TENTATIVE AGENDA
FEBRUARY 12, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD

Meeting will immediately follow the Plan Commission Meeting that starts at 6:00 p.m.

The Architectural Review Board will convene at the City of Glendale Auditorium which will be open to the public.

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: JANUARY 8, 2025

IV. REVIEW OF PLANS FOR ATTACHED GARAGE AND TWO-STORY ADDITION, CHRISTIAN ROBERTS, 66 FREDERICK LN.

V. MISCELLANEOUS

VI. ADJOURNMENT

_____
Gabrielle Macaluso
Deputy City Clerk

POSTED: 12:45 PM, FEBRUARY 7, 2025

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
JANUARY 8, 2025 – 8:59 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, January 8, 2025. Chairman Fernhoff presided and called the meeting to order at 8:59 p.m.

ROLL CALL

Members Present	Members Absent
Jon Emert	
John Falk	
Brad Weitekamp	
Chairman Fernhoff	
Mike Moran	
Laura Switzer	
Reed Voorhees	

Also present were Frank Johnson, City Administrator; Allie Sievers, City Attorney; Gabby Macaluso, Deputy City Clerk; and Police Chief Jeff Beaton.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the December 11, 2024 meeting. The motion was seconded by Mr. Voorhees and unanimously carried.

REVIEW OF PLANS FOR TWO-STORY ADDITION– Matt and Elizabeth Satterly, 740 Hawbrook Rd.

Mr. Joe Roeser with Roeser Home Remodeling introduced the proposed project at 740 Hawbrook Rd. to the ARB. Mr. Roeser explained that the addition is built on top of the existing structure.

Given the nature of the project, the ARB had no comments on drainage, landscaping or architectural plans. Mr. Roeser confirmed that the exposed brick will be painted to match the existing brick.

Mr. Fernhoff asked if there was public comment, and there were no comments made.

Mr. Moran moved to approve the applicant's design for 740 Hawbrook Rd. with no conditions. The motion was seconded by Laura Switzer and unanimously carried.

REVIEW OF PLANS FOR A NEW SINGLE FAMILY HOME– Scott Dunavant, 1240 Sappington Rd.

Mr. Scott Dunavant, the property owner and contractor, introduced the proposed project at 1240 Sappington Rd. to the ARB.

The ARB members noted the following conditions and requests for additional information.

Site Plan and Drainage

- The details show one flowell, but the overview shows three. The ARB asked Mr. Dunavant to reconcile this discrepancy.
- The ARB instructed that the overflow discharge should terminate further from property line.
- For the south flowell, the ARB instructed that the overflow discharge terminate before crossing over the sanitary sewer, downhill from the 600 contour.
- The ARB recommended curbing on the south side of driveway—may stop in alignment with neighbor's house.
- The ARB expressed concerns regarding the brick screening wall.

Landscape

- The ARB members expressed concern about the driveway's position. They suggested moving it 5' north to allow vehicle maneuvering pavement to stay in place.
- In discussing the tree report, Mr. Brad Weitekamp noted that, by his calculations, there are 151 caliper inches that the applicant needs to replace. This is different from the applicant's stated amount on the plans, which is 115 caliper inches. The ARB instructed the applicant to verify the tree report, and if necessary, add four more trees or pay $2,400 into the City's tree fund.
- Correct the landscape plan to have trees indicated C to read D per the schedule;
- The ARB advised that the grading plan should show exactly how the site will be graded and the elevation rate.

Architecture

- The ARB liked the balanced composition and brick.
- The ARB noted that the building elevations do not match civil plans in the indication of the grade line.
- Revise the building elevations so that the grade line at the building façade is shown to exactly match the site grading contours on the civil design;
- The Board recommended lowering the finished floor. If it can be optimized, okay.
- The ARB requested that Mr. Dunavant add shingle siding at "right" elevation under second floor roof eave.
- The ARB advised Mr. Dunavant to correct the front elevation on left side because the brick ledge is too high on the living room mass. This doesn't match the side elevation.
- The ARB encouraged Mr. Dunavant to consider having back porch columns match the front porch column size.
- Mr. Dunavant asked if the window colors can change after approval, the ARB responded that they should stay the same.

- The ARB discussed potential issues regarding the left side windows at the ground plane and the mulch placement against the foundation. Mr. Dunavant noted that there will be a gap of 6-7 inches of foundation. The ARB determined that the window placement would not be an issue.

Mr. Dunavant concluded his presentation.

Mr. Fernhoff asked if there was public comment, and there were no comments made.

Mr. Moran moved to approve the applicant's project design for 1240 Sappington Rd. subject to the following conditions:

- Terminate flowell overflows further away from the property line;
- Terminate the overflow for the south flowell in the front yard before crossing over the sanitary sewer and downhill from the 600 contour;
- Revise the driveway location—move it five feet to the north;
- In shifting the driveway location, the car maneuvering payment may stay as designed on the south edge;
- The ARB instructed the applicant to verify the tree report, and if necessary, add four more trees or pay $2,400 into the City's tree fund. This will mitigate the caliper loss of viable trees removed for the project.
- Correct the landscape plan to have trees indicated C to read D per the schedule;
- Revise the building elevations so that the grade line at the building façade is shown to exactly match the site grading contours on the civil design;
- Add shingle siding at the right elevation under the second floor roof eave;
- Correct the front elevation on the left side to lower the brick ledge on the living room mass to match the side elevation.
- Increase the dimension of the back porch columns to match the front porch columns;
- Remove the brick screen wall in front of the car maneuvering area.

The motion was seconded by Laura Switzer and unanimously carried.

ADJOURN

Mr. Emert motioned to adjourn the meeting. The motion was seconded by Mr. Fernhoff and unanimously carried to adjourn the meeting at 10:06 p.m.

FRONTENAC FORESTRY

Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be SAVED. (I.E. woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A

CERTIFIED ARBORIST ISA

FrontenacForestry@gmail.com ~ 2460 Driftwood Ln., St. Louis MO. 63146 ~ 314-496-2020

TREE STUDY
SITE PLAN REVIEW
1/14/2025

PROPERTY LOCATION: 66 Frederick Ln.

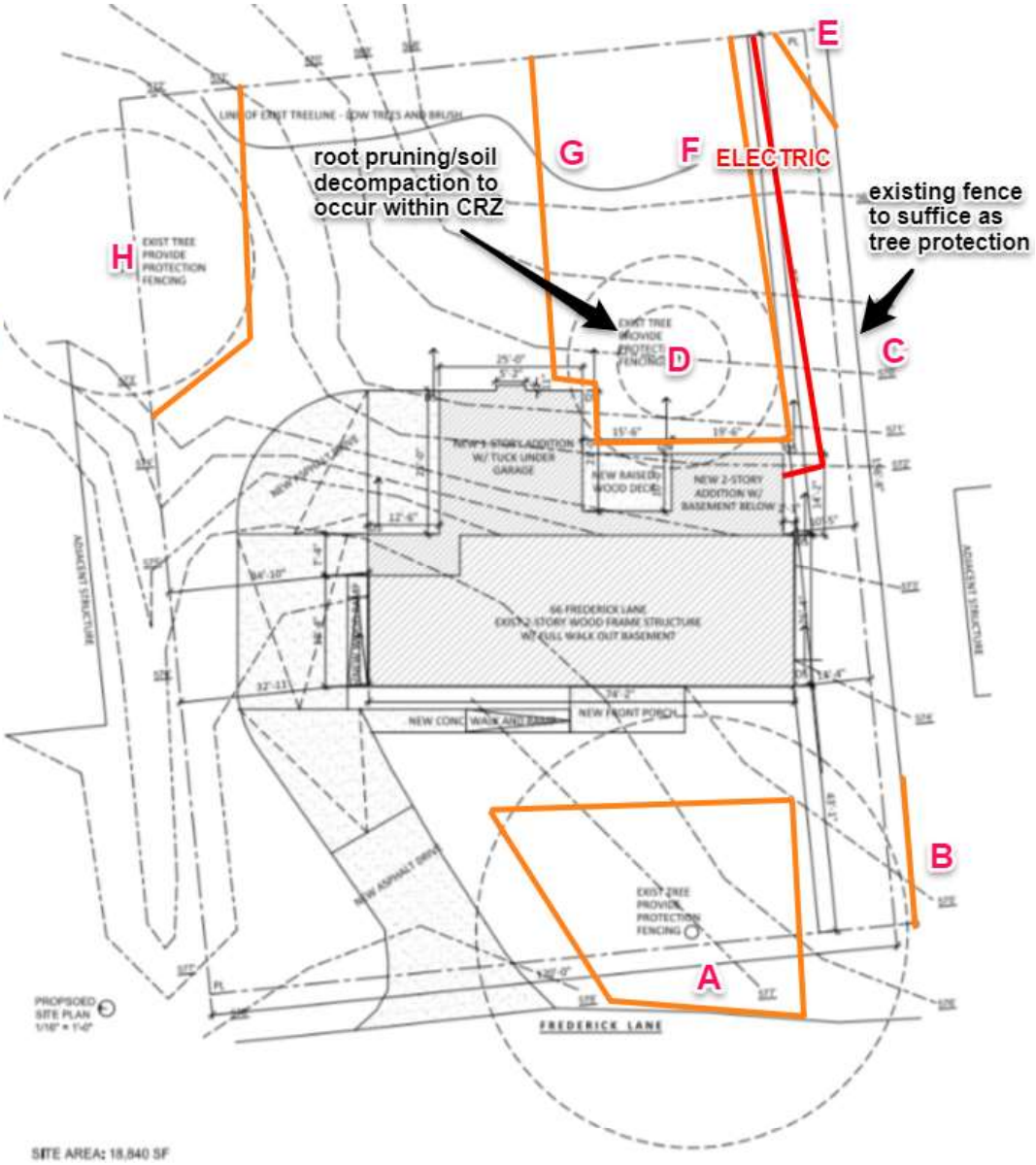
#	TREE SPECIES	DBH	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	C	L	S
A	white oak	44"	PRESERVE	CITY	exposed/matted root flare, co-dominant at 10', compartmentalized wound on stem, deadwood	59	40	87
B	American holly	2x6"	PRESERVE	YES	multi-trunk, sucker growth, branch dieback	46	40	60
C	saucer magnolia	2x9"	PRESERVE	YES	multi-stemmed, minor deadwood	70	40	61
D	black gum	31"	PRESERVE		co-dominant at 8', compartmentalized wounds on stems, deadwood	64	40	61
E	American elm	24"	PRESERVE	SHARED	exposed root flare, involved with utility line, minor deadwood	65	40	35
F	hemlock	7"	PRESERVE		multi-stemmed, included bark, thin crown, chlorotic	48	40	68
G	hemlock	8"	PRESERVE		multi-stemmed, included bark, minor deadwood	62	40	68
H	pin oak	24"	PRESERVE	YES	exposed root flare, compartmentalized wounds on trunk, oak gall, co-dominant at 40', deadwood	48	40	84

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ $120 PER CALIPER INCH **($2,400 Max)**
4	**4**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

PRESERVE

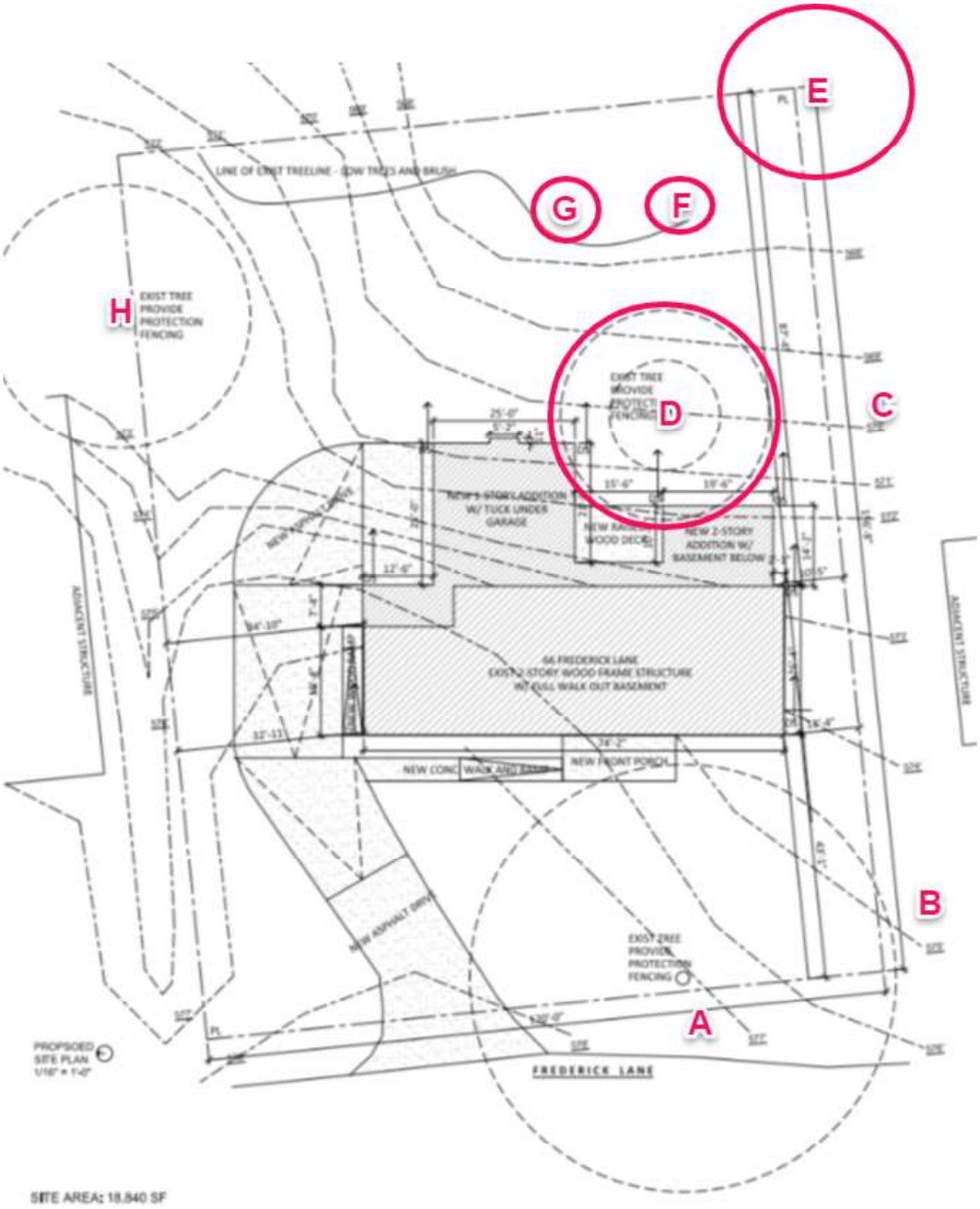
TBR

TREE PROTECTION FENCE

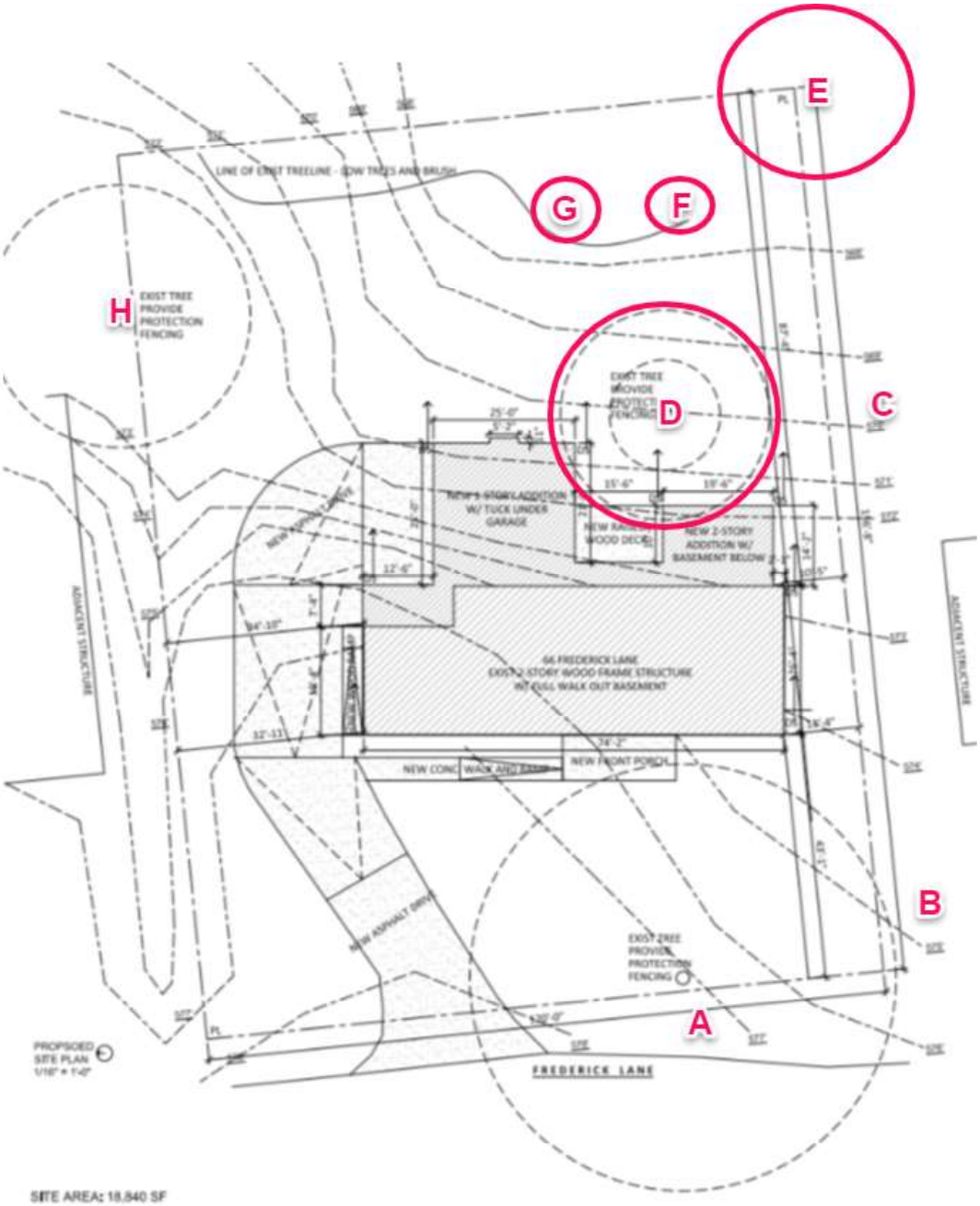


SITE AREA: 18,840 SF

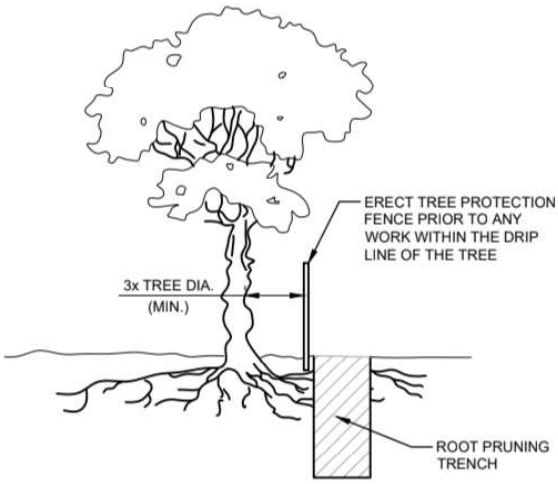
EXISTING CANOPY



PROPOSED CANOPY



SITE AREA: 18,840 SF



NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

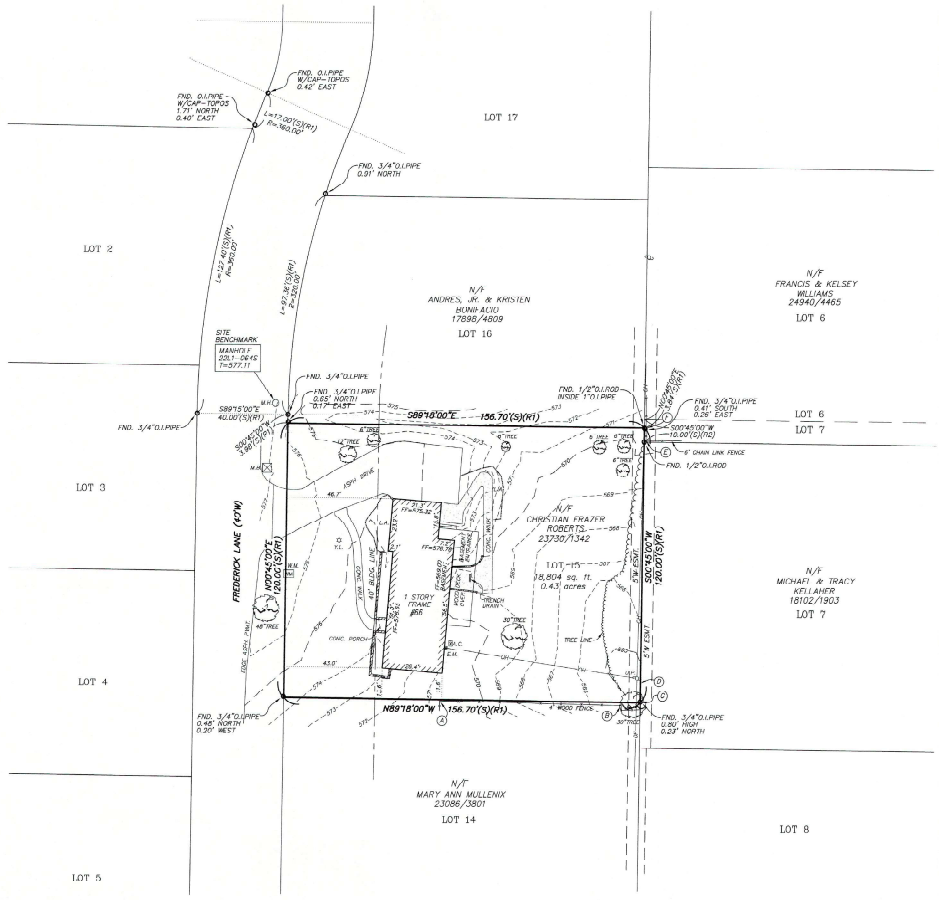
NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

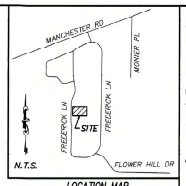
1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
   1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
   2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
   2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
   2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
   3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
   3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

LOT 15 IN BLOCK 2 OF FREDERICK LANE, PLAT BOOK 34 PAGE 70 ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LOCATION MAP

PROPERTY DESCRIPTION

Lot 15 in Block 2 of Frederick Lane, according to the plat thereof recorded in Plat Book 34 Page 70 of the St. Louis County Records.

GENERAL NOTES

1. This plat was prepared from information furnished this office by the client and from additional data pertaining to this site obtained by St. Louis County Surveying & Engineering, Inc. from the St. Louis County Recorder's Office, without the benefit of an up-to-date title policy, therefore there may be easements affecting this tract that are not shown on this plat of survey.
2. Class of property – Urban.
3. (S) survey distance
   (R1) Record information per Plat Book 34 Page 70.
   (R2) Record information per Deed Book 24940 Page 4465.
4. Basis of bearing for this survey is the plat of Frederick Lane, according to the plat thereof recorded in Plat Book 34 Page 70 of the St. Louis County Records.

Note: All location ties are perpendicular to the property line.

- (A) Corner 4' Wood Fence, 0.5' South.
- (B) Corner 4' Wood Fence, 1.3' South.
- (C) 6' Chain Link Fence Line, 0.2' East of Property Corner.
- (D) End 6' Chain Link Fence on Property Line.
- (E) Corner 6' Chain Link Fence, 0.8' East.
- (F) 6' Chain Link Fence Line, 0.8' East of Property Corner.

BENCH MARK

BM: Top of Manhole 221.1-064S per MSD Sewer Plans, near the Northwest Corner of this site.

ELEVATION = 377.11

LEGEND

- #66 ADDRESS
- WM WATER METER
- C.P. CONC. P'VM'T.
- AC A.C. UNIT
- EM ELECTRIC METER
- TREE
- MB MAILBOX
- YARD LIGHT
- MANHOLE
- U.P. UTILITY POLE
- L.A. LANDSCAPE AREA
- FENCE
- UH UNDERHEAU UTILITY
- RETAINING WALL

We, St. Louis County Surveying & Engineering, Inc, have, at the request of Christian Frazer Roberts, during the month of November, 2024, executed a property boundary survey on the tract of land shown and described hereon and this survey has been executed in accordance with the Current Missouri Standards for Property Boundary Surveys, and the results are shown hereon.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
CORPORATE REGISTRATION NO. LS-1680

CHARLES L. STROUD
P.L.S. #1423
STATE OF MISSOURI

STATE OF MISSOURI · CHARLES L. STROUD · NUMBER PLS-1423 · PROFESSIONAL LAND SURVEYOR

12-27-24

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
13015 Manchester Rd. Suite 70, St. Louis, Missouri 63131
Phone (314) 965-6122, E-Mail: STLCSE@AOL.com

PROPERTY BOUNDARY SURVEY
LOT 15 IN BLOCK 2 OF FREDERICK LANE,
PLAT BOOK 34 PAGE 70
ST. LOUIS COUNTY, MISSOURI

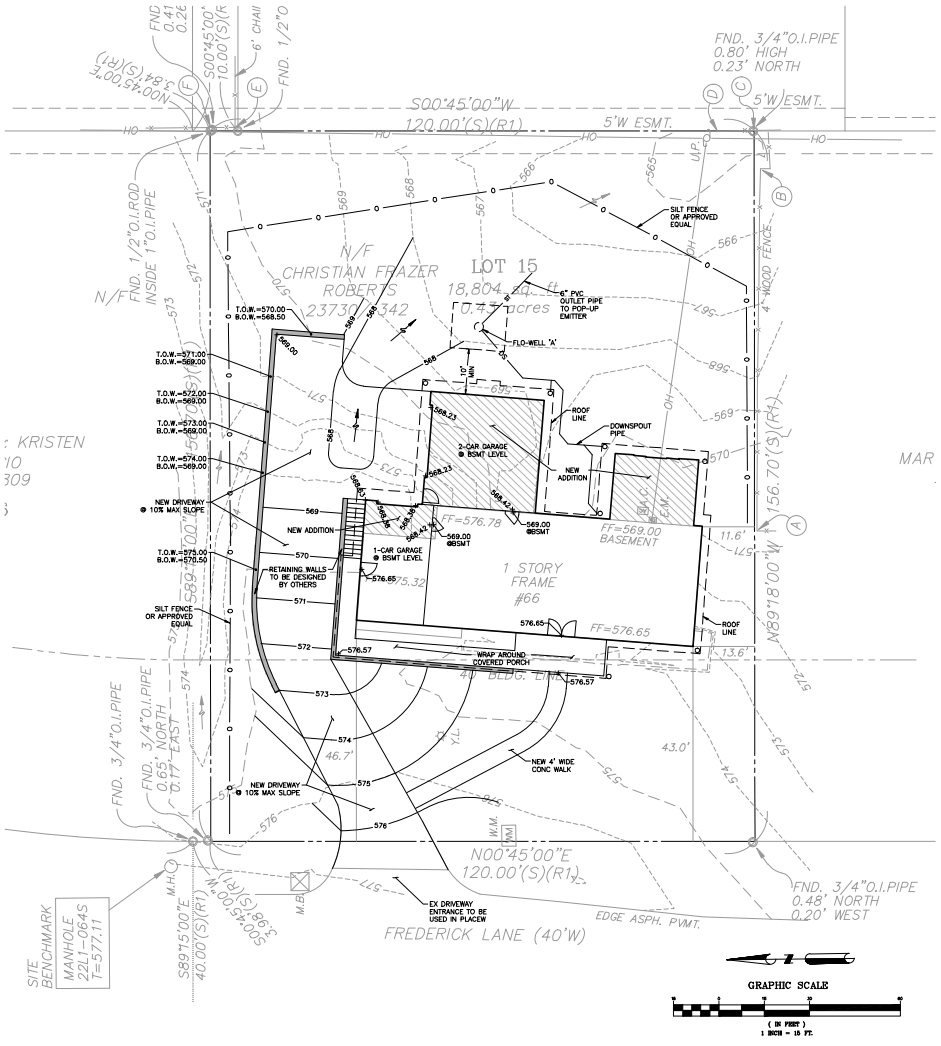
66 FREDERICK LN.
ST. LOUIS, MO. 63122

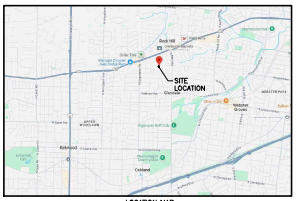
Prepared for:
CHRISTIAN FRAZER ROBERTS

REVISIONS NO.	DATE	DESCRIPTION

DRAWN W.D.S.	DATE 11-21-24
CHECKED C.L.S.	DATE 11-27-24
PROJECT NAME	66 FREDERICK LN
JOB #	2024-075
	PROPERTY BOUNDARY SURVEY
SHEET	1 OF 1

1034-695





LOCATION MAP

NOTES:

1. AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
6. NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
7. SANITARY SEWER SERVICE: NO CHANGE TO THE SEWER SERVICE IS PROPOSED.
8. WATER SERVICE: NO CHANGE TO THE WATER SERVICE IS PROPOSED
9. GAS SERVICE: NO CHANGE TO THE GAS SERVICE IS PROPOSED.

MB Engineering, inc.
608 Ryan Dr.
Energy, IL 62933
(314) 368-3040

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
1.	01-20-25.	FOR REVIEW
2.	01-22-25.	CLIENT COMMENTS

66 Frederick Ln.

Glendale, MO 63122

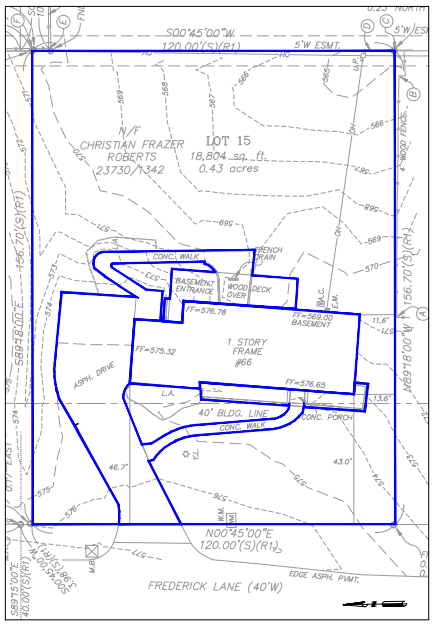
Plans are prepared for:
Bernberg Architecture
8001 Clayton Rd. C
Clayton, MO 63117
(314)626-3230

DATE: 01-20-25
DRAFTED BY: KB
APPRVD. BY: MB

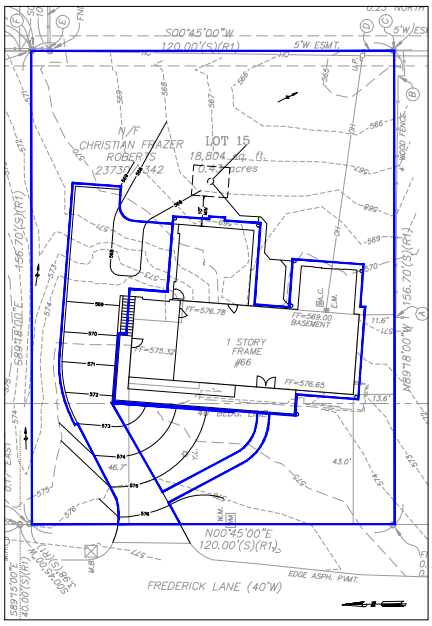
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

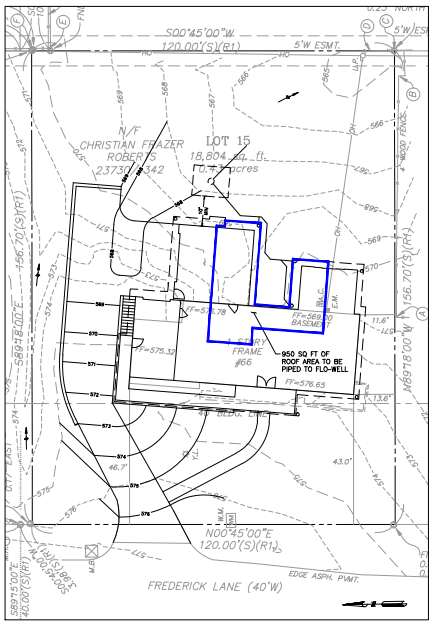
PROJECT NO: 25-993



SCALE: 1"=15'



SCALE: 1"=15'



SCALE: 1"=15'

PROPOSED AREA

	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	1,900.16	10.11%	0.044	3.54	0.154
GRAVEL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	3,015.72	16.04%	0.069	3.54	0.245
LAWN	13,888.11	73.86%	0.319	1.70	0.542
TOTALS	18,803.99	100.00%	0.432		0.942

PROPOSED AREA

	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	3,850.44	20.48%	0.089	3.54	0.316
GRAVEL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	2,566.69	13.65%	0.059	3.54	0.209
LAWN	12,347.86	65.67%	0.283	1.70	0.482
TOTALS	18,803.99	100.00%	0.432		1.007

0.065 CFS OF ADDITIONAL RUNOFF WILL NEED TO BE MITIGATED
0.065 / 3.54 * 43,560 = 800 SQ FT MIN IMPERVIOUS AREA NEEDS TO BE COLLECTED

950 SQ FT OF IMPERVIOUS AREA WILL BE COLLECTED

CONTRIBUTING DRAINAGE AREA = 950 S.F.
IMPERVIOUS COVER (I) = 100%
Rv = 0.05 + 0.009 x 100% = 0.950

WQv = (Pc Rv x A)/12 = (2.5" x 0.95 x 950)/12 = 188.02 C.F.

VOLUME OF STORM WATER STORAGE
ASSUMING 40% POROSITY = 470.05 CF OF ROCK IS REQUIRED
USING A 4 FOOT ROCK DEPTH = 117.51 SQ. FT.
12 x 10 = 120 SQ. FT.

MB Engineering, Inc.
695 Ryan Dr.
Energy, IL 62933
(314) 369-3040

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
1	01-20-25	FOR REVIEW
2	01-22-25	CLIENT COMMENTS

66 Frederick Ln.
Glendale, MO 63122

Plans are prepared for
Bamberg Architecture
8001 Clayton Rd. C
Clayton, MO 63117
(314)636-3330

DATE: 01-20-25
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
DRAINAGE AREA MAP

SHEET NUMBER:
C2

PROJECT NO: 25-993

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground, when installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per linear foot) and the slope behind the fence should not exceed 50 feet (Virginia, 1992). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only:
Contributing Slope Length:	30 feet maximum for 3:1 slopes. 50 feet maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like fir, 2 inches in thickness, should have minimum dimensions of 4 by 4 inches. Steel posts (standard U, L, or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be less if tied long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 12 inches. Depth should be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are angled or wired to the upslope side of the post. Stakes should be a 1.5 gauge wire and 5 inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

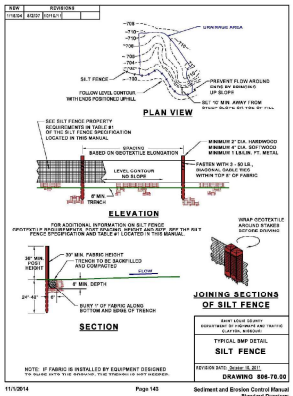
The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

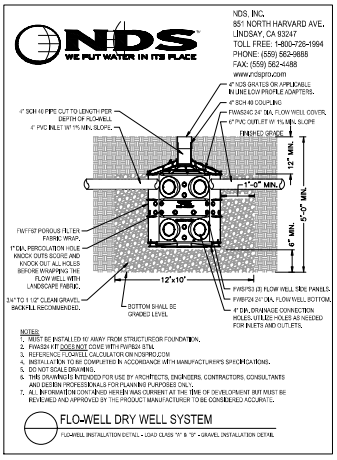
Alternate Construction: Install fence by slicing it into ground with specialized equipment.
Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.





MB Engineering, inc.
608 Ryan Dr.
Energy, IL 62933
(314) 368-3040

NO:	DATE:	DESCRIPTION:
1.	01-20-25.	FOR REVIEW
2.	01-22-25.	CLIENT COMMENTS

66 Frederick Ln.
Glendale, MO 63122

Plans are prepared for:
Bernberg Architecture
8001 Clayton Rd. C
Clayton, MO 63117
(314)626-3230

DATE: 01-20-25
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
TYPICAL DETAILS

SHEET NUMBER:
C3

PROJECT NO: 25-993

68 FREDERICK LN
NORTH NEIGHBOR

64 FREDERICK LN
SOUTH NEIGHBOR

1/24/25
66 FREDERICK LN
ARB SUBMITTAL

BEMBERG ARCHITECTURE
info@bembergarchitecture.com
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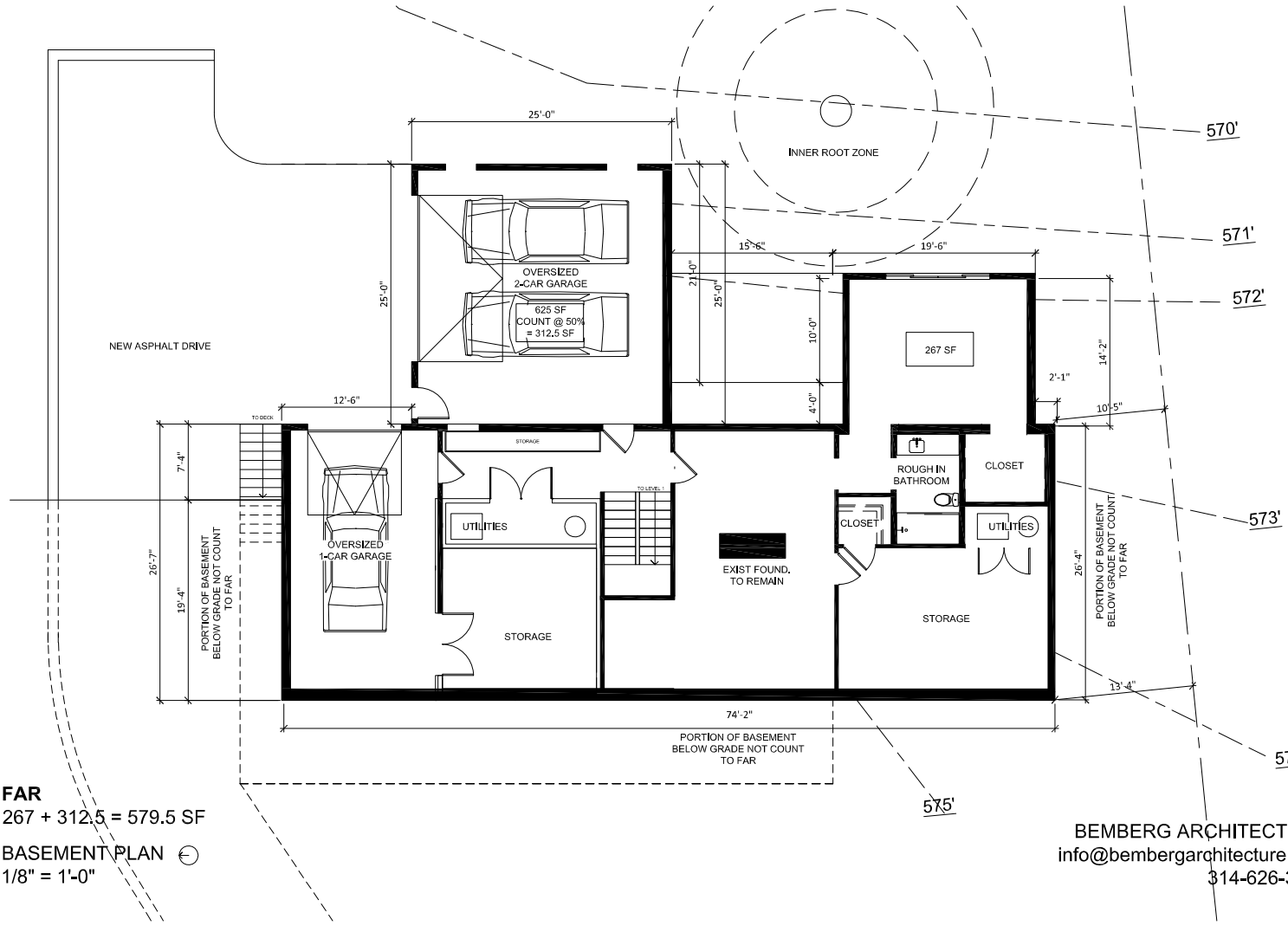

FAR
267 + 312.5 = 579.5 SF

BASEMENT PLAN
1/8" = 1'-0"

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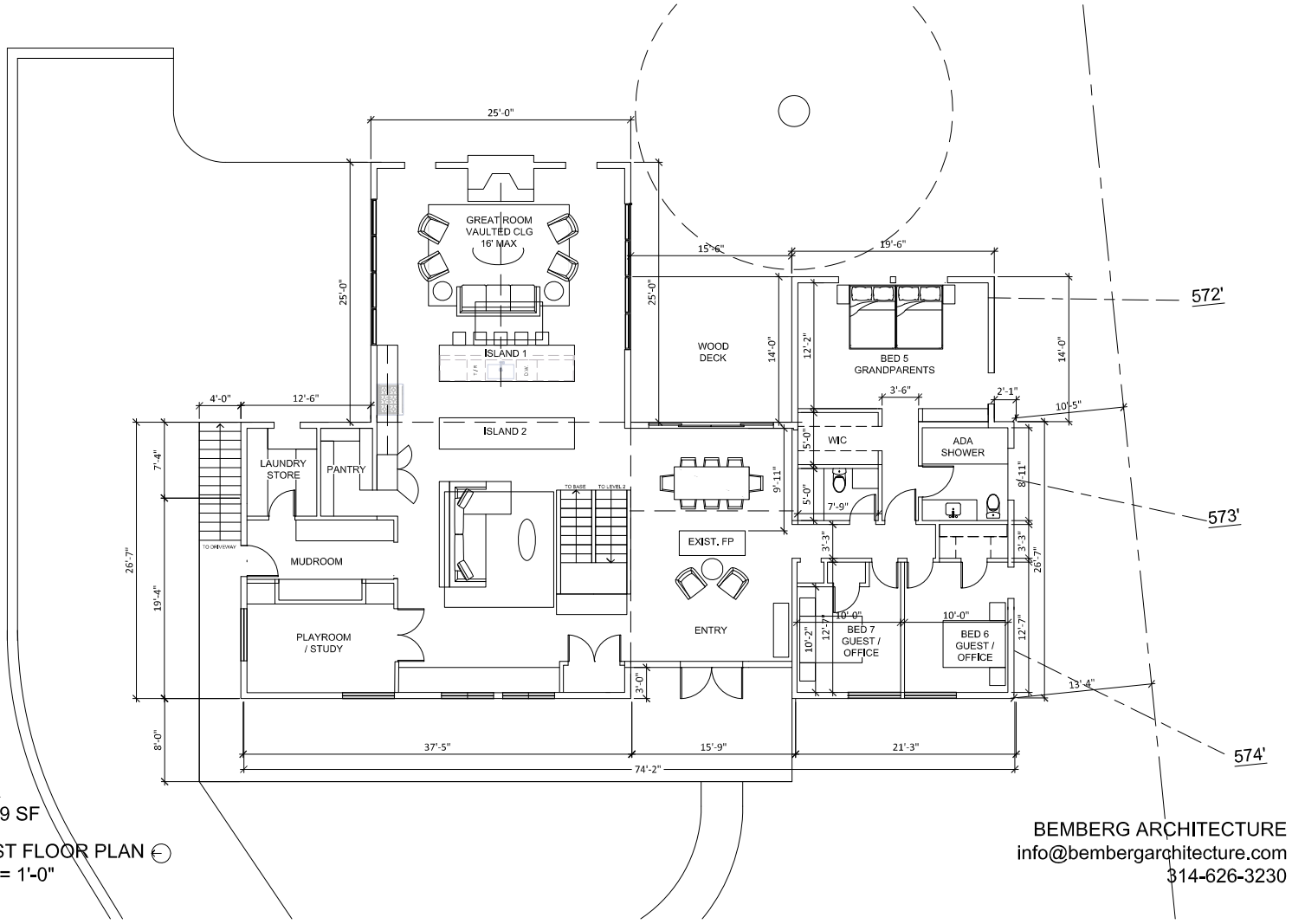

FAR
2,939 SF

FIRST FLOOR PLAN
1/8" = 1'-0"

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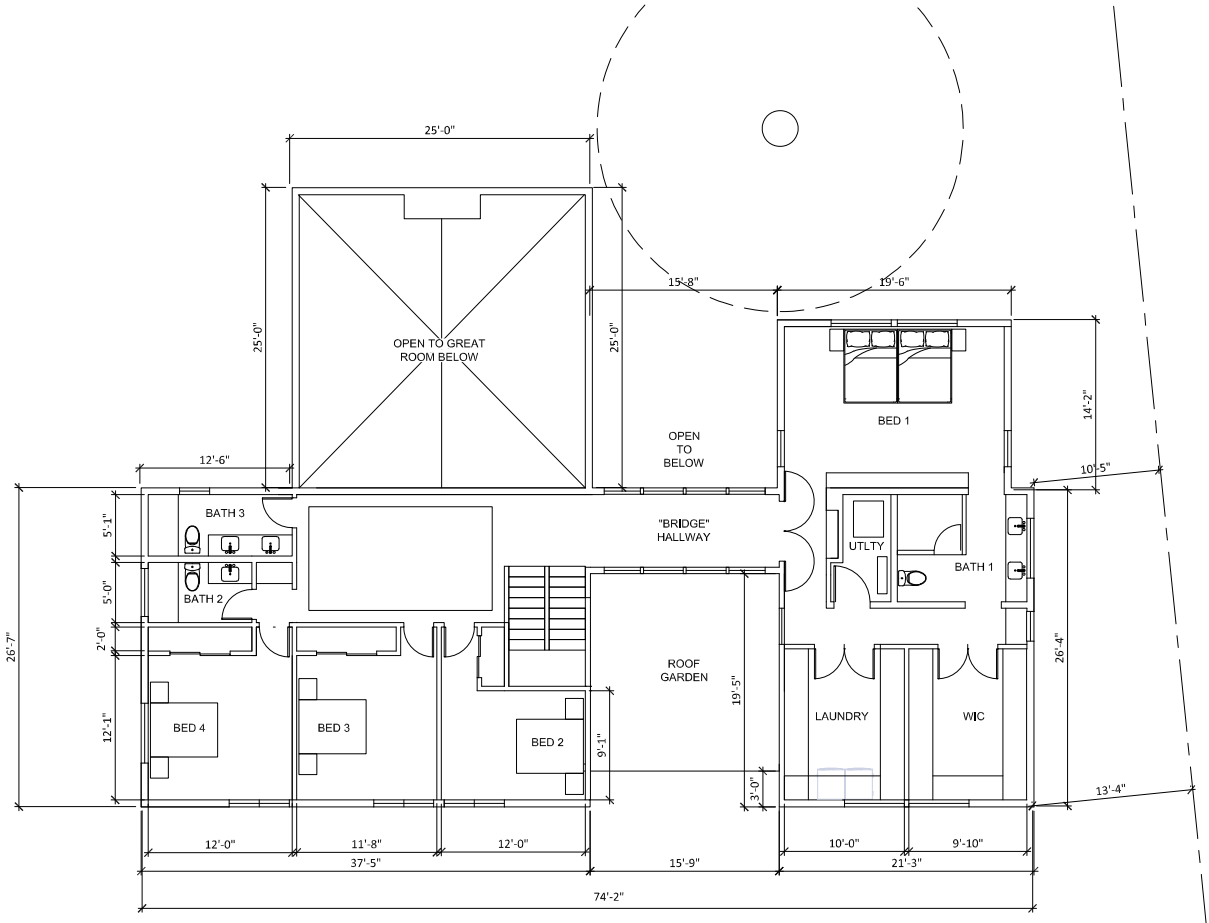

FAR
1,908 SF

SECOND FLOOR PLAN
1/8" = 1'-0"

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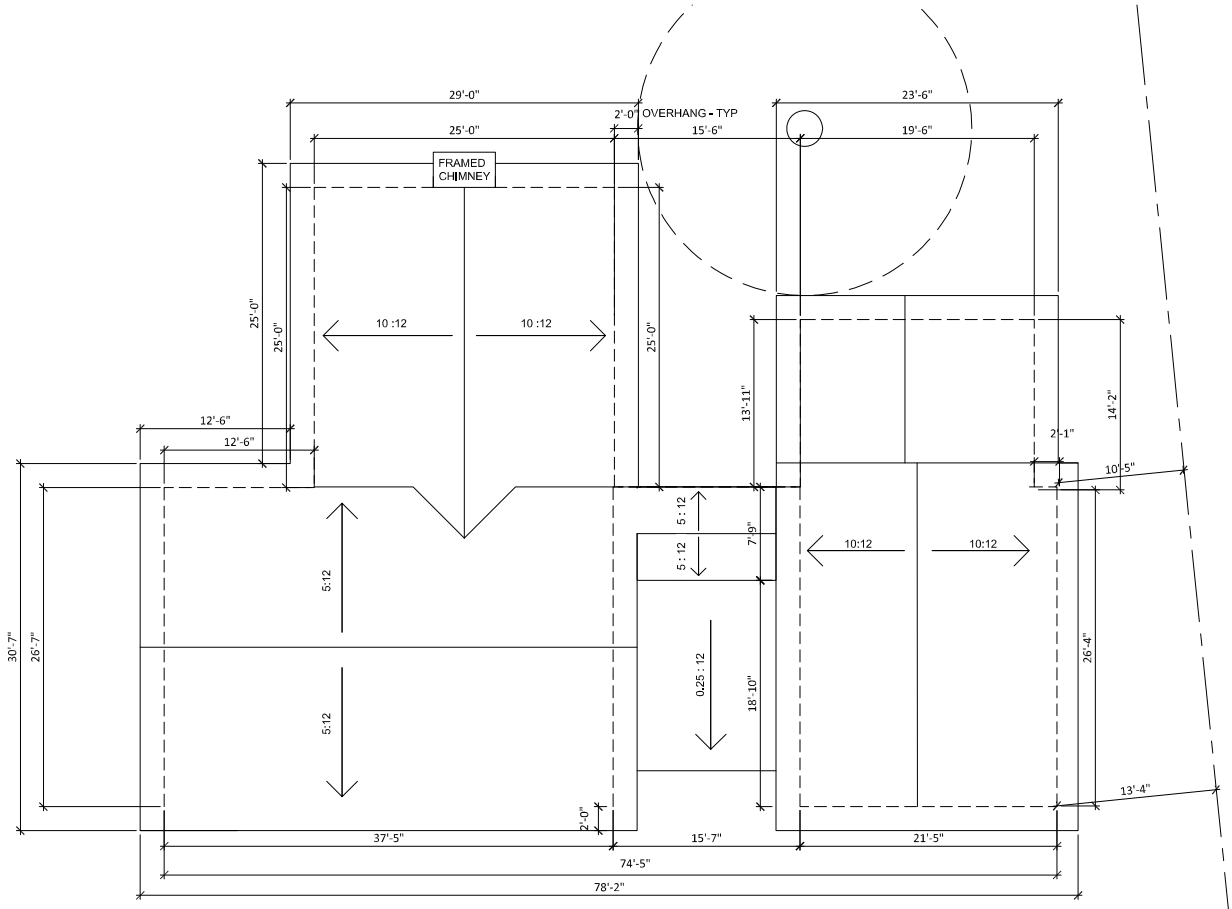

ROOF PLAN
1/8" = 1'-0"

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EXTERIOR SIDING MATERIALS

S1 - 8" HARDILAP SIDING
S2 - 4" VERTICAL HARDILAP SIDING
S3 - 12" HARDILAP SIDING
S4 - DECORATIVE FAUX ATTIC VENT
C1 - CONCRETE BASE
S1 - STONE VENEER BASE
V1 - VINYL WINDOWS (TYP)
M1 - ALUM RAILING (TYP)
A1 - ARCH. ASPHALT SHINGLE ROOF

WEST (FRONT) EXTERIOR ELEVATION
1/8" = 1'-0"

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EXTERIOR SIDING MATERIALS

S1 - 8" HARDILAP SIDING
S2 - 4" VERTICAL HARDILAP SIDING
S3 - 12" HARDILAP SIDING
S4 - PAINTED TRIM
C1 - CONCRETE BASE
S1 - STONE VENEER BASE
V1 - VINYL WINDOWS (TYP)
M1 - ALUM RAILING (TYP)
A1 - ARCH. ASPHALT SHINGLE ROOF

NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

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EXTERIOR SIDING MATERIALS

S1 - 8" HARDILAP SIDING
S2 - 4" VERTICAL HARDILAP SIDING
S3 - 12" HARDILAP SIDING
S4 - DECORATIVE FAUX ATTIC VENT
S5 - PAINTED TRIM
C1 - CONCRETE BASE
ST - STONE VENEER BASE
V1 - VINYL WINDOWS (TYP)
M1 - ALUM RAILING (TYP)
A1 - ARCH. ASPHALT SHINGLE ROOF

EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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EXTERIOR SIDING MATERIALS

S1 - 8" HARDILAP SIDING
S2 - 4" VERTICAL HARDILAP SIDING
S3 - 12" HARDILAP SIDING
S4 - DECORATIVE FAUX ATTIC VENT
C1 - CONCRETE BASE
S1 - STONE VENEER BASE
V1 - VINYL WINDOWS (TYP)
M1 - ALUM RAILING (TYP)
A1 - ARCH. ASPHALT SHINGLE ROOF

SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

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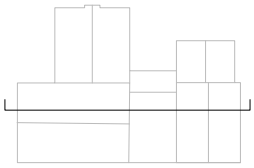

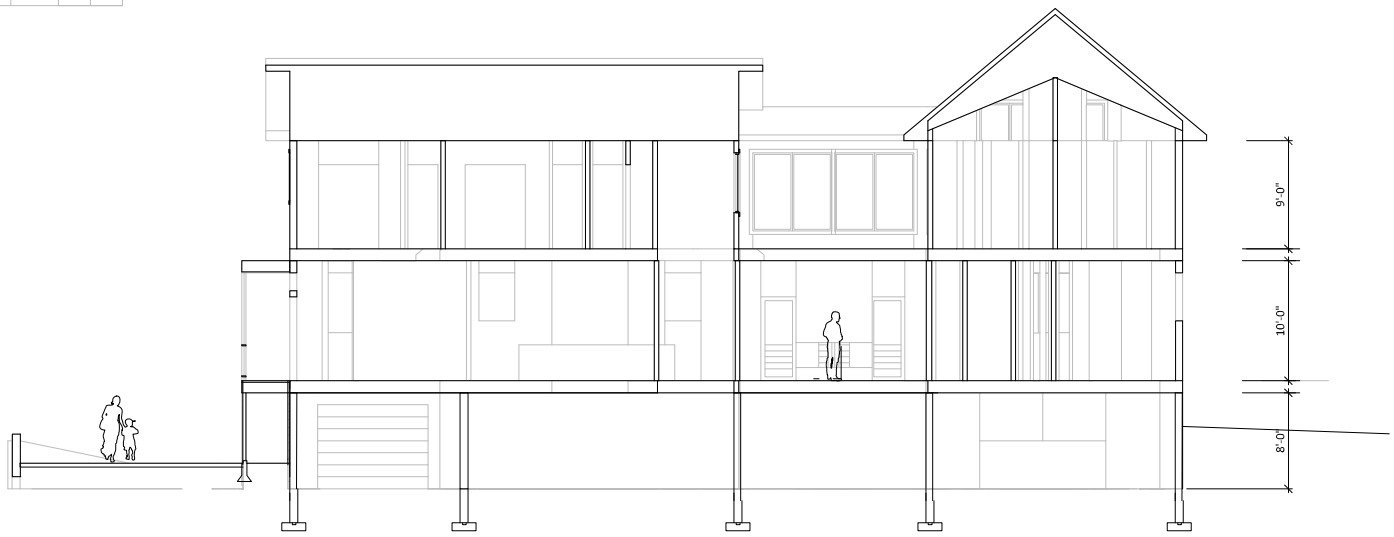

SECTION A
1/8" = 1'-0"

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SECTION B
1/8" = 1'-0"

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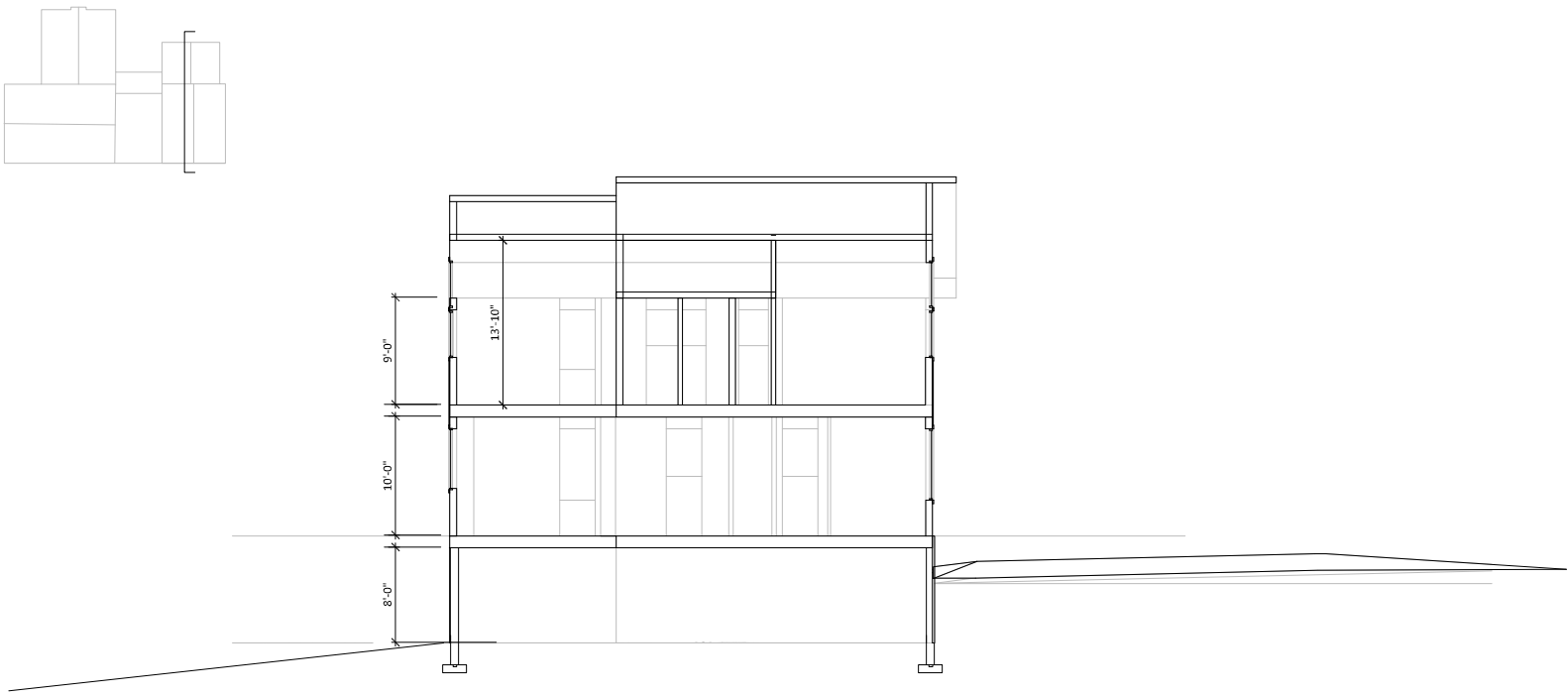

SECTION C
1/8" = 1'-0"

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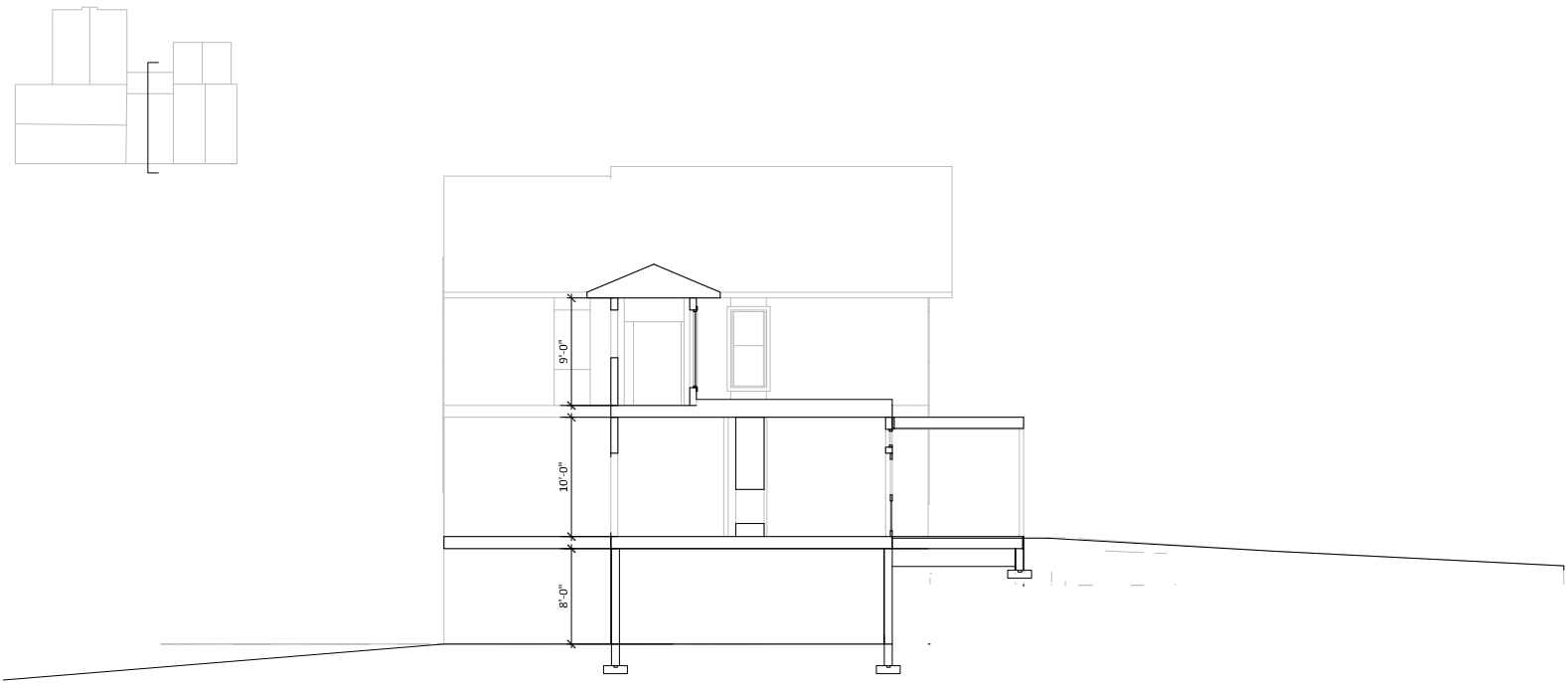

SECTION D
1/8" = 1'-0"

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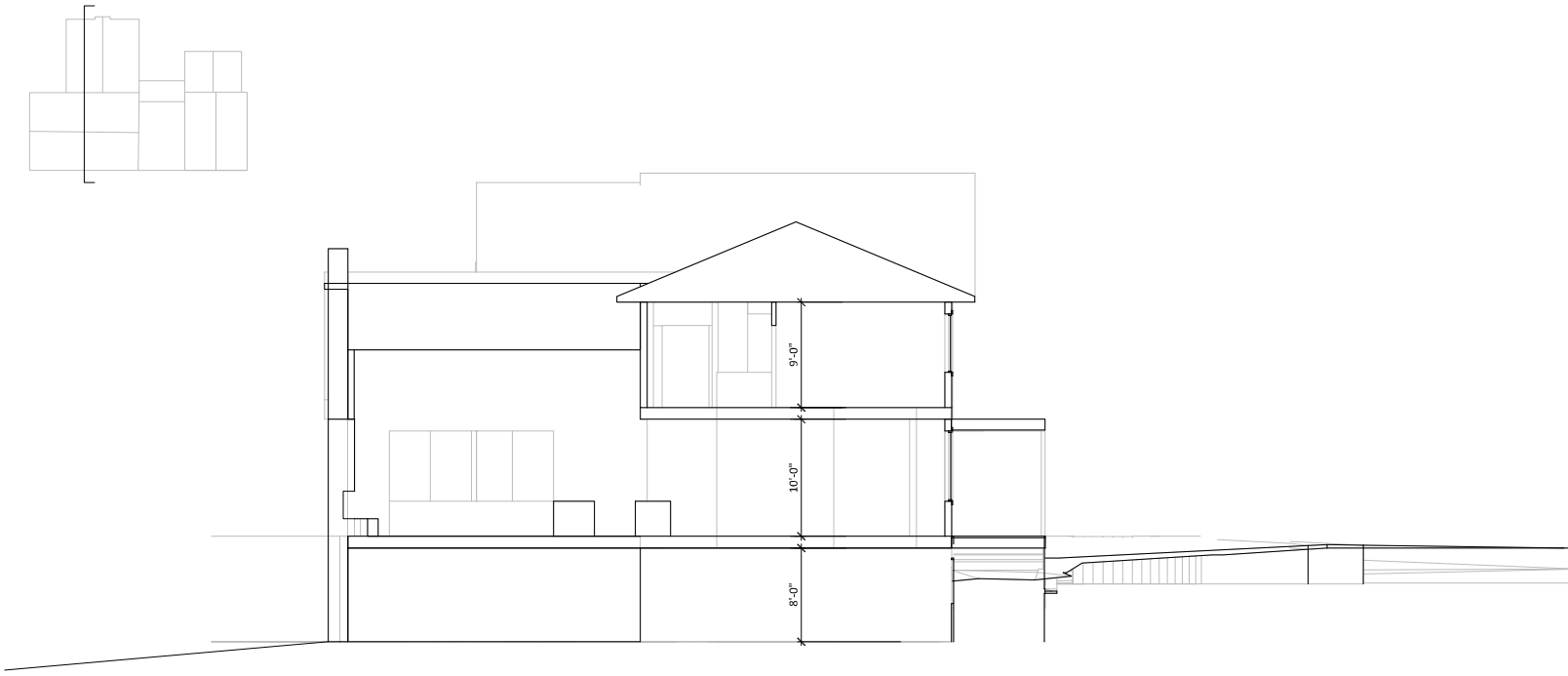

SECTION E
1/8" = 1'-0"

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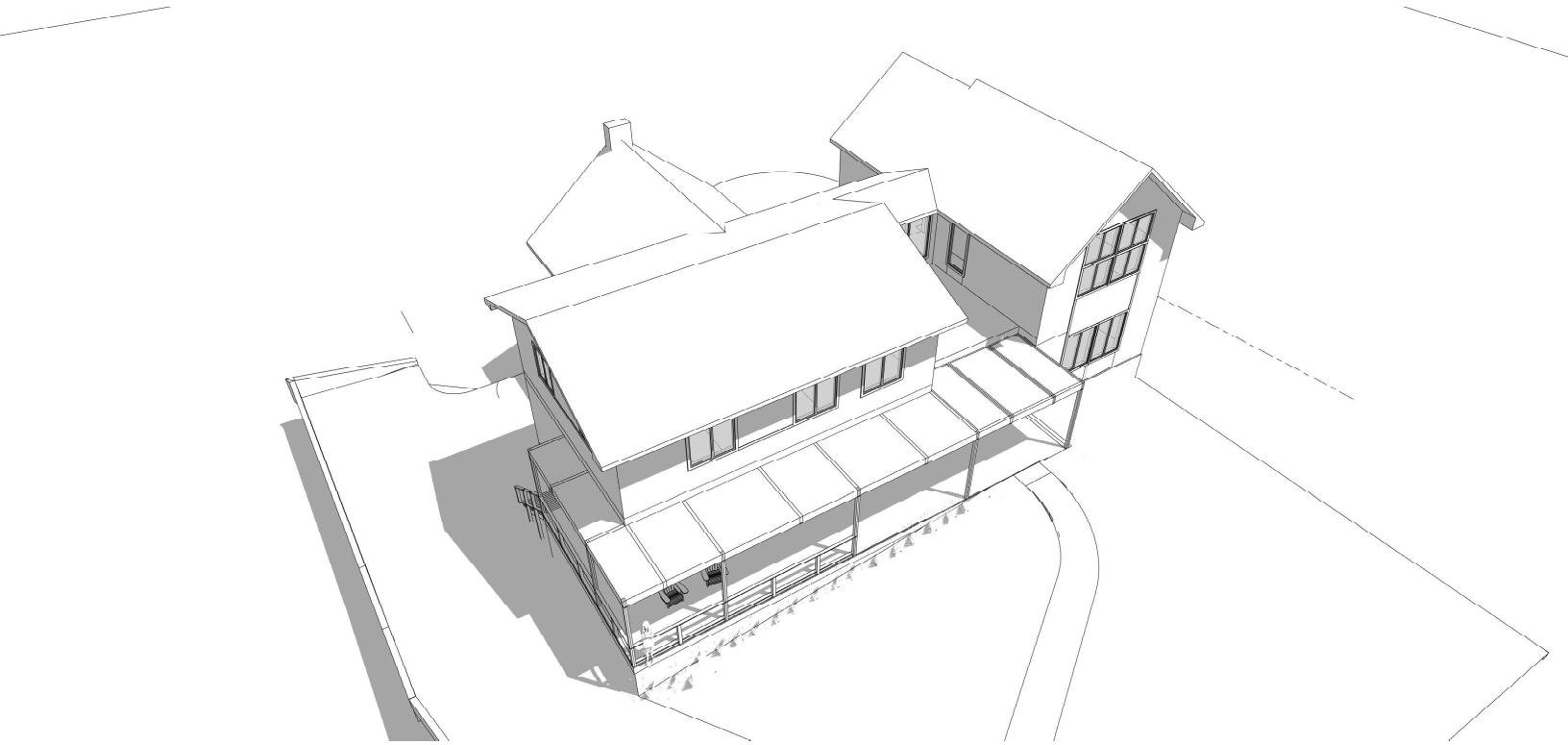

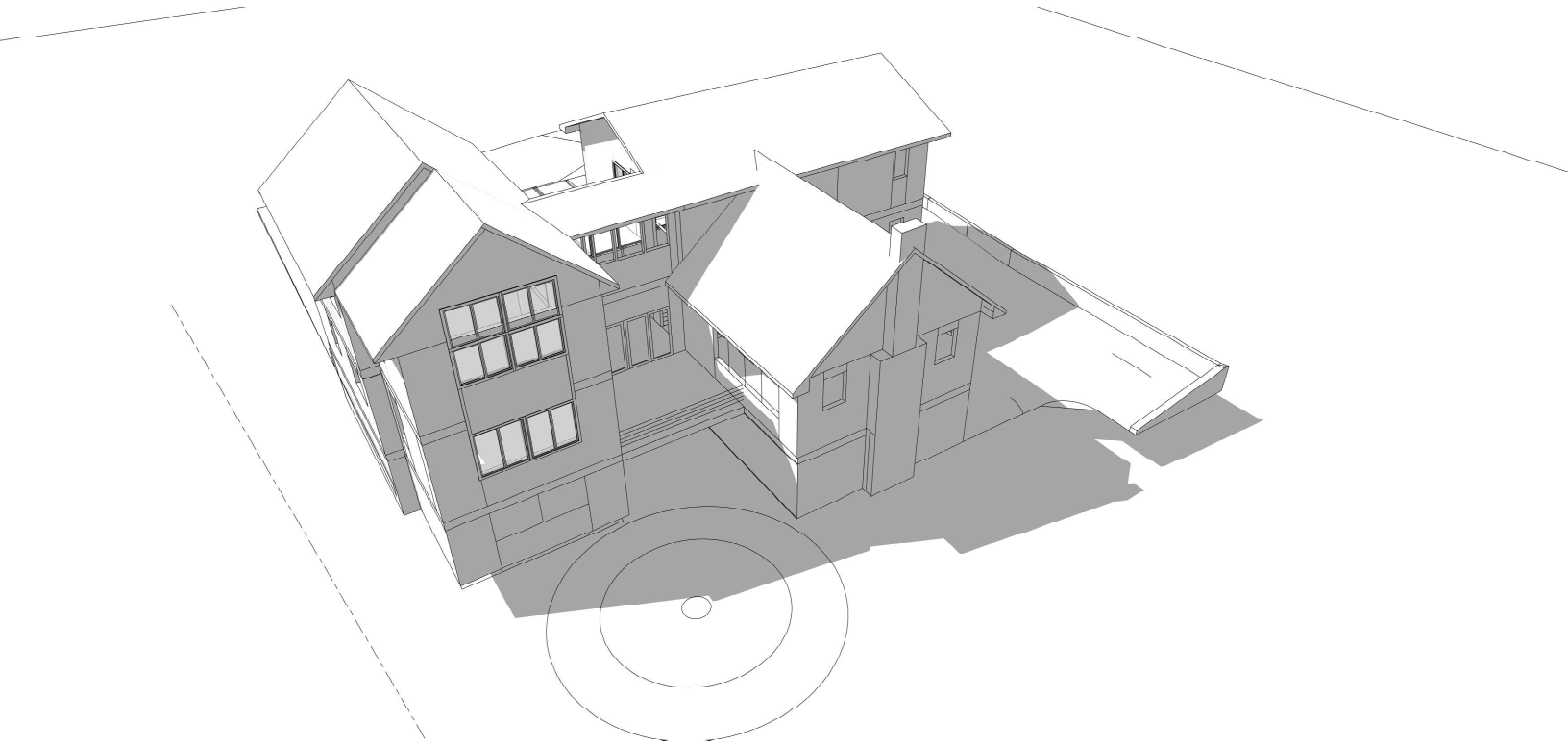

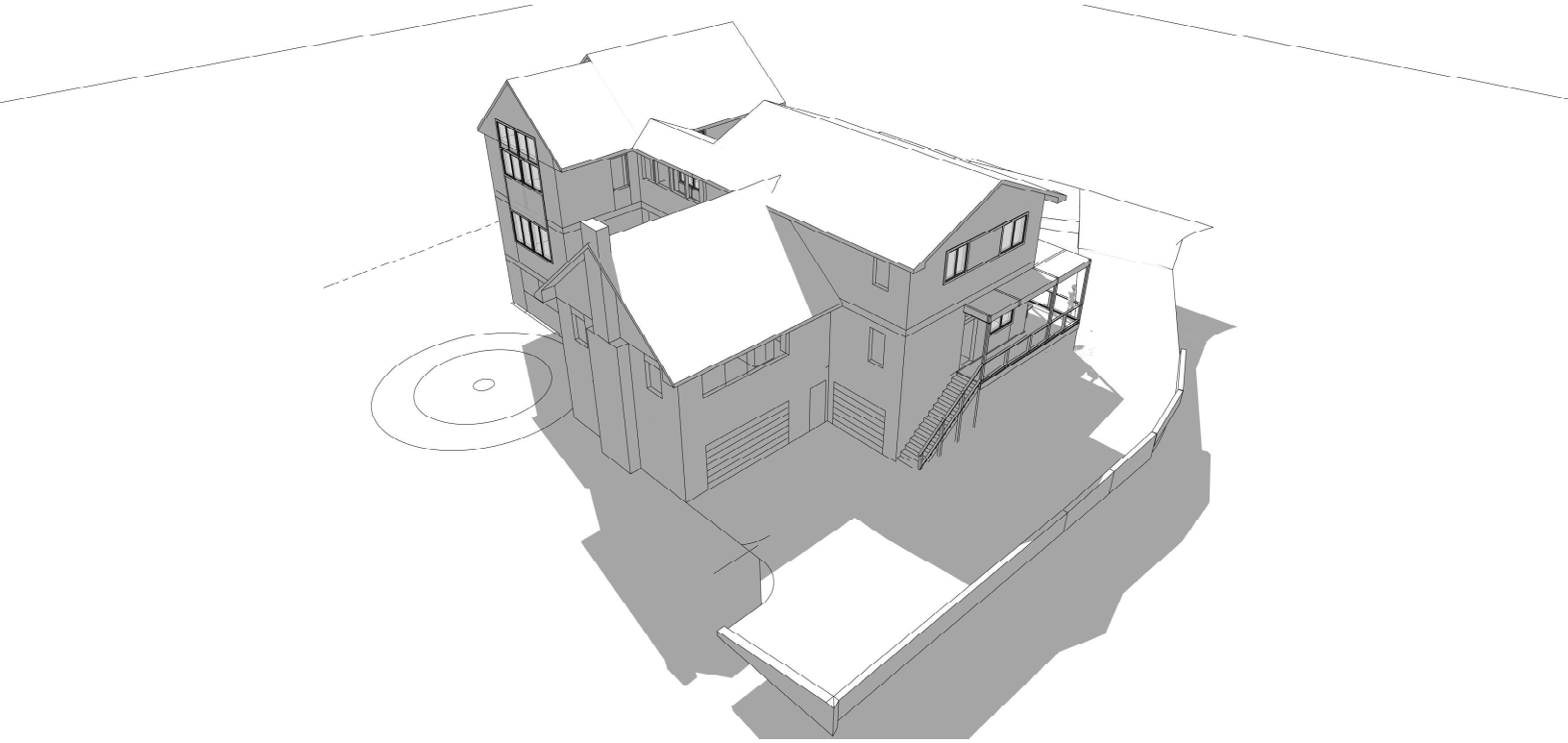

46 FREDERICK LANE - NEWER HOME W/ LONG COVERED FRONT PORCH & SIMPLE GABLE MASSING

60 FREDERICK LANE - OLDER HOME W/ SIMPLE MASSING AND LARGER WINDOWS

PROPOSED - 66 FREDERICK LANE - WRAP AROUND PORCH - SIMPLE GABLE MASSING VARIETY OF WINDOW OPENINGS. MIX OF SIDING MATERIALS AND STONE VENEER

1/24/25
66 FREDERICK LN
ARB SUBMITTAL

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