



**TENTATIVE AGENDA
DECEMBER 10, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

-
- I. MEETING CALLED TO ORDER
 - II. ROLL CALL
 - III. APPROVAL OF MINUTES: OCTOBER 8, 2025
 - IV. REVIEW OF PLANS FOR A REAR ADDITION, JONATHAN AND ERIN RAMIREZ, 808 HAWBROOK RD.
 - V. REVIEW OF PLANS FOR A NEW HOME, JASON AND MICHELLE FANK, 785 BISMARCK AVE. (POSTPONED—SEEKING MORE INFORMATION)
 - VI. MISCELLANEOUS
 - VII. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

UPDATED: 3:45 p.m., Dec. 5, 2025



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
October 8, 2025 – 6:05 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, October 8, 2025. Member Reed Voorhees presided and called the meeting to order at 6:05 p.m.

ROLL CALL

Members Present

Members Absent

Reed Voorhees
Brad Weitekamp
Mike Moran
John Falk
Laura Switzer

Jon Emert
Chairman Fernhoff

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; Allie Sievers, City Attorney; Kori Neely, City Engineer.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the September __, 2025 meeting. The motion was seconded by Ms. Switzer and unanimously carried.

REVIEW OF PLANS FOR A REAR ADDITION – Allyson Donovan, 715 Luckystone Ave.

Mr. Voorhees introduced the project at 715 Luckystone Ave. and invited the applicant to present the project.

Drainage and Landscape

The applicant/property owner’s representative, Jeff Warren, summarized the project, noting that the plans call for a 400-square-foot rear addition with a roofline to match the existing structure with a 15-foot screened porch on one side. Mr. Johnson introduced City Engineer Kori Neely to the ARB members.

Mr. Weitekamp asked about the layout of the existing French drain on the driveway. Mr. Warren stated that there is a step down of about 8 inches from the front to the rear of the property. Mr. Weitekamp noted that there was no indication of where the French drain daylighted on the property.

The ARB next discussed how impervious surface was calculated, particularly how the differential between the existing and the proposed was figured. Mr. Warren stated it had been his understanding that the entire roof area had to be included. Mr. Falk clarified that only the differential needed to be mitigated. Mr. Falk stated that the coverage map included with the plans indicated an increase of 350 square feet. He

noted that the plans show a dry well for mitigating the additional runoff and explained that they are typically built with an overflow pop-up emitter.

There was further discussion of different versions of the civil plans and some confusion over what had been submitted. Mr. Johnson clarified that TWB, the applicant's civil engineer, had submitted revised plans on Oct. 1, and that only the initial submittal had been reviewed by Ms. Neely.

Mr. Falk asked if a silt fence was shown on the plans, and Ms. Neely stated that it is described on sheet 2.1. Mr. Falk noted that the area of disturbances from the project goes beyond the limits of the proposed silt fence, and that it should be moved farther north. Mr. Falk and Ms. Neely also discussed several details regarding the stormwater runoff calculations and whether they should be revised as a condition of the approval. The ARB members also noted that the north-south orientation is incorrect on the site plans and needs to be flipped.

Architecture

Ms. Switzer asked for clarification about the size of the screen header on the north elevation. After some discussion, the ARB and Mr. Warren agreed that the screen likely extends too high and that the height should be revised to account for the roof line around the corner. The ARB also suggested that the applicant give more consideration to how the overhead electric utility will connect with the new addition, as it currently connects to the rear of the home and will have to be relocated.

Mr. Moran moved to approve the applicant's project with the following conditions:

- Add an overflow pipe and pop-up emitter to the west flow well with a discharge point 10' from any property line, or relocate the flow well to be 10' from the property line.
- Add tree protection fencing for 24" and 8" trees on the west boundary on sheet c1.1
- Relocate the silt fence to be north of the west flow well and include grading area of excavation.

The motion was seconded by Mr. Folk. The motion passed with a vote of 5 "Aye", 0 "Nay," and 2 Absent. The votes was as follows:

Reed Vorhees	"Aye"
John Falk	"Aye"
Mike Moran	"Aye"
Laura Switzer	"Aye"

Brad Weitekamp

“Aye”

**REVIEW OF PLANS FOR
NEW HOME** – Mike and Kristen
Valenti, 20 Elm Ave.

Mr. Voorhees introduced the project at 20 Elm Ave.

The applicant/property owner’s representative, Mike Lewis, presented the plans for the project. He stated that they had adjusted the composition of the brick façade on the front elevation and made changes to how it wraps around the side elevations. He also noted that the driveway had been curved over to allow for more landscaping between the neighboring property.

Drainage and Landscaping

Mr. Lewis stated that the civil plans call for two drywells in the front and rear of the property, as well as a swale in the side yard to carry water from the rear yard to the front.

The ARB then discussed the tree study and the landscaping plan. Mr. Lewis stated that he had worked with Andrew Haskenhoff, their arborist, to try and understand how many trees needed to be planted on the lot. The ARB noted that there were discrepancies between the tree study and the landscape plan. Mr. Johnson clarified that they could pay into the City’s tree fund to make up the difference between the number of trees they are required to place on the lot and the number they can feasibly install. Mr. Weitekamp stated that there are canopy trees being removed, so that he would like to see at least a canopy tree or two in the front with another in the back if possible. Mr. Haskenhoff stated they will make adjustment and redo the tree replacement calculations.

Mr. Falk noted that the stormwater calculations should really use a different runoff factor for the roof area, as indicated by the City Engineer in their review, and that applicant’s engineer will need to re-run the calculations.

Architecture

Mr. Voorhees stated that he appreciated the revised brick heights but pointed out that the colored renderings don’t match the elevations. Mr. Lewis clarified that the intent is to make the brick siding sill high. Mr. Switzer stated that she appreciates the color scheme and how the home steps down to the houses on either side. Mr. Voorhees added that his only issue is that detail is mainly limited to the front of the home with the brick siding largely disappearing on the sides. Mr. Moran noted that he still appreciates that it at least turns the corner, and that there is a smaller public domain on larger houses.

Public Comments

Mr. Johnson noted that the City had received a comment by email from a neighboring resident who is supportive of the application but did express concerns related to the high watertable in the area. Mr. Weitekamp agreed that they have seen issues with deeper digs for basement walls resulting in sump pumps that run constantly. Mr. Falk suggested the applicant look at routing the pipe for the rear sump pump through the basement instead of around the house.

Mr. Moran moved to approve the applicant’s project with the following conditions.

- Add a canopy tree in the front yard on the east side and work out other tree mitigation measures.
- Use a factor of 4.2 PI for the roof drainage and resize BMPs accordingly.

The motion was seconded by Mr. Falk. The motion passed with a vote of 5 “Aye”, 0 “Nay,” and 2 Absent. The votes was as follows:

Reed Vorhees	“Aye”
John Falk	“Aye”
Mike Moran	“Aye”
Laura Switzer	“Aye”
Brad Weitekamp	“Aye”

**REVIEW OF PLANS FOR
NEW HOME – Jason and
Michelle Frank, 785 Bismark Ave.**

Mr. Voorhees introduced the project at 785 Bismark Ave.

Building Height

Mr. Johnson introduced the project and reminded the ARB how the City calculates the height of a building relative to the Average Grade Elevation (AGE). Mr. Johnson noted that due to the substantial downward slope of the property from the front to the rear of the lot, the height of the proposed home exceeds the 35’ limit. Because of this, while the ARB can discuss the project, it will need to be postponed pending an application to the Board of Adjustment for a height variance.

The applicant/property owner’s representative, Nick Liuzza, stated that the highest roofline ridge on the structure is approximately 33’ above the foundation and roughly 6-7’ over the height limit, as measured from the AGE. Mr. Voorhees noted that they have seen this issue on other properties and that he has always had questions about how the City does its building height calculations. Mr. Liuzza stated that he had faced a similar issue with a house on Brownell, but the slope was less extreme, and they were able to adjust the design. They also discussed putting on a lower slope roof. Mr. Liuzza noted that steeper is the preferred look by

the property owner, but that even reducing the pitch to 6/12 would not make much difference.

Mr. Moran stated that the site is somewhat unique due to the lay of the land, and that he would consider measuring the height in two portions, one related to the main presentation to the street and a second measurement to the west. He noted that there is a natural break in the land at the northerly bump out that could serve as a dividing line. He added that if both of those portions could be brought into the 35' range, he would be comfortable recommending granting the variance.

In response to a question by Ms. Switzer about modifying the design to accommodate the slope, Mr. Moran noted that there are usually ways to solve these kinds of issues with the architecture. Mr. Voorhees added that the applicant appears to be taking a building design not really meant for this kind of site and trying to fit it in.

Mr. Falk noted that, as with the prior applications, the incorrect PI factor is being used on the stormwater runoff calculations.

Drainage and Landscape

Mr. Weitekamp suggested that the applicant consider adding some substantial tree plantings to the backyard, since the plans propose removing numerous trees from the lot and, due to the slope, the space is not suitable for an open lawn. He recommended a mix of species.

Architecture

Mr. Voorhees stated that the plans don't really show the scale of the proposed house compared to the adjacent properties. He noted that the proposed home is much bigger than anything around there. Mr. Moran stated the lots change dramatically in terms of size as go up the street, but agreed that the size of the footprint appears almost outlandish. However, he noted that the proposed home is well within the rules of the FAR and that the nature of the block lends itself to some variation. He recommend that the applicant consider more horizontal massing instead of vertical and/or incorporate a prairie-style design with low-slung hip roofs. Ms. Switzer pointed to a recent new home approved for 1240 N. Sappington Rd. that took similar considerations and was designed with lower roof lines.

Mr. Falk moved to postpone approval of the applicant's project, pending the outcome of the variance appeal to the Board of Adjustment .

The motion was seconded by Mr. Moran. The motion passed with a vote of 5 "Aye", 0 "Nay," and 2 Absent. The votes was as follows:

Reed Voorhees	“Aye”
John Falk	“Aye”
Mike Moran	“Aye”
Laura Switzer	“Aye”
Brad Weitekamp	“Aye”

**REVIEW OF PLANS FOR A
MULTISTORY ADDITION –
Daniel and Kelly Gargan, 400
Parkland Ave.**

Mr. Voorhees introduced the project at 400 Parkland Ave.

FAR Variance

Mr. Johnson explained that the applicant is requesting a variance for the maximum allowed FAR. He stated that he worked with the applicant/property owner’s representative, Mike Lewis, as well as their attorney, Jennifer Deschamp, to make sure the FAR was properly calculated.

Ms. Deschamp stated the request to exceed the FAR is based on the unique characteristics of the lot. She cited three main reasons. First, it is a double frontage lot that restricts how the addition and garage can be figured. She explained that it is not feasible to have a detached garage. Second, it is not a 90 degree lot but has a curved boundary that further restricts the buildable area. Third, it’s a midcentury modern home with three levels and is a type of residence not contemplated by the Municipal Code.

Mr. Voorhees noted that the purpose of the FAR limit is to control the massing on the site, but that the ARB has approved applications with unique designs that exceed the FAR. He disagreed with Ms. Deschamps that the split-level fact is incumbering, noting that all three levels are above grade and the floor plates are the issue.

Mr. Moran stated that the garage is a little bit long and out of proportion with the overall design, and that the applicant made no effort to push down the design of the floor plan so that it only breaks the rules a little bit.

The ARB then discussed a previous variance for the side street setback granted by the Board of Adjustment, the logic of that decision, and how it impacts the request for the FAR variance.

Mr. Gargan stated that the goal in designing the larger closet and the bedroom on the first floor is to allow them to remain in Glendale. He noted that they have four young kids, and they are trying to create a master suite on the first floor with the kids upstairs. Returning to his earlier comment, Mr. Moran noted that even if they shortened the rooms, the reality is that the addition would still be over the FAR.

Ms. Neely asked about the slope of the driveway, noting that the site plans do not have contours or spot grades. Mr. Johnson added that the City has plans to potentially add a sidewalk on that portion of Essex at some point in the future. Mr. Falk agreed that there should be contours or spot grades so the driveway could be assessed.

Ms. Switzer stated that she liked the composition of the home and that it fit in with the area. She also agreed that there are probably parts that could be downsized, adding that it was a tough decision.

The ARB lastly discussed options for adding a third window to the front garage elevation and continuing the planter that runs along the existing portion.

Mr. Moran moved to approve the applicant’s project and to grant the variance to exceed the maximum FAR of .30 by 0.63, with the following conditions.

- Use a factor of 4.2 PI for the roof drainage and resize BMPs accordingly.
- Add contours and spot elevations at the driveway near the street to the civil site plan.
- Add a third window to the front garage elevation (facing Parkland Ave.).

The motion was seconded by Mr. Falk. The motion passed with a vote of 4 “Aye”, 1 “Nay,” and 2 Absent. The votes was as follows:

Reed Vorhees	“Nay”
John Falk	“Aye”
Mike Moran	“Aye”
Laura Switzer	“Aye”
Brad Weitekamp	“Aye”

MISCELLANEOUS

Mr. Johnson informed the ARB that the City would soon be switching to new, cloud-based permitting software with all submissions submitted electronically. Mr. Voorhees expressed a preference for a paper submission but that he could work with the digital submissions if needed. The ARB also discussed the process for reviewing applications and checking for completeness. The members agreed that if an application makes changes, revisions or additions after the submission deadline, they should be held over to the next meeting.

ADJOURN

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Mr. Falk and unanimously carried to adjourn the meeting.

DRAFT

City of Glendale - Review of Plans

Project: **808 Hawbrook Road**

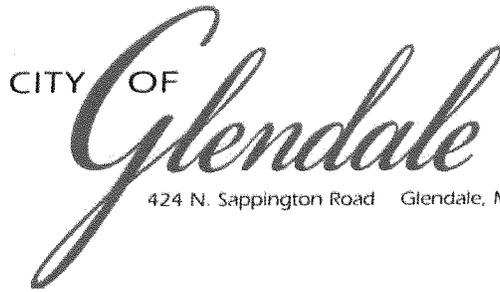
Reviewer: **HR Green**

Project Type: **Building Addition**

Review Date: **11/26/2025**

Purpose of Review: To check if items #1-4 & 6 in the project's Application for Architectural Review Board have been complete, and provide additional comments/checks regarding the project's compliance with Section 4 of the ARB Guidelines, relevant ordinances of the City of Glendale, and general best practices for stormwater management.

Checklist Item	Acceptable	Needs to be Addressed	Not Applicable	Notes
Existing Condition Site Survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan markups.
Paved areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trees/landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Servicing utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer lateral, water service line, and AT&T lines not shown
First-floor elevation for ex. buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Demolition Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan markups for missing annotations.
Proposed Site Plan - Geometrics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan markups.
Buildings, walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retaining walls (top/bottom elevs.), patios	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pavement, walks, ground-based equipm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dimension buildings/structures to property line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Label materials for paving/walks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Adjacent properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(See ARB application requirements, section 3)
Full property for side adjoining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(See ARB application requirements, section 3)
Up to building façade for rear adjoining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(See ARB application requirements, section 3)
Property boundaries, setbacks, easements, R/W lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed site utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(same as above comment, show existing utilities)
Existing and proposed trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed Site Plan - Grading and Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan markups.
Existing and Proposed 1' Contours	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed contours missing
Downspout locations and flow paths	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Downspout locations don't match arch plans. Also, need to show all downspout locations and total roof area being drained to flo-well.
Drainage features and flow arrows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevations match architectural plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No elevations shown on arch plans
Erosion control and tree protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Differential discharge calcs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments regarding method for calculating differential runoff.
No increase of stormwater discharge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments regarding method for calculating differential runoff.
Avoid pushing drainage to neighboring properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3:1 maximum slopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
First floor elevation should fall between neighboring homes - no mounding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pop-up emitter locations - min. 10' from property line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pop-up emitters shall not discharge to flow over sidewalk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pervious-Impervious Area Coverage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing, only calculations are shown.
Include legend of materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Show a schedule of areas by type of coverage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing, only total values noted.
Ratio of impervious area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total lot 55% impervious max.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Front yard setback 45% impervious max.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater Mitigation Calcs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments regarding flo-well and differential runoff calculations.
For Building Addition projects - Differential (15-Year, 20-Minute)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See plan comments regarding flo-well and differential runoff calculations.
For New Building Projects - total building and garage to be captured	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Additional Review Comments				
Note on topographic survey sheet should be discussed at ARB meeting. ("THE EXISTING STRUCTURE MAY BE IN COMPLIANCE WITH THE CITY OF GLENDALE SETBACK REQUIREMENTS IF THE STRUCTURE WAS BUILT PRIOR TO THE ESTABLISHMENT OF THE CURRENT ZONING SETBACK REQUIREMENTS; CONFIRMATION WITH THE CITY OF GLENDALE IS NEEDED.")				



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 11/21/25 DATE OF ARB MEETING 12/10/25 ESTIMATED COST

PROJECT ADDRESS 808 Hawbrook Rd. GLENDALE, MO 63122

NAME OF PROPERTY OWNER Jonathan & Erin Ramirez PHONE NUMBER 646-620-5428

CONTRACTOR (NAME) Mahn Custom Homes & Renovations PHONE NUMBER 314-440-1005

CONTRACTOR ADDRESS 1710 Larkin Williams Rd, Fenton, MO 63026

ARCHITECT (NAME) Katie Niesen Cook, Jim Bulejski Architects PHONE NUMBER 314-962-6700

ARCHITECT ADDRESS 45 W. Lockwood Ave. Webster Groves, MO 63119

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Rear 2-story addition and interior remodel. First floor addition consists of family room & mud room, second floor addition is new primary suite.

FLOOR AREA RATIO 25.2% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 1,236

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,390 sf

TOTAL SQ. FT. OF LOT 14,398 sf WIDTH AND DEPTH OF LOT (FT.) 80' x 180'

HEIGHT OF STRUCTURE +/- 26'-4" (Existing) NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE EST. COMPLETION DATE

Each application shall be accompanied with payment of a fee as follows:
Addition or Accessory Structure: \$150.00
New Home: \$200.00

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.
6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.
7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
 - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
 - Graphic legend depicting existing vegetation and proposed conditions.
 - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
 - Location of all existing and proposed utilities and sewers.
 - Graphic depiction of all existing trees, including location, types and caliper inch.
 - Graphic depiction of the accurate drip line canopy showing the critical root zone.
 - Tabulation of all existing trees to be saved, removed or impacted.
 - Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
 - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.
8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
- Project title or name, owner name, and firm name or individual who prepared the plan.
 - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
 - Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
 - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
 - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
 - Identification of any areas of invasive plants recommended for removal.
 - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.
9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically,

BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY

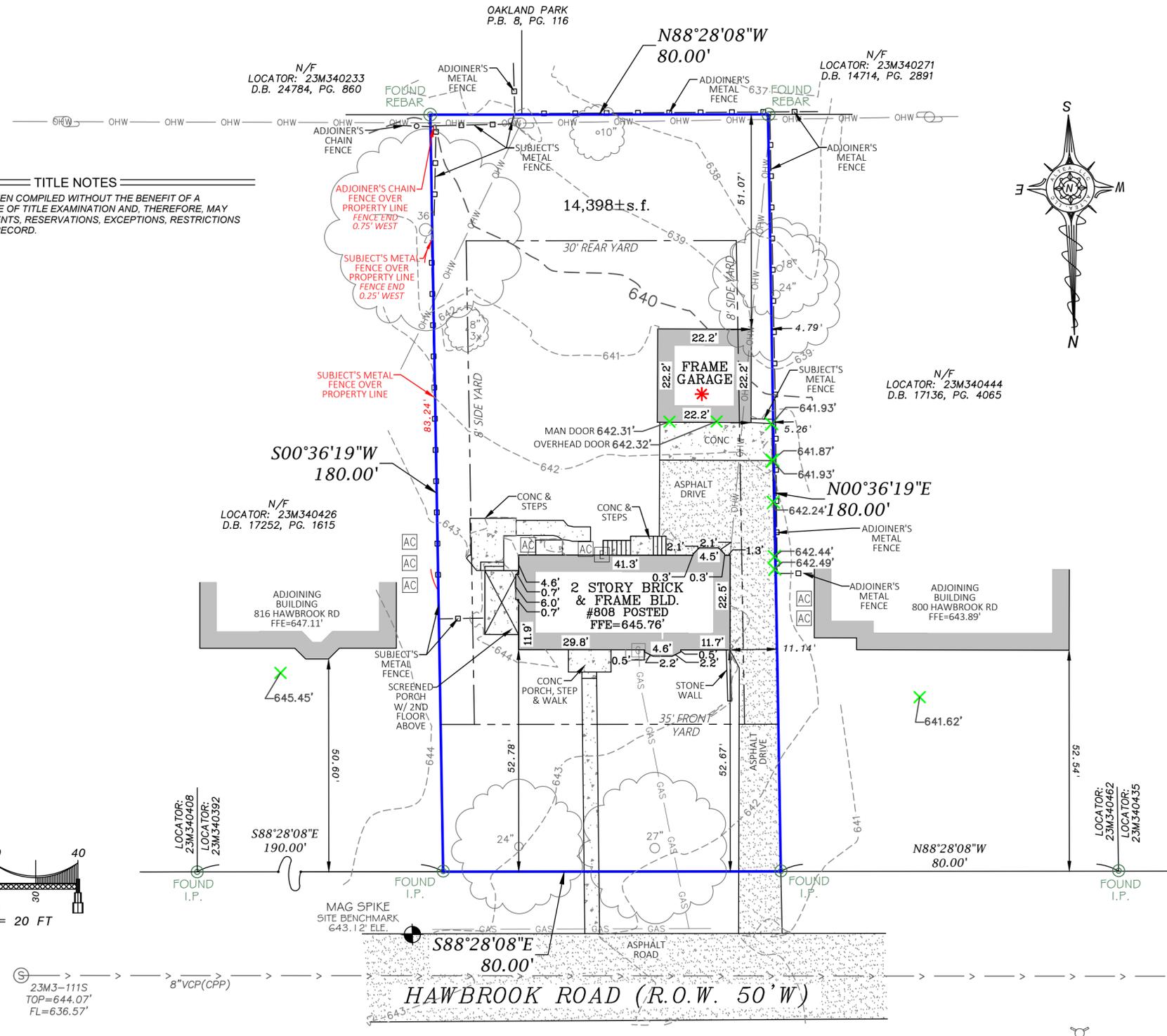
808 HAWBROOK ROAD

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 44 NORTH, RANGE 6 EAST
ST. LOUIS COUNTY, MISSOURI

MISSOURI ONE CALL	TICKET NO.	REQUEST DATE:	
	253152733	11/11/25	
DATE	UTILITY	COMPANY	RESPONSE
11/14/25	ELECTRIC	AMEREN MISSOURI ELECTRIC	CLEAR / NO CONFLICT
	FO,TEL,TV	ATT DISTRIBUTION	CLEAR / NO CONFLICT
	WATER	MISSOURI AMERICAN WATER CO	MARKED
	GAS	SPIRE MO EAST	MARKED
	SEWER	MSD	CLEAR / NO CONFLICT

TITLE NOTES

THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.



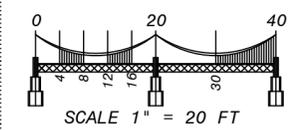
SURVEYOR'S NOTES

- CONTOURS DEPICTED HEREON ARE DISPLAYED IN ONE (1) FOOT INTERVALS.
- SITE BENCHMARK: ELEVATION = 643.12. MAG SPIKE IN ASPHALT ROAD NEAR THE NORTHEAST CORNER OF THE SITE.
- SHOWN UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND OBSERVATIONS & ARE INCLUDED ONLY WHEN A UTILITY SURVEY WAS PART OF THE PROJECT SCOPE. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
- BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON NOVEMBER 12, 2025 WITH THE FOLLOWING PARAMETERS:
 ZONE: MISSOURI EAST 2401
 HORIZONTAL DATUM: NAD83
 VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
 N (Y) = 302843.569 (METERS)
 E (X) = 253367.387 (METERS)
 ELEVATION = 459.87"
 COMBINED FACTOR = 0.99993347
 VERTICAL DATUM: NAVD88 (GEOID12B)
- THE SUBJECT TRACT CONTAINS 0.33 ACRES MORE OR LESS (14,398 SQUARE FEET MORE OR LESS).
- PER THE CITY OF GLENDALE, THE PROPERTY SHOWN HEREON IS ZONED "R-1" RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
 FRONT YARD - 35 FT
 REAR YARD - 30 FT
 SIDE YARD - 8 FT

*** NOTE:**
THE EXISTING STRUCTURE MAY BE IN COMPLIANCE WITH THE CITY OF GLENDALE SETBACK REQUIREMENTS IF THE STRUCTURE WAS BUILT PRIOR TO THE ESTABLISHMENT OF THE CURRENT ZONING SETBACK REQUIREMENTS. CONFIRMATION WITH THE CITY OF GLENDALE IS NEEDED.

LEGEND

- XXX' SPOT ELEVATION
- GAS METER
- FIRE HYDRANT
- AIR CONDITIONING UNIT
- CHAIN FENCE
- EASEMENT LINE
- SETBACK LINE
- PARCEL LINE
- U.S. SURVEY/ SECTION LINE
- CENTERLINE
- OHW OVERHEAD WIRE
- GAS NATURAL GAS LINE
- BOUNDARY LINE
- WOOD/VINYL/METAL FENCE
- WIRE FENCE
- BUILDING FOOTPRINT
- 10' CONTOUR LINE
- 2' CONTOUR LINE
- SANITARY SEWER
- TREE WIDTH
- ELECTRIC METER
- SANITARY MANHOLE



1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.5'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'

SHEET IDENTIFICATION	
TOPO & BOUNDARY	
PROJECT NUMBER	19-1778-T-U1
SHEET	1 OF 1
FIELD CREW:	RDM
SURVEYED:	11/12/2025
DRAFTER:	RST
DRAFTED:	11/13/2025
REVIEWER:	BLH
REVIEWED:	11/13/2025

SURVEYOR'S STATEMENT

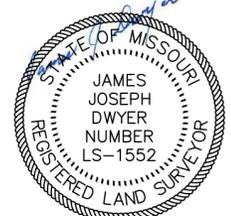
AT THE REQUEST OF MIKE MAHN, ALTEA, LLC, HAS DURING THE MONTH OF NOVEMBER, 2025, EXECUTED A BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 44 NORTH, RANGE 6 EAST OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 11-20-25

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SURVEY MARKERS

- FOUND/SET SEMI-PERMANENT MONUMENT
- FOUND/SET PERMANENT MONUMENT
- FOUND/SET CROSS
- FOUND/SET ANCHOR
- FOUND/SET ARROW
- SET STAKE
- SITE BENCHMARK



ABBREVIATIONS

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
 NR=NON-RADIAL PB=PLAT BOOK PG=PAGE D.B.=DEED BOOK
 N/F=NOW OR FORMERLY CL=CENTERLINE S.F.=SQUARE FEET
 CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCHMARK
 ESMT.=EASEMENT ELE=ELEVATION BLD=BUILDING
 FFE=FINISHED FLOOR ELE FL=FLOWLINE TFF=TOP OF FINISHED FLOOR

ALTEA, LLC
 Consulting Land Surveyors
 3906 S. OLD HWY 94, SUITE 600
 ST. CHARLES, MO 63304
 PHONE: (636) 477-6000
 FAX: (636) 898-0950
 WWW.ALTEALS.COM
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808 HAWBROOK ROAD

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---
EXISTING WATERLINE	---w---
EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	---GAS---
EXISTING OVERHEAD UTILITY	---OHW---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER HAS BEEN AUTHENTICATED BY HIS SEAL AND DATED ONLY, INCLUDING GRADING, DRAINAGE, AND TOPOGRAPHIC SURVEYING, ESTABLISHING ELEMENTS (INCLUDING RETAINING WALLS), RECOMMENDATIONS, UTILITY DISTRIBUTION METHODS AND SCHEDULING, ANY AND ALL OR REPORTS THAT DO NOT BEAR THE DATE OF THE ENGINEER.

Jonathan & Erin Ramirez
808 Hawbrook Road
Glendale, MO 63122

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194



LOCATION MAP
N.T.S.

PROJECT DATA

LOCATOR NO. : 23M340417
 ADDRESS : 808 HAWBROOK ROAD
 GLENDALE, MO 63122
 OWNER : JONATHAN & ERIN RAMIREZ
 AREA OF TRACT : 14,398 S.F. (0.331 AC.)
 PRESENT ZONING : R-1
 PRESENT USAGE : SINGLE FAMILY RESIDENCE
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : KIRKWOOD
 FIRE DISTRICT : GLENDALE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189C0309K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 SPIRE / LACLEDE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE

YARD SETBACK REQUIREMENTS

FRONT: 35'
 SIDE: 8' (10% LOT WIDTH)
 REAR: 30'

SITE COVERAGE

MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE = 55%
 TOTAL IMPERVIOUS COVERAGE WITH PROPOSED CONDITIONS = 4,681 S.F.
 TOTAL INCLUDING FUTURE COVERED PORCH = 4,909 S.F.
 4,681 / 14,398 = 32.5% (PROPOSED)
 4,909 / 14,398 = 34.1% (FUTURE)
 MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE IN REQUIRED FRONT YARD = 45%
 TOTAL IMPERVIOUS COVERAGE (EXISTING) = 460 S.F.
 460 / 2,800 = 16.4%

GENERAL NOTES

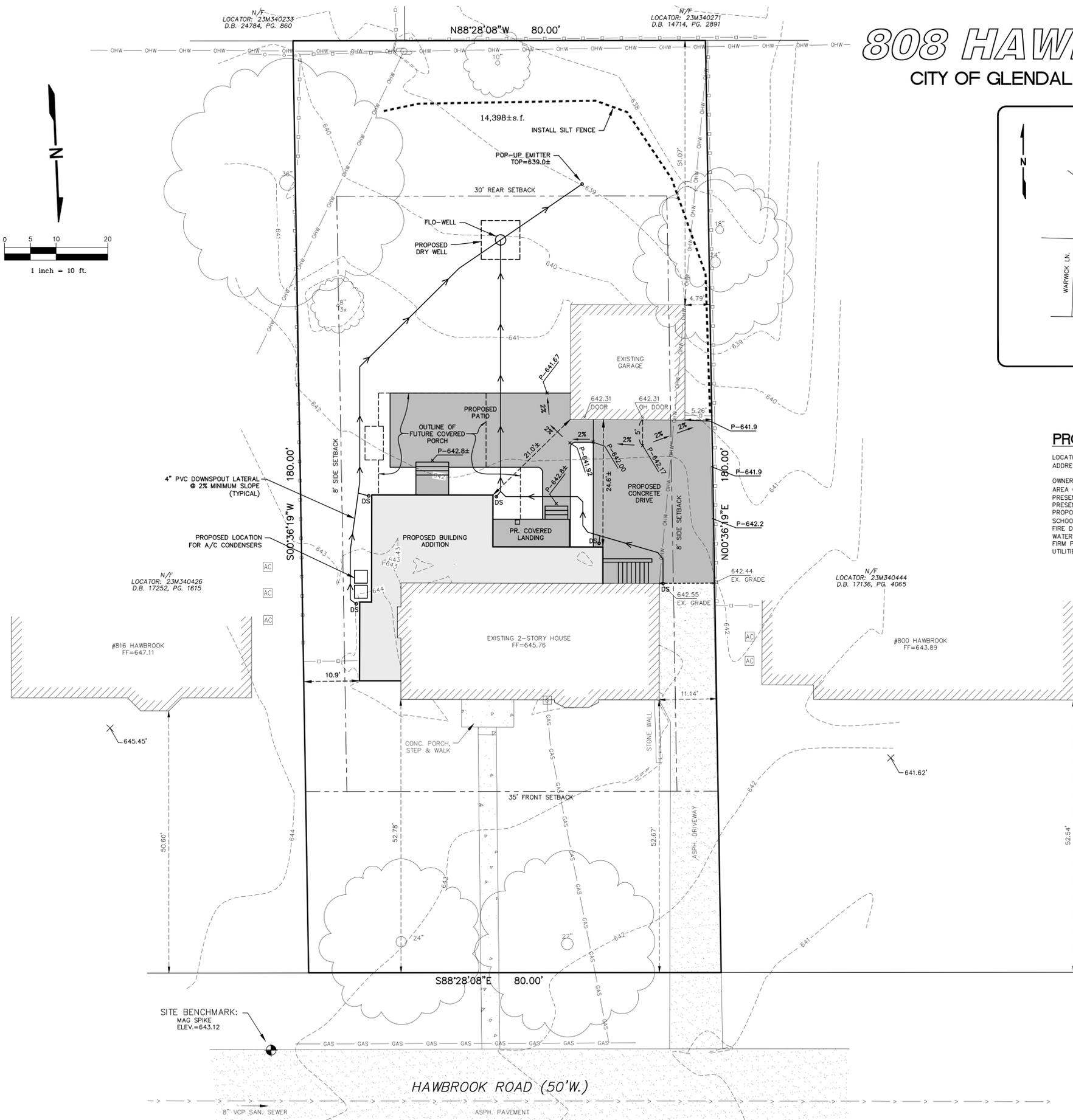
- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY ALTEA, LLC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MO, AND MoDNr.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS."
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- LEAF SCREENS ARE RECOMMENDED ON ALL DOWNSPOUTS THAT ARE PIPED TO STORM WATER BMP. SEE DOWNSPOUT DETAIL.

EXISTING UTILITY NOTE



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 1-800-344-7483 (TOLL FREE)
 MISSOURI ONE CALL SYSTEM, INC.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



PROPOSED SITE PLAN

808 HAWBROOK ROAD

SITE PLAN

PRELIMINARY

11/21/2025
 MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616

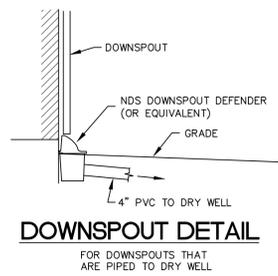
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1 / 2

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STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE
3.54 CFS/AC. IMPERVIOUS SURFACE
1.70 CFS/AC. PERVIOUS SURFACE

TOTAL IMPERVIOUS AREA PROPOSED = 1,377 S.F.
ADDITIONAL IMPERVIOUS AREA WITH FUTURE COVERED PORCH = 228 S.F.
TOTAL = 1,605 S.F.

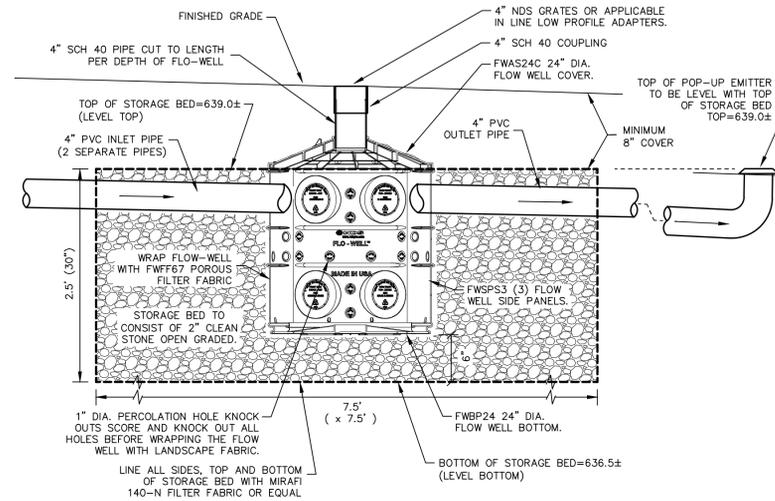
LESS EXISTING IMPERVIOUS AREA BEING REMOVED (406 S.F.)
NET INCREASE IN IMPERVIOUS AREA = 1,605 - 406 = 1,199 S.F.

DIFFERENTIAL RUNOFF = 1,199 S.F. x (3.54 - 1.70 CFS/AC) / 43,560 = 0.05 CFS

RUNOFF VOLUME = 0.05 CFS x 60 S/MIN. x 20 MIN. = 60 C.F.

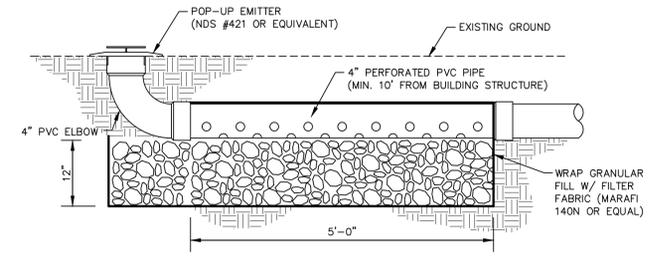
VOLUME OF PROPOSED STORM WATER DRY WELL:
7.5' x 7.5' x 2.5' x 40% VOIDS = 56 C.F.
PLUS 50 GAL FLO-WELL x 60% = 4 C.F.

VOLUME PROVIDED = 60 C.F.



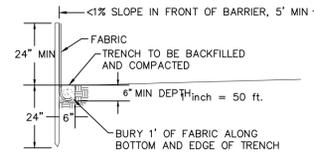
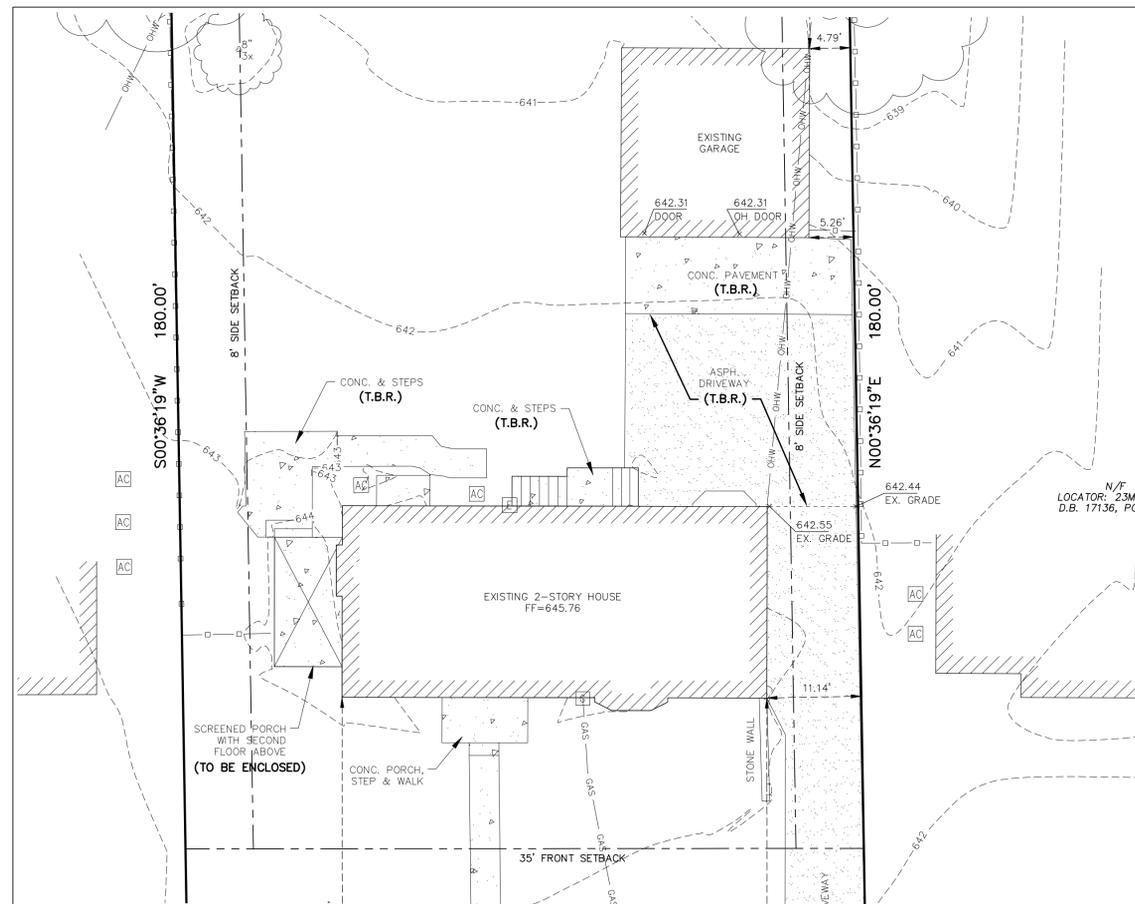
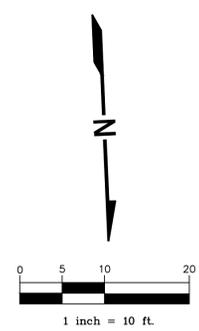
DRY WELL with NDS FLO-WELL

NOTE:
CONTRACTOR SHALL REFER TO AND FOLLOW THE INSTALLATION PROCEDURES PROVIDED IN THE MANUFACTURERS INSTALLATION GUIDE.



NOTES:
1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)

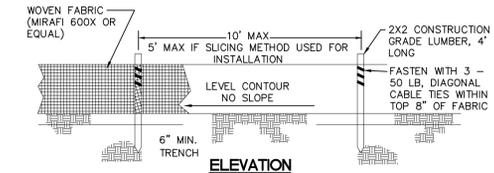
POP-UP EMITTER



NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED

MAXIMUM SPACING ALONG SLOPES

3:1 SLOPES	30' FENCE TO FENCE
3:1 TO 10:1 SLOPES	50' FENCE TO FENCE
SLOPES <10%	100' FENCE TO FENCE



NOTES:
1. SEE PLAN FOR INITIAL INSTALLATION LOCATION.
2. INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
3. INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
4. SILT IS TO BE REMOVED WHEN DEPTH ALONG THE FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
5. REPAIR / REPLACE TORN OR CLOGGED FABRIC, LOOSE FABRIC, BROKEN POSTS, ETC. TO MAINTAIN INTEGRITY OF SILT FENCE THROUGHOUT CONSTRUCTION.
6. STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
7. EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
8. UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREA.

SILT FENCE DETAIL
N.T.S.

EXISTING UTILITY NOTE

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THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY HIS SEAL AND DATED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS, SITES, OR LOCATIONS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY HIS SEAL AND DATED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY HIS SEAL AND DATED HEREON.

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Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

808 HAWBROOK ROAD

SITE PLAN

PRELIMINARY

MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616

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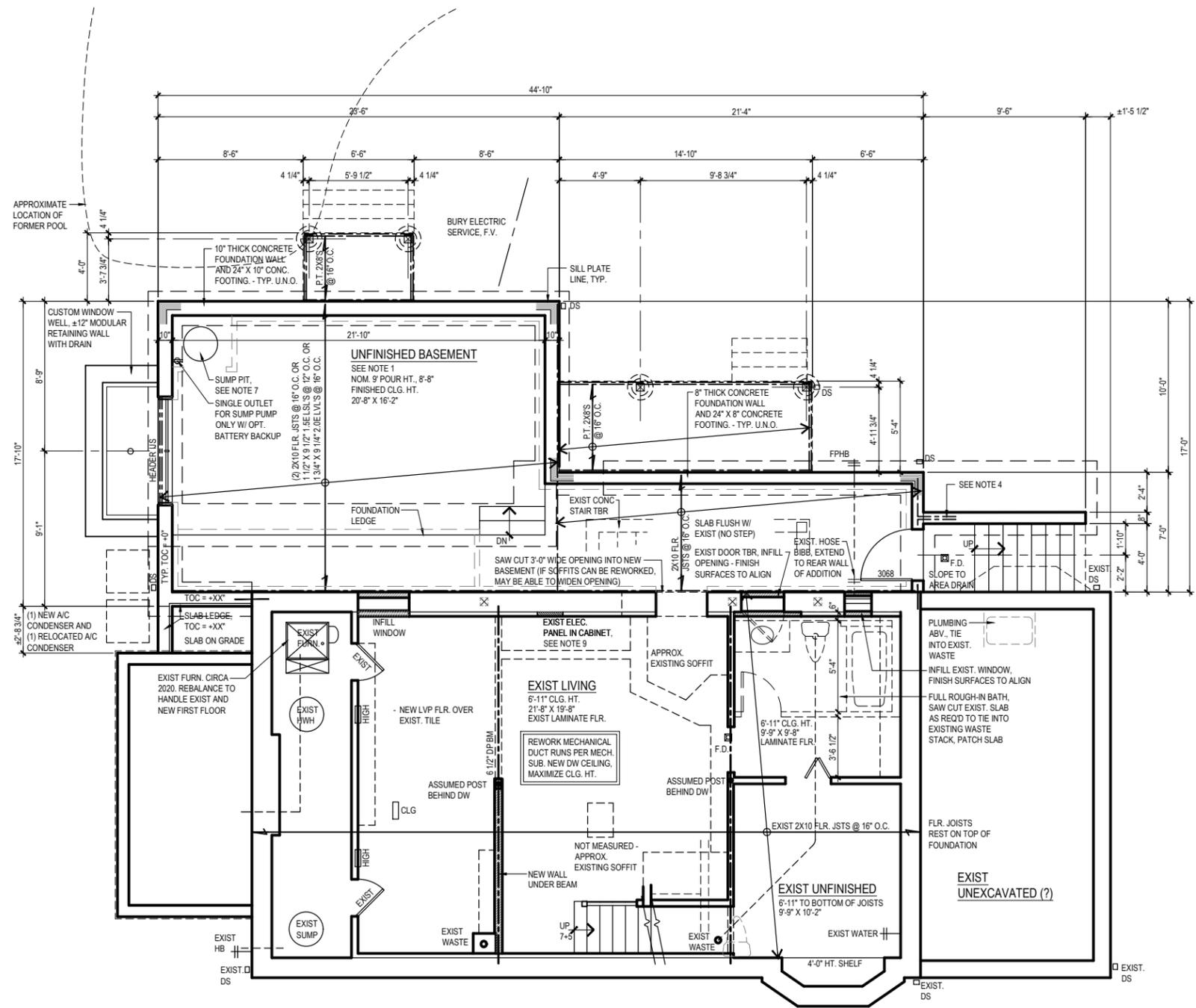
JIM BULEJSKI
 ARCHITECTS
 45 W. LOCKWOOD AVE # RM. 302 ST. LOUIS, MO 63111
 PHONE: 314-962-6700 • FACSIMILE: 314-962-6702
 EMAIL: KATIE@JBARCHITECT.COM

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ADDITION & REMODEL FOR:
 Jon and Erin Ramirez
 808 Hawbrook Rd.
 Glendale, MO 63122-4610

FOUNDATION PLAN

sheet: 1 of 06



**ELECTRIC
 FOUNDATION PLAN**

1/4" = 1'-0"

MECHANICAL: GAS APPLIANCES LOCATED IN SPACES WHERE THE VOLUME IS LESS THAN 50 CUBIC FEET PER 1,000 BTU/HR. INPUT RATING, SHALL HAVE COMBUSTION AIR PROVIDED. MECHANICAL CONTRACTOR SHALL CALCULATE, SPECIFY, AND COORDINATE WITH G.C. ALL ADDITIONAL COMBUSTION AIR AS REQUIRED BY THE MECHANICAL CODE AND LOCAL JURISDICTIONS. LOUVERED DOORS SHALL BE PERMITTED BY THE ARCHITECT IF CALLED OUT ON THE PLANS (VERIFY WITH OWNER). IF ADDITIONAL COMBUSTION AIR IS REQUIRED, MECHANICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 USING INSIDE AIR: PROVIDE 1 SQ. IN. PER 1000BTU/HR. IN HIGH AND LOW OPENINGS. MINIMUM OPENING SIZE 100 SQ. IN.
 USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. (1 SQ. IN. PER 2,000 BTU/HR. IF DUCTED HORIZONTAL OPENING).

HIGH CEILINGS ARE IMPORTANT TO THE OWNER. COORDINATE DUCTWORK ARRANGEMENTS WITH OWNER BEFORE INSTALLING. RUN DRYWALL DIRECTLY BELOW STEEL BEAM AND DO NOT DROP DOWN LOWER THAN THIS POINT.

PLUMBING CONTRACTOR TO LOCATE PLUMBING PIPING AND PLUMBING STACKS TO AVOID CONFLICT WITH FINISH BASEMENT PLAN AND TO AVOID CONFLICT WITH FUTURE FINISH WORK THAT MAY OCCUR IN UNFINISHED BASEMENT AREAS. REVIEW LOCATION OF PLUMBING STACKS WITH OWNER.

VENTILATION: UNFINISHED BASEMENTS AND UTILITY ROOMS REQUIRE VENTILATION IN THE AMOUNT OF .05 C.F.M./SQ.FT. OF AREA. NATURAL VENTILATION (NET OPERABLE AREA) MAY BE SUBSTITUTED AT THE RATIO OF 1% OF THE FLOOR AREA SERVED.

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 01/07/2022
 04/18/2022
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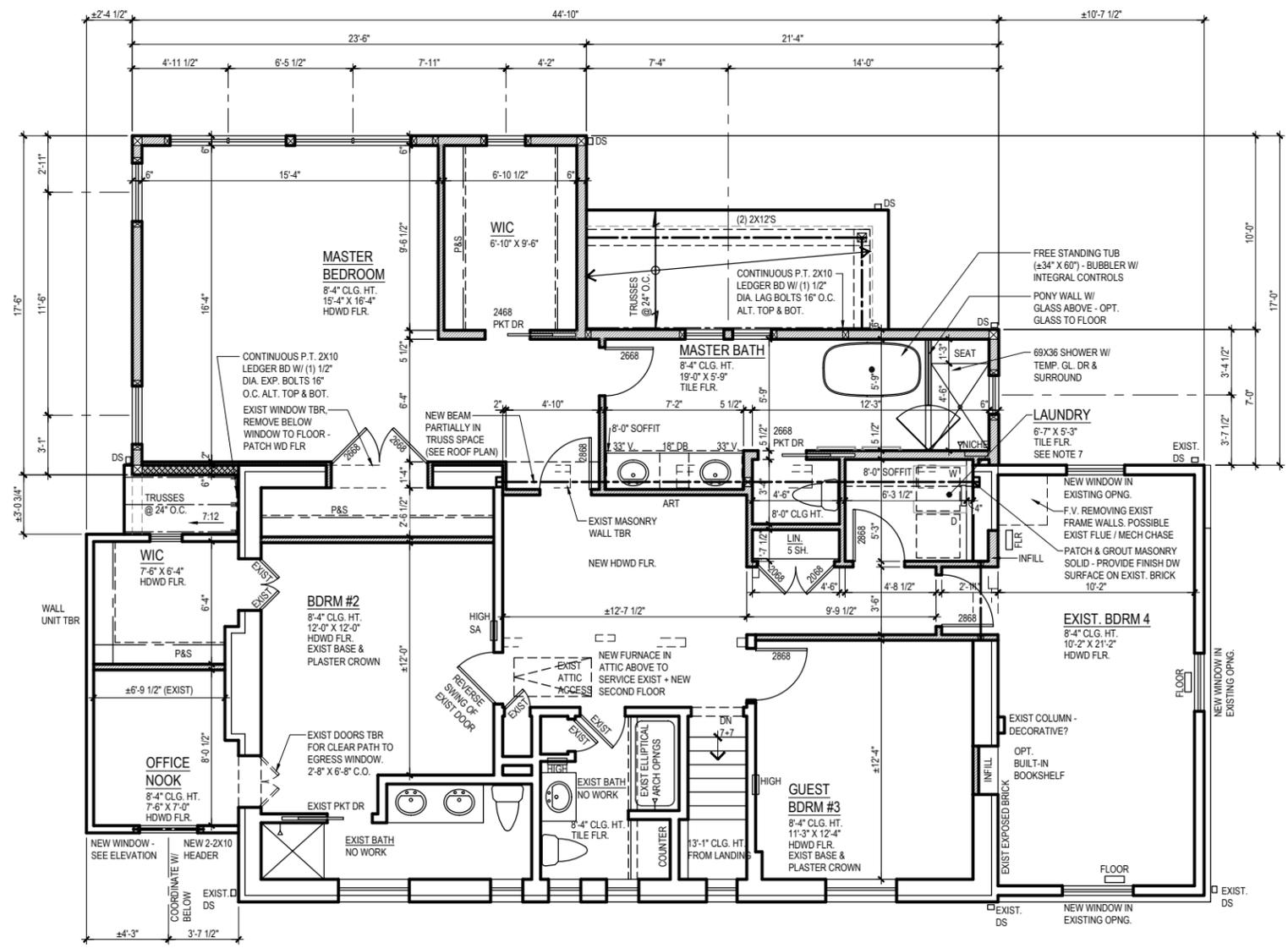
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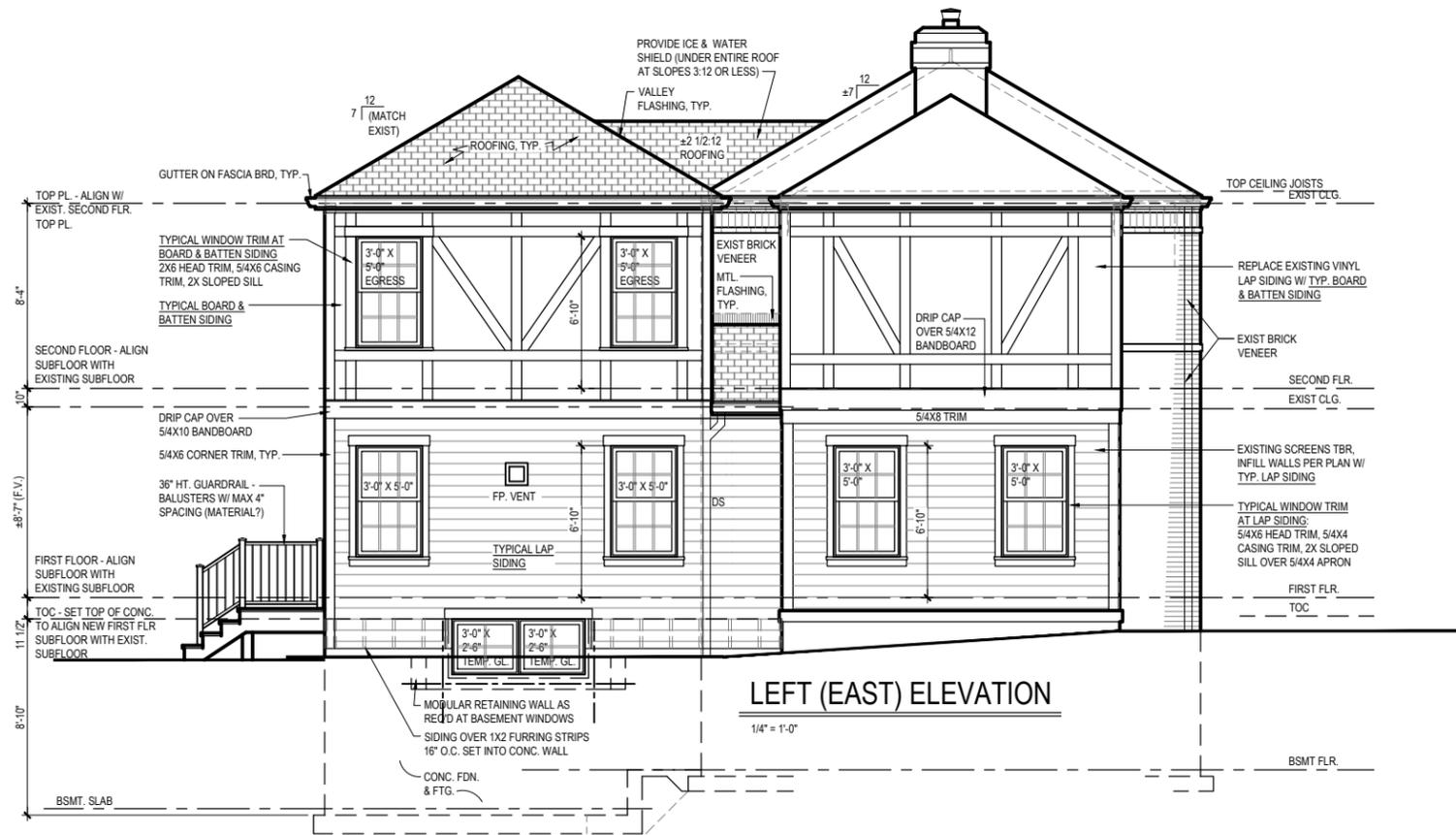
SECOND FLOOR PLAN

sheet: 3 of 06



SECOND FLOOR PLAN

1/4" = 1'-0"
 1213 SF EXIST
 530 SF ADDITION
 1743 SF



LEFT (EAST) ELEVATION

1/4" = 1'-0"

CONTRACTOR TO FIELD VERIFY DEPTH REQUIRED TO SET FOOTINGS. BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL AND SHALL BE MINIMUM 30" BELOW GRADE.



FRONT (NORTH) ELEVATION

1/4" = 1'-0"

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FRONT & LEFT SIDE ELEVATIONS

sheet:
5
 of 06

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 01/07/2022
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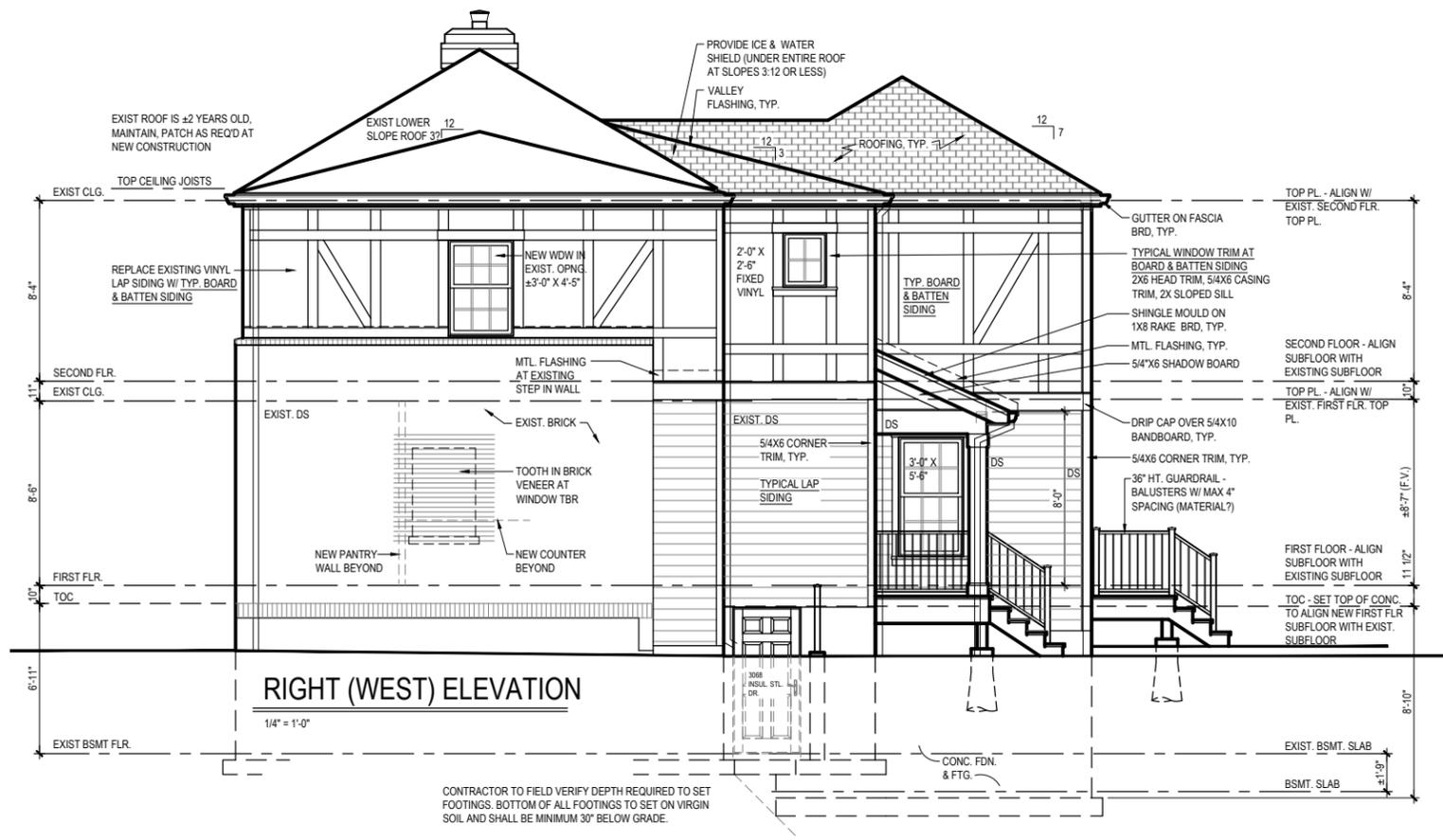
ADDITION & REMODEL FOR:
 Jon and Erin Ramirez
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 Glendale, MO 63122-4610

REAR & RIGHT SIDE ELEVATIONS

sheet:

6

of 06



RIGHT (WEST) ELEVATION

1/4" = 1'-0"



REAR (SOUTH) ELEVATION

1/4" = 1'-0"

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COLOR ELEVATIONS

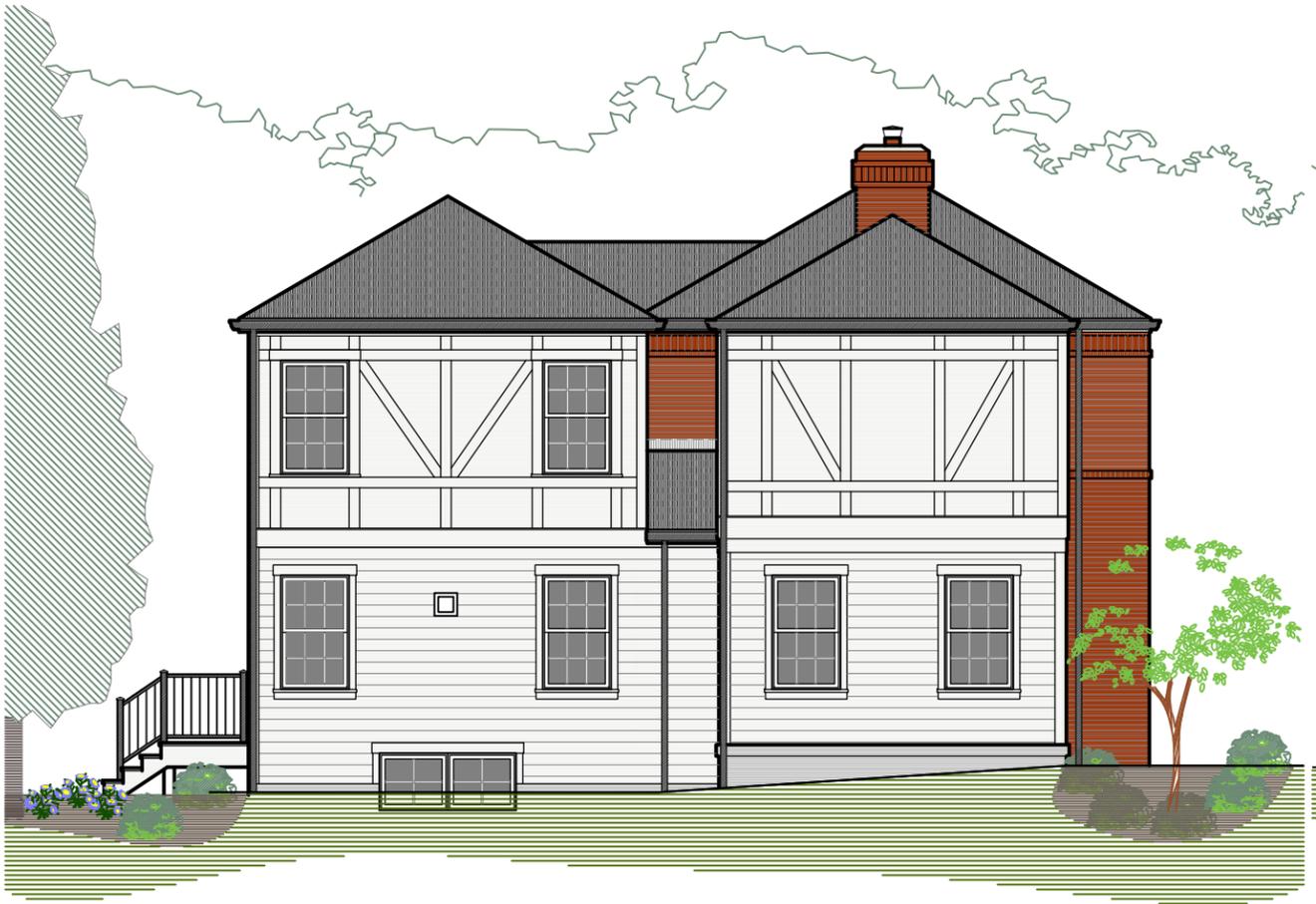
sheet:
of 06



WEST ELEVATION



REAR (SOUTH) ELEVATION



EAST ELEVATION



FRONT (NORTH) ELEVATION



VIEW OF WEST SIDE FROM REAR

N.T.S.



EXIST. REAR ELEVATION

N.T.S.



VIEW OF EAST SIDE FROM REAR

N.T.S.



VIEW OF EAST SIDE YARD

N.T.S.



EXIST. FRONT ELEVATION

N.T.S.



VIEW OF WEST SIDE FROM FRONT

N.T.S.

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ARB PHOTOS - EXISTING HOUSE

sheet:

of 06



807 OAKWAY PL. REAR YARD



801 OAKWAY PL. REAR YARD



800 HAWBROOK REAR YARD



808 HAWBROOK REAR YARD



816 HAWBROOK REAR YARD



822 HAWBROOK REAR YARD



808 HAWBROOK REAR YARD - FACING WEST / SOUTHWEST / SOUTH

N.T.S.

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ARCHITECTS
45 W. LOCKWOOD AVE. RM. 302 ST. LOUIS, MO 63111
PHONE: 314-662-6700 • FACSIMILE: 314-662-6702
EMAIL: KATIE@JBARCHITECT.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ADDITION & REMODEL FOR:

Jon and Erin Ramirez
808 Hawbrook Rd.
Glendale, MO 63122-4610

ARB PHOTOS - REAR YARD

sheet:

of 06



807 HAWBROOK



815 HAWBROOK



821 HAWBROOK



829 HAWBROOK

AT CORNER OF SAPPINGTON & HAWBROOK (NORTH SIDE)



800 HAWBROOK



750 HAWBROOK



751 HAWBROOK



801 HAWBROOK



830 HAWBROOK

AT CORNER OF SAPPINGTON & HAWBROOK (SOUTH SIDE)



822 HAWBROOK



816 HAWBROOK



808 HAWBROOK

SUBJECT PROPERTY

date:
12/09/2021
01/07/2022
04/18/2022
09/18/2025
10/10/2025
CONSTRUCTION EST.:
10/17/2025
ARB SUBMISSION:
11/21/2025

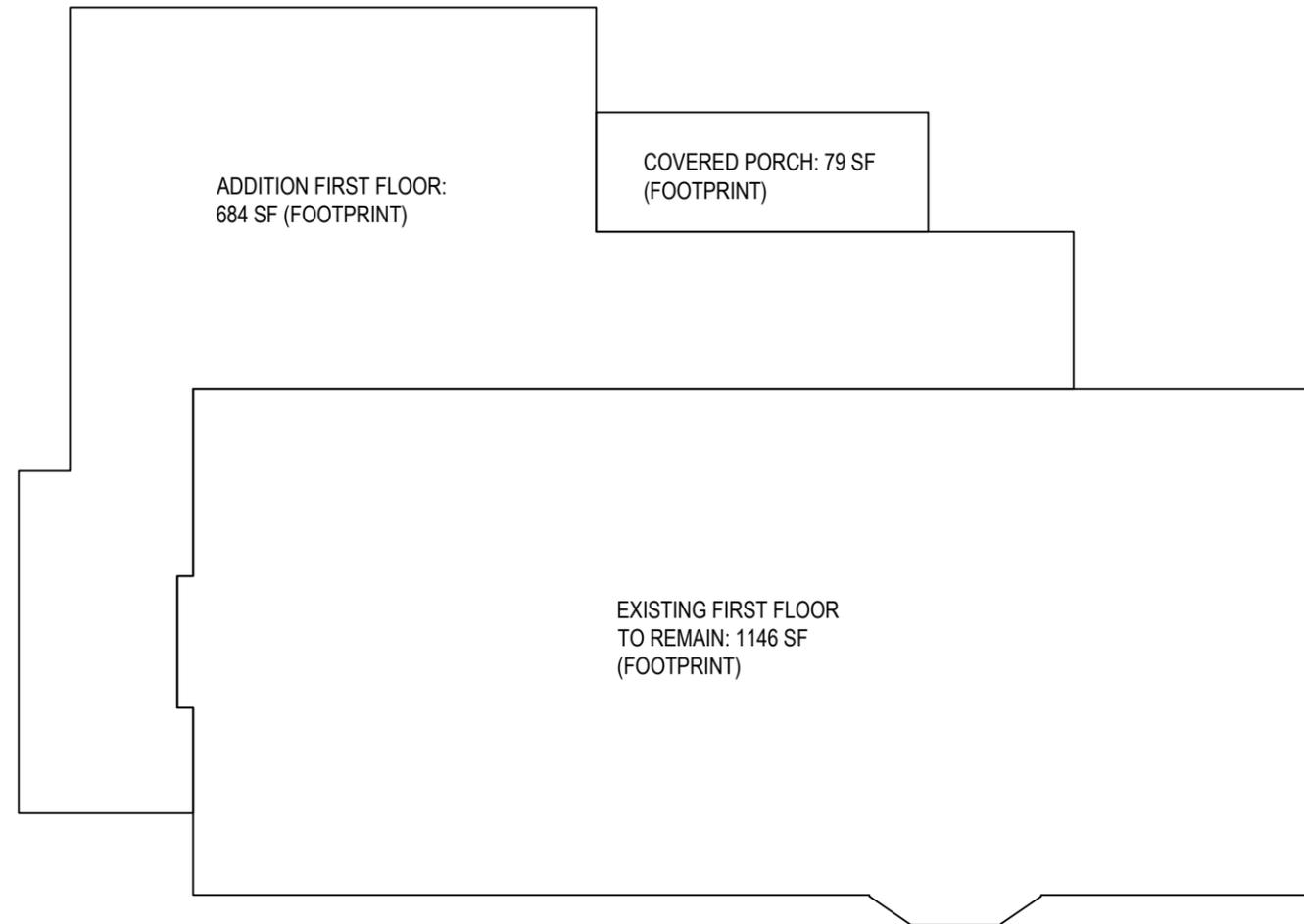
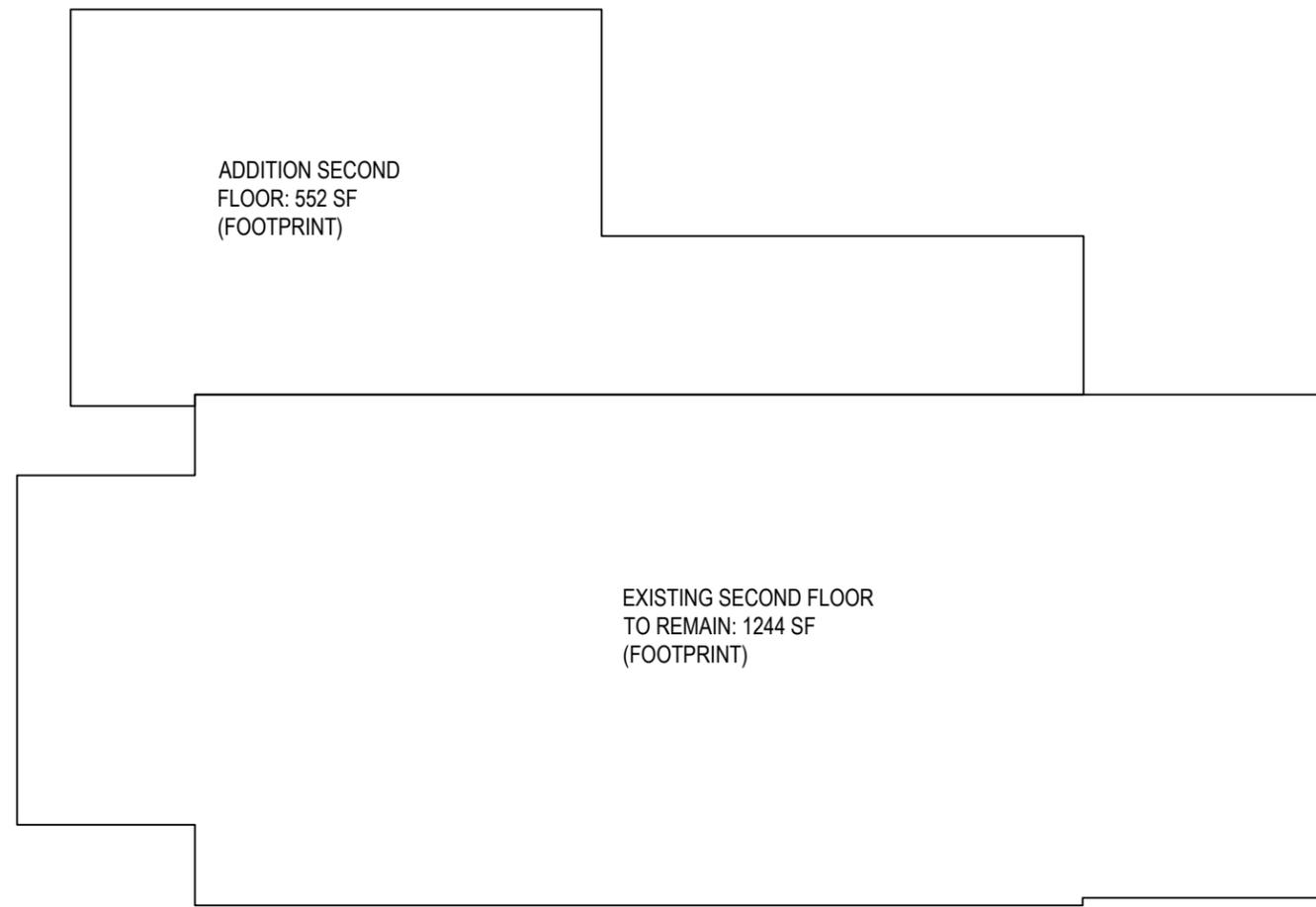
JIM BULEJSKI ARCHITECTS
45 W. LOCKWOOD AVE. RM. 302 ST. LOUIS, MO 63111
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808 Hawbrook Rd.
Glendale, MO 63122-4610

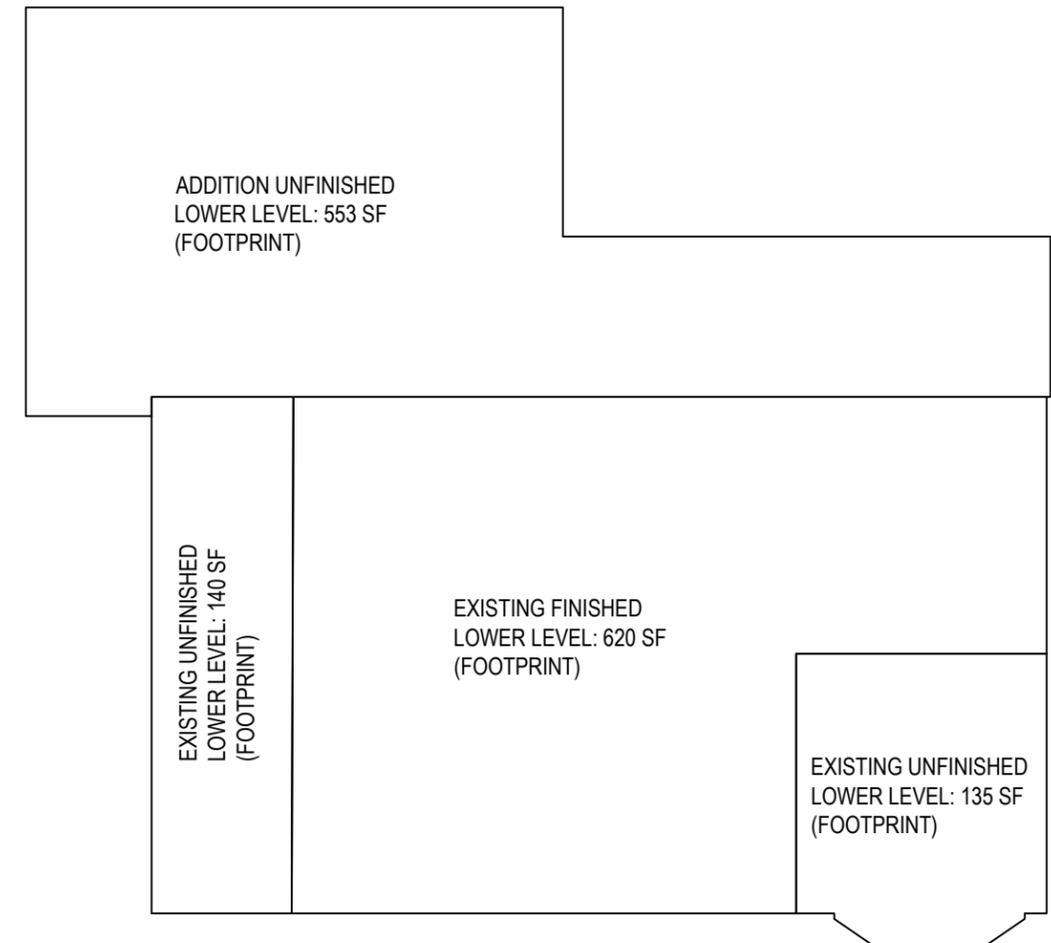
ARB PHOTOS - NEIGHBORHOOD

sheet: of 06



FLOOR AREA RATIO:

LOT AREA:	14,398 SF
HOUSE FIRST FLOOR	1,830 SF
HOUSE SECOND FLOOR	1,796 SF
HOUSE TOTAL	3,626 SF
TOTAL FLOOR AREA	3,626 SF
FLOOR AREA RATIO	25.2%
MAXIMUM FAR IS 30%	
30% OF 14,398 SF = 4319.4 SF	
LOWER LEVEL FINISHED	620 SF
LOWER LEVEL UNFINISHED	828 SF
DETACHED GARAGE	493 SF
REAR COVERED PORCH	79 SF
HOUSE HEIGHT	±26'-4" (EXISTING)



date:
 12/09/2021
 01/07/2022
 04/18/2022
 09/18/2025
 10/10/2025
 CONSTRUCTION EST.:
 10/17/2025
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JIM BULEJSKI ARCHITECTS
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

ADDITION & REMODEL FOR:
Jon and Erin Ramirez
 808 Hawbrook Rd.
 Glendale, MO 63122-4610

FLOOR AREA RATIO DIAGRAM

sheet: of 06

BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY

808 HAWBROOK ROAD

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 44 NORTH, RANGE 6 EAST
ST. LOUIS COUNTY, MISSOURI

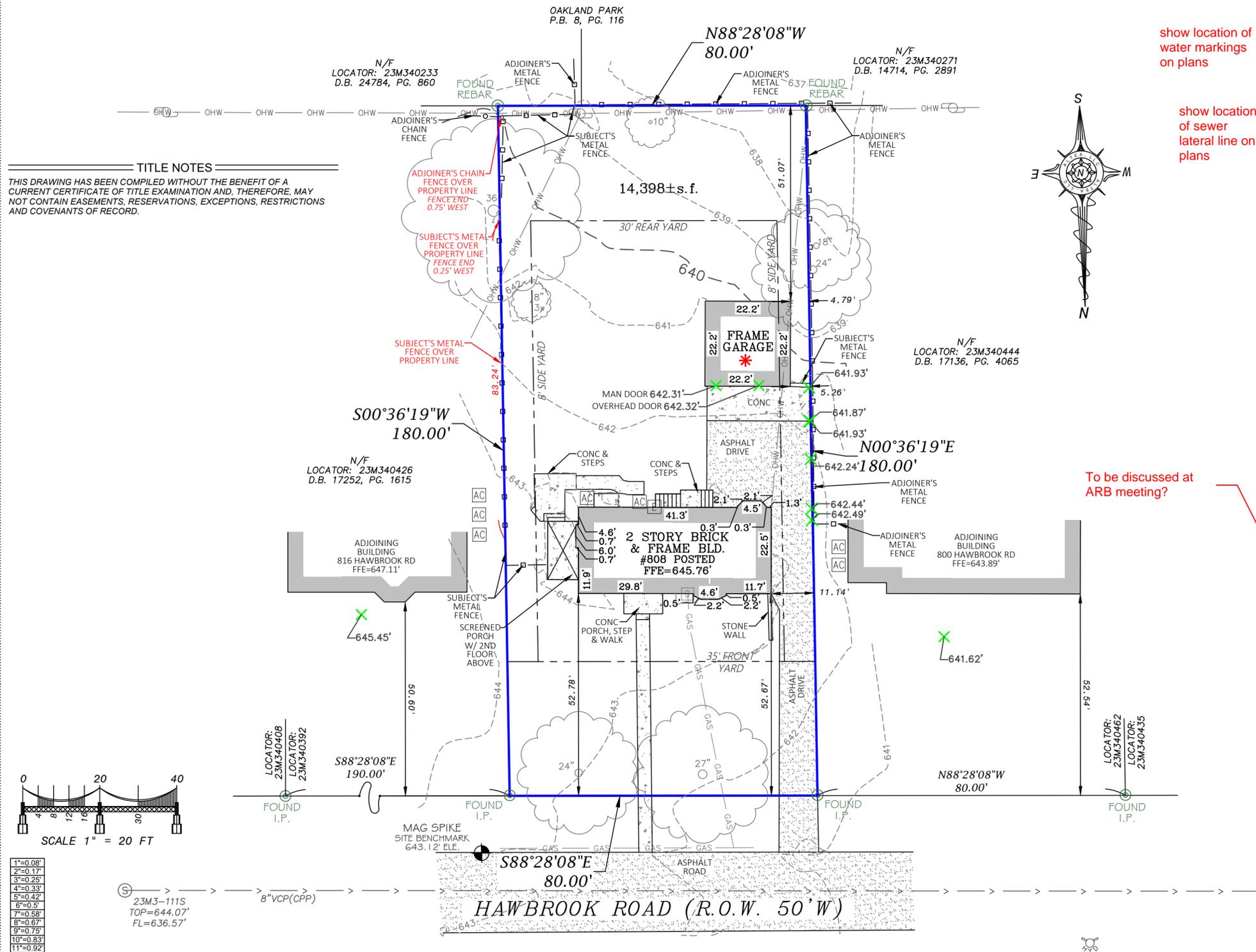
MISSOURI ONE CALL	TICKET NO.	REQUEST DATE:	
	253152733	11/11/25	
DATE	UTILITY	COMPANY	RESPONSE
11/14/25	ELECTRIC	AMEREN MISSOURI ELECTRIC	CLEAR / NO CONFLICT
	FO, TEL, TV	ATT DISTRIBUTION	CLEAR / NO CONFLICT
	WATER	MISSOURI AMERICAN WATER CO	MARKED
	GAS	SPIRE MO EAST	MARKED
	SEWER	MSD	CLEAR / NO CONFLICT

show location of ATT lines on plans if not on OHW

show location of water markings on plans

show location of sewer lateral line on plans

TITLE NOTES
THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.



- SURVEYOR'S NOTES**
- CONTOURS DEPICTED HEREON ARE DISPLAYED IN ONE (1) FOOT INTERVALS.
 - SITE BENCHMARK: ELEVATION = 643.12. MAG SPIKE IN ASPHALT ROAD NEAR THE NORTHEAST CORNER OF THE SITE.
 - SHOWN UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND OBSERVATIONS & ARE INCLUDED ONLY WHEN A UTILITY SURVEY WAS PART OF THE PROJECT SCOPE. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
 - BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON NOVEMBER 12, 2025 WITH THE FOLLOWING PARAMETERS:
ZONE: MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
N (Y) = 302843.569 (METERS)
E (X) = 253367.387 (METERS)
ELEVATION = 459.87"
COMBINED FACTOR = 0.99993347
VERTICAL DATUM: NAVD88 (GEOID12B)

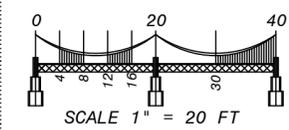
- THE SUBJECT TRACT CONTAINS 0.33 ACRES MORE OR LESS (14,398 SQUARE FEET MORE OR LESS).
- PER THE CITY OF GLENDALE, THE PROPERTY SHOWN HEREON IS ZONED "R-1" RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
FRONT YARD - 35 FT
REAR YARD - 30 FT
SIDE YARD - 8 FT

*** NOTE:** THE EXISTING STRUCTURE MAY BE IN COMPLIANCE WITH THE CITY OF GLENDALE SETBACK REQUIREMENTS IF THE STRUCTURE WAS BUILT PRIOR TO THE ESTABLISHMENT OF THE CURRENT ZONING SETBACK REQUIREMENTS. CONFIRMATION WITH THE CITY OF GLENDALE IS NEEDED.

LEGEND

	SPOT ELEVATION		TREE WIDTH
	GAS METER		ELECTRIC METER
	FIRE HYDRANT		SANITARY MANHOLE
	AIR CONDITIONING UNIT		
	CHAIN FENCE		BOUNDARY LINE
	EASEMENT LINE		WOOD/VINYL/METAL FENCE
	SETBACK LINE		WIRE FENCE
	PARCEL LINE		BUILDING FOOTPRINT
	U.S. SURVEY		10' CONTOUR LINE
	SECTION LINE		2' CONTOUR LINE
	CENTERLINE		SANITARY SEWER
	OVERHEAD WIRE		
	NATURAL GAS LINE		

To be discussed at ARB meeting?



1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.5'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'

SHEET IDENTIFICATION

TOPO & BOUNDARY

PROJECT NUMBER: 19-1778-T-U1

SHEET: 1 OF 1

FIELD CREW:	RDM
SURVEYED:	11/12/2025
DRAFTER:	RST
DRAFTED:	11/13/2025
REVIEWER:	BLH
REVIEWED:	11/13/2025

SURVEYOR'S STATEMENT

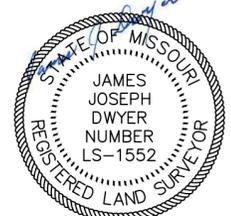
AT THE REQUEST OF MIKE MAHN, ALTEA, LLC, HAS DURING THE MONTH OF NOVEMBER, 2025, EXECUTED A BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 44 NORTH, RANGE 6 EAST OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 11-20-25

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SURVEY MARKERS

- FOUND/SET SEMI-PERMANENT MONUMENT
- FOUND/SET PERMANENT MONUMENT
- FOUND/SET CROSS
- FOUND/SET ANCHOR
- FOUND/SET ARROW
- SET STAKE
- SITE BENCHMARK



ABBREVIATIONS

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
N.R.=NON-RADIAL P.B.=PLAT BOOK P.G.=PAGE D.B.=DEED BOOK
N/F=NOW OR FORMERLY C/L=CENTERLINE S.F.=SQUARE FEET
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCHMARK
ESMT.=EASEMENT ELE.=ELEVATION BLD.=BUILDING
FFE.=FINISHED FLOOR ELE FL.=FLOWLINE TFF.=TOP OF FINISHED FLOOR

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
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SITE PLAN

808 HAWBROOK ROAD

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---
EXISTING WATERLINE	---w---
EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	---GAS---
EXISTING OVERHEAD UTILITY	---OHW---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS SEAL AND DATED HEREON IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS AND FOR THE DESIGN OF THE WORK. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

Jonathan & Erin Ramirez
808 Hawbrook Road
Glendale, MO 63122

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194



LOCATION MAP
N.T.S.

PROJECT DATA

LOCATOR NO. : 23M340417
 ADDRESS : 808 HAWBROOK ROAD
 GLENDALE, MO 63122
 OWNER : JONATHAN & ERIN RAMIREZ
 AREA OF TRACT : 14,398 S.F. (0.331 AC.)
 PRESENT ZONING : R-1
 PRESENT USAGE : SINGLE FAMILY RESIDENCE
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : KIRKWOOD
 FIRE DISTRICT : GLENDALE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189C0309K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 SPIRE / LACLEDE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE

YARD SETBACK REQUIREMENTS

FRONT: 35'
 SIDE: 8' (10% LOT WIDTH)
 REAR: 30'

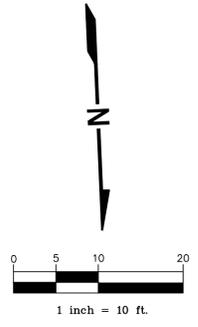
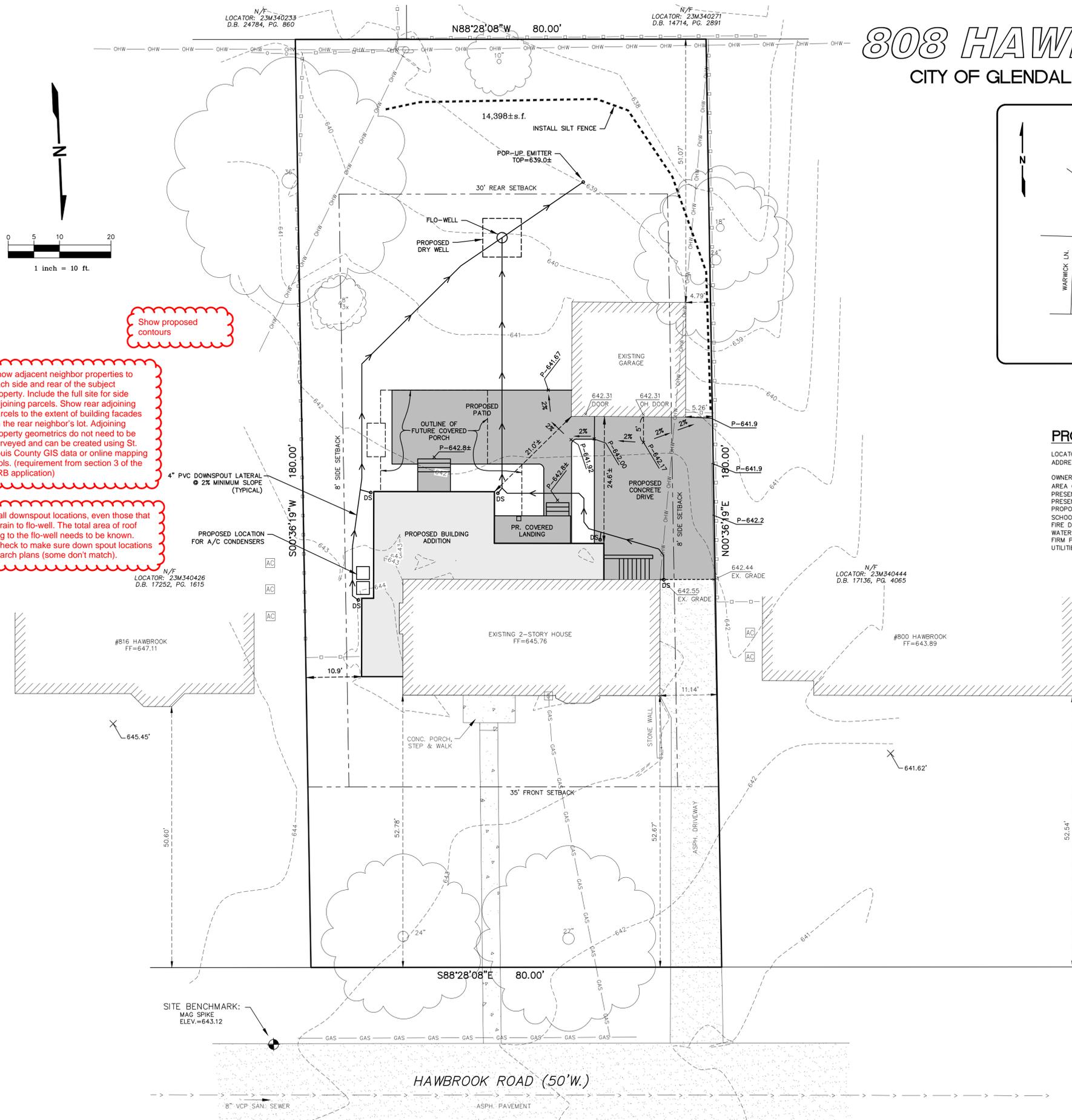
SITE COVERAGE

MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE = 55%
 TOTAL IMPERVIOUS COVERAGE WITH PROPOSED CONDITIONS = 4,681 S.F.
 TOTAL INCLUDING FUTURE COVERED PORCH = 4,909 S.F.
 4,681 / 14,398 = 32.5% (PROPOSED)
 4,909 / 14,398 = 34.1% (FUTURE)
 MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE IN REQUIRED FRONT YARD = 45%
 TOTAL IMPERVIOUS COVERAGE (EXISTING) = 460 S.F.
 460 / 2,800 = 16.4%

GENERAL NOTES

- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY ALTEA, LLC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MO, AND MoDNr.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS."
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- LEAF SCREENS ARE RECOMMENDED ON ALL DOWNSPOUTS THAT ARE PIPED TO STORM WATER BMP. SEE DOWNSPOUT DETAIL.

looks like existing/proposed power will be above ground



Show proposed contours

Show adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools. (requirement from section 3 of the ARB application)

Show all downspout locations, even those that don't drain to flo-well. The total area of roof draining to the flo-well needs to be known. Also, check to make sure down spout locations match arch plans (some don't match).

EXISTING UTILITY NOTE



UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

PROPOSED SITE PLAN

808 HAWBROOK ROAD

SITE PLAN

PRELIMINARY

11/21/2025
MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616

REVISED

25133
11/18/25
1 / 2
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