



**NOTICE OF PUBLIC MEETING  
THURSDAY, MARCH 12, 2026 – 6:00 P.M.  
BOARD OF ADJUSTMENT MEETING  
AGENDA**

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: FEBRUARY 4, 2026
- IV. REQUEST FOR VARIANCE BY JASON AND MICHELLE FRANK

An appeal requesting approval to construct a new home and detached two-car garage at their residence located at 785 Bismark Ave. The proposed location of the home would violate the stream buffer protection requirements as defined by Chapter 462 of the Glendale Zoning Code.

- V. MISCELLANEOUS
- VI. ADJOURNMENT

This meeting will be held at the Glendale City Hall Auditorium at 424 N. Sappington Road and will be open to the public.

*Gabrielle Wesche* \_\_\_\_\_

Gabrielle Wesche  
Community Engagement Officer

POSTED: March 6, 2026 – 2:00 P.M.



**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**February 4, 2026 –6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Board of Adjustment of the City of Glendale was held on Wednesday, February 4, 2026. Chairman Lane called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members Present

Susan Schoen  
Chairman Thomas Lane

Members Absent

Mark Hewlett  
William Smit  
John Bugee

Alternate Members Present

Wrenn Kates  
Marilyn Vollet  
Danny Ramirez

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; City Attorney Allie Sievers; and Court Reporter Seth Arndt

**APPROVAL OF MINUTES**

Moved by Mr. Ramirez, seconded by Ms. Kates and unanimously carried, to approve the minutes from the December 3, 2025 meeting as submitted.

**VARIANCE REQUEST –  
Rear Yard Setback  
Encroachment for Addition –  
Mark and Ann Pratt, 41 Berry  
Oaks Lane**

Max Bemberg of Bemberg Architecture was sworn in by Court Reporter Seth Arndt. Mr. Bemberg presented the project on behalf of his client, Mr. Pratt, who was also in attendance.

Mr. Bemberg explained that his clients are proposing to add a single-story mudroom to the southwest corner of the existing home. Because the structure is oriented at a 45-degree angle to the lot, and the southwest corner already extends beyond the 30-foot rear building line, the proposed addition would encroach 12 feet into the required rear setback. He requested a variance from Section 400.140(C) of the Glendale Zoning Code.

Mr. Bemberg stated that the angled orientation of the home creates an undue hardship, as it results in an unusual layout compared to other subdivisions in the City. He explained that, unlike curved streets or cul-de-sacs where lots are typically pie-shaped to allow homes to face the street and align with the lot shape, the home at 41 Berry Oaks Lane is uniquely positioned near the rear edge of the lot. He also noted that the house was constructed prior to the adoption of the City’s zoning code and does not conform to current setback requirements.

City Attorney Allie Sievers entered into the record the following exhibits:

1. The application for the variance and additional materials including the site plan, drawings, and general notes submitted to the Board of Adjustment.
2. Notice of variance request and the list of recipients who have received notice of the hearing.
3. The City of Glendale's zoning code.

The Board of Adjustment members discussed the request and reviewed the submitted materials.

Chairman Lane asked if anyone in the audience would like to make a public comment. The Board noted the emailed public comment from Victoria Sorrells in favor of the project. There was no spoken comment.

Ms. Schoen made a motion to approve the requested variance.

**The proposed resolution is as follows:**

*WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, does find and determine that the above-described property is in Zoning District R-1, which said district requires that any building not be located closer than 30' from the rear property line; and*

*WHEREAS, the applicant desires to construct a first floor rear addition so that it's southwest corner would be located 18' from the rear property line, which would be in violation of the maximum 30' setback required by the Zoning Code of the City of Glendale Section 400.140(C); and*

*WHEREAS, the Board finds that the property on which such violation is proposed possessed the following extraordinary or exceptional situations not generally prevalent in the neighborhood which would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner of such property as set out below, if the strict application of the zoning regulations as to setback were followed:*

*The applicant's home was built in 1951, prior to the adoption of the zoning code, and the subject residence is positioned at an irregular angle such that the building lines are not parallel to the property lines, which causes the corner of the proposed addition to extend into the required rear yard. The position of the house and the lot's relationship to the curved street frontage is unusual and a condition not generally prevalent in the neighborhood. Due to its angled nature, the proposed encroachment is modest and would not place the building line of the addition substantially close to the building lines of the adjacent rear yards on Frederick Lane.*

*NOW THEREFORE BE IT RESOLVED, that the appeal of the above applicant for a variance in the strict application of the zoning regulations **is approved** based on the findings of fact set out above.*

*The applicant is hereby authorized to construct a first-floor addition pursuant to the plans dated December 31, 2025, as submitted to the City of Glendale, that would encroach into the rear yard setback at its southwest corner by a maximum of 12’.*

*The Building Commissioner of the City is instructed to act accordingly.*

The motion was seconded by Mr. Ramirez.

The voice vote was as follows:

Wrenn Kates	“Aye”
Susan Schoen	“Aye”
Chairman Thomas Lane	“Aye”
Marilyn Vollet	“Aye”
Danny Ramirez	“Aye”

The motion passed with a vote of 5 Aye, 0 Nay, and 3 Absent

**VARIANCE REQUEST –**  
Front Yard Setback  
Encroachment for Porch and  
Ramp – Mark and Ann Pratt, 41  
Berry Oaks Lane

Mr. Bemberg presented the request on behalf of his client, Mr. Pratt, who was also present. The applicant proposed constructing a front porch and accessibility ramp. Due to the home’s 45-degree orientation on the lot, the porch and ramp would encroach nearly 3 feet into the required front yard setback. Mr. Bemberg stated that the unusual orientation of the structure creates an undue hardship. A variance from Section 400.070(7) of the Glendale Zoning Code, which requires a 25-foot setback for front porches, was requested.

City Attorney Allie Sievers entered into the record the following exhibits:

1. The application for the variance and additional materials including the site plan, drawings, and general notes submitted to the Board of Adjustment.
2. Notice of variance request and the list of recipients who have received notice of the hearing.
3. The City of Glendale’s zoning code.

The Board of Adjustment members discussed the request and reviewed the submitted materials. They asked if the porch would noticeably stick out further into the front yard than other porches or house frontage on the street. Mr. Bemberg said the impact would be minimal.

Chairman Lane asked if anyone in the audience would like to make a public comment. The Board again noted the emailed public comment from Victoria Sorrells in favor of the project. There was no spoken comment.

Ms. Schoen made a motion to approve the requested variance.

**The proposed resolution is as follows:**

*WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, does find and determine that the above-described property is in Zoning District R-1, which said district requires that any front yard porch not be located closer than 25' from the property line; and*

*WHEREAS, the applicant desires to extend their existing porch so that it is between 22.7' from the front property line, which would be in violation of the 25' setback required by the Zoning Code of the City of Glendale Section 400.070(A)(7); and*

*WHEREAS, the Board finds that the property on which such violation is proposed possessed the following extraordinary or exceptional situations not generally prevalent in the neighborhood which would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner of such property as set out below, if the strict application of the zoning regulations as to setback were followed:*

*The applicant's home was built in 1951, prior to the adoption of the zoning code, and the subject residence is positioned at an irregular angle such that the building lines are not parallel to the property lines, which causes the corner of the proposed porch to extend into the required front yard. The position of the house and the lot's relationship to the curved street frontage is unusual and a condition not generally prevalent in the neighborhood. The proposed encroachment is modest and would still place the porch within the typical distance to the roadway of other homes located in the Berry Oaks Lane subdivision.*

*NOW THEREFORE BE IT RESOLVED, that the appeal of the above applicant for a variance in the strict application of the zoning regulations **is approved** based on the findings of fact set out above.*

*The applicant is hereby authorized to construct a new porch pursuant to the plans dated December 31, 2025, as submitted to the City of Glendale, that would encroach into the front yard porch setback at its northeast corner by a maximum of 2.3'.*

*The Building Commissioner of the City is instructed to act accordingly.*

The motion was seconded by Ms. Vollet.

The voice vote was as follows:

Wrenn Kates	“Aye”
Susan Schoen	“Aye”
Chairman Thomas Lane	“Aye”
Marilyn Vollet	“Aye”
Danny Ramirez	“Aye”

The motion passed with a vote of 5 Aye, 0 Nay, and 3 Absent

**VARIANCE REQUEST –  
Side Yard Setback  
Encroachment for Carport –  
Andrew Haskenhoff, 900  
Brownell Ave.**

Mr. Haskenhoff, the owner and resident of 900 Brownell Ave., was sworn in by Court Reporter Seth Arndt. Mr. Haskenhoff presented the project to the Board of Adjustment.

Mr. Haskenhoff noted that his plans include a covered carport that will be attached to the outbuilding/garage on the lot. The proposed carport will be an unenclosed roof that extends out from the building 12’ and is 20’ wide, for a total size of 240 square feet.

Mr. Haskenhoff explained that the current outbuilding structure sits within the allotted 6’ setback and that the carport needs to be placed within the setback in order to properly cover the existing person door and garage door. The applicant noted that the structure will not be taller than the existing building and would be in the back of the lot and not near any other homes or structures.

City Attorney Allie Sievers entered into the record the following exhibits:

1. The application for the variance and additional materials including the site plan, drawings, and general notes submitted to the Board of Adjustment.
2. Notice of variance request and the list of recipients who have received notice of the hearing.
3. The City of Glendale’s zoning code.

The Board of Adjustment members discussed the request and reviewed the submitted materials. They asked if the carport was not built to provide roof coverage of the person door, would he be able to construct the carport encroaching into the setback. Mr. Haskenhoff explained that he would only be able to slightly adjust it due to the post being in the middle of the doorway and too close to the nearby powerlines.

Chairman Lane asked if anyone in the audience wished to make a public comment. City Administrator Frank Johnson stated that the City received one written comment from a resident opposed to the project that required clarification. The resident referenced a plan to “limit construction to no more than 30 percent of a residential lot.” Mr. Johnson clarified that the

City has no such restriction and stated that the resident was likely referring to and misunderstanding the City's Floor Area Ratio (FAR) requirements.

There was no spoken comment.

Ms. Vollet made a motion to approve the requested variance.

**The proposed resolution is as follows:**

*WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, does find and determine that the above-described property is in Zoning District R-2, which said district requires that any building or structure not be located closer than 6' from the side property line; and*

*WHEREAS, the applicant desires to construct a carport attached to an existing accessory building that would be approximately 3' from the property line, which would be in violation of the 6' setback required by the Zoning Code of the City of Glendale Section 400.190(B); and*

*WHEREAS, the Board finds that the property on which such violation is proposed possessed the following extraordinary or exceptional situations not generally prevalent in the neighborhood which would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner of such property as set out below, if the strict application of the zoning regulations as to setback were followed:*

*The applicant's accessory building was built prior to the adoption of the zoning code, and the subject lot originally held a commercial building that was located close to the property lines, with the residential house added later in 1979. The proposed carport is a small, unenclosed structure that matches the height of the existing building and cannot be moved to within the setback without impacting its functionality due to the pre-existing location of the garage doors.*

*NOW THEREFORE BE IT RESOLVED, that the appeal of the above applicant for a variance in the strict application of the zoning regulations **is approved** based on the findings of fact set out above.*

*The applicant is hereby authorized to construct a new carport pursuant to the plans dated January 13, 2026, as submitted to the City of Glendale, that would project 12' from the accessory building and encroach into the side yard setback by a maximum of 3'.*

*The Building Commissioner of the City is instructed to act accordingly.*

The motion was seconded by Ms. Schoen.

The voice vote was as follows:

Wrenn Kates	“Nay”
Susan Schoen	“Aye”
Chairman Thomas Lane	“Aye”
Marilyn Vollet	“Aye”
Danny Ramirez	“Aye”

The motion passed with a vote of 4 Aye, 1 Nay, and 3 Absent

**ADJOURN**

Ms. Schoen motioned to adjourn the meeting. The motion was seconded by Ms. Kates and unanimously carried to adjourn the meeting at 6:40 p.m.

To: Frank Johnson, Glendale City Administrator, [fjohnson@glendalemo.org](mailto:fjohnson@glendalemo.org)

Dear Frank,

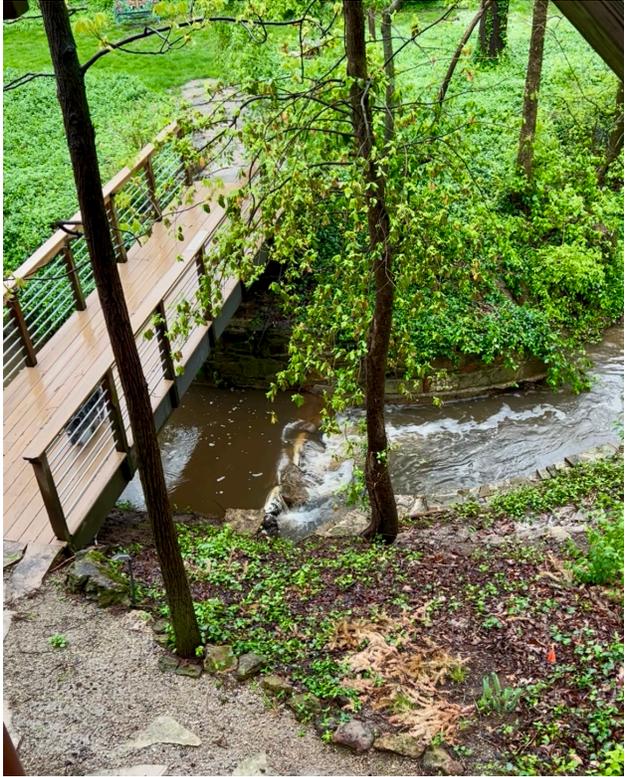
I am writing regarding our conversation Thursday morning about the creek behind our house at 791 Bismark Ave and the construction at 785 Bismark Ave, next door to us.

We are happy the new family is moving along with their building project. It has been quite a chore getting this far, I am sure. We basically have two issues we are concerned about. We want to make sure the building will not affect our house or our end of the creek.

Below are two pictures that show the normal water level on the far (north) side of the creek.



However, the water level can rise close to the top of our stone wall in just a good-sized rainstorm. The water will rise and rush as in the pictures below



The pictures below depict the creek's appearance during a severe rainstorm. I wish I could share the video that these pictures originated from. When it rains this heavily, the water flows rapidly, carrying a significant amount of debris into our section of the creek. This debris originates from the Berry Road tunnel and a four-foot pipe that runs beneath our yard from Bismark Avenue. A substantial portion of the water that falls on Bismark Avenue and Glenhaven Drive drains into this pipe.



I'm astounded that I couldn't find videos of what happens during a real gullywasher. If you've ever seen the Colorado Rapids, you'll understand. These don't happen every year, but they do frequently enough that we have to be vigilant. The rush of water creates a temporary pond (pushlog) in the 785 lot.

Our section of the creek has seen a significant increase in water flow in recent years. This could be due to the much-needed Deer Creek MSD project, which holds back a lot of the water that used to flood the Manchester/Laclede Station area. I also believe that the remedial work Glendale has done west of us has contributed to the faster and more forceful flow of water. This increase in water flow has caused erosion issues along both sides of our creek area.

The previous water issues had already reached a critical point, with the water level dangerously close to the top of our stone wall during moderate to heavy rainstorms. The force of the rushing water was immense, as shown in the accompanying pictures. Given the severity of the situation, the new construction must be designed in a way that doesn't exacerbate the existing conditions. Any further aggravation of the flow issues is simply not an option. We want the new development to coexist harmoniously with the current water management challenges.

We must be certain that any measures taken to buffer the rush at 785 won't cause additional problems here at 791. I'm confident that the Fanks, their builder and Glendale are all aware of this, and I'm certain they'll ensure that we won't be inundated next monsoon season.

Unfortunately, I won't be able to attend the meeting because I have a medical procedure scheduled for March 12. Please don't hesitate to contact me if you have any other questions.

Sincerely,

Mickie Dissett  
314-330-6698







**NJL Custom Homes**  
556 Leffingwell Ave, Second Floor  
Kirkwood, MO 63122

**785 Bismark Avenue – Stream Buffer Variance Request**

City of Glendale, Missouri

**To:** City of Glendale - Board of Adjustment

**Subject Property Address:** 785 Bismark Avenue, Glendale, Missouri

**Re:** Variance Request – Stream Buffer Intrusion Related to Rock Hill Creek

Dear Members of the Board of Adjustment,

This letter is submitted in support of a variance request for the property located at **785 Bismark Avenue**, related to the required stream buffer protection associated with **Rock Hill Creek**. The purpose of this request is to document the **unusual and site-specific hardship** created by these requirements and to explain why strict enforcement of the buffer protection **prevents construction of a reasonably sized, code-compliant single-family residence on the lot as designed**.

The subject property is a legally platted, residentially zoned lot intended for single-family use. The intended home design **meets all other building codes and ordinances outlined by the City of Glendale**. This is inclusive of property setbacks, height requirements, lot coverage, and floor area ratios.

As outlined in Chapter 462 of the building code, our understanding is that the stream buffer protection requirements apply to 785 Bismark Avenue as follows:

1. For all streams not identified as solid blue line creeks on the USGS map, a twenty-five (25) foot buffer shall be maintained of undisturbed natural vegetation from the top of the creek.
2. An additional setback shall be maintained for another twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited, as well as minimal grading and earthmoving within the setback.
3. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

Additionally noted in Chapter 462 are the requirements to grant a variance from the stream buffer protection. **Attached, you will find all the necessary materials for your review:**

1. A description of the shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.
2. A detailed site plan that shows the location of all existing and proposed structures and other impervious cover, the full limits of disturbances, and the exact area affected.
3. Documentation of unusual hardship, which will be effectively outlined in this letter.
4. At least one (1) alternative plan, which does not include an intrusion, and an explanation of why such a site plan is not possible. That explanation is also included in this letter.
5. A calculation of the total area and length of the proposed intrusion.
6. A storm water management site plan. This will be included in our engineering plans.
7. Proposed mitigation of the intrusion. This is included in this letter.

After the procedures, the building code outlines the factors that will be considered in determining whether to issue a variance. Those factors are listed below, as well as our supporting evidence for a granted variance in this specific case:

1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.

785 Bismark is approximately 0.56-acre rectangular lot, measuring roughly 128 by 203 feet and featuring a significant rearward slope. Its deep, wooded orientation ensures natural privacy and efficient surface drainage toward the rear property line, fully integrated with standard municipal utility infrastructure.

As shown on the Site Plan – Grading Plan, the property experiences approximately **18 to 22 feet** of elevation change from the front building line to the rear creek corridor. The closely spaced contour lines at the rear of the lot reflect sustained steep slope conditions rather than gradual grade transition.

This degree of elevation change over a relatively short horizontal distance creates conditions similar to constructing a residence adjacent to a bluff or escarpment. The buildable area effectively terminates at the point of steep descent, requiring engineered stabilization and limiting the practical depth of the building envelope.

The **presence, alignment, and setback requirements** combined with steep topography at the rear of the property significantly constrain the buildable area of the site. When the additional stream buffer protection is applied in full, the remaining buildable envelope is **insufficient to accommodate the proposed residence in a manner consistent with zoning standards, practical site access, and neighborhood context** without encroaching on this area.

2. The locations of all streams on the property including along property boundaries.

The creek traverses the rear portion of the lot at an angle that effectively compresses the buildable area toward the street, leaving inadequate depth to locate the home while meeting all required setbacks, grading limitations, driveway geometry, and stormwater management requirements.

3. The location and extent of the proposed buffer or setback intrusion.

No impervious improvements are proposed within the first twenty-five (25) foot vegetative buffer, and all work will comply with applicable erosion control and stormwater regulations. The proposed residence does not encroach into the creek itself, nor does it disturb the top-of-bank condition. The creek corridor will remain intact and undisturbed.

The requested variance relates only to limited improvements located within the additional twenty-five (25) foot impervious setback area beyond the vegetative buffer. Specifically:

- A portion of the rear foundation wall of the residence;
- Associated grading necessary to safely tie the structure into the existing topography;
- A retaining wall system designed to stabilize slopes and minimize overall disturbance.

The total square footage of intrusion within the initial setback area is approximately 0.021 acres, with another 0.098 acres of disturbance in the additional setback.

Importantly, the retaining wall is proposed as a stabilization measure to reduce slope failure risk, limit erosion, and minimize the extent of grading that would otherwise be required. Without the retaining wall, greater slope disturbance would occur, resulting in a larger overall impact area.

4. Whether alternative designs are possible which require less intrusion or no intrusion.

An initial site layout was prepared using standard zoning setbacks prior to full identification and application of the stream buffer constraints. Once the creek buffer requirements were confirmed through coordination with the City and the project engineer, it became clear that the original home placement and footprint **cannot be constructed without encroaching into the required buffer**. Strict application of the buffer would require either a substantial reduction in the home footprint beyond what is reasonable for the lot, or complete abandonment of the planned residence, effectively depriving the property of reasonable residential use.

In response, the project team worked closely with Sterling Engineering and City staff to revise the site plan in good faith, with the goal of **minimizing buffer intrusion while preserving reasonable use of the property**. These efforts included:

- Shifting the home and retaining wall further from the creek to reduce buffer encroachment;
- Refining grading to limit slope disturbance and reduce impacts within the buffer;
- Incorporating stabilization measures, including riprap, to protect the creek bank;
- Revising stormwater management features to control runoff velocity and improve water quality.

Alternate site configurations were evaluated, including layouts intended to fully avoid buffer intrusion. Due to the creek's location, required setbacks, lot dimensions, and topographic constraints, these alternatives would either eliminate functional access and circulation (including driveway feasibility), or require additional variances without meaningfully reducing environmental impact.

As a result, the revised plan represents the **least intrusive and most practical solution** available while still allowing the property to be developed for its intended residential use. Where limited buffer intrusion remains unavoidable, mitigation measures are proposed to offset potential impacts, including erosion control, creek bank stabilization, protection of remaining vegetation, and compliance with applicable stormwater standards.

5. The long-term construction and water-quality impacts of the proposed variance.  
AND
6. Whether issuance of the variance is at least as protective of natural resources and the environment.

Rock Hill Creek flows generally west to east, and the subject property is located at the upstream portion of this corridor. In this section of the creek, flow is controlled by a manmade culvert structure that conveys water beneath North Berry Road. This infrastructure provides defined hydraulic control in the immediate area.

As documented in the attached FEMA and SEMA floodplain mapping, the subject property is not located within a regulated floodway, and flood risk in this area is limited. The proposed



improvements will not alter the creek channel, top-of-bank elevation, or hydraulic conveyance capacity. No work is proposed within the creek bed itself.

In addition, the project includes engineered stormwater management measures designed in accordance with municipal standards. These measures will:

- Control runoff volume and discharge rates;
- Reduce erosion potential;
- Stabilize disturbed slopes;
- Protect downstream water quality during and after construction.

Temporary and permanent erosion control best management practices (BMPs) will be implemented throughout construction to prevent sediment migration into the creek. Proposed riprap and slope stabilization measures will further protect the creek bank from long-term erosion.

Because the creek channel remains undisturbed, stormwater is properly managed, and stabilization improvements are incorporated into the design, the proposed variance will **not** increase flood risk, degrade water quality, or create adverse long-term environmental impacts.

In conclusion, hardship is not the result of the home design itself, nor is it self-created. Rather, it stems from **natural site conditions that are unique to this parcel** and not generally present on surrounding properties along Bismark Avenue.

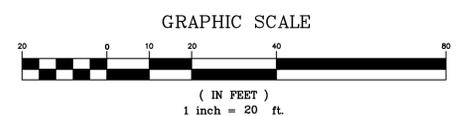
The requested variance is justified due to the **exceptional physical constraints of the site** and is necessary to relieve an undue hardship caused by strict application of the stream buffer regulations. Approval of this variance will allow the property to be developed in a manner consistent with surrounding residences while maintaining the intent of the City's environmental protections.

Thank you for your time and consideration.

Respectfully submitted,

**NJL Custom Homes**

**A TRACT OF LAND BEING ALL OF LOTS 197, 198, 199, 200 & PART OF VACATED ALLEY OF "ALGONQUIN VIEW" (P.B. 22 PG. 28) LOCATED IN SECTION 29, 30 & 32, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.**



**CALL BEFORE YOU DIG!**  
1-800-DIG-RITE

**LEGEND:**

	TREE LINE
	STILT FENCE
	FENCE LINE
	UNDERGROUND CATV LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND WATER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND GAS LINE
	OVERHEAD ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND SEWER LINE
	BUILDING
	LIGHT STANDARD
	YARD LIGHT
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	UTILITY POLE W/ TRANSFORMER
	GUY WIRE
	TRAFFIC SIGNAL
	WATER SPIGOT
	ELECTRIC METER
	WATER METER
	GAS METER
	WATER VALVE
	GAS VALVE
	GAS DRIP
	ELECTRIC BOX
	CABLE TV BOX
	TELEPHONE BOX
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	STREET/ROAD SIGN
	MISC. POLE/POST
	PARCEL TIE (SAME OWNER)
	FIRE HYDRANT
	UTILITY MANHOLE
	MAIL BOX
	A/C UNIT
	SANITARY MANHOLE
	STORM MANHOLE
	CURB INLET / AREA INLET
	GRATE MANHOLE
	GRATE INLET
	BUSH/SHRUB
	TREE
	SURFACE FLOW
	SURFACE FLOW WITH SLOPE
	DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
	DENOTES SEMI-PERMANENT MONUMENT TO BE SET
	FOUND IRON PIPE
	CONC. MON./STONE
	CROSS
	CROSS WITH ANCHOR
	CONC. PAVEMENT
	ASPHALT PAVEMENT
	BRICK PAVERS
	GRAVEL

**ABBREVIATIONS:**

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR

**SITE INFO:**  
N/F FOUNDATION UP  
D.D. 2023090800502  
D.# 221511255  
#785 BISMARCK AVE.  
25,984 SQ. FT. OR 0.597 AC.±

**ZONING INFO:**  
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT  
FRONT: AVERAGE OF ADJACENT HOMES (45.85' + 39.15' = 85.00' / 2 = 42.50')  
FRONT: 30' SETBACK PER PLAT  
SIDE: 10' SETBACK  
REAR: 30' SETBACK  
HEIGHT: 35' OR 2 1/2 STORIES.

**ABBREVIATIONS:**

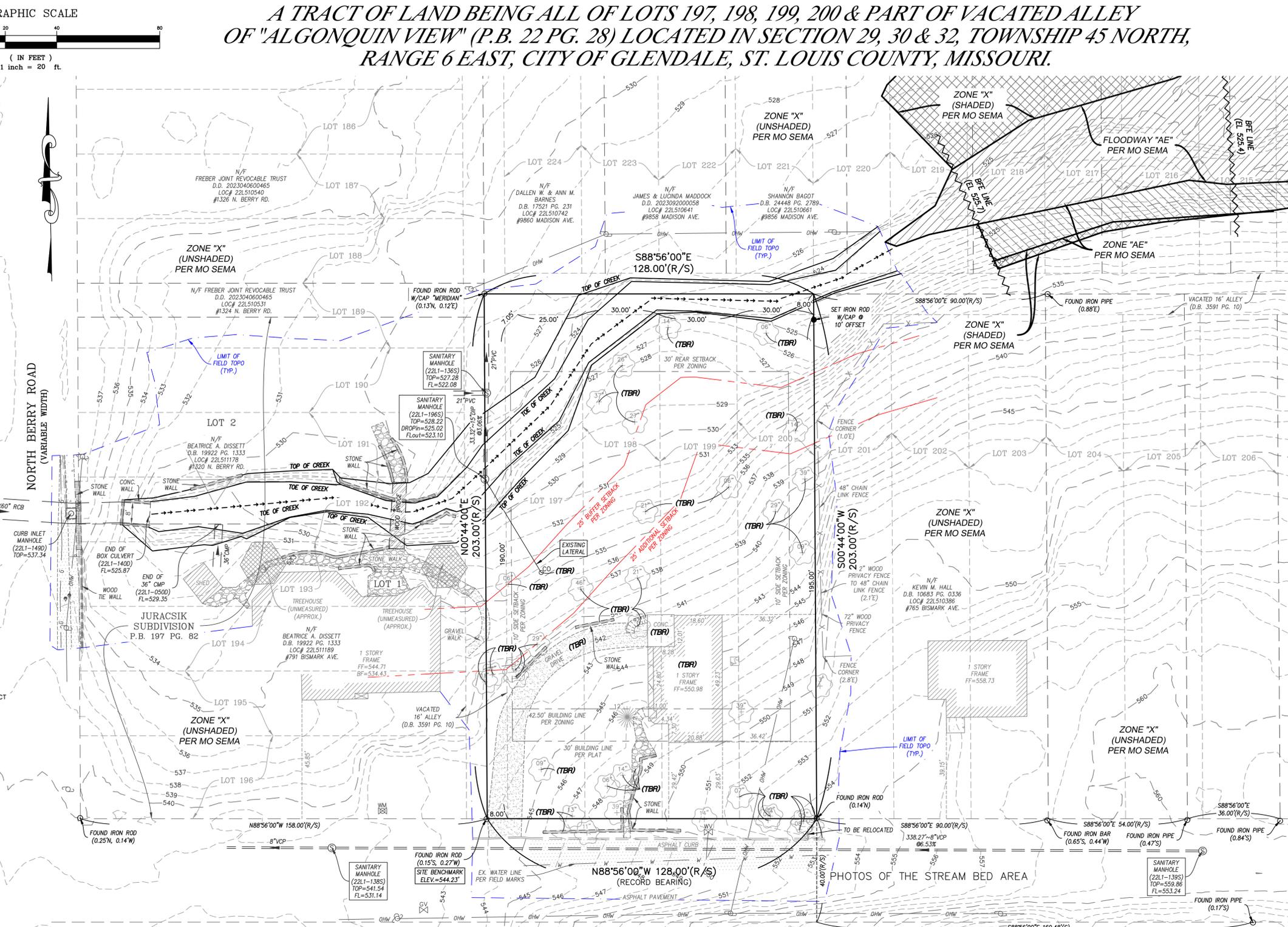
CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
RAD.	RADIAL
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR
UIP	USE IN PLACE
TBR	TO BE REMOVED
DS	DOWNSPOUT
F/P	FIREPLACE
W/W	WINDOW WELL
APPRO.	APPROXIMATE

**EXISTING UTILITIES NOTES**

- ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
- THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER. ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

**SITE BENCHMARK:**  
IRON ROD WITH CAP: 544.23' (NAVD88)  
FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

**BENCHMARK:**  
ST. LOUIS COUNTY BENCHMARK  
BENCHMARK: 14351; ELEVATION: 564.24' (NAVD88)  
"L" ON TOP CONCRETE RETAINING WALL AT SOUTH SIDE OF STEPS AT HOUSE #1364 BERRY ROAD; 20' EAST OF CENTERLINE OF BERRY ROAD.



**NOTES FOR GROUND WATER:**

- THE GROUNDWATER LEVEL DEPENDS ON SEASONAL AND CLIMATIC VARIATIONS AND MAY BE PRESENT AT DIFFERENT DEPTHS IN THE FUTURE.
- IF GROUND WATER IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO PROPERLY ADDRESS THE CONDITION AND ABIDE BY THEIR RECOMMENDATIONS.
- IF GROUND WATER IS ENCOUNTERED DURING THE EXCAVATION FOR BMP CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE THE ACCURATE GROUNDWATER TABLE AND PROVIDE THE GROUNDWATER TABLE INFORMATION TO THE STERLING COMPANY TO REDESIGN THE STORM WATER BMPS AS APPROPRIATE BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATION.

**SURVEYOR'S NOTES**

- THIS TRACT CONTAINS 25,984 SQUARE FEET OR 0.597 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "ALGONQUIN VIEW" AS RECORDED IN PLAT BOOK 22 PAGE 28 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: FOUNDATION UP IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 2023090800502 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

**NOTES FOR THE DEPTH TO WATER TABLE:**  
ACCORDING TO NRCS WEB SOIL SURVEY, THE DEPTH TO WATER TABLE ON THE PROPERTY IS APPROXIMATE 1.6 FEET TO 4.2 FEET BELOW GRADE. CONTRACTOR TO ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY THE SITE SOIL CONDITION AND WATER TABLE.

**TITLE NOTES**

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 22 PAGE 28. ADDITIONAL BUILDING LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF GLENDALE.

Plot Plan Prepared by THE STERLING COMPANY (314) 487-0440

- Notes:**
- Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.
  - All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with section R319.1.
  - Grade shall be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.
  - Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
  - This plot plan conforms to "GLENDALE CODE".
  - Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY  
MO. REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #200719663

**ISSUE/REMARKS/DATE**

1	Update House/Garage Plan - 10/06/25
2	Update Stormwater Calcs and Plan - 11/10/25
3	BGA Variance Comments - 01/16/26

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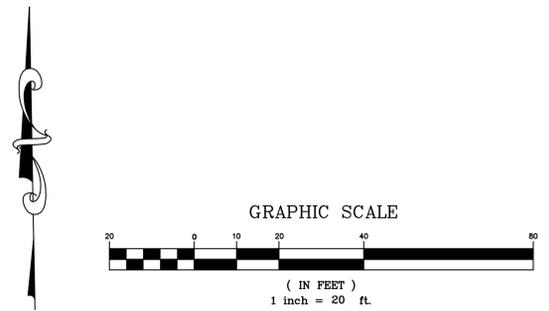
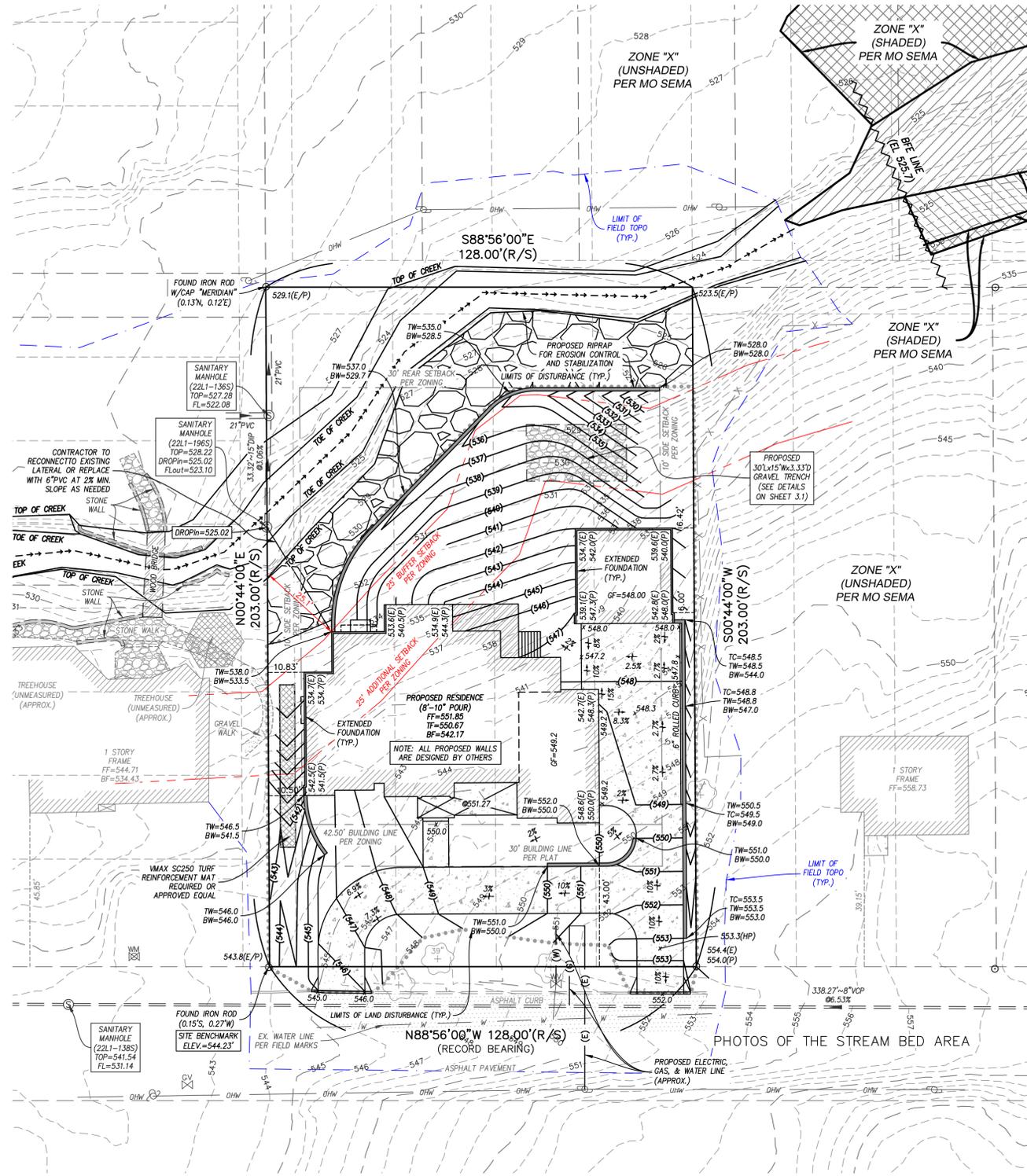
**#785 BISMARCK AVENUE**  
GLENDALE, MISSOURI 63121

Professional Engineer seal and signature shall be placed on this sheet only in the margin and shall not be placed on any other sheet. The seal and signature shall not be considered valid unless the engineer and the engineer company are duly licensed and the engineer company is duly licensed. The seal and signature shall not be considered valid unless the engineer and the engineer company are duly licensed and the engineer company is duly licensed.

Job Number: **25-03-063**  
Date: **01/25/2026**  
Designed: HHH Sheet: **1.1**  
Drawn: HHH  
Checked: MGB IMP

**NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY!**

Drawing name: C:\Users\huyhnb\appdata\local\temp\AutoCAD\_Publish\_77722603063\_Site Plan.dwg Plotted on: Jan 25, 2026 - 11:56am Plotted by: huyhnb



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**SITE NOTES:**  
 1. PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP  
 2. CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.  
 3. THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.  
 4. THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.  
 5. ALL PROPOSED WALLS ARE DESIGNED BY OTHERS.

**F-A-R CALCULATIONS**

LOT AREA	25,984 SQ.FT.
HOUSE FIRST FLOOR	3,214 SQ.FT.
HOUSE SECOND FLOOR	1,582 SQ.FT.
HOUSE TOTAL	4,796 SQ.FT.
ATTACHED GARAGE	760 SQ.FT.
ATTACHED GARAGE (50%)	380 SQ.FT.
TOTAL FLOOR AREA	5,176 SQ.FT.
FLOOR AREA RATIO	0.20
MAXIMUM FAR IS	0.30

PER ARCHITECTURAL PLAN

**GREEN SPACE CALCULATIONS**

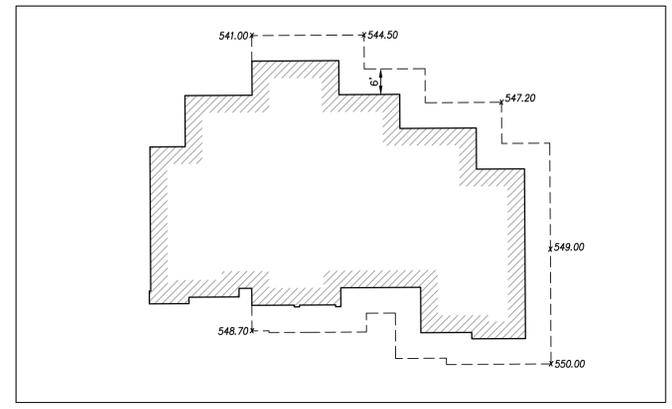
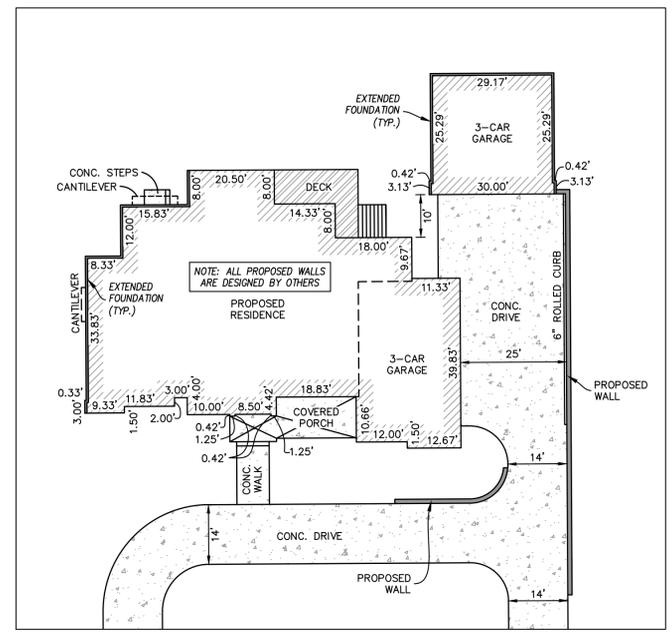
LOT AREA = 25,984 S.F.  
 TOTAL IMPROVEMENTS = 9,000 S.F.  
 TOTAL PERVIOUS AREA = 16,984 S.F.  
 GREEN SPACE AREA = 65.36%

**AVERAGE GRADE ELEVATION CALCULATION:**  
 $550.00' + 549.00' + 547.20' + 544.50' + 541.00' + 548.70' = 3280.40' / 6 = 546.73'$   
 THE MAXIMUM HEIGHT OF THE HOUSE SHALL NOT EXCEED 546.73' + 35.00' = 581.73' PER THE CITY OF GLENDALE ZONING ORDINANCE

**DISTURBANCE LIMITS:**  
 TOTAL DISTURBANCE = 19,079 S.F. OR 0.438 AC.  
 \*TOTAL DISTURBANCE WITHIN 25' BUFFER SETBACK = 909 S.F. OR 0.021 AC.  
 TOTAL DISTURBANCE WITHIN 25' ADDITIONAL SETBACK = 4,278 S.F. OR 0.098 AC.  
 \*EXCLUDING THE AREA OF PROPOSED RIPRAP FOR EROSION CONTROL AND STABILIZATION

**TOTAL INTRUSION LENGTH AND AREA**  
 \*TOTAL INTRUSION AREA WITHIN 25' BUFFER SETBACK = 909 S.F. OR 0.021 AC.  
 TOTAL INTRUSION LENGTH WITHIN 25' BUFFER SETBACK = 148 FT.  
 TOTAL INTRUSION AREA WITHIN 25' ADDITIONAL SETBACK = 4,278 S.F. OR 0.098 AC.  
 TOTAL INTRUSION LENGTH WITHIN 25' ADDITIONAL SETBACK = 171 FT.  
 \*EXCLUDING THE AREA OF PROPOSED RIPRAP FOR EROSION CONTROL AND STABILIZATION

**CUT/FILL INFO:**  
 ESTIMATED GRADING QUANTITY OF CUT = 63 C.Y.  
 ESTIMATED GRADING QUANTITY OF FILL = 2,356 C.Y.  
 ESTIMATED EXPORT MATERIAL QUANTITY = 2,293 C.Y. (FILL)



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**ISSUE REMARKS/DATE**

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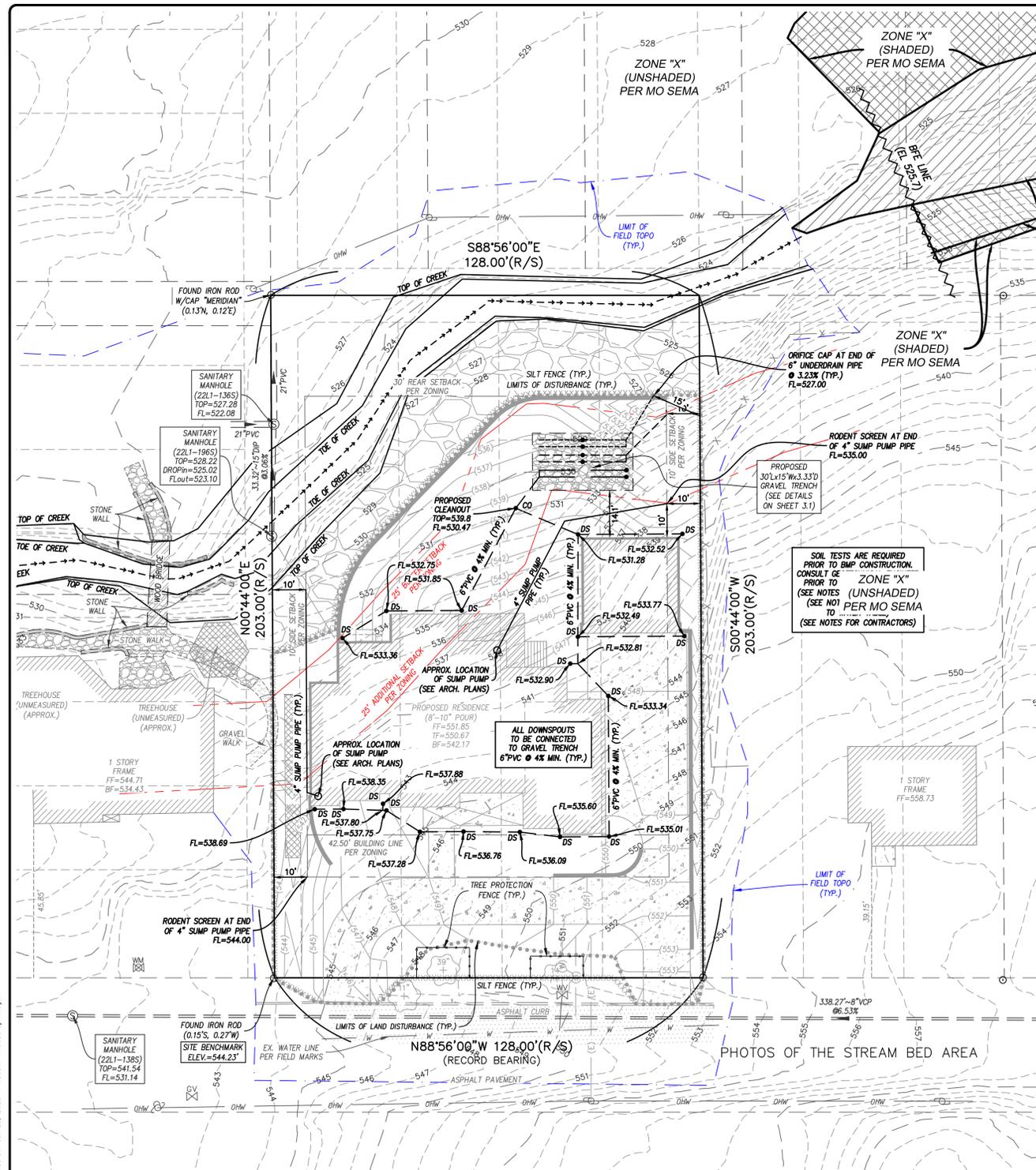
**#785 BISMARCK AVENUE**  
 GLENDALE, MISSOURI 63122

**SITE / GRADING PLAN**

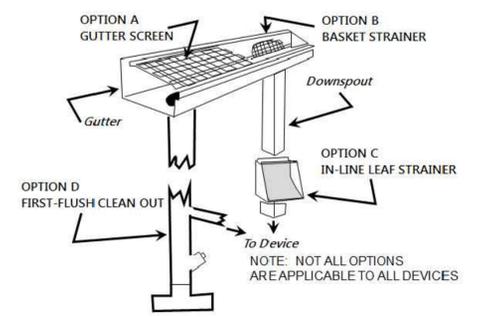
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Date: Henry H. Huynh, PE  
 License # PE-2022036627  
 Professional Engineer

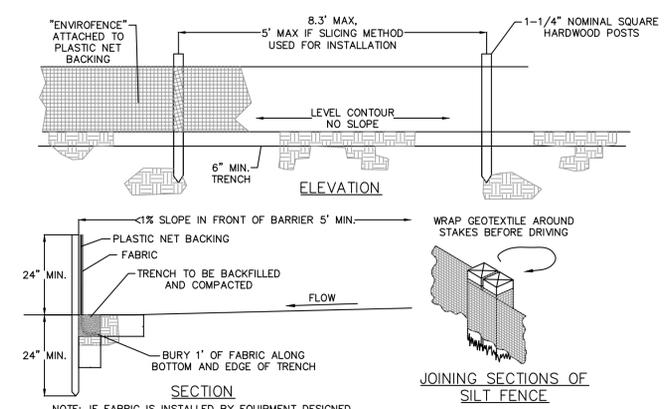
Job Number: **25-03-063**  
 Date: **01/25/2026**  
 Designed: HHH Sheet  
 Drawn: HHH **2.1**  
 Checked: MGB IMP



CIRCLE ONE OR MORE OPTIONS USED: A B C D



PRETREATMENT OPTIONS DETAIL



SILT FENCE DETAIL

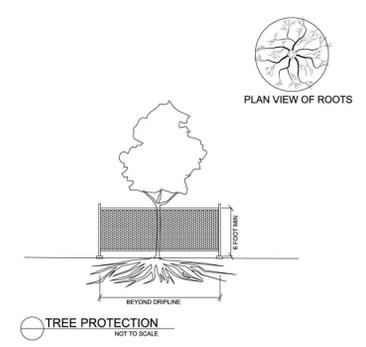
NOTES

1. THE GUTTERS SHALL CONNECT TO GRAVEL TRENCH UNLESS NOTED OTHERWISE.
2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
3. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
4. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
5. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.

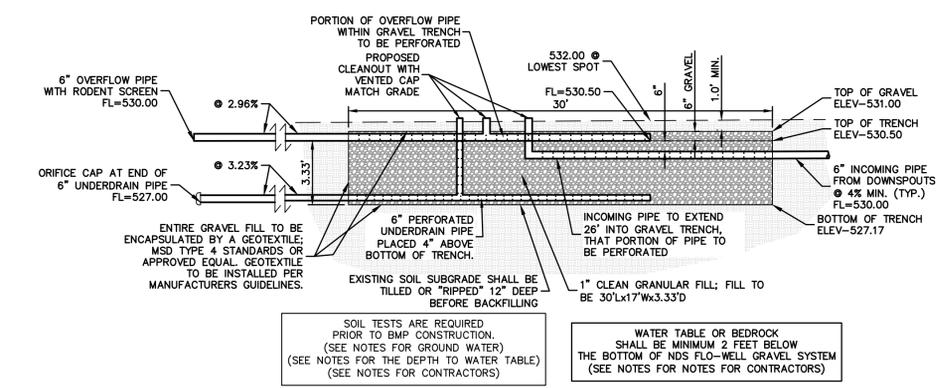
For WQv less than value below (cf)	4 holes of this diameter required
350	1/8"
800	3/16"
1500	1/4"
3300	3/8"
6000	1/2"
9075	5/8"



GRAVEL TRENCH OUTFALL ORIFICE

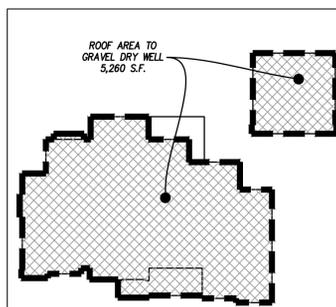


TREE PROTECTION



GRAVEL INFILTRATION TRENCH SECTION

1. ALL PIPES TO BE SDR-35 OR SCHEDULE 40 PVC OR EQUIVALENT.
2. MSD TYPE 4 STANDARDS LAP SPLICE MINIMUM LENGTH = 18 INCHES.
3. ALL PIPE TERMINATING INSIDE GRAVEL TRENCH SHALL HAVE ENDS CAPPED.
4. PVC STANDPIPE
  - A. REST STANDPIPE ON CONCRETE BLOCK OR PAD
  - B. ANCHOR PIPE INTO ROCK
5. PERFORATED PIPE SHALL BE WRAPPED WITH POLYESTER FILTER SOCK.
6. LIMESTONE SHALL NOT BE USED IN GRAVEL INFILTRATION TRENCH



ROOF CONTRIBUTORY MAP

**DIFFERENTIAL RUNOFF CALCULATIONS**

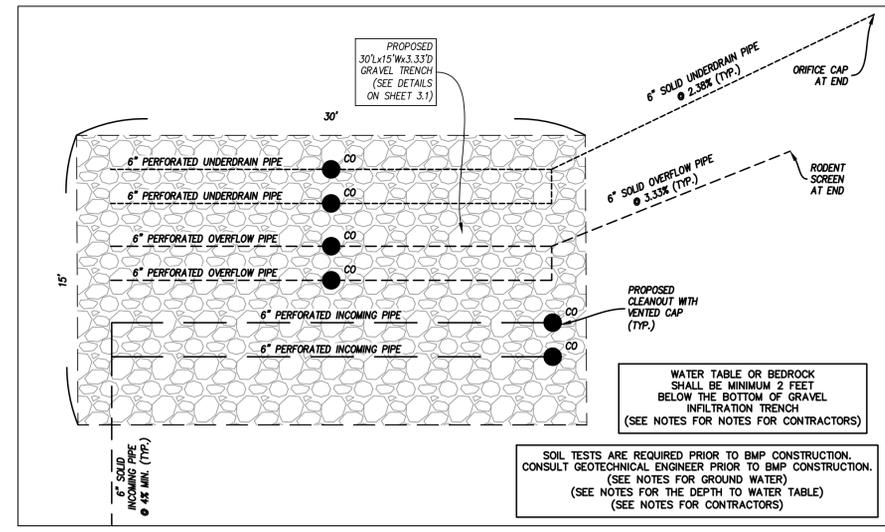
PREDEVELOPED	ROOF AREA	IMPERVIOUS AREA	PERVIOUS AREA
1,236 S.F.	0.029 Ac. X 4.20 = 0.122 cfs	1,355 S.F.	0.031 Ac. X 3.54 = 0.110 cfs
23,393 S.F.	0.537 Ac. X 1.70 = 0.913 cfs	0.597 Ac.	1.145 cfs

**POSTDEVELOPED**

5,260 S.F.	0.121 Ac. X 4.20 = 0.508 cfs
3,740 S.F.	0.086 Ac. X 3.54 = 0.304 cfs
16,984 S.F.	0.390 Ac. X 1.70 = 0.663 cfs
0.597 Ac.	1.475 cfs

**CONCLUSION FOR PROPOSED DEVELOPMENT**  
 DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)  
 DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF  
 = 1.475 CFS - 1.145 CFS  
 = 0.330 CFS (INCREASE IN IMPERVIOUS AREA)

**STORM WATER DESIGN CALCULATIONS**  
 TOTAL PROPOSED ROOF AREA = 5,260 S.F. = 0.121 Ac.  
 15 YEAR 20 MINUTE RUNOFF = 0.121 Ac. (4.20) = 0.508 CFS  
 THE REQUIRED VOLUME = 0.508 x 1200 = 609.60 C.F.  
 30\"/>

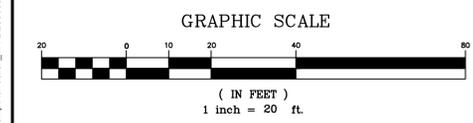


GRAVEL INFILTRATION TRENCH DETAIL

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**NOTES FOR CONTRACTORS:**  
 CONSULT GEOTECHNICAL ENGINEER PRIOR TO GRAVEL INFILTRATION TRENCH INSTALLATION. GEOTECHNICAL ENGINEER TO MODIFY GRAVEL INFILTRATION TRENCH CAPACITY AS NEEDED BASED ON CLAY CONTENT OF SURROUNDING SOILS AND THE AVAILABLE ABSORPTION RATE. GEOTECHNICAL ENGINEER TO CONFIRM THAT WATER TABLE OR BEDROCK SHALL BE MINIMUM 2 FEET BELOW THE BOTTOM OF GRAVEL INFILTRATION TRENCH.



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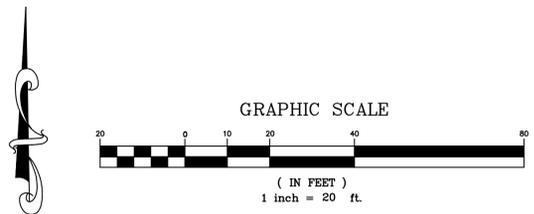
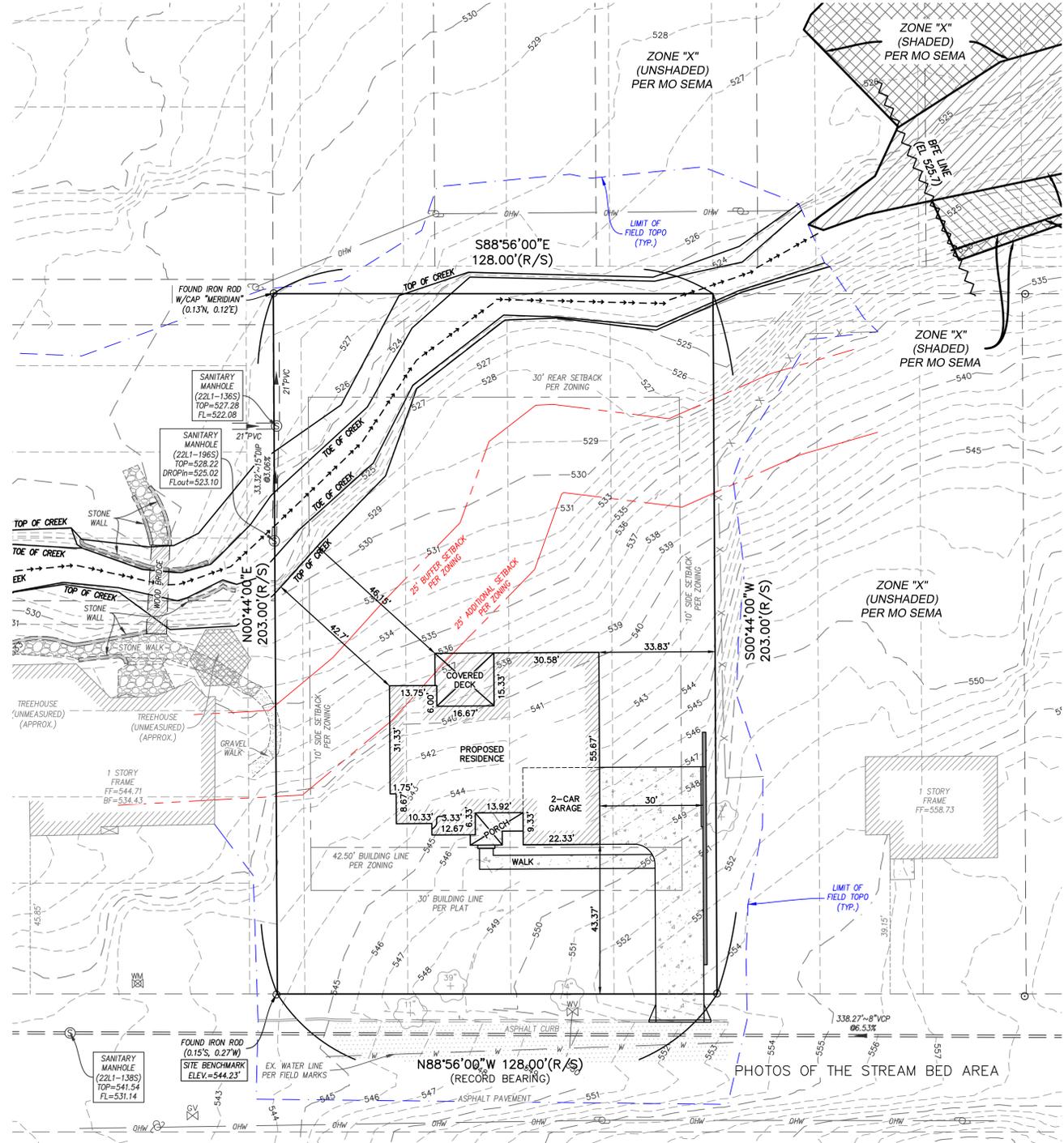
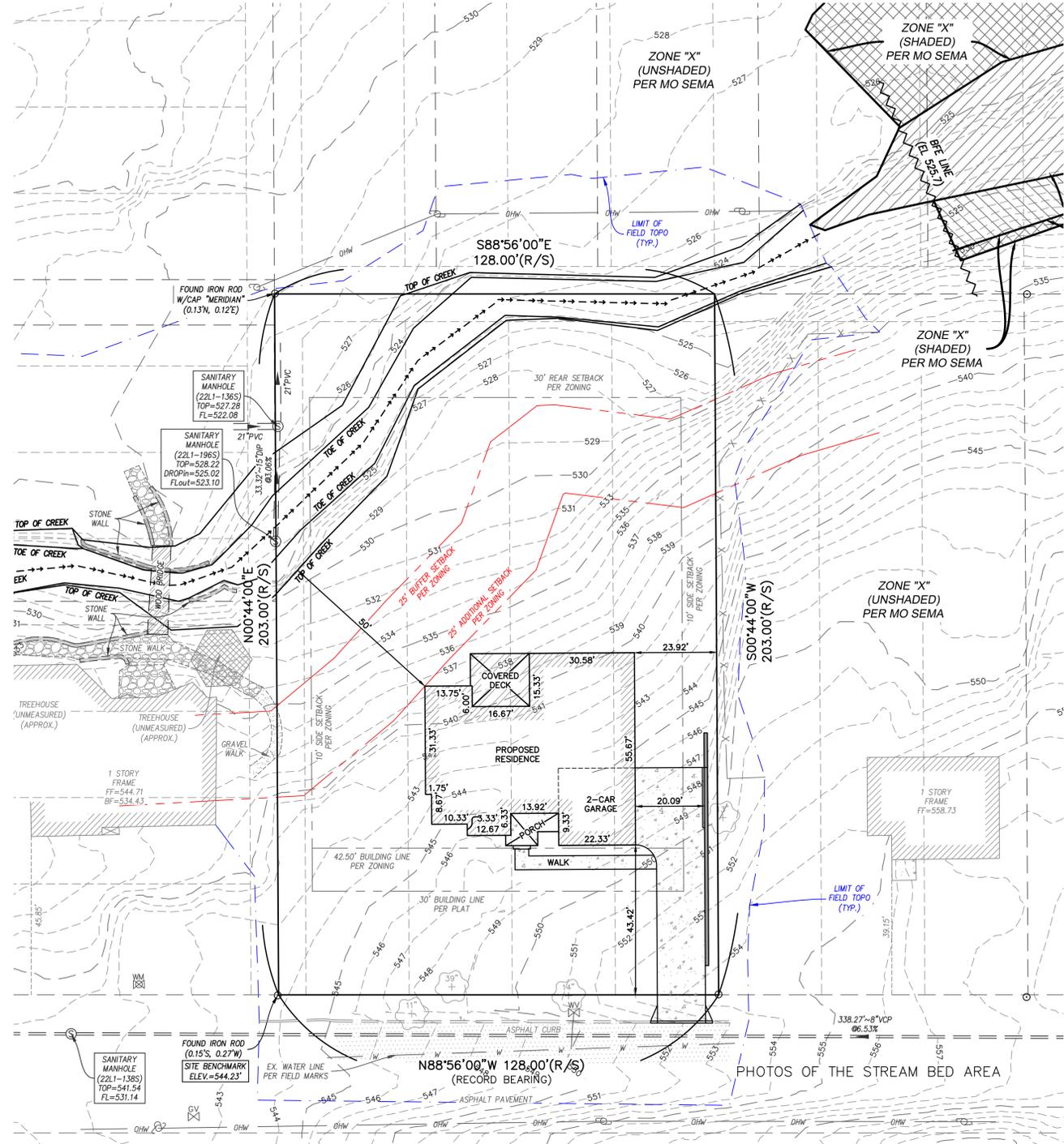
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Date: Henry F. Huynh, PE  
 License # PE-2022036627  
 Professional Engineer

Job Number: 25-03-063  
 Date: 01/25/2026  
 Designed: HHH Sheet  
 Drawn: HHH 3.1  
 Checked: MGB IMP

Drawing name: C:\Users\hhuynh\appdata\local\temp\AutoCAD\_Publish\_7772262063\_Site Plan.dwg Plotter on: Jan 25, 2026 - 11:56am Plotted by: hhuynh

Drawing name: C:\Users\hhyunh\appdata\local\temp\APublab\_77722603063\_Site Plan.dwg Plotted on: Jan 25, 2028 - 11:56am Plotted by: hhyunh



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#785 BISMARCK AVENUE  
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EXAMPLES OF ALTERNATE CONFIGURATIONS

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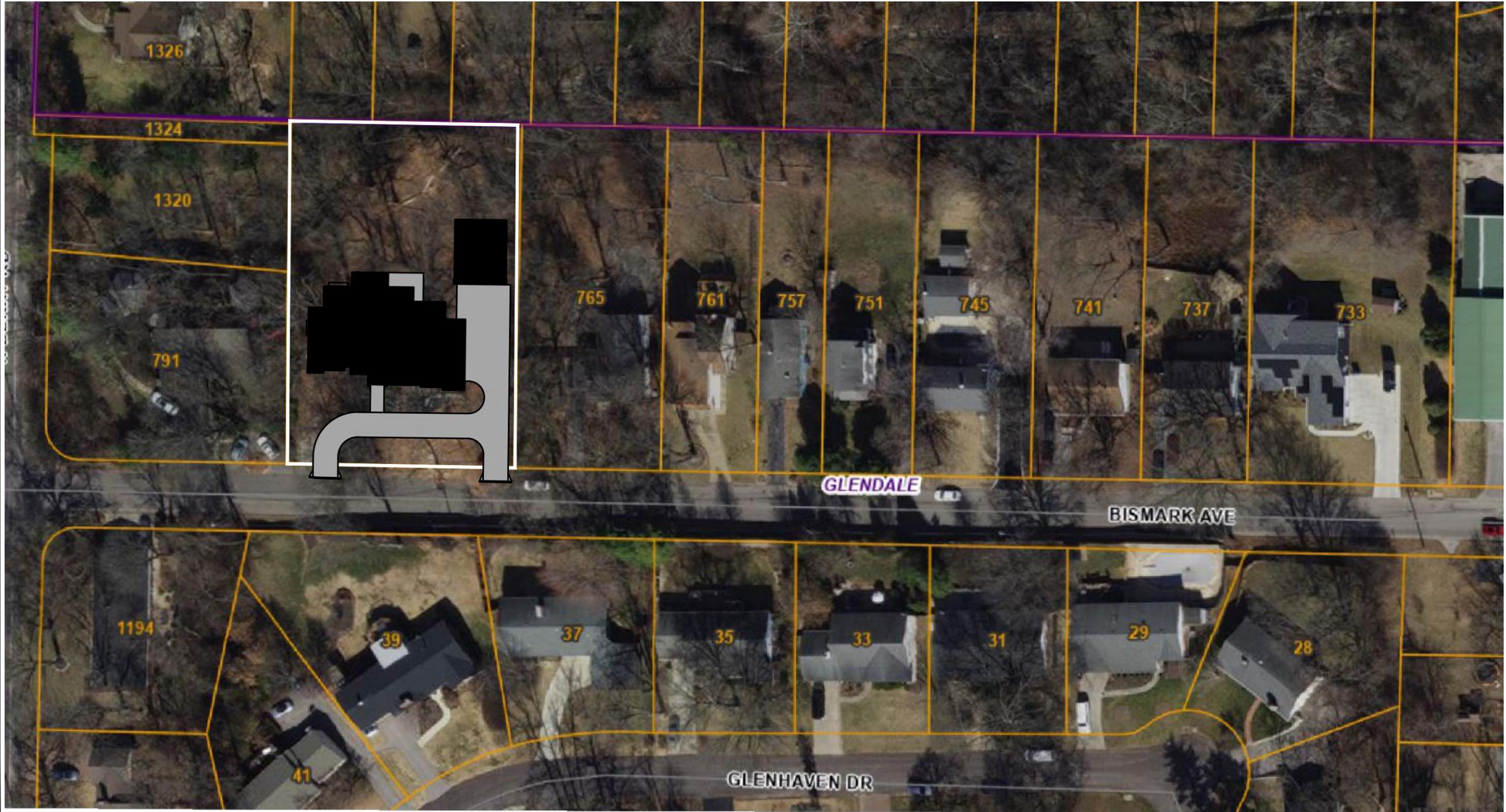
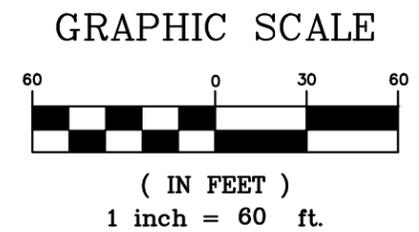
**#785 BISMARCK AVENUE**  
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PHOTOS OF THE STREAM BED AREA

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M.S.D.

DRAWN: H.H.H.		DESIGNED:		CHECKED:	
PROJECT: <b>#785 BISMARK AVENUE</b>					
SHEET TITLE: AERIAL PHOTO PLAN					
NO. 25	03	063			
ISSUE		SHEET			
		1		OF 1	

**785 Bismark Avenue – Streetscape**



**Photo 1 –757 Bismark Ave**

3 Homes down on the right side of the property



**Photo 2 – 761 Bismark Ave**

2 Homes down on the right side of the property

**785 Bismark Avenue – Streetscape**



**Photo 3 – 765 Bismark Ave**

Home directly on the right side of the property



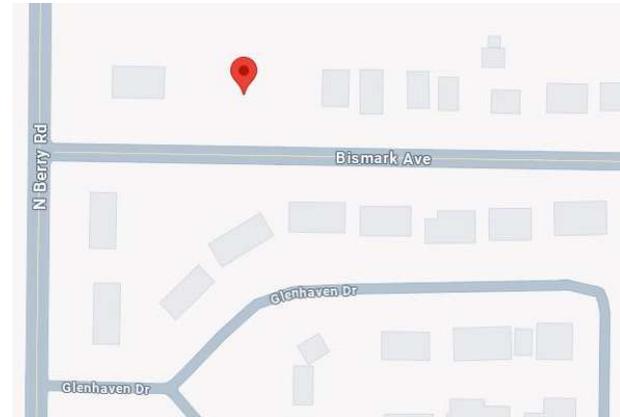
**Photo 4 – Subject Property 785 Bismark Ave**

**785 Bismark Avenue – Streetscape**



**Photo 5 – 791 Bismark Ave**

Home Directly next to the subject property on the left side, end of Bismark Avenue.

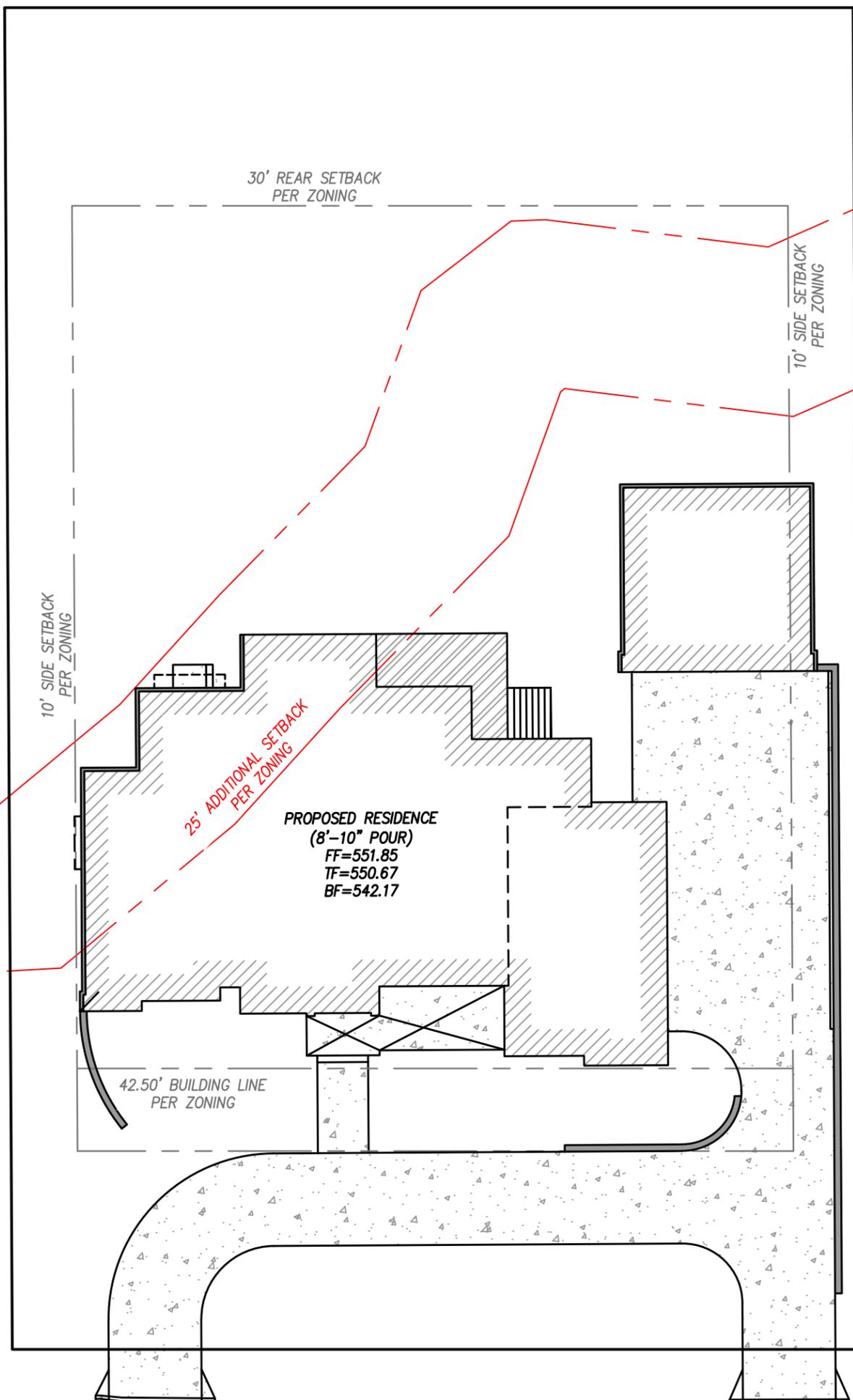


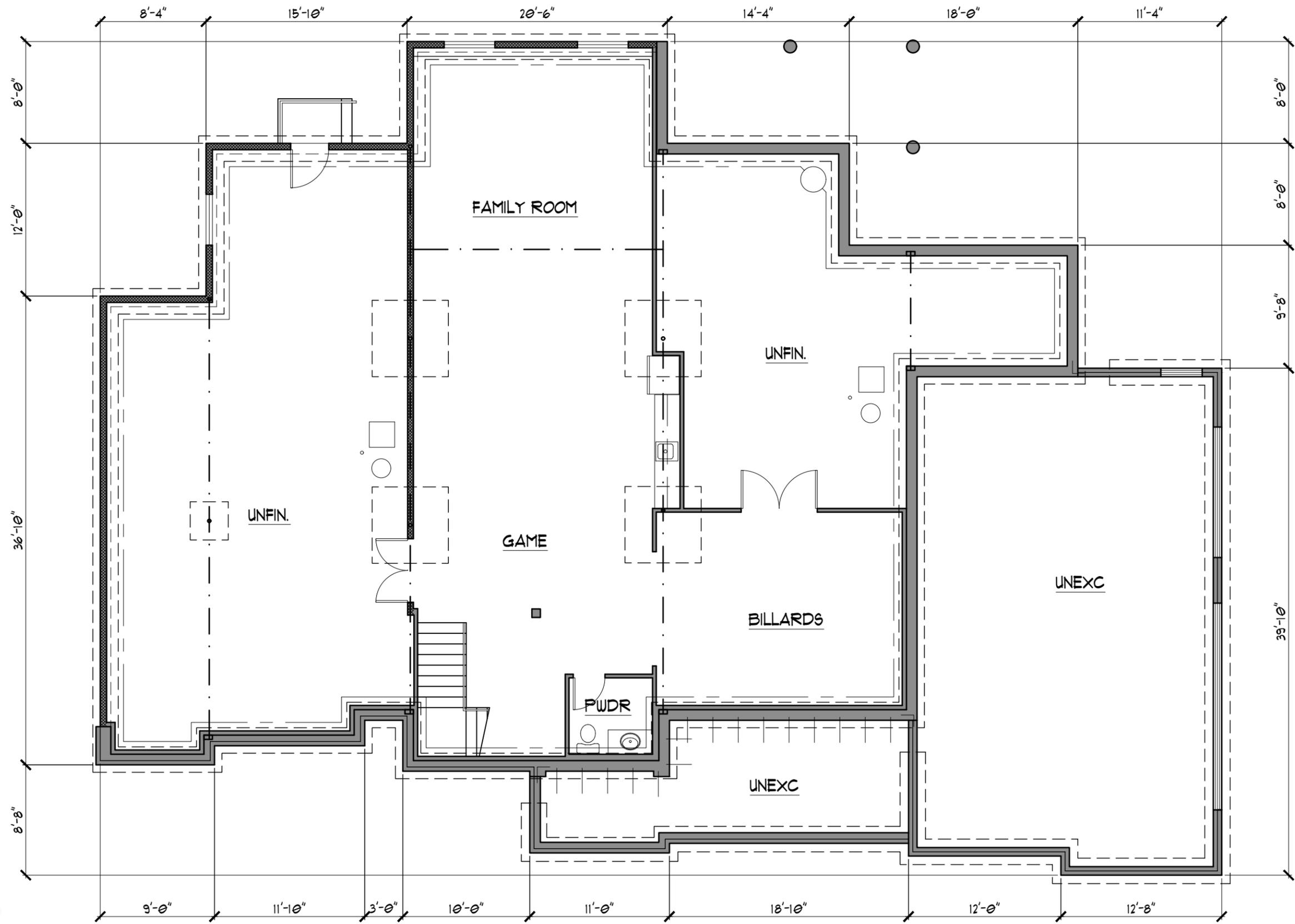
No homes across the street from the subject property, the street backs to the back of homes on Glenhaven Drive.

GRAPHIC SCALE



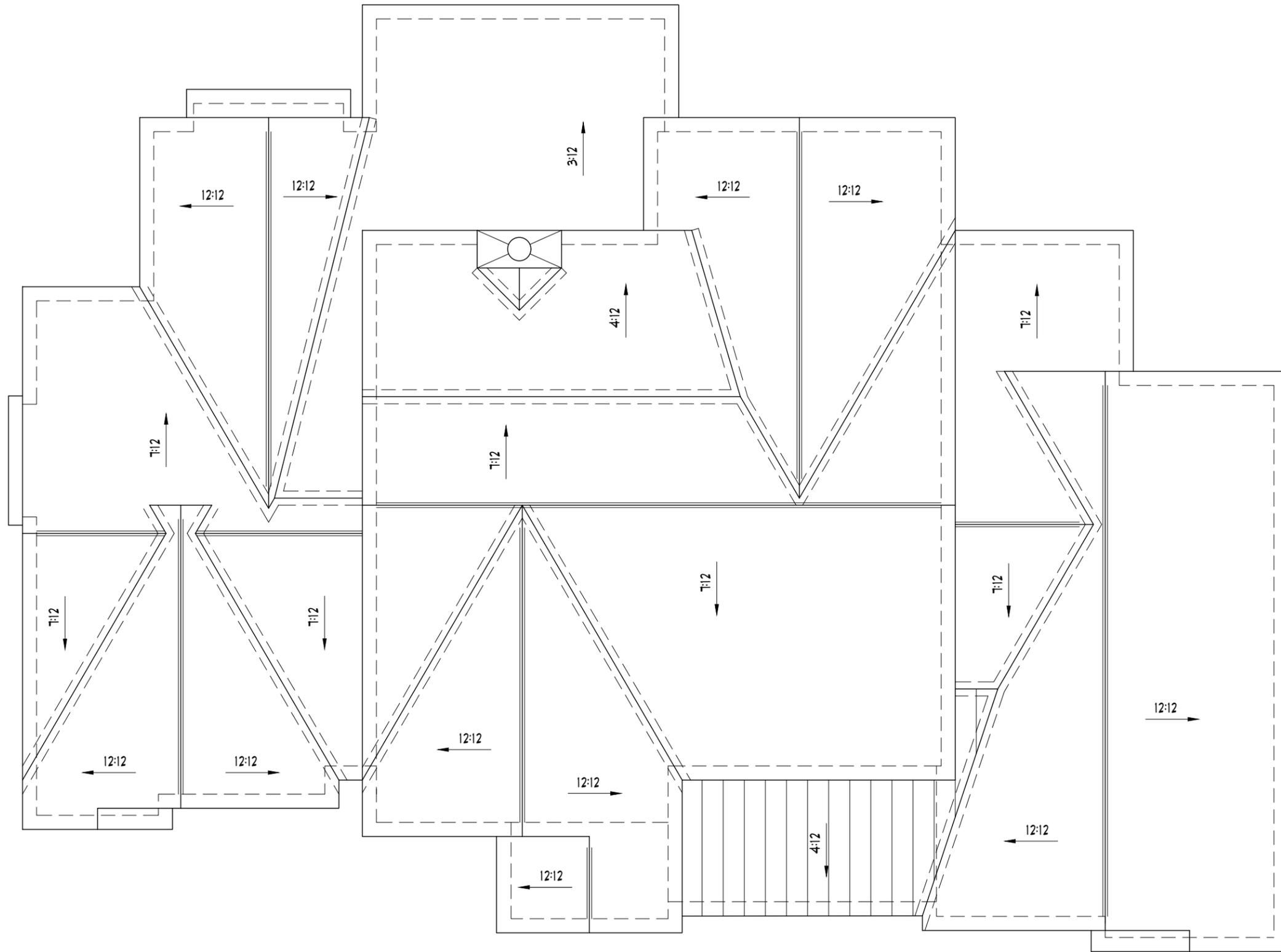
( IN FEET )  
1 inch = 20 ft.







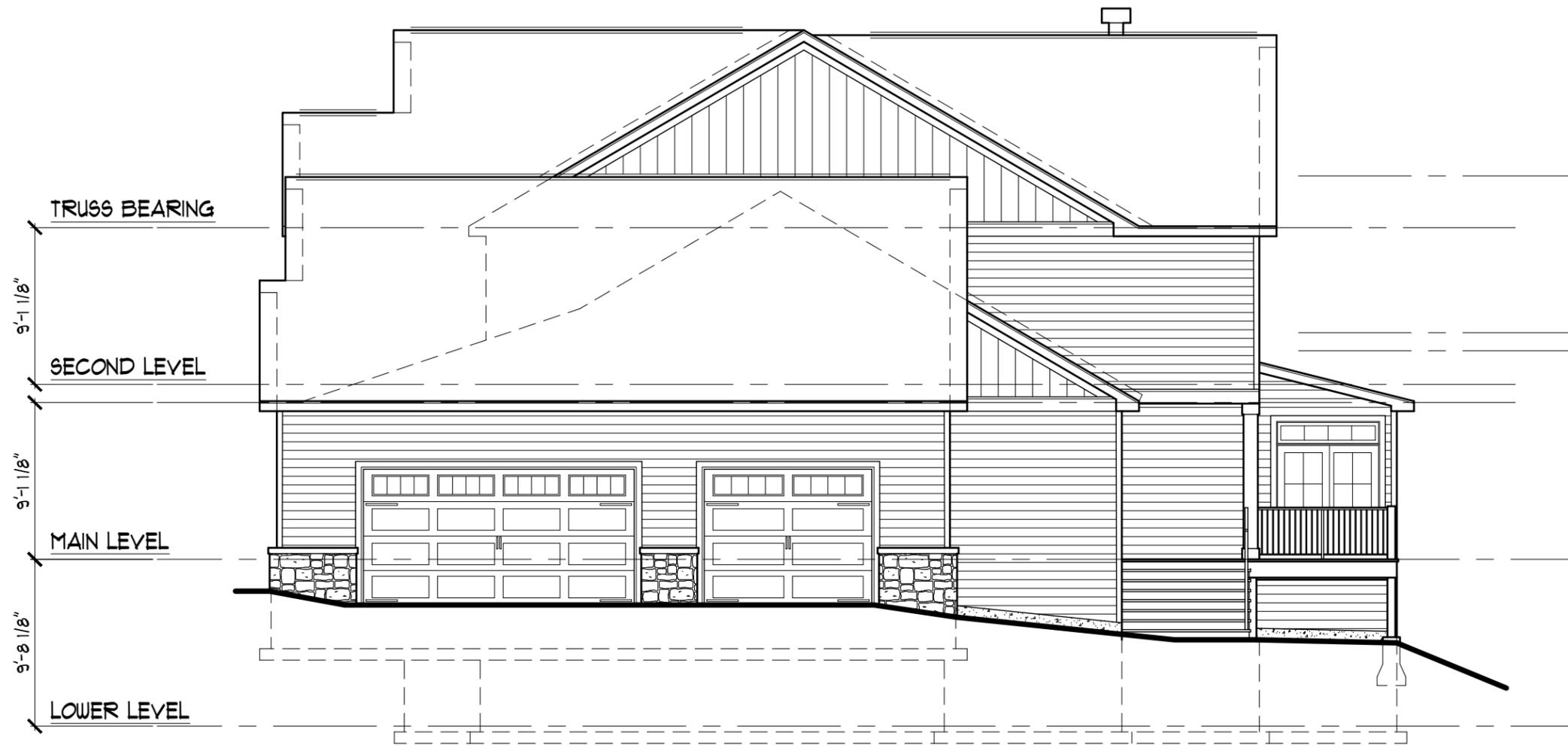






**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

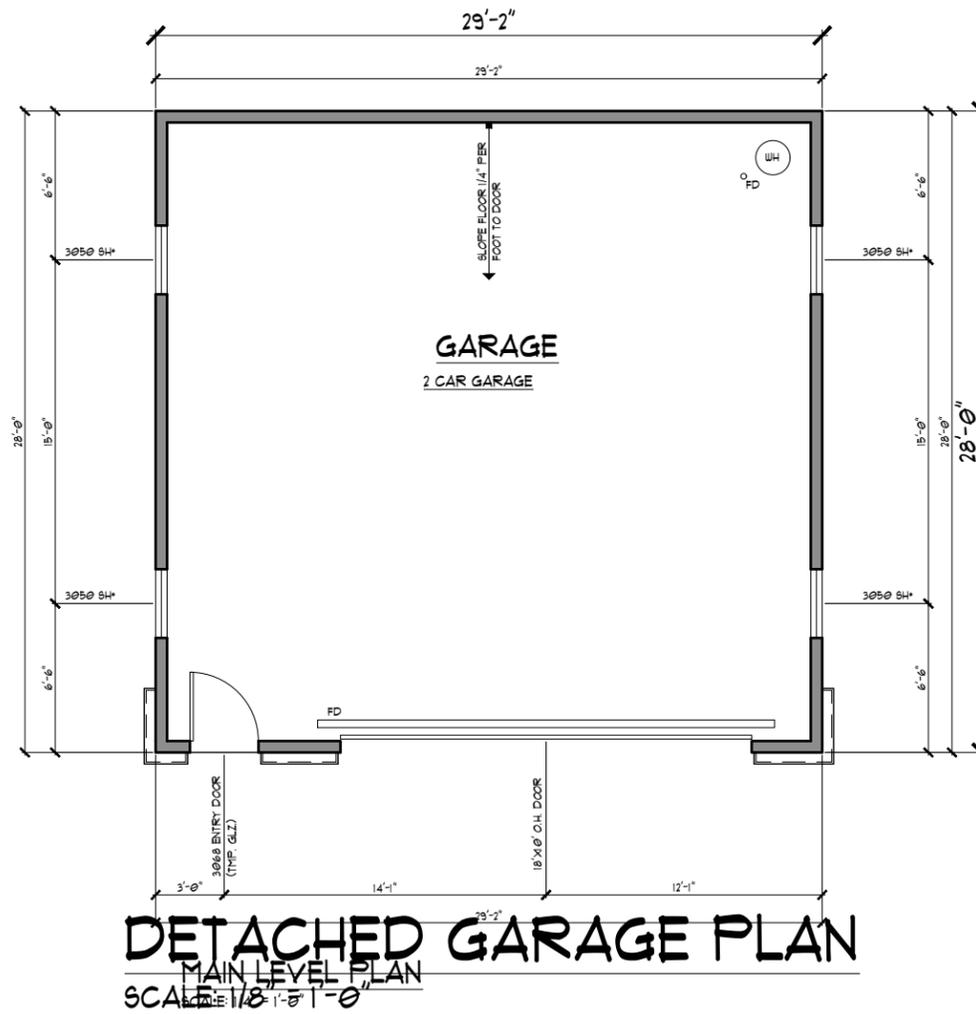


**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

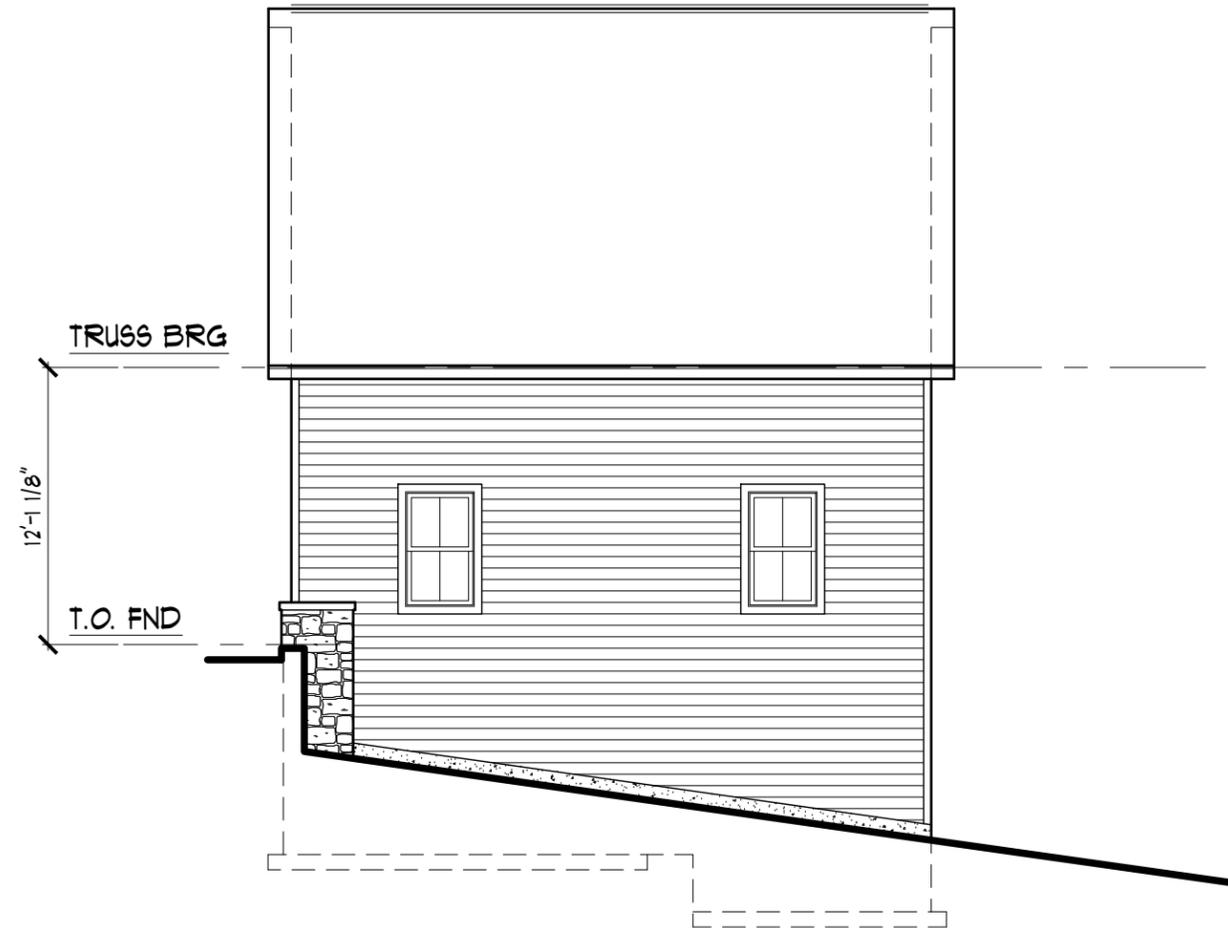
SCALE: 1/8" = 1'-0"





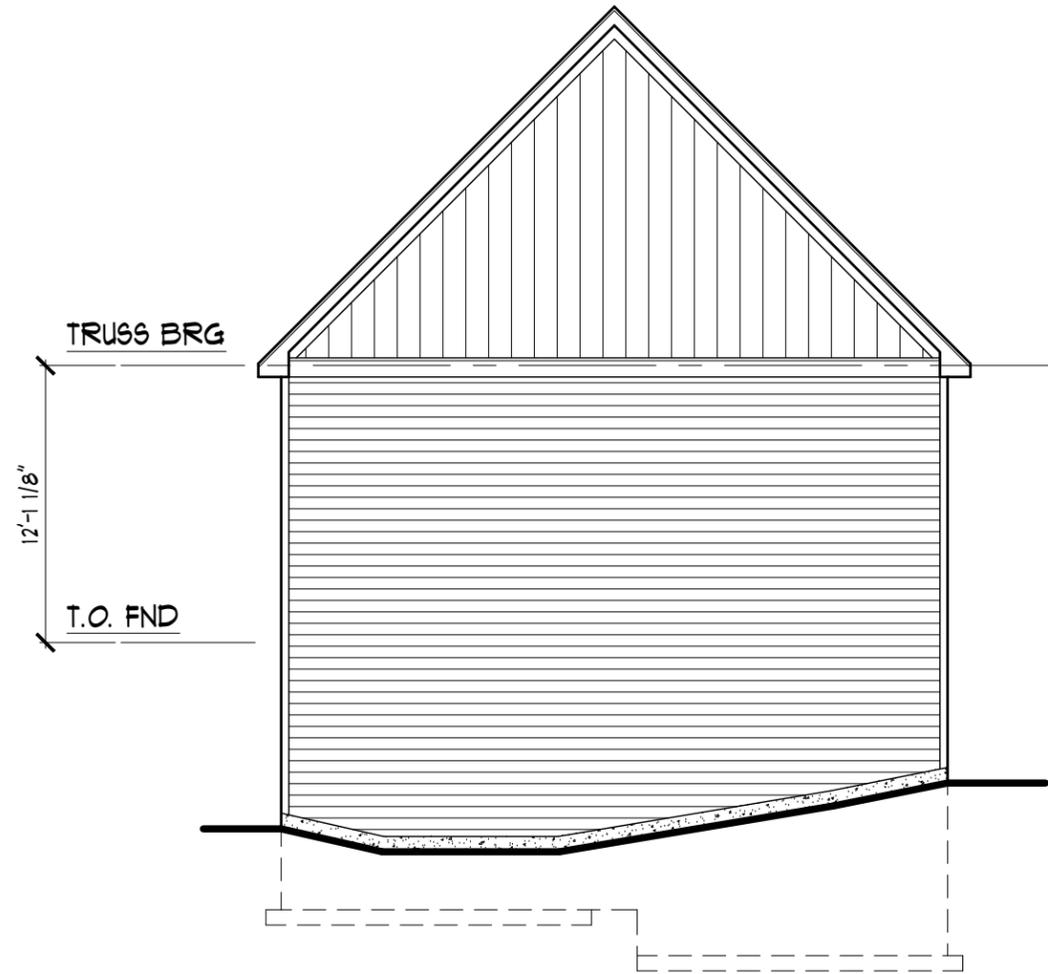
**DETACHED GARAGE FRONT ELEV**

SCALE: 1/8" = 1'-0"



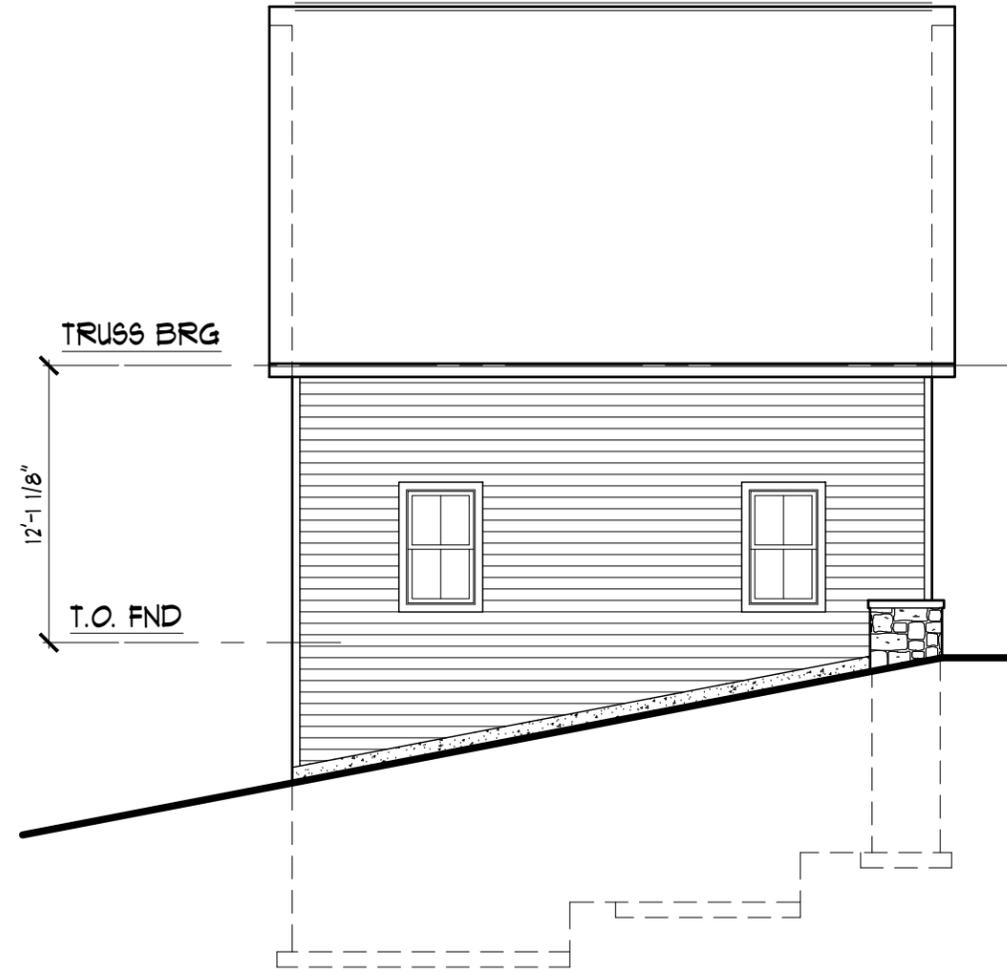
**DETACHED GARAGE RIGHT ELEV**

SCALE: 1/8" = 1'-0"



**DETACHED GARAGE REAR ELEV**

SCALE: 1/8" = 1'-0"



**DETACHED GARAGE LEFT ELEV**

SCALE: 1/8" = 1'-0"



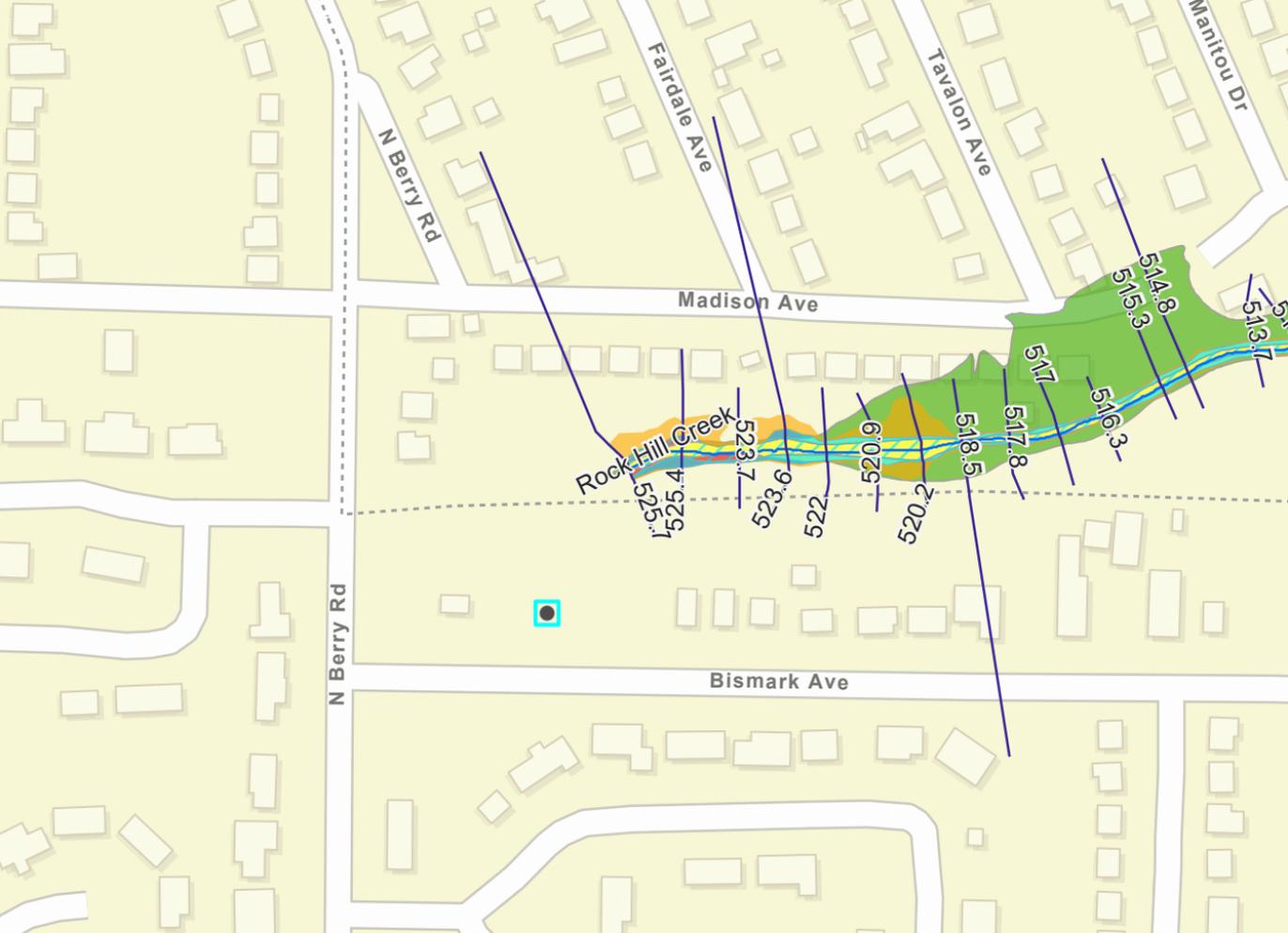
**NJL**  
CUSTOM HOMES

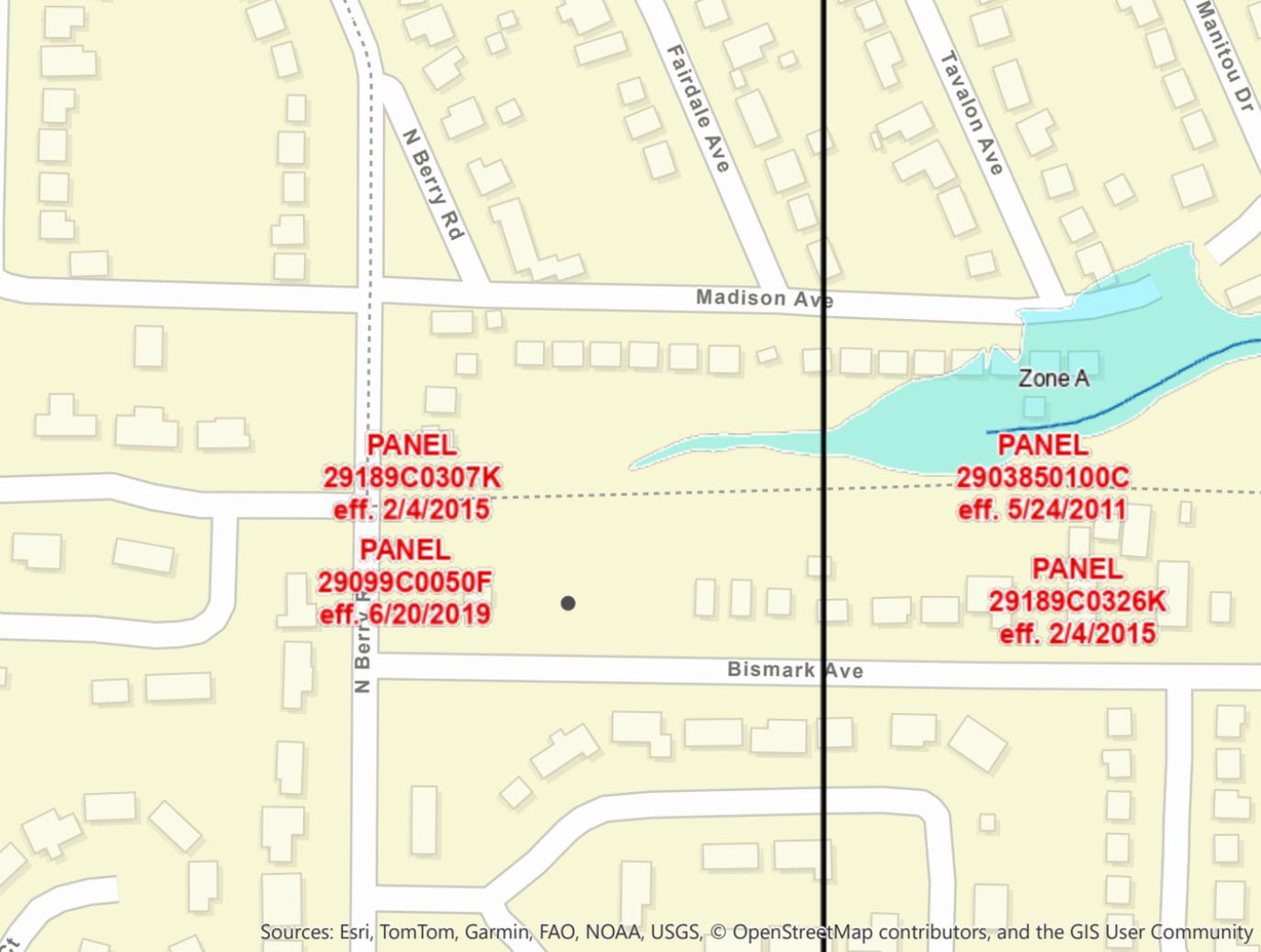
785 BISMARCK  
GLENDALE, MO



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**PANEL**  
**29189C0307K**  
**eff. 2/4/2015**

**PANEL**  
**29099C0050F**  
**eff. 6/20/2019**

**PANEL**  
**2903850100C**  
**eff. 5/24/2011**

**PANEL**  
**29189C0326K**  
**eff. 2/4/2015**