



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
JULY 8, 2026 – 7:15 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, July 8, 2026. Chairman Fernhoff presided and called the meeting to order at 7:15 p.m.

ROLL CALL

Members Present

Members Absent

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

Also present were Frank Johnson, City Administrator; Gabby Wesche, Community Engagement Officer; and Kate Henry, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the June 10, 2026, meeting. The motion was seconded by Mr. Weitekamp, and unanimously carried.

**REVIEW OF PLANS FOR A
NEW HOME – Benchmark
Homes, 1175 Hillard Rd.**

Chairman Fernhoff introduced the project at 1175 Hillard Rd. and invited the applicant to present. The project was presented by Jeff Brinkman, the project manager with Benchmark Homes; Sydney Rasch, Director of Operations with Benchmark Homes; and John Odom, the project's architect.

Architecture

The ARB members discussed the proposed location of the driveway on the property. The members felt that the driveway would be better located on the low side of the property.

Mr. Moran noted that the proposed garage violates the maximum width of the garage per the design guidelines.

Mr. Moran stated that the home is not in alignment with the rest of the homes on the street in terms of number of stories, size, color scheme, or general appearance.

Mr. Weitekamp noted that the house feels confined because it is surrounded by retaining walls.

Ms. Rousch stated that some of the home's elements that the ARB members are critiquing are matters of homeowner taste. She noted that the property owners are in attendance—Lindsay Taylor and David Brinkman.

The ARB members noted that while the sides of the proposed home are flat, they commended the wrapping of the brick veneer around the corners.

Mr. Voorhees noted that the massing was harsh and noted that you can drop roofs down so the massing is less imposing.

Mr. Emert stated that he thought that the detached garage might still be possible, but if that's completely off the table, the design should be reworked to make the garage less of the focus.

Ms. Taylor stated that she preferred a rear detached garage, but she was told by the architect and civil engineer that it wasn't possible given the site's constraints.

The ARB members encouraged the applicant to reconsider the design of the home and its placement on the property so that it's more compatible with the topography and dimensions of the property.

Mr. Moran explained to the Benchmark Homes team that they don't need finalized or highly detailed plans to come before the ARB for preliminary review. He noted that many applicants find it helpful to present preliminary designs to ask if they are going in the right direction or if there's a problematic aspect that can be discussed. Then 30–60 days later, the project can be submitted for ARB review with finalized design plans (everything outside of the walls).

Mr. Johnson clarified that to receive approval from the ARB on the night of the ARB meeting, the applicant needs to have submitted all the materials on the checklist. For preliminary review, the application needs to include a site plan and sufficient supporting materials to solicit feedback.

Ms. Henry clarified that the ARB can approve the application as submitted, approve the application with modifications, or deny the application. The applicant can decide to table or postpone final review of their project to a future meeting to revise plans or gather more materials or information.

Public Comments

Mr. Johnson noted that the ARB received two written comments provided by email and shared with the members in advance of the meeting.

Brady Ward, 1125 Hillard Rd.: Mr. Ward noted that he agreed with the ARB members' comments. He would like the owners to live in their neighborhood but would like the house to fit with the houses on the street.

Michelle Graf, 1155 Hillard Rd.: Ms. Graf expressed strong concerns regarding grading issues of the property and how future stormwater issues may impact her property.

Liz Hille, 1195 Hillard Rd.: Ms. Hille expressed concerns with the proposed new home blocking the sunshine/light onto her property and how that will impact her yard/garden.

Bob Hille, 1195 Hillard Rd.: Mr. Hille said that he and his wife want this family to live on their street, and he understands that new homes that align more with modern housing demands will replace older, smaller homes, but he does see new homes that fit in with the existing homes on the street. He would like the new home to match the surrounding homes.

Tom Byrne, 61 Berry Wood Dr.: Mr. Byrne noted that he thinks it would be very helpful for the applicant to have their civil engineer attend the meeting. He said he's very sensitive to water runoff issues. He said he thought the proposed home did look like it belonged in Glendale, so he wanted to know what the standard for appearance comparison is. Mr. Moran said it's based on the other homes on the street, block, and neighborhood, and looks at the homes' scale, composition, orientation of parking, and many other things in the ARB guidelines.

The applicant and property owner asked to postpone the review of their project to a future ARB meeting.

Mr. Moran moved to postpone action on the applicant's design.

The motion was seconded by Mr. Weitekamp. The motion passed with a vote of 7 "Aye," 0 "Nay," and 0 Absent. The vote was as follows:

Brad Weitekamp	"Aye"
Chairman Fernhoff	"Aye"

Reed Voorhees	"Aye"
John Falk	"Aye"
Jon Emert	"Aye"
Laura Switzer	"Aye"
Mike Moran	"Aye"

ADJOURN

Mr. Moran moved to adjourn the meeting at 8:18 p.m. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting.

DRAFT



944 Chelsea Glendale, MO 63122

BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY

944 CHELSEA AVENUE

LOT 11 IN BLOCK 2 OF CHELSEA
PLAT BOOK: 5, PAGE: 16
ST. LOUIS COUNTY, MISSOURI

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.

MISSOURI ONE CALL		TICKET NO. 260923466	REQUEST DATE: 4/2/26
DATE	UTILITY	COMPANY	RESPONSE
4/9/26	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

SURVEYOR'S NOTES

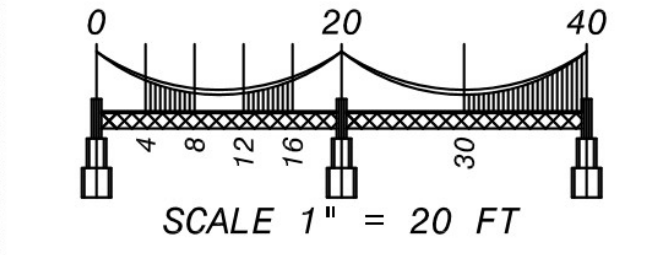
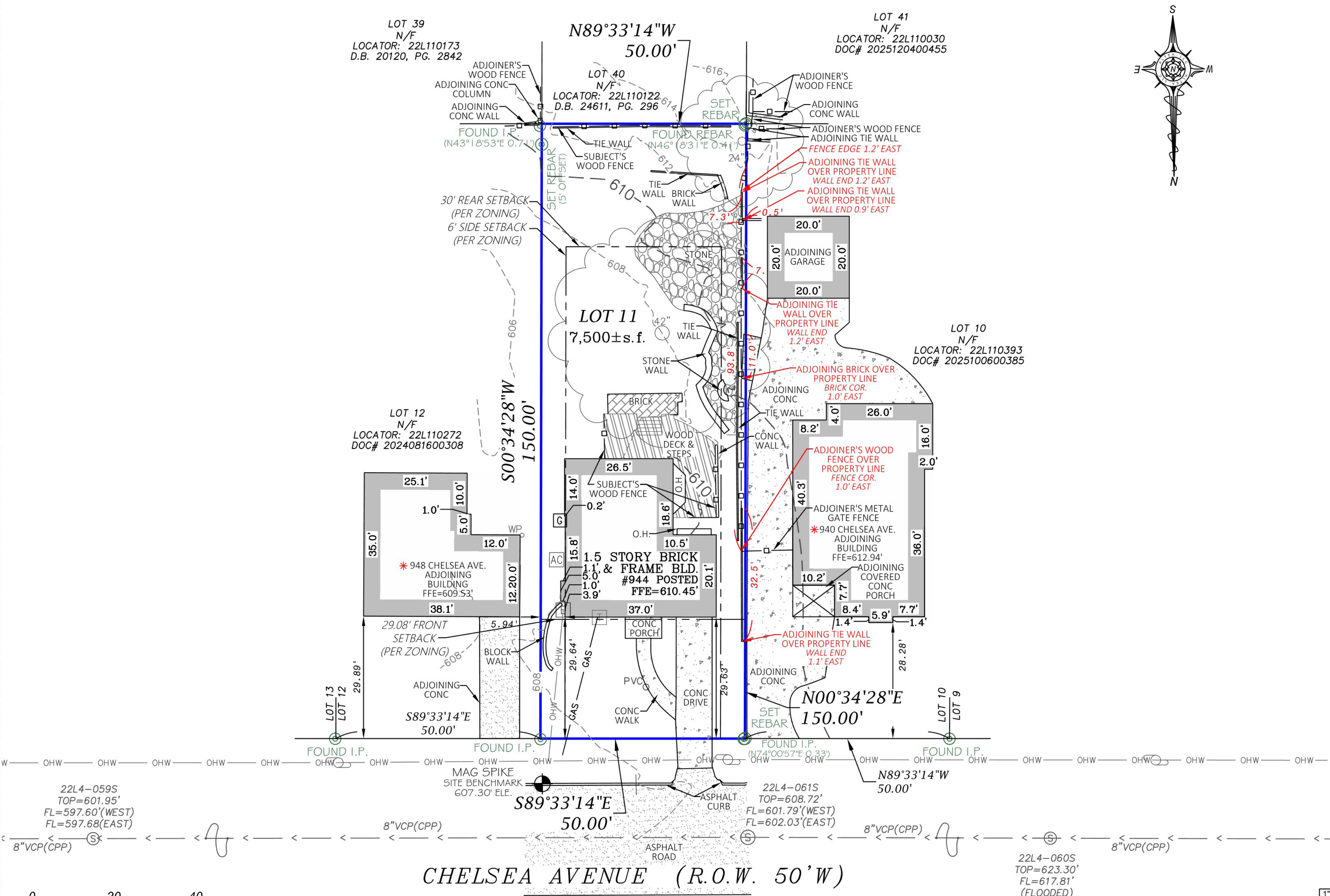
- CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
- SITE BENCHMARK: ELEVATION = 607.30'. MAG SPIKE ON CURB NEAR THE NORTHEAST CORNER OF THE SITE.
- SHOWN UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND OBSERVATIONS & ARE INCLUDED ONLY WHEN A UTILITY SURVEY WAS PART OF THE PROJECT SCOPE. 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 APRIL 9, 2026 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 0.17 ACRES MORE OR LESS (7,500 SQUARE FEET MORE OR LESS).
- PER FRANK JOHNSON, CITY ADMINISTRATOR OF THE CITY OF GLENDALE ZONING DATED 04/22/2026. THE PROPERTY SHOWN HEREON IS ZONED "R-2" RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
FRONT YARD - 29.08 FT (AVERAGE OF ADJACENT HOMES ON EITHER SIDE)
REAR YARD - 30 FT
SIDE YARD - 6 FT

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

—○— CHAIN FENCE	—□— BOUNDARY LINE
— — — EASEMENT LINE	—□— WOOD/VINYL/ METAL FENCE
— - - - - SETBACK LINE	— x — WIRE FENCE
— - - - - PARCEL LINE	— — — BUILDING FOOTPRINT
— — — U.S. SURVEY/ SECTION LINE	— — — 10' CONTOUR LINE
— · — CENTERLINE	— - - - - 2' CONTOUR LINE
— > — SANITARY SEWER	— GAS — NATURAL GAS LINE
— OHW — OVERHEAD WIRE	— UTE — UNDERGROUND
— UGE — UNDERGROUND	— } — TELEPHONE LINE
— W — ELECTRIC LINE	— } — STORM SEWER LINE
	— C — CABLE TELEVISION LINE
⊙ SANITARY MANHOLE	⊠ CABLE BOX
⊙ AREA INLET	⊠ ELECTRIC METER
PVC ⊙ PVC PIPE CAP	⊠ AIR CONDITIONING UNIT
⊠ GAS METER	⊠ UTILITY POLE
⊠ GAS VALVE	⊠ TELEPHONE BOX
⊠ WATER METER	⊠ TELEPHONE PEDESTAL
⊠ WATER VALVE	⊠ TREE WIDTH
⊠ METAL POST	



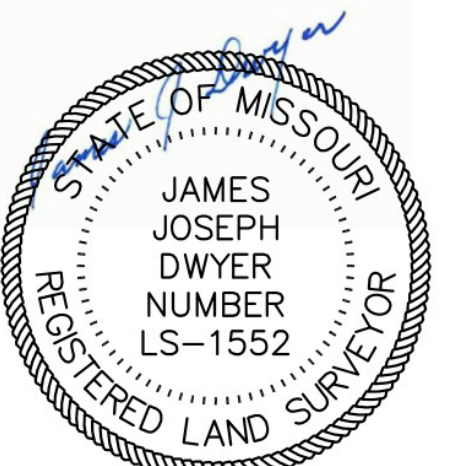
NOTE:
PER THE CITY OF GLENDALE'S REQUEST, ADJOINING IMPROVEMENTS WERE TO BE LOCATED. DUE TO ACCESS LIMITATIONS, ONLY THE FRONT FACADES OF THE STRUCTURES LOCATED AT 948 CHELSEA AVE AND 940 CHELSEA AVE WERE FIELD LOCATED. THE REMAINING PORTIONS OF THE ADJOINING IMPROVEMENTS ARE SHOWN APPROXIMATELY BASED ON AVAILABLE GIS DATA AND HAVE NOT BEEN FIELD SURVEYED.

SHEET IDENTIFICATION		
TOPO & BOUNDARY		
PROJECT NUMBER 26-0841-O-T-U1		
SHEET 1 OF 1	FIELD CREW:	CKL
	SURVEYED:	4/9/2026
	DRAFTER:	LD/RM
	DRAFTED:	4/21/2026
	REVIEWER:	BLH
	REVIEWED:	4/21/2026

SURVEYOR'S STATEMENT
AT THE REQUEST OF MATT MOORE, ALTEA, LLC, HAS DURING THE MONTH OF APRIL, 2026, EXECUTED A BOUNDARY RETRACEMENT, IMPROVEMENT & TOPOGRAPHIC SURVEY OF LOT 11 IN BLOCK 2 OF CHELSEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 16 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 OR URBAN CLASS PROPERTY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. 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 7-1-26

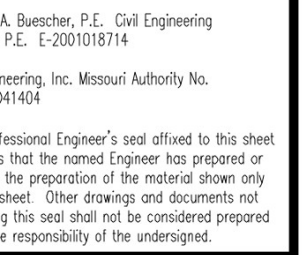
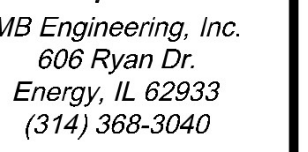
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731



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 P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK
NR=NON 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
3986 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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1. AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
4. WHERE PAVEMENT, WALKS, ETC. ARE TO BE REMOVED, SAWCUT AT LOCATIONS SHOWN, OR REMOVE ENTIRELY TO NEAREST AVAILABLE JOINT.
5. ALL ASPHALT AND CONCRETE INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY. THIS INCLUDES ANY AND ALL GRANULAR BASE ENCOUNTERED.
6. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MAY NOT BE CONSIDERED APPROXIMATE ONLY. IF IT IS POSSIBLE THAT THERE ARE OTHERS THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.

1.	03-20-26	FOR REVIEW
2.	06-08-26	CITY COMMENTS
3.	07-06-26	CITY COMMENTS

944 Chelsea Ave.
Glendale, MO 63122

Plans are prepared for:
Altea
3906 S. Hwy 94
Suite 600
St. Charles, MO 63304

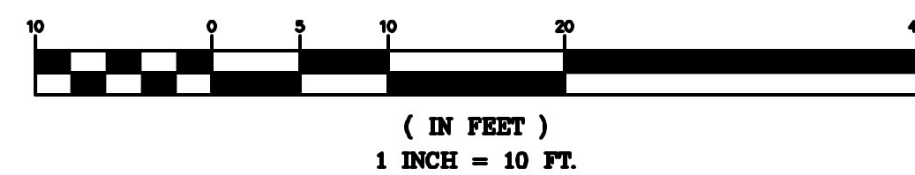
TE: 05-18-26
AFTED BY: KB
PRVD. BY: MB

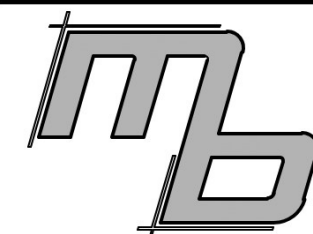
SHEET TITLE:
REMOVAL PLAN

ET NUMBER:

C1

PROJECT NO: 26-1175





MB Engineering, Inc.
606 Ryan Dr.
Energy, IL 62933
(314) 368-3040



Michael A. Buescher, P.E., Civil Engineering
Missouri P.E. E-2001018714
MB Engineering, Inc. Missouri Authority No.
E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION:
1	05-20-26	FOR REVIEW
2	06-08-26	CITY COMMENTS
3	07-06-26	CITY COMMENTS

944 Chelsea Ave.
Glendale, MO 63122

Plans are prepared for:
Altea
3906 S. Hwy 94
Suite 600
St. Charles, MO 63304

DATE: 05-18-26
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C2

PROJECT NO: 26-1175

NOTES:

- AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATION, 2009.
- MAINTENANCE OF ALL SEWERS DESIGNED AS "PUBLIC" SHALL BECOME THE RESPONSIBILITY OF MSD UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
- NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
- SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR MACHINE TAP, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL.
- WATER SERVICE:
 - THE CONTRACTOR'S PLUMBER WILL INSTALL THE SERVICE LINE FROM THE FOUNDATION OF THE BUILDING TO (4) FT FROM THE PROPOSED METER BOX LOCATION.
 - THE COPPER SERVICE WILL BE INSTALLED UP TO GROUND LEVEL AND TERMINATED. METER BOX TO BE INSTALLED BY MOAW WITHIN (5) FT OF THE PROPERTY LINE ON THE MAIN OR BUILDING SIDE OF THE PROPERTY LINE.
 - THE CUSTOMER'S REPRESENTATIVE WILL PURCHASE THE TAP FROM MOAW AT LEAST TWO (2) WEEKS IN ADVANCE OF NEEDING THE CONNECTION TO ALLOW FOR SCHEDULING.
 - THE CUSTOMER'S PORTION OF THE SERVICE LINE MUST BE INSTALLED PRIOR TO PURCHASING THE TAP FROM MOAW.
 - AT THE TIME OF PURCHASE, PROVIDE THE FOLLOWING:
 - TAP FEE; INCLUDES THE TAP TO THE WATER MAIN, SERVICE LINE INSTALLATION FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, METER BOX, AND THE METER SETTER.
 - COPY OF THE PLUMBING PERMIT.
 - DNR FORM 1
 - ONCE MOAW RECEIVES THE ABOVE DOCUMENTS AND FEES THE CUSTOMER'S ACCOUNT WILL BE SET UP AND THE TAP CONNECTION AND INSTALLATION WILL BE SCHEDULED.
 - MOAW WILL BE RESPONSIBLE TO EXCAVATE THE OSHA SAFE EXCAVATION FOR THE SERVICE CONNECTION, THE SERVICE CONNECTION, THE INSTALLATION OF THE SERVICE LINE FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, THE METER BOX, METER SETTER AND METER.
 - THE CONTRACTOR WILL ENSURE THE PROPERTY LINE IS CLEARLY IDENTIFIED, AND MUST REMAIN SO, DURING INSTALLATION OF THE SERVICE AND METER BOX.
 - THE METER WILL BE SET AT THE TIME OF THE MAIN BEING TAPPED FOR THE CONNECTION FOR 1" METERS.
 - THE INSTALLATION WILL INCLUDE CONNECTING TO THE CUSTOMER S PREVIOUSLY INSTALLED COPPER SERVICE LINE THAT WAS TERMINATED AT GROUND LEVEL.
- GAS SERVICE: NEW GAS SERVICE PER GOVERNING GAS COMPANY SPECIFICATIONS.
- ALL DOWNSPOUTS TIED TO A FLO-WELL SHALL HAVE GUTTER GUARDS.

IMPERVIOUS AREA CALCULATIONS

7,499.98 SQ FT PROPERTY

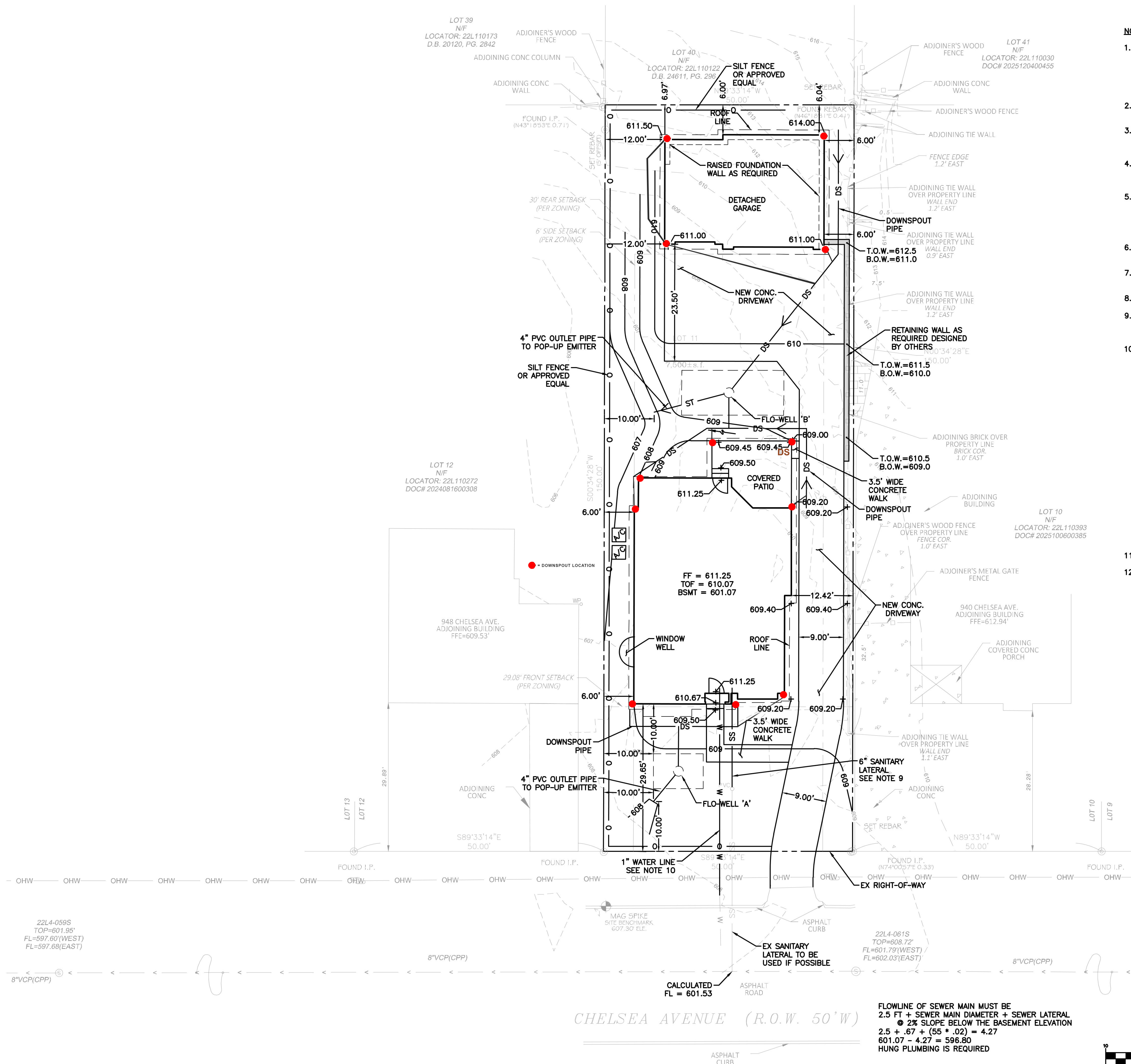
2,015.18 SQ FT BLDG

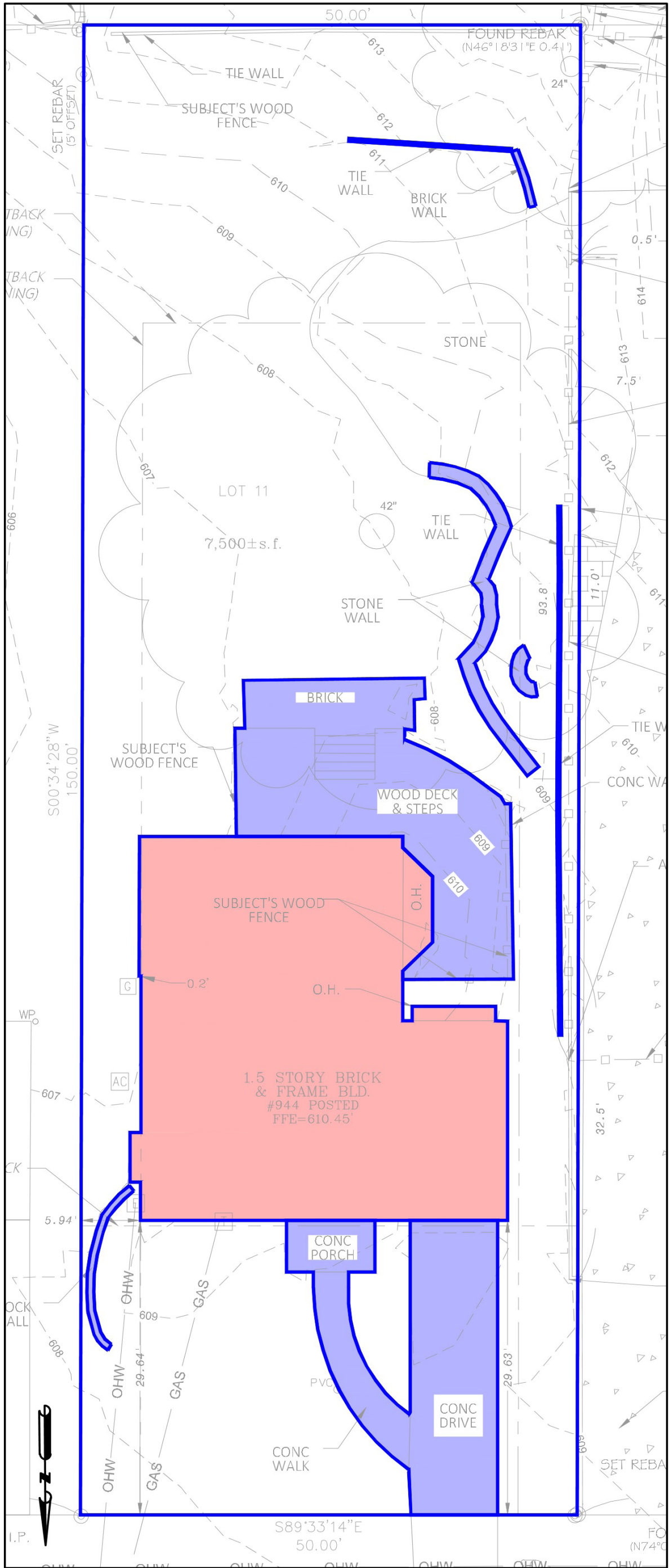
2,088.26 SQ FT PAVEMENT

4,081.44 SQ FT IMPERVIOUS

4,081.44 / 7,499.98 = 54.4%

THESE CALCULATIONS DO NOT
INCLUDE THE ROOF OVERHANG

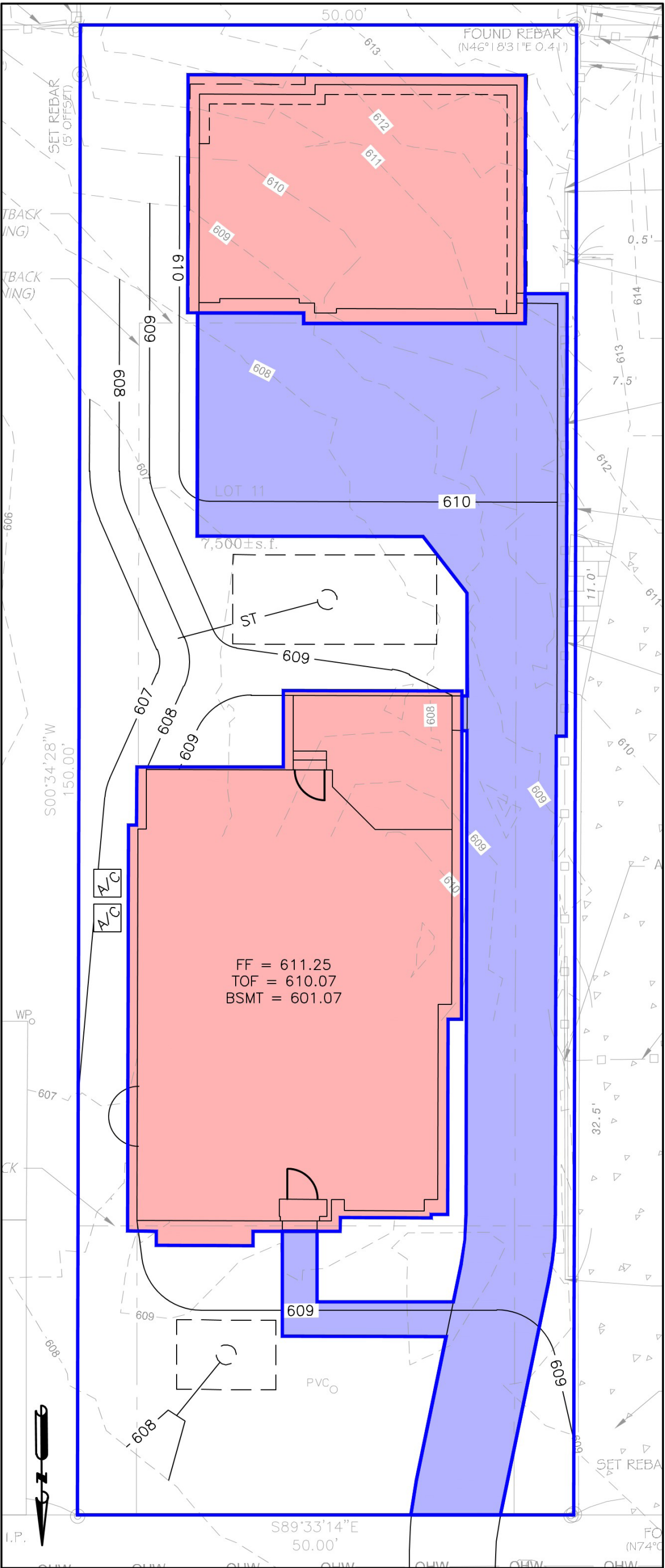




SCALE: 1"=10'

EXISTING AREA	AREA (SF)	ACRES	15-YR 20-MIN	
			PI	CFS
ROOF	1,279.62	0.029	4.20	0.123
PAVEMENT	958.79	0.022	3.54	0.078
	0.00	0.000	3.54	0.000
LAWN	5261.57	0.121	1.70	0.205
TOTALS	7,499.98	0.172		0.407

EXIST IMPERVIOUS ROOF AREA
EXIST IMPERVIOUS PAVED AREA

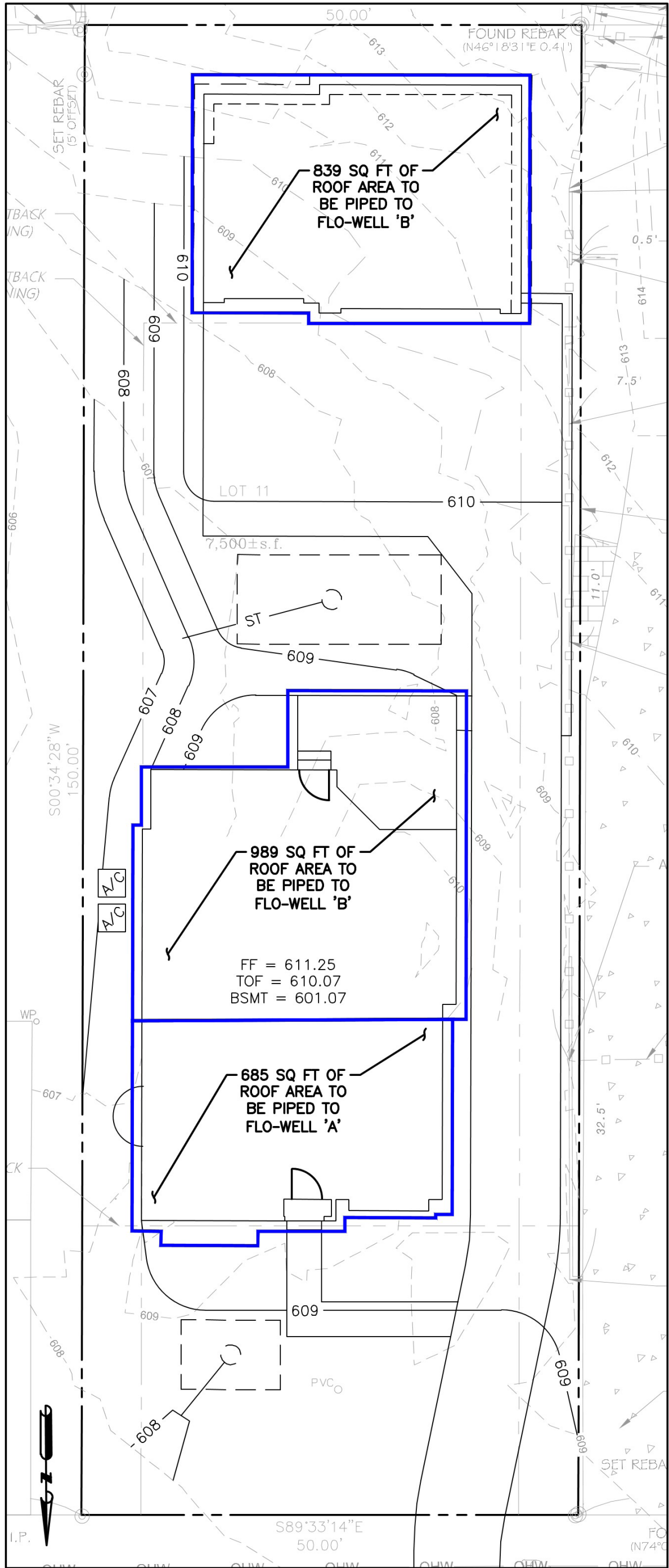


SCALE: 1"=10'

PROPOSED AREA	AREA (SF)	ACRES	15-YR 20-MIN	
			PI	CFS
ROOF	2,512.51	0.058	4.20	0.242
PAVEMENT	1,833.51	0.042	3.54	0.149
	0.00	0.000	3.54	0.000
LAWN	3,153.96	0.072	1.70	0.123
TOTALS	7,499.98	0.172		0.514

THESE CALCULATIONS INCLUDE ROOF OVERHANG

PROPOSED IMPERVIOUS ROOF AREA
PROPOSED IMPERVIOUS PAVED AREA



SCALE: 1"=10'

NEW HOMES WILL BE REQUIRED TO CAPTURE AND DELAY THE RELEASE OF ALL STORM WATER COMING OFF OF ANY AREA UNDER ROOF ON A SITE, INCLUDING DETACHED GARAGES

2,513 SQ FT OF IMPERVIOUS AREA WILL BE COLLECTED

FLO-WELL 'A'
CONTRIBUTING DRAINAGE AREA = 685 S.F.
IMPERVIOUS COVER (I) = 100%
 $R_v = 0.05 + 0.009 \times 100\% = 0.950$

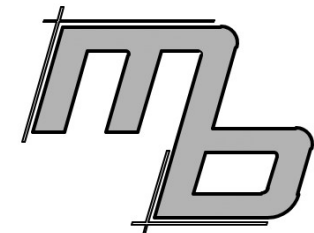
$WQ_v = (P_c R_v \times A)/12 = (2.5" \times 0.95 \times 685)/12 = 135.57 \text{ C.F.}$

VOLUME OF STORM WATER STORAGE
ASSUMING 40% POROSITY = 338.93 CF OF ROCK IS REQUIRED
USING A 5 FOOT ROCK DEPTH = 67.78 SQ. FT.
 $10 \times 7 = 70 \text{ SQ. FT.}$

FLO-WELL 'B'
CONTRIBUTING DRAINAGE AREA = 1828 S.F.
IMPERVIOUS COVER (I) = 100%
 $R_v = 0.05 + 0.009 \times 100\% = 0.950$

$WQ_v = (P_c R_v \times A)/12 = (2.5" \times 0.95 \times 1828)/12 = 361.79 \text{ C.F.}$

VOLUME OF STORM WATER STORAGE
ASSUMING 40% POROSITY = 904.48 CF OF ROCK IS REQUIRED
USING A 5 FOOT ROCK DEPTH = 180.90 SQ. FT.
 $20.5 \times 9 = 184.50 \text{ SQ. FT.}$



MB Engineering, Inc.
606 Ryan Dr.
Energy, IL 62933
(314) 368-3040



Michael A. Buescher, P.E., Civil Engineering
Missouri P.E. E-2001018714
MB Engineering, Inc. Missouri Authority No. E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	05-20-26	FOR REVIEW
2	06-08-26	CITY COMMENTS
3	07-06-26	CITY COMMENTS

944 Chelsea Ave.
Glendale, MO 63122

Plans are prepared for:
Altea
3906 S. Hwy 94
Suite 600
St. Charles, MO 63304

DATE: 05-18-26
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
DRAINAGE AREA MAP

SHEET NUMBER:

C3

PROJECT NO: 26-1175

SILT FENCE

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

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

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

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

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

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

INSTALLATION / CONSTRUCTION PROCEDURES

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

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

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

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minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

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

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

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1989).

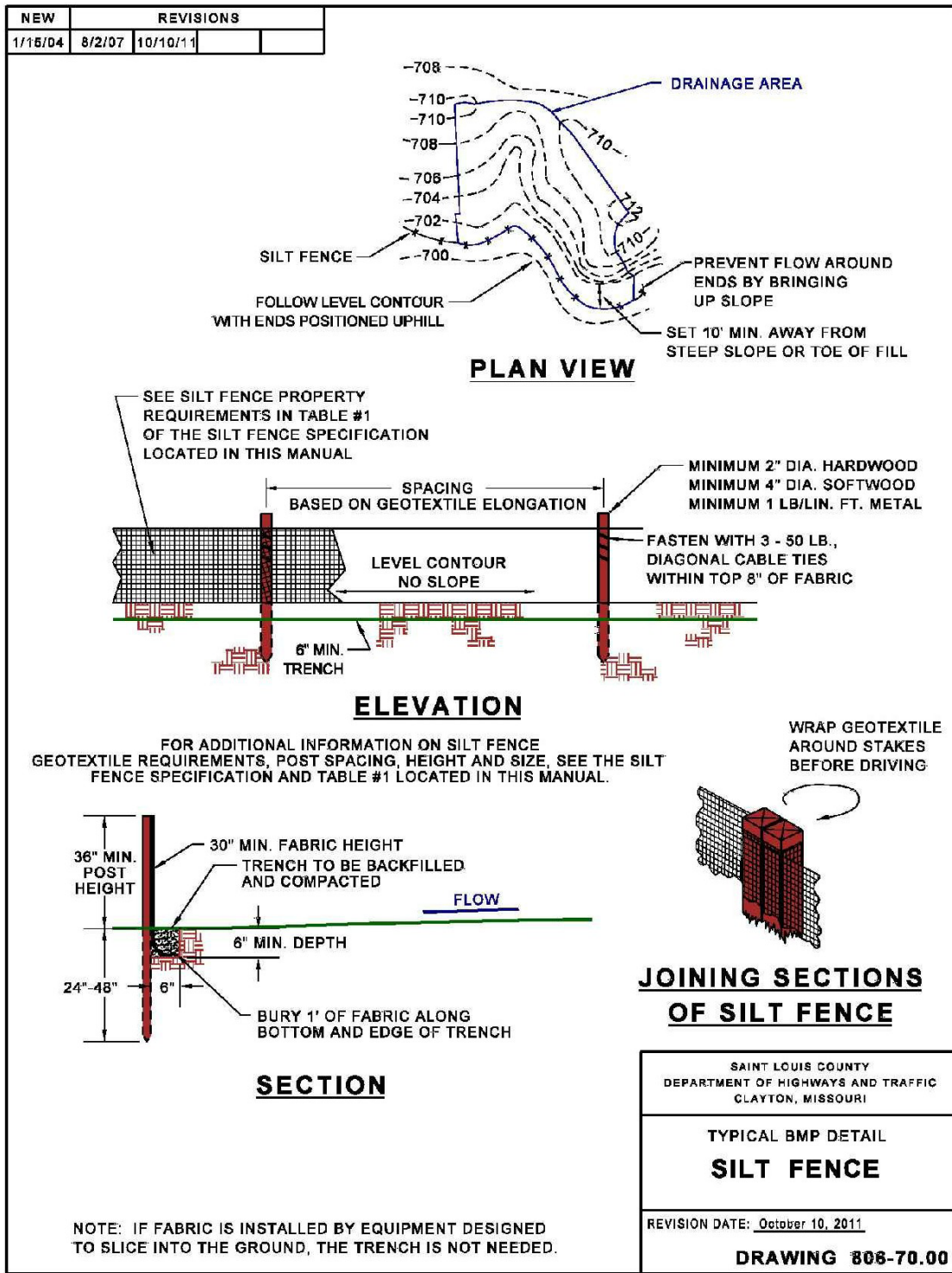
When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

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

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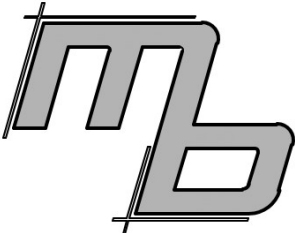
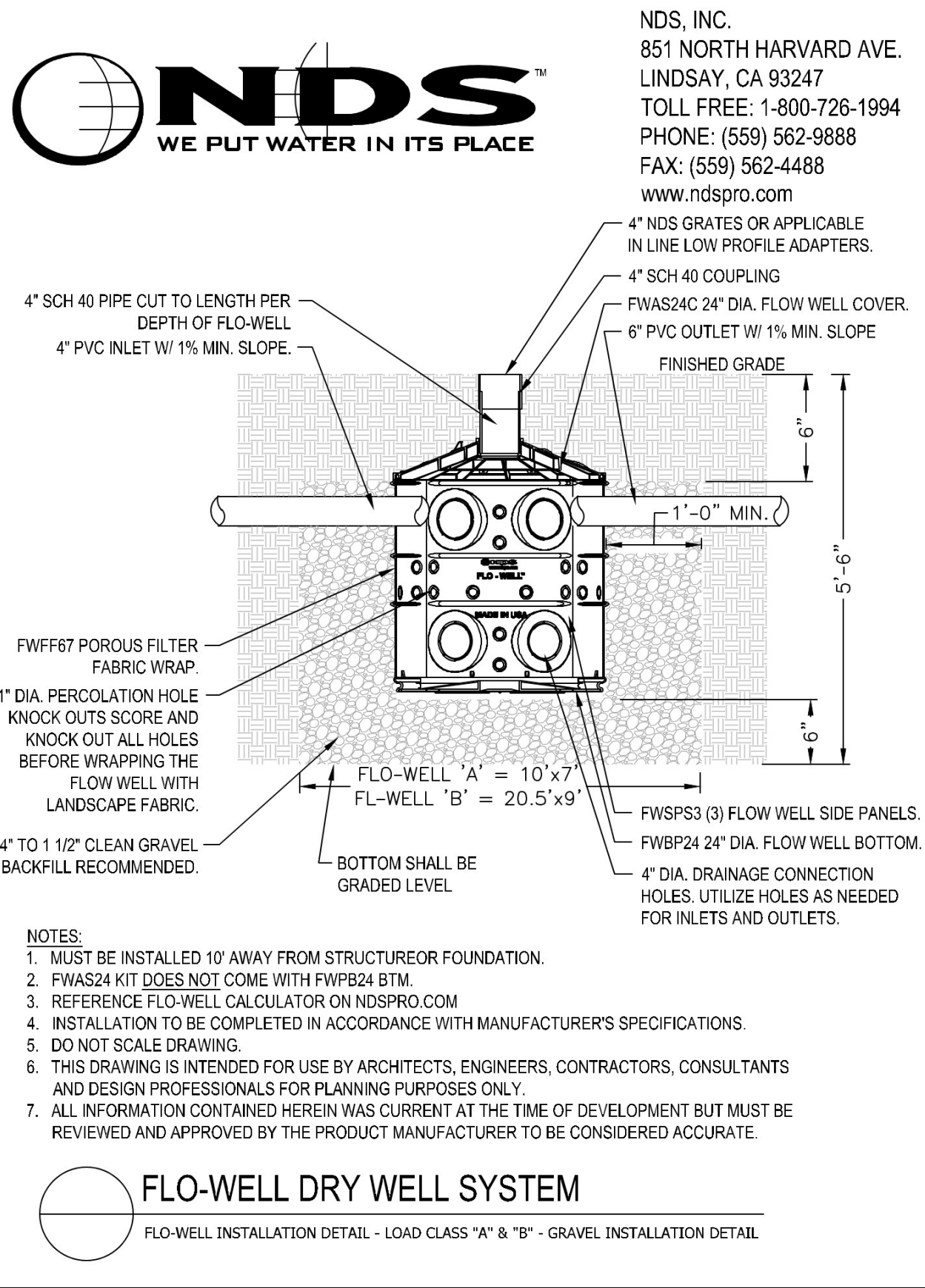
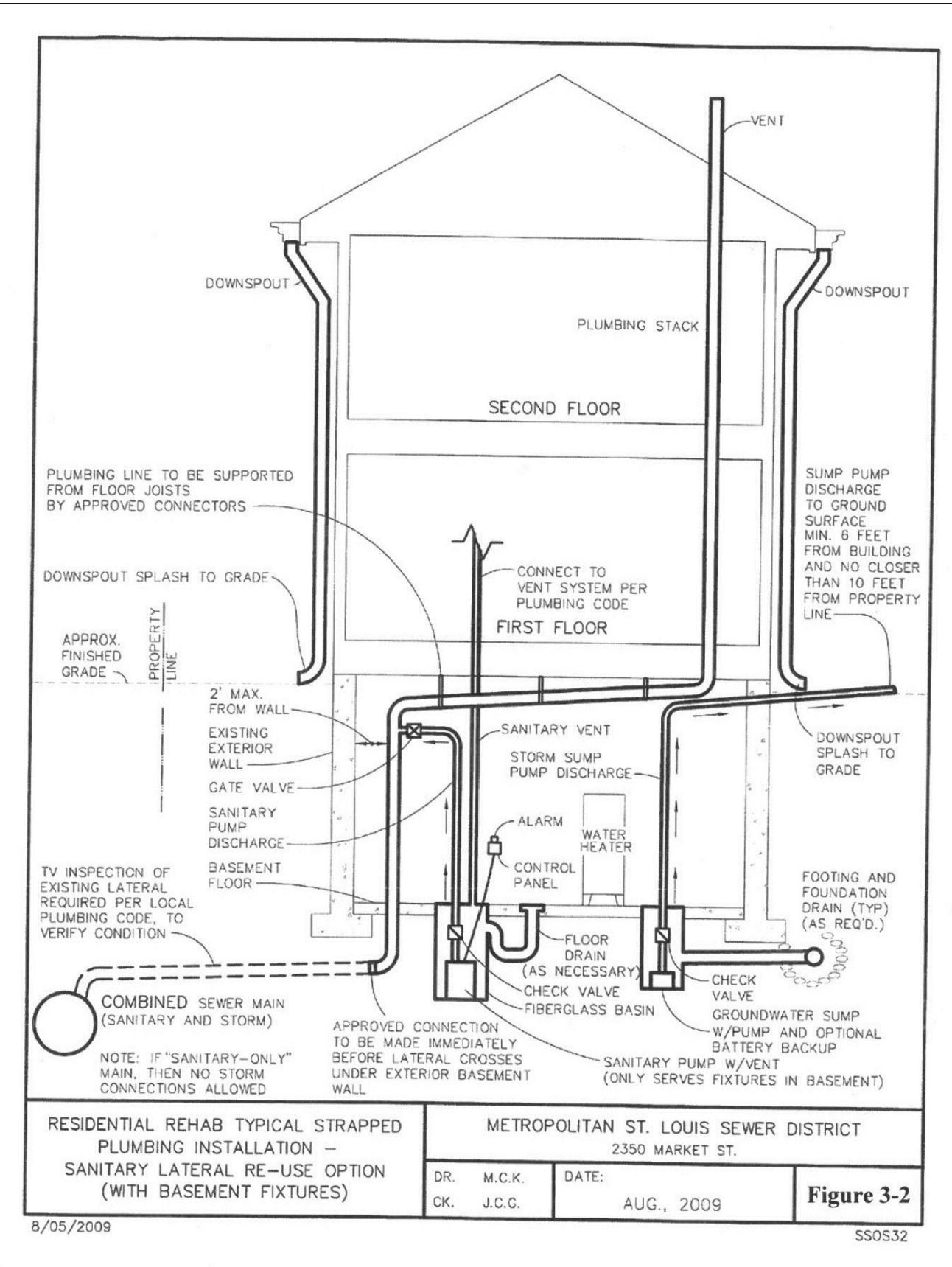
Sediment and Erosion Control Manual



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Sediment and Erosion Control Manual Standard Drawings



MB Engineering, Inc.
606 Ryan Dr.
Energy, IL 62933
(314) 368-3040



Michael A. Buescher, P.E., Civil Engineering
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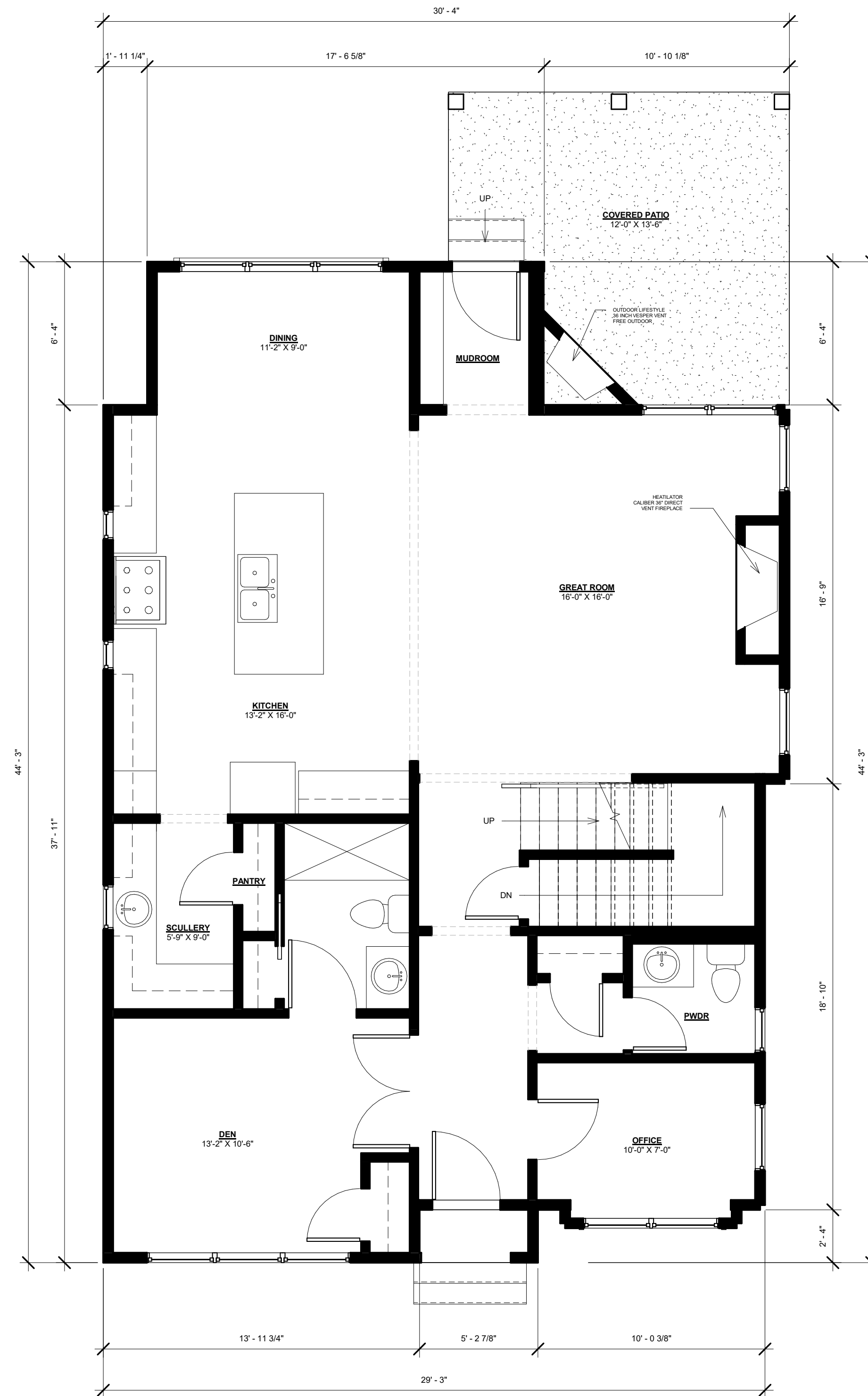
DATE: 05-18-26
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
TYPICAL DETAILS

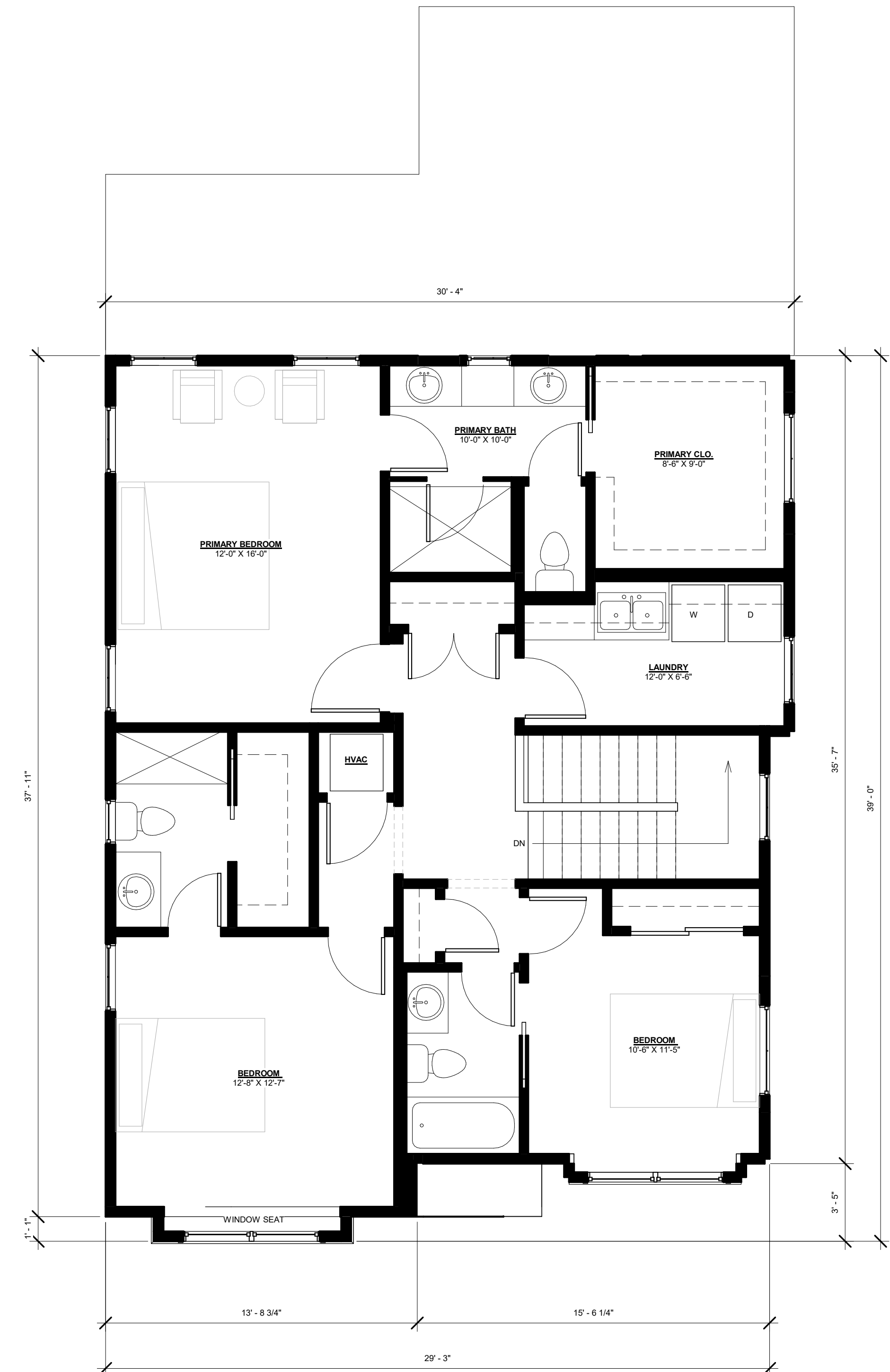
SHEET NUMBER:

C4

PROJECT NO: 26-1175



1st Floor Plan

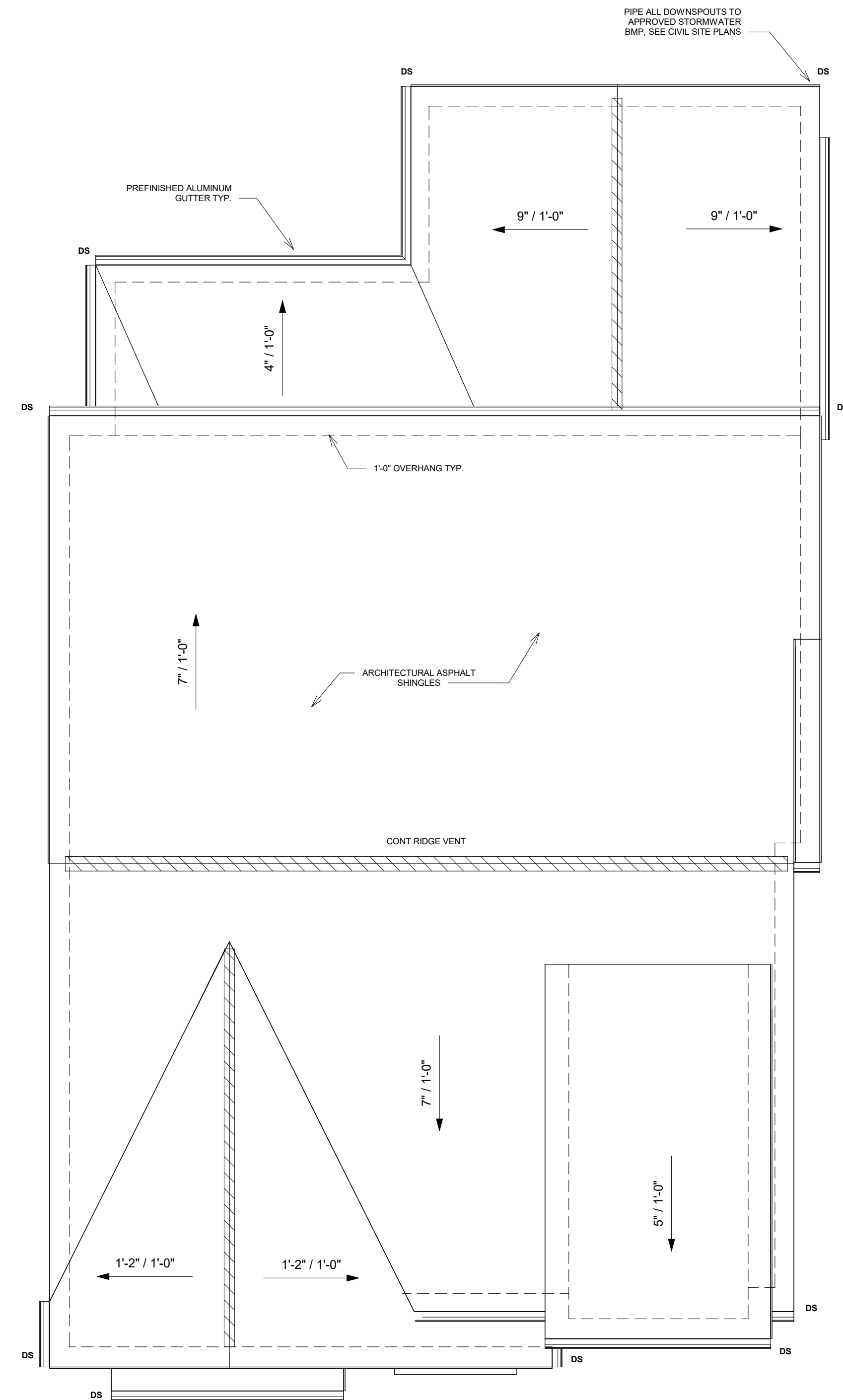


2nd Floor Plan

Floor Plans: 1/4"=1'-0"

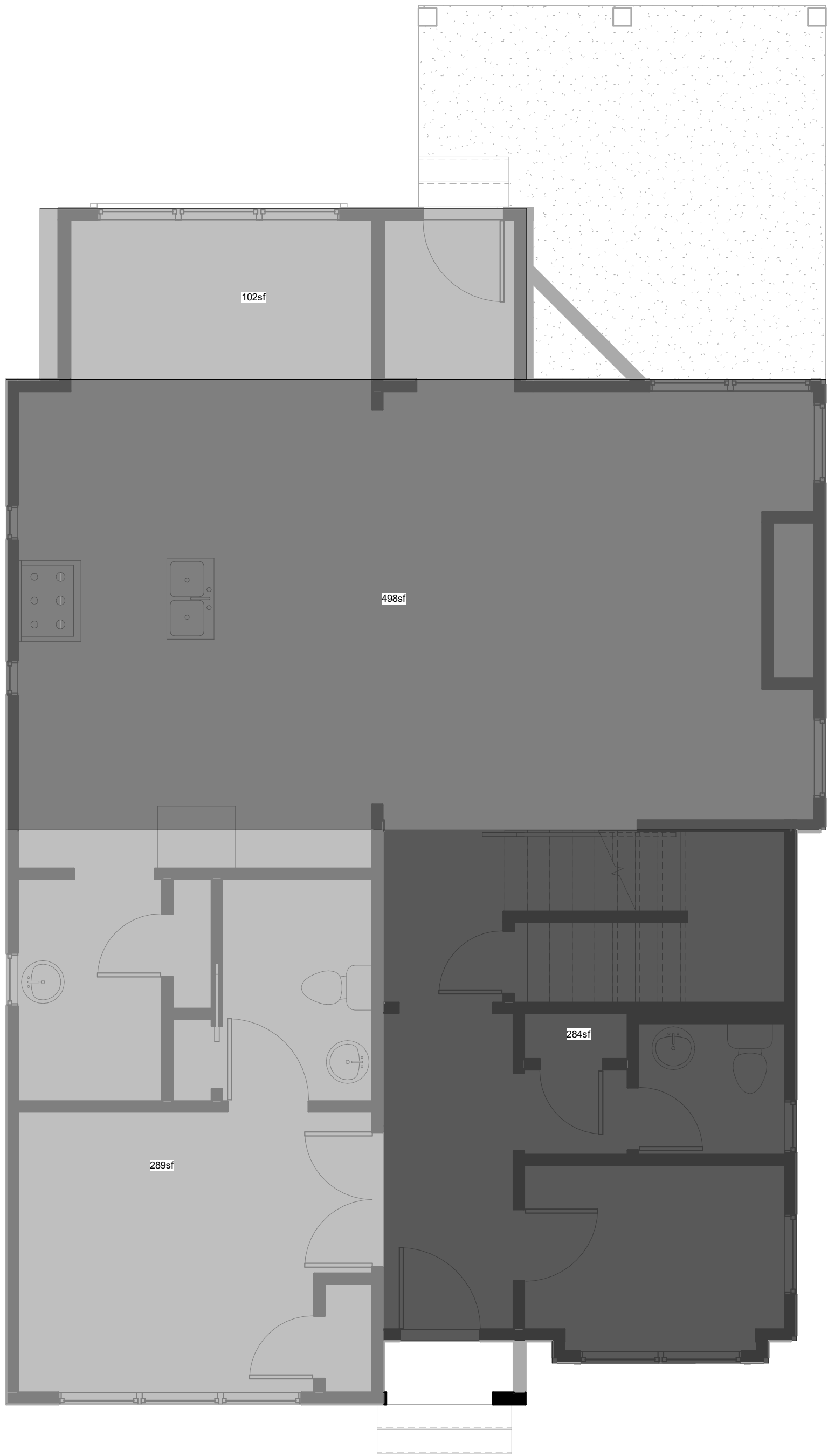


Finished Basement



Roof Plan

Floor Plans: 1/4"=1'-0"



284+289+498+102= 1,173sf

1st Floor Plan



289+284+498= 1,071sf

2nd Floor Plan

1,173 + 1,071 = 2,244.00 SF
 LOT SF = 7,500SF
 2,244/7,500 = **29.8% FAR**

Area Diagrams: 1/4"=1'-0"

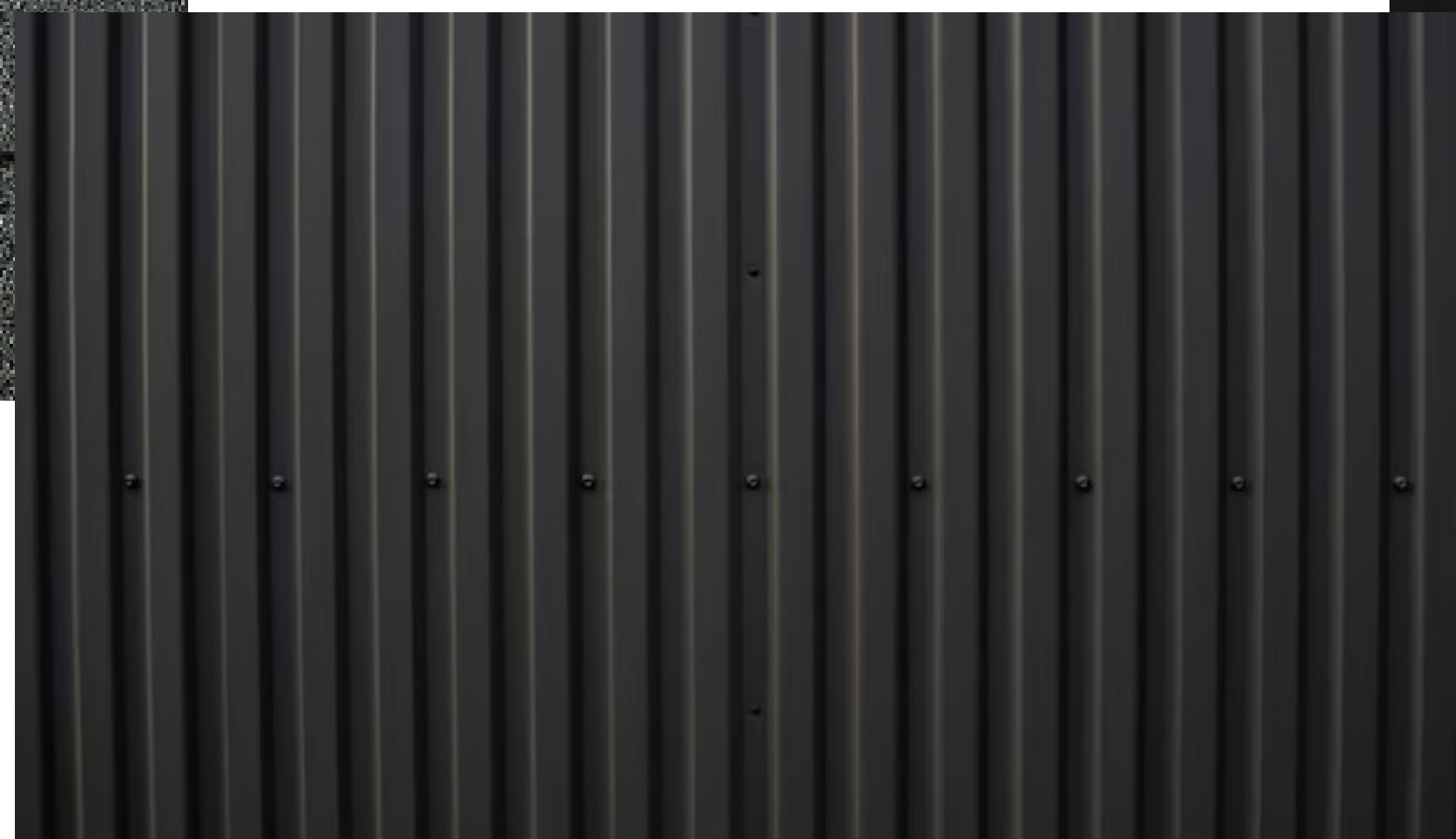
1 Stucco:
Smooth Stucco in Dove White



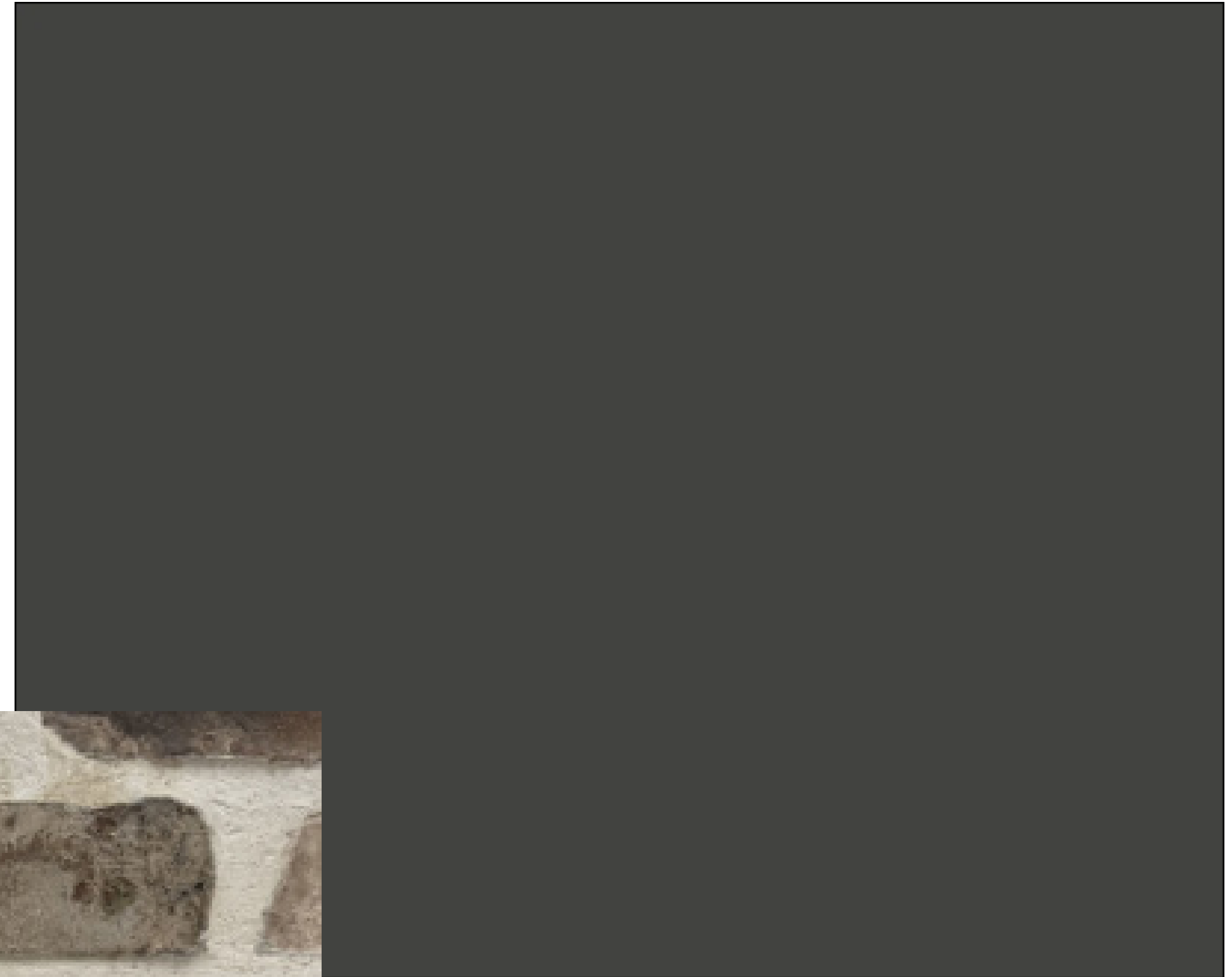
3. Brick
Cherokee Brick Antique
Hard Tan Handcrafted



2. Shingles
Owens Corning Duration
in Estate Gray



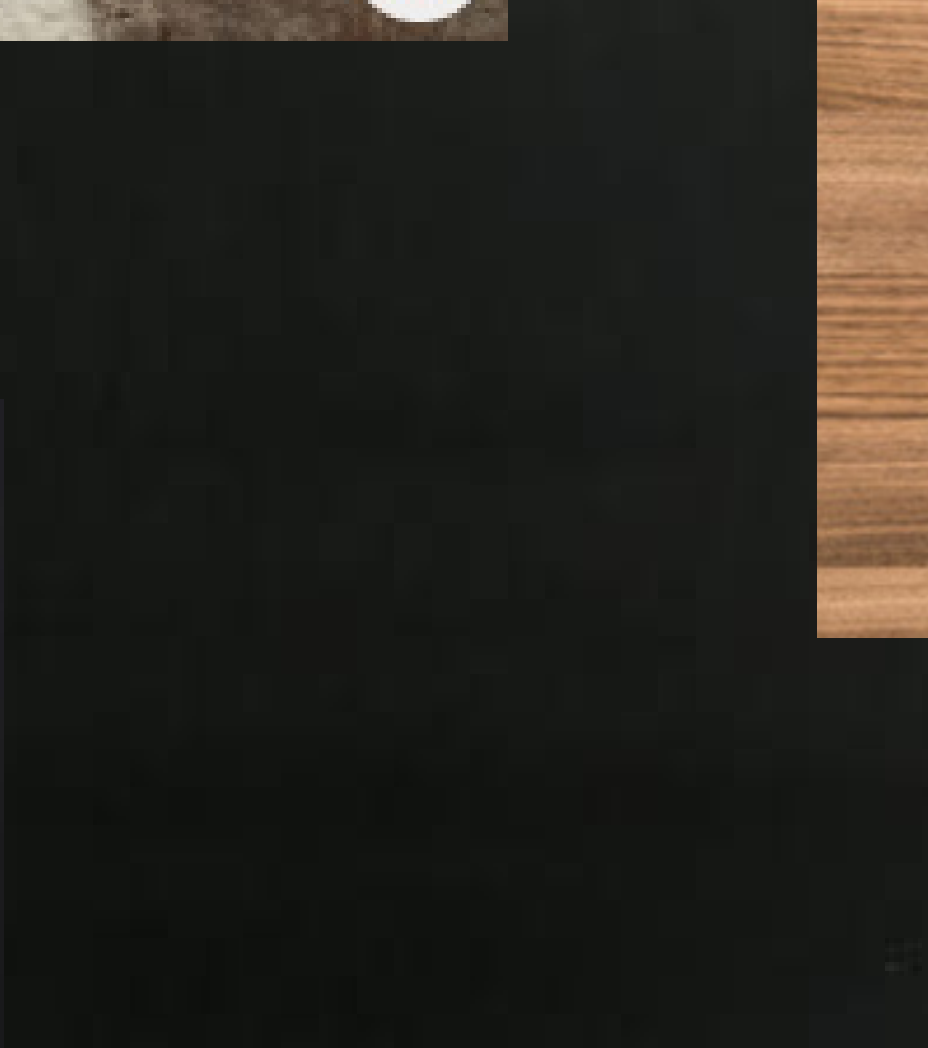
7. Metal Roof
Matte Black Standing Seam



4. Accent Siding
Hardie Smooth Panels
(horizontal siding at rear of house
and detached Garage)
in Sherwin Williams Iron Ore



6. Wood Beams/Columns
Cedar, natural



5. Windows/Fascia/Soffit
Matte Black Metal

Exterior Material Palette



4. Accent Siding
Hardie Smooth Panels in
Sherwin Williams Iron Ore

1. Stucco
Smooth Stucco in Dove White

2. Shingles
Owens Corning Duration in
Estate Gray

7. Metal Roof
Owens Corning Duration in
Estate Gray

5. Soffit/Fascia
Matte Black

5. Windows
Marvin Essentials casement in
Black

3. Brick
Cherokee Brick Antique Hard
Tan Handcrafted

8. Front/Rear Door
Prefinished Fiberglass in
Pacific Black

Annotated Front Elevation NTS



Front Elevation (North)



Right Elevation (West)

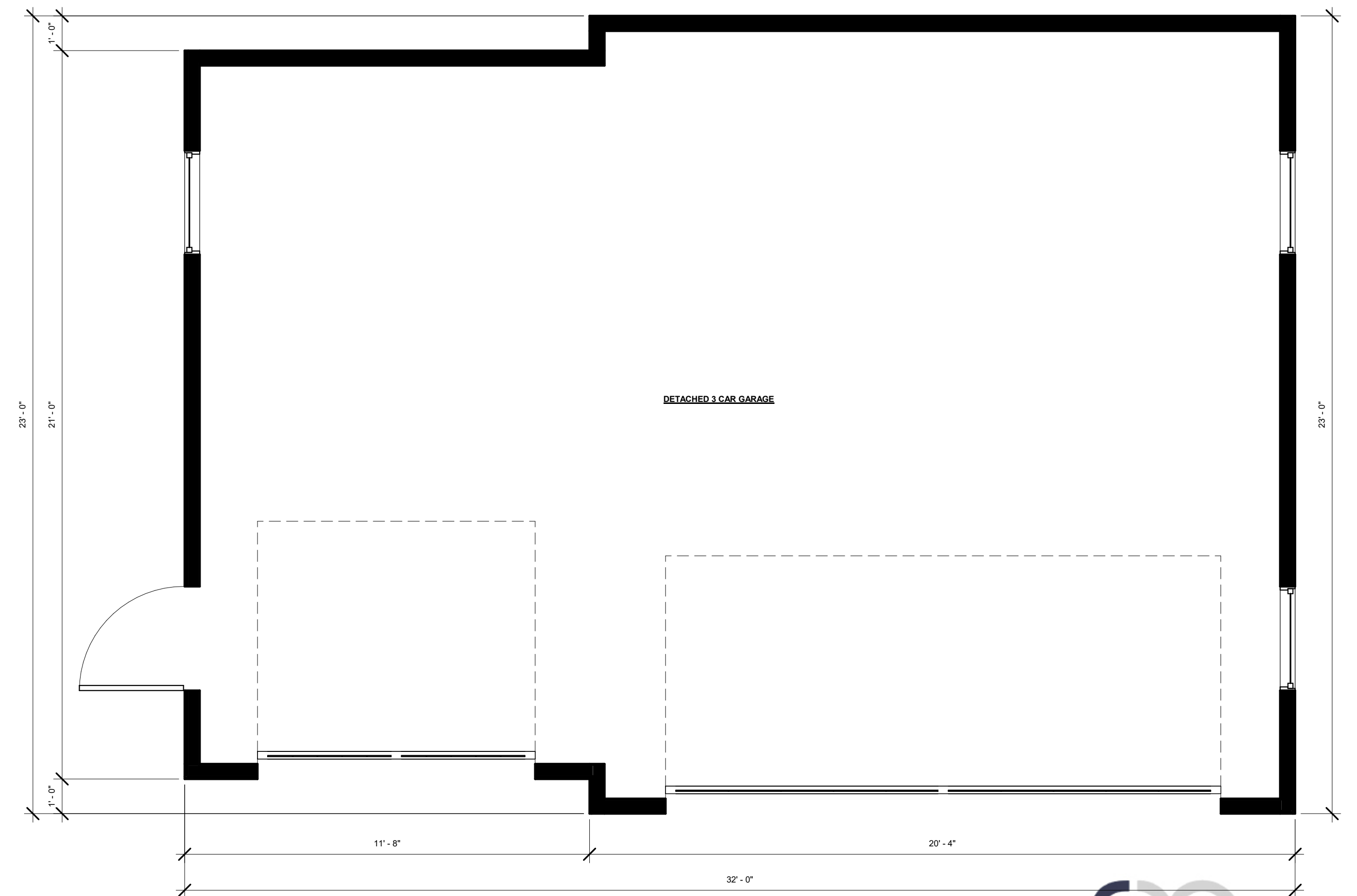
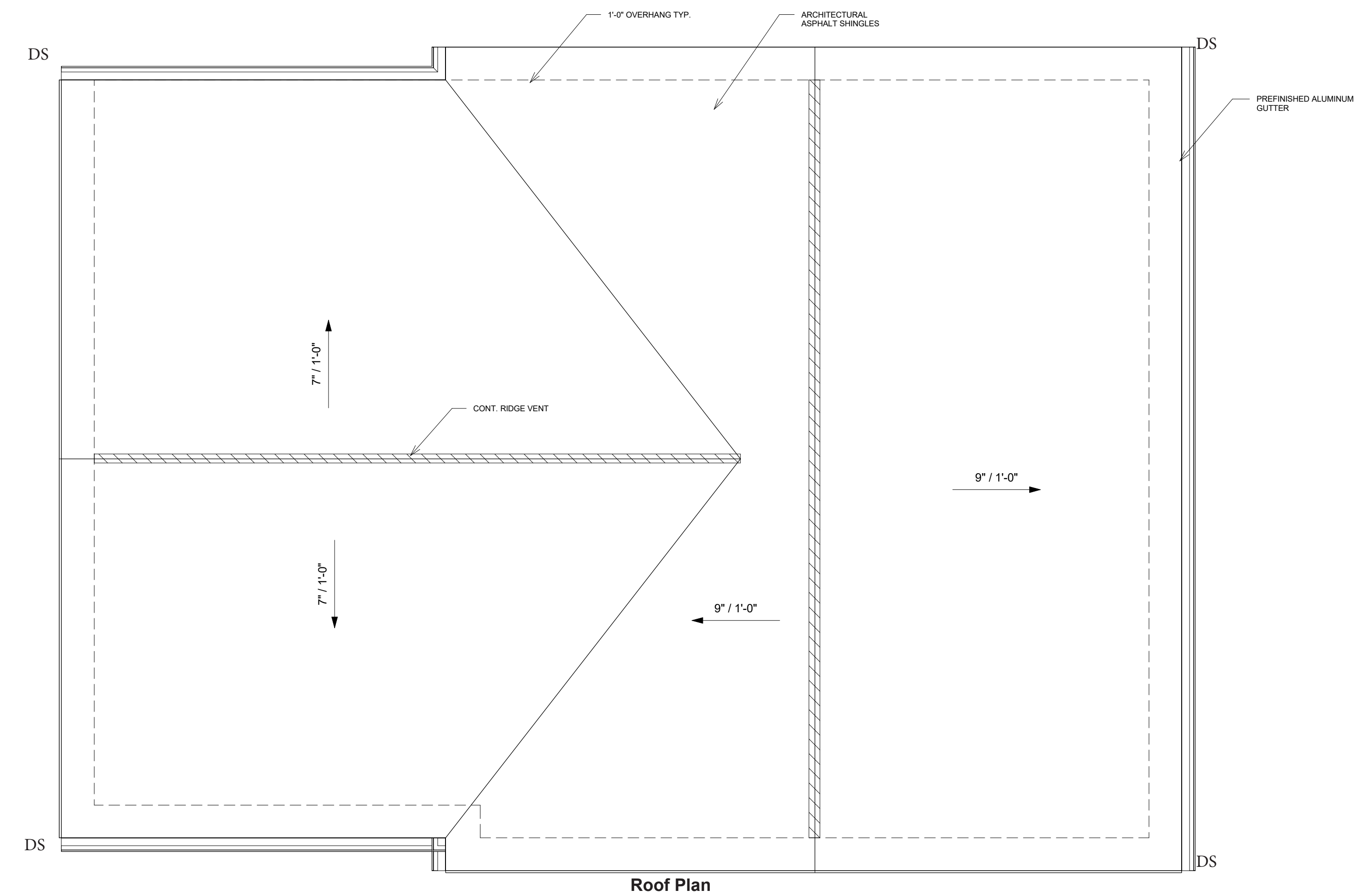


Left Elevation (East)



Rear Elevation (South)

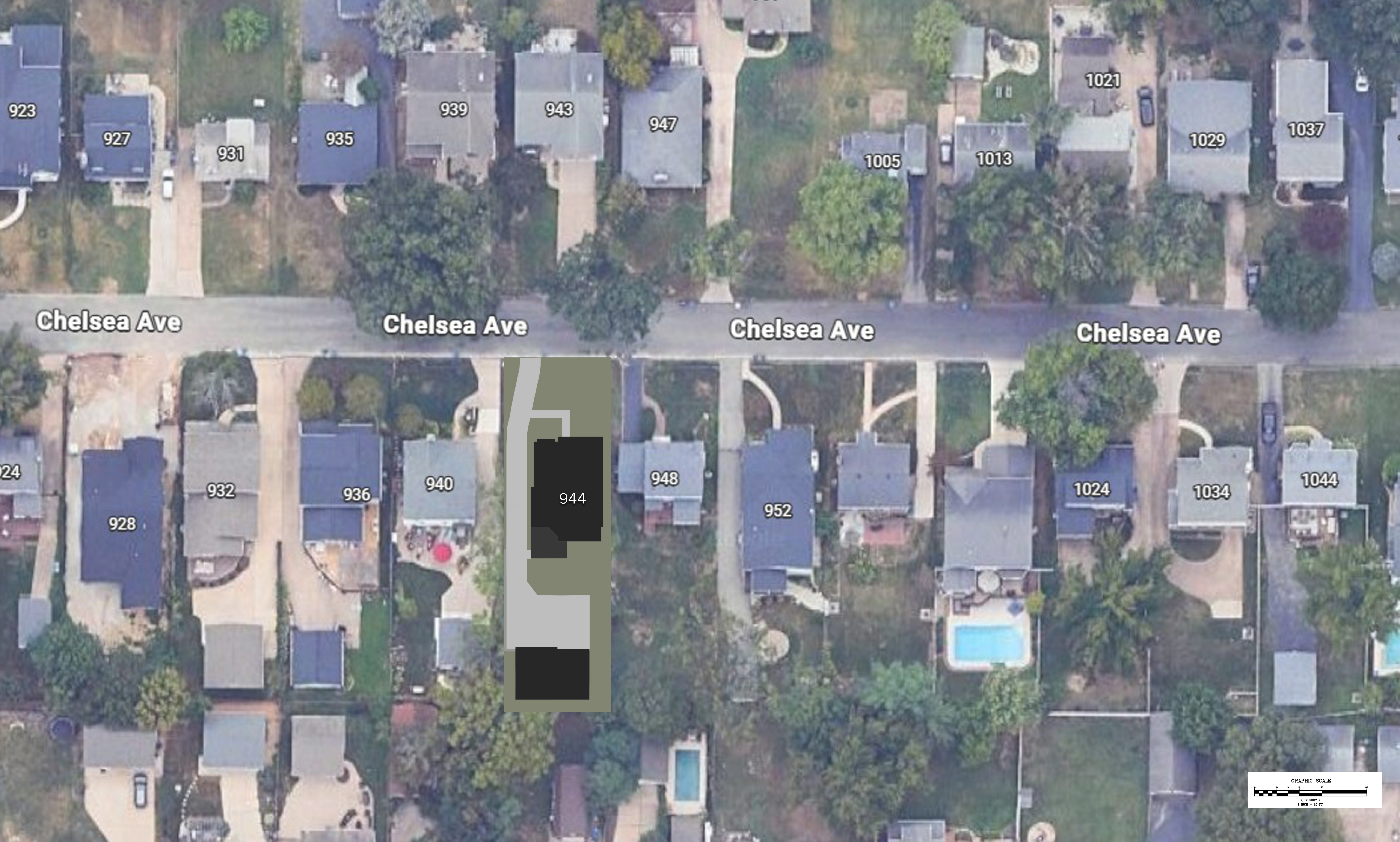
Building Elevations: 1/4" = 1'-0"



Detached Garage: 1/4" = 1'-0"



Existing Structure

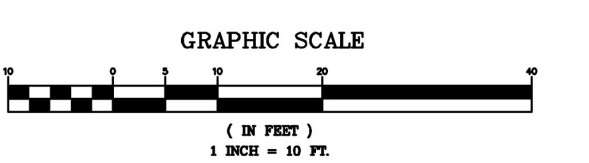


Chelsea Ave

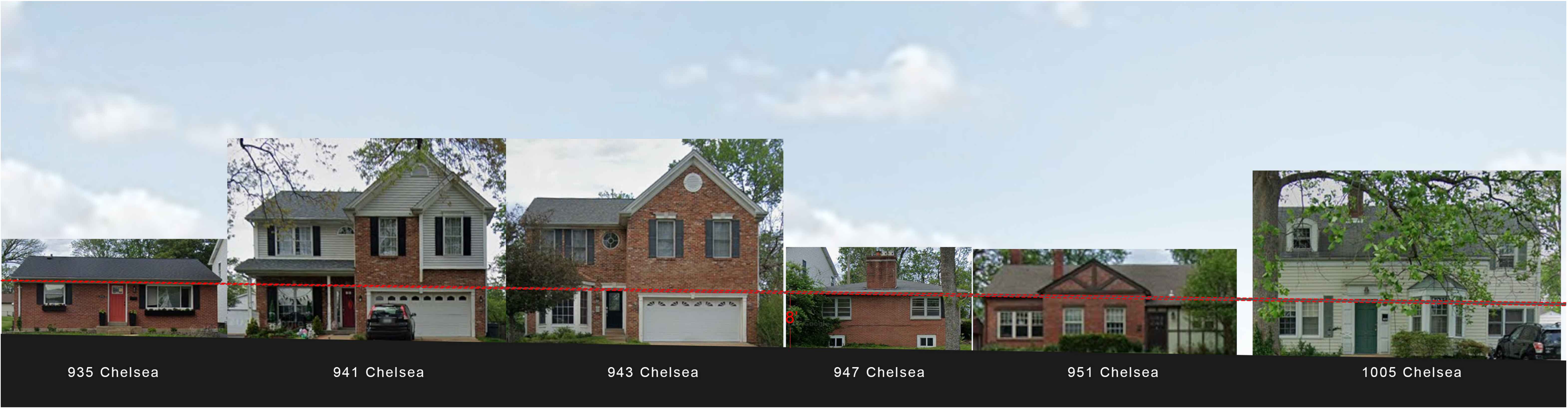
Chelsea Ave

Chelsea Ave

Chelsea Ave



Aerial Plan



NORTH



SOUTH

Neighborhood Context



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

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

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



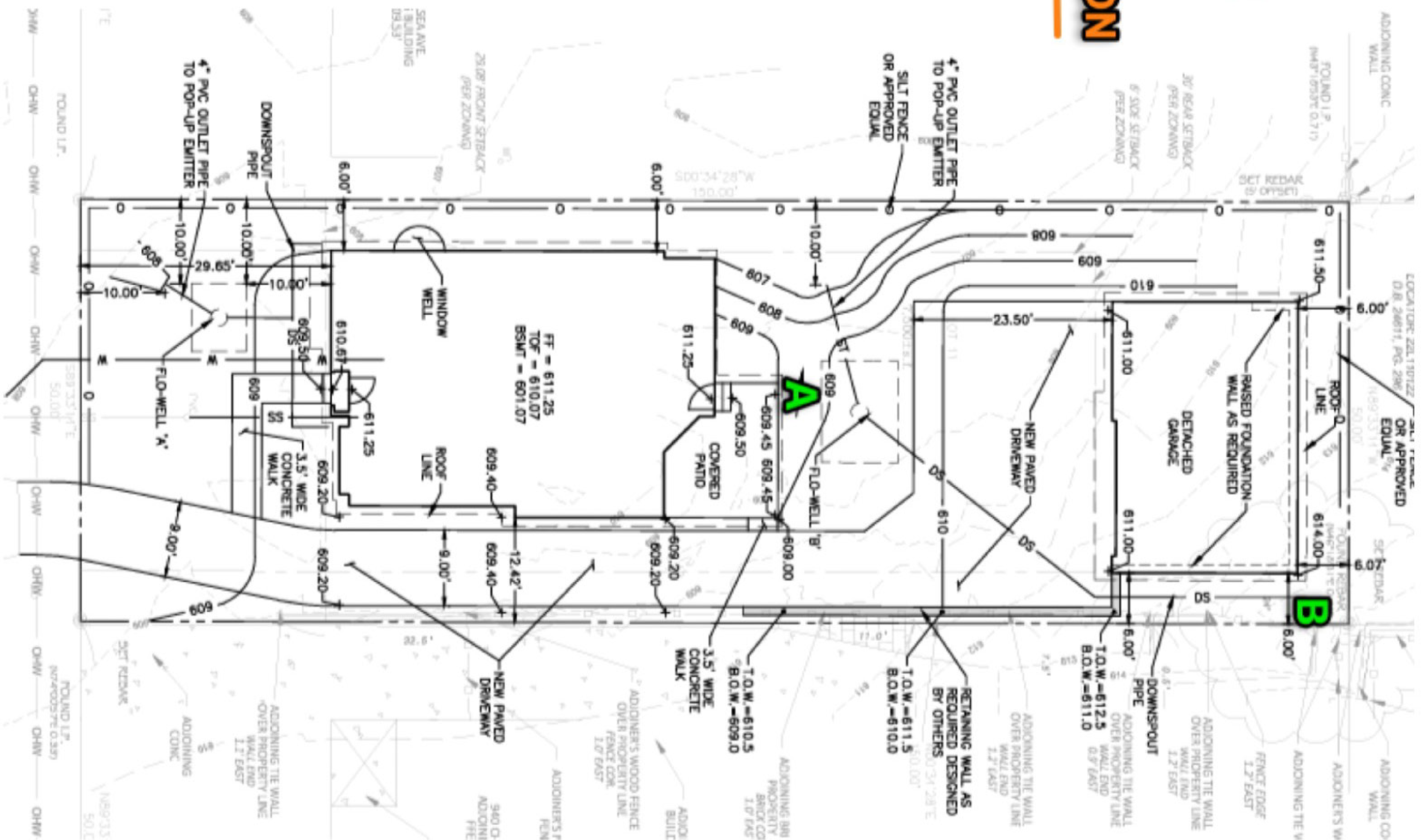
TREE STUDY
SITE PLAN REVIEW
6/5/2026

PROPERTY LOCATION: 944 Chelsea

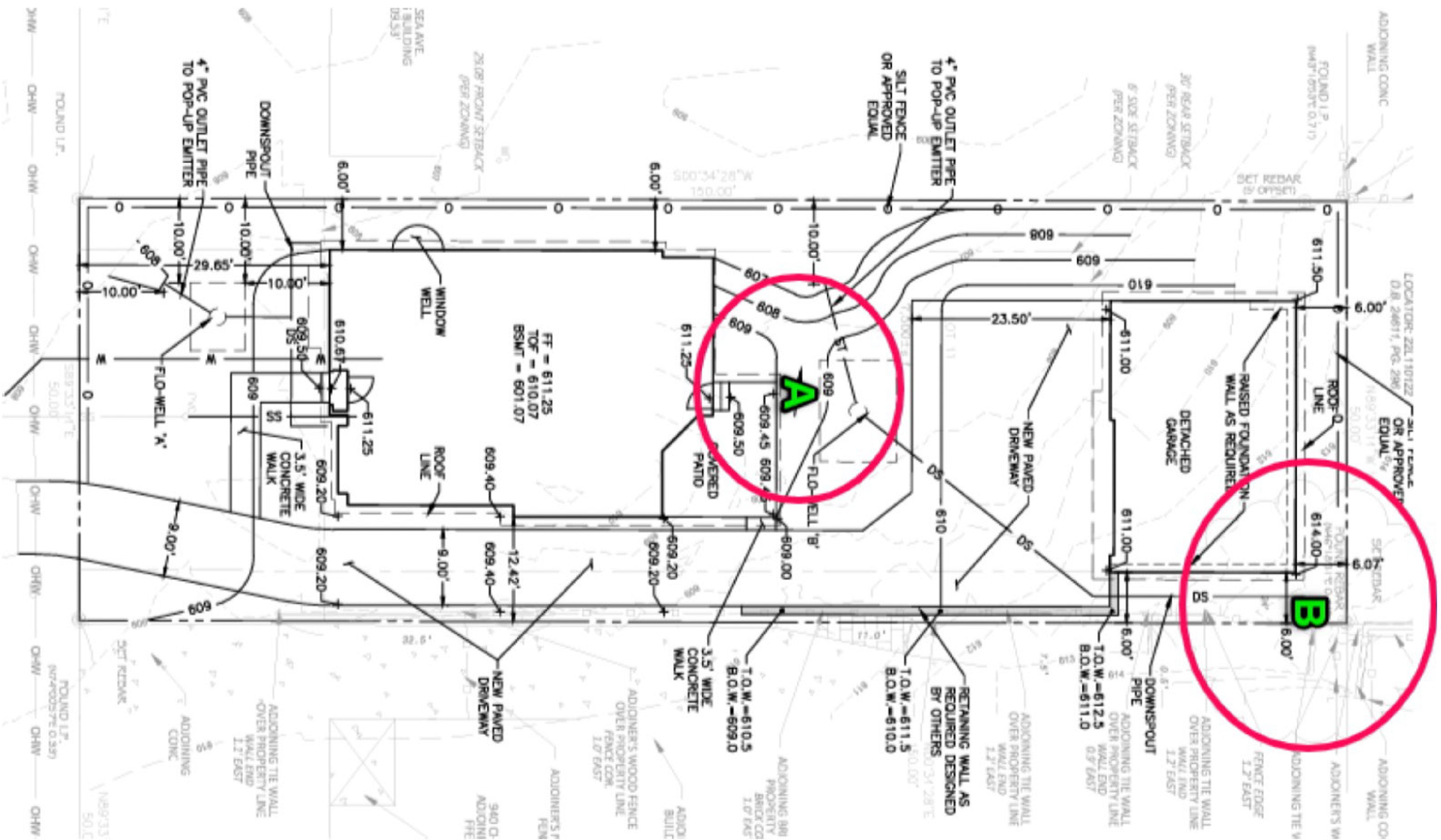
#	TREE SPECIES	D B H	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	CONDITION
A	pin oak	48"	TBR		epicormic growth, minor galls present STORMWATER MITIGATION	Good
B	American elm	23"	TBR		phototropic, storm damage PROPOSED GARAGE	Fair
1	eastern redbud	2.5"	INSTALL		installed replacement tree	
2	serviceberry	2.5"	INSTALL		installed replacement tree	
3	dogwood	2.5"	INSTALL		installed replacement tree	
4	sweetbay magnolia	2.5"	INSTALL		installed replacement tree	
5	evergreen tree	2.5"	INSTALL		installed replacement tree	
6	evergreen tree	2.5"	INSTALL		installed replacement tree	
7	evergreen tree	2.5"	INSTALL		installed replacement tree	

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH (\$2,400 Max)
2	2	2	N/A	2	71	7	\$2,100

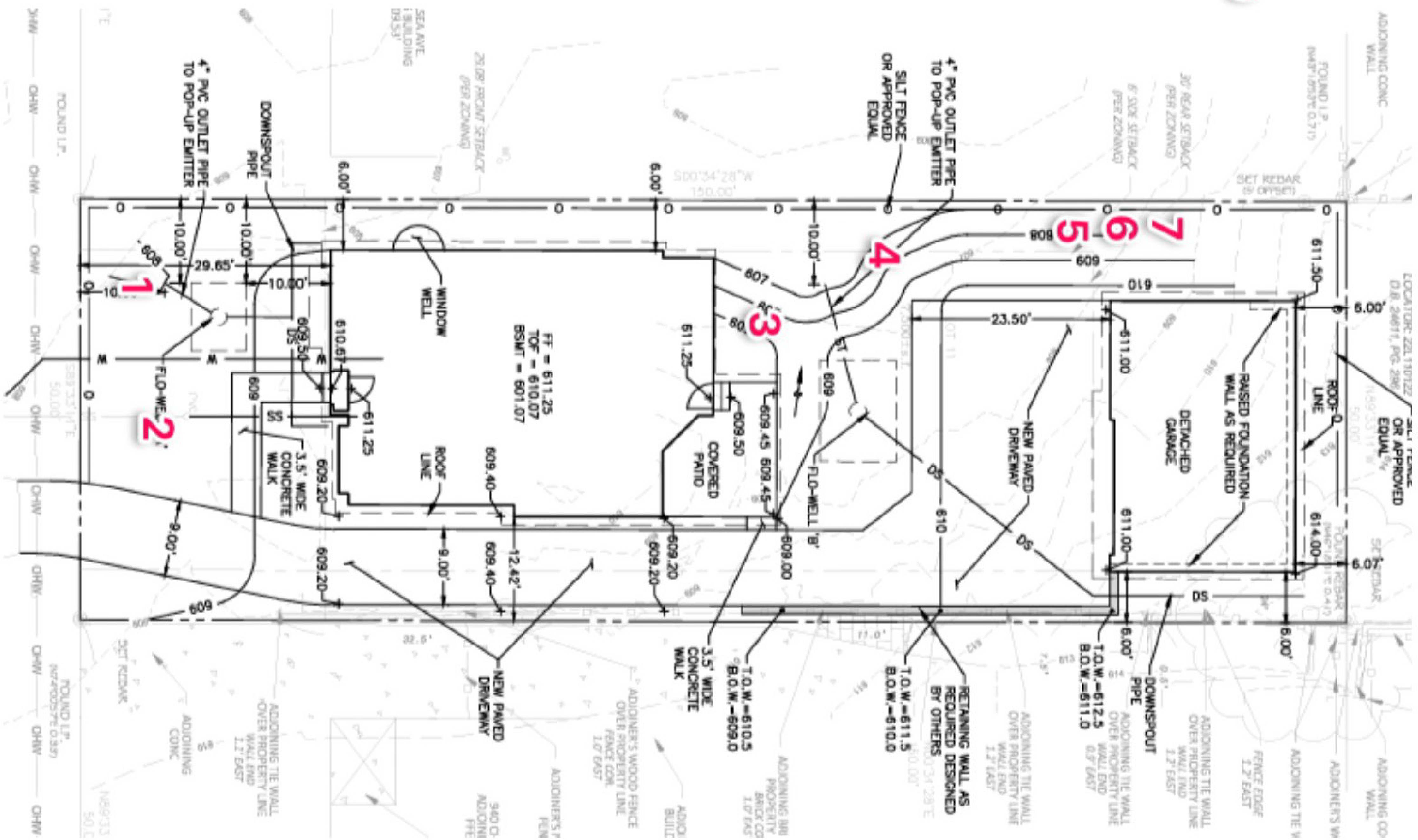
PRESERVE
TBR
TREE
PROTECTION
FENCE —

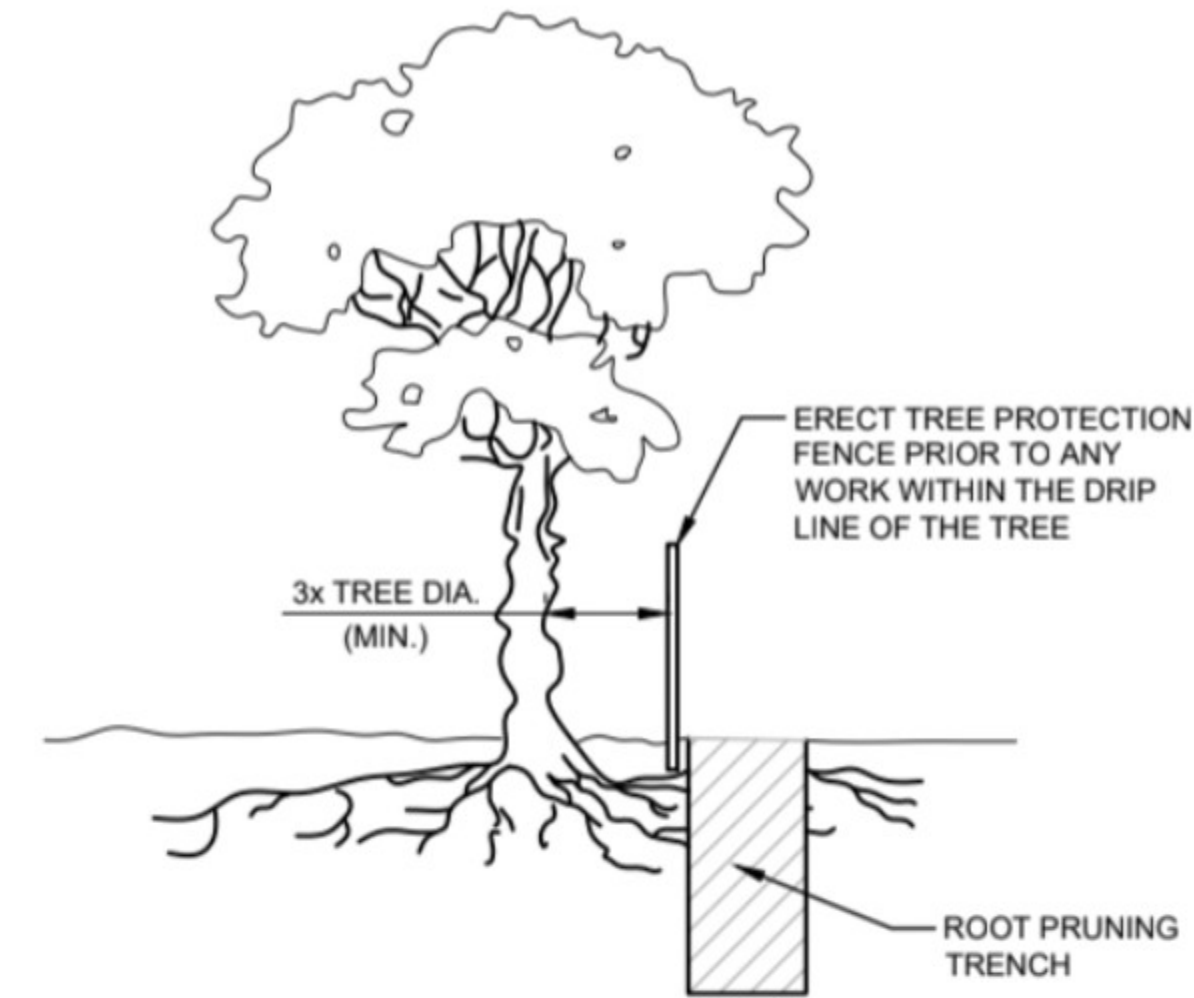


**EXISTING
CANOPY**



PROPOSED CANOPY





NOTES:

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

NOTES (CONT.):

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

DIGGING PROCESS

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