Application for Architectural Review Board

**** This application must be filled out completely and signed before submittals are placed on the ARB agenda.***

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: Mark Manlin

Phone #: 314 432 3380

Email address of Applicant (for review comments): themanlincompany@aol.com

PROJECT PROPERTY INFORMATION

Address for proposed work: 20 Burroughs Ln.

If this ARB application is amending a project that is currently under construction, list permit #: _____

Zoning District: C Parcel ID # (St. Louis county tax record): 23M641404

DESCRIPTION OF PROPOSED PROJECT:

single family new residence

Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X _____ Date: 3/4/22

** This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.*

Architectural Review Board Checklist

Please initial all items below to verify that your submittal includes all requirements:

The following items shall be submitted to the Building Department by 11:00 am, no later than 7 days prior to the regularly scheduled meeting. Plans 24" x 36" are preferred and should be folded into individual packets. If plans are not able to be 24" x36", the smallest size possible is preferred. Plans to scale can be printed in half size.

✓ THREE (3) copies of this application

✓ THREE (3) copies of ARB plans, photographs and documentation arranged into individual packets. **At least one set of plans must bear the signatures of subdivision trustees (if applicable). Items without trustee signatures will not be accepted until required signatures are obtained.**

_____ ONE PDF copy of all plans that are submitted in hard copy should be emailed to aquinn@cityofladue-mo.gov. This single PDF should include the application, plan sheets and photographs and any other documentation that the Board should review.

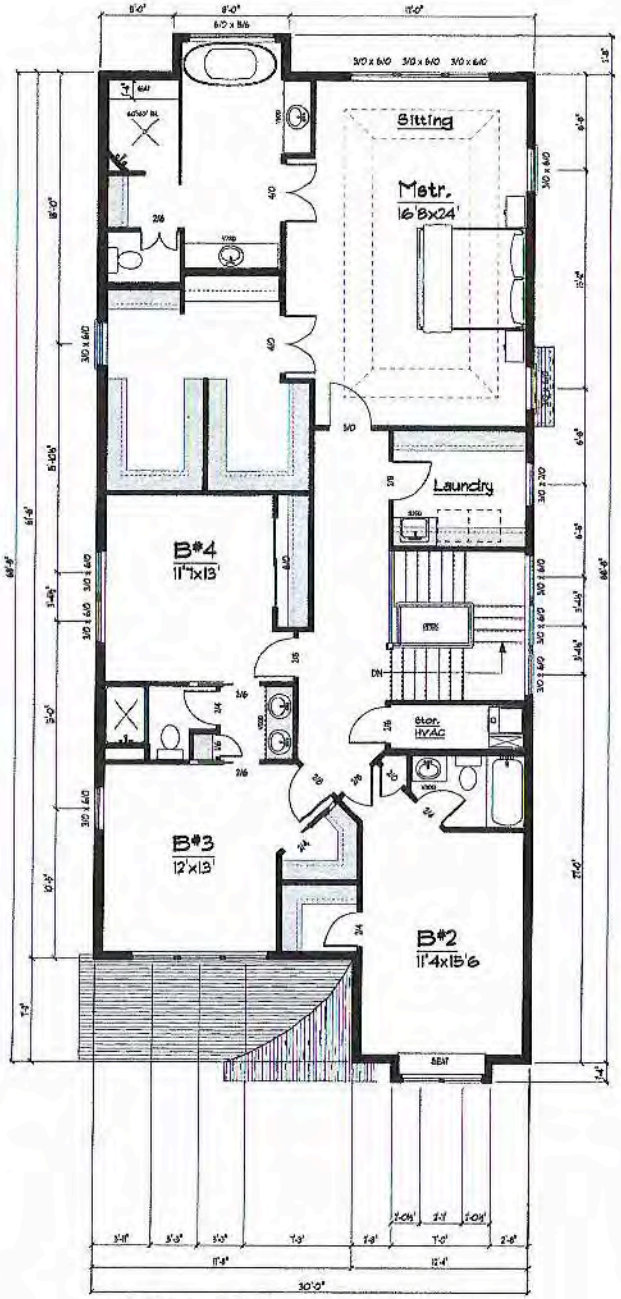
✓ Schematic site plan at a scale of not less than one-inch equals 20 feet including the following:

- Dimensioned property lines,
- Building setback lines,
- Easements identified,
- Existing and proposed area of work,
- Location of driveways and parking areas,
- Topographic contours of the existing grades and proposed finished grades at two-foot interval minimums for a distance 25 feet from the face of the existing and proposed area of work with an indication of direction of flow of storm water. (For new residence and home additions only)
- Location of proposed landscape material (New residence only)
- Landscape material proposed to be removed (New residence only), and
- Identifying any accessory structures proposed or existing.
- Hardscape and greenspace coverage calculations for existing and proposed front, rear, side and overall lot.

✓ Schematic floor plans (at a minimum scale of one-quarter inch equals one foot) showing overall building dimensions. Plans may be printed in half-size.

✓ Building elevations (at a minimum scale of one-quarter inch equals one foot) showing vertical dimensions, fenestration, proposed materials and colors, and any existing construction where an addition or modification is proposed. All existing and proposed building materials shall be indicated on the existing building elevations. Plans may be printed in half-size

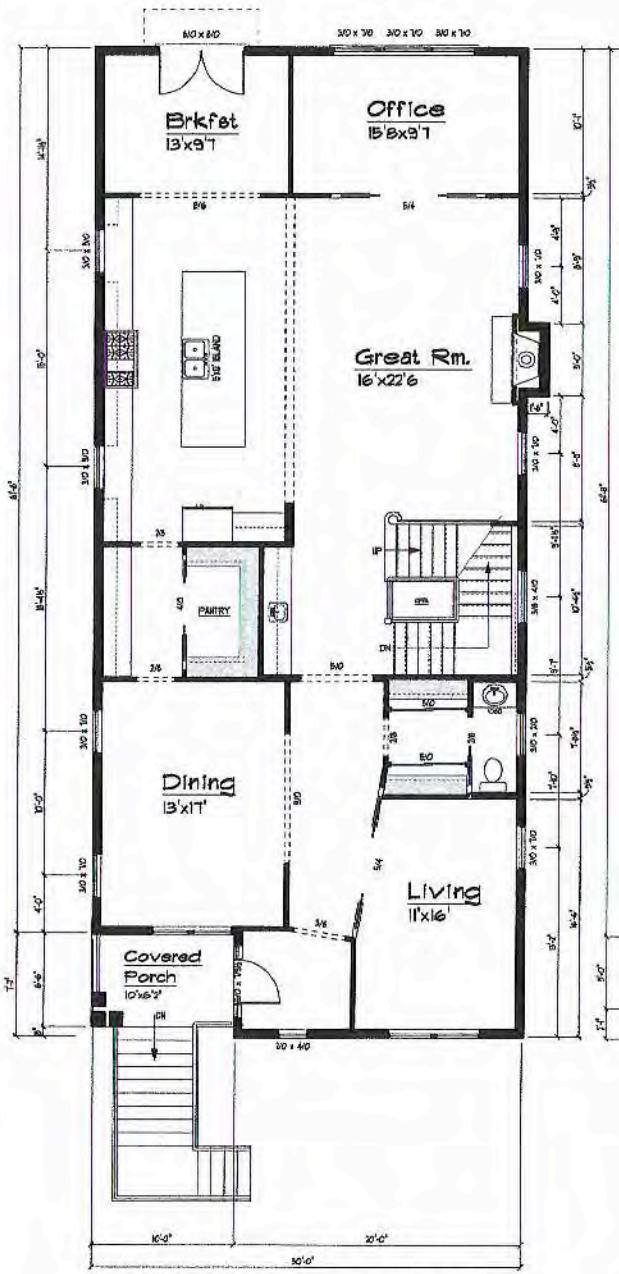
✓ Color photographs (8.5x11 inches) of the main building located on adjoining property. Color photographs (8.5x11 inches) of all building elevations of existing structures for projects involving remodeling or additions.



2nd Floor Plan

1,988sf. + 1,956sf. 2nd flr. = 3,944sf.

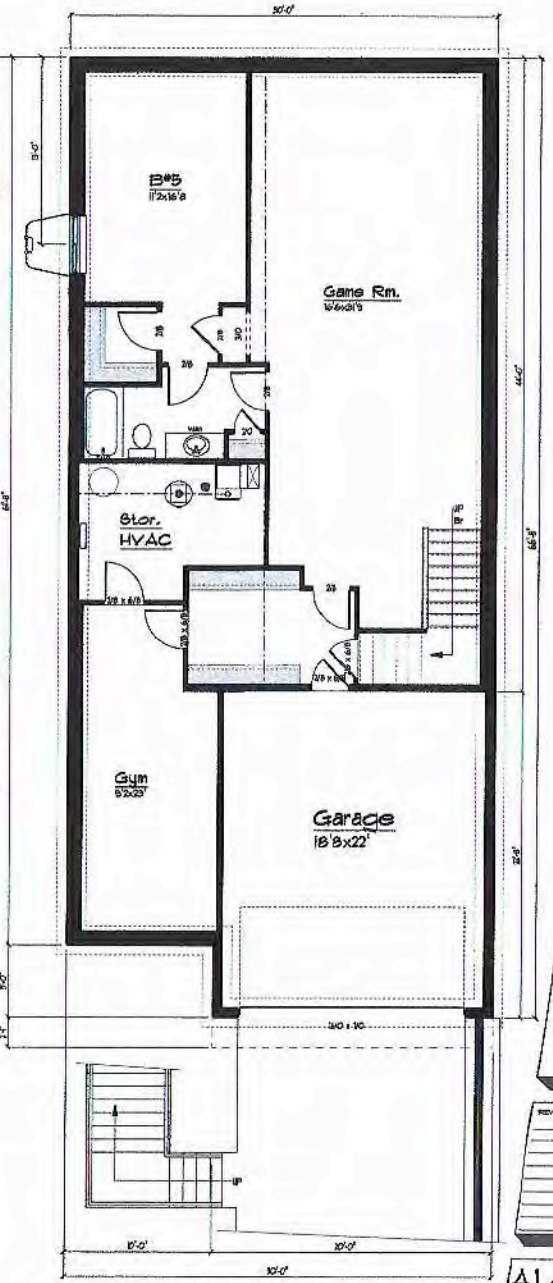
All room dimensions and square footages are approximate. Scale: 1/4"=1'-0"



1st Floor Plan

1,988sf. + 1,956sf. 2nd flr. = 3,944sf.

All room dimensions and square footages are approximate. Scale: 1/4"=1'-0"



Basement Plan

1,296sf. Finished

All room dimensions and square footages are approximate. Scale: 1/4"=1'-0"

Architect

Thompson Design Group LLC

452 Jungs Station Rd.
St. Charles MO 63303-6243 (314) 232-8735

20 Burroughs Lane

Ladue, MO, 63124 Saint Louis County

Manlin Custom Homes LLC

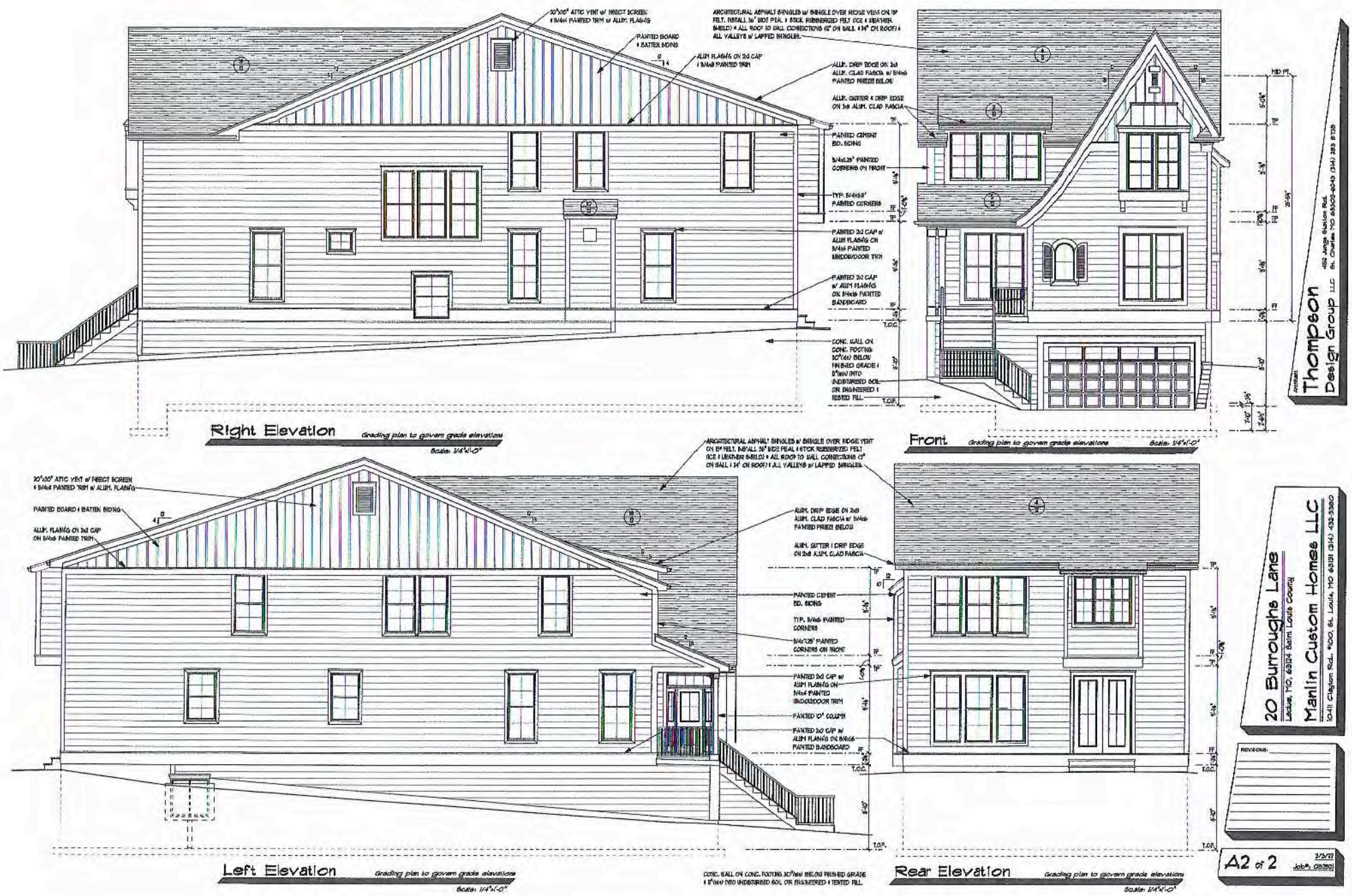
10411 Clayton Rd. #100, St. Louis, MO 63131 (314) 432-3380

Revisions:

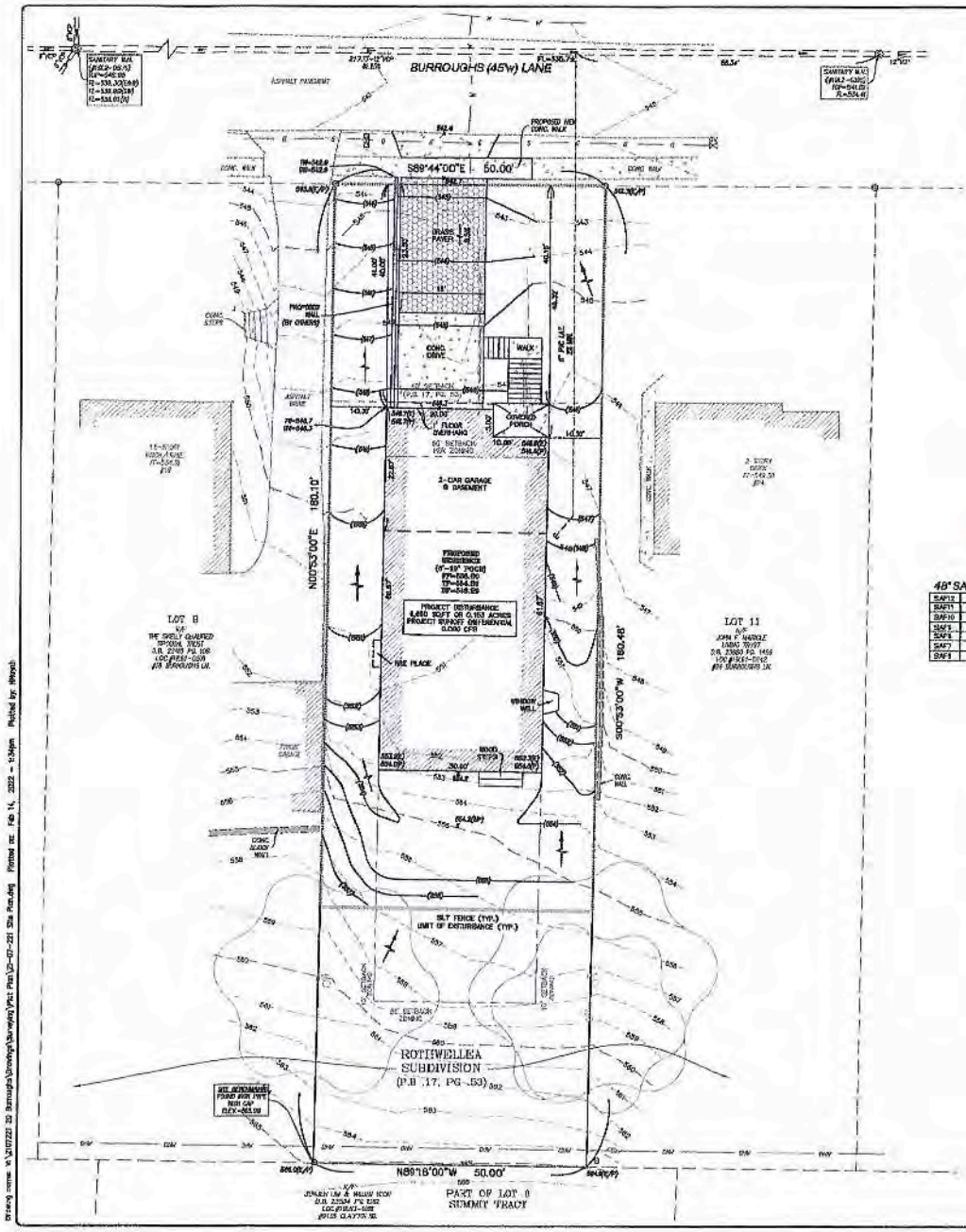
A1 of 2

3/3/22

Job#: 05282

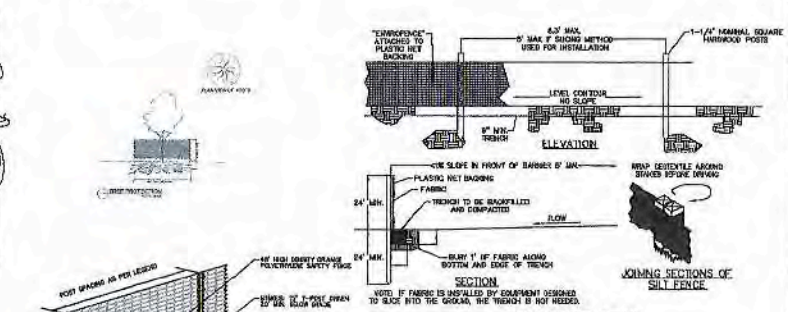


Right Elevation
Grading plan to govern grade elevations
Scale: 1/4"=1'-0"
Front
Grading plan to govern grade elevations
Scale: 1/4"=1'-0"
Left Elevation
Grading plan to govern grade elevations
Scale: 1/4"=1'-0"
Rear Elevation
Grading plan to govern grade elevations
Scale: 1/4"=1'-0"
20 Burroughs Lane
Lacks, MO, 63124 Saint Louis County
Manlin Custom Homes LLC
10411 Clayton Rd., #100, St. Louis, MO 63131 (314) 432-3380
Thompson
Design Group LLC
452 Jungs Station Rd.
St. Charles MO 63302-6043 (314) 283 8735
REVISIONS:
A2 of 2
3/3/12
Job#: 03252

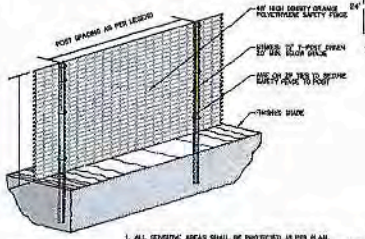


GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



SILT FENCE DETAIL



48" SAFETY FENCE, 72" T-POSTS

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY FENCE 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION, ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.
6. STRAW BALES CAN BE USED AS AN ALTERNATIVE FOR AREAS AROUND TREES TO PREVENT ROOT DAMAGE WITH T-POSTS.
7. IF STRAW BALES ARE USED THEY MUST BE INSPECTED PERIODICALLY FOR DETERIORATION. BALES WHICH HAVE RUSTED OR FALLEN APART SHALL BE REPLACED AS REQUIRED.

PAVEMENT COVERAGE CALCULATION

(WITHIN 40' SETBACK PER P.B. 17, PG. 53)

FRONT YARD AREA = 2,000 Sq. Ft.

CONC. DRIVE & WALK = 352 S.F.
GRASS PAVER = 128 S.F.
(20'X 3'X 2) S.F. = 120 S.F.)
TOTAL PAVEMENT = 840 Sq. Ft.

PAVEMENT COVERAGE = $\frac{840}{2,000}$ x 100% = 27%

PAVEMENT COVERAGE = 27% < 30%

NOTES

1. THE GUTTERS SHALL DISCHARGE TO SPLASH BLOCKS UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
3. CONTRACTOR TO DETERMINE THE LOCATION OF THE GRAVEL TRENCH IN THE FIELD FOR THE SUMP PUMP DISCHARGE. THE DIMENSIONS SHOWN ARE THE MINIMUM REQUIREMENT AND THE DISTANCE FROM ANY PROPERTY LINE SHALL BE A MINIMUM OF TEN FEET.

EXISTING IMPERVIOUS:

HOUSE = 1,300 S.F.
DRIVE = 448 S.F.
WALK = 128 S.F.
PORCH = 43 S.F.
BRICK PATIO = 270 S.F.
CONC. PATIO = 53 S.F.
SCREENED PATIO = 133 S.F.
TOTAL = 2,372 S.F. OR 28.52%

PROPOSED IMPERVIOUS:

HOUSE = 1,300 S.F.
CONC. DRIVE = 352 S.F.
WALK = 80 S.F.
PORCH = 81 S.F.
GRASS PAVER = 128 S.F.
(20' x 3') S.F. = 180 S.F.)
TOTAL = 2,571 S.F. OR 28.52%

GREEN SPACE CALCULATION

TOTAL LOT AREA = 8,014 Sq. Ft.
TOTAL IMPERVIOUS = 2,571 Sq. Ft.
GREEN SPACE = 8,014 - 2,571 = 5,443 Sq. Ft.
GREEN SPACE = 71.47% > 25%

SITE COVERAGE

EXISTING SITE COVERAGE	PROPOSED SITE COVERAGE
TOTAL = 2,372 Sq. Ft.	TOTAL = 2,571 Sq. Ft.

EXISTING IMPERVIOUS COVERAGE

EXISTING GRASS AREA = 0.42 SQ.FT. = 0.148 AC.
EXISTING SITE IMPERVIOUS COVERAGE = 2,372 SQ.FT. = 0.054 AC.
10-YEAR 25-MINUTE RUNOFF = (0.148 AC. x 1.7 CFS/AC) + (0.054 AC. x 3.54 CFS/AC)
= 0.252 CFS + 0.189 CFS
= 0.441 CFS

PROPOSED IMPERVIOUS COVERAGE

PROPOSED GRASS AREA = 0.143 SQ.FT. = 0.145 AC.
PROPOSED SITE IMPERVIOUS COVERAGE = 2,571 SQ.FT. = 0.059 AC.
10-YEAR 25-MINUTE RUNOFF = (0.145 AC. x 1.7 CFS/AC) + (0.059 AC. x 3.54 CFS/AC)
= 0.232 CFS + 0.209 CFS
= 0.441 CFS

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 10-YEAR 25-MINUTE STORM)
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
= 0.441 CFS - 0.441 CFS
= 0.000 CFS (INCREASE IN STORM WATER RUNOFF)

MSD STORM WATER QUALITY BMP'S ARE NOT REQUIRED FOR THIS SITE

STORM WATER QUALITY BMP'S ARE NOT REQUIRED PER CITY OF LADUE REQUIREMENTS

Plot Plan Prepared by
THE STERLING COMPANY (314) 401-0440
Notes:
1. Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation (sill) less than 6 inches above the adjacent grade and all other wood less than 8 inches from the ground shall be preservative treated in accordance with Section R319.1.
3. Grade shall be sloped to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a drain.
4. Foundation footings shall be constructed so as to maintain a 8' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "LADUE CODES".
6. Elevation Examples 95.6(E)=Existing Elevation, 96.0(P)=Proposed Elevation.

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

THE STERLING COMPANY
MO. REG. 007-D

JAMEY A. HERRON, P.L.S. DATE
MO. REG. L.S. #2007017022

STATE OF MISSOURI
JAMEY A. HERRON
NUMBER
PROFESSIONAL LAND SURVEYOR

MSD P # 21MSD-

BASE MAP 191.2

ISSUE REMARKS/DATE
1 NEW HOUSE PLAN 07/14/07

PREPARED FOR:
MRM MANLIN DEVELOPMENT GROUP
7728 CLAYTON RD.
CLAYTON, MO 63117
(314) 222-7088

PREPARED BY:
THE STERLING CO
ENGINEERS & SURVEYORS
5055 NEW BALLWIN ROAD
ST. LOUIS, MISSOURI 63129
(314) 401-0440 FAX: 401-0444
E-MAIL: Sterling@planet.net

DRAWN: KMK
DESIGNED: RHH
CHECKED: JAH

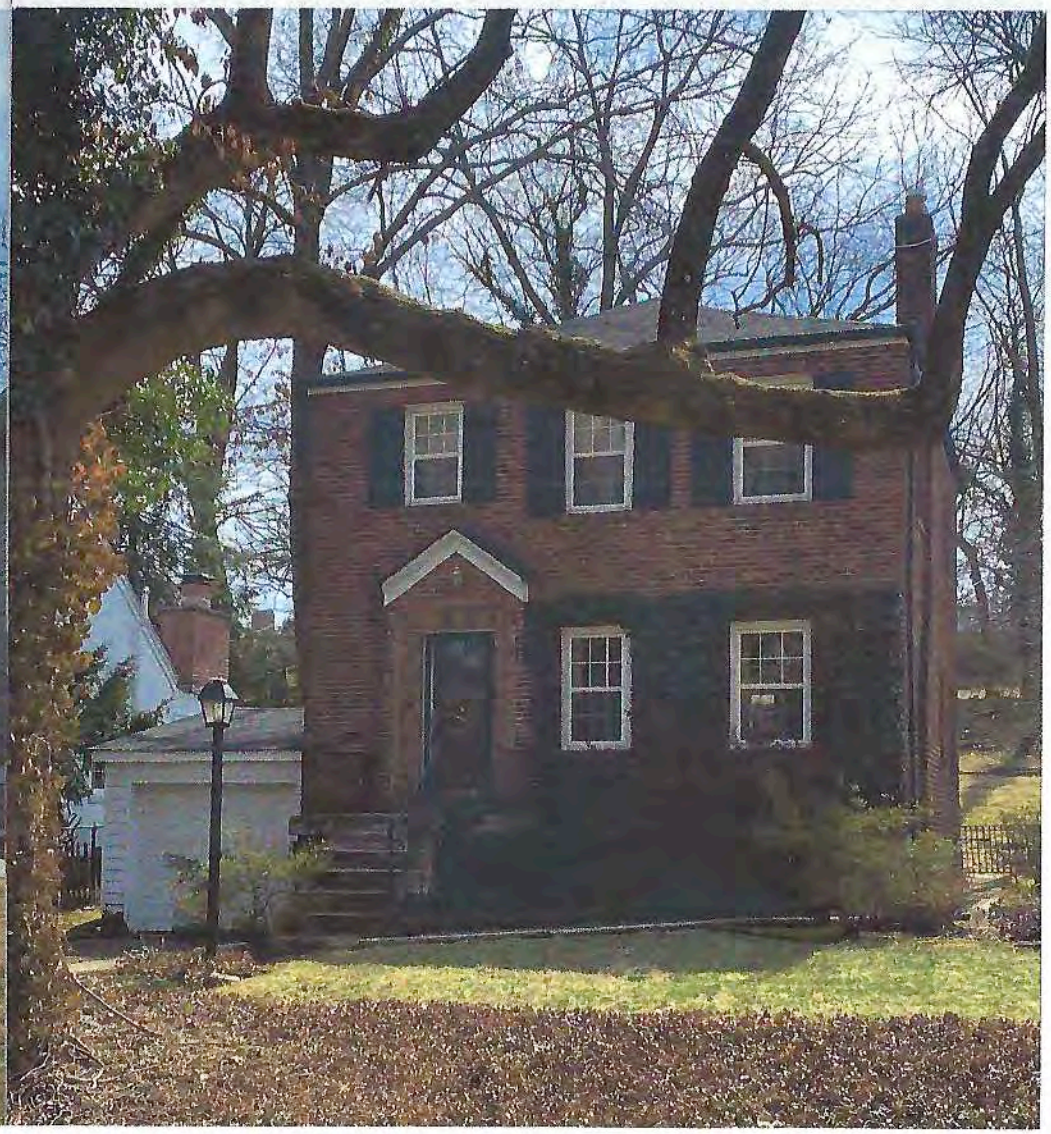
PROJECT: #20 BURROUGHS LANE LADUE, MISSOURI 63124

SHEET TITLE: SITE / GRADING PLAN

NO. 21 07 221
M.S.D. P#
SHEET 2 OF 3

188urroughs-west.jpg

248urroughs-east.jpg



Burroughs Lane aerial—All residences are built on a 40' front yard setback

PROPOSED MATERIALS/COLORS:

Arctic white James Hardie board (horizontal and board/batten)
Black windows (wood)
Black carriage style garage door
White gutters (and soffits and fascia)
Shutters-black
Copper roof per plan
Moire black architectural shingle