



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 2-18-25 DATE OF ARB MEETING 3-12-25 ESTIMATED COST 800,000.00

PROJECT ADDRESS 1240 Sappington Rd. GLENDALE, MO 63122

NAME OF PROPERTY OWNER DH2020 LLC PHONE NUMBER 314-616-5905

CONTRACTOR (NAME) Scott Dunavant PHONE NUMBER 314-616-5905

CONTRACTOR ADDRESS 1326 Marlan Dr. Des Peres MO 63131

ARCHITECT (NAME) Paul Dean Hunsicker PHONE NUMBER 314-971-0637

ARCHITECT ADDRESS 9501 Watson Rd. #311 St. Louis MO 63126

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Single family home / New Construction

FLOOR AREA RATIO 10.79% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 4207 with 50% of garage

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1148 SF N/A

TOTAL SQ. FT. OF LOT 39,316 sf WIDTH AND DEPTH OF LOT (FT.) 120x327.68

HEIGHT OF STRUCTURE 29' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE MAY 2025 EST. COMPLETION DATE MAY 2026

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

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

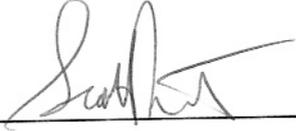
Applications **must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.**

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:
 - Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
 - Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
 - Property boundaries, setbacks, easements, and right-of-way lines.
 - Proposed site servicing utility lines and physical utility items.
 - Existing and proposed trees
4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
 - Existing and proposed contours with 1' contour interval.
 - Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
 - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
 - Erosion control measures and tree protection barriers.
 - Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.
5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.
7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
 - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
 - Graphic legend depicting existing vegetation and proposed conditions.
 - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
 - Location of all existing and proposed utilities and sewers.
 - Graphic depiction of all existing trees, including location, types and caliper inch.
 - Graphic depiction of the accurate drip line canopy showing the critical root zone.
 - Tabulation of all existing trees to be saved, removed or impacted.
 - Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
 - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.
8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
- Project title or name, owner name, and firm name or individual who prepared the plan.
 - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
 - Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
 - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
 - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
 - Identification of any areas of invasive plants recommended for removal.
 - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.
9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).
10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

- 11. **Aerial Photo Plan.** Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.
- 12. **Composite Street Elevation.** $\frac{1}{4}'' = 1'$ minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- 13. **Building Elevations.** Minimum $\frac{1}{4}'' = 1'$ scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.



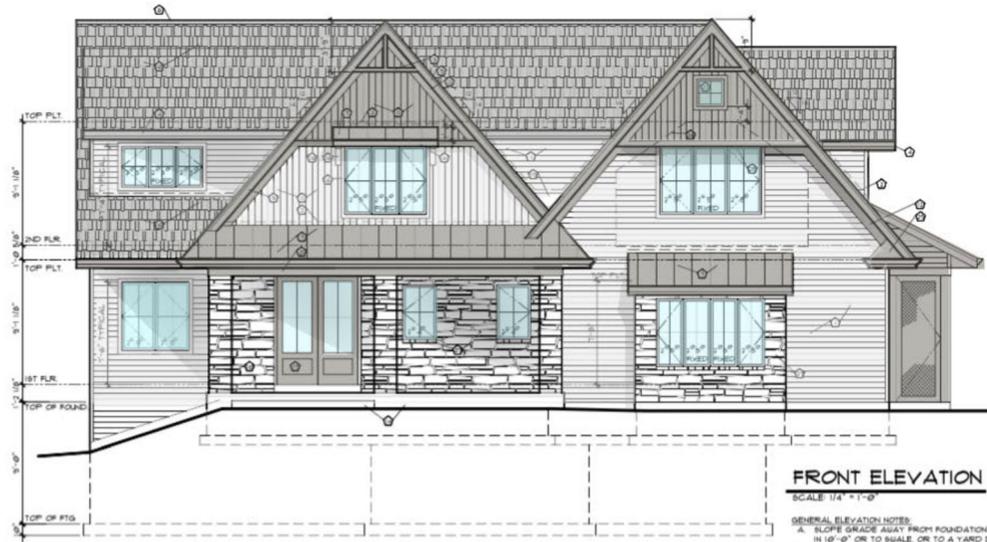
SIGNATURE OF APPLICANT

2-18-25

DATE

<h1>Specification Schedule</h1>	
Architect	Paul Dean Hunsicker
Lot Area	39,316 SF
Floor Area	4207sf
Floor Area %	10.7%
Proposed Impervious area %	Project= 13.3%, 55% max
Distance from Street	70.75' house
Side set backs	North or LH=30.9', South or RH = 25.4'
Lot Width	120'
Height of Building	28' front
Roof Material and Color	Architectural Asphalt Shingle Gray
Material %	Mostly Hardie with Stone Accents
Siding type Color	James Hardie Artic White
Stone or Brick	Real Stone With Mortar
Window Type	Anderson 400 Aluminum Clad Black Exterior Casements

Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com	Builder: Scott Dunavant DH2020 LLC PO Box 1249 Sunrise Beach MO 63131	Proposed Single Family Home 1609 Topping Town and Country MO 63131
Specification Schedule		



Dover White SW 6385, Urbane Bronze SW 7048, Iron Ore SW 7069

GENERAL ELEVATION NOTES:
 A. SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 6" IN 10'-0" OR TO SIALE, OR TO A YARD DRAIN.
 B. WINDOW DESIGNATIONS ARE GENERIC AND ARE IN APPROXIMATE DIMENSION SIZES.
 C. GRADE ELEVATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ALL FINAL SITE GRADINGS TO BE VERIFIED PER OWNER OR CONTRACTOR.



Legacy Design Group
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 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Front and
 Rear
 Elevation

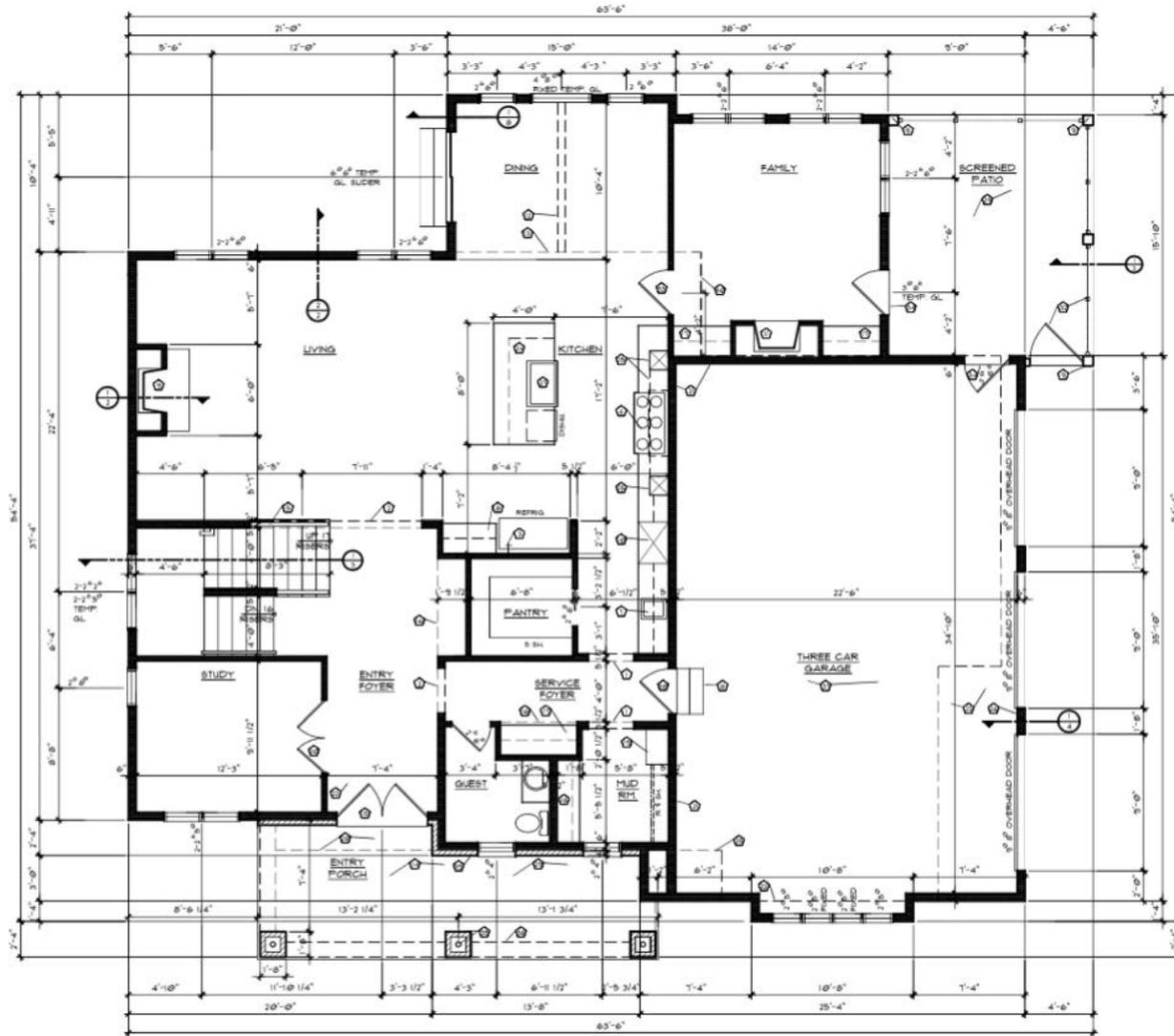


RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

<p>Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com</p>	<p>Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079</p>	<p>Proposed Single Family Home 1240 N. SAPPINGTON GLENDALE MO 63122</p>	<p>Side elevation</p>
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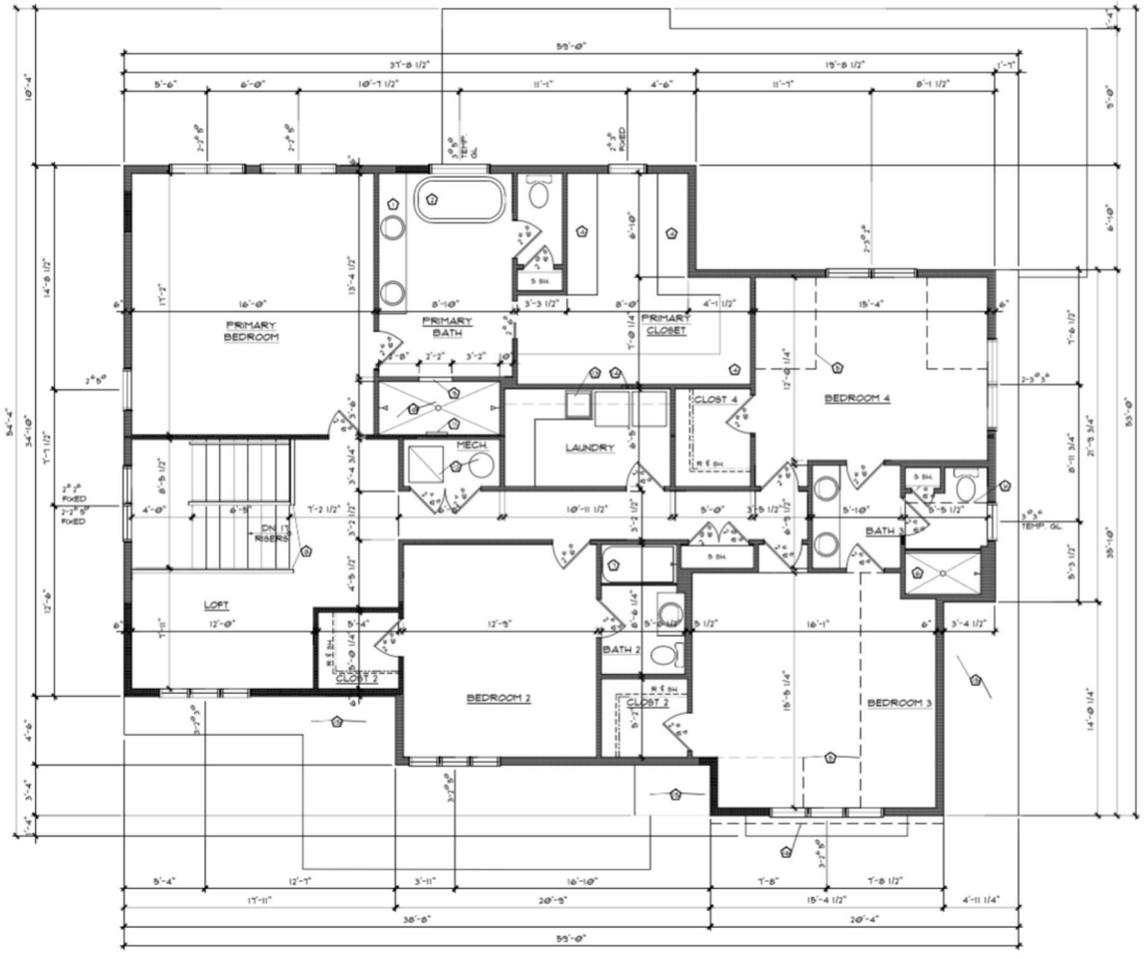
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0" 1160 SF

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Main floor plan

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

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 9051 Watson Road #311
 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com



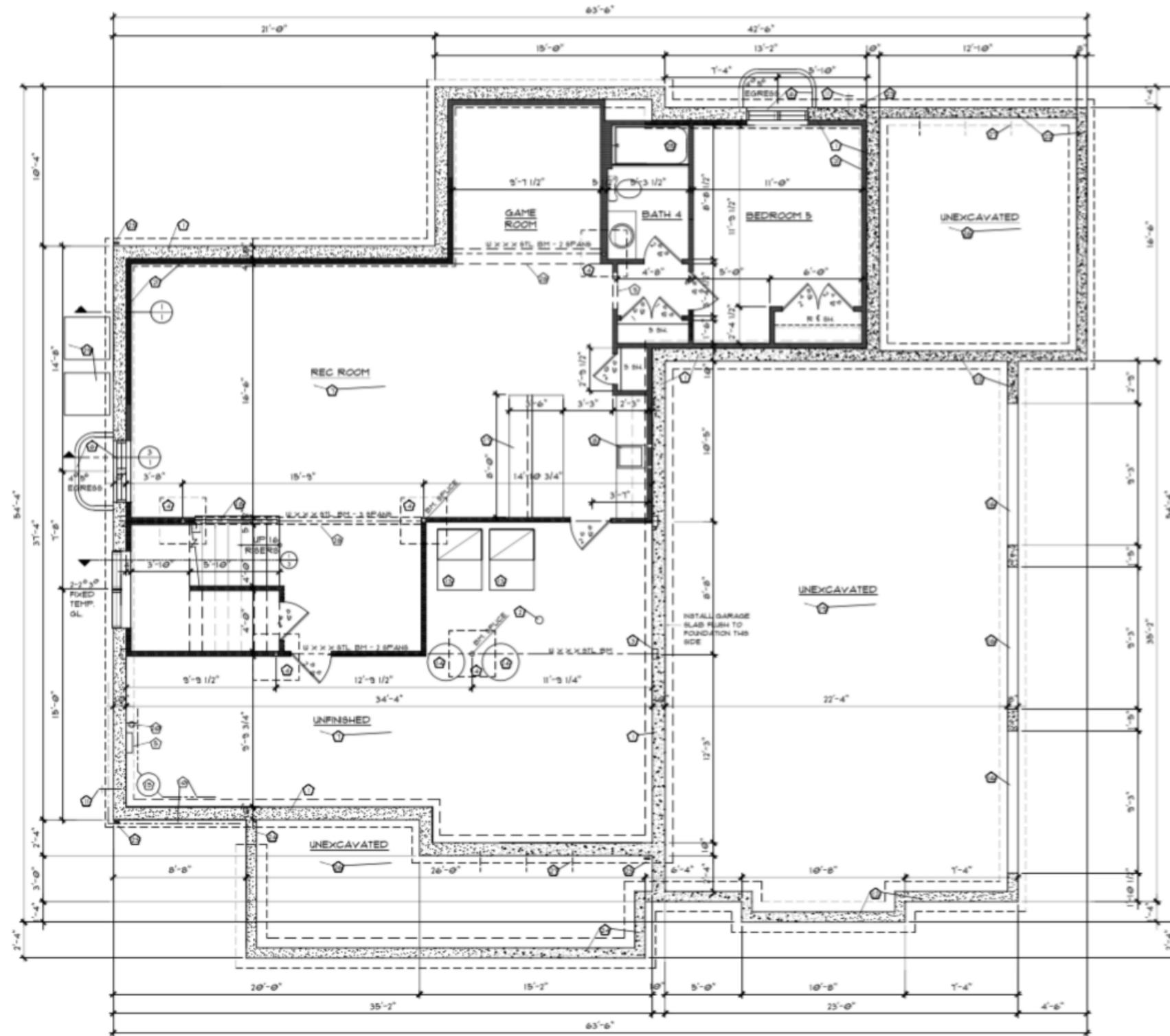
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2030 SF

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Second floor plan

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

Legacy Design Group
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 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1109 8F

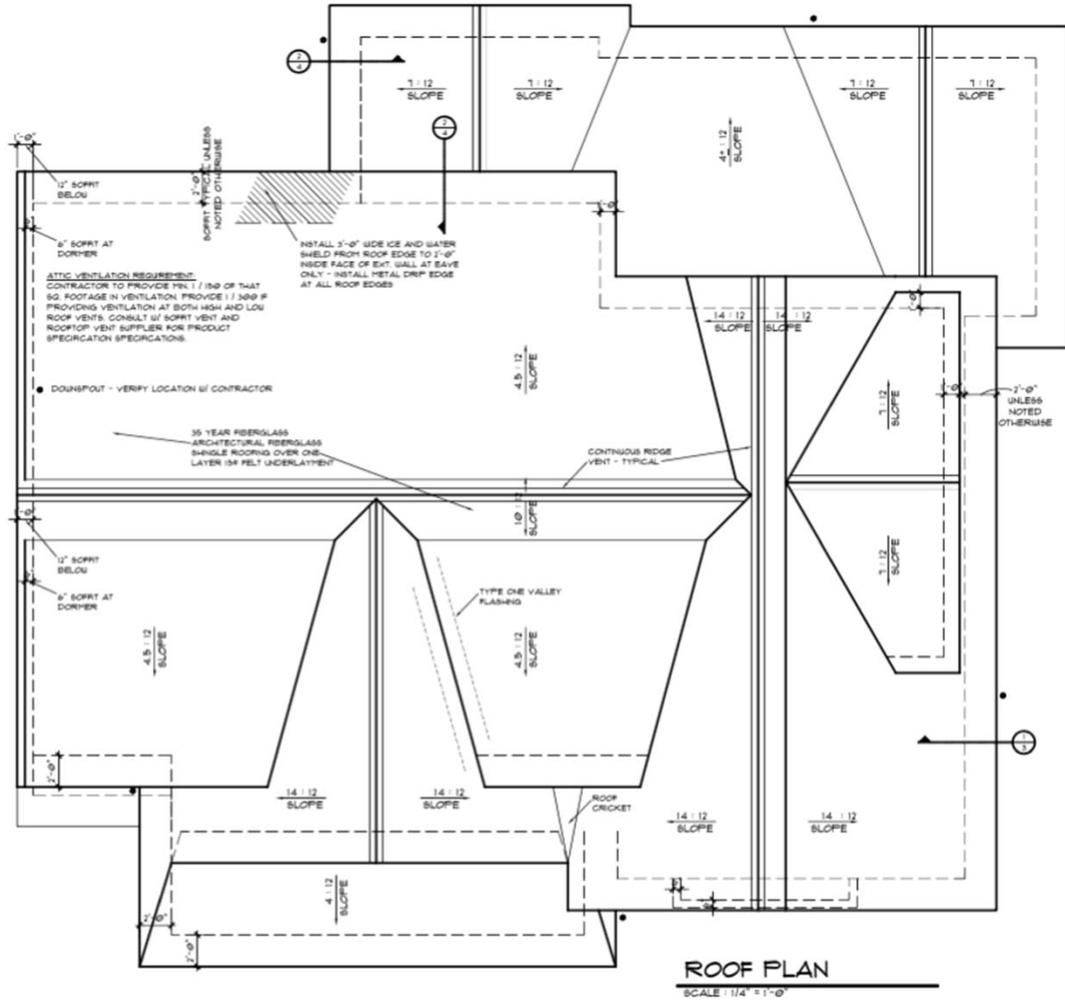
SECTION 26-13: WATER DISCHARGE
 WATER SHALL NOT BE DIRECTED THROUGH A PIPE, CULVERT, HOSE, SPOUT, OR DRAIN WHICH DISCHARGES WITHIN 10 FEET OF AN ADJUTING PROPERTY LINE. THE FOLLOWING ARE EXCEPTIONS TO THIS PROHIBITION.

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE MO 63122

Basement floor plan

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

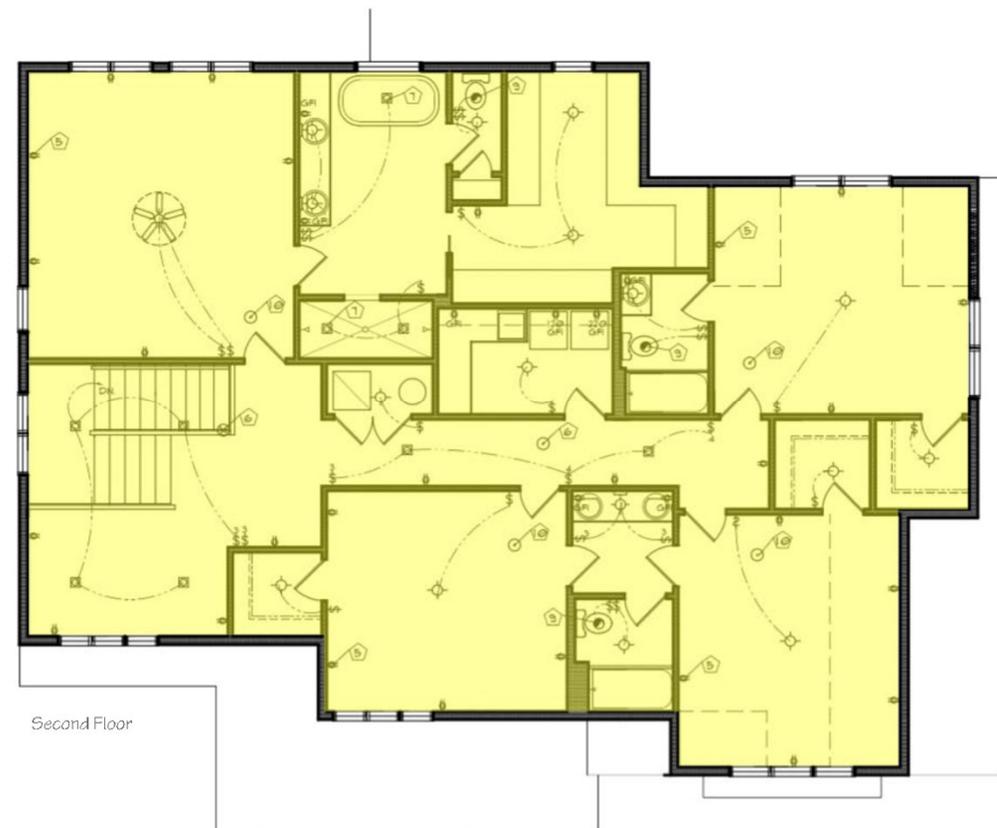
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 314-486-1846
 Legacydesigngroup@gmail.com

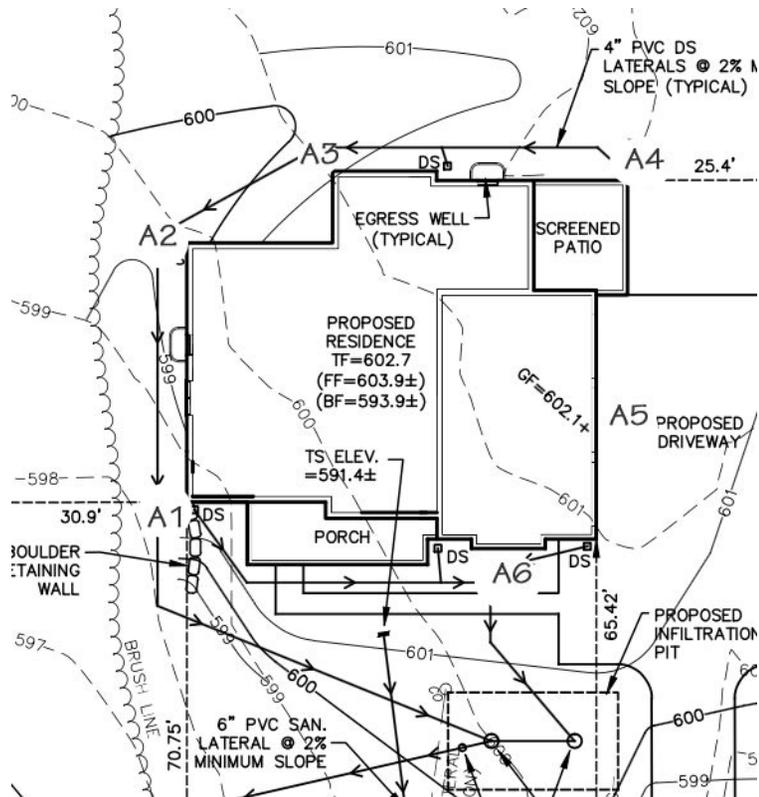


Roof	Proposed Single Family Home 1240 N. SAPPINGTON GLENDALE, MO 63122	Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079	Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com
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The FAR Ratio is as follows:
1,760 first floor
417 (garage 833 / 2 = 417)
2030 second floor
4207 sf / 39316 lot area = 10.7%
floor area ratio





GRADE PLANE SECTION 400.010
 AVERAGE GRADE PLANE = 600.5

- A1 GRADE 598 = 31'7"
- A2 GRADE 599 = 30'7"
- A3 GRADE 601 = 28'7"
- A4 GRADE 602 = 27'7"
- A5 GRADE 601 = 28'7"
- A6 GRADE 601 = 28'7"

AVERAGE HEIGHT = 29.3'

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 Legacydesigngroup@gmail.com

Builder:
 Dunavant Homes
 DH2020 LLC
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 Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE MO 63122

GRADE PLANE

Cape Cod
low Roofline



Steep Rooflines

Second Floor dormers

3 car side
entry garage

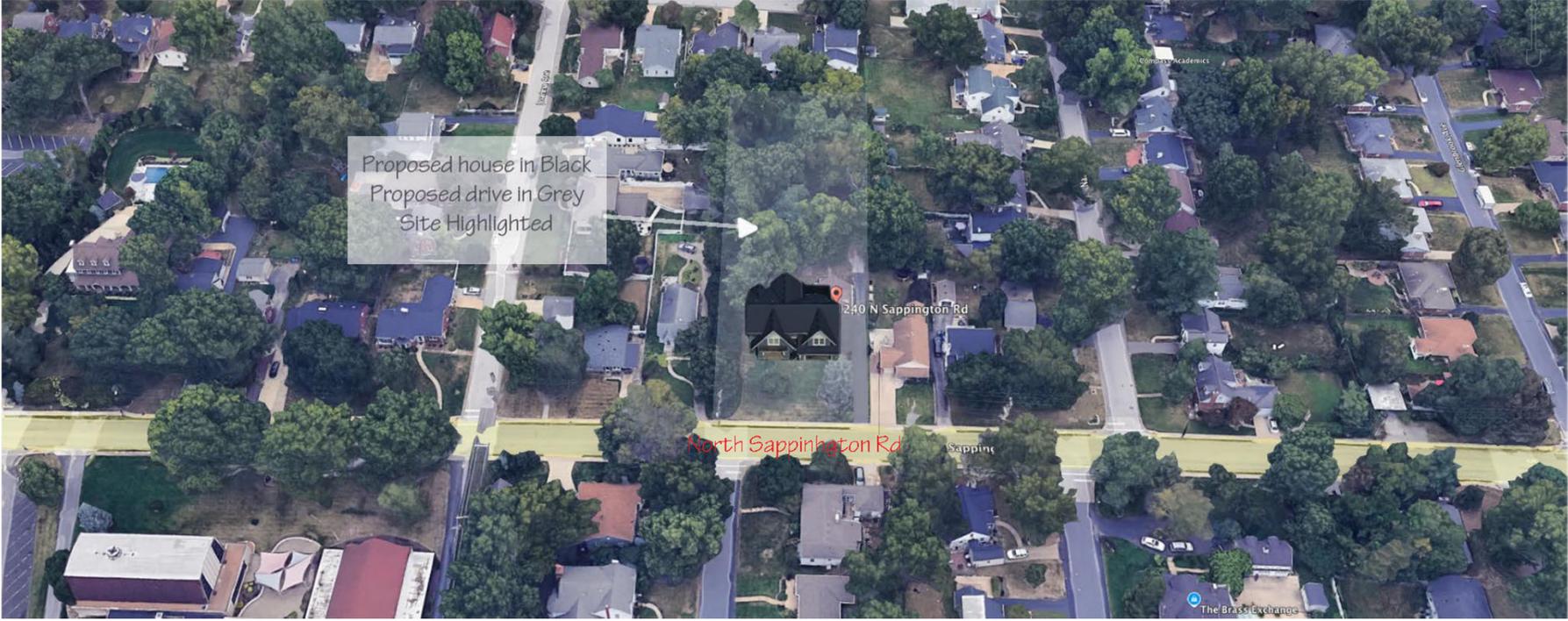
Garage tucked into
main house footprint

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St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE MO 63122

Architecture
Features
Front
Elevation



Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Aerial

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

Legacy Design Group
 9051 Watson Road #311
 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com



North Sappington Rd

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE, MO 63122

BUILDING
HEIGHT

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Adjacent Properties

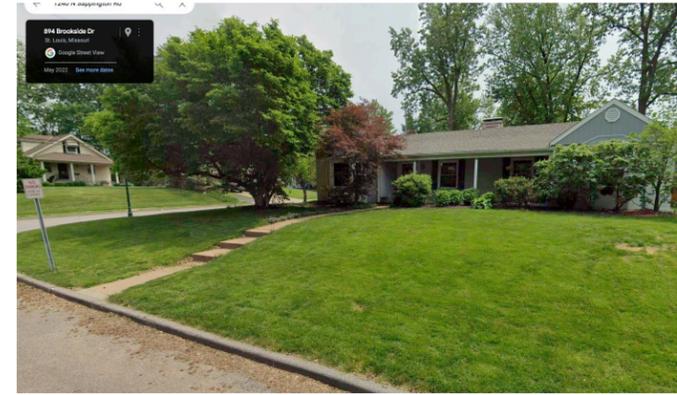
Proposed House



1250 N. Sappington



894
Brookside



1230 N. Sappington



1220 N. Sappington
&
1210 N. Sappington



1240 N. Sappington
Existing home



Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

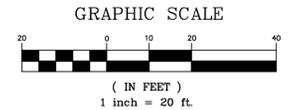
Builder:
Scott Dunavant
DH2020 LLC
PO Box 1249
Sunrise Beach MO 63131

**Paul Dean
Hunsicker
Architect**
1016 Clark Drive
Fenton MO 63026

Proposed Single Family Home
1240 N. Sappington
Glendale MO 63131

**Adjacent
Properties
Schedule**

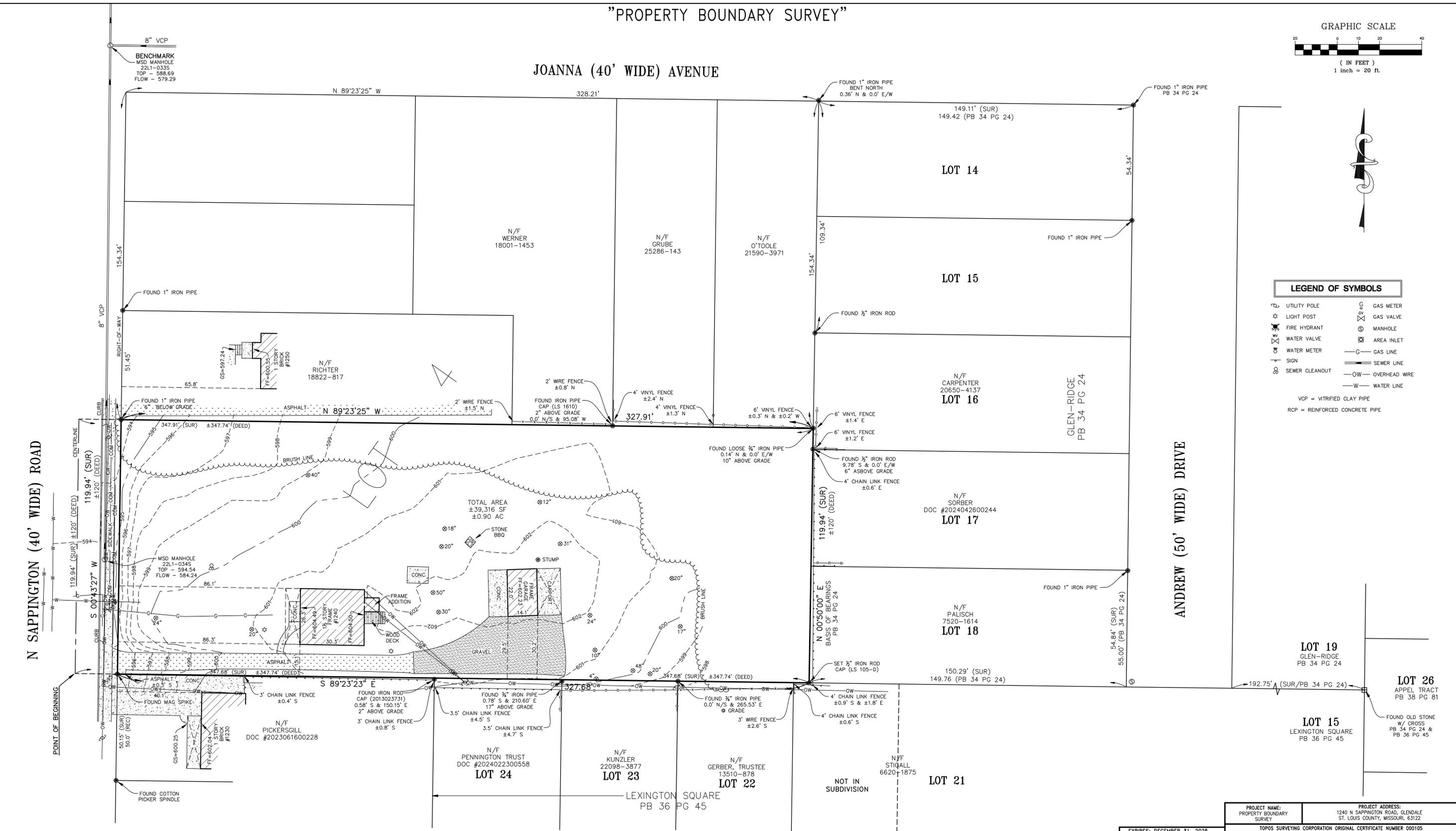
"PROPERTY BOUNDARY SURVEY"



JOANNA (40' WIDE) AVENUE

N SAPPINGTON (40' WIDE) ROAD

ANDREW (50' WIDE) DRIVE



LEGEND OF SYMBOLS

- UTILITY POLE
 - ★ LIGHT POST
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ SIGN
 - ⊕ SEWER CLEANOUT
 - GAS METER
 - ⊕ GAS VALVE
 - ⊕ MANHOLE
 - ⊕ AREA INLET
 - GAS LINE
 - SEWER LINE
 - OVERHEAD WIRE
 - WATER LINE
- VCP = VITRIFIED CLAY PIPE
RCP = REINFORCED CONCRETE PIPE

Benchmark: Metropolitan St. Louis County Sewer District manhole at the intersection of N. Sappington Road and Joanna Avenue, having a top elevation of 588.69.

Utility Note: The location of existing underground facilities, structures and utilities have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate only. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

Property Description:
Part of Lot 4 as shown on plat accompanying Commissioner's Report in Case of Joseph J. Erney Et al, Ex Parte No. 23358 of the Circuit Court of Saint Louis County, Missouri, a copy of said plat being recorded in Plat Book 10 Page 98 of the Saint Louis City (former County) Records and described as follows: Beginning at a point in the center line of the Sappington Road at the Southwest corner of Lot 4 of said Partition; thence East along the South line of Lot 4, 347.74 feet, more or less, to the West line of Glen Ridge, a subdivision, plat of which is recorded in Plat Book 34 Page 24 of the Saint Louis County Records, thence North along the West line of said subdivision, 120 feet, more or less, to the Southeast corner of property conveyed to Sarah King by deed recorded in Book 1505 Page 580 of the Saint Louis County Records, said corner being 154.34 feet South of the South line of a 40 foot road established by the Joseph J. Erney Partition (now called Joanna Avenue); thence West and parallel to the South line of said road 347.74 feet, more or less, to the center line of Sappington Road, and thence South along the center line of said Sappington Road 120 feet, more or less, to the place of beginning.

Source of Title: Westcor Land Title Insurance Company commitment file no. 777876, dated August 28, 2024.
Item 8 Easement granted to/for Laclede Gas Company as recorded in Book 2806 Page 219 of the Recorder's Office, in and for the County of Saint Louis and State of Missouri Records. Easement is located within Joanna Avenue.
This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Investors Title Company and DH2020, LLC have on the 10th day of September, 2024, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described above and located in St. Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

PROJECT NAME: PROPERTY BOUNDARY SURVEY		PROJECT ADDRESS: 1240 N SAPPINGTON ROAD, GLENDALE ST. LOUIS COUNTY, MISSOURI, 63122	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 00105			
Revisions	No.	Date	Description
	1	10-10-24	NLO ADDED UTILITIES AND TOPOGRAPHY
EXPIRES: DECEMBER 31, 2025			
		790 RUE ST. FRANCOIS FLOISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141	
Drawn by: NLO		Checked by: PJW	
Sur. by: VF		Date: 09-11-2024	
Survey No. 0824-50		PHILLIP J. WURM MO. REGISTRATION NO. PLS - 2278	

LEGEND

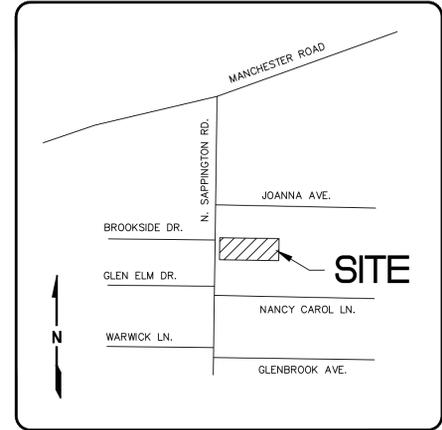
DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---○---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---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

FF = FINISHED FLOOR ELEVATION
 TF = TOP OF FOUNDATION
 BF = BASEMENT FLOOR ELEVATION
 GF = GARAGE FLOOR ELEVATION
 CO = CLEAN OUT
 DS = DOWNSPOUT
 P-500.0 = PROPOSED GRADE
 E-500.0 = EXISTING GRADE
 TW = FINISHED GRADE AT TOP OF WALL
 BW = FINISHED GRADE AT BOTTOM OF WALL

PROPOSED RESIDENCE

1240 N. SAPPINGTON ROAD

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

IMPERVIOUS LOT COVERAGE CALCULATIONS

	AREA (S.F.)	ACRES	PERCENTAGE
TOTAL LOT	39,316	0.903	
EXISTING IMPERVIOUS AREA	3,838	0.088	9.8%
PROPOSED IMPERVIOUS AREA	5,237	0.120	13.3% (55% MAX.)
CHANGE	+1,399	+0.032	+36.5%
WITHIN 30' FRONT YARD SETBACK	3,598	0.083	
EXISTING IMPERVIOUS AREA	263	0.006	7.3%
PROPOSED IMPERVIOUS AREA	311	0.007	8.6% (45% MAX.)
CHANGE	+48	+0.001	+18.2%

PROJECT DATA

LOCATOR NO. : 22L410022
 ADDRESS : 1240 N. SAPPINGTON ROAD
 GLENDALE, MO 63122
 OWNER : DUNAVANT ENTERPRISES LLC
 AREA OF TRACT : 39,316 S.F. (0.903± AC.)
 PRESENT ZONING : R-2
 SCHOOL DISTRICT : KIRKWOOD
 FIRE DISTRICT : GLENDALE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189CO307K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 SPIRE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE

GENERAL NOTES

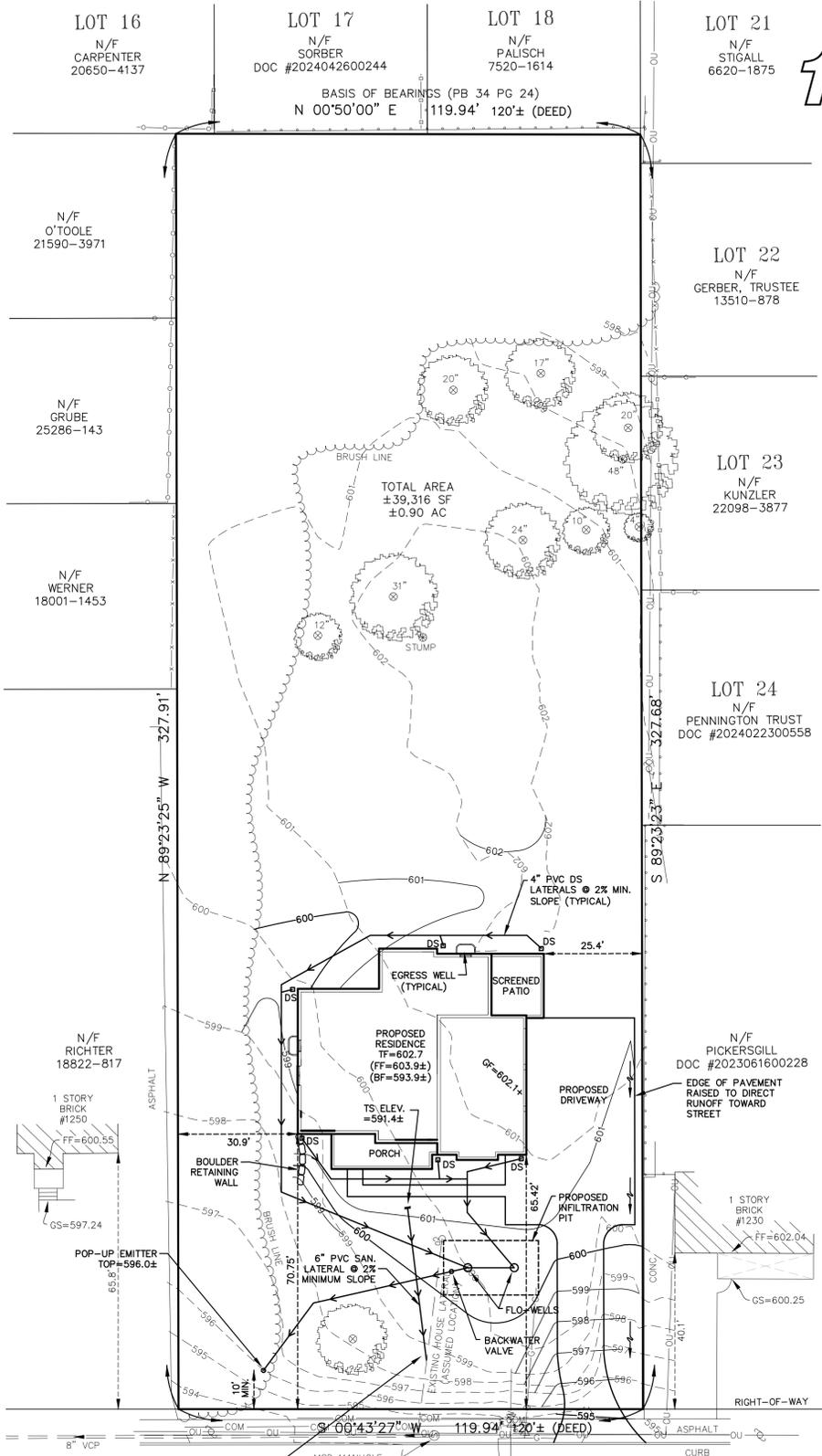
- BOUNDARY & TOPOGRAPHIC INFORMATION BY TOPOS SURVEYING.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, M.S.D. AND MOBNR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY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

YARD REQUIREMENTS

FRONT: 30'
 REAR: 30'
 SIDE: 7'

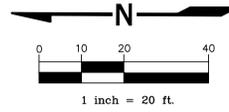
NOTICE TO CONTRACTOR

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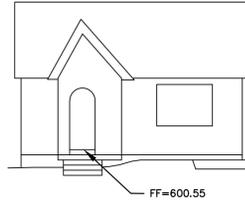


N SAPPINGTON (40' WIDE) ROAD

PROPOSED SITE PLAN

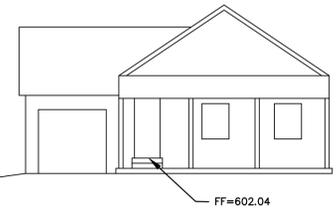


#1250 N. SAPPINGTON RD.



STREET ELEVATION
1 inch = 10 ft. (Horiz. & Vert.)

#1230 N. SAPPINGTON RD.



DUNAVANT ENTERPRISES LLC
 9909 Manchester Road
 St. Louis, MO 63122
 VANCE ENGINEERING, INC.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

1240 N. SAPPINGTON ROAD

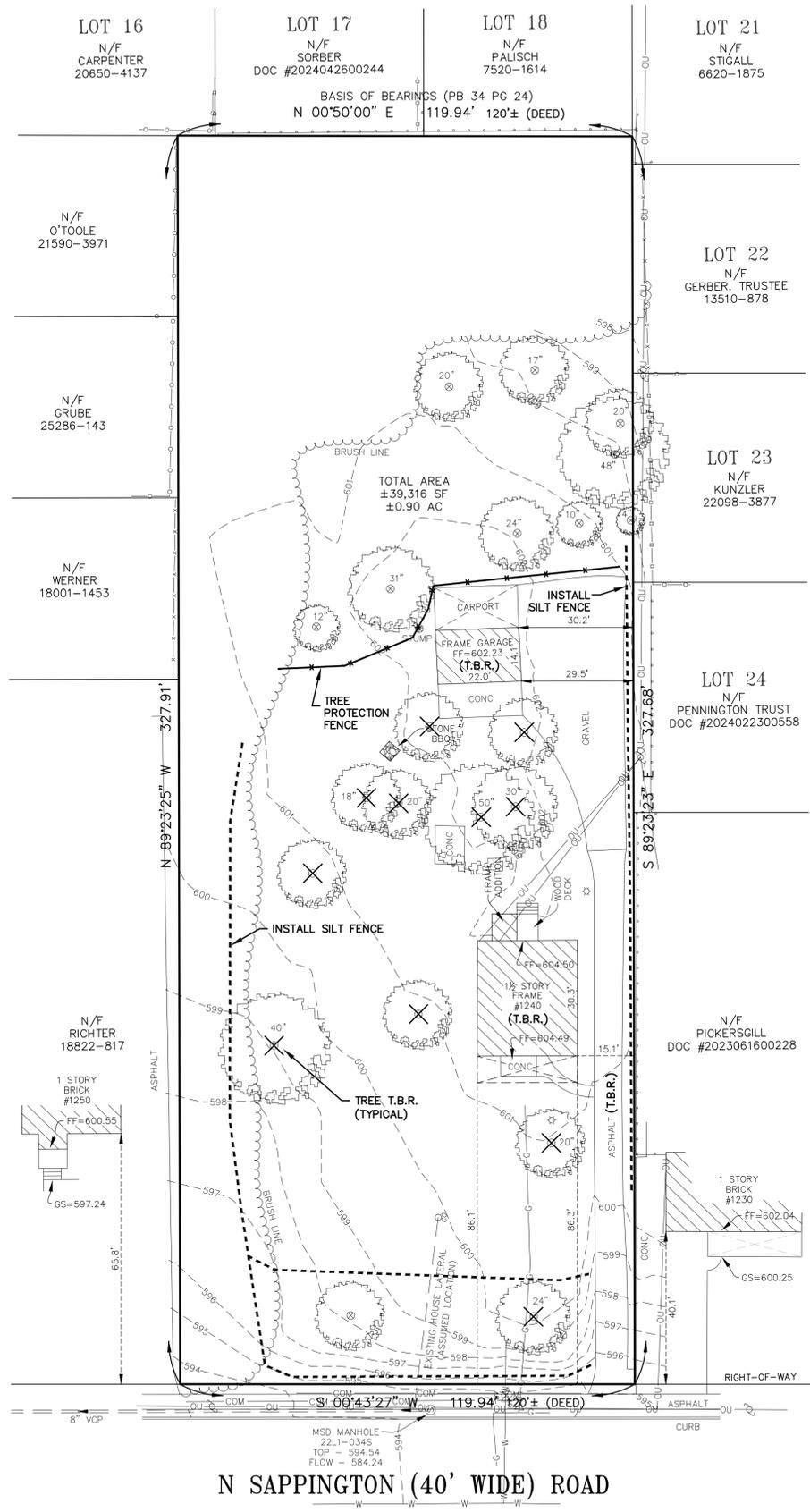
SITE PLAN

PRELIMINARY

MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616

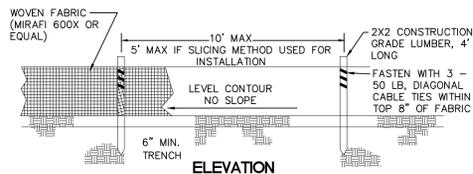
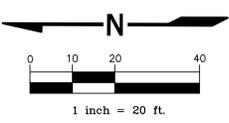
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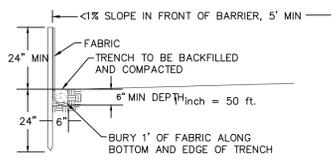


N SAPPINGTON (40' WIDE) ROAD

EXISTING CONDITIONS / DEMO PLAN



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



MAXIMUM SPACING ALONG SLOPES

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

SILT FENCE DETAIL
N.T.S.

NOTICE TO CONTRACTOR

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BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

THIS WORK PREPARED BY OR UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER, AUTHENTICATED BY HIS SEAL AND DATED 12/16/2024. THIS PLAN, SPECIFICATIONS, AND REPORTS, INCLUDING GRADING, DRAINAGE, AND EROSION CONTROL, ARE THE PROPERTY OF DUNAVANT ENTERPRISES, LLC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY OWNERS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

Dunavant Enterprises LLC
9909 Manchester Road
St. Louis, MO 63122

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



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

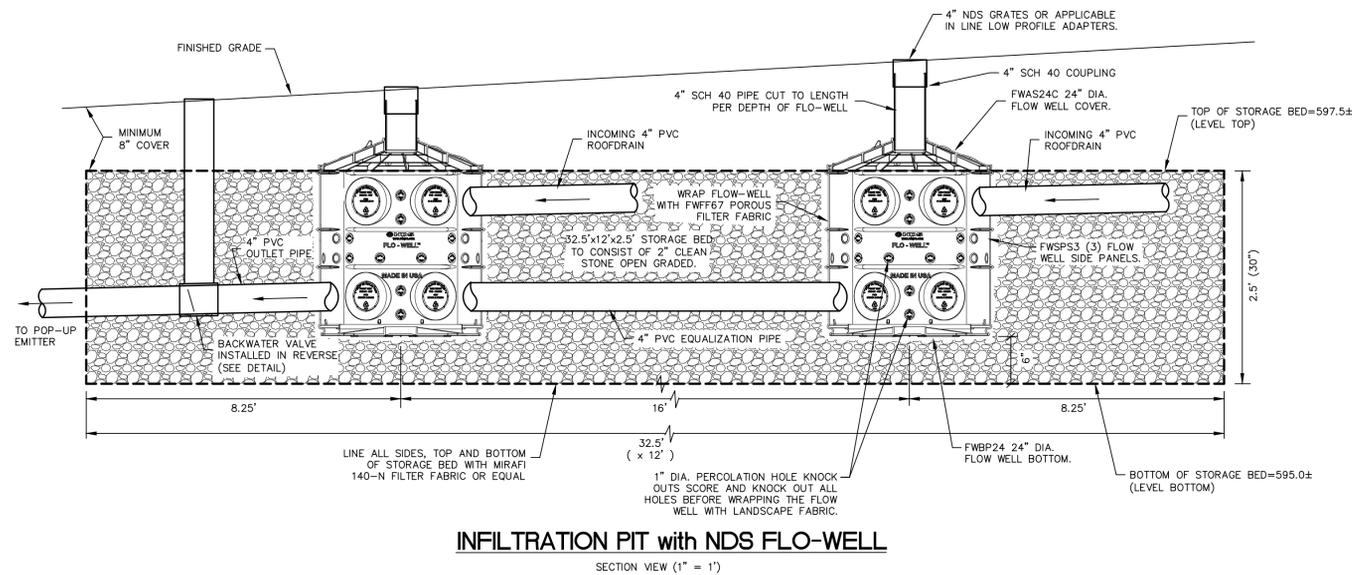
1240 N. SAPPINGTON ROAD

SITE PLAN



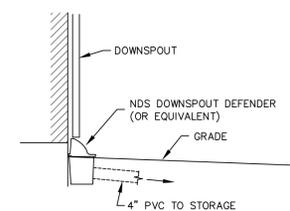
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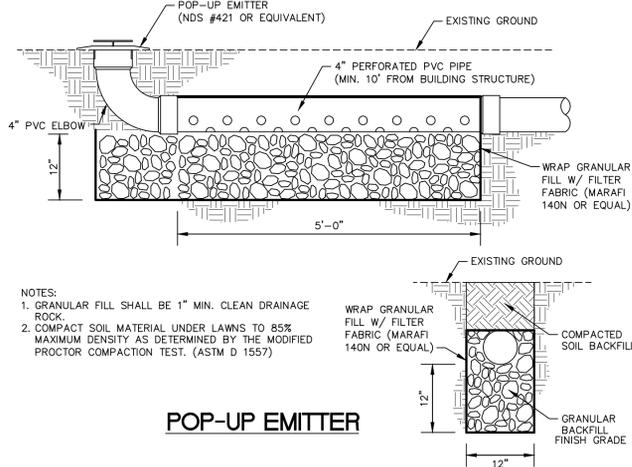
INFILTRATION PIT with NDS FLO-WELL

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



DOWNSPOUT DETAIL

TYPICAL FOR EACH DOWNSPOUT THAT IS PIPED TO INFILTRATION PIT



NOTES:
1. GRANULAR FILL SHALL BE 1\"/>

BACKWATER VALVES



Quick View Backwater Valves with Extension Kit to Premade Lengths
Socket Valve with complete Extension Assembly in pre-cut lengths. Use existing valve top Access Plug.

Valve x Extension Size ¹	Socket Valve With Extension Size ¹	Valve x Extension Size ¹	Socket Valve With Extension Size ¹	Pressure Rating
2 x 12HT	S275P-120	4 x 12HT	S475P-120	43 psi (100 feet of head)
2 x 16HT	S273P-160	4 x 16HT	S473P-160	
2 x 20HT	S275P-200	4 x 20HT	S475P-200	
2 x 24HT	S275P-240	4 x 24HT	S475P-240	
2 x 36HT	S275P-360	4 x 36HT	S475P-360	
2 x 48HT	S275P-480	4 x 48HT	S475P-480	
3 x 12HT	S275P-120	6 x 12HT	S675P-120	
3 x 16HT	S273P-160	6 x 16HT	S673P-160	
3 x 20HT	S275P-200	6 x 20HT	S675P-200	
3 x 24HT	S275P-240	6 x 24HT	S675P-240	
3 x 36HT	S275P-360	6 x 36HT	S675P-360	
3 x 48HT	S275P-480	6 x 48HT	S675P-480	

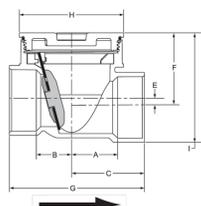
¹ Size designates nominal valve size x extension height (HT-top of valve to top of extension, inches). All extension kits can be cut shorter in the field for custom fits.

Quick View Service Access Extension Kit Only in Premade Lengths (valve not included)
Extension Assembly in pre-cut lengths. Use existing valve top Access Plug.

Size ¹	Premade Extension	Size ¹	Premade Extension	Pressure Rating
2 x 12HT	SAEK-020-120	4 x 12HT	SAEK-040-120	43 psi (100 feet of head)
2 x 16HT	SAEK-020-160	4 x 16HT	SAEK-040-160	
2 x 20HT	SAEK-020-200	4 x 20HT	SAEK-040-200	
2 x 24HT	SAEK-020-240	4 x 24HT	SAEK-040-240	
2 x 36HT	SAEK-020-360	4 x 36HT	SAEK-040-360	
2 x 48HT	SAEK-020-480	4 x 48HT	SAEK-040-480	
3 x 12HT	SAEK-030-120	6 x 12HT	SAEK-060-120	
3 x 16HT	SAEK-030-160	6 x 16HT	SAEK-060-160	
3 x 20HT	SAEK-030-200	6 x 20HT	SAEK-060-200	
3 x 24HT	SAEK-030-240	6 x 24HT	SAEK-060-240	
3 x 36HT	SAEK-030-360	6 x 36HT	SAEK-060-360	
3 x 48HT	SAEK-030-480	6 x 48HT	SAEK-060-480	

¹ Size designates nominal valve size x extension height (HT-top of valve to top of extension, inches). All extension kits can be cut shorter in the field for custom fits.

STANDARD VALVE



Standard Valve Dimensions (Inches)

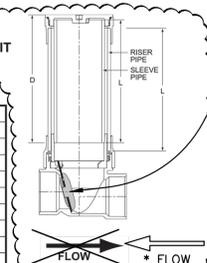
Size	A	B	C	E	F	G	H	I
2	1-13/16	1-3/4	2-5/8	5/16	3-1/4	5-9/32	4-3/16	4-9/16
3	2-5/8	2	4-3/16	13/32	4-1/8	7-3/4	6	6-1/8
4	3-5/8	3-3/4	5-7/16	23/32	5-7/16	10-15/16	8-1/4	7-15/16
6	4-3/4	4-5/8	7-3/4	13/16	7-3/16	15-3/8	11-1/4	10-13/16

Valve with Extension Kit Dimensions (Inches)

HEIGHT-D	Valve Size			
	2	3	4	6
12	10-3/4	10-7/8	10-1/4	10-1/4
16	14-3/4	14-7/8	14-1/4	14-1/4
20	18-3/4	18-7/8	18-1/4	18-1/4
24	22-3/4	22-7/8	22-1/4	22-1/4
36	34-3/4	34-7/8	34-1/4	34-1/4
48	46-3/4	46-7/8	46-1/4	46-1/4

D = Top of plug Standard Valve to top of plug with Extension
Note: Riser Pipe & Sleeve Pipe are the same length.

VALVE WITH EXTENSION KIT



VALVE TO FUNCTION AS OUTFALL ORIFICE. SEE OUTFALL ORIFICE NOTE.

OUTFALL ORIFICE NOTE:

HOLES TO BE DRILLED IN THE FLAPPER VALVE TO SERVE AS THE OUTFALL ORIFICE. FLAPPER VALVE TO HAVE FOUR (4) 1/2\"/>

* INSTALL IN REVERSE DIRECTION FROM MANUFACTURER'S DETAIL

POP-UP EMITTER

STORM WATER CALCULATIONS

THE ENTIRETY OF THE STORMWATER RUNOFF FROM THE ROOF OF THE PROPOSED BUILDING WILL NEED TO BE CAPTURED.

THE PROPOSED STORMWATER MITIGATION METHOD PROPOSED: INFILTRATION PIT

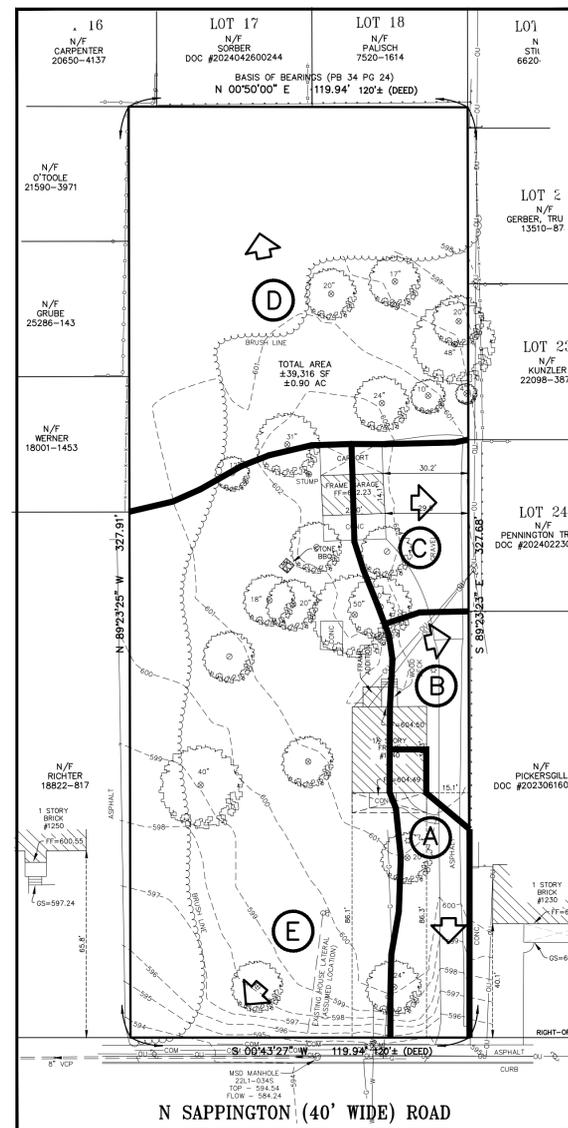
ROOF AREA = 3,450 S.F.

RESULTING RUNOFF:
3,450 S.F. x 4.20 CFS/ACRE / 43,560 = 0.33 CFS

RUNOFF VOLUME:
0.33 CFS x 60 S/MIN x 20 MIN = 396 C.F. (REQUIRED)

VOLUME OF PROPOSED INFILTRATION PIT:
32.5' x 12' x 2.5' x 40% VOIDS = 390 C.F.
PLUS TWO 50 GAL FLO-WELLS x 60% = 8 C.F.

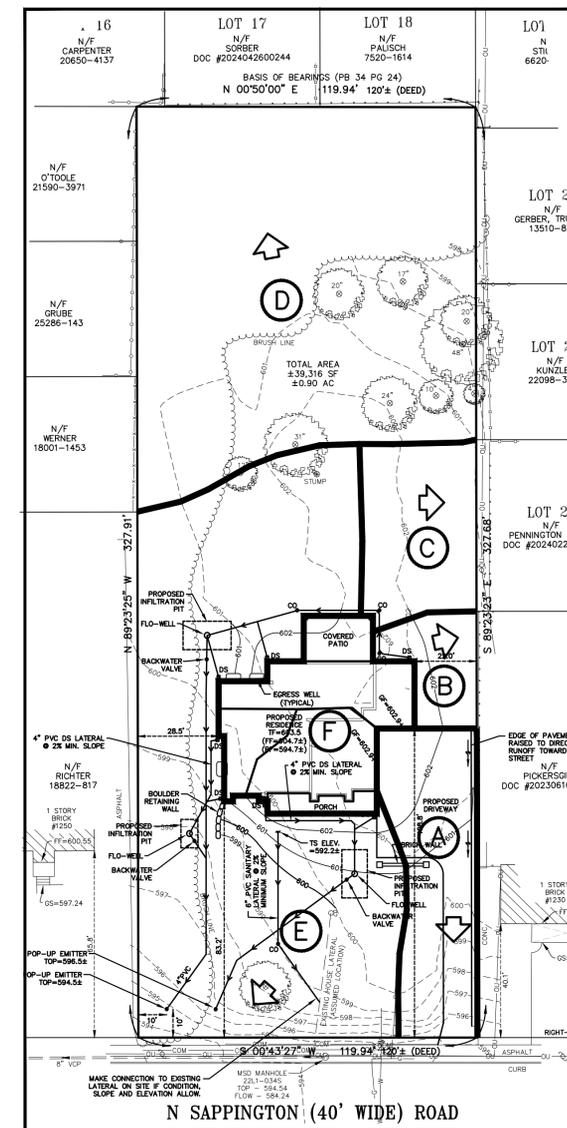
TOTAL STORAGE VOLUME PROVIDED = 398 C.F.



EXISTING DRAINAGE

1 inch = 30 ft.

EXISTING CONDITIONS				
SUBAREA	IMPERVIOUS	PERVIOUS	Q	Q (C.F.S.)
A	937	1,426	0.13	
B	828	827	0.10	
C	1,155	1,185	0.14	
D	0	15,011	0.59	
E	918	17,029	0.74	

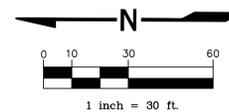


PROPOSED DRAINAGE

1 inch = 30 ft.

PROPOSED CONDITIONS				
SUBAREA	IMPERVIOUS	PERVIOUS	Q	Q (C.F.S.)
A	2,065	1,127	0.21	
B	0	1,091	0.04	
C	0	2,498	0.10	
D	0	15,011	0.59	
E	111	13,963	0.55	

*F = 3,450 S.F. (ROOF AREA COLLECTED IN INFILTRATION PIT)



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Dunavant Enterprises LLC
 9909 Manchester Road
 St. Louis, MO 63122

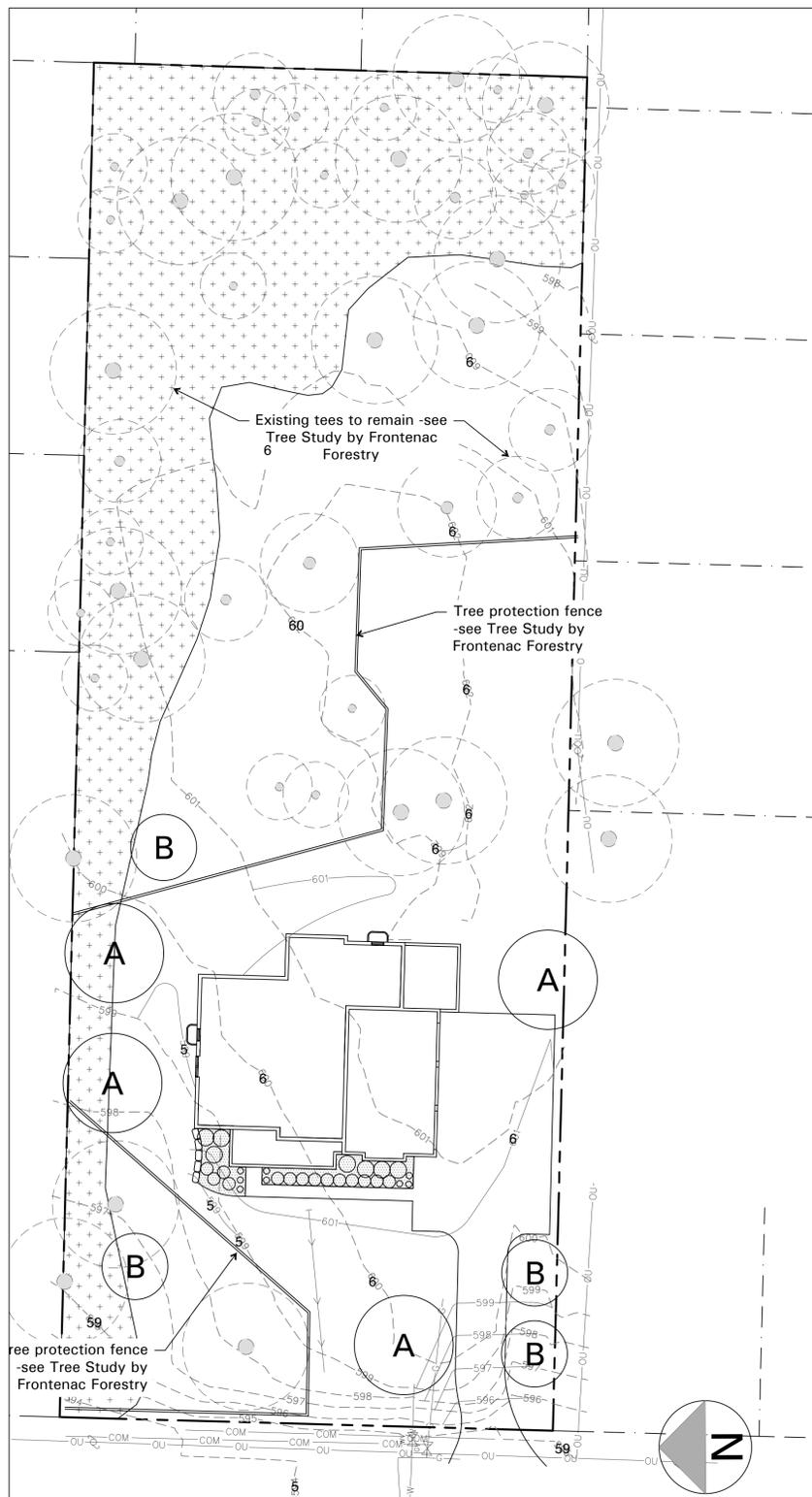
Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

1240 N. SAPPINGTON ROAD
SITE PLAN

MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

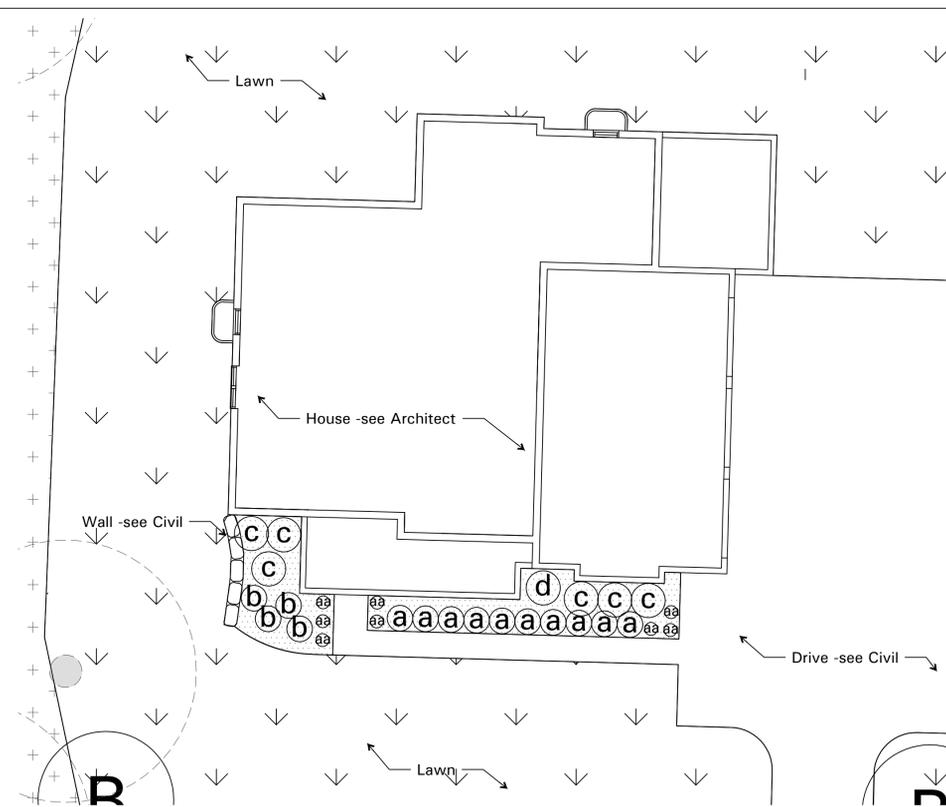
MICHAEL CLAYTON
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616
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1 Planting Plan

Landscape Schedule				
Key	Qty.	Common Name	Botanical Name	Size
A	4	Sugar Maple	Acer saccharum	2.5 Cal.
B	4	Redbud	Cercis canadensis	2.5 Cal.
a	10	Boxwood	Buxus sinica var. insularis 'Franklin's Gem'	18-24"
b	4	Spiraea	Spiraea japonica 'Double Play Big Bang'	18-24"
c	6	Hydrangea	Hydrangea paniculata 'Limelight'	18-24"
d	1	Hydrangea	Hydrangea paniculata 'Limelight' tree form	5 Gal.
aa	8	Daylily	Hemerocallis 'Rainbow Rhythm'	1 Gal.
21,700		+/- Sq. Ft. Lawn		
350		+/- Sq. Ft. Double Ground Bark Mulch		



2 Planting Plan Detail

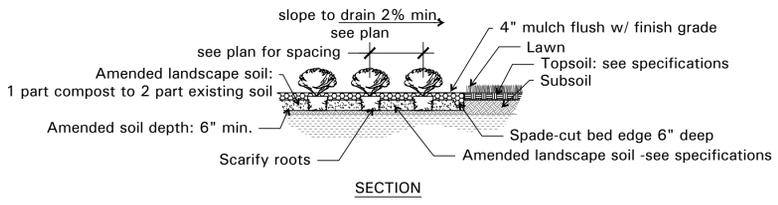
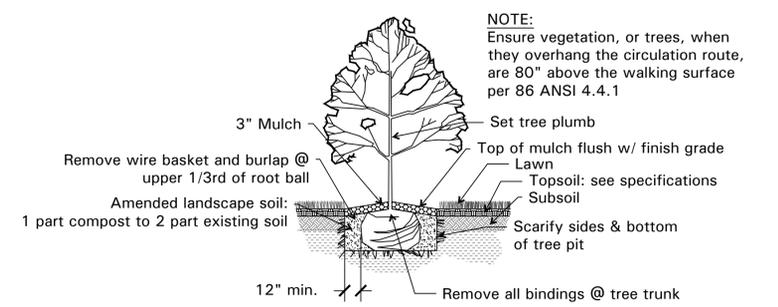
LEGEND:

Symbol	Description
	Existing tree -see Tree Study by Frontenac Forestry
	Existing vegetation to remain
	Proposed tree -see schedule this sheet
	Proposed landscape bed mulch -see schedule this sheet
	Lawn area

EXISTING TREE NOTE:
Existing trees and vegetation documented by Frontenac Forestry. Tree Survey provided by petitioner as separate document and includes tree condition, root zones, tree canopies, tree protection measures and quantity of tree caliper to be mitigated.

TREE MITIGATION NOTE:
74 total caliper inch to be mitigated ÷ 10 inches = 7.4 or 8 New trees required.

- GENERAL NOTES:**
- Landscape quantities shown for reference and bid comparison only, contractor to furnish and install plant quantities shown on plan. Notify Owner/ Landscape Architect of any discrepancies.
 - CONTRACTOR SHALL WATER ALL LANDSCAPE PLANTINGS FOR ONE (1) YEAR AFTER INITIAL ACCEPTANCE -SEE SPECIFICATIONS.
 - Contractor to review and field verify existing and proposed conditions prior to
 - Contractor to coordinate and cooperate with other trades.
 - Contractor to adjust plantings as field directed by owner and or as unforeseen field conditions require.
 - No trees shall be planted within ten (10) foot of private or public utilities unless approved by owner.
 - Contractor is responsible for installing all plant material, sod, topsoil and mulch as shown on plan and in specifications.
 - Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).



DERMODY & ASSOCIATES
Uisce beatha

LANDSCAPE ARCHITECTS
p h # 3 1 4 . 2 0 5 . 8 8 7 1
Missouri Certificate of Authority
2 0 0 9 0 2 0 2 0 8

Civil Engineer:
Vance Engineering, Inc
10537 Lackland Rd.
St. Louis, MO 63114

Arborist:
Frontenac Forestry, LLC
2460 Driftwood Ln
Saint Louis, MO 63146

New Home
1240 N. Sappington Rd.
Glendale, MO 63122

Dunavant Enterprises, LLC
1326 Marlann Drive
Des Peres, MO 63131

Revisions:

No.	Description	Date:
1	New building design	2/21/25

2/21/25

Edward M. Dermody
Landscape Architect
LA-2001006236

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Issue Date: December 19, 2024
Drawn by: EMD
Checked by: EMD
Sheet Title
Planting Plan

Project Number: 635.004

L1.0

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1-800-344-7483

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

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

A handwritten signature in black ink, appearing to read "Nick Wibbenmeyer".

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



TREE STUDY
 SITE PLAN REVIEW
 12/11/2024
 01/10/25
 2/18/2025

PROPERTY LOCATION: 1240 Sappington

#	TREE SPECIES	D B H	PRESERV E/ TBR	ADJOINING LOT	COMMENTS	C	L	S
A	blue spruce	20"	TBR		exposed root flare, strong central leader, dead scaffold branches, gummosing wounds on trunk DRIVEWAY	56	40	75
B	saucer magnolia	5x6"	PRESERVE		girdling root, multi-stemmed, included bark, minor deadwood	59	40	61
C	black locust	18"	TBR		irregular trunk taper, removed leader, epicormic growth, co-dominant at 6', storm damage, deadwood DRIVEWAY	49	40	35
D	hackberry	14"	PRESERVE	SHARED	exposed root flare, co-dominant at 10', included bark, minor deadwood	64	40	68
E	black cherry	6"	PRESERVE		compartmentalized wound on trunk, epicormic growth, co-dominant at 10', minor deadwood	63	40	46
F	silver maple	38"	TBR		girdling roots, large basal wound, vines on trunk epicormic growth, storm damage, branch dieback CONDITION/ FOUNDATION	39	40	27
G	red mulberry	19"	PRESERVE	SHARED	vines in crown, co-dominant at 5', included bark, epicormic growth, deadwood	46	40	19
H	catalpa	36"	TBR		exposed root flare, compartmentalized wounds on trunk, epicormic growth, storm damage, deadwood FOUNDATION	56	40	38
I	black locust	17"	TBR		lean, epicormic growth, woodpecker holes at main union, major deadwood, fruiting bodies present CONDITION/PATIO	39	40	35
J	white pine	20"	PRESERVE		exposed root flare, gummosing wounds on trunk, strong central leader, minor deadwood	65	40	62
K	catalpa	37"	TBR		exposed root flare, removed leader hollow trunk, HAZARD PATIO/HAZARD	39	40	38

L	catalpa	29"	TBR		exposed root flare, large basal wound, storm damage, compartmentalized wounds throughout, deadwood CONDITION/PATIO	39	40	38
M	red mulberry	21"	PRESERVE		girdling roots, lean, exfoliating bark, epicormic growth, lean, wetwood, deadwood	43	40	19
N	silver maple	17"	TBR		exposed root flare, heavy lean, major epicormic growth, branch dieback CONDITION	39	40	27
O	American elm	6"	PRESERVE		exposed root flare, included bark deadwood	51	40	35
P	dead	7"	TBR	SHARED	DEAD	5	40	0
Q	silver maple	38"	PRESERVE		co-dominant at 7', compartmentalized wounds on trunk, epicormic growth, deadwood	59	40	27
R	American elm	6"	PRESERVE		strong central leader, deadwood	54	40	35
S	silver maple	36"	TBR		vines throughout, storm damage, epicormic growth, improper pruning cuts, deadwood CONDITION	30	40	27
T	American elm	10"	PRESERVE		slight lean, epicormic growth, storm damage	46	40	35
U	dead	11"	TBR		DEAD	5	40	0
V	silver maple	22"	PRESERVE		exposed root flare, storm damaged leader, deadwood	45	40	27
W	silver maple	39"	PRESERVE		exposed root flare, co-dominant at 8', included bark, deadwood	59	40	27
X	catalpa	24"	TBR		vertical crack on trunk, major storm damage, major deadwood, vines throughout, large hanging branch CONDITION	20	40	38
Y	red mulberry	13"	TBR		heavy lean, epicormic growth, vines in crown, wetwood, deadwood CONDITION	39	40	19
Z	red mulberry	9"	TBR		co-dominant at 12', major storm damage, major deadwood, vines in crown CONDITION	35	40	19
A1	American elm	11"	PRESERVE		lean, phototropic, deadwood	48	40	35
B1	American elm	14"	PRESERVE		multi-stemmed, included bark, vines on trunk, utility pruned, deadwood	46	40	35
C1	red mulberry	11"	TBR		irregular trunk taper, gaping basal wound, included bark, major deadwood, vines in crown CONDITION	39	40	19

D1	hackberry	6"	TBR		epicormic growth, unfavorable structure, branch dieback, deadwood CONDITION	39	40	68
E1	American elm	7"	PRESERVE		exposed root flare, co-dominant at 12', deadwood, vines in crown	45	40	35
F1	black walnut	22"	PRESERVE		vines throughout, epicormic growth, utility pruned, deadwood	43	40	49
G1	catalpa	8"	TBR		vines throughout, deadwood CONDITION	39	40	38
H1	red mulberry	11"	PRESERVE		co-dominant at 5', lean, wetwood, included bark, vines, deadwood	46	40	19
I1	catalpa	12"	PRESERVE		involved with concrete pad, lean, co-dominant at 8', deadwood	49	40	38
J1	black walnut	20"	PRESERVE		co-dominant at 30', storm damage, deadwood, epicormic growth	52	40	49
K1	American elm	10"	PRESERVE		co-dominant at 8', vines in crown, minor deadwood	53	40	35
L1	dead	2x14"	TBR		DEAD	5	40	0
M1	hackberry	8"	PRESERVE		co-dominant at 10', involved with dead tree, included bark, utility pruned, involved with service line	44	40	68
N1	hackberry	6"	PRESERVE		compartmentalized wound on trunk, co-dominant at 6', vines in crown, deadwood	51	40	68
O1	silver maple	22"	PRESERVE		co-dominant at 5', vines on trunk, epicormic growth, deadwood	54	40	27
P1	silver maple	22"	PRESERVE		exposed root flare, lean, co-dominant at 12', deadwood	54	40	27
Q1	black walnut	15"	PRESERVE		9"x6", multi-stemmed, involved with service lines, minor deadwood	55	40	49
R1	catalpa	30"	PRESERVE		20"x10", multi-stemmed, girdling roots, utility pruned, deadwood	59	40	38
S1	red mulberry	10"	PRESERVE		girdling roots, co-dominant at 6', included bark, deadwood	57	40	19
T1	black cherry	21"	PRESERVE		compartmentalized wounds on trunk, co-dominant at 20', deadwood	55	40	46
U1	ash	25"	TBR		major storm damage, fruiting bodies present, major basal decay, deadwood CONDITION	39	40	35
V1	shingle oak	15"	PRESERVE		co-dominant at 20', phototropic, minor deadwood	71	40	68
W1	white pine	20"	PRESERVE	YES	strong central leader, dead scaffold branches	59	40	62
X1	pin oak	34"	PRESERVE	YES	co-dominant at 25', dead scaffold branches, involved with service wire, deadwood	59	40	84

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH (\$2,400 Max)
50	34	19	16	3 A. 20" spruce C. 18" locust H. 36" catalpa	74	8	\$2,400

DEMO ONLY

PRESERVE

TBR

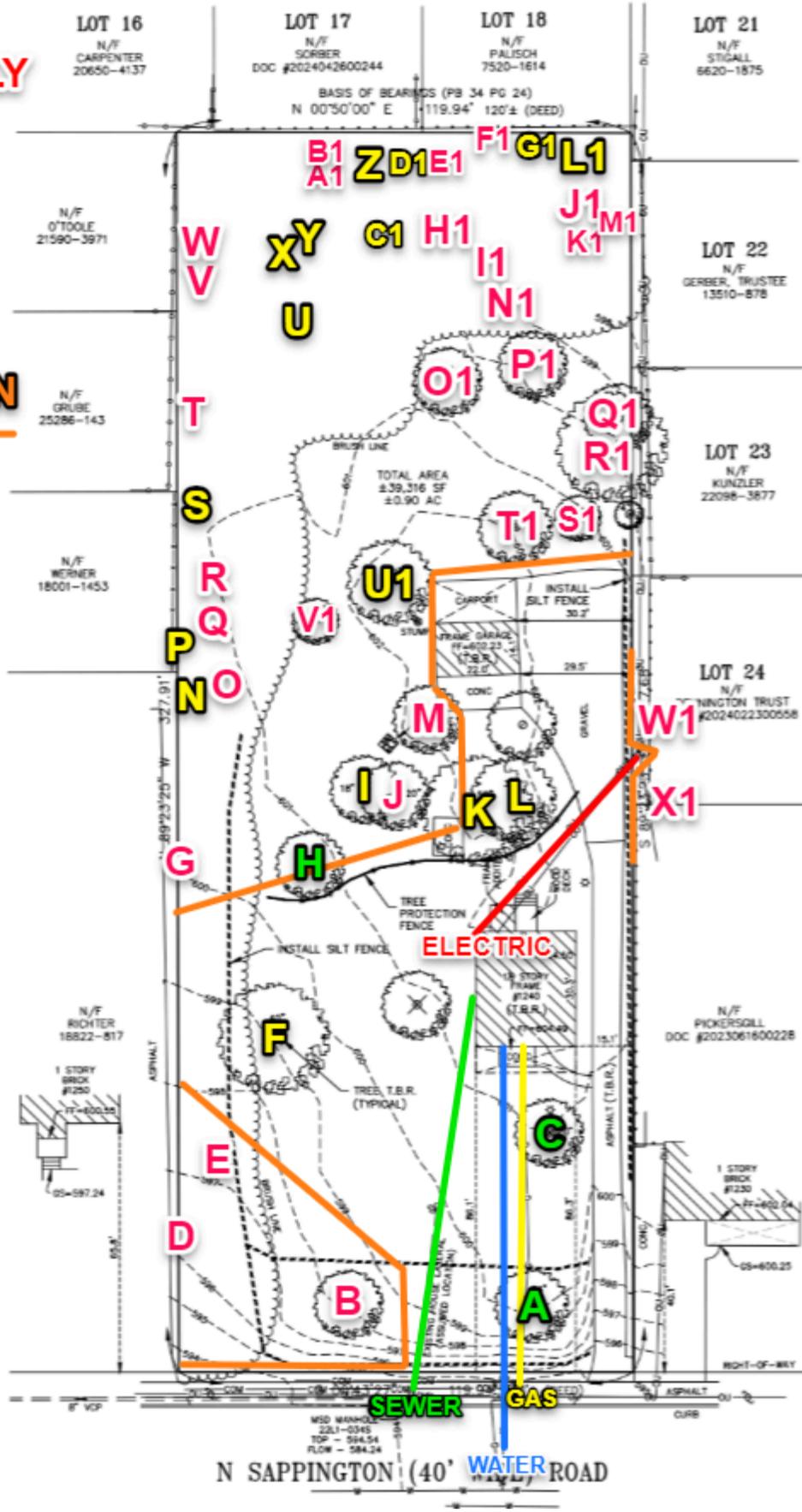
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CONDITION

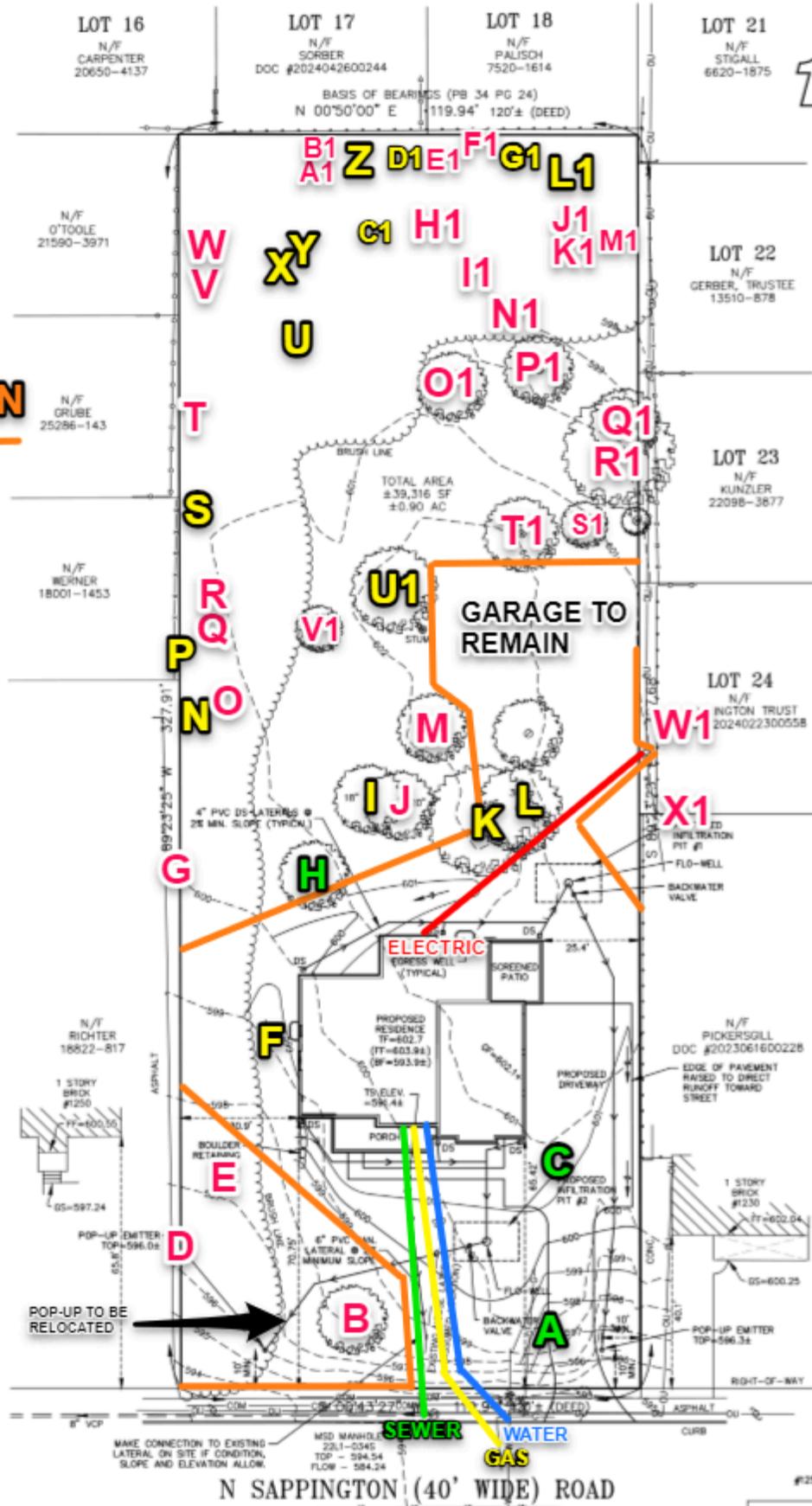
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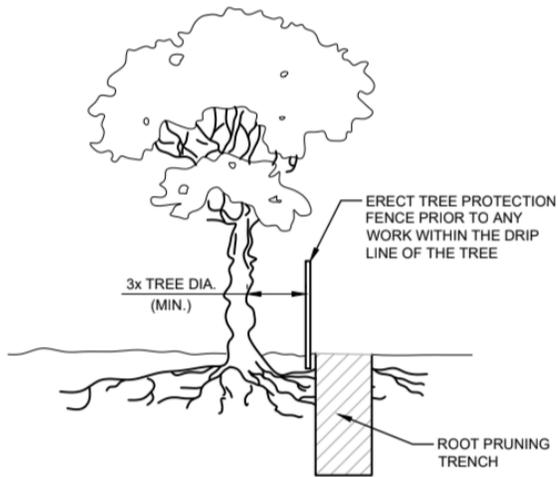
PROTECTION

FENCE ———



PRESERVE
TBR
POOR
CONDITION
TREE
PROTECTION
FENCE





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.