



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

06.14.2023
06.02.2023

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 9/13/23 DATE OF ARB MEETING 5/10/23 ESTIMATED COST 6,000,000

PROJECT ADDRESS # 20 EAWEN AVE GLENDALE, MO 63122

NAME OF PROPERTY OWNER TEAL CONSTRUCTION PHONE NUMBER 314-220-9533

CONTRACTOR (NAME) TEAL PHONE NUMBER 314-220-9555

CONTRACTOR ADDRESS 58 Hill Dr. Glendale Mo 63122

ARCHITECT (NAME) Donna Bork PHONE NUMBER 314-434-2333

ARCHITECT ADDRESS 160 MARNE LANE ST LOUIS MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED:
NEW SINGLE FAMILY RESIDENCE

FLOOR AREA RATIO 22.82% (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. 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.) 5476

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2079

TOTAL SQ. FT. OF LOT 23,994 WIDTH AND DEPTH OF LOT (FT.) 150 X 160

HEIGHT OF STRUCTURE 33.25' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE JUNE 1ST EST. COMPLETION DATE 3/2024

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00
New Home: \$200.00

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This "tree protection zone" must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.



SIGNATURE OF APPLICANT

4/14/23

DATE

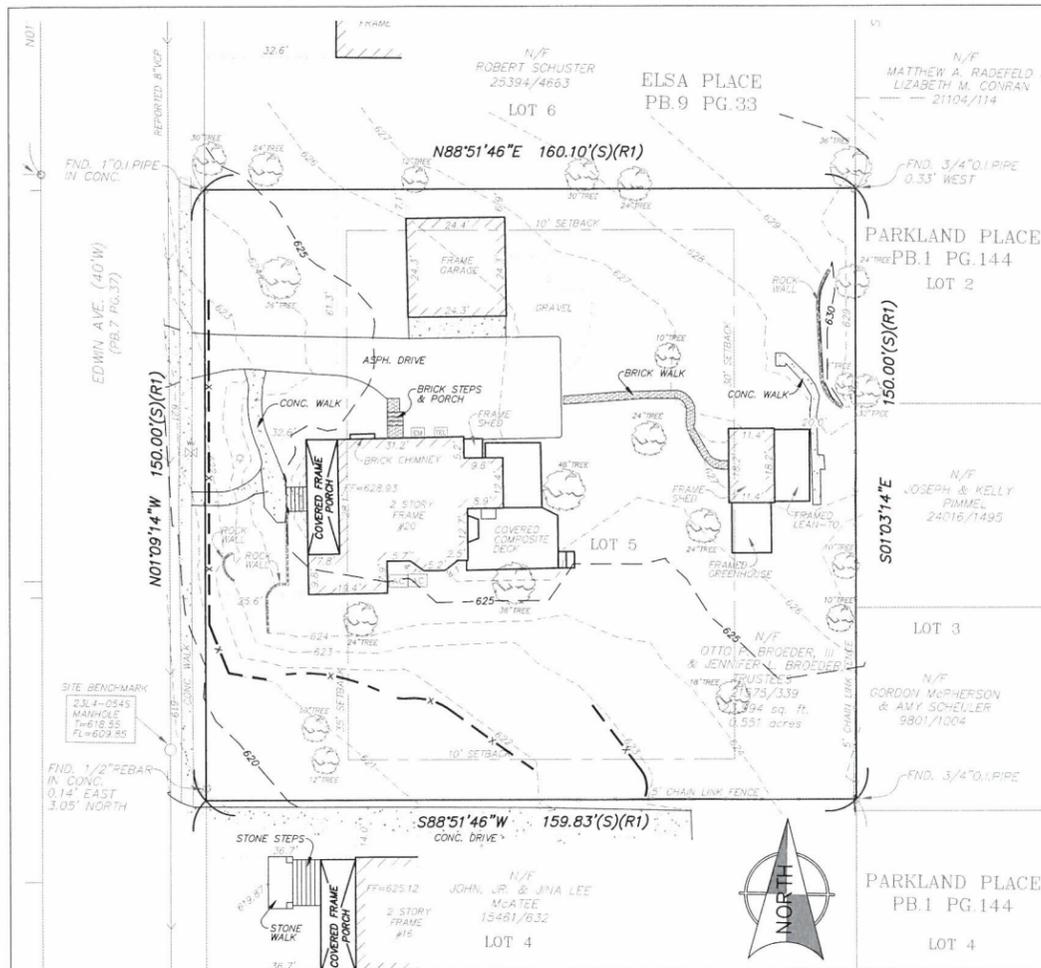
20 Edwin Ave Glendale MO 63122
 Impervious Calculations

Existing:	
Garage	593
Green house	491
Driveway	1,614
Walkways	280
House	1,533
Coverd deck and patio	<u>486</u>
<u>Total Current Impervious Area</u>	4,991

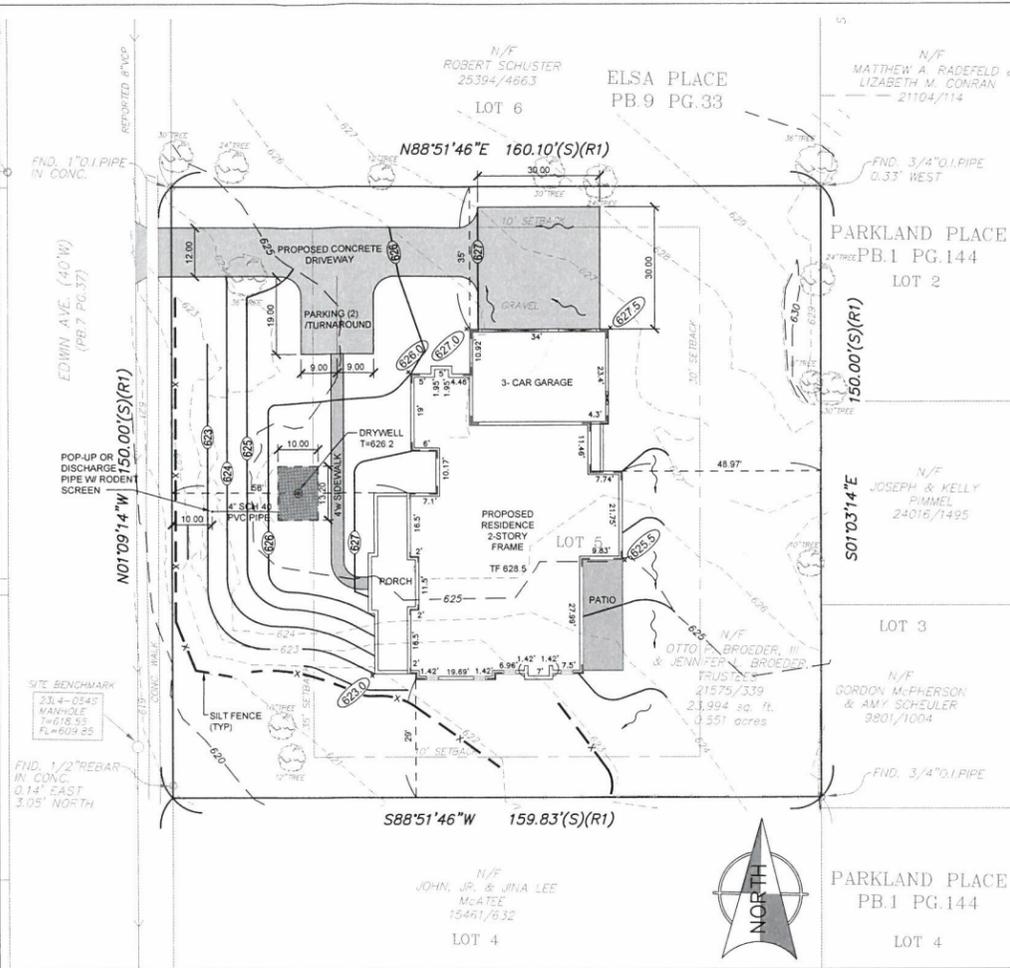
Proposed:	
Driveway	1,941
Walkway	28
House	3,796
Covered front porch	400
Patio	<u>360</u>
<u>Total Proposed Impervious Area</u>	6,528

Proposed	6,528
Current	<u>4,991</u>
Additional Impervious Area	1,537

Size of Underground Pit needed	10x10
Size of Underground Pit to be installed	10x15 (for future expansion)



Existing Site Plan



Proposed Site Plan

- Runoff Calculations**
- Lot Size: 23,994 sq ft
 - Existing impervious area, sq ft: 5,128 sq. ft.
 - Proposed impervious area, sq ft = 6,900 + 450 (future sf) = 7,350 sq. ft.
 - Increased runoff = (7,350 - 5,128) x 1.14712 = 2,511 cf
 - Rock required with 40% porosity = 211 cf / 0.40 = 528 cf
 - Using a rock depth of 4"; rock area = 528 cf / 4" = 132 sf (10'x13.2')
 - Rock area for Dry Well shall be 4' deep x 132 sf (see above)
 - Contractor shall direct 2,222 sf of impervious area to dry well system.

NOTES:

- The engineer's seal on this plan pertains only to the sizing of Flo-Well Dry Well System and calculations of the site differential runoff.
- The location of the Flo-Well Dry Well System shall be as determined by the contractor and owner. The discharge pipe from the Flo-Well System shall be at least 10' from the adjoining property and shall be at a grade that does not create an erosive discharge velocity under 4 fps.
- Gutter protection system such as Leaf Guard Gutter by Engler (www.leafguard.com) or Gutter Helmet (www.gutterhelmet.com) shall be provided for all gutters connected to the Flo-Well Dry Well System. See detail sheet 2.

CONTRACTOR SHALL DIRECT 2,222 SQ. FT. OF IMPERVIOUS AREA TO DRY WELL SYSTEM.

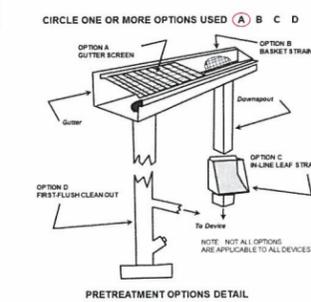
- CONSTRUCTION NOTES**
- The location of Dry Well System shown on this plan is approximate and may change based on the owner's and contractor's decision. HOWEVER, in no circumstance shall the impervious area directed to the Dry Well System be less than 2,222 sq. ft.
 - The rock used for the Dry Well system shall be 1/2" - 1.5-inch rock per ASTM No. 57.
 - Aggregate shall be wrapped top, bottom and sides with a Mirafi 140 N (or approved equal) non-woven geosynthetic.
 - All pipe shall be schedule 40 PVC or an approved equal.
 - Perforated pipe in dry well shall have polyester filter sock wrap.
 - Existing conditions indicated on these plans, including existing calculations, are not covered under the engineer's seal.

Pre-Treatment Options
Some BMPs require that a pretreatment device be installed in order to prevent clogging of the BMP. These pretreatment devices need to be cleaned out periodically to ensure that they are still functioning and to remove any buildup of debris. See the detail below.



LOCATION MAP
NOT TO SCALE

- Project information**
- Address of site: 20 Edwin Avenue
Glendale, Missouri 63122
 - Property owner: Pearl Construction, LLC
58 Hill Drive
Glendale, Missouri 63122
 - Locator Number: 23L130352
 - Current Zoning: r-1 single family
 - Area of Site: 0.551 ac (23,994 sf)
 - Disturbed Area: xxxx sf
 - School District: Kirkwood
 - Fire District: Glendale
 - Existing use: Residential
 - Proposed use: Residential
 - Building Setbacks:
Front: 35'
Side: 10'
Rear: 30'



PRETREATMENT OPTIONS DETAIL
This detail consists of the general configuration of pretreatment options, the pretreatment within your BMP may vary in size and position.



PVC Rodent Screen Detail
n.t.s.
DAYLIGHT (RODENT SCREEN): SECURE DAY LIGHTED PIPE ENDS WITH AN END CAP FITTED WITH A RODENT SCREEN MANUFACTURED FOR THE PIPE USED. THE RODENT SCREEN SHALL BE FORMED OF #3 OR #4 MESH, 21 GAUGE OR HEAVIER, TYPE 304 STAINLESS STEEL TO PROVIDE A CURVED SHAPED SCREEN WHICH WILL PROVIDE A FRICTION TIGHT FIT WHEN INSERTED INTO THE DRAIN OUTLET.
SEE PLANS FOR SPECIFIC SIZE NECESSARY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

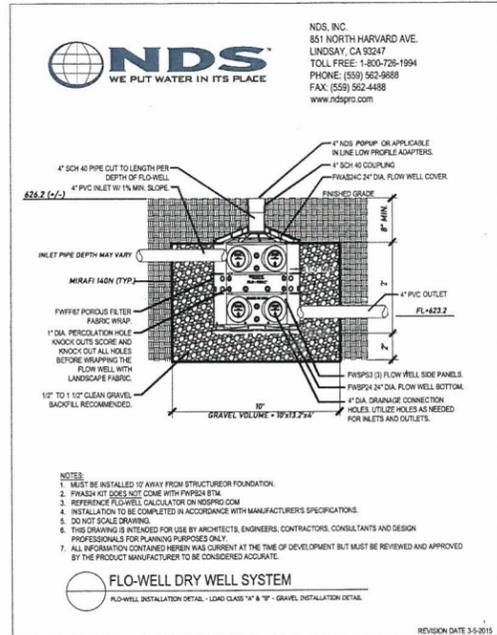
- LEGEND**
- 606 EXISTING CONTOUR
 - 611 PROPOSED CONTOUR
 - 611.0 PROPOSED GROUND ELEVATION
 - TF TOP OF FOUNDATION
 - TW TOP OF WALL
 - BW BOTTOM OF WALL AT GROUND
 - EX EXISTING
 - FF FINISHED FLOOR
 - TW TOP OF WALL
 - BF BASEMENT FOUNDATION
 - TBR TO BE REMOVED
 - C.O. CLEANOUT
 - PL PROPERTY LINE
 - DND DO NOT DISTURB
 - U.I.P. USE IN PLACE
 - DS DOWNSPOUT (DS)
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM INLET
 - UNDERGROUND CATV LINE
 - 8" WATER MAIN
 - PROPOSED WATER
 - PROPOSED SANITARY
 - PROPOSED STORM SEWER
 - LAT-LAT PROPOSED 6" PVC GRAVITY SEWER LATERAL
 - DISTURBED AREA LIMITS
 - SILT FENCE
 - GUTTER
 - EX 4" PVC ROOF DRAIN



1-800-DIG-RITE

CAUTION!!!
CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

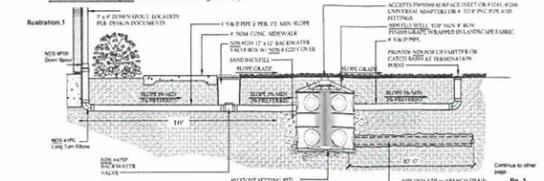
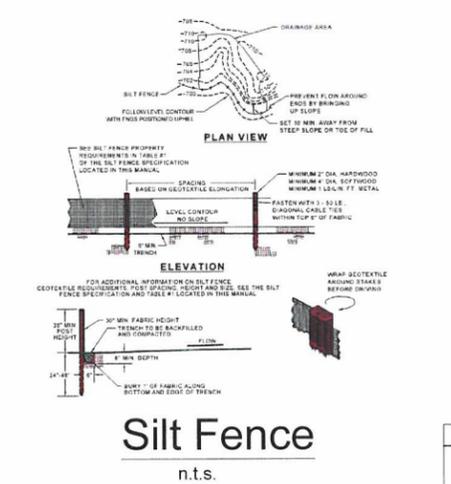
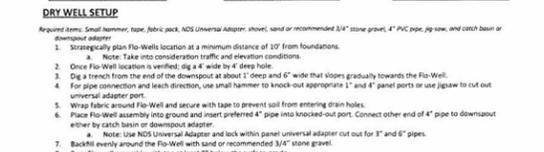
THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



Flo-Well Assembly and Installation Sheet
Thank you for purchasing the Flo-Well system by NDS. This information can help you maximize the benefits Flo-Well has to offer.

WARNING: Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.
RECOMMENDED: For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.

- ASSEMBLY INSTRUCTIONS**
- Place two panels side by side and align male tabs with female flange.
 - Pinch tabs and flange. Push until panels interlock.
 - For final lock, slide male tabs downward until panel edges are leveled at top.
 - Repeat steps 1-3 for the third panel assembly.
 - Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.
- BEFORE YOU DIG:**
Contact the local utility to create utility mark-out.



NOTE:
THE ENGINEER'S SEAL ON THIS PLAN PERTAINS ONLY TO THE CALCULATIONS AND DESIGN OF THE DRY WELL SYSTEM

PROJECT SITE ADDRESS / LOCATION: 20 EDWIN AVENUE

SITE DEVELOPMENT ENGINEERING, INC.
CORPORATE CERTIFICATE OF AUTHORITY
No. 001228

SDE
STEVEN D. RUSH
REGISTERED PROFESSIONAL ENGINEER
No. E-20332
02/26/23

3512 Yaeger
Crossing Court
St. Louis, Missouri
63129
314-822-4800
sdr@sde-civil.com

SITE DEVELOPMENT ENGINEERING, INC.
PLANNING • CONSULTING • CIVIL ENGINEERING

20 Edwin Avenue

DATE: 05/15/23
CHECKED BY: SDR
JOB NO.: 223-314
DRAWN BY: DWD
SCALE: as shown

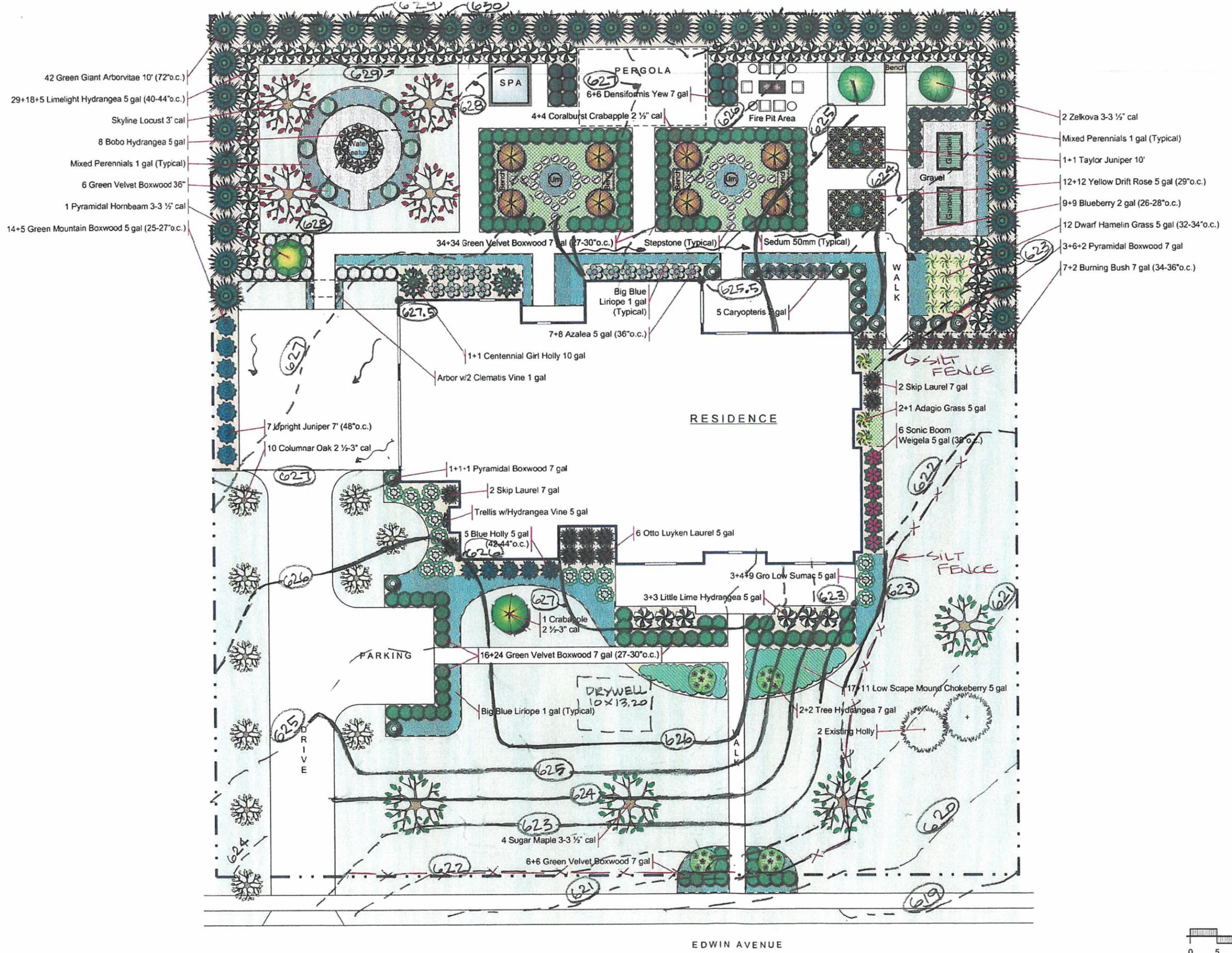
Site Plan & Dry Well Details

REVISION: #

SHEET: 1 OF 1



Dan Rizzo



- 42 Green Giant Arborvitae 10' (72"o.c.)
- 29+18+5 Limelight Hydrangea 5 gal (40-44"o.c.)
- Skyline Locust 3" cal
- 8 Bobo Hydrangea 5 gal
- Mixed Perennials 1 gal (Typical)
- 6 Green Velvet Boxwood 36"
- 1 Pyramidal Hornbeam 3-3 1/2" cal
- 14+5 Green Mountain Boxwood 5 gal (25-27"o.c.)

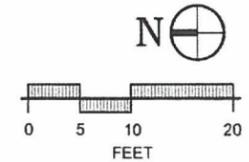
- 2 Zelkova 3-3 1/2" cal
- Mixed Perennials 1 gal (Typical)
- 1+1 Taylor Juniper 10'
- 12+12 Yellow Drift Rose 5 gal (29"o.c.)
- 9+9 Blueberry 2 gal (26-28"o.c.)
- 12 Dwarf Hamelin Grass 5 gal (32-34"o.c.)
- 3+6+2 Pyramidal Boxwood 7 gal
- 7+2 Burning Bush 7 gal (34-36"o.c.)

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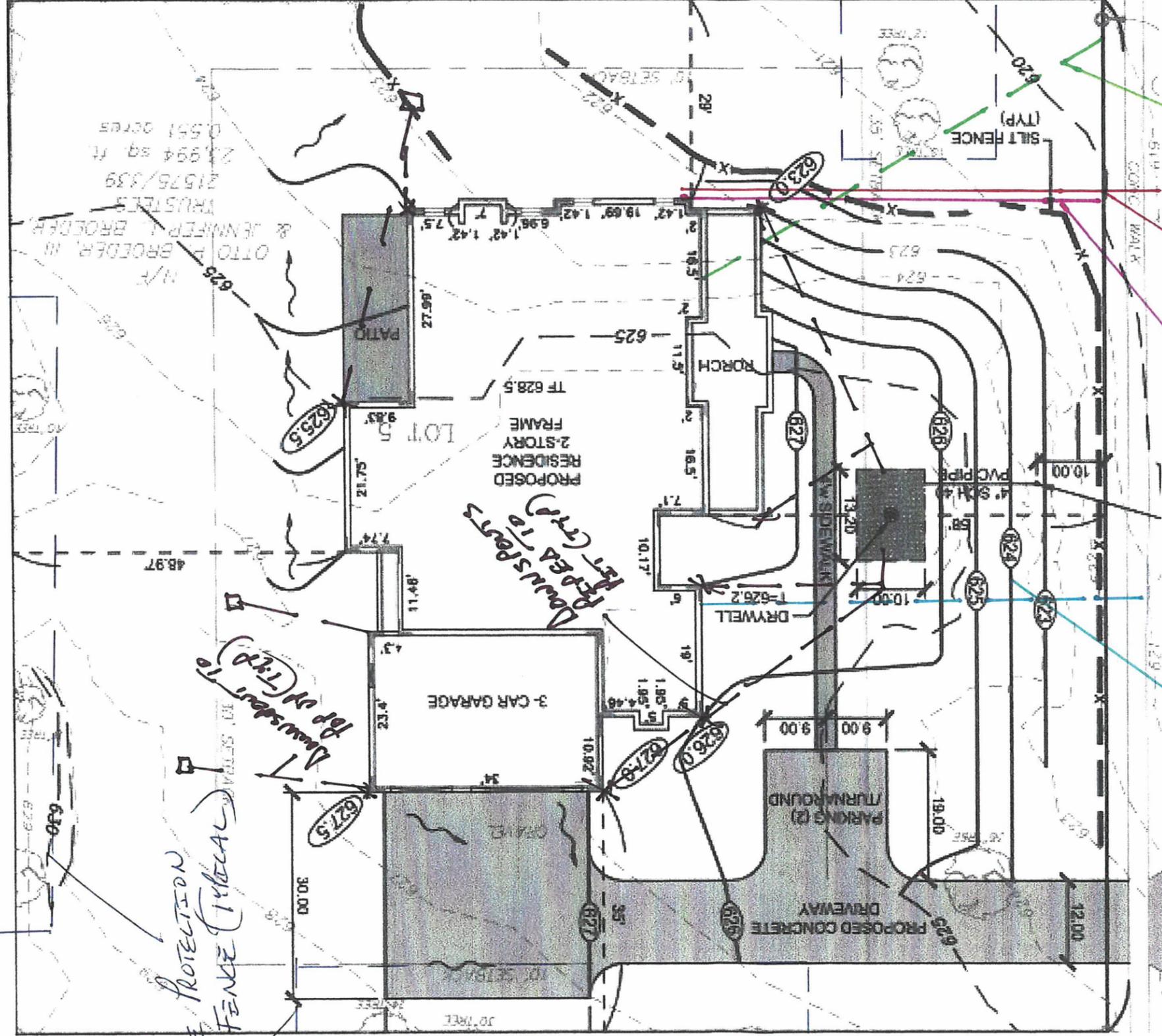
DESIGNED BY: *Keith Allison*
 SCALE: 1/8"=1'-0"
 ORIGINAL DATE: 5-26-2023
 REVISED DATE: 5-31-2023
 CURRENT DATE: 31 May 2023

Westchester Gardens, LLC
 11610 Malvern Dr., St. Louis, MO 63131
 Phone: 314-631-0210
 Cell: 314-397-2337
 E-mail: westchesterstl@aol.com

LANDSCAPE DEVELOPMENT PLAN FOR
PEARL CONSTRUCTION
 at 20 Edwin Avenue
 Glendale, MO 63122



EDWIN AVENUE



OTO P. BROEDER, III
 & JENNIFER L. BROEDER
 TRUSTEES
 21576/339
 23,994 sq. ft.
 0.551 acres

NEWER PLAN
 SEE PLAN

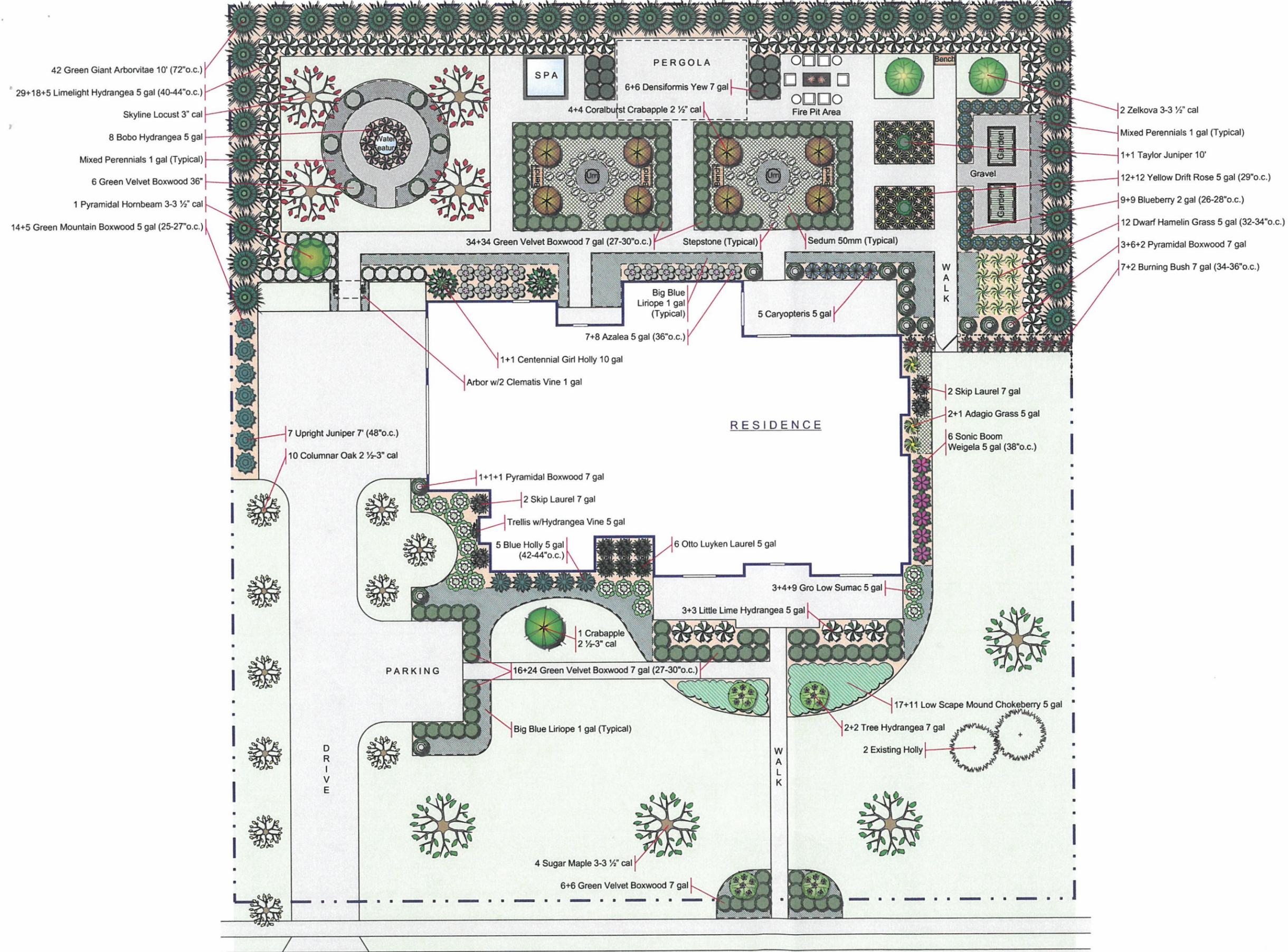
NEW
 WATER & GAS
 SERVICE

NEWER PLAN

TREE PROTECTION
 FENCE (TYPICAL)

DOWN SLOPE TO
 TOP OF (TYP)

DOWN SLOPE TO
 TOP OF (TYP)



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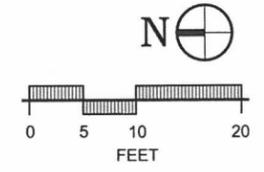
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 E-mail: westchesterst@aol.com

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LANDSCAPE DEVELOPMENT PLAN FOR
PEARL CONSTRUCTION
 at 20 Edwin Avenue
 Glendale, MO 63122



EDWIN AVENUE



SUBJECT PROPERTY



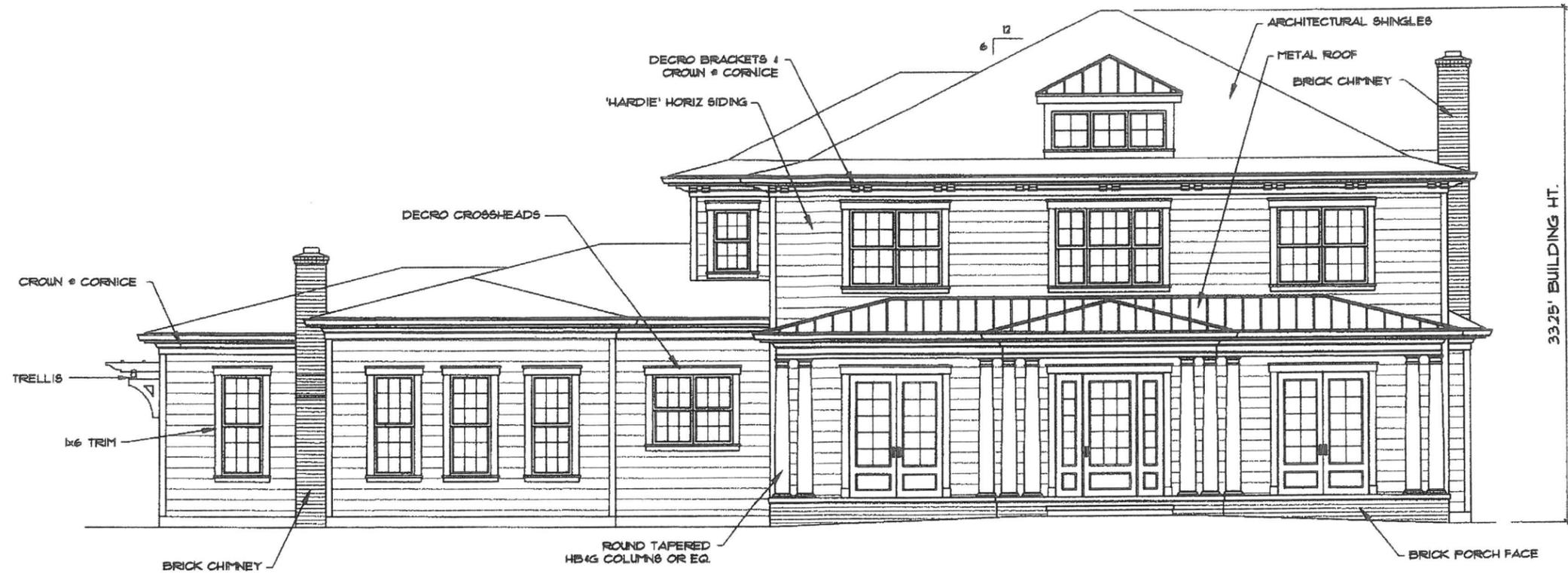
10
EDWIN



16 EDWIN



20 = 21



FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

33.25' BUILDING HT.



DONNA F. BOXX, Architect, P.C.
 190 Marine Lane
 St. Louis, Missouri 63148
 Phone: (314) 434-2333
 Fax: (314) 434-2203
 www.boxxarchitect.com

PROPOSED ALTERATIONS FOR
RICH AND LISA PETERS
 20 EDWIN
 GLENDALE, MISSOURI 63122

EXTERIOR ELEVATIONS

DATE	2022-14
REV.	
APP.	
DATE	
A-5	
5 of 1 sheets	

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 NOT FOR CONSTRUCTION
 DATE: 4-12-2022



REAR ELEVATION

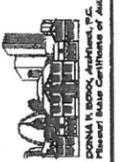
1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

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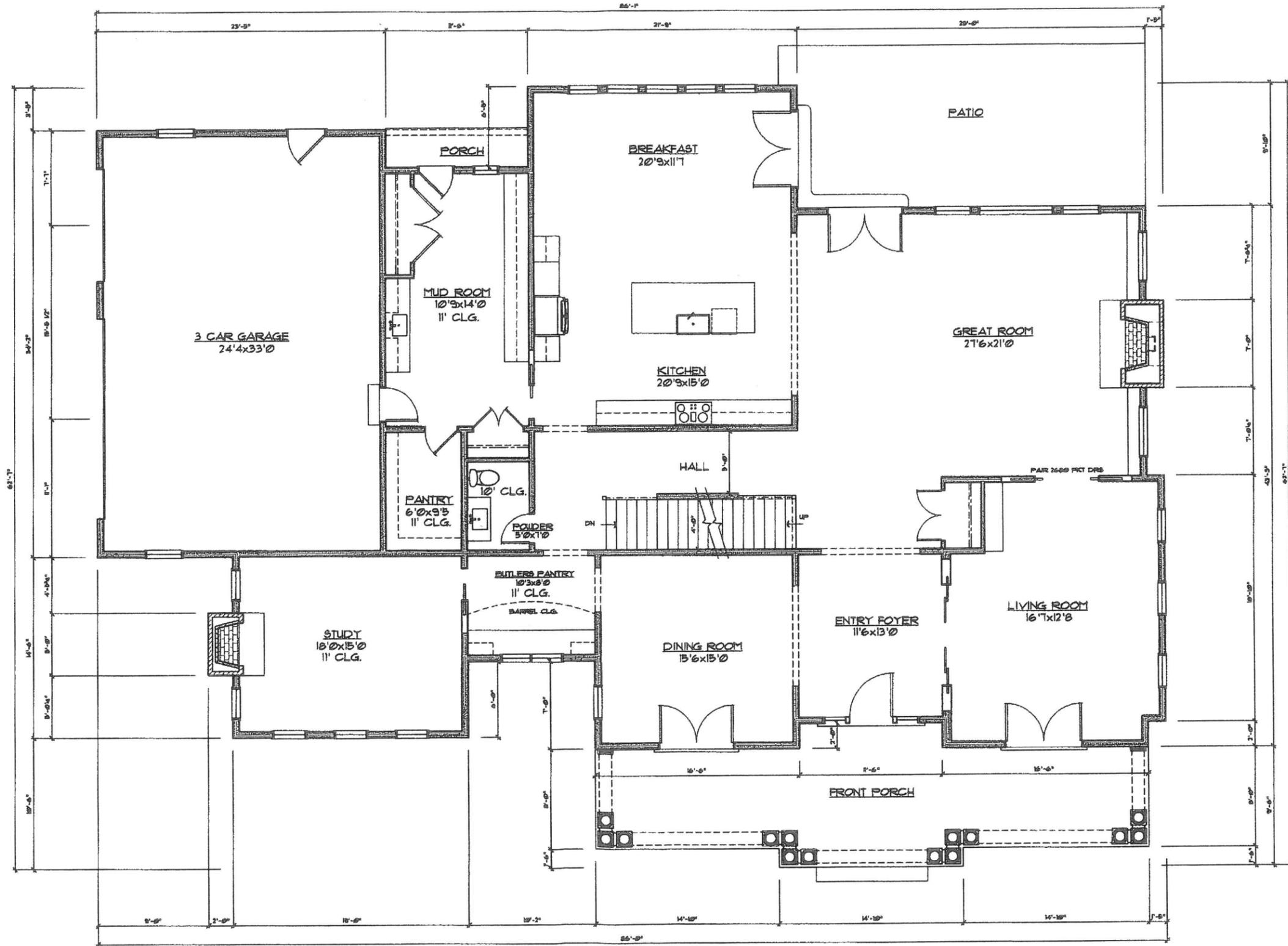


PROPOSED ALTERATIONS FOR
RICH AND LISA PETERS
 20 EDWIN
 GLENDALE, MISSOURI 63122

EXTERIOR ELEVATIONS

PROGRESS PRINT
 NOT FOR CONSTRUCTION
 DATE 4-12-2023

DATE	2022-14
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4 of 1 SHEETS	



FIRST FLOOR PLAN

1/4" = 1'-0"

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DATE 4-12-2023

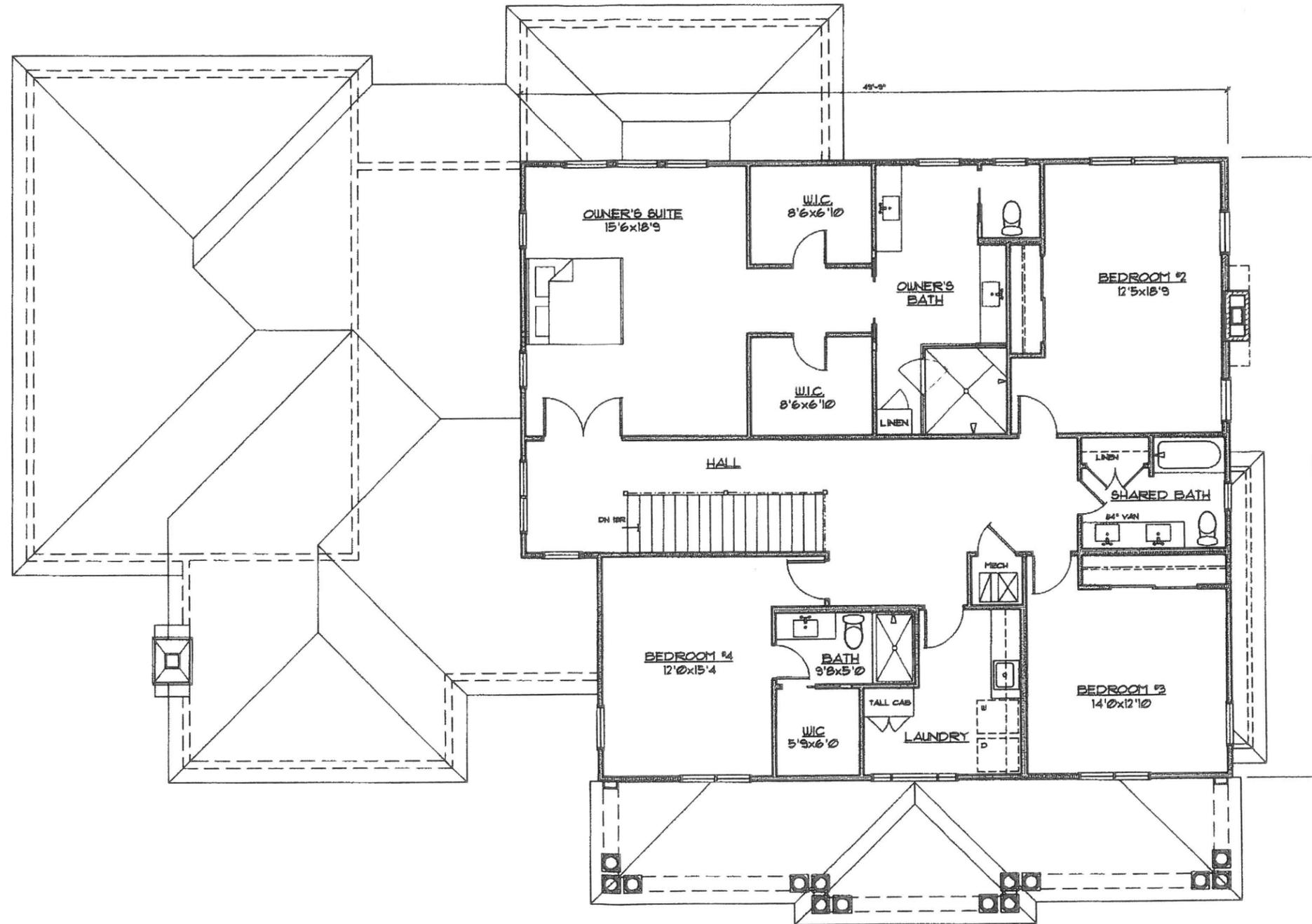
FIRST FLOOR PLAN

PROPOSED ALTERATIONS FOR
RICH AND LISA PETERS
20 EDWIN
GLENDALE, MISSOURI 63022

DONNA F. BOXX, Architect, P.C.
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WWW.DONNAROFBOXX.COM

Member: State Certificate of Authority #0066-4

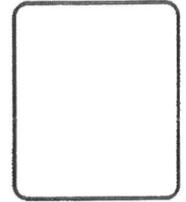
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SECOND FLOOR PLAN

1/4" = 1'-0"

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NOT FOR CONSTRUCTION
DATE 4-12-2023

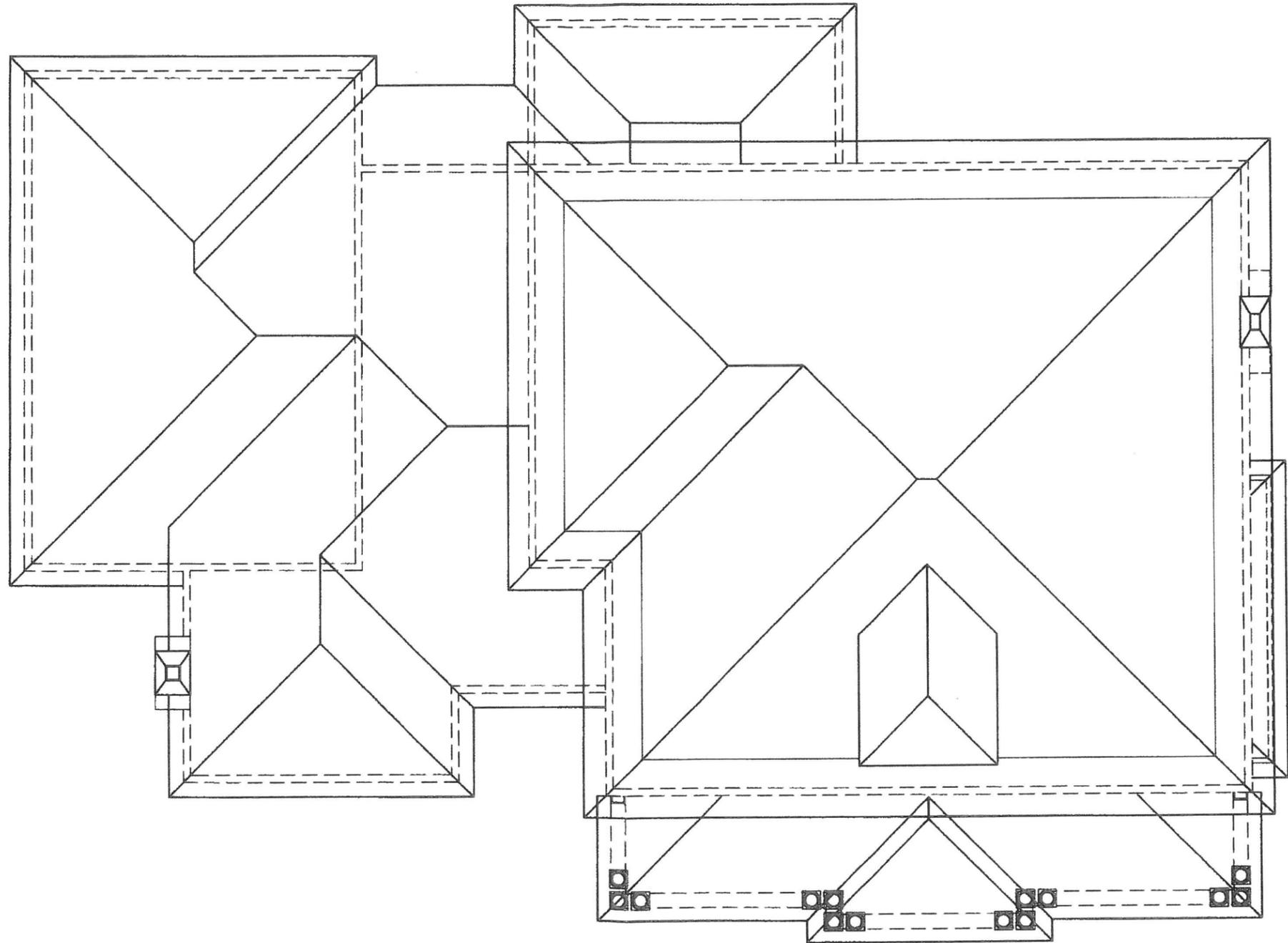


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WWW.DONNABOXXARCHITECT.COM

PROPOSED ALTERATIONS FOR
RICH AND LISA PETERS
20 EDWIN
GLENDALE, MISSOURI 63122

SECOND FLOOR PLAN

DATE	NO
--	2023-14
REV.	
REV.	
REV.	
SHEET	
A-2	
2 of 1 SHEETS	



ROOF PLAN

2010 sf

1/4" = 1'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE 4-12-2023

ROOF PLAN

DATE	JOB
--	2022-14
REV.	
REV.	
REV.	
A-3	
3	of 1 sheets

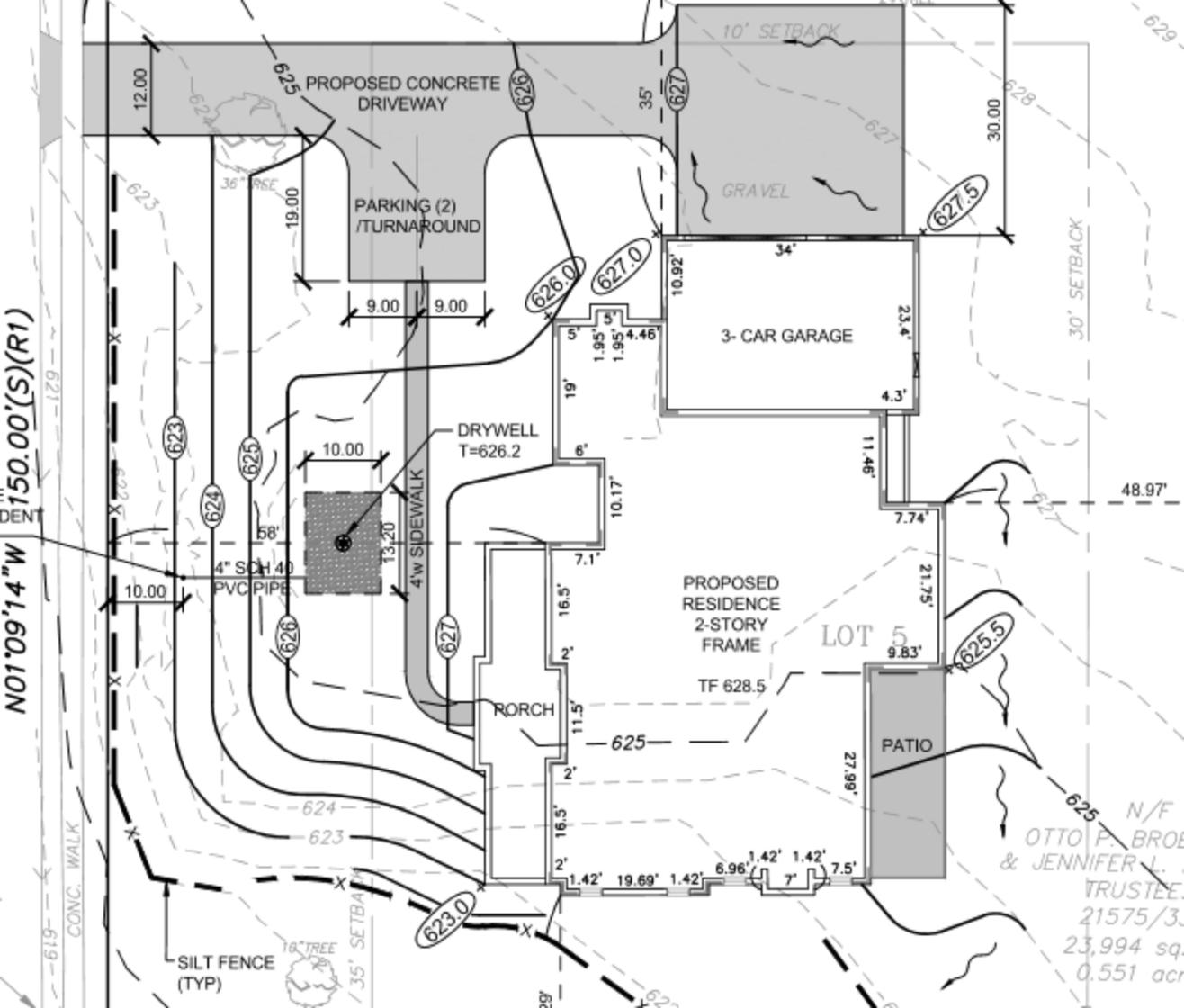
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Phone (314) 434-2333
FAX (314) 434-2303
www.boxxarchitect.com



DAVID R. BROWN

N01'09'14"W
150.00'(S)(R1)



N/F
OTTO P. BRO...
& JENNIFER L.
TRUSTEE
21575/3...
23,994 sq.
0.551 ac



**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 blue ink, appearing to read "Craig R. Murphy".

Craig R. Murphy
I.S.A Certified Arborist
IL-9645A



TREE STUDY
SITE PLAN REVIEW
6-6-2023

PROPERTY LOCATION: 20 Edwin

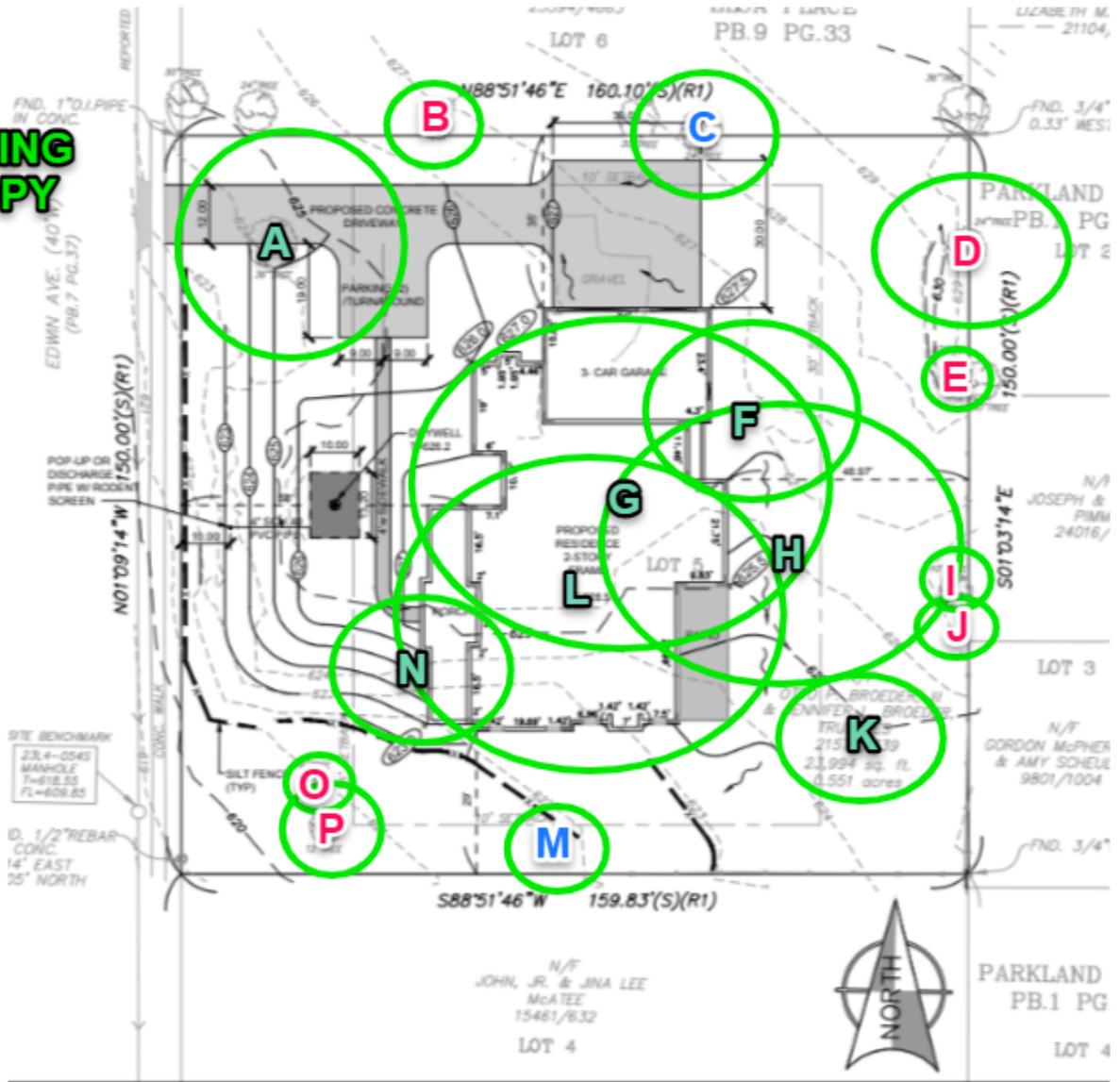
#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	pin oak	31"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$6855	60	1698
B	red mulberry	11"	SAVE	SHARED	deadwood, ivy	\$145	44	214
C	American elm	18"	REMOVE	SHARED	vines, epicormic growth, deadwood DRIVEWAY	\$915	56	321
D	black walnut	20"	SAVE	SHARED	minor branch dieback, deadwood	\$1445	51	460
E	hackberry	8"	SAVE		lacking central leader, co-dominant at 12'	\$330	53	113
F	pin oak	21"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$3210	60	779
G	pin oak	45"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$14745	60	3578
H	pin oak	30"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$6555	60	1590
I	white pine	8"	SAVE		topped, ivy	\$285	48	113
J	white pine	8"	SAVE		topped, ivy	\$290	49	113
K	pin oak	18"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$2355	60	573
L	ginkgo	37"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$6950	60	2419
M	American holly	10"	REMOVE		co-dominant at 6', sapsucker holes GRADING	\$600	69	177

N	eastern redbud	2x12"	REMOVED		tree removed, only log in air remains, condition rating given by default	\$1280	60	508
O	American holly	8"	SAVE		ivy, boring insect holes	\$390	71	113
P	American holly	11"	SAVE		epicormic growth, sapsucker holes, co-dominant at 7'	\$660	63	214

**Canopy coverage has been adjusted to reflect shared and overlapping crowns.
Tree species and install locations are recommendations and can be adjusted as long as the guidelines, set forth by Glendale's canopy replacement policy, are followed.**

Lot size	24,000 Sq ft
Pre-existing Canopy	12,983 Sq ft 54% Lot Coverage
Canopy Removed	11,643 Sq ft 89% Current Canopy Removed
Post Demo Canopy	1,340 Sq ft 6% Lot Coverage Remaining

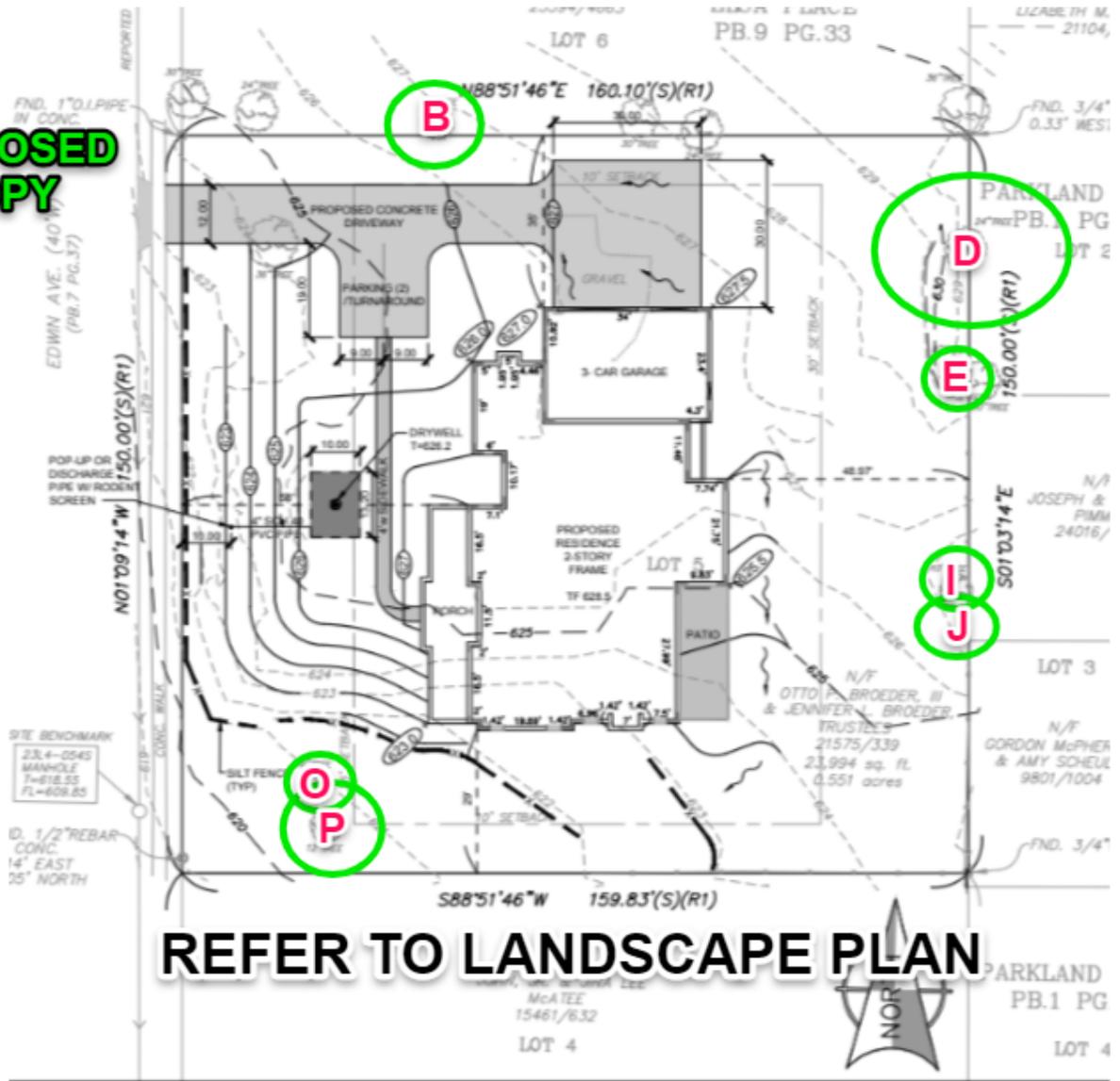
**EXISTING
CANOPY**



Proposed Site Plan



PROPOSED CANOPY

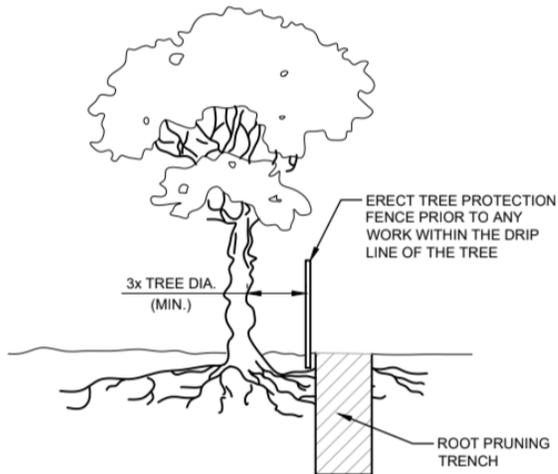


REFER TO LANDSCAPE PLAN

Proposed Site Plan







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.