



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 2/24/2023 DATE OF ARB MEETING 3/8/2023 ESTIMATED COST 300,000

PROJECT ADDRESS 205 Parkland Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Katrina Klaus PHONE NUMBER 314-680-8024

CONTRACTOR (NAME) Dan King - King Homes PHONE NUMBER 314-520-7271

CONTRACTOR ADDRESS Chesterfield, MO 63006

ARCHITECT (NAME) JEFF DAY & ASSOCIATES PHONE NUMBER 314-614-2775

ARCHITECT ADDRESS 14311 Manchester Rd, Ballwin, MO 63011

DETAILED DESCRIPTION OF WORK BEING PROPOSED: 2-story framed addition on the rear of the home and extending the existing porch front. New covered porch at existing stoop

FLOOR AREA RATIO 34.8% (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.) 972

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1551

TOTAL SQ. FT. OF LOT 17,250 WIDTH AND DEPTH OF LOT (FT.) 50x145

HEIGHT OF STRUCTURE 22' 7 1/2" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE Late 2023 EST. COMPLETION DATE early 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):

Axton McCormack

(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

2/24/2023

DATE

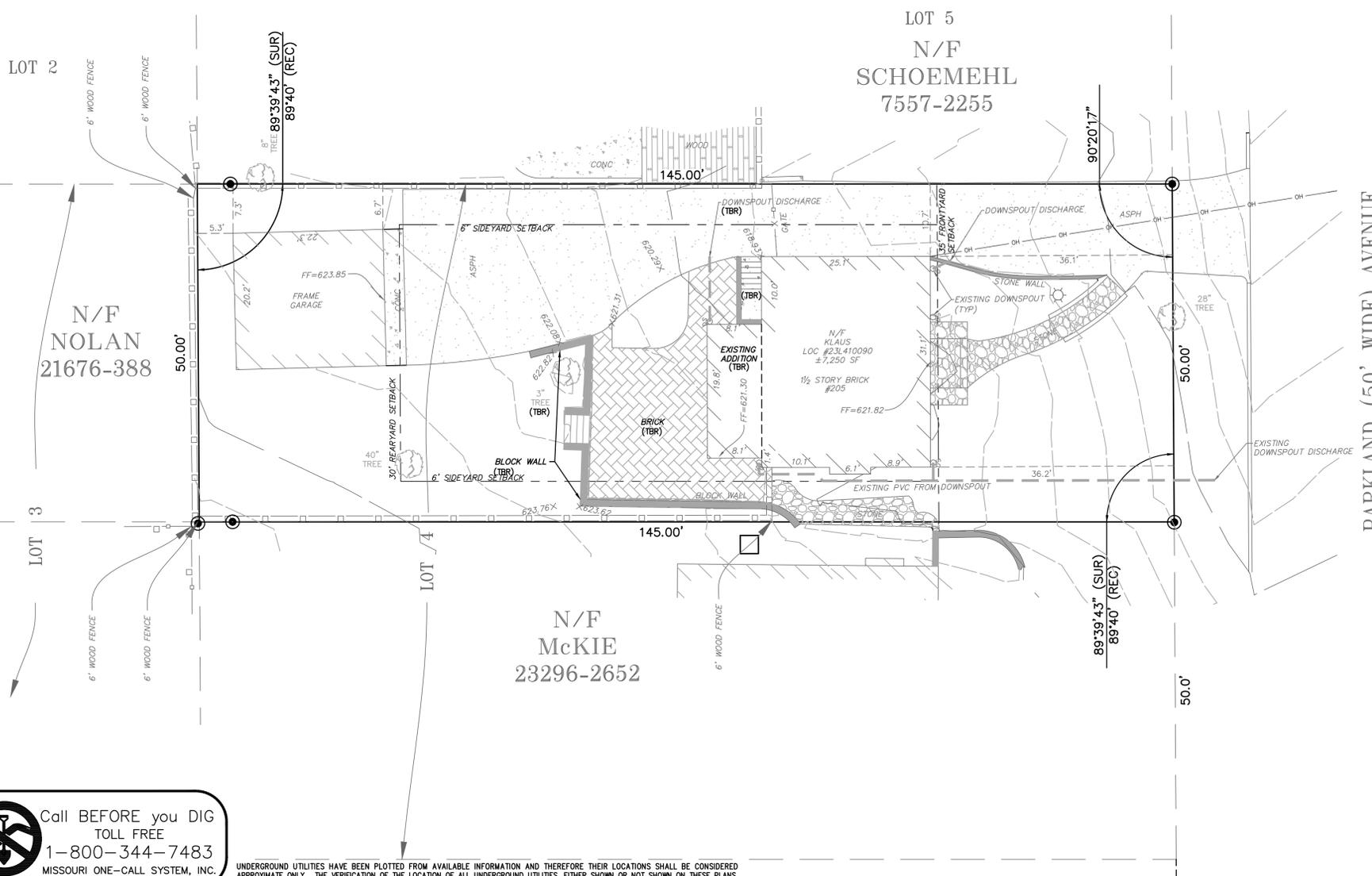
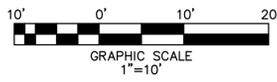
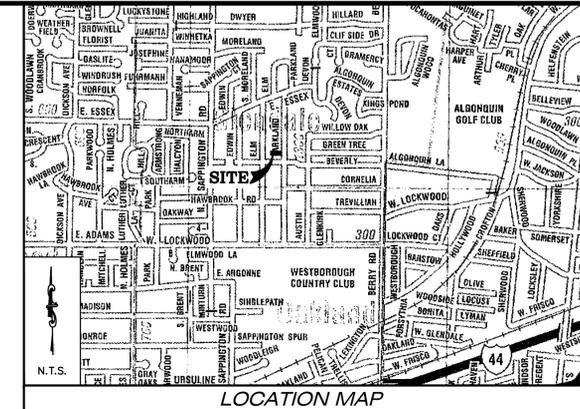
LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ordinance 3-14, August 4, 2014, require Applicants to submit a landscape plan. The following checklist sets forth what must generally be included in the Applicant's submission to fulfill the requirement to submit a landscape plan:

- 1. Project title listing project name, owner name and name of firm or individual preparing the plan.
- 2. Scaled base plan using current information from the site development plan depicting existing and proposed grades, and showing final arrangements of all buildings and structures.
- 3. Location of all lot lines, building setbacks, and easements as depicted on the overall site plan.
- 4. North arrow.
- 5. Graphic and Written Scale.
- 6. Graphic legend depicting existing vegetation and proposed conditions.
- 7. Location of all improvements such as walks, patios, driveways, and walls shown on the site development plan.
- 8. Location of all existing and proposed utilities and sewers.
- 9. Location of all proposed sediment control devices.
- 10. Graphic depiction of all existing trees including location, types and caliper inch as measured at a Diameter Breast Height (DBH) of 4.5 feet above grade.
- 11. Graphic depiction of the accurate drip line canopy of all existing trees showing the extent of the critical root zone.
- 12. Clear designation and tabulation of all existing trees to be saved or preserved, removed or impacted.
- 13. Proposed tree protection and preservation measures for all saved and impacted trees depicted on plan.
- 14. Graphic depiction and plant schedule of all proposed trees to be planted including location, species and caliper inch as measured at a DBH of 4.5 feet above grade.
No new trees, one should to be relocated
- 15. Graphic depiction and plant schedule of all proposed landscape plantings, shrubs, lawn areas and groundcovers.
- 16. Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

A SITE PLAN FOR
205 PARKLAND AVENUE
 A TRACT OF LAND BEING
 THE NORTH 50 FEET OF LOT 4 IN BLOCK 6
 OF BONITA PARK P.B. 7. PG. 34
 TOWNSHIP 44 NORTH, RANGE 6 EAST,
 ST. LOUIS COUNTY, MISSOURI

SHEET INDEX
 1. EXISTING CONDITIONS & DEMO PLAN
 2. SITE DEVELOPMENT PLAN
 3. STORMWATER MITIGATION PLAN



DEVELOPMENT NOTES:

- Site Address: 205 Parkland Avenue, Glendale, MO
- Owner Information: Katura L. Klaus Revocable Trust, 205 Parkland Avenue, Glendale, MO
- Area of Tract: 7,250 Sq. Ft.
- Present Zoning: R-1 Single-Family Dwelling District (City of Glendale)
 R-1 Single-Family Dwelling District Dimensional Requirements (For lots of Record)
 Front Yard Setback: 35 Feet
 Side Yard Setback: 6 Feet (10% of lot width, Min. 6 ft to max. 10 ft)
 Rear Yard Setback: 30 Feet
 Minimum Site Area: Per Record Plat for lot of record
 Minimum Lot Width: Per Record Plat for lot of record
- Utility Provider Districts:

Utility	Provider	Served
Water	Missouri American Water	Yes
Sewer	MSD	Yes
Telephone	Century Tel	Yes
Gas	Laclede Gas	Yes
Electric	Ameren UE	Yes
Fire District	Glendale Fire Department	Yes
School District	Kirkwood School District	Yes
- According to the FIRM Flood Insurance Rate Map 29189C0309 K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.

SYMBOL LEGEND

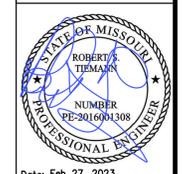
EXISTING	PROPOSED	EXISTING	PROPOSED

ABBREVIATIONS

AC	ACRE	XSEC	CROSS SECTION	DAI	DOUBLE AREA INLET	GI	GRATE INLET	PVMT	PAVEMENT	TBP	TO BE PROTECTED
AI	AREA INLET	XING	CROSSING	DS	DOWNSPOUT	HDPEHIGH	DENSITY POLYETHYLENE	PDE	PERMANENT DRAINAGE	TBR	TO BE REMOVED
ATG	ADJUST TO GRADE	CFS	CUBIC FEET PER SECOND	ESMT	EASEMENT	HW	HIGH WATER	PVC	POLYVINYL CHLORIDE	TBR&R	TO BE REMOVED & RELOCATED
APPROX	APPROXIMATELY	CI	CURB INLET	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	PCC	PORTLAND CEMENT CONCRETE	TW	TOP OF WALL ELEVATION
ASPH	ASPHALT	CO	CLEANOUT	EP	END OF PIPE	HYD	HYDRANT	PC	PRECAST CONCRETE	TYP	TYPICAL
BW	BASE OF WALL ELEVATION	C&G	CURB & GUTTER	EX	EXISTING	IMP	IMPROVEMENT	PROP	PROPOSED	UIC	USE IN PLACE
BM	BENCHMARK	CO	CLEANOUT	FPS	FEET PER SECOND	IP	IRON PIPE OR PIN	RR	RAILROAD	VCP	VITRIFIED CLAY PIPE
BMP	BEST MANAGEMENT PRACTICE	CMP	CORRUGATED METAL PIPE	FF	FINISH FLOOR	LS	LAND SURVEYOR	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
BLDG	BUILDING	CONC	CONCRETE	FH	FIRE HYDRANT	MH	MANHOLE	ROW	RIGHT-OF-WAY	YD	YARD DRAIN
CATV	CABLE TELEVISION	DCI	DOUBLE CURB INLET	FE	FLARED END	MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT	SCH	SCHEDULE		
CALC	CALCULATED	DIP	DUCTILE IRON PIPE	FBD	FLAT BOTTOM DITCH	NTS	NOT TO SCALE	SWPPP	STORMWATER POLLUTION PREVENTION PLAN		
CIP	CAST IRON PIPE	DIA	DIAMETER	FD	FLOOR DRAIN	OC	ON CENTER	TBA	TO BE ABANDONED		
CL	CENTERLINE	O	DISCHARGE	FL	FLOOR LINE						
CP	CLAY PIPE			FTG	FOOTING						

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205 PARKLAND AVENUE
 SITE PLAN
 TITLE SHEET

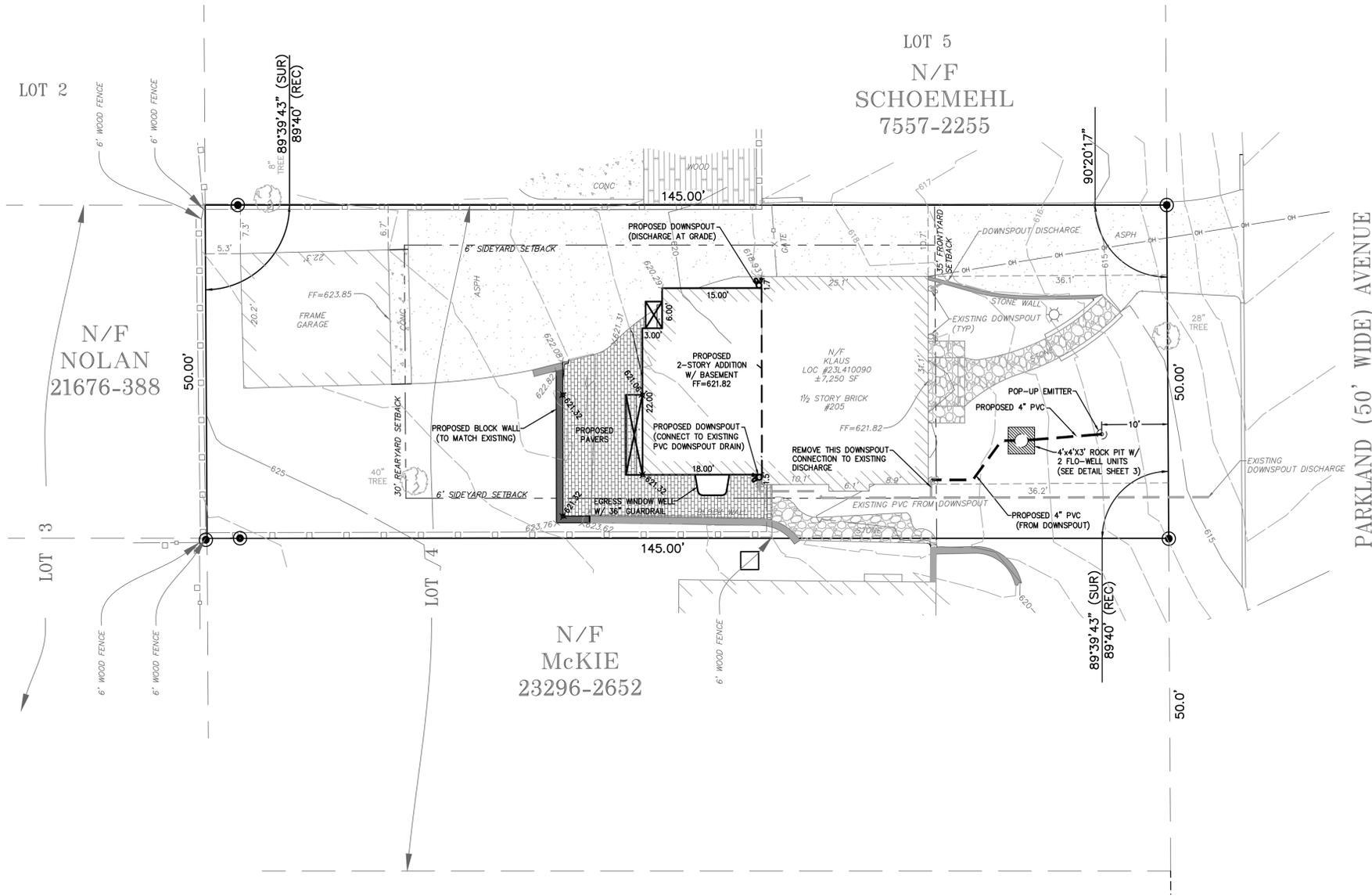
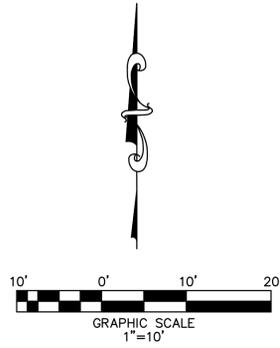


Date: Feb 27, 2023
 Robert Tiemann
 License No. PE-2016001308
 Civil Engineer

PROJECT NUMBER: 23-5010

DATE: 02/27/2023

DRAWN BY: GJD



Coverage Calculations			
Existing			
Building	1,402		19.3%
Pavement	2,020		27.9%
Pavers	541		7.5%
Green Space	3,287		45.3%
Total	7,250		
Existing Impervious Coverage			47.2%
Proposed			
Building	1,725		23.8%
Pavement	2,020		27.9%
Pavers	420		5.8%
Green Space	3,085		42.6%
Total	7,250		
Proposed Impervious Coverage			51.7%

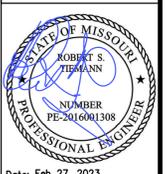
Differential Runoff Calculations				
Existing				
	Area (s.f.)	Area (Ac)	PI	Q
Building	1,402	0.032	3.54	0.11 cfs
Pavement	2,020	0.046	3.54	0.16 cfs
Pavers	541	0.012	3.54	0.04 cfs
Green Space	3,287	0.075	1.70	0.13 cfs
Total	7,250	0.166		0.45 cfs
Proposed				
Building	1,725	0.040	3.54	0.14 cfs
Pavement	2,020	0.046	3.54	0.16 cfs
Pavers	420	0.010	3.54	0.03 cfs
Green Space	3,085	0.071	1.70	0.12 cfs
Total	7,250	0.166		0.46 cfs
Differential Runoff =		0.01 cfs		


 Call BEFORE you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

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205 PARKLAND AVENUE
 SITE PLAN
 SITE DEVELOPMENT PLAN

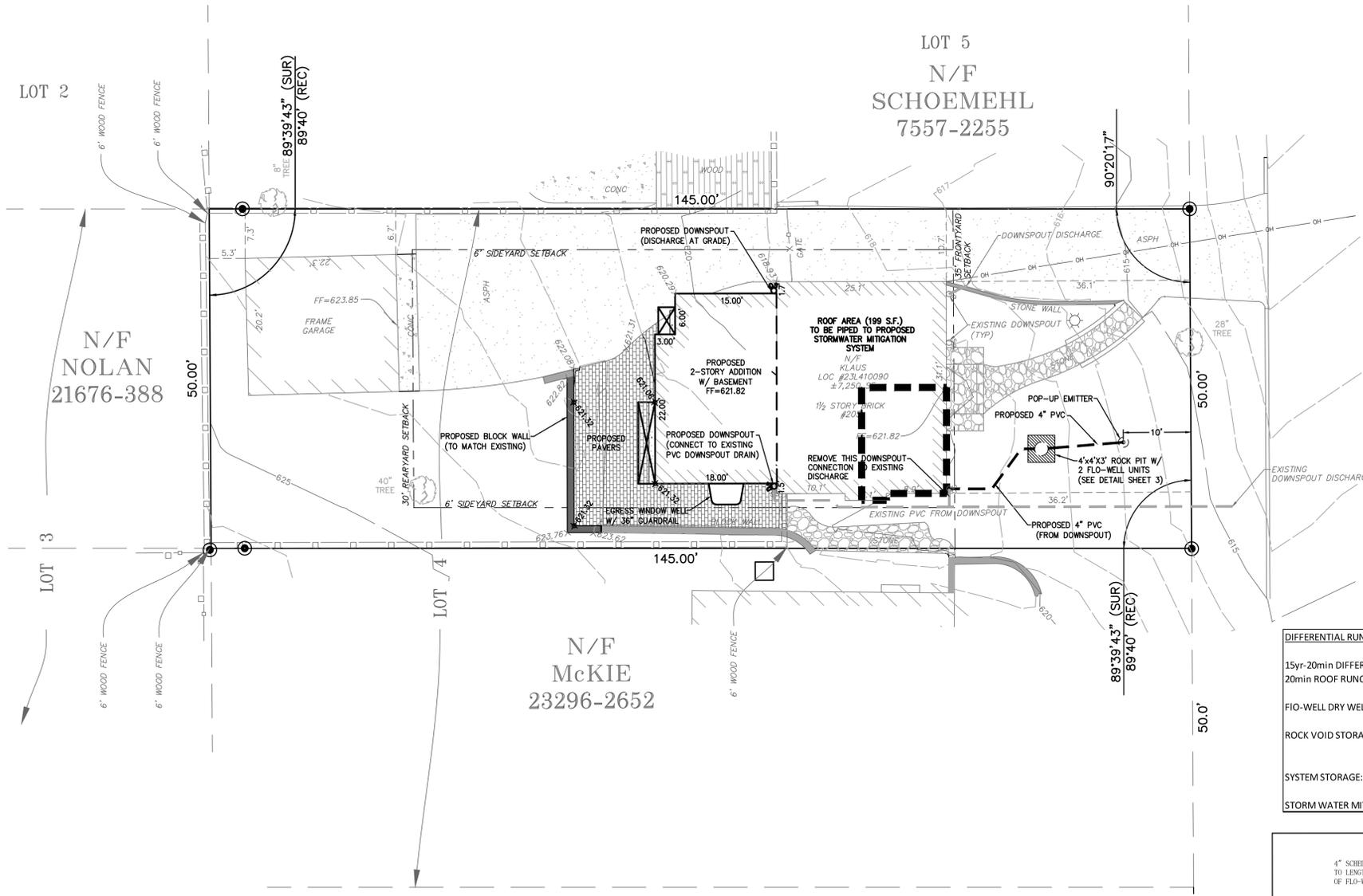
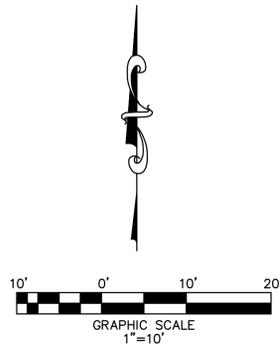


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Differential Runoff Calculations				
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Total	7,250	0.166		0.46 cfs
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DIFFERENTIAL RUN OFF MITIGATION CALCULATION - FRONT YARD

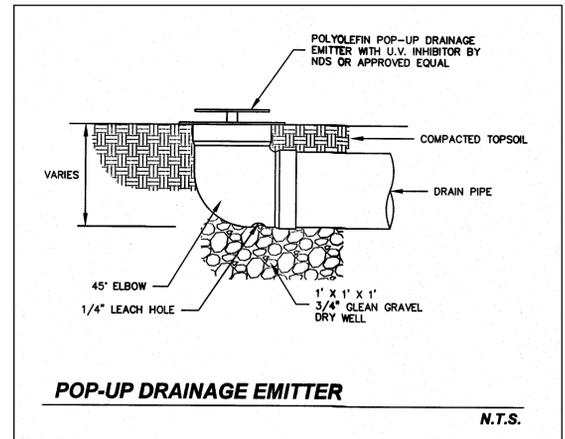
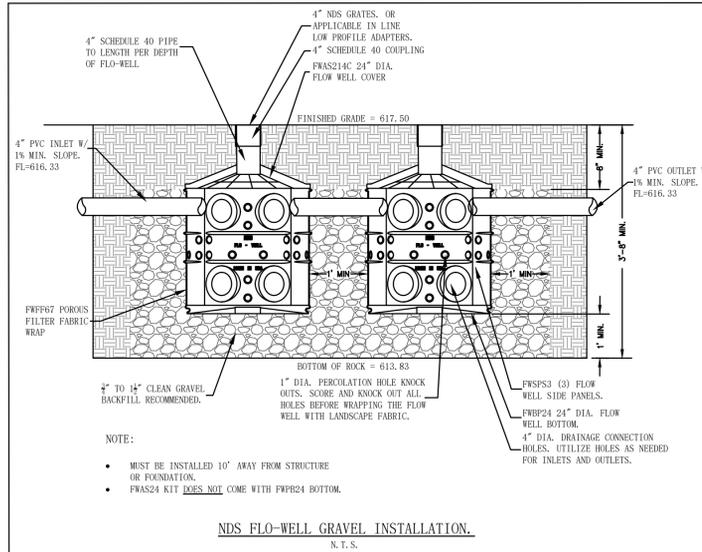
15yr-20min DIFFERENTIAL RUNOFF: 0.01 cfs X 20 min X 60 sec = 12.00 C.F.
 20min ROOF RUNOFF VOLUME: 0.02 cfs X 20 min X 60 sec = 24.00 C.F.

FLO-WELL DRY WELL SYSTEM: 1 units X 6.28 C.F. = 6.28 C.F.

ROCK VOID STORAGE (LxWxD): 4 X 4 X 3 = 48.00 C.F.
 48.00 C.F. - 6.280 C.F. X 40% = 16.688 C.F.

SYSTEM STORAGE: 6.280 C.F. + 16.688 C.F. = 22.97 C.F.

STORM WATER MITIGATION EXCEEDED



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205 PARKLAND AVENUE
SITE PLAN
 STORMWATER MITIGATION PLAN

STATE OF MISSOURI
 ROBERT T. TIEMANN
 PROFESSIONAL ENGINEER
 LICENSE NUMBER PE-2016001308

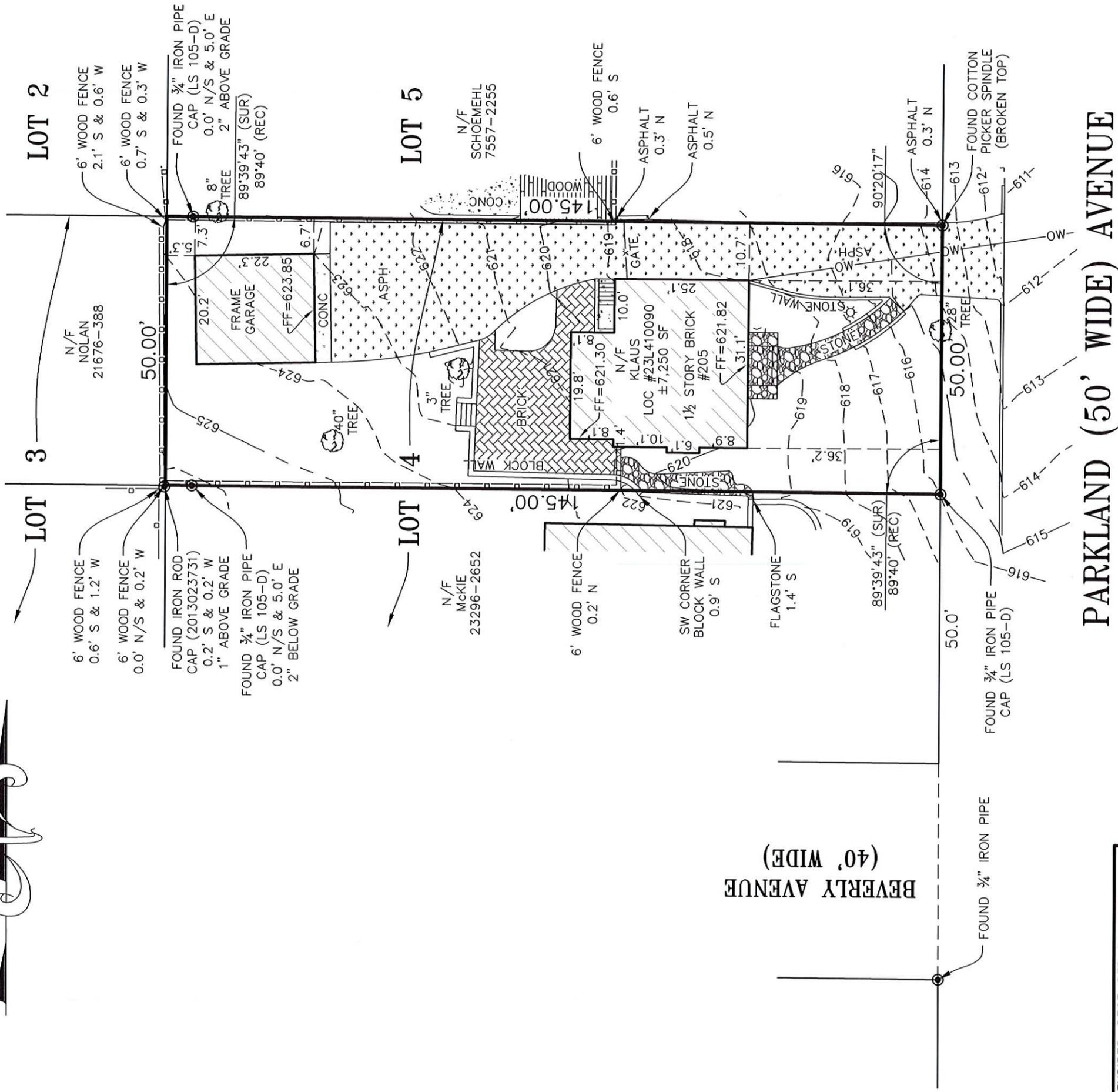
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"PROPERTY BOUNDARY SURVEY"



BEVERLY AVENUE (40' WIDE)

PARKLAND (50' WIDE) AVENUE

EXPIRES: DECEMBER 31, 2023

Joseph Wurm

PHILLIP J. WURM
 MO. REGISTRATION NO. PLS - 2278

TOPOS SURVEYING CORP

Surveyor's Note
 Benchmark - Elevations are based on GPS observations using the Missouri State Plane Coordinate System of 1983 - East Zone (2401), Grid North.

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.

Source of Title: A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of **Katura Klaus** have on the 10th day of February, 2023, executed a Property Boundary and Topographic 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 the North 50 feet of Lot 4 in Block 6 of Bonita Park, recorded in Plat Book 7 on Page 34 of the St. Louis County, Missouri Records, 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 & TOPOGRAPHIC SURVEY	PROJECT ADDRESS: 205 PARKLAND AVENUE, GLENDALE ST. LOUIS COUNTY, MISSOURI, 63122	TOPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 000105
790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141	Revision: DATE: 02/17/2023	Sur. by: <u>VF</u> Drawn by: <u>NLO</u>
Scale: 1" = 20'		Survey No. <u>0223-18</u>

NOT FOR CONSTRUCTION

IMPORTANT NOTE:
 DURING CONSTRUCTION, REAL-WORLD CONDITIONS ARE ALWAYS DISCOVERED THAT DIFFER FROM THE CONSTRUCTION DOCUMENTS, AND WILL REQUIRE COORDINATION AND ADJUSTMENTS IN DIMENSIONS AND THE SCOPE OF WORK. ALL DIMENSIONS SHALL BE CONFIRMED BY THE CONTRACTOR. DISCREPANCIES WITH DIMENSIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE. REMEDIAL ACTION, SUCH AS CHANGES IN THE SCOPE OF WORK, WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

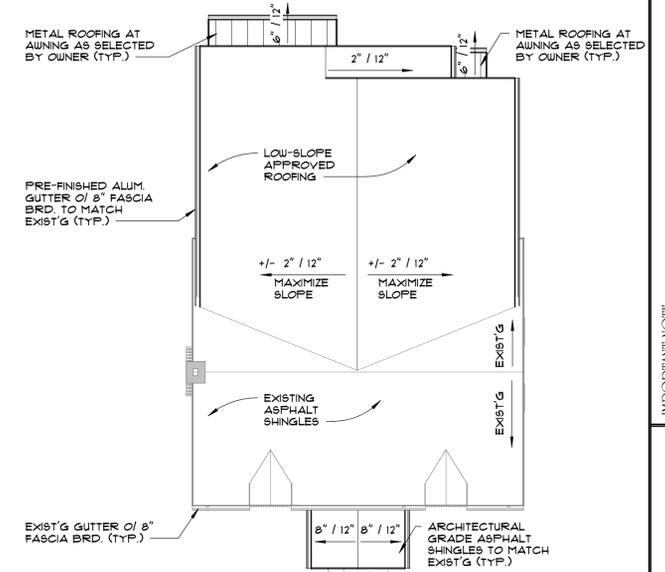
14311 Manchester Rd.
 St. Louis, MO 63011
JEFF DAY & ASSOCIATES
 ARCHITECTURE & PLANNING
 314.644.2775
 www.jeffdayllc.com

Addition/Renovation for:
205 PARKLAND AVENUE
 Glendale, MO 63122

DATE:	02.27.2023
DRAWN BY:	AJM
CHECKED BY:	JKD
REVISED:	
R1	00.00.00
R2	00.00.00
R3	00.00.00

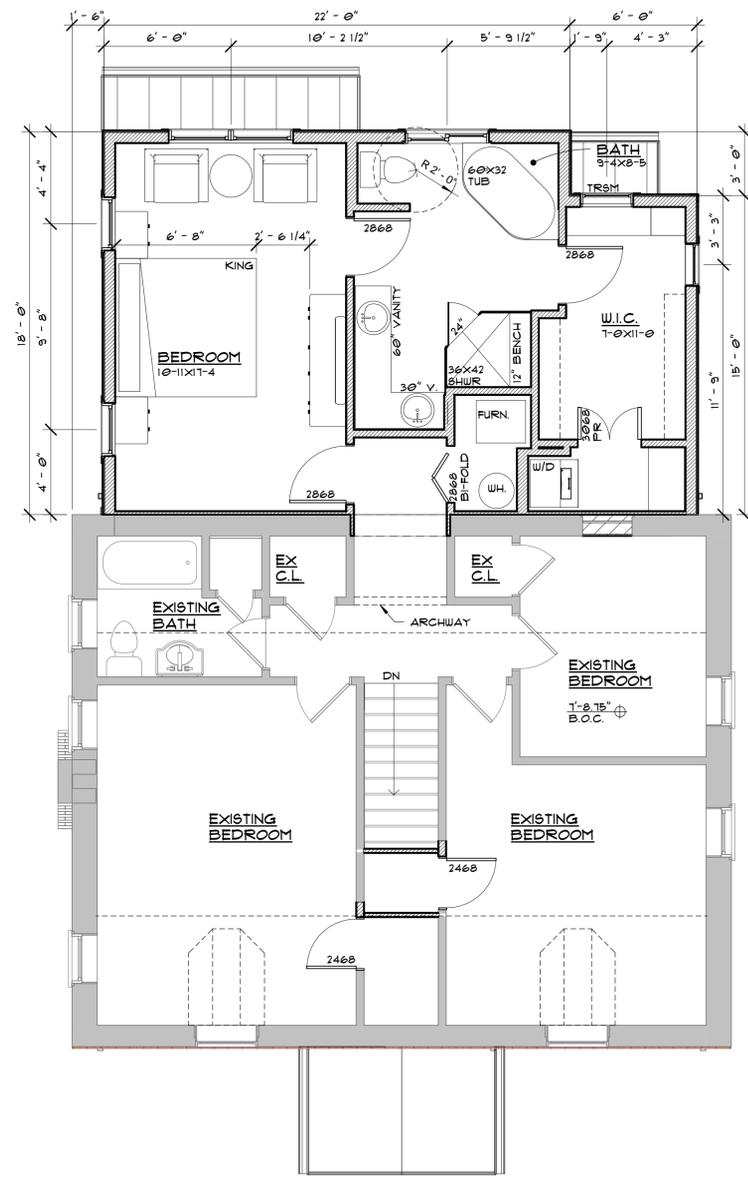


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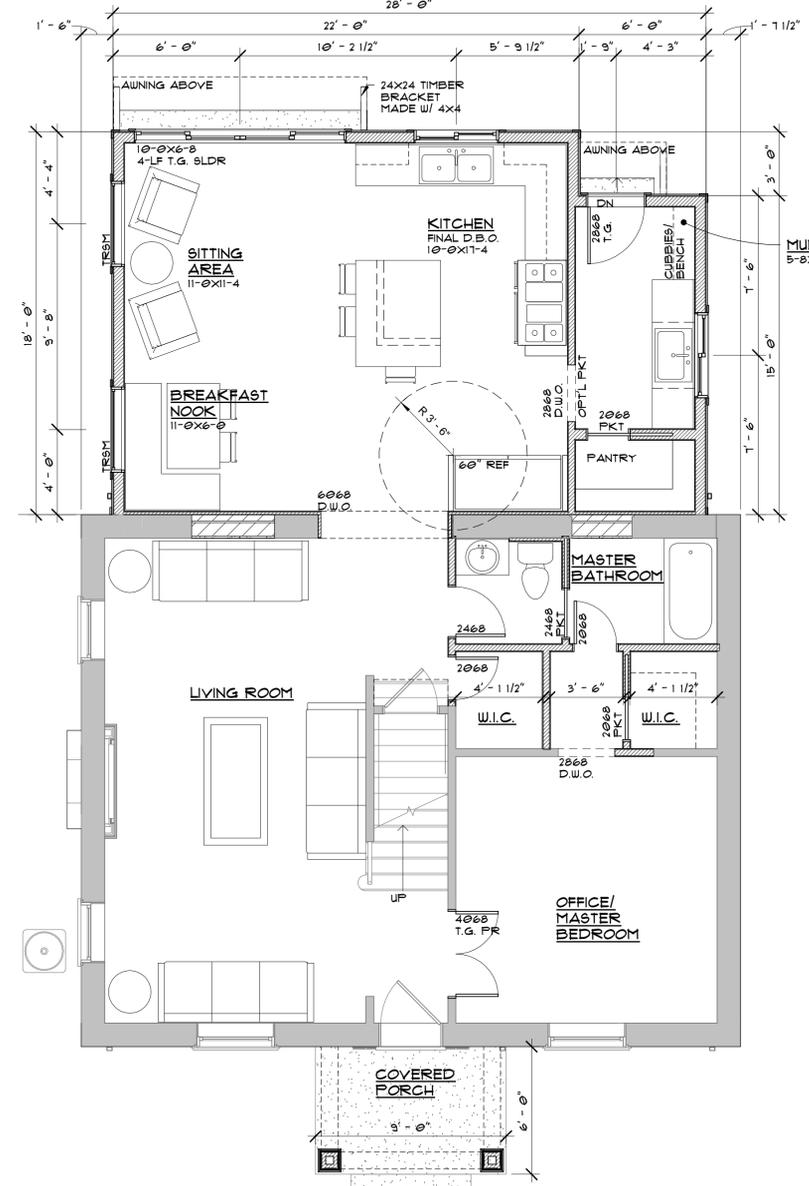


ROOF PLAN

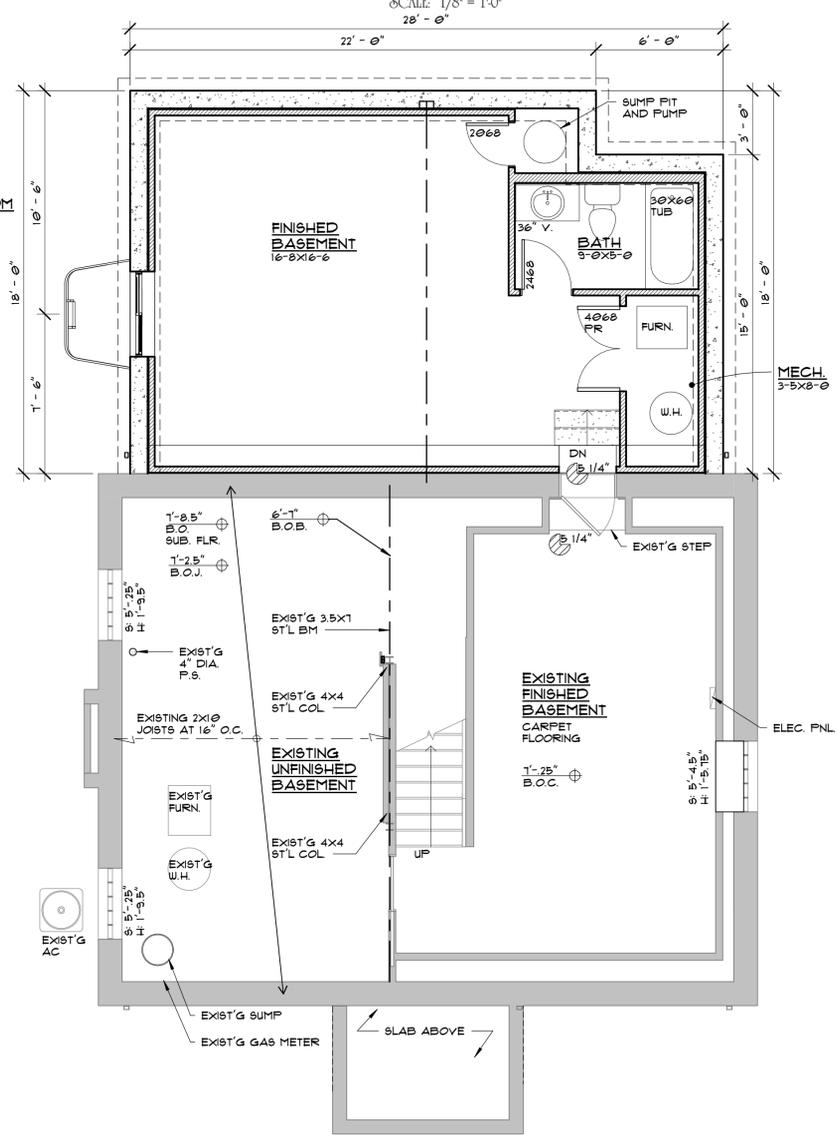
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ADDN AREA: 486 SQFT

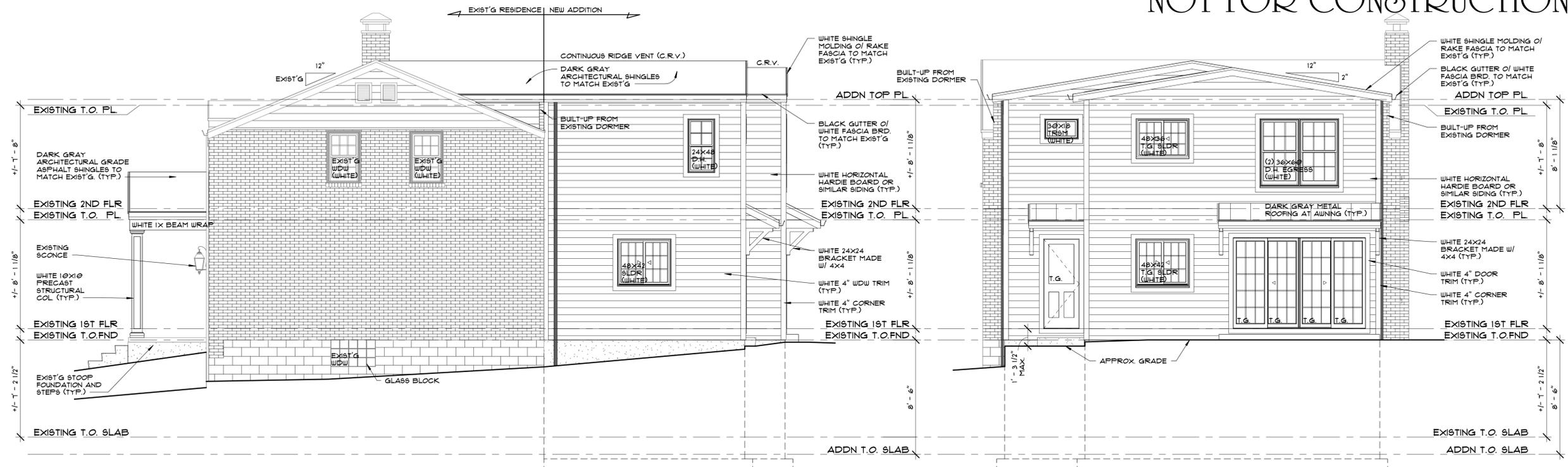


PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ADDN AREA: 486 SQFT



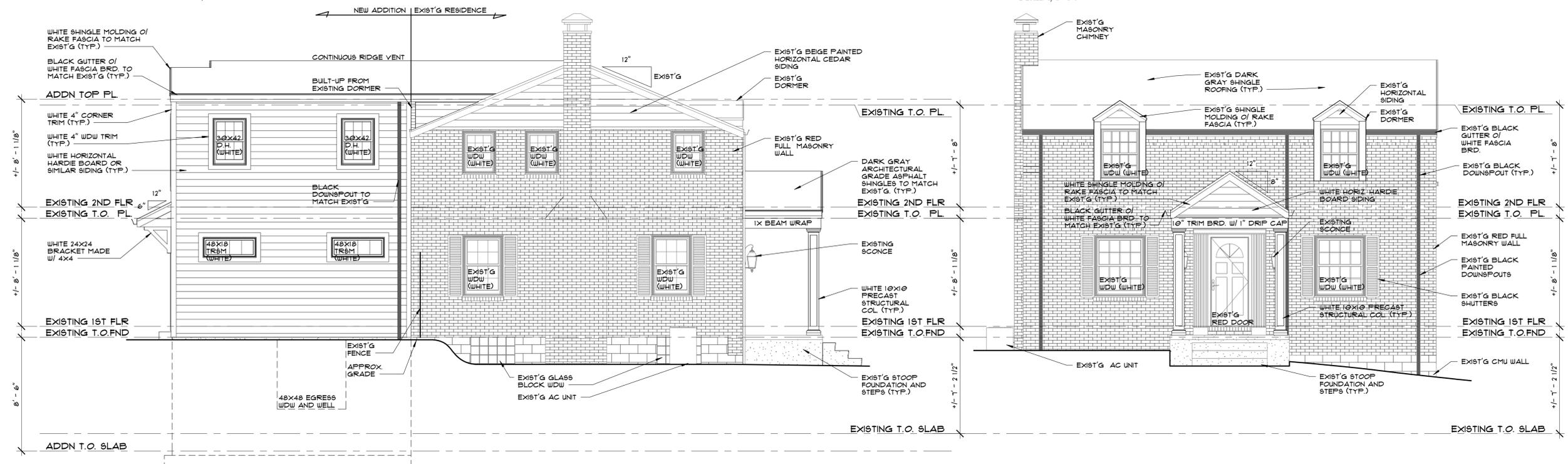
PROPOSED BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



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

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



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

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

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14311 Manchester Dr.
St. Louis, MO 63011
314.644.2775
www.jeffdayllc.com



Addition/Renovation for:
205 PARKLAND AVENUE
Glendale, MO 63122

DATE:	02.27.2023
DRAWN BY:	AJM
CHECKED BY:	JKD
REVISED:	
R1	00.00.00
R2	00.00.00
R3	00.00.00



Jeff Day & Associates, LLC
Missouri State
Certificate of Authority
A-2009027415



201 PARKLAND AVE-REAR



205 PARKLAND AVE-REAR



209 PARKLAND AVE-REAR



201 PARKLAND AVE-FRONT



205 PARKLAND AVE-FRONT



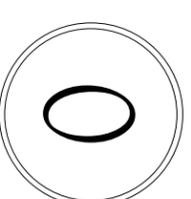
209 PARKLAND AVE-FRONT

Addition/ Renovation for:
205 Parkland Ave
Kirkwood, Mo 63122

JEFF DAY
ASSOCIATES
ARCHITECTURE & PLANNING

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Rd. Manchester, MO.
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JDA/LC 22 225
DATE: 02/24/2023



REAR ELEVATION

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

EXISTING T.O. SLAB
ADDN T.O. SLAB

EXISTING 1ST FLR
EXISTING T.O.FND

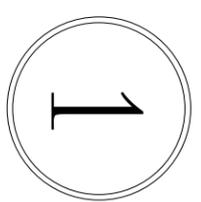
EXISTING 2ND FLR
EXISTING T.O. PL.

ADDN TOP PL.
EXISTING T.O. PL.

1' - 3 1/2" MAX.

12"

2"



JEFF DAY
 & ASSOCIATES
 ARCHITECTURE & PLANNING

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Addition/ Renovation for:
 205 Parkland Ave
 Kirkwood, Mo 63122

JDA/ALC 22 225
 DATE: 02/24/2023

From: **Hall, Alec** <Alec.Hall@davey.com>
Date: Tue, Feb 28, 2023 at 12:05 PM
Subject: Japanese Maple
To: Katura Klaus <katuraklaus@gmail.com>

To whom it may concern,

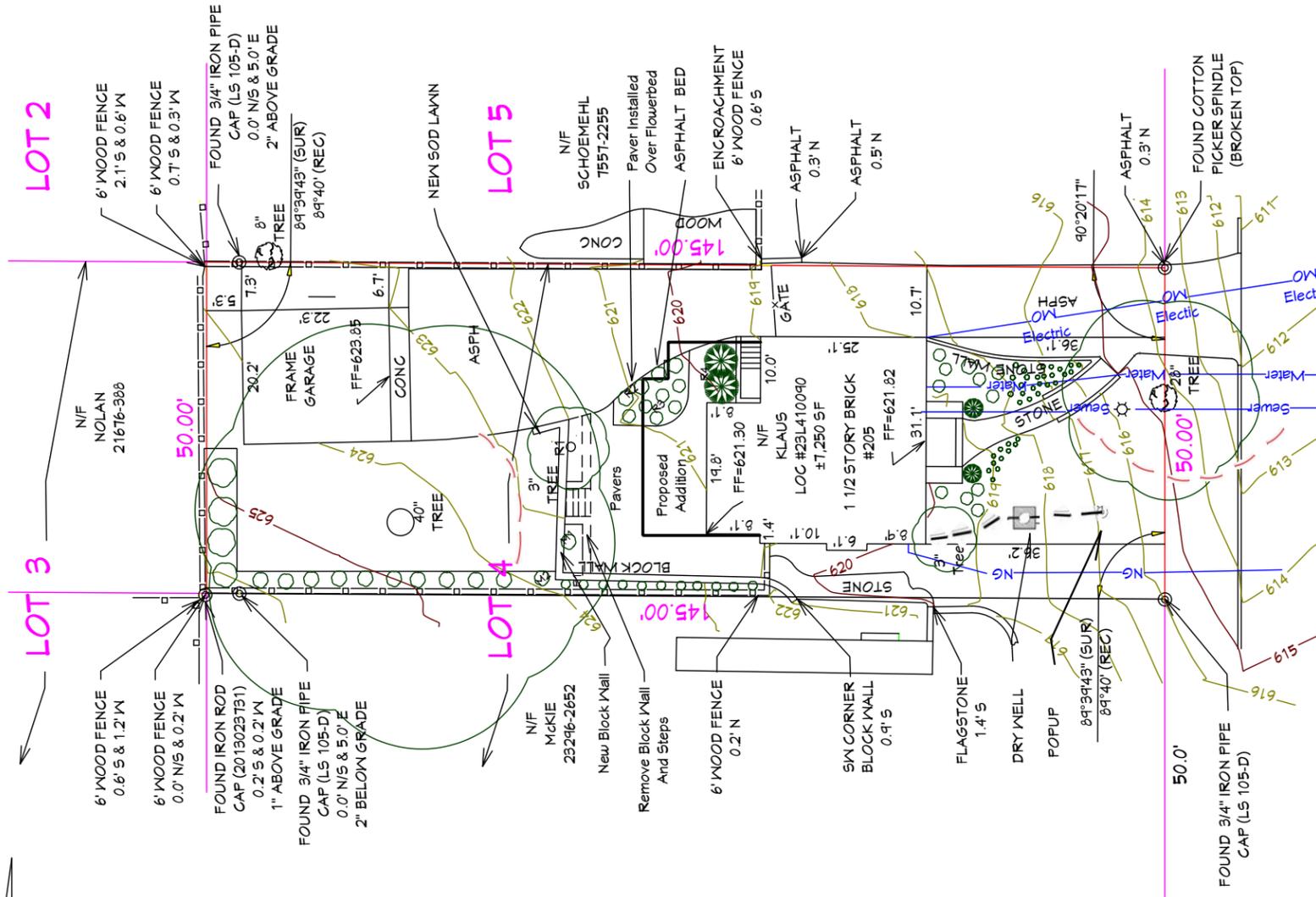
On 2/28/2023 I inspected a Japanese Maple for Ms. Katura Klaus at 205 Parkland Ave, St. Louis, MO 63122. The Japanese Maple in questions was found to have a moderate-heavy infestation of Japanese Maple Scale that has resulted in significant upper canopy dieback along the central leads. Because of the location of the damage being concentrated in the tips of the vasculature and the nature of treatment of this insect, removal is recommended.

Thanks you,

Alec Hall | Sales Arborist
ISA Certified Arborist MW-5897A
The Davey Tree Expert Company | St. Louis 135831
P: 314.227.7545 | C: 314.322.5154 | F: 314.447.7075



KATURA KLAUS ADDITION LANDSCAPE



City	Common Names	EXISTING PLANTS	Scientific Name	Condition
1	JAPANESE MAPLE		ACER PALMATUM	Poor Diseased
4	DWARF SACRED BAMBOO		NANDINA DOMESTICA VARA	Healthy
5	DAYLILY		HEMEROCALLIS	Healthy
6	AMERICAN HORSEBEAM		CARPIA CAROLINIANA	Healthy
2	GLOBE COLORADO SORRELCE		PICE SINGENS	Healthy
6	COREOPSIS TICKSEED		COREOPSIS	Healthy
4	ENGLISH LAUREL		PRUNUS LAUROCEBRASUS	Healthy
6	BOXLEAF HOLLY		ILEX KRENATA	Healthy
1	MAGNOLIA		MAGNOLIA GRANIFLORA	Healthy
29	WHITE OAK		QUERCUS ALBA	Healthy
1	DIANTHUS		DIANTHUS	Healthy
1	PIN OAK		FAGACEAE	Healthy
10	HYDRANGEA		HYDRANGEA	Healthy
10	HOSTA		HOSTA	Healthy

Number	Qty	Common Names	PROPOSED PLANT MOVES	Scientific Name
MI	1	HYDRANGEA	MOVING TO LOCATION M2	HYDRANGEA

Number	Qty	Common Names	Plant Removal	Scientific Name
R1	1	JAPANESE MAPLE		ACER PALMATUM
R2	4	DWARF SACRED BAMBOO		NANDINA DOMESTICA VARA
R3	6	DAYLILY		HEMEROCALLIS
R4	2	BOXWOOD		BUXUS SEMPERVIRENS

BEVERLY AVENUE (40' WIDE)

PARKLAND (50' WIDE) AVENUE

PROJECT NAME:
KATURA KLAUS LANDSCAPE

PROJECT ADDRESS:
205 PARKLAND AVENUE, GLENDALE
ST. LOUIS COUNTY, MISSOURI, 63122

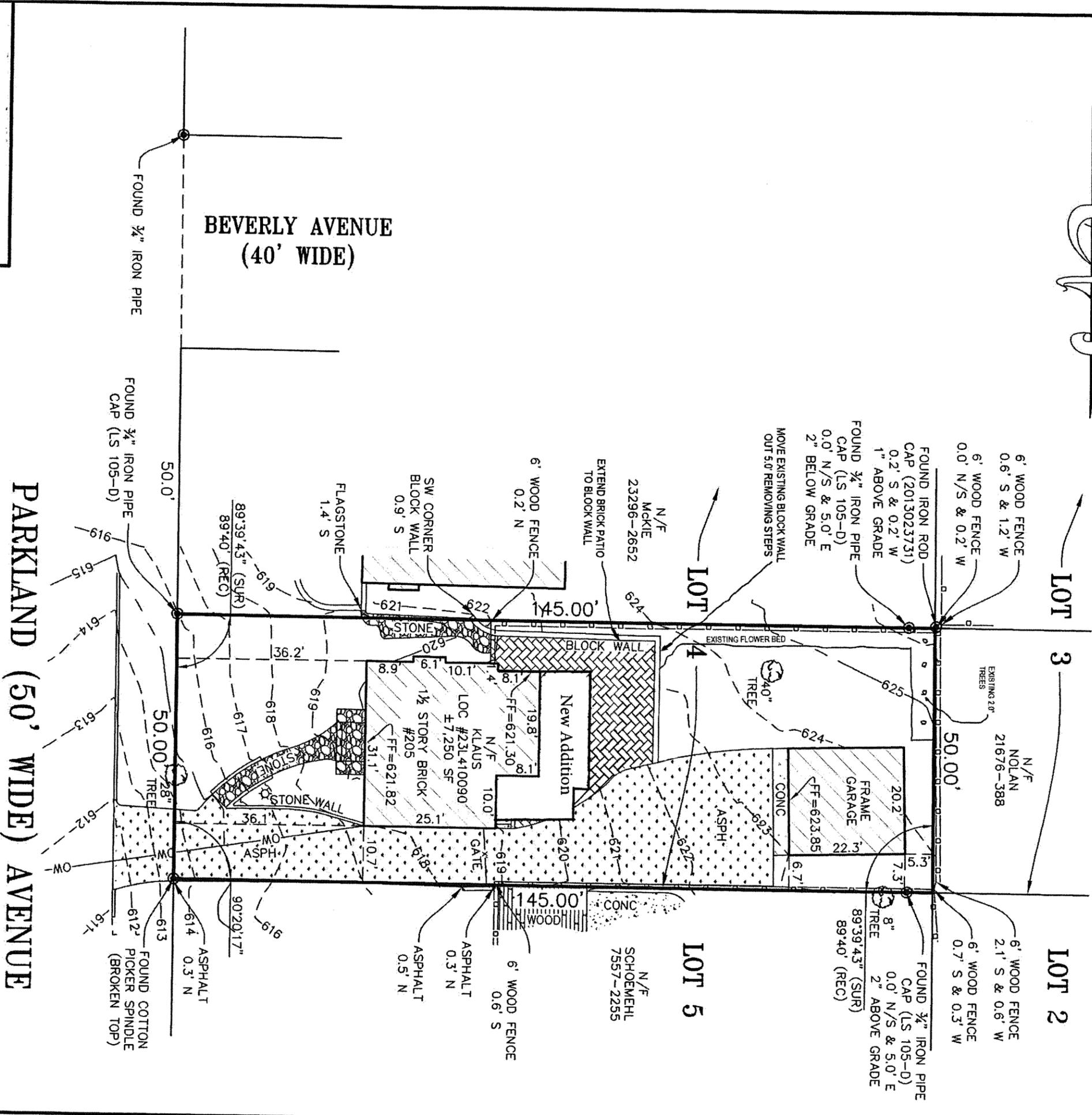
MATT KLAUS LADSCAPE DESIGN
620 COUNTY HILLS DR
ST. LOUIS, MO 63119

Revision:

DATE:
2/23/2023

Scale: 1" = 20'
1 INCH

Drawn by: MK



PARKLAND (50' WIDE) AVENUE

BEVERLY AVENUE
(40' WIDE)

LOT 3

LOT 2

LOT 4

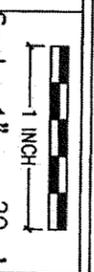
LOT 5

PROJECT NAME:
Katura Klaus Landscape Change

PROJECT ADDRESS:
205 PARKLAND AVENUE, GLENDALE
ST. LOUIS COUNTY, MISSOURI, 63122

Matt Klaus Landscape
620 County Hills Dr
St. Louis, MO 63119

Revision:
DATE:
2/22/2023



Drawn by:

