



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 7/28/2023 DATE OF ARB MEETING 8/9/2023 ESTIMATED COST Unknown

PROJECT ADDRESS 260 HILLARD RD GLENDALE, MO, 63122

NAME OF PROPERTY OWNER MIKE & SARAH REEDY JR. PHONE NUMBER 314-435-9473

CONTRACTOR (NAME) YIACOVELLI & SONS PHONE NUMBER 636-699-0396

CONTRACTOR ADDRESS 12145 SAINT CLEMENT DES PERES, MO 63131

ARCHITECT (NAME) DONNA F. BOXX, ARCHITECT, PC PHONE NUMBER 314-434-2333

ARCHITECT ADDRESS 160 MARINE LANE ST. LOUIS, MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED: CUSTOM HOME 2 STORY BRICK & FRAME

FLOOR AREA RATIO .36 (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.) 3998 SQ. FT.

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 0

TOTAL SQ. FT. OF LOT 11,144 WIDTH AND DEPTH OF LOT (FT.) 58.9' / 65.15' \*X 179.53'

HEIGHT OF STRUCTURE 32.39 FT. NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE AUGUST 2023 EST. COMPLETION DATE AUGUST 2024

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

Addition or Accessory Structure: \$150.00

New Home:

\$200.00 PAYMENT MADE ON 6/30/2023

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.

Nonna Hertz  
SIGNATURE OF APPLICANT  
PRESIDENT

7/20/2023  
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.
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.



David Ruiz Art

## LEGEND

| DESCRIPTION                 | SYMBOL  |
|-----------------------------|---|
| EXISTING MAJOR CONTOUR      | --500--   |
| EXISTING MINOR CONTOUR      | --502--   |
| PROPOSED MAJOR CONTOUR      | —500—   |
| 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  
 TW = FINISHED GRADE AT TOP OF WALL  
 BW = FINISHED GRADE AT BOTTOM OF WALL  
 CO = CLEAN OUT  
 DS = DOWNSPOUT

P-570.0 (PROPOSED GRADE)  
 E-570.0 (EXISTING GRADE)

## YARD SETBACK REQUIREMENTS

MINIMUM BUILDING SETBACKS:  
 FRONT (HILLARD) = 35'  
 FRONT (ELMWOOD) = 16.16' (25% FRONT LOT WIDTH)  
 SIDE = 6.46' (10% FRONT LOT WIDTH)  
 REAR = 30'

## FLOOR AREA RATIO (FAR)

PROPOSED HOUSE: LIVING SPACE = 3,998 S.F.  
 FLOOR AREA = 3,998 S.F.  
 FAR = 3,998/11,144 = 0.36



**BEFORE YOU  
 DIG - DRILL - BLAST**  
**1-800-344-7483**  
**(TOLL FREE)**

MISSOURI ONE CALL SYSTEM, INC.

## NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

## PROPERTY DATA

LOCATOR NO. : 23L440938  
 ADDRESS : 26 HILLARD ROAD  
 GLENDALE, MO 63122  
 OWNER : MICHAEL T. REEDY JR & SARAH C. HALL  
 AREA OF TRACT : 11,144 S.F. (0.26 AC.±)  
 PRESENT ZONING : R-1  
 PRESENT USAGE : SINGLE FAMILY RESIDENCE  
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE  
 SCHOOL DISTRICT : KIRKWOOD  
 FIRE DISTRICT : GLENDALE  
 WATERSHED(S) : RIVER DES PERES  
 FIRM PANEL : 29189C0309K  
 UTILITIES : MISSOURI-AMERICAN WATER CO.  
 : METRO. ST. LOUIS SEWER DIST.  
 : SPIRE GAS COMPANY  
 : AT&T TELEPHONE COMPANY  
 : AMEREN UE

## GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CARDINAL SURVEYING.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSD, AND MoDNR.
- 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.
- 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.

## STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE

SITE AREA = 11,144 S.F.

EXISTING IMPROVEMENTS:  
 HOUSE = 2,150 S.F.  
 DRIVE, WALK, SHED, OTHER IMPERVIOUS = 1,325 S.F.  
 TOTAL = 3,475 S.F.

PROPOSED IMPROVEMENTS:  
 HOUSE = 1,998 S.F.  
 DRIVE, WALK, OTHER IMPERVIOUS SURFACE = 1,342 S.F.  
 TOTAL = 3,340 S.F.

THERE IS A NET REDUCTION OF 135 S.F. OF IMPERVIOUS AREA.

THE PROPOSED IMPROVEMENTS SHOULD NOT GENERATE ADDITIONAL SITE RUNOFF, AND THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED.

### DISCLAIMER

THE WORK PREPARED BY OR UNDER THE DIRECTION OF THE ENGINEER AND AUTHENTICATED BY HIS SEAL AND DATED SIGNATURE IS LIMITED TO SITEWORK ITEMS ONLY, INCLUDING: GRADING, DRAINAGE, PAVING, SEWERS, AND OTHER APPURTENANT SITE IMPROVEMENTS. PURSUANT TO 327.411 RSMo, NO RESPONSIBILITY IS TAKEN FOR SERVICES NOT RENDERED, INCLUDING: BOUNDARY AND TOPOGRAPHIC SURVEYS; STRUCTURAL ELEMENTS (INCLUDING RETAINING WALLS); GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS; UTILITY DISTRIBUTION FACILITIES; CONSTRUCTION MEANS; METHODS AND SCHEDULING; ANY AND ALL OTHER PLANS, SPECIFICATION, ESTIMATES, OR REPORTS THAT DO NOT BEAR THE SEAL, AUTHENTICATING SIGNATURE, AND DATE OF THE ENGINEER.

## 26 HILLARD ROAD

A TRACT OF LAND BEING LOT 14 OF "ALGONQUIN FOREST",  
 CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY



**Vance Engineering, Inc.**

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

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

PREPARED FOR:

**Mike & Sarah Reedy**

26 Hillard Road  
 St. Louis, MO 63122

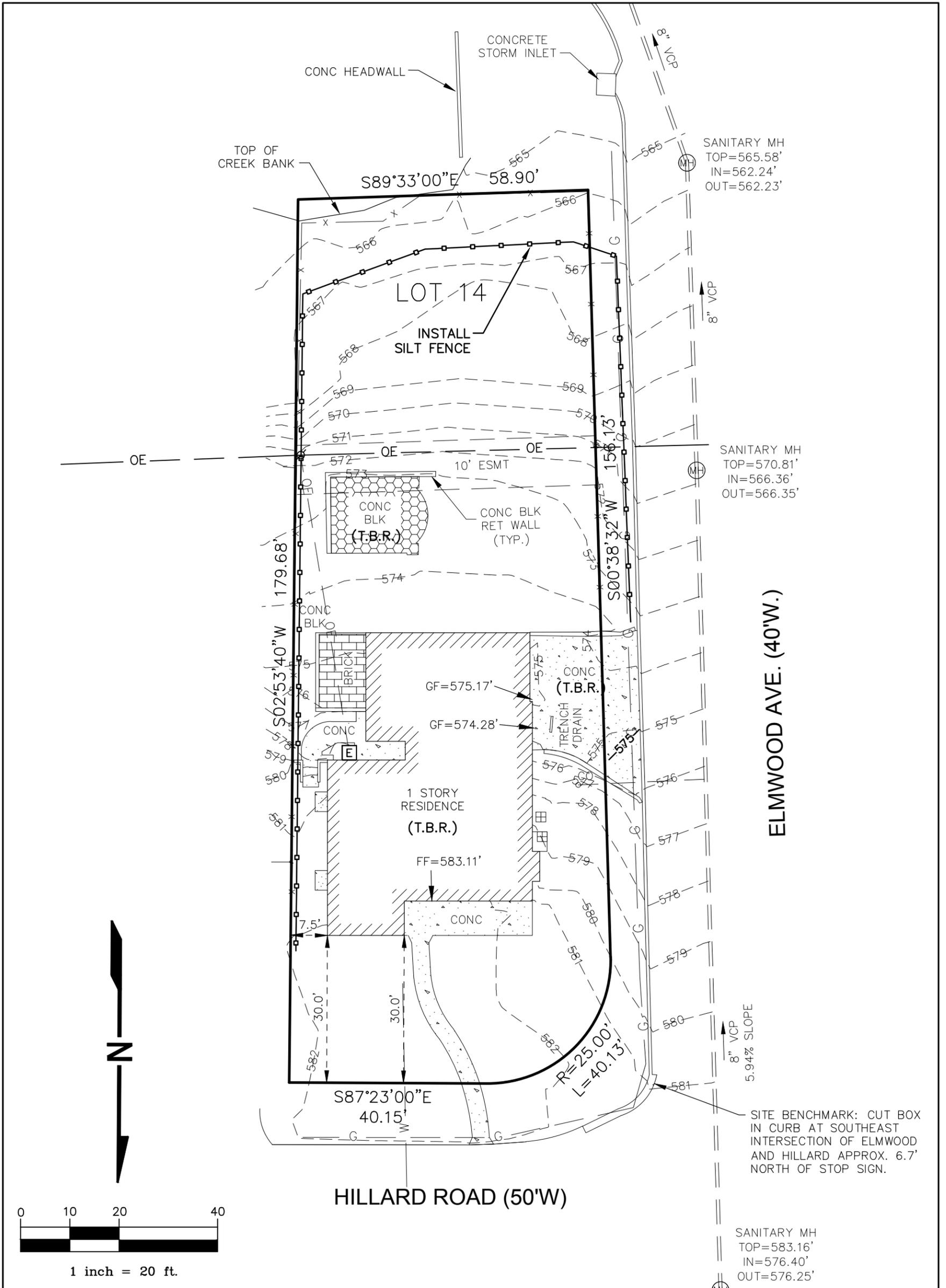
06/29/2023

JOB #23003

1 OF 4

6/29/2023

MICHAEL CLAY VANCE, P.E.  
 E-25616



**EXISTING CONDITIONS / DEMO PLAN**



**Vance Engineering, Inc.**

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

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

PREPARED FOR:

**Mike & Sarah Reedy**

26 Hillard Road  
St. Louis, MO 63122

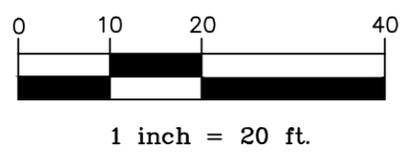
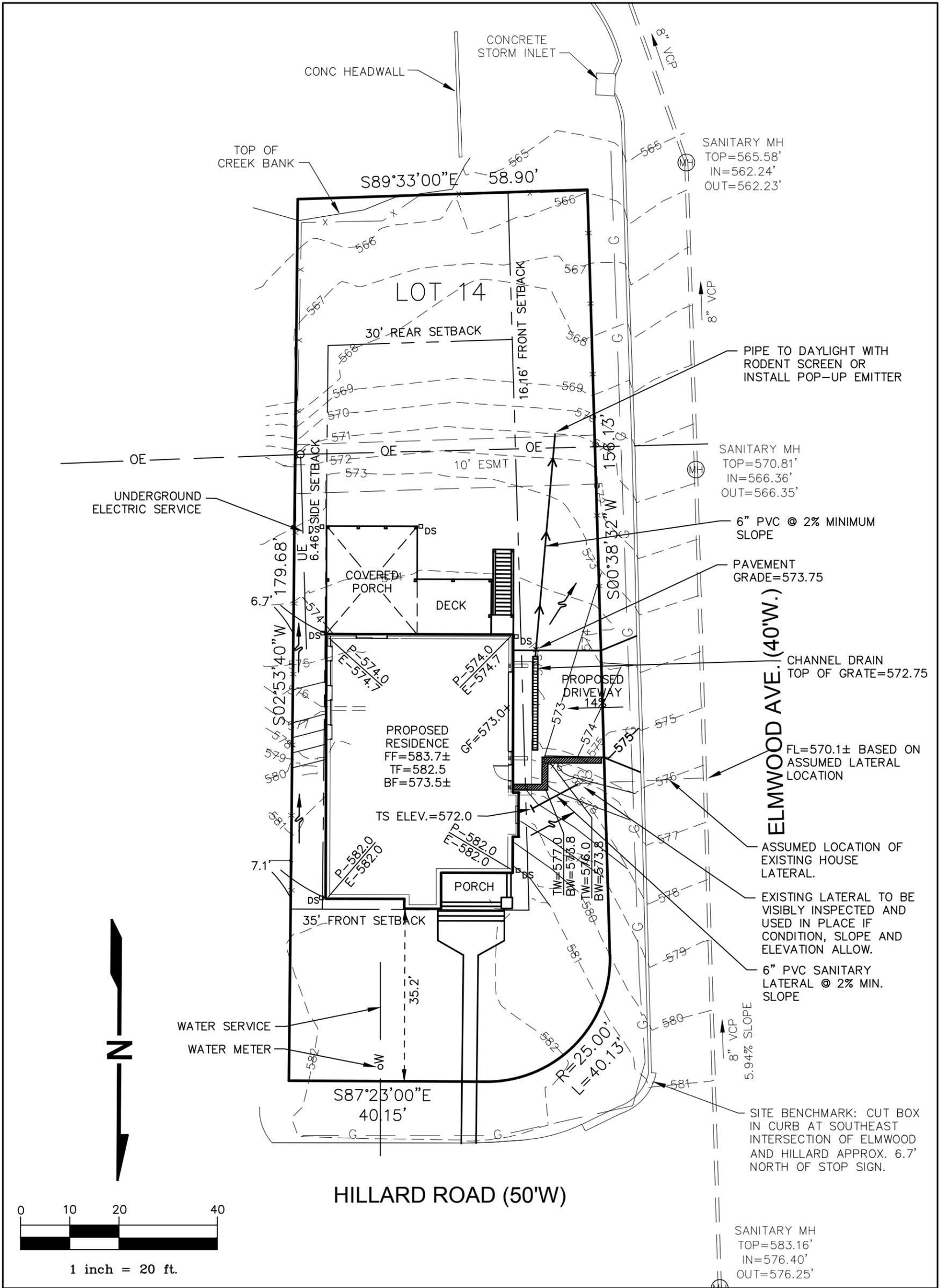
06/29/2023

JOB #23003

2 OF 4

PRELIMINARY

6/29/2023  
MICHAEL CLAY VANCE, P.E.  
E-25616



# PROPOSED SITE PLAN

PRELIMINARY

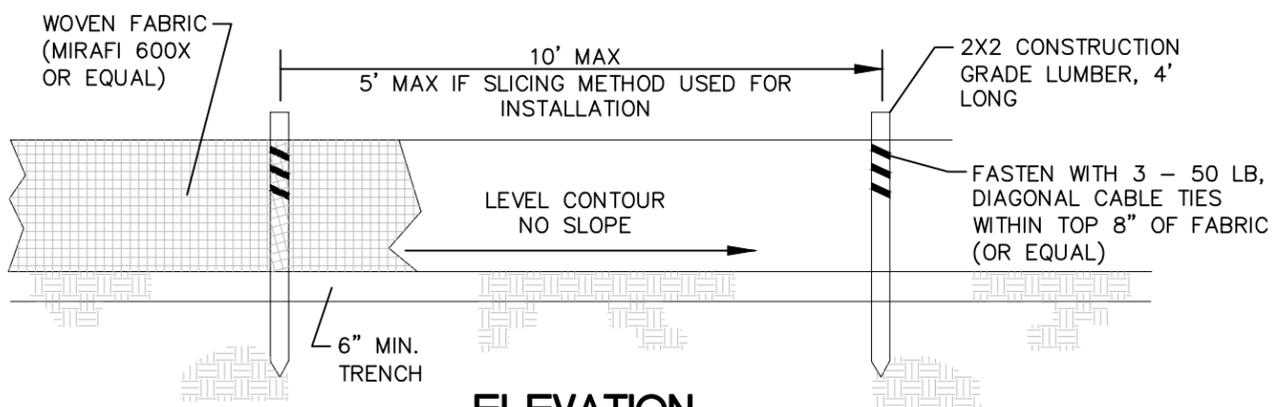
**Vance Engineering, Inc.**  
 10537 Lackland Road  
 St. Louis, MO 63114  
 P: 314.427.1800

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

PREPARED FOR:  
**Mike & Sarah Reedy**  
 26 Hillard Road  
 St. Louis, MO 63122

06/29/2023      JOB #23003      3 OF 4

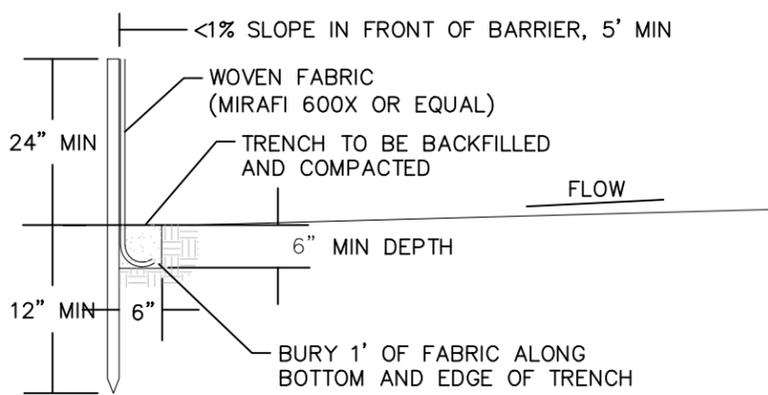
6/29/2023  
 MICHAEL CLAY VANCE, P.E.  
 E-25616



**ELEVATION**

**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 |



**SECTION**

**NOTES:**

1. SEE PLAN FOR INITIAL INSTALLATION LOCATION.
2. INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION
3. INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
4. SILT IS TO BE REMOVED WHEN DEPTH ALONG FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
5. STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
6. EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
7. UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREAS.

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED

**SILT FENCE**

N.T.S.

**DETAILS**

PRELIMINARY



**Vance Engineering, Inc.**

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

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

PREPARED FOR:

**Mike & Sarah Reedy**

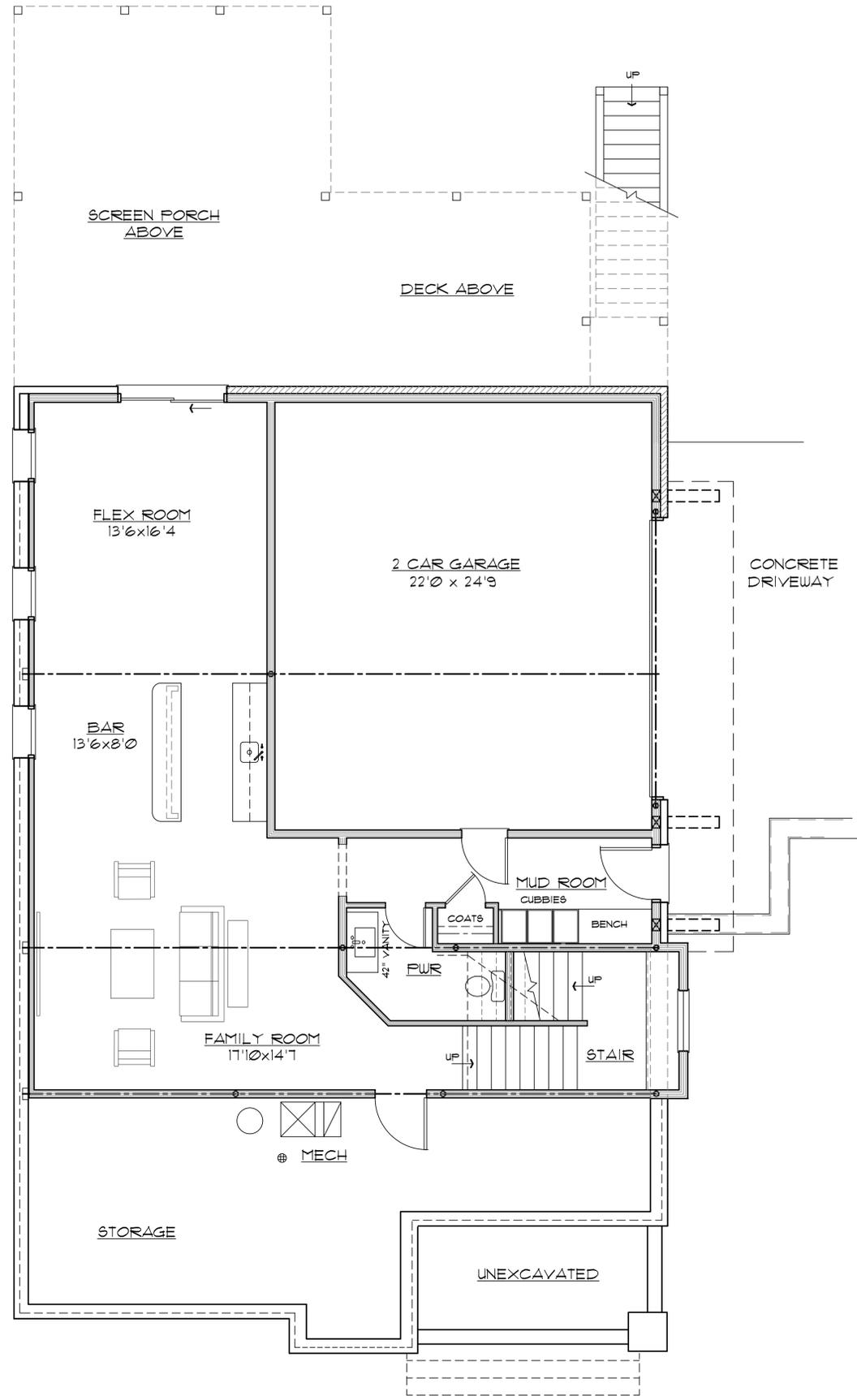
26 Hillard Road  
St. Louis, MO 63122

06/29/2023

JOB #23003

4 OF 4

6/29/2023  
MICHAEL CLAY VANCE, P.E.  
E-25616



**FINISHED LOWER LEVEL PLAN**

1/4" = 1'-0"

REVISED FOR ARB: 7--26-2023  
 RELEASED FOR ARB: 6-28-2023

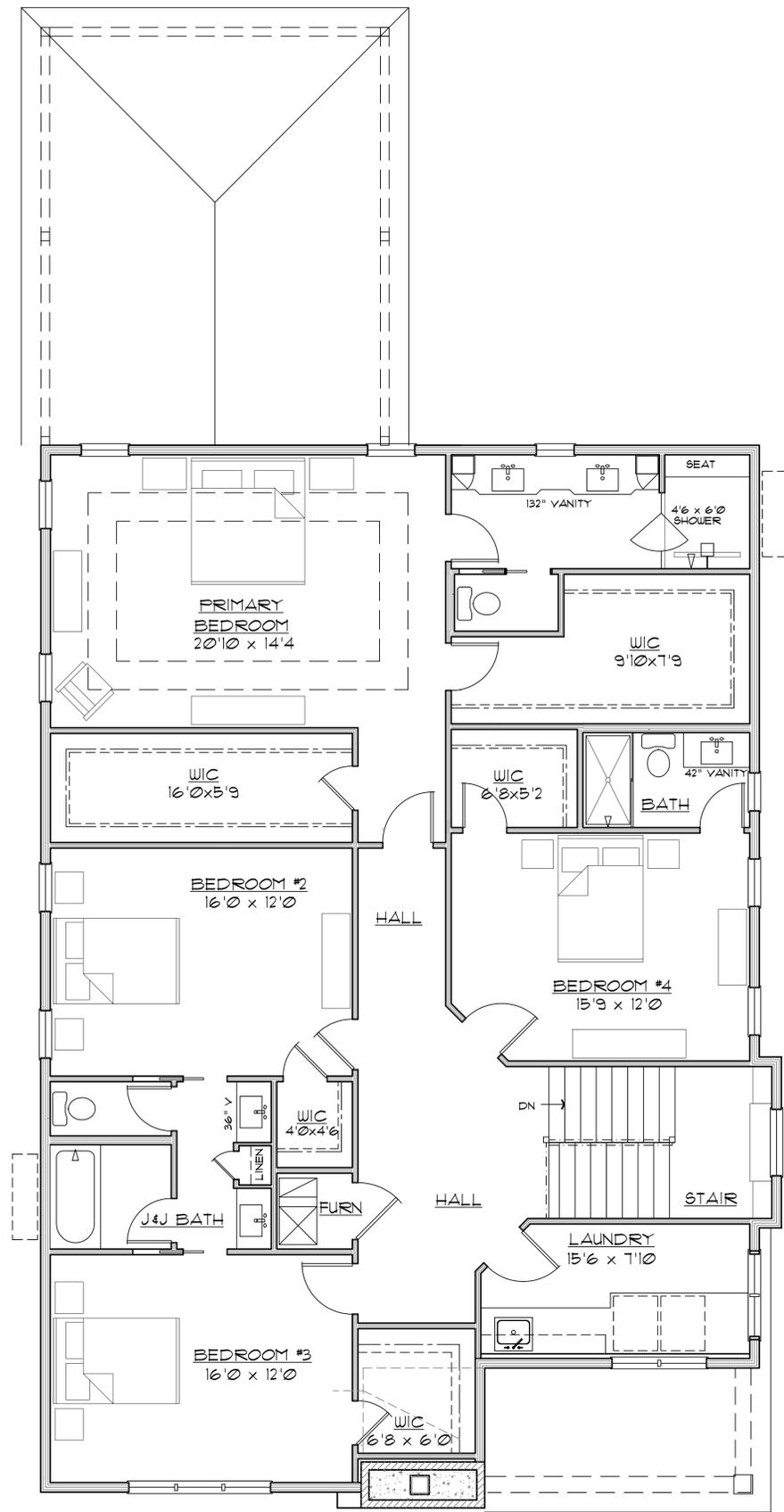
FINISHED LOWER LEVEL PLAN  
 OPTIONAL ATTIC FLOOR

**NEW CUSTOM HOME FOR:**  
 MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

**DONNA F. BOXX, Architect, P.C.**  
 160 Marine Lane  
 St. Louis, Missouri 63146  
 (314) 434-2333  
 FAX (314) 434-2203  
 www.boxxarchitect.com

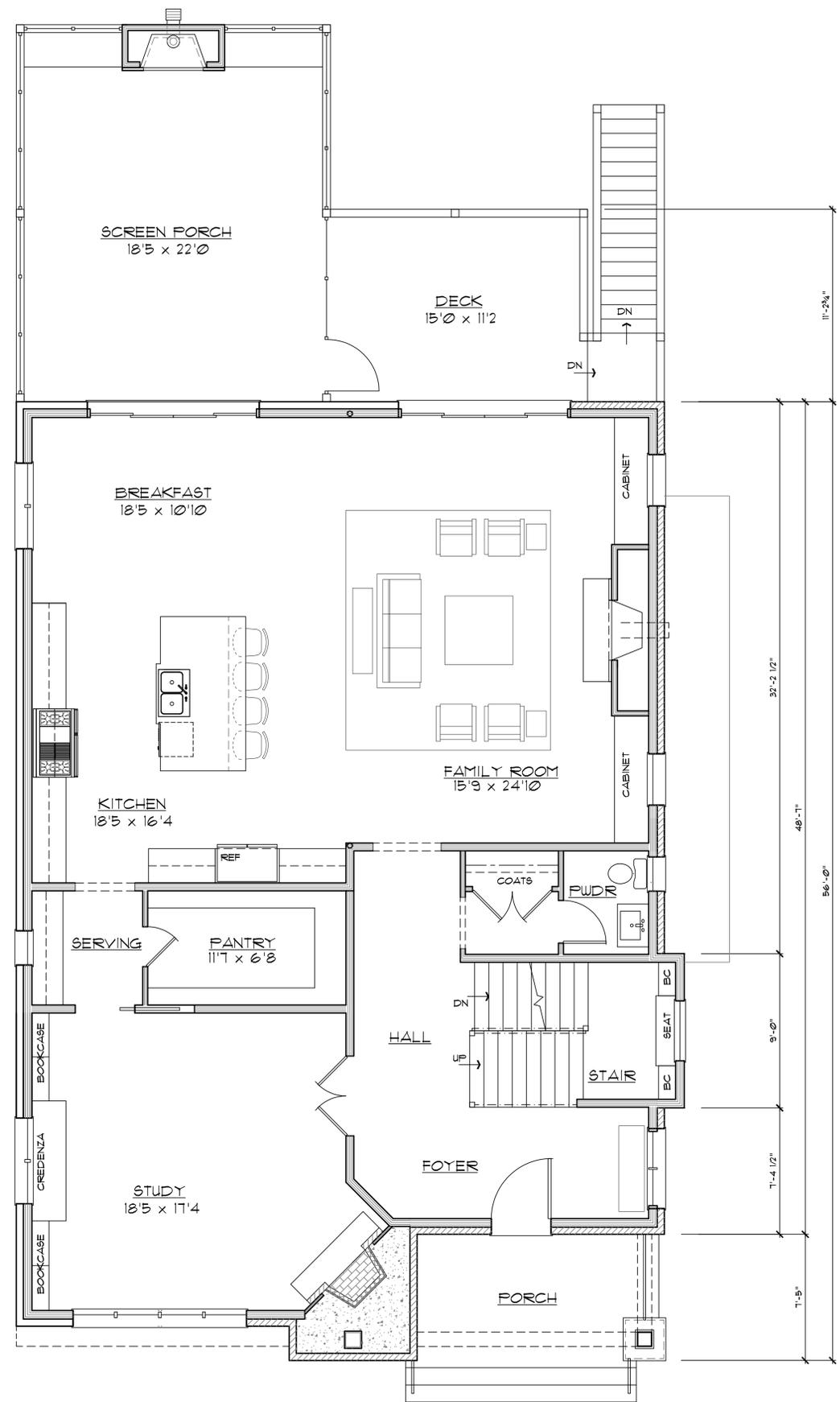
DONNA F. BOXX, Architect, P.C.  
 Missouri State Certificate of Authority: 0006642

|               |         |
|---------------|---------|
| DATE          | JOB     |
| XXXXXX        | 2022-66 |
| REV.          |         |
| REV.          |         |
| REV.          |         |
| SHEET         |         |
| <b>A-1</b>    |         |
| 1 of 5 SHEETS |         |



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

REVISED FOR ARB: 7--26-2023  
RELEASED FOR ARB: 6-28-2023

FLOOR PLANS

|       |        |     |         |
|-------|--------|-----|---------|
| DATE  | XXXXXX | JOB | 2022-66 |
| REV.  |        |     |         |
| REV.  |        |     |         |
| REV.  |        |     |         |
| SHEET |        |     |         |

A-2

2 of 5 SHEETS

NEW CUSTOM HOME FOR:

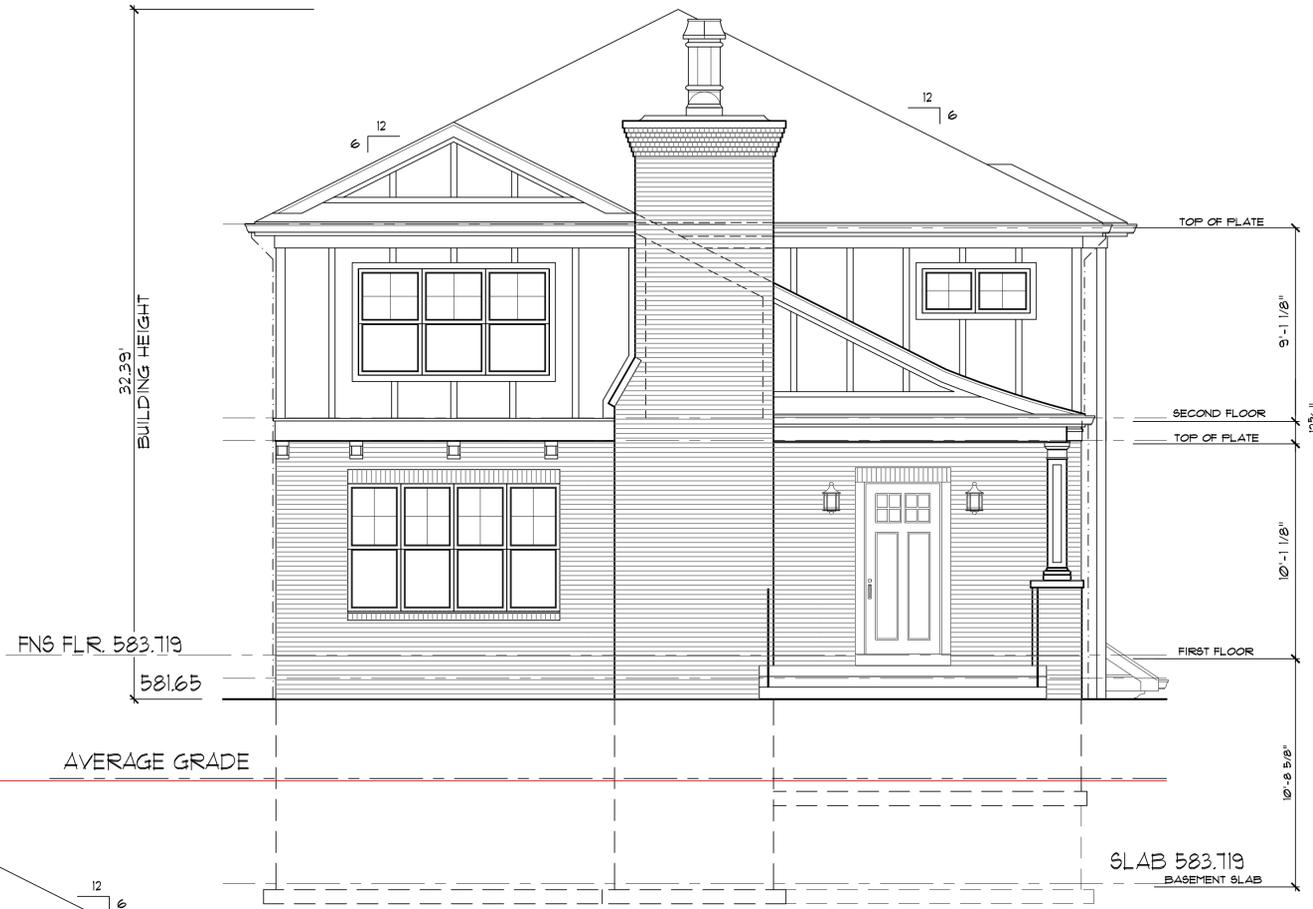
MIKE and SARAH REEDY  
26 HILLARD RD.  
ST. LOUIS, MISSOURI 63122

**DONNA F. BOXX, Architect, P.C.**

160 Marine Lane  
St. Louis, Missouri 63146  
(314) 434-2333  
FAX (314) 434-2203  
www.boxxarchitect.com



- NOTES FOR ARB REVIEW:
1. EXTERIOR MATERIAL WILL BE A COMBINATION OF BRICK VENEER AND 'HARDIE' BOARD AND BATTEN.
  2. ROOFING WILL BE ARCHITECTURAL SHINGLES.
  3. WINDOWS WILL BE BLACK.
  4. GUTTERS WILL BE BLACK.
  5. SEE COLORED RENDERING FOR EXTERIOR COLORS.



FRONT (NORTH) ELEVATION

1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"

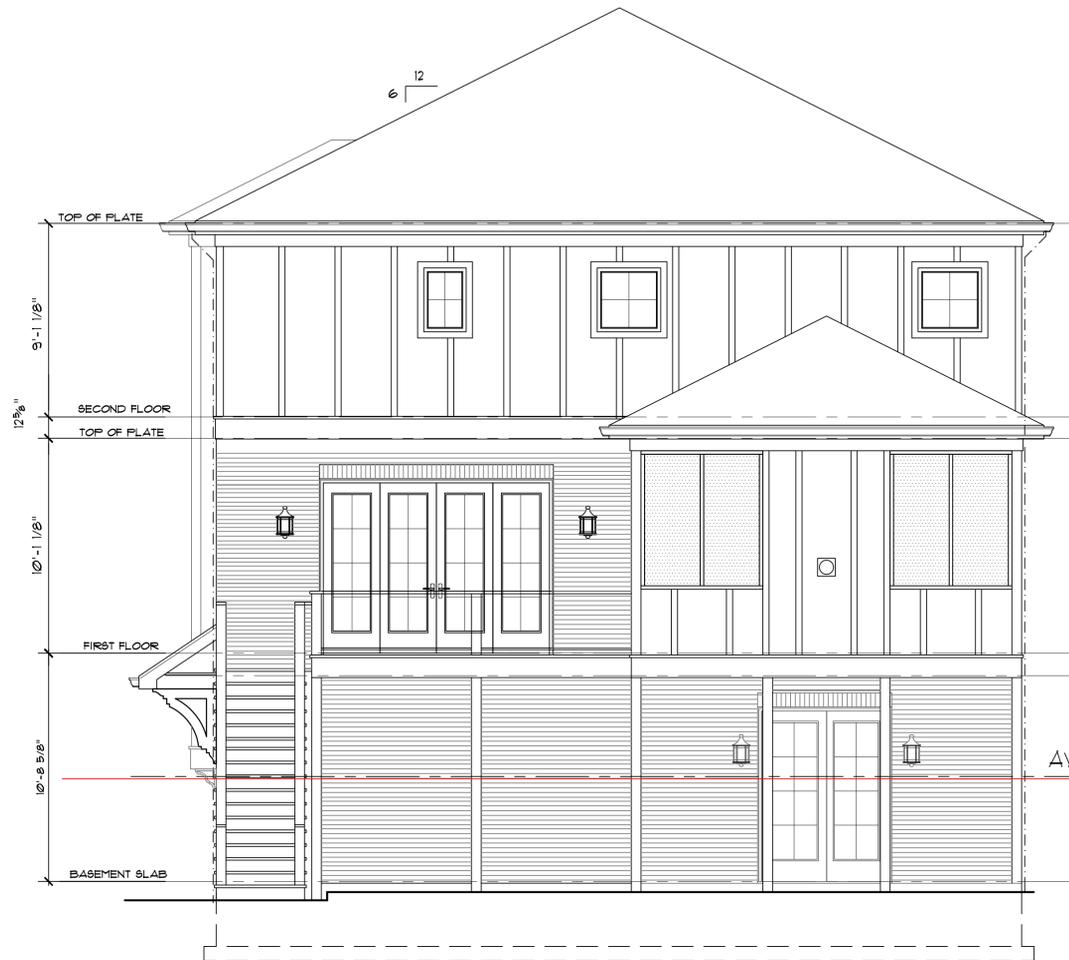
**DONNA F. BOXX, Architect, P.C.**  
 160 Marine Lane  
 St. Louis, Missouri 63146  
 (314) 434-2333  
 FAX (314) 434-2203  
 www.boxxarchitect.com

**NEW CUSTOM HOME FOR:**  
 MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

REVISED FOR ARB: 7--26-2023  
 RELEASED FOR ARB: 6-28-2023

EXTERIOR ELEVATIONS

|       |               |     |         |
|-------|---------------|-----|---------|
| DATE  | XX/XX/XX      | JOB | 2022-66 |
| REV.  |               |     |         |
| REV.  |               |     |         |
| REV.  |               |     |         |
| SHEET | <b>A-3</b>    |     |         |
|       | 3 of 5 SHEETS |     |         |



REAR (SOUTH) ELEVATION

1/4" = 1'-0"

NOTES FOR ARB REVIEW:  
 1. EXTERIOR MATERIAL WILL BE A COMBINATION OF BRICK VENEER AND 'HARDIE' BOARD AND BATTEN.  
 2. ROOFING WILL BE ARCHITECTURAL SHINGLES.  
 3. WINDOWS WILL BE BLACK.  
 4. GUTTERS WILL BE BLACK.  
 5. SEE COLORED RENDERING FOR EXTERIOR COLORS.



LEFT SIDE (EAST) ELEVATION

1/4" = 1'-0"

**DONNA F. BOXX, Architect, P.C.**  
 160 Marine Lane  
 St. Louis, Missouri 63146  
 (314) 434-2333  
 FAX (314) 434-2203  
 www.boxxarchitect.com

NEW CUSTOM HOME FOR:  
**MIKE and SARAH REEDY**  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

REVISOR FOR ARB: 7--26-2023  
 RELEASED FOR ARB: 6-28-2023

EXTERIOR ELEVATIONS

|               |         |
|---------------|---------|
| DATE          | JOB     |
| XXXXXX        | 2022-66 |
| REV.          |         |
| REV.          |         |
| REV.          |         |
| SHEET         |         |
| <b>A-4</b>    |         |
| 4 of 5 SHEETS |         |



24 HILLARD ROAD



26 HILLARD ROAD  
SUBJECT PROPERTY T.B.R.



1196 HILLARD ROAD



EAST ELEVATION OF 1196 HILLARD ROAD



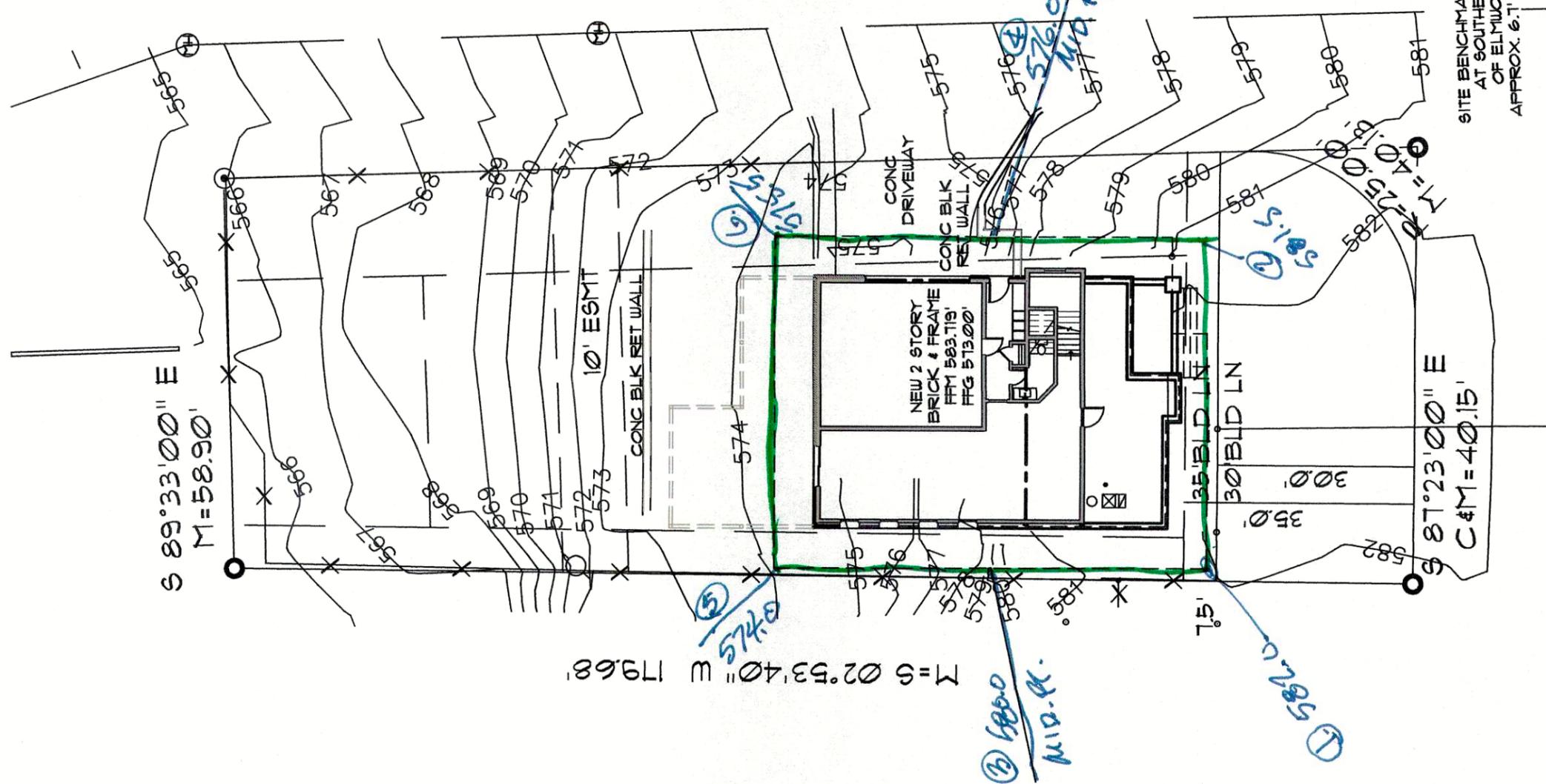
25 HILLARD ROAD

REVISED FOR ARB: 7--26-2023  
 RELEASED FOR ARB: 6-28-2023

PHOTOS OF EXISTING AND  
 ADJACENT PROPERTIES

NEW CUSTOM HOME FOR:  
 MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

**DONNA F. BOXX, Architect, P.C.**  
 160 Marine Lane  
 St. Louis, Missouri 63146  
 (314) 434-2333  
 FAX (314) 434-2203  
 www.boxxarchitect.com  
 DONNA F. BOXX, Architect, P.C.  
 Missouri State Certificate of Authority: 00060642



1" = 20'



ELMWOOD AVENUE (40' W)  
 $M = 5 \ 00^{\circ} 38' 32'' \ W \ 156.13'$

SITE BENCHMARK: CUT BOX IN CURB  
 AT SOUTHEAST INTERSECTION  
 OF ELMWOOD AND HILLARD  
 APPROX. 6.7' NORTH OF STOP SIGN.

#26 HILLARD ROAD (50' W)

**NEW CUSTOM HOME FOR:**

MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

DATE: JUNE 16, 2023

DONNA F. BOXX, Architect, P.C.  
 314-934-2333 FAX 314-934-2285  
 donna@soundstead.com

- ① 582.0
- ② 581.0
- ③ 580.0
- ④ 576.0
- ⑤ 574.0
- ⑥ 575.5

$3468.5 \div 6 = 578.0$   
 AVERAGE GRADE

$M = 5 \ 02^{\circ} 53' 40'' \ W \ 179.68'$

③ 580.0  
 MID-P.

① 582.0

⑤ 574.5

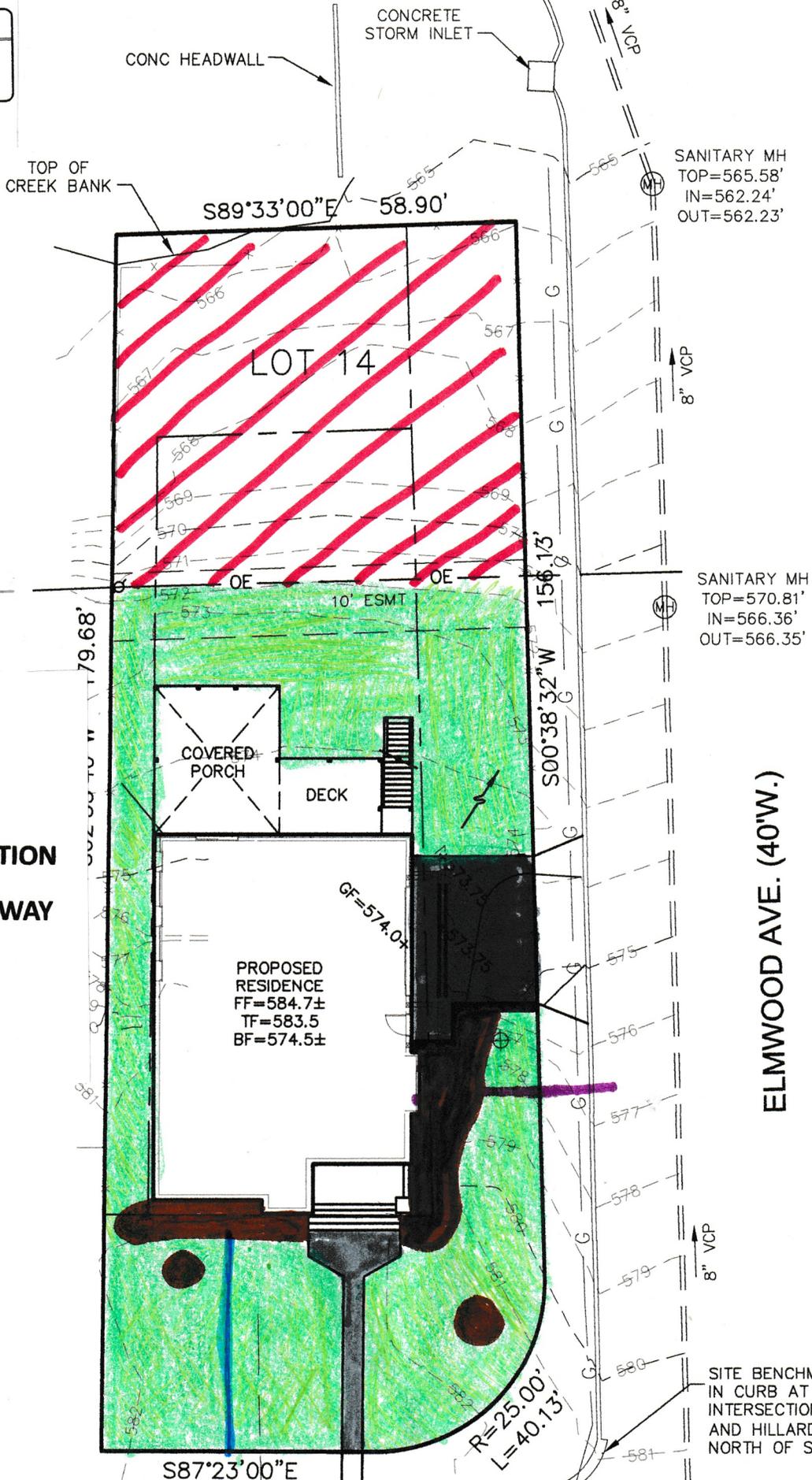
⑥ 575.5

④ 576.0  
 MID-P.

**NEW CUSTOM HOME FOR:**  
 MIKE and SARAH REEDY  
 26 HILLARD RD.  
 ST. LOUIS, MISSOURI 63122

**PRERARED BY:**  
**YACOVELLI & SONS**

-  NEW SOD
-  MULCH
-  EXISTING VEGETATION
-  SIDEWALK/DRIVEWAY
-  WATER SERVICE
-  SEWER



**ELMWOOD AVE. (40'W.)**

SITE BENCHMARK  
 IN CURB AT SOL  
 INTERSECTION OF  
 AND HILLARD AP  
 NORTH OF STOP