



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 04/28/23 DATE OF ARB MEETING 05/10/23 ESTIMATED COST 1.2 Million

PROJECT ADDRESS 3 Parkland Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Homes by Rolwes, Inc., d.b.a. LR Custom Homes Owner Under Contract PHONE NUMBER 314-275-0415

CONTRACTOR (NAME) Homes by Rolwes, Inc. - Larry Rolwes PHONE NUMBER C: 314-503-7419

CONTRACTOR ADDRESS 14 Seminary CT, Florissant, MO 63031

ARCHITECT (NAME) JSO Services - John S. Odom PHONE NUMBER 417-343-2602

ARCHITECT ADDRESS P.O. Box 410394, St. Louis, MO 63141

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Build New Home - Lot is being purchased from present Owners (Christy Ward & Ryan Lukach). - Present Owners to demo existing structures.

FLOOR AREA RATIO 31.11% (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). * Note - For lots greater than 10,000 square feet but less than 20,000 square feet, primary structures with a floor area up to 3,500 square feet are permitted.

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) *3,500

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

TOTAL SQ. FT. OF LOT 11,249 WIDTH AND DEPTH OF LOT (FT.) 75'/150'

HEIGHT OF STRUCTURE 34.26' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE 08/23 EST. COMPLETION DATE 08/24

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

4-28-23
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.



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ARCHITECTURAL REVIEW GUIDELINES

Adopted by Ord. 03-14, August 4, 2014

BACKGROUND

The City of Glendale has always prided itself in offering high quality housing opportunities to preserve architectural integrity of housing by assuring compatibility with existing neighborhood and to preserve green space. In order to assure that new construction meets high quality standards and is in general conformity with the style and design of surrounding structures, the Architectural Review Board considers all exterior aspects of a structure and its location.

In reviewing plans, the Architectural Review Board will consider several criteria including but not limited to

- the project's impact on the flow of water runoff from the property;
- context, style, scale and proportion (including floor area ratio);
- type, quality and color of materials;
- compatibility with the period and detail of neighborhood homes; and
- landscape plans.

Redevelopment of residential properties has accelerated dramatically in virtually all neighborhoods over the past several years. It is important to assure that the quality of construction remains at a high level.

APPLICATION REQUIREMENTS & ARCHITECTURAL GUIDELINES

Applications for review by the Architectural Review Board shall include the following materials:

- detailed site plan accurately depicting existing conditions and the proposed project, including property boundaries, setbacks, existing and proposed impervious surface, and pre- and post-construction contours;
- calculation of the change between existing and proposed impervious surface and impact on stormwater runoff from the subject property;
- elevation drawing of each face of the structure(s) at 1/4" = 1' scale (one copy in color), including information on all exterior finish materials;
- color photographs of existing property and neighboring homes;
- floor plans (1/4" = 1' scale), with calculations of existing and proposed floor area ratio; and
- landscape plan, including location and size of existing and proposed trees.

Any application for construction of a new dwelling unit, a home addition of more than 1,000 sq. ft., a home addition of multiple stories or adding a second story, an accessory structure greater than 750 sq. ft., or an accessory structure of more than one story shall include plans sealed by a Missouri registered design professional. City staff reserves the right to reject as incomplete any application or plan that does not include required information, does not provide sufficient detail or is improperly scaled.

I. FRONT ENTRY/FRONT YARD GARAGES

Front entry/front yard garages have been a popular architectural feature in many communities for several years. However preservation of, and respect for, existing architectural styles requires that such garages are consistent with the character of the surrounding area and that they do not result in a significant loss of green space.

A. Garages

1. Front entry, basement level garages shall not be allowed unless conditions of the property dictate consideration.
2. The width of an attached garage with an entrance facing the front yard shall not exceed 35% of the overall width of the façade of the principal structure (inclusive of the garage), unless the applicant can demonstrate that extraordinary design measures have been taken to ensure neighborhood compatibility.
3. The front face of an attached garage shall not project more than 10 feet beyond the front face of the residential portion of the house.
4. Only one sidewall of the residential portion of the structure shall extend beyond the sidewall of the attached garage.
5. No more than two garage doors (single car width) may be installed facing any one street for new residential construction. Should the applicant deem three doors necessary, the applicant must demonstrate that all other possibilities have been examined and every attempt to mitigate the impact must be taken. Garage doors should be compatible with the structures.

B. Front Entry Doors

The front entry door to a building should be located in such a manner as to face the front yard and street rather than face the side or rear yard. Where the lot size or other features necessitate a side facing primary entry, the applicant must demonstrate that such design is necessary and compatible with the adjacent neighborhood.

II. SITE WORK

Landscaping and related provisions are an important consideration when reviewing new construction plans. It is increasingly important to preserve and enhance the trees, landscaping and the topography already in existence.

A. Topography and drainage

Every attempt shall be made to preserve the topography of the property. If the topography must be altered to accommodate construction, the plan must contain specific information regarding the proposed topography change and its impact on the flow of drainage. Storm water shall not be discharged from the subject property in a manner that negatively impacts adjoining properties.

Any application for construction of a new dwelling unit shall include a site plan with existing and proposed contours, pre- and post-development drainage calculations, and design measures to address storm water runoff prepared by a registered professional engineer.

B. Tree Preservation Plan

The preservation of mature trees on lots is encouraged. The applicant shall be required to submit a plan showing trees and other significant plant material as they currently exist and how they will be preserved. The Architectural Review Board will approve the landscape plan, which maximizes landscaping on the site.

If preservation of all existing trees is not possible, a tree replacement plan on a one-to-one basis utilizing tree species similar to those displaced will be required. Any viable tree to be removed measuring greater than 1 foot caliper should be replaced on site. The overall measurement of all replacement trees must equal the same caliper as those removed.

Scrub trees, dead trees or trees, which are diseased in excess of 50% will not be considered viable trees needing replacement, but must appear on the landscape plan and be designated as scrub, dead, or diseased.

C. Impervious Coverage

In order to preserve green space, the Architectural Review Board shall consider the percentage of the total lot which may be covered by impervious material. Impervious materials shall include, but not be limited to, surfaces such as tile and shingled roof surfaces, compacted sand, lime rock, clay asphalt, concrete, driveways, retaining walls, stair wells, stairways, walkways, pools, decks and patios at grade level and other similar structures. Applicants are encouraged to consider using new water absorbing materials such as permeable pavement in place of impervious materials.

III. LIMITATIONS OF SIZE OF STRUCTURES

A. In the R-1 Zoning District,

1. Every lot shall have an area of not less than ten thousand (10,000 square feet) and a minimum width of 80 feet; except, that if a lot of record has less area than herein required, the lot may be used for a single family dwelling.
2. Residential construction shall be within the building envelope of a lot as defined by the setback rules contained in Section 400.140 D of the R-1 Zoning District regulations.

B. In the R-2 Zoning District

1. Every lot shall have an area of not less than seven thousand five hundred (7,500) square feet, and a minimum width at the building line of sixty-five feet; except, that if any lot of record which has less area than herein required, that lot may be used for a single family dwelling.
2. Residential construction shall be within the building envelope of a lot as defined by the setback rules contained in Section 400.190D of the R-2 Zoning District Regulations.

C. On all lots zoned R-1 or R-2, the floor area of residential dwellings shall be limited by the following schedule of floor area ratios (FAR), as defined in Section 400.010 of the Zoning Regulations, except when an applicant can demonstrate that the subject property presents unique circumstances and the applicant has taken extraordinary design measures to ensure neighborhood compatibility

1. For lots of 10,000 square feet or less, the maximum floor area ratio (FAR) shall be 0.35.
2. For lots greater than 10,000 square feet but less than 20,000 square feet, the maximum FAR shall be 0.30. Notwithstanding, primary structures with a floor area up to 3,500 square feet are permitted.
3. For lots of 20,000 square feet or greater, the maximum FAR shall be 0.25. Notwithstanding, primary structures with a floor area up to 6,000 square feet are permitted.

IV. OTHER ARCHITECTURAL CONCERNS

The architectural details associated with a construction project are often a primary factor in defining the quality of that development and its compatibility with neighboring properties.

V. NEIGHBORHOOD CONCERNS

A. Height/Density Relationships

The primary concern of neighbors related to new construction is the height and density of the proposed structure compared to adjacent residences and the design of the development as it relates in style, size and context to the surrounding neighborhood. Each owner/architect is required to submit a colored *elevation* at a 1/4inch =1 foot scale depicting the proposed structure in a street view, accurately depicting the height, width, density and mass in relation to neighboring structures. The Architectural Review Board also reserves its right to request color perspectives or three-dimensional models, if needed, on a case-by-case basis.

The Architectural Review Board will consider the density of construction based on the construction size limitations using floor area ratio as described above and defined in Section 400.010 of the Zoning Code.

B. Exterior Facades

Another primary concern of neighbors is the material used on the exterior facade of structures newly constructed. Materials used in an existing exterior of the highest standard possible. Each applicant is required to submit information indicating the finish materials that will be used on exterior facades of the proposed structure.

C. Architectural Features

Finally, neighbors are concerned with the appropriateness of Architectural features in new buildings; the extent to which the building or structure would be harmonious with or congruous to the neighborhood. Toward that goal, applicant shall submit elevations and information on design elements proposed to harmonize proposed structure with neighborhood.

D. Project Compliance

Construction of a project in a manner that does not comply with the Architectural Review Board order approving the application may result in issuance of a stop-work order, prosecution for violation of the City Code, refusal to issue a final occupancy permit and the holding of escrow funds paid to the City.

VI. MODIFICATIONS

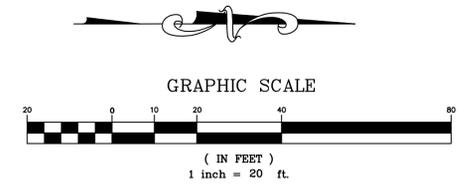
In instances where an applicant can demonstrate just cause in relation to matters of aesthetics, and not structural integrity, the Architectural Review Board shall have the authority to approve a modification.

VII. NOTIFICATION OF ADJOINING PROPERTY OWNERS

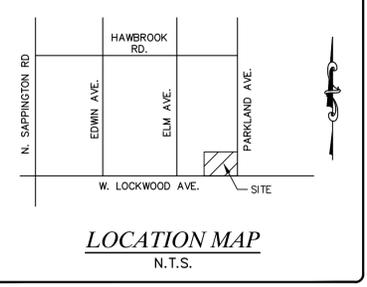
The property owners adjoining the residence in which an application for review has been submitted to the Architectural Review Board will be notified of said application, in the event, that they would like to comment to the Board on said application.



**A TRACT OF LAND BEING LOT 11 IN BLOCK 2 OF "PARKLAND PLACE" (P.B. 1, PG. 144),
LOCATED IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST,
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.**

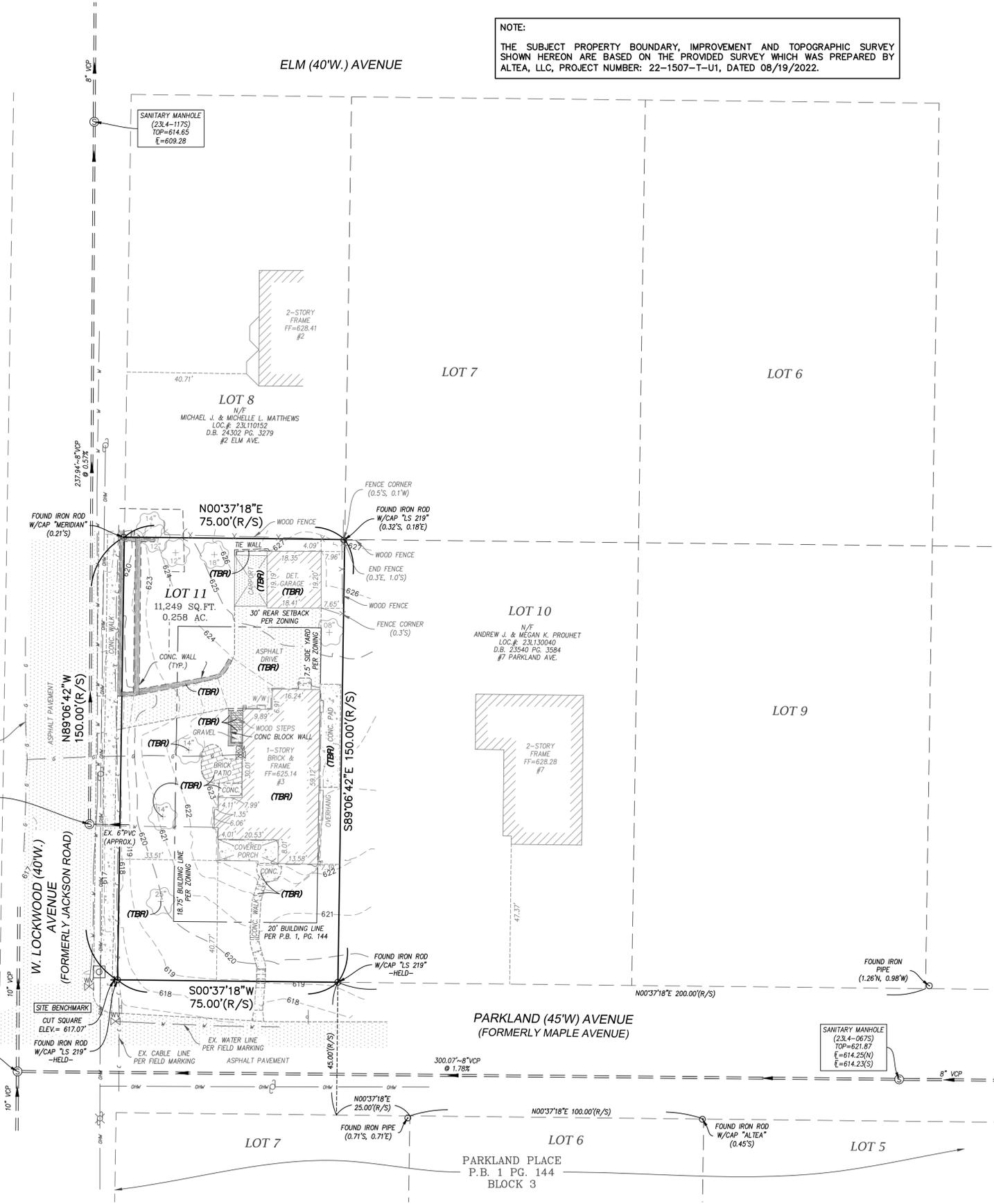


NOTE:
THE SUBJECT PROPERTY BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY SHOWN HEREON ARE BASED ON THE PROVIDED SURVEY WHICH WAS PREPARED BY ALTEA, LLC, PROJECT NUMBER: 22-1507-T-U1, DATED 08/19/2022.



- LEGEND:**
- TREE LINE
 - SILT FENCE
 - UNDERGROUND CATV LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND GAS LINE
 - OVERHEAD ELECTRIC
 - OVERHEAD WIRE
 - UNDERGROUND SEWER LINE
 - BUILDING
 - LIGHT STANDARD
 - YARD LIGHT
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - GUY WIRE
 - TRAFFIC SIGNAL
 - WATER SPIGOT
 - ELECTRIC METER
 - WATER METER
 - GAS METER
 - WATER VALVE
 - GAS VALVE
 - GAS DRIP
 - ELECTRIC BOX
 - CABLE TV BOX
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - STREET/ROAD SIGN
 - MISC. POLE/POST
 - PARCEL TIE (SAME OWNER)
 - FIRE HYDRANT
 - UTILITY MANHOLE
 - MAIL BOX
 - A/C UNIT
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - STORM MANHOLE
 - CURB INLET / AREA INLET
 - GRATE MANHOLE
 - GRATE INLET
 - BUSH/SHRUB
 - TREE
 - SURFACE FLOW
 - SURFACE FLOW WITH SLOPE
 - DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
 - DENOTES SEMI-PERMANENT MONUMENT.
 - FOUND IRON PIPE
 - CONC. MON./ STONE
 - CROSS
 - CROSS WITH ANCHOR
 - CONC. PAVEMENT
 - ASPHALT PAVEMENT
 - BRICK PAVERS
 - GRAVEL

- ABBREVIATIONS:**
- CONC. - CONCRETE
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - D.B. - DEED BOOK
 - D.D. - DEED DOCUMENT
 - PG. - PAGE
 - SO. FT. - SQUARE FEET
 - (R) - RECORD
 - (S) - SURVEY
 - RAD. - RADIAL
 - FF - FINISH FLOOR
 - TF - TOP FOUNDATION
 - BF - BASEMENT FLOOR
 - UIP - USE IN PLACE
 - TBR - TO BE REMOVED
 - DS - DOWNSPOUT
 - W/W - WINDOW WELL
 - APPRO. - APPROXIMATE



SITE INFO:
N/F THE RYAN ANDREW LUKACH & CHRISTY MARIE WARD
REVOCABLE INTER VIVOS TRUST
D.D. 202206300644
LOC. # 23110141
#3 PARKLAND AVE.
11,250 SQ. FT. OR 0.258 AC. ±

ZONING INFO:
"R-1" SINGLE FAMILY RESIDENTIAL
FRONT SETBACK:
ON PARKLAND AVENUE: 20' PER P.B. 1, PG. 144
W. LOCKWOOD AVENUE: 25% x LOT WIDTH = 25% x 75' = 18.75'
REAR SETBACK: 30'
SIDE SETBACK: 10% OF THE WIDTH OF THE LOT = 10% x 75' = 7.5'
HEIGHT: 35' / 2 1/2 STORIES

SITE BENCHMARK:
CUT SQUARE: 617.07' (NAVD88)
CUT SQUARE ON CURB BY THE SOUTHEAST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

SITE BENCHMARK IS BASED ON THE PROVIDED SURVEY WHICH WAS PREPARED BY ALTEA, LLC, PROJECT NUMBER: 22-1507-T-U1, DATED 08/19/2022.

TITLE NOTES

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. 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 THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO BUILDING LINES AND EASEMENTS OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 1 PAGE 144. ADDITIONAL BUILDING LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF GLENDALE.

EXISTING UTILITIES NOTES

- ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
- THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER, ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 11,250 SQUARE FEET OR 0.258 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE BASED ON THE BOUNDARY SURVEY BY ALTEA, LLC, PROJECT NUMBER: 22-1507-T-U1, DATED 08/19/2022.
- SOURCE OF RECORD TITLE: THE RYAN ANDREW LUKACH & CHRISTY MARIE WARD REVOCABLE INTER VIVOS TRUST IS DESCRIBED AS THE OWNERS AS RECORDED IN DEED DOCUMENT 202206300644 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
- THE SUBJECT PROPERTY BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY SHOWN HEREON ARE BASED ON THE PROVIDED SURVEY WHICH WAS PREPARED BY ALTEA, LLC, PROJECT NUMBER: 22-1507-T-U1, DATED 08/19/2022.
- BASIC OF ELEVATIONS AND BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MDDOT VRS NETWORK ON JUNE 15, 2022 WITH FOLLOWING PARAMETERS:
ZONE:
MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS 143356476177 (CORS-ID MOS)
N (Y) = 302843.569 (METERS)
E (X) = 253367.387 (METERS)
COMBINED FACTOR = 0.99993347
VERTICAL DATUM: NAVD88 (GEOID12B)

Plot Plan Prepared by THE STERLING COMPANY (314) 487-0440

Notes:

- Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for brick veneer.
- All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
- Grade shall be noted to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
- Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
- This plot plan conforms to "CITY OF GLENDALE CODE".
- Elevation Examples: 714.0(E)-Existing Elevation, 714.0(P)-Proposed Elevation.
- Base boundary and existing grade are provided by ALTEA, LLC.

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

THE STERLING COMPANY
MO. REG. 307-D



JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

MSD Base Map
MSD P #
Highway & Traffic #

ISSUE	REMARKS/DATE
1	Revised House and Patio - 04/28/23
2	Revised Grading - 05/01/23
3	

LR Custom Homes
Larry Reimes
larryr@lrcustomhomes.com
(314) 503-7419 C

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph: 314-487-0440 Fax: 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

#3 PARKLAND AVENUE
GLENDALE, MISSOURI 63121

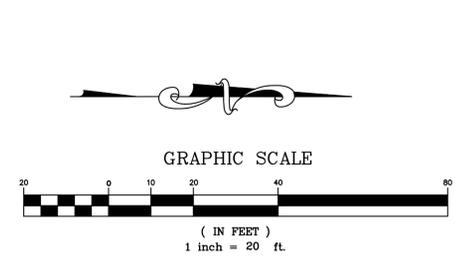
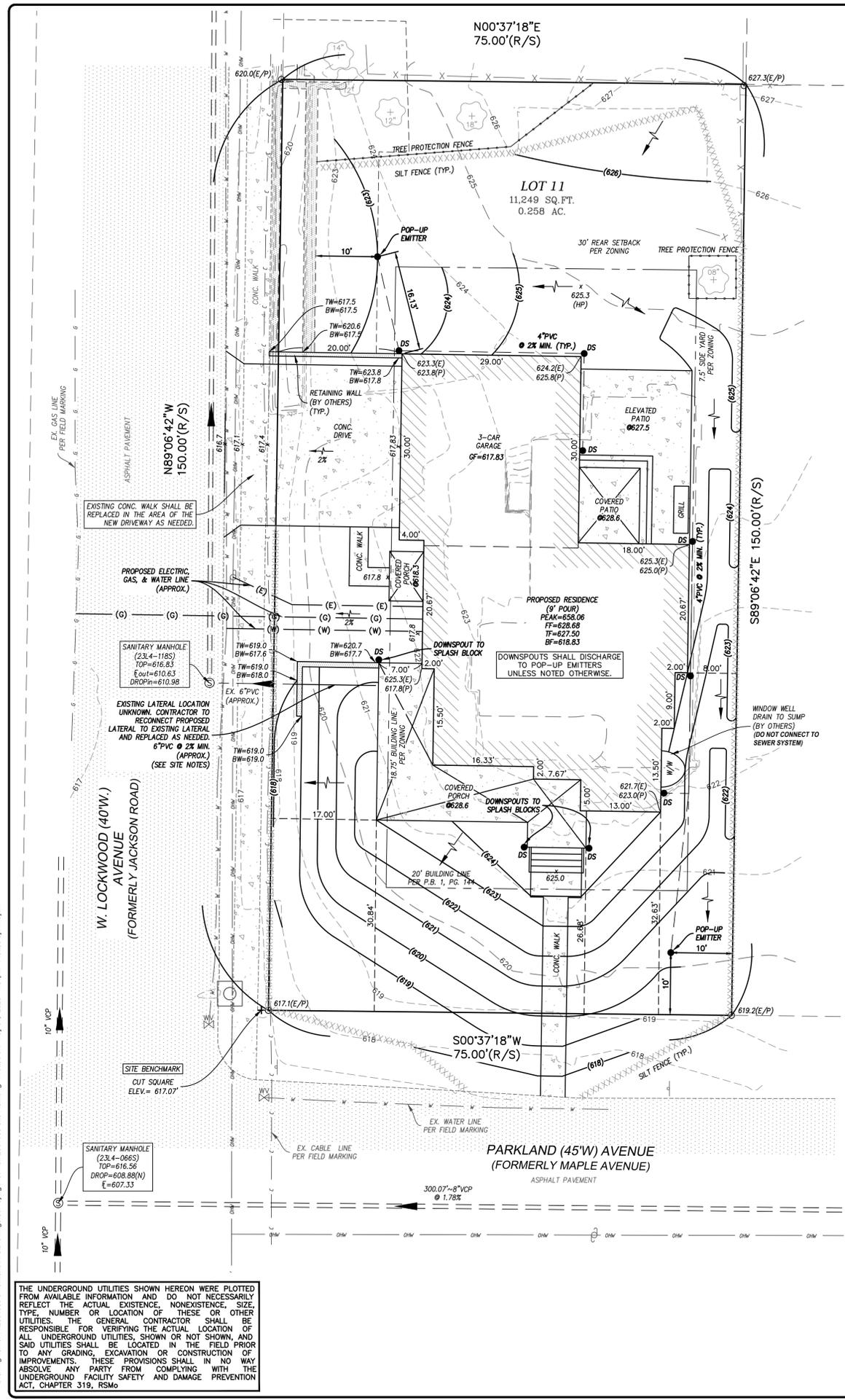
NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY!

Date: Michael G. Boering, PE
License # E23643
Professional Engineer
Vice President

Job Number: 23-04-089
Date: 05/01/2023
Designed: HHH Sheet
Drawn: HHH 1.1
Checked: MGB IMP

Drawing name: V:\2304089 3 Parkland Ave\Drawings\SURVEYING\Plot Plan\dwg Site Plan.dwg Plotted on: May 01, 2023 - 1:37 pm Plotted by: bhuyth

THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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



DESIGN NOTES:

1. PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
2. CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION
3. THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.
4. THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE PROPOSED COVERED FRONT PORCH IS 2.25' OVER 18.75' BUILDING LINE PER ZONING. CONTRACTOR SHALL VERIFY WITH THE CITY OF GLENDALE FOR THIS ENCROACHMENT.
6. THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
7. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD, PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
8. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
9. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.

F-A-R CALCULATIONS

LOT AREA	11,250 SQ.FT.
HOUSE FIRST FLOOR	2,461 SQ.FT.
HOUSE SECOND FLOOR	1,039 SQ.FT.
HOUSE TOTAL	3,500 SQ.FT.
ATTACHED GARAGE	0 SQ.FT.
ATTACHED GARAGE (50%)	0 SQ.FT.
TOTAL FLOOR AREA	3,500 SQ.FT.
FLOOR AREA RATIO	0.31
MAXIMUM FAR IS 0.30 OR 3,500 SQ.FT. (10,000 SQ.FT. < LOT AREA < 20,000 SQ.FT.)	

PER ARCHITECTURAL PLAN

AVERAGE EXISTING GRADE CALCULATION:
 $621.7 + 625.3 + 624.2 + 623.3 + 622.0 = 3116.5 / 5 = 623.3$
 THE MAXIMUM HEIGHT OF THE HOUSE SHALL NOT EXCEED $623.3 + 35' = 658.3'$ PER THE CITY OF GLENDALE ZONING ORDINANCE

***EXISTING IMPERVIOUS:**
 HOUSE = 1,497 S.F.
 DRIVE = 1,402 S.F.
 CONC. WALKS & PADS = 492 S.F.
 BRICK PATIO = 138 S.F.
 PORCH = 154 S.F.
 DETACHED GARAGE = 353 S.F.
 CAR PORT = 191 S.F.
 TOTAL = 4,227 S.F. OR 37.57%

PROPOSED IMPERVIOUS:
 HOUSE = 2,462 S.F.
 DRIVE = 507 S.F.
 WALKS & STEPS = 145 S.F.
 PORCHES = 511 S.F.
 COVERED PATIO = 120 S.F.
 ELEVATED PATIO = 384 S.F.
 TOTAL = 4,129 S.F. OR 36.70%

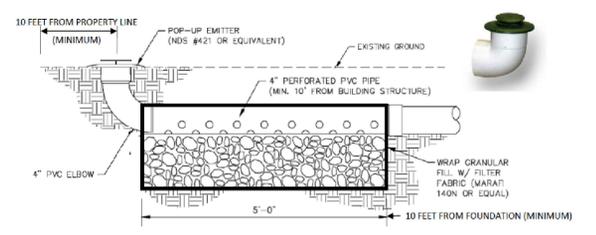
GREEN SPACE CALCULATIONS
 LOT AREA = 11,250 S.F.
 TOTAL IMPROVEMENTS = 4,129 S.F.
 TOTAL PERVIOUS AREA = 7,121 S.F.
 GREEN SPACE AREA = 63.30%

DIFFERENTIAL RUNOFF CALCULATIONS

PREDEVELOPED	IMPERVIOUS AREA	4,227 S.F. = 0.097 Ac. X 3.54 = 0.343 cfs
IMPERVIOUS AREA	PERVIOUS AREA	7,023 S.F. = 0.161 Ac. X 1.70 = 0.274 cfs
		0.258 Ac. 0.617 cfs
POSTDEVELOPED	IMPERVIOUS AREA	4,129 S.F. = 0.095 Ac. X 3.54 = 0.336 cfs
IMPERVIOUS AREA	PERVIOUS AREA	7,121 S.F. = 0.163 Ac. X 1.70 = 0.277 cfs
		0.258 Ac. 0.613 cfs

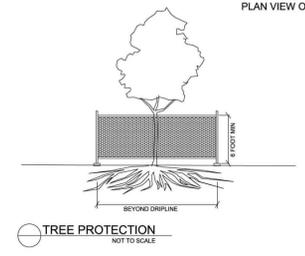
CONCLUSION FOR PROPOSED DEVELOPMENT
 DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
 DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
 = 0.613 CFS - 0.617 CFS
 = -0.004 CFS (DECREASE IN IMPERVIOUS AREA)
 NO STORMWATER MANAGEMENT MEASURES REQUIRED

NOTE:
 THE SUBJECT PROPERTY BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY SHOWN HEREON ARE BASED ON THE PROVIDED SURVEY WHICH WAS PREPARED BY ALTEA, LLC, PROJECT NUMBER: 22-1507-T-U1, DATED 08/19/2022.

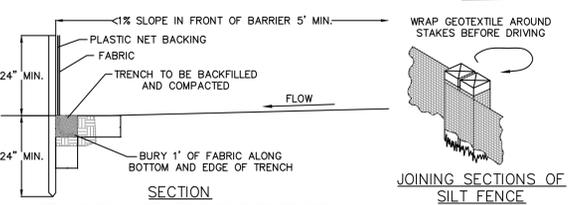
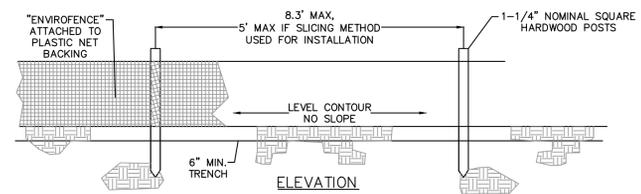
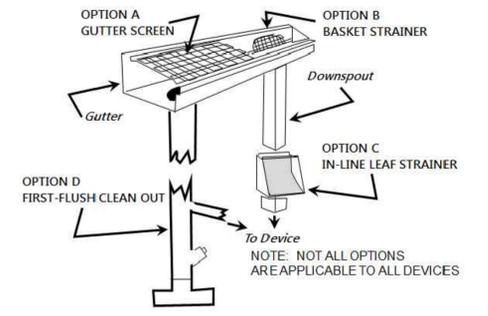


POP-UP EMITTER

NOTES:
 1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
 2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)
 3. 4-INCH MINIMUM SDR35 OR EQUIVALENT PERFORATED UNDERDRAIN OUTLET PIPE WRAPPED WITH FILTER SOCK



CIRCLE ONE OR MORE OPTIONS USED: A B C D



SILT FENCE DETAIL

MSD Base Map
MSD P #
Highway & Traffic #

ISSUE REMARKS/DATE

1	Revised House and Patio - 04/28/23
2	Revised Grading - 05/01/23
3	

L/R Custom Homes
 Larry Reihomes
 larry@lrcustomhomes.com
 (314) 503-7419 C

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63120
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 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

#3 PARKLAND AVENUE
 GLENDALE, MISSOURI 63122
 SITE / GRADING PLAN

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY

Date: Michael G. Boering, PE
 License # E23843
 Professional Engineer
 Vice President

Job Number: **23-04-089**
 Date: **05/01/2023**
 Designed: HHH Sheet
 Drawn: HHH **2.1**
 Checked: MGB IMP

Drawing name: V:\2304089 3 Parkland Ave\Drawings\Surveying\Site Plan.dwg Plotted on: May 01, 2023 - 1:13 pm Plotted by: bhughn

THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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



**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
4-24-2023

PROPERTY LOCATION: 3 Parkland

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	river birch	20"x 16"x 16"	REMOVE		co-dominant at 3', included bark, minor branch dieback UTILITIES	\$3525	62	1556
B	river birch	20"x 10"x 10"	REMOVE		co-dominant at 1', utility disturbance in CRZ UTILITIES	\$1115	50	832
C	eastern redbud	18"	REMOVE		major storm damage, deadwood CONDITION	\$570	19	573
D	hackberry	20"	SAVE	YES	girdling roots, ivy, deadwood	\$2360	60	----
E	American elm	28"	SAVE	SHARED	ivy, deadwood	\$2210	55	1039
F	ash	13"	SAVE		vertical wound on trunk, deadwood	\$395	46	299
G	American elm	24"	SAVE		ivy, wetwood, bifurcation at 15', storm damage	\$1515	52	1018
H	baldcypress	11"	SAVE	YES	competing crowns with tree G	\$840	65	----
I	dogwood	9"	SAVE		decay on trunk, deadwood	\$495	54	143

**Canopy coverage has been adjusted to reflect shared and overlapping crowns.
Tree species and install locations are recommendations and can be adjusted.**

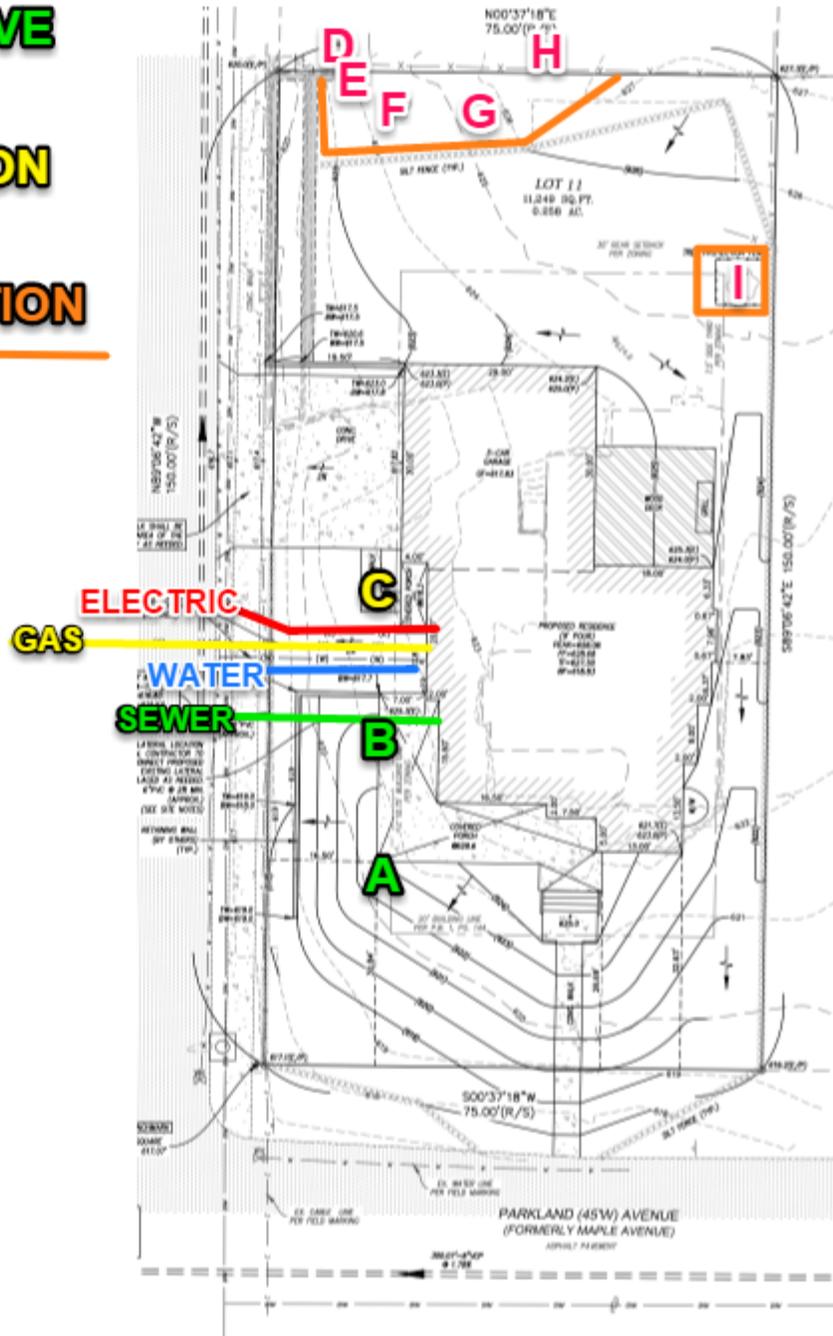
Lot size	11,250 Sq ft
Current Canopy	5,460 Sq ft 49% Lot Coverage
Canopy Removed	2,961 Sq ft 54% Current Canopy Removed
Post Demo Canopy	2,499 Sq ft 22% Lot Coverage Remaining

A-SAVE

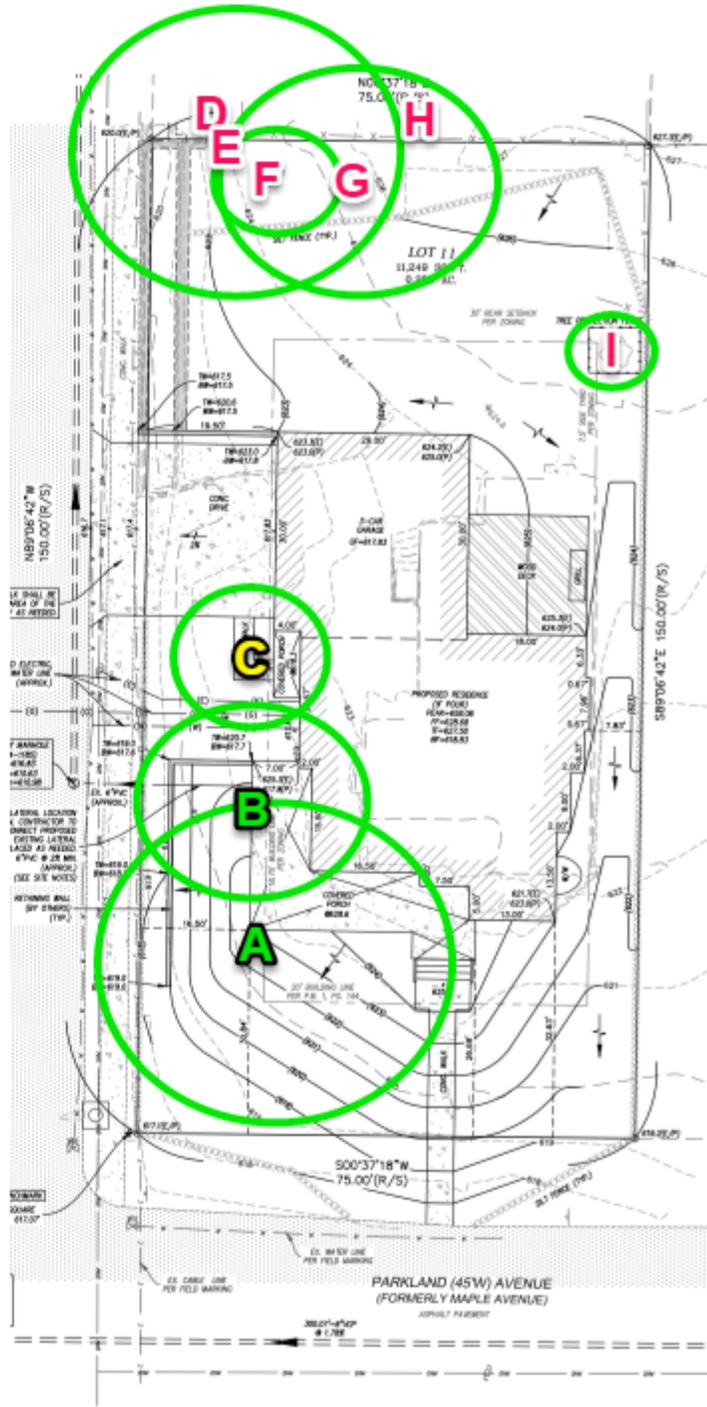
A-REMOVE

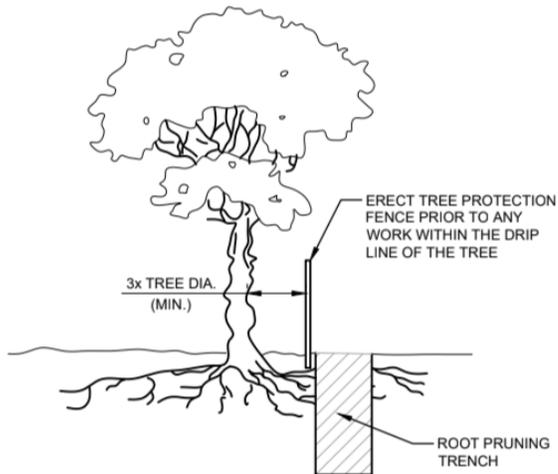
**A-POOR
CONDITION**

**TREE
PROTECTION
FENCE** ———



EXISTING CANOPY





NOTES:

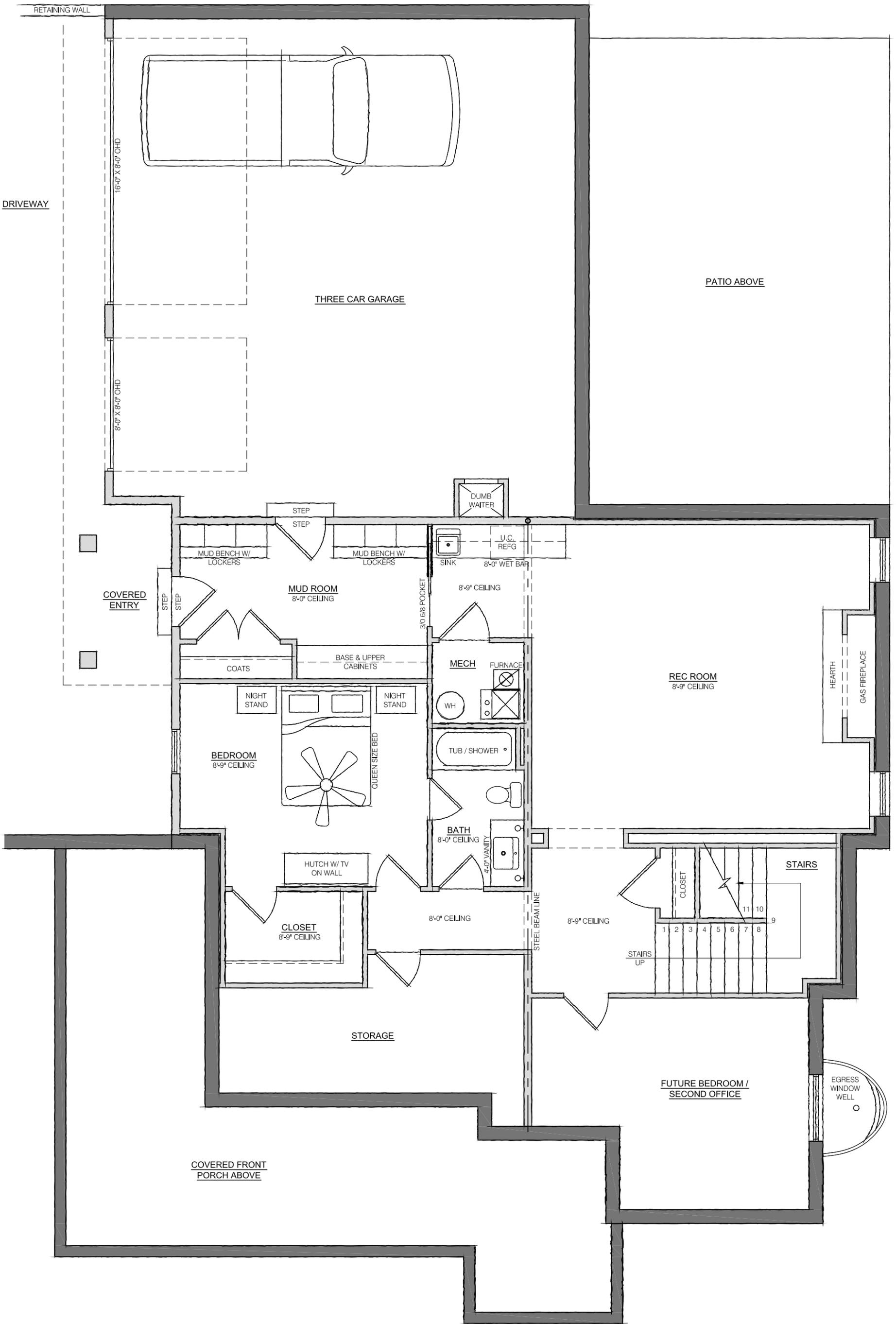
1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE 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.):

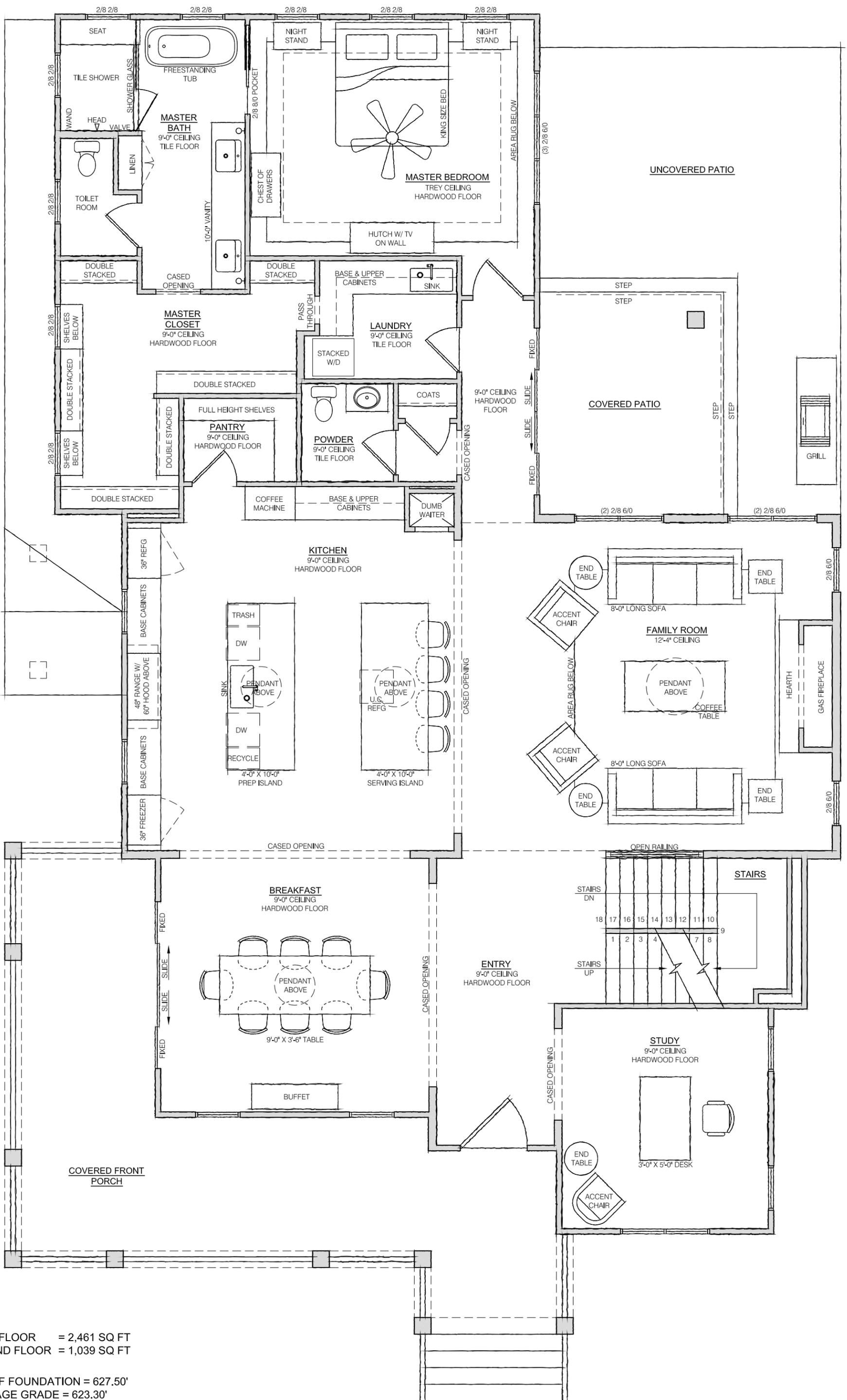
4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

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.



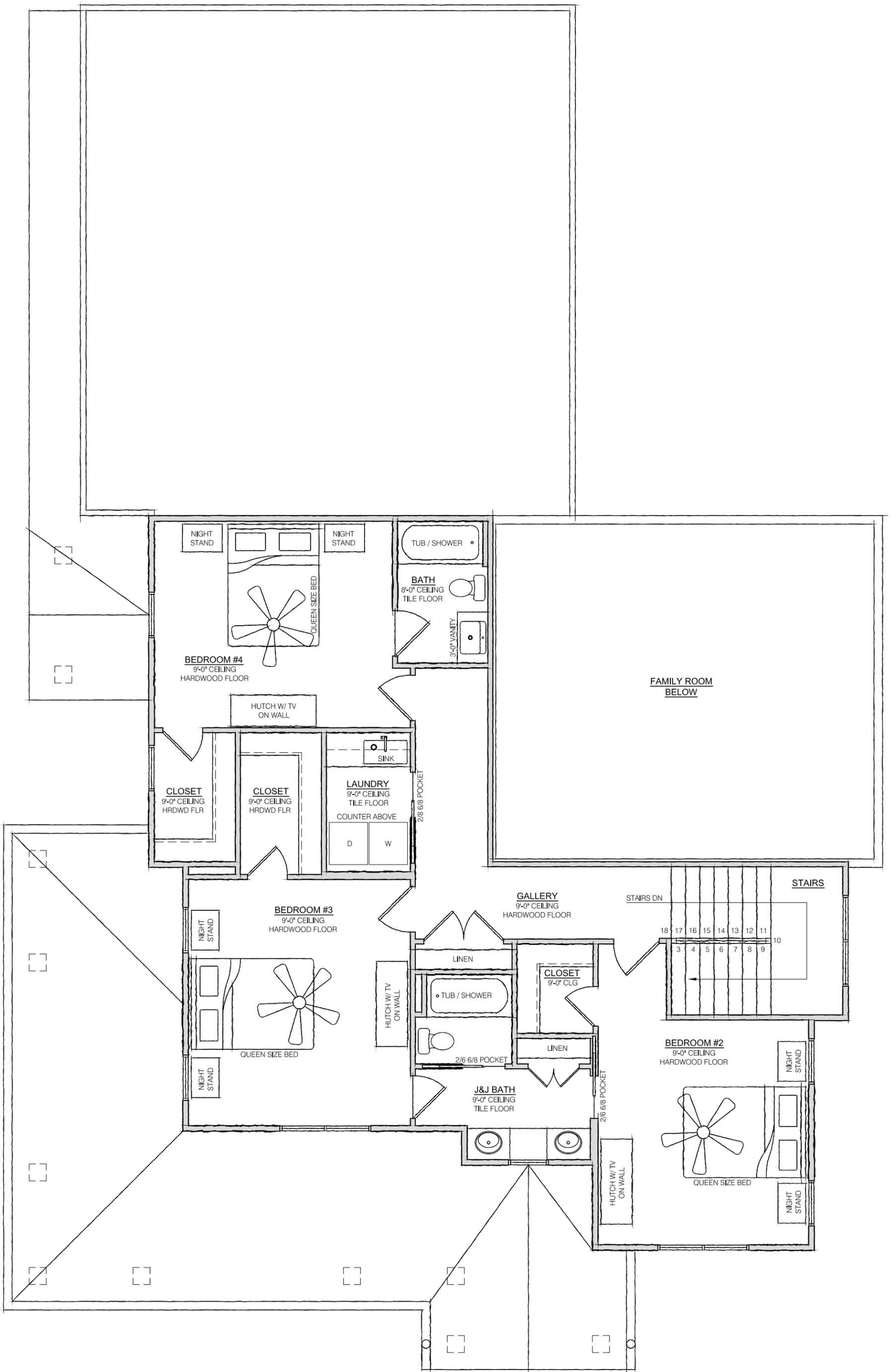
BASEMENT FLOOR PLAN



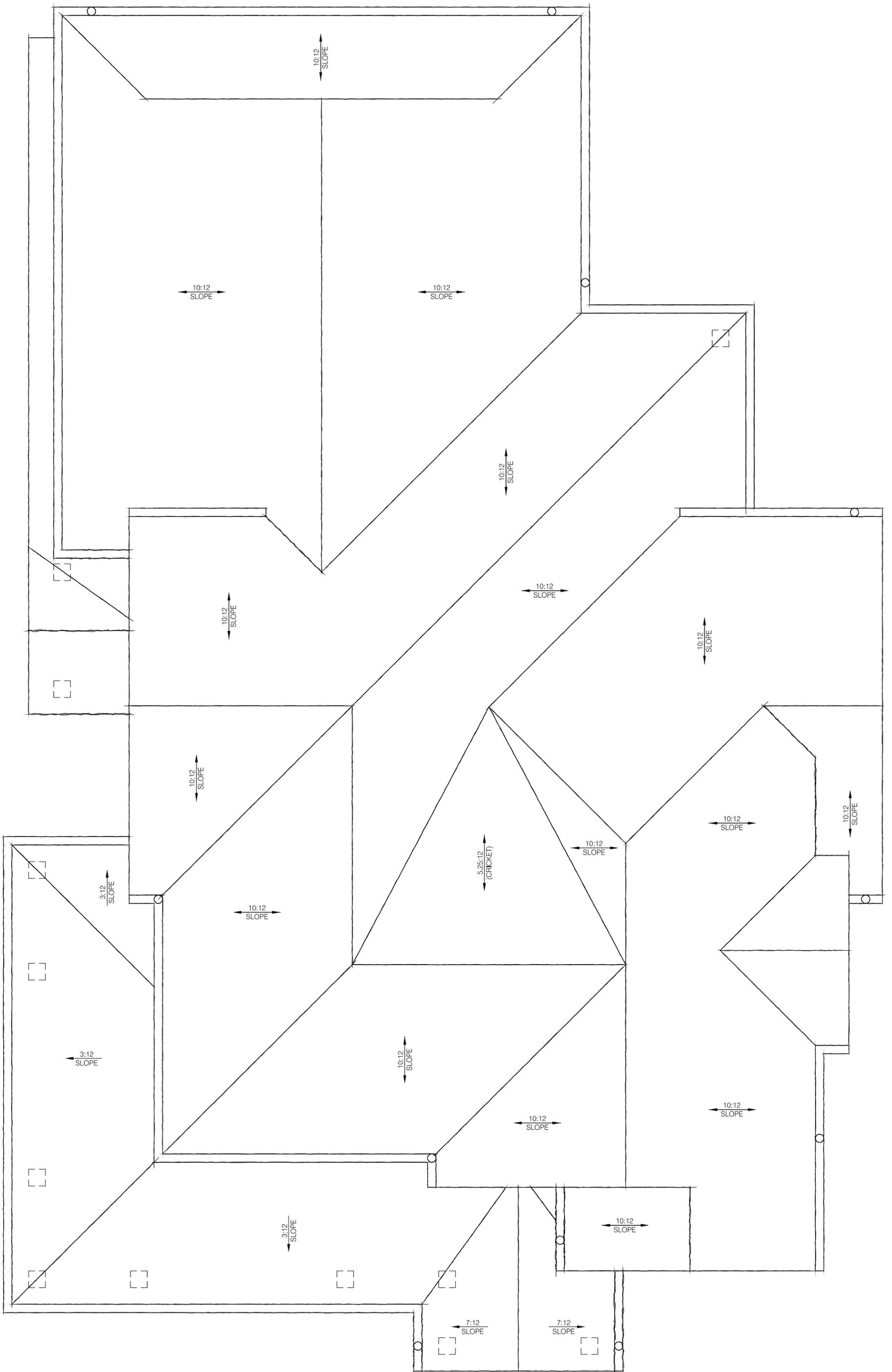
FIRST FLOOR = 2,461 SQ FT
 SECOND FLOOR = 1,039 SQ FT

TOP OF FOUNDATION = 627.50'
 AVERAGE GRADE = 623.30'
 DIFFERENCE = 4.20'
 TOP OF FOUNDATION TO TOP OF HOUSE = 30.06'
 OVERALL HOUSE HEIGHT = 34.26'
 MAX HEIGHT = 35.00'

FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



EXTERIOR MATERIALS

LP CEMENT LAP SIDING - COLOR TO BE WHITE
CULTURED STONE WAINSCOTING AT PORCH FOUNDATION
WINDOW FRAMES / EXTERIOR DOORS / GARAGE DOORS TO BE BLACK
FASCIA / SOFFIT / GUTTERS / DOWN SPOUTS TO BE BLACK
STANDING SEAM ROOF AT FRONT PORCH - COLOR TO BE CHARCOAL
CERTAINTED ARCHITECTURAL SHINGLES

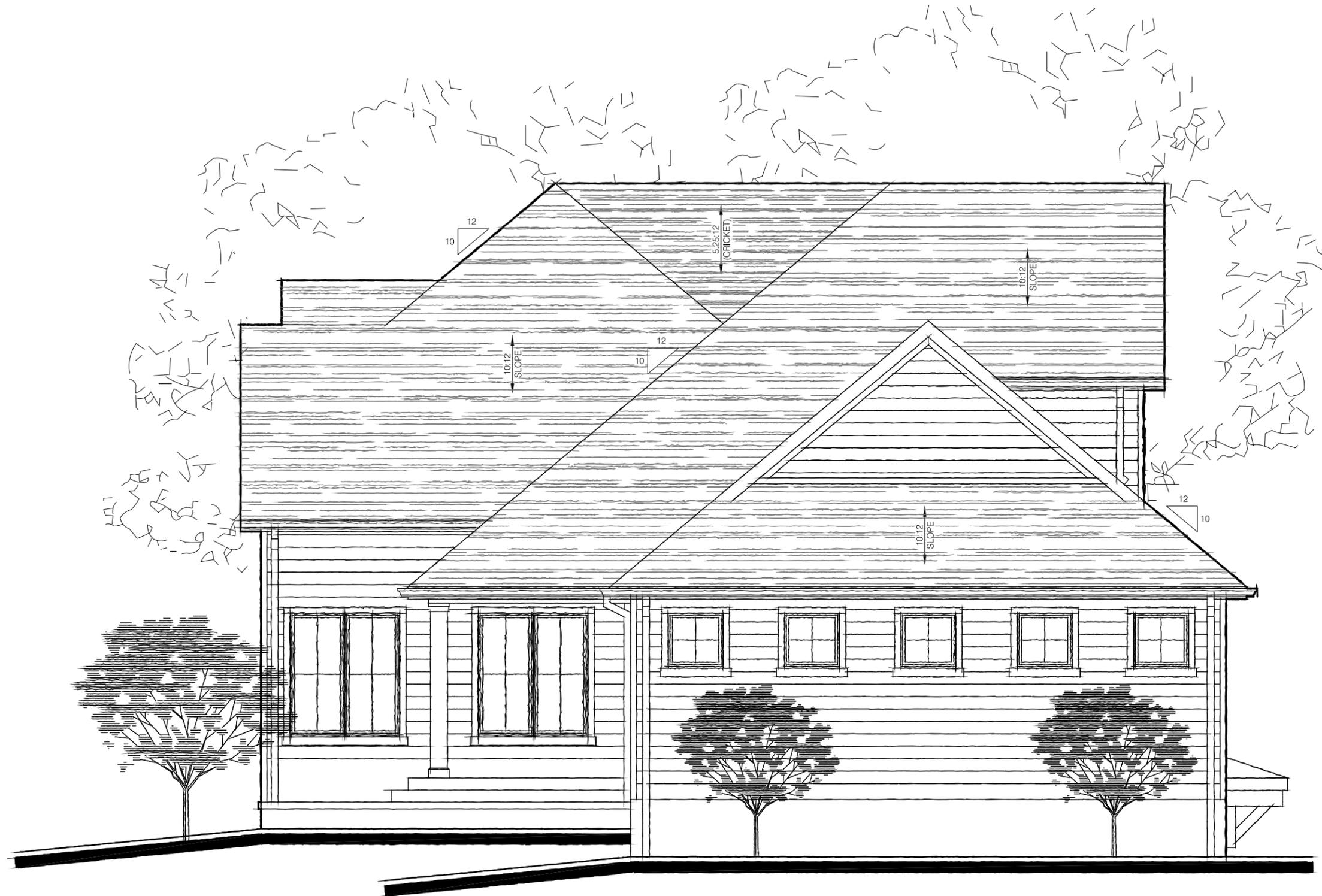
FRONT EXTERIOR ELEVATION



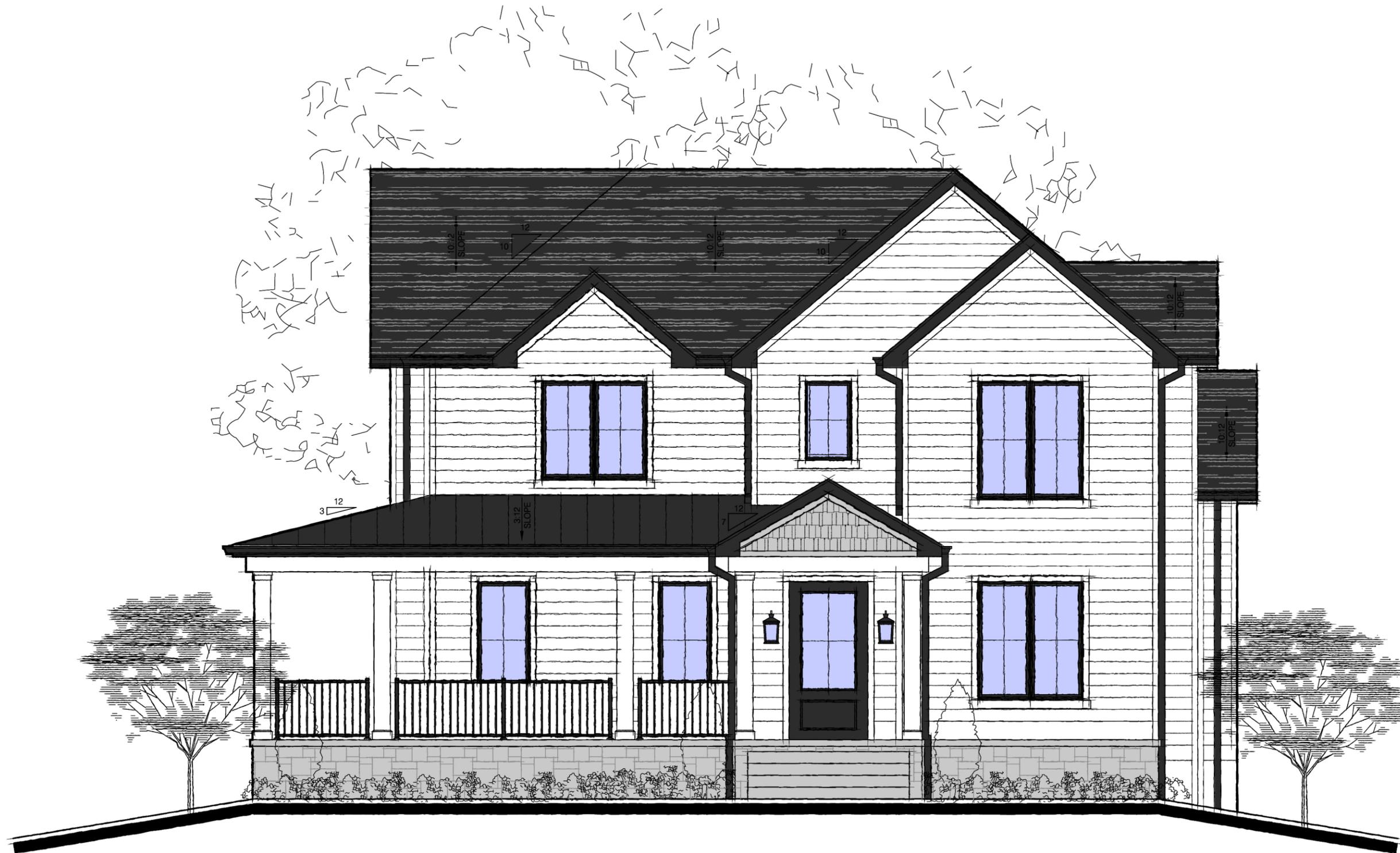
LEFT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



EXTERIOR MATERIALS

LP CEMENT LAP SIDING - COLOR TO BE WHITE
CULTURED STONE WAINSCOTING AT PORCH FOUNDATION
WINDOW FRAMES / EXTERIOR DOORS / GARAGE DOORS TO BE BLACK
FASCIA / SOFFIT / GUTTERS / DOWN SPOUTS TO BE BLACK
STANDING SEAM ROOF AT FRONT PORCH - COLOR TO BE CHARCOAL
CERTAINTED ARCHITECTURAL SHINGLES

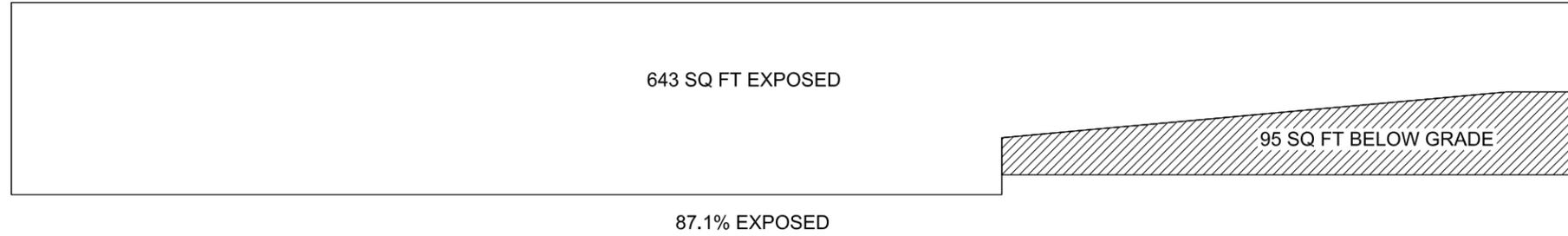
FRONT EXTERIOR ELEVATION

PERCENTAGE OF AREA BELOW GRADE / ABOVE GRADE

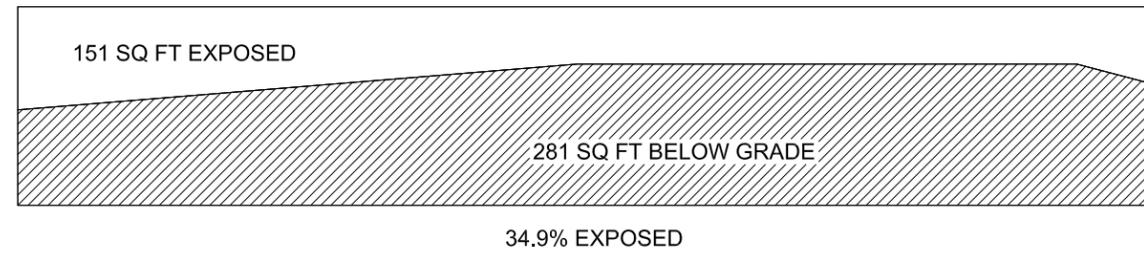
TOTAL AREA EXPOSED = 643 + 151 + 229 + 109 = 1,132 SQ FT = 49.95%

TOTAL AREA BELOW GRADE = 95 + 281 + 460 + 298 = 1,134 SQ FT = 50.05%

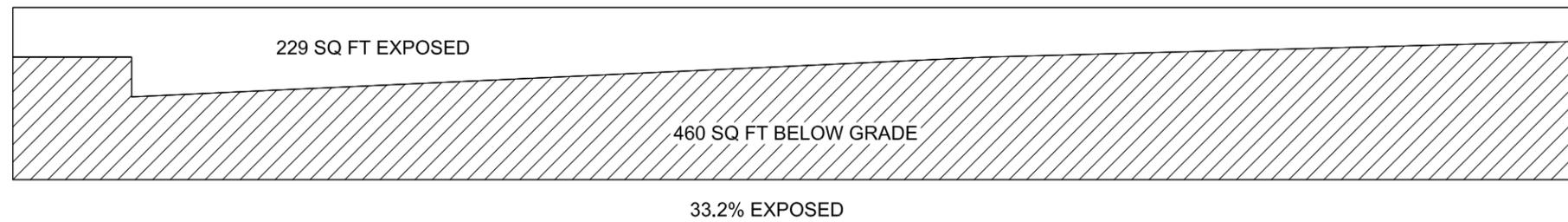
LEFT EXTERIOR ELEVATION



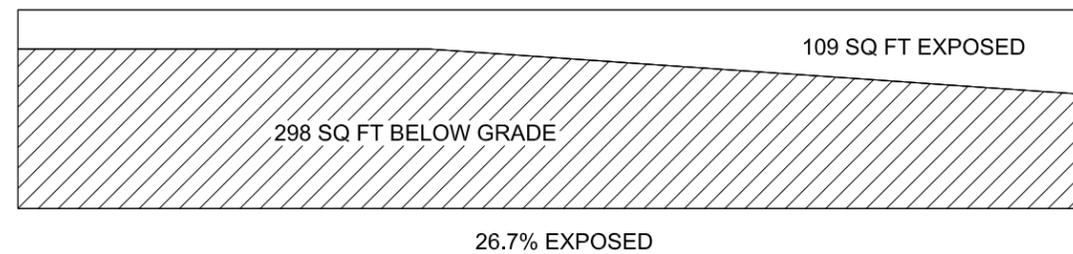
FRONT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



3 Parkland - Properties on Same Side of Street on Parkland (left to right)



7 Parkland

11 Parkland

15 Parkland

3 Parkland – Properties Across the Street on Parkland (right to left)



10 Parkland

8 Parkland

4 Parkland

3 Parkland - Properties on Same Side of Street on W. Lockwood (right to left)



3 Edwin

1003 W. Lockwood

3 Elm

2 Elm

3 Parkland – Properties on Same Side of Street on W. Lockwood (left to right)



4 Parkland

1209 W. Lockwood

1215 W. Lockwood

5 Austin PL