



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 7/31/23 DATE OF ARB MEETING 9/13/23 ESTIMATED COST 850,000.00

PROJECT ADDRESS 705 West Lockwood Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Scharf Land Development Company PHONE NUMBER (314) 707-4238

CONTRACTOR (NAME) Scharf Land Development Company PHONE NUMBER (314) 707-4238

CONTRACTOR ADDRESS 16833 Kingstowne Estates Drive, Wildwood, MO 63011

ARCHITECT (NAME) Tim Hollerbach PHONE NUMBER (314) 578-9470

ARCHITECT ADDRESS 1548 Jeffco Blvd, Arnold, MO 63010

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New Single Family Home

FLOOR AREA RATIO ~~0.27~~ .27 (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.) ~~3228.00~~ 3228.00

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) None

TOTAL SQ. FT. OF LOT 11,936 WIDTH AND DEPTH OF LOT (FT.) 67.03 x 178.61

HEIGHT OF STRUCTURE ~~29'-7"~~ 29'-7" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE ~~8/1/23~~ 10/1/23 EST. COMPLETION DATE ~~7/1/24~~ 8/1/24

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):

## 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 = 42.3' (AVERAGE OF ADJACENT HOUSES)  
 SIDE = 6.70' (10% FRONT LOT WIDTH)  
 REAR = 30'

ACCESSORY BUILDINGS: 6' FROM SIDE AND REAR

## FLOOR AREA RATIO (FAR)

PROPOSED HOUSE: FIRST LEVEL = 2,002 S.F.  
 SECOND FLOOR = 1,226 S.F.  
 TOTAL FLOOR AREA = 3,228 S.F.  
 FAR = 3,228/11,936 = 0.27



**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. : 23M321032  
 ADDRESS : 705 W. LOCKWOOD AVE.  
 : GLENDALE, MO 63122  
 OWNER : JOHN & MARITA DANIEL  
 AREA OF TRACT : 11,936 S.F. (0.27 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 : 29189CO309K  
 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 SHERRILL ASSOCIATES INC.
- 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  
 3.54 CFS/AC. IMPERVIOUS SURFACE  
 1.70 CFS/AC. PERVIOUS SURFACE

EXISTING IMPERVIOUS AREA = 2,902 S.F.  
 PROPOSED IMPERVIOUS AREA = 6,215 S.F.  
 INCREASE IN IMPERVIOUS AREA = 3,313 S.F.

RESULTING INCREASE IN SITE RUNOFF:  
 3,313 S.F. x (3.54 - 1.70) / 43,560 = 0.14 CFS

RUNOFF VOLUME = 0.14 CFS x 60 S/MIN x 20 MIN = 168 C.F.

VOLUME DETAINED IN PROPOSED STORM WATER STORAGE BED:  
 18' x 9' x 2.5' x 40% VOID SPACE = 162 C.F.  
 PLUS (2) 50 GAL FLO-WELLS x 60% = 8 C.F.

TOTAL DETAINED = 170 C.F.

### 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.

## 705 W. Lockwood Avenue

LOT 23 AND THE EAST 17 FEET 1/4 INCH OF LOT 22  
 IN BLOCK 1 OF 'OAKLAND PARK', PLAT BOOK 8 PAGE 116.  
 CITY OF GLENDALE, ST. LOUIS COUNTY, MO



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

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 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

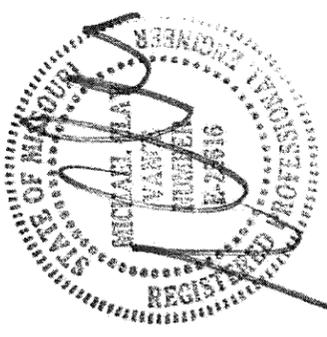
PREPARED FOR:

**Scharf Land Development Co.**  
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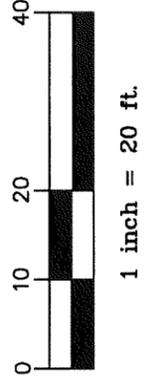
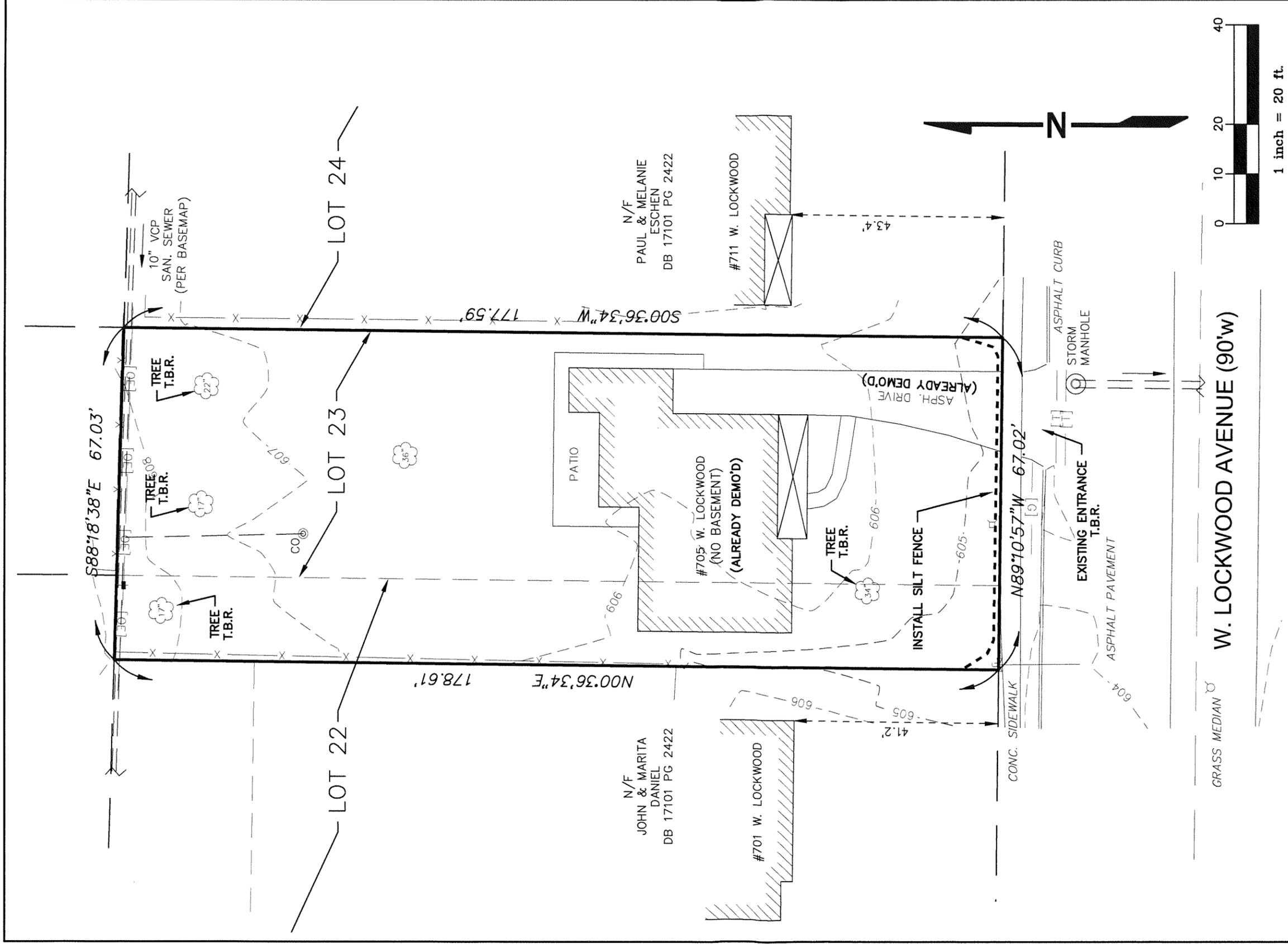
08/24/2023

JOB #23093

1 OF 7



8/25/2023  
 MICHAEL CLAY VANCE, P.E.  
 E-25616

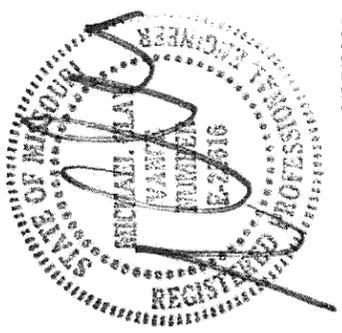


# Existing Conditions / Demo Plan

SITE IMPROVEMENTS WERE CLEARED PRIOR TO FIELD SURVEY. THE SITE IMPROVEMENTS SHOWN ABOVE ARE FROM RECORD INFORMATION.

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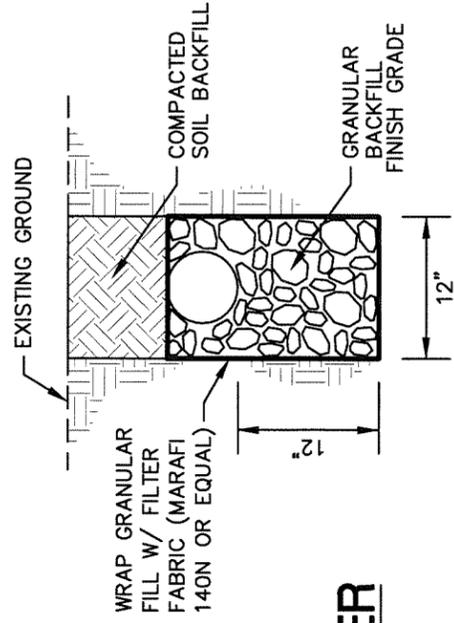
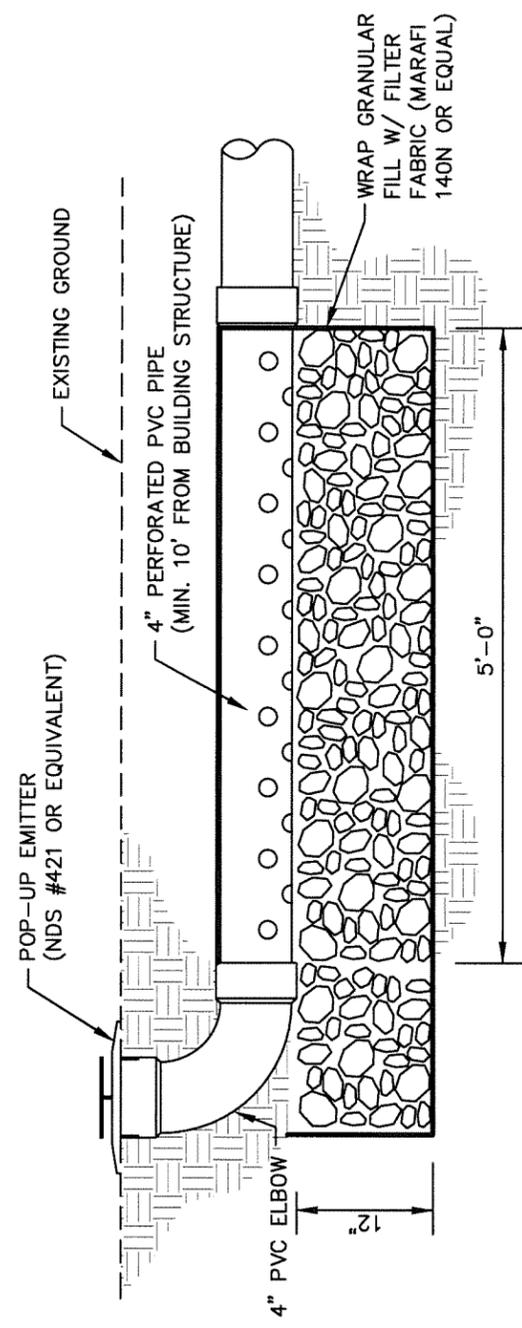


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08/24/2023 JOB #23093 2 OF 7

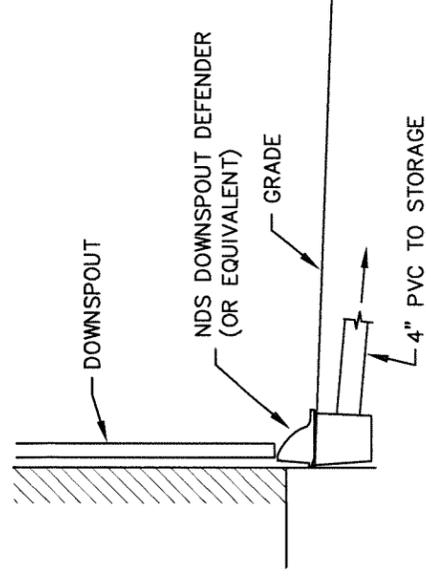
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 E-25616





- 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)

## POP-UP EMITTER



## DOWNSPOUT DETAIL

TYPICAL FOR EACH DOWNSPOUT THAT IS PIPED TO STORAGE BED

## Site Details



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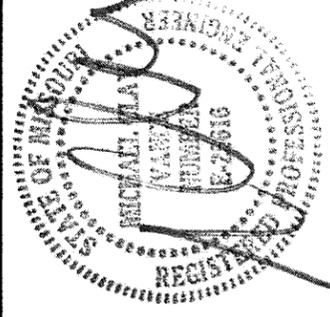
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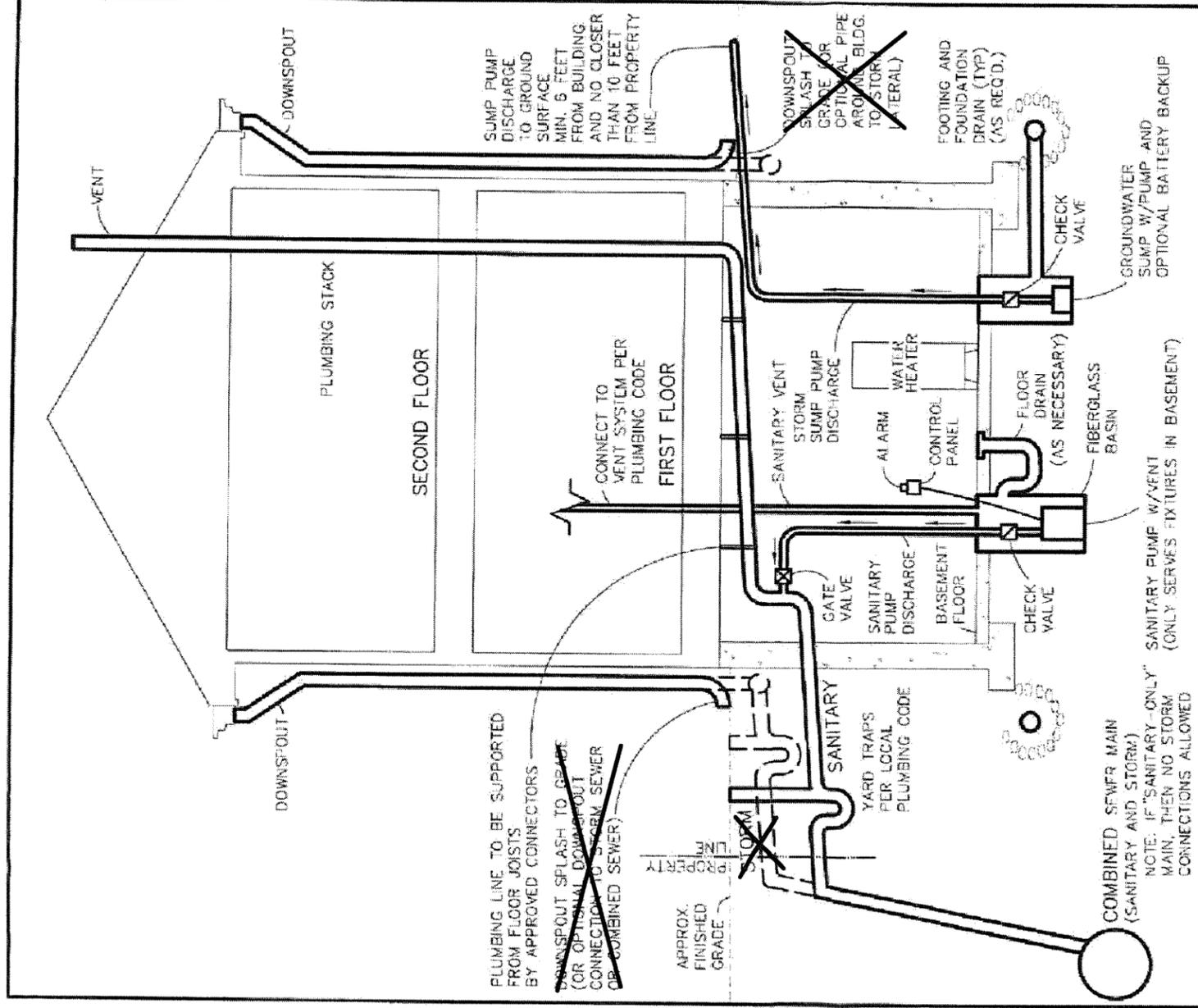
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 E-25616



NEW CONSTRUCTION TYPICAL STRAPPED PLUMBING INSTALLATION - (WITH BASEMENT FIXTURES)	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET ST.	
	DR. M.C.K. OK	DATE: AUG., 2009

8/05/2009

SS0331

**Figure 3-1**

## Site Details

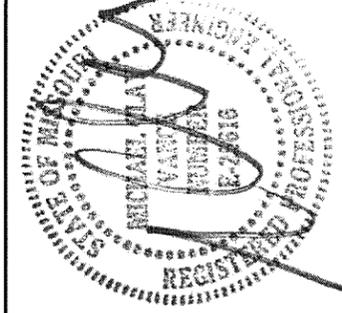


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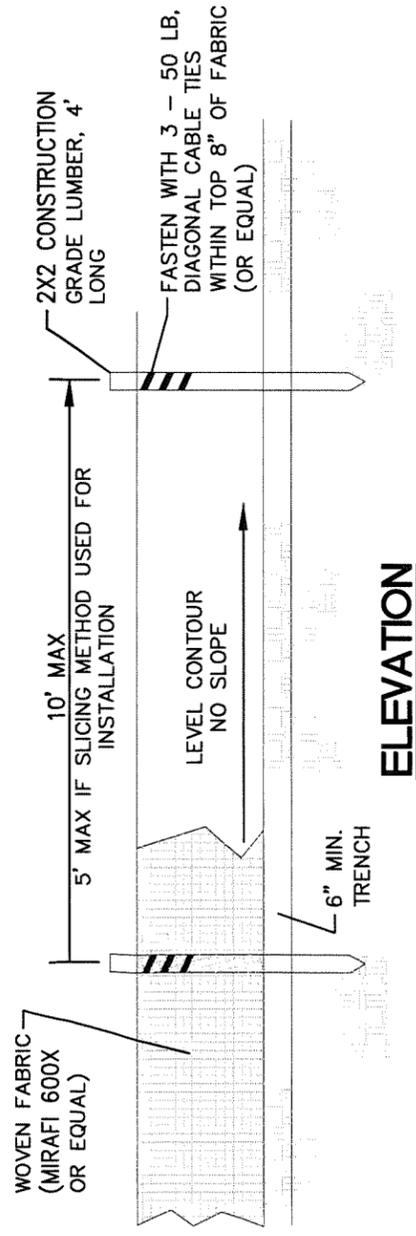
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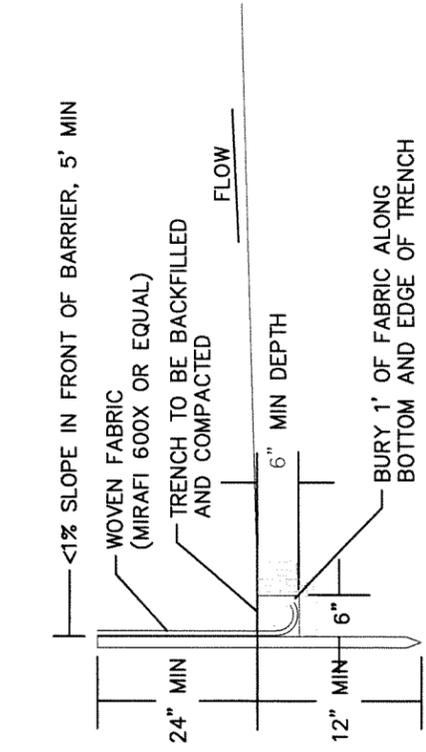
08/24/2023 JOB #23093 6 OF 7



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E-25616



**ELEVATION**



**SECTION**

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

**SILT FENCE**

N.T.S.

**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

**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.

**Site Details**

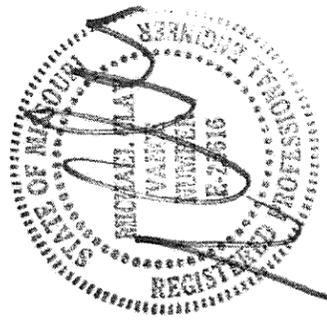


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TIM HOLLERBACH  
DESIGNS

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GLENDALE, MO

DESCRIPTION:	
JOB NUMBER:	23106
ISSUE DATE:	08.30.2023
REVISIONS:	

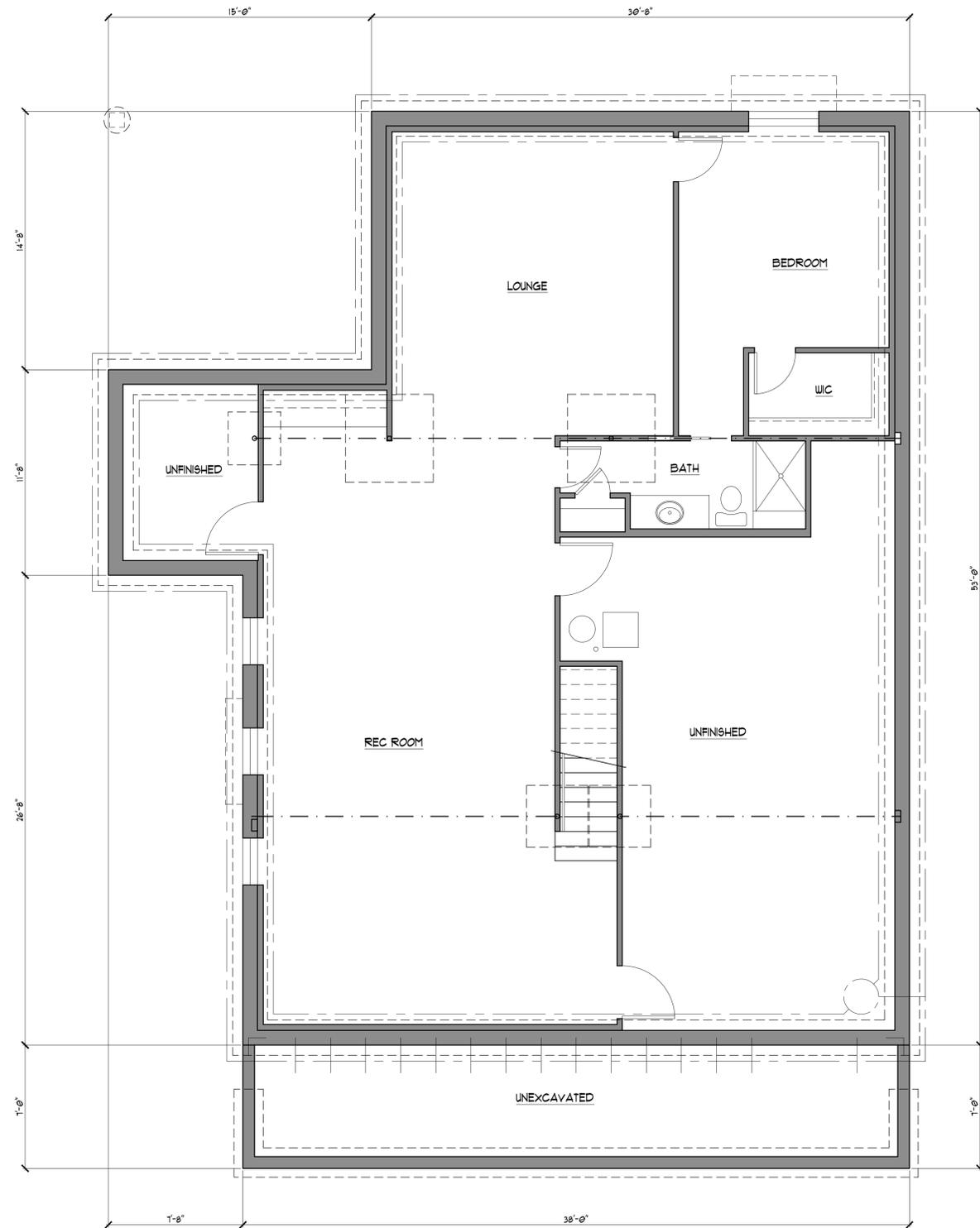

SHEET TITLE

LOWER AND  
MAIN LEVEL  
PLAN

SHEET NUMBER

A1

OF 5





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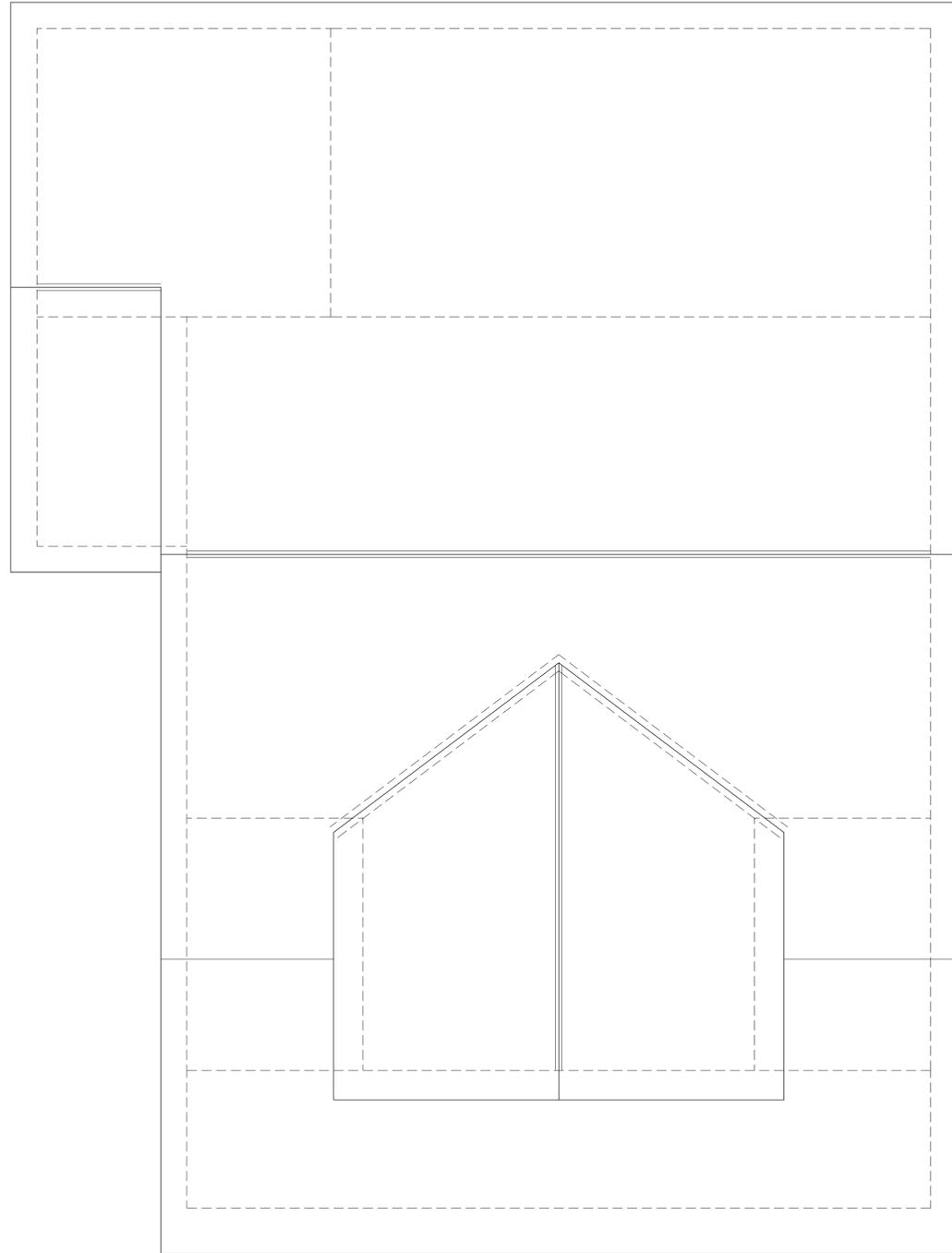
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**SECOND LEVEL PLAN**

SCALE: 1/4" = 1'-0"  
SQUARE FEET: 1,226.00



**ROOF PLAN**

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

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GLENDALE, MO

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NO.	DESCRIPTION

SHEET TITLE

SECOND  
LEVEL AND  
ROOF PLAN

SHEET NUMBER

**A2**



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



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

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A3**



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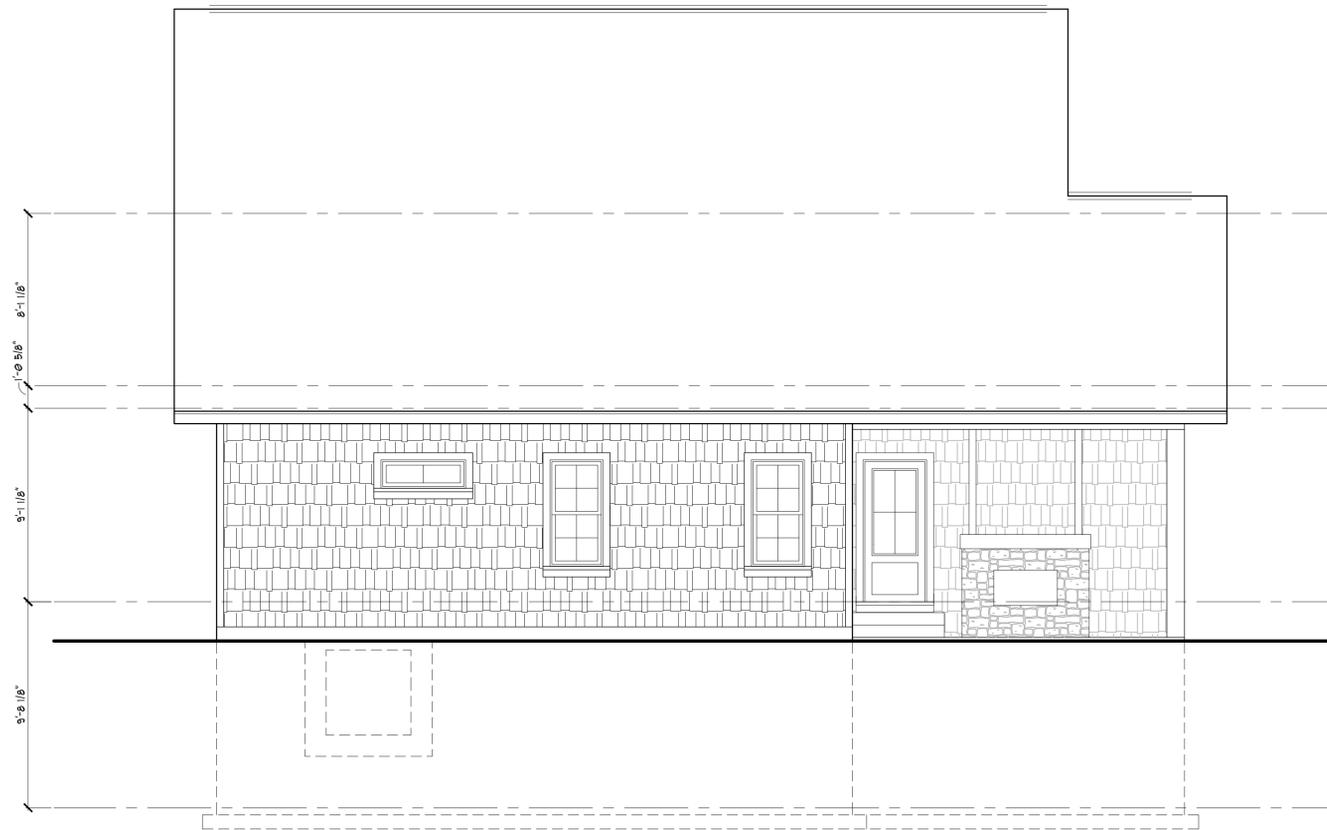

SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A4**

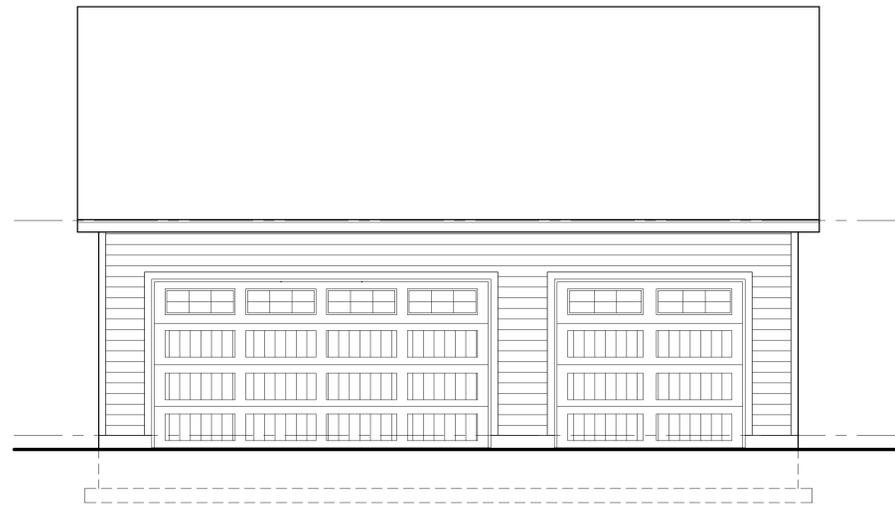
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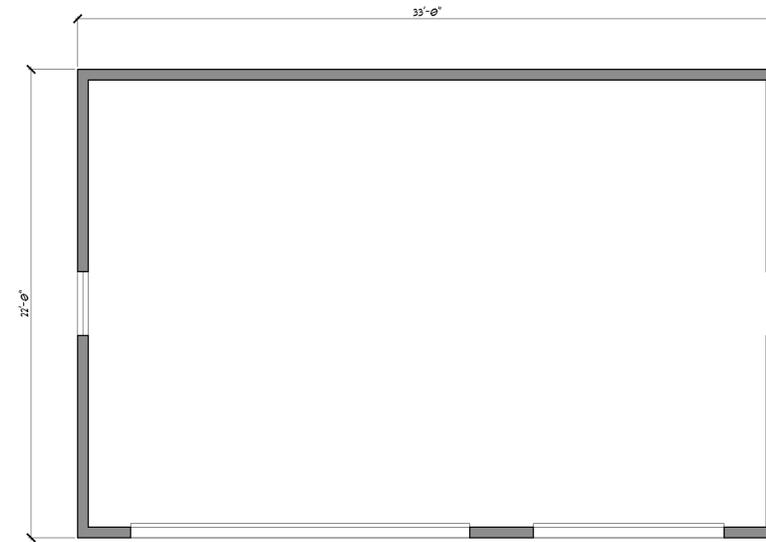
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



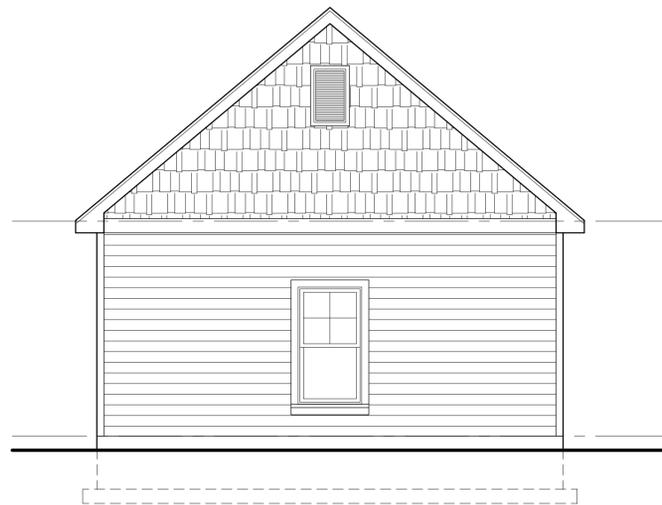
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



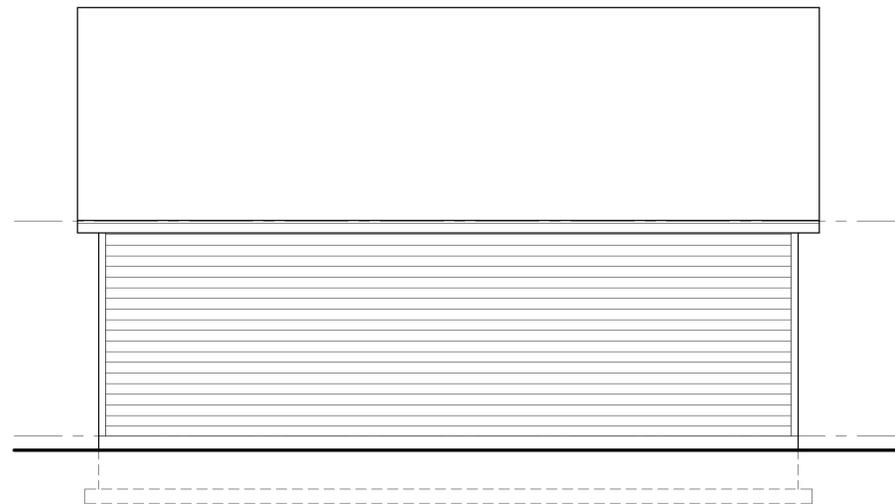
**DETACHED GARAGE PLAN**  
SCALE: 1/4" = 1'-0"



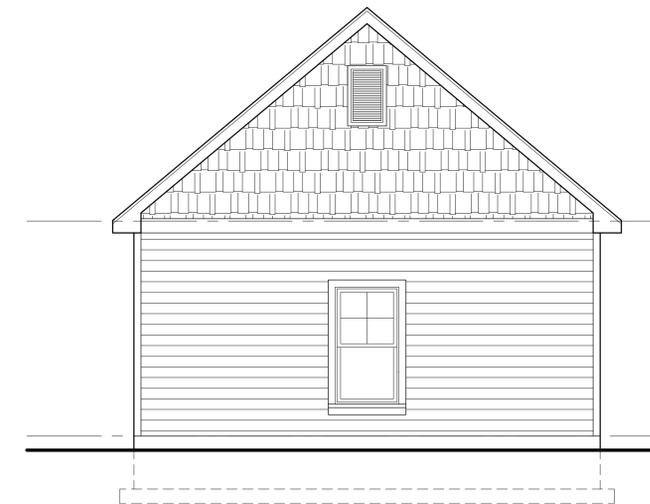
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**REAR YARD CALCULATIONS:**

REAR YARD SQUARE FOOTAGE:	5,534.00
GARAGE SQUARE FOOTAGE:	126.00
PERCENTAGE OF REAR YARD:	13%



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



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

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SHEET TITLE

DETACHED  
GARAGE

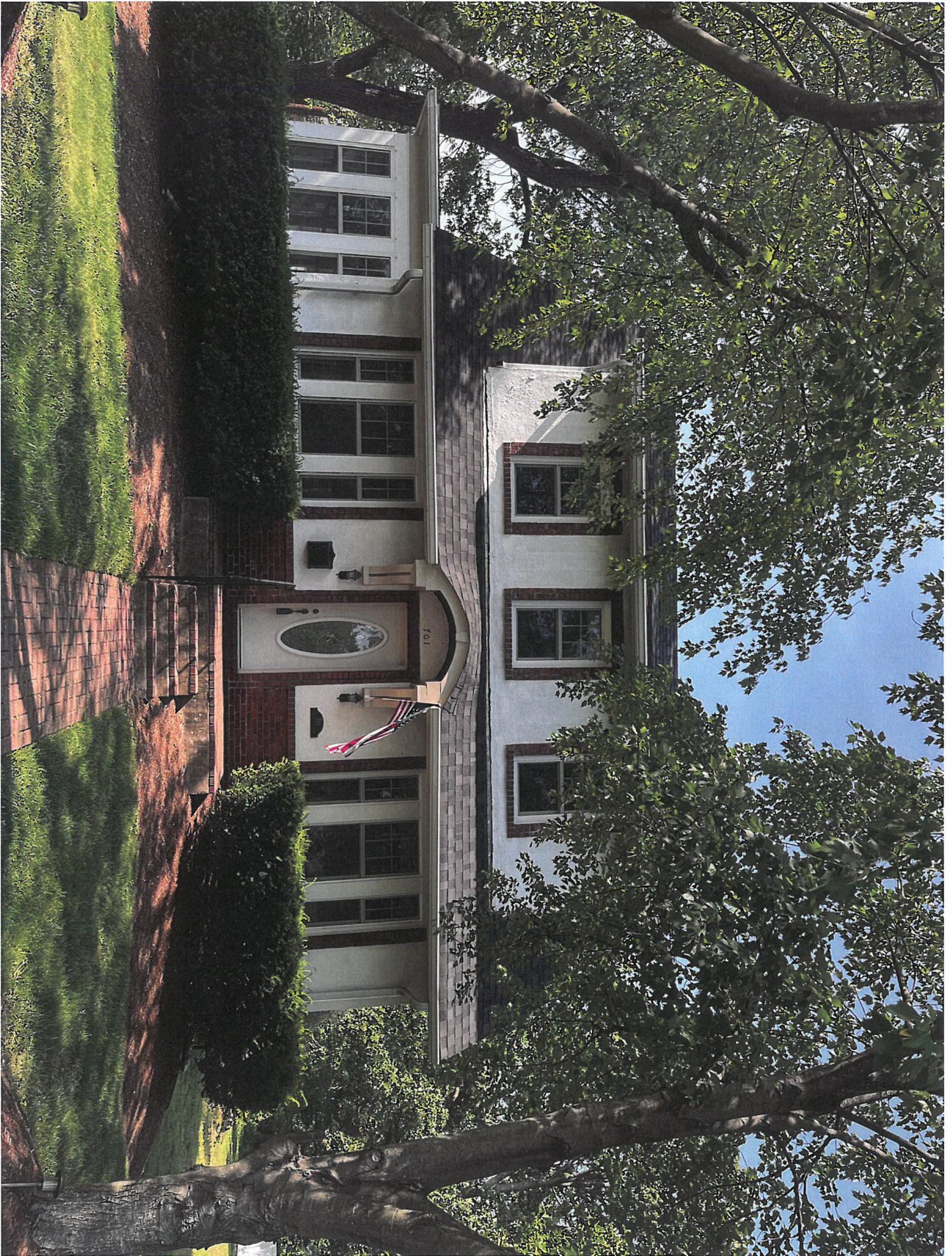
SHEET NUMBER

**A5**









From: **John Scharf** scharfhomes@charter.net  
Subject: **Fwd: 705 W. Lockwood Materials**  
Date: **Aug 31, 2023 at 5:06:20 PM**  
To: **Joanne Carr** jcarr@glendalemo.org

---

## **705 W. Lockwood Materials**

Certainteed Cedar Impressions, 7" straight edge, Perfection Shingles/Shakes

Composite white exterior trim

PermaCast columns

Viwinco double-hung windows, white

Fiberglass front door units

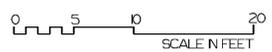
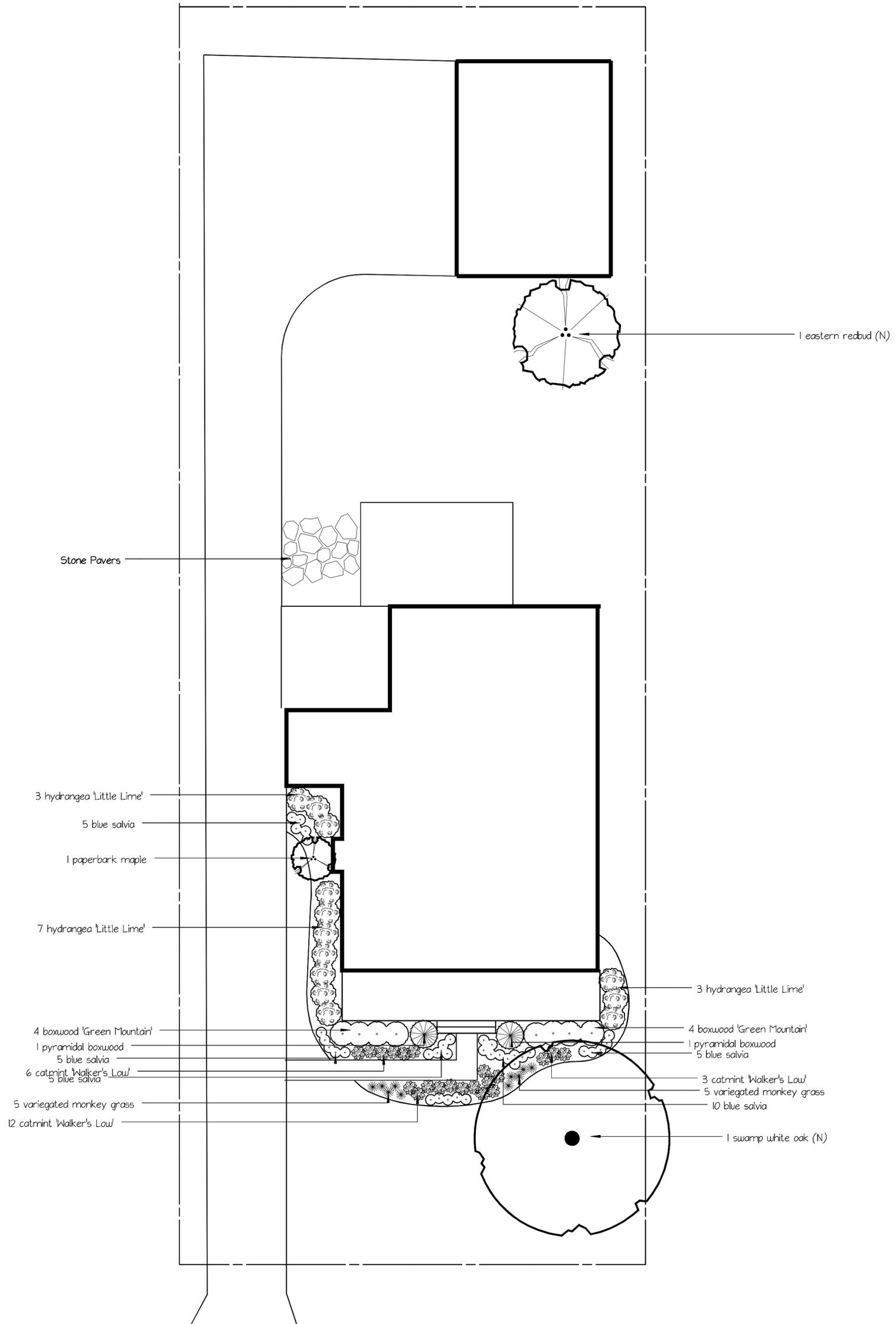
Aluminum gutters, white

Architectural grade shingles

Cultured Stone, natural limestone mix

Full yard/lawn area to be graded and sodded

|  
|



<b>Scharf Land Development Co</b>		
705 W. Lockwood Glendale, MO		
client:		
scale	1"=10'	date
		August 30, 2023
drawn by	checked by	revision
Nicole Mizell	Mike Basile	
		drawing #



**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  
8-31-2023

PROPERTY LOCATION: 705 W. Lockwood

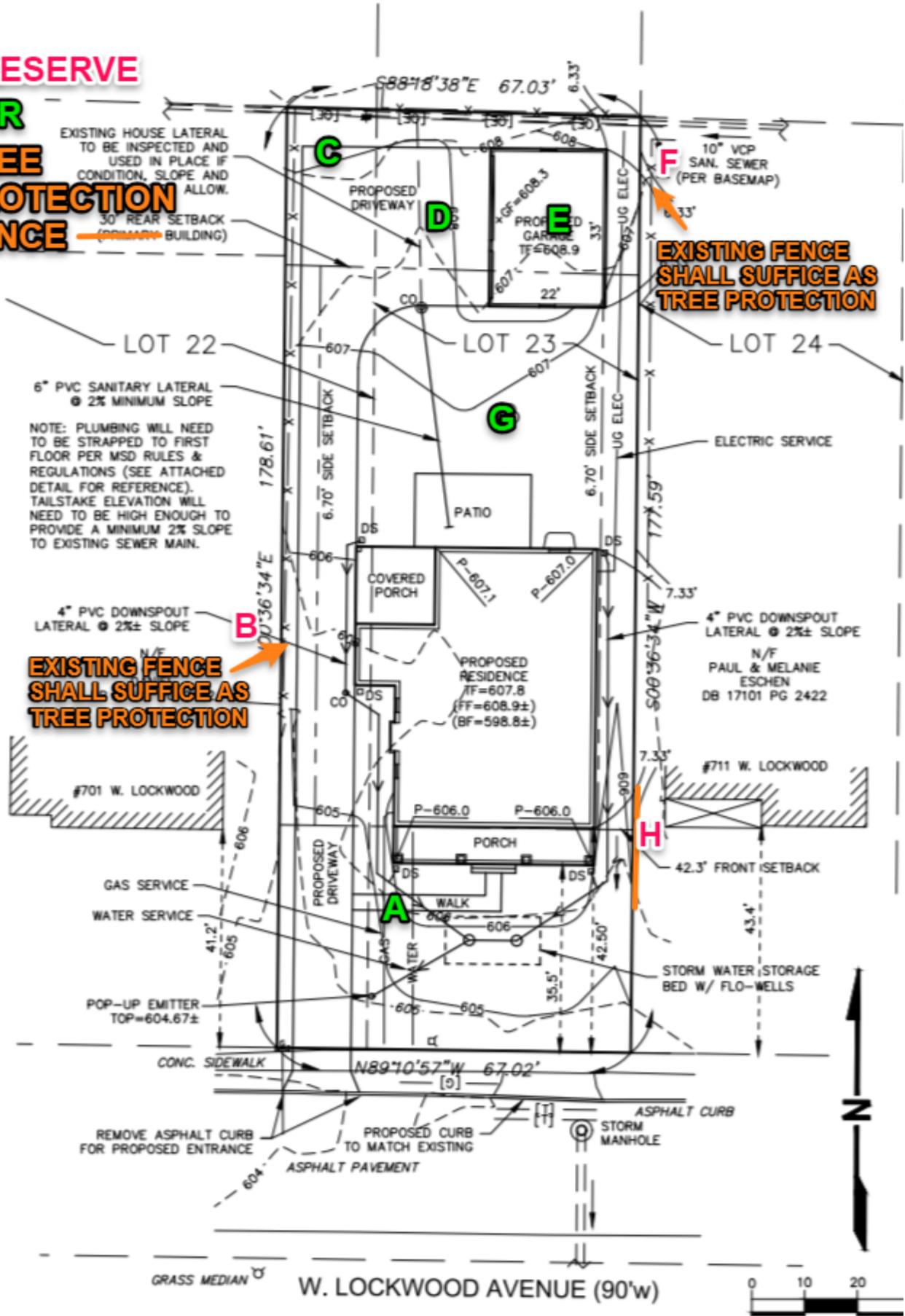
#	TREE SPECIES	D B H	PRESERVE/ TBR/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	saucer magnolia	3x13"	TBR		multi-trunk, ivy, storm damage	\$2435	68	897
B	viburnums	10x1"	PRESERVE	YES	row of clusters, existing fence to suffice as tree protection	cost to replace	70	----
C	American elm	17"	TBR		surface roots, water sprouts, phototropic, vines	\$935	64	511
D	black gum	18"	TBR		deadwood, girdling roots	\$1770	62	573
E	sweet gum	24"	TBR		deadwood, storm damage	\$2855	66	1018
F	arborvitae	3"	PRESERVE	YES	existing fence to suffice as tree protection	cost to replace	70	----
G	post oak	34"	TBR		ivy, deadwood, compartmentalized deadwood <b>GRADING/ UTILITIES</b>	\$9115	72	2043
H	Japanese maple	2"	PRESERVE	YES	strong central leader	cost to replace	70	----
1	SWAMP WHITE OAK	2.5"	INSTALL					1963
2	EASTERN REDBUD	2.5"	INSTALL					962

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

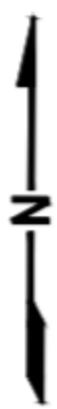
Lot size	11,993 Sq ft
Current Canopy	5,042 Sq ft 42% Lot Coverage
Canopy Removed	5,042 Sq ft 100% Current Canopy Removed
Added Canopy	2,925 Sq ft

**PRESERVE**

**TBR  
TREE  
PROTECTION  
FENCE**

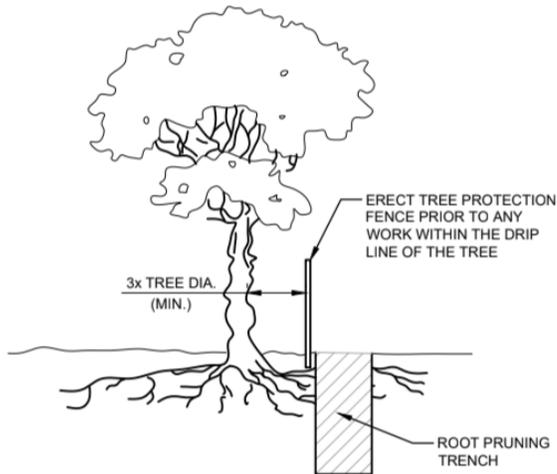


GRASS MEDIAN W. LOCKWOOD AVENUE (90'w)









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.