



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

Adopted by Ord. 03-14, August 4, 2014, Ord. No. 15-23, Ord B17-23, August 21, 2023

APPLICATION DATE 03-29-2024 DATE OF ARB MEETING 04-10-2024 ESTIMATED COST \$1,200,000

PROJECT ADDRESS 12 Cambridge Court GLENDALE, MO 63122

NAME OF PROPERTY OWNER Andrew & Lindsey Pautler PHONE NUMBER

CONTRACTOR (NAME) Lewis Homes LLC PHONE NUMBER

CONTRACTOR ADDRESS 335 Leffingwell Avenue #100

ARCHITECT (NAME) Ann Beggeman PHONE NUMBER 314-614-0686

ARCHITECT ADDRESS 3207 Charleston Boulevard, Rockingham, VA 22801

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New SFR

FLOOR AREA RATIO 27.04% (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). (See page 6 for more details.)

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 3,435.7

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

TOTAL FLOOR AREA (SQ. FT.)

TOTAL SQ. FT. OF LOT 12,707 WIDTH AND DEPTH OF LOT (FT.) 85 X 149.5

HEIGHT OF STRUCTURE 29' 0" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE 05-01-2024 EST. COMPLETION DATE 02-01-2025

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 7 copies of the following items collated into individual packets along with a Flash Drive containing the same information. 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.

Diana Allen

03-29-2024

SIGNATURE OF APPLICANT

DATE

LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ord. 03-14, August 4, 2014, Ord. No. 15-23, Ord B17-23, August 21, 2023, 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, structures and utilities.
- 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 defined by tree study.
- 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, Ord. No. 15-23, Ord B17-23, August 21, 2023

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.

The Architectural Review Guidelines are hereby amended to provide for a 0.30 floor area ratio (FAR) for all lots within the City. Section III.C of the Architectural Review Guidelines shall be amended to read as follows:

- C. On all lots zoned R-1 or R-2, the floor area of residential dwellings shall not exceed a floor area ratio (FAR), as defined in Section 400.010 of the Zoning Regulations, of 0.30, 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.

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 the 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.

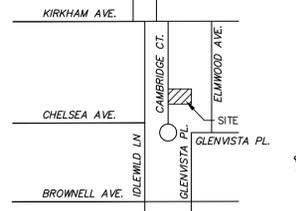
VI. MODIFICATIONS

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 ALL OF LOT 16 & PART OF LOT 17 OF "CAMBRIDGE COURT (P.B. 36, PG. 23) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



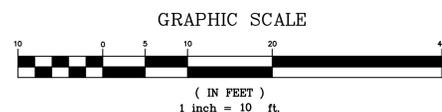
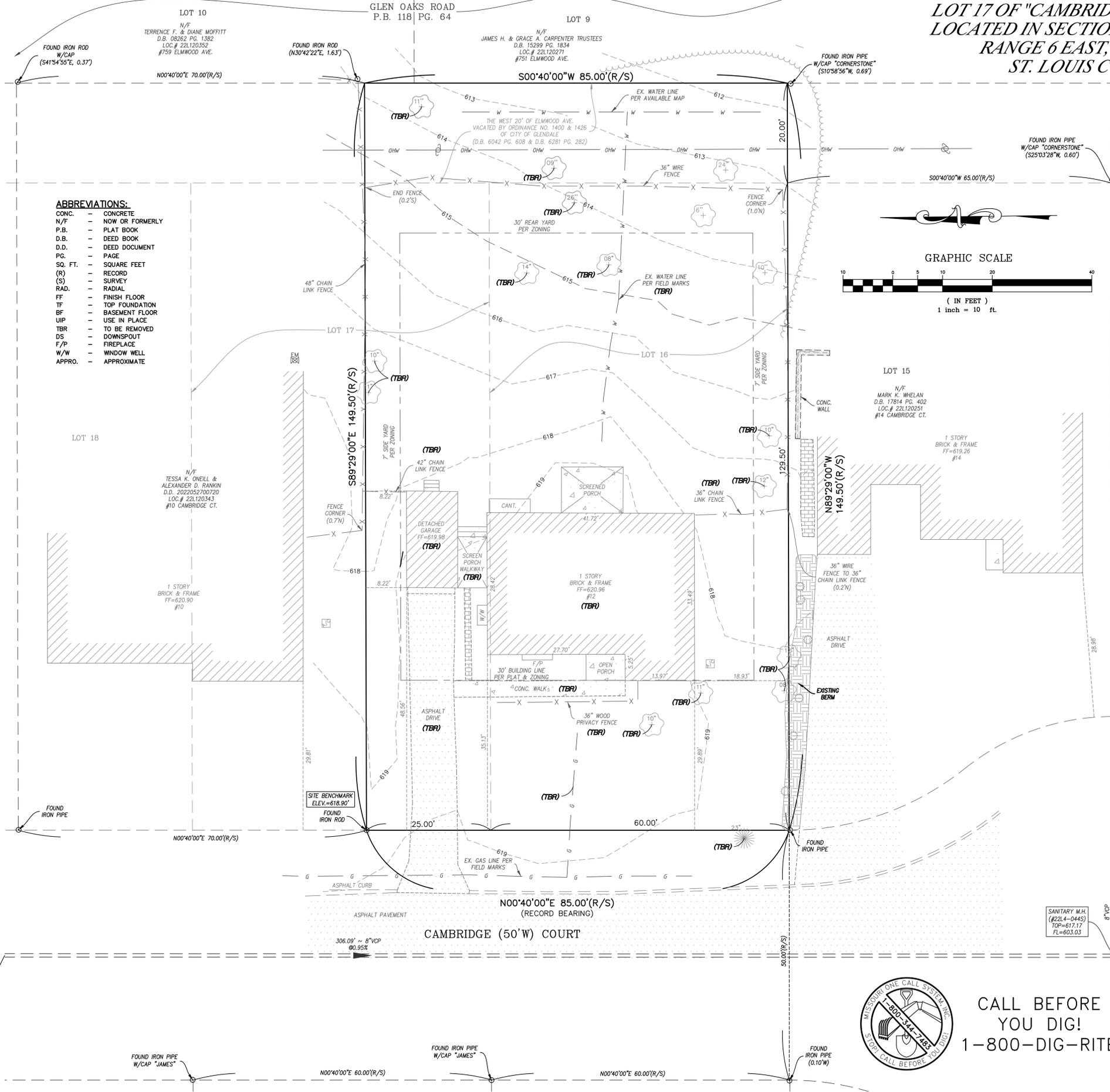
LOCATION MAP

ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
P.S.	PAGE
SQ. 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
F/P	FIREPLACE
W/W	WINDOW WELL
APPRO.	APPROXIMATE

LEGEND:

- TREE LINE
- STILL FENCE
- FENCE LINE
- 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 TO BE SET
- FOUND IRON PIPE
- CONC. MON. / STONE
- CROSS
- CROSS WITH ANCHOR
- CONC. PAVEMENT
- ASPHALT PAVEMENT
- BRICK PAVERS
- GRAVEL



SITE INFO:

N/F ANDREW & LINDSEY PAUTLER
D.D. 202402290001
LOC. # 22121261
#12 CAMBRIDGE CT.
12,707 SQ. FT. OR 0.292 AC.±

ZONING INFO:

"R-2" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 30' SETBACK PER ZONING
FRONT: 30' SETBACK PER PLAT
SIDE: 7' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.

SITE BENCHMARK:

IRON ROD: 618.90' (NAVD83)
FOUND IRON ROD AT THE NORTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:

ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 13320 - ELEVATION 638.22' (NAVD83)
CUT CORNER ON NORTHEAST CORNER OF CONCRETE BASE FOR TRAFFIC SIGNAL CONTROL BOX SITUATED SOUTHWEST OF THE INTERSECTION OF MANCHESTER ROAD AND NORTH KIRKWOOD ROAD (A.K.A. LINDBERGH BLVD), ROUGHLY 1.9' ABOVE GRADE, 11.5' SOUTHWEST OF TRAFFIC SIGNAL 20.6' NORTHWEST OF NORTHWEST CORNER OF BUILDING AT #10764 MANCHESTER ROAD, 40' NORTH OF NORTHWEST CORNER OF CONCRETE RETAINING WALL AT THE BARKING SALON LOT DOG GROOMING SALON #1050 NORTH KIRKWOOD ROAD.

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 12,707 SQUARE FEET OR 0.292 ACRES MORE OR LESS.
- BASE OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF CAMBRIDGE COURT AS RECORDED IN PLAT BOOK 36 PAGE 23 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: ANDREW & LINDSEY PAUTLER AS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 202402290001 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.

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.

TITLE NOTES

- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, L.L.C. WITH COMMITMENT NUMBER 24-331706-TW HAVING AN EFFECTIVE DATE OF FEBRUARY 14, 2024 AT 08:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:
- ITEM 1-5 & 9: GENERAL EXCEPTIONS WITH NO COMMENTS BY SURVEYORS.
 - ITEM 6: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 36 PAGE 23 AND INSTRUMENT RECORDED IN BOOK 1615 PAGE 236 AND ANY SUBSEQUENT AMENDMENTS. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
 - ITEM 7: TERMS AND PROVISIONS OF ORDINANCE NO. 1400, A COPY OF WHICH IS RECORDED IN BOOK 6042 PAGE 608. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
 - ITEM 8: TERMS AND PROVISIONS OF ORDINANCE NO. 1426, A COPY OF WHICH IS RECORDED IN BOOK 6281 PAGE 282. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

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 wood frame with 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" depth of earth cover or as required by local building codes.
 - This plot plan conforms to "GLENDALE CODE".
 - Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

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. #2007017983



ISSUE	REMARKS/DATE
1	CITY COMMENTS - 04/15/24
2	
3	

Lewis Homes LLC
335 Leffingwell Ave Suite 100
Kirkwood, MO 63122
(314) 513-1914

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-9944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

#12 CAMBRIDGE COURT
GLENDALE, MISSOURI 63122

EXISTING CONDITIONS / DEMOLITION PLAN

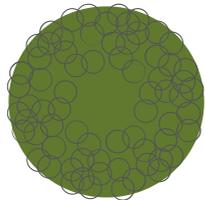
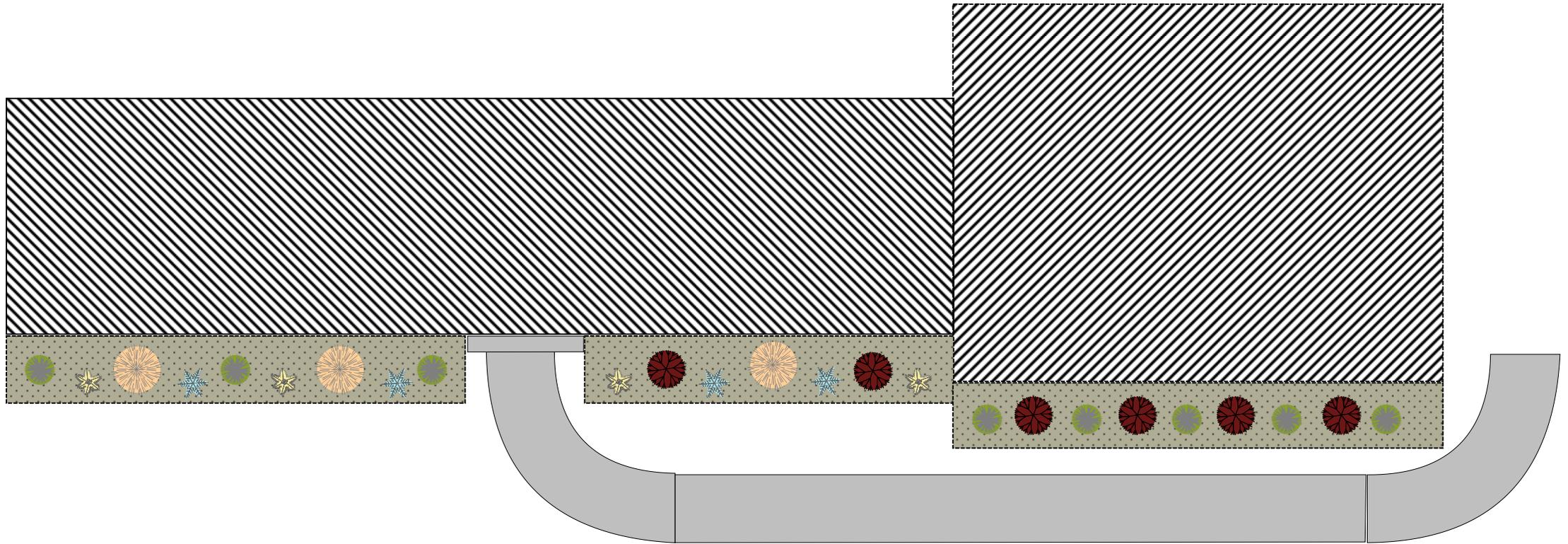
Date:	24-02-036
Date:	04/18/2024
Designed: HHH	Sheet
Drawn: HHH	1.1
Checked: MGB	IMP



CALL BEFORE YOU DIG!
1-800-DIG-RITE

Drawing name: V:\2402036 - 12 Cambridge Ct\Drawings\Surveying\Plot Plan\2402036 Site Plan.dwg Plotter on: Apr 19, 2024 - 11:32am Plotted by: thuyth

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.



Sugar Maple	Dwarf White Spuce	Ninebark	Hydrangea	Columbine	Coreopsis

12 Cambridge Court



East Side of Cambridge Court



4 Cambridge Court



6 Cambridge Court



8 Cambridge Court



10 Cambridge Court



14 Cambridge Court



16 Cambridge Court



18 Cambridge Court

West Side of Cambridge Court



21 Cambridge Court



17 Cambridge Court



15 Cambridge Court



11 Cambridge Court



9 Cambridge Court



7 Cambridge Court

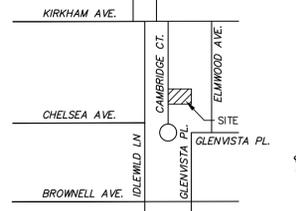


5 Cambridge Court

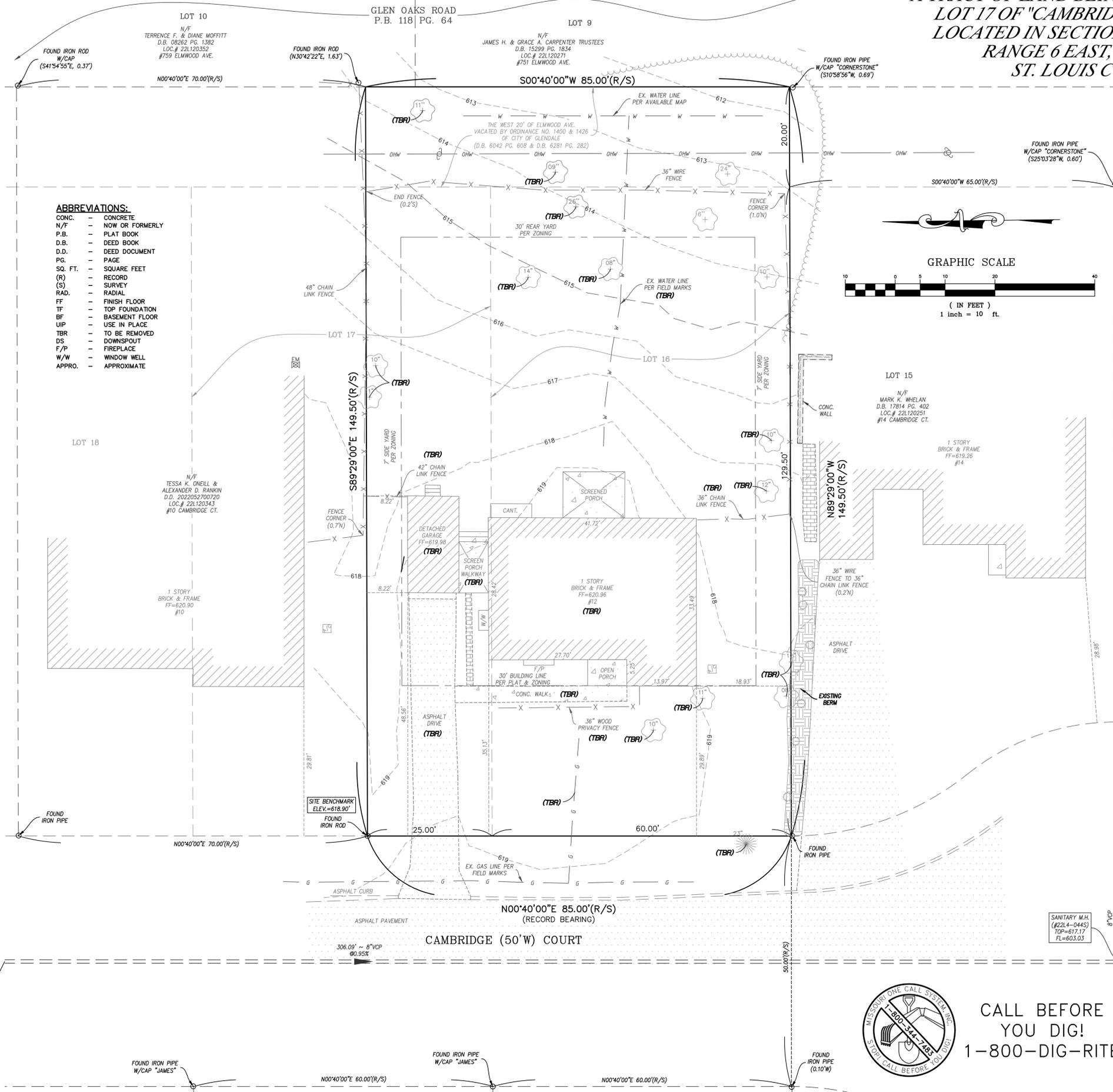




A TRACT OF LAND BEING ALL OF LOT 16 & PART OF LOT 17 OF "CAMBRIDGE COURT (P.B. 36, PG. 23) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

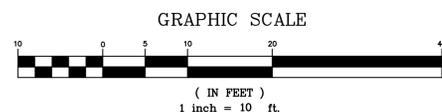


ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
P.G.	PAGE
SQ. 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
F/P	FIREPLACE
W/W	WINDOW WELL
APPRO.	APPROXIMATE

LEGEND:

	TREE LINE
	STILL FENCE
	FENCE LINE
	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 TO BE SET
	FOUND IRON PIPE
	CONC. MON. / STONE
	CROSS
	CROSS WITH ANCHOR
	CONC. PAVEMENT
	ASPHALT PAVEMENT
	BRICK PAVERS
	GRAVEL



SITE INFO:
N/F ANDREW & LINDSEY PAUTLER
D.D. 202402290001
LOC. # 22L121261
#12 CAMBRIDGE CT.
12,707 SQ. FT. OR 0.292 AC.±

ZONING INFO:
R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 30' SETBACK PER ZONING
FRONT: 30' SETBACK PER PLAT
SIDE: 7' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.

SITE BENCHMARK:
IRON ROD: 618.90' (NAVD83)
FOUND IRON ROD AT THE NORTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK
BENCHMARK 13320 - ELEVATION 638.92' (NAVD83)
CUT CORNER ON NORTHEAST CORNER OF CONCRETE BASE FOR TRAFFIC SIGNAL CONTROL BOX SITUATED SOUTHWEST OF THE INTERSECTION OF MANCHESTER ROAD AND NORTH KIRKWOOD ROAD (A.K.A. LINDBERGH BLVD), ROUGHLY 1.9' ABOVE GRADE, 11.5' SOUTHWEST OF TRAFFIC SIGNAL 20.6' NORTHWEST OF NORTHWEST CORNER OF BUILDING AT #10764 MANCHESTER ROAD, 40' NORTH OF NORTHWEST CORNER OF CONCRETE RETAINING WALL AT THE BARKING KINGS LOT DOG GROOMING SALON #1050 NORTH KIRKWOOD ROAD.

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 12,707 SQUARE FEET OR 0.292 ACRES MORE OR LESS.
- BASE OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF CAMBRIDGE COURT AS RECORDED IN PLAT BOOK 36 PAGE 23 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: ANDREW & LINDSEY PAUTLER AS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 202402290001 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.

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.

TITLE NOTES

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY TITLE PARTNERS AGENCY, L.L.C. WITH COMMITMENT NUMBER 24-331706-TW HAVING AN EFFECTIVE DATE OF FEBRUARY 14, 2024 AT 08:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

ITEM 1-5 & 9: GENERAL EXCEPTIONS WITH NO COMMENTS BY SURVEYORS.

ITEM 6: BUILDING LINES, EASEMENTS, CONDITIONS AND RESTRICTIONS AND POWERS OF TRUSTEES ACCORDING TO PLAT BOOK 36 PAGE 23 AND INSTRUMENT RECORDED IN BOOK 1615 PAGE 236 AND ANY SUBSEQUENT AMENDMENTS. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

ITEM 7: TERMS AND PROVISIONS OF ORDINANCE NO. 1400, A COPY OF WHICH IS RECORDED IN BOOK 6042 PAGE 608. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

ITEM 8: TERMS AND PROVISIONS OF ORDINANCE NO. 1426, A COPY OF WHICH IS RECORDED IN BOOK 6281 PAGE 282. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

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 wood frame with 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" depth of earth cover or as required by local building codes.
- This plot plan conforms to "GLENDALE CODE".
- Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

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
LICENSE # 2207017963
PROFESSIONAL LAND SURVEYOR

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

ISSUE REMARKS/DATE

1	CITY COMMENTS - 04/15/24
2	
3	

Lewis Homes LLC
335 Leffingwell Ave Suite 100
Kirkwood, MO 63122
(314) 513-1914

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-9944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

#12 CAMBRIDGE COURT
GLENDALE, MISSOURI 63122

EXISTING CONDITIONS / DEMOLITION PLAN

NOT APPROVED FOR CONSTRUCTION!
FOR REVIEW ONLY

Date: 04/18/2024
Job Number: 24-02-036
Designed: HHH Sheet: 1.1
Drawn: HHH
Checked: MGB IMP



CALL BEFORE YOU DIG!
1-800-DIG-RITE

Drawing name: V:\2402036 - 12 Cambridge Ct\Drawings\Surveying\Plot Plan\2402036 Site Plan.dwg Plotter on: Apr 18, 2024 - 3:18pm Plotted by: hhuynh

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
PRESERVED. (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 black ink, appearing to read "Craig R. Murphy".

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



TREE STUDY
SITE PLAN REVIEW
4-19-2024

PROPERTY LOCATION: 12 Cambridge Ct.

#	TREE SPECIES	D B H	PRESERVE/ TBR/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	flowering cherry	10"	TBR		frost crack, conks present , girdling roots, deadwood WALKWAY/ UTILITIES	\$180	38	177
B	Norway spruce	23"	TBR	CITY	minor deadwood, boring insect holes, extensive surface roots DRIVEWAY	\$3575	72	----
C	flowering cherry	11"	TBR		sucker growth, surface roots, co-dominant at 6' DRIVEWAY	\$675	56	214
D	katsura	8"	TBR		major surface roots, included bark DRIVEWAY	\$210	50	113
E	katsura	12"	TBR	SHARED	girdling roots, deadwood DRIVEWAY	\$480	58	127
F	hemlock	2x12"	TBR		co-dominant, minor deadwood ACCESS/ FOUNDATION	\$1470	65	508
G	black cherry	10"	TBR		horizontal growth pattern, partially uprooted CONDITION/ FOUNDATION	\$285	38	177
H	southern magnolia	2x10"	PRESERVE		co-dominant at 3', wound on leader	\$850	63	354
I	river birch	3x8"	TBR		multi-trunk, deadwood GRADING/ STORMWATER MITIGATION	\$935	66	339
J	river birch	14"	TBR		girdling roots, co-dominant at 20', deadwood	\$1125	62	346

					GRADING/ WATER			
K	white pine	26"	TBR		major girdling root, storm damage, broken leader CONDITION	\$2300	38	1195
L	American elm	9"	TBR		substantial deadwood, wire fence embedded WATER LINE	\$200	48	143
M	southern magnolia	2x6"	PRESERVE		multi-trunk, phototropic	\$330	69	296
N	hackberry	24"	TBR		included bark, compartmentalized wound on trunk	\$3505	62	1018
O	tree of heaven	11"	TBR		one-sided, minor storm damage SPECIES/ UTILITIES	\$160	66	214
P	boxelder	2x10"	TBR		top rail of fence embedded in trunk, ivy, dead leader, storm damage PORCH/ ACCESS	\$260	47	354
Q	hackberry	11"	TBR	SHARED	girdling roots, minor storm damage, in decline CONDITION/ PORCH	\$250	33	214
1	SUGAR MAPLE	2"	INSTALL					
2	DOGWOOD	2"	INSTALL					

Canopy coverage has been adjusted to reflect shared and overlapping crowns.

Tree species and install locations are recommendations and can be adjusted as long as the guidelines, set forth by Glendale's canopy replacement policy, are followed.

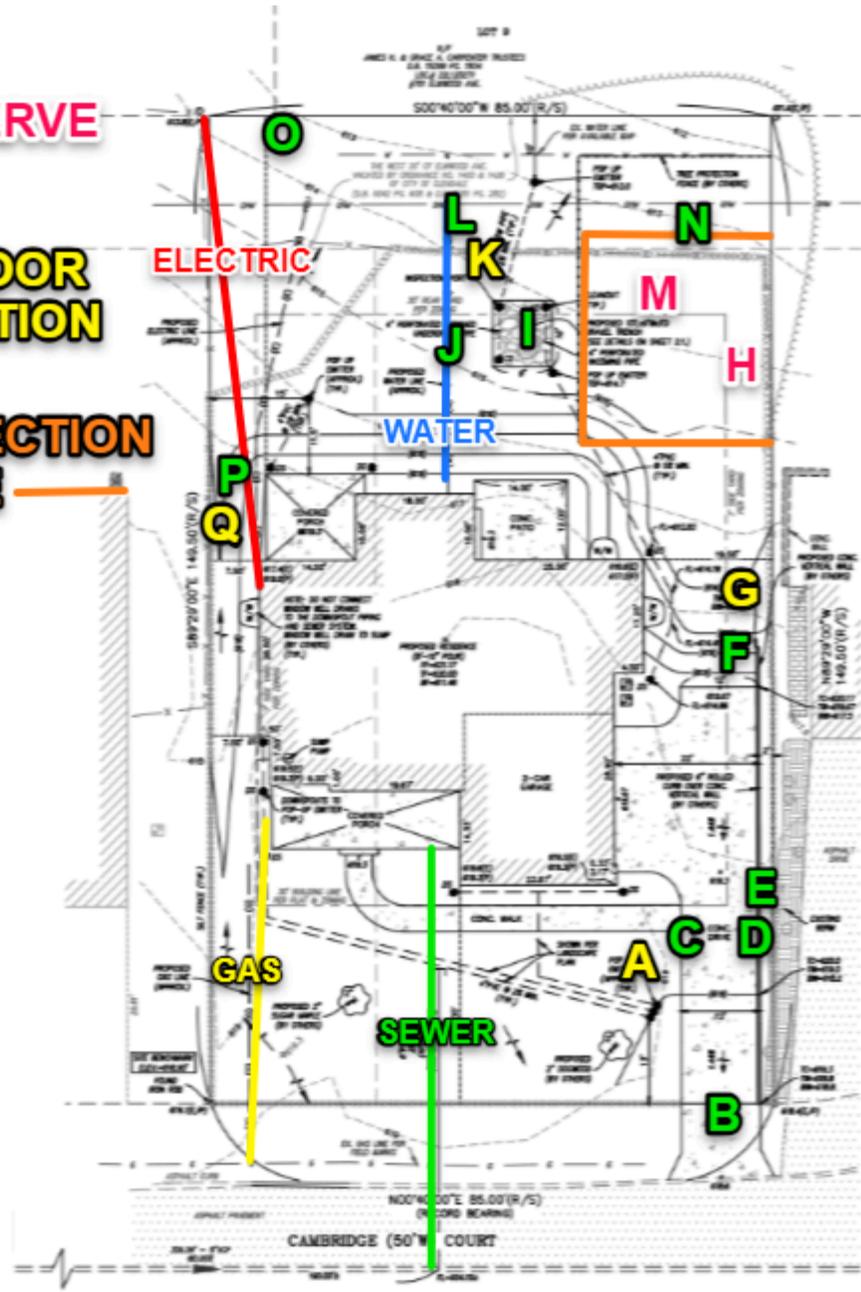
Lot size	14,250 Sq ft
Existing Canopy	5,789 Sq ft 41 % Lot Coverage
Canopy Removed	5,139 Sq ft 89% Current Canopy Removed
Post Demo Canopy	650 Sq ft 5% Lot Coverage Remaining

PRESERVE

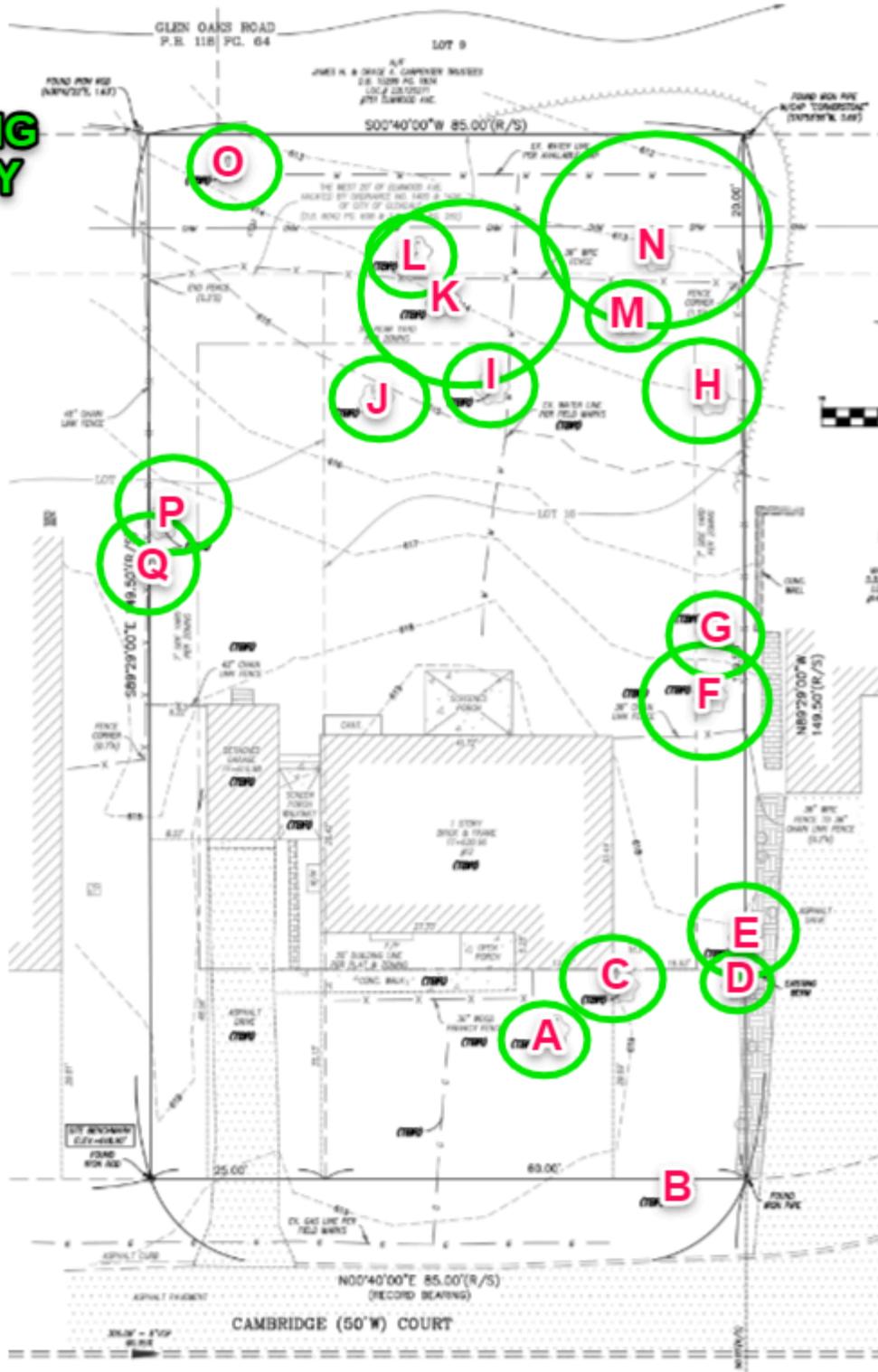
TBR

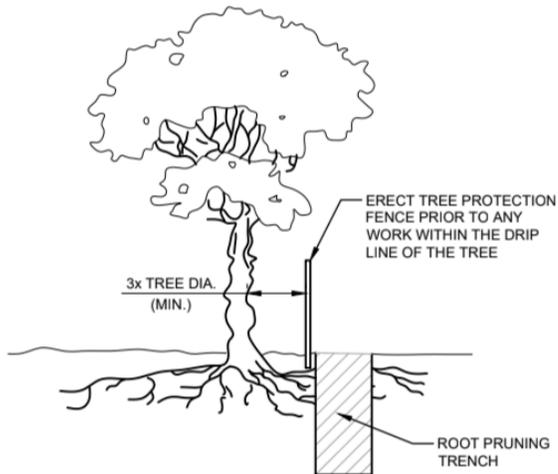
**TBR POOR
CONDITION**

**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.