

LOCATION MAP
N.T.S.

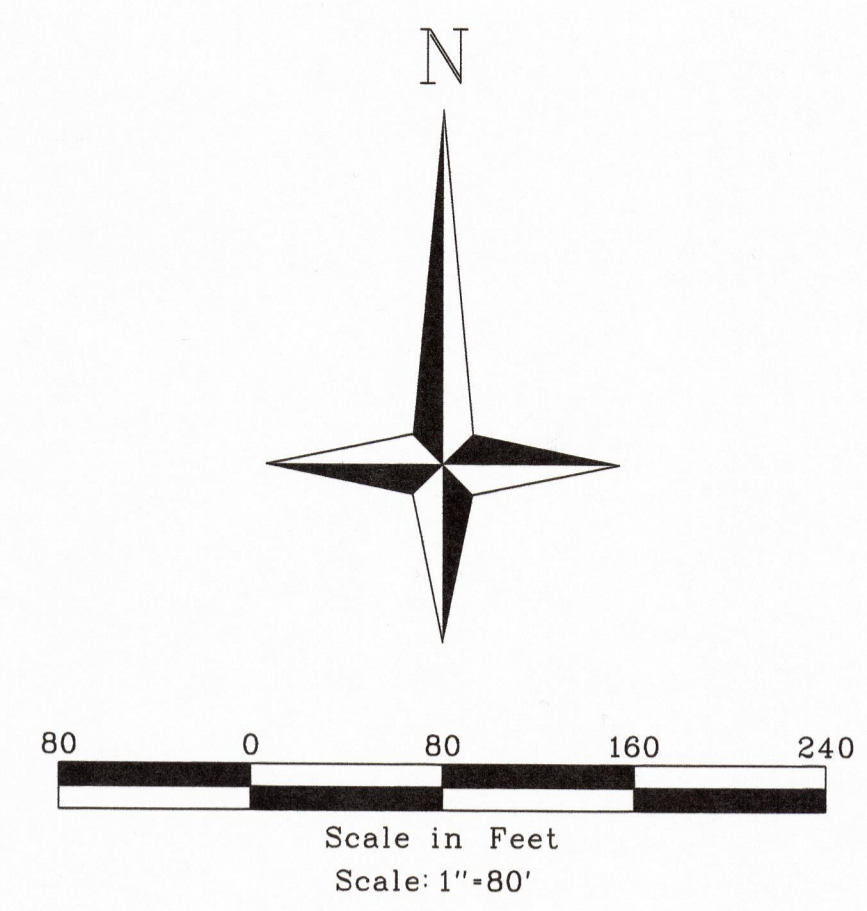
- LEGEND**
- A.I. AREA INLET
 - BF ELEVATION OF BASEMENT FLOOR
 - BW FINISHED GRADE AT BOTTOM OF WALL
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 - W.V. WATER VALVE
 - TF ELEVATION AT TOP OF FOUNDATION
 - TW FINISHED GRADE AT TOP OF WALL
 - UIP USE IN PLACE
 - OU- OVERHEAD UTILITIES
 - U- UNDERGROUND ELECTRIC
 - W- WATER SERVICE
 - G- GAS SERVICE
 - X- FENCE

BENCHMARKS

ST. LOUIS COUNTY BENCHMARK - 18317 NAVD88(SLC2011a) Elev = 641.81 FUS (or) 195.625 Meter NGVD29 Elev = 642.03 Plus "Standard Aluminum Disk" stamped SL-54 1992. Disk is set on the south side of Eddie and Park Road, 172' east of the entrance to Court Yard Subdivision, 17' south of the centerline of Eddie and Park Road. Approximately 0.3 miles east of the intersection of Lindbergh Boulevard and Eddie and Park Road. [This is prior BM 19438 renumbered because it is physically within Chapter 18.]

SITE BENCHMARK - Elevation 604.61 - top of iron pipe found at the Northeast corner of Lot 1 of Forest Ridge Plat 1.

This approval has a condition that the area behind 9432 and 9444 Sunny Creek Lane remain green space



NO NEW LANDSCAPING PROPOSED

Tree Preservation Table	Requirements
Total Site Area:	22.20 AC
Total Trees:	20.43 AC
Trees Saved:	9.26 AC
Trees Removed:	11.17 AC
Percentage:	55%

On tracts of land equal to or greater than two (2) acres in size, no more than seventy (70) percent of the existing tree canopy coverage may be cleared or developed. The remaining thirty (30) percent shall be maintained without disturbing the roots of trees in the protected area. Any value trees removed during development that exceeds the thirty (30) percent canopy protection provisions are subject to the replacement provisions outlined in subsection (d).

--- MAXIMUM CLEARING LIMITS
 [Green Shaded Area] AREA OF TREES TO REMAIN

- GENERAL NOTES:**
1. 'R' TREE DESIGNATIONS DENOTE TREE IS REPRESENTATIVE ONLY FOR PURPOSES OF THE TREE PRESERVATION PLAN.
 2. SEE SHEET TP2 FOR TREE CHART.

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NON EXISTENCE, 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 IN THE FIELD, SHOWN OR NOT SHOWN, 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.

WORK MISSOURI ONE-CALL 1-800-344-7483

T-03-21

WESTVIEW INV LLC
 3828 S. Lindbergh Blvd. #108
 St. Louis, MO 63127
 Phone: (314) 842-2212

VOLZ Incorporated
 10840 Indian Head Invt. Blvd.
 St. Louis, MO 63132
 314.890.0270 Fax
 www.volzinc.com
 Authority #203

RYAN L. HOLMES
 Professional Engineer
 PE-2017018988
 PE-2017018988

SUNSET RESERVE

12322 & 12300 ROBYN ROAD
 ST. LOUIS, MISSOURI 63127

TREE PRESERVATION PLAN

Base Map No. 27M
 LSC: 27M012322
 LOC: 27M030388
 Vol. Project # 22487

Design By: RLH
 Drawn By: RLH
 Checked By: RLH

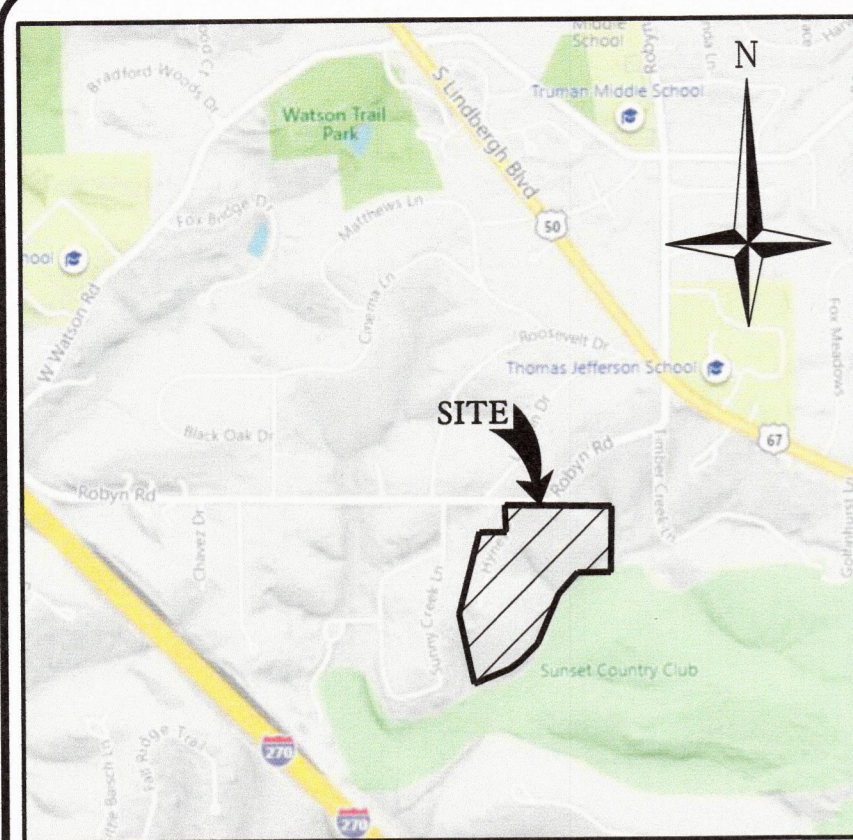
12/23/21
TP1

H:\CAD\224000-22499\22487\mpPlans\22487 - TTP1.dgn - Default, 12/23/2021 11:54:01 AM Plotted by rhomes Plot Scale: 80.0000, 7.7 in. Plot Driver: volz15 pdf.plt.cpl Pen: Tobler Volz15 PDF.tbl

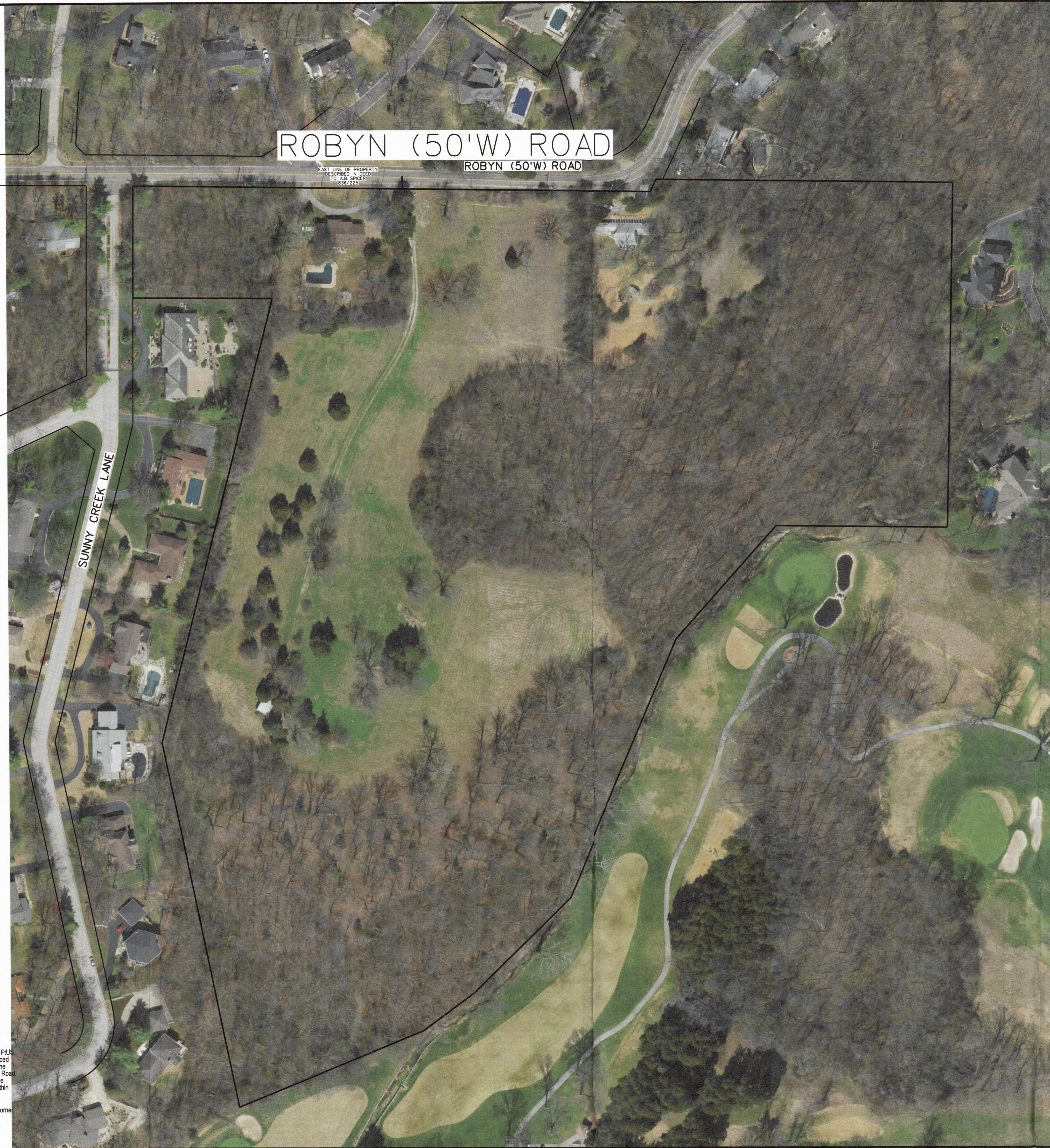
SUNSET RESERVE TREE TABLE

TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)	TREE ID	TREE CALIPER (IN.)
1	10	101	14	201	12	301	6	401	10	501	16	601	20	701	12	R98	16	R198	12
2	24	102	24	202	24	302	8	402	10	502	12	602	16	702	6	R99	24	R199	16
3	12	103	24	203	10	303	6	403	12	503	8	603	10	703	6	R100	12	R200	6
4	20	104	20	204	12	304	8	404	12	504	8	604	18	R1	20	R101	10	R201	6
5	12	105	20	205	6	305	6	405	12	505	12	605	30	R2	12	R102	12	R202	20
6	20	106	24	206	10	306	8	406	8	506	10	606	10	R3	16	R103	18	R203	20
7	18	107	24	207	16	307	8	407	16	507	30	607	14	R4	20	R104	14	R204	14
8	26	108	20	208	14	308	8	408	12	508	6	608	14	R5	10	R105	12	R205	20
9	18	109	20	209	24	309	30	409	12	509	8	609	14	R6	16	R106	10	R206	10
10	6	110	30	210	14	310	6	410	10	510	8	610	10	R7	18	R107	14	R207	14
11	16	111	30	211	18	311	18	411	8	511	16	611	12	R8	18	R108	10	R208	12
12	10	112	24	212	12	312	16	412	12	512	8	612	12	R9	12	R109	14	R209	10
13	12	113	14	213	14	313	6	413	12	513	8	613	6	R10	20	R110	14	R210	20
14	10	114	8	214	10	314	8	414	10	514	24	614	24	R11	16	R111	6	R211	20
15	6	115	16	215	6	315	18	415	14	515	10	615	24	R12	8	R112	6	R212	16
16	6	116	20	216	16	316	12	416	10	516	16	616	20	R13	8	R113	6	R213	12
17	16	117	12	217	20	317	8	417	10	517	14	617	12	R14	8	R114	20	R214	6
18	8	118	12	218	12	318	24	418	14	518	14	618	8	R15	20	R115	14	R215	6
19	8	119	14	219	18	319	8	419	10	519	12	619	8	R16	12	R116	8	R216	20
20	18	120	8	220	10	320	10	420	10	520	8	620	14	R17	8	R117	14	R217	20
21	8	121	12	221	12	321	16	421	6	521	14	621	24	R18	20	R118	24	R218	14
22	12	122	20	222	16	322	8	422	10	522	16	622	18	R19	12	R119	16	R219	16
23	32	123	20	223	16	323	8	423	8	523	16	623	18	R20	12	R120	14	R220	12
24	10	124	12	224	8	324	20	424	10	524	12	624	20	R21	20	R121	10	R221	16
25	10	125	18	225	16	325	16	425	12	525	12	625	8	R22	8	R122	8	R222	30
26	8	126	16	226	16	326	20	426	14	526	12	626	10	R23	18	R123	12	R223	12
27	12	127	16	227	6	327	14	427	18	527	12	627	24	R24	6	R124	20	R224	8
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31	10	131	6	231	18	331	14	431	6	531	8	631	10	R28	16	R128	10	R228	8
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38	14	138	10	238	8	338	14	438	14	538	6	638	8	R35	8	R135	16	R235	16
39	12	139	24	239	6	339	6	439	8	539	14	639	14	R36	12	R136	10	R236	12
40	8	140	10	240	10	340	20	440	14	540	12	640	6	R37	8	R137	12	R237	6
41	10	141	16	241	20	341	20	441	14	541	14	641	12	R38	10	R138	14	R238	10
42	12	142	12	242	NOT USED	342	16	442	10	542	12	642	30	R39	20	R139	18		
43	16	143	24	243	14	343	8	443	12	543	16	643	8	R40	30	R140	8		
44	12	144	6	244	6	344	16	444	14	544	8	644	8	R41	14	R141	18		
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46	6	146	24	246	8	346	6	446	20	546	12	646	16	R43	10	R143	8		
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48	10	148	24	248	16	348	16	448	12	548	10	648	6	R45	10	R145	20		
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51	14	151	12	251	6	351	10	451	12	551	30	651	8	R48	10	R148	18		
52	12	152	30	252	14	352	12	452	16	552	10	652	6	R49	12	R149	8		
53	14	153	8	253	8	353	6	453	8	553	10	653	6	R50	14	R150	14		
54	18	154	24	254	14	354	24	454	8	554	10	654	10	R51	12	R151	12		
55	12	155	12	255	14	355	14	455	8	555	14	655	10	R52	8	R152	20		
56	6	156	8	256	12	356	18	456	12	556	30	656	6	R53	12	R153	20		
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61	18	161	14	261	20	361	14	461	14	561	12	661	8	R58	12	R158	14		
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63	10	163	14	263	16	363	20	463	14	563	6	663	8	R60	24	R160	14		
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65	14	165	24	265	14	365	10	465	6	565	10	665	10	R62	8	R162	14		
66	18	166	24	266	18	366	6	466	10	566	14	666	10	R63	14	R163	18		
67	18	167	24	267	20	367	12	467	12	567	12	667	10	R64	12	R164	12		
68	12	168	24	268	24	368	12	468	14	568	10	668	10	R65	24	R165	14		
69	12	169	24	269	16	369	12	469	16	569	10	669	6	R66	14	R166	8		
70	14	170	16	270	24	370	14	470	12	570	10	670	10	R67	16	R167	14		
71	14	171	18	271	6	371	12	471	6	571	10	671	10	R68	10	R168	24		
72	14	172	24	272	6	372	14	472	6	572	10	672	8	R69	6	R169	24		
73	20	173	14	273	20	373	14	473	14	573	12	673	16	R70	14	R170	30		
74	12	174	14	274	14	374	12	474	20	574	12	674	14	R71	10	R171	14		
75	12	175	12	275	14	375	14	475	8	575	12	675	14	R72	16	R172	10		
76	8	176	20	276	6	376	16	476	18	576	12	676	14	R73	14	R173	18		
77	12	177	10	277	20	377	6	477	12	577	12	677	14	R74	16	R174	20		
78	14	178	12	278	12	378	18	478	8	578	30	678	14	R75	10	R175	20		
79	NOT USED	179	18	279	8	379	12	479	6	579	16	679	10	R76	6	R176	20		
80	14	180	20	280	24	380	10	480	10	580	12	680	16	R77	24	R177	12		
81	8	181	12	281	14	381	14	481	8	581	12	681	14	R78	14	R178	14		
82	14																		

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LOCATION MAP
N.T.S.



ROBYN (50'W) ROAD

ROBYN (50'W) ROAD

EAST LINE OF PROPERTY
DESCRIBED IN DEED
TO A.B. SPENCER
836,225

SUNNY CREEK LANE

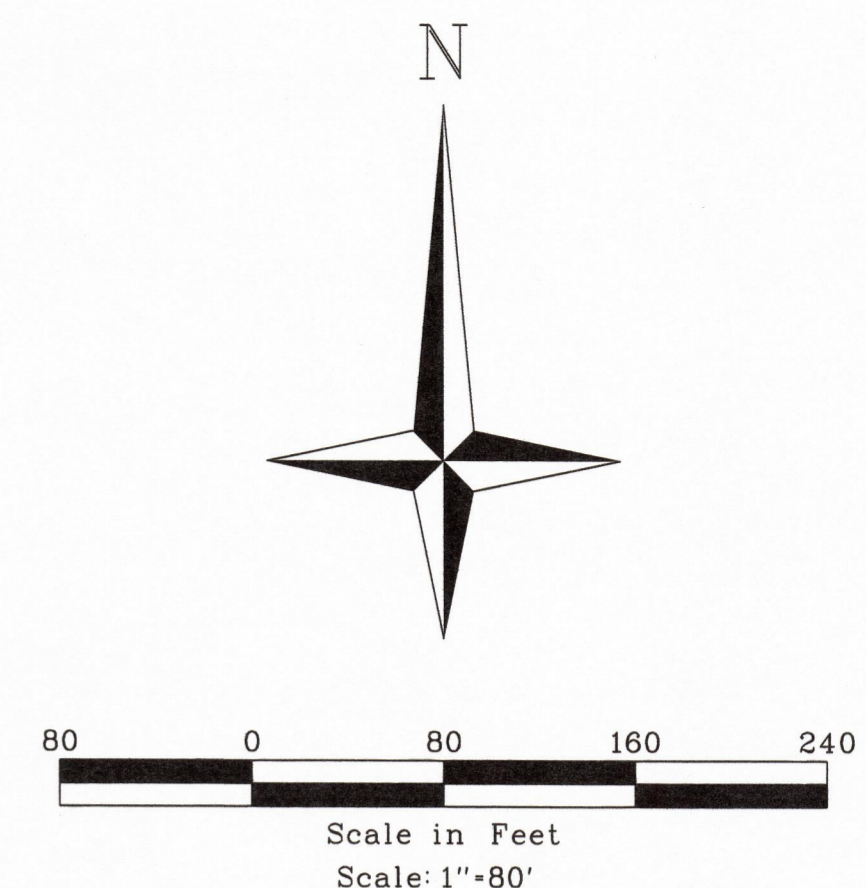
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VOLZ
Incorporated
10849 Indian Head Invt. Blvd.
St. Louis, Missouri 63132
Phone: (314) 890-1250 Fax
www.volzinc.com
Authority #235

STATE OF MISSOURI
Professional Engineer
RYAN L. HOLMES
Professional Engineer
PE-2017018988

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WORK MISSOURI
ONE-CALL 1-800-344-7483

MSD RECORD #: 21MSD-00XXX

TREE PRESERVATION PLAN
OVERALL AERIAL

Base Map No. 27M
LOC #21MS01893
LOC #21MS02006
Vol. Project # 22487

Design By: RLH
Drawn By: RLH
Checked By: RLH

12-23-21
TP3