

**DESIGN DESIGNATION**

FUNCTIONAL CLASSIFICATION

MINOR COLLECTOR

A.D.T. - 2021 = 4,365  
A.D.T. - 2046 = 5,215

**INDEX OF SHEETS**

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
TYPICAL SECTIONS	2-6
RIGHT-OF-WAY PLANS	7-11

**CONVENTIONAL SYMBOLS**

(USED IN PLANS)

	EXISTING	NEW
BUILDINGS AND STRUCTURES		
GUARD RAIL		
CONCRETE RIGHT-OF-WAY MARKER		
STEEL RIGHT-OF-WAY MARKER		
LOCATION SURVEY MARKER		
UTILITIES		
FIBER OPTICS		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
OVERHEAD POWER		
UNDERGROUND POWER		
GAS		
WATER		
MANHOLE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
DROP INLET		
DITCH BLOCK		
GROUND MOUNTED SIGN		
LIGHT POLE		
H-FRAME POWER POLE		
TELEPHONE PEDESTAL		
FENCE		
CHAIN LINK		
WOVEN WIRE		
GATE POST		
BENCHMARK		

NOTE: DASHED OR OPEN SYMBOLS INDICATE EXISTING FEATURES

CITY OF KIRKWOOD  
139 S. KIRKWOOD ROAD  
KIRKWOOD, MISSOURI 63122  
314-822-5800

APPROVED BY:

DIRECTOR OF PUBLIC WORKS

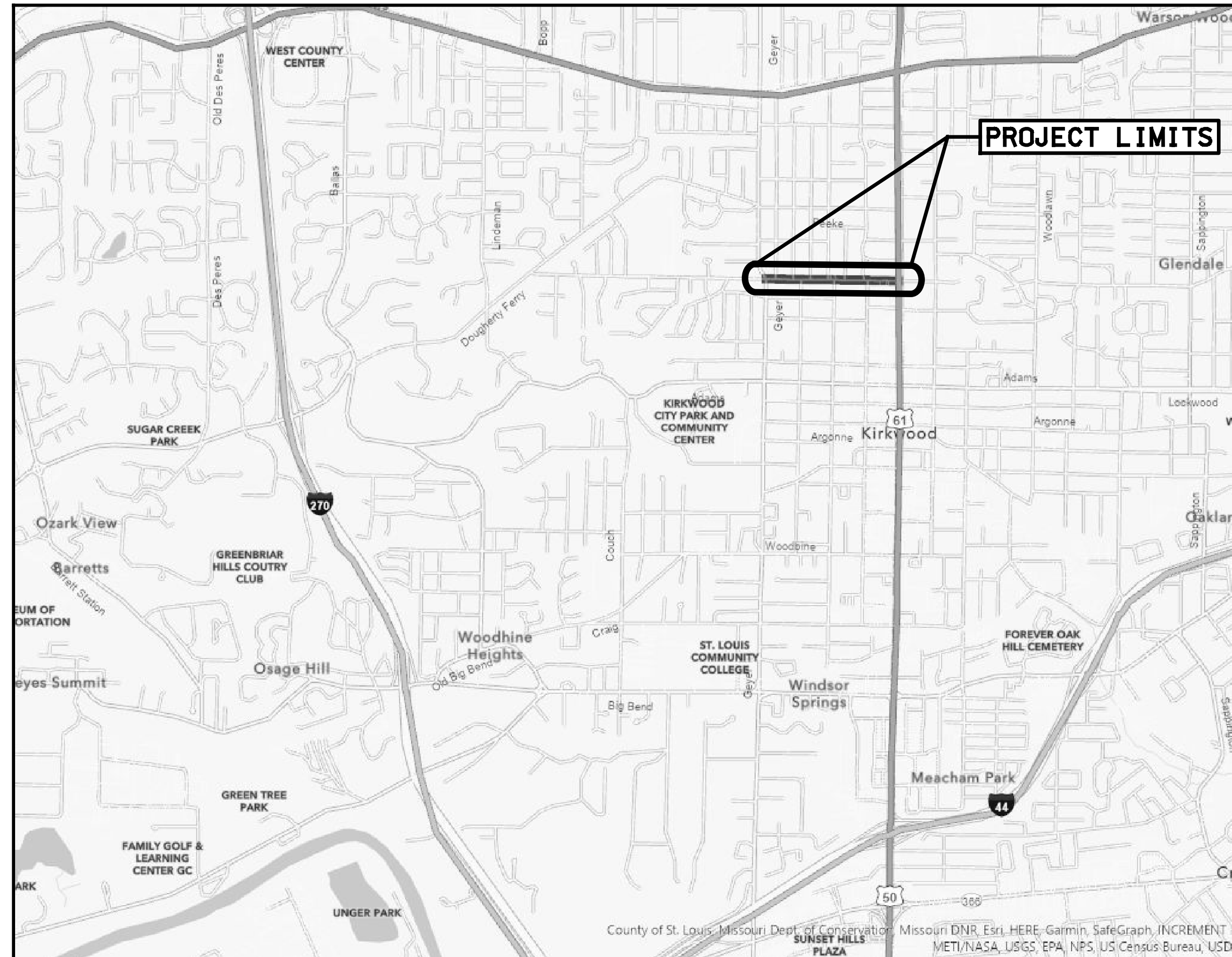
DATE

**WEST ESSEX AVENUE  
RECONSTRUCTION**

KIRKWOOD, MISSOURI

FEDERAL PROJECT NO. STP-5502 (610)  
TIP # 6953-22

**RIGHT OF WAY PLANS**



N. T. S.

**PROJECT LIMITS**

BEGINNING OF PROJECT	STA 0+13.78
END OF PROJECT	STA 25+69.96
APPARENT LENGTH	2,556.18 FEET
EQUATIONS AND EXCEPTIONS	N/A
TOTAL CORRECTIONS	N/A
NET LENGTH OF PROJECT	2,556.18 FEET

**PRELIMINARY  
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REV	DATE	BY	DESCRIPTION

**LOCHMUELLER GROUP**  
411 N 10TH STREET, SUITE 200  
SAINT LOUIS, MISSOURI 63101  
P (314) 621-3395 F (314) 621-3288  
WWW.LOCHMUELLER.COM  
MISSOURI STATE ENGINEERING CORPORATION  
CERTIFICATE/LICENCE NO. 2002011852

WEST ESSEX AVENUE  
RECONSTRUCTION  
ROW PLANS  
COVER SHEET

PROJECT/JOB NO.	STP-5502 (610)
MSD PROJECT NO.	23MSD-00141
MSD BASE MAP	23M, 23N
DATE PREPARED	10/10/2023
SHEET	1 OF 48

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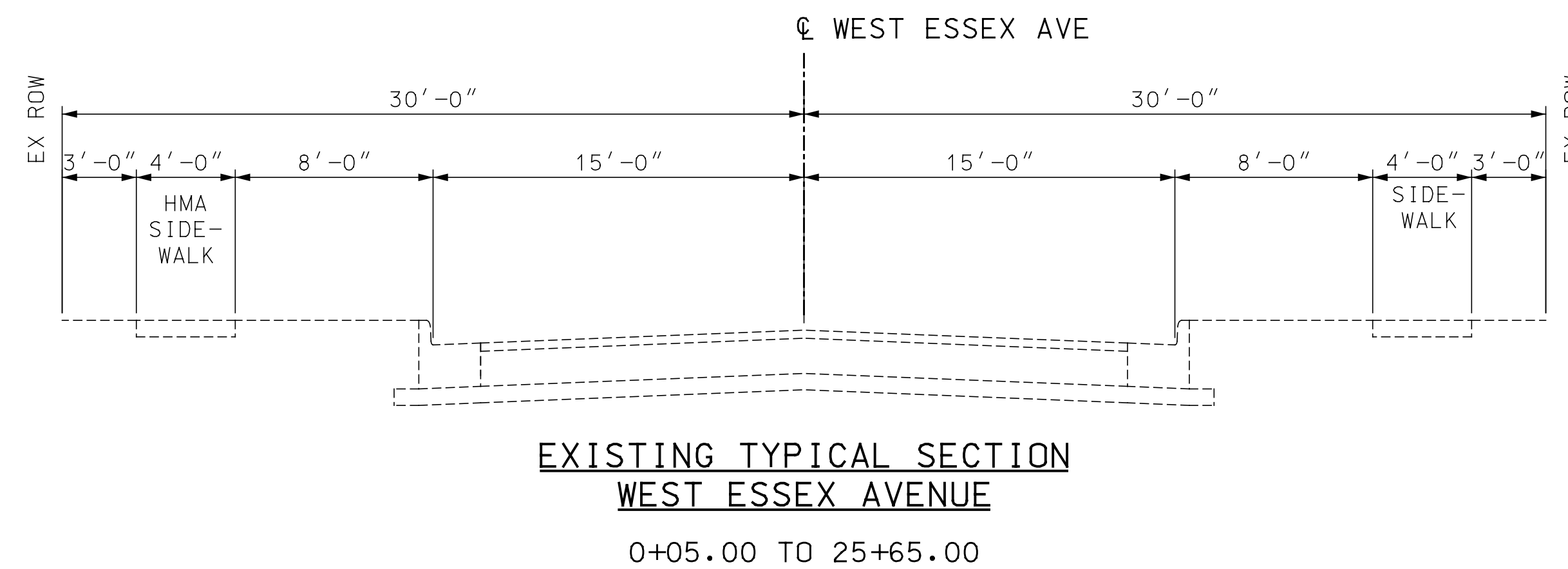
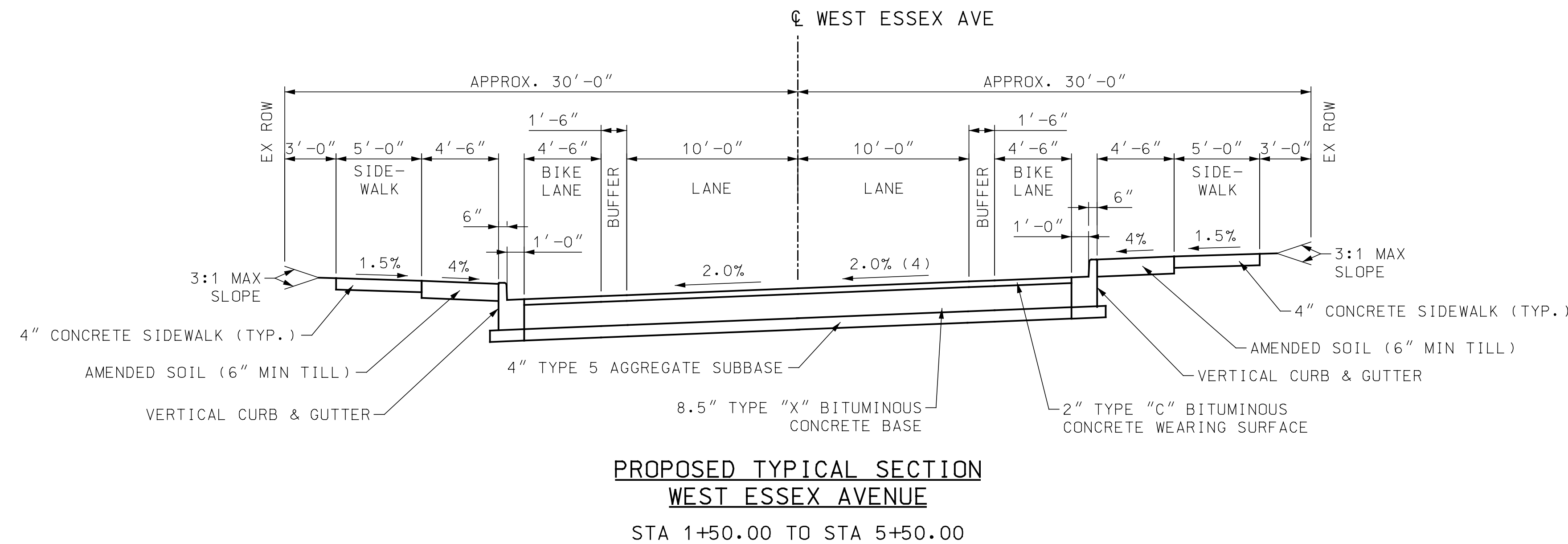
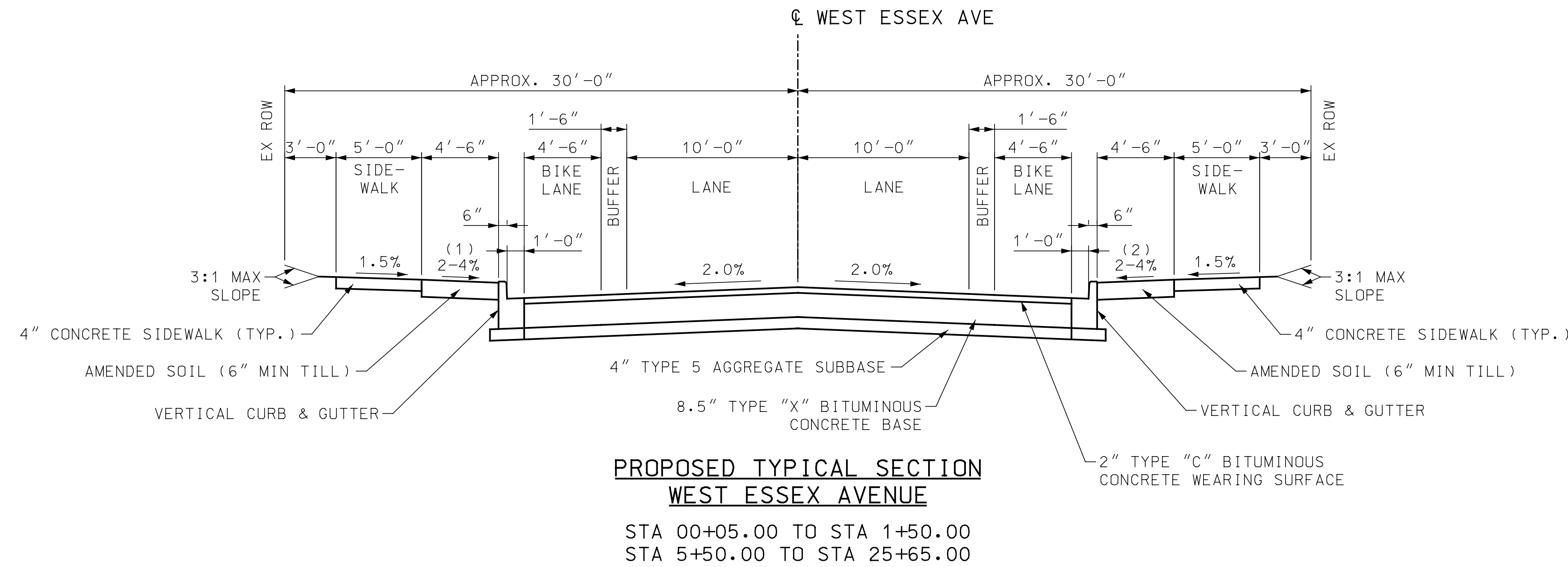
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**WEST ESSEX AVENUE  
RECONSTRUCTION**  
**TYPICAL SECTIONS  
SHEET 1 OF 5**

PROJECT/JOB NO.  
**STP-5502(610)**  
MSD PROJECT NO.  
**23MSD-00141**  
MSD BASE MAP  
**23M, 23N**  
DATE PREPARED  
**10/10/2023**  
SHEET  
**3 OF 48**

- (1) 4% STA 5+50.00 TO STA 18+41.15
- 2% STA 18+93.60 TO STA 25+65.00
- (2) 4% STA 5+50.00 TO STA 19+43.33
- 2% STA 19+77.20 TO STA 25+65.00

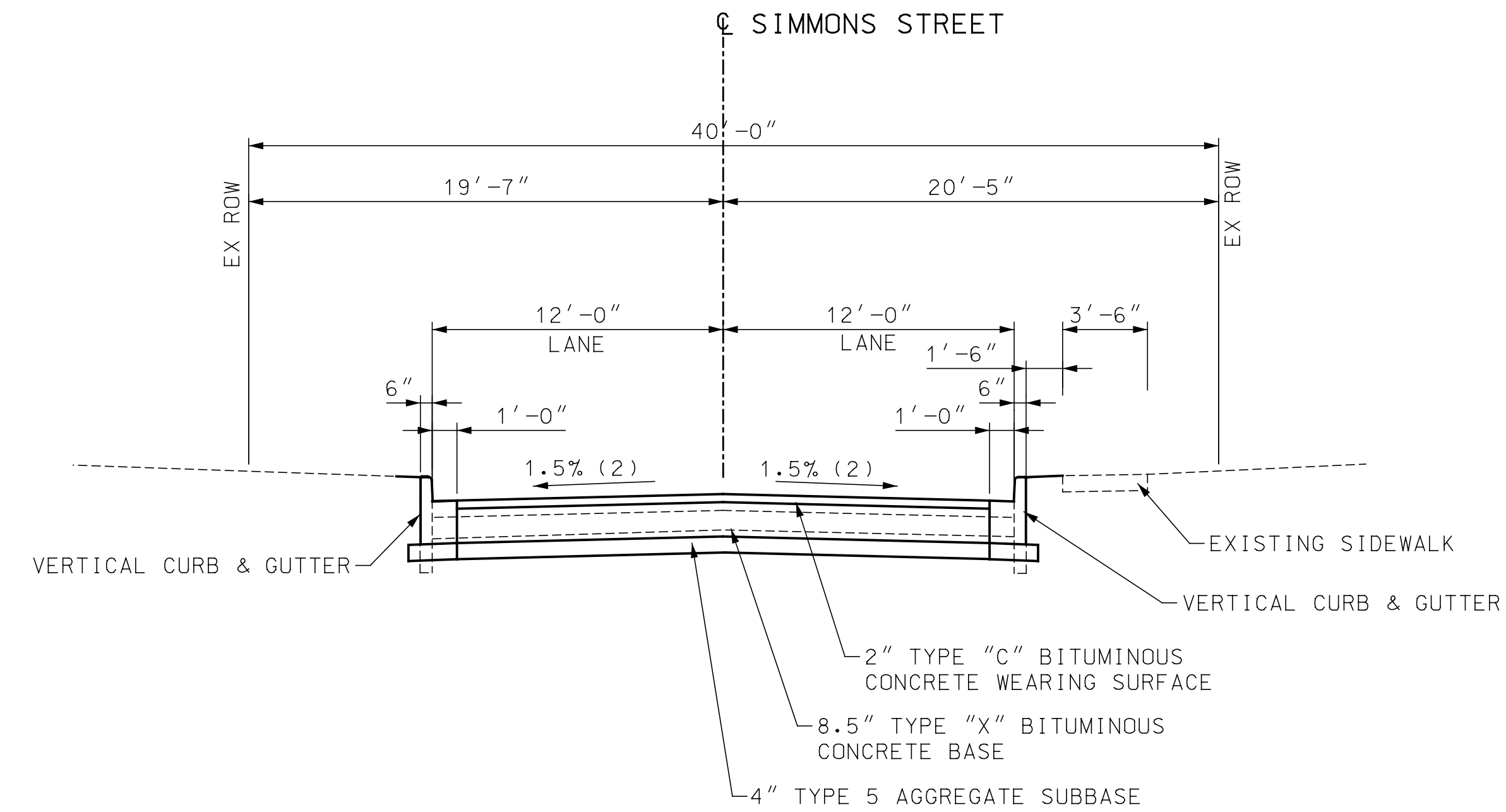


**NOTES:**

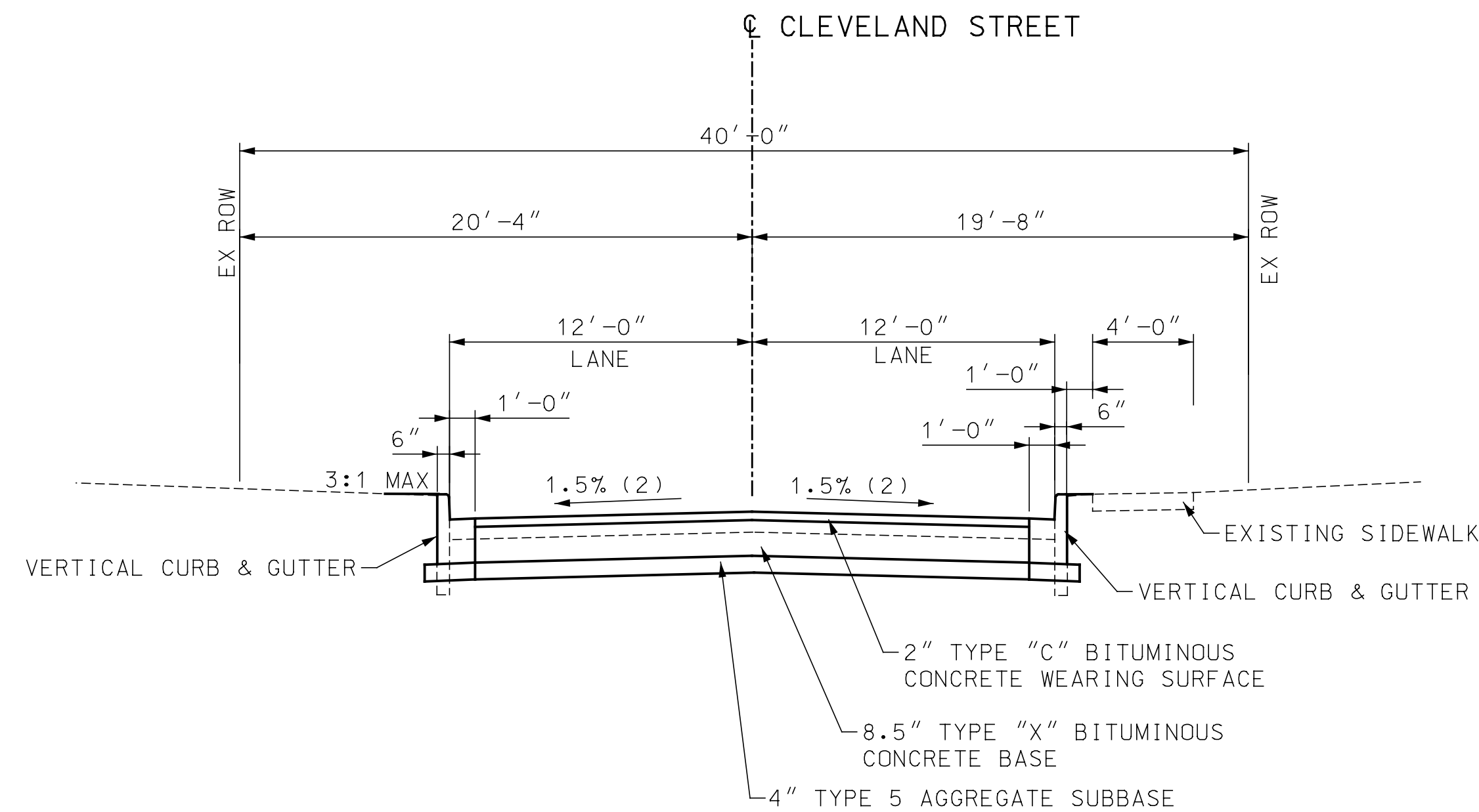
1. SIDEWALK SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM 4' WIDE ACCESSIBLE ROUTE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
2. SLOPES MAY VARY AT INTERSECTIONS. SEE INTERSECTION DETAILS FOR LOCATION AND LENGTH OF TRANSITIONS.
3. SEE PLAN FOR SIDEWALK OFFSET DISTANCE.
4. VARIES FROM -2.0% AT STA 1+50.00 TO 2.0% AT STA 2+00.00, 2.0% FROM STA 2+00.00 TO STA 5+00.00, VARIES FROM 2.0% AT STA 5+00.00 TO -2.0% AT STA 5+50.00.

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**SIMMONS STREET**  
STA 40+17.00 TO STA 40+60.00



**CLEVELAND STREET**  
STA 50+17.00 TO STA 50+90.00

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 WWW.LOCHGROUP.COM  
 MISSOURI STATE ENGINEERING CORPORATION  
 CERTIFICATE/LICENSE NO. 2002011852

**WEST ESSEX AVENUE  
RECONSTRUCTION**  
  
**TYPICAL SECTIONS  
SHEET 2 OF 5**

PROJECT/JOB NO. <b>STP-5502(610)</b>
MSD PROJECT NO. <b>23MSD-00141</b>
MSD BASE MAP <b>23M, 23N</b>
DATE PREPARED <b>10/10/2023</b>
SHEET <b>4 OF 48</b>

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED. LOCHMUELLER PROJECT NO. 520-0140

NOTES:

1. SIDEWALK SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM 4' WIDE ACCESSIBLE ROUTE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
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3. SEE PLAN FOR SIDEWALK OFFSET DISTANCE.
4. VARIES FROM -2.0% AT STA 1+50.00 TO 2.0% AT STA 2+00.00, 2.0% FROM STA 2+00.00 TO STA 5+00.00, VARIES FROM 2.0% AT STA 5+00.00 TO -2.0% AT STA 5+50.00.

**PRELIMINARY  
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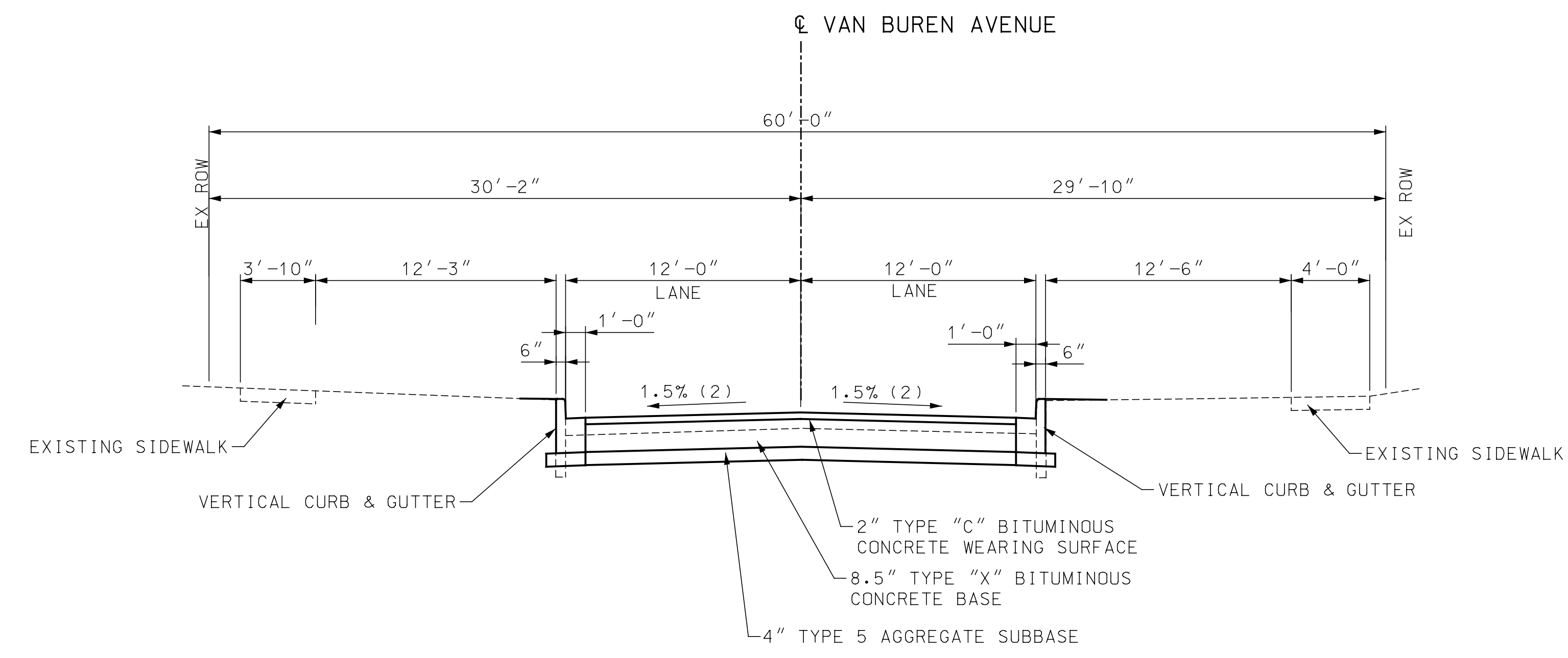
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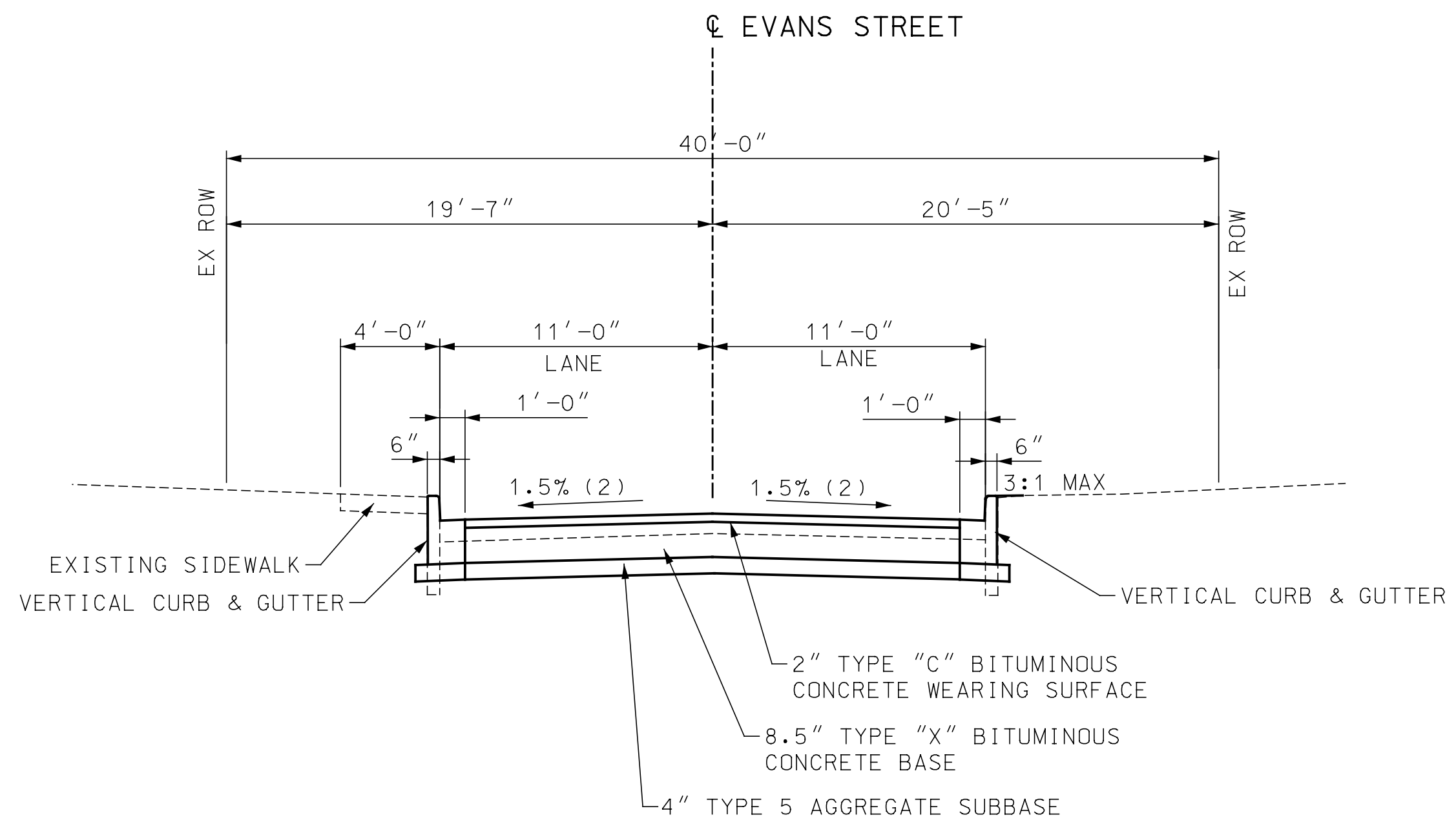
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**WEST ESSEX AVENUE  
RECONSTRUCTION**  
**TYPICAL SECTIONS  
SHEET 3 OF 5**

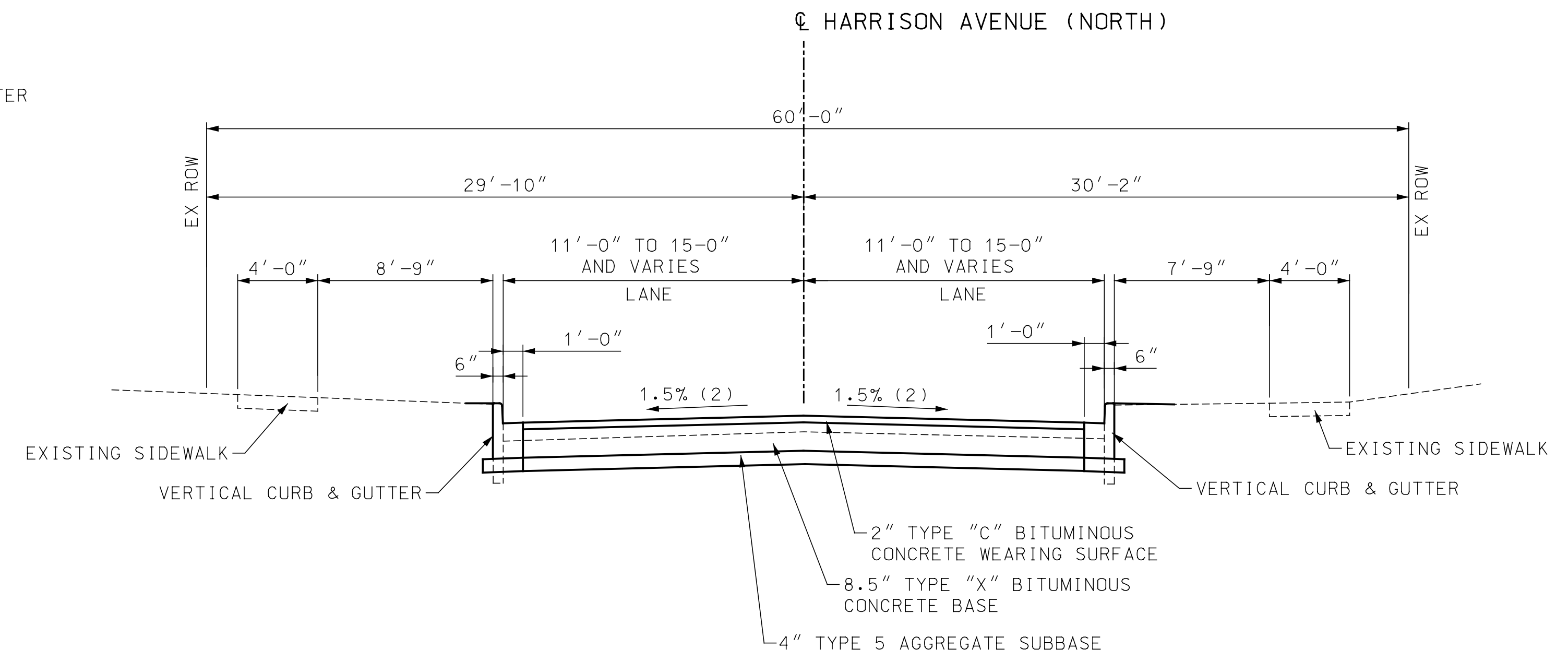
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MSD PROJECT NO. <b>23MSD-00141</b>
MSD BASE MAP <b>23M, 23N</b>
DATE PREPARED <b>10/10/2023</b>
SHEET <b>5 OF 48</b>



**VAN BUREN AVENUE**  
STA. 59+28.00 TO STA. 59+82.97



**EVANS STREET**  
STA. 70+17.00 TO STA. 70+55.00

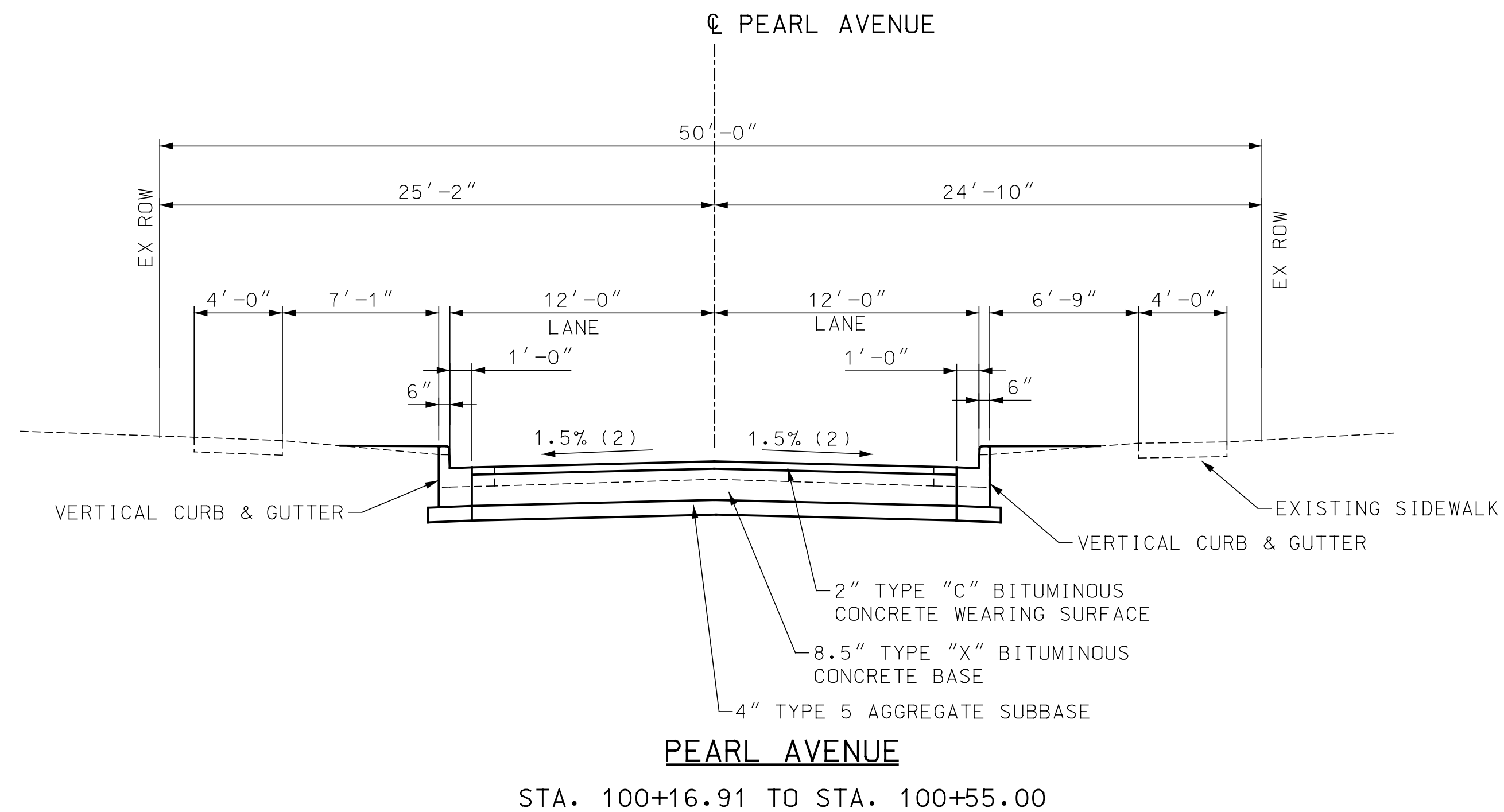
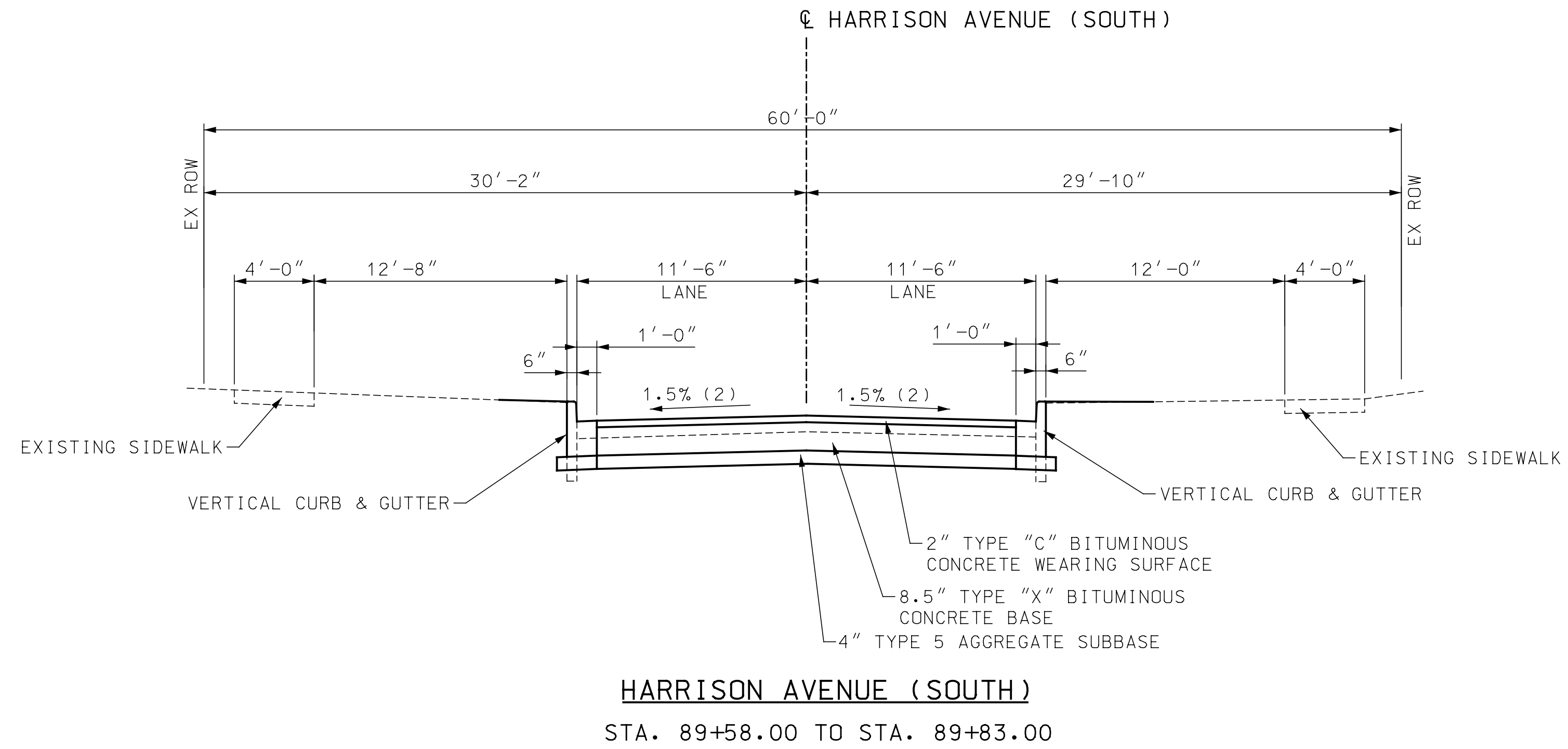


**HARRISON AVENUE (NORTH)**  
STA. 80+17.05 TO STA 80+48.00

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NOTES:

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3. SEE PLAN FOR SIDEWALK OFFSET DISTANCE.
4. VARIES FROM -2.0% AT STA 1+50.00 TO 2.0% AT STA 2+00.00, 2.0% FROM STA 2+00.00 TO STA 5+00.00, VARIES FROM 2.0% AT STA 5+00.00 TO -2.0% AT STA 5+50.00.



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**WEST ESSEX AVENUE  
RECONSTRUCTION**

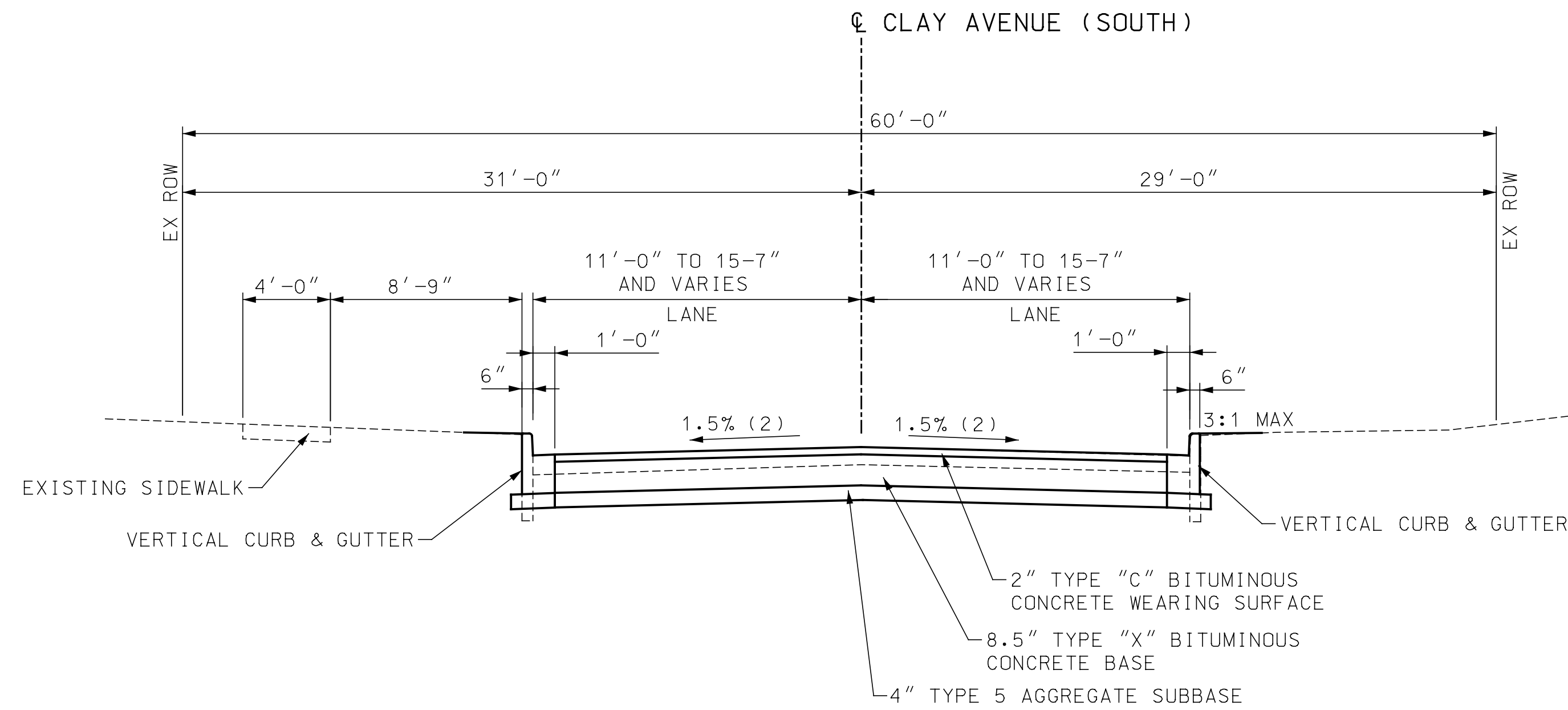
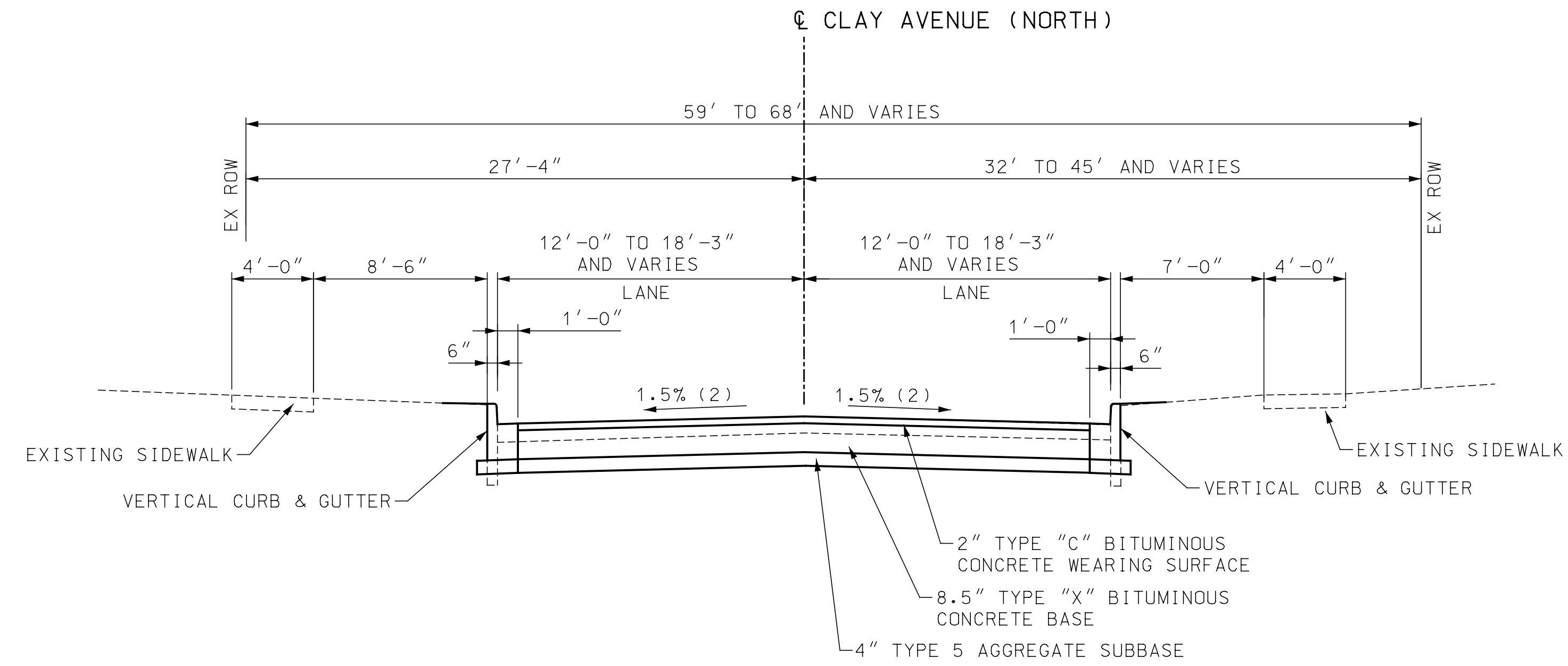
**TYPICAL SECTIONS  
SHEET 4 OF 5**

PROJECT/JOB NO.	STP-5502(610)
MSD PROJECT NO.	23MSD-00141
MSD BASE MAP	23M, 23N
DATE PREPARED	10/10/2023
SHEET	6 OF 48

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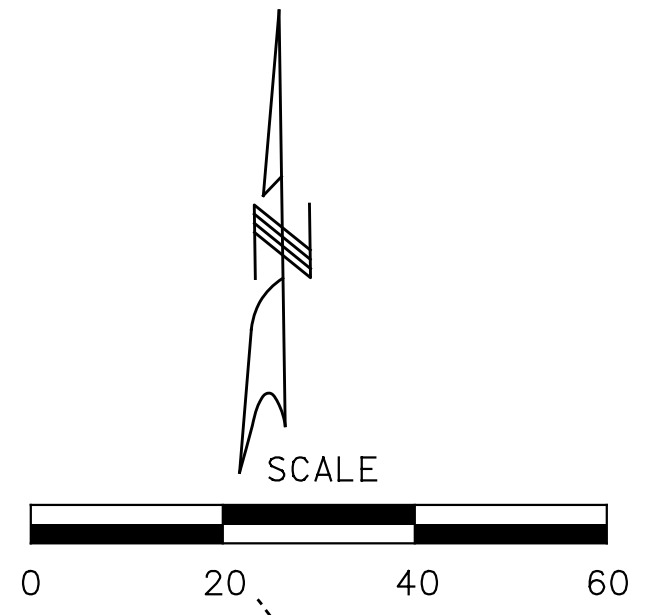
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WEST ESSEX AVENUE  
RECONSTRUCTION  
TYPICAL SECTIONS  
SHEET 5 OF 5

PROJECT/JOB NO. <b>STP-5502(610)</b>
MSD PROJECT NO. <b>23MSD-00141</b>
MSD BASE MAP <b>23M, 23N</b>
DATE PREPARED <b>10/10/2023</b>
SHEET <b>7 OF 48</b>



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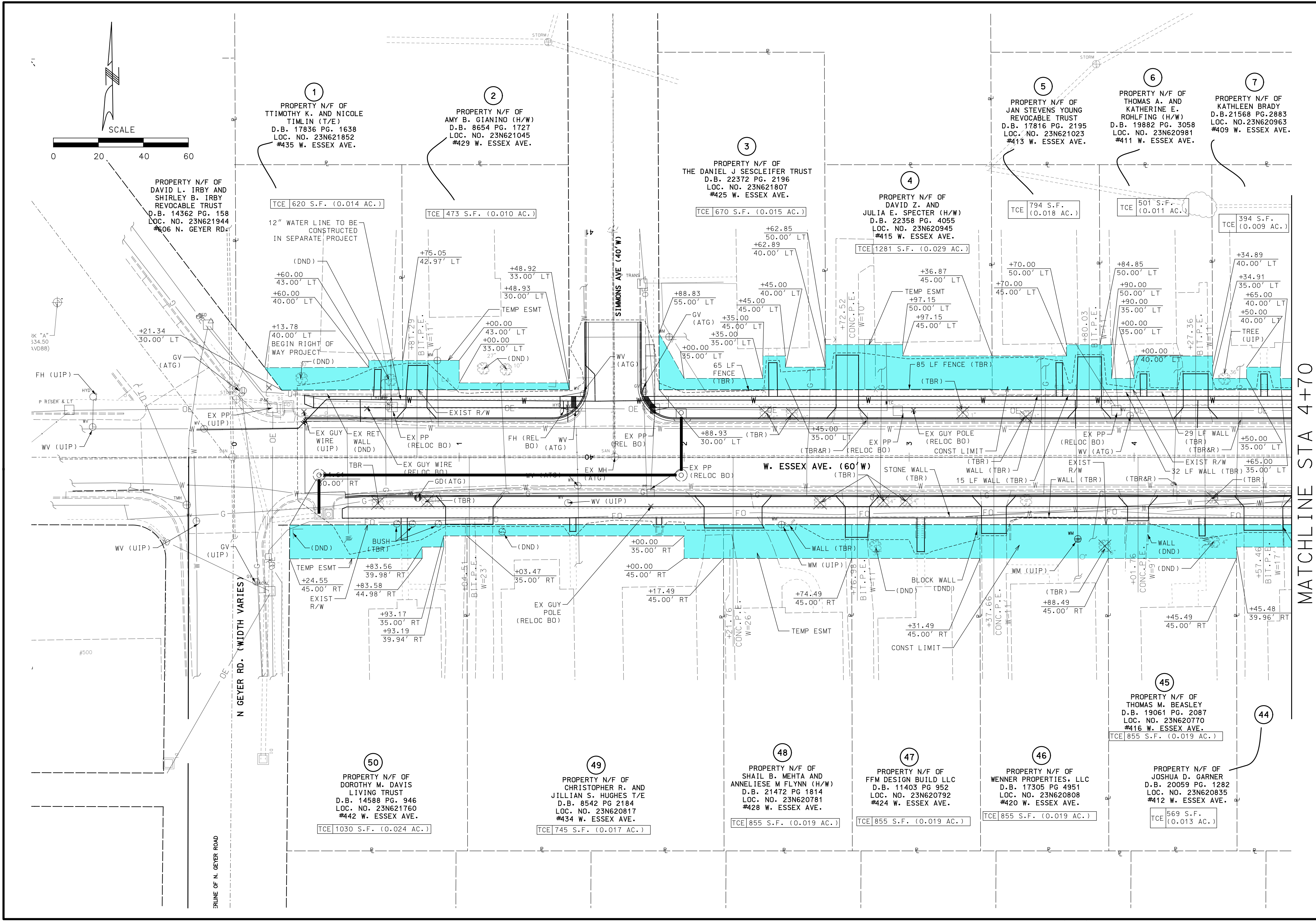
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**WEST ESSEX AVENUE  
RECONSTRUCTION**  
ROW PLAN SHEETS  
SHEET 1 OF 5

PROJECT/JOB NO.  
**STP-5502(610)**  
MSD PROJECT NO.  
**23MSD-00141**  
MSD BASE MAP  
**23M, 23N**  
DATE PREPARED  
**10/10/2023**  
SHEET  
**17 OF 48**



MATCHLINE STA 4+70

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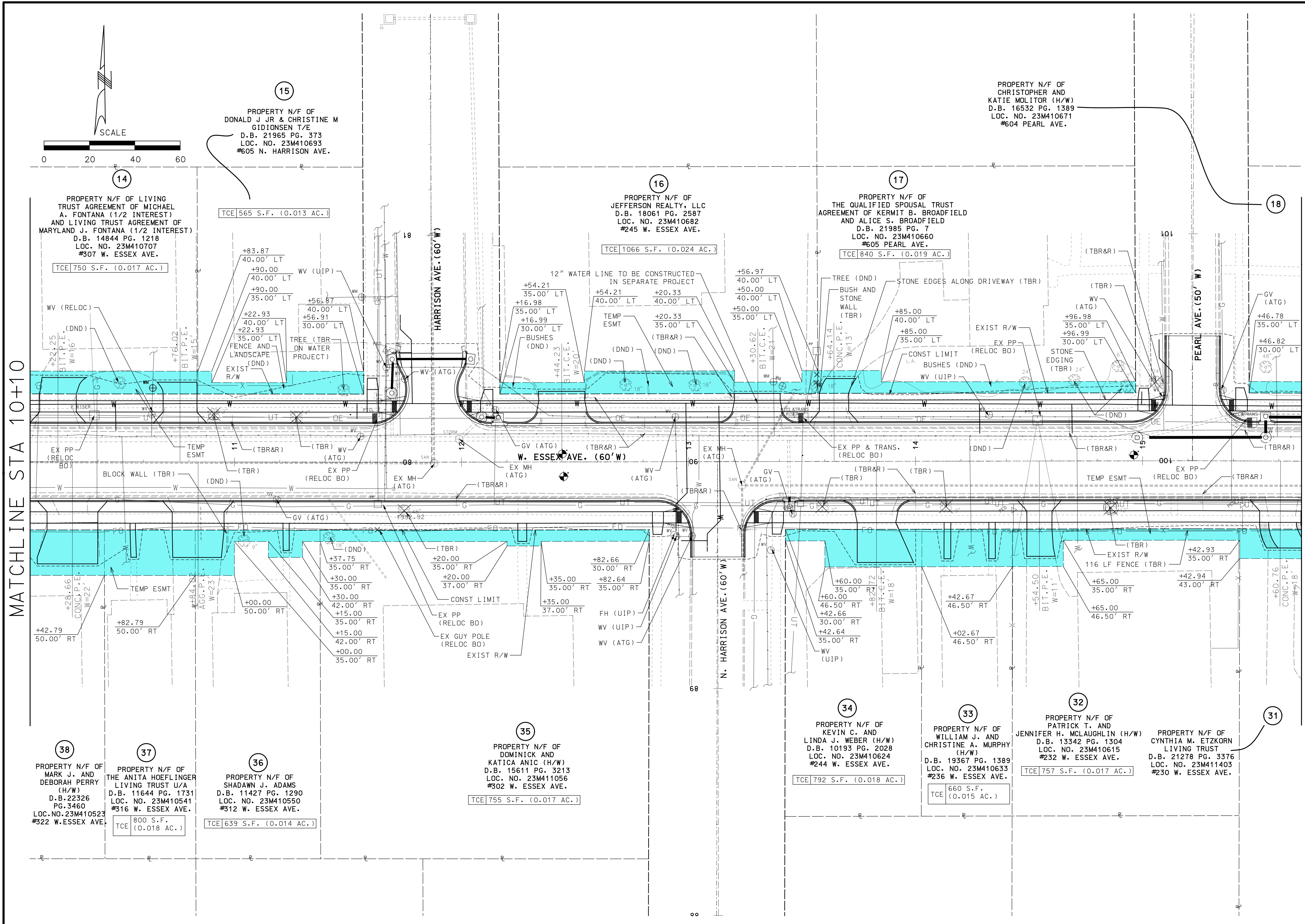
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**WEST ESSEX AVENUE  
RECONSTRUCTION**  
**ROW PLAN SHEETS  
SHEET 3 OF 5**

PROJECT/JOB NO.  
**STP-5502(610)**  
 MSD PROJECT NO.  
**23MSD-00141**  
 MSD BASE MAP  
**23M, 23N**  
 DATE PREPARED  
**10/10/2023**  
 SHEET  
**15 OF 48**

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SCALE

MATCHLINE STA 10+10

MATCHLINE STA 15+70

**14** PROPERTY N/F OF LIVING TRUST AGREEMENT OF MICHAEL A. FONTANA (1/2 INTEREST) AND LIVING TRUST AGREEMENT OF MARYLAND J. FONTANA (1/2 INTEREST) D.B. 14844 PG. 1218 LOC. NO. 23M410707 #307 W. ESSEX AVE. TCE 750 S.F. (0.017 AC.)

**15** PROPERTY N/F OF DONALD J JR & CHRISTINE M GIDIONSEN T/E D.B. 21965 PG. 373 LOC. NO. 23M410693 #605 N. HARRISON AVE. TCE 565 S.F. (0.013 AC.)

**16** PROPERTY N/F OF JEFFERSON REALTY, LLC D.B. 18061 PG. 2587 LOC. NO. 23M410682 #245 W. ESSEX AVE. TCE 1066 S.F. (0.024 AC.)

**17** PROPERTY N/F OF THE QUALIFIED SPOUSAL TRUST AGREEMENT OF KERMIT B. BROADFIELD AND ALICE S. BROADFIELD D.B. 21985 PG. 7 LOC. NO. 23M410660 #605 PEARL AVE. TCE 840 S.F. (0.019 AC.)

**18** PROPERTY N/F OF CHRISTOPHER AND KATIE MOLITOR (H/W) D.B. 16532 PG. 1389 LOC. NO. 23M410671 #604 PEARL AVE.

**34** PROPERTY N/F OF KEVIN C. AND LINDA J. WEBER (H/W) D.B. 10193 PG. 2028 LOC. NO. 23M410624 #244 W. ESSEX AVE. TCE 792 S.F. (0.018 AC.)

**33** PROPERTY N/F OF WILLIAM J. AND CHRISTINE A. MURPHY (H/W) D.B. 19367 PG. 1389 LOC. NO. 23M410633 #236 W. ESSEX AVE. TCE 660 S.F. (0.015 AC.)

**32** PROPERTY N/F OF JENNIFER H. MCLAUGHLIN (H/W) D.B. 13342 PG. 1304 LOC. NO. 23M410615 #232 W. ESSEX AVE. TCE 757 S.F. (0.017 AC.)

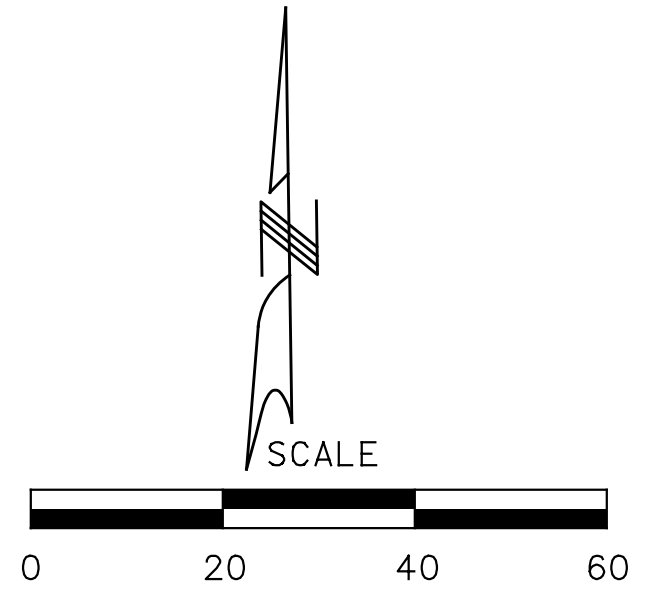
**31** PROPERTY N/F OF CYNTHIA M. ETZKORN LIVING TRUST D.B. 21278 PG. 3376 LOC. NO. 23M411403 #230 W. ESSEX AVE.

**35** PROPERTY N/F OF DOMINICK AND KATICA ANIC (H/W) D.B. 15611 PG. 3213 LOC. NO. 23M411056 #302 W. ESSEX AVE. TCE 755 S.F. (0.017 AC.)

**36** PROPERTY N/F OF SHADAWN J. ADAMS D.B. 11427 PG. 1290 LOC. NO. 23M410550 #312 W. ESSEX AVE. TCE 639 S.F. (0.014 AC.)

**37** PROPERTY N/F OF THE ANITA HOEFLINGER LIVING TRUST U/A D.B. 11644 PG. 1731 LOC. NO. 23M410541 #316 W. ESSEX AVE. TCE 800 S.F. (0.018 AC.)

**38** PROPERTY N/F OF MARK J. AND DEBORAH PERRY (H/W) D.B. 22326 PG. 3460 LOC. NO. 23M410523 #322 W. ESSEX AVE.



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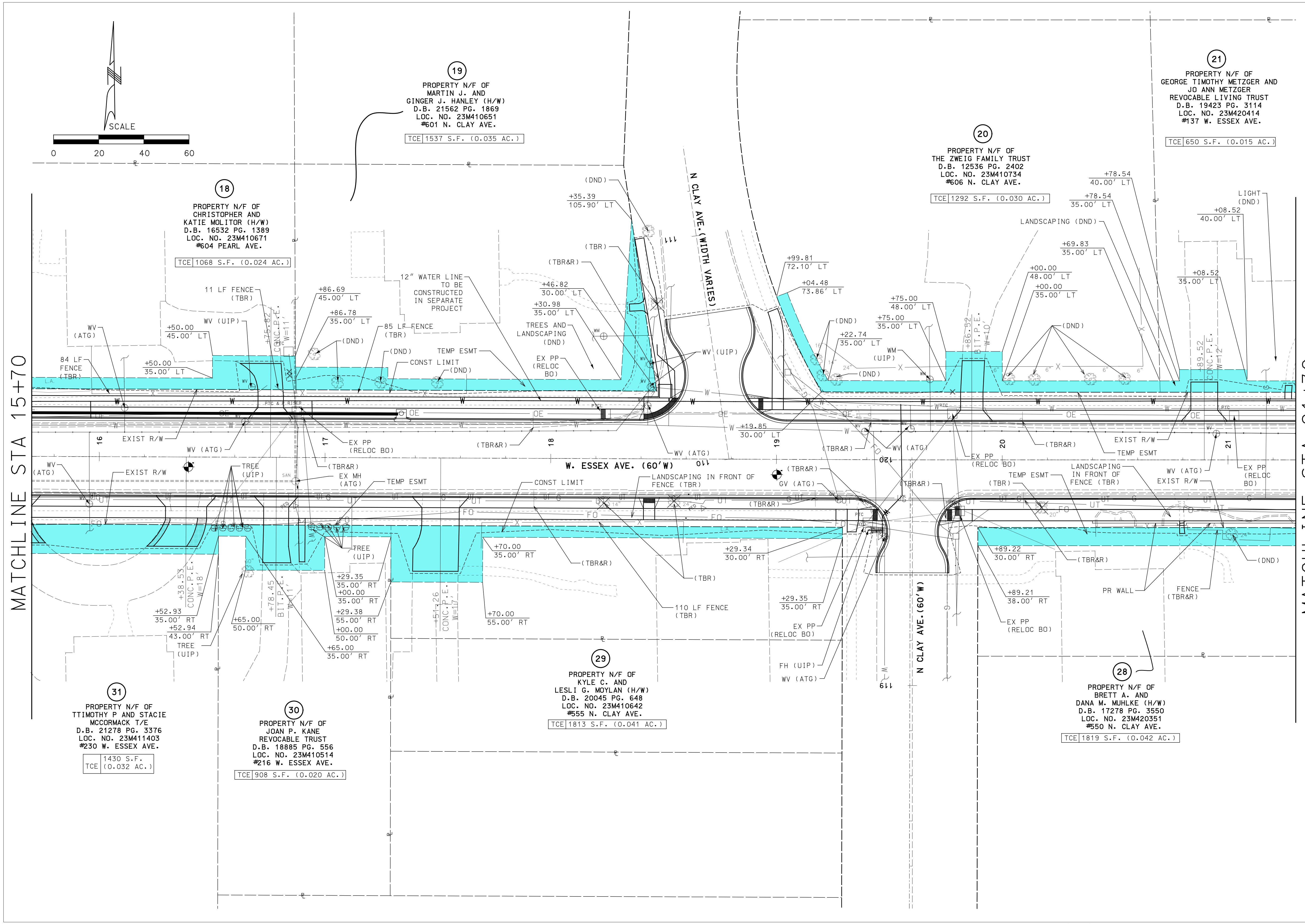
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WEST ESSEX AVENUE  
RECONSTRUCTION  
ROW PLAN SHEETS  
SHEET 4 OF 5

PROJECT/JOB NO.  
**STP-5502(610)**  
MSD PROJECT NO.  
**23MSD-00141**  
MSD BASE MAP  
**23M, 23N**  
DATE PREPARED  
**10/10/2023**  
SHEET  
**14 OF 48**

LOCHMUELLER PROJECT NO. 520-0140



MATCHLINE STA 15+70

MATCHLINE STA 21+30

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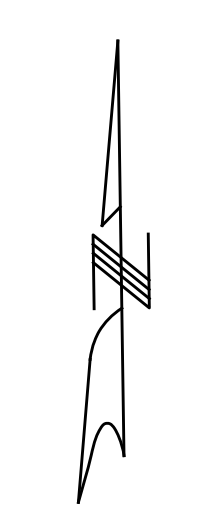
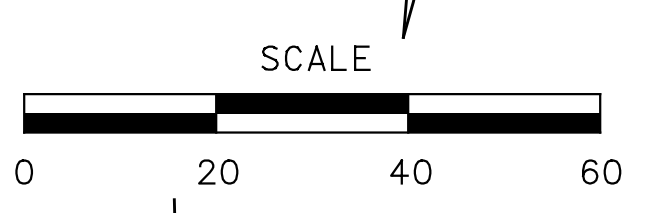
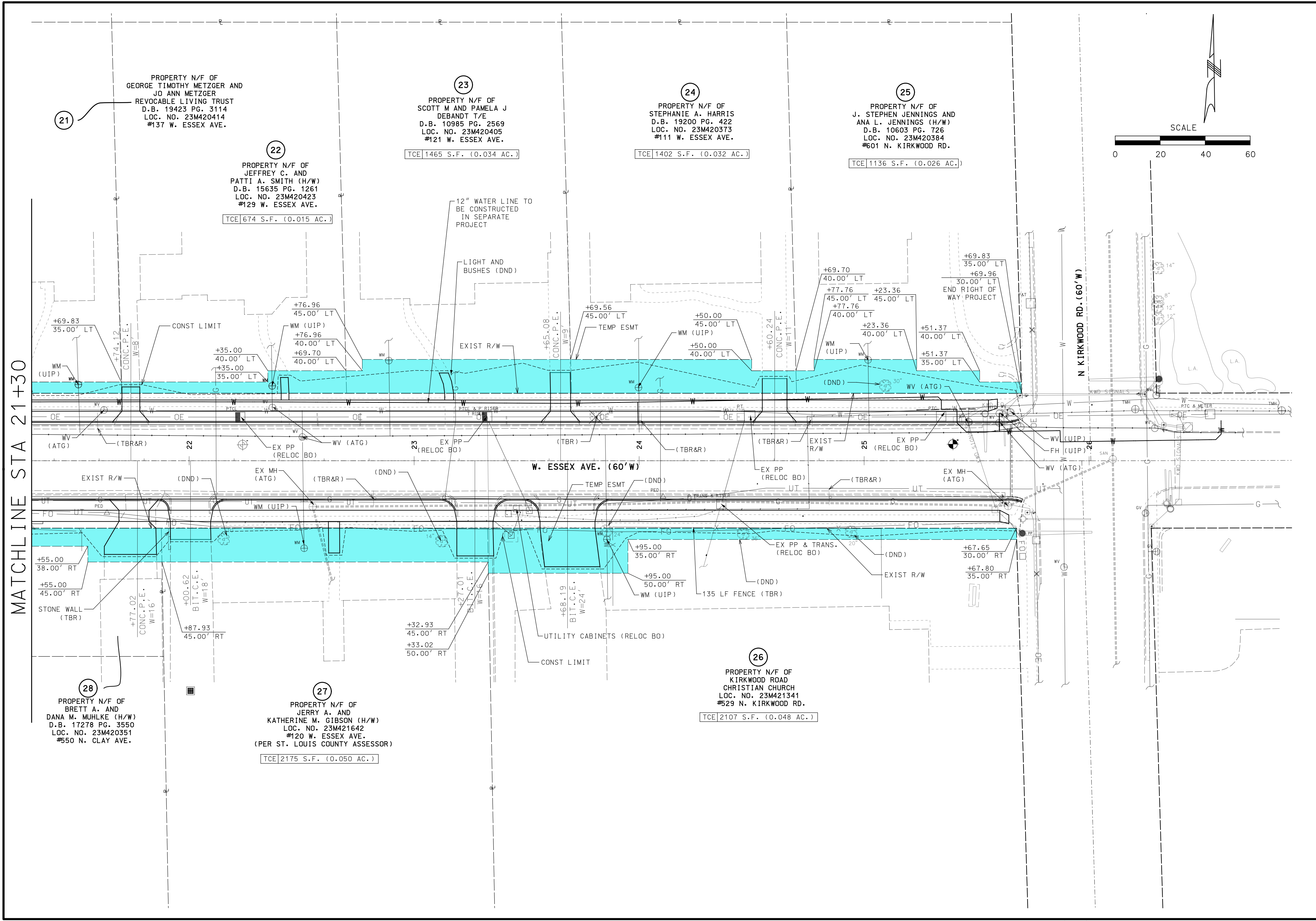
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**ROW PLAN SHEETS  
SHEET 5 OF 5**

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MSD PROJECT NO. <b>23MSD-00141</b>
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DATE PREPARED <b>10/10/2023</b>
SHEET <b>13 OF 48</b>

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MATCHLINE STA 21+30

21  
 PROPERTY N/F OF  
 GEORGE TIMOTHY METZGER AND  
 JO ANN METZGER  
 REVOCABLE LIVING TRUST  
 D.B. 19423 PG. 3114  
 LOC. NO. 23M420414  
 #137 W. ESSEX AVE.

22  
 PROPERTY N/F OF  
 JEFFREY C. AND  
 PATTI A. SMITH (H/W)  
 D.B. 15635 PG. 1261  
 LOC. NO. 23M420423  
 #129 W. ESSEX AVE.  
 TCE|674 S.F. (0.015 AC.)

23  
 PROPERTY N/F OF  
 SCOTT M AND PAMELA J  
 DEBANDT T/E  
 D.B. 10985 PG. 2569  
 LOC. NO. 23M420405  
 #121 W. ESSEX AVE.  
 TCE|1465 S.F. (0.034 AC.)

24  
 PROPERTY N/F OF  
 STEPHANIE A. HARRIS  
 D.B. 19200 PG. 422  
 LOC. NO. 23M420373  
 #111 W. ESSEX AVE.  
 TCE|1402 S.F. (0.032 AC.)

25  
 PROPERTY N/F OF  
 J. STEPHEN JENNINGS AND  
 ANA L. JENNINGS (H/W)  
 D.B. 10603 PG. 726  
 LOC. NO. 23M420384  
 #601 N. KIRKWOOD RD.  
 TCE|1136 S.F. (0.026 AC.)

28  
 PROPERTY N/F OF  
 BRETT A. AND  
 DANA M. MUHLKE (H/W)  
 D.B. 17278 PG. 3550  
 LOC. NO. 23M420351  
 #550 N. CLAY AVE.

27  
 PROPERTY N/F OF  
 JERRY A. AND  
 KATHERINE M. GIBSON (H/W)  
 LOC. NO. 23M421642  
 #120 W. ESSEX AVE.  
 (PER ST. LOUIS COUNTY ASSESSOR)  
 TCE|2175 S.F. (0.050 AC.)

26  
 PROPERTY N/F OF  
 KIRKWOOD ROAD  
 CHRISTIAN CHURCH  
 LOC. NO. 23M421341  
 #529 N. KIRKWOOD RD.  
 TCE|2107 S.F. (0.048 AC.)