

ROADWAY CONSTRUCTION PLANS

NORTH KIRKWOOD ROAD IMPROVEMENTS

DESIGN STANDARDS

SIDEWALK CONSTRUCTION: PROWAG/MODOT STANDARD PLANS
 ROADWAY CONSTRUCTION: MODOT STANDARD PLANS
 SIGNAL/LIGHTING/PAVEMENT MARKING/SIGNING: MODOT STANDARD PLANS

PROJECT SPECIFICATIONS

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION SPECIFICATION BOOK FOR HIGHWAY CONSTRUCTION METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, LATEST EDITION

DESIGN CRITERIA

DESIGN SPEED	30 MPH
POSTED SPEED	30 MPH
CLASSIFICATION	PRINCIPLE ARTERIAL
2019 AADT	13,502
% TRUCKS	X%

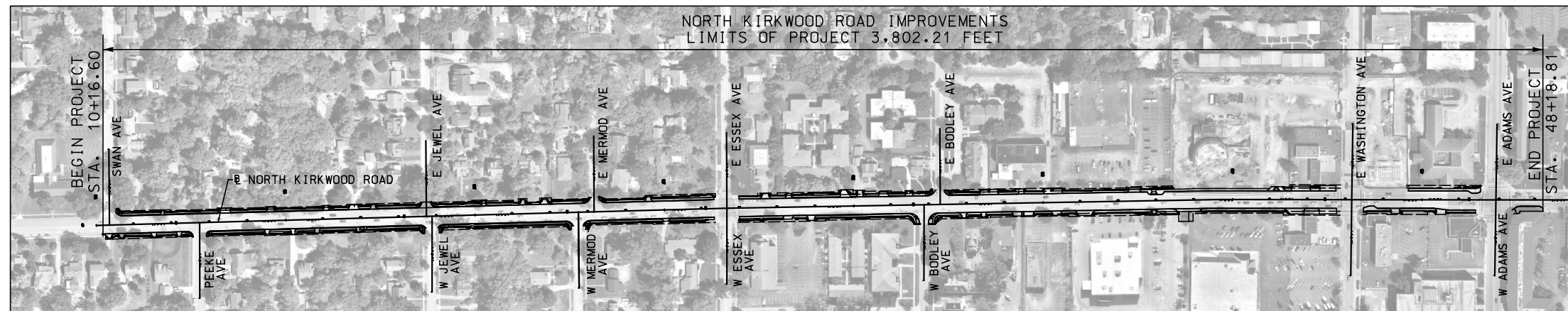
CITY OF KIRKWOOD, MISSOURI 63122
 CHRIS KRUEGER, P.E., CITY ENGINEER

CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)
 TOWNSHIP 45N RANGE 5E SECTION 36
 TOWNSHIP 44N RANGE 5E SECTION 1

RIGHT OF WAY PLANS

PROJECT BENCHMARK

NAVD88(SLC2011A) ELEV = 658.48 FTUS (OR) 200.705 METER
 NGVD29 ELEV = 658.80 FTUS
 "L" ON THE SOUTHEAST CORNER OF 3.5'X4.5' CONCRETE BASE OF FLAGPOLE NORTH OF THE WEST ENTRANCE TO COMMERCE BANK ADDRESSED AS #300 NORTH KIRKWOOD ROAD; ROUGHLY 37 FEET EAST OF THE CENTERLINE OF KIRKWOOD ROAD, 15 FEET EAST OF THE EAST CURB OF KIRKWOOD ROAD, AND 160 FEET MORE OR LESS NORTH OF THE CENTERLINE OF EAST ADAMS AVENUE.
 SP MO EAST N=305226± E=258174± METER - ESTIMATED
 ROUGH NAD83 LAT=38.583718° ±(N/+) LONG=90.406182° ±(W/-)



PROJECT AREA LOCATION MAP
 NOT TO SCALE

UTILITY OWNERS	CONTACT PERSON	
MSD	2350 MARKET STREET ST. LOUIS, MO 63103	JOHN GRIMM (314) 768-2743
SPIRE ENERGY (LACLEDE GAS)	4118 SHREWSBURY AVE. SHREWSBURY, MO 63119	BRIAN LANGENBACHER (314) 768-7767
AT&T	12851 MANCHESTER ROAD DES PERES, MO 63131	JIM LASHLEY (636) 402-7027
CITY OF KIRKWOOD - WATER	139 SOUTH KIRKWOOD ROAD KIRKWOOD, MO 63112	CLARENCE PATTERSON (314) 822-5810
CITY OF KIRKWOOD - ELECTRIC	139 SOUTH KIRKWOOD ROAD KIRKWOOD, MO 63112	RICK MCKINLEY (314) 984-5925
CHARTER COMMUNICATIONS	2081 CORPORATE 44 DR - BUILDING #5 FENTON, MO 63026	JAMES RADCLIFF (314) 267-7150

APPROVED BY:

 CITY ENGINEER

 DATE

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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THEY SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS
 MISSOURI ONE CALL: 1-800-DIG-RITE (1-800-344-7483)

ENGINEERS AUTHENTICATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THIS SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREUNDER ATTACHED.
 RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
 C.M.T.
 SIGNATURE _____
 DATE _____

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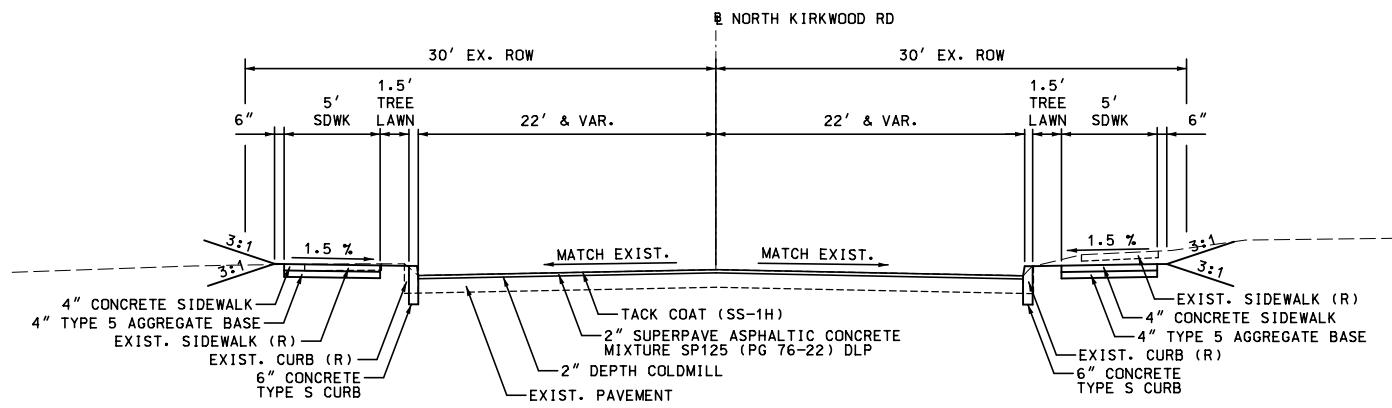
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 ENGINEERING CORPORATION - 000631

SHEET NO. 1

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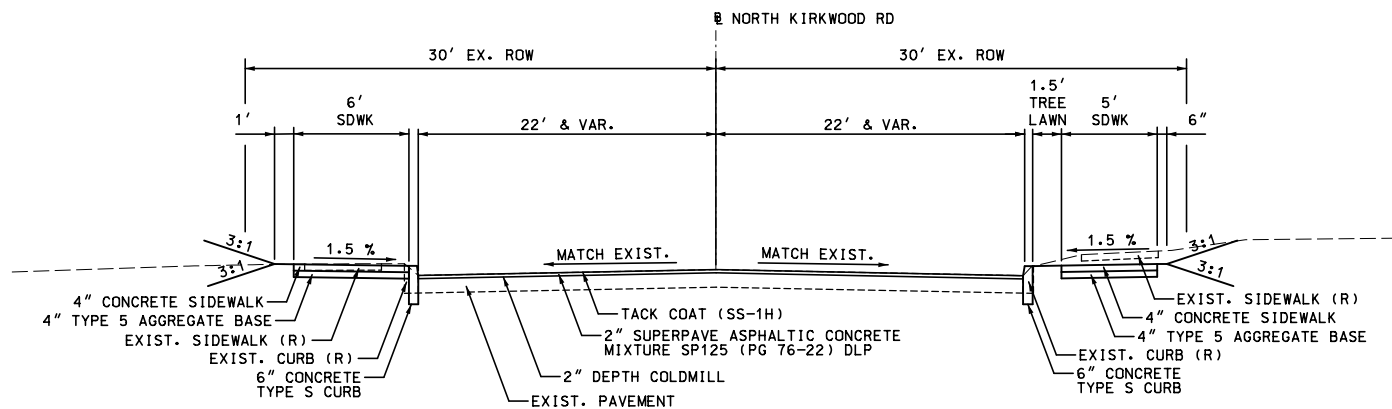
NOT TO SCALE

SEE PAVEMENT MARKING PLANS FOR LANE CONFIGURATIONS
MILL AND OVERLAY BEGINS STA. 10+96.87



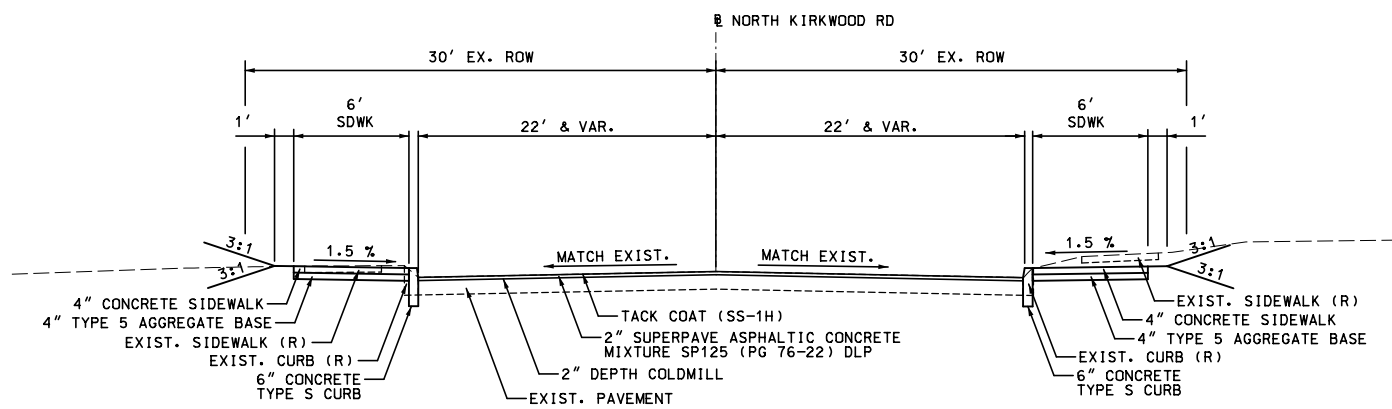
1 TYPICAL SECTION NORTH KIRKWOOD ROAD
STA. 10+16.60 TO STA. 20+97.57
STA. 28+86.85 TO STA. 30+35.46

SEE PAVEMENT MARKING PLANS FOR LANE CONFIGURATIONS



2 TYPICAL SECTION NORTH KIRKWOOD ROAD
STA. 20+97.57 TO STA. 26+01.41

SEE PAVEMENT MARKING PLANS FOR LANE CONFIGURATIONS



3 TYPICAL SECTION NORTH KIRKWOOD ROAD
STA. 26+01.41 TO STA. 28+28.29
STA. 31+46.88 TO STA. 32+28.05
STA. 33+45.19 TO STA. 48+18.81 *

APPLICATION RATES

SUPERPAVE ASPHALTIC CONCRETE MIXTURE SP125 (PG 76-22) DLP	2.16 TON / CY 0.12 TON / SY (FOR 2 IN. THICKNESS)
TACK COAT (SS-1H)	0.11 GAL / SY

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GENERAL PLAN NOTES

- ANY WORK INDICATED ON THE PLANS THAT EXTENDS BEYOND THE PROJECT LIMITS IS CONSIDERED INCIDENTAL TO AND PART OF THE CONSTRUCTION OF THIS PROJECT.
- THE BASIS OF BEARING IS GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE. VERTICAL DATUM IS NAVD88.
- SEE SIGNING AND PAVEMENT MARKING SHEETS FOR SIGNING RELATED REMOVALS.
- SEE SIGNAL SHEETS FOR SIGNAL RELATED REMOVALS.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS. THE CITY DOES NOT WARRANT THE LOCATIONS OF THESE FACILITIES AS PRECISE. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND PRECISE LOCATION OF ALL FACILITIES AND TO AVOID DAMAGE. SEE THE JOB SPECIAL PROVISIONS FOR A LIST OF UTILITY COMPANIES ON OR WITHIN THE VICINITY OF THE PROJECT LIMITS.
- CONTRACTOR SHALL REFERENCE AND FOLLOW THE MODOT ADA CHECKLIST WHEN LAYING OUT AND CONSTRUCTING CURB RAMPS, LANDINGS, SIDEWALK, PAVED APPROACH SIDEWALK CONNECTIONS, PEDESTRIAN SIGNALS, AND ANY OTHER PEDESTRIAN ITEMS ON THIS PROJECT.
- THERE SHALL BE A MINIMUM OF 4' OF HORIZONTAL SIDEWALK CLEAR SPACE AROUND FEATURES SUCH AS EXISTING POWER POLES, NEW SIGNAL MAST ARMS, NEW SIGNAL 8' TALL POSTS, AND ANY OTHER FEATURES THAT PROTRUDE ABOVE THE GROUND.
- SAWCUTS ARE REQUIRED ALONG FACE OF EXISTING CURBS AS NEEDED. SAWCUTS FOR SIDEWALK AND CURB AND GUTTER REPLACEMENT SHALL BE MADE TO THE NEAREST EXISTING JOINT, WHERE FEASIBLE. SAWCUT LINES ARE NOT CALLED OUT ON THE PLANS.
- SAWCUTS ARE REQUIRED AT THE FRONT AND BACK OF PAVED APPROACHES. SAWCUT LINES ARE NOT CALLED OUT ON THE PLANS.
- TRUNCATED DOMES SHALL BE YELLOW IN COLOR ON ALL CURB RAMPS / LANDINGS.
- STATIONS SHOWN FOR SIDEWALK PANEL AND CURB AND GUTTER REPLACEMENT ARE APPROXIMATE.
- ALL DRAINAGE STRUCTURES ARE TO BE USED IN PLACE UNLESS NOTED. ADJUSTMENTS OF STRUCTURES WILL CONFORM WITH MSD REQUIREMENTS.
- INSTALLATION OF SIGNAL CONDUIT, PULL BOXES, AND POST FOUNDATIONS WILL RESULT IN EXISTING AREAS BEING DISTURBED. NO ADDITIONAL PAYMENT WILL BE MADE TO RESTORE THE AREAS BACK TO THEIR ORIGINAL CONDITIONS, UNLESS SPECIFICALLY SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL FOLLOW THE CITY OF KIRKWOOD'S STANDARD DRAWINGS AND DETAILED SPECIFICATIONS FOR PAVEMENT RESTORATION FOR ANY DISTURBED AREAS DURING CONSTRUCTION INSIDE CITY R/W. THIS INCLUDES, BUT NOT LIMITED TO, BORING OPERATIONS, PAVEMENT CORING, AND ANY OTHER NECESSARY WORK NEEDED FOR CONSTRUCTION OPERATIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO RESTORE THE AREAS BACK TO THEIR ORIGINAL CONDITIONS, UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE CITY'S STANDARDS CAN BE FOUND AT: <http://www.kirkwoodmo.org/mm/Files/Engineering/Standard%20Construction%20Details.pdf>

REVISIONS

NUMBER	BY	DATE

TYPICAL SECTIONS
SHEET 1 OF 2

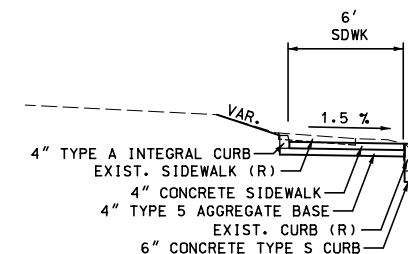
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STP-5502 (611)



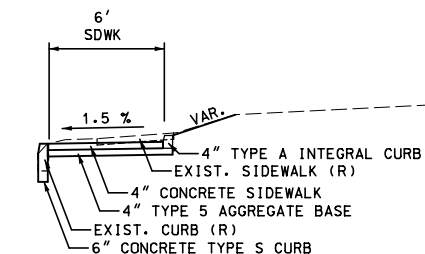
DATE: 10/13/2023

JOB No: 21001728

SHEET 2 OF 33



4" TYPE A INTEGRAL CURB - LT
* STA. 33+80.90 TO STA. 38+41.76

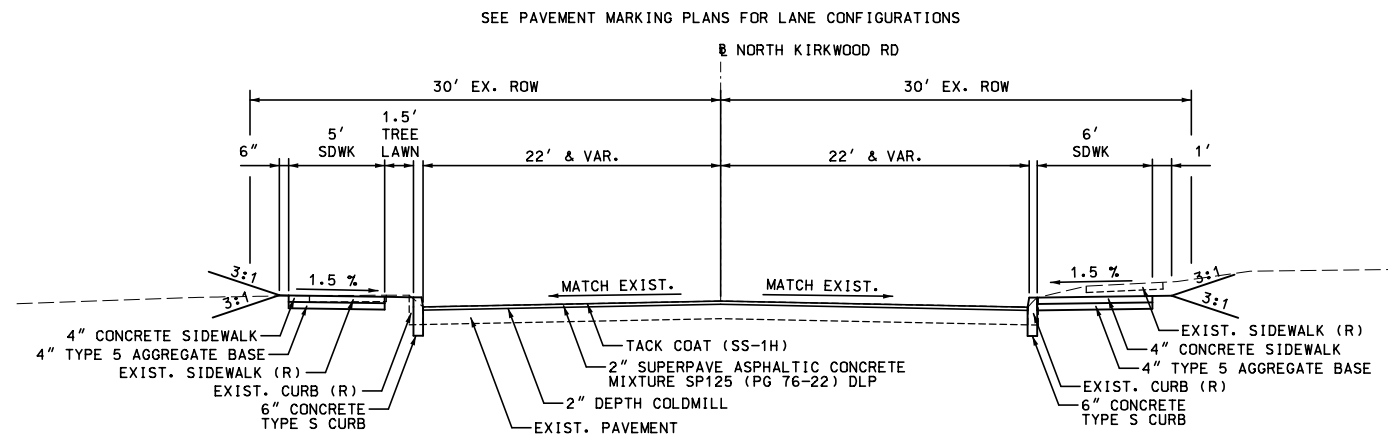


4" TYPE A INTEGRAL CURB - RT
* STA. 34+73.94 TO STA. 38+21.32
* STA. 39+25.18 TO STA. 41+45.52
* STA. 44+40.87 TO STA. 45+37.77

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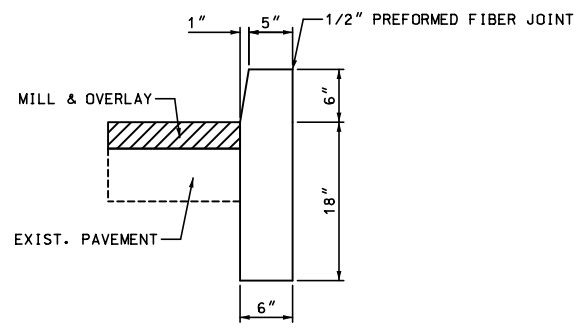
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④ TYPICAL SECTION NORTH KIRKWOOD ROAD
 STA. 28+28.29 TO STA. 28+86.85
 STA. 30+35.46 TO STA. 31+46.88
 STA. 32+28.05 TO STA. 33+45.19

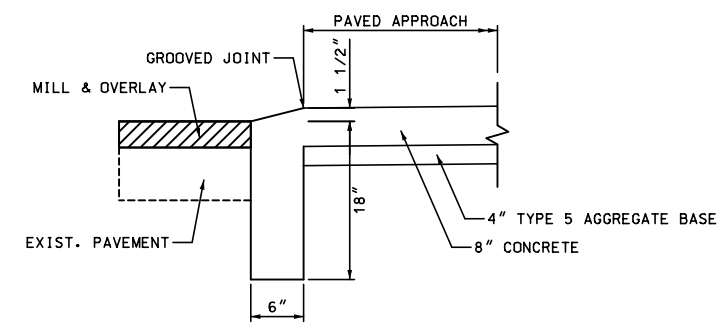
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TYPICAL SECTIONS
 SHEET 2 OF 2

CITY OF KIRKWOOD, MISSOURI
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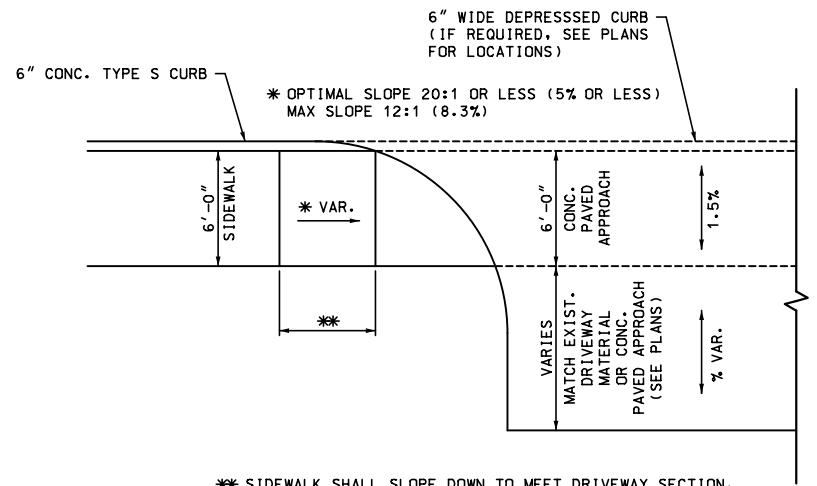


6" CONCRETE TYPE S SEPARATED CURB



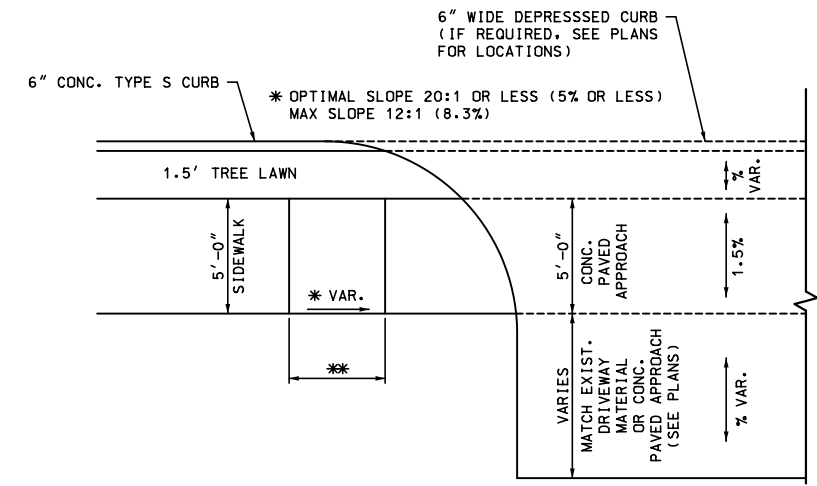
CONCRETE DEPRESSED INTEGRAL CURB
 SEE PLANS FOR LOCATIONS

COST FOR CONCRETE DEPRESSED INTEGRAL CURB INCLUDED IN PAVED APPROACH PAY ITEM



** SIDEWALK SHALL SLOPE DOWN TO MEET DRIVEWAY SECTION. LENGTH IS BASED ON CURB HEIGHT & PROFILE GRADE. RAMP SHALL NOT EXCEED 15'.

TYPICAL PLAN VIEW OF DRIVEWAY (BACK-OF-CURB SIDEWALK)



** SIDEWALK SHALL SLOPE DOWN TO MEET DRIVEWAY SECTION. LENGTH IS BASED ON CURB HEIGHT & PROFILE GRADE. RAMP SHALL NOT EXCEED 15'.

TYPICAL PLAN VIEW OF DRIVEWAY (OFFSET SIDEWALK)



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JOB No: 21001728

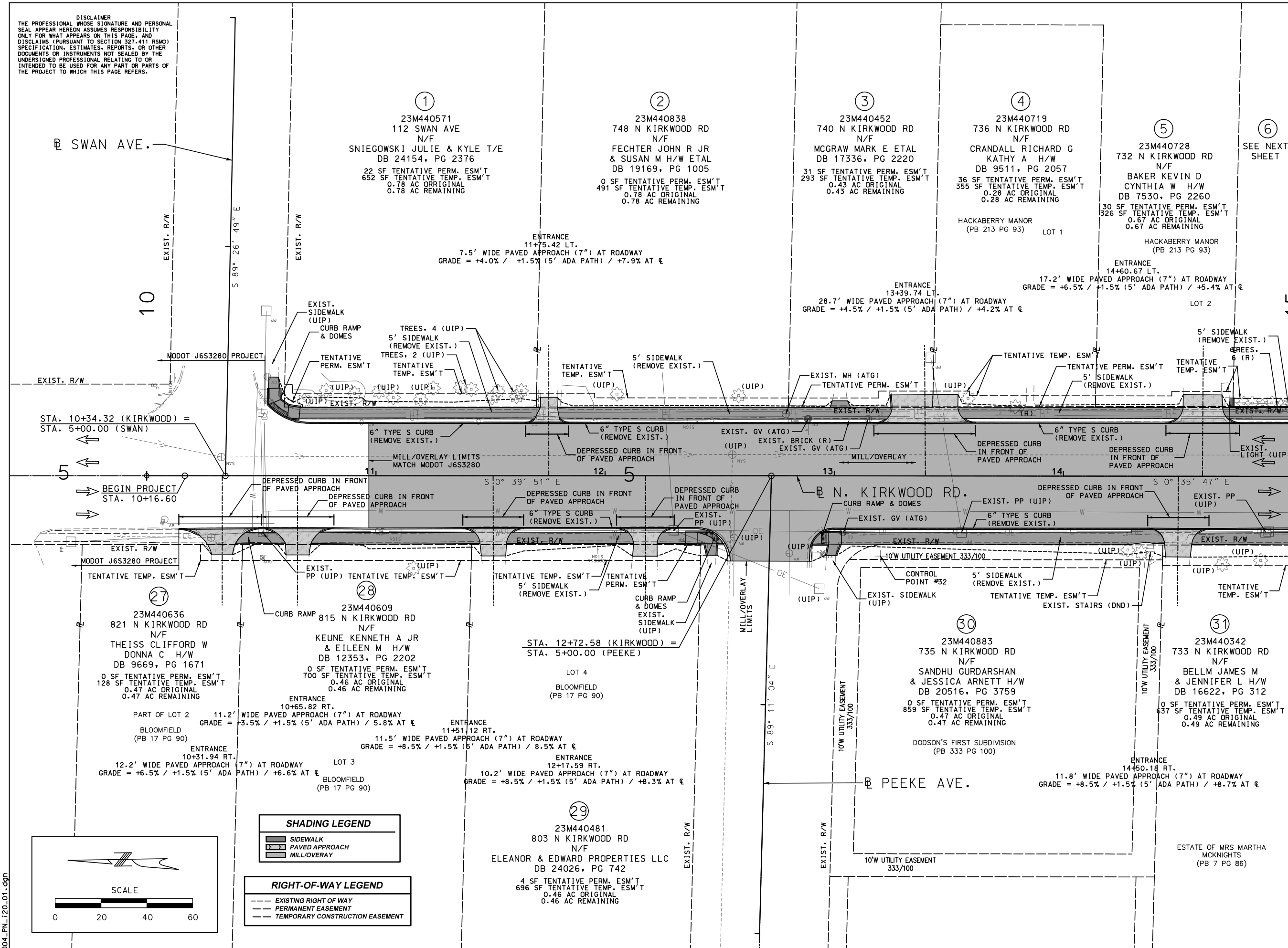
SHEET 2 OF 33

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MATCHLINE STA. 15+00.00

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PLAN SHEET
 SHEET 1 OF 8
 CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
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 SHEET 4 OF 33

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REVISIONS

NUMBER	BY	DATE

PLAN SHEET
SHEET 2 OF 8

CITY OF KIRKWOOD, MISSOURI
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DATE: 10/13/2023

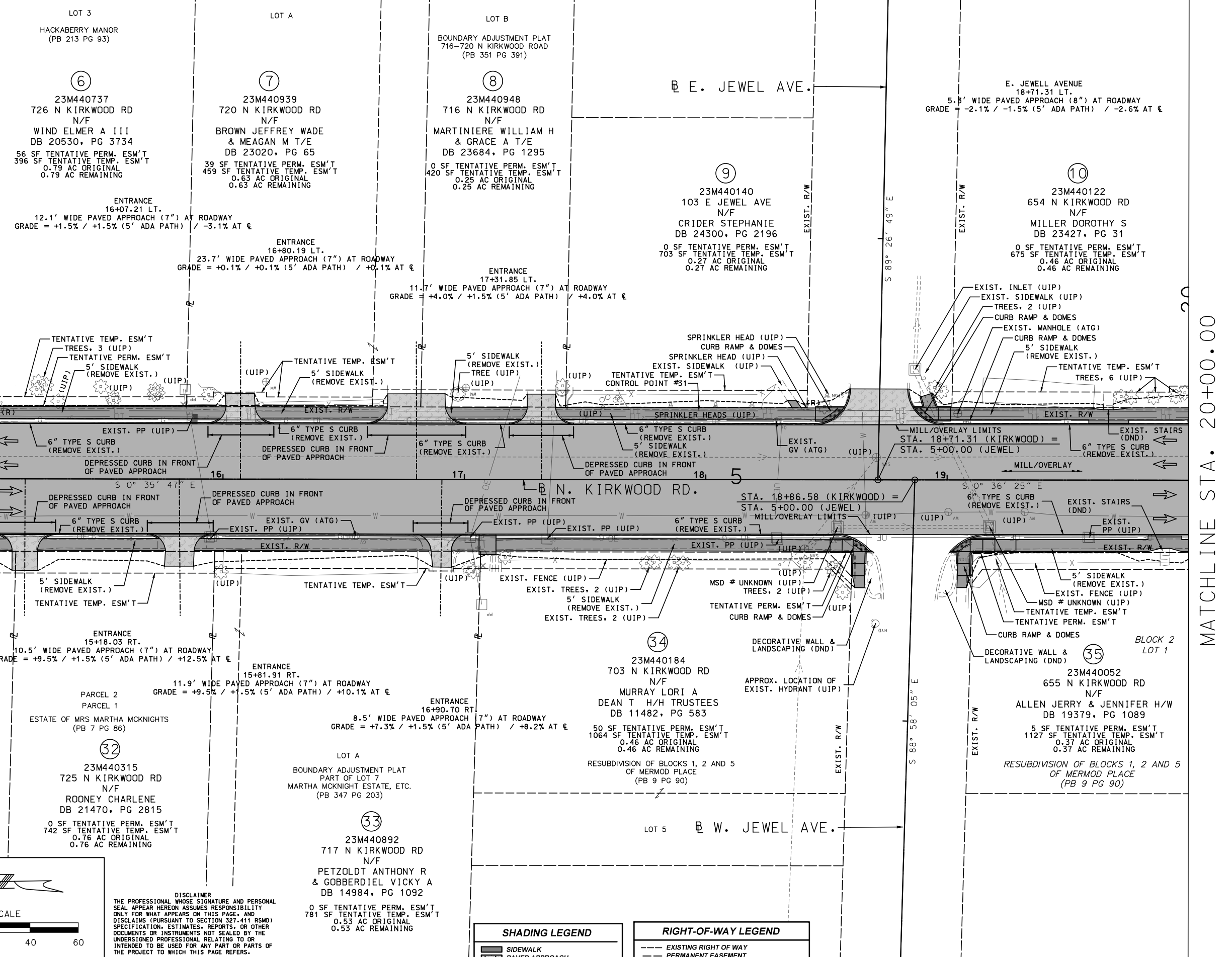
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SHEET 5 OF 33

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MATCHLINE STA. 20+00.00



LOT 3
HACKBERRY MANOR
(PB 213 PG 93)

⑥
23M440737
726 N KIRKWOOD RD
N/F
WIND ELMER A III
DB 20530, PG 3734
56 SF TENTATIVE PERM. ESM'T
396 SF TENTATIVE TEMP. ESM'T
0.79 AC ORIGINAL
0.79 AC REMAINING

LOT A

⑦
23M440939
720 N KIRKWOOD RD
N/F
BROWN JEFFREY WADE
& MEAGAN M T/E
DB 23020, PG 65
39 SF TENTATIVE PERM. ESM'T
459 SF TENTATIVE TEMP. ESM'T
0.63 AC ORIGINAL
0.63 AC REMAINING

LOT B

BOUNDARY ADJUSTMENT PLAT
716-720 N KIRKWOOD ROAD
(PB 351 PG 391)

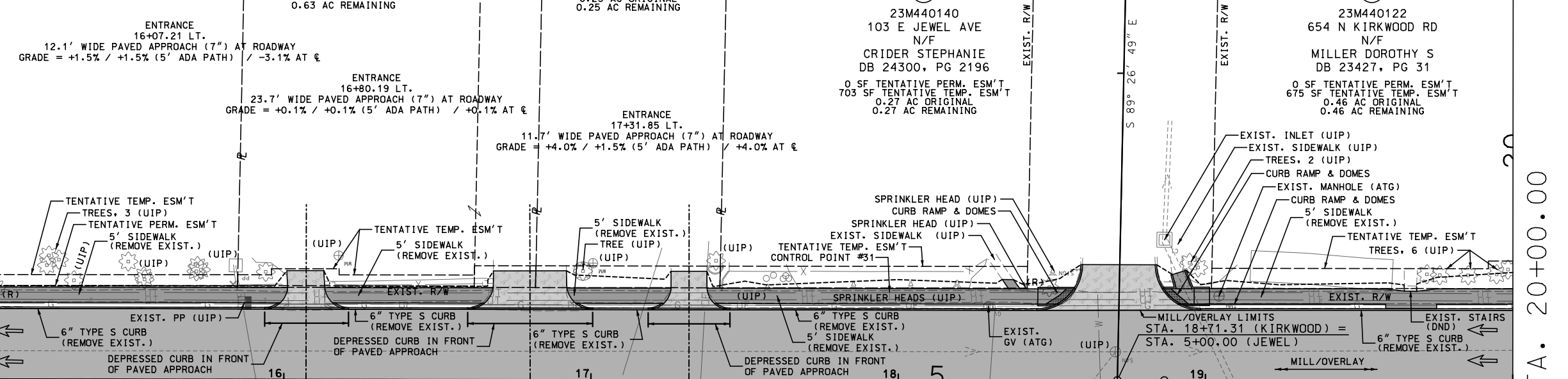
⑧
23M440948
716 N KIRKWOOD RD
N/F
MARTINIÈRE WILLIAM H
& GRACE A T/E
DB 23684, PG 1295
0 SF TENTATIVE PERM. ESM'T
420 SF TENTATIVE TEMP. ESM'T
0.25 AC ORIGINAL
0.25 AC REMAINING

E. JEWELL AVE.

⑨
23M440140
103 E JEWELL AVE
N/F
CRIDER STEPHANIE
DB 24300, PG 2196
0 SF TENTATIVE PERM. ESM'T
703 SF TENTATIVE TEMP. ESM'T
0.27 AC ORIGINAL
0.27 AC REMAINING

E. JEWELL AVENUE
18+71.31 LT.
5.5' WIDE PAVED APPROACH (8") AT ROADWAY
GRADE = -2.1% / -1.5% (5' ADA PATH) / -2.6% AT ¶

⑩
23M440122
654 N KIRKWOOD RD
N/F
MILLER DOROTHY S
DB 23427, PG 31
0 SF TENTATIVE PERM. ESM'T
675 SF TENTATIVE TEMP. ESM'T
0.46 AC ORIGINAL
0.46 AC REMAINING



ENTRANCE
16+07.21 LT.
12.1' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% / +1.5% (5' ADA PATH) / -3.1% AT ¶

ENTRANCE
16+80.19 LT.
23.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +0.1% / +0.1% (5' ADA PATH) / +0.1% AT ¶

ENTRANCE
17+31.85 LT.
11.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +4.0% / +1.5% (5' ADA PATH) / +4.0% AT ¶

ENTRANCE
15+18.03 RT.
10.5' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +9.5% / +1.5% (5' ADA PATH) / +12.5% AT ¶

ENTRANCE
15+81.91 RT.
11.9' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +9.5% / +1.5% (5' ADA PATH) / +10.1% AT ¶

ENTRANCE
16+90.70 RT.
8.5' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +7.3% / +1.5% (5' ADA PATH) / +8.2% AT ¶

③④
23M440184
703 N KIRKWOOD RD
N/F
MURRAY LORI A
DEAN T H/H TRUSTEES
DB 11482, PG 583
50 SF TENTATIVE PERM. ESM'T
1064 SF TENTATIVE TEMP. ESM'T
0.46 AC ORIGINAL
0.46 AC REMAINING

RESUBDIVISION OF BLOCKS 1, 2 AND 5
OF MERMOD PLACE
(PB 9 PG 90)

③⑤
23M440052
655 N KIRKWOOD RD
N/F
ALLEN JERRY & JENNIFER H/W
DB 19379, PG 1089
5 SF TENTATIVE PERM. ESM'T
1127 SF TENTATIVE TEMP. ESM'T
0.37 AC ORIGINAL
0.37 AC REMAINING

RESUBDIVISION OF BLOCKS 1, 2 AND 5
OF MERMOD PLACE
(PB 9 PG 90)

PARCEL 2
PARCEL 1
ESTATE OF MRS MARTHA MCKNIGHTS
(PB 7 PG 86)

③②
23M440315
725 N KIRKWOOD RD
N/F
ROONEY CHARLENE
DB 21470, PG 2815
0 SF TENTATIVE PERM. ESM'T
742 SF TENTATIVE TEMP. ESM'T
0.76 AC ORIGINAL
0.76 AC REMAINING

LOT A
BOUNDARY ADJUSTMENT PLAT
PART OF LOT 7
MARTHA MCKNIGHT ESTATE, ETC.
(PB 347 PG 203)

③③
23M440892
717 N KIRKWOOD RD
N/F
PETZOLDT ANTHONY R
& GOBBERDIEL VICKY A
DB 14984, PG 1092
0 SF TENTATIVE PERM. ESM'T
781 SF TENTATIVE TEMP. ESM'T
0.53 AC ORIGINAL
0.53 AC REMAINING

LOT 5

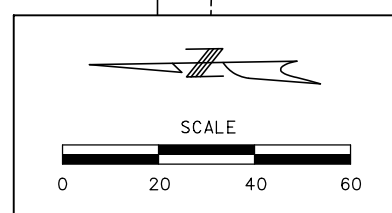
W. JEWELL AVE.

DECORATIVE WALL & LANDSCAPING (DND)

APPROX. LOCATION OF EXIST. HYDRANT (UIP)

EXIST. R/W

EXIST. R/W



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SHADING LEGEND		RIGHT-OF-WAY LEGEND	
[Pattern]	SIDEWALK	[Pattern]	EXISTING RIGHT OF WAY
[Pattern]	PAVED APPROACH	[Pattern]	PERMANENT EASEMENT
[Pattern]	MILL/OVERLAY	[Pattern]	TEMPORARY CONSTRUCTION EASEMENT

005_PN_120_02.dgn

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REVISIONS

NUMBER	BY	DATE

PLAN SHEET
SHEET 3 OF 8

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SHEET 6 OF 33

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MATCHLINE STA. 25+00.00

⑪
23M440021
650 N KIRKWOOD RD
N/F
SWANN ROMANA TR
DB 17593, PG 52
50 SF TENTATIVE PERM. ESM'T
676 SF TENTATIVE TEMP. ESM'T
0.46 AC ORIGINAL
0.46 AC REMAINING

⑫
23M420634
646 N KIRKWOOD RD
N/F
ARTHUR JOSHUA
& REBECCA H/W
DB 21256, PG 3676
0 SF TENTATIVE PERM. ESM'T
529 SF TENTATIVE TEMP. ESM'T
0.46 AC ORIGINAL
0.46 AC REMAINING

⑬
23M420571
105 E MERMOD PL
N/F
OKER JACQUELYN ETAL
DB 7112, PG 2245
0 SF TENTATIVE PERM. ESM'T
513 SF TENTATIVE TEMP. ESM'T
0.29 AC ORIGINAL
0.29 AC REMAINING

⑭
23M420461
100 E MERMOD PL
N/F
GELDBACH HELEN
DB 12777, PG 2141
10 SF TENTATIVE PERM. ESM'T
461 SF TENTATIVE TEMP. ESM'T
0.24 AC ORIGINAL
0.24 AC REMAINING

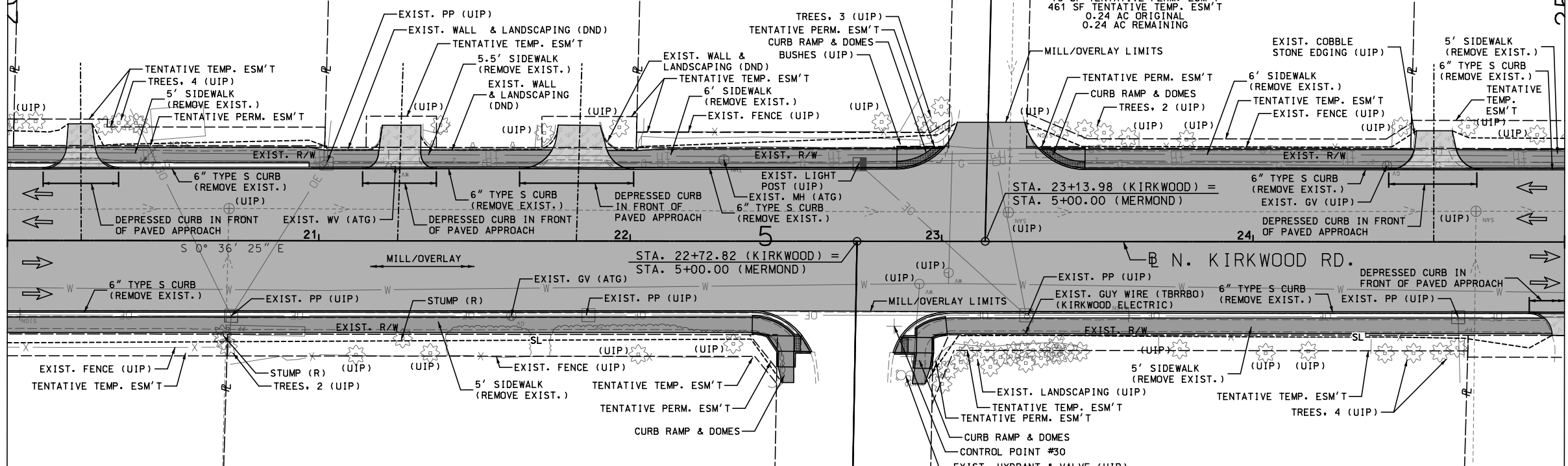
⑮
SEE NEXT SHEET

ENTRANCE
20+23.69 LT.
9.2' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +9.5% / +1.5% (5' ADA PATH) / +8.9% AT ϵ

ENTRANCE
21+25.27 LT.
12.8' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (5' ADA PATH) / +11.3% AT ϵ

ENTRANCE
21+82.67 LT.
14.6' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +9.4% AT ϵ

EAST MERMOD PLACE
(PB 30 PG 93)
ENTRANCE
24+58.00 LT.
12.2' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +8.8% AT ϵ



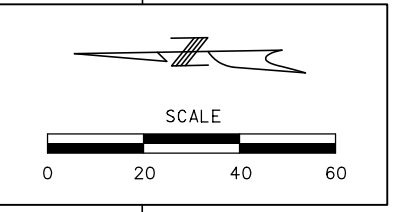
SHADING LEGEND

	SIDEWALK
	PAVED APPROACH
	MILL/OVERLAY

RIGHT-OF-WAY LEGEND

	EXISTING RIGHT OF WAY
	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

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NUMBER	BY	DATE

PLAN SHEET
SHEET 4 OF 8

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



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ENGINEERING CORPORATION - 000631

DATE: 10/13/2023

JOB No: 21001728

SHEET 7 OF 33

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MATCHLINE STA. 25+00.00

MATCHLINE STA. 30+00.00

PART OF LOT 1 OF H.W. LEFFINGWELL'S
2ND ADDITION TO KIRKWOOD
PB 7, PG 8
CITY (FORMER COUNTY)

E. ESSEX AVE.

15
23M422221
101 E ESSEX AVE
N/F
CONNOR LINDA JANE REVOCABLE LIVING TRUST
DB, PG
0 SF TENTATIVE PERM. ESM'T
1665 SF TENTATIVE TEMP. ESM'T
0.62 AC ORIGINAL
0.62 AC REMAINING

MRS. A.W. MILLS SUBDIVISION
PB 1, PG 99
CITY (FORMER COUNTY)

16

23M420340
100 E ESSEX AVE
N/F
ASSOCIATION FOR EDUCATIONAL DEV INC
DB 6883, PG 2299
0 SF TENTATIVE PERM. ESM'T
386 SF TENTATIVE TEMP. ESM'T
0.71 AC ORIGINAL
0.71 AC REMAINING

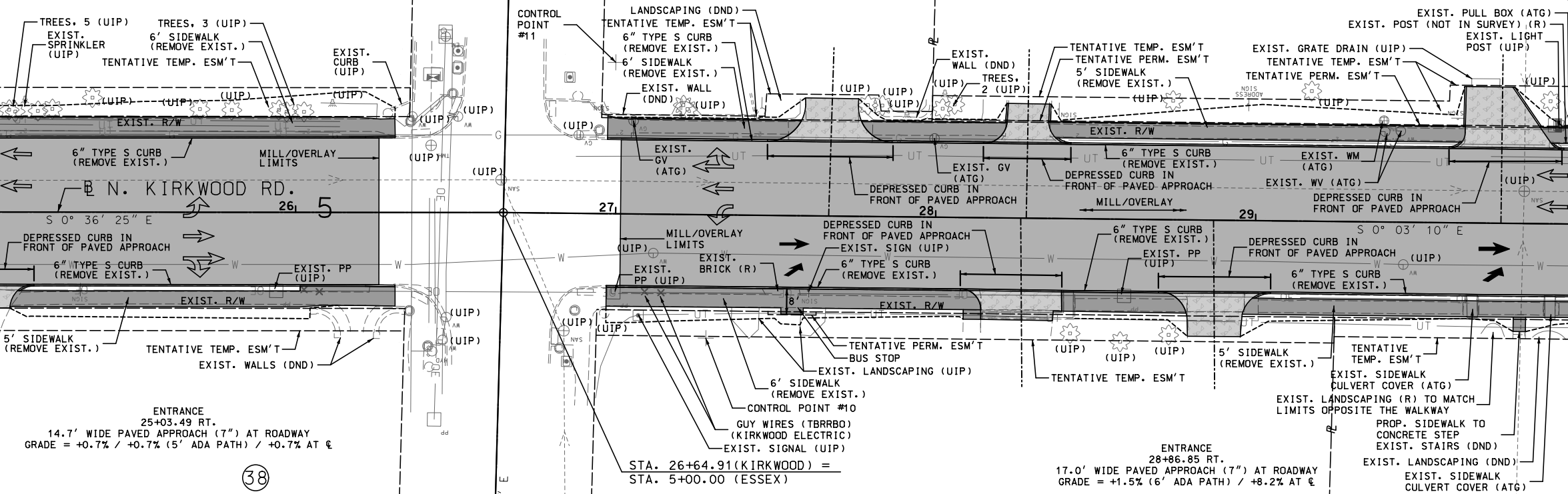
17

VARIOUS
522-526 N KIRKWOOD RD
N/F
HOMEWOOD II HOMEOWNERS ASSOCIATION
DB VARIOUS, PG VARIOUS
100 SF TENTATIVE PERM. ESM'T
1692 SF TENTATIVE TEMP. ESM'T
1.38 AC ORIGINAL
1.38 AC REMAINING

ENTRANCE
29+76.61 LT.
23.1' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +9.5 / +1.5% (5' ADA PATH) / +11.5% AT E

ENTRANCE
28+28.29 LT.
12.9' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +4.0% AT E

ENTRANCE
27+66.56 LT.
16.5' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (5' ADA PATH) / +14.6% AT E



ENTRANCE
25+03.49 RT.
14.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +0.7% / +0.7% (5' ADA PATH) / +0.7% AT E

STA. 26+64.91 (KIRKWOOD) =
STA. 5+00.00 (ESSEX)

ENTRANCE
28+86.85 RT.
17.0' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +8.2% AT E

ENTRANCE
28+26.58 RT.
25.4' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +4.3% AT E

38
23M420384
601 N KIRKWOOD RD
N/F
JENNINGS J STEPHEN
& ANA L H/W
DB 10603, PG 726
0 SF TENTATIVE PERM. ESM'T
1155 SF TENTATIVE TEMP. ESM'T
0.38 AC ORIGINAL
0.38 AC REMAINING

39
23M422232
529 N KIRKWOOD RD
N/F
KIRKWOOD ROAD
CHRISTIAN CHURCH
DB 6103, PG 423
15 SF TENTATIVE PERM. ESM'T
1830 SF TENTATIVE TEMP. ESM'T
1.24 AC ORIGINAL
1.24 AC REMAINING

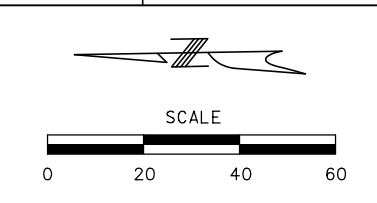
40
23M421909
515 N KIRKWOOD RD
N/F
KÖHLBECKER TODD R & AMY F TRUST
DB 22624, PG 3591
0 SF TENTATIVE PERM. ESM'T
696 SF TENTATIVE TEMP. ESM'T
0.78 AC ORIGINAL
0.78 AC REMAINING

SHADING LEGEND

- SIDWALK
- PAVED APPROACH
- MILL/OVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



SCALE

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PLAN SHEET
SHEET 5 OF 8

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



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DATE: 10/13/2023

JOB No: 21001728

SHEET 8 OF 33

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MATCHLINE STA. 30+00.00

MATCHLINE STA. 35+00.00

ENTRANCE
30+17.45 LT.
13.2' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +9.5% / +1.5% (5' ADA PATH) / +10.5% AT &

ENTRANCE
30+78.93 LT.
21.9' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +4.5% / +1.5% (5' ADA PATH) / +6.4% AT &

ENTRANCE
31+46.88 LT.
11.0' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (5' ADA PATH) / +9.9% AT &

ENTRANCE
33+45.19 LT.
21.0' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / -2.0% AT &

ENTRANCE
33+70.14 LT.
21.4' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +10.9% AT &

ENTRANCE
34+43.21 LT.
13.4' WIDE PAVED APPROACH (8") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +10.4% AT &

18
23M420175
512 N KIRKWOOD RD
N/F
REAL ESTATE PARTNERSHIP
LLC ET AL
DB 22302, PG 3479
50 SF TENTATIVE PERM. ESM'T
843 SF TENTATIVE TEMP. ESM'T
0.23 AC ORIGINAL
0.23 AC REMAINING

19
23M422023
508 N KIRKWOOD RD
N/F
SNITZER RICHARD D
DB 20117, PG 887
26 SF TENTATIVE PERM. ESM'T
265 SF TENTATIVE TEMP. ESM'T
0.11 AC ORIGINAL
0.11 AC REMAINING

20
23M422210
500 N KIRKWOOD RD
N/F
8747 BIG BEND
WG 63119 LLC
DB 21272, PG 52
4 SF TENTATIVE PERM. ESM'T
270 SF TENTATIVE TEMP. ESM'T
0.11 AC ORIGINAL
0.11 AC REMAINING

21
23M421422
102 E BODLEY AVE 203
N/F
WANJ LLC
DB, PG
50 SF TENTATIVE PERM. ESM'T
751 SF TENTATIVE TEMP. ESM'T
0.75 AC ORIGINAL
0.75 AC REMAINING

22
23M140574
470 N KIRKWOOD RD
N/F
SLOVAN SAV & LOAN ASSN ACORP
DB 5153, PG 119
82 SF TENTATIVE PERM. ESM'T
1225 SF TENTATIVE TEMP. ESM'T
0.81 AC ORIGINAL
0.81 AC REMAINING

40
SEE PREVIOUS
SHEET FOR
TAKINGS

41
23M422166
123 W BODLEY AVE UNIT 204
N/F
BARNETT SUSAN B TRUSTEE
DB 17924, PG 973
17 SF TENTATIVE PERM. ESM'T
719 SF TENTATIVE TEMP. ESM'T
0.77 AC ORIGINAL
0.77 AC REMAINING

ENTRANCE
32+88.88 RT.
13.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (5' ADA PATH) / +14.1% AT &

42
23M420120
483 N KIRKWOOD RD
N/F
CITIBROOK II LLC
DB 19578, PG 1643
45 SF TENTATIVE PERM. ESM'T
612 SF TENTATIVE TEMP. ESM'T
0.24 AC ORIGINAL
0.24 AC REMAINING

LOT 1 LOT 2
LILEWELLYN BONHAM'S SUBDIVISION
OF LOTS 3 & 4 OF
HW LEFFINGWELL'S 1ST ADDITION
TO KIRKWOOD
(PB 1 PG 70)

43
23M420065
479 N KIRKWOOD RD
N/F
BRANSFORD STEPHEN D
& BETTY JANE H/W
DB 12772, PG 1300
0 SF TENTATIVE PERM. ESM'T
600 SF TENTATIVE TEMP. ESM'T
0.26 AC ORIGINAL
0.26 AC REMAINING

ENTRANCE
34+31.70 RT.
23.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +5.4% AT &

44
23M140611
471 N KIRKWOOD RD
N/F
MENOS GEORGE TRUSTEE
DB 12003, PG 865
0 SF TENTATIVE PERM. ESM'T
522 SF TENTATIVE TEMP. ESM'T
0.62 AC ORIGINAL
0.62 AC REMAINING

ENTRANCE
34+61.31 RT.
25.0' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +7.6% AT &

45
23M140556
469 N KIRKWOOD RD
N/F
LOEHR INVESTMENTS INC
DB, PG
17 SF TENTATIVE PERM. ESM'T
345 SF TENTATIVE TEMP. ESM'T
0.41 AC ORIGINAL
0.41 AC REMAINING

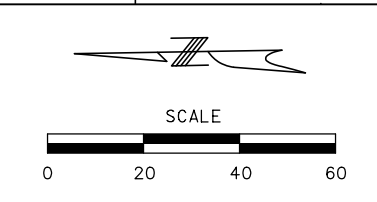
SHADING LEGEND

	SIDEWALK
	PAVED APPROACH
	MILLOVERLAY

RIGHT-OF-WAY LEGEND

	EXISTING RIGHT OF WAY
	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

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PLAN SHEET
SHEET 6 OF 8

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



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DATE: 10/13/2023

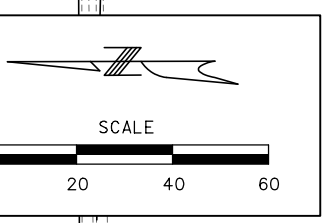
JOB No: 21001728

SHEET 9 OF 33

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MATCHLINE STA. 35+00.00

MATCHLINE STA. 40+00.00



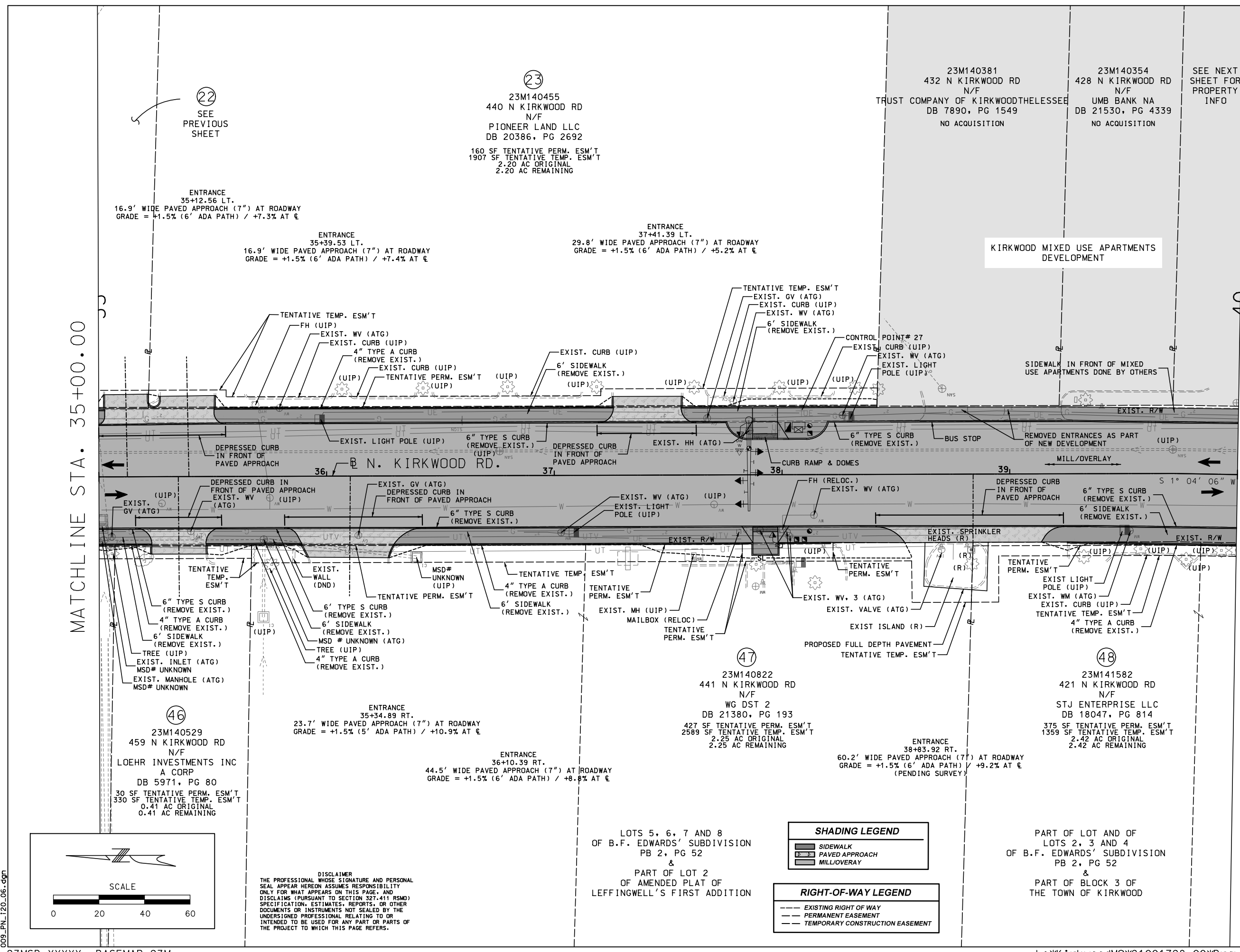
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SHADING LEGEND

- SIDEWALK
- PAVED APPROACH
- MILLOVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



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NUMBER	BY	DATE

PLAN SHEET
SHEET 7 OF 8

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



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DATE: 10/13/2023

JOB No: 21001728

SHEET 10 OF 33

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

MATCHLINE STA. 40+00.00

MATCHLINE STA. 45+00.00

23M141591
416 N KIRKWOOD RD
N/F
UNITED MISSOURI
BANK OF KIRKWOOD
DB 6805, PG 2322
NO ACQUISITION

KIRKWOOD MIXED USE APARTMENTS
DEVELOPMENT

ENTRANCE
41+80.41 LT.
47.4' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +3.2% AT ϵ

ENTRANCE
42+40.87 LT.
30.0' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / -2.2% AT ϵ

(24)
23M142673
400 N KIRKWOOD RD
N/F
TOMS SERVICE CENTER INC
DB 10320, PG 2181
134 SF TENTATIVE PERM. ESM'T
1072 SF TENTATIVE TEMP. ESM'T
0.49 AC ORIGINAL
0.49 AC REMAINING

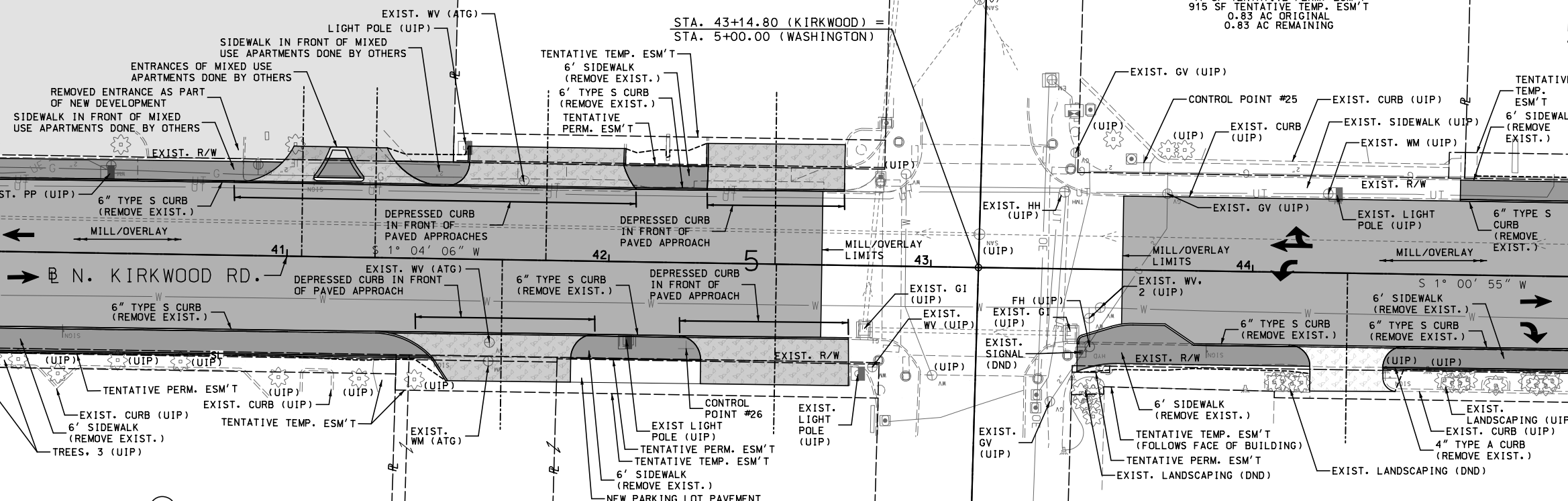
THE TOWN OF KIRKWOOD
BLOCK 11
PB 3, PG 57
CITY (FORMER COUNTY)

(25)
23M142729
350 N KIRKWOOD RD
N/F
CLAYTON FINANCIAL
CORPORATION
DB 13559, PG 1069
47 SF TENTATIVE PERM. ESM'T
915 SF TENTATIVE TEMP. ESM'T
0.83 AC ORIGINAL
0.83 AC REMAINING

(26)
SEE
NEXT
SHEET

STA. 43+14.80 (KIRKWOOD) =
STA. 5+00.00 (WASHINGTON)

E. WASHINGTON AVE



(48)
SEE PREVIOUS SHEET
FOR TAKINGS

ENTRANCE
41+66.90 RT.
42.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +7.0% AT ϵ

PART OF LOT AND OF
LOTS 2, 3 AND 4
OF B.F. EDWARDS' SUBDIVISION
PB 2, PG 52

&
PART OF BLOCK 3 OF
THE TOWN OF KIRKWOOD

PARCEL 2
PART OF BLOCK 3 OF
THE TOWN OF KIRKWOOD
PB 3, PG 157
CITY (FORMER COUNTY)

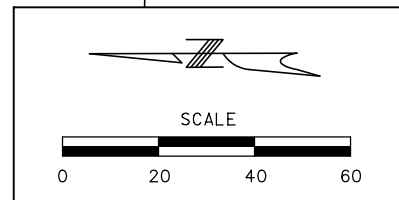
PARCEL 1
(49)
23M142682
401 N KIRKWOOD RD
N/F
RICHERT ENTERPRISES INC
DB 12404, PG 268
125 SF TENTATIVE PERM. ESM'T
1525 SF TENTATIVE TEMP. ESM'T
0.31 AC ORIGINAL
0.31 AC REMAINING

ENTRANCE
42+49.86 RT.
41.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (6' ADA PATH) / +10.0% AT ϵ

ADJUSTED PARCEL 1
325 NORTH KIRKWOOD CONSOLIDATION PLAT
PB 349, PG 113

(50)
23M142691
325 N KIRKWOOD RD
N/F
KIRKWOOD INVESTMENTS LLC
DB 12228, PG 2079
23 SF TENTATIVE PERM. ESM'T
1338 SF TENTATIVE TEMP. ESM'T
0.71 AC ORIGINAL
0.71 AC REMAINING

ENTRANCE
44+29.49 RT.
22.7' WIDE PAVED APPROACH (7") AT ROADWAY
GRADE = +1.5% (5' ADA PATH) / +14.3% AT ϵ



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SHADING LEGEND

- SIDWALK
- PAVED APPROACH
- MILLOVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

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PLAN SHEET
SHEET 8 OF 8

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



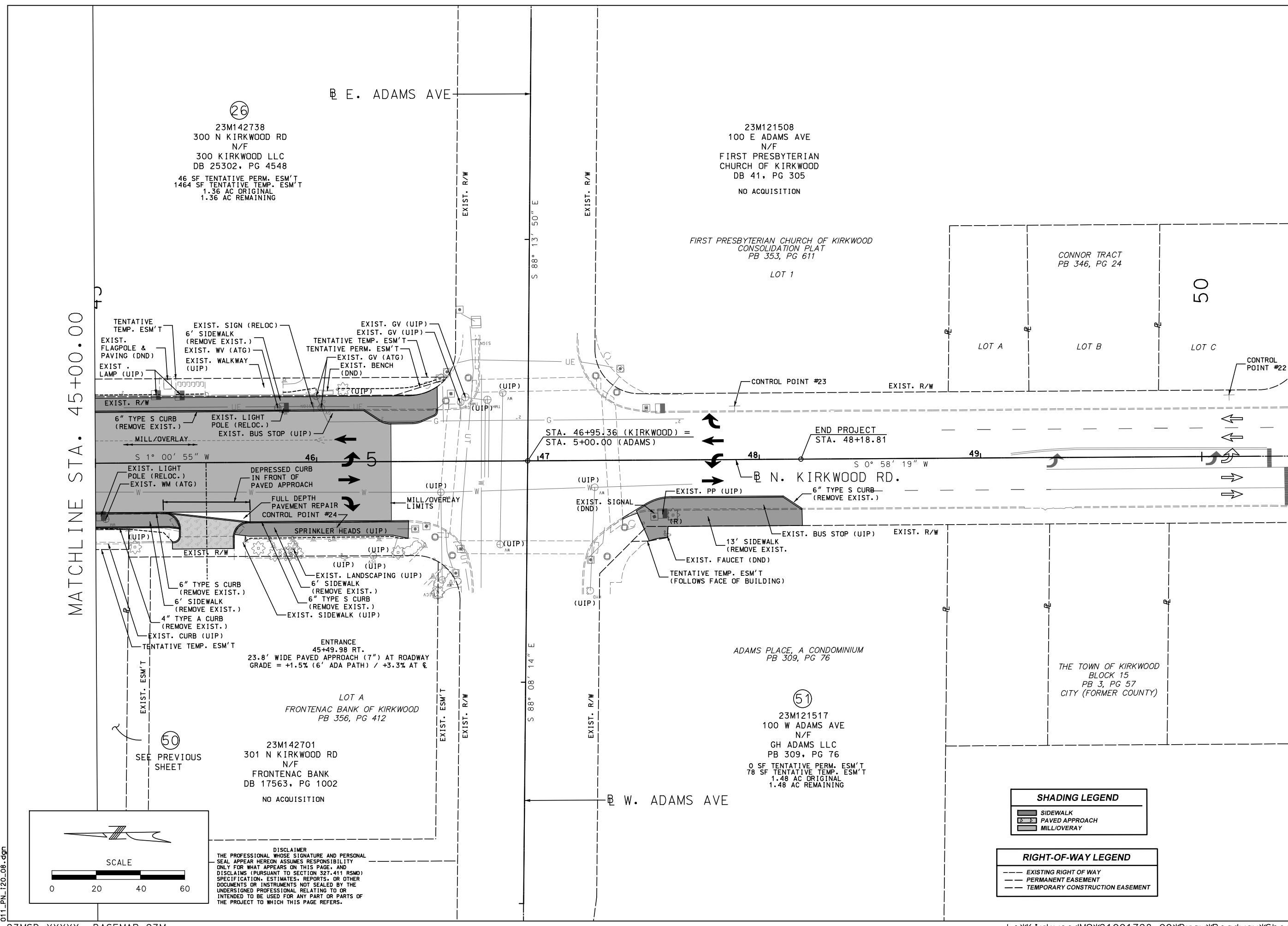
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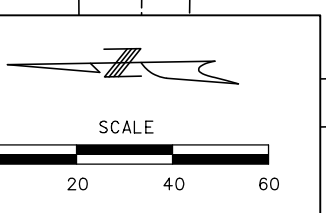
JOB No: 21001728

SHEET 11 OF 33

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.



MATCHLINE STA. 45+00.00



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NUMBER	BY	DATE

RIGHT OF WAY SHEET

SHEET 1 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



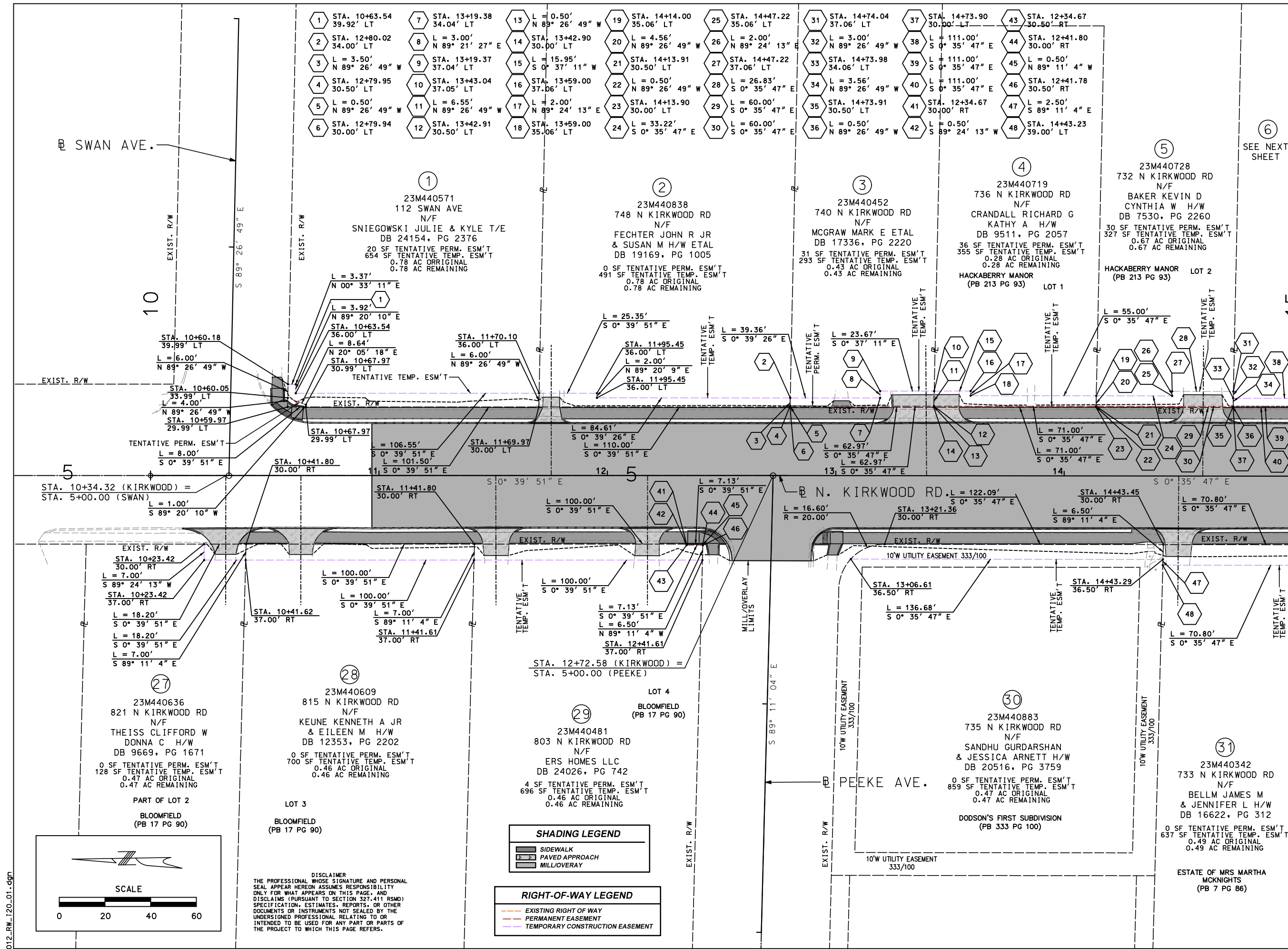
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DATE: 10/13/2023

JOB No: 21001728

SHEET 12 OF 33

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.



MATCHLINE STA. 15+00.00

SHADING LEGEND

- SIDEWALK
- PAVED APPROACH
- MILL/OVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

SCALE

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MATCHLINE STA. 15+00.00

MATCHLINE STA. 20+00.00

- 1 STA. 16+61.91
30.50' LT
- 2 L = 0.50'
S 89° 26' 49" E
- 3 STA. 16+61.90
30.00' LT
- 4 L = 20.00'
S 0° 35' 47" E
- 5 STA. 16+85.35
38.00' RT
- 6 L = 10.00'
N 0° 35' 47" W
- 7 STA. 16+95.35
38.00' RT
- 8 L = 1.00'
S 89° 55' 49" W
- 9 STA. 16+95.36
37.00' RT
- 10 L = 11.24'
S 0° 35' 47" E
- 11 STA. 18+50.72
30.00' RT
- 12 L = 10.00'
S 0° 35' 47" E
- 13 L = 13.94'
S 45° 13' 4" W
- 14 STA. 18+60.72
30.00' RT
- 15 L = 10.00'
S 88° 58' 5" E
- 16 STA. 18+60.43
40.00' RT
- 17 STA. 18+51.94
37.00' RT
- 18 L = 11.95'
S 45° 13' 4" W
- 19 STA. 18+60.27
45.57' RT
- 20 L = 5.57'
S 88° 58' 5" E
- 21 STA. 19+10.72
30.50' RT
- 22 L = 0.50'
N 88° 58' 5" W
- 23 STA. 19+10.75
30.00' RT
- 24 L = 10.00'
S 0° 36' 25" E
- 25 STA. 19+20.73
30.00' RT
- 26 L = 0.50'
S 89° 23' 35" W
- 27 STA. 19+20.73
30.50' RT
- 28 L = 10.00'
S 0° 36' 25" E
- 29 L = 7.14'
S 0° 36' 25" E
- 30 STA. 19+14.62
37.00' RT

PRELIMINARY
NOT FOR CONSTRUCTION


REVISIONS

NUMBER	BY	DATE

RIGHT OF WAY SHEET
SHEET 2 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.



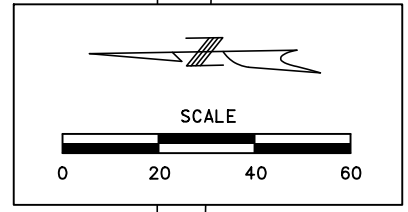
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ONE MEMORIAL DRIVE, SUITE 500
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ENGINEERING CORPORATION - 000631

DATE: 10/13/2023

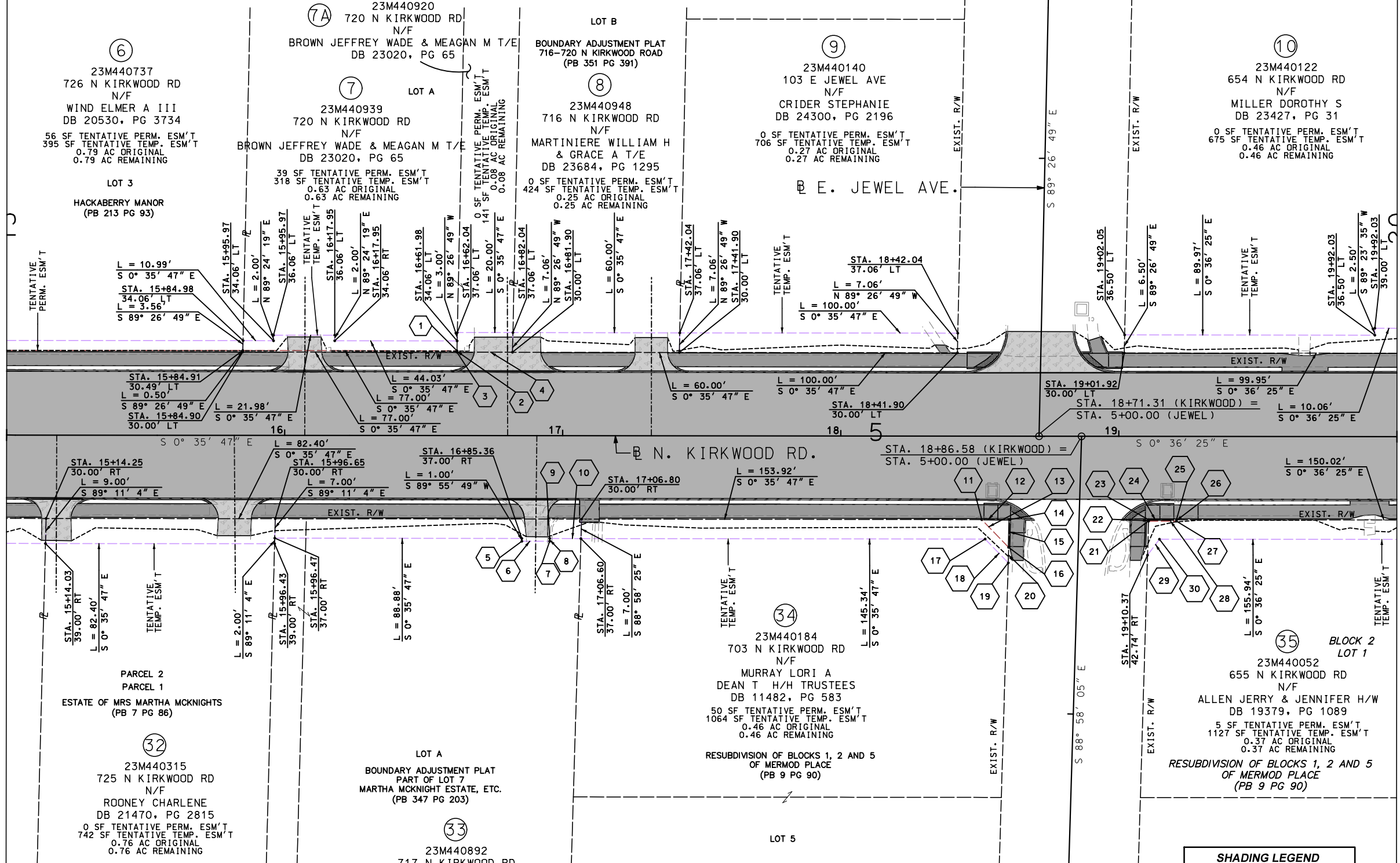
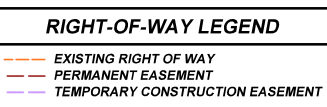
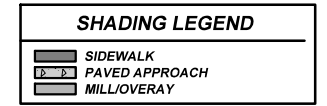
JOB No: 21001728

SHEET 13 OF 33

013_RW_120_02.dgn



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014_RW_120_03.dgn

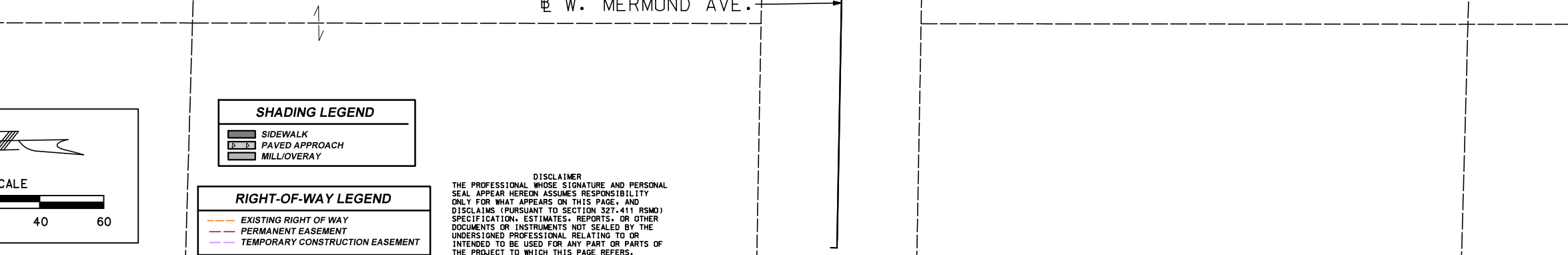
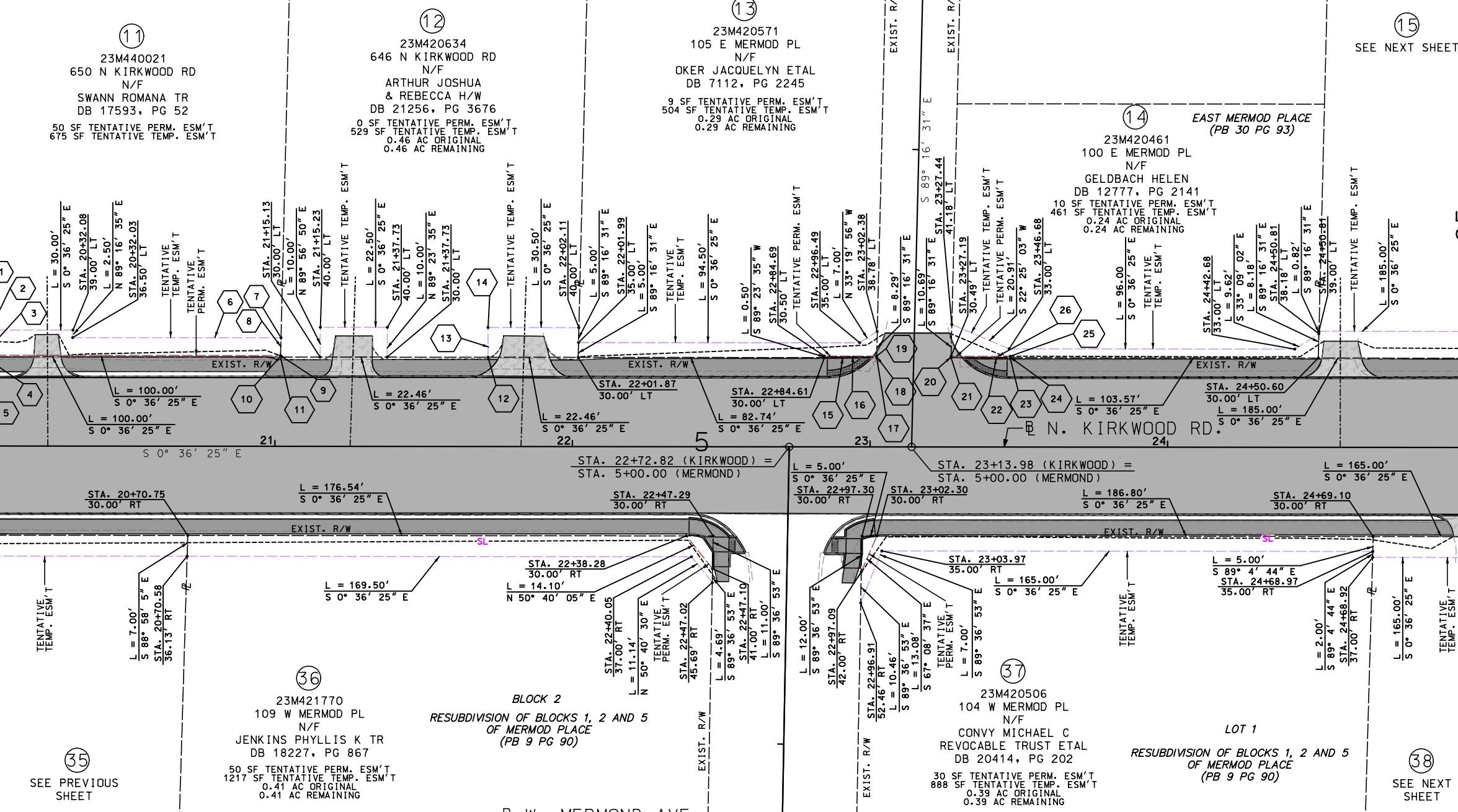
MATCHLINE STA. 20+00.00

MATCHLINE STA. 25+00.00

- 1 STA. 20+02.08
39.00' LT
- 2 L = 8.50'
N 89° 16' 31" W
- 3 STA. 20+01.89
30.50' LT
- 4 L = 0.50'
N 89° 16' 31" W
- 5 STA. 20+01.89
30.50' LT
- 6 L = 70.00'
S 0° 36' 25" E
- 7 STA. 21+02.03
36.50' LT
- 8 L = 6.00'
N 89° 16' 31" W
- 9 STA. 21+01.89
30.50' LT
- 10 L = 0.50'
N 89° 16' 31" W

- 11 STA. 21+01.87
30.00' LT
- 12 STA. 21+71.61
30.00' LT
- 13 L = 10.00'
N 89° 23' 35" E
- 14 STA. 21+71.61
40.00' LT
- 15 L = 17.50'
S 0° 36' 25" E
- 16 L = 17.50'
S 0° 36' 25" E
- 17 STA. 23+02.18
30.00' LT
- 18 L = 0.50'
S 89° 16' 31" E
- 19 STA. 23+02.19
30.50' LT
- 20 L = 0.49'
S 89° 16' 31" E

- 21 STA. 23+27.18
30.00' LT
- 22 L = 20.00'
S 0° 36' 25" E
- 23 STA. 23+47.03
30.00' LT
- 24 L = 0.49'
S 89° 23' 35" W
- 25 STA. 23+47.03
30.49' LT
- 26 L = 20.00'
S 0° 36' 25" E



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REVISIONS		
NUMBER	BY	DATE

RIGHT OF WAY SHEET
SHEET 3 OF 9
CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)

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ENGINEERING CORPORATION - 000631

DATE: 10/13/2023
JOB No: 21001728
SHEET 14 OF 33

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015_RW_120_04.dgn

MATCHLINE STA. 25+00.00

MATCHLINE STA. 30+00.00

PART OF LOT 1 OF H.W. LEFFINGWELL'S
2ND ADDITION TO KIRKWOOD
PB 7, PG 8
CITY (FORMER COUNTY)

15
23M422221
101 E ESSEX AVE
N/F
CONNOR LINDA JANE REVOCABLE LIVING TRUST
DB, PG
0 SF TENTATIVE PERM. ESM'T
1665 SF TENTATIVE TEMP. ESM'T
0.62 AC ORIGINAL
0.62 AC REMAINING

MRS. A.W. MILLS SUBDIVISION
PB 1, PG 99
CITY (FORMER COUNTY)

16
23M420340
100 E ESSEX AVE
N/F
ASSOCIATION FOR EDUCATIONAL DEV INC
DB 6883, PG 2299
0 SF TENTATIVE PERM. ESM'T
385 SF TENTATIVE TEMP. ESM'T
0.71 AC ORIGINAL
0.71 AC REMAINING

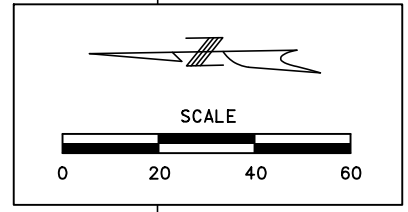
- 1 L = 5.00'
N 89° 16' 31" W
- 2 STA. 27+98.55
30.50' LT
- 3 L = 0.50'
N 89° 16' 31" W
- 4 STA. 27+98.55
30.00' LT
- 5 STA. 29+98.68
43.00' LT
- 6 L = 2.00'
N 89° 16' 31" W
- 7 STA. 29+98.66
41.00' LT
- 8 L = 10.50'
N 89° 16' 31" W
- 9 STA. 29+98.51
30.50' LT
- 10 L = 0.50'
N 89° 16' 31" W
- 11 STA. 29+98.51
30.00' LT

17
VARIOUS
522-526 N KIRKWOOD RD
N/F
HOMEWOOD II HOMEOWNERS ASSOCIATION
DB VARIOUS, PG VARIOUS
100 SF TENTATIVE PERM. ESM'T
1692 SF TENTATIVE TEMP. ESM'T
1.38 AC ORIGINAL
1.38 AC REMAINING

38
23M420384
601 N KIRKWOOD RD
N/F
JENNINGS J STEPHEN
& ANA L H/W
DB 10603, PG 726
0 SF TENTATIVE PERM. ESM'T
1155 SF TENTATIVE TEMP. ESM'T
0.38 AC ORIGINAL
0.38 AC REMAINING

39
23M422232
529 N KIRKWOOD RD
N/F
KIRKWOOD ROAD
CHRISTIAN CHURCH
DB 6103, PG 423
15 SF TENTATIVE PERM. ESM'T
1830 SF TENTATIVE TEMP. ESM'T
1.24 AC ORIGINAL
1.24 AC REMAINING

40
23M421954
515 N KIRKWOOD RD 5S
N/F
Kohlbecker Todd R & Amy F Trust
DB 15463, PG 2451
0 SF TENTATIVE PERM. ESM'T
696 SF TENTATIVE TEMP. ESM'T
0.78 AC ORIGINAL
0.78 AC REMAINING



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SHADING LEGEND

- SIDEWALK
- PAVED APPROACH
- MILL/OVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
NUMBER	BY	DATE

RIGHT OF WAY SHEET
SHEET 4 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)

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DATE: 10/13/2023

JOB No: 21001728

SHEET 15 OF 33

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

016_RW_120_05.dgn

MATCHLINE STA. 30+00.00

MATCHLINE STA. 35+00.00

- 1 L = 4.55' N 89° 16' 31" W
- 2 STA. 30+98.48 30.50' LT
- 3 L = 0.50' N 89° 16' 31" W
- 4 STA. 30+98.48 30.00' LT
- 5 L = 37.50' N 0° 3' 38" W
- 6 L = 49.99' N 0° 3' 10" W
- 7 L = 7.50' N 89° 16' 31" W
- 8 STA. 31+48.47 30.50' LT
- 9 L = 0.50' N 89° 16' 31" W
- 10 STA. 31+48.47 30.00' LT
- 11 STA. 31+45.22 30.00' RT
- 12 L = 7.00' N 0° 3' 10" W
- 13 STA. 31+55.00 30.00' RT
- 14 L = 5.00' N 88° 59' 11" W
- 15 STA. 31+48.58 38.00' LT
- 16 L = 26.02' N 0° 3' 10" W
- 17 L = 0.50' N 89° 56' 50" E
- 18 STA. 34+72.99 30.00' RT
- 19 L = 33.98' N 0° 3' 10" W
- 20 L = 0.50' N 89° 56' 50" E
- 21 STA. 31+89.78 30.50' RT
- 22 STA. 31+89.79 30.00' RT

SHADING LEGEND

- SIDEWALK
- PAVED APPROACH
- MILL/OVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NUMBER	BY	DATE

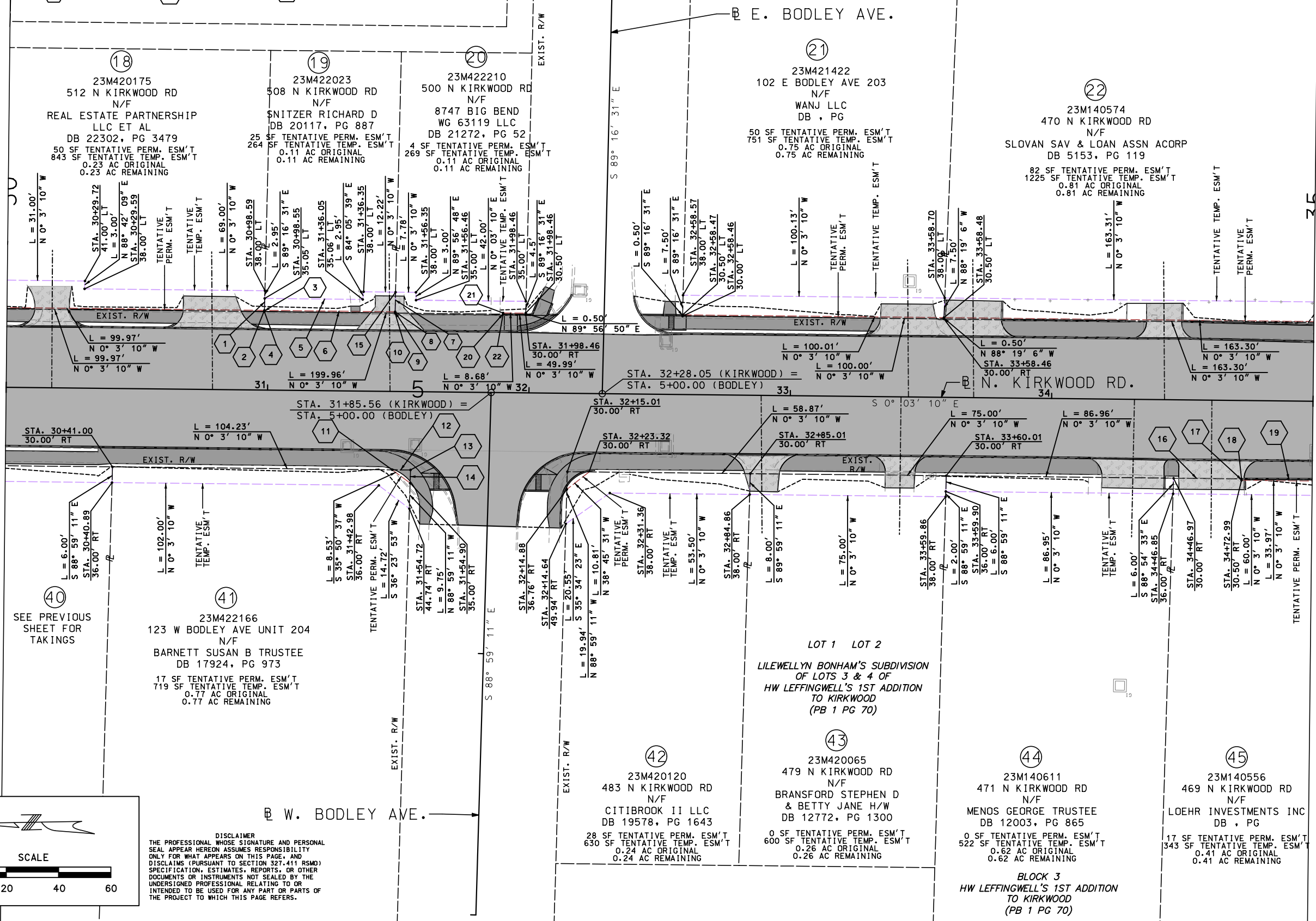
RIGHT OF WAY SHEET
SHEET 5 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)

CMT
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DATE: 10/13/2023
JOB No: 21001728
SHEET 16 OF 33

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MATCHLINE STA. 35+00.00

MATCHLINE STA. 40+00.00

- 1 L = 0.50' N 88° 15' 25" W
- 2 STA. 35+21.76 30.00' LT
- 3 L = 0.50' S 88° 54' 49" E
- 4 STA. 35+06.97 30.00' RT
- 5 L = 0.50' S 88° 55' 4" E
- 6 STA. 35+66.97 30.00' RT
- 7 STA. 38+83.76 31.50' RT
- 8 L = 1.00' S 88° 13' 1" E
- 9 STA. 38+83.79 30.50' RT
- 10 L = 0.50' N 88° 13' 1" E
- 11 STA. 38+83.81 30.00' RT
- 12 STA. 39+71.16 31.50' RT
- 13 STA. 39+71.18 30.00' LT
- 14 L = 162.63' N 01° 04' 06" E
- 15 L = 162.67' N 01° 04' 06" E

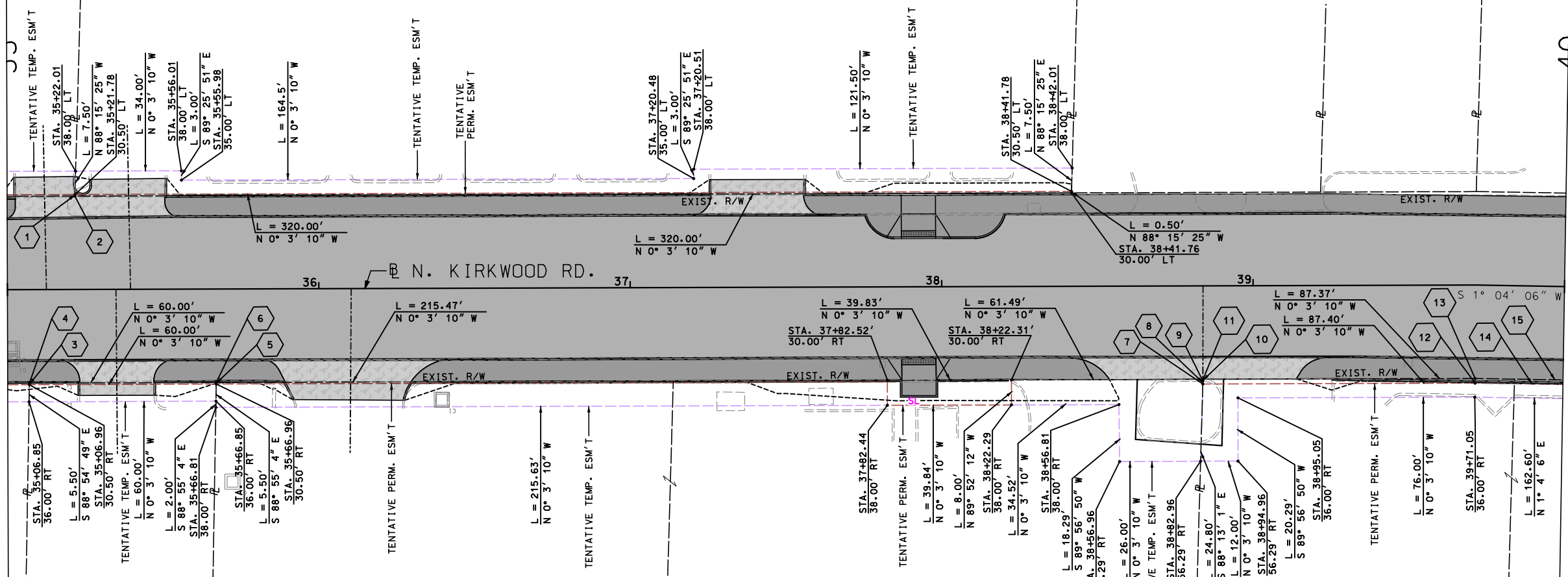
22 SEE PREVIOUS SHEET

23 23M140455
440 N KIRKWOOD RD
N/F
PIONEER LAND LLC
DB 20386, PG 2692
160 SF TENTATIVE PERM. ESM'T
1907 SF TENTATIVE TEMP. ESM'T
2.20 AC ORIGINAL
2.20 AC REMAINING

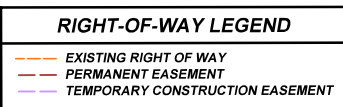
23M140381
432 N KIRKWOOD RD
N/F
TRUST COMPANY OF KIRKWOOD THE LESSEE
DB 7890, PG 1549
NO ACQUISITION

23M140354
428 N KIRKWOOD RD
N/F
UMB BANK NA
DB 21530, PG 4339
NO ACQUISITION

SEE NEXT SHEET FOR PROPERTY INFO



46 23M140529
459 N KIRKWOOD RD
N/F
LOEHR INVESTMENTS INC
A CORP
DB 5971, PG 80
30 SF TENTATIVE PERM. ESM'T
330 SF TENTATIVE TEMP. ESM'T
0.41 AC ORIGINAL
0.41 AC REMAINING

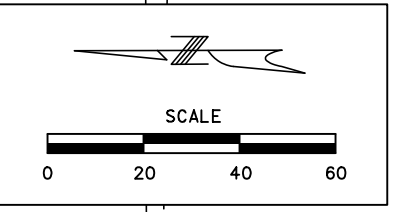


47 23M140822
441 N KIRKWOOD RD
N/F
WG DST 2
DB 21380, PG 193
427 SF TENTATIVE PERM. ESM'T
2590 SF TENTATIVE TEMP. ESM'T
2.25 AC ORIGINAL
2.25 AC REMAINING

LOTS 5, 6, 7 AND 8
OF B.F. EDWARDS' SUBDIVISION
PB 2, PG 52
&
PART OF LOT 2
OF AMENDED PLAT OF
LEFFINGWELL'S FIRST ADDITION

48 23M141582
421 N KIRKWOOD RD
N/F
STJ ENTERPRISE LLC
DB 18047, PG 814
375 SF TENTATIVE PERM. ESM'T
1363 SF TENTATIVE TEMP. ESM'T
2.42 AC ORIGINAL
2.42 AC REMAINING

PART OF LOT AND OF
LOTS 2, 3 AND 4
OF B.F. EDWARDS' SUBDIVISION
PB 2, PG 52
&
PART OF BLOCK 3 OF
THE TOWN OF KIRKWOOD



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REVISIONS		
NUMBER	BY	DATE

RIGHT OF WAY SHEET
SHEET 6 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



DATE: 10/13/2023

JOB No: 21001728

SHEET 17 OF 33

017_RW_120_06.dgn

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

MATCHLINE STA. 40+00.00

MATCHLINE STA. 45+00.00

23M141591
416 N KIRKWOOD RD
N/F
UNITED MISSOURI
BANK OF KIRKWOOD
DB 6805, PG 2322
NO ACQUISITION

KIRKWOOD MIXED USE APARTMENTS
DEVELOPMENT

23M142673
400 N KIRKWOOD RD
N/F
TOMS SERVICE CENTER INC
DB 10320, PG 2181
67 SF TENTATIVE PERM. ESM/T
1139 SF TENTATIVE TEMP. ESM/T
0.49 AC ORIGINAL
0.49 AC REMAINING

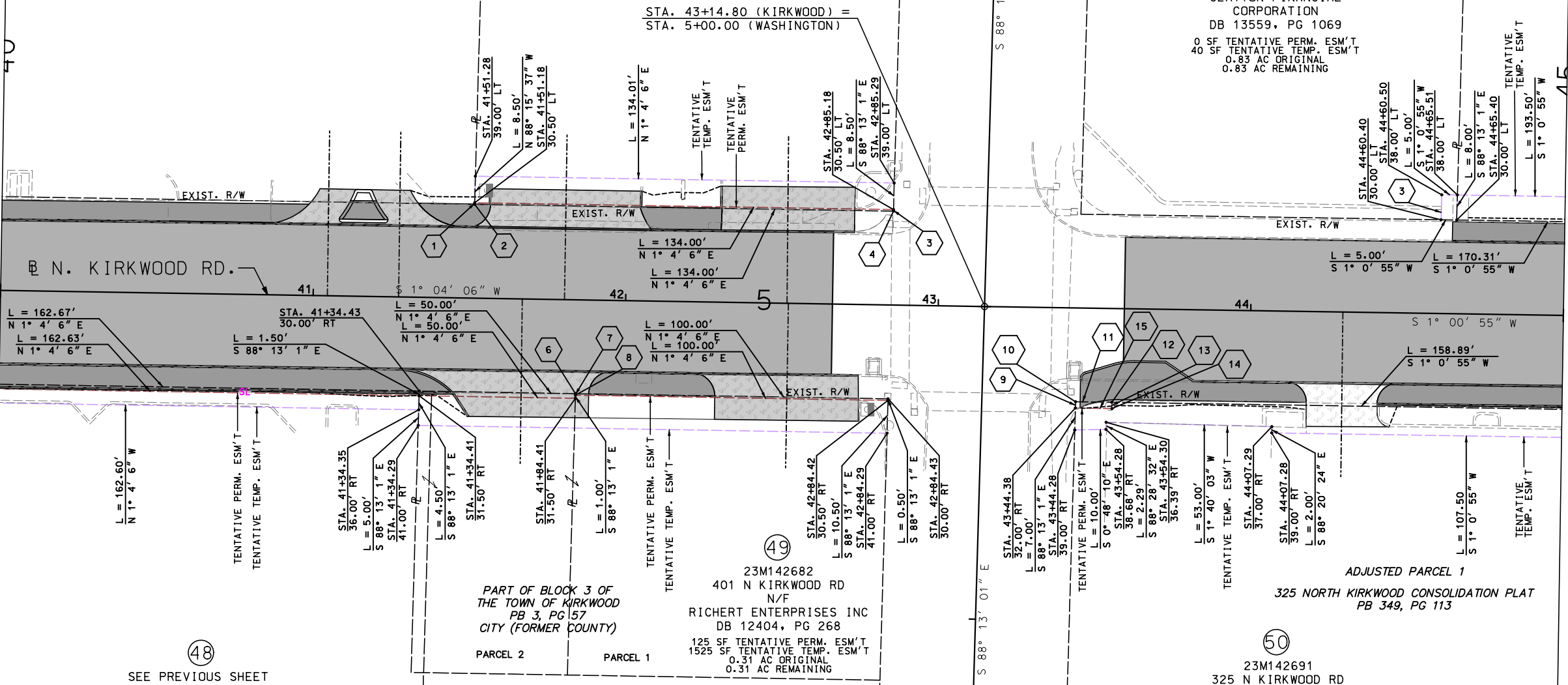
- 1 L = 0.50' N 88° 15' 37" W
- 2 STA. 41+51.18 30.00' LT
- 3 L = 8.00' S 88° 13' 1" E
- 4 STA. 42+85.18 30.00' LT
- 5 L = 6.22' S 88° 13' 1" E
- 6 STA. 41+84.43 30.00' RT
- 7 L = 0.50' S 88° 13' 1" E
- 8 STA. 41+84.42 30.50' RT
- 9 L = 2.00' S 88° 13' 1" E
- 10 STA. 43+44.40 30.00' RT
- 11 L = 11.62' S 1° 0' 55" W
- 12 STA. 43+56.02 30.00' RT
- 13 L = 2.00' S 89° 56' 50" W
- 14 STA. 43+56.06 32.00' RT
- 15 L = 11.68' S 1° 0' 55" W

THE TOWN OF KIRKWOOD
BLOCK 11
PB 3, PG 57
CITY (FORMER COUNTY)

E. WASHINGTON AVE

23M142729
350 N KIRKWOOD RD
N/F
CLAYTON FINANCIAL
CORPORATION
DB 13559, PG 1069
0 SF TENTATIVE PERM. ESM/T
40 SF TENTATIVE TEMP. ESM/T
0.83 AC ORIGINAL
0.83 AC REMAINING

SEE
NEXT
SHEET



L = 162.67' N 1° 4' 6" E
L = 162.63' N 1° 4' 6" E

STA. 41+34.43 30.00' RT
L = 1.50' S 88° 13' 1" E

L = 50.00' N 1° 4' 6" E
L = 50.00' N 1° 4' 6" E

L = 100.00' N 1° 4' 6" E
L = 100.00' N 1° 4' 6" E

L = 5.00' S 1° 0' 55" W
L = 170.31' S 1° 0' 55" W

L = 158.89' S 1° 0' 55" W

48
SEE PREVIOUS SHEET
FOR TAKINGS

PART OF LOT AND OF
LOTS 2, 3 AND 4
OF B.F. EDWARDS' SUBDIVISION
PB 2, PG 52
&
PART OF BLOCK 3 OF
THE TOWN OF KIRKWOOD

23M142682
401 N KIRKWOOD RD
N/F
RICHERT ENTERPRISES INC
DB 12404, PG 268
125 SF TENTATIVE PERM. ESM/T
1525 SF TENTATIVE TEMP. ESM/T
0.31 AC ORIGINAL
0.31 AC REMAINING

ADJUSTED PARCEL 1
325 NORTH KIRKWOOD CONSOLIDATION PLAT
PB 349, PG 113

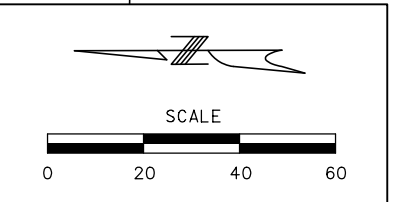
23M142691
325 N KIRKWOOD RD
N/F
KIRKWOOD INVESTMENTS LLC
DB 12228, PG 2079
23 SF TENTATIVE PERM. ESM/T
1388 SF TENTATIVE TEMP. ESM/T
0.71 AC ORIGINAL
0.71 AC REMAINING

SHADING LEGEND

- SIDEWALK
- PAVED APPROACH
- MILL/OVERLAY

RIGHT-OF-WAY LEGEND

- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



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NOT FOR CONSTRUCTION

REVISIONS		
NUMBER	BY	DATE

RIGHT OF WAY SHEET
SHEET 7 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)

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ENGINEERING CORPORATION - 000631

DATE: 10/13/2023
JOB No: 21001728
SHEET 18 OF 33

018_RW_120_07.dgn

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NUMBER	BY	DATE

RIGHT OF WAY SHEET
SHEET 8 OF 9

CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)



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ENGINEERING CORPORATION - 000631

DATE: 10/13/2023

JOB No: 21001728

SHEET 19 OF 33

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

MATCHLINE STA. 45+00.00

26
23M142738
300 N KIRKWOOD RD
N/F
300 KIRKWOOD LLC
DB 25302, PG 4548
46 SF TENTATIVE PERM. ESM/T
1464 SF TENTATIVE TEMP. ESM/T
1.36 AC ORIGINAL
1.36 AC REMAINING

23M121508
100 E ADAMS AVE
N/F
FIRST PRESBYTERIAN
CHURCH OF KIRKWOOD
DB 41, PG 305
NO ACQUISITION

FIRST PRESBYTERIAN CHURCH OF KIRKWOOD
CONSOLIDATION PLAT
PB 353, PG 611
LOT 1

CONNOR TRACT
PB 346, PG 24

50

LOT A

LOT B

LOT C

N. KIRKWOOD RD.
END PROJECT
STA. 48+18.81

STA. 46+95.36 (KIRKWOOD) =
STA. 5+00.00 (ADAMS)

STA. 47+49.00
30.00' RT
L = 9.57'
S 43° 34' 58" E

L = 9.55'
S 0° 58' 19" W
STA. 47+58.55
30.00' RT

STA. 47+42.18
36.71' RT
L = 7.90'
N 0° 3' 10" W

STA. 47+50.08
36.57' RT
L = 8.44'
S 9° 30' 52" E

STA. 47+56.38
35.03' RT
L = 5.01'
N 87° 7' 49" W

ADAMS PLACE, A CONDOMINIUM
PB 309, PG 76

51

23M121517
100 W ADAMS AVE
N/F
GH ADAMS LLC
PB 309, PG 76

0 SF TENTATIVE PERM. ESM/T
78 SF TENTATIVE TEMP. ESM/T
1.48 AC ORIGINAL
1.48 AC REMAINING

THE TOWN OF KIRKWOOD
BLOCK 15
PB 3, PG 57
CITY (FORMER COUNTY)

LOT A
FRONTENAC BANK OF KIRKWOOD
PB 356, PG 412

23M142701
301 N KIRKWOOD RD
N/F
FRONTENAC BANK
DB 17563, PG 1002
NO ACQUISITION

50
SEE PREVIOUS
SHEET

W. ADAMS AVE

E. ADAMS AVE

43

S 88° 13' 50" E

EXIST. R/W

EXIST. R/W

EXIST. R/W

49

EXIST. R/W

S 88° 08' 14" E

EXIST. R/W

EXIST. R/W

EXIST. ESM/T

EXIST. R/W

EXIST. R/W

S 1° 00' 55" W

STA. 46+35.70
30.00' LT
L = 7.31'
S 1° 0' 55" W

STA. 46+43.01
30.00' LT

TENTATIVE PERM. ESM/T
L = 23.49'
S 16° 8' 7" W

TENTATIVE TEMP. ESM/T
L = 193.50'
S 1° 0' 55" W

L = 1.38'
R = 20.00'
L = 17.17'
R = 20.00'

FLAG POLE

TENTATIVE TEMP. ESM/T

EXIST. ESM/T

L = 9.00'

S 88° 8' 14" E

STA. 45+14.91

30.00' RT

STA. 45+14.78

39.00' RT

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

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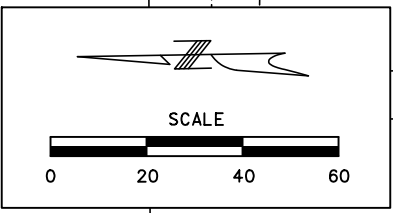
EXIST. R/W

EXIST. R/W

EXIST. R/W

EXIST. R/W

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NORTH KIRKWOOD ROAD IMPROVEMENTS - ROW IMPACTS								
PARCEL COUNT	LOCATOR #	DB	PG	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS (FROM ST. LOUIS COUNTY GIS)	PERMANENT EASEMENT (SF)	TEMPORARY CONSTRUCTION EASEMENT (SF)
1	23M440571	24154	2376	112 SWAN AVE, 63122	SNIEGOWSKI JULIE & KYLE T/E	112 SWAN AVE SAINT LOUIS, MO, 63122	20	654
2	23M440838	19169	1005	748 N KIRKWOOD RD, 63122	FECHTER JOHN R JR & SUSAN M H/W ETAL	748 N KIRKWOOD RD SAINT LOUIS, MO, 63122		491
3	23M440452	17336	2220	740 N KIRKWOOD RD, 63122	MCGRAW MARK E ETAL	740 N KIRKWOOD RD SAINT LOUIS, MO, 63122	31	293
4	23M440719	9511	2057	736 N KIRKWOOD RD, 63122	CRANDALL RICHARD G KATHY A H/W	736 N KIRKWOOD RD SAINT LOUIS, MO, 63122	36	355
5	23M440728	7530	2260	732 N KIRKWOOD RD, 63122	BAKER KEVIN D CYNTHIA W H/W	732 N KIRKWOOD RD SAINT LOUIS, MO, 63122	30	327
6	23M440737	20530	3734	726 N KIRKWOOD RD, 63122	WIND ELMER A III	726 N KIRKWOOD RD SAINT LOUIS, MO, 63122	56	395
7	23M440939	23020	65	720 N KIRKWOOD RD, 63122	BROWN JEFFREY WADE & MEAGAN M T/E	720 N KIRKWOOD RD SAINT LOUIS, MO, 63122	39	318
7A	23M440920	23020	65	720 N KIRKWOOD RD, 63122	BROWN JEFFREY WADE & MEAGAN M T/E	720 N KIRKWOOD RD SAINT LOUIS, MO, 63122		141
8	23M440948	23684	1295	716 N KIRKWOOD RD, 63122	MARTINIERE WILLIAM H & GRACE A T/E	433 PAR LN SAINT LOUIS, MO, 63122		424
9	23M440140	24300	2196	103 E JEWEL AVE, 63122	CRIDER STEPHANIE	103 E JEWEL AVE SAINT LOUIS, MO, 63122		706
10	23M440122	23427	31	654 N KIRKWOOD RD, 63122	MILLER DOROTHY S	654 N KIRKWOOD RD SAINT LOUIS, MO, 63122		675
11	23M440021	17593	52	650 N KIRKWOOD RD, 63122	SWANN ROMANA TR	650 N KIRKWOOD RD SAINT LOUIS, MO, 63122	50	675
12	23M420634	21256	3676	646 N KIRKWOOD RD, 63122	ARTHUR JOSHUA & REBECCA H/W	646 N KIRKWOOD RD SAINT LOUIS, MO, 63122		529
13	23M420571	7112	2245	105 E MERMOD PL, 63122	OKER JACQUELYN ETAL	105 E MERMOD PL SAINT LOUIS, MO, 63122	9	504
14	23M420461	12777	2141	100 E MERMOD PL, 63122	GELDBACH HELEN	100 E MERMOD PL SAINT LOUIS, MO, 63122	10	461
15	23M422221			101 E ESSEX AVE, 63122	CONNOR LINDA JANE REVOCABLE LIVING TRUST	101 E ESSEX AVE SAINT LOUIS, MO, 63122		1665
16	23M420340	6883	2299	100 E ESSEX AVE, 63122	ASSOCIATION FOR EDUCATIONAL DEV INC	536 N KIRKWOOD RD SAINT LOUIS, MO, 63122		385
17	23M421088	22004	2157	526 N KIRKWOOD RD 2B, 63122	LATHE ANNE B & TIMOTHY J / TE	4191 N LAKESHORE DR 2B HOLLAND, MI, 49424	100	1692
18	23M420175	22302	3479	512 N KIRKWOOD RD, 63122	REAL ESTATE PARTNERSHIP LLC ET AL	10820 SUNSET OFFICE DR SAINT LOUIS, MO, 63127	50	843
19	23M422023	20117	887	508 N KIRKWOOD RD, 63122	SNITZER RICHARD D	508 N KIRKWOOD RD SAINT LOUIS, MO, 63122	25	264
20	23M422210	21272	52	500 N KIRKWOOD RD, 63122	8747 BIG BEND WG 63119 LLC	500 N KIRKWOOD RD SAINT LOUIS, MO, 63122	4	269
21	23M421422			102 E BODLEY AVE 203, 63122	WANJ L L C	34 SOMERSET DOWNS DR SAINT LOUIS, MO, 63124	50	751
22	23M140574	5153	119	470 N KIRKWOOD RD, 63122	SLOVAN SAV & LOAN ASSN ACORP	PO BOX 460169 HOUSTON, TX, 77056	82	1225
23	23M140455	20386	2692	440 N KIRKWOOD RD	PIONEER LAND LLC	8 CLERMONT LN ST LOUIS, MO, 63124	160	1907
24	23M142673	10320	2181	400 N KIRKWOOD RD	TOMS SERVICE CENTER INC	400 N KIRKWOOD RD ST LOUIS, MO 63122	67	1139
25	23M142729	13559	1069	350 N KIRKWOOD RD, 63122	CLAYTON FINANCIAL CORPORATION	8000 FORSYTH BLVD SUITE 1300 SAINT LOUIS, MO, 63105		40
26	23M142738	25302	4548	300 N KIRKWOOD RD, 63122	300 KIRKWOOD LLC	4240 PHILIPS FARM RD SUITE 109 COLUMBIA, MO, 65201	46	1464
27	23M440636	9669	1671	821 N KIRKWOOD RD, 63122	THEISS CLIFFORD W DONNA C H/W	821 N KIRKWOOD RD SAINT LOUIS, MO, 63122		128
28	23M440609	12353	2202	815 N KIRKWOOD RD, 63122	KEUNE EILEEN M	815 N KIRKWOOD RD SAINT LOUIS, MO, 63122		700
29	23M440481	24026	742	803 N KIRKWOOD RD, 63122	ELEANOR & EDWARD PROPERTIES LLC	2632 QUEEN BEE LN ST LOUIS, MO, 63122	4	696
30	23M440883	20516	735	735 N KIRKWOOD RD, 63122	SANDHU GURDARSHAN & JESSICA ARNETT H/W	735 N KIRKWOOD RD SAINT LOUIS, MO, 63122		859
31	23M440342	16622	312	733 N KIRKWOOD RD, 63122	BELLM JAMES M & JENNIFER L H/W	733 N KIRKWOOD RD SAINT LOUIS, MO, 63122		637
32	23M440342	21470	2815	725 N KIRKWOOD RD, 63122	ROONEY CHARLENE	12485 LIMESTONE SPUR SAINT LOUIS, MO, 63127		742
33	23M440892	14984	1092	717 N KIRKWOOD RD, 63122	PETZOLDT ANTHONY R & GOBBERDIEL VICKY A	717 N KIRKWOOD RD SAINT LOUIS, MO, 63122		781
34	23M440184	11482	583	703 N KIRKWOOD RD, 63122	MURRAY LORI A DEAN T H/H TRUSTEES	703 N KIRKWOOD RD SAINT LOUIS, MO, 63122	50	1064
35	23M440052	19379	1089	655 N KIRKWOOD RD, 63122	ALLEN JERRY & JENNIFER H/W	655 N KIRKWOOD RD SAINT LOUIS, MO, 63122	5	1127
36	23M421770	18227	867	109 W MERMOD PL, 63122	JENKINS PHYLLIS K TR	109 W MERMOD PL SAINT LOUIS, MO, 63122	50	1217
37	23M420506	20414	202	104 W MERMOD PL, 63122	CONVY MICHAEL C REVOCABLE TRUST ETAL	104 W MERMOD PL SAINT LOUIS, MO, 63122	30	888
38	23M420384	10603	726	601 N KIRKWOOD RD, 63122	JENNINGS J STEPHEN & ANA L H/W	601 N KIRKWOOD RD SAINT LOUIS, MO, 63122		1155
39	23M422232	6103	423	529 N KIRKWOOD RD, 63122	KIRKWOOD ROAD CHRISTIAN CHURCH	529 N KIRKWOOD RD SAINT LOUIS, MO, 63122	15	1830
40	23M421909	22624	3591	515 N KIRKWOOD RD, 63122	KOHLBECKER TODD R & AMY F TRUST	515 N KIRKWOOD RD UNIT 1N SAINT LOUIS, MO, 63122		696
41	23M422166	17924	973	123 W BODLEY AVE UNIT 204, 63122	BARNETT SUSAN B TRUSTEE	123 BODLEY AVE UNIT 204 SAINT LOUIS, MO, 63122	17	719
42	23M420120	19578	1643	483 N KIRKWOOD RD, 63122	CITIBROOK II LLC	PO BOX 220226 SAINT LOUIS, MO, 63122	28	630
43	23M420065	12772	1300	479 N KIRKWOOD RD, 63122	BRANSFORD STEPHEN D & BETTY JANE H/W	479 N KIRKWOOD RD SAINT LOUIS, MO, 63122		600
44	23M140611	12003	865	471 N KIRKWOOD RD, 63122	MENOS GEORGE TRUSTEE	473 N KIRKWOOD RD SAINT LOUIS, MO, 63122		522
45	23M140556			469 N KIRKWOOD RD, 63122	LOEHR INVESTMENTS INC A MO CORP	15455 MANCHESTER RD # 3986 BALLWIN, MO, 63022	17	343
46	23M140529	5971	80	459 N KIRKWOOD RD, 63122	LOEHR INVESTMENTS INC A CORP	15455 MANCHESTER RD # 3986 BALLWIN, MO, 63022	30	330
47	23M140822	21380	193	441 N KIRKWOOD RD, 63122	WG DST 2	PO BOX 1159 DEERFIELD, IL, 60015	427	2590
48	23M141582	18047	814	421 N KIRKWOOD RD, 63122	STJ ENTERPRISE LLC	421 N KIRKWOOD RD SAINT LOUIS, MO, 63122	375	1363
49	23M142682	12404	268	401 N KIRKWOOD RD, 63122	RICHERT ENTERPRISES INC	7003 MANCHESTER RD SAINT LOUIS, MO, 63143	125	1525
50	23M142691	12228	2079	325 N KIRKWOOD RD, 63122	KIRKWOOD INVESTMENTS LLC	16100 SWINGLEY RIDGE RD SUITE 210 CHESTERFIELD, MO, 63017	23	1388
51	23M121517			100 W ADAMS AVE, 63122	GH ADAMS LLC	2000 SHERMAN SQUARE DR SAINT CHARLES, MO, 63303		78
TOTALS							2060	41200

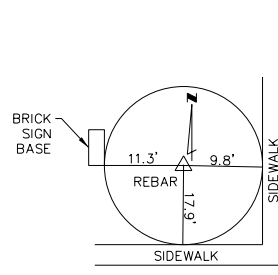
REVISIONS		
NUMBER	BY	DATE

RIGHT OF WAY SHEET
 SHEET 9 OF 9
 CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)

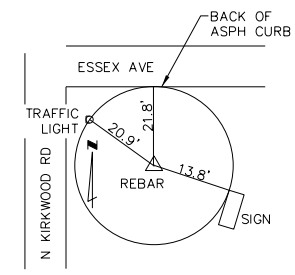


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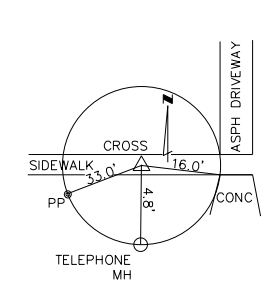
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 JOB No: 21001728
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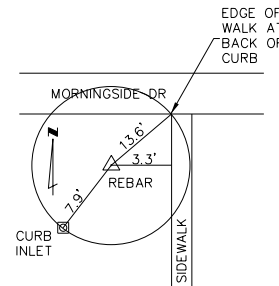
CONTROL POINT #10
N 1003291.612
E 847034.203
ELEV 656.39
REBAR WITH CAP IN GRASS; SOUTHWEST OF THE INTERSECTION OF ESSEX AVE AND N KIRKWOOD RD; NORTHWEST OF THE INTERSECTION OF E BODLEY AVE AND N KIRKWOOD RD
STA 27+28.57
OFFSET 38.58' RT



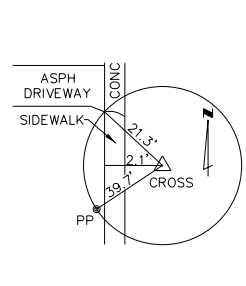
CONTROL POINT #11
N 1003320.719
E 847120.096
ELEV 660.87
REBAR WITH CAP IN GRASS; NORTHEAST OF THE INTERSECTION OF W BODLEY AVE AND N KIRKWOOD RD; SOUTHWEST OF THE INTERSECTION OF W JEWEL AVE AND N KIRKWOOD RD
STA 26+99.53
OFFSET 47.53' LT



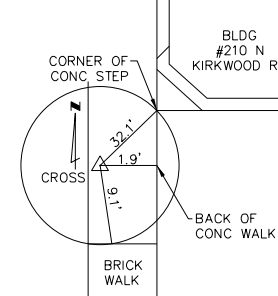
CONTROL POINT #12
N 1003379.805
E 847159.325
ELEV 662.37
CUT CROSS IN CONCRETE SIDEWALK; SOUTHWEST OF THE INTERSECTION OF N KIRKWOOD RD AND E MERMOD AVE; NORTHEAST OF THE INTERSECTION OF W BODLEY AVE AND N KIRKWOOD RD
STA 26+41.34
OFFSET 86.86' LT



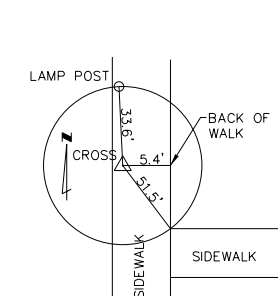
CONTROL POINT #13
N 1005556.818
E 847076.793
ELEV 647.86
REBAR WITH CAP IN GRASS; SOUTHWEST OF THE INTERSECTION OF N KIRKWOOD RD AND HOLLYWOOD LN; NORTH OF THE INTERSECTION OF SWAN AVE AND N KIRKWOOD RD



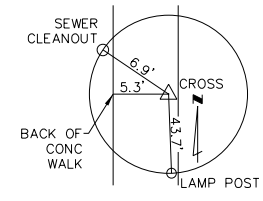
CONTROL POINT #14
N 1005739.607
E 847019.660
ELEV 642.47
CUT CROSS IN CONCRETE SIDEWALK; SOUTHWEST OF THE INTERSECTION OF N KIRKWOOD RD AND HOLLYWOOD LN; NORTHWEST OF THE INTERSECTION OF MORNINGSIDE DR AND N KIRKWOOD RD



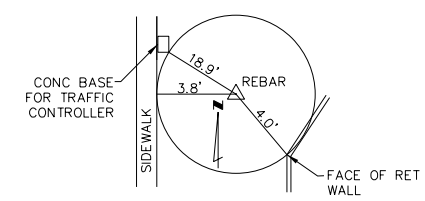
CONTROL POINT #22
N 1001007.478
E 847083.187
ELEV 653.17
CUT CROSS IN CONCRETE SIDEWALK; NORTHEAST OF THE INTERSECTION OF N KIRKWOOD RD AND JEFFERSON AVE; SOUTHWEST OF THE INTERSECTION OF N KIRKWOOD RD AND ADAMS AVE
STA 50+12.44
OFFSET 27.79' LT



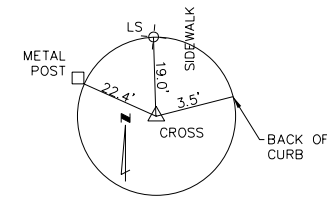
CONTROL POINT #23
N 1001230.970
E 847083.353
ELEV 658.18
CUT CROSS IN CONCRETE SIDEWALK; SOUTHWEST OF THE INTERSECTION OF ADAMS AVE AND N KIRKWOOD RD; NORTHEAST OF THE INTERSECTION OF N KIRKWOOD RD AND JEFFERSON AVE
STA 47+88.98
OFFSET 24.16' LT



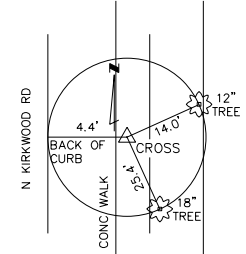
CONTROL POINT #24
N 1001411.885
E 847032.776
ELEV 658.84
CUT CROSS IN CONCRETE SIDEWALK; NORTHWEST OF THE INTERSECTION OF ADAMS AVE AND N KIRKWOOD RD; SOUTHWEST OF THE INTERSECTION OF WASHINGTON AVE AND N KIRKWOOD RD
STA 46+08.96
OFFSET 29.54' RT



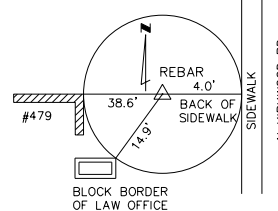
CONTROL POINT #25
N 1001654.034
E 847099.904
ELEV 656.19
REBAR WITH CAP IN GRASS; SOUTHWEST OF THE INTERSECTION OF WASHINGTON AVE AND N KIRKWOOD RD; NORTHEAST OF #108 W ADAMS AVE
STA 43+65.67
OFFSET 33.29' LT



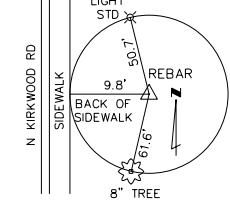
CONTROL POINT #26
N 1001796.321
E 847042.533
ELEV 655.49
CUT CROSS IN CONCRETE SIDEWALK; NORTHWEST OF THE INTERSECTION OF WASHINGTON AVE AND N KIRKWOOD RD; SOUTHWEST OF #441 N KIRKWOOD RD
STA 42+24.43
OFFSET 26.68' RT



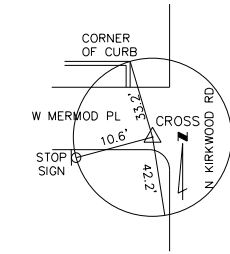
CONTROL POINT #27
N 1002211.647
E 847101.843
ELEV 648.20
CUT CROSS IN CONCRETE SIDEWALK; APPROX 505 FEET NORTH OF THE INTERSECTION OF N KIRKWOOD RD AND WASHINGTON AVE. ON THE EAST SIDE OF N KIRKWOOD RD JUST NORTH OF BUS STOP BETWEEN #440 & #426 N KIRKWOOD RD
STA 38+08.59
OFFSET 28.02' LT



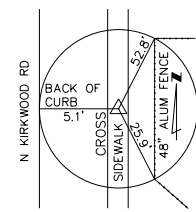
CONTROL POINT #28
N 1002715.525
E 847040.886
ELEV 644.73
REBAR WITH CAP IN GRASS; APPROX 80 FEET SOUTH OF THE INTERSECTION OF N KIRKWOOD RD AND E BODLEY AVE. ON THE WEST SIDE OF N KIRKWOOD RD
STA 33+04.66
OFFSET 32.42' RT



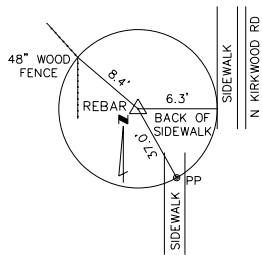
CONTROL POINT #29
N 1002976.855
E 847112.336
ELEV 648.21
REBAR WITH CAP IN GRASS; APPROX 150 FEET NORTH OF THE INTERSECTION OF N KIRKWOOD RD AND W BODLEY AVE. ON THE EAST SIDE OF N KIRKWOOD RD
STA 30+43.40
OFFSET 39.27' LT



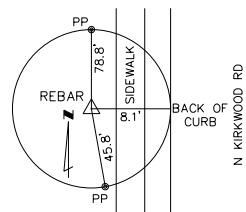
CONTROL POINT #30
N 1003735.123
E 847041.411
ELEV 661.87
CUT CROSS IN CONCRETE; AT THE SOUTHWEST CORNER OF THE INTERSECTION OF N KIRKWOOD RD AND W MERMOD AVE
STA 22+84.79
OFFSET 27.29' RT



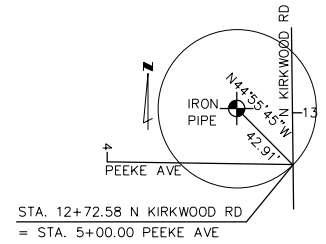
CONTROL POINT #31
N 1004223.321
E 847092.124
ELEV 659.30
CUT CROSS IN CONCRETE SIDEWALK; APPROX 90 FEET NORTH OF THE INTERSECTION OF N KIRKWOOD RD AND JEWEL AVE. ON THE EAST SIDE OF N KIRKWOOD AVE.
STA 17+97.15
OFFSET 28.58' LT



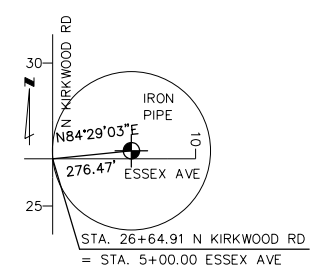
CONTROL POINT #32
N 1004699.652
E 847023.569
ELEV 664.96
REBAR WITH CAP IN GRASS; AT THE SOUTHWEST CORNER OF THE INTERSECTION OF N KIRKWOOD RD AND PEEKE AVE.
STA 13+20.12
OFFSET 35.01' RT



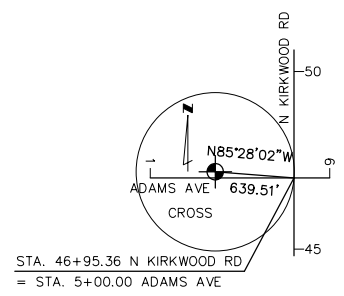
CONTROL POINT #33
N 1005098.946
E 847021.509
ELEV 659.70
REBAR WITH CAP IN GRASS; APPROX 115 FEET NORTH OF THE INTERSECTION OF N KIRKWOOD RD AND SWAN AVE. ON THE WEST SIDE OF N KIRKWOOD RD



LAND CORNER TIE
N 1004777.9443
E 847027.7801
IRON PIPE FOUND AT THE CORNER OF NORTH RIGHT OF WAY OF PEEKE AVENUE AND THE WEST RIGHT OF WAY OF NORTH KIRKWOOD ROAD AS SHOWN ON PLAT OF BLOOMFIELD SUBDIVISION PB 17, PG 90 OF THE ST LOUIS COUNTY RECORDERS OFFICE, ST LOUIS COUNTY, MISSOURI. 42.91 FEET NORTHWEST OF CENTERLINE STATION 12+72.58 NORTH KIRKWOOD ROAD = CENTERLINE STATION 5+00.00 PEEKE AVENUE



LAND CORNER TIE
N 1003381.8840
E 847347.9130
IRON PIPE FOUND ON THE NORTH RIGHT OF WAY OF ESSEX AVENUE AS SHOWN ON PLAT OF EAST MERMOD PLACE PB 30, PG 93 OF THE ST LOUIS COUNTY RECORDERS OFFICE, ST LOUIS COUNTY, MISSOURI. 276.47 FEET NORTHEAST OF CENTERLINE STATION 26+64.91 NORTH KIRKWOOD ROAD = CENTERLINE STATION 5+00.00 ESSEX AVENUE



LAND CORNER TIE
N 1001375.5260
E 846423.2770
CROSS FOUND ON THE NORTH RIGHT OF WAY OF WEST ADAMS AVENUE AS SHOWN ON A PLAT OF THE TOWN OF KIRKWOOD PB 3, PG 57 OF THE ST LOUIS COUNTY RECORDERS OFFICE, ST LOUIS COUNTY, MISSOURI. 639.51 FEET NORTHWEST OF CENTERLINE STATION 45+95.36 NORTH KIRKWOOD ROAD = CENTERLINE STATION 5+00.00 WEST ADAMS AVENUE

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Table with 3 columns: NUMBER, BY, DATE. Title: REVISIONS

REFERENCE POINTS SHEET 1 OF 1

CITY OF KIRKWOOD, MISSOURI NORTH KIRKWOOD ROAD IMPROVEMENTS STP-5502 (611)



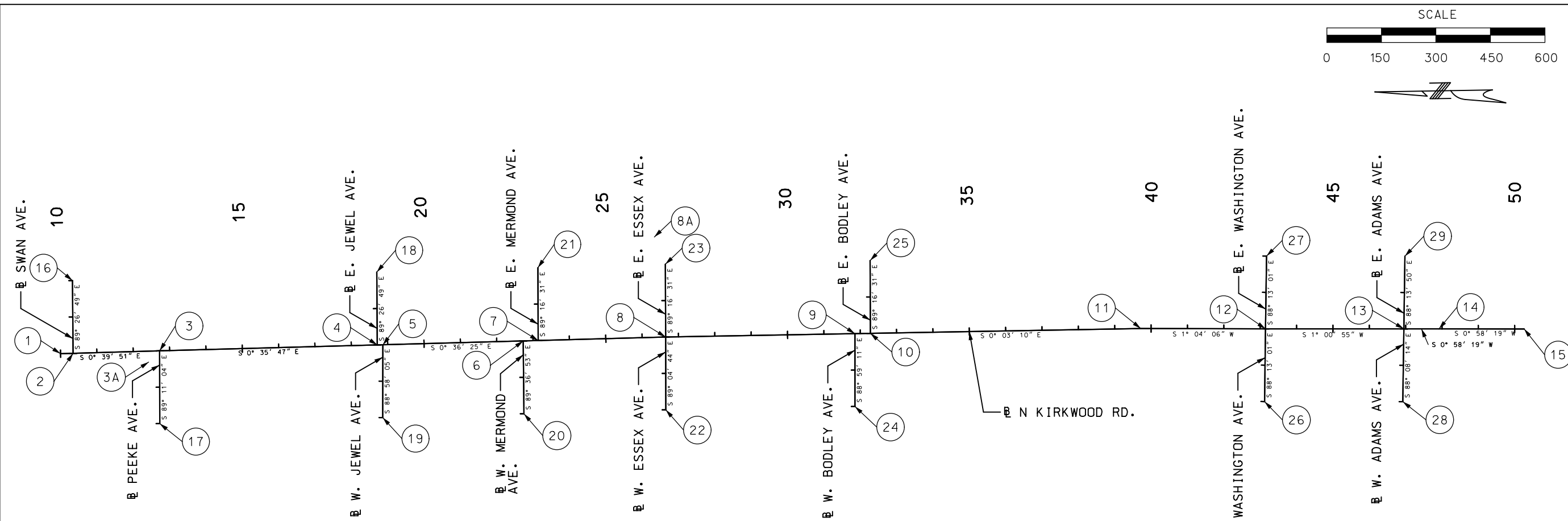
DATE: 10/13/2023

JOB No: 21001728

SHEET 21 OF 33

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

022_Geometry_01.dgn



STATION	LOCATION	OFFSET	NORTHING (FEET)	EASTING (FEET)	DESCRIPTION	DESIGN PT. ID
10+00.00	KIRKWOOD RD.	0.00	1005020.13	847054.92	P.O.T. STA. 10+00.00 KIRKWOOD RD.	1
10+34.32	KIRKWOOD RD.	0.00	1004985.80	847055.32	P.O.T. STA. 10+34.32 KIRKWOOD RD.	2
12+41.85	KIRKWOOD RD.	29.95 RT	1004777.94	847027.78	LAND CORNER TIE	3A
12+72.58	KIRKWOOD RD.	0.00	1004747.57	847058.08	P.I. STA. 12+72.58 KIRKWOOD RD.	3
18+71.31	KIRKWOOD RD.	0.00	1004148.87	847064.32	P.I. STA. 18+71.31 KIRKWOOD RD.	4
18+86.58	KIRKWOOD RD.	0.00	1004133.60	847064.48	P.O.T. STA. 18+86.58 KIRKWOOD RD.	5
22+72.82	KIRKWOOD RD.	0.00	1003747.39	847068.57	P.O.T. STA. 22+72.82 KIRKWOOD RD.	6
23+13.98	KIRKWOOD RD.	0.00	1003706.22	847069.00	P.O.T. STA. 23+13.98 KIRKWOOD RD.	7
26+41.25	KIRKWOOD RD.	275.46 LT	1003381.88	847347.91	LAND CORNER TIE	8A
26+64.91	KIRKWOOD RD.	0.00	1003355.31	847072.72	P.I. STA. 26+64.91 KIRKWOOD RD.	8
31+84.14	KIRKWOOD RD.	0.00	1002836.08	847074.79	P.O.T. STA. 31+84.14 KIRKWOOD RD.	9
32+28.05	KIRKWOOD RD.	0.00	1002792.17	847073.24	P.O.T. STA. 32+28.05 KIRKWOOD RD.	10
39+71.47	KIRKWOOD RD.	0.00	1002048.75	847073.93	P.I. STA. 39+71.47 KIRKWOOD RD.	11
43+14.80	KIRKWOOD RD.	0.00	1001705.48	847067.52	P.I. STA. 43+14.80 KIRKWOOD RD.	12
46+56.12	KIRKWOOD RD.	638.31 RT	1001375.53	846423.27	LAND CORNER TIE	13A
46+95.36	KIRKWOOD RD.	0.00	1001324.99	847060.78	P.I. STA. 46+95.36 KIRKWOOD RD.	13
47+91.72	KIRKWOOD RD.	0.00	1001228.64	847059.15	P.O.T. STA. 47+91.72 KIRKWOOD RD.	14
50+25.92	KIRKWOOD RD.	0.00	1000994.47	847055.18	P.O.T. STA. 50+25.92 KIRKWOOD RD.	15
10+38.57	SWAN AVE.	0.00	1004983.87	847255.31	P.O.T. STA. 10+38.57 SWAN AVE.	16
12+67.42	PEEKE AVE.	0.00	1004750.41	846858.10	P.O.T. STA. 12+67.42 PEEKE AVE.	17
18+75.36	E. JEWEL AVE.	0.00	1004146.94	847264.31	P.O.T. STA. 18+75.36 E. JEWEL AVE.	18
18+80.86	W. JEWEL AVE.	0.00	1004137.20	846864.51	P.O.T. STA. 18+80.86 W. JEWEL AVE.	19
22+69.35	W. MERMOND AVE.	0.00	1003748.73	846868.57	P.O.T. STA. 22+69.35 W. MERMOND AVE.	20
23+18.63	E. MERMOND AVE.	0.00	1003703.69	847268.99	P.O.T. STA. 23+18.63 E. MERMOND AVE.	21
26+59.58	W. ESSEX AVE.	0.00	1003358.52	846872.75	P.O.T. STA. 26+59.58 W. ESSEX AVE.	22
26+67.63	E. ESSEX AVE.	0.00	1003352.78	847272.70	P.O.T. STA. 26+67.63 E. ESSEX AVE.	23
31+81.84	W. BODLEY AVE.	0.00	1002838.20	846873.23	P.O.T. STA. 31+81.84 W. BODLEY AVE.	24
32+30.77	E. BODLEY AVE.	0.00	1002789.64	847273.22	P.O.T. STA. 32+30.77 E. BODLEY AVE.	25
43+12.31	W. WASHINGTON AVE.	0.00	1001711.70	846867.62	P.O.T. STA. 43+12.31 W. WASHINGTON AVE.	26
43+17.48	E. WASHINGTON AVE.	0.00	1001699.26	847267.43	P.O.T. STA. 43+17.48 E. WASHINGTON AVE.	27
46+92.40	W. ADAMS AVE.	0.00	1001331.49	846860.89	P.O.T. STA. 46+92.40 W. ADAMS AVE.	28
46+98.14	E. ADAMS AVE.	0.00	1001318.81	847260.69	P.O.T. STA. 46+98.14 E. ADAMS AVE.	29

COORDINATE POINT LISTING - TABLE OF MODIFIED STATE PLANE COORDINATES. THE BEARING SYSTEM IS GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE. VERTICAL DATUM: NAVD88.

PROJECTION FACTOR = 1.000087800

NOTE:
THE PROJECTION FACTOR IS USED AS A MULTIPLIER FROM STATE PLANE DISTANCES TO GROUND DISTANCES. THE FACTOR WAS APPLIED FROM COORDINATE 0+0.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
NUMBER	BY	DATE

GEOMETRIC & COORDINATE POINTS
SHEET 1 OF 1
CITY OF KIRKWOOD, MISSOURI
NORTH KIRKWOOD ROAD IMPROVEMENTS
STP-5502 (611)

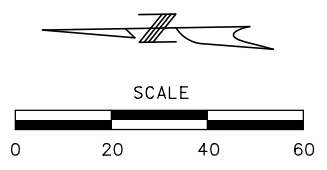
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ENGINEERING CORPORATION - 000631

DATE: 10/13/2023

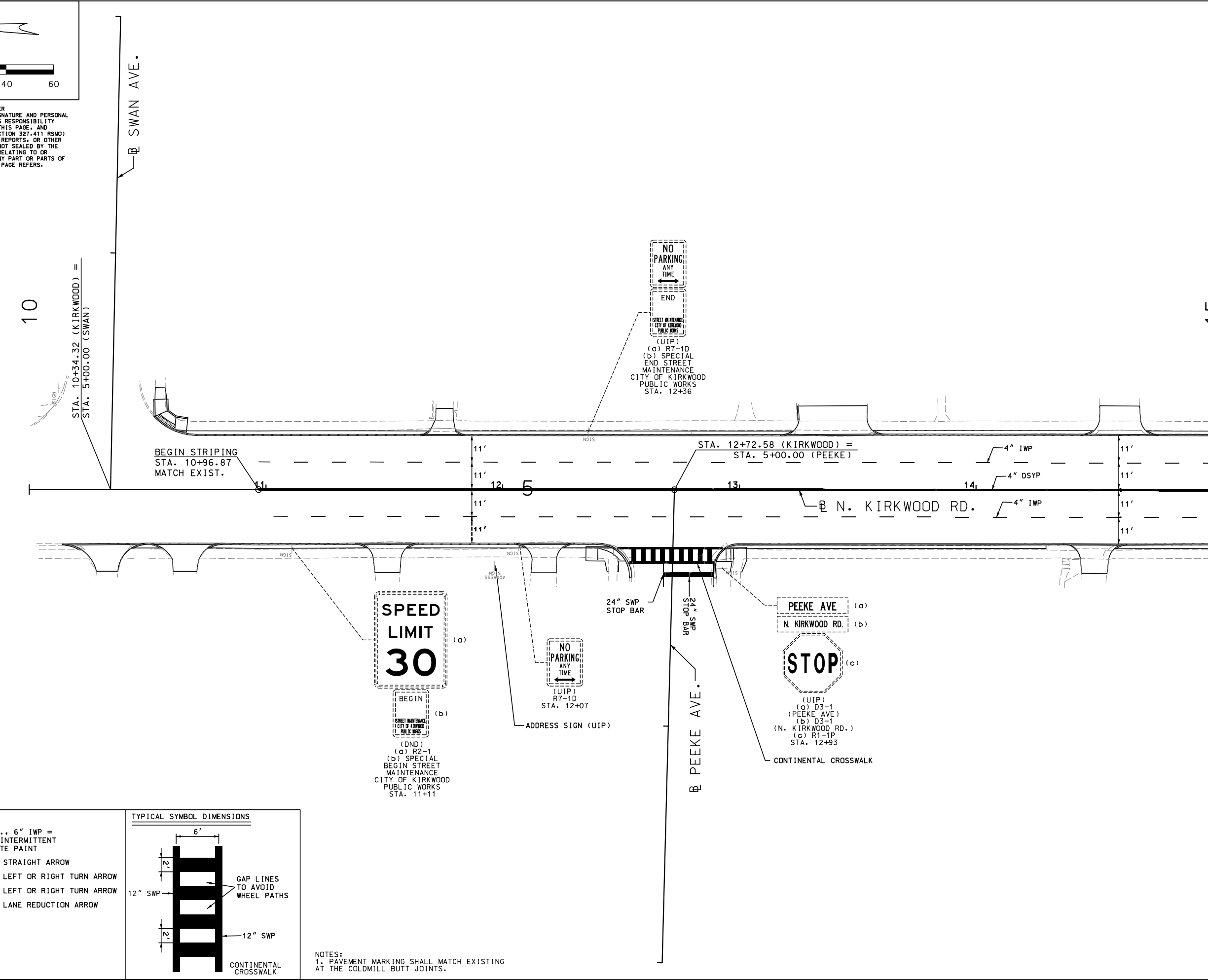
JOB No: 21001728

SHEET 22 OF 33

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10
 STA. 10+34.32 (KIRKWOOD) =
 STA. 5+00.00 (SWAN)

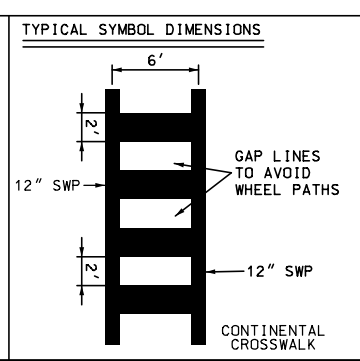
BEGIN STRIPING
 STA. 10+96.87
 MATCH EXIST.

STA. 12+72.58 (KIRKWOOD) =
 STA. 5+00.00 (PEEKE)

MATCHLINE STA. 15+00.00

STRIPING KEY

S - SOLID	I.E., 6" IWP =
I - INTERMITTENT	6" INTERMITTENT
D - DOUBLE	WHITE PAINT
W - WHITE	↑ STRAIGHT ARROW
Y - YELLOW	↙ LEFT OR RIGHT TURN ARROW
T - TAPE	↘ LEFT OR RIGHT TURN ARROW
P - PAINT	↖ LANE REDUCTION ARROW



NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 1 OF 8
 CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)

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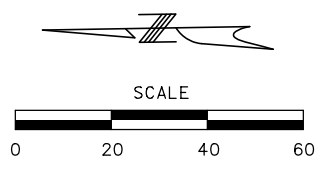
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JOB No: 21001728

SHEET 26 OF 33

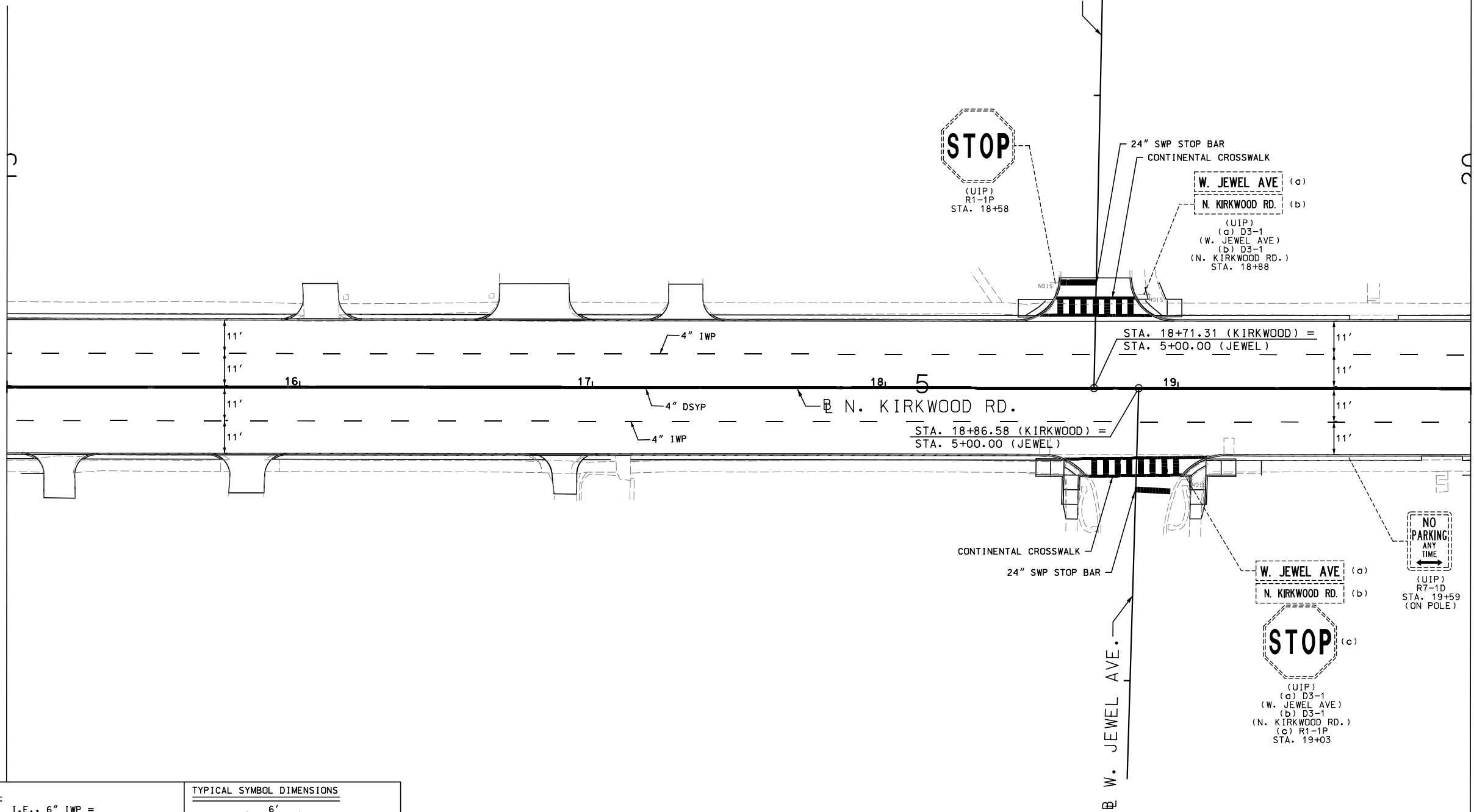
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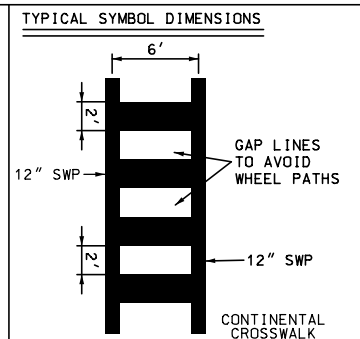
MATCHLINE STA. 15+00.00



MATCHLINE STA. 20+00.00

STRIPING KEY

S - SOLID	I.E., 6" IWP =
I - INTERMITTENT	6" INTERMITTENT WHITE PAINT
D - DOUBLE	↑ STRAIGHT ARROW
W - WHITE	↙ LEFT OR RIGHT TURN ARROW
Y - YELLOW	↘ LEFT OR RIGHT TURN ARROW
T - TAPE	↖ LANE REDUCTION ARROW
P - PAINT	



NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

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REVISIONS

NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 2 OF 8

CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)

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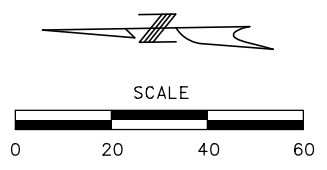
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JOB No: 21001728

SHEET 27 OF 33

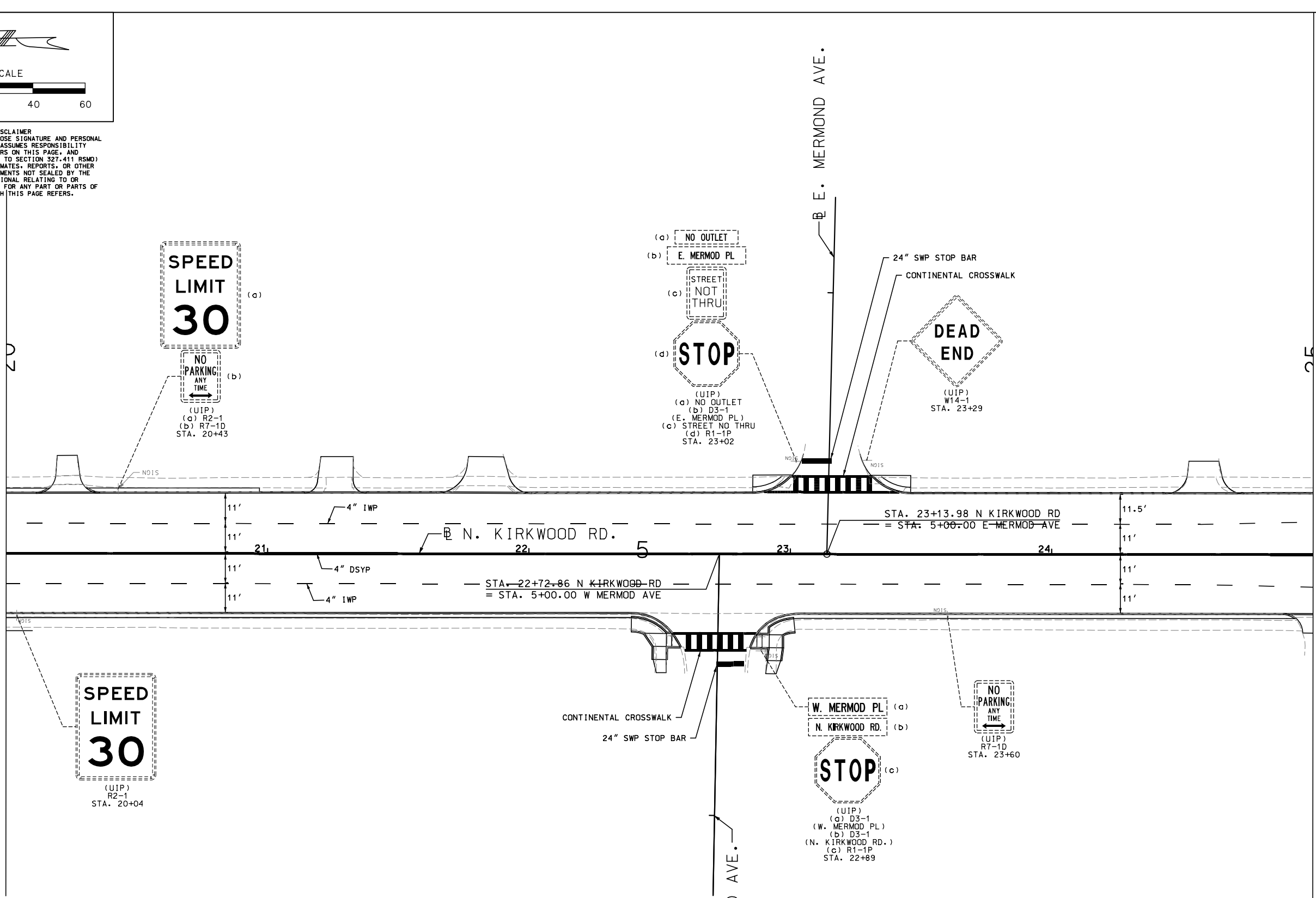
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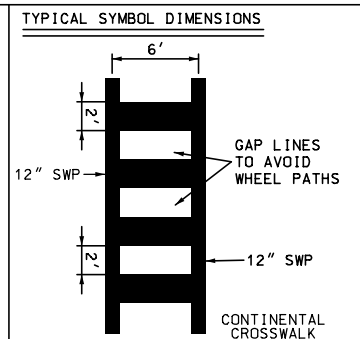
MATCHLINE STA. 20+00.00



MATCHLINE STA. 25+00.00

STRIPING KEY

S - SOLID	I.E., 6" IWP =
I - INTERMITTENT	6" INTERMITTENT WHITE PAINT
D - DOUBLE	↑ STRAIGHT ARROW
W - WHITE	↙ LEFT OR RIGHT TURN ARROW
Y - YELLOW	↘ LEFT OR RIGHT TURN ARROW
T - TAPE	↖ LANE REDUCTION ARROW
P - PAINT	



NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 3 OF 8
 CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)

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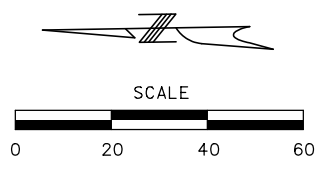
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JOB No: 21001728

SHEET 28 OF 33

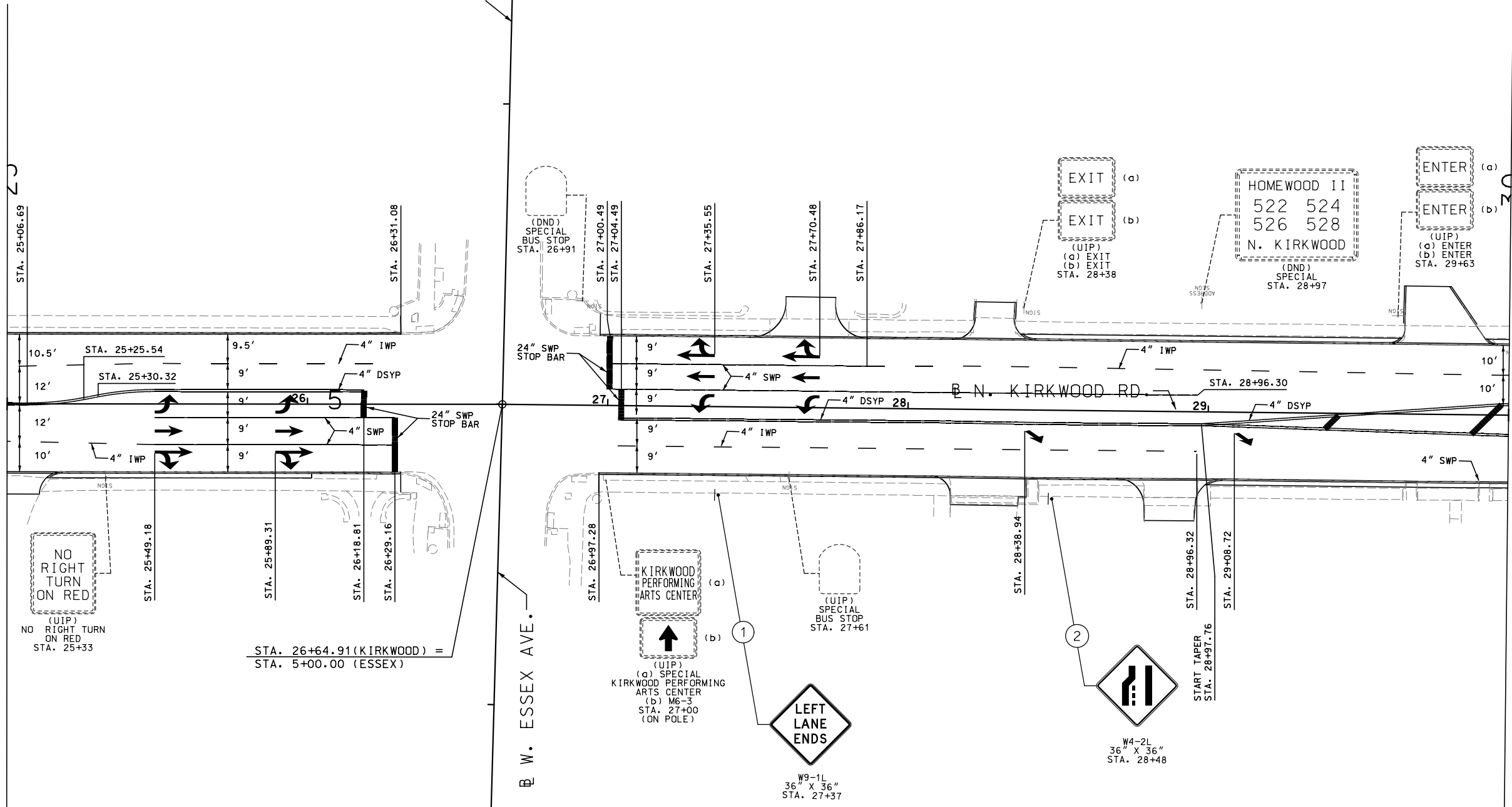
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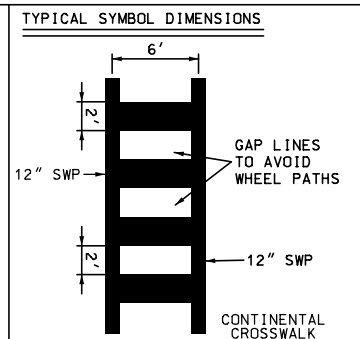
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MATCHLINE STA. 30+00.00

STRIPING KEY

S - SOLID	I.E., 6" IWP =
I - INTERMITTENT	6" INTERMITTENT
D - DOUBLE	WHITE PAINT
W - WHITE	↑ STRAIGHT ARROW
Y - YELLOW	↙ LEFT OR RIGHT TURN ARROW
T - TAPE	↘ LEFT OR RIGHT TURN ARROW
P - PAINT	↖ LANE REDUCTION ARROW



NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

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REVISIONS

NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 4 OF 8

CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)



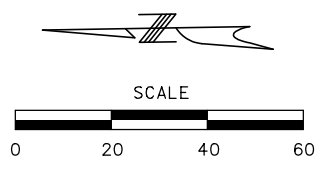
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SHEET 29 OF 33

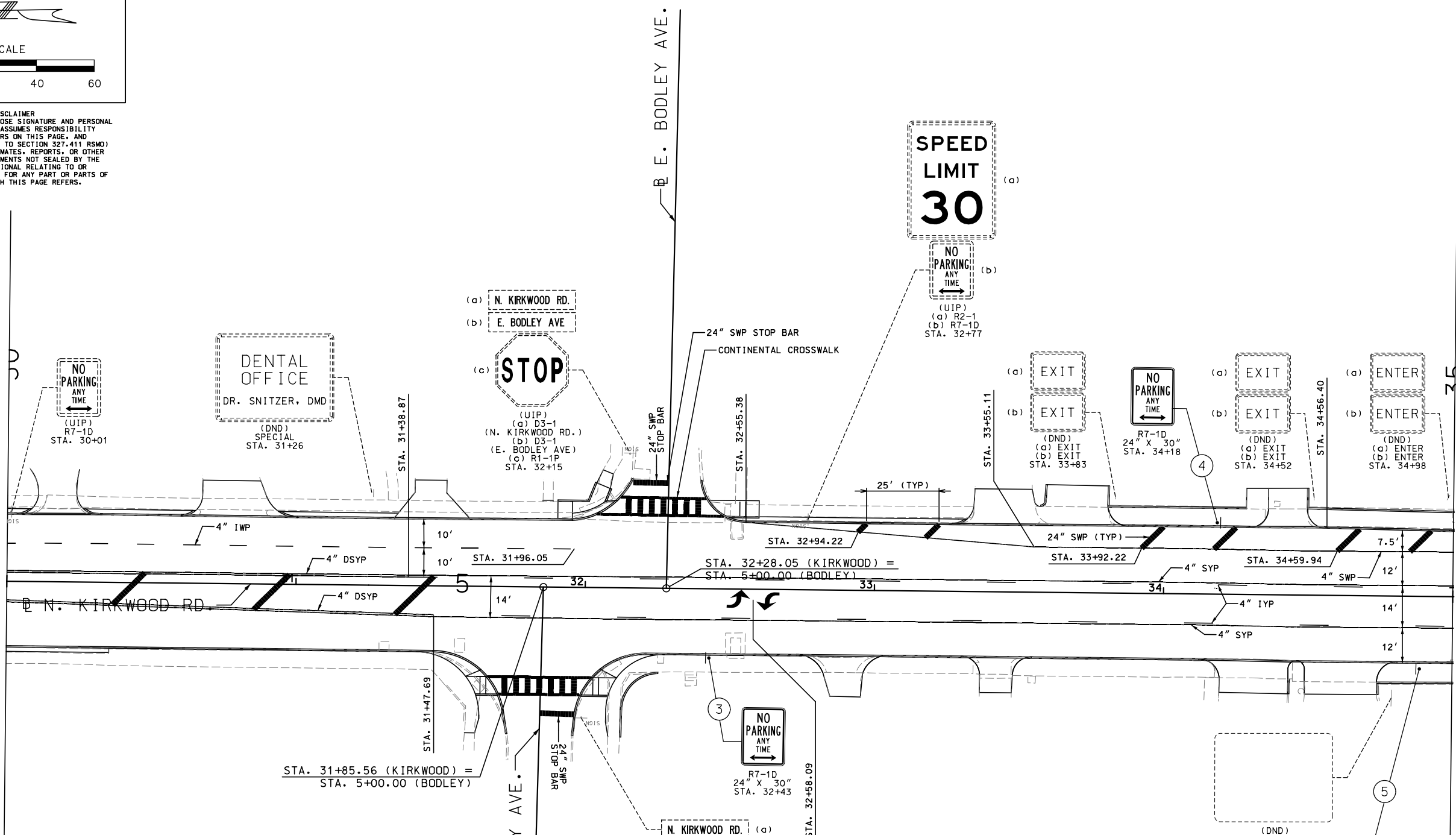
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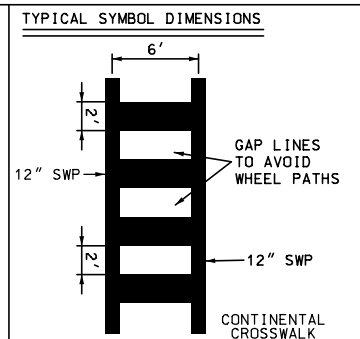
MATCHLINE STA. 30+00.00



MATCHLINE STA. 35+00.00

STRIPING KEY

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I - INTERMITTENT	6" INTERMITTENT
D - DOUBLE	WHITE PAINT
W - WHITE	↑ STRAIGHT ARROW
Y - YELLOW	↙ LEFT OR RIGHT TURN ARROW
T - TAPE	↘ LEFT OR RIGHT TURN ARROW
P - PAINT	↖ LANE REDUCTION ARROW



NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

PRELIMINARY
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REVISIONS

NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 5 OF 8
 CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)

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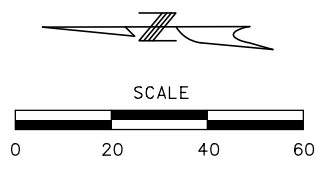
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JOB No: 21001728

SHEET 30 OF 33

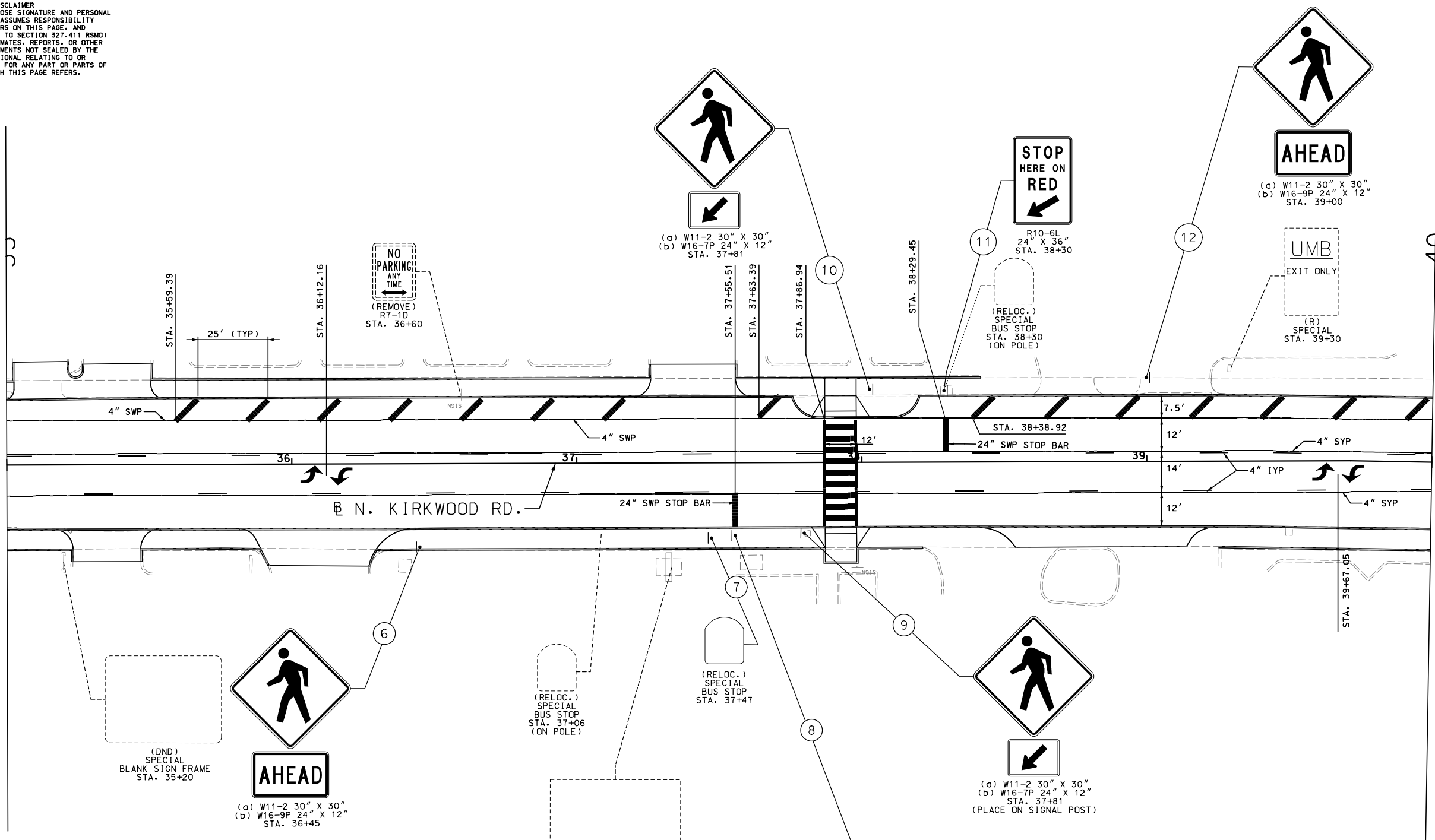
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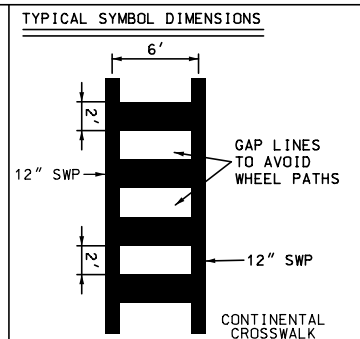
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MATCHLINE STA. 40+00.00

STRIPING KEY

S - SOLID	I.E., 6" IWP =
I - INTERMITTENT	6" INTERMITTENT
D - DOUBLE	WHITE PAINT
W - WHITE	↖ STRAIGHT ARROW
Y - YELLOW	↖ LEFT OR RIGHT TURN ARROW
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NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 6 OF 8

CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)



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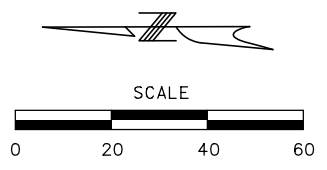
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JOB No: 21001728

SHEET 31 OF 33

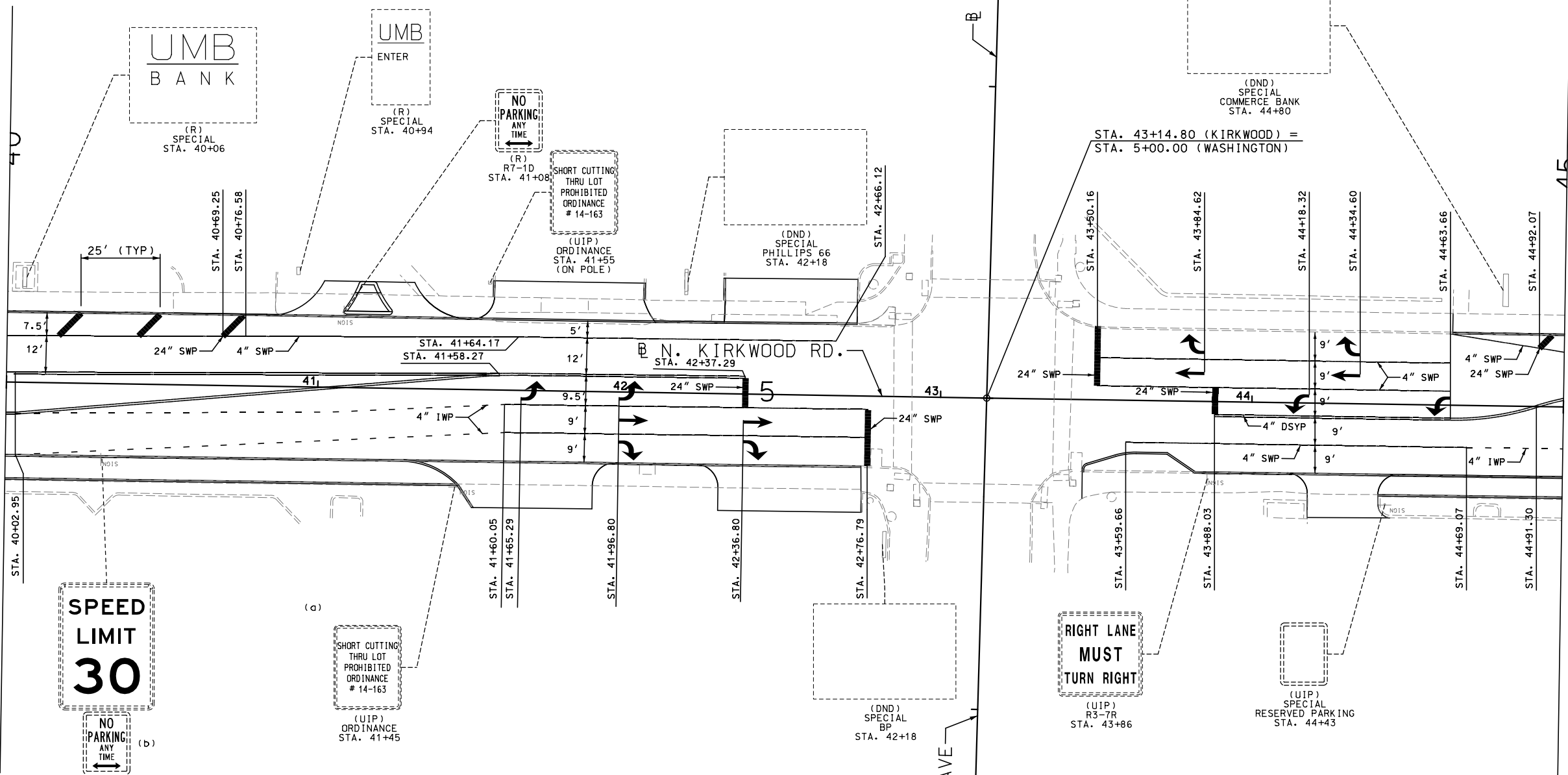
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MATCHLINE STA. 40+00.00



MATCHLINE STA. 45+00.00

PRELIMINARY
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REVISIONS		
NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 7 OF 8
 CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)

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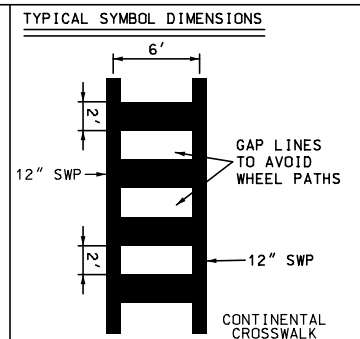
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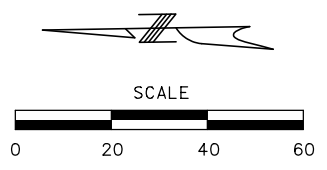
SHEET 32 OF 33

STRIPING KEY

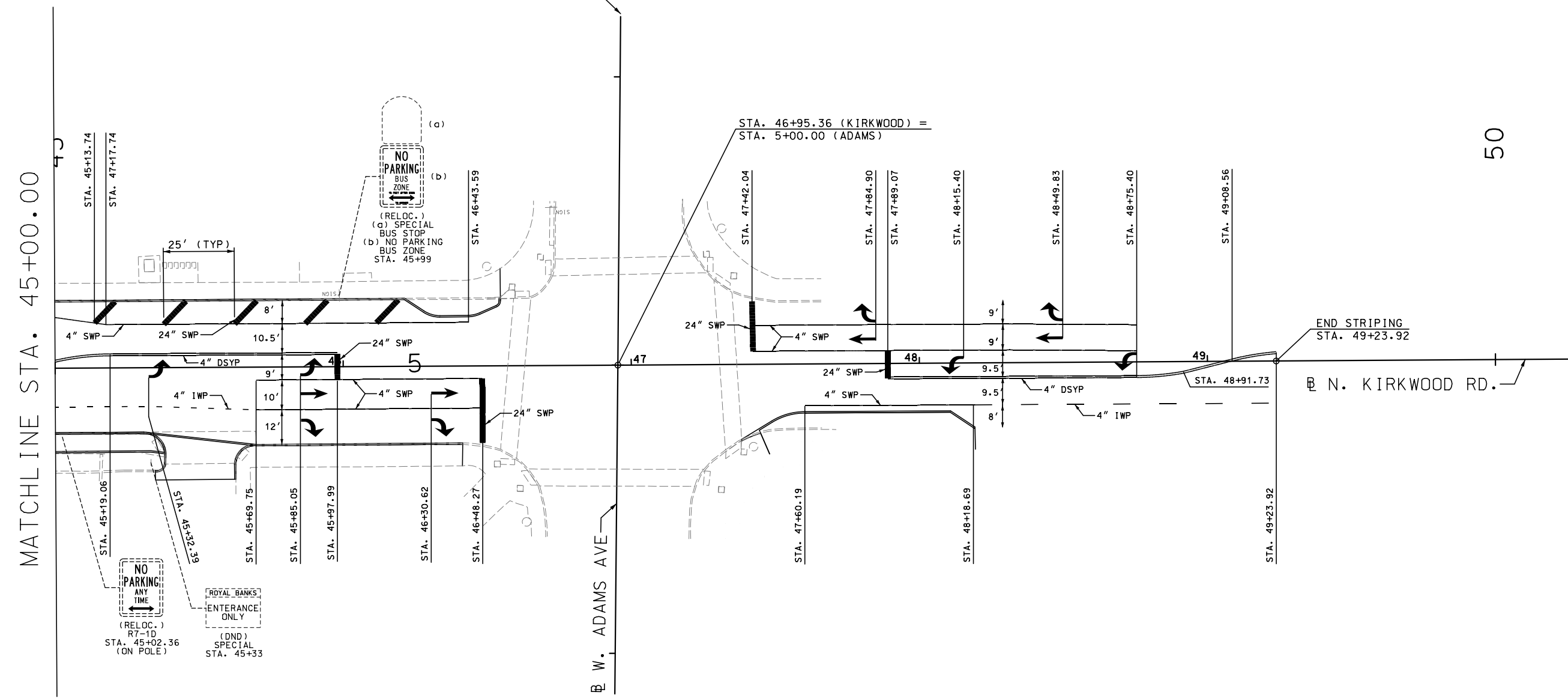
S - SOLID	I.E., 6" IWP =
I - INTERMITTENT	6" INTERMITTENT
D - DOUBLE	WHITE PAINT
W - WHITE	↑ STRAIGHT ARROW
Y - YELLOW	↙ LEFT OR RIGHT TURN ARROW
T - TAPE	↘ LEFT OR RIGHT TURN ARROW
P - PAINT	↖ LANE REDUCTION ARROW



IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

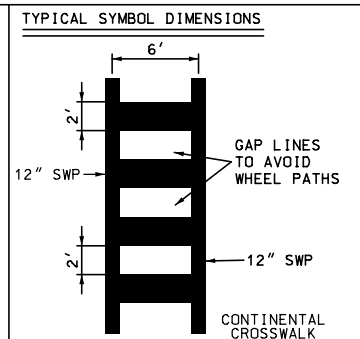


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NOTES:
 1. PAVEMENT MARKING SHALL MATCH EXISTING AT THE COLDMILL BUTT JOINTS.

STRIPING KEY	
S - SOLID	I.E., 6" IWP = 6" INTERMITTENT WHITE PAINT
I - INTERMITTENT	
D - DOUBLE	↑ STRAIGHT ARROW
W - WHITE	↙ LEFT OR RIGHT TURN ARROW
Y - YELLOW	↘ LEFT OR RIGHT TURN ARROW
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P - PAINT	



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 NOT FOR CONSTRUCTION

REVISIONS		
NUMBER	BY	DATE

SIGNING AND PAVEMENT MARKING SHEET
 SHEET 8 OF 8

CITY OF KIRKWOOD, MISSOURI
 NORTH KIRKWOOD ROAD IMPROVEMENTS
 STP-5502 (611)



DATE: 10/13/2023

JOB No: 21001728

SHEET 33 OF 33

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IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.