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**Planning & Zoning Commission
Agenda
Wednesday, July 6, 2022, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted July 1, 2022**

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE JUNE 1, 2022, MEETING

III. UNFINISHED BUSINESS

1. PZ-1-23 COMMUNITY UNIT PLAN – WOODLAND HILL, 600 N BALLAS ROAD

Submitted: 5-25-22 Automatic Recommendation Date: 9-22-2022

Petitioner, Nicholas Liuzza, NJL Custom Homes

(Subcommittee – Commissioners, Klippel, Feiner, and Scott)

IV. NEW BUSINESS

None

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. ELECTION OF OFFICERS

2. DEVELOPMENT PROJECT UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. JULY 20 AND AUGUST 3, 2022 – 7:00 P.M.

Staff Liaison: Jonathan Raiche; Phone: (314) 984-5926; Email: RaicheJD@kirkwoodmo.org

Kirkwood Planning and Zoning Commission: Chairman Jim Adkins, Commissioners James Diel, David Eagleton, Ron Evens, Tom Feiner, Sandy Washington, Mary Lee Salzer-Lutz, Darrell Scott, and Allen Klippel.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

RECOMMENDATIONS SUBMITTED TO COUNCIL

1. **PZ-13-22 ZONING MAP AMENDMENT - R-4 TO R-MM – 10414 BIG BEND BLVD**
March 16: P&Z recommended approval.
March 17: Public hearing to be scheduled.
April: City Council scheduled public hearing for 5-5-22.
May 5: Public hearing held.
May 19: Bill 10929 passed first reading.
June 2: Bill 10929 passed second reading – Ord. 10760.
2. **PZ-14-22 SPECIAL USE PERMIT (ANIMAL FACILITY, MINOR, WITH OUTDOOR USE) AND SITE PLAN REVIEW – KENNELWOOD PET RESORT, 10936 MANCHESTER ROAD**
April 6: P&Z recommended approval.
April 7: City Council scheduled public hearing for 5-5-22.
May 5: Public hearing held.
May 19: Bill 10932 passed first reading.
June 2: Bill 10923 passed second reading – Ord. 10761.
3. **PZ-15-22 SPECIAL USE PERMIT (OUTDOOR USE) AND SITE PLAN REVIEW - TACO BUDDHA, 11111 MANCHESTER ROAD**
April 20: P&Z recommended approval.
April 21: City Council scheduled public hearing for 5-19-22.
May 19: Public hearing held.
June 2: Bill 10934 passed first reading.
June 16: Bill 10934 as amended passed second reading – Ord. 10763

STATUS OF APPROVALS

1. **PZ-08-20 SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD**
Perf guar/fee, consolidation plat w/easements, MoDOT, MSD & permit by 9-19-22.
2. **PZ-27-20 ZONING CODE AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION (2 LOTS) – COMMERCE BANK, 350 NORTH KIRKWOOD ROAD**
Permit issued.
3. **PZ-5-21 SITE PLAN REVIEW – MULTI-FAMILY, 144 WEST ADAMS AVE**
Permit under review.
4. **PZ-30-20 SITE PLAN REVIEW – VILLA DI MARIA MONTESSORI SCHOOL, 1280 SIMMONS**
Perf guar/fee, MSD, Water/Fire by 8-31-22.
5. **PZ-06-22 FINAL SITE PLAN/MIXED USE IN B-2 – THE JAMES, 426 N KIRKWOOD AND SITE PLAN FOR TEMPORARY BANK BUILDING, 128 W WASHINGTON**
Permit issued.
6. **PZ-11-22 SPECIAL USE PERMIT (ANIMAL FACILITY, MAJOR) – FOX CREEK KIRKWOOD VETERINARY HOSPITAL, 455 SOUTH KIRKWOOD ROAD**
Permit issued.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
JUNE 1, 2022**

PRESENT:

Jim Adkins, Chair
David Eagleton, Secretary/Treasurer
Ron Evens
Allen Klippel
Tom Feiner
Mary Lee Salzer-Lutz
Darrell Scott

ABSENT:

James Diel, Vice Chair
Sandy Washington

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, June 1, 2022, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, Planner I Christie Voelker, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and announced that Commissioners Diel and Washington were absent and their absence was excused.
2. Motion was made by Commissioner Scott and seconded by Commissioner Feiner to approve the minutes for the April 20, 2022, meeting as written. The minutes were unanimously approved by the seven members present.
3. **PZ-1-23 COMMUNITY UNIT PLAN – WOODLAND HILL, 600 N BALLAS RD**
Submitted: 5-25-22 Automatic Recommendation Date: 9-22-2022
Petitioner, Nicholas Liuzza, NJL Custom Homes

Planner II Amy Lowry stated the subdivision is being developed as a Community Unit Plan, which provides for flexibility in residential land development where properties face natural physical challenges such as rock formation, soil conditions, steepness of terrain or flood conditions. The decisions on CUPs are made through the Development Plan Review process in §25-18. An aerial photo, photographs of the site, and the site plan were presented. In addition to the CUP flexibility for smaller lot sizes and reduced structure setbacks, there are two subdivision modifications being requested: (1) a “hammer head” is being proposed in lieu of a cul-de-sac and (2) a private street in lieu of a public street. The 7.05-acre site is zoned R-1, and the applicant is proposing a six-lot single-family residential subdivision with common ground on the vacant property. The lots range in size from 29,635 to 42,698 square feet, but the net site area exceeds 6 acres which allows for a maximum of six single-family lots to be

considered under the CUP process. The lots show a 50-foot front setback and a 50-foot rear setback. The two easternmost lots have a 25-foot side setback from the common property line of Cheswick Place; however, the remaining side setbacks are shown as 12 feet. The tree study and landscape plan were discussed.

In response to Commissioner Evens' question regarding the Seyers' (1819 Cheswick Place) request that the eastern side setback for Lots 2 and 3 be increased from 25 feet to 35 feet, Ms. Lowry responded that the 25-foot side setback meets the requirement in the R-1 Zoning District.

In response to Commissioner Feiner's question regarding the hammer head meeting the requirements of the Fire Department, Ms. Lowry responded that the Kirkwood Fire Department wants the turn-around designed for the 1535 aerial apparatus and confirmation from the applicant that the design meets that vehicle is forthcoming.

Commissioner Eagleton had questions regarding storm water run-off and sidewalks along Ballas Road and Ms. Lowry responded that M.S.D. will review the storm water and Ballas Road is under the jurisdiction of St. Louis County. Any decision of sidewalks along Ballas Road would be made by St. Louis County.

In response to Commissioner Evens' question regarding the number of private streets there are in Kirkwood, Ms. Lowry stated there are approximately 20 to 25.

Beth Lum, attorney with SmithAmundsen; Mike Falkner, Vice President of Sterling Engineering and Nick Liuzza, President of NJL Custom Homes made a presentation to the Commission.

Mr. Liuzza stated he is a custom home builder and is proposing to build six high-end custom homes on the site.

Ms. Lum stated that the seven-acre site is surrounded on the north by the Briar Hill Farm condominiums, to the east by single-family homes on Cheswick Place, to the south by single-family homes in the Hue Vista Subdivision, and to the west by single-family homes in Des Peres. The site would be subdivided into six lots with common ground. The front set back from the street easement would be 50 feet, and the two easternmost lots have a 25-foot side setback from the common property line of Cheswick Place; however, the remaining side setbacks are shown as 12 feet. The existing topography would be maintained and the subdivision would provide minimal impact on traffic. The density is consistent with R-1 zoning and a declaration of covenants would be submitted to the City.

Mike Falkner added that the 120-foot long hammerhead meets the requirements of the Fire Marshal and also provides an area for trash and moving trucks to maneuver.

Commissioner Scott inquired about the steepness of the site and affecting the

adjacent properties with storm water. Mr. Falkner responded that a swale will be constructed along the south property line.

In response to Ms. Salzer-Lutz' question if all of the common ground will be dedicated to storm water detention, Mr. Falkner responded that the northern common ground area will remain open.

Commissioner Eagleton inquired about how storm water would be addressed and St. Louis County Department of Transportation's requirements for sidewalks. Mr. Falkner stated they have had preliminary conversations with St. Louis County and does not anticipate issues getting conceptual approval from St. Louis County. The issue of sidewalks has not yet been determined.

Commissioner Feiner asked if any other plans for the property had been considered, and Mr. Falkner stated they considered an eight-lot plan.

In response to Commissioner Klippel's question regarding the reason for a private street, Mr. Falkner responded it was due to the turn-around not being a cul-de-sac. Director of Planning and Development Services Raiche stated he would review the status of the proposed street with the Public Services Department. Mr. Klippel requested a grid showing the proposed lots and whether or not they conform with Zoning Code requirements for the R-1 Zoning District for setbacks, width, etc.

In response to Commissioner Evens' question regarding the square footage and height of the proposed homes, Mr. Liuzza responded that since the homes would be custom built, he would not know those details; however, they would probably be 1-1/2 stories and average 3,500 square feet with finished basements. Currently, the property lines go to the center of the street easement. If the street was dedicated as public right-of-way, the square footage of the lots would be reduced.

Chair Adkins appointed Commissioners Klippel, Feiner, and Scott to the Subcommittee. The Subcommittee scheduled a meeting on Monday, June 6, 2022, at 2 p.m. at the site.

4. Director of Planning and Development Services Jonathan Raiche presented Administrative Assistant Patti Dodel a resolution recognizing her role in the work of the Planning and Zoning Commission during her nearly 44 years of service to the City of Kirkwood and congratulating her on her June 3rd retirement.

Motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Eagleton to approve the resolution. The motion was unanimously approved by the seven members present.

5. **DEVELOPMENT PROJECT UPDATE**

Planning and Development Services Director Jonathan Raiche stated the Election of Officers will be on the June 15 agenda. A table showing the progress of applications was added to the Planning and Zoning Commission page on the City's website. The Zoning Code Text Amendment to add "animal training" as a

Special Use failed first reading. The Zoning Map Amendment to R-MM at 10414 Big Bend and the SUP for Kennelwood Pet Resorts passed first reading. After the public hearing was held for Kennelwood, a revised site plan was submitted that reduced the outdoor exercise yards from three to one and increased the height of the fence located on the west side from six feet to eight feet. A public hearing was held for Taco Buddha at 11111 Manchester Road.

The next meeting will be held on June 15, 2022, at 7 p.m. There being no further business, motion was made by Commissioner Feiner and seconded by Commissioner Eagleton to adjourn at 8:10 p.m.

Jim Adkins, Chair

David Eagleton, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
JULY 6, 2022**

PETITION NUMBER: PZ-1-23

ACTION REQUESTED: COMMUNITY UNIT PLAN (WOODLAND HILL – 6 LOTS) – DEVELOPMENT PLAN AND PRELIMINARY PLAT

PROPERTY OWNER: KIRKENT HOLDINGS LLC

APPLICANT: NICK LIUZZA, NJL CUSTOM HOMES

PROPERTY LOCATION: 600 NORTH BALLAS ROAD

ZONING: R-1, SINGLE FAMILY RESIDENTIAL

DRAWINGS SUBMITTED: DEVELOPMENT PLAN AND PRELIMINARY PLAT PACKET (6 SHEETS) PREPARED BY STERLING ENGINEERING STAMPED “RECEIVED JUNE 29, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

SITE PLAN EXHIBIT PACKET (7 SHEETS) PREPARED BY STERLING ENGINEERING STAMPED “RECEIVED JUNE 29, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

LANDSCAPE PLAN (1 SHEET) PREPARED BY LOOMIS ASSOCIATES, LANDSCAPE ARCHITECTS & PLANNERS STAMPED “RECEIVED JUNE 30, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

DESCRIPTION OF PROJECT:

The applicant is requesting to subdivide the subject property of approximately 7 acres into 6 single-family residential lots and 2 common ground lots under the Community Unit Plan (CUP) process. The property is situated on the east side of North Ballas Road approximately 2,000 feet north of Dougherty Ferry Road. North Ballas Road is under the jurisdiction of St. Louis County. The proposal includes one street access point near the northwestern corner of the site directly opposite Pine Crest Manor Lane, a street in the City of Des Peres.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Suburban Residential on the EnVision Kirkwood 2035 Future Land Use Map. Development types discussed in this land use category include single-family residential (1-2 dwelling units per acre); community unit plan development (2-6 dwelling units per acre) that accommodates natural features and cluster designs; parks and public spaces; and institutional uses and utilities. Included in the characteristics of this land use are low density, single-family development; creative lot design that grants the option of higher density in return for greater open space to preserve the character of the area; and appropriate landscape buffers between residential areas of varying

intensities. The proposed single-family subdivision is consistent with the development policies presented by the Comprehensive Plan.

The subject property is zoned R-1, Single-family Residential District.

Surrounding land uses and zoning include the following:

To the north: Multi-family residential development zoned R-1 with a Community Unit Plan.

To the south: Detached single-family homes zoned R-1.

To the east: Detached single-family homes zoned R-1.

To the west: Across North Ballas Road, there are detached single-family homes located in the City of Des Peres and subject to that city's zoning regulations.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: In Ameren service area.

Water: Project shall include the extension of City public water mains to the property for domestic water and fire protection purposes:
1. All water mains shall be installed per City of Kirkwood Water Specifications and under the direct supervision of Kirkwood Water personnel.
2. Minimum diameter for the proposed water main is 8".
3. Hydrants shall have a valve installed at each.
4. Waterline shall be connected at both the Taylor Young connection and at the end of Trailcrest Ct. to allow for the development to be "looped" as opposed to simply a dead-end line.

Engineering: Street pavement shall be 7" of concrete, instead of 6".

Building/Fire: 1. Provide distances between fire hydrants on entry road as well as the closest 2 fire hydrants on Ballas Road.
2. Provide a fire hydrant flow test.
3. Exact fire hydrant locations to be determined.

STL County: Under review.

SITE ELEMENTS ANALYSIS:

A CUP development plan is available in any district zoned for residential purposes where there is a question as to the suitability of a lot or lots for their intended use due to adverse natural physical conditions such as rock formation, soil conditions, steepness of terrain, or flood conditions. The terrain of the majority of the site is steep with a wooded creek area running northeast to southwest near the western property line. Additional analysis of the terrain is in the Discussion section below.

Lot Area, Widths and Setbacks

As per the CUP development plan regulations, flexibility in the required lot area, width, and setbacks of the underlying R-1 zoning may be requested. The CUP regulations allow for the average land area per dwelling unit contained in the net site area to be not be less than the land area per dwelling unit

required by the area regulations of the existing R-1 zoning district. The gross site area is 7.05 acres. The land area excluding the road is 262,865 square feet or about 6.03 acres. This includes 2 common ground lots of 25,911 and 67,284 square feet and 6 residential lots ranging from 23,633 to 35,609 square feet – for an average of one acre per residential lot. Four of the 6 lots meet the R-1 minimum lot width of 150 feet; lot 4 is 141 feet wide and lot 5 is 123 feet wide. The proposal includes some deviation from the minimum structure setback requirements that apply to an R-1 property. The residential lots meet the R-1 setbacks against the adjacent properties with the required 50-foot rear yard setback provided on each lot and the required 25-foot side yard setback provided on the east side of lots 2 and 3 where they adjoin the lot addressed as 1819 Cheswick Place. All other proposed side yard setbacks will be 12 feet. The front yard setback from the roadway easement will be 50' instead of the required 60' on lots 1, 4, 5, and 6, and 25' from the cul-de-sac right of way on lots 2 and 3. For a table of lot areas, setbacks, and widths, see Exhibit C attached hereto.

Site Access and Circulation

The proposed plan includes one street access point from North Ballas Road located at the northwest corner of the site which leads to a 40-foot wide right of way with a 26-foot wide access drive that meanders south and east across the site ending in a cul-de-sac street termination. Sidewalks will be provided on both sides of the street and through the cul-de-sac. A condition has been added that requires the sidewalks to extend around the cul-de-sac in the improvement plan submission.

The plans referenced by this report indicate a crosswalk across Ballas Road with a note that the crosswalk design is to be based on engineering analysis and coordinated with St. Louis County and the City of Kirkwood. The plans also show a sidewalk in the right of way on the east side of North Ballas Road. The project is still under review by the County. The County has the ultimate decision on both the sidewalk and the crosswalk installation with this project because Ballas Road is under the County's jurisdiction. More information on pedestrian access is provided in the Discussion section of the report and conditions regarding access have been included in the Recommendation section.

Landscaping

The development is proposing to preserve 101 of the existing on-site trees (out of 329 total trees on-site, shared with neighboring properties, and located immediately adjacent to the site). In addition to tree preservation, the Landscape Plan includes 78 canopy trees, 19 understory trees, and 53 evergreen trees, with 44 of those planted as street trees along North Ballas Road and the new interior street and cul-de-sac. The plan will need to be revised to meet site distance requirements in the cul-de-sac island, however, the major components of the Landscape Plan are as follows:

- Frontage Tree Plantings: 1 tree for each 50 feet of street frontage, minus 25' of site distance from street intersections. To meet this requirement, 1 existing tree and 6 new trees along North Ballas and 38 trees along the new interior street and cul-de-sac will be provided.
- New and/or existing trees throughout the subdivision to the average minimum of 1 tree per 2,000 square feet of site area less street right-of-way. With the revised cul-de-sac area (which is not reflected in the area calculations on the Landscape Plan), 131 trees are needed. With the preservation of 101 trees and the planting of 106 non-street trees, the tree density requirement is met.
- Trees shall be spaced so that each lot has a minimum canopy area of 350 square feet per 1,000 square feet of lot area (35%). The Landscape Plan provides canopy coverage ranging from a low of 46% on lot 5 to a high of 81% on lot 2.

Lighting

Street lighting will be required with the proposed improvement plans in accordance with the Zoning and Subdivision Code Section 25-76(f).

DISCUSSION:

A Zoning Matters sign was placed on the property on May 27, 2022. The request was introduced at the Planning & Zoning Commission meeting on June 1, 2022. A subcommittee meeting was held on site on June 6, 2022 and a second subcommittee meeting was held at Kirkwood City Hall on June 17, 2022. A list of attendees of the subcommittee meetings can be seen in Exhibit B. At the subcommittee meetings, the following items were discussed:

- 1) The subcommittee walked the site to get context for the request.
- 2) The original request for a private street with a hammerhead termination was changed to a public street with a cul-de-sac termination at the request of the subcommittee. The cul-de-sac right of way will be 25' from the eastern property line. The area between the cul-de-sac and the eastern property line will be landscaped for privacy screening and reduction of light trespass. The subcommittee suggested that this area be made subject to a landscape buffer easement to include evergreen trees and to provide for ongoing maintenance, with the easement to be shown on the final record plat to ensure the tree screening remains in this area.
- 3) The subcommittee concluded that the existing topography of the subject property makes it unsuitable for development in accordance with the Zoning and Subdivision Code. The subcommittee believes the land use is compatible with the surrounding neighborhood, and the size, shape, and density of lots and associated setbacks provided by the subdivision are justified by the topography of the subject property. The applicant provided exhibits that demonstrated that although a shorter, straighter street would provide larger lots, more extensive grading would be needed and a greater loss of trees would occur on the site. The grade of the street as proposed is not steeper than 8%, however, a straighter, shorter street would require a grade of up to 12%. See site grading plans and earthworks cut/fill maps in the Development Plan and Preliminary Plat Packet at page 2 and in the Site Plan Exhibit Packet at pages 5, 6, and 7.
- 4) Storm water runoff will be improved with the plans on the common ground. Storm water north on the site will sheet flow into the stream and then a box culvert. Storm water south on the site will flow into a nested basin designed for detention, volume reduction, and water quality. See pre-developed and post-developed drainage maps in the Site Plan Exhibit Packet at pages 2 and 3.
- 5) Although lots 2 and 3 will have reduced front yard setbacks from the 50' proposed for the other lots, a larger front yard setback would reduce much of the buildable area. Visually the houses built at the reduced front yard setback will be in line with houses built with the 50-foot front yard setbacks of lots 1 and 4 due to their position on the cul-de-sac.
- 6) The subcommittee did not believe the addition of a sidewalk along the eastern side of North Ballas Road was necessary at this time since there is no connection to other sidewalks on this side of the road, but the requirement should be deferred to St. Louis County. The subcommittee requested that City staff and the applicant work with St. Louis County on safe pedestrian crossing of North Ballas Road including a cross walk subject to engineering analysis and County approval.
- 7) The subcommittee concluded that that the requirements of Community Unit Plan Section 25-40(a), (b), (c), (d), (e), and (g) have been met, with Section 25-40(h) non-applicable. The subcommittee did not see a need to require a set-aside of land as may be required pursuant to Section 25-40(f).

RECOMMENDATION:

The Subcommittee recommends that this application be **approved** with the following conditions:

1. The final plat, final site plan and improvement plans shall be consistent with the Development Plan and Preliminary Plat Packet and the Landscape Plan in the Drawing Submitted portion of this report, except as noted herein.
2. Easements as required by the Water Department shall be secured by applicant and recorded in the St. Louis County Recorder of Deeds office at the expense of the applicant.
3. The landscape buffer easement to include evergreen trees on the eastern side of the cul-de-sac shall be shown on the Final Plat and be included in the trust indentures/deed restrictions for the subdivision, which indentures/deed restrictions shall provide for continual maintenance of the landscape buffer and, as necessary, replacement of the landscaping installed by the homeowners' association or the equivalent.
4. A draft copy of the subdivision trust indentures/deed restrictions shall be included with the Final Plat submittal package.
5. A crosswalk across North Ballas Road shall be provided subject to engineering analysis and St. Louis County approval.
6. If St. Louis County requires a sidewalk on the east side of North Ballas Road, the applicant shall comply with the County requirements.
7. Sidewalks shall be provided around the proposed cul-de-sac and shall be included on the final site plan and improvement plans.
8. The applicant shall complete and submit the Complete Streets Checklist with the improvement plans.
9. The Landscape Plan shall be revised to comply with the Zoning and Subdivision Code Section 25-61(c)(8) in which the groundcover in the center of the cul-de-sac is restricted to maximum height of 30" above grade and any trees planted are of a deciduous type trimmed to provide a minimum clearance to all limbs of 6' above grade.
10. The land provided for the cul-de-sac island shall be platted as common ground on the final plat.
11. If the CUP Development Plan and Preliminary Plat are approved by the City Council, the Resolution granting approval shall be valid for one year by which time the final plat, final site plan, and improvement plans shall be submitted for review, or the preliminary approval shall expire.
12. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
13. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Tom Feiner

Allen Klippel

Darrell Scott

DRAFT

EXHIBIT A
STANDARD CONDITIONS

1. The location of the residential structures shall be reviewed by staff following the submittal of an "Application for Site Plan Review for New Single Family Residences" and following approval of the Final Subdivision Plat for this project.
2. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee in the amount of 1.25% of the performance guarantee amount shall be submitted prior to approval of the final plat to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
3. General utility easements shall be granted for public utilities as required by Public Services during the improvement plan review, except along public right-of-way.
4. Storm water management plans shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
5. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
6. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
7. The subdivision shall meet adopted fire hydrant standards and fire apparatus access roads requirements as governed by the 2009 International Fire Code.
8. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
9. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
10. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.

11. No grading shall create a slope greater than 3 (horizontal) to 1 (vertical).
12. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
13. If a subdivision identity sign is to be installed, it shall meet the requirements of Article II Sign Code of Chapter 5 of the General Code of Ordinances. Its design shall be approved by the Architectural Review Board prior to the issuance of a sign permit.
14. The applicant, by accepting and acting under the approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

EXHIBIT B
Subcommittee Meetings Attendees

P&Z Subcommittee Meeting
 Project: PZ-1-23 Woodland Hill
 Date: 6/6/22
 Location: 600 N. Ballas Rd

| <u>Name</u> | <u>Organization</u> |
|------------------|----------------------|
| Jonathan Raiche | City of Kirkwood |
| PUSTY SAMMERS | LOOMIS ASSOCIATES |
| Elizabeth H. Lum | Smith Amundsen LLC |
| Mike Falkner | Starling Engri |
| Andrew Roberts | ELITE DEVELOPMENT |
| David Anderson | Neighbor |
| Nick Liuzzi | NJL Custom Homes |
| Aiken KLIPPEL | P&Z |
| Tom Ferner | P&Z |
| DARRELL SOFT | P&Z |
| Bruce Dell | 520 TAYLOR YOUNG |
| Gale Rahmeeller | BHF 2006 Meadowtree |
| Bob Sherman | 507 TAYLOR YOUNG DR. |
| Cory Meyer | CITY of Kirkwood |

P&Z Subcommittee Meeting

Project:

Date:

Location:

PC-1-23; Woodland Hill
6/17/22
City Hall

| Name | Organization |
|---------------------|--------------------------------------|
| Jonathan Rache | City of Kirkwood |
| DAERSU Scott | P&Z |
| | P&Z |
| Allen Klippa | P&Z |
| Andrew Roberts | Elite Development Services |
| Mike Falkeer | Stelling Engr. |
| David Anderson | Neighbor |
| Bob Jones | Citizen |
| Laura Hollingsworth | Hollingsworth Interiors + Consulting |
| Deanna | NJL Custom Homes |
| Amy Lowry | City of Kirkwood |
| Elizabeth Huen | Smith Amundsen LLC |
| | |
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EXHIBIT C
Woodland Hill Lot Matrix

| Lot | Area | | FYS | | RYS | | SYS East | | SYS West | | Lot Width | |
|----------|-------------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|
| | Required | Proposed | Required | Proposed | Required | Proposed | Required | Proposed | Required | Proposed | Required | Proposed |
| 1 | 43,560 sq ft | 27,710 sq ft | 60' | 50' | 50' | 50' | 25' | 12' | 25' | 12' | 150' | 192' |
| 2 | 43,560 sq ft | 23,633 sq ft | 60' | 25' | 50' | 50' | 25' | 25' | 25' | 12' | 150' | 157' |
| 3 | 43,560 sq ft | 23,703 sq ft | 60' | 25' | 50' | 50' | 25' | 25' | 25' | 12' | 150' | 157' |
| 4 | 43,560 sq ft | 27,900 sq ft | 60' | 50' | 50' | 50' | 25' | 12' | 25' | 12' | 150' | 141' |
| 5 | 43,560 sq ft | 31,115 sq ft | 60' | 50' | 50' | 50' | 25' | 12' | 25' | 12' | 150' | 123' |
| 6 | 43,560 sq ft | 35,609 sq ft | 60' | 50' | 50' | 50' | 25' | 12' | n/a | n/a | 150' | 261' |
| Common 1 | n/a | 25,911 sq ft | | | | | | | | | | |
| Common 2 | n/a | 67,284 sq ft | | | | | | | | | | |
| | Average = | 43,811 sq ft | | | | | | | | | | |
| | (w/common ground) | | | | | | | | | | | |

DRAFT

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
KIRKWOOD FIRE PROTECTION DISTRICT
KIRKWOOD SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMGEN MISSOURI
AT&T
SPIRE
CHARTER COMMUNICATIONS
3. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF KIRKWOOD STANDARDS. ALL PROPOSED IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
4. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
5. STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SNKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF KIRKWOOD, MISSOURI. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY, UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
8. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ALL CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. ALL GRADING AND DRAINAGE WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS. SOURCE OF TOPOGRAPHY: LIDAR
9. STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF KIRKWOOD STANDARDS.
10. NEAREST MAJOR INTERSECTION: N. BALLAS RD. AND DOUGHERTY FERRY RD. 0.25 MILES SOUTH.
11. ALL PROPOSED SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF KIRKWOOD STANDARDS. ALL PROPOSED SIDEWALKS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE CONSTRUCTED TO CURRENT ST. LOUIS COUNTY ADA STANDARDS.
12. PROPOSED STREET TO BE PUBLIC 26 FOOT WIDE PAVEMENT IN A 40 FOOT WIDE RIGHT-OF-WAY.
13. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
14. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC MINIMUM AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
15. ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL, TROADSIDE DESIGN REQUIREMENTS.
16. PRIOR TO "SPECIAL USE PERMIT" (ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION), A SPECIAL CASE ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

CURRENT OWNER:

KIRKWOOD HOLDINGS, LLC
19 INDUSTRIAL DRIVE
PACIFIC, MISSOURI 63069
DS. 14670, PG. 401

OWNER UNDER CONTRACT:

N/L Custom Homes, LLC
556 LEFFINGWELL AVE.
KIRKWOOD, MO 63122

DEVELOPMENT NOTES:

PARCEL ID NUMBER: 230620263
EXISTING ZONING: R-1 (CITY OF KIRKWOOD)
EXISTING USE: VACANT
PROPOSED ZONING: R-1 C.U.P.
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 7.05 ACRES
PROPOSED COMMON GROUND: 2.13 ACRES
PROPOSED RIGHT-OF-WAY: 1.00 ACRES
NET AREA (GROSS-R/W): 6.05
DENSITY CALCULATIONS: (6.05 AC.) X 43,560 SQ.FT. = 6 LOTS ALLOWABLE
TOTAL LOTS PROPOSED: 6
PARKING CALCULATIONS: SPACES REQUIRED: 12 (2 SPACES/LOT)
SPACES PROVIDED: 12 (2 SPACES/LOT)

LOT DATA:

MINIMUM LOT: 23,833 SQ. FT.
MAXIMUM LOT: 35,809 SQ. FT.
AVERAGE LOT: 28,278 SQ. FT.

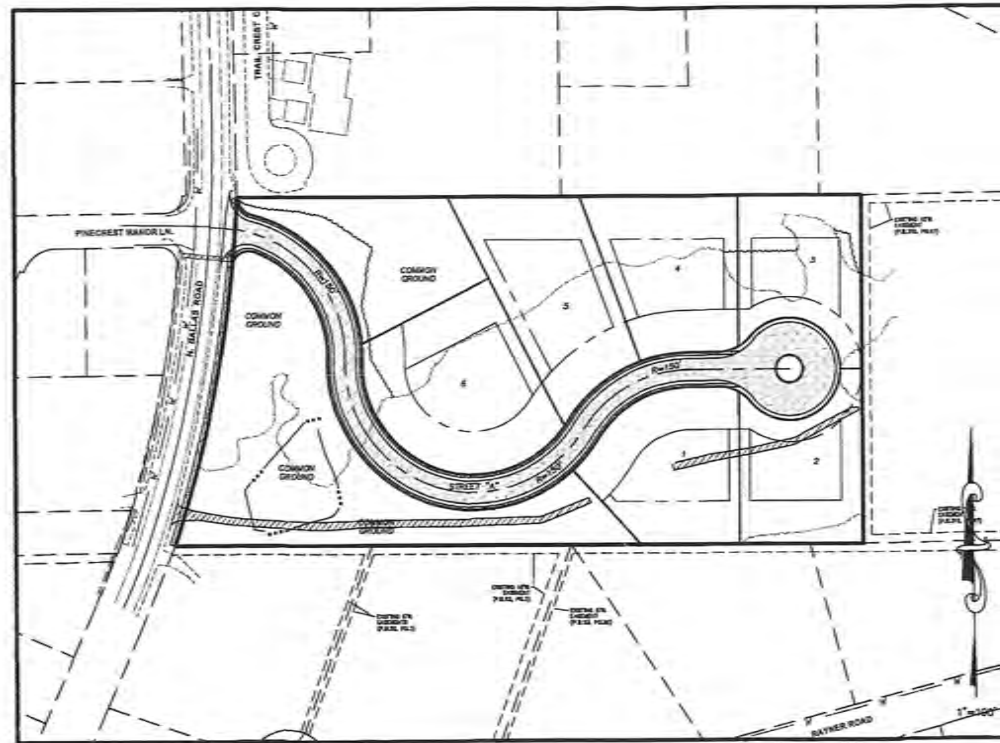
CLEARING DATA:

SEE TREE PRESERVATION PLAN

Woodland Hill

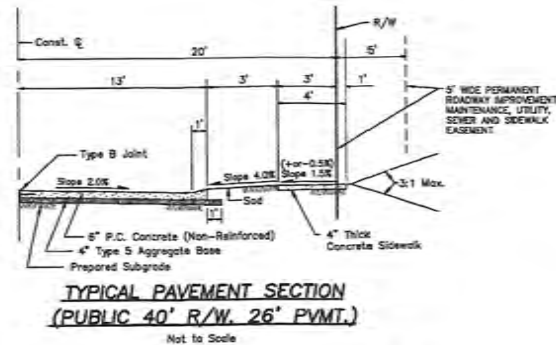
A TRACT OF LAND IN SECTION 41,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

Development Plan and Preliminary Plat



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE / GRADING PLAN
- 3.1 SITE PLAN
- 4.1 NATURAL RESOURCE MAP
- 5.1 SIGHT DISTANCE STUDY
- 6.1 N. BALLAS RD. SIDEWALK PLAN



FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29188C0304K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

PROPERTY DESCRIPTION:

A TRACT OF LAND IN SECTION 34 TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34, THENCE SOUTH 88 DEGREES 28 MINUTES EAST, 1342.50 FEET TO A POINT AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK J. PETELUK AND CAROLYN L. PETELUK, HIS WIFE, ACCORDING TO THE DEED THEREOF RECORDED IN DEED BOOK 8756 PAGE 2310 OF THE ST. LOUIS COUNTY RECORD, BEING ALSO THE SOUTHWEST CORNER OF A LOT 77 OF BRIAR HILL FARM PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 184 PAGE 37 OF THE ST. LOUIS COUNTY RECORD, BEING ALSO THE SOUTHEAST CORNER OF LOT 5 OF CHESWICK PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 310 PAGE 97 OF THE ST. LOUIS COUNTY RECORD, THENCE ALONG THE SOUTH LINE OF SAID PETELUK TRACT, NORTH 88 DEGREES 28 MINUTES WEST, 589.60 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 88 DEGREES 28 MINUTES WEST, 805.43 TO THE EAST RIGHT OF WAY LINE OF NORTH BALLAS ROAD 60 FEET WIDE, THENCE ALONG A CURVE TO LEFT HAVING A CHORD BEARING OF NORTH 12 DEGREES 08 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 412.49 FEET AND A RADIUS OF 1482.68 FEET BEING THE EAST RIGHT OF WAY, AN ARC LENGTH OF 413.87 FEET TO A POINT ON THE NORTH LINE OF SAID PETELUK TRACT, THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID NORTH LINE, SOUTH 88 DEGREES 28 MINUTES EAST 729.59 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 3 OF SAID CHESWICK PLACE, THENCE LEAVING SAID NORTH LINE ALONG THE WEST LINE OF SAID LOT 3, SOUTH 1 DEGREE 34 MINUTES WEST, 405.52 FEET TO THE POINT OF BEGINNING, CONTAINING 7.05 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF APRIL, 2022, AT THE REQUEST OF N/L CUSTOM HOMES, LLC, PREPARED A DEVELOPMENT PLAN AND PRELIMINARY PLAT OF "WOODLAND HILL", A TRACT OF LAND IN SECTION 34 TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY
MO. REG. 307-5



Virginia Winters Humiston
VIRGINIA WINTERS HUMISTON, P.L.S.
MO. REG. L.S. #20001645
DATE: 6/29/2022

MSD Base Map 230
MSD P #
Highway & Traffic #7688



LOCATION MAP
N.T.S.
PROJECT ZIP CODE 63122

| EXISTING | LEGEND | PROPOSED |
|----------|--------------------------|----------|
| 542 | CONTOURS | (542) |
| 536 | SPOT ELEVATIONS | 536.0 |
| — | CENTER LINE | — |
| — | BUILDINGS, ETC. | — |
| — | TREE LINE | — |
| X | FENCE | — |
| — | STORM SEWERS | — |
| — | SANITARY SEWERS | — |
| — | CATCH BASIN | — |
| — | AREA INLET | — |
| — | GRADED INLET | — |
| — | STORM WASH-HOLE | — |
| — | SANITARY MANHOLE | — |
| — | FLARED END SECTION | — |
| — | CLEANOUT | — |
| — | LATERAL CONNECTION | — |
| — | UTILITY OR POWER POLE | — |
| — | FIRE HYDRANT | — |
| — | TEST HOLE | — |
| — | PAVEMENT | — |
| 2" | GAS MAIN & SIZE | (2") |
| 6" | WATER MAIN & SIZE | (6") |
| T | TELEPHONE | (T) |
| E | ELECTRIC (U) UNDERGROUND | (E) |
| OW | ELECTRIC (O) OVERHEAD | (OW) |
| E | FLOW LINE | E |
| TO | TO BE REMOVED | TR |
| TC | TOP OF CURB | (TC) |
| — | SWALE | — |
| — | LIGHT STANDARD | — |
| — | STREET SIGN | — |
| P.S. | PARKING SIGN | P.S. |
| — | YARD LIGHT | — |

| REVISION | REMARKS/DATE |
|----------|--------------------------------------|
| 1 | 4-29-2022, INITIAL SUBMITTAL |
| 2 | 5-13-2022, CITY COMMENTS |
| 3 | 5-25-2022, CITY COMMENTS |
| 4 | 6-2-2022, CITY COMMENTS |
| 5 | 6-9-2022, CITY COMMENTS |
| 6 | 8-20-2022, ST. LOUIS COUNTY COMMENTS |
| 7 | 9-27-2022, CITY COMMENTS |

N/L Custom Homes, LLC
556 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
5005 New Baumgartner Road
St. Louis, Missouri 63125
Ph: 314-467-0440 Fax: 314-467-4944
Corporate Certificate of Authority #0011348

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
COVER SHEET

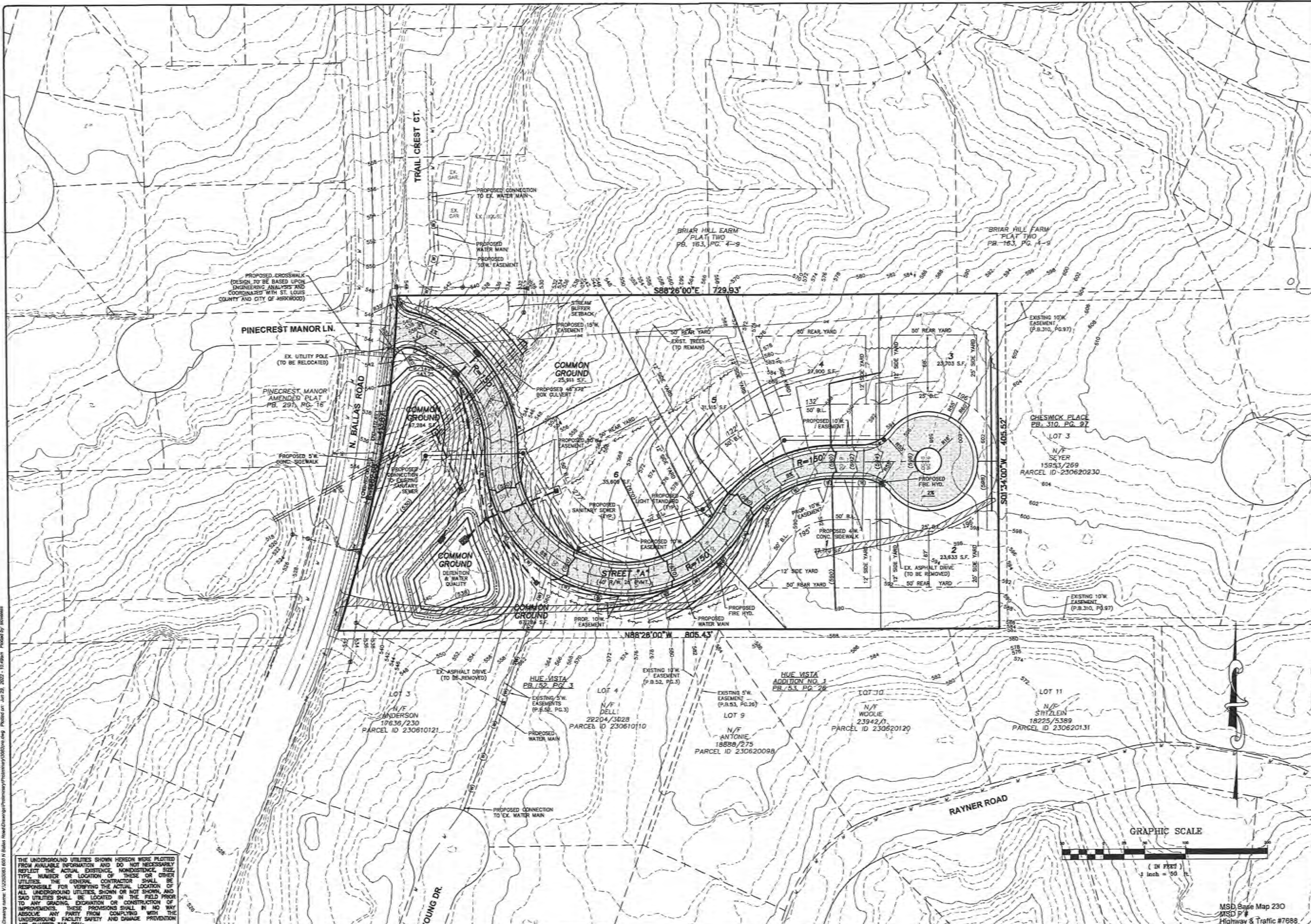


PRELIMINARY PLAN
Date: 8-29-2022
MICHAEL G. BOERDING
License No. S-205643
Professional Engineer

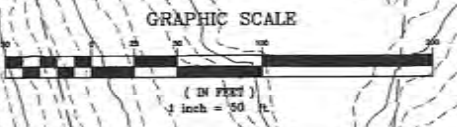
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|-------------|---------------|
| Job Number | 22-03-083 |
| Date | June 29, 2022 |
| Designed MF | Sheet |
| Drawn: SL | 1.1 |
| Checked: | PRE |

Drawing Name: C:\Users\jwinters\OneDrive\Documents\Projects\Woodland Hill\Woodland Hill.dwg Plotter on: Jun 29, 2022 - 11:03am Plotter by: jwinters

Drawing Name: C:\Users\michael.g.boerding\OneDrive\Documents\230620122\230620122.dwg P:\Users\michael.g.boerding\OneDrive\Documents\230620122.dwg



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, 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, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSUME ANY PARTY FROM COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 316, RSMo.



MSD Base Map 230
MSD P#
Highway & Traffic #7688

| REVISION | REMARKS/DATE |
|----------|-------------------------------------|
| 1 | 4-29-2022 INITIAL SUBMITTAL |
| 2 | 5-13-2022 CITY COMMENTS |
| 3 | 5-26-2022 CITY COMMENTS |
| 4 | 6-2-2022 CITY COMMENTS |
| 5 | 6-9-2022 CITY COMMENTS |
| 6 | 6-30-2022 ST. LOUIS COUNTY COMMENTS |
| 7 | 9-27-2022 CITY COMMENTS |

NIL Custom Homes, LLC
556 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

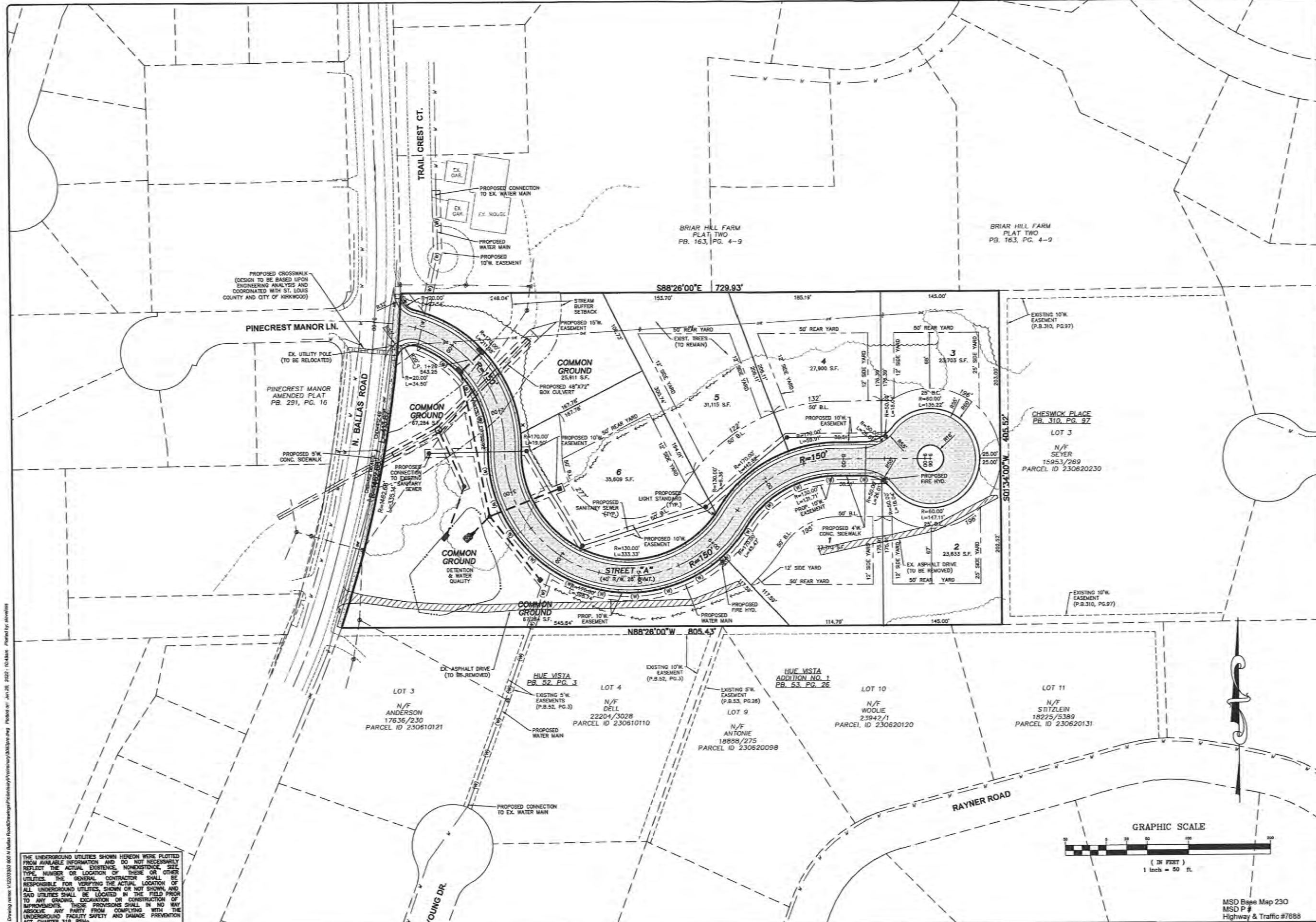
THE STERLING CO
ENGINEERS & SURVEYORS
5050 New Baumgartner Road
St. Louis, Missouri 63127-8044
Ph: 314-991-4000
www.sterling-eng.com
Corporate Certificate of Authority #001348

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
SITE / GRADING PLAN



PRELIMINARY PLAN
Date: 5-26-2022
MICHAEL G. BOERDING
License No. E-29543
Professional Engineer

Job Number
22-03-083
Date
June 29, 2022
Designed: MF Sheet
Drawn: SL **2.1**
Checked: PRE



Drawing Name: V:\2023\100 N. Ballas Road\Drawings\Site\100 N. Ballas Road.dwg
 Plotted on: Jun 29, 2022 10:48am
 Plotted by: abowling

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

| ISSUE | REMARKS/DATE |
|-------|-------------------------------------|
| 1 | 4-29-2022 INITIAL SUBMITTAL |
| 2 | 5-13-2022 CITY COMMENTS |
| 3 | 5-25-2022 CITY COMMENTS |
| 4 | 6-7-2022 CITY COMMENTS |
| 5 | 6-9-2022 CITY COMMENTS |
| 6 | 6-20-2022 ST. LOUIS COUNTY COMMENTS |
| 7 | 6-27-2022 CITY COMMENTS |

N/JL Custom Homes, LLC
 566 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 9055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-5944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001346

Woodland Hill
 600 N. Ballas Road, Kirkwood, Missouri 63122
 SITE PLAN

PRELIMINARY PLAN
 Date: 6-29-2022
 MICHAEL G. BOERDING
 License No. E-28943
 Professional Engineer

Job Number: 22-03-083
 Date: June 29, 2022
 Designed: MF Sheet
 Drawn: SL 3.1
 Checked: PRE

MSD Base Map 230
 MSD P#
 Highway & Traffic #7688



AERIAL PHOTO
N.T.S.

600 N. Ballas Road

A TRACT OF LAND IN SECTION 41,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

Natural Resource Map



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63122

| NATURAL RESOURCE | PRESENCE? | ADDITIONAL INFORMATION |
|-------------------------|-----------|---|
| Wetlands | No | None identified per Aerial photo. |
| Floodplains and Streams | No / Yes | No Floodplain exists per FEMA Map No. 29189C0304K, Dated February 4, 2015. One regulated stream was identified. |
| Karst | No | None identified per Aerial photo. |
| Ponds | No | None identified per Aerial photo. |

| | |
|--|--------------------------|
| | Hydrologic Group Unrated |
| | Hydrologic Group C Soils |
| | Existing Tree Mass |
| | Regulated Waters |

CURRENT OWNER:

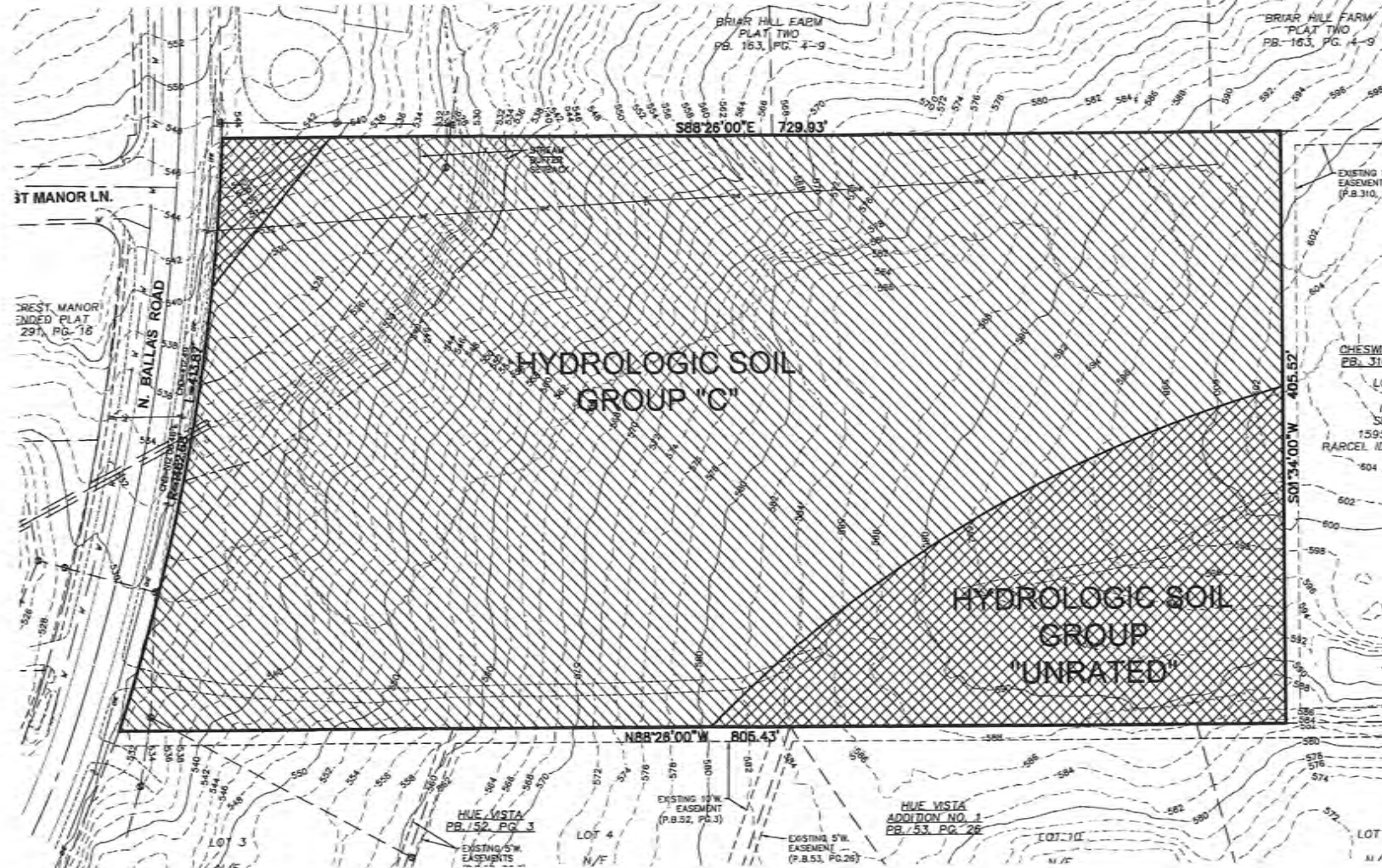
KIRKENT HOLDINGS, LLC
19 INDUSTRIAL DRIVE
PACIFIC, MISSOURI 63069
DB. 14070, PG. 401

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0304K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

DEVELOPMENT NOTES:

PARCEL ID NUMBER: 230620283
EXISTING ZONING: R-1 (CITY OF KIRKWOOD)
EXISTING USE: VACANT
GROSS AREA OF SITE: 7.05 ACRES



| ISSUE | REMARKS | DATE |
|-------|--------------------------------------|------|
| 1 | 4-29-2022, INITIAL SUBMITTAL | |
| 2 | 5-13-2022, CITY COMMENTS | |
| 3 | 5-25-2022, CITY COMMENTS | |
| 4 | 6-7-2022, CITY COMMENTS | |
| 5 | 6-9-2022, CITY COMMENTS | |
| 6 | 6-20-2022, ST. LOUIS COUNTY COMMENTS | |
| 7 | 6-27-2022, CITY COMMENTS | |

NIL Custom Homes, LLC
586 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63128
Ph 314-487-0440 Fax 314-487-8944
www.sterling-engr.com
Corporate Certificate of Authority #001348

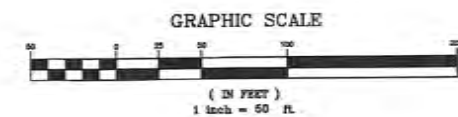
Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
NATURAL RESOURCE MAP



PRELIMINARY PLAN
Date: 5-29-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

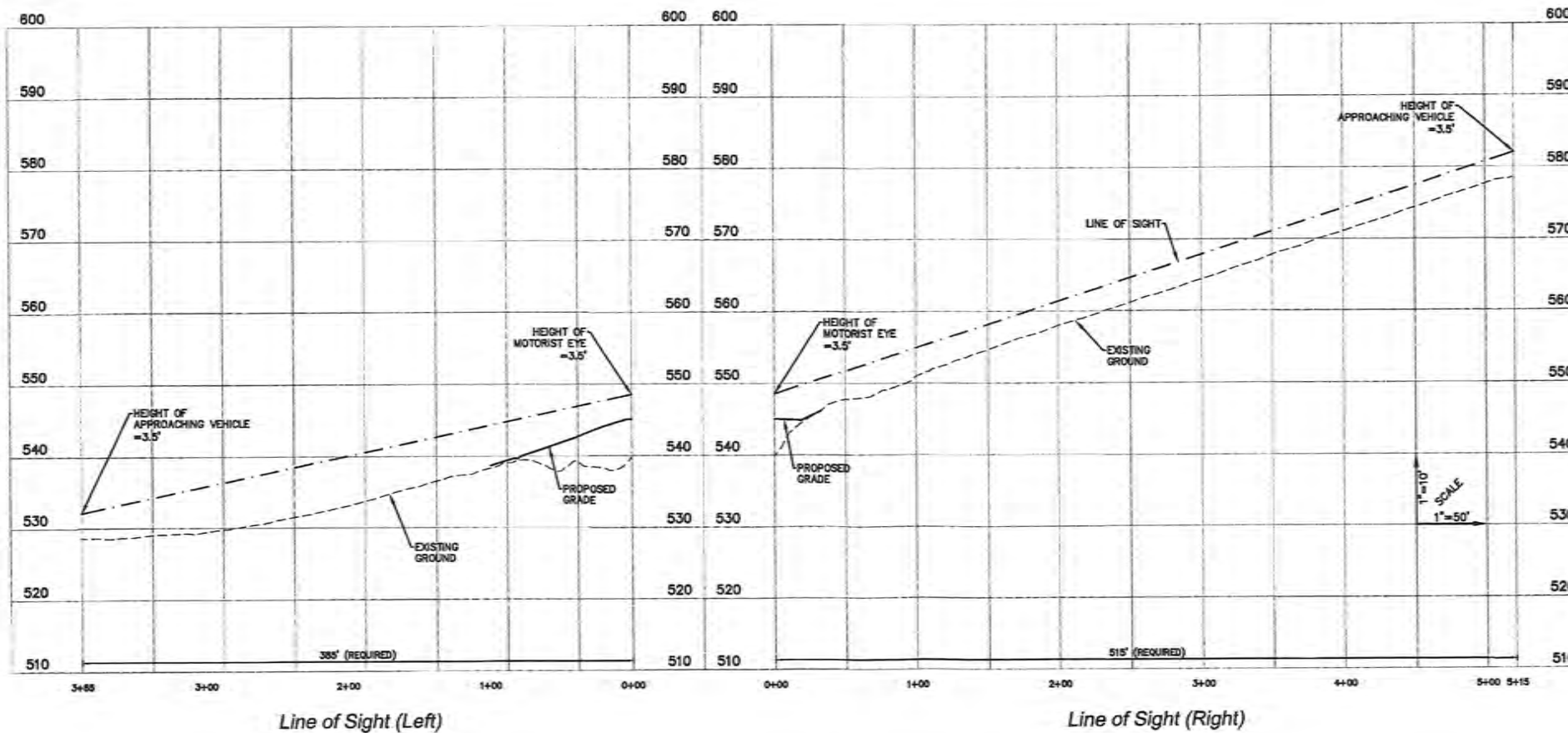
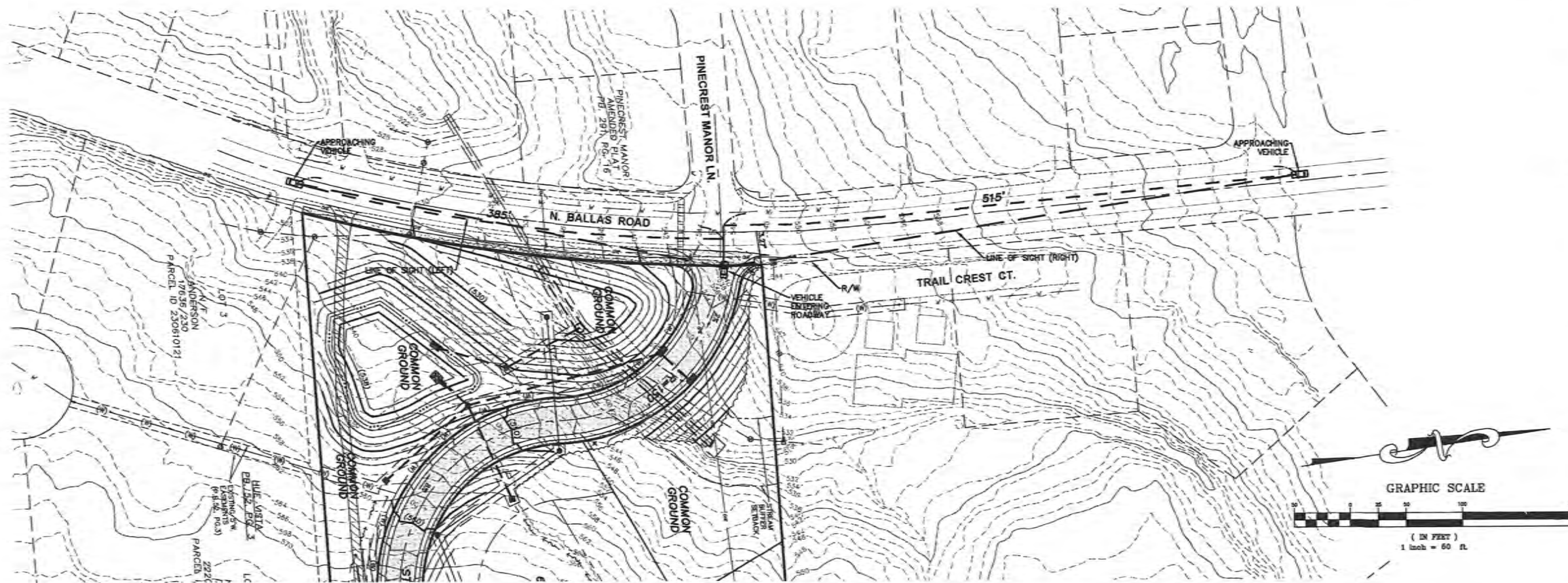
Job Number: 22-03-083
Date: June 29, 2022
Designed: MF Sheet: 4.1
Drawn: SL
Checked: PRE

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 316, RSMo.



MSD Base Map 230
MSD P #
Highway & Traffic #7658

Drawing name: V:\2023\03\600 N Ballas Road\Drawings\NRS\NRS\600 N Ballas Road.dwg, Printed on: Jun 29, 2022 - 10:41am, Plotted by: sboerding



- NOTES:**
1. POSTED SPEED LIMIT: 35 M.P.H.
 2. DESIGN SPEED: 40 M.P.H.
 3. MINIMUM REQUIRED SIGHT DISTANCE:
LEFT = 385 FT.
RIGHT = 515 FT.

| REVISION | DATE | DESCRIPTION |
|----------|-----------|---------------------------|
| 1 | 4-29-2022 | INITIAL SUBMITTAL |
| 2 | 5-13-2022 | CITY COMMENTS |
| 3 | 5-25-2022 | CITY COMMENTS |
| 4 | 6-7-2022 | CITY COMMENTS |
| 5 | 6-9-2022 | CITY COMMENTS |
| 6 | 6-20-2022 | ST. LOUIS COUNTY COMMENTS |
| 7 | 6-27-2022 | CITY COMMENTS |

N/Z Custom Homes, LLC
 556 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 8055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-497-0440 Fax 314-497-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001948

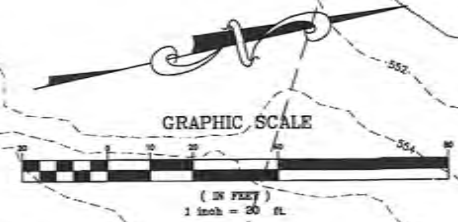
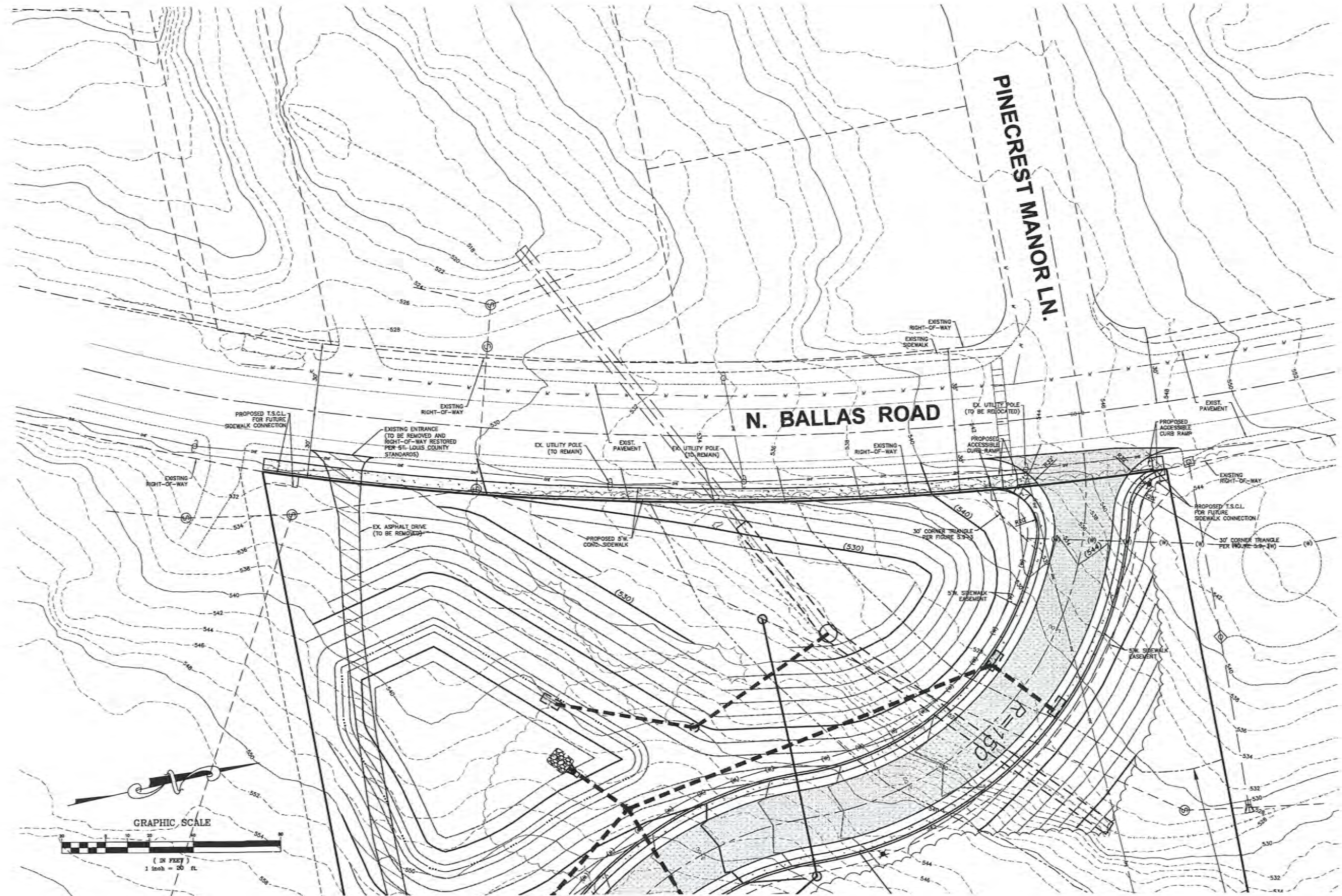
Woodland Hill
 SIGHT DISTANCE STUDY
 600 N. Ballas Road, Kirkwood, Missouri 63122

PRELIMINARY PLAN
 Date: 5-29-2022
 MICHAEL G. BOERDING
 License No. E-28843
 Professional Engineer

Job Number
22-03-083
 Date
June 29, 2022
 Designed MF
 Drawn: SL
 Checked: PRE
 Sheet
5.1

MSD Base Map 230
 MSD P #
 Highway & Traffic #7688

Drawing name: V:\2023\03 600 N Ballas Road\Drawings\SitePlan\MSD Base Map.dwg Plotted on: Jun 29, 2022 1:14:44pm Plotted by: jshelton



| ISSUE | REMARKS/DATE |
|-------|--------------------------------------|
| 1 | 4-29-2022, INITIAL SUBMITTAL |
| 2 | 5-13-2022, CITY COMMENTS |
| 3 | 5-25-2022, CITY COMMENTS |
| 4 | 6-7-2022, CITY COMMENTS |
| 5 | 6-9-2022, CITY COMMENTS |
| 6 | 6-20-2022, ST. LOUIS COUNTY COMMENTS |
| 7 | 6-27-2022, CITY COMMENTS |

N/JL Custom Homes, LLC
 566 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 5005 New Baumgartner Road
 St. Louis, Missouri 63120
 Ph: 314-467-0440 Fax: 314-467-0944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001548

Woodland Hill
 600 N. Ballas Road, Kirkwood, Missouri 63122
 N. BALLAS ROAD SIDEWALK PLAN

Michael G. Boerding
 PRELIMINARY PLAN
 Date: 5-29-2022
 MICHAEL G. BOERDING
 License No. E-26943
 Professional Engineer

Job Number: **22-03-083**
 Date: **June 29, 2022**
 Designed: MF
 Drawn: SL
 Checked: PRE

MSD Base Map 230
 MSD P #
 Highway & Traffic #7688

Woodland Hill

RECEIVED
JUN 29 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

PINE CREST MANOR LN.

N. BALLAS ROAD

SITE

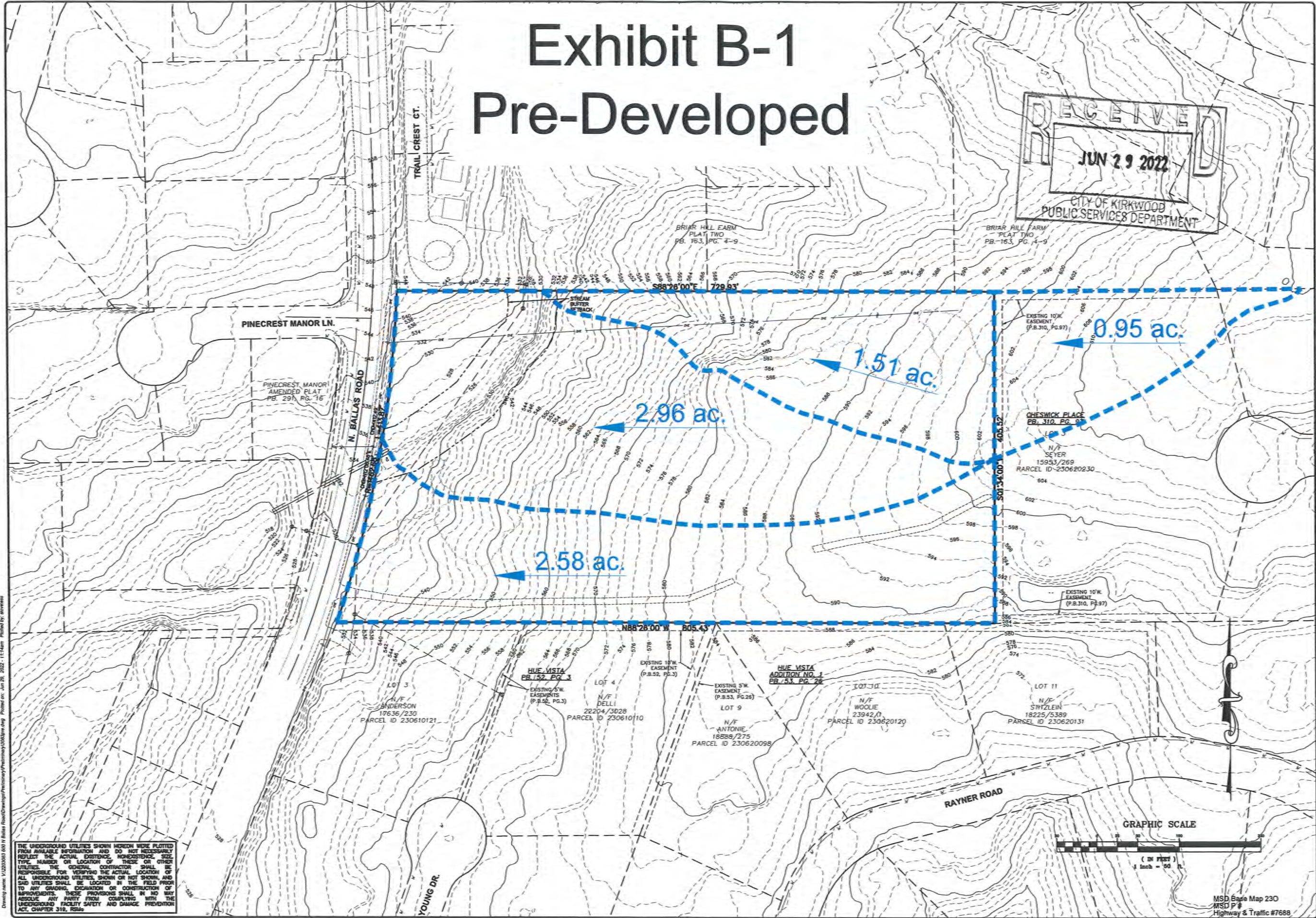
RAYNER ROAD

STERLING Co.
ENGINEERS & SURVEYORS
5055 N.W. BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 481-0400 FAX 487-8844
www.sterling-eng-srv.com

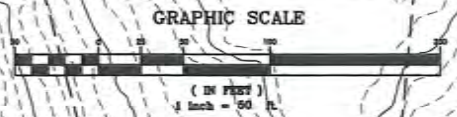
NJL Custom Homes, LLC

Exhibit B-1 Pre-Developed

RECEIVED
JUN 29 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



MSD Base Map 230
MSD P# Highway & Traffic #7688

| ISSUE | REMARKS/DATE |
|-------|--------------------------------------|
| 1 | 4-29-2022, INITIAL SUBMITTAL |
| 2 | 5-13-2022, CITY COMMENTS |
| 3 | 5-25-2022, CITY COMMENTS |
| 4 | 6-7-2022, CITY COMMENTS |
| 6 | 6-20-2022, ST. LOUIS COUNTY COMMENTS |
| 7 | 6-27-2022, CITY COMMENTS |

N/L Custom Homes, LLC
566 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

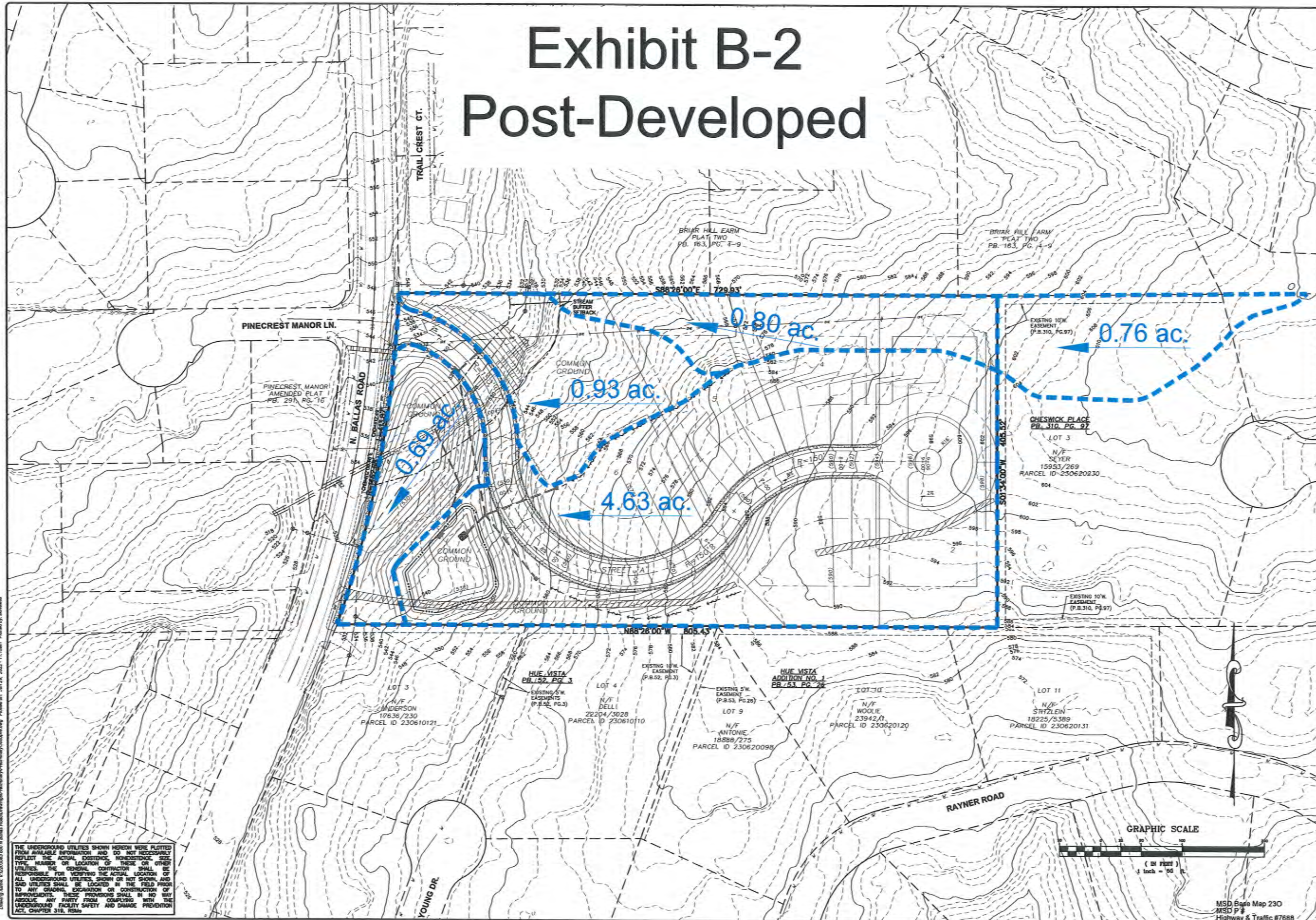
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-87-0440 Fax 314-87-8844
www.sterling-eng-srv.com
Corporate Certificate of Authority #001348

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
DRAINAGE MAP

PRELIMINARY PLAN
Date: 5-29-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number: 22-03-083
Date: June 29, 2022
Designed: MF Sheet
Drawn: SL 1.1
Checked: PRE

Exhibit B-2 Post-Developed



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR GENERAL LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



MSD Base Map 230
MSD P#
Highway & Traffic #7688

| ISSUE | REMARKS/DATE |
|-------|-------------------------------------|
| 1 | 4-29-2022 INITIAL SUBMITTAL |
| 2 | 5-13-2022 CITY COMMENTS |
| 3 | 5-25-2022 CITY COMMENTS |
| 4 | 6-7-2022 CITY COMMENTS |
| 5 | 6-20-2022 ST. LOUIS COUNTY COMMENTS |
| 6 | 6-27-2022 CITY COMMENTS |

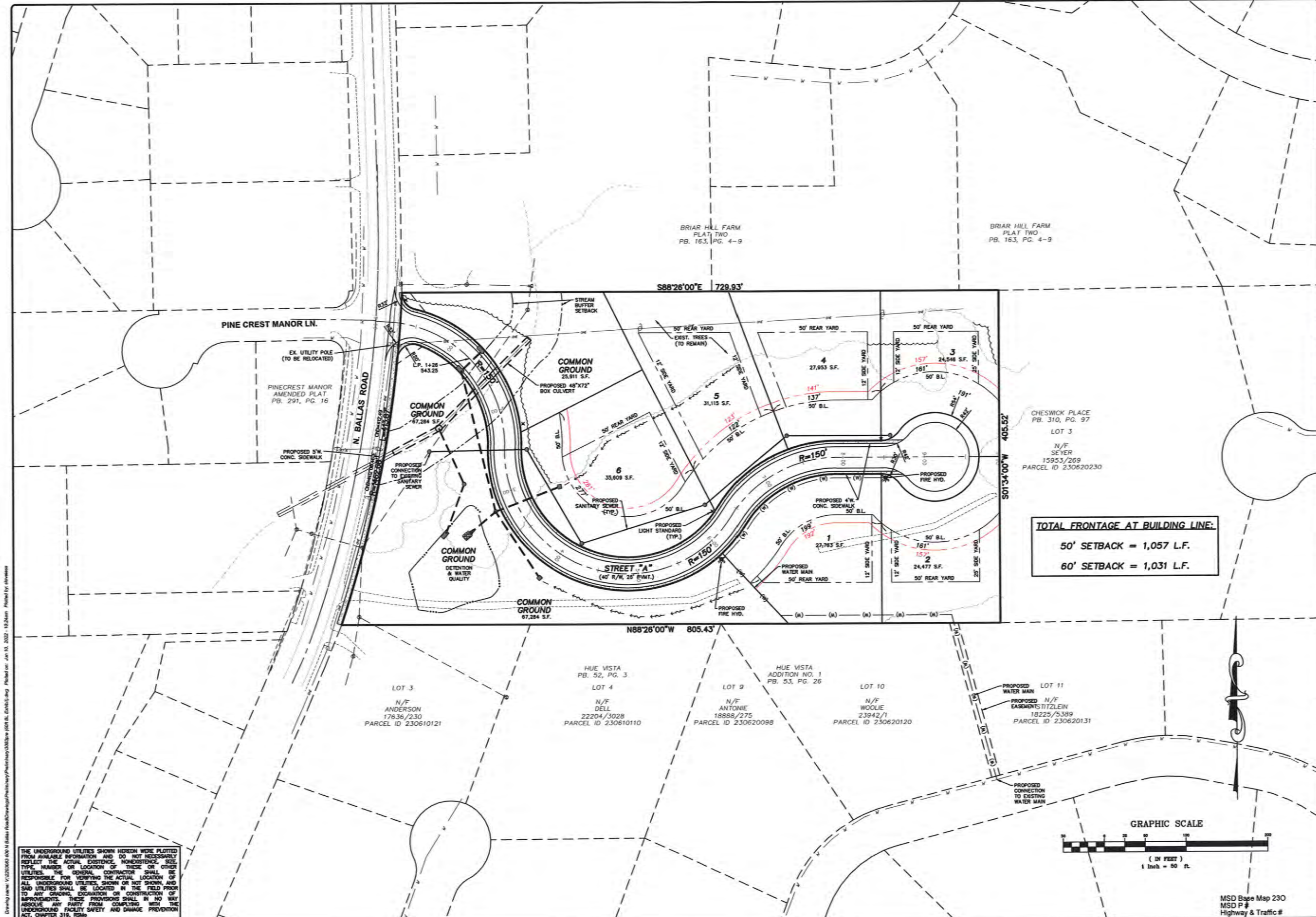
NIL Custom Homes, LLC
588 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-872-0440 Fax 314-872-8844
www.sterling-engr.com
Corporate Certificate of Authority #001148

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
DRAINAGE MAP

PRELIMINARY PLAN
Date: 6-29-2022
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

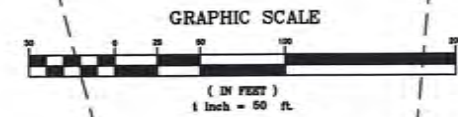
Job Number: 22-03-083
Date: June 29, 2022
Designed: MF
Drawn: SL
Checked: PRE



Drawing Name: V:\202303\000 N. Ballas Road\Drawings\Plan\Plan\Map\3333.dwg Plotted on: Jun 10, 2022 - 10:24am Plotted by: shwshw

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

TOTAL FRONTAGE AT BUILDING LINE:
 50' SETBACK = 1,057 L.F.
 60' SETBACK = 1,031 L.F.



MSD Base Map 230
 MSD P 3
 Highway & Traffic #

| ISSUE | REMARKS/DATE |
|-------|------------------------------|
| 1 | 4-29-2022, INITIAL SUBMITTAL |
| 2 | 5-13-2022, CITY COMMENTS |
| 3 | 5-25-2022, CITY COMMENTS |
| 4 | 6-7-2022, CITY COMMENTS |
| 5 | 6-9-2022, CITY COMMENTS |

NIL Custom Homes, LLC
 586 LEFFINGWELL AVE.
 KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-4944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Woodland Hill
 600 N. Ballas Road, Kirkwood, Missouri 63122
 SITE PLAN

PRELIMINARY PLAN
 Date: 6-9-2022
 MICHAEL G. BOERDING
 License No. E-26643
 Professional Engineer

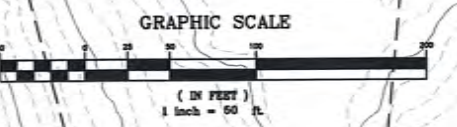
Job Number
22-03-083
 Date
June 10, 2022
 Designed MF Sheet
 Drawn: SL **3.1**
 Checked: PRE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, 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, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|---------------|------------|-------------|--------------------------|-------------------------|-------------------------|------------------------------------|
| EARTHWORK | 1.00 | 1.00 | 249735.17 Sq. Ft. | 16279.19 Cu. Yd. | 19475.68 Cu. Yd. | 3196.49 Cu. Yd.<Fill> |
| Totals | | | 249735.17 Sq. Ft. | 16279.19 Cu. Yd. | 19475.68 Cu. Yd. | 3196.49 Cu. Yd.<Fill> |



MSD Base Map 230
MSD P#
Highway & Traffic #

| ISSUE | REMARK/DATE |
|-------|------------------------------|
| 1 | 4-20-2022, INITIAL SUBMITTAL |
| 2 | 5-13-2022, CITY COMMENTS |
| 3 | 5-25-2022, CITY COMMENTS |
| 4 | 6-7-2022, CITY COMMENTS |
| 5 | 6-9-2022, CITY COMMENTS |

NIL Custom Homes, LLC
556 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-ar.com
Corporate Certificate of Authority #001349

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
SITE / GRADING PLAN
EARTHWORK CUT / FILL MAP

PRELIMINARY PLAN
Date: 6-10-2022
MICHAEL G. BOERDING
License No. E-26643
Professional Engineer

Job Number
22-03-083
Date
June 10, 2022
Designed: MF Sheet
Drawn: SL **2.1**
Checked: PRE

Drawing Name: V:\2023\083 000 N. Ballas Road\Drawings\Grading\Earthwork\Earthwork_20230610.dwg Plotted on: Jun 10, 2022, 9:48am Plotted by: jhewitt

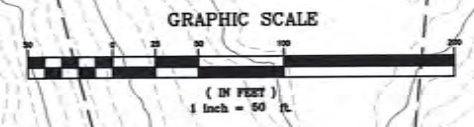
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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|---------------|------------|-------------|--------------------------|-------------------------|-------------------------|----------------------------------|
| EARTHWORK | 1.00 | 1.00 | 186254.78 Sq. Ft. | 12034.07 Cu. Yd. | 11757.20 Cu. Yd. | 276.87 Cu. Yd.<Cut> |
| Totals | | | 186254.78 Sq. Ft. | 12034.07 Cu. Yd. | 11757.20 Cu. Yd. | 276.87 Cu. Yd.<Cut> |



MSD Base Map 230
MSD P 4
Highway & Traffic #

| ISSUE | REMARKS/DATE |
|-------|------------------------------|
| 1 | 4-20-2022, INITIAL SUBMITTAL |
| 2 | 5-13-2022, CITY COMMENTS |
| 3 | 5-25-2022, CITY COMMENTS |
| 4 | 6-7-2022, CITY COMMENTS |

NIL Custom Homes, LLC
558 LEFFINGWELL AVE.
KIRKWOOD, MISSOURI 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
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St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority 0601348

Woodland Hill
600 N. Ballas Road, Kirkwood, Missouri 63122
SITE / GRADING PLAN
EARTHWORK CUT / FILL MAP

PRELIMINARY PLAN
Date: MICHAEL G. BOERDING
License No. E-29643
Professional Engineer

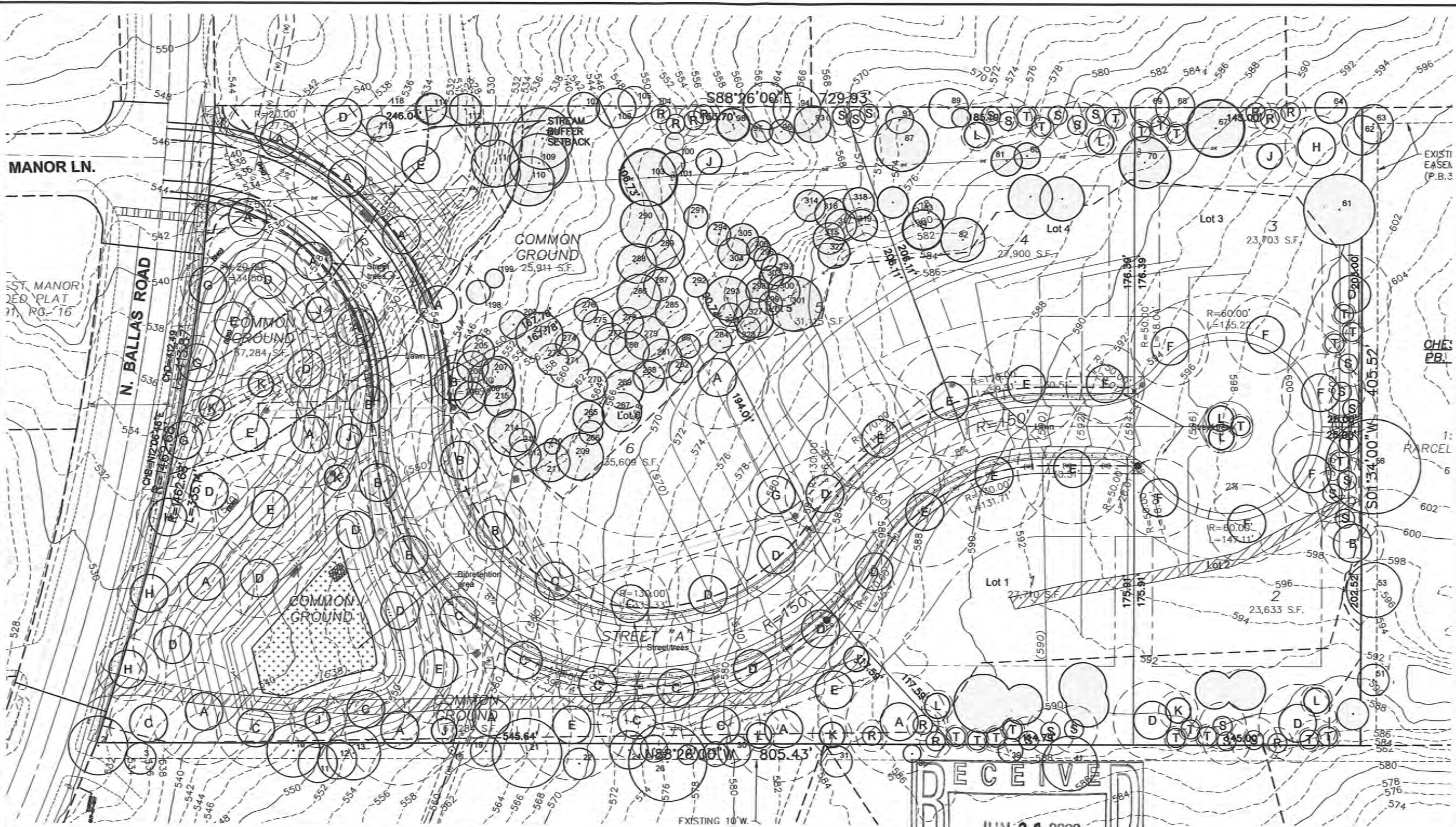
Job Number: **22-03-083**
Date: **June 8, 2022**
Designed MF: Sheet
Drawn: SL: **2.1**
Checked: PRE



Jerald Saunders - Landscape Architect
MO License # LA-0071122

Consultants:

Woodland Hill Lane
600 North Ballas Road
Kirkwood, Missouri 63122



Landscape Plan
SCALE 1"=30'



| PLANTING SCHEDULE | | | | |
|-------------------|----------|-----------------------------------|----------------------------|---------------|
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | REMARKS |
| TREES | | | | |
| A | 15 | Quercus rubra | Northern Red Oak | 2" cal. B&B |
| B | 7 | Acer saccharum 'Balsita' | Fall Fiesta Sugar Maple | 2" cal. B&B |
| C | 11 | Quercus shumardii | Shumard Oak | 2" cal. B&B |
| D | 17 | Quercus bicolor | Swamp White Oak | 2" cal. B&B |
| E | 13 | Platanus x acenifolia 'Bloodgood' | Bloodgood London Planetree | 2" cal. B&B |
| F | 7 | Gleditsia triacanthos 'Skycole' | Skyline Honeylocust | 2" cal. B&B |
| G | 4 | Ginkgo biloba 'Autumn Gold' | Autumn Gold Ginkgo | 2" cal. B&B |
| H | 4 | Tilia cordata 'Greenspire' | Greenspire Linden | 2" cal. B&B |
| J | 7 | Cercis canadensis | Redbud | 1.5" cal. B&B |
| K | 5 | Cornus florida | Flowering Dogwood | 1.5" cal. B&B |
| L | 7 | Amelanchier arborea | Serviceberry | 1.5" cal. B&B |
| R | 11 | Juniperus virginiana | Eastern Red Cedar | 8' h. B&B |
| S | 20 | Pinus strobus | White Pine | 8' h. B&B |
| T | 22 | Thuja 'Green Giant' | Green Giant Arborvitae | 8' h. B&B |

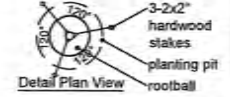
| Woodland Hills Lane | | | | | |
|---|------------|-----------------|----------------|-------------|------------------|
| June 13 2022 | Total Area | Preserved Trees | Proposed Trees | Total Trees | Req. 35% Min. |
| Lot 1 | 27,710 | 4 | 12 | 16 | 20,000 |
| Lot 2 | 23,633 | 3 | 25 | 28 | 23,000 |
| Lot 3 | 23,703 | 3 | 18 | 21 | 23,000 |
| Lot 4 | 27,900 | 11 | 15 | 26 | 27,000 |
| Lot 5 | 35,608 | 33 | 8 | 41 | 35,000 |
| Lot 6 | 35,608 | 25 | 9 | 34 | 35,000 |
| Common Ground | 93,283 | 25 | 62 | 87 | 77 |
| Total Trees | | | | 248 | |
| Street Trees | | | | 44 | |
| Total Trees (not street trees) | | | | 204 | |
| Required Trees from Street Trees | | | | 135 | |
| Trees in excess | | | | 69 | |

Landscape Notes:

Article VIII Section 25-61 of the Kirkwood Code requires:
 a. Frontage tree plantings.
 6 Street Trees shown along N. New Ballas
 38 Street Trees shown along proposed Woodland Hills Lane
 c. (1.) New and/or existing trees throughout the subdivision to the average minimum of one tree per 2,000 square feet of site area less street right-of-way.
 307,098 s.f. - 37,462 s.f. (street ROW) = 269,636 s.f.
 269,636 s.f. / 2000 = 134.8 = 135 trees
 Irrigation systems will be provided on individual lots. Common areas will be maintained by utilizing temporary watering systems until establishment.

Legend:

- Existing Individual Tree to be preserved (Shared or off property)
- Existing Individual Tree to be preserved (On subject property)
- Tree Protection Fence
- 1/2" rubber hose @ trunk stakes to be even with lowest branches
- tree wrap
- 4" earth saucer
- 3" bark mulch
- 3-2x2" hardwood stakes
- planting pit
- rootball
- prune 1/5th of ex. leaf area while retaining natural form
- flush to grade
- remove top 3rd burlap
- backfill per spec.
- loosened subsoil



Revisions:

| Date | Description | No. |
|----------|----------------|-----|
| 06/13/22 | Plan Revisions | 1 |
| 06/29/22 | Plan Revisions | 2 |

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
705 south 40th street, ste. 1000
kirkwood, missouri 63122
t. 636-939-8666
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000119

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 5/25/22
Job #: 1054.001