



SPECIAL ANNOUNCEMENT REGARDING PLANNING AND ZONING COMMISSION MEETINGS

Under Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the World, is in a state of emergency due to the Coronavirus--Covid-19. The Missouri Governor and the County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

To follow along with the Planning and Zoning Commission meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to "raise your hand". Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will "raise your hand" by dialing *9.

You are invited to a Zoom webinar.

When: **Aug 19, 2020, 7:00 PM** Central Time (US and Canada)

Topic: Planning & Zoning Commission

Please click the link below to join the webinar:

<https://zoom.us/j/99362709475?pwd=b3hxV1kxdE1OWFZmb1dVVjQ4VHgvZz09>

Passcode: 302269

Or iPhone one-tap :

US: +16468769923,,99362709475#,,,,,0#,,302269# or +13017158592,,99362709475#,,,,,0#,,302269#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 993 6270 9475

Passcode: 302269

International numbers available: <https://zoom.us/u/ab5WEv9Oz>

SEE THE FOLLOWING PAGE FOR THE AGENDA

A digital copy of the packet for this meeting may be accessed by clicking on the event for this meeting on the City's website calendar at the following link: <https://www.kirkwoodmo.org/services/events-calendar>.



**Planning & Zoning Commission
Agenda
Wednesday, August 19, 2020, 7:00 p.m.
Via Zoom Virtual Meeting
Posted August 13, 2020**

- I. ROLL CALL

- II. APPROVAL OF THE MINUTES OF THE AUGUST 5, 2020, MEETING

- III. UNFINISHED BUSINESS

- IV. NEW BUSINESS
 - 1. **PZ-2-21 SITE PLAN REVIEW – MULTI FAMILY, 134-138 WEST MADISON AVE**
Submitted: 7-28-20 Automatic Recommendation: 11-25-20
Petitioner's Agent, Tyler Stephens
Opportunity for Public Comment

- V. COMMISSION/STAFF (INTERNAL) ITEMS
 - 1. DEVELOPMENT PROJECT UPDATE

- VI. PLANNING AND ZONING SCHEDULE:
 - 1. SEPTEMBER 2 AND 16, 2020 – 7:00 P.M. (VENUE T.B.D.)
 - 2. OCTOBER 7 AND 21, 2020 – 7:00 P.M. (VENUE T.B.D.)

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

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

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.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
Via Zoom Virtual Meeting
August 5, 2020**

PRESENT:

Jim Adkins, Chairman
James Diel, Vice Chairman
David Eagleton, Secretary/Treasurer
Allen Klippel
Jim O'Donnell
Ron Evens
Tom Feiner

ABSENT:

Two vacant member positions

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 5, 2020, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Adkins called the meeting to order at 7:05.

Planning and Development Services Director Jonathan Raiche stated for the record that under Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the City Hall can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus. The Missouri Governor and the County Executive directed all citizens to limit the number of attendees for meetings and gatherings to avoid the spread of the Coronavirus. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public. To make a comment during the public comment portions of the meeting, you will need to use the following methods. If you are accessing the meeting via the Zoom application/program, then you should click the hand icon on the bottom of your screen to "raise your hand". If you are accessing the meeting solely using a dial-in phone line, you will need to "raise your hand" by dialing *9. All individuals with raised hands will be called upon and unmuted one at a time. Please begin your comment by providing your name and address for the record. Also, please note, the chat feature of the Zoom meeting will not be monitored by Commissioners.

Chairman Adkins informed the audience of the procedure for making comments regarding items on the agenda requiring Site Plan Review approval and announced that all seven Commissioners were present.

- 2. Motion was made by Commissioner Diel and seconded by Commissioner Eagleton to approve the minutes for the July 14, 2020, meeting as written.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	Abstained
Commissioner Feiner	"Yes"

- 3. Motion was made by Commissioner Eagleton and seconded by Commissioner Klippel to approve the minutes for the July 15, 2020, meeting as written.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	Abstained
Commissioner Feiner	"Yes"

4. PZ-27-20 ZONING CODE TEXT AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION (2 LOTS)–COMMERCE BANK, 350 NORTH KIRKWOOD RD

Submitted: 2-21-20 Automatic Recommendation: 9-17-20

Petitioner's Agent, Chris Mrozewski

(Subcommittee – Commissioners Eagleton, Feiner, and Klippel)

Opportunity for Public Comment

Director of Planning and Development Services Jonathan Raiche stated the application contains three parts, i.e., a two-lot commercial subdivision, a Zoning Code text amendment, and a Site Plan Review for the northern lot. The request was presented at the July 15 meeting and the subcommittee met last week. The parcel would be divided into two lots, the northern lot containing 0.7 acres and the southern lot, 1.4 acres. The proposed text amendment would not apply to phase 1 B-streets (Madison) or properties zoned residential on Phase 2 B-Streets (Woodbine and Fillmore). In order to address comments in staff's comment letter, minor revisions were made to the Site Plan, i.e., a 10-foot wide landscape strip was added between Washington Avenue and the parking lot and additional trees. Trees, low-lying landscaping, and a six-foot tall sight-proof fence are proposed along the eastern property line. It was also stated; however, that the subcommittee has included a recommendation that the landscaping in this area be reduced in order to accommodate a public pedestrian path that would run along the eastern property line in this buffer area. While the recommended pedestrian path would provide connection for the public between Washington

Avenue and Adams Avenue, it was clarified that the cross-access vehicular drive would be reserved for visitors to the site and that City Code prohibits vehicular traffic from cutting through private property. M.S.D. approval of the final subdivision plat is required prior to City Council approval of the subdivision plat. A condition was added regarding timing of the demolition of the existing building and occupancy of the proposed building. The City Council will hold public hearings regarding the Zoning Code text amendment and Site Plan.

In response to Commissioner O'Donnell's question, Mr. Mrozewski (Designer with V3 Studios) replied the proposed building would be one-story without a basement.

In response to Commissioner Diel's question, Mr. Raiche responded staff recommended the Zoning Code be amended in lieu of the petitioner requesting a Site Plan modification.

In accordance with Section 220.6 of the Zoning Code, Chairman Adkins asked if there was anyone in the audience who had comments concerning the site plan, and the following responded:

June Vandegrift, 131 East Adams Avenue Unit 1B, asked if the chain link fence along the east property line would remain; and Mr. Raiche replied it would be replaced with a six-foot tall sight-proof fence.

Commissioner Eagleton read the underlined portions of the Subcommittee Report:

(Insert report)

Commissioner O'Donnell made a motion, which was seconded by Commissioner Eagleton, to approve PZ-27-20, as it pertains to a request to subdivide 300 North Kirkwood Road into two commercial lots subject to the conditions contained in the Subcommittee Report.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	"Yes"
Commissioner Feiner	"Yes"

Commissioner Feiner made a motion, which was seconded by Commissioner O'Donnell, to approve PZ-27-20, as it pertains to a Zoning Code Text Amendment for street frontage requirements for Phase 2 B-streets subject to the conditions contained in the Subcommittee Report.

Chairman Adkins made a motion to amend the Subcommittee Report by adding "However, with respect to corner lots only, said minimum frontage occupation requirement shall not apply to Downtown Phase 2 B-Streets provided the required frontage occupation is met on the A-Street frontage of said corner lot, but in the event said corner lot fronts on two Phase 2 B-Streets, then said frontage occupancy requirement shall apply only to one such street frontage." Commissioner O'Donnell seconded the motion.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	"Yes"
Commissioner Feiner	"Yes"

Roll call vote was taken on the motion to approve PZ-27-20, as it pertains to a Zoning Code Text Amendment for street frontage requirements for Phase 2 B-streets subject to the amended conditions contained in the Subcommittee Report.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	"Yes"
Commissioner Feiner	"Yes"

Commissioner O'Donnell made a motion, which was seconded by Commissioner Feiner, to approve PZ-27-20 as it pertains to Site Plan Approval subject to the conditions contained in the Subcommittee Report.

Commissioner Diel requested information regarding the concerns of a resident pertaining to the oak tree planted by Kirkwood's 50 Trees program at the corner of Kirkwood Road and Washington Avenue. Mr. Raiche commented that the canopy of the tree conflicts with the building and Mr. Mrozewski added that the root structure would be damaged due to the grading and construction and that it was not feasible to move the tree.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"

Commissioner Diel	“Yes”
Commissioner Eagleton	“Yes”
Commissioner Evens	“Yes”
Commissioner Feiner	“Yes”

5. **PZ-1-21 SPECIAL USE PERMIT (PHYSICAL FITNESS FACILITY)
RIVERNORTH STRENGTH, 10505 BIG BEND BOULEVARD, SUITES A & B**
Submitted: 7-14-20 Automatic Recommendation: 11-11-20
Petitioner’s Agent, Ronald Hampp

Planning and Development Services Director Jonathan Raiche stated the 3,800 square foot building on the northwest corner of Big Bend Boulevard and Fillmore Avenue was constructed in 2018 and consists of four suites. The proposed physical fitness facility would occupy two suites of 1,100 square foot. The Zoning Code requires one parking space for every five customers at maximum occupancy plus one space for every two employees. The Code requires four parking spaces for this use and the site provides 19 parking spaces.

Ron Hampp, the property owner, added that the petitioner is moving back to the area from the East Coast, where he operated a fitness center. Ryan Lukach, owner of RiverNorth Strength, stated he would have a maximum of four clients at a time and one or two employees.

In response to Commissioner Klippel’s question regarding outdoor activities, Mr. Lukach replied that all activities would be indoors.

Commissioner Diel made a motion, which was seconded by Commissioner Evens, to recommend approval of PZ-1-21, a Special Use Permit to operate a physical fitness facility in suites A and B at 10505 Big Bend Boulevard subject to the conditions contained in the July 29, 2020, memo from the Planning and Development Services Director.

Roll Call:

Chairman Adkins	“Yes”
Commissioner Klippel	“Yes”
Commissioner O’Donnell	“Yes”
Commissioner Diel	“Yes”
Commissioner Eagleton	“Yes”
Commissioner Evens	“Yes”
Commissioner Feiner	“Yes”

6. Planning and Development Services Director Raiche stated PetroMart (PZ-25-20) withdrew their request, the City Council is holding a public hearing on Kirkwood Flats/The James (PZ-15-20) on August 27, the five homes were demolished at 11204-11224 Big Bend Boulevard for the recently-approved Townes at Geyer Grove (PZ-13-20), Teleo Coffee (PZ-18-20) decided to pursue a different location, the Special Use Permit for a pet day care center at 902 South Kirkwood (original application was by Camp Bow Wow PZ-24-19) will be

operated by No Leash Needed, and Emmerson Estates (The Bluffs at Lily PZ-13-19) has not submitted a recorded copy of their subdivision plat.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Feiner to adjourn at 8:20 p.m. The next meeting will be held on August 19, 2020, at 7 p.m. via Zoom.

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

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

CASE NUMBER: PZ-2-21

DATE: July 28, 2020

PROJECT ADDRESS: 134 - 138 West Madison
 ZONING DISTRICT: B2 LOT SIZE: 13,532 GSF (less than 1 acre)
 LOCATOR NUMBER: _____

ACTION REQUESTED

- | | |
|--|--|
| <input type="checkbox"/> Zoning Change From _____ to _____
<input type="checkbox"/> Community Unit Plan, Type: _____
<input type="checkbox"/> Special Use Permit, Category: _____
<input type="checkbox"/> Subdivision Development, Number of Lots: _____
<input type="checkbox"/> B4 Development Plan
<input type="checkbox"/> B5 Development Plan | <input checked="" type="checkbox"/> Site Plan Review
<input type="checkbox"/> Right-of-Way/Easement Vacation
<input checked="" type="checkbox"/> Other: <u>Zoning text amendment</u>
Comments: <u>To include multi-family in B-2 zoning as a permitted use.</u> <i>JP</i> |
|--|--|

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact

Name (Print): John Pennington Signature: John M. Pennington Phone No.: 314.749.2677
 Mailing Address: 1034 S. Brentwood Blvd. City: St. Louis State: MO Zip: 63117
 E-mail Address: jpennington@savoyproperties.com

Petitioner's Status: Corporation Partnership Individual
 Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

Tyler Stephens / Amanda Norris AGENT INFORMATION.

Agent's Name: CORE10 Architecture Signature: *Amanda Norris* Phone No.: 314-726-4858
 Mailing Address: 4501 Lindell Blvd, Ste 1a City: Saint Louis State: MO Zip: 63108
 E-mail Address: tstephens@core10architecture.com / anorris@core10architecture.com

(NOTE: The petitioner's agent, if listed, shall receive the official notice of public hearing)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
 Name: John Pennington Name: _____
 Signature: John M Pennington Signature: _____
 Address: 1034 S. Brentwood Blvd. Address: _____
 City/State/Zip: St. Louis MO 63117 City/State/Zip: _____
 Phone: 314.749.2677 Phone: _____

FOR CITY USE ONLY

- Date Received: 7-28-2020 Total Received: \$ 1,000 Agenda Date: 8-19-2020
- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 - CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____ = \$ _____
 - CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 - Letter of Credit Extension: \$100
 - Rezoning: \$1,000
 - Site Plan Review: \$1,000
 - Site Plan Review Amendment \$800 or Extension: \$300
 - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
 - Special Use Permit and Special Use Permit Amendments: \$1,000
 - Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
 - Vacation, Easement: \$75
 - Vacation, Right-of-way: \$100
 - Zoning Code Amendment: \$1,000

Final Subdivision Plat/Community Unit Plan/B-4 or B-5 Development Plan

- Date Received: _____ Total Received: \$ _____ Agenda Date: _____
- B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
 - B-5 Development Plan Amendment (when public hearing is not required): \$500
 - CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
 - CUP Type C (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
 - CUP Type A or C Time Extension on Final: \$300
 - Sidewalk Waiver on _____ feet @ \$30/Foot = \$ _____ = \$ _____
 - Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
 - Site Plan, Mixed use in B2 Zoning District Amendment: \$300
 - Subdivision Plat or CUP Type A (Final): _____ Lots @ \$100/Lot = \$ _____ + 1-1/4% of \$ _____ = \$ _____
 - Subdivision Plat Development Plan Amendment: \$200

Jonathan Raiche
City of Kirkwood
139 South Kirkwood Rd

Planning and Zoning Submittal
134 – 138 W. Madison Condominiums
Project Number: 20023

Dear Jonathan,

We are pleased to submit our application and submittal for the Planning and Zoning Site Plan Review on the 134 – 138 W Madison Condominiums project. This site is a combination of 2 existing buildings that sit between the City parking lot across from the Kirkwood Police Station and the Barclay Condominiums currently under construction at the corner of Clay and Madison. Following the success of both the Madison and Barclay projects, the goal is to create a phase 2 building of the Barclay Condominiums to continue to respond to the increased demand for high quality for-sale housing in the downtown Kirkwood area. We are proposing a similar structure in mass and height that will complement the existing building, while providing architectural variety on the street.

Michael Byrd, AIA CSI

Tyler Stephens, AIA

The project consists of a new 12-unit, 4 story residential structure with a secure underground parking garage, dedicated to the residents, and composed of 24 spaces for a 2 to 1 ratio of residential parking. The building will be designed as an urban structure, emphasizing a strong street façade with ample glass and recessed exterior balconies at each unit. We are proposing the development to transition from surrounding commercial structures by silling back off the street with a surrounding front porch out to the sidewalk in order to provide a residential feel. This will allow the building to maintain the important pedestrian street edge, while providing visual relief and separation from the street for the ground floor units. The massing and layout of the porches continues to step back at the upper floors. Additionally, the site will be landscaped with regular street trees to provide a beautiful street presence, complementing the porches and continuing the rhythm of the adjacent developments to the east and west.

Within the B-2 district we are requesting modifications on the following requirements:

Density

We are requesting a modification to the density requirement of 1,128 sf/unit in lieu of the required 1,200. This slight adjustment is the result of the lot size which is 868sf short of compliance. Meeting proposed height and setback requirements identified in the downtown master plan, we feel this slight modification is justified.

Parking Stall Length

We are requesting a modification of 9' x 18' from the required 9' x 19' for the parking stall size. The 9'x18' parking stall dimensions are sufficiently standard and additionally are all contained in the private garage off the 22' minimum required drive aisle width.

Building Height

This development would request a modification to the building height and FAR. The current zoning defines a 40' height except for Mixed Use which allows up to 60'. The Madison project to the east was approved with a height of 56'-5". The Barclay project to the west was approved with an overall height of 49'-6". These two adjacent buildings are of similar use and configuration to the one proposed in this development. This new development, being a sister building to Barclay is thus set with a roofline to match that of Barclay. Their floor to floor heights and overall height are therefore designed to match, but due to the new development's average grade plane being slightly lower, the proposed height will be 50'- 10 ½ ".

The FAR requirement per zoning is 2.5. Analyzing the FAR of this building only on its particular lot is slightly over that at 2.57. When analyzing the building in concert with the adjacent Barclay project, with which it shares site open space for the access drive to their respective garages, then the overall FAR is 2.22. Or, analyzing the building utilizing the open space for half of the shared driveway, then the FAR is 2.34.

The following outlines some of the measurable ways that the above modifications are offset per the criteria established in Section 220.2.:

Landscaping

Additional site trees and a side yard landscape buffer are being provided above the required amount of street trees and landscaping.

Neighborhood Quality

As discussed above, the development addresses the "missing middle" setting up a transition from commercial to single-family residential. This will help maintain a density and cohesive transition from downtown to perimeter residential streets.

Utilities

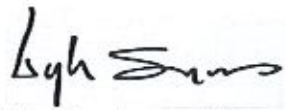
Infrastructure is being reduced to service to one building in lieu of multiple buildings.

Traffic Circulation

Traffic is reduced to one site access point, shared with the adjacent Barclay condominiums. Bicycle storage is provided within the building for its occupants and the surrounding street sidewalks are being increased to 6 feet in width to improve the pedestrian pathway.

Culminating the good work in the adopted downtown master plan, these adjustments to the current zoning code will continue the process of implementing that plan for successful development in downtown Kirkwood into the future. The community has embraced and praised our recently completed developments on Madison to the east and Barclay to the west of this location and we feel there is room in the market to repeat that success. We are pleased to partner with the

city in this way for the continuation of good growth. We ask for the city's approval and support of such efforts.

A handwritten signature in black ink, appearing to read "Tyler Stephens".

Tyler Stephens, AIA
Principal
CORE10 Architecture, Inc.

Drew Lesinski

Savoy Properties



WHERE COMMUNITY AND SPIRIT MEET®

August 10, 2020

Tyler Stephens
Core10 Architecture
4501 Lindell Blvd, Suite 1a
Saint Louis, MO 63108

SENT VIA EMAIL: tstephens@core10architecture.com

SUBJECT: PZ-2-21; 134-138 MADISON AVENUE. (SITE PLAN)

Mr. Stephens:

The City of Kirkwood Public Services Department is in receipt of your application for Site Plan Review of a multi-family building located at 134-138 Madison Avenue. This item will be placed on the Planning and Zoning Commission agenda for its meeting at **7:00 p.m. on Wednesday, August 19, 2020. Please note that this meeting will be held via Zoom and that instructions for joining the meeting will be provided at a later date.** You, or your representative, should attend this meeting to present this item to the Commission and answer any questions the Commission members may have.

The Planning and Zoning Commission will review the application in accordance with the Zoning Code. The Public Services Department has the following comments concerning the application:

General Comments/Site Plan

1. Since the approval of the Barclay project, there have been a number of code amendments that were approved that affect the content of your cover letter. The cover letter should be revised to remove reference to the code amendment for multi-family as a permitted use, remove reference to a front yard setback modification, and remove reference to a parking modification. Additionally, Staff has verified that the following modifications are needed to accommodate the current proposal: density of 1,128 sf/ unit; FAR of 2.57; Height of 50'10.5"; and parking stall dimensions of 9'x18'.
2. Sheet 1 of the Volz plans must be revised to reference Kirkwood Water as the water provider.
3. Sheet 1 of the Volz plans must be revised to reference the current parking requirement of 1.5 spaces per unit in downtown.
4. Note, trees A and D are located in the City ROW and require separate application, consideration and approval from the City's Urban Forestry Commission.

5. Note, a recorded shared-access/maintenance agreement will be required prior to occupancy being approved for the proposed building.
6. A modification for shorter parking stalls is included in the request letter; however, it appears that the stalls could be lengthened and the drive aisles narrowed to meet the City's requirements. Note, the minimum drive aisle width is 22'. Consider making these revisions.
7. Widen the garage entrance to the required 22' minimum drive aisle width.
8. Provide floor plans for the 3rd and 4th floors.
9. The proposed front porch shall not be located within the right-of-way. An as-built survey will be required to verify compliance. The plans appear to indicate that there is a slight encroachment in the NE corner of the porch. Revise as needed.

Lighting Plan

10. Light trespass exceeds the 0.5fc maximum in Section A-1040.5(2) in many locations. The lighting for the shared access drive may exceed this limit assuming the required recorded shared access document is ultimately provided. Revise the plan as needed to comply. These requirements are not eligible for modification.
11. The minimum average lighting requirement for the private sidewalk is required to be 2fc; however, the maximum light trespass must be 0.5fc. Revise the design to comply.
12. Provide lighting fixture cut sheets for proposed fixtures. All fixtures shall be full cut-off.
13. Note, an as-built lighting plan will be required prior to a final occupancy permit being issued.

Landscape Plan

14. An irrigation plan/diagram for all landscaped areas is required.
15. On the landscape plan, list the sf calculations for: lot size, proposed open space, perimeter landscape buffer area, and proposed impervious area.

This is a preliminary review of the application. The Planning and Zoning Commission and Public Services Department will review the application in detail and provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted.

The applicant is further advised that it is the applicant's responsibility to follow their petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,

CITY OF KIRKWOOD



Jonathan D. Raiche
Planning & Development Services Director
314-984-5926
raichejd@kirkwoodmo.org

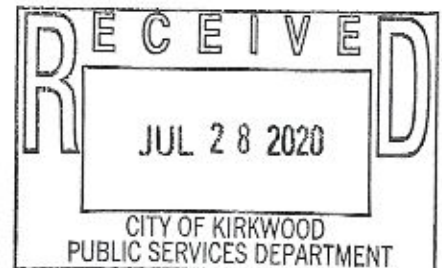
Cc: Amanda Norris (anorris@core10architecture.com)
Drew Lesinski (dlesinski@savoyproperties.com)



Install and maintain tree protection fence as indicated on preservation plan for all trees marked save

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended application of tree protection fencing prepared by me or under my supervision. All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

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



TREE STUDY
SITE PLAN REVIEW
7-27-2020

PROPERTY LOCATION: 134/138 W. Madison

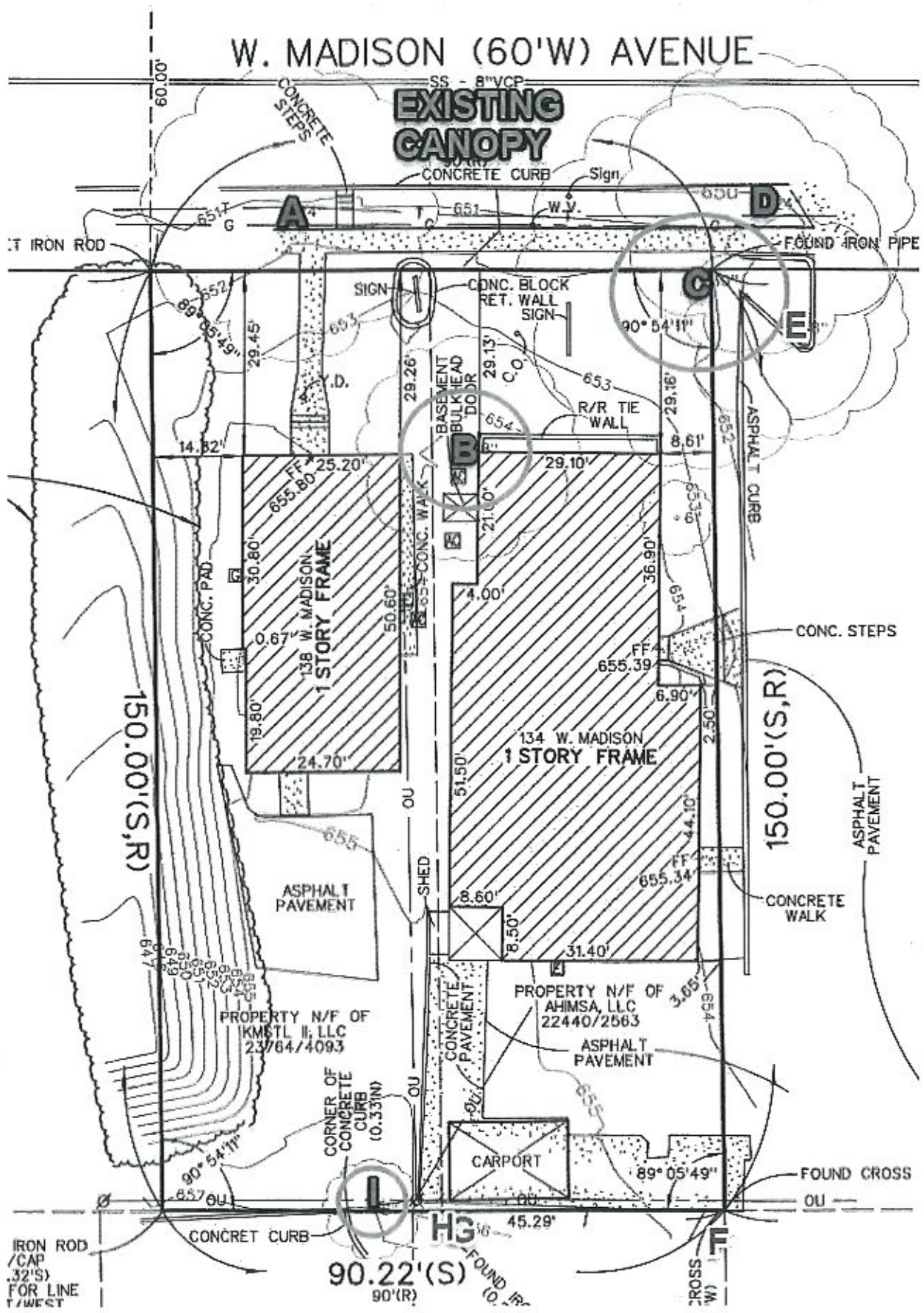
#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	callery pear	27"	REMOVE	CITY	irregular trunk shape, girdling roots, hollow, storm damage	\$1855	42	----
B	eastern red cedar	18"	REMOVE		vines, multiple bifurcations at 8'	\$1290	53	573
C	catalpa	28"	REMOVE		vines, co-dominant	\$2790	64	1385
D	callery pear	20"	REMOVE	CITY	co-dominant, girdling surface roots, storm damage	\$2220	46	----
E	American elm	17"	SAVE	YES	co-dominant at 8', included bark, girdling surface roots	\$700	48	----
F	hackberry	14"×7"	SAVE	YES	multi-trunk, vines, utility pruned, fungal bodies present	\$650	50	----
G	American elm	10"	SAVE	YES	lean, near wooden fence	\$245	48	----
H	hackberry	25"	SAVE	YES	squared trunk, bifurcated at 15'	\$3070	50	----
I	American elm	10"	REMOVE		utility pruned, lean, bifurcated at 15'	\$235	46	88
1	American yellowwood	2.0"	INSTALL					---
2	American yellowwood	2.0"	INSTALL					---
3	shantung maple	2.0"	INSTALL					---
4	shantung maple	2.0"	INSTALL					---
5	eastern redbud	2.0"	INSTALL					962
6	eastern redbud	2.0"	INSTALL					962
7	Arbovite x10	6'	INSTALL					3140

Canopy coverage has been adjusted to reflect shared and overlapping crowns

Lot size	13,500 Sq ft @ 35% = 4,725 Sq ft
Current Canopy	2,046 Sq ft 15% Lot Coverage
Canopy Removed	2,046 Sq ft 100% Current Canopy Removed
Post Demo Canopy	0 Sq ft 0% Lot Coverage Remaining
Added Canopy	5,064 Sq ft
Proposed Final Canopy	5,064 Sq ft 37.5 % Final Coverage

W. MADISON (60'W) AVENUE

SS - 8"VCP
EXISTING CANOPY



IRON ROD /CAP .32'(S) FOR LINE T/WEST

90.22'(S)
90'(R)

CROSS (W)

FOUND CROSS

PROPERTY N/F OF AHIMSA, LLC 22440/2563

PROPERTY N/F OF KMSTL II, LLC 23764/4093

CARPORY

CORNER OF CONCRETE CURB (0.33'(N))

ASPHALT PAVEMENT

CONC. PAD

138 W. MADISON

BASEMENT BULK HEAD DOOR

R/R TIE WALL

CONC. BLOCK RET. WALL SIGN

SIGN

CONCRETE STEPS

ASPHALT CURB

CONC. STEPS

ASPHALT PAVEMENT

150.00'(S,R)

150.00'(S,R)

FOUND IRON PIPE

FOUND IRON PIPE

Sign

W.V.

CONCRETE CURB

SS - 8"VCP

60.00'

65.14'

29.45'

14.82'

30.80'

19.80'

6.90'

8.50'

8.50'

31.40'

45.29'

29.26'

29.13'

21.00'

4.00'

51.50'

8.60'

8.50'

3.05'

45.29'

65.3'

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134 - 138 W. MADISON CONDOMINIUMS

KIRKWOOD, MISSOURI

PROJECT INDEX:

1. DESCRIPTION OF PROJECT

THE PROPOSED RESIDENTIAL DEVELOPMENT IS LOCATED ON MADISON AVE ADJACENT TO THE BARCLAY CONDOMINIUMS CURRENTLY UNDER CONSTRUCTION. THE CURRENT SITE OF 2 EXISTING OFFICE BUILDINGS. THE PROJECT CONSISTS OF A NEW 12 UNIT 4 STORY RESIDENTIAL STRUCTURE WITH A SECURE PARKING GARAGE BELOW, DEDICATED TO THE RESIDENTS, AND COMPOSED OF 24 PARKING SPACES. RESIDENTIAL UNITS RANGE IN SIZE FROM 1,930 NSF TO 3,515 NSF.

THE BUILDING STRUCTURE WILL CONSIST OF POURED-IN-PLACE CONCRETE FOUNDATIONS AND PAN DECK WITH WOOD FRAMING AND BRICK VENEER ON UPPER FLOORS. THE LOWER LEVEL SHALL SERVE AS THE PARKING GARAGE.

2. FLOOR AREA RATIO

TOTAL BUILDING (WITHOUT GARAGE)	34,749 GSF
TOTAL LOT AREA	13,532 GSF
TOTAL PROJECT F.A.R.	2.57

3. SITE DESCRIPTION

ZONING DISTRICT: B2 MIXED USED
SITE AREA: 13,532 GSF
DENSITY: 1,128 SF/UNIT
MIN. REQD: 1,200 SF/UNIT

4. SETBACK

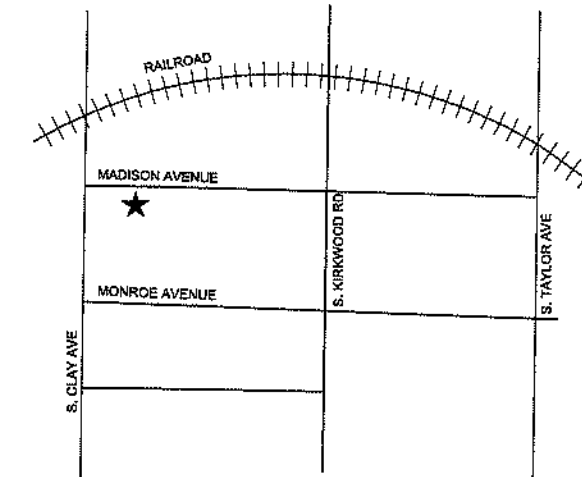
FRONT YARD PROPOSED/REQUIRED: 0'-0"
REAR YARD PROPOSED/REQUIRED: 10'-0" (UTILITY EASEMENT)
HEIGHT: ALLOW - 4 STORIES (60' MIXED USE; 40' ALL OTHERS) /
ACTUAL - 4 STORIES (50'-10 1/2')

5. PARKING PROVIDED

RESIDENTIAL:
2 SPACES PER UNIT (12 UNITS) = 24 SPACES
2 SPACES DESIGNATED AS HANDICAP SPACE
STALL DIMENSION = 9'-0" x 18'-0"
MIN. STALL DIMENSION = 9'-0" x 19'-0"

6. BUILDING AREAS

LOWER LEVEL/ PARKING GARAGE:	10,640 GSF
RESIDENTIAL LEVELS/ FIRST FLOOR:	9,385 GSF
SECOND FLOOR:	9,385 GSF
THIRD FLOOR:	8,393 GSF
UPPER THIRD FLOOR:	7,586 GSF
TOTAL	34,749 GSF
TOTAL BUILDING AREA:	45,389 GSF



LOCATION MAP
N.T.S.

SHEET INDEX:

GENERAL

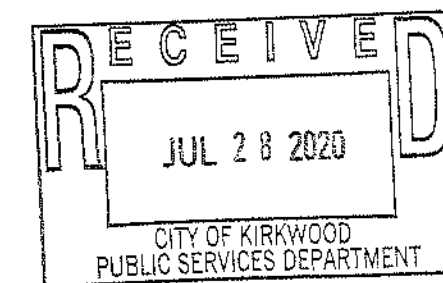
G-000	COVER SHEET
G-001	EXISTING CONDITIONS

CIVIL

C1 OF 2	SITE PLAN EXISTING CONDITIONS
C2 OF 2	SITE PLAN

ARCHITECTURAL

A-001	SITE PLAN
A-101	GARAGE PLAN
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS
L-101	LANDSCAPE PLAN
L-201	LANDSCAPE NOTES
LT-101	LIGHTING PLAN



SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



7/26/2020
AMANDA PARITYKA NORRIS - ARCHITECT
MO A-200600136
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 102659

DRAWING TITLE
COVER SHEET

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112



DATE REVISIONS

.....

DATE: 28 JULY 2020
PROJECT NO. 20023

SHEET NO.

G-000

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JS CHECKED BY: AM

PRELIMINARY
NOT FOR CONSTRUCTION



1
G-001 ADJACENT PROPERTY (EAST)
N.T.S.



2
G-001 PROPOSED SITE
N.T.S.



3
G-001 ADJACENT PROPERTY (WEST)
N.T.S.



AERIAL SITE PLAN
N.T.S.

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD. SUITE 600
BRENTWOOD, MO 63144



7/28/2020

AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-200606188
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

DRAWING TITLE
EXISTING CONDITIONS

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRLWOOD, MO 63112

core10
ARCHITECTURE
dream · design · deliver
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 core10architecture.com

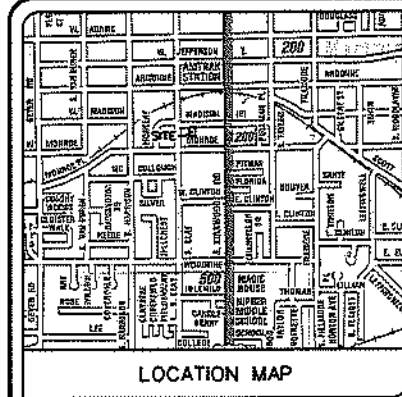
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DATE: 28 JULY 2020
PROJECT NO.: 20023

SHEET NO.
G-001

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: AH

PRELIMINARY
NOT FOR CONSTRUCTION



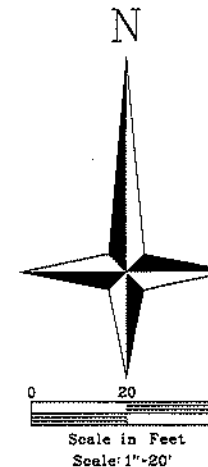
SITE BENCHMARK

ST. LOUIS COUNTY BENCHMARK 13-346 - NAVD88(SLC2011A) ELEV = 658.48 FT US "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.

SITE BENCHMARK - ELEVATION = 651.13

TOP OF IRON PIPE FOUND NEAR THE NORTHEAST CORNER OF 134 W. MADISON AVENUE.

**ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING
PART OF BLOCK 32 OF KIRKWOOD
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI**

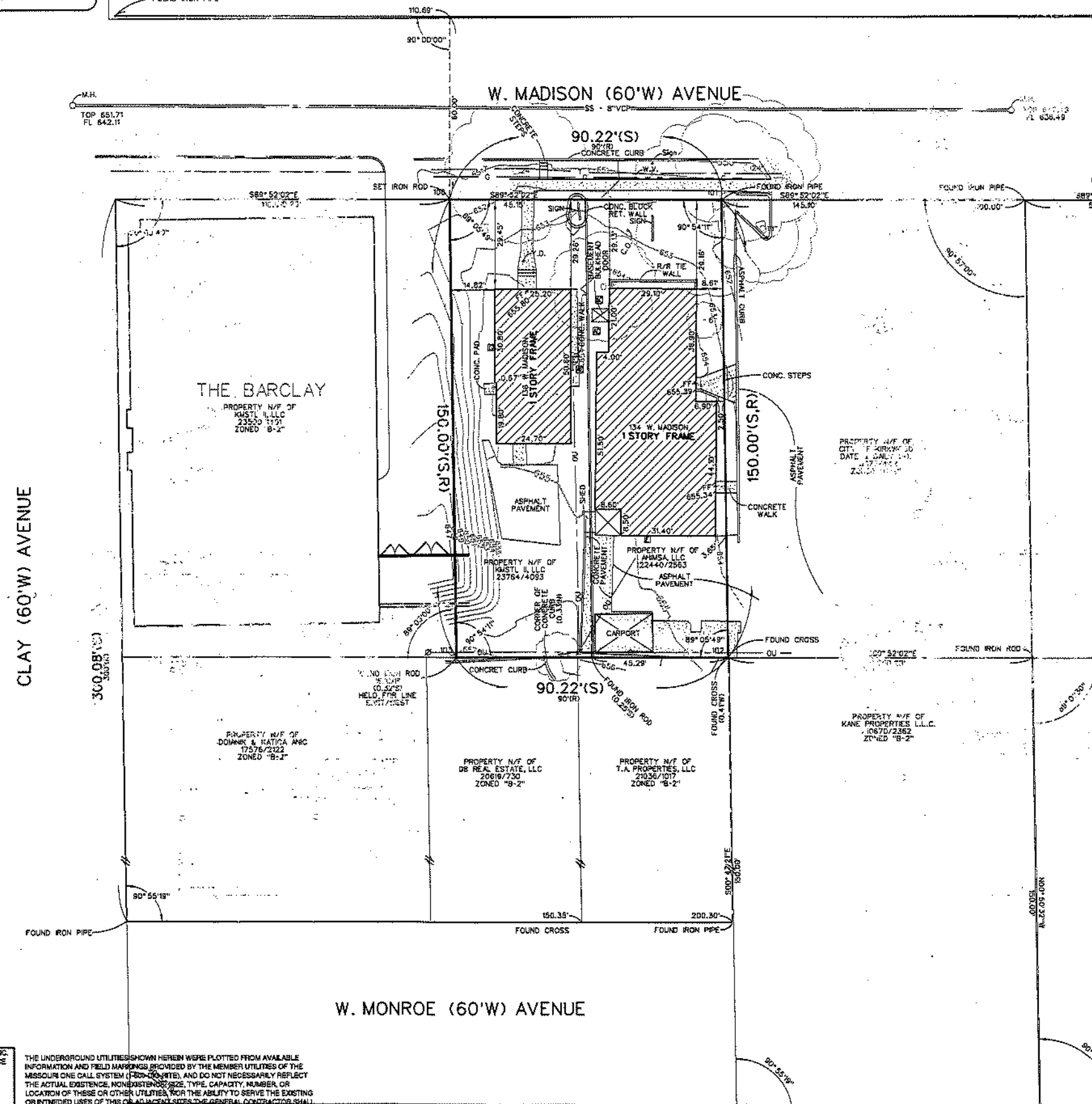


PROJECT NOTES:	
AREA OF SITE:	0.31 ACRES
LOCATOR NO:	24M449574 24M449566
SITE ADDRESS:	136 W. MADISON AVE. SAINT LOUIS, MO 63122 134 MADISON AVE. SAINT LOUIS, MO 63122
OWNER OF RECORD:	KMSTL LI LLC AHIMSA LLC 1034 S. BRENTWOOD BLVD. SUITE 1200 SAINT LOUIS, MO 63117 908 BLACK TWIG LN SAINT LOUIS, MO 63122
PREPARED FOR:	SAVOY PROPERTIES DREW LESINSKI 1034 S. BRENTWOOD BLVD. BRENTWOOD, MO 63117 (314) 909-8400
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"B-2" GENERAL BUSINESS DISTRICT
FEMA MAP #:	29189C0388K, EFFECTIVE DATE FEBRUARY 4, 2017 SUBJECT PROPERTY NOT WITHIN FLOOD ZONES.
UNITS:	12
PARKING REQUIREMENTS:	2 SPACES PER X 12 UNIT 24 SPACES
PROPOSED PARKING:	24 SPACES
DISTRICTS:	SEWER: MSD ELECTRIC: CITY OF KIRKWOOD GAS: SPIRE GAS PHONE: AT&T WATER: MISSOURI AMERICAN WATER COMPANY SCHOOL: KIRKWOOD R-7 FIRE DISTRICT: KIRKWOOD FIRE PROTECTION
LEGAL DESCRIPTION:	A TRACT OF LAND BEING PART OF BLOCK 32 OF KIRKWOOD CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

MR DREW LESINSKI
SAVOY PROPERTIES
1034 S BRENTWOOD
BLVD, SUITE 1200
ST. LOUIS, MO 63117

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

VOLZ
Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132
Tel: 314.426.6212 Main
314.890.1250 Fax
Authority #203



- LEGEND**
- AR AIR CONDITIONER UNIT
 - AREA PALET
 - BOLLARD
 - CABLE PEDESTAL
 - CLEAN OUT
 - CURB INLET
 - DOUBLE CURB INLET
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - ELECTRIC PEDESTAL
 - FINISHED FLOOR
 - FIRE HYDRANT
 - GRATE INLET
 - GAS METER
 - GAS VALVE
 - GUY WIRE
 - HANDICAP PARKING SPACE
 - LIGHT STANDARD
 - MANHOLE
 - M.H. OS
 - P.M.
 - P.V.C.
 - R.C.P.
 - T.H.
 - T.S.
 - U.M.H.
 - U.S.B.
 - U.M.H.
 - UTILITY MANHOLE
 - UTILITY POLE
 - VITRIFIED CLAY PIPE
 - WATER METER
 - WATER VALVE
 - YARD LIGHT
 - NO. OF PARKING SPACES
 - GAS LINE
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE LINE
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - FENCE
 - RECORD DIMENSION
 - SURVEY DIMENSION

GENERAL NOTES:

- THIS SITE IN THE FOLLOWING DISTRICTS:**
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
ELECTRIC: CITY OF KIRKWOOD
GAS: SPIRE GAS
PHONE: AT&T
WATER: MISSOURI AMERICAN WATER COMPANY
SCHOOL DISTRICT: KIRKWOOD R-7
FIRE DISTRICT: KIRKWOOD FIRE PROTECTION DISTRICT
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY PRELIMINARY PLANS.
 - GRADING SHALL BE PER CITY OF KIRKWOOD STANDARDS
 - 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 SHALL BE NOTIFIED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ASSUMED ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMC.
 - SINGLE FAMILY HOMES, DRIVEWAYS, SIGNS, WALKWAYS AND SIDEWALK TO BE REMOVED.
 - ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF KIRKWOOD ADA STANDARDS
 - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF KIRKWOOD STANDARDS
 - NO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF KIRKWOOD.
 - A LAND DISTURBANCE PERMIT MAY BE REQUIRED. SITE PLAN APPROVAL IS NOT APPROVAL OF A LAND DISTURBANCE PERMIT.
 - SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20 SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
 - TRAFFIC CONTROL SIGNAGE TO BE IN ACCORDANCE TO THE CITY OF KIRKWOOD.

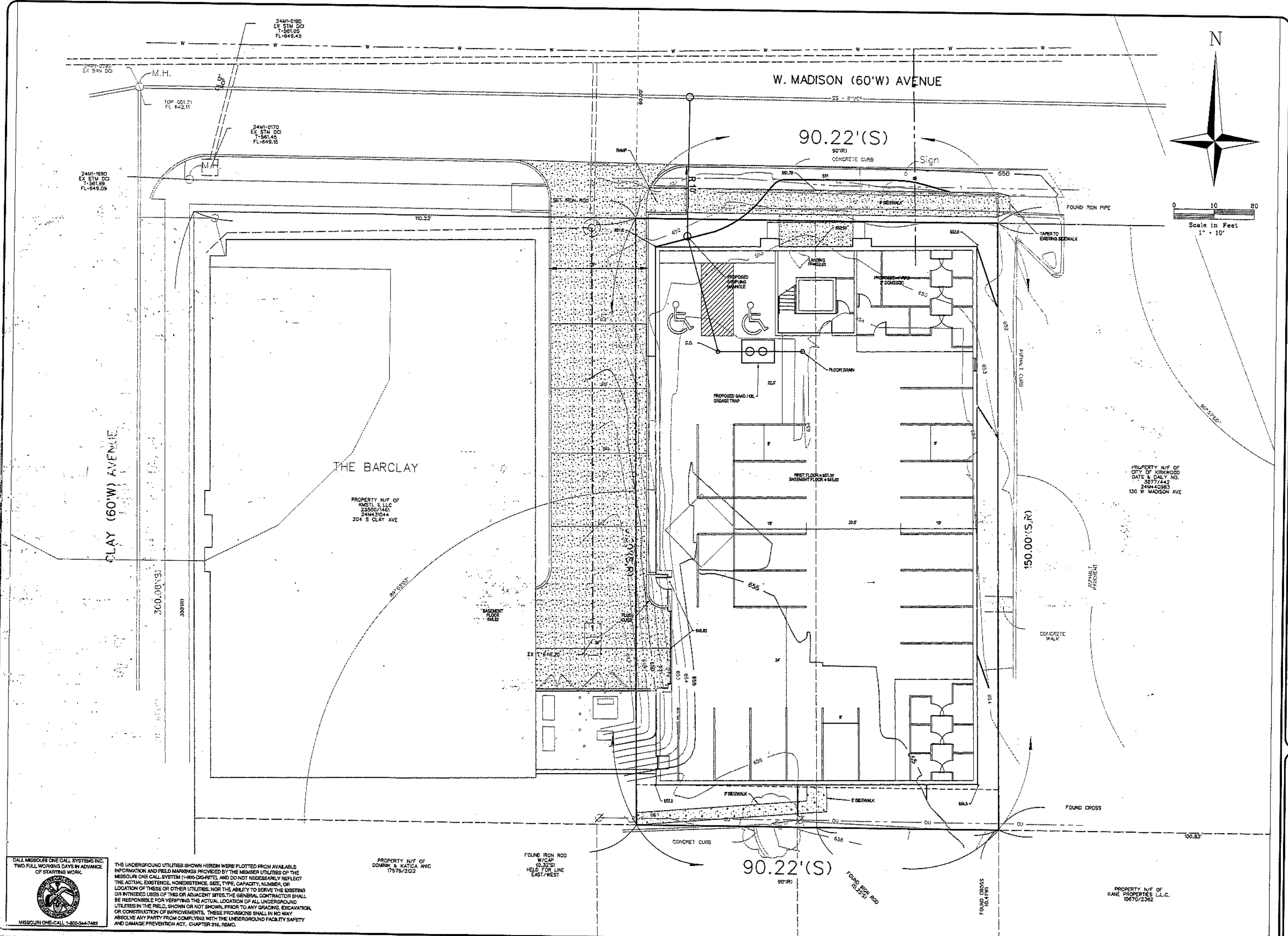
PROPERTY DESCRIPTION FROM DEED BOOK 23764 PAGE 4093.
A PARCEL OF GROUND IN THE NORTH 1/2 OF BLOCK 32 OF TOWN (NOW CITY) OF KIRKWOOD, IN ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTH LINE OF MADISON AVENUE, DISTANT 110 FEET EAST OF THE EAST LINE OF CLAY AVENUE, THENCE EAST ALONG THE SOUTH LINE OF MADISON AVENUE 45 FEET TO A POINT, THENCE SOUTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE 150 FEET TO A POINT BEING THE CENTER OF DIVIDING LINE OF SAID BLOCK, THENCE WEST PARALLEL WITH THE SOUTH LINE OF MADISON AVENUE 45 FEET TO A POINT, THENCE NORTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE 150 FEET TO THE PLACE OF BEGINNING.

PROPERTY DESCRIPTION FROM DEED BOOK 22440 PAGE 2563.
A PARCEL OF GROUND IN BLOCK 32 IN TOWN (NOW CITY) OF KIRKWOOD IN ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF MADISON AVENUE, 150 FEET EAST OF THE EAST LINE OF CLAY AVENUE; THENCE EAST ALONG THE SOUTH LINE OF MADISON AVENUE, 45 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE, 150 FEET TO A POINT, BEING THE CENTER OR DIVIDING LINE OF SAID BLOCK; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MADISON AVENUE, 45 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE, 150 FEET TO THE POINT OF BEGINNING.

MISSOURI ONE CALL SYSTEMS INC. 1-800-344-7495
 CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (NON-REGISTERED), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

WEST MADISON CONDOMINIUM
 134 W MADISON / 138 W MADISON

SITE PLAN EXISTING CONDITIONS
 PROJECT # 2214
 07/27/2020



MR DREW LESINSKI
SAVOY PROPERTIES
1034 S BRENTWOOD
BLVD, SUITE 1200
ST. LOUIS, MO 63117

VOLZ
Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
1084 S. Main
St. Louis, Missouri 63102
314.426.6212 Main
314.426.6250 Fax
www.volz.com
Authority #203

STATE OF MISSOURI
TIMOTHY J MEYER
NUMBER
E-24665
Professional Engineer
MO E-24665

WEST MADISON CONDOMINIUM
134 W MADISON / 138 W MADISON

SITE PLAN
134 W MADISON AVE
138 W MADISON AVE
Project # 22214
01/21/2020
2

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.
MISSOURI ONE CALL 1-800-344-7483

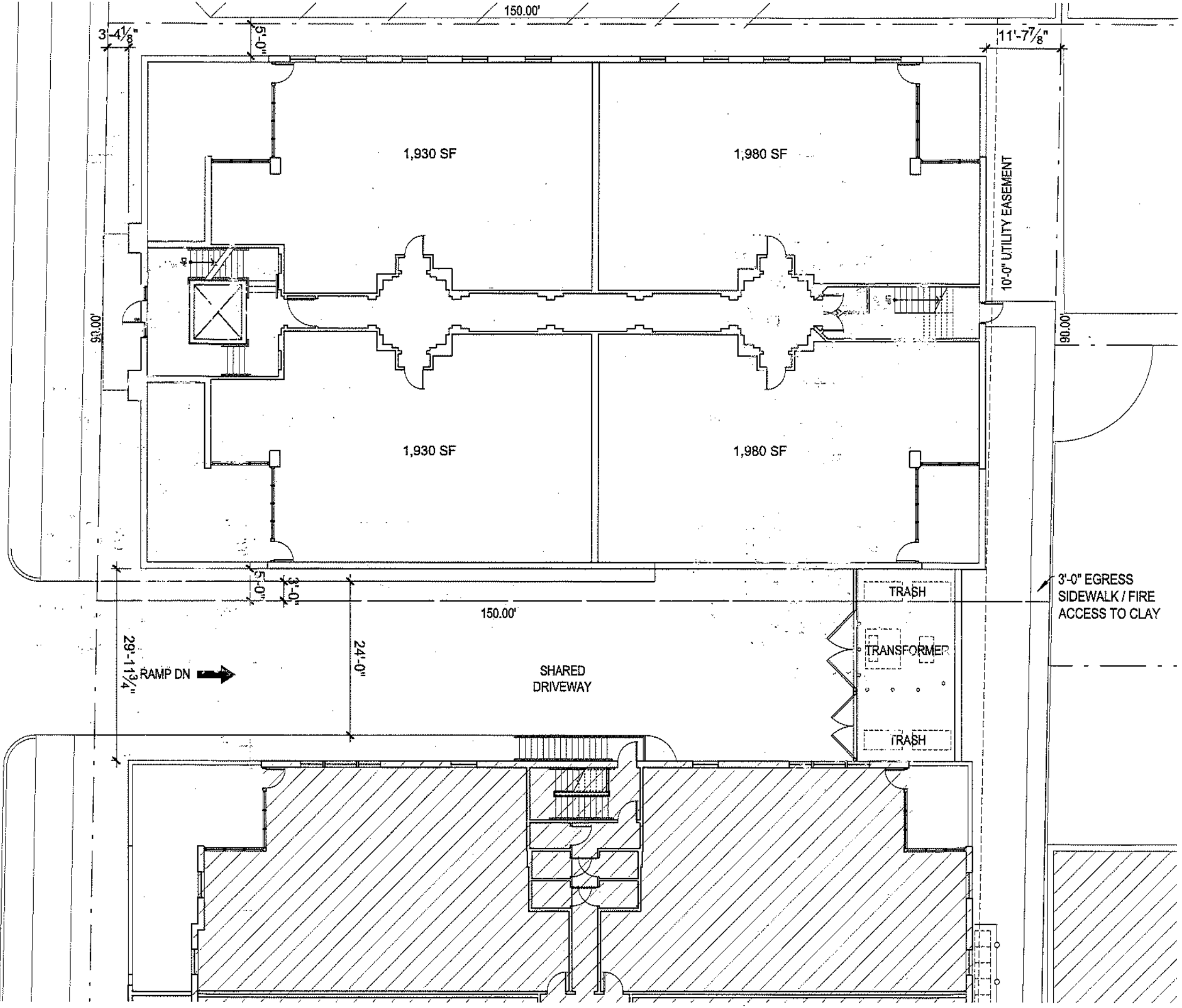
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE
INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE
MISSOURI ONE CALL SYSTEM (1-800-DIG-FIT), AND DO NOT NECESSARILY REFLECT
THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR
LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING
OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL
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UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION
OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY
ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY
AND DAMAGE PREVENTION ACT, CHAPTER 316, RSMO.

PROPERTY N/F OF
DOMARK & KATICA AVE
17576/2122

FOUND IRON ROD
W/CAP
(0.32' S)
HELD FOR LINE
EAST/WEST

PROPERTY N/F OF
KANE PROPERTIES L.L.C.
10670/2362

WEST MADISON AVENUE



1 SITE PLAN
A-001 1/8"=1'-0"

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144

STATE OF MISSOURI
ANANDA PURIYA NARRA
ARCHITECT
7/27/2020
ANANDA P. PURIYA NARRA - ARCHITECT
0737A-2005009196
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 100826

DRAWING TITLE
SITE PLAN
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112

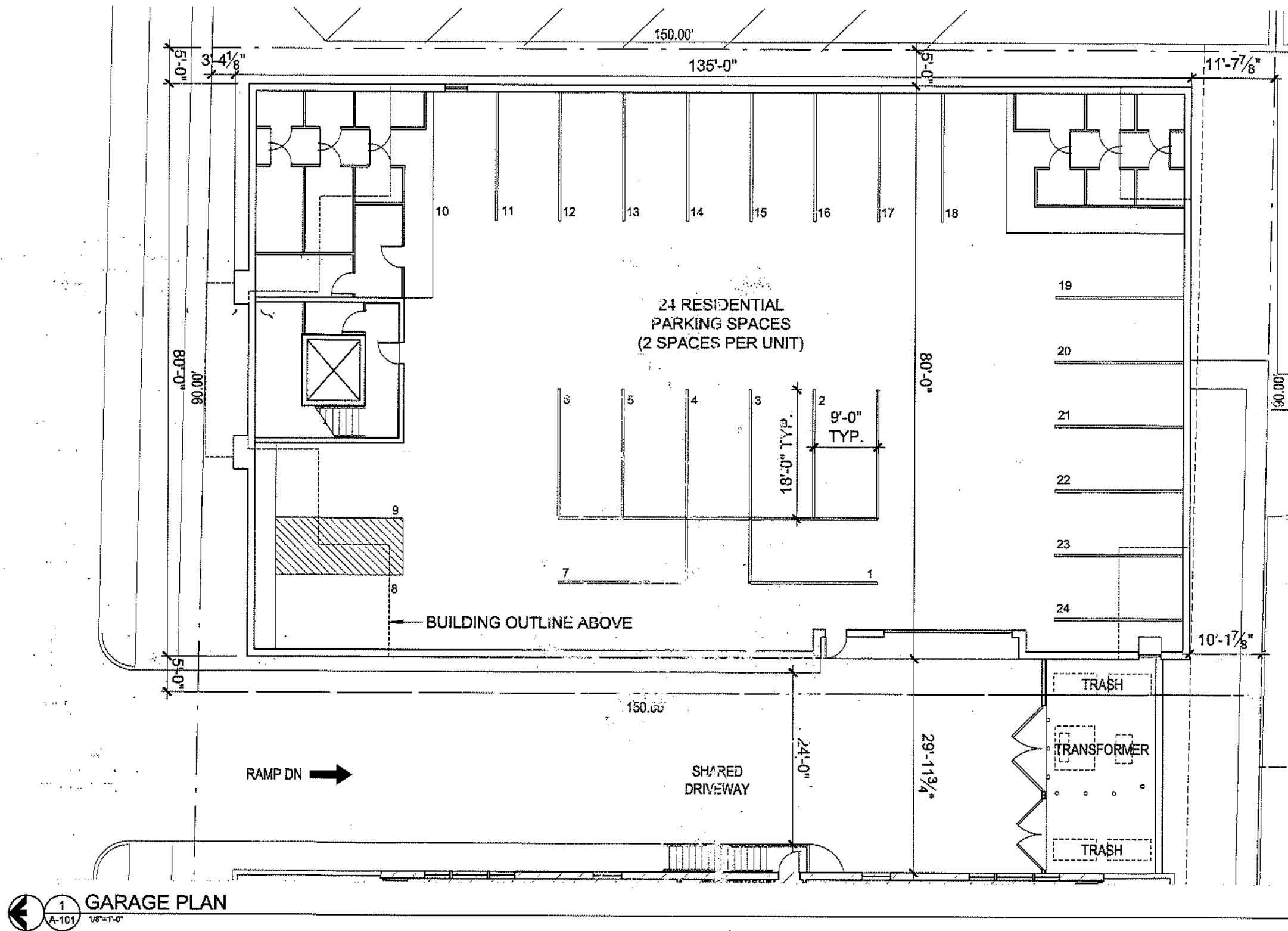
core10
ARCHITECTURE
2501 LINDGREN BLVD, SUITE 101
SPRINGFIELD, MISSOURI 65710
317.220.7898 CORE10ARCHITECTURE.COM

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	REVISIONS

DATE: 28 JULY 2020
PROJECT NO.: 20023
SHEET NO.: A-001

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
DRAWN BY: [] CHECKED BY: []



1 GARAGE PLAN
A-101 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



DATE	REVISIONS
28 JULY 2020 <td></td>	
20023 <td></td>	

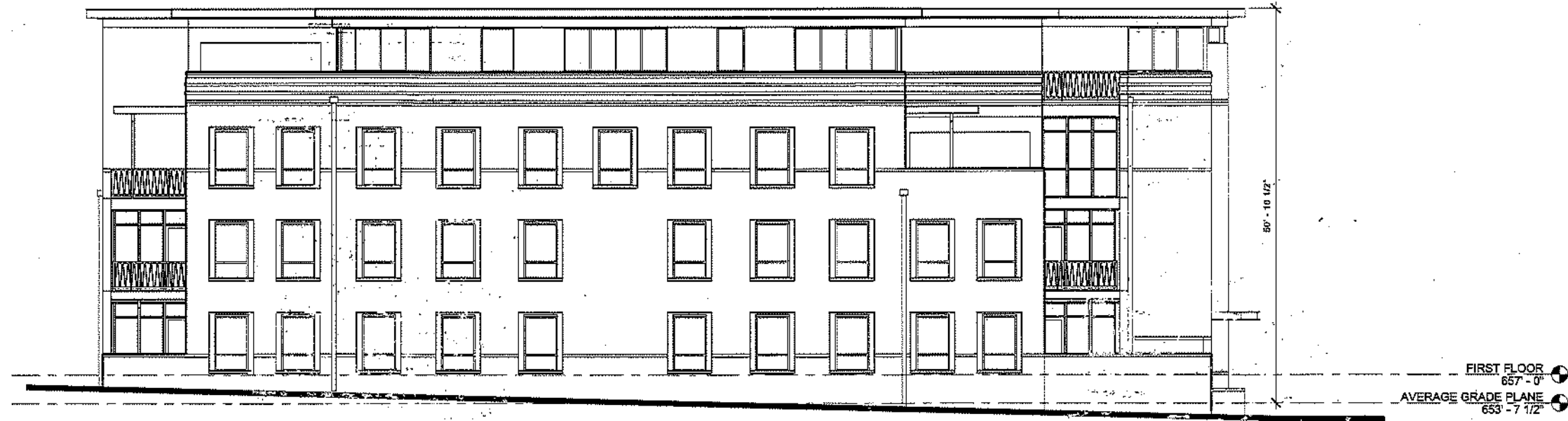
SHEET NO. A-101

DRAWING TITLE
GARAGE PLAN

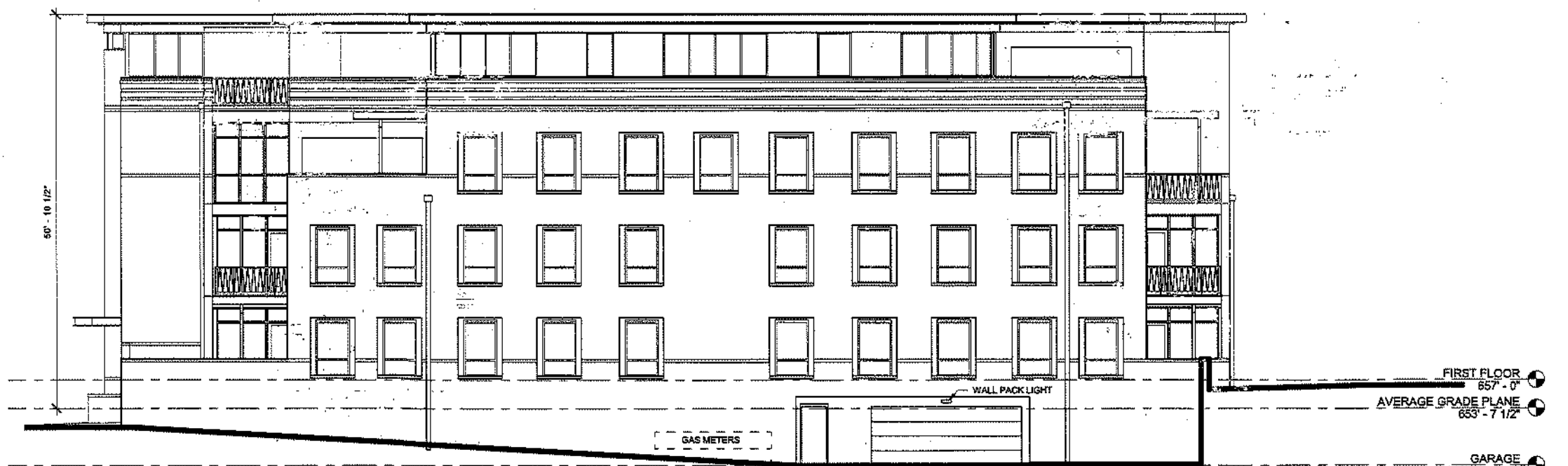
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112

STATE OF MISSOURI
AMANDA PARTIYKA NORRIS - ARCHITECT
NO. A-202000166
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000

SAVOY PROPERTIES
1760 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



2 EAST ELEVATION
A-302 1/8"=1'-0"



1 WEST ELEVATION
A-302 1/8"=1'-0"

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



7/28/2020
AMANDA PARTYSA MORRIS - ARCHITECT
MO# A-200809128
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000

DRAWING TITLE
EXTERIOR ELEVATIONS
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112



DATE	REVISIONS

DATE: 28 JULY 2020
PROJECT NO.: 2002

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NO.
A-302

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: J.B. CHECKED BY: J.B.

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1. ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING STRUCTURES OR VEGETATION FROM DAMAGE DUE TO EQUIPMENT USAGE. CONTRACTOR SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO PUBLIC.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER COORDINATION OF WORK TO BE DONE.
3. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY KNOWN OR SHOWN. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF THE ABOVE (CALL 800-4-A-SURVEY).
4. PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO 8" DEPTH MINIMUM AND GRADED SMOOTH IMMEDIATELY BEFORE PLANTING OF PLANTS. PLANT GROUND COVER TO WITHIN 42" OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN THE AREA.
5. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
 - 5.1. VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
 - 5.2. REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A DECISION.
 - 5.3. STATE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - 5.4. ITEMS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER THE MATERIAL LIST. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THIS PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - 5.5. PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
 - 5.6. ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z601 NURSERY STANDARDS FOR NURSERY STOCK.
 - 5.7. ONLY HERBICIDE STANDARDS FOR NURSERY STOCK.
 - 5.8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE. PLANTS NOT CONFORMING EXACTLY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 - 5.9. ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.
 - 5.10. ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE TRANSPLANTED ACCORDING TO GUIDELINES SET BY AAS STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

INSURANCE:

1. THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

MULCH:

1. ALL MULCH TO BE SHREDDED HARDWOOD BARK MULCH AT 3" DEPTH (AFTER COMPACTION) UNLESS OTHERWISE NOTED. MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS, INCLUDING WEEDS, MOLD, DELETERIOUS MATERIALS, ETC.
2. NO PLASTIC SHEETING OR FILTER FABRIC SHALL BE PLACED BENEATH SHREDDED BARK MULCH BEDS. FILTER FABRIC SHALL BE USED BENEATH ALL GRAVEL MULCH BEDS.
3. EDGE ALL BEDS WITH SPACE-CUT EDGE UNLESS OTHERWISE NOTED.

MAINTENANCE:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL PLANTS, SHRUBS, GROUNDCOVER, PERENNIALS AND ANNUALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
2. CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL SHALL PROVIDE SUCH SERVICES AND THAT SUCH SERVICES BE PROVIDED IN A TIMELY MANNER.

TOPSOIL:

1. TOPSOIL MIX FOR ALL PROPOSED LANDSCAPE PLANTINGS SHALL BE FIVE (5) PARTS WELL-DRAINED SCREENED ORGANIC TOPSOIL TO ONE (1) PART DEDUCT AS PER PLANTING DETAILS. ROTOTILL TOPSOIL MIX TO A DEPTH OF 8" MINIMUM AND GRADE SMOOTH.
2. PROVIDE A SOIL ANALYSIS, AS REQUESTED, MADE BY AN INDEPENDENT SOIL-TESTING AGENCY OUTLINING THE % OF ORGANIC MATTER, INORGANIC MATTER, DELETERIOUS MATERIAL, PH AND GENERAL CONTENT.
3. ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEUS OR TOXIC MATERIAL.
4. LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED BARK MULCH.

MISC. MATERIAL:

1. PROVIDE STAKES AND DEADEND OF SOUND, NEW HARDWOOD, FREE OF KNOTHOLES AND DEFECTS.
2. TREE WRAP TAPE SHALL BE 4" MINIMUM, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING. ADDITIONALLY, ONLY SPLY TYPE MATERIAL SHALL BE USED.

TURF:

1. ALL DISTURBED LAWN AREAS TO BE SOODED WITH A HIGH QUALITY TURF-TYPE LAWN AREAS SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE. BARE AREAS MORE THAN ONE SQUARE FOOT PER ANY 50 SQUARE FEET SHALL BE REPLACED.
2. SOO SHALL BE CUT AT A UNIFORM THICKNESS OF 3/4". NO BROKEN PIECES, IRREGULAR PIECES OR TORN PIECES WILL BE ACCEPTED.
3. ALL SOO SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
4. RECONSTRUCT EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT MATERIAL STORAGE AND MOVEMENT OF VEHICLES.

WARRANTY:

1. ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION AT 100% OF THE INSTALLED PRICE.
2. ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR THAT PLANT.
3. ONLY ONE REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH WARRANTY. LAWN ESTABLISHMENT PERIOD WILL BE IN EFFECT ONCE THE LAWN HAS BEEN MOWED THREE TIMES. PLANT ESTABLISHMENT PERIOD SHALL COMMENCE ON THE DATE OF ACCEPTANCE AND 100% COMPLETION.

TREE PROTECTION PLAN NOTES:

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE TO EXPLAIN PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, THE CONTRACTOR'S REPRESENTATIVES AND THE CITY REPRESENTATIVE.
2. THE CONTRACTOR SHALL STAKE CLEARING LIMITS IN ORDER TO FACILITATE ALL LOCATIONS FOR TRENCING AND FENCE INSTALLATIONS FOR TREE PROTECTION.
3. NO CLEARING OR GRADING SHALL OCCUR IN AREAS WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
4. THE SEQUENCE OF TREE PRESERVATION MEASURES SHALL BE AS FOLLOWS:
 - 4.1. ROOT PRUNING/TRENCING
 - 4.2. TREE PROTECTION FENCING
 - 4.3. TREE PRUNING AND CHEMICAL TREATMENTS
 - 4.4. ABRASION SYSTEMS INSTALLED
5. THE PRECEDING MEASURES SHALL BE DIRECTED IN THE FIELD BY THE CONSTRUCTION SUPERVISOR.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION AND APPROVED BY THE CITY INSPECTOR. NO ALTERATION SHALL OCCUR WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
7. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT, MATERIALS OR INDIVIDUALS THAT MAY CAUSE HARM TO PROTECTED TREES WILL NOT BE ALLOWED. ONLY LIMITED ACCESS, IF NECESSARY, SHALL BE PERMITTED WITH THE PRIOR APPROVAL OF THE CITY INSPECTOR.
8. ALL DESIGNATED ABRASION ZONES SHALL BE PROTECTED WITH TEMPORARY FENCING UNTIL FINAL GRADING HAS OCCURRED.
9. REMOVAL OF TREES, SHRUBS OR UNDERGROWTH FROM PROTECTED AREAS SHALL BE PERFORMED ONLY WHEN NECESSARY AND WITH HAND TOOLS ONLY.
10. ATTACHMENT OF ANY CONSTRUCTION SIGNS, ETC. TO ANY TREE TO BE SAVED IS STRICTLY PROHIBITED.
11. UPON CONSTRUCTION COMPLETION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL MANNER.
12. ALL REQUIRED FENCING SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION AT THE SITE.
13. PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE EDGES OF ALL CRITICAL FOOTPRINTS OF SAVED AND IMPACTED TREES WITHIN THE DISTURBANCE AREAS.

PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
AT	2	American Yellowwood / <i>Xanthoxylum</i>	2" Cal.
SH	2	Shantung Magnolia / <i>Azela x truncatum</i>	2" Cal.
ER	2	Eastern Redbud / <i>Cercis canadensis</i>	2" Cal.
TOTAL	6		
EVERGREEN TREES			
AV	QTY	COMMON NAME / BOTANICAL NAME	SIZE
AV	10	Green Glaze / <i>Green Arbor Vitae</i>	3" cal.
EVERGREEN SHRUBS			
SH	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SH	6	Green Velvet Bonnet / <i>Buxus 'Blue Velvet'</i>	3 Gal.
FLOWERING PLANT			
PH	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PH	21	Galathea / <i>Hydrangea Quercifolia</i>	2 Gal.
GROUND COVERS			
GC	QTY	COMMON NAME / BOTANICAL NAME	SIZE
GC	600 sq ft	Linum Spicata	2 1/2" @ 12" oc

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MISC. MATERIAL:

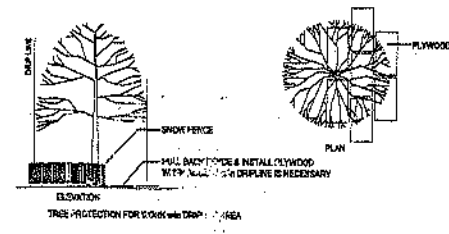
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4. RECONSTRUCT EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT MATERIAL STORAGE AND MOVEMENT OF VEHICLES.

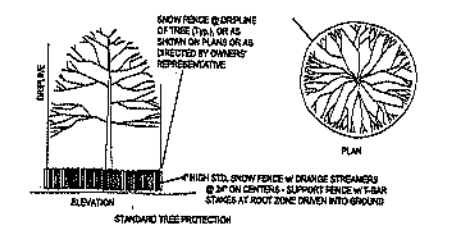
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TREE PROTECTION DETAILS

N.T.S.
NOTE: PROTECT ALL EXISTING TREES AS SHOWN, IN DETAIL ABOVE, BELOW GROUND LINES (SHOW APPROXIMATE ON PLANTING PLAN)



PERENNIAL PLANTING DETAIL

N.T.S.
NOTE: USE SHREDDED BARK MULCH ONLY



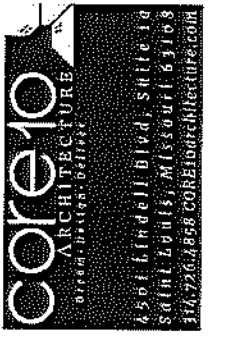
SHRUB PLANTING

N.T.S.
NOTE: USE SHREDDED BARK MULCH ONLY



7/28/2020
AMANDA PARRYKA NORRIS - ARCHITECT
MO A-200900186
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000538

DRAWING TITLE
LANDSCAPE NOTES
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112



DATE REVISIONS
DATE: 28 JULY 2020
PROJECT NO. 20023

SHEET NO. **L-102**
ALL LEGAL COVERS SHALL REMAIN CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
DRAWN BY: [Signature] CHECKED BY: [Signature]

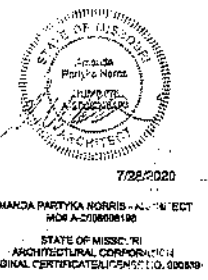
PRELIMINARY NOT FOR CONSTRUCTION

Item	Qty	Description	Manufacturer	Model	Notes	Power (W)	Power (VA)	Power Factor	Notes	
D	2	SIGNIFY LIGHTING LIGHTTUBER	PHILIPS	MODLINEPCL210	LYTERRIBLE 4X4 SQUARE	LED	MSOL20025C1216U.us	2215	0.475	19.7
S	2	Performance II Lighting	OSRAM	079606	NHKO-27 LED 22W IC30 2/BW Aluminum metallic	LED	PH_NHKO_PLUS_37_40D_07_9066.us	1248	0.95	22
W2	2	SIGNIFY GARDCO	PHILIPS	121-16L-700-NW-G4-2	121 LED Sconce	(1) LED/line DRIVEN AT 700 mA	121-16L-700-nw-g4-2.us	4545	0.55	38.4
W3	3	SIGNIFY GARDCO	PHILIPS	121-16L-300-NW-G4-2	121 LED Sconce	(1) LED/line DRIVEN AT 300mA	121-16L-300-nw-g4-2.us	1499	0.55	12.4

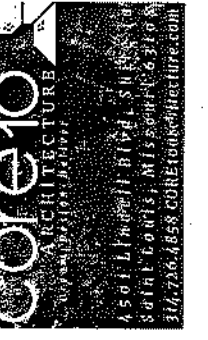
Description	Symbol	Aug	Max	Min	Max/Min	Aug/Min
BACK EGRESS LIGHTING	+	1.4 fc	7.9 fc	0.0 fc	N/A	N/A
FRONT SOFFIT AREA	+	7.6 fc	9.0 fc	5.1 fc	1.8:1	1.5:1
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
SHARED DRIVEWAY	+	2.0 fc	6.3 fc	0.1 fc	63.0:1	20.0:1

1. Reflectances 80/50/20 CEILING WALL FLOOR SURFACE REFLECTANCES
 2. Calculations Points Set at 0' AFF
 3. Fixture Mounting Height: SEE LAYOUT
 4. Calc Point Spacing: 10' x 10' IN MAIN LOT, 5' X 10' IN SIDE ROADS/ALLEYS
 THE LIGHTING CALCULATIONS PROVIDED IN THIS REPORT APPROXIMATE THE LIGHT LEVELS EXPECTED WITHIN THE SPACE BASED ON AN OPEN ENVIRONMENT AND BASED ON INFORMATION PROVIDED TO MEGGIO AND ASSOCIATES. ACTUAL PERFORMANCE MAY VARY IN PRACTICAL APPLICATION. PLEASE VERIFY THE DATA LISTED TO ENSURE ACCURACY. ANY MISSING FACTORS, INFO, OR VARIANCE IN COLOR/COMPOSITION OF WALLS, CCT, SPACING, AND ANY OTHER SUBSTANTIAL FACTORS OR CHANGES PROVIDED IN DRAWINGS WILL VOID THIS CALCULATION AND A NEW CALCULATION WILL NEED TO BE MADE. THIS LAYOUT IS MEANT TO SHOW FIXTURE QUANTITY AND LUMENS PERFORMANCE. NOT TO BE USED TO SCALE FOR INSTALLATION PURPOSES.

SAVOY PROPERTIES
 1760 S BRENTWOOD BLVD, SUITE 600
 BRENTWOOD, MO 63144



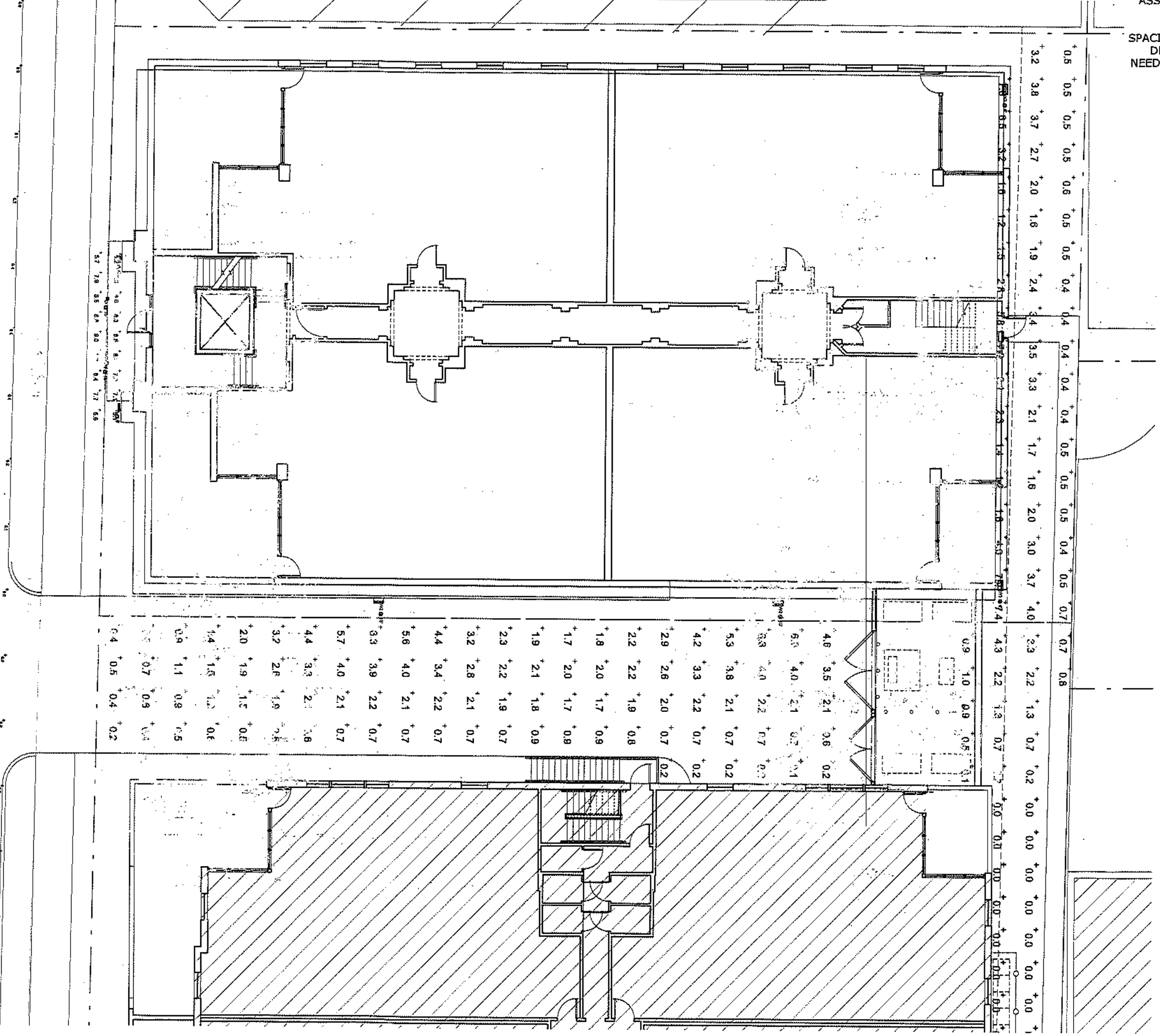
PROJECT TITLE
134-138 W. MADISON CONDOMINIUMS
 134-138 W. MADISON AVE.
 AIRLWOOD, MO 63112



DATE: 26 JULY 2020
 PROJECT NO.: 20023

SHEET NO.: **LT-101**

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
 DRAWN BY: [] CHECKED BY: []



1 LIGHTING PLAN
 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION