

---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

---

### Architectural Review Board Staff Report

**Meeting Date:** November 9, 2023

**From:** Isaak Simmers, Planner

**Location:** 16464 Burkhardt Place – West County YMCA

**Description:** **16464 Burkhardt Place – West County YMCA:** An Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for an existing YMCA facility located on a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Pl, and north of Veteran’s Place Dr.

---

#### **PROPOSAL SUMMARY**

KAI Design, on behalf of the West County YMCA has submitted an Amended Site Development Plan, Landscape Plan, Amended Architectural Elevation, and Architect’s Statement of Design for a proposed demolition and expansion of the existing Chesterfield Family YMCA. The work will take place on the upper floor of the facility and on the front façade along Burkhardt Place. Due



Figure 1: Subject Site

to the size of the proposed work, review by the Architectural Review Board (ARB) is required. A minor amount of site work will also be accomplished in conjunction with this request.

### **HISTORY OF SUBJECT SITE**

PC 95-1987:	Sachs Properties, INC requested a Conditional Use Permit “CUP” to allow a Recreation Center in a “R-6A” Residence District;
1992 CUP Amend:	Sachs Properties, INC (West County YMCA) requested an amendment of the CUP in an “R-6A” Residence District to allow a 6,600 SF Addition;
PZ 33-1998:	A request for a change in zoning from “R-6A” Residence District with a CUP to a “PC” Planned Commercial District;
2000 ASDP:	A request for a 1 story building extension and accompanying parking;
PZ 01-2009:	An ordinance repealing Ordinance 1496 and replacing it with new Ordinance 2520 to allow changes to the building and parking setbacks;
2012 ASDP:	Monument Sign addition;
2021 ASDP:	A request to renovate existing east and west entrances, and add an entrance to the west elevation.

### **STAFF ANALYSIS**

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design & Building Design.

The general requirements for Site Design include Site Relationships, Topography & Parking, Circulation & Access, and Retaining Walls while the general requirements for Building Design include Scale, Design, Materials & Colors, Landscape Design & Screening, Signage, and Lighting.

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards. Exterior additions must also be incorporated into one (1) cohesive design with the existing structure.

#### **A. Site Relationship**

The existing site consists of a recreation center and associated parking which abuts the City of Chesterfield’s Central Park Lake and Amphitheater. The site is located just south of Wildhorse Village and the St. Louis County Library – Sachs Branch borders the site across Veterans Place Drive. The Subject Site is currently zoned “PC” Planned Commercial under governing Ordinance 2520 and the land is designated as “City Center (Urban Transition)” in the Comprehensive Plan.

### B. Topography & Parking

The existing topography will be utilized and minor changes will be made to the parking lot along the front of the building. The existing single-loaded parking and drop-off lane will be modified to become a double-loaded parking area with roughly 30 regular and 7 accessible parking spaces. The change is intended to create closer parking spots nearer the renovated front entrance and provide closer accessible parking opportunity for patrons.



Figure 2: Existing Site



Figure 3: Colored Site Plan for Proposed Site

### C. Scale, Design, Materials, & Colors

The demolition will remove roughly 6,000 gross square feet from the primary face of the building along Burkhardt Place, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard, and children's play yard. The new expansion will add roughly 12,000 gross square feet back to the primary face and contain a new wellness center with a curved façade that follows the shape of the site with expansive exterior glazing.

The new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents along the exterior of the existing building. The roof overhang will be clad in metal panels and soffit with a wood-look metal plank ceiling. A belt line of metal panel will break the curtain of glass into an upper and lower storefront section and the base of the wall will be a brick-clad knee wall. Sections of fiber panels will be installed over sections of the existing building to tie old and new together and carry some of the



Figure 4: Existing North Façade (Left View)



Figure 5: Proposed North Façade (Left View)



Figure 6: Proposed North Façade (Right View)



architectural lines around the building. The height will fit within the existing range of building elements and provide a step between remaining building volumes.

**D. Landscape Design, Screening, & Lighting**

The applicant included a Tree Stand Delineation and Tree Preservation Plan with the submission. Existing landscaping will be maintained where it does not interfere with construction and all trees and landscaping along the length of the renovated parking area will be removed and lost trees will be replaced elsewhere on site. Sidewalks and landscaped beds will be added along the length of the new parking to provide pedestrian-friendly connectivity to the main entrance. The Department of planning has requested the applicant submit a Lighting Plan for review.

**RENDERING**







### **DEPARTMENT INPUT**

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission.

Staff requests review on an Amended Site Development Plan, Landscape Plan, Amended Architectural Elevations, and Architect's Statement of Design for an existing "PC" Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran's Place Drive, West County YMCA.

### **MOTION**

The following options are provided on the Architectural Review Board for consideration relative to this application:

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for 16464 Burkhardt Place – West County YMCA (KAI Design), ASDP as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for 16464 Burkhardt Place – West County YMCA (KAI Design), ASDP to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal



Transforming  
Communities

City of Chesterfield

Re: Municipal Zoning Review Board – Architect’s Statement of Design

To whom it may concern,

This project is a partial demolition and expansion of the existing Chesterfield Family YMCA on the upper floor of the facility. The demolition scope will remove roughly 6,000 GSF from the primary face of the building along Burkhardt Place, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard and children’s play yard. The new expansion will add roughly 12,000 GSF back to the primary face of the facility and contain a new wellness center with a curved façade that follows the shape of the site with expansive exterior glazing to the North. The new floor area will be 73,985 square feet.

The scope of the new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents at strategic locations along the exterior of the existing building. The design of the new addition will include an extension of the roof creating an overhang above the North-facing windows. The roof overhang will be clad in metal panels along the fascia and soffit with a wood-look metal plank ceiling. A belt line of metal panel with break the curtain of glass into an upper clerestory and lower storefront sections. At the base of the wall will be a brick-clad knee wall. Sections of cementitious fiber panels will be installed over sections of the existing building to tie old and new together and carry some of the architectural lines around the building. New building signage will be added to the East elevation along with accent lighting where existing building signage is currently located. Roof-top mechanical units will be placed away from the face of the building to minimize their visibility from the street and neighboring properties. The height of the addition will fit within the existing range of building elements and provide a step between remaining building volumes.

Additional features within the scope of work include expanding parking where an existing drop off lane is located and exterior bench seat walls connecting the new addition to the main entry and extending to the East along the face of the existing community theater. The existing single-loaded parking and drop-off lane will be modified to become a double-loaded parking area with roughly 30 regular and 7 accessible parking spaces. Sidewalks and landscaped beds will be added along the length of the new parking to provide pedestrian-friendly connectivity to the main building entrance. The seat walls will be clad in complementary masonry materials to match the existing building and the seat will be a cast stone or concrete.

Thank You,

**Scott Clark**, ASSOC. AIA  
SENIOR ARCHITECTURAL DESIGNER

**KAI [Company]**  
2060 Craigshire Rd | St. Louis, MO 63146 | 314.754.6390





# Chesterfield Family YMCA

RENOVATION & EXPANSION

16464 BURKHARDT PL  
CHESTERFIELD, MO 63017



2060 Craigshire Road  
Saint Louis, MO 63146  
T. 314.241.8188  
F. 314.241.0125  
www.kai-db.com

SSC ENGINEERING, INC.  
8207 EDISON AVE  
CHESTERFIELD, MO 63017  
(314) 538-7779

LARSON ENGINEERING  
1900 CRAIGSHIRE RD., STE. 300  
ST. LOUIS, MO 63146  
(314) 751-4119

PLANNING DESIGN STUDIO  
2618 BLYTHE BLVD., STE. 1  
ST. LOUIS, MO 63143  
(314) 538-5258

CIVIL DESIGN, INC.  
520 DAKOTA AVE.  
ST. LOUIS, MO 63111  
(314) 860-4127

Chesterfield Family YMCA  
PACKAGE 2 - PARTIAL DEMOLITION AND EXPANSION  
16464 BURKHARDT PL  
CHESTERFIELD, MO 63017  
ARB & ASDP REVIEW SUBMISSION

11/01/2023

ISSUE MARK	DATE	DESCRIPTION

ISSUE DATE: 11/01/2023  
PROJECT NO.: 15-23004-00  
DRAWN BY: SC  
CHECKED BY:

ORIGINAL SHEET SIZE IS 30" x 42"  
SHEET TITLE: COVER PAGE

SHEET NO.: 2G0-00  
Copyright © 2023 KAI Design  
All rights reserved.

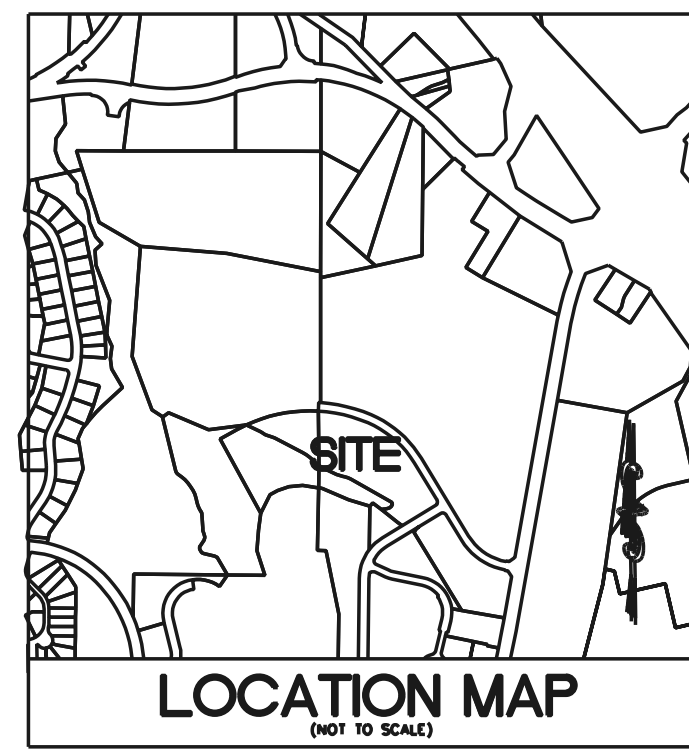












**OPEN SPACE:**

EXISTING	
PARKING AND DRIVES	96,062 SOFT
BUILDINGS	58,581 SOFT
TOTAL	154,643 SOFT
GREEN SPACE AND SIDEWALKS	89,921 SOFT
ENTIRE PROPERTY	244,564 SOFT
GREEN SPACE PERCENTAGE	36.77 PERCENT
PROVIDED	
PARKING AND DRIVES	99,298 SOFT
BUILDINGS	64,615 SOFT
TOTAL	163,913 SOFT
GREEN SPACE AND SIDEWALKS	80,651 SOFT
ENTIRE PROPERTY	244,564 SOFT
GREEN SPACE PERCENTAGE	32.98 PERCENT
REQUIRED	> 35.00 PERCENT

# FOURTH AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND IN U.S. SURVEY 415 AND 2002, T. 45 N. R. 4 E.  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MO.

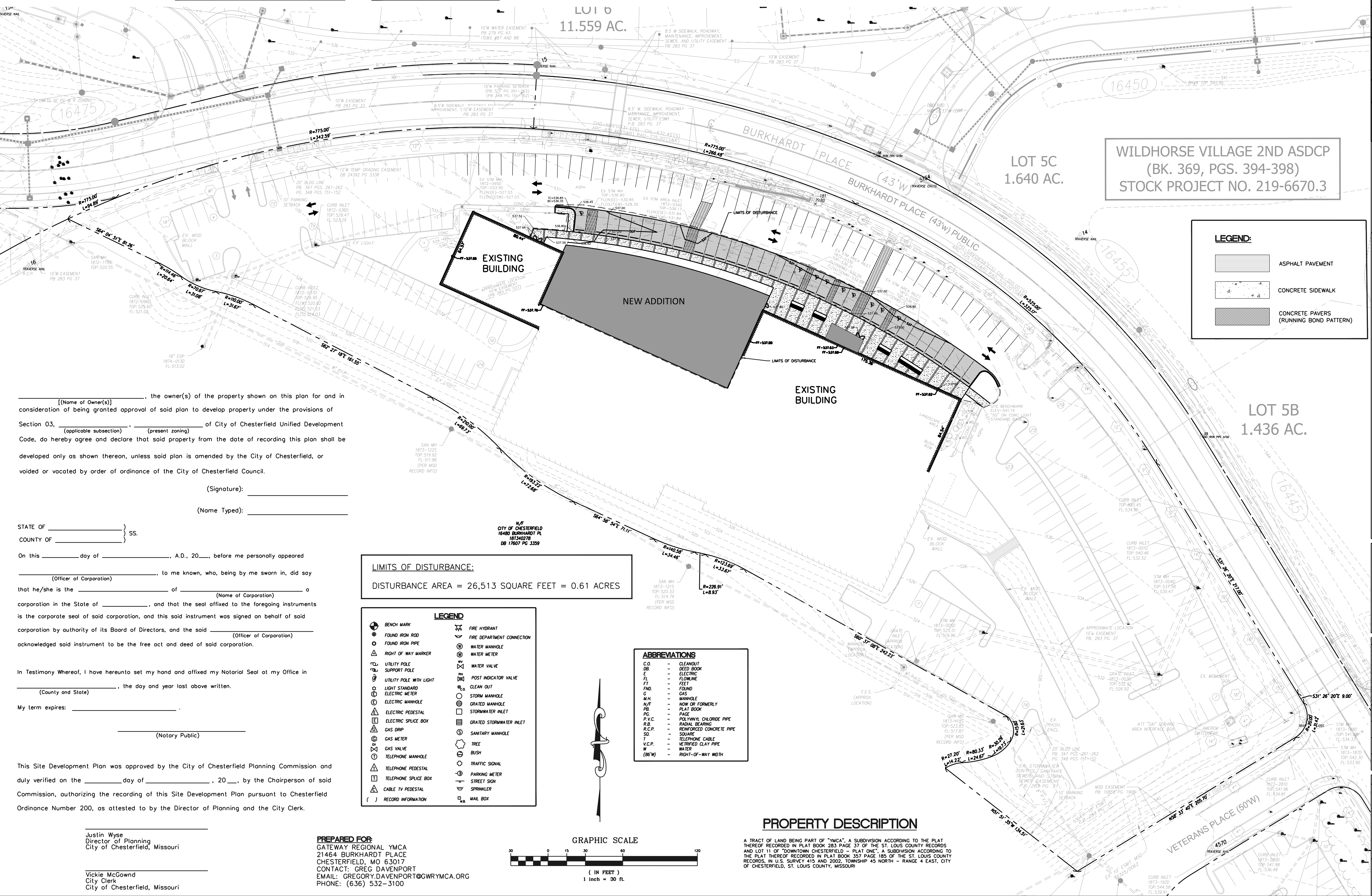
**PERTINENT DATA**

OWNER	=	YOUNG MEN'S CHRISTIAN ASSOCIATION
ZONING	=	PC - ORD. #2520
SITE ACREAGE	=	5.615±
LOCATOR NO.	=	181340388 AND 181620217
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	PARKWAY AND ROCKWOOD 8
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	SPIRE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN

**PARKING DATA**

EXISTING	234 P.S.
PROPOSED ADDITIONAL SPACES PROVIDED	+35 P.S.
TOTAL PROVIDED PARKING	269 P.S. TOTAL
PROVIDED ADA ACCESSIBLE PARKING (INCLUDED IN TOTAL)	9 P.S. TOTAL
REQUIRED PARKING (3.3 SPACES PER 1,000 S.F.) (73,985 S.F. / 1,000 X 3.3 SPACES)	245 P.S. TOTAL
REQUIRED ADA PARKING (7 FOR 201 TO 300 SPACES)	7 P.S. TOTAL

**ST. LOUIS COUNTY BENCHMARK**  
Benchmark 12048  
NAD83 Elev = 557.81  
5" on top of curb at end of rounding along the north curb line of the westerly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lyda Hills Drive.



**WILDHORSE VILLAGE 2ND ASDCP**  
(BK. 369, PGS. 394-398)  
STOCK PROJECT NO. 219-6670.3

**LEGEND:**

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVERS (RUNNING BOND PATTERN)

\_\_\_\_\_, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, \_\_\_\_\_ (present zoning) of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): \_\_\_\_\_  
(Name Typed): \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared \_\_\_\_\_ (Officer of Corporation), to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ (Name of Corporation) a corporation in the State of \_\_\_\_\_, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and this said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

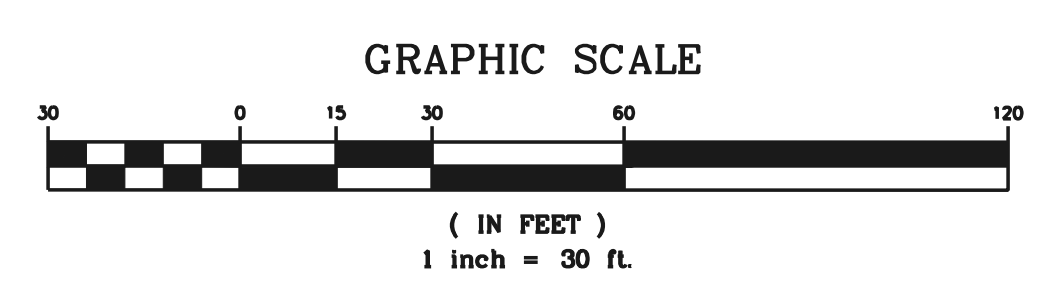
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in \_\_\_\_\_ (County and State), the day and year last above written.  
My term expires: \_\_\_\_\_  
(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wye  
Director of Planning  
City of Chesterfield, Missouri

Vickie McGownd  
City Clerk  
City of Chesterfield, Missouri

**PREPARED FOR:**  
GATEWAY REGIONAL YMCA  
21464 BURKHARDT PLACE  
CHESTERFIELD, MO 63017  
CONTACT: GREG DAVENPORT  
EMAIL: GREGORY.DAVENPORT@GWRYMCA.ORG  
PHONE: (636) 532-3100



**LIMITS OF DISTURBANCE:**  
DISTURBANCE AREA = 26,513 SQUARE FEET = 0.61 ACRES

**LEGEND**

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		STORM MANHOLE
	LIGHT STANDARD		GRADED MANHOLE
	ELECTRIC METER		STORMWATER INLET
	ELECTRIC MANHOLE		GRADED STORMWATER INLET
	ELECTRIC PEDESTAL		SANITARY MANHOLE
	ELECTRIC SPICE BOX		TREE
	GAS DROP		BUSH
	GAS METER		TELEPHONE MANHOLE
	GAS VALVE		TELEPHONE PEDESTAL
	TELEPHONE MANHOLE		TELEPHONE SPICE BOX
	TELEPHONE PEDESTAL		CABLE TV PEDESTAL
	CABLE TV PEDESTAL		RECORD INFORMATION
	RECORD INFORMATION		FIRE HYDRANT
	FIRE HYDRANT		FIRE DEPARTMENT CONNECTION
	FIRE DEPARTMENT CONNECTION		WATER MANHOLE
	WATER MANHOLE		WATER METER
	WATER METER		WATER VALVE
	WATER VALVE		POST INDICATOR VALVE
	POST INDICATOR VALVE		STORM MANHOLE
	STORM MANHOLE		GRADED MANHOLE
	GRADED MANHOLE		STORMWATER INLET
	STORMWATER INLET		GRADED STORMWATER INLET
	GRADED STORMWATER INLET		SANITARY MANHOLE
	SANITARY MANHOLE		TREE
	TREE		BUSH
	BUSH		TELEPHONE MANHOLE
	TELEPHONE MANHOLE		TELEPHONE PEDESTAL
	TELEPHONE PEDESTAL		TELEPHONE SPICE BOX
	TELEPHONE SPICE BOX		CABLE TV PEDESTAL
	CABLE TV PEDESTAL		RECORD INFORMATION

**ABBREVIATIONS**

C.O.	=	CLEANOUT
DB	=	DEED BOOK
E	=	ELECTRIC
FL	=	FLOWLINE
FT	=	FEET
FND.	=	FOUND
G	=	GAS
M.H.	=	MANHOLE
N.F.	=	NOW OR FORMERLY
PL	=	PLAT BOOK
P.C.	=	PAGE
P.V.C.	=	POLYVINYL CHLORIDE PIPE
R.B.	=	RADIAL BEARING
R.C.P.	=	REINFORCED CONCRETE PIPE
SQ.	=	SQUARE
T	=	TELEPHONE CABLE
W.C.P.	=	WATER
W	=	WATER
(86'W)	=	RIGHT-OF-WAY WIDTH

**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING PART OF "YMCA", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 283 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS AND LOT 11 OF "DOWNTOWN CHESTERFIELD - PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 357 PAGE 183 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 415 AND 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**KAI**  
2060 Craigshire Road  
Saint Louis, MO 63146  
T. 314.241.8188  
F. 314.241.0125  
www.kai-db.com  
TFPE Registration No. F-0910

**SSC**

**Larson Engineering**

**PLANNING DESIGN STUDIO**

**BUILDING STRONGER CDI COMMUNITIES**

**WILDHORSE VILLAGE 2ND ASDCP**  
(BK. 369, PGS. 394-398)  
STOCK PROJECT NO. 219-6670.3

**PROJECT FOR: Enter Name**  
**YMCA Chesterfield Renovation and Expansion**  
16464 BURKHARDT PL  
CHESTERFIELD, MO 63017

ARB & ASDP REVIEW SUBMISSION

11/01/2023

ISSUE DATE	MARK	DATE	DESCRIPTION
11/01/2023			
PROJECT NO.			15-23004-00
DRAWN BY			ACZ
CHECKED BY			JEF

ORIGINAL SHEET SIZE IS 30" x 42"  
SHEET TITLE:  
**FOURTH AMENDED SITE DEVELOPMENT PLAN**  
SHEET NO:  
**2C-001**





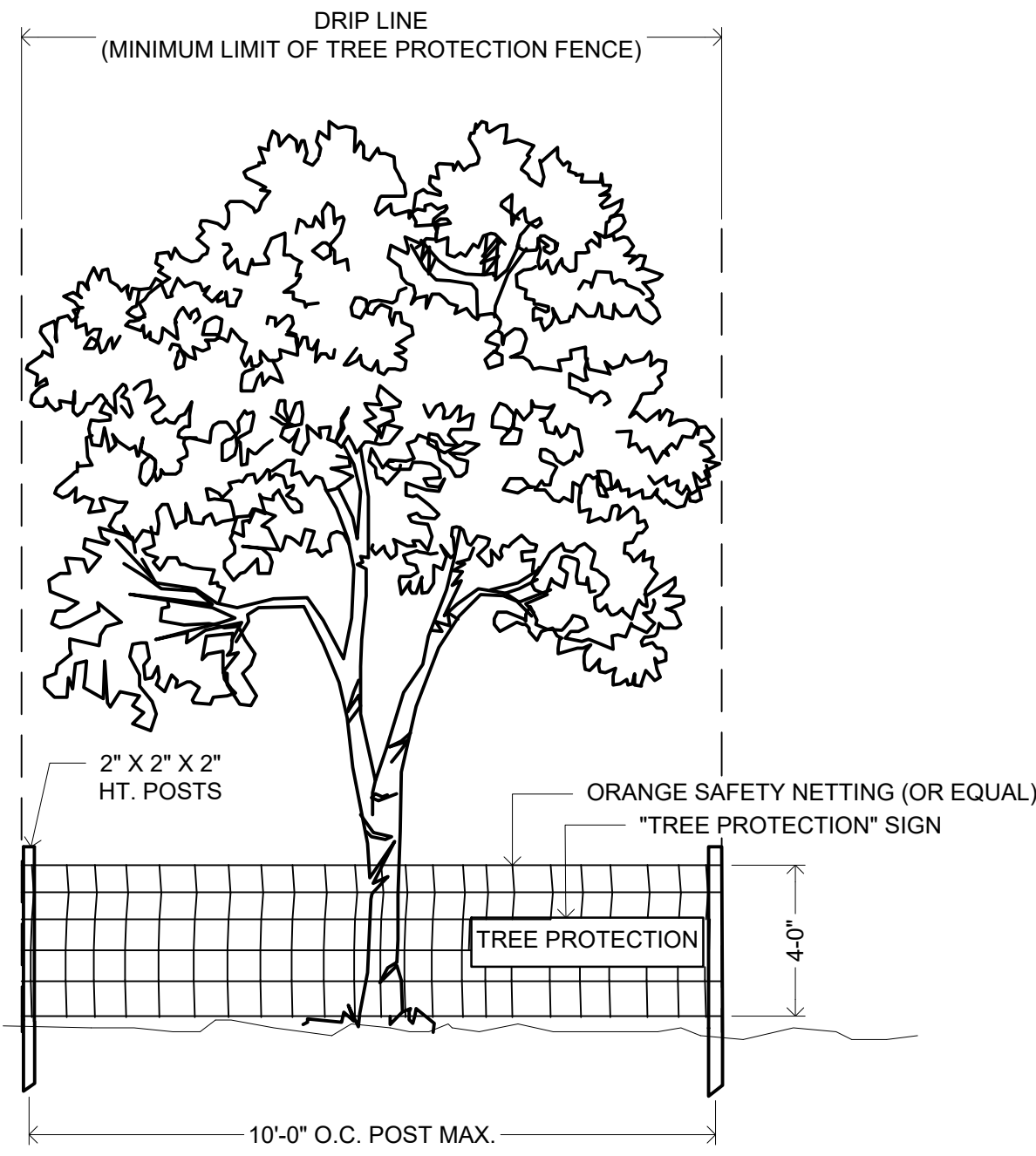












1 L-200 TREE PROTECTION DETAIL SECTION

NTS

- KEY:**
- EXISTING TREE TO PRESERVE
  - EXISTING TREE TO REMOVE
  - LIMITS OF DISTURBANCE
  - LANDSCAPE PLANTING ONLY (NO GRADING OR CONSTRUCTION DISTURBANCE)

- TREE PROTECTION NOTES:**
- PRE-CONSTRUCTION MEETING TO BE HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTOR.
  - CLEARING LIMITS TO BE ROUGH STAKED IN ORDER TO FACILITATE LOCATION FOR INSTALLATION OF PROTECTION FENCING. NO EARLY MAINTENANCE SCHEDULE IS REQUIRED.
  - NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE THE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED, INCLUDING THE INSTALLATION OF TREE PROTECTION FENCING AS SHOWN ON THE PLAN. WHERE NECESSARY, CONTRACTOR MAY PERFORM MINOR TREE CLEARING PRIOR TO INSTALLING SILT FENCING AND TREE PROTECTION FENCING PROVIDED THEY MAINTAIN TREE PROTECTION AREA.
  - TREE PROTECTION FENCING SHALL BE 4-FOOT HIGH TEMPORARY PLASTIC CONSTRUCTION FENCE. NO EQUIPMENT TRAFFIC/PARKING, CONCRETE WASHOUT, MATERIAL STORAGE OR OTHER SUCH CONSTRUCTION ACTIVITY SHALL BE PERMITTED TO PENETRATE THE PROTECTION FENCING OR DISRUPT THE PROTECTED WOODLAND AREA EXCEPT FOR THE REMOVAL OF DEAD OR INVASIVE PLANT MATERIAL. ALL GROUND PLANE IN PLANTING AREAS SHALL BE MULCHED WITH HARDWOOD BARK MULCH. TREE PROTECTION SIGNAGE WILL BE PLACED ALONG THE PROTECTION FENCING.
  - TREE PROTECTION MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION SEQUENCE BY THE CONTRACTOR.

- TREE PROTECTION ACTION KEY SEQUENCE**
- SURVEY LIMIT OF DISTURBANCE
  - INSTALL TREE PROTECTION FENCING
  - POST TREE PROTECTION SIGNAGE ON FENCE (NO SIGNS WILL BE POSTED ON TREES)
  - MAINTAIN TREE PROTECTION AREA AS AN OFF-LIMITS ZONE.

ID	Tree Name	DBH (Inches)	Canopy Diameter (Feet)	Condition Rating	Comment
1	Pin Oak	21	36	2	
2	Black Locust	6	18	4	Multistem
3	Ash	8	27	1	
4	Ash	12	16	1	
5	Ash	16	30	1	
6	Redbud	5	12	4	Multistem
7	Redbud	4	10	1	Wound @ Base
8	Willow	9	13	1	Wound @ Base
9	Willow	16	22	1	Split Crotch, Hazard Tree
10	Austrian Pine	14	26	4	
11	Austrian Pine	16	26	3	Bad Crotch
12	White Pine	11	21	3	Thin Crown, One Sided
13	Hawthorn	3	13	1	
14	Austrian Pine	14	22	2	
15	Austrian Pine	16	33	4	
16	Hawthorn	8	19	3	
17	Serviceberry	3	12	4	Multistem
18	Serviceberry	2	8	3	Multistem
19	Serviceberry	3	16	4	Multistem
20	Serviceberry	3	15	3	Multistem, Bacterial Wetwood
21	Hawthorn	3	12	1	
22	Serviceberry	2	5	1	Multistem
23	Riverbirch	13	31	3	Multistem
24	Riverbirch	11	32	3	Multistem
25	Crabapple	12	18	2	Girdling Roots
26	Hawthorn	6	16	2	
27	Ash	15	37	2	
28	Ash	12	32	2	
29	White Pine	11	25	2	
30	White Pine	9	18	2	
31	Red Maple	12	28	1	Girdling Roots, Half of Crown Missing

**TREE CONDITION RATING:**  
 EXCELLENT 4  
 GOOD 3  
 FAIR 2  
 POOR 1  
 DEAD 0

ID	Tree Name	DBH (Inches)	Canopy Diameter (Feet)	Condition Rating	Comment
32	Ash	12	31	2	
33	Crabapple	1	3	3	
34	Dogwood	1/4	1.5	3	
35	Black Gum	1	3	3	
36	White Pine	9	16	1	
37	Red Maple	12	26	3	
38	Red Maple	2	2	0	
39	Red Maple	12	21	3	
40	Ash	16	32	1	
41	Ash	16	37	1	
42	Red Maple	2	3	0	
43	Red Maple	10	24	2	Wound @ Base
44	Red Maple	10	26	2	
45	Red Maple	10	32	3	
46	Silver Maple	8	18	3	
47	Red Maple	2	3	0	
48	Ash	16	34	2	
49	Ash	14	30	1	
50	Red Maple	14	30	2	Leaning, Girdling Root, Wound
51	Red Maple	10	30	1	Large Trunk Wound, Hazard Tree
52	Red Maple	10	31	2	
53	Red Maple	14	30	3	Girdling Root
54	Red Maple	16	33	2	Girdling Root, Bad Crotch
55	Red Maple	14	32	3	
56	Ash	16	38	1	
57	Ash	18	50	2	
58	Mulberry	4	24	2	Multistem
59	Ash	16	42	1	
60	Zelkovia	7	22	3	
61	Little Leaf Linden	6	12	1	Trunk Wound

TOTAL SITE AREA = 244,586 SF (5.6 ACRES)  
 WOODLAND TREE AREA = 4,570 SF (0.1 ACRES)  
 INDIVIDUAL TREE AREA = 29,797.2 SF (0.68 ACRES)  
 TOTAL EXISTING TREE CANOPY AREA = 34,367.2 SF (0.79 ACRES)

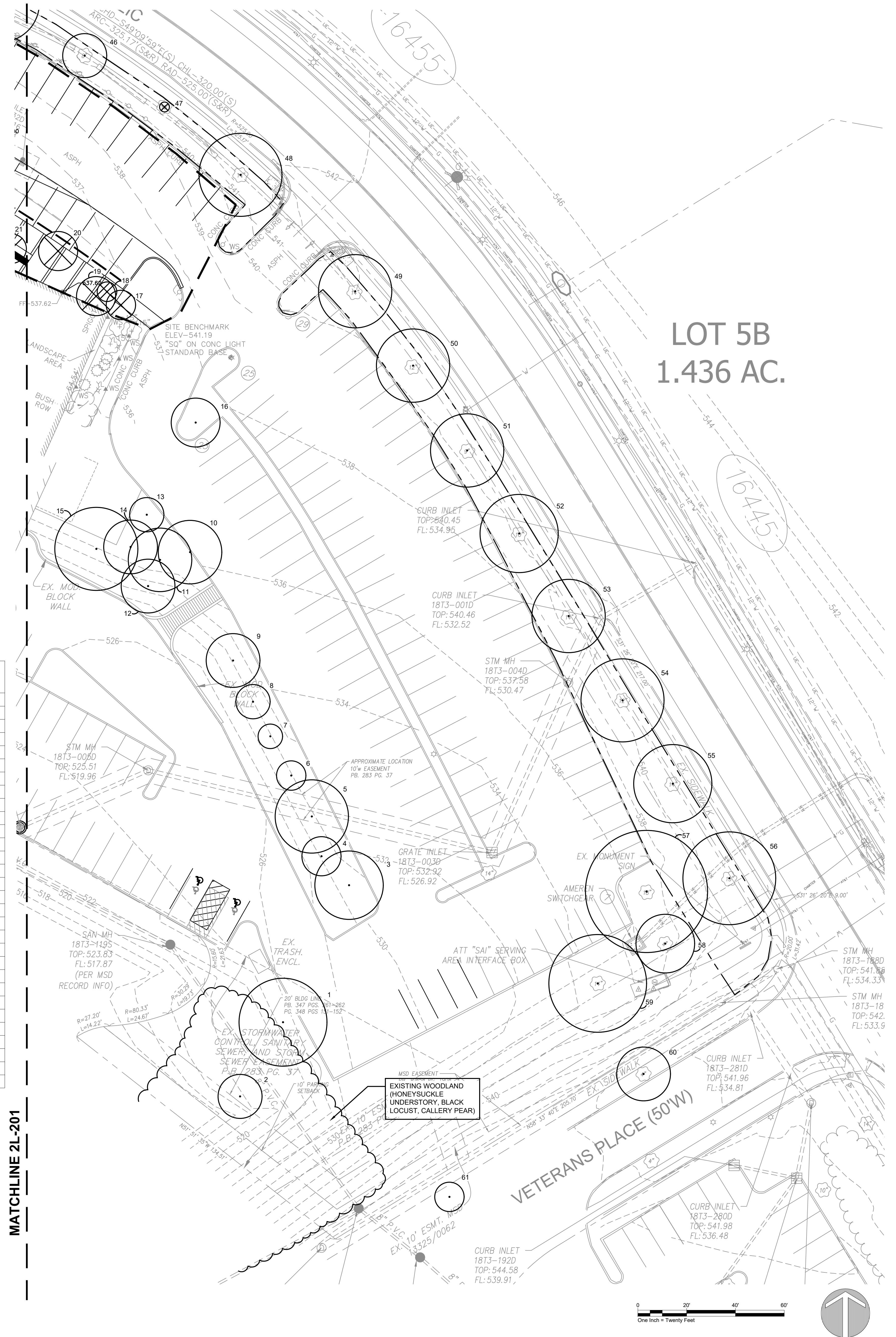
**TREE STAND DELINEATION NARRATIVE**  
 THIS PROJECT SITE COMPRISES A TOTAL OF 5.6 ACRES AND HAS A TOTAL OF 34,367.2 SF OF TREE CANOPY WHICH EXCLUDES OFFSITE TREE CANOPY AREAS. THE TREE STAND DELINEATION MAP WAS COMPLETED BY FIELD INSPECTION.

TOTAL SITE AREA = 244,564 SF (5.6 ACRES)  
 WOODLAND TREE AREA = 4,570 SF (0.1 ACRES)  
 INDIVIDUAL TREE AREA = 29,797.2 SF (0.68 ACRES)  
 TOTAL EXISTING TREE CANOPY AREA = 34,367.2 SF (0.79 ACRES)  
 TREE CANOPY COVERAGE PROPOSED FOR REMOVAL = 4,582.8 SF (0.11 ACRES)  
 TREE CANOPY COVERAGE PROPOSED FOR PRESERVATION = 29,784.4 SF (0.68 ACRES)

TREE STAND DELINEATION PREPARED UNDER THE DIRECTION OF:  
 L. ANDREW FRANKIE  
 CERTIFIED ARBORIST (MW-0417A)

*L. Andrew Frankie*

MATCHLINE 2L-201



**KAI**  
 2060 Craigshire Road  
 Saint Louis, MO 63146  
 T. 314.241.8188  
 F. 314.241.0125  
 www.kai-db.com  
 TSP# Registration No. F-0010

**SSC**  
**Larson Engineering**  
**PLANNING DESIGN STUDIO**  
**CDI COMMUNITIES**

A PROJECT FOR:  
**Chesterfield Family YMCA**  
 PACKAGE 2 - PARTIAL DEMOLITION AND EXPANSION  
 16464 BURKHARDT PL  
 CHESTERFIELD, MO 63017  
 ARB & ASDP REVIEW SUBMISSION



ISSUE:	MARK	DATE	DESCRIPTION
ISSUE DATE		11/1/23	
PROJECT NO.		15-23004-00	
DRAWN BY		SBT	
CHECKED BY		LAF	

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE  
**TREE PRESERVATION PLAN**

SHEET NO.  
**2L-200**  
 Copyright © 2011 KAI Design LLC. All rights reserved.

















# Site and Landscape Plan

Chesterfield Family YMCA



ISSUE MARK	DATE	DESCRIPTION

ISSUE DATE	11/01/23
PROJECT NO.	15-23004-00
DRAWN BY	Author
CHECKED BY	Checker

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE  
**SITE & LANDSCAPE PLAN**

SHEET NO.  
**2L-302**  
Copyright © 2023 KAI Design. All rights reserved.





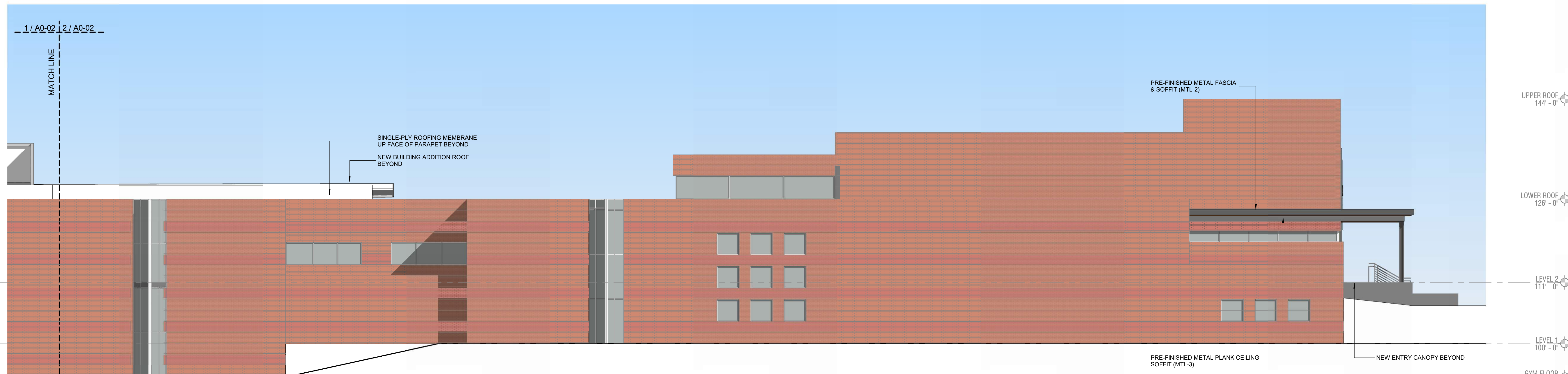


ISSUE MARK	DATE	DESCRIPTION

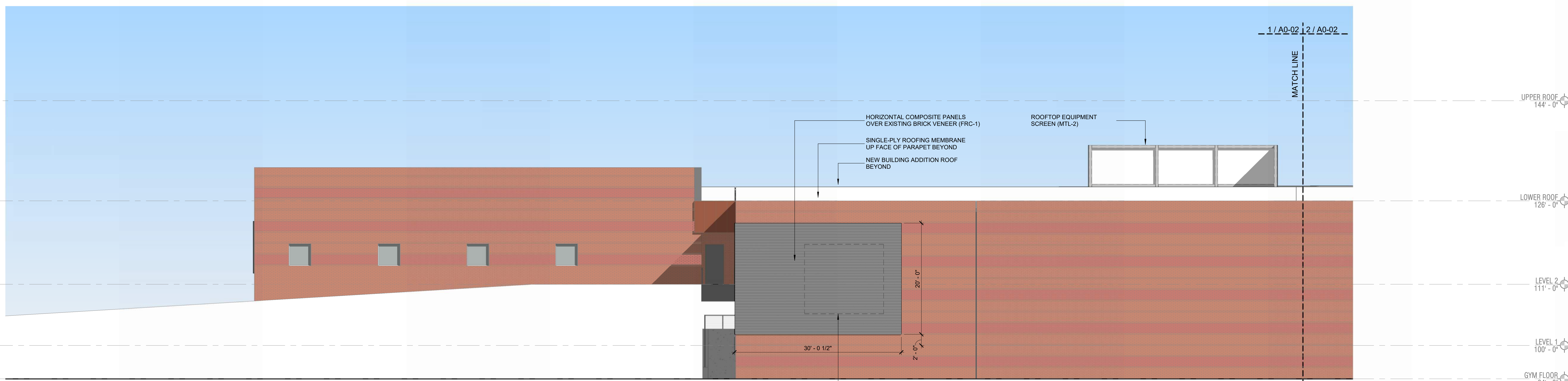
ISSUE DATE	11/01/2023
PROJECT NO.	15-23004-00
DRAWN BY	SC
CHECKED BY	JK

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE  
**EXTERIOR ELEVATIONS**

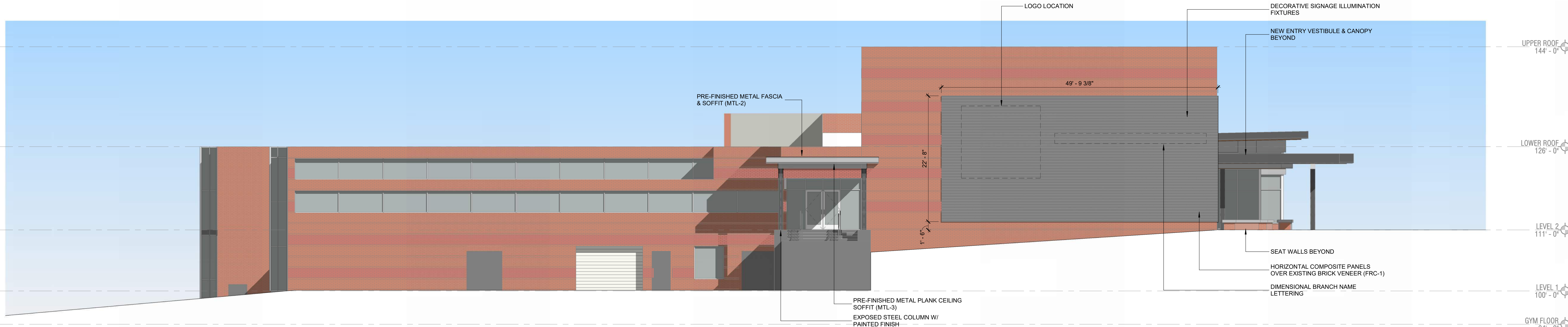
SHEET NO.	<b>A0-02</b>
Copyright © 2023 KAI Design	All rights reserved.



**1 PARTIAL SOUTH ELEVATION - A**  
 SCALE: 1/8" = 1'-0"



**2 PARTIAL SOUTH ELEVATION - B**  
 SCALE: 1/8" = 1'-0"



**3 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"





**KAI**  
 2060 Craigshire Road  
 Saint Louis, MO 63146  
 T. 314.241.8188  
 F. 314.241.0125  
 www.kai-db.com

**SSC**  
 SSC ENGINEERING, INC.  
 1827 EDISON AVENUE  
 CHESTERFIELD, MO 63017  
 (314) 538-7779

**Larson Engineering**  
 LARSON ENGINEERING  
 1800 CRAIGSHIRE RD., STE. 300  
 ST. LOUIS, MO 63146  
 (314) 751-4170

**PLANNING DESIGN STUDIO**  
 PLANNING DESIGN STUDIO  
 2618 BLYTHE BLVD., STE. 1  
 ST. LOUIS, MO 63143  
 (314) 528-0258

**BUILDING STRONGER  
 CDI  
 COMMUNITIES**  
 CIVIL DESIGN, INC.  
 520 DAKOTA AVE.  
 ST. LOUIS, MO 63111  
 (314) 860-4127

**Chesterfield Family YMCA  
 PACKAGE 2 - PARTIAL DEMOLITION AND EXPANSION  
 16464 BURKHARDT PL  
 CHESTERFIELD, MO 63017  
 ARB & ASDP REVIEW SUBMISSION**

11/01/2023

ISSUE MARK	DATE	DESCRIPTION

ISSUE DATE: 11/01/2023  
 PROJECT NO.: 15-23004-00  
 DRAWN BY: SC  
 CHECKED BY:

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE:  
**EXTERIOR RENDERINGS**

SHEET NO.:  
**A0-03**  
 Copyright © 2023 KAI Design  
 All rights reserved.





SITE PHOTO LOOKING NORTH



SITE PHOTO LOOKING NORTH



SITE PHOTO LOOKING EAST



SITE PHOTO LOOKING WEST



SITE PHOTO LOOKING SOUTH



SITE PHOTO LOOKING SOUTH

2060 Craigshire Road  
 Saint Louis, MO 63146  
 T. 314.241.8188  
 F. 314.241.0125  
 www.kai-db.com

SSC ENGINEERING, INC.  
 1827 EDISON AVE.  
 CHESTERFIELD, MO 63017  
 (314) 538-7779

LARSON ENGINEERING  
 1800 CRAIGSHIRE RD. STE. 300  
 ST. LOUIS, MO 63143  
 (314) 751-4110

PLANNING DESIGN STUDIO  
 2818 BUTTON BLVD. STE. 100  
 ST. LOUIS, MO 63143  
 (314) 538-5258

BUILDING STRONGER  
 CDI  
 COMMUNITIES  
 CIVIL DESIGN, INC.  
 5220 DAKLAND AVE.  
 ST. LOUIS, MO 63111  
 (314) 860-4427

Chesterfield Family YMCA  
 PACKAGE 2 - PARTIAL DEMOLITION AND EXPANSION  
 16464 BURKHARDT PL  
 CHESTERFIELD, MO 63017  
 ARB & ASDP REVIEW SUBMISSION

11/01/2023

MARK	DATE	DESCRIPTION

ISSUE DATE: 11/01/2023  
 PROJECT NO: 15-23004-00  
 DRAWN BY: SC  
 CHECKED BY:

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE  
**PHOTOS OF ADJACENT SITES**

SHEET NO.  
**A0-04**  
 Copyright © 2023 KAI Design  
 All rights reserved.