

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Alyssa Ahner, Planner

Date: December 7th, 2023

RE: <u>Waterfront at Wildhorse Village ASDSP:</u> An Amended Site Development

Section Plan for the addition of on-street parking for an 11.55-acre tract of land zoned "PC & R" Planned Commercial & Residential located south of Wild Horse Creek Road, west of Chesterfield Pkwy East, and north of

Burkhardt Place.

<u>Summary</u>

Stock & Associates, on behalf of McKelvey Homes LLC, has submitted an Amended Site Development Section Plan for the addition of three (3) on-street parking spaces in a single-family residential neighborhood. Staff has reviewed the proposal and has no further comments.

This project qualifies for administrative approval; however, the site-specific zoning ordinance indicates that it is subject to automatic Power of Review. Following review by the Planning & Public Works Committee, the project is subject to one reading at City Council.

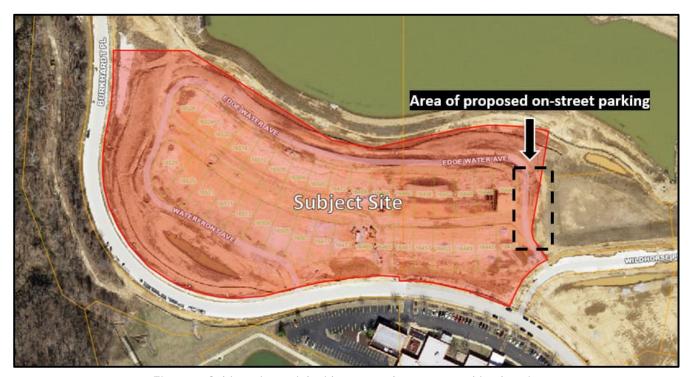


Figure 1: Subject site aerial with proposed on-street parking location

WATERFRONT AT WILDHORSE VILLAGE - LOT 6

SHEET INDEX

PLANTING PLAN

PLANTING SCHEDULE AND DETAILS

L1.100

L2.100

A TRACT OF LAND BEING LOT 6 OF WILDHORSE VILLAGE AS RECORDED IN P.B. 369 PGS. 579-585 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEYS 415 AND 2031 IN TOWNSHIP 45 NORTH RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AMENDED SITE DEVELOPMENT SECTION PLAN

ABBREVIATIONS BACK OF CURB CLEANOUT

 DEED BOOK ELECTRIC ELEVATION EXISTING FACE OF CURB FLOWLINE FEET FND. FOUND GAS

H.W. HIGH WATER LOW FLOW BLOCKED MANHOLE NOW OR FORMERLY PLAT BOOK

PROPOSED POLYVINYL CHLORIDE PIPE REINFORCED CONCRETE PIPE R/W - RIGHT-OF-WAY SQUARE TELEPHONE CABLE T.B.A. – TO BE ABANDONED T.B.R. – TO BE REMOVED

T.B.R.&R. - TO BE REMOVED AND REPLACED TYP. – TYPICALLY U.I.P. - USE IN PLACE U.O.N. - UNLESS OTHERWISE NOTED V.C.P. - VITRIFIED CLAY PIPE W – WATER

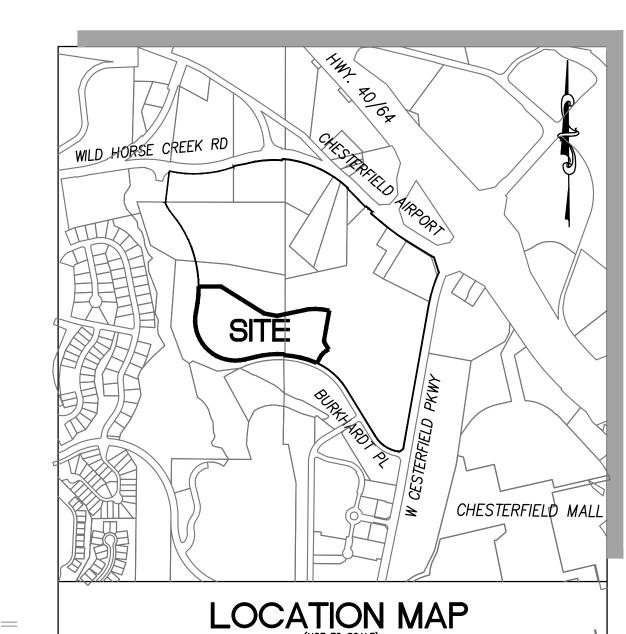
(86'W) - RIGHT-OF-WAY WIDTH

LEGEND

PROPOSED STORM

PROPOSED SANITARY

EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING TREE **EXISTING BUILDING EXISTING CONTOUR** SPOT ELEVATION EXISTING UTILITIES $-G-W-T-E^-$ FOUND 1/2" IRON PIPE SET IRON PIPE FOUND CROSS FOUND STONE FIRE HYDRANT LIGHT STANDARD NOTES PARKING SPACES POWER POLE WATER VALVE DENOTES RECORD INFORMATION ACCESSIBLE PARKING PROPOSED CONTOUR _____442_____ 442.25 PROPOSED SPOT



PERTINENT DATA

MCKELVEY HOMES, LLC OVERALL AREA: 11.559 Acres ± **EXISTING ZONING:** PC & R PER ORDINANCE #3161 LOCATOR NO: 18T630195 WUNNERNBERG'S: PG. 21, GRID 18FF & 19EE FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT SCHOOL DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST WATER SHED: FEMA MAP: 29189C0165K, FEB 4, 2015 AMEREN UE - RIC BEHNEN & LES NOLAN (314) 713-4904 / RBEHNEN@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM

GAS COMPANY: SPIRE INC - RAMONA STEVENS & BRIAN LANGENBACHER (314) 575-4843 / RAMONA.STEVENS@SPIREENERGY.COM (314) 713-6572 / BRIAN.LANGENBACHER@SPIREENERGY.COM PHONE COMPANY: AT&T - KATHY SMITH (636) 949-1312 / KS9340@ATT.COM WATER COMPANY: MISSOURI AMERICAN WATER COMPANY - MATT JASPERING (314) 606-2615 / MATT.JASPERING@AMWATER.COM

SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 10/16/2020, P.B. 368 PGS. 450-462. AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 3/1/2021, P.B. 369 PGS. 61-73 2ND AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 9/17/2021, P.B. 369 PGS 394-398 3RD AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 6/15/2022, P.B. 370 PGS. 238-240

SITE DEVELOPMENT SECTION PLAN RECORDED ON 6/2/2021 P.B. 369, PGS. 207-212

415 AND 2031 IN TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS

USACE PERMIT:

BEGINNING AT THE NORTHERN MOST CORNER OF BURKHARDT PLACE AS DEDICATED BY PLAT BOOK 283 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHEAST BURKHARDT PLACE AS DEDICATED BY DEED BOOK 23588 PAGE 3666 OF SAID RECORDS, THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHEAST RIGHT OF LINE: NORTH 03 DEGREES 22 MINUTES 20 SECONDS EAST, 8.50 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 826.50 FEET: ALONG SAID CURVE AN 244.42 FEET, AND A CHORD WHICH BEARS SOUTH 84 DEGREES 53 MINUTES 57 SECONDS WEST, 243.53 FEET: SOUTH 76 DEGREES 25 MINUTES 53 SECONDS WEST. 99.72 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 697.81 FEET AND A CHORD WHICH BEARS NORTH 45 DISTANCE OF 259.17 FEET AND A CHORD WHICH BEARS NORTH 89 DEGREES 54 MINUTES 45 SECONDS EAST, 256.98 FEET; SOUTH 10 DEGREES 03 MINUTES 3. SOUTH 24 DEGREES 23 MINUTES 59 SECONDS EAST. 37.63 FEET: AND SOUTH 32 DEGREES 51 MINUTES 05 SECONDS EAST. 46.68 FEET TO A CURVE TO THE LEFT HAVING A RADIUS LONG SAID CURVE. AN ARC DISTANCE OF 111.25 FEET AND A CHORD WHICH BEARS SOUTH 45 DEGREES 44 MINUTES 09 SECONDS WEST, 109.24 FEET; AN MORE OR LESS.

McKelvey Homes. LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter. PC&R" - Planned Commercial & Residence of the City of Chesterfield Ordinance No. 3161, do hereby agree and declare that said property from or voided or vacated by order of ordinance of the City of Chesterfield Council.

the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commision, McKelvey Homes, LLC

STATE OF MISSOURI instrument to be the free act and deed of said limited liability

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written. Print Name My commission expires:

This Amended Site Development Section Plan was administratively approved and duly verified on the ____ day of 2024, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No, 200, as attested to by the Director of Planning and Development Services and the

Director of Planning City of Chesterfield, Missouri Vickie McGownd, City Clerk City of Chesterfield, Missouri

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12048 $NGVD29 Ele\ddot{v} = 557.81$ "Sq" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway; 0.2 mile north of Lydia Hills Drive.

CONTRACTOR'S INSURANCE REQUIREMENTS PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE

UTILITY NOTE:

PREPARED FOR:

MCKELVEY HOMES

218 CHESTERFIELD TOWNE CENTRE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON 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 RSMG. CHESTERFIELD, MO 63005 STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE

Richard D. Laughlin, P.E. THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1

3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR ARE NOT ADEQUATE DISCHARGE POINTS

4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS. 5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.

5. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING. 6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF 8. TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED 7. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE 9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.

8. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY 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.

PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH 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 HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY

11. THIS PROJECT DOES NOT INCLUDE WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY OR EASEMENT

COUNTY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT

12. THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH ST. LOUIS

GENERAL NOTES

10. SIGN APPROVAL IS A SEPARATE PROCESS.

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY

2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.

CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.

 $_{ t L}$ PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT—OF—WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

12. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

14. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE 1 ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS 15. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF

HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE

4. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT

16. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY

MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020. 17. ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTEI AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY

BUILDING PLACEMENT

PER STREETSCAPE EXHIBIT 1 OF ORD. 3161 NORTH: N/A

SOUTH (WILDHORSE PLACE): 10' SIDEWALK & UTILITY ESMT & 0'-15' BUILD TO LINE SOUTH (BURKHARDT PLACE): 15' LANDSCAPE BUFFER & NO BUILD TO LINE FOR RESIDENTIAL WEST (BURKHARDT PLACE): 15' LANDSCAPE BUFFER & NO BUILD TO LINE FOR RESIDENTIAL

SPACE BETWEEN BUILDINGS: ATTACHED OR 6'-20' IF DETACHED * NOTE: STRUCTURES MAY BE CONSTRUCTED UP TO LOT LINES

BUILDING VOLUME

MAXIMUM HEIGHT: 3 STORIES PR. 35 SINGLE FAMILY HOMES - MAX HEIGHT 28.0'

PARKING

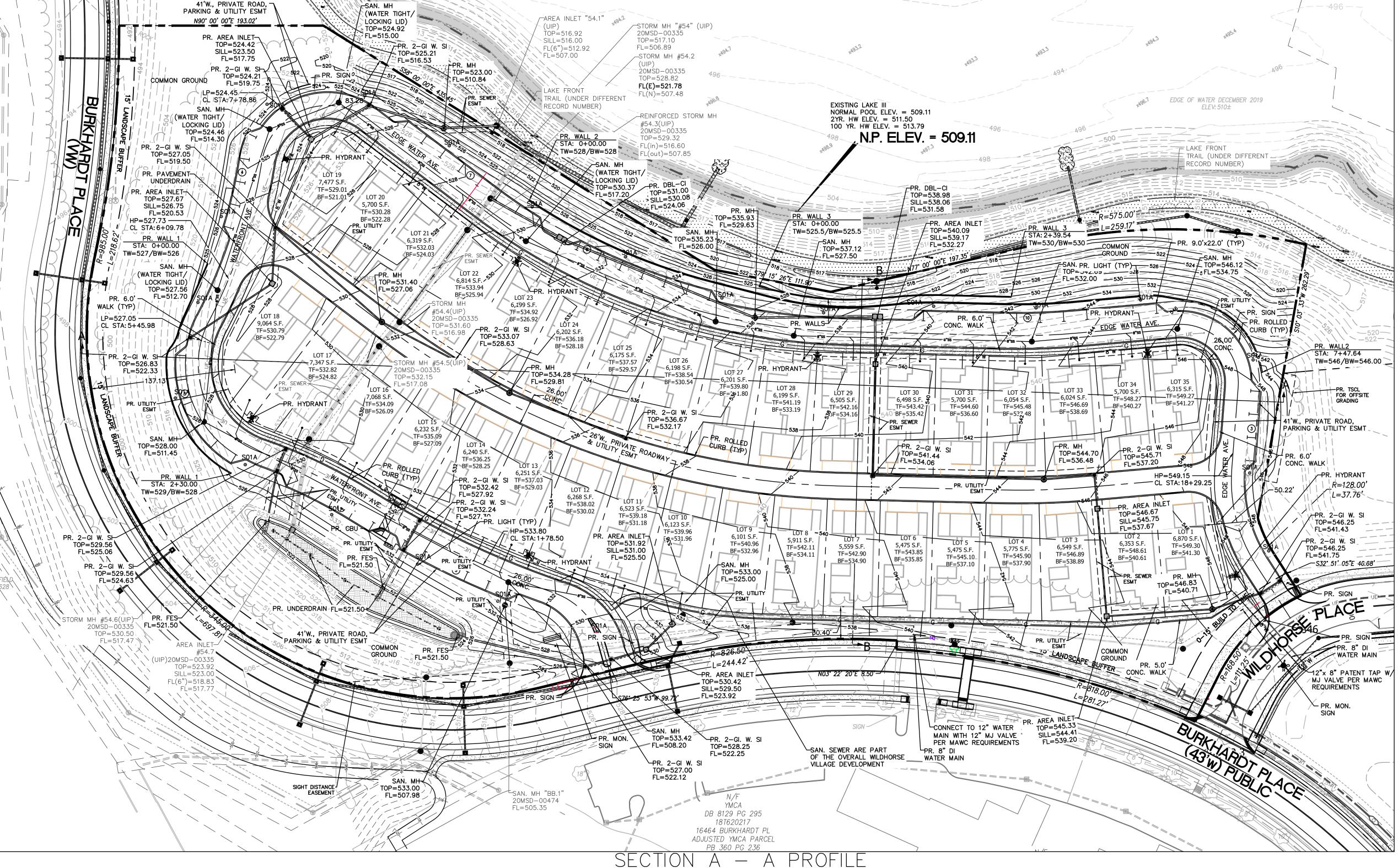
MAXIMUM REQUIRED: NONE

LOT SIZE: 50'x110'±

PROVIDED: THE HOMES HAVE THE OPTION BETWEEN A 2 & 3 CAR GARAGE

MINIMUM REQUIRED: 2 SPACES FOR EVERY DWELLING - (35 DWELLINGS)x(2 SPACES/DWELLINGS) = 70

2-CAR OPTION PROVIDED: (35 DWELLINGS)x(2 SPACES/GARAGE) + 44 OFF-STREET = 114 SPACES 3-CAR OPTION PROVIDED: (35 DWELLINGS)x(3 SPACES/GARAGE) + 44 OFF-STREET = 149 SPACES PROVIDED PARKING DIMENSIONS: PARALLEL PARKING 9'x22'



LOT 30 TF=543.42 BF=535.42 LOT 31 TF=544.60 BF=536.60 TF=546.69 BF=538.69 LOT 29 TF=542.16 BF=534.16 15.0' LANDSCAPE BUFFER MAX HEIGHT=28. AX HEIGHT=28.0 X HEIGHT=28.0 MAX HEIGHT=28. Residential Sanitary Flow Estimate - Lot 6 SCALE: HORZ:1"=50' VERT:1"=50' Wildhorse Village (Stock JN 220-6864) Midwest Testing, at the request of Wildhorse Village LP, has provided geotechnical services for the

0.08 CFS

GEOTECHNICAL ENGINEER'S STATEMENT

500 **—**

project proposed hereon. Geotechnical explorations were conducted for the grading, infrastructure,

and slopes of the development. Our findings indicate that the earth-related aspects are suitable for

the grading and infrastructure construction proposed hereon pursuant to the recommendations set

14938) – Pearl/RGA – Downtown Chesterfield – Chesterfield, Missouri." A cursory assessment of the

forth in our April 7, 2020 report titled "Revised Preliminary Geotechnical Exploration (MT Job No.

existing dam followed, as set forth in our December 31, 2020 report titled "Assessment of Dam

LAUGHLIN

E-20132

NUMBER

Conditions (MT Job No. 14938) - Wildhorse Village - Chesterfield, Missouri."

Sanitary Flow Rates (Average Daily Flow - ADF)

MSD Standard Flow

Residential 370 GPD (100 GPD/Person x 3.7 Persons/Residence) Sanitary Flows - MSD Standard Lot 6 (Detached Townhomes) 370 GPD/Unit 12,950 GPD

6,475 Gal

866 Cu. Ft.

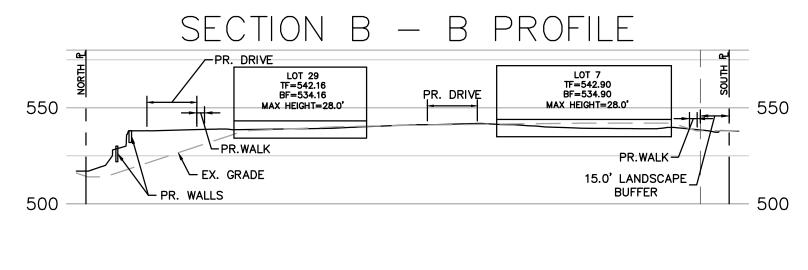
Average Daily Flow (ADF) TOTAL = 12,950 GPD 0.02 CFS PDF = 51,800 GPD Peak Daily Flow = 4.0 x ADF

Required Storage 12-Hr ADF

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc has prepared this Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.

Walter J Pfleger, Missouri L.S. No. 2008000728



GRAPHIC SCALE

(IN FEET 1 inch = 50 ft.

& PARKING

NUMBER

9

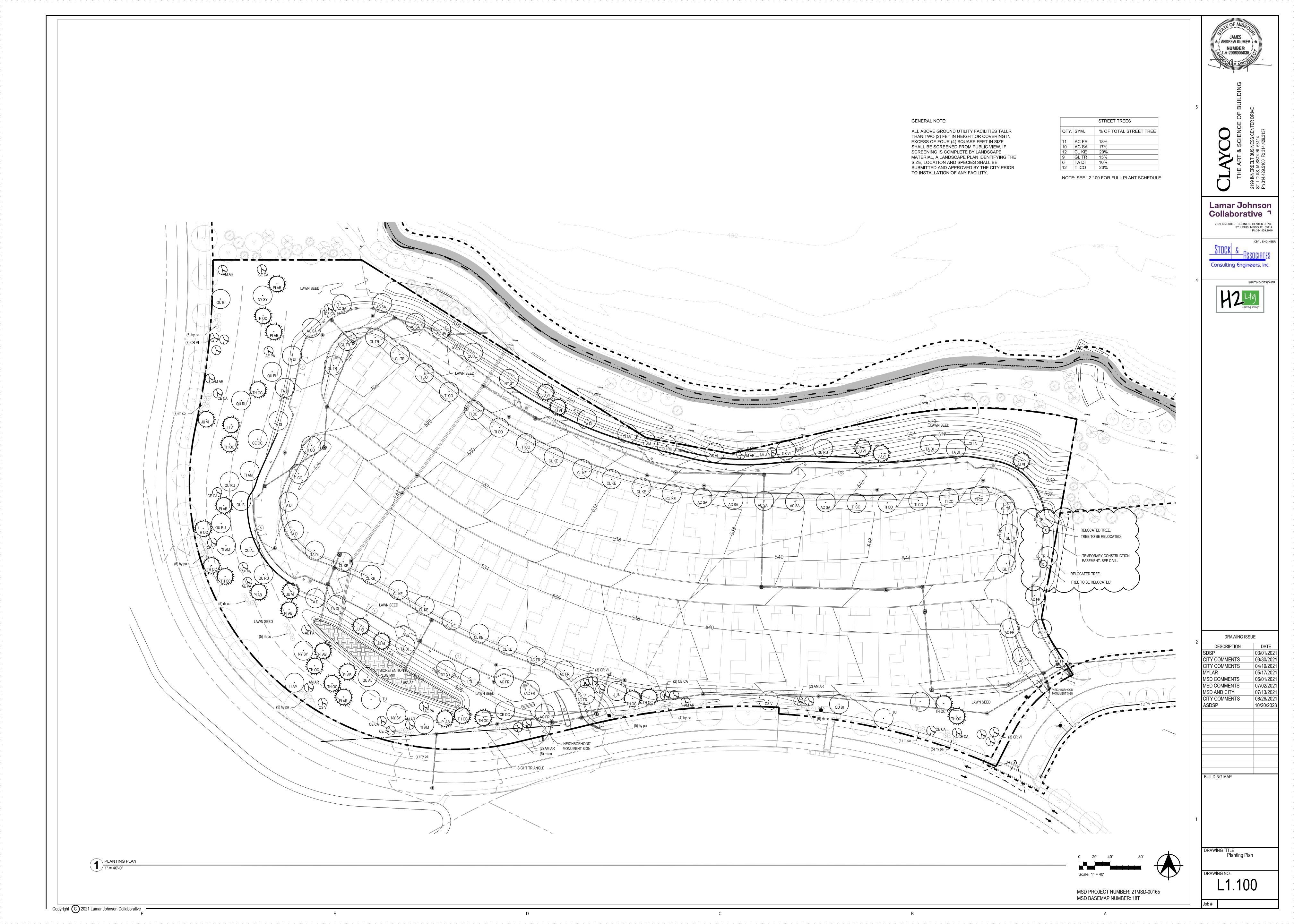
SEORGE M. STOCK E-2511 CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

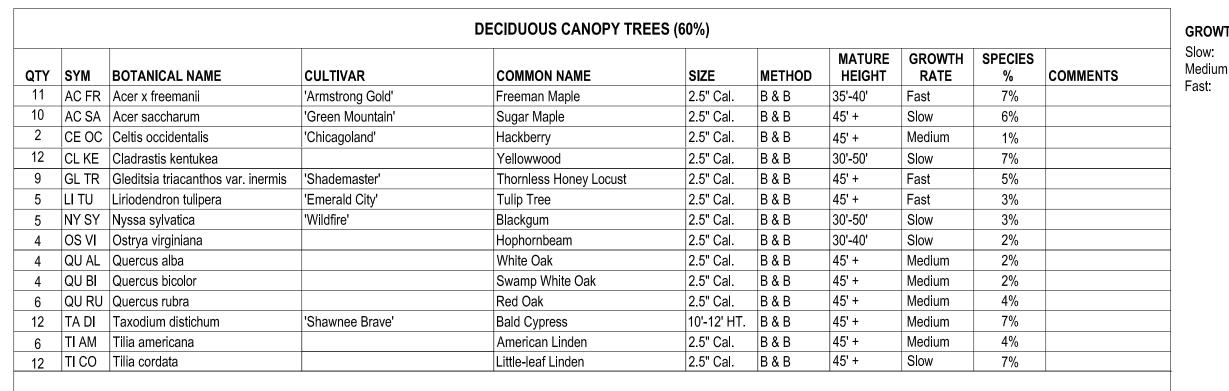
REVISIONS: 2023-11-30 CITY

CHECKED BY: K.S.G. 220-686 S.L.C. H&T #: H&T S.U.P. # M.D.N.R. #:

AMENDED SITE DEVELOPMEN1 **SECTION PLAN**

ASDSP-1.0





EVERGREEN	TREES	(20%)

							MATURE	GROWTH	SPECIES	
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	HEIGHT	RATE	%	COMMENTS
10	JU VI	Juniperus virginiana	'Moonglow'	Eastern Red Cedar	8-10' Ht.	B & B	30' - 65'	Medium	6%	
9	PI AB	Picea abies		Norway Spruce	8-10' Ht.	B & B	45' +	Fast	5%	
14	TH OC	Thuia occidentalis	'Green Giant'	Green Giant Arborvitae	8-10' Ht.	B & B	45' +	Fast	9%	

DECIDUOUS UNDERSTORY TREES (20%)

								MATURE	GROWTH	SPECIES	
	YTÇ	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	HEIGHT	RATE	%	COMMENTS
	5	AE PA	Aesculus pavia		Red Buckeye	6-8' Ht.	B & B	20'-30'	Slow	3%	Multi-stemmed
	9	AM AR	Amelanchier arborea	Autumn Brilliance	Common Serviceberry	6-8' Ht.	B & B	25'-30'	Slow	5%	Multi-stemmed
	9	CE CA	Cercis canadensis		Eastern Redbud	6-8' Ht.	B & B	25'-30'	Fast	5%	
	10	CR VI	Crataegus viridis	'Winter King'	Winter King Hawthorn	2.5" Cal.	B & B	25'-30'	Medium	7%	

DECIDUOUS SHRUBS

TIGHTEN STRAPS ONLY ENOUGH

TO PREVENT SLIPPING; ALLOW

FOR SOME TRUNK MOVEMENT

3/4" WEBBED NYLON TREE

TREES 3.5" CALIPER

2' WIDE WEBBED NYLON TREE -

ACCOMODATE 1.5" OF GROWTH.

GALVANIZED WIRE OR CABLE; -

STRAP, LONG ENOUGH TO

TWIST TO TIGHTEN, WRAP

TURNBUCKLES FOR TREES

TREES GREATER

GENERAL NOTES:

THAN 3.5" CALIPER

TREE STAKING

1. TREES TO BE STAKED ONLY AS SPECIFIED, SEE PLANT SCHEDULE.

OR LESS

LOOSE ENDS

OVER 6" CAL.

OR APPROVED EQUAL

STRAP, DEEPROOT ARBORTIE

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	COMMENTS
38	hy pa	Hydrangea paniculata	'Little Lime'	Panicle Hydrangea	5 GAL	Container	48" O.C.	
31	rh co	Rhus copallina var. latifolia	'Morton'	Prairie Flame Shining Sumac	5 GAL	Container	96" O.C.	

BIORETENTION PLUG MIX

WET-MESIC PLUG MIX 3,853 S.F.

SIZE AND SPACING: ALL SPECIES TO BE 1 QUART AT 18" O.C.

PLUG MIX:

GRASSES/ SEDGES 40% (790 PLUGS):

Carex grayii Carex muskinumensis Palm Sedge Tollway Sedge Carex praegracilis Fox Sedge Carex vulpinoidea Panicum virgatum 'Shenandoah' Switchgrass

HERBACEOUS PERENNIALS (FORBS) 60% (1,186 PLUGS):

Asclepias incarnata Baptisia australis Eupatorium coelestinum Hemerocallis 'Red Hot Returns' Hibiscus moscheutos Iris virginica Liatris aspera Monarda fistulosa

Rudbeckia x 'American Gold Rush'

Ratibida pinnata

Solidago speciosa

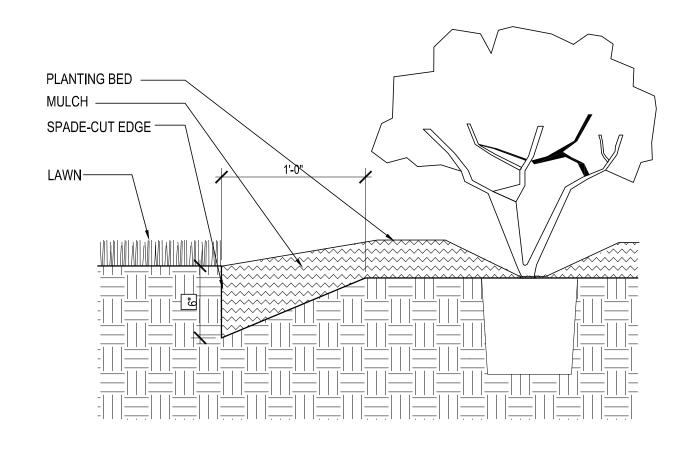
Mistflower Daylily Swamp Mallow Southern Blueflag Iris Rough Blazing Star Wild Bergamot Grey Coneflower

Black Eyed Susan

Showy Goldenrod

Swamp milkweed Blue Wild Indigo

GROWTH RATE PERCENTAGES (%): 55/168 = 33% 51/168 = 30% Medium: 62/168 = 37%

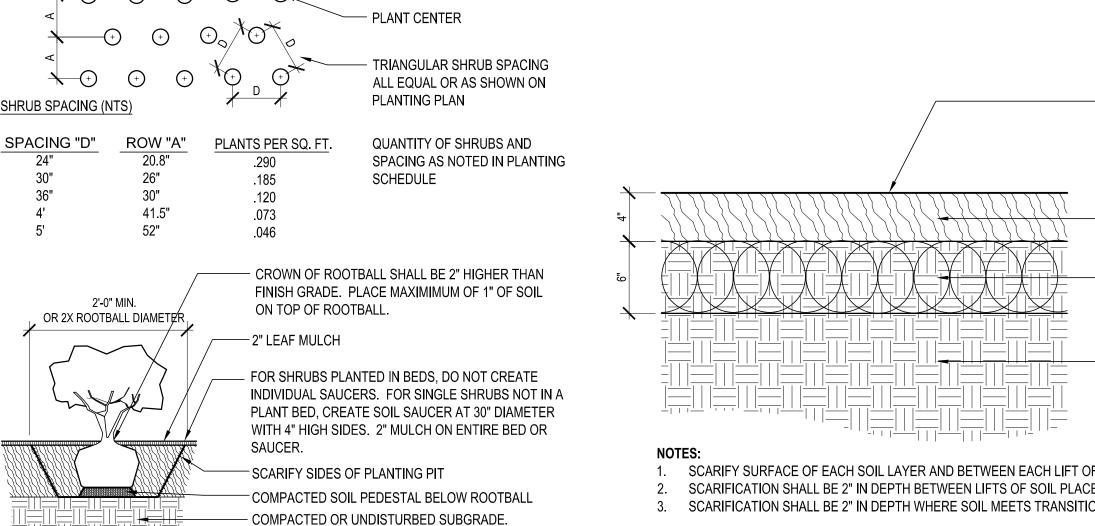


SPADE CUT EDGE AT PLANTING BED

SIMILAR BULB IN TRIANGULAR PATTERN BETWEEN BASE PLANTING IN GROUPINGS. SEE SCHEDULE FOR SPACING. - BASE PLANTING SEE SCHEDULE FOR SPACING. SEE SCHEDULE FOR SPACING.

BULB INTERPLANTING. INSTALL

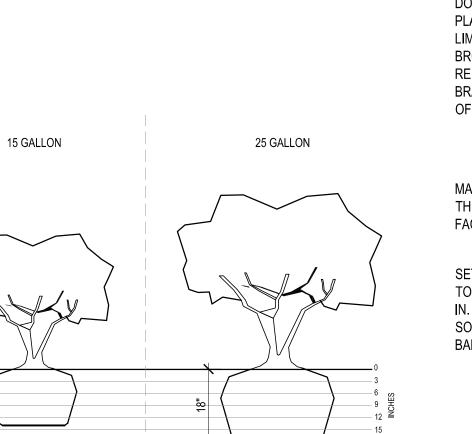
\ INTERMINGLED PERENNIAL/GRASS & BULB PLANTING



FINISHED GRADE TURF GRASS SOIL SCARIFY EXISTING SOIL GRADED SUBSOILS

3. SCARIFICATION SHALL BE 2" IN DEPTH WHERE SOIL MEETS TRANSITION LAYER.

SOIL PROFILE 1 - TURFGRASS

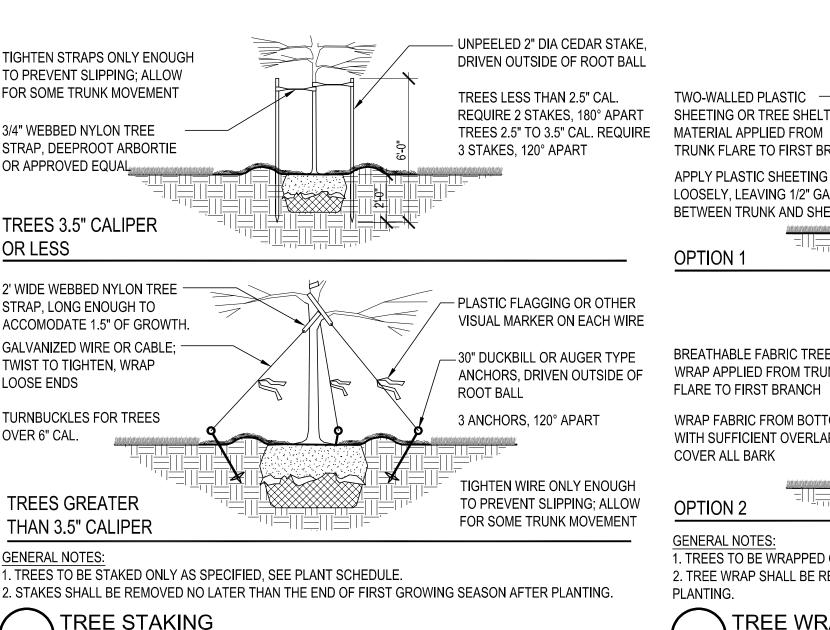


1. ROOT BALL SIZES SHOWN ARE A MINIMUM SPREAD AND DEPTH FOR 'TYPE 2' INTERMEDIATE DECIDUOUS SHRUBS, AS DEFINED BY AMERICAN STANDARD FOR NURSERY STOCK. 2. SEE SHRUB PLANTING FOR FURTHER DETAIL.

5 GALLON

\SHRUB ROOT BALL SIZE

CONTAINER SIZE:



TWO-WALLED PLASTIC SHEETING OR TREE SHELTER TRUNK FLARE TO FIRST BRANCH APPLY PLASTIC SHEETING LOOSELY, LEAVING 1/2" GAP BETWEEN TRUNK AND SHEETING BREATHABLE FABRIC TREE -WRAP APPLIED FROM TRUNK FLARE TO FIRST BRANCH BIO-DEGRADABLE PLASTIC TAPE WRAP FABRIC FROM BOTTOM UP WITH SUFFICIENT OVERLAP TO 1. TREES TO BE WRAPPED ONLY AS SPECIFIED, SEE PLANT SCHEDULE. 2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER

TREE WRAPPING

SLOPE VARIES UP TO 33% (3:1) TREES TO BE STAKED AND/OR SEE GRADING PLAN. WRAPPED AS SPECIFIED; SEE PLANT SCHEDULE ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE PRIOR TO MULCHING, LIGHTLY - BIO-DEGRADABLE PLASTIC TAPE THE TRUNK MEETS SUBSTRATE/ TAMP SOIL AROUND THE ROOT SOIL ____ BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN SEE SPECIFICATIONS BACKFILLED, POUR WATER FOR MULCH. AROUND THE ROOT BALL TO SETTLE THE SOIL. PLANT TREE IN SLOPE SO THAT CUT AND FILL ARE EQUAL AND FINISH GRADE TERRACING EFFECT IS _____ MODIFIED SOIL. DEPTH VARIES. SEE SOIL SPECIFICATIONS. —— COMPACTED OR UNDISTURBED -SUBGRADE. DECIDUOUS TREE PLANTING ON SLOPE

PLANTING PLAN NOTES

- 1. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND
- PRIOR TO BEGINNING CONSTRUCTION.
- APPLICABLE CODES, STANDARDS AND ORDINANCES. 4. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF
- MATERIALS. 5. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE
- 6. THE SITE SHALL BE FINISH GRADED BY THE GRADING CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY
- ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM
- LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED
- AND/OR SEEDING.

- FINISHED GRADE

- SCARIFY EXISTING SOIL

GRADED SUBSOILS

TREES TO BE STAKED AND/OR

WRAPPED AS SPECIFIED; SEE

PLANT SCHEDULE

Lamar Johnson Collaborative 7 2199 INNERBELT BUSINESS CENTER DRIVE

: Andrew Kilmer : 🖈

NUMBER

LA-2006005036

Consulting Engineers, Inc

ST. LOUIS, MISSOURI 63114

DRAWING ISSUE DESCRIPTION CITY COMMENTS 03/30/202 CITY COMMENTS 04/19/2021 05/17/2021 MSD COMMENTS 06/01/2021 MSD COMMENTS 07/02/2021 MSD AND CITY 07/13/2021 CITY COMMENTS 08/26/202

Planting Schedule

BUILDING MAP

and Details DRAWING NO. L2.100

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IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. 2. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS

3. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL

THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT

PLANT SCHEDULE.

LANDSCAPE OPERATIONS.

SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR

9. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING,

10. REFER TO SPECIFICATIONS FOR MULCH TYPE, DEPTH AND LOCATION.

11. REFER TO PLANTING SPECIFICATIONS FOR MORE DETAILS.

 SCARIFY SURFACE OF EACH SOIL LAYER AND BETWEEN EACH LIFT OF SOIL PLACED. 2. SCARIFICATION SHALL BE 2" IN DEPTH BETWEEN LIFTS OF SOIL PLACED.

SOIL PROFILE 2 - MIXED PLANTING DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

MARK NORTH SIDE OF TREE IN — THE NURSERY; PLANT TREE - TREE MUST BE PLANTED SUCH THAT TRUNK FLARE IS VISIBLE FACING NORTH AT TOP OF ROOT BALL; PLANT TREE TO ALLOW SOIL TO SOIL SET TOP OF ROOT BALL FLUSH -CONTACT TO FINISHED GRADE OR 1 TO 2 IN. HIGHER IN SLOW DRAINING

— REMOVE ALL TWINE, ROPE, SOILS; DO NOT COVER ROOT WIRE AND BURLAP FROM TOP BALL WITH SOIL HALF OF ROOT BALL — DO NOT PLACE MULCH IN CONTACT WITH TRUNK BACKFILL HOLE WITH EXISTING T

SCARIFY SURFACE OF EACH SOIL LAYER AND BETWEEN EACH LIFT OF SOIL PLACED.

SCARIFICATION SHALL BE 2" IN DEPTH BETWEEN LIFTS OF SOIL PLACED.

3. SCARIFICATION SHALL BE 2" IN DEPTH WHERE SOIL MEETS TRANSITION LAYER.

TAMP SOIL AROUND ROOT BALL SOIL AND SPECIFIED SOIL BASE WITH FOOT TO PREVENT AMMENDMENTS 1:1 SLOPE ON SIDES OF HOLE-- UNEXCAVATED OR COMPACTED SOIL UNDER ROOT BALL TO 2X ROOT BALL DIAMETER PREVENT SETTLING

\ EVERGREEN TREE PLANTING

TREES TO BE STAKED AND/OR DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER WRAPPED AS SPECIFIED; SEE LIMBS, CO-DOMINANT LEADERS, AND PLANT SCHEDULE BROKEN OR DEAD BRANCHES. DO - REMOVE EXCESS FILL FROM NOT REMOVE THE TERMINAL BUDS OF . TOP OF TRUNK TO EXPOSE BRANCHES THAT EXTEND TO THE ROOT FLARE. SET CROWN OF EDGE OF THE CROWN. ROOT BALL 2-3" HIGHER THAN FINISH GRADE. CUT AND ORIENT TREE TO HAVE SIMILAR

REMOVE TOP 1/3 OF SOLAR ASPECT AS NURSERY OR ROPE/BURLAP. REMOVE ROPE AS DIRECTED BY LANDSCAPE FROM CROWN TO PREVENT ARCHITECT. TAGS ARE TO BE GIRDLING. REMOVE TOP 1/3 OF PLACED ON THE NORTH SIDE AT-WIRE BASKETS AND ONCE IN PIT, CUT EVERY HORIZONTAL AND VERTICAL WIRE. DO NOT COVER ROOT BALL WITH / 2" LEAF MULCH - CREATE 4" HIGH SOIL SAUCER

AT EACH TREE PIT. TAPER TO ZERO INCHES AT ROOT FLARE. COVER WITH 2" LEAF MULCH TURF GRASS SOIL -FINISH GRADE COMPACTED SOIL PEDESTAL BACKFILL TREE PIT WITH -**BELOW ROOTBALL** PLANTING SOIL IN 6-8" LIFTS. LIGHTLY TAMP AND ROUGHEN — COMPACTED OR UNDISTURBED

SOIL SURFACE BETWEEN LIFTS SUBGRADE. 2½ X ROOT BALL DIAMETER TREE SOIL ROUGHEN/SCARIFY SIDES OF — \ DECIDUOUS TREE PLANTING IN LAWN

> MSD PROJECT NUMBER: 21MSD-00165 MSD BASEMAP NUMBER: 18T