

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Alyssa Ahner, Planner

Date: December 7th, 2023

RE: Waterfront at Wildhorse Village ASDSP: 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.



Summary

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.

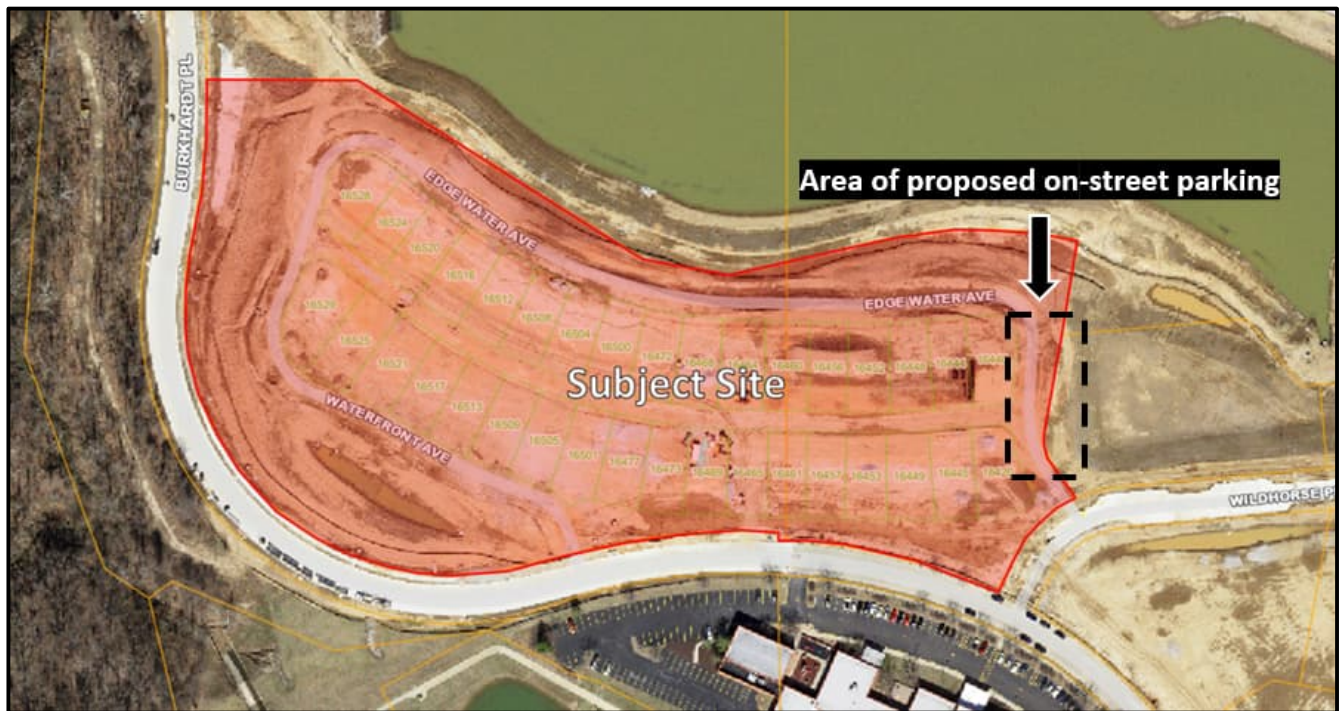


Figure 1: Subject site aerial with proposed on-street parking location

WATERFRONT AT WILDHORSE VILLAGE - LOT 6
AMENDED SITE DEVELOPMENT SECTION PLAN

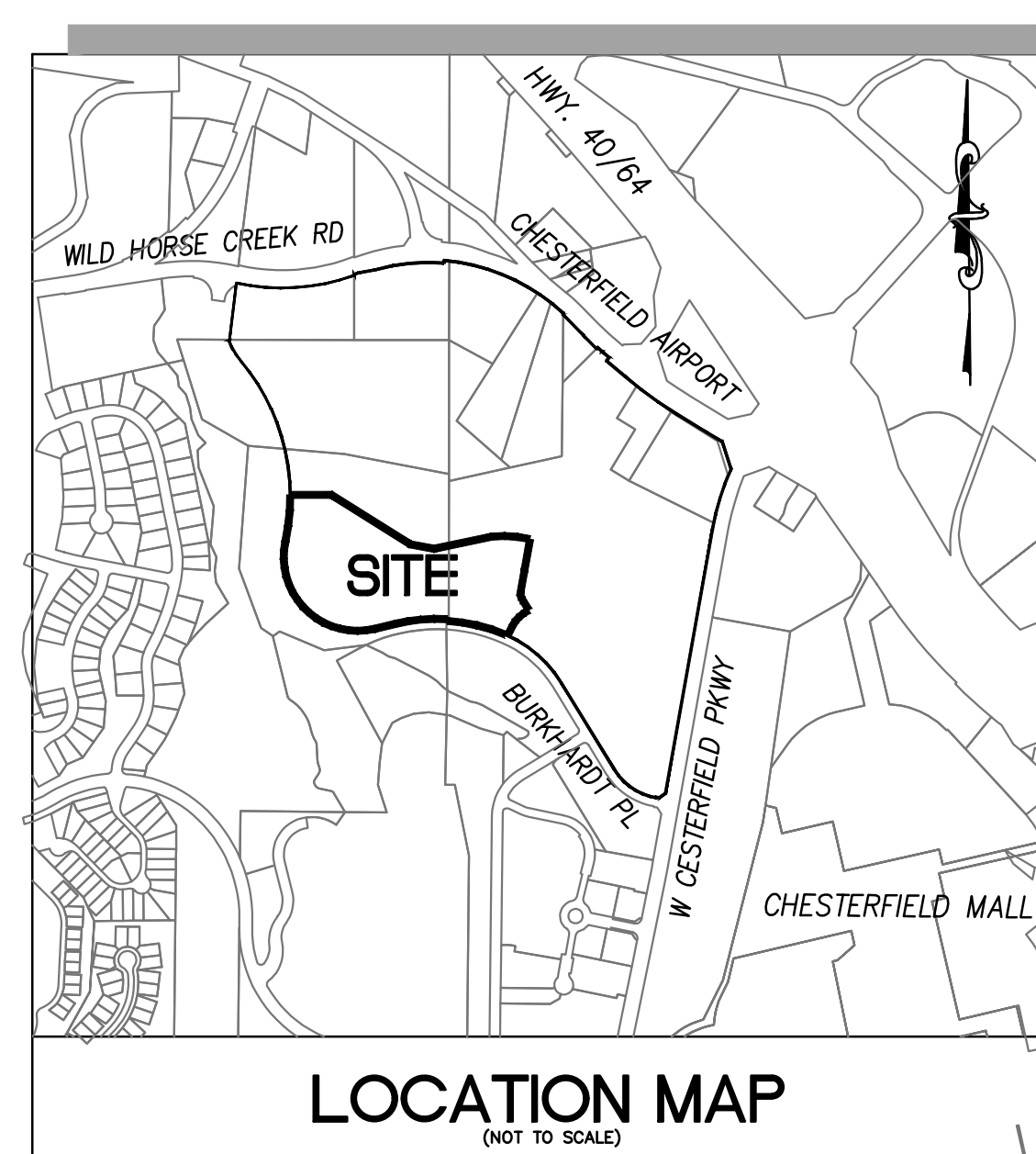
A TRACT OF LAND BEING LOT 6 OF WILDHORSE VILLAGE AS RECORDED IN P.B. 369 PGS. 579-585 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEYS 415 AND 2031 IN TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

Table listing abbreviations such as ATO, B.C., C.O., DB., E., F.C., etc. with their corresponding full names.

LEGEND

Legend symbols for features like EXISTING SANITARY SEWER, EXISTING STORM SEWER, EXISTING TREE, EXISTING BUILDING, etc.



PERTINENT DATA

Table with columns for OWNER, OVERALL AREA, EXISTING ZONING, LOCATOR NO., etc., providing project details.

PROPERTY DESCRIPTION

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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 RIGHT OF WAY LINE OF BURKHARDT PLACE AS DEDICATED BY DEED BOOK 23888 PAGE 3668 OF SAID RECORDS...

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...

By: Justin Wiese, AICP
Director of Planning
City of Chesterfield, Missouri

By: Vickie McGownd, City Clerk
City of Chesterfield, Missouri

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }
I, _____, 2023, before me,
personally appeared _____ who being by me duly
sworn, did say he is _____ and that said
instrument was signed on behalf of said limited liability
company, and that he is an authorized signatory to said
instrument to be the free act and deed of said limited liability
company.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12048
NGVD29 Elev = 557.81
Set 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 Ordinance No. 200,
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 ACCEPTED CERTIFICATE OF INSURANCE...

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES...

ST. LOUIS COUNTY STANDARD NOTES

- 1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- 2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3:1 (HORIZONTAL) TO 1 (VERTICAL).
- 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- 2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MISSOURI AND CITY OF CHESTERFIELD STANDARDS.
- 3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED...

BUILDING PLACEMENT

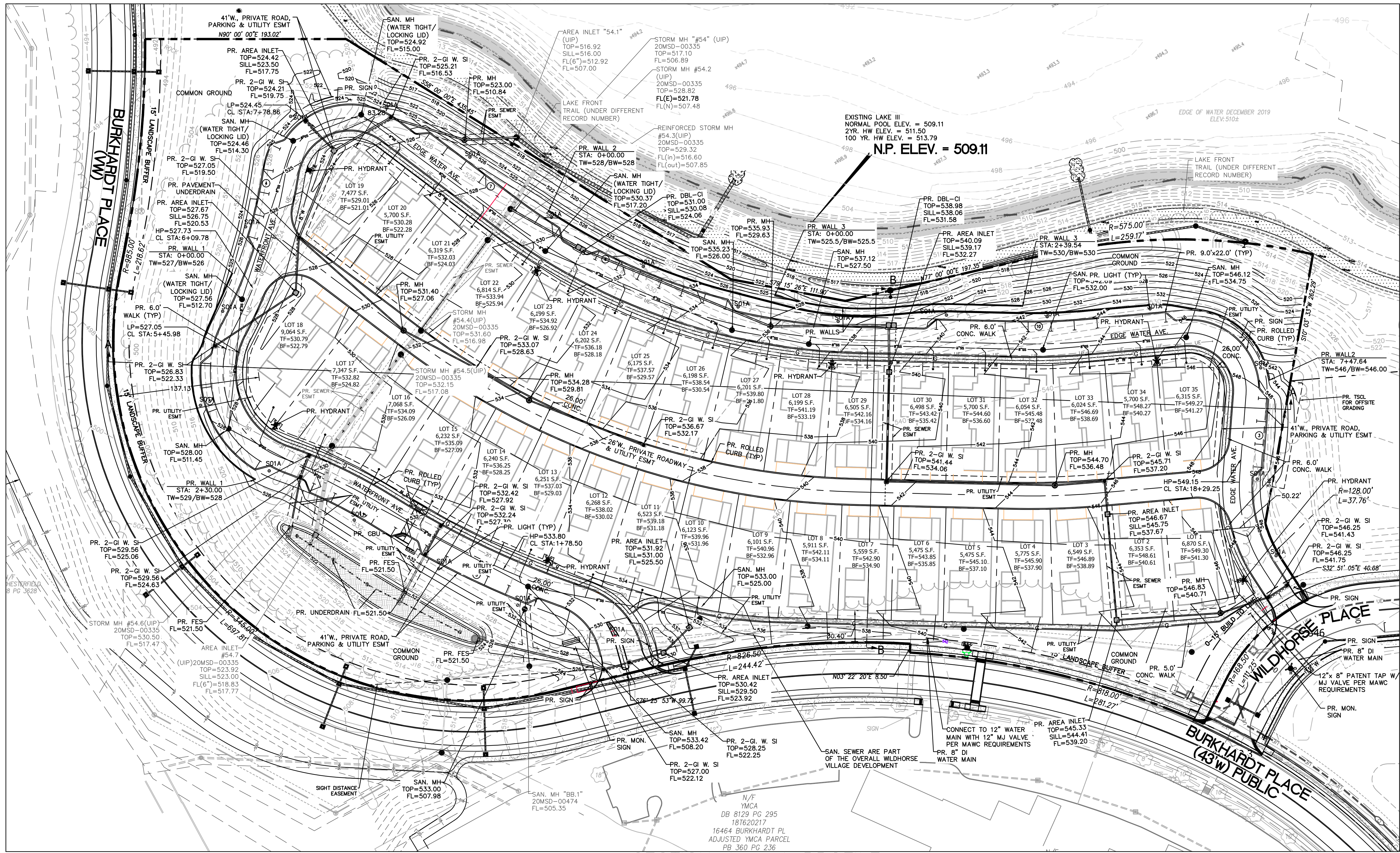
PER STREETSCAPE EXHIBIT 1 OF ORD. 3161
NORTH: N/A
EAST: N/A
SOUTH (WILDHORSE PLACE): 10' SIDEWALK & UTILITY ESMT & 0'-15' BUILD TO LINE
SOUTH (BURKHARDT PLACE): 15' LANDSCAPE BUFFER & NO BUILD TO LINE FOR RESIDENTIAL WEST (BURKHARDT PLACE): 15' LANDSCAPE BUFFER & NO BUILD TO LINE FOR RESIDENTIAL
SPACE BETWEEN BUILDINGS ATTACHED OR 6'-20' IF DETACHED
* NOTE: STRUCTURES MAY BE CONSTRUCTED UP TO LOT LINES

BUILDING VOLUME

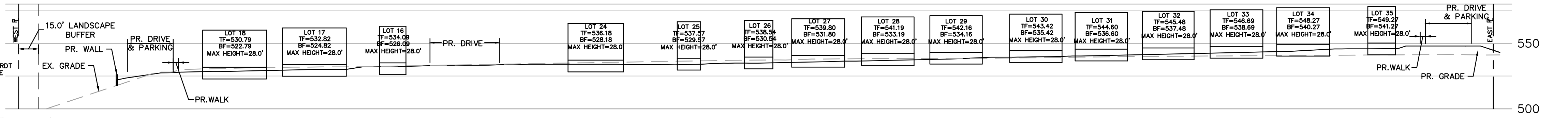
PER ORD. 3161
MAXIMUM HEIGHT: 3 STORIES
PR. 35 SINGLE FAMILY HOMES - MAX HEIGHT 28'0"
LOT SIZE: 50x110±

PARKING

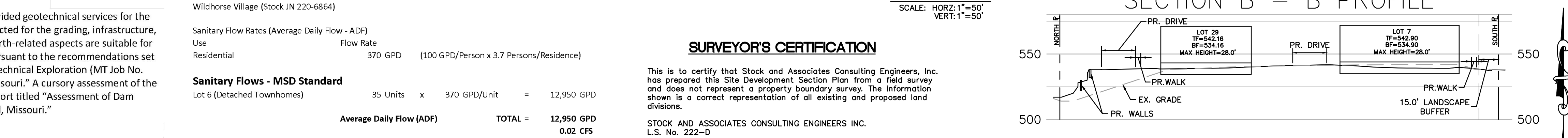
PER CITY OF CHESTERFIELD UDC SEC.405.04.040(2)(11) RESIDENTIAL USES - DWELLING, SINGLE FAMILY ATTACHED & DETACHED
MINIMUM REQUIRED: 2 SPACES FOR EVERY DWELLING - (35 DWELLINGS)(2 SPACES/DWELLINGS) = 70 SPACES
MAXIMUM REQUIRED: NONE
PROVIDED: THE HOMES HAVE THE OPTION BETWEEN A 2 & 3 CAR GARAGE
2-CAR OPTION PROVIDED: (35 DWELLINGS)(2 SPACES/GARAGE) + 44 OFF-STREET = 114 SPACES
3-CAR OPTION PROVIDED: (35 DWELLINGS)(3 SPACES/GARAGE) + 44 OFF-STREET = 149 SPACES
PROVIDED PARKING DIMENSIONS: PARALLEL PARKING 9'x22'



SECTION A - A PROFILE



SECTION B - B PROFILE



Residential Sanitary Flow Estimate - Lot 6

Sanitary Flow Rates (Average Daily Flow - ADF)	Use	Flow Rate
Residential	370 GPD (100 GPD/Person x 3.7 Persons/Residence)	
Sanitary Flows - MSD Standard	35 Units x 370 GPD/Unit = 12,950 GPD	
Average Daily Flow (ADF)	TOTAL = 12,950 GPD	0.02 CFS
Peak Daily Flow = 4.0 x ADF	PDF = 51,800 GPD	0.08 CFS
Required Storage 12-Hr ADF	6,475 Gal	866 Cu. Ft.

SECTIONS

SCALE: HORIZ. 1"=50'
VERT. 1"=50'

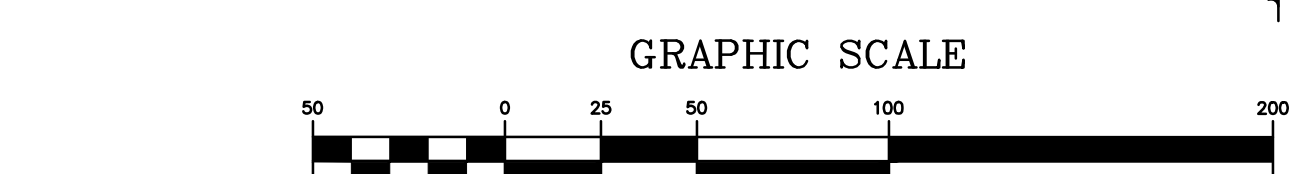
SURVEYOR'S CERTIFICATION

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 dimensions.

Walter J Pfeiffer, Missouri L.S. No. 200800728



Richard D. Laughlin, P.E.
E-20132
March 26, 2021



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St. Louis, MO 63105
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FAX: (636) 558-9100
E-mail: general@stockandassoc.com
Web: www.stockandassoc.com

Stock & Associates
Consulting Engineers, Inc.

WATERFRONT AT WILDHORSE VILLAGE - LOT 6
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

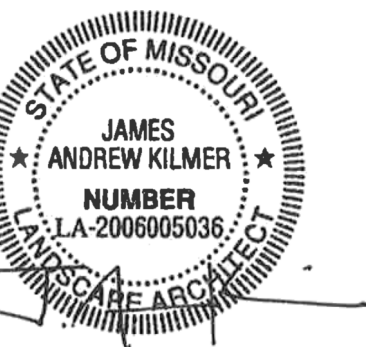
STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER: PB-25116
11/30/2023

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. 2023-11-30 CITY

DRAWN BY: K.S.C.
CHECKED BY: G.M.S.
DATE: 10/20/2023
JOB NO: 220-6864
K.S.C. P. 181
S.L.C. HAT # HAT S.U.P. #
M.D.N.R. #

SHEET TITLE: AMENDED SITE DEVELOPMENT SECTION PLAN
SHEET NO.: ASDSP-1.0



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Stock & Associates
 Consulting Engineers, Inc.
 LIGHTING DESIGNER



GENERAL NOTE:

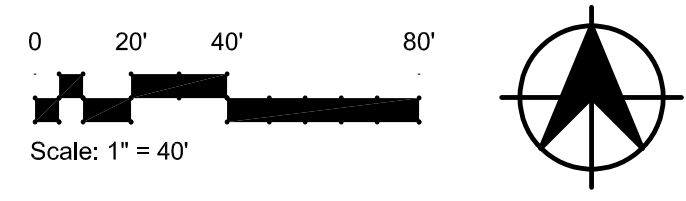
ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETE BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

STREET TREES		
QTY.	SYM.	% OF TOTAL STREET TREE
11	AC FR	19%
10	AC SA	17%
12	CL KE	20%
9	GL TR	15%
6	TA DI	10%
12	TI CO	20%

NOTE: SEE L2.100 FOR FULL PLANT SCHEDULE



1 PLANTING PLAN
 1" = 40'-0"



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

DRAWING ISSUE	
DESCRIPTION	DATE
SDSP	03/01/2021
CITY COMMENTS	03/30/2021
NYL AR	04/19/2021
NYL AR	05/17/2021
MSD COMMENTS	06/01/2021
MSD COMMENTS	07/02/2021
MSD AND CITY	07/13/2021
CITY COMMENTS	08/26/2021
ASDSP	10/20/2023

BUILDING MAP

DRAWING TITLE
 Planting Plan

DRAWING NO.
L1.100

Job #

DECIDUOUS CANOPY TREES (60%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	GROWTH RATE	SPECIES %	COMMENTS
11	AC FR	Acer x freemanii	'Armstrong Gold'	Freeman Maple	2.5' Cal.	B & B	35'-40'	Fast	7%	
10	AC SA	Acer saccharum	'Green Mountain'	Sugar Maple	2.5' Cal.	B & B	45' +	Slow	6%	
2	CE OC	Celtis occidentalis	'Chicagoland'	Hackberry	2.5' Cal.	B & B	45' +	Medium	1%	
12	CL KE	Cladrasia kentukea		Yellowwood	2.5' Cal.	B & B	30'-50'	Slow	7%	
9	GL TR	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	2.5' Cal.	B & B	45' +	Fast	5%	
5	LI TU	Liriodendron tulipera	'Emerald City'	Tulip Tree	2.5' Cal.	B & B	45' +	Fast	3%	
1	NY SY	Nyssa sylvatica	'Wildfire'	Blackgum	2.5' Cal.	B & B	30'-50'	Slow	3%	
4	OS VI	Osrya virginiana		Hophornbeam	2.5' Cal.	B & B	30'-40'	Slow	2%	
4	QU AL	Quercus alba		White Oak	2.5' Cal.	B & B	45' +	Medium	2%	
4	QU BI	Quercus bicolor		Swamp White Oak	2.5' Cal.	B & B	45' +	Medium	2%	
6	QU RU	Quercus rubra		Red Oak	2.5' Cal.	B & B	45' +	Medium	4%	
12	TA DI	Taxodium distichum	'Shawnee Brave'	Bald Cypress	10'-12' HT.	B & B	45' +	Medium	7%	
6	TI AM	Tilia americana		American Linden	2.5' Cal.	B & B	45' +	Medium	4%	
12	TI CO	Tilia cordata		Little-leaf Linden	2.5' Cal.	B & B	45' +	Slow	7%	

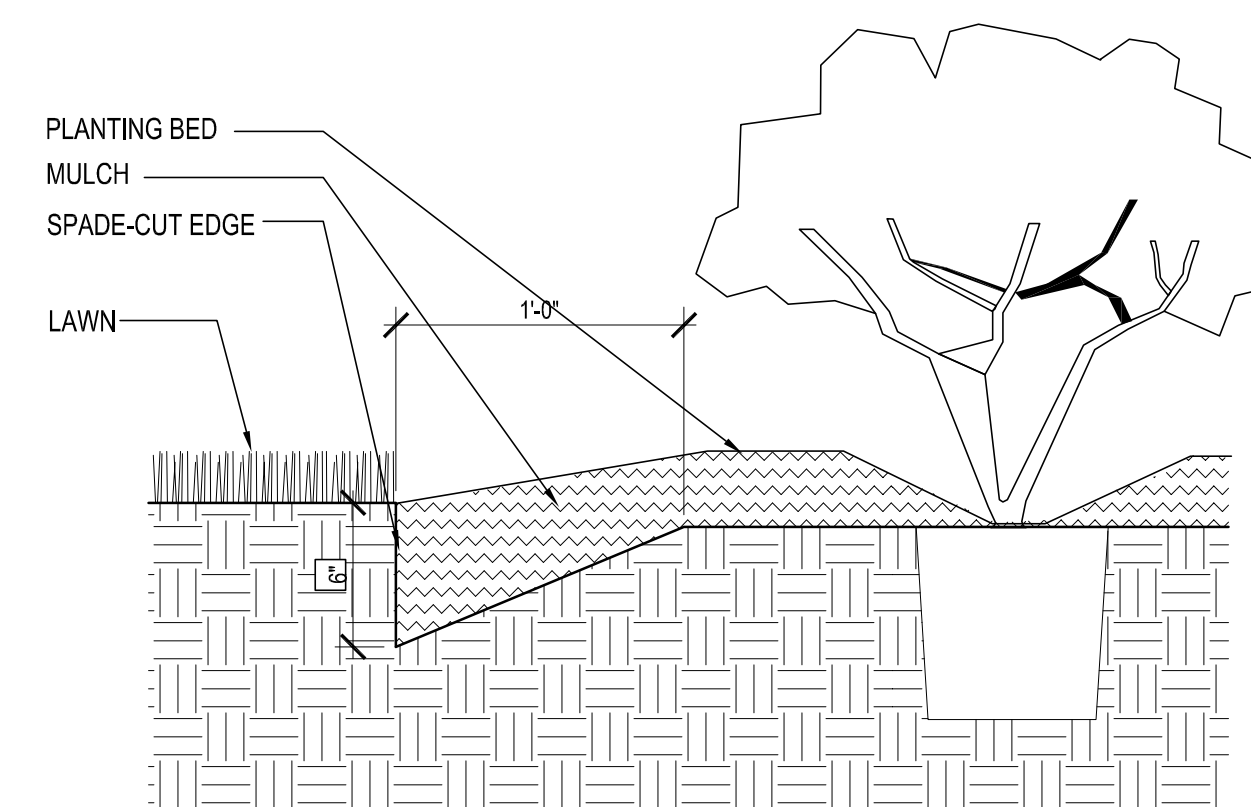
GROWTH RATE PERCENTAGES (%):
 Slow: 55/168 = 33%
 Medium: 51/168 = 30%
 Fast: 62/168 = 37%

EVERGREEN TREES (20%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	GROWTH RATE	SPECIES %	COMMENTS
10	JU VI	Juniperus virginiana	'Moonglow'	Eastern Red Cedar	8-10' HT.	B & B	30' - 65'	Medium	8%	
9	PI AB	Picea abies		Norway Spruce	8-10' HT.	B & B	45' +	Fast	5%	
14	TH CO	Thuja occidentalis	'Green Giant'	Green Giant Arborvitae	8-10' HT.	B & B	45' +	Fast	9%	

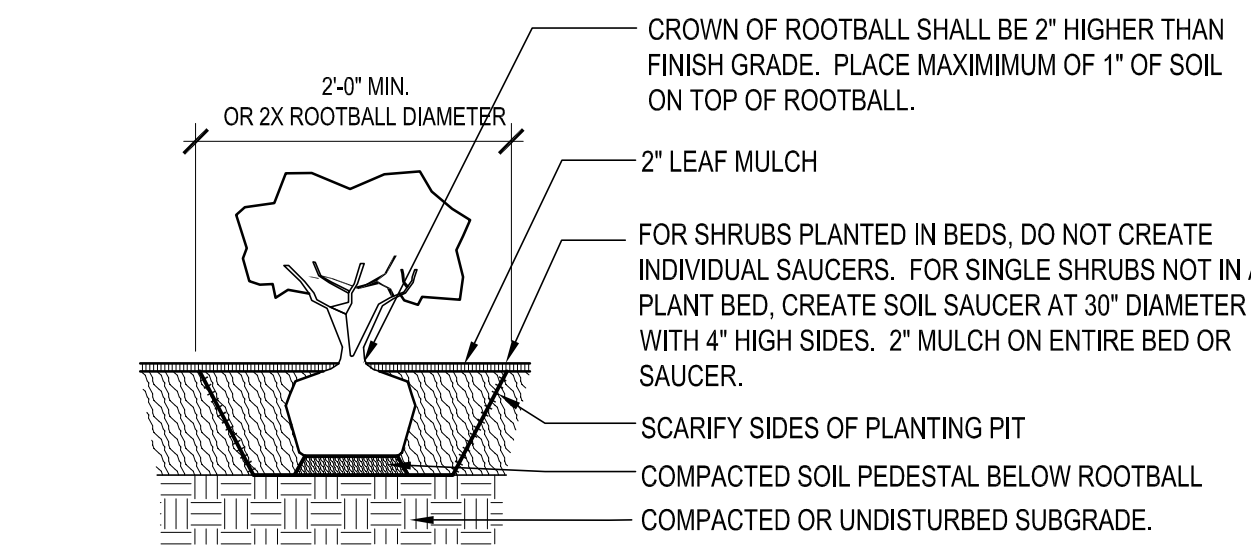
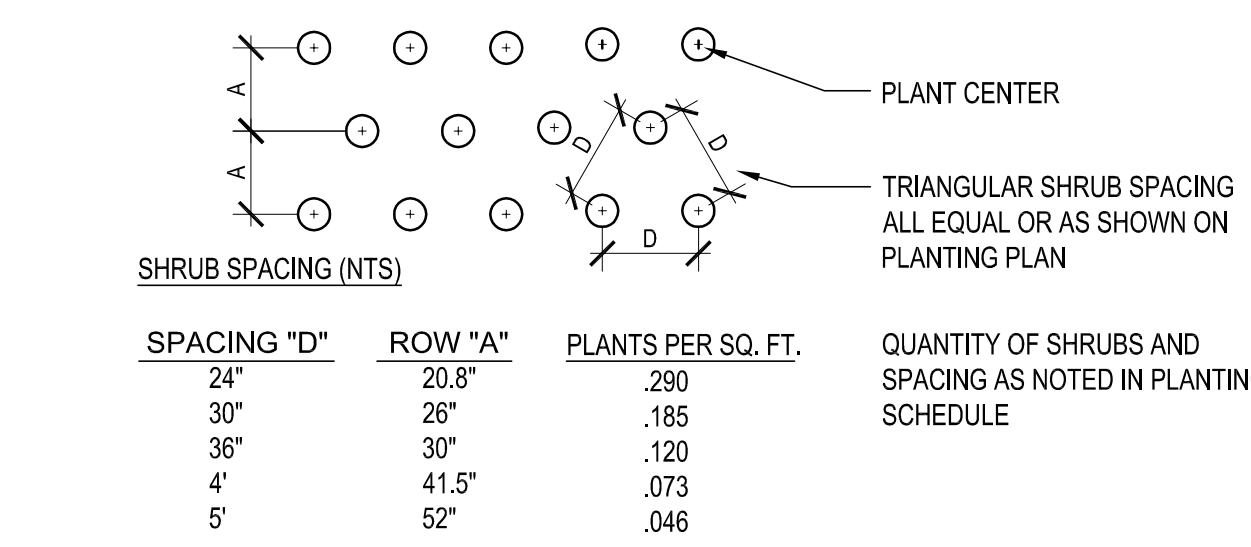
DECIDUOUS UNDERSTORY TREES (20%)										
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	GROWTH RATE	SPECIES %	COMMENTS
5	AE PA	Aesculus pavia		Red Buckeye	6-8' HT.	B & B	20'-30'	Slow	3%	Multi-stemmed
9	AM AR	Amelanchier arborea		Common Serviceberry	6-8' HT.	B & B	25'-30'	Slow	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										
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 oc	Rhus copallina var. latifolia	'Morton'	Prairie Flame Shining Sumac	5 GAL	Container	96" O.C.			

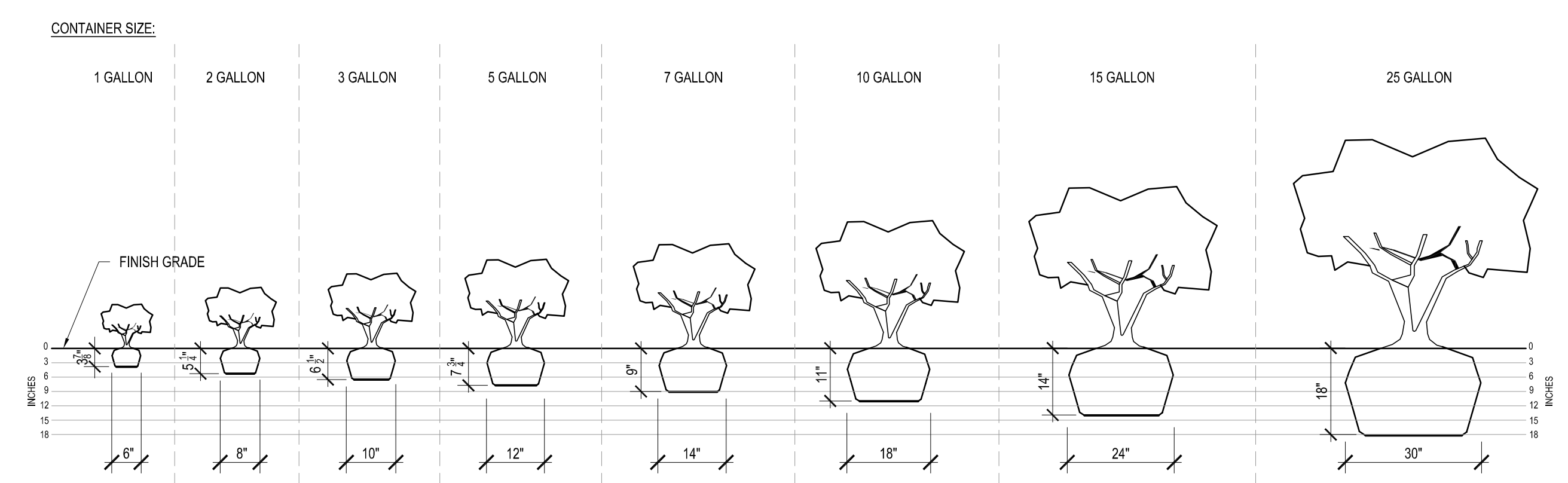
BIORETENTION PLUG MIX	
WET-MESIC PLUG MIX	
3,853 S.F.	
SIZE AND SPACING:	
ALL SPECIES TO BE 1" QUART AT 18" O.C.	
PLUG MIX:	
GRASSES/ SEDGES 40% (790 PLUGS):	
Carex grayii	Bur Sedge
Carex muskinumensis	Palm Sedge
Carex pregracalis	Talkway Sedge
Carex vulpinoidea	Fox Sedge
Panicum virgatum 'Shenandoah'	Switchgrass
HERBACEOUS PERENNIALS (FORBS) 60% (1,186 PLUGS):	
Asclepias incarnata	Swamp milkweed
Baptisia australis	Blue Wild Indigo
Eupatorium coelestinum	Mistflower
Hemerocallis 'Red Hot Returns'	Daylily
Hibiscus moscheutos	Swamp Mallow
Iris virginica	Southern Blueflag Iris
Liatris aspera	Rough Blazing Star
Monarda fistulosa	Wild Bergamot
Ratibida pinnata	Grey Coneflower
Rudbeckia x 'American Gold Rush'	Black Eyed Susan
Solidago speciosa	Showy Goldenrod



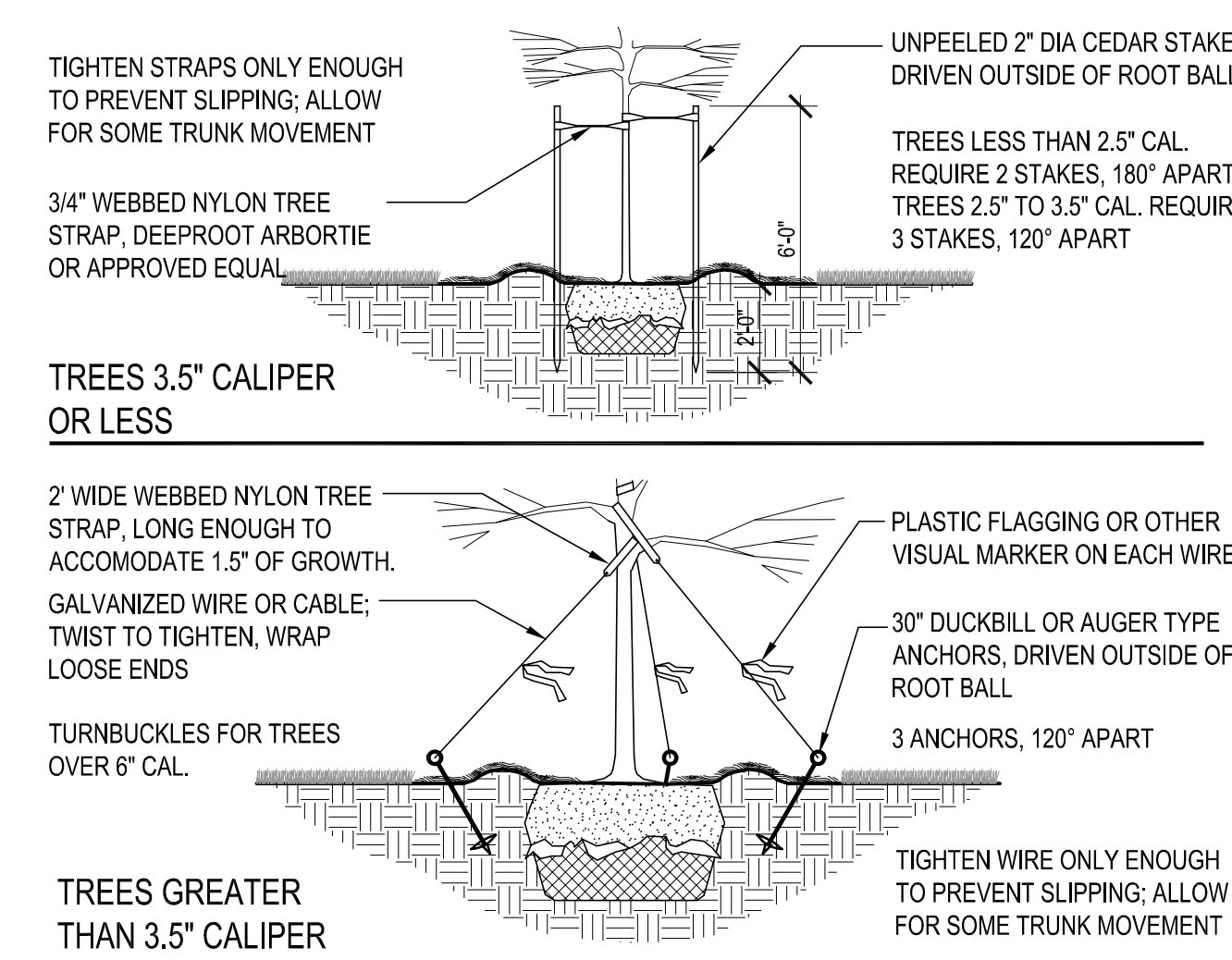
SPADE CUT EDGE AT PLANTING BED
 1/12" = 1'-0"



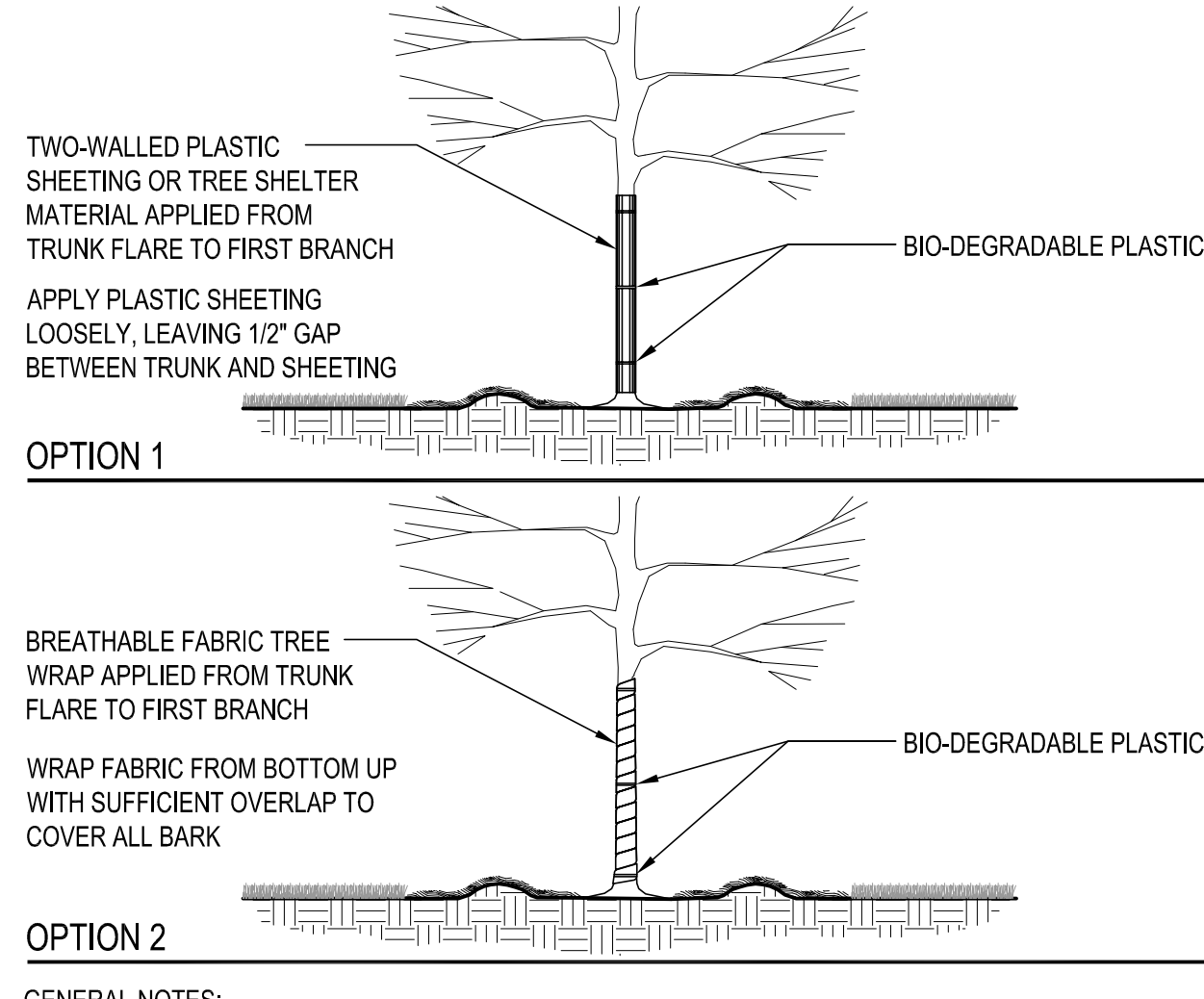
SHRUB PLANTING
 1/4" = 1'-0"



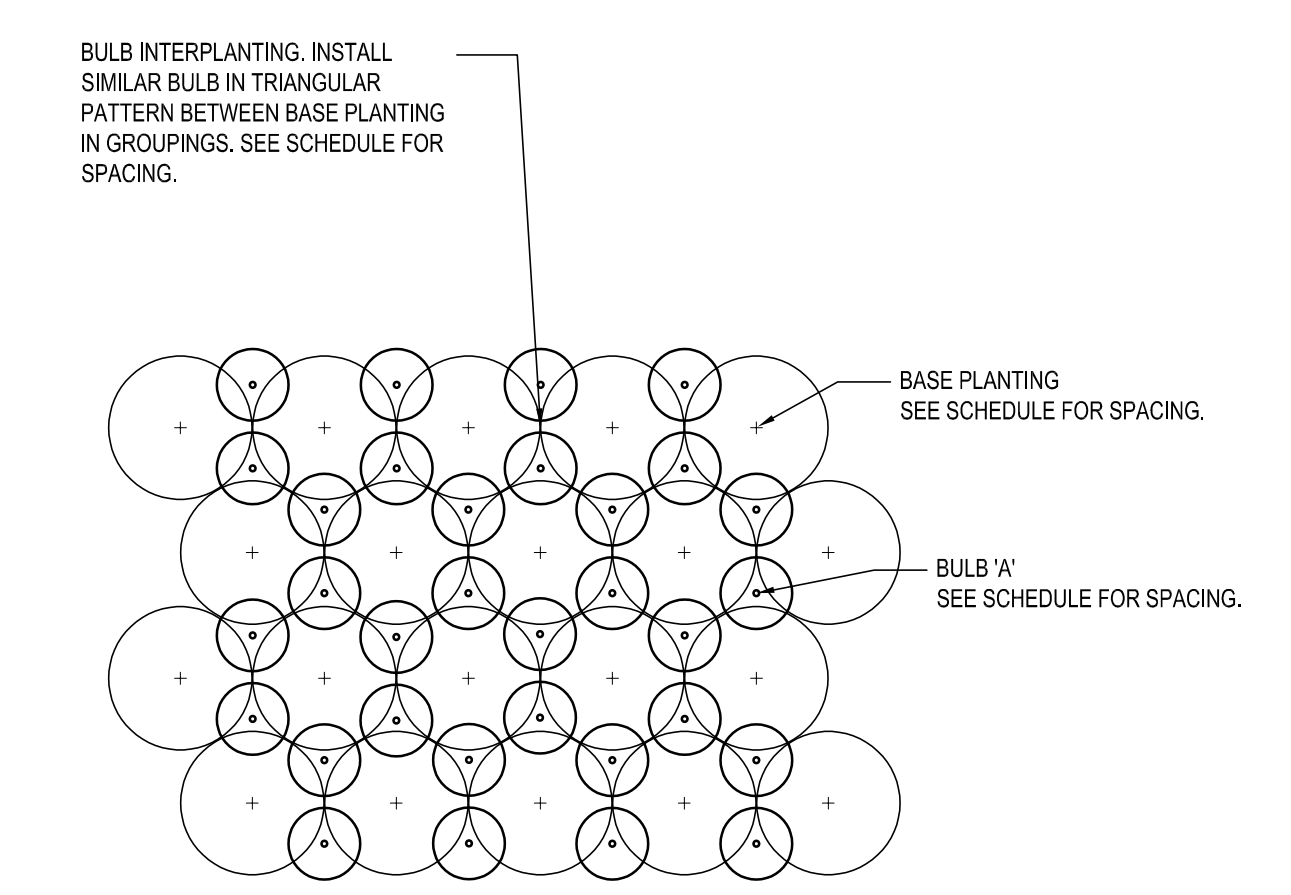
SHRUB ROOT BALL SIZE
 1/2" = 1'-0"



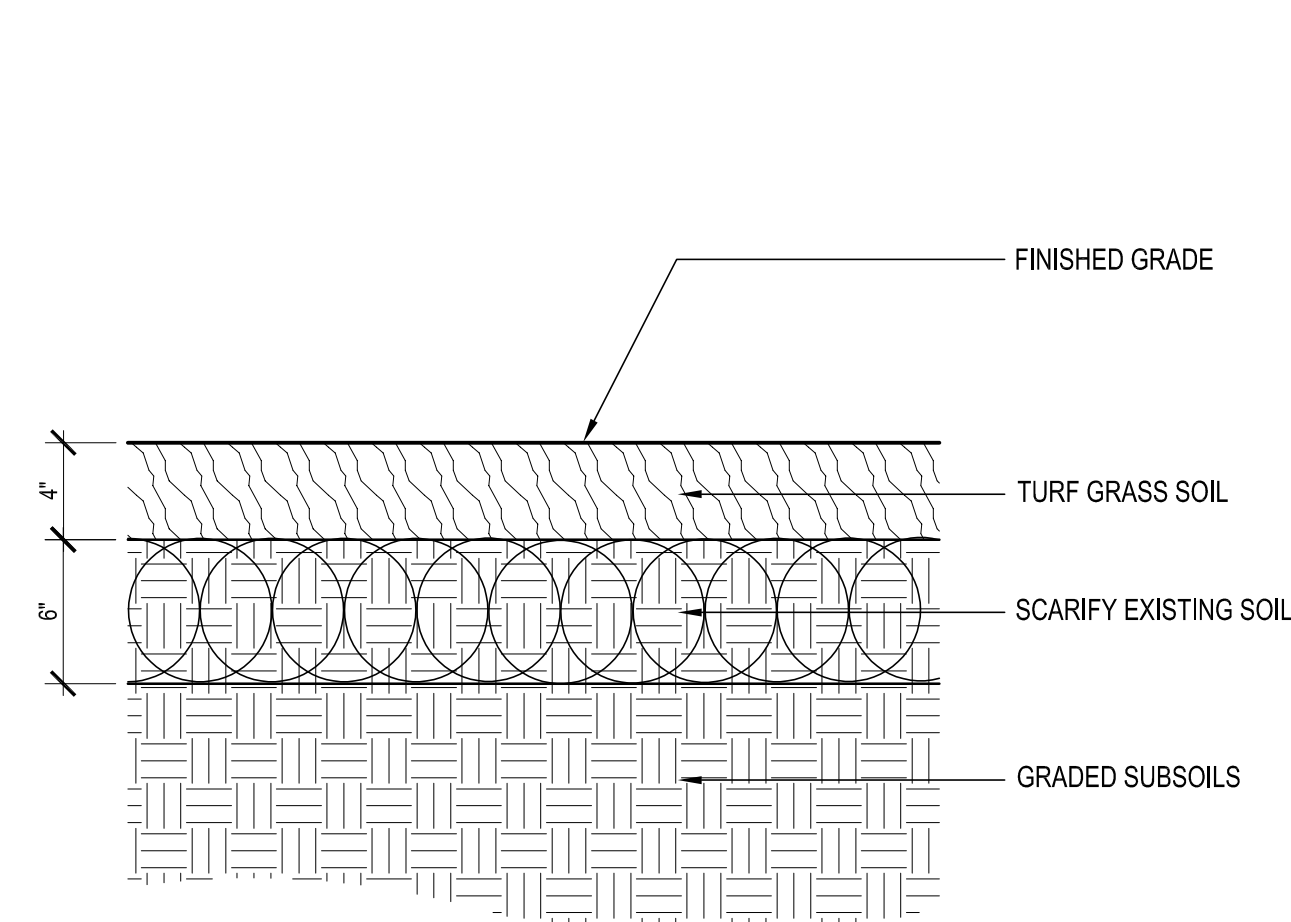
TREE STAKING
 1/4" = 1'-0"



TREE WRAPPING
 1/4" = 1'-0"

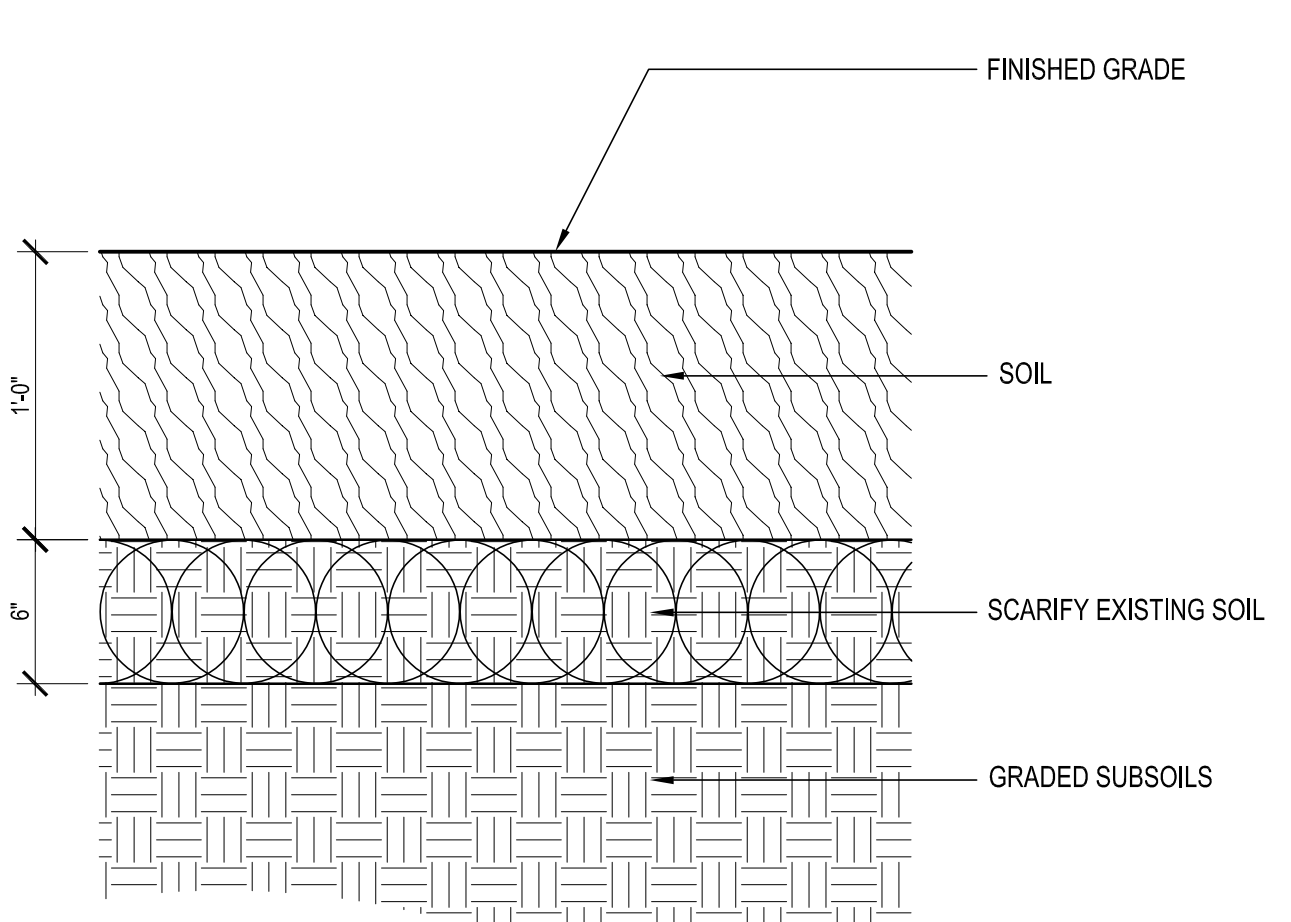


INTERMINGLED PERENNIAL/GRASS & BULB PLANTING
 1/2" = 1'-0"

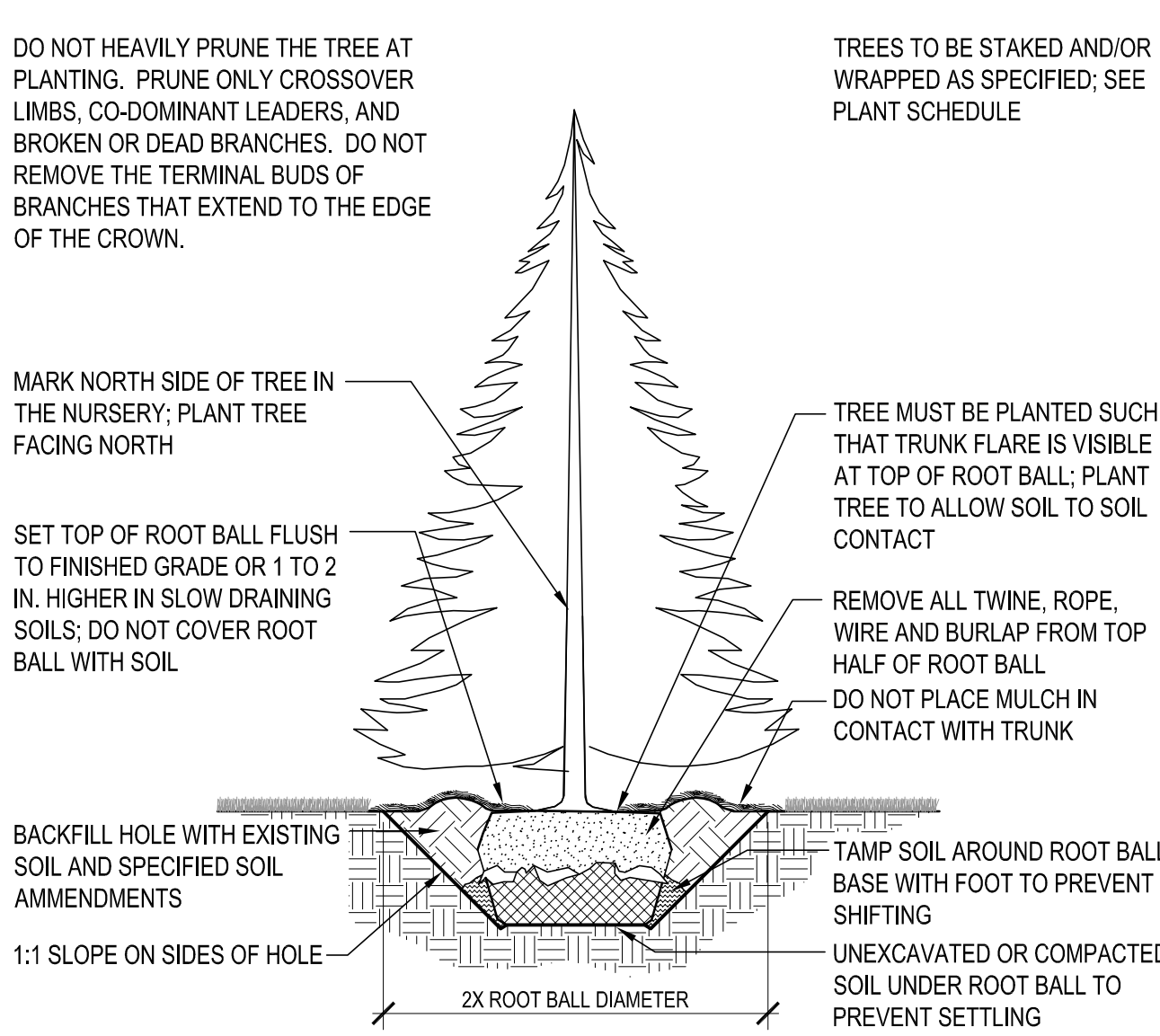


SOIL PROFILE 1 - TURFGRASS
 1/2" = 1'-0"

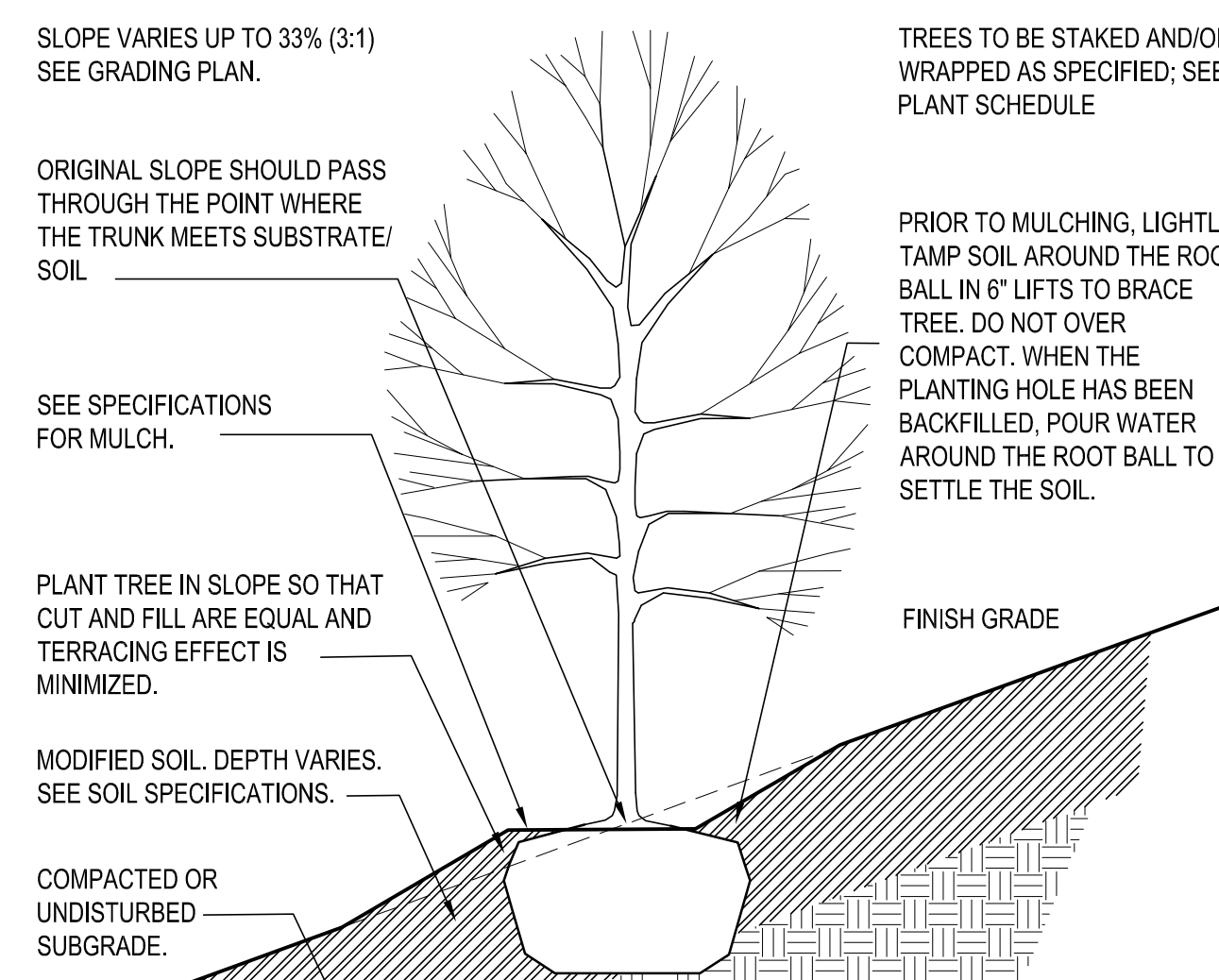
- PLANTING PLAN NOTES**
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
 - ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
 - ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
 - THE SITE SHALL BE FINISHED GRADED BY THE GRADING CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
 - 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 SOG TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOVED 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 THE NEXT TWO WEEKS.
 - ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
 - REFER TO SPECIFICATIONS FOR MULCH TYPE, DEPTH AND LOCATION.
 - REFER TO PLANTING SPECIFICATIONS FOR MORE DETAILS.



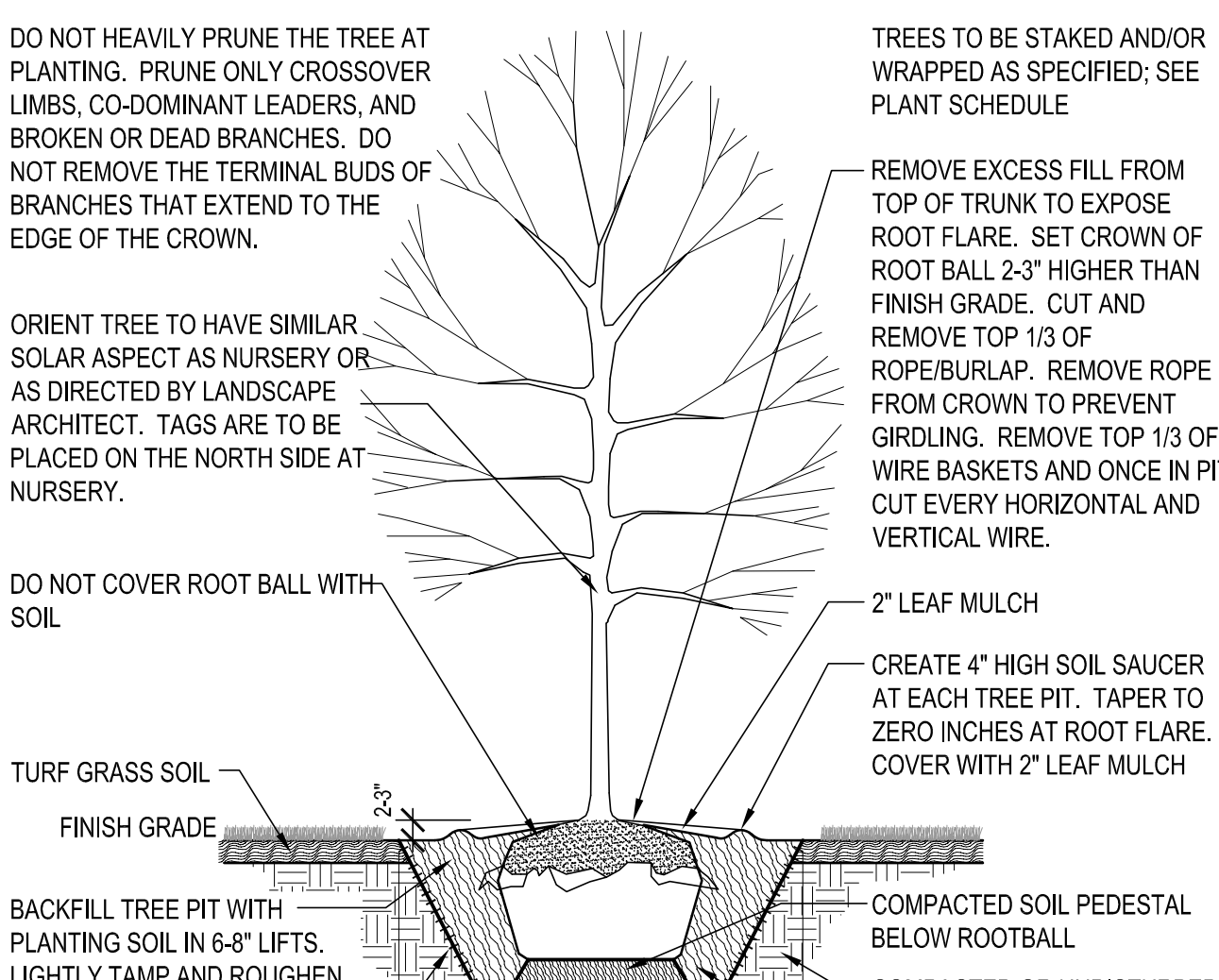
SOIL PROFILE 2 - MIXED PLANTING
 1/2" = 1'-0"



EVERGREEN TREE PLANTING
 1/4" = 1'-0"



DECIDUOUS TREE PLANTING ON SLOPE
 1/4" = 1'-0"



DECIDUOUS TREE PLANTING IN LAWN
 1/4" = 1'-0"

STATE OF MISSOURI
 JAMES ANDREW HILMER
 NUMBER 1-A-200605036
 MISSOURI REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

CLAYCO
 THE ART & SCIENCE OF BUILDING
 2109 INHERBELL BUSINESS CENTER DRIVE
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Lamar Johnson Collaborative
 2109 INHERBELL BUSINESS CENTER DRIVE
 ST. LOUIS, MISSOURI 63114
 PH: 314.429.9100

STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 CIVIL ENGINEER

H2Lty
 Lighting Design

DRAWING ISSUE	
DESCRIPTION	DATE
SDSP	03/01/2021
CITY COMMENTS	03/30/2021
CITY COMMENTS	04/19/2021
MYLAR	05/17/2021
MSD COMMENTS	06/01/2021
MSD COMMENTS	07/02/2021
MSD AND CITY	07/13/2021
CITY COMMENTS	08/26/2021
ASDSP	10/20/2023

BUILDING MAP

DRAWING TITLE
 Planting Schedule and Details

DRAWING NO.
L2.100

Job #