

Board of Adjustment Hearing Application - Entry #300

Property Address

415 Herworth Dr
Chesterfield, MO
63005
US

Property Owner Name

Chris Dando

Property Owner Phone

+13144137687

Property Owner Email

cdando9@gmail.com

Applicant Name (if other than property owner)

Colin Riley

Applicant Phone

+16369461313

Applicant Email

colin@elevate-outdoor.com

REQUESTED APPEAL

Area variance (deviation from area requirements such as yard, setback, building, sign etc.)

Type of Project

Replacement

Type of structure, please describe:

New Retaining Wall to replace existing

Pursuant to the provisions of Chapter 405.160 of the Municipal Code of the City of Clarkson Valley, application is hereby made for a hearing before the Board of Adjustment of the City of Clarkson Valley, Missouri, for the following purpose(s):

The applicant respectfully submits the following statement of unique hardship and practical difficulty in support of this variance request from the minimum building line/setback requirements as applied to the proposed retaining wall at 415 Herworth Drive.

1. The Encroachment Is the Direct Result of an Existing Unpermitted Structure, Not of the Applicant's Making
The proposed retaining wall is necessitated by the presence of an existing retaining wall that already occupies the same setback zone and was installed prior to the current homeowners' purchase of the property in January 2024. According to St. Louis County Assessor records (Locator No. 21U620153), the property transferred via Warranty Deed on January 11, 2024. The existing wall was neither permitted nor varianced by the City of Clarkson Valley, and the current applicants bear no responsibility for its installation or placement. The practical difficulty is therefore inherited — not self-created — a distinction that is central to the equitable application of variance criteria. The core point is that the setback intrusion was created by a previous owner without authorization, and the petitioner(s) inherited it when they bought the property in January 2024. The applicants are not seeking permission to create a new encroachment; they are seeking to legitimize and properly engineer an encroachment that already exists through no fault of their own.

2. The Physical Topography of the Lot Creates a Genuine Engineering Necessity

The site photographs and survey documents submitted with this application clearly illustrate that the existing grade change at the driveway edge creates a significant differential in elevation that requires structural retention. The lot at 415 Herworth Drive slopes substantially from the elevated driveway and garage apron down toward the side yard, a topographic condition that is inherent to the lot and not subject to reasonable modification. Without a properly engineered retaining wall in this location, the driveway cannot be safely maintained, and the existing grade differential creates ongoing risk of erosion, slope instability, and potential damage to the driveway structure itself. The placement of a retaining wall within the building line zone is therefore not a preference; it is a structural requirement dictated by the physical characteristics of the lot.

3. The Proposed Wall Replaces and Formalizes an Existing Encroachment That Has Long Been Present

The encroachment into the building line is not new. An existing retaining wall already occupies this zone and has done so for an unknown but substantial period prior to the current ownership. The proposed project does not create a new or greater intrusion — it remedies an existing one by replacing an unpermitted, unengineered structure with a properly designed, engineered, and permitted Rockwood Classic 8 segmental retaining wall system, built to St. Louis County master plan specifications and stamped by a licensed Missouri Professional Engineer. Granting this variance formalizes a condition already present on the ground while ensuring future compliance with engineering and safety standards.

4. The Irregular Lot Configuration Limits Reasonable Alternatives

As shown on the Property Boundary Survey prepared by James Surveying Company (January 3, 2024), Lot 28 features a curved frontage along Herworth Drive, an angled rear boundary, and a long, relatively narrow configuration that constrains the practical placement of any driveway-support structure. The curvature of the lot and the location of the existing driveway and garage leave no reasonable alternative location for a retaining wall that would achieve the necessary grade retention while remaining outside the 25-foot building line. Any redesign sufficient to clear the setback entirely would require either a fundamental reconfiguration of the existing driveway, at significant cost and disruption, or acceptance of an unretained slope that poses ongoing safety and maintenance concerns.

5. The Variance Will Not Adversely Affect Neighboring Properties or the Character of the Area

The proposed wall is situated along the driveway frontage of a 1.07-acre lot in an established residential neighborhood. The wall replaces an existing structure in the same location, meaning the visual and physical impact on neighboring properties is no greater than what currently exists. The proposed Rockwood Classic 8 system in charcoal straight-face finish represents a significant aesthetic improvement over the existing unpermitted wall, and the associated landscaping plan submitted with this application further softens the visual impact of the wall along the street edge. No neighboring property is adversely affected by granting this variance.

6. Relief Requested

The applicant respectfully requests that the Board grant a variance reducing the applicable setback from the current 25-foot building line to the 15-foot building line as shown on the original Property Boundary Survey prepared by James Surveying Company and provided to Elevate Outdoor LLC at the time of design. The retaining wall as designed and submitted was intentionally located to comply with the 15-foot building line reflected on that survey. The discrepancy between the 15-foot building line shown on the survey and the 25-foot setback now being applied by the City of Clarkson Valley was not known to the applicant at the time of design and constitutes an additional basis for the practical difficulty underlying this request. Granting relief to the 15-foot building line would bring the proposed wall into full conformance with the design intent, the surveyed conditions, and a setback standard that is reasonable and consistent with the physical constraints of this lot.

Has the project previously been submitted to the Board of Adjustment?

No

A transcript of the proceeding is available at your request. The cost is determined by the length of the proceeding. Order transcript?

No

File Upload



[R-EO-415-Herworth-Dando-Variance-Submittal.pdf](#)

Re: Building Permit Application - 415 Herworth Dr.

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Wed 5/20/2026 2:23 PM

To Chris Dando <cdando9@gmail.com>; permits@elevate-outdoor.com <permits@elevate-outdoor.com>

Cc Megan Eldridge <cityhall@clarksonvalley.org>; Kelsey Moser <assist@clarksonvalley.org>

Colin & Chris,

I have completed a preliminary review of your proposed project and need additional information regarding the retaining walls to complete the permitting process.

- The retaining wall along the southeast side property line appears to be 18 inches high. Because it qualifies as a decorative landscaping wall, it is exempt from the 25-foot zoning setback requirement per Clarkson Valley Zoning ordinance 405.040. However, the retaining wall on the northwest side appears to be 5.5 feet high, and the current site plan does not show the 25-foot building line. Please submit a revised site plan showing the 25-foot side-yard building line and the dimensions of the portion of the 5.5-foot wall that extends into the setback. If a retaining wall is more than 24 inches high and encroaches into the 25-foot setback, I cannot approve the building permit without a variance from the Clarkson Valley Board of Adjustment (BOA). Please contact Clarkson Valley staff for information about the BOA process.
- The existing lower-level steps appear to have four risers. Please provide details for a code-compliant handrail.

Thank you,

Paul Mercurio
Clarkson Valley Building Commissioner

From: Kelsey Moser <assist@clarksonvalley.org>

Sent: Tuesday, May 19, 2026 8:10 PM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Cc: Megan Eldridge <cityhall@clarksonvalley.org>

Subject: Fw: Building Permit Application - 415 Herworth Dr.

Hi Paul,

Please see the attached building permit application for a retaining wall, composite deck and masonry fireplace at 415 Herworth Dr. for your review.

Thanks!
Kelsey

PROPERTY BOUNDARY SURVEY

FOREST HILLS GOLF & COUNTRY CLUB

FOREST HILLS GOLF & COUNTRY CLUB

D.B. 6304, PG. 558

S 47°56'00" E 240.26'

5' W. EASEMENT TO UNITED VIDEO CABLEVISION OF ST. LOUIS, INC. - D.B. 7685, PG. 2167

FOUND 3/4" IRON PIPE

FOUND 3/4" IRON PIPE

50' BUILDING LINE (P.B. 179, PGS. 56-57)
& 50' REAR SETBACK(*)

LOT 28

1.1 ACRES ±

10' W. EASEMENT

CONCRETE

WOOD DECK

ONE STORY
BRICK & FRAME
#415

75' BUILDING LINE
(P.B. 179, PGS. 56-57)
& 75' FRONT SETBACK(*)

ASPHALT
DRIVEWAY

L=138.00'

HERWORTH (40'W.) DRIVE

LOT 27

N/F
GARY & SANDRA
MUNCY
D.B. 7320, PG. 2215

LOT 29

N/F
LEE REID, JR.
D.B. 12703, PG. 2108

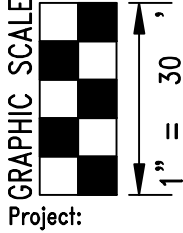
(*)NOTE: This revised plat of survey (dated 6/10/26) is the result of additional zoning setback calculations only, per information provided by the client. No ground survey has been performed at the time of this revision, nor have existing site conditions been independently verified since the date the survey was executed (January 2, 2024).

Agents National Title Insurance Company; Commitment Number: ETC-25119-23, Dated: December 8, 2023

ITEM 10: Easement to St. Louis County Water Company in Book 8041, Page 1397 (Affects other areas)

ITEM 11: Easement to United Video Cablevision of St. Louis, Inc. in Book 7685, Page 2167 (As shown hereon)

This is to certify that we, **James Surveying Company**, at the request of **Michele L. Dando & Christopher B. Dando**, we have, on the **2nd day of January, 2024**, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on **Lot 28 of FOREST HILLS CLUB ESTATES AREA NO. 7-B, according to the plat thereof recorded in Plat Book 179, Pages 56 & 57 of the St. Louis County Records in St. Louis County, Missouri**. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Setbacks may not be shown. **This Boundary Survey is non-transferable.**



Surveyed by: A. Luecke
Drafted by: L. Klutho
Dated: January 3, 2024
Revised: 6/10/26 Setback calcs. Survey Number:
Property Boundary Survey: 415 Herworth Drive, Wildwood, MO 63005

Grant D. Dissette
Professional Land Surveyor In Responsible Charge
MISSOURI REGISTRATION NUMBER: PLS-2025047787
EXPIRES: DECEMBER 31, 2027

216121

10811 BIG BEND BOULEVARD, KIRKWOOD, MO 63122

WEB: JAMES-SURVEYING.COM

ORIGINAL CERTIFICATE/LICENSE NUMBER 000129 P: (314) 822-1006 | info@james-surveying.com

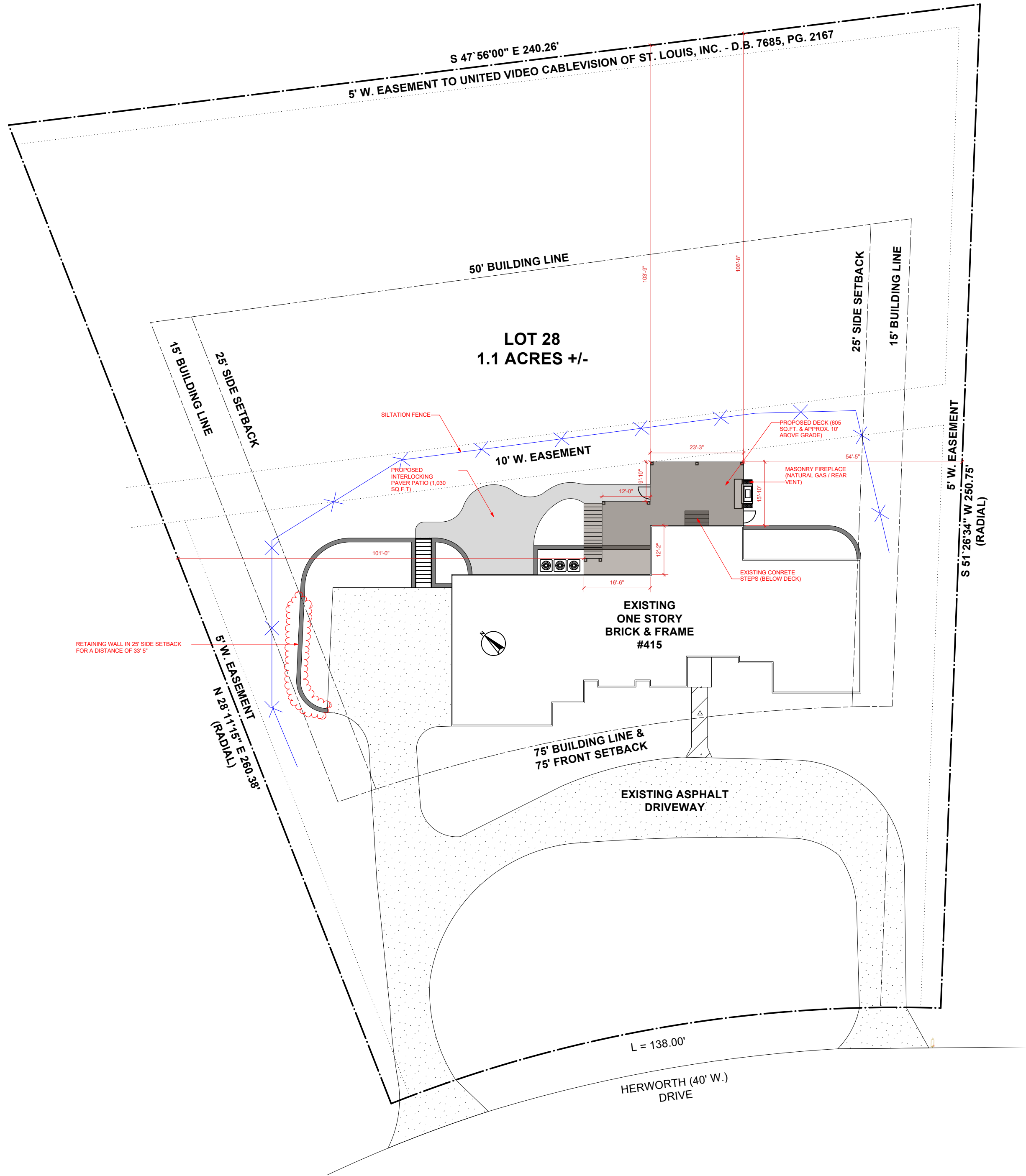
Existing Site Conditions



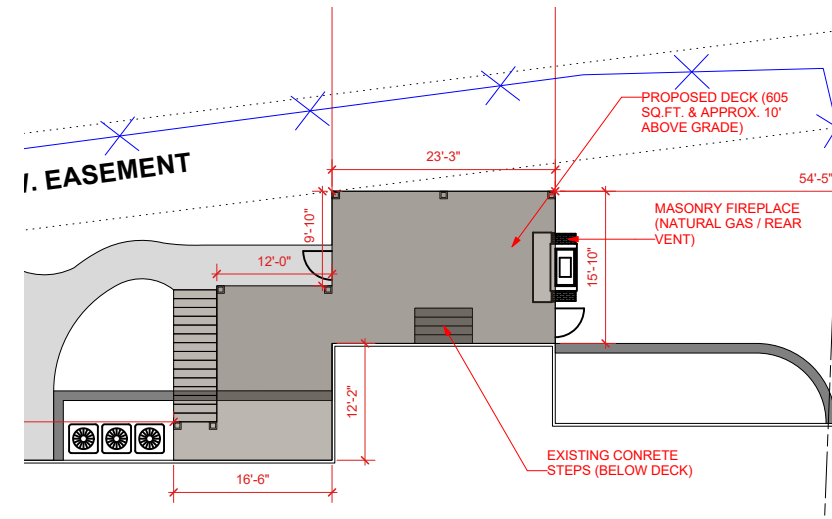








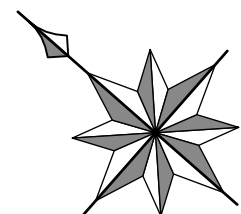
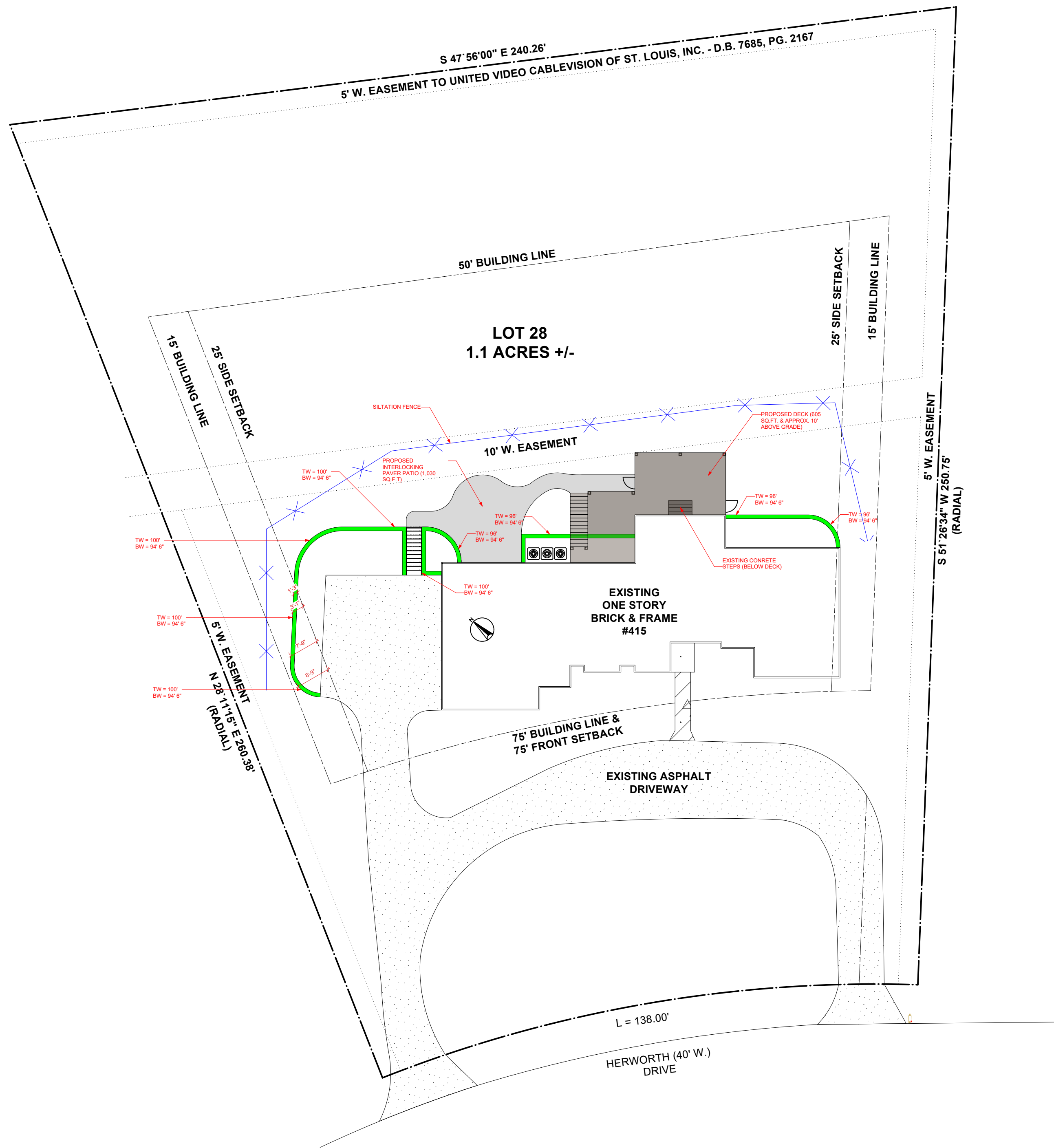
1 Deck Layout
Scale: 1" = 20'-0"



2 Deck Detail
Scale: 1" = 20'-0"

NOTE: SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED TO PREVENT SILTATION/EROSION FROM LEAVING THE CONSTRUCTION SITE.

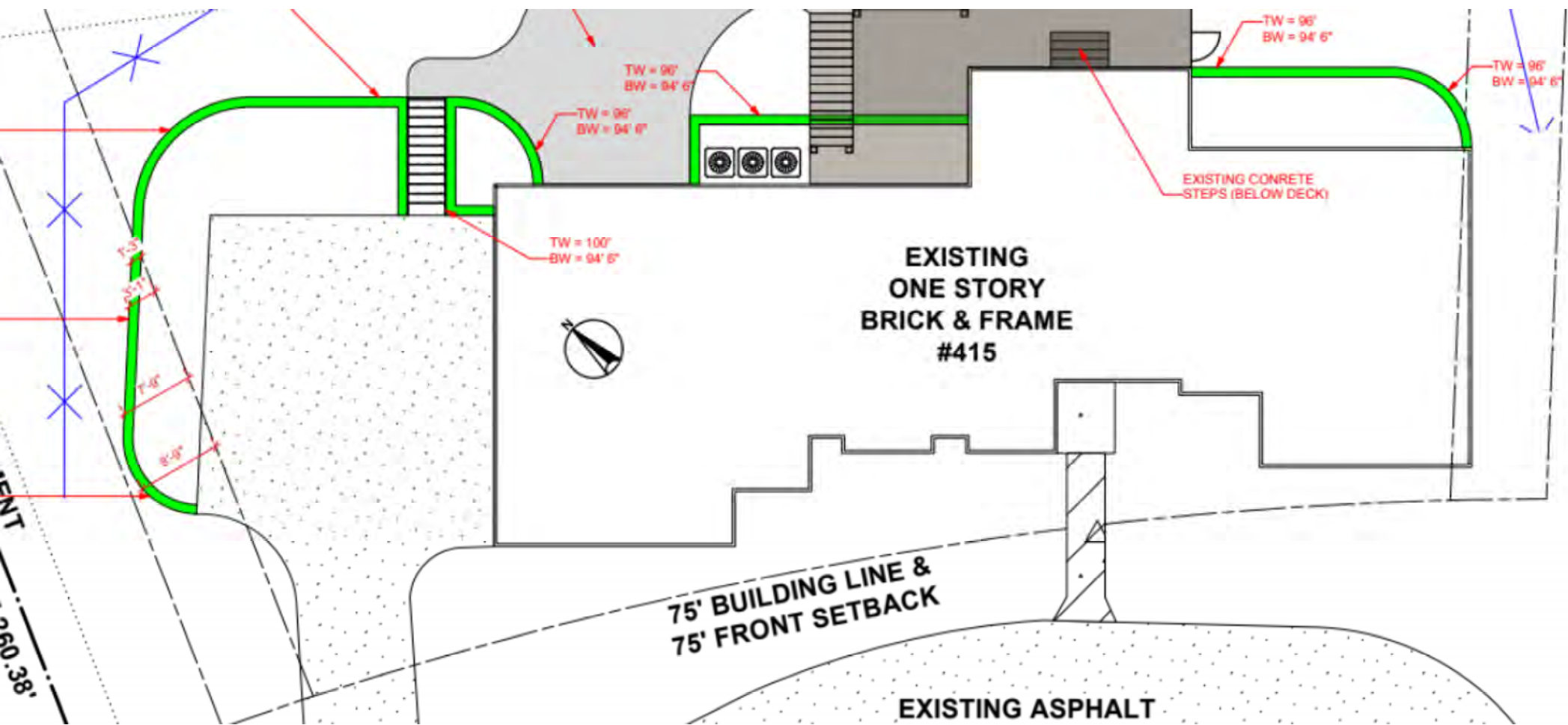
No.	Date	By	Revision Notes
Project Address		Dando Residence 415 Herworth Drive Chesterfield, Missouri 63005	
elevate outdoor			
Design Firm		Elevate Outdoor LLC. 1112 Bryan Road O'Fallon, Missouri 63366 www.elevate-outdoor.com	
Designer		Mark Gawriluk	
Project Title		Dando Outdoor Living	
Sheet Title		Site Survey	
Project Manager		Project ID	
Brian Habiger			
Drawn By		Scale	
MVG		1" = 20'-0"	
Reviewed By		Sheet No.	
BH		S-2	
Date		_____ of _____	
6/24/2026		1	



1 Retaining Wall Plan
Scale: 1" = 20'-0"

NOTE: SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED TO PREVENT SILTATION/EROSION FROM LEAVING THE CONSTRUCTION SITE.

No.	Date	By	Revision Notes
Project Address		Dando Residence 415 Herworth Drive Chesterfield, Missouri 63005	
 elevate outdoor			
Design Firm		Elevate Outdoor LLC. 1112 Bryan Road O'Fallon, Missouri 63366 www.elevate-outdoor.com	
Designer		Mark Gawriluk 	
Project Title Dando Outdoor Living			
Sheet Title Hardscape Plan			
Project Manager Brian Habiger		Project ID	
Drawn By MVG		Scale 1" = 20'-0"	
Reviewed By BH		Sheet No.	
Date 6/24/2026		H-1 _____ of _____	
		1	





-  HYDRANGEA TREE 'LIMELIGHT'
-  BOSNIAN PINE 'EMERALD ARROW'
-  JUNIPER 'BLUE POINT'
-  JUNIPER 'TAYLOR'
-  HYDRANGEA 'ANNABELLE'
-  LILAC 'DWARF KOREAN'
-  BOXWOOD 'GREEN VELVET'
-  HYDRANGEA 'BOBO'
-  ROSE 'WHITE DRIFT'
-  SWITCH GRASS 'NORTHWIND'
-  CATMINT 'WALKER'S LOW'
-  VERONICA 'SNOW CANDLES'
-  DAYLILY 'HAPPY RETURNS'
-  DIANTHUS 'FIRE STAR'

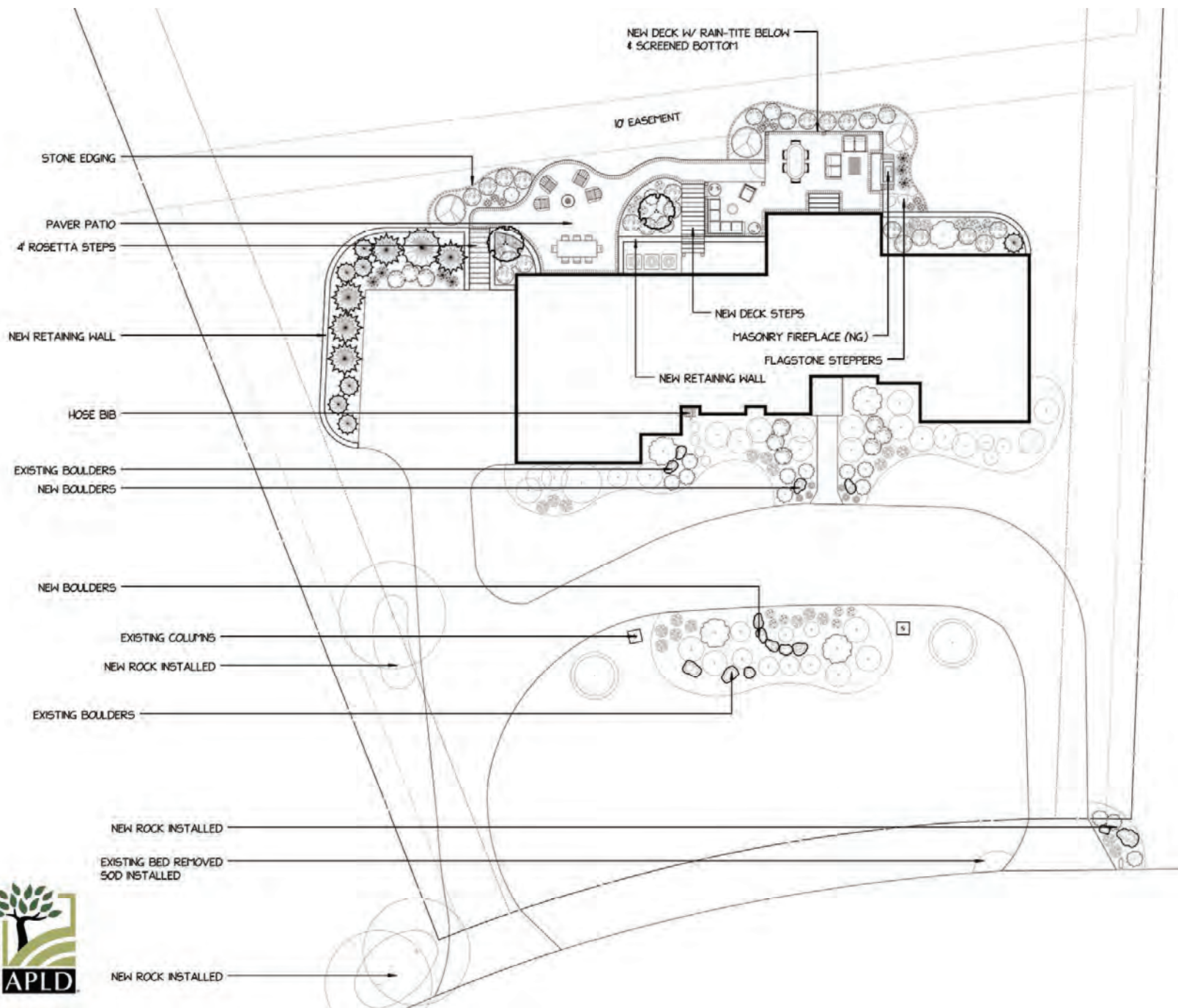


Dando Residence			
415 Henworth Drive			
Chesterfield, Missouri 63005			
client	date	revision	
GRAPHIC	3-18-2026	3	
drawn by	checked by	drawing #	
MG	BH	L-1	





-  HYDRANGEA TREE 'LIFELIGHT'
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Dando Residence

415 Henworth Drive
Chesterfield, Missouri 63005

client:	date:	revision:
scale:	3-18-2026	3
drawn by:	checked by:	drawing #:
MG	BH	L-1





PATHLIGHT



UP LIGHT



HARDSCAPE LIGHT



MINI WALL WASH



Dando Residence

415 Henworth Drive
Chesterfield, Missouri 63005

client:

scale:

GRAPHIC

date:

3-23-2026

revision:

4

drawn by:

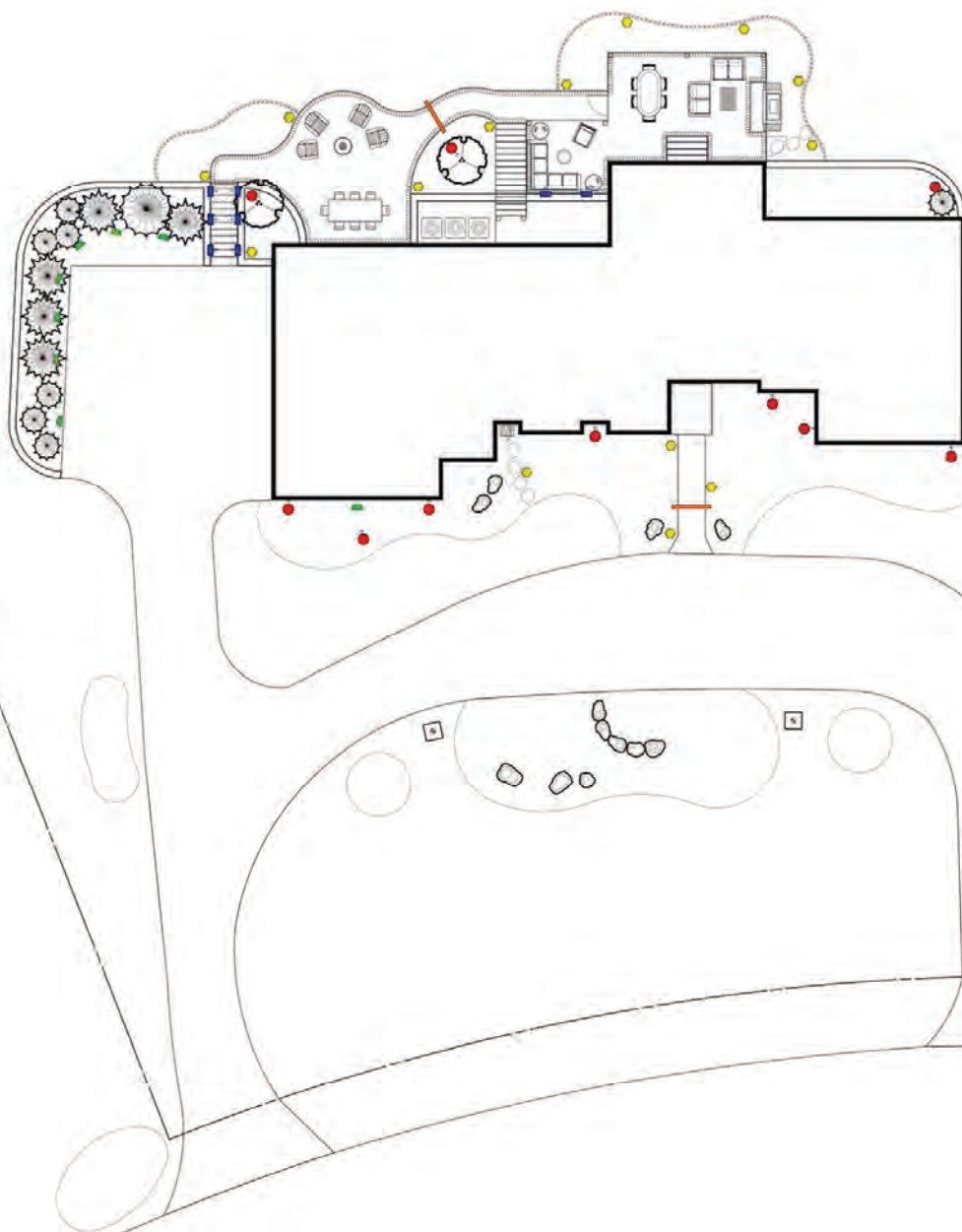
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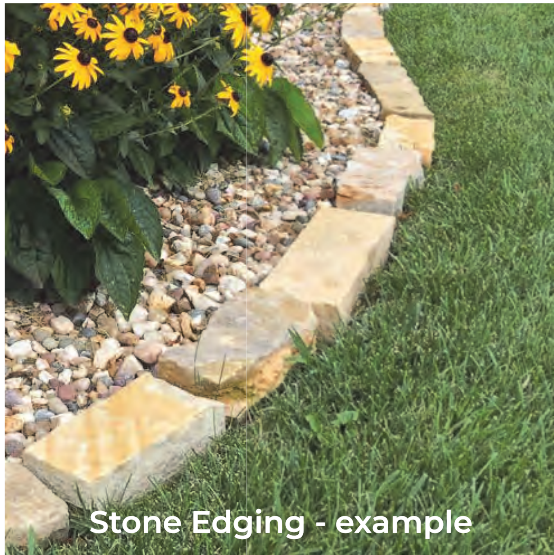
checked by:

BH

drawing is:

LIGHTING





Stone Edging - example



Flagstone Steppers - example



Lawrence River Rock - example



4' Dimensional Steps

Dando Residence Inspiration Board
415 Herworth Drive
Chesterfield, Missouri 63005



Masonry Fireplace - inspiration



'Grand Discover' Paver By County Materials

Trees



Juniperus virginiana 'Taylor'
Taylor Columnar Juniper

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Tree	Full	n/a	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
30 ft.	Low	n/a	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
3 ft.	Evergreen	Blue Green	n/a

DESCRIPTION
Taylor Juniper has blue green foliage on vertically growing branches that create a spire-like form. It is suitable for planting where space is limited or where a large blue exclamation point is needed! It needs full sunlight. Junipers are highly combustible plants.



Pinus leucodermis 'Emerald Arrow'
Emerald Arrow Bosnian Pine

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Tree	Full	n/a	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
15 ft.	Low	n/a	Cone
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
8 ft.	Evergreen	Green	n/a

DESCRIPTION
Emerald Arrow Bosnian pine is a popular ornamental tree in parks and gardens, growing on a wide range of sites. It is also noted for its very decorative purple cones. Bosnian pine has gained the Royal Horticultural Society's Award of Garden Merit for its beauty and adaptability.

Shrubs



Buxus 'Green Velvet'

Green Velvet Boxwood

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Shrub	Full, Half	n/a	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
3-4 ft.	Medium, Extra in Summer	n/a	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
3-4 ft.	Evergreen	Green	n/a

DESCRIPTION

Green Velvet Boxwood is great for cold climates. It has a rounded shape naturally and needs no pruning ordinarily for this reason. The new growth is bright green and looks great in a hedge situation. The Green Velvet Boxwood retains the upright, rounded shape you'd expect from a boxwood on it's own, with little to no pruning from you. This evergreen shrub boasts deep green, glossy leaves all year, making it attractive in all four seasons. In the spring, you'll enjoy its tiny white blossoms, which are actually quite fragrant (a rarity with boxwoods). Green Velvet Boxwoods can be cultivated in full sun to partial shade, and in just about any type of soil or growing condition.



Hydrangea arborescens 'Annabelle'

Annabelle Hydrangea

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Shrub	Full, Half	White	Butterflies
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
3-5 ft.	Medium, Extra in Summer	Summer	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
4-6 ft.	Deciduous	Green	n/a

DESCRIPTION

This Annabelle hydrangea that produces huge and full flower heads as large as 12" wide. The flowers are white. It has very strong stems that hold up these large flower heads. Foliage is deciduous, rounded and bright green. This shrub can reach 4'-5' tall and 4' wide, attracting butterflies. It has a mounding habit. This shrub can be planted in full to part sun, preferring moist, well draining soil. During hot spells, give more water. Flower color not affected by soil pH. Cold hardy. A beautiful specimen shrub.



Hydrangea paniculata 'Bobo'

Bobo® Panicle Hydrangea

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Shrub	Full, Half	White	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
3 ft.	Medium	Summer, Fall	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
3-4 ft.	Deciduous	Green	n/a

DESCRIPTION

Bobo Hydrangea has loads of flowers on a tiny plant! It is engulfed by large white flowers in summer. The flowers are held upright on strong stems, and continue to grow and lengthen as they bloom. No flopping, unlike some panicle hydrangeas! As blooms age, they turn pink. It is compact and dwarf in habit, and the flowers cover every inch of the plant right down to the ground. This plant was developed by Johan Van Huyslenbroeck, the same breeder that developed Pinky Winky® hydrangea.



Hydrangea paniculata 'Limelight' Tree Form

Limelight Peegee Hydrangea

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Shrub	Full, Half	Green, White	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
6-8 ft.	Medium	Summer, Fall	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
6-8 ft.	Deciduous	Green	n/a

DESCRIPTION

This unique panicle hydrangea revolutionized landscaping across North America. Huge, football-shaped flowers open in an elegant celadon green that looks fresh and clean in summer's heat. The blooms age to an array of pink, red, and burgundy which persists through frost for months of irresistible flowers. You can use 'Limelight' hydrangea just about any way you can imagine: as a showy flowering hedge, to screen off air conditioners, as an attention-getting specimen, in containers, flower gardens, or anywhere around your home. A long-time favorite of professional florists, it also makes an excellent cut flower, fresh or dried. -Proven Winners



Juniperus chinensis 'Blue Point'
Blue Point Columnar Juniper

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Shrub	Full, Half	n/a	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
12 ft.	Low	n/a	Berry, Fleshy
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
8 ft.		Blue Green	n/a

DESCRIPTION
Dense, soft, blue green foliage covers this pyramidal-shaped conifer. There is little to no shearing required, and it can reach a height of 12'. Junipers are highly combustible plants.



Syringa meyeri
Dwarf Korean Lilac

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Shrub	Full, Half	Pink	Pollinators, Bees, Butterflies
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
5-8 ft.	Medium, High, Extra in Summer	Spring	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
4-6 ft.	Deciduous		n/a

DESCRIPTION
A dwarf, spreading lilac with reddish purple buds that open to fragrant, pale lilac flowers. Blooms profusely in midseason, typically mid-May, and first flowers at an early age. Use in shrub borders with an evergreen background or plant in groups to form a low hedge. Deciduous.

Ground covers

**Rosa 'White Drift'**

White Drift Groundcover Rose

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Ground cover	Full	White	Pollinators, Bees
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
1.5 ft.	Low	Spring, Summer, Fall	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
2.5 ft.	Evergreen	Green	n/a

DESCRIPTION

White Drift® has pure white, fully double flowers that are perfectly shaped like miniature roses. These impressive white blooms will brighten gardens of all shapes and styles. This variety can have slight coloration of Sweet Drift®.

Perennials

**Dianthus 'Devon Xera' Fire Star**

Fire Star Dianthus

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Perennial	Full	Red	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
Under 1'	Medium, Extra in Summer	Spring, Summer	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
Under 1'	Semi-Evergreen	Blue Green	n/a

DESCRIPTION

Easily grown in average, evenly moist, well-drained soils in full sun. Plants require lots of sun for good flowers, but prefer cool summer temperatures. Plants generally perform best in organically rich, gritty loams in neutral to slightly alkaline soils. Good drainage is essential, but incorporating leaf mold and other organic material into the soil helps retain some moisture which is often needed in hot summer climates. Deadhead spent flowers to encourage additional bloom. Consider shearing plants back after main flush of bloom in order to tidy the planting and to promote additional bloom in late summer or early fall.

NOTES

'Devon Xera', commonly sold under the trade name of FIRE STAR, is a hybrid dianthus cultivar derived from alpine dianthus. FIRE STAR is a member of the Star Series resulting from a breeding program of John Whetman (HR Whetman and Sons) in Devon, England. It is noted for its compact growth, fragrant blooms, abundant flowering and extended bloom period. Narrow, lanceolate, glaucous, gray-green leaves typically form a dense mounded cushion to 5-7" tall. Leaves are evergreen in warm winter climates. Fragrant (clove-scented), red flowers with a deeper crimson eye appear in a lengthy late spring to early summer bloom on stems rising slightly above the foliage mound to 8" tall. Flowers bloom 3-5 per stem. Flowering may continue sporadically throughout the...



Hemerocallis 'Happy Returns'

Happy Returns Daylily

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Perennial	Full, Half	Yellow	Pollinators, Bees, Hummingbirds
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
2.5 ft.	Medium, Extra in Summer	Spring, Summer, Fall	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
2 ft.	Evergreen	Green	n/a

DESCRIPTION

Happy Returns Daylily is a favorite perennial because of its very large blooms. The large clump of long, grass-like, green foliage is highlighted by bright yellow flowers on tall stems. This extra-early bloomer reblooms throughout the summer months. Good for firescaping. An herbaceous perennial that may remain evergreen in mild winter regions. -Monrovia Nursery



Nepeta racemosa 'Walker's Low'

Walker's Low Catmint

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Perennial	Full, Half	Blue, Violet	Pollinators
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
1.5 ft.	Low, Medium	Summer, Fall	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
2 ft.	Deciduous	Grey Green	n/a

DESCRIPTION

This vigorous growing perennial reaches 1'-1.5' tall and spreads 2'. It will reseed and spread if spent flowers are NOT removed. Foliage is fragrant when brushed (ask any cat), with scalloped edges and covered with fine hairs. Beautiful violet blue, 2 lipped flowers bloom in summer and fall. This plant tolerates full to part sun with well draining, dry soil. It does not tolerate humidity. It is an annual in desert areas. Low to moderate water once it's established.



Veronica spicata 'Snow Candles'

Snow Candles Speedwell

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Perennial	Full	White	Butterflies
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
1.5 ft.	Medium	Summer, Fall	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
1.5 ft.	Evergreen	Grey Green, Silver	n/a

DESCRIPTION
Snow Candles Speedwell is a white flowering perennial, creating a vibrant statement in the late season garden. The tall, arching flowers shoot upwards from dense mounds of foliage, attracting butterflies and hummingbirds to their long-lasting blooms. Gorgeous in perennial borders and when cut for bouquets. Deer and rabbit resistant.

Grasses



Panicum virgatum 'Northwind'

Northwind Switch Grass

PLANT TYPE	SUN	FLOWER COLOR	ATTRACTS
Grass	Full, Half	Gold	n/a
HEIGHT	WATER	FLOWER SEASON	FRUIT TYPE
5.5 ft.	Very Low, Low	Spring	n/a
WIDTH	SEASON	LEAF COLOR	FRUIT SEASON
2-3 ft.	Deciduous		n/a

DESCRIPTION
An upright blue form of switchgrass. The blades are olive-green turning yellow in fall. It will top at 7'. Great in dry sites in full sun. Selected by Northwind Perennial Farm in Wisconsin.

Sam Page
County Executive

Saint Louis
COUNTY
TRANSPORTATION
PUBLIC WORKS

Stephanie Leon Streeter, P.E.
Acting Director

Joseph W. Kulesa, P.E.
Acting Deputy Director

May 13, 2022

Mr. Michael Yount, PE
Engineering Solutions, P.C.
5393 Old Baumgartner Road
Saint Louis, MO 63129

Re: Permit Application #22BLD-02571: **Residential Master Plans for Rockwood Classic 8" Block Retaining Wall System's**

Dear Mr. Yount:

I am pleased to inform you that the plans submitted for review of the Retaining Walls are **approved** and the new master plan numbers are as follows:

Single Tier, 6' high max, 5:1 Max Slope, Compacted Rock Backfill, No Surcharge	711-22-28
Single Tier, 6' high max, 3:1 Max Slope, Compacted Rock Backfill, No Surcharge	711-22-29
Single Tier, 6' high max, No Slope, Compacted Rock Backfill, 120psf LL Surcharge	711-22-30
Double Tier, 4' high max, 5:1 Max Slope, Compacted Rock Backfill, No Surcharge	711-22-31
Double Tier, 4' high max, 3:1 Max Slope, Compacted Rock Backfill, No Surcharge	711-22-32
Double Tier, 4' high max, No Slope, Compacted Rock Backfill, 120psf LL Surcharge	711-22-33

Please inform your customers of the following **procedures they need to follow** when applying for a residential retaining wall permit with Saint Louis County:

1. Submit a **completed permit application** form that includes the **selected master plan number.**
2. Submit **four (4) site plans** showing the location and length of the wall, drawn to scale, with the top-of-wall and bottom-of-wall elevations noted at the ends and midpoint of each wall, at a minimum. Dimension the wall(s) distance from any structures, parking lots, easements and property lines. Show with arrows the existing and proposed direction of site drainage at and around the proposed wall area.
3. Submit **four (4) copy sets** of the approved master plan (13 pages total).
4. Your customers should be made aware that a **Saint Louis County Pre-grading Inspection may be required** to assess any potential major changes on the site grading and drainage when a retaining wall is proposed closer than 10-feet to a property line. Conditions on the site plans submitted may also indicate a Saint Louis County Pre-grading Inspection is needed.

Please call me at 314-615-7821 or e-mail at to'keefe@stlouiscountymmo.gov if you have any questions.

Sincerely,



Timothy R. O'Keefe
Building Code Review Section
Division of Code Enforcement

St. Louis County Masterplan Construction Drawings

Index of Drawings:

- Sheet 1 Title & Index
- Sheet 2 Specifications
- Sheet 3 Specifications (cont.)
- Sheet 4 Specifications (cont.)

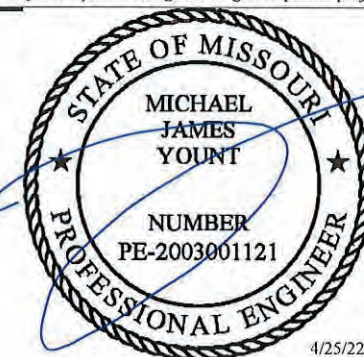
GENERAL CONSTRUCTION DETAILS

- Sheet 5 Details
- Sheet 6 Details (cont.)
- Sheet 7 Details (cont.)

DESIGN SECTIONS

- Sheet 8 Level Backslope, No Surcharge
- Sheet 9 3:1 Slope Above Wall, No Surcharge
- Sheet 10 Level Backslope, 120 psf Live Load Surcharge (Residential Driveway)
- Sheet 11 2-terrace Level Backslope, No Surcharge
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- Sheet 13 2-terrace Level Backslope, 120 psf Live Load Surcharge (Residential Driveway)

This seal refers to this masterplan only and does not refer to any other plan or design relating to a specific project



Michael James Yount - Engineer
Mo# PE-2003001121

**Rockwood
Classic 8**

**Lemay Concrete
Block Co.**

Phone (314) 638-9940

**Engineering
Solutions, P.C.**

5393 Old Baumgartner Rd
St Louis, Mo. 63129
Phone (314) 280-7748

Mo. State Certificate of Authority #P00565746

Title & Index

Sheet 1 of 13

General

The contractor shall protect all existing utilities, and shall be responsible for all worker and public safety at the retaining wall site. All installation shall be per the retaining wall manufacturer's construction recommendations and/or as noted herein.

Materials

The **Leveling Pad** shall be constructed 1" minus compacted by at least 4 passes with a vibratory compactor with minimum dimensions of 6" thick and 24" wide.

Retaining Wall Units shall be Rockwood Classic 8. Units must be 8" tall x 12" deep with a 1" per course setback. Minimum compressive strength = 3,000 psi.

The **reinforced wall backfill** material shall be compacted 1" clean clean crushed limestone.

Geogrid shall be Mirafi 3XT, or approved equivalent.

Filter Fabric shall be Mirafi 140N.

Drain Tile shall be 4" HDPE, perforated.

The **Soil Cap** shall consist of compacted low plastic impervious soil above the granular backfill in areas not to be paved.

Wall Foundation Excavation

Foundation soil shall be excavated as required for the leveling pads and the reinforcing zone. Any soils that are soft, plastic ($LL > 50\%$), frozen, or wet and untested fills shall be removed and recompacted to 90% modified Proctor under the direction of the geotechnical engineer.

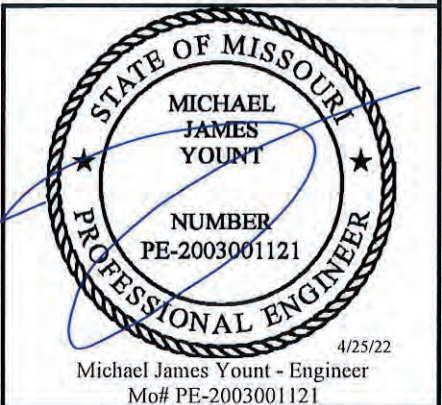
Wall Construction

Install toe first course of units on the leveling pad. Install the next course in a running bond stack. Adjust for setback per course. Backfill, install reinforcement as shown and continue construction. Filter fabric shall separate the granular backfill from the retained soil and the soil cap. Filter fabric shall not cover the foundation materials.

Geogrid Reinforcing

The geogrids shall be cut to the design lengths "L" and placed between the blocks at the elevations shown on the plans. The geogrid's primary strength direction shall be perpendicular to the wall face (into the fill). The geogrid shall be placed horizontally and laid flat on the reinforcing fill material. The geogrid shall be placed so that a minimum of 10" of grid is between the block layers. Slack in the geogrid shall be removed prior to placing backfill.

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Specifications

Sheet 2 of 13

Wall Backfill

Backfill material shall be placed in maximum 8" lifts and compacted. Backfill shall be placed, spread and compacted in such a manner that minimizes wrinkles and movement of the geogrid. During backfill placement only hand operated equipment shall be used in the 4' zone directly behind the wall. The front of the wall shall be backfilled and compacted to finished grade.

Protection of Work

The surfaces surrounding the wall shall be graded at the end of each day to provide positive drainage away from the wall. Grading shall include proper contouring of fills in adjacent areas to prevent the flow of excessive surface water toward the wall. Finish grading should be completed in accordance with the approved site development plan.

Miscellaneous

If a fence or guardrail is to be installed along the top of the wall under a separate plan. We recommend that PVC or sonotube sleeves be placed as the wall is being backfilled to prevent a need to excavate post holes after wall construction which could damage the geogrid.

General Notes

Existing utilities are not shown. The contractor shall locate and protect all utilities. The contractor shall notify Engineering Solutions, P.C. of any utility conflict affecting this work.

Unless otherwise noted all temporary shoring is strictly the responsibility of the contractor under a separate design.

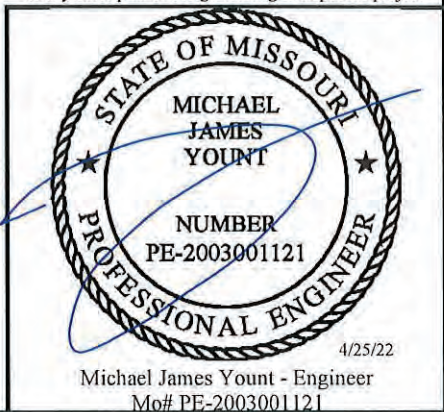
All job site worker and public safety is strictly the responsibility of the contractor. The contractor shall comply with all OSHA regulations & requirements.

Engineering Solutions, P.C. is available upon request to confirm construction compliance with this plan. Please notify Engineering Solutions, P.C. in advance of the work if field inspection is requested.

The Owner or Owner's Representative is responsible for ensuring that construction by others adjacent to the wall does not disturb the wall or place temporary construction loads on the wall that exceed design loads, including loads such as water pressure, temporary grades, or equipment loading. Heavy paving or grading equipment shall be kept a minimum of 3 feet behind the back of the wall face. Equipment with wheel loads in excess of 150 psf live load shall not be operated within 10 feet of the face of the retaining wall during construction adjacent to the wall. Care should be taken by the Owner or Owner's Representative to ensure water runoff is directed away from the wall structure until final grading and surface drainage collection systems are completed.

Global stability and settlement are outside of the scope of this design.

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Specifications
(cont.)

Sheet 3 of 13

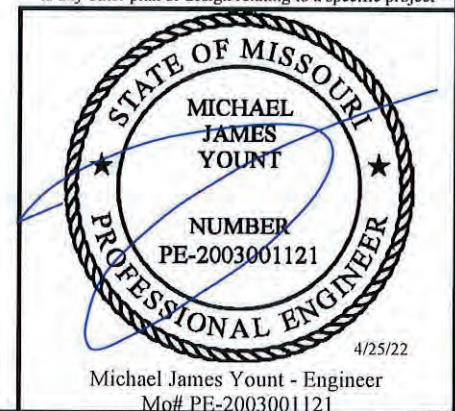
SOIL PROPERTIES

<u>SOIL</u>	<u>FRICTION ANGLE</u>	<u>UNIT WEIGHT</u>	<u>COHESION</u>
DRAINAGE FILL (1"-2" Clean)	34°	100 PCF	0 PSF
RETAINED BACKFILL (Low plastic silty clay)	26°	120 PCF	0 PSF
FOUNDATION SOIL (Low plastic silty clay)	26°	120 PCF	0 PSF

MINIMUM FACTORS OF SAFETY

EXTERNAL SLIDING = 1.5
INTERNAL SLIDING = 1.5
OVERTURNING = 1.5
BEARING CAPACITY = 1,500 PSF

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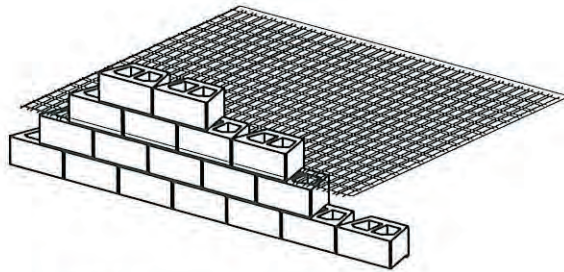
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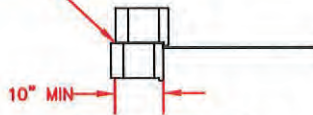
Mo. State Certificate of Authority #P00565746

Specifications
(cont.)

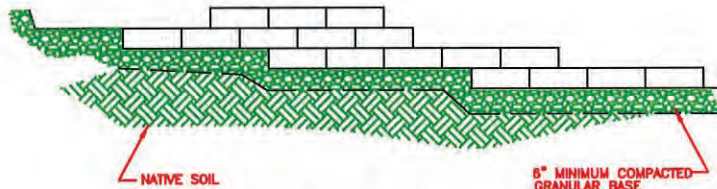
Sheet 4 of 13



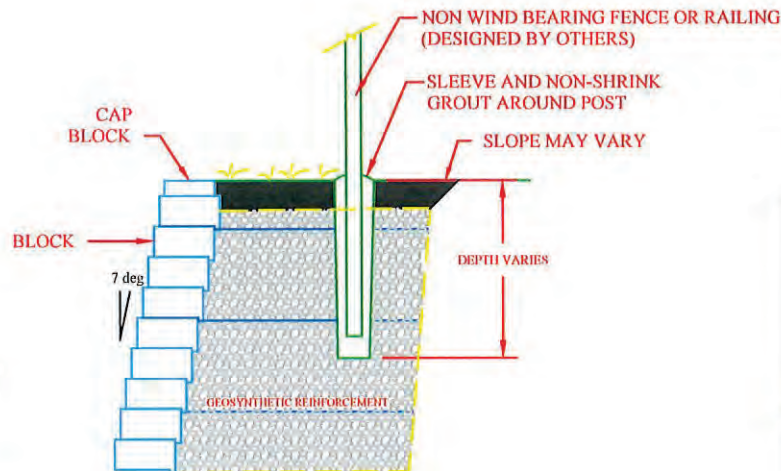
EXTEND GEOSYNTHETIC REINFORCEMENT
TO WITHIN 1" OF THE UPPER BLOCK FACE



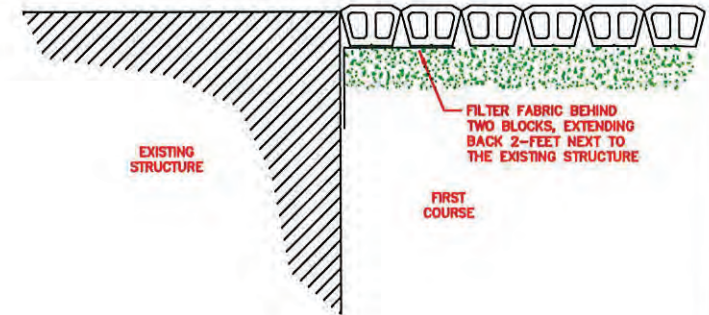
REINFORCEMENT CONNECTION DETAIL
(NOT TO SCALE)



TYPICAL STEP-UP DETAIL
(NOT TO SCALE)



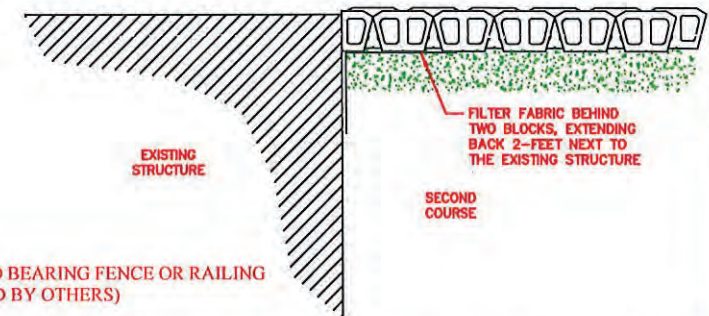
FENCE BEHIND WALL DETAIL
(NOT TO SCALE)



EXISTING
STRUCTURE

FIRST
COURSE

FILTER FABRIC BEHIND
TWO BLOCKS, EXTENDING
BACK 2- FEET NEXT TO
THE EXISTING STRUCTURE



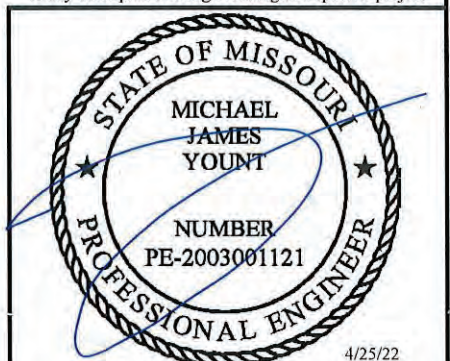
EXISTING
STRUCTURE

SECOND
COURSE

FILTER FABRIC BEHIND
TWO BLOCKS, EXTENDING
BACK 2- FEET NEXT TO
THE EXISTING STRUCTURE

WALL ABUTTING EXISTING STRUCTURE
(NOT TO SCALE)

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4/25/22

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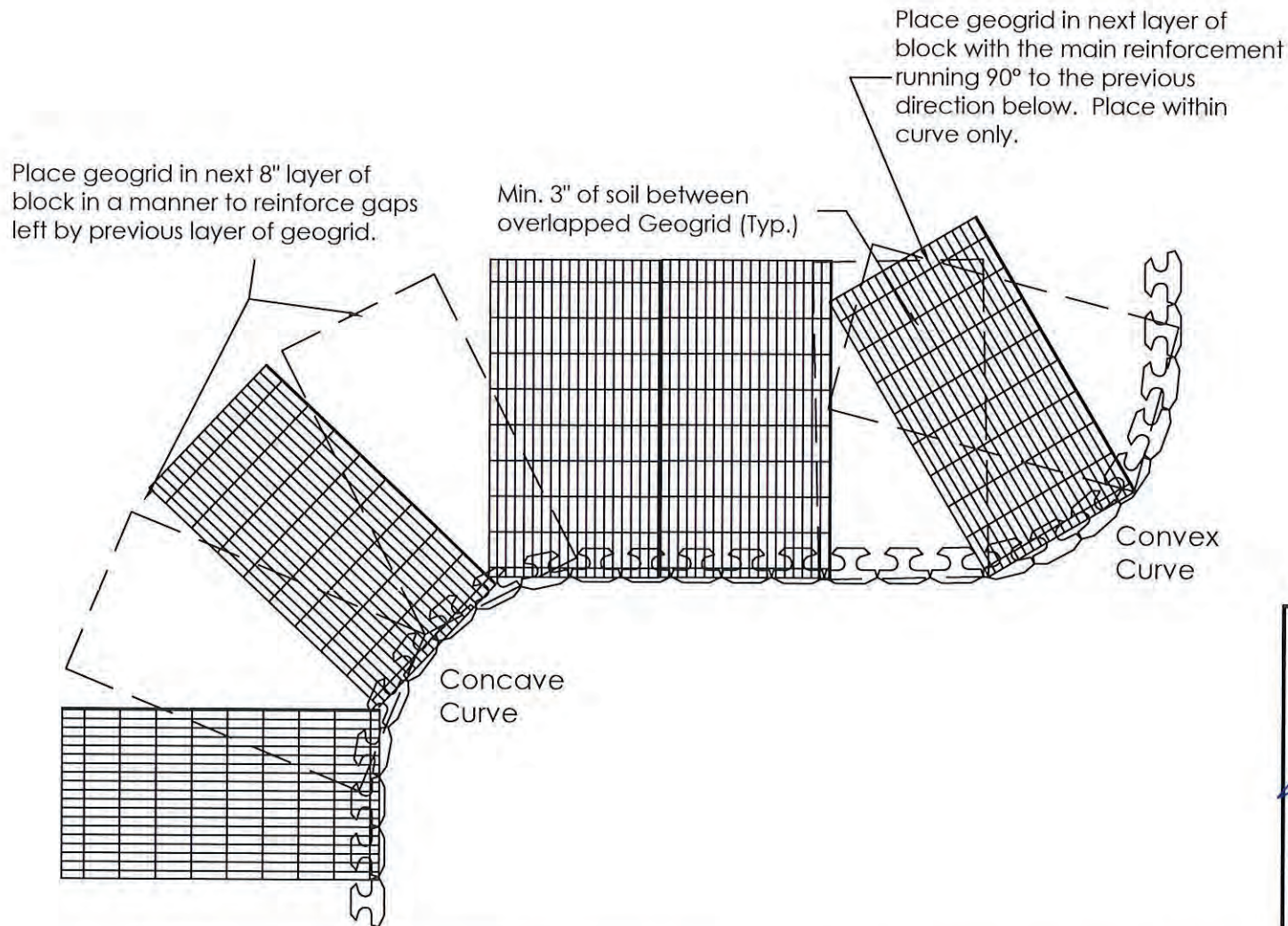
Mo. State Certificate of Authority #P00565746

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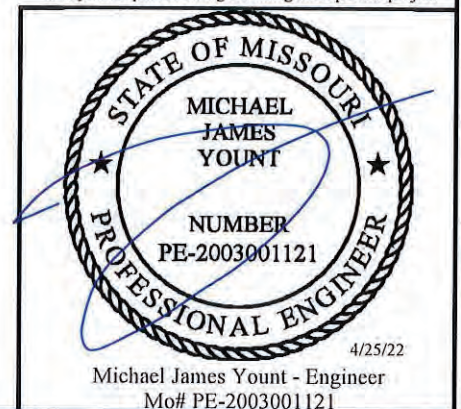
Sheet 5 of 13

Geogrid Details

Classic™



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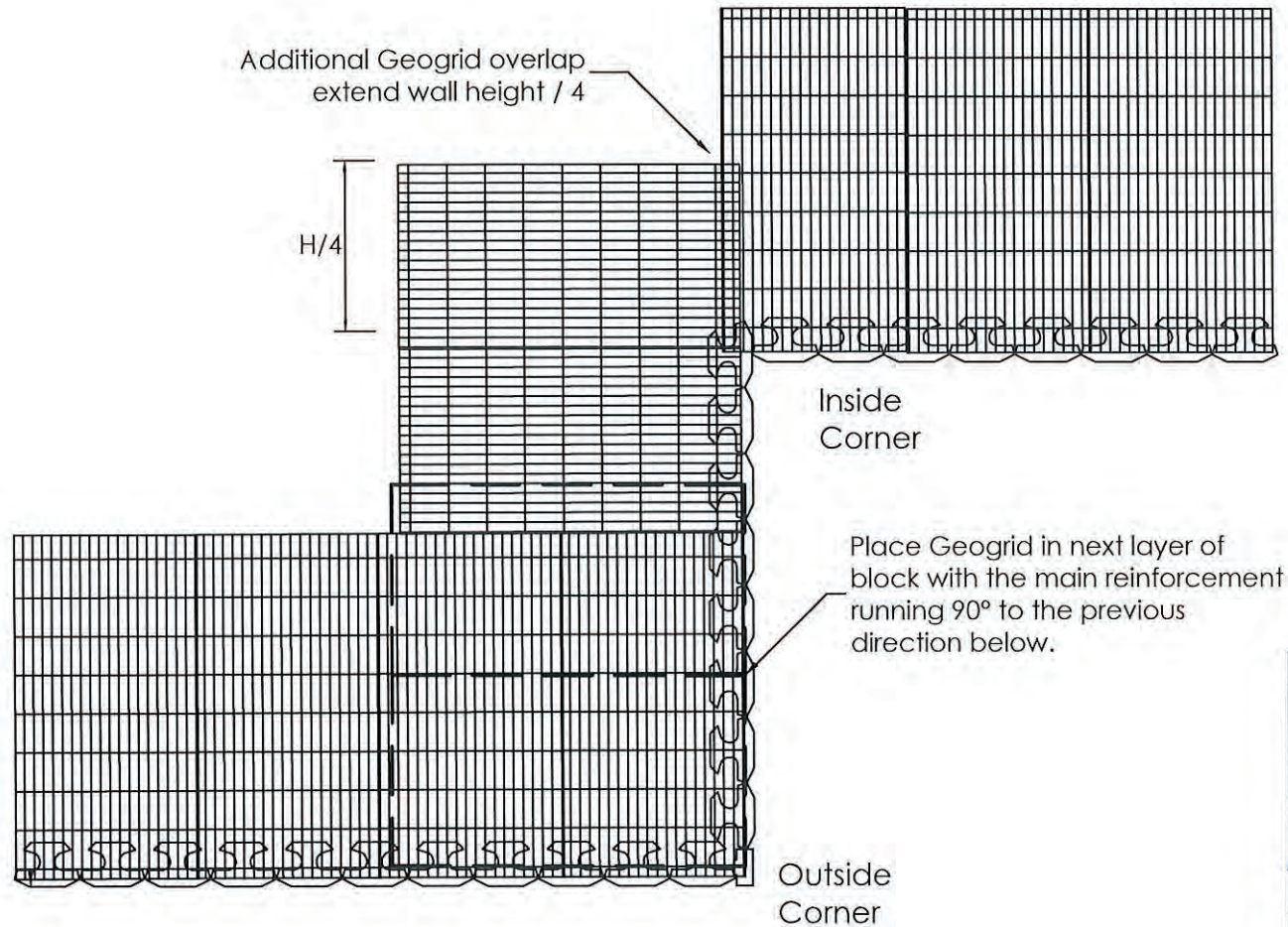
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Typical Details
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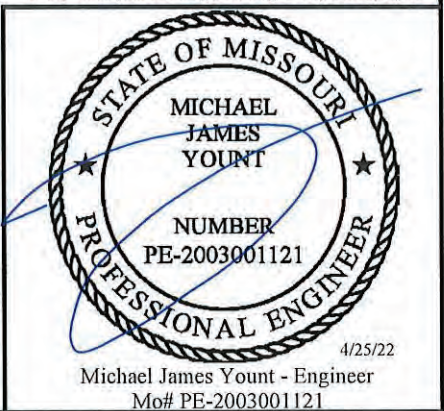
Sheet 6 of 13

Geogrid Details

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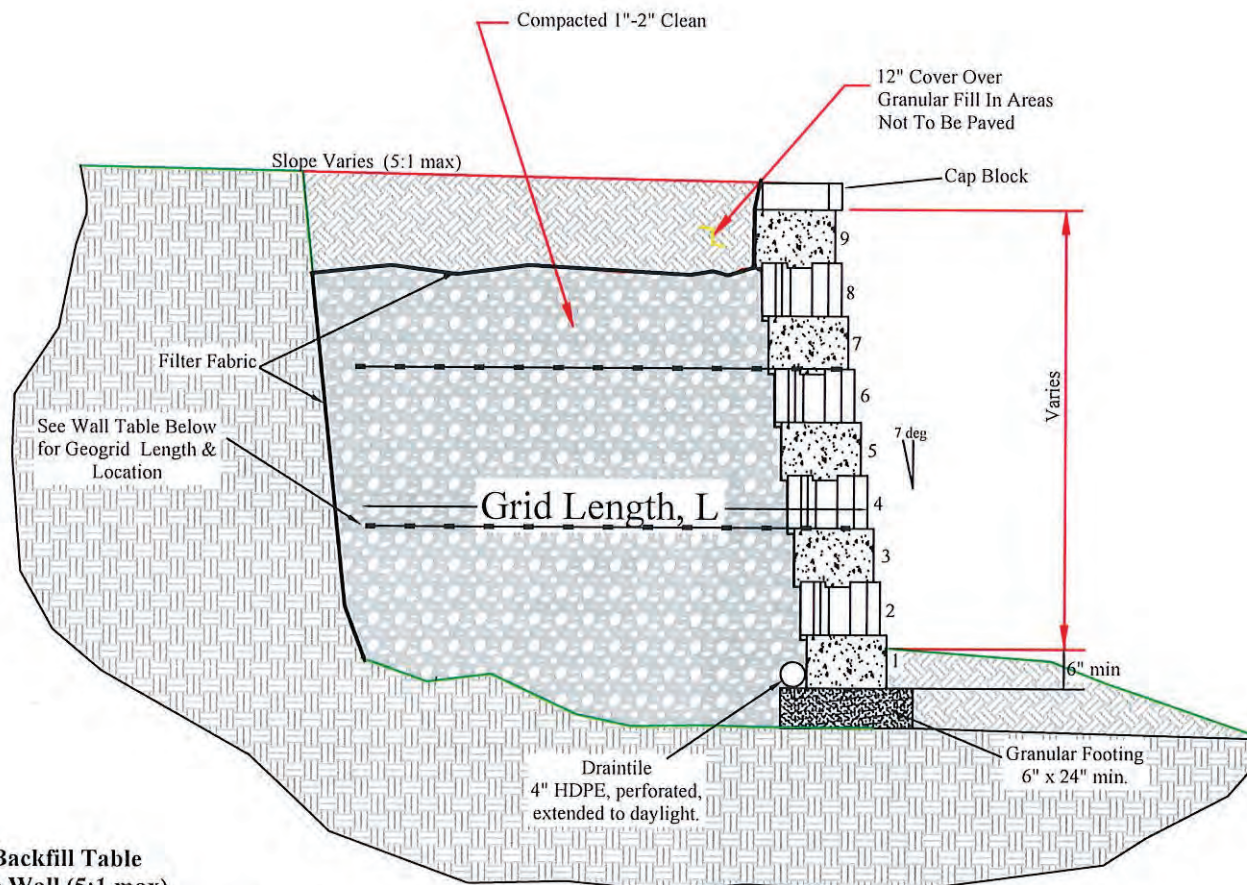
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Typical Details
(cont.)

Sheet 7 of 13

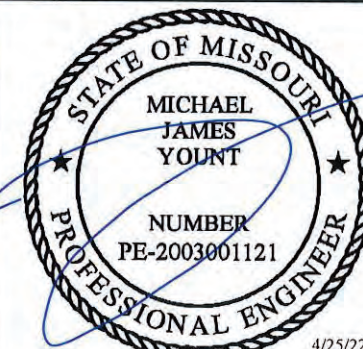


Reinforcing Backfill Table
No Slope Above Wall (5:1 max)

Wall Height (feet) (without cap)	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
3.0	1	2	4.0
4.0	1	3	4.0
5.0	2	2,5	4.0
6.0	3	2,5,7	4.5

Refer to Specifications Sheets 2-4 &
Construction Details Sheets 5-7 for
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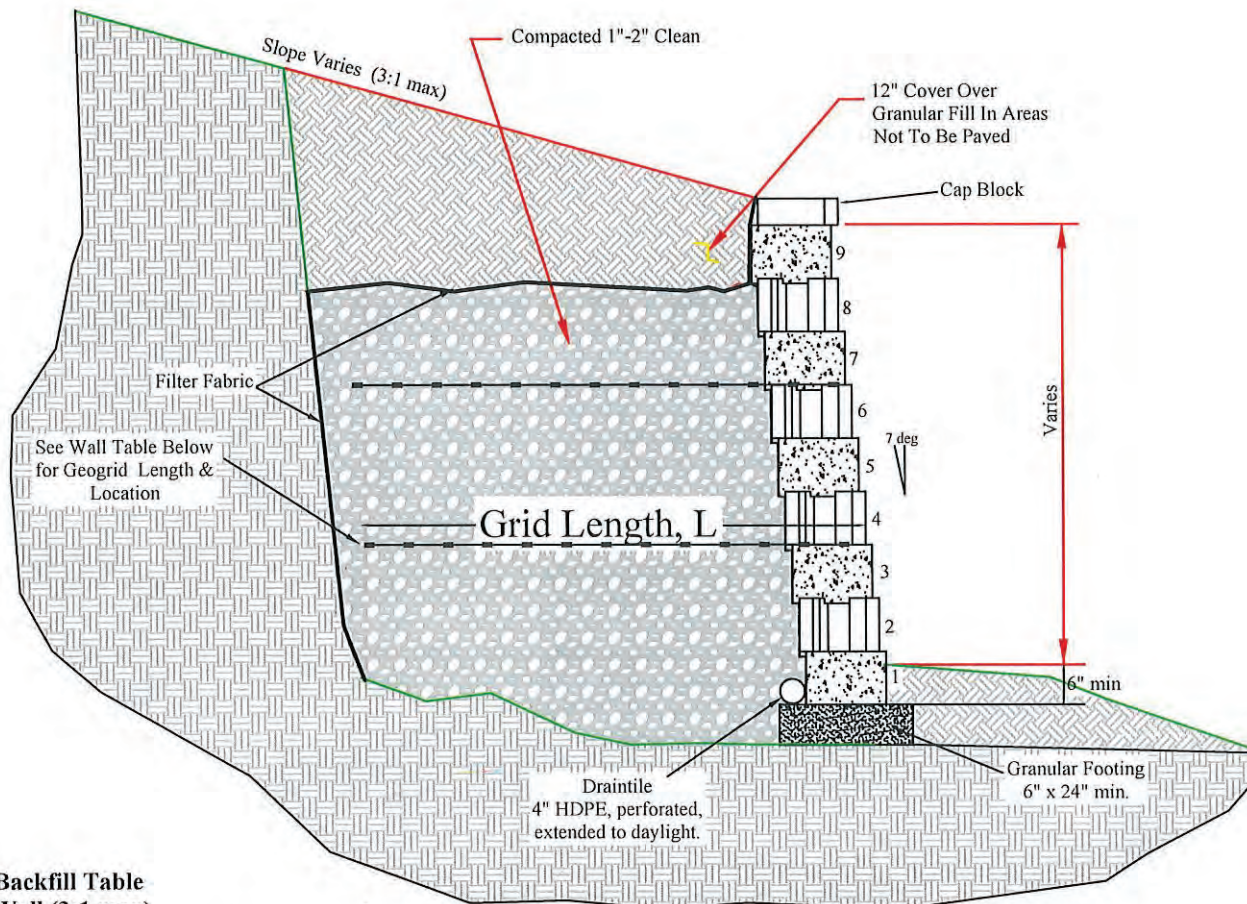
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Typical Cross Section
Level Backslope, No Surcharge

Sheet 8 of 13

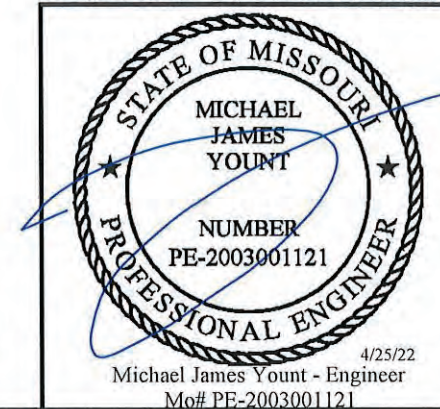


**Reinforcing Backfill Table
Slope Above Wall (3:1 max)**

Wall Height (feet) (without cap)	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
3.0	1	2	4.0
4.0	2	2,4	4.5
5.0	2	2,5	5.0
6.0	3	2,5,7	6.5

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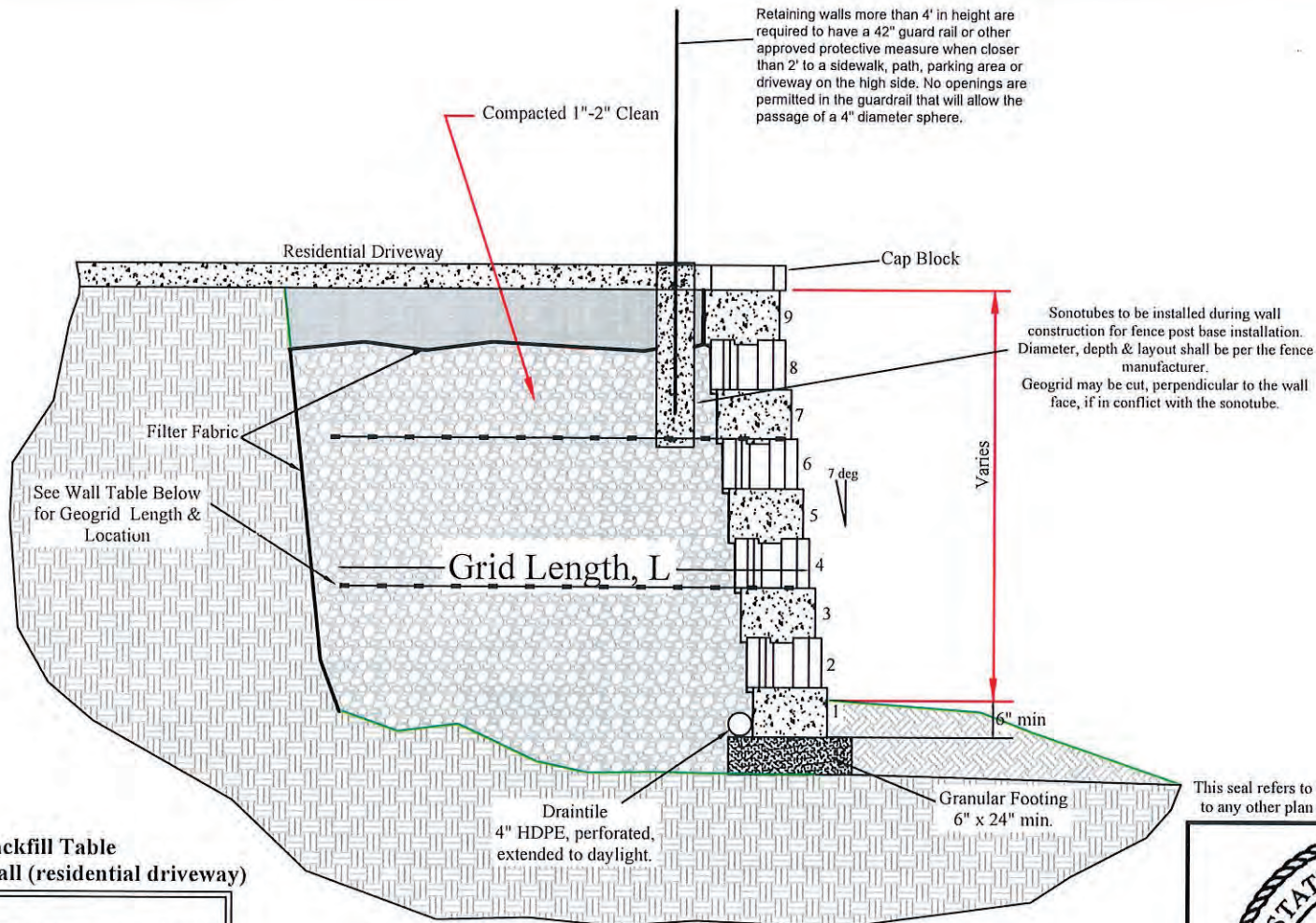
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**Typical Cross Section
3:1 Backslope, No Surcharge**

Sheet 9 of 13

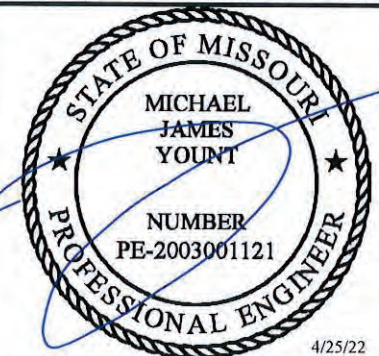


Reinforcing Backfill Table
120 psf Live Load Above Wall (residential driveway)

Wall Height (feet) (without cap)	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
3.0	1	2	4.0
4.0	1	3	4.0
5.0	2	2,5	4.0
6.0	3	2,5,7	4.5

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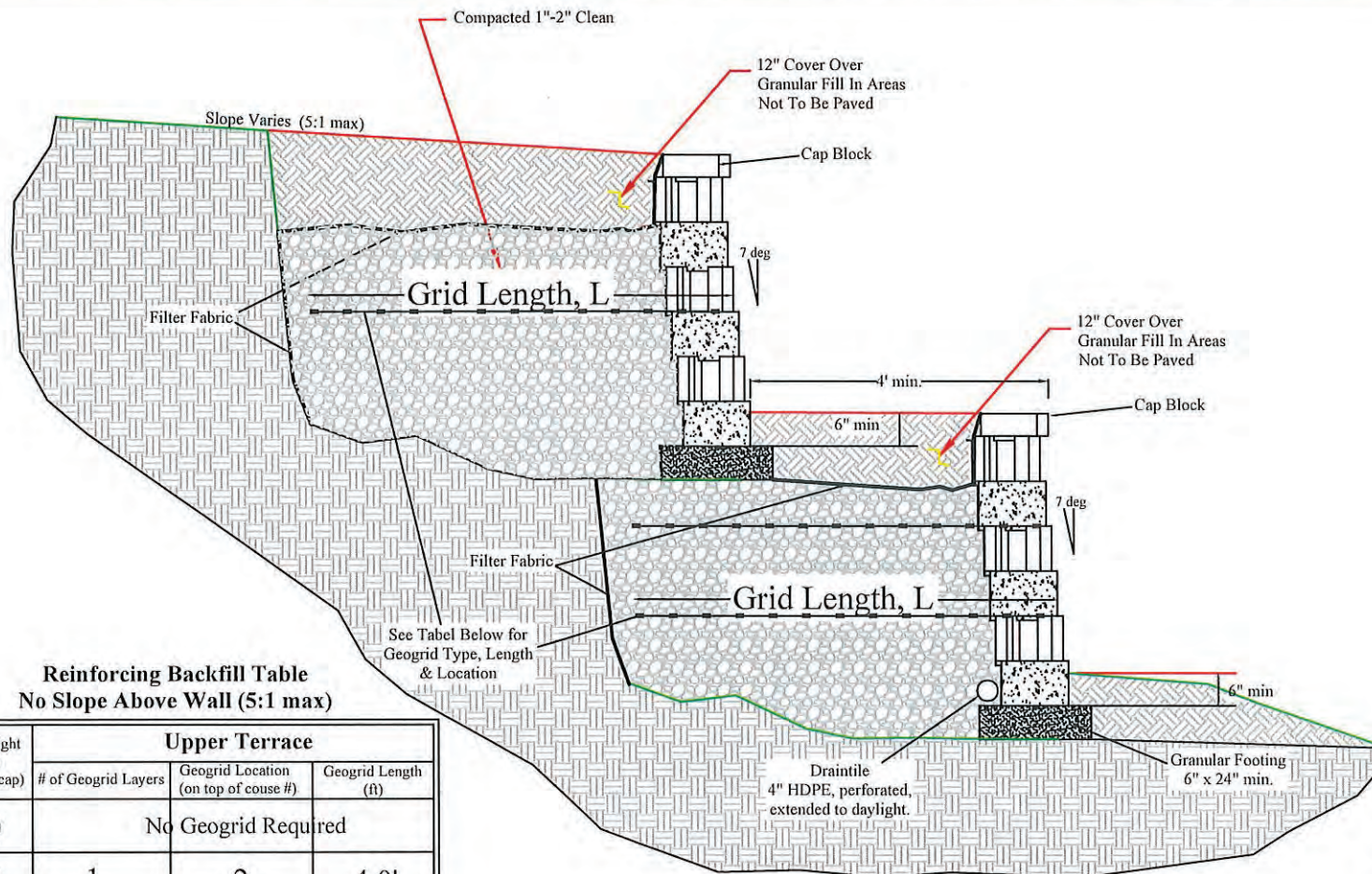
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Typical Cross Section
Level Backslope, 120 psf Surcharge
(Residential Driveway)

Sheet 10 of 13



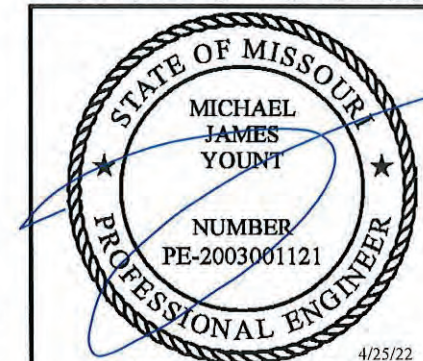
Reinforcing Backfill Table
No Slope Above Wall (5:1 max)

Wall Height (feet) (without cap)	Upper Terrace		
	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
2.0	No Geogrid Required		
3.0	1	2	4.0'
4.0	1	3	4.0'

Wall Height (feet) (without cap)	Lower Terrace		
	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
2.0	1	1	6.0'
3.0	1	2	6.0'
4.0	2	2,4	6.5'

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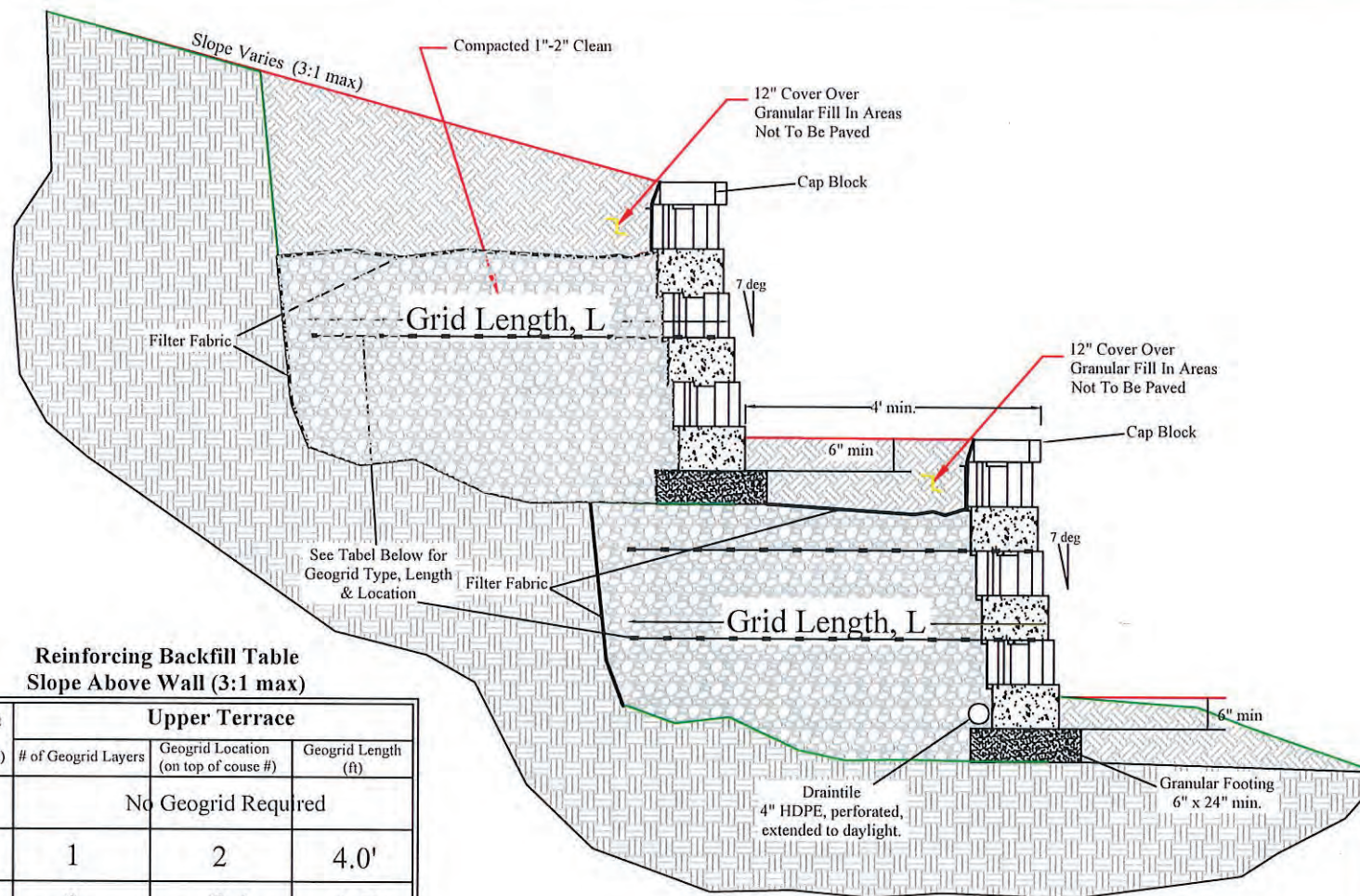
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Typical Cross Section
Level Backslope, No Surcharge

Sheet 11 of 13

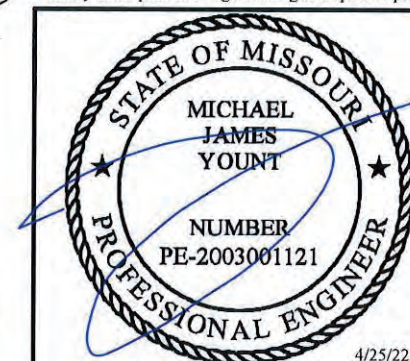


**Reinforcing Backfill Table
Slope Above Wall (3:1 max)**

Wall Height (feet) (without cap)	Upper Terrace		
	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
2.0	No Geogrid Required		
3.0	1	2	4.0'
4.0	2	2,4	4.5'

Wall Height (feet) (without cap)	Lower Terrace		
	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
2.0	1	1	6.0'
3.0	1	2	6.0'
4.0	2	2,4	6.5'

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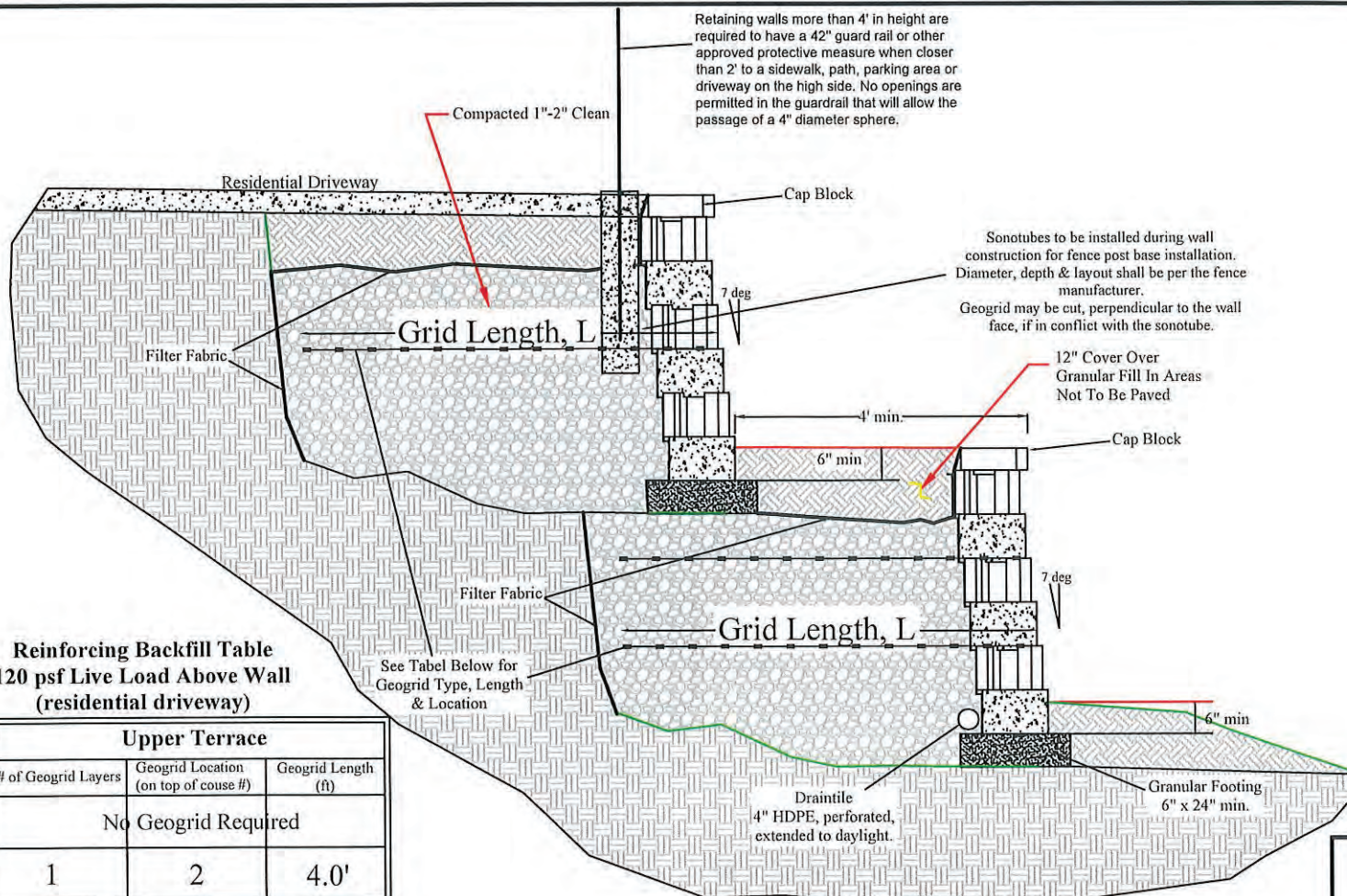
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**Typical Cross Section
3:1 Backslope, No Surcharge**

Sheet 12 of 13

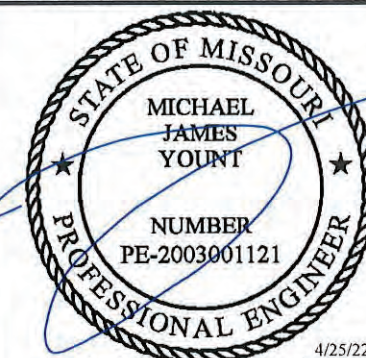


**Reinforcing Backfill Table
120 psf Live Load Above Wall
(residential driveway)**

Wall Height (feet) (without cap)	Upper Terrace		
	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
2.0	No Geogrid Required		
3.0	1	2	4.0'
4.0	1	3	4.0'

Wall Height (feet) (without cap)	Lower Terrace		
	# of Geogrid Layers	Geogrid Location (on top of course #)	Geogrid Length (ft)
2.0	1	1	6.0'
3.0	1	2	6.5'
4.0	2	2,4	7.0'

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Mo# PE-2003001121

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**Typical Cross Section
Level Backslope, 120 psf Surcharge
(Residential Driveway)**

Sheet 13 of 13

KEEP THESE PLANS IN READABLE
CONDITION ON JOB SITE UNTIL FINAL
INSPECTION IS COMPLETE.

APPLICANT MUST CONTACT FIRE DISTRICT
FOR THEIR PERMIT REQUIREMENTS.

A SEPARATE SPECIAL USE PERMIT FROM HIGHWAYS &
TRAFFIC IS REQUIRED FOR ANY NEW ENTRANCE, MODIFIED
ENTRANCE, OR TEMPORARY CONSTRUCTION ENTRANCE ON
TO A COUNTY ROAD, AND FOR ANY ENCROACHMENT INTO
COUNTY RIGHT-OF-WAY

Plan Set #2

Building Address **41 S CENTRAL AVE**

Builder MICHELLE DAVIDSON Phone (314) -84-2-8200

BLDG _____ MECH _____

ELEC _____ PLMB _____

Conditions of Approval _____

Approved for Issuance (Signature Below) Date 5/13/11

Residential - Non-Habitable Clayton

Other

LEMAY CONCRETE BLOCK C

LEMAY CONCRETE BLOCK

22BLD-02571

Rockwood® Classic 8 Retaining Wall Block



ROCKWOOD
Classic

Rockwood Classic® 8 is the high performance block preferred by architects, builders, developers, and engineers worldwide. It is known for its ease of installation, strength, and versatility. Whether the wall is supporting a retail development or backyard sanctuary, Classic is the best solution for any type of retaining wall application.

www.rockwoodwalls.com



Appearance
Dependability
Efficiency

ROCKWOOD[®]
RETAINING WALLS
A better way.[™]

Rockwood® Classic 8 Retaining Wall Block

The Advantages of the Rockwood Classic® System...

It's Fast...

Located on the underside of each Classic® block, the 4" x 2" Anchor Bar creates an automatic setback with the highest shear resistance in the industry. Plus, Classic's fewer pieces, pinless design, and lower weight per square foot reduces construction time, labor costs, and freight charges.

It's Simple...

"One Unit" construction is a vital element of Classic's superior design. 90° corners and half blocks are made simply by removing a portion of the block. No special blocks are required; no special inventories are needed; no shortages occur on the jobsite!

It's Strong...

Upon assembly, Classic blocks automatically create 4" x 5" vertical "stone columns". When layered with grid, the gravel filled "stone columns" provide a multi-point interlock, for a more uniform block-to-grid connection.

It's Versatile...

Variable setbacks, sharp radius turns, "One Unit" construction, and complete interchangeability are all features of Rockwood's Classic System. The ability to mix various sizes and colors within a wall enhances your imagination without sacrificing structural integrity. Plus, the Anchor Bar allows you to build at any setback you desire – from 0° to 14°, providing the only "true" vertical setback in the industry.

Manufactured in accordance with ASTM C1372. Unit availability, color and specifications vary by manufacturer. Contact your nearest Rockwood manufacturer or dealer for more information. Nominal dimensions shown.



ROCKWOOD®
Classic



Straight Split



Rustic Face



Bevel Split

Features and specifications:

- Easy to handle
- Anchor bar connection design, no cumbersome/expensive pins or clips
- Can be built to incredible heights, capable of tight radius turns

Dimensions: 8" H x 18" W x 12" D
Weight: 80 lbs. (36.3 kg)
Area: 1.0 sq. ft.
Setback: Standard; 1.0" (7.1°) adjustable to near vertical

ROCKWOOD®
RETAINING WALLS
A better way.™

325 Alliance Place NE
Rochester, MN 55906

phone: (507) 529-2871
fax: (507) 529-2879
www.rockwoodwalls.com

Available at:

Photo Example of Rockwood Classic 8" Straight Face (Charcoal Color) as Proposed in Plans



Notice of Public Hearing was sent to property owners of the below properties:

- 1. 29 Forest Club Drive**
- 2. 381 Herworth Drive**
- 3. 409 Herworth Drive**
- 4. 427 Herworth Drive**

NOTICE OF PUBLIC HEARING

City of Clarkson Valley, Missouri

Notice is hereby given that the Board of Adjustment of the City of Clarkson Valley, Missouri, will conduct a public hearing on Thursday, July 9, 2026, at 6:30 p.m. at 15933 Clayton Road, Suite 300, Ballwin, Missouri, 63011, for a request by:

1. Colin Riley, Elevate Outdoor, on behalf of Chris Dando, 415 Herworth Dr. – Requesting a variance from the Side Yard and Side Building Line requirements to allow a retaining wall to encroach into the side yard located at 415 Herworth Drive.

Attendees may also join the meeting virtually through Zoom:

<https://us06web.zoom.us/j/4576311732?omn=86098296153>

Meeting ID: 457 631 1732

Dial in by phone: (312) 626-6799

Richard Ulrich, Chairman
Board of Adjustment
City of Clarkson Valley

Information regarding this application can be obtained from the City's website at www.clarksonvalley.org, or by calling City Hall at (636) 227-8607.

Memo

To: Chairman & Members of the Board of Adjustment
From: Paul Mercurio, Building Commissioner
cc: Sue McNamara, Mayor
Date: June 26, 2026
Re: Board of Adjustment Variance Request – 415 Herworth Drive

This memo addresses the variance request by Chris Dando to allow for the re-construction of new retaining wall. The proposed project extends into the side building setback line.

- On the southwest side or corner of the property the wall structure encroaches approximately eight feet, nine inches (8'-9") into the 25' side setback. The retaining wall is 5.5 feet in height and runs north in the same direction as the property line and continues to encroach into the setback line to a point of one foot, three inches (1'-3") into the 25' side setback

The proposed project is replacing an existing retaining wall that is in the approximate location.

After reviewing the proposed project design and related site work, it appears that the planned improvements are consistent with the character of the subdivision.

In making their decision, the Board of Adjustment should consider the following:

What are the practical difficulties or particular hardships that prevent the strict application of the Zoning Code setback requirements on this property? (Section 405.080 "A" Semi-Rural District Regulations Sub-Section E, Area Regulations and Building Lines.