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Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: January 9, 2012

From: Shawn Seymour, Senior Planner

Location: South side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Wild Horse Parkway Drive.

Description: **Arbors at Wild Horse Creek SDP:** A Site Development Plan, Landscape Plan, and Architectural Elevations for a 23 acre tract of land zoned “PUD” Planned Unit Development located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Wild Horse Parkway Drive (18V330046).

PROPOSAL SUMMARY

McBride & Sons have submitted a Site Development Plan, Landscape Plan and Architectural Elevations for a 23 acre single family detached residential development to be known as the Arbors at Wild Horse Creek. The request would permit the development of 22 single family detached residential homes of varying configurations and designs. General structure materials will be brick, stone, hardie plank siding, and architectural shingles.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

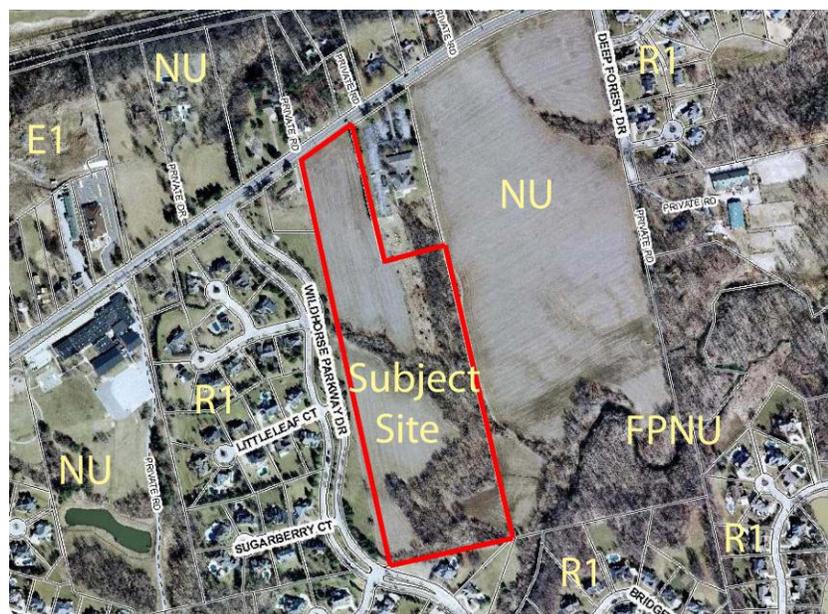
St. Louis County zoned the subject site “NU” Non-Urban District in 1965. The property has been utilized for agricultural purposes throughout the duration of initial zoning to current.

In 2001 and 2002, the City of Chesterfield received several petitions for zoning map amendments for this site. All petitions were submitted with the goal of developing the site for residential purposes. P.Z. 08/09-2001 was a request for a zoning map amendment to the “E3” Estate Residence District (one-half acre) and a “PEU” Planned Environmental Unit. These petitions were subsequently deemed inactive post public hearing. P.Z. 33-2001 was a further attempt to obtain the “E3” zoning designation. This petition was deemed inactive prior to the scheduling of a public hearing. In 2002, petitions P.Z. 10-2002 and P.Z. 28-2002 were submitted in final attempts to obtain “E3” zoning entitlements, but were withdrawn and deemed inactive respectively. In all four petitions, the petitioner was unable to meet complete submittal requirements or was unable to meet Staff’s review of minimum design standards.

Most recently in August of 2011 the City received a petition for a zoning map amendment from the “NU” district to a Planned Unit Development “PUD” District. The requested “PUD” would permit a total of 22 single family units on the 23 acre tract while maintaining far above the minimum existing grading and tree canopy by modifying minimum lots sizes and setbacks. This petition was subsequently approved in October of 2011.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Residential	“NU” Non-Urban District
South	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit
East	Undeveloped	“NU” Non-Urban District
West	Residential	“R1” Residence District /w “PEU” Planned Environmental Unit



STAFF ANALYSIS

Zoning

The subject site is currently zoned “PUD” Planning Unit Development District under the terms and conditions of City of Chesterfield Ordinance Number 2678. The submittal was reviewed against the requirements of Ordinance 2678 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

The PUD ordinance permits flexibility to standard residential zoning district requirements. Lot sizes, setback, building heights, etc. are permitted to be modified in order to create a better built environment and enhance the overall look and functionality of the development. The Arbors at Wild Horse Creek was permitted to utilize one-half (½) acre lots at a minimum and to customize setbacks in order to increase buffering and to preserve existing grading and tree canopy. This allowed the applicant to develop the site to maximum potential, while reducing the need to further modify the natural environment, including grading, tree canopy and water courses.

Traffic Access and Circulation

Access to the site is granted by one (1) point along Wild Horse Creek Road a right-of-way maintained by MoDOT. MoDOT has approved this access point.

The internal roadway system of the proposed development consists of one (1) road which terminates at the south end of the site in a cul-de-sac style with a circular turn around. The length of this road is approximately 1,900ft. Monarch Fire Protection District has reviewed this request and has not provided its approval to this design. As of December 5, 2011, the fire protection district is requesting a modification to the proposed road design.

Note, the City of Chesterfield does not require fire protection district approval when granting approval of a site plan. The City only requires comments to be received. The fire protection district reviews all applications for building permits and may withhold building permit approval until it is satisfied with the overall site design.

Landscaping

McBride & Son’s are proposing extensive landscaping along the western boundary of the site. As a part of the “PUD” ordinance a fifty (50) foot wide landscaped buffer is required along this boundary of the site to provide for physical as well as visual separation from the adjacent Wild Horse subdivision. The proposed landscape plan includes both deciduous and evergreen plantings to ensure that an opaque buffer exists during all four (4) seasons.

The proposed development also incorporates the preservation of grading and tree canopy that far exceeds the standard as set forth in the City Landscaping and Tree Preservation Manual. The required standard is to maintain thirty-percent (30%) tree canopy; the proposed plan will preserve over forty-percent (40%). This has been labeled as “Green Space Preservation Area” on the site plan. This will provide a natural buffer on both the eastern and the southern boundaries of the development. Additional landscaping and buffering is provided on the northern boundary of the site providing separation from Wild Horse Creek Road.

Lighting

For residential developments, lighting plan review is minimal. The applicants have selected an AmerenUE approved light fixture and has placed them at City of Chesterfield Lighting Ordinance approved specifications. The proposed lighting of this development meets all City of Chesterfield requirements.

Architectural Elevations

The proposed single-family residential structures will be constructed of brick, hardie plank siding, stone and architectural shingles. All structures will incorporate side entry garages. It is the goal of the applicant to exceed the building quality of the adjacent developments.

The project was reviewed by the Architectural Review Board on December 15, 2011. During the meeting, the Board generated comments/recommendations for the petitioner to consider and address accordingly. A motion was passed to forward the project to Planning Commission with a recommendation for approval by a vote of 5-0. The following recommendations were made by the Architectural Review Board:

1. Building materials on all facades of the proposed structures should utilize varying materials, detailing, finishes and colors. Facades dominated by one material, color or without any identifiable features should be avoided. The ARB would like staff to review this during applications for Municipal Zoning Approval
 - The applicants have agreed to remove the elevation that prompted this comment from the ARB. Further, staff will review during MZA submittal.
2. The northern (side) façade of the structure to be built on Lot 1 should continue the architectural features, materials and colors of the front façade. The northern façade will front Wild Horse Creek Road and may be viewable from this right-of-way. The extension of the materials, features and colors of the front façade along the northern façade will enhance the overall quality of the development from this vantage point.

- The applicant has agreed to utilize building materials, features and colors on this façade that will match those found on the front façade of the structure. Staff will review during MZA submittal.
3. The number of evergreen trees should be increased in the buffer along the western boundary of the development. This increase in evergreen trees will ensure visual buffering during the winter months.
- The proposed landscape plan includes thirty (30) six-foot (6 ft.) tall evergreen trees along this buffer. This meets the requirements of the Landscape and Tree Preservation Manual and Staff believes that this will provide adequate buffering during the winter months.

DEPARTMENT INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, and Architectural Elevations and has found the application to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff recommends approval of the proposal as presented.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, and Architectural Elevations for the Arbors at Wild Horse Creek.
- 2) "I move to approve the Site Development Plan, Landscape Plan, and Architectural Elevations for the Arbors at Wild Horse Creek with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works, and Parks
Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Plan
Landscape Plan
Architectural Elevations



KENNINGTON - 490 PLAN

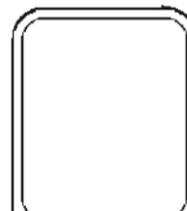
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Arbors @
Wildhorse Creek

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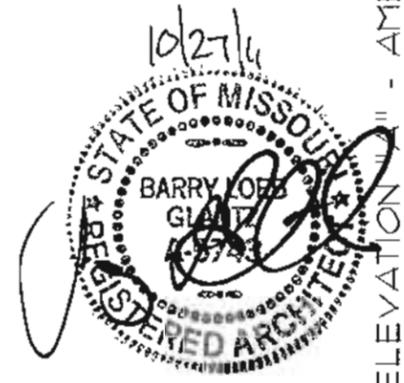
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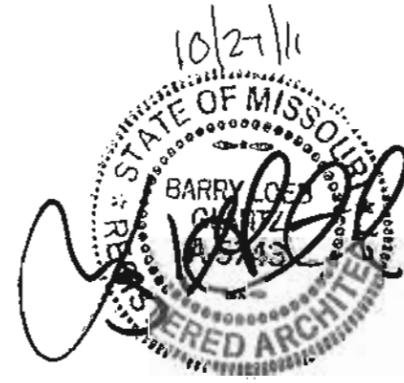
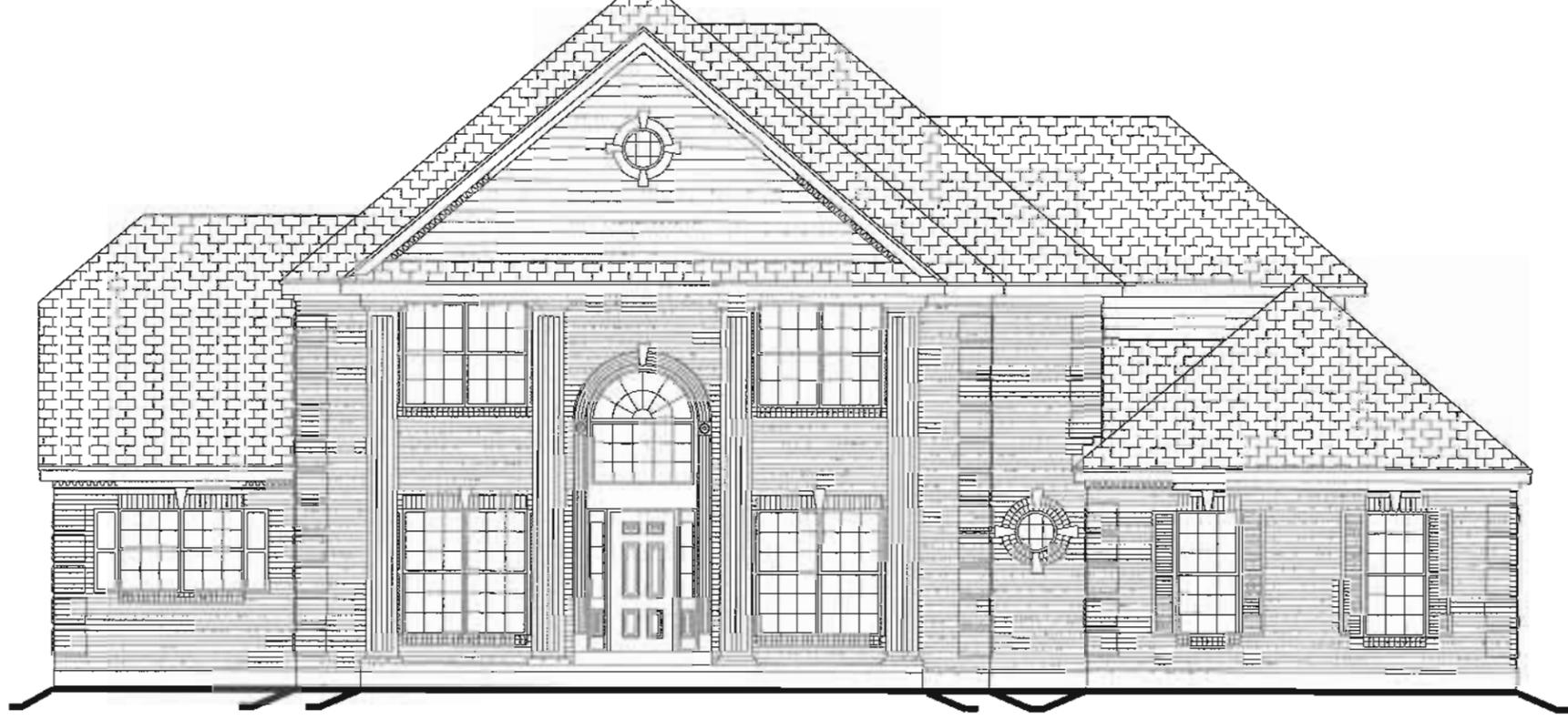
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KENNINGTON - 490 PLAN

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ELEVATION "D" - PLANTATION

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ELEVATION "A" - COUNTRY COLONIAL

WINDSOR - 420 PLAN

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ELEVATION "B" - ENGLISH COLONIAL

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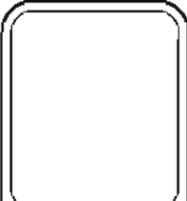
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ELLINGTON - 320 PLAN

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ELEVATION "B" - ENGLISH COLONIAL

ELLINGTON - 320 PLAN

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ELEVATION "E" - FRENCH PROVINCIAL



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ELEVATION "G" - PLANTATION

ELLINGTON - 320 PLAN

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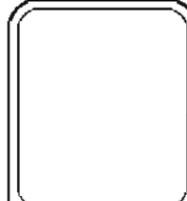


ELEVATION "H" - COLONIAL

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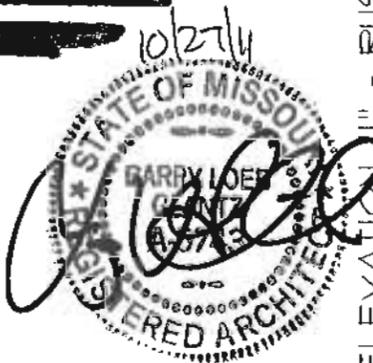


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ELLINGTON - 320 PLAN

ELEVATION "1" - RUSTIC COLONIAL

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ELEVATION "J" - RENAISSANCE

ELLINGTON - 320 PLAN

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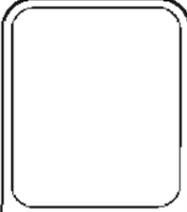
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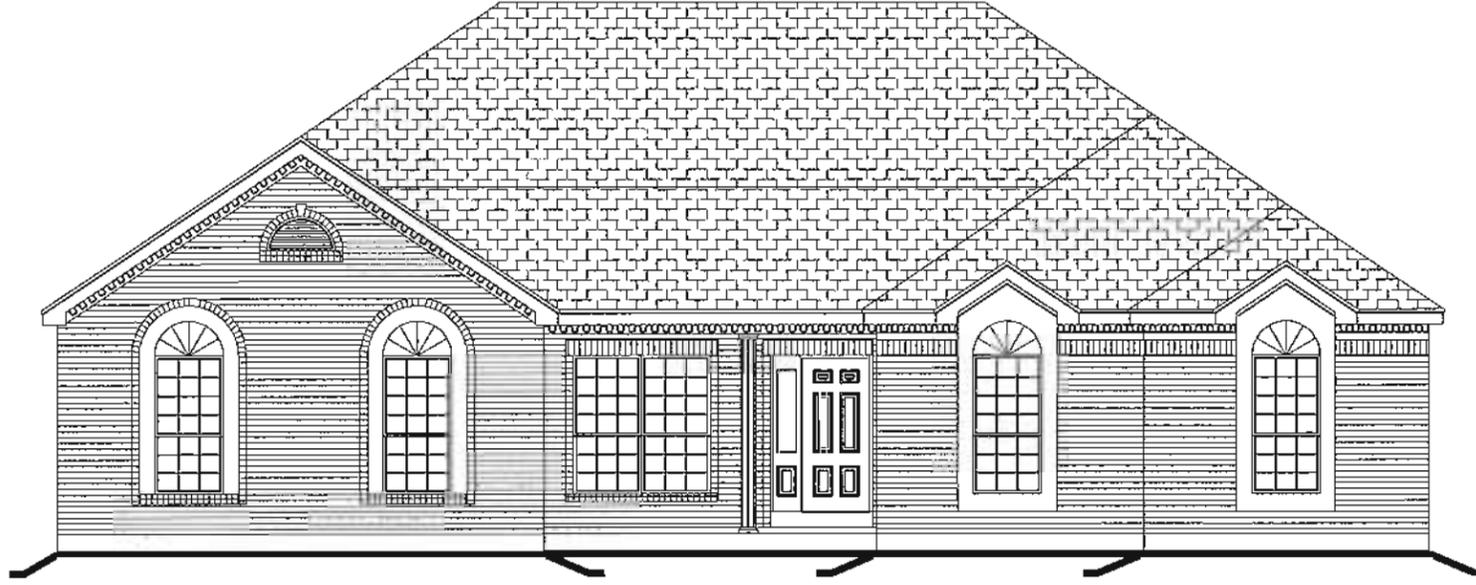


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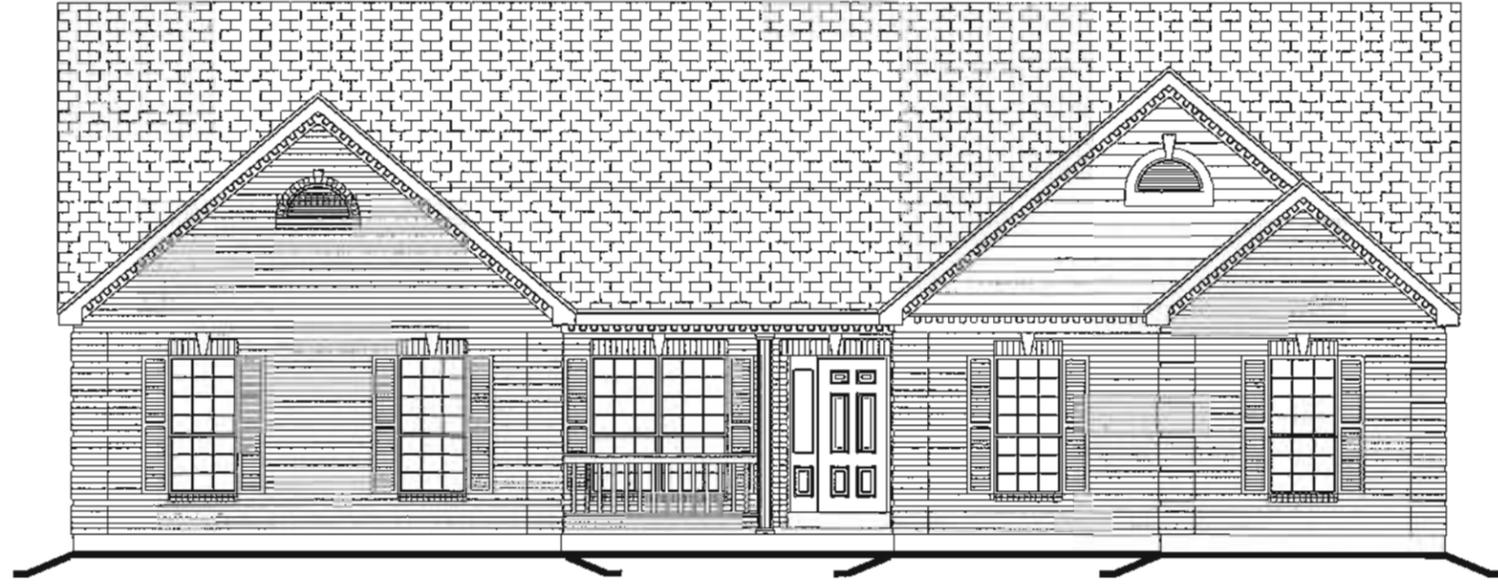
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BUCKLEY - 299 PLAN

ELEVATION 1 - FRENCH COLONIAL



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CUMBERLAND II - 270 PLAN

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ELEVATION "C" - PROVINCIAL



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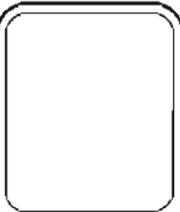
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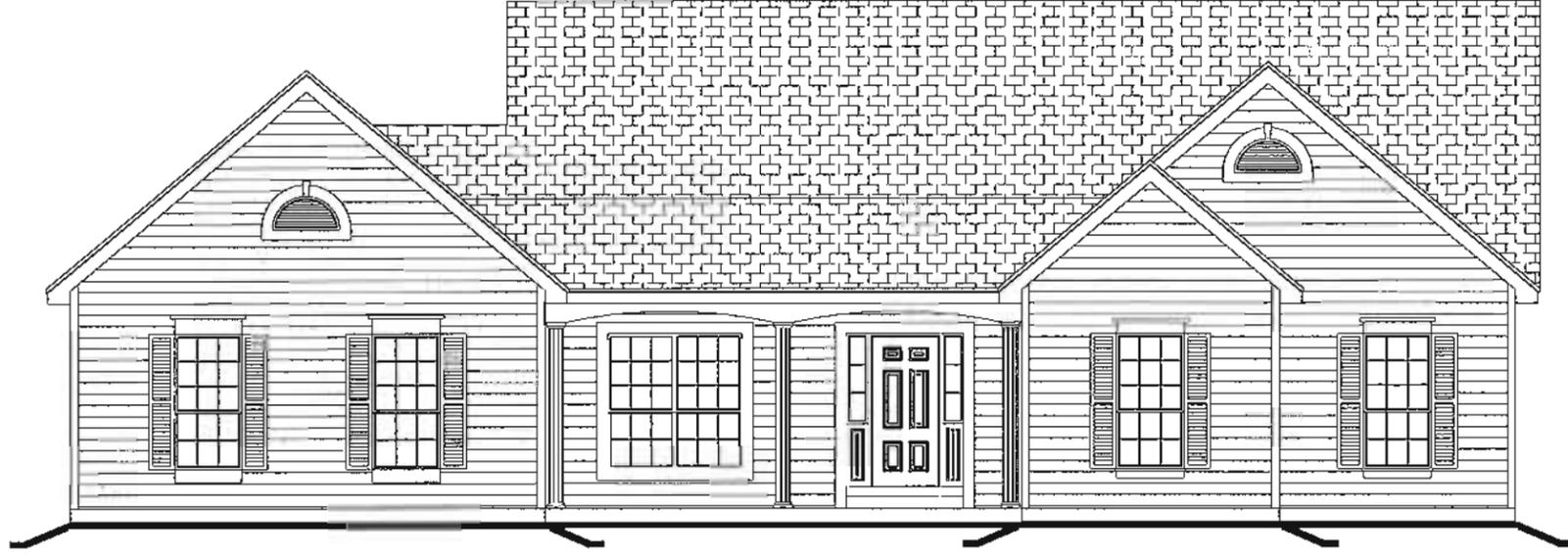
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WESTBROOK - 230 PLAN

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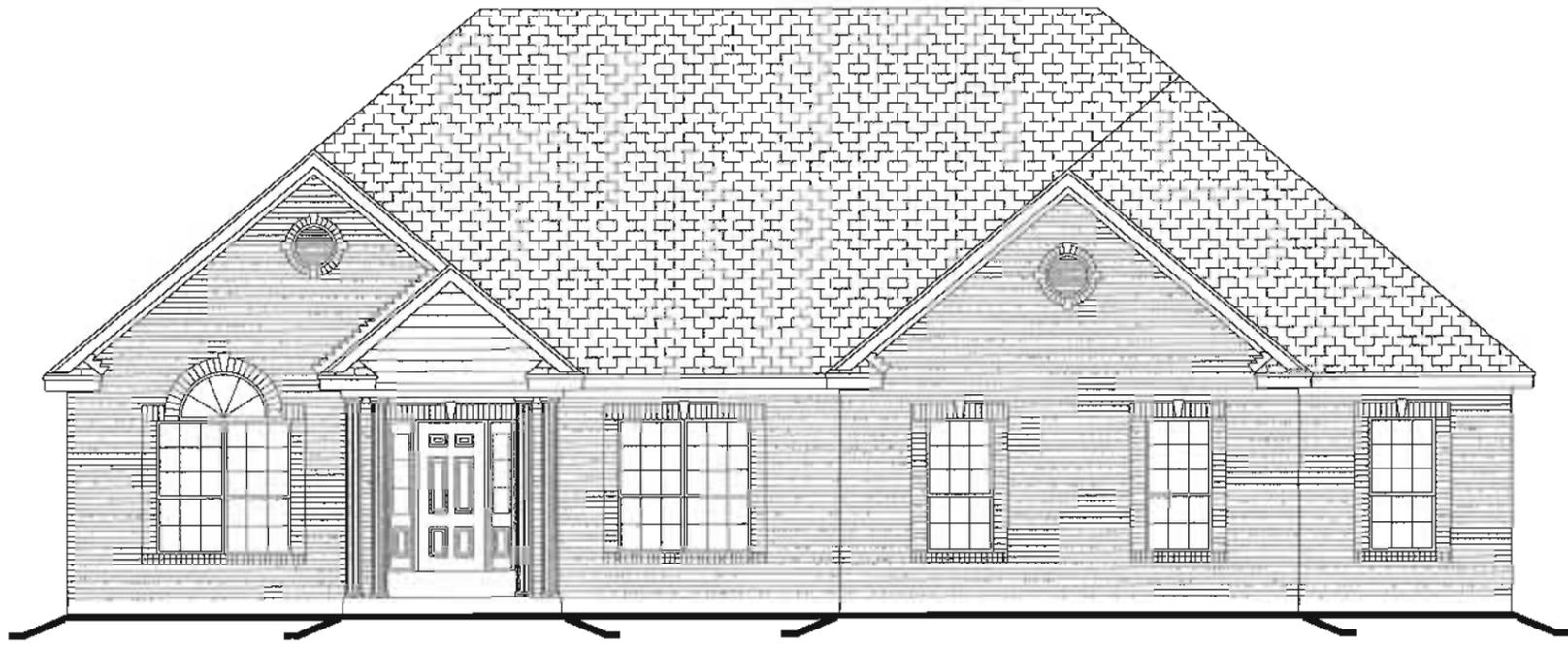
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HAMPTON II - 177 PLAN



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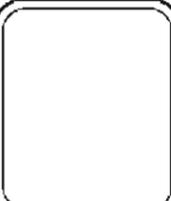
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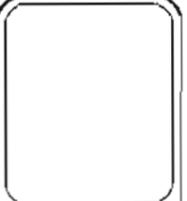
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ELEVATION "D" - FRENCH PROVINCIAL LEFT ELEV. WESTBROOK - 230 PLAN

SHEET	REV.

COMPUTER DWG.
 GLANTZ JOB NO.
 DATE



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 (314) 933-2310 - FAX
 www.glantzarchitects.com

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 A COMPANY OWNED BY ITS EMPLOYEES
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 CHESTERFIELD, MO 63017
 PH: (636) 537-2000
 FAX: (636) 537-2546

Arbors @
 Wildhorse Creek

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ELEVATION "D" - FRENCH PROVINCIAL REAR ELEV.

WESTBROOK - 230 PLAN

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ELEVATION "A" - COLONIAL - LEFT ELEV.

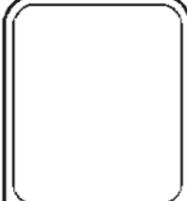
CUMBERLAND II - 270 PLAN

SHEET	REV.
OF	

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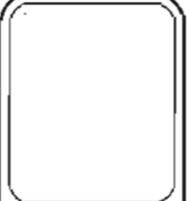
ELEVATION "A" - COLONIAL - RIGHT ELEV. CUMBERLAND II - 270 PLAN

SHEET	REV.

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ELEVATION "A" - COLONIAL - REAR ELEV.

CUMBERLAND II - 270 PLAN

SHEET	REV.

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 GLANTZ JOB NO.
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ELEVATION "G" - RUSTIC COLONIAL LEFT ELEV. BUCKLEY - 299 PLAN

SHEET	REV.
OF	

DATE

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Arbors @
Wildhorse Creek

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ELEVATION "G" - RUSTIC COLONIAL RIGHT ELEV. BUCKLEY - 299 PLAN

SHEET	REV.
OF	

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GLANTZ & ASSOCIATES
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CRESTERFIELD, MO 63017
PH: (636) 637-2000
FAX: (636) 537-2646

Arbors @
Wildhorse Creek

Glantz & Associates
Architects, Inc.
We hereby accept the responsibility for the design and construction of the building shown on this drawing. The drawings are prepared by us or under our supervision and we warrant that they conform to the requirements of the applicable building codes and regulations. We warrant that the drawings are prepared by us or under our supervision and we warrant that they conform to the requirements of the applicable building codes and regulations.



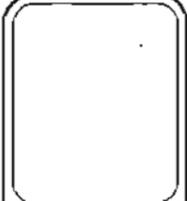
ELEVATION "G" - RUSTIC COLONIAL REAR ELEV. BUCKLEY - 299 PLAN

SHEET	REV.
OF	

DATE

GLANTZ JOB NO.

COMPUTER DWG.



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Arbors @
Wildhorse Creek

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whose name appears thereon has prepared
or checked the preparation of the drawing
shown on this sheet. Other drawings
and documents, including the text that
may be introduced hereafter, by the
responsibility of the undersigned.



ELEVATION "F" - ENGLISH TUDOR LEFT ELEV.

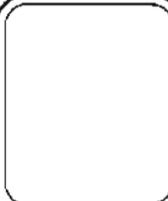
ELLINGTON - 320 PLAN

SHEET	REV.
OF	

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Arbors @
 Wildhorse Creek

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ELEVATION "F" - ENGLISH TUDOR RIGHT ELEV.

ELLINGTON - 320 PLAN

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GLANTZ JOB NO.
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OF

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Arbors @
 Wildhorse Creek

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ELEVATION "D" - PLANTATION - RIGHT ELEV. WINDSOR - 420 PLAN

SHEET	REV
OF	

DATE

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COMPUTER DWG.

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Arbors @
Wildhorse
Creek

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structure that the professional architect
has not prepared, checked, or approved.
Other drawings and documents not
submitted with this set shall not be
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WINDSOR - 420 PLAN

ELEVATION "D" - PLANTATION - REAR ELEV.

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Arbors @ Wildhorse Creek

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COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET	REV.



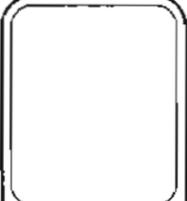


ELEVATION "C" - FRENCH COLONIAL REAR ELEV.

KENNINGTON - 490 PLAN

SHEET	REV.
OF	

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Arbors @
 Wildhorse Creek

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ARBORS AT WILDHORSE CREEK

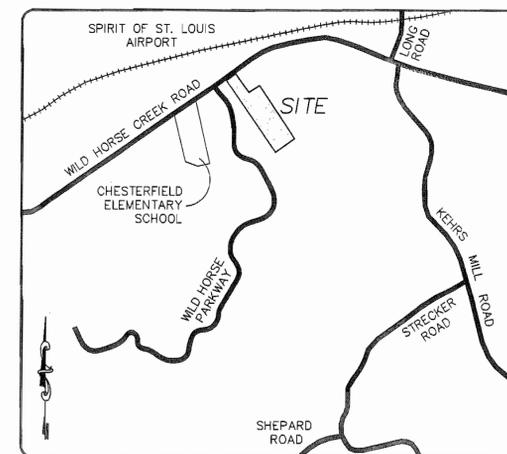
A TRACT OF LAND BEING A PART OF LOT 7 AND PART OF LOT 8 IN MARY SCHAEFFER ESTATE
AND BEING SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
SITE DEVELOPMENT PLAN

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R-6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- PROJECT IDENTIFICATION SIGNS SHALL HAVE A MAXIMUM AREA OF FIFTY (50) SQUARE FEET, A MAXIMUM HEIGHT OF SIX (6) FEET, AND SHALL REMAIN OUTSIDE OF THE THIRTY (30) FOOT SIGHT DISTANCE TRIANGLE.
- NEAREST MAJOR INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: 17560 WILDHORSE CREEK, LLC
1422 PACLAND PLACE
CHESTERFIELD, MO 63005-4319
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.

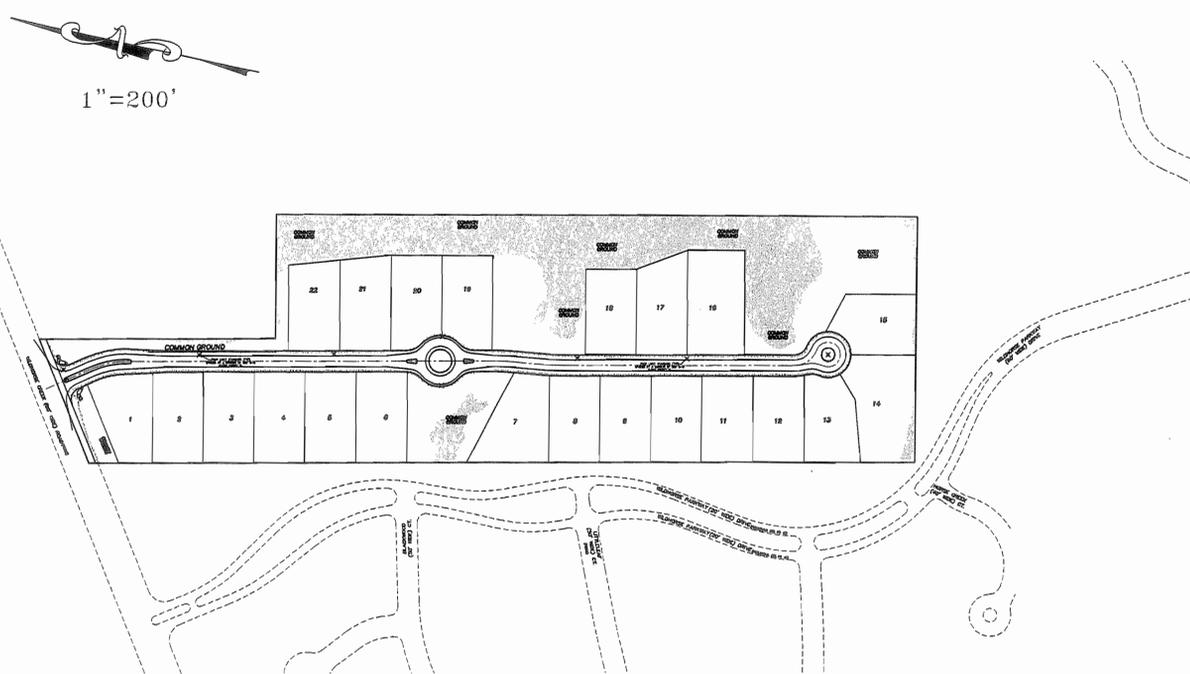
SITE INFORMATION

LOCATOR NUMBERS: 18V330046
EXISTING ZONING: "PUD" PLANNED UNIT DEVELOPMENT (ORDINANCE 2678)
GROSS AREA OF SITE: 23.42 ACRES
AVERAGE LOT SIZE: 26,112 S.F.
MAXIMUM NUMBER OF UNITS ALLOWED: 22
NUMBER OF UNITS PROPOSED: 22
LOT DEVELOPMENT REQUIREMENTS:
FRONT YARD SETBACK 20'
SIDE YARD SETBACK 10' UNLESS OTHERWISE SHOWN
REAR YARD SETBACK (LOTS 1-13) 50'
REAR YARD SETBACK (LOT 14) 50' ON WESTERN PROPERTY LINE
REAR YARD SETBACK (LOTS 15-22) 25' ON SOUTHERN PROPERTY LINE
MIN. LOTS SIZE 24,000 SQ. FT.
NUMBER OF PARKING SPACES: TWO PER UNIT = 44 SPACES.
PROPOSED STREETS SHALL BE PUBLIC 26' WIDE PAVEMENT WITH 50' WIDE R.O.W.
COMMON GROUND = 7.81 ACRES WHICH EQUALS 33.3% OF THE SITE.
FLOOD MAP: FIRM NO. 29189C0120H DATED 08-02-95



LOCATION MAP
N.T.S.

1"=200'



LEGEND

EXISTING	PROPOSED
542	CONTOURS
X550	SPOT ELEVATIONS
	CENTER LINE
	BUILDINGS, ETC.
	TREE LINE
X	FENCE
	STORM SEWERS
	SANITARY SEWERS
	CATCH BASIN
	AREA INLET
	GRAVEL INLET
	STORM MANHOLE
	SANITARY MANHOLE
	FLARED END SECTION
	CLEARCUT
	LATERAL CONNECTION
	UTILITY OR POWER POLE
	FIRE HYDRANT
	WATER MAIN
	WATER MAIN & VALVE
	PHONE
	ELECTRICAL (U) UNDERGROUND
	ELECTRICAL (O) OVERHEAD
	FLOW LINE
	TO BE REMOVED
	OP OR CURB
	SWALE
	LIGHT STANDARD
	STREET SIGN
	P.S. PARKING SPACES
	YARD LIGHT

PROJECT ZIP CODE: 63005

INDEX OF SHEETS

- 1.1 COVER SHEET
- 2.1-2.2 SITE DEVELOPMENT PLAN
- 3.1 CROSS SECTIONS/ENTRANCE DETAIL
- 4.1-4.2 LIGHTING PLAN
- 5.1 ORDINANCE SHEET
- L-1 - L-3 LANDSCAPE PLAN

BENCHMARK INFORMATION

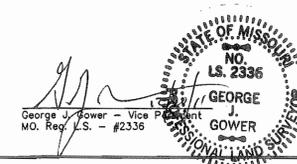
COUNTY BENCHMARK: 11-1 ELEVATION = 541.50' (NAVD 88)
"STANDARD TABLET" STAMPED 96-75 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 WILD HORSE CREEK ROAD.

SITE BENCHMARK: ELEVATION = 533.17'
"IRON ROD" SET IN GRASS AT SOUTHWEST CORNER OF CHURCH PROPERTY AT #17550 WILD HORSE CREEK ROAD; 240 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF BUILDING, 102 FEET SOUTHWEST OF SOUTHWEST CORNER OF ASPHALT PARKING LOT AND 96 FEET NORTHWEST OF SOUTHWEST CORNER OF FENCE FOR PLAYGROUND.

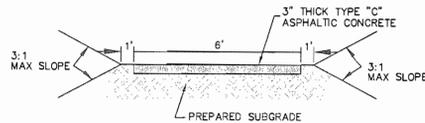
SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2011, AT THE REQUEST OF MCBRIDE WILDHORSE, LLC PREPARED A SITE DEVELOPMENT PLAN OF "ARBORS AT WILDHORSE CREEK", A TRACT OF LAND BEING A PART OF LOT 7 AND PART OF LOT 8 IN MARY SCHAEFFER ESTATE BEING SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

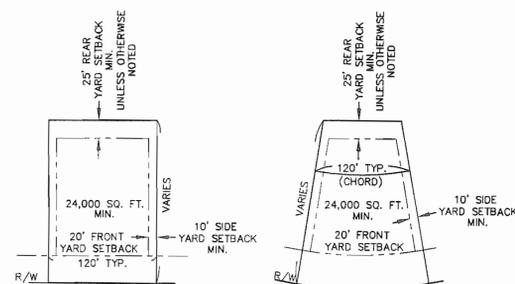
THE STERLING COMPANY



MSD Base Map 18V
MSD P-0029375-00
Highway & Traffic #



ASPHALT WALKING PATH
(NOT TO SCALE)



TYPICAL LOT
(NOT TO SCALE)

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1 OF "MARY SCHAEFFER ESTATE ADJUSTMENT"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 809 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SITUATED IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1, SAID CORNER BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILDHORSE CREEK ROAD (60 FEET WIDE) AND THE WEST LINE OF LOT 7 OF "MARY SCHAEFFER ESTATE"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 4 OF ABOVE SAID RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WILDHORSE CREEK ROAD, NORTH 55 DEGREES 15 MINUTES 36 SECONDS EAST, 314.28 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 2 OF ABOVE SAID "MARY SCHAEFFER ESTATE ADJUSTMENT"; THENCE LEAVING SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 2, SOUTH 12 DEGREES 36 MINUTES 16 SECONDS EAST, 566.02 FEET TO POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 77 DEGREES 39 MINUTES 28 SECONDS EAST, 291.46 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 8 OF SAID "MARY SCHAEFFER ESTATE"; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 8, SOUTH 12 DEGREES 22 MINUTES 00 SECONDS EAST, 1511.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE LEAVING LAST SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS PROLONGATION, BEING THE SOUTH LINE OF SAID LOT 7, SOUTH 77 DEGREES 39 MINUTES 28 SECONDS WEST, 576.03 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 7, NORTH 12 DEGREES 36 MINUTES 46 SECONDS WEST, 1949.28 FEET TO THE POINT OF BEGINNING AND CONTAINS 1,020,280 SQUARE FEET, OR 23.42 ACRES, MORE OR LESS.

ISSUE	REMARKS/DATE
1	11-15-2011, INITIAL SUBMITTAL
2	12-5-2011, CITY COMMENTS
3	12-19-2011, CITY COMMENTS

McBride Wildhorse, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-6717

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-7040 Fax. 314-487-6944
Corporate Certificate of Authority #001948

Arbors at Wildhorse Creek
Chesterfield, Missouri
COVER SHEET

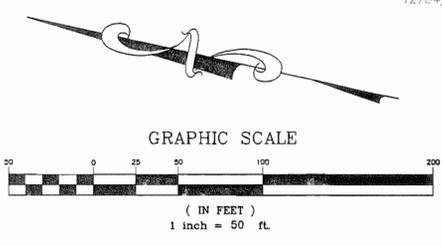
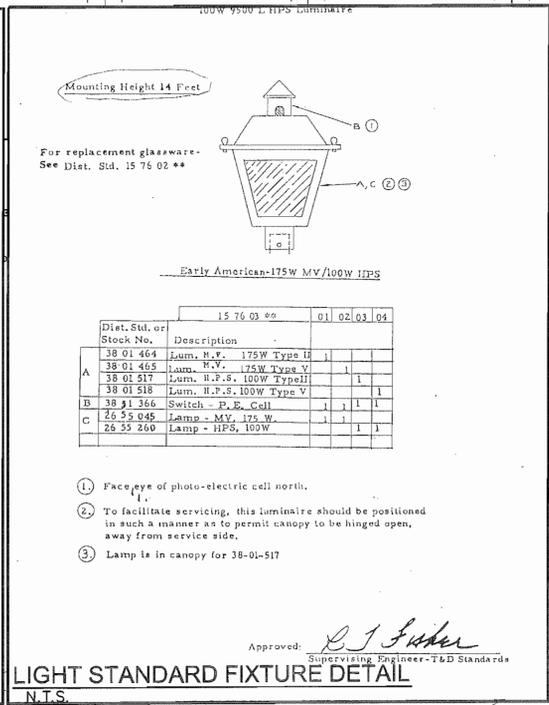
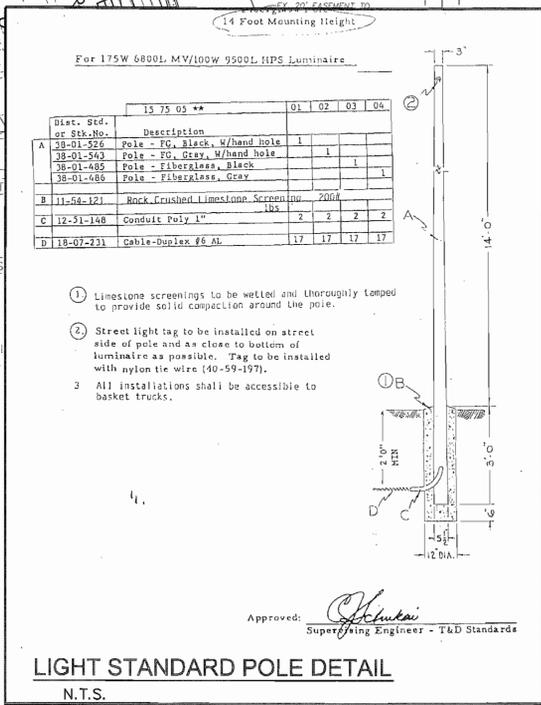
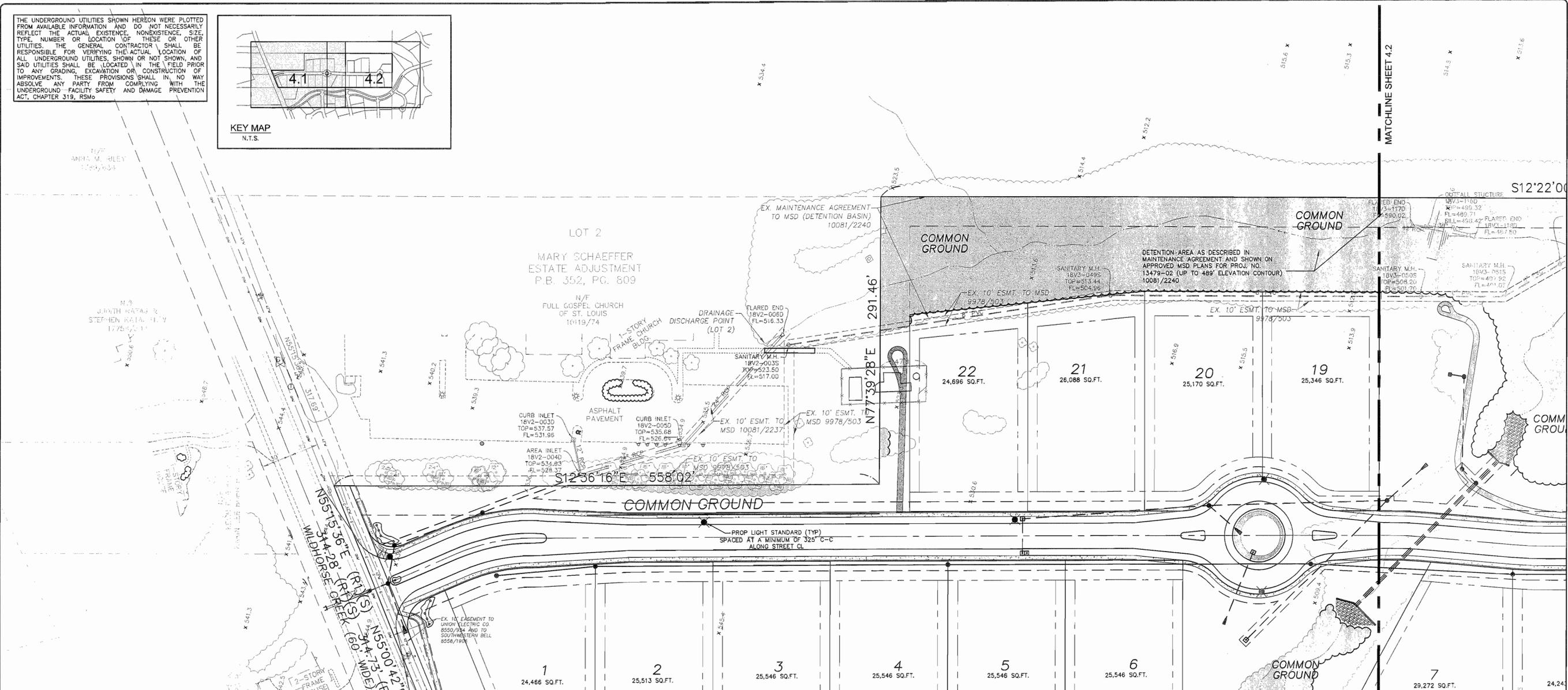
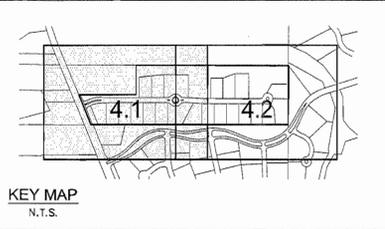
The Professional Engineer's seal and signature shall be the seal and signature of the engineer and shall be placed on this sheet. All drawings, specifications or other documents not including this seal and signature shall not be considered prepared by the engineer, and the engineer shall be held responsible for any errors or omissions on any drawings or documents not including this seal and signature.



Date: 11-01-2011
Michael G. Boarding
License No. E-28643
Civil Engineer

Job Number	11-01-002
Date	NOV. 15, 2011
Designed:	Sheet
Drawn:	1.1
Checked:	SDP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN 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, RSMo



ISSUE/REMARKS/DATE

1	11-15-2011	INITIAL SUBMITTAL
2	12-15-2011	CITY COMMENTS
3	12-19-2011	CITY COMMENTS

McBride Wildhorse, LLC
5091 New Baumgartner Road
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Ph. 314-487-6717

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0400 Fax 314-487-8044
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

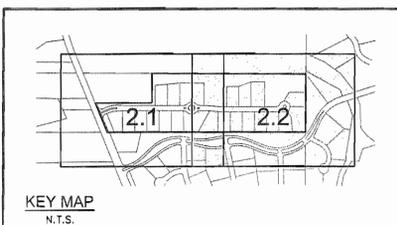
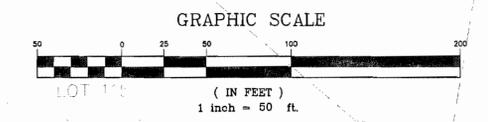
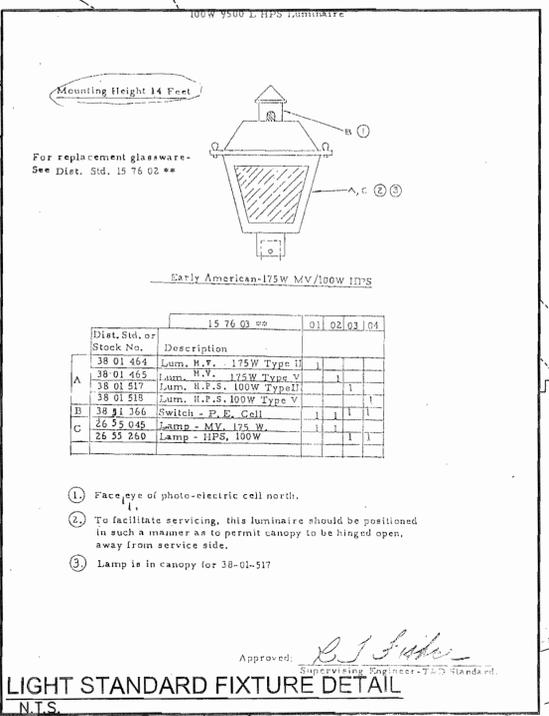
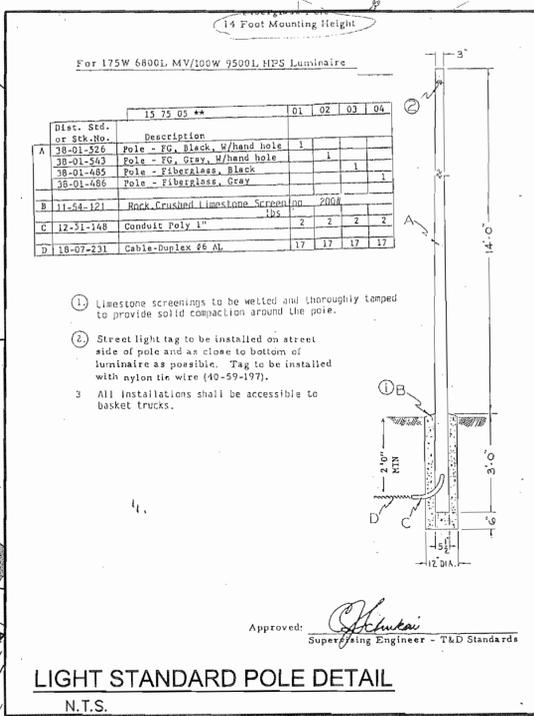
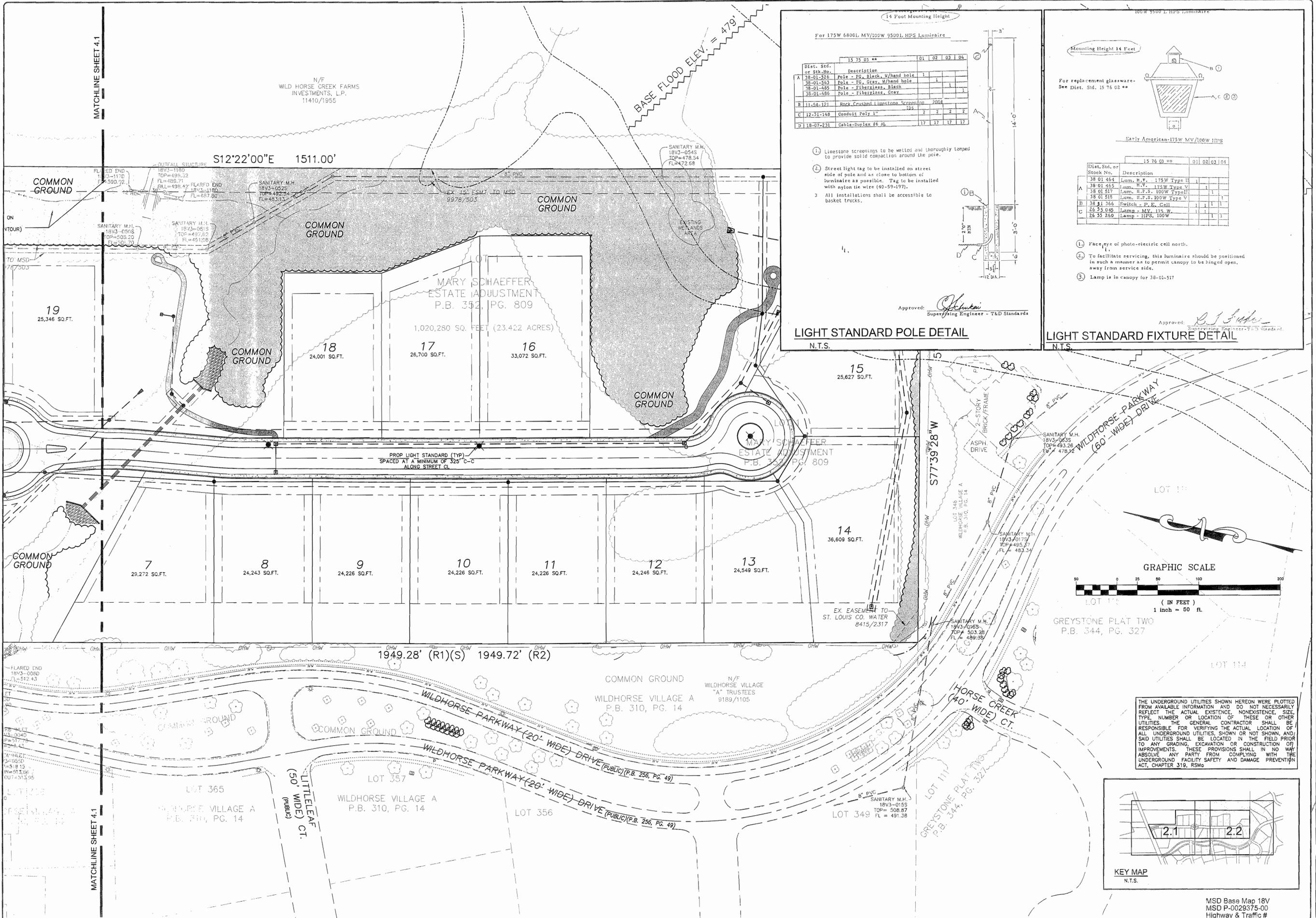
Arbors at Wildhorse Creek
Chesterfield, Missouri
LIGHTING PLAN

Professional Engineer seal and signature of Michael G. Boeding, License No. E-28843, Civil Engineer.

Job Number: 11-01-002
Date: NOV. 15, 2011
Designed: Sheet
Drawn: 4.1
Checked: SDP

MSD Base Map 18V
MSD P-0029375-00
Highway & Traffic #

Drawing name: K11101002: Wildhorse Creek 29 Acres (Site Development Plan) 10/20/10.dwg Plotted on: Dec 19, 2011 - 10:26am Plotted by: jrbowall



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN 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, RSMo

ISSUE	REMARKS/DATE
1	11-15-2011, INITIAL SUBMITTAL
2	12-5-2011, CITY COMMENTS
3	12-19-2011, CITY COMMENTS

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Arbors at Wildhorse Creek
Chesterfield, Missouri
LIGHTING PLAN

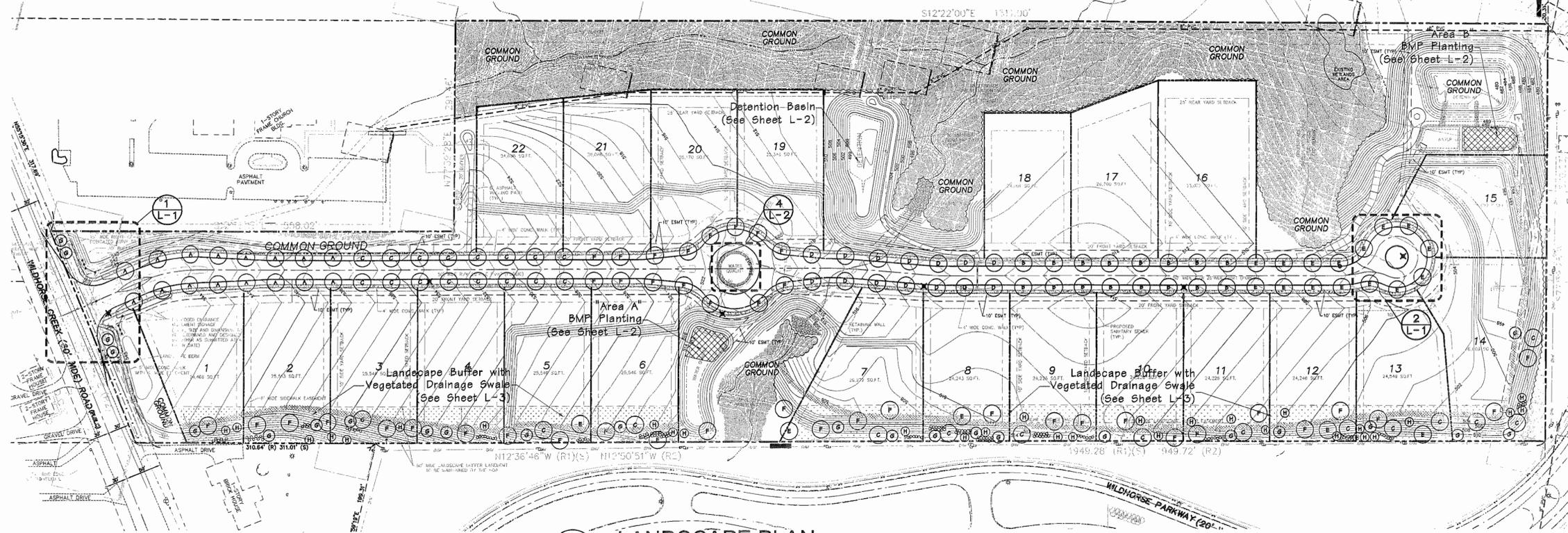
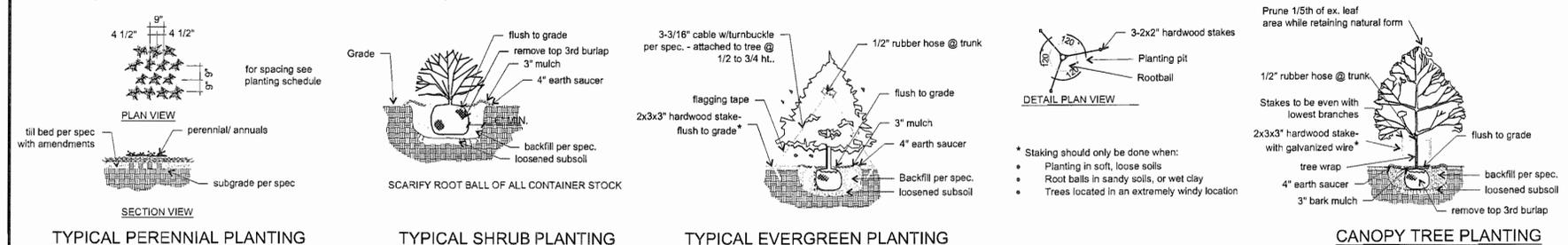
Date: *[Signature]*
Michael G. Boerding
License No. E-28643
Civil Engineer

Job Number: 11-01-002
Date: NOV. 15, 2011
Designed: Sheet
Drawn: 4.2
Checked: SDP

MSD Base Map 18V
MSD P-0029375-00
Highway & Traffic #



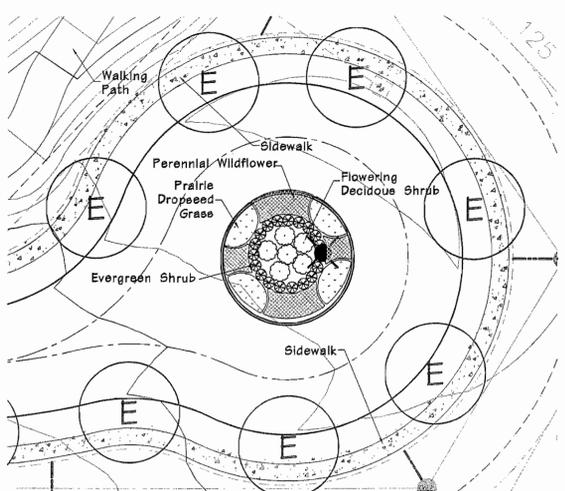
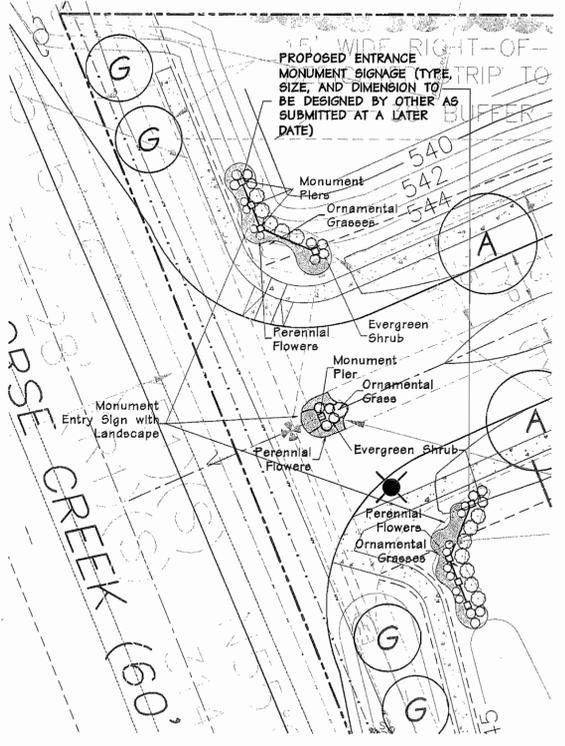
Jerald Saunders - Landscape Architect
 MO License # LA-007
 Consultants:



PLANTING SCHEDULE								
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROWTH RATE	TYPE	
A	16	<i>Acer rubrum</i>	Red Maple	2.5'	B&B	Fast	Deciduous	
B	16	<i>Acer saccharum</i>	Sugar Maple	2.5'	B&B	Slow/Med.	Deciduous	
C	30	<i>Celtis occidentalis</i>	Hackberry	2.5'	B&B	Med./Fast	Deciduous	
D	14	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	2.5'	B&B	Fast	Deciduous	
E	19	<i>Platanus x acerifolia</i>	London Planetree	2.5'	B&B	Fast	Deciduous	
F	43	<i>Quercus bicolor</i>	Swamp White Oak	2.5'	B&B	Med.	Deciduous	
G	20	<i>Amelanchier arborea</i>	Downy Serviceberry	2.5'	B&B	Slow/Med.	Ornamental	
H	30	<i>Picea glauca</i>	White Spruce	6'	B&B	Slow/Med.	Evergreen	
	122	Hazelnut, Arrowwood, Buttonbush, Ninebark, Fragrant Sumac, Spicebush, Witch Hazel						
		See Sheet L-3						
		See Sheet L-3						

ALL DISTURBED AREAS TO BE SEEDED (SEE CIVIL), UNLESS OTHERWISE NOTED

Landscape Plan Key		
QUANTITY	SYMBOL	TYPE
136	(A)	Canopy Tree 2.5'
20	(B)	Ornamental Tree 2.5'
30	(C)	Evergreen Tree 6'
122	(H)	Large Shrub 4'-6'
	(D)	Dry Grasses & Wildflowers: See Sheet L-3
	(E)	Drainage Swale Plantings: See Sheet L-3
	(F)	Water Quality Plantings: See Sheet L-2



Arbors at Wildhorse Creek
 McBride and Son
 Chesterfield, Missouri

Revisions:

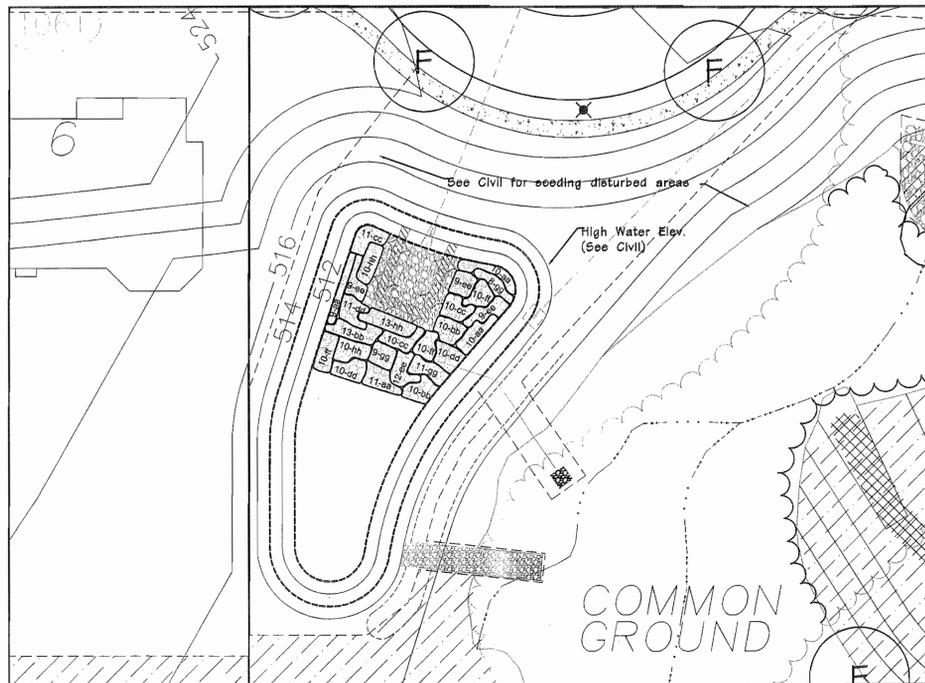
Date	Description	No.

Drawn: JJ
 Checked: RS

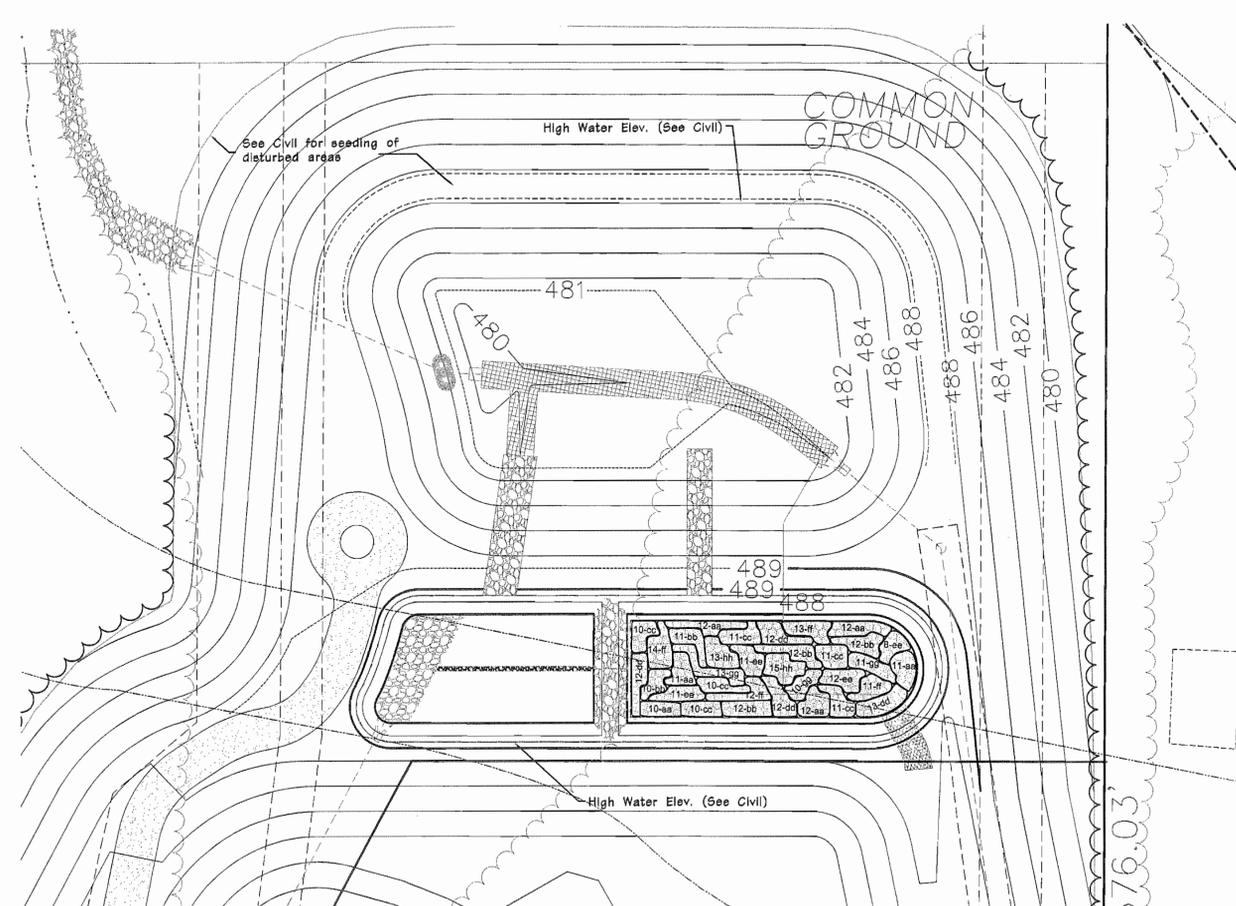
Ioomis Associates
 Landscape Architect/Planner's
 707 Spirit of Park Drive, Suite B5
 Chesterfield, Missouri 63005-1194
 Phone: 636.861.1194
 Fax: 636.861.1195
 Email: jerry@ioomis-associates.com

Landscape Plan
 Sheet No: L-1
 Date: 12/15/11
 Job #: 769.021

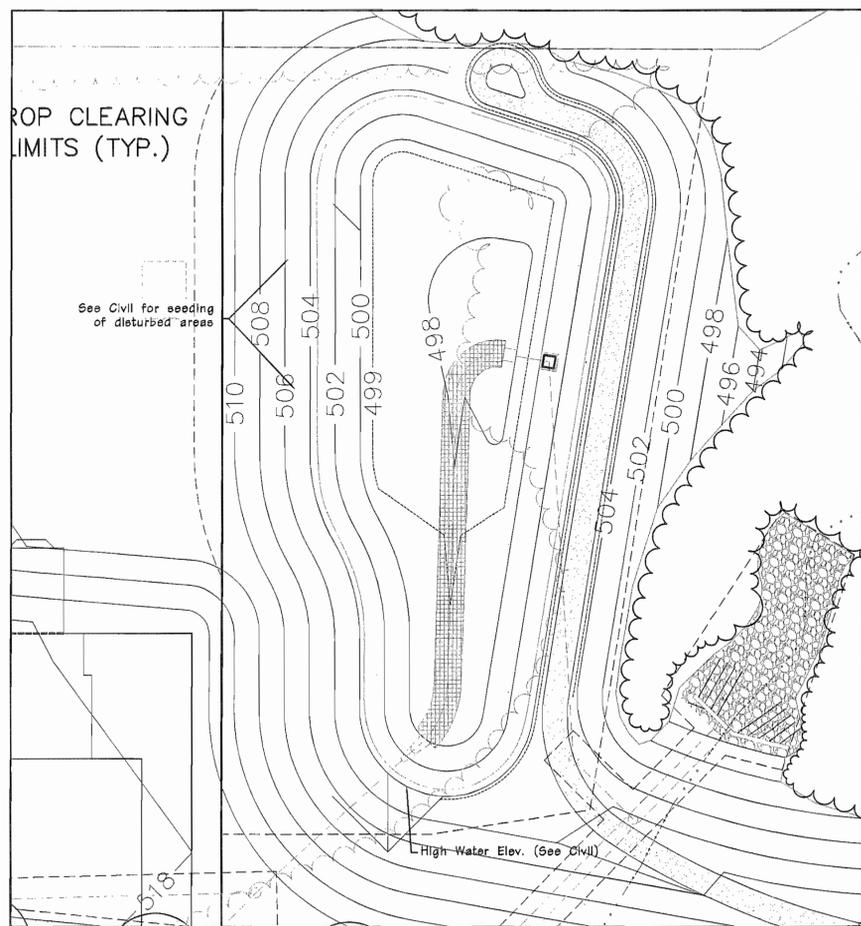
Missouri State Certificate of Authority #: LAC #000019



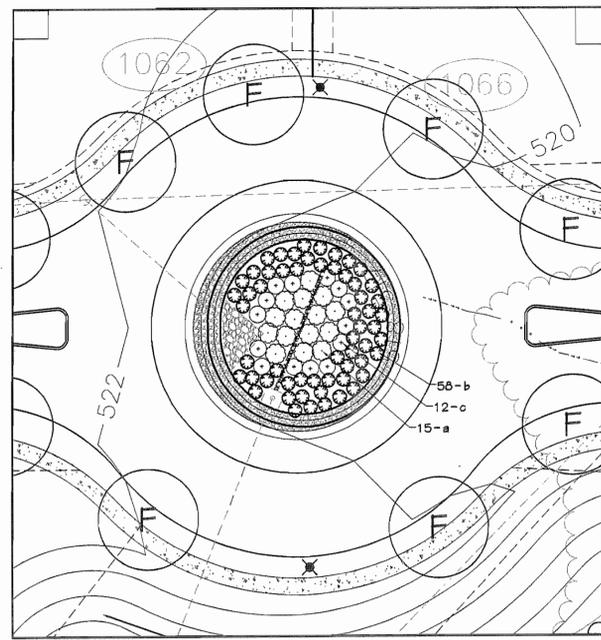
1 BIORETENTION AREA A PLANTINGS
L-2 SCALE: 1"=20'



2 BIORETENTION AREA B PLANTINGS
L-2 SCALE: 1"=20'



3 CENTRAL DETENTION BASIN
L-2 SCALE: 1"=20'



4 ROUNDABOUT
L-2 SCALE: 1"=20'

Bio Retention Area A		PLANTING SCHEDULE			
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
aa	38	Ameionia illuetrica	Shining Bluestem	2x2x5' DCP	24" O.C.
bb	33	Aster novae-angliae	New England Aster	2x2x5' DCP	24" O.C.
cc	31	Bouteloua curtipendula	Sideoste Grama	2x2x5' DCP	24" O.C.
dd	31	Carex praegracillie	Tollway Sedge	2x2x5' DCP	24" O.C.
ee	39	Carex ehortiana	Shorts Sedge	2x2x5' DCP	24" O.C.
ff	30	Hibiscus lasiocarpus	Rose Mallow	2x2x5' DCP	24" O.C.
gg	28	Iris virginica	Southern Blue Flag Iris	2x2x5' DCP	24" O.C.
hh	23	Schizachyrium scoparium	Little Bluestem	2x2x5' DCP	24" O.C.

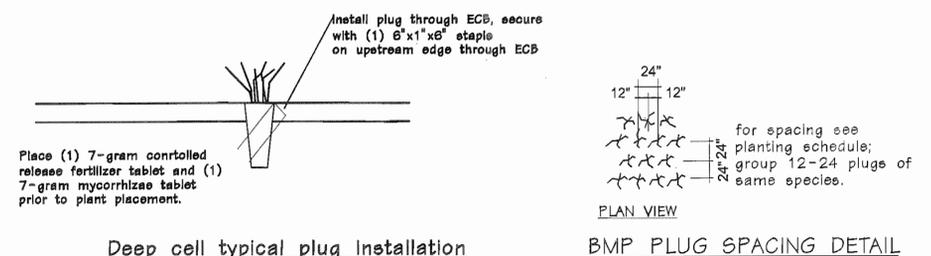
Oversed area with equal amounts of each species listed above of pure live seed at a rate of 4lbs per acre.

Bio Retention Area B		PLANTING SCHEDULE			
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
aa	65	Ameionia illuetrica	Shining Bluestem	2x2x5' DCP	24" O.C.
bb	57	Aster novae-angliae	New England Aster	2x2x5' DCP	24" O.C.
cc	63	Bouteloua curtipendula	Sideoste Grama	2x2x5' DCP	24" O.C.
dd	49	Carex praegracillie	Tollway Sedge	2x2x5' DCP	24" O.C.
ee	42	Carex ehortiana	Shorts Sedge	2x2x5' DCP	24" O.C.
ff	30	Hibiscus lasiocarpus	Rose Mallow	2x2x5' DCP	24" O.C.
gg	34	Iris virginica	Southern Blue Flag Iris	2x2x5' DCP	24" O.C.
hh	28	Schizachyrium scoparium	Little Bluestem	2x2x5' DCP	24" O.C.

Oversed area with equal amounts of each species listed above of pure live seed at a rate of 4lbs per acre.

Roundabout		PLANTING SCHEDULE			
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
a	15	Cornus sericea 'Cardinal'	Redtwigged Dogwood	36"	
b	50	Carex praegracillie	Tollway Sedge	3 Gal.	
c	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 Gal.	

NOTE:
AT OWNER OPTION
PROVIDE SEED ONLY AT
8LB/ ACRE. IN LIEU OF
DEEP CELL PLUGS.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Arbors at Wildhorse Creek

McBride and Son

Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: JJ
Checked: RS

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landscape-architects/planners
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Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC-#0000191

Sheet Title: BMP Plan
Sheet No: L-2
Date: 10/25/11
Job #: 769.021