

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Mike Knight, Planner *Jmk*

Date: January 10, 2019

RE: **Aventura at Wild Horse Creek (Above All Development):** A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road. (18T630205, 17T310016 18T630173, 18T640226)

Summary

This request is to allow for development of two apartment buildings containing a total of 176 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures. The exterior materials primarily range from thin set manufactured stone veneer and cementitious fiber siding, stucco board siding, vinyl shutters, and roofs consisting of architectural asphalt shingles.

The subject site is currently zoned "R-6AA" Residence District. This is a conventional zoning district that has a minimum lot size of 3,000 square feet per unit. The area is designated Urban Core within the City of Chesterfield's Comprehensive Land Use Plan. The site will have prominent views from both Wild Horse Creek Road and Old Chesterfield Road.

On Thursday July 12th 2018, the Aventura at Wild Horse Creek (Above All Development) project was reviewed by the Architectural Review Board. Based on discussion at this meeting, the applicant requested that no action be taken on the project in order to allow time to address issues raised and bring the project back to the ARB at a future meeting.

On Thursday August 09th 2018, the project was reviewed by the ARB. At this meeting, the applicant requested that no vote be taken but the applicant wanted to show the ARB substantial changes they have made and receive comment/direction to move forward.

On Thursday September 13th 2018, the project was reviewed by the ARB. At that time the Board made a motion to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development) to Staff with a recommendation to approve with conditions.

The applicant fulfilled the recommendation from the ARB and addressed all comments from Staff. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on October 11th 2018.

On October 18th 2018, the project was reviewed by the Planning and Public Works Committee. The Committee expressed the desire for the applicant to revise the plan to position the entrance of the development to align with the Burkhardt Place curb cut. A motion was made to forward the updated plan of Aventura at Wild Horse Creek to the ARB for review and comment, and then return it to the Planning and Public Works Committee. The motion passed by a voice vote of 4-0.

On November 18th 2018 the project was reviewed again by the Architectural Review Board. At this meeting a motion was made to forward the updated plans to the Planning and Public Works Committee with a recommendation for approval with conditions, which passed by a voice vote of 5-0. Those conditions were to consider additional landscaping or monument features incorporated at the main entrance drive to better celebrate the entranceway and that once the configuration of the trail is better defined, the interaction with the entrance to the site should be reviewed.

The applicant has since fulfilled the recommendation from the ARB and addressed all comments from Staff.

Below is a table outlining significant changes to the submittal since it was last viewed by the Planning and Public Works Committee in October.

| Significant Updates to the Site Plan | |
|--------------------------------------|---|
| Entrance | The entrance now aligns with Burkhardt Place curb cut |
| Buildings | Two (4-story) buildings vs three (3-story) buildings |
| Parking | Increase in parking from 296 to 342 spaces |
| Tree Preservation | Preservation lowered to 27% Mitigation plantings have been added |
| Trail Alignment | The current alignment is reflected along the western property line |
| Pet Park | Addition of 1,750 square foot pet park |
| Pocket Park | Addition of 850 square foot pocket park |
| Water Feature | Water feature has been added to the south of the pocket park along WHCR |

Attached to this report please find an updated copy of the Site Plan, Lighting Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design.

- Attachments:
- Site Plan
 - Landscape Plan
 - Tree Preservation Plan
 - Tree Stand Delineation
 - Lighting Plan
 - Architectural Elevations
 - Architect's Statement of Design



Figure 1: Subject Site Aerial

AVENTURA AT WILD HORSE CREEK

SITE PLAN

PART OF AVENTURA AT WILD HORSE CREEK, A CONSOLIDATION PLAT IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SETBACK REQUIREMENTS

| | |
|---|-----|
| OLD CHESTERFIELD ROAD | 20' |
| WILDHORSE CREEK RAO | 20' |
| WESTERN BOUNDARY OF LOT | 15' |
| 30' LANDSCAPE BUFFER ALONG ALL BOUNDARY LINES | |

PARKING SUMMARY

| TYPE | STANDARD | ACCESSIBLE | TOTAL |
|-----------------------|----------|------------|-------|
| SURFACE (9'X19') | 217 | 5 | 222 |
| CARPOT COVERED(9'X19) | 117 | 3 | 120 |
| TOTAL | 334 | 8 | 342 |

ORDINANCE PARKING REQUIRED:
1.75 PS REQUIRED PER UNIT = 1,75(176)=308 PS
TOTAL REQUIRED PARKING = 308 PS

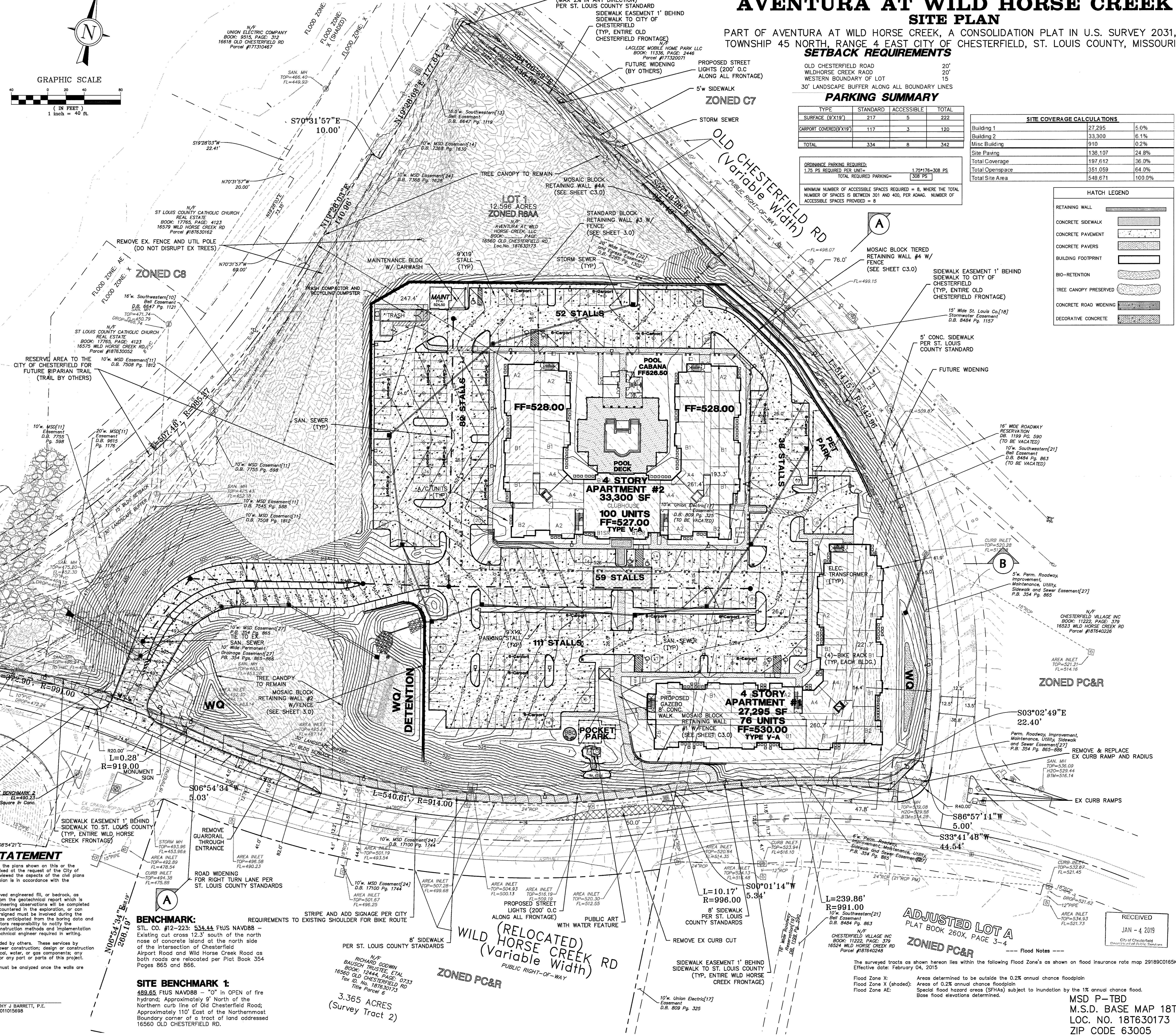
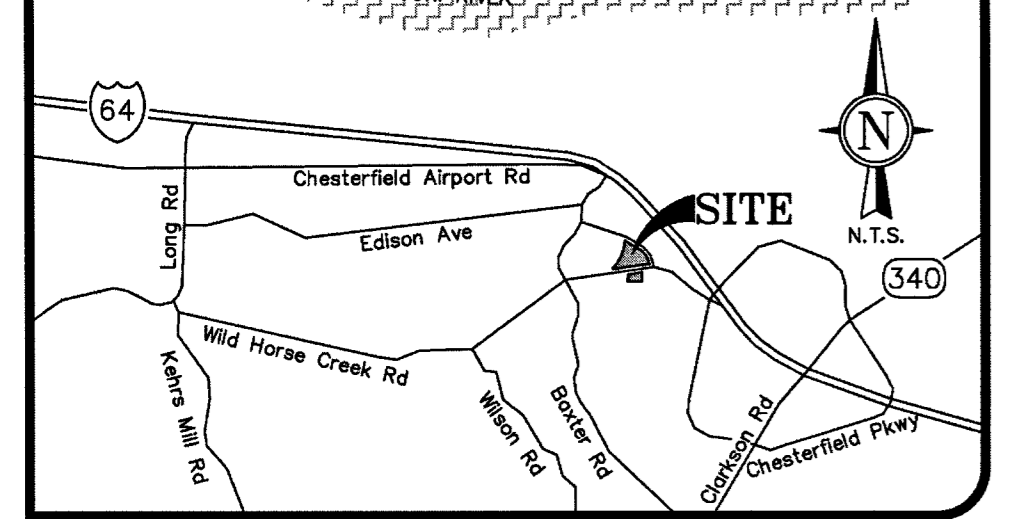
MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 8, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 301 AND 400, PER ADAAG. NUMBER OF ACCESSIBLE SPACES PROVIDED = 8

SITE COVERAGE CALCULATIONS

| Building | Area | % |
|-----------------|---------|--------|
| Building 1 | 27,295 | 5.0% |
| Building 2 | 33,300 | 6.1% |
| Misc Building | 910 | 0.2% |
| Site Paving | 138,107 | 24.8% |
| Total Coverage | 191,612 | 36.0% |
| Total OpenSpace | 351,059 | 64.0% |
| Total Site Area | 548,671 | 100.0% |

HATCH LEGEND

| | |
|------------------------|-----------------|
| RETAINING WALL | [Hatch Pattern] |
| CONCRETE SIDEWALK | [Hatch Pattern] |
| CONCRETE PAVEMENT | [Hatch Pattern] |
| CONCRETE PAVERS | [Hatch Pattern] |
| BUILDING FOOTPRINT | [Hatch Pattern] |
| BIO-RETENTION | [Hatch Pattern] |
| TREE CANOPY PRESERVED | [Hatch Pattern] |
| CONCRETE ROAD WIDENING | [Hatch Pattern] |
| DECORATIVE CONCRETE | [Hatch Pattern] |



GEOTECHNICAL ENGINEER'S STATEMENT

S&S Engineering, Inc. and the undersigned engineer have not prepared any part of the plans shown on this or the attached sheets. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the aspects of the civil plans relating to soils engineering and it is his opinion that the grading shown on the plan is in accordance with the geotechnical report for this project dated June 2018.

Roads and building foundations may be supported on approved natural soil, approved engineered fill, or bedrock, as recommended in the geotechnical report. The above opinion is based on data from the geotechnical report which is based on wisely spaced explorations and assumes that the construction and engineering observations will be completed as recommended in the geotechnical report. Conditions may vary from those encountered in the exploration, or can change due to construction activities or weathering. Therefore, the undersigned must be involved during the construction phase of this project to determine if the subsurface conditions are as anticipated from the boring data and the recommendations relative to construction are implemented. It is the contractor's responsibility to notify the appropriate party so that the observations can be made at the proper time. Construction methods and implementation of the grading plans shall be left to the contractor with verification by the geotechnical engineer required in writing.

S&S Engineering, Inc. and the undersigned have no responsibility for services provided by others. These services by others include but are not limited to: establishment of grades; sewer pipes or sewer construction; design or construction of retaining walls; drainage, boundary, and topographic surveys; structural, electrical, water, or gas components; any other engineering documents or instruments relating to or intended to be used for any part or parts of this project.

In concept, the retaining walls indicated appear feasible; however, global stability must be analyzed once the walls are designed.

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: BRYAN ASTON
10411 CLAYTON ROAD, SUITE 308
FRONTENAC, MO 63131
PH: (314) 363-9693

PREPARED BY:
TIMOTHY J. BARRETT, P.E.
PE-201015698

BENCHMARK:

STL. CO. #12-223: 534.44 FUS NAVD88 - Existing cut cross 12.3' south of the north nose of concrete island at the north side of the intersection of Chesterfield Airport Road and Wild Horse Creek Road as both roads are relocated per Plat Book 354 Pages 865 and 866.

SITE BENCHMARK 1:

489.65 FUS NAVD88 - "O" IN OPEN OF fire hydrant; Approximately 9' North of the Northern curb line of Old Chesterfield Road; Approximately 110' East of the Northernmost Boundary corner of a tract of land addressed 16560 OLD CHESTERFIELD RD.

BENCHMARK 2:

Cut Square in Conc.

REQUIREMENTS TO EXISTING SHOULDER FOR BIKE ROUTE
PER ST. LOUIS COUNTY STANDARDS

8' SIDEWALK
PER ST. LOUIS COUNTY STANDARDS

5.34' SIDEWALK
PER ST. LOUIS COUNTY STANDARDS

3.365 ACRES
(Survey Tract 2)

CRIMES CONSULTING, INC.
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PROFESSIONAL ENGINEER
E-28288

12200 OLD TESSON ROAD
SUITE 300A
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PH: (314) 848-9100
FAX: (314) 848-6000
www.crimesconsulting.com

| REV. NO. | DATE | REMARKS |
|----------|----------|---------------------|
| 1 | 7/18/18 | PER CITY COMMENTS |
| 2 | 10/2/18 | PER COUNTY COMMENTS |
| 3 | 10/25/18 | REVISED LAYOUT |
| 4 | 12/27/18 | CITY COMMENTS |

SHEET TITLE
SITE PLAN

JOB NUMBER: 3044

DRAWN BY: JLW

CHECKED BY: LJM

DATE: 10/10/18

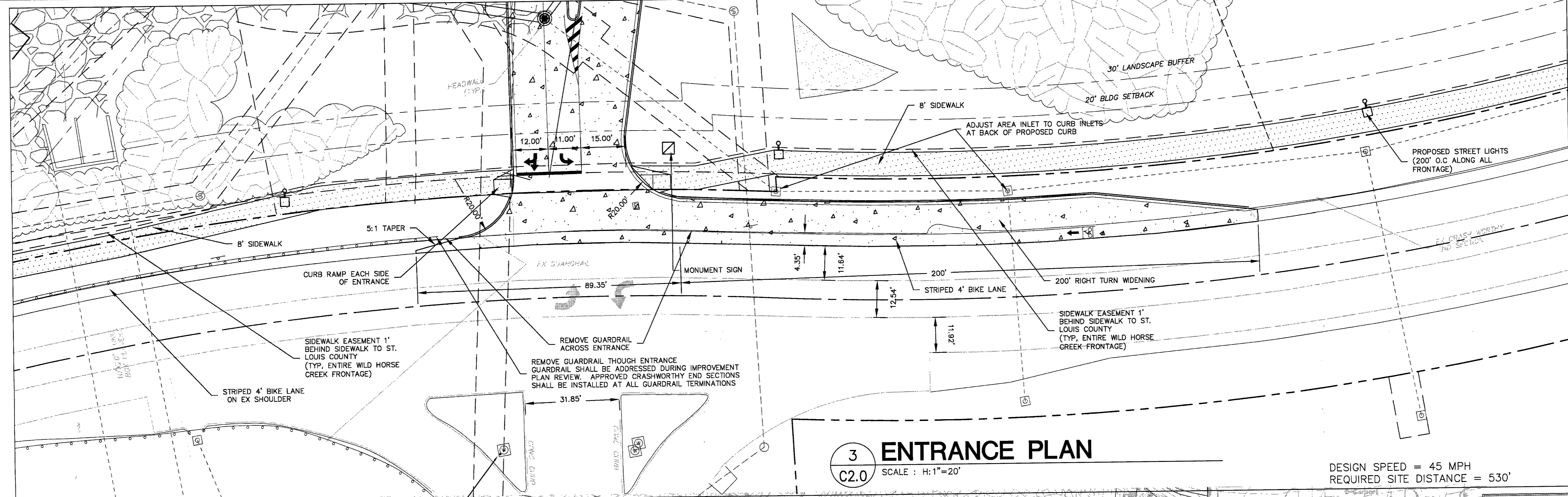
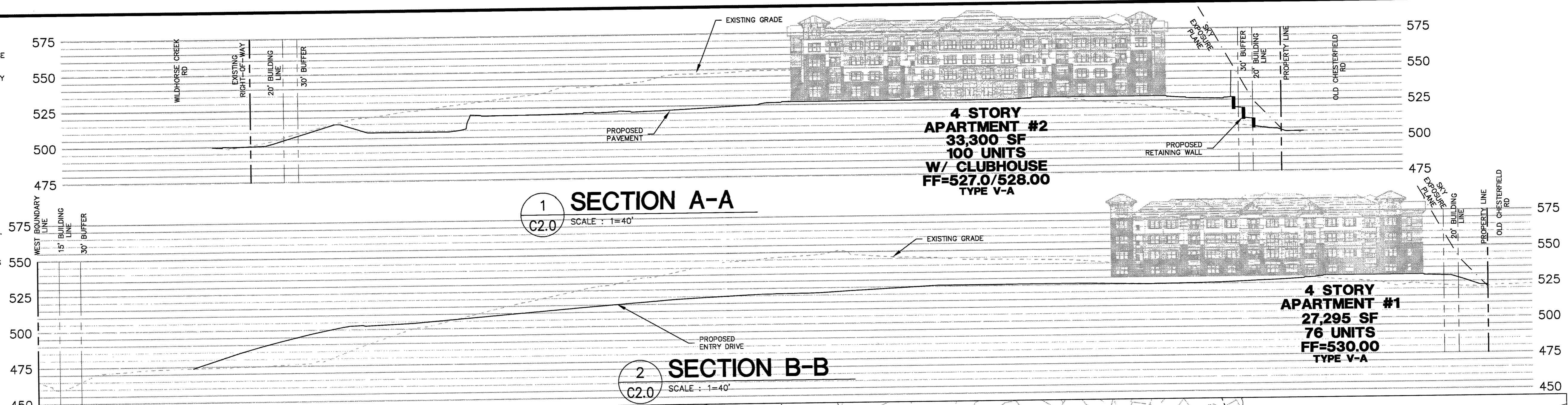
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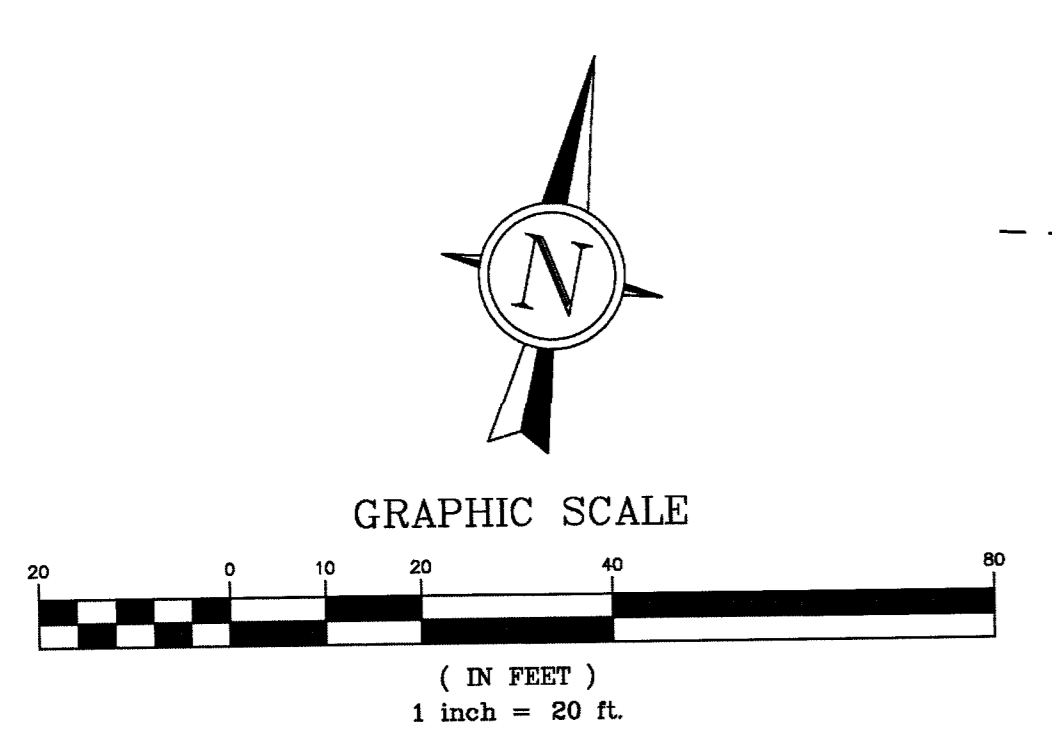
PSP3.3

GENERAL NOTES:

- THE UTILITIES SHOWN HEREIN WERE OBTAINED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD, MO.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- ALL PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED A 1V:3H SLOPE (UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY CHESTERFIELD).
- DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE ZONING AND SUBDIVISION ORDINANCES.
- ALL SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED, OR ITS VISUAL IMPACT OTHERWISE REDUCED, AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY SERVICE SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- MAXIMUM HEIGHT OF ALL LIGHT STANDARDS SHALL BE 20 FEET MEASURED FROM FINISHED GRADE.
- TRASH ENCLOSURE SHALL CONSIST OF A BRICK VENEER ON BLOCK BACK-UP TO MATCH THE VENEER OF THE BUILDING.



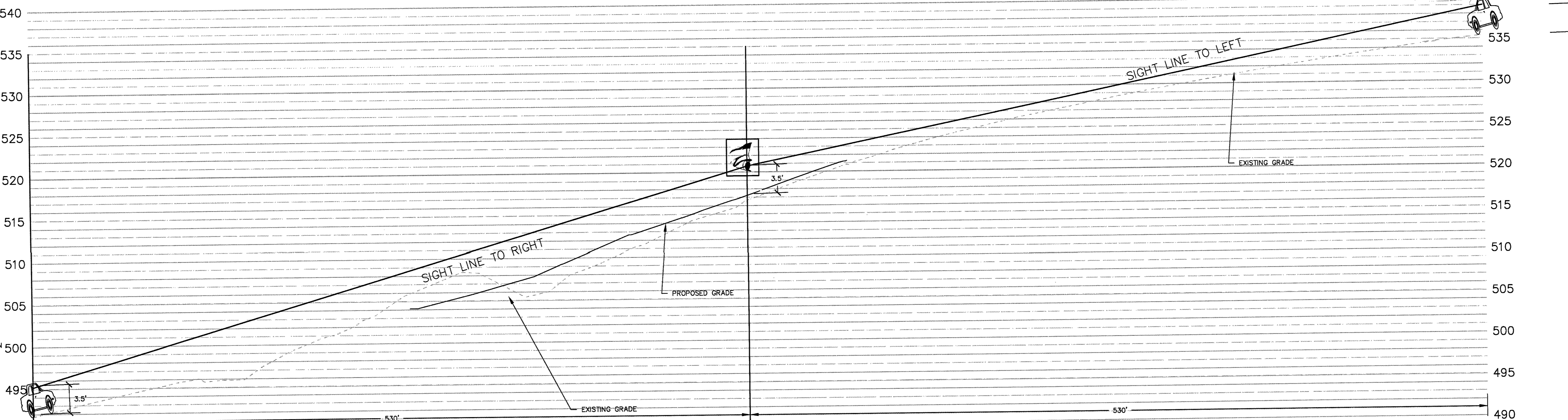
| Sight Distance (ft) | Sight Distance for Vehicle Entering Roadway from Stopped Position Associated with New Development | | | |
|---------------------|---|--------------|--------------|--------------|
| | 10'x10' Lane | 10'x12' Lane | 10'x14' Lane | 10'x16' Lane |
| 15 | 170 | 180 | 190 | 200 |
| 20 | 225 | 240 | 250 | 260 |
| 25 | 280 | 290 | 300 | 310 |
| 30 | 335 | 350 | 360 | 370 |
| 35 | 390 | 410 | 420 | 430 |
| 40 | 445 | 470 | 480 | 490 |
| 45 | 500 | 530 | 540 | 550 |
| 50 | 555 | 590 | 600 | 610 |
| 55 | 610 | 650 | 660 | 670 |
| 60 | 665 | 710 | 720 | 730 |
| 65 | 720 | 765 | 775 | 785 |
| 70 | 775 | 825 | 835 | 845 |



ST. LOUIS COUNTY NOTES:

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT/ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

PREPARED FOR:
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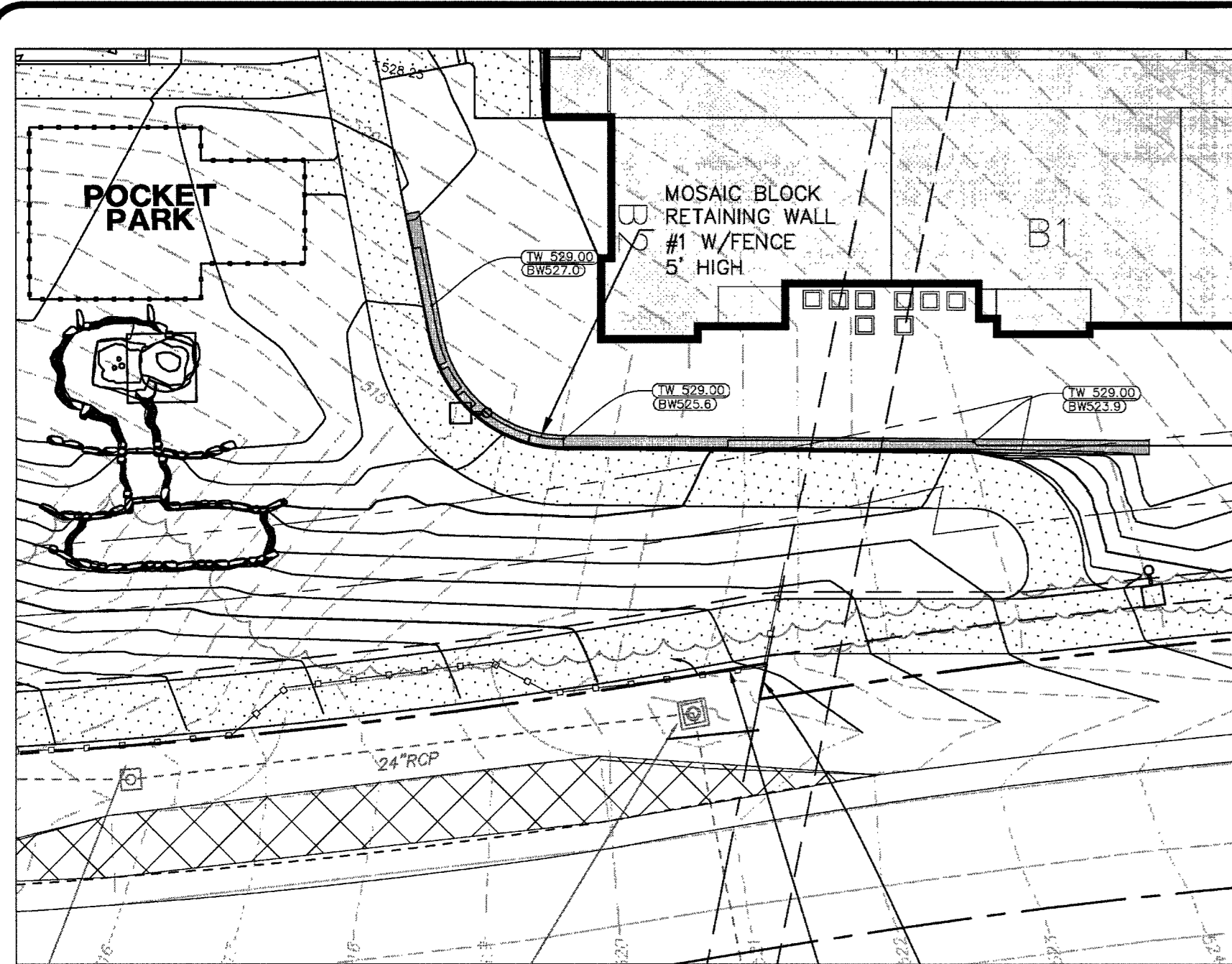
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|----------|---------------------|----------|
| 1 | PER CITY COMMENTS | 7/16/18 |
| 2 | PER COUNTY COMMENTS | 10/2/18 |
| 3 | REVISED LAYOUT | 10/23/18 |
| 4 | CITY COMMENTS | 12/20/18 |

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD MO 63005

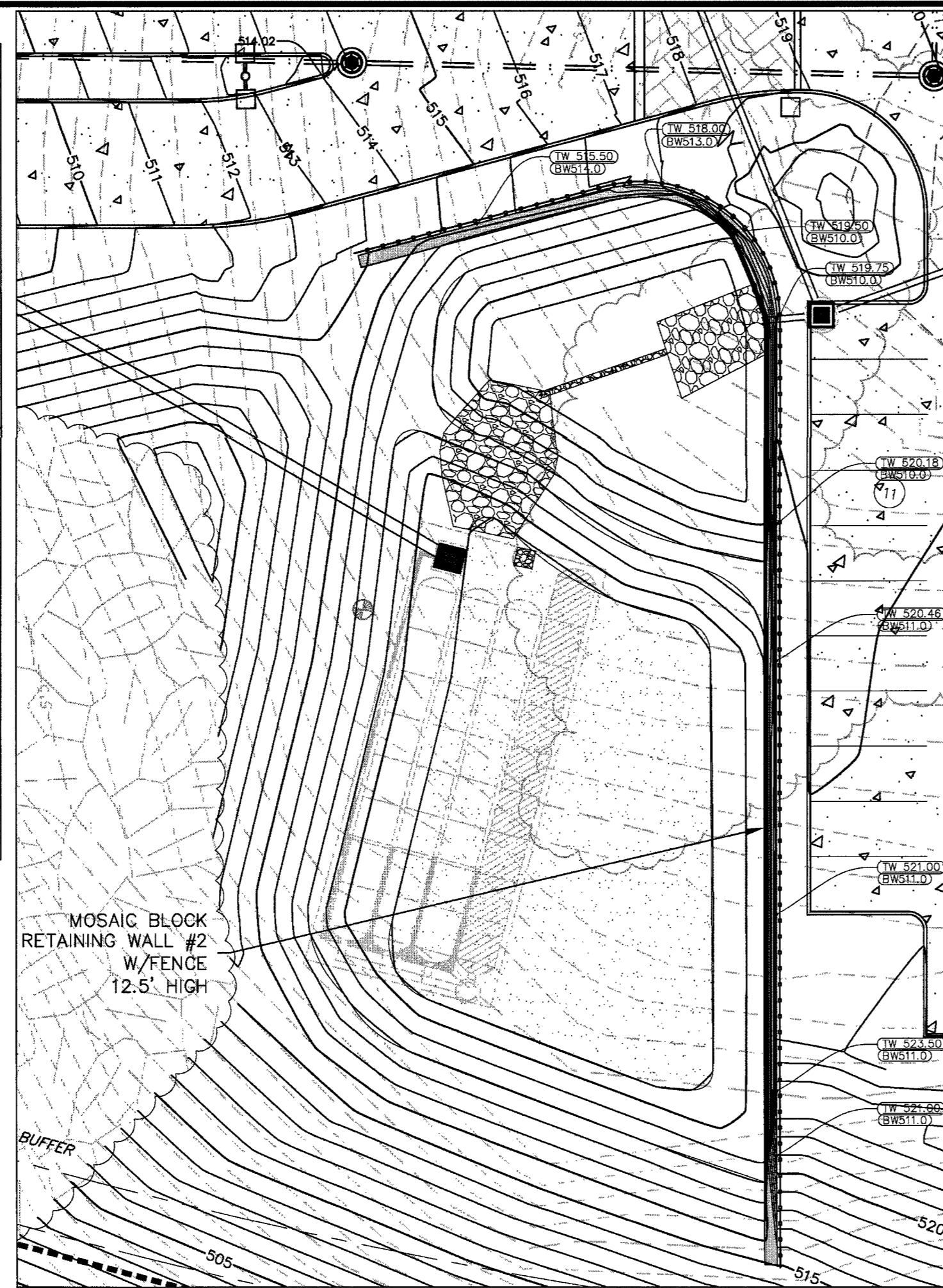
SHEET TITLE
SITE PLAN

JOB NUMBER: 3044
DRAWN BY: JLW
DATE: 10/10/18
CHECKED BY: LJM
DATE: 10/10/18
SHEET: C2.0

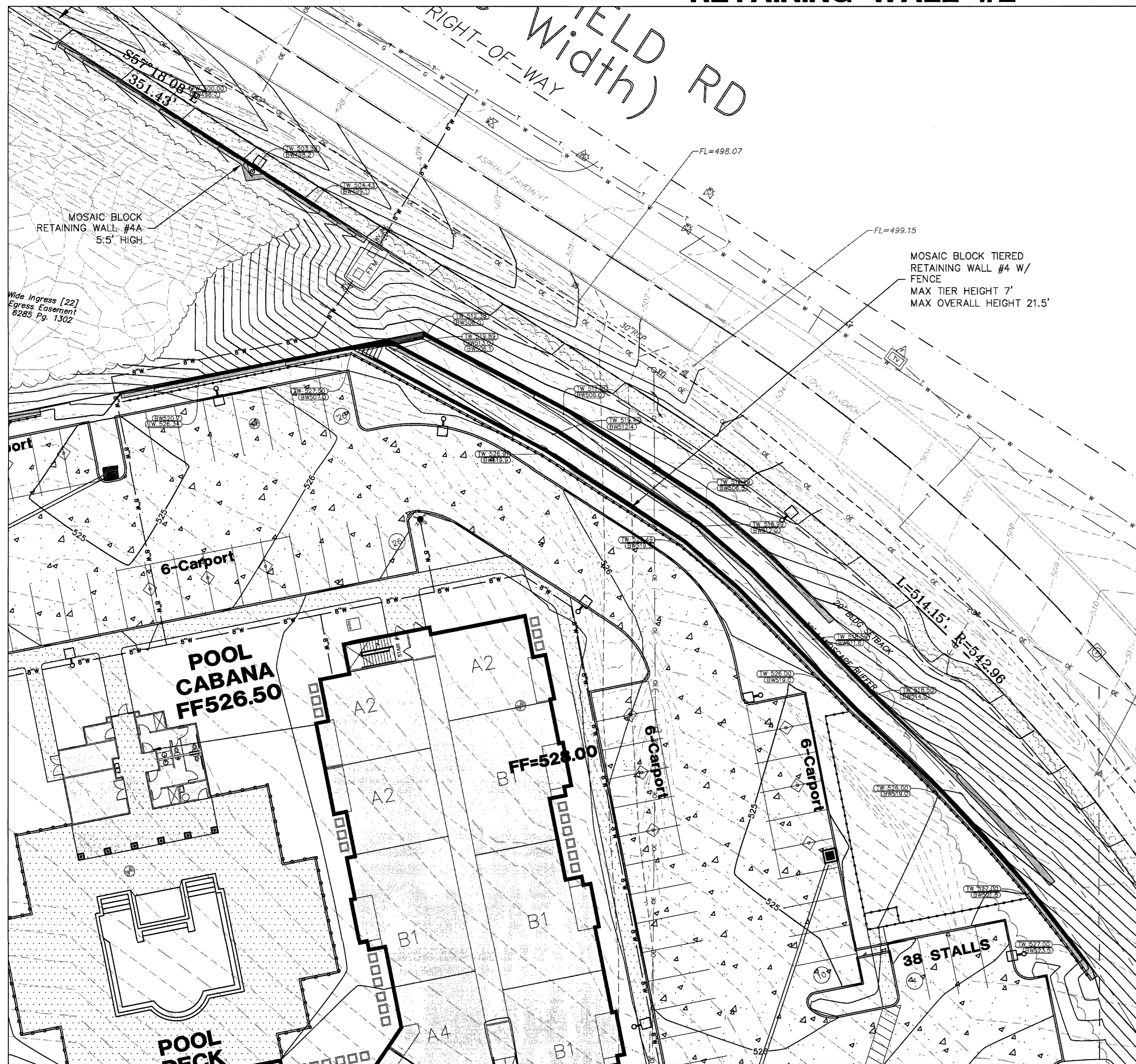
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M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005



RETAINING WALL #1



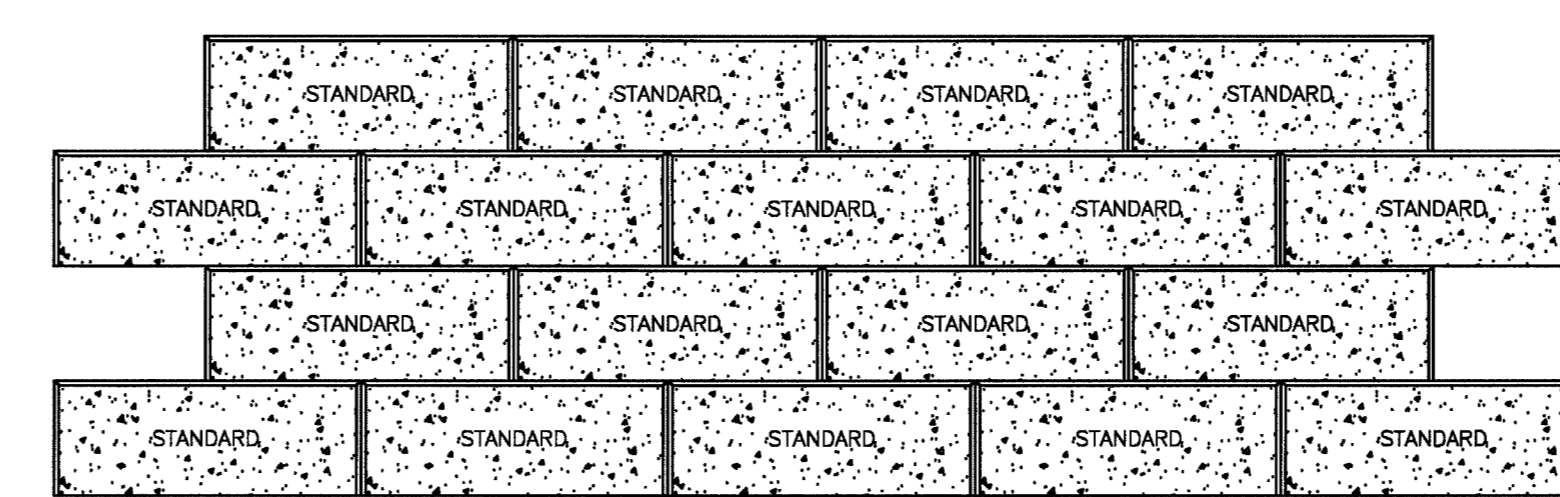
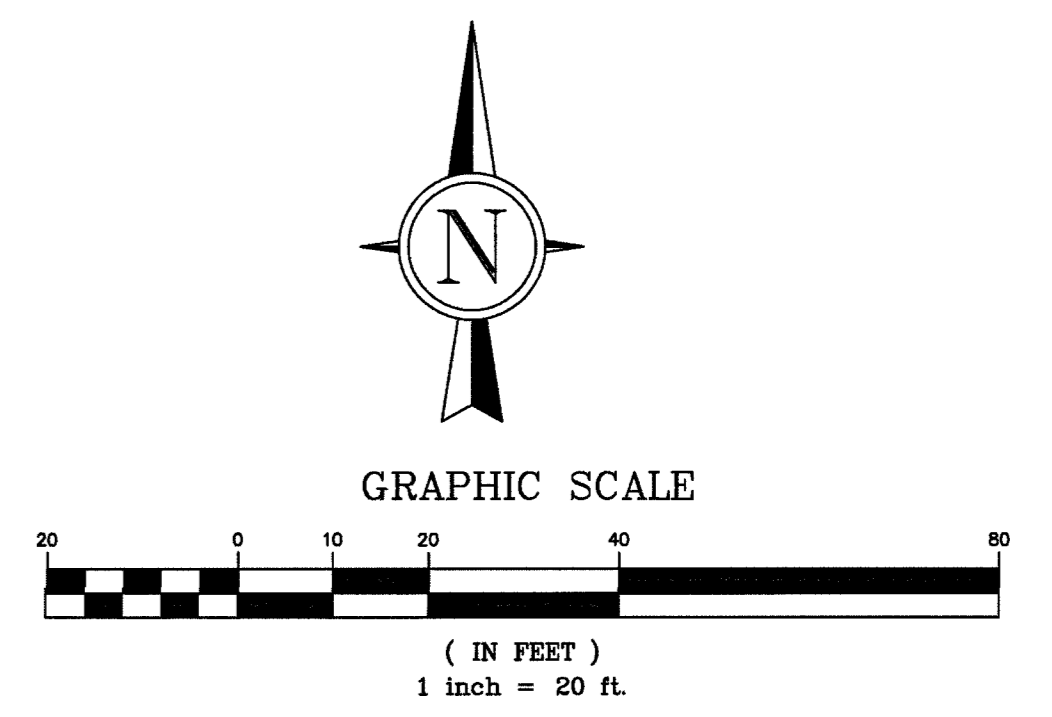
RETAINING WALL #2



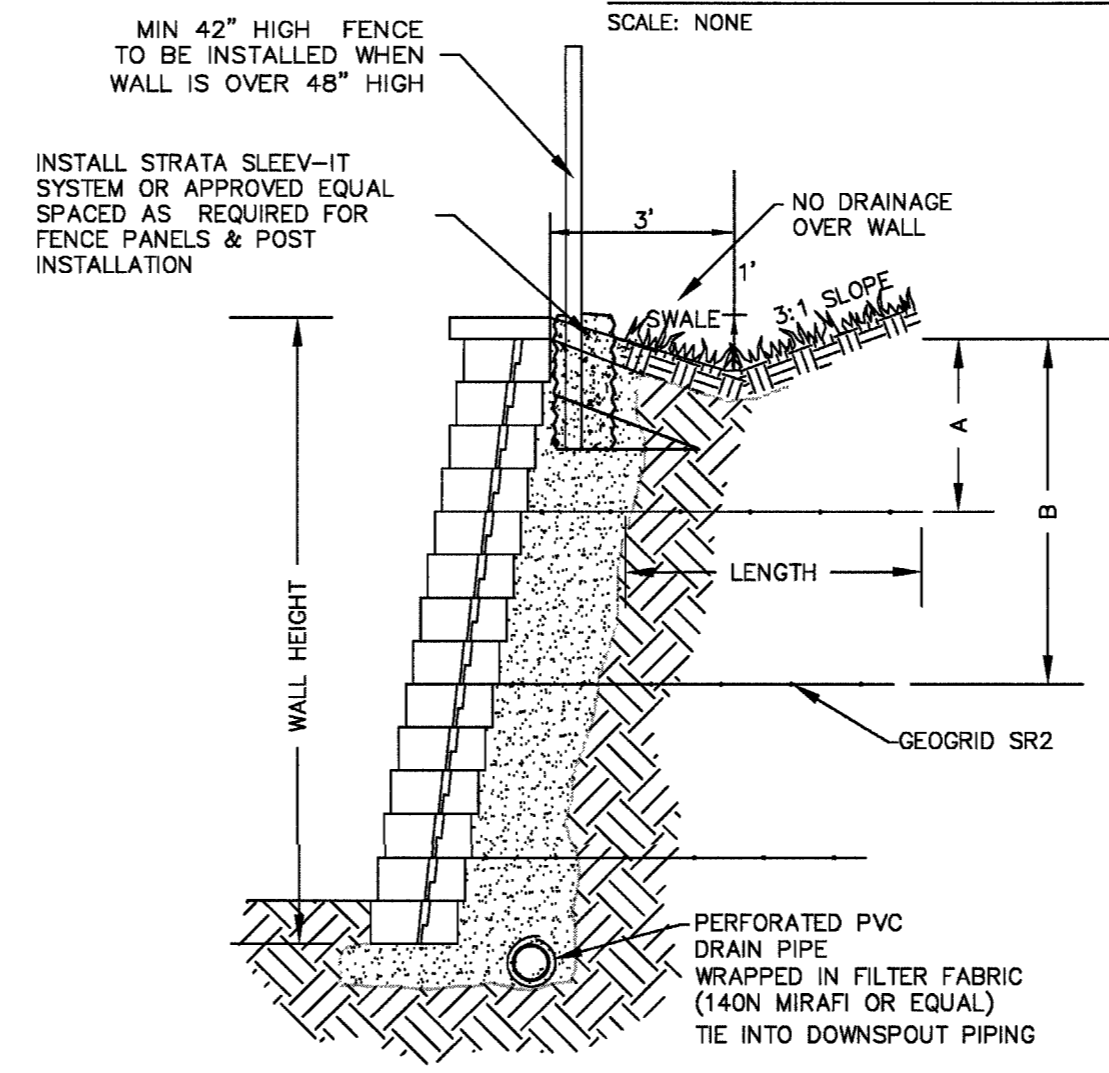
RETAINING WALL #4



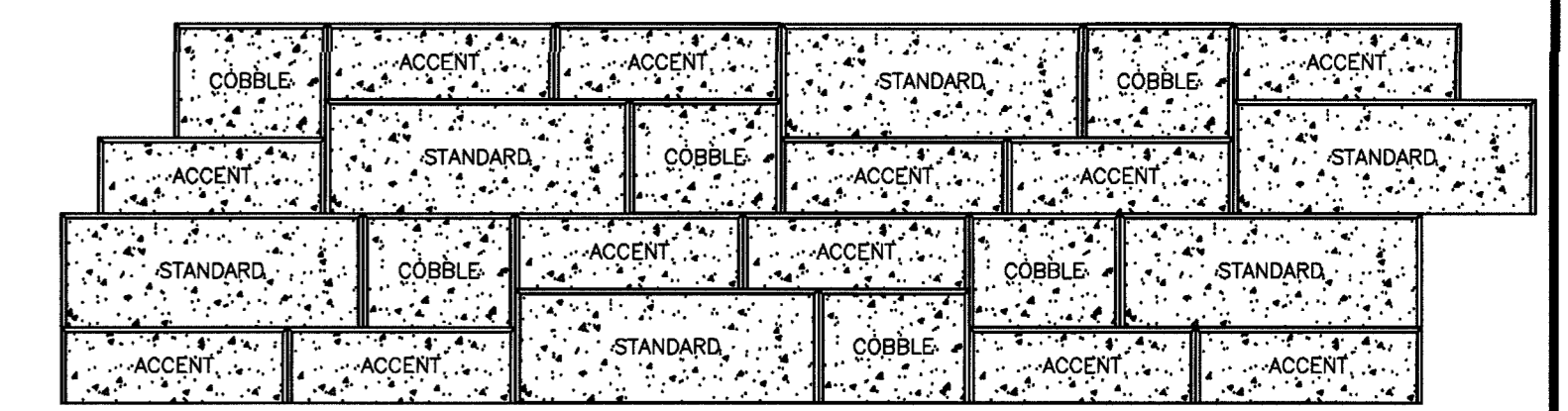
RETAINING WALL #3



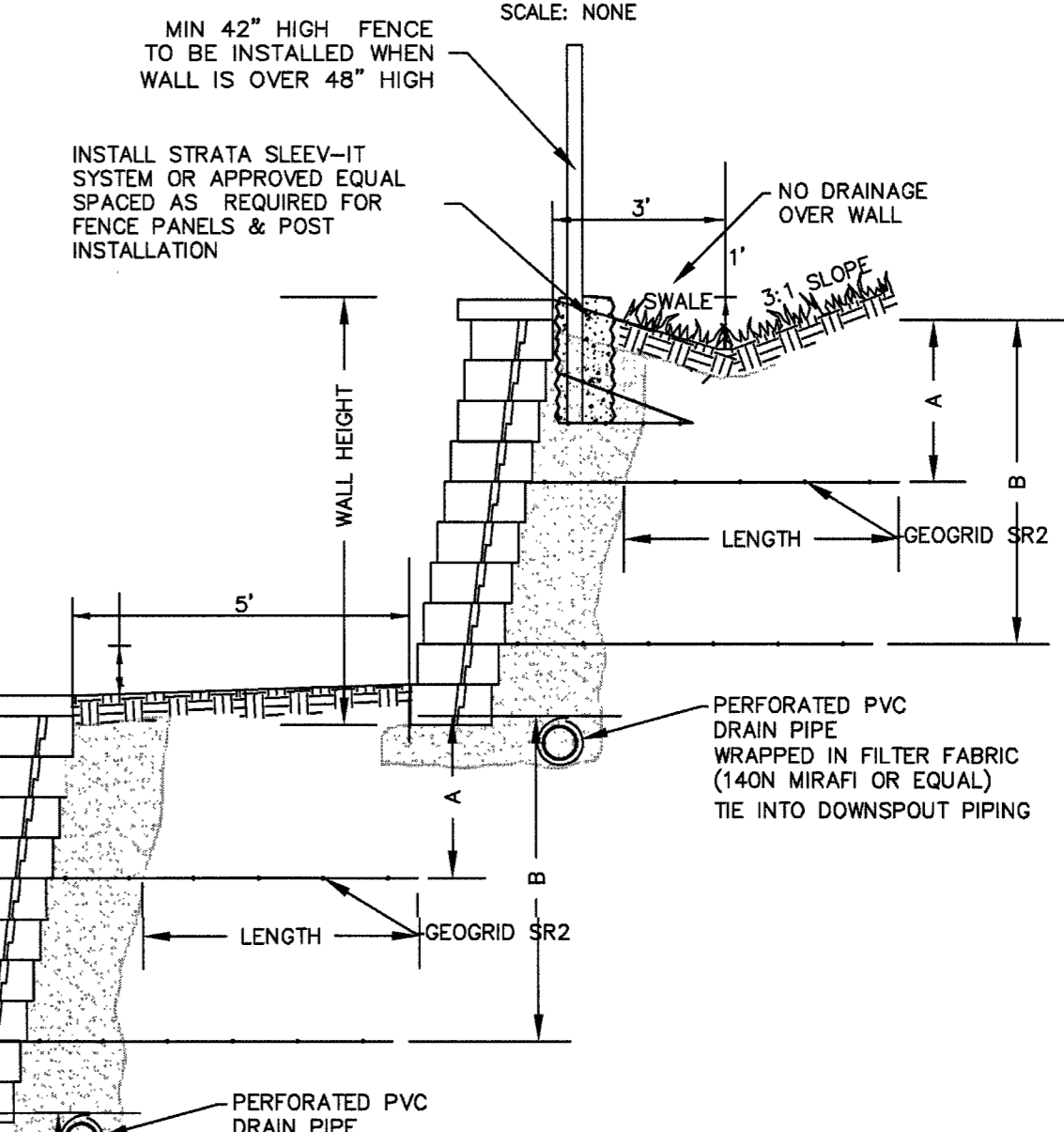
VERSA-LOK STANDARD PANELS
SCALE: NONE



NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS FOR APPROVAL.



VERSA-LOK MOSAIC PANELS
SCALE: NONE



NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS FOR APPROVAL.

5 MODULAR BLOCK RETAINING WALL
C2.0 (SEE RETAINING WALL PLANS BY OTHERS)

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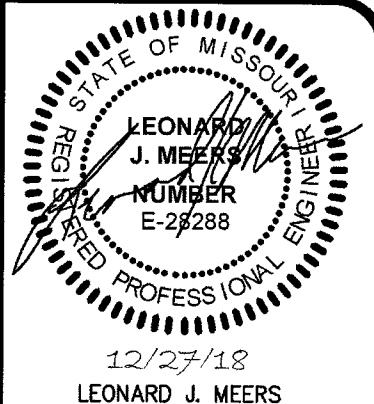
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|----------|---------------------|----------|
| 1 | PER CITY COMMENTS | 7/8/18 |
| 2 | PER COUNTY COMMENTS | 10/2/18 |
| 3 | REVISED LAYOUT | 10/23/18 |
| 4 | CITY COMMENTS | 12/29/18 |

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD MO 63005

SITE PLAN

| | |
|-------------|----------|
| SHEET TITLE | |
| JOB NUMBER: | 3044 |
| DRAWN BY: | JLW |
| DATE: | 10/10/18 |
| CHECKED BY: | LJM |
| DATE: | 10/10/18 |
| SHEET: | C3.0 |

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005



GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 GRIMES CONSULTING, INC. - CIVIL
 PROFESSIONAL LAND SURVEYING CORPORATION, U.S.-C
 13200 OLD TESSON ROAD
 ST. LOUIS, MO 63128
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 ST. LOUIS, MO 63128
 FAX (314) 998-8000
 www.grimescalting.com

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

SCRIPT FOR A SITE PLAN

A TRACT OF LAND SITUATED IN THE CITY OF CHESTERFIELD, THE COUNTY OF ST. LOUIS, AND THE STATE OF MISSOURI, LYING IN PART OF U.S. SURVEY 2031, TOWNSHIP 46 NORTH, RANGE 4 EAST, AND BEING PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6549 PAGE 1873, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6881 PAGE 1743, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6928 PAGE 45, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 11222 PAGE 379, PART OF A TRACT OF LAND CONVEYED TO RICHARD BAUSCH GOODWIN, TRUSTEE AND MARLYN E.M. JOHNSTON, TRUSTEE AS DESCRIBED IN DEED BOOK 12444 PAGE 733 ALL OF THE LAND RECORDS OF SAID ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON PIPE ON THE SOUTH LINE OF SAID U.S. SURVEY 2031 MARKING THE SOUTHWEST CORNER OF ADJUSTED LOT A OF THE BOUNDARY ADJUSTMENT PLAT, LOT A AND LOT B OF CHESTERFIELD PROFESSIONAL VILLAGE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 260 PAGE 3 OF SAID LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, SAID SOUTHWEST CORNER OF ADJUSTED LOT A BEING A RECORD DISTANCE OF 261.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID U.S. SURVEY 2031; THENCE ALONG SAID SOUTH LINE OF SAID U.S. SURVEY 2031, NORTH 89 DEGREES 53 MINUTES 06 SECONDS WEST A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID CHESTERFIELD VILLAGE, INC. TRACT AS DESCRIBED IN DEED BOOK 6881 PAGE 1743; FROM SAID SOUTHWEST CORNER A FOUND STONE BEARS SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST A DISTANCE OF 0.90 FEET; THENCE LEAVING SAID SOUTH LINE OF U.S. SURVEY 2031 ALONG THE WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT AS DESCRIBED IN DEED BOOK 6881 PAGE 1743, NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 384.78 FEET TO AN ANGLE POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, WIDTH VARIES, FROM SAID ANGLE POINT A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT BEARS SOUTH 43 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 0.08 FEET; SAID ANGLE POINT IN THE RIGHT-OF-WAY LINE BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT AND ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, NORTH 05 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 5.34 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; THENCE LEAVING SAID WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD AS FOLLOWS: 10.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 99.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 07 SECONDS, WITH A CHORD THAT BEARS SOUTH 69 DEGREES 20 MINUTES 02 SECONDS WEST A DISTANCE OF 0.17 FEET TO A SET 5/8 INCH IRON ROD MARKING A POINT OF REVERSE CURVATURE; 540.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 514.00 FEET, THROUGH A CENTRAL ANGLE OF 33 DEGREES 53 MINUTES 21 SECONDS, WITH A CHORD THAT BEARS SOUTH 85 DEGREES 59 MINUTES 09 SECONDS WEST A DISTANCE OF 532.77 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 06 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 5.03 FEET; THENCE 0.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 919.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 04 SECONDS, WITH A CHORD THAT BEARS NORTH 77 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE OF 0.28 FEET TO A POINT OF REVERSE CURVATURE; FROM SAID POINT OF REVERSE CURVATURE A FOUND "X" IN CONCRETE BEARS NORTH 89 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 0.09 FEET; 372.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 33 MINUTES 34 SECONDS, WITH A CHORD THAT BEARS NORTH 87 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 370.70 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING A POINT OF TANGENCY; SOUTH 01 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 18.53 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AS LOCATED CIRCA 2007, WIDTH VARIES, FROM SAID INTERSECTION A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT BEARS NORTH 84 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 0.13 FEET; THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AS FOLLOWS: 67.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 995.37 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 55 SECONDS, WITH A CHORD THAT BEARS NORTH 56 DEGREES 52 MINUTES 18 SECONDS EAST A DISTANCE OF 67.71 FEET TO A SET 5/8 INCH IRON ROD, NORTH 00 DEGREES 54 MINUTES 22 SECONDS EAST A DISTANCE OF 12.39 FEET TO AN ANGLE POINT IN SAID SOUTHERN RIGHT-OF-WAY LINE; FROM SAID ANGLE POINT A FOUND 1/2 INCH IRON PIPE BY LS-10-B BEARS SOUTH 00 DEGREES 41 MINUTES 04 SECONDS WEST A DISTANCE OF 0.30 FEET, 65.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.37 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 46 SECONDS, WITH A CHORD THAT BEARS NORTH 52 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 64.99 FEET TO A SET 5/8 INCH IRON ROD; SOUTH 39 DEGREES 18 MINUTES 49 SECONDS EAST A DISTANCE OF 28.00 FEET TO A SET 5/8 INCH IRON ROD; 30.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,013.37 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 39 SECONDS, WITH A CHORD THAT BEARS NORTH 49 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 30.85 FEET TO A SET 5/8 INCH IRON ROD; NORTH 41 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 28.00 FEET TO A SET 5/8 INCH IRON ROD; 57.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.37 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 30 MINUTES 29 SECONDS, WITH A CHORD THAT BEARS NORTH 34 DEGREES 13 MINUTES 17 SECONDS EAST A DISTANCE OF 501.89 FEET TO A SET 5/8 INCH IRON PIPE MARKING A POINT OF TANGENCY; NORTH 19 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 177.64 FEET TO THE INTERSECTION OF SAID SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 60 FEET WIDE, FORMERLY OLIVE STREET ROAD, FROM SAID INTERSECTION A FOUND 1/2 INCH IRON PIPE BEARS SOUTH 76 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 0.28 FEET; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF WILD HORSE CREEK ROAD ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, SOUTH 64 DEGREES 06 MINUTES 59 SECONDS EAST A DISTANCE OF 130.93 FEET TO AN ANGLE POINT IN SAID SOUTHERN RIGHT-OF-WAY LINE; FROM SAID ANGLE POINT A FOUND 1/2 INCH IRON PIPE BY LS-16B BEARS SOUTH 44 DEGREES 49 MINUTES 9 SECONDS WEST A DISTANCE OF 0.07 FEET; SOUTH 57 DEGREES 18 MINUTES 08 SECONDS EAST A DISTANCE OF 351.43 FEET TO A FOUND 1/2 INCH IRON PIPE MARKING A POINT OF CURVATURE; 514.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 542.96 FEET, THROUGH A CENTRAL ANGLE OF 54 DEGREES 15 MINUTES 19 SECONDS, WITH A CHORD THAT BEARS SOUTH 30 DEGREES 10 MINUTES 28 SECONDS EAST A DISTANCE OF 495.15 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING A POINT OF TANGENCY; SOUTH 03 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 22.40 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 86 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 5.00 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 13 DEGREES 41 MINUTES 44 SECONDS WEST A DISTANCE OF 44.54 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING THE INTERSECTION OF SAID SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD AND SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, 239.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 52 MINUTES 04 SECONDS, WITH A CHORD THAT BEARS SOUTH 78 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 239.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.596 ACRES, ACCORDING TO SURVEY BY GRIMES CONSULTING, INC. DATED OCTOBER 2017.

AVENTURA AT WILD HORSE CREEK, L.L.C. THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 31-03-03.P, R-84A OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE):
 (NAME TYPED): STAN MCCURDY

STATE OF MISSOURI)
) SS
 COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, A.D., 20____, BEFORE ME PERSONALLY APPEARED STAN MCCURDY, TO ME KNOWN WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MEMBER OF AVENTURA AT WILD HORSE CREEK, L.L.C. CORPORATION IN THE STATE OF MISSOURI AND THAT THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID STAN MCCURDY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THIS SITE PLAN WAS APPROVED BY CITY COUNCIL AND DULY VERIFIED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON THE _____ DAY OF _____, 20____, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY CLERK.

JUSTIN WYSE, ACP
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
 CITY OF CHESTERFIELD, MISSOURI

VOKKE HASS, CITY CLERK
 CITY OF CHESTERFIELD, MISSOURI

| DATE | REVISIONS | REMARKS |
|----------|-----------|-------------------|
| 7/19/18 | 1 | PER CITY COMMENTS |
| 10/27/18 | 2 | REVISED COMMENTS |
| 10/23/18 | 3 | REVISED LAYOUT |
| 12/20/18 | 4 | CITY COMMENTS |

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
 CHESTERFIELD MO 63005

SHEET TITLE
SITE PLAN

| | |
|-------------|----------|
| JOB NUMBER: | 3044 |
| DRAWN BY: | JLW |
| DATE: | 10/10/18 |
| CHECKED BY: | LJM |
| DATE: | 10/10/18 |
| SHEET: | C4.0 |

MSD P-TBD
 M.S.D. BASE MAP 18T
 LOC. NO. 18T630173
 ZIP CODE 63005

| TREE NUMBER | SPECIES_01 | DBH_EXACT | CROWN_CLAS | CONDITION |
|-------------|--------------------|-----------|------------|--------------|
| 1 | oak northern red | 26 | 31-40 | Fair (60-69) |
| 2 | sycamore American | 28 | 31-40 | Good (70-79) |
| 3 | oak northern red | 20 | 31-40 | Fair (60-69) |
| 4 | sycamore American | 20 | 31-40 | Fair (60-69) |
| 5 | hackberry | 20 | 31-40 | Fair (60-69) |
| 6 | pine eastern white | 28 | 41-50 | Fair (60-69) |
| 7 | maple silver | 25 | 31-40 | Fair (60-69) |
| 8 | sycamore American | 42 | 51-60 | Good (70-79) |
| 9 | maple silver | 32 | 41-50 | Fair (60-69) |
| 10 | maple silver | 20 | 31-40 | Fair (60-69) |
| 11 | hackberry | 20 | 31-40 | Fair (60-69) |
| 12 | ash green | 20 | 31-40 | Fair (60-69) |
| 13 | maple silver | 24 | 31-40 | Fair (60-69) |
| 14 | hackberry | 24 | 31-40 | Fair (60-69) |
| 15 | walnut black | 20 | 41-50 | Fair (60-69) |
| 16 | Basswood spp | 22 | 31-40 | Fair (60-69) |
| 17 | oak northern red | 20 | 31-40 | Good (70-79) |
| 18 | hackberry | 24 | 31-40 | Fair (60-69) |
| 19 | maple silver | 20 | 31-40 | Fair (60-69) |
| 20 | oak shingle | 24 | 41-50 | Good (70-79) |
| 21 | oak northern red | 22 | 41-50 | Good (70-79) |
| 22 | oak chinkapin | 24 | 41-50 | Fair (60-69) |
| 23 | oak white | 22 | 31-40 | Good (70-79) |
| 24 | oak shingle | 26 | 41-50 | Good (70-79) |
| 25 | maple sugar | 26 | 41-50 | Good (70-79) |
| 26 | oak black | 28 | 41-50 | Fair (60-69) |
| 27 | oak black | 20 | 31-40 | Fair (60-69) |
| 28 | oak black | 24 | 31-40 | Fair (60-69) |
| 29 | oak black | 24 | 31-40 | Fair (60-69) |
| 30 | oak shingle | 20 | 31-40 | Fair (60-69) |
| 31 | ash green | 20 | 31-40 | Fair (60-69) |
| 32 | cherry black | 22 | 31-40 | Fair (60-69) |
| 33 | Basswood spp | 24 | 41-50 | Fair (60-69) |
| 34 | hackberry | 24 | 41-50 | Fair (60-69) |
| 35 | sycamore American | 24 | 41-50 | Fair (60-69) |
| 36 | sycamore American | 28 | 41-50 | Fair (60-69) |
| 37 | sycamore American | 24 | 41-50 | Fair (60-69) |
| 38 | maple sugar | 24 | 41-50 | Good (70-79) |
| 39 | maple sugar | 20 | 31-40 | Good (70-79) |
| 40 | maple silver | 24 | 41-50 | Good (70-79) |
| 41 | maple sugar | 38 | 41-50 | Fair (60-69) |
| 43 | oak black | 38 | 51-60 | Fair (60-69) |
| 44 | ash green | 20 | 31-40 | Fair (60-69) |
| 45 | maple silver | 24 | 41-50 | Fair (60-69) |
| 46 | maple sugar | 40 | 41-50 | Fair (60-69) |
| 47 | maple sugar | 24 | 41-50 | Fair (60-69) |
| 48 | cherry black | 20 | 31-40 | Fair (60-69) |
| 49 | oak black | 30 | 41-50 | Good (70-79) |
| 50 | oak black | 22 | 31-40 | Fair (60-69) |
| 51 | maple sugar | 20 | 31-40 | Fair (60-69) |
| 52 | maple sugar | 22 | 31-40 | Fair (60-69) |
| 53 | sycamore American | 26 | 41-50 | Dead (0) |
| 54 | maple silver | 28 | 41-50 | Fair (60-69) |
| 55 | cherry black | 30 | 41-50 | Fair (60-69) |
| 56 | oak white | 28 | 41-50 | Fair (60-69) |
| 57 | oak black | 24 | 41-50 | Fair (60-69) |

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Monarch trees.

LEGEND

- Location
- 109 - Reference Number
- Dead Tree

Tree Stand Delineation Narrative

September 13, 2017
The overall Lot comprises a total of 12.6 Ac and has a total of 10.4 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: A majority of the site is young woodland that has signs of past disturbance. Overstory is a mix of oak species, sugar maple, silver maple, hackberry, and a few of the planted white pine. Understory varies from thick honeysuckle to elm and maple. This woodland covers acreage north of Wild Horse Creek Road. Part of it encompasses an area of old field near the gazebo that now is grown up in to young woodland. Average stand diameter is 8" DBH.

Woodland B: A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Overstory is white oak, red oak, black oak, silver maple and sugar maple. Understory is sparse due to dense canopy with very little honeysuckle intrusion. Average overstory diameter is 16" DBH.

Woodland C: Pine Plantings: Remnants of a double row of white pines are still present. Most have declined and have received no maintenance. Crown dieback and branch death is extensive. Some still have decent health and might add to the project. The remainder are in poor condition. Average diameter is 12" DBH.

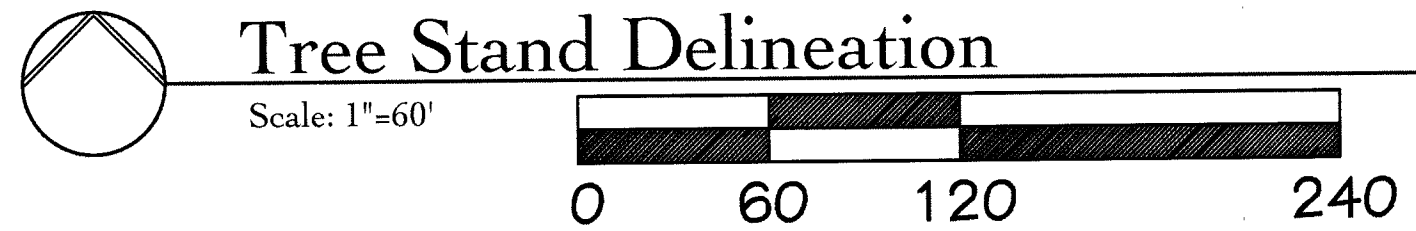
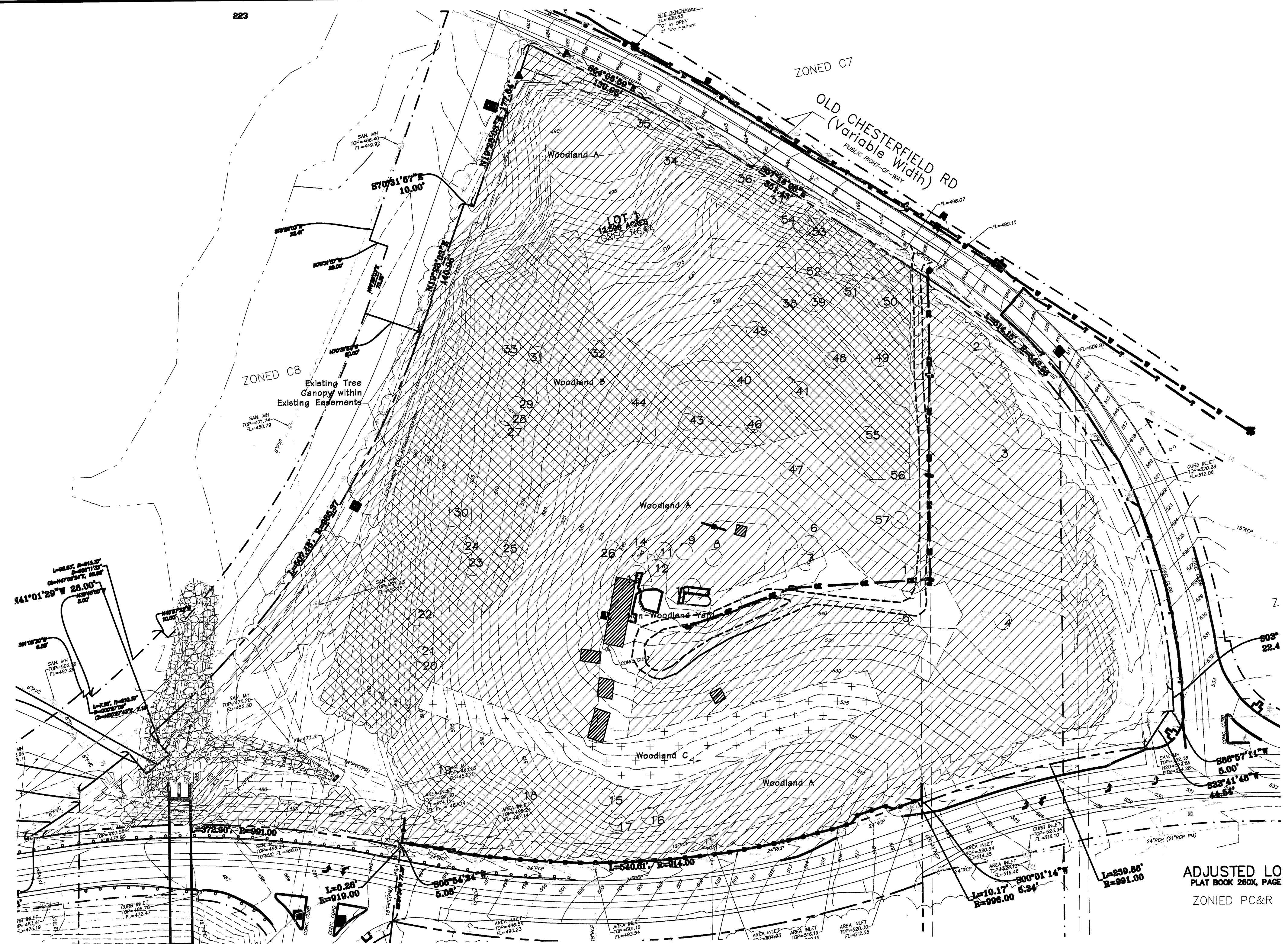
Non-Woodland Yard Area: An abandoned yard area with no salvagable trees. The area is thick with small diameter volunteer sprouts and is comprised of impervious surfaces such as the house, outbuildings, roadway, and pool.

WOODLAND A = 7.2 Ac. (315,583 sq. ft.)
WOODLAND B = 2.9 Ac. (128,017 sq. ft.)
WOODLAND C = 0.6 Ac. (21,439 sq. ft.)

Total Existing Canopy 10.7 Ac (465,016.0 sq. ft.)

Existing Canopy in Existing Easements: (35,580.0 sq. ft.)

Net Canopy: (429,436.0 sq. ft.)



Douglas A. DeLong, Landscape Architect LA-81
Consultants:
HANSEN'S
O'Fallon, MO Branson, MO
Phone: 636-378-1828
www.hansentree.com

Aventura at Wild Horse Creek Chesterfield, MO

Above All Development

Revisions:

| Date | Description | No. |
|----------|---------------|-----|
| 11/12/17 | City Comments | 1 |
| 9/20/18 | Amended | 2 |

Drawn: BAD
Checked: DAD

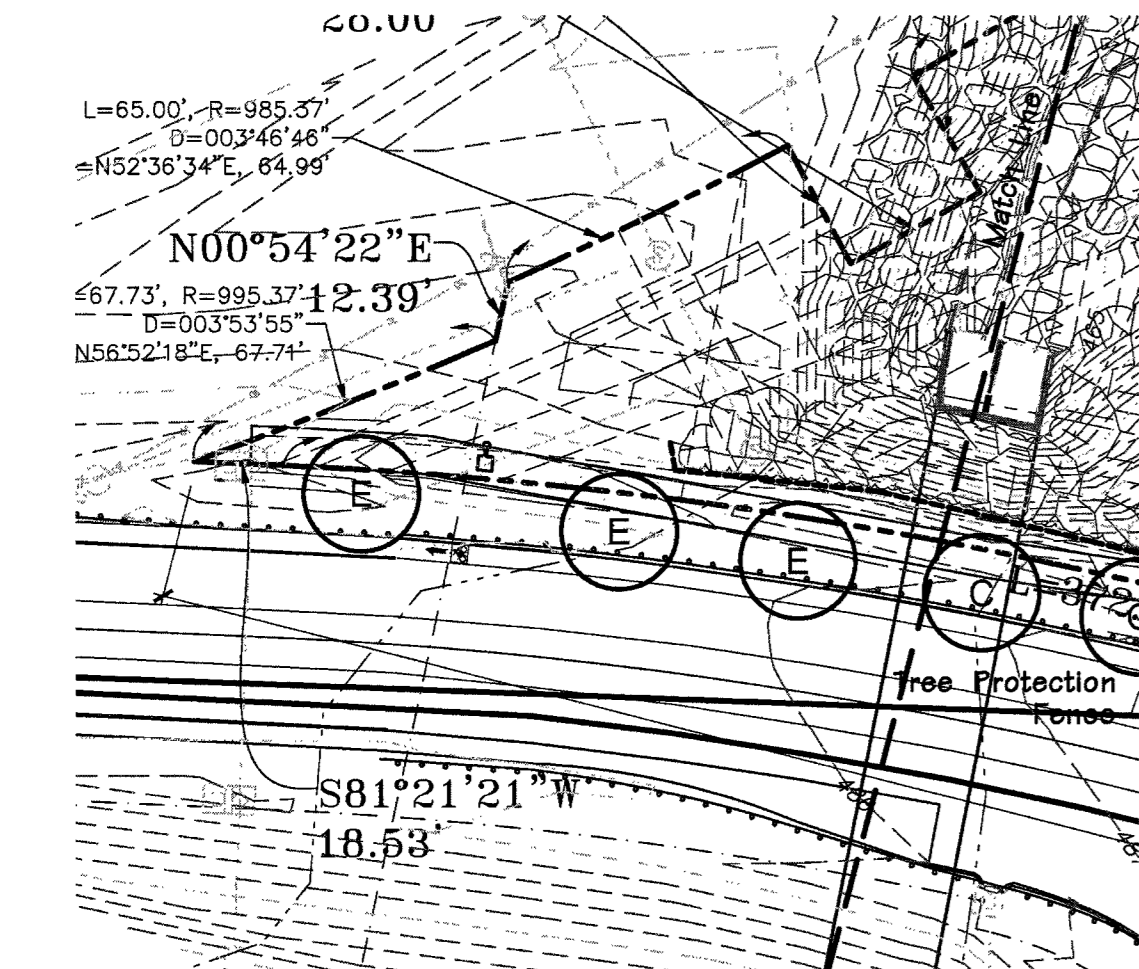
DeLong and DeLong Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #31130601-05

| | |
|--------------|--------------------------------|
| Sheet Title: | Amended Tree Stand Delineation |
| Sheet No.: | TSD-1 |
| Date: | 9/13/2017 |
| Job #: | 127.006 |

Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service
Certified Arborist MW-0155BW
Skip Kincaid
Base Map Provided by: Grimes Consulting

GENERAL NOTES:

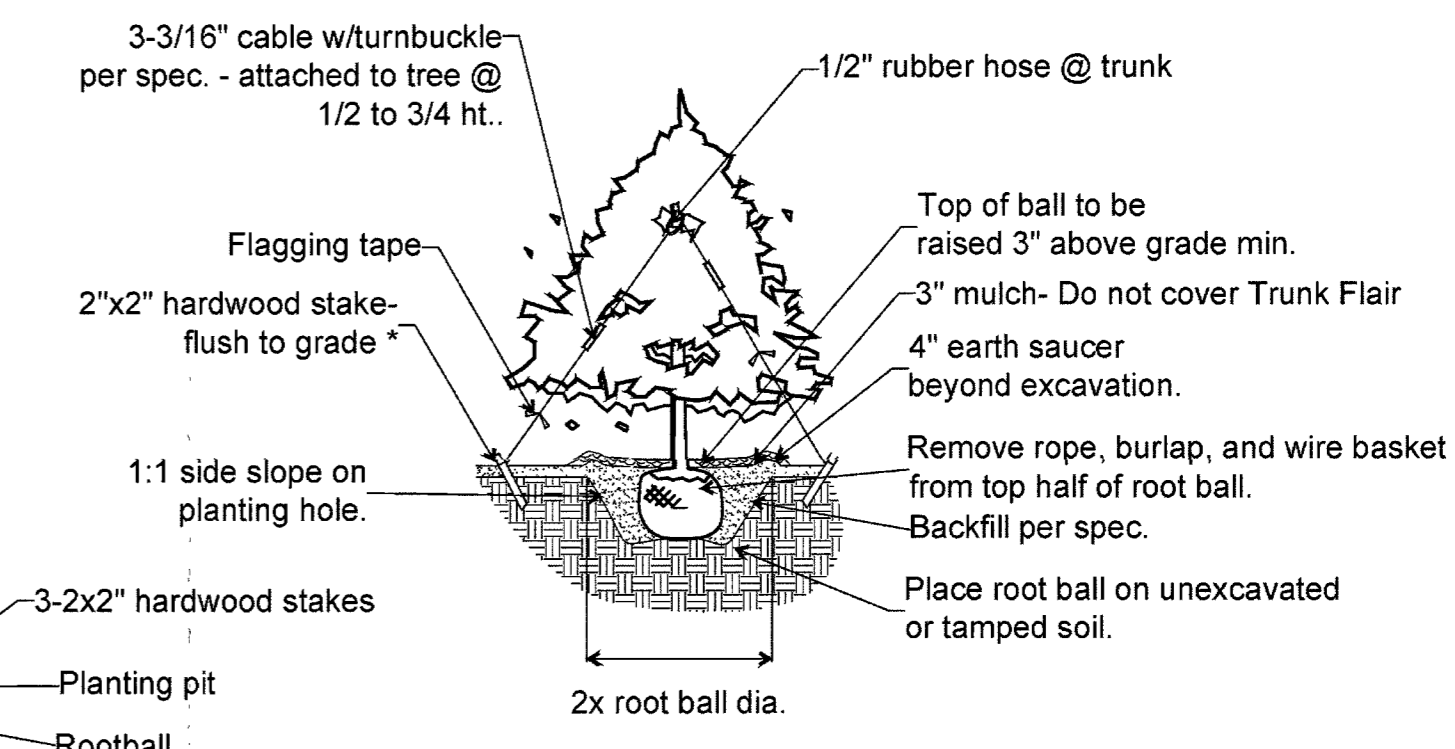
- 1) Openpace ratio is 64.0%. Total Site 546,671 SF/Open Space 351,059 SF
- 2) Street trees-Old Chesterfield Road 1,060.5 lf - 366.4 lf met by existing trees = 672.1 lf/50 13.5 or 14 street trees
- 3) Street Trees-Willhorse Creek Road - 1,171.9 lf/50 = 23.4 or 24 street trees
- 4) All street trees will be located at least 3' from proposed curb.
- 5) All street trees will be located at least 10' from all storm sewer structures.
- 6) All street trees will be located at least 25' from all Street lights, Signs, and Intersections.
- 7) Street Trees along Old Chesterfield Road to be small ornamental trees where under overhead electric lines.
- 8) All turf areas around building will be sodded balance of site will be seeded.
- 9) An in-ground irrigation system will be provided.



Street Tree
SCALE 1"=40'-0"

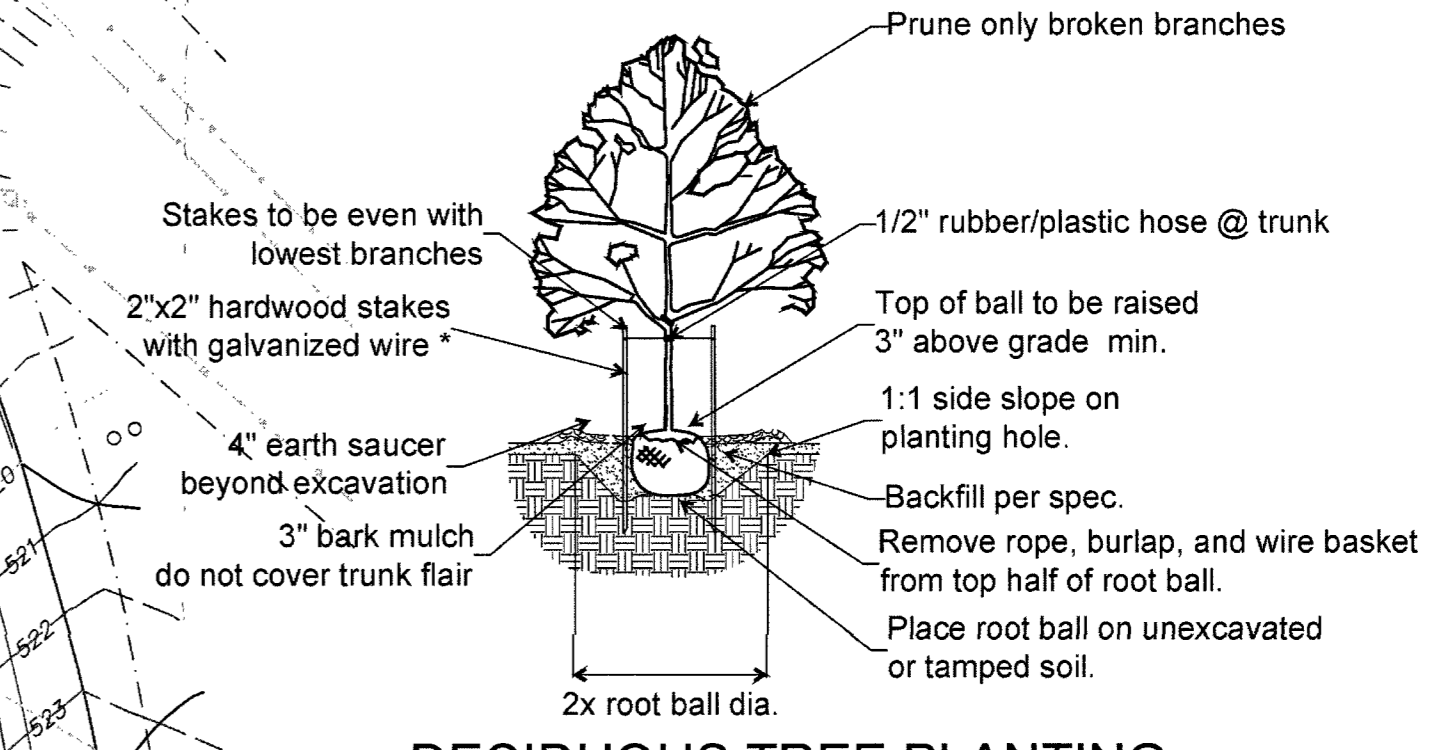
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | MATURE HEIGHT | NAME | CATEGORY | PERCENTAGE |
|--------|----------|--|--------------------------|--------|---------------|------------------|------------|------------|
| A | 33 | <i>Picea pungens</i> | Colorado Spruce | 8-10' | 30-40' | Medium Growing | Evergreen | 13.9% |
| B | 24 | <i>Pinus strobus</i> | White Pine | 8-10' | 45'+ | Fast Growing | Evergreen | 10.1% |
| C | 39 | <i>Acer rubrum 'Red Sunset'</i> | Red Sunset Red Maple | 2 1/2' | 45'+ | Fast Growing | Deciduous | 16.5% |
| D | 21 | <i>Gleditsia triacanthos 'Shademaster'</i> | Shademaster Honeylocust | 2 1/2' | 45'+ | Fast Growing | Deciduous | 6.9% |
| E | 22 | <i>Tilia americana 'Redmond'</i> | Redmond Linden | 2 1/2' | 45'+ | Medium Growing | Deciduous | 9.3% |
| F | 10 | <i>Quercus bicolor</i> | Swamp White Oak | 2 1/2' | 45'+ | Medium Growing | Deciduous | 4.2% |
| G | 8 | <i>Taxodium distichum</i> | Bald Cypress | 8-10' | 45'+ | Medium Growing | Deciduous | 3.3% |
| H | 9 | <i>Cercis canadensis 'Merlot'</i> | Merlot Red Bud | 2 1/2' | 25'+ | Fast Growing | Ornamental | 3.6% |
| J | 16 | <i>Crataegia laevigata 'Superba'</i> | Crimeon cloud Hawthorn | 2 1/2' | 25'+ | Medium Growing | Ornamental | 6.7% |
| K | 12 | <i>Ostrya virginiana</i> | Hophornbeam | 2 1/2' | 30'+ | Slow Growing | Ornamental | 5.0% |
| L | 18 | <i>Carpinus caroliniana</i> | American Hornbeam | 2 1/2' | 20'+ | Medium Growing | Ornamental | 7.6% |
| M | 16 | <i>Cornus florida</i> | Flowering Dogwood | 2 1/2' | 20'+ | Medium Growing | Ornamental | 6.7% |
| N | 8 | <i>Juniperus virginiana 'Taylor'</i> | Taylor Juniper | 6-8' | | Maintain @ 7' Ht | Evergreen | 3.3% |
| a | 26 | <i>Thuja occidentalis 'Smaragd'</i> | Emerald Arborvitae | 4-6' | | 4' O.C. | | |
| b | 176 | <i>Ilex X 'Meeg' China Girl'</i> | China Girl Holly | 24" | | 3' O.C. | | |
| c | 103 | <i>Itea virginica 'Henry's Garnet'</i> | Henry's Garnet Sweetpire | 24" | | 3' O.C. | | |
| d | 97 | <i>Juniperus sabina 'Buffalo'</i> | Buffalo Juniper | 16-24" | | 4' O.C. | | |
| e | 135 | <i>Hibiscus syriacus 'Antong Two'</i> | Lil' Kim Rose of Sharon | 24" | | 3' O.C. | | |
| f | 16 | <i>Euonymus alatus 'Compata'</i> | Dwarf Burning Bush | 24-30" | | 4' O.C. | | |
| g | 56 | <i>Viburnum x juddii'</i> | Judd Viburnum | 24-30" | | 4' O.C. | | |
| h | 94 | <i>Berberis thunbergii a. 'Rose Glow'</i> | Rose Glow Barberry | 24" | | 30' O.C. | | |
| aa | 354 | <i>Hemerocallis 'Stella de Oro'</i> | Stella de Oro Daylily | 1 qt. | | 16' O.C. | | |
| bb | 483 | <i>Rudbeckia fulgida 'Goldstrum'</i> | Black-eyed Susan | 1 qt. | | 12' O.C. | | |
| cc | 89 | <i>Calamagrostis a. 'Karl Foerster'</i> | Feather Reed Grass | 1 qt. | | 16' O.C. | | |
| dd | 336 | <i>Liriope muscari 'Big Blue'</i> | Big Blue Liriope | 1 qt. | | 12' O.C. | | |
| ee | 730 | <i>Sporobolus heterolepis</i> | Prairie Dropseed | 1 qt. | | 16' O.C. | | |
| | 500 | Annuals to be selected | | C. P. | | 9' O.C. | | |
| | - | Bioretention Plantings per MSD | | C. P. | | 16' O.C. | | |

Evergreen 65 = 27.5%
Deciduous 100 = 42.4%
Ornamental 67 = 26.4%

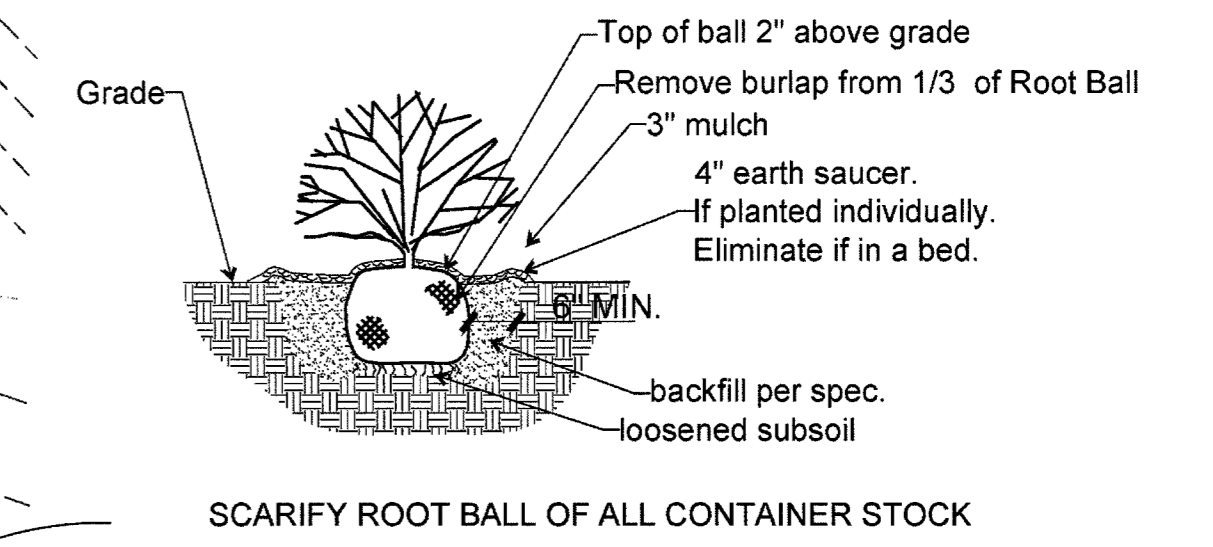


TYPICAL EVERGREEN PLANTING

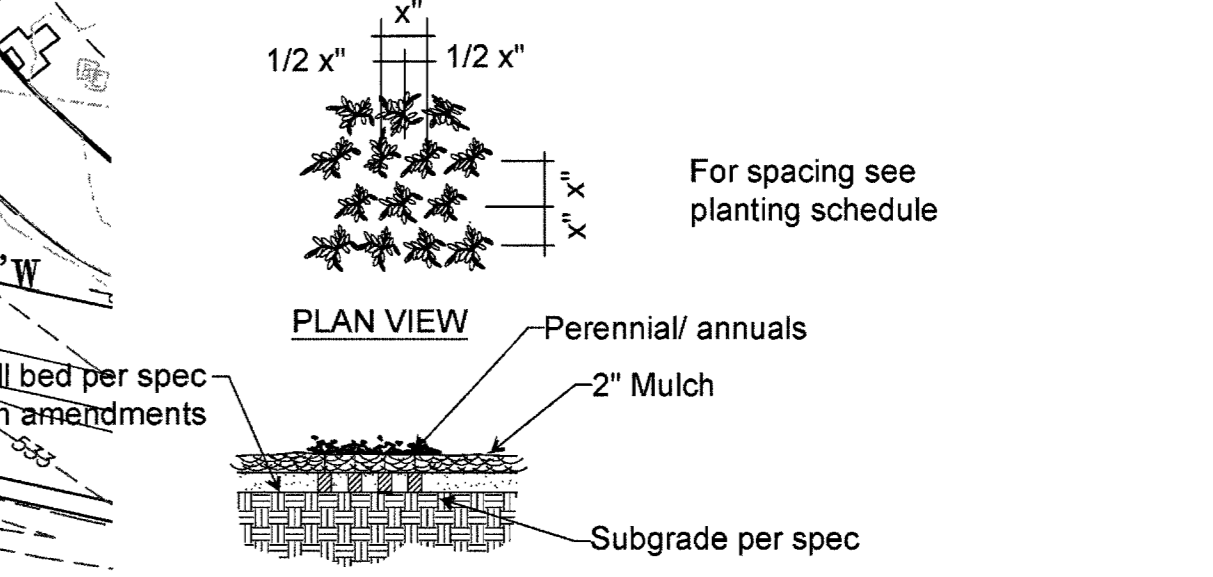
- * Staking should be done only when:
 - Planting in soft, loose soils
 - Root balls with sandy soil, or wet clay
 - Trees located in an extremely windy location



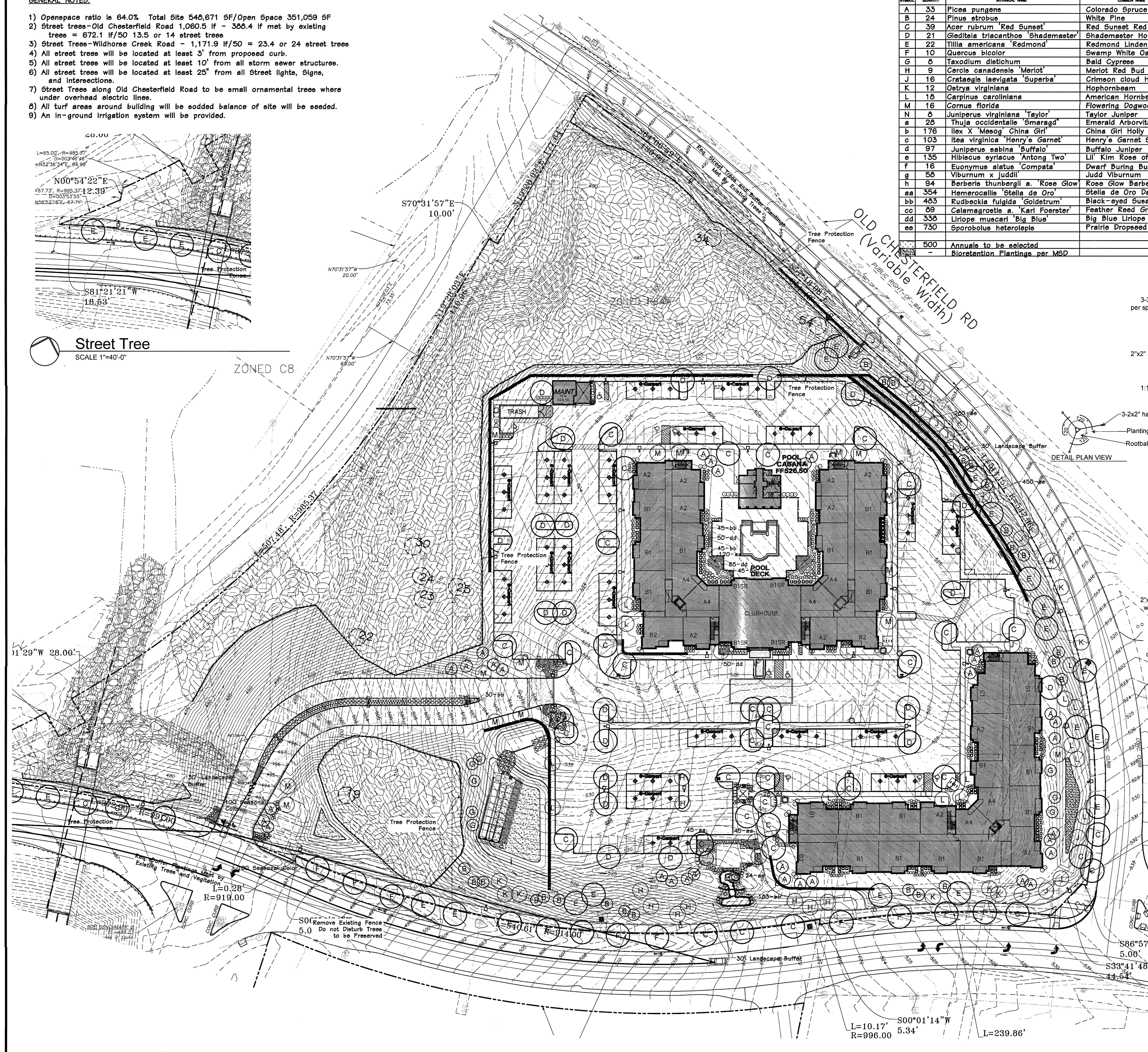
DECIDUOUS TREE PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



Consultants:
HANSEN'S
OF ILLINOIS, MO & INDIANAPOLIS, IN
Phone: 636-378-1830
www.hansens.com

**Aventura At Wild Horse Creek
Chesterfield, Missouri**

Above All Development

Revisions:

| Date | Description | No. |
|----------|---------------|-----|
| 6/11/18 | City Comments | 1 |
| 7/23/18 | City Comments | 2 |
| 9/19/18 | City Comments | 4 |
| 10/11/18 | City Comments | 5 |
| 10/25/18 | Site Plan | 6 |
| 11/27/18 | City Comments | 7 |
| 12/20/18 | City Comments | 8 |

Drawn: **BAD**
Checked: **DAD**

DeLong and Associates, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 546-6856
delongla@gmail.com

Sheet Title: **Landscape Plan**
Sheet No.: **L-1**
Date: **6/11/2018**
Job #: **127.008**

Revisions:

| Date | Description | No. |
|----------|---------------|-----|
| 6/11/18 | City Comments | 1 |
| 7/23/18 | City Comments | 2 |
| 8/28/18 | Added Details | 3 |
| 9/19/18 | City Comments | 4 |
| 10/11/18 | City Comments | 5 |
| 10/23/18 | Site Plan | 6 |
| 11/27/18 | City Comments | 7 |
| 12/20/18 | City Comments | 8 |

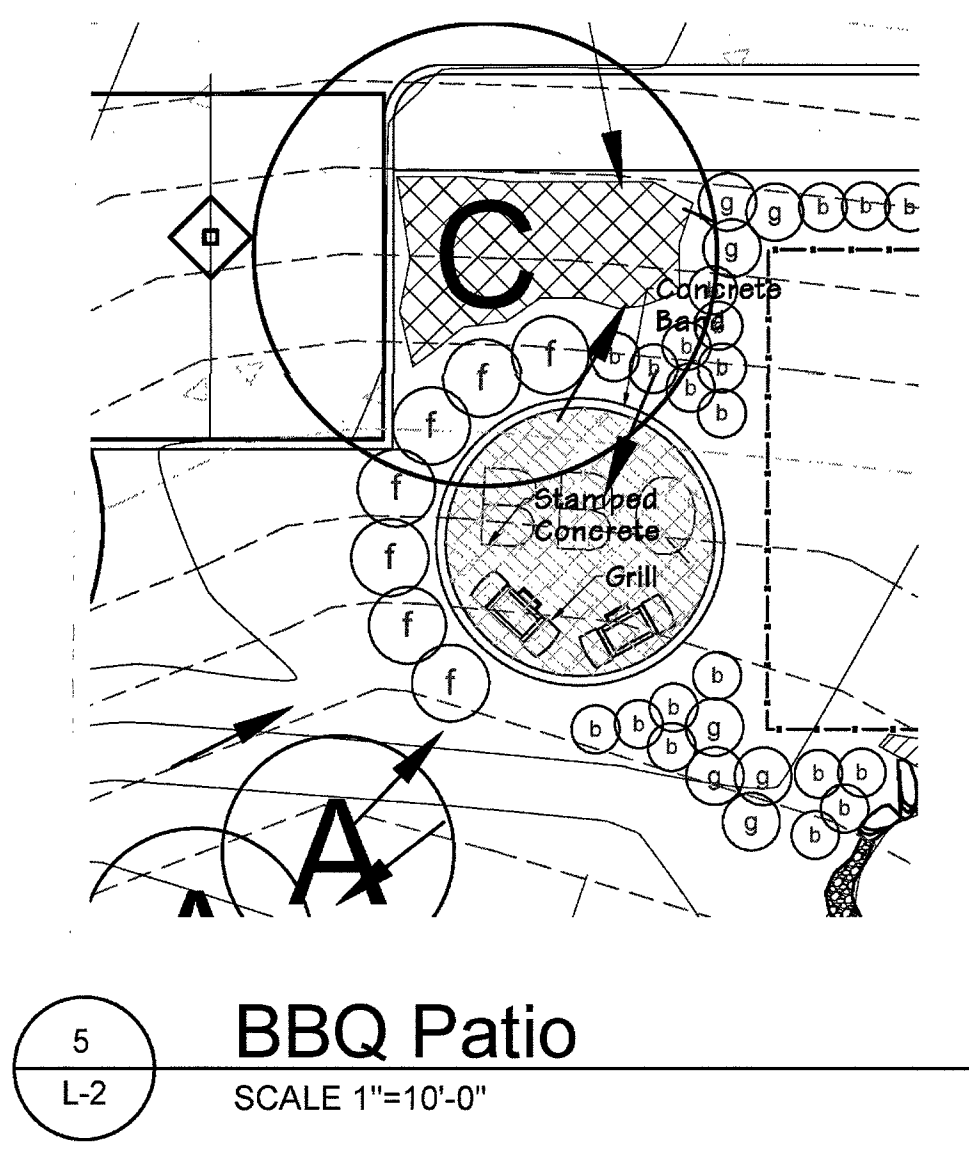
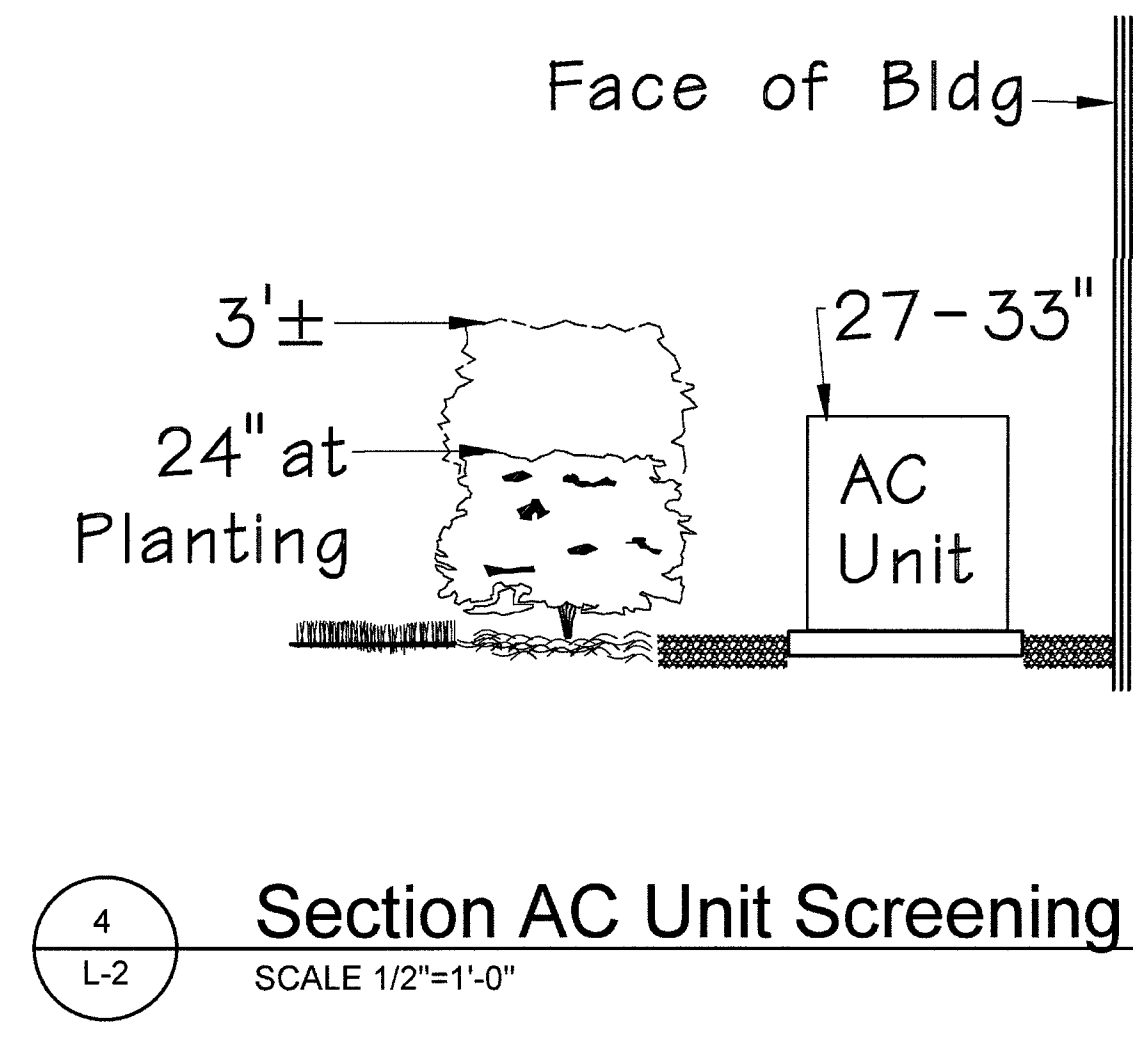
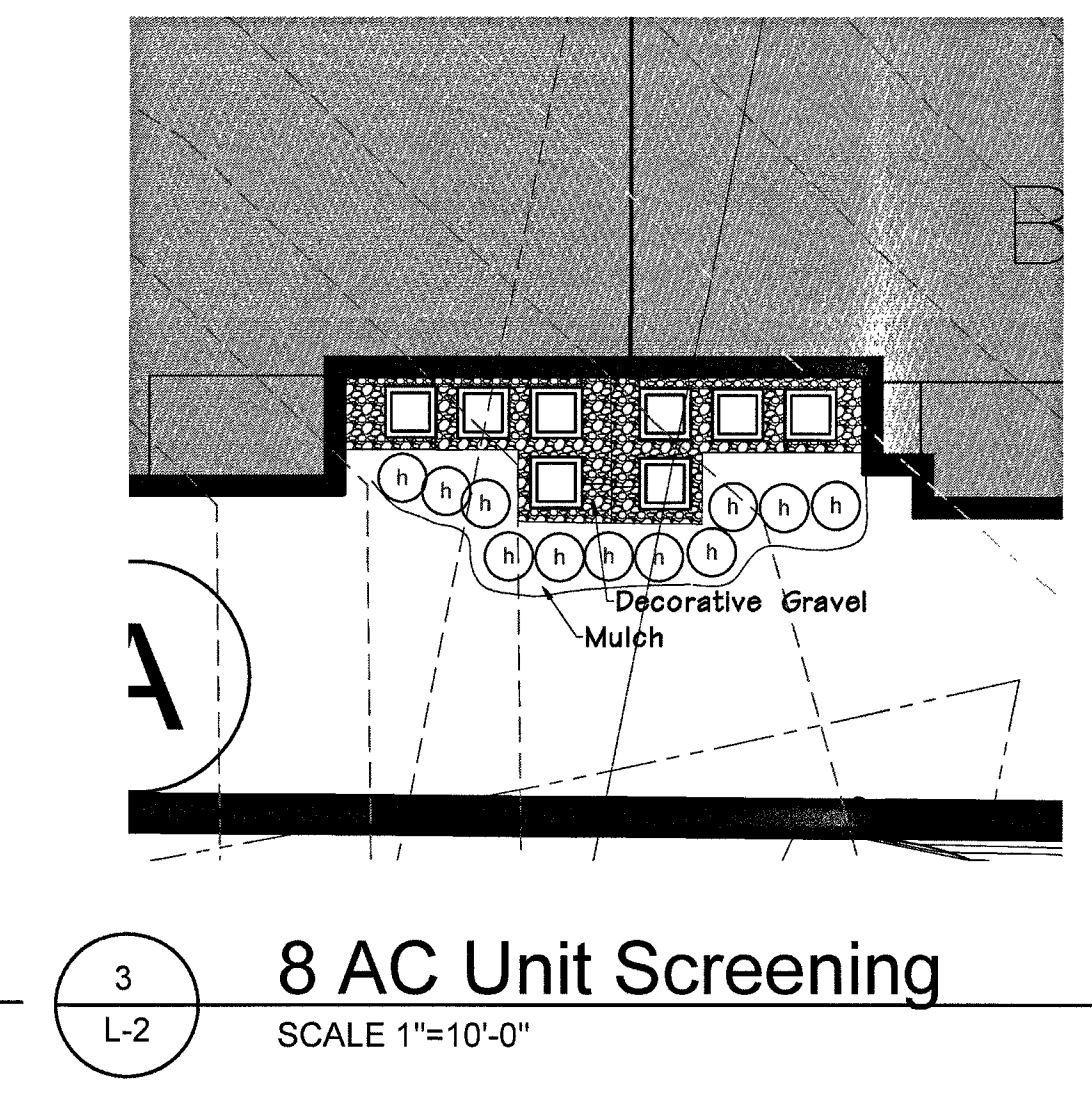
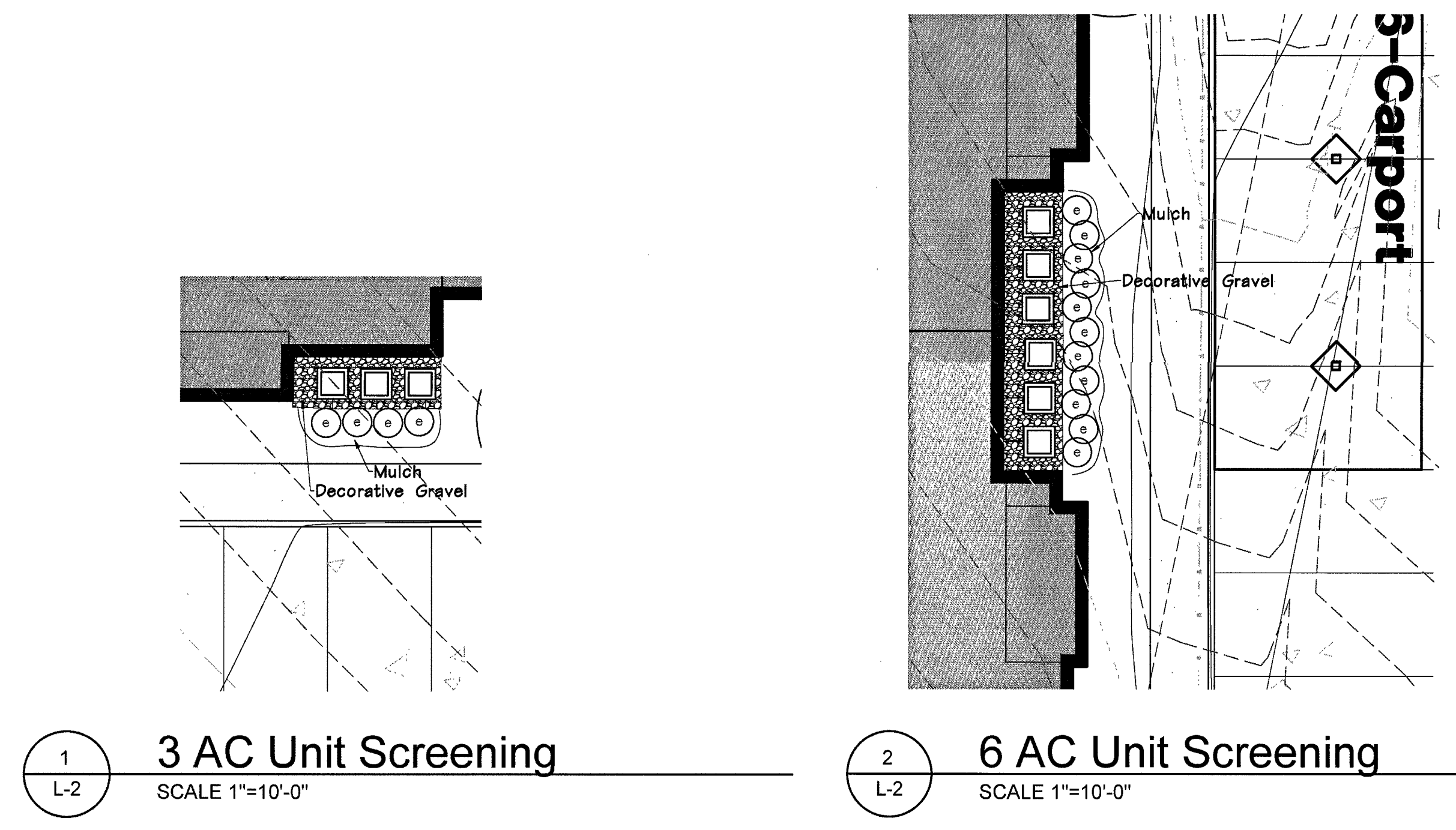
Drawn: **BAD**
 Checked: **DAD**

DeLong
 Landscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO 63117
 (314) 346-4856
 delong.la@gmail.com
 Missouri State Certificate of Authority: 0035000145

Sheet Title: **Landscape Details**

Sheet No: **L-2**

Date: **7/19/2018**
 Job #: **127.006**



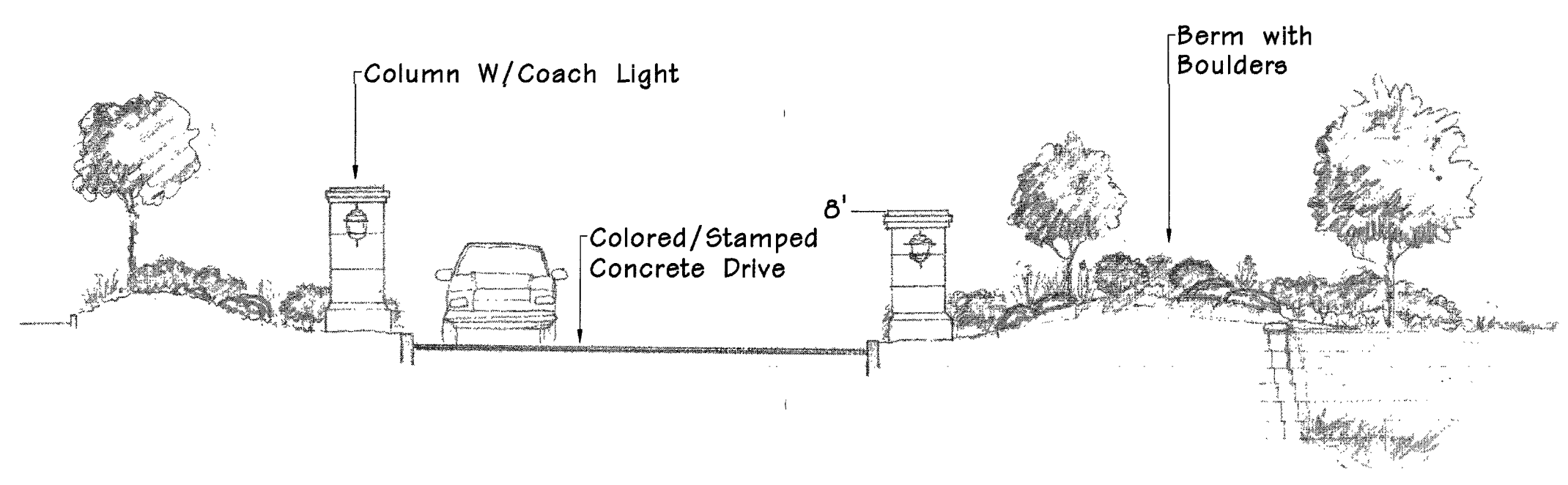
1 3 AC Unit Screening
 SCALE 1"=10'-0"

2 6 AC Unit Screening
 SCALE 1"=10'-0"

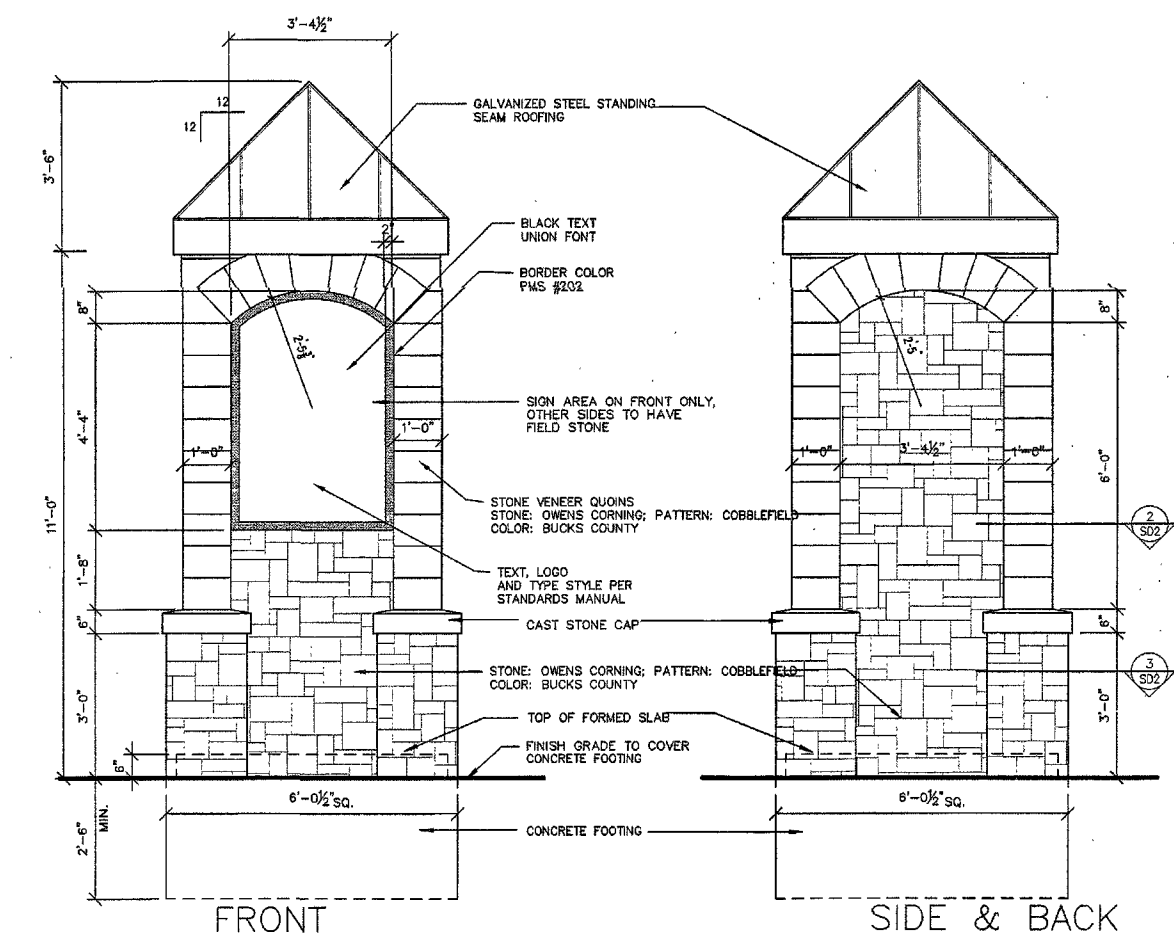
3 8 AC Unit Screening
 SCALE 1"=10'-0"

4 Section AC Unit Screening
 SCALE 1/2"=1'-0"

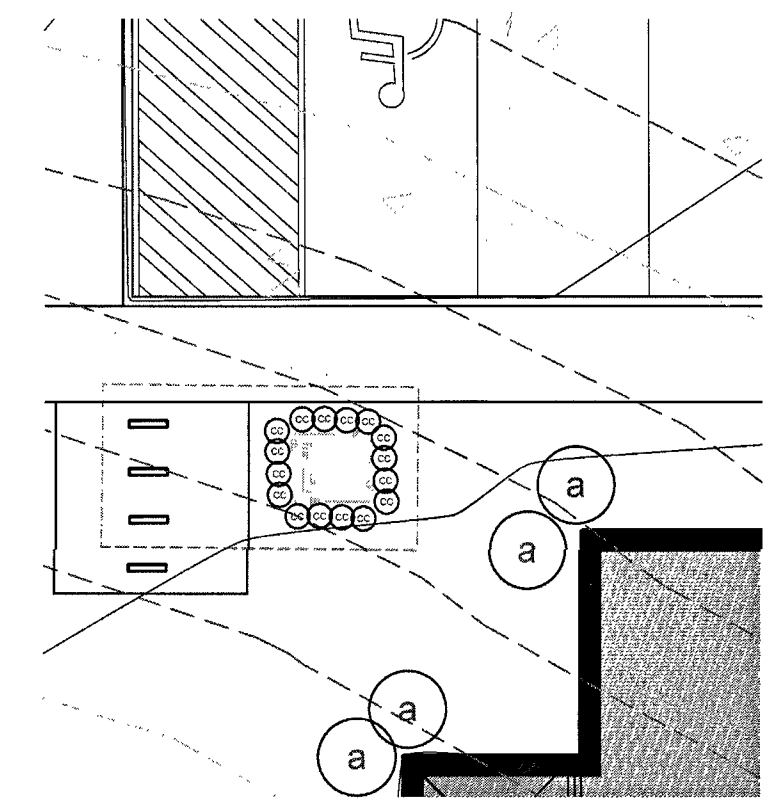
5 BBQ Patio
 SCALE 1"=10'-0"



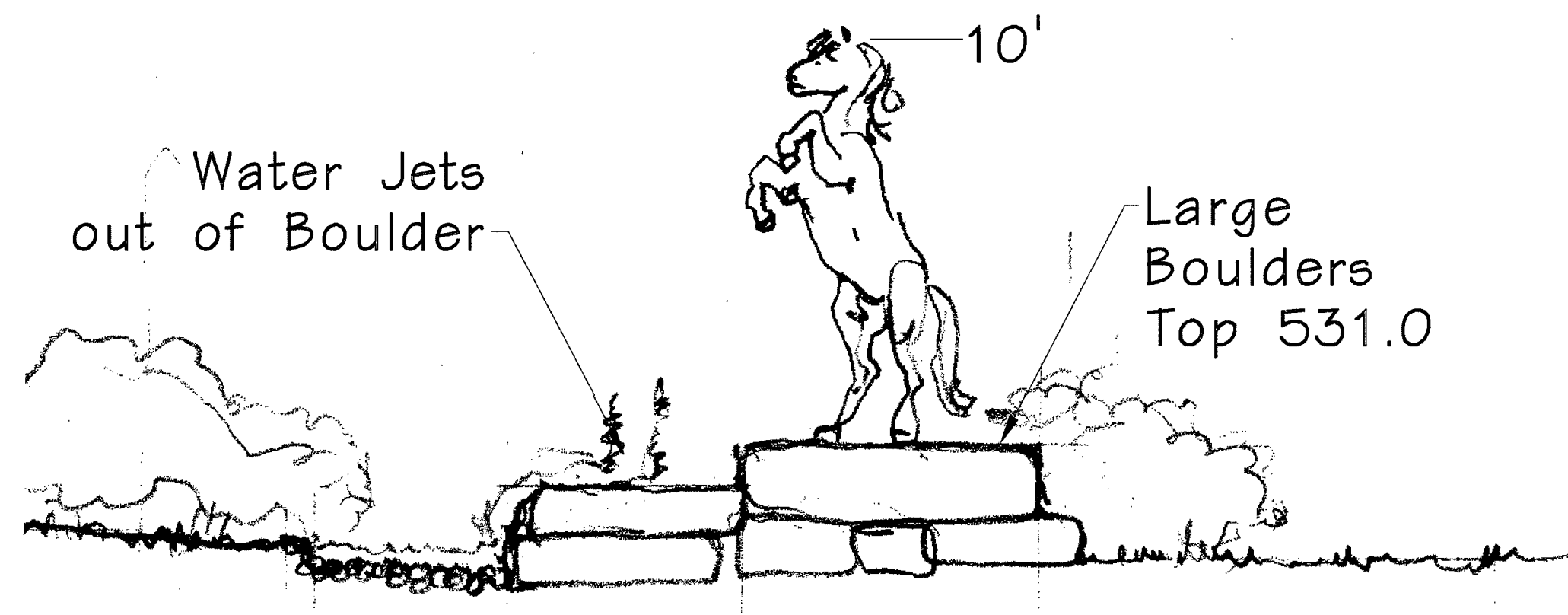
6 Entry Feature
 SCALE 1"=8'-0"



7 Entry Monument
 SCALE 1"=4'-0"



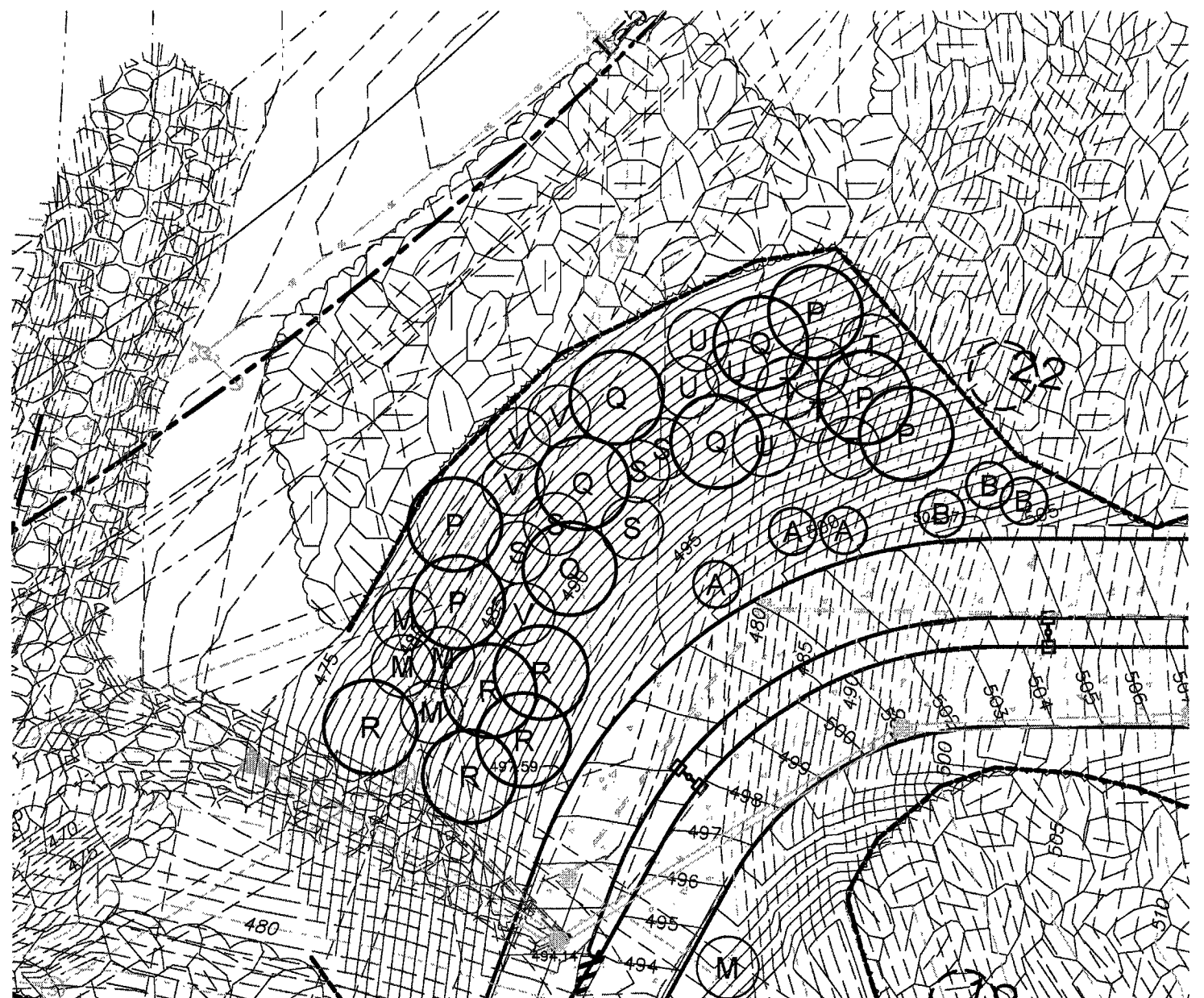
8 Typical Transformer Screening
 SCALE 1"=10'-0"



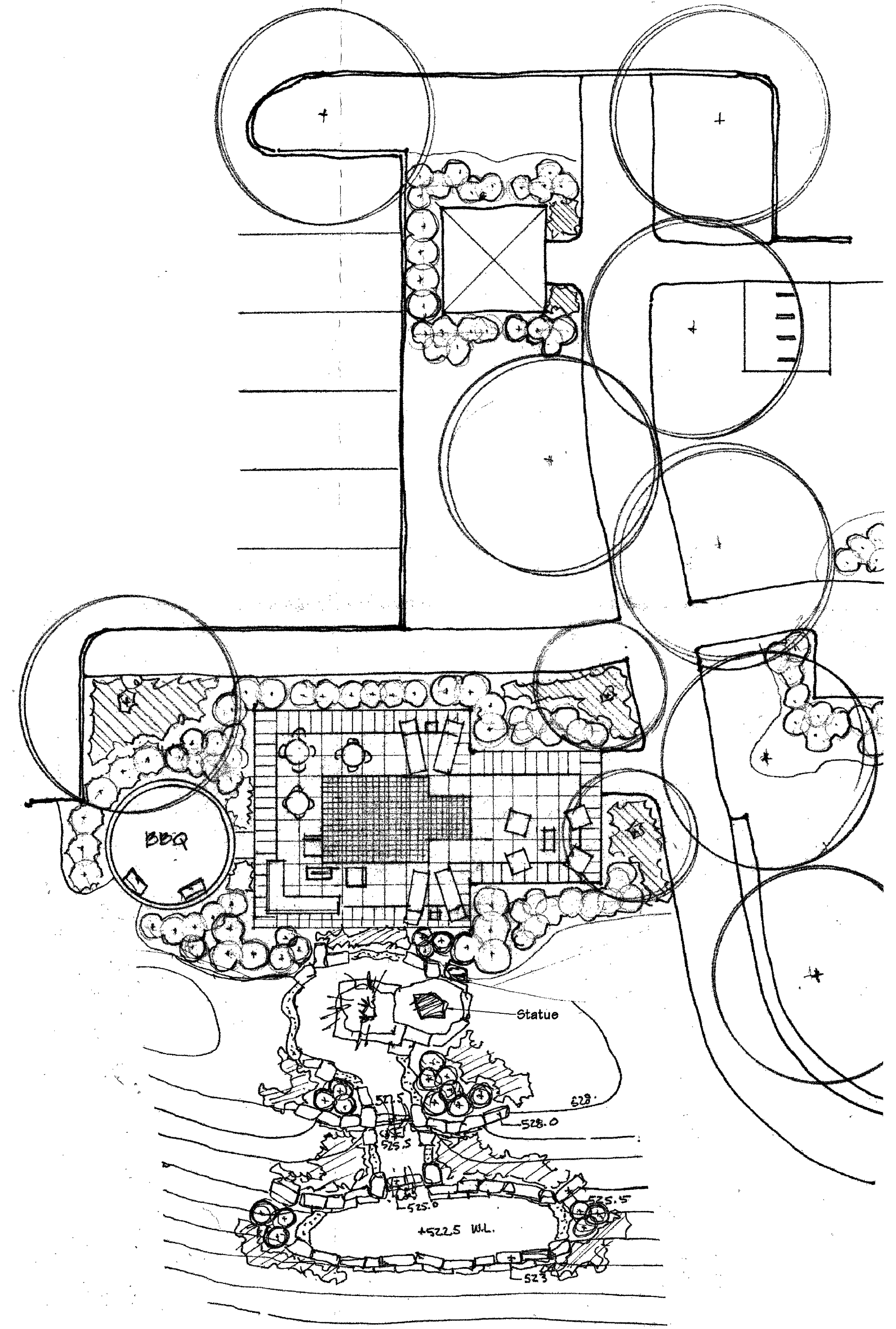
9 Section Through Water Feature
 SCALE 1"=10'-0"

TREE MITIGATION SUMMARY:
 Required Preservation 30% of Net Tree Canopy = 128,830.8 sq. ft.
 Mitigation required for 128,860 - 116,626 = 12,204 sq ft
 Mitigation provided: 15 large trees X 400 sf = 6,000 sq ft
 13 Medium trees X 300 sf = 3,900 sq ft
 12 small trees X 200 sf = 2,400 sq ft
 12,300 sq ft

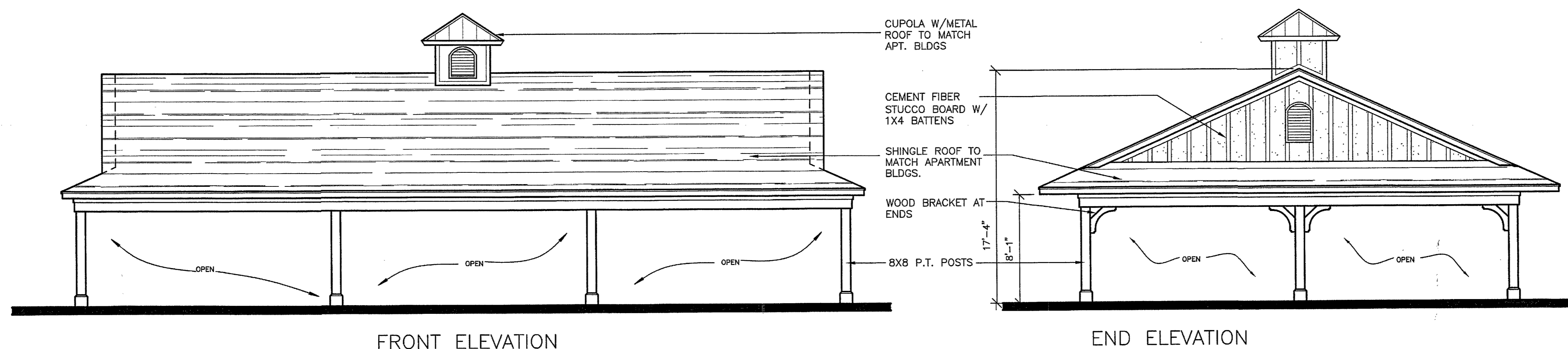
| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | MATURE HEIGHT | Notes | CATEGORY | PERCENTAGE |
|--------|----------|------------------------------|---------------------|--------|---------------|----------------|------------------|------------|
| A | 3 | <i>Picea pungens</i> | Colorado Spruce | 6-10' | 30-40' | Medium Growing | Med/Evergreen | 7.5 |
| B | 3 | <i>Pinus strobus</i> | White Pine | 6-10' | 45'+ | Fast Growing | Large/Evergreen | 7.5 |
| M | 4 | <i>Cornus florida</i> | Flowering Dogwood | 2 1/2" | 20'+ | Slow Growing | Small/Ornamental | 10 |
| P | 5 | <i>Quercus alba</i> | White Oak | 2 1/2" | 45'+ | Medium Growing | Large/Deciduous | 12.5 |
| Q | 4 | <i>Quercus rubra</i> | Red Oak | 2 1/2" | 45'+ | Medium Growing | Large/Deciduous | 10 |
| R | 3 | <i>Acer saccharum</i> | Sugar Maple | 2 1/2" | 45'+ | Slow Growing | Large/Deciduous | 7.5 |
| S | 5 | <i>Amelanchier arborea</i> | Serviceberry | 6-10' | 45'+ | Medium Growing | Med/Deciduous | 12.5 |
| T | 5 | <i>Cercis canadensis</i> | Redbud | 2 1/2" | 25'+ | Fast Growing | Med/Ornamental | 12.5 |
| U | 4 | <i>Crataegus phaenopyrum</i> | Washington Hawthorn | 2 1/2" | 25'+ | Medium Growing | Small/Ornamental | 10 |
| V | 4 | <i>Carpinus caroliniana</i> | American Hornbeam | 2 1/2" | 20'+ | Medium Growing | Small/Ornamental | 10 |



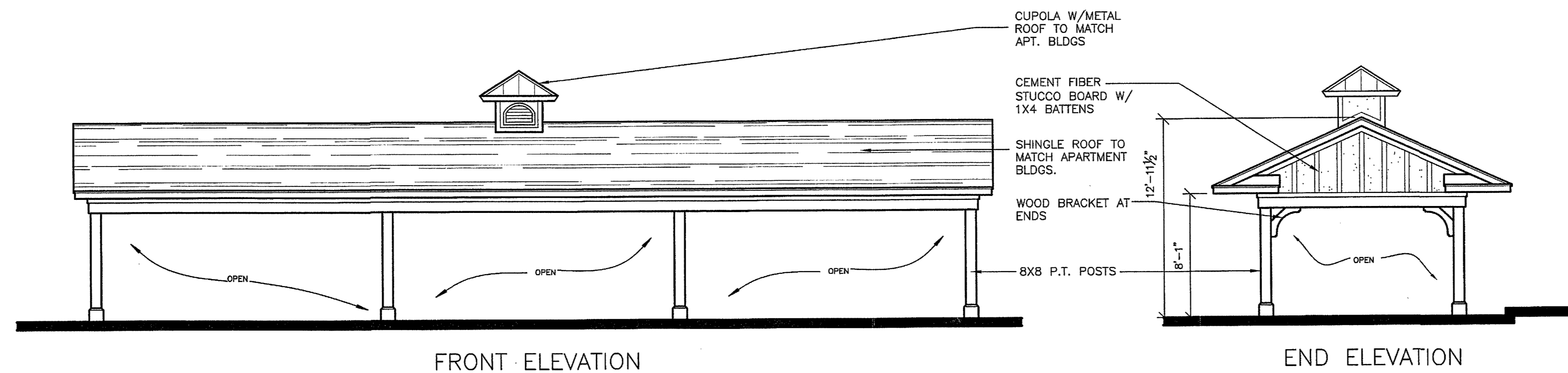
Mitigation Plantings
 SCALE 1"=40'-0"



Pocket Park/Water Feature
 SCALE 1"=10'-0"



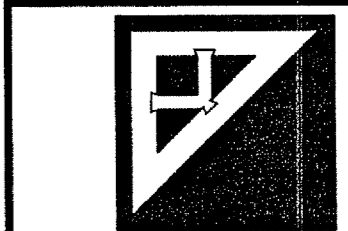
2 TYPICAL DOUBLE BAY CARPORT ELEVATION
3/16"=1'-0"



1 TYPICAL SINGLE BAY CARPORT ELEVATION
3/16"=1'-0"

RECEIVED
JAN - 4 2019
City of Chesterfield
Department of Public Services

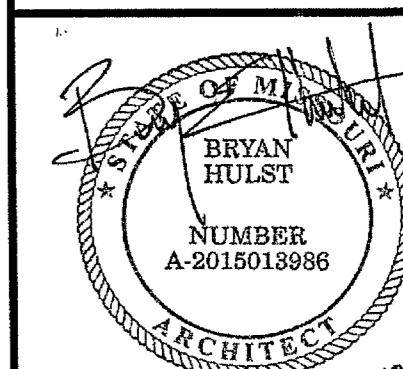
Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015015896

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-9693



JOB NUMBER: 218011
DRAWN BY: SL,HA
DATE: 4/5/18

CARPORT ELEVATION

SHEET NUMBER SD4 OF 4

TREE PROTECTION NOTES:

- 1) Preserved woodland canopy is delineated with shading.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Install tree protection fencing.
- 3) Post tree protection signage on fence (No signs will be posted on trees).
- 4) Maintain tree protection area as an off-limits zone.

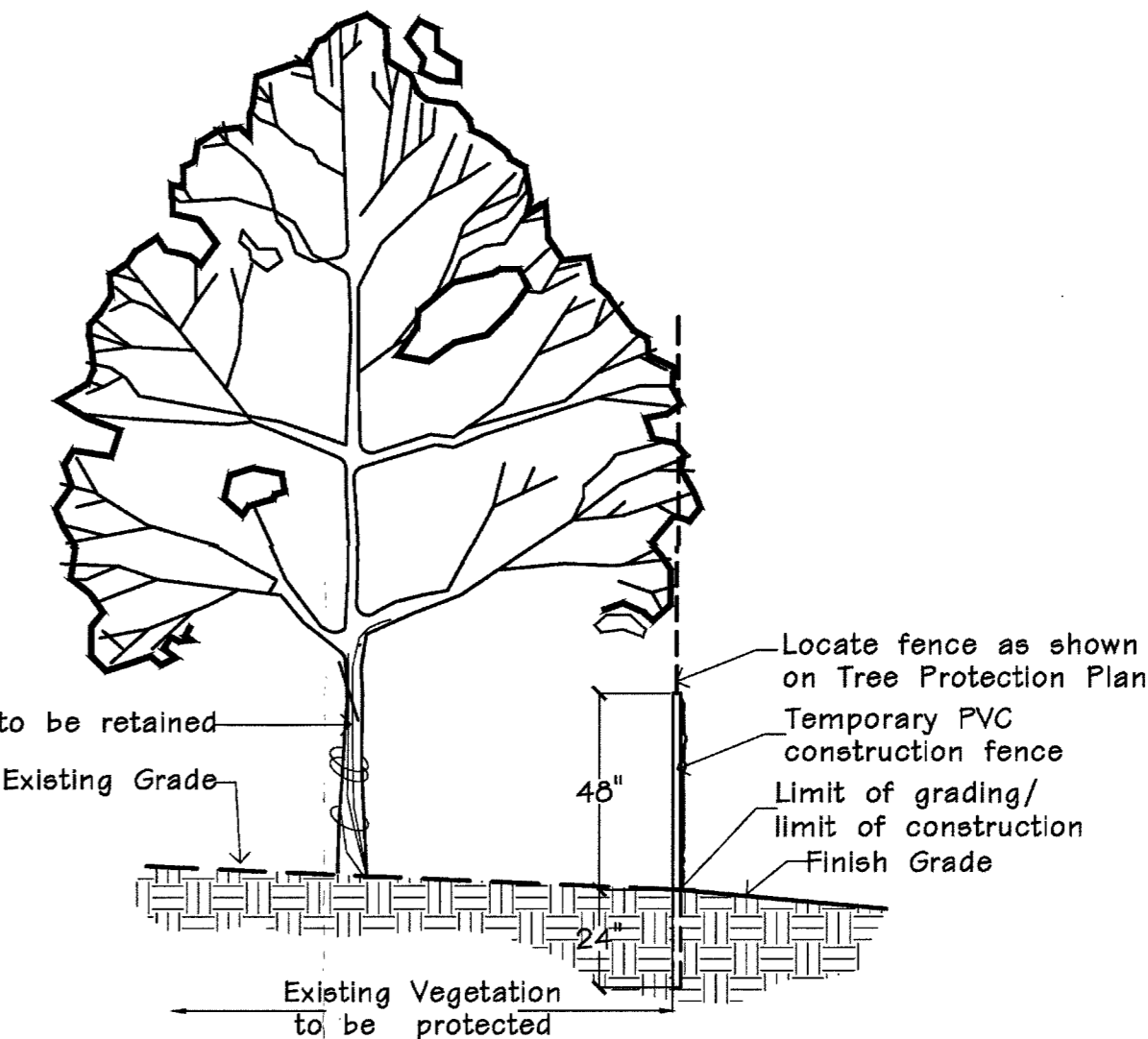
TREE PRESERVATION SUMMARY:
 Total Site Area = 548,671 sq. ft. or 12.59 Ac.
 Existing Tree Canopy Coverage = 465,016 sq. ft. or 10.7 Ac.
 Existing Tree Canopy in Easements = 35,580.0 sq. ft.
 (Excludes Easements to be Vacated)
 Net Existing Tree Canopy = 429,436.0 sq. ft.

Total Canopy proposed for removal = 327,544.0 sq. ft. (70.4%)
 Total Canopy proposed for preservation = 137,472.0 sq. ft. (29.6%)
 Total Canopy preserved in Easements = 20,846.0 sq. ft.
 Net Canopy preserved = 116,626.0 sq. ft. (27.2% of Net Existing Canopy)

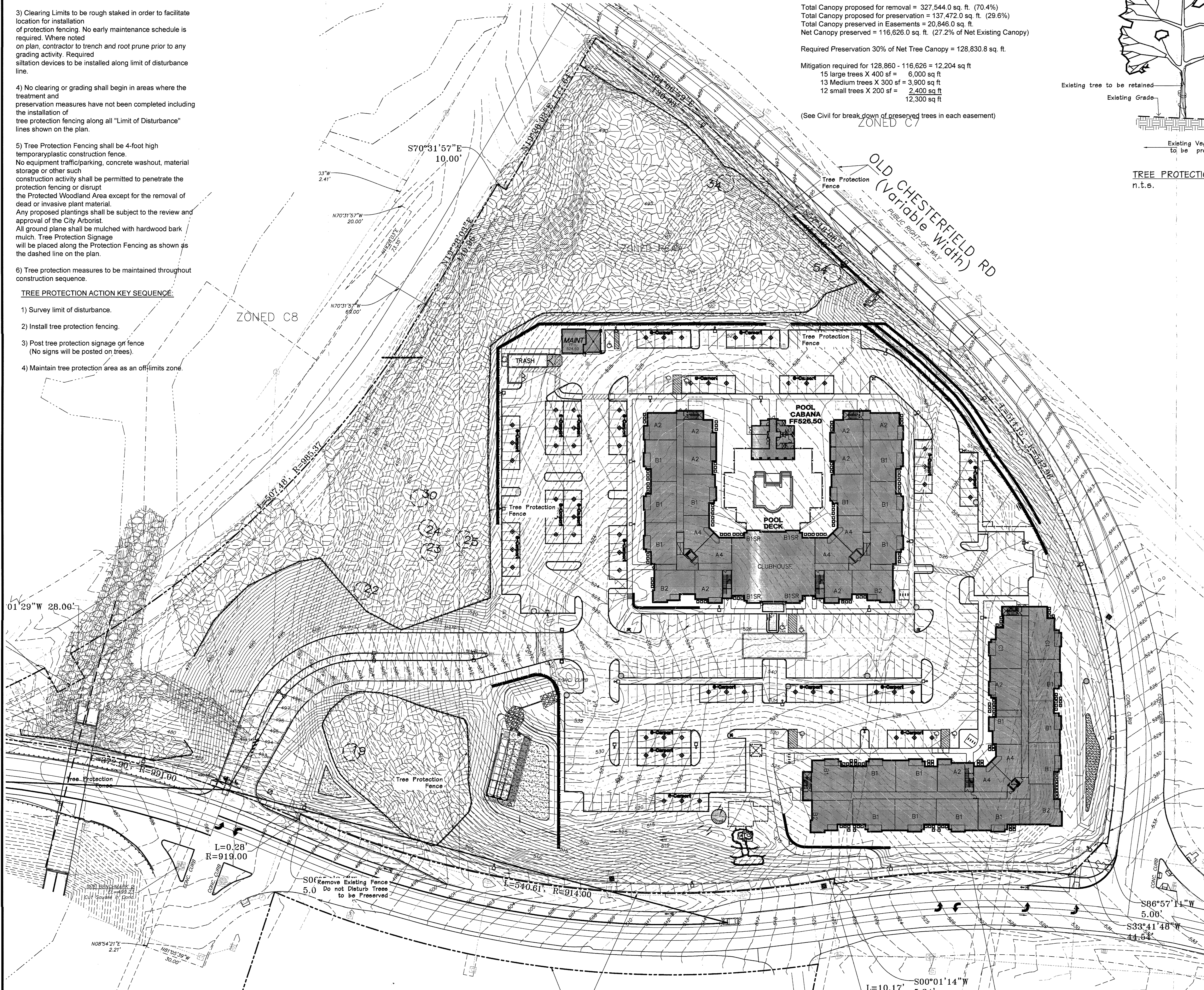
Required Preservation 30% of Net Tree Canopy = 128,830.8 sq. ft.

Mitigation required for 128,860 - 116,626 = 12,234 sq ft
 15 large trees X 400 sf = 6,000 sq ft
 13 Medium trees X 300 sf = 3,900 sq ft
 12 small trees X 200 sf = 2,400 sq ft
 12,300 sq ft

(See Civil for break down of preserved trees in each easement)

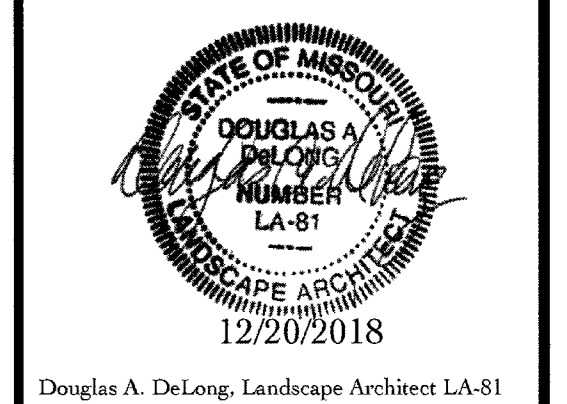


TREE PROTECTION DETAIL
n.t.s.



| TREE NUMBER | SPECIES_01 | DBH_EXACT | CROWN_CLAS | CONDITION | T.B.R. |
|-------------|--------------------|-----------|------------|--------------|--------|
| 1 | oak northern red | 25 | 31-40 | Fair (60-69) | T.B.R. |
| 2 | sycamore-American | 28 | 31-40 | Good (70-79) | T.B.R. |
| 3 | oak northern red | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 4 | sycamore-American | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 5 | hackberry | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 6 | pine eastern white | 20 | 41-50 | Fair (60-69) | T.B.R. |
| 7 | maple silver | 26 | 31-40 | Fair (60-69) | T.B.R. |
| 8 | sycamore-American | 42 | 51-60 | Good (70-79) | T.B.R. |
| 9 | maple silver | 32 | 41-50 | Fair (60-69) | T.B.R. |
| 10 | maple silver | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 11 | hackberry | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 12 | ash-green | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 13 | maple silver | 24 | 31-40 | Fair (60-69) | T.B.R. |
| 14 | hackberry | 24 | 31-40 | Fair (60-69) | T.B.R. |
| 15 | weinst-black | 20 | 41-50 | Fair (60-69) | T.B.R. |
| 16 | Basswood spp | 22 | 31-40 | Fair (60-69) | T.B.R. |
| 17 | oak northern red | 20 | 31-40 | Good (70-79) | T.B.R. |
| 18 | hackberry | 24 | 31-40 | Fair (60-69) | T.B.R. |
| 19 | maple silver | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 20 | oak shingle | 24 | 41-50 | Good (70-79) | T.B.R. |
| 21 | oak northern red | 22 | 41-50 | Good (70-79) | T.B.R. |
| 22 | oak chinkapin | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 23 | oak white | 22 | 31-40 | Good (70-79) | T.B.R. |
| 24 | oak shingle | 26 | 41-50 | Good (70-79) | T.B.R. |
| 25 | maple sugar | 26 | 41-50 | Good (70-79) | T.B.R. |
| 26 | oak black | 28 | 41-50 | Fair (60-69) | T.B.R. |
| 27 | oak black | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 28 | oak black | 24 | 31-40 | Fair (60-69) | T.B.R. |
| 29 | oak black | 24 | 31-40 | Fair (60-69) | T.B.R. |
| 30 | oak shingle | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 31 | ash-green | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 32 | cherry black | 22 | 31-40 | Fair (60-69) | T.B.R. |
| 33 | Basswood spp | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 34 | hackberry | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 35 | sycamore-American | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 36 | sycamore-American | 28 | 41-50 | Fair (60-69) | T.B.R. |
| 37 | sycamore-American | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 38 | maple sugar | 24 | 41-50 | Good (70-79) | T.B.R. |
| 39 | maple sugar | 20 | 31-40 | Good (70-79) | T.B.R. |
| 40 | maple silver | 24 | 41-50 | Good (70-79) | T.B.R. |
| 41 | maple sugar | 38 | 41-50 | Fair (60-69) | T.B.R. |
| 42 | oak black | 38 | 51-60 | Fair (60-69) | T.B.R. |
| 43 | oak black | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 44 | ash-green | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 45 | maple silver | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 46 | maple sugar | 40 | 41-50 | Fair (60-69) | T.B.R. |
| 47 | maple sugar | 24 | 41-50 | Fair (60-69) | T.B.R. |
| 48 | cherry black | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 49 | oak black | 30 | 41-50 | Good (70-79) | T.B.R. |
| 50 | oak black | 22 | 31-40 | Fair (60-69) | T.B.R. |
| 51 | maple sugar | 20 | 31-40 | Fair (60-69) | T.B.R. |
| 52 | maple sugar | 22 | 31-40 | Fair (60-69) | T.B.R. |
| 53 | sycamore-American | 26 | 41-50 | Dead (0) | T.B.R. |
| 54 | maple silver | 28 | 41-50 | Fair (60-69) | T.B.R. |
| 55 | cherry black | 30 | 41-50 | Fair (60-69) | T.B.R. |
| 56 | oak white | 28 | 41-50 | Fair (60-69) | T.B.R. |
| 57 | oak black | 24 | 41-50 | Fair (60-69) | T.B.R. |

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Monarch trees.



Consultants:
HANSEN'S
 O'Fallon, MO Branson, MO
 Phone: 636-378-1230
 www.hansensite.com

**Aventura At Wild Horse Creek
 Chesterfield, Missouri**
 Above All Development

Revisions:

| Date | Description | No. |
|----------|---------------|-----|
| 07/17/18 | City Comments | 1 |
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| 10/21/18 | City Comments | 5 |
| 10/24/18 | Site Plan | 6 |
| 11/27/18 | City Comments | 7 |
| 12/20/18 | City Comments | 8 |

Drawn: **BAD**
 Checked: **DAD**

DeLong Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO 63117
 (314) 346-4856
 delong.la@gmail.com
 Missouri State Certificate of Authority: #003009165

| | |
|--------------|-------------------------------|
| Sheet Title: | Tree Preservation Plan |
| Sheet No.: | TPP |
| Date: | 6/11/2018 |
| Job #: | 127.006 |

Tree Preservation Plan
 SCALE 1"=40'-0"

Tree Protection Plan Prepared under direction of Skip Kincaid of Hansen's Tree Service Certified Arborist MW-0155BW

 Base Map Provided by: Grimes Consulting

N/F
UNION ELECTRIC COMPANY
BOOK: 9515, PAGE: 312
18618 OLD CHESTERFIELD RD
Parcel #171310467

N/F
ST LOUIS COUNTY CATHOLIC
CHURCH REAL ESTATE
BOOK: 17765, PAGE: 4123
16579 WILD HORSE CREEK RD
Parcel #187630162

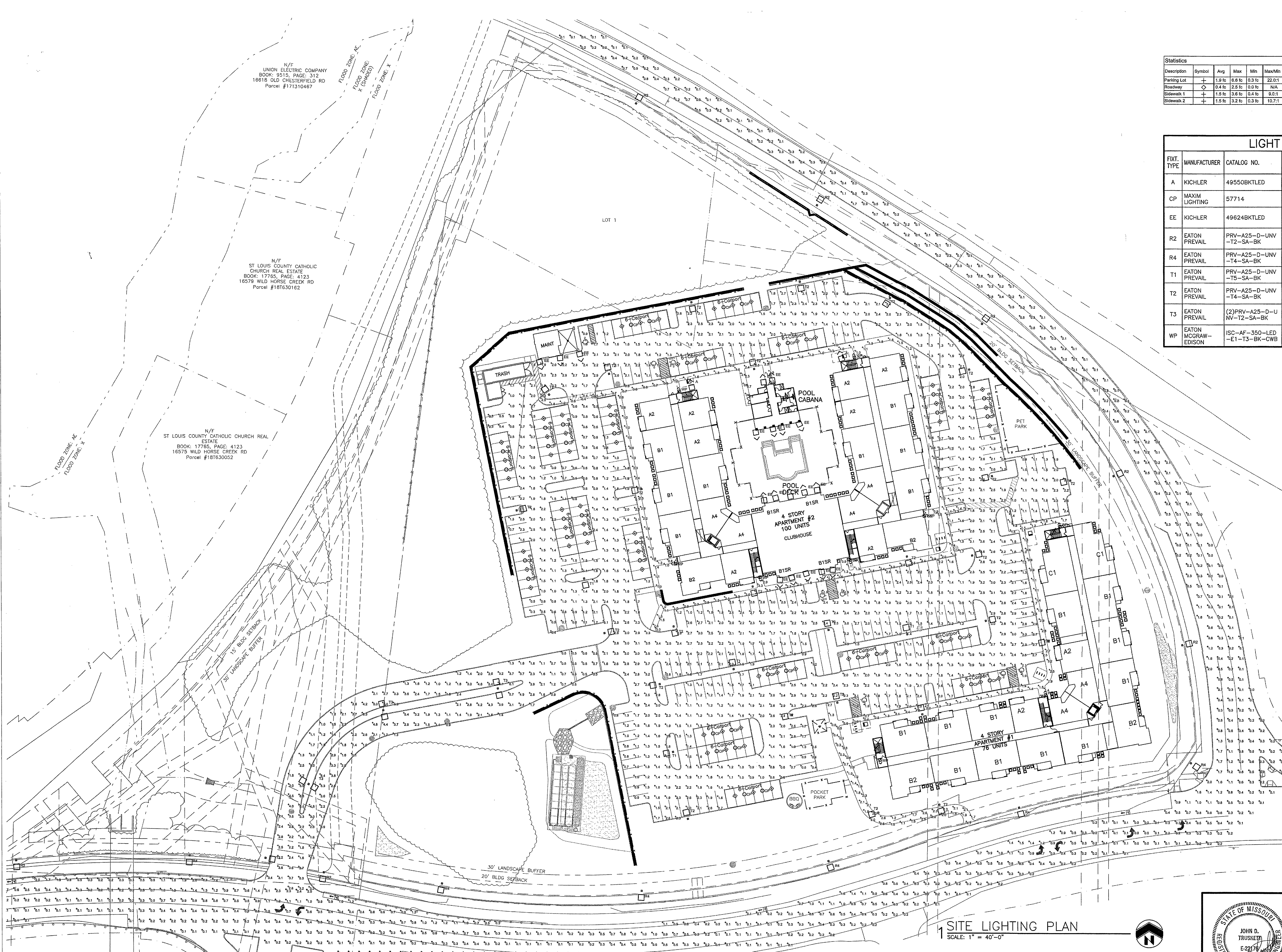
N/F
ST LOUIS COUNTY CATHOLIC CHURCH REAL
ESTATE
BOOK: 17765, PAGE: 4123
16575 WILD HORSE CREEK RD
Parcel #187630052

| Statistics | | | | | | |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Parking Lot | + | 1.9 fc | 6.6 fc | 0.3 fc | 22.0:1 | 6.3:1 |
| Roadway | ◇ | 0.4 fc | 2.5 fc | 0.0 fc | N/A | N/A |
| Sidewalk 1 | + | 1.5 fc | 3.6 fc | 0.4 fc | 9.0:1 | 3.8:1 |
| Sidewalk 2 | + | 1.5 fc | 3.2 fc | 0.3 fc | 10.7:1 | 5.0:1 |

| LIGHT FIXTURE SCHEDULE | | | | | | | | | | |
|------------------------|---------------------|-----------------------------|-----|-------|-------|---|-------------|----------------|------------------|------------------------|
| FIXT. TYPE | MANUFACTURER | CATALOG NO. | QTY | VOLTS | WATTS | # | LAMP(S) | FINISH | MOUNT | REMARKS |
| A | KICHLER | 49550BKTED | 2 | 120 | 8 | - | LED, 3000°K | TEXTURED BLACK | WALL, +12'-0" | ADDRESS |
| CP | MAXIM LIGHTING | 57714 | 42 | 120 | 20 | - | LED, 3000°K | WHITE | CARPORIT CEILING | CARPORIT |
| EE | KICHLER | 49624BKTED | 19 | 120 | 17 | - | LED, 3000°K | TEXTURED BLACK | WALL, +10'-0" | |
| R2 | EATON PREVAIL | PRV-A25-D-UNV-T2-SA-BK | 7 | 120 | 87 | - | LED, 4000°K | BLACK | 20' POLE | TYPE 2 DISTRIBUTION |
| R4 | EATON PREVAIL | PRV-A25-D-UNV-T4-SA-BK | 6 | 120 | 87 | - | LED, 4000°K | BLACK | 20' POLE | TYPE 4 DISTRIBUTION |
| T1 | EATON PREVAIL | PRV-A25-D-UNV-T5-SA-BK | 4 | 120 | 87 | - | LED, 4000°K | BLACK | 20' POLE | TYPE 5 DISTRIBUTION |
| T2 | EATON PREVAIL | PRV-A25-D-UNV-T4-SA-BK | 27 | 120 | 87 | - | LED, 4000°K | BLACK | 20' POLE | TYPE 4 DISTRIBUTION |
| T3 | EATON PREVAIL | (2)PRV-A25-D-UNV-T2-SA-BK | 3 | 120 | 180 | - | LED, 4000°K | BLACK | 20' POLE | TYPE 2 DISTRIBUTION |
| WP | EATON MCGRAW-EDISON | ISC-AF-350-LED-E1-T3-BK-CWB | 9 | 120 | 20 | - | LED, 4000°K | BLACK | WALL, +20'-0" | WALLPACK, BATTERY PACK |

GENERAL NOTES

- 1 ALL ELECTRIC LIGHTING SHALL BE CONTROLLED AUTOMATICALLY BY PHOTOELECTRIC CELLS. STREET AND RESIDENTIAL LIGHTING SHALL BE ON FROM DUSK TO DAWN.
- 2 THE SOURCE OF ILLUMINATION SHALL NOT BE LOWER THAN TEN (10) FEET ABOVE GRADE.
- 3 MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED TWENTY (20) FEET.



1 SITE LIGHTING PLAN
SCALE: 1" = 40'-0"



Aventura at Wild Horse Creek
Chesterfield, Missouri

Aventura at Wild Horse Creek, LLC
Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2485

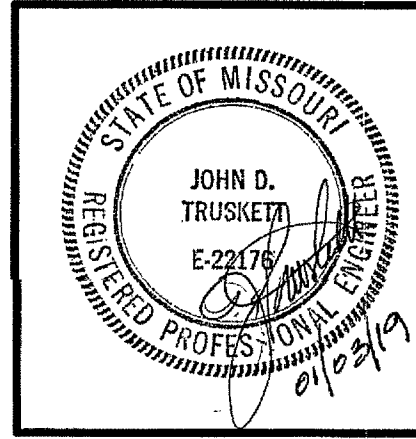
BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013986

JOB NUMBER: 218011
DRAWN BY: JT/AC/RL/DM/OB/SN
DATE: 01/03/2019

EDA/LLC
2202 East 49th, Suite #100
Tulsa, Oklahoma 74105
Phone (918) 742-4444 Fax (918) 742-4444

Consulting Engineering
Mechanical • Electrical • Energy

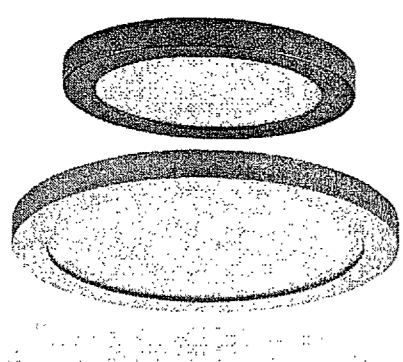
SHEET NUMBER **SL1** OF 3



WAFFER LED | SURFACE MOUNT

57710 / 57712 / 57714

- Die Cast Aluminum
Size options between 5", 7" and 10"
Ultra Thin 0.5" H
Approved for use in closets and storage spaces
Available in White (W), Bronze (B), and Satin Nickel (SN)
Dimmable with Electronic Low Voltage Dimmers
Easy to install; fits in 3.25" and 4" Outlet Box
Edge-LED Technology
Suitable for Wet Location
ETL/cETL P65



TYPE CP

Job Name:
Job Type:
Quantity:
Comments:

PRODUCT DESCRIPTION

Wafer was designed for the discerning consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, Wafer brings ultimate heat dissipation to its edge LED technology. Edge lighting gives very even light distribution while dispersing heat over a larger area. The result of this is longer LED life and better light diffusion.

FINISHES OPTIONS:

- White (W)
Bronze (B)
Satin Nickel (SN)

MEASUREMENTS

Table with columns: MODEL, DIMENSION, HANGING WEIGHT. Rows for models 57710, 57712, 57714.

LAMPING

Table with columns: MODEL, BULB TYPE, LUMENS, COL, DIMMABLE, INPUT. Rows for models 57710, 57712, 57714.

MATERIAL:

Die Cast Aluminum
PMMA Acrylic Diffuser

AVAILABLE SIZES:

5" | 7" | 10"

RATINGS:

ETL/cETL P65
Wet Location
Energy Star
CA Title 24
ADA

ADDITIONAL:

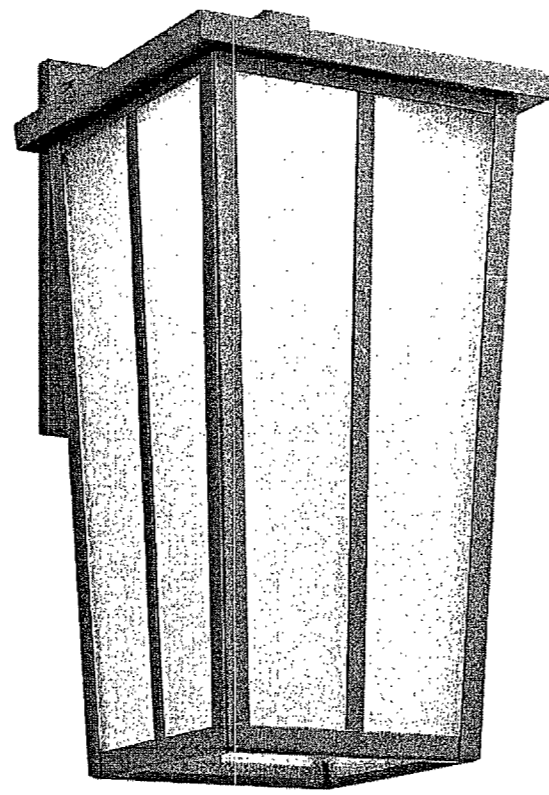
RATED LIFE: 50,000 Hours
OPERATING TEMP: -20°C (-4°F) - 40°C (104°F)
PHOTOMETRIC: Report Found Online

Always consult a qualified electrician before installing any lighting product



WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE CITY OF INDUSTRY, CA 91744
EASTERN DISTRIBUTION CENTER
1420 SHIRLEY DR LITTLETON, CO 80120

Amber Valley Collection TYPE EE
Amber Valley Large LED Wall Lantern BKT
49624BKTLED (Textured Black)



Dimensions

Table with columns: Dimension, Value. Height 17.25", Width 8.75"

Project Name:
Location:
Type:
City:
Comments:

Ordering Information

Table with columns: Field, Value. Product ID 49624BKTLED, Finish Textured Black, Collection Amber Valley Collection

Dimensions

Table with columns: Dimension, Value. Extension 10.00", Height from center of Wall opening 3.75", Base Backplate 6.25 X 9.00, Weight 7.14 LBS

Photometrics

Table with columns: Metric, Value. Kelvin Temperature 3000 K, Color Rendering Index 90

Specifications

Table with columns: Field, Value. Material Aluminum, Diffuser Description Etched Seeded

Electrical

Table with columns: Field, Value. Dimmable Yes, Dimmable Notes This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers.

Qualifications

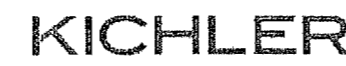
Table with columns: Field, Value. Safety Rated Wet, Title 24 Yes, Expected Life Span 40,000 Hours, Warranty www.kichler.com/warranty

Primary Lamping

Table with columns: Field, Value. Light Source LED, Lamp Included Integrated, # of Bulbs/LED Modules 1, Delivered Lumens 875, Initial Lumens 1400, Delivered Efficacy 51

Kichler
7715 East Pleasant Valley Road
Cleveland, Ohio 44131-2010
Toll free: 800.589.5700 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent is presented in an approximate number and is for reference only.



Amber Valley Collection
Amber Valley Large LED Wall Lantern BKT
49624BKTLED (Textured Black)

Project Name:
Location:
Type:
City:
Comments:

Table with columns: Field, Value. Max or Nominal Watt 17W, Dimming Yes

Kichler
7715 East Pleasant Valley Road
Cleveland, Ohio 44131-2010
Toll free: 800.589.5700 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent is presented in an approximate number and is for reference only.



PRV PREVAL product page including Lumen Maintenance graph, Lumen Multiplier table, Ordering Information, and technical notes.

PRV PREVAL product page including Versatile Mount System diagrams, Mounting Configurations, Optical Configurations, and Power and Lumens table.

TYPE T1,T2,T3,R2,R4 Lumark product page including Description, Specification Features, Dimensions, and Energy Data.

Advertisement for Aventura at Wild Horse Creek, Missouri, featuring project details, contact information, and design/contractor logos.



Parker Associates Tulsa, LLC
2202 East 49th Street South
Suite 200
Tulsa, Oklahoma 74105

Phone 918-742-2485
Fax 918-742-2486
www.parkertulsa.com

Architect's Statement of Design

10/24/18

RECEIVED

JAN - 4 2019

City of Chesterfield
Department of Public Services

Project: Aventura at Wild Horse Creek Apartment Project

Location: Northwest Quadrant of the Wild Horse Creek Road and Old Chesterfield Road Intersection, Chesterfield, MO.

Project Overview:

The project contains two apartment buildings containing a total of 176 units. Site amenities will include the following: Clubhouse that is integral with apartment Building 2, pool, pool cabana, maintenance building with carwash, trash compactor with recycle center, and carport structures.

Site Access:

The site has one point of access off Wild Horse Creek Road. The boulevard entry drive aligns with an existing curb cut across from Burkhardt Place. The parking is generally centralized in the interior of the site and loops around Building 2 which allows for improved traffic flow. Apartment buildings and landscape berms screen the majority of the parking from the adjacent public right of ways. The parking area located at the northwest part of the site will be screened from off-site traffic by a substantial existing tree line. There is a public sidewalk along both public roads. The sidewalk at Wild Horse Creek ties to the interior sidewalks of the site. There is an accessible route that connects all buildings and amenities throughout the site.

Topography:

The existing topography is extensive with over 70' of change with the high point located near the center of the site. The proposal is to lower the grade at the center of the site creating a flattened area for the proposed structures. Even so, there will be the need for retaining walls at the perimeter of the site. The mosaic block retaining wall shown at Building 1 along Wild Horse Creek Road has a maximum height of 5'. The triple tiered mosaic block retaining wall along Old Chesterfield Road has an overall height of 21.5' height (maximum height of each tier is 7'). The standard versa-lok retaining wall at the NW corner of the site and along the bio-retention basin on the west are a maximum of 19' and 12.5' high respectively and are located along the tree preservation area and are screened from the public view. The retaining walls will be constructed of modular block and with a stone type finish that will complement the stone on the Buildings. The retaining walls will be required to be engineered with sealed drawings provided by the supplier.

Building Design:

Scale:

The proposed apartment buildings are 4-story in height with pitched roofs. The maximum height of Building 1 and 2 is 58' (tower element at building corners). The facades employ horizontal banding and material changes to break up the building height and length which help achieve a sense of human scale. Balcony elements and other building offsets occur at each unit which provides visual breaks and shadow lines along building elevations.

Design:

The buildings incorporate a number of design elements that lend a residential feel to the project. The exterior materials include stone, cementitious stucco board and cementitious horizontal siding. Elements including window shutters, cornice brackets and pitched roofs also give a residential feel. All buildings will be constructed of the same materials. Siding and stucco board areas will employ complementary color schemes including accent colors to visually break up the building scale and to provide interest.

Materials and Colors:

The exterior materials will include thin set manufactured stone, cementitious stucco board, cementitious horizontal siding and stucco which accentuate the club. Colors and sample board will be submitted by the Owner separate from this document.

Landscape Design and Screening:

A landscape design meeting the City standards is submitted separately from this document. Tree and shrubs are planned at the site perimeters as well as around each structure. Heat pump condensers located around the perimeter of the apartment buildings will be screened with shrubbery.

Lighting:

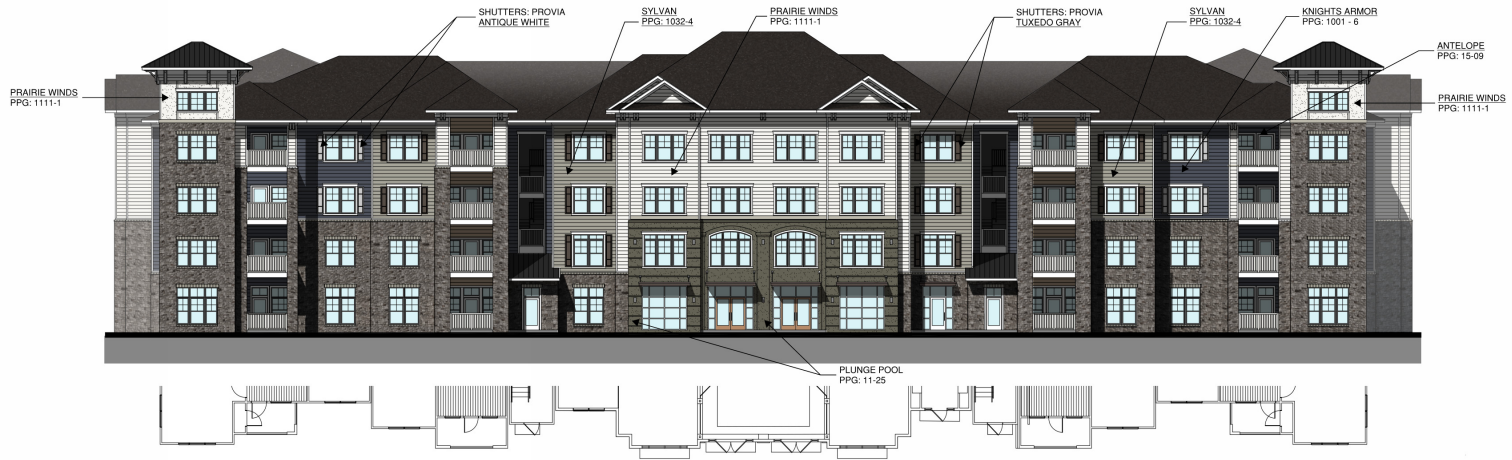
A site lighting plan is submitted separately from this document. The general parking lighting will be provided by LED fixtures that have zero up-light. The clubhouse will have 10 wall mounted decorative fixtures to accentuate the club entry. All site lighting will meet the Lighting Standards as provided for in the Unified Development Code.

Sincerely,



Bryan E. Hulst, AIA
Member





2 BUILDING TWO - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING TWO - EAST ELEVATION
3/32" = 1'-0"



TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFR: CERTAINTEED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

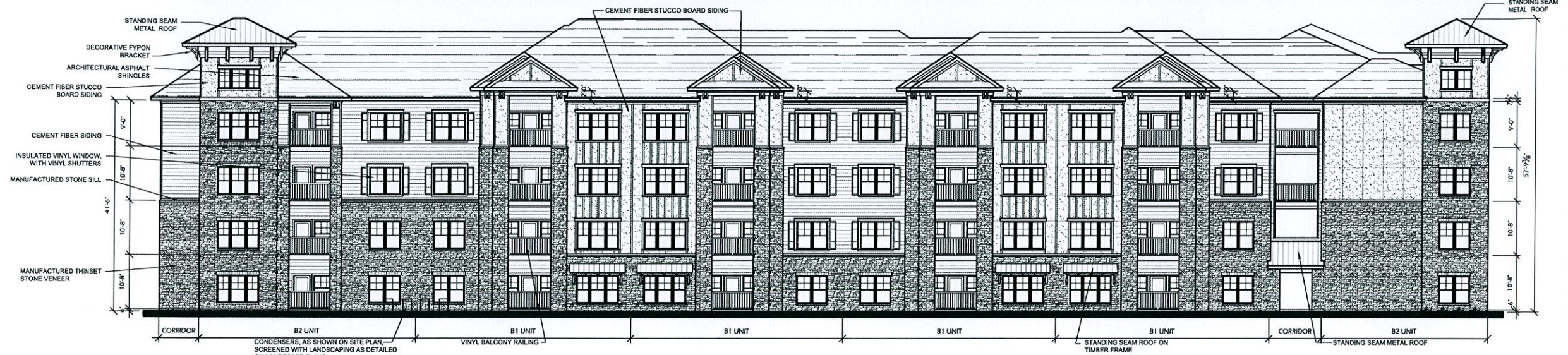
STONE
MNFR: STONECRAFT



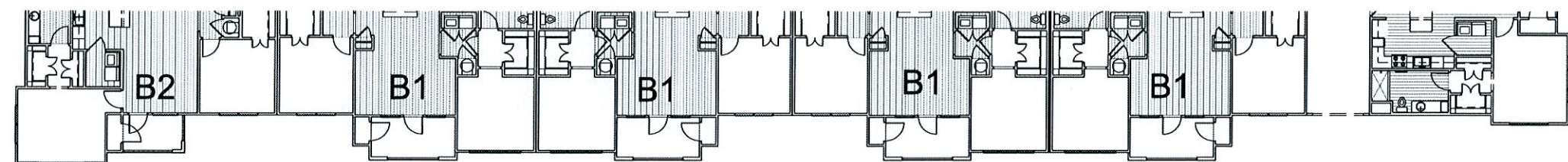
Parker Associates Tulsa, LLC

rosemann & ASSOCIATES P.C.

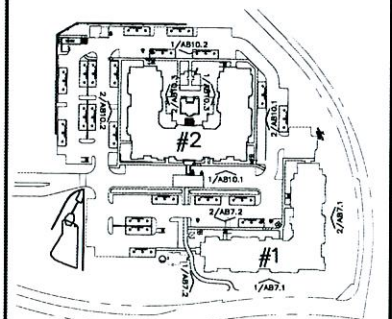
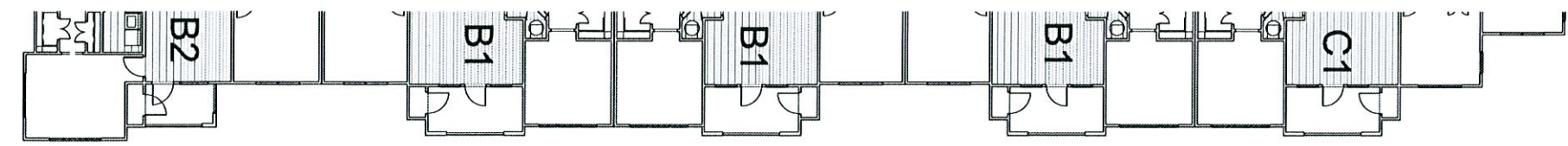
KEYNOTES



1 BUILDING ONE - SOUTH ELEVATION
3/32" = 1'-0"
STREET-SIDE ELEVATION



2 BUILDING ONE - EAST ELEVATION
3/32" = 1'-0"
STREET-SIDE ELEVATION



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2455

BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013858

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-363-9693

JOB NUMBER: 218011
DRAWN BY: SL,HA
DATE: 4/5/18

BUILDING ONE ELEVATIONS

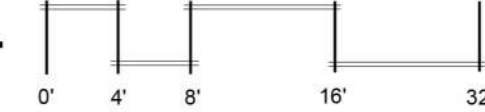
SHEET NUMBER AB7.1 OF 11



2 BUILDING ONE - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING ONE - NORTH ELEVATION
3/32" = 1'-0"

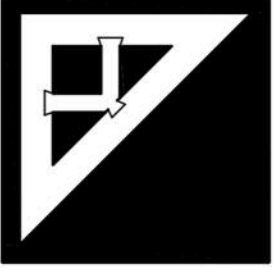


- TRIM COLOR**
- PRAIRIE WINDS
- PPG: 1111-1

- ROOF COLOR**
- SHINGLE
- MNFTR: CERTAINTEED

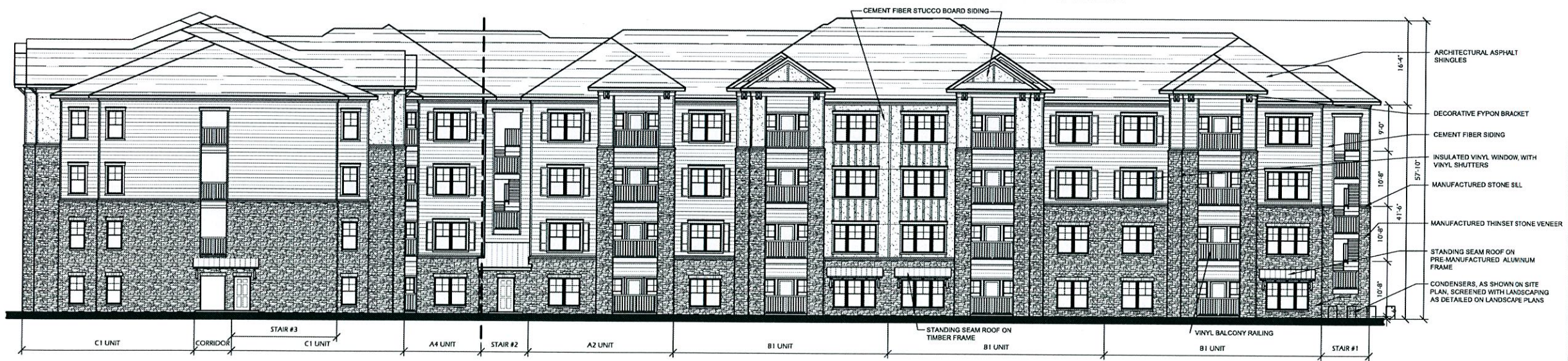
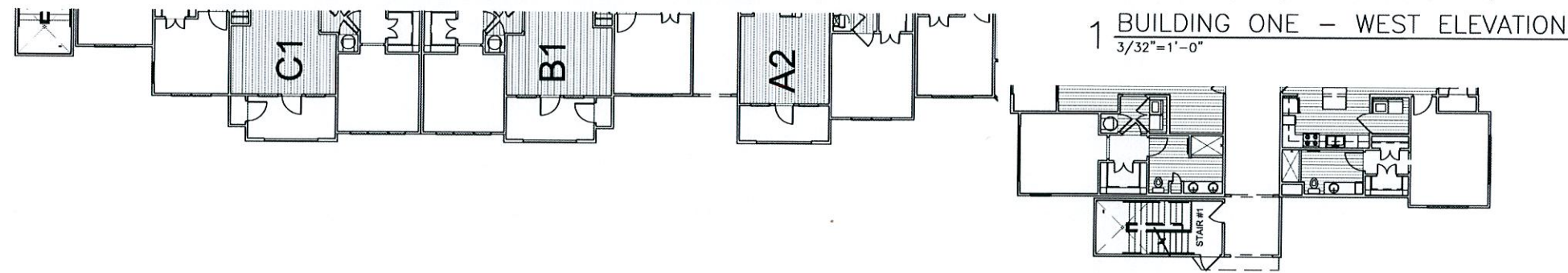
- METAL STANDING SEAM**
- MNFTR: OTHERS
- COLOR: TBD

- STONE**
- MNFTR: STONECRAFT

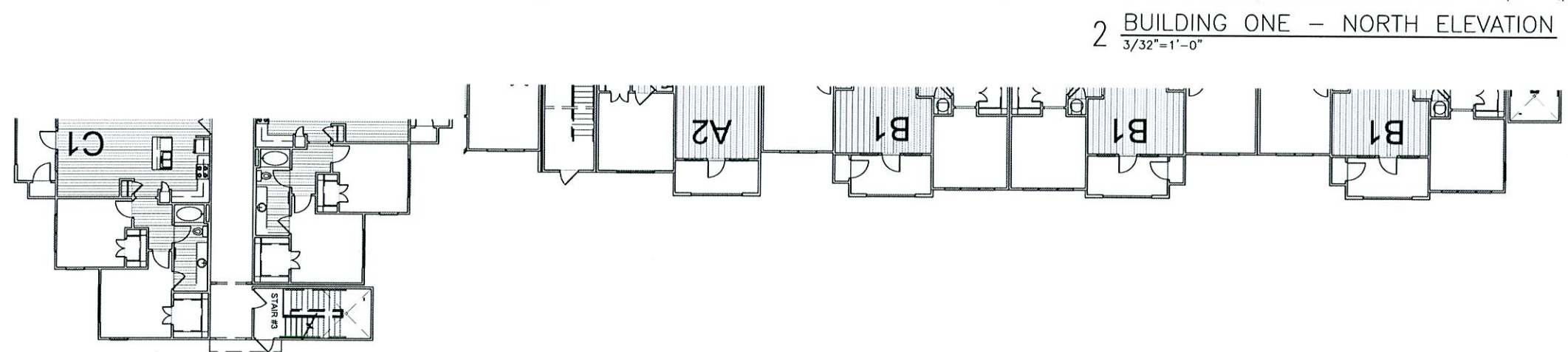




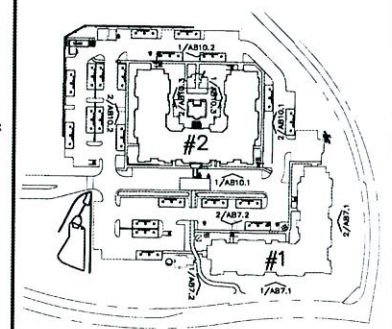
- DECORATIVE FYPON BRACKET
- ARCHITECTURAL ASPHALT SHINGLES
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW, WITH VINYL SHUTTERS
- MANUFACTURED STONE SILL
- MANUFACTURED THINSET STONE VENEER



- ARCHITECTURAL ASPHALT SHINGLES
- DECORATIVE FYPON BRACKET
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW, WITH VINYL SHUTTERS
- MANUFACTURED STONE SILL
- MANUFACTURED THINSET STONE VENEER
- STANDING SEAM ROOF ON PRE-MANUFACTURED ALUMINUM FRAME
- CONDENSERS, AS SHOWN ON SITE PLAN, SCREENED WITH LANDSCAPING AS DETAILED ON LANDSCAPE PLANS



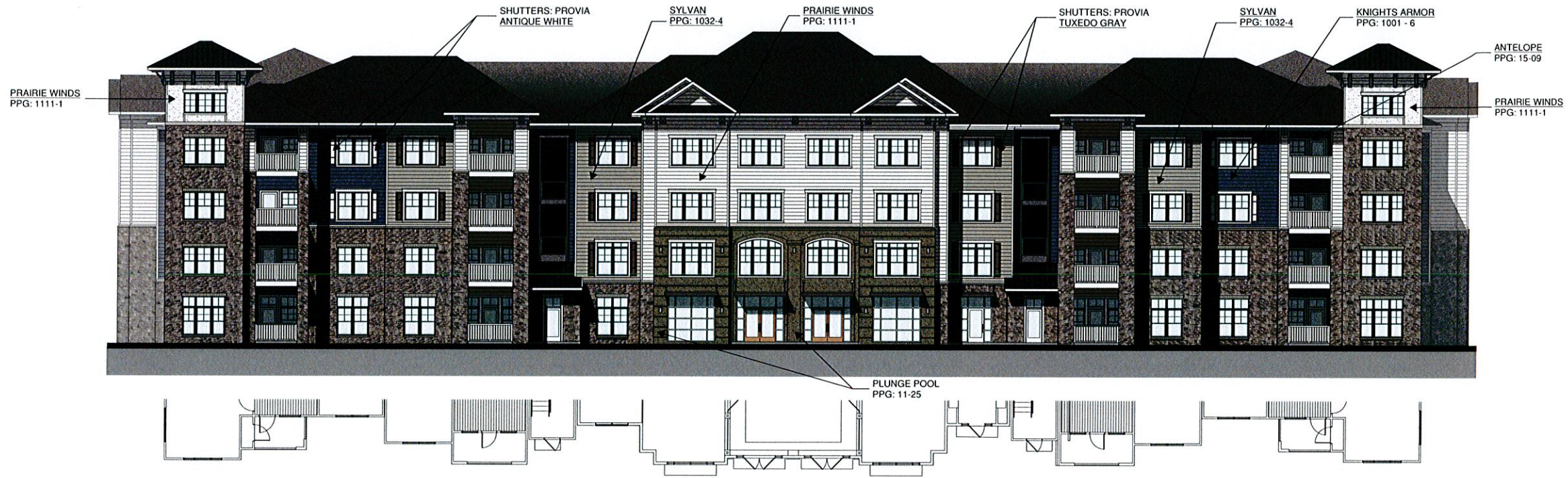
KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri

| | |
|---|--|
| <p>Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2485 BRYAN HILST - ARCHITECT OF RECORD MISSOURI LICENSE A-2015013668</p> | <p>Aventura at Wild Horse Creek, LLC 10411 CLAYTON RD., STE. 308 ST. LOUIS, MO 63131 PH 314-363-9893</p> |
| | <p>JOB NUMBER: 218011 DRAWN BY: SL,HA DATE: 4/5/18</p> |
| <p>BUILDING ONE ELEVATIONS</p> | |
| <p>SHEET NUMBER AB7.2 OF 11</p> | |



2 BUILDING TWO - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING TWO - EAST ELEVATION
3/32" = 1'-0"

TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

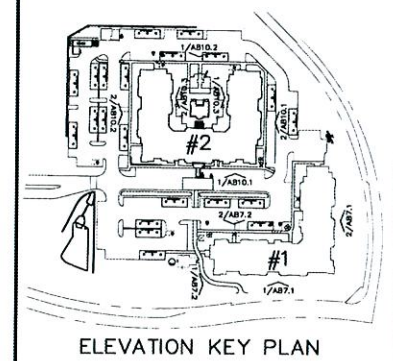
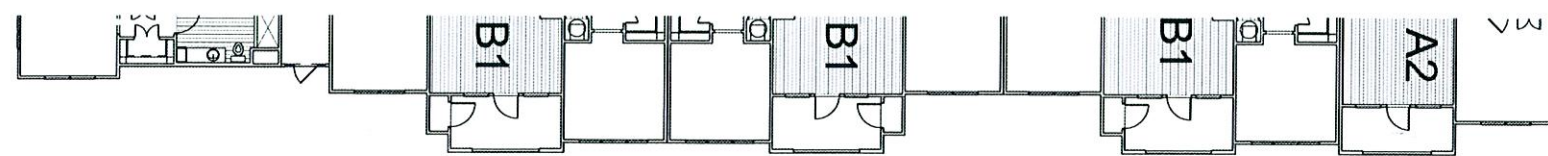
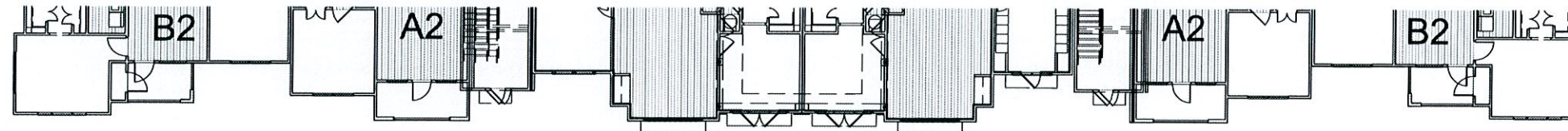
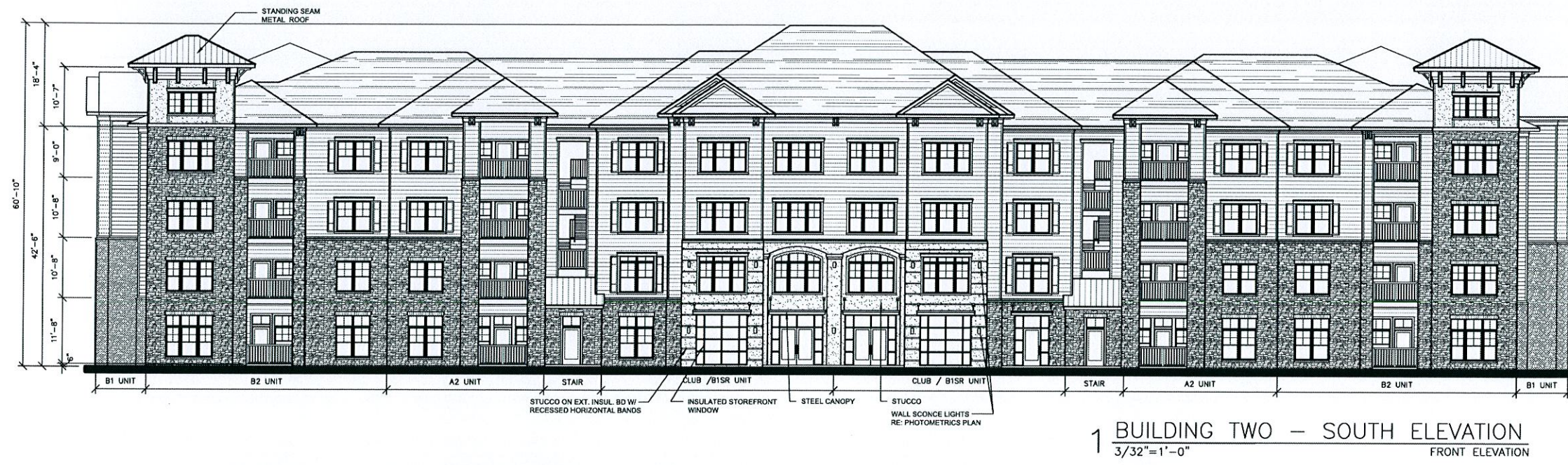
ROOF COLOR
SHINGLE
MNFR: CERTAINTEED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT



KEYNOTES



Aventura at Wild Horse Creek
Chesterfield, Missouri

Parler Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918-742-2465

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314-383-9693

BRYAN HEIST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013988

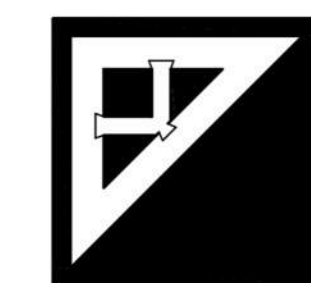
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|-------------------------|--------------|
| JOB NUMBER: | 218011 |
| DRAWN BY: | SL,HA |
| DATE: | 4/5/18 |
| BUILDING TWO ELEVATIONS | |
| SHEET NUMBER | AB10.1 OF 11 |



2 BUILDING TWO - NORTH ELEVATION
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



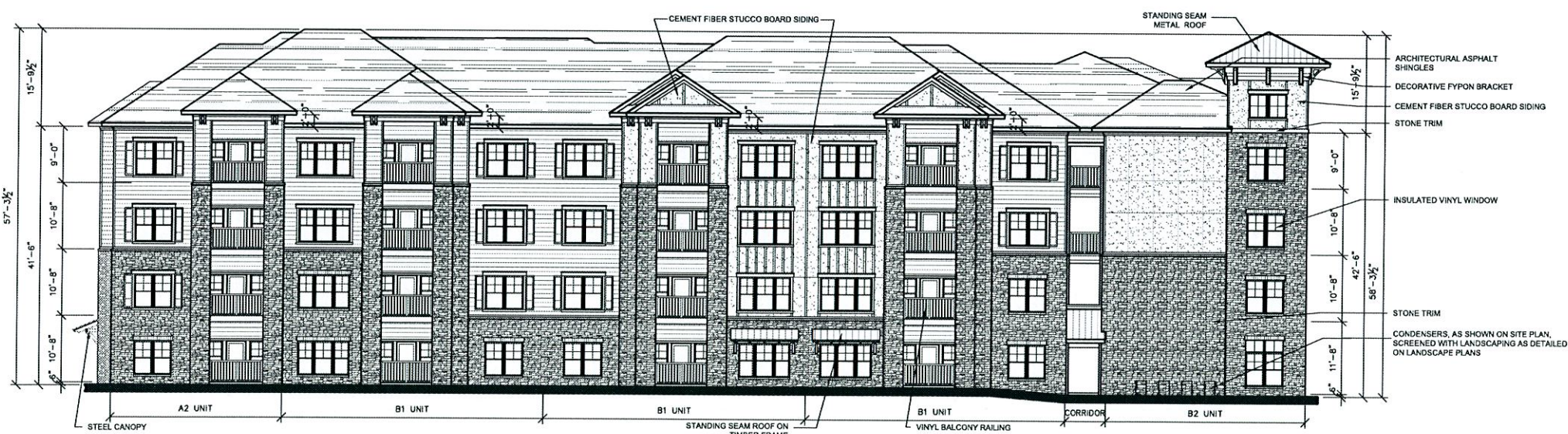
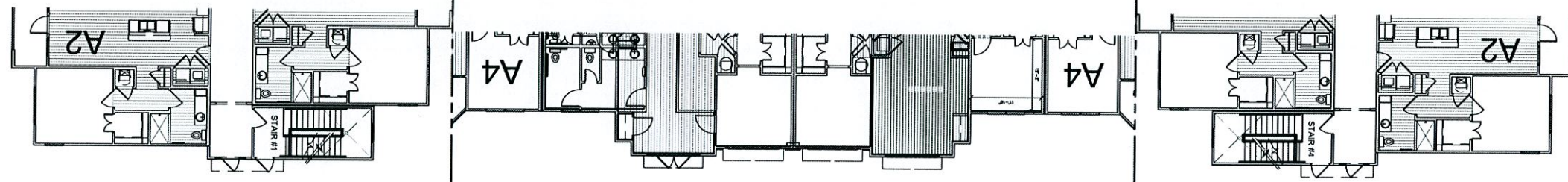
1 BUILDING TWO - EAST COURTYARD ELEVATION
 3/32" = 1'-0"
 0' 4' 8' 16' 32'



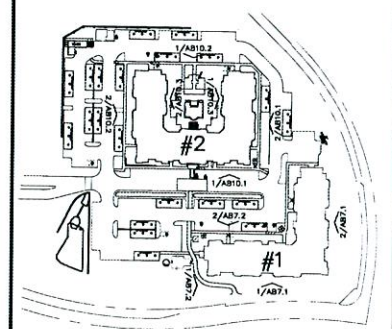
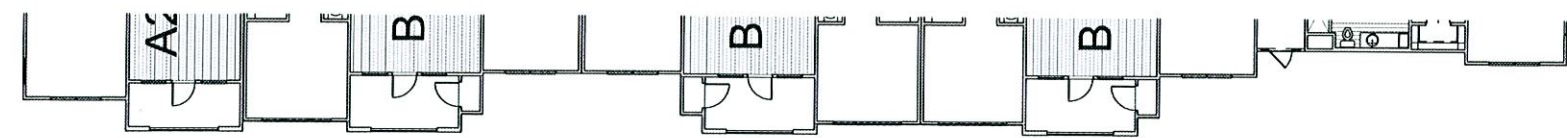
KEYNOTES



1 BUILDING TWO - NORTH ELEVATION
3/32"=1'-0"
COURTYARD ELEVATION



2 BUILDING TWO - WEST SIDE ELEVATION
3/32"=1'-0"
PARKING-SIDE ELEVATION



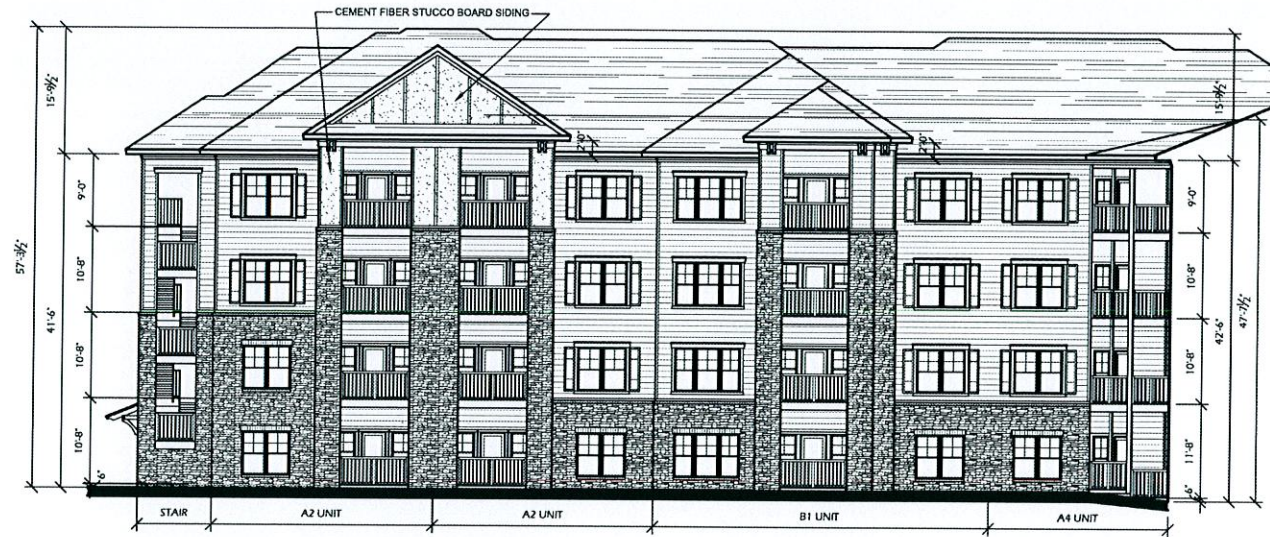
ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri

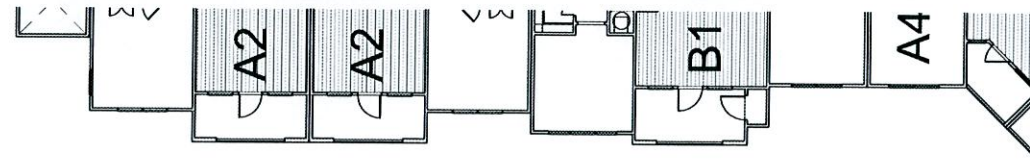
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|--|--|
|  Parker Associates Tulsa, LLC 2202 E. 49th Street, Suite 200 Tulsa, Oklahoma 74105 918-742-2455 BRYAN HILBERT - ARCHITECT OF RECORD MISSOURI LICENSE A-2015013858 | Aventura at Wild Horse Creek, LLC 10411 CLAYTON RD., STE. 308 ST. LOUIS, MO 63131 PH 314-383-9893 |
| | JOB NUMBER: 218011 DRAWN BY: SL:HA DATE: 4/5/18 |

| | |
|---------------------------|--|
| BUILDING TWO ELEVATIONS | |
| SHEET NUMBER AB10.2 OF 11 | |

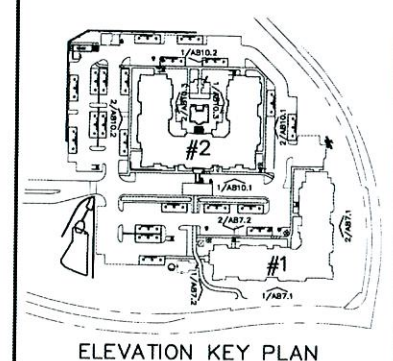
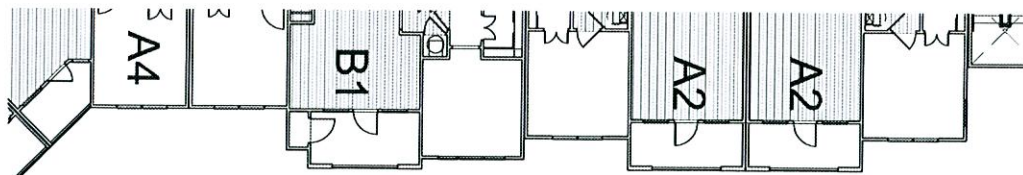
KEYNOTES



1 BUILDING TWO - EAST COURTYARD ELEVATION
3/32"=1'-0"



2 BUILDING TWO - WEST COURTYARD ELEVATION
3/32"=1'-0"



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74103
918-742-2455

BRYAN HEAST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013958

Aventura at Wild Horse Creek, LLC

10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH. 314-363-9893

JOB NUMBER: 218011
DRAWN BY: SLJ/HA
DATE: 4/5/18

BUILDING TWO ELEVATIONS

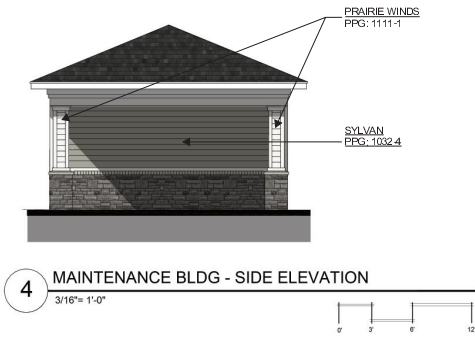
SHEET NUMBER AB10.3 OF 11



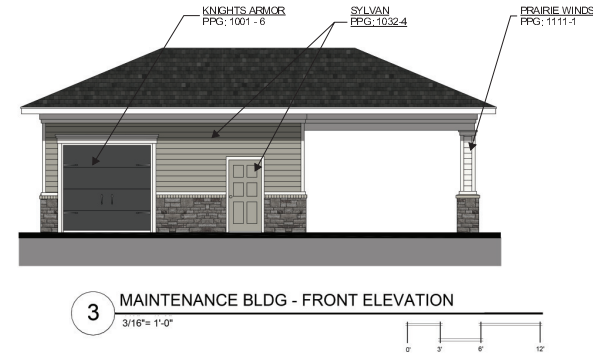
5 POOLHOUSE - WEST ELEVATION
3/16" = 1'-0"



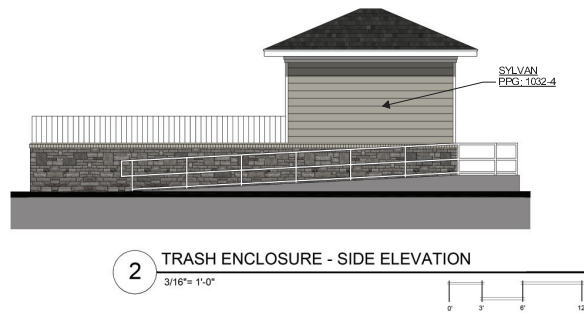
6 POOLHOUSE - NORTH ELEVATION
3/16" = 1'-0"



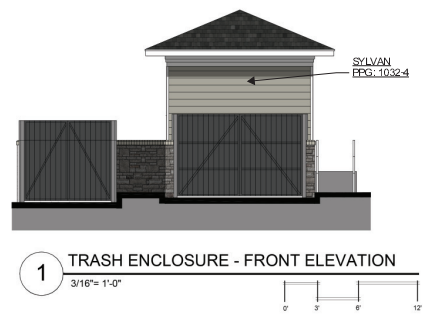
4 MAINTENANCE BLDG - SIDE ELEVATION
3/16" = 1'-0"



3 MAINTENANCE BLDG - FRONT ELEVATION
3/16" = 1'-0"



2 TRASH ENCLOSURE - SIDE ELEVATION
3/16" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
3/16" = 1'-0"

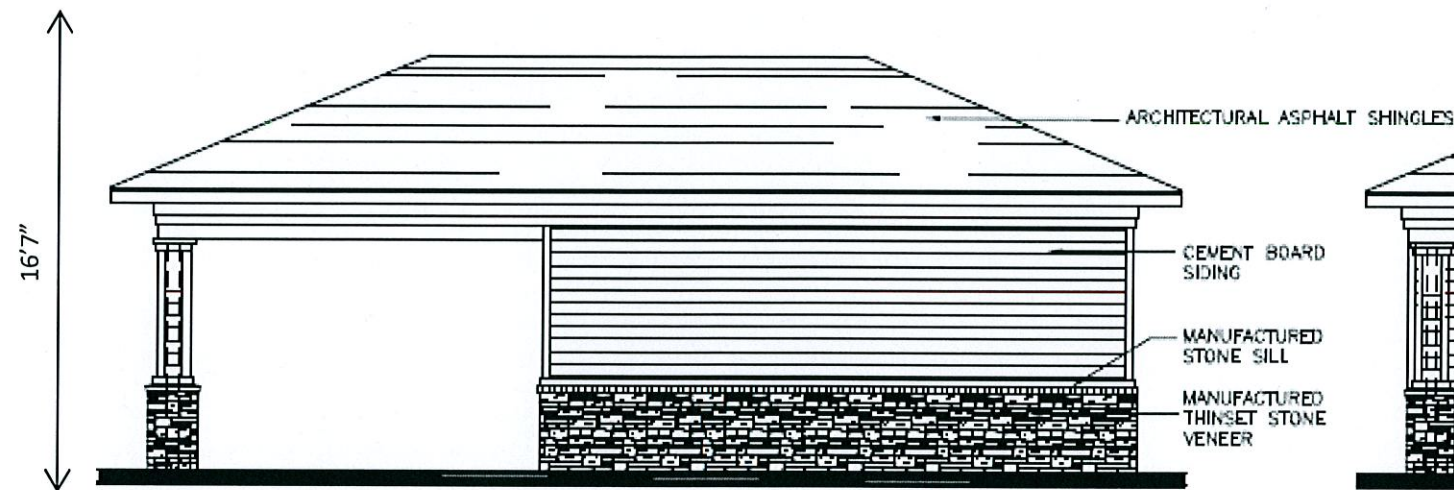
TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTED

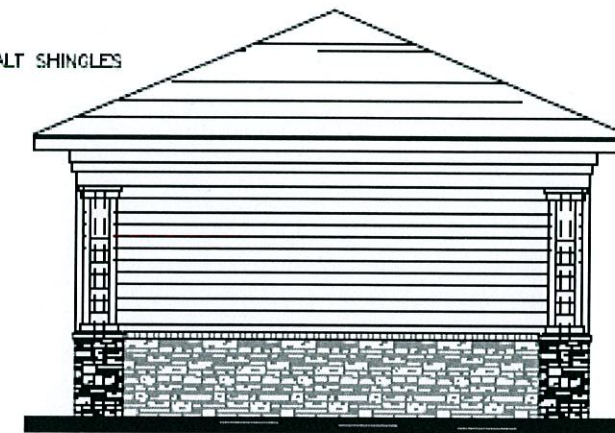
METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT

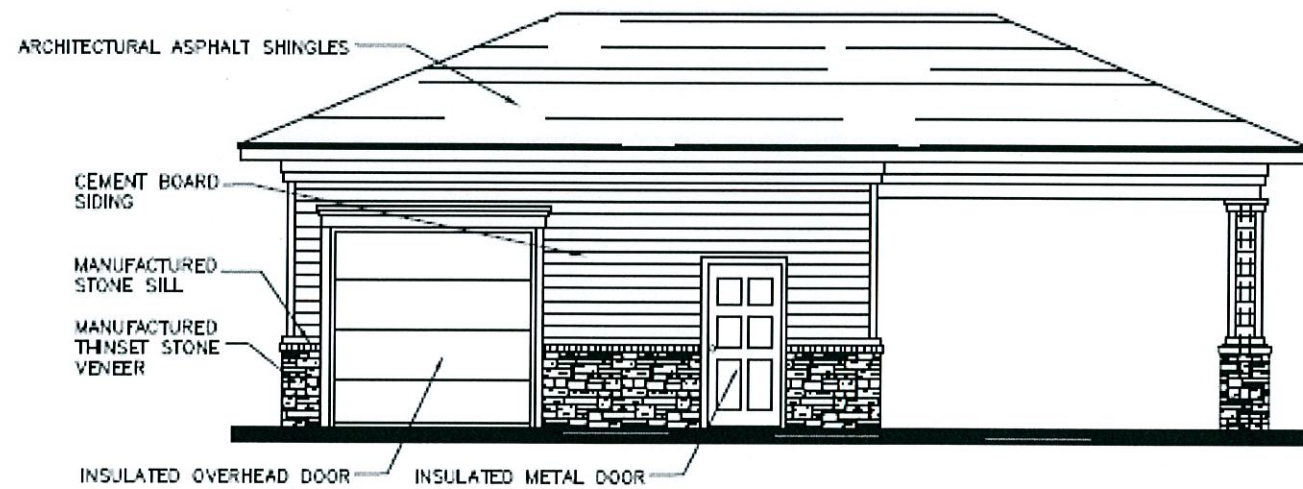




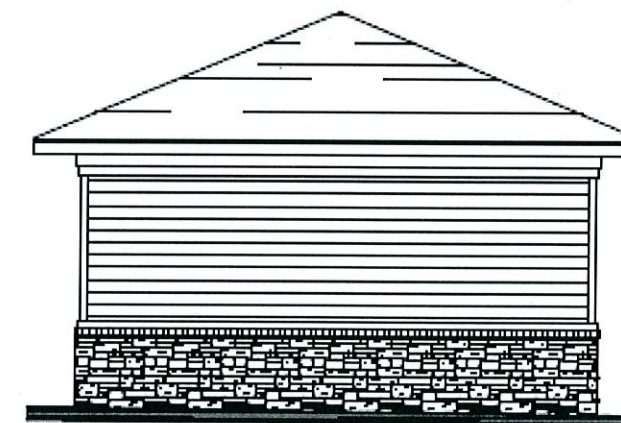
8 MAINTENANCE NORTH ELEV
 $\frac{3}{16}''=1'-0''$



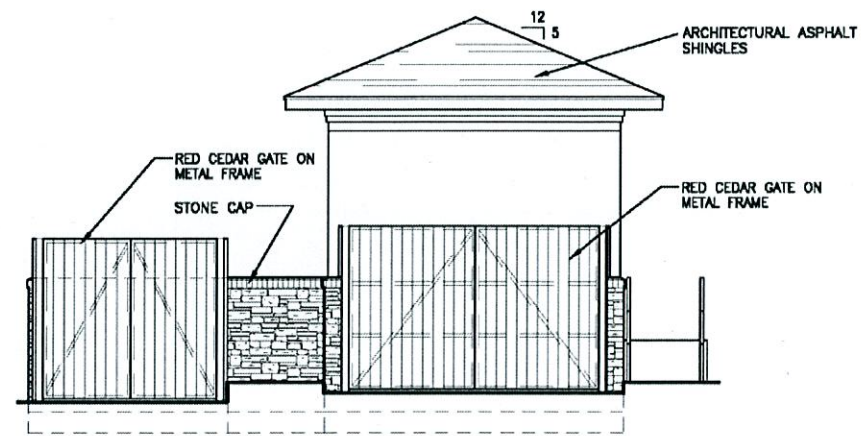
7 MAINTENANCE EAST ELEV
 $\frac{3}{16}''=1'-0''$



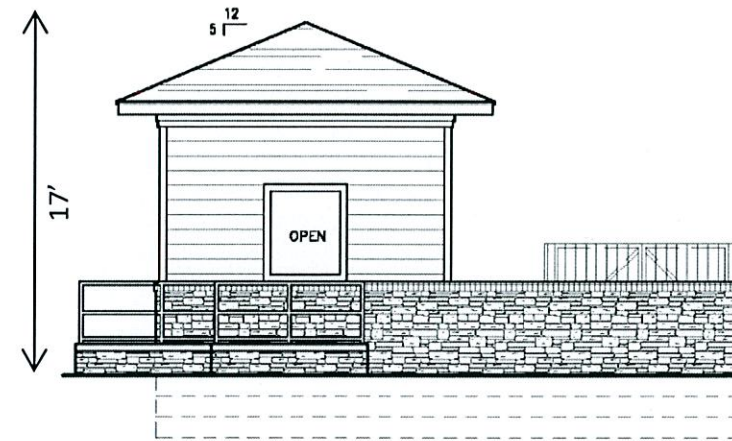
6 MAINTENANCE SOUTH ELEV
 $\frac{3}{16}''=1'-0''$



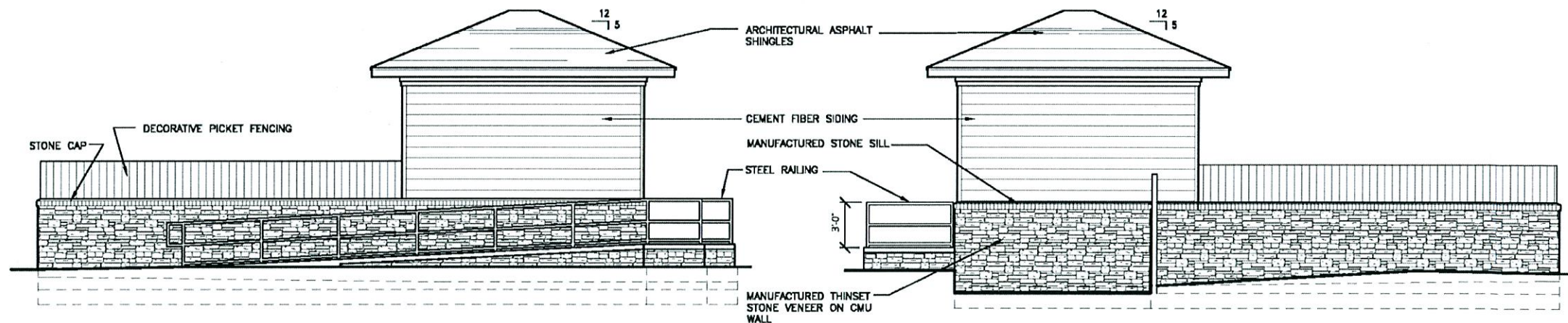
5 MAINTENANCE WEST ELEV
 $\frac{3}{16}''=1'-0''$



5 TRASH ENCL. FRONT ELEV
 $\frac{3}{16}'' = 1'-0''$

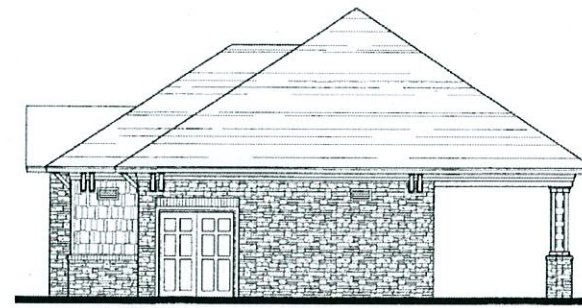


4 TRASH ENCL. REAR ELEV
 $\frac{3}{16}'' = 1'-0''$

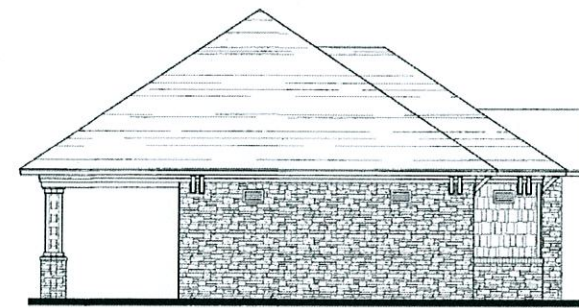


3 TRASH ENCLOSURE SIDE ELEV
 $\frac{3}{16}'' = 1'-0''$

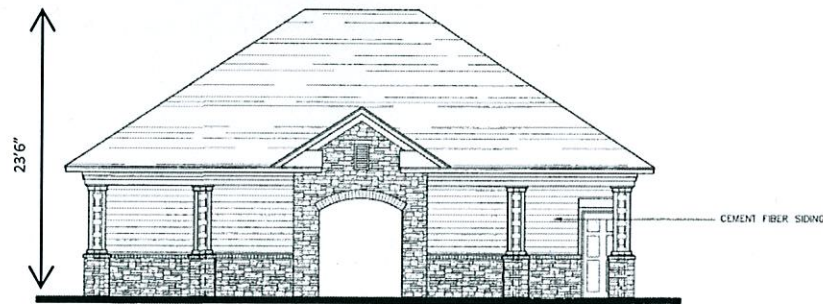
2 TRASH ENCLOSURE SIDE ELEV
 $\frac{3}{16}'' = 1'-0''$



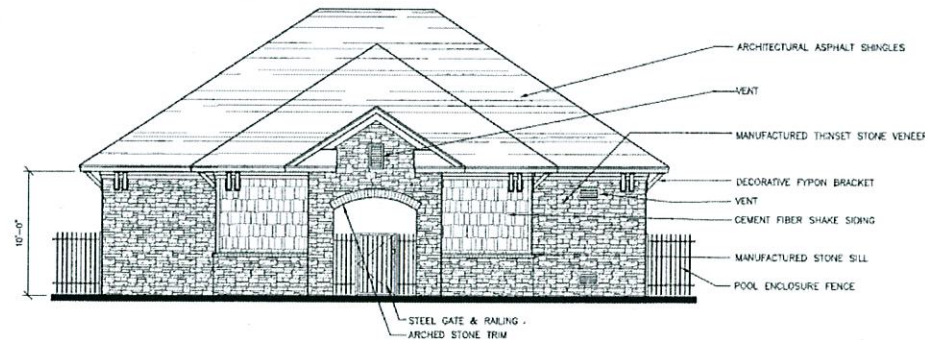
4 POOL CABANA WEST ELEV.
1/4"=1'-0"



3 POOL CABANA EAST ELEV.
1/4"=1'-0"



2 POOL CABANA SOUTH ELEV.
1/4"=1'-0"



1 POOL CABANA NORTH ELEV.
1/4"=1'-0"

KEYNOTES

Aventura at Wild Horse Creek
Chesterfield, Missouri

Parker Associates Tulsa, LLC
2202 E. 48th Street, Suite 200
Tulsa, Oklahoma 74116
918-743-2346
BRYAN HALEY - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015612986

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 300
ST. LOUIS, MO 63131
PH 314-383-8863



JOB NUMBER: 215011
DRAWN BY: SLH/A
DATE: 4/25/18

POOL CABANA ELEVATIONS

SHEET SD2 OF 2