

# Memorandum

## Department of Planning



**To:** Planning and Public Works Committee  
**From:** Mike Knight, Assistant City Planner *gmk*  
**Date:** January 21, 2021

**RE:** **Downtown Chesterfield, (Categories A&B) ASDCP Power of Review:** An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

### **Summary**

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of 17 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3114.

An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan have all been submitted for review and approval in accordance to the governing ordinance. If approved, a Record Plat will follow creating individual lots, and then individual Site Development Section Plans may be submitted to develop each individual Lot.

The project was reviewed by the City of Chesterfield Planning Commission on Monday January 11, 2021. At that meeting, the Commission made a motion to approve the Amended Site Development Concept Plan as submitted by the applicant. The motion passed by a vote of (9 to 0).

Power of Review was called in accordance to Section 405.02.200 of the Unified Development Code on January 14, 2021. After review by the Planning and Public Works Committee, a final recommendation is forwarded to the City Council. The City Council will then take appropriate action relative to the proposal.

A full description of the applicant’s request, site history, and staff analysis pertaining to the Amended Site Development Concept Plan may be found in the January 11<sup>th</sup> Planning Commission report attached to this document.



Figure 1: Subject Site Aerial

- Attachments: January 11, 2021 Planning Commission Staff Report  
Amended Site Development Concept Plan  
Landscape Concept Plan  
Lighting Fixture Concept Plan  
Signage Concept Plan  
Amenities Detail  
Delivery and Loading Strategy Narrative Statement

## Planning Commission Staff Report

- Meeting Date:** January 11, 2021
- From:** Mike Knight, Assistant City Planner *mk*
- Location:** South of Wild Horse Creek Road, west of Chesterfield Parkway West, and east of Burkhardt Place.
- Description:** **Downtown Chesterfield, (Categories A&B) ASDCP:** An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of 17 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3114. An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan have all been submitted for review and approval in accordance to the governing ordinance. If approved, a Record Plat will follow creating individual lots, and then individual Site Development Section Plans may be submitted to develop each individual Lot.



Figure 1: Aerial Image

**HISTORY OF SUBJECT SITE**

Below in Figure 2 is a table that provides a high level historical summary of significant events for the subject site. The events detail the year they occurred, whether they were plan or zoning related, followed by a brief description of the request and the resulting action.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR.
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers

Figure 2: Historical Summary

**STAFF ANALYSIS**

The governing ordinance is unique in the fact that there are four specific concept plans to be submitted and approved by Planning Commission. These plans include the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan. Categories A&B have specific standards outlined in the governing ordinance that reference building placement, building volume, floor heights, façade elements, outdoor space, building function, and specific exhibits that detail streetscapes to which the development must adhere.

The following analysis will be provided for each of the four required plans.

**Amended Site Development Concept Plan:**

The Subject Site is composed of 17 total lots for the phased development of Categories (A&B). All of the lots are currently undeveloped except for the Freedom Title building located at 16476 Wild Horse Creek Road. This building will be utilized as a construction office during the creation of the infrastructure then is planned to be removed before the development of Lot 2A. There is currently a Record Plat submitted and under review. The submitted Record Plat is in the same lot configuration that exists in the Amended Site Development Concept Plan for consideration. Lot 7A depicted on the Amended Site Development Concept Plan is understood as Common Ground for the entire development.

**The Concept Plan provides general areas for lot lines, potential roadways, building foot prints, parking areas and common ground containing required amenities.** All of these items conform to the Preliminary Development Plan contained within the site specific ordinance.

**Lot lines:** As previously mentioned, there are 17 total lots in which subsequent site development section plans will be provided for consideration after an approved Record Plat by City Council creates each lot. The governing ordinance has density limitations of 1.7 million cumulative gross floor area of retail commercial uses, office commercial uses, civic uses, and lodging uses and 1,000 residential units within the 99 acre Downtown Chesterfield (A,B,C) subject site. The approved ASDCP for Category C contains 258,775 of the allowable gross floor area and 188 units. This leaves roughly 1.4 million gross floor area and 812 units of available density for Categories A&B. Figure 3 outlines the density allocation for each lot. A note on the plan states

Categories (A & B)	Commercial (GFA)	Residential (Units)
Lot 1		90
Lot 2A		250
Lot 2B	170,000	
Lot 2C	173,000	
Lot 3A	204,000	
Lot 3B	135,000	
Lot 3C	153,000	
Lot 3D	12,000	
Lot 4A	66,000	
Lot 4B	89,000	
Lot 4C	90,000	
Lot 4D	15,000	
Lot 5A	52,000	
Lot 5B/5C	15,000	270
Lot 5D		40
Lot 6		43
<b>Total</b>	<b>1,174,000</b>	<b>693</b>

Figure 3: Density Allocation

that the remaining density not accounted for in Categories A&B (267,225 GFA and 119 units) is allocated as future density and shall be at the discretion of Wildhorse Village LP, its successors and assignees.

**Potential Roadways:** In October of 2020, a Site Development Concept Plan (Infrastructure Only) was approved by City Council. This plan outlined the location for the necessary infrastructure to support the 78.4 acre site. The conceptual roadway network includes the extension of Burkhardt Place, an inner ring roadway (Urban Main Street), and a connection roadway (Urban Mixed Use Street) that serves as an additional connection from the inner ring to Burkhardt Place. This roadway alignment substantially conforms to the roadway alignment approved on the Preliminary Development Plan within the governing ordinance. The grading to facilitate the construction of this roadway network has been approved and is currently under operation. The conceptual roadway network within the ASDCP meets all design standards within Article 04 of Chapter 405 of the Unified Development Code. These standards include the location, spacing, and geometric design of driveway access. The applicant has also supplied an additional delivery and loading strategy narrative statement and is attached to the Planning Commission packet.

**Building Footprint:** The conceptual plan contains a conceptual building layout for each developable lot. The governing ordinance has a streetscape exhibit for each roadway depicted on the Preliminary Development Plan. Each exhibit has a build-to line in which buildings must be built to a certain point on a lot compared to the more traditional set-back line in which there is a requirement for a building to be set back from a lot line. The submitted ASDCP conforms to the street façade requirements within the governing ordinance.

**Parking Areas:** There are both structured parking and street parking depicted on the ASDCP. This plan provides the general location of parking for each lot but does not provide the total quantity requirements. The total number of parking spaces will be required on each lot's subsequent Site Development Section Plan. A few notable features in regards to the parking would be that there are currently 134 on-street parking spaces depicted along the internal roadways, lots 2B, 2C, 3C, and 3D all utilize the structured garage on lot 2A for parking and do not have parking on their own lot, and the only surface parking lot allowed by ordinance would be in relation to the grocery use.

**Common Ground/Amenities:** The area depicted as lot 7A, which includes all of the existing lake and internal roadways, will be common ground. The common ground includes the 75', 125' and 300' view corridors that are required by ordinance. Also included within the common ground are all of the required amenities by ordinance. These amenities include, but are not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, pocket parks, and a terraced plaza. It is important to note that these amenities will be approved with this plan and not on subsequent plans. Included in this Planning Commission Packet is a description of each amenity and the location for each amenity is depicted on the ASDCP. Figures 4-9 on the following pages are images represented in the provided packet.



- Terraced Plaza
- Stepped Amphitheater
- Floating Stage
- Floating Garden
- Performance Terrace

Figure 4: Amenities



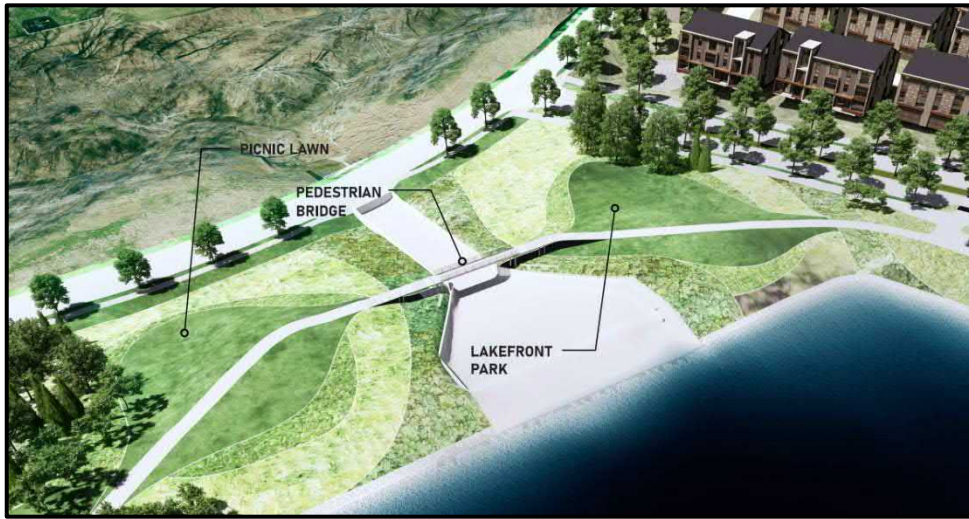
- Pocket Park
- Pedestrian Bridge

Figure 5: Amenities



- Boathouse
- Boat Launch

Figure 6: Amenities



- Picnic Lawn
- Lakefront Park

Figure 7: Amenities



- Trail Rest Station
- Overlook
- Viewing Ridge

Figure 8: Amenities



- Lake front walk
- Viewing Terraces
- Lunchbreak Courtyard

Figure 9: Amenities







**Landscape Concept Plan:**

The Landscape Concept Plan outlines areas for street trees along the roadways, the required landscape buffers, and the common ground plantings. All buffers shown on the ASDCP conform to the requirements of the governing ordinance. The buffers will be required to be planted on each lot as they develop. The street trees are shown on the ASDCP of which there are 275 new deciduous street trees to be planted along the roadways. Common Ground Plantings consist of 95 deciduous trees, 47 evergreen trees, and 54 ornamental trees. The full Landscape Plan depicting the location of each tree is provided in the Planning Commission Packet.

**Lighting Fixture Concept Plan:**

The applicant has submitted the required Lighting Fixture Concept Plan. The primary purpose of the Lighting Fixture Concept Plan is to establish a cohesive appearance in regards to lighting within Categories (A&B) of Downtown Chesterfield. Below are the fixtures chosen by the applicant to be utilized consistently throughout the 78.4 acres. These fixtures consist of roadway and trail lighting, the terraced plaza lighting, and decorative lighting over an intersection. The fixtures can all be seen below (Figure 10) with the associated cut sheets and location located within the attached Planning Commission Packet.

Image	Designation	Location	Finish	Pole Height
	S01	Pedestrian	Graphic Metallic	14'
	S02	Roadway	Graphic Metallic	23'
	S03	Plaza	Silver	32'
	S04	Decorative Intersection	Wood Finish	NA

*Figure 10: Lighting Fixture Concept*

**Signage Concept Plan:**

The applicant submitted the required Signage Concept Plan. The primary purpose of the Signage Concept Plan is to establish a cohesive appearance in regards to signage within Categories A&B of Downtown Chesterfield. Individual sign packages must be consistent with the Signage Concept Plan. The signage concept plan details street kiosks along the eastern half of the internal roadway system. The street kiosk signs are to be in an aluminum frame with the graphics to be on an opaque panel integral to the sign cabinet while being internally illuminated. The conceptual location of the street kiosks are included in the Planning Commission Packet.

The Signage Concept Plan also depicts primary and secondary entrance signage. The walls are to be large scale solid materials (natural, precast, or cast-in-place architectural concrete) for the base of the sign or as the background for the sign message. The colors are to be complementary to the overall public realm materials of the development. All text and graphic are to be pin mounted to the sign background and to be illuminated by ground mounted LED lighting or to be backlit.

The applicant supplied a narrative statement along with defined criteria for both building and site signage and is included in the Planning Commission Packet.

**DEPARTMENTAL INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 3114. Staff recommends approval of the Amended Site Development Concept Plan for the Downtown Chesterfield (Categories A&B) development.

**MOTION**

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

- 1) "I move to approve (or deny) the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the Downtown Chesterfield (Categories A&B) development."
- 2) "I move to approve the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the Downtown Chesterfield (Categories A&B) development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Concept Plan  
Landscape Concept Plan  
Lighting Fixture Concept Plan  
Signage Concept Plan  
Amenities Detail  
Delivery and Loading Strategy Narrative Statement





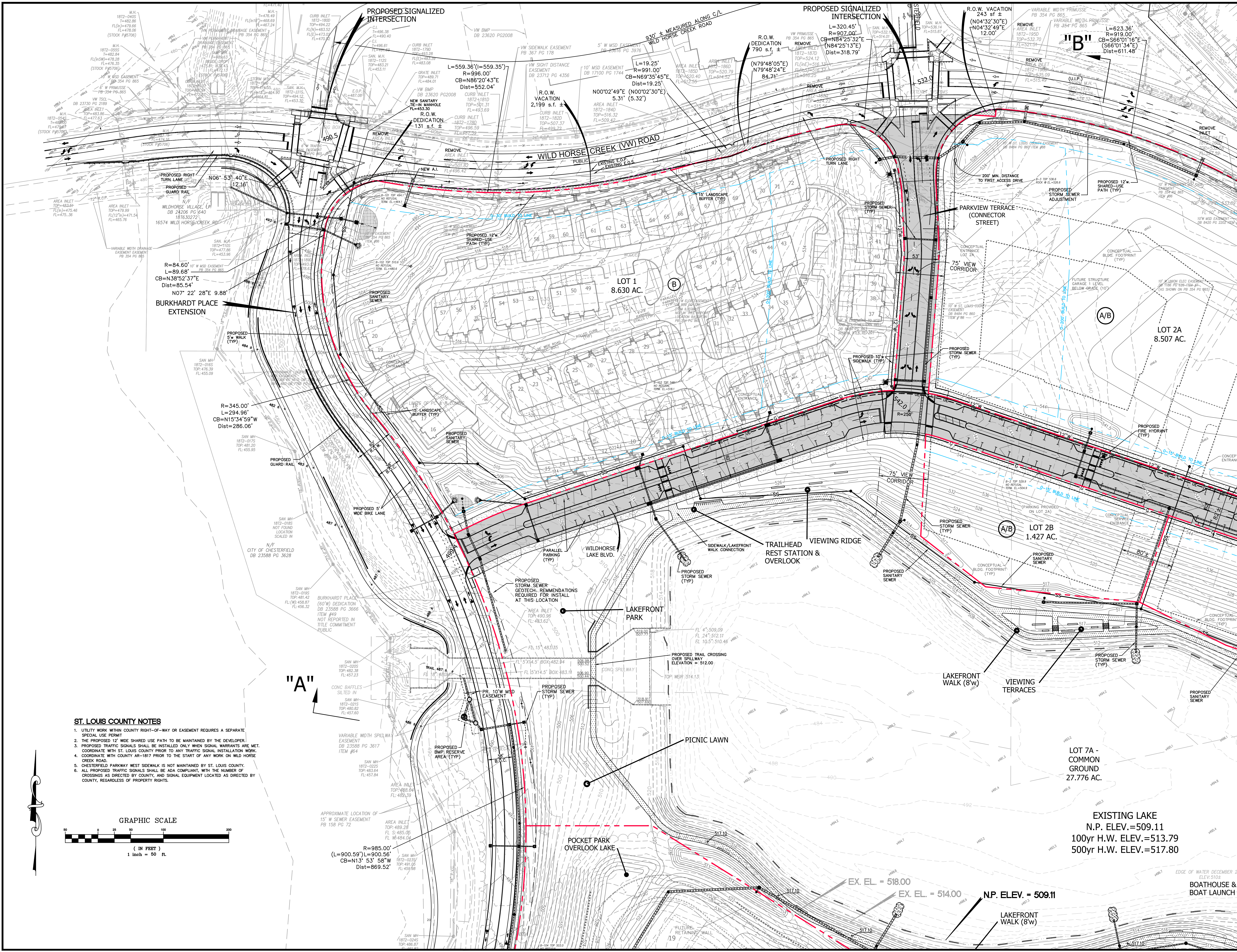
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1	10/22/2020	REVISED PER COMMENTS
2	11/13/2020	REVISED PER COMMENTS
3	12/07/2020	REVISED PER COMMENTS
4	01/04/2021	PC PACKET

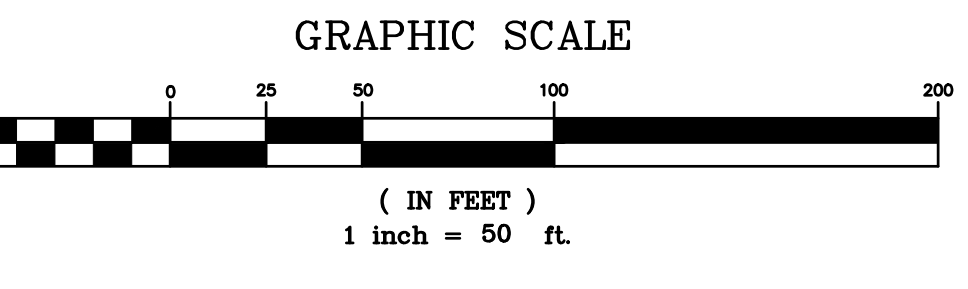
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CLIENT:	ST. LOUIS COUNTY	DATE:	185/181
DESIGNER:	GEORGE MICHAEL STOCK	DATE:	185/181
CHECKER:	GEORGE MICHAEL STOCK	DATE:	185/181
DATE:	09/15/2020	JOB NO.:	219-6670
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DESIGNER:	GEORGE MICHAEL STOCK	DATE:	185/181
CHECKER:	GEORGE MICHAEL STOCK	DATE:	185/181

SHEET TITLE:  
**SITE DEVELOPMENT CONCEPT PLAN**

SHEET NO.:



- ST. LOUIS COUNTY NOTES**
1. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
  2. THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
  3. PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
  4. COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
  5. CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY. ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.

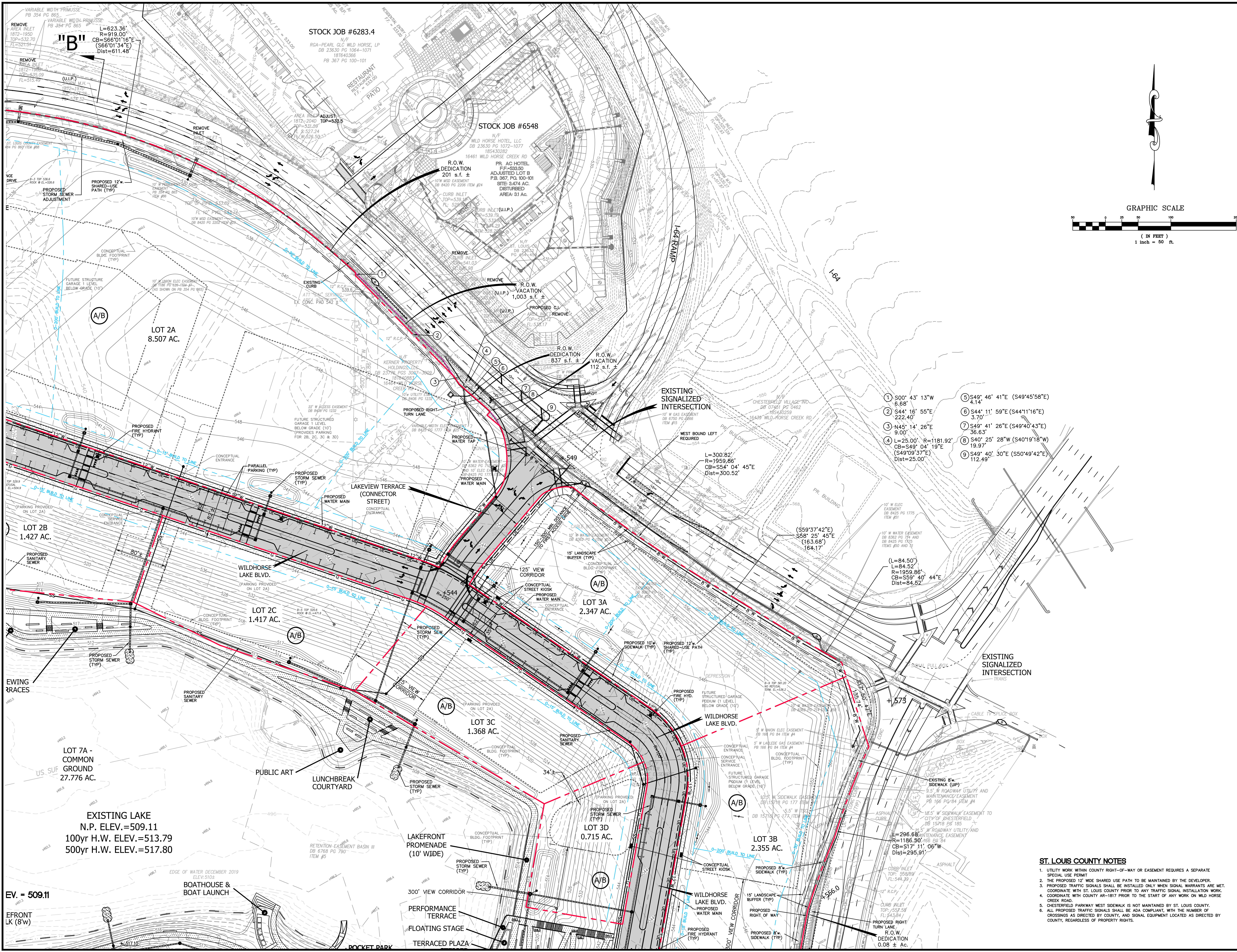


"A"

"B"

EXISTING LAKE  
 N.P. ELEV.=509.11  
 100yr H.W. ELEV.=513.79  
 500yr H.W. ELEV.=517.80

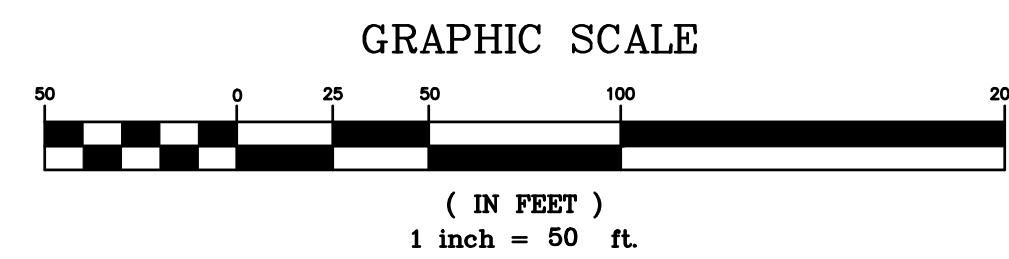
BOATHOUSE & BOAT LAUNCH



"B"  
 L=623.36'  
 R=919.00'  
 CB=S66°01'16"E  
 (S66°01'34"E)  
 Dist=611.48'

STOCK JOB #6283.4  
 N/F  
 ROA-PEARL OLD WILD HORSE LP  
 DB 23630 PG 1064-1071  
 181640366  
 PB 367 PG 100-101

STOCK JOB #6548  
 N/F  
 WILD HORSE HOTEL LLC  
 DB 23630 PG 1072-1077  
 185430282



- 1 S00° 43' 13"W 6.68'
- 2 S44° 16' 55"E 222.40'
- 3 N45° 14' 26"E 9.00'
- 4 L=25.00' R=1181.92' CB=S49° 04' 19"E (S49°09'37"E) Dist=25.00'
- 5 S49° 46' 41"E (S49°45'58"E) 3.14'
- 6 S44° 11' 59"E (S44°11'16"E) 3.70'
- 7 S49° 41' 26"E (S49°40'43"E) 36.63'
- 8 S40° 25' 28"W (S40°19'18"W) 19.97'
- 9 S49° 40' 30"E (S50°49'42"E) 112.49'

LOT 2A  
 8.507 AC.

LOT 2B  
 1.427 AC.

LOT 2C  
 1.417 AC.

LOT 3A  
 2.347 AC.

LOT 3C  
 1.368 AC.

LOT 3D  
 0.715 AC.

LOT 3B  
 2.355 AC.

EXISTING LAKE  
 N.P. ELEV.=509.11  
 100yr H.W. ELEV.=513.79  
 500yr H.W. ELEV.=517.80

EV. = 509.11

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN:  
**WILDHORSE VILLAGE**  
 WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY  
 BURKHARDT PLACE - CHESTERFIELD, MISSOURI



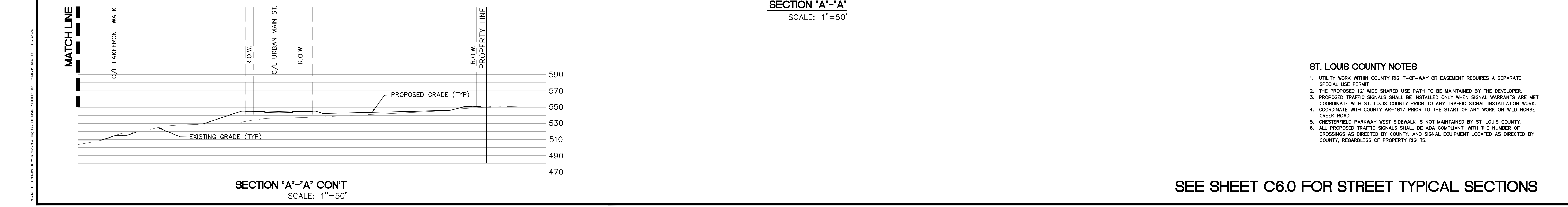
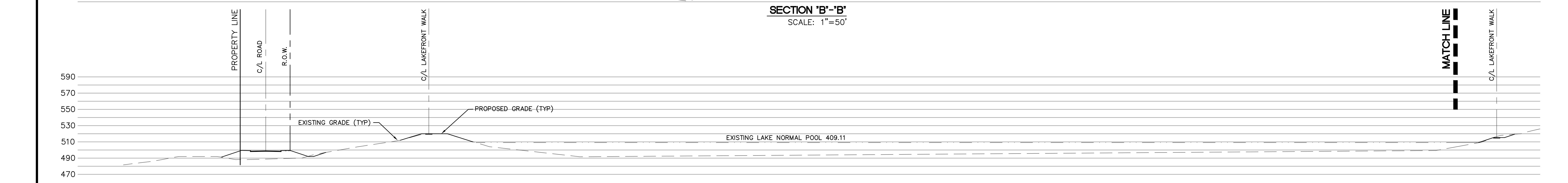
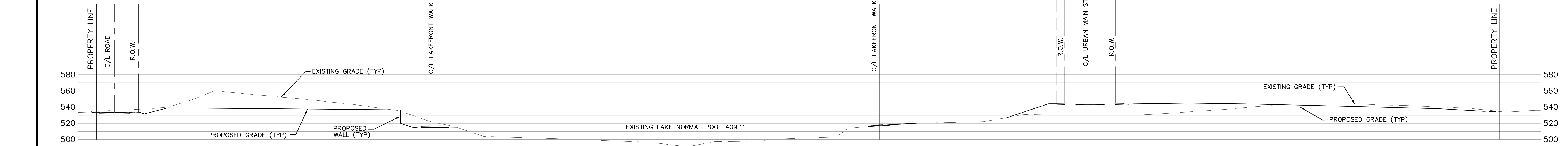
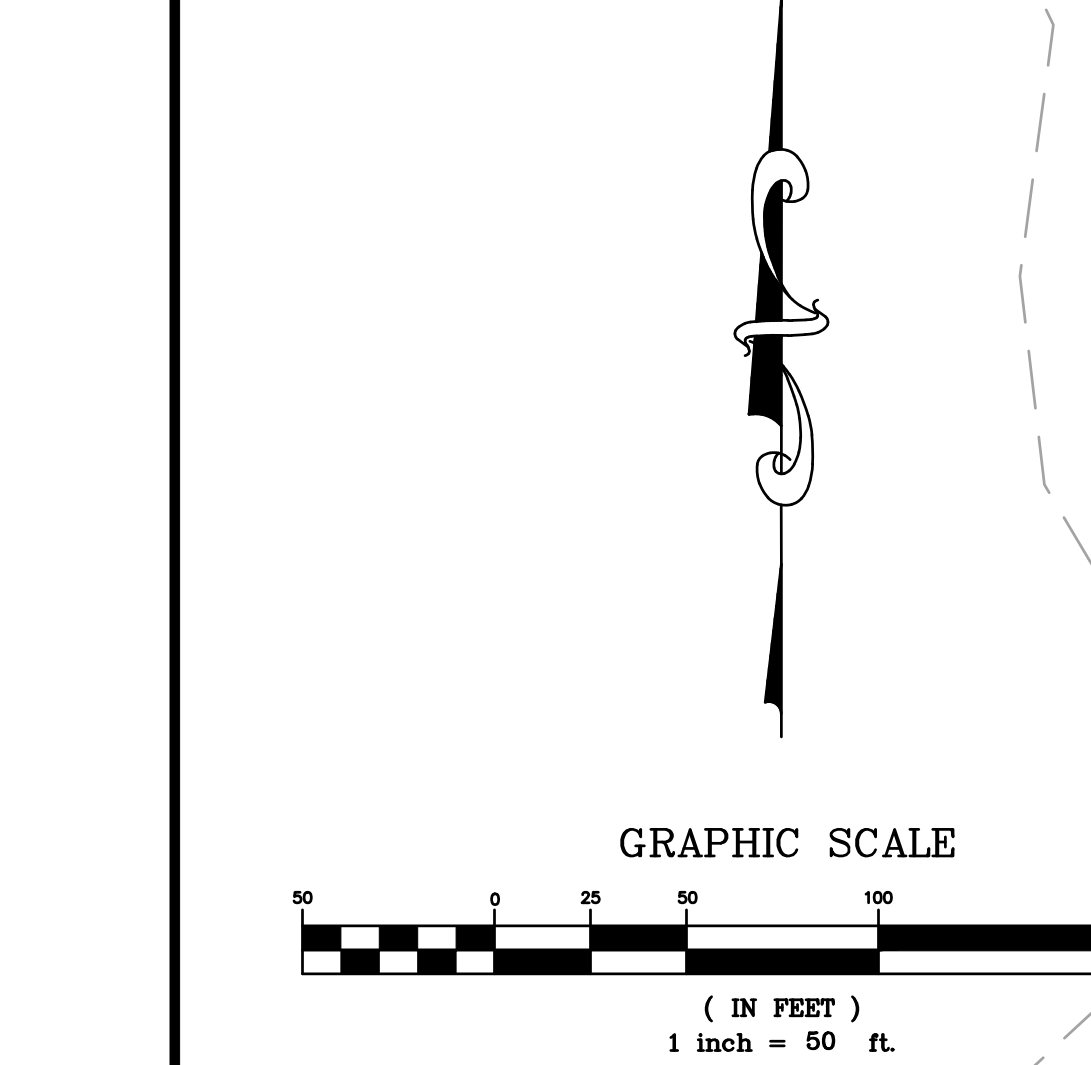
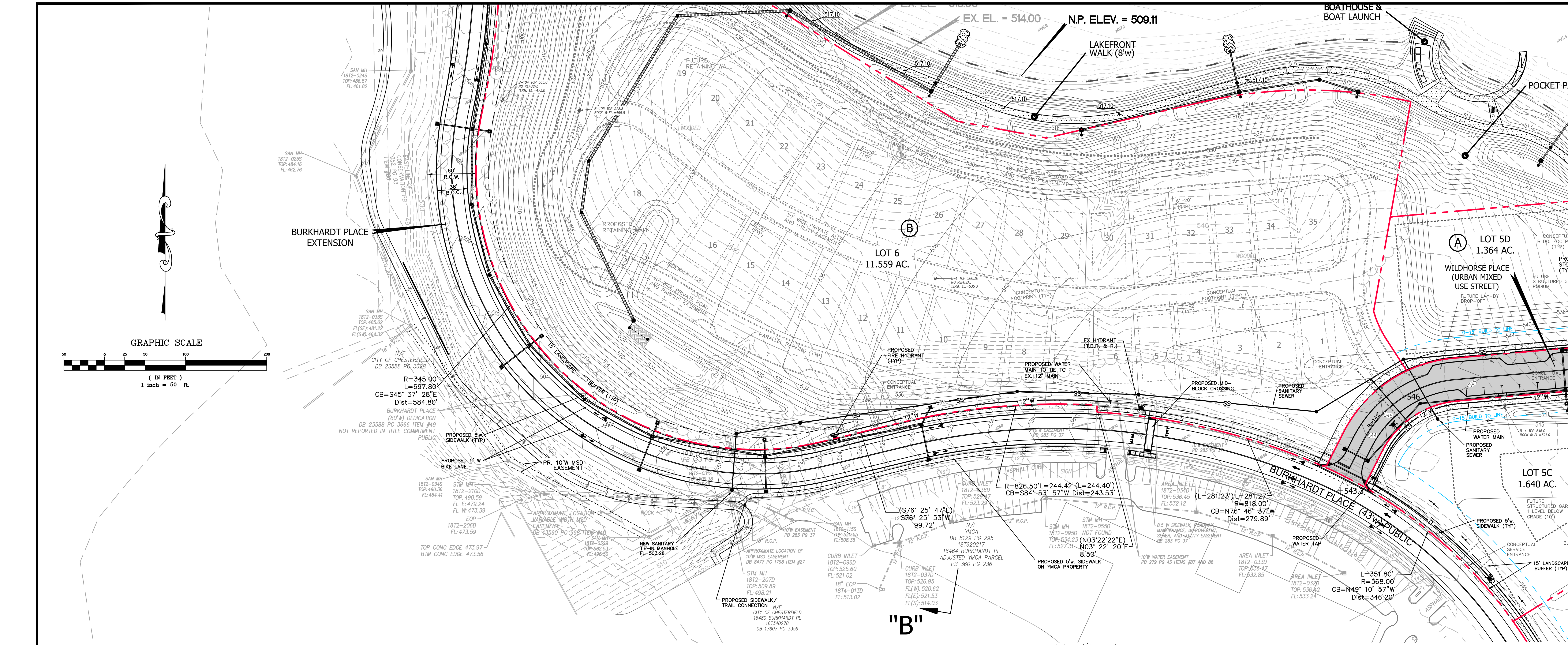
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DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 09/15/2020	JOB NO: 219-6670
K.S.P. # 20MSD-00335	DATE PLOTTED: 185/181
S.L.C. HWT #	HWT S.L.P. #
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SHEET NO.: <b>C3.0</b>	

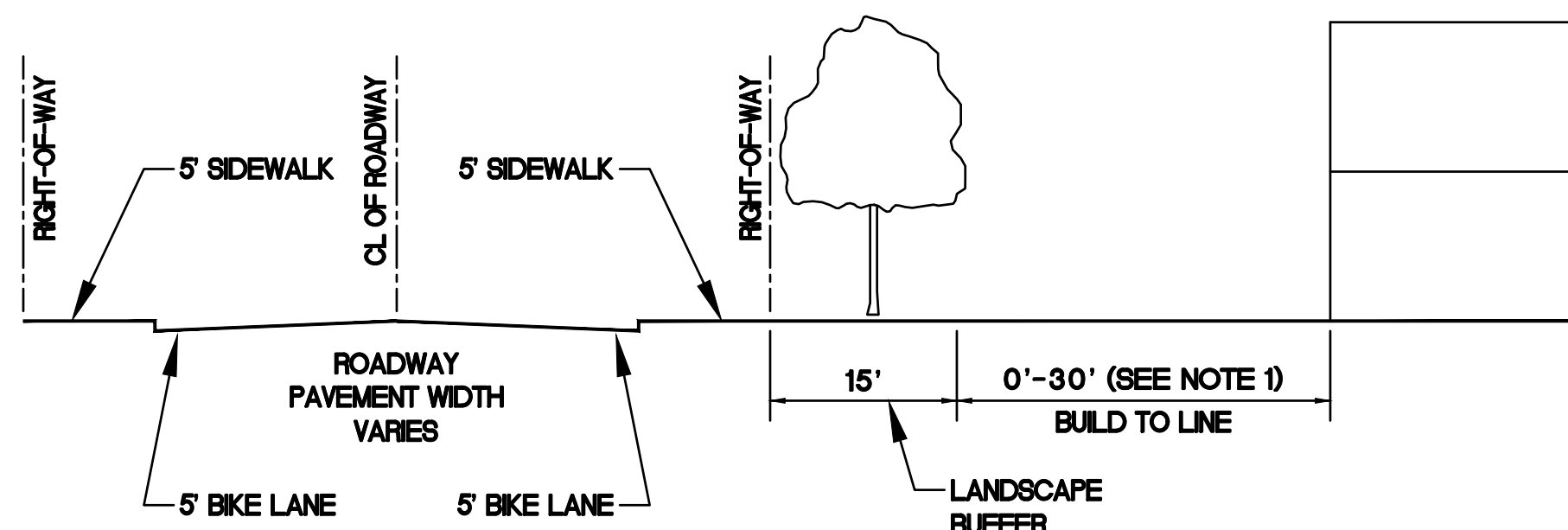
**ST. LOUIS COUNTY NOTES**

- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
- PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
- COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
- CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY.
- ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.



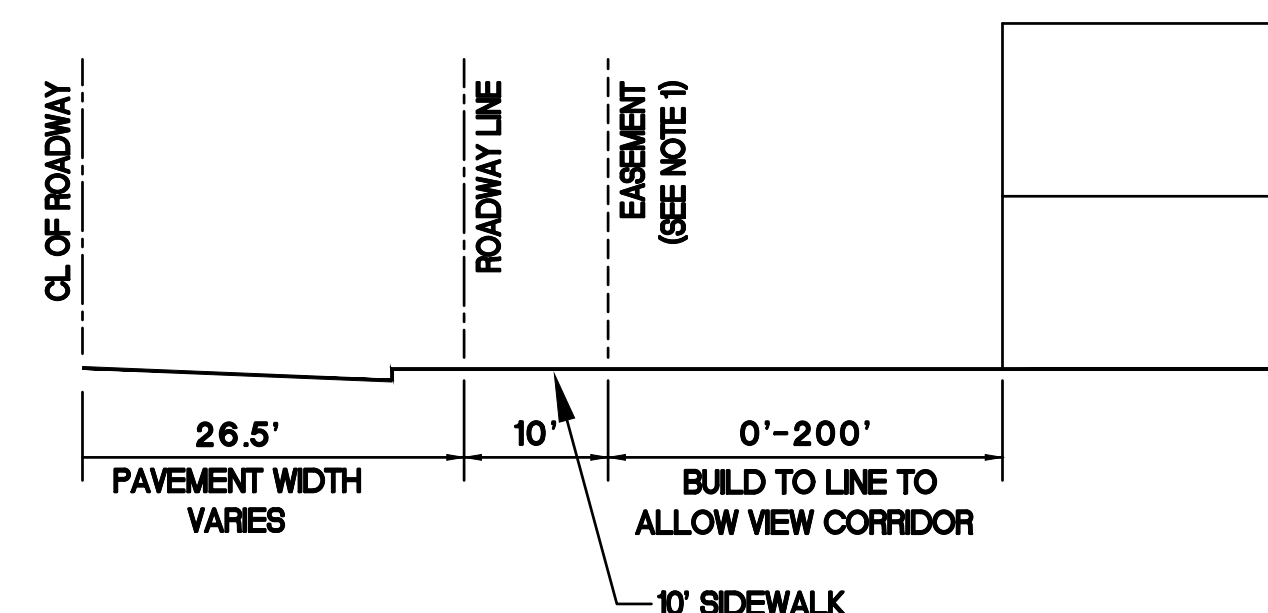
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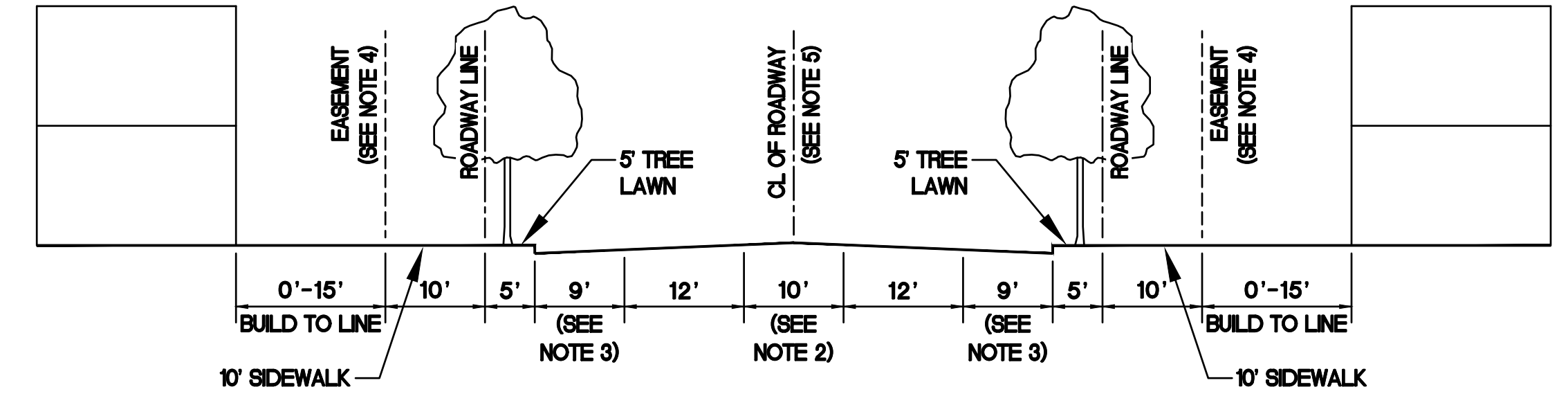
**BURKHARDT PLACE  
(PUBLIC)**

NOTES:  
1. BUILD TO LINE NOT APPLICABLE TO RESIDENTIAL DEVELOPMENTS BETWEEN THE URBAN MIXED USE STREET CONNECTION TO BURKHARDT PLACE ACROSS FROM THE YMCA AND CONTINUING WEST TO THE INTERSECTION OF WILD HORSE CREEK ROAD DUE TO TOPOGRAPHICAL AND DAM CONSTRAINTS.



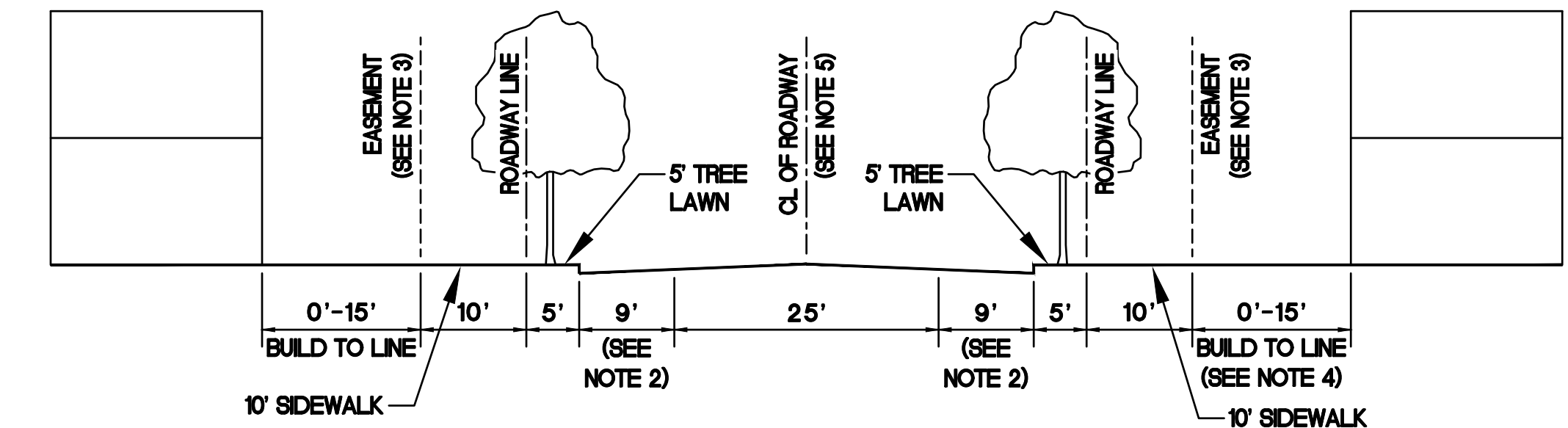
**CONNECTOR STREET (53'W)  
(PRIVATE)**

NOTES:  
1. 10' W SIDEWALK AND UTILITY EASEMENT



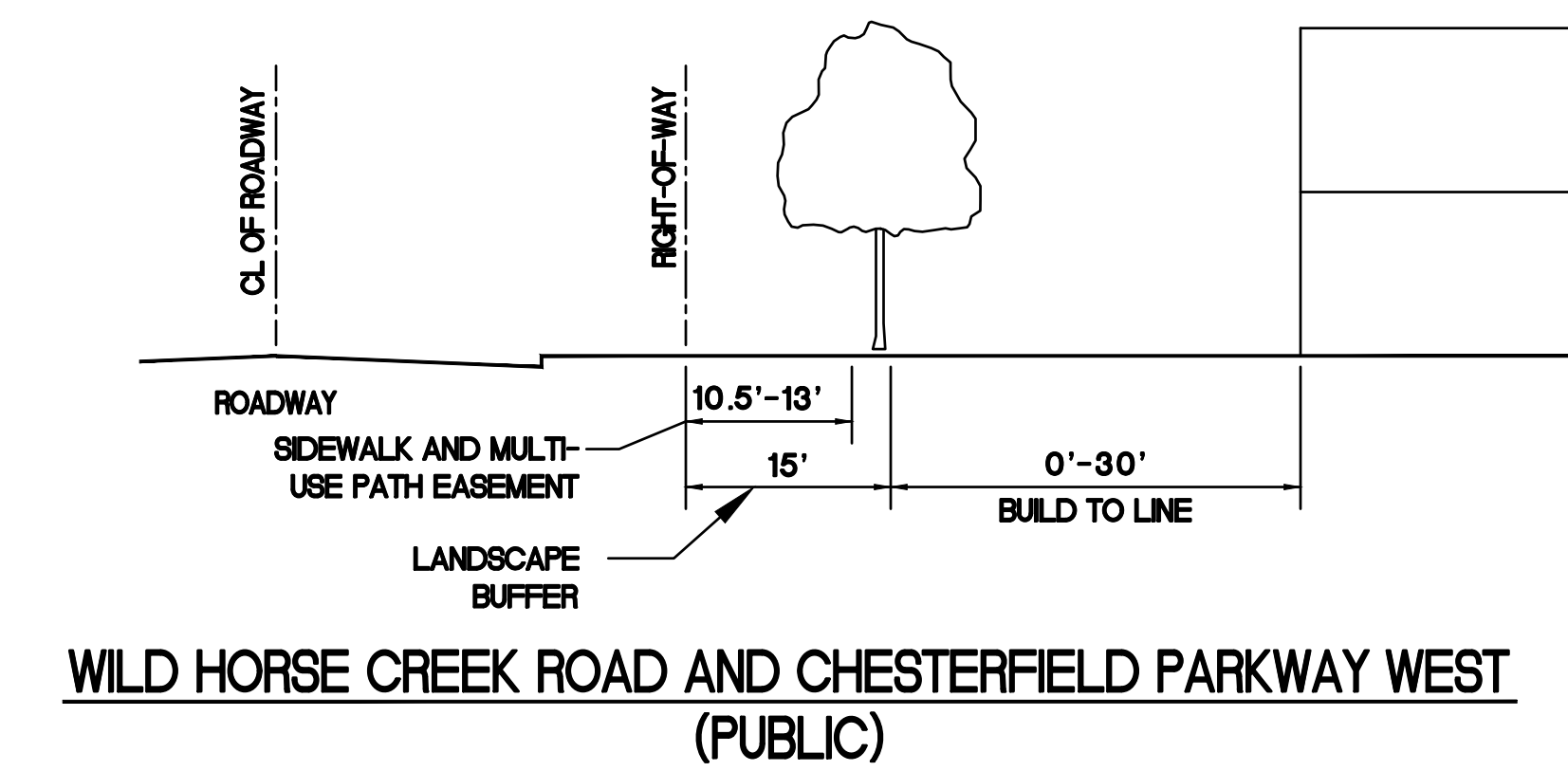
**URBAN MAIN STREET (62'W)  
(A.K.A. LAKEFRONT STREET)  
(PRIVATE)**

NOTES:  
1. ALL DIMENSIONS ARE TO FACE OF CURB  
2. OPTION OF TURN LANE OR MEDIAN  
3. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE  
4. 10' W SIDEWALK AND UTILITY EASEMENT  
5. 100 FOOT MINIMUM CENTER LINE RADIUS

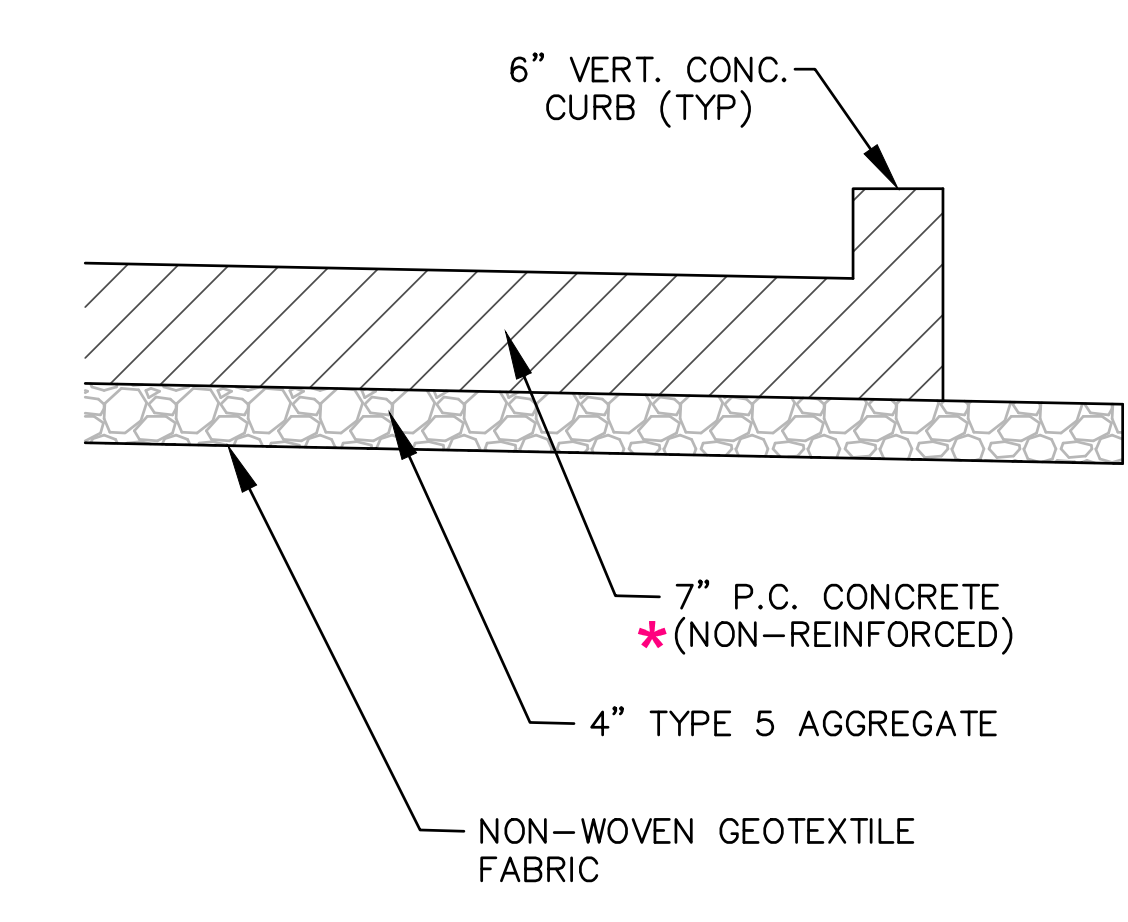


**URBAN MIXED USE STREET (53'W)  
(PRIVATE)**

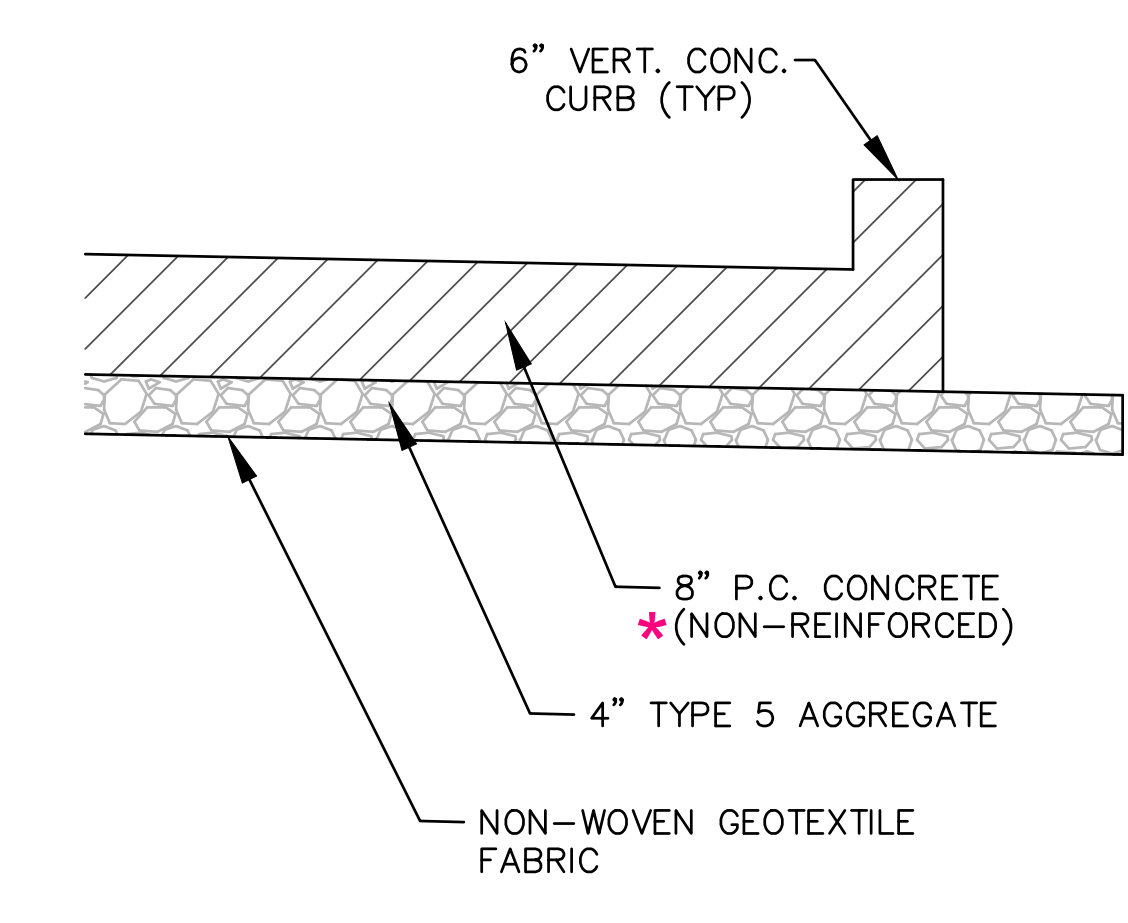
NOTES:  
1. ALL DIMENSIONS ARE TO FACE OF CURB  
2. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE  
3. 10' W SIDEWALK AND UTILITY EASEMENT  
4. BUILD TO LINE MAY BE EXTENDED TO 180' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE  
5. 100 FOOT MINIMUM CENTER LINE RADIUS



**WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST  
(PUBLIC)**



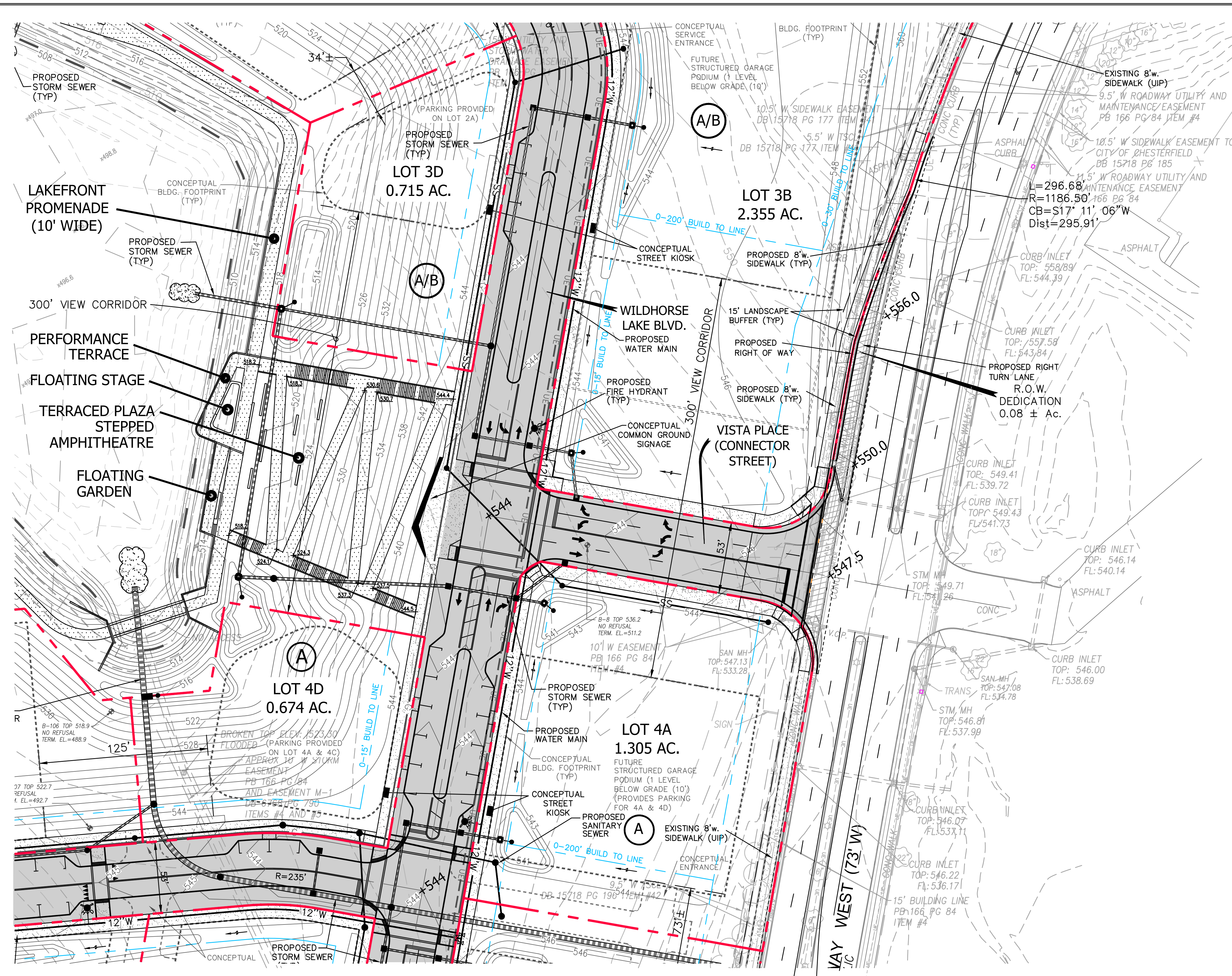
**TYPICAL PAVEMENT SECTION - PRIVATE STREETS  
(N.T.S.)**



**TYPICAL PAVEMENT SECTION - PUBLIC STREETS  
(N.T.S.)**

**ST. LOUIS COUNTY NOTES**

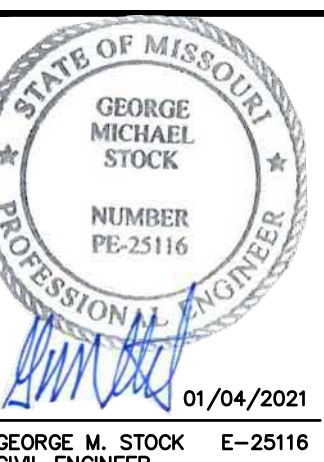
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**VIEW CORRIDOR - TRAIL ACCESS FROM LAKEFRONT STREET**

SCALE: 1"=40'

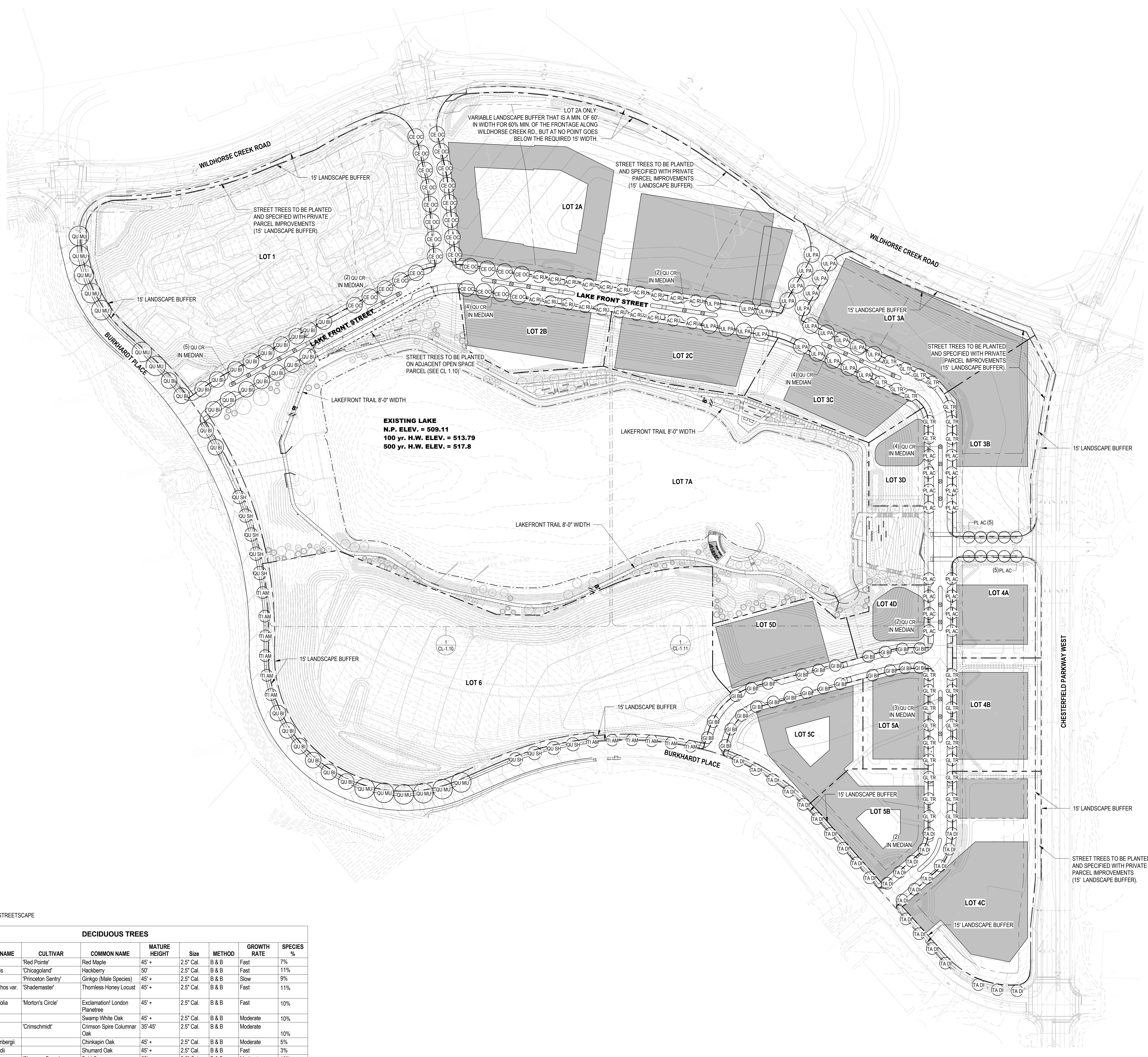
\* NOTE:  
TRANSVERSE AND LONGITUDINAL JOINTS REINFORCEMENT REQUIRED FOR PUBLIC & PRIVATE ROADWAYS PER STANDARD DRAWINGS C502.01 THRU C502.14 OF THE MOST CURRENT ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION'S STANDARD DRAWINGS. ALL TRANSVERSE JOINTS SHALL BE SPACED A MINIMUM OF 10 FEET AND A MAXIMUM OF 15 FEET APART.



REVISIONS:  
1 10/22/2020 REVISED PER COMMENTS  
2 11/13/2020 REVISED PER COMMENTS  
3 12/07/2020 REVISED PER COMMENTS  
4 01/04/2021 PC PACKET

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 09/15/2020	JOB NO.: 219-6670
SCALE: 20MSD-00335	DATE PLOTTED: 185/181
SHEET NO. # MOR161776	TOTAL SHEETS: 1
SHEET TITLE: <b>TYPICAL STREET SECTIONS</b>	
SHEET NO.: <b>C60</b>	





**SHEET NOTES**

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

**GENERAL NOTES**

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

**LEGEND**

SYMBOL	DESCRIPTION
(Circle with dot)	CANOPY TREES - 2.5" CAL.
(Circle with cross)	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
(Circle with vertical lines)	EVERGREEN TREES - HEIGHT SPECIFIED

TREE PLANTING SCHEDULE - STREETSCAPE

DECIDUOUS TREES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	Size	METHOD	GROWTH RATE	SPECIES %
20	AC RU	Acer rubrum	'Red Pointe'	Red Maple	45' +	2.5" Cal.	B & B	Fast	7%
29	CE OC	Celtis occidentalis	'Chicagoland'	Hackberry	50'	2.5" Cal.	B & B	Fast	11%
25	GI BI	Ginkgo biloba	'Princeton Sentry'	Ginkgo (Male Species)	45' +	2.5" Cal.	B & B	Slow	9%
30	GL TR	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5" Cal.	B & B	Fast	11%
26	PL AC	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5" Cal.	B & B	Fast	10%
26	QU BI	Quercus bicolor		Swamp White Oak	45' +	2.5" Cal.	B & B	Moderate	10%
28	QU CR	Quercus robur	'Crimschmidt'	Crimson Spire Columnar Oak	35'-45'	2.5" Cal.	B & B	Moderate	10%
13	QU MU	Quercus muhlenbergii		Chickasaw Oak	45' +	2.5" Cal.	B & B	Moderate	5%
9	QU SH	Quercus shumardii		Shumard Oak	45' +	2.5" Cal.	B & B	Fast	3%
28	TA DI	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'	2.5" Cal.	B & B	Moderate	10%
12	TI AM	Tilia americana	'American Sentry'	American Linden	45' +	2.5" Cal.	B & B	Moderate	5%
25	UL PA	Ulmus parvifolia	'Elmer II'	Allee Elm	60'-70'	2.5" Cal.	B & B	Moderate	9%

1 CL-1.00 CONCEPT LANDSCAPE PLAN - STREETSCAPE

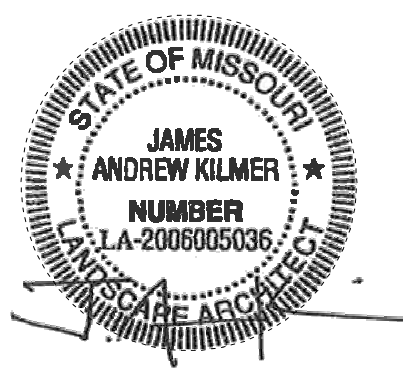


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ST. LOUIS, MISSOURI 63114  
PH: 314.429.5100 F: 314.429.3137

**Lamar Johnson Collaborative**  
2199 INHERBET BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.429.5100

**Stock & Associates**  
Consulting Engineers, Inc.  
LIGHTING DESIGNER

**H2Lty**  
Lighting Design



**WILDHORSE VILLAGE**  
OWNER: WILDHORSE VILLAGE, LP C/O CRG,  
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND  
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE	
DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

DRAWING TITLE  
CONCEPT LANDSCAPE PLAN - STREETSCAPE

DRAWING NO.  
**CL-1.00**

Job # 20.0213

**SHEET NOTES**

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

**GENERAL NOTES**

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

**LEGEND**

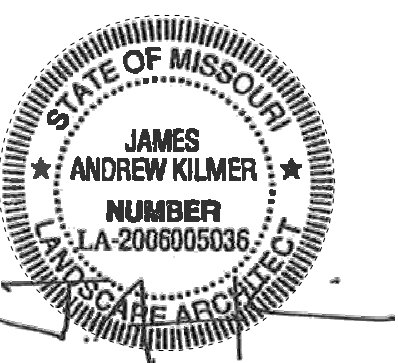
SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5" CAL.
	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

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Lighting Design



**WILDHORSE VILLAGE**  
OWNER: WILDHORSE VILLAGE, LP C/O CRG,  
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND  
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE

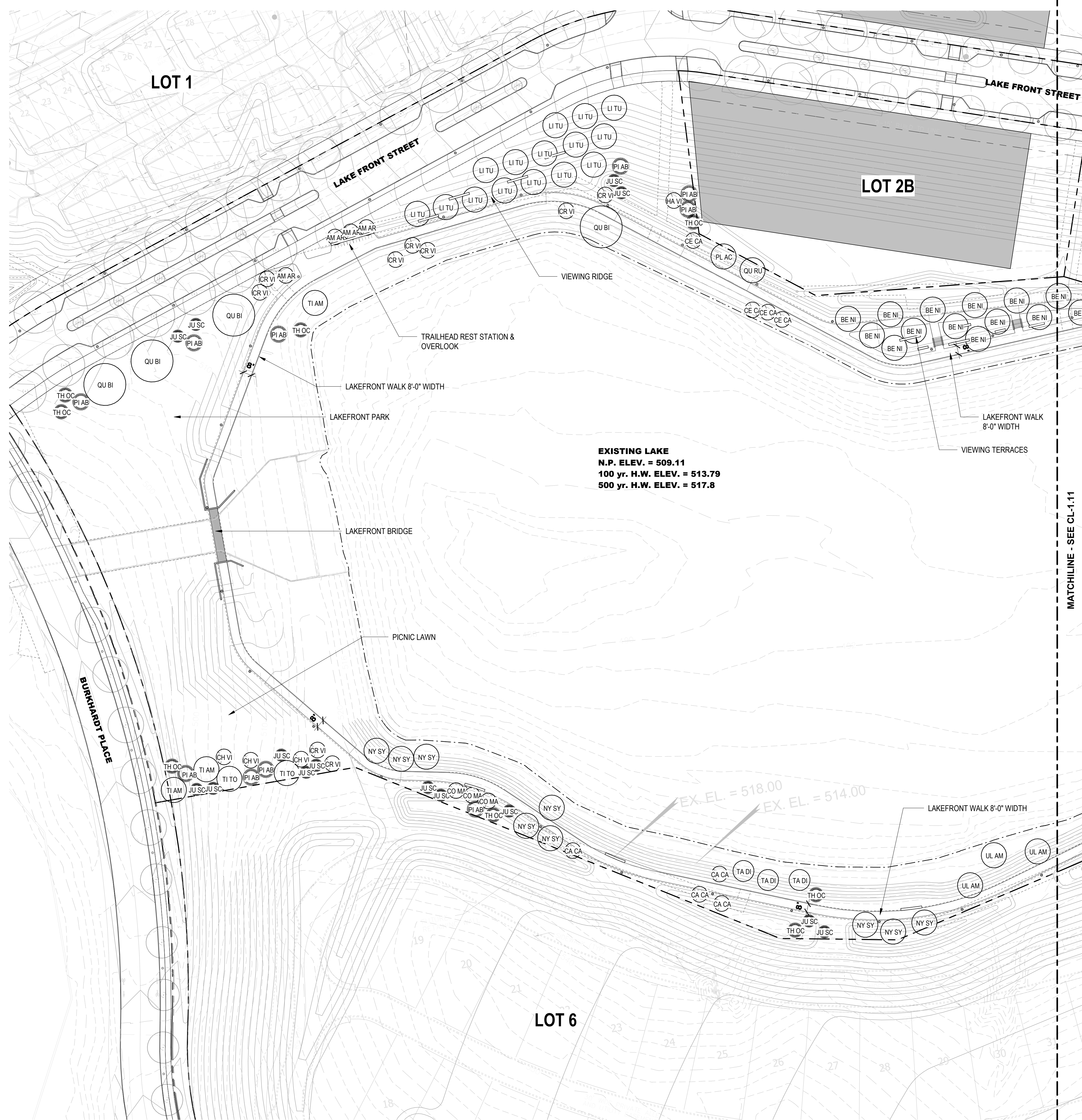
DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

DRAWING TITLE  
CONCEPT LANDSCAPE PLAN-  
OPEN SPACE (AREA A)

DRAWING NO.  
**CL-1.10**

Job # 20.0213



NOTE: FOR PLANTING SCHEDULE, SEE SHEET CL-1.11

1 CONCEPT LANDSCAPE PLAN - OPEN SPACE (AREA A)  
CL-1.10

**SHEET NOTES**

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

**GENERAL NOTES**

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

**LEGEND**

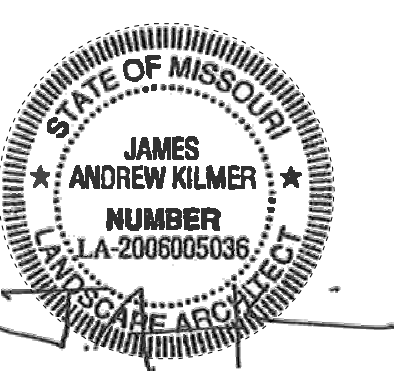
SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5" CAL.
	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

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PH: 314.429.1010

**Stock & Associates**  
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LIGHTING DESIGNER

**H2**  
Lighting Design



**WILDHORSE VILLAGE**  
OWNER: WILDHORSE VILLAGE, LP C/O CRG,  
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND  
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE

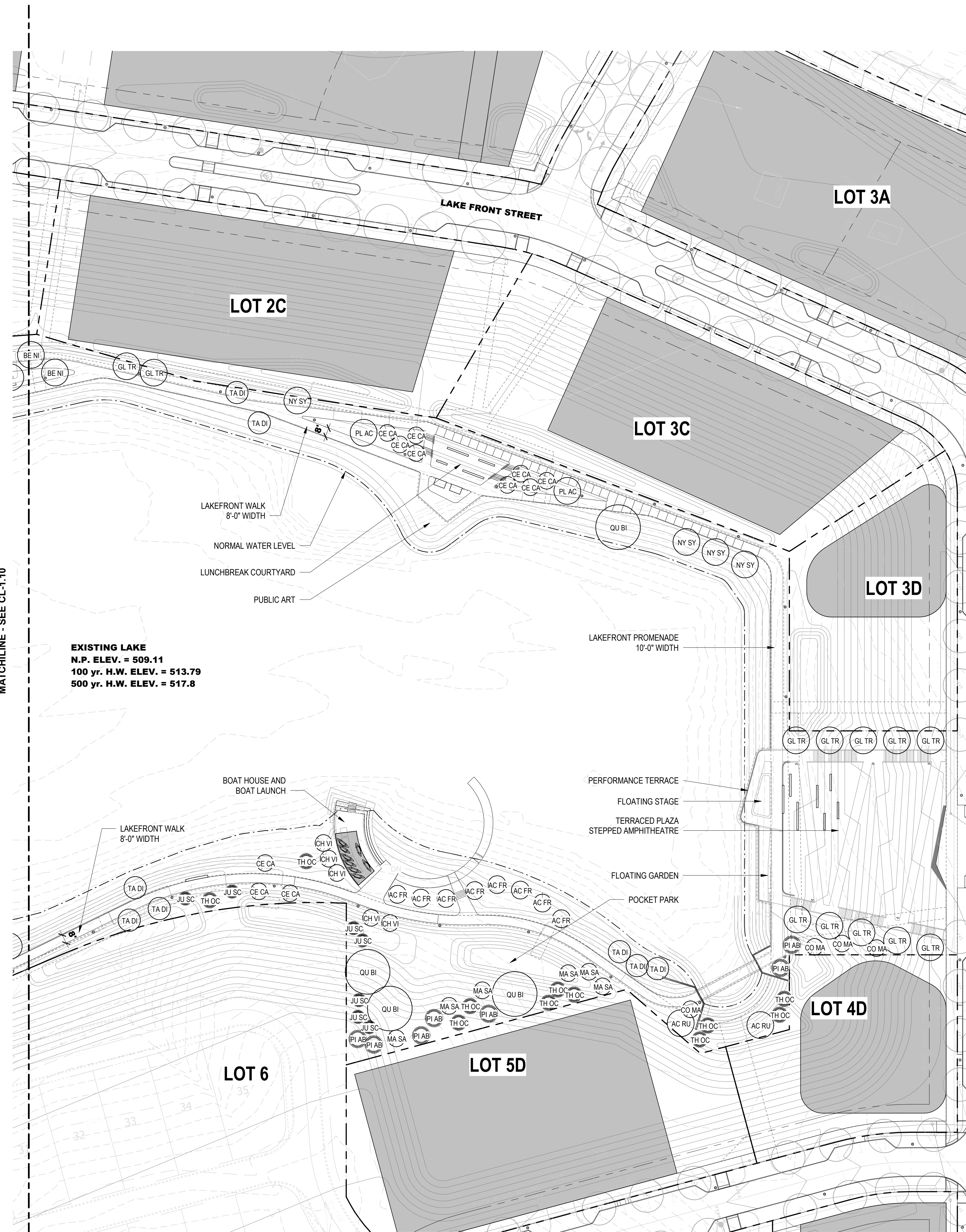
DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

DRAWING TITLE  
CONCEPT LANDSCAPE PLAN -  
OPEN SPACE (AREA B)

DRAWING NO.  
**CL-1.11**

Job # 20.0213



1 CL-1.11 CONCEPT LANDSCAPE PLAN - OPEN SPACE (AREA B)

TREE PLANTING SCHEDULE - OPEN SPACE (AREA A & B)

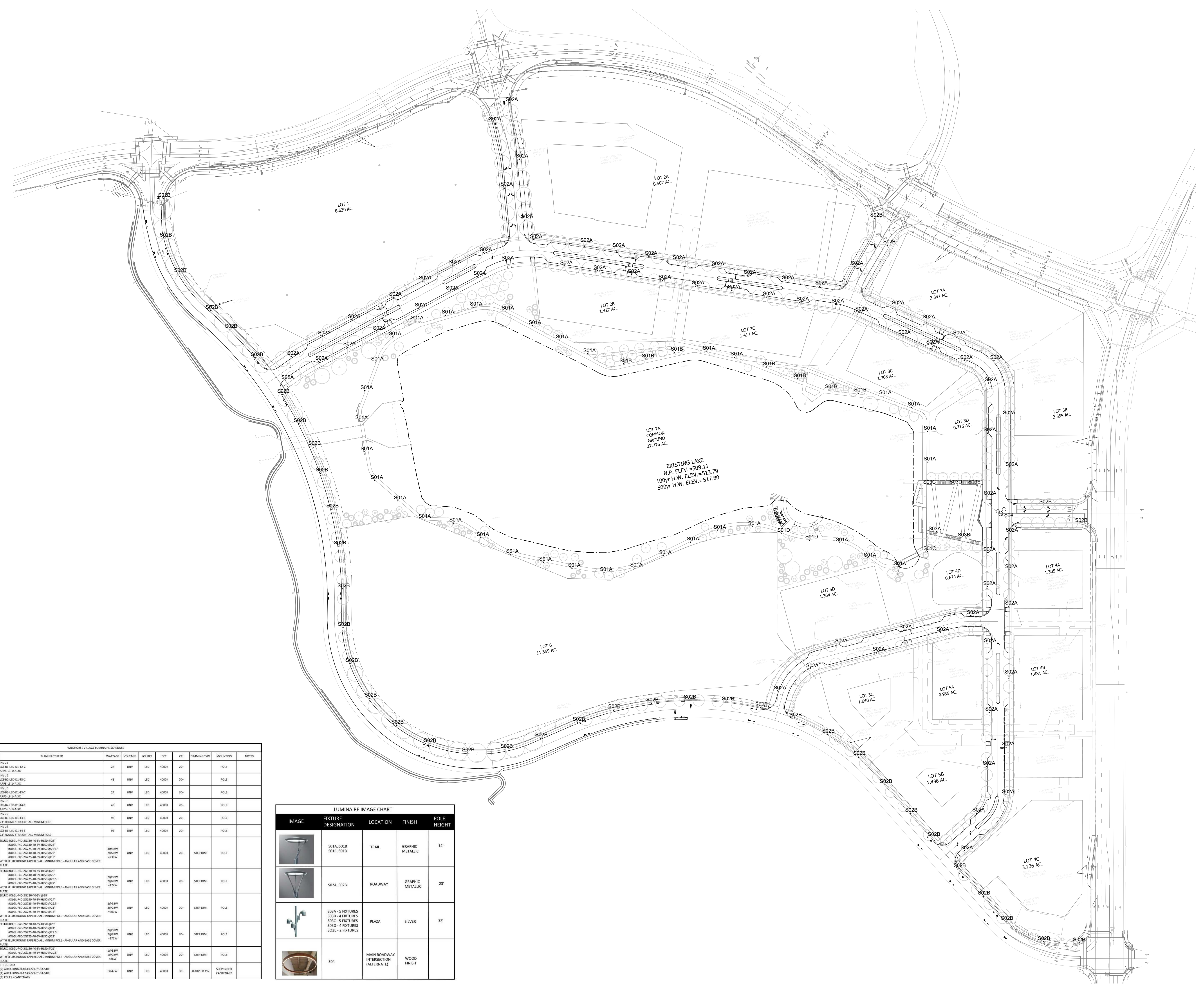
SDCP - DECIDUOUS TREES										
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %	
AC FR	8	Acer freemanii	'Armstrong'	Armstrong Maple	50'-70'	2.5" Cal.	B & B	Fast	4%	
AC RU	2	Acer rubrum	'Red Pointe'	Red Pointe Maple	40'-50'	2.5" Cal.	B & B	Fast	1%	
BE NI	14	Betula nigra	'Cully'	Heritage River Birch	30'-40'	2.5" Cal.	B & B	Fast	7%	
GL TR	12	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5" Cal.	B & B	Fast	6%	
LI TU	15	Liriodendron tulipifera	'Emerald City'	Tulip Tree	55' +	2.5" Cal.	B & B	Moderate	7%	
NY SY	13	Nyssa sylvatica	'Wildfire'	Blackgum	30'-50'	2.5" Cal.	B & B	Slow	6%	
PL AC	3	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5" Cal.	B & B	Fast	2%	
QU BI	8	Quercus bicolor		Swamp White Oak	50'-60'	2.5" Cal.	B & B	Moderate	4%	
QU RU	1	Quercus rubra		Northern Red Oak	60'-75'	2.5" Cal.	B & B	Moderate	1%	
TA DI	11	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'-60'	2.5" Cal.	B & B	Fast	5%	
TI AM	3	Tilia americana	'McKsentry'	American Linden	40'-45'	2.5" Cal.	B & B	Moderate	2%	
TI TO	2	Tilia tomentosa		Silver Linden	50'-70'	2.5" Cal.	B & B	Moderate	1%	
UL AM	3	Ulmus americana	'Princeton'	Princeton Elm	60'-70'	2.5" Cal.	B & B	Fast	2%	

SDCP - EVERGREEN TREES										
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %	
JU SC	21	Juniperus scopulorum		Colorado Blue Spruce	20'	8'-10'	B & B	Moderate	10%	
PI AB	17	Prinos abies		Norway Spruce	80'-100'	8'-10'	B & B	Slow	8%	
TH OC	19	Thuja occidentalis	'Green Giant'	Green Giant Arborvitae	40'-60'	8'-10'	B & B	Moderate	10%	

SDCP - ORNAMENTAL TREES										
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %	
AM AR	4	Amelanchie arborea		Common Serviceberry	25'-30'	Multi-stem	B & B	Multi-stemmed	2%	
CA CA	4	Carpinus caroliniana		American Hornbeam	20'-30'	Slow	B & B	Slow	2%	
CE CA	15	Cercis canadensis		Eastern Redbud	25'-30'	Multi-stem	B & B	Multi-stemmed	7%	
CH VI	8	Chionanthus virginicus		Fringe Tree	20'-30'	Multi-stem	B & B	Slow	4%	
CO MA	7	Cornus mas		Cornelian Cherry Dogwood	15'-25'	15'-25'	B & B	Moderate	3%	
CR VI	9	Crataegus viridis	'Winter King'	Winter King Hawthorn	25'	2.5" Cal.	B & B	Slow	4%	
HA VI	1	Hamelis virginiana		Witch Hazel	20'-30'	Slow	B & B	Slow	1%	
MA SA	6	Melus sargentii		Sargent Crabapple	6'-12'	2.5" Cal.	B & B	Slow	3%	



TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	SELECTOR	SOCKET	LEET	DR	SHAWING TYPE	MODIFIED	NOTES
S01A	TRIPLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IV DISTRIBUTION	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	POLE	
S01B	TRIPLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IV DISTRIBUTION	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	POLE	
S01C	TRIPLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IV DISTRIBUTION	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	POLE	
S01D	TRIPLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IV DISTRIBUTION	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	POLE	
S02A	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	POLE	
S02B	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	POLE	
S03A	(2) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	STEP 10M	POLE
S03B	(2) AREA LUMINAIRE CLUSTER ON SINGLE ALUMINUM POLE	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	STEP 10M	POLE
S03C	(2) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	STEP 10M	POLE
S03D	(2) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	STEP 10M	POLE
S03E	(2) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	70L	STEP 10M	POLE
S04	TRIPLE HEAD	TRIPLE	140W LED 30-75°C	0	UNV	LED	4000K	80L	0.125 TO 1.0	SUPPORTING CONTAINER

IMAGE	FIXTURE DESIGNATION	LOCATION	FINISH	POLE HEIGHT
	S01A, S01B S01C, S01D	TRAIL	GRAPHIC METALLIC	14'
	S02A, S02B	ROADWAY	GRAPHIC METALLIC	23'
	S03A - 5 FIXTURES S03B - 4 FIXTURES S03C - 5 FIXTURES S03D - 4 FIXTURES S03E - 2 FIXTURES	PLAZA	SILVER	32'
	S04	MAIN ROADWAY INTERSECTION (AFTERMATEL)	WOOD FINISH	

1 SITE LIGHTING PLAN  
1" = 100'-0"

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**Lamar Johnson Collaborative**  
2109 INHERIT, BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.428.1010  
CIVIL ENGINEER

**Stock & Associates**  
Consulting Engineers, Inc.  
LIGHTING DESIGNER



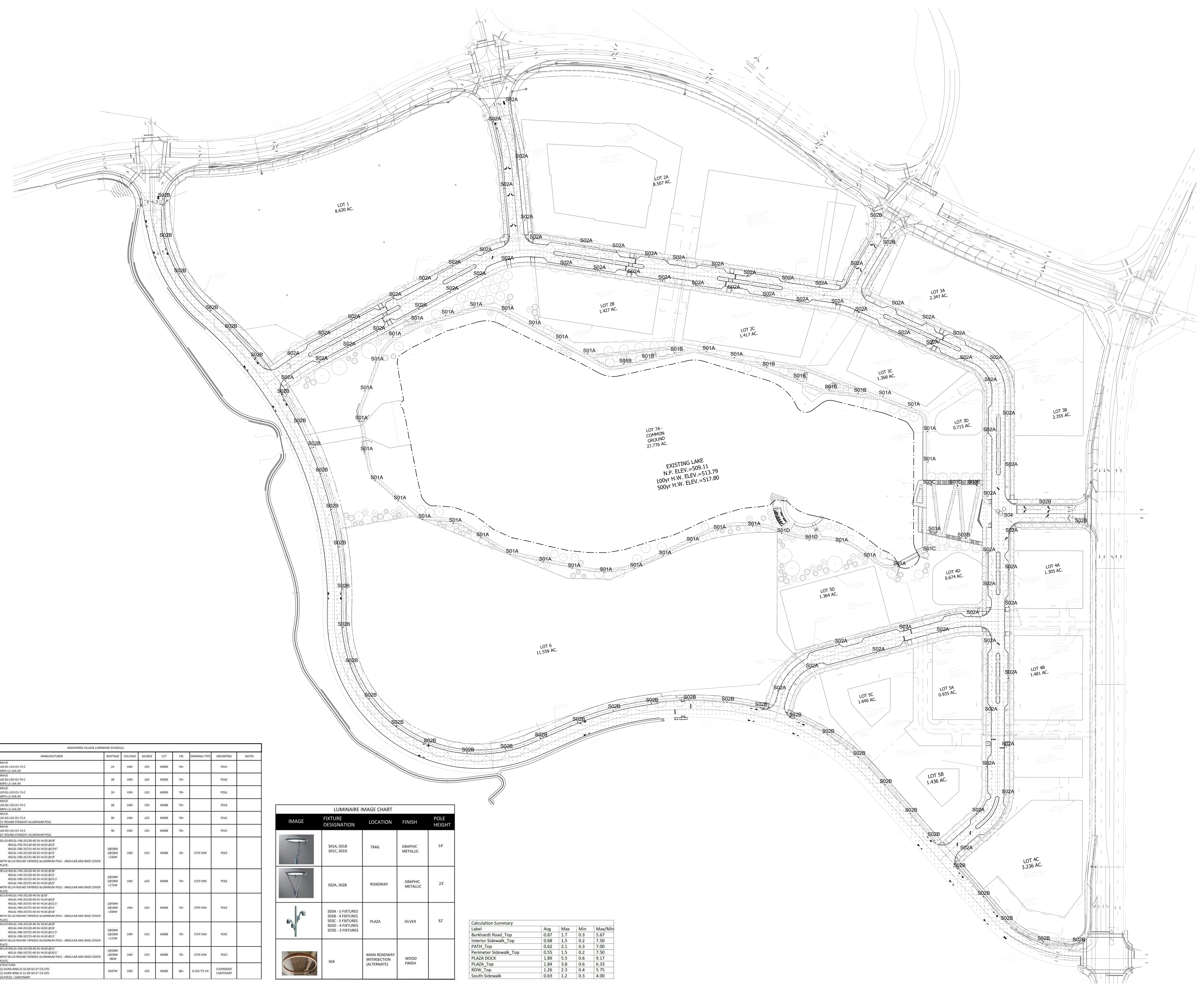
**WILDHORSE VILLAGE**  
WILDHORSE VILLAGE, LP C/O ORG.  
ATTN: MR. JEFF TEGETHOFF - OPERATING PARTNER  
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND  
BURKHARDT PLACE - CHESTERFIELD, MO

DESCRIPTION	DATE
SDCP	9.14.2020
Categories A and B	10.22.2020
Amended SDCP	
Revised Per Comments	11.13.2020
Revised Per Comments	12.07.2020
Progress Set	12.23.2020
PC Packet	01.04.2021

BUILDING MAP

DRAWING TITLE  
SITE LIGHTING PLAN  
DRAWING NO.  
**E1.100**  
Job # 20.0213

14/02/2021 10:52 AM



TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	SELECTION	POLE	LOT	DR	SHAWING TYPE	MODIFIED	NOTES
S01A	SINGLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01B	TRIPLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01C	TRIPLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01D	SINGLE HEAD LUMINAIRE AND SECONDARY POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01E	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01F	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01G	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01H	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01I	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01J	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01K	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01L	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01M	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01N	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01O	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01P	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01Q	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01R	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01S	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01T	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01U	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01V	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01W	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01X	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01Y	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S01Z	SINGLE HEAD LUMINAIRE AND POLE TYPE IN DISTRIBUTION	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02A	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02B	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02C	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02D	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02E	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02F	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02G	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02H	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02I	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02J	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02K	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02L	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02M	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02N	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02O	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02P	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02Q	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02R	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02S	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02T	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02U	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02V	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02W	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02X	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02Y	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S02Z	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03A	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03B	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03C	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03D	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03E	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03F	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03G	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03H	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03I	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03J	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03K	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03L	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03M	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03N	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03O	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03P	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03Q	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03R	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03S	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03T	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03U	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03V	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03W	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03X	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03Y	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S03Z	AREA LUMINAIRE CLUSTER ON SINGLE LUMINAIRE POLE	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	70L	POLE		
S04	THREE RINGS	TRIPLE LED-DS-F1-C METAL LUMINAIRE	24	UNV	LED	4000K	80L	SUPPORTING OVERHANG		

IMAGE	FIXTURE DESIGNATION	LOCATION	FINISH	POLE HEIGHT
	S01A, S01B S01C, S01D	TRAIL	GRAPHIC METALLIC	14'
	S02A, S02B	ROADWAY	GRAPHIC METALLIC	23'
	S03A - 5 FIXTURES S03B - 4 FIXTURES S03C - 4 FIXTURES S03E - 2 FIXTURES	PLAZA	SILVER	32'
	S04	MAIN ROADWAY INTERSECTION (AFTERMATE)	WOOD FINISH	

Label	Avg	Max	Min	Max/Min
Burkhardt Road_Top	0.87	1.7	0.3	5.67
Interior Sidewalk_Top	0.68	1.5	0.2	7.50
Park_Top	0.62	2.1	0.3	7.00
Perimeter Sidewalk_Top	0.55	1.5	0.2	7.50
PLAZA DOCK	1.89	5.5	0.6	9.17
PLAZA_Top	1.84	3.8	0.6	6.33
RDW_Top	1.26	2.3	0.4	5.75
South Sidewalk	0.63	1.2	0.3	4.00

1 SITE LIGHTING CALCULATION PLAN  
1" = 100'-0"

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
2109 INNERBELT BUSINESS CENTER DRIVE  
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**Lamar Johnson Collaborative**  
2109 INNERBELT BUSINESS CENTER DRIVE  
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PH: 314.428.1910  
CIVIL ENGINEER

**Stock & Associates**  
Consulting Engineers, Inc.

LIGHTING DESIGNER  
**H2** Lighting Group

**WILDHORSE VILLAGE**  
WILDHORSE VILLAGE, LP CO ORG.  
ATTN: MR. JEFF TEGETHOFF - OPERATING PARTNER  
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND  
BURKHARDT PLACE - CHESTERFIELD, MO

DESCRIPTION	DATE
SDCP	9/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
Progress Set	12/23/2020
PC Packet	01/04/2021

DATE	DESCRIPTION



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

**'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES**

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
1	Red Maple	10	15'	1	Trunk Decay	X	
2	Red Maple	9	20'	1	Trunk Decay	X	
3	Red Maple	9	10'	1	Trunk Decay	X	
4	Red Maple	12	12'	1		X	
5	Red Maple	9	10'	1		X	
6	Green Ash	24	40'	2	Poor structure/form	X	
7	Green Ash	14	30'	2	Poor structure/form	X	
8	Green Ash	14	25'	2	Poor structure/form	X	
9	Green Ash	14	25'	2	Poor structure/form	X	
10	Green Ash	14	25'	2			X
11	Green Ash	8	15'	2			X
12	Green Ash	12	15'	2		X	
13	Green Ash	12	25'	2		X	
14	Green Ash	16	25'	1		X	
15	Green Ash	12	20'	2		X	
16	Green Ash	10	20'	2		X	
17	Green Ash	12	25'	2			X
18	Locust	18	30'	2	Multi-stem	X	
19	Locust	12	20'	2	Multi-stem	X	
20	Allanhus	24	30'	2	Multi-stem	X	
21	Birch	12	15'	2		X	
27	Locust	12	25'	2		X	
28	Locust	12	25'	2		X	

Condition Rating
1 = Poor
4 = Excellent

**'WILDHORSE VILLAGE' SITE TREE NOTES**

- Woodland "A" (110,955 sq.ft.) (2.547ac)
  - Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
  - Condition: Fair
  - Average size 8-12" DBH
- Woodland "B" (135,622 sq.ft.) (3.113ac)
  - Primarily Red Oak, Sassafras, Elm
  - Condition: Fair
  - Average size 10" DBH
- Woodland "C" (97,155 sq.ft.) (2.230ac)
  - Cedar/Hardwood mix
- Woodland "D" (101,387 sq.ft.) (2.328ac)
  - Primarily Red Oak, Elm, Cedar
  - Condition: Poor to fair
  - Average size 10" DBH
- Woodland "E" (191,558 sq.ft.) (4.398ac)
  - Primarily Sassafras, Black Cherry, Elm, with Honeysuckle and Russian Olive understory
  - Condition: Poor to fair
  - Average size 6-8" DBH along western portion and 10-12" DBH along eastern portion
- Woodland "F" (52,711 sq.ft.) (1.210ac)
  - Primarily Red Oak, Elm, Cedar
  - Condition: Fair
  - Average size 8-10" DBH

Woodland "A" = 110,955 sq.ft.  
 Woodland "B" = 135,622 sq.ft.  
 Woodland "C" = 97,155 sq.ft.  
 Woodland "D" = 101,387 sq.ft.  
 Woodland "E" = 191,558 sq.ft.  
 Woodland "F" = 52,711 sq.ft.  
 Individual trees outside of woodland boundaries = 7,369 sq.ft.  
 TOTAL SQ.FT. OF EXISTING CANOPY = 696,757 sq.ft. (16.0 ac)

**'FREEDOM TITLE' SITE INDIVIDUAL TREES**

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
22	Green Ash	15	40'	3			X
23	Green Ash	15	40'	3			X
24	Green Ash	15	30'	2			X
25	Crabapple	10	15'	2			X
26	Crabapple	10	15'	2			X

Total canopy = 3,376sf (0.08ac)

**'CVI' SITE TREE NOTES**

- Woodland "A" (5,719sf sq.ft.) (0.13ac)
  - Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
  - Condition: Fair
  - Average size 8-12" DBH

**'BURKHART R.O.W.' SITE TREE NOTES**

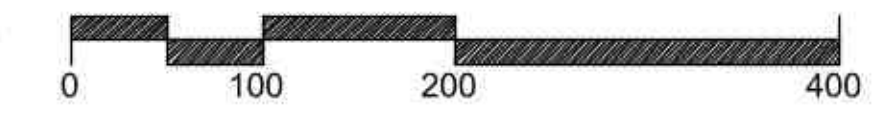
- Woodland "A" (56,175sf sq.ft.) (1.29ac)
  - Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
  - Condition: Fair
  - Average size 8-12" DBH

**LEGEND**

Symbol	Description
#	Existing individual tree
○	Ex. individual tree canopy
■	Existing On-Site Woodland, see 'WILDHORSE VILLAGE' SITE TREE NOTES
▨	Existing Off-Site Woodland, see 'CVI' SITE TREE NOTES
▩	Existing Off-Site Woodland, see 'BURKHART R.O.W.' SITE TREE NOTES



Tree Stand Delineation  
SCALE 1"=100'



Tree Stand Delineation Prepared under direction of Brian Bage Certified Arborist MW-5033A

Revisions:

Date	Description	No.
5-21-20	Add Tree Info	2

Drawn: LWH  
Checked: JAS

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 Loomis Associates Inc.  
 Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Stand Delineation

Sheet No: TSD-1

Date: 03/04/20  
Job #: 813.082

**WILDHORSE VILLAGE**  
 WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND  
 BURKHART PLACE - CHESTERFIELD MISSOURI

NOTE:  
PER ORDINANCE #2607 OF 2010, TREE CANOPY CREDITS  
WERE PROVIDED AS FOLLOWS:

CHESTERFIELD VILLAGE INC. ("CVI") "PARK SITES" PARCEL TREES			
PARCEL	ACREAGE	WOODLAND COVERAGE	Agreement
C226B	10.5	10.5	Ord. 2607
C204	1.0	1.0	Ord. 2607
C207	0.9	0.2	Ord. 2607
TOTAL		11.7	Ord. 2607
70%		8.2	
C121	1.012	0.0	First Amendment
C220A	9.9	9.9	First Amendment
C252W	3.3	3.3	First Amendment
C254W	2.5	2.5	First Amendment
C148	0.4	0.4	First Amendment
C254CS	1.4	1.4	First Amendment
TOTAL	18.512	17.5	First Amendment
70%		12.25	
COMBINED		20.45	

**'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES**

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite	Preserved	To Be Removed
1	Red Maple	10	15'	1	Trunk Decay	X			X
2	Red Maple	9	20'	1	Trunk Decay	X			X
3	Red Maple	9	10'	1	Trunk Decay	X			X
4	Red Maple	12	12'	1		X			X
5	Red Maple	9	10'	1		X			X
6	Green Ash	24	40'	2	Poor structure/form	X			X
7	Green Ash	14	30'	2	Poor structure/form	X			X
8	Green Ash	14	25'	2	Poor structure/form	X			X
9	Green Ash	14	25'	2	Poor structure/form	X			X
10	Green Ash	14	25'	2			X		X
11	Green Ash	8	15'	2			X		X
12	Green Ash	12	15'	2		X			X
13	Green Ash	12	25'	2		X			X
14	Green Ash	16	25'	1		X			X
15	Green Ash	12	20'	2		X			X
16	Green Ash	10	20'	2		X			X
17	Green Ash	12	25'	2			X		X
18	Locust	18	30'	2	Multi-stem	X			X
19	Locust	12	20'	2	Multi-stem	X			X
20	Alnus	24	30'	2	Multi-stem	X			X
21	Birch	12	15'	2		X			X
27	Locust	12	25'	2		X			X
28	Locust	12	25'	2		X			X

Condition Rating	
1	= Poor
4	= Excellent

TOTAL SITE AREA: 78.23 Ac.  
TOTAL EXISTING TREE CANOPY: 696,757 sq.ft. (16.0 ac.)

30% REQUIRED PRESERVATION: 16.0 ac. x .30 = 4.8 ac. REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 4.8 ACRES OF THE TREE CANOPY CREDIT.

**'FREEDOM TITLE' SITE INDIVIDUAL TREES**

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite	Preserved	To Be Removed
22	Green Ash	15	40'	3			X	X	
23	Green Ash	15	40'	3			X	X	
24	Green Ash	15	30'	2			X	X	
25	Crabapple	10	15'	2			X	X	
26	Crabapple	10	15'	2			X	X	

TOTAL EXISTING TREE CANOPY: 3,376 sq.ft. (0.08 ac.)

30% REQUIRED PRESERVATION: 3,376 sq.ft. x .30 = 1,013 sq.ft. (0.02 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.02 ACRES OF THE TREE CANOPY CREDIT.

**'CVI' SITE TREES**

TOTAL EXISTING TREE CANOPY: 5,719 sq.ft. (0.13 ac.)

30% REQUIRED PRESERVATION: 5,719 sq.ft. x .30 = 1,718 sq.ft. (0.04 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.04 ACRES OF THE TREE CANOPY CREDIT.

**'BURKHART R.O.W.' SITE TREES**

TOTAL EXISTING TREE CANOPY: 56,175 sq.ft. (1.29 ac.)

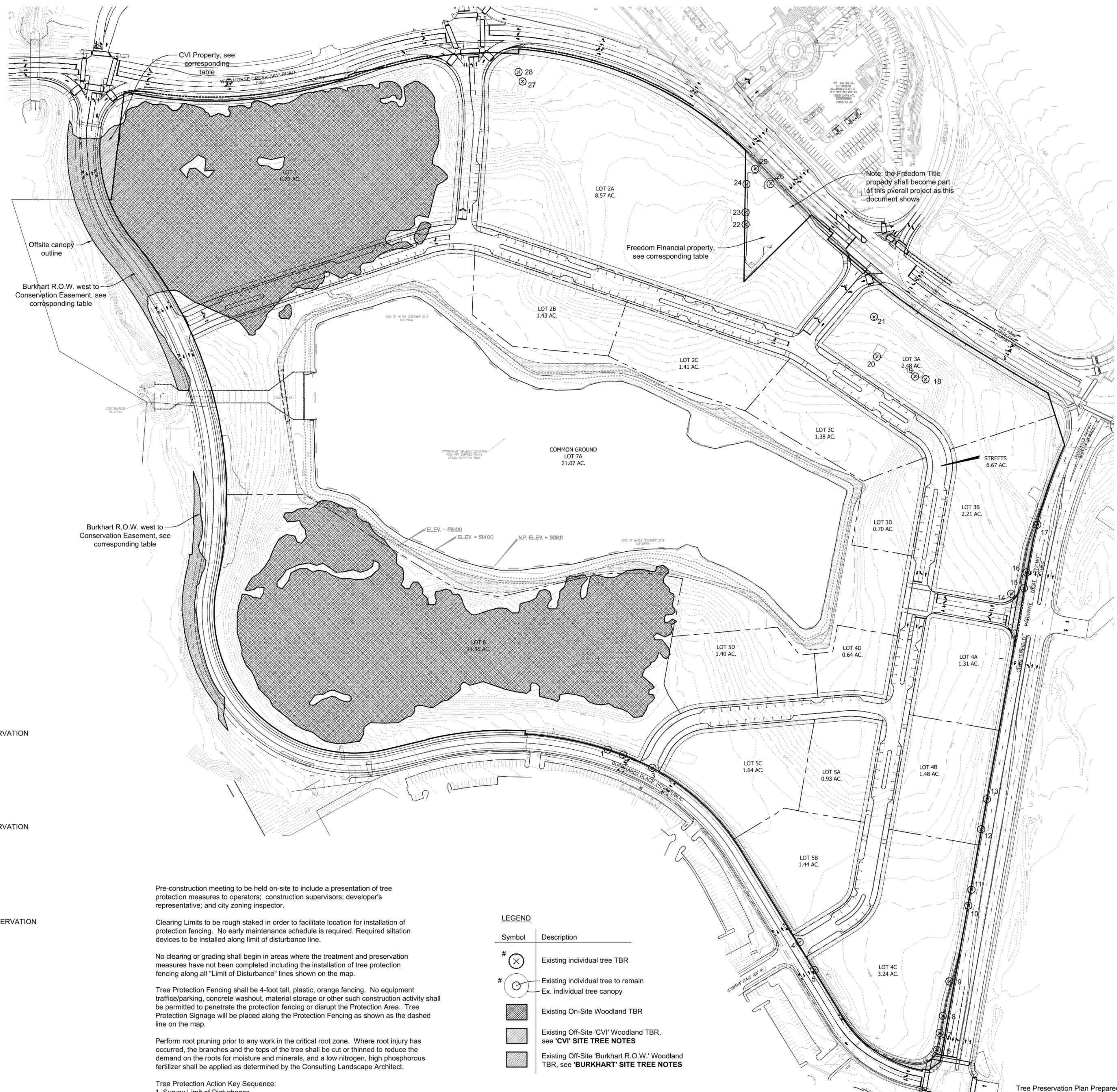
30% REQUIRED PRESERVATION: 56,175 sq.ft. x .30 = 16,853 sq.ft. (0.39 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.39 ACRES OF THE TREE CANOPY CREDIT.

**TOTAL TREE CANOPY CREDITS UTILIZED**

WILDHORSE VILLAGE = 4.8 ac.  
FREEDOM TITLE = 0.02 ac.  
CVI = 0.04 ac.  
BURKHART R.O.W. = 0.39 ac.

**TOTAL = 5.25 ac. TREE CANOPY CREDITS UTILIZED**



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.

Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Required siltation devices to be installed along limit of disturbance line.

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 map.

Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protection Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.

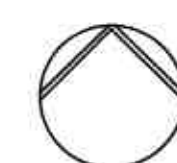
Perform root pruning prior to any work in the critical root zone. Where root injury has occurred, the branches and the tops of the tree shall be cut or thinned to reduce the demand on the roots for moisture and minerals, and a low nitrogen, high phosphorous fertilizer shall be applied as determined by the Consulting Landscape Architect.

Tree Protection Action Key Sequence:

1. Survey Limit of Disturbance
2. Perform root pruning
3. Install Tree Protection Fencing
4. Post Tree Protection Signage on Fence; no signs will be posted on any trees
5. Maintain Tree Protection Area as off-limits zone

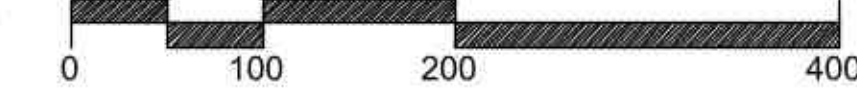
**LEGEND**

Symbol	Description
# (X)	Existing individual tree TBR
# (O)	Existing individual tree to remain Ex. individual tree canopy
[Hatched Box]	Existing On-Site Woodland TBR
[Dotted Box]	Existing Off-Site 'CVI' Woodland TBR, see 'CVI' SITE TREE NOTES
[Cross-hatched Box]	Existing Off-Site 'Burkhart R.O.W.' Woodland TBR, see 'BURKHART' SITE TREE NOTES



**Tree Preservation Plan**

SCALE 1"=100'



Jerald Saunders - Landscape Architect  
MO License # LA-0071  
Consultants:

**WILDHORSE VILLAGE**  
WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND  
BURKHART PLACE - CHESTERFIELD MISSOURI

Revisions:

Date	Description	No.
4-3-20	Plan Revision	1
5-21-20	Add Tree Info	2
6-15-20	Plan Revision	3
7-23-20	Plan Revision	4

Drawn: LWH  
Checked: JAS



Sheet Title: Tree Preservation Plan

Sheet No: **TPP-1**

Date: 03/04/20  
Job #: 813.082

Tree Preservation Plan Prepared  
under direction of: Brian Bage  
Certified Arborist MW-5033A

*B. Bage*

# Wildhorse Village

LANDSCAPE DESIGN UPDATE

December 2020

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS

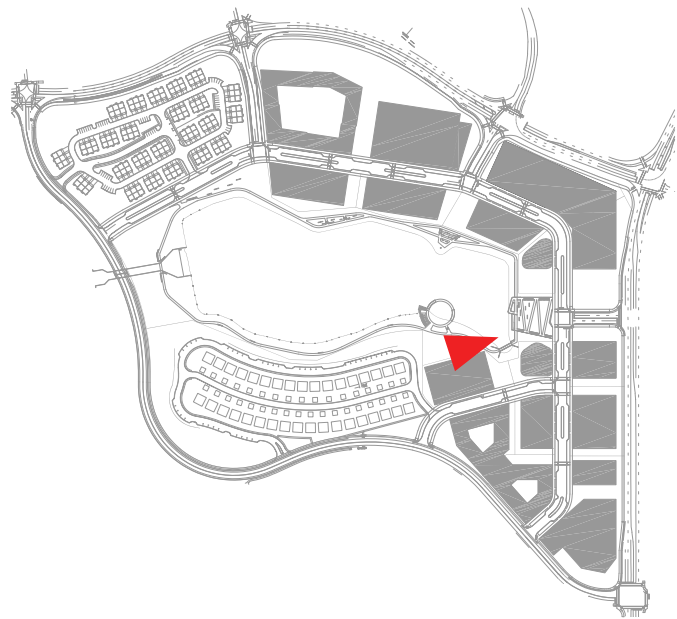
**Lamar Johnson  
Collaborative**   
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# WILDHORSE VILLAGE S D C P



## NARRATIVE:

The primary open space guides visitors through a terraced plaza park which creates a stepped amphitheatre for large gatherings. The cast in place concrete seating is arranged so the viewer is looking out toward the water. In the foreground, an elevated/floating stage sits centered within the performance terrace. The performance terrace acts as an overlook extending into the water and provides visitors a grand view of the lake and development. The floating garden area directly engages the water and extends towards a sunken seating area. This area will provide the appearance of 'floating' above the water from the viewer's perspective.



\*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

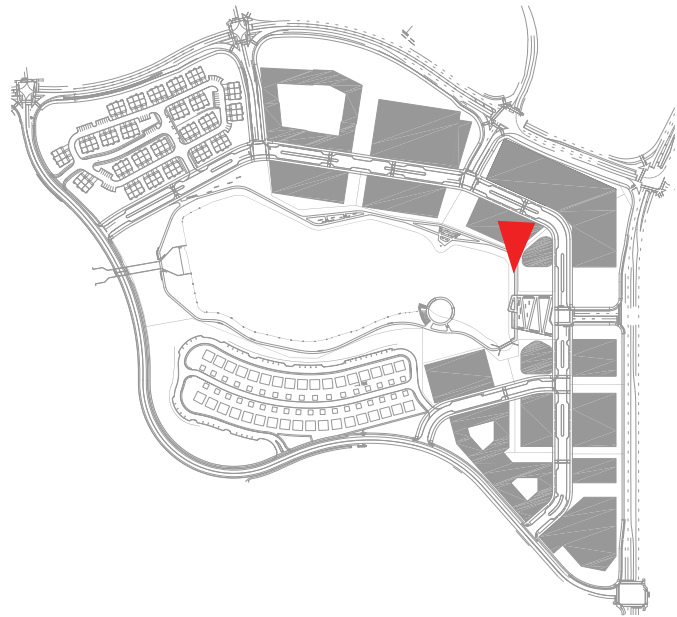
TERRACED PLAZA STEPPED  
AMPHITHEATRE

PERFORMANCE  
TERRACE

FLOATING STAGE

FLOATING GARDEN

# WILDHORSE VILLAGE S D C P



## NARRATIVE:

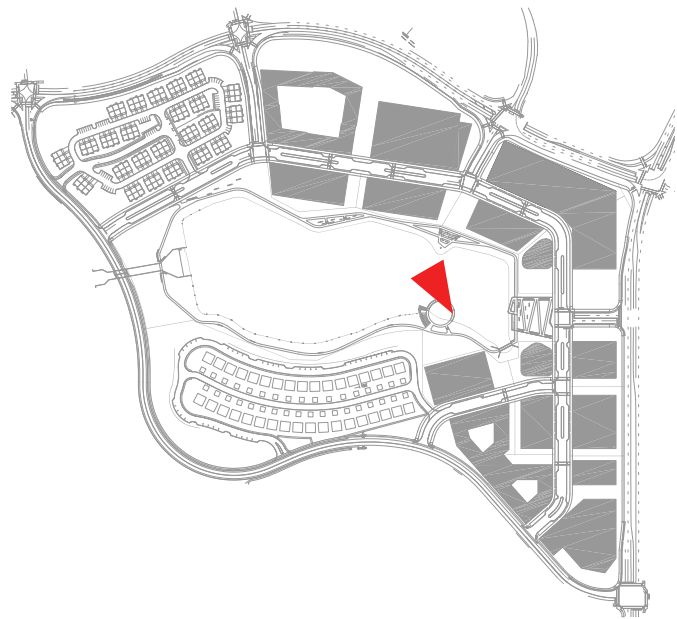
The Lakefront Promenade is a 10' wide linear sidewalk that connects the Terrace Plaza Park and Performance Terrace with the Lakefront Walk. The formal corridor will be planted with low perennials, shrubs, ornamental grasses and lawn so there is no obstructed views to water's edge. A safety stone curb will be installed to provide a safety separation to the plantings along the water's edge.



\*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

LAKEFRONT  
PROMENADE

# WILDHORSE VILLAGE S D C P



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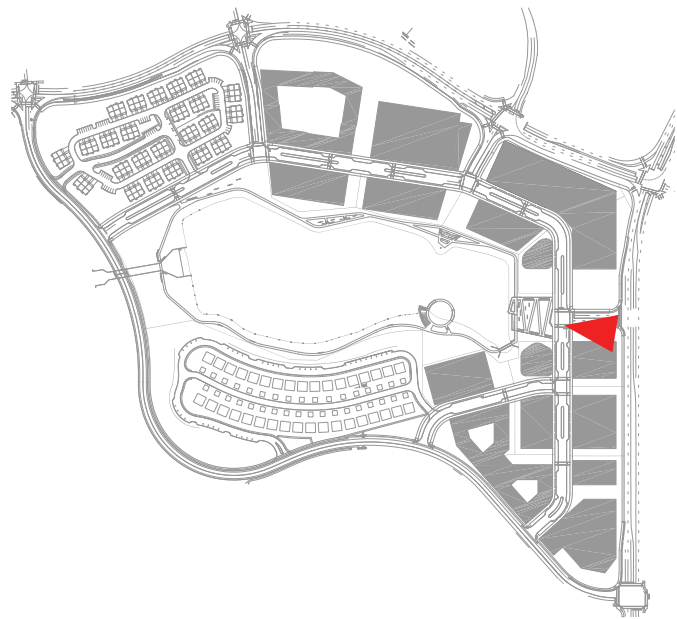
## NARRATIVE:

The pocket park serves as an open space for passive and activity near the boathouse and boat launch. It will primarily consist of open lawn with canopy and evergreen trees to serve as a separator between buildings and open space. The pedestrian bridge nearby connects the Pocket Park to the Terrace Plaza Park and Lakefront Promenade.

PEDESTRIAN  
BRIDGE

POCKET PARK

# WILDHORSE VILLAGE S D C P



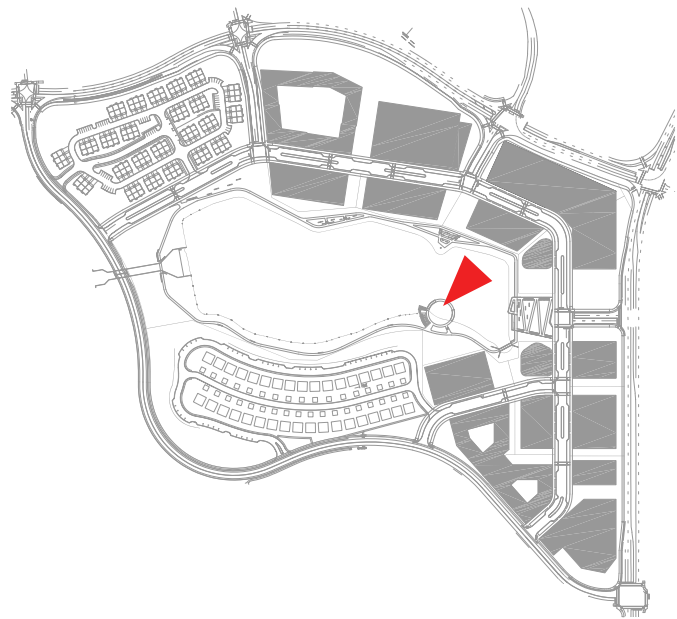
## NARRATIVE:

To serve as a focal point as you turn into the development from Chesterfield Parkway, a monumental sign will welcome you into the development. The sign wall will be architectural concrete with pin letters mounted. The monument sign will have a series of uprights in the pavement to highlight the feature in the evening hours. The overall length of the sculptural monument sign is +/-50'.



MONUMENT SIGN

# WILDHORSE VILLAGE S D C P

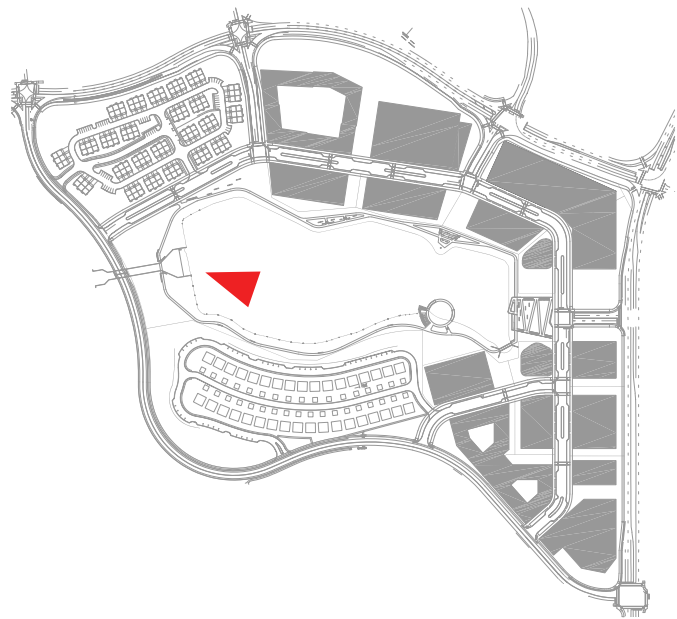


## NARRATIVE:

Constructed of steel frame, the 2,080 sf Boathouse and metal-screen storage enclosure (860 sf) resides on the lake edge. The radial design sits on 3,300 sf of concrete foundation, the structure topped with a metal, sloped roof plane. Boat launch occurs on the adjoining gravel beach and 8' wide, curved floating dock pier (600sf).



# WILDHORSE VILLAGE S D C P



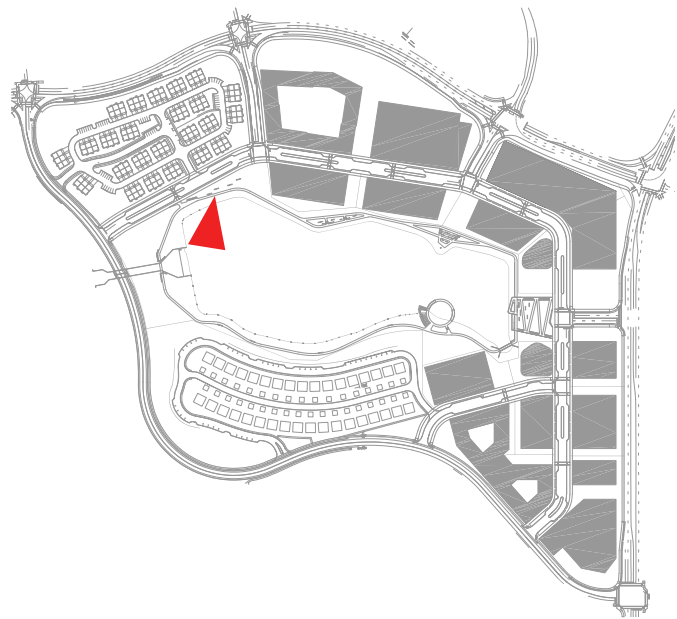
## NARRATIVE:

Adjacent to the existing spillway, the development will provide flexible open lawn space for active play like throwing a frisbee and flying a kite, or more passive activities like enjoying a picnic while observing the activity taking place on the water. A pedestrian bridge is included to continue the Lakefront Walk around the water.



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# WILDHORSE VILLAGE S D C P

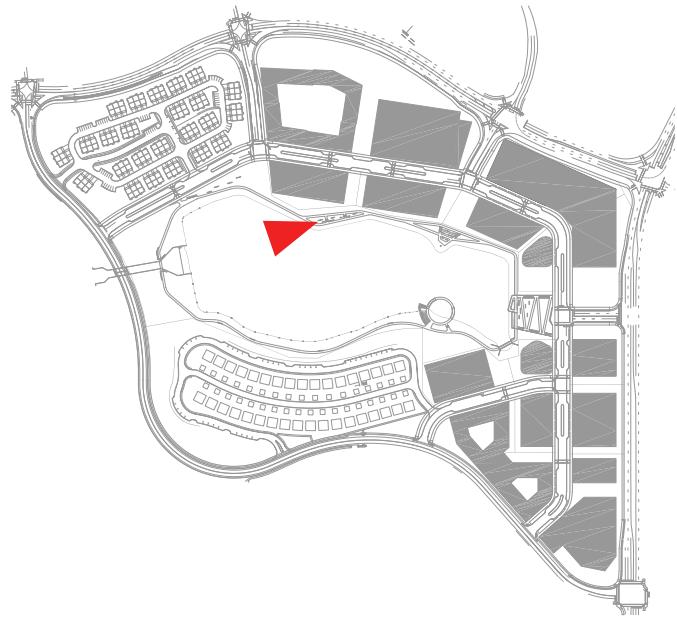


## NARRATIVE:

To serve as a secondary entry point for the Lakefront Walk from the public sidewalk, a trailhead is located near the Lakefront Park. The Trailhead Rest Area, which includes bike racks and seating, is positioned to provide an Overlook Area for the visitors. Seating expands into the Viewing Ridge adjacent the trailhead. This area provides pedestrians an opportunity to pause and observe the activity occurring on the water and walkways.



# WILDHORSE VILLAGE S D C P



## NARRATIVE:

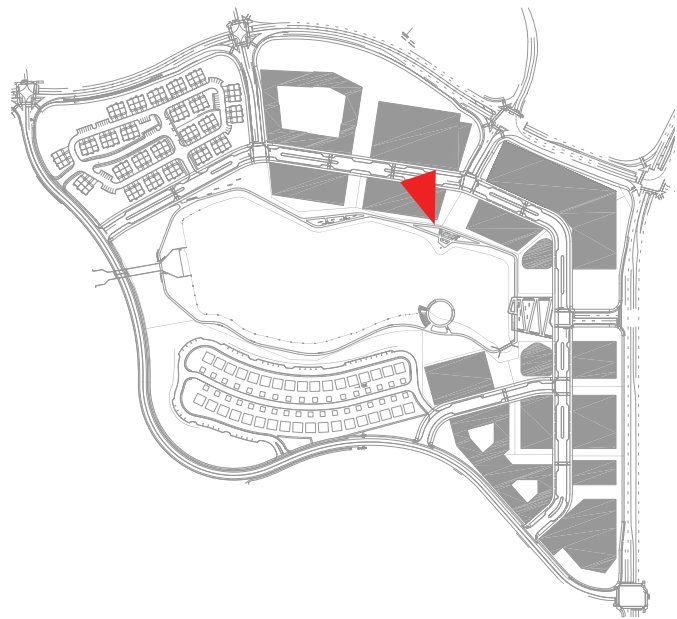
The Viewing Terrace provide a public space near the water's edge. Architectural concrete benches are placed along the 200' linear feet terrace within shade provided from a grove of Birch trees. The Lakefront Walk engages the viewing terrace by being located between the sitting space and the water, rather than behind the sitting space.



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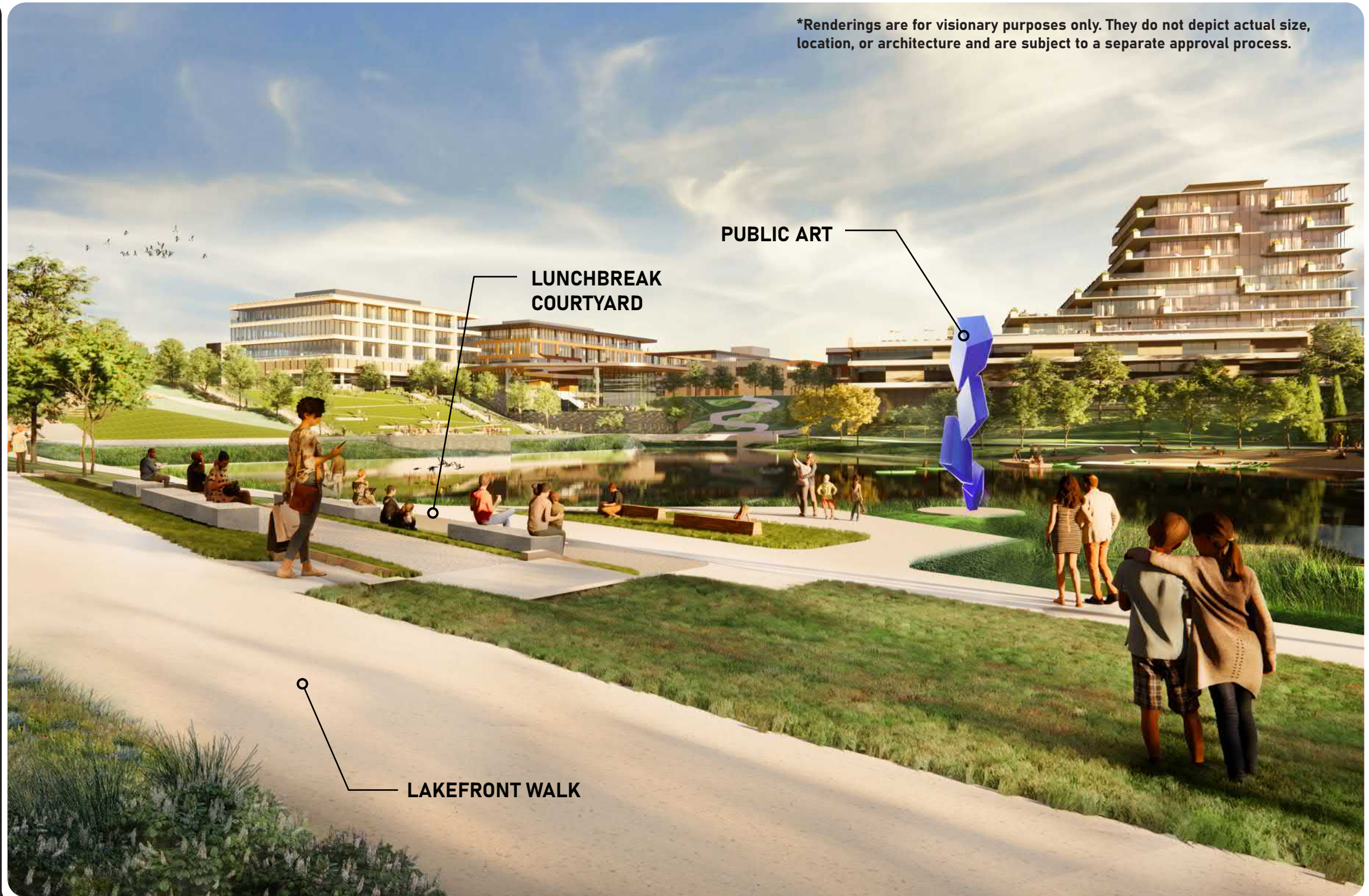
# WILDHORSE VILLAGE S D C P



## NARRATIVE:

The Lunchbreak Courtyard is strategically placed near the office buildings to provide a flexible gathering amenity. A series of architectural concrete benches connected with stabilized decomposed granite walking surfaces accommodates small or individual gatherings.

A commissioned public art installation anchors the Lunchbreak Courtyard. This art piece sits between the courtyard and waters edge to become a focal point for the area.



# Wildhorse Village

LANDSCAPE DESIGN UPDATE

DECEMBER 2020

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December 04, 2020

Joseph M. Knight  
Assistant City Planner  
City of Chesterfield, Missouri

Re: Wildhorse Village Development (Category A+B) – Signage Concept Plan  
LJC Project #20.0080.000

To Whom it may concern,

Chesterfield's Unified Development Code requires the development team to submit a Signage Concept Plan for review and approval by the City of Chesterfield. The concepts proposed in this signage plan are intended to be utilized by the Wildhorse Village Development (Category A+B) to promote a consistent approach to signage. It is our intent to create a high quality and unique development that enhances the Chesterfield community. There are two components to our approach to the Signage Concept Plan; site signage and building signage.

Site signage has been designed to integrate into the public realm, both hardscape and softscape, while relating the overall development aesthetic. Sign placement on site plans will help facilitate wayfinding and district branding. This approach will aid in facilitating a unified approach to site signage for the entire development.

Building signage will be utilized by individual buildings within the development having frontage along internal and perimeter right-of-ways. Our intent is to maintain the flexibility that the Chesterfield Sign Code provides these buildings. This flexibility is important to maintain parity with other developments in the marketplace when competing for investors / tenants. All building signage will be constructed of quality industry standard materials and components consistent with the Chesterfield sign ordinance and will receive final approval with the individual parcel Section Plans.

For additional information, please refer to the attached Wildhorse Village Development (Category A+B) – Signage Concept Plan Package.

Sincerely,



J. Andrew Kilmer, PLA  
Principal  
Lamar Johnson Collaborative

# Wildhorse Village

WILDHORSE VILLAGE DEVELOPMENT (CATEGORY A+B)

SITE DEVELOPMENT CONCEPT PLAN PACKAGE

December 2020

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**WILDHORSE  
VILLAGE**

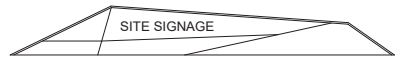
# WILDHORSE VILLAGE SITE SIGNAGE

Signage for development parcels located in Section Area A+B are to comply with the following criteria and guidelines. Individual sign packages for each site development are to be submitted to the City of Chesterfield for approval.

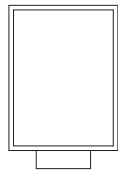
## Primary



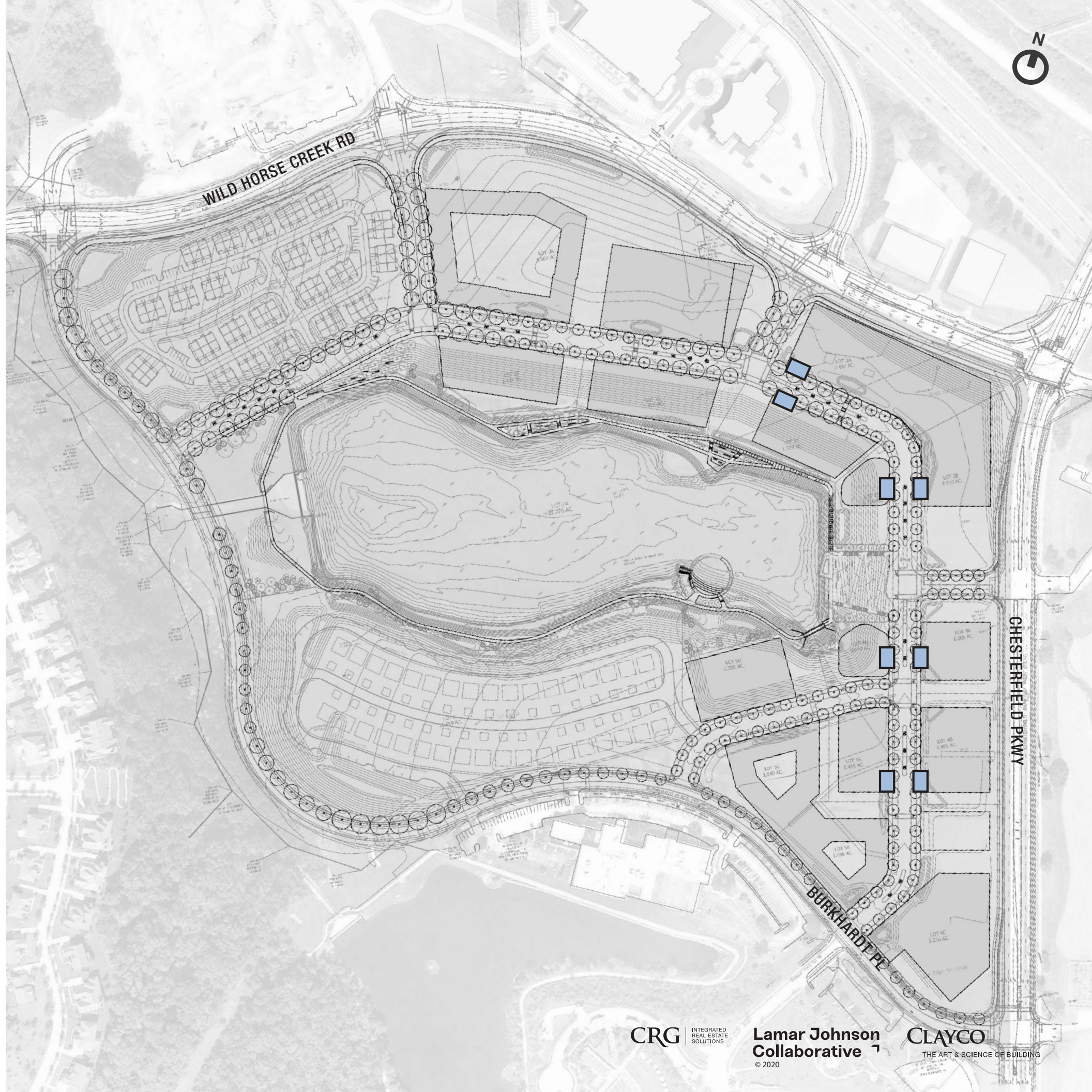
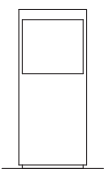
## Secondary



## Street Kiosk



## Pathway Wayfinding



# WILDHORSE VILLAGE SITE SIGNAGE PRIMARY

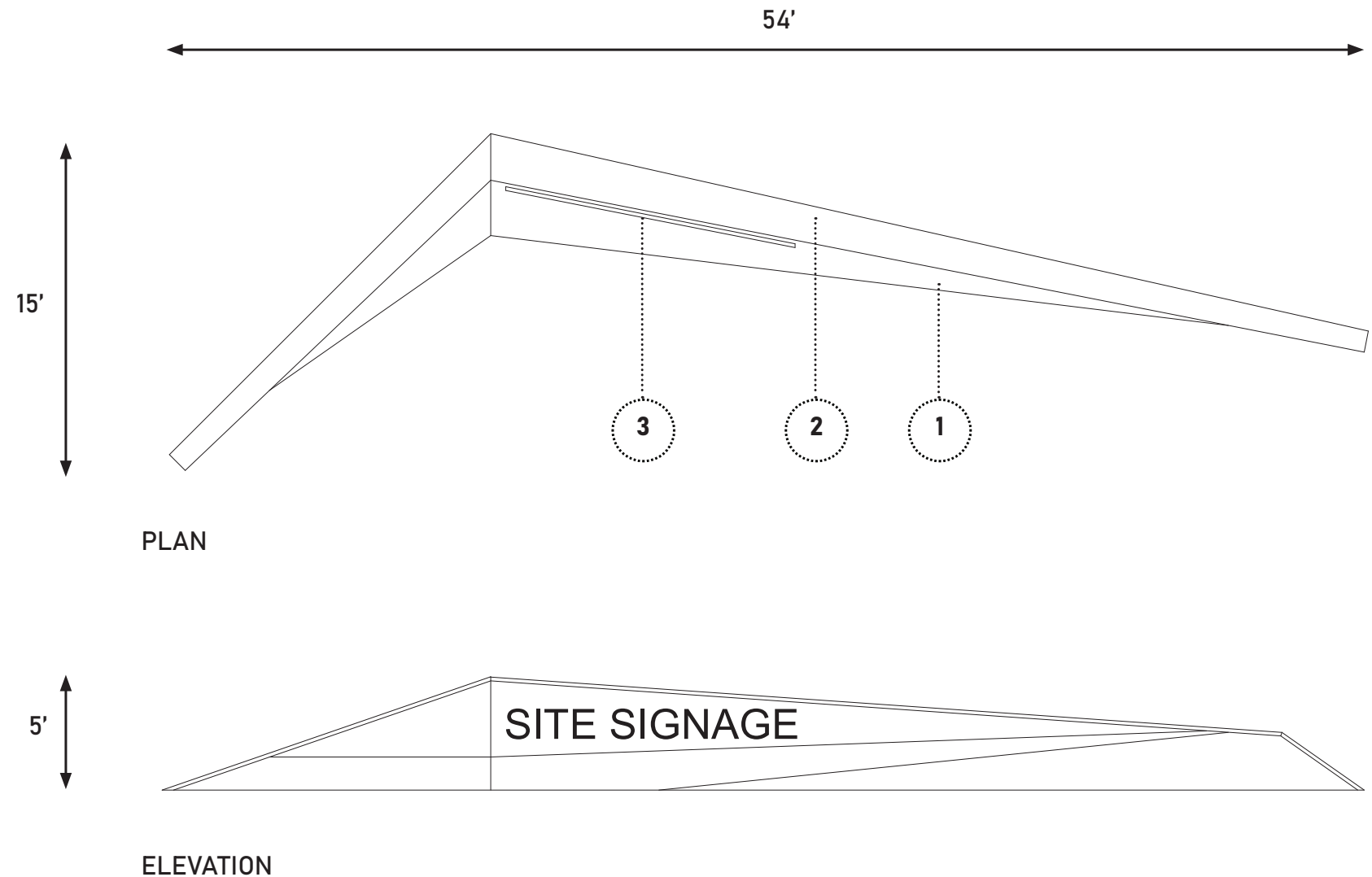
Primary signage will be located at primary entrances into the development. We envision these to be at the intersection of Chesterfield Parkway and Burkhardt Place and the intersection of Wildhorse Creek Road and the first entry just west of Chesterfield Parkway. We also envision a primary sign to be the focal point once you turn into the development off Chesterfield Parkway, mid-block. This signage will be at the top of the terraced park. The signage walls are to utilize large scale solid materials (natural, precast, or cast-in-place architectural concrete with integral color) for the base of the sign or as the background for the sign message.

The materials and color are to be complementary to the overall public realm materials of the development. The signage message and/or graphic are to be comprised of individual letters or symbols. All text and graphic are to be pin mounted to the sign background and to be illuminated by ground mounted LED lighting or be backlit.

Plant material is critical to integrate the site signage into the public realm and complement the overall development. Perimeter signage will be placed in landscape that provides seasonal interest while maintaining a safe and non-distracting environment for users (pedestrian and vehicular). Plant selection to leverage adaptive+native species and to be compatible for growth within the local USDA Plant Hardiness Zones. Sample of Plant Selection: , Virginia Sweetspire, Lily Turf, Grey Owl Juniper, Gro-Low Sumac, Switch Grass Varieties, Feather Reed Grass.

## KEY

- 1 2" STONE VENEER W/ CONCRETE STEM WALL & FOOTING
- 2 2" STONE CAP
- 3 PIN, METAL SIGNAGE LETTERS

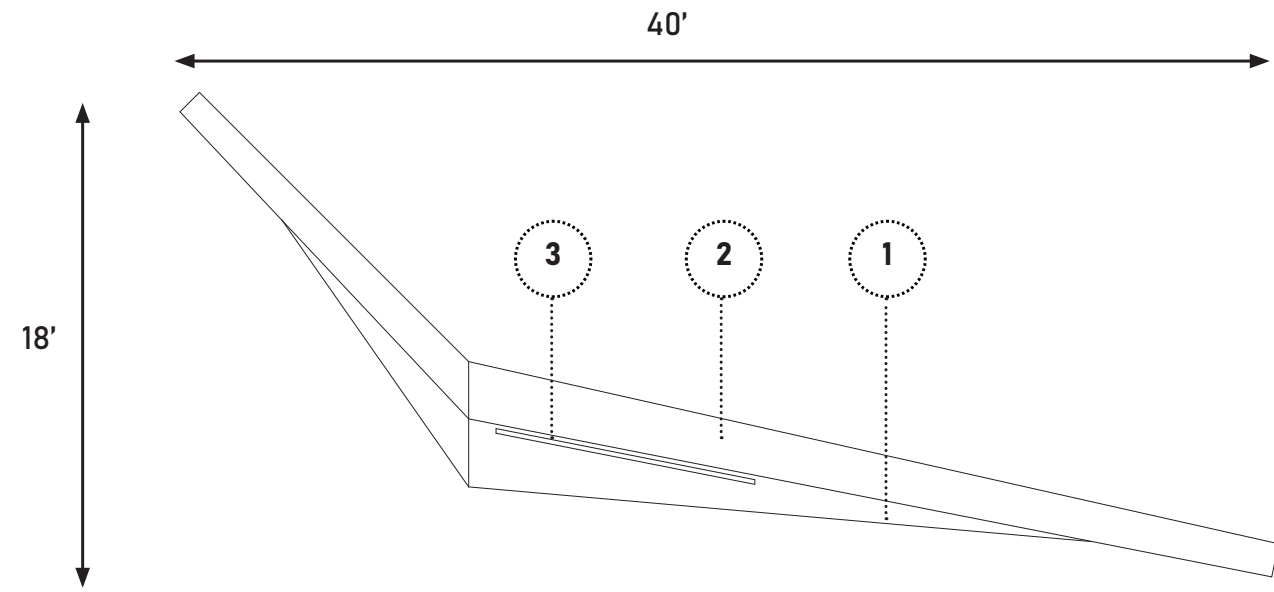


**WILDHORSE VILLAGE**  
**SITE SIGNAGE**  
 SECONDARY

Similar to Primary Signage, secondary site signage will be placed at perimeter entrances into the development, such as the intersection of Wildhorse Creek Road and Burkhardt Place, Wildhorse Creek Road and the second entry west of Chesterfield Parkway, the intersection of Wildhorse Creek Road and Chesterfield Parkway, and the mid-block entry off Chesterfield Parkway.

**KEY**

- 1 2" STONE VENEER W/ CONCRETE STEM WALL & FOOTING
- 2 2" STONE CAP
- 3 PIN, METAL SIGNAGE LETTERS



PLAN



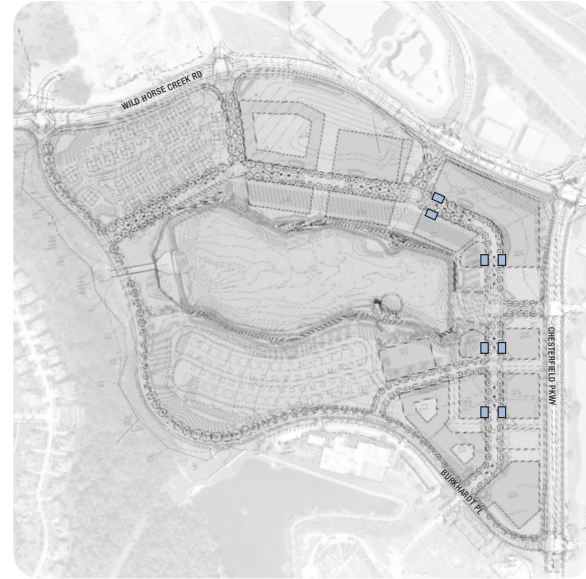
ELEVATION

# WILDHORSE VILLAGE

## SITE SIGNAGE

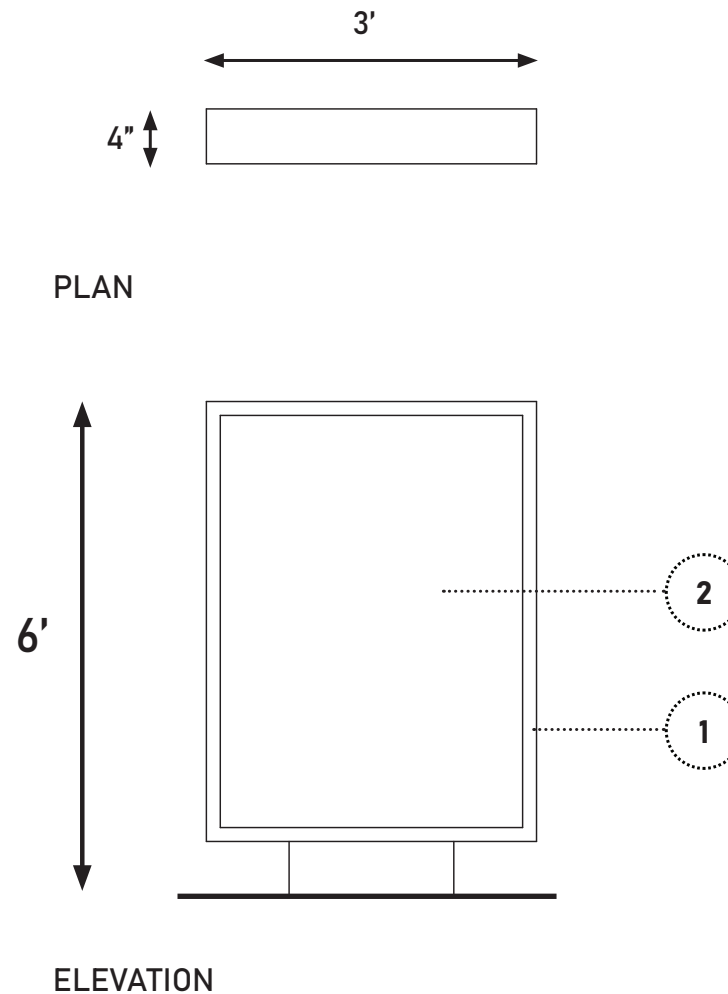
### STREET KIOSKS

To help facilitate and promote development activities, tenants, and general information, street kiosks signs will be installed along Lakefront Street. These signs are to complement the building materials (painted metal) while being pedestrian scale and not obtrusive to views, emergency access, and maintenance. Graphics to be on an opaque panel integral to the sign cabinet while being internally illuminated.

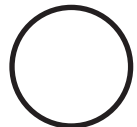


#### KEY

- 1 ALUMINUM FRAME ENCLOSURE
- 2 SIGNAGE GRAPHIC







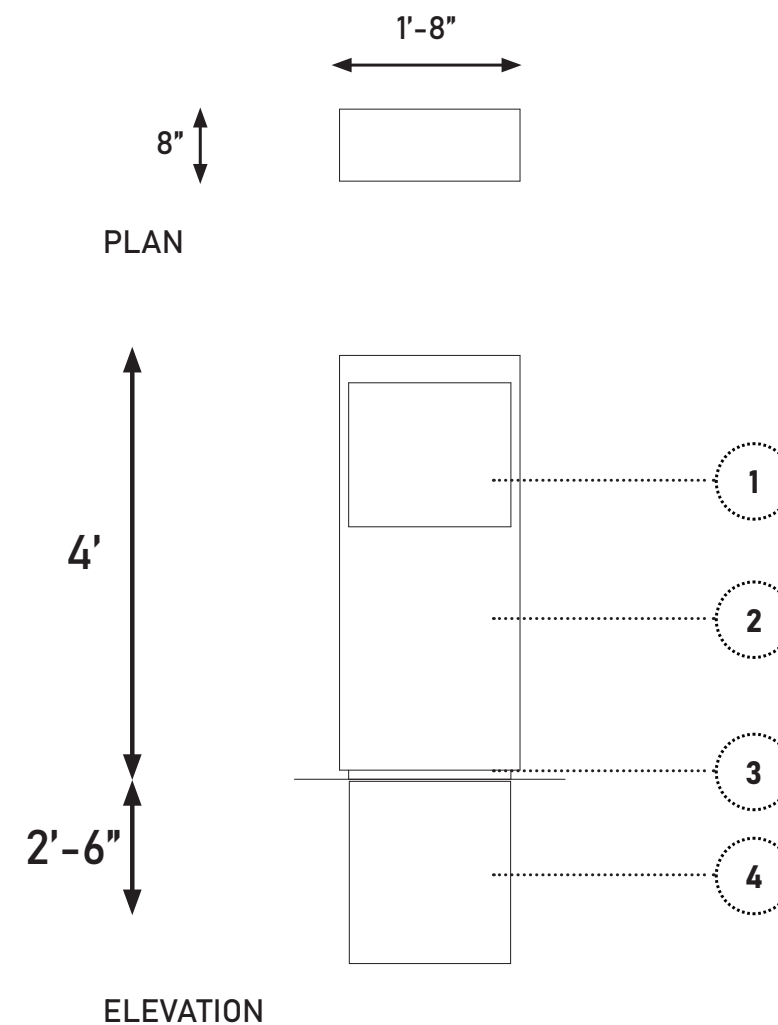
# WILDHORSE VILLAGE SITE SIGNAGE

## PATHWAY WAYFINDING

To help facilitate general site wayfinding, pathway signage will be placed near primary pedestrian destinations, pathway intersections and intermittently along the lakefront trail. Form and materials will be similar to primary signage, but scale will be reduced to provide hierarchy to the primary signage. These pathway signs are to complement the primary signage in materials while being pedestrian scale and not obstructive to views, emergency access, and maintenance.

### KEY

- 1 METAL SIGN PANEL, MOUNTED TO STONE SLAB
- 2 CUT STONE SLAB, HONED FINISH
- 3 RECESS GROUT SETTING BED
- 4 CONCRETE FOOTING



# WILDHORSE VILLAGE BUILDING SIGNAGE

Signage for development parcels located in Section Area A+B are to comply with the following criteria and guidelines. Individual sign packages for each site development are to be submitted to the City of Chesterfield for approval.

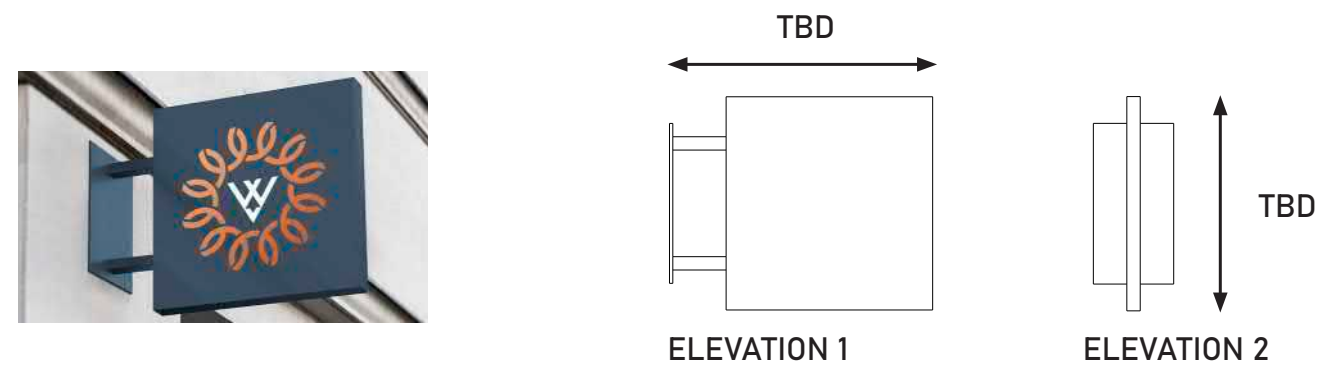
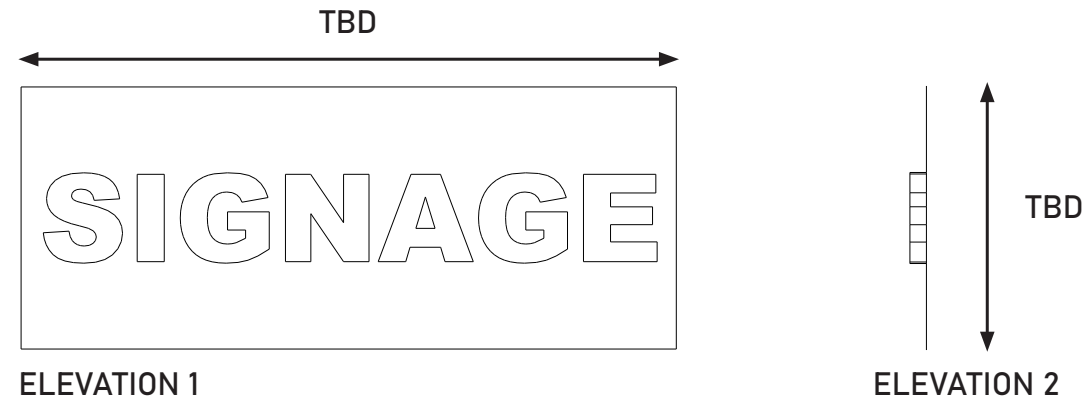
## PRIMARY/SECONDARY SIGNAGE

Building wall signs are to be simple, clean, and contemporary that are complementary to the building architecture. All wall signage will be constructed of quality industry standard materials & components and to be internally illuminated while being consistent with the City signage ordinance.

An internally illuminated or backlit graphic or logo may be part of an individual tenant sign. These signs are to be either pin mounted to the building façade or mounted to a background panel that is attached to the façade. These signs can also be attached directly to a building entry canopy.

## BLADE AND CABINET SIGNAGE

Cabinet signs and blade signs are allowed within Section Area A+B pending review and approval by the City of Chesterfield through the Concept Sign Package process. Unique design, superior quality and appropriateness of the proposed cabinet or blade sign will be the primary consideration.



January 04, 2021

Joseph M. Knight  
Assistant City Planner  
City of Chesterfield, Missouri

Re: Wildhorse Village Development (Category A+B) – Delivery & Loading Narrative  
LJC Project #20.0080.000

To Whom it may concern,

We are pleased to offer the following written responses to your comments within your departmental letter, dated 11/25/2020 and 12/16/2020.

### **Amended Site Development Concept Plan**

Comment:

3. There was an abundance of discussion on deliveries for Wildhorse Village within the zoning process. As staff reviews the ASDCP, each access point/entry to each individual lot on roadways has been reviewed against access management principles within the City's UDC similar to comment 1. There is still a bit of ambiguity that remains on the overall strategy of commercial and residential delivery and loading. Provide a narrative on this strategy and at what point in the development process the final configuration will be defined. This narrative will be provided in the Planning Commission packets.

Response:

We appreciate the City and Planning Commission's focus on the overall strategy of service (refuse, loading, & deliveries) within the development. For the ASDCP, we have revised the Conceptual Service Entrances to adhere to the City's UDC and Development's Ordinance #3114. We have focused on placing service entrances that could be shared with multiple tenants / parcels while be screened by future buildings and plantings. Final service configurations for individual lots will be approved at the Site Development Section Plan.

Sincerely,



J. Andrew Kilmer, PLA  
Principal  
Lamar Johnson Collaborative