

# Memorandum

## Department of Planning



**To:** Planning and Public Works Committee  
**From:** Mike Knight, Assistant City Planner *JMK*  
**Date:** July 7, 2022

**RE:** **Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.6 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace. (Ward 4)

### **Summary**

This request is to allow for new construction of multi-family town homes. The proposed development consists of 70 total units within 10 detached buildings. This is the fifth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village.

There are 10 buildings within Lot 2A-2. The smallest building contains 4 units and the largest contains 12 units. All of the buildings are 3 stories tall, roughly 33' in height, and contain a 2 space parking garage on the rear of the buildings. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The buildings will be highly visible from all directions.

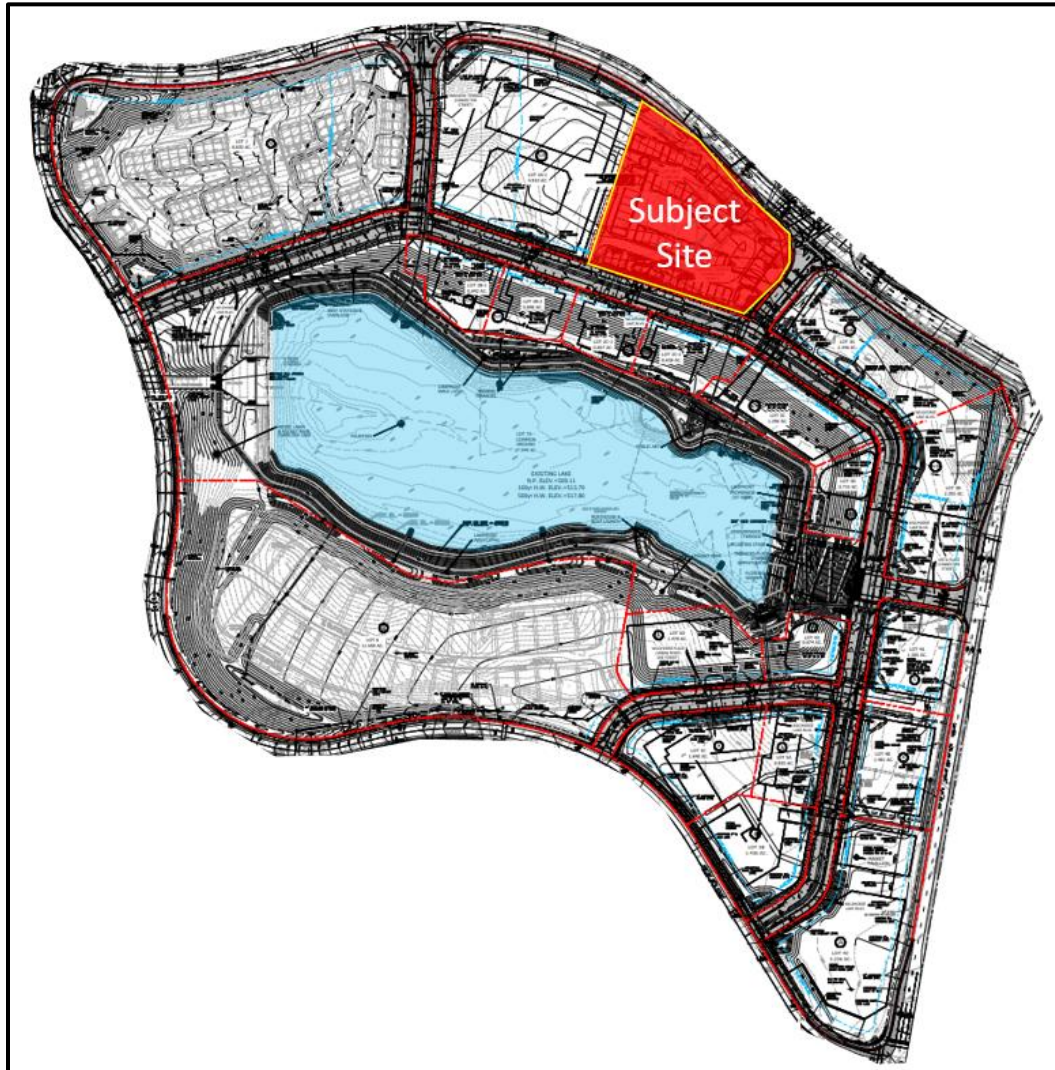
The project was reviewed by the Architectural Review Board on May 12<sup>th</sup>, 2022. At that time, the Board made a motion to forward the project to the Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The project was reviewed by the Planning Commission on June 13, 2022. At that time the Commission recommended approval of the request as submitted by a vote of 6-2.

Governing ordinance 3161 states that City Council shall have automatic power of review of all Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

The project was reviewed by the Planning and Public Works Committee on June 23<sup>rd</sup>, 2022. At that meeting the Committee made a motion to postpone the project until a special meeting of the Planning and Public Works Committee to be held on July 7<sup>th</sup>, 2022. The motion passed by a vote of 4-0.

Attached to this report please find a copy of the June 23<sup>rd</sup> PPW Memo, Planning Commission Staff Report and a Supplementary Exhibit displaying updates made by the development team incorporating the feedback heard at the June 23<sup>rd</sup> meeting.



**Figure 1: Location of Subject Site**

Attachments: June 23<sup>rd</sup>, 2022 PPW Memo  
June 13<sup>th</sup>, 2022 PC Staff Report  
Supplementary Exhibit

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### **Modification Request**

There are two modifications being requested by the applicant (1st Floor Building Height and Rooftop Mechanical Screening).

### **1<sup>st</sup> Floor Building Height**

The site specific governing ordinance states the first floor building height shall be 12-30 feet. The applicant is proposing a 10' first floor height in lieu of 12' stating there is a significant amount of construction waste, time, and money required to cut the studs down to size.

### **Rooftop Mechanical Units**

The governing ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant states they are proposing to screen rooftop mechanical equipment on all visible sides with the materials that are an integral part of the architecture. Equipment is located within 3rd floor alcoves.

The Architectural Review Board was supportive of both aforementioned modification requests.

### **Parking Requirements**

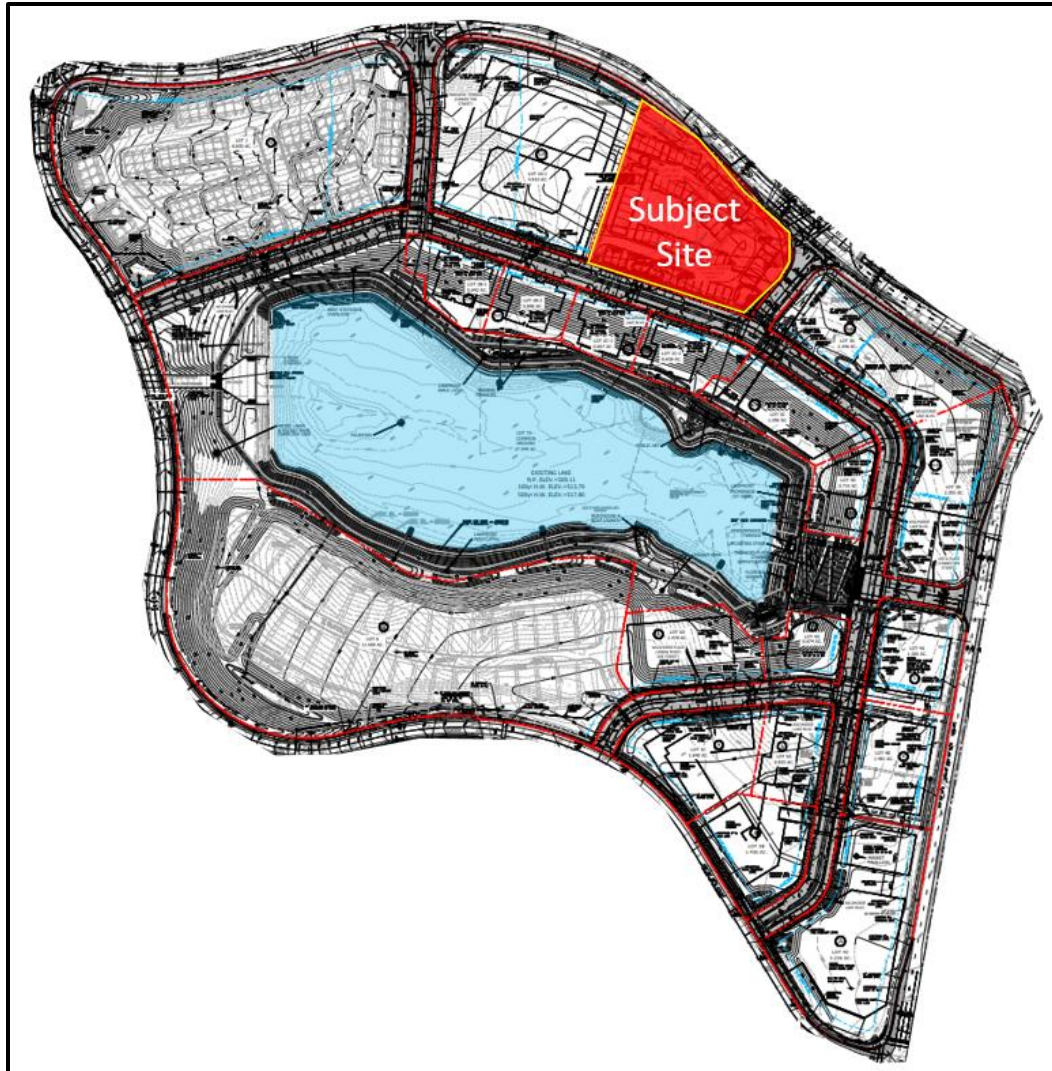
In conjunction with this request, the Wildhorse Village development recently submitted an Amended Site Development Concept Plan (ASDCP) for approval. One of the items updated was the density allocation table. The table was amended to include 70 residential units on Lot 2A-2. As the ASDCP was moving through the approving bodies, there was a considerable amount of discussion in regards to the parking requirements for Lot 2A-2. The ASDCP was approved by the City of Chesterfield City Council on June 7th.

The City's Unified Development Code requires a minimum of 1.75 spaces for every living unit with no maximum requirement. The minimum number of parking spaces required for Lot 2A-2 is 123 according to the Unified Development Code.

The site specific governing ordinance allows for a reduction to the minimum requirement as there is an internal roadway (Wildhorse Lake Blvd.) with on-street parking that may be utilized by all the lots. The submitted Lot 2A-2 Site Development Section Plan depicts 152 parking spaces, not including any of the parking included with the internal roadway. For reference there are an additional 69 spaces along the internal roadway from Burkhardt to the eastern edge of Lot 2A-2.

Once recommendation is received by the Planning and Public Works Committee, the project will be forwarded to the entire City Council for consideration.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, Architect's Statement of Design, and the applicant's modification request.



**Figure 1: Location of Subject Site**

- Attachments: Planning Commission Staff Report  
Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architect's Statement of Design  
Architectural Elevations  
Rendering  
Modification request



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## Planning Commission Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** June 13, 2022

**From:** Mike Knight, Assistant City Planner *gmk*

**Location:** A 3.6 acre tract of land located southwest of Wild-Horse Creek Road and Lakeview Terrace.

**Description:** **Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.6 acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace.

### PROPOSAL SUMMARY

This request is to allow for new construction of multi-family town homes. The proposed development consists of 70 total units within 10 detached buildings. This is the fifth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village.

Although the fifth submittal, this is the third development within Wildhorse Village that received recommendation from the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review. Building materials primarily consist of brick, metal shingle and fiber cement.



Figure 1: Rendered Image of the Entrance

## **HISTORY OF SUBJECT SITE**

On March 19<sup>th</sup>, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC&R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the "PC&R" Planned Commercial and Residence District known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events specifically for the Wildhorse Village development.

Year	Month	Approval	Description	Action
2020	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
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development
	Sept	SDSP	Site Development Section Plan for Lot 2A-1	Approval for a 266 unit multi-family building
	October	ORD 3161	Ordinance to modify the development criteria of Wildhorse Village	Update to the height and placement of buildings
	December	RP	Record Plat for Wildhorse Village	Created an 18 lot development and associated common ground
2022	June	LS	Lot Split Plat for Lot 2B	Split Lot 2B into Lot 2B-1 and 2B-2
	June	SDSP	Site Development Section Plan for Lot 2B-1	Approval for a 16 unit condo building

Figure 2: Historical Summary

**LOCATION OF SUBJECT SITE**

As previously stated, Wildhorse Village is composed of 20 total lots. All of the lots are currently undeveloped, but construction is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development. There is



currently a Record Plat approved for the development. Lot 7A depicted on the Record Plat and Site Development Concept Plan is approved as Common Ground for the entire development. The subject site is a 3.6 acre tract of land that is north of the lake and north of the main street proposed for the overall development. Below (Figure 3) is an image to get a sense of where the 3.6 acre subject site is in relation to the overall 78.4 acres that make up Wildhorse Village.

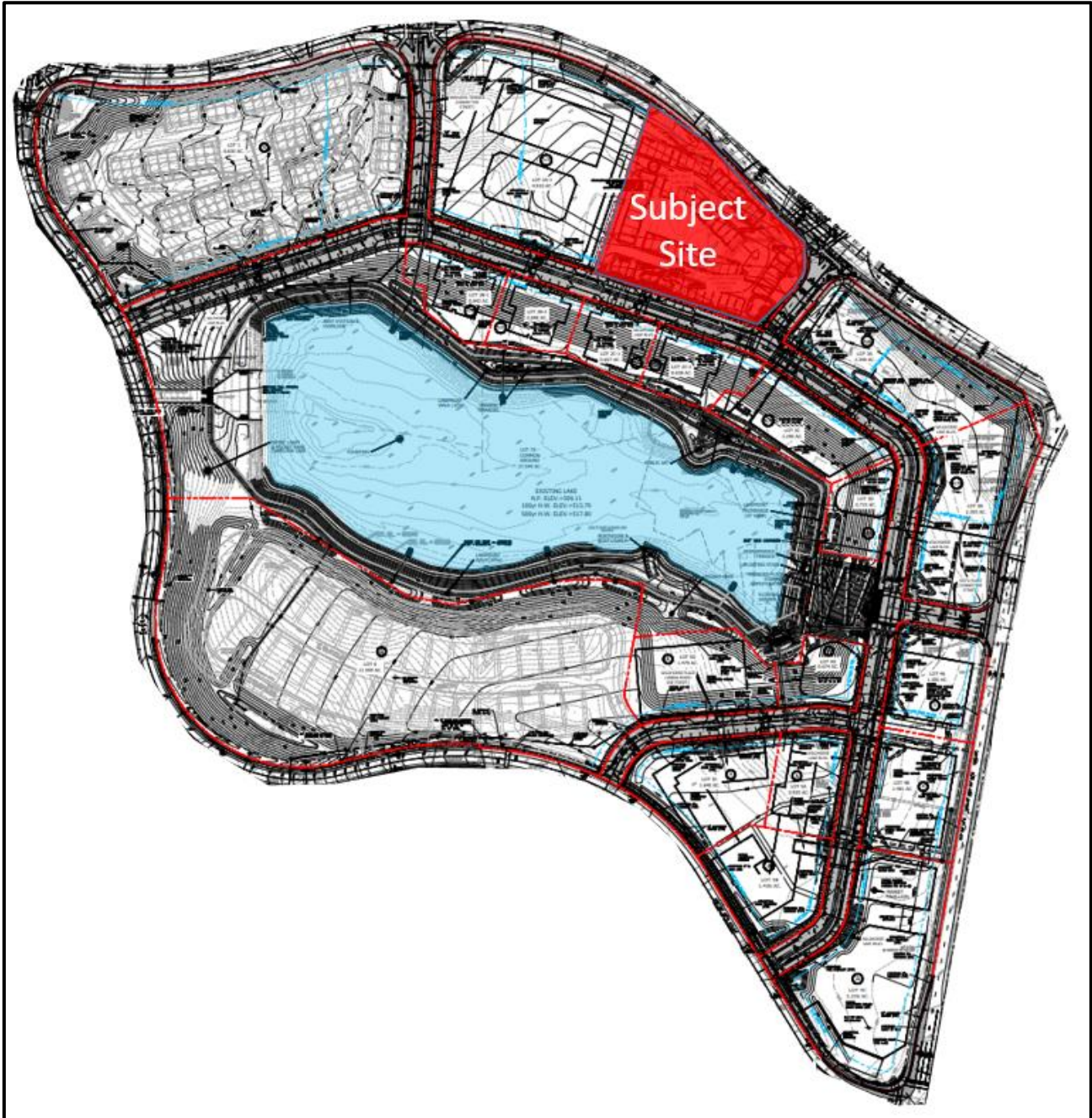


Figure 3: Location within the development

### **STAFF ANALYSIS**

The subject site is located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace. Lakeview Terrace is a private road, owned and maintained by the development. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 3.6 acres of the 78.4 acre development known as Wildhorse Village.

#### **Zoning District:**

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

#### **Comprehensive Plan:**

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

*“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”*

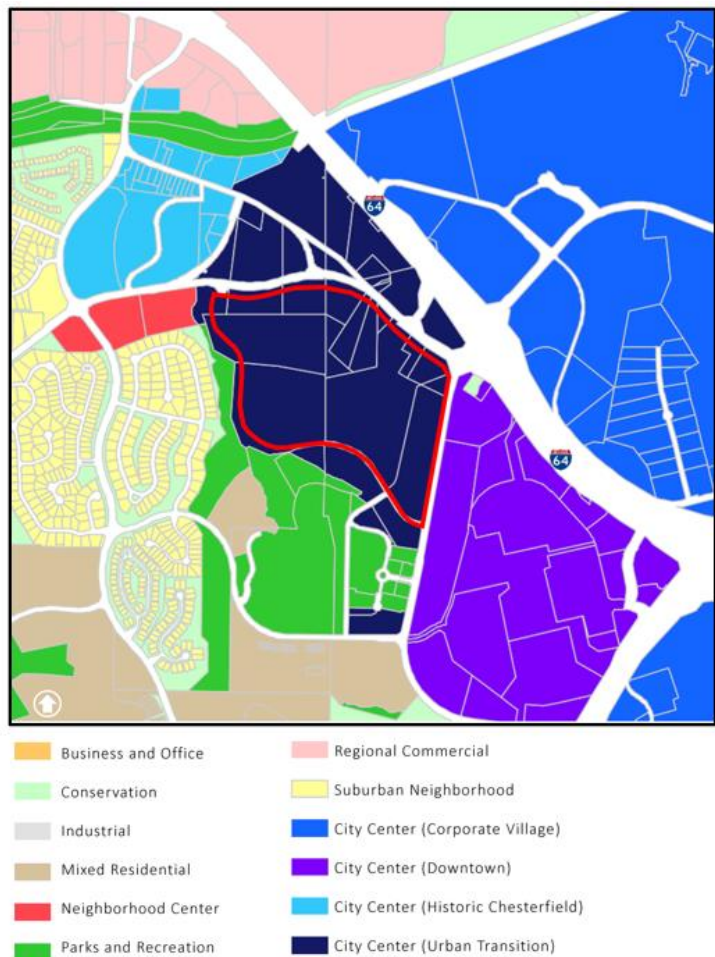


Figure 4: Comprehensive Plan

The City Center (Urban Transition) land use designation also states a series of development policies within the Comprehensive Plan. Below, are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

**City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural entertainment and pedestrian amenities for its residents.**

This is a multi-family development that is east of an approved multi-family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

**The thoroughfare character should be urban and very walkable.**

The project is very walkable with a 12' wide mixed use trail along Wild Horse Creek Road to the north, a 10' wide sidewalk along both the main street to the south, and Lakeview Terrace to the east with a walking trail around the lake to the south.

**Buildings to be constructed closer to the roadways to promote the pedestrian experience.**

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

**Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.**

This project has a community lake to the south of the multi-family building with pedestrian connections from the site to the lake.

**Public art should be incorporated into new construction and re-development projects throughout the City Center.**

The applicant provided the location of public art to the south of the building, visible to the public realm as one interacts with the corner of Lakeview Terrace and Wildhorse Lake Blvd.

**General Requirements for Site Design:**

This request is for 10 buildings consisting of 70 multi-family units on a 3.6 acre tract of land. The site has one access point off the internal main street to the south, known as Wildhorse Lake Blvd, with on-street parking in front of the development. The site has pedestrian accommodations along the perimeter roadways and throughout an internal courtyard.

**A. Site Relationships**

This is a multi-family development that is east of an approved 266 unit multi-family development, north of a programmed multi-family building, directly west of future programmed mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.

**B. Circulation System and Access**

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with an approved 266 unit multi-family building referenced as The Flats at Wildhorse Village. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 5) was provided in this packet depicting the access and circulation locations. Each unit has a two car garage that can be accessed through an internal drive.



Figure 5: Color Site Plan

**C. Topography and Retaining Walls**

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet. Due to the topography of the site, the proposed development utilizes retaining walls in the northwest corner. The walls are designed to be of minimal appearance with heights

ranging 3-5 feet. The modular retaining wall is of “Bethany Ledge Blend” color which is a common wall type approved within the overall development.

**General Requirements for Building Design:**

There are 10 buildings within Lot 2A-2. The smallest building contains 4 units and the largest contains 12 units. All of the buildings are 3 stories tall, roughly 33’ in height, and contain a 2 space parking garage on the rear of the buildings. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The buildings will be highly visible from all directions.

**D. Scale, Design, Materials, and Color**

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel known as Wildhorse and AC Hotel.

The applicant has provided images of all three buildings within the attached packet. The site specific governing ordinance (Ordinance 3161) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance.

The site does have ordinance requirements in which the applicant is seeking modifications, in which the ordinance itself permits. The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant does not have a fully enclosed penthouse but is requesting a modification to propose a screen and unique placement of the units to visually hide the condensing units. The applicant is also seeking a modification in the first floor building height. A full narrative request of both requests are included in the packet.

The building is primarily four different colors of brick on all four sides of the building. Fiber cement and metal shingles are also incorporated into the structures all in specific gray/slate color.

It should be noted that this is the same development team as the neighboring property to the west “The Flats at Wildhorse Creek”. Building material samples for both this project and The Flats building were provided at the May 12<sup>th</sup> Architectural Review Board meeting as the applicant stated in the attached narrative statement; *“The warm color palette of browns and grays is intended to harmonize with the neighboring Flats at Wildhorse Village to feel calm and inviting”*.

On the following page (Figure 6) is an image of the primary materials and their general building placement.

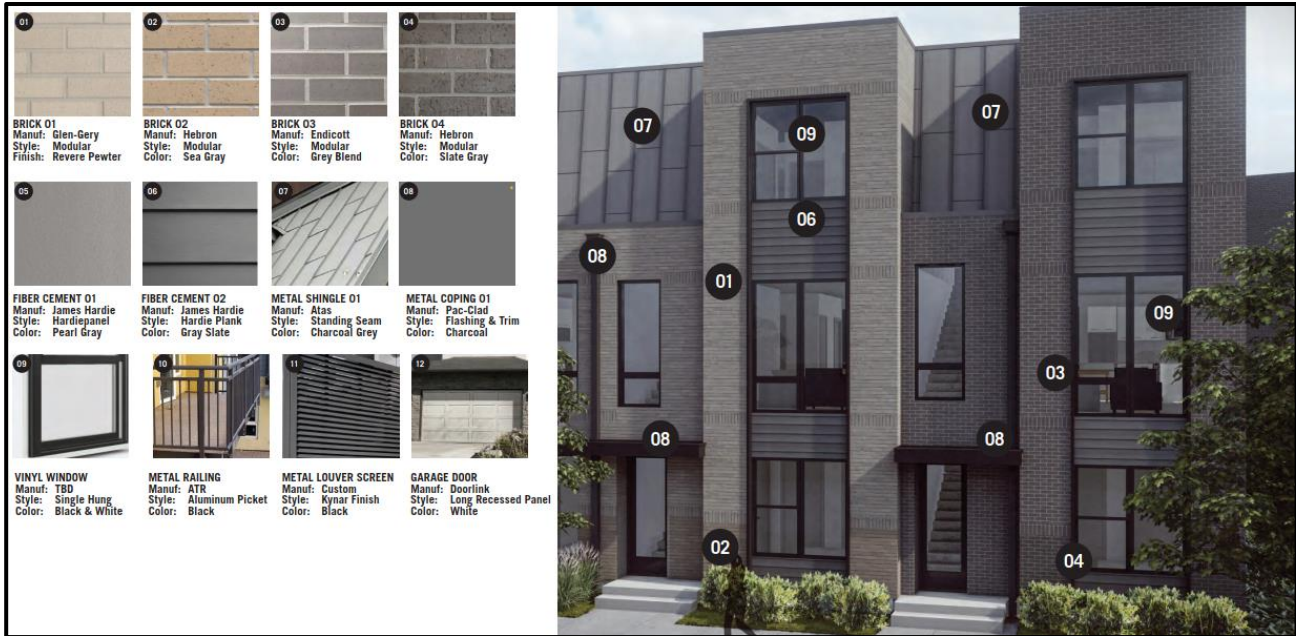


Figure 6: Building Materials

### E. Landscape Design

The site contains 27 deciduous canopy trees (43%), 22 evergreen trees (35%), and 14 deciduous understory trees (22%). The growth rates for the trees (excluding street trees) are 11% slow, 44% medium, and 45% fast growing. The most common tree on the site is the Emerald Green Arborvitae.

### F. Screening

The applicant has provided the aforementioned roof-top screening narrative/modification request and is included within the ARB packet. The trash enclosure is 8 feet tall constructed of brick with a metal gate.

### G. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards along the pedestrian areas within the internal courtyard.

## MODIFICATIONS

There are two modifications being requested by the applicant (1<sup>st</sup> Floor Building Height and Rooftop Mechanical Screening).

### 1<sup>st</sup> Floor Building Height

The site specific governing ordinance states the first floor building height shall be 12-30 feet. The applicant is proposing a 10' first floor height in lieu of 12' stating there is a significant amount of construction waste, time, and money required to cut the studs down to size. For reference, the

development directly to the west “Flats at Wildhorse Creek” requested 11’ 7 7/8” for the first floor height which was approved.

### **Rooftop Mechanical Units**

The governing ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant states they are proposing to screen rooftop mechanical equipment on all visible sides with the materials that are an integral part of the architecture. Equipment is located within 3<sup>rd</sup> floor alcoves. Below is a rendering that assists in the understanding of where the units will be located.



Figure 7: Example Mechanical Unit Location

### **ARCHITECTURAL REVIEW BOARD**

The above-referenced project was reviewed by the Architectural Review Board on Thursday May 12th, 2022. At that time, the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Lot 2A-2 of Wildhorse Village to the Planning Commission with a recommendation of approval with the following conditions:

- Modifications are made to the rear elevations of the buildings to break up the long expanses of monochromatic fiber board by introducing items such as variation of color, texture, material, drivable surface, or garage doors to add interest to the elevation.
- Provide landscaping around the future above-ground utilities and electrical meters.

The applicant has since resubmitted and fulfilled both conditions. All of the updates have been included with the Planning Commission packets. **It is also important to note, after considerable discussion, the Architectural Review Board was supportive of both aforementioned modification request.**

On the following page are images (Figure 8) to assist in the understanding on the updates that were made to address the first condition stated above. The update is focused on the rear elevation in which the brick material is now incorporated.



Figure 8: Updates to the Rear Facades

### **PARKING REQUIREMENTS**

In conjunction with this request, the Wildhorse Village development recently submitted an Amended Site Development Concept Plan (ASDCP) for approval. One of the items updated was the density allocation table. The table was amended to include 70 residential units on Lot 2A-2. As the ASDCP was moving through the approving bodies, there was a considerable amount of discussion in regards to the parking requirements for Lot 2A-2. The ASDCP was approved by the City of Chesterfield City Council on June 7<sup>th</sup>. The City’s Unified Development Code requires a minimum of 1.75 spaces for every living unit with no maximum requirement. The minimum number of parking spaces required for Lot 2A-2 is 123 according to the Unified Development Code.

The site specific governing ordinance allows for a reduction to the minimum requirement as there is an internal roadway with on-street parking that may be utilized by all the lots. The submitted Lot 2A-2 Site Development Section Plan depicts 152 parking spaces, not including any of the parking included with the internal roadway. For reference there are an additional 69 spaces along the internal roadway from Burkhardt to the eastern edge of Lot 2A-2.



**RENDERING**

Below in Figures 9-11 are renderings of three prominent viewpoints.



*Figure 9: Along Wildhorse Lake Boulevard*



*Figure 10: Internal Courtyard*



*Figure 11: Along Wild Horse Creek Road*

### **DEPARTMENT INPUT**

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. As previously stated, the applicant is requesting a modification to the site specific performance standards, which is a process specifically described within the site specific governing ordinance. Staff recommends approval of the Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) Site Development Section Plan.

### **MOTION**

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

- 1) “I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village).”
- 2) “I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) with the following conditions...” (Conditions may be added, eliminated, altered, or modified)

#### Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architects Statement of Design
6. Modification Request

# Terraces at Wildhorse Village

City Council Presentation - July 7, 2022



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# Rendering - Aerial View



# Site Plan

## BUILDING SUMMARY

- 01** BUILDING 01  
- 4 UNITS  
- 9,114 SF
- 02** BUILDING 02  
- 4 UNITS  
- 9,114 SF
- 03** BUILDING 03  
- 8 UNITS  
- 18,096 SF
- 04** BUILDING 04  
- 6 UNITS  
- 13,605 SF
- 05** BUILDING 05  
- 11 UNITS  
- 24,837 SF
- 06** BUILDING 06  
- 5 UNITS  
- 11,364 SF
- 07** BUILDING 7  
- 9 UNITS  
- 20,345 SF
- 08** BUILDING 8  
- 4 UNITS  
- 9,114 SF
- 09** BUILDING 9  
- 7 UNITS  
- 15,854 SF
- 10** BUILDING 10  
- 12 UNITS  
- 27,079 SF

158,522 Total SF



## SITE LEGEND

- A** MAILBOX & PERGOLA
- B** TRASH ENCLOSURE
- C** MSD / UTILITY EASEMENT
- D** 60' LANDSCAPE BUFFER
- E** 0-15 BUILD-TO LINE
- F** VIEW CORRIDOR
- G** PUBLIC ART

# Adjacent Site Photos



# Rendering - View Along Wildhorse Lake BLVD





# Rendering - Corner of WildHorse Lake BLVD & Lakeview TERR



# Rendering - Corner of Wild Horse Creek RD & Lakeview TERR



# Rendering - View Along Wild Horse Creek RD



# Rendering - Access Road



# Rendering - Internal Road View



# Rendering - Internal Road View



# Rendering - Internal Trash Enclosure & Mail

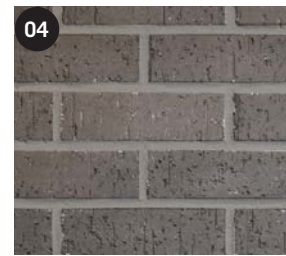
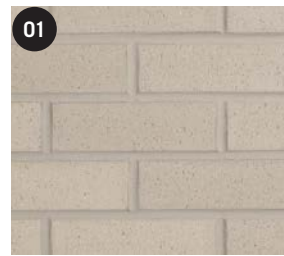


# Rendering - Courtyard





# Exterior Building Materials

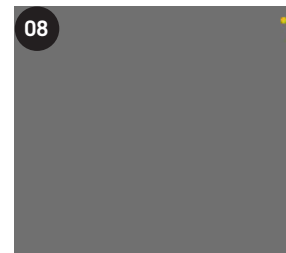
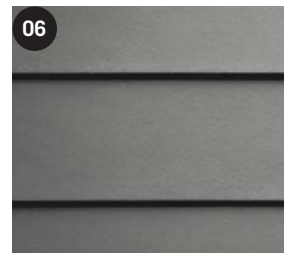
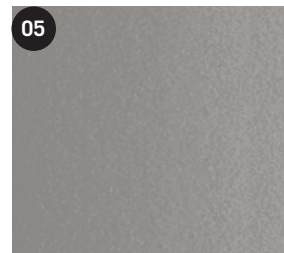


**BRICK 01**  
 Manuf: Glen-Gery  
 Style: Modular  
 Finish: Revere Pewter

**BRICK 02**  
 Manuf: Hebron  
 Style: Modular  
 Color: Sea Gray

**BRICK 03**  
 Manuf: Endicott  
 Style: Modular  
 Color: Grey Blend

**BRICK 04**  
 Manuf: Hebron  
 Style: Modular  
 Color: Slate Gray

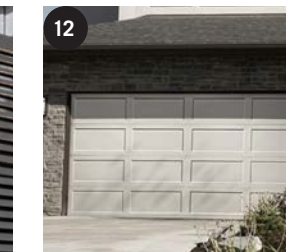
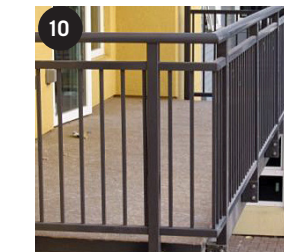


**FIBER CEMENT 01**  
 Manuf: James Hardie  
 Style: Hardiepanel  
 Color: Pearl Gray

**FIBER CEMENT 02**  
 Manuf: James Hardie  
 Style: Hardie Plank  
 Color: Gray Slate

**METAL SHINGLE 01**  
 Manuf: Atas  
 Style: Standing Seam  
 Color: Charcoal Grey

**METAL COPING 01**  
 Manuf: Pac-Clad  
 Style: Flashing & Trim  
 Color: Charcoal



**VINYL WINDOW**  
 Manuf: TBD  
 Style: Single Hung  
 Color: Black & White

**METAL RAILING**  
 Manuf: ATR  
 Style: Aluminum Picket  
 Color: Black

**METAL LOUVER SCREEN**  
 Manuf: Custom  
 Style: Kynar Finish  
 Color: Black

**GARAGE DOOR**  
 Manuf: Doorlink  
 Style: Long Recessed Panel  
 Color: White



# Exterior Building Materials

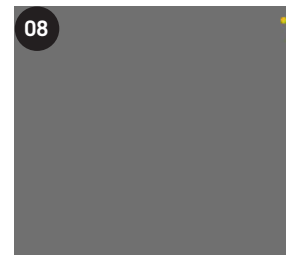
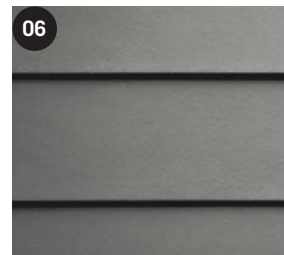
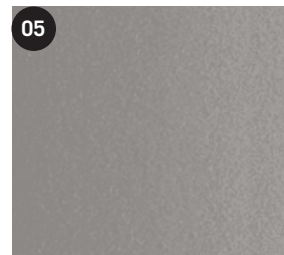


**BRICK 01**  
Manuf: Glen-Gery  
Style: Modular  
Finish: Revere Pewter

**BRICK 02**  
Manuf: Hebron  
Style: Modular  
Color: Sea Gray

**BRICK 03**  
Manuf: Endicott  
Style: Modular  
Color: Grey Blend

**BRICK 04**  
Manuf: Hebron  
Style: Modular  
Color: Slate Gray

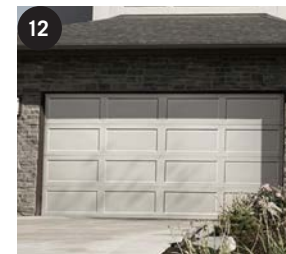
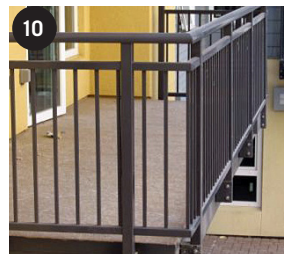


**FIBER CEMENT 01**  
Manuf: James Hardie  
Style: Hardiepanel  
Color: Pearl Gray

**FIBER CEMENT 02**  
Manuf: James Hardie  
Style: Hardie Plank  
Color: Gray Slate

**METAL SHINGLE 01**  
Manuf: Atas  
Style: Standing Seam  
Color: Charcoal Grey

**METAL COPING 01**  
Manuf: Pac-Clad  
Style: Flashing & Trim  
Color: Charcoal



**VINYL WINDOWS & DOORS**  
Manuf: TBD  
Style: Single Hung  
Color: Black & White

**METAL RAILING**  
Manuf: ATR  
Style: Aluminum Picket  
Color: Black

**METAL LOUVER SCREEN**  
Manuf: Custom  
Style: Kynar Finish  
Color: Black

**GARAGE DOOR**  
Manuf: Doorlink  
Style: Long Recessed Panel  
Color: White



# Building Elevations



2 OVERALL NORTH ELEVATION  
A03 1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION  
A03 1/16" = 1'-0"



1 OVERALL WEST ELEVATION  
A03 1/16" = 1'-0"



4 OVERALL EAST ELEVATION  
A03 1/16" = 1'-0"

# Building Elevations



1 BLDGS A, B - NORTH ELEV -- BLDG H - SOUTH ELEV  
A04 1/16" = 1'-0"

2 BLDGS A, B - SOUTH ELEV -- BLDG H - NORTH ELEV  
A04 1/16" = 1'-0"

3 BUILDING C - NORTH ELEVATION  
A04 1/16" = 1'-0"

4 BUILDING C - SOUTH ELEVATION  
A04 1/16" = 1'-0"



5 BUILDING D - WEST ELEVATION  
A04 1/16" = 1'-0"

6 BUILDING D - EAST ELEVATION  
A04 1/16" = 1'-0"

7 BUILDING F - NORTH ELEVATION  
A04 1/16" = 1'-0"

8 BUILDING F - SOUTH ELEVATION  
A04 1/16" = 1'-0"



9 BUILDING E - NORTH ELEVATION  
A04 1/16" = 1'-0"

10 BUILDING E - SOUTH ELEVATION  
A04 1/16" = 1'-0"



11 BUILDING G - EAST ELEVATION  
A04 1/16" = 1'-0"

12 BUILDING G - WEST ELEVATION  
A04 1/16" = 1'-0"



13 BUILDING I - NORTH ELEVATION  
A04 1/16" = 1'-0"

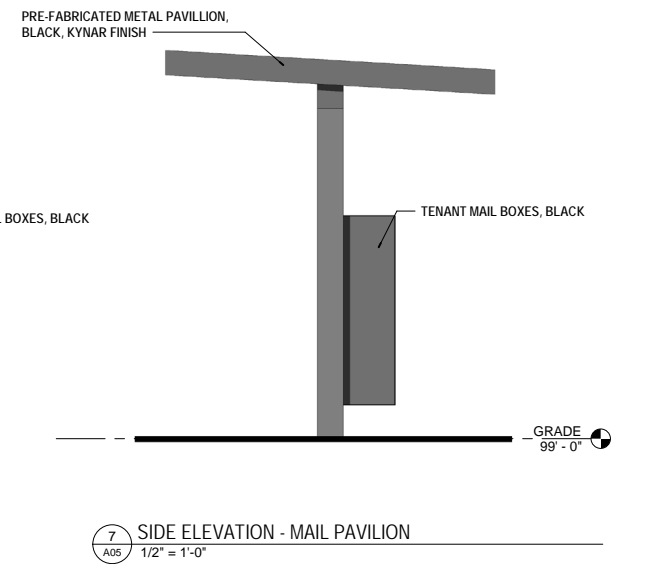
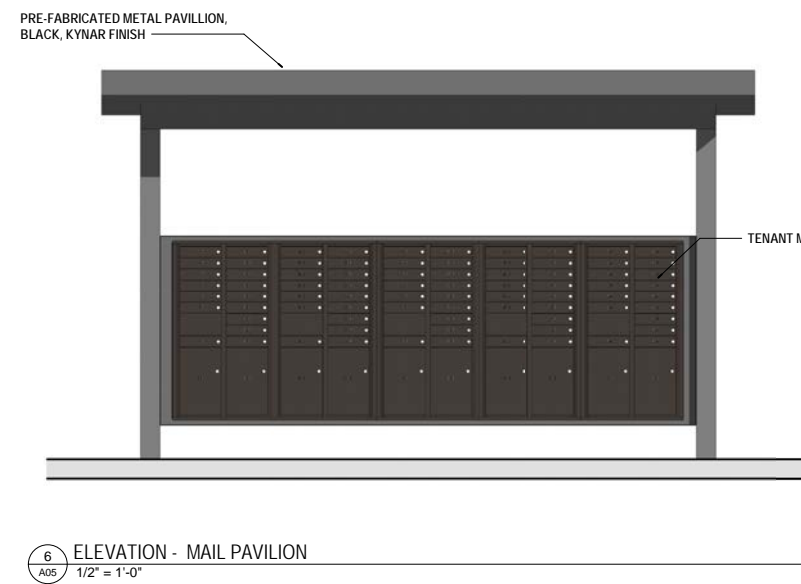
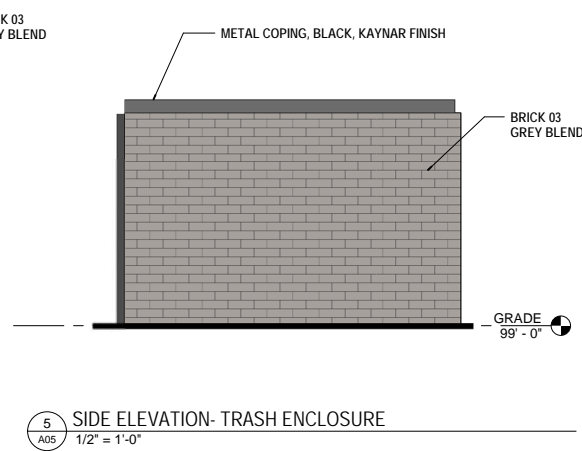
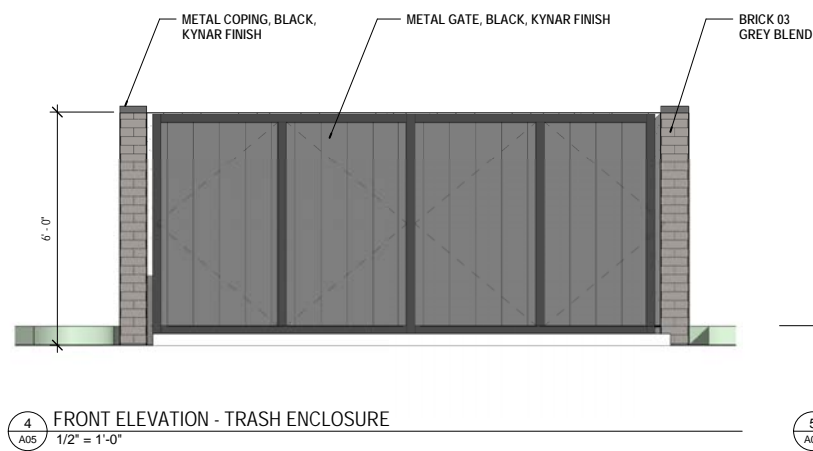
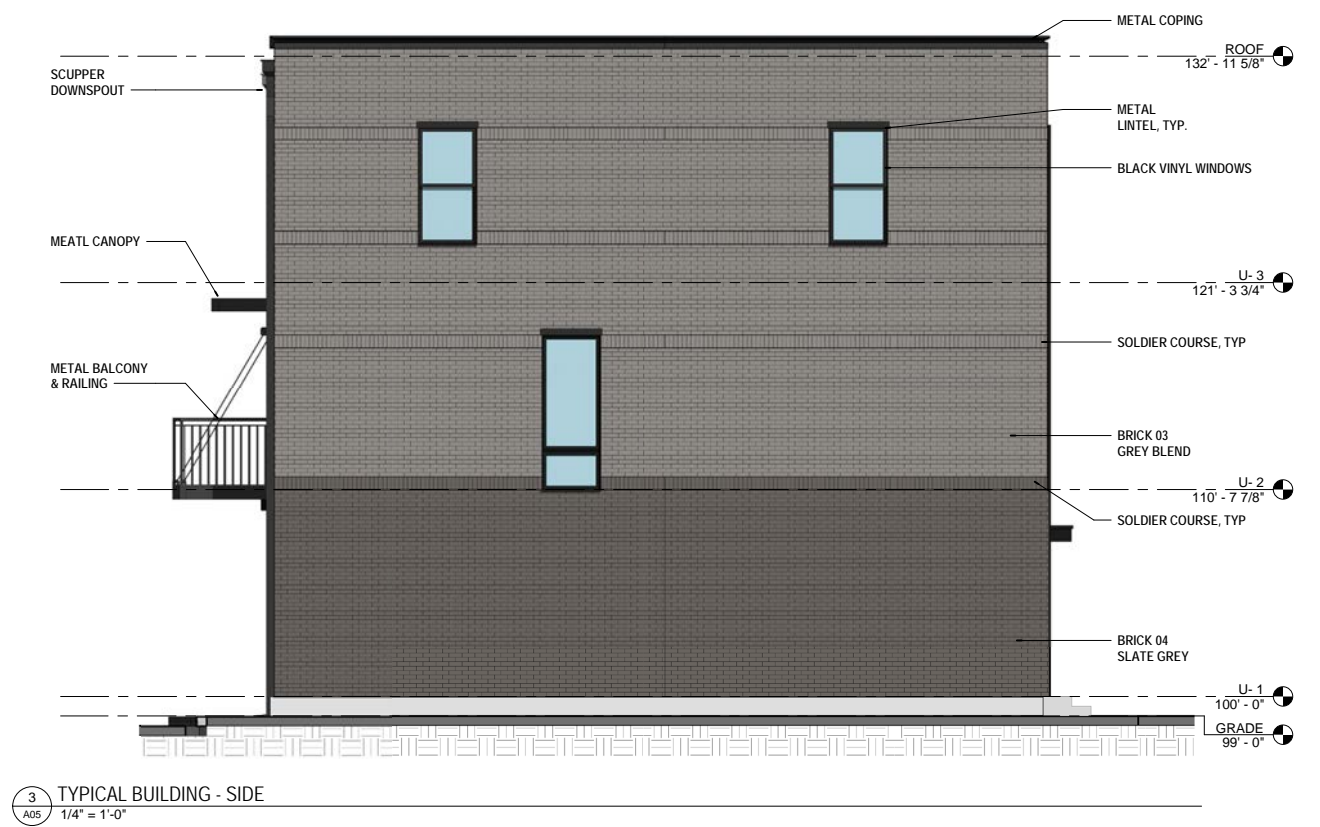
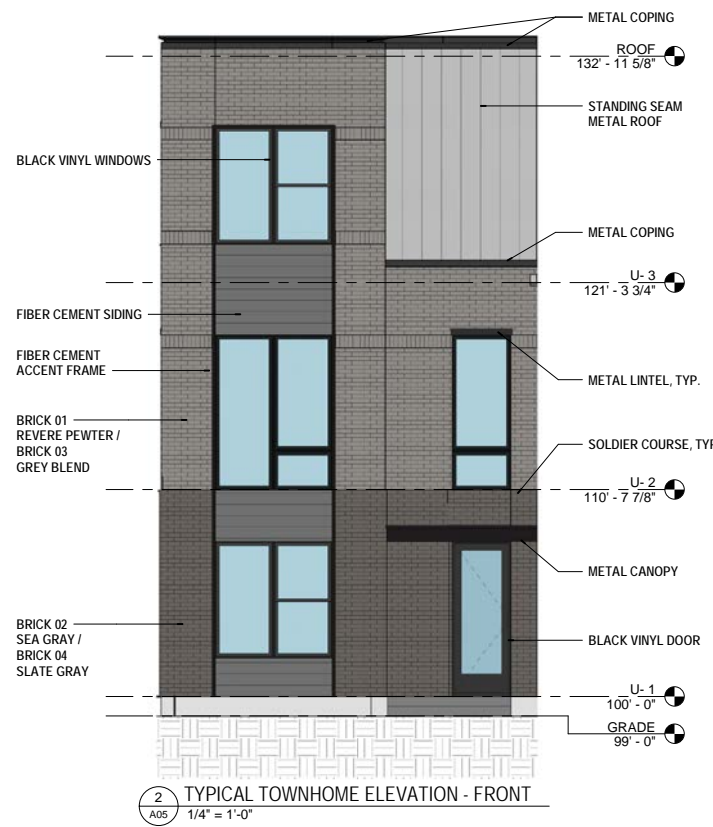
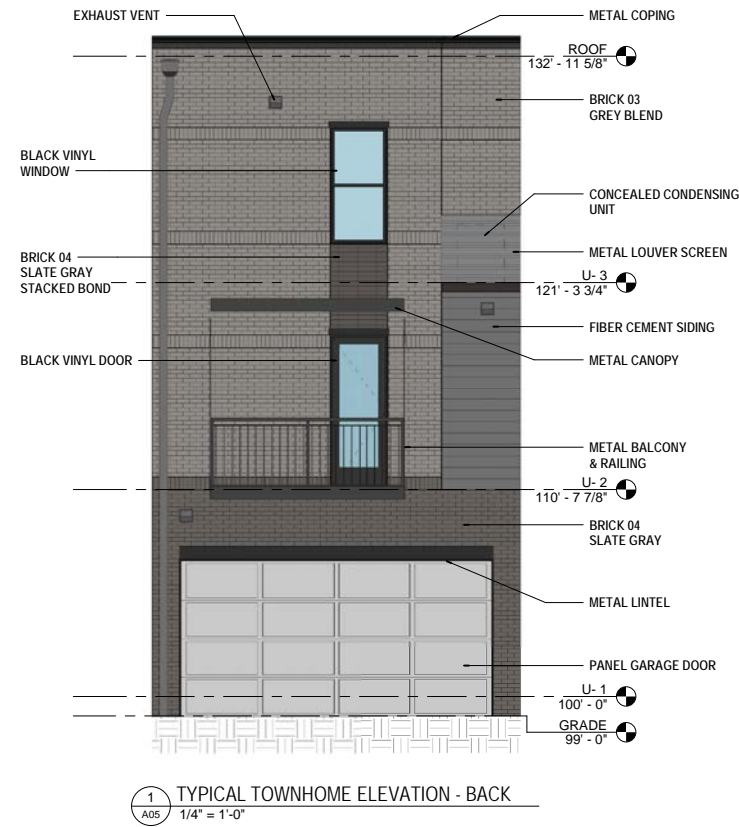
14 BUILDING I - SOUTH ELEVATION  
A04 1/16" = 1'-0"



16 BUILDING J - NORTH ELEVATION  
A04 1/16" = 1'-0"

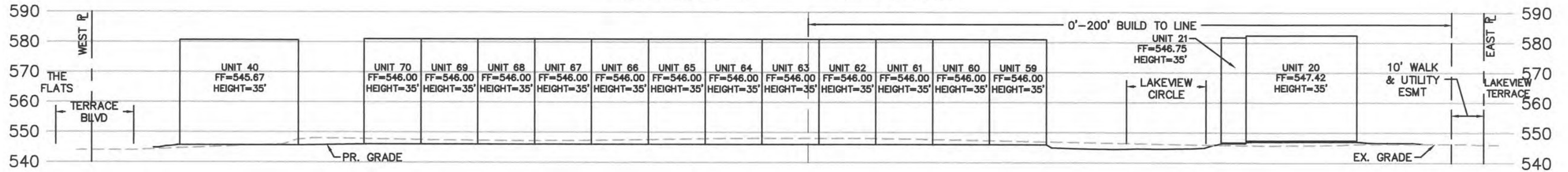
17 BUILDING J - SOUTH ELEVATION  
A04 1/16" = 1'-0"

# Building Elevations

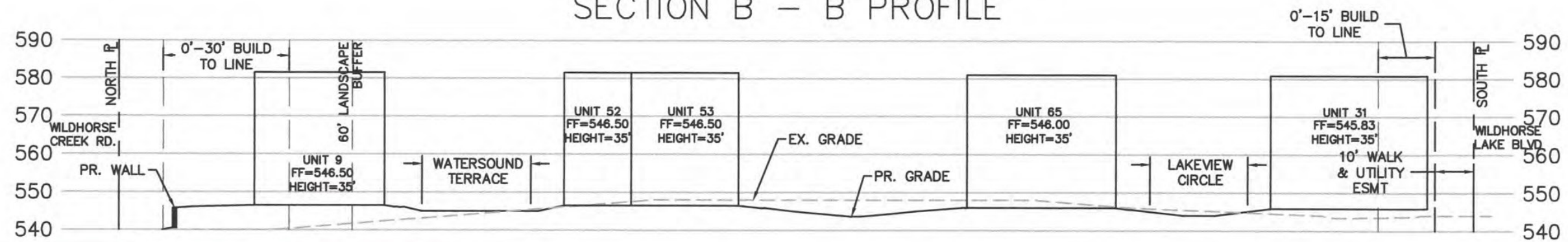


# Building Sections

### SECTION A – A PROFILE



### SECTION B – B PROFILE



**SECTIONS**  
 SCALE: HORZ: 1"=30'  
 VERT: 1"=30'

# Architect's Statement

## General Requirements for Site Design:

- Site Relationship

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by Wild Horse Creek Road, to the west by The Flats at Wildhorse Village, to the south by Wildhorse Lake Boulevard, and to the east by Lakeview Terrace. Lots to the east, west, and south are also part of the larger Wildhorse Village development. The Townhomes at Wildhorse Village is planned to embrace views of the existing lake to the south and to intentionally tie into the planned streets, sidewalks and trails of Wildhorse Village. Public art is proposed near the corner of Lakeview Terrace and Wildhorse Lake BLVD.

- Circulation System and Access

The site is accessed via one curb-cut shared between lots 2A-1 and 2A-2. All vehicular access will utilize this drive for tenant parking, loading and trash. One internal drive circles through the development, providing vehicular access and fire apparatus access. Internal pedestrian sidewalks and paths connect to the large pedestrian paths of the Wildhorse Village development.

- Topography

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet.

- Retaining Walls

Due to the topography of the site, the proposed development utilizes retaining walls at the northwest corner of the site. The walls are designed to be minimal in appearance with heights ranging between 3-5 feet. Extensive landscaping will help obscure the walls from Wild Horse Creek Road. The retaining walls will be constructed of modular masonry.

## General Requirements for Building Design:

- Scale

This development has been designed in concert with the density and urban aspirations of the Wildhorse Village master plan. The buildings utilize an articulation pattern of voids and recesses with unifying roof elements to create a rhythm of "corners and edges." This strategy is a similar approach used for The Flats of Wildhorse Village. Façade elements like the full, 3-story

projections provides a strong vertical presence and reinforces the notion of "townhouse". Finally, the buildings step back at the 3rd floor to breakdown the vertical scale of the building while also provide interesting visual relief and architectural continuity.

- Design

The architecture intends to instill the same feeling of quality and sophistication of The Flats at Wildhorse Village: clean, modern aesthetics with hints of classical forms and organization. Projecting building elements and setbacks provide visual interest and help inform the street edge. The subtle sloped roof forms at the 3rd floor insets also play on expectations of modern and classical design. Programmatically, the development utilizes one point of entry to help localize and isolate servicing. The trash enclosure and garage entries are located off the internal drive and are concealed from public view. Overall, the buildings are strong yet subdued, aging well over time and providing a fitting backdrop to the urban fabric.

- Materials and Color

The main building materials will be brick, vision glass, gray metal shingles, gray fiber cement panels and fiber cement lap siding. Black vinyl doors and windows with Low E glazing will be used at all residential units. The warm color palette browns and grays is intended to harmonize with the neighboring Flats at Wildhorse Village and to feel calming and inviting.

- Landscape Design, Screening and Fencing

The development incorporates a comprehensive landscape design package intended to enhance natural features, views, as well as integrate into the Wildhorse Village master landscape plan. Where possible, site utilities will be screened by plantings. At decorative metal railing provides fall protection along the sidewalk near the retaining walls. This railing will match the railing for the dog run at The Flats of Wildhorse Village.

# Landscape Plan

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	CULT/VAR	COMMON NAME	SIZE/CALIPER	METHOD	MATURE HEIGHT / GROWTH RATE
<b>Shade Tree - 42.9%</b>							
AF - 7.9%	5	Acer freemanii	'Armstrong'	Freeman Maple	2.5" Caliper	B&B	MEDIUM
AS - 7.9%	5	Acer saccharum	Green Mountain	Sugar Maple	2.5" Caliper	B&B	FAST
PA - 9.5%	6	Platanus occidentalis	'Morbons Circle'	London Plane	2.5" Caliper	B&B	FAST
QB - 7.9%	5	Quercus bicolor	Swamp White Oak	Swamp White Oak	2.5" Caliper	B&B	MEDIUM
ZS - 9.5%	6	Zelkova serata	'Green Vase'	Green Vase Zelkova	2.5" Caliper	B&B	FAST
<b>Ornamental Tree - 22.2%</b>							
BN - 14.3%	9	Betula nigra	'Pulsar'	River Birch	2.5" Caliper	B&B	39' - 0" MEDIUM
CR - 7.9%	5	Cornus kousa	'Rutcon'	Dogwood	2.5" Caliper	B&B	30' - 0" MEDIUM
<b>Evergreen Tree - 34.9%</b>							
TO - 19%	12	Thuja occidentalis	'Smaragd'	Emerald Green Arborvitae	8" Ht.	B&B	40' - 0" SLOW
TP - 15.9%	10	Thuja plicata	'Green Sport'	'Green Sport'	8" Ht.	B&B	40' - 0" FAST

Planting Beds			
MIX 01	Cornus sericea	Red Osier Dogwood	36" o.c.
	Taxus x media	Yew	36" o.c.
	Calamagrostis acutiflora	Karl Foerster	30" o.c.
	Rhus aromatica	Gro-Low Sumac	24" o.c.
	Amsonia hubrichtii	Arkansas Blue Star	24" o.c.
	Rudbeckia hirta	Black-eyed Susan	24" o.c.
MIX 02	Thuja occidentalis	Holmstrup Eastern Arborvitae	54" o.c.
	Rea virginica	Virginia Sweetspire	36" o.c.
	Panicum virgatum	Switchgrass	30" o.c.
	Rhus aromatica	Gro-Low Sumac	24" o.c.
	Amsonia hubrichtii	Arkansas Blue Star	24" o.c.
	Hydrangea paniculata	Panicle Hydrangea	24" o.c.
MIX 03	Aronia melanocarpa	Chokeberry	48" o.c.
	Hydrangea arborescens	Smooth Hydrangea	60" o.c.
	Panicum virgatum	Switchgrass	30" o.c.

Lawn Turf	
Lebanon Turf	Winning Colors Tall Fescue Blend

Decorative Rock	
Mexican Beach Pebbles	Sizes ranging from 1/2" - 4"

- LANDSCAPE NOTES:**
- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
  - LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
  - PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
  - PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF CHESTERFIELD, MISSOURI AND THE LANDSCAPE ARCHITECT.
  - ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
  - ALL TREES SHALL BE CALIPERED AND ANY UNDERGIRD TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE. TREES TO BE WRAPPED WITH COMMERCIAL GRADE DEERPROOF TRUNK GUARDS.
  - PLANTING OF TREES, SHRUBS, SOODED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
  - CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONTACT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
  - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
  - BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
  - ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
  - STEEL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ADJACENT TO SOODED AREAS. STEEL LANDSCAPE EDGING IS TO BE USED BETWEEN DECORATIVE ROCK AND MULCH.
  - ALL LANDSCAPE SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
  - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES OR DEFLATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
  - CONTRACTOR TO WINTERIZE IRRIGATION SYSTEM IN FIRST YEAR OF OPERATION. OWNER TRAINING TO BE INCLUDED ALONG WITH WINTERING PROCEDURES.
  - THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).



21 LANDSCAPE SITE PLAN  
1" = 20'-0"

**LEGEND**

SYMBOL	DESCRIPTION
(Large Circle)	CANOPY TREES
(Small Circle)	UNDERSTORY TREES
(Starburst)	EVERGREEN TREES
(Dotted Pattern)	LAWN TURF
(Cross-hatch Pattern)	DECORATIVE ROCK
(Grid Pattern)	PLANTING BED MIX 01
(Diagonal Lines)	PLANTING BED MIX 02

**STREET TREES**

SYM	QTY	%
AF	4	22%
PA	5	26%
QB	5	26%
ZS	5	26%



# Landscape Planting Schedule

PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE/CALIPER	METHOD	MATURE HEIGHT	GROWTH RATE	
<b>Shade Tree - 42.9%</b>									
AF - 7.9%	5	Acer freemanii	'Armstrong'	Freeman Maple	2.5" Caliper	B&B		MEDIUM	
AS - 7.9%	5	Acer saccharum	Green Mountain	Sugar Maple	2.5" Caliper	B&B		FAST	
PA - 9.5%	6	Platanus x acerifolia	'Morton's Circle'	London Planetree	2.5" Caliper	B&B		FAST	
QB - 7.9%	5	Quercus bicolor		Swamp White Oak	2.5" Caliper	B&B	50' - 0"	MEDIUM	
ZS - 9.5%	6	Zelkova serrata	'Green Vase'	Green Vase Zelkova	2.5" Caliper	B&B	45' - 0"	FAST	
<b>Ornamental Tree - 22.2%</b>									
BN - 14.3%	9	Betula nigra		River Birch	2.5" Caliper	B&B	35' - 0"	MEDIUM	
CR - 7.9%	5	Cornus Constellation	'Rutcan'	Dogwood	2.5" Caliper	B&B	35' - 0"	MEDIUM	
<b>Evergreen Tree - 34.9%</b>									
TO - 19%	12	Thuja occidentalis	'Smaragd'	Emerald Green Arborvitae	6' Ht.	B&B	40' - 0"	SLOW	
TP - 15.9%	10	Thuja plicata	Green Sport Western Red Cedar	'Green Sport'	8' Ht.	B&B	40' - 0"	FAST	
<b>GROUND COVER</b>									
HV	179	Heuchera villosa		Alumroot	SP4	Cont.	18" O.C.	6/L-801	
LS	505	Liriope spicata		Liriope	SP4	Cont.	18" O.C.	6/L-801	
<b>PLANTERS</b>									
CA	12	Calamagrostis x acutiflora	'Karl Foerster'	Feather Reed Grass	SP4	Cont.	8" O.C.	6/L-801	
EH	16	Equisetum hyemale		Horsetail	SP4	Cont.	8" O.C.	6/L-801	

Planting Beds				
MIX 01	Cornus sericea	Red Osier Dogwood		36" o.c.
	Taxus x media	Yew	'Everlow'	36" o.c.
	Calamagrostis acutiflora	Karl Foerster		30" o.c.
	Rhus aromatic	Gro-Low Sumac		24" o.c.
	Amsonia hubrichtii	Arkansas Blue Star		24" o.c.
	Rudbeckia hirta	Black-eyed Susan		24" o.c.
MIX 02	Thuja occidentalis	Holmstrup Eastern Arborvitae	'Holmstrup'	54" o.c.
	Itea virginica	Virginia Sweetspire	'Henry's Garnet'	36" o.c.
	Panicum virgatum	Switchgrass	'Northwind'	30" o.c.
	Rhus aromatic	Gro-Low Sumac		24" o.c.
	Amsonia hubrichtii	Arkansas Blue Star		24" o.c.
	Hydrangea paniculata	Panicle Hydrangea	'Little Lime'	24" o.c.
MIX 03	Aronia melanocarpa	Chokeberry	'Iroquois Beauty'	48" o.c.
	Hydrangea arborescens	Smooth Hydrangea	'Annabelle'	60" o.c.
	Panicum virgatum	Switchgrass	'Northwind'	30" o.c.

Lawn Turf		
	Lebanon Turf	Winning Colors Tall Fescue Blend

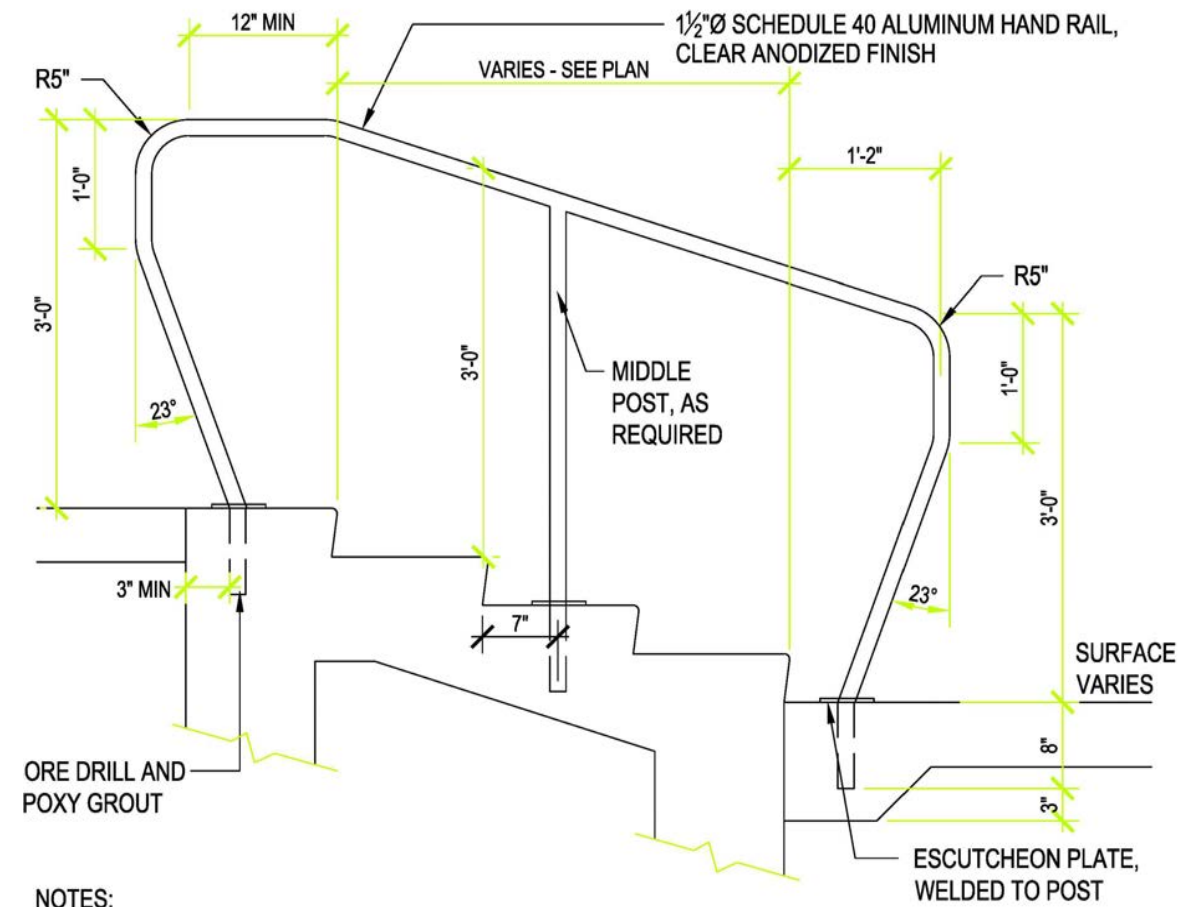
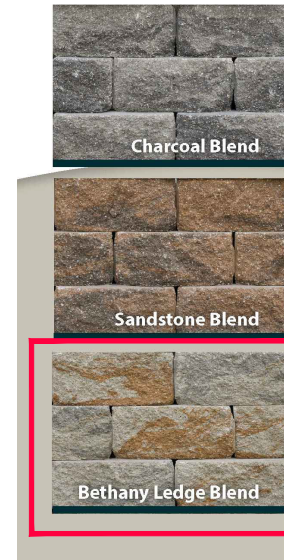
Decorative Rock		
	Mexican Beach Pebbles	Sizes ranging from 1/2" - 4"

GROWTH RATES	
SLOW	11.1%
MEDIUM	44.4%
FAST	44.4%

# Retaining Walls and Fencing

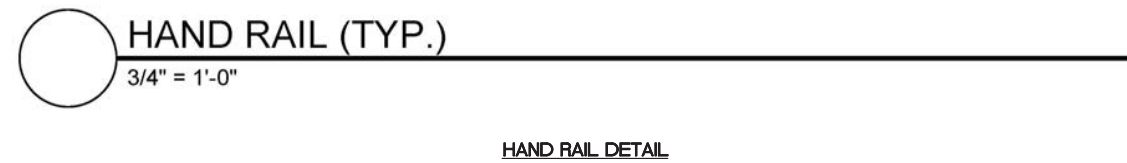
**VERSA-LOK**  
Retaining Wall Systems  
Solid Foundations™  
For more ideas visit: [www.versalok.com](http://www.versalok.com)

VersaLok Wall Products		SIZE IN INCHES (CM)	UNIT WEIGHT	UNIT PALLET	SOFT PALLET	MT. PALLET	CSUM	PRODUCT
<b>Non-Weathered</b>								
	Standard	12 x 6 x 16	1.5	48	32	4000		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, Timberwood Blend, Limestone, and Tan
	Accent	12 x 4 x 12	3	96	32	3400		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Cobble	12 x 6 x 8	3	96	32	4000		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Corner	12 x 6 x 8	3	96	48	4320		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Square Foot	12 x 8 x 18	1	36	36	3170		Available in: Bethany Ledge Blend, Sandstone Blend, Limestone, and Tan
<b>Weathered</b>								
	Weathered Standard	12 x 6 x 16	1.5	48	32	3780		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered Accent	12 x 4 x 12	3	96	32	3500		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered Cobble	12 x 6 x 8	3	96	32	4000		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered Corner	12 x 6 x 8	3	96	48	4320		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered 2 Faced Solid	10 x 6 x 16	1.5	48	32	3504		Available in: Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend



**NOTES:**

- HAND RAIL DRAWINGS DEPICT DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS THAT ENSURE SAFE AND SECURE INSTALLATION.
- ALL HAND RAILS SHALL MEET ADA ACCESSIBILITY GUIDELINES, CURRENT EDITION.



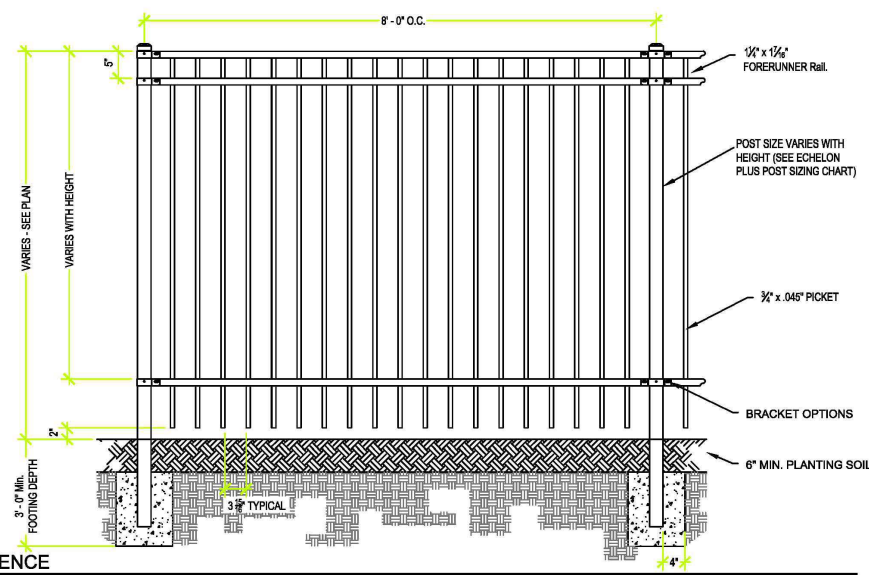
**PRODUCT INFORMATION:**

- AMERISTAR ECHELON PLUS ORNAMENTAL ALUMINUM FENCE, MAJESTIC STYLE
- ECHELON PLUS MAJESTIC 2 RAIL PANEL
- STANDARD BOTTOM
- BLACK IN COLOR
- 3'-0" HEIGHT

**NOTES:**

- SEE ECHELON PLUS POST SIZING CHART.

**MANUFACTURER:**  
Ameristar Fence Products  
979 Portwest Drive, Suite 101  
St. Charles, MO 63003  
region2@ameristarfence.com  
888-333-3422



**FENCE DETAIL**

# Lighting Design

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL NAME & NUMBER	LUMENS	WATTS	MOUNTING
BL1	WALL MOUNTED FLOOD LIGHT	LITHONIA	WPX2-MVOLT-PE-DBLXD	6,000	47	WALL
SL1	POLE MOUNTED LED HEAD - TO MATCH ADJACENT FIXTURE ALONG WILDHORSE	LUMARK	PRV-C2S-D-INV-T4-BZ	13,100	96	POLE - 20 FT
SL2A	POLE MOUNTED LED ROUND HEAD	INVUE	ARB-B3-LED-D1-T4	8740	96	POLE - 18 FT
SL2B	POLE MOUNTED LED ROUND HEAD	INVUE	ARB-B4-LED-D1-T5	9464	99	POLE - 18 FT
SL3	LIT ROUND BOLLARD	INVUE	ABB-B2-42-D1-S	1276	32	GROUND - 42 IN

NOTES:  
 1. CALCULATIONS TAKEN AT GROUND LEVEL  
 2. LIGHT LOSS FACTOR IS SET AT .9

**LIGHT FIXTURE TAG LEGEND:**

**SLx** SITE LIGHT FIXTURE  
**BLx** BUILDING MOUNTED LIGHT FIXTURE



1 SITE LIGHTING PLAN  
 SL-109 1" = 20'-0"

