



VII. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: July 11, 2016

From: Justin Wyse
Senior Planner

Location: 16300 Lydia Road

Applicant: Watermark Residential

Description: **Chesterfield Village Mall (Watermark at Chesterfield Village) SDP:**
A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.96 acre tract of land zoned "R-8" Residence District with a Planned Environment Unit (PEU) procedure located southeast of the intersection of Chesterfield Parkway West and Lydia Hill Road.

PROPOSAL SUMMARY

The request is for construction of three (3), four-story multi-family buildings. The subject site is zoned "R-8" Residence District with a Planned Environment Unit (PEU) procedure. The site is bisected by two future land use designations; multi-family and urban core. The property is governed under the terms and conditions of City of Chesterfield Ordinance 2021.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

This site is located within the Southwest Quadrant of the Chesterfield Village, specifically parcel C207. The Southwest Quadrant of Olive/Clarkson and I-64 was included in the original presentation to the St. Louis County Planning Commission in 1971 to initiate development of Chesterfield Village. The proposal for the residential development of the southwest quadrant of Chesterfield Village was included in four petitions that authorized residential density within each of the petition areas. The subject site is located within the original petition area for PC 165-71.

St. Louis County Ordinance 6,816 was approved in 1973 which authorized and gave approval to four Planned Environment Unit plans for the residential areas of the southwest quadrant of the Chesterfield Village. These areas are shown below.

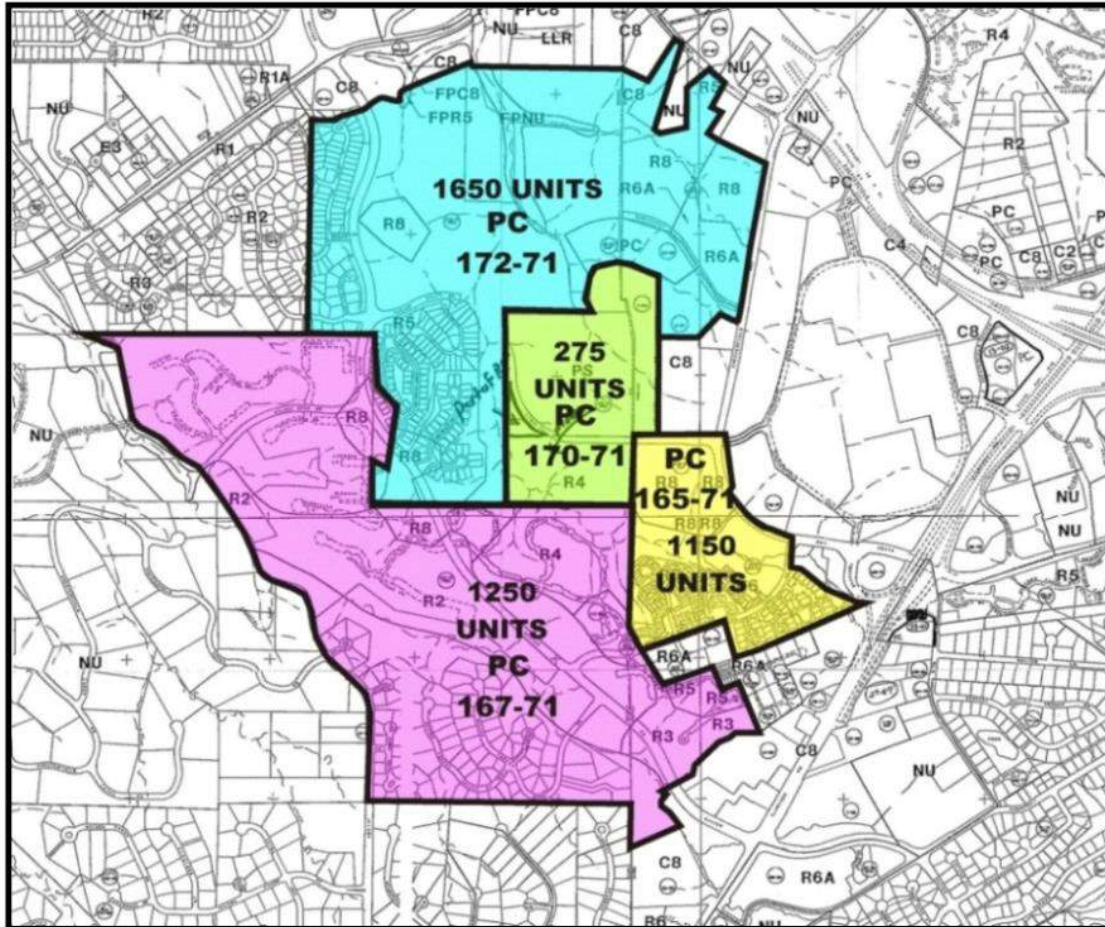


Figure 1: PEU Boundaries and Approved Density for Original Zoning Petitions

A Final Development Plan for the southwest quadrant was submitted and approved by St. Louis County in February of 1974. The Final Development Plan showed the planned roadway system and allocated residential densities within the PEU to specific parcels covered under the governing ordinance.

The original Final Development Plan approved a total of 528 units on parcel C207. The Final Development Plan was amended in July of 1979 and modified the density on parcel C207, among other changes, to include a maximum of 608 units. The current site development plan proposes 345 units.

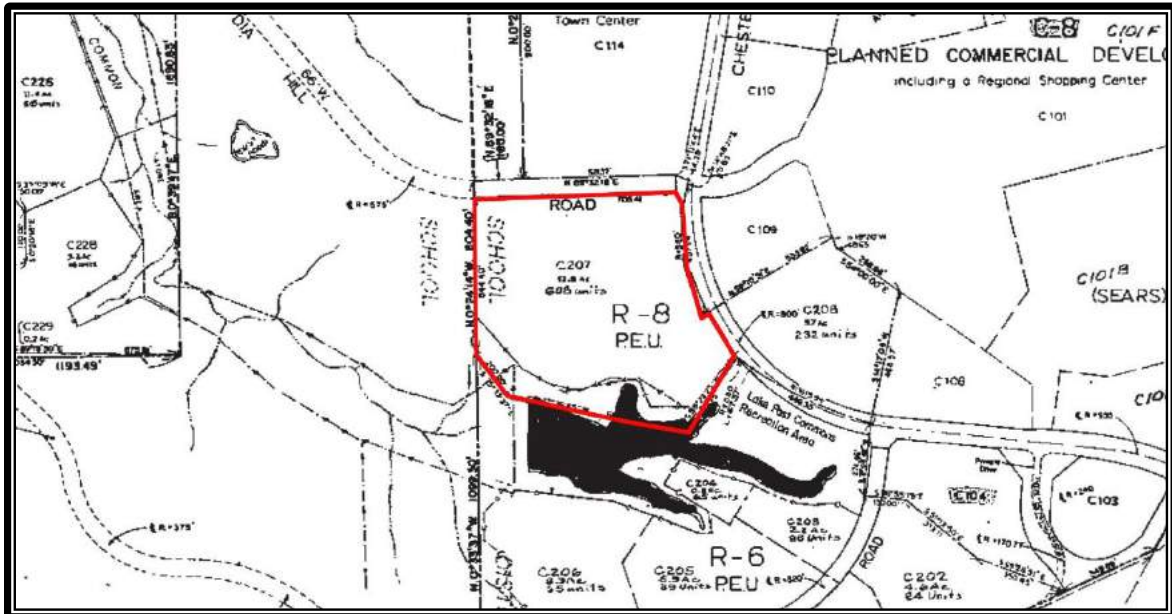


Figure 2: Subject Site on 1979 Final Development Plan

The original ordinance for the site has been modified several times over the years. The most recent change was approved by the City of Chesterfield via Ordinance 2021 which is the current governing ordinance for the site.

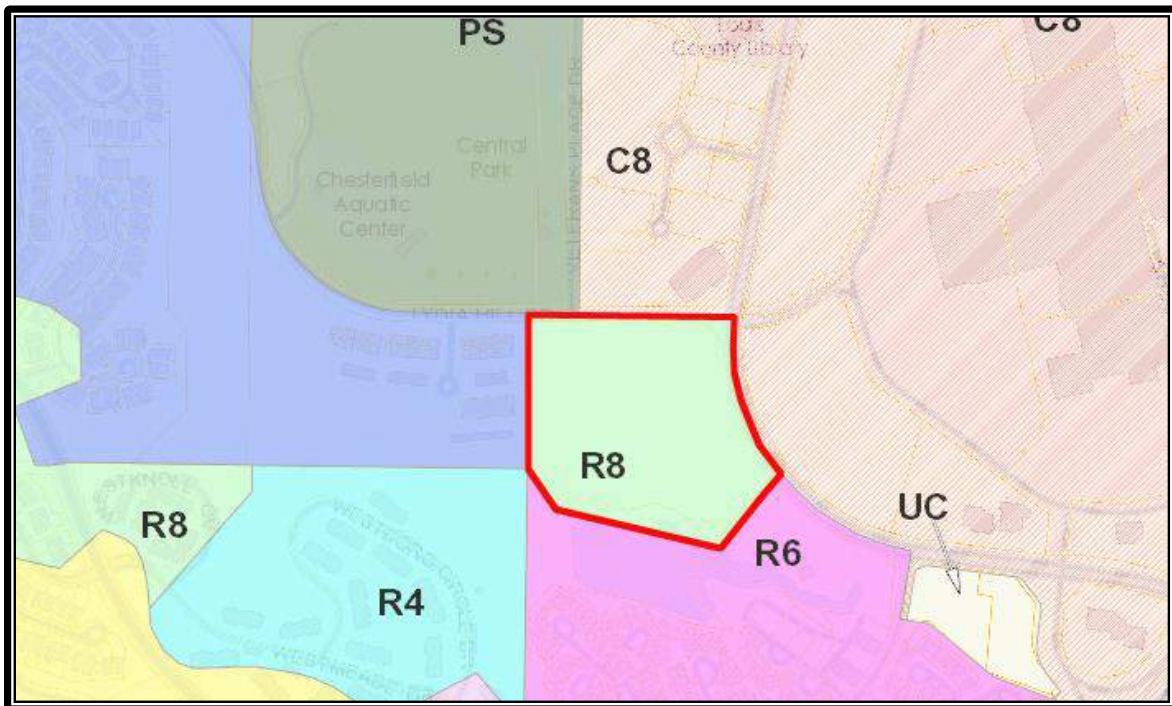


Figure 3: Zoning Map

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Office / Park	C-8 and PS
South	Residential	R-6
East	Vacant / Chesterfield Mall	C-8
West	Residential	R-5



Figure 4: Aerial Photo

STAFF ANALYSIS

Zoning

The subject site is currently zoned R-8 with a Planned Environment Unit under the terms and conditions of City of Chesterfield Ordinance Number 2021. This development, covered under the original petitions, covers over 365 acres of land in the southwest quadrant of I-64 / MO 340 (Olive Boulevard and Clarkson Road). Ordinance 2021 authorized 1,150 units. The current Final Development Plan authorizes a maximum of 608 units on the subject site. As proposed, the subject site would utilize 56.7% of the approved density for the site.

The submittal was reviewed against the requirements of *the Planned District Ordinance* and all applicable Zoning Ordinance requirements and the proposed development adheres to the applicable requirements.

Density

PC 165-71 authorized a Planned Environment Unit procedure on approximately 55 acres within the southwest quadrant (see below). Ordinance 2021 approved a maximum of 1,150 units within this area; however, significantly less dense development has occurred. The area covered by this petition (PC 165-71) includes Oak, Sycamore, Justus Pointe, Lake Post Commons, and the subject site. The table on the next page details constructed units within each of these areas and details that the area is significantly less dense than permitted.

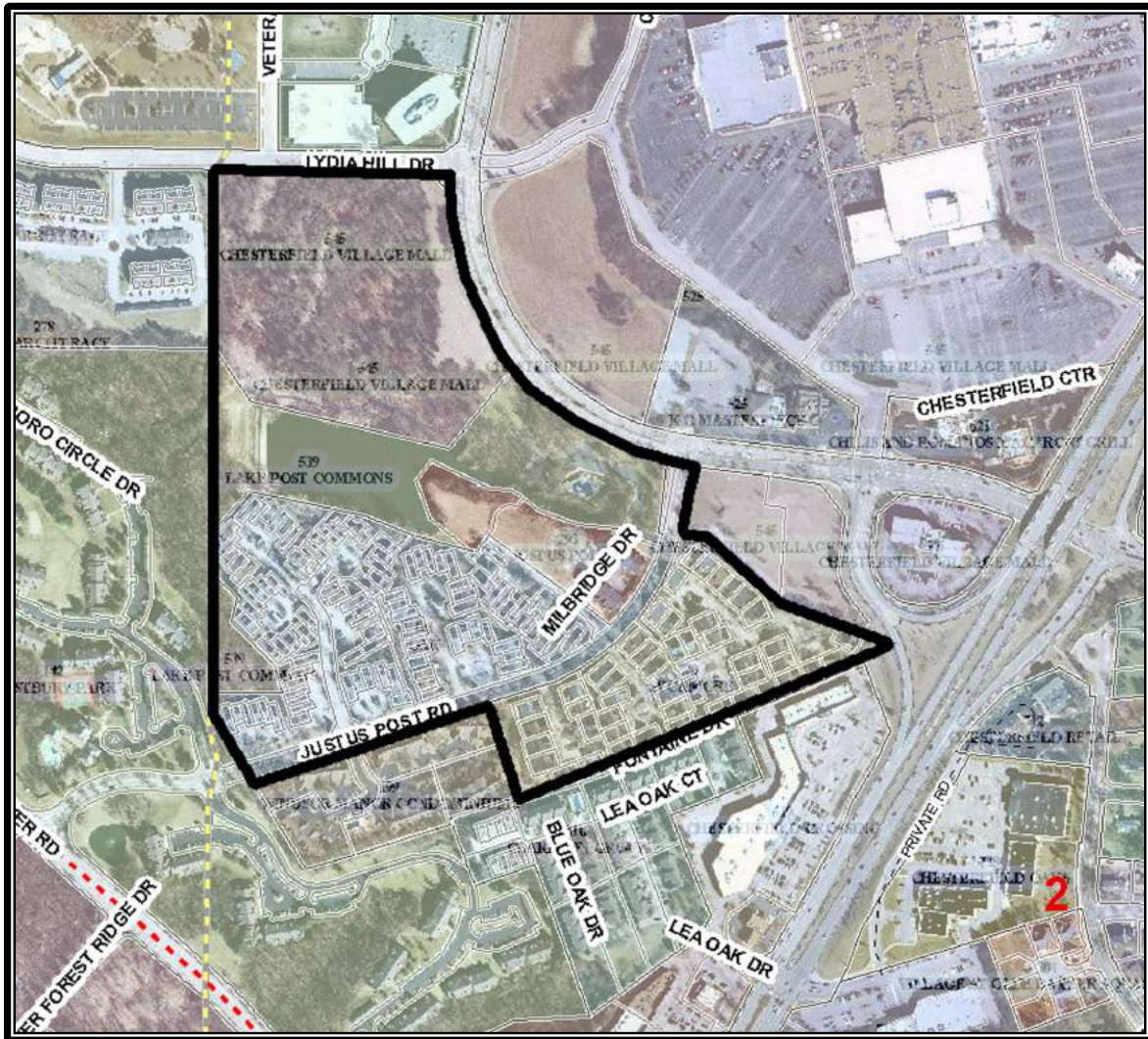


Figure 5: Boundary of PC 165-71

<u>Subdivision</u>	<u>Zoning</u>	<u>Units Constructed</u>
Oak	R-6 PEU	103
Sycamore	R-6 PEU	46
Justus Pointe	R-6 PEU	23
Lake Post Commons	R-6 PEU	n/a (common ground)
Subject Site (C207)	R-8 PEU	345 (proposed)

Traffic Access and Circulation

The original entitlement and approval of Final Development Plans was based on the approved density for the projects. As such, Chesterfield Parkway and other roadways servicing developments within this area were constructed to accommodate these densities and significant contribution by the property owner was made in constructing these improvements. As the site is developing at less than 60% of the approved density, contributions to roadway improvements have been made.

The applicant has provided information from a traffic engineer, which was reviewed by Staff for compliance with all City of Chesterfield requirements. The plans were also forwarded to the St. Louis County Department of Transportation, who did not have any comments on the proposed Site Development Plan. The assessment by the traffic engineer confirmed and City Staff has agreed, that the proposed site plan meets and generally exceeds all standards (e.g. corner clearance, throat depth) of the City and St. Louis County.

Primary access to the site will be from Lydia Hill Rd. Additionally, a right-in, right-out only access point is proposed on Chesterfield Parkway. One defined pedestrian route is shown from the Pathway on the Parkway (along Chesterfield Parkway) into the site. The site plan, as proposed, complies with all City of Chesterfield and St. Louis County standards and provides reasonable site circulation for both vehicles and pedestrians.

Connections are provided from the buildings on the site to the sidewalks along the perimeter of the site, including the Pathway on the Parkway. The proposal includes connecting the eight foot sidewalk along Lydia Hill Dr. from the western property line with Monarch Trace to Chesterfield Parkway (tying in with the Pathway on the Parkway). The proposal also relocates the existing trail on the site to the western side of the site to maintain this connection between Central Park and the riparian trail. Two trailhead locations are shown on the plans which are areas where the applicant intends to install improvements to incorporate art features into the development and to emphasize the trail connection between Central Park and the riparian trail. This trail connection will be

formally granted within an easement to the City of Chesterfield, thus preserving the future of the connection.

Parking and Loading Requirements

Parking is spread around the site to reduce and eliminate large expanses of parking areas. The northeast portion of the site is the high point on the site and grades decrease as you move south / southwest across the site. The proposal seeks to take advantage of this grade change by including structured parking under two of the buildings (i.e. cutting the parking into the slope). The proposal shows 184 of the required parking spaces (~43%) in parking structures under Buildings 1 and 3 on the site. Section 04-01.C.2. of the Unified Development Code encourages rear and side parking areas and the proposal is consistent with this standard. While the proposal does include some parking along the frontage of Chesterfield Parkway and Lydia Hill Rd., parking fields along these high visibility areas are minimized with the use of structured parking (under the building) and a parking lot in the rear. A minimum 30 foot landscape buffer is also provided along these frontages to mitigate the aesthetics of the parking field from the public right-of-way.



Figure 6: Site Plan on Aerial Photography

Open Space

Ordinance 2021 requires a minimum of 10.0 acres of open space within the boundaries of PC 165-71 (see Figure 5). In order to comply with this requirement, Lake Posts Commons was established which provides 10.28 acres.

In addition to the open space within the petition area, the proposal complies with the R-8 District regulation which requires a minimum common open space provision of 40% for multi-family developments. As proposed, the site provides 49.4% (6.27 acres) open space. This open space is spread throughout the development and provides numerous functions including buffering (along perimeter and roadway frontages), common amenities (pool area), and tree preservation (focused along riparian trail).

Screening, Landscaping, and Tree Preservation

A combination of deciduous, coniferous and shrubs/bushes have been utilized throughout the site in conjunction with other screening to provide both functional and aesthetic improvements to the site.

Landscape Plan

The submitted landscape plan meets and generally exceeds all requirements of Section 04-02 of the City of Chesterfield Unified Development Code. The proposal includes installation of 26 street trees, 221 trees, and numerous shrubs and flowers. This landscaping will supplement preservation areas on the site and will also be supplemented by mitigation plantings.

Article 4 requires landscape buffers that apply to the development. The subject site is required to provide thirty (30) foot landscape buffers along Chesterfield Parkway and Lydia Hill Dr., which are both classified as collectors or arterials on the City's Street Classification Map. A twenty (20) foot landscape buffer is also required between residential developments so an additional buffer is also required along the western property line between the subject site and Monarch Trace. All required buffers meet and generally exceed the buffer requirements and include a variety of plantings.

Tree Preservation

Tree protection is focused on the southern end of the site. This will minimize the visual impact of the development from the riparian trail and assist in maintaining this trail as a natural area within the Chesterfield Village area.

The typical Tree Preservation and Landscape Requirements are not applicable as the site specifically meets the criteria for Special Conditions. The site is part of the larger Chesterfield Village planned development that was approved under a planned district and Final Development Plan. This scenario was expressly discussed in the creation of landscape regulations codified most recently in the Unified Development Code.

Section 04-02.N.1 of the City of Chesterfield Unified Development Cod states, in part, that the following sites qualify for Special Conditions:

1. *An ordinance, detailing development requirements, has been in existence as a result either by the City of Chesterfield or St. Louis County (prior to the City's incorporation, and;*
2. *A valid Site Development Concept Plan, Site Development Plan, Site Development Section Plan or a Final Development Plan has been approved prior to the adoption of the original Tree Ordinance Number 1345 enacted on November 17, 1997.*

The site was originally zoned by St. Louis County Ordinance 6,816 which was approved on July 12, 1973, satisfying the first requirement. Additionally, a Final Development Plan was approved on February 11, 1974. The approval of the zoning and the Final Development Plan clearly illustrate compliance with Section 04-02.N of the Unified Development Code for Special Conditions.

According to the Tree Stand Delineation, there are 358,263 square feet (8.22 acres) of tree canopy coverage on the 12.94 acre site. Based on the requirement to preserve 30% of the existing vegetation, 107,479 square feet of canopy area is required to be retained.

The applicant has worked with Staff to preserve trees in key areas on the site. Primary preservation areas are along the southern portion of the subject site, along the riparian trail. Total tree preservation is less than the required 30%. The proposal includes preservation of 55,633 square feet of existing canopy, resulting in required mitigation for the 51,846 square feet of mitigation plantings under the formula provided in the Unified Development Code.

The UDC details that the mitigation plan be approved after the approval of the landscape plan and that mitigation trees are not to fill requirements for required landscaping. A copy of an illustrative mitigation plan is attached to provide an idea of total landscaping that will be installed on the final product. Staff will review the final mitigation plan following approval of the landscape plan in compliance with the requirements of the UDC.

Mitigation of Existing Woodlands

As required by the modification process, the applicant also submitted a Mitigation Plan which is under review by Staff. A Mitigation Plan is required to show how the proposed tree loss will be mitigated with plantings above and beyond required landscaping. In this case, the developer was able to preserve 15.5% of the existing canopy and is therefore required to plant an additional landscaping for the trees not able to be preserved. Once a Landscape Plan is approved, Staff will then complete its review of the Mitigation Plan.

The applicant has provided the Mitigation Plan for informational purposes which is attached. This exhibit includes the required mitigation trees that will supplement the proposed landscaping of the site. The applicant has worked with Staff to focus mitigation plantings along the trail connection between the riparian trail and access to Lydia Hill Dr. No action is required by the Planning Commission on this plan itself. The Unified Development Code includes a formula to determine the amount of trees that are required. The proposal includes an additional 173 trees comprised of a mix of species including deciduous, evergreen, and ornamental plantings on the site.

Retaining Walls

Retaining walls are proposed with this development. A Redi-Rock retaining wall system is proposed along the perimeter of the development. These engineered walls are designed to provide a natural look while providing structural requirements with minimal reinforcement necessary.



Figure 7: Redi-Rock Retaining Wall

These walls have been situated to preserve as much tree canopy as possible while providing functional areas for the development of the site. Additionally, a retaining wall section is proposed on the western side of the site along the relocated trail section. This wall is necessary under the proposed design to allow for grading of an accessible trail section through this portion of the site. The wall is designed to provide a decorative and natural look to blend in with and enhance the area.

Lighting

The proposed lighting for the development includes street lighting along Lydia Hill Dr. Fixtures have been selected from Ameren approved fixtures. Additionally, the design of the fixtures was selected to match the existing fixtures along Lydia Hill Dr. west of the subject site

(adjacent to the Monarch Trace development). Site lighting consists of utilitarian fixtures that comply with Section 04-03 of the Unified Development Code.

Architectural Elevations

Article 4 of the UDC states that multi-family developments should utilize material, color, and plane changes to express individual living units within the structures and that monotonous designs be avoided. Building materials include brick and hardie board (lap / panel) on the units to provide this variation in materials. Building offsets and changes in roofline height and canopies are included in the design.

The Architectural Review Board (ARB) reviewed the project at their May 12, 2016 meeting. The Board unanimously (5-0) recommended approval of the project as presented. Following the meeting, the applicant has proposed changes to the elevations to strengthen the project in light of the discussion from ARB. The changes include:

- Adding additional brick on the ends (both sides) of each building extending three floors;
- Addition of canopy on the front elevations of buildings 1 and 3; and
- Shift of hardie materials and colors based on the increased brick area.

Staff believes these changes are consistent with the original proposal and that the changes improve the project that was already recommended for approval.

Comprehensive Plan

The Comprehensive Plan designates this property partially as Residential, Multi-Family and Urban Core.



Figure 8: Future Land Use Designation

The City of Chesterfield Comprehensive Plan, among other items, includes policies for residential development. Below are policies that pertain to the site development plan for the property.

3.6.5 Chesterfield Village - Chesterfield Village constitutes a significant portion of the Urban Core. Development in Chesterfield Village should incorporate the vision of high density, mixed-use residential and non-residential development with pedestrian amenities.

The site was zoned as part of the larger Chesterfield Village concept originally proposed by Sachs Properties in the 1970's. While changes have occurred over the years (e.g. number of units, street alignment), the concept for the Chesterfield Village remains intact and desirable. The project is not mixed use in and of itself; however, as part of the plan for the area, the proposal fills an element of multi-family residential within a diverse area. Residential properties are located to the south and west. The first office building as part of Downtown Chesterfield is located to the north along with Central Park. The regional retail center (Chesterfield Mall) is located to the east.

3.6.7 Parking Structures - The use of parking structures in the Urban Core is encouraged.

The site integrates parking structures under two of the buildings. This reduces the parking at grade

10.2.3 Trail System - A trail system should be developed utilizing existing street right-of-ways, common ground when available, utility easements, flood plain areas, and additional property acquisition or private easements. Consideration should be given to cooperating with neighboring municipalities in developing portions of the trail system. Trail systems could include walking, jogging, bicycle, and equestrian trails. This system should be fully integrated with and connected to the transportation network.

DEPARTMENT INPUT

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

MOTION

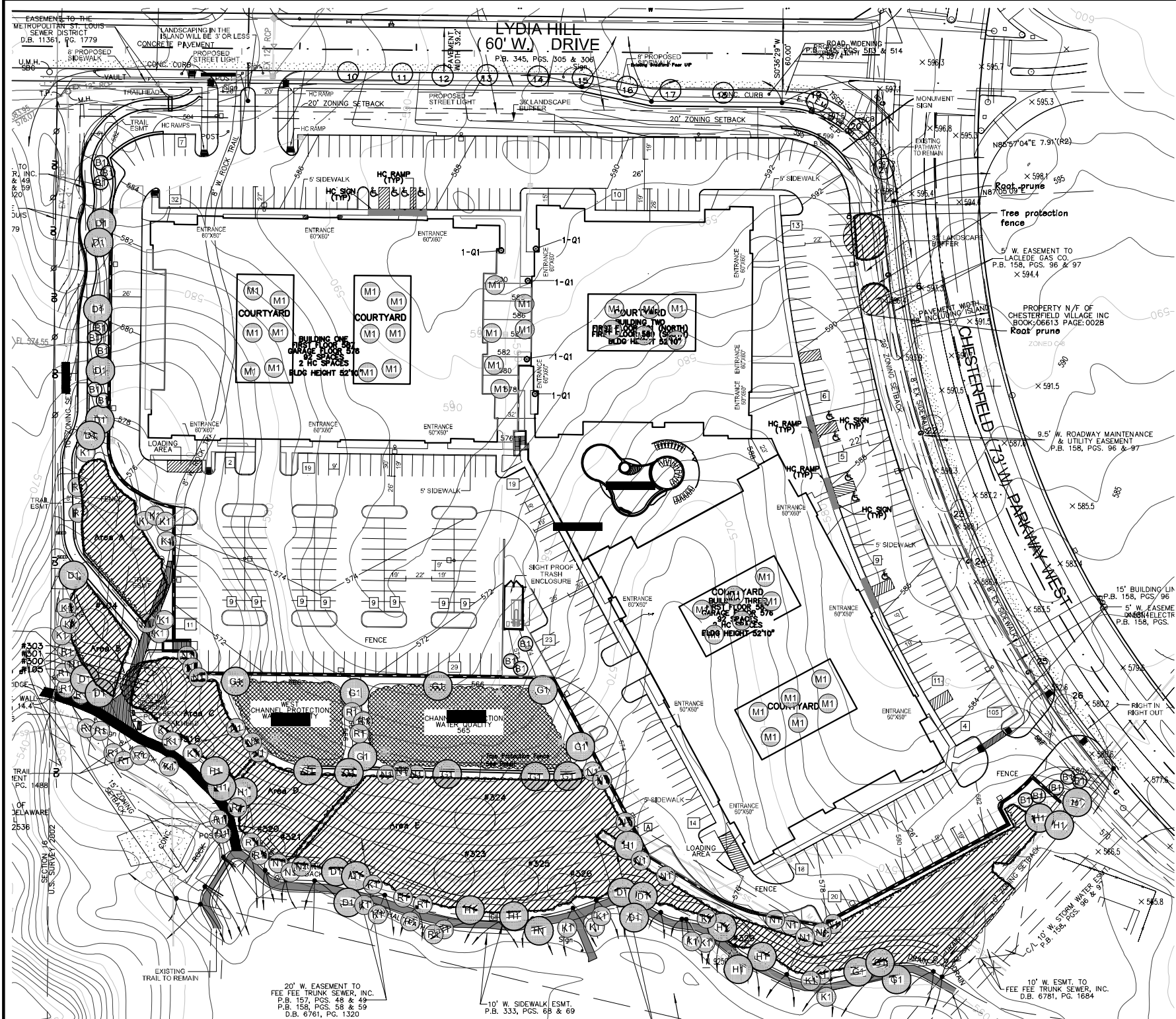
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for_Chesterfield Village Mall (Watermark at Chesterfield Village) SDP.

- 2) “I move to approve the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Village Mall (Watermark at Chesterfield Village) SDP with the following conditions...”
(Conditions may be added, eliminated, altered or modified)

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Plan
Landscape Plan
Mitigation Plan
Lighting Plan
Architect’s Statement of Design
Architectural Elevations



20' W. EASEMENT TO FEE FEE TRUNK SEWER, INC. P.B. 157, PGS. 48 & 49 P.B. 158, PGS. 58 & 59 D.B. 6761, PG. 1320

10' W. SIDEWALK ESMT. P.B. 333, PGS. 68 & 69

10' W. ESMT. TO FEE FEE TRUNK SEWER, INC. P.B. 158, PGS. 96 & 97 D.B. 6781, PG. 1684

Overall Mitigation Landscape Plan
SCALE 1" = 50'-0"

GENERAL NOTES

GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS PLANS.
2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES. EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
3. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED AND THE ADA ACCESSIBILITY GUIDELINES (ADAAG) OF 2004, AS AMENDED. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
6. ALL CONSTRUCTION WILL CONFORM TO THESE PLANS AND SPECIFICATIONS OR TO CITY OF CHESTERFIELD, MISSOURI STANDARDS AND SPECIFICATIONS WHERE REFERENCED.

TREE PRESERVATIONS CALCULATIONS

Total Site Area: 12.7 Ac or 553,212 sf
 Total Existing Canopy: 8.22 Ac or 358,263 sq. ft.
 Tree Canopy Proposed to be Removed: 302,630 sf (84.5%)
 Tree Canopy Proposed for Preservation: 55,633 sf (15.5%)

358,263 sf x .30 = 107,479 sf of tree canopy preservation required.
 -55,633 sf of tree canopy provided
 51,846 s.f. of mitigation tree canopy required

Mitigation plantings Provided:
 58 large trees @400 sf each = 23,200 sf
 57 Medium trees @ 300 sf each = 17,100 sf
 58 Small Trees @ 200 sf each = 11,600 sf
 51,900 sf Total

MITIGATION PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE / NOTES
B1	16	<i>Pinus resinosa</i>	Red Pine	8"	45'+	Large/Med. Growing
D1	15	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Red Maple	2.5"	45'+	Large/Fast Growing
G1	14	<i>Taxodium distichum</i>	Bald Cypress	2.5"	45'+	Large/Med. Growing
H1	13	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	45'+	Large/Med. Growing
K1	27	<i>Amelanchier laevis 'Cumulus'</i>	Cumulus Serviceberry	2.5"	25'+	Med./Slow Growing
M1	36	<i>Cornus florida</i>	Dogwood	2.5"	25'+	Small/Slow Growing
N1	22	<i>Crataegus viridis 'Winter King'</i>	Winter King Hawthorn	2.5"	25'+	Small/Med. Growing
Q1	5	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	6"	15'+	Med./Med. Growing
R1	25	<i>Cercis canadensis</i>	Redbud	2.5"	25'+	Med./Fast Growing

Watermark Residential
 101 West Ohio Street,
 Suite 2000
 Indianapolis, IN 46204
 (317) 454-8100
 watermark-residential.com



3/25/2016
 Douglas A. DeLong, Landscape Architect, LA-61

Consultants:

**WATERMARK AT
 CHESTERFIELD VILLAGE**
 Lydia Hill Drive
 Chesterfield, Missouri 63017

Revisions:

Date	Description	No.
4/25/16	City Comments	1

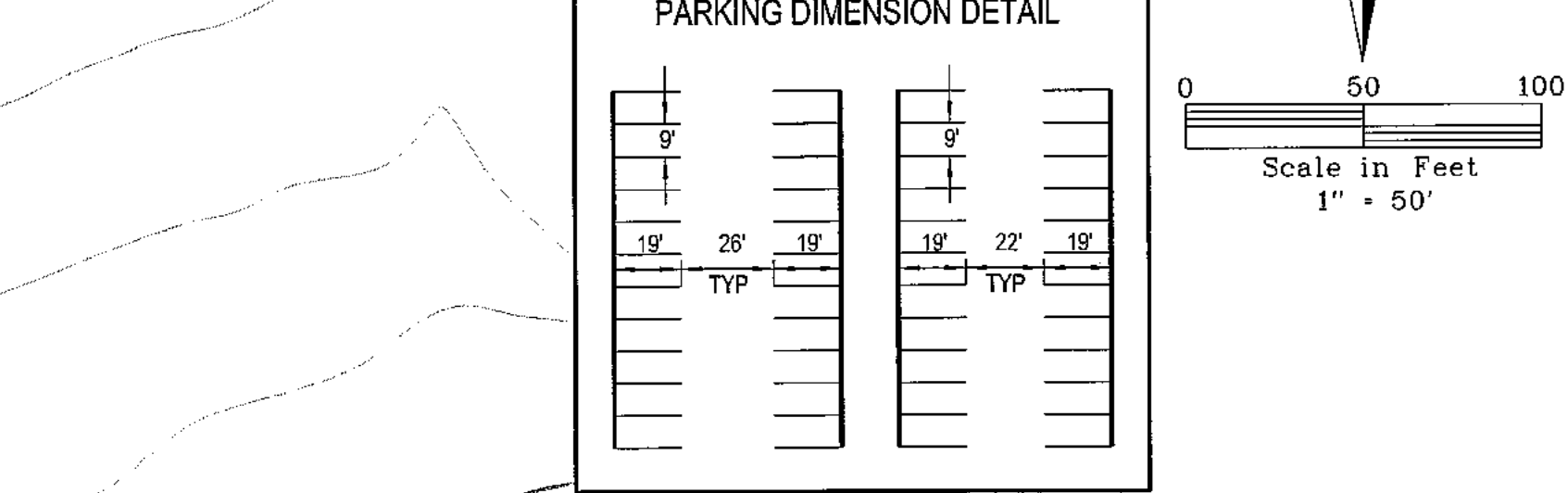
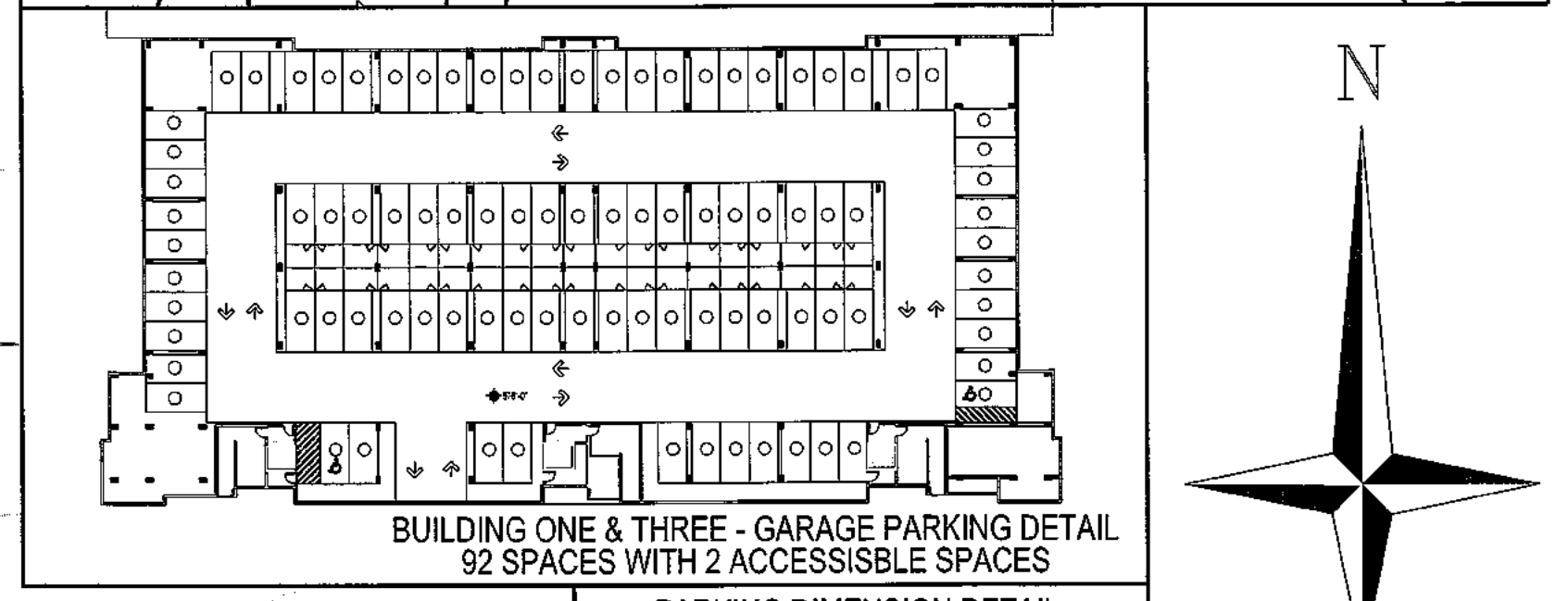
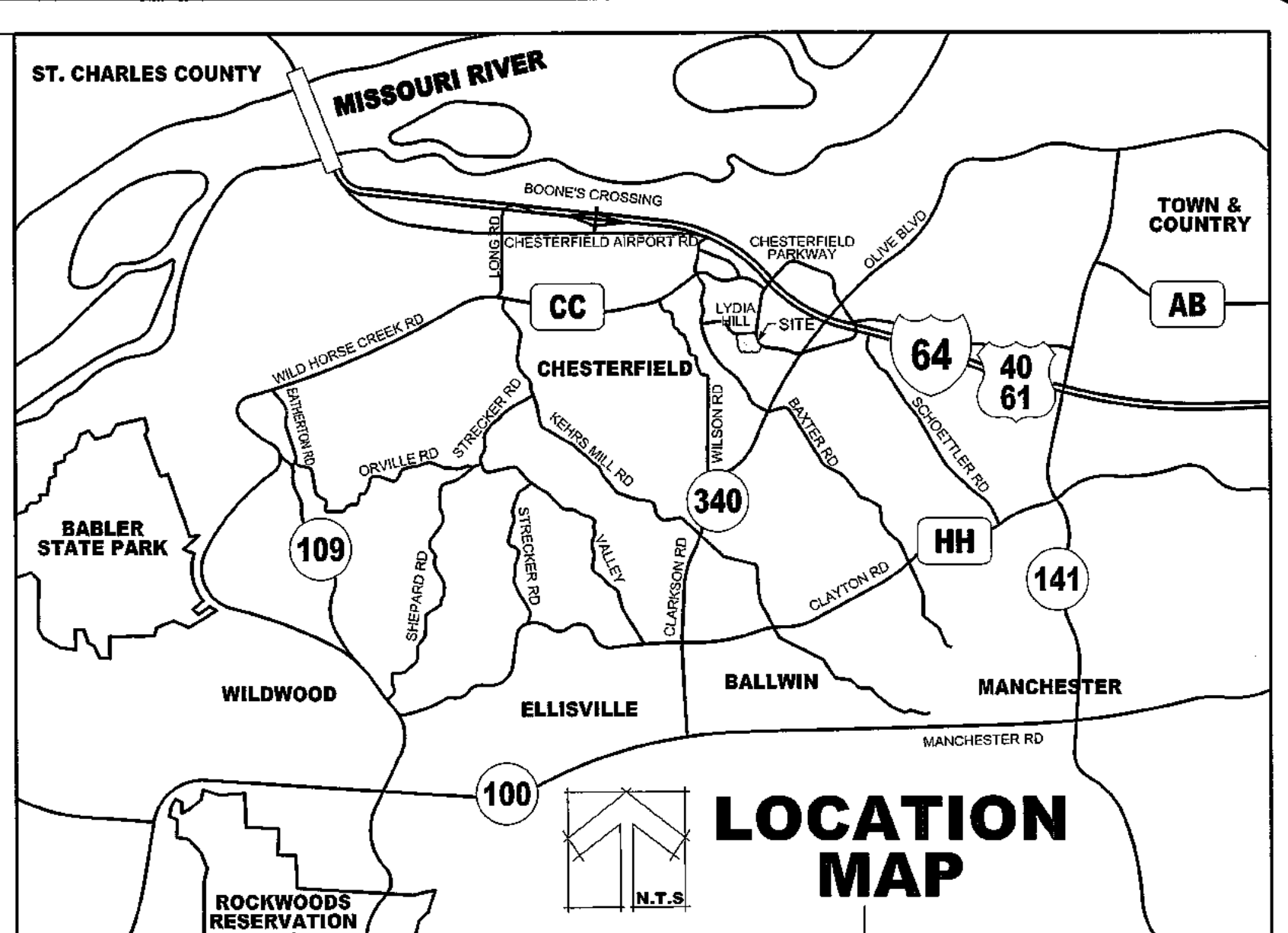
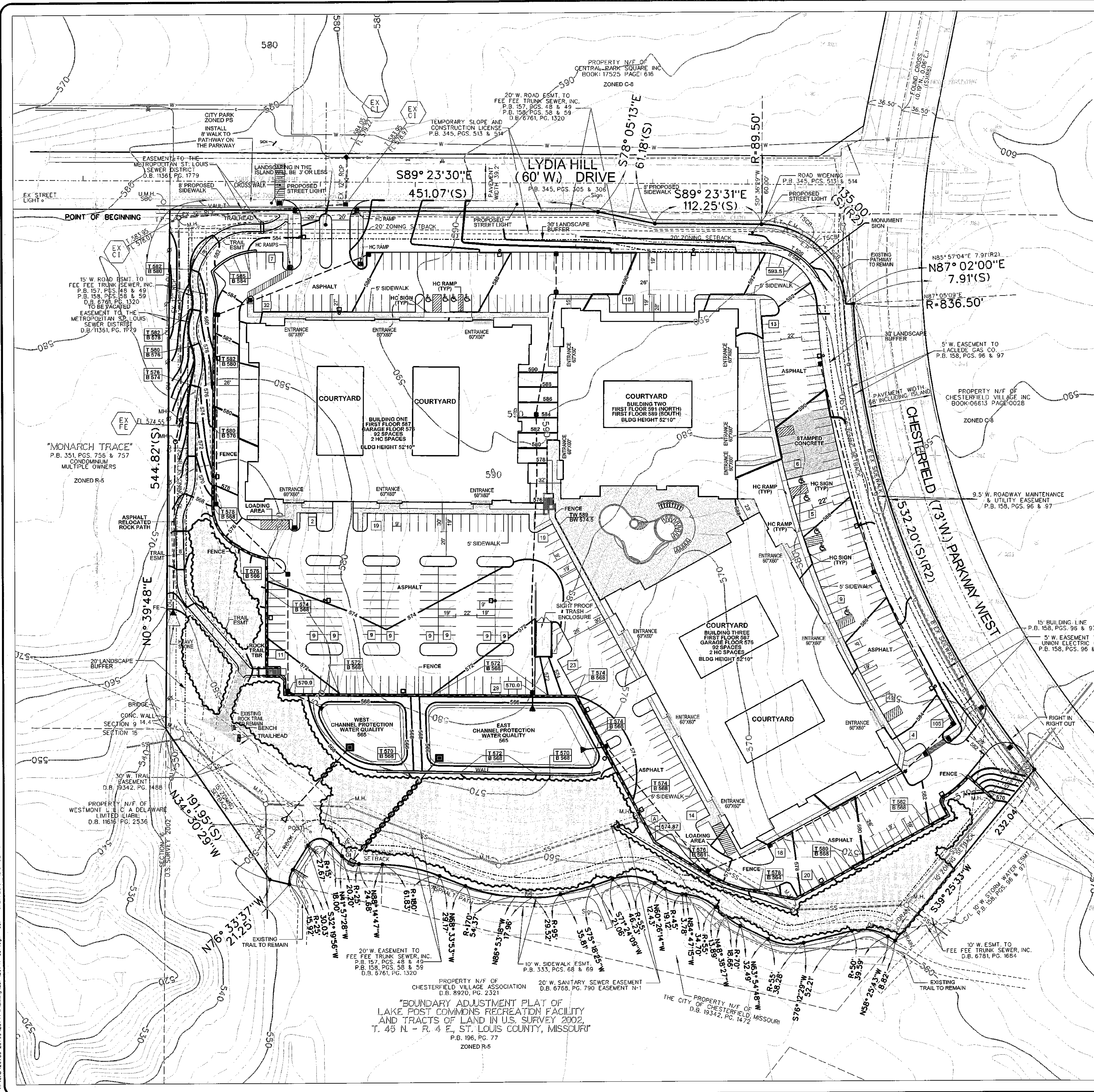
Drawn: **WBM**
 Checked: **DAD**

DeLong
 andscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO. 63117
 (314) 346-4856
 dclong.la@gmail.com

Sheet Title: **MITIGATION LANDSCAPE PLAN**

Sheet No: **L-1**

Date: **3/25/2016**
 Job #: **150.001**



LEGEND

(A)	AREA INLET
E.M.	ELECTRIC METER
E.P.	ELECTRIC PEDESTAL
E.T.	ELECTRIC TRANSFORMER
G	GAS LINE
GI	GRATE INLET
GUY	GUY WIRE
M.H.	MANHOLE
O.U.	OVERHEAD UTILITIES
SS	SANITARY SEWER
SSM	STORM SEWER
T.P.	TELEPHONE PEDESTAL
TSCB	TRAFFIC SIGNAL CONTROL BOX
U.M.H.	UTILITY MANHOLE
W	WATER LINE
---	BUILDING LINE
- - -	EXISTING SANITARY SEWER
- - -	EXISTING STORM SEWER
- - -	PROPOSED CONTOUR
- - -	EXISTING CONTOUR
- - -	EXISTING TREE LINE
- - -	PROPOSED TREE LINE
- - -	LATERAL
- - -	TREE
- - -	PARKING LOT LIGHTS
- - -	FENCE
- - -	LYDIA HILL STREET LIGHTS

BY ORDER OF WATERMARK AT CHESTERFIELD VILLAGE WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

RICHARD G. NORVELL
 P.L.S. 200500077
 PROFESSIONAL LAND SURVEYOR
 MO P.L.S. 200500077

RICHARD G. NORVELL, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 MO P.L.S. 200500077

Watermark
 AT CHESTERFIELD VILLAGE

VOLZ Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 LAND DEVELOPMENT
 CONST. MANAGEMENT

10946 Indian Head Trl., Bldg. 1
 St. Louis, Missouri 63132
 Phone: 314.800.1260 Fax: 314.800.1260
 www.volzinc.com
 Authority #203

A TRACT OF LAND BEING PART OF LOT 2 OF
 "BOUNDARY ADJUSTMENT PLAT CHESTERFIELD
 VILLAGE AREA A" (P.B. 158, PGS. 88 & 89)
 IN U.S. SURVEY 2002, T. 45 N. - R. 4 E.
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Watermark
 AT CHESTERFIELD VILLAGE

SITE DEVELOPMENT PLAN

16300 LYDIA HILL DR
 CHESTERFIELD, MO 63017

REVISION: 5-4-2016
 REVISION: 5-31-2016

LOCATOR NO. 18721096
 BASE MAP NO. 11
 PROJECT #2001

ORDINANCE #2021

04-01-2016

PROJECT NOTES:	
AREA OF SITE:	12.69 ACRES
LOCATOR NO:	18T321095
SITE ADDRESS:	16300 LYDIA HILL DR CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHESTERFIELD VILLAGE INC 400 CHESTERFIELD CTR SUITE 600 CHESTERFIELD, MO 63017
PREPARED FOR:	Watermark Residential CHASE TOWER 111 MONUMENT CIRCLE-STE 1600 INDIANAPOLIS, IN 46204
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"R-8" PEU - ORDINANCE # 2021 CHESTERFIELD
LOT AREA: RESIDENTIAL DWELLINGS MINIMUM LOT AREA (PER UNIT)	DWELLING, SINGLE FAMILY 4,500 SQ. FT. DWELLING, TWO-FAMILY 2,500 SQ. FT. DWELLING, THREE-FAMILY 2,000 SQ. FT. DWELLING, MULTI-FAMILY 500 SQ. FT.
UNITS ALLOWED PER ORDINANCE & FDP:	528 UNITS - FDP - PB 155 PGS 22-23 608 UNITS - FDP AMENDED #2 - PB 168 PGS 15
PROPOSED UNITS:	345 UNITS
PARKING REQUIREMENTS:	1.75 PARKING SPACES PER UNIT (345 UNITS) 604 SPACES
SURFACE PARKING:	428 SPACES
GARAGE PARKING:	184 SPACES UNDER BUILDINGS 1&3 (SEE DETAIL SHT 1)
ACCESSIBLE SPACES:	13 SPACES 1 VAN ACCESSIBLE REQUIRED
TOTAL SPACES PROPOSED:	612 SPACES
LEGAL DESCRIPTION:	A TRACT OF LAND BEING PART OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT CHESTERFIELD VILLAGE AREA A" (P.B. 158, PGS. 88 & 89) IN U.S. SURVEY 2002, T. 45 N., R. 4 E., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
EXISTING TREES:	358,263 SF 8.22 ACRES
TREES TO PRESERVE:	55,633 SF 1.23 ACRES
OPEN SPACE:	552,820 SF - 12.7 AC 273,095 SF - 6.27 AC 49.4%
BUILDING HEIGHT:	52'-10" 23' MINIMUM SETBACK BETWEEN BUILDINGS SIDE TO SIDE

(4) SETBACK BETWEEN BUILDINGS.

NO WALL OF ANY SEPARATE (DETACHED) STRUCTURE, OTHER THAN A SINGLE-FAMILY OR ITS ACCESSORY STRUCTURE, SHALL BE LOCATED CLOSER TO ANY WALL OF ANOTHER STRUCTURE THAN AS SET FORTH IN THE FOLLOWING TABLE:

SETBACK REQUIREMENT				
WALL	FRONT	SIDE	REAR	DETACHED ACCESSORY BUILDING WALL
FRONT	50 FT. PLUS 1 FT. FOR EACH 2 FT. ABOVE 45 FT.	30 FT./20 FT. IF SIDE WALL HAS NO WINDOWS, PLUS 1 FT. FOR 3 FT. OF HEIGHT ABOVE 45 FT.	30 FT. EXCEPT 20 FT. IF SIDE WALL HAS NO WINDOW, PLUS 3 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING	10 FT. PLUS 1 FT. FOR EACH 2 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING
SIDE	30 FT./20 FT. IF SIDE WALL HAS NO WINDOWS, PLUS 1 FT. FOR 3 FT. OF HEIGHT ABOVE 45 FT.	20 FT. PLUS 1 FT. FOR EACH 3 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING	20 FT. PLUS 1 FT. FOR EACH 3 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING	10 FT. PLUS 1 FT. FOR EACH 2 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING
REAR	30 FT./20 FT. IF SIDE WALL HAS NO WINDOWS, PLUS 1 FT. FOR 3 FT. OF HEIGHT ABOVE 45 FT.	20 FT. PLUS 1 FT. FOR EACH 3 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING	20 FT. PLUS 1 FT. FOR EACH 3 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING	10 FT. PLUS 1 FT. FOR EACH 2 FT. OF HEIGHT ABOVE 45 FT. FOR EACH BUILDING

GENERAL NOTES:

THIS SITE IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
PARKWAY SCHOOL DISTRICT
BONHOMME CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

PROJECT PROPOSES THE CONSTRUCTION OF:

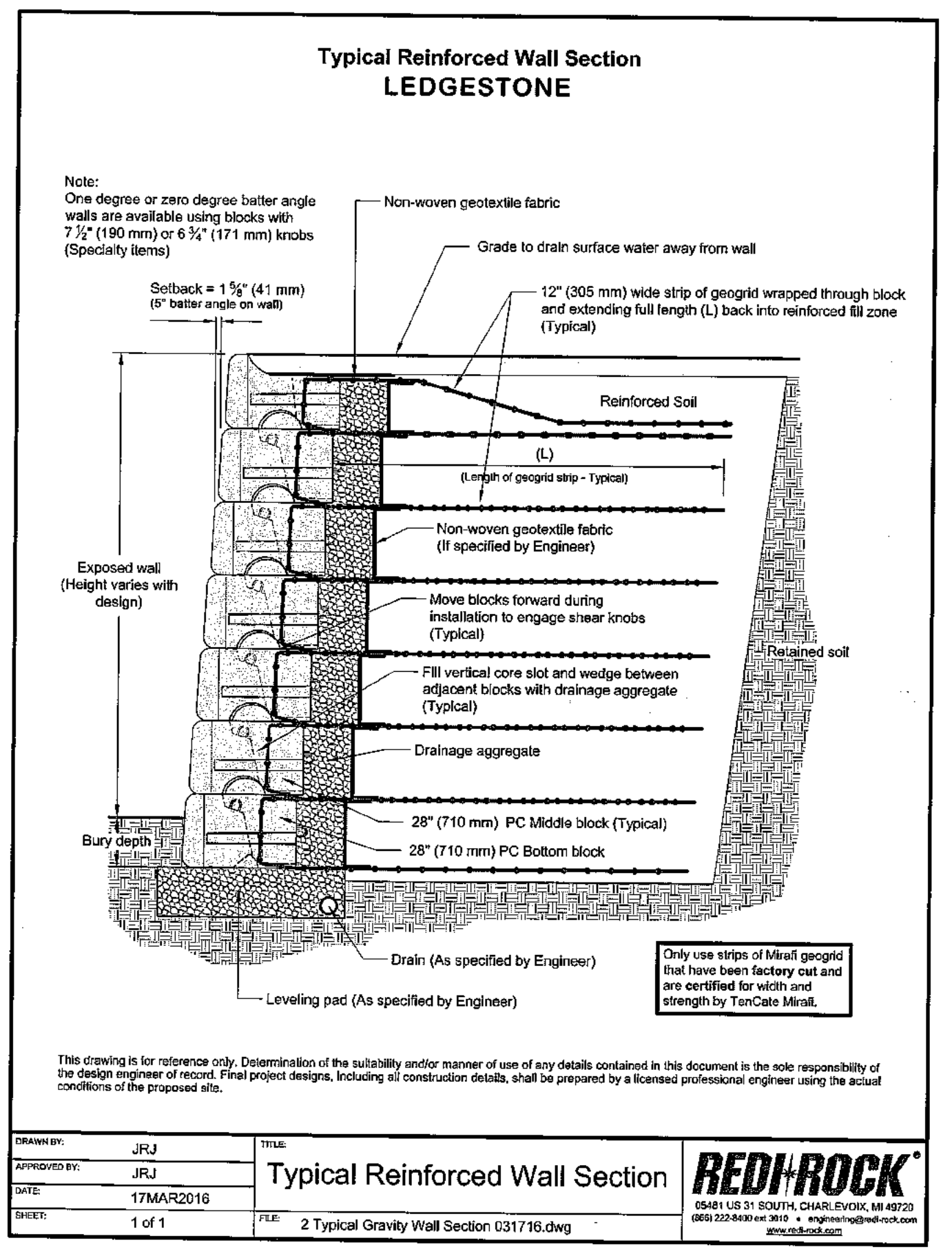
(A) TWO BUILDINGS CONSISTING OF FOUR (4) STORIES OF APARTMENTS ON A PARKING DECK.
(B) ONE BUILDING OF FOUR (4) STORIES OF APARTMENTS ON A PARTIAL GROUND BASEMENT LEVEL HOUSING CLUBHOUSE, FITNESS AND LEASING SPACE.
(C) ANCILLARY PARKING AND RESORT-STYLE AMENITIES SUCH AS POOL, POOL SIDE CABANAS, OUTDOOR GRILL AND ENTERTAINMENT AREA.
(D) WALKING TRAIL CONNECTION TO THE EXISTING LAKE TRAIL.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

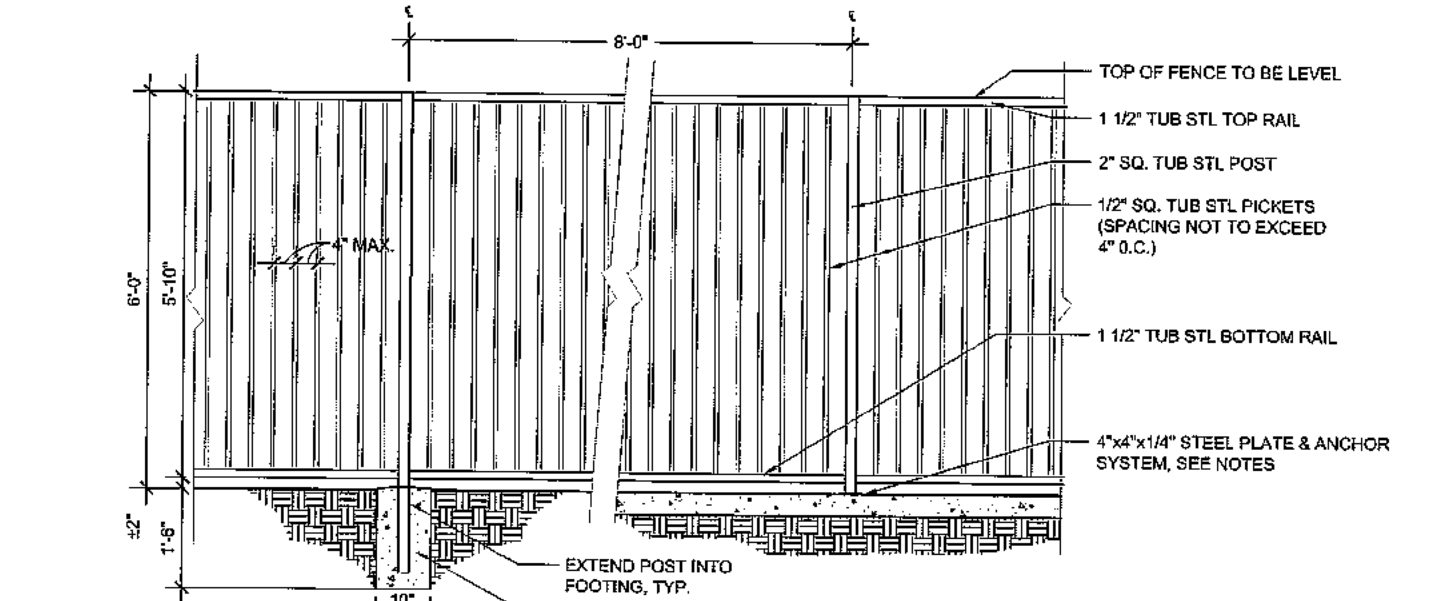
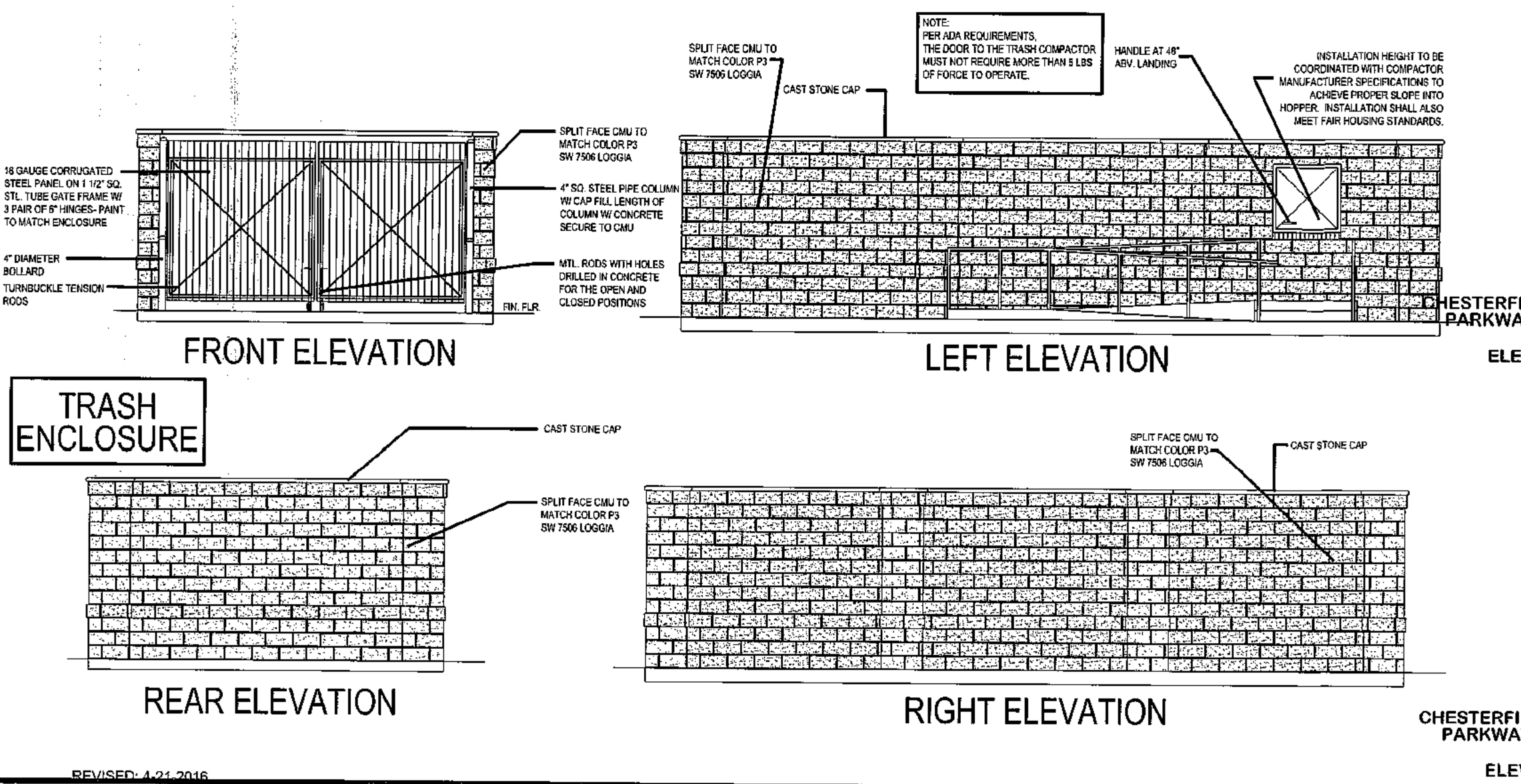
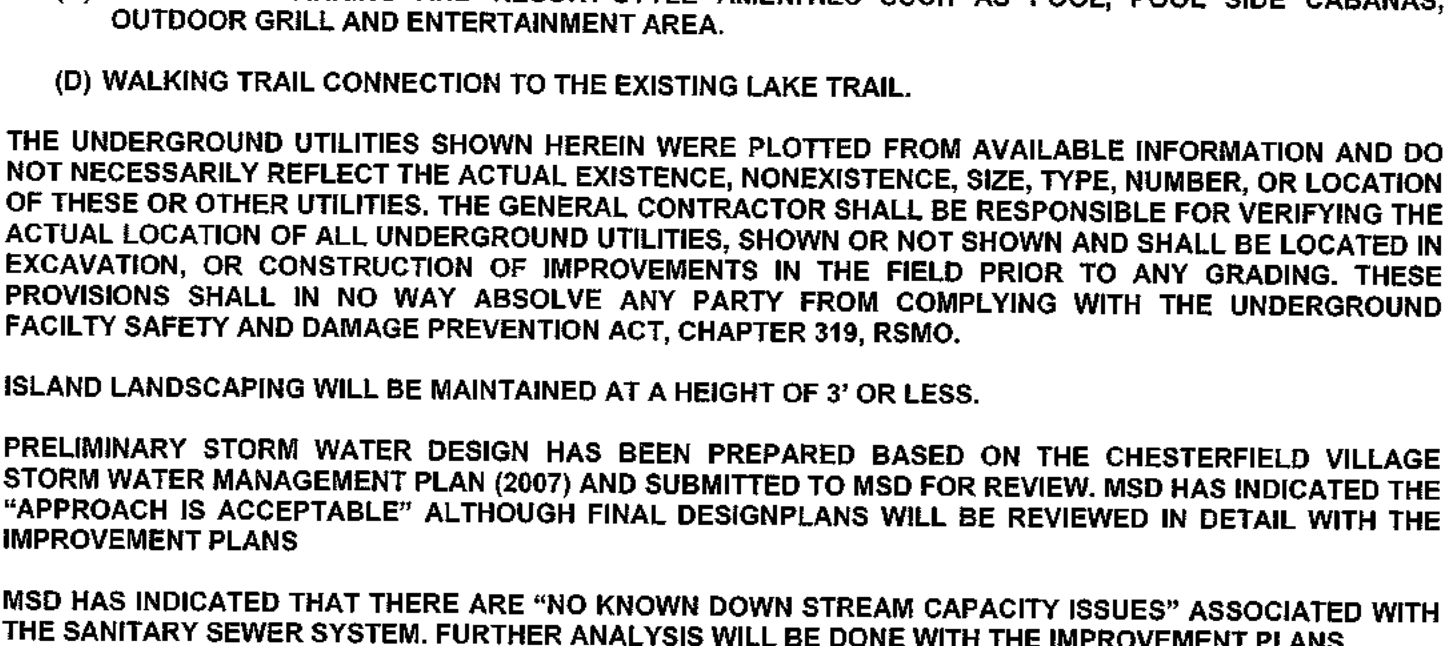
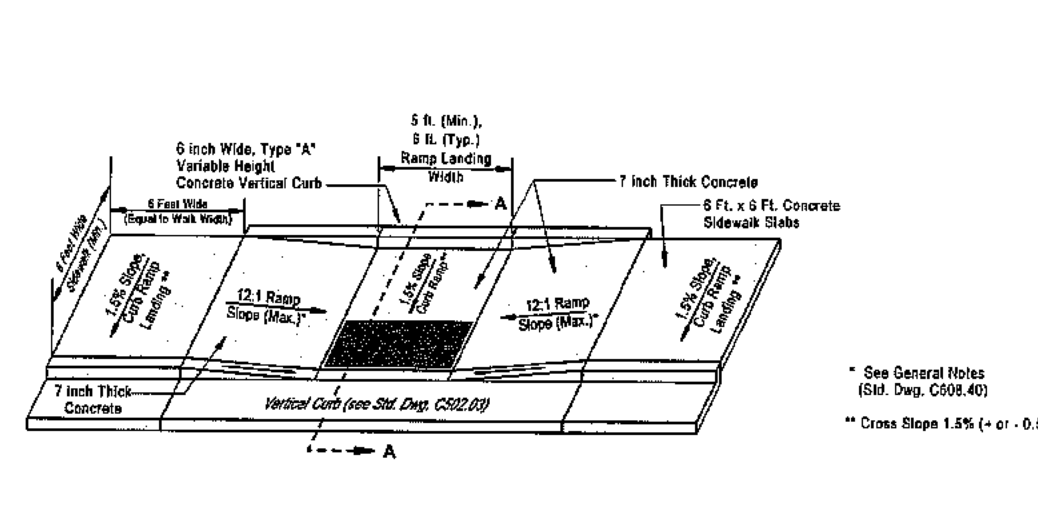
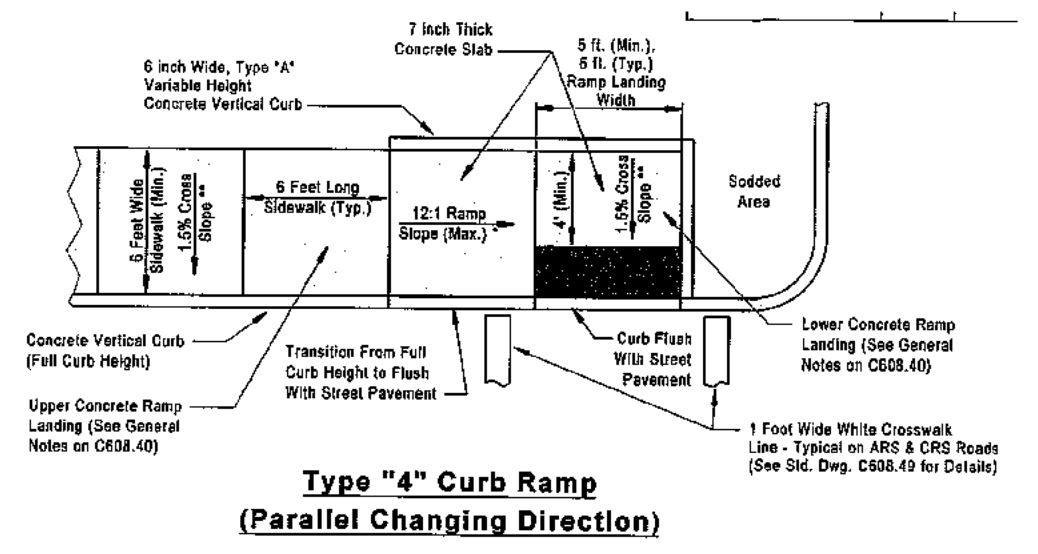
ISLAND LANDSCAPING WILL BE MAINTAINED AT A HEIGHT OF 3' OR LESS.

PRELIMINARY STORM WATER DESIGN HAS BEEN PREPARED BASED ON THE CHESTERFIELD VILLAGE STORM WATER MANAGEMENT PLAN (2007) AND SUBMITTED TO MSD FOR REVIEW. MSD HAS INDICATED THE "APPROACH IS ACCEPTABLE" ALTHOUGH FINAL DESIGN PLANS WILL BE REVIEWED IN DETAIL WITH THE IMPROVEMENT PLANS

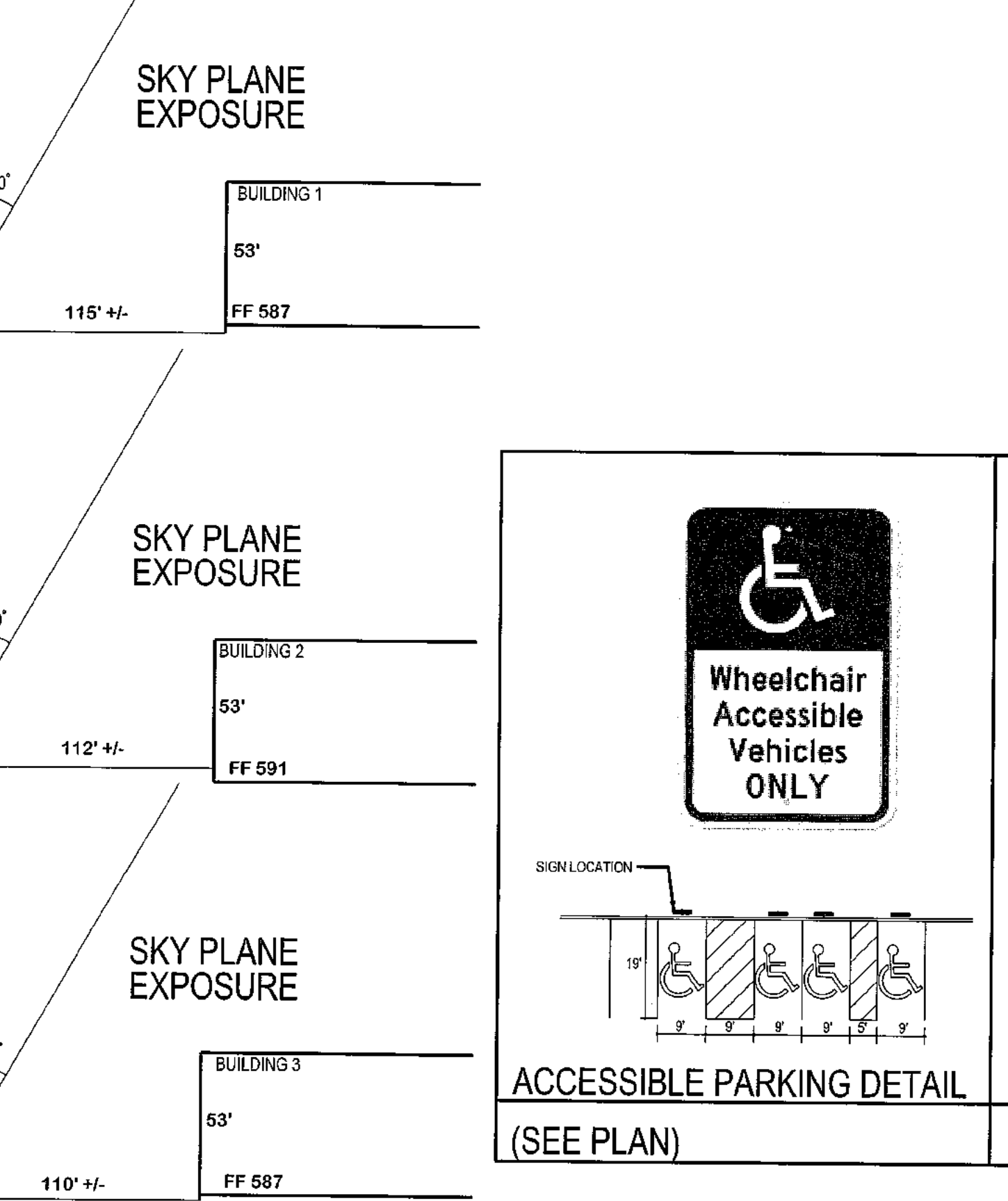
MSD HAS INDICATED THAT THERE ARE "NO KNOWN DOWN STREAM CAPACITY ISSUES" ASSOCIATED WITH THE SANITARY SEWER SYSTEM. FURTHER ANALYSIS WILL BE DONE WITH THE IMPROVEMENT PLANS



- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL RESIDENTS WILL WRITTEN, ACKNOWLEDGED DISCLOSURE ABOUT FUTURE LAND USE AND POTENTIAL NOISE ACTIVITIES IN ACCORDANCE WITH CITY OF CHESTERFIELD ORDINANCE 1603. DISCLOSURE LANGUAGE WILL BE INCLUDED IN EVERY CONTRACT FOR SALE, LEASE, OR RENTAL OF ANY RESIDENTIAL DWELLING UNIT REGARDING THE PRESENCE OF CENTRAL PARK, INCLUDING AN OUTDOOR AMPHITHEATER AND OTHER OUTDOOR EVENTS.



- NOTES:
- GRIND ALL WELDS SMOOTH
 - ALL METAL PIPES TO RECEIVE SHOP PRIMER & FIELD PAINTED FINISH
 - FINISH COLOR TO BE BLACK SEMI-GLOSS PER WATERMARK STANDARDS
 - STEEL PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4\"/>



BY ORDER OF WATERMARK AT CHESTERFIELD VILLAGE WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS AN SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE FORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

ROBERT G. NORWELL
REGISTERED PROFESSIONAL ENGINEER
RICHARD G. NORWELL, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
MO P.L.S. 2005000077

Watermark AT CHESTERFIELD VILLAGE

ENGINEERS LAND PLANNING LAND SURVEYING TRANSPORTATION CONST. MANAGEMENT

VOLZ Incorporated
10849 Indian Head Indl. Blvd.
St. Louis, MO 63132
314.426.6212 Main
314.890.1250 Fax
Authority #2003

A TRACT OF LAND BEING PART OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT CHESTERFIELD VILLAGE AREA A" (P.B. 158, PGS. 88 & 89) IN U.S. SURVEY 2002, T. 45 N., R. 4 E. CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Watermark AT CHESTERFIELD VILLAGE

SITE DEVELOPMENT PLAN

16300 LYDIA HILL DR CHESTERFIELD, MO. 63017

REVISIONS: 4-21-2016
REVISIONS: 5-31-2016

BASE MAP NO. 18T
PROJECT # 2017014

ORDINANCE #2021

DATE: 04-01-2016

A TRACT OF LAND BEING PART OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT CHESTERFIELD VILLAGE AREA A", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGES 89 AND 89 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID U.S. SURVEY 2002 WITH THE SOUTH LINE OF LYDIA HILL DRIVE, 60 FEET WIDE, AS DEDICATED BY "LYDIA HILL DRIVE ROAD DEDICATION PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 345, PAGES 305 AND 306 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ALSO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN PARCEL C-207 OF DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 7768, PAGE 1382 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF LYDIA HILL DRIVE, 60 FEET WIDE, BEING ALSO THE NORTH LINE OF SAID CHESTERFIELD VILLAGE, INC. PROPERTY, SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST 451.07 FEET TO THE WESTERMOST CORNER OF A ROAD WIDENING STRIP, AS DEDICATED BY "LYDIA HILL DRIVE ROAD DEDICATION AND EASEMENT PLAT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 345, PAGES 513 AND 514 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD WIDENING STRIP THE FOLLOWING COURSES AND DISTANCES: SOUTH 78 DEGREES 05 MINUTES 43 SECONDS EAST 61.18 FEET, SOUTH 89 DEGREES 23 MINUTES 31 SECONDS EAST 112.25 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 0 DEGREES 36 MINUTES 29 SECONDS WEST 89.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 135.00 FEET AND NORTH 87 DEGREES 02 MINUTES 00 SECONDS EAST 7.91 FEET TO A POINT IN THE WEST LINE OF CHESTERFIELD PARKWAY WEST, 73 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF CHESTERFIELD PARKWAY WEST, 73 FEET WIDE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 87 DEGREES 05 MINUTES 09 SECONDS EAST 836.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 532.20 FEET TO A NORTHERN CORNER OF "BOUNDARY ADJUSTMENT PLAT OF LAKE POST COMMONS RECREATION FACILITY AND TRACTS OF LAND IN U.S. SURVEY 2002, T. 45 N. - R. 4 E., ST. LOUIS COUNTY, MISSOURI", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 196, PAGE 77 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWESTWARDLY ALONG THE NORTHWEST LINE OF SAID LAST MENTIONED BOUNDARY ADJUSTMENT PLAT, SOUTH 39 DEGREES 25 MINUTES 33 SECONDS WEST 232.04 FEET TO A POINT IN THE NORTH LINE OF A TEN FOOT WIDE SIDEWALK EASEMENT AS ESTABLISHED ON THE "LAKE POST COMMONS RECREATION FACILITY EASEMENT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 333, PAGES 68 AND 69 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY AND SOUTHWARDLY ALONG THE NORTH AND WEST LINES OF SAID TEN FOOT WIDE SIDEWALK EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 58 DEGREES 25 MINUTES 43 SECONDS WEST 8.82 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 31 DEGREES 34 MINUTES 17 SECONDS WEST 50.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 39.59 FEET, SOUTH 76 DEGREES 12 MINUTES 29 SECONDS WEST 52.21 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 47 MINUTES 15 SECONDS WEST 3.78 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 5 DEGREES 12 MINUTES 45 SECONDS EAST 45.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.12 FEET, NORTH 60 DEGREES 26 MINUTES 14 SECONDS WEST 12.43 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 29 DEGREES 33 MINUTES 46 SECONDS WEST 55.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 46.23 FEET, SOUTH 71 DEGREES 24 MINUTES 09 SECONDS WEST 21.06 FEET, SOUTH 75 DEGREES 18 MINUTES 25 SECONDS WEST 35.81 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 14 DEGREES 41 MINUTES 35 SECONDS WEST 95.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 28.52 FEET, NORTH 86 DEGREES 53 MINUTES 18 SECONDS WEST 17.98 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 3 DEGREES 06 MINUTES 42 SECONDS EAST 170.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 54.37 FEET, NORTH 68 DEGREES 33 MINUTES 53 SECONDS WEST 29.17 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 21 DEGREES 26 MINUTES 07 SECONDS WEST 180.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 61.83 FEET, NORTH 88 DEGREES 14 MINUTES 47 SECONDS WEST 24.88 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 1 DEGREE 45 MINUTES 13 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 20.20 FEET, NORTH 41 DEGREES 57 MINUTES 28 SECONDS WEST 18.00 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 48 DEGREES 02 MINUTES 32 SECONDS WEST 15.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 27.67 FEET, SOUTH 32 DEGREES 19 MINUTES 56 SECONDS WEST 30.03 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 57 DEGREES 40 MINUTES 04 SECONDS EAST 25.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 15.92 FEET TO A POINT IN THE NORTH LINE OF AFORESAID "BOUNDARY ADJUSTMENT PLAT OF LAKE POST COMMONS RECREATION FACILITY AND TRACTS OF LAND IN U.S. SURVEY 2002, T. 45 N. - R. 4 E., ST. LOUIS COUNTY, MISSOURI"; THENCE ALONG THE BOUNDARY LINES OF SAID LAST MENTIONED BOUNDARY ADJUSTMENT PLAT NORTH 76 DEGREES 33 MINUTES 37 SECONDS WEST 21.25 FEET AND NORTH 34 DEGREES 30 MINUTES 29 SECONDS WEST 191.95 FEET TO A POINT IN THE AFORESAID WEST LINE OF U.S. SURVEY 2002; THENCE NORTHWARDLY ALONG SAID WEST LINE OF U.S. SURVEY 2002, NORTH 0 DEGREES 39 MINUTES 48 SECONDS EAST 544.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.691 ACRES ACCORDING TO A SURVEY BY VOLZ INCORPORATED DURING AUGUST AND SEPTEMBER, 2015, ORDER NO. 20747.

ST. LOUIS COUNTY BENCHMARK:

12048 557.67 NAVD88 (SLC2011A) - "SQ" ON TOP OF CURB AT END OF ROUNDING ALONG THE NORTH CURB LINE OF THE EASTERLY EXTENSION OF BURKHARDT PLACE ON THE EAST SIDE OF CHESTERFIELD VILLAGE PARKWAY; 0.2 MILE NORTH OF LYDIA HILLS DRIVE.

SITE BENCHMARK:

OLD CROSS #536 - ELEV. 596.81 - CROSS IN TRIANGULAR CONCRETE TRAFFIC SIGNAL ISLAND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LYDIA HILL DRIVE, CHESTERFIELD PARKWAY WEST AND MALL ENTRANCE. CROSS IS 7.6 FEET WEST OF A TRAFFIC SIGNAL AND 45 FEET NORTHEAST OF THE CENTER OF A TRAFFIC SIGNAL CONTROL BOX CABINET.

GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the Geotechnical Report dated December 2015 and the Geotechnical Report Addendum dated May 17, 2016 for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

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

SCI ENGINEERING, INC.

Signature: Julie Ann Miller, PE
 Date: 6-10-16
 State of Missouri Professional Engineer Seal: Julie Ann Miller, PE-2004017141, Number 6-10-16

L.L.C. CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 1003.125, "R-8" PLANNED RESIDENTIAL OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

L.L.C. _____, PRESIDENT

STATE OF MISSOURI)
 COUNTY OF CLAY) SS.

ON THIS ____ DAY OF _____, A.D., 2015, BEFORE ME PERSONALLY APPEARED

_____, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT OF L.L.C. A MISSOURI LIMITED LIABILITY COMPANY IN THE STATE OF MISSOURI, AND THAT THE SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID PRESIDENT, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

NAME

MY COMMISSION EXPIRES:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE ____ DAY OF _____, 2015, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS AMENDED SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

AIMEE NASSIF, AICP
 PLANNING AND DEVELOPMENT SERVICES DIRECTOR
 CITY OF CHESTERFIELD, MISSOURI

VICKIE HASS, CITY CLERK
 CITY OF CHESTERFIELD, MISSOURI

BY ORDER OF WATERMARK AT CHESTERFIELD VILLAGE WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS AN SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

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THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

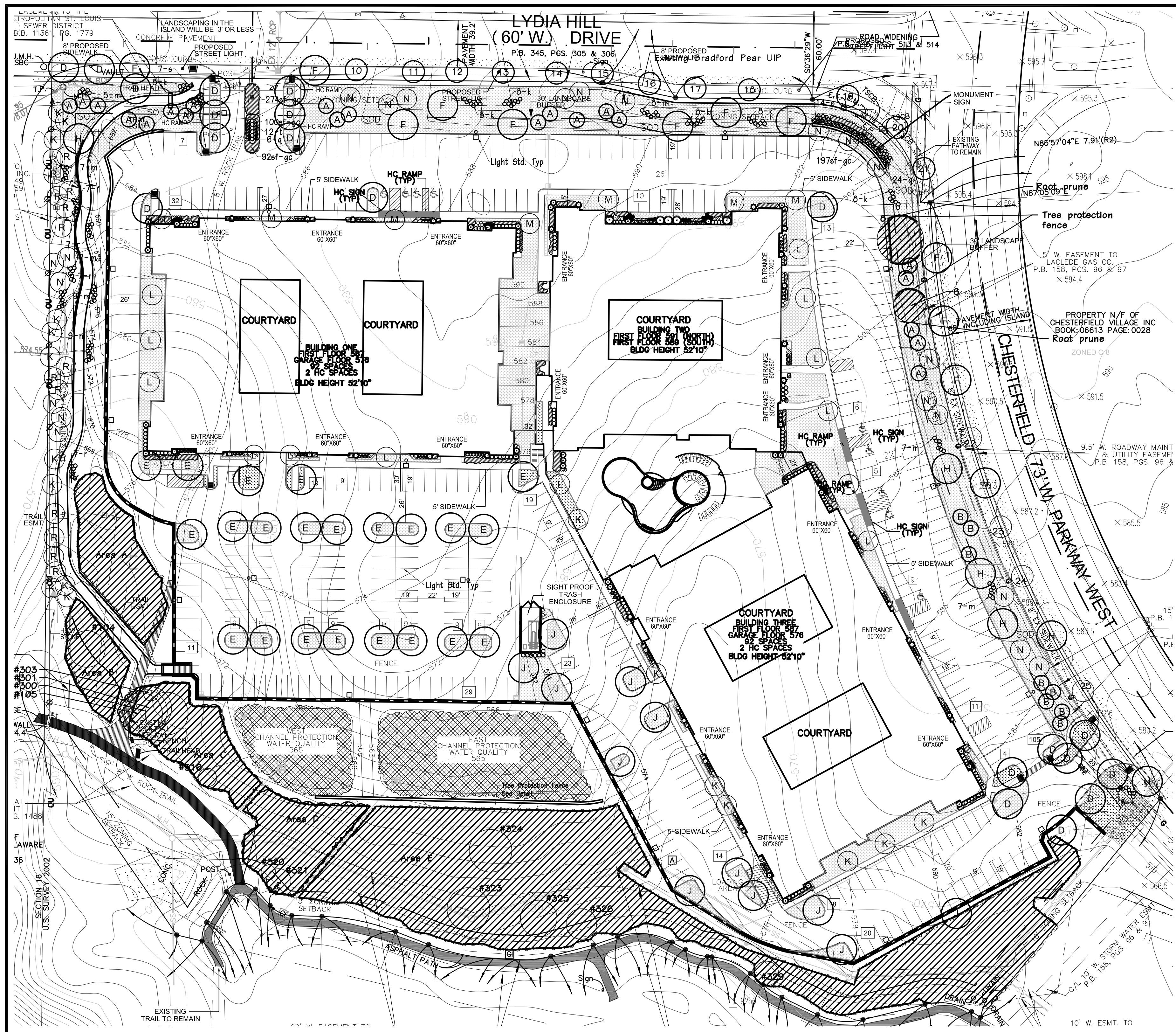
Signatures: Timothy J. Meyer, P.E. (Professional Engineer, Missouri License E-24665), Richard G. Norvell, P.L.S. (Professional Land Surveyor, Missouri License PLS-200500077)

Watermark
 AT CHESTERFIELD VILLAGE
 ENGINEERS
 LAND PLANNING
 TRANSPORTATION
 CONST. MANAGEMENT
 INCORPORATED
 10549 Indian Head Ind'l. Blvd.
 St. Louis, Missouri 63132
 314.890.1250 FAX
 www.watermarkinc.com
 Authority #203

A TRACT OF LAND BEING PART OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT CHESTERFIELD VILLAGE AREA A" (P.B. 158, PGS. 88 & 89) IN U.S. SURVEY 2002, T. 45 N. - R. 4 E. CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Watermark
 AT CHESTERFIELD VILLAGE

SITE DEVELOPMENT PLAN
 16300 LYDIA HILL DR
 CHESTERFIELD, MO 63077
 REVISIONS: 4-21-2016
 REVISIONS: 5-25-2016
 PROJECT #2015-001
 BASE MAP NO. 157
 PROJECT #2015-001
 04-01-2016
 3



Site - Landscape Plan
SCALE 1" = 50'-0"

- GENERAL NOTES:**
- 1) Openspace ratio is 49% = 273,095sf Open Space / 552,8206sf (12.69ac) Total Site
 - 2) Street trees Req.
Lydia Hill Drive 759.5 lf/50 ft = 15.2 or 15 street trees
11 existing street trees + 4 new street trees = 15
Chesterfield Parkway 540.1 lf/50 = 10.8 or 11
5 existing street trees + 6 new street trees = 11
 - 3) All street trees will be located at least 3' from proposed curb.
 - 4) All street trees will be located at least 25' from street lights and signs.
 - 5) All street trees will be located at least 10' from all storm sewer structures.
 - 6) All turf areas will be sodded unless noted otherwise.
 - 7) An in-ground irrigation system will be provided.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	GROWTH RATE / PERCENT
-	12	Existing Street Tree	Bradford Pear	8'	30-40'	Medium Growing/46%
-	4	Existing Street Tree	Green Ash	8'	45'+	Medium Growing/15%
D	2	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5"	45'+	Fast Growing/8%
F	5	Tilia americana 'Redmond'	Redmond Linden	2.5"	45'+	Medium Growing/19%
H	3	Quercus bicolor	Swamp White Oak	2.5"	45'+	Medium Growing/12%

GENERAL NOTES

GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS PLANS.
2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES. EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
3. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
4. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED AND THE ADA ACCESSIBILITY GUIDELINES (ADAAG) OF 2004, AS AMENDED. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
6. ALL CONSTRUCTION WILL CONFORM TO THESE PLANS AND SPECIFICATIONS OR TO CITY OF CHESTERFIELD, MISSOURI STANDARDS AND SPECIFICATIONS WHERE REFERENCED.

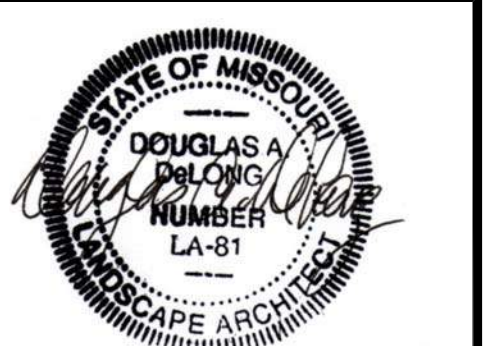
TREE PRESERVATIONS CALCULATIONS

Total Site Area: 12.7 Ac or 553,212 sf
 Total Existing Canopy: 8.22 Ac or 358,263 sq. ft.
 Tree Canopy Proposed to be Removed: 302,630 sf (84.5%)
 Tree Canopy Proposed for Preservation: 55,633 sf (15.5%)

358,263 sf x .30 = 107,479 sf of tree canopy preservation required.
 -55,633 sf of tree canopy preserved
 51,846 s.f. of mitigation tree canopy required

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE / NOTES
A	21	Picea pungens	Colorado Spruce	8'	30-40'	Medium Growing
B	6	Pinus resinosa	Red Pine	8'	45'+	Medium Growing
D	18	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5"	45'+	Fast Growing
E	21	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5"	45'+	Medium Growing
F	6	Tilia americana 'Redmond'	Redmond Linden	2.5"	45'+	Fast Growing
			Bald Cypress	2.5"	45'+	Medium Growing
H	3	Quercus bicolor				
J	12	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	45'+	Slow Growing
K	18	Amelanchier laevis 'Cumulus'	Cumulus Serviceberry	2.5"	25'+	Slow Growing
L	13	Cercia canadensis	Redbud	2.5"	25'+	Fast Growing
M	7	Cornus florida	Dogwood	2.5"	25'+	Slow Growing
N	21	Crataegus virdis 'Winter King'	Winter King Hawthorn	2.5"	25'+	Medium Growing
P	29	Juniperus virginiana 'Taylor'	Taylor Juniper	6'	15'+	Medium Growing
Q	30	Juniperus chinensis 'Spartan'	Spartan Juniper	6'	15'+	Medium Growing
R	14	Cercia canadensis	Redbud	2.5"	25'+	Fast Growing
k	56	Ilex verticillata 'Winter Red'	Winterberry	24-30"		PLANT AS SHOWN
m	59	Forsythia X intermedia 'Sunrise'	Sunrise Forsythia	24-30"		PLANT AS SHOWN
n	9	Ilex x meserveae 'Blue Princess'	Blue Holly	5'-6'		PLANT AS SHOWN
p	90	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24-30"		PLANT AS SHOWN
q	121	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	24-30"		PLANT AS SHOWN
r	65	Rhue aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24-30"		PLANT AS SHOWN
s	49	Spiraea japonica 'Lemon Princess'	Japanese Spirea	18-24"		PLANT AS SHOWN
t	252	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 GAL		PLANT 18" O.C.
u	105	Pennisetum alopecuroides 'Moudry'	Moudry Fountain Grass	1 QT		PLANT 18" O.C.
gc	1,989	Groundcover	Variee	4" Pots		SPACING VARIEE

Watermark Residential
 101 West Ohio Street,
 Suite 2000
 Indianapolis, IN 46204
 (317) 454-8100
 watermark-residential.com



5/24/2016
 Douglas A. DeLong, Landscape Architect LA-81

Consultants:

**WATERMARK AT
 CHESTERFIELD VILLAGE**
 Lydia Hill Drive
 Chesterfield, Missouri 63017

Revisions:

Date	Description	No.
04/25/16	City Comments	1
05/24/16	City Comments	2

Drawn: WBM
 Checked: DAD

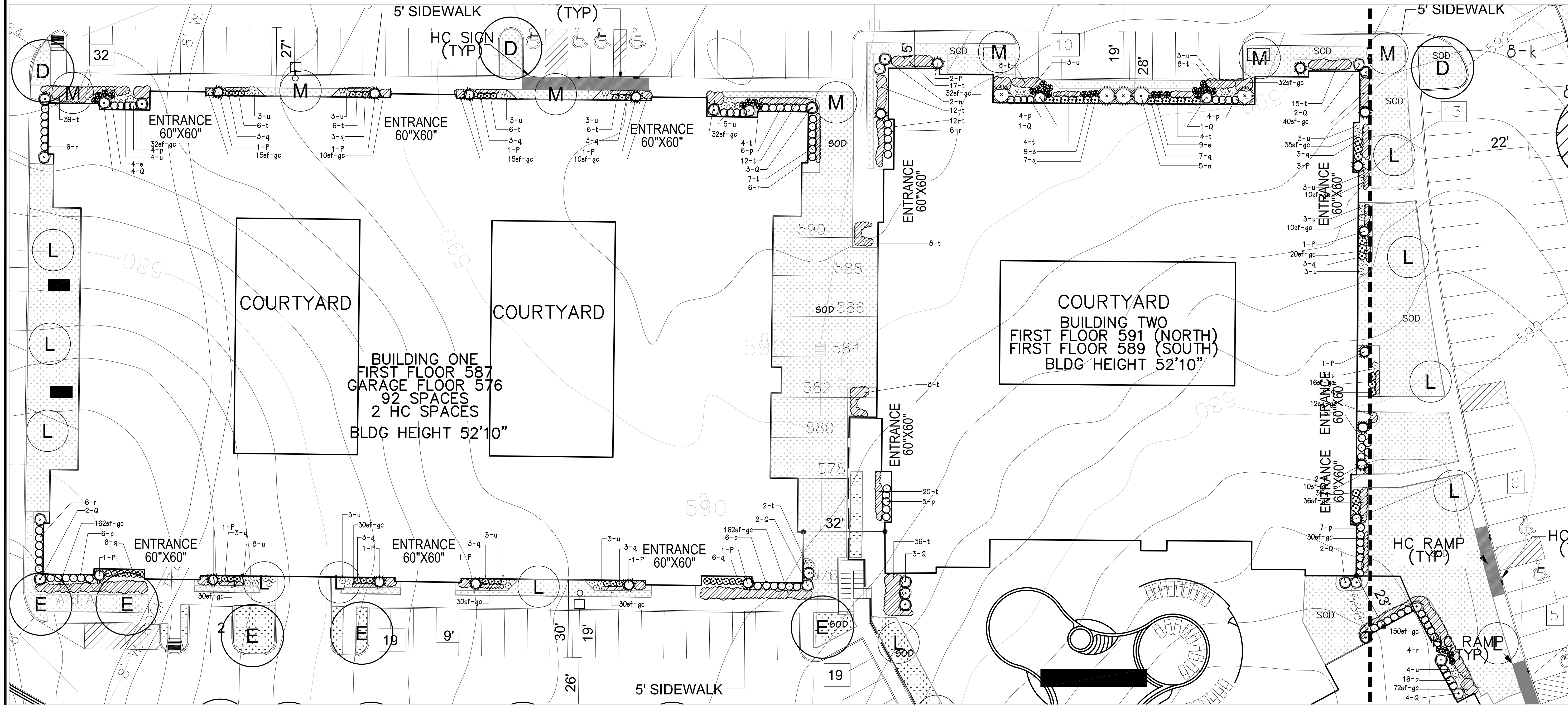
eLong
 andscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO. 63117
 (314) 546-4856
 delong.la@gmail.com

Sheet Title: LANDSCAPE PLAN
 Sheet No: L-1
 Date: 3/25/2016
 Job #: 150.001



5/24/2016
 Douglas A. DeLong, Landscape Architect LA-81

Consultants:



**WATERMARK AT
 CHESTERFIELD VILLAGE**
 Lydia Hill Drive
 Chesterfield, Missouri 63017

Revisions:

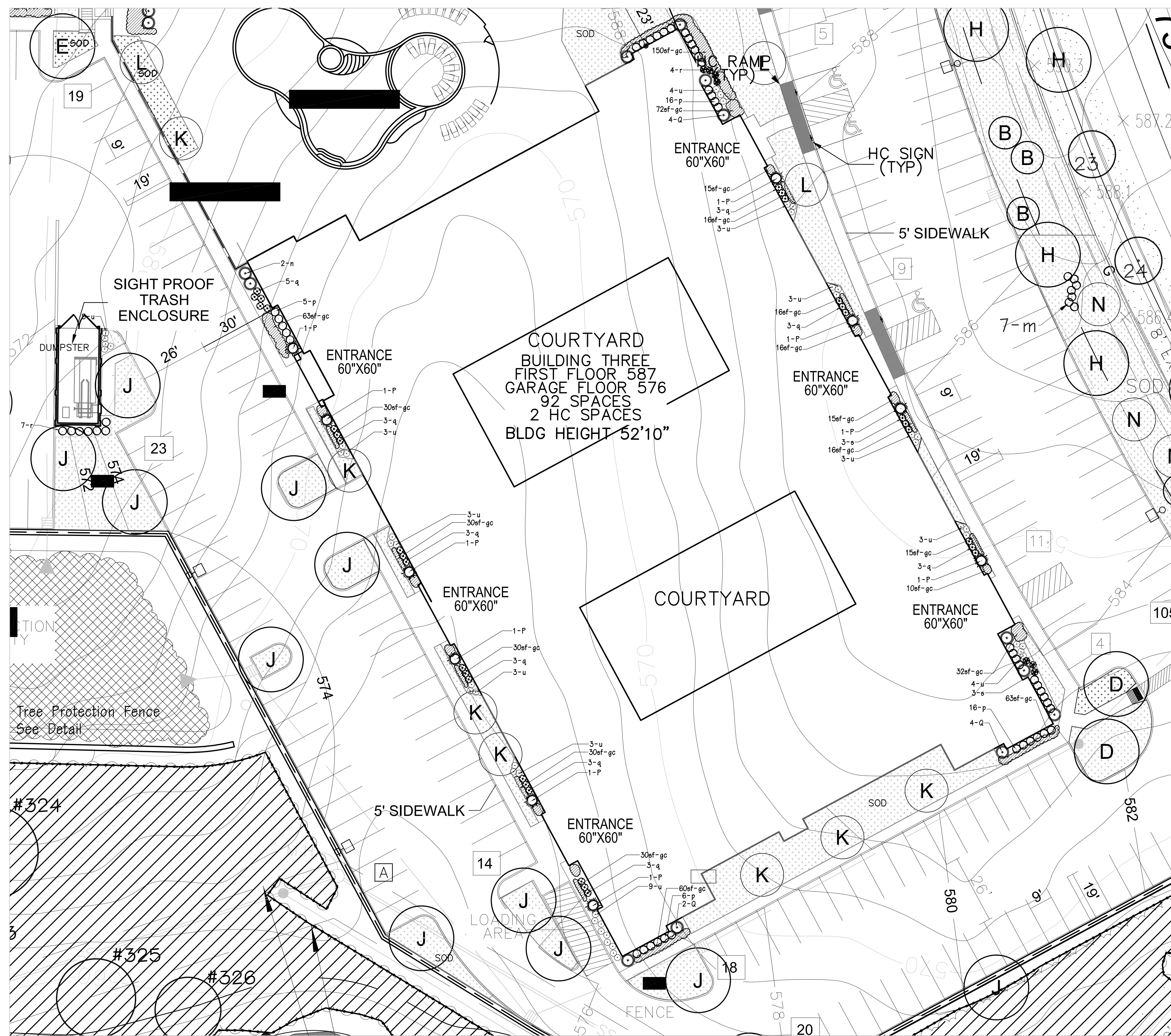
Date	Description	No.
04/25/16	City Comments	1
05/24/16	City Comments	2

Drawn: WBM
 Checked: DAD

Bldg 1 & 2 - Landscape Plan
 SCALE 1" = 20'-0"

eLong
 andscape Architecture, LLC
 7620 West Bruno Ave
 St. Louis, MO. 63117
 (314) 346-4856
 delong.la@gmail.com

Sheet Title:	LANDSCAPE PLAN
Sheet No:	L-2
Date:	3/25/2016
Job #:	150.001



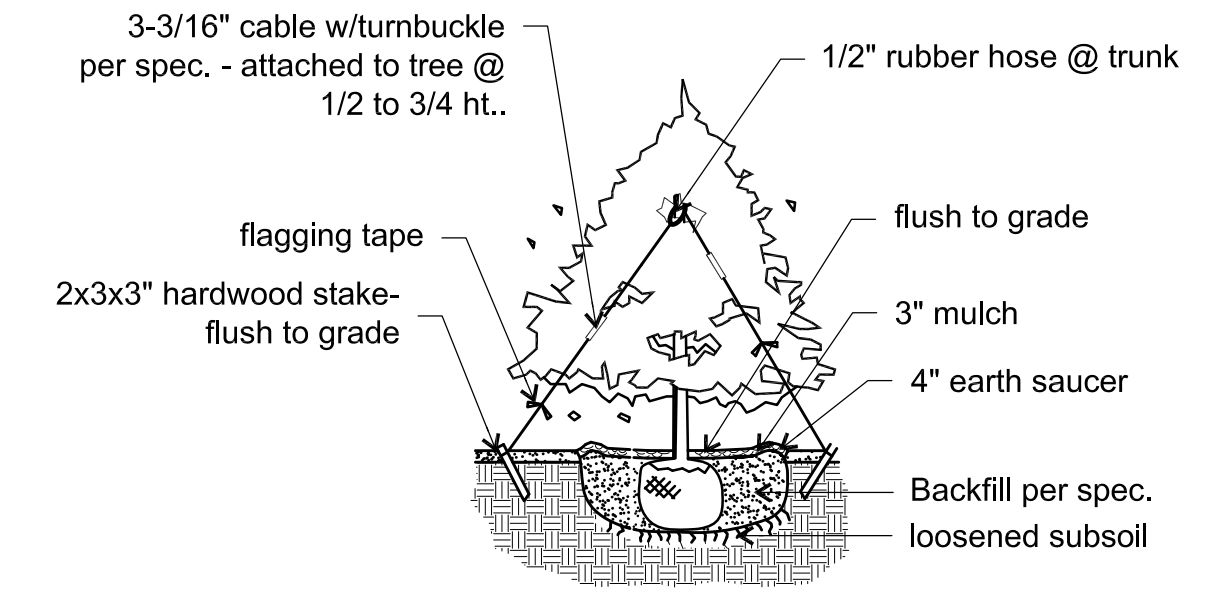
Bldg 3 -- Landscape Plan
SCALE 1" = 20'-0"

Watermark Residential
101 West Ohio Street,
Suite 2000
Indianapolis, IN 46204
(317) 454-8100
watermark-residential.com

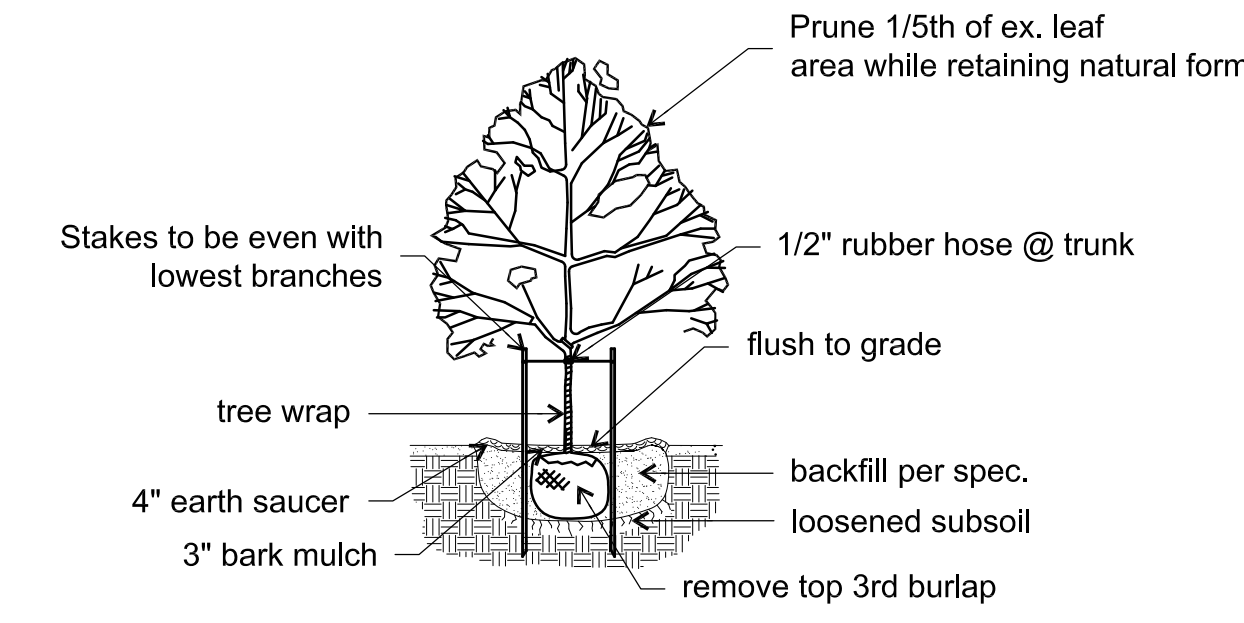


5/24/2016
Douglas A. DeLong, Landscape Architect LA-81

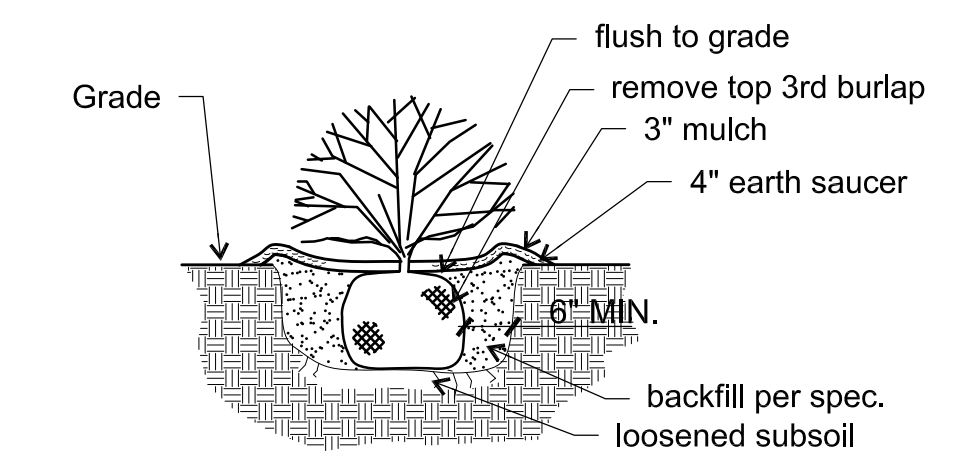
Consultants:



TYPICAL EVERGREEN PLANTING

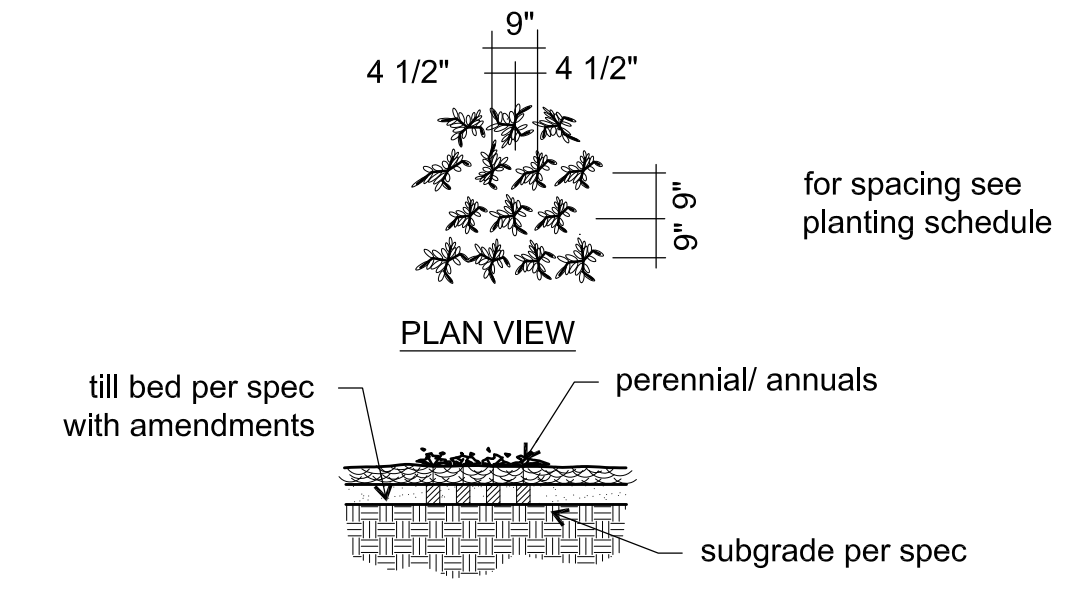


CANOPY TREE PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

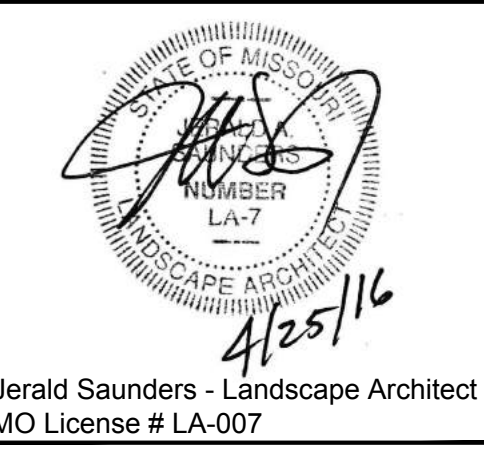
Revisions:

Date	Description	No.
04/25/16	City Comments	1
05/24/16	City Comments	2

Drawn: WBM
Checked: DAD

eLong
andscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title:	LANDSCAPE PLAN
Sheet No:	L-3
Date:	3/25/2016
Job #:	150.001



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

Lydia Hill Drive Site Chesterfield, Missouri

Watermark Residential



No.	Tree Name	DBH	Canopy	Condition Rating
1	Ash	8	18	3
2	Ash	10	40	3
3	Ash	4	20	3
4	Ash	6	18	3
5	Ash	5	18	3
6	Elm	8	20	3
7	Mulberry	9	25	3
8	Mulberry	12	35	3

Existing Offsite Street Trees not included

9	Pear	9	18	
10	Pear	9	18	
11	Pear	9	18	
12	Pear	9	18	
13	Pear	9	18	
14	Pear	9	18	
15	Pear	9	18	
16	Pear	9	18	
17	Pear	9	18	
18	Pear	9	18	
19	Pear	9	18	
20	Pear	11	18	
21	Pear	11	18	
22	Ash	23	25	
23	Ash	10	18	
24	Ash	22	25	
25	Ash	6	15	
26	Ash	6	15	

No.	Tree Name	DBH	Canopy	Condition Rating	Comment
100	Black Cherry	18	25	3	Double trunk, vines
101	Slippery Elm	16	30	3	Some deadwood, decay
102	Cedar	12	25	4	
103	Slippery Elm	8	25	3	vines
104	Oak	18	30	3	vines
105	Oak	14	35	4	
106	Cedar	5	12	3	Broken leader
107	Persimmon	6	20	4	
108	Cedar	10	15	4	
109	Locust	18	30	3	vines
110	Slippery Elm	10	25	2	
111	Sugar Maple	20	30	2	vines
112	Black Cherry	10	30	3	
113	Black Cherry	15	35	3	vines
114	Hackberry	18	40	3	
115	Shingle Oak	18	45	4	
116	Oak	20	45	4	some deadwood
117	Oak	20	40	3	Broken limbs, vines
118	Cedar	6	12	4	
119	Ash	8	20	3	
120	Ash	15	35	2	
121	Ash	8	20	2	
122	Oak	30	40	3	Multi trunk
123	Oak	6	20	4	
124	Persimmon	6	15	3	
125	Slippery Elm	10	25	2	
126	Cottonwood	24	35	1	
127	Cottonwood	30	60	3	
128	Ash	8	25	3	
129	Slippery Elm	10	25	4	vines
130	Ash	24	40	3	multi leader
131	Oak	14	40	4	
132	Slippery Elm	21	20	1	
133	Persimmon	8	25	3	
134	Cedar	8	20	4	
135	Persimmon	6	15	2	
136	Oak	20	45	2	Broken limbs, decay
137	Oak	8	15	2	
138	Oak	12	30	3	
139	Cedar	10	20	3	broken limbs
140	Sugar Maple	10	30	3	
141	Persimmon	5	20	4	
142	Hackberry	8	20	2	
143	Cedar	12	25	3	Double trunk, vines
144	Ash	12	30	4	
145	Oak	10	30	3	
146	Oak	12	40	4	
147	Mulberry	24	40	1	Multi trunk

No.	Tree Name	DBH	Canopy	Condition Rating	Comment
200	Slippery Elm	16	25	3	Multi trunk, vines
201	Persimmon	9	25	3	Broken secondary trunk
202	Persimmon	6	20	4	vines
203	Slippery Elm	10	35	3	
204	Cedar	12	20	3	Multi trunk
205	Cedar	10	25	3	
206	Persimmon	5	18	4	
207	Slippery Elm	7	20	1	Deadwood, vines
208	Cedar	8	20	3	
209	Persimmon	8	25	1	Deadwood, vines
210	Oak	8	30	3	
211	Sycamore	12	40	4	vines
212	Oak	10	25	2	Deadwood
213	Slippery Elm	10	30	2	
214	Oak	6	20	2	
215	Slippery Elm	6	20	2	
216	Slippery Elm	20	50	1	Lost leader, deadwood
217	Maple	6	15	2	
218	Slippery Elm	28	70	3	Deadwood
219	Maple	10	30	2	Multi trunk
220	Slippery Elm	15	35	1	
221	Slippery Elm	12	30	1	
222	Oak	7	25	3	
223	Slippery Elm	9	25	2	Deadwood, vines
224	Oak	9	35	3	vines
225	Mulberry	18	45	2	Multi trunk
226	Maple	18	50	2	
227	Black Cherry	10	40	4	vines
228	Slippery Elm	20	60	3	vines
229	Oak	6	20	4	
230	Oak	12	40	3	Deadwood, vines
231	Slippery Elm	5	20	3	
232	Slippery Elm	30	70	3	Deadwood
233	Slippery Elm	16	45	2	Vines, suckers
234	Dogwood	5	15	4	
235	Dogwood	4	15	3	
236	Oak	12	20	2	Multi trunk, vines
237	Persimmon	5	25	3	
238	Oak	10	15	2	
239	Maple	12	25	3	vines
240	Black Cherry	18	50	3	Multi trunk, broken limbs
241	Persimmon	7	20	4	
242	Oak	5	15	3	Vines
243	Cedar	7	15	3	
244	Slippery Elm	8	20	1	
245	Cedar	7	15	3	
246	Oak	10	15	2	
247	Cedar	8	20	4	
248	Cedar	10	20	3	
249	Cedar	8	20	3	
250	Cedar	12	20	4	
251	Cedar	12	20	4	
252	Slippery Elm	7	20	3	
253	Cedar	6	15	3	
254	Cedar	7	15	3	
255	Cedar	7	15	3	
257	Persimmon	5	15	3	
258	Cedar	7	18	3	
259	Cedar	10	20	4	
260	Slippery Elm	8	30	4	
261	Cedar	6	15	2	
262	Oak	12	25	2	
263	Maple	6	20	2	
264	Slippery Elm	5	20	3	
265	Cedar	5	15	3	
266	Maple	8	30	2	Vines, broken limbs
267	Slippery Elm	5	10	0	dead
268	Oak	14	40	2	
269	Oak	16	40	3	
270	Oak	8	25	3	

271	Slippery Elm	10	25	2	Vines, broken limbs
272	Slippery Elm	8	25	2	Vines
273	Slippery Elm	12	25	2	Vines
274	Slippery Elm	8	25	2	Vines
275	Slippery Elm	10	25	2	Vines
276	Oak	5	15	4	
277	Cedar	10	15	3	
278	Slippery Elm	8	20	0	dead
279	Slippery Elm	5	15	3	
280	Slippery Elm	6	15	2	Decay
286	Ash	5	20	3	
288	Cedar	6	15	2	
289	Oak	10	15	1	Lost leader
290	Cedar	6	15	3	
291	Cedar	6	15	3	
292	Slippery Elm	6	15	1	Decay
293	Persimmon	6	15	3	
294	Persimmon	7	20	3	
295	Oak	18	50	2	Decay, broken limbs
296	Cedar	7	15	3	
297	Cedar	12	18	4	
298	Cedar	7	15	4	
299	Persimmon	5	20	3	
300	Oak	12	40	4	
301	Oak	12	40	4	
302	Oak	8	30	3	
303	Cedar	5	12	3	
304	Cedar	8	20	3	
305	Willow	8	18	3	
306	Slippery Elm	7	20	3	
309	Persimmon	6	20	3	
310	Persimmon	8	25	4	
311	Cedar	8	20	3	
312	Persimmon	7	16	3	Multi trunk
313	Cedar	6	20	3	
314	Oak	5	15	3	
315	Oak	12	40	4	
316	Oak	5	15	4	
317	Ash	8	30	3	
318	Black Cherry	10	30	2	
319	Maple	18	40	1	
320	Slippery Elm	5	12	3	
321	Pear	8	20	3	
322	Walnut	12	40	3	
323	Oak	10	40	3	
324	Locust	10	35	3	Multi trunk
325	Oak	7	30	2	
326	Locust	10	25	2	
327	Pear	6	15	1	
328	Slippery Elm	8	20	4	
329	Oak	8	20	4	
330	White Oak	10	25	4	
331	Oak	10	10	3	
332	Oak	12	10	2	
333	Oak	10	10	3	
334	Oak	8	10	3	
335	Oak	10	10	3	
336	Oak	14	50	3	Multi trunk
337	ash	5	15	3	
338	ash	51	15	3	
339	Oak	4	50	4	
340	Oak	14	50	4	
341	Ash	8	25	3	
342	Walnut	14	45	3	
343	Persimmon	5	15	2	
344	Oak	18	40	3	
345	Oak	18	30	3	
346	Oak	18	30	3	
347	Oak	14	30	3	
348	Oak	18	50	4	
349	Oak	18	50	3	Deadwood
350	Oak	14	45	4	

Revisions:

Date	Description	No.
4/25/16	City Comments	1

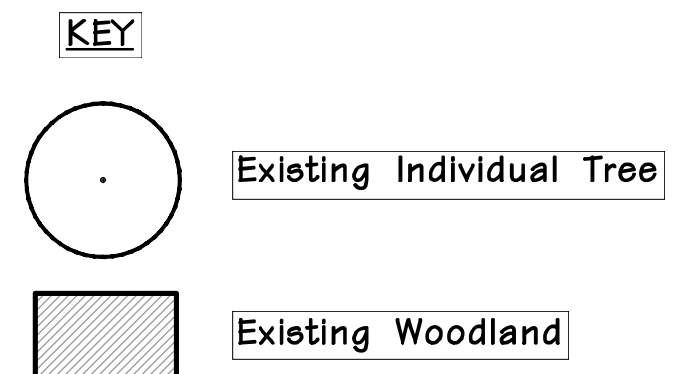
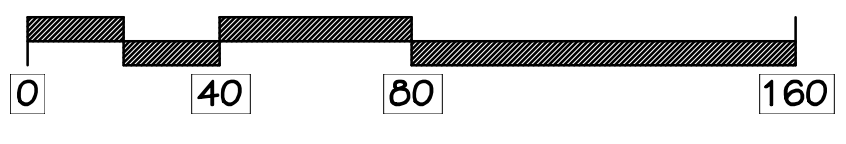
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Checked: JS

Ioomis Associates
Landscape Architects/Planners
2000 N. Central Expressway, Suite 100
Chesterfield, Missouri 63005-1024
Phone: 636.865.9999 Fax: 636.865.9997
www.loomisassociates.com
Missouri State Certificate of Authority # LAC #00019

Sheet Title: Tree Stand Delineation Plan
Sheet No: TSD
Date: 03/22/16
Job #: 973,001

TREE STAND DELINEATION PLAN

SCALE 1" = 40'



Tree Stand Delineation Narrative December 7, 2015

This project site comprises a total of 12.7 Ac and has a total of 8.01 Ac. of woodland canopy. The attached detailed Tree Stand Delineation map was completed by field inspection using the following methodology:

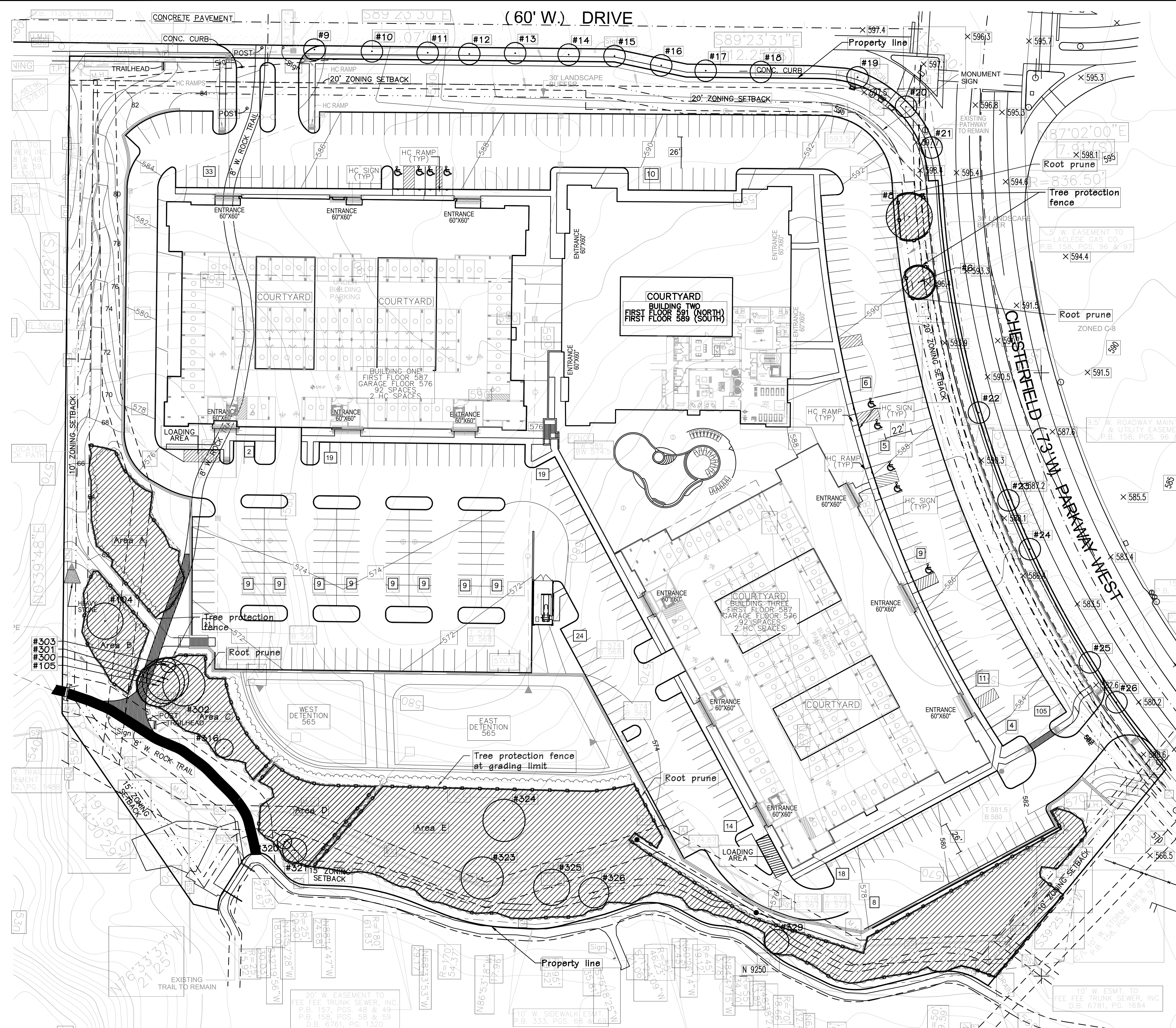
1. Arborist field located reference trees
2. Land surveyor field surveyed precise location of reference trees
3. Field mapped additional trees and canopy to locate woodland edges and individual trees.
4. Verified this work utilizing aerial imagery.

The woodland covers an area of 8.01 Ac. The primary overstory trees are Maple, Oak, Elm, Ash, and Black Cherry. Toward the southern portion of the woodland Sycamore, Hackberry, and Walnut can also be found. Interspersed throughout are volunteer Eastern Red Cedar. The average size of the overstory trees is 8-18" dbh at a density of 80 trees per acre. The understorey consists primarily of dense Bush Honeysuckle with some thickets of colonized Sumac and 1-2" Dogwoods.

Condition Rating:
1 = Poor
2 = Fair
3 = Good
4 = Excellent

Total Site Area = 553,212 sq. ft. or 12.70 Ac.
WOODLAND CANOPY = 348,790 sq. ft. or 8.01 Ac.
INDIVIDUAL TREES = 9,473 sq. ft. or 0.22 Ac.
TOTAL EXISTING CANOPY = 358,263 sq. ft. or 8.22 Ac.

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



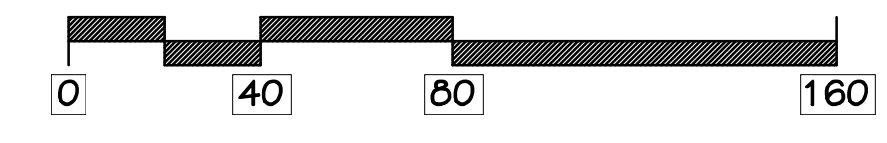
No.	Tree Name	DBH	Canopy	Condition Rating	Comment	Preserved	To Be Removed	Location Rating
6	Elm	8	20	3		Yes		
8	Mulberry	12	35	3		Yes		
104	Oak	18	30	3	vines	Yes		
105	Oak	14	35	4		Yes		
300	Oak	12	40	4		Yes		
301	Oak	12	40	4		Yes		
302	Oak	8	30	3		Yes		
303	Cedar	5	12	3		Yes		
316	Oak	5	15	4		Yes		
320	Slippery Elm	5	12	3		Yes		
321	Pear	8	20	3		Yes		
322	Walnut	12	40	3		Yes		
323	Oak	10	40	3		Yes		
324	Locust	10	35	3	Multi trunk	Yes		
325	Oak	7	30	2		Yes		
326	Locust	10	25	2		Yes		

No.	Tree Name	DBH	Canopy	Condition Rating	Comment	Preserved	To Be Removed	Location Rating
Existing Offsite Street Trees not included								
9	Pear	9	18			Yes		
10	Pear	9	18			Yes		
11	Pear	9	18			Yes		
12	Pear	9	18			Yes		
13	Pear	9	18			Yes		
14	Pear	9	18			Yes		
15	Pear	9	18			Yes		
16	Pear	9	18			Yes		
17	Pear	9	18			Yes		
18	Pear	9	18			Yes		
19	Pear	9	18			Yes		
20	Pear	11	18			Yes		
21	Pear	11	18			Yes		
22	Ash	23	25			Yes		
23	Ash	10	18			Yes		
24	Ash	22	25			Yes		
25	Ash	6	15			Yes		
26	Ash	6	15			Yes		

CALCULATIONS:
 Area A = 5,827 sq. ft.
 Area B = 3,096 sq. ft.
 Area C = 4,718 sq. ft.
 Area D = 4,265 sq. ft.
 Area E = 36,038 sq. ft.
 On-site Individual Tree Canopy = 1,689 sq. ft.
 Total Site Area = 553,212 sq. ft. or 12.70 Ac.
 Existing Tree Canopy Coverage = 358,263 sq. ft. or 8.22 Ac.
 Total Canopy proposed for removal = 302,630 sq. ft. or 6.95 Ac. (84.5%)
 Total Canopy proposed for preservation = 55,633 sq. ft. or 1.28 Ac. (15.5%)
 358,263 sq. ft. x .30 = 107,479 sq. ft. of tree canopy preservation required
 -55,633 sq. ft. of tree canopy provided
 51,846 sq. ft. of mitigation required

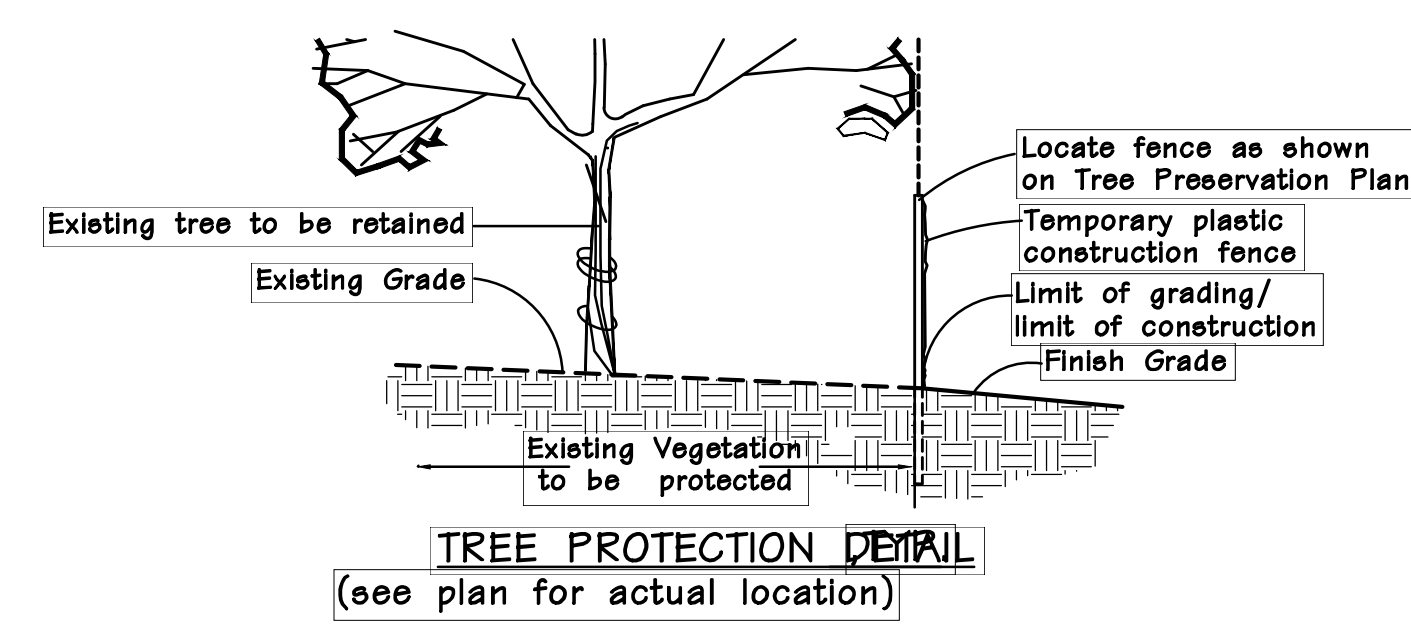
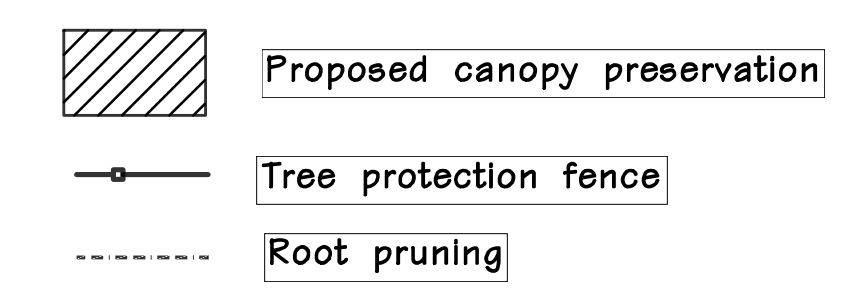
Lydia Hill Drive Site
Chesterfield, Missouri
 Watermark Residential

TREE PRESERVATION PLAN
 SCALE 1" = 40'



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

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



Revisions:

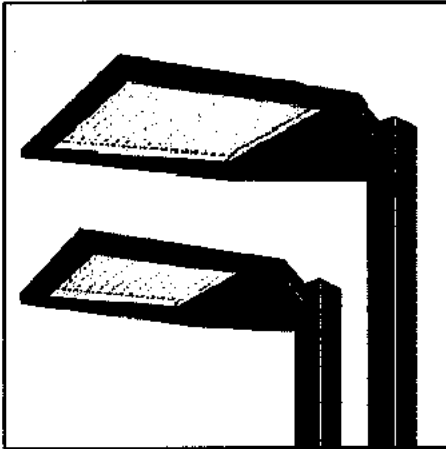
Date	Description	No.
4/25/16	City Comments	1
5/18/16	City Comments	2

Drawn: BB
 Checked: JS

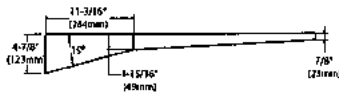
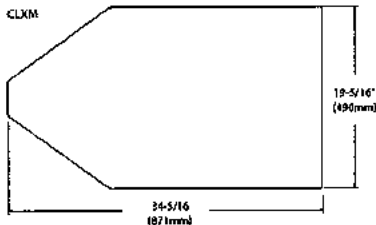
loomisAssociates
 landscape architects/planners
 200 Westwood Avenue
 Chesterfield, Missouri 63005-1024
 636.579.8668 Fax: 636.579.0279
 www.loomisassoc.com
 Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000719

Sheet Title: Tree Preservation Plan
 Sheet No: TPP
 Date: 03/24/2016
 Job #: 973,001

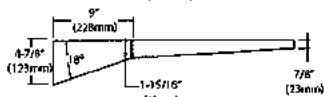
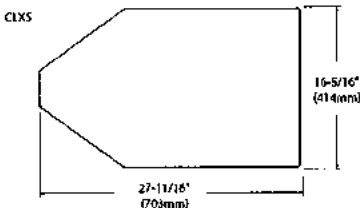
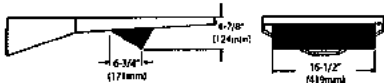
CLX SERIES LED AREA



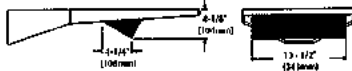
DIMENSIONS



HOUSE SIDE SHIELD



HOUSE SIDE SHIELD



SPECIFICATIONS

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather). Optic frame recessed into housing cavity and sealed to the housing with one piece EPDM gasket.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION / PERFORMANCE - Types III, FT, S and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

MOUNTING - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to 3"-5" round poles using the round pole plate adaptor accessory (RPP), which must be ordered separately.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

WARRANTY - WLS LED fixtures carry a limited 5-year warranty.

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.



Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

1919 Windsor Place • Fort Worth, TX 76110 • 800.633.8711 • Fax: 817.735.4824 • www.wslighting.com

Consider the Impact!

CLX SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LIGHT SOURCE	DRIVE CURRENT	COLOR TEMPERATURE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
CLXS	3 - Type III 5 - Type V FP - Forward Throw SE - Type V Enhanced FPE - Forward Throw Enhanced	LED	SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347 - 480	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver CC - Custom Color	PCR - Photoelectric Control Receptacle NO - No Options	GS - Glare Shield PC - Photocell RPP - Round Pole Plate WM - Wall Mount Plate RA - Radius Arm UB - Upsweep Bracket for round or square poles SF - Single Fusing DF - Double Fusing NA - No Accessories
CLXM CLXL ²	5 - Type V FP - Forward Throw FPL - Forward Optic Rotated for D180 (left) FPR - Forward Optic Rotated for D180 (Right) SE - Type V Enhanced FPE - Forward Throw Enhanced							

CLXM 5 LED SS CW UE BRZ NO NA
(EXAMPLE ORDER)

ORDER:
WLS-CLX

FOOTNOTES:

- 1- Photocell must be ordered separately - see Accessories.
- 2- SE and FPE not available in CLXL.

LUMINAIRE EPA CHART - CLXS

Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXM

Single	0.5
D180°	1.0
D90°	0.8
T90°	1.7
TN120°	1.7
Q90°	1.9

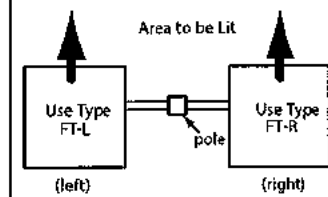
Note: House Side Shield adds to fixture EPA. Consult Factory.

LUMINAIRE EPA CHART - CLXL

Single	.7
D180°	1.4
D90°	1.1
T90°	2.3
TN120°	2.3
Q90°	2.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw Installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

LIGHT OUTPUT - CLXS

		Lumens (Nominal)					Watts (Nominal)
		Type 3	Type FT	Type 5	Type SE	Type FTE	
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT - CLXM

		Lumens (Nominal)					Watts (Nominal)
		Type 3	Type FT	Type 5	Type SE	Type FTE	
Cool White	SS	19900	22800	22900	15500	15800	193
	HO	27500	30900	31100	21200	21100	278
Neutral White	SS	19300	20000	20600	15000	15000	193
	HO	26700	27800	28500	20100	20400	278

LED Chips are frequently updated therefore values may increase.

LIGHT OUTPUT - CLXL

		Lumens (Nominal)				Watts (Nominal)
		Type 3	Type FT	Type 5	FIA	
Cool White	SS	45800	49500	50700	C/F	435
	HO	53400	57300	59100	58900	542
Neutral White	SS	45600	48600	49600	C/F	435
	HO	52800	56300	57600	C/F	542

LED Chips are frequently updated therefore values may increase.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS

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Consider the Impact!

Designed by:	GLJ	
Drawn by:		
Architect of Record:	RM	
Date Plotted:	0/24/16	
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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BLDG-1 REAR ELEVATION

BLDG-3 REAR ELEVATION
 (MIRROR IMAGE OF BLDG-1)

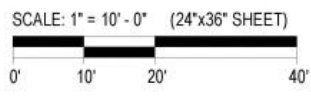


BLDG-1 LEFT ELEVATION

MATERIAL /COLOR KEY NOTES:

BRICK	BRAMPTON BRICK-GRAY VELOUR UTILITY
HARDIE LAP/HARDIE PANEL #1	SW 7674 PEPPERCORN
HARDIE LAP/HARDIE PANEL #2	SW 7683 RUSTIC RED
HARDIE LAP/HARDIE PANEL #3	SW 8072 VERSATILE GRAY
METAL MESH	MONCHOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY	LAWRENCE FABRIC STRUCTURE COLOR CHARCOAL GREY
METAL RAILING	COLOR-SW 7099 IRON ONE

ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



WATERMARK
CHESTERFIELD VILLAGE
 CHESTERFIELD, MO
WATERMARK RESIDENTIAL



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SHEET CONTENTS:
 COLOR ELEVATIONS
 SHEET NO.

DRB REVIEW SET

Designed by:	GLJ	
Drawn by:	RM	
Architect of Record:	RM	
Date Plotted:	03/24/16	
Issue for Permit / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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BLDG 2 FRONT ELEVATION



BLDG 2 RIGHT ELEVATION

MATERIAL /COLOR KEY NOTES:

BRICK:	BRAMPTON BRICK GRAY VELOUR UTILITY
HARDIE LAP/HARDIE PANEL #1:	SW 724 PEPPERCORN
HARDIE LAP/HARDIE PANEL #2:	SW 780 RUSTIC RED
HARDIE LAP/HARDIE PANEL #3:	SW 6072 VERSATILE GRAY
METAL MESH:	MONARCHOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY:	LAWRENCE FABRIC STRUCTURE COLOR: CHARCOAL GREY
METAL RAILING:	COLOR: SW 7068 IRON ONE

ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



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SHEET CONTENTS:
 COLOR ELEVATIONS
 SHEET NO.

DRB REVIEW SET

Designed by:	GLJ	
Drawn by:	RM	
Architect of Record:	RM	
Date Plotted:	03/24/16	
Issue for Permit / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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BLDG-2 REAR ELEVATION

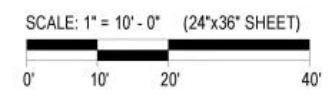


BLDG 2 LEFT ELEVATION

MATERIAL /COLOR KEY NOTES:

BRICK:	BRAMPTON BRICK- GRAY VELOUR UTILITY
HARDIE LAP /HARDIE PANEL #1:	SW 7674 PEPPERCOON
HARDIE LAP /HARDIE PANEL #2:	SW 7580 RUSTIC RED
HARDIE LAP /HARDIE PANEL #3:	SW 6072 VERSATILE GRAY
METAL MESH:	MONCHOLS QUALITY 2 MESH SQUARE WEAVE WIRE MESH
METAL CANOPY:	LAWRENCE FABRIC STRUCTURE COLOR- CHARCOAL GREY
METAL RAILING:	COLOR- SW 7089 IRON ONE

ALL MECHANICAL EQUIPMENT FULLY SCREEN ON ALL SIDE BY THE PARAPET WALL.



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SHEET CONTENTS:
 COLOR ELEVATIONS
 SHEET NO.

DRB REVIEW SET

General Requirements for Site Design:

A. Site Relationships

The subject site is adjacent to existing residential uses; it is east of Monarch Trace Condominiums on Lydia Hill Drive, and north of Village Oak (separated by the lake platted as Lake Post Commons Recreation Area). However, unlike both of these projects, the proposed buildings are intended for rental homes, and reflect the current design trends, amenities and architecture found in upscale apartment communities elsewhere in the Midwest. Street art is proposed at two locations: on Lydia Hill Drive where an 8-ft. trail connects to the street sidewalks, and along the rear of the site where the 8-ft trail connects to the existing Riparian trail.

B. Circulation System and Access

The site proposes two curb-cuts. A full access curb cut is proposed on Lydia Hill Drive, which aligns with the existing curb cut serving the Abengoa/ HOK building to the north. On Chesterfield Parkway West, a right in-and-out curb cut is proposed, with no median break on the Parkway. Interior to the site, drive aisles will permit circulation access to both the front and rear of each of the three buildings, and to the parking areas strategically designed near the pedestrian entrances to each building.

C. Topography

The site has a high point near the intersection of Lydia Hill Drive and Chesterfield Parkway West and falls in relation to both streets towards the lake in the rear.

D. Retaining Walls

The proposal includes retaining walls integrated to the basement garage to reduce the fill and cut of the site. The varying height retaining walls on the site and walls along the pool area will include an architectural stone finish. Furthermore, modular brick walls are proposed in the exposed parking garage perimeters, with architectural grille at the window openings to provide light, ventilation and design aesthetic. A consideration in the selection of the proposed wall system is to minimize the footprint of the wall and foundation systems, to minimize impact to existing vegetation.

General Requirements for Building Design:

A. Scale

We are proposing three 4-story buildings on the site. Two of the buildings have underground parking accessible, and visible, only from the rear. The total building height is approximately 55 feet in height. The proposed height is harmonious with the Abengoa/ HOK office building heights north of Lydia Hill Drive. The proposed building elevations are articulated by setbacks, projections, balconies and recessed entry ways. We also break up the building massing by using 3 different colors and different texture of materials, such as brick, hardie panel and horizontal hardie siding. At the exposed sides of the basement level, brick walls ground the building and provide a visual break.

B. Design

The building is designed to link the interior and exterior spaces through the human scale entries that clearly identified by protected awnings. All the buildings have four pedestrian entry ways at the ground level that connect to the sidewalks. These entry ways lead to the internal courtyards to create connections of public space and semi-public space. The design takes a contemporary route to reflect the technology and desire for today's modern living. It provides a contemporary colorful image and sets this project apart from the older developments.

C. Materials and Color

The building materials will be primarily comprised of vinyl windows (Low E glazing), stone, brick, hardie panels and horizontal hardie siding. These materials are proposed to provide a highly sustainable project while still providing expansive views, natural light exposure and integrating materials consistent with the natural woodlands setting. The hardie panels and sidings are in three tones to provide varieties and visual interest.

D. Landscape Design, Screening and Fencing

New plantings will consist of a combination of deciduous and coniferous trees, as well as decorative shrubs and bushes throughout the exterior of the buildings, parking areas and along the frontage roads; additionally, the two (2) water quality facilities will be landscaped in accordance with MSD requirements. Significant existing vegetation will be preserved, particularly along the south boundaries of the property. A proposed trash compactor is proposed in a central location of the rear parking area, to be enclosed in a structure to be constructed of a design and masonry materials matching the proposed buildings. A 6-ft tall fence is proposed at all locations where a retaining wall is proposed along the disturbance limits of the drive aisles and parking areas.

