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## Architectural Review Board Staff Report

**Project Type:** Site Plan

**Meeting Date:** September 13, 2018

**From:** Mike Knight, Planner *JK*

**Location:** A 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

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

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### **PROPOSAL SUMMARY**

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures. The exterior materials primarily range from thin set manufactured stone, cementitious horizontal siding and asphalt shingles. The subject site is currently zoned "R-6AA" Residence District. This is a conventional zoning district that has a minimum lot size of 3,000 square feet per unit. The area is designated Urban Core within the City of Chesterfield's Comprehensive Land Use Plan. The site will have prominent views from both Wild Horse Creek Road and Old Chesterfield Road.

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

On Thursday August 09<sup>th</sup> 2018, the project was reviewed by the ARB. At this meeting, the applicant requested that no vote be taken but the applicant wanted to show the ARB substantial changes they have made and receive comment/direction to move forward. Following that meeting, the applicant prepared a revised submittal based on feedback and attached for the ARB's consideration.

## **HISTORY OF SUBJECT SITE**

In February of 2018, the City of Chesterfield approved Ordinance 2991 which was petitioned by the same applicant for this Site Plan. The ordinance amended the Unified Development Code by changing the boundaries of a “PC&R” Planned Commercial Residential District, a “C8” Planned Commercial District and a “LLR” Large Lot Residential District to one “R-6AA” Residence District. The areas amended were previously zoned “PC&R” in 2008, “LLR” in the early 2000s, and “C8” by St. Louis County prior to the City’s incorporation. The area is currently zoned “R-6AA” Residence District.



*Figure 1: Aerial Site Photo*

## **STAFF ANALYSIS**

### **General Requirements for Site Design:**

The proposed site is to construct 3 buildings that are 3 to 4 stories in height located northwest of the intersection of Old Chesterfield Road and Wild Horse Creek Road and roughly 900 feet from Interstate 64. Given that Old Chesterfield Road is classified as a minor arterial and Wild Horse Creek Road is classified as a major arterial according to the City’s functional classification system, all facades will be highly visible from a large number of users. This site is surrounded by mostly undeveloped properties, however the mobile home park is located directly to the north. The area is designated Urban Core within the City of Chesterfield’s Comprehensive Land Use Plan and has had an abundance of active development in recent history.

### **A. Site Relationships**

The Unified Development Code outlines specific desirable and undesirable practices within site relationships. Below is a table outlining the applicable desirable site practices within the UDC and how this Site Plan relates to them.

Desirable Practices	Site Plan
Provide safe pedestrian movement between elements	Sidewalks connect throughout the site between the buildings, parking, pool area and extend to WHCR.
Provide public plazas, courtyards, assembly areas, etc.	There is one pool and cabana area that is private.
Incorporate scenic views, fountains, public art, etc.	There is a proposed area for public art to be incorporated in the southeastern corner of the site

Figure 2: Desirable Practices

Below in Figure 3 is a color Site Plan for the Aventura at Wild Horse Creek project including amenities such as a trail shelter, bike lane, and proposed public art.



Figure 3: Color Site Plan

**B. Circulation System and Access**

The subject site will be served by one point of full access off of Wild Horse Creek Road (WHCR) which is a major arterial roadway, owned and operated by St. Louis County, and currently has a speed limit of 40 MPH. There will be a westbound right-turn lane to accommodate the proposed full access drive with on-street bicycle accommodations designated along WHCR. A sidewalk is proposed along both WHCR and Old Chesterfield Road (OCR). There is one pedestrian entrance by a sidewalk to the east of the vehicular access point. Internally there is pedestrian infrastructure that connects all the buildings, pool, trash, and BBQ areas.

To the western edge of the site is a dedicated easement for the future Riparian Trail. This can be seen on figure 3 directly above the “A”. The “A” is referencing a future Trail Shelter. This shelter will

contain seating, a bike rack, and an overhang to provide shelter from some of the elements. This also contributes to the multi-modal component referenced in the Urban Core Land Use designation that will be covered later in this report.

Parking exists mostly between the buildings and to the northwest of the buildings. There are 16 carports totaling 120 of the proposed 296 spaces or roughly 41% of the overall. No parking is located along the WHCR frontage. Approximately 29 are located along the OCR frontage. During the July ARB meeting, direction was given to increase the compatibility of the carports with the design and materials of the proposed buildings. Figure 4 depicts updated carports with pitched roofs and asphalt shingles similar to the proposed buildings.



Figure 4: Carport

Given the proximity within the Urban Core and the emphasis of pedestrian connectivity, the Board gave direction during the July meeting that the Front Entry to the development should be celebrated to create a stronger sense of place, with a specific focus on the connection from Wild Horse Creek Road to the front entry of the building. Also, additional landscaping should be provided along this connection and the pavement should be expanded for a shared use path design. The Board also referenced the addition of traffic calming measures, such as pavers and colored or stamped concrete to offset the front entry making it more pedestrian friendly and pedestrian focused.

The front entry has since been designed with more landscaping including the center island median, an expanded sidewalk and planters added to the front of the clubhouse located at building 2 to be more identifiable.

Traffic calming measures were added with pavers and stamped concrete. These additional improvements to the front entry can be seen in Figure 5.



Figure 5: Front Entry

### C. Topography and Retaining Walls

The site generally consists of one large hill in which there will be an abundance of cut and fill required with the project. There will be multiple retaining walls within this project, some of which will be quite prominent and in the general public's view point when traveling along WHCR and OCR.

Figure 6 to the right demonstrates the current grade of the site. There is approximately anywhere from 28' to 68' in grade change from the perimeter boundaries to the hill's apex. The proposal is to lower the grade of the center of the site creating a flattened area with a finished grade for the parking and structures, which is roughly in between 522'-528'. Every side will have a retaining wall present.



Figure 6: Current Site Grade

The most visible retaining walls will be a triple tiered mosaic block. Along WHCR there is a mosaic wall with a maximum height of 13' (max tier 5'). There is also a triple tiered mosaic block retaining wall along OCR with a maximum height of 30' (max tier 7'). An example of the mosaic retaining wall can be seen in Figure 7 to the right. The northwest corner of the site will contain a standard versa-lok retaining wall with a maximum height of 19', located along the tree preservation area, and which will be screened from public view. The retaining walls will be constructed of modular block with a stone type finish that will be similar to the stone of the buildings.



Figure 7: Mosaic Retaining Wall

### General Requirements for Building Design:

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures.

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

The maximum building height for any building is 57' which occurs where Building 1 has 4 stories. Generally the buildings are 3 stories in height and 48' tall. All of the buildings contain pitched roofs.

The building facades employ horizontal banding and material change. Balcony elements and other building offsets occur at each unit, which allows for visual breaks along the building elevations.

The exterior materials for most structures consist of thin set manufactured stone veneer, cementitious fiber siding, stucco board siding, vinyl shutters and roofs consisting of architectural asphalt shingles. The applicant's color palette has changed throughout submittals and updated samples can be seen in the physical packet. A more detailed look at the reasoning or intent behind the color use can be located in the color scheme section of the applicant's attached packet.

All of the color elevations are attached. Below are two prominent elevations from Building 2 that will be seen from both WHCR and OCR that exhibit the scale, design, materials, and color referenced above. Each building elevation is consistent in material with variation in color.



Figure 8: Building 2 along WHCR and OCR

Various changes have been made to the buildings from the original submittal to the current submission. Major changes include vertical articulation of the roofline by raising the pediments, hardie sided areas that previously started at grade have been replaced with stone, a new tower feature has been placed at prominent corners, and a greater variation of color and material exist across all three buildings. These changes have been outline in Figure 9 below.



Figure 9: Building adjustments

### **E. Multi-Family Architecture**

Section 04-01 of the UDC includes specific requirements for multi-family architecture. Provide an on-site pedestrian system with access to common ground areas – The buildings include sidewalks that connect each building, BBQ area, trash area, and pool area. Additionally, connections are proposed to allow for access to sidewalks along WHCR and OCR.

Express architecturally the individual dwelling units within the building – The proposal includes recessed balconies which help emphasize the individual units within the building.

Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs – As discussed on pages 4-5, the proposal includes color and material changes to avoid a monotonous design.

Provide functional recreation areas – Integrated among the site are a pool and cabana area for gathering. There are also 2 designated BBQ areas.

Provide outdoor space for each dwelling – In addition to common areas, balconies are provided. The balconies provide outdoor space for each unit and also add an element of depth to the proposed buildings.

Provide visual transitions between the street and the dwelling units – Inclusion of heavy buffering provides a break between the residential units and the street. Additionally, sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

Primary building material - Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

### **F. Landscape Design and Screening**

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30-foot landscape buffer along WHCR and OCR, and landscaping within the parking lot. Additionally, at the corner of WHCR and OCR is the proposed Art Installation which is heavily decorated with small plantings. Note that to the north and west there is minimal landscaping as this is the entire preservation area.

All mechanical units will be on the ground around the buildings and screened by plantings. The screening of these units was discussed at the July ARB meeting, with the desire to see a more detailed planting palette for the screening. The mechanical units are either in groups of three or six depending on the location of the site. An exhibit of the revised screening can be seen in Figure 10. The plantings generally consist of Hibiscus, Rose Glow Barberry, and Emerald Arborvitae varieties.

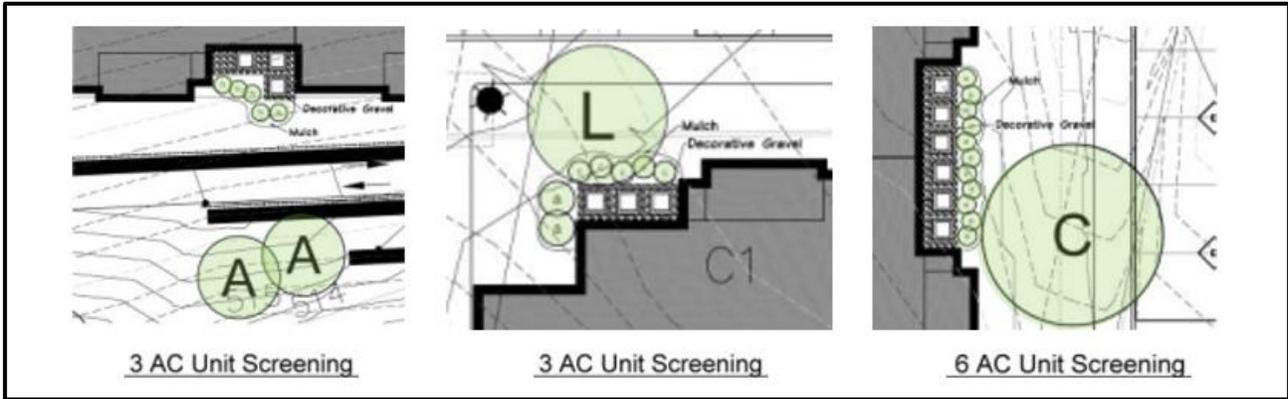


Figure 10: Mechanical Screening

### G. Lighting

All of the lighting proposed within this submittal is utilitarian in nature. There are 117 proposed fixtures for the site and roughly 70% of the proposed fixtures are either parking lighting or carport lighting. Each fixture is of a black finish except for the carport fixture which will be white. All of the proposed lighting is fully shielded and flat lensed except for one decorative wall fixture.

Figure 11 below is a comprehensive look of all proposed fixtures and their general placement throughout the site. There are additional street lights along OCR and WHCR beyond this image including alongside the proposed trail shelter. The entire lighting plan is attached within the packet.

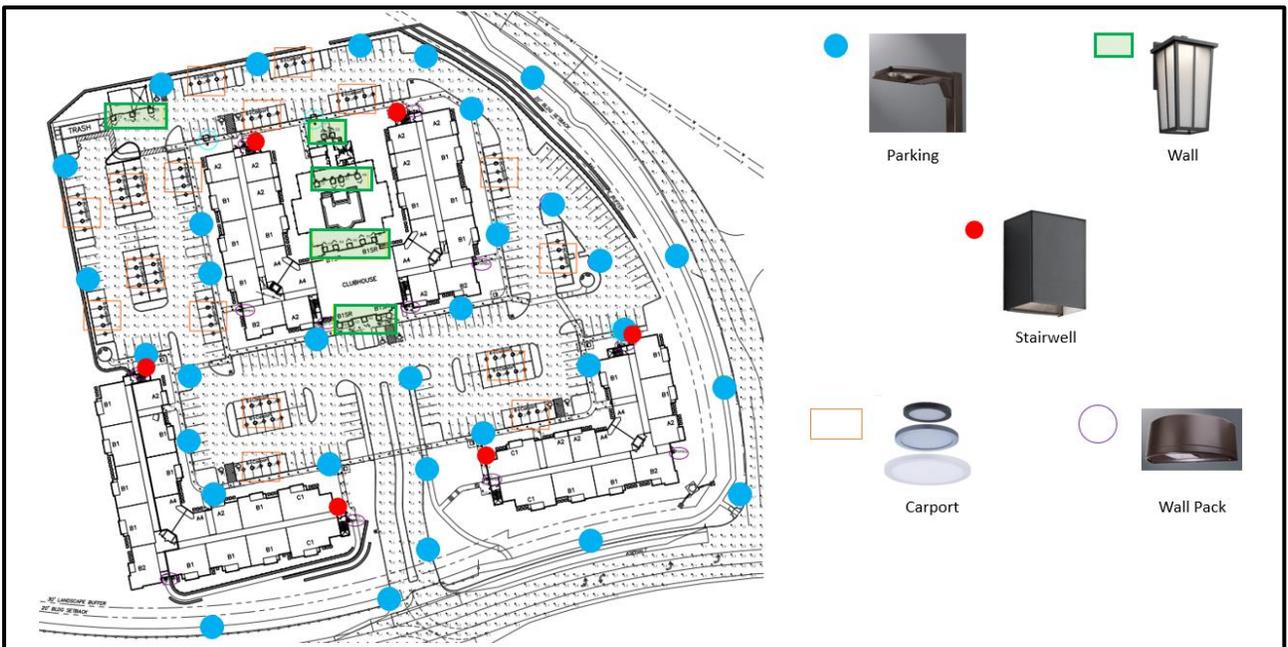


Figure 11: Lighting

## H. Amenities

The City of Chesterfield has worked with the applicant to ensure that the necessary easements to support the City's vision for the future Riparian trail alignment are established. This area runs north to south along the western edge of the subject site. A trail shelter is being proposed with this Site Plan that includes an overhang for possible shade and shield from rain, seating for pedestrians, and a bike rack. This produces a multi-modal element in line with the standards of the Urban Core land use designation and has been integrated in this site for public use.

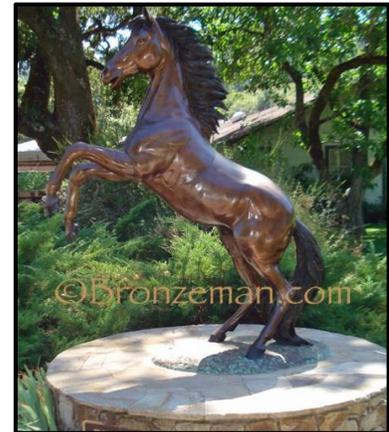


Figure 12: Public Art

This section of Wild Horse Creek Road is designated as a planned bike lane according to the City's Bikeable Walkable Community Plan, a planned bike route in accordance to St. Louis County's Bike Plan and has a recommendation for a bike lane in the traffic impact study that the applicant produced. There is a bike lane scheduled along WHCR which will enhance connectivity through active transportation.

There is also Public Art proposed for this site. The applicant has chosen the corner of WHCR and OCR to display the public art. Figure 12 is an example of the public art proposed.

## DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed with approval until all outstanding items have been addressed.

Staff requests review and recommendation on this submittal for Aventura at Wild Horse Creek (Above All Development).

## MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development), as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development) to Staff with the following recommendations..."

### Attachments

1. Architectural Review Packet Submittal





2 BUILDING ONE - SOUTH ELEVATION



1 BUILDING ONE - WEST ELEVATION

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

**ROOF COLOR**  
 SHINGLE  
 MNFTR: CERTAINTED

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

**STONE**  
 MNFTR: STONECRAFT



Parker Associates Tulsa, LLC

rosemann & ASSOCIATES P.C.



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



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

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

**ROOF COLOR**  
SHINGLE  
MNFR: CERTAINTEED

**METAL STANDING SEAM**  
MNFR: OTHERS  
COLOR: TBD

**STONE**  
MNFR: STONECRAFT



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

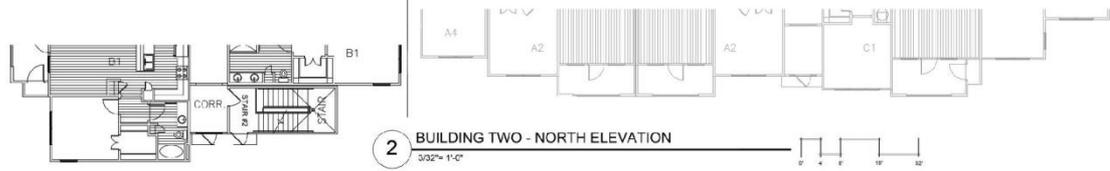


1 BUILDING TWO - EAST ELEVATION  
3/32" = 1'-0"

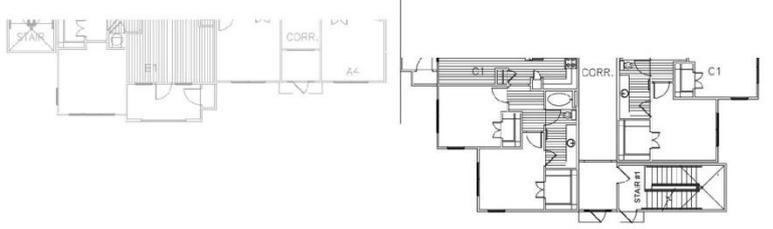
<b>TRIM COLOR</b>
PRAIRIE WINDS PPG: 1111-1
<b>ROOF COLOR</b>
SHINGLE MNFR: CERTAINTEED
<b>METAL STANDING SEAM</b>
MNFR: OTHERS COLOR: TBD
<b>STONE</b>
MNFR: STONECRAFT



Parker Associates Tulsa, LLC  
**rosemann** & ASSOCIATES P.C.



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



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

<b>TRIM COLOR</b>	PRAIRIE WINDS PPG: 1111-1
<b>ROOF COLOR</b>	SHINGLE
<b>MNFTR:</b>	CERTAINTEED
<b>METAL STANDING SEAM</b>	MNFTR: OTHERS
<b>COLOR:</b>	TBD
<b>STONE</b>	MNFTR: STONECRAFT





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



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

<b>TRIM COLOR</b>
PRAIRIE WINDS PPG: 1111-1
<b>ROOF COLOR</b>
SHINGLE MNFR: CERTAINTEED
<b>METAL STANDING SEAM</b>
MNFR: OTHERS COLOR: TBD
<b>STONE</b>
MNFR: STONECRAFT

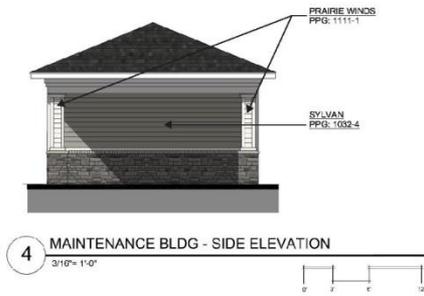




1 BUILDING THREE - WEST ELEVATION  
3/32" = 1'-0"

<b>TRIM COLOR</b>
PRAIRIE WINDS PPG: 1111-1
<b>ROOF COLOR</b>
SHINGLE MNFR: CERTAINTEED
<b>METAL STANDING SEAM</b>
MNFR: OTHERS COLOR: TBD
<b>STONE</b>
MNFR: STONECRAFT





<b>TRIM COLOR</b>
PRAIRIE WINDS PPG: 1111-1
<b>ROOF COLOR</b>
SHINGLE MNFR: CERTAINTEED
<b>METAL STANDING SEAM</b>
MNFR: OTHERS COLOR: TBD
<b>STONE</b>
MNFR: STONECRAFT



**Color Scheme**  
**Aventura at Wild Horse Creek**  
**Above All Development**

*Revised 8/17/2018*

**ROOF:** CERTAINTEED - DRIFTWOOD

**STONE:** STONECRAFT - HAMILTON HARITAGE

**FASCIAS/GUTTERS:** ROLLEX - SHELL

**SOFFITS:** PROVIA WOODHAVEN - LINEN

**BALCONY RAILINGS:** PRE-FINISHED WHITE

**SHUTTERS:** PROVIA SHUTTERS - 018 TUXEDO GREY NS / ANTIQUE WHITE

**POOL DECK:** H&C ACRYLA - DECK - HC141 CEMENTED DEAL

**STAIRS & RAILINGS, METAL CANOPIES**

PPG 1007-7 BARK

*High Gloss*

**MAIN ENTRY DOORS**

PPG 1081-5 FIRE DUST

*High Gloss Latex Finish*

**TRIM**

All Trim, Ceilings, Balcony Doors

PPG 1111-1 PRAIRIE WINDS

*Satin Finish*

**BUILDING 1**

**SHUTTERS** - ANTIQUE WHITE

**B1** - SHARKSKIN PPG 1025-4

**B2** - KNIGHTS ARMOUR PPG 1001-6

**B3** - PRARIE WINDS PPG 1111-1

**B4** - ANTELOPE PPG 15-09

**BUILDING 2**

**SHUTTERS** - ANTIQUE WHITE / TUXEDO GRAY

**B1** - ANTELOPE PPG 15-09

**B2** DARK GRANITE PPG 1005-7

**B3** - PRARIE WINDS PPG 1111-1

**OTHER BUILDINGS**

B1 - SYLVAN PPG 1032-4

B2 - PRARIE WINDS PPG 1111-1

B3- KNIGHTS ARMOUR PPG 1001-6

**BUILDING 3**

**SHUTTERS** - ANTIQUE WHITE/ TUXEDO GRAY

**B1** - PLUNGE POOL PPG 11-25

**B2** - SYLVAN PPG 1032-4

**B3** - PRARIE WINDS PPG 1111-1

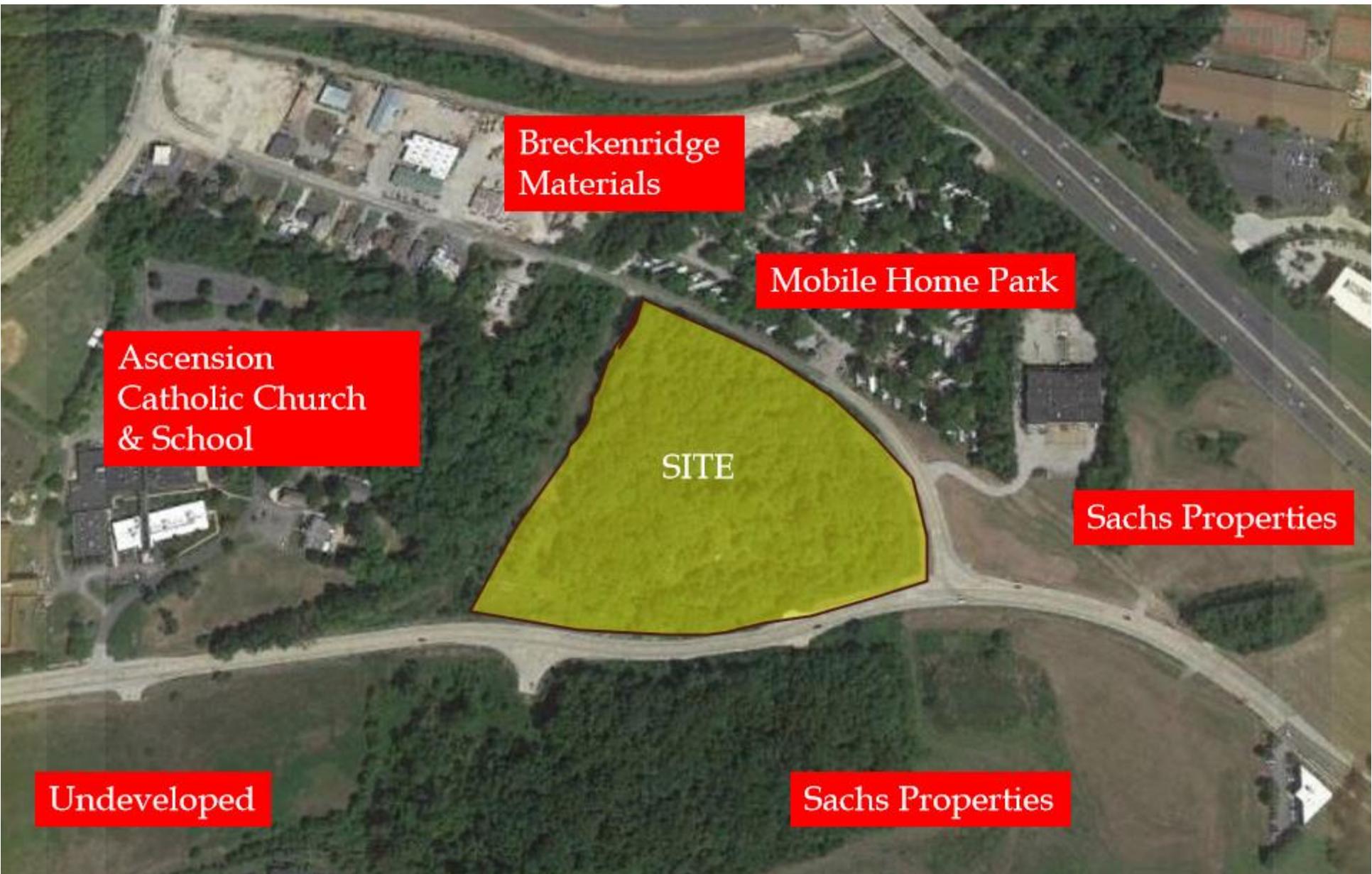
**B4** - KNIGHTS ARMOUR PPG 1001-6

**B5** - ANTELOPE PPG 15-09

# Carport Options



Aerial



Breckenridge  
Materials

Mobile Home Park

Ascension  
Catholic Church  
& School

SITE

Sachs Properties

Undeveloped

Sachs Properties

# Surrounding Properties

Wild Horse Creek & Old Chesterfield Rd



Sachs Property



Mobile Home Park



# MONTAGE PLUS®



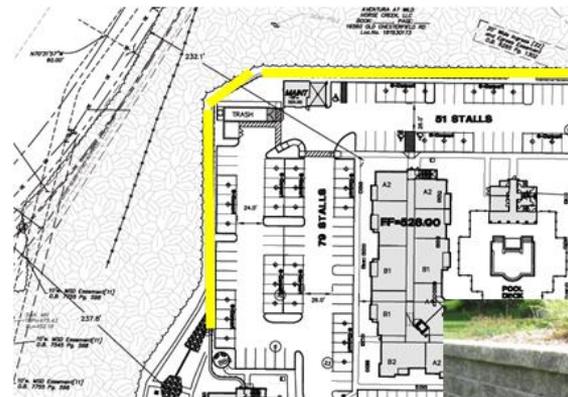
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### PRIMARY APPLICATIONS

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- Self Storage
- Apartments (Multi-Family)
- Parks & Recreation
- Schools & Universities



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**GENERAL NOTES:**

- 1) Openspace ratio is 63.6%. Total Site 546,671 SF/Open Space 349,120 SF
- 2) Street trees - Old Chesterfield Road 1,060.5 If - 366.4 if met by existing trees = 672.1 If/50 13.5 or 14 street trees
- 3) Street Tree - Wildhorse Creek Road - 1,171.9 If - 556.73 If met by existing trees = 615.17 If/50 = 12.3 or 13 street trees
- 4) All street trees will be located at least 3' from proposed curb.
- 5) All street trees will be located at least 10' from all storm sewer structures, end intersections.
- 6) All street trees will be located at least 25' from all street lights, signs, and intersections.
- 7) Street Trees along Old Chesterfield Road to be small ornamental trees where overhead electric lines.
- 8) All turf areas around building will be sodded balance of site will be seeded.
- 9) An in-ground irrigation system will be provided.

PLANTING SCHEDULE		NO.	SECTION	MINIMUM SIZE	COMMON NAME	HT.	SPREAD	GROWTH	SEASON	PERCENTAGE
A	36	Picea pungens	Colorado Spruce	8-10'	45'	Medium Growing	Evergreen	1.6%		
B	27	Pinus strobus	White Pine	8-10'	45'	Fast Growing	Evergreen	12%		
C	35	Acer rubrum "Red Sunset"	Red Sunset Red Maple	2 1/2'	45'	Fast Growing	Deciduous	15.6%		
D	21	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust	2 1/2'	45'	Fast Growing	Deciduous	9.3%		
E	10	Hillia americana "Redmond"	Redmond Linden	2 1/2'	45'	Medium Growing	Deciduous	5%		
F	6	Quercus bicolor	Swamp White Oak	2 1/2'	45'	Medium Growing	Deciduous	2.7%		
G	6	Ilex opacifolia	Red Dogwood	8-10'	45'	Medium Growing	Deciduous	3.5%		
H	9	Cercis canadensis "Merlot"	Merlot Red Bud	2 1/2'	25'	Fast Growing	Ornamental	4%		
J	16	Crataegus laevigata "Supra"	Crimson cloud Hawthorn	2 1/2'	25'	Medium Growing	Ornamental	7.1%		
K	12	Ostrya virginiana	Hophornbeam	2 1/2'	30'	Slow Growing	Ornamental	5.4%		
L	16	Garcinia caroliniana	American Hornbeam	2 1/2'	20'	Medium Growing	Ornamental	4.5%		
M	10	Cornus florida	Flowering Dogwood	2 1/2'	20'	Medium Growing	Ornamental	5%		
N	6	Juniperus virginiana "Taylor"	Taylor Juniper	8-0"	4"	Slow Growing	Evergreen	3.5%		
O	24	Thuja occidentalis "Emerald"	Emerald Arborvitae	4-6"	4"	O.C.				
P	133	Ilex X "Misty China Girl"	China Girl Holly	2-4"	2"	O.C.				
Q	59	Ilex virginica "Henry's Garnet"	Henry's Garnet Sweetgale	2-4"	3"	O.C.				
R	115	Juniperus sabina "Buffalo"	Buffalo Juniper	16-24"	4"	O.C.				
S	130	Hibiscus syriacus "Antonia Two"	Lil' Kim Rose of Sharon	2-4"	3"	O.C.				
T	13	Eunymus status "Compacta"	Dwarf Burning Bush	24-30"	4"	O.C.				
U	52	Viburnum x juddii	Judd Viburnum	24-30"	4"	O.C.				
V	56	Berberis thunbergii s. "Rose Glow"	Rose Glow Barberry	2-4"	3"	O.C.				
W	350	Hemlockville Stella de Oro	Stella de Oro Daylily	1 st	18"	O.C.				
X	345	Kuhnsia fulida "Goldstrum"	Black-eyed Susan	1 st	12"	O.C.				
Y	74	Calamagrostis s. "Kari Foerster"	Feather Reed Grass	1 st	12"	O.C.				
Z	320	Liriope muscari "Big Blue"	Big Blue Liriope	1 st	12"	O.C.				
aa	500	Sporobolus heterolagus	Prairie Dropseed	6-8"	6"	O.C.				
ab	-	Arundo donax	Bloodroot	6-8"	6"	O.C.				
ac	-	Bloretation	Plantings per MSD	C. F.	16"	O.C.				

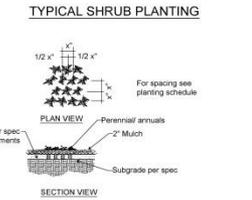
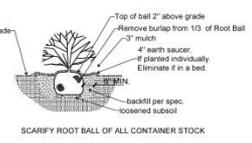
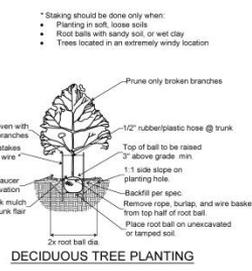
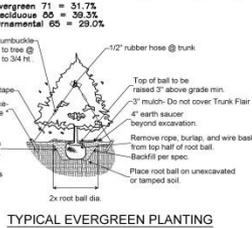
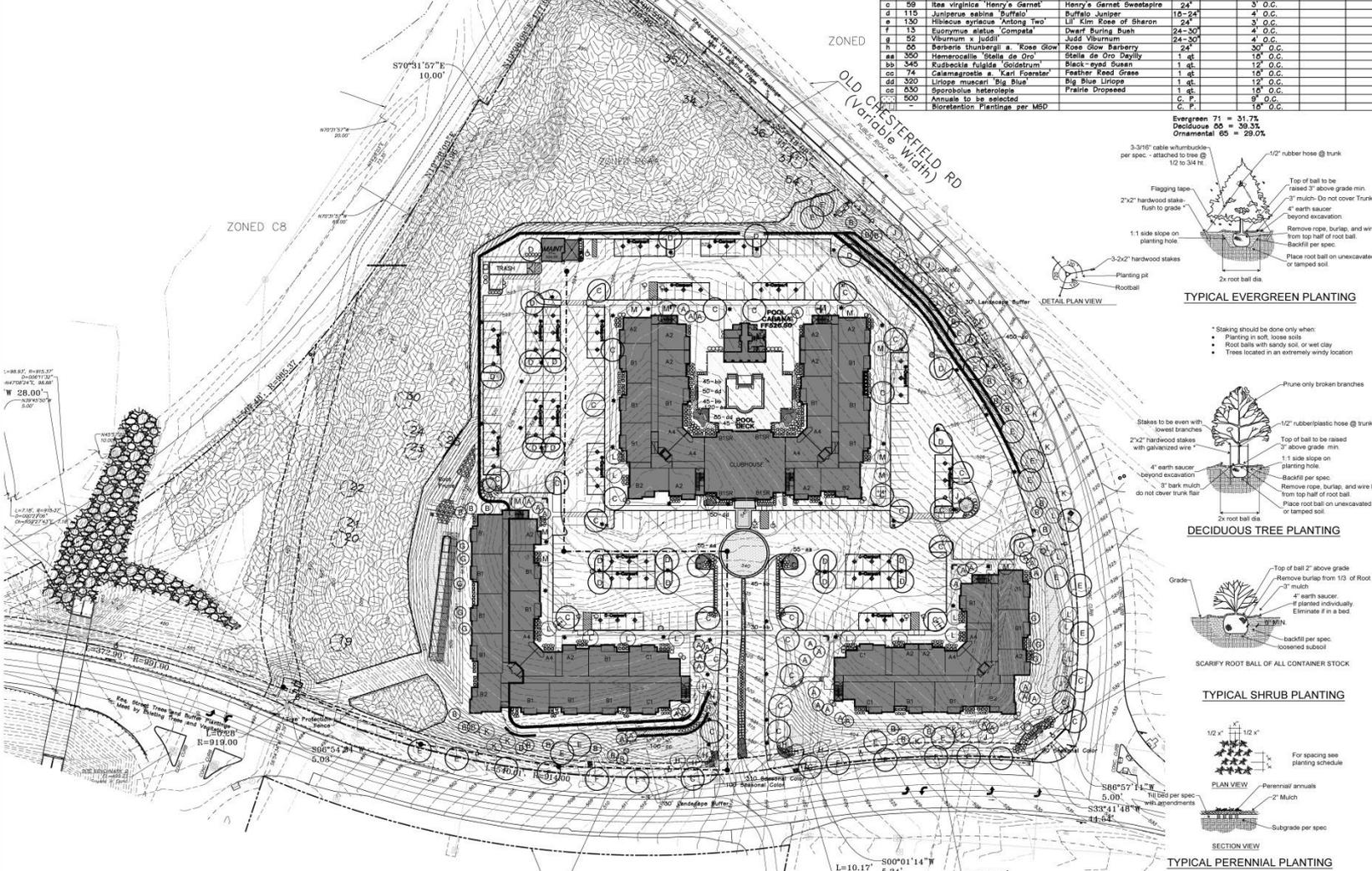


8/28/2018  
Shawn A. DeLong, Landscape Architect, L.L.C.

Consultants:



608.694.0700  
www.hansenlandscape.com



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

Revisions:

Date	Description	No.
08/17/18	City Comments	1
7/23/18	City Comments	2

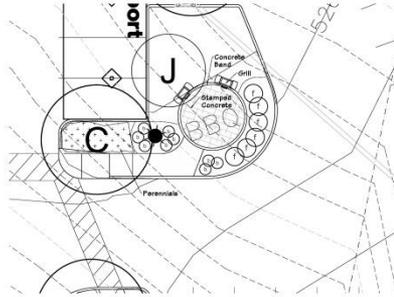
Drawn: **BAD**  
Checked: **DAD**

Shawn A. DeLong  
Landscape Architects, LLC  
7800 West Branch Ave  
St. Louis, MO 63117  
(314) 566-4856  
delong.la@gmail.com

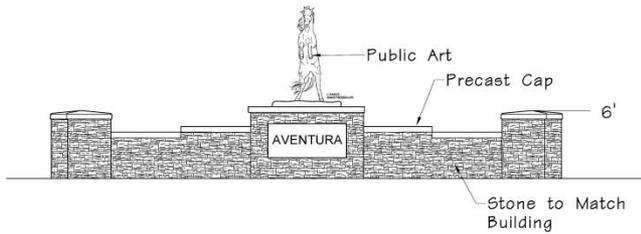
Sheet Title: **Landscape Plan**  
Sheet No: **L-1**

Date: **6/11/2018**  
Job #: **127.006**

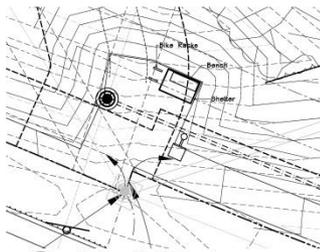
**Landscape Plan**  
SCALE: 1"=40'-0"



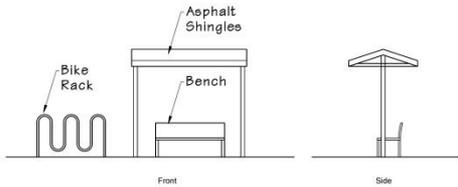
5 BBQ Patios  
SCALE 1"=10'-0"



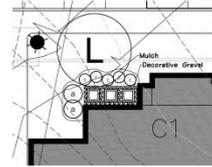
6 Entry Monument-Public Art  
SCALE 1/4"=1'-0"



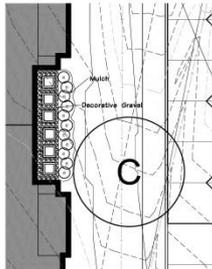
7 Future Trail Head  
SCALE 1"=10'-0"



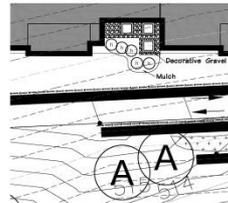
8 Elevations-Bike Shelter  
SCALE 1/4"=1'-0"



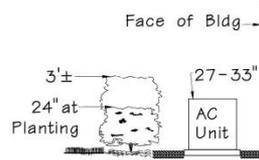
1 3 AC Unit Screening  
SCALE 1"=10'-0"



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



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



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



Enlarged Entrance  
SCALE 1"=20'-0"

Aventura At Wild Horse Creek  
Chesterfield, Missouri

Above All Development

Revisions:

Date	Description	No.
01/17/18	City Comments 1	1
7/23/18	City Comments 2	2
8/28/18	Added Details	3

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

Lang  
Landscape Architects, LLC  
7800 West Branch Ave  
St. Louis, MO 63117  
(314) 266-4856  
delong.la@gmail.com

Sheet Title: **Landscape Details**  
Sheet No: **L-2**

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





Description	Symbol	Aug	Min	Max	Height
Parking Lot	⊕	1.5	1.5	1.5	10.0
Roofscape	⊙	1.5	1.5	1.5	10.0
Roofscape	⊙	1.5	1.5	1.5	10.0

LIGHT FIXTURE SCHEDULE									
FIX. TYPE	MANUFACTURER	CATALOG NO.	QTY	KW	WTS #	LAMP(S)	FINISH	MOUNT	REMARKS
(A)	KICHLER	49550BKTL	6	120	8	LED, 3000K	TEXTURED BLACK	WALL +12'-0"	ADDRESS
(CP)	MAXIM LIGHTING	57714	40	120	20	LED, 3000K	WHITE CARPORT CEILING	CARPOT	
(EE)	KICHLER	49624BKTL	19	120	17	LED, 3000K	TEXTURED BLACK	WALL +10'-0"	
(P2)	EATON PREVAL	PRV-A25-D-UNV-T2-SA-BK	7	120	87	LED, 4000K	BLACK	20' POLE	TYPE 2 DISTRIBUTION
(P4)	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	6	120	87	LED, 4000K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
(P1)	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	5	120	87	LED, 4000K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
(T2)	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	22	120	87	LED, 4000K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
(WP)	EATON MICROHM-EDISON	ES-AF-250-ED-E1-T3-BK-DWB	12	120	20	LED, 4000K	BLACK	WALL +20'-0"	WALLPACK BATTERY PACK

**GENERAL NOTES**

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



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

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



JAN E. PARKER - ARCHITECT OF RECORD  
MICHAEL LOCKER # 1-00879  
Parker Associates Tulsa, LLC  
2000 East 20th Street, Suite 200  
Tulsa, OK 74104  
(918)-742-2445

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THIS DOCUMENT IS PRELIMINARY AND NOT A FINAL, SIGNED AND SEALED DOCUMENT.



Consulting Engineering  
Mechanical • Electrical • Energy

JOB NUMBER: 000000  
DRAWN BY: J/INC/RL/DA/D/PSM  
DATE: 05/14/2018

SHEET NUMBER: SL1 OF 1

**WAFER LED | SURFACE MOUNT**  
5710 / 5712 / 5714

- Six color selection
- Six colors delivered in 7" and 10"
- Available in 10" and 12" sizes
- Available for wall mount and ceiling mount
- Available in 10" and 12" sizes
- This dimension with factory LED Coverage Dimmer
- Edge of LED Technology
- Available for wall mount
- 80,000 hr. MTBF



**TYPE CP**

Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Job Type: \_\_\_\_\_  
Quantity: \_\_\_\_\_  
Comments: \_\_\_\_\_

**PRODUCT DESCRIPTION**  
Wafer is designed for the discriminating consumer who wants the low profile look of recessed without the high cost, manufacturing of die cast aluminum, wafer brings ultimate heat dissipation to its edge. It technology, Edge lighting gives even light distribution while dispersing heat over a larger area. The result of the wafer is longer life and better light distribution.

**MEASUREMENTS**

MODEL DIMENSION	HANGING WEIGHT
5710 7" D x 1.5" H	0.8 lbs
5712 7" D x 2.5" H	1.2 lbs
5714 10" D x 2.5" H	1.7 lbs

**LAMPING**

MODEL BALL TYPE	WAVELINE	COL	TEMP	DIMMABLE	INPUT
5710 12V FCL LED (Integrated)	90	100	800	300K	ELV 12V
5712 12V FCL LED (Integrated)	90	100	800	300K	ELV 12V
5714 12V FCL LED (Integrated)	90	100	800	300K	ELV 12V

**FINISHES OPTIONS:**  
White (WT)  
Black (BK)  
Black Nickel (BN)

**MATERIAL:**  
Die Cast Aluminum  
Plastic Acrylic Diffuser

**AVAILABLE SIZES:**  
7" (1) x 1.5"  
7" (2) x 2.5"  
10" (2) x 2.5"

**RATINGS:**  
UL Listed ETL  
UL Listed ETL  
UL Listed ETL  
UL Listed ETL

**ADDITIONAL:**  
120V AC LED DIMMER  
120V AC LED DIMMER  
120V AC LED DIMMER

WESTERN DISTRIBUTION CENTER (HEADQUARTERS)  
235 NORTON ROAD, SUITE 100, CHICO, CA 95926  
EASTERN DISTRIBUTION CENTER  
400 SHELLEY DR., WILMINGTON, DE 19806  
P. 626.756.4222 | F. 626.756.4223 | www.kichler.com



**Amber Valley Collection**  
Amber Valley Large LED Wall Lantern BKT  
49624BK(TLED) (Textured Black)



Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Job Type: \_\_\_\_\_  
Quantity: \_\_\_\_\_  
Comments: \_\_\_\_\_

**Ordering Information**  
Product ID: 49624BK(TLED)  
Finish: Textured Black  
Collection: Amber Valley Collection

**Dimensions**  
Height: 10.00"  
Height from center of wall opening: 9.75"  
Glass Thickness: 0.30" (3.00)  
Weight: 7.14 LBS

**Photometrics**  
Kelvin Temperature: 3000 K  
Color Rendering Index: 90

**Specifications**  
Material: Aluminum  
Diffuser Description: Stained Stainless

**Electrical**  
Dimmable: Yes  
This LED is compatible with most standard non-dimmable dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to: [Kichler.com/dimming](http://Kichler.com/dimming)

**Dimensions**  
Height: 17.25"  
Width: 8.75"

**Voltage**  
Input Voltage: Single (120)

**Qualifications**  
Safety Rated: Wet  
Title 24: Yes  
Council LULB Spec: A9002 Hours  
Warranty: www.kichler.com/warranty

**Primary Lamping**  
Light Source: LED  
Lamp Included: Integrated  
# of LED/LCD Modules: 1  
Delivered Lumens: 875  
Initial Lumens: 1400  
Delivered Efficacy: 91

**Dimensions**  
Height: 17.25"  
Width: 8.75"

**Notes:**  
1. Glass is not included in this price.  
2. Glass is made to order and may require 4-6 weeks lead time.  
3. Glass is made to order and may require 4-6 weeks lead time.  
4. Glass is made to order and may require 4-6 weeks lead time.



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Amber Valley Large LED Wall Lantern BKT  
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**Dimensions**  
Height: 17.25"  
Width: 8.75"

**Voltage**  
Input Voltage: Single (120)

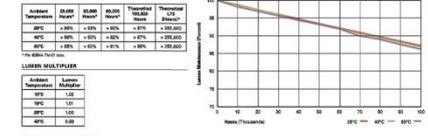
**Qualifications**  
Safety Rated: Wet  
Title 24: Yes  
Council LULB Spec: A9002 Hours  
Warranty: www.kichler.com/warranty

**Primary Lamping**  
Light Source: LED  
Lamp Included: Integrated  
# of LED/LCD Modules: 1  
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**PRV PREVAL**



**ORDERING INFORMATION**

Product Number	Light Output	Color	Voltage	Dimmable	Mounting	Size
PRV-PREVAL-1	1000	White	120V	Yes	Recessed	10"

**DEFINITION OF TERMS:**  
LUMENS: The amount of light that is emitted by a light source. It is measured in lumens.  
LUMEN MAINTENANCE: The percentage of light output that a light source maintains over time.  
LIFE: The number of hours that a light source is expected to last.  
DIMMABLE: A light source that can be dimmed.  
MOUNTING: The way a light source is attached to a surface.  
SIZE: The physical dimensions of a light source.

**POWER AND LUMENS**

Light Output	Power	Color	Voltage	Dimmable	Mounting	Size
1000	10W	White	120V	Yes	Recessed	10"

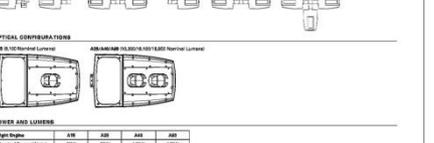
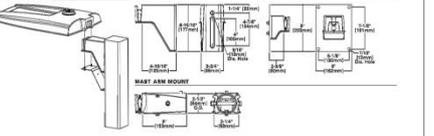
**STOCK ORDERING INFORMATION**

Product Number	Light Output	Color	Voltage	Dimmable	Mounting	Size
PRV-PREVAL-1	1000	White	120V	Yes	Recessed	10"

WESTERN DISTRIBUTION CENTER (HEADQUARTERS)  
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**PRV PREVAL**



**POWER AND LUMENS**

Light Output	Power	Color	Voltage	Dimmable	Mounting	Size
1000	10W	White	120V	Yes	Recessed	10"

**STOCK ORDERING INFORMATION**

Product Number	Light Output	Color	Voltage	Dimmable	Mounting	Size
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**TYPE T1,T2,R1,R2 Lumark**



**DESCRIPTION**  
The Praval LED uses the luminaire's excellent color performance, energy efficiency and long term reliability in an enclosed, patent pending modern design. Utilizing the latest LED technology, the Praval luminaire delivers superior uniformity resulting in a premium, glare free lighting. A modern design with a sleek, minimalist aesthetic, the Praval luminaire is available in a variety of finishes and sizes to meet your needs. The Praval luminaire is available in a variety of finishes and sizes to meet your needs. The Praval luminaire is available in a variety of finishes and sizes to meet your needs.

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**POWER AND LUMENS**

Light Output	Power	Color	Voltage	Dimmable	Mounting	Size
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Light Output	Power	Color	Voltage	Dimmable	Mounting	Size
1000	10W	White	120V	Yes	Recessed	10"

**STOCK ORDERING INFORMATION**

Product Number	Light Output	Color	Voltage	Dimmable	Mounting	Size
PRV-PREVAL-1	1000	White	120V	Yes	Recessed	10"

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**Aventura at Wild Horse Creek**  
Chestertfield, Missouri

AW E. PARKER - ARCHITECT OF RECORD  
MICHAEL BAKER CORP. # 10-00178  
Parker Associates Tulsa, LLC  
2006 East 44th Street, Suite 100  
Tulsa, Oklahoma 74112  
(918) 762-2485

**NOT FOR CONSTRUCTION**

**PRELIMINARY PLAN NOTICE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.**

**CONSTRUCTION**

JOB NUMBER: 000000  
ISSUED BY: JF/AC/RL/DW/DW/JW  
DATE: 05/14/2018

**SHOPPING DATA**  
DATE: 05/14/2018  
TIME: 10:00 AM

**AW E. PARKER - ARCHITECT OF RECORD**  
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2006 East 44th Street, Suite 100  
Tulsa, Oklahoma 74112  
(918) 762-2485

SHEET NUMBER: SL2 OF 2





### Architect's Statement of Design

6/1/18

Project: Aventura at Wild Horse Creek Apartment Project

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

#### Project Overview:

The project contains three apartment buildings containing a total of 169 units. Site amenities will include the following: Clubhouse that is integral with apartment Building 3, pool, pool cabana, maintenance building with carwash, trash compactor with recycle center, and carport structures.

#### Site Access:

The site has one point of access off Wild Horse Creek Road. The boulevard entry drive aligns with an existing curb cut that is on an axis that centers on the clubhouse in Building 3. The parking is generally centralized in the interior of the site and loops around Building 3 which allows for improved traffic flow. Apartment buildings screen the majority of the parking from the adjacent public right of ways. The parking area located at the northeast part of the site will be screened from off-site traffic by a substantial existing tree line. There is a public sidewalk along both public roads. The sidewalk at Wild Horse Creek ties to the interior sidewalks of the site. There is an accessible route that connects all buildings and amenities throughout the site.

#### Topography:

The existing topography is extensive with over 70' of change with the high point located near the center of the site. The proposal is to lower the grade at the center of the site creating a flattened area for the proposed structures. Even so, there will be the need for retaining walls at the perimeter of the site. The triple tiered mosaic block retaining wall shown at Building 1 along Wild Horse Creek Road has a maximum height of 13' (max tier 5' high). Building 1 also incorporates a retaining wall within the building creating a walk-out basement condition (this side of the building is 4 stories) facing west. The triple tiered mosaic block retaining wall along Old Chesterfield Road has a maximum of 20' height (max tier 7' high). The standard versa-lok retaining wall at the NW corner of the site is a maximum of 19' height is located along the tree preservation area and screened from the public view. The retaining walls will be constructed of modular block and with a stone type finish that will complement the stone on the Buildings. The retaining walls will be required to be engineered with sealed drawings provided by the supplier.

#### Building Design:

##### Scale:

The proposed apartment buildings are 3-story in height with pitched roofs. Building 1 contains a section at the west side that is 4-story with east side being 3-story. This is typically called a three / four split building. The maximum height of Building 1 is 57' (4-story side) and Buildings 2 and 3 are 48'. The building facades employ horizontal banding and material changes to break up the height and help achieve a sense of human scale. Balcony elements and other building offsets occur at each unit which provides visual breaks along building elevations.

##### Design:

The buildings incorporate a number of design elements that lend a residential feel to the project. The exterior materials are stone and cementitious horizontal siding. Elements including window shutters, cornice brackets and pitched roofs also give a residential feel. All buildings will have the same materials and color to provide an overall sense of unity for the project.

##### Materials and Colors:

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

##### Landscape Design and Screening:

A landscape design meeting the City standards is submitted separately from this document. Tree and shrubs are planned at the site perimeters as well as around each structure. Special attention will be paid at the intersection of Wild Horse Creek and Old Chesterfield Road as a decorative retaining wall with a full-size bronze horse statue will be installed. Heat pump condensers located around the perimeter of the apartment buildings will be screened with shrubbery.

##### Lighting:

A site lighting plan is submitted separately from this document. The general parking lighting will be provided by LED fixtures that have zero up-light. The clubhouse will have approximately 5 wall mounted decorative fixtures to accentuate the club entry. All site lighting will meet the Lighting Standards as provided for in the Unified Development Code.

Sincerely,

Bryan E. Hulst, AIA  
Member

