



III.A

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

Architectural Review Board Staff Report

Project Type: Site Plan

Meeting Date: September 13, 2018

From: Mike Knight, Planner *gmk*

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.

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

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

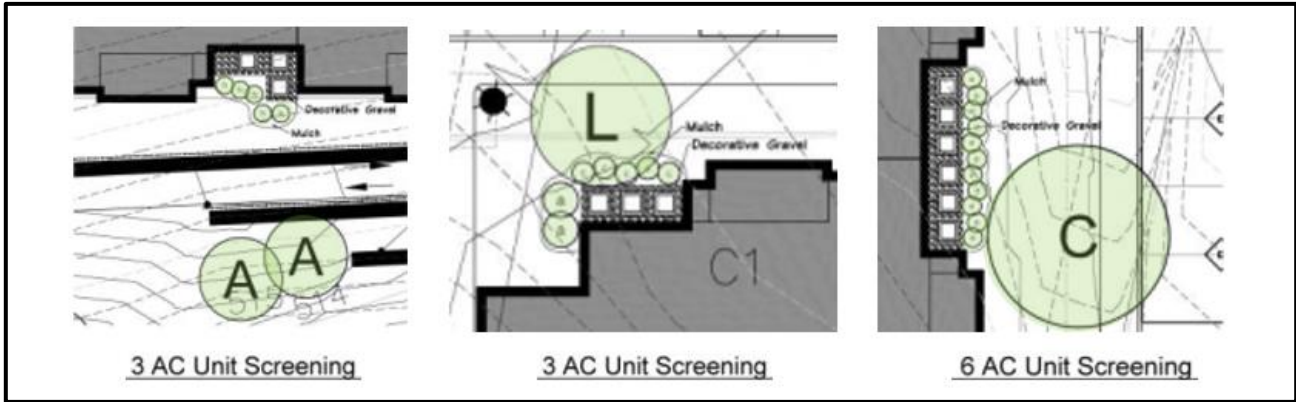


Figure 10: Mechanical Screening

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.

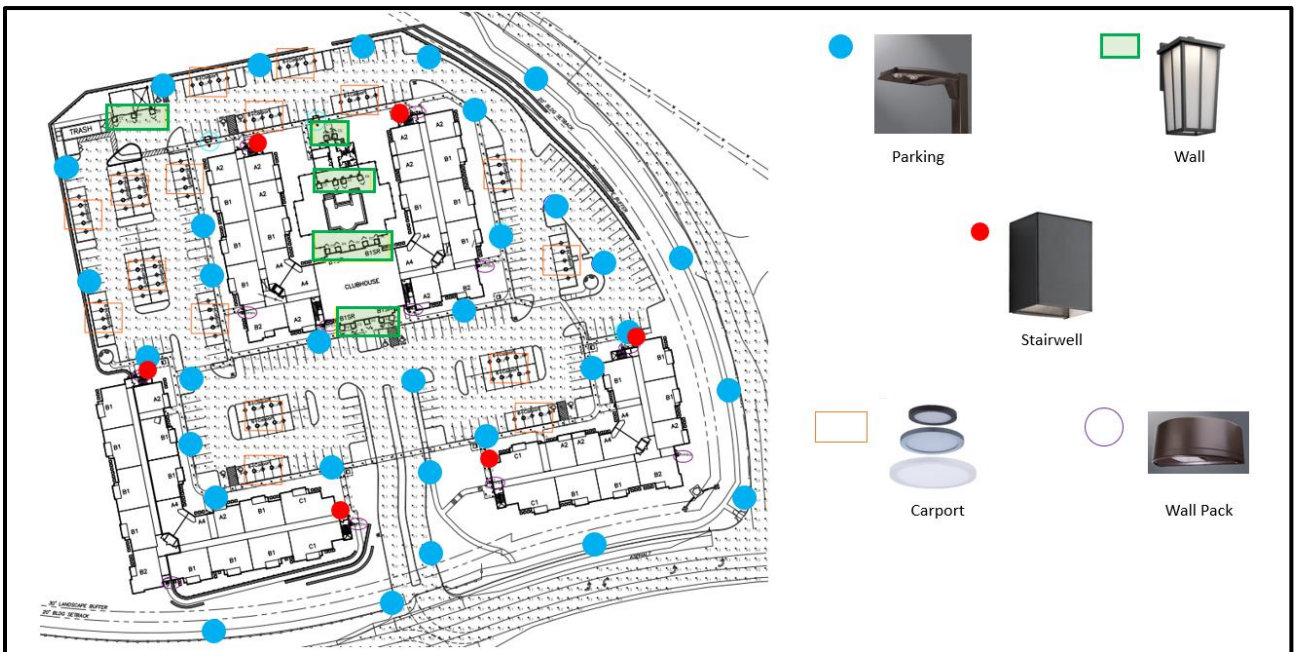


Figure 11: Lighting

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.

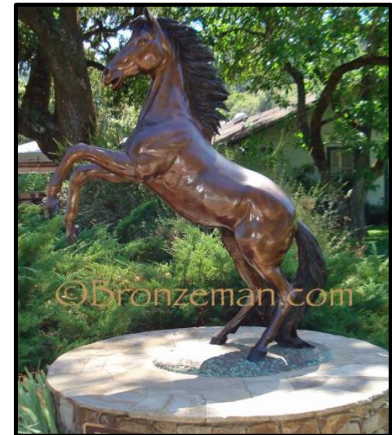


Figure 12: Public Art

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).

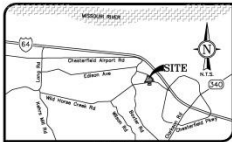
MOTION

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



LEGEND

EXISTING	PROPOSED
UTILITY POLE	UTILITY POLE
BOX WIRE	BOX WIRE
LIGHT STANDARD	LIGHT STANDARD
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC METER	ELECTRIC METER
ELECTRIC MANHOLE	ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
UG ELECTRIC LINE	UG ELECTRIC LINE
TELEPHONE BOX	TELEPHONE BOX
TELEPHONE MANHOLE	TELEPHONE MANHOLE
UG TELEPHONE LINE	UG TELEPHONE LINE
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
WATER VALVE	WATER VALVE
WATER LINE	WATER LINE
GAS METER	GAS METER
GAS VALVE	GAS VALVE
GAS DRIP	GAS DRIP
GAS LINE	GAS LINE
STREET SIGN	STREET SIGN
ISLAND OR POST	ISLAND OR POST
MANHOLE	MANHOLE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM DRAIN GRATE INLET	STORM DRAIN GRATE INLET
STORM DRAIN RICK INLET	STORM DRAIN RICK INLET
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FLARED END SECTION	FLARED END SECTION
FENCE: CHAIN LINK OR WIRE	FENCE: CHAIN LINK OR WIRE
FENCE: WOOD CONSTRUCTION	FENCE: WOOD CONSTRUCTION
QUADRANT	QUADRANT
MAJOR CENTER INTERVAL	MAJOR CENTER INTERVAL
SPOT ELEVATION	SPOT ELEVATION
BUSH OR SHRUB	BUSH OR SHRUB
TREE: APPROXIMATE DIAMETER SIZE	TREE: APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED	FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED	SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DOWN-SPOUT	CLEAN-OUT/DOWN-SPOUT
SMILE	SMILE
UTILITY CASING/POST	UTILITY CASING/POST

AVENTURA AT WILD HORSE CREEK

SITE PLAN

PART OF AVENTURA AT WILD HORSE CREEK, A CONSOLIDATION PLAT IN U.S. SURVEY 2001, TOWNSHIP 45 NORTH RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SETBACK REQUIREMENTS

OLD CHESTERFIELD ROAD
WILD HORSE CREEK ROAD
WESTERN BOUNDARY OF LOT
30' LANDSCAPE BUFFER ALONG ALL BOUNDARY LINES

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE (EXCEPT)	176	6	176
CANOPY (CONCRETE/XT)	117	3	120
TOTAL	293	9	302

MINIMUM PARKING REQUIRED:
1.5 PER REQUIRED FLOOR AREA
TOTAL REQUIRED PARKING = 1,707 (81) - 296 (PS)
TOTAL REQUIRED PARKING = 1,411 (PS)

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 6, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 20 AND 150 PER GRADE. NUMBER OF ACCESSIBLE SPACES PROVIDED = 9



DATE	1/24/24
REVISIONS	
BY	
CHK	
DATE	
BY	
CHK	
DATE	
BY	
CHK	
DATE	
BY	
CHK	

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

SITE PLAN
JOB NUMBER: 3044
DRAWN BY: J.W.
DATE: 05/04/18
CHECKED BY: LIM
DATE: 05/04/18
SHEET:
M.S.D. BASE MAP 18T
LOC. NO. 181630173
ZIP CODE 63005

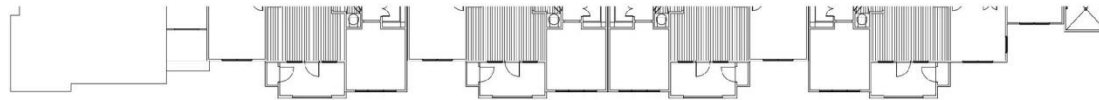


PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: BRYAN ASTON
10411 CLAYTON ROAD, SUITE 308
FRONTENAC, MO 63131
PH: (314) 363-9693

BENCHMARK:
STL. CO. #12-223, 525.46 PLUS NAVD83 -
Extending out across 12.3' north of the north
rose of obelisk monument at the north side of
the intersection of Chesterfield Road and
Alpert Road and Wild Horse Creek Road on
both roads are relocated per Plat Book 304
Pages 865 and 866.

SITE BENCHMARK 1:
489.65 PLUS NAVD83 - "0" is OPEN of fire
hydrant. Approximately 5' North of the
Northern curb line of Old Chesterfield Road.
Approximately 110' East of the Northeastmost
boundary corner of a tract of land addressed
16860 OLD CHESTERFIELD RD.

3.365 ACRES
(Survey Tract 2)

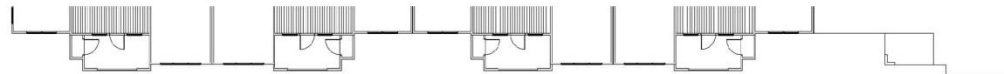


2 BUILDING ONE - SOUTH ELEVATION



KNIGHTS ARMOR
PPG: 1001-6

PRAIRIE WINDS
PPG: 1111-1



1 BUILDING ONE - WEST ELEVATION

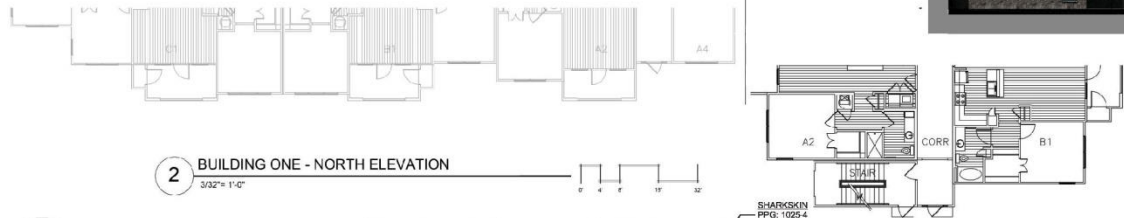


TRIM COLOR
PRAIRIE WINDS PPG: 1111-1
ROOF COLOR
SHINGLE MNFR: CERTAINTED
METAL STANDING SEAM
MNFR: OTHERS COLOR: TBD
STONE
MNFR: STONECRAFT

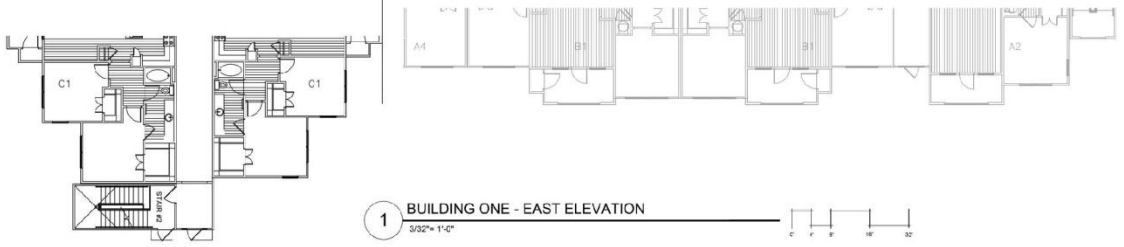


Parker Associates Tulsa, LLC

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: CERTAINTED

METAL STANDING SEAM
MNFR: OTHERS
COLOR: TBD

STONE
MNFR: STONECRAFT



Parker Associates Tulsa, LLC

rosemann & ASSOCIATES P.C.



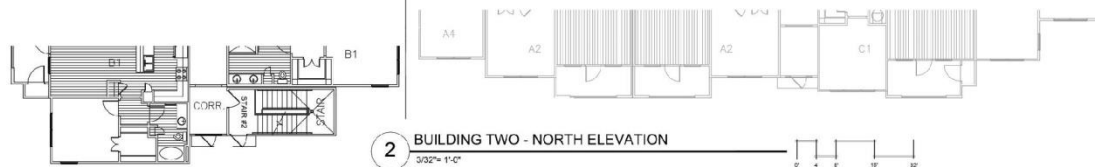
2 BUILDING TWO - SOUTH ELEVATION
3/32" = 1'-0"



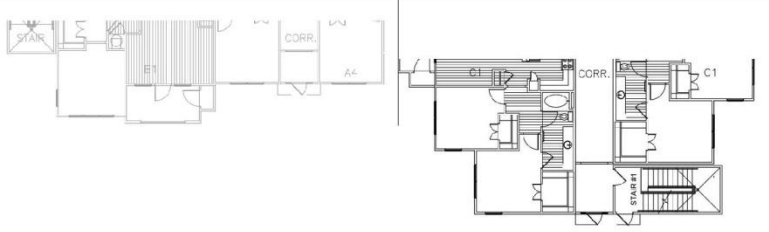
1 BUILDING TWO - EAST ELEVATION
3/32" = 1'-0"

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





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



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

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





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



1 BUILDING THREE - 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

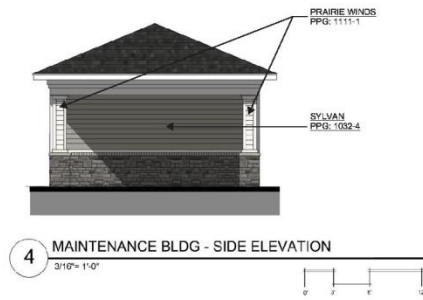




1 BUILDING THREE - WEST ELEVATION
3/32" = 1'-0"

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





TRIM COLOR
PRAIRIE WINDS PPG: 1111-1
ROOF COLOR
SHINGLE MNFR: CERTAINTEED
METAL STANDING SEAM
MNFR: OTHERS COLOR: TBD
STONE
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®



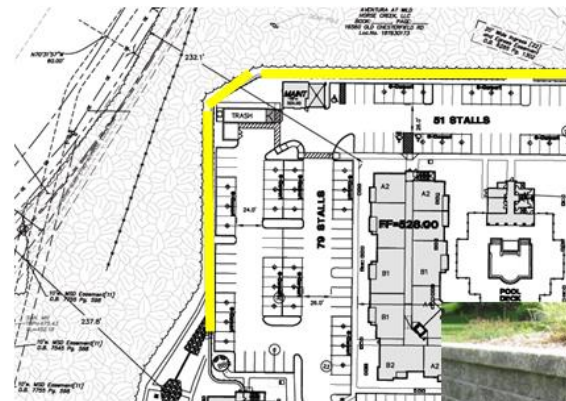
ORNAMENTAL STEEL FENCE

Montage Plus ornamental steel fence has the *versatility to fit many different project applications*. With its ability to *traverse varying grades*, variety of *distinct product styles* and unmatched coating performance, Montage Plus is the *preferred choice for ornamental fence*.



PRIMARY APPLICATIONS

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



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GENERAL NOTES:

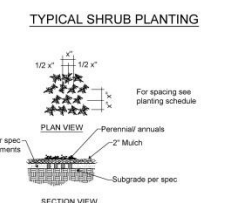
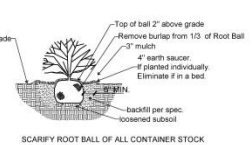
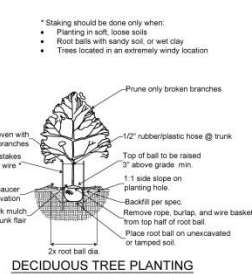
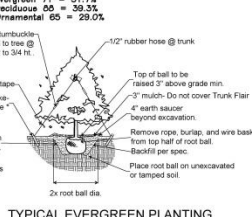
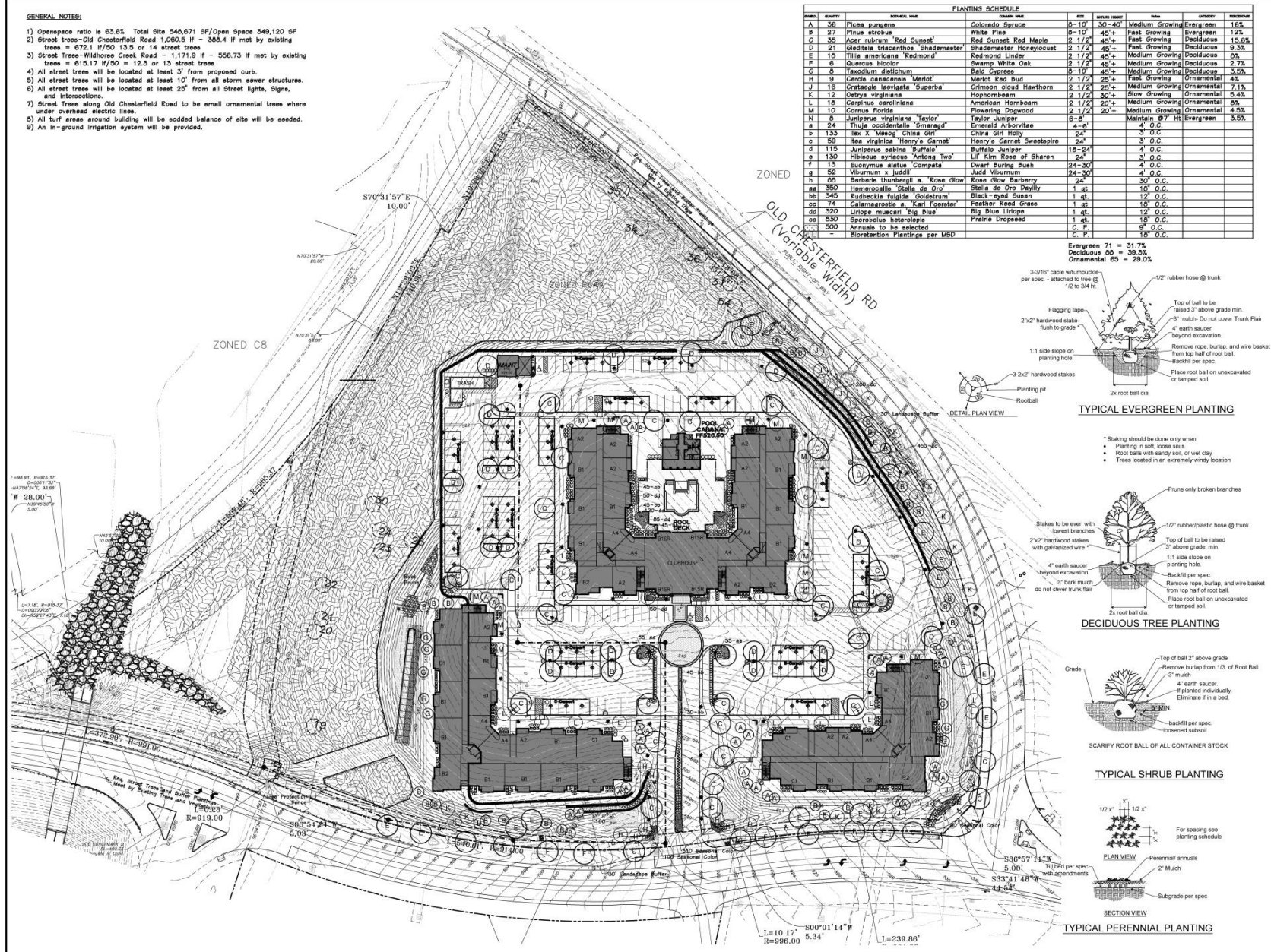
- 1) Openspace ratio is 63.6%. Total Site 546,671 SF/Open Space 349,120 SF
- 2) Street trees-Old Chesterfield Road 1,060.5 If - 366.4 if met by existing trees = 672.1 If/50 13.5 or 14 street trees
- 3) Street Tree-Wildhorse Creek Road - 1,171.9 If - 556.73 If met by existing trees = 615.17 If/50 = 12.3 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	NO.	SECTION	NO.	SECTION
A	36	Picea pungens	Colorado Spruce	8-10'	40'	Medium Growing	Evergreen
B	27	Pinus strobus	White Pine	8-10'	40'	Fast Growing	Evergreen
C	35	Acer rubrum "Red Sunset"	Red Sunset Red Maple	2 1/2"	45'	Fast Growing	Deciduous
D	21	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust	2 1/2"	45'	Fast Growing	Deciduous
E	10	Hillia americana "Redmond"	Redmond Linden	2 1/2"	45'	Medium Growing	Deciduous
F	6	Quercus bicolor	Swamp White Oak	2 1/2"	45'	Medium Growing	Deciduous
G	6	Ilex pedunculata	Red Dogwood	8-10'	40'	Medium Growing	Deciduous
H	9	Cercis canadensis "Merlot"	Merlot Red Bud	2 1/2"	25'	Fast Growing	Ornamental
J	16	Crataegus laevigata "Supra"	Crimson cloud Hawthorn	2 1/2"	25'	Medium Growing	Ornamental
K	12	Ostrya virginiana	Hophornbeam	2 1/2"	30'	Slow Growing	Ornamental
L	16	Garcinia caroliniana	American Hornbeam	2 1/2"	20'	Medium Growing	Ornamental
M	10	Cornus florida	Flowering Dogwood	2 1/2"	20'	Medium Growing	Ornamental
N	6	Juniperus virginiana "Taylor"	Taylor Juniper	8-10'	40'	Medium Growing	Evergreen
O	24	Thuja occidentalis "Emerald"	Emerald Arborvitae	4-6"	4' O.C.	Evergreen	3.5%
P	133	Ilex X "Mystic China Girl"	China Girl Holly	2-4"	2' O.C.		
Q	59	Ilex virginica "Henry's Garnet"	Henry's Garnet Sweetpea	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"	4' O.C.		
T	13	Eunymus alatus "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 "Rose Glow"	Rose Glow Barberry	2-4"	3' O.C.		
W	350	Hemerocallis 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 "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" O.C.	6" O.C.		
ab	-	Bioretention Plantings per MSD		6" O.C.	16" O.C.		



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

Consultants:



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

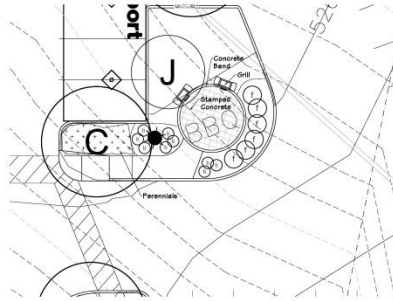
Drawn: **BAD**
Checked: **DAD**

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

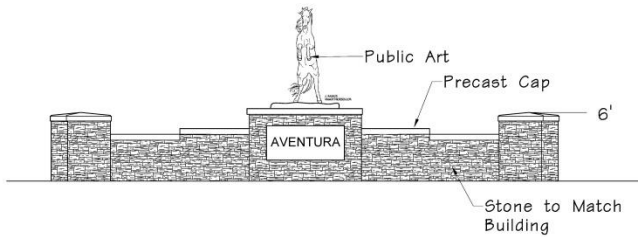
Sheet Title: **Landscape Plan**
Sheet No: **L-1**

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

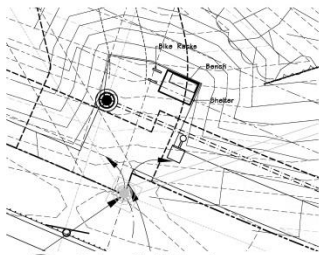
Landscape Plan
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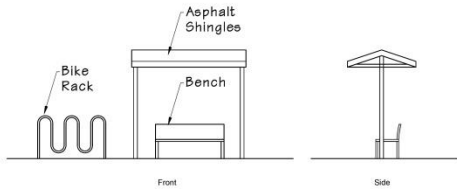
5 BBQ Patios
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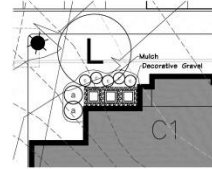
6 Entry Monument-Public Art
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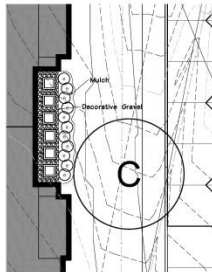
7 Future Trail Head
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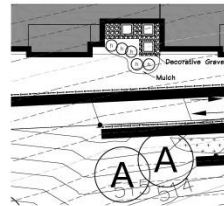
8 Elevations-Bike Shelter
SCALE 1/4"=1'-0"



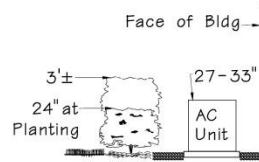
1 3 AC Unit Screening
SCALE 1"=10'-0"



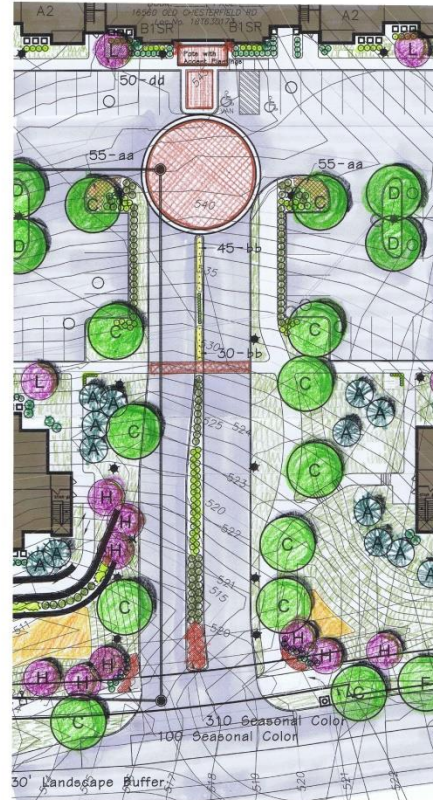
2 6 AC Unit Screening
SCALE 1"=10'-0"



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**

DL DeLong
Landscape Architects, LLC
7820 West Branch Ave
St. Louis, MO 63117
(314) 566-4856
delong.la@gmail.com
Missouri State Contractor #14-00000000

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

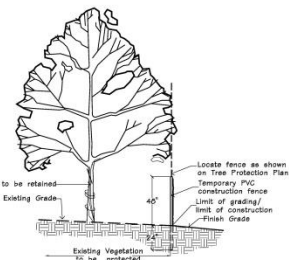
Date: **7/19/2018**
Job #: **127.006**

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 bench 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/tracking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City of St. Louis. All ground plans shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

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



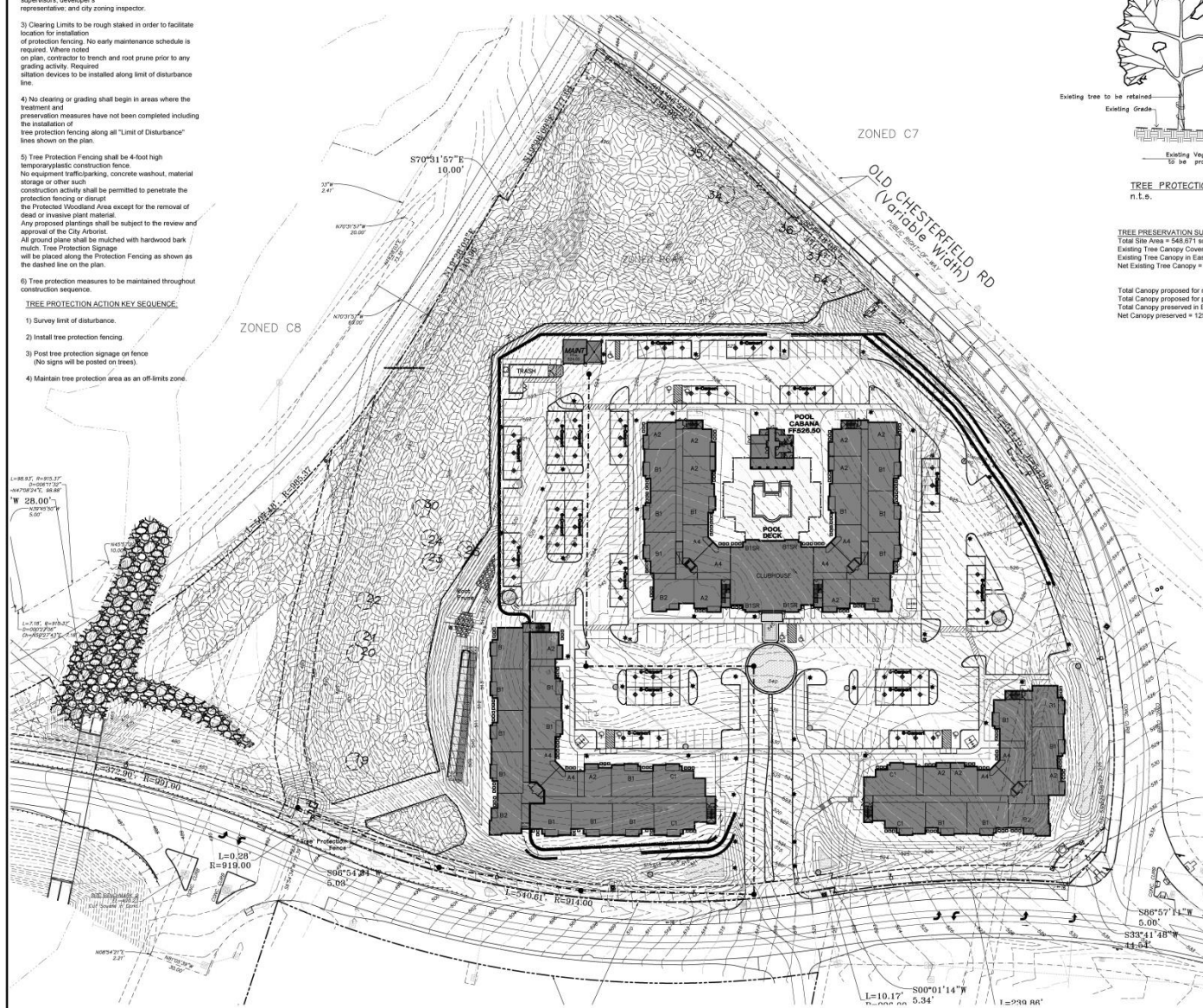
TREE PROTECTION DETAIL
n.t.s.

TREE PRESERVATION SUMMARY:
 Total Site Area = 548,071 sq. ft. or 12.59 AC.
 Existing Tree Canopy Coverage = 453,419.9 sq. ft. or 10.4 AC.
 Existing Tree Canopy in Easements = 35,503.8 sq. ft.
 Net Existing Tree Canopy = 417,916.0 sq. ft.

Total Canopy proposed for removal = 314,141 sq. ft. or 7.2 AC. (69.3%)
 Total Canopy proposed for preservation = 139,278.8 sq. ft. or 3.2 AC. (33.3%)
 Total Canopy preserved in Easements = 12,304.8 sq. ft.
 Net Canopy preserved = 126,314.8 sq. ft. (30.0%)

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

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



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

Aventura At Wild Horse Creek
Chesterfield, Missouri
 Above All Development

Revisions:

Date	Description	No.
7/24/18	REVISED CIVIL LAYOUTS	1
	Site Revisions	2

Lang Landscape Architects, LLC
 7800 West Barnes Ave
 St. Louis, MO 63117
 (314) 566-4856
 delong.la@gmail.com

Sheet Title: **Tree Preservation Plan**
 Sheet No: **TPP**

Date: 6/11/2018
 Job #: 127.006

Description	Symbol	Aug	Min	Max	Min	Max	Height
Parking Lot	⊕	1.5	1.5	1.5	1.5	1.5	10'-0"
Roofscape	⊙	1.5	1.5	1.5	1.5	1.5	10'-0"
Roofscape	⊙	1.5	1.5	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, 3000°K	TEXTURED BLACK WALL +12'-0" ADDRESS
CP	MAXIM LIGHTING	57714	40	120	20	LED, 3000°K	WHITE CARPORT CEILING CARPORT
EE	KICHLER	49624BKTL	19	120	17	LED, 3000°K	TEXTURED BLACK WALL +10'-0"
P2	EATON PREVAL	PRV-A25-D-UNV-T2-SA-BK	7	120	87	LED, 4000°K	BLACK 20' POLE TYPE 2 DISTRIBUTION
P4	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	6	120	87	LED, 4000°K	BLACK 20' POLE TYPE 4 DISTRIBUTION
P1	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	5	120	87	LED, 4000°K	BLACK 20' POLE TYPE 4 DISTRIBUTION
T2	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	22	120	87	LED, 4000°K	BLACK 20' POLE TYPE 4 DISTRIBUTION
WP	EATON MICROHM-EDISON	ES-AF-350-ED-E1-T3-BK-DWB	12	120	20	LED, 4000°K	BLACK WALL +20'-0" WALLPACK BATTERY PACK

GENERAL NOTES

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



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


Aventura at Wild Horse Creek
Chesterfield, Missouri



JAN E. PARKER - ARCHITECT OF RECORD
PROJECT LOCATION # 14-00470
Parker Associates Tulsa, LLC
2000 East 21st Street, Suite 200
Tulsa, OK 74104
(918)-742-2445

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Mechanical • Electrical • Energy

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

SHEET NUMBER: SL1 OF 1

Walden Collection
Walden 1 Light LED Outdoor Wall Light BKT
4655BK/LED (Textured Black)

TYPE A



Dimensions

Height	7.23"
Width	5.07"

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____

Ordering Information

Product ID: 4655BK/LED
 Finish: Textured Black
 Available Finishes: AZ, BKT
 Collection: Walden Collection

Dimensions

Extension: 3.72"
 Height from center of VMS opening: 3.72"
 Base Backplate: 7.25 X 4.75"
 Weight: 3.10 LBS

Photometrics

Kelvin Temperature: 3000 K
 Color Rendering Index: 95

Specifications

Material: Aluminum

Electrical

Dimmable: Yes

The LED is compatible with most standard non-dimmable dimmers, LED dimmers, and dimmers with low voltage dimmers. For more information, go to www.kichler.com/dimming

Voltage: 120 V
 Input Voltage: Single 120V

Qualifications

Safety Rated: Vial
 ADA Compliant: Yes
 Data Entry: Yes
 Expected Life Span: 30000 Hours
 Warranty: www.kichler.com/warranty

Primary Lamping

Light Source: LED
 Lamp Included: Integrated
 Light Source Equivalent: 60/1 Incandescent
 # of Bulbs/LED Modules: 1
 Delivered Lumens: 750

Notes:
 1. See Product Data Sheet for more information.
 2. All values are subject to change without notice.
 3. Product availability is subject to change without notice.
 4. Product availability is subject to change without notice.



Walden Collection
Walden 1 Light LED Outdoor Wall Light BKT
4655BK/LED (Textured Black)

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____

Ordering Information

Product ID: 4655BK/LED
 Finish: Textured Black
 Available Finishes: AZ, BKT
 Collection: Walden Collection

Dimensions

Extension: 3.72"
 Height from center of VMS opening: 3.72"
 Base Backplate: 7.25 X 4.75"
 Weight: 3.10 LBS

Photometrics

Kelvin Temperature: 3000 K
 Color Rendering Index: 95

Specifications

Material: Aluminum

Electrical

Dimmable: Yes

The LED is compatible with most standard non-dimmable dimmers, LED dimmers, and dimmers with low voltage dimmers. For more information, go to www.kichler.com/dimming

Voltage: 120 V
 Input Voltage: Single 120V

Qualifications

Safety Rated: Vial
 ADA Compliant: Yes
 Data Entry: Yes
 Expected Life Span: 30000 Hours
 Warranty: www.kichler.com/warranty

Primary Lamping

Light Source: LED
 Lamp Included: Integrated
 Light Source Equivalent: 60/1 Incandescent
 # of Bulbs/LED Modules: 1
 Delivered Lumens: 750

Notes:
 1. See Product Data Sheet for more information.
 2. All values are subject to change without notice.
 3. Product availability is subject to change without notice.
 4. Product availability is subject to change without notice.



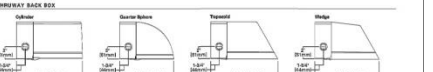
INCORPORATION IMPACT ELITE LED

POWER AND LUMENS

Lighting Type	Cohesion (80) and Cohesion (80) 2000									
	303	400	500	600	700	800	900	1000	1100	1200
Power (Watt)	18.0	24.0	30.0	36.0	42.0	48.0	54.0	60.0	66.0	72.0
Lumens (lm)	1800	2400	3000	3600	4200	4800	5400	6000	6600	7200

LUMEN MAINTENANCE

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
1000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2000	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%



FAT-N logo and contact information for Farnsworth Lighting Solutions.

TYPE WP EM McGraw-Edison

DESCRIPTION
 The Impact Elite family of wall luminaires is the latest companion to the Elite design, incorporating modern light-emitting technology, the Impact Elite luminaires provide exceptional performance and energy conservation. Combined with a rugged construction, the Impact Elite luminaires are the ideal choice for a wide range of applications, including outdoor, office, commercial, apartments and recreational facilities. U.S.A. LED based for most locations.

SPECIFICATION FEATURES
Construction:
 The Impact Elite family of wall luminaires is the latest companion to the Elite design, incorporating modern light-emitting technology, the Impact Elite luminaires provide exceptional performance and energy conservation. Combined with a rugged construction, the Impact Elite luminaires are the ideal choice for a wide range of applications, including outdoor, office, commercial, apartments and recreational facilities. U.S.A. LED based for most locations.

Material:
 Cast aluminum housing with powder coat finish. The Impact Elite luminaires are designed for long life and performance. The Impact Elite luminaires are designed for long life and performance. The Impact Elite luminaires are designed for long life and performance.

Finish:
 Cast aluminum housing with powder coat finish. The Impact Elite luminaires are designed for long life and performance. The Impact Elite luminaires are designed for long life and performance. The Impact Elite luminaires are designed for long life and performance.

Warranty:
 Five-year warranty.

ISCLASS/ST/BW IMPACT ELITE LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
 JIN E. PARKER - ARCHITECT OF RECORD
 MICHAEL LODGE # - ARCHITECT
 PARKER ASSOCIATES TULSA, LLC
 2000 East 21st Avenue, Suite 210
 Tulsa, OK 74106
 (918) 742-2485

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 Mechanical • Electrical • Energy

SHEET NUMBER SL3 OF 3

INCORPORATION IMPACT ELITE LED

POWER AND LUMENS

Lighting Type	Cohesion (80) and Cohesion (80) 2000									
	303	400	500	600	700	800	900	1000	1100	1200
Power (Watt)	18.0	24.0	30.0	36.0	42.0	48.0	54.0	60.0	66.0	72.0
Lumens (lm)	1800	2400	3000	3600	4200	4800	5400	6000	6600	7200

LUMEN MAINTENANCE

Hours	1000	2000	3000	4000	5000	6000	7000	8000	9000	10000
1000	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2000	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%



FAT-N logo and contact information for Farnsworth Lighting Solutions.

Aventura at Wild Horse
 Chesterfield, Missouri

INCORPORATION IMPACT ELITE LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA
 JIN E. PARKER - ARCHITECT OF RECORD
 MICHAEL LODGE # - ARCHITECT
 PARKER ASSOCIATES TULSA, LLC
 2000 East 21st Avenue, Suite 210
 Tulsa, OK 74106
 (918) 742-2485

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 Mechanical • Electrical • Energy

SHEET NUMBER SL3 OF 3



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

