III. B

Memorandum
Department of Planning & Development Services

To: Planning and Public Works Committee

From: Mike Knight, Planner JMK

Date: October 11, 2018

RE: **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. (18T630205, 17T310016 18T630173, 18T640226)

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 veneer and cementitious fiber siding stucco board siding, vinyl shutters, and roofs consisting of architectural 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.

On Thursday September 13th 2018, the project was reviewed by the ARB. At that time the Board made a motion 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 a recommendation to approve with conditions.

The applicant has since fulfilled the recommendation from the ARB and addressed all comments from staff. Power of Review was called in accordance to Section 31-02-20 of the Unified Development Code on July 10, 2018.

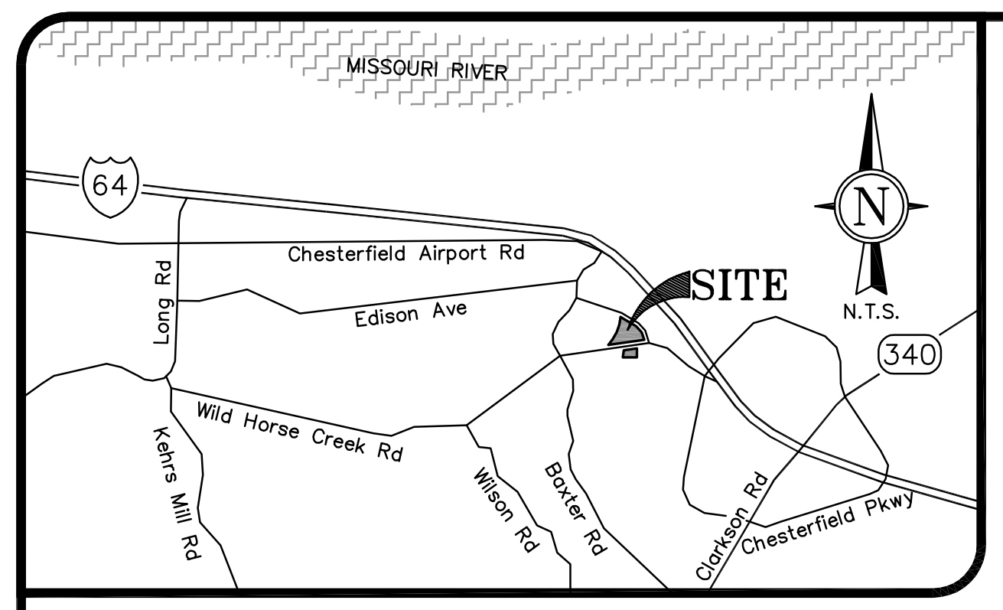
Attached to this report please find a copy of the Site Plan, Lighting Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design.

Attachments: Site Plan
Landscape Plan
Tree Preservation Plan
Tree Stand Delineation
Lighting Plan
Architectural Elevations
Architect's Statement of Design

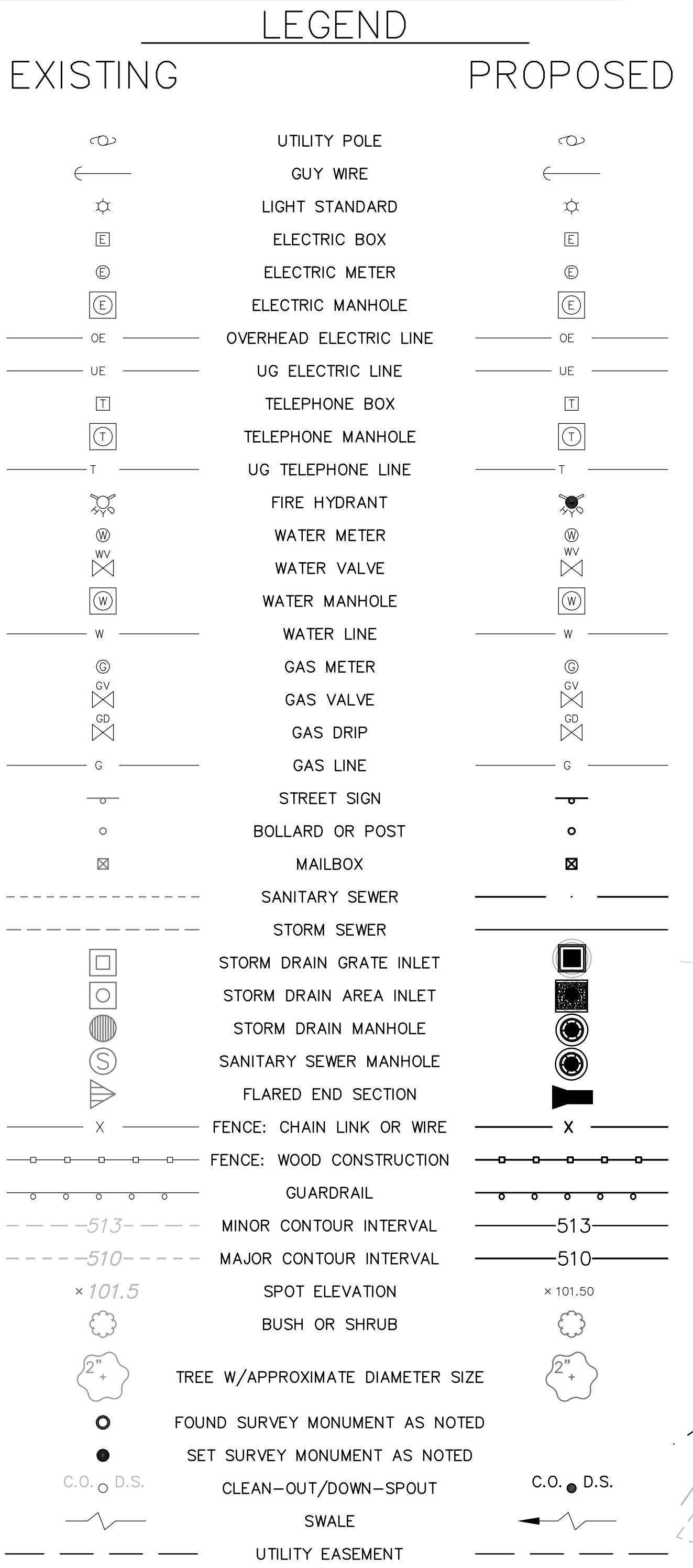
Figure 1: Subject Site Aerial

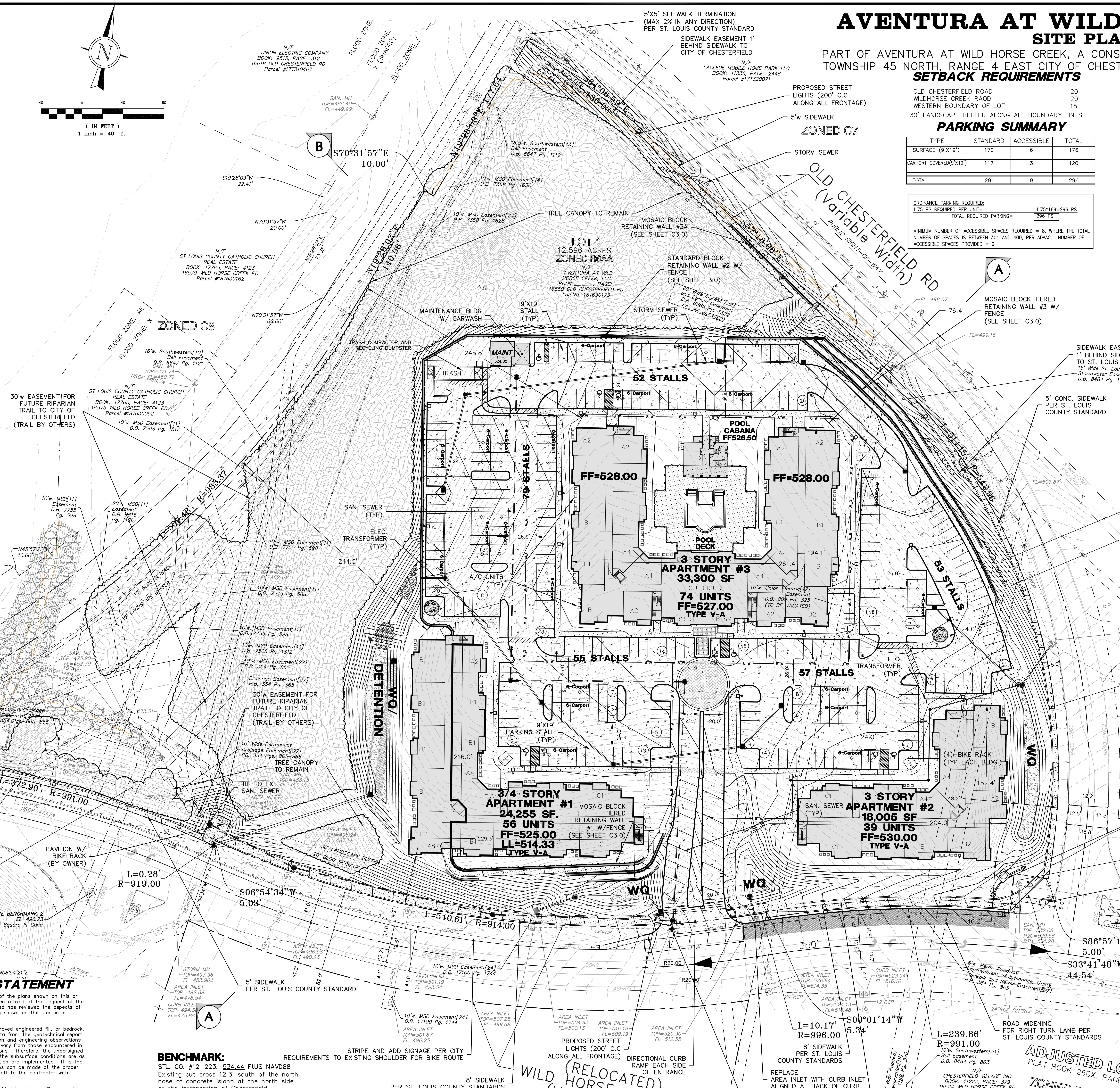
AVENTURA AT WILD HORSE CREEK
SITE PLAN

PART OF AVENTURA AT WILD HORSE CREEK, A CONSOLIDATION PLAT IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND





SETBACK REQUIREMENTS

OLD CHESTERFIELD ROAD	20'
WILDHORSE CREEK RAOD	20'
WESTERN BOUNDARY OF LOT	15

30' LANDSCAPE BUFFER ALONG ALL BOUNDARY LINES

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE (9'X19')	170	6	176
CARPORT COVERED(9'X19')	117	3	120
TOTAL	291	9	296

ORDINANCE PARKING REQUIRED:
1.75 PS REQUIRED PER UNIT= 1.75*169=296 PS
TOTAL REQUIRED PARKING= 296 PS

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 8, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 301 AND 400, PER ADAAG. NUMBER OF ACCESSIBLE SPACES PROVIDED = 9

SITE COVERAGE CALCULATIONS		
Building 1	24,255	4.4%
Building 2	18,005	3.3%
Building 3	33,300	6.1%
Misc Building	910	0.2%
Site Paving	123,081	22.4%
Total Coverage	199,551	36.4%
Total Openspace	349,120	63.6%
Total Site Area	548,671	100.0%

HATCH LEGEND	
RETAINING WALL	▬
CONCRETE SIDEWALK	▨
CONCRETE PAVEMENT	▨
CONCRETE PAVERS	▨
BUILDING FOOTPRINT	▭
BIO-RETENTION	▨
TREE CANOPY PRESERVED	▨
CONCRETE ROAD WIDENING	▨
DECORATIVE CONCRETE	▨

GEOTECHNICAL ENGINEER'S STATEMENT

SCI Engineering, Inc. and the undersigned engineer have not prepared any part of the plans shown on this or the attached sheets. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the aspects of the civil plans relating to soils engineering and it is an opinion that the grading shown on the plan is in accordance with the geotechnical report for this project dated June 2018.

Roads and building foundations may be supported on approved natural soil, approved engineered fill, or bedrock, as recommended in the geotechnical report. The above opinion is based on data from the geotechnical report which is based on widely spaced explorations and presumes that the construction and engineering observations will be completed as recommended in the geotechnical report. Conditions may vary from those encountered in the exploration, or can change due to construction activities or weather conditions. Therefore, the undersigned must be involved during the construction phase of this project to determine if the subsurface conditions are as anticipated from the boring data and the recommendations relative to construction are implemented. It is the contractors responsibility to notify the appropriate party so that the observations can be made at the proper time. Construction methods and implementation of the grading plans shall be left to the contractor with verification by the geotechnical engineer required in writing.

SCI Engineering, Inc. and the undersigned have no responsibility for services provided by others. These services by others include but are not limited to: establishment of grades; sewer plans or sewer construction; design or construction of retaining walls; drainage, boundary, and topographic surveys; structural, electrical, water, or gas components; any other engineering documents or instruments relating to or intended to be used for any part or parts of this project.

____
TIMOTHY J BARRETT, P.E.
PE-2011015698

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: 534.44 FtUS NAVD88 – Existing cut cross 12.3' south of the north nose of concrete island at the north side of the intersection of Chesterfield Airport Road and Wild Horse Creek Road as both roads are relocated per Plat Book 354 Pages 865 and 866.

SITE BENCHMARK 1:

489.65 FtUS NAVD88 – "O" in OPEN of fire hydrand; Approximately 9' North of the Northern curb line of Old Chesterfield Road; Approximately 110' East of the Northernmost Boundary corner of a tract of land addressed 16560 OLD CHESTERFIELD RD.

ADJUSTED LOT A
PLAT BOOK 260X, PAGE 3-4
ZONIED PC&R

--- Flood Notes ---

The surveyed tracts as shown hereon lies within the following Flood Zone's as shown on flood insurance rate map 29189C0165K. Effective date: February 04, 2015

Flood Zone X:	Areas determined to be outside the 0.2% annual chance floodplain
Flood Zone X (shaded):	Areas of 0.2% annual chance floodplain
Flood Zone AE:	Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined.

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005

LEONARD J. MEERS
NUMBER
E-28288
10/10/18
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
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GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

REV. NO.	REMARKS	DATE
1	PER CITY COMMENTS	7/18/18
2	PER COUNTY COMMENTS	10/2/18

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

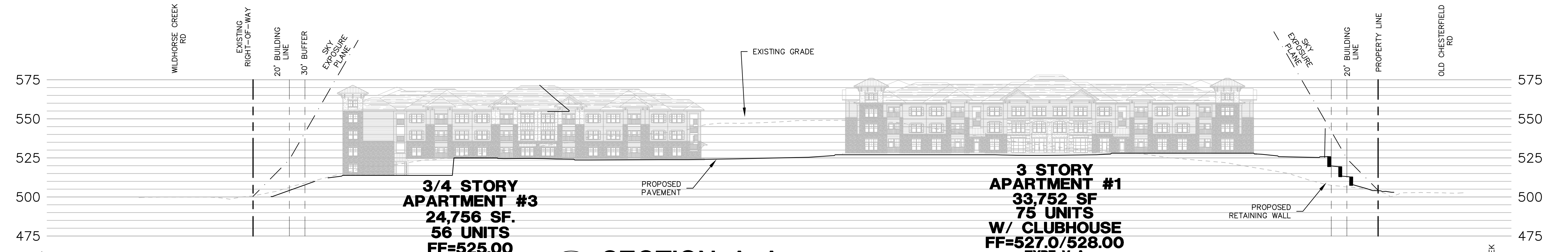
SHEET TITLE
SITE PLAN

JOB NUMBER:	3044
DRAWN BY:	JLW
DATE:	05/04/18
CHECKED BY:	LJM
DATE:	05/04/18
SHEET:	C1.0

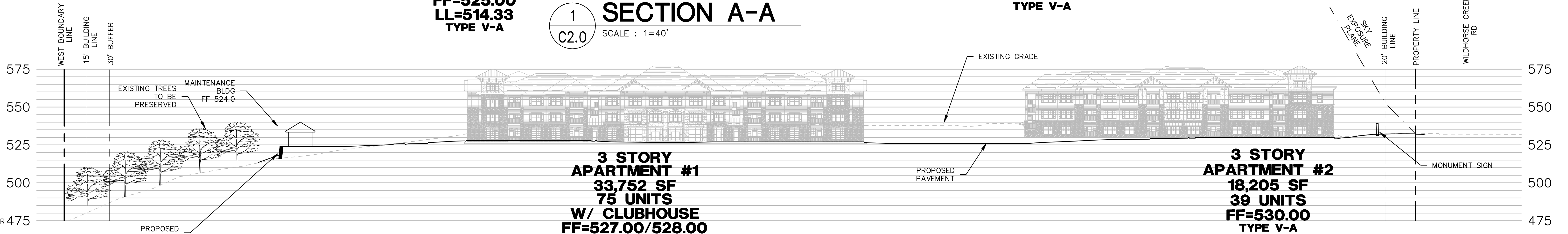
J:\3044\3044\Drawings\Engineering\Construction Plans\3044Site.dwg\10/10/2018 1:39 PM\James Whisler

GENERAL NOTES:

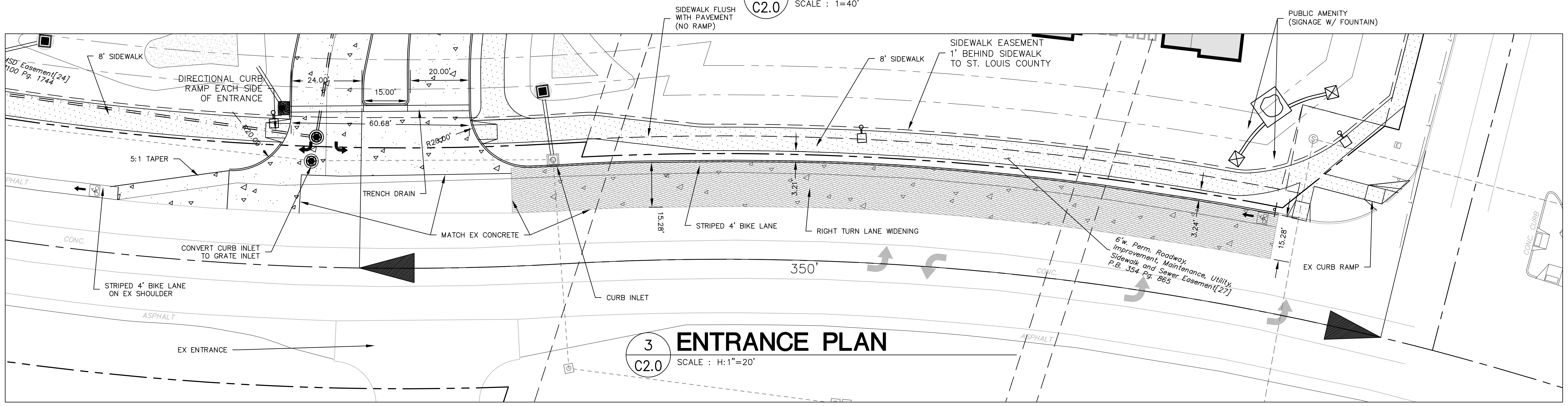
1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD, MO.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING.
6. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED.
7. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
9. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
10. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
11. NO SLOPES SHALL EXCEED A 1V:3H SLOPE (UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY CHESTERFIELD).
12. DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE ZONING AND SUBDIVISION ORDINANCES.
13. ALL SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS.
14. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
15. A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
16. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED, OR ITS VISUAL IMPACT OTHERWISE REDUCED, AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.
17. ALL UTILITY SERVICE SHALL BE INSTALLED UNDERGROUND.
18. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
19. MAXIMUM HEIGHT OF ALL LIGHT STANDARDS SHALL BE 20 FEET MEASURED FROM FINISHED GRADE.
20. TRASH ENCLOSURE SHALL CONSIST OF A BRICK VENEER ON BLOCK BACK-UP TO MATCH THE VENEER OF THE BUILDING.



1
C2.0
SECTION A-A
SCALE : 1=40'



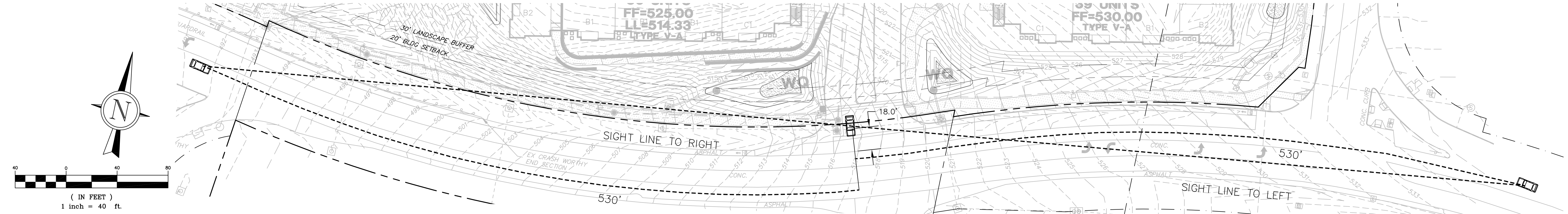
2
C2.0
SECTION B-B
SCALE : 1=40'



3
C2.0
ENTRANCE PLAN
SCALE : H:1"=20'

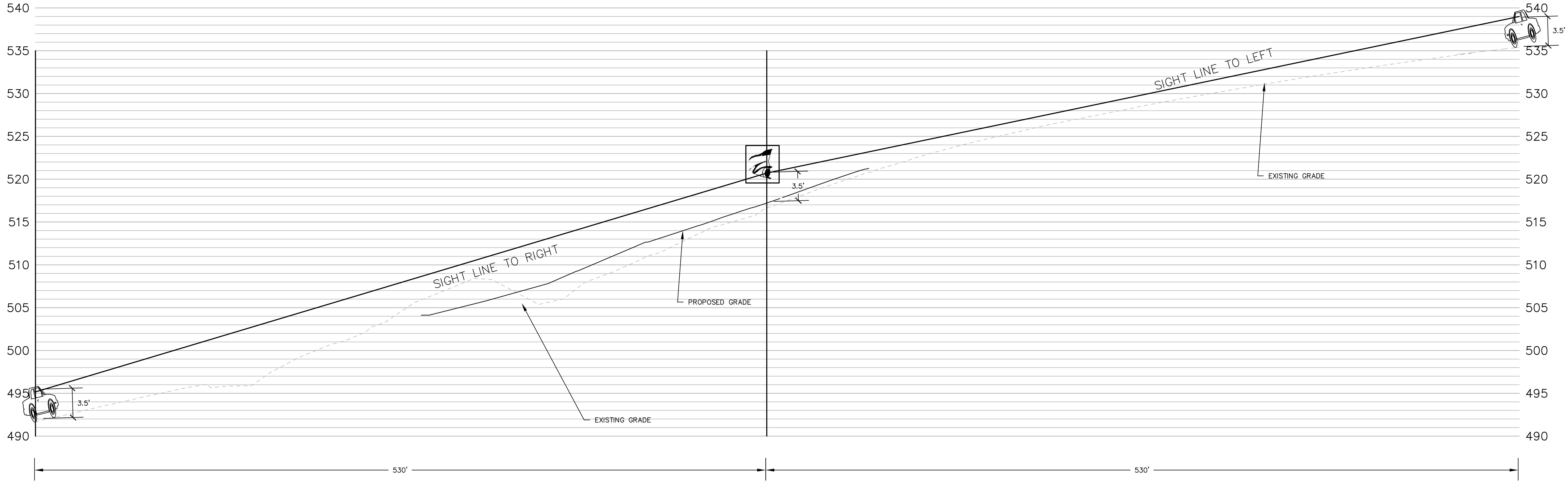
SIGHT DISTANCE FOR VEHICLE ENTERING ROADWAY FROM STOPPED POSITION ASSOCIATED WITH NEW DEVELOPMENT							
Design Speed on Thru Roadway (M.P.H.)	Sight Distance for Left Turn From Minor Road ("X" & "Z")			Sight Distance for Left Turn From Major Road ("Y")			Sight Distance for Right Turn Only Intersections ("X")
	"W"=1 Lane	"W"=2 Lanes	"W"=3 Lanes	"W"=1 Lane	"W"=2 Lanes	"W"=3 Lanes	"N"=1 Lanes
15	170'	180'	190'	125'	135'	145'	145'
20	225'	240'	250'	165'	180'	195'	195'
25	280'	295'	315'	205'	225'	240'	240'
30	335'	355'	375'	245'	265'	290'	290'
35	390'	415'	440'	285'	310'	335'	335'
40	445'	475'	500'	325'	355'	385'	385'
45	500'	530'	565'	365'	400'	430'	430'
50	555'	590'	625'	405'	445'	480'	480'
55	610'	650'	690'	445'	490'	530'	530'
60	665'	710'	750'	490'	530'	575'	575'
65	720'	765'	815'	530'	575'	625'	625'
70	775'	825'	875'	570'	620'	670'	670'

POSTED SPEED = 40 MPH
DESIGN SPEED = 45 MPH
REQUIRED SITE DISTANCE = 530'



ST. LOUIS COUNTY NOTES:

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
8. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
9. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
10. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
11. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.



4
C2.0
ENTRANCE SITE DISTANCE
SCALE : H:1"=40', V:1"=5'

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

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005

LEONARD J. MEERS
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LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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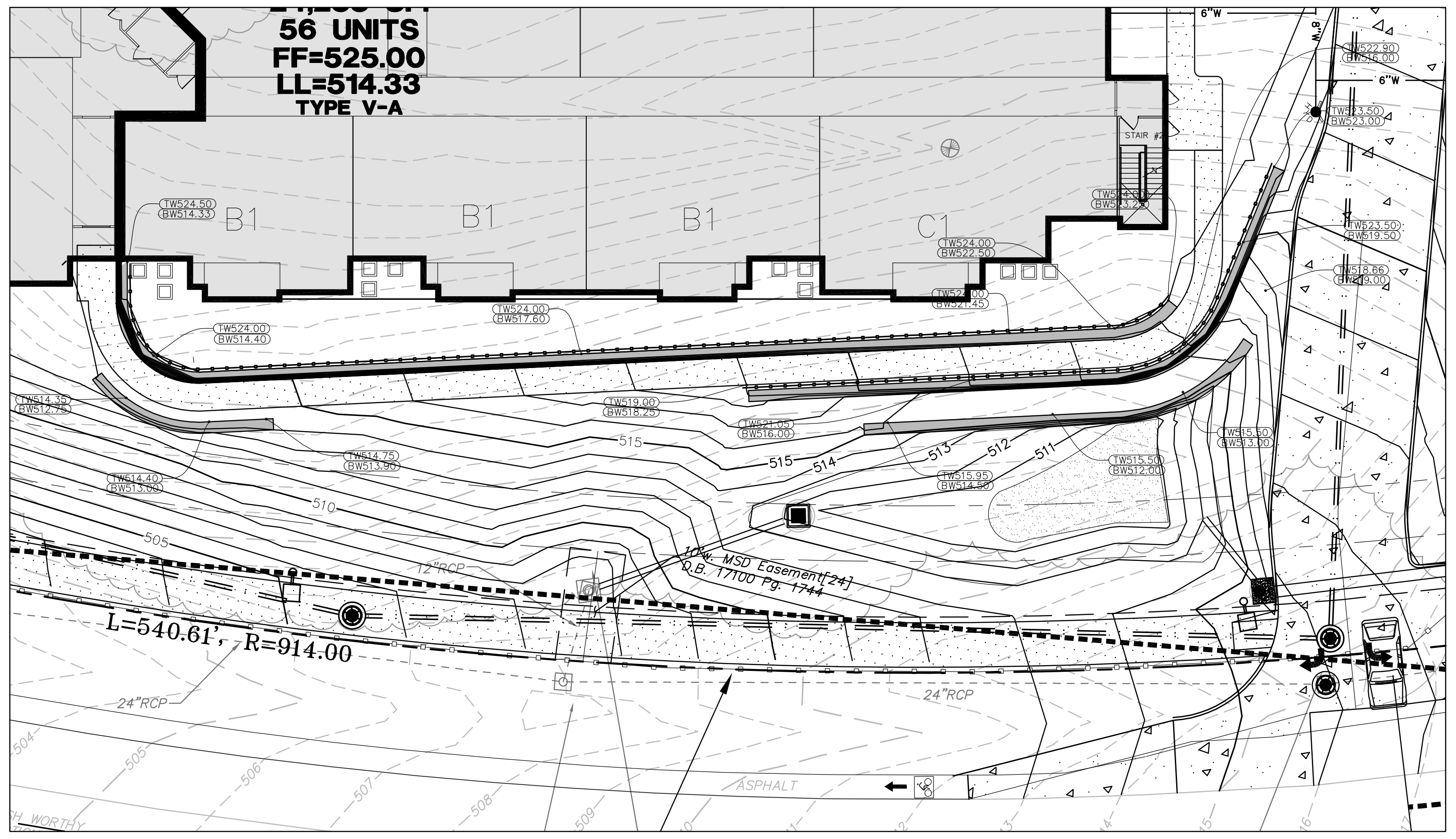
REV. NO.	REMARKS	DATE
1	PER CITY COMMENTS	7/18/18
2	PER COUNTY COMMENTS	10/2/18

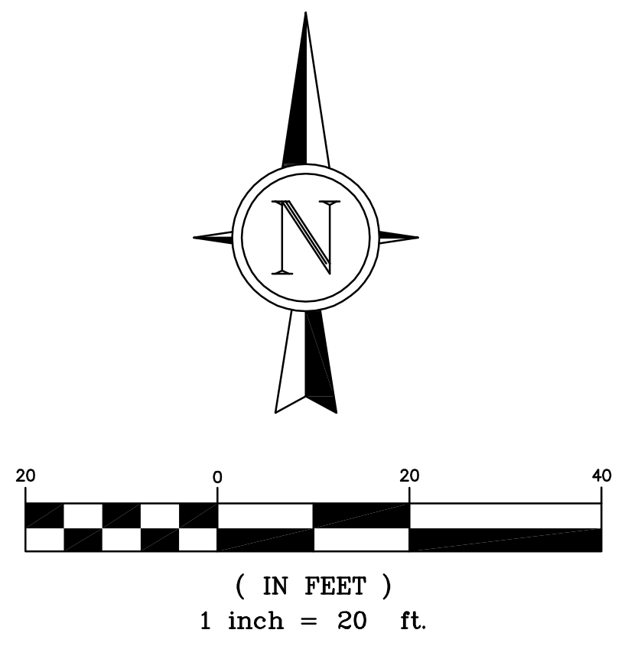
A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD MO 63005

SHEET TITLE
SITE PLAN

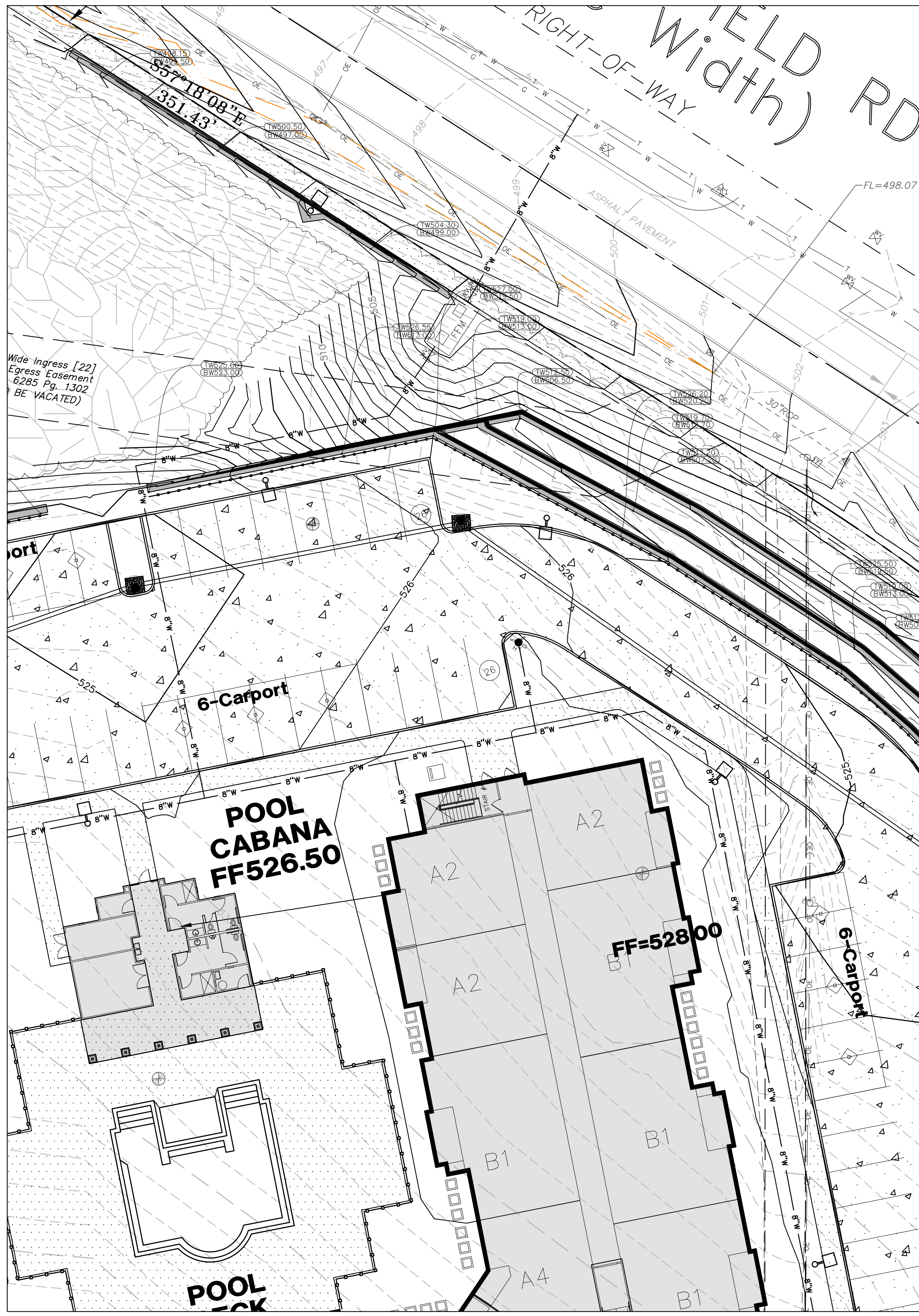
JOB NUMBER: 3044
DRAWN BY: JLW
DATE: 05/04/18
CHECKED BY: LJM
DATE: 05/04/18
SHEET:
C2.0



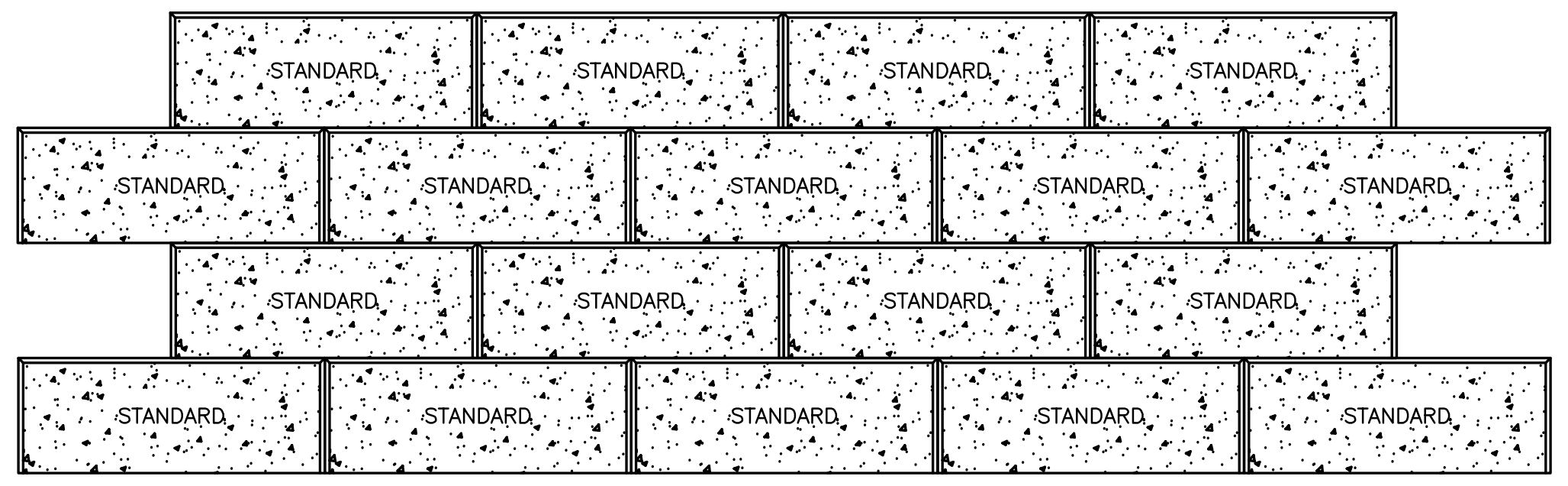
RETAINING WALL #1



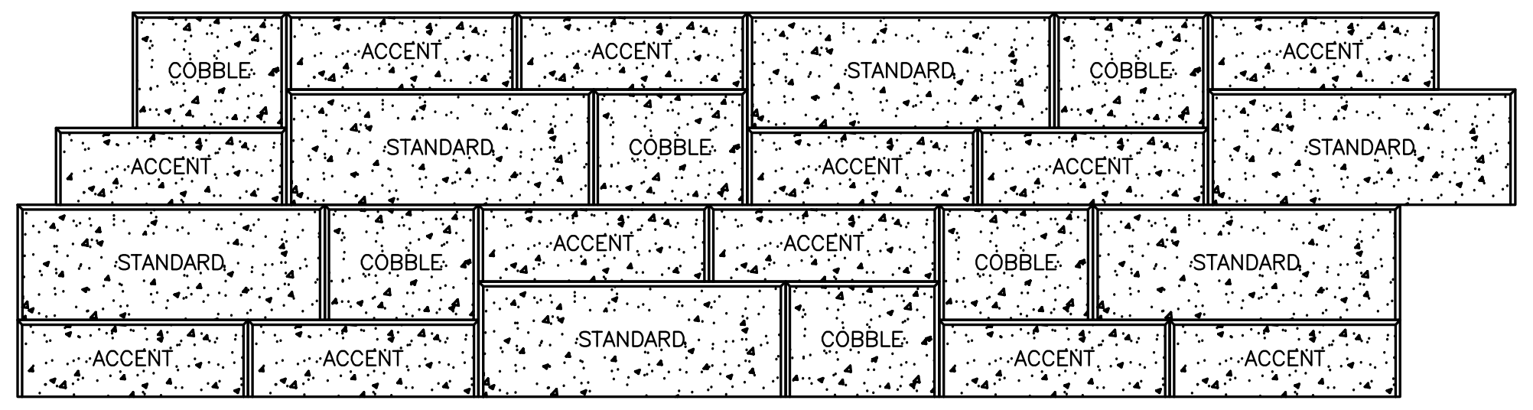
RETAINING WALL #2



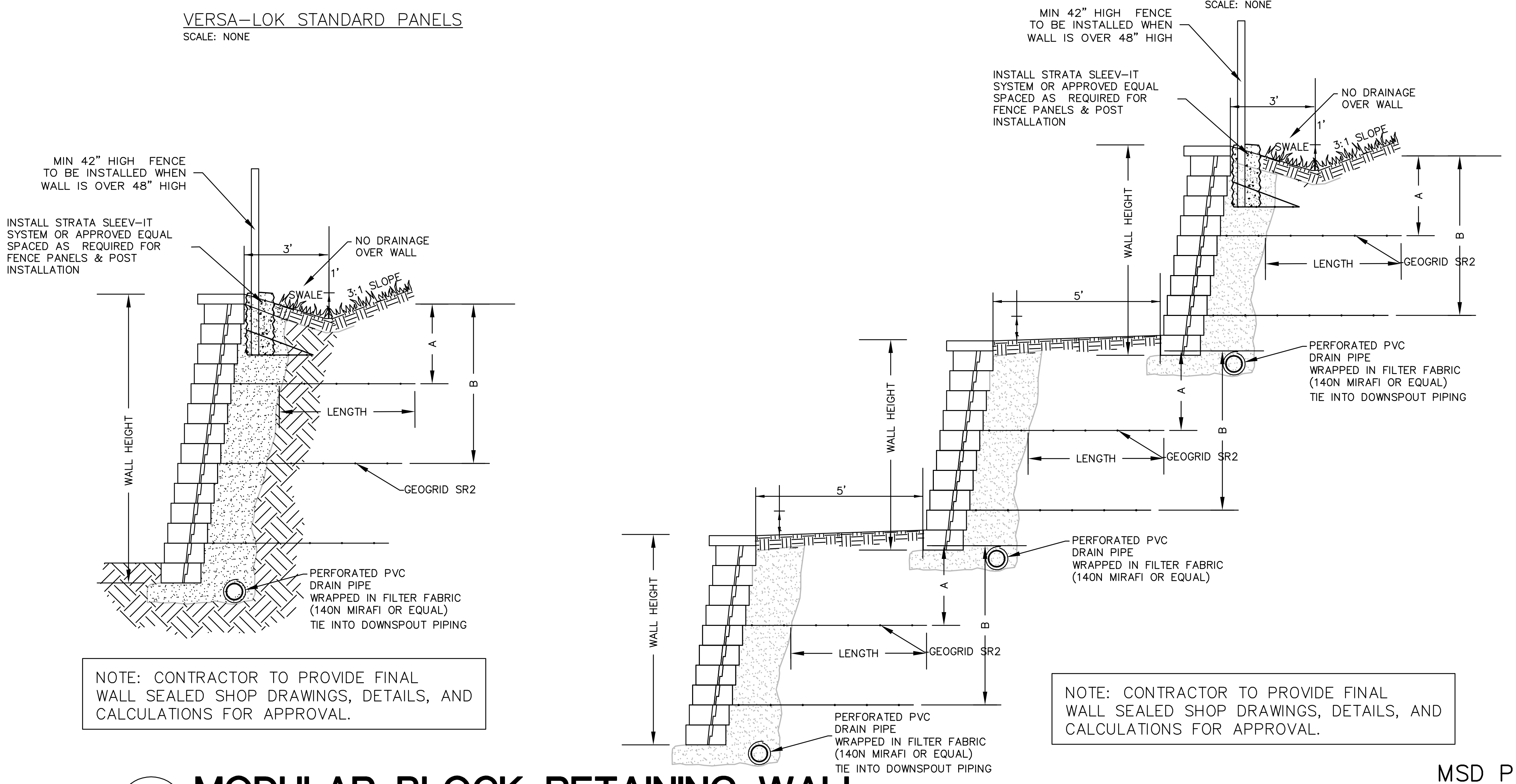
RETAINING WALL #3



VERSA-LOK STANDARD PANELS
SCALE: NONE



VERSA-LOK MOSAIC PANELS
SCALE: NONE



NOTE: CONTRACTOR TO PROVIDE FINAL
WALL SEALED SHOP DRAWINGS, DETAILS, AND
CALCULATIONS FOR APPROVAL.

NOTE: CONTRACTOR TO PROVIDE FINAL
WALL SEALED SHOP DRAWINGS, DETAILS, AND
CALCULATIONS FOR APPROVAL.

5/C2.0 MODULAR BLOCK RETAINING WALL

(SEE RETAINING WALL PLANS BY OTHERS)

PREPARED FOR:
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PH: (314) 363-9693

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005

J:\3044\3044\Drawings\Engineering\Construction Plans\3044Site.dwg\10/10/2018 1:39 PM\James Whisler

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER
E-28288
REGISTERED PROFESSIONAL ENGINEER
10/10/18
LEONARD J. MEERS
PROFESSIONAL ENGINEER
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CHESTERFIELD MO 63005

SHEET TITLE
SITE PLAN

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DRAWN BY: JLW
DATE: 05/04/18
CHECKED BY: LJM
DATE: 05/04/18
SHEET:
C3.0

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

SCRIPT FOR A SITE PLAN

A TRACT OF LAND SITUATED IN THE CITY OF CHESTERFIELD, THE COUNTY OF ST. LOUIS, AND THE STATE OF MISSOURI, LYING IN PART OF U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST, AND BEING PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6549 PAGE 1873, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6881 PAGE 1745, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 6928 PAGE 45, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 11222 PAGE 379, PART OF A TRACT OF LAND CONVEYED TO CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN DEED BOOK 11324 PAGE 2292, AND PART OF A TRACT OF LAND CONVEYED TO RICHARD BAUSCH GODWIN, TRUSTEE AND MARILYN F.M. JOHNSTON, TRUSTEE AS DESCRIBED IN DEED BOOK 12444 PAGE 733, ALL OF THE LAND RECORDS OF SAID ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ½ INCH IRON PIPE ON THE SOUTH LINE OF SAID U.S. SURVEY 2031 MARKING THE SOUTHWEST CORNER OF ADJUSTED LOT A OF THE BOUNDARY ADJUSTMENT PLAT, LOT A AND LOT B OF CHESTERFIELD PROFESSIONAL VILLAGE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 260 PAGE 3 OF SAID LAND RECORDS OF ST. LOUIS COUNTY, MISSOURI, SAID SOUTHWEST CORNER OF ADJUSTED LOT A BEING A RECORD DISTANCE OF 281.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID U.S. SURVEY 2031; THENCE ALONG SAID SOUTH LINE OF SAID U.S. SURVEY 2031, NORTH 89 DEGREES 53 MINUTES 06 SECONDS WEST A DISTANCE OF 162.88 FEET TO THE SOUTHWEST CORNER OF SAID CHESTERFIELD VILLAGE, INC. TRACT AS DESCRIBED IN DEED BOOK 6881 PAGE 1745, FROM SAID SOUTHEAST CORNER A FOUND STONE BEARS SOUTH 00 DEGREES 01 MINUTES 14 SECONDS WEST A DISTANCE OF 0.90 FEET; THENCE LEAVING SAID SOUTH LINE OF U.S. SURVEY 2031 ALONG THE WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT AS DESCRIBED IN DEED BOOK 6881 PAGE 1745, NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 384.78 FEET A TO AN ANGLE POINT ON THE NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, WIDTH VARIES, FROM SAID ANGLE POINT A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT BEARS SOUTH 43 DEGREES 02 MINUTES 41 SECONDS WEST A DISTANCE OF 0.08 FEET, SAID ANGLE POINT IN THE RIGHT–OF–WAY LINE BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT AND ALONG SAID NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, NORTH 00 DEGREES 01 MINUTES 14 SECONDS EAST A DISTANCE OF 5.34 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; THENCE LEAVING SAID WEST LINE OF SAID CHESTERFIELD VILLAGE, INC. TRACT ALONG SAID NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD AS FOLLOWS: 10.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 996.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 07 SECONDS, WITH A CHORD THAT BEARS SOUTH 69 DEGREES 20 MINUTES 02 SECONDS WEST A DISTANCE OF 10.17 FEET TO A SET 5/8 INCH IRON ROD MARKING A POINT OF REVERSE CURVATURE; 540.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.00 FEET, THROUGH A CENTRAL ANGLE OF 33 DEGREES 53 MINUTES 21 SECONDS, WITH A CHORD THAT BEARS SOUTH 85 DEGREES 59 MINUTES 09 SECONDS WEST A DISTANCE OF 532.77 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 06 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 5.03 FEET; THENCE 0.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 919.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTES 04 SECONDS, WITH A CHORD THAT BEARS NORTH 77 DEGREES 05 MINUTES 37 SECONDS WEST A DISTANCE OF 0.28 FEET TO A POINT OF REVERSE CURVATURE, FROM SAID POINT OF REVERSE CURVATURE A FOUND "X" IN CONCRETE BEARS NORTH 89 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 0.09 FEET; 372.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 33 MINUTES 34 SECONDS, WITH A CHORD THAT BEARS NORTH 87 DEGREES 51 MINUTES 52 SECONDS WEST A DISTANCE OF 370.70 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING A POINT OF TANGENCY; SOUTH 81 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 18.53 FEET TO THE INTERSECTION OF SAID NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD AND THE SOUTHERN RIGHT–OF–WAY LINE OF WILD HORSE CREEK ROAD AS LOCATED CIRCA 2007, WIDTH VARIES, FROM SAID INTERSECTION A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT BEARS NORTH 84 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 0.13 FEET; THENCE LEAVING SAID NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD ALONG SAID SOUTHERN RIGHT–OF–WAY LINE OF WILD HORSE CREEK ROAD AS FOLLOWS, 67.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 995.37 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 55 SECONDS, WITH A CHORD THAT BEARS NORTH 56 DEGREES 52 MINUTES 18 SECONDS EAST A DISTANCE OF 67.71 FEET TO A SET 5/8 INCH IRON ROD; NORTH 00 DEGREES 54 MINUTES 22 SECONDS EAST A DISTANCE OF 12.39 FEET TO AN ANGLE POINT IN SAID SOUTHERN RIGHT–OF–WAY LINE, FROM SAID ANGLE POINT A FOUND ½ INCH IRON PIPE BY LS–19–D BEARS SOUTH 00 DEGREES 41 MINUTES 04 SECONDS WEST A DISTANCE OF 0.30 FEET; 65.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.37 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 46 MINUTES 46 SECONDS, WITH A CHORD THAT BEARS NORTH 52 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 64.99 FEET TO A SET 5/8 INCH IRON ROD; SOUTH 39 DEGREES 16 MINUTES 49 SECONDS EAST A DISTANCE OF 28.00 FEET TO A SET 5/8 INCH IRON ROD; 30.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,013.37 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 44 MINUTES 39 SECONDS, WITH A CHORD THAT BEARS NORTH 49 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 30.85 FEET TO A SET 5/8 INCH IRON ROD; NORTH 41 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 28.00 FEET TO A SET 5/8 INCH IRON ROD; 507.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.37 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 30 MINUTES 29 SECONDS, WITH A CHORD THAT BEARS NORTH 34 DEGREES 13 MINUTES 17 SECONDS EAST A DISTANCE OF 501.89 FEET TO A SET 5/8 INCH IRON ROD MARKING A POINT OF TANGENCY; NORTH 19 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 140.96 FEET TO A SET 5/8 INCH IRON ROD; THENCE SOUTH 70 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 10.00 FEET TO A FOUND ½ INCH IRON PIPE BY LS–1635; NORTH 19 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 177.64 FEET TO THE INTERSECTION OF SAID SOUTHERN RIGHT–OF–WAY LINE OF WILD HORSE CREEK ROAD AND THE SOUTHERN RIGHT–OF–WAY LINE OF CHESTERFIELD AIRPORT ROAD, 60 FEET WIDE, FORMERLY OLIVE STREET ROAD, FROM SAID INTERSECTION A FOUND ½ INCH IRON PIPE BEARS SOUTH 76 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 0.28 FEET; THENCE LEAVING SAID SOUTHERN RIGHT–OF–WAY LINE OF WILD HORSE CREEK ROAD ALONG SAID SOUTHERN RIGHT–OF–WAY LINE OF CHESTERFIELD AIRPORT ROAD, SOUTH 64 DEGREES 06 MINUTES 59 SECONDS EAST A DISTANCE OF 130.93 FEET TO AN ANGLE POINT IN SAID SOUTHERN RIGHT–OF–WAY LINE, FROM SAID ANGLE POINT A FOUND ½ INCH IRON PIPE BY LS–1685 BEARS SOUTH 44 DEGREES 49 MINUTES 2 SECONDS WEST A DISTANCE OF 0.07 FEET; SOUTH 57 DEGREES 18 MINUTES 08 SECONDS EAST A DISTANCE OF 351.43 FEET TO A FOUND ½ INCH IRON PIPE MARKING A POINT OF CURVATURE; 514.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 542.96 FEET, THROUGH A CENTRAL ANGLE OF 54 DEGREES 15 MINUTES 19 SECONDS, WITH A CHORD THAT BEARS SOUTH 30 DEGREES 10 MINUTES 28 SECONDS EAST A DISTANCE OF 495.15 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING A POINT OF TANGENCY; SOUTH 03 DEGREES 02 MINUTES 49 SECONDS EAST A DISTANCE OF 22.40 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 86 DEGREES 57 MINUTES 11 SECONDS WEST A DISTANCE OF 5.00 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT; SOUTH 33 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 44.54 FEET TO A FOUND 5/8 INCH IRON ROD BY THE ST. LOUIS COUNTY HIGHWAY AND TRANSPORTATION DEPARTMENT MARKING THE INTERSECTION OF SAID SOUTHERN RIGHT–OF–WAY LINE OF CHESTERFIELD AIRPORT ROAD AND SAID NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE LEAVING SAID SOUTHERN RIGHT–OF–WAY LINE OF CHESTERFIELD AIRPORT ROAD ALONG SAID NORTHERN RIGHT–OF–WAY LINE OF RELOCATED WILD HORSE CREEK ROAD, 239.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 991.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 52 MINUTES 04 SECONDS, WITH A CHORD THAT BEARS SOUTH 76 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 239.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.596 ACRES, ACCORDING TO SURVEY BY GRIMES CONSULTING, INC. DATED OCTOBER 2017.

AVENTURA AT WILD HORSE CREEK, L.L.C. THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 31–03–03.P, R–6AA OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): ______________
(NAME TYPED): STAN MCCURDY

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

ON THIS______________ DAY OF ______________________A.D., 20_____, BEFORE ME PERSONALLY APPEARED STAN MCCURDY TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MEMBER OF AVENTURA AT WILD HORSE CREEK, L.L.C. CORPORATION IN THE STATE OF MISSOURI AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID STAN MCCURDY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THIS SITE PLAN WAS APPROVED AND DULY VERIFIED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES ON THE ______DAY OF, __________________, 20___ AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY CLERK.

____
JUSTIN WYSE, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
CITY OF CHESTERFIELD, MISSOURI

____
VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI

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

MSD P–TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005

J:\3044\3044\Drawings\Engineering\Construction Plans\3044Site.dwg\10/10/2018 1:39 PM\James Whisler

LEONARD J. MEERS
NUMBER
E-28288

10/10/18

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E–28288

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services

12300 OLD TESSON ROAD
SUITE 300D
ST. LOUIS, MO 63128
PH. (314) 849–6100
FAX (314) 849–6010
www.grimesconsulting.com

GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E–1470–D
PROFESSIONAL LAND SURVEYING CORPORATION, LS–343–D

REV. NO.	REMARKS	DATE
1	PER CITY COMMENTS	7/18/18
2	PER COUNTY COMMENTS	10/2/18

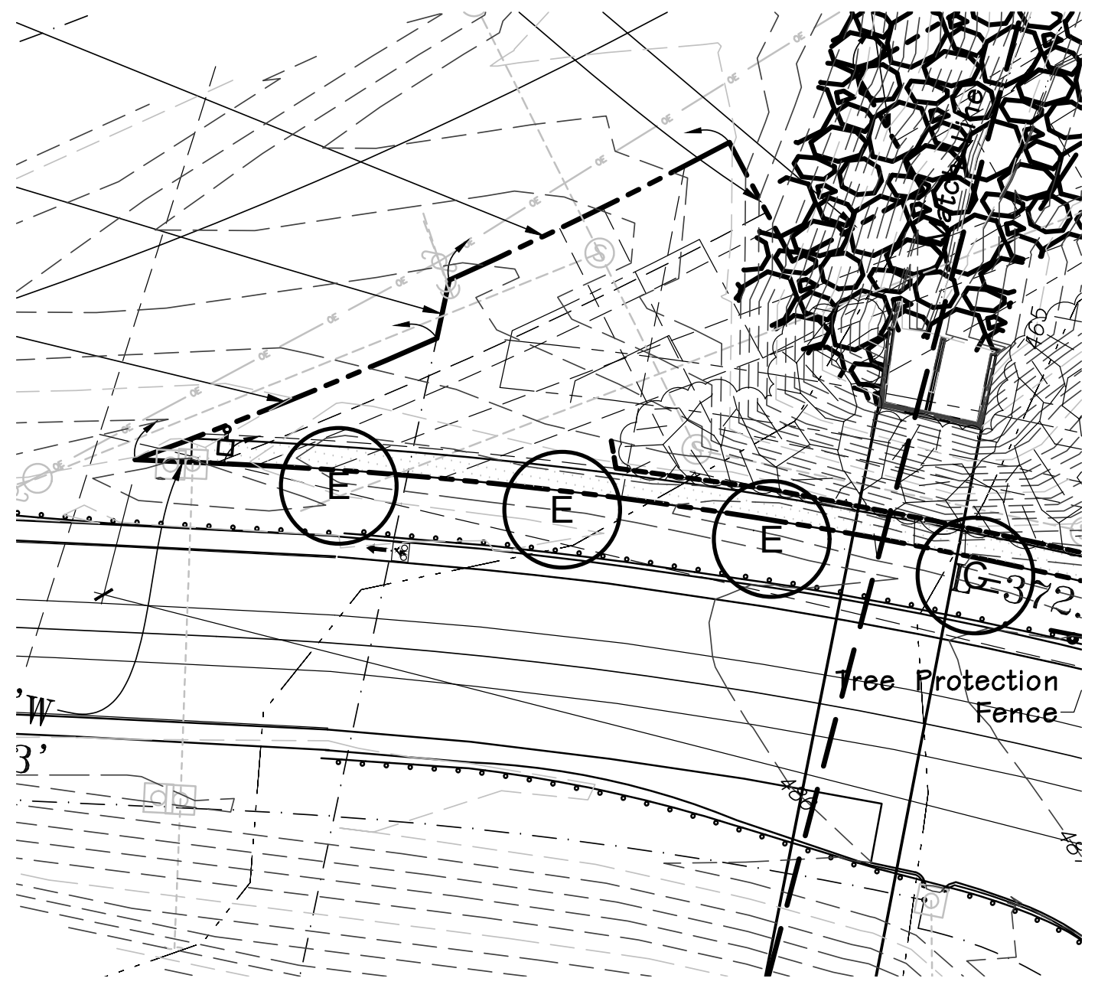
A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD MO 63005

SHEET TITLE
SITE PLAN

JOB NUMBER: 3044
DRAWN BY: JLW
DATE: 05/04/18
CHECKED BY: LJM
DATE: 05/04/18
SHEET: C4.0

GENERAL NOTES:

1) Openspace ratio is 63.6% Total Site 548,671 SF/Open Space 349,120 SF
2) Street trees-Old Chesterfield Road 1,060.5 lf - 388.4 lf met by existing trees = 672.1 lf/50 13.5 or 14 street trees
3) Street Trees-Wildhorse Creek Road - 1,171.9 lf/50 = 23.4 or 24 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.
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 under 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.

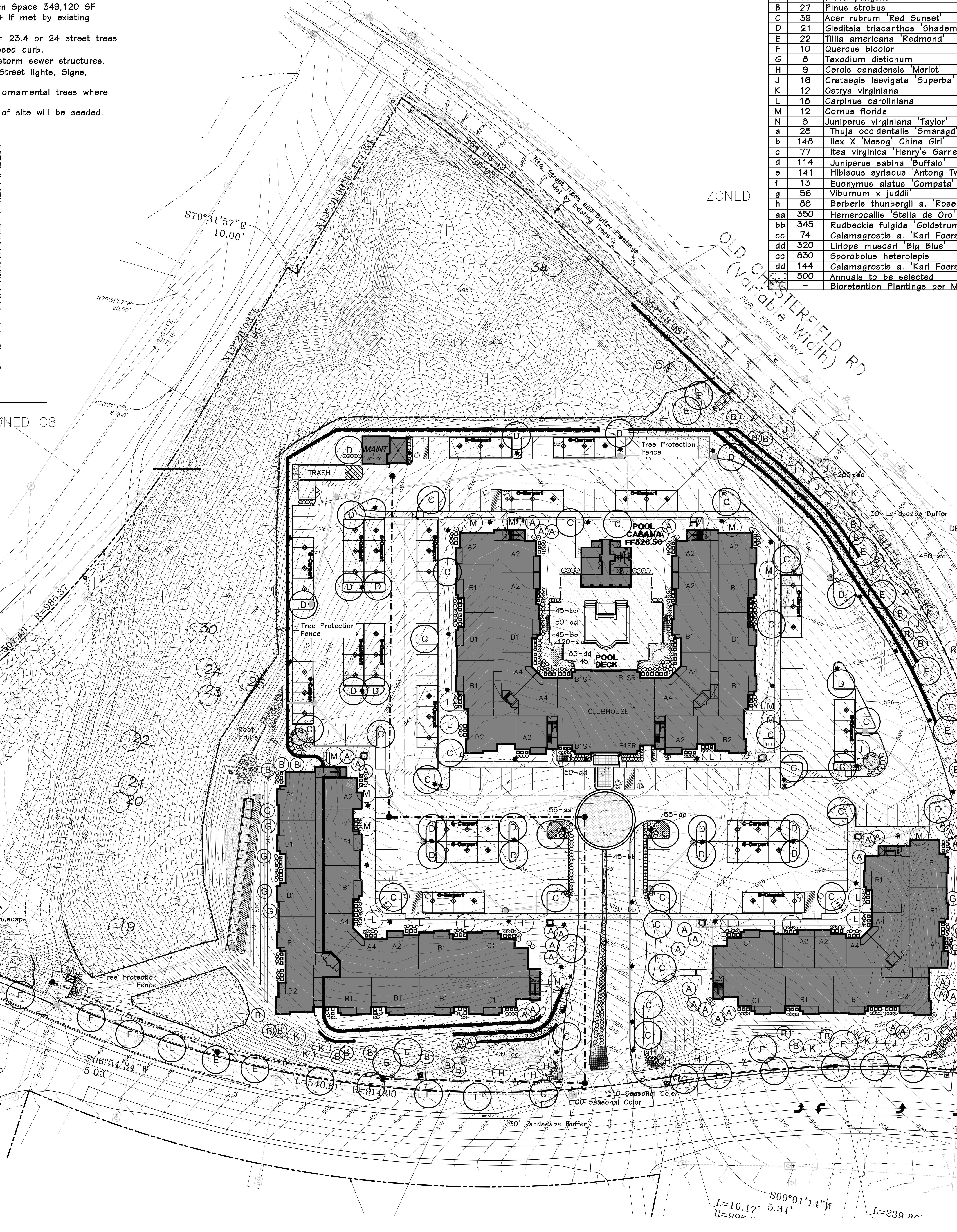


Street Tree
SCALE 1"=40'-0"

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY	PERCENTAGE
A	36	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	Evergreen	15.3%
B	27	Pinus strobus	White Pine	8-10'	45'+	Fast Growing	Evergreen	11.4%
C	39	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2"	45'+	Fast Growing	Deciduous	16.5%
D	21	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2"	45'+	Fast Growing	Deciduous	8.9%
E	22	Tillia americana 'Redmond'	Redmond Linden	2 1/2"	45'+	Medium Growing	Deciduous	9.3%
F	10	Quercus bicolor	Swamp White Oak	2 1/2"	45'+	Medium Growing	Deciduous	3.4%
G	8	Taxodium distichum	Bald Cypress	8-10'	45'+	Medium Growing	Deciduous	3.5%
H	9	Cercis canadensis 'Merlot'	Merlot Red Bud	2 1/2"	25'+	Fast Growing	Ornamental	3.8%
J	16	Crataegis laevigata 'Superba'	Crimson cloud Hawthorn	2 1/2"	25'+	Medium Growing	Ornamental	6.8%
K	12	Ostrya virginiana	Hophornbeam	2 1/2"	30'+	Slow Growing	Ornamental	5.0%
L	18	Carpinus caroliniana	American Hornbeam	2 1/2"	20'+	Medium Growing	Ornamental	4.3%
M	12	Cornus florida	Flowering Dogwood	2 1/2"	20'+	Medium Growing	Ornamental	5.0%
N	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6-8'		Maintain @7' Ht	Evergreen	3.5%
a	28	Thuja occidentalis 'Smaragd"	Emerald Arborvitae	4-6'		4' O.C.		
b	148	Ilex X 'Mesog' China Girl'	China Girl Holly	24"		3' O.C.		
c	77	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24"		3' O.C.		
d	114	Juniperus sabina 'Buffalo'	Buffalo Juniper	18-24"		4' O.C.		
e	141	Hibiscus syriacus 'Antong Two'	Lil' Kim Rose of Sharon	24"		3' O.C.		
f	13	Euonymus alatus 'Compata'	Dwarf Buring Bush	24-30"		4' O.C.		
g	56	Viburnum x juddii'	Judd Viburnum	24-30"		4' O.C.		
h	88	Berberis thunbergii a. 'Rose Glow'	Rose Glow Barberry	24"		30" O.C.		
aa	350	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 qt		18" O.C.		
bb	345	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 qt.		12" O.C.		
cc	74	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	1 qt		18" O.C.		
dd	320	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt.		12" O.C.		
cc	830	Sporobolus heterolepis	Prairie Dropseed	1 qt.		18" O.C.		
dd	144	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass	1 gal		24" O.C.		
▨	500	Annuals to be selected		C. P.		9" O.C.		
	-	Bioretention Plantings per MSD		C. P.		18" O.C.		

Evergreen 71 = 30.0%
Deciduous 100 = 42.4%
Ornamental 67 = 28.4%



Landscape Plan
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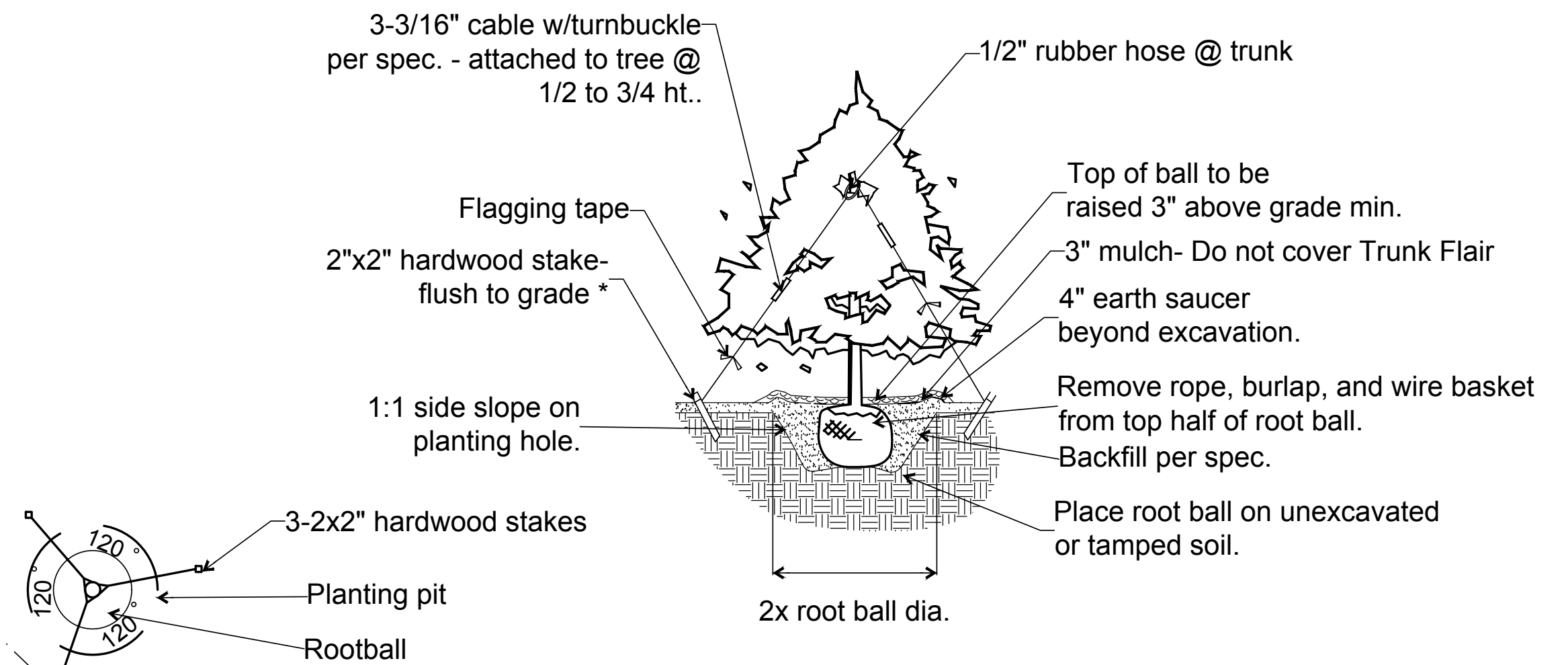
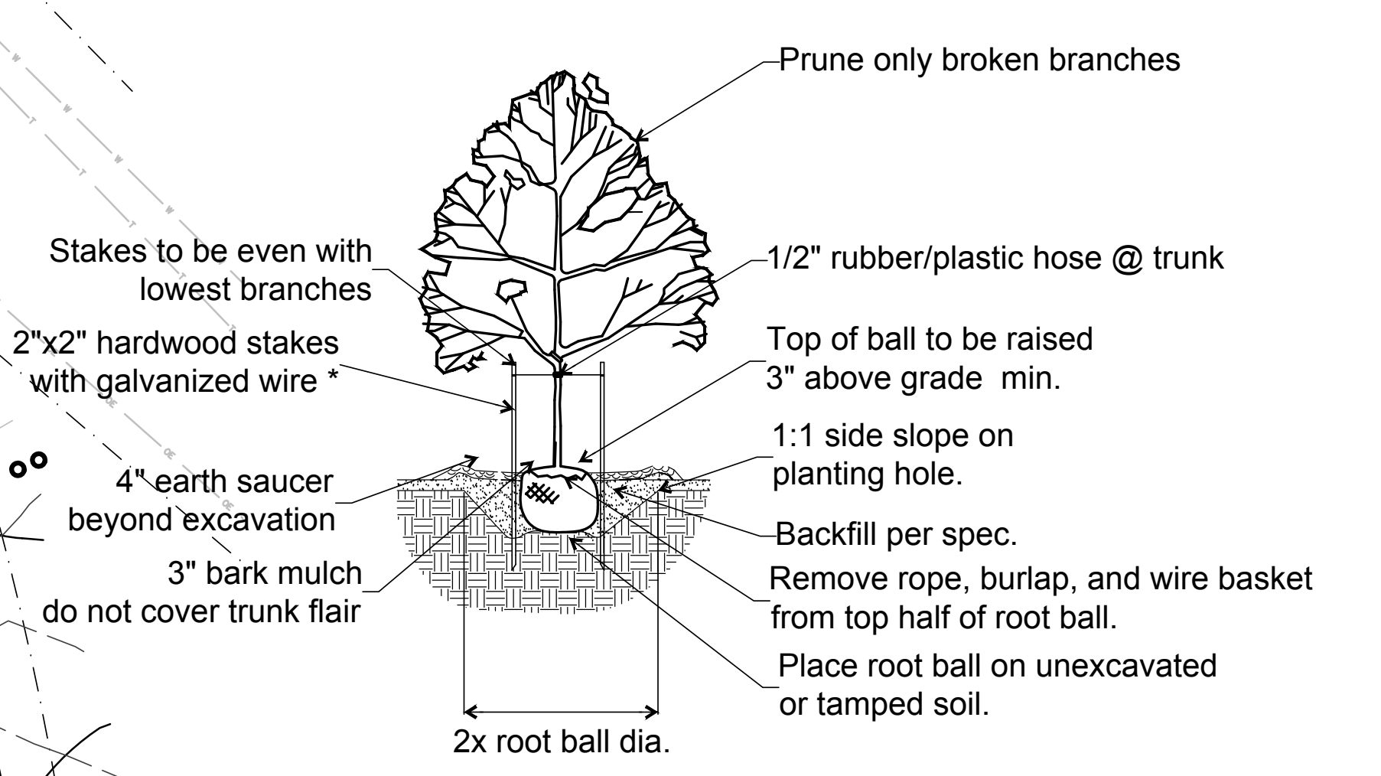


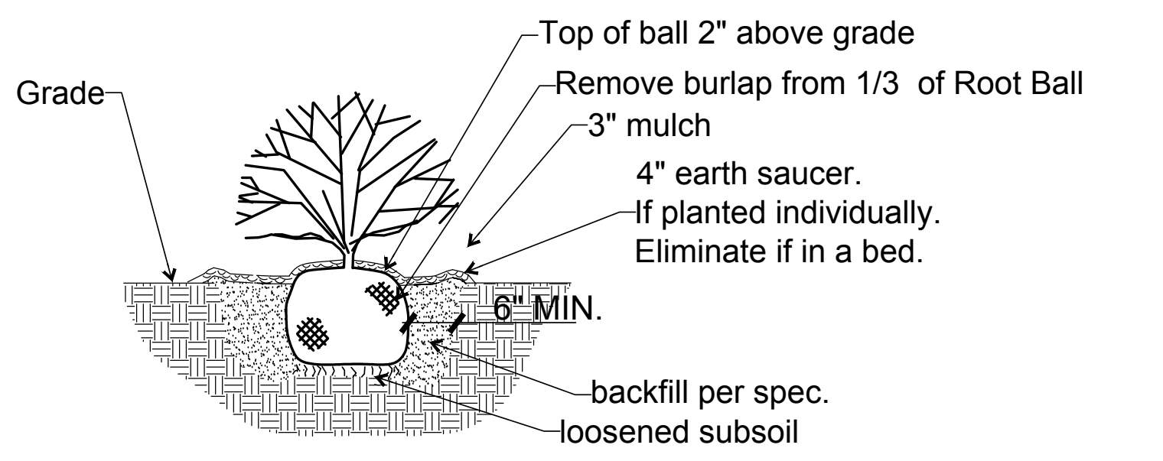
TYPICAL EVERGREEN PLANTING

* Staking should be done only when:

- Planting in soft, loose soils
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location

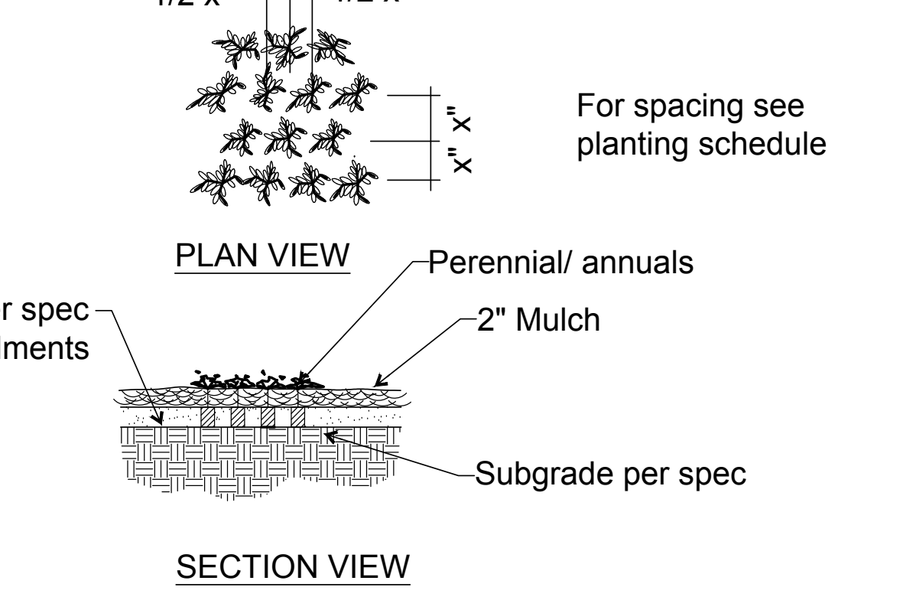


DECIDUOUS TREE PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

STATE OF MISSOURI
DOUGLAS A DeLONG
NUMBER LA-81
LANDSCAPE ARCHITECT
10/11/2018
Douglas A. DeLong, Landscape Architect LA-81

Consultants:
HANSEN'S
O'Fallon, MO Branson, MO
Phone: 636-379-1830
www.hansenstree.com

Aventura At Wild Horse Creek
Chesterfield, Missouri
Above All Development

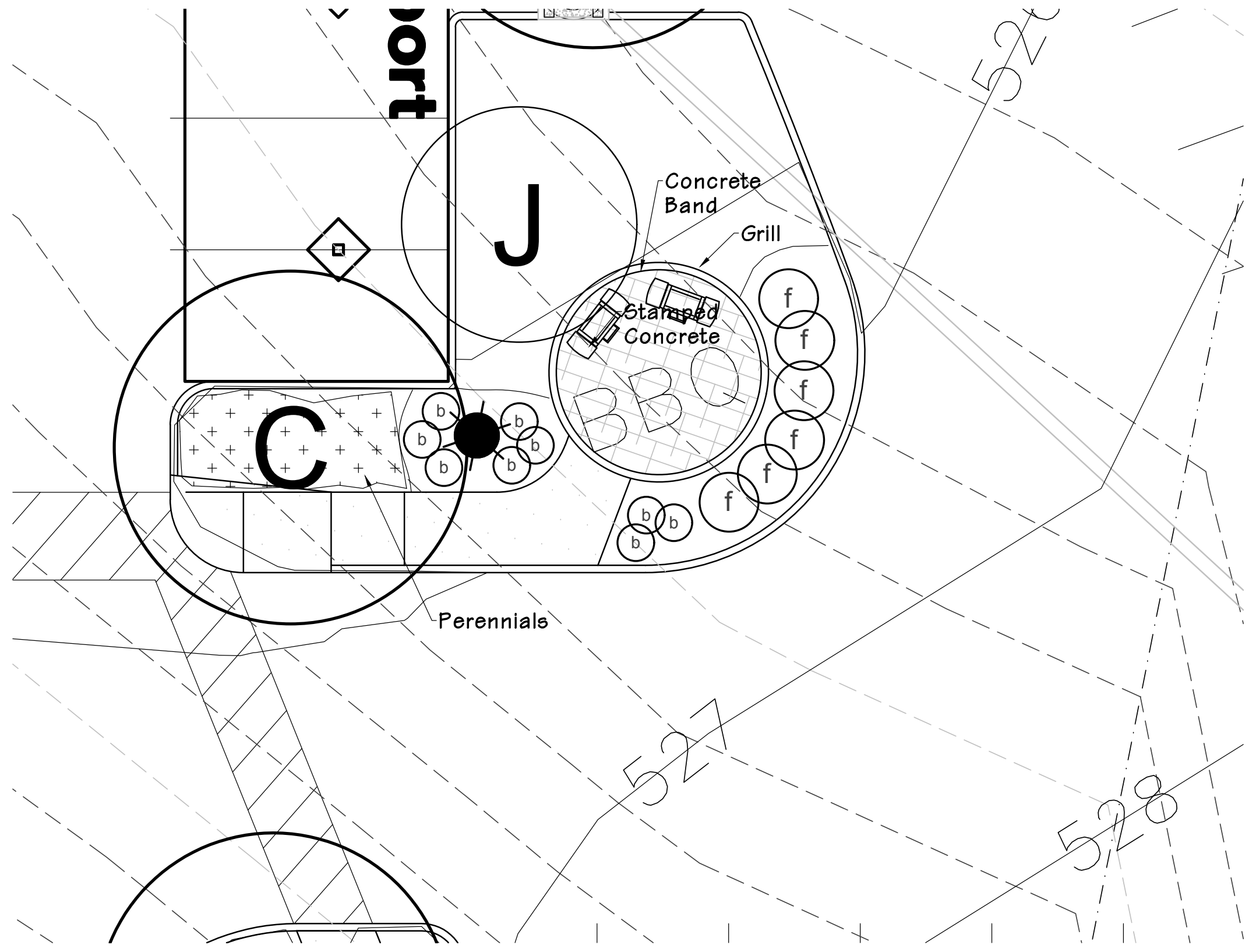
Revisions:

Date	Description	No.
6/11/18	City Comments	1
7/23/18	City Comments	2
9/19/18	City Comments	4
10/11/18	City Comments	5

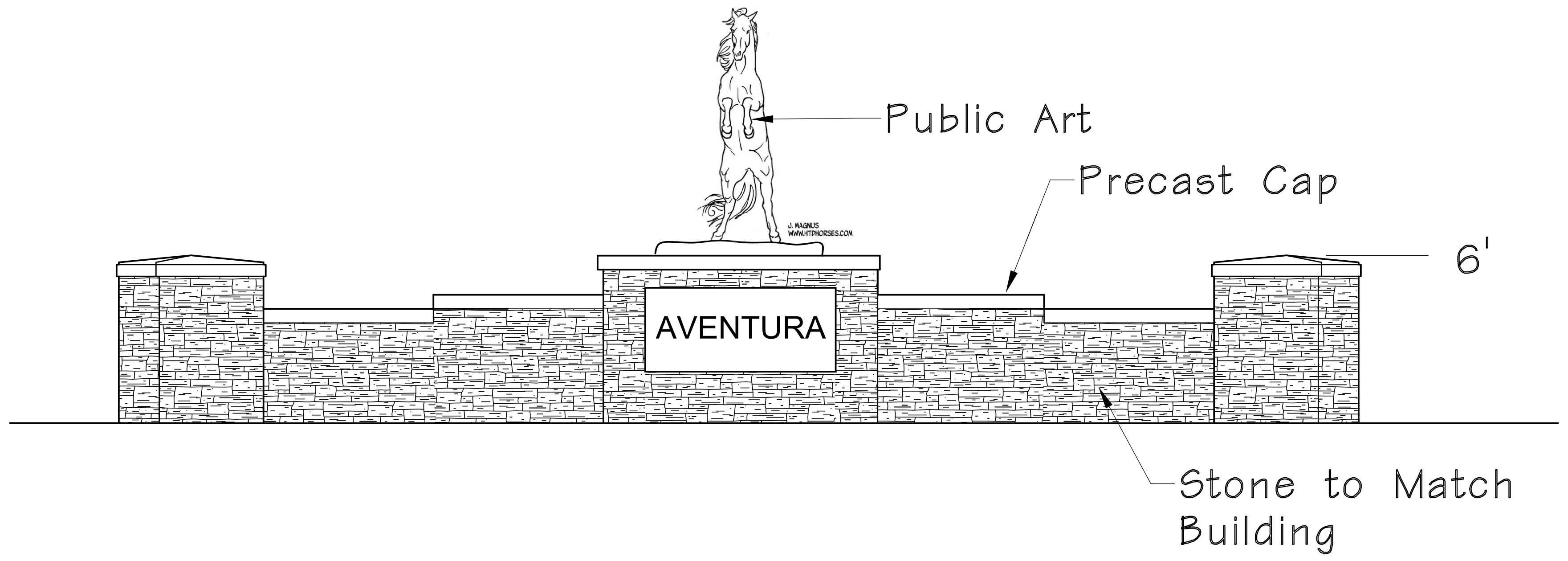
Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #2013000145

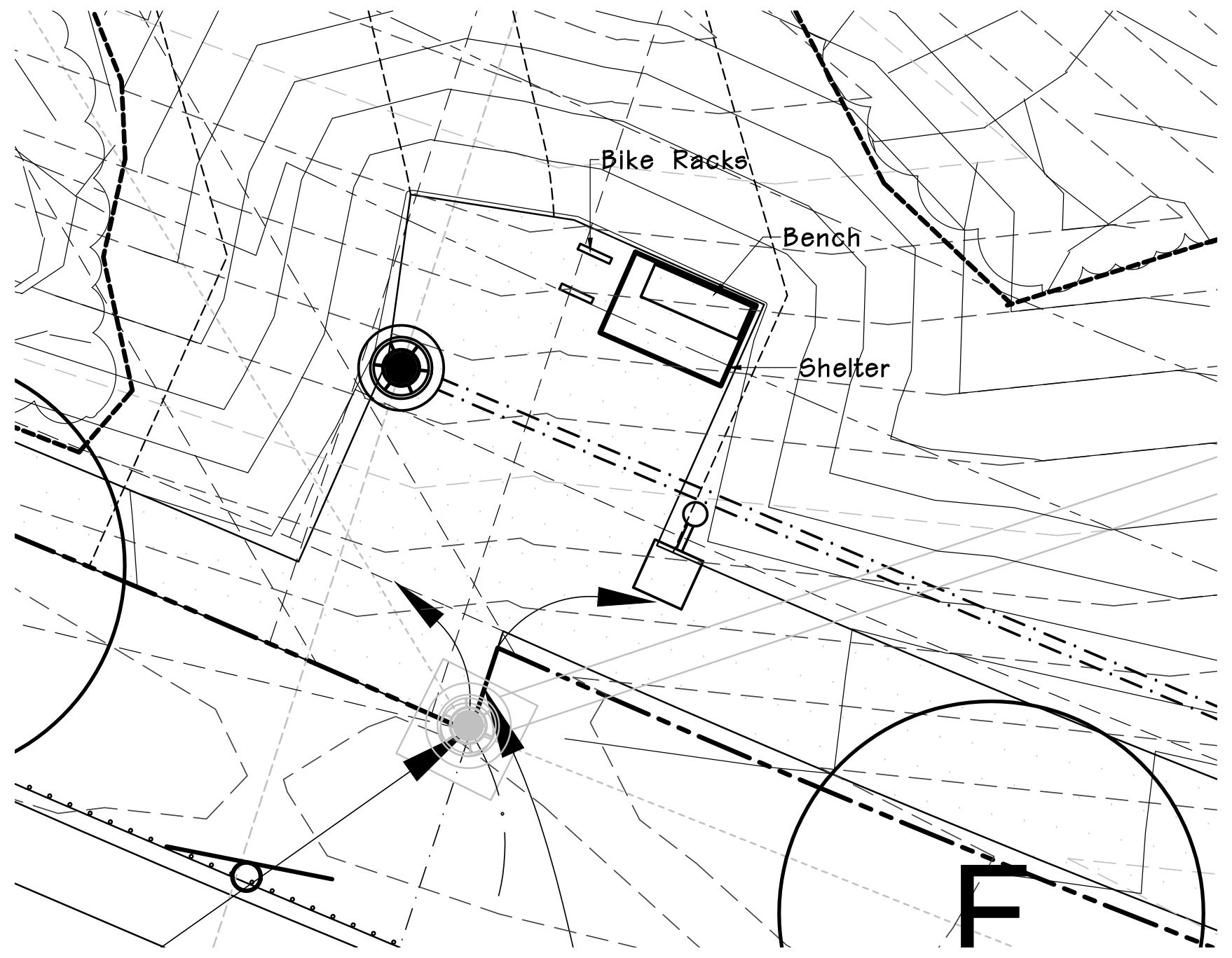
Sheet Title: Landscape Plan
Sheet No: L-1
Date: 6/11/2018
Job #: 127.006



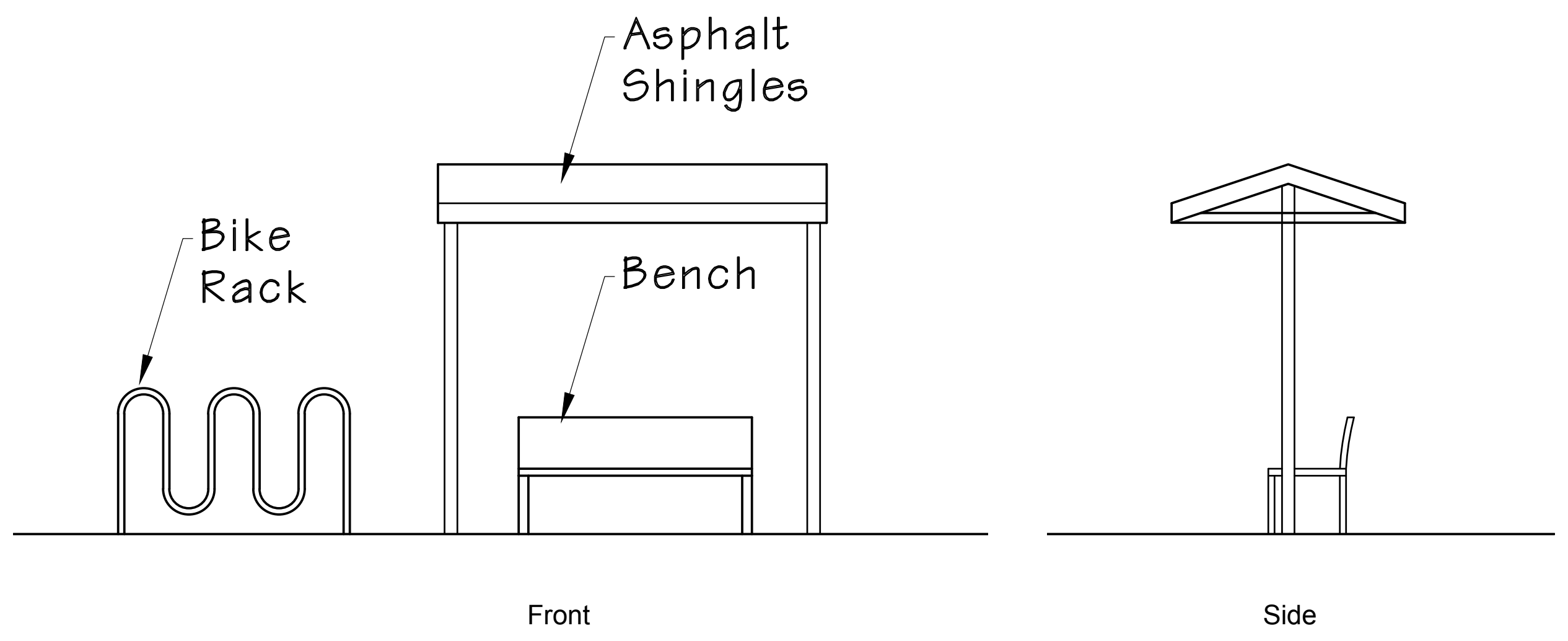
5
L-2
BBQ Patios
SCALE 1"=10'-0"



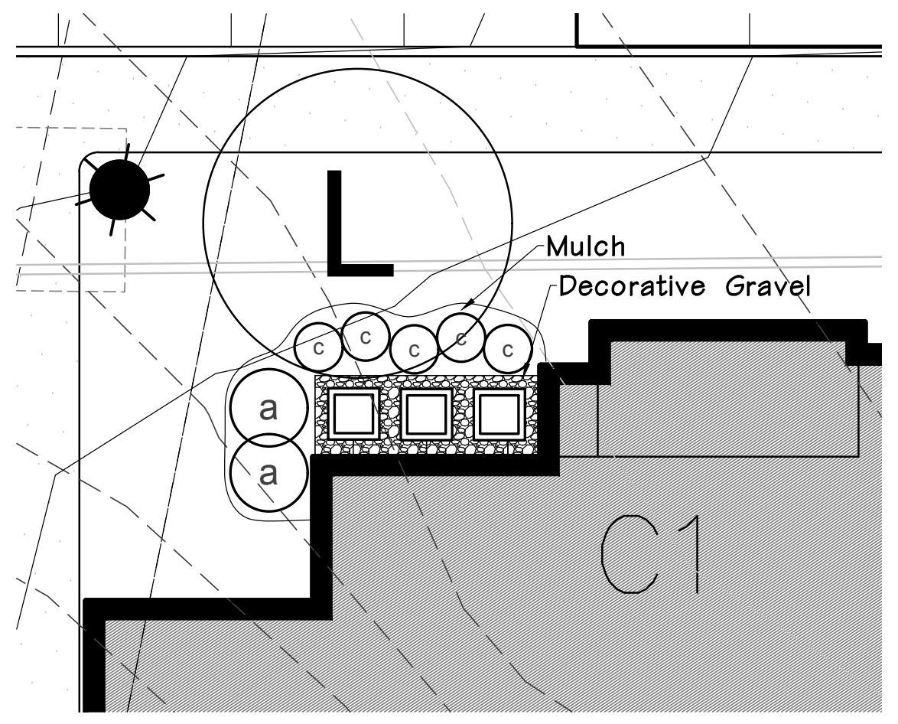
6
L-2
Entry Monument-Public Art
SCALE 1/4"=1'-0"



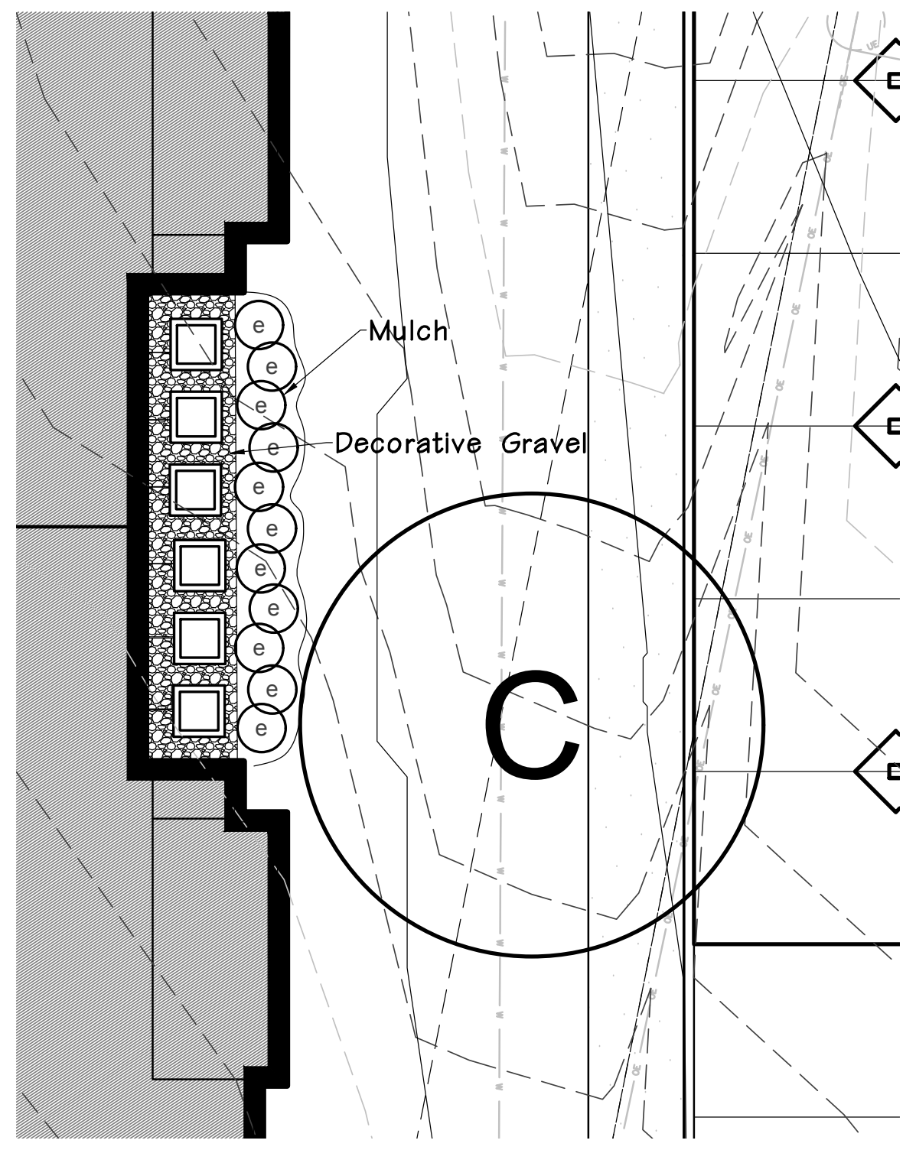
7
L-2
Future Trail Head
SCALE 1"=10'-0"



8
L-2
Elevations-Bike Shelter
SCALE 1/4"=1'-0"



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



2
L-2
6 AC Unit Screening
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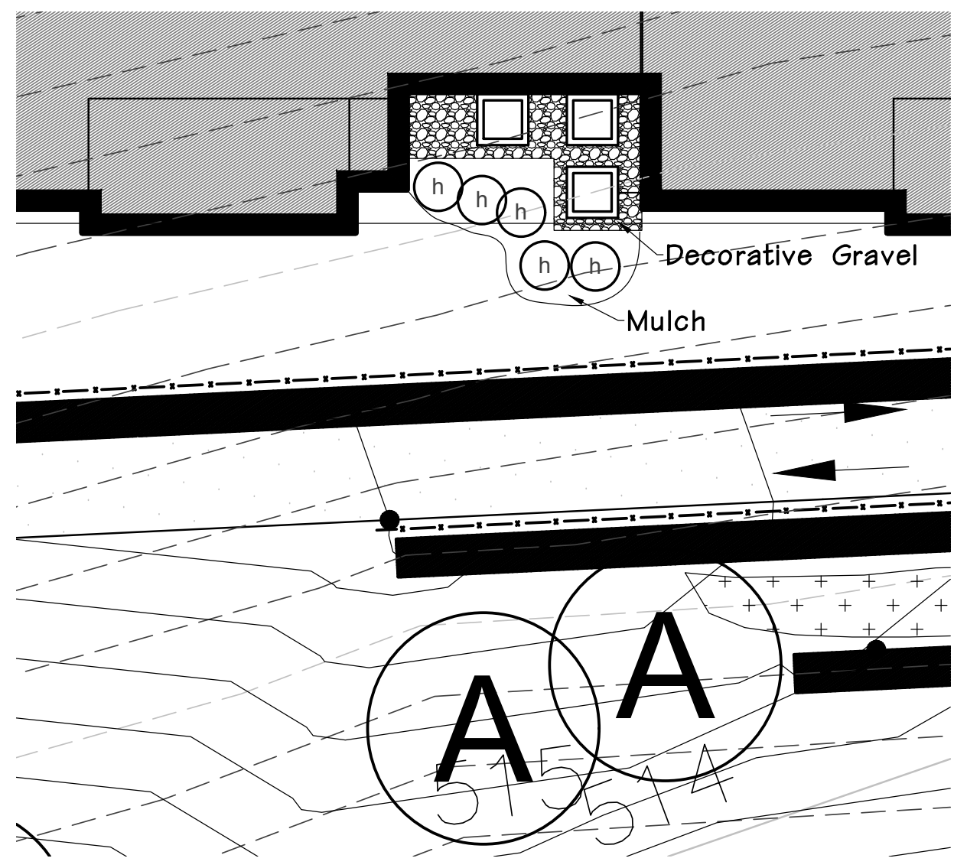

3
L-2
3 AC Unit Screening
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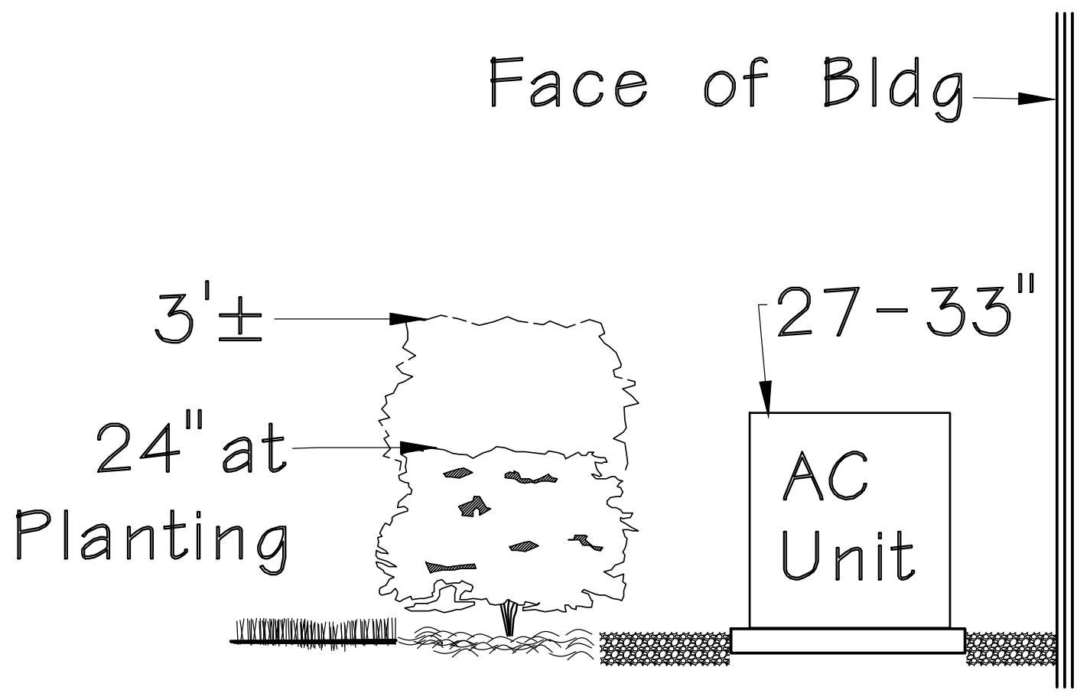
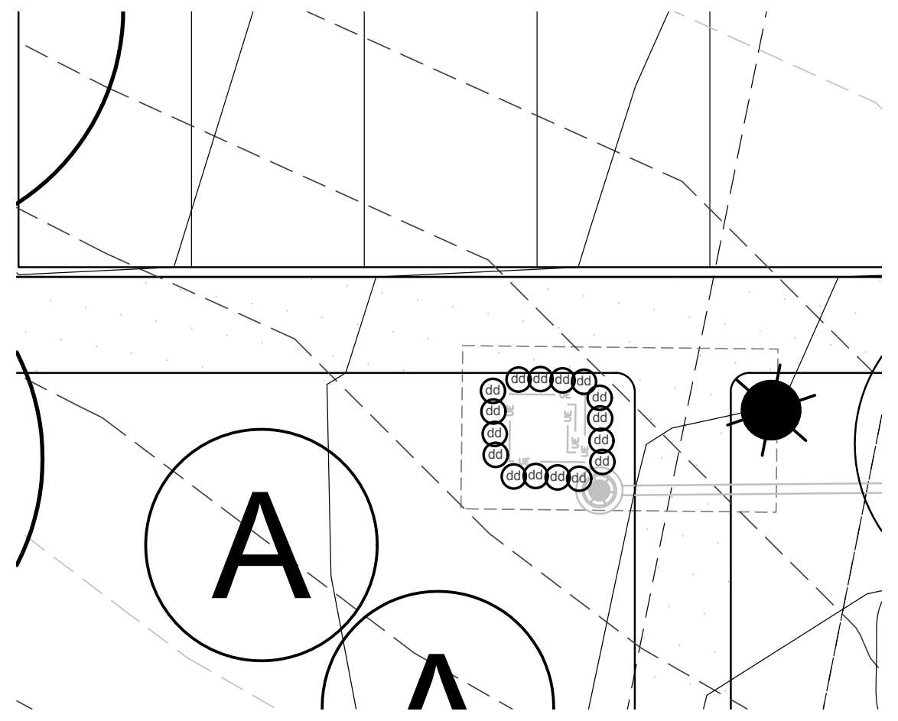
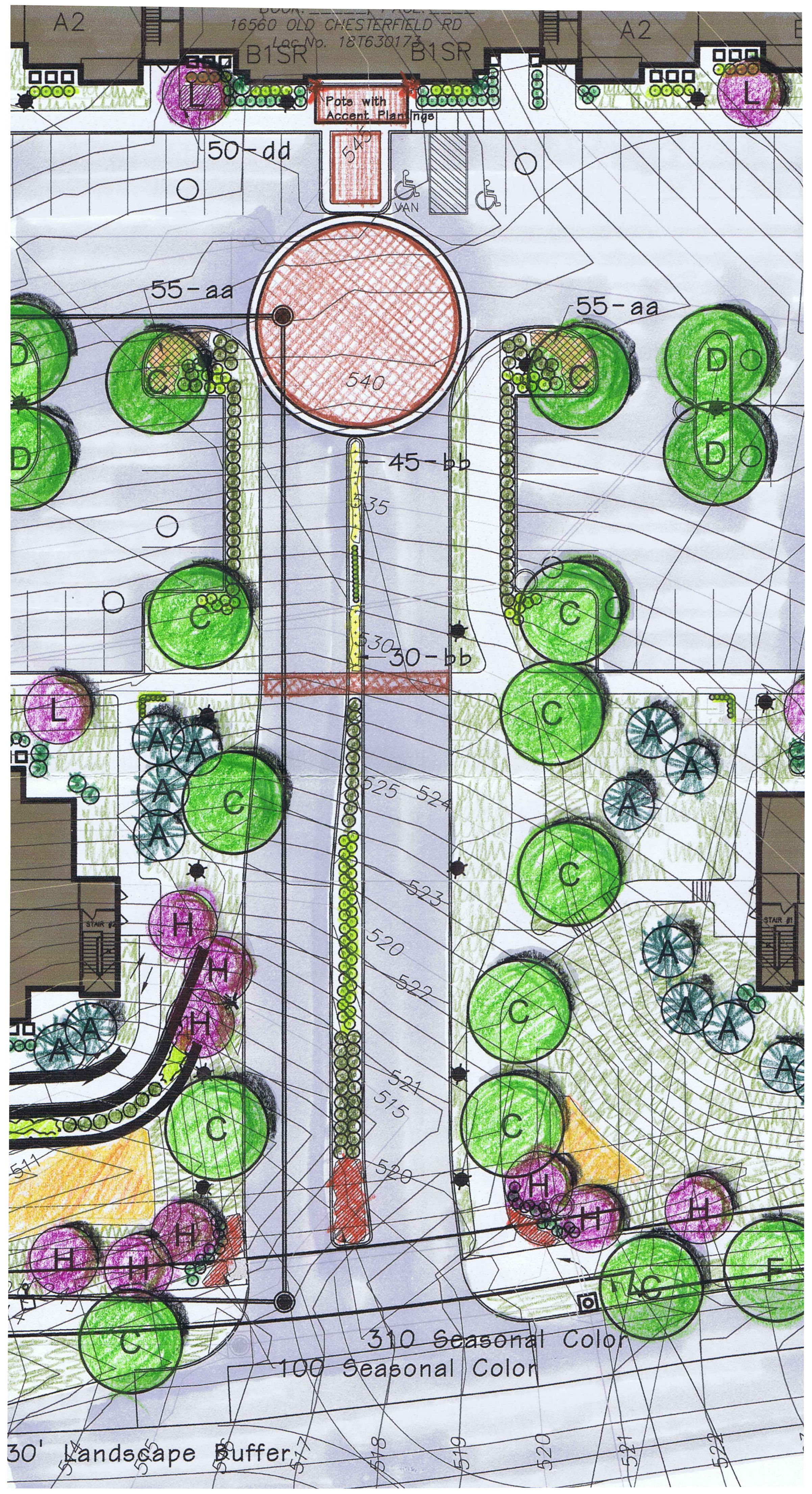


4
L-2
Section AC Unit Screening
SCALE 1/2"=1'-0"



9
L-2
Typical Transformer Screening
SCALE 1"=10'-0"



Enlarged Entrance
SCALE 1"=20'-0"

10/11/2018

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

HANSEN'S
O'Fallon, MO Branson, MO
Phone: 636-379-1830
www.hansenstree.com

Aventura At Wild Horse Creek
Chesterfield, Missouri

Above All Development

Revisions:

Date	Description	No.
6/11/18	City Comments	1
7/23/18	City Comments	2
8/28/18	Added Details	3
9/19/18	City Comments	4
10/11/18	City Comments	5

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #2013000145

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 trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.

4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.

5) Tree Protection Fencing shall be 4-foot high temporaryplastic construction fence.
No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material.
Any proposed plantings shall be subject to the review and approval of the City Arborist.
All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

6) Tree protection measures to be maintained throughout construction sequence.

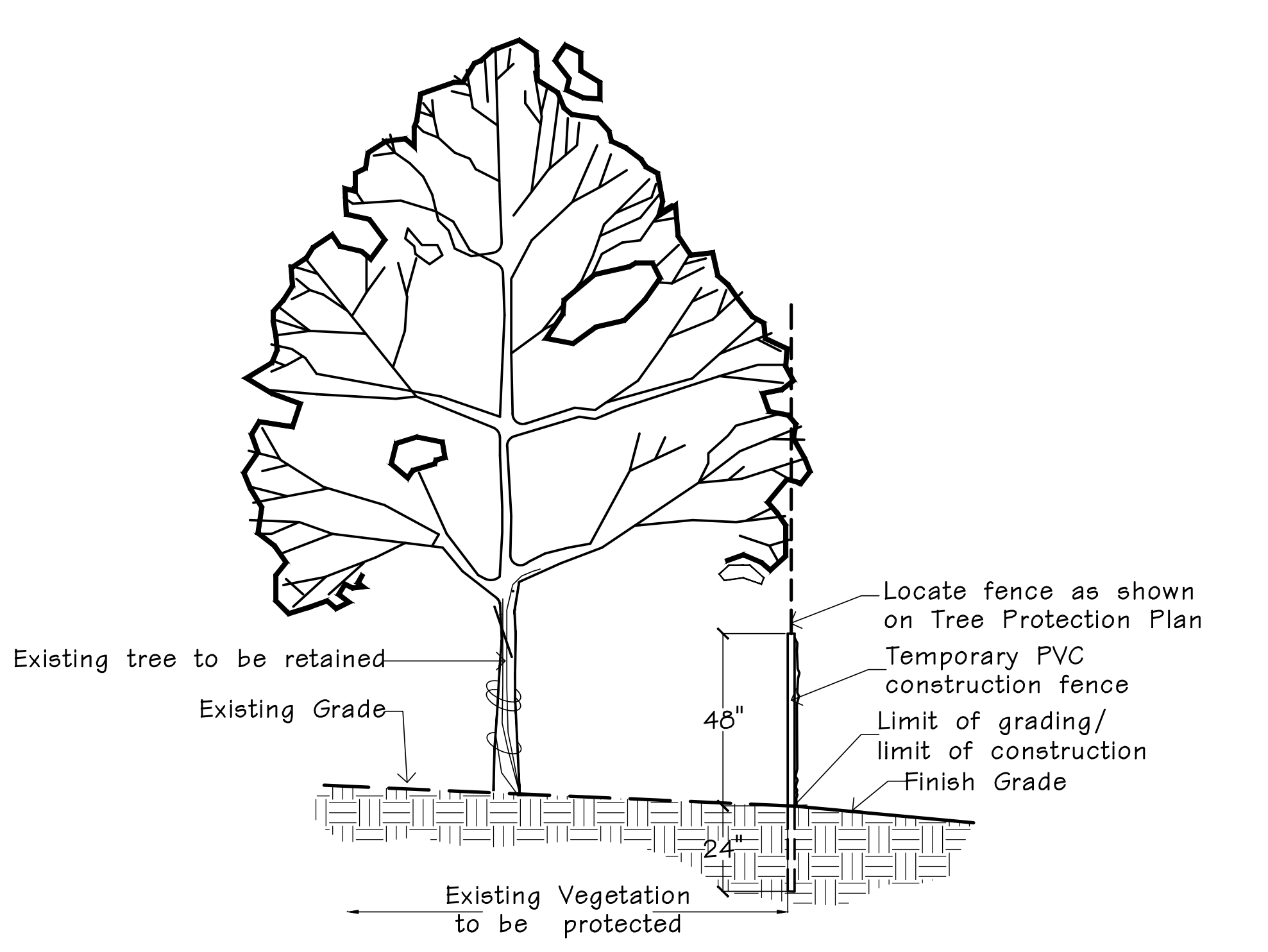
TREE PROTECTION ACTION KEY SEQUENCE:

1) Survey limit of disturbance.

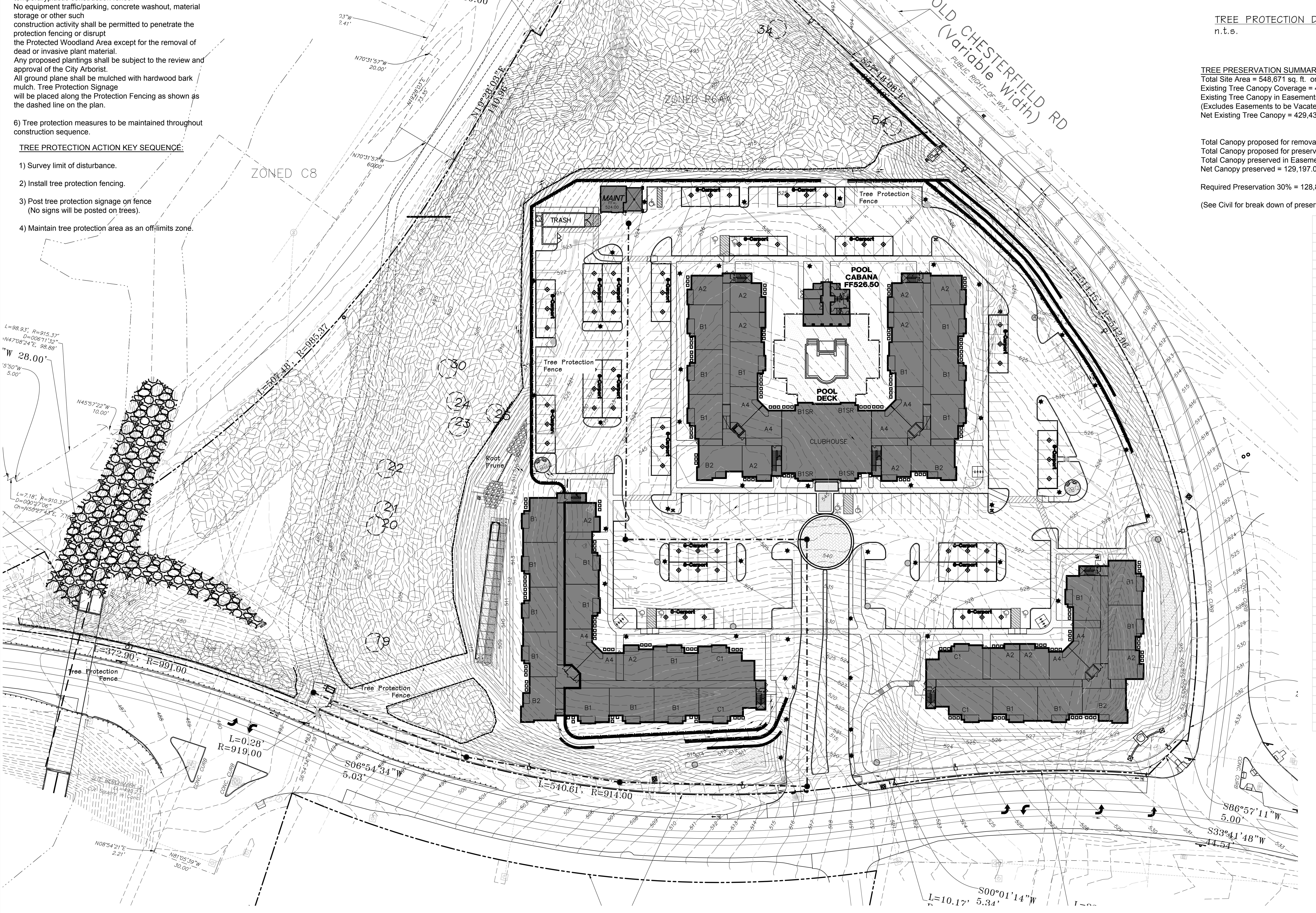
2) Install tree protection fencing.

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 Plan
SCALE 1"=40'-0"

TREE PRESERVATION SUMMARY:
Total Site Area = 548,671 sq. ft. or 12.59 Ac.
Existing Tree Canopy Coverage = 465,016 sq. ft. or 10.7 Ac.
Existing Tree Canopy in Easements = 35,580.0 sq. ft.
(Excludes Easements to be Vacated)
Net Existing Tree Canopy = 429,436.0 sq. ft.

Total Canopy proposed for removal = 310,864.0 sq. ft. (66.9%)
Total Canopy proposed for preservation = 154,152.0 sq. ft. (35.9%)
Total Canopy preserved in Easements = 24,955.0 sq. ft.
Net Canopy preserved = 129,197.0 sq. ft. (30.1%)

Required Preservation 30% = 128,830.8 sq. ft.

(See Civil for break down of preserved trees in each easement)

TREE NUMBER	SPECIES_01	DBH_EXACT	CROWN_CLAS	CONDITION	
~~1~~	~~oak northern red~~	~~26~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~2~~	~~sycamore American~~	~~28~~	~~31-40~~	~~Good (70-79)~~	T.B.R.
~~3~~	~~oak northern red~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~4~~	~~sycamore American~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~5~~	~~hackberry~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~6~~	~~pine eastern white~~	~~28~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~7~~	~~maple silver~~	~~26~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~8~~	~~sycamore American~~	~~42~~	~~51-60~~	~~Good (70-79)~~	T.B.R.
~~9~~	~~maple silver~~	~~32~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~10~~	~~maple silver~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~11~~	~~hackberry~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~12~~	~~ash green~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~13~~	~~maple silver~~	~~24~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~14~~	~~hackberry~~	~~24~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~15~~	~~walnut black~~	~~20~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~16~~	~~Basswood spp~~	~~22~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~17~~	~~oak northern red~~	~~20~~	~~31-40~~	~~Good (70-79)~~	T.B.R.
~~18~~	~~hackberry~~	~~24~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
19	maple silver	20	31-40	Fair (60-69)	
20	oak shingle	24	41-50	Good (70-79)	
21	oak northern red	22	41-50	Good (70-79)	
22	oak chinkapin	24	41-50	Fair (60-69)	
23	oak white	22	31-40	Good (70-79)	
24	oak shingle	26	41-50	Good (70-79)	
25	maple sugar	26	41-50	Good (70-79)	
~~26~~	~~oak black~~	~~28~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~27~~	~~oak black~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~28~~	~~oak black~~	~~24~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~29~~	~~oak black~~	~~24~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
30	oak shingle	20	31-40	Fair (60-69)	
~~31~~	~~ash green~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~32~~	~~cherry black~~	~~22~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~33~~	~~Basswood spp~~	~~24~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
34	hackberry	24	41-50	Fair (60-69)	
35	sycamore American	24	41-50	Fair (60-69)	T.B.R.
36	sycamore American	28	41-50	Fair (60-69)	T.B.R.
37	sycamore American	24	41-50	Fair (60-69)	T.B.R.
~~38~~	~~maple sugar~~	~~24~~	~~41-50~~	~~Good (70-79)~~	T.B.R.
~~39~~	~~maple sugar~~	~~20~~	~~31-40~~	~~Good (70-79)~~	T.B.R.
~~40~~	~~maple silver~~	~~24~~	~~41-50~~	~~Good (70-79)~~	T.B.R.
~~41~~	~~maple sugar~~	~~38~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~43~~	~~oak black~~	~~38~~	~~51-60~~	~~Fair (60-69)~~	T.B.R.
~~44~~	~~ash green~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~45~~	~~maple silver~~	~~24~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~46~~	~~maple sugar~~	~~40~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~47~~	~~maple sugar~~	~~24~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~48~~	~~cherry black~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~49~~	~~oak black~~	~~30~~	~~41-50~~	~~Good (70-79)~~	T.B.R.
~~50~~	~~oak black~~	~~22~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~51~~	~~maple sugar~~	~~20~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~52~~	~~maple sugar~~	~~22~~	~~31-40~~	~~Fair (60-69)~~	T.B.R.
~~53~~	~~sycamore American~~	~~26~~	~~41-50~~	~~Dead (0)~~	T.B.R.
54	maple silver	28	41-50	Fair (60-69)	
~~55~~	~~cherry black~~	~~30~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~56~~	~~oak white~~	~~28~~	~~41-50~~	~~Fair (60-69)~~	T.B.R.
~~57~~	~~oak black~~	~~24~~	~~41-50~~	~~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 Monarch trees.

Tree Protection PLan Prepared
under direction of Skip Kincaid of
Hansen's Tree Service
Certified Arborist MW-0155BW

Skip Kincaid

Base Map Provided by: Grimes Consulting

DOUGLAS A. DeLONG
NUMBER LA-81
10/11/2018

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

HANSEN'S
O'Fallon, MO Branson, MO
Phone: 636-379-1830
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Above All Development

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Drawn: BAD
Checked: DAD

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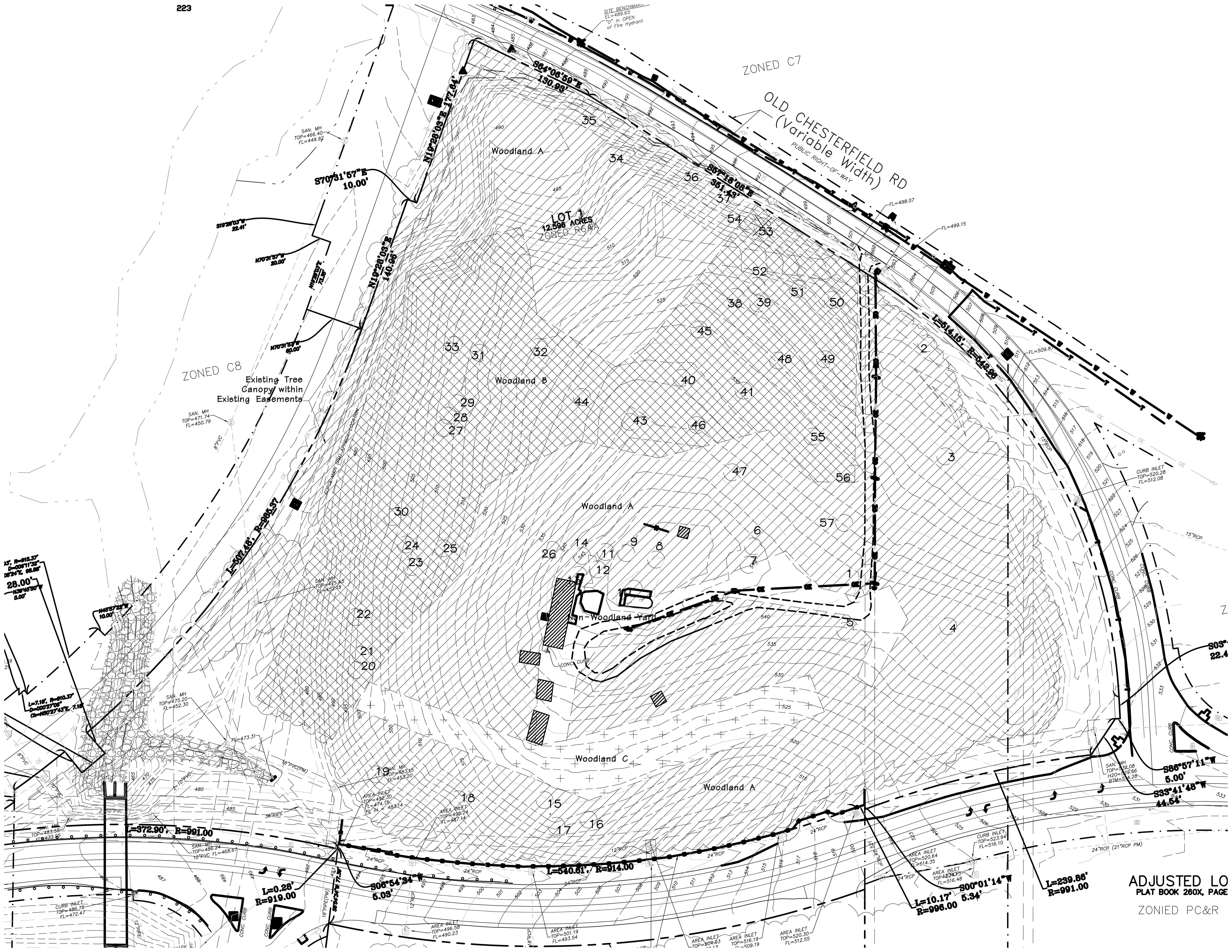
(314) 346-4856
delong.la@gmail.com

Missouri State Certificate of Authority: #2013000145

Sheet Title: Tree Preservation Plan
Sheet No: TPP
Date: 6/11/2018
Job #: 127.006

223



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57	oak black	24	41-50	Fair (60-69)

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 Monarch trees.

Tree Stand Delineation

Scale: 1"=60'

0 60 120 240

LEGEND

Location

109 Referance Number

Dead Tree

Tree Stand Delineation Narrative
September 13, 2017

The overall Lot comprises a total of 12.6 Ac and has a total of 10.4 AC. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: A majority of the site is young woodland that has signs of past disturbance. Overstory is a mix of oak species, sugar maple, silvermaple, hackberry, and a few of the planted white pine. Understory varies from thick honeysuckle to elm and maple. This woodland covers acreage north of Wild Horse Creek Road. Part of it encompasses an area of old field near the gazebo that now is grown up in to young woodland. Average stand diameter is 8" DBH.

Woodland B: A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Overstory is white oak, red oak, black oak, silver maple, and sugar maple. Understory was sparse due to dense canopy with very little honeysuckle intrusion. Average overstory diameter is 16" DBH.

Woodland C: Pine Plantings: Remnants of a double row of white pines are still present. Most have declined and have received no maintenance. Crown dieback and branch death is extensive. Some still have decent health and might add to the project. The remainder are in poor condition. Average diameter is 12" DBH.

Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is comprised of impervious surfaces such as the house, outbuildings, roadway, and pool.

WOODLAND A	=	6.9 Ac.	(303,964.1 sq. ft.)
WOODLAND B	=	2.9 Ac.	(128,016.7 sq. ft.)
WOODLAND C	=	0.6 Ac.	(21,439.0 sq. ft.)
Total Existing Canopy		10.4 Ac	(453,419.8 sq. ft.)
Existing Canopy in Existing Easements:			(35,503.8 sq. ft.)
Net Canopy:			(417,916 sq. ft.)

Tree Stand Delineation Prepared
under direction of Skip Kincaid of
Hansen's Tree Service
Certified Arborist MW-0155BW

Skip Kincaid

Base Map Provided by: Grimes Consulting

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

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Phone: 636-379-1830
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St. Louis, MO. 63117
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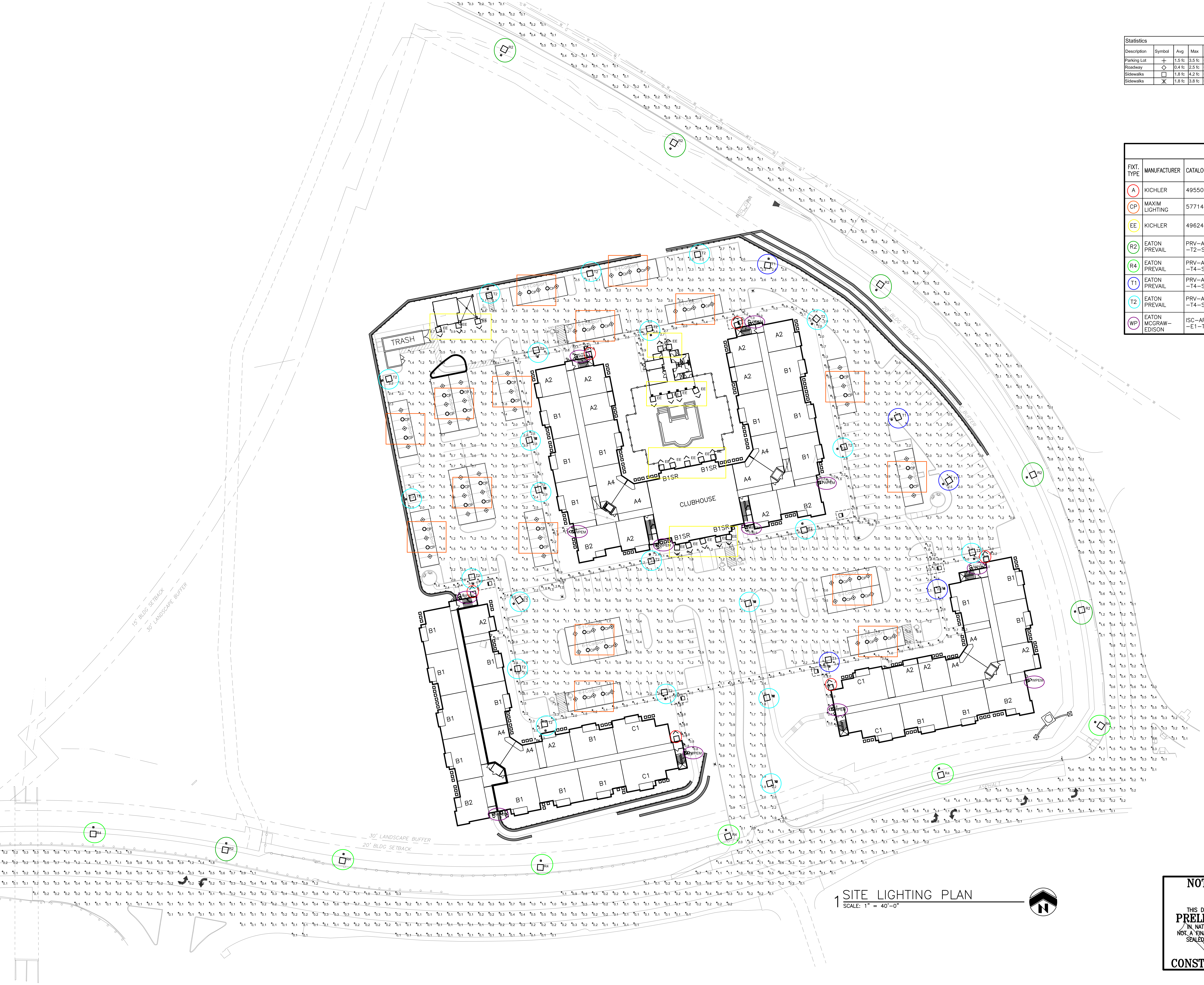
delong.la@gmail.com
Missouri State Certificate of Authority: #2013000145

Sheet Title: Tree Stand Delineation

Sheet No: TSD-1

Date: 9/13/2017
Job #: 127.006

N:\EDA\2018 Project Folder\18007 Aventura at Wild Horse Creek Apts\Drawings\Working Drawings\SL1 Site Lighting Plan\SL1sht.dwg, 7/2/2018 2:22:19 PM, Adobe PDF



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

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.5 fc	3.5 fc	0.3 fc	11.7:1	5.0:1
Roadway	◇	0.4 fc	2.5 fc	0.1 fc	25.0:1	4.0:1
Sidewalks	□	1.8 fc	4.2 fc	0.2 fc	21.0:1	9.0:1
Sidewalks	⋇	1.8 fc	3.8 fc	0.3 fc	12.7:1	6.0:1

LIGHT FIXTURE SCHEDULE

FIXT. TYPE	MANUFACTURER	CATALOG NO.	QTY	VOLTS	WATTS	#	LAMP(S)	FINISH	MOUNT	REMARKS
A	KICHLER	49550BKTLED	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	49624BKTLED	19	120	17	–	LED, 3000°K	TEXTURED BLACK	WALL, +10'–0"	
R2	EATON PREVAIL	PRV–A25–D–UNV –T2–SA–BK	7	120	87	–	LED, 4000°K	BLACK	20' POLE	TYPE 2 DISTRIBUTION
R4	EATON PREVAIL	PRV–A25–D–UNV –T4–SA–BK	6	120	87	–	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
T1	EATON PREVAIL	PRV–A25–D–UNV –T4–SA–BK	5	120	87	–	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
T2	EATON PREVAIL	PRV–A25–D–UNV –T4–SA–BK	22	120	87	–	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
WP	EATON MCGRAW–EDISON	ISC–AF–350–LED –E1–T3–BK–CWB	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.

Aventura at Wild Horse Creek

Chesterfield, Missouri

JIM E. PARKER – ARCHITECT OF RECORD
MISSOURI LICENSE # A–005136
Parker Associates Tulsa, LLC
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)–742–2485

NOT FOR

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

CONSTRUCTION

ED/A jt/LLC
2202 East 49th, Suite #100
Tulsa, Oklahoma 74105
Phone (918) 743-4419 Fax (918) 743-4469
Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 000000
DRAWN BY: JT/AC/RL/DM/DB/SN
DATE: 06/14/2018

SHEET NUMBER SL1 OF 1
OF

N:\EDA\2018 Project Folder\18007 Aventura at Wild Horse Creek Apts\Drawings\Working Drawings\SL1 Site Lighting Plan - Copy\SL2sht.dwg, 7/2/2018 2:20:39 PM, Adobe PDF

WAFER LED I SURFACE MOUNT

TYPE CP

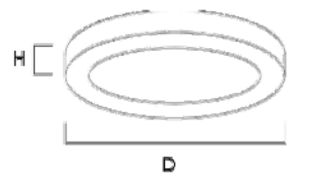
57710 / 57712 / 57714

Job Name :
Job Type :
Quantity :
Comments :

- Die Cast Aluminum
- Size options between 5", 7" and 10"
- Ultra thin 0.5" H
- Approved for use in closets and storage spaces
- Availbale in White (WT), Bronze (BZ), and Satin Nickel (SN)
- Triac Dimmable with Electronic Low Voltage Dimmers
- Easy to install: fits in 3.25" and 4" Outlet Box
- Edge-Lit LED Technology
- Suitable for Wet Location
- ETL/cETL IP65

PRODUCT DESCRIPTION

Wafer was designed for the discriminate consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, Wafer brings ultimate heat dissipation to its edge lit technology. Edge lighting gives very even light distribution while dispersing heat over a larger area. The result of this is longer LED life and better light diffusion.



MEASUREMENTS

MODEL	DIMENSION	HANGING WEIGHT
57710	5"D x 0.5"H	0.88 lb
57712	7"D x 0.5"H	1.21 lb
57714	10"D x 0.5"H	1.75 lb

LAMPING

MODEL	BULB TYPE	CRI	LUMENS INIT	LUMENS DEL	COL TEMP.	DIMMABLE	INPUT
57710	10W PCB LED (Integrated)	90+	700	600	3000K	ELV	120V
57712	15W PCB LED (Integrated)	90+	1050	900	3000K	ELV	120V
57714	20W PCB LED (Integrated)	90+	1400	1200	3000K	ELV	120V

Always consult a qualified electrician before installing any lighting product

FINISHES OPTIONS:
White (WT)
Bronze (BZ)
Satin Nickel (SN)

MATERIAL:
Die Cast Aluminum
PMMA Acrylic Diffuser

AVAILABLE SIZES:
5" | 7" | 10"

RATINGS:
ETL/cETL IP65
Wet Location
Energy Star
CA Title 24
ADA

ADDITIONAL:
RATED LIFE: 50,000 Hours
OPERATING TEMP: -20° C (-4°), 40°C (104°F)
PHOTOMETRIC: Report Found Online

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. I ATLANTA, GA 30336
P. 626.956.4200 I F. 626.956.4225 I maximlighting.com

Amber Valley Collection
Amber Valley Large LED Wall Lantern BKT

TYPE EE

49624BKTLED (Textured Black)

Project Name:
Location:
Type:
Qty:
Comments:

Dimensions

Height	17.25"
Width	8.75"

Ordering Information

Product ID	49624BKTLED
Finish	Textured Black
Collection	Amber Valley Collection

Dimensions

Extension	10.00"
Height from center of Wall opening	3.75"
Base Backplate	6.25 X 9.00
Weight	7.14 LBS

Photometrics

Kelvin Temperature	3000 K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	Etched Seeded

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com\dimming.
Voltage	120 V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
Expected Life Span	40000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
# of Bulbs/LED Modules	1
Delivered Lumens	875
Initial Lumens	1400
Delivered Efficacy	51

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER.

Amber Valley Collection
Amber Valley Large LED Wall Lantern BKT

49624BKTLED (Textured Black)

Project Name:
Location:
Type:
Qty:
Comments:

Max or Nominal Watt	17W
Dimming	Yes

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2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

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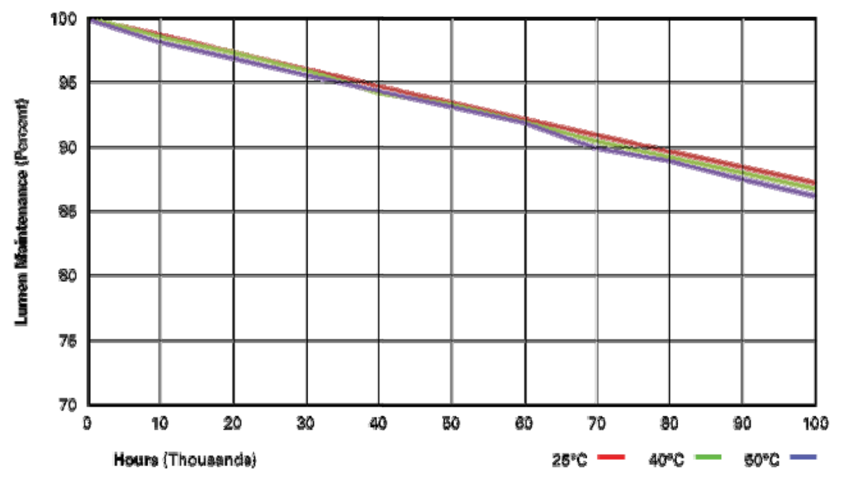
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 280,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family [1, 2]	Light Engine [3]	Driver [4]	Voltage	Distribution	Mounting	Color [6]
PRV=Prevail	**A15**=(1 LED) 6,100 Nominal Lumens **A25**=(2 LEDs) 10,200 Nominal Lumens **A40**=(2 LEDs) 15,100 Nominal Lumens **A60**=(2 LEDs) 18,900 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [5]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm	**AP**=Grey **BZ**=Bronze (Standard) **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Accessories (Order Separately) [12]
7030=70 CRI / 3000K CCT [7] **7050**=70 CRI / 5000K CCT [7] **10K**=10kV/10kA UL 1449 Fused Surge Protective Device **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 18' Mounting Height [8, 9, 10] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 18' - 40' Mounting Height [8, 9, 10] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height **MSP-L12**=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height **MSP-L30**=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height **PER**=NEMA 3-PIN Twistlock Photocontrol Receptacle [11] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [11] **HSS**=House Side Shield **HA**=50°C High Ambient Temperature **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right	**PRVWM-XX**=Wall Mount Kit **PRVMA-XX**=Mast Arm Mounting Kit **PRVSA-XX**=Standard Arm Mounting Kit **HS/VERD**=House Side Shield **MA1010-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1011-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1012-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1013-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1014-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1015-XX**=2@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1016-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1017-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1018-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1019-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1045-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1048-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1049-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Photocontrol - 120V **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **ISHH-01**=Integrated Sensor Programming Remote

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified and classified for DLC Standard, refer to www.designlights.org for details.
3. Standard 4000K CCT and 70 CRI.
4. Consult factory for driver surge protection values.
5. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
7. Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
8. LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
9. LumaWatt Pro wireless system is not available with photocontrol receptacle (Not needed).
10. Not available in conjunction with A60 lumen package at HA (High Ambient).
11. Not available with MSP or LWR options.
12. Replace XX with paint color.

STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	**A15**=(1 LED) 6,100 Nominal Lumens **A25**=(2 LEDs) 10,200 Nominal Lumens **A40**=(2 LEDs) 15,100 Nominal Lumens **A60**=(2 LEDs) 18,900 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V	**T3**=Type III **T4**=Type IV	**MSP/DIM-L30**=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

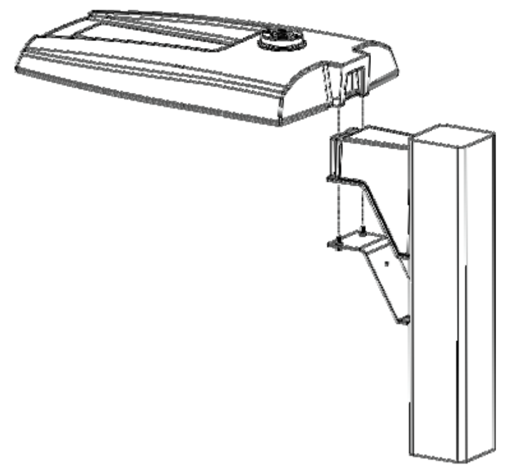
NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

EATON
Powering Business Worldwide

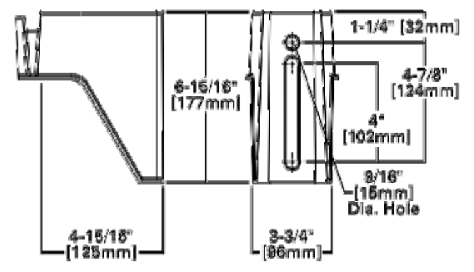
Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

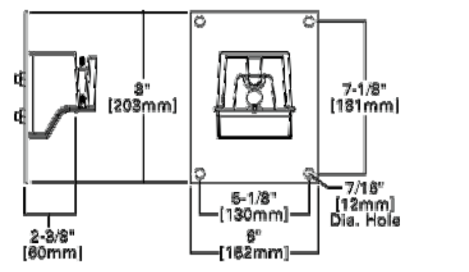
VERSATILE MOUNT SYSTEM



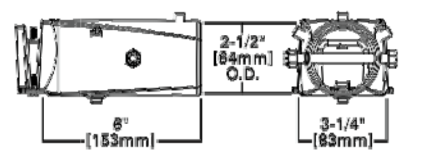
POLE MOUNT ARM



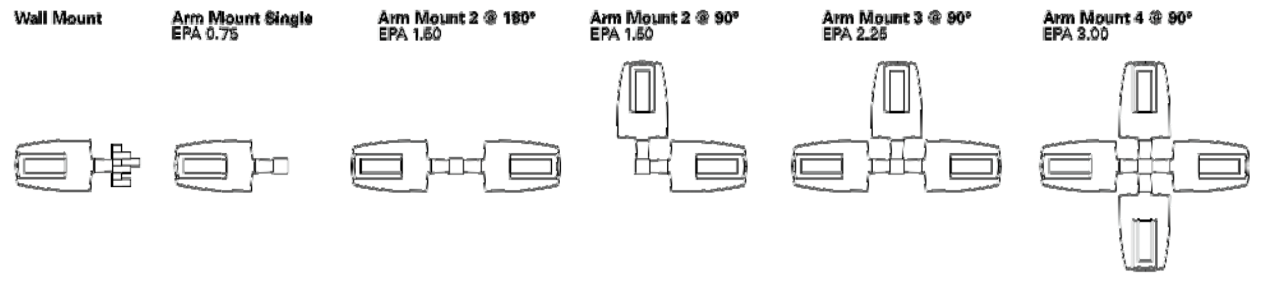
WALL MOUNT



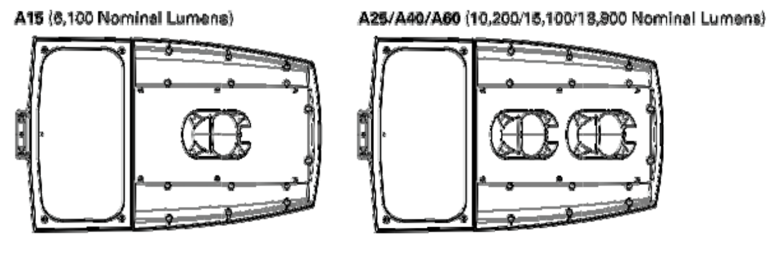
MAST ARM MOUNT



MOUNTING CONFIGURATIONS AND EPAS



OPTICAL CONFIGURATIONS



POWER AND LUMENS

Light Engine		A15	A25	A40	A60
Nominal Power (Watts)		57W	87W	143W	183W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.36
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,936
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

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1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TYPE T1,T2,R1,R2

Lumark

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls
The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

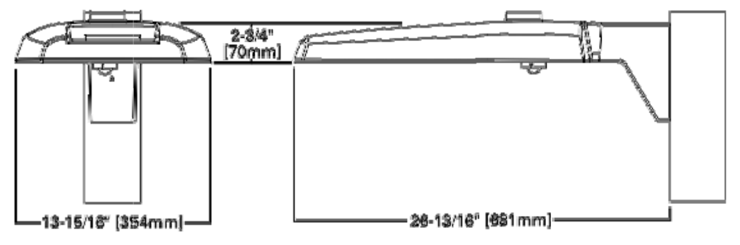
CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.09 kgs.)

DIMENSIONS



EATON
Powering Business Worldwide

*www.designlights.org

Aventura at Wild Horse Creek

Chesterfield, Missouri

JIM E. PARKER – ARCHITECT OF RECORD
MISSOURI LICENSE # A-005136
Parker Associates Tulsa, LLC
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)-742-2485

NOT FOR CONSTRUCTION

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

EDA jt/LLC
2202 East 49th, Suite #100
Tulsa, Oklahoma 74105
Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 000000
DRAWN BY: JT/AC/RL/DM/DB/SN
DATE: 06/14/2018
SHEET NUMBER SL2 OF 2

N:\EDA\2018 Project Folder\18007 Aventura at Wild Horse Creek Apts\Drawings\Working Drawings\SL3 Site Lighting Cutsheets\SL3sht.dwg, 7/2/2018 2:18:13 PM, Adobe PDF

Walden Collection

TYPE A

Walden 1 Light LED Outdoor Wall Light BKT

49550BKTLED (Textured Black)

Project Name: ____________
Location: ____________
Type: ____________
Qty: ____________
Comments: ____________

Dimensions

Height	7.25"
Width	5.00"

Ordering Information

Product ID	49550BKTLED
Finish	Textured Black
Available Finishes	AZ, BKT
Collection	Walden Collection

Dimensions

Extension	3.75"
Height from center of Wall opening	3.75"
Base Backplate	7.25 X 4.75
Weight	3.00 LBS

Photometrics

Kelvin Temperature	3000 K
Color Rendering Index	90

Specifications

Material	Aluminum

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com\dimming.
Voltage	120 V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
ADA Compliant	Yes
Dark Sky	Yes
Expected Life Span	35000 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	790

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

Walden Collection

Walden 1 Light LED Outdoor Wall Light BKT

49550BKTLED (Textured Black)

Project Name: ____________
Location: ____________
Type: ____________
Qty: ____________
Comments: ____________

Initial Lumens	720
Delivered Efficacy	99
Max or Nominal Watt	8W
Dimming	Yes

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

ORDERING INFORMATION

Sample Number: ISC-AF-1200-LED-E1-T3-BZ

Product Family [1]	Light Engine	Drive Current	Lamp Type	Voltage	Distribution	Color
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**AF**=(1) LightSquare	**350**=Drive Current Factory Set to 350mA **450**=Drive Current Factory Set to 450mA **600**=Drive Current Factory Set to 600mA **800**=Drive Current Factory Set to 800mA **1000**=Drive Current Factory Set to 1000mA **1200**=Drive Current Factory Set to 1200mA [3]	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V [2] **480**=480V [2,3]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7030=70 CRI / 3000K CCT [4] **7050**=70 CRI / 5000K CCT [4] **7060**=70 CRI / 5700K CCT [4] **8030**=80 CRI / 3000K CCT [4] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2,5,6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2,6] **HA**=50°C High Ambient [7] **AHD145**=After Hours Dim, 5 Hours, 50% [8] **AHD245**=After Hours Dim, 6 Hours, 50% [8] **AHD255**=After Hours Dim, 7 Hours, 50% [8] **AHD355**=After Hours Dim, 8 Hours, 50% [8] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [5,10,11] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6,11,12] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6,11,12] **BBB**=Battery Pack with Back Box (Specify 120V or 277V) [13] **CWB**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] **LCF**=LightSquare Trim Plate Matches Housing Finish **HSS**=Factory Installed House Side Shield [15] **ULG**=Uplight Glow [5,6] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [16]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor

NOTES:
1. Standard 4000K CCT and greater than 70 CRI.
2. Not available with ULG option.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Exentended lead times apply.
5. Not available with ISS or ISW.
6. Not available with LWR-XX or MS/DIM-LXX.
7. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1A or less.
8. Requires the use of P photocontrol or the PER7 photocontrol receptacle with photocontrol accessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
9. Specify lens in place of XX. Round to next highest option based on mounting height. Available options are 08, 20 and 40W.
10. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
11. Includes integral photocell.
12. LumaWatt Pro wireless sensors are factory installed and requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
13. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates downlight for 90-minutes.
14. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates downlight for 90-minutes.
15. Only for use with SL2, SL3 and SL4 distributions. The LightSquare trim plate is painted black when the HSS option is selected.
16. Removes additional surge module.
17. Specify color in place of XX.

POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,338	2,934	3,827	4,791	5,663	6,444	2,498	3,136	4,091	5,122	6,054	6,889
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T3	Lumens	2,385	2,994	3,906	4,889	5,779	6,577	2,504	3,144	4,101	5,133	6,068	6,905
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,360	2,963	3,866	4,839	5,720	6,509	2,530	3,177	4,145	5,188	6,133	6,979
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,388	2,998	3,908	4,892	5,783	6,581	2,500	3,139	4,095	5,126	6,059	6,895
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,257	2,834	3,697	4,628	5,470	6,225	2,413	3,030	3,953	4,948	5,849	6,656
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,220	2,787	3,636	4,552	5,380	6,122	2,365	2,970	3,874	4,849	5,732	6,523
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,110	2,649	3,456	4,326	5,113	5,818	2,234	2,805	3,660	4,581	5,415	6,162
	BUG Rating	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B0-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	1,990	2,498	3,259	4,080	4,823	5,488	2,154	2,705	3,529	4,418	5,222	5,942
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,380	2,988	3,898	4,880	5,768	6,564	2,465	3,095	4,037	5,054	5,974	6,798
	BUG Rating	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

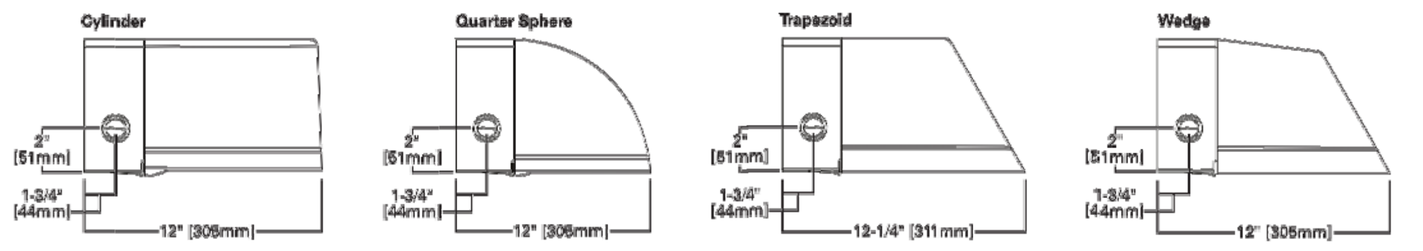
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

THRUWAY BACK BOX



TYPE WPEM

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

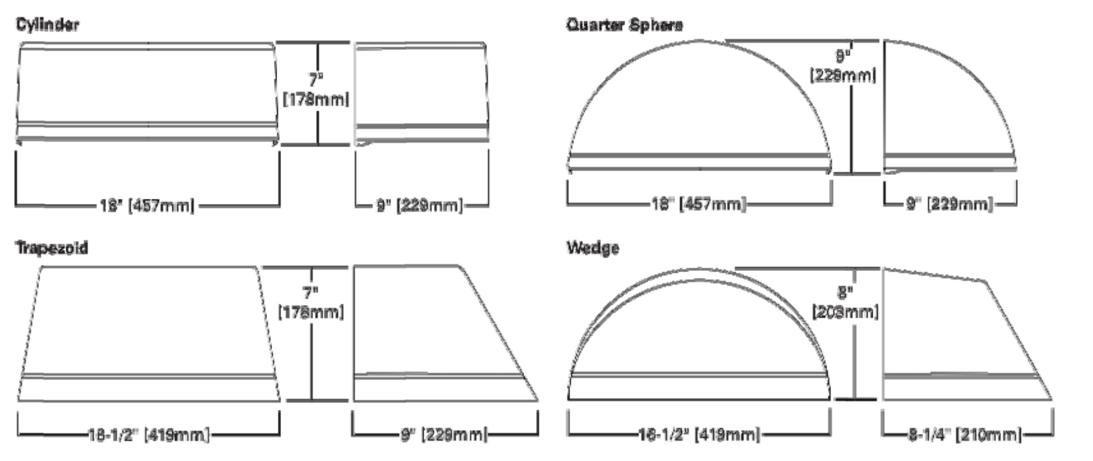
Warranty
Five-year warranty.

ISC/ISS/IST/ISW
IMPACT ELITE LED

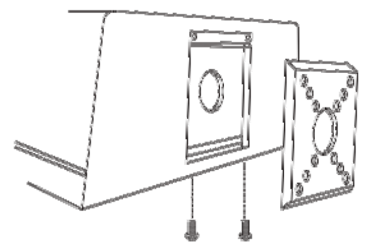
1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

DIMENSIONS



HOOK-N-LOCK MOUNTING



CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightSquare
DesignLights Consortium® Qualified*
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

*www.designlights.org

Aventura at Wild Horse Creek

Chesterfield, Missouri

JIM E. PARKER – ARCHITECT OF RECORD
MISSOURI LICENSE # A–005136
Parker Associates Tulsa, LLC
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)–742–2485

NOT FOR
THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS
NOT A FINAL, SIGNED AND
SEALED DOCUMENT.
CONSTRUCTION

ED/A jt/LLC
2202 East 49th, Suite #100
Tulsa, Oklahoma 74105
Phone (918) 743-4419 Fax (918) 743-4469
Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 000000
DRAWN BY: JT/AC/RL/DM/DB/SN
DATE: 06/14/2018

SHEET NUMBER SL3 OF 3
OF

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

0' 4' 8' 16' 32'

TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTEED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT

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

0' 4' 8' 16' 32'

EXTERIOR ELEVATIONS - BUILDING 1

08/27/18

AVENTURA AT WILD HORSE CREEK

1A

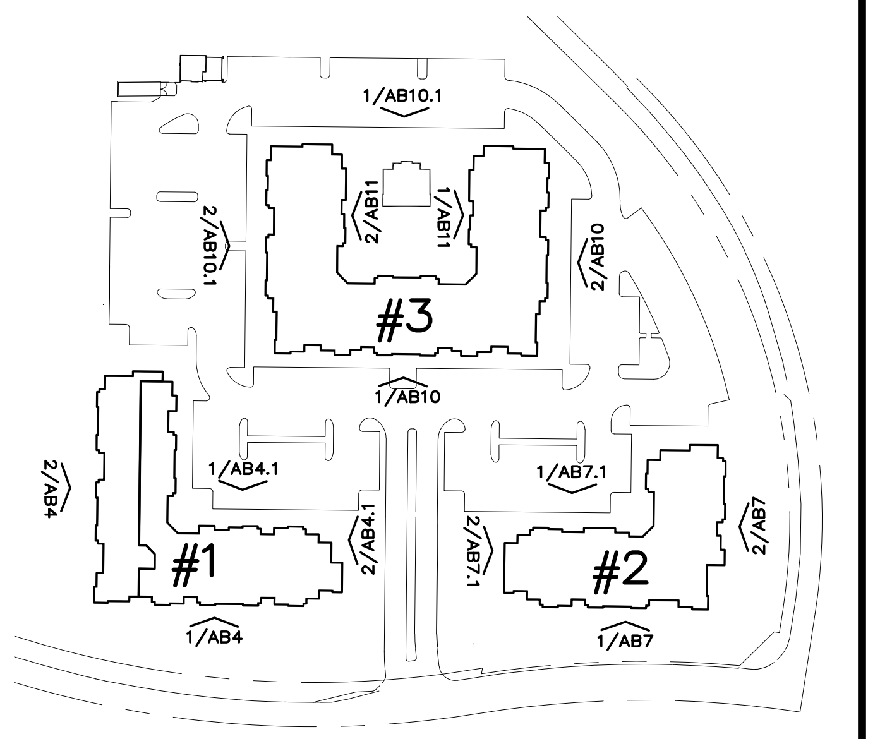
Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES P.C.

KEYNOTES

1 BUILDING ONE – SOUTH ELEVATION
3/32"=1'-0"
STREET–SIDE ELEVATION

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



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri

Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918–742–2485

BRYAN HULST – ARCHITECT OF RECORD
MISSOURI LICENSE A–2015013986

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314–363–9693

JOB NUMBER: 218011
DRAWN BY: SL,HA
DATE: 4/5/18
7/20/18
8/15/18

BUILDING ONE ELEVATIONS

SHEET NUMBER AB4 SW
OF 11

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
MNFTR: CERTAINTEED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT

EXTERIOR ELEVATIONS - BUILDING 1

08/27/18

AVENTURA AT WILD HORSE CREEK

1B

Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES P.C.

2 BUILDING TWO - SOUTH ELEVATION
3/32"= 1'-0"
0' 4' 8' 16' 32'

1 BUILDING TWO - EAST ELEVATION
3/32"= 1'-0"
0' 4' 8' 16' 32'

TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTEED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT

EXTERIOR ELEVATIONS - BUILDING 2

08/27/18

AVENTURA AT WILD HORSE CREEK

2A

Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES P.C.

1 BUILDING TWO – SOUTH ELEVATION

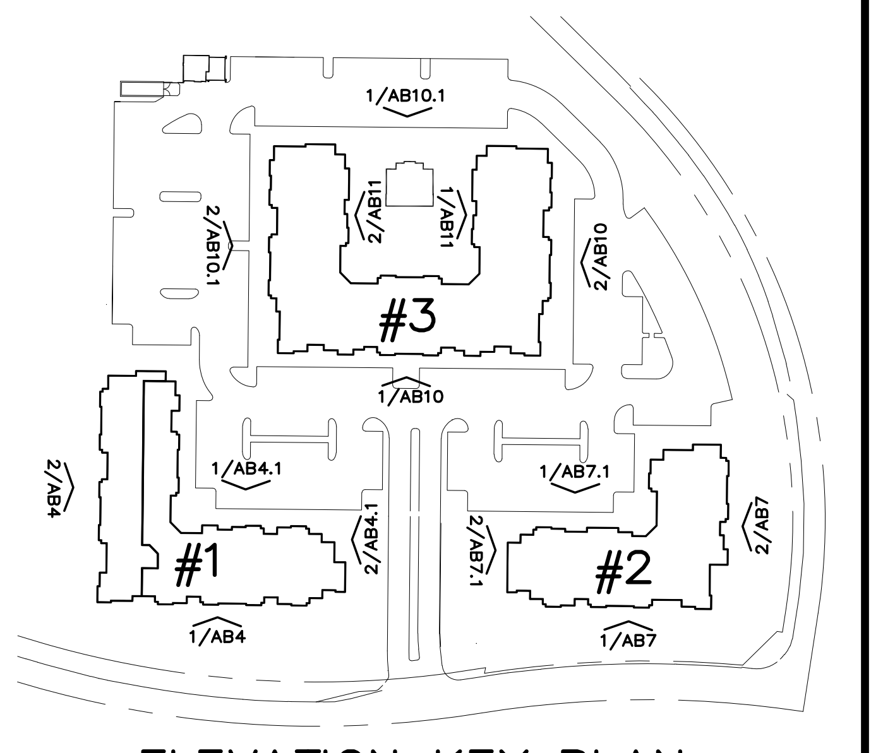
3/32"=1'-0"

STREET-SIDE ELEVATION

2 BUILDING TWO – EAST ELEVATION

3/32"=1'-0"

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek

Chesterfield, Missouri

Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918–742–2485

BRYAN HULST – ARCHITECT OF RECORD
MISSOURI LICENSE A–2015013986

Aventura at Wild
Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH 314–363–9693

JOB NUMBER:	218011
DRAWN BY:	SL,HA
DATE:	4/5/18
7/20/18	
8/15/18	

BUILDING TWO ELEVATIONS

SHEET NUMBER AB7 SE OF 11

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

EXTERIOR ELEVATIONS - BUILDING 2

08/27/18

AVENTURA AT WILD HORSE CREEK

2B

Parker Associates Tulsa, LLC

rosemann
& ASSOCIATES P.C.

2 BUILDING THREE - SOUTH ELEVATION

3/32"= 1'-0"

0' 4' 8' 16' 32'

1 BUILDING THREE - EAST ELEVATION

3/32"= 1'-0"

0' 4' 8' 16' 32'

TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTEED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT

EXTERIOR ELEVATIONS - BUILDING 3

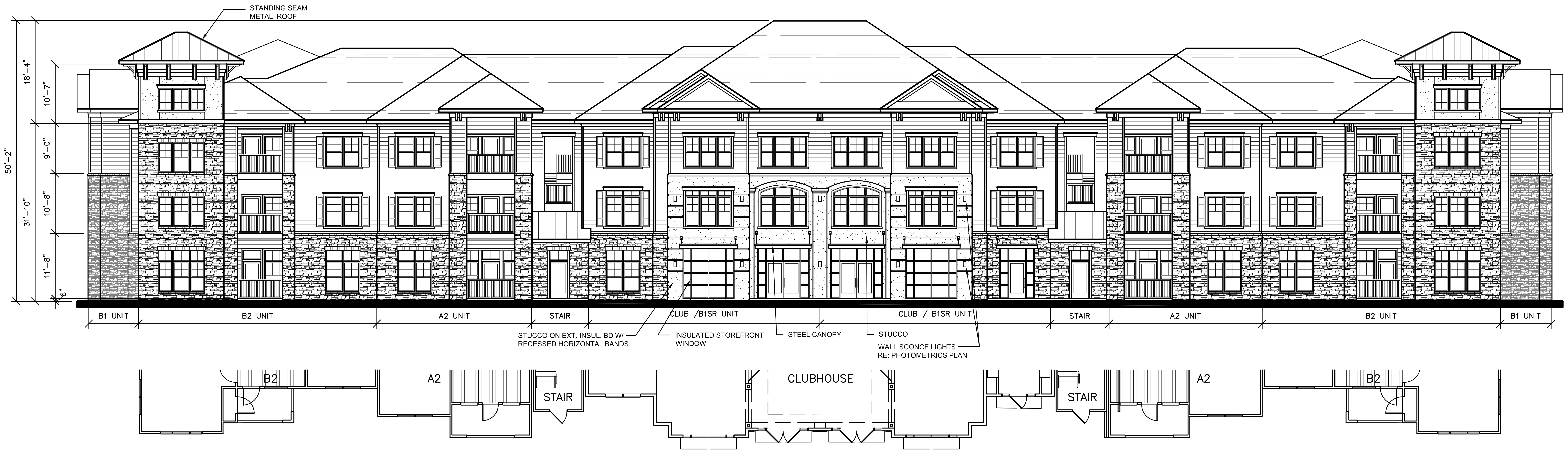
08/27/18

AVENTURA AT WILD HORSE CREEK

3A

Parker Associates Tulsa, LLC

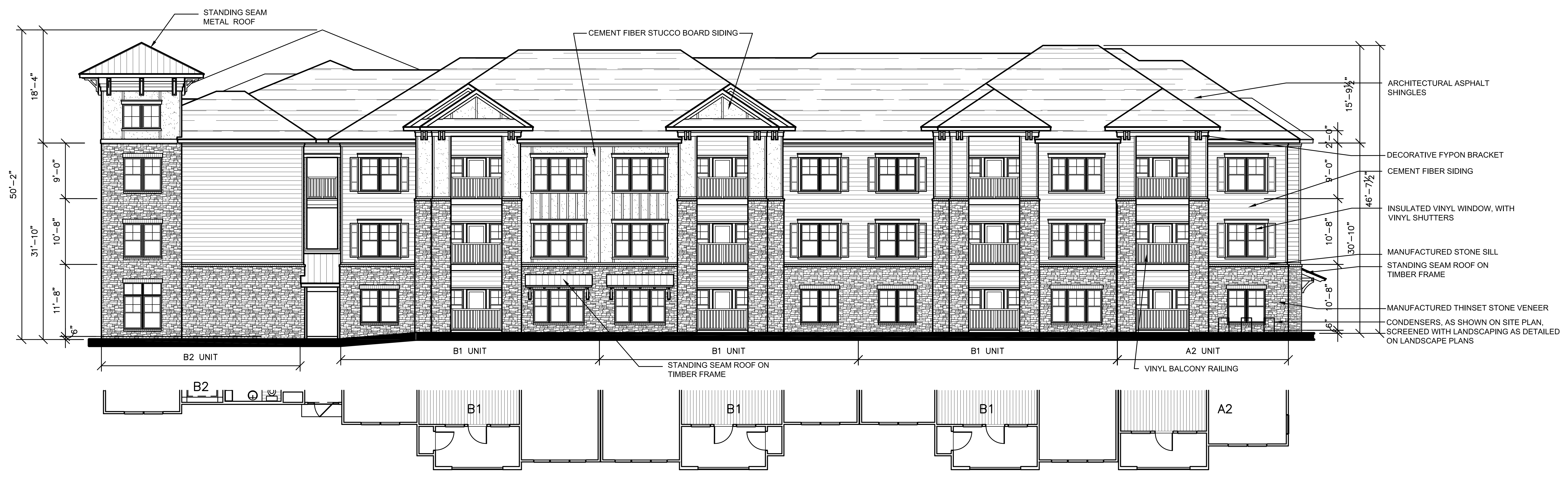
rosemann & ASSOCIATES P.C.



1 BUILDING THREE – SOUTH ELEVATION

3/32"=1'-0"

FRONT ELEVATION

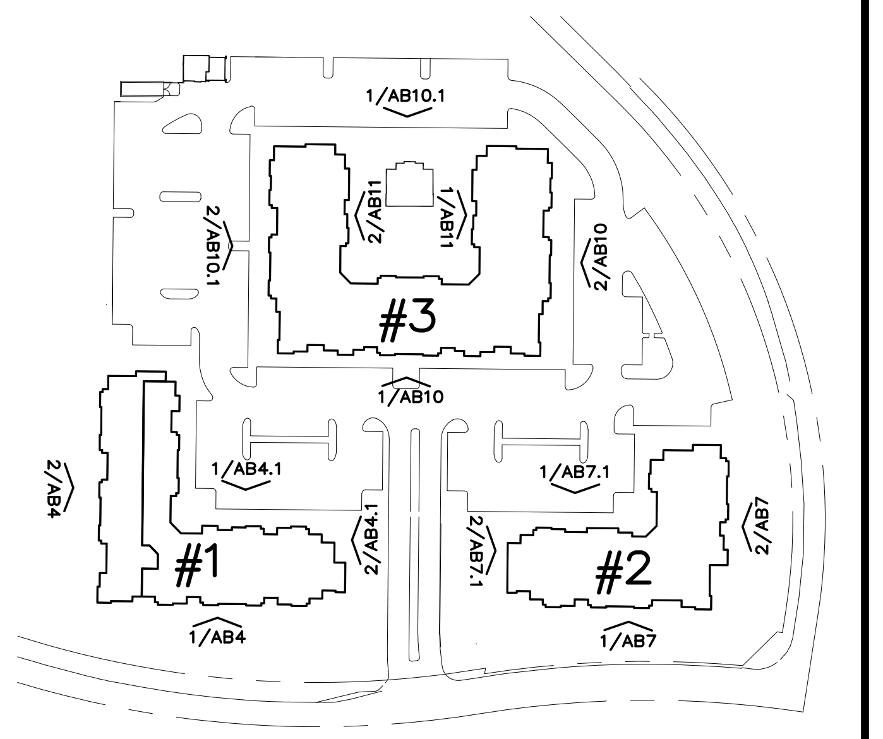


2 BUILDING THREE – EAST ELEVATION

3/32"=1'-0"

PARKING–SIDE ELEVATION

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri

Parker Associates Tulsa, LLC
2202 E. 49th Street, Suite 200
Tulsa, Oklahoma 74105
918–742–2485

BRYAN HULST – ARCHITECT OF RECORD
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10411 CLAYTON RD., STE. 308
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PH 314–363–9693

JOB NUMBER:	218011
DRAWN BY:	SL,HA
DATE:	4/5/18
7/20/18	
8/15/18	

BUILDING THREE
ELEVATIONS

SHEET NUMBER AB10 SE
OF 11

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

0' 4' 8' 16' 32'

TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTEED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

STONE
MNFTR: STONECRAFT

EXTERIOR ELEVATIONS - BUILDING 3	AVENTURA AT WILD HORSE CREEK	3B
08/27/18		

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

5 POOLHOUSE - WEST ELEVATION

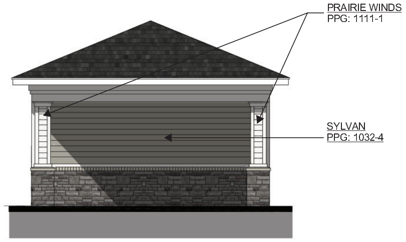
3/16"= 1'-0"

0' 3' 6' 12'

6 POOLHOUSE - NORTH ELEVATION

3/16"= 1'-0"

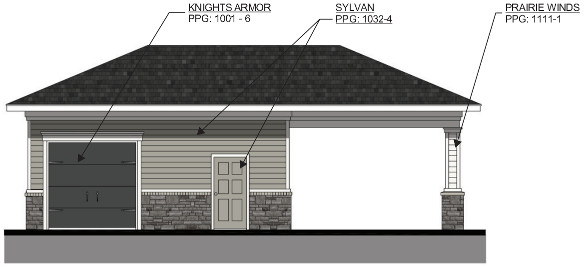
0' 3' 6' 12'



4 MAINTENANCE BLDG - SIDE ELEVATION

3/16"= 1'-0"

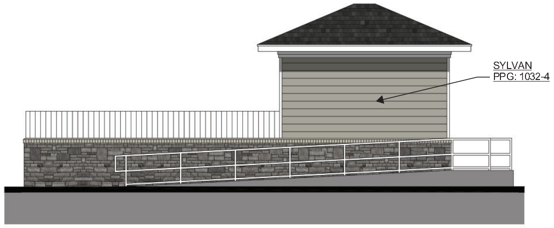
0' 3' 6' 12'



3 MAINTENANCE BLDG - FRONT ELEVATION

3/16"= 1'-0"

0' 3' 6' 12'



2 TRASH ENCLOSURE - SIDE ELEVATION

3/16"= 1'-0"

0' 3' 6' 12'

1 TRASH ENCLOSURE - FRONT ELEVATION

3/16"= 1'-0"

0' 3' 6' 12'

TRIM COLOR
PRAIRIE WINDS
PPG: 1111-1

ROOF COLOR
SHINGLE
MNFTR: CERTAINTEED

METAL STANDING SEAM
MNFTR: OTHERS
COLOR: TBD

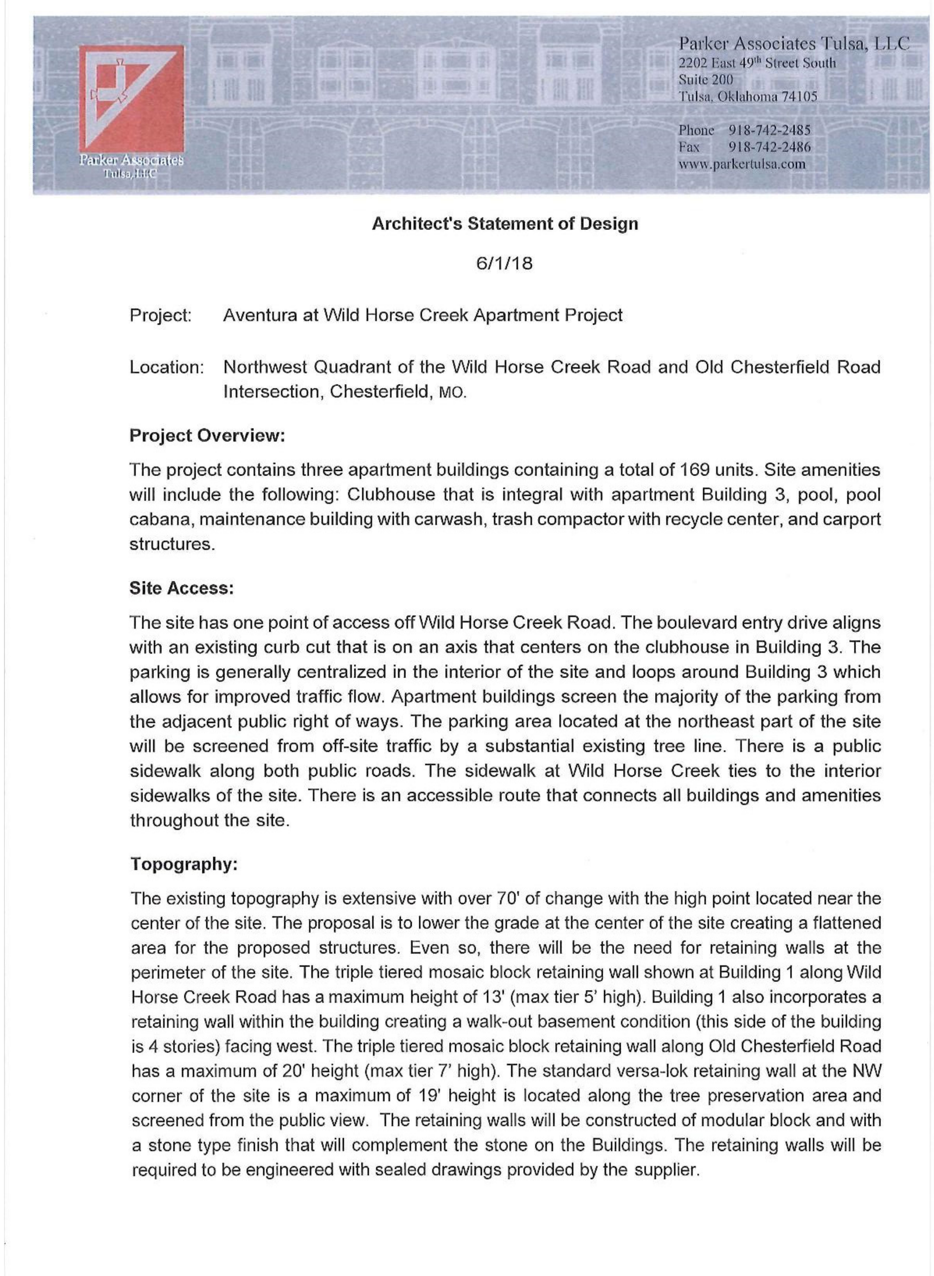
STONE
MNFTR: STONECRAFT

EXTERIOR ELEVATIONS

08/27/18

AVENTURA AT WILD HORSE CREEK

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



Parker Associates Tulsa, LLC
2202 East 49th Street South
Suite 200
Tulsa, Oklahoma 74105

Phone 918-742-2485
Fax 918-742-2486
www.parkertulsa.com

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:

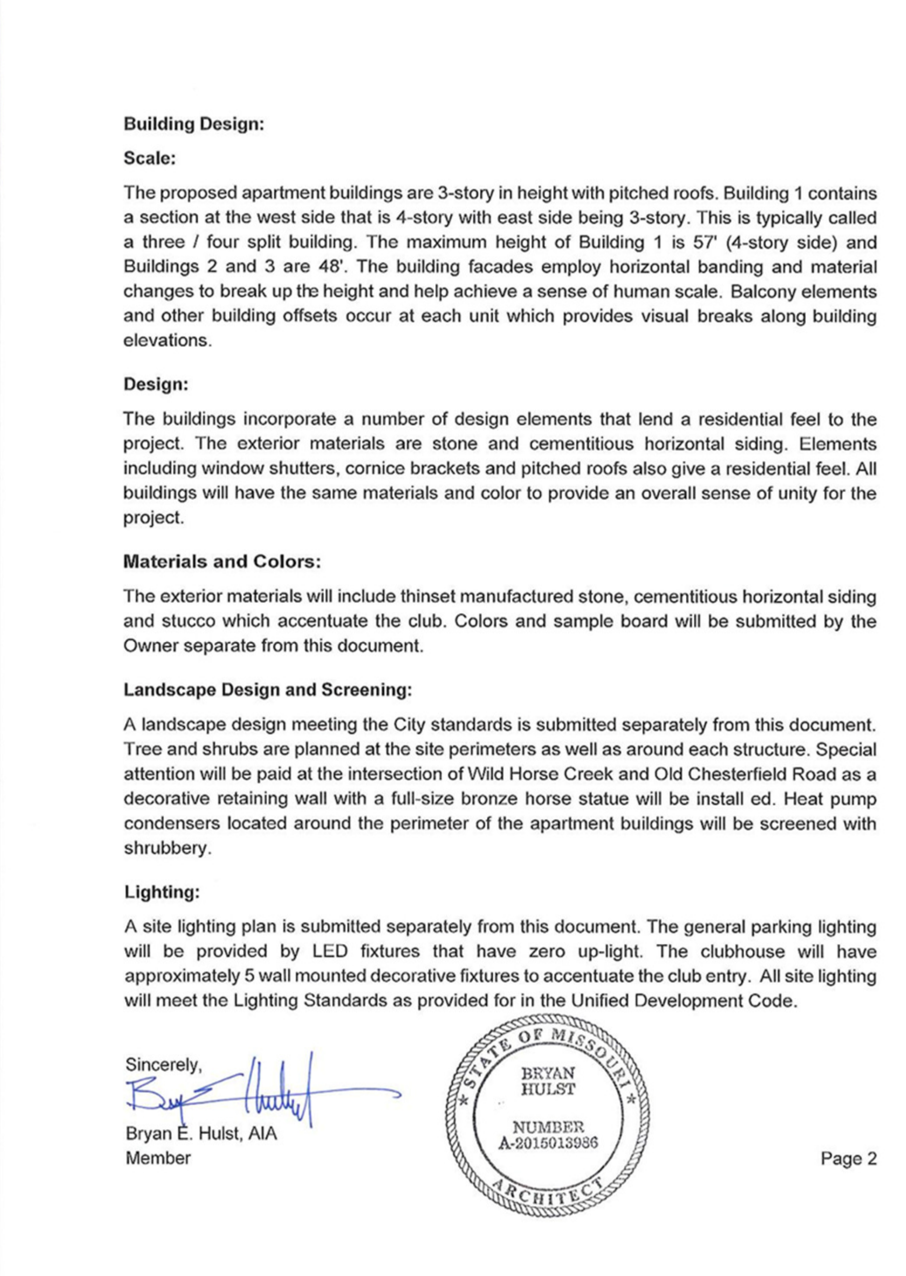
The project contains three apartment buildings containing a total of 169 units. Site amenities will include the following: Clubhouse that is integral with apartment Building 3, pool, pool cabana, maintenance building with carwash, trash compactor with recycle center, and carport structures.

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 install ed. 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

BRYAN HULST
NUMBER A-2015013986