

Planning Commission Staff Report

- Meeting Date:** January 11, 2021
- From:** Mike Knight, Assistant City Planner *mk*
- Location:** South of Wild Horse Creek Road, west of Chesterfield Parkway West, and east of Burkhardt Place.
- Description:** **Downtown Chesterfield, (Categories A&B) ASDCP:** An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 78.4 acre tract of land located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted an Amended Site Development Concept Plan for Planning Commission review. This request depicts a phased development of 17 lots that total 78.4 acres. The subject site is located in what is known as “Categories A&B” of Downtown Chesterfield. The subject site is zoned “PC&R” Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3114. An Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan have all been submitted for review and approval in accordance to the governing ordinance. If approved, a Record Plat will follow creating individual lots, and then individual Site Development Section Plans may be submitted to develop each individual Lot.



Figure 1: Aerial Image

HISTORY OF SUBJECT SITE

Below in Figure 2 is a table that provides a high level historical summary of significant events for the subject site. The events detail the year they occurred, whether they were plan or zoning related, followed by a brief description of the request and the resulting action.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR.
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers

Figure 2: Historical Summary

STAFF ANALYSIS

The governing ordinance is unique in the fact that there are four specific concept plans to be submitted and approved by Planning Commission. These plans include the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan. Categories A&B have specific standards outlined in the governing ordinance that reference building placement, building volume, floor heights, façade elements, outdoor space, building function, and specific exhibits that detail streetscapes to which the development must adhere.

The following analysis will be provided for each of the four required plans.

Amended Site Development Concept Plan:

The Subject Site is composed of 17 total lots for the phased development of Categories (A&B). All of the lots are currently undeveloped except for the Freedom Title building located at 16476 Wild Horse Creek Road. This building will be utilized as a construction office during the creation of the infrastructure then is planned to be removed before the development of Lot 2A. There is currently a Record Plat submitted and under review. The submitted Record Plat is in the same lot configuration that exists in the Amended Site Development Concept Plan for consideration. Lot 7A depicted on the Amended Site Development Concept Plan is understood as Common Ground for the entire development.

The Concept Plan provides general areas for lot lines, potential roadways, building foot prints, parking areas and common ground containing required amenities. All of these items conform to the Preliminary Development Plan contained within the site specific ordinance.

Lot lines: As previously mentioned, there are 17 total lots in which subsequent site development section plans will be provided for consideration after an approved Record Plat by City Council creates each lot. The governing ordinance has density limitations of 1.7 million cumulative gross floor area of retail commercial uses, office commercial uses, civic uses, and lodging uses and 1,000 residential units within the 99 acre Downtown Chesterfield (A,B,C) subject site. The approved ASDCP for Category C contains 258,775 of the allowable gross floor area and 188 units. This leaves roughly 1.4 million gross floor area and 812 units of available density for Categories A&B. Figure 3 outlines the density allocation for each lot. A note on the plan states

Categories (A & B)	Commercial (GFA)	Residential (Units)
Lot 1		90
Lot 2A		250
Lot 2B	170,000	
Lot 2C	173,000	
Lot 3A	204,000	
Lot 3B	135,000	
Lot 3C	153,000	
Lot 3D	12,000	
Lot 4A	66,000	
Lot 4B	89,000	
Lot 4C	90,000	
Lot 4D	15,000	
Lot 5A	52,000	
Lot 5B/5C	15,000	270
Lot 5D		40
Lot 6		43
Total	1,174,000	693

Figure 3: Density Allocation

that the remaining density not accounted for in Categories A&B (267,225 GFA and 119 units) is allocated as future density and shall be at the discretion of Wildhorse Village LP, its successors and assignees.

Potential Roadways: In October of 2020, a Site Development Concept Plan (Infrastructure Only) was approved by City Council. This plan outlined the location for the necessary infrastructure to support the 78.4 acre site. The conceptual roadway network includes the extension of Burkhardt Place, an inner ring roadway (Urban Main Street), and a connection roadway (Urban Mixed Use Street) that serves as an additional connection from the inner ring to Burkhardt Place. This roadway alignment substantially conforms to the roadway alignment approved on the Preliminary Development Plan within the governing ordinance. The grading to facilitate the construction of this roadway network has been approved and is currently under operation. The conceptual roadway network within the ASDCP meets all design standards within Article 04 of Chapter 405 of the Unified Development Code. These standards include the location, spacing, and geometric design of driveway access. The applicant has also supplied an additional delivery and loading strategy narrative statement and is attached to the Planning Commission packet.

Building Footprint: The conceptual plan contains a conceptual building layout for each developable lot. The governing ordinance has a streetscape exhibit for each roadway depicted on the Preliminary Development Plan. Each exhibit has a build-to line in which buildings must be built to a certain point on a lot compared to the more traditional set-back line in which there is a requirement for a building to be set back from a lot line. The submitted ASDCP conforms to the street façade requirements within the governing ordinance.

Parking Areas: There are both structured parking and street parking depicted on the ASDCP. This plan provides the general location of parking for each lot but does not provide the total quantity requirements. The total number of parking spaces will be required on each lot's subsequent Site Development Section Plan. A few notable features in regards to the parking would be that there are currently 134 on-street parking spaces depicted along the internal roadways, lots 2B, 2C, 3C, and 3D all utilize the structured garage on lot 2A for parking and do not have parking on their own lot, and the only surface parking lot allowed by ordinance would be in relation to the grocery use.

Common Ground/Amenities: The area depicted as lot 7A, which includes all of the existing lake and internal roadways, will be common ground. The common ground includes the 75', 125' and 300' view corridors that are required by ordinance. Also included within the common ground are all of the required amenities by ordinance. These amenities include, but are not limited to, a lake front park, lake front walk, trail rest station, trailhead overlook, picnic lawn, boathouse, boat launch, viewing terraces, public art, floating gardens, viewing ridges, lunchbreak courtyard, stepped amphitheater, floating stage, performance terrace, pocket parks, and a terraced plaza. It is important to note that these amenities will be approved with this plan and not on subsequent plans. Included in this Planning Commission Packet is a description of each amenity and the location for each amenity is depicted on the ASDCP. Figures 4-9 on the following pages are images represented in the provided packet.



- Terraced Plaza
- Stepped Amphitheater
- Floating Stage
- Floating Garden
- Performance Terrace

Figure 4: Amenities



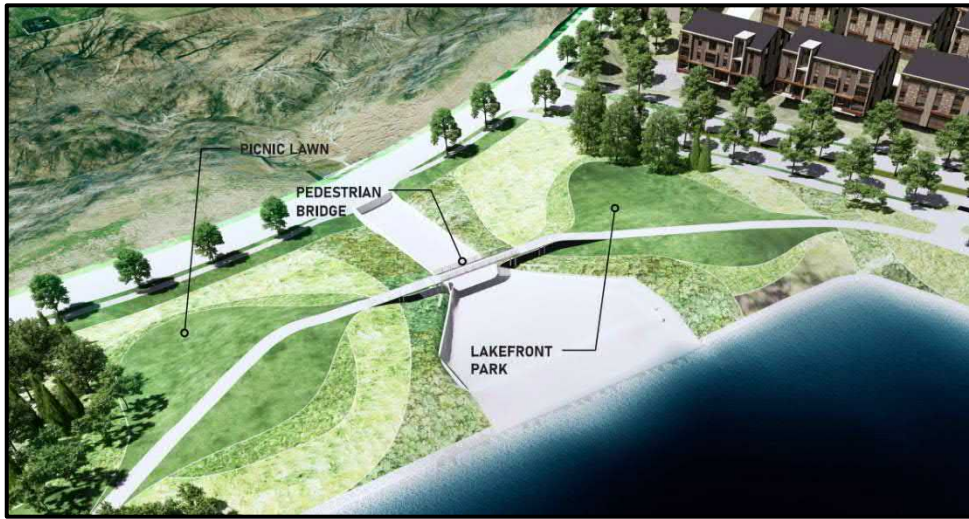
- Pocket Park
- Pedestrian Bridge

Figure 5: Amenities



- Boathouse
- Boat Launch

Figure 6: Amenities



- Picnic Lawn
- Lakefront Park

Figure 7: Amenities



- Trail Rest Station
- Overlook
- Viewing Ridge

Figure 8: Amenities



- Lake front walk
- Viewing Terraces
- Lunchbreak Courtyard

Figure 9: Amenities

Landscape Concept Plan:

The Landscape Concept Plan outlines areas for street trees along the roadways, the required landscape buffers, and the common ground plantings. All buffers shown on the ASDCP conform to the requirements of the governing ordinance. The buffers will be required to be planted on each lot as they develop. The street trees are shown on the ASDCP of which there are 275 new deciduous street trees to be planted along the roadways. Common Ground Plantings consist of 95 deciduous trees, 47 evergreen trees, and 54 ornamental trees. The full Landscape Plan depicting the location of each tree is provided in the Planning Commission Packet.

Lighting Fixture Concept Plan:

The applicant has submitted the required Lighting Fixture Concept Plan. The primary purpose of the Lighting Fixture Concept Plan is to establish a cohesive appearance in regards to lighting within Categories (A&B) of Downtown Chesterfield. Below are the fixtures chosen by the applicant to be utilized consistently throughout the 78.4 acres. These fixtures consist of roadway and trail lighting, the terraced plaza lighting, and decorative lighting over an intersection. The fixtures can all be seen below (Figure 10) with the associated cut sheets and location located within the attached Planning Commission Packet.




Image	Designation	Location	Finish	Pole Height
	S01	Pedestrian	Graphic Metallic	14'
	S02	Roadway	Graphic Metallic	23'
	S03	Plaza	Silver	32'
	S04	Decorative Intersection	Wood Finish	NA

Figure 10: Lighting Fixture Concept

Signage Concept Plan:

The applicant submitted the required Signage Concept Plan. The primary purpose of the Signage Concept Plan is to establish a cohesive appearance in regards to signage within Categories A&B of Downtown Chesterfield. Individual sign packages must be consistent with the Signage Concept Plan. The signage concept plan details street kiosks along the eastern half of the internal roadway system. The street kiosk signs are to be in an aluminum frame with the graphics to be on an opaque panel integral to the sign cabinet while being internally illuminated. The conceptual location of the street kiosks are included in the Planning Commission Packet.

The Signage Concept Plan also depicts primary and secondary entrance signage. The walls are to be large scale solid materials (natural, precast, or cast-in-place architectural concrete) for the base of the sign or as the background for the sign message. The colors are to be complementary to the overall public realm materials of the development. All text and graphic are to be pin mounted to the sign background and to be illuminated by ground mounted LED lighting or to be backlit.

The applicant supplied a narrative statement along with defined criteria for both building and site signage and is included in the Planning Commission Packet.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 3114. Staff recommends approval of the Amended Site Development Concept Plan for the Downtown Chesterfield (Categories A&B) development.

MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the Downtown Chesterfield (Categories A&B) development."
- 2) "I move to approve the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the Downtown Chesterfield (Categories A&B) development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Concept Plan
Landscape Concept Plan
Lighting Fixture Concept Plan
Signage Concept Plan
Amenities Detail
Delivery and Loading Strategy Narrative Statement

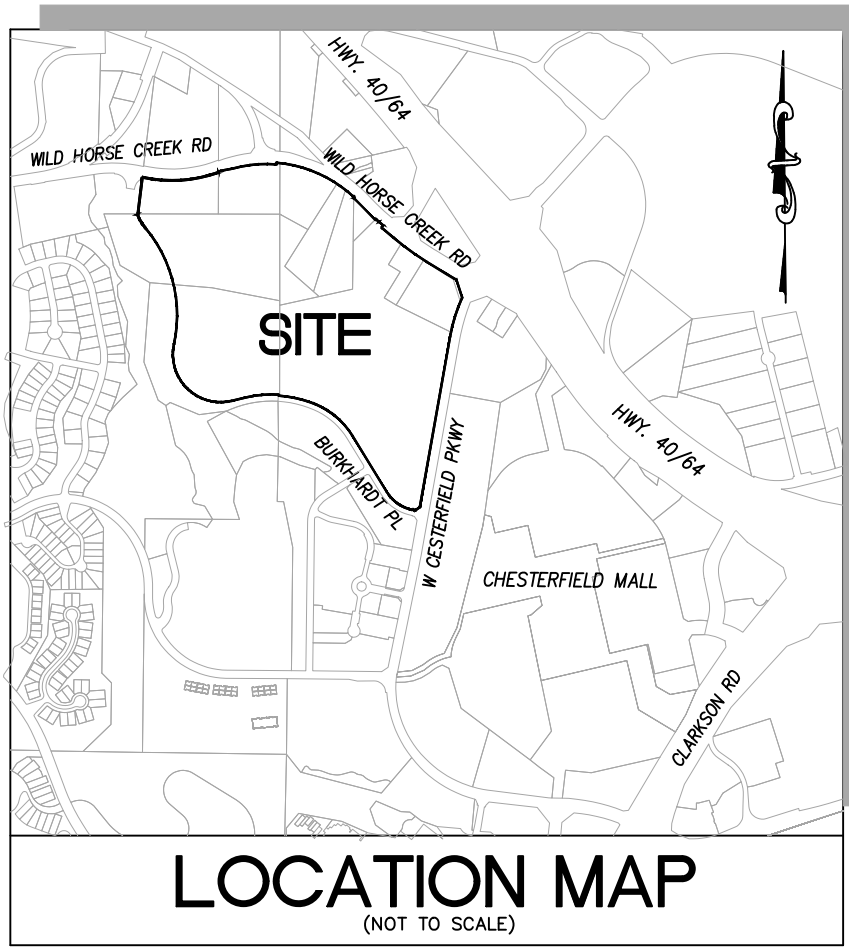
CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN

A TRACT OF LAND
BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF
'CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO' IN TOWNSHIP 45 NORTH
RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PLAN SHEET LEGEND

- C10 SITE DEVELOPMENT CONCEPT PLAN OVERALL SITE
- C20 SITE DEVELOPMENT CONCEPT PLAN
- C30 SITE DEVELOPMENT CONCEPT PLAN
- C40 SITE DEVELOPMENT CONCEPT PLAN
- C50 SITE DEVELOPMENT CONCEPT PLAN
- C60 SITE DEVELOPMENT CONCEPT PLAN
- TYPICAL STREET SECTIONS
- CL-100 CONCEPT LANDSCAPE PLAN - STREETSCAPE
- CL-110 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA A
- CL-111 CONCEPT LANDSCAPE PLAN - OPEN SPACE AREA B
- E100 ELECTRICAL SITE LIGHTING PLAN
- E2100 ELECTRICAL SITE LIGHTING CALCULATIONS
- TSD-1 TREE STAND DELINEATION
- TPP-1 TREE PRESERVATION PLAN

- SITE DEVELOPMENT CONCEPT PLAN - INFRASTRUCTURE AND ROADWAYS
(PER 308 PER 400462) APPROVED BY:
1. MODOT ON 02/20/20
 2. ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION ON 02/20/20
 3. CITY OF CHESTERFIELD PLANNING COMMISSION ON 04/02/20
 4. CITY OF CHESTERFIELD PLANNING AND PUBLIC WORKS COMMITTEE ON 04/24/20
 5. CITY OF CHESTERFIELD CITY COUNCIL ON 10/05/20



PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
BOOK: 23906 - PAGE: 2981

OVERALL AREA: 78.397 Acres ±
EXISTING ZONING: PC-A & R PER ORDINANCE #3114
LOCATOR NO: 187620206, 187620185, 187630195, 187620053, 187640248, 187640260, 187640271, 187620174, 185410240, 185410206, 187620064, 187630272, 187640883

WUNNBERG'S FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER AND DISTRICT OF 19.25 FEET
FEMA MAP: 29189C0165K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE SPIRE INC
GAS COMPANY: AT&T
PHONE COMPANY: MISSOURI AMERICAN WATER COMPANY
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY
USACE PERMIT: MVS-2020-554

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION
A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTHWARDLY ALONG THE WEST LINE OF ATRIFIED CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODDARD RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST 303.46 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD VARIABLE WIDTH, IN PLAT BOOK 354 PAGES 865 OF THE ST. LOUIS COUNTY RECORDS, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 49 SECONDS EAST 5.31 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 19.25 FEET, 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 24 SECONDS EAST 84.71 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 307.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 320.45 FEET, AND A CHORD WHICH BEARS NORTH 84 DEGREES 25 MINUTES 32 SECONDS EAST 318.79 FEET, NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST 12.00 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 919.00 FEET, AND ALONG SAID CURVE AN ARC DISTANCE OF 623.38 FEET, AND A CHORD WHICH BEARS SOUTH 68 DEGREES 01 MINUTES 52 SECONDS EAST, 611.48 FEET, TO A POINT ON THE WEST LINE OF A ROADWAY DEDICATION AS RECORDED IN BOOK 6409 PAGE 1236 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND CONVEYED TO KENER PROPERTY HOLDING LLC AS RECORDED IN DEED BOOK 23776 PAGE 3007 OF SAID RECORDS, THENCE SOUTH 00 DEGREES 43 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID DEDICATION, 6.68 FEET, THENCE ALONG THE SOUTH LINE OF SAID DEDICATION, SOUTH 44 DEGREES 16 MINUTES 55 SECONDS EAST, 222.40 FEET, THENCE NORTH 45 DEGREES 14 SECONDS WEST, 25 SECONDS EAST, 8.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1181.92 FEET, THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG SAID CURVE, AN ARC DISTANCE OF 25.00 FEET, AND A CHORD WHICH BEARS SOUTH 49 DEGREES 04 MINUTES 19 SECONDS EAST 112.49 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1059.86 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 300.72 FEET, AND A CHORD WHICH BEARS SOUTH 54 DEGREES 04 MINUTES 45 SECONDS EAST, 300.52 FEET, SOUTH 58 DEGREES 25 MINUTES 45 SECONDS EAST 164.17 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1059.86 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 84.52 FEET, AND A CHORD WHICH BEARS SOUTH 59 DEGREES 40 MINUTES 44 SECONDS EAST, 84.52 FEET, AND SOUTH 17 DEGREES 50 MINUTES 47 SECONDS WEST, 1186.50 FEET, THENCE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID WEST RIGHT OF WAY LINE, ALONG SAID CURVE AN ARC DISTANCE OF 626.68 FEET, AND A CHORD WHICH BEARS SOUTH 17 DEGREES 11 MINUTES 05 SECONDS WEST, 295.91 FEET, SOUTH 10 DEGREES 03 MINUTES 12 SECONDS WEST, 1252.43 FEET, AND SOUTH 55 DEGREES 01 MINUTES 55 SECONDS WEST 35.38 FEET TO THE NORTH RIGHT OF WAY LINE OF BURKHARDT PLACE, VARIABLE WIDTH, THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 50 DEGREES 08 MINUTES 43 SECONDS WEST 16.00 FEET, SOUTH 10 DEGREES 02 SECONDS WEST 3.50 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 287.33 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 244.69 FEET, AND A CHORD WHICH BEARS NORTH 55 DEGREES 47 MINUTES 14 SECONDS WEST 237.35 FEET, NORTH 31 DEGREES 26 MINUTES 30 SECONDS WEST, 472.64 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 568.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 351.80 FEET, AND A CHORD WHICH BEARS NORTH 48 DEGREES 10 SECONDS WEST 348.20 FEET, TO A POINT OF BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 818.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 281.27 FEET, SOUTH 43 DEGREES 53 SECONDS WEST 76 DEGREES 46 MINUTES 37 SECONDS WEST, 279.89 FEET, NORTH 03 DEGREES 22 MINUTES 20 SECONDS EAST, 8.50 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 626.68 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 244.62 FEET, AND A CHORD WHICH BEARS SOUTH 78 DEGREES 20 SECONDS WEST, 243.53 FEET, SOUTH 70 DEGREES 25 MINUTES 53 SECONDS WEST 99.72 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, ALONG SAID CURVE AN ARC DISTANCE OF 697.80 FEET, AND A CHORD WHICH BEARS NORTH 45 DEGREES 37 MINUTES 28 SECONDS WEST, 554.80 FEET, TO A POINT OF REVERSE CURVE, TO THE LEFT HAVING A RADIUS OF 965.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 900.96 FEET, AND A CHORD WHICH BEARS NORTH 13 DEGREES 53 MINUTES 58 SECONDS WEST, 869.52 FEET, TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 540.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 244.62 FEET, AND A CHORD WHICH BEARS NORTH 15 DEGREES 34 MINUTES 59 SECONDS WEST, 286.06 FEET, TO THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD AS DEDICATED BY PLAT BOOK 354 PAGES 865, NORTH 02 DEGREES 22 MINUTES 20 SECONDS EAST, 9.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, ALONG SAID CURVE, AN ARC DISTANCE OF 244.62 FEET, AND A CHORD WHICH BEARS NORTH 38 DEGREES 52 MINUTES 37 SECONDS EAST, 85.54 FEET, NORTH 06 DEGREES 53 MINUTES 52 SECONDS EAST, 12.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF WILD HORSE CREEK ROAD, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 559.38 FEET, AND A CHORD WHICH BEARS NORTH 06 DEGREES 20 MINUTES 43 SECONDS EAST, 552.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.397 ACRES.

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0164K WITH AN EFFECTIVE DATE OF 2-4-2015, BY GRAPHICALLY PLOTTING.



MoDOT LOCATE (314) 340-4100

- CATEGORY IDENTIFICATIONS**
- A - CATEGORY A
 - B - CATEGORY B
 - A/B - CATEGORY A or B

LEGEND

- PRIVATE ROADS
- PR. COMMERCIAL BLDG.
- PR. RESIDENTIAL BLDG.
- PROPOSED LOT LINES
- LANDSCAPE BUFFER
- BUILD TO LINE
- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FIRE HYDRANT
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- ASPHALT
- POLYVINYL CHLORIDE
- DENOTES WITH TRANSFORMER
- SANITARY
- SWALE
- CHAIN-LINK FENCE
- TRAFFIC FLOW

ST. LOUIS COUNTY NOTES

1. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
2. THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
3. PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
4. COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
5. CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY.
6. ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SNOWMELT ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
8. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
9. FINAL LOT GRADING AND ASSOCIATED IMPROVEMENTS, INCLUDING RETAINING WALLS WILL BE REVIEWED AND APPROVED BY SUBSEQUENT SITE DEVELOPMENT SECTION PLANS FOR EACH LOT.
10. ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW, IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

PREPARED FOR:
WILDHORSE VILLAGE, LP
A MISSOURI LIMITED PARTNERSHIP
CARE OF CRG
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO 63114
PHONE 314.429.5100
ATTN: JEFF TEGEHPARTNER - 314.492.2572
OPERATING PARTNER

ST. LOUIS COUNTY BENCHMARK
BENCHMARK# 12048
NAD83 Elev = 527.81
5" on top of curb at end of rounding along the north curb line of the westerly extension of Burkhardt Place on the east side of Chesterfield Village Parkway, 0.2 mile north of Lyda Hills Drive.

GEOTECHNICAL STATEMENT

Midwest Testing at the request of Wildhorse Village, LP has provided limited geotechnical services for the project proposed hereon. A preliminary geotechnical exploration was conducted during December 2019 and revised in April 2020 for the development proposed hereon. Our preliminary findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our April 7, 2020 report titled "Revised Preliminary Geotechnical Exploration (MT Job No. 14938) Pearl/RCA - Downtown Chesterfield, Chesterfield, Missouri".

Richard D. Laughlin, P.E.
PE-20132
March 11, 2020
Date



LOT	RESIDENTIAL USE (SQUARE FEET)	COMMERCIAL USE (SQUARE FEET)
1	8,630	0
2A	8,507	200
2B	1,427	170,000
2C	1,417	173,000
2A	2,347	208,000
3B	2,355	135,000
3C	1,968	153,000
2D	0,775	12,000
4A	1,305	66,000
4B	1,481	89,000
4C	3,126	80,000
4D	0,674	15,000
5A	0,935	52,000
5C	1,436	270
5D	1,164	40
6	11,559	0
TOTAL	693	1,174,000

NOTE:
FUTURE DENSITY ALLOCATION OF 267,225 SF OF COMMERCIAL SPACE AND 119 RESIDENTIAL UNITS SHALL BE AT THE DISCRETION OF WILDHORSE VILLAGE, LP, ITS SUCCESSORS AND ASSIGNS.

PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.
2517 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9000
500-9000 FAX: (636) 500-9000
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN
WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
BURKHARDT PLACE - CHESTERFIELD, MISSOURI



George M. Stock, E-2516
Civil Engineer
Certificate of Authority
Per Comments: 005996
01/04/2021

REVISIONS:

1	10/22/2020	REVISED PER COMMENTS
2	09/15/2020	219-6670
3	11/13/2020	REVISED PER COMMENTS
4	12/07/2020	REVISED PER COMMENTS
5	12/07/2020	REVISED PER COMMENTS
6	01/04/2021	PC PACKET

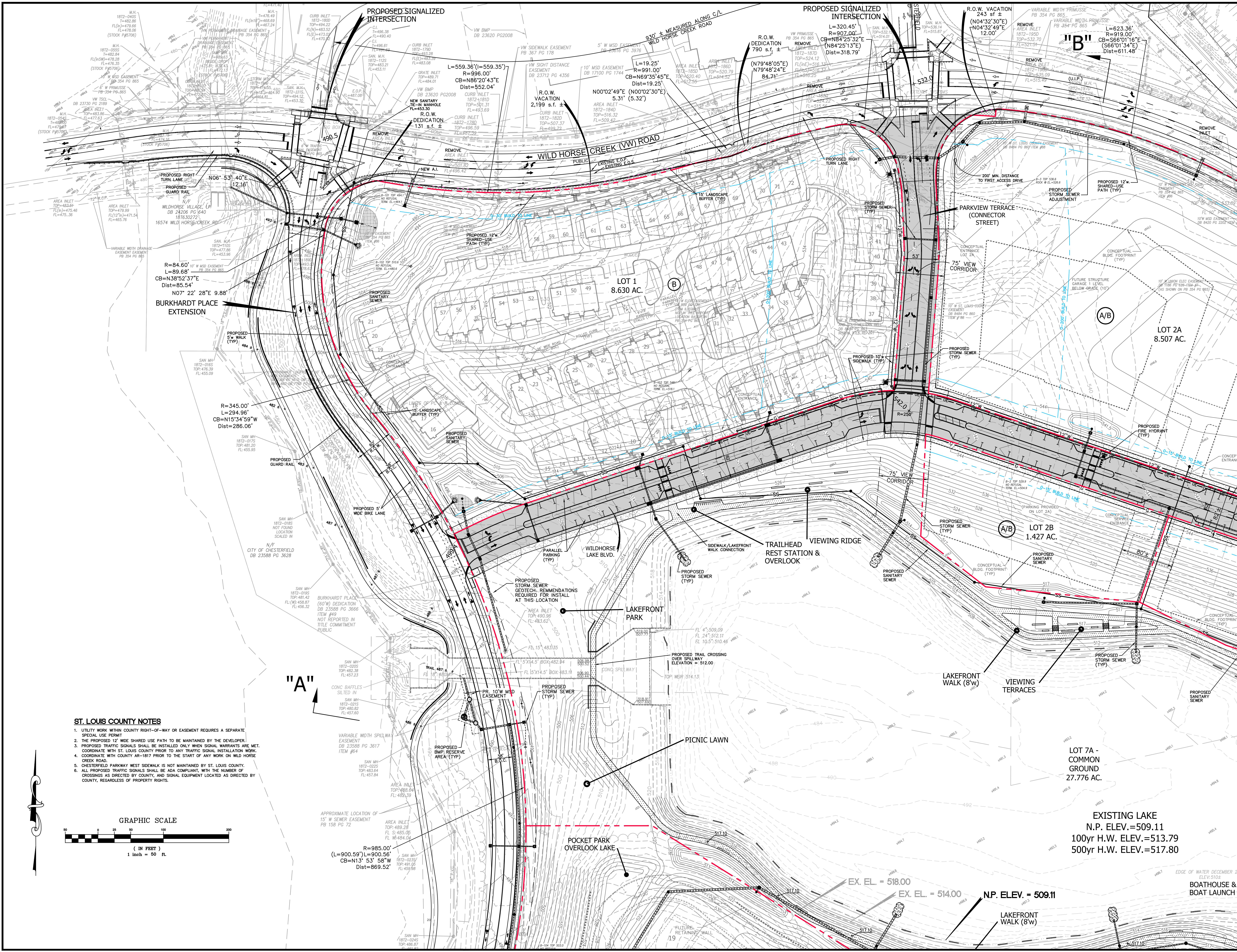
DRAWN BY: G.M.S. CHECKED BY: G.M.S.
DATE: 09/15/2020 JOB NO: 219-6670
K.S.P.#: K.S.P.# BASE RATE: 185/181
20MSD-00335 185/181
S.L.C. HAT # HAT S.U.P. #
M.D.N.R.#: MDR16776
SHEET NO.:
SITE DEVELOPMENT CONCEPT PLAN (OVERALL SITE)
SHEET NO.: **C10**



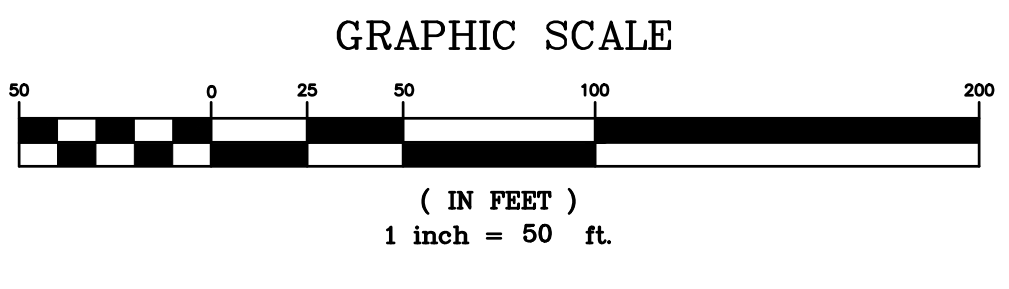
REVISIONS:

1	10/22/2020	REVISED PER COMMENTS
2	11/13/2020	REVISED PER COMMENTS
3	12/07/2020	REVISED PER COMMENTS
4	01/04/2021	PC PACKET

DATE:	09/15/2020	DATE:	01/04/2021
DESIGNER:	GM.S.	CHECKED BY:	GM.S.
DRAWN BY:	GM.S.	DATE:	09/15/2020
SCALE:	AS SHOWN	DATE:	01/04/2021
PROJECT NO.:	20MSD-00335	DATE:	09/15/2020
SHEET NO.:	C2.0	DATE:	01/04/2021



- ST. LOUIS COUNTY NOTES**
- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
 - THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
 - PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
 - COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
 - CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY. ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.



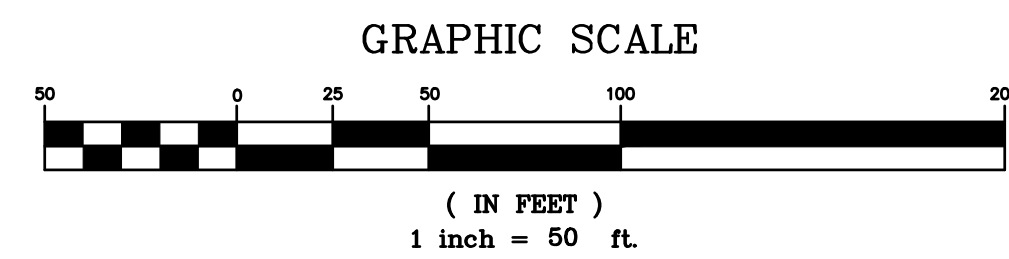
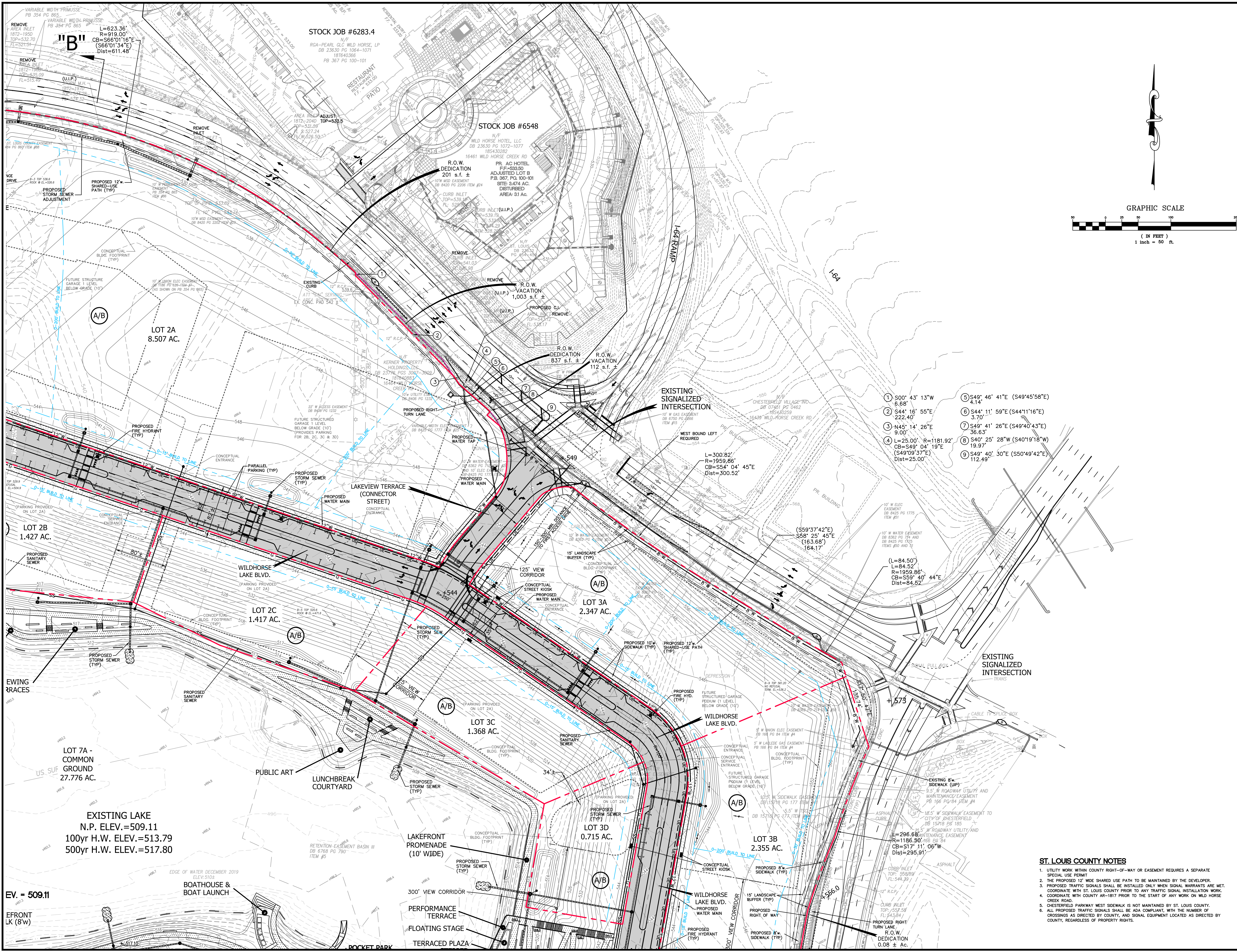
"A"

"B"

EXISTING LAKE
 N.P. ELEV.=509.11
 100yr H.W. ELEV.=513.79
 500yr H.W. ELEV.=517.80

EX. EL. = 518.00
 EX. EL. = 514.00
 N.P. ELEV. = 509.11

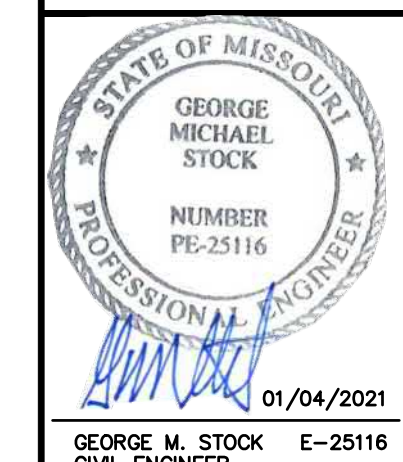
LAKEFRONT WALK (8'W)
 BOATHOUSE & BOAT LAUNCH



- 1 S00° 43' 13"W 6.68'
- 2 S44° 16' 55"E 222.40'
- 3 N45° 14' 26"E 9.00'
- 4 L=25.00' R=1181.92' CB=S49° 04' 19"E (S49°09'37"E) Dist=25.00'
- 5 S49° 46' 41"E (S49°45'58"E) 3.14'
- 6 S44° 11' 59"E (S44°11'16"E) 3.70'
- 7 S49° 41' 26"E (S49°40'43"E) 36.63'
- 8 S40° 25' 28"W (S40°19'18"W) 19.97'
- 9 S49° 40' 30"E (S50°49'42"E) 112.49'

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

CATEGORIES A & B AMENDED SITE DEVELOPMENT CONCEPT PLAN:
WILDHORSE VILLAGE
 WILD HORSE CREEK ROAD, W. CHESTERFIELD PARKWAY
 BURKHARDT PLACE - CHESTERFIELD, MISSOURI



REVISIONS:

1	10/22/2020	REVISED PER COMMENTS
2	09/15/2020	REVISED PER COMMENTS
3	12/07/2020	REVISED PER COMMENTS
4	01/04/2021	PC PACKET

ST. LOUIS COUNTY NOTES

- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
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- COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
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DRAWN BY: G.M.S. CHECKED BY: G.M.S.
 DATE: 09/15/2020 JOB NO: 219-6670
 K.S.P. # 185/181
 20MSD-00335 TAKE OFF #
 S.L.C. HAT # HAT S.L.P. #
 M.D.N.R. # MOR16776
 SHEET TITLE: **SITE DEVELOPMENT CONCEPT PLAN**
 SHEET NO.: **C3.0**



REVISIONS:

1	10/22/2020	REVISED PER COMMENTS
2	11/13/2020	REVISED PER COMMENTS
3	12/07/2020	REVISED PER COMMENTS
4	01/04/2021	PC PACKET

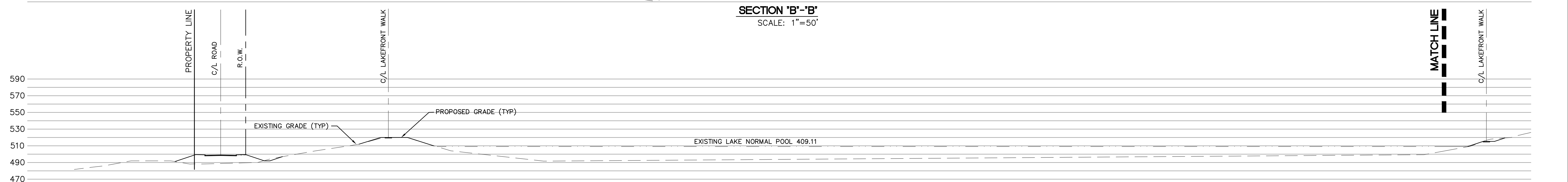
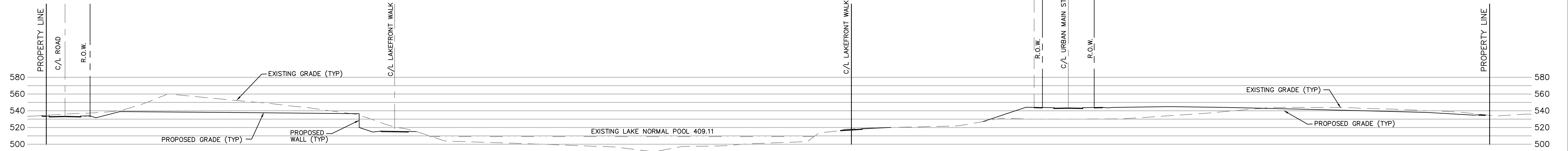
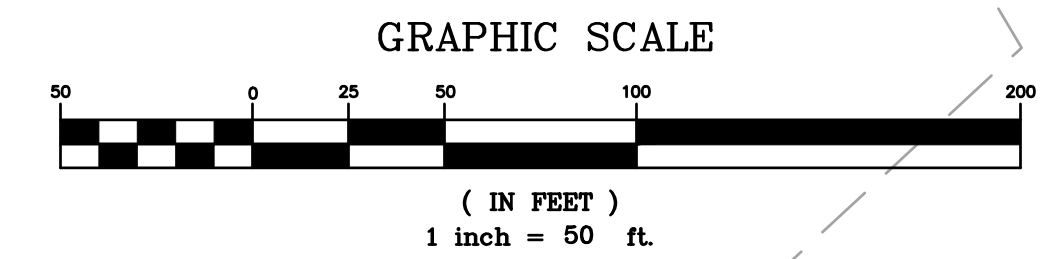
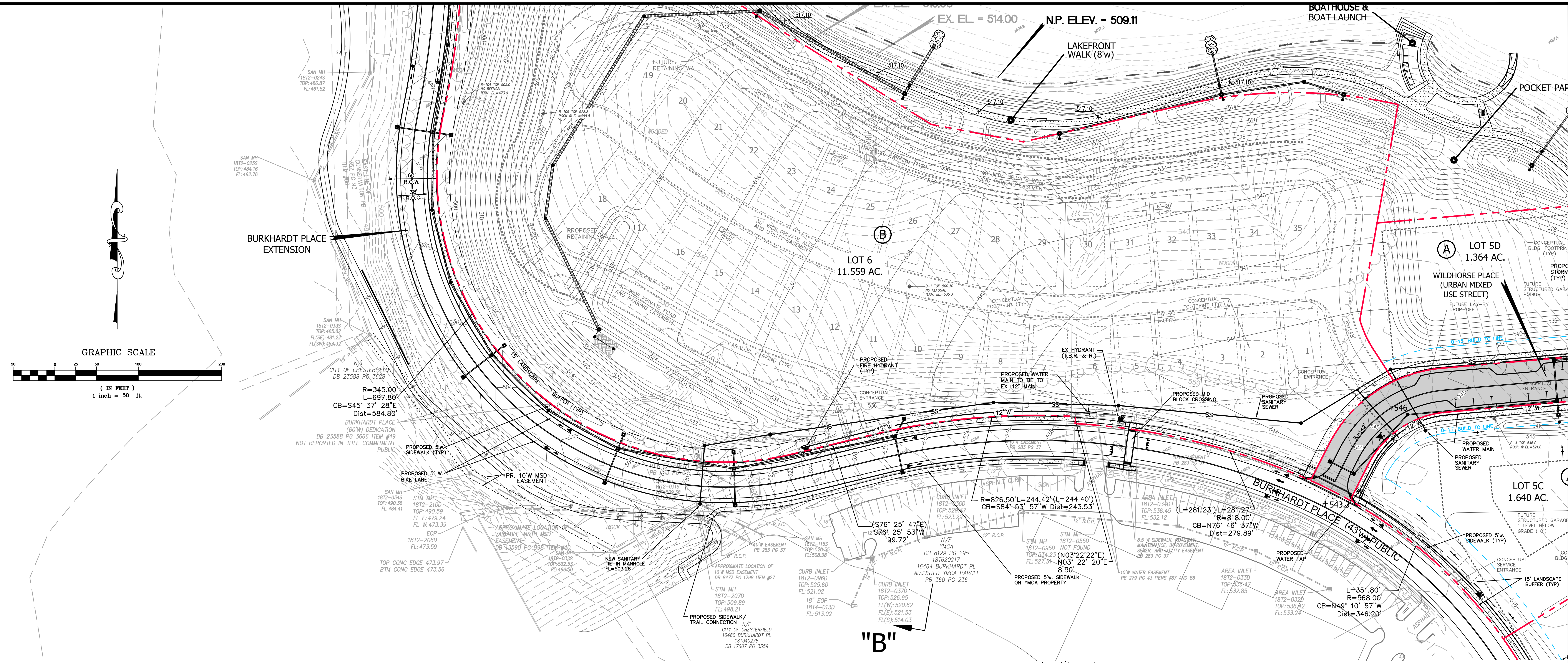
ST. LOUIS COUNTY NOTES

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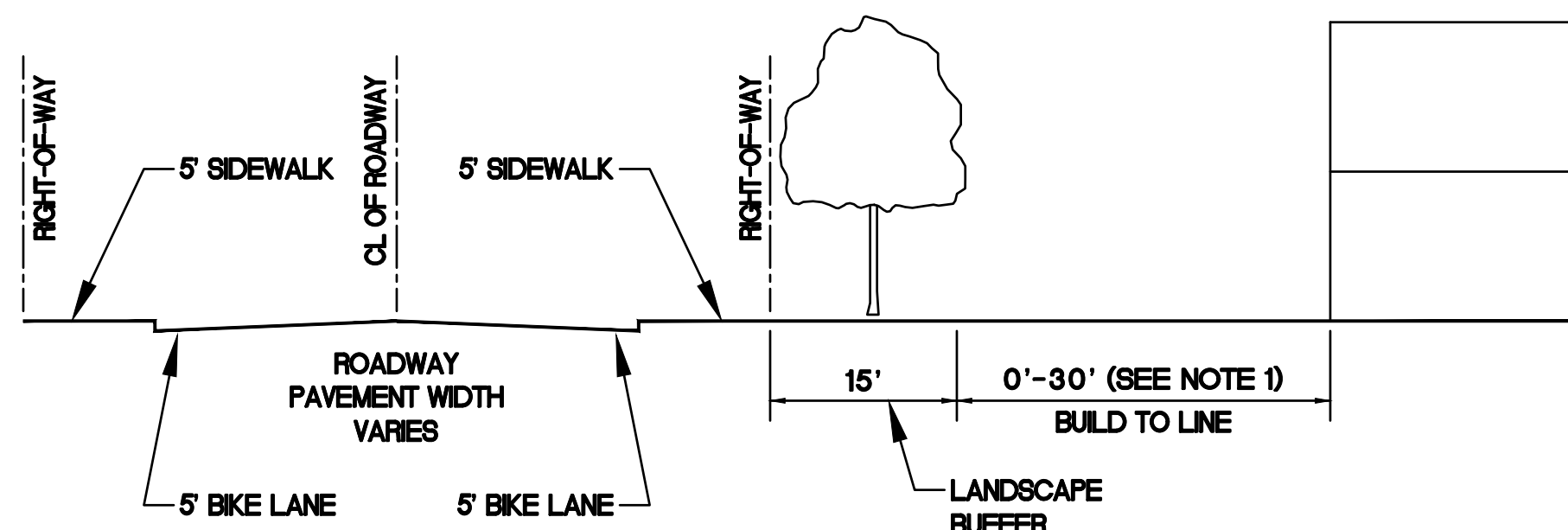
DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	09/15/2020	JOB NO.:	219-6670
SCALE:	AS SHOWN	DATE:	185/181
PROJECT:	20MSD-00335	DATE:	185/181
SHEET NO.:	MORA16776	DATE:	185/181

SITE DEVELOPMENT CONCEPT PLAN

SHEET NO.: **C40**

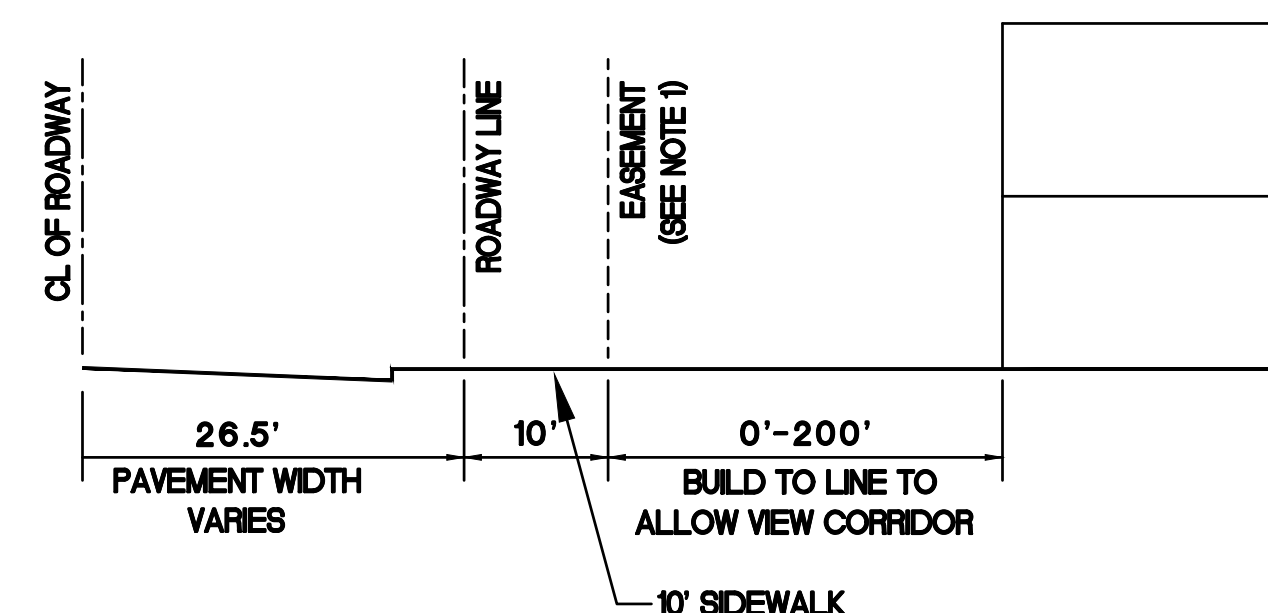


SEE SHEET C6.0 FOR STREET TYPICAL SECTIONS



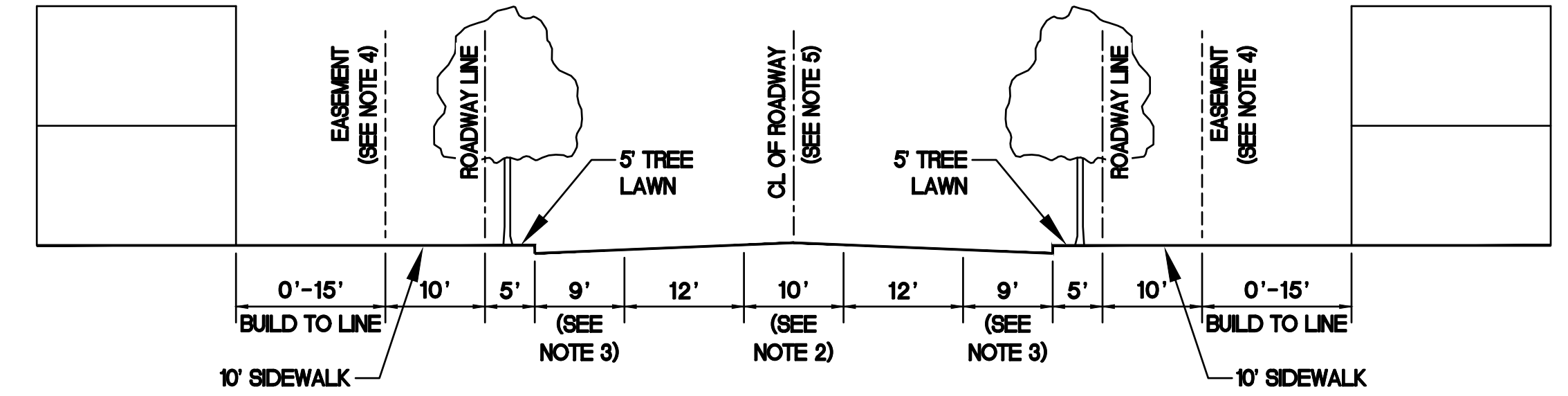
**BURKHARDT PLACE
(PUBLIC)**

NOTES:
1. BUILD TO LINE NOT APPLICABLE TO RESIDENTIAL DEVELOPMENTS BETWEEN THE URBAN MIXED USE STREET CONNECTION TO BURKHARDT PLACE ACROSS FROM THE YMCA AND CONTINUING WEST TO THE INTERSECTION OF WILD HORSE CREEK ROAD DUE TO TOPOGRAPHICAL AND DAM CONSTRAINTS.



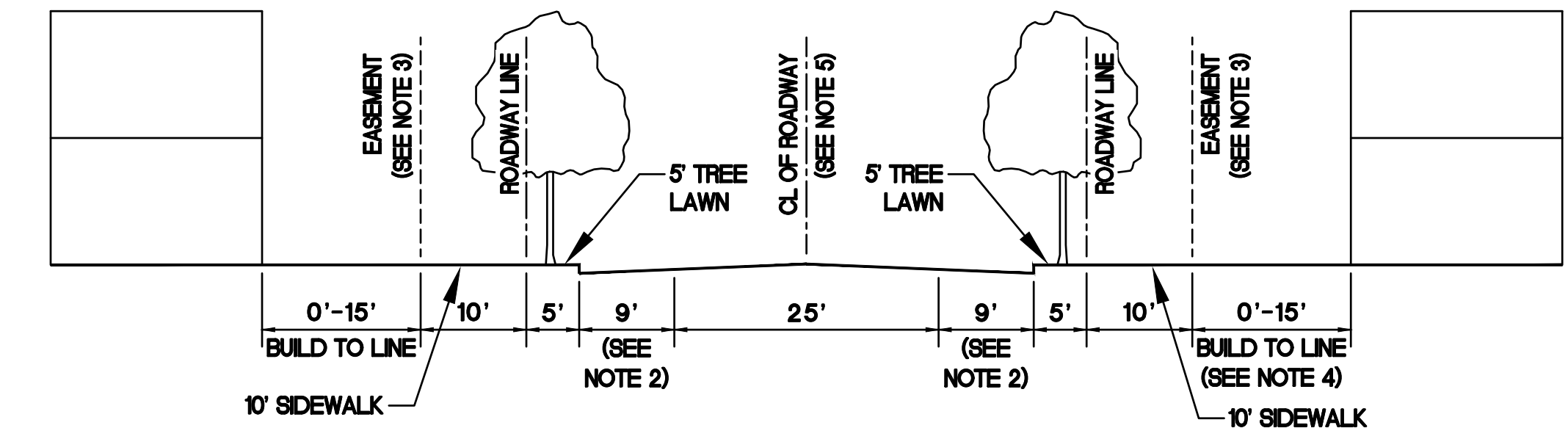
**CONNECTOR STREET (53'W)
(PRIVATE)**

NOTES:
1. 10' W SIDEWALK AND UTILITY EASEMENT



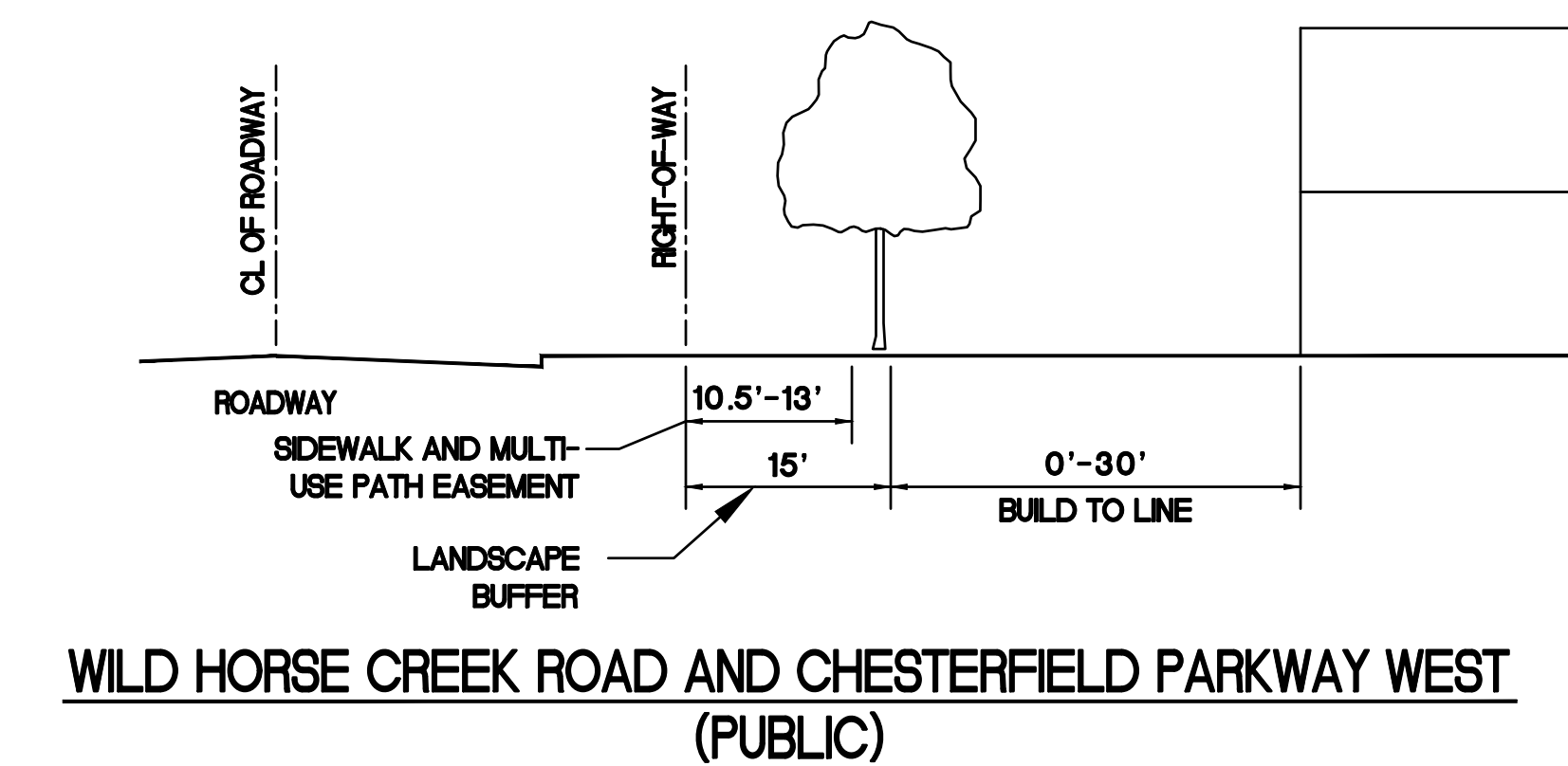
**URBAN MAIN STREET (62'W)
(A.K.A. LAKEFRONT STREET)
(PRIVATE)**

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB
2. OPTION OF TURN LANE OR MEDIAN
3. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
4. 10' W SIDEWALK AND UTILITY EASEMENT
5. 100 FOOT MINIMUM CENTER LINE RADIUS

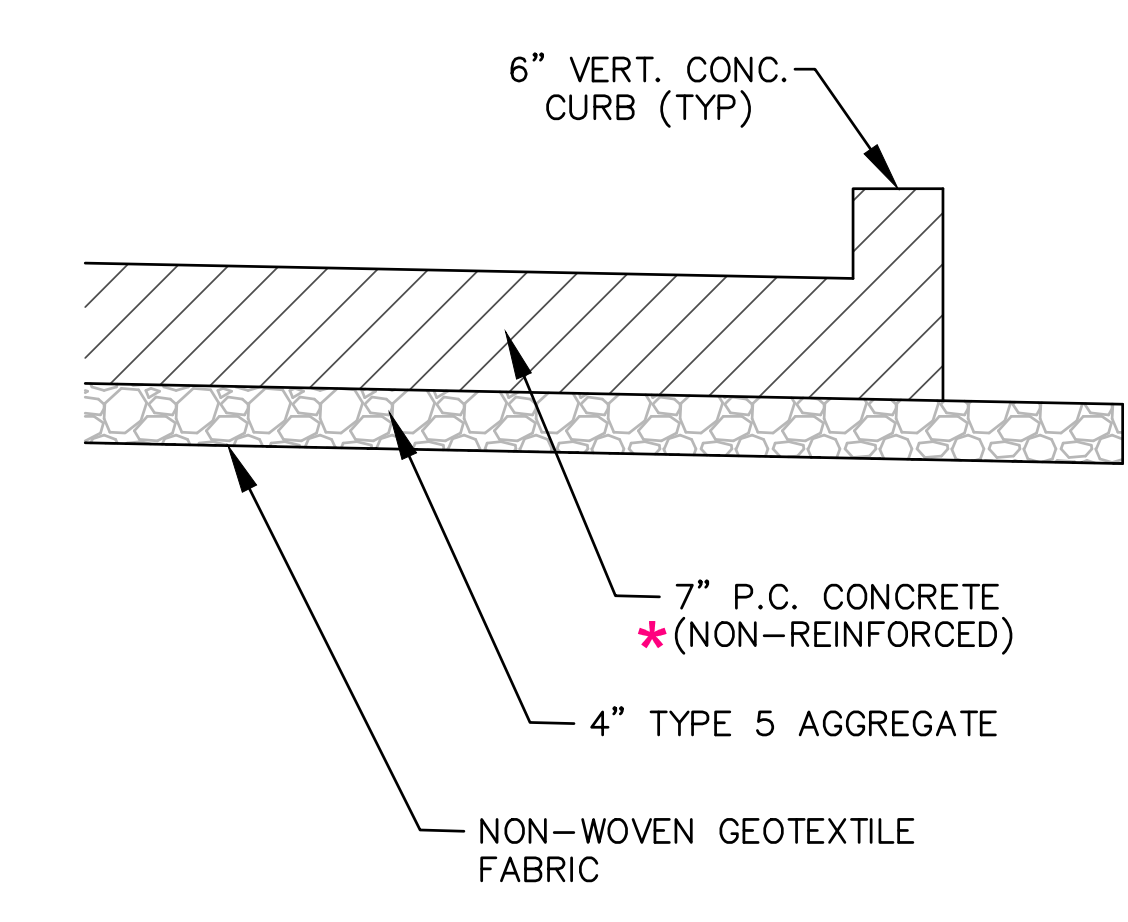


**URBAN MIXED USE STREET (53'W)
(PRIVATE)**

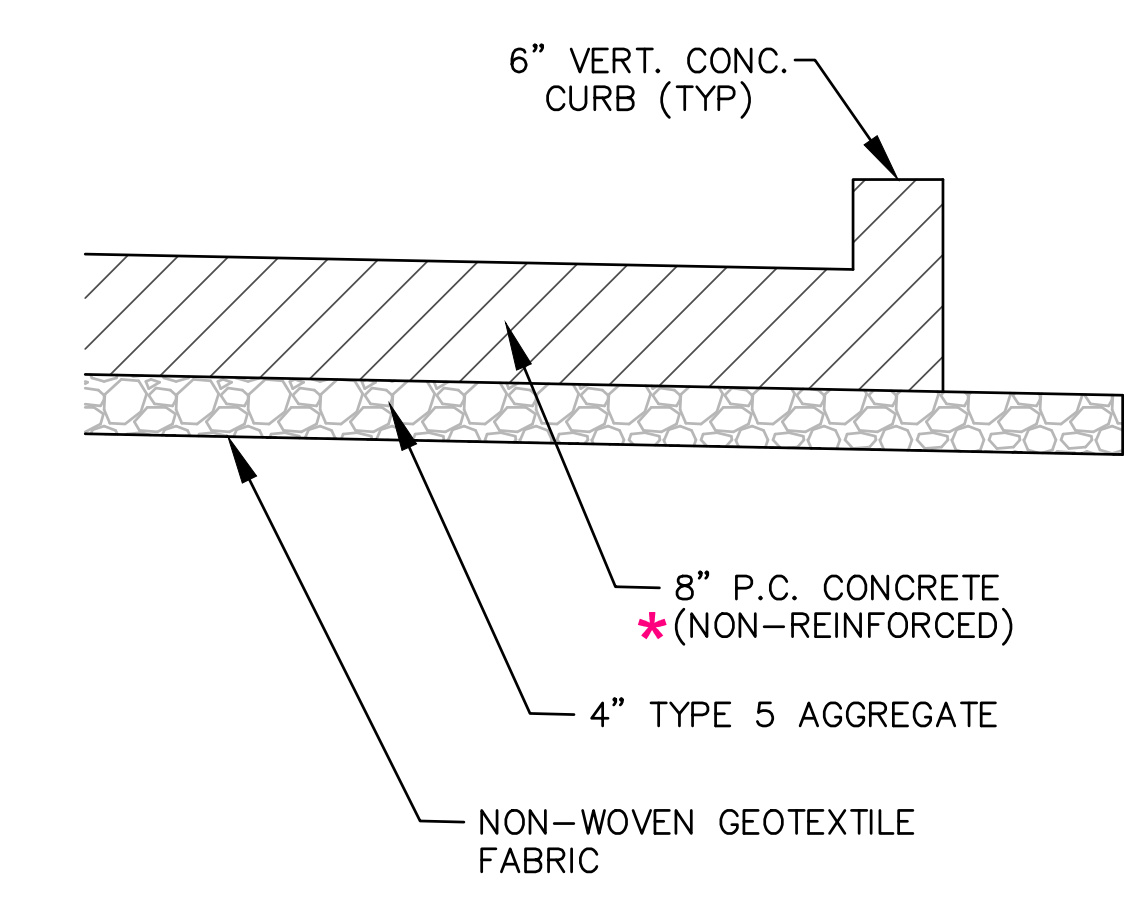
NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB
2. 9' IF PARALLEL PARKING OR ZERO IF NO ON STREET PARKING, GREEN SPACE
3. 10' W SIDEWALK AND UTILITY EASEMENT
4. BUILD TO LINE MAY BE EXTENDED TO 180' TO ACCOMMODATE A SMALL SURFACE PARKING LOT SUPPORTING A RETAIL GROCERY USE
5. 100 FOOT MINIMUM CENTER LINE RADIUS



**WILD HORSE CREEK ROAD AND CHESTERFIELD PARKWAY WEST
(PUBLIC)**



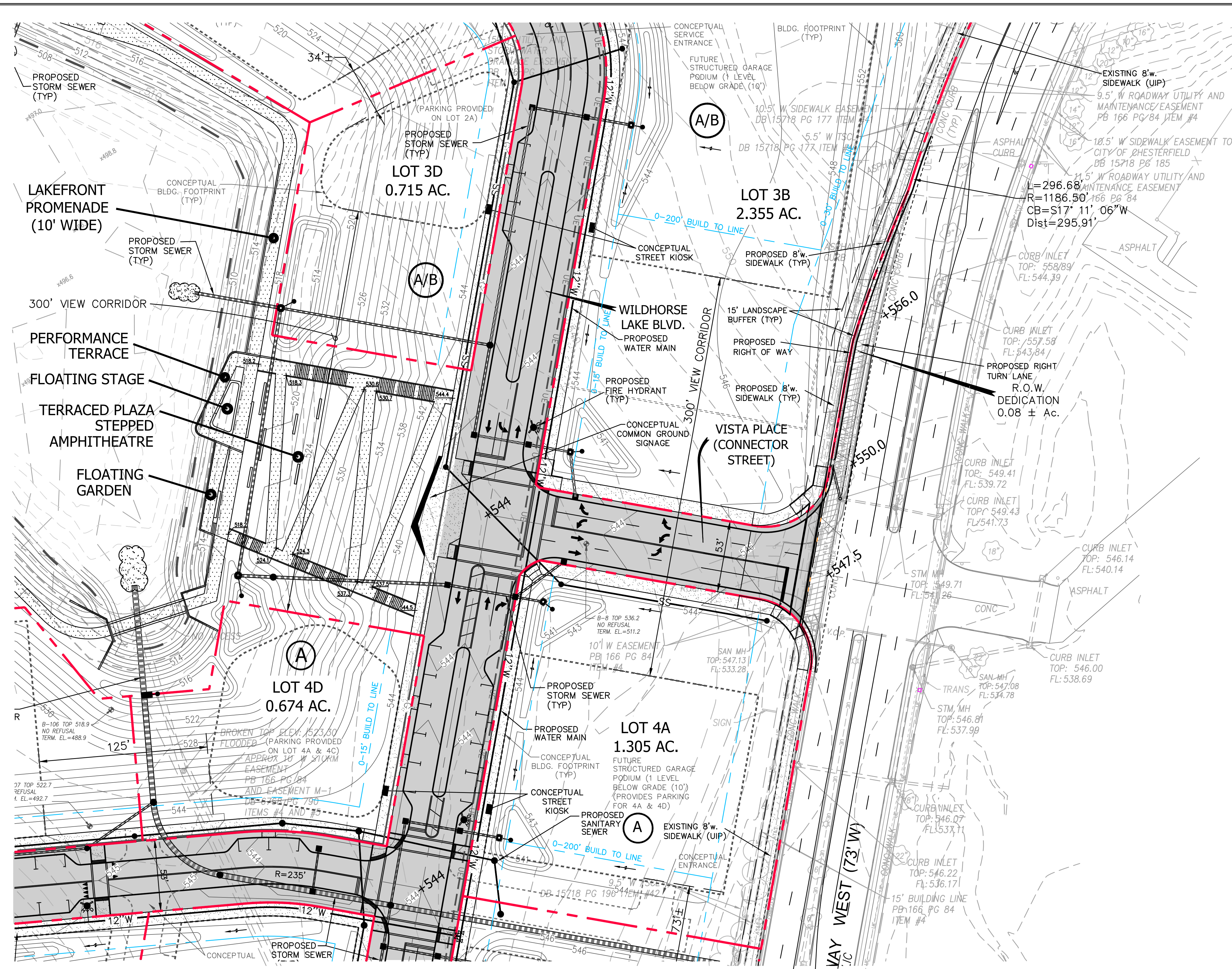
**TYPICAL PAVEMENT SECTION - PRIVATE STREETS
(N.T.S.)**



**TYPICAL PAVEMENT SECTION - PUBLIC STREETS
(N.T.S.)**

ST. LOUIS COUNTY NOTES

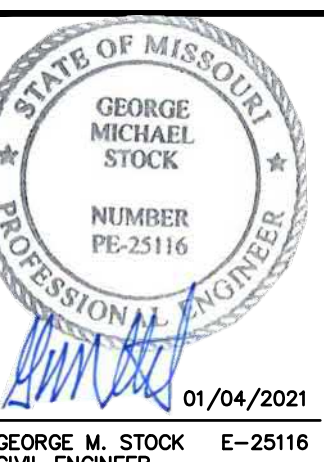
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- THE PROPOSED 12' WIDE SHARED USE PATH TO BE MAINTAINED BY THE DEVELOPER.
- PROPOSED TRAFFIC SIGNALS SHALL BE INSTALLED ONLY WHEN SIGNAL WARRANTS ARE MET. COORDINATE WITH ST. LOUIS COUNTY PRIOR TO ANY TRAFFIC SIGNAL INSTALLATION WORK.
- COORDINATE WITH COUNTY AR-1817 PRIOR TO THE START OF ANY WORK ON WILD HORSE CREEK ROAD.
- CHESTERFIELD PARKWAY WEST SIDEWALK IS NOT MAINTAINED BY ST. LOUIS COUNTY.
- ALL PROPOSED TRAFFIC SIGNALS SHALL BE ADA COMPLIANT, WITH THE NUMBER OF CROSSINGS AS DIRECTED BY COUNTY, AND SIGNAL EQUIPMENT LOCATED AS DIRECTED BY COUNTY, REGARDLESS OF PROPERTY RIGHTS.



VIEW CORRIDOR - TRAIL ACCESS FROM LAKEFRONT STREET

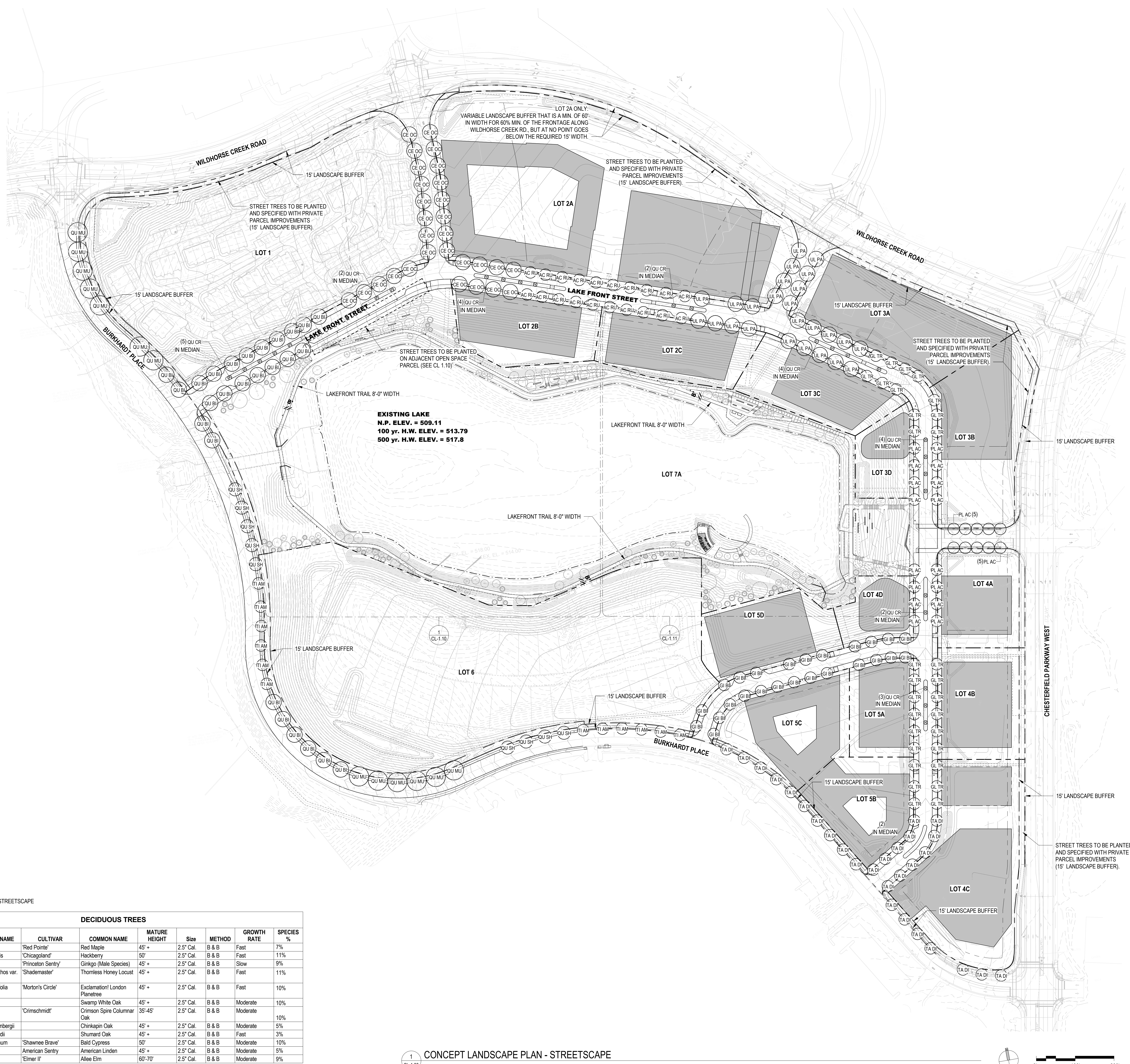
SCALE: 1"=40'

* NOTE:
TRANSVERSE AND LONGITUDINAL JOINTS REINFORCEMENT REQUIRED FOR PUBLIC & PRIVATE ROADWAYS PER STANDARD DRAWINGS C502.01 THRU C502.14 OF THE MOST CURRENT ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION'S STANDARD DRAWINGS. ALL TRANSVERSE JOINTS SHALL BE SPACED A MINIMUM OF 10 FEET AND A MAXIMUM OF 15 FEET APART.



REVISIONS:
1 10/22/2020 REVISED PER COMMENTS
2 09/15/2020 REVISED PER COMMENTS
3 12/07/2020 REVISED PER COMMENTS
4 01/04/2021 PC PACKET

DRAWN BY: A.C.D.	CHECKED BY: G.M.S.
DATE: 09/15/2020	JOB NO.: 219-6670
SCALE: 20MSD-00335	DATE PLOTTED: 185/181
SHEET NO. # MOR16776	TOTAL SHEETS # -
SHEET TITLE: TYPICAL STREET SECTIONS	
SHEET NO.: C60	



SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

GENERAL NOTES

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

LEGEND

SYMBOL	DESCRIPTION
(Symbol: Circle with dot)	CANOPY TREES - 2.5" CAL.
(Symbol: Circle with cross)	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
(Symbol: Circle with vertical lines)	EVERGREEN TREES - HEIGHT SPECIFIED

EXISTING LAKE
 N.P. ELEV. = 509.11
 100 yr. H.W. ELEV. = 513.79
 500 yr. H.W. ELEV. = 517.8

TREE PLANTING SCHEDULE - STREETSCAPE

DECIDUOUS TREES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	Size	METHOD	GROWTH RATE	SPECIES %
20	AC RU	Acer rubrum	'Red Pointe'	Red Maple	45' +	2.5" Cal.	B & B	Fast	7%
29	CE OC	Celtis occidentalis	'Chicagoland'	Hackberry	50'	2.5" Cal.	B & B	Fast	11%
25	GI BI	Ginkgo biloba	'Princeton Sentry'	Ginkgo (Male Species)	45' +	2.5" Cal.	B & B	Slow	9%
30	GL TR	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5" Cal.	B & B	Fast	11%
26	PL AC	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5" Cal.	B & B	Fast	10%
26	QU BI	Quercus bicolor		Swamp White Oak	45' +	2.5" Cal.	B & B	Moderate	10%
28	QU CR	Quercus robur	'Crimschmidt'	Crimson Spire Columnar Oak	35'-45'	2.5" Cal.	B & B	Moderate	10%
13	QU MU	Quercus muhlenbergii		Chickapin Oak	45' +	2.5" Cal.	B & B	Moderate	5%
9	QU SH	Quercus shumardii		Shumard Oak	45' +	2.5" Cal.	B & B	Fast	3%
28	TA DI	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'	2.5" Cal.	B & B	Moderate	10%
12	TI AM	Tilia americana	'American Sentry'	American Linden	45' +	2.5" Cal.	B & B	Moderate	5%
25	UL PA	Ulmus parvifolia	'Elmer II'	Allee Elm	60'-70'	2.5" Cal.	B & B	Moderate	9%

1 CL-1.00 CONCEPT LANDSCAPE PLAN - STREETSCAPE

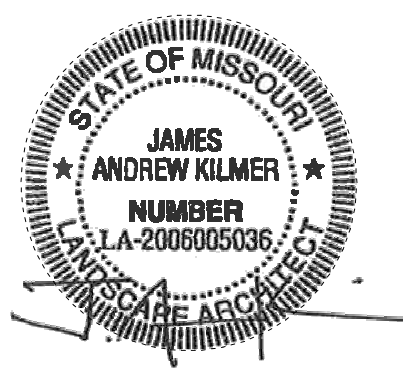


CLAYCO
 THE ART & SCIENCE OF BUILDING
 2199 INHERBETT BUSINESS CENTER DRIVE
 ST. LOUIS, MISSOURI 63114
 Ph: 314.429.5100 F: 314.429.3137

Lamar Johnson Collaborative
 2199 INHERBETT BUSINESS CENTER DRIVE
 ST. LOUIS, MISSOURI 63114
 Ph: 314.429.5100

Stock & Associates
 Consulting Engineers, Inc.
 LIGHTING DESIGNER

H2Lty
 Lighting Design



WILDHORSE VILLAGE
 OWNER: WILDHORSE VILLAGE, LP C/O CRG,
 WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
 BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE	
DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

DRAWING TITLE
 CONCEPT LANDSCAPE PLAN - STREETSCAPE

DRAWING NO.
CL-1.00

Job # 20.0213

SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

GENERAL NOTES

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
3. A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
4. NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

LEGEND

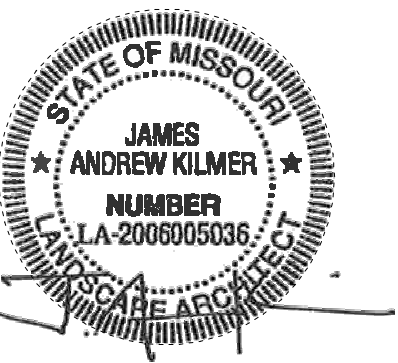
SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5" CAL.
	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 F: 314.429.3137

Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100

Stock & Associates
Consulting Engineers, Inc.

H2 Lighting Design



WILDHORSE VILLAGE
OWNER: WILDHORSE VILLAGE, LP C/O CRG,
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE

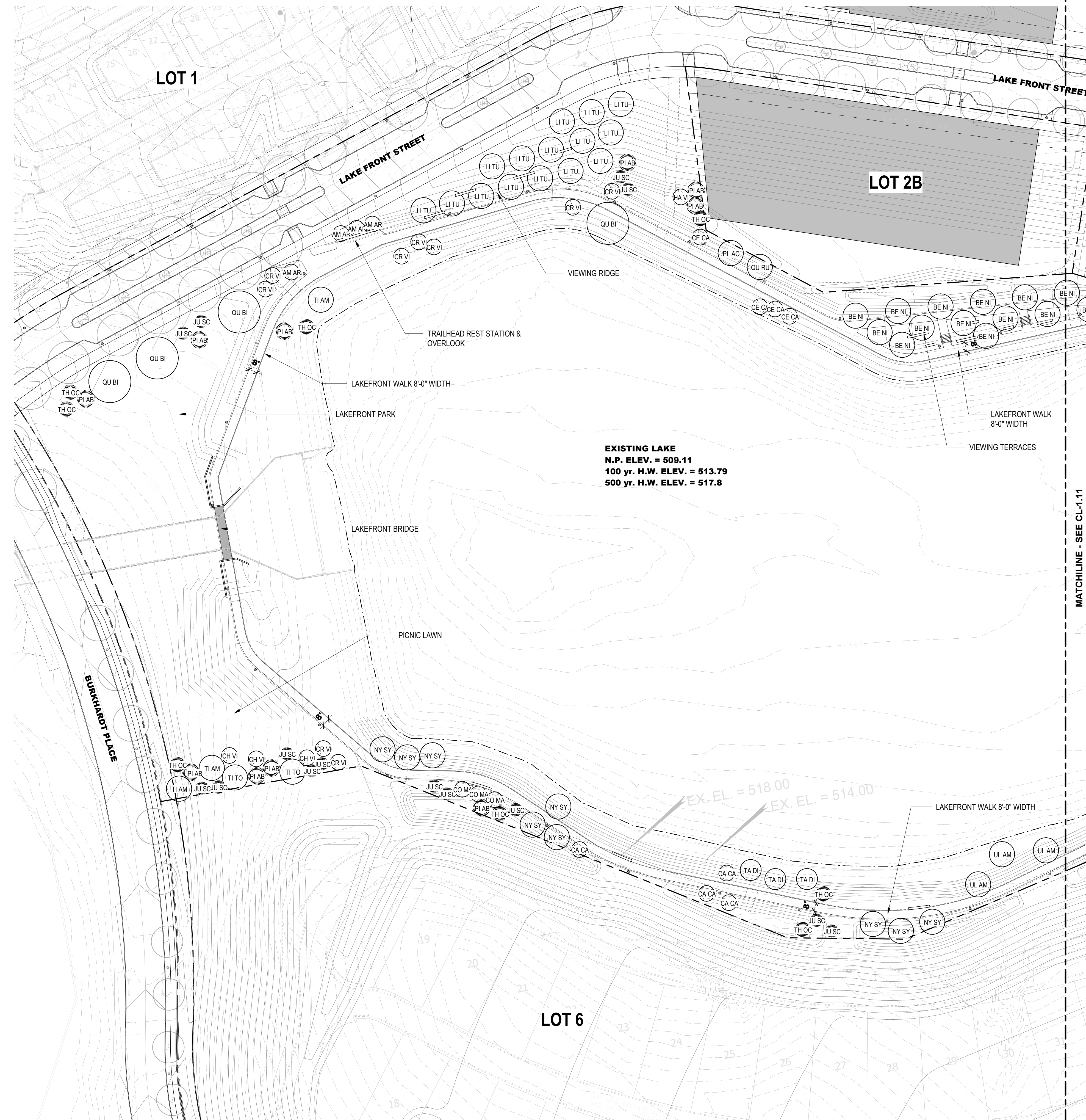
DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

DRAWING TITLE
CONCEPT LANDSCAPE PLAN -
OPEN SPACE (AREA A)

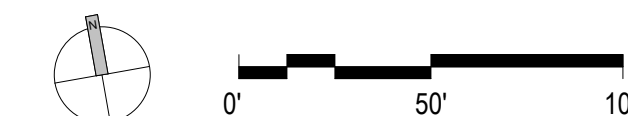
DRAWING NO.
CL-1.10

Job # 20.0213



NOTE: FOR PLANTING SCHEDULE, SEE SHEET CL-1.11

1 CONCEPT LANDSCAPE PLAN - OPEN SPACE (AREA A)
CL-1.10



SHEET NOTES

SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

GENERAL NOTES

1. A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
2. ALL TREES WITHIN FIVE (5) FEET OF EXISTING OR PROPOSED R.O.W. OR PUBLIC SIDEWALKS SHALL BE TAKEN FROM THE STREET TREE CATEGORY IN THE CITY OF CHESTERFIELD TREE LIST.
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LEGEND

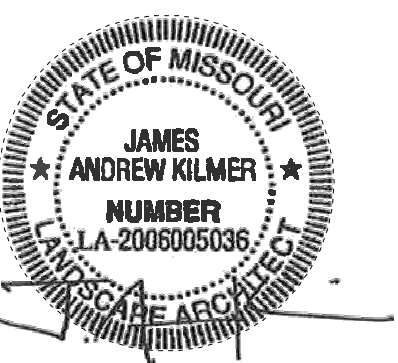
SYMBOL	DESCRIPTION
	CANOPY TREES - 2.5" CAL.
	UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
	EVERGREEN TREES - HEIGHT SPECIFIED

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.3137

Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.1010

Stock & Associates
Consulting Engineers, Inc.
LIGHTING DESIGNER

H2
Lighting Design



WILDHORSE VILLAGE
OWNER: WILDHORSE VILLAGE, LP C/O CRG,
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
BURKHARDT PLACE - CHESTERFIELD, MO

DRAWING ISSUE

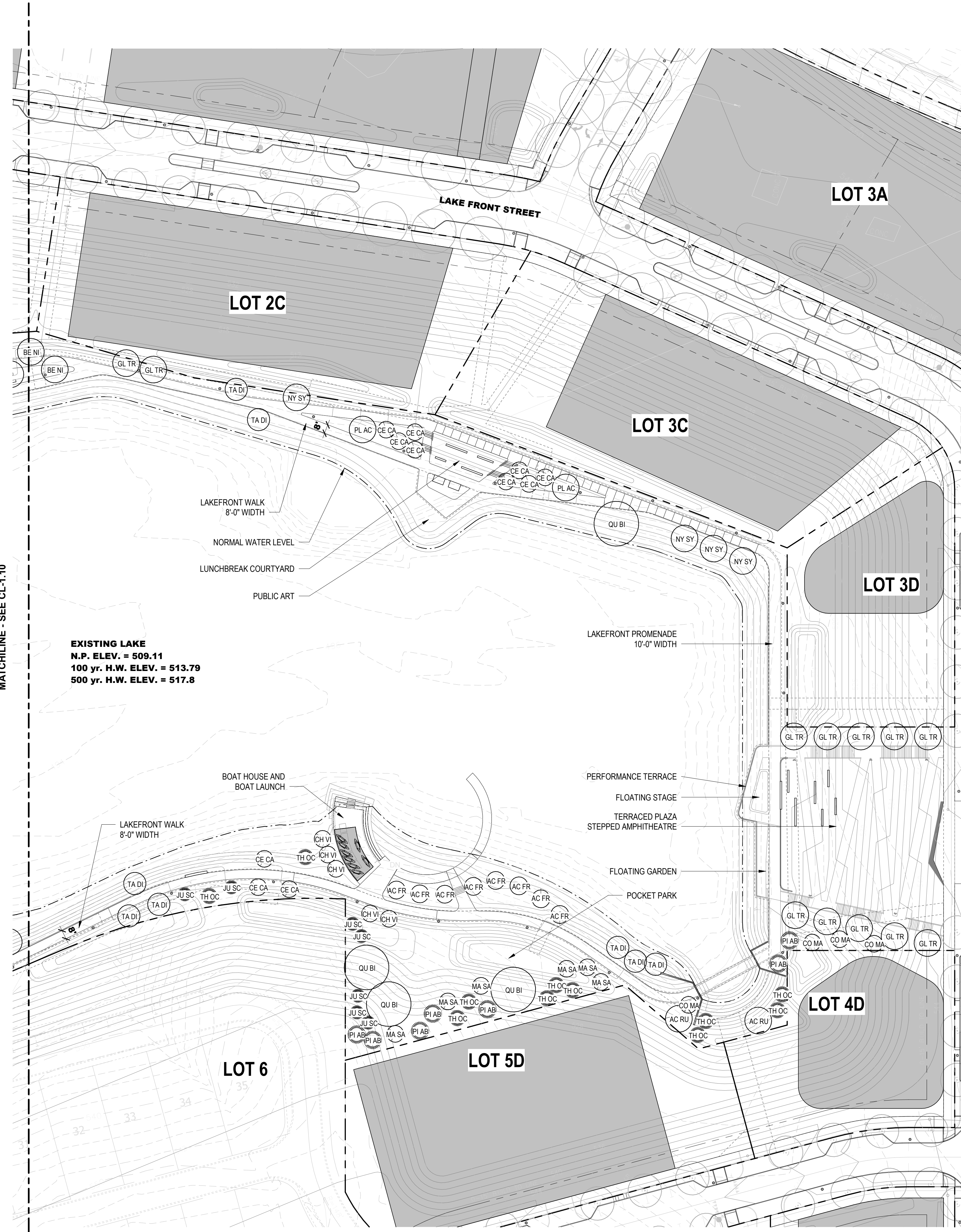
DESCRIPTION	DATE
SDCP	09/14/2020
Categories A and B	10/22/2020
Amended SDCP	
Revised Per Comments	11/13/2020
Revised Per Comments	12/07/2020
PC Packet	01/04/2021

BUILDING MAP

DRAWING TITLE
CONCEPT LANDSCAPE PLAN -
OPEN SPACE (AREA B)

DRAWING NO.
CL-1.11

Job # 20.0213



TREE PLANTING SCHEDULE - OPEN SPACE (AREA A & B)

SDCP - DECIDUOUS TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
AC FR	8	Acer freemanii	'Armstrong'	Armstrong Maple	50'-70'	2.5" Cal.	B & B	Fast	4%
AC RU	2	Acer rubrum	'Red Pointe'	Red Pointe Maple	40'-50'	2.5" Cal.	B & B	Fast	1%
BE NI	14	Betula nigra	'Cully'	Heritage River Birch	30'-40'	2.5" Cal.	B & B	Fast	7%
GL TR	12	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5" Cal.	B & B	Fast	6%
LI TU	15	Liriodendron tulipifera	'Emerald City'	Tulip Tree	55' +	2.5" Cal.	B & B	Moderate	7%
NY SY	13	Nyssa sylvatica	'Wildfire'	Blackgum	30'-50'	2.5" Cal.	B & B	Slow	6%
PL AC	3	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5" Cal.	B & B	Fast	2%
QU BI	8	Quercus bicolor		Swamp White Oak	50'-60'	2.5" Cal.	B & B	Moderate	4%
QU RU	1	Quercus rubra		Northern Red Oak	60'-75'	2.5" Cal.	B & B	Moderate	1%
TA DI	11	Taxodium distichum	'Shawnee Brave'	Bald Cypress	50'-60'	2.5" Cal.	B & B	Fast	5%
TI AM	3	Tilia americana	'McKsentry'	American Linden	40'-45'	2.5" Cal.	B & B	Moderate	2%
TI TO	2	Tilia tomentosa		Silver Linden	50'-70'	2.5" Cal.	B & B	Moderate	1%
UL AM	3	Ulmus americana	'Princeton'	Princeton Elm	60'-70'	2.5" Cal.	B & B	Fast	2%

SDCP - EVERGREEN TREES

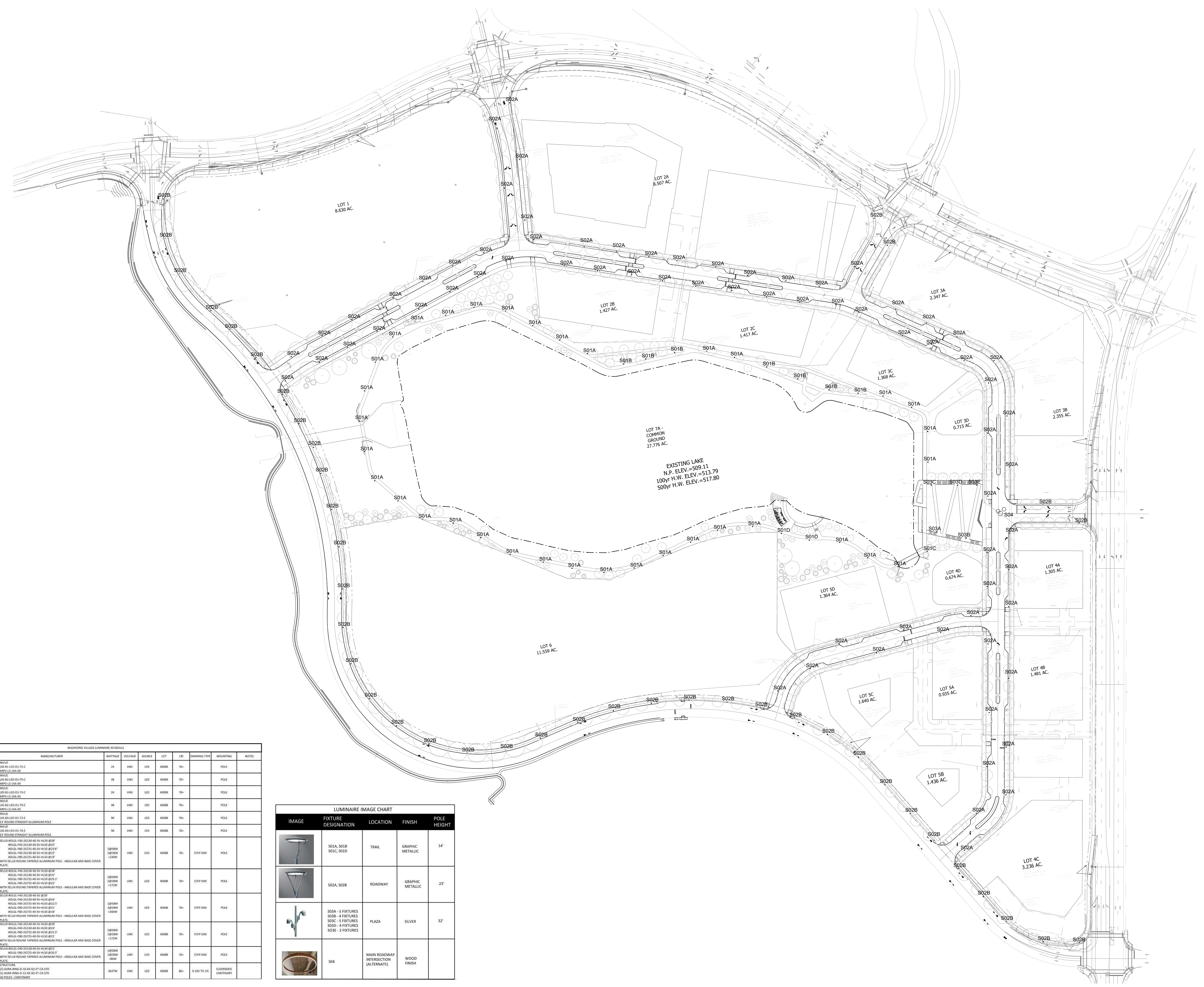
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
JU SC	21	Juniperus scopulorum		Colorado Blue Spruce	20'	8'-10'	B & B	Moderate	10%
PI AB	17	Prinos abies		Norway Spruce	80'-100'	8'-10'	B & B	Slow	8%
TH OC	19	Thuja occidentalis	'Green Giant'	Green Giant Arborvitae	40'-60'	8'-10'	B & B	Moderate	10%

SDCP - ORNAMENTAL TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
AM AR	4	Amelanchie arborea		Common Serviceberry	25'-30'	Multi-stem	B & B	Multi-stemmed	2%
CA CA	4	Carpinus caroliniana		American Hornbeam	20'-30'	Slow	B & B	Slow	2%
CE CA	15	Cercis canadensis		Eastern Redbud	25'-30'	Multi-stem	B & B	Multi-stemmed	7%
CH VI	8	Chionanthus virginicus		Fringe Tree	20'-30'	Multi-stem	B & B	Slow	4%
CO MA	7	Cornus mas		Cornelian Cherry Dogwood	15'-25'	15'-25'	B & B	Moderate	3%
CR VI	9	Crataegus viridis	'Winter King'	Winter King Hawthorn	25'	2.5" Cal.	B & B	Slow	4%
HA VI	1	Hamelis virginiana		Witch Hazel	20'-30'	Slow	B & B	Slow	1%
MA SA	6	Melus sargentii		Sargent Crabapple	6'-12'	2.5" Cal.	B & B	Slow	3%

1 CL-1.11 CONCEPT LANDSCAPE PLAN - OPEN SPACE (AREA B)





TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	COLLECTOR	POLE	LOT	DRIVING TYPE	MODIFIED	NOTES
S01A	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 1	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01B	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 2	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01C	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 3	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01D	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 4	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01E	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 5	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01F	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 6	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01G	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 7	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01H	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 8	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01I	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 9	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01J	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 10	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01K	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 11	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01L	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 12	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01M	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 13	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01N	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 14	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01O	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 15	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01P	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 16	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01Q	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 17	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01R	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 18	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01S	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 19	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01T	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 20	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01U	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 21	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01V	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 22	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01W	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 23	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01X	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 24	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01Y	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 25	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S01Z	TRAIL LUMINAIRE AND SECONDARY POLE TYPE 26	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02A	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 1	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02B	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 2	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02C	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 3	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02D	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 4	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02E	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 5	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02F	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 6	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02G	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 7	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02H	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 8	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02I	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 9	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02J	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 10	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02K	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 11	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02L	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 12	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
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S02X	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 24	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02Y	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 25	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S02Z	ROADWAY LUMINAIRE AND SECONDARY POLE TYPE 26	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S03A	PLAZA LUMINAIRE AND SECONDARY POLE TYPE 1	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S03B	PLAZA LUMINAIRE AND SECONDARY POLE TYPE 2	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
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S03U	PLAZA LUMINAIRE AND SECONDARY POLE TYPE 21	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
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S03Y	PLAZA LUMINAIRE AND SECONDARY POLE TYPE 25	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S03Z	PLAZA LUMINAIRE AND SECONDARY POLE TYPE 26	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	76L	POLE	
S04	WOOD FINISH LUMINAIRE AND SECONDARY POLE TYPE 1	TRIPLE LED DS-F1-C	24	UNV	LED	4000K	84L	SUPPORTING OVERHANG	

IMAGE	FIXTURE DESIGNATION	LOCATION	FINISH	POLE HEIGHT
	S01A, S01B S01C, S01D	TRAIL	GRAPHIC METALLIC	14'
	S02A, S02B	ROADWAY	GRAPHIC METALLIC	23'
	S03A - 5 FIXTURES S03B - 4 FIXTURES S03C - 5 FIXTURES S03D - 4 FIXTURES S03E - 2 FIXTURES	PLAZA	SILVER	32'
	S04	MAIN ROADWAY INTERSECTION (AFTERMATEL)	WOOD FINISH	

1 SITE LIGHTING PLAN
1" = 100'-0"

CLAYCO
THE ART & SCIENCE OF BUILDING
2109 INHERSET BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.428.5100 FX: 314.428.3137

Lamar Johnson Collaborative
2109 INHERSET BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.428.1010
CIVIL ENGINEER

Stock & Associates
Consulting Engineers, Inc.
LIGHTING DESIGNER



WILDHORSE VILLAGE
WILDHORSE VILLAGE, LP C/O ORG.
ATTN: MR. JEFF TEGETHOFF - OPERATING PARTNER
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
BURKHARDT PLACE - CHESTERFIELD, MO

DESCRIPTION	DATE
SDCP	9.14.2020
Categories A and B	10.22.2020
Amended SDCP	
Revised Per Comments	11.13.2020
Revised Per Comments	12.07.2020
Progress Set	12.23.2020
PC Packet	01.04.2021

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN
DRAWING NO.
E1.100
Job # 20.0213

14.0201 CLAYCO, AM



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

'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
1	Red Maple	10	15'	1	Trunk Decay	X	
2	Red Maple	9	20'	1	Trunk Decay	X	
3	Red Maple	9	10'	1	Trunk Decay	X	
4	Red Maple	12	12'	1		X	
5	Red Maple	9	10'	1		X	
6	Green Ash	24	40'	2	Poor structure/form	X	
7	Green Ash	14	30'	2	Poor structure/form	X	
8	Green Ash	14	25'	2	Poor structure/form	X	
9	Green Ash	14	25'	2	Poor structure/form	X	
10	Green Ash	14	25'	2			X
11	Green Ash	8	15'	2			X
12	Green Ash	12	15'	2		X	
13	Green Ash	12	25'	2		X	
14	Green Ash	16	25'	1		X	
15	Green Ash	12	20'	2		X	
16	Green Ash	10	20'	2		X	
17	Green Ash	12	25'	2			X
18	Locust	18	30'	2	Multi-stem	X	
19	Locust	12	20'	2	Multi-stem	X	
20	Allanhus	24	30'	2	Multi-stem	X	
21	Birch	12	15'	2		X	
27	Locust	12	25'	2		X	
28	Locust	12	25'	2		X	

Condition Rating
1 = Poor
4 = Excellent

'WILDHORSE VILLAGE' SITE TREE NOTES

- Woodland "A" (110,955 sq.ft.) (2.547ac)
 - Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
 - Condition: Fair
 - Average size 8-12" DBH
- Woodland "B" (135,622 sq.ft.) (3.113ac)
 - Primarily Red Oak, Sassafras, Elm
 - Condition: Fair
 - Average size 10" DBH
- Woodland "C" (97,155 sq.ft.) (2.230ac)
 - Cedar/Hardwood mix
- Woodland "D" (101,387 sq.ft.) (2.328ac)
 - Primarily Red Oak, Elm, Cedar
 - Condition: Poor to fair
 - Average size 10" DBH
- Woodland "E" (191,558 sq.ft.) (4.398ac)
 - Primarily Sassafras, Black Cherry, Elm, with Honeysuckle and Russian Olive understory
 - Condition: Poor to fair
 - Average size 6-8" DBH along western portion and 10-12" DBH along eastern portion
- Woodland "F" (52,711 sq.ft.) (1.210ac)
 - Primarily Red Oak, Elm, Cedar
 - Condition: Fair
 - Average size 8-10" DBH

Woodland "A" = 110,955 sq.ft.
 Woodland "B" = 135,622 sq.ft.
 Woodland "C" = 97,155 sq.ft.
 Woodland "D" = 101,387 sq.ft.
 Woodland "E" = 191,558 sq.ft.
 Woodland "F" = 52,711 sq.ft.
 Individual trees outside of woodland boundaries = 7,369 sq.ft.
 TOTAL SQ.FT. OF EXISTING CANOPY = 696,757 sq.ft. (16.0 ac)

'FREEDOM TITLE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite
22	Green Ash	15	40'	3			X
23	Green Ash	15	40'	3			X
24	Green Ash	15	30'	2			X
25	Crabapple	10	15'	2			X
26	Crabapple	10	15'	2			X

Total canopy = 3,376sf (0.08ac)

'CVI' SITE TREE NOTES

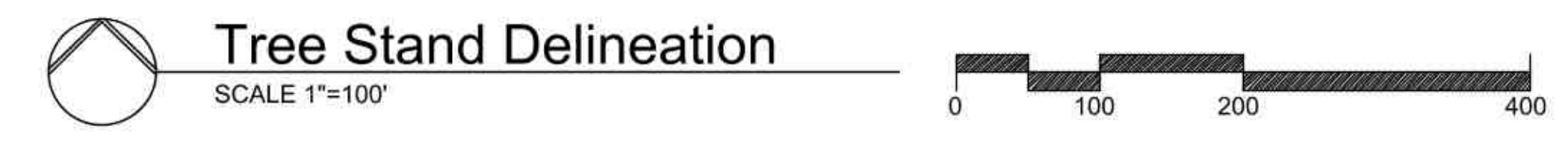
- Woodland "A" (5,719sf sq.ft.) (0.13ac)
 - Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
 - Condition: Fair
 - Average size 8-12" DBH

'BURKHART R.O.W.' SITE TREE NOTES

- Woodland "A" (56,175sf sq.ft.) (1.29ac)
 - Primarily Red Oak, Black Cherry, Sugar Maple, Elm, with Honeysuckle understory and some Redbuds.
 - Condition: Fair
 - Average size 8-12" DBH

LEGEND

Symbol	Description
#	Existing individual tree
○	Ex. individual tree canopy
■	Existing On-Site Woodland, see 'WILDHORSE VILLAGE' SITE TREE NOTES
▨	Existing Off-Site Woodland, see 'CVI' SITE TREE NOTES
▩	Existing Off-Site Woodland, see 'BURKHART R.O.W.' SITE TREE NOTES



Tree Stand Delineation Prepared under direction of Brian Bage Certified Arborist MW-5033A

WILDHORSE VILLAGE
 WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND BURKHART PLACE - CHESTERFIELD MISSOURI

Revisions:

Date	Description	No.
5-21-20	Add Tree Info	2

Drawn: LWH
 Checked: JAS

loomisAssociates
 landscape architects/planners
 10000 N. Highway 70, Suite 100
 Overland Park, MO 66214
 (816) 251-2628
 www.loomisassociates.com

Sheet Title: Tree Stand Delineation
 Sheet No: TSD-1
 Date: 03/04/20
 Job #: 813.082

NOTE:
PER ORDINANCE #2607 OF 2010, TREE CANOPY CREDITS
WERE PROVIDED AS FOLLOWS:

CHESTERFIELD VILLAGE INC. ("CVI") "PARK SITES" PARCEL TREES			
PARCEL	ACREAGE	WOODLAND COVERAGE	Agreement
C226B	10.5	10.5	Ord. 2607
C204	1.0	1.0	Ord. 2607
C207	0.9	0.2	Ord. 2607
TOTAL		11.7	Ord. 2607
70%		8.2	
C121	1.012	0.0	First Amendment
C220A	9.9	9.9	First Amendment
C252W	3.3	3.3	First Amendment
C254W	2.5	2.5	First Amendment
C148	0.4	0.4	First Amendment
C254CS	1.4	1.4	First Amendment
TOTAL	18.512	17.5	First Amendment
70%		12.25	
COMBINED		20.45	

'WILDHORSE VILLAGE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite	Preserved	To Be Removed
1	Red Maple	10	15'	1	Trunk Decay	X			X
2	Red Maple	9	20'	1	Trunk Decay	X			X
3	Red Maple	9	10'	1	Trunk Decay	X			X
4	Red Maple	12	12'	1		X			X
5	Red Maple	9	10'	1		X			X
6	Green Ash	24	40'	2	Poor structure/form	X			X
7	Green Ash	14	30'	2	Poor structure/form	X			X
8	Green Ash	14	25'	2	Poor structure/form	X			X
9	Green Ash	14	25'	2	Poor structure/form	X			X
10	Green Ash	14	25'	2			X		X
11	Green Ash	8	15'	2			X		X
12	Green Ash	12	15'	2		X			X
13	Green Ash	12	25'	2		X			X
14	Green Ash	16	25'	1		X			X
15	Green Ash	12	20'	2		X			X
16	Green Ash	10	20'	2		X			X
17	Green Ash	12	25'	2			X		X
18	Locust	18	30'	2	Multi-stem	X			X
19	Locust	12	20'	2	Multi-stem	X			X
20	Alnus	24	30'	2	Multi-stem	X			X
21	Birch	12	15'	2		X			X
27	Locust	12	25'	2		X			X
28	Locust	12	25'	2		X			X

Condition Rating	
1	= Poor
4	= Excellent

TOTAL SITE AREA: 78.23 Ac.
TOTAL EXISTING TREE CANOPY: 696,757 sq.ft. (16.0 ac.)

30% REQUIRED PRESERVATION: 16.0 ac. x .30 = 4.8 ac. REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 4.8 ACRES OF THE TREE CANOPY CREDIT.

'FREEDOM TITLE' SITE INDIVIDUAL TREES

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Onsite	Offsite	Preserved	To Be Removed
22	Green Ash	15	40'	3			X	X	
23	Green Ash	15	40'	3			X	X	
24	Green Ash	15	30'	2			X	X	
25	Crabapple	10	15'	2			X	X	
26	Crabapple	10	15'	2			X	X	

TOTAL EXISTING TREE CANOPY: 3,376 sq.ft. (0.08 ac.)

30% REQUIRED PRESERVATION: 3,376 sq.ft. x .30 = 1,013 sq.ft. (0.02 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.02 ACRES OF THE TREE CANOPY CREDIT.

'CVI' SITE TREES

TOTAL EXISTING TREE CANOPY: 5,719 sq.ft. (0.13 ac.)

30% REQUIRED PRESERVATION: 5,719 sq.ft. x .30 = 1,718 sq.ft. (0.04 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.04 ACRES OF THE TREE CANOPY CREDIT.

'BURKHART R.O.W.' SITE TREES

TOTAL EXISTING TREE CANOPY: 56,175 sq.ft. (1.29 ac.)

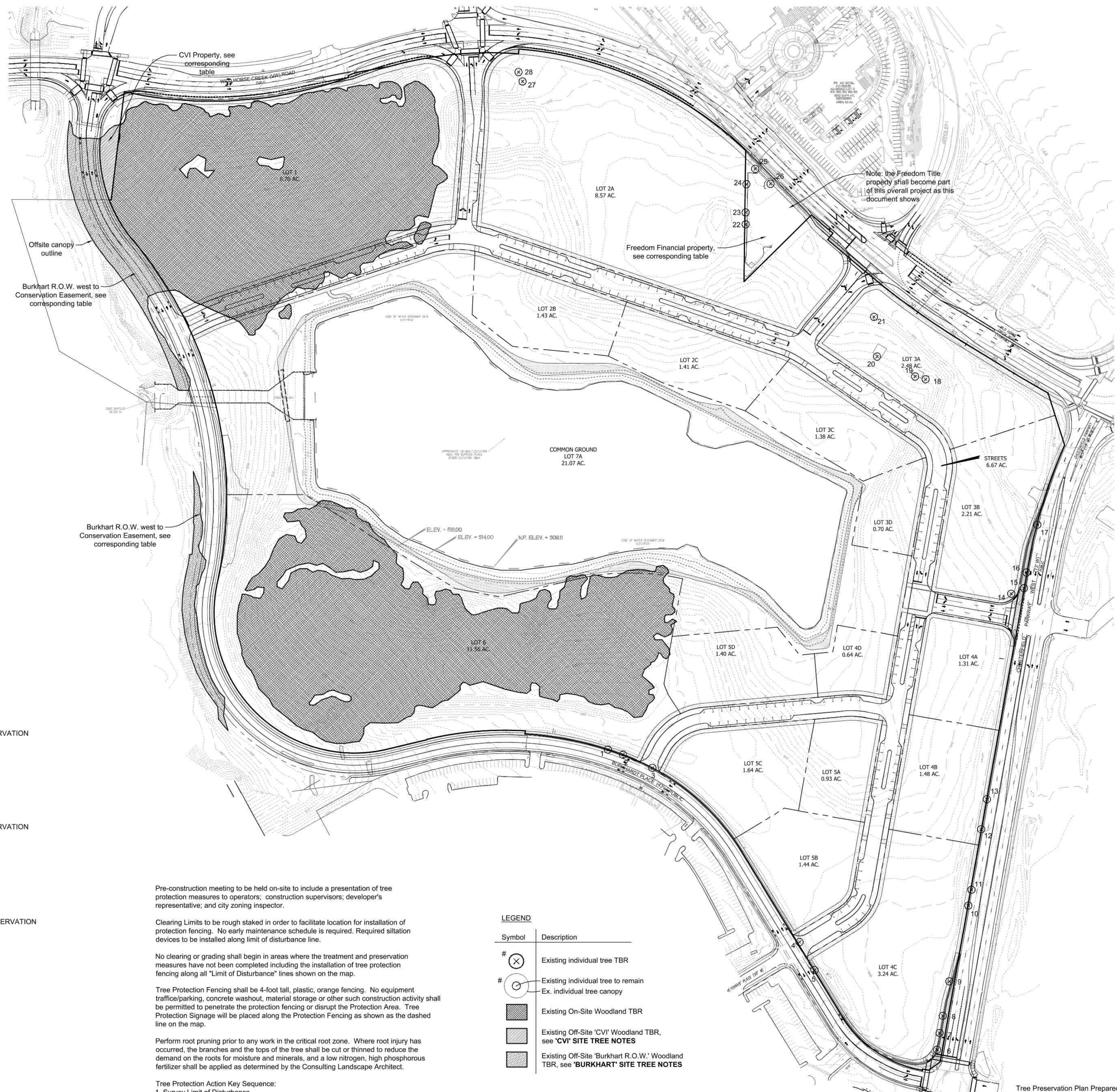
30% REQUIRED PRESERVATION: 56,175 sq.ft. x .30 = 16,853 sq.ft. (0.39 ac.) REQUIRED PRESERVATION PRESERVED TREE CANOPY: 0%

THIS PROJECT INTENDS TO UTILIZE 0.39 ACRES OF THE TREE CANOPY CREDIT.

TOTAL TREE CANOPY CREDITS UTILIZED

WILDHORSE VILLAGE = 4.8 ac.
FREEDOM TITLE = 0.02 ac.
CVI = 0.04 ac.
BURKHART R.O.W. = 0.39 ac.

TOTAL = 5.25 ac. TREE CANOPY CREDITS UTILIZED



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.

Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Required siltation devices to be installed along limit of disturbance line.

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 map.

Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protection Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.

Perform root pruning prior to any work in the critical root zone. Where root injury has occurred, the branches and the tops of the tree shall be cut or thinned to reduce the demand on the roots for moisture and minerals, and a low nitrogen, high phosphorous fertilizer shall be applied as determined by the Consulting Landscape Architect.

Tree Protection Action Key Sequence:

1. Survey Limit of Disturbance
2. Perform root pruning
3. Install Tree Protection Fencing
4. Post Tree Protection Signage on Fence; no signs will be posted on any trees
5. Maintain Tree Protection Area as off-limits zone

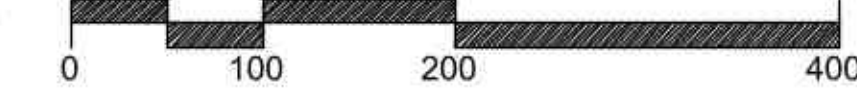
LEGEND

Symbol	Description
# (X)	Existing individual tree TBR
# (O)	Existing individual tree to remain Ex. individual tree canopy
[Hatched Box]	Existing On-Site Woodland TBR
[Dotted Box]	Existing Off-Site 'CVI' Woodland TBR, see 'CVI' SITE TREE NOTES
[Cross-hatched Box]	Existing Off-Site 'Burkhart R.O.W.' Woodland TBR, see 'BURKHART' SITE TREE NOTES



Tree Preservation Plan

SCALE 1"=100'



Professional Seal of Jerald A. Saunders, Landscape Architect, Missouri License # LA-0071

1/27/20

Consultants:

WILDHORSE VILLAGE
WILD HORSE CREEK ROAD, W CHESTERFIELD PARKWAY, AND
BURKHART PLACE - CHESTERFIELD MISSOURI

Revisions:

Date	Description	No.
4-3-20	Plan Revision	1
5-21-20	Add Tree Info	2
6-15-20	Plan Revision	3
7-23-20	Plan Revision	4

Drawn: LWH
Checked: JAS

Ioomis Associates
Landscape Architects/Planners
10000 N. Highway 70, Suite 200
Overland Park, MO 66210
Phone: 913.241.2668
www.ioomisassociates.com

Landscape Architect License # 0000-174
Professional Seal of Ioomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Preservation Plan

Sheet No: **TPP-1**

Date: 03/04/20
Job #: 813.082

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

Signature: [Handwritten Signature]

Wildhorse Village

LANDSCAPE DESIGN UPDATE

December 2020

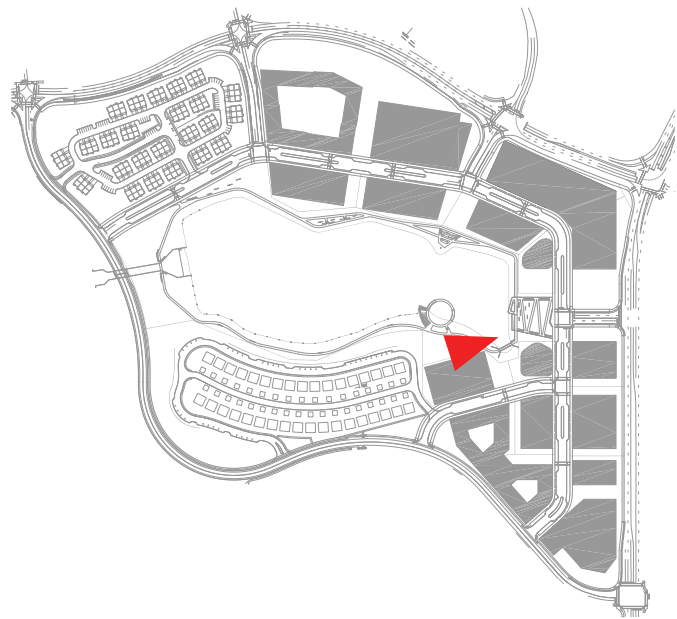
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WILDHORSE VILLAGE S D C P



NARRATIVE:

The primary open space guides visitors through a terraced plaza park which creates a stepped amphitheatre for large gatherings. The cast in place concrete seating is arranged so the viewer is looking out toward the water. In the foreground, an elevated/floating stage sits centered within the performance terrace. The performance terrace acts as an overlook extending into the water and provides visitors a grand view of the lake and development. The floating garden area directly engages the water and extends towards a sunken seating area. This area will provide the appearance of 'floating' above the water from the viewer's perspective.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

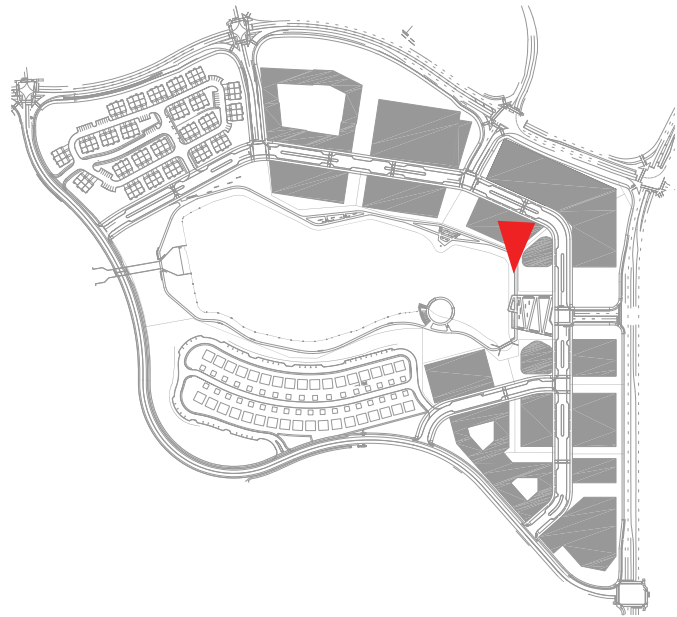
TERRACED PLAZA STEPPED
AMPHITHEATRE

PERFORMANCE
TERRACE

FLOATING STAGE

FLOATING GARDEN

WILDHORSE VILLAGE S D C P



NARRATIVE:

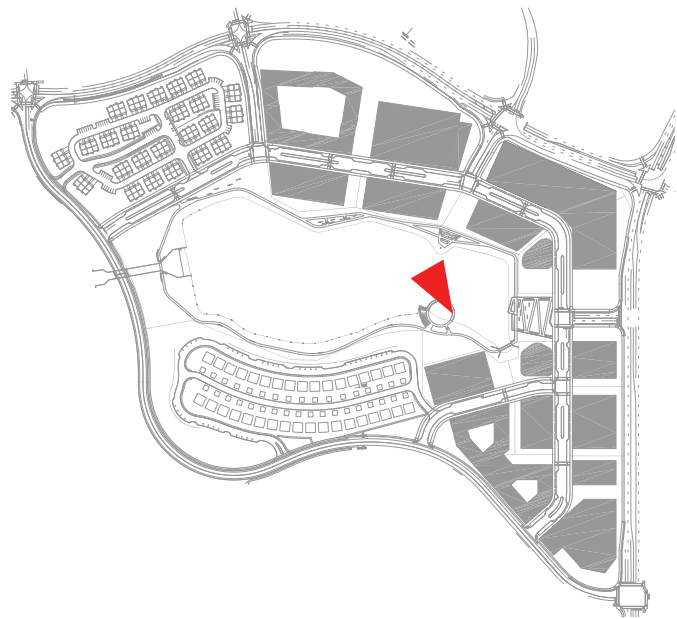
The Lakefront Promenade is a 10' wide linear sidewalk that connects the Terrace Plaza Park and Performance Terrace with the Lakefront Walk. The formal corridor will be planted with low perennials, shrubs, ornamental grasses and lawn so there is no obstructed views to water's edge. A safety stone curb will be installed to provide a safety separation to the plantings along the water's edge.



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LAKEFRONT
PROMENADE

WILDHORSE VILLAGE S D C P



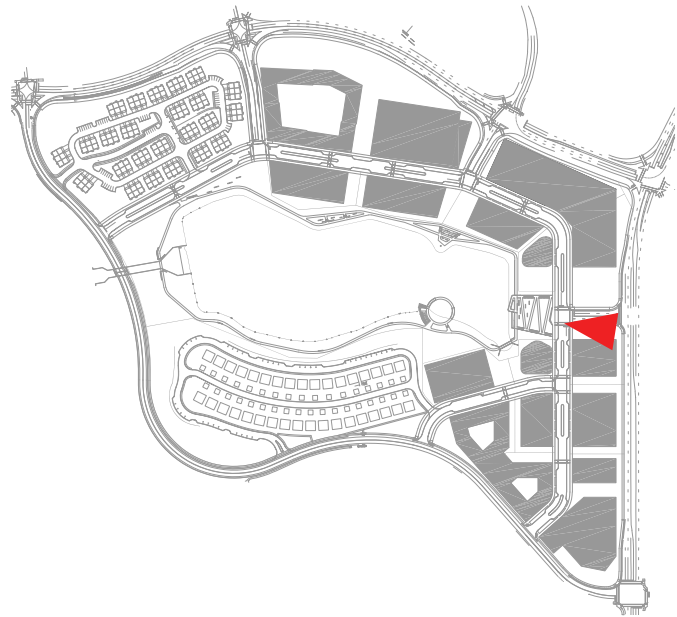
*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.



NARRATIVE:

The pocket park serves as an open space for passive and activity near the boathouse and boat launch. It will primarily consist of open lawn with canopy and evergreen trees to serve as a separator between buildings and open space. The pedestrian bridge nearby connects the Pocket Park to the Terrace Plaza Park and Lakefront Promenade.

WILDHORSE VILLAGE S D C P

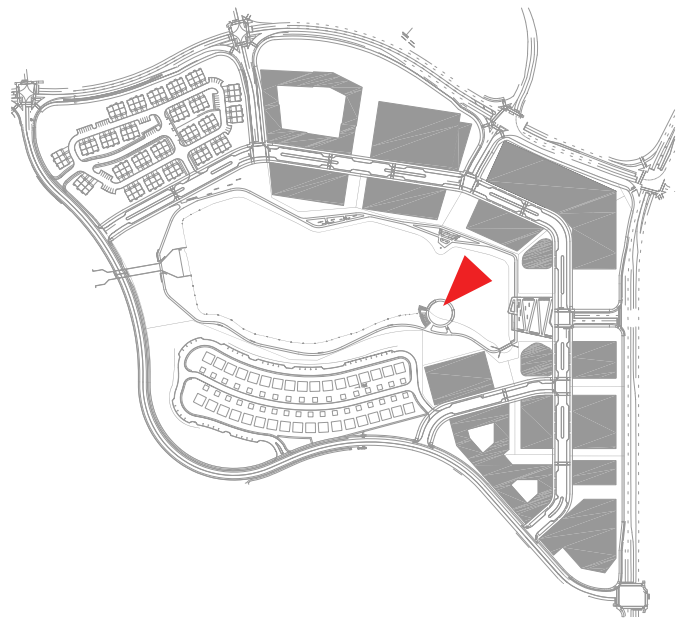


NARRATIVE:

To serve as a focal point as you turn into the development from Chesterfield Parkway, a monumental sign will welcome you into the development. The sign wall will be architectural concrete with pin letters mounted. The monument sign will have a series of uplights in the pavement to highlight the feature in the evening hours. The overall length of the sculptural monument sign is +/-50'.



WILDHORSE VILLAGE S D C P



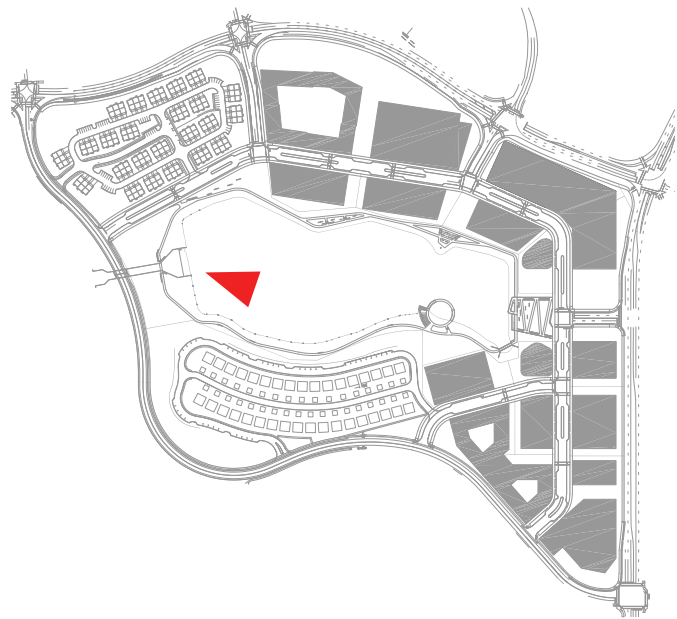
NARRATIVE:

Constructed of steel frame, the 2,080 sf Boathouse and metal-screen storage enclosure (860 sf) resides on the lake edge. The radial design sits on 3,300 sf of concrete foundation, the structure topped with a metal, sloped roof plane. Boat launch occurs on the adjoining gravel beach and 8' wide, curved floating dock pier (600sf).



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

WILDHORSE VILLAGE S D C P



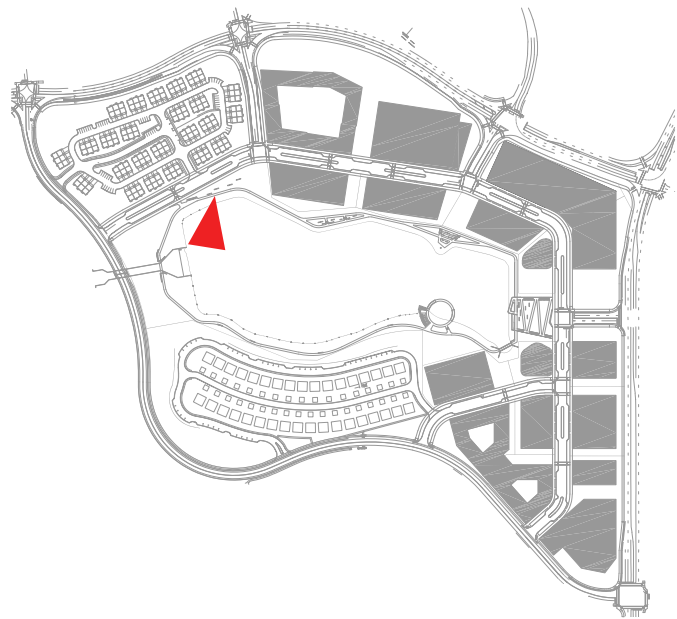
NARRATIVE:

Adjacent to the existing spillway, the development will provide flexible open lawn space for active play like throwing a frisbee and flying a kite, or more passive activities like enjoying a picnic while observing the activity taking place on the water. A pedestrian bridge is included to continue the Lakefront Walk around the water.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

WILDHORSE VILLAGE S D C P

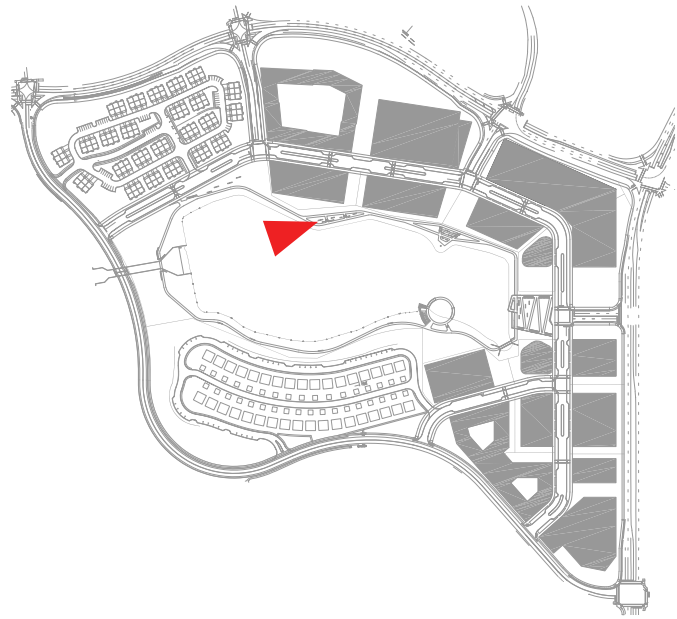


NARRATIVE:

To serve as a secondary entry point for the Lakefront Walk from the public sidewalk, a trailhead is located near the Lakefront Park. The Trailhead Rest Area, which includes bike racks and seating, is positioned to provide an Overlook Area for the visitors. Seating expands into the Viewing Ridge adjacent the trailhead. This area provides pedestrians an opportunity to pause and observe the activity occurring on the water and walkways.



WILDHORSE VILLAGE S D C P



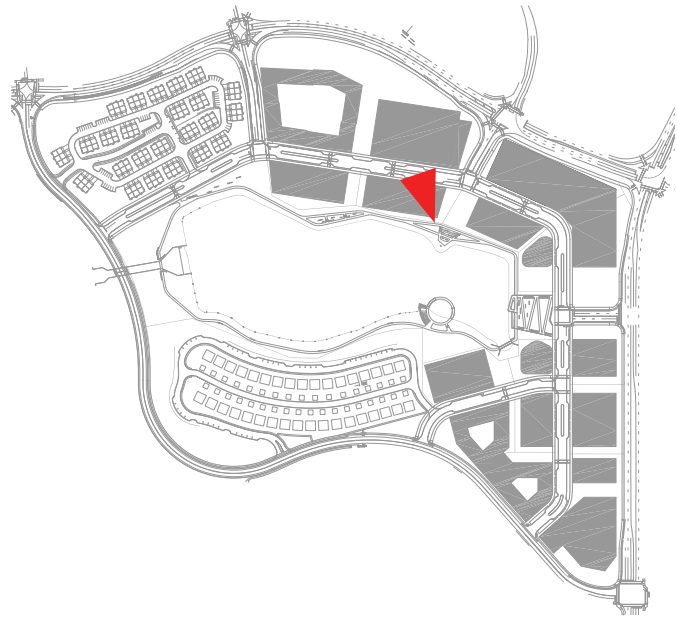
NARRATIVE:

The Viewing Terrace provide a public space near the water's edge. Architectural concrete benches are placed along the 200' linear feet terrace within shade provided from a grove of Birch trees. The Lakefront Walk engages the viewing terrace by being located between the sitting space and the water, rather than behind the sitting space.



*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.

WILDHORSE VILLAGE S D C P



NARRATIVE:

The Lunchbreak Courtyard is strategically placed near the office buildings to provide a flexible gathering amenity. A series of architectural concrete benches connected with stabilized decomposed granite walking surfaces accommodates small or individual gatherings.

A commissioned public art installation anchors the Lunchbreak Courtyard. This art piece sits between the courtyard and waters edge to become a focal point for the area.



Wildhorse Village

LANDSCAPE DESIGN UPDATE

DECEMBER 2020

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December 04, 2020

Joseph M. Knight
Assistant City Planner
City of Chesterfield, Missouri

Re: Wildhorse Village Development (Category A+B) – Signage Concept Plan
LJC Project #20.0080.000

To Whom it may concern,

Chesterfield's Unified Development Code requires the development team to submit a Signage Concept Plan for review and approval by the City of Chesterfield. The concepts proposed in this signage plan are intended to be utilized by the Wildhorse Village Development (Category A+B) to promote a consistent approach to signage. It is our intent to create a high quality and unique development that enhances the Chesterfield community. There are two components to our approach to the Signage Concept Plan; site signage and building signage.

Site signage has been designed to integrate into the public realm, both hardscape and softscape, while relating the overall development aesthetic. Sign placement on site plans will help facilitate wayfinding and district branding. This approach will aid in facilitating a unified approach to site signage for the entire development.

Building signage will be utilized by individual buildings within the development having frontage along internal and perimeter right-of-ways. Our intent is to maintain the flexibility that the Chesterfield Sign Code provides these buildings. This flexibility is important to maintain parity with other developments in the marketplace when competing for investors / tenants. All building signage will be constructed of quality industry standard materials and components consistent with the Chesterfield sign ordinance and will receive final approval with the individual parcel Section Plans.

For additional information, please refer to the attached Wildhorse Village Development (Category A+B) – Signage Concept Plan Package.

Sincerely,



J. Andrew Kilmer, PLA
Principal
Lamar Johnson Collaborative


Wildhorse Village

WILDHORSE VILLAGE DEVELOPMENT (CATEGORY A+B)

SITE DEVELOPMENT CONCEPT PLAN PACKAGE

December 2020

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**WILDHORSE
VILLAGE**

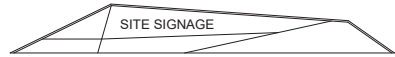
WILDHORSE VILLAGE SITE SIGNAGE

Signage for development parcels located in Section Area A+B are to comply with the following criteria and guidelines. Individual sign packages for each site development are to be submitted to the City of Chesterfield for approval.

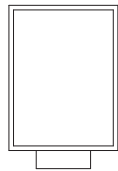
Primary



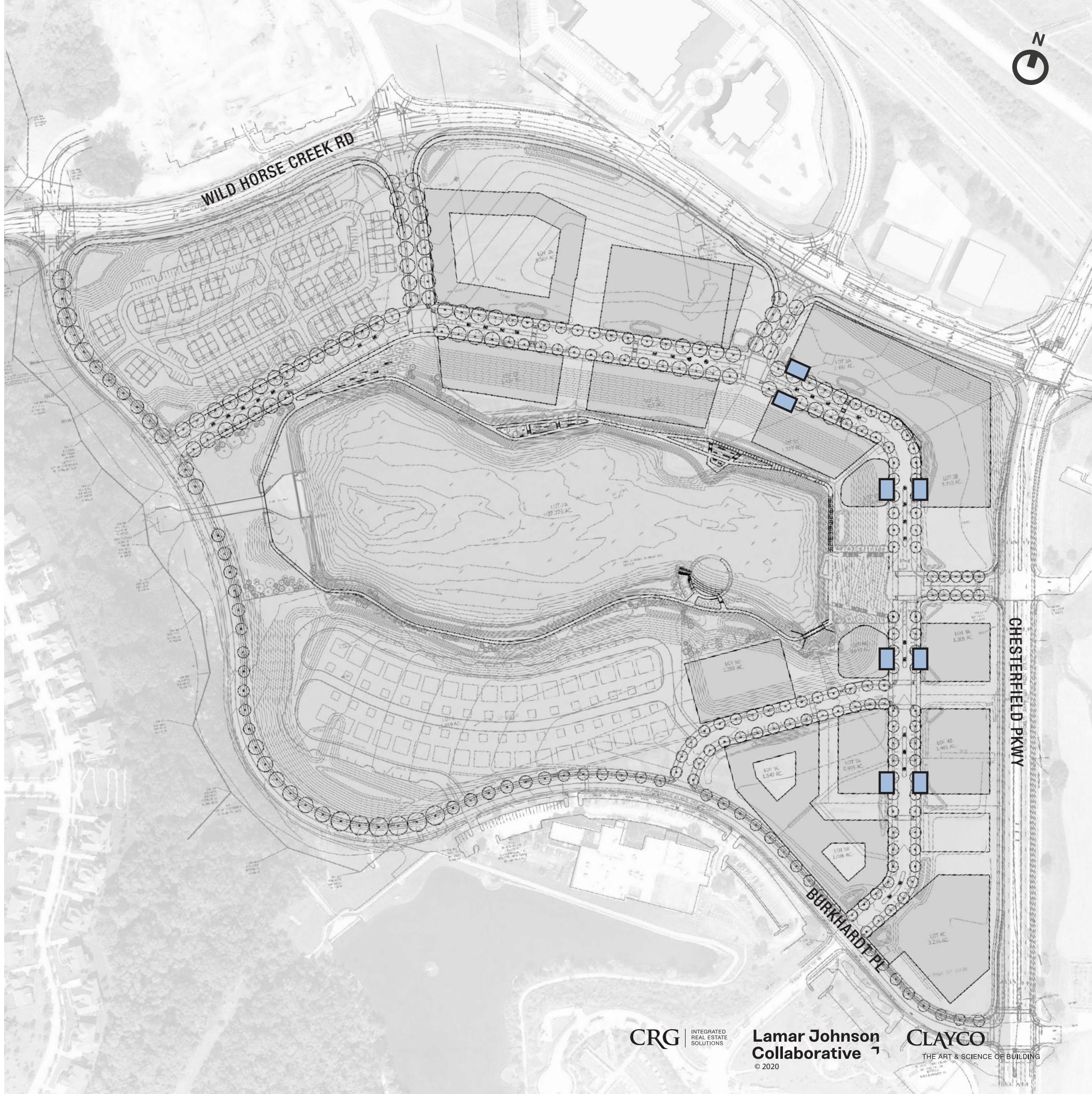
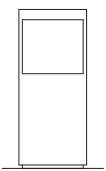
Secondary



Street Kiosk



Pathway Wayfinding



WILDHORSE VILLAGE SITE SIGNAGE PRIMARY

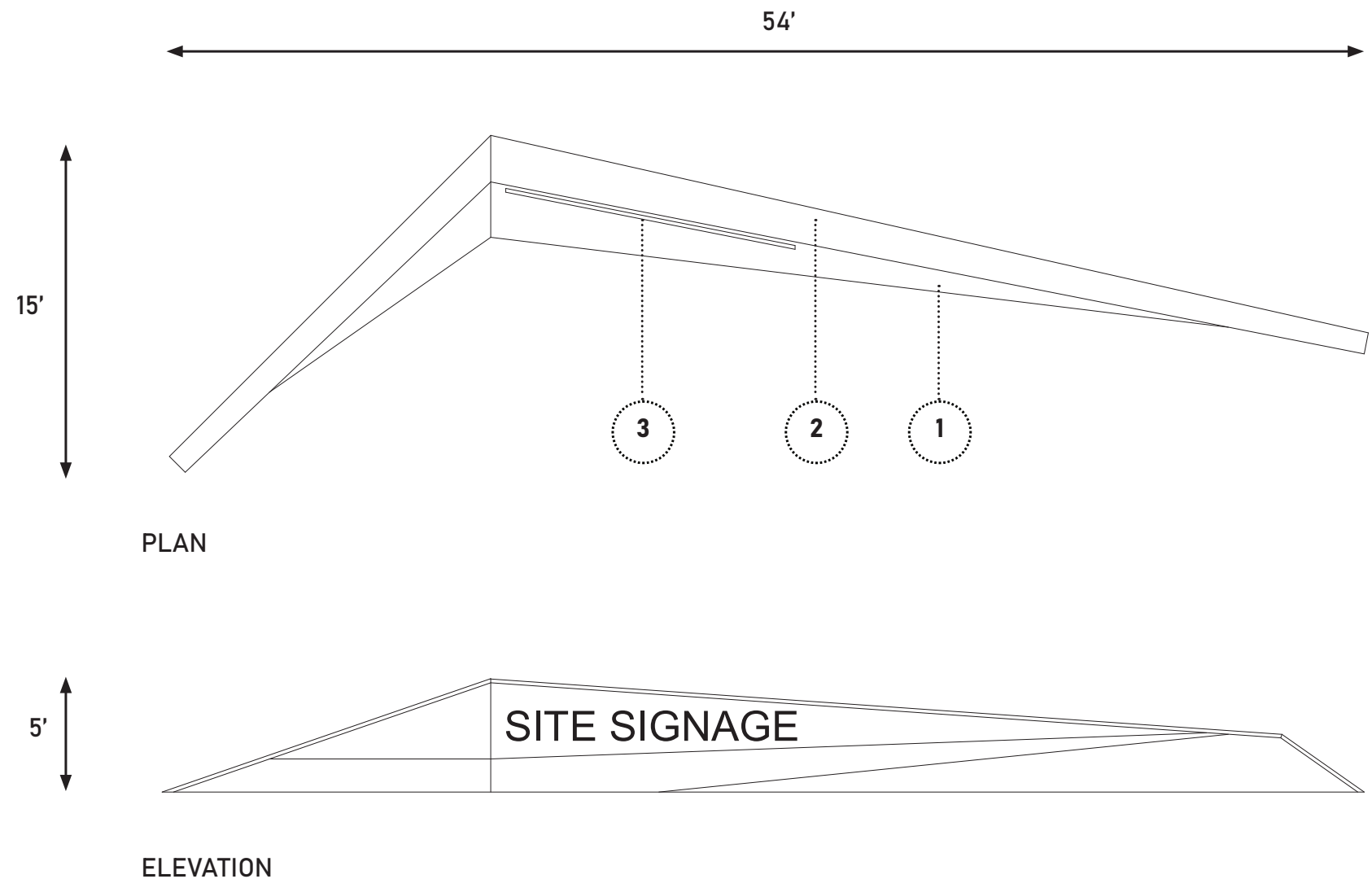
Primary signage will be located at primary entrances into the development. We envision these to be at the intersection of Chesterfield Parkway and Burkhardt Place and the intersection of Wildhorse Creek Road and the first entry just west of Chesterfield Parkway. We also envision a primary sign to be the focal point once you turn into the development off Chesterfield Parkway, mid-block. This signage will be at the top of the terraced park. The signage walls are to utilize large scale solid materials (natural, precast, or cast-in-place architectural concrete with integral color) for the base of the sign or as the background for the sign message.

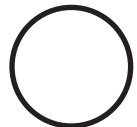
The materials and color are to be complementary to the overall public realm materials of the development. The signage message and/or graphic are to be comprised of individual letters or symbols. All text and graphic are to be pin mounted to the sign background and to be illuminated by ground mounted LED lighting or be backlit.

Plant material is critical to integrate the site signage into the public realm and complement the overall development. Perimeter signage will be placed in landscape that provides seasonal interest while maintaining a safe and non-distracting environment for users (pedestrian and vehicular). Plant selection to leverage adaptive+native species and to be compatible for growth within the local USDA Plant Hardiness Zones. Sample of Plant Selection: , Virginia Sweetspire, Lily Turf, Grey Owl Juniper, Gro-Low Sumac, Switch Grass Varieties, Feather Reed Grass.

KEY

- 1 2" STONE VENEER W/ CONCRETE STEM WALL & FOOTING
- 2 2" STONE CAP
- 3 PIN, METAL SIGNAGE LETTERS





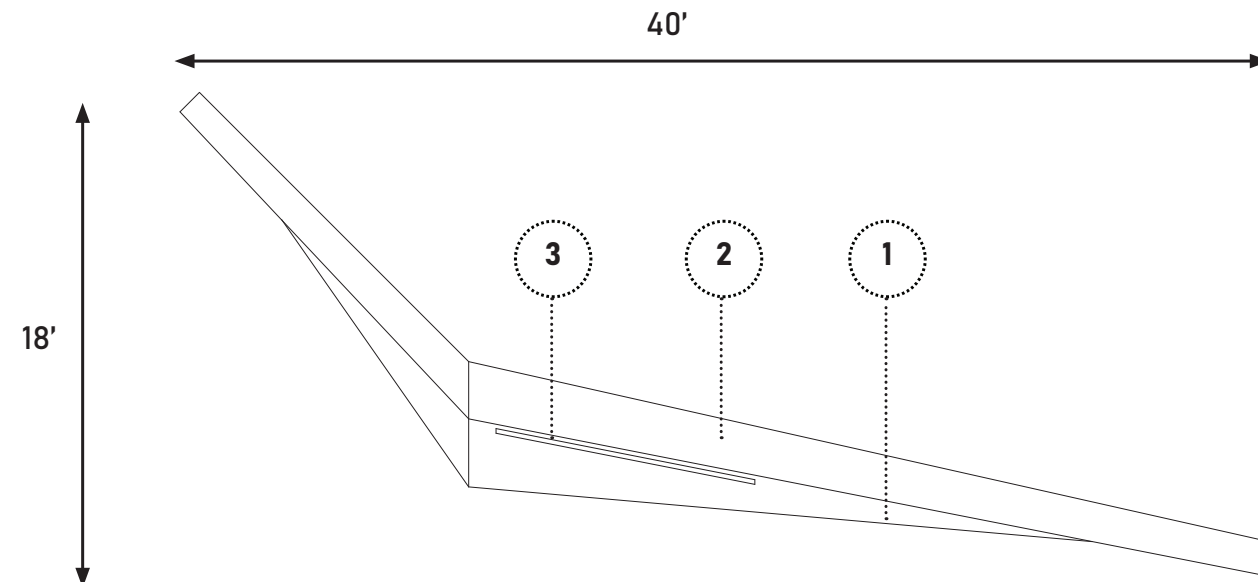
WILDHORSE VILLAGE SITE SIGNAGE

SECONDARY

Similar to Primary Signage, secondary site signage will be placed at perimeter entrances into the development, such as the intersection of Wildhorse Creek Road and Burkhardt Place, Wildhorse Creek Road and the second entry west of Chesterfield Parkway, the intersection of Wildhorse Creek Road and Chesterfield Parkway, and the mid-block entry off Chesterfield Parkway.

KEY

- 1 2" STONE VENEER W/ CONCRETE STEM WALL & FOOTING
- 2 2" STONE CAP
- 3 PIN, METAL SIGNAGE LETTERS



PLAN



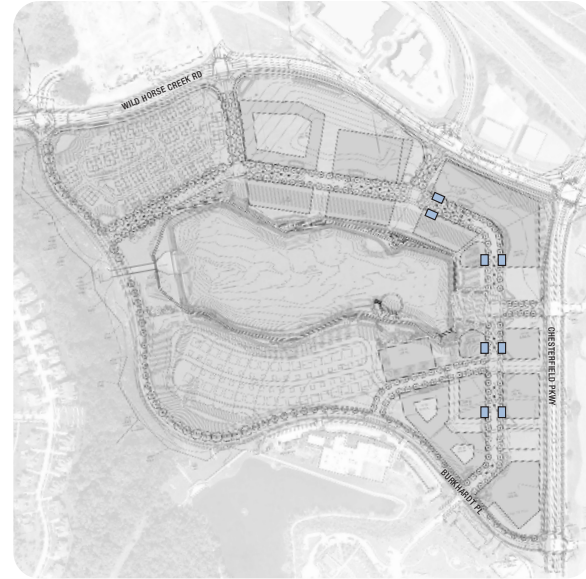
ELEVATION

WILDHORSE VILLAGE

SITE SIGNAGE

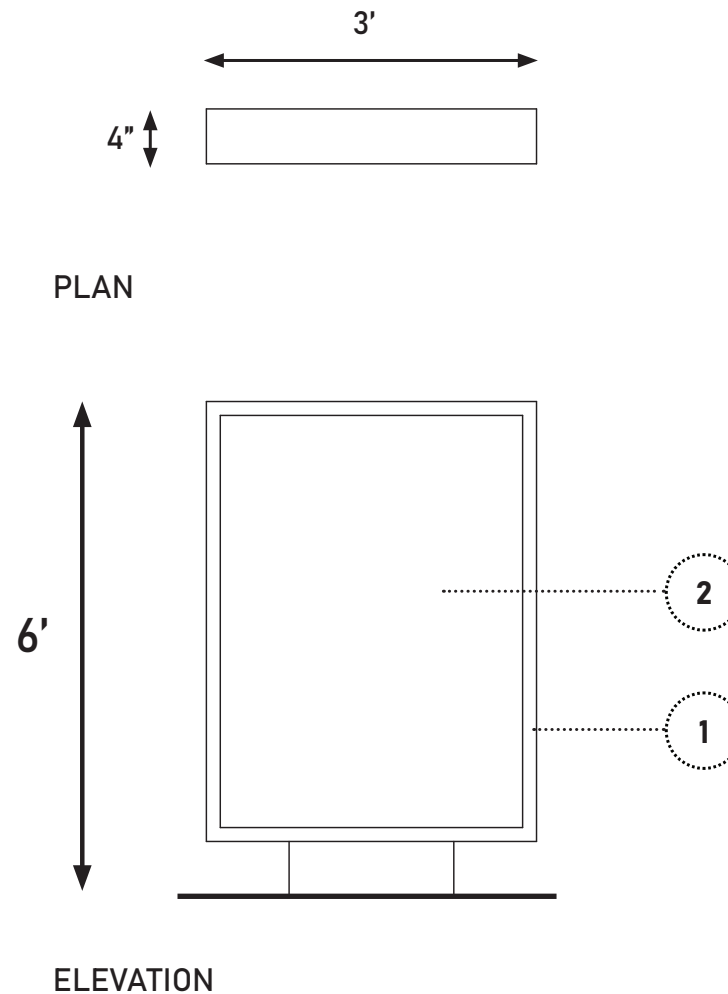
STREET KIOSKS

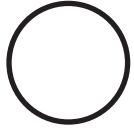
To help facilitate and promote development activities, tenants, and general information, street kiosks signs will be installed along Lakefront Street. These signs are to complement the building materials (painted metal) while being pedestrian scale and not obtrusive to views, emergency access, and maintenance. Graphics to be on an opaque panel integral to the sign cabinet while being internally illuminated.



KEY

- 1 ALUMINUM FRAME ENCLOSURE
- 2 SIGNAGE GRAPHIC





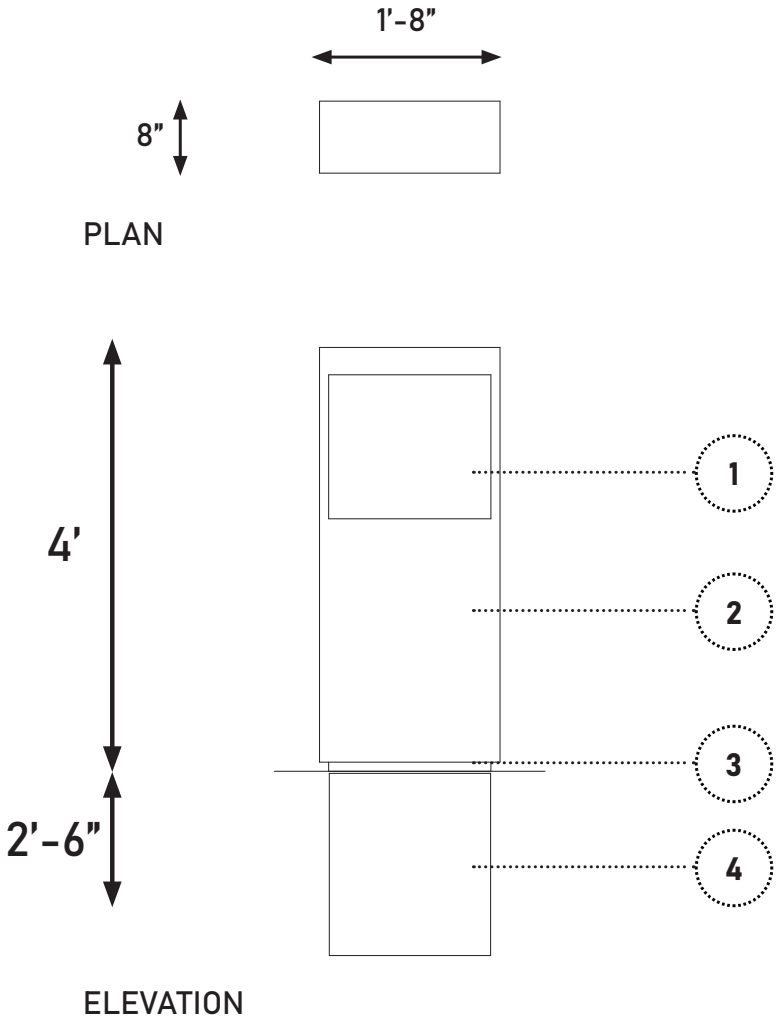
WILDHORSE VILLAGE SITE SIGNAGE

PATHWAY WAYFINDING

To help facilitate general site wayfinding, pathway signage will be placed near primary pedestrian destinations, pathway intersections and intermittently along the lakefront trail. Form and materials will be similar to primary signage, but scale will be reduced to provide hierarchy to the primary signage. These pathway signs are to complement the primary signage in materials while being pedestrian scale and not obtrusive to views, emergency access, and maintenance.

KEY

- 1 METAL SIGN PANEL, MOUNTED TO STONE SLAB
- 2 CUT STONE SLAB, HONED FINISH
- 3 RECESS GROUT SETTING BED
- 4 CONCRETE FOOTING



WILDHORSE VILLAGE BUILDING SIGNAGE

Signage for development parcels located in Section Area A+B are to comply with the following criteria and guidelines. Individual sign packages for each site development are to be submitted to the City of Chesterfield for approval.

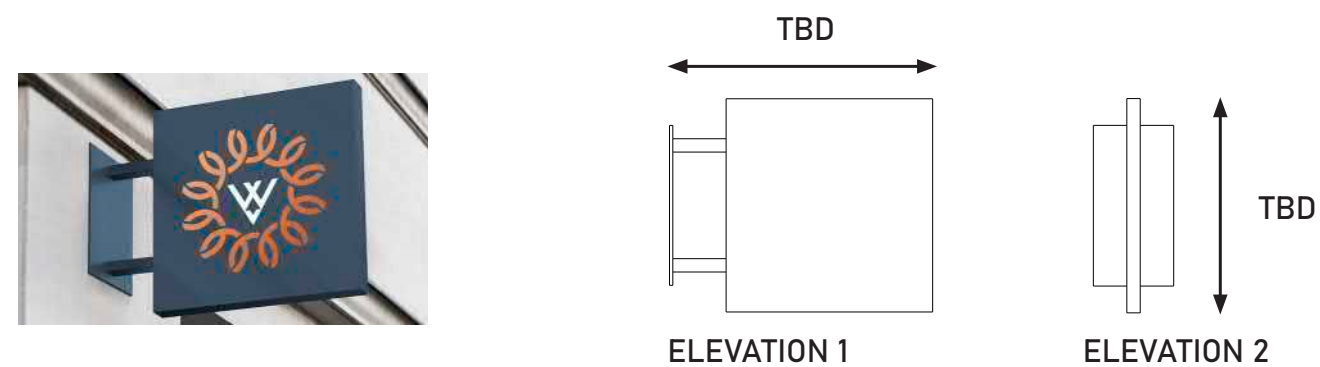
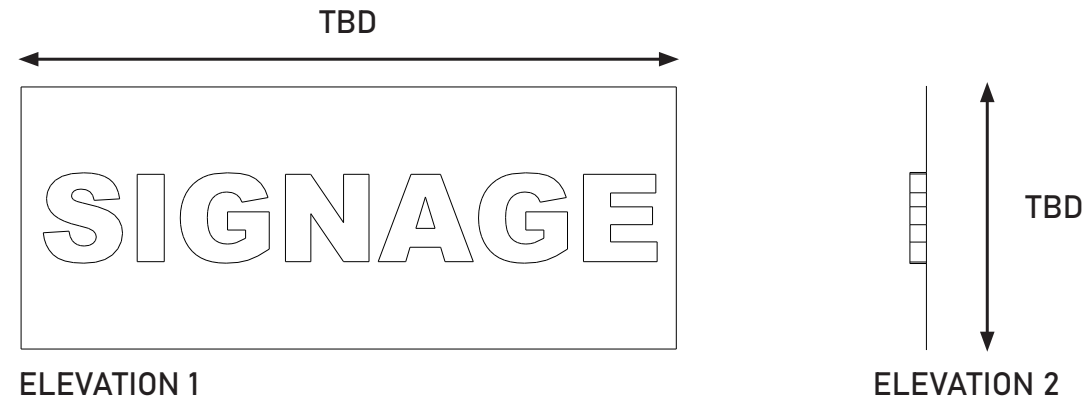
PRIMARY/SECONDARY SIGNAGE

Building wall signs are to be simple, clean, and contemporary that are complementary to the building architecture. All wall signage will be constructed of quality industry standard materials & components and to be internally illuminated while being consistent with the City signage ordinance.

An internally illuminated or backlit graphic or logo may be part of an individual tenant sign. These signs are to be either pin mounted to the building façade or mounted to a background panel that is attached to the façade. These signs can also be attached directly to a building entry canopy.

BLADE AND CABINET SIGNAGE

Cabinet signs and blade signs are allowed within Section Area A+B pending review and approval by the City of Chesterfield through the Concept Sign Package process. Unique design, superior quality and appropriateness of the proposed cabinet or blade sign will be the primary consideration.



January 04, 2021

Joseph M. Knight
Assistant City Planner
City of Chesterfield, Missouri

Re: Wildhorse Village Development (Category A+B) – Delivery & Loading Narrative
LJC Project #20.0080.000

To Whom it may concern,

We are pleased to offer the following written responses to your comments within your departmental letter, dated 11/25/2020 and 12/16/2020.

Amended Site Development Concept Plan

Comment:

3. There was an abundance of discussion on deliveries for Wildhorse Village within the zoning process. As staff reviews the ASDCP, each access point/entry to each individual lot on roadways has been reviewed against access management principles within the City's UDC similar to comment 1. There is still a bit of ambiguity that remains on the overall strategy of commercial and residential delivery and loading. Provide a narrative on this strategy and at what point in the development process the final configuration will be defined. This narrative will be provided in the Planning Commission packets.

Response:

We appreciate the City and Planning Commission's focus on the overall strategy of service (refuse, loading, & deliveries) within the development. For the ASDCP, we have revised the Conceptual Service Entrances to adhere to the City's UDC and Development's Ordinance #3114. We have focused on placing service entrances that could be shared with multiple tenants / parcels while be screened by future buildings and plantings. Final service configurations for individual lots will be approved at the Site Development Section Plan.

Sincerely,



J. Andrew Kilmer, PLA
Principal
Lamar Johnson Collaborative