



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

Planning Commission Staff Report

Meeting Date: May 10, 2021

From: Mike Knight, Assistant City Planner

Location: North and east of the future Burkhardt Place extension, south of Wild Horse

Creek Road, and west of Chesterfield Parkway West.

Description: Wildhorse Village, (Lot 6) SDSP: A Site Development Section Plan, Landscape

Plan, and Lighting Plan for the 11.6 acre tract of land located north and east of the future Burkhardt Place extension, south of Wild Horse Creek Road, and

west of Chesterfield Parkway West.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. has submitted a Site Development Section Plan (SDSP) for Planning Commission review. This request depicts 35 single family homes on an 11.6 acre tract of land. The subject site is Lot 6 of the development known as Wildhorse Village. 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 were approved for Wildhorse Village in February of 2021 depicting a phased development of 17 lots. The Lot 6 SDSP proposed for Planning Commission review substantially conforms to Lot 6 of the Amended Site Development Concept Plan approved by City Council.



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	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 in which future individual lots may develop
		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
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development south of WHCR in which 17 future individual lots may develop

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. These plans include the Amended Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for Categories A&B, now known as Wildhorse Village. The applicant is required to submit a Site Development Section Plan, Landscape Plan, and Lighting Plan that substantially conforms to the approved Concept Plans for each individual lot to develop.

The following analysis will be provided for each of the three required plans of Lot 6.

Site Development Section Plan

The approved Amended Site Development Concept Plan (ASDCP) depicts the general lot configuration, potential roadways, parking areas and access location for Lot 6. Also included within the ASDCP was a density allocation table. This table provided the amount of commercial gross floor area and residential units for each lot including Lot 6.

Lot Configuration:

The 11.6 acre Lot 6 configuration is identical to the approved ASDCP. Located on Lot 6 are 35 single family lots proposed ranging from 5,475 - 9,064 square feet in size. There are 6.6 acres of common ground for Lot 6 which include landscaping, an internal roadway, and an alley providing future garage access. Before a building permit may be approved to construct a house on an individual lot, both an approved Record Plat for the entire Wildhorse Village development and an approved Record Plat individual to Lot 6 creating the 35 lots and Common Ground is required.

Roadway and Parking:

The internal roadway system is a private roadway system that has two access points into the Lot 6 development. One access location is on Burkhardt Place (future public road) and one access location is on Wildhorse Place (future private road). The access locations are in the same location as the approved ASDCP and meet all of the City's access management standards. The internal roadway system for Lot 6 is 26' wide with a 6' sidewalk on one side of the road fronting the future houses. The primary parking will be secured by individual garages that are accessed by a rear 26' wide alley. There will be additional off street parking spaces located along the internal roadway. Given the angle and proposed grade change, a sight distance easement is proposed at the entrance/exit connecting to Burkhard Place to ensure adequate visibility. Below is an image (Figure 3) of the sight distance profile.

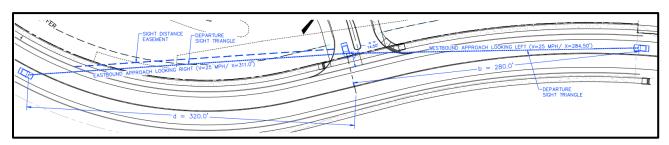


Figure 3: Sight Distance Profile

Retaining Walls:

Due to the topography, there are 3 retaining walls proposed within the site. The first retaining wall is in the southwestern portion of the site. The wall varies in height and at the tallest section is 10.5'. The elevation of Burkhardt Place near this wall is at 500' and the elevation of the nearby internal roadway is 528'. The second two retaining walls are to the north of the site neighboring both the lake and the lake front trail that exist in the overall Wildhorse Village common ground. The internal roadway near the two walls is around 540' in elevation and the trail is at 518' in elevation. The walls themselves are long segments which vary in height. The walls at their tallest are 8-9' in height individually. The image below (Figure 4) depicts the approximate location of the retaining walls and the location of the elevations referenced above.

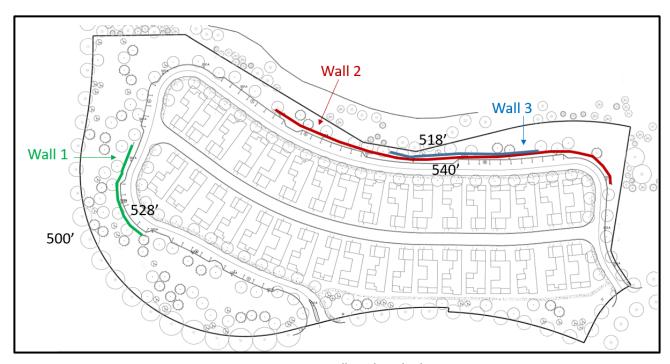


Figure 4: Retaining walls and grade change

An ornamental fence is required by building code to be placed along the top of the retaining walls due to their size. The applicant has provided a detail of the black aluminum fence, along with an image of the retaining walls chosen for the development and are provided within the Planning Commission packet.

Density Allocation:

The approved ASDCP allocated 35 residential units to Lot 6. The proposed Site Development Section Plan depicts 35 single family units, conforming to the density allocation table.

Landscape Plan

The approved Landscape Concept Plan depicted street trees for the external roadways of Wildhorse Village and the common ground plantings that exist primarily around the internal lake of Wildhorse

Village. Each individual Site Development Section Plan is required to submit a Landscape Plan independent to each lot. Included in the Lot 6 Landscape Plan are internal street trees and common ground plantings.

Street Trees:

There are 49 street trees along the internal roadway that meet the spacing requirement within the City's Unified Development Code. These are privately owned and maintained street trees. Street trees within the development consist of Freeman Maple, Yellowwood, Bald Cypress, Thornless Honey Locust and Little-leaf Linden. The mature height of all these trees is 40+ feet.

Common Ground Plantings:

There are roughly 200 plantings within the common ground areas. Lot 6 utilizes trees with a mixture of growth rates (33% slow, 30% medium, and 37% fast). There is also a mixture of species (60% deciduous canopy, 20% evergreen, and 20% deciduous understory).

Lighting Plan

The internal roadway has a series of street lights. The fixture proposed matches the fixture approved within the Lighting Fixture Concept Plan for the development. The height of street lights is 16'8" and the maximum light level is 1.95 foot candles which conforms to the lighting standards of the City's Unified Development Code.

MODIFICATION

Section I.O of the governing ordinance states that upon application from a petitioner, any performance standard provided in the Attachment "A" or required by any other district regulation or Ordinance of the City may be supplemented, modified, or altered provided such supplement, modification, or alteration will further the purpose and intent of the PC&R District.

Section I.P.9 states that one piece of public art shall be provided and installed by the developer for each development. The applicant has provided a modification request which is attached to this report. The request states that the developer of Lot 6, Wildhorse Village, LP has developed a holistic approach for the Wildhorse Village public art. The commission and placement of art is centered around maximizing the public experience by placing the art around the lake versus within Lot 6. The artwork is located within the Lunchbreak Courtyard amenity on the northeast side of the lake.

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 Site Development Section Plan for Lot 6 of Wildhorse Village.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, and Lighting Plan for Lot 6 of the Wildhorse Village development."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, and Lighting Plan for Lot 6 of the Wildhorse Village development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Modification Request

Site Development Section Plan

Landscape Plan Lighting Plan

Lamar Johnson Collaborative 7

Joseph 'Mike' Knight Assistant Senior Planner City of Chesterfield

April 19, 2021

Re: Downtown Chesterfield, Categories A & B Lots 1 & 6 (SDSP) - Ord.3114

Waterfront at Wildhorse Village - Lot 6

Dear Mr. Knight,

Lamar Johnson Collaborative and Stock & Associates Consulting Engineers, Inc. have been engaged to prepare and process the Site Development Section Plan Package for proposed Lot 6 of Wildhorse Village Development within Category B of Downtown Chesterfield. Included in that engagement is the preparation and submission of this modification request to City of Chesterfield Ordinance No. 3114 Attachment A Section I.P.9. Under this governing ordinance, specifically **Section I.O. supplementation, modification, or** alteration of a category standard, we are permitted to modify the ordinance. Section I.P.9. reads as follows "One (1) piece of public art work shall be provided and installed by the developer of each development".

The developer of Lot 6, Wildhorse Village, LP care of CRG, has developed a holistic approach for the Wildhorse Village Public Art. The commission and placement of art is centered around maximizing the public experience and value. This is achieved by placing the art around the lake verses within Lot 6. The developer has commissioned a monumental sculpture titled 'Rising Horizons' by world-renowned sculptor Rafael Barrios. His 3D geometric works, as if suspended in space, become 3D by an ingenious optical effect. His artworks can be found in permanent collections in the Ontario Art Gallery and the Carmen Lammana Foundation in Toronto, Canada; also in the National Art Gallery in Caracas; the Sofia Imber's Caracas Museum of Contemporary Art; as well as in the private collections of HRH Don Juan Carlos de Borbón, King of Spain (Levitating Simetry); and the collection of HRH Gloria, Princess of Germany.

'Rising Horizons' will be centrally along the water's edge within the Lunchbreak Courtyard between Lot 2C and 3C. This position maximizes the art's presence within the Public Realm and provides an opportunity for Lot 6 residents as they look north across the lake. The art piece will be integrated into the surrounding landscape and provide a memorable focal point for the entire development.

As always, we greatly appreciate your assistance and respectfully request your considering in the above mentioned modification request.

Sincerely,

J. Andrew Kilmer

Principal

WATERFRONT AT WILDHORSE VILLAGE PROPOSED LOT 6

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 415 AND 2031 IN TOWNSHIP 45 NORTH RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI 7. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE

ABBREVIATIONS BACK OF CURB CLEANOUT DEED BOOK ELECTRIC ELEVATION EXISTING FACE OF CURB FLOWLINE FEET FND. GAS H.W. HIGH WATER LOW FLOW BLOCKED MANHOLE NOW OR FORMERLY PLAT BOOK PROPOSED POLYVINYL CHLORIDE PIPE REINFORCED CONCRETE PIPE R/W - RIGHT-OF-WAY SQUARE TELEPHONE CABLE T.B.A. – TO BE ABANDONED T.B.R. — TO BE REMOVED T.B.R.&R. - TO BE REMOVED AND REPLACED TYP. - TYPICALLY U.I.P. - USE IN PLACE CHESTERFIELD MALL

LOCATION MAP

PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP A MISSOURI LIMITED PARTNERSHIP BOOK: 23906 - PAGE: 2981 OVERALL AREA: 11.559 Acres ± **EXISTING ZONING:** PC & R PER ORDINANCE #3114 LOCATOR NO: 18T630195 WUNNERNBERG'S PG. 21, GRID 18FF & 19EE MONARCH FIRE PROTECTION DISTRICT FIRE DISTRICT: SCHOOL DISTRICT METROPOLITAN ST. LOUIS SEWER DIST SEWER DISTRICT: WATER SHED: MISSOURI RIVER FEMA MAP: 29189C0165K, FEB 4, 2015 ELECTRIC COMPANY: AMEREN UE - RIC BEHNEN & LES NOLAN (314) 713-4904 / RBEHNEN@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM

SPIRE INC - RAMONA STEVENS & BRIAN LANGENBACHER GAS COMPANY: (314) 575-4843 / RAMONA.STEVENS@SPIREENERGY.COM (314) 713-6572 / BRIAN, LANGENBACHER@SPIREENERGY, COM PHONE COMPANY: AT&T - KATHY SMITH (636) 949-1312 / KS9340@ATT.COM MISSOURI AMERICAN WATER COMPANY - MATT JASPERING WATER COMPANY: (314) 606-2615 / MATT.JASPERING@AMWATER.COM

SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 10/16/2020, P.B. 368 PGS. 450-462.

AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 3/1/2021, P.B. 369 PGS. 61-73

PROPERTY DESCRIPTION

U.O.N. - UNLESS OTHERWISE NOTED

 $-G-W-T-E^-$

_____442_____

442.25

V.C.P. - VITRIFIED CLAY PIPE

(86'W) - RIGHT-OF-WAY WIDTH

W – WATER

LEGEND

EXISTING STORM SEWER

EXISTING TREE

EXISTING BUILDING

EXISTING CONTOUR

EXISTING UTILITIES

FOUND 1/2" IRON PIPE

NOTES PARKING SPACES

DENOTES RECORD INFORMATION

SPOT ELEVATION

SET IRON PIPE

FOUND CROSS

FOUND STONE

FIRE HYDRANT

GUY WIRE

POWER POLE

WATER VALVE

ACCESSIBLE PARKING

PROPOSED CONTOUR

PROPOSED SPOT

MORE OR LESS.

PROPOSED STORM

PROPOSED SANITARY

LIGHT STANDARD

EXISTING SANITARY SEWER

TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 415 AND 2031 IN TOWNSHIP 45 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST CORNER OF BURKHARDT PLACE AS DEDICATED BY PLAT BOOK 283 PAGE 37 OF THE ST. LOUIS COUNTY RECORDS, BEING ON THE NORTHEAST OF BURKHARDT PLACE AS DEDICATED BY DEED BOOK 23588 PAGE 3666 OF SAID RECORDS. THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHEAST RIGHT OF LINE: NORTH 03 DEGREES 22 MINUTES 20 SECONDS EAST, 8.50 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 826.50 FEET; ALONG SAID CURVE AN 244.42 FEET, AND A CHORD WHICH BEARS SOUTH 84 DEGREES 53 MINUTES 57 SECONDS WEST, 243.53 FEET; SOUTH 76 DEGREES 25 MINUTES 53 SECONDS A CHORD WHICH BEARS NORTH 05 DEGREES 56 MINUTES 03 SECONDS EAST, 218.17 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCE: NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 193.02 FEET; SOUTH 58 DEGREES 00 MINUTES 00 SECONDS EAST, 435.45 FEET; SOUTH 79 DEGREES 15 MINUTES 26 SECONDS EAST, 111.90 FEET; NORTH 77 DEGREES 00 MINUTES 00 SECONDS EAST, 197.35 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET; WITH SAID CURVE AN ARC DISTANCE OF 259.17 FEET AND A CHORD WHICH BEARS NORTH 89 DEGREES 54 MINUTES 45 SECONDS EAST, 256.98 FEET: SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST, 262.29 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET; ALONG SAID CURVE AN ARC DISTANCE OF 37.76 FEET AND A CHORD WHICH BEARS SOUTH 24 DEGREES 23 MINUTES 59 SECONDS EAST, 37.63 FEET; AND SOUTH 32 DEGREES 51 MINUTES 05 SECONDS EAST, 46.68 FEET TO A CURVE TO THE LEFT HAVING A RADIUS SOUTH 26 DEGREES 49 MINUTES 16 SECONDS WEST, 48.06 FEET TO THE NORTH RIGHT OF WAY LINE OF ABOVE SAID BURKHARDT PLACE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 568.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 10.64 FEET AND A CHORD WHICH BEARS NORTH 66 DEGREES 23 MINUTES 22 SECONDS WEST, 10.64 FEET TO A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 818.00 FEET; AND WITH SAID CURVE AN ARC DISTANCE OF 281.27 FEET AND A CHORD WHICH BEARS NORTH 76 DEGREES 46 MINUTES 37 SECONDS WEST, 279.89 FEET, ALONG SAID NORTH RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, CONTAINING 503.496 SQUARE FEET OR 11.559 ACRES,

Wildhorse Village, LP, a Missouri Limited Partnership, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter. PC&R" - Planned Commercial & Residence of the City of Chesterfield Ordinance No. 3114, 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 Planning Commision, or voided or vacated by order of ordinance of the City of Chesterfield Council. Wildhorse Village, Lf STATE OF MISSOURI

instrument to be the free act and deed of said limited liability

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written. Print Name My commission expires:

OPERATING PARTNER

ST. LOUIS COUNTY BENCHMARK BENCHMARK# 12048 NGVD29 Elev = 557.81"Sq" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway; 0.2 mile north of Lydia Hills Drive.

CONTRACTOR'S INSURANCE REQUIREMENTS PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY". SECTION 10.090 (ADDENDUM). **UTILITY NOTE:**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY PREPARED FOR: WILDHORSE VILLAGE. LP A MISSOURI LIMITED PARTNERSHIP FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT. CHAPTER 319 RSMo. 2199 INNERBELT BUSINESS CENTER DR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERI ST. LOUIS, MO 63114 THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY PHONE 314.429.5100 ATTN: JEFF TEGETHOFF - 314.492.2572 FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ _ 2021, by the Chairperson of said ommission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and Development Services and the

Director of Planning City of Chesterfield, Missouri

Vickie McGownd, City Clerk City of Chesterfield, Missouri

SITE DEVELOPMENT SECTION PLAN FENCE & WALL DETAILS PLANTING PLAN PLANTING SCHEDULE AND DETAILS E1.100 SITE LIGHTING PLAN SITE LIGHTING CALCULATION PLAN

2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS 1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. 2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.

3. 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. SHOULD ANY CONFLICTS BE

4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY 4. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT

5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS. 6. 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

8. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE 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.

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

12. THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH ST. LOUIS COUNTY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT

15. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

GENERAL NOTES

10. SIGN APPROVAL IS A SEPARATE PROCESS.

16. 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. 17. 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

PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF

14. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY

RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE

DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE

12. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

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

CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.

9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.

EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY

ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS

BUILDING PLACEMENT

PER STREETSCAPE EXHIBIT 1 OF ORD. 3114

NORTH: N/A

SOUTH (WILDHORSE PLACE): 10' SIDEWALK & UTILITY ESMT & 0'-15' BUILD TO LINE SOUTH (BURKHARDT PLACE): 15' LANDSCAPE BUFFER & NO BUILD TO LINE FOR RESIDENTIAL WEST (BURKHARDT PLACE): 15' LANDSCAPE BUFFER & NO BUILD TO LINE FOR RESIDENTIAL

SPACE BETWEEN BUILDINGS: ATTACHED OR 6'-20' IF DETACHED * NOTE: STRUCTURES MAY BE CONSTRUCTED UP TO LOT LINES

BUILDING VOLUME

8. TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED MAXIMUM HEIGHT: 3 STORIES PR. 35 SINGLE FAMILY HOMES - MAX HEIGHT 28.0'

LOT SIZE: 50'x110'±

MINIMUM REQUIRED: 2 SPACES FOR EVERY DWELLING - (35 DWELLINGS)x(2 SPACES/DWELLINGS) = 70

MAXIMUM REQUIRED: NONE PROVIDED: THE HOMES HAVE THE OPTION BETWEEN A 2 & 3 CAR GARAGE

2-CAR OPTION PROVIDED: (35 DWELLINGS)x(2 SPACES/GARAGE) + 41 OFF-STREET = 111 SPACES 3-CAR OPTION PROVIDED: (35 DWELLINGS)x(3 SPACES/GARAGE) + 41 OFF-STREET = 146 SPACES PROVIDED PARKING DIMENSIONS: PARALLEL PARKING 9'x22'

STRUCTURE TBR&R, OR REHABILITATED AT MSD FIELD INSPECTOR DISCRETION. **EXISTING LAKE** & PARKING ESMT IF STRUCTURE IS UIP, IT WILL BE ATO AS NECESSARY AREA INLET "54.1" N90° 00' 00"E 193.02' N.P. ELEV.=509.11 TOP=516.92 STORM MH "#54" SILL=516.00 20MSD-00335 TOP=524.92 FL(6")=512.92100yr H.W. ELEV.=513.79 TOP=524.42 FL=506.89 SILL=523.50 -STORM MH #54.2 500yr H.W. ELEV.=517.80 20MSD-0033 PR. 2-GI W. SH TOP=524.25 (ATG528.82) FL=519.75 FL(E)=521.78 CL STA: 7+78.86 EDGE OF WATER DECEMBER 2019 REINFORCED STORM ME N.P. ELEV. = 509.11 OP=524.46 FL=514.30 (ATG529.32) TOP=527.05 FL=519.50 TOP = 527.67SILL=526.75 TOP=538.71 FL=520.53 FL=531.58 PR. AREA INLE CL STA: 6+09.78 FTOP=540.09 TW=526.5/ESAN. MH SILL=539.17 - TOP=546 12 FL=534.75 TW=527 /RW=526 -526 + FL=532.00 + TW=534/BW=534 = 6,199 S.F. TF=534 92 BF=526.92 L STA: 5+45.98 TF=536.18 BF=528.18 6.676 S.F → BF=529.57 TF=532.82 FL=529.81 TW=546/BW=545.50 TF = 539.80__ 6,315 S.F. ✓BF=531.80 TF=548.27 TF=549.27_ 6.199 S.F. 16,405 S.F. V _ 6,024 S.F. — 6,054 S.F. = 5,700 S.F. 5.928 S.F TF=541.19 TF=534.09 TF=546.69 BF=540.27 TF=542.16 TF=543 42-TF=544 60 TF=545 48 BF=526.09 BF=535.42 BF=536.60 BF=537.48 - 41'W. PRIVATE ROAD TOP=536.67 & PARKING ESMT FL=532.17 TF=535.09 PR. 2-GI W. SI CL STA: 18+29.25 TOP=528.00 / TOP=541.44 TOP=544.70 TF=536.25 FL=536.48 √ FL=534.06 BF=528.25 CONC. WALK TOP=532.42 BF=529.03 TW=529/BW=528 FL=527.92 TF=538.02 BF=530.02 TOP = 546.67TF=539.18 $^{\circ}$ FI = 527.30 BF=531.18 TOP=546.25 TF=539.96 FL=541.43 PR. ARFA INI FT L STA: 1+78.50 ∕-PR. 2-GI W. SI TOP=531.92 5.775 S.F. TF=540.96 TOP=529.56 **** TF=542.11 5,775 S.F. - 5.972 S.F. TOP = 546.25SILL=531.00 5,475 S.F. TF=548.61 BF=532.96 FL=525.06 TF=543 85 | I TF=542.90 TF=546.89 FL=541.75 TF=545.90 FL=526.50 TF=545.10_ BF=540.61 BF=535.85 BF=538.89 ~S32°_51′_05"E 46.68° **├** BF=537.90 BF=537.10 TOP=533.00 TOP=529.56 N FL = 524.6√FL=521.50 **N** (ATG530.50) & PARKING ESMT (ADJ. SILL=523.00) TOP=530.42 SILL = 529.50FL=524.98 PR. WATER MAIN TOP=545.33 EXTENSION, SILL=544.41 COORDINATED PR. MON. FL=508.20 TOP=528.25 -SAN. SEWER ARE PART TOP=533.00 OF THE OVERALL WILDHORSE PR. WATER SERVICE-FL=509.13 CONTROL PANEL VILLAGE DEVELOPMENT COORDINATE W./ MAWC TOP=532.25 W. / SLUICE GATE BYPASS FL=514.47 EASEMENT FL=507.50 TOP = 5.33 OC20MSD-00474 BYPASS FL=514.57 FL(STORAGE)=508.98 DB 8129 PG 295 18T620217 STRUCTURE TBR&R, OR REHABILITATED AT MSD-16464 BURKHARDT PL FIELD INSPECTOR DISCRETION. IF STRUCTURE IS ADJUSTED YMCA PARCEL UIP, IT WILL BE ATG AS NECESSARY

500 -**GEOTECHNICAL ENGINEER'S STATEMENT**

15.0' LANDSCAPE

BUFFER

Midwest Testing, at the request of Wildhorse Village LP, has provided geotechnical services for the project proposed hereon. Geotechnical explorations were conducted for the grading, infrastructure, and slopes of the development. Our findings indicate that the earth-related aspects are suitable for the grading and infrastructure construction proposed hereon pursuant to the recommendations set forth in our April 7, 2020 report titled "Revised Preliminary Geotechnical Exploration (MT Job No. 14938) – Pearl/RGA – Downtown Chesterfield – Chesterfield, Missouri." A cursory assessment of the existing dam followed, as set forth in our December 31, 2020 report titled "Assessment of Dam Conditions (MT Job No. 14938) – Wildhorse Village – Chesterfield, Missouri."



Residential Sanitary Flow Estimate - Lot 6 Wildhorse Village (Stock JN 220-6864)

Required Storage 12-Hr ADF

MSD Standard Flow

Sanitary Flow Rates (Average Daily Flow - ADF) Residential 370 GPD (100 GPD/Person x 3.7 Persons/Residence) Sanitary Flows - MSD Standard

Average Daily Flow (ADF)

6,475 Gal

STORAGE PIPE SIZE PROPOSED: 5'ø x 45.0' LONG = $\pi((5/2)^2)$ x45.0' = <u>884 C.F.</u> > <u>866 C.F.</u>

Lot 6 (Detached Townhomes) 35 Units x 370 GPD/Unit

> TOTAL = 0.02 CFS PDF = 51,800 GPD Peak Daily Flow = 4.0 x ADF 0.08 CFS

TF=536.18 BF=528.18 MAX HEIGHT=28.0

12,950 GPD

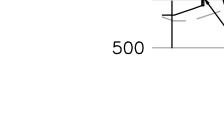
12,950 GPD

This is to certify that Stock and Associates Consulting Engineers, Inc has prepared this Site Development Section Plan from a field survey

and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.

SURVEYOR'S CERTIFICATION

Walter J Pfleger, Missouri L.S. No. 2008000728



LOT 30 TF=543.42 BF=535.42

LOT 29 TF=542.16 BF=534.16

X HEIGHT=28

SCALE: HORZ:1"=50' VERT:1"=50'

LOT 31 TF=544.60 BF=536.60 MAX HEIGHT=28.0

MAX HEIGHT=28.

TF=542.90 MAX HEIGHT=28.0 ►PR.WALK PR.WALK-

SECTION B - B PROFILE

TF=546.69 BF=538.69

GRAPHIC SCALE

1 inch = 50 ft.

(IN FEET

500

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D C S

GEORGF NUMBER PE-25116

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SEORGE M. STOCK E-2511 CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996 **REVISIONS:**

. 03-30-2021 CITY COMMEN . 04-19-2021 CITY COMMENT 05-03-2021 PC PACKET

CHECKED BY: K.S.G. G.M.S. 220-686

S.L.C. H&T #: H&T S.U.P. # M.D.N.R. #: SITE DEVELOPMEN SECTION PLAN

SDSP-1.0

stall additional Brutus™ units over the vertical joint of the blocks in the course below it to maintain a running bond.

Pull the units forward to engage the rear lips and maintain a setback from the course below. Backfill and compact clean crushed stone behind each wall course before installing the next course. Complete your wall with a cap unit secured to the wall with concrete adhesive. Cut any cap as needed to fit radius walls. Brutus" Curves as small as 19" inside radius can be constructed in addition to building straight walls. Brutus units have a setback of 1 3/16" per

Step 3 - Backfill and Additional Courses

sults in lighter weight, more square foot per truck

Units per square foot: 1.0 block

Cube Weight (w/pallet): 2675 lbs

• Unit dimensions: 8"H x 18"W x 12"D

load, and easier installation.

Unit weight: 72 lbs

Cube Count: 36 block

Estimating Chart 12' 18' 24' 36' 75' 8" (1 course) | 8 | 12 | 18 | 24 | 50 Romanstone Brutus™ now comes standard with a rustic split 16" (2 courses) 16 24 36 48 100 finish. This feature adds a more natural stone appearance 24" (3 courses) 24 36 54 72 150 than traditional split units at the same cost. Brutus™ also 32" (4 courses) 32 48 72 96 200 features our improved lip design resulting in less breakage, easier installation and reduced waste. The core–fill design re– 40" (5 courses) 40 60 90 120 250 48" (6 courses) 48 72 108 144 300 56" (7 courses) 56 84 126 168 350

to get back to a running bond.

course. This creates an 8.3° wall batter. This setback will shift the bond lines of your wall when curves are built. If the vertical joints become stacked, part of the rear lip can be removed or units can be cut

Please Note: Maximum wall height not to exceed 48". This chart is based on site conditions which include a level grade, granular soil, and no surcharge. Ask your Romanstone Hardscapes dealer for patented soil reinforcement guidelines on walls exceeding 48", with surcharge,

www.romanstone.co

WALL DETAIL



Stable. Affordable. Rustic Look.

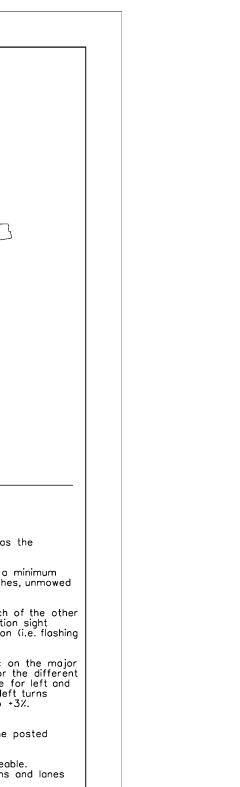
Brutus™ is your best option for high performance walls where great looks is as much a priority as great performance and great value. The rustic split featured on Brutus™ gives the block a timeless "old world" look that ages gracefully. The square foot size and rear lip connection allows for











POST SIZE VARIES WITH

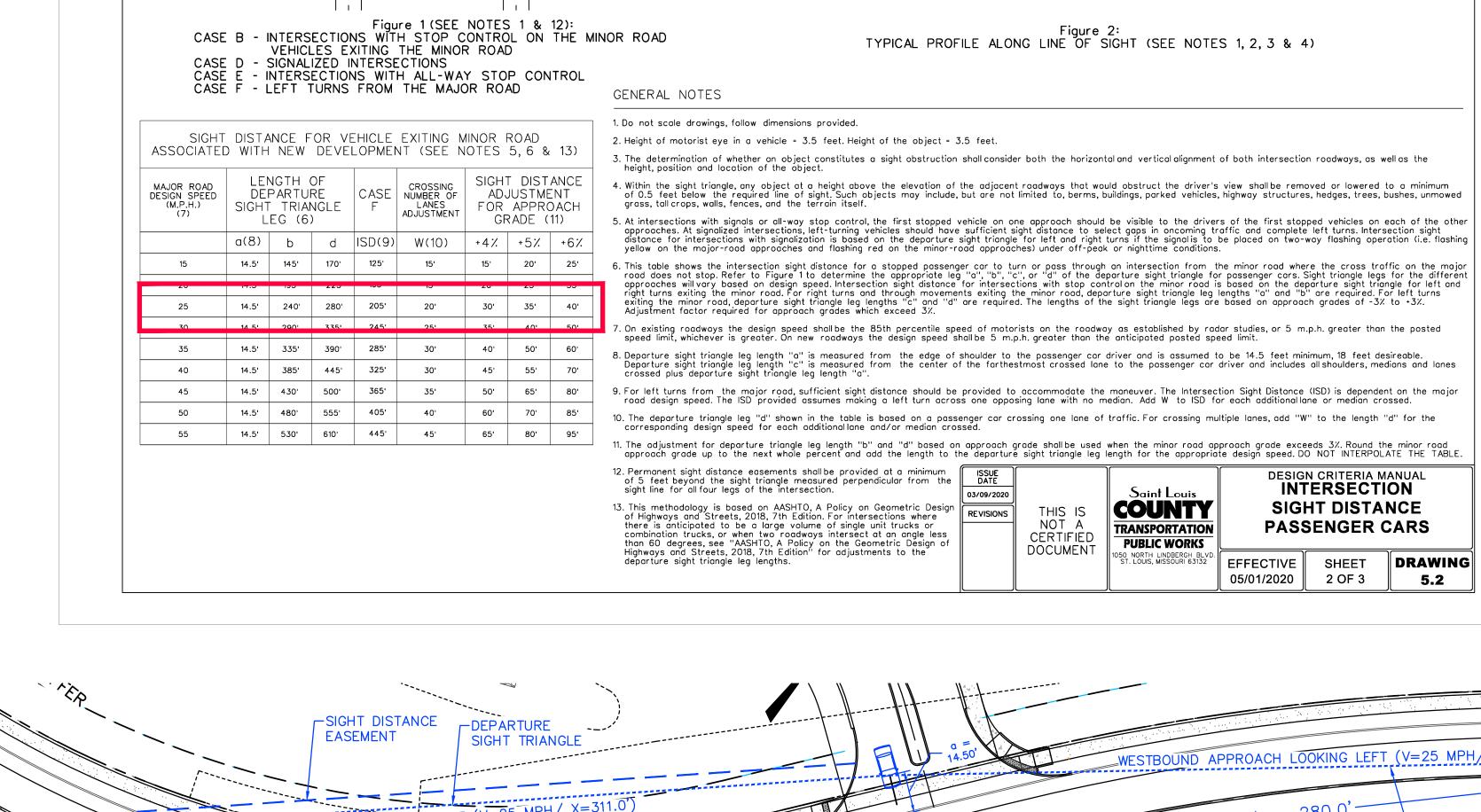
HEIGHT (SEE ECHELON

PLUS POST SIZING CHART)

3/4" x .045" PICKET

→ BRACKET OPTIONS

6" MIN. PLANTING SOIL



FENCE DETAIL

LEFT TURN AND

THROUGH MOVEMENT

Distance Easement (12)

PRODUCT INFORMATION:

MAJESTIC STYLE

3. STANARD BOTTOM

4. BLACK IN COLOR

MANUFACTURER: Ameristar Fence Products

979 Portwest Drive, Suite 101

region2fax@ameristarfence.com 888-333-3422

St. Charles, MO 63303

5. 3'-6" HEIGHT

2. ECHELON PLUS MAJESTIC 3 RAIL PANEL

1. SEE ECHELON PLUS POST SIZING CHART.

RIGHT TURN AND

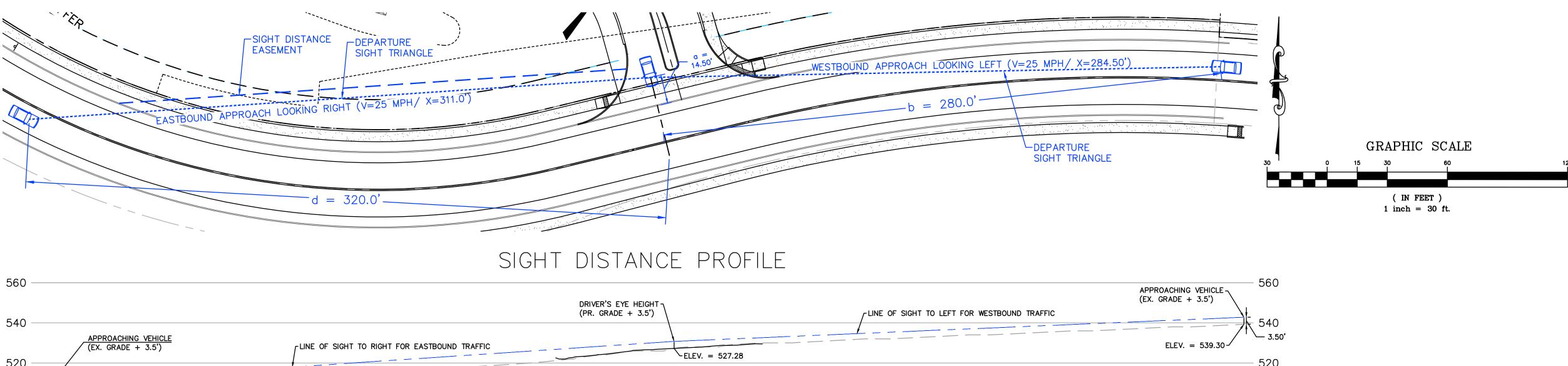
Permanent Sight

Distance Easement (12)

THROUGH MOVEMENT

1. AMERISTAR ECHELON PLUS ORNAMENTAL ALUMINUM FENCE,

ORNAMENTAL ALUMINUM FENCE



Surface material and Removal of plants and/or Structures

Adjacent to and including the Road Right-of-Way.

Within the Clear Sight Triangle

Minimum Vertical

SIGHT DISTANCE

GEORGE MICHAEL NUMBER PE-25116

GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996 **REVISIONS:** 1. 03-30-2021 CITY COMMEN 2. 04-19-2021 CITY COMMENT 3. 05-03-2021 PC PACKETS

K.S.G.

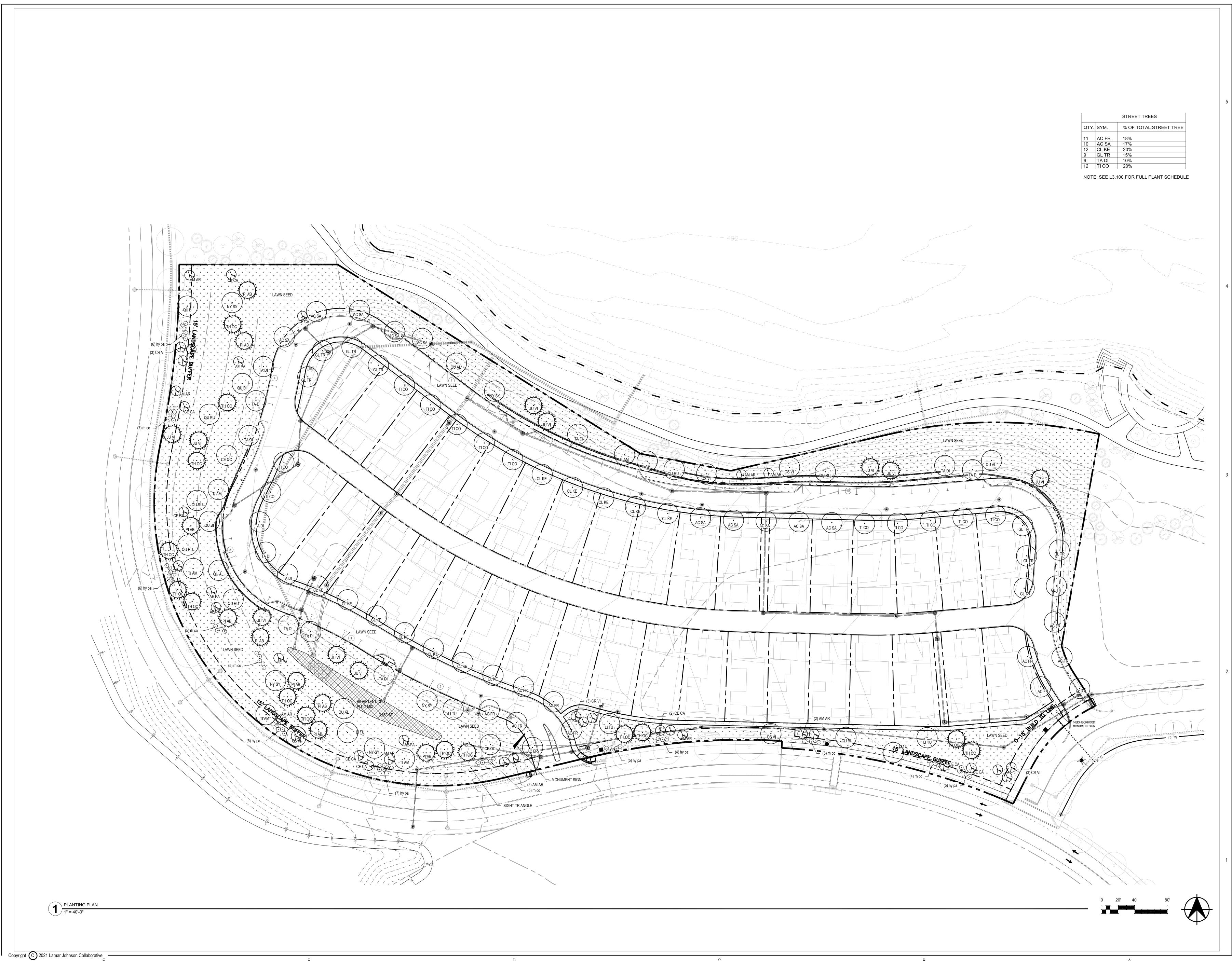
FENCE & WALL

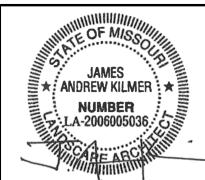
SDSP-2.0

U S DHOR **TER**

SED

PROPO





Lamar Johnson Collaborative

CIVIL ENGINE

STOCK & ASSOCIATES

Consulting Engineers, Inc.



DRAWING ISSUE

DESCRIPTION DATE

SDSP 03/01/2021

CITY COMMENTS 03/30/2021

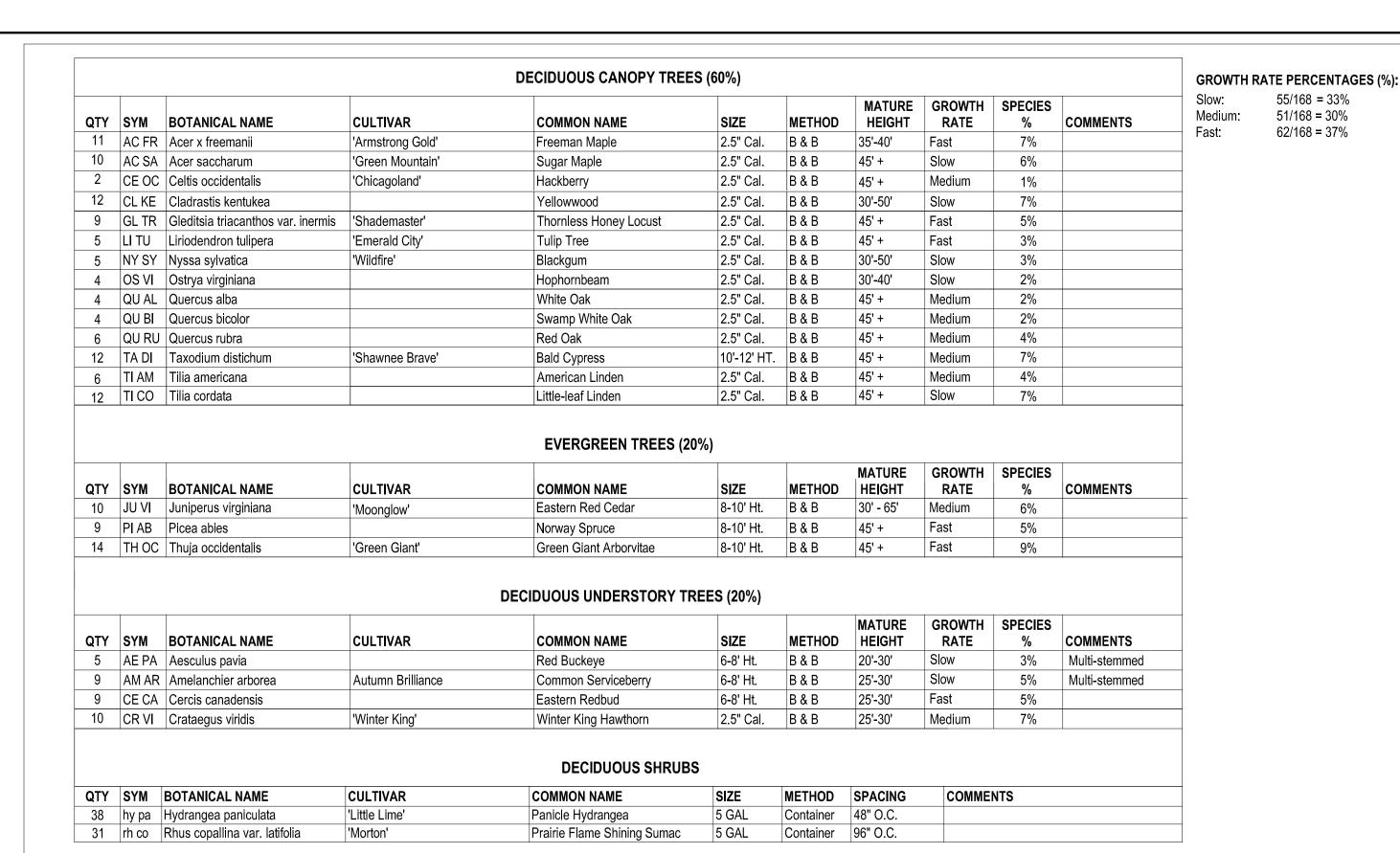
CITY COMMENTS 04/19/2021

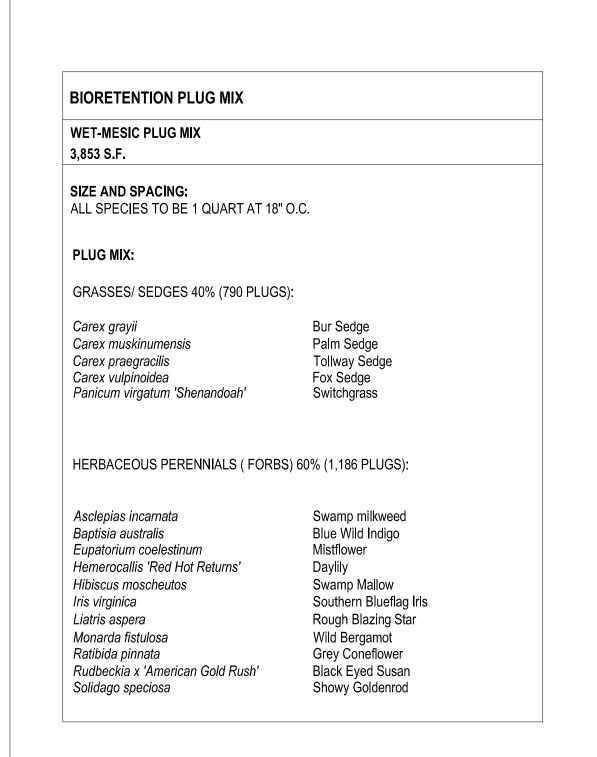
LDING MAP

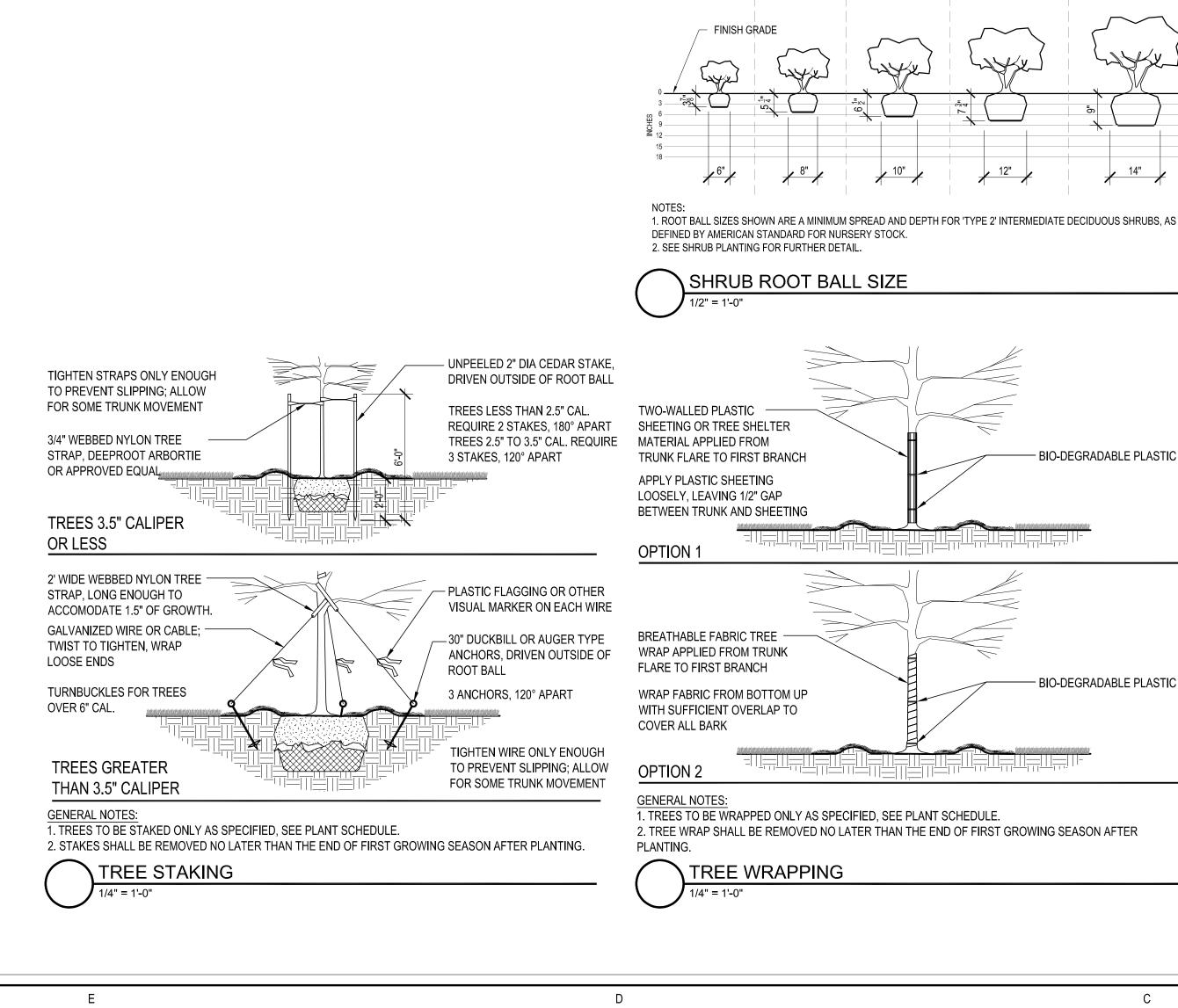
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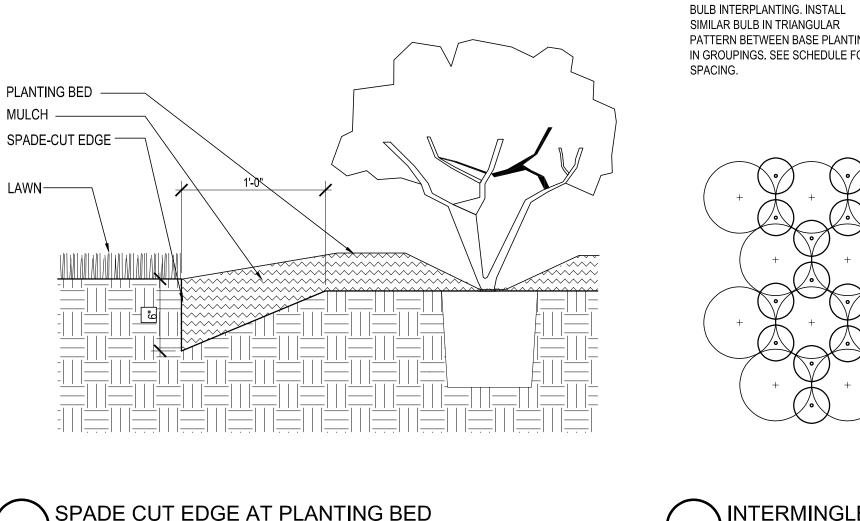
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lob#









PLANT CENTER

PLANTING PLAN

SCHEDULE

CROWN OF ROOTBALL SHALL BE 2" HIGHER THAN

FINISH GRADE. PLACE MAXIMIMUM OF 1" OF SOIL

- FOR SHRUBS PLANTED IN BEDS, DO NOT CREATE

INDIVIDUAL SAUCERS. FOR SINGLE SHRUBS NOT IN A PLANT BED, CREATE SOIL SAUCER AT 30" DIAMETER

WITH 4" HIGH SIDES. 2" MULCH ON ENTIRE BED OR

COMPACTED SOIL PEDESTAL BELOW ROOTBALI

- COMPACTED OR UNDISTURBED SUBGRADE.

5 GALLON

7 GALLON

10 GALLON

SCARIFY SIDES OF PLANTING PIT

- TRIANGULAR SHRUB SPACING

ALL EQUAL OR AS SHOWN ON

QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING

ROW "A"

41.5"

\ (+) (+)

2'-0" MIN.

OR 2X ROOTBALL DIAMETE

SHRUB PLANTING

2 GALLON

\ SHRUB ROOT BALL SIZE

3 GALLON

CONTAINER SIZE:

SHRUB SPACING (NTS

SPACING "D"

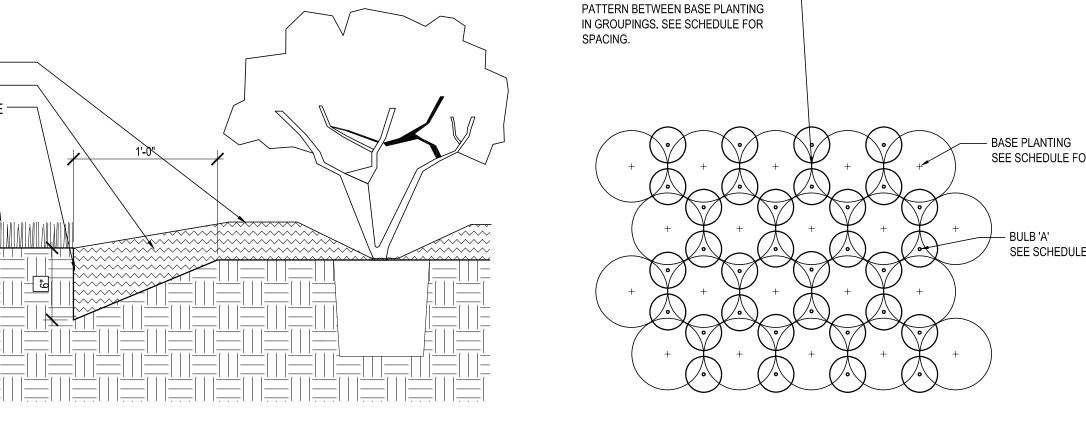
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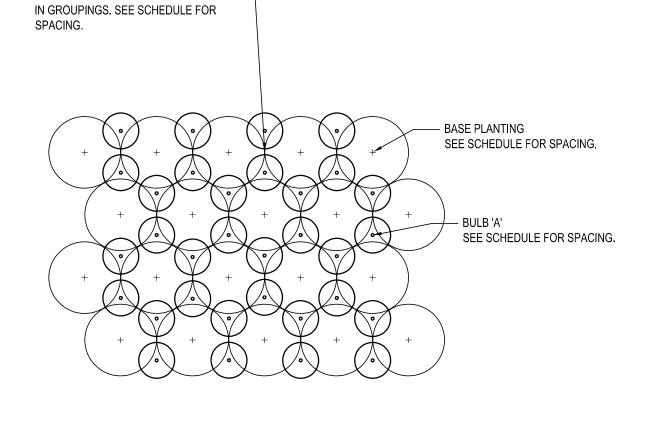
.120

ON TOP OF ROOTBALL.

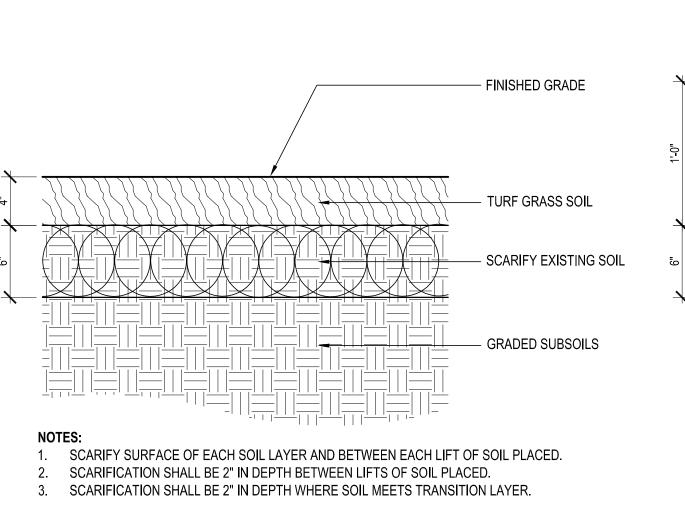
— 2" LEAF MULCH

SAUCER.





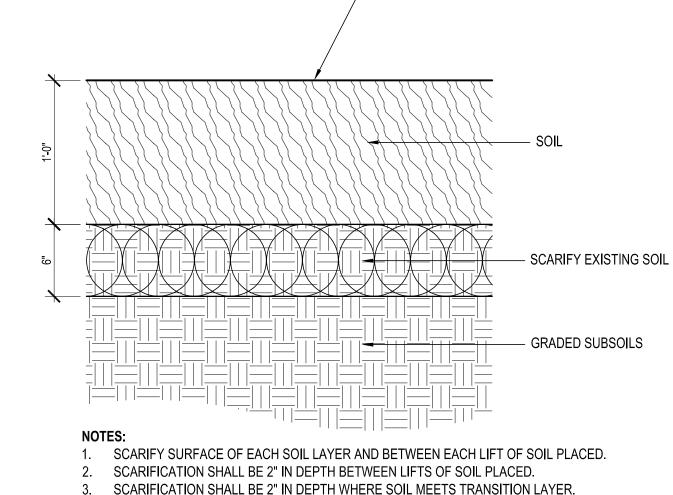
\ INTERMINGLED PERENNIAL/GRASS & BULB PLANTING



SOIL PROFILE 1 - TURFGRASS

15 GALLON

25 GALLON



1. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND

2. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS

3. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL

4. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF

5. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE

6. THE SITE SHALL BE FINISH GRADED BY THE GRADING CONTRACTOR. THE LANDSCAPE CONTRACTOR

7. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE

8. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED

9. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING,

SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY

DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM

SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE

- FINISHED GRADE

MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR

THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT

IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

PLANTING PLAN NOTES

PRIOR TO BEGINNING CONSTRUCTION.

LANDSCAPE OPERATIONS.

THE NEXT TWO WEEKS.

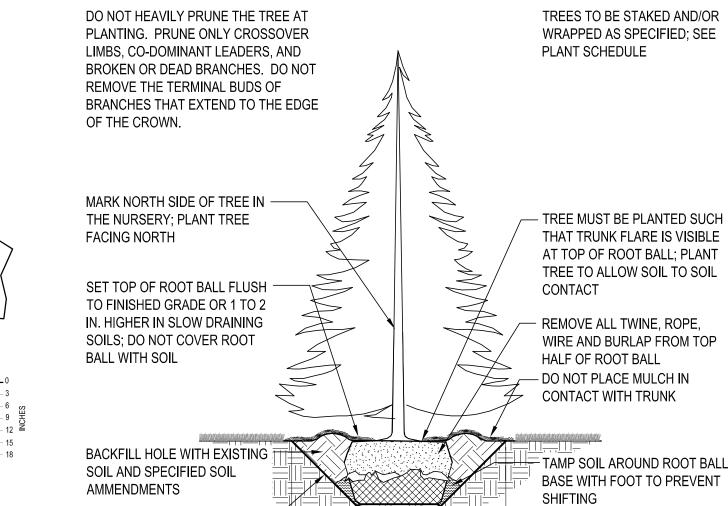
AND/OR SEEDING.

APPLICABLE CODES, STANDARDS AND ORDINANCES.

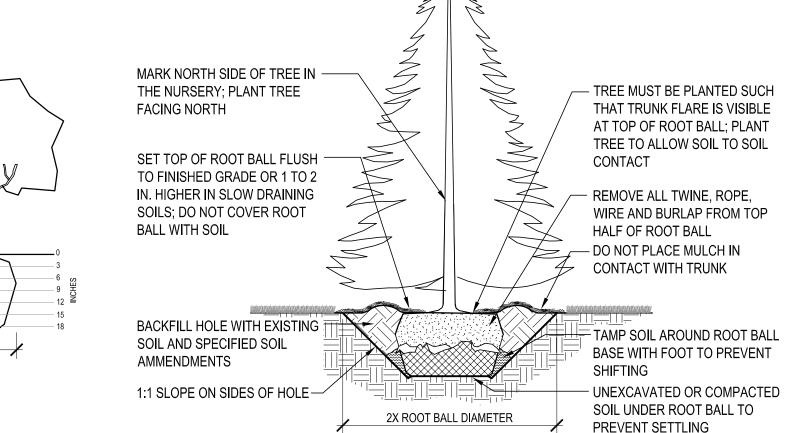
LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE

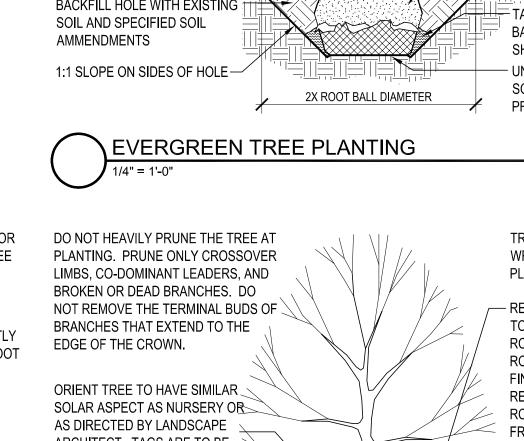
10. REFER TO SPECIFICATIONS FOR MULCH TYPE, DEPTH AND LOCATION.

11. REFER TO PLANTING SPECIFICATIONS FOR MORE DETAILS.



SOIL PROFILE 2 - MIXED PLANTING





TREES TO BE STAKED AND/OR WRAPPED AS SPECIFIED; SEE PLANT SCHEDULE - REMOVE EXCESS FILL FROM TOP OF TRUNK TO EXPOSE ROOT FLARE. SET CROWN OF ROOT BALL 2-3" HIGHER THAN FINISH GRADE. CUT AND REMOVE TOP 1/3 OF ROPE/BURLAP. REMOVE ROPE FROM CROWN TO PREVENT GIRDLING. REMOVE TOP 1/3 OF WIRE BASKETS AND ONCE IN PIT, CUT EVERY HORIZONTAL AND VERTICAL WIRE. — 2" LEAF MULCH - CREATE 4" HIGH SOIL SAUCER AT EACH TREE PIT. TAPER TO ZERO INCHES AT ROOT FLARE. COVER WITH 2" LEAF MULCH

> DRAWING TITLE Planting Schedule and Details

DRAWING ISSUE

DATE

03/30/202

04/19/202

DESCRIPTION

CITY COMMENTS

CITY COMMENTS

BUILDING MAP

DRAWING NO.

OPTION 2 **GENERAL NOTES:** 1. TREES TO BE WRAPPED ONLY AS SPECIFIED, SEE PLANT SCHEDULE. 2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING. TREE WRAPPING

SLOPE VARIES UP TO 33% (3:1) TREES TO BE STAKED AND/OR SEE GRADING PLAN. WRAPPED AS SPECIFIED; SEE PLANT SCHEDULE ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE PRIOR TO MULCHING, LIGHTLY THE TRUNK MEETS SUBSTRATE/ BIO-DEGRADABLE PLASTIC TAPE TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN SEE SPECIFICATIONS BACKFILLED, POUR WATER FOR MULCH. AROUND THE ROOT BALL TO SETTLE THE SOIL. PLANT TREE IN SLOPE SO THAT CUT AND FILL ARE EQUAL AND FINISH GRADE TERRACING EFFECT IS _____ MINIMIZED. - BIO-DEGRADABLE PLASTIC TAPE MODIFIED SOIL. DEPTH VARIES. SEE SOIL SPECIFICATIONS. — COMPACTED OR UNDISTURBED -SUBGRADE. ROUGHEN/SCARIFY SIDES OF -DECIDUOUS TREE PLANTING ON SLOPE

ARCHITECT. TAGS ARE TO BE PLACED ON THE NORTH SIDE AT-NURSERY. DO NOT COVER ROOT BALL WITH TURF GRASS SOIL -FINISH GRADE COMPACTED SOIL PEDESTAL BACKFILL TREE PIT WITH -BELOW ROOTBALL PLANTING SOIL IN 6-8" LIFTS. LIGHTLY TAMP AND ROUGHEN - COMPACTED OR UNDISTURBED SOIL SURFACE BETWEEN LIFTS $2\frac{1}{2}$ X ROOT BALL DIAMETER TREE SOIL

\ DECIDUOUS TREE PLANTING IN LAWN

ANDREW KILMER :

NUMBER

ن LA-2006005036 بوخ

Lamar Johnson Collaborative ²

2199 INNERBELT BUSINESS CENTER DRIVE

ST. LOUIS, MISSOURI 63114 Ph 314.429.1010 CIVIL ENGINEE



Consulting Engineers, Inc.

