

Planning Commission Staff Report

Meeting Date: August 23, 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: **Wildhorse Village (2nd ASDCP)**: An Amended Site Development Concept Plan Landscape 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 18 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, Lighting Fixture Concept Plan and Landscape Concept Plan have been submitted for review and approval. If approved, a Record Plat will follow creating individual lots conforming to the ASDCP, and individual Site Development Section Plans may be submitted to develop each individual lot.



Figure 1: Aerial Image

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. In January of 2021, the City of Chesterfield Planning Commission approved all four plans. This amendment does not include any amendments to the Signage Concept Plan.

The following analysis will be provided for each of the three plans in which there will be changes.

Amended Site Development Concept Plan:

The Subject Site is composed of 18 total lots for the phased development of Categories (A&B). All of the lots are currently undeveloped, but mass grading is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development. 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.

Lot lines: The previously approved ASDCP depicted 17 lots. The proposed ASDCP depicts 18 lots. Lot 2A is now split into two separate lots (2A-1 & 2A-2). Also two lots that were previously allocated as solely office (2B & 2C) have since been updated to solely support residential. The amendments proposed decrease the overall density of the project. There are 102 less residential units and a reduction of 373,000 commercial SF depicted than previously approved. 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 commercial floor area and 812

Categories A & B	Commercial (SF)	Residential (Units)
Lot 1	0	72
Lot 2A-1	0	266
Lot 2A-2	0	0
Lot 2B	0	32
Lot 2C	0	32
Lot 3A	204,000	0
Lot 3B	135,000	0
Lot 3C	153,000	0
Lot 3D	12,000	0
Lot 4A	162,000	0
Lot 4B		
Lot 4C	90,000	0
Lot 4D	15,000	0
Lot 5A	30,000	80
Lot 5B		
Lot 5C		
Lot 5D	0	48
Lot 6	0	35
Total	801,000	565

Figure 2: Density Allocation

units of available density for Categories A&B. Figure 2 outlines the density allocation for each lot in which the development is utilizing much less density than available.

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.

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 on-street parking spaces depicted along the internal roadways. Also lots 3C and 3D both utilize the structured garage on lot 2A-2 for parking and do not have parking on their own lot or garage. 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. These are the same amenities and locations depicted on the previously approved plan. Figures 3-8 on the following pages are images represented in the provided packet.



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

Figure 3: Amenities (East of Lake)



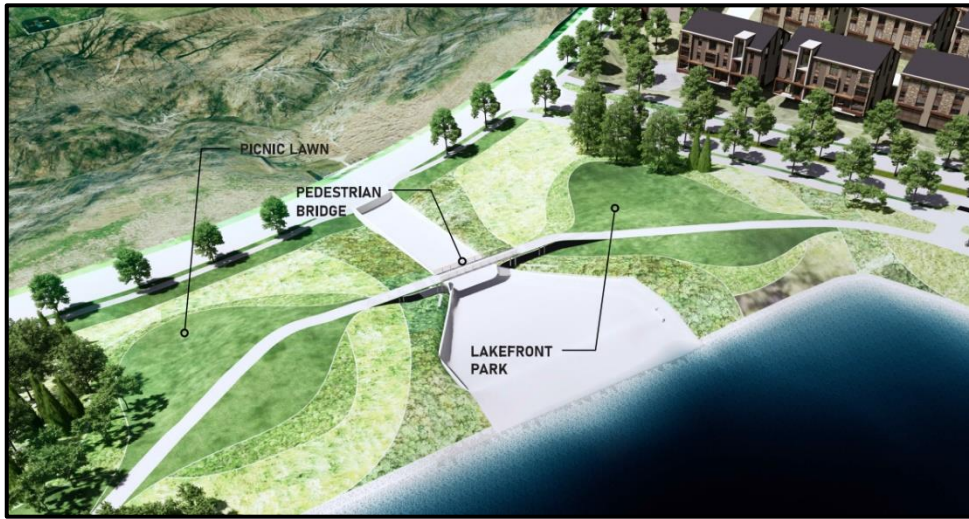
- Pocket Park
- Pedestrian Bridge

Figure 4: Amenities (South of Lake)



- Boathouse
- Boat Launch

Figure 5: Amenities (South of Lake)



- Picnic Lawn
- Lakefront Park

Figure 6: Amenities (West of Lake)



- Trail Rest Station
- Overlook
- Viewing Ridge

Figure 7: Amenities (North of Lake)



- Lake front walk
- Viewing Terraces
- Lunchbreak Courtyard

Figure 8: Amenities (North of Lake)

Landscape Concept Plan and Lighting Fixture Concept Plan

The Landscape Concept Plan and Lighting Fixture Concept Plan are largely the same as what was previously approved. The changes that were made accommodate updated access locations (street lights and street trees) to facilitate any updated lot and building configurations. There are two small changes to the decorative fixtures proposed with the lighting plan. A decorative ring lighting that was placed above the intersection within the 300' view corridor has been removed and a small up-light is now depicted casting light on the public art sculpture. Both of the fixtures are represented in the Planning Commission packet. There has also been some updates to the landscape plan near the dam of the lake to maintain the structural integrity.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be consistent with the land use designation in the City's Comprehensive Plan, in conformance with the City of Chesterfield Unified Development Code and Ordinance 3114. Staff recommends approval of the 2nd Amended Site Development Concept Plan for Wildhorse Village.

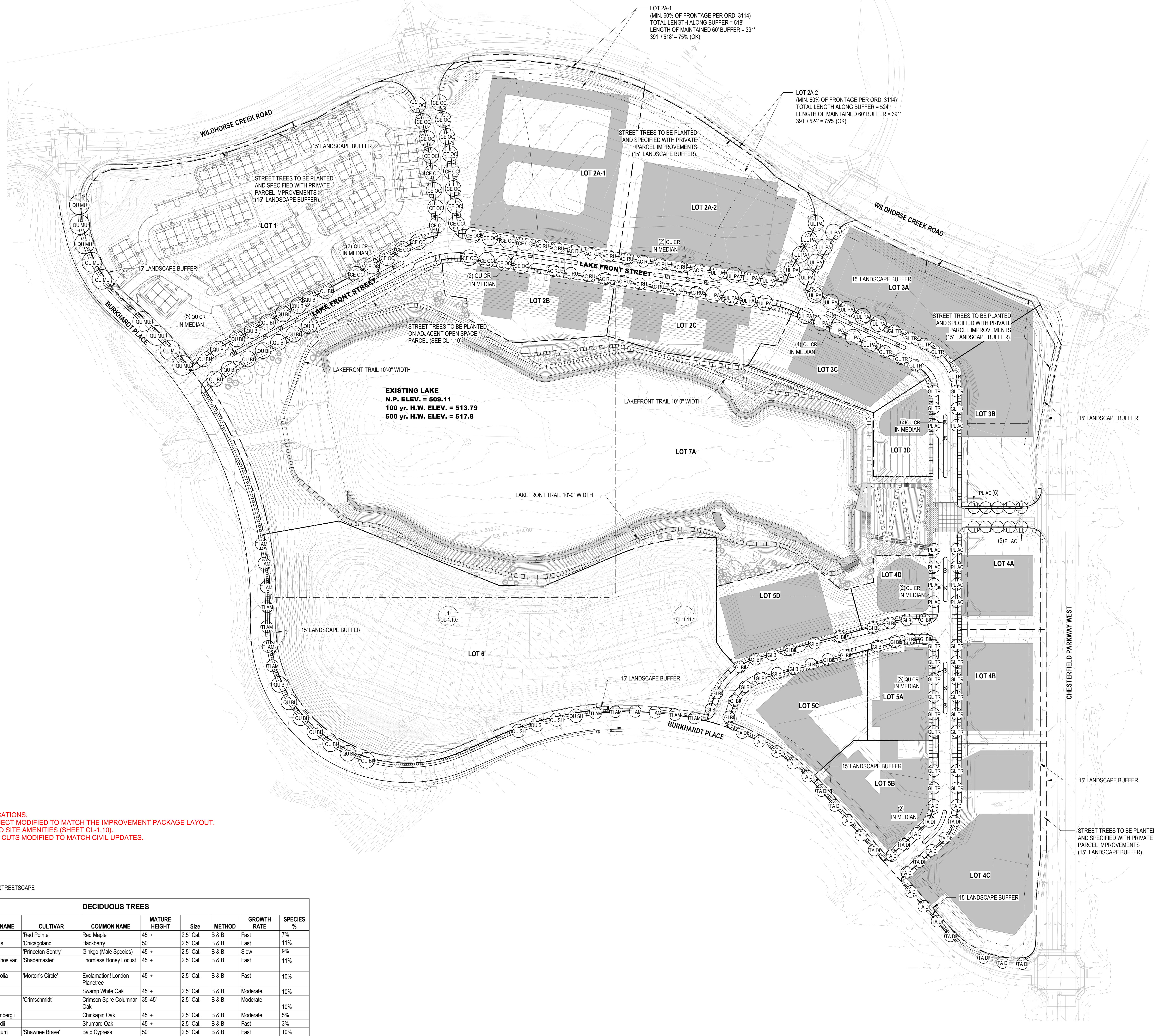
MOTION

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

- 1) "I move to approve (or deny) the 2nd Amended Site Development Concept Plan, Landscape Concept Plan and Lighting Fixture Concept Plan for Wildhorse Village."

- 2) "I move to approve the 2nd Amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Fixture Concept Plan for Wildhorse Village 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



SUMMARY OF MODIFICATIONS:
 1. ALL TREES ON PROJECT MODIFIED TO MATCH THE IMPROVEMENT PACKAGE LAYOUT.
 2. FOUNTAIN ADDED TO SITE AMENITIES (SHEET CL-1.10).
 3. CONCEPTUAL CURB CUTS MODIFIED TO MATCH CIVIL UPDATES.

TREE PLANTING SCHEDULE - STREETSCAPE

DECIDUOUS TREES									
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	Size	METHOD	GROWTH RATE	SPECIES %
19	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%
28	GL TR	Gleditsia triacanthos var. inermis	'Shademaster'	Thornless Honey Locust	45' +	2.5' Cal.	B & B	Fast	11%
20	PL AC	Platanus x acerifolia	'Morton's Circle'	Exclamation! London Planetree	45' +	2.5' Cal.	B & B	Fast	10%
23	QU BI	Quercus bicolor		Swamp White Oak	45' +	2.5' Cal.	B & B	Moderate	10%
26	QU CR	Quercus robur	'Crimschmidt'	Crimson Spire Columnar Oak	35'-45'	2.5' Cal.	B & B	Moderate	10%
9	QU MU	Quercus muhlenbergii		Chickasaw Oak	45' +	2.5' Cal.	B & B	Moderate	5%
4	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	Fast	10%
13	TI AM	Tilia americana		American Sentry	45' +	2.5' Cal.	B & B	Moderate	5%
26	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



SHEET NOTES

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

GENERAL NOTES

- A MINIMUM OF ONE (1) STREET TREE EVERY FIFTY (50) FEET OF STREET FRONTAGE.
- 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.
- A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF SPECIES WITH A SLOW OR MEDIUM GROWTH RATE.
- NO MORE THAN TWENTY PERCENT (20%) OF THE TREES SELECTED SHALL BE FROM THE SAME SPECIES.

LEGEND

- SYMBOL DESCRIPTION**
- (Symbol) CANOPY TREES - 2.5" CAL.
 - (Symbol) UNDERSTORY TREES - 2.5" CAL. OR HEIGHT SPECIFIED
 - (Symbol) EVERGREEN TREES - HEIGHT SPECIFIED

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
Revised Per City Comments	5/25/2021
Revised Per City Comments	6/21/2021
Revised Per City Comments	7/19/2021
Revised Per City Comments	8/11/2021

BUILDING MAP

DRAWING TITLE
 CONCEPT LANDSCAPE PLAN - STREETSCAPE

DRAWING NO.
CL-1.00

Job # 20.0213

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

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

Stock & Associates
 Consulting Engineers, Inc.

H2Lty
 Lighting Design

UZUN + CASE



SHEET NOTES

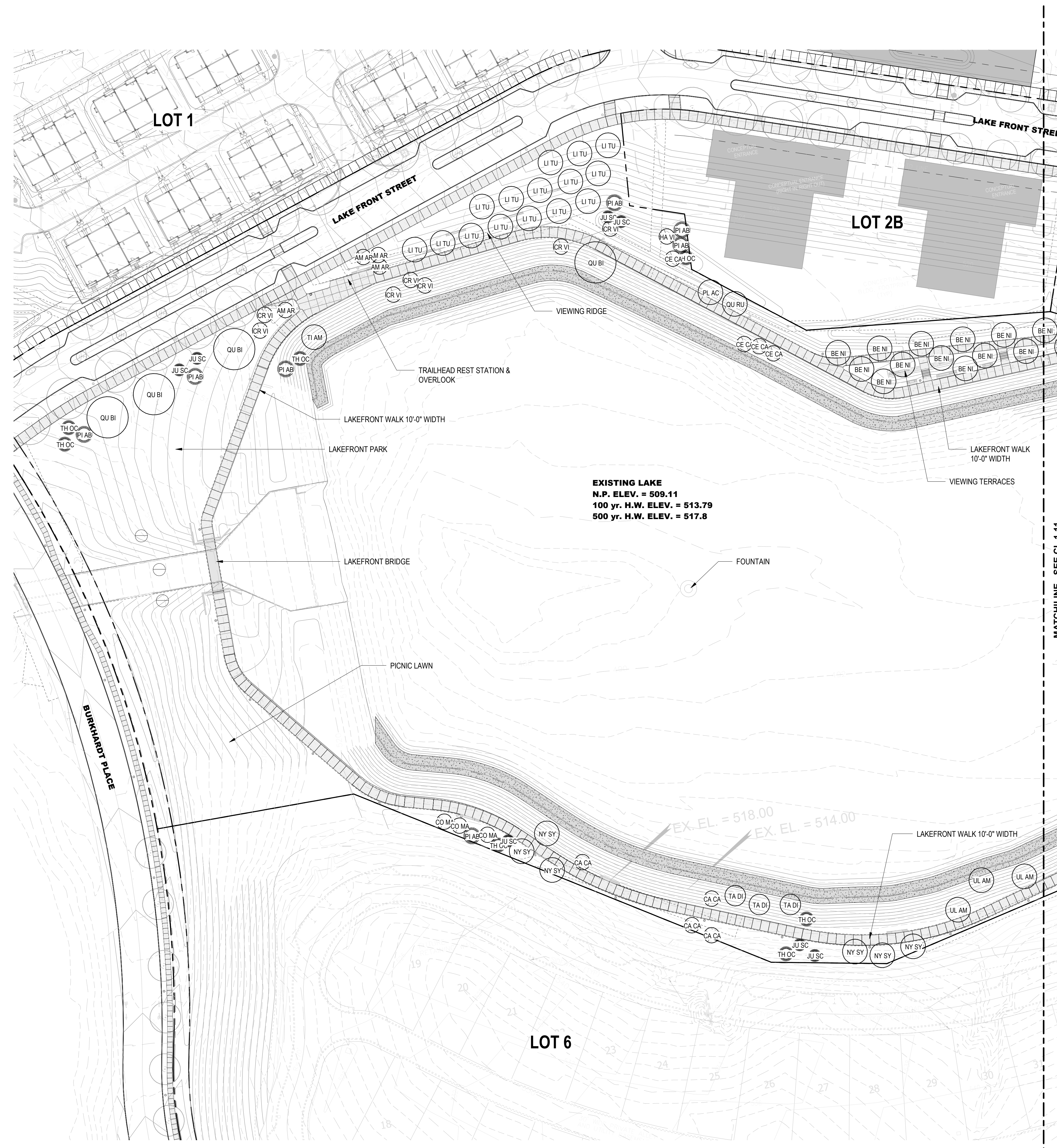
SEE SHEET CL-1.10 AND CL-1.11 FOR PUBLIC REALM LANDSCAPE PLAN AND TREE SCHEDULE

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SYMBOL	DESCRIPTION
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	EVERGREEN TREES - HEIGHT SPECIFIED



NOTE: FOR PLANTING SCHEDULE, SEE SHEET CL-1.11

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



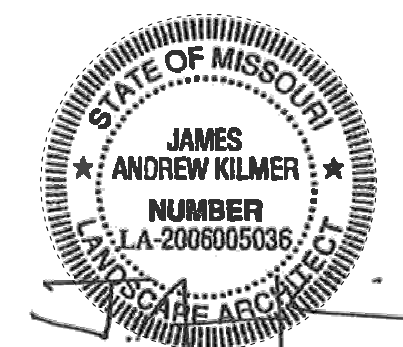
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FAX: 314.429.3137

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

Stock & Associates
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LIGHTING DESIGNER

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STRUCTURAL ENGINEER



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BUILDING MAP

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

DRAWING NO.
CL-1.10

Job # **20.0213**

SHEET NOTES

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

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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 star)	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.

H2Lighting
Lighting Design

UZUN + CASE
STRUCTURAL ENGINEER

JAMES ANDREW KILMER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NUMBER LA-20080605036

WILDHORSE VILLAGE
OWNER: WILDHORSE VILLAGE, LP C/O CRG,
WILDHORSE CREEK RD., W CHESTERFIELD PKWY., AND
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DRAWING ISSUE

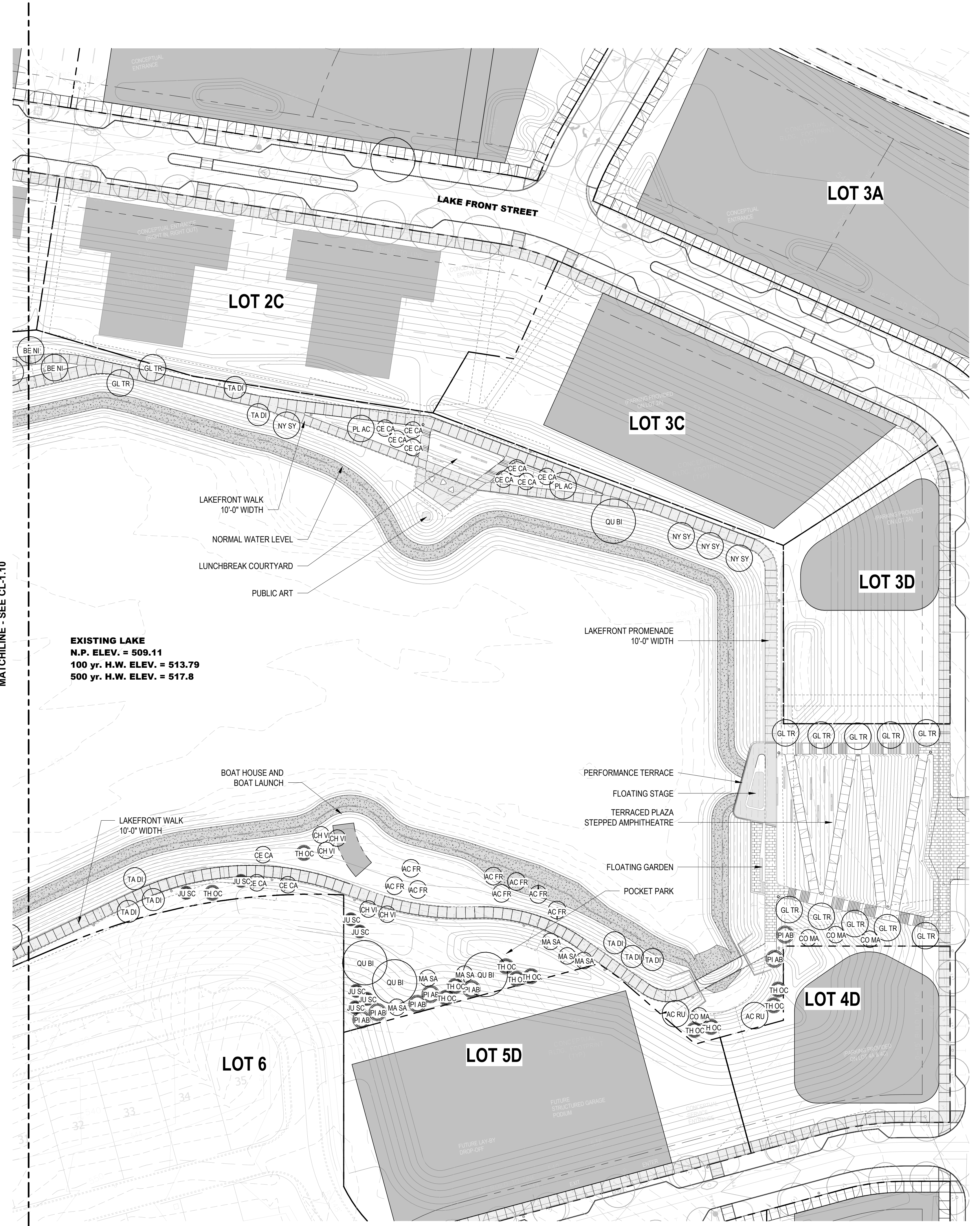
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Revised Per City Comments	6/21/2021
Revised Per City Comments	7/19/2021
Revised Per City Comments	8/11/2021
Revised Per City Comments	08/17/2021

BUILDING MAP

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

DRAWING NO.
CL-1.11

Job # 20.0213



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

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

SDCP - DECIDUOUS TREES

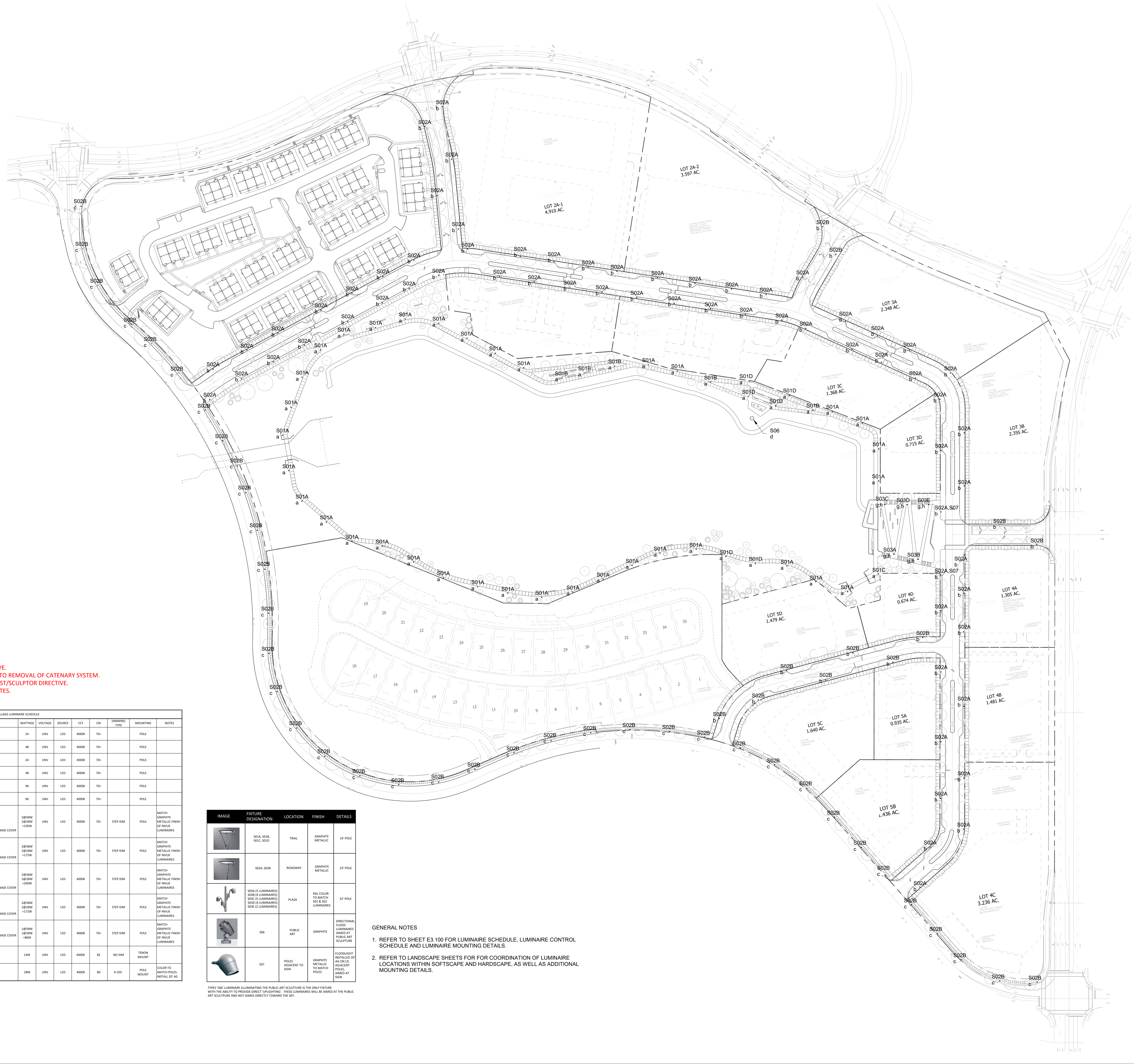
SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
AC FR	8	Acer freemanii	Armstrong	Armstrong Maple	50'-70'	2.5' Cal.	B & B	Fast	4%
AC RU	2	Acer rubrum	Red Pointe	Red Pointe Maple	40'-50'	2.5' Cal.	B & B	Fast	1%
BE NI	14	Betula nigra	'Cully'	Heritage River Birch	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	10	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	1	Tilia americana	McKenstry	American Linden	40'-45'	2.5' Cal.	B & B	Moderate	2%
UL AM	3	Ulmus americana	'Princeton'	Princeton Elm	60'-70'	2.5' Cal.	B & B	Fast	1%

SDCP - EVERGREEN TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
JU SC	14	Juniperus scopulorum		Moonglow Juniper	20'	6-8' Ht.	B & B	Moderate	10%
PI AB	14	Pinus strobus		Norway Spruce	80'-100'	8-10' Ht.	B & B	Slow	8%
TH OC	18	Thuja occidentalis	'Green Giant'	Green Giant Arborvitae	40'-60'	8-10' Ht.	B & B	Moderate	10%

SDCP - ORNAMENTAL TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	MATURE HEIGHT	SIZE	METHOD	GROWTH RATE	SPECIES %
AM AR	4	Anelanchier arborea - MULTISTEM	Autumn Brilliance	Common Serviceberry	25'-30'	6-8' Ht.	B & B	Moderate	2%
CA CA	4	Carpinus caroliniana		American Hornbeam	20'-30'	2.5' Cal.	B & B	Slow	2%
CE CA	15	Cornus canadensis - MULTISTEM		Eastern Redbud	25'-30'	6-8' Ht.	B & B	Moderate	7%
CH VI	5	Chionanthus virginicus		Fringe Tree	20'-30'	6-8' Ht.	B & B	Slow	4%
CO MA	7	Cornus mas		Cornelian Cherry Dogwood	15'-25'	6-8' Ht.	B & B	Moderate	3%
CR VI	7	Crataegus virdis	'Winter King'	Winter King Hawthorn	25'	2.5' Cal.	B & B	Slow	4%
HA VI	1	Hamelis virginiana		Witch Hazel	20'-30'	6-8' Ht.	B & B	Slow	1%
MA SA	16	Malus sargentii		Sargent Crabapple	6'-12'	2.5' Cal.	B & B	Slow	3%



- SUMMARY OF MODIFICATIONS:**
1. REVISED BACKGROUND PER CIVIL UPDATES.
 2. REMOVED S04 CATENARY SYSTEM PER OWNER DIRECTIVE.
 3. RELOCATED S07 LUMINAIRES TO TWO S02A POLES DUE TO REMOVAL OF CATENARY SYSTEM.
 4. REMOVED S05 INGRADE SCULPTURE LIGHTING PER ARTIST/SCULPTOR DIRECTIVE.
 5. REMOVED INGRADE SIGN LIGHTING PER SIGNAGE UPDATES.

TYPE	DESCRIPTION	MANUFACTURER	WATTAGE	VOLTAGE	SOURCE	OCT	CM	DRUMING TYPE	MOUNTING	NOTES
S01A	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE I DISTRIBUTION	LOG-LED-DL-T3-C-DM APP#L-3.54-XX	24	UNV	LED	4000K	70"		POLE	
S01B	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE V DISTRIBUTION	LOG-LED-DL-T3-C-DM APP#L-3.54-XX	48	UNV	LED	4000K	70"		POLE	
S01C	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE C DISTRIBUTION	LOG-LED-DL-T3-C-DM APP#L-3.54-XX	24	UNV	LED	4000K	70"		POLE	
S01D	SINGLE HEAD LUMINAIRE AND DECORATIVE POLE TYPE D DISTRIBUTION	LOG-LED-DL-T3-C-DM APP#L-3.54-XX	48	UNV	LED	4000K	70"		POLE	
S02A	SINGLE HEAD LUMINAIRE AND POLE TYPE II DISTRIBUTION	LOG-LED-DL-T3-L-DM APP#L-3.54-XX	36	UNV	LED	4000K	70"		POLE	
S02B	SINGLE HEAD LUMINAIRE AND POLE TYPE IV DISTRIBUTION	LOG-LED-DL-T3-L-DM APP#L-3.54-XX	36	UNV	LED	4000K	70"		POLE	
S03A	(5) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	SELUK-POLE-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P WITH SELU ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	200W	UNV	LED	4000K	70"	STEP DIM	POLE	MATCH GRANITE METALLIC FINISH OF WOOD LUMINAIRES
S03B	(1) AREA LUMINAIRE CLUSTER ON SINGLE ALUMINUM POLE	SELUK-POLE-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P WITH SELU ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	200W	UNV	LED	4000K	70"	STEP DIM	POLE	MATCH GRANITE METALLIC FINISH OF WOOD LUMINAIRES
S03C	(5) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	SELUK-POLE-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P WITH SELU ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	200W	UNV	LED	4000K	70"	STEP DIM	POLE	MATCH GRANITE METALLIC FINISH OF WOOD LUMINAIRES
S03D	(5) AREA LUMINAIRES ON SINGLE ALUMINUM POLE	SELUK-POLE-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P WITH SELU ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	200W	UNV	LED	4000K	70"	STEP DIM	POLE	MATCH GRANITE METALLIC FINISH OF WOOD LUMINAIRES
S03E	(1) AREA LUMINAIRE ON SINGLE ALUMINUM POLE	SELUK-POLE-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P RIGID-F40-2013-30-SP-FL50-02P WITH SELU ROUND TAPERED ALUMINUM POLE - ANGULAR AND BASE COVER PLATE	150W	UNV	LED	4000K	70"	STEP DIM	POLE	MATCH GRANITE METALLIC FINISH OF WOOD LUMINAIRES
S06	LED FLOODLIGHT	LED #8402-000	15W	UNV	LED	4000K	82	NO DIM	TRIMOUNT	MONTOUR
S07	LED FLOODLIGHT	SELUK-POLE-F40-2013-30-SP-FL50-02P	200W	UNV	LED	4000K	80	0.5V	POLE MOUNT	COLOR TO MATCH POLES

IMAGE	FIXTURE DESIGNATION	LOCATION	FINISH	DETAILS
	S04, S05, S06, S07	TRAIL	GRANITE METALLIC	14' POLE
	S02A, S02B	ROADWAY	GRANITE METALLIC	23' POLE
	S03A (5) LUMINAIRES, S03B (1) LUMINAIRE, S03C (5) LUMINAIRES, S03D (5) LUMINAIRES, S03E (1) LUMINAIRE	PLAZA	PAL COLOR TO MATCH S01 & S02 LUMINAIRES	22' POLE
	S06	PUBLIC ART	GRANITE	DIRECTIONAL FOOD LUMINAIRE AND PUBLIC ART SCULPTURE
	S07	POLES ADJACENT TO SIGN	GRANITE METALLIC TO MATCH POLES	FLOODLIGHT INSTALLED ON POLES ADJACENT TO SIGN

POLES S06 LUMINAIRE ILLUMINATING THE PUBLIC ART SCULPTURE IS THE ONLY FEATURE WITH THE ABILITY TO PROVIDE DIRECT UPWARD LIGHT. THESE LUMINAIRES WILL BE AWARDED AT THE PUBLIC ART SCULPTURE AND NOT AWARDED DIRECTLY TOWARD THE SKY.

- GENERAL NOTES**
1. REFER TO SHEET E3.100 FOR LUMINAIRE SCHEDULE, LUMINAIRE CONTROL SCHEDULE AND LUMINAIRE MOUNTING DETAILS.
 2. REFER TO LANDSCAPE SHEETS FOR COORDINATION OF LUMINAIRE LOCATIONS WITHIN SOFTSCAPE AND HARDSCAPE, AS WELL AS ADDITIONAL MOUNTING DETAILS.

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

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

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

Stock & Associates
Consulting Engineers, Inc.
LIGHTING DESIGNER

H2Lty
Lighting Design
STRUCTURAL ENGINEER

UZUN + CASE

WILDHORSE VILLAGE
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 Amended SDCP	10.22.2020
Revised Per Comments	11.13.2020
Revised Per Comments	12.07.2020
Progress Sat	12.23.2020
PC Packet	01.04.2021
Bid Set	01.15.2021
Final Approval	02.09.2021
Permit Set	02.19.2021
Revised Per City Comments	03.18.2021
Revised Per City Comments	05.25.2021
Revised Per City Comments	06.21.2021
Revised Per City Comments	07.19.2021
Revised Per Comments	07.30.2021
Revised Per City Comments	08.11.2021

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.100

Job # 20.0213

**WILDHORSE PUBLIC REALM
AMENITY RENDERING (LJC)**

Wildhorse Village

LANDSCAPE DESIGN UPDATE

AUGUST 2021

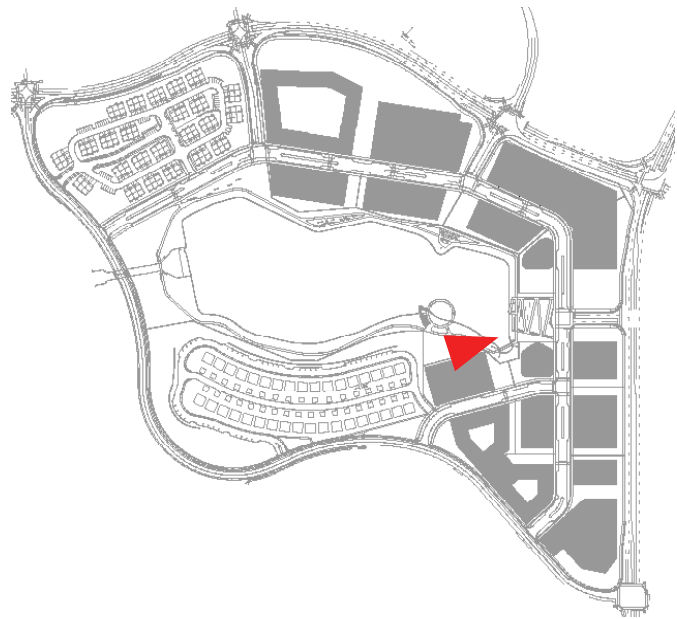
CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

**Lamar Johnson
Collaborative** 
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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.

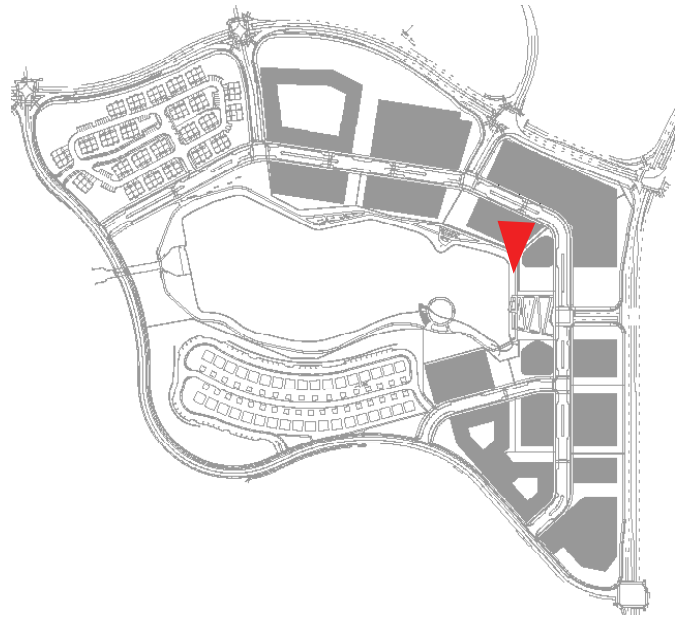
TERRACED PLAZA STEPPED
AMPHITHEATRE

PERFORMANCE
TERRACE

FLOATING STAGE

FLOATING GARDEN

WILDHORSE VILLAGE S D C P



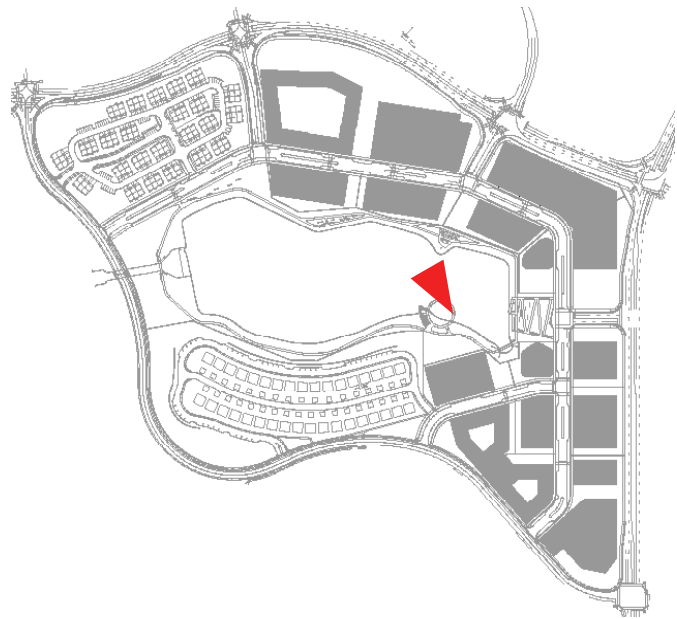
NARRATIVE:

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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WILDHORSE VILLAGE S D C P



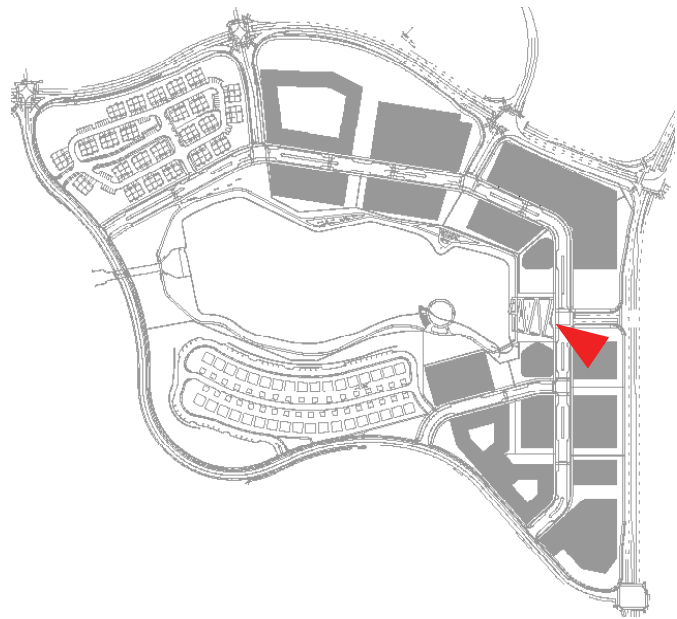
*Renderings are for visionary purposes only. They do not depict actual size, location, or architecture and are subject to a separate approval process.



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



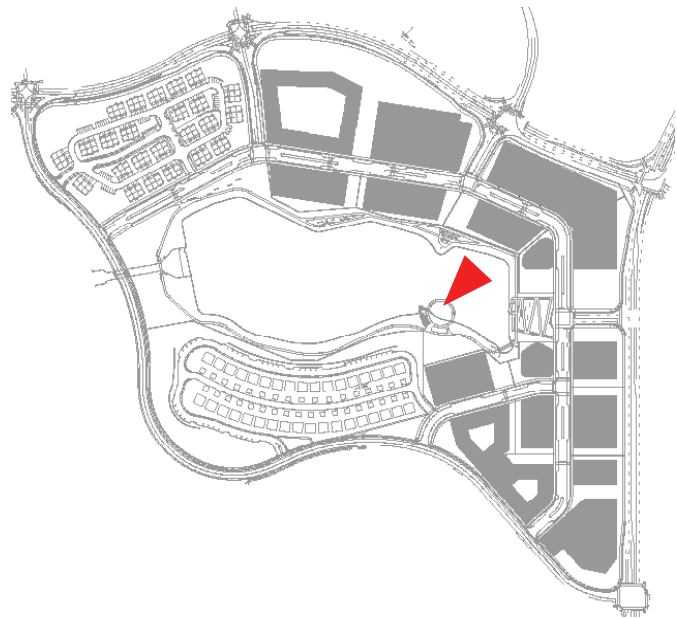
NARRATIVE:

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 have a stone veneer with mounted pin letters. The pin letters will be backlit to highlight the feature in the evening hours. The overall length of the sculptural monument sign is +/-50'.



MONUMENT SIGN

WILDHORSE VILLAGE S D C P



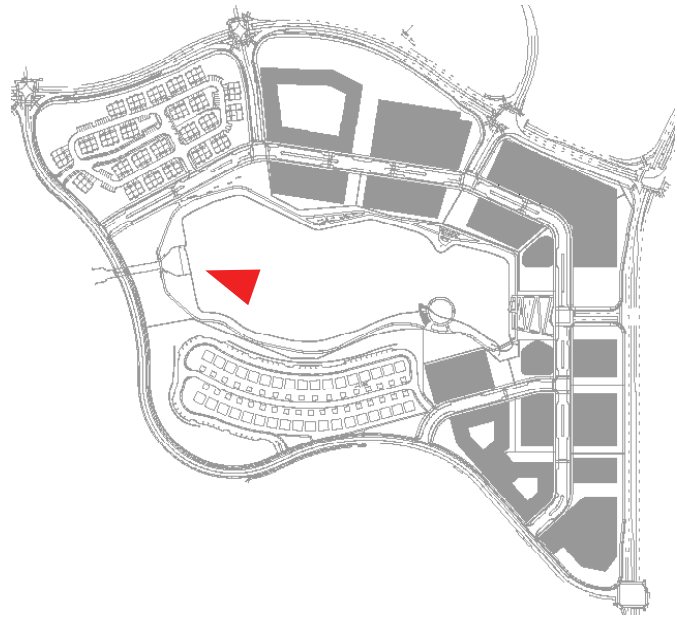
NARRATIVE:

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).



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WILDHORSE VILLAGE S D C P



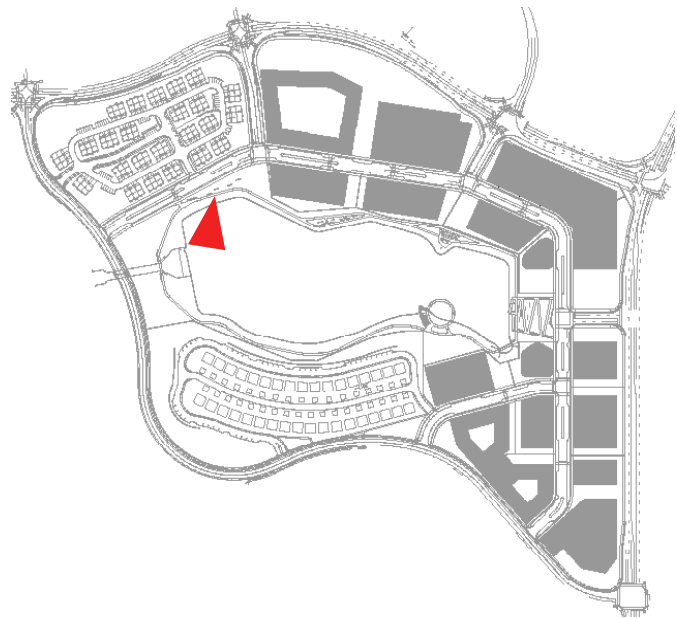
NARRATIVE:

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.



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WILDHORSE VILLAGE S D C P



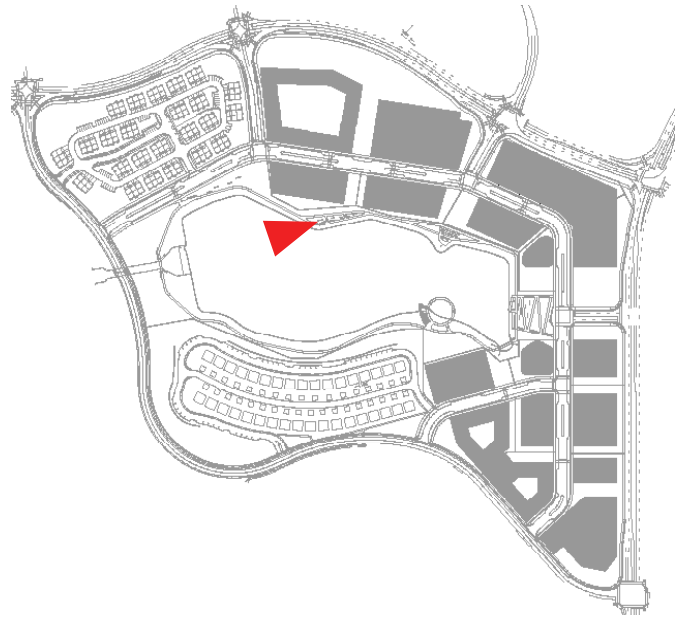
NARRATIVE:

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.



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WILDHORSE VILLAGE S D C P



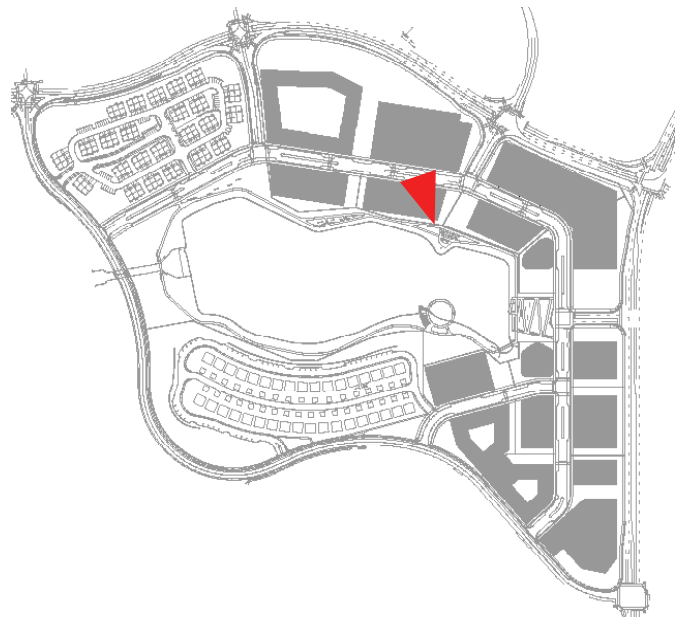
NARRATIVE:

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.



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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.

