

## Architectural Review Board Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** May 12, 2022

**From:** Mike Knight, Assistant City Planner *JMK*

**Location:** A 3.6 acre tract of land located southwest of Wild-Horse Creek Road and Lakeview Terrace.

**Description:** **Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.6 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace.

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### PROPOSAL SUMMARY

This request is to allow for new construction of multi-family town homes. The proposed development consists of 70 total units within 10 detached buildings. This is the fifth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village.

Although this is the fifth lot, this will be the third development within Wildhorse Village seeking recommendation from the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review. Building materials primarily consist of brick, metal shingle and fiber cement.



Figure 1: Rendered Image of the Entrance

## **HISTORY OF SUBJECT SITE**

On March 19<sup>th</sup>, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC&R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the "PC&R" Planned Commercial and Residence District known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events for the PC&R district including the plans submitted and approved for Wildhorse Village.

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 in which future individual lots may now seek approval to 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 of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development
	Sept	SDSP	Site Development Section Plan for Lot 2A-1	Approval for a 266 unit multi-family building
October	ORD 3161	Ordinance to modify the development criteria of Wildhorse Village	Update to the height and placement of buildings	

Figure 2: Historical Summary

**STAFF ANALYSIS**

The subject site is located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace. Lakeview Terrace is a private road, owned and maintained by the development. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 3.6 acres of the 78.4 acre development known as Wildhorse Village.

**Zoning District:**

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

**Comprehensive Plan:**

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

*“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”*

The City Center (Urban Transition) land use designation also states a series of

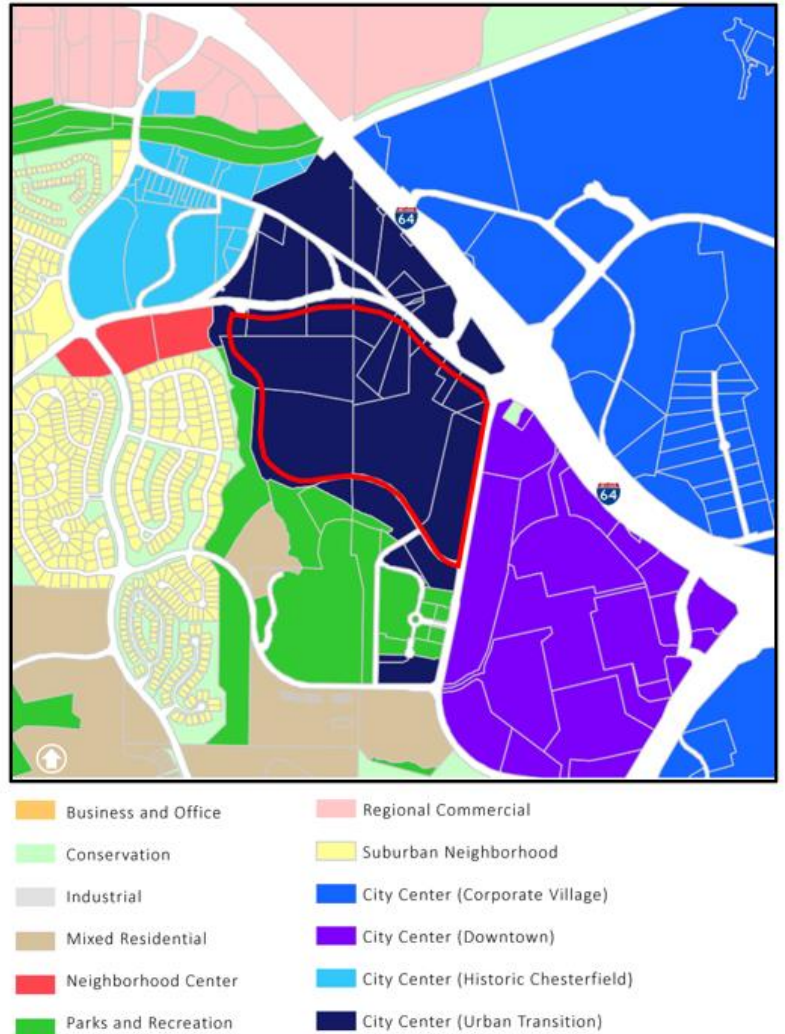


Figure 3: Comprehensive Plan Land Use Designation

development policies within the Comprehensive Plan. Below, are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

**City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.**

This is a multi-family development that is east of an approved multi-family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

**The thoroughfare character should be urban and very walkable.**

The project is very walkable with a 12' wide mixed use trail along Wild Horse Creek Road to the north, a 10' wide sidewalk along both the main street to the south, and Lakeview Terrace to the east with a walking trail around the lake to the south.

**Buildings to be constructed closer to the roadways to promote the pedestrian experience.**

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

**Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.**

This project has a community lake to the south of the multi-family building with pedestrian connections from the site to the lake.

**Public art should be incorporated into new construction and re-development projects throughout the City Center.**

The applicant provided the location of public art to the south of the building, visible to the public realm as one interacts with the corner of Lakeview Terrace and Wildhorse Lake Blvd.

**General Requirements for Site Design:**

This request is for 10 buildings consisting of 70 multi-family units on a 3.6 acre tract of land. The site has one access point off the internal main street to the south, known as Wildhorse Lake Blvd, with on-street parking in front of the development. The site has pedestrian accommodations along the perimeter roadways and throughout an internal courtyard.

**A. Site Relationships**

This is a multi-family development that is east of an approved 266 unit multi-family development, north of a programmed multi-family building, directly west of future programmed mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.

**B. Circulation System and Access**

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with an approved 266 unit multi-family building referenced as The Flats at Wildhorse Village. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 4) was provided in this packet depicting the access and circulation locations. Each unit has a two car garage that can be accessed through an internal drive.



Figure 4: Color Site Plan

**C. Topography and Retaining Walls**

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet. Due to the topography of the site, the proposed development utilizes retaining walls in the northwest corner. The walls are designed to be of minimal appearance with heights

ranging 3-5 feet. The modular retaining wall is of “Bethany Ledge Blend” color which is a common wall type approved within the overall development.

**General Requirements for Building Design:**

There are 10 buildings within Lot 2A-2. The smallest building contains 4 units and the largest contains 12 units. All of the buildings are 3 stories tall, roughly 33’ in height, and contain a 2 space parking garage on the rear of the buildings. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The buildings will be highly visible from all directions.

**D. Scale, Design, Materials, and Color**

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel known as Wildhorse and AC Hotel.

The applicant has provided images of all three buildings within the attached packet. The site specific governing ordinance (Ordinance 3161) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance.

The site does have ordinance requirements in which the applicant is seeking modifications, in which the ordinance itself permits. The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant does not have a fully enclosed penthouse but is requesting a modification to propose a screen and unique placement of the units to visually hide the condensing units. The applicant is also seeking a modification in the first floor building height. A full narrative request of both requests are included in the packet.

The building is primarily four different colors of brick on the front and rear with fiber cement on the rear. Fiber cement and metal shingles are also incorporated into the structures all in specific gray/slate color.

It should be noted that this is the same development team as the neighboring property to the west “The Flats at Wildhorse Creek”. Building material samples for both this project and The Flats building will be provided at the May 12<sup>th</sup> Architectural Review Board meeting as the applicant stated in the attached narrative statement; *“The warm color palette of browns and grays is intended to harmonize with the neighboring Flats at Wildhorse Village to feel calm and inviting”*.

On the following page (Figure 5) is an image of the primary materials and their general building placement.

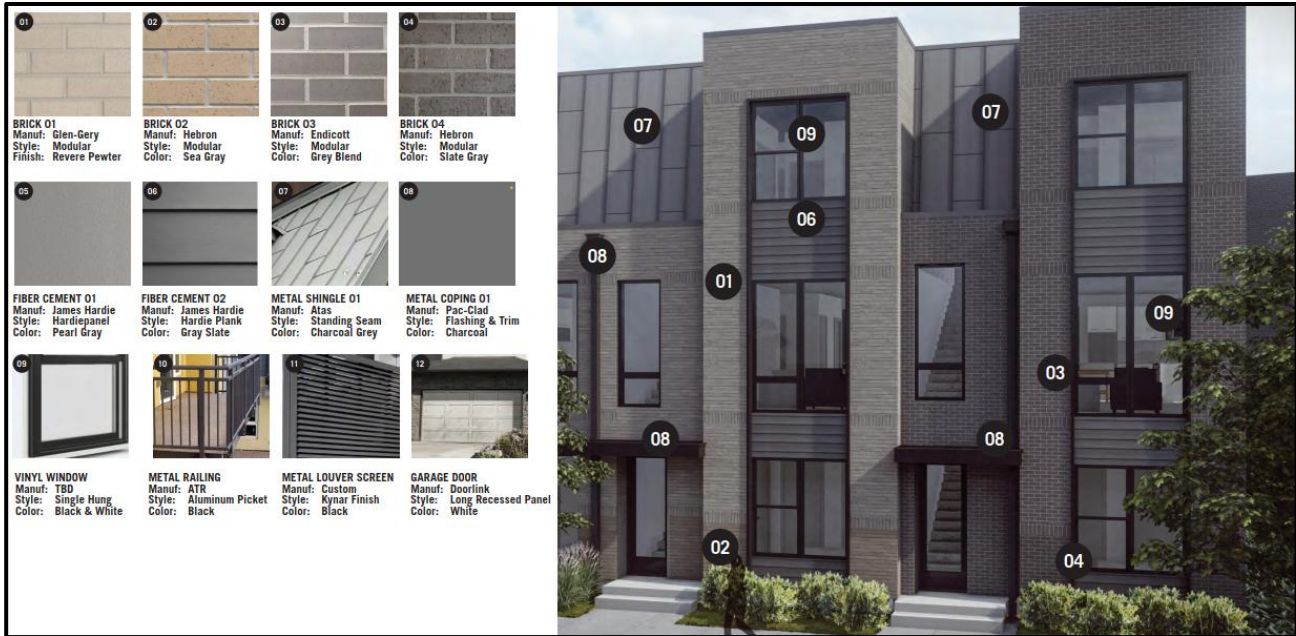


Figure 5: Building Materials

**E. Landscape Design**

The site contains 27 deciduous canopy trees (43%), 22 evergreen trees (35%), and 14 deciduous understory trees (22%). The growth rates for the trees (excluding street trees) are 11% slow, 44% medium, and 45% fast growing. The most common tree on the site is the Emerald Green Arborvitae.

**F. Screening**

The applicant has provided the aforementioned roof-top screening narrative/modification request and is included within the ARB packet. The trash enclosure is 8 feet tall constructed of brick with a metal gate.

**G. Lighting**

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards along the pedestrian areas within the internal courtyard.

**MODIFICATIONS**

There are two modifications being requested by the applicant (1<sup>st</sup> Floor Building Height and Rooftop Mechanical Screening).

**1<sup>st</sup> Floor Building Height**

The site specific governing ordinance states the first floor building height shall be 12-30 feet. The applicant is proposing a 10' first floor height in lieu of 12' stating there is a significant amount of construction waste, time, and money required to cut the studs down to size. For reference, the



development directly to the west “Flats at Wildhorse Creek” requested 11’ 7 7/8” for the first floor height which was approved.

**Rooftop Mechanical Units**

The governing ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant states they are proposing to screen rooftop mechanical equipment on all visible sides with the materials that are an integral part of the architecture. Equipment is located within 3<sup>rd</sup> floor alcoves. Below is a rendering that assists in the understanding of where the units will be located.



Figure 6: Example Mechanical Unit Location

**RENDERING**

Below in Figures 7-9 are renderings of three prominent viewpoints.



Figure 7: Along Wildhorse Lake Boulevard



*Figure 8: Along Wild Horse Creek Road*



*Figure 9: Internal Courtyard*

**DEPARTMENT INPUT**

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission. Staff requests review and recommendation on this submittal for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) Site Development Section Plan.

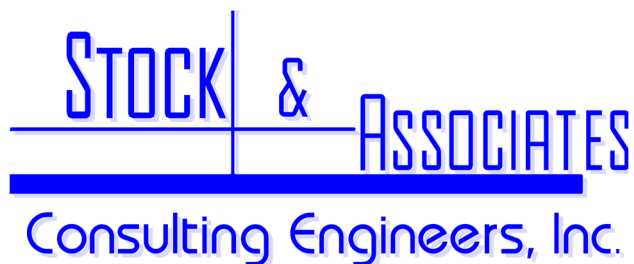
**MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP as presented, with a recommendation for approval (or denial)."
  
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP with the following recommendations..."

Attachments

1. Applicant's Modification Request
2. Architectural Review Packet Submittal



March 15, 2022

City of Chesterfield  
690 Chesterfield Pkwy W.  
Chesterfield MO 63017-0760

Attention: Mr. Justin Wyse – Director of Planning

Re: Wildhorse Village Lot 2A-2

**Modification Request to City of Chesterfield Ordinance No. 3161**  
**Attachment A -Section IB.1-Building Floor Height**  
**Attachment A -Section IG.5 – Rooftop Mechanical Equipment Screening**

Dear Justin,

We respectfully request a modification to two sections of City of Chesterfield Ordinance 3161, specifically Attachment A- Section IB.1-Building Floor Height & Section IG.5 Rooftop Mechanical Screening.

Section IB.1 of Ordinance No. 3161, states: “first story heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan shall be 9-30 feet.” We are proposing 10’-0” first floor height in lieu of 12’-0”. As designed, the first floor height uses precut dimensional lumber. In order to achieve 12’-0” as required by the ordinance, a significant amount of construction waste, time and money would be required to cut the studs down to size.

Section IG.5 of Ordinance No. 3161, states: “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” We are proposing to screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Equipment is located within 3<sup>rd</sup> floor alcoves, which will be treated as an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010.

Sincerely,

*George M. Stock*

George M. Stock, P.E. - President

CC: Michael Hamburg – The Flats at Wildhorse Village, LLC  
Jeff Tegethoff – Wildhorse Village, LP  
Natasha Das – Wildhorse Village, LP  
Tyson Pyle – Arcturis  
Melanie Weber – Arcturis  
Drew Dixon, P.E., Associate  
Kate Stock Gitto, P.E., Project Manager

**257 Chesterfield Business Parkway, St. Louis, MO 63005**  
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**www.stockassoc.com | general@stockassoc.com**

# Terraces at Wildhorse Village

## Architectural Review Presentation



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# Rendering - Aerial View



# Site Plan

## BUILDING SUMMARY

- 01** BUILDING 01  
- 4 UNITS  
- 9,114 SF
- 02** BUILDING 02  
- 4 UNITS  
- 9,114 SF
- 03** BUILDING 03  
- 8 UNITS  
- 18,096 SF
- 04** BUILDING 04  
- 6 UNITS  
- 13,605 SF
- 05** BUILDING 05  
- 11 UNITS  
- 24,837 SF
- 06** BUILDING 06  
- 5 UNITS  
- 11,364 SF
- 07** BUILDING 7  
- 9 UNITS  
- 20,345 SF
- 08** BUILDING 8  
- 4 UNITS  
- 9,114 SF
- 09** BUILDING 9  
- 7 UNITS  
- 15,854 SF
- 10** BUILDING 10  
- 12 UNITS  
- 27,079 SF

158,522 Total SF



## SITE LEGEND

- A** MAILBOX & PERGOLA
- B** TRASH ENCLOSURE
- C** MSD / UTILITY EASMENT
- D** 60' LANDSCAPE BUFFER
- E** 0-15 BUILD-TO LINE
- F** VIEW CORRIDOR
- G** PUBLIC ART



# Adjacent Site Photos



# Rendering - View Along Wildhorse Lake BLVD



# Rendering - Corner of WildHorse Lake BLVD & Lakeview TERR



# Rendering - Corner of Wild Horse Creek RD & Lakeview TERR



# Rendering - View Along Wild Horse Creek RD



# Rendering - Access Road



# Rendering - Internal Road View



# Rendering - Internal Trash Enclosure & Mail

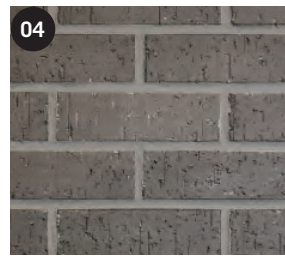
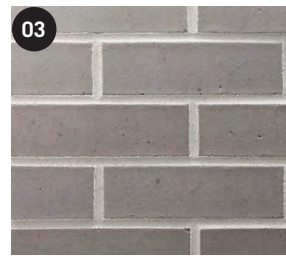
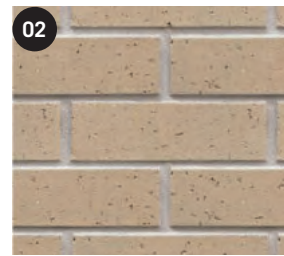




# Rendering - Courtyard



# Exterior Building Materials

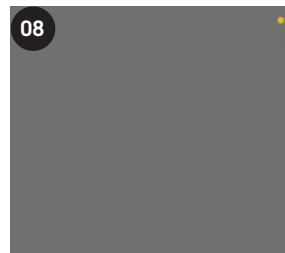
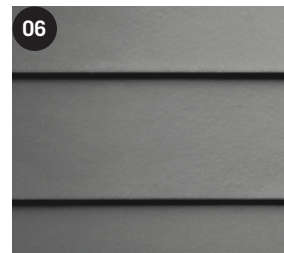


**BRICK 01**  
Manuf: Glen-Gery  
Style: Modular  
Finish: Revere Pewter

**BRICK 02**  
Manuf: Hebron  
Style: Modular  
Color: Sea Gray

**BRICK 03**  
Manuf: Endicott  
Style: Modular  
Color: Grey Blend

**BRICK 04**  
Manuf: Hebron  
Style: Modular  
Color: Slate Gray

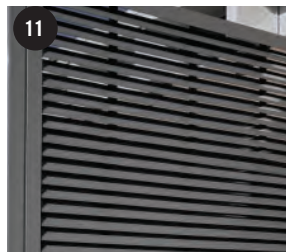
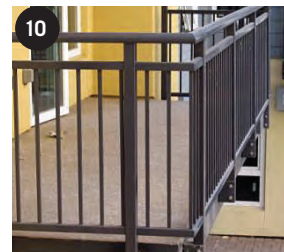


**FIBER CEMENT 01**  
Manuf: James Hardie  
Style: Hardiepanel  
Color: Pearl Gray

**FIBER CEMENT 02**  
Manuf: James Hardie  
Style: Hardie Plank  
Color: Gray Slate

**METAL SHINGLE 01**  
Manuf: Atas  
Style: Standing Seam  
Color: Charcoal Grey

**METAL COPING 01**  
Manuf: Pac-Clad  
Style: Flashing & Trim  
Color: Charcoal



**VINYL WINDOW**  
Manuf: TBD  
Style: Single Hung  
Color: Black & White

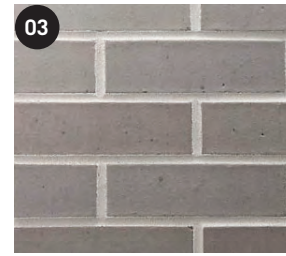
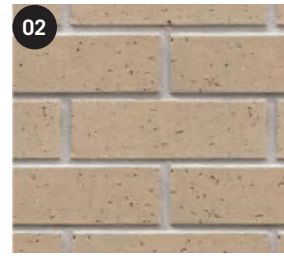
**METAL RAILING**  
Manuf: ATR  
Style: Aluminum Picket  
Color: Black

**METAL LOUVER SCREEN**  
Manuf: Custom  
Style: Kynar Finish  
Color: Black

**GARAGE DOOR**  
Manuf: Doorlink  
Style: Long Recessed Panel  
Color: White



# Exterior Building Materials

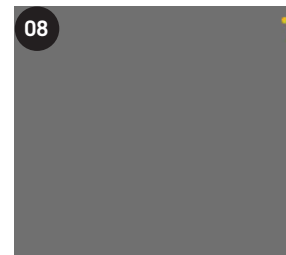
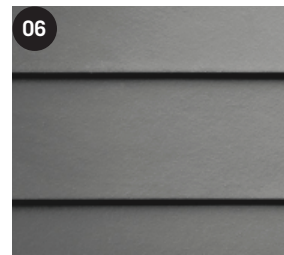
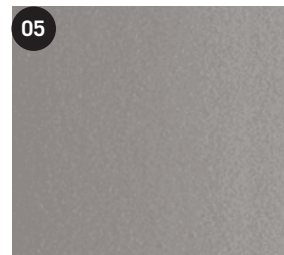


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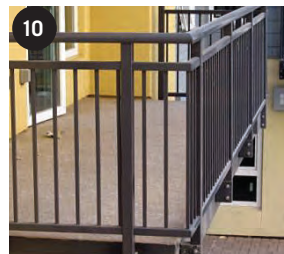


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Style: Aluminum Picket  
Color: Black

**METAL LOUVER SCREEN**  
Manuf: Custom  
Style: Kynar Finish  
Color: Black

**GARAGE DOOR**  
Manuf: Doorlink  
Style: Long Recessed Panel  
Color: White



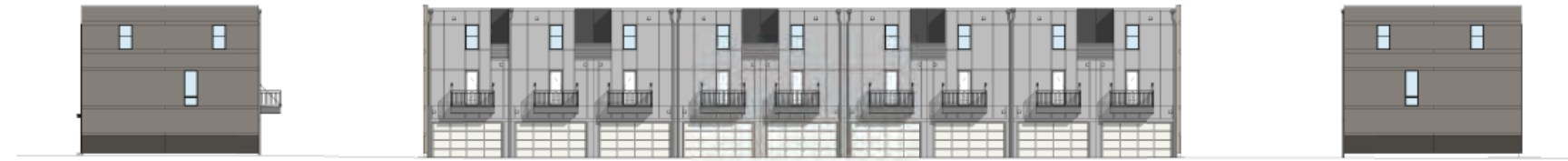
# Building Elevations



2 OVERALL NORTH ELEVATION  
A03 1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION  
A03 1/16" = 1'-0"

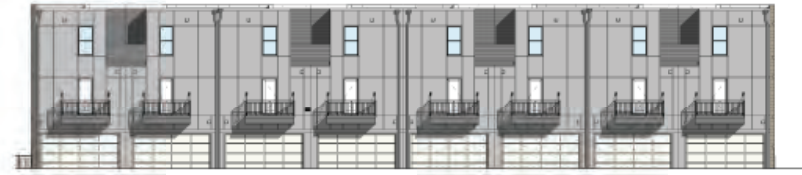


1 OVERALL WEST ELEVATION  
A03 1/16" = 1'-0"



4 OVERALL EAST ELEVATION  
A03 1/16" = 1'-0"

# Building Elevations

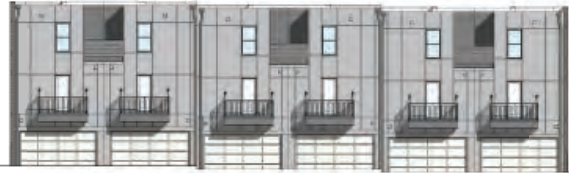


1 BLDGS 01, 02 - NORTH ELEV -- BLDG 08 - SOUTH ELEV  
A04 1/16" = 1'-0"

2 BLDGS 01, 02, 08 - SOUTH ELEVATION  
A04 1/16" = 1'-0"

3 BUILDING 03 - NORTH ELEVATION  
A04 1/16" = 1'-0"

4 BUILDING 03 - SOUTH ELEVATION  
A04 1/16" = 1'-0"



5 BUILDING 04 - WEST ELEVATION  
A04 1/16" = 1'-0"

6 BUILDING 04 - EAST ELEVATION  
A04 1/16" = 1'-0"

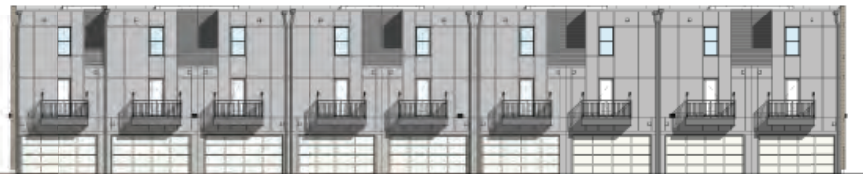
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A04 1/16" = 1'-0"

8 BUILDING 06 - SOUTH ELEVATION  
A04 1/16" = 1'-0"



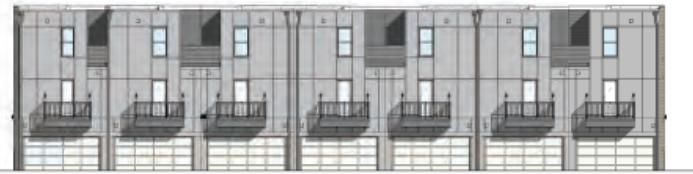
9 BUILDING 05 - NORTH ELEVATION  
A04 1/16" = 1'-0"

10 BUILDING 05 - SOUTH ELEVATION  
A04 1/16" = 1'-0"



11 BUILDING 7 - EAST ELEVATION  
A04 1/16" = 1'-0"

12 BUILDING 7 - WEST ELEVATION  
A04 1/16" = 1'-0"



13 BUILDING 09 - NORTH ELEVATION  
A04 1/16" = 1'-0"

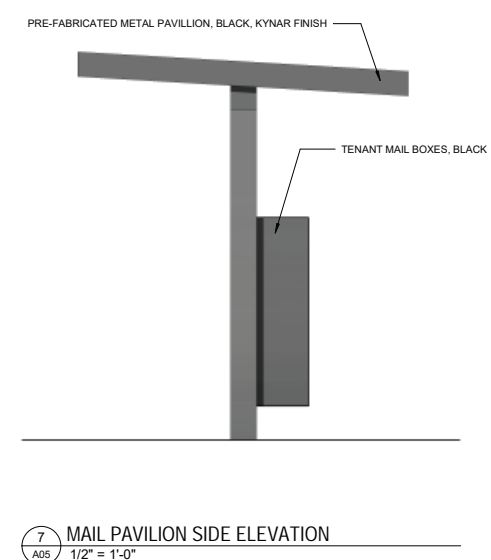
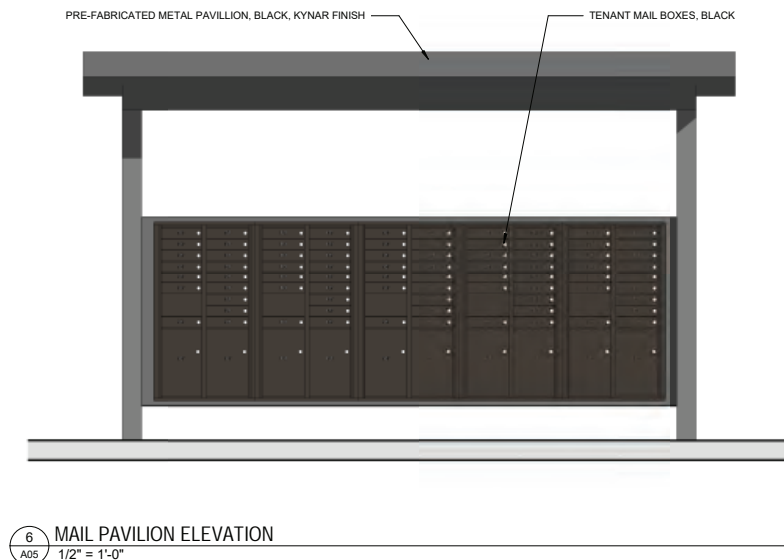
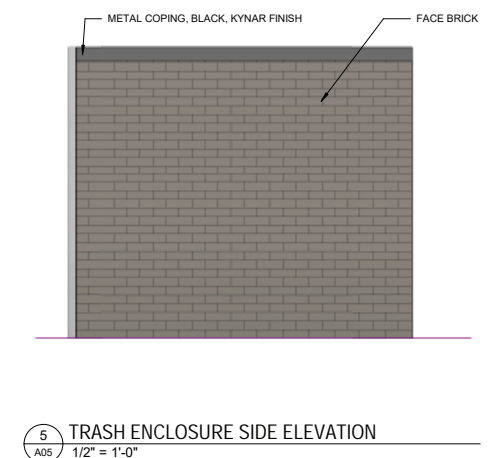
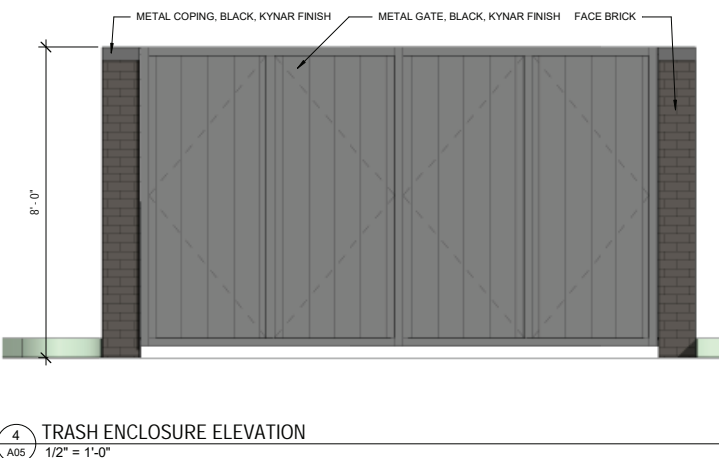
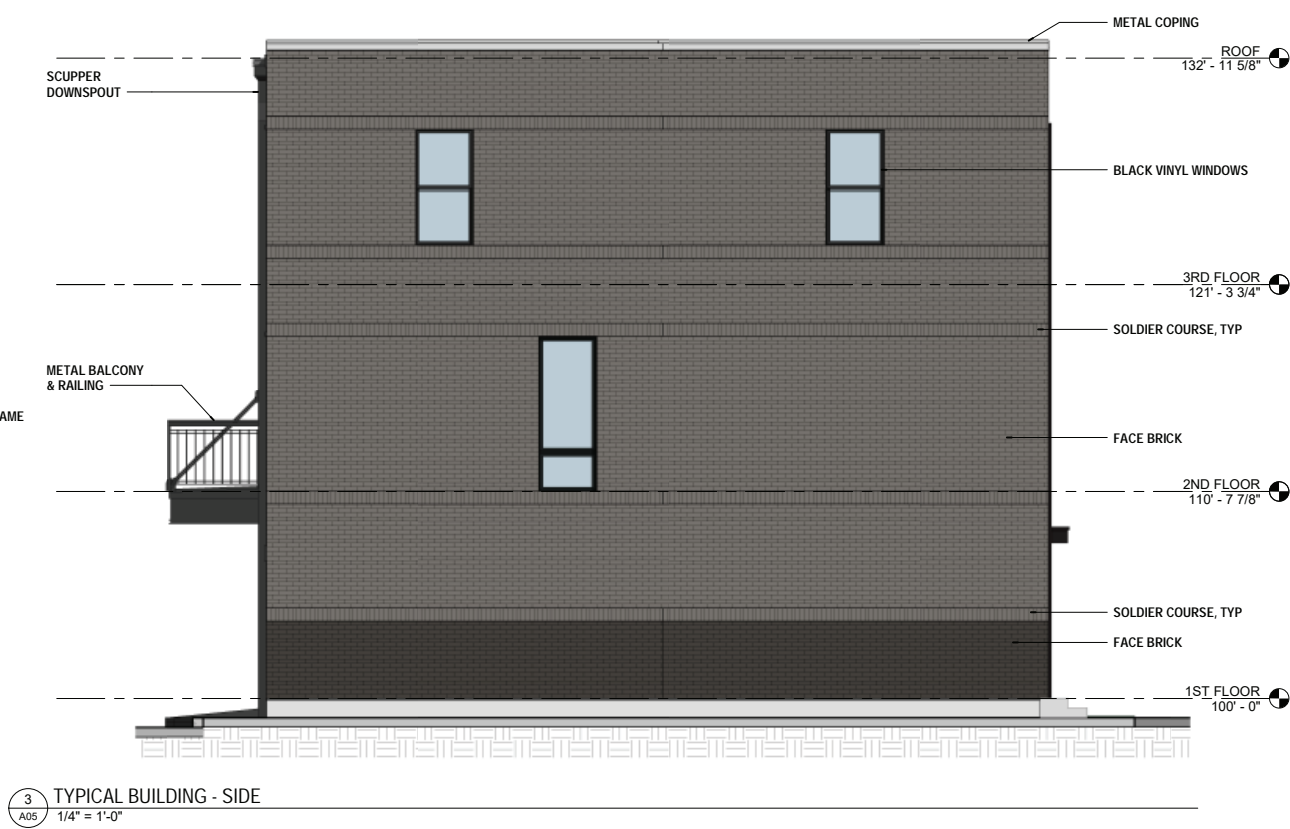
14 BUILDING 09 - SOUTH ELEVATION  
A04 1/16" = 1'-0"



16 BUILDING 10 - NORTH ELEVATION  
A04 1/16" = 1'-0"

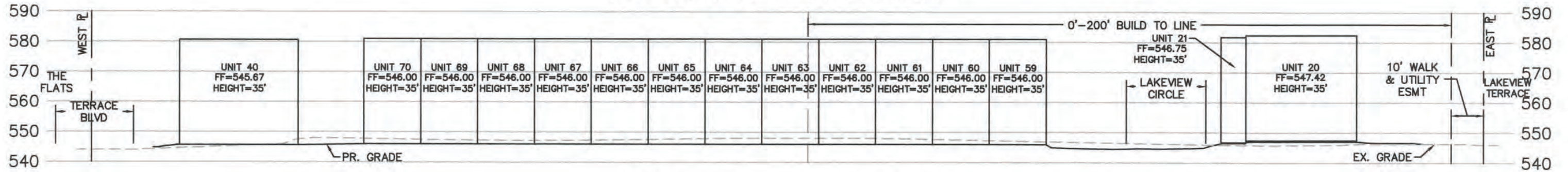
17 BUILDING 10 - SOUTH ELEVATION  
A04 1/16" = 1'-0"

# Building Elevations

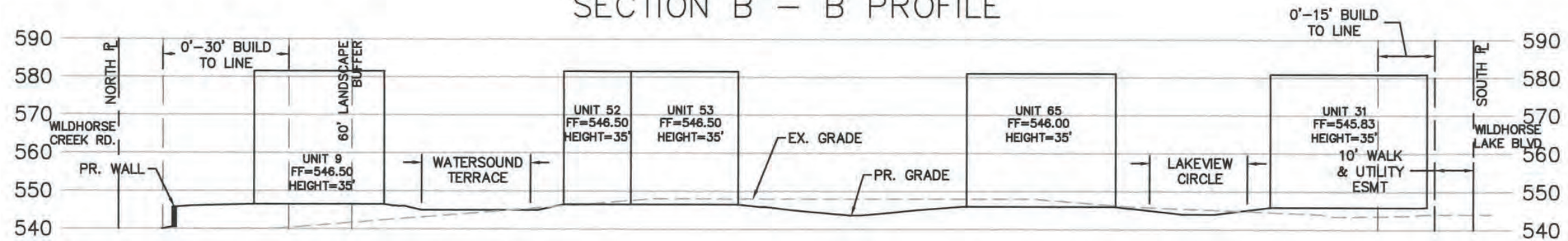


# Building Sections

### SECTION A – A PROFILE



### SECTION B – B PROFILE



## SECTIONS

SCALE: HORZ: 1"=30'  
VERT: 1"=30'

# Architect's Statement

## General Requirements for Site Design:

- Site Relationship

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by Wild Horse Creek Road, to the west by The Flats at Wildhorse Village, to the south by Wildhorse Lake Boulevard, and to the east by Lakeview Terrace. Lots to the east, west, and south are also part of the larger Wildhorse Village development. The Townhomes at Wildhorse Village is planned to embrace views of the existing lake to the south and to intentionally tie into the planned streets, sidewalks and trails of Wildhorse Village. Public art is proposed near the corner of Lakeview Terrace and Wildhorse Lake BLVD.

- Circulation System and Access

The site is accessed via one curb-cut shared between lots 2A-1 and 2A-2. All vehicular access will utilize this drive for tenant parking, loading and trash. One internal drive circles through the development, providing vehicular access and fire apparatus access. Internal pedestrian sidewalks and paths connect to the large pedestrian paths of the Wildhorse Village development.

- Topography

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet.

- Retaining Walls

Due to the topography of the site, the proposed development utilizes retaining walls at the northwest corner of the site. The walls are designed to be minimal in appearance with heights ranging between 3-5 feet. Extensive landscaping will help obscure the walls from Wild Horse Creek Road. The retaining walls will be constructed of modular masonry.

## General Requirements for Building Design:

- Scale

This development has been designed in concert with the density and urban aspirations of the Wildhorse Village master plan. The buildings utilize an articulation pattern of voids and recesses with unifying roof elements to create a rhythm of "corners and edges." This strategy is a similar approach used for The Flats of Wildhorse Village. Façade elements like the full, 3-story

projections provides a strong vertical presence and reinforces the notion of "townhouse". Finally, the buildings step back at the 3rd floor to breakdown the vertical scale of the building while also provide interesting visual relief and architectural continuity.

- Design

The architecture intends to instill the same feeling of quality and sophistication of The Flats at Wildhorse Village: clean, modern aesthetics with hints of classical forms and organization. Projecting building elements and setbacks provide visual interest and help inform the street edge. The subtle sloped roof forms at the 3rd floor insets also play on expectations of modern and classical design. Programmatically, the development utilizes one point of entry to help localize and isolate servicing. The trash enclosure and garage entries are located off the internal drive and are concealed from public view. Overall, the buildings are strong yet subdued, aging well over time and providing a fitting backdrop to the urban fabric.

- Materials and Color

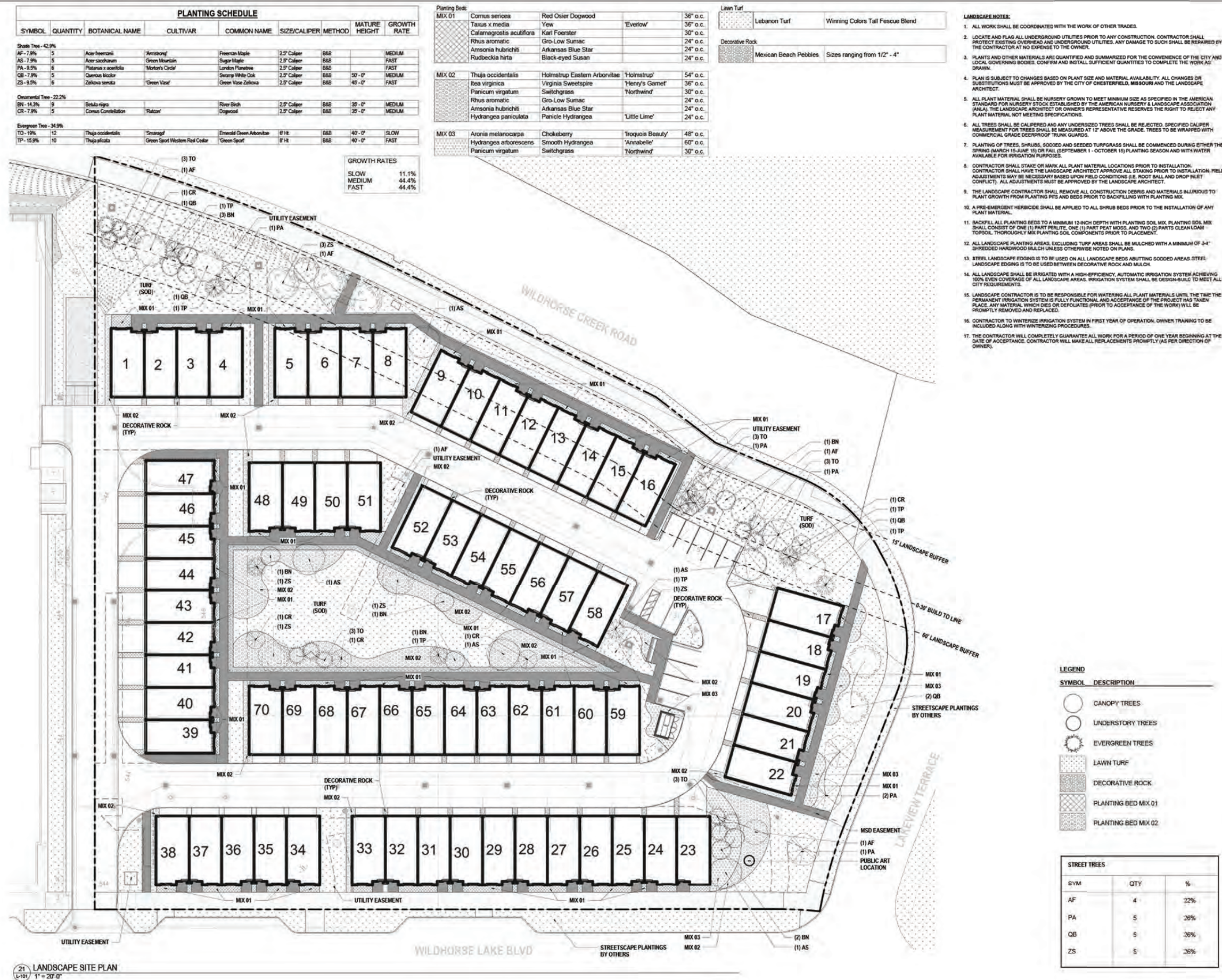
The main building materials will be brick, vision glass, gray metal shingles, gray fiber cement panels and fiber cement lap siding. Black vinyl doors and windows with Low E glazing will be used at all residential units. The warm color palette browns and grays is intended to harmonize with the neighboring Flats at Wildhorse Village and to feel calming and inviting.

- Landscape Design, Screening and Fencing

The development incorporates a comprehensive landscape design package intended to enhance natural features, views, as well as integrate into the Wildhorse Village master landscape plan. Where possible, site utilities will be screened by plantings. At decorative metal railing provides fall protection along the sidewalk near the retaining walls. This railing will match the railing for the dog run at The Flats of Wildhorse Village.



# Landscape Plan



# Landscape Planting Schedule

PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE/CALIPER	METHOD	MATURE HEIGHT	GROWTH RATE	
<b>Shade Tree - 42.9%</b>									
AF - 7.9%	5	Acer freemanii	'Armstrong'	Freeman Maple	2.5" Caliper	B&B		MEDIUM	
AS - 7.9%	5	Acer saccharum	Green Mountain	Sugar Maple	2.5" Caliper	B&B		FAST	
PA - 9.5%	6	Platanus x acerifolia	'Morton's Circle'	London Planetree	2.5" Caliper	B&B		FAST	
QB - 7.9%	5	Quercus bicolor		Swamp White Oak	2.5" Caliper	B&B	50' - 0"	MEDIUM	
ZS - 9.5%	6	Zelkova serrata	'Green Vase'	Green Vase Zelkova	2.5" Caliper	B&B	45' - 0"	FAST	
<b>Ornamental Tree - 22.2%</b>									
BN - 14.3%	9	Betula nigra		River Birch	2.5" Caliper	B&B	35' - 0"	MEDIUM	
CR - 7.9%	5	Cornus Constellation	'Rutcan'	Dogwood	2.5" Caliper	B&B	35' - 0"	MEDIUM	
<b>Evergreen Tree - 34.9%</b>									
TO - 19%	12	Thuja occidentalis	'Smaragd'	Emerald Green Arborvitae	6' Ht.	B&B	40' - 0"	SLOW	
TP - 15.9%	10	Thuja plicata	Green Sport Western Red Cedar	'Green Sport'	8' Ht.	B&B	40' - 0"	FAST	
<b>GROUND COVER</b>									
HV	179	Heuchera villosa		Alumroot	SP4	Cont.	18" O.C.	6/L-801	
LS	505	Liriope spicata		Liriope	SP4	Cont.	18" O.C.	6/L-801	
<b>PLANTERS</b>									
CA	12	Calamagrostis x acutiflora	'Karl Foerster'	Feather Reed Grass	SP4	Cont.	8" O.C.	6/L-801	
EH	16	Equisetum hyemale		Horsetail	SP4	Cont.	8" O.C.	6/L-801	

Planting Beds				
MIX 01	Cornus sericea	Red Osier Dogwood		36" o.c.
	Taxus x media	Yew	'Everlow'	36" o.c.
	Calamagrostis acutiflora	Karl Foerster		30" o.c.
	Rhus aromatic	Gro-Low Sumac		24" o.c.
	Amsonia hubrichti	Arkansas Blue Star		24" o.c.
Rudbeckia hirta	Black-eyed Susan		24" o.c.	
MIX 02	Thuja occidentalis	Holmstrup Eastern Arborvitae	'Holmstrup'	54" o.c.
	Itea virginica	Virginia Sweetspire	'Henry's Garnet'	36" o.c.
	Panicum virgatum	Switchgrass	'Northwind'	30" o.c.
	Rhus aromatic	Gro-Low Sumac		24" o.c.
	Amsonia hubrichti	Arkansas Blue Star		24" o.c.
Hydrangea paniculata	Panicle Hydrangea	'Little Lime'	24" o.c.	
MIX 03	Aronia melanocarpa	Chokeberry	'Iroquois Beauty'	48" o.c.
	Hydrangea arborescens	Smooth Hydrangea	'Annabelle'	60" o.c.
	Panicum virgatum	Switchgrass	'Northwind'	30" o.c.

Lawn Turf		
	Lebanon Turf	Winning Colors Tall Fescue Blend

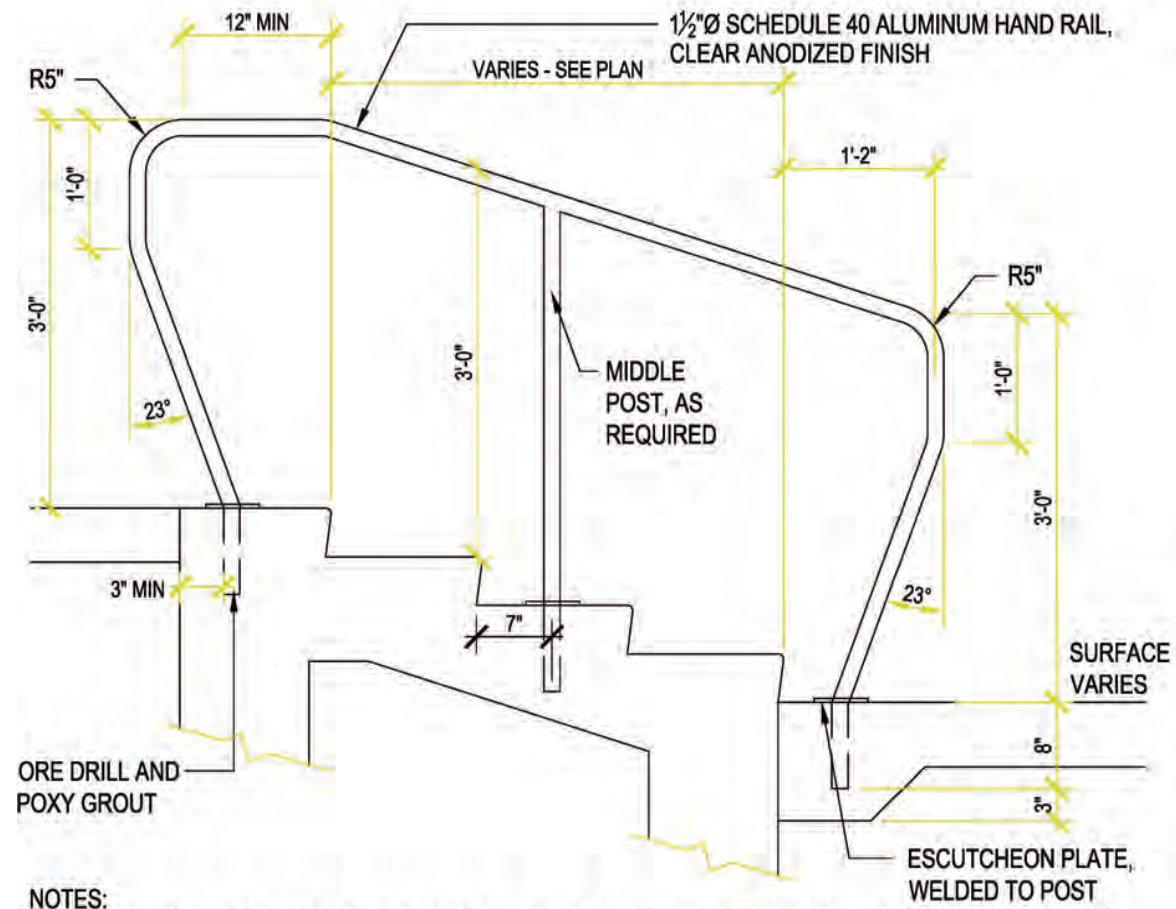
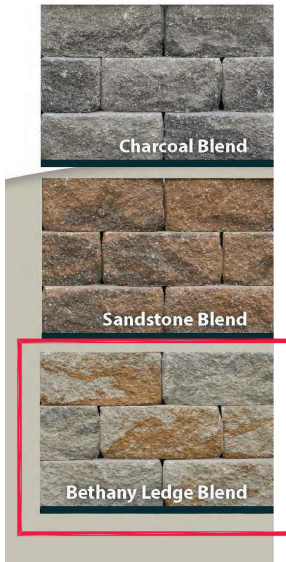
Decorative Rock		
	Mexican Beach Pebbles	Sizes ranging from 1/2" - 4"

GROWTH RATES	
SLOW	11.1%
MEDIUM	44.4%
FAST	44.4%

# Retaining Walls and Fencing

**VERSA-LOK**  
Retaining Wall Systems  
Block Solutions™  
For more information visit [www.versalok.com](http://www.versalok.com)

VersaLok Wall Products		PRODUCT	SIZE OF RETAINING WALL	UNIT WEIGHT	UNITS PER PALLET	EST. PALLET	COLOR	AVAILABLE IN
<b>Non-Weathered</b>								
	Standard	12 x 6 x 16	1.5	48	32	4000		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, Timberwood Blend, Limestone, and Tan
	Accent	12 x 4 x 12	3	96	32	3400		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Cobble	12 x 6 x 8	3	96	32	4000		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Corner	12 x 6 x 8	3	96	48	4320	Lime Flat	Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Square Foot	12 x 8 x 18	1	36	36	2170		Bethany Ledge Blend, Sandstone Blend, Limestone, and Tan
<b>Weathered</b>								
	Weathered Standard	12 x 6 x 16	1.5	48	32	3780		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered Accent	12 x 4 x 12	3	96	32	3500		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered Cobble	12 x 6 x 8	3	96	32	4000		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered Corner	12 x 6 x 8	3	96	48	4320	Lime Flat	Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
	Weathered 2 Faced Solid	10 x 6 x 16	1.5	48	32	3504		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend



- NOTES:
- HAND RAIL DRAWINGS DEPICT DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS THAT ENSURE SAFE AND SECURE INSTALLATION.
  - ALL HAND RAILS SHALL MEET ADA ACCESSIBILITY GUIDELINES, CURRENT EDITION.



HAND RAIL DETAIL

PRODUCT INFORMATION:

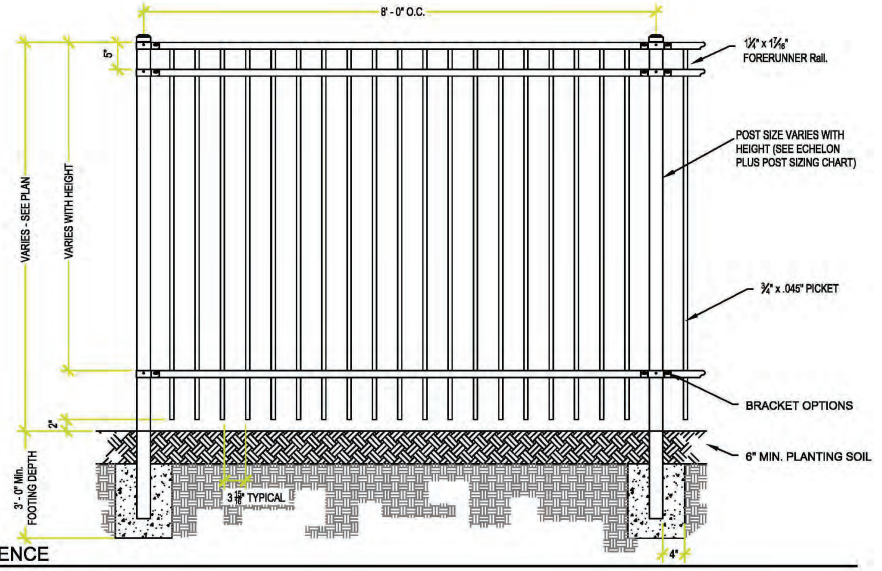
- AMERISTAR ECHELON PLUS ORNAMENTAL ALUMINUM FENCE, MAJESTIC STYLE
- ECHELON PLUS MAJESTIC 1/2 RAIL PANEL
- STANDARD BOTTOM
- BLACK IN COLOR
- 3'-6" HEIGHT

NOTES:

- SEE ECHELON PLUS POST SIZING CHART.

MANUFACTURER:

Ameristar Fence Products  
979 Portwest Drive, Suite 101  
St. Charles, MO 63303  
region2tx@ameristarfence.com  
888-333-3422



FENCE DETAIL

# Lighting Design

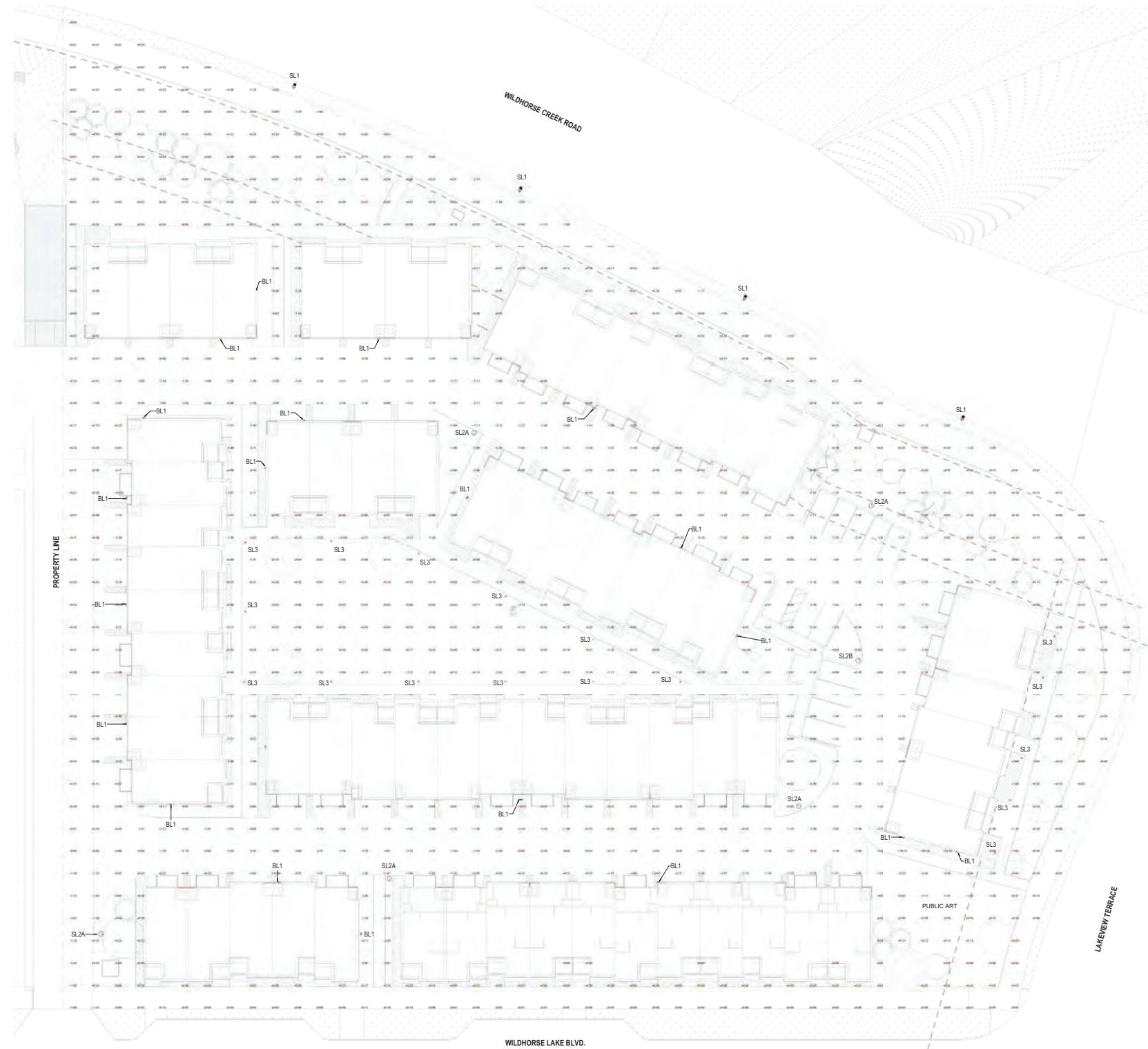
LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL NAME & NUMBER	LUMENS	WATTS	MOUNTING
BL1	WALL MOUNTED FLOOD LIGHT	LITHONIA	WPX-MVOLT-PE-DBLXD	6,000	47	WALL
SL1	POLE MOUNTED LED HEAD - TO MATCH ADJACENT FIXTURE ALONG WILDHORSE	LUMARK	PRV-C2S-D-INV-T4-BZ	13,100	96	POLE - 20 FT
SL2A	POLE MOUNTED LED ROUND HEAD	INVUE	ARB-B3-LED-D1-T4	8740	96	POLE - 18 FT
SL2B	POLE MOUNTED LED ROUND HEAD	INVUE	ARB-B4-LED-D1-T5	9464	99	POLE - 18 FT
SL3	LIT ROUND BOLLARD	INVUE	ABB-B2-42-D1-S	1276	32	GROUND - 42 IN

**LIGHT FIXTURE TAG LEGEND:**

- SLx SITE LIGHT FIXTURE
- BLx BUILDING MOUNTED LIGHT FIXTURE



- NOTES:  
 1. CALCULATIONS TAKEN AT GROUND LEVEL  
 2. LIGHT LOSS FACTOR IS SET AT .9



1 SITE LIGHTING PLAN  
 SL-109 1" = 20'-0"

