



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

March 18, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

The Planning Commission agenda for **March 23, 2009** will include the following items for your consideration:

Chesterfield Commons Six, Lot 7A & 7B: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 2.807 acre lot of land zoned “C-8” Planned Commercial District located south of Interstate 40 and west of the intersection of Boone’s Crossing and Chesterfield Airport Road.

Planning Commission:

Volz Incorporated, on behalf of Chesterfield Hospitality Services, has submitted an Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

1. The subject site was zoned “C-8” Planned Commercial by St. Louis County Ordinance Number 13,933 in 1988.
2. In May of 2004, City of Chesterfield Ordinance Number 2096 repealed St. Louis County Ordinance Number 13,933 and was amended to permit Drive-Through restaurants and increase the height of the light standards.
3. In November of 2004, the Resubdivision of Lot 7 was approved dividing the lot into two lots, 7A and 7B.
4. In May of 2004, a Site Development Section Plan for Lot 7A was approved to construct a 10,000 square foot retail building and associated parking. The project was never constructed.
5. In September of 2005, the Site Development Section Plan for lot 7B was approved to construct a Holiday Inn Hotel and associated parking. The project was never constructed.

SUBMITTAL INFORMATION

The request is for a new five (5) story 77,764 square foot hotel with 123 rooms on lot 7B. The exterior building materials will be comprised of Brick Veneer, Clear Glass, Fritted Glass, and EIFS. The roof will be comprised of single ply membrane flat roof.

Lot 7A is moving forward for construction of the parking lot only. Once the design of the 10,000 square foot retail building is submitted for site plan review, it will be forwarded to the Architectural Review Board and Planning Commission for review and approval. The lighting and landscaping shown around the retail building may be amended once the plan is submitted for review and approval.

ARB RECOMMENDATION

The project was reviewed by the Architectural Review Board on February 12, 2009. The Architectural Review Board voted unanimously that the project be forwarded for approval of the Amended Site Development Plan, Landscape Plan and Architectural Elevations to the Planning Commission with one suggestion. The board suggested using vegetation to screen the MSD pumping station located at the northeast corner on the site. In response to the suggestion, the petitioner placed a series of shrubs along the perimeter of the MSD pump station fencing with the exception of the eastern and southern elevations. The species of shrubs and their proximity to the pump station will be reviewed by MSD during the review of the site's improvement plans.

Since then, there has been a modification to the brick color for the architectural elevations. The brick color is a darker tone than previously proposed and presented at the February 12, 2009 Architectural Review Board meeting. The reason for the change was for the brick veneer color to match Amini's brick veneer color located on the adjacent lot to the west of Lot 7A. Staff is requesting action on the proposed changes to the brick tone. Material samples of the brick presented to the Architectural Review Board and the new brick proposed will be presented at the Planning Commission meeting.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations.

Respectfully Submitted,



Kristian Corbin
Project Planner

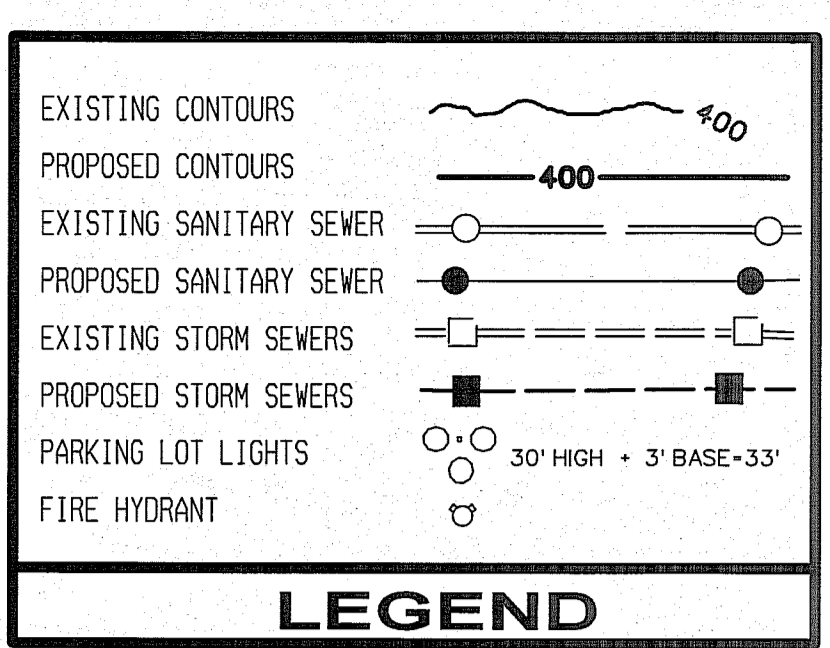
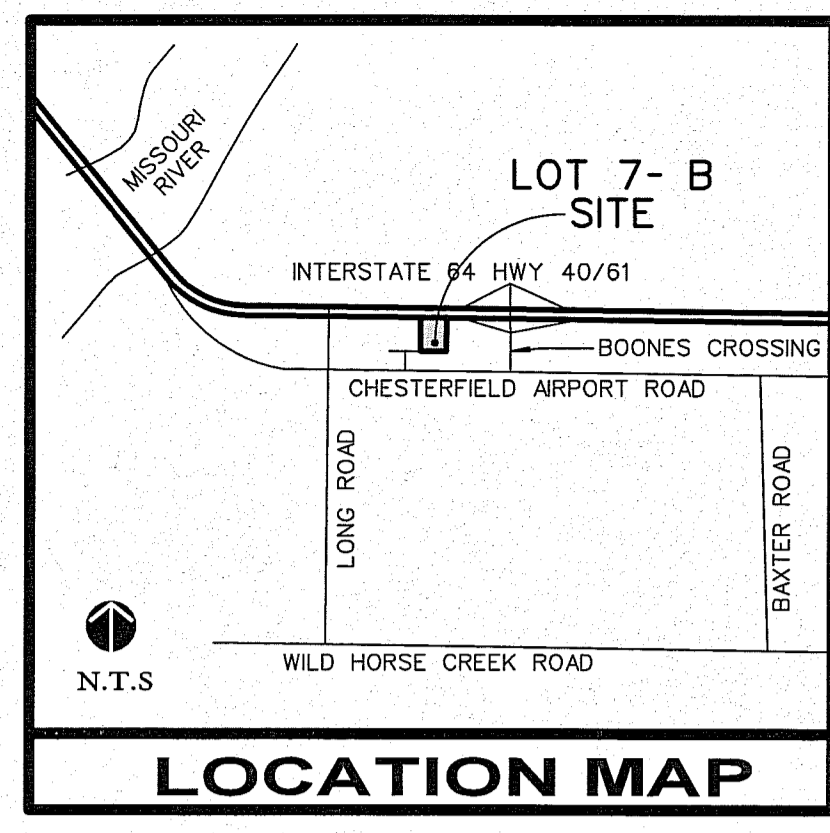
Respectfully Submitted,



Mara Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Amended Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations



CHESTERFIELD COMMONS SIX SHARED PARKING		
LOT #	PARKING PROVIDED	PARKING REQUIRED
LOT 6	177	133
LOT 7A	53	50
LOT 7B	112	129
TOTALS	342	312
SHARED PARKING = 30 AVAILABLE - 14 REQUIRED		

PARKING NOTE:
SHARED PARKING AGREEMENT IS REQUIRED FOR LOT 6, LOT 7A & LOT 7B IN CHESTERFIELD COMMONS SIX.

WATER QUALITY IMPROVEMENTS - SITE DESIGN WILL USE STORM WATER CREDITS (GRASS CHANNELS AND DISCONNECTION OF NON-ROOFTOP AND ROOFTOP RUNOFF) TO MINIMIZE THE REQUIRED WATER QUALITY IMPROVEMENTS. POSSIBLE WATER QUALITY IMPROVEMENTS TO BE DESIGNED WITH THE CONSTRUCTION DOCUMENTS MAY INCLUDE A RAIN GARDEN OR STRUCTURAL SAND FILTER VAULT FOR STORM WATER FILTRATION.

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT A NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATELY ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- LANDSCAPING, STREETLIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- LOT 7-A WILL REQUIRE A CROSS ACCESS AND CROSS PARKING AGREEMENT. LOT 7-A WILL REQUIRE AN EASEMENT FOR GRADING.

ST. LOUIS COUNTY BENCH MARKS:
12-171 460.06 - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

GENERAL NOTES

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMERICAN POWER COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATIONS (CABLE TV)
LACLEDE GAS COMPANY

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICTS
MISSOURI DRIVE WATERSHED

PROJECT NOTES

LOCATOR NUMBER: 17U610162

OWNER OF RECORD:
THE CHESTERFIELD SIX DEVELOPMENT LLC
17369 17373 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO. 63005
17U610162 / 17U610161

PREPARED BY:
VOLZ Incorporated
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
314.428.6312
314.890.1250 (FAX)

PREPARED FOR:
CHESTERFIELD HOSPITALITY SERVICES, INC.
1028 EAST LINWOOD DRIVE
SPRINGFIELD, MISSOURI 65807
P: 417.862.6096

EXISTING ZONING: "C-8"

ORDINANCE NUMBERS:
2096 - CHESTERFIELD
1417 - ST. LOUIS COUNTY

PROPOSED USES:
123 ROOM - 5 STORY HOTEL - 77,764 SF
10,000 SF RETAIL BUILDING

AREA OF SITE: 4.035 AC / 175,764.60 SF

PARKING:
1 SPACE FOR EVERY SLEEPING UNIT, 2 SPACES FOR EVERY 3 EMPLOYEES ON A MAXIMUM SHIFT, PLUS 1 SPACE FOR EVERY VEHICLE CUSTOMARILY USED IN OPERATION OF THE USE STATED ON THE PREMISES.
123 ROOMS = 123 SPACES
9 EMPLOYEES ON A MAX SHIFT = 6 SPACES
NO VEHICLES ARE STORED ON THIS SITE.
HOTEL REQUIRED: 128 SPACES (8'x12'-0" x 28' / 1'-10" x 40')
5 SPACES PER 1000 SF OF SQUARE FOOT GROSS
10,000 SF / 1000 SF = 10 x 5 SPACES = 50 (2 HC) (1'-10" x 25')
RETAIL REQUIRED = 40 SPACES
TOTAL REQUIRED: 178 SPACES
TOTAL PROPOSED: 165 SPACES

SEE PARKING NOTE

GREEN SPACE: 45,142 SF / 175,764 SF = 25.68 %

A TRACT OF LAND BEING LOT 7A AND 7B OF THE "RESUBDIVISION OF LOT 7 OF CHESTERFIELD COMMONS SIX," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 352, PAGES 842-843 OF THE ST. LOUIS COUNTY RECORDS, SAID TRACT BEING IN PART OF U.S. SURVEY 126, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7A, OF THE AFOREMENTIONED "RESUBDIVISION OF LOT 7 OF CHESTERFIELD COMMONS SIX," SAID CORNER ALSO BEING IN THE NORTH LINE OF LOT 3 OF "CHESTERFIELD COMMONS SIX," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 352, PAGES 210-211; THENCE NORTH 00 DEGREES 24 MINUTES 54 SECONDS WEST 512.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 7A; SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 6 OF THE AFOREMENTIONED "CHESTERFIELD COMMONS SIX," AS RECORDED IN PLAT BOOK 352, PAGES 210-211 OF THE ST. LOUIS COUNTY RECORDS, AND BEING IN THE SOUTH LINE OF INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTHERN LINE OF LOTS 7A AND 7B OF THE "RESUBDIVISION OF LOT 7 OF CHESTERFIELD COMMONS SIX," AND ALSO BEING THE SOUTHERN LINE OF THE INTERSTATE 64, SOUTH 84 DEGREES 00 MINUTES 54 SECONDS EAST 356.05 FEET TO THE NORTHEAST CORNER OF LOT 7B; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF MOBRIDE AND SON CENTER; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 347, PAGES 314-315 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE LINE COMMON TO BOTH LOTS 2 AND 7B, SOUTH 00 DEGREES 21 MINUTES 46 SECONDS WEST 698.56 FEET TO THE SOUTHWEST CORNER OF LOT 7B; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 4 OF THE AFOREMENTIONED "CHESTERFIELD COMMONS SIX," AS RECORDED IN PLAT BOOK 352, PAGES 210-211; THENCE ALONG THE LINE COMMON TO LOTS 4, 3, 7B AND 7A RESPECTIVELY THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 59.98 FEET TO A POINT; THENCE NORTH 50 DEGREES 51 MINUTES 26 SECONDS WEST 51.99 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 08 MINUTES 34 SECONDS WEST 46.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 24.27 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 225.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.035 ACRES ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING FEBRUARY 2009.

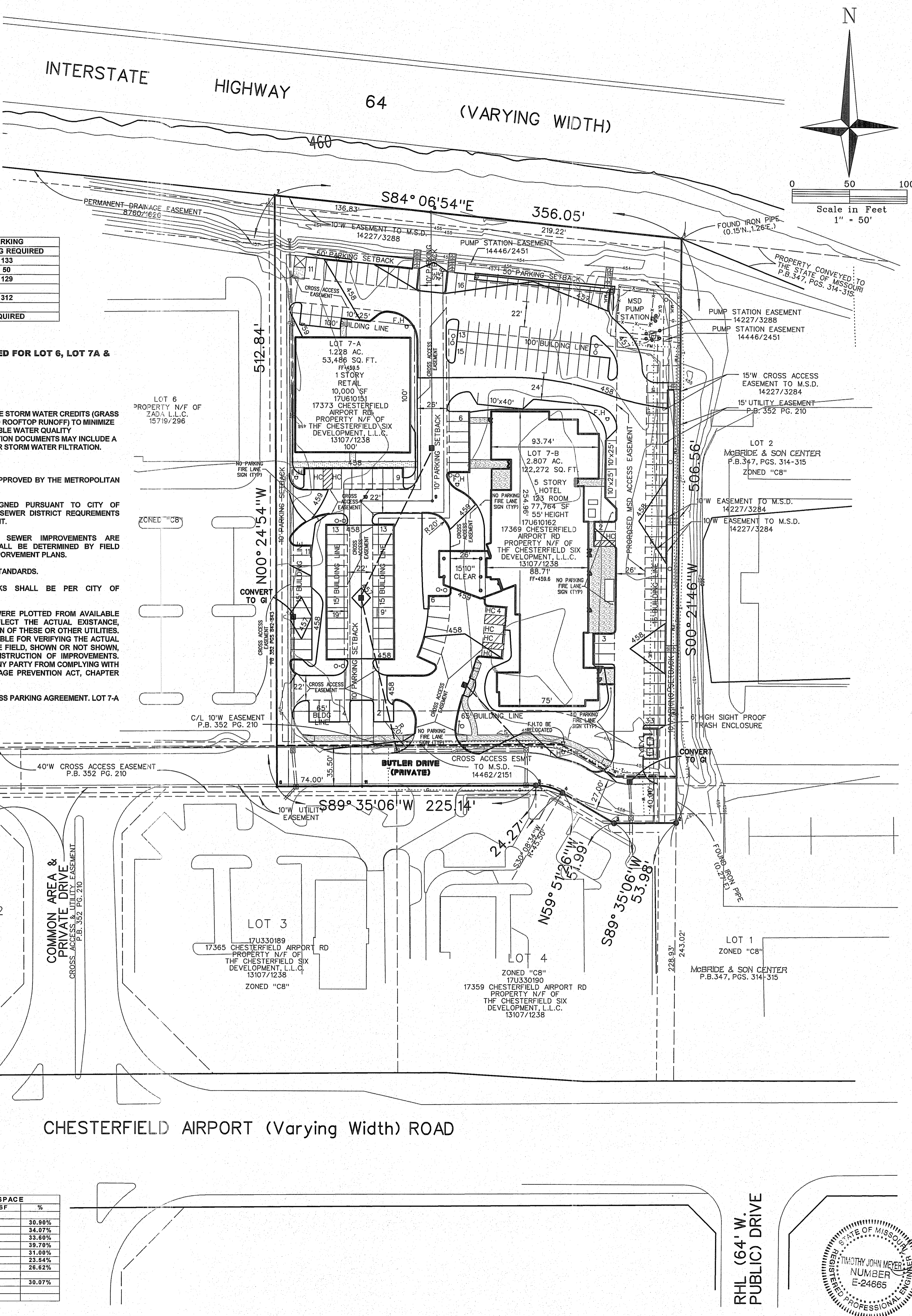
THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT, BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN OUR GEOTECHNICAL REPORT(S).

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL OF THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

SCI ENGINEERING INC. MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER ASPECTS OF THIS SITE DEVELOPMENT ARE PERFORMED IN ACCORDANCE WITH THESE PLANS.

SHAWNNA L. ERTER
REGISTERED PROFESSIONAL ENGINEER
NO. 2015-004975
STATE OF MISSOURI
SCI ENGINEERING INC.
314.428.6312
314.890.1250 (FAX)

CHESTERFIELD COMMONS SIX GREEN SPACE		
LOT #	TOTAL AREA SF	GREEN SPACE SF
LOT 1	66,324	20,188
LOT 2	58,911	20,206
LOT 3	56,688	18,730
LOT 4	66,629	23,300
LOT 6	292,285	61,748
LOT 7A	53,486	12,588
LOT 7B	122,272	32,664
TOTAL	616,505	189,321
COMMON AREA	30,780	30.07%



THE CHESTERFIELD SIX DEVELOPMENT, L.L.C. THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.145 "C-8" OF CITY OF CHESTERFIELD ORDINANCE #624, 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 COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

ON THIS _____ DAY OF _____ A.D. 2009, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE _____ OF THE _____ A CORPORATION IN THE STATE OF MISSOURI, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____
(NOTARY PUBLIC)

CHESTERFIELD HOSPITALITY SERVICES, INC. THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.145 "C-8" OF CITY OF CHESTERFIELD ORDINANCE #624, 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 COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

ON THIS _____ DAY OF _____ A.D. 2009, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE _____ OF THE _____ A CORPORATION IN THE STATE OF MISSOURI, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____
(NOTARY PUBLIC)

THIS AMENDED SITE DEVELOPMENT SECTION PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____ 2009, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND CITY CLERK.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY CLERK

BY ORDER OF CHESTERFIELD HOSPITALITY SERVICES, INC. WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS AN AMENDED SITE DEVELOPMENT SECTION PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

THOMAS E. THOMAS
REGISTERED PROFESSIONAL ENGINEER
NO. PLS-2220
STATE OF MISSOURI
3/14/09

BRUCE E. THOMAS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. PLS-2220
STATE OF MISSOURI
MARCH 4TH 2009

CHESTERFIELD HOSPITALITY SERVICES, INC.
1028 EAST LINWOOD DRIVE
SPRINGFIELD, MISSOURI 65807
P: 417.862.6096

REVISED
2-25-09
3-3-09

LOT 7 B OF CHESTERFIELD COMMONS SIX
A TRACT OF LAND BEING PART OF U.S. SURVEY 126
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED "C-8", ORDINANCE NO. 2096

HYATT PLACE™

AMENDED SITE DEVELOPMENT SECTION PLAN
LOT 7-A / LOT 7-B
4.035 AC.
175,764.60 SQ. FT.
Base Map No. (TU) 9614
H:\CAD\B005-899186-14\Planning\SDP\Sheet.dgn
2/11/09

REVISIONS	BY
FEB. 12, 2004	RVM
MAR. 4, 2004	RVM
MAR. 11, 2004	RVM

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- All this material to be transplanted shall be transplanted according to guidelines set by A.A.N. standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Kraft fabric shall be used beneath all gravel mulch beds. Edge all beds between turf & bark mulch or bark mulch & gravel beds with aluminum edging (Fermaloc, SureLoc or equal).

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Ratio shall topsoil mix to 5 depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

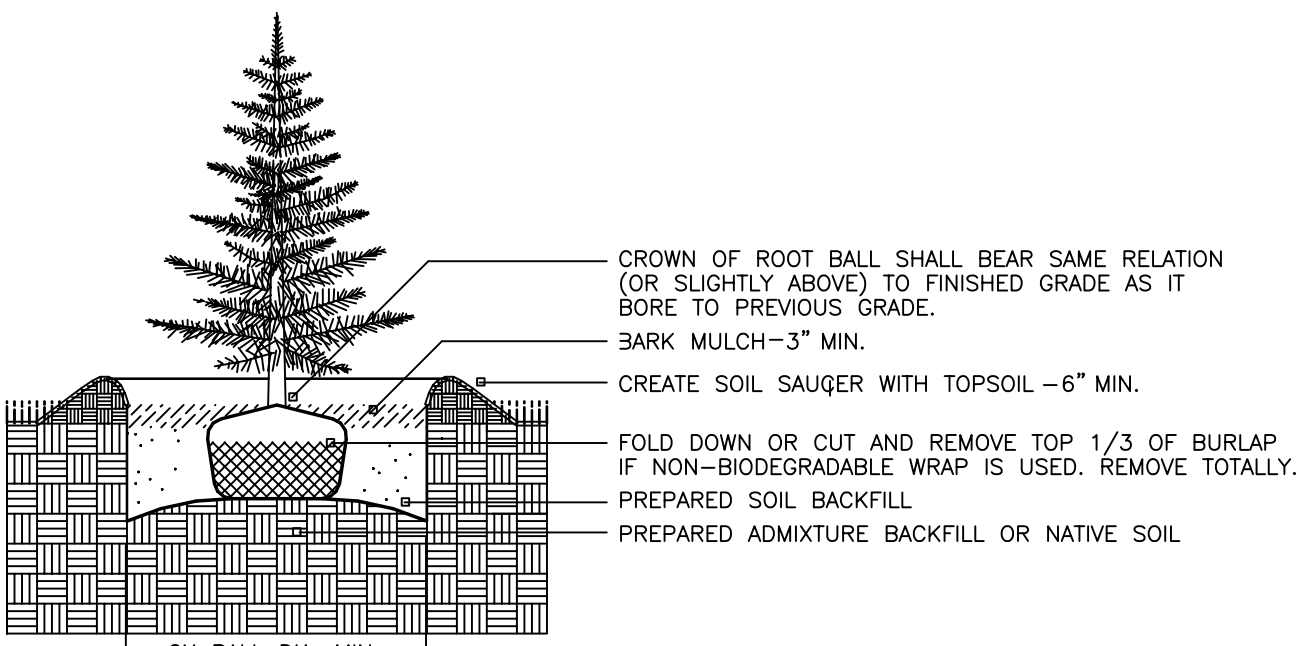
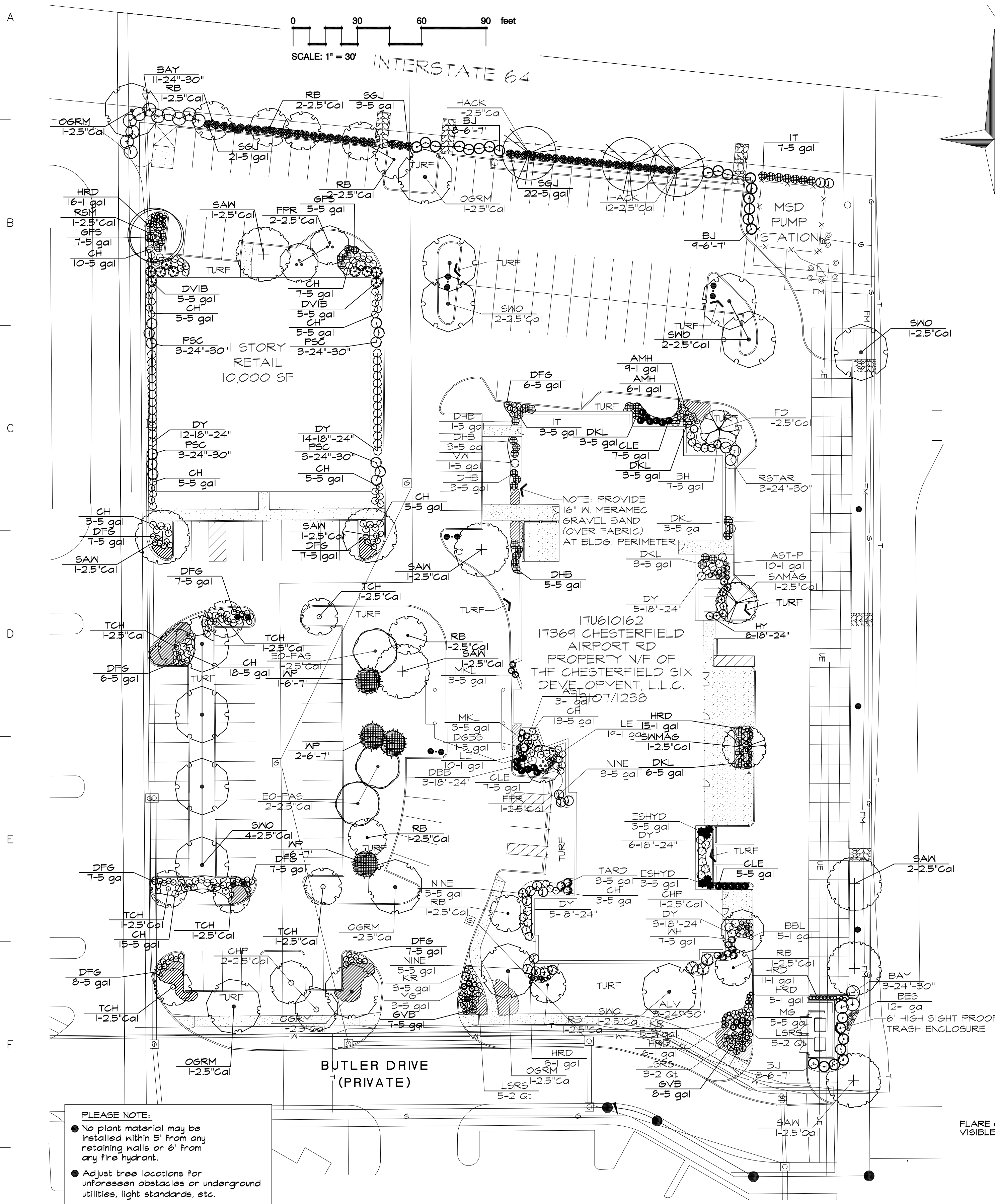
TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Turf fescue (300# per acre) and bluegrass (10# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas greater than one square foot per any 50 square feet shall be replaced.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting. Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

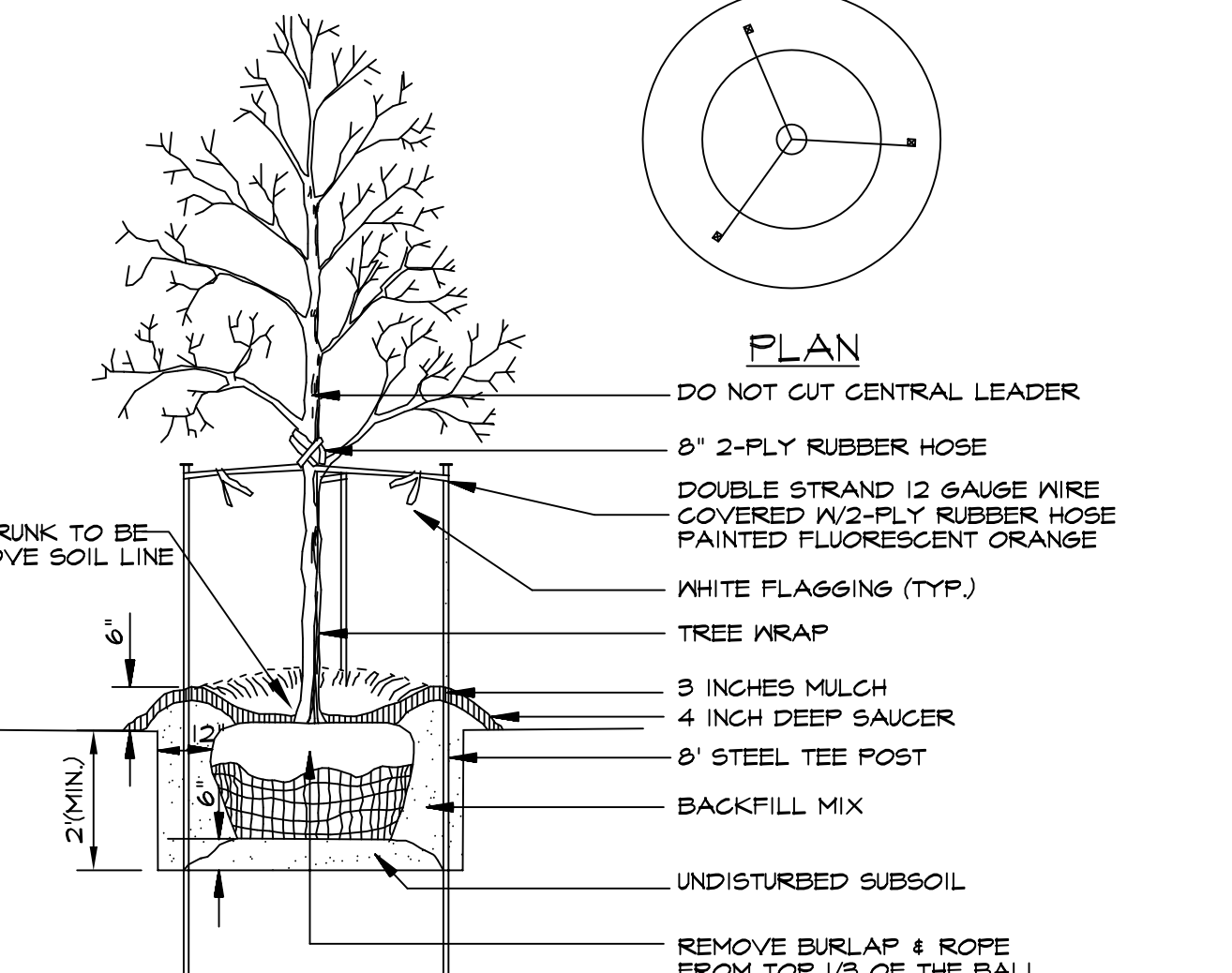
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

landscape TECHNOLOGIES
 6110 S. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 Tel: (954) 425-1250
 Fax: (954) 425-1250



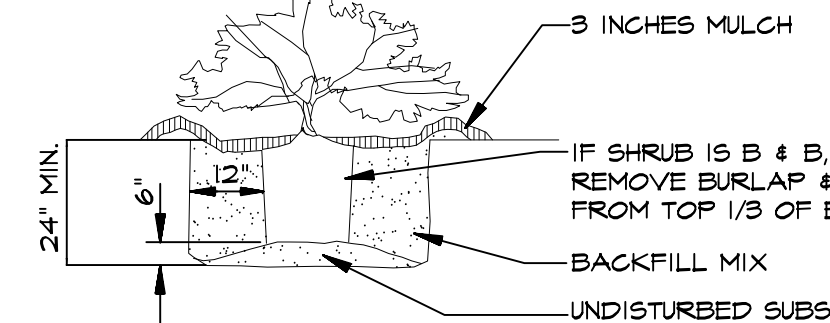
EVERGREEN TREE PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.



SHRUB PLANTING

N.T.S.

PLANT SCHEDULE:

TREES	QTY	BOTANICAL/COMMON	SIZE
RSM	1	Acer rubrum 'Fraxinoides' / Red Sunset Maple	25" Cal
OSRM	6	Acer rubrum 'October Glory' / October Glory Maple	25" Cal
HACK	1	Callia occidentalis / Common Hackberry	25" Cal
SNO	3	Quercus acutissima / Sawtooth Oak	25" Cal
SAW	10	Quercus bicolor / Swamp White Oak	25" Cal
EO-FAS	3	Quercus robur 'Fastigiata' / Pyramidal English Oak	25" Cal
EVERGREEN TREES	QTY	BOTANICAL/COMMON	SIZE
BJ	25	Juniperus virginiana 'Burkii' / Burkii Juniper	6"-7"
JP	4	Pinus strobus / White Pine	6"-7"
FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE
RB	10	Cercis canadensis / Redbud	25" Cal
FPR	3	Cercis canadensis 'Forest Pansy TM' / Forest Pansy Redbud	25" Cal
FRD	1	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	25" Cal
TCH	1	Croataea crugata 'var. hemis' / Thornless Cocksaple Hawthorn	25" Cal
SMMAS	2	Magnolia virginiana / Sweet Bay	25" Cal
CHP	3	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	25" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
GVB	16	Buxus green 'Velvet' / Green Velvet Boxwood	5 gal
CLE	15	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal
DBB	3	Eryngium alatum 'Compacta' / Compact Burning Bush	18"-24"
ESHYD	10	Hydrangea macrophylla 'Endless Summer TM' / Endless Summer Hydrangea	5 gal
TARD	3	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	5 gal
CH	7	Ilex meserveae 'Blue Princess/Prince TM' / Blue Holly	5 gal
WH	7	Ilex meserveae 'China Boy/Girl TM' / China Boy/Girl Holly	5 gal
HT	10	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	5 gal
SOJ	46	Ilex virginica 'Henry's Garnet' / Henry's Garnet Ilex	5 gal
RSTAR	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal
BAY	14	Magnolia stellata 'Ragdoll Star' / Ragdoll Star Magnolia	24"-30"
DBB	12	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal
NNE	1	Physocarpus opulifolius 'Diabolo TM' / Diabolo Purple Ninebark	5 gal
DBBS	1	Picea pungens 'Sloboza' / Dwarf Globe Blue Spruce	5 gal
FGC	12	Pinus X castanea / Purple Sand Cherry	24"-30"
SPR	10	Spiraea bumalda 'Solid Flame' / Solid Flame Spirea	5 gal
DKL	10	Syringa meyeri 'Palom' / Dwarf Korean Lilac	5 gal
MKL	6	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal
DY	45	Taxus media 'Densiformis' / Dense Yew	18"-24"
HT	8	Taxus media 'Hickall' / Hicks Yew	18"-24"
PVB	10	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	5 gal
ALV	3	Viburnum rhytidophyllum 'Alleghany' / Alleghany Leatherleaf Viburnum	24"-30"
LY	1	Neigela florida 'Variegata Nana' / Dwarf Variegated Neigela	5 gal
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
AST	1	Aster novae-angliae 'Purple Dome' / Purple Dome Aster	1 gal
AST-P	10	Aster chinensis 'Pumila' / Dwarf Pink Astilbe	1 gal
HRD	61	Hebe x exoniensis 'Happy Returns' / Happy Returns Daylily	1 gal
HRD	15	Hosta fortunei 'Alba Marginalata' / Alba Marginalata Hosta	1 gal
AMH	15	Liriodie muscari 'Big Blue' / Big Blue Liriodie	1 gal
LSRS	12	Pieris japonica 'Little Spire TM' / Little Spire Ruston Sage	2 gal
BES	12	Rubusckia nigida 'Goldsturm' / Goldsturm Black-eyed Susan	1 gal
LE	24	Stachys byantina 'Silver Carpet' / Lamb's Ears	1 gal
GRASSES	QTY	BOTANICAL/COMMON	SIZE
MG	6	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal
DFG	62	Pennisetum alopecuroides 'Hamelin' / Dwarf Fountain Grass	5 gal
ROSES	QTY	BOTANICAL/COMMON	SIZE
KR	8	Rosa Knockout / Knockout Rose	5 gal
GROUND COVERS	QTY	BOTANICAL/COMMON	SIZE
	1249	Mn. of Five Varieties / Mixed Annuals	2.25" Pot @ 12" oc

PLEASE NOTE:

- No plant material may be installed within 5' from any retaining walls or 6' from any fire hydrant.
- Adjust tree locations for unobstructed or underground utilities, light standards, etc.
- Each parking lot island to be atop 18" topsoil berm (Not to exceed 3:1 grass slope).
- All landscape areas & islands shall be provided with a mechanical in-ground irrigation system (by others). Coordinate landscaping with irrigation contractor.

LOT #	TOTAL AREA SF	GREEN SPACE SF	TOTAL %
LOT 7A	59,406	12,500	21.04%
LOT 7B	122,272	32,554	26.62%
TOTAL	175,758	45,142	25.68%

Green Space for the 2 lots together 45142 / 175,758 = 25.68%

PLANT MATERIAL BREAKDOWN:

31 DECIDUOUS TREES or 36% OF TOTAL
29 EVERGREEN TREES or 34% OF TOTAL
26 ORNAMENTAL TREES or 30% OF TOTAL
27 FAST-GROWING TREES or 31% OF TOTAL
59 SLOW to MEDIUM-GROWING TREES or 69% OF TOTAL

PLANTING PLAN FOR THE PROPOSED
Hyatt Place
 CHESTERFIELD, MISSOURI

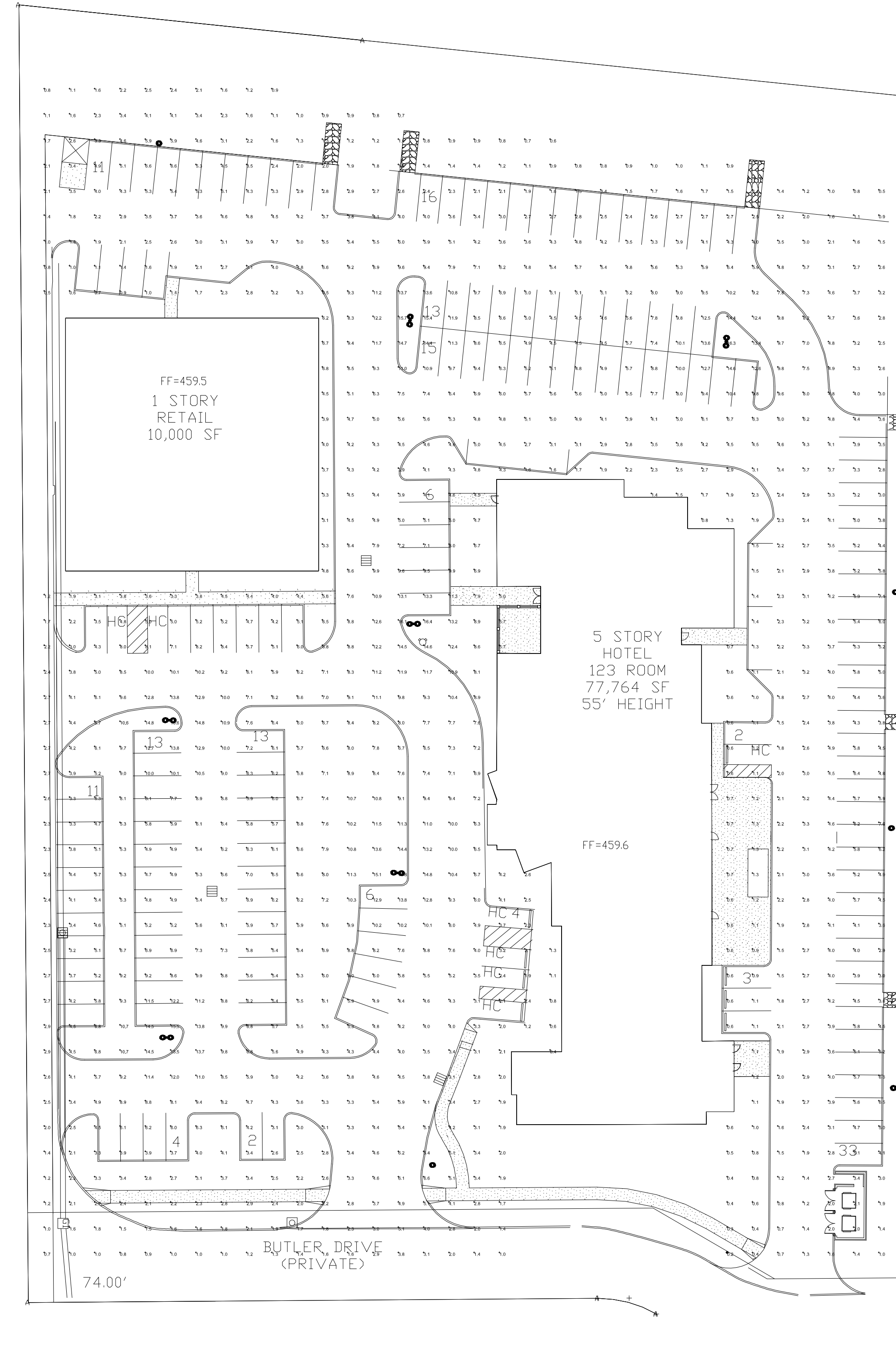
DRAWN
 R. WARD/JS
 CHECKED
 RVM/SJB
 DATE
 JAN. 4, 2008
 SCALE
 1"=30'-0"
 JOB NO.
 2004-101
 SHEET
L-1
 OF ONE SHEET

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.8 fc	16.8 fc	0.2 fc	84.0:1	24.0:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊙	A	6	KVF 1000M R3FL	SQUARE AREA LIGHT, R3 DISTRIBUTION, FLAT LENS.	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION.	Lt111333.ies	107800	1.00	2160
○	B	5	KVF 1000M R3FL	SQUARE AREA LIGHT, R3 DISTRIBUTION, FLAT LENS.	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION.	Lt111333.ies	107800	0.75	1080

NOTES

1. Mounting height of 33' (30' pole, 3' base)



1
SL1 Photometric Plan
1" = 20'-0"

Drawn by: KJS Checked by: WUA
Issue Date: 3-3-09
No. Issue:

CONSULTANT:
100 S. Grand, Suite 240
St. Louis, Missouri 63108
Phone: (314) 777-0100
Fax: (314) 777-0100
Engineering Consultants
Mechanical / Electrical / Plumbing

PROJECT:
HYATT HOTEL
TBD CHESTERFIELD VALLEY ROAD
CHESTERFIELD, MISSOURI 63017

SITE LIGHTING PHOTOMETRICS
FILE NAME: PLOTTING SCALE: AS NOTED

SL1
1 OF 1

HYATT CHESTERFIELD



HYATT PLACE CHESTERFIELD

WEST ELEVATION
Scale: 1/16" = 1'-0"

MARCH 11, 2009



architecture studio



HYATT PLACE CHESTERFIELD

NORTH ELEVATION
Scale: 1/16" = 1'-0"

MARCH 11, 2009



architecture studio



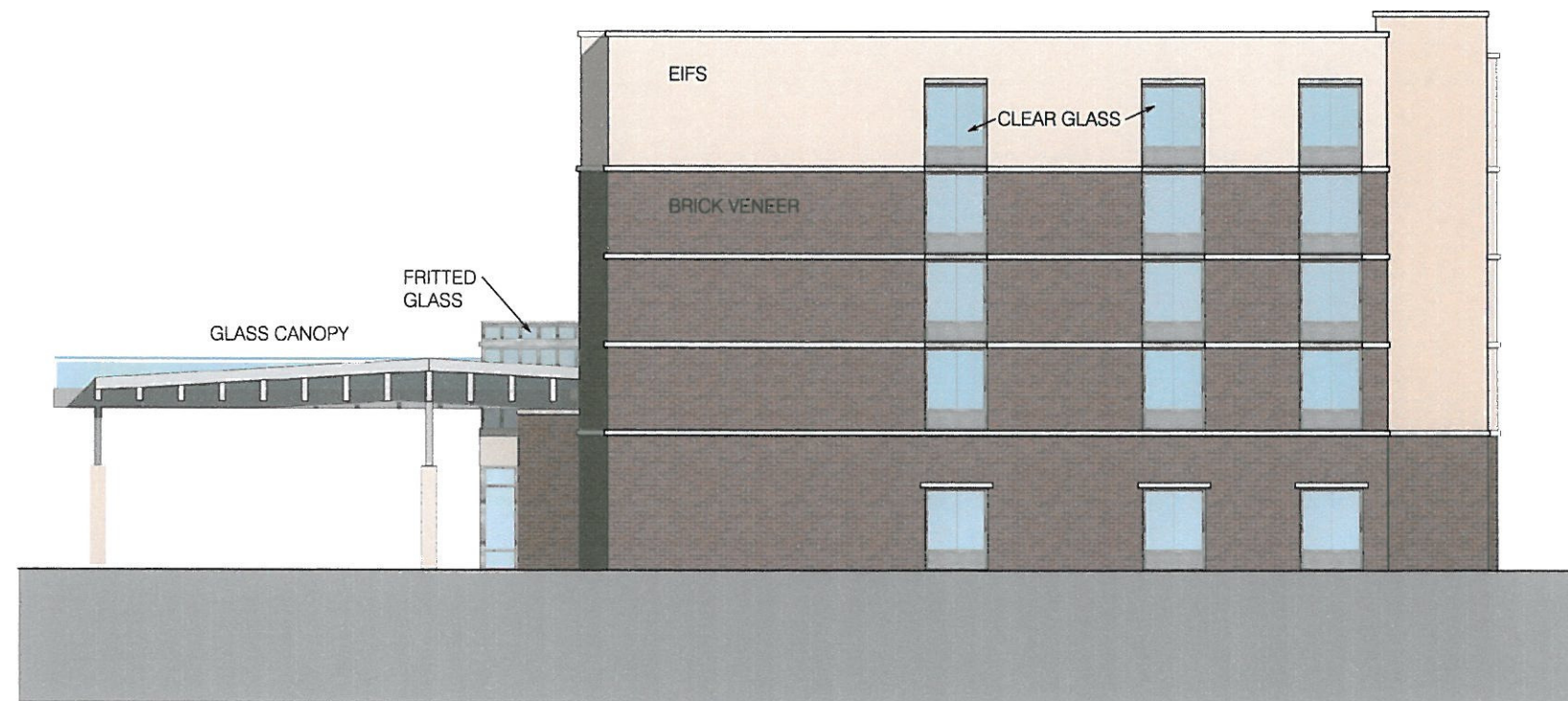
HYATT PLACE CHESTERFIELD

EAST ELEVATION
Scale: 1/16" = 1'-0"

MARCH 11, 2009



architecture studio



HYATT PLACE CHESTERFIELD

SOUTH ELEVATION
Scale: 1/16" = 1'-0"

MARCH 11, 2009



architecture studio