



III.A.

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Architectural Review Board Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: June 13, 2013

From: Justin Wyse
Senior Planner

cc: Aimee Nassif, Planning & Development Services Director

Location: 17371 N. Outer 40 Road

Applicant: ACI Boland Architects on behalf of Scott Properties

Description: **Larry Enterprises – Lynch Hummer, Lot B (Scott Retail):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 7.33 acre tract of land zoned "PI" Planned Industrial District located on the north side of N. Outer 40 Rd., west of Boone's Crossing.

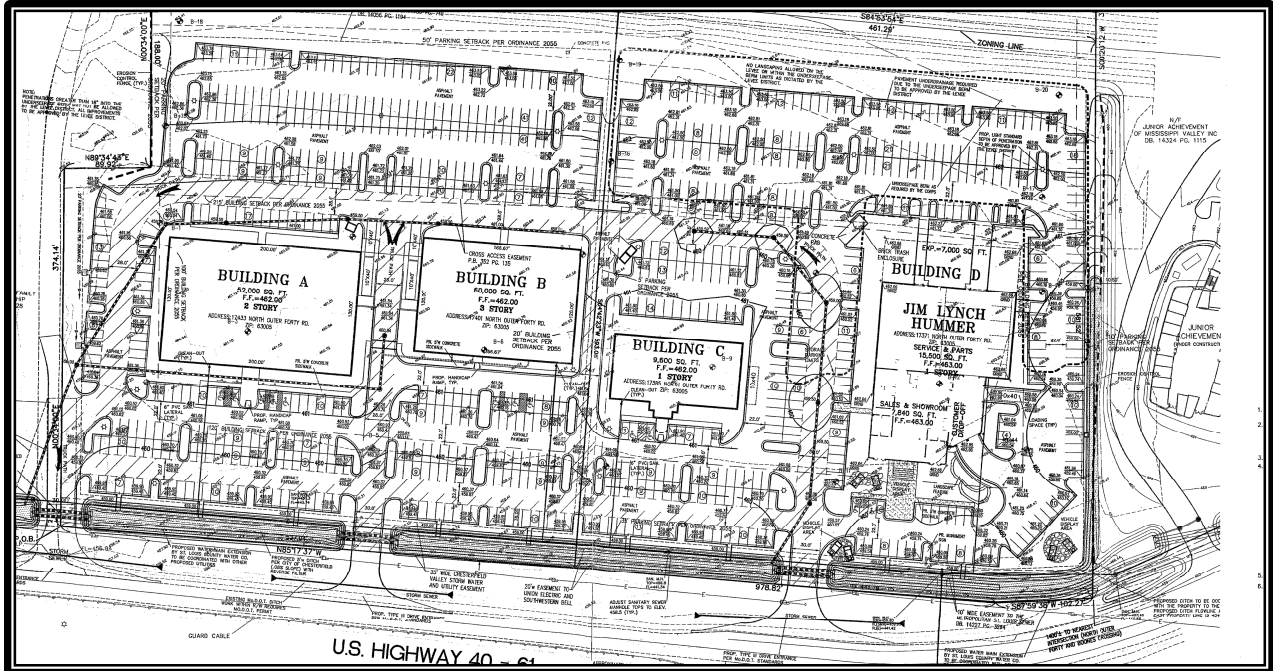
PROPOSAL SUMMARY

The request is for a 9,500 square foot retail building located on N. Outer 40 Road, west of the Heavy Duty Equipment building (former Hummer dealership). The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2055. The exterior building materials will be comprised of brick, masonry units, glass and an aluminum storefront. The proposal includes a flat roof with extended masonry parapets.

HISTORY OF SUBJECT SITE

On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from "NU" Non-Urban District and "FPNU" Non-Urban Flood Plain District to "PI" Planned Industrial District. Ordinance 1790 was repealed on January 21, 2004, when the City of Chesterfield approved Ordinance 2055 to allow for outdoor storage and a change to building setbacks.

On May 24, 2004, a Site Development Concept Plan for the development and Site Development Section Plan for Lot B were approved. The approved Site Development Concept Plan includes four buildings located within the development (see image on next page). Of the four planned buildings, only the easternmost has been constructed. The proposal for the "Scott Retail" building would be located as building C on the Concept Plan and is consistent with the development layout as well as the site density (9,600 square feet on Concept Plan, 9,500 square feet proposed) and design (e.g. cross access).



In conjunction with the Site Development Concept Plan approval, design guidelines were included which identified the now existing building on the site (former Hummer dealership) as the baseline for materials and colors to be utilized throughout the development.

Existing Conditions

Lot B of the Larry Enterprises – Lynch Hummer development is partially developed. There is currently an approximately 30,000 square foot building located on the eastern portion of Lot B. The existing building was originally developed as an automotive dealership. Subsequent to the use of the site as an automotive dealership, the existing building was sold and two new tenants have moved in to the existing structure. Under its current use, approximately 8,000 square feet of the building are used for office functions with the remaining floor area dedicated to warehouse functions. The proposed retail building on the western portion of this site would serve as a “retail sales building for lawn equipment, tractors, etc.” and would likely be comparable in use to the existing Heavy Duty Equipment use on the eastern side of Lot B.



STAFF ANALYSIS

The proposal for the addition of this building substantially complies with the approved Site Development Concept Plan on file for the Larry Enterprises – Lynch Hummer development. The most notable changes to the plan include additional features that have been included to satisfy the requirements of MSD which have changed since the initial plan for the development.

General Requirements for Site Design:

A. Site Relationships

Addressed As Written *Addressed with Modification* *Not Applicable*

The subject site is located immediately east of the former Hummer dealership, now occupied by Outdoor Equipment. There are planned buildings located to the west of the subject site which are planned for multi-story office buildings. The proposed design is consistent with the approved concept plan which was originally reviewed by the Architectural Review Board in 2004.

B. Circulation System and Access

Addressed As Written *Addressed with Modification* *Not Applicable*

The site proposes to utilize the existing curb cut that serves the Outdoor Equipment building. Additionally, cross access considerations for property to the west is maintained to ensure future development to the west can develop in accordance with the Site Development Concept Plan.

C. Topography

Addressed As Written *Addressed with Modification* *Not Applicable*

The existing grade of the property is flat. Minimal changes to the existing topography are planned.

D. Retaining Walls

Addressed As Written *Addressed with Modification* *Not Applicable*

No retaining walls are proposed on the site.



General Requirements for Building Design:

A. Scale

Addressed As Written

Addressed with Modification

Not Applicable

The Statement of Design indicates the proposed building is designed to complement the building to the east and remain consistent with the original proposal for the development. The proposed building will be smaller in scale than both the existing building to the east, as well as the planned buildings to the west. Proportions on the proposed building have been reduced to “fit better with the adjacent development.”

B. Design

Addressed As Written

Addressed with Modification

Not Applicable

The proposed development of the site remains consistent with the design concept previously presented for the development. Additionally, the prior concept plan approval noted that the development would be consistent in design and materials as the existing building (now occupied by Outdoor Equipment). The proposed building utilizes brick veneer and split-face masonry bases similar to the existing building to the east. The site proposes to utilize a shared drive with Lot 11 which will serve both the parking lot on the front of the site and the loading areas on the rear of the building.

C. Materials and Color

Addressed As Written

Addressed with Modification

Not Applicable

As mentioned previously, the building will be primarily comprised of brick veneer with split-face masonry bases. Additionally, prefinished aluminum composite panels will be utilized at the entry and on the exterior canopies. The Architect’s Statement of Design notes the materials and color palette of the proposed building will match and complement the existing building to the east.

D. Landscape Design and Screening

Addressed As Written

Addressed with Modification

Not Applicable

City of Chesterfield Ordinance 2055 specifically discusses and addresses the underseepage berm presence and the potential inability of the site to comply with the landscape requirements. “Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscape requirements, will not be required to adhere to the Landscaping Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not limited to water features, brick planters and outdoor artwork.”

The building proposes use of extended parapets (see Project Statistics and Checklist) and masonry walls to match the building to screen the rooftop equipment. Page 2 of the Architect’s Statement of Design states, “The building will also include an extended parapet to screen the mechanical equipment from the outer road and the highway.” Staff will be working to ensure the proposed design of the extended

parapet not only screens the equipment from the south, but also the north, where the levee trail is located.

The trash enclosure is proposed to be screened and integrated into the design of the building. More detailed information is addressed on the second page of the Architect’s Statement of Design.

E. Signage

Addressed As Written Addressed with Modification Not Applicable

Signage is not included at this time. Signage will be submitted in the future for separate review.

F. Lighting

Addressed As Written Addressed with Modification Not Applicable

As proposed, lighting will primarily be for utilitarian purposes. All proposed light fixtures will be required to adhere to the City of Chesterfield Lighting Ordinance.

Use Type: Commercial and Industrial Architecture

Access: Loading areas for the proposed business are located in the rear of the building, screened from N. Outer 40 Road.

Exterior Elements: Addressed above in the *Requirements for Building Design*.

Landscaping and Screening: The Statement of Design does not specifically address any new utility service being necessary.

Scale: Addressed above in the *Requirements for Building Design*.

Site Design: See *Section C. Materials and Colors* and *Section D. Landscape Design and Screening* for more information.

Specific Requirements for the Chesterfield Valley

Facades: The proposed elevations utilize similar materials and design on all four sides of the building. The northern façade (back of building) differs from the other three facades by including overhead doors to provide for access to the proposed warehouse portions of the building.

Storage: City of Chesterfield Ordinance 2055 specifically allows for outdoor storage associated with “Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said.” The application for the project states that the site would serve as a “retail sales building for lawn equipment, tractors, etc.” Given the location of the lot, the existing adjacent use, and the proposed use of the site, Staff is concerned and has commented as part of the staff review that no area is currently proposed for outdoor storage areas (including any proposed / necessary screening) on the site plan. Section 1003.177.10.a. specifically identifies “Delivery zones, trash enclosures, **storage areas**, transformers and generators that are not screened and visible by the public” (emphasis added) as Undesirable Practices.

Utilities: As required by the planned district ordinance for the site, all utilities to the building will be installed underground.

Parking: The existing improvements on Lot B were constructed for the use of the Lot as an automobile dealership. As such, the existing development on Lot B grossly exceeds the City’s maximum parking requirement for the existing use of the building. According to the site plan, the existing building D is required under the City Code to provide a minimum of 45 parking spaces and the site currently provides 189 parking spaces. The plan shows that the addition of building C (the proposed Scott Retail building) would require an additional 29 parking spaces. The proposed plan proposes 155 new parking spaces on

the lot. Staff will be addressing the lack of compliance with the maximum parking requirement on the site prior to submitting a report to the Planning Commission. However, the proposed design includes a significant amount of pavement on the site that is above what is typically found in this area. To illustrate this, the proposal for Lot B shows 49.44% of the site being paved. In contrast, the Junior Achievement building (located immediately east of the existing Heavy Duty Equipment building) has 21.5% of the lot as paved areas.

When the existing building on the site was reviewed by the Architectural Review Board (and subsequently approved by Planning Commission), a hedgerow was required along the frontage of N. Outer 40 Road in front of the parking field. The proposed design for the addition of the Scott Retail building does not specifically include this hedgerow, but rather, proposes a bio-retention area.

The existing building on the east side of the site includes parking stalls immediately along the frontage of the site. The proposed building on Lot B does propose to comply with the cross access drive planned through this area; however, the parking spaces along the southern edge of this drive are not included, thus reducing the visual impact of the immediate parking of vehicles for the use.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. Comment letters have been sent to the applicant regarding Staff issues.

Staff requests action on the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail).

MOTION

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

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Scott Properties Retail **Location:** 17385 North Outer Forty Road 63005

Developer: Scott Properties **Architect:** ACI Boland Architects **Engineer:** Stock & Associates

PROJECT STATISTICS:

Size of site (in acres): 36.648 AC **Total Square Footage:** 9,500 SF **Building Height:** 28'-0"

Proposed Usage: Retail Development / Equipment Sales

Exterior Building Materials: Brick, Masonry Units & Glass in Aluminum Storefront

Roof Material & Design: Flat Roof with Membrane Roofing

Screening Material & Design: Masonry walls to match building and extended parapet to screen rooftop equipment

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



May 15, 2013

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

ACI BOLAND ARCHITECTS – ST. LOUIS
11477 Olde Cabin Road, Suite 100
St. Louis, Missouri 63141
T.314.991.9993
F.314.991.8878

Re: Scott Properties - Chesterfield, Missouri
ACI Boland Project No. 213013

Dear Ms. Nassif:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

The building is situated on North Outer Forty Road west of Boone's Crossing. The building entrance will face North Outer Forty Road to the south. The entrance to this development will utilize the existing single curb-cut entrance on North Outer Forty Road that is currently being used by Scott Properties' Heavy Duty Equipment and Crown Window building to the east. We are also planning to utilize the previously established cross-access agreement to allow the flow of traffic between developments.

Circulation System and Access

The building is situated in the middle of the site with drive access on all four sides to allow for free circulation and no "dead-end" lanes. The visitor parking is located on the south and east side of the site. The accessible parking spaces are located directly in front of the building allowing easy and safe access without needing to cross any drive lanes. The employee and other remaining parking is located along the north side of the building.

Topography

The existing site is relatively flat and vacant. A portion of the Monarch Levee is located at the northern end of the buildable site. The site has no substantial vegetation worth retaining currently.

Retaining Walls

We are currently not proposing the use or need of any site retaining walls in this project at this time.

General Requirements for Building Design

Scale

This single story building is designed to complement the existing building to the east, also owned by Scott Properties. Since this building is to be smaller in size the scale and proportions have also been reduced to fit better with the adjacent development.

Design

This building will be a single story retail development with brick veneer, masonry bases and glass and aluminum windows. All four faces of the building will be coordinated in regards to the material and detailing. The building will also include an extended parapet to screen the mechanical equipment from the outer road and the highway.

Materials and Colors

The exterior design will be predominantly brick veneer while incorporating split-face masonry bases into the overall look of the building to match the existing adjacent development to the east, this material selection of masonry and brick will continue around all four sides of the building. We are also planning to use prefinished aluminum composite panels at the entry element and the exterior canopies. The full-height window openings along the south, west and east side will be insulated tinted glass in prefinished aluminum storefront. Again, the materials and color palette of this building will match and complement the existing building to the east.

Please refer to the exterior rendering and the larger material samples to be submitted at the Architectural Review board meeting.

Landscape Design and Screening

The site has been carefully landscaped with trees and other scrubs/plantings to compliment the scale and reduce the impact of the parking area and building to North Outer Forty Road. We have also considered the existing site to the east in our selections of plant material to create a consistent look of the two developments. The building will also include a landscaped area near the front doors to create an inviting plaza area for the patrons. We have also landscaped the Metropolitan Sewer District's required water quality sand bed filter on the south-side of the site to compliment the entire development and pleasing to the passing vehicular traffic. Unfortunately, the north side of our site is located inside the Monarch Levee underseepage berm easement so we are unable to plant any landscaping within this area.

Please refer to the submitted Landscape Plan for more information.

The building's trash container will be screened from vision by the use of an integral enclosure to the building. The enclosure will be constructed as part of the building to give the feel of a unified consistent appearance through the use of matching materials. The enclosure will have wood sight-proof swing gates that will face the north, away from all of the major pedestrian and vehicle traffic to the south.

May 15, 2013
Aimee Nassif
City of Chesterfield
ACI Boland Proposal No. 213013
Page 3

Signage

We understand that signage review is not part of this process and is will be reviewed at a later date once Scott Properties has secured a tenant for their building. Any signage submitted at that time will be designed to meet the City of Chesterfield Code.

Lighting

We understand that site lighting is not part of the Architectural Review Board submittal and is reviewed through a separate process. We have however included a Site Lighting Plan and fixture cut-sheet for your reference.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

ACI Boland Architects



Kristopher T. Mehtens, LEED AP
Project Manager

Attachments:

City of Chesterfield – Architectural Review Board Project Statistics and Checklist



EXTERIOR RENDERING
LOOKING NORTHWEST



Scott Retail
Chesterfield, Missouri

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T: 314.991.9993
aciboland.com



213013 - 05.15.2013



D - VIEW LOOKING SOUTHEAST



B - VIEW LOOKING NORTHEAST (EXISTING BUILDING)



A - VIEW LOOKING NORTHEAST



C - VIEW LOOKING SOUTHWEST



E - VIEW LOOKING NORTH (EXISTING BUILDING)



B - VIEW LOOKING NORTHWEST



Scott Retail

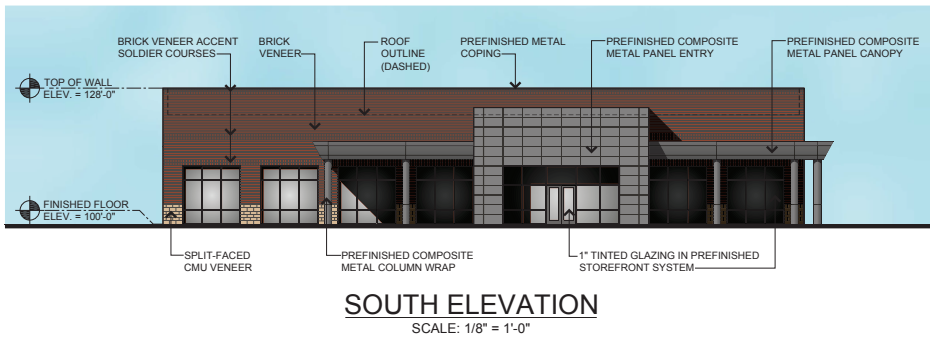
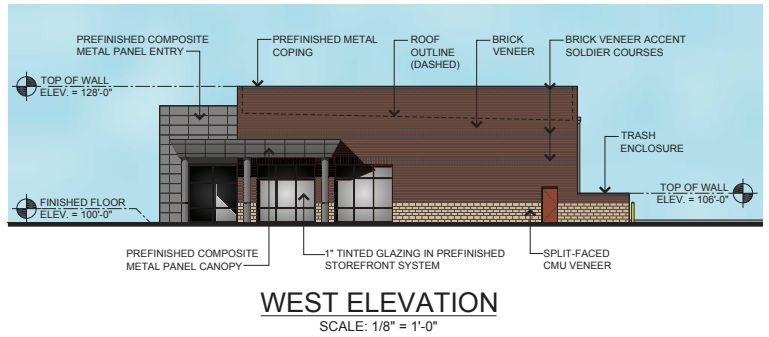
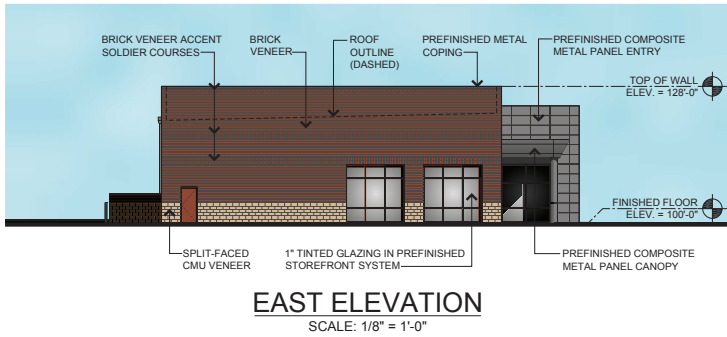
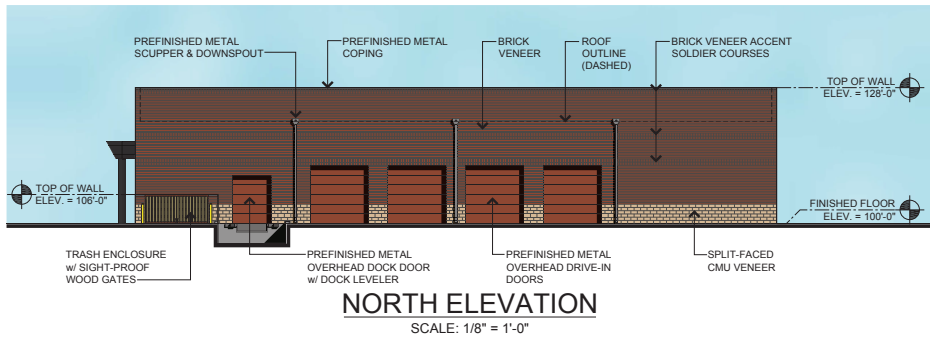
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213013 - 05.15.2013





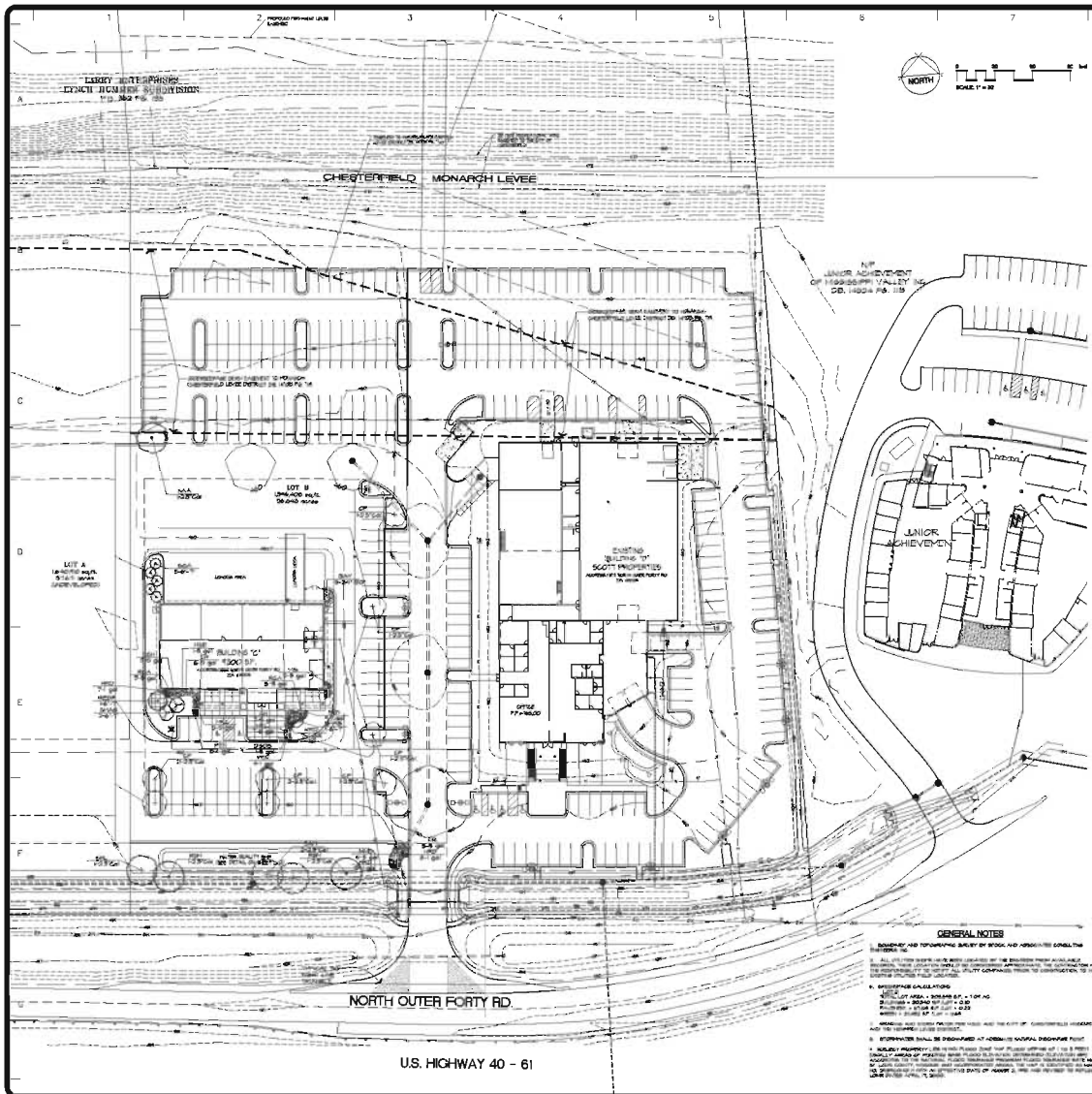
213013 - 05.15.2013



Scott Retail
Chesterfield, Missouri

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LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- 1) All plant material shall be installed where it shows an adequate amount of the particular size of material, unless otherwise noted. All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 2) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 3) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 4) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 5) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 6) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 7) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 8) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 9) All plant material shall be installed in accordance with the specifications of the manufacturer.
 - 10) All plant material shall be installed in accordance with the specifications of the manufacturer.
- IRRIGATION:**
- 1) The landscape contractor shall submit a detailed plan of irrigation for the entire site.
 - 2) All work shall be installed in accordance with the specifications of the manufacturer.
 - 3) All work shall be installed in accordance with the specifications of the manufacturer.
 - 4) All work shall be installed in accordance with the specifications of the manufacturer.
 - 5) All work shall be installed in accordance with the specifications of the manufacturer.
- MATERIALS:**
- 1) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 2) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 3) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 4) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 5) All materials shall be installed in accordance with the specifications of the manufacturer.
- TURF:**
- 1) All turf shall be installed in accordance with the specifications of the manufacturer.
 - 2) All turf shall be installed in accordance with the specifications of the manufacturer.
 - 3) All turf shall be installed in accordance with the specifications of the manufacturer.
 - 4) All turf shall be installed in accordance with the specifications of the manufacturer.
 - 5) All turf shall be installed in accordance with the specifications of the manufacturer.
- EROSION CONTROL PLANET (where applicable):**
- 1) All erosion control shall be installed in accordance with the specifications of the manufacturer.
 - 2) All erosion control shall be installed in accordance with the specifications of the manufacturer.
 - 3) All erosion control shall be installed in accordance with the specifications of the manufacturer.
 - 4) All erosion control shall be installed in accordance with the specifications of the manufacturer.
 - 5) All erosion control shall be installed in accordance with the specifications of the manufacturer.
- PLUG PLANTING NOTES:**
- 1) All plug plants shall be installed in accordance with the specifications of the manufacturer.
 - 2) All plug plants shall be installed in accordance with the specifications of the manufacturer.
 - 3) All plug plants shall be installed in accordance with the specifications of the manufacturer.
 - 4) All plug plants shall be installed in accordance with the specifications of the manufacturer.
 - 5) All plug plants shall be installed in accordance with the specifications of the manufacturer.
- SOFT TISSUES:**
- 1) All soft tissues shall be installed in accordance with the specifications of the manufacturer.
 - 2) All soft tissues shall be installed in accordance with the specifications of the manufacturer.
 - 3) All soft tissues shall be installed in accordance with the specifications of the manufacturer.
 - 4) All soft tissues shall be installed in accordance with the specifications of the manufacturer.
 - 5) All soft tissues shall be installed in accordance with the specifications of the manufacturer.
- WARRANTY:**
- 1) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 2) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 3) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 4) All materials shall be installed in accordance with the specifications of the manufacturer.
 - 5) All materials shall be installed in accordance with the specifications of the manufacturer.

GENERAL NOTES:

- 1) ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.
- 2) ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.
- 3) ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.
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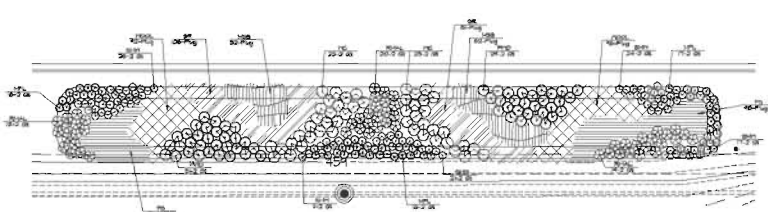
NO.	DATE	REVISIONS

Scott Properties
 17385 N. OUTER 40 ROAD
 CHESTERFIELD, MO 63005



PLANTING PLAN FOR THE PROPOSED
Scott Properties
 17385 N. OUTER 40 ROAD
 CHESTERFIELD, MO 63005

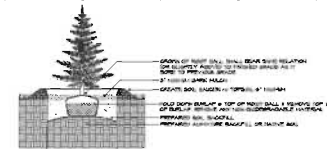
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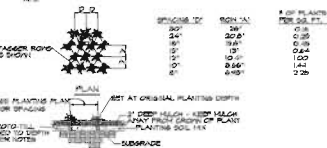
PLANTING BIO RETENTION AREA
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE				
CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	EVERGREEN/DECIDUOUS
TREES				
AAA	1	Aurum Japanese Ash / <i>Fraxinus americana</i> 'Aurum Japanese Ash'	2.5 Gal	EVERGREEN/DECIDUOUS
SAH	2	Banstead Oak / <i>Quercus laevis</i>	2.5 Gal	DECIDUOUS/48" MATURE
REH	2	Red Burket Maple / <i>Acer rubrum</i> 'Red Burket'	2.5 Gal	DECIDUOUS/48" MATURE
SH	1	Bayline Liquid / <i>Quercus brisbanensis</i> 'Bayline'	2.5 Gal	DECIDUOUS/48" MATURE
EVERGREEN TREES				
GGH	8	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6"-7"	EVERGREEN/42" MATURE
REH	1	Red Pine / <i>Pinus resinosa</i>	6"-7"	EVERGREEN/48" MATURE
FLOWERING TREES				
SP	6	Chanticleer Pear / <i>Pyrus calleryana</i> 'Chanticleer'	2.5 Gal	EVERGREEN/DECIDUOUS
SHAS	3	Saucer Magnolia / <i>Magnolia N. saoulangiana</i>	6"-7"	DECIDUOUS/60" MATURE
SHRUBS				
GH	6	China Bayberry Holly / <i>Ilex massenaensis</i> 'China Bayberry' 'Til'	3 gal	EVERGREEN
NH	1	Dwarf Purple Nectar / <i>Myriophyllum asperifolium</i> 'Dwarf Purple Nectar'	5 gal	DECIDUOUS
DBH	1	Dwarf Blue Blueberry / <i>Vaccinium cuneatum</i> 'Dwarf Blue'	5 gal	EVERGREEN
HLL	2	Hameln Lilac / <i>Syringa patula</i> 'Hameln Lilac'	5 gal	DECIDUOUS
HHB	6	Harris Hedge Rosewood / <i>Sambucus microphylla</i> 'Harris Hedge'	3 gal	EVERGREEN
SHY	3	Northern Highberry / <i>Myrica pensylvanica</i>	2"-30"	EVERGREEN
RGA	3	Rocky Creek Apple / <i>Abelia X. grandiflora</i> 'Rocky Creek'	3 gal	DECIDUOUS
ANNUALS/PERENNIALS				
HSD	35	Happy Natuna Daylily / <i>Heimerocallis hybrid</i> 'Happy Natuna'	1 gal	DECIDUOUS
PER	21	Hacker Red Penstemon / <i>Penstemon digitalis</i> 'Hacker Red'	1 gal	DECIDUOUS
PERENNIALS				
HRL	91	Honeycrisp / <i>Malus nigella</i>	2 oz	DECIDUOUS
HVD	60	Hudsonian / <i>Monarda canadensis</i>	2 oz	DECIDUOUS
HWL	34	Rose Mallow / <i>Hibiscus moscheutos</i>	2 oz	DECIDUOUS
HMY	48	Swamp Milkweed / <i>Asclepias incarnata</i>	2 oz	DECIDUOUS
HL	48	Wild Geranium / <i>Thalictrum dasycarpum</i>	2 oz	DECIDUOUS
GRASSES				
HMB	5	Hardy Grass / <i>Habenaria stenophylla</i> 'Hardy Grass'	5 gal	DECIDUOUS
GRASSES				
GR	3	Grass / <i>Stachys tenuifolia</i>	3 gal	DECIDUOUS
NATIVE GRASSES				
GR	1	Fringed Sedge / <i>Carex crinita</i>	Plug @ 16" oc	DECIDUOUS
GR	1	Herring Star Sedge / <i>Carex grisea</i>	Plug @ 16" oc	DECIDUOUS
GR	1	Soft Rush / <i>Juncus effusus</i>	Plug @ 16" oc	DECIDUOUS
GR	1	Hard Grass / <i>Stachys tenuifolia</i>	Plug @ 16" oc	DECIDUOUS

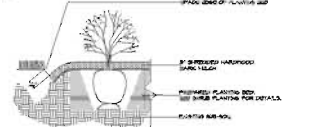
- TREES COMPRISED OF TWELVE (12) FAST GROWING VARIETIES (52%) AND ELEVEN (11) SLOW/MEDIUM GROWING VARIETIES (48%)
- TREES ALSO COMPRISED OF SIX (6) DECIDUOUS SHADE TREES (26%), SIX (6) EVERGREEN TREES (26%) AND ELEVEN (11) ORNAMENTAL TREES (48%)



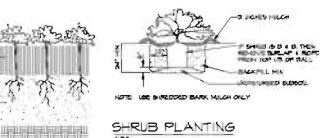
EVERGREEN TREE PLANTING
N7B



FORB/GRASS PLANTING DETAIL
N7C

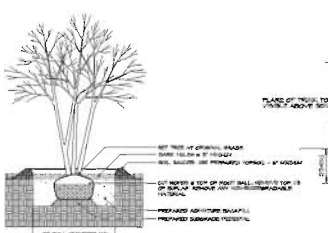


SPADE-CUT EDGE DETAIL
N7D

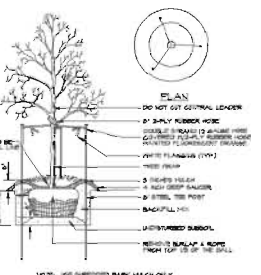


SHRUB PLANTING
N7E

PERENNIAL / ANNUAL PLANTING
N7F



MULTI-STEM TREE PLANTING
N7A



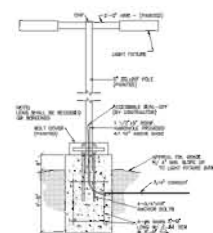
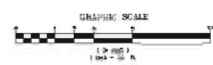
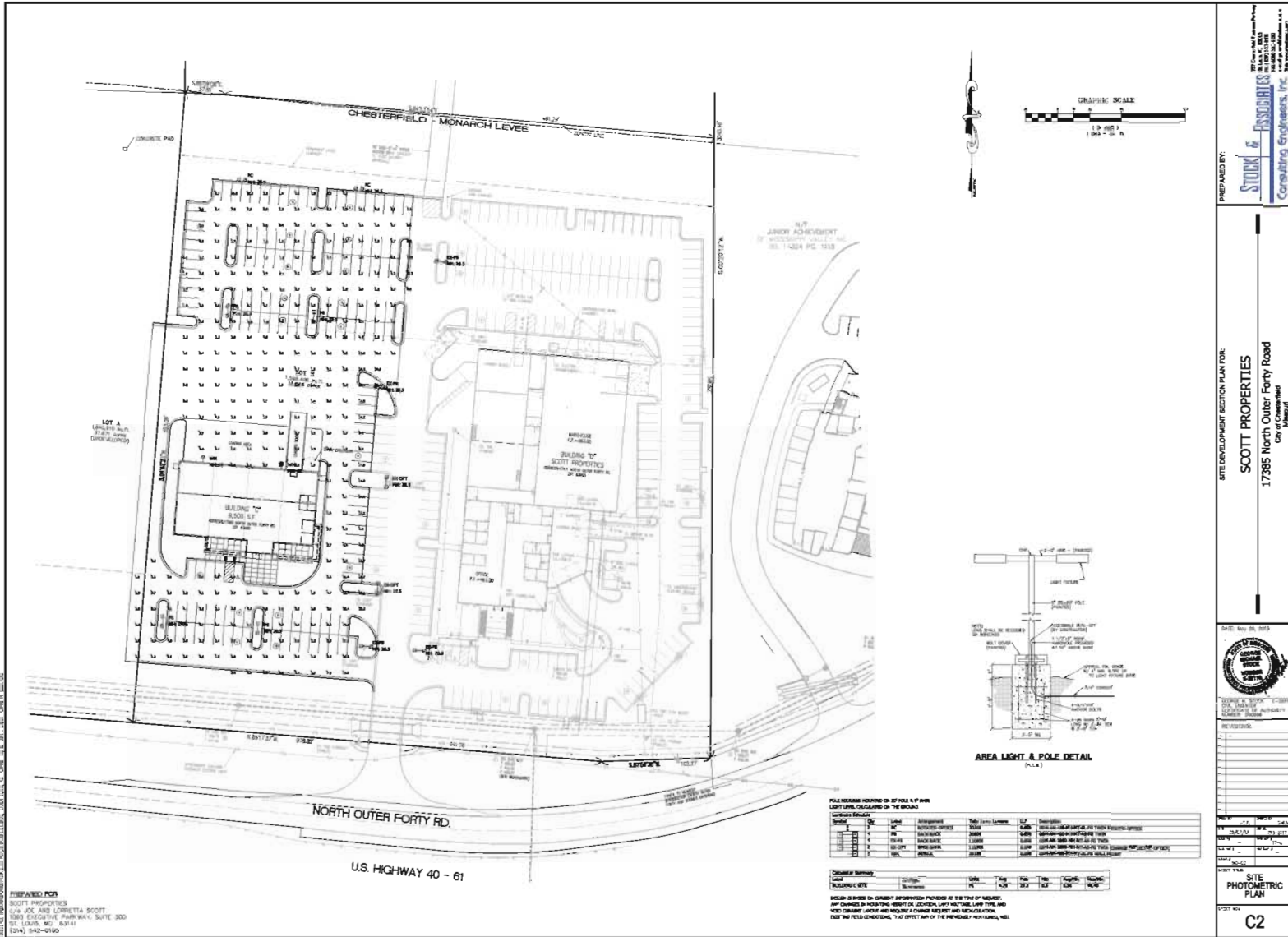
DECIDUOUS TREE PLANTING
N7B

REVISIONS	BY



PLANTING PLAN FOR THE PROPOSED
Scott Properties
17385 N. OUTER 40 ROAD
CHESTERFIELD, MO 63005





POLE HEIGHTS INDICATED ON SET PLS. A 1/4\"/>

LIGHT LUMENS CALCULATED ON THE BEHALF

Location	Type	Lot	Area (sq ft)	Footcandle	Light Level (fc)	Light Level (lm)
1	1	1	1000	10	1000	1000
2	2	2	2000	20	2000	2000
3	3	3	3000	30	3000	3000
4	4	4	4000	40	4000	4000
5	5	5	5000	50	5000	5000
6	6	6	6000	60	6000	6000
7	7	7	7000	70	7000	7000
8	8	8	8000	80	8000	8000
9	9	9	9000	90	9000	9000
10	10	10	10000	100	10000	10000

Calculation Summary:

Location	Type	Lot	Area (sq ft)	Footcandle	Light Level (fc)	Light Level (lm)
1	1	1	1000	10	1000	1000
2	2	2	2000	20	2000	2000
3	3	3	3000	30	3000	3000
4	4	4	4000	40	4000	4000
5	5	5	5000	50	5000	5000
6	6	6	6000	60	6000	6000
7	7	7	7000	70	7000	7000
8	8	8	8000	80	8000	8000
9	9	9	9000	90	9000	9000
10	10	10	10000	100	10000	10000

DESIGN BASED ON CURRENT PROPOSED FINISHED GRADE AT THE TIME OF MEASUREMENT. ANY CHANGES IN FINISHED GRADE WILL AFFECT LIGHT LEVELS. LIGHT LEVELS ARE NOT GUARANTEED AND SHOULD BE USED AS A GENERAL GUIDE ONLY. CONSULT WITH THE CONSULTING ENGINEER FOR MORE INFORMATION.

PREPARED FOR:
SCOTT PROPERTIES
17385 NORTH OUTER FORTY ROAD, SUITE 300
ST. LOUIS, MO 63141
(314) 542-0100

PREPARED BY:
STONK & ASSOCIATES
Consulting Engineers, Inc.
2015 North Loop West
Suite 100
Houston, TX 77018
Tel: 281.441.1111
Fax: 281.441.1112

SITE DEVELOPMENT SECTION PLAN FOR:
SCOTT PROPERTIES
17385 North Outer Forty Road
City of Overland Park, Missouri

DATE: May 06, 2013

SCOTT PROPERTIES
17385 NORTH OUTER FORTY ROAD, SUITE 300
ST. LOUIS, MO 63141
(314) 542-0100

PHOTOMETRIC PLAN

C2

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



**GSS/GSM/GSL
GALLERIA
SQUARE**

70 - 1000W

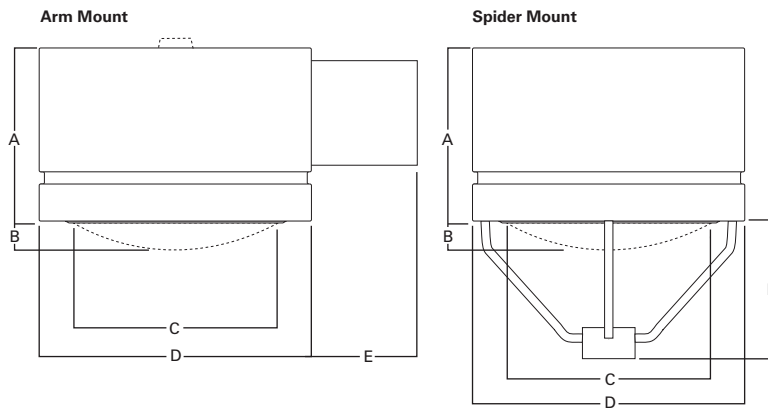
**Pulse Start Metal Halide
High Pressure Sodium
Metal Halide**

**ARCHITECTURAL
AREA LUMINAIRE**



NOTE: In all flat glass configurations only.

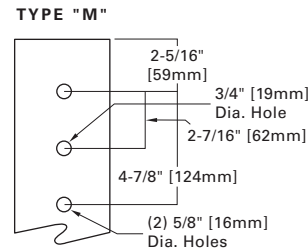
DIMENSIONS



Fixture	A	B	C	D	E	F
GSS	9-1/4" 235mm	1-1/2" 38mm	12-7/8" 327mm	15-5/8" 397mm	6" or 9" 152mm or 229mm	13-1/4" 337mm
GSM	11" 279mm	3-1/2" 89mm	19-1/4" 480mm	21-3/4" 552mm	6" or 14" 152mm or 356mm	15" or 16" 381mm or 406mm
GSL	14-1/2" 368mm	4-1/4" 108mm	25-7/8" 657mm	27" 686mm	6" or 14" 152mm or 356mm	18-3/4" or 19-3/4" 476mm or 502mm

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

ARM DRILLING



WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ENERGY DATA

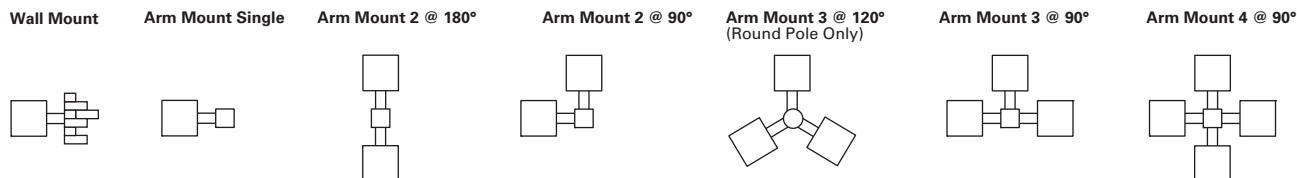
CWA Ballast Input Watts
 150W MP HPF (185 Watts)
 175W MP HPF (198 Watts) ©
 250W MP HPF (283 Watts) ©
 250W HPS HPF (295 Watts)
 400W MP HPF (452 Watts) ©
 400W HPS HPF (457 Watts)
 750W MP HPF (820 Watts)
 1000W MH HPF (1080 Watts)
 1000W HPS HPF (1100 Watts)

**EPA
Effective Projected Area: (Sq. Ft.)
[Without Arm]
GSS: 1.20 GSM: 2.40 GSL: 3.90
[Spider Mount]
GSS: 1.53 GSM: 2.86 GSL: 4.45**

**SHIPPING DATA
Approximate Net Weight:**
 36 lbs. (16 kgs.)
 79 lbs. (36 kgs.)
 88 lbs. (40 kgs.)



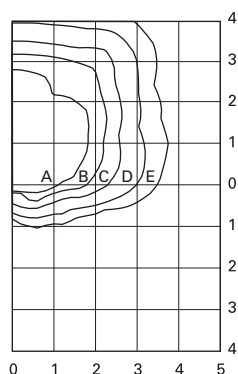
MOUNTING CONFIGURATIONS



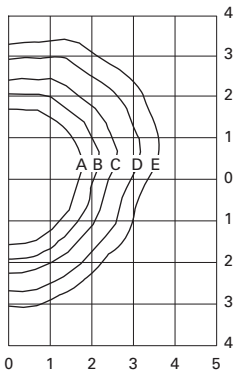
E.P.A. TABLE

	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120° (Round Pole Only)	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

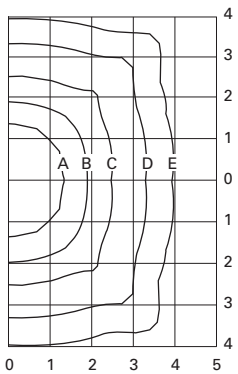
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BK-L

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Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

AM: Arm Mount¹
AIR: Arm Included for² Round Pole
AIS: Arm Included for² Square Pole
SM1: Spider Mount³ (2 3/8" OD Tenon)
SM2: Spider Mount (3" OD Tenon)
SM3: Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP
70=70W
100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=70W
100=100W
150=150W
250=250W
400=400W
750=750W
1000=1000W⁷
MH⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH=Metal Halide⁸
Voltage⁹
120: 120V
208: 208V
240: 240V
277: 277V
347: 347V
480: 480V
MT: Multi-Tap¹⁰
TT: Triple-Tap¹⁰
5T: 5-Tap¹¹

Distribution

Horizontal Lamp
1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F=Type III Formed
3S=Type III Segmented¹³
4S=Type IV Segmented¹³
5S=Type V Segmented¹³
FT=Forward Throw
SL=Spill Light Eliminator¹⁴
CA=Cutoff Asymmetric with EHS¹⁵
Vertical Lamp
AR=Area Round
AS=Area Square¹⁵
3V=Type III Vertical¹⁵
RW=Rectangular Wide^{15, 16}

Lens Type

FG: Flat Glass¹⁷
SG=Sag Glass

Color¹⁸

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Options¹⁹

F: Single Fuse (120, 277 or 347V)
FF: Double Fuse (208, 240 or 480V)
L: Lamp Included
EM: Quartz Restrike w/²⁰ Delay
Q: Quartz Restrike²⁰
R: NEMA Twistlock Photocontrol Receptacle
EHS: External Adjustable House Side Shield
HS: House Side Shield^{21, 22}
VS=Vandal Shield²³

Accessories²⁴

GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole. 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX=Direct Mount Kit for Square Pole¹⁵
MA1007XX=14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX=6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX=Direct Mount Kit for Round Pole¹⁵
MA1021XX=6" Arm for Square Pole. 0.5 EPA³
MA1022XX=6" Arm for Round Pole. 0.5 EPA³
MA1023XX=9" Arm for Square Pole. 0.5 EPA³
MA1024XX=9" Arm for Round Pole. 0.5 EPA³
MA1029XX=Wall Mount Bracket with 10" Arm
MA1046XX=Wall Mount Bracket³
MA1208XX=11 1/2" Arm and Round Pole Adapter - .0.8 EPA
OA1066XX=Mast Arm Adapter
MA1010XX=Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX=2@180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2@120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3@90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2@180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3@120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3@90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁵
MA1061=House Side Shield for GSM (Field Installed)²⁵
MA1062=House Side Shield for GSL (Field Installed)²⁵
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes:**
- 1 Arm not included. See Accessories.
 - 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 - 3 Available on GSS housing only.
 - 4 Available on GSL housing only.
 - 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 - 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 - 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 - 8 175, 250 and 400W MH available for non-US markets only.
 - 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V.
 - 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 - 12 Medium housing fixture only.
 - 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 - 14 Must use reduced envelope lamp, not available in GSL housing.
 - 15 Available on GSM and GSL housings only.
 - 16 RW optic not available with flat glass.
 - 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 - 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 - 19 Add as suffix in the order shown.
 - 20 Quartz options not available with SL optics.
 - 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 - 22 Not available in 1000W.
 - 23 Arm mount only, 400W Maximum.
 - 24 Order separately, replace XX with color suffix.
 - 25 Compatible with sag lens vertical optics only.