



II.B

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

July 11, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Valley Gates – Lot 2 (Value Place Hotel): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 3.06 acre tract of land located in a "PC" Planned Commercial District north of US Highway 40 and east of Boones Crossing.

Board Members:

Howard & Helmer Architecture, have submitted, on behalf of MCR Development, L.L.C., a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a new 42,204 square foot hotel located in the Valley Gates Subdivision. Exterior materials include brick and hardie plank siding. Roof materials will be composition shingle. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, City of Chesterfield governing ordinance 2377, the City of Chesterfield Tree Manual, and the City of Chesterfield Lighting ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning & Public Works.

Actions Requested

The Department of Planning & Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Site Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Valley Gates Subdivision Lot 2 (Value Place Hotel):
Date of Review: 05-30-2008

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	X		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting	X		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002



ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: VALUE PLACE HOTEL

Developer: MCR DEVELOPMENT LLC Architect: HOWARD + HELMER ARCH Engineer: STOCK + ASSOCIATES

Location: 16845 NORTH OUTER ROAD

PROJECT STATISTICS:

Size of site (in acres): 3.059 Total Square Footage: 42204 SF Building Height: 41'-8"

Proposed Usage: HOTEL

Exterior Building Materials: BRICK AND HARDIE PLANK LAP SIDING

Construction Type: V-A

Roof Material & Design: COMPOSITION SHINGLE ROOF

Screening Material & Design: CHAIN LINK TRASH ENCLOSURE w/ PRIVACY SLATS

Landscape Guidelines: _____ Commercial _____ Institutional _____ Valley _____ Residential

Building Setbacks: 120' Front 19'/25' Side 200 Rear 42' Max Bldg Ht. _____ Min. Lot Req.

Description of art or architecturally significant features (if any): 3 STORY NEO COLONIAL

HOTEL WITH PORTICO ENTRANCE FEATURE.

ADDITIONAL PROJECT INFORMATION:

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.



City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Members of the Architectural Review Board

Re: Submittal for Approval of the Value Place Hotel

The Architectural Statement below addresses the City of Chesterfield 'Architectural Review Process' booklet. Some items in the booklet may be addressed individually, while others are in general text.

Chapter One/ Site Layout

A) Physical Features

This project consists of a three story Hotel. The construction site is located at 16845 North Outer Rd. in Chesterfield, MO.

The site is treeless and generally flat in nature. The 'Front' of the building will lay perpendicular to I-64 off of North Outer Rd facing west.

The finish floor elevation is designed to be consistent with the adjacent properties and as required to aid in site drainage. There are no natural features such as creeks to retain. The civil engineer is working with the city engineer to ensure compliance with the site and overall drainage issues.

We are not proposing the use of any retaining walls on the site at this time.

The Building is located on the site to be compatible with the existing drainage system for the development.

B) Vegetation

There are no existing trees or other natural features on the site. The proposed hotel, does however, include landscaped islands in the parking lot and a large grass area along North Outer Rd. The landscape plan is compliant with the city of Chesterfields landscape guidelines.

C) Site Relationships of Design

This hotel is located with the setback requirements, power line easements, drainage ditch easements and runway requirements. This site, being rectangular in shape, along with other site constraints, dictated the building size and shape. The Site has been designed to maximize grassy areas near the building, parking lot, adjacent lots and streets.

Parking is located on the North, South and West sides of the building to provide easy access into the hotel.

Site lighting is limited to the parking lot and safety lights around the facility and will have zero cut off at the property line.

The Loading Zones are proposed on the North end of the site, away from the view of the street. The Trash enclosure will be located on the back side of the building as well, hidden behind a chain link fence with privacy slates installed. (Details included in screening package.)

The building is situated on the site with parking in the front and street side of the building with service loading and pickup in the rear.

D) **Pedestrian and Vehicular Circulation**

The building is setback from North Outer Forty which allows for good visibility for vehicular traffic and bicyclers. As mentioned above, car parking is along North Outer Forty to provide the most direct and safe access to the building while concurrently maximizing separation from service areas at the rear of the site. There are two proposed access points to the hotel. One coming off a future roadway perpendicular to North Outer Forty and the other is proposed on the southeast side of the parcel to allow for future cross access. Parking is spread out in front of the building which is designed with added elements to enhance the overall design of the hotel.

E) **Pedestrian Orientations**

A generous pedestrian entry leads directly to the covered entry. The front entry has a portico that invites guests from the parking lot into building. This site is not a high pedestrian traffic location.

The sides of the building have each been treated with additional design elements such as windows and panel designs as on the front. This provides a "depth" to the street façade that is lacking in development.

Landscaping is provided as mentioned above with landscaped area as required by ordinance.

Chapter Two/ Buildings

I. **All Structures**

A) **General Architectural Guidelines**

B) **Scale**

C) **Design**

The Owner of this hotel wants to provide the next new standard in hotels with this revolutionary concept. With almost 750 franchise sold, this hotel brand has placed a high priority on the appearance to the existing surrounding developments.

The front elevation has been modified to great lengths from the hotels standard prototype to fit the design guideline given to this project. The elevations are articulated with a reliefs and brick pop outs to give depth and interest. The changing building materials between floors and suspended canopies over entrances add depth and shadow lines to the elevations. The geometric placement of windows and shutters add a calm integration of glass.

The entrances are pronounced with a projecting portico and a wide sidewalk for pedestrian traffic. The intent is to add more human scale to the check-in area and to guide guest to the main access point into the hotel. The entry is pronounce with full glass door and side light, giving natural light a chance to assist in welcoming the guest into the check-in area.

The end result is a hotel with facades that bring harmony with shadow lines, steps in the vertical and horizontal planes, solid materials to provide a sturdy and inviting appearance.

As seen on the attached rendering, the building will utilize three earth tone colors to create a very nice overall building design. These colors include an olive green and warm taupe lap siding, along with a red brick to ground the building.

The hotel is constructed under V-A construction, allowing for a three story slab on grade wood framed construction with a composition shingle roof. A real brick will hold down the first floor, while a, Leed certified, James hardi Siding material will add to the vertical appearance. No roof top equipment is present on the pitched roof or gables.

Sliding windows that conform to ASTM E 774 Level CBA and blown insulation will assist in providing an energy efficient hotel.

D) Relation to Adjacent Development

The design is respectful of the surrounding development in general and is harmonious in scale, materials and colors.

E) Materials/ Colors

Materials and colors have been address above, however, it remains to be stated that the choice of said colors and landscaping provide for a harmonious environment within the community.

II. Residential Architecture

A) General Residential Architecture

B) Multiple-Family Architecture

The design and building esthetics of hotel blend into the surround area in scale and the orientation has been dictated by the parcel. Curb cuts, landscaping and exterior light fixtures all promote respect for the surrounding area.

The long facades on the hotel are given relief through bump outs and change in materials. These changes in horizontal levels also allows for different size units to provide our guests.

The perimeter landscaping provides sound and visual buffers to the adjacent parcels. Site design and landscaping can be seen on the attached landscape plans.

All dwelling units open to an interior corridor and exit through 4 public exits to the sidewalks and seating areas.

As mentioned above, environmental friendly materials were used for the exterior elevations. The selected materials provided, also are low maintenance.

III. Non-Residential Architecture

A) General – N/A

B) Building Equipment and Service– N/A

C) Fast Food Restaurant Guidelines– N/A

D) Auto Service Stations Guidelines– N/A

E) Shopping Center Guidelines– N/A

F) Chesterfield Valley Guidelines

As mentioned in other sections of this report, this site is fronting North Outer Forty.

Sidewalks are included in the developments and therefore we have included them on our site.

The loading areas are located in the rear of the building with limited visibility to the highway.

Parking lot lighting is included in our project and will be achieved through wall mounted light packs.

This project has a 5' Sidewalk parallel to North Outer Forty to provide pedestrian circulation between developments.

All utilities to this building are underground.

Please refer to the sections of this report for the architectural treatments of the elevations. All are the same material, color scheme, and all have reveals. See elevations, renderings and building description in the architectural treatment portion of this report.

This site is designed with 48% open space, which surpasses the 30% requirement.

Also as mentioned elsewhere in this report, landscaping has been designed per city ordinance and to meet the requirements of the section. See landscape plan.

Chapter Three/ Landscape Design

The overall landscape for Value Place Hotel was arranged to give views using deciduous/evergreen plant material in such a way that provides seasonal interest no matter what side of the building is viewed. In addition, fragrance plays a part in that strategically placed plant material are located to afford customers the enjoyment of itea, clethra, etc. as they move around the site, whether in their vehicles or as pedestrians.

A landscape theme is consistent throughout the site via the use of perennials and mixed annuals which tie all elements together while guiding the customers to entrance points of the building.

Where possible, setbacks have trees located throughout the site to break up site lines between buildings and the drive lanes.

Potential damage by vehicles or pedestrians has been taken into account as the planting plan was developed. All islands throughout the site are curbed and help delineate and direct pedestrian traffic patterns. Larger islands in the parking lot are sodded and would be the point where snow plows would push and stockpile snow loads. This would help prevent shrub damage in other areas.

Grouping plant material, especially at the entrance, help to soften the views to the parking fields as customers drive through or enter the facility.

No sculpture or fountains are planned for this site.

Considerable seasonal interest is provided in the overall plan with accent planting at entrance points.

Site elements, such as utilities, signage and the trash receptacle (including fencing) are indicated clearly on the plan.

The plant material chosen for this site were selected to avoid high maintenance such as pruning, special water needs, etc. and all plant material on the plan are shown at or very close to full-grown spread. This is done to prevent an overgrown look at a later date.

No existing trees are present on the site and no rock outcroppings have been encountered on this site.

The irrigation system (designed by others) will be coordinated to work with bed shapes, lawn, etc. and will be designed to minimize overspray and wasteful water practices.

Due to the greenspace configurations and drainage flows, berms have not been incorporated in this design.

There are no parking structures planned for this site.

Chapter Four/ Miscellaneous

A) Signage

Signage will be compliant with ordinances and are planned to be provided by owner under a separate contract form a professional sign company.

B) Lighting

Exterior lighting will consist of recessed cans on the underside of portico and canopies, while building wall packs will be used to light parking lot to a safe light level.

C) Utilities

Transformer to be installed and screened as required. All other utilities will be provided underground.

D) Stormwater Drainage

Drainage shall be directed to approved detention areas, see included civil and landscape drawings.

E) Energy Conservation

This building will comply with current building codes and current standards practice for buildings of this type within this same development and area.

F) Screening (Fences and Walls)

There will be no fencing or site walls on this site with the exception trash enclosure which shall consist of a chain link fence with PVC slates. Trash enclosure design will be submitted in the architectural and civil drawings for review by staff.

It remains our intention to provide a design that will enhance the local environment while blending with the building types already in the hotel. The owners are excited about moving to their new facility and remaining a resident of the City of Chesterfield.

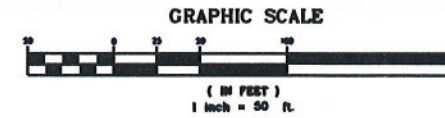
End of Architects Statement.



RECEIVED
 JUN 26 2008
 DEPT. OF PLANNING
 & PUBLIC WORKS

SITE DEVELOPMENT SECTION PLAN FOR LOT 2 OF VALLEY GATES SUBDIVISION

A TRACT OF LAND IN PART OF LOTS 6 AND 7 OF THE JAMES LONG ESTATE,
ACCORDING TO THE PLAT ATTACHED TO DEED RECORDED IN BOOK 445, PAGE 354
OF THE RECORDS OF CITY (FORMER COUNTY) OF ST. LOUIS IN U.S. SURVEY 2031,
TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI.



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARING: MISSOURI STATE PLANE, GRID NORTH)
- GRADING & STORM WATER FOR THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS 456 FEET) AND FLOOD ZONE "B" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 22100004H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOWR DATED APRIL 17, 2000.
- IN AREAS WHERE BOTH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATA AND CHESTERFIELD VALLEY MASTER STORM WATER PLAN DATA APPLY, SUCH AS THIS SITE, THE HIGHER OF THE FEMA DESIGNATED BASE FLOOD ELEVATION OR THE CHESTERFIELD VALLEY MASTER STORM WATER PLAN 100-YEAR HIGH WATER ELEVATION SHALL BE USED. A PORTION OF THE SITE IS LOCATED IN FEMA DESIGNATED FLOOD ZONE AH WITH AN ASSOCIATED ELEVATION OF 456 AND A PORTION OF THIS SITE CONTAINS A CHESTERFIELD VALLEY MASTER PLAN CHANNEL, WITH A DESIGN 100-YEAR HIGH WATER ELEVATION OF 453.1. THEREFORE, THE CONTROLLING REGULATORY WATER SURFACE ELEVATION FOR THIS DEVELOPMENT IS 456. IN ORDER TO COMPLY WITH CHAPTER 14 OF THE CHESTERFIELD CITY CODE, THE LOWEST FLOOR OF ANY STRUCTURE MUST BE BUILT TO AN ELEVATION OF 457 OR HIGHER. A CERTIFICATION OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF THE BUILDING.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES LOCATED. SHOULD ANY CONTACTS BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD ORDINANCE 222B.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- ALL SIGNAGES WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
- PRIOR TO SPECIAL USE PERMIT REISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
- THE ENTRANCE IS TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO STANDARDS.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD TREE MANUAL.
- TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING.
- MAXIMUM HEIGHT OF RETAIL BUILDINGS, EXCLUSIVE OF ROOF SCREEDING SHALL NOT EXCEED TWO (2) STORES. MAXIMUM HEIGHT OF ALL OTHER BUILDINGS, EXCLUSIVE OF ROOF SCREEDING, SHALL NOT EXCEED FORTY-FIVE (45) FEET.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MODOT AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MODOT AND CITY OF CHESTERFIELD STANDARDS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SHOULDER ARE NOT ADEQUATE DISCHARGE POINTS.
- NO PARKING WILL BE PERMITTED ON THE HIGHWAY SHOULD INDICATING SAME SHOULD BE ERASED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.
- AN ELEVATION CERTIFICATE WILL NEED TO BE COMPLETED FOR ANY STRUCTURE LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (SPA) AS DEFINED BY CHAPTER 14, FLOOD DAMAGE PREVENTION, OF THE CITY CODE.
- UPON COMPLETION OF GRADING THE DEVELOPER SHALL APPLY AND OBTAIN A LOWR-1 TO REMOVE THE AREAS WHICH HAVE BEEN PROPERLY ELEVATED OUT OF THE FEMA DESIGNATED AH ZONES. THE ROADWAY WILL BE PRIVATE AND DEDICATED TO THE TRUSTEES OF VALLEY GATES SUBDIVISION.
- SEEBACKS PER ZONING ORDINANCE:
 - BUILDING SEEBACKS:
 - 120 FEET FROM E.O.M. NORTH OUTER FORTY
 - 19 FEET FROM EASTERN BOUNDARY OF THE "PC" DISTRICT
 - 25 FEET FROM WESTERN BOUNDARY OF THE "PC" DISTRICT
 - 200 FEET FROM NORTHERN BOUNDARY OF THE "PC" DISTRICT
 - FAÇADE SEEBACKS:
 - 30 FEET FROM E.O.M. NORTH OUTER FORTY
 - 19 FEET FROM EASTERN BOUNDARY OF THE "PC" DISTRICT
 - 25 FEET FROM WESTERN BOUNDARY OF THE "PC" DISTRICT
 - 170 FEET FROM NORTHERN BOUNDARY OF THE "PC" DISTRICT
 - 10 FEET FROM INTERNAL PROPERTY LINES, EXCEPT SHARED DRIVEWAYS
 - 15 FEET FROM PRINCIPLE INTERNAL STREET
- WATER QUALITY MEASURES WILL BE REQUIRED BY MSD.
- THE INTERNAL ROADWAY AND ASSOCIATED CURB-DE-SAC FOR THIS SITE WILL BE PRIVATE. THE RIGHT OF WAY TO BE GRANTED TO TRUSTEES OF VALLEY GATES SUBDIVISION.
- SITE COVERAGE CALCULATIONS (LOT 2):

BUILDING	14,897.7 S.F.	11.1%	(0.341 ACRES)
OPENSPACE	64,000.1 S.F.	48.1%	(1.472 ACRES)
PAVEMENT	54,283.0 S.F.	40.7%	(1.248 ACRES)
TOTAL	133,243.8 S.F.	100.0%	(3.059 ACRES)

- ## LEGEND
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - FIRE HYDRANT
 - EXISTING LIGHT STANDARD
 - PROPOSED LIGHT STANDARD
 - BUSH
 - SOB
 - NOTES PARKING SPACES
 - OUT WIRE
 - POWER POLE
 - WATER VALVE
 - ODDITIES RECORD INFORMATION
 - HANDICAPPED PARKING

PERTINENT DATA

- | | | |
|------------------|---|---|
| OWNER | = | SUMMIT OUTER FORTY INVESTORS, L.L.C. |
| SITE ADDRESS | = | 1845 NORTH OUTER 40 ROAD |
| ZIP CODE | = | 63005 |
| EXISTING ZONING | = | "PC"-PLANNED COMMERCIAL DISTRICT - ORDINANCE NO. 2273 |
| SITE ACREAGE | = | 3.08 Acres ± |
| FIRE DISTRICT | = | MONARCH FIRE PROTECTION DISTRICT |
| SCHOOL DISTRICT | = | ROCKWOOD R-6 |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DISTRICT |
| WATER SHED | = | MISSOURI RIVER |
| WATER SERVICE | = | MISSOURI-AMERICAN WATER COMPANY |
| GAS SERVICE | = | LACLEDE GAS COMPANY |
| ELECTRIC SERVICE | = | AmerenUE ELECTRIC COMPANY |
| PHONE SERVICE | = | AT&T/SBC |
| LOCATOR NO. | = | 17152-0073 |
| F.I.R.M. MAP | = | 29189C0140H DATED 8/2/95 - LOWR 4/17/2000 |
| WURNBERG'S | = | PG. 21, FF-18 |

ABBREVIATIONS

- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- FCC - FIRE DEPARTMENT CONNECTION
- FL - FLOORING
- FT - FEET
- PHO. - FOUND
- G - GAS
- M.H. - MANHOLE
- M.F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- PG. - PAGE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SO. - SQUARE
- T - TELEPHONE CABLE
- V.C.P. - VENEWED CLAY PIPE
- W - WATER
- (85')W - RIGHT-OF-WAY WIDTH

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANYBODY FROM THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

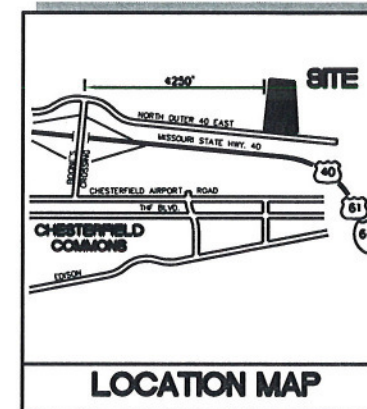
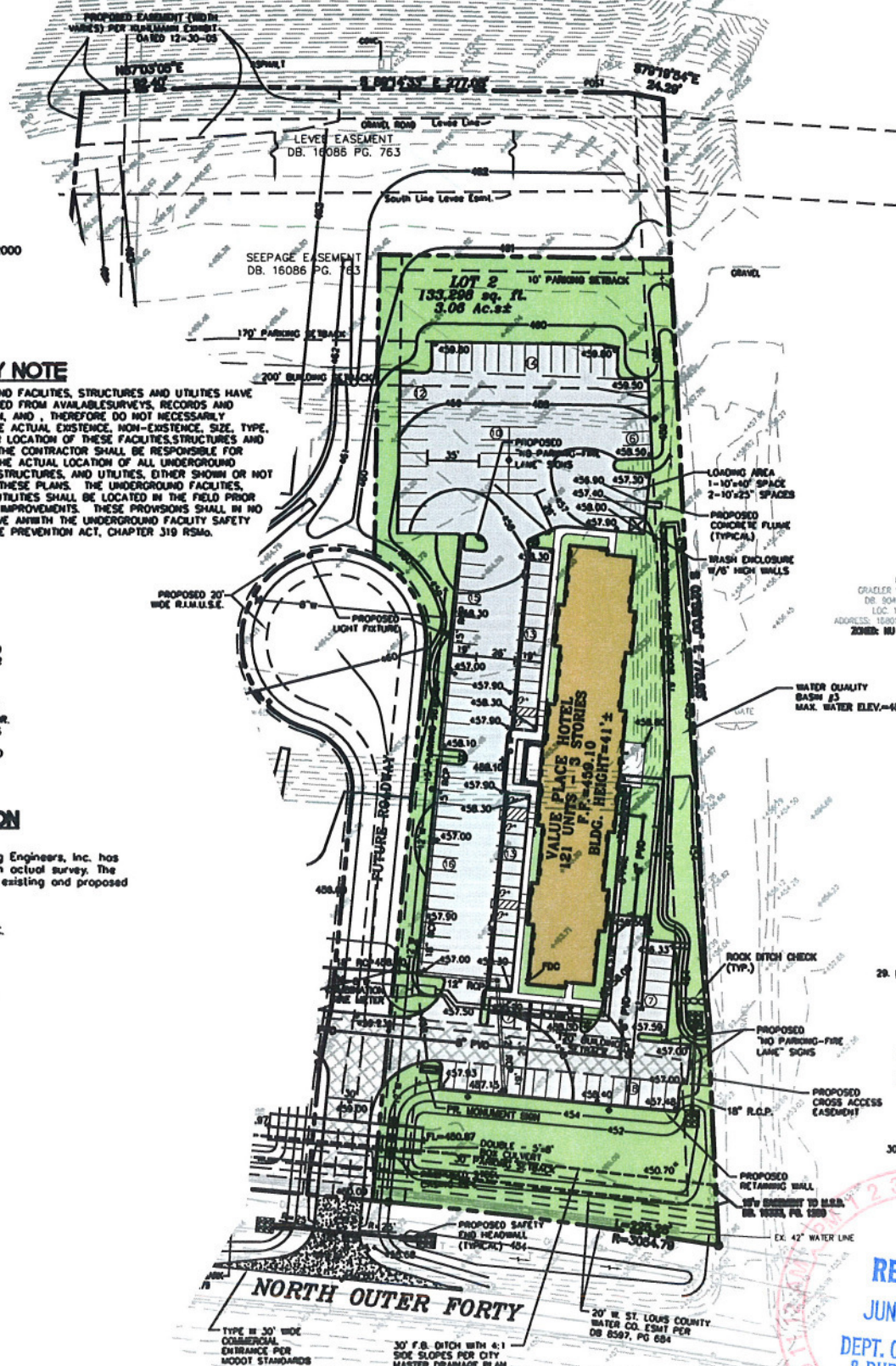
By: Doniel Ehlmann, Missouri P.L.S. No. 2215

OWNER:
SUMMIT OUTER FORTY INVESTORS, L.L.C.
100 S. BRENTWOOD BOULEVARD - SUITE 222
CLAYTON, MISSOURI 63105

PREPARED FOR:
SUMMIT DEVELOPMENT GROUP
100 S. BRENTWOOD BOULEVARD - SUITE 222
CLAYTON, MISSOURI 63105
314.863.9991 FAX 314.863.4407



MoDOT LOCATE (314) 340-4100



INDEX OF DRAWINGS

- C1 SITE PLAN
- C2 ORDINANCES
- C3 ORDINANCES

29. MINIMUM PARKING REQUIREMENTS:
1 SPACE FOR EVERY SLEEPING UNIT, 2 SPACES FOR EVERY 3 EMPLOYEES ON THE IN OPERATION OR STORED ON THE PREMISES.
121 ROOMS X 1 SPACE/ROOM = 121 SPACES
10 EMPLOYEES X 2 SPACES/3 EMPLOYEES = 7 SPACES
TOTAL PARKING REQUIRED = 128 SPACES

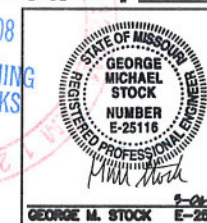
DRAINAGE SPACES PROVIDED:
131 TOTAL SPACES

MINIMUM LOADING REQUIREMENTS:
GROSS FLOOR AREA (sq. ft.) NUMBER OF LOADING SPACES
25,000 - 100,000 10' x 25' MIN. 10' x 40' MIN.
* EACH 10' x 40' LOADING SPACE SHALL HAVE A HEIGHT CLEAR OF OBSTRUCTION OF NOT LESS 14 FT.

30. THE PROPOSED HEIGHT OF THE LIGHT STANDARDS FOR THIS DEVELOPMENT IS TWENTY FOUR (24) FEET INCLUDING A 2.5 FOOT BASE.

- 05-08-08 REVISED PER CITY DATED (4-21-08)
- 04-18-08 REVISED PER CITY AND FIRE DISTRICT COMMENTS (DATED 4-14-08)
- 04-10-08 REVISED PER CITY COMMENTS DATED 4/9/08
- 04-04-08 REVISED PER CITY AND FIRE DISTRICT COMMENTS

M.S.D. P# 28219-00
BASE MAP # 177



VALLEY GATES SUBDIVISION - LOT 2
SITE DEVELOPMENT SECTION PLAN

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

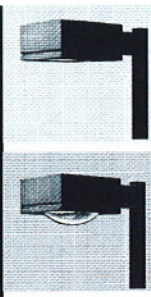
DESCRIPTION
Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility. Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

McGraw-Edison®

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

- A ... Housing**
Formed aluminum housing with stamped reveal has interior welded seams for structural integrity and is finished in premium TIGC polyester powder coat. U.L. listed and CSA certified for wet locations.
- B ... Ballast Tray**
Ballast tray is hard-mounted to housing interior for cooler operation.
- C ... Ballast**
Long-life core and coil ballast. Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TIGC polyester powder coat. Epoxy-mount unit has steel door.
- D ... Reflector**
Spun and stamped aluminum reflector in vertical lamp units, or hydroformed anodized aluminum reflector in horizontal lamp units. Rotatable optics standard.
- E ... Door**
Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TIGC polyester powder coat. Epoxy-mount unit has steel door.
- F ... Lens**
Convex tempered glass lens or flat glass.



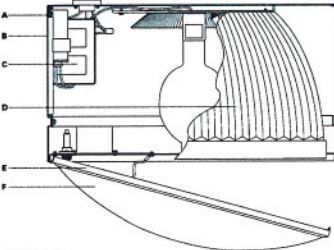
GSS/GSM/GSL GALLERIA SQUARE

70-1000W Metal Halide Pulse Start Metal Halide High Pressure Sodium ARCHITECTURAL AREA LUMINAIRE

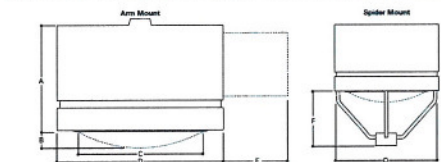
DARK SKY COMPLIANT
in all glass configurations

WATTAGE TABLE

Fixture Size	Wattage
GSS	70W-100W
GSM	70W-100W
GSL	400W-1000W



ARM MOUNT and **SPIDER MOUNT** diagrams showing different installation options.



FIXTURE DIMENSIONS

Fixture	A	B	C	D	E	F
GSS (in)	1.16	1.12	1.16	1.16	2.14	2.14
GSM (in)	2.25	2.25	2.25	2.25	2.25	2.25
GSL (in)	11	11.5	18.14	21.24	41.14	50.14
GSS (mm)	29.3	28.5	29.3	29.3	54.4	54.4
GSM (mm)	57	57	57	57	57	57
GSL (mm)	280	292	461	539	1045	1273

ENERGY DATA
GSS Ballast Input Watts
150W MH HPF (120 Watts)
175W MH HPF (120 Watts)
175W MH HPF (120 Watts)
250W MH HPF (200 Watts)
250W HPS HPF (150 Watts)
400W MH HPF (400 Watts)
400W HPS HPF (400 Watts)
1000W MH HPF (1000 Watts)
1000W HPS HPF (1000 Watts)

EPA Effective Projected Area (Sq. Ft.) (Without Arm)
GSS: 1.2 GSSM: 2.4 GSL: 3.8 (With Arm)

SHIPPING DATA
Approximate Net Weight:
30 lbs. (14 kg.)
79 lbs. (36 kg.)
80 lbs. (36 kg.)

ORDERING INFORMATION

Sample Number: GSS-AM-400-MH-30-20-82-L

Product Family	Lamp	Lamp Type	Mounting Method	Color	Accessories
GSS-Galleria Square Small	70W	Pulse Start Metal Halide (CSH)	Type I Formed	Gray	None
GSM-Galleria Square Medium	150W	Pulse Start Metal Halide (CSH)	Type II Formed	Black	None
GSL-Galleria Square Large	175W	High Pressure Sodium	Type III Segmented	White	None

- 1. Arm not included. See Accessories.
- 2. Arm length varies based on housing size. For GSS, 11-1/2" for GSS and 14" for GSSM.
- 3. Available on GSS housing only.
- 4. Available on GSS housing only.
- 5. Medium beam lamp for GSS housing. Major beam lamp for GSSM and GSSL housing.
- 6. Data available on 70W, 150W, 400W, 1000W and 1000W Pulse Start Metal Halide for vertical mount only.
- 7. Requires reduced ampacity (10-20 amp when used with GSS housing and the glass vented optical system).
- 8. Requires reduced ampacity (10-20 amp when used with GSSM housing).
- 9. Present ampacity available in some voltages and kWh for international markets. Consult factory for availability and ordering information.
- 10. Max. Tie-In Watts: 1000W (2000VA) rated 277V. Tie-In Watts: 1000W (1000VA) rated 240V.
- 11. In accordance with IEEE 1888-2005, 1888-2005 and IEEE 1888-2005, 1888-2005.
- 12. Medium beam fixture only.
- 13. Maximum vertical or horizontal optical distribution is 400W. 400W Metal Halide lamp must use reduced ampacity (10-20 amp). Not available in GSS housing.
- 14. Maximum reduced ampacity lamp, not available in GSS housing.
- 15. Not applicable to this luminaire.
- 16. 1000W GSS with flat glass requires 87.5W ampacity not available in GSS, GSSM, or GSSL distribution.
- 17. Other beam angles available, including a full list of beam angles, color methods. Consult your Cooper Lighting Representative.
- 18. Add ballast in the same circuit.
- 19. House size stated available on 27, 30, 35, 40, 45 distribution only, and all vertically lamp distribution when combined with sag chain.
- 20. Arm mount only. 400W Maximum.
- 21. Order accessories, replace 30 units color bulb.
- 22. Available on GSS and GSSL housing only.
- 23. Compatible with sag chain vented optical system.

Specifications and Dimensions subject to change without notice. McGraw-Edison • Customer First Center • 1121 Highway 74 South • Peachtree City, GA 30268 • TEL 770.486.4000 • FAX 770.486.4001

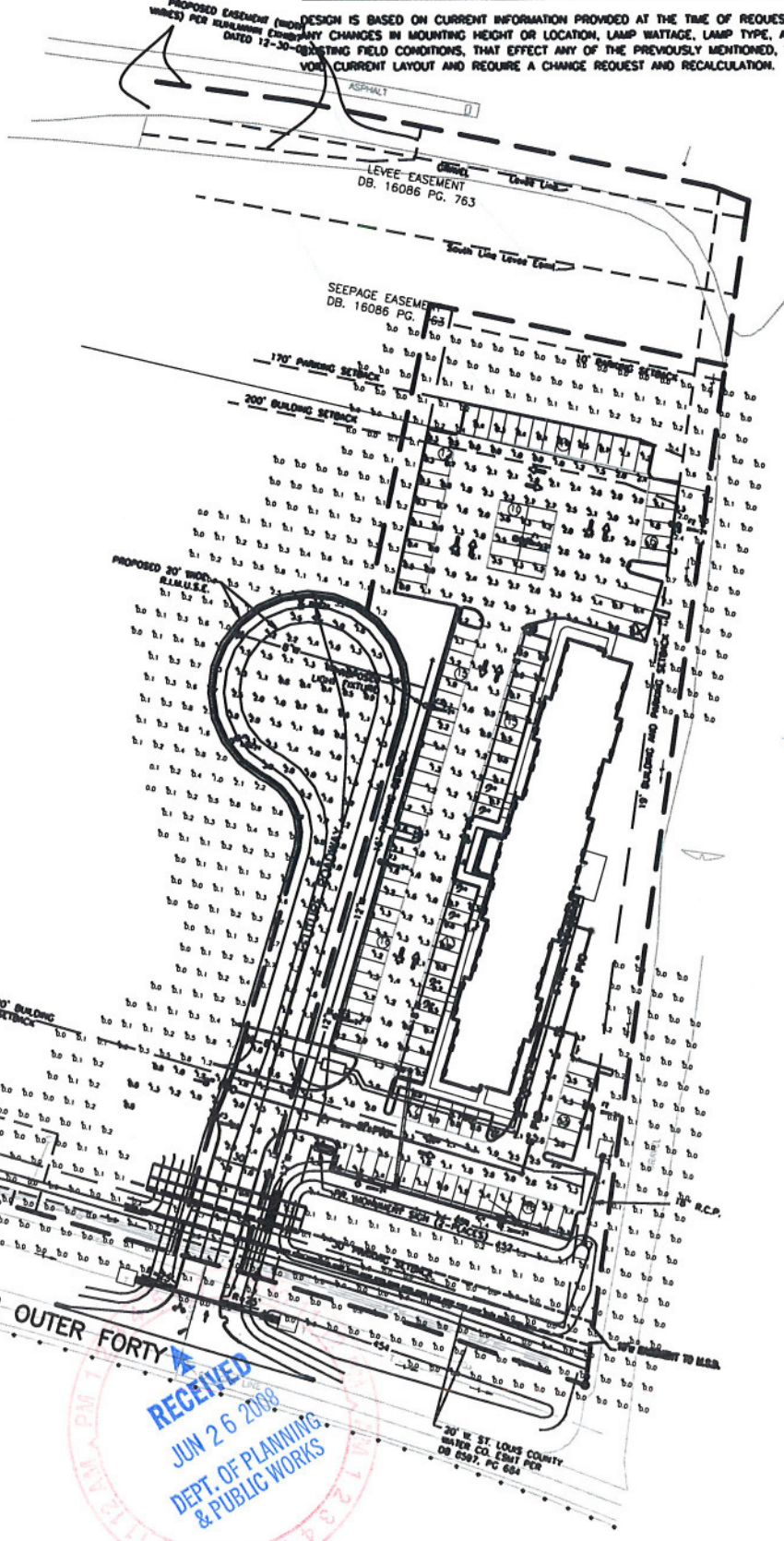
FIXTURES MOUNTED @ 24' INCLUDING 2.5' BASE

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
F1	1	F1	BACK-TO-BACK	33000	0.850	GSS-AM-400-MH-MF-AS-FC TWIN
F2	4	F2	SINGLE	33100	0.850	GSS-AM-400-MH-MF-SS-FC
F3	4	F3	SINGLE	38000	0.850	GSS-AM-400-MH-MF-AS-FC SINGLE
F4	2	F4	SINGLE	33100	0.850	GSS-AM-400-MH-MF-SS-FC

Numeric Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Luminescence	Fc	1.70	4.8	0.3	5.67	16.00
FUTURE ROADWAY	Luminescence	Fc	1.45	3.9	0.4	3.63	9.75
SPILL LIGHT	Luminescence	Fc	0.16	4.1	0.0	N/A	N/A



DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

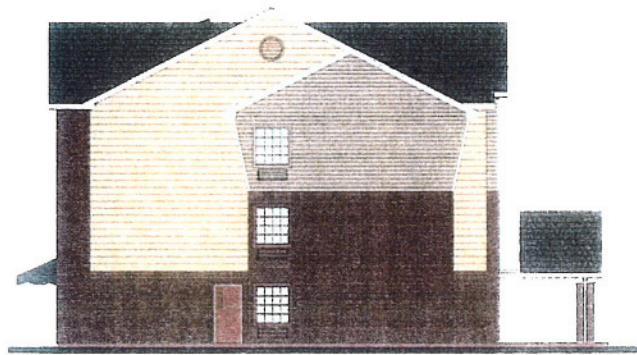
ALL LIGHTS IN THIS DEVELOPMENT WILL HAVE FLAT LENS.

LIGHTING PLAN
VALUE PLACE HOTEL
CHESTERFIELD, MO

Scale: 1"=50'
(STOCK JOB NO. 208-4245)

PREPARED BY: LIGHTING ASSOCIATES
MR. ROB MILEHAM
APRIL 8, 2008
APRIL 14, 2008 (Revised)

RECEIVED
JUN 26 2008
DEPT. OF PLANNING & PUBLIC WORKS



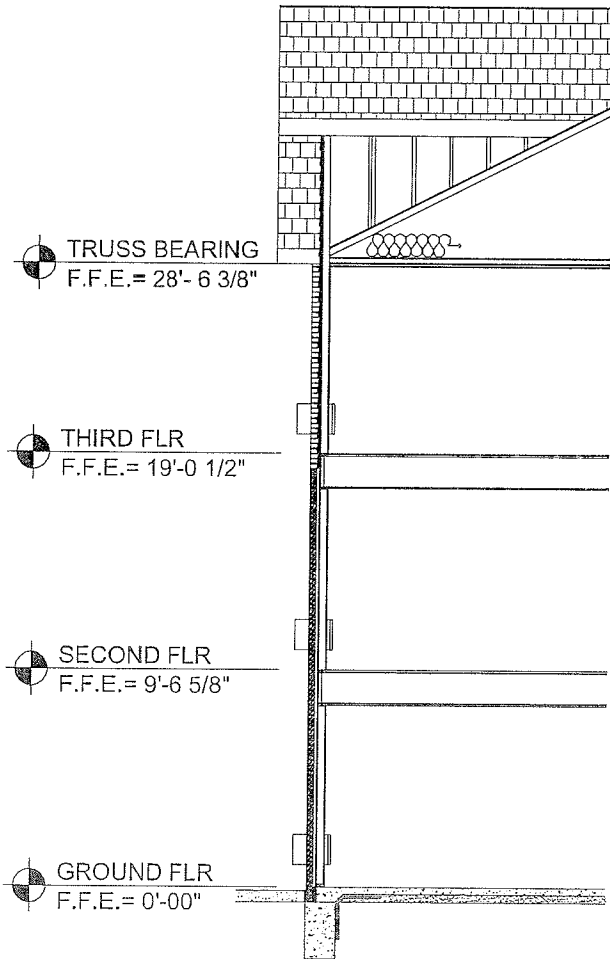
VALUE PLACE HOTEL

CHESTERFIELD, MO

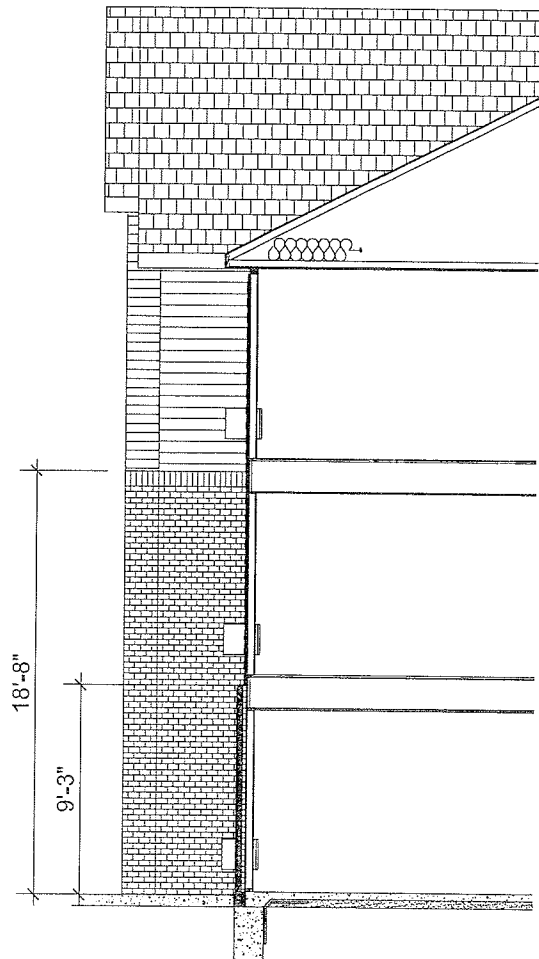


HOWARD-STUMER
architecture

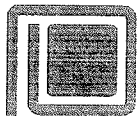
JUNE 10, 2008



1 WALL SECTION
1/8" = 1'-0"



2 WALL SECTION
1/8" = 1'-0"



HOWARD + HELMER
architecture

www.howardandhelmer.com | kansas city + wichita

VALUE PLACE HOTEL
Chesterfield, MO
06/18/08

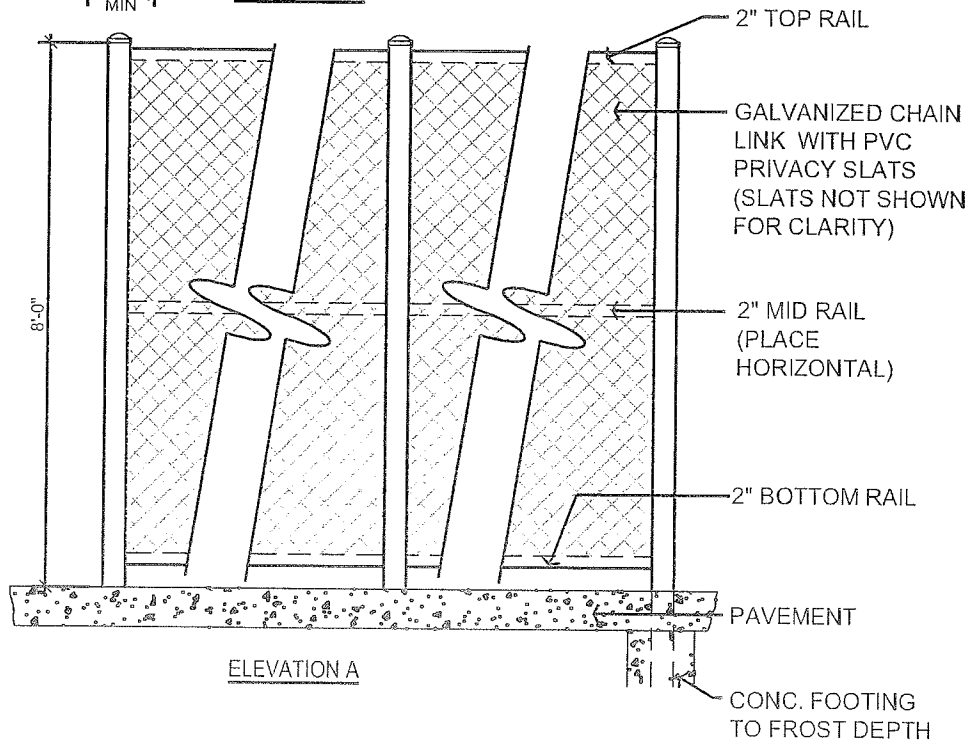
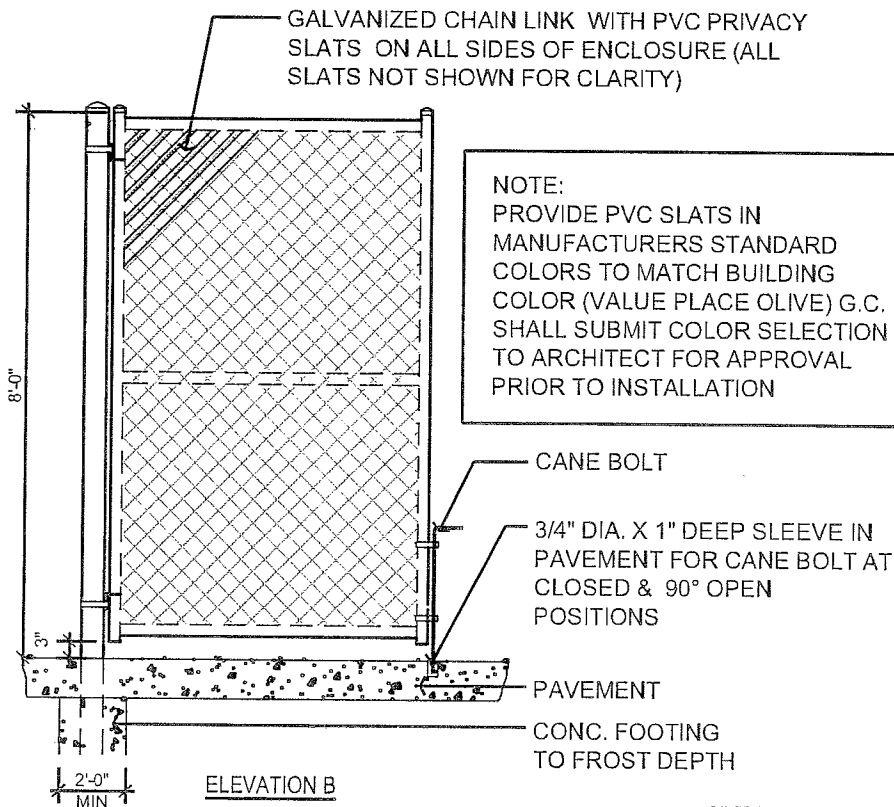
7400 west 110th suite 650 overland park, ks
66210 913 451 0015

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Wall Sections





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 architecture

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VALUE PLACE HOTEL

Chesterfield, MO

06/18/08

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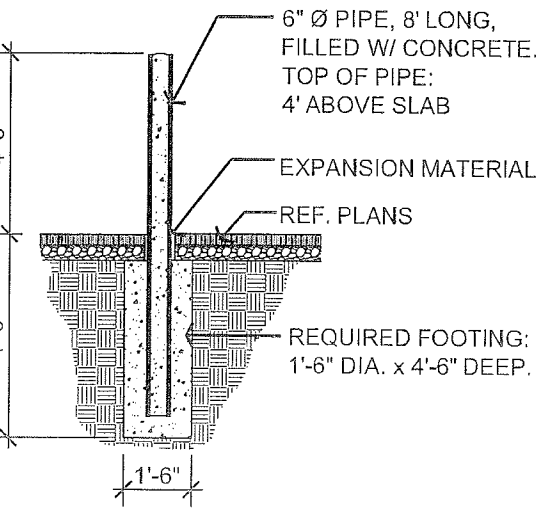
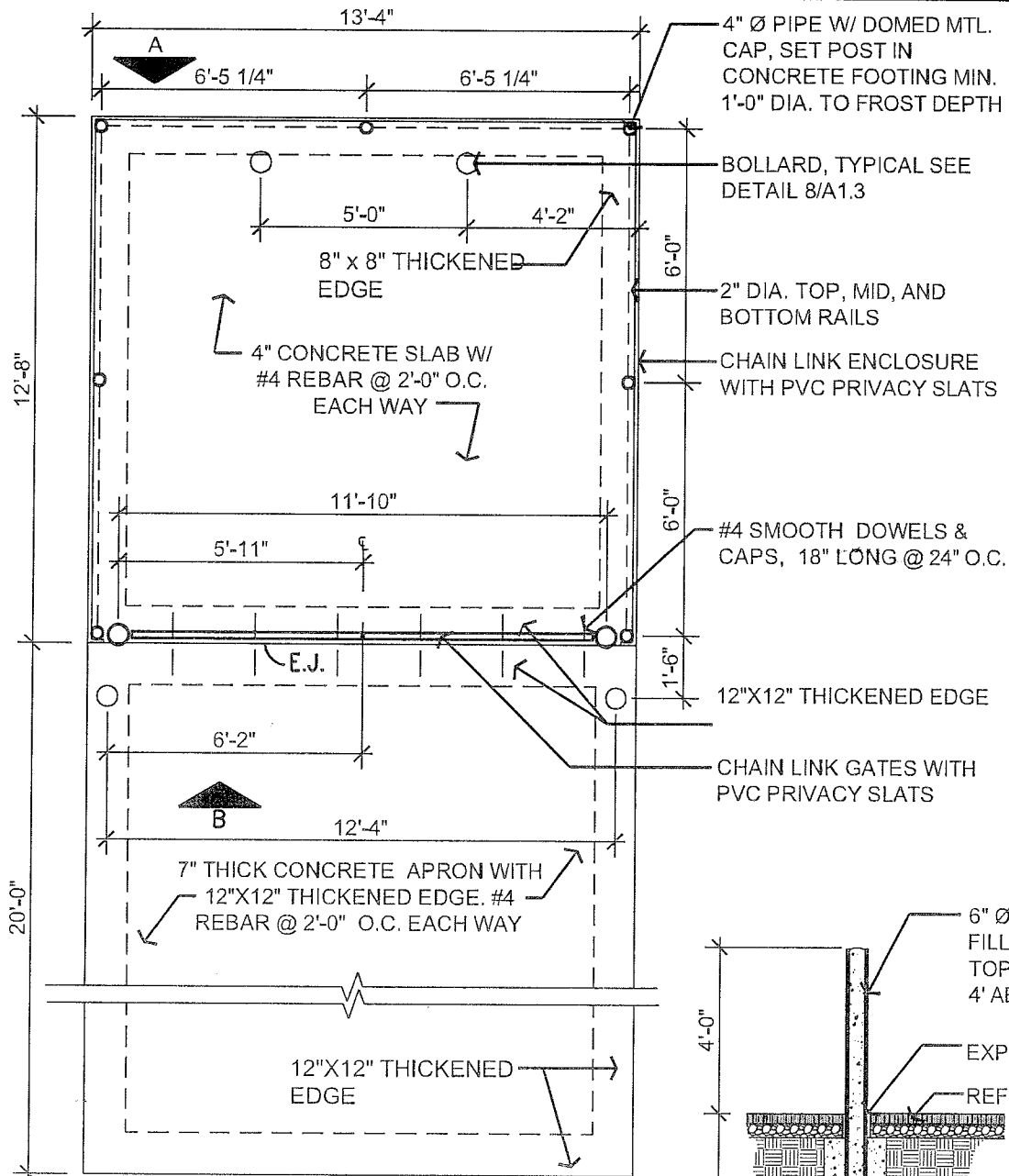


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Dumpster Details





1 DUMPSTER ENCLOSURE
1/4" = 1'-0"

2 TYPICAL BOLLARD
1/4" = 1'-0"

CONSULTANT HELP NOTE:
 1. VERIFY DUMPSTER SIZE AND QUANTITY OF DUMPSTERS REQUIRED BY CITY FOR EACH SITE.
 2. VERIFY HEIGHTS AND TYPE OF ENCLOSURE REQUIRED BY CITY.
 3. REVISE ALL DIMENSIONS OF ENCLOSURE AND COMPONENTS AS REQUIRED TO MEET CITIES MINIMUM REQUIREMENTS.



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Chesterfield, MO
06/18/08

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66210 913 451 0915

sheet



Dumpster Details