



VILC

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August 20, 2008

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

The Planning Commission agenda for **August 25, 2008** will include the following item for your consideration:

RE: Valley Gates Subdivision 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.

Planning Commission:

Stock & Associates, on behalf of Summit Outer 40 Investors, LLC. has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this petition and submits the following report.

BACKGROUND

1. On February 7, 2005, the City of Chesterfield approved Ordinance 2154 a request for a change of zoning from an "NU" Non Urban District to a "PC" Planned Commercial District for a 7.698 acre tract of land.
2. On June 18, 2007, the City of Chesterfield approved Ordinance 2377 which repealed City of Chesterfield Ordinance 2154 to allow for an increase in building height, a change to the parking and structure setbacks, and an increase in the number of buildings for a 7.698 acre tract of land.

SUBMITTAL INFORMATION

1. The request is for a three (3) story hotel, consisting of 14,851 square feet.
2. The exterior building materials will be comprised of brick and hardie plank siding. The roof is proposed to be made of composition shingle.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on July 17, 2008. The ARB voted by a count of 4 – 2 that the project be forwarded for approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with the following recommendations:

1. Percentage of masonry used needs to be consistent with other surrounding developments of similar use.
2. Multiple masonry materials and/or colors need to be introduced to provide more interest.
3. More architectural design for the entrance canopy and area above the canopy.
4. Trash enclosure material to match masonry of building.
5. Warmer colors to be used for siding material.

Please note that both “nays” were in opposition to the project in general, not the motion made. The project was thought to not be up to the quality of the area in which it is being built.

Through staff review and comments, the petitioner has addressed the Architectural Review Board recommendations.

DEPARTMENTAL INPUT

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

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



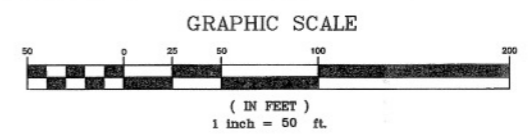
Mara M. Perry, AICP
Senior Planner

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

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

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

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
3. 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 "X" SHADED (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. 29189C0140H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
4. 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 AND CHESTERFIELD VALLEY MASTER PLAN CHANNEL WITH A DESIGN 100-YEAR HIGH WATER ELEVATION OF 455.1. 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.
5. 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 FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
6. 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.
7. FOR CLARITY, STREET LIGHTS WERE NOT SHOWN ON THIS PLAN. STREET LIGHTS SHALL BE PROVIDED AS REQUIRED PER THE CITY OF CHESTERFIELD ORDINANCE 222B.
8. 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.
9. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
10. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
11. NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
12. ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
13. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
14. THE ENTRANCE IS TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO STANDARDS.
15. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD TREE MANUAL.
16. TEMPORARY OFF-SITE GRADING EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING.
17. MAXIMUM HEIGHT OF RETAIL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED TWO (2) STORIES. MAXIMUM HEIGHT OF ALL OTHER BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FORTY-FIVE (45) FEET.
18. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MO DOT AND THE CITY OF CHESTERFIELD STANDARDS.
19. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MO DOT AND CITY OF CHESTERFIELD STANDARDS.
20. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
21. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
22. NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SIGNS INDICATING SAME SHOULD BE ERECTED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.
23. 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.
24. UPON COMPLETION OF GRADING THE DEVELOPER SHALL APPLY AND OBTAIN A LOMR-F 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.
25. SETBACKS PER ZONING ORDINANCE:
 - a) 120 FEET FROM R.O.W. NORTH OUTER FORTY
 - b) 19 FEET FROM EASTERN BOUNDARY OF THE "PC" DISTRICT
 - c) 25 FEET FROM WESTERN BOUNDARY OF THE "PC" DISTRICT
 - d) 200 FEET FROM NORTHERN BOUNDARY OF THE "PC" DISTRICT
26. PARKING SETBACKS:
 - a) 30 FEET FROM R.O.W. NORTH OUTER FORTY
 - b) 19 FEET FROM EASTERN BOUNDARY OF THE "PC" DISTRICT
 - c) 25 FEET FROM WESTERN BOUNDARY OF THE "PC" DISTRICT
 - d) 170 FEET FROM NORTHERN BOUNDARY OF THE "PC" DISTRICT
 - e) 10 FEET FROM INTERNAL PROPERTY LINES, EXCEPT SHARED DRIVEWAYS
 - f) 15 FEET FROM PRINCIPLE INTERNAL STREET
27. WATER QUALITY MEASURES WILL BE REQUIRED BY MSD.
28. THE INTERNAL ROADWAY AND ASSOCIATED CUL-DE-SAC FOR THIS SITE WILL BE PRIVATE. THE RIGHT OF WAY TO BE GRANTED TO TRUSTEES OF VALLEY GATES SUBDIVISION.
29. SITE COVERAGE CALCULATIONS (LOT 2):

BUILDING	14,851.7 S.F.	11.1%	(0.341 ACRES)
OPENSACE	64,099.1 S.F.	48.1%	(1.472 ACRES)
PAVEMENT	54,293.0 S.F.	40.7%	(1.246 ACRES)
TOTAL	133,243.8 S.F.	100.0%	(3.059 ACRES)

LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
PROPOSED SANITARY SEWER	== 8" SS ==
PROPOSED STORM SEWER	==
EXISTING TREE	(Symbol)
EXISTING BUILDING	(Symbol)
EXISTING CONTOUR	(Symbol)
SPOT ELEVATION	(Symbol)
EXISTING UTILITIES	(Symbol)
FOUND 1/2" IRON PIPE	(Symbol)
SET IRON PIPE	(Symbol)
FOUND CROSS	(Symbol)
FOUND STONE	(Symbol)
FIRE HYDRANT	(Symbol)
EXISTING LIGHT STANDARD	(Symbol)
PROPOSED LIGHT STANDARD	(Symbol)
BUSH	(Symbol)
SIGN	(Symbol)
NOTES PARKING SPACES	(Symbol)
GUY WIRE	(Symbol)
POWER POLE	(Symbol)
WATER VALVE	(Symbol)
DENOTES RECORD INFORMATION	(Symbol)
HANDICAPPED PARKING	(Symbol)

PERTINENT DATA

OWNER	=	SUMMIT OUTER FORTY INVESTORS, LLC
SITE ADDRESS	=	16845 NORTH OUTER 40 ROAD
ZIP CODE	=	63005
EXISTING ZONING	=	"PC"-PLANNED COMMERCIAL DISTRICT - ORDINANCE NO. 2273
SITE ACREAGE	=	3.06 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	=	American ELECTRIC COMPANY
PHONE SERVICE	=	AT&T/SBC
LOCATOR NO.	=	17152-0073
F.I.R.M. MAP	=	29189C0140H DATED 8/2/95 - LOMR 4/17/2000
WUNNENBERG'S	=	PG. 21, FF-18

GEOTECHNICAL STATEMENT

CONTRACTOR SHALL READ THE GEOTECHNICAL INVESTIGATION "SUBSURFACE EXPLORATION VALLEY GATES - CHESTERFIELD, MISSOURI" AS PREPARED BY GEOTECHNOLOGY INC. AND DATED APRIL 28, 2008. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THIS REPORT.

Name _____
Date _____

ABBREVIATIONS

C.O.	-	CLEANOUT
DB.	-	DEED BOOK
E.	-	ELECTRIC
FD.	-	FIRE DEPARTMENT CONNECTION
FL.	-	FLOWLINE
FT.	-	FEET
FND.	-	FOUND
G.	-	GAS
M.H.	-	MANHOLE
N/F.	-	NOW OR FORMERLY
PB.	-	PLAT BOOK
PG.	-	PAGE
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
SQ.	-	SQUARE
T.	-	TELEPHONE CABLE
V.C.P.	-	VETRIFIED CLAY PIPE
W.	-	WATER
(86"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 AN WITH 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

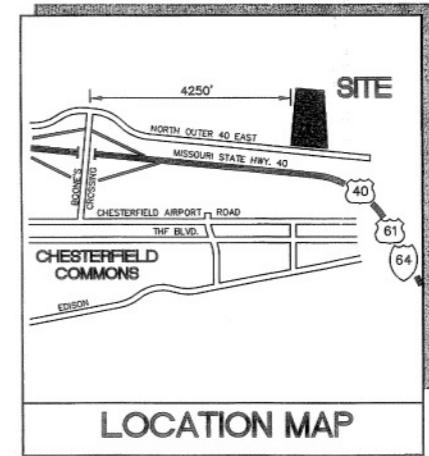
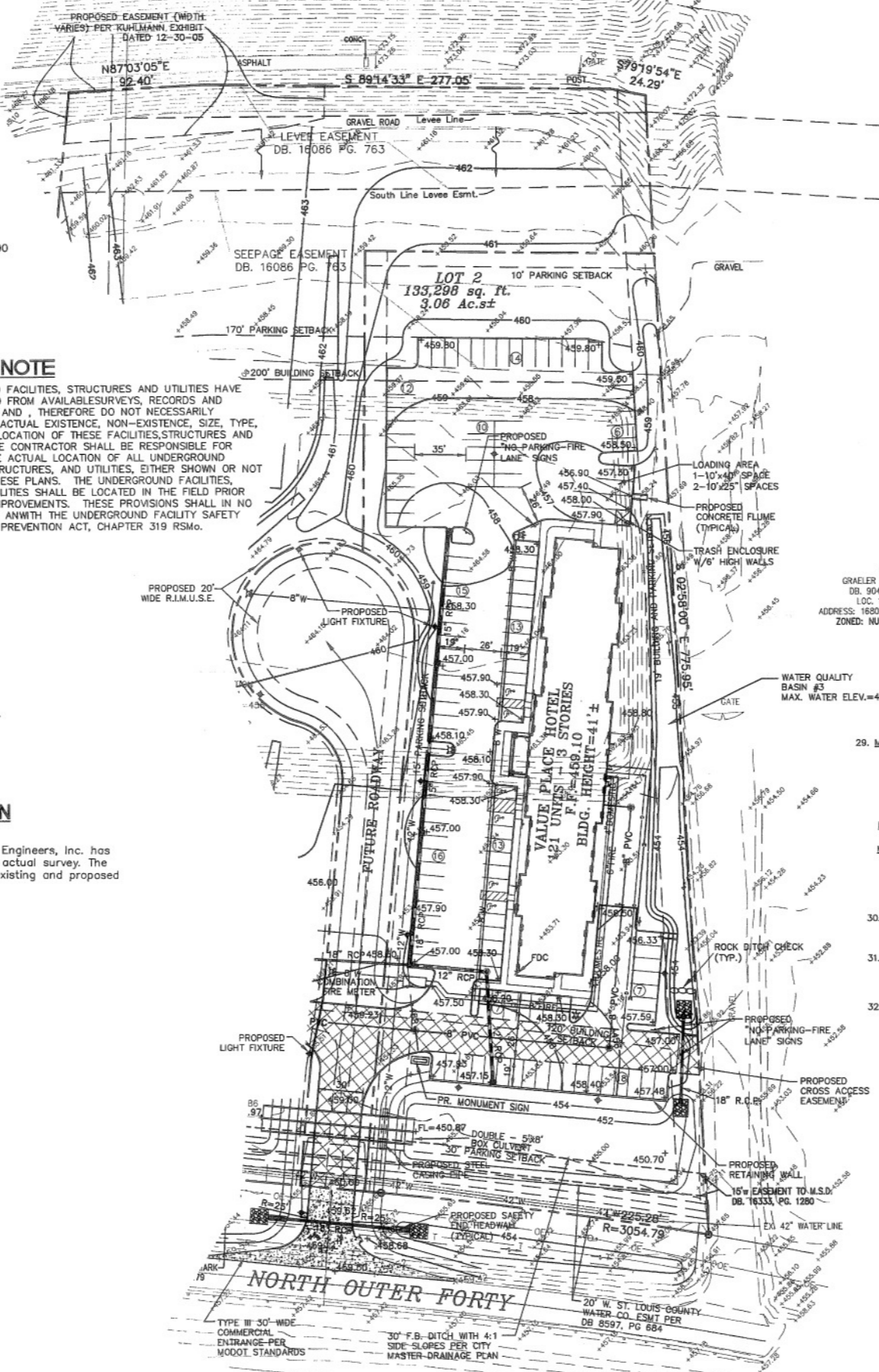
This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

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

By: Daniel 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



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 ON THE MAXIMUM SHIFT, PLUS 1 SPACE FOR EVERY VEHICLE CUSTOMARILY USED ON 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

PARKING SPACES PROVIDED:
131 TOTAL SPACES
MINIMUM LOADING REQUIREMENTS:
GROSS FLOOR AREA (sq. ft.) NUMBER OF LOADING SPACES
10' x 25' MIN. 10' x 40' MIN.*
25,000 - 100,000 2 1
* 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.

31. THE GEOTECHNICAL ENGINEER SHALL PROVIDE A RECOMMENDATION FOR INSTALLATION OF REVERSE FILTERS WHERE THE BOTTOM OF THE DRAINAGE SCALES IS BELOW AN ELEVATION OF 455. THESE DESIGNS WILL BE INCLUDED ON THE SITE IMPROVEMENT PLANS.

32. THE GEOTECHNICAL ENGINEER SHALL PROVIDE A RECOMMENDATION FOR INSTALLATION OF AN UNDERDRAIN SYSTEM TO PROTECT THE PAVED AREAS WHERE REQUIRED. THESE DESIGNS WILL BE INCLUDED ON THE SITE IMPROVEMENT PLANS.

M.S.D. P# 28219-00
BASE MAP # 17T



05-30-08 REVISED PER CITY DATED (5-23-08)
05-06-08 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

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
E.J.B.	3/7/08	T.B.E.	3/7/08	208-4245	1 of 3

McGraw-Edison

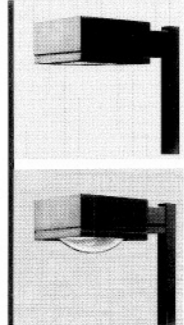
DESCRIPTION
Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

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

Category #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

- A ... 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.
- B ... Ballast Tray**
Ballast tray is hard-mounted to housing interior for cooler operation.
- C ... Ballast**
Long-life core and coil ballast.
- 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 TGIC polyester powder coat. (Spigot mount unit has steel door.)
- F ... Lens**
Convex tempered glass lens or flat glass.

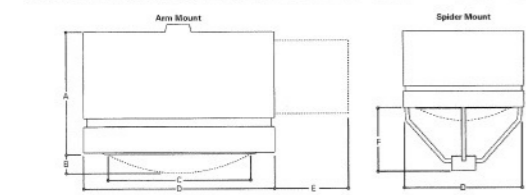


DARK SKY COMPLIANT
FCO
in all flat glass configurations.

WATTAGE TABLE

Fixture Size	Wattage
GSM	75W-175W
GSM	175W-1000W
GSL	400W-1000W

DIMENSIONS



FEATURES

Fixture Size	A	B	C	D	E	F
GSM (in)	9.14	1.12	12.78	18.18	6.49	5.14
GSM (mm)	230	28	327	462	165	131
GSM (in)	1.1	3.12	78.14	71.24	16.49	13.11
GSL (in)	2.79	89	450	552	152	131
GSL (mm)	70.9	2263	11430	14076	3854	3328

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

ENERGY DATA
CWA Ballast Input Watts
100W MH HPF (210 Watts)
175W MH HPF (210 Watts)
175W MH HPF (210 Watts)
250W MH HPF (235 Watts)
250W HPS HPF (300 Watts)
400W MH HPF (485 Watts)
400W HPS HPF (485 Watts)
1000W MH HPF (1380 Watts)
1000W HPS HPF (1100 Watts)
EPA
Effective Projected Area (Sq. Ft.)
(Without Arm)
GSM: 1.2 GSM: 2.4 GSL: 3.0
(With Arm)
GSM: 1.7 GSM: 3.02 GSL: 4.50
(Spigot Mount)
GSM: 1.04 GSM: 2.22 GSL: 3.7
SHIPPING DATA
Approximate Net Weight
36 lbs. (16 kg.)
79 lbs. (36 kg.)
88 lbs. (40 kg.)

ORDERING INFORMATION

Sample Number: GSM AM-400 MH-MT-3V-GS-BK-L

Product Family	Lamp	Lamp Type	Distribution	Color	Accessories
GSM: Galleria Square Small	100-1000W	MH: Metal Halide	1F: Type I Formed*	AK: Gray	DA1000X: 1" Arm for Square Pole, 3.0 EPA
GSM: Galleria Square Medium	150-1500W	MH: Metal Halide	2F: Type II Formed*	BK: Black	DA1000X: 1" Arm for Square Pole, 3.0 EPA
GSL: Galleria Square Large	175-1750W	MH: Metal Halide	3F: Type III Formed*	WH: White	DA1000X: 1" Arm for Square Pole, 3.0 EPA
	250-2500W	MH: Metal Halide	3S: Type III Segmented*	GM: Graphite Metallic	DA1000X: 1" Arm for Square Pole, 3.0 EPA
	320-3200W	MH: Metal Halide	4S: Type IV Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
AM: Arm Mount*	350-3500W	MH: Metal Halide	5S: Type V Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
AS: Arm Included for Pole Mount	400-4000W	MH: Metal Halide	6S: Type VI Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
AS: Arm Included for Pole Mount	450-4500W	MH: Metal Halide	7S: Type VII Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
AS: Arm Included for Pole Mount	500-5000W	MH: Metal Halide	8S: Type VIII Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
SM1: Spigot Mount (2" SPD CID)	750-7500W	MH: Metal Halide	9S: Type IX Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
SM2: Spigot Mount (2" SPD CID)	1000-10000W	MH: Metal Halide	10S: Type X Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA
SM3: Spigot Mount (2" SPD CID)		MH: Metal Halide	11S: Type XI Segmented*		DA1000X: 1" Arm for Square Pole, 3.0 EPA

Options
F: Single Fuse (120, 277 or 347V)
FF: Double Fuse (208, 240 or 480V)
EM: Quartz Double or Delay (Hot Restart Only)
Q: Quartz Reactor (Hot Restart Only)
R: NEMA Teletack Photometric Package
HS: Heavy Duty Design
EHS: External Adjustable Mount Side Shield
VS: Vertical Swivel
L: Lamp Included

Notes:
1. Arm not included. See Accessories.
2. Arm length varies based on mounting size: 1" for GSM, 1.1-1.2" for GSM and 1.2" for GSL.
3. Available on GSM housing only.
4. Available on GSL housing only.
5. Medium base lamp for GSM housing. Metal base lamp for GSM and GSL housing.
6. Only available on 250, 350, 450, 455, and 1500W Pulse Start Metal Halide for vertical mount only.
7. Requires reduced envelope E-20 lamp when used with GSM housing and flat glass lens (standard lamp).
8. Requires reduced envelope E-20 lamp when used with GSM housing.
9. Product also available in non-US wattages and 50Hz for international markets. Consult factory for availability and ordering information.
10. Mounting height is 1000W/2500W/3500W/4500W/5500W/6500W/7500W/8500W/9500W/10500W.
11. 5-lamp fixture is 1000W/2500W/3500W/4500W/5500W. Other available at 400-1000W.
12. Medium housing fixture only.
13. Maximum wattage on suggested optical distribution is 400W. 400W Metal Halide lamp must use reduced envelope E-20 lamp. Not available in GSM housing.
14. Mount lens reduced envelope lamp, not available in GSM housing.
15. HPF optics not available with flat glass.
16. 1000W GSL with flat glass requires E-20 lamp and is not available in AS, RR, SL or SV distributions.
17. Other finish colors available, including a full line of RAL color matches. Consult our Coating Lighting Representative.
18. Add as suffix in the order sheet.
19. House side shield available on 2", 3", 4", 5", 6", 8", 10", 12", 15", 18", 24", 30", 36", 48", 60", 72", 84", 96", 108", 120", 144", 168", 192", 216", 240", 264", 288", 312", 336", 360", 384", 408", 432", 456", 480", 504", 528", 552", 576", 600", 624", 648", 672", 696", 720", 744", 768", 792", 816", 840", 864", 888", 912", 936", 960", 984", 1008", 1032", 1056", 1080, 1104, 1128, 1152, 1176, 1200, 1224, 1248, 1272, 1296, 1320, 1344, 1368, 1392, 1416, 1440, 1464, 1488, 1512, 1536, 1560, 1584, 1608, 1632, 1656, 1680, 1704, 1728, 1752, 1776, 1800, 1824, 1848, 1872, 1896, 1920, 1944, 1968, 1992, 2016, 2040, 2064, 2088, 2112, 2136, 2160, 2184, 2208, 2232, 2256, 2280, 2304, 2328, 2352, 2376, 2400, 2424, 2448, 2472, 2496, 2520, 2544, 2568, 2592, 2616, 2640, 2664, 2688, 2712, 2736, 2760, 2784, 2808, 2832, 2856, 2880, 2904, 2928, 2952, 2976, 3000, 3024, 3048, 3072, 3096, 3120, 3144, 3168, 3192, 3216, 3240, 3264, 3288, 3312, 3336, 3360, 3384, 3408, 3432, 3456, 3480, 3504, 3528, 3552, 3576, 3600, 3624, 3648, 3672, 3696, 3720, 3744, 3768, 3792, 3816, 3840, 3864, 3888, 3912, 3936, 3960, 3984, 4008, 4032, 4056, 4080, 4104, 4128, 4152, 4176, 4200, 4224, 4248, 4272, 4296, 4320, 4344, 4368, 4392, 4416, 4440, 4464, 4488, 4512, 4536, 4560, 4584, 4608, 4632, 4656, 4680, 4704, 4728, 4752, 4776, 4800, 4824, 4848, 4872, 4896, 4920, 4944, 4968, 4992, 5016, 5040, 5064, 5088, 5112, 5136, 5160, 5184, 5208, 5232, 5256, 5280, 5304, 5328, 5352, 5376, 5400, 5424, 5448, 5472, 5496, 5520, 5544, 5568, 5592, 5616, 5640, 5664, 5688, 5712, 5736, 5760, 5784, 5808, 5832, 5856, 5880, 5904, 5928, 5952, 5976, 6000, 6024, 6048, 6072, 6096, 6120, 6144, 6168, 6192, 6216, 6240, 6264, 6288, 6312, 6336, 6360, 6384, 6408, 6432, 6456, 6480, 6504, 6528, 6552, 6576, 6600, 6624, 6648, 6672, 6696, 6720, 6744, 6768, 6792, 6816, 6840, 6864, 6888, 6912, 6936, 6960, 6984, 7008, 7032, 7056, 7080, 7104, 7128, 7152, 7176, 7200, 7224, 7248, 7272, 7296, 7320, 7344, 7368, 7392, 7416, 7440, 7464, 7488, 7512, 7536, 7560, 7584, 7608, 7632, 7656, 7680, 7704, 7728, 7752, 7776, 7800, 7824, 7848, 7872, 7896, 7920, 7944, 7968, 7992, 8016, 8040, 8064, 8088, 8112, 8136, 8160, 8184, 8208, 8232, 8256, 8280, 8304, 8328, 8352, 8376, 8400, 8424, 8448, 8472, 8496, 8520, 8544, 8568, 8592, 8616, 8640, 8664, 8688, 8712, 8736, 8760, 8784, 8808, 8832, 8856, 8880, 8904, 8928, 8952, 8976, 9000, 9024, 9048, 9072, 9096, 9120, 9144, 9168, 9192, 9216, 9240, 9264, 9288, 9312, 9336, 9360, 9384, 9408, 9432, 9456, 9480, 9504, 9528, 9552, 9576, 9600, 9624, 9648, 9672, 9696, 9720, 9744, 9768, 9792, 9816, 9840, 9864, 9888, 9912, 9936, 9960, 9984, 10000.
20. Order separately, replace XX with color suffix.
21. Available on GSM and GSL housings only.
22. Compatible with engine control systems only.

ADH06559
12/07/2007 8:41:47 AM
www.coperlighting.com
Specifications and Dimensions subject to change without notice.
McGraw-Edison • Customer First Center • 1121 Highway 74 South • Peachtree City, GA 30269 • TEL: 770.486.4800 • FAX: 770.486.4801

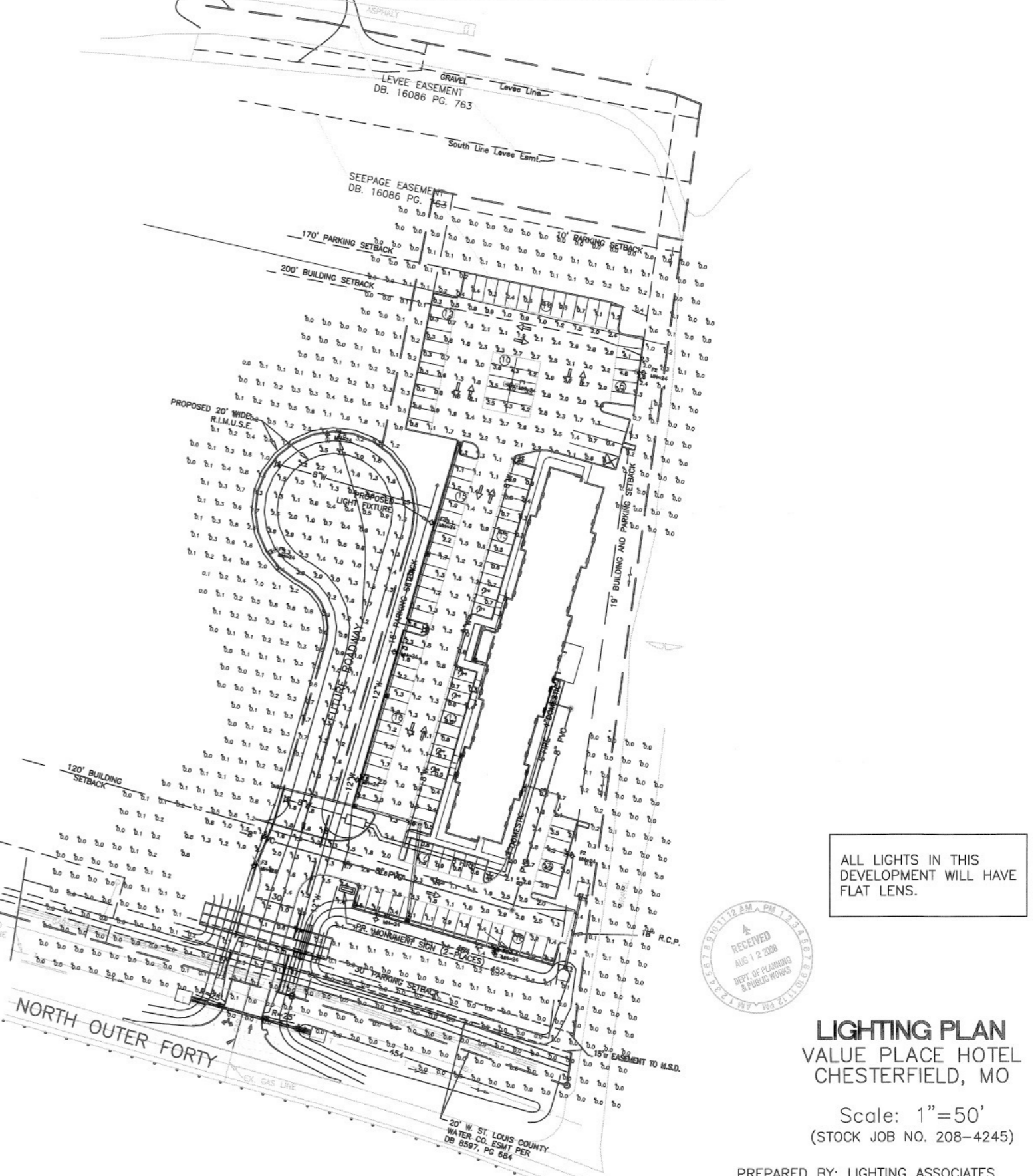
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
+	1	F1	BACK-BACK	36000	0.650	GSM-AM-400-MH-MT-AS-FG TWIN
+	4	F2	SINGLE	33100	0.650	GSM-AM-400-MH-MT-SL-FG
+	4	F3	SINGLE	36000	0.650	GSM-AM-400-MH-MT-AS-FG SINGLE
+	2	F4	SINGLE	33100	0.650	GSM-AM-400-MH-MT-3S-FG

Numeric Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	illumiance	Fc	1.70	4.8	0.3	5.67	16.00
FUTURE ROADWAY	illumiance	Fc	1.45	3.9	0.4	3.63	9.75
SPILL LIGHT	illumiance	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

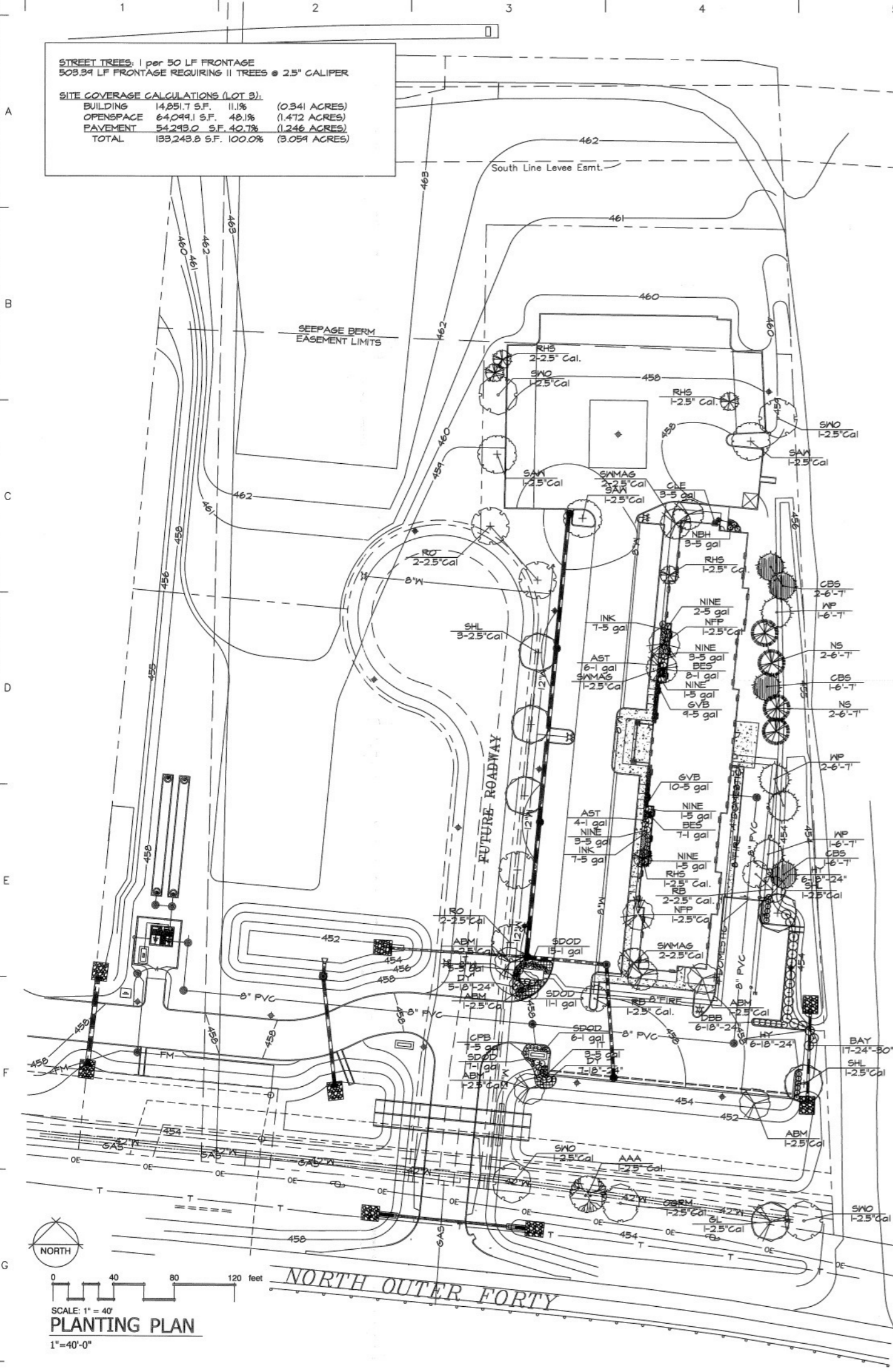
Scale: 1"=50'
(STOCK JOB NO. 208-4245)

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

STREET TREES: 1 per 50 LF FRONTAGE
503.94 LF FRONTAGE REQUIRING 11 TREES @ 2 1/2" CALIFER

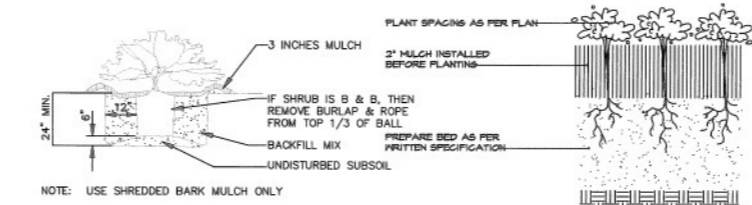
SITE COVERAGE CALCULATIONS (LOT 9):

BUILDING	14,851.7 S.F.	11.1%	(0.94 ACRES)
OPENSOURCE	64,044.1 S.F.	48.1%	(1.472 ACRES)
PAVEMENT	54,243.0 S.F.	40.7%	(1.246 ACRES)
TOTAL	133,138.8 S.F.	100.0%	(3.054 ACRES)

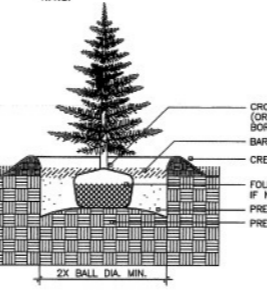


NOTES:

- 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. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- 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-RI-TE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- 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. Edge all beds with spade-cut edge unless otherwise noted.
- 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.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- 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.
- 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.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (50% per acre) and bluegrass (10% per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect. Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2367 of the City of Chesterfield Zoning Ordinance:
 - There shall be a minimum landscape width of six (6) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.

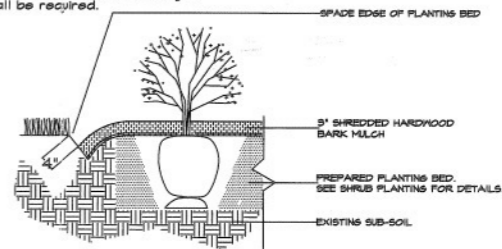


SHRUB PLANTING
N.T.S.

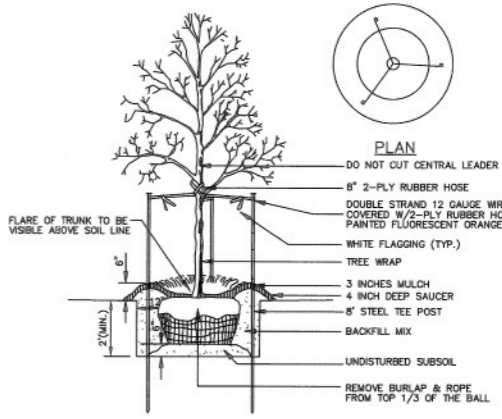


EVERGREEN TREE PLANTING
N.T.S.

PERENNIAL / ANNUAL PLANTING
N.T.S.



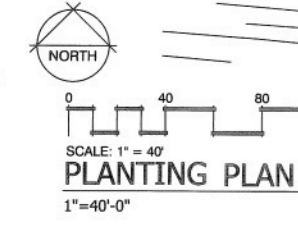
SPADE-CUT EDGE DETAIL
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.

PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	SIZE
ABM	5	Acer freemanii 'Jeffersred' / Autumn Blaze Maple	2.5" Cal
OSRM	1	Acer rubrum 'October Glory' / 'October Glory' Maple	2.5" Cal
AAA	1	Fraxinus americana 'Autumn Applause' / White Ash	2.5" Cal
SHL	5	Gleditsia triacanthos 'Skyline' / 'Skyline' Locust	2.5" Cal
SAW	3	Quercus acutissima / Sawtooth Oak	2.5" Cal
SNO	4	Quercus bicolor / Swamp White Oak	2.5" Cal
RO	4	Quercus rubra / Red Oak	2.5" Cal
SL	1	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal
EVERGREEN TREES	QTY	BOTANICAL/COMMON	SIZE
NS	4	Picea abies / Norway Spruce	6'-7"
CBS	4	Picea pungens 'Glauca' / Colorado Blue Spruce	6'-7"
MP	4	Pinus strobus / White Pine	6'-7"
FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE
RHS	5	Amelanchier X grandiflora 'Robin Hill' / Robin Hill Serviceberry	2.5" Cal
RB	3	Cercis canadensis / Redbud	2.5" Cal
SNMAG	5	Magnolia virginiana / Sweet Bay Magnolia	2.5" Cal
NFP	2	Prunus cerasifera 'Newport' / Newport Flowering Plum	2.5" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
CPB	7	Berberis thunbergii 'Crimson Pymy' / Crimson Pymy Barberry	5 gal
GVB	14	Buxus 'Green Velvet' / Green Velvet Boxwood	5 gal
CLE	6	Clethra alnifolia 'Hummingbird' / 'Hummingbird' Summersweet	5 gal
DBB	3	Euonymus alatus 'Compactus' / Compact Burning Bush	18"-24"
NBH	9	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
INK	14	Ilex glabra 'Compacta' / Compact Inkberry	5 gal
IT	8	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 gal
BAY	17	Myrica pensylvanica / Northern Bayberry	24"-30"
NINE	11	Physocarpus opulifolius 'Diablo' TM / Diablo Purple Ninebark	5 gal
DY	12	Taxus media 'Densiformis' / Dense Yew	18"-24"
HY	12	Taxus media 'Hicksii' / Hicks Yew	18"-24"
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
AST	10	Aster novae-angliae 'Purple Dome' / Purple Dome Aster	1 gal
SDOD	34	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal
BES	15	Rudbeckia hirta 'Goldsturm' / Goldsturm Black-eyed Susan	1 gal
GROUND COVERS	QTY	BOTANICAL/COMMON	SIZE
PNC	270	Euonymus fortunei coloratus / Purpleleaf Winter Creeper	2.25" Pot @ 12" oc
ANN	367	Min. of Five Varieties / Mixed Annuals	2.25" Pot @ 12" oc



REVISIONS	BY
APRIL 8, 2008	RWH
APRIL 15, 2008	RWH

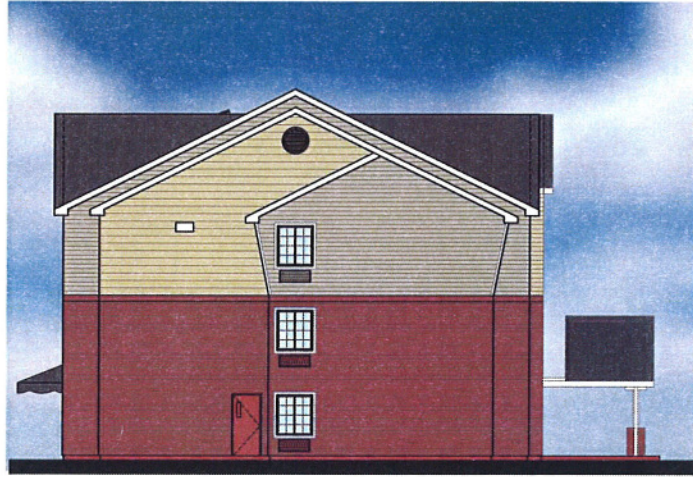
landscape TECHNOLOGIES
 (636) 428-2500
 87 Jacobs Creek Drive
 St. Charles, Missouri 63304
 Fax: (636) 428-4543

SECTION PLAN FOR THE PROPOSED
Value Place Hotel
 CHESTERFIELD, MISSOURI

RECEIVED
 AUG 12 2008
 DEPT. OF PLANNING
 & PUBLIC WORKS

DRAWN	R. HARDSIS
CHECKED	RWH/MS
DATE	FEB. 25, 2008
SCALE	1"=40'-0"
JOB No.	2008-114
SHEET	L-1

OF ONE SHEET



VALUE PLACE HOTEL

CHESTERFIELD, MO

