



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 28, 2011

From: Mara Perry, AICP
Senior Planner

Location: Adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64

Applicant: Drury Development Corporation

Description: **Drury Plaza Hotel (Hyatt Place):** Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 4.851 acre tract of land zoned “PC” Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

PROPOSAL SUMMARY

The Drury Development Corporation has submitted a request for a Site Development Section Plan for an eight story 145 room hotel. The exterior building materials are decorative colored brick, cast stone accent bands, EIFS and glass. The roof materials are a single ply membrane for the low slope roof and metal roofing over the sloped curtain wall parapet feature.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The subject tract was originally a series of four parcels of land. Three of the lots faced Chesterfield Center East and were zoned “C8” Planned Commercial District by St. Louis County in the 1970’s prior to the City’s incorporation. (P.C. 40-70, P.C. 225-77 and P.C. 226-77) The fourth parcel was zoned “NU” Non-Urban District and was created from right-of-way when Highway 40 and Clarkson Road were relocated in the 1980’s. In 2002, a request was made to rezone the properties to a “PC” Planned Commercial District which became Ordinance 1899. A Site Development Plan was then approved in 2003 for the first phase of the project with an 11 story hotel.

In 2005, Ordinance 1899 was repealed and replaced with a new Ordinance 2173. That request made changes to the number of seats allowed in the restaurant, decreased one of the structure setbacks and changed the amount of the approved parking reduction. Following the Ordinance Amendment, an Amended Site Development Plan was approved for the second phase of the project for the restaurant on the site.

In 2006, Ordinance 2173 was amended by Ordinance 2281 to allow for the placement of disguised communications antennae. In 2011, Ordinances 2281 and 2173 were repealed and Ordinance 2663 was approved which amended the requirements for the number of hotel rooms and the landscape requirements.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Interstate 64-U.S. Highways 40 & 61	
South	Elbridge Payne Office Park	"C8" Planned Commercial District
East	Elbridge Payne Office Park	"C8" Planned Commercial District
West	Chesterfield Village Mall	"C8" Planned Commercial District



STAFF ANALYSIS

Zoning

The subject site is zoned "PC" Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2663, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2663 and all applicable Zoning Ordinance requirements.

Architectural Elevations

The project was reviewed by the Architectural Review Board on November 10, 2011. The Board had the following recommendations:

1. Petitioner is to incorporate multiple architectural planters at the entrance to soften the entry and bring in human scale.
2. Plantings around the edge of the structure should be of a type which provides a taller maturity height. Staff is to work with the petitioner on the type of plants.
3. Any future satellite dishes, cell towers, etc., being added to the roof must be screened.

A motion was passed to forward the project to Planning Commission for approval by a vote of 5-0. The landscape plan has been amended to include in-ground landscape beds around the entrance to the hotel rather than the movable planters. The plant types around the edge of the structure have been amended with a type that will grow to a taller mature height. The amended landscape plan has been included in the Planning Commission packets. Any future addition of telecommunications facilities would need to meet the requirements of the telecommunications ordinance in regard to the type and method of screening.

Traffic/Access and Circulation

Circulation into the site is unchanged from the previously approved Site Development Plan for the development. Access is provided off Chesterfield Center East. Access is provided internally between the existing and proposed parking areas.

Parking

Parking is shared between the two hotels and the restaurant with the existing parking lot and parking garage and a proposed expansion of the parking lot. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance.

Landscaping

A Landscape Plan was submitted for this phase of the development. Of the twenty-four (24) existing trees on the Phase Three portion of the site, eleven (11) trees which are between two and four inch caliper are to be removed or relocated on the site. No other changes are being made to the existing landscaping in the development. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Landscape Plan and had no additional comments.

Lighting

No changes are being made to the existing parking lot lighting. A Lighting Plan has been submitted showing pole mounted parking lot fixtures and the fixture design adheres to the City of Chesterfield Lighting Ordinance. The proposed mounting height of the parking lot fixtures is twenty-four (24) feet. The maximum mounting height for parking lot fixtures allowed by the City of Chesterfield Lighting Ordinance is twenty (20) feet. The Lighting Ordinance states that the height of all light standards shall be reviewed by the City of Chesterfield. The applicant has submitted a request to allow a mounting height of twenty-four (24) feet in order to be consistent with the height of the parking lot light standards on the first two phases of the development.

Signage

Signage is approved under a separate process and will be reviewed against the approved Sign Package for the development.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 2663, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the Site Development Section Plan for Drury Plaza Hotel (Hyatt Place).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan with modified light fixture mounting height and Architectural Elevations for Drury Plaza Hotel (Hyatt Place)."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan with modified light fixture mounting height and Architectural Elevations for Drury Plaza Hotel (Hyatt Place), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

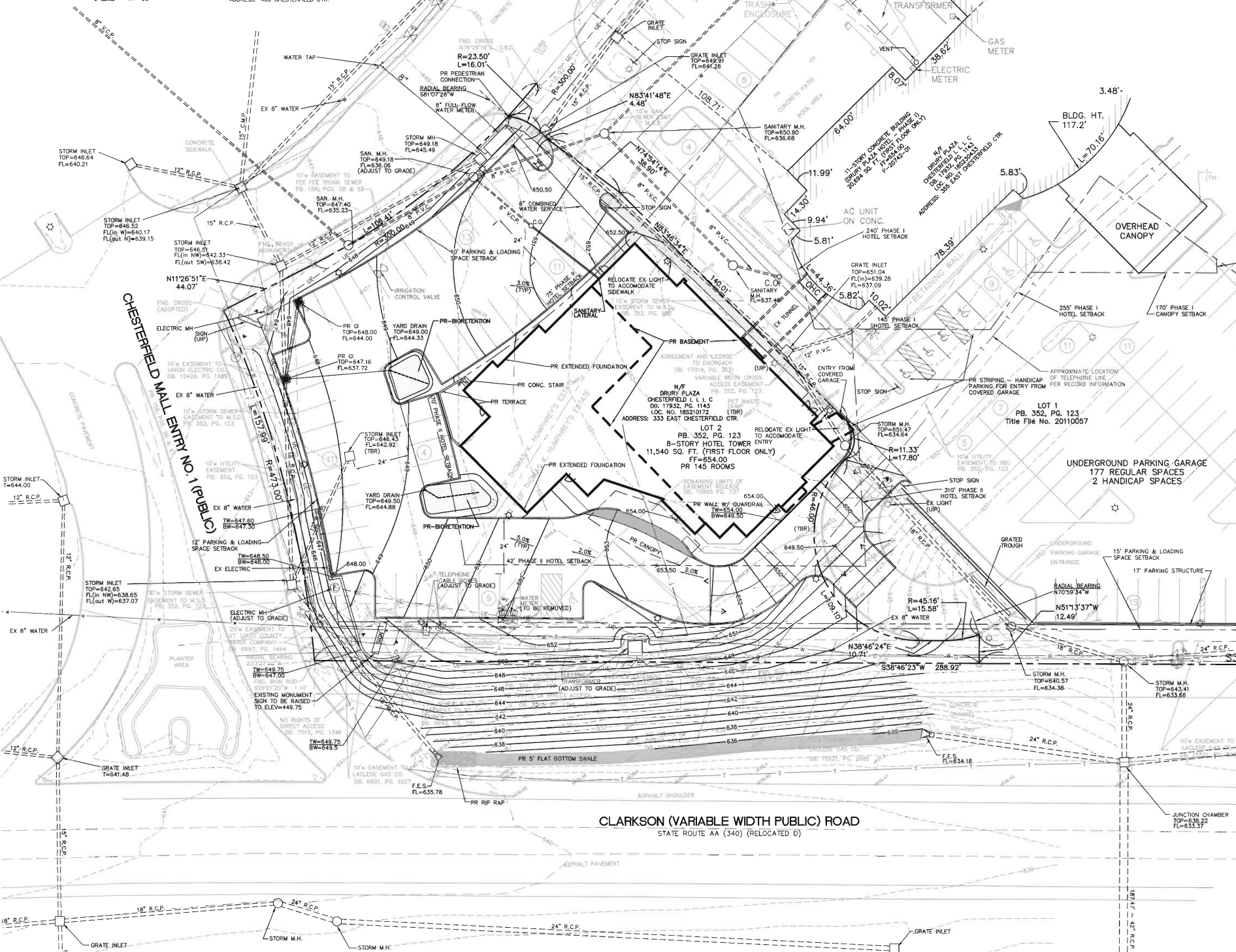
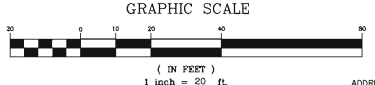
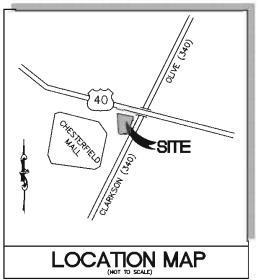
Cc: City Administrator
City Attorney
Department of Planning and Public Works

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

SITE DEVELOPMENT SECTION PLAN PHASE III - HYATT PLACE AT DRURY PLAZA

A TRACT OF LAND BEING LOT 2 OF DRURY PLAZA
AS RECORDED IN PLAT BOOK 352, PAGE 123
LOCATED IN U.S. SURVEYS 415 AND 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PERTINENT DATA	
OWNER	DRURY DEVELOPMENT CORPORATION
SITE ADDRESS	D.B. 12820, PG. 5 2041-2048
ZONING	7PC-PLANNED COMMERCIAL ORD. NO. 1899, 2173, 2281
LOT 1 ACREAGE	3.801 Acres ±
LOT 2 ACREAGE	1.048 Acres ±
FIRE DISTRICT	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	M.S.D.
SEWER DISTRICT	SAUKUS CREEK, MO. RIVER, C.C. CREEK
WATER SHED	MISSOURI-AMERICAN WATER COMPANY
WATER SERVICE	LACLEDE GAS COMPANY
GAS SERVICE	GREENVIEW ELECTRIC COMPANY
ELECTRIC SERVICE	A1&T
PHONE SERVICE	EIGHT STORES OR 91.75 FEET
MAXIMUM BUILDING HEIGHT	



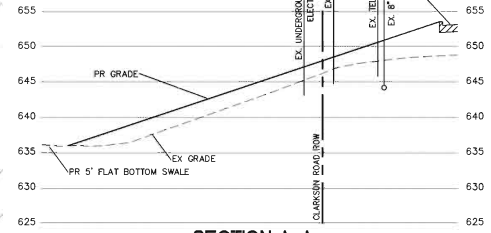
PROPERTY DESCRIPTION

A tract of land being part of Adjusted Lot A of the Boundary Adjustment Plot of Lot C117 Adjusted, part of Lot C117A Adjusted, and part of Lot C117B Adjusted of the Boundary Adjustment Plot recorded in Plat Book 154 Page 85, a subdivision as recorded in Plat Book 351 Page 157 of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in part of U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the point of intersection of the Northwesterly line of Clarkson Road, variable width, with the Northerly line of Chesterfield Mall Entry No. 1 as established by Plat Book 158 Pages 96 and 97 of the above said adjusted plat, said point also being the Southernmost corner of above said Adjusted Lot A, said point also being located on a curve to the left for which the radius point bears South 33 degrees 37 minutes 02 seconds West 473.00 feet; thence along said Northerly line, and along said curve, with a chord which bears North 65 degrees 27 minutes 08 seconds West 157.27 feet on an arc length of 157.93 feet to a point on the Easterly line of Chesterfield Center East, or as established by Plat Book 345 Pages 545 and 546 of the above said Recorder's Office; thence along said Easterly line the following courses and distances; thence North 11 degrees 26 minutes 51 seconds East 44.07 feet to a point of curvature to the left, said curve having a radius of 300.00 feet; thence along said curve, with a chord which bears North 01 degrees 17 minutes 09 seconds East 105.85 feet on an arc distance of 106.41 feet to a point on a curve to the right for which the radius point bears South 45 degrees 15 minutes 30 seconds East 23.50 feet; thence along said Easterly line, and along said curve, with a chord which bears North 64 degrees 15 minutes 27 seconds East 15.70 feet on an arc distance of 16.03 feet; thence along said curve, with a chord which bears North 28 degrees 28 minutes 40 seconds East 14.01 feet to a point of curvature to the right, said curve having a radius of 11.33 feet; thence along said curve, with a chord which bears North 51 degrees 13 minutes 11 minutes 26 seconds East 16.02 feet on an arc distance of 17.80 feet to a point on a curve to the left for which the radius point bears North 84 degrees 30 minutes 43 seconds East 46.00 feet; thence along said curve, with a chord which bears South 73 degrees 16 minutes 57 seconds East 85.27 feet on an arc distance of 109.10 feet to a point of tangency; thence North 38 degrees 25 minutes 25 seconds East 10.71 feet to a point of curvature to the left, said curve having a radius of 45.16 feet; thence along said curve, with a chord which bears North 28 degrees 53 minutes 25 seconds East 15.50 feet on an arc distance of 15.58 feet; thence along said curve South 51 degrees 13 minutes 11 minutes 37 seconds East 12.49 feet to a point on the Northwesterly line of above said Clarkson Road; thence along said Northwesterly line South 33 degrees 45 minutes 23 seconds West 288.92 feet to the POINT OF BEGINNING and containing 45,675 square feet or 1,049 acres more or less.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK & ASSOC. INC.
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- PARKING CALCULATIONS:
PARKING REQUIREMENTS:
DRURY PLAZA HOTEL (HOTEL A):
1 SPACE FOR EVERY SLEEPING UNIT
2 SPACES FOR EVERY 3 GARAGES
PLUS 1 SPACE FOR EVERY VEHICLE CUSTOMARILY IN USE.
RESTAURANT (ACCESSORY USE):
12.0 PER 1000 SF GFA
HYATT PLACE HOTEL (HOTEL B):
1.2 SPACES FOR EVERY SLEEPING UNIT
HOTEL A = 275 SPACES PLUS 15/3 x 2 = 285 x .887 = 253 SPACES
RESTAURANT = 7393/1000 x 12 = 89 x .887 x 40 = 32 SPACES
HOTEL B = 145 x 1.2 = 174 x .887 = 155 SPACES
TOTAL REQUIRED = 440 SPACES
PARKING PROVIDED:
PHASE ONE (HOTEL A - REQUIRED 253 SPACES)
RESTAURANT - REQUIRED 32 SPACES
SURFACE PARKING = 245 SPACES
GARAGE PARKING = 177 SPACES
PHASE TWO (HOTEL B - REQUIRED 155 SPACES)
SURFACE PARKING = 48 SPACES
TOTAL PARKING PROVIDED
REDUCTION = 11.3% BASED ON ORDINANCE NO. 2663 SEC. V. NO. 3
NOTE: THE 155 SPACES PROVIDED FOR HOTEL B INCLUDE THE REQUIRED 5 ADA COMPLIANT HANDICAP SPACES.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD.
- THE MSD IN A LETTER DATED 9/18/2002 GAVE CONCEPTUAL APPROVAL TO THE DRURY TWO PHASE PROJECT. THE LETTER INDICATES THAT DETENTION HAD BEEN PROVIDED WITHIN THE MASTER DETENTION SYSTEM FOR CHESTERFIELD VILLAGE. FURTHER DIRECTION FROM MSD REGARDING "DETENTION REQUIREMENTS" FOR A REGIONAL DETENTION BASIN ON THE SSM PROPERTY WERE CONTAINED WITHIN LETTERS DATED 8/28/03 AND 10/15/03. ULTIMATELY A "MAINTENANCE AGREEMENT" (DB 1825-2468) WAS EXECUTED BETWEEN SSM HEALTH CARE ST. LOUIS AND DRURY DEVELOPMENT CORPORATION. THE VOLUMETRIC 2" R / 100 YR DETENTION WAS TO BE PROVIDED IN THE REGIONAL BASIN ON THE FORMER SSM PROPERTY. DRURY'S RESPONSIBILITIES WERE MET VIA A PAYMENT TO SSM AND EXECUTION OF THE "MAINTENANCE AGREEMENT".
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- THE TRASH ENCLOSURE BEING CONSTRUCTED FOR THE PHASE I HOTEL WILL PROVIDE TRASH SERVICE FOR PHASE I HOTEL DEVELOPMENT.
- PARKING SQUARE FOOTAGE:
PHASE 2 HOTEL:
Basement 7,000.00
1 11,540.00
2 11,525.00
3 10,805.00
4 10,805.00
5 10,805.00
6 10,805.00
7 10,805.00
8 10,805.00
Total 94,895.00
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.
- BUILDING FOOTPRINTS:
(PER THIS PLAN)
HOTEL A = 20,694 S.F.
RESTAURANT = 7,395 S.F.
HOTEL B = 11,540 S.F.
- LOT 1 GREENSPACE = 27,185 S.F. PROVIDED FOR LOT 1
LOT 2 GREENSPACE = 15,246 S.F. PROVIDED FOR LOT 2
TOTAL GREENSPACE = 42,431 S.F. / 211,295 S.F.
TOTAL GREENSPACE = 20%
- GREENSPACE CALCULATIONS
TOTAL SITE: = 211,295 S.F. (100%)
BUILDINGS: = 39,829 S.F. (18.76%)
PARKING: = 120,327 S.F. (56.80%)
GREENSPACE, WALKS, PATIOS: = 78,894 S.F. (24.29%)
- SIGNAGE SHALL BE APPROVED SEPARATELY THROUGH THE SUBMISSION OF A SIGN PACKAGE FOR THE SITE.
- RIGHT OF WAY MARKERS SHALL BE INSTALLED AS NEEDED PER MODOT REQUIREMENTS.



SECTION A-A
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

LEGEND		ABBREVIATIONS	
EXISTING SANITARY SEWER		C.O.	CLEANOUT
EXISTING STORM SEWER		DB.	DEEP BOOK
EXISTING TREE		E	ELECTRIC
EXISTING BUILDING		EPB	ELECTRIC PULL BOX
EXISTING CONTOUR		FL	FLOWLINE
SPOT ELEVATION		FT	FEET
EXISTING UTILITIES		FND.	FOUND
FOUND IRON PIPE		G	GAS
FOUND CROSS		M.H.	MANHOLE
FOUND STONE		N/F	NOW OR FORMERLY
FOUND COTTON PICKER SPINDLE		PB	PULL BOX
FIRE HYDRANT		PG.	PAGE
LIGHT STANDARD		P.V.C.	POLYVINYL CHLORIDE PIPE
BUSH		P.O.B.	POINT OF BEGINNING
SIGN		P.O.C.	POINT OF COMMENCEMENT
NOTES PARKING SPACES		R.C.P.	REINFORCED CONCRETE PIPE
POWER POLE		SQ.	SQUARE
WATER VALVE		V.C.P.	VETTERED CLAY PIPE
DENOTES RECORD INFORMATION		W	WATER
HANDICAPPED PARKING		(86W)	RIGHT-OF-WAY WIDTH
		P.I.V.	POST INDICATOR VALVE

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.

PREPARED FOR:
DRURY DEVELOPMENT CORPORATION
721 EMERSON ROAD, SUITE 200
ST. LOUIS, MISSOURI 63141
PHONE: (314) 423-6698
FAX: (314) 423-1706

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 GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

SURVEYOR'S CERTIFICATION
This is to certify that Stock and 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.
L.S. No. 222-D

Doniel Ehlmann, Missouri L.S. No. 2215

M.S.D. P# P-20742-01
BASE MAP # 18-S

ST. LOUIS COUNTY BENCHMARK
BENCHMARK 12-165
ELEV=646.91
"ALUMINUM DISK" STAMPED SL-31, 1990. DISK IS SET ALONG THE WEST SIDE OF ELBERG PAVINE DRIVE, ACROSS FROM THE NORTH DRIVE EXTENDED FOR THE FIRST NATIONAL BANK.

SITE BENCHMARK
ELEV=648.37
TOP OF BRASS MONUMENT FOUND AT THE INTERSECTION OF THE EAST LINE OF CHESTERFIELD CENTER EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY I-54 I.R.

11/14/11 - REVISED PER CITY OF CHESTERFIELD/MODOT COMMENTS
10/25/11 - REVISED PER CITY OF CHESTERFIELD'S COMMENTS

SITE DEVELOPMENT SECTION PLAN
TITLE/SITE AND GRADING PLAN

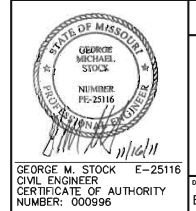
STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

DATE: 9/19/11	DATE: 9/19/11	DATE: 211-4729.1	DATE: 1 of 2
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CERTIFICATE OF AUTHORITY
NUMBER: 000996

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996



DRAWING FILE: C:\DRAWING\2011\2011-09-19-10am_PLOTTED\2011-09-19-10am_PLOTTED.DWG LAYOUT: 2-Site_PLOTTED: 9/19/11

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCES 2173 AND 2281 AND REPLACING THEM WITH A NEW ORDINANCE TO ALLOW FOR CHANGES TO THE PERMITTED USE REQUIREMENTS AND THE LANDSCAPE PLAN REQUIREMENTS FOR A 4.851 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED ADJACENT TO CHESTERFIELD MALL AT THE INTERSECTION OF CLARKSON ROAD AND U.S. HIGHWAY 40/INTERSTATE 64, (P.Z. 05-2011 DRURY PLAZA HOTEL (DRURY DEVELOPMENT CORPORATION))

WHEREAS, Stock and Associates, on behalf of Drury Development Corporation, has requested an amendment to City of Chesterfield Ordinance 2281 to amend the permitted use requirements and the Landscape Plan Requirements for a 4.851 acre tract of land located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64, and,

WHEREAS, a Public Hearing was held before the Planning Commission on July 11, 2011, and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment request, and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment request, and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Ordinances 2173 and 2281 are hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for Drury Plaza Hotel.

A tract of land being Lot 1 and 2 of "Drury Plaza" a subdivision filed for record in Plat Book 352, page 123 of the St. Louis County Records and being part of U.S. Survey 415, and U.S. Survey 2022, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinance, rules and regulations set the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment 'A' and preliminary plan, which are attached hereto and, made part of.

Section 3. The City Council, pursuant to the petition filed by Drury Development Corporation, in P.Z. 05-2011, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of July 2011, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 66 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 100.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of August, 2011

Mayor: Thomas H. Morgan

Attest: City Clerk: [Signature]

First Reading Held: 8/11/11

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PC" Planned Commercial District shall be:
a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
b. Hotels and motels.
c. Placed underground, or
d. Enclosed in a structure in such a manner as to blend with and complement the character of the surrounding area, and
e. Limited to no more than four (4) antenna uses.
2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:
a. The number of hotel rooms in this development shall not exceed 420 rooms.
b. One two-level parking garage.
c. One Restaurant.
3. Hours of Operation.
4. Ancillary uses for the above referenced permitted uses shall be as follows:
a. Auditoriums, meeting rooms, reading rooms, theaters, or any other facility for public assembly.
b. Automatic vending facilities for:
1. One Conference Center

- a) Ice and solid carbon dioxide (dry ice);
b) Beverage;
c) Confectionery;
d. Barber shops and beauty parlors
e. Bookstores.
f. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
g. Local public utility facilities, provided that any installation, other than poles and street equipment attached to the poles, shall be:
a) Adequately screened with landscaping, fencing, or walls, or any combination thereof; or
b) Placed underground; or
c) Enclosed in a structure in such a manner as to blend with and complement the character of the surrounding area; and
d) Limited to no more than four (4) antenna uses.
5. The above ancillary uses in the "PC" Planned Commercial District shall be restricted as follows:
a. The ancillary uses are permitted only within the building containing the primary permitted uses. No separate access from the exterior building shall be permitted with respect to these uses. The primary purpose of these uses is to serve the occupants and patrons of the primary permitted uses with the building.
b. One Conference Center

- 6. Telecommunications signal permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2381.
B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS
1. Floor Area
a. Total building floor area of the Ancillary Conference Center shall not exceed 4,750 square feet.
b. The restaurant shall not exceed 267 seats.
2. Height
The maximum height of the building shall not exceed the following:
a. 11 stories and 110 feet (764 feet m.l.) for Phase I
b. 9 stories and 92 feet (746 m.l.) for Phase II
3. Building Requirements
A minimum of twenty (20) percent green space shall be maintained within the property lines of the development. This green space calculation shall be in accordance with the following:
a. Seventy-five (75) feet from the western boundary of the "PC" Planned Commercial District bearing N 12° 29' 20" W.
b. Fifty-five (55) feet from the western boundary of the "PC" Planned Commercial District bearing N 29° 03' 35" E.
c. Sixty (60) feet from the northern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E.
C. SETBACKS
1. Structure Setbacks
No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
a. Seventy-five (75) feet from the western boundary of the "PC" Planned Commercial District bearing N 12° 29' 20" W.
b. Fifty-five (55) feet from the western boundary of the "PC" Planned Commercial District bearing N 29° 03' 35" E.
c. Sixty (60) feet from the northern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E.

- d. Two hundred fifty-five (255) feet from the eastern boundary of the "PC" Planned Commercial District bearing S 19° 21' E, exclusive of the drive-through canopy at the building entrance.
e. One hundred forty-five (145) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 30° 49' 23" W.
f. Two hundred forty (240) feet from the southern boundary of the "PC" Planned Commercial District, along Chesterfield Mall Entry No. 1, at the curve whose radius point bears S 33° 37' 02" W.
g. The drive-through canopy for the hotel shall be one hundred fifty (150) feet from the northeastern boundary of the "PC" Planned Commercial District bearing S 54° 53' 25" E and one hundred seventy (170) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 30° 49' 23" W.
B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS
1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required use proposed, and the number, size and location for handicap designed.
3. Provide open space percentages for overall development including separate percentages for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, sizes, including height and distance from adjacent property lines and proposed uses.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.

- 2. Parking Setbacks
No parking shall loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
a. Fifteen (15) feet from the southeastern boundary of the "PC" Planned Commercial District bearing S 33° 49' 23" W.
b. Twelve (12) feet from the eastern boundary of the "PC" Planned Commercial District, along Chesterfield Mall Entry No. 1, at the curve whose radius point bears S 33° 37' 02" W.
c. Ten (10) feet from the western boundary of the "PC" Planned Commercial District, along Chesterfield Center East Drive, at the curve whose radius point bears N 18° 33' 03" W.
d. Twelve (12) feet from the western boundaries of the "PC" Planned Commercial District, along Chesterfield Center East Drive, bearing N 12° 29' 20" W and N 27° 04' 53" E.
e. Twelve (12) feet from the northern boundary of the "PC" Planned Commercial District bearing S 43° 47' 39" E.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code, with the exception that an eleven (11) percent reduction in the required number of parking spaces shall be allowed.
2. Construction Parking
a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
b. Provide adequate off-street stabilized parking areas for construction employees and a washdown station for construction vehicles entering and leaving the site in order to minimize the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
3. Floodplain boundaries.
4. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other land features that are to remain or be removed.
5. Depict all existing and proposed easements and rights-of-way within 150 feet of this site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
6. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and collector(s) to the existing systems.
7. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
8. Address trees and landscaping in accordance with the City of Chesterfield Code.
9. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
10. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board of Architects, Professional Engineers and Land Surveyors requirements.
11. Provide comments/approvals from the appropriate Fire District, Monarch Lane District, Spirit of St. Louis Airport, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.
12. Compliance with Sky Exposure Plan.
13. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Village Road Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis

- 2. There shall be intense landscaping on all facades of parking structures with a variety of types and sizes, as required in the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

- 1. The petitioner shall provide a sign package with the Site Development Concept Plan.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
3. No advertising signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.
4. Signage shall be limited to the principal use.

G. LIGHT REQUIREMENTS

Provide a lighting plan and out shall in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

- 1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sign-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/EGRESS MANAGEMENT

- 1. Access to the site shall be limited to two entrances to Chesterfield Center East: The southernmost entrance shall be located no closer than 150' to the Chesterfield Mall Entry No. 1, as measured from the edge of pavement to the throat of the entrance, and 100' from the southern boundary of the PC District, along Chesterfield Mall Entry No. 1, at the curve whose radius point bears S 33° 37' 02" W. The northernmost entrance shall be located no closer than 200' to Chesterfield Airport Road, as measured from the edge of pavement to the throat of the entrance and shall generally align with the

existing entrance on the west side of Chesterfield Center East. The entrance geometrics shall conform to the standards of the City of Chesterfield.

- 2. Access points to the main entrance drive (currently shown as the southernmost drive) shall be controlled as follows:
a. Parking spaces along the main drive shall be kept to a minimum of 60' from the existing edge of pavement of Chesterfield Center East.
b. Drive aisles from the parking lots shall be located no closer than 40' to the existing edge of pavement of Chesterfield Center East. A clear line of sight, as defined by a sight distance triangle (each leg of the triangle to be 45' long), shall be maintained. There shall be no parking spaces, plantings, obstructions or signage in excess of 3-1/2 feet in height within the triangle. Additionally, stop signs and stop bars on the cross drive's approaches to the main driveway shall be provided.
c. Any access, parking lot drive aisle or parking space etc., to the secondary entrance drive (currently shown as the northernmost drive) shall be a minimum of 40' from the existing edge of pavement of Chesterfield Center East as dictated by the City of Chesterfield, Department of Planning and Public Works.

J. PUBLIC/Private ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Conform to the requirement and/or the recommendation of the Missouri Department of Transportation regarding Chesterfield Airport Road (South Outer Road) in this area.
2. Pedestrian circulation throughout the development must be addressed. Connection to adjacent properties as directed by the City of Chesterfield.
3. The developer shall provide an additional right-of-way, and construct any improvements required by the City of Chesterfield and the Missouri Department of Transportation.
4. A two hundred (200) foot dedicated right-turn lane shall be constructed on Chesterfield Airport Road (South Outer Road), terminating at Clarkson Road

K. TRAFFIC STUDY

Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. The scope of the study shall include internal and external

circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's density model. Should the density be other than five density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

The Mayor or a Commissioner of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate flood plain.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential development. The location and types of storm water management facilities shall be identified on the Site Development Plans.

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkholes, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

- 1. All utilities will be installed underground.
2. An affidavit for recording will be provided. All provisions of Chapter 25, Article VII, and Section 112.2, laws passed by the City of Chesterfield, Missouri Code shall be required where applicable.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if the option is utilized.
E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

- A. SITE DEVELOPMENT CONCEPT PLAN
1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

- 10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other land features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of this site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and collector(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board of Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Lane District, Spirit of St. Louis Airport, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plan.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Village Road Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis

County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

These funds are to be allocated at the discretion of the City of Chesterfield. The contribution shall not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

Table with 2 columns: Land Use, Required Contribution. Rows include Restaurant (all-day) at \$196.62/parking space and Loading Space at \$2,200.73/loading space.

(Parking spaces as required by the City of Chesterfield Code, with an eleven point three (11.3) percent reduction allowed for this development.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water, and primary water line improvements, if not submitted by January 1, 2003 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

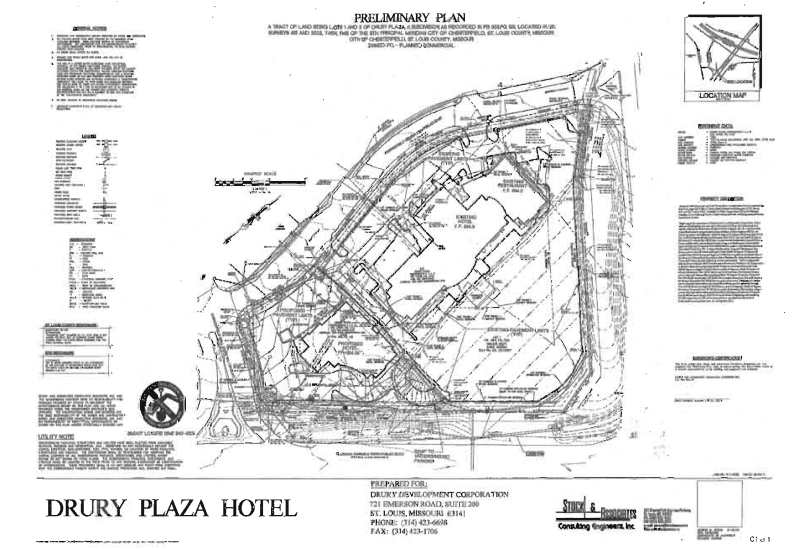
Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of the Attachment A.
B. Failure to comply with any or all of the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
D. Waiver of Notice of Violation per the City of Chesterfield Code.
E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



DRURY PLAZA HOTEL
PREPARED FOR: DRURY DEVELOPMENT CORPORATION
171 EMERSON ROAD, SUITE 200
ST. LOUIS, MISSOURI 63104
PHONE: (314) 423-6688
FAX: (314) 423-7706

M.S.D. P# P-20742-01
BASE MAP # 18-S

11/14/11 - REVISED PER CITY OF CHESTERFIELD/MODOT COMMENTS
10/25/11 - REVISED PER CITY OF CHESTERFIELD'S COMMENTS

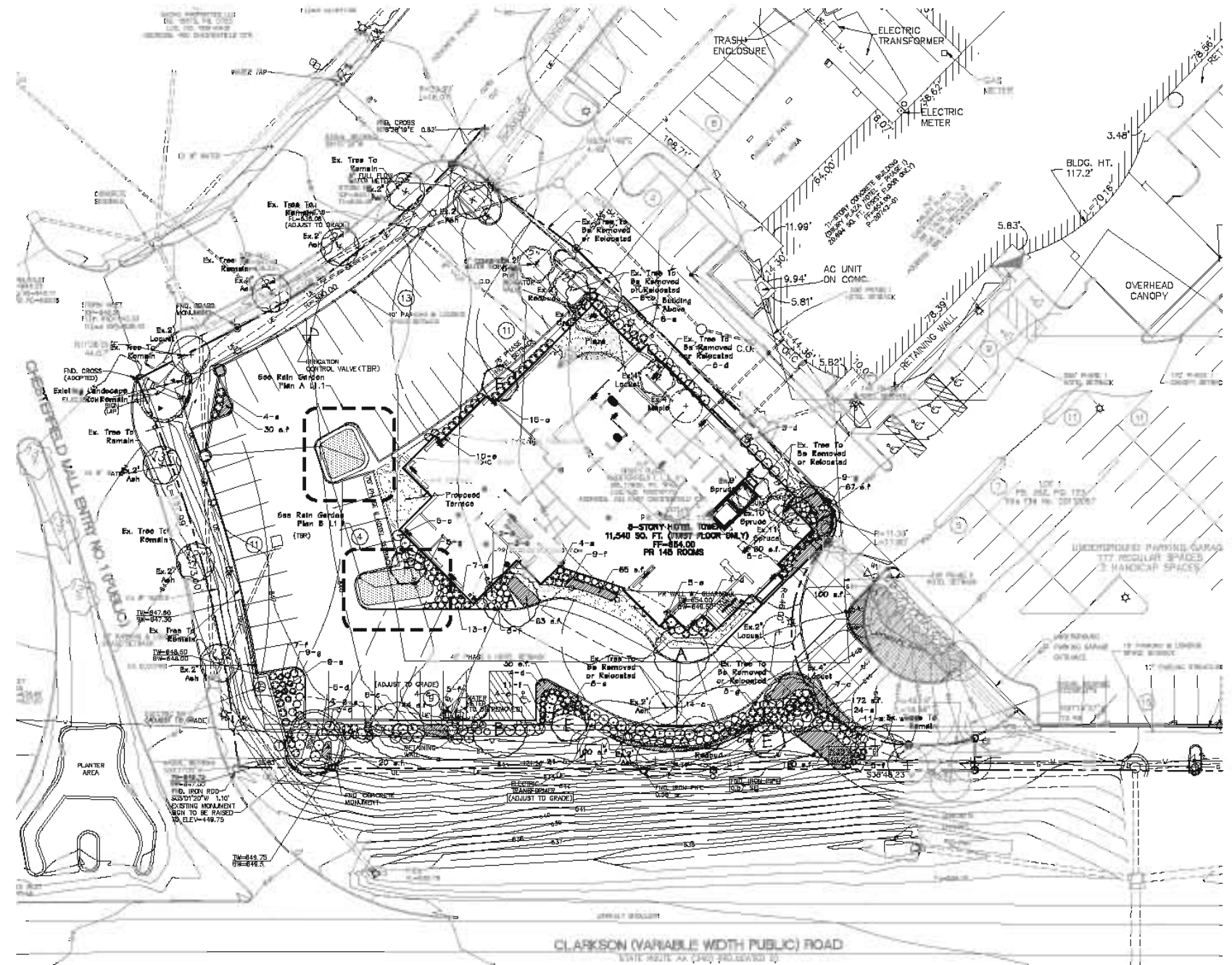
SITE DEVELOPMENT SECTION PLAN
ORDINANCE 2663
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

Professional Engineer Seal for George M. Stock, No. E-25116, State of Missouri, dated 11/14/11.

Table with columns: DRAWN BY, DATE, CHECKED BY, DATE, JOB NUMBER, SHEET. Values include E.J.B., 9/19/11, G.M.S., 9/19/11, 211-4729.1, 2 of 2.

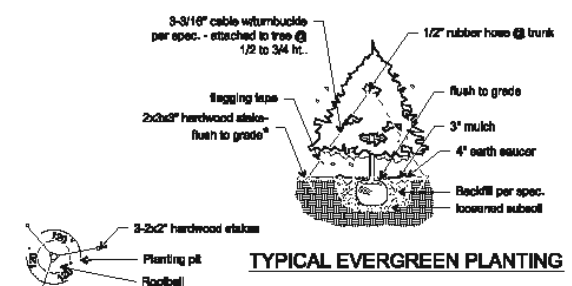


Consultants:

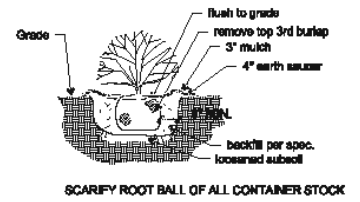
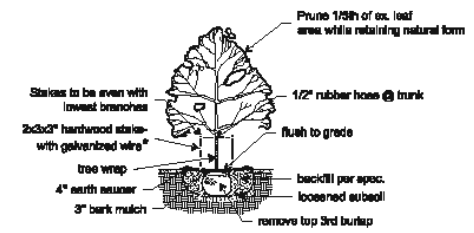


LANDSCAPE PLAN
SCALE 1"=20'

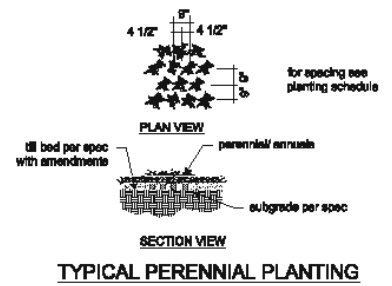
PLANTING SCHEDULE						
NO.	QUANTITY	COMMON NAME	GENUS NAME	SIZE	SPACING (FEET)	TYPE
A	3	<i>Syringa reticulata</i>	Japanese Lilac Tree	2.5'	30'	Deciduous
B	2	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2.5'	45'+	Deciduous
C	1	<i>Texodium distichum</i>	Bald Cypress	2.5'	45'+	Deciduous
E	2	<i>Cercis canadensis</i>	Eastern Redbud	2.5'	25-30'	Deciduous
F	2	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5'	25-30'	Deciduous
G	1	<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple	2.5'	45'+	Deciduous
a	56	<i>Juniperus sabin</i> 'Broadmoor'	Broadmoor Juniper	15-24"		Evergreen
b	21	<i>Hypericum frondosum</i> 'Sunburst'	Golden St. John's Wort	15-24"		Deciduous
c	72	<i>Ilex</i> 'China Girl'	China Girl Holly	2-3"		Evergreen
d	20	<i>Lagerstroemia indica</i> x 'Karl Foerster'	Hopi Grape Myrtle	2-3"		Deciduous
e	30	<i>Celebration</i> acutiflora 'Karl Foerster'	Foerster Feather Reed Grass	2-3"		Orn. Grass
f	56	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	15-24"		Orn. Grass
g	31	Rose x 'Radrazz'	Knock Out Rose	15-24"		Deciduous
747 s.f. Annuals, Perennials, & Groundcover						



- * Staking should only be done when:
- Planting in soft, loose soils
- Root balls in sandy soils, or wet clay
- Trees located in an extremely windy location



TYPICAL SHRUB PLANTING



- GENERAL NOTES:**
- 1) Greenspace ratio is 20% pervious / 80% impervious.
 - 2) All street trees will be located at least 5' from proposed curb.
 - 3) All street trees will be located at least 10' from all storm sewer structures.
 - 4) Any existing trees to remain that are damaged during construction will be replaced with similar varieties of trees.
 - 5) All turf areas will be seeded.
 - 6) An in-ground irrigation system will be provided.

LOT 2 of DRURY PLAZA PHASE II
Stock and Associates

Chesterfield, Missouri

Revisions:

Date	Description	No.
8-19-11	City Submittal	
10-12-11	Revised per comments	
11-10-11	City Comments	
11-18-11	City Comments	

Drawn: R5
Checked: JJ

loomisAssociates

landscape architects/planners
1000 N. 1st St., Suite 100
Chesterfield, MO 63010
Phone: 636.861.1111
www.loomisassociates.com

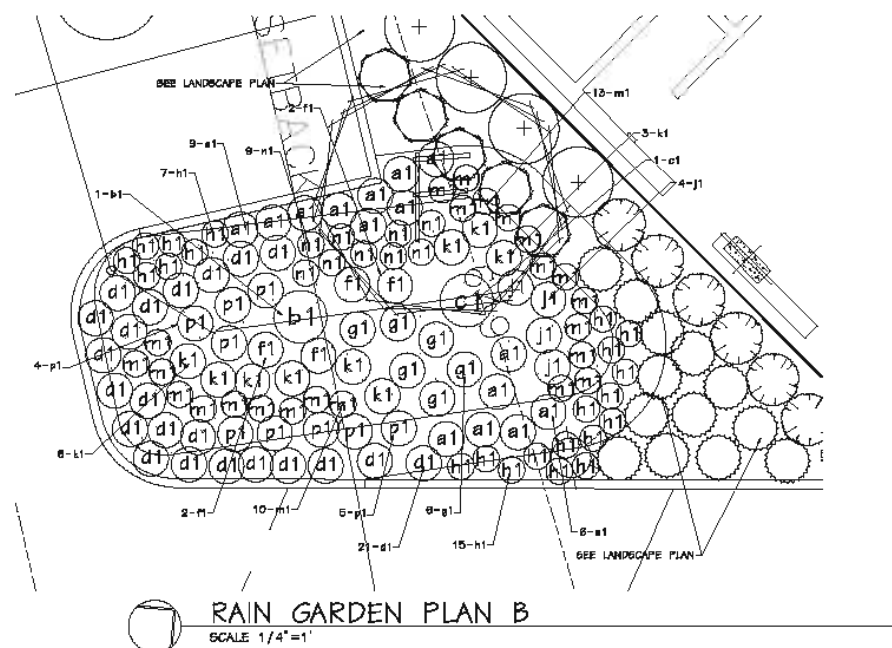
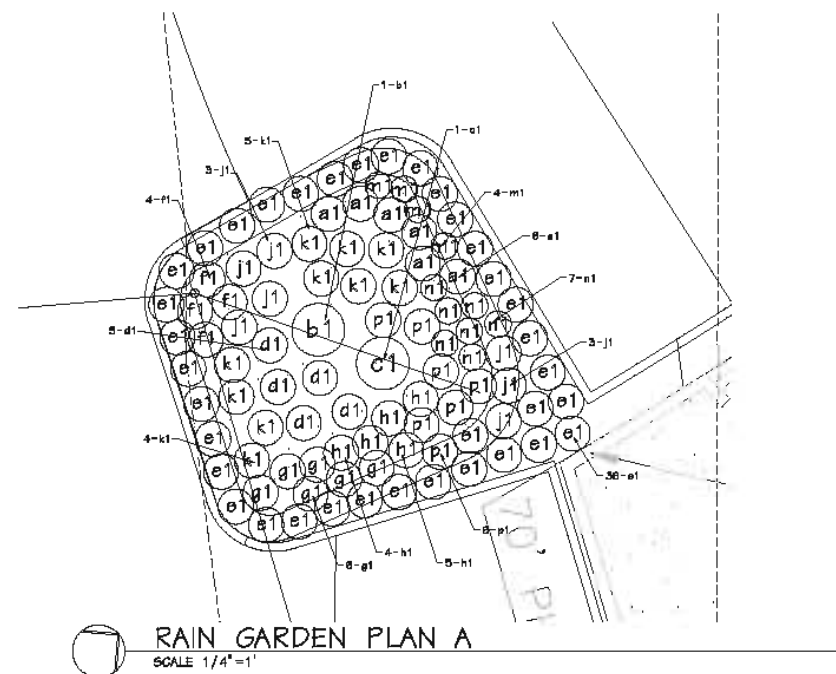
Sheet Title: Landscape Plan
Sheet No: L1.0
Date: 08/30/11
Job #: 615.024



Consultants

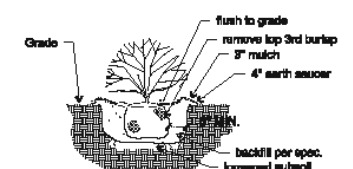
LOT 2 of DRURY PLAZA PHASE II
Stock and Associates

Chesterfield, Missouri



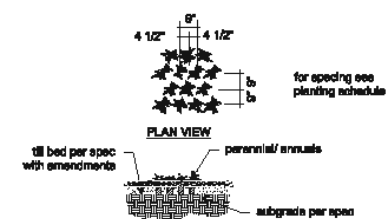
RAIN GARDEN PLANT SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
e1	21	<i>Carex stricta</i>	Tussock Sedge	3 art.
b1	2	<i>Cephalanthus occidentalis</i>	Buttonbush	3 art.
c1	2	<i>Hemamilla vernalis</i>	Ozark Witch Hazel	3 art.
d1	28	<i>Schizachyrium scoparium</i>	Little Bluestem	3 art.
e1	36	<i>Sporobolus heterosperus</i>	Prairie Dropseed	3 art.
f1	14	<i>Ameionia illustris</i>	Shining Bluestem	1 art.
g1	12	<i>Aster novae-angliae</i>	New England Aster	1 art.
h1	27	<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	1 art.
j1	10	<i>Echinacea purpurea</i>	Purple Coneflower	1 art.
k1	10	<i>Iris virginica</i>	Southern Blueflag Iris	1 art.
m1	27	<i>Rudbeckia fulgida</i>	Orange Coneflower	1 art.
n1	16	<i>Rudbeckia hirta</i>	Black Eyed Susan	1 art.
p1	15	<i>Solidago speciosa</i>	Showy Goldenrod	1 art.

Space plants as identified on plan



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

Revisions:

Date	Description	No.
9-18-11	City Submittal	
11-10-11	City Comments	
11-16-11	City Comments	

Drawn: R5
 Checked: JJ

loomis Associates

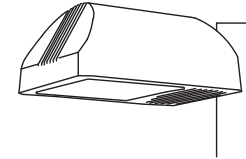
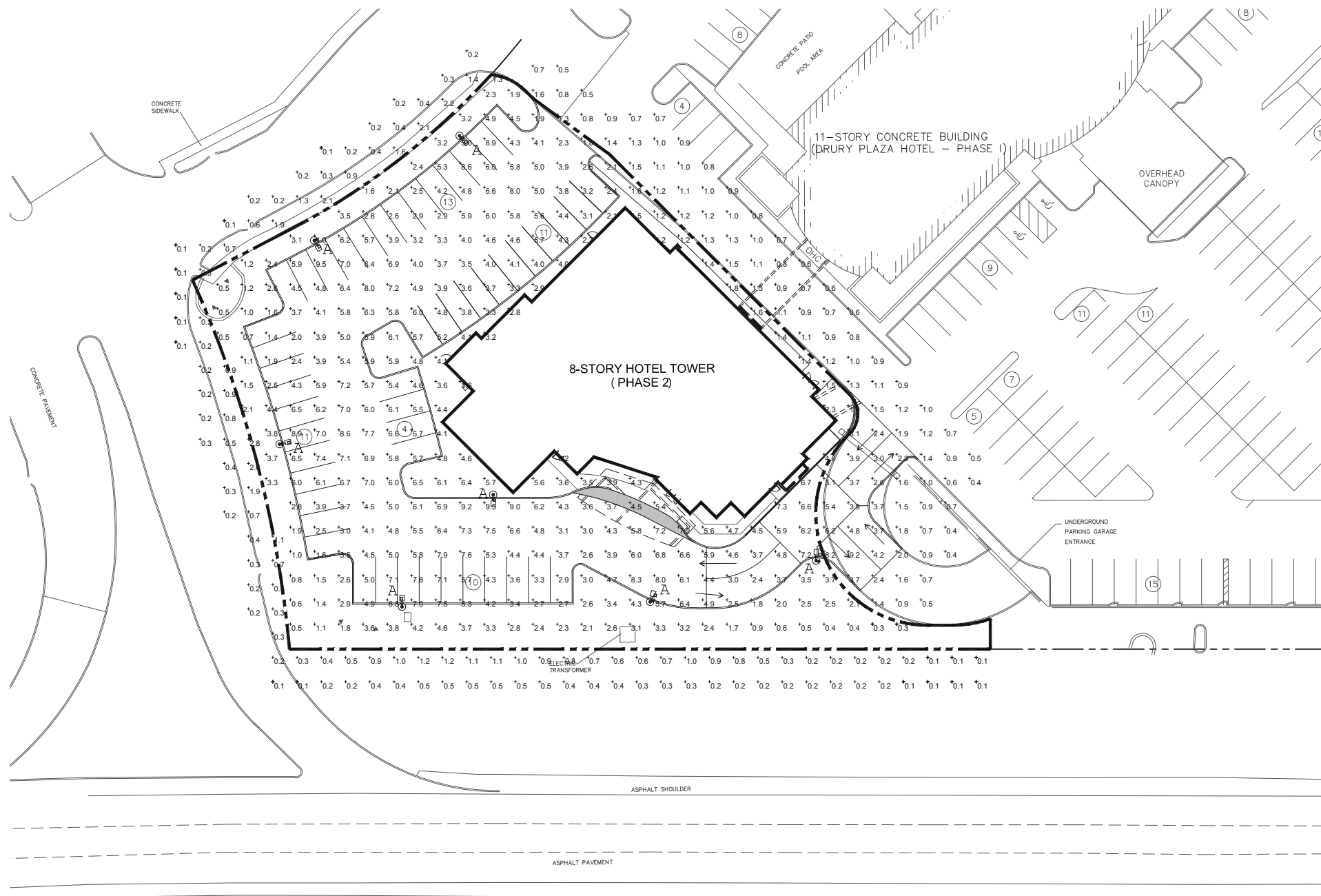
landscape architects/planners

1000 N. Main Street, Suite 100
 Chesterfield, MO 63010
 Phone: 636.863.1100
 Fax: 636.863.1101
 www.loomisassociates.com

Sheet Title: Rain Garden Plan

Sheet No: L1.1

Date: 08/30/11
 Job #: 013.024



**CHALLENGER
FLAT LENS
IESNA FULL CUTOFF**

TYPE "A"

SITE PLAN

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	7	A	SINGLE	CHH-FT-400-PSMH-F 24' POLE	0.72	40000	26479	452

Maintained Footcandle levels.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT SUMMARY	Illuminance	Fc	3.7	9.5	0.3	12.3:1	31.7:1
SPILL SUMMARY	Illuminance	Fc	0.5	2.8	0.1	28.0:1	5.0:1

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

PHOTOMETRIC PLAN

HYATT PLACE
333 Chesterfield Center East, Chesterfield, MO. 63017.

PROPERTY OWNER:
DRURY DEVELOPMENT CORPORATION
721 EMERSON ROAD, SUITE 200 - ST. LOUIS, MISSOURI 63141
(314) 423-6688 FAX: (314) 423-0310



DATE: 11-11-2011
REVISIONS:

SCALE: 1" = 20 FT.
DRAWN BY: SRB
SHEET NO. L-1



FRONT (SOUTH) ELEVATION

1"=16'-0"

H. Somjee



HYATT PLACE
Chesterfield, Mo.

10-5-2011



NORTH ELEVATION

1"=16'-0"

H. Somjee



HYATT PLACE
Chesterfield, Mo.
10-5-2011



EAST ELEVATION

1"=16'-0"

H. Somjee

HYATT PLACE
Chesterfield, Mo.

DATE
10-5-2011



WEST ELEVATION

1"=16'-0"

H. Somjee



HYATT PLACE
Chesterfield, Mo.

10-5-2011



Architecture by Somjee

HYATT PLACE, CHESTERFIELD, Mo.