



III.A.

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

Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: March 10, 2016

From: Jessica Henry, AICP
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: North of Chesterfield Airport Road, west of its intersection with Arnage Boulevard

Applicant: Cochran Engineering & Surveying, Inc. on behalf of AutoZone

Description: **Peter Steffan, Proposed Lot 1 (AutoZone):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 0.88 acre tract of land zoned “PC” Planned Commercial District, located north of Chesterfield Airport Road west of its intersection with Arnage Boulevard.

PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect’s Statement of Design for a new 6,000 square foot AutoZone commercial development. The proposed building is to be constructed of brick veneer, EIFS, and a clear anodized aluminum and glass storefront. Faux and clerestory windows are proposed on the front elevation.

HISTORY OF SUBJECT SITE

At 0.88 acres in size, the subject site is roughly one-half of a 1.77 acre parcel and was originally zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site currently contains three buildings that were constructed in the 1940s, a shed, and a pole barn that was constructed in the 1990s. This site was formerly occupied by the Heavy Duty equipment business. In October of 2015, the City Council approved a zoning map amendment from the “NU” Non-Urban District to the “PC” Planned Commercial District via Ordinance 2874. The two parcels of the proposed Peter Steffan development are shown in the image on the following page.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The subject site is proposed to be one-half of a small commercial retail development that is located just west of the Chesterfield Commons Seven development. The surrounding property to the north and west is currently vacant. The site currently contains several structures that will be demolished to make way for the proposed development.

B. Circulation System and Access

A single access point off of Chesterfield Airport Road is proposed. Cross access to Lot 2 of the proposed development as well as to the vacant parcels to the west and north is provided as required by ordinance.

C. Topography

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

D. Retaining Walls

A retaining wall is proposed along the access drive. The wall will be utilized to make grade adjustments.

General Requirements for Building Design:

A. Scale

The proposed single story building is 21 feet in height which permits the parapet to fully screen roof-mounted mechanical equipment. The building contains elements along the front elevation designed to the human scale, including large storefront windows and faux windows.

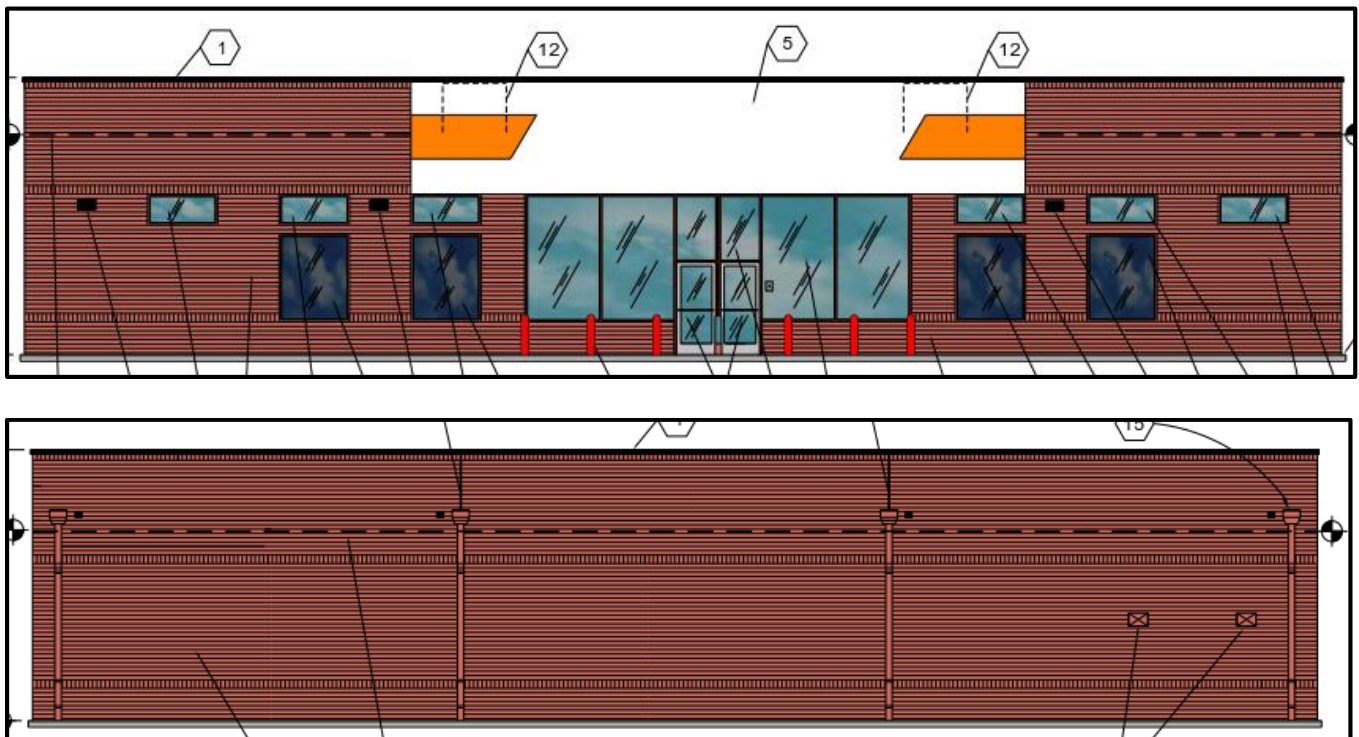
B. Design

The building is rectangular shaped and lacks articulation; each of the four elevations is completely flat. The applicant has utilized brick soldier courses around the building to provide variation and interest. The front elevation is the only elevation that contains material variety with the provision of faux and clerestory windows in addition to the large glass storefront.

The Architectural Review Design Standards includes the following relevant design requirement:

- *Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.*

Proposed Architectural Elevation—Front and Rear Elevations



C. Materials and Color

Three sides of the building are comprised entirely of red brick veneer. The front elevation is comprised of brick veneer, evergreen glass clerestory windows, black faux windows, EIFS that is to be painted orange and white, and a large clear anodized aluminum storefront is proposed. Black trim is proposed along the top of the parapet wall. The pipe bollards and side access door will be painted red.

The dumpster enclosure detail provided on the Site Development Section Plan calls for smooth face block. However, the Architect's Statement of Design states that the dumpster enclosure will be constructed of the same material as the building. Staff will recommend that the detail be revised to reflect the brick and this item will be addressed prior to Planning Commission review.

D. Landscape Design and Screening

As required by the UDC, a thirty foot landscape buffer planted with trees, shrubs, and ornamental grasses is provided along the Chesterfield Airport Road frontage. A hedgerow along the parking lot will screen parked vehicles from view. Landscape beds planted with annuals will permit for seasonal color and interest.

The dumpster enclosure and ground mounted mechanical equipment will be screened by landscaping. Bio retention basins along the rear property line will be planted with a variety of native grasses.

As previously mentioned, the roof mounted mechanical equipment will be fully screened by the building parapet.

E. Signage

Signage is not part of the proposal before Architectural Review Board and will be reviewed separately by Staff.

F. Lighting

The applicant is proposing five wall mounted light fixtures and five pole mounted fixtures. Each of these fixtures is utilitarian in nature and features fully-shielded, full cut-optics as required by the UDC.

Specific Requirements for the Chesterfield Valley

Façades:

- The proposed building utilizes similar materials on all elevations.
- The trash enclosure is currently shown as being constructed of smooth face block; however, as discussed earlier in the report, Staff recommends that the applicant utilize the same brick being utilized on the building in compliance with the Architectural Review Design Standards for the Chesterfield Valley.

Storage: The site is not visible from I-64/US 40. However, no outdoor storage or sales areas are proposed.

Utilities: All utilities to the building will be installed underground.

Parking: The site is not visible from I-64/US 40. However, parking is proposed on the front and side of the building, with loading areas located on the side. The applicant is proposing to screen the parking loading area with the landscape buffer and a dense hedge row along Chesterfield Airport Road.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design. Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff’s report to the Planning Commission.

Staff requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Peter Steffan, Lot 1 (AutoZone).

MOTION

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

- 1) “I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Peter Steffan, Lot 1 (AutoZone), as presented, with a recommendation for approval (or denial) to the Planning Commission.”
- 2) “I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Peter Steffan, Lot 1 (AutoZone), to the Planning Commission with the following recommendations...”

Attachments

1. Architectural Review Packet Submittal



RECEIVED
City of Chesterfield

MAR - 2 2016

Department of Public Services

**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield 12/23/15

Project Title: AutoZone **Location:** 17505 Chesterfield Airport Rd.

Developer: AutoZone **Architect:** Lew Ellis (AutoZone) **Engineer:** Cochran

PROJECT STATISTICS:

Size of site (in acres): 0.88 **Total Square Footage:** 6000 **Building Height:** 21'-0"

Proposed Usage: retail sale of auto parts

Exterior Building Materials: brick

Roof Material & Design: metal deck over steel joists

Screening Material & Design: extension of CMU/brick walls to form parapets screening RTU's

Description of art or architecturally significant features (if any): soldier courses included in brick pattern; both real and faux windows on front of store

ADDITIONAL PROJECT INFORMATION:

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

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

Architect's Statement

AutoZone Store 17505 Chesterfield Airport Road

General Requirements for Site design:

A. Site Relationships

The subject site is located on Chesterfield Airport Road and is comprised of two lots in the Peter Stefan Subdivision. The proposed AutoZone Development will occupy Lot 1 of the subdivision and face Chesterfield Airport Road. There are currently vacant buildings on both lots, which will be demolished as part of this project.

B. Circulation System and Access

The development will have an access drive onto Chesterfield Airport Road on the west side of Lot 1. An internal access drive will provide cross access to Lot 2 on the east.

Pedestrian access will be internal on the site.

C. Topography & D. Retaining Walls

The existing grade of the property is nearly flat. The proposed AutoZone site will be raised slightly to allow drainage to existing drainage points. A segmental block retaining wall will be utilized to make grade adjustments for the cross access to Lot 2 to the east.

Landscape Design and Screening

Landscaping will be provided in accordance with the city's Landscaping requirements. A 30-foot Landscape Buffer is provided along the front of the site. This buffer will contain a combination of trees and shrubs, ground cover and landscaping beds. A landscaping bed containing seasonal plantings is proposed around the monument sign. The dumpster enclosure and ground mounted utilities will be screened by plantings

Dry swales are proposed in the rear of the site. These will be planted with a variety native grasses. The swales will be designed to MSD standards and will help capture storm water runoff from the site.

General Requirements for building design:

A. Building scale:

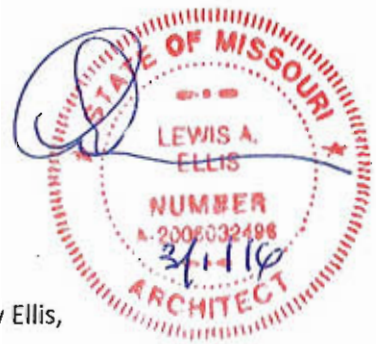
The proposed AutoZone is designed to be 21' in height which will screen the roof top mounted equipment. The building will have similar materials and orientation as the surrounding developments along Chesterfield Airport RD. The size of the building is 6000 square feet, which represents just over 15.6% lot coverage.

B. Human scale, Generic Scale and Design:

Human scale elements have been incorporated into this design, which include large storefront windows and glass entrance doors. Faux and clearstory windows on each side of the entrance to the store have been added for additional scale along the front facade. Additionally, the building will utilize a red wire cut brick veneer with soldier courses to add additional interest and scale.

Specific requirements for the Chesterfield Valley:

All four facades of the building will utilize brick veneer with soldier course. The building does not face I-64/US40 therefore; accent lighting and rear parking are not required for the AutoZone development. The trash enclosure will be constructed out of the same material as the building. AutoZone does not incorporate or use any outdoor storage or sales. The loading area will be screened by a tree line to the east and large street trees along Chesterfield Airport Road. All new utilities will be located underground.



Lew Ellis,

Architect for AutoZone, Inc.



D-Series Size 1 LED Wall Luminaire



DESIGNLIGHTS
CONSORTIUM



Catalog Number
Notes
Type

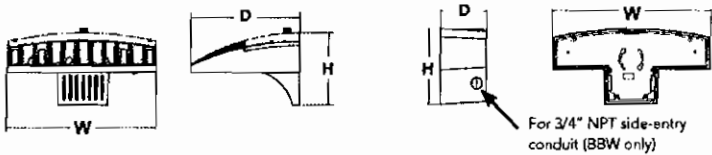
d^oseries

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBTDX

DSXW1 LED

Series	Performance Package	Distribution	Voltage	Mounting	Control Options	Other Options	Finish Options	
DSXW1 LED	LEDs	T2S Type II Short	MVOLT ¹	Shipped Included	Shipped installed	Shipped installed	DOBXD Dark bronze	
		T2M Type II Medium	120 ¹					(blank) Surface mounting bracket
	10C 10 LEDs (one engine)	T3S Type III Short	208 ¹	8BW Surface-mounted back box (for conduit entry) ²	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) ⁴	DNAXD Natural aluminum	
		T3M Type III Medium	240 ¹		PIR 180° motion/ambient light sensor, <15' mtg ht. ^{5,6}	HS House-side shield ⁹	DWHXD White	
	20C 20 LEDs (two engines)	T4M Type IV Medium	277 ¹		PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ^{5,6}		DSSXD Sandstone	
		TFTM Forward Throw Medium			ELCW Emergency battery backup (includes external component enclosure) ⁷		DBTDX Textured dark bronze	
	Drive current						Shipped separately	DBLBDX Textured black
	350 350 mA						8SW Bird-deterrent spikes ⁹	DNATXD Textured natural aluminum
	530 530 mA						WG Wire guard ⁹	DWHGXD Textured white
	700 700 mA						VG Vandal guard ⁹	DSSTXD Textured sandstone
1000 1000 mA (1 A)								
Color temperature								
3DK 3000K								
40K 4000K								
50K 5000K								

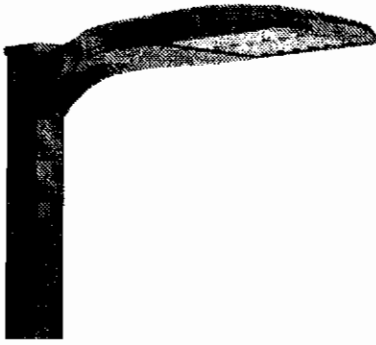
NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Specifies the Sensor Switch (SSR: 10-01DF control); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Specifies the Sensor Switch (SSR: 4-02P control); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard.
- Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Not compatible with conduit entry applications. Not available with BBW mounting option.
- Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- Also available as a separate accessory; see Accessories information.

Accessories

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWVG U	Wire guard accessory
DSXWVG U	Vandal guard accessory





D-Series Size 1 LED Area Luminaire

DESIGNLIGHTS
CONSORTIUM



Acuity
Lighting
facts

Catalog
Number

Notes

Type

Product ID: DSX1-LED-60C-1000-40K-T3M-MVOLT-SPA-DDBXD

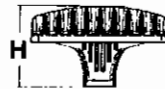
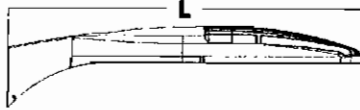
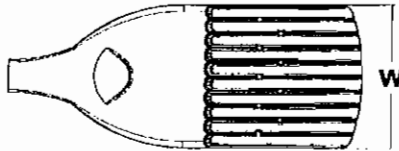
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 - 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

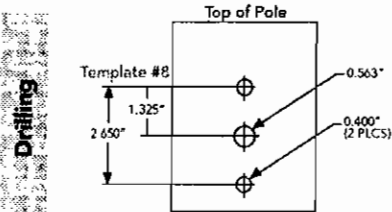
EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED

LED	Quantity	Power	Current	Temp	Beam	Mount	Shipped	Shipped	Shipped	Finish	Finish
DSX1 LED	30C	30 LEDs (one engine)	530 530 mA	30K	3000K (80 CRI min.)	T1S Type I short	MVOLT ²	Shipped included	Shipped installed	DDBXD	Dark bronze
	40C	40 LEDs (two engines)	700 700 mA	40K	4000K (70 CRI min.) ³	T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	120 ² 208 ² 240 ² 277 ² 347 480 ³	SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls)	HS House-side shield ¹¹	DBLXD Black
	60C	60 LEDs (two engines)	1000 1000 mA (1 A)	50K	5000K (67 CRI)	T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide		RPA Round pole mounting WBA Wall bracket	DMG 0-10V dimming driver (no controls) ⁴ DCR Dimmable and controllable via ROAM [®] (no controls) ⁵ DS Dual switching ^{6,7} PIR Motion sensor, 8-15' mounting height ⁸ PIRH Motion sensor, 15-30' mounting height ⁸ BL30 Switched dimming, 30% ¹⁰ BL50 Switched dimming, 50% ¹⁰	DTB Utility terminal block ¹² SF Single fuse (120, 277, 347V) ¹³ DF Double fuse (208, 240, 480V) ¹³ TLS Tool-less entry trigger latch L90 Left rotated optics ¹⁴ R90 Right rotated optics ¹⁴	DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBL BXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM18AS	Single unit	DM29AS	2 at 90°
DM28AS	2 at 180°	DM39AS	3 at 90°
DM48AS	4 at 90°	DM32AS	3 at 120°*

Example: SSA 20 4C DM18AS DDBXD

Visit Lithonia Lighting's website to see our wide selection of poles, accessories and educational tools.

Tenon Mounting Slipfitter*

2 3/8"	AS120 150	AS120 200	AS120 250	AS120 300	AS120 350	AS120 400
2 1/2"	AS125 150	AS125 200	AS125 250	AS125 300	AS125 350	AS125 400
4"	AS135 150	AS135 200	AS135 250	AS135 300	AS135 350	AS135 400

NOTES

- 1 Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- 3 Not available with single board, 530mA product (30C 530).
- 4 Not available with 347 or 480V.
- 5 Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with PIRH.
- 6 Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, DMG or WTB.
- 7 Requires an additional switched line.
- 8 Specifies the dimming driver standard. Not available with DCR or WTB.
- 9 Specifies the dimming driver standard. Not available with DCR or WTB.
- 10 Dimming driver standard. MVOLT only. Not available with DCR or WTB.
- 11 Also available as a separate accessory; see Accessories information.
- 12 WTB not available with BL30, BL50, DS, PIR or PIRH.
- 13 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 14 Available with 60 LEDs (60C option) only.
- 15 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

For more control options, visit [www.lithonia.com](#) and [www.acuity.com](#) online.

* For round pole mounting (RPA) only



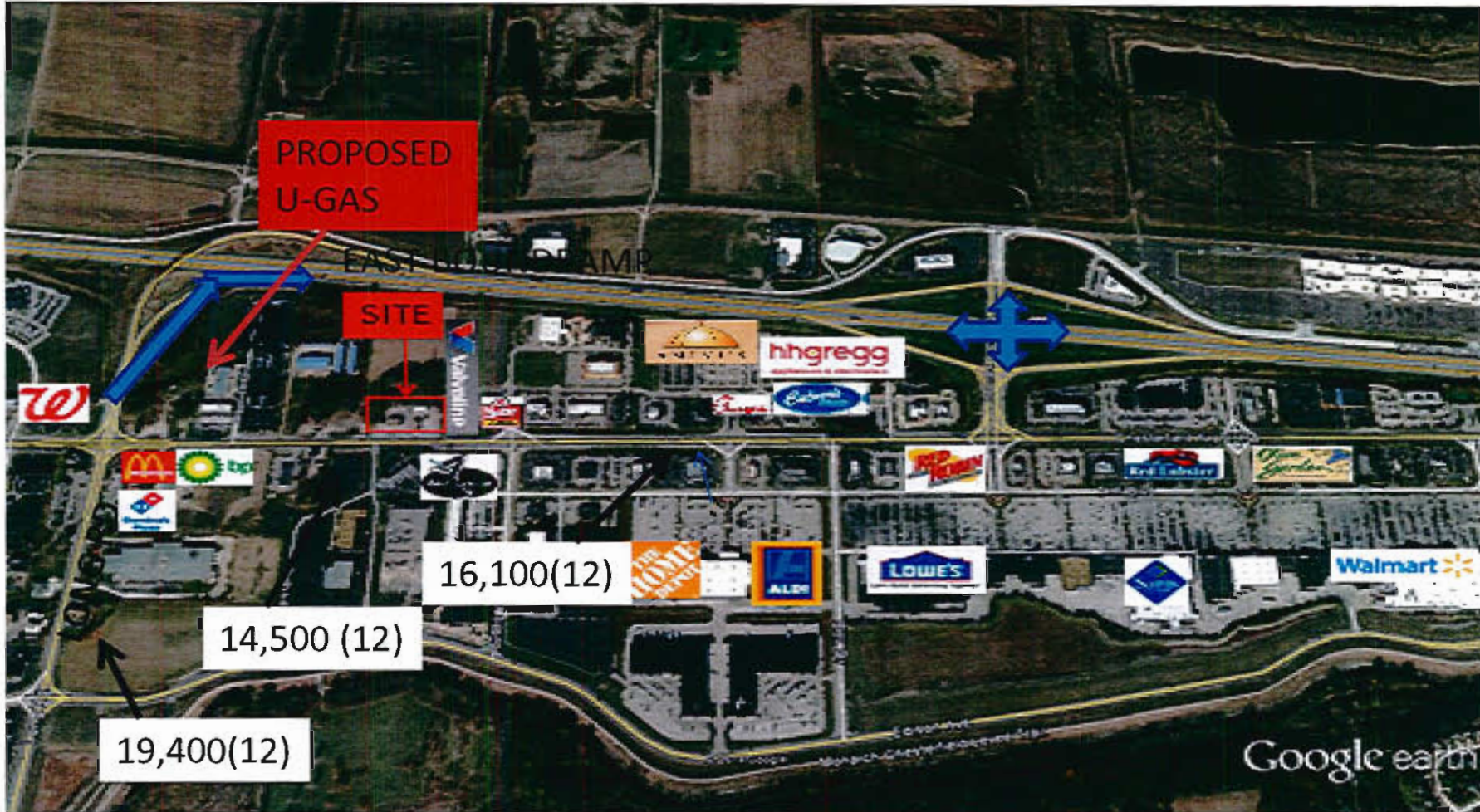
WOW!!!
EVERY CUSTOMER
EVERYWHERE

Aerial View





Aerial View



WOW!!!
EVERY CUSTOMER
EVERYWHERE

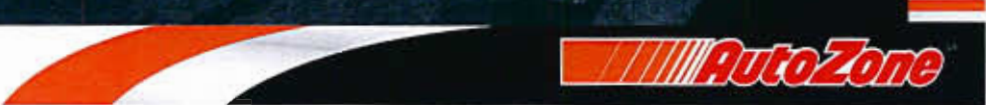
FRONT VIEW OF SITE



WOW!!!
EVERY CUSTOMER
EVERYWHERE

Driving (EAST)

SITE



WOW!!!
EVERY CUSTOMER
EVERYWHERE

Driving (EAST)



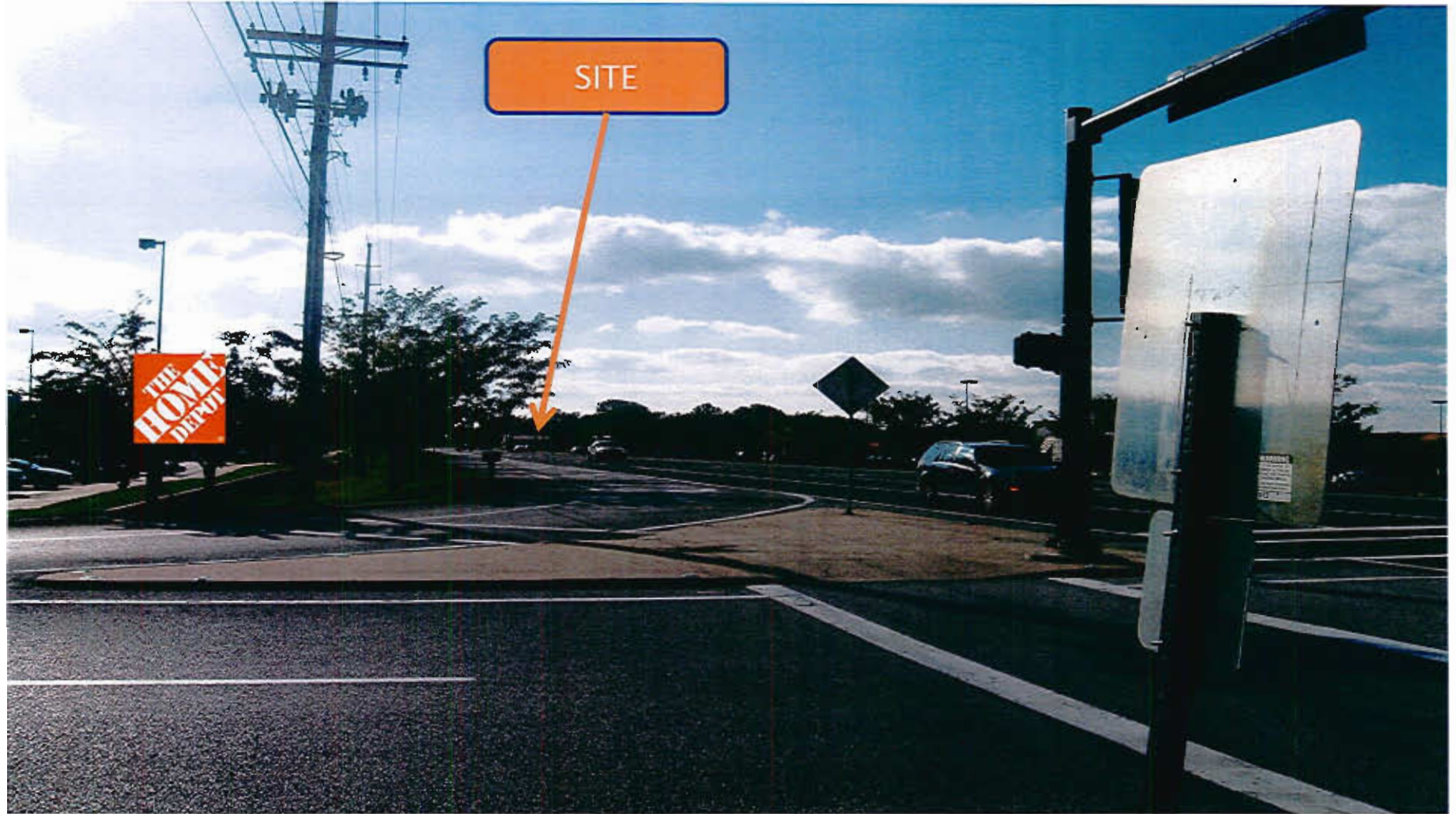
WOW!!!
EVERY CUSTOMER
EVERYWHERE

Driving (WEST)





View From THE Home Depot Driveway









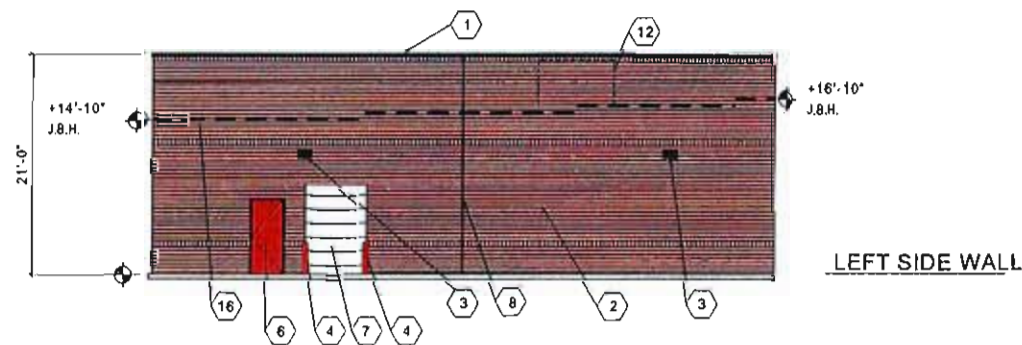
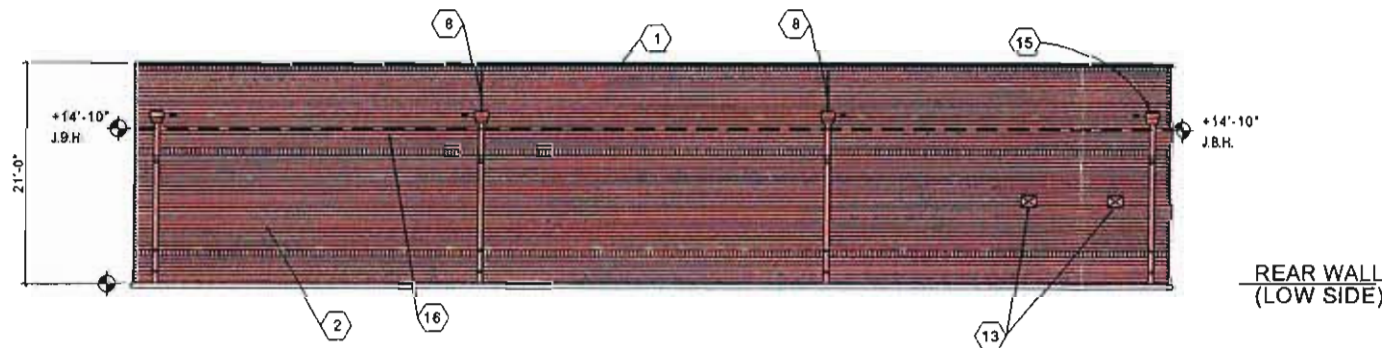
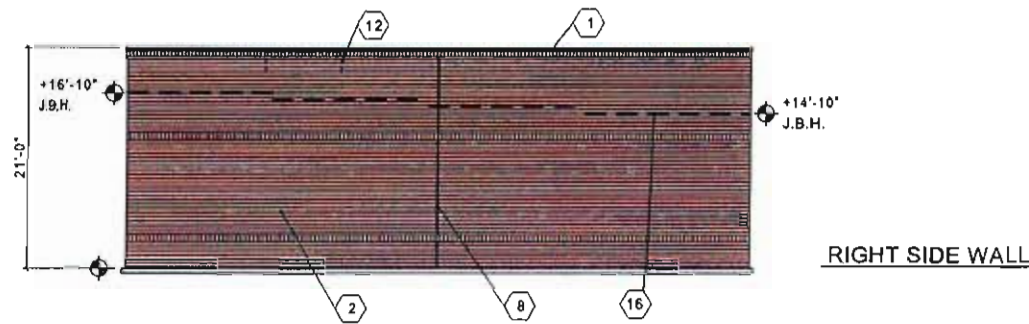
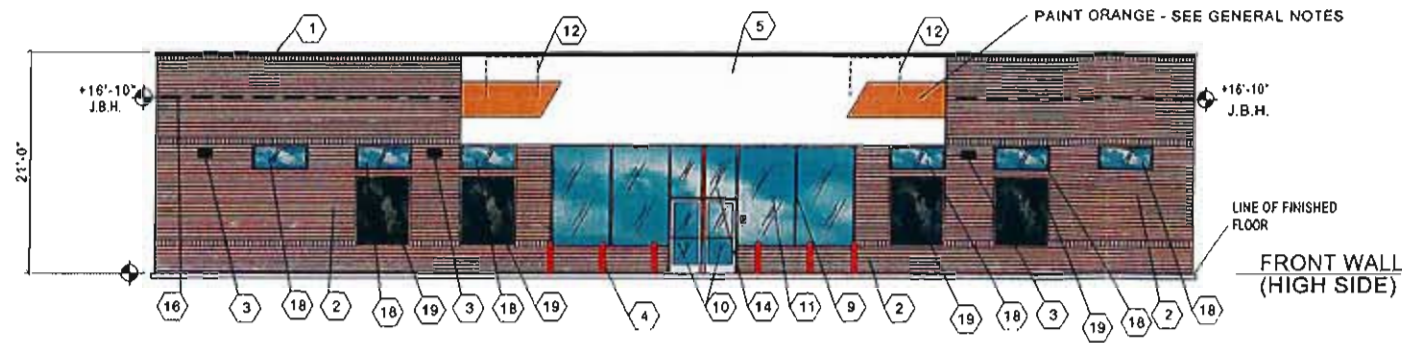








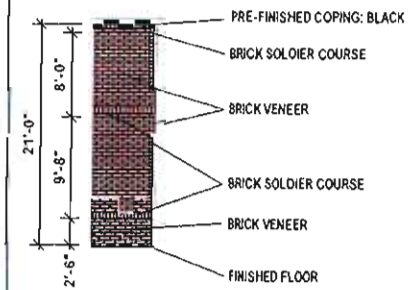




HVAC NOTE:
 HIGHEST POINT OF ROOFTOP UNITS = 20'-8"
 UNIFORM HEIGHT OF PARAPET = 21'-0"

- 1 TWO PIECE COMPRESSION TRIM - BLACK
- 2 BRICK VENEER UNITS SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARO WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE (SuperPaint Exterior Latex Satin, A89 Series)
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - REO KYNAR FINISH (PPG Duranar (70 Kynar) Red Exotic #UC45282XL with #UCS1132 clear top coat.)
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODOIZED FINISH, 1/2" GLAZING
- 11 9-PILKINGTON 1/2" EVERGREEN GLASS
- 12 SCREENED HVAC UNITS BEHIND PARAPET
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
- 16 BOND BEAM AT ROOF LINE
- 17 NOT USED
- 18 CLERESTORY WINDOW - EVERGREEN GLASS
- 19 FAUX WINDOW - OPAQUE BLACK GLASS

ELEVATION KEY NOTES

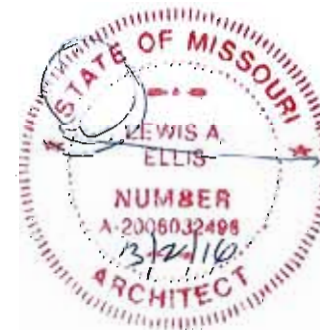


FIELD BRICK (UTILITY SIZED) - HANSON
 COLOR: RED WIRE CUT #222
 SOLDIER COURSE BRICK (UTILITY SIZED) - HANSON
 COLOR: RED WIRE CUT #222

1/8" = 1'-0" AWE01
3 EXTERIOR WALL COLOR SCHEME

- GENERAL NOTES:**
- REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
 Finish Coat Orange: 2 Coats SherCryl HPA Gloss, B56 Series
 - C. Exterior Orange:
 1. SherCryl Gloss Ultradeep Base, B66T304
 2. 48/32 oz Yellow-101
 3. 2 oz. + 56/32 oz. Orange
 4. 6 oz. Yellow-100
 - PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 - SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 - ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

3 GENERAL NOTES



J.B.H. = JOIST BEARING HEIGHT

REVISIONS	
REV	DESCRIPTION
1	
2	
3	
4	
5	
6	

AutoZone Store No. 4453
 17505 CHESTERFIELD AIRPORT RD.
 CHESTERFIELD MO 63005
ARCHITECTURAL PLAN

Architect: LEW ELLIS
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: 901-495-8771 FAX: (901) 495-8969
 For Bidding & Contractor Information Contact:
 F. W. Dodge Plan Room Tel. 615-884-1017

01/07/16
 6W2-L

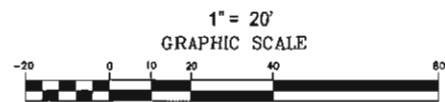
CE-1



AutoZone Development #MO 4453

Chesterfield, Missouri

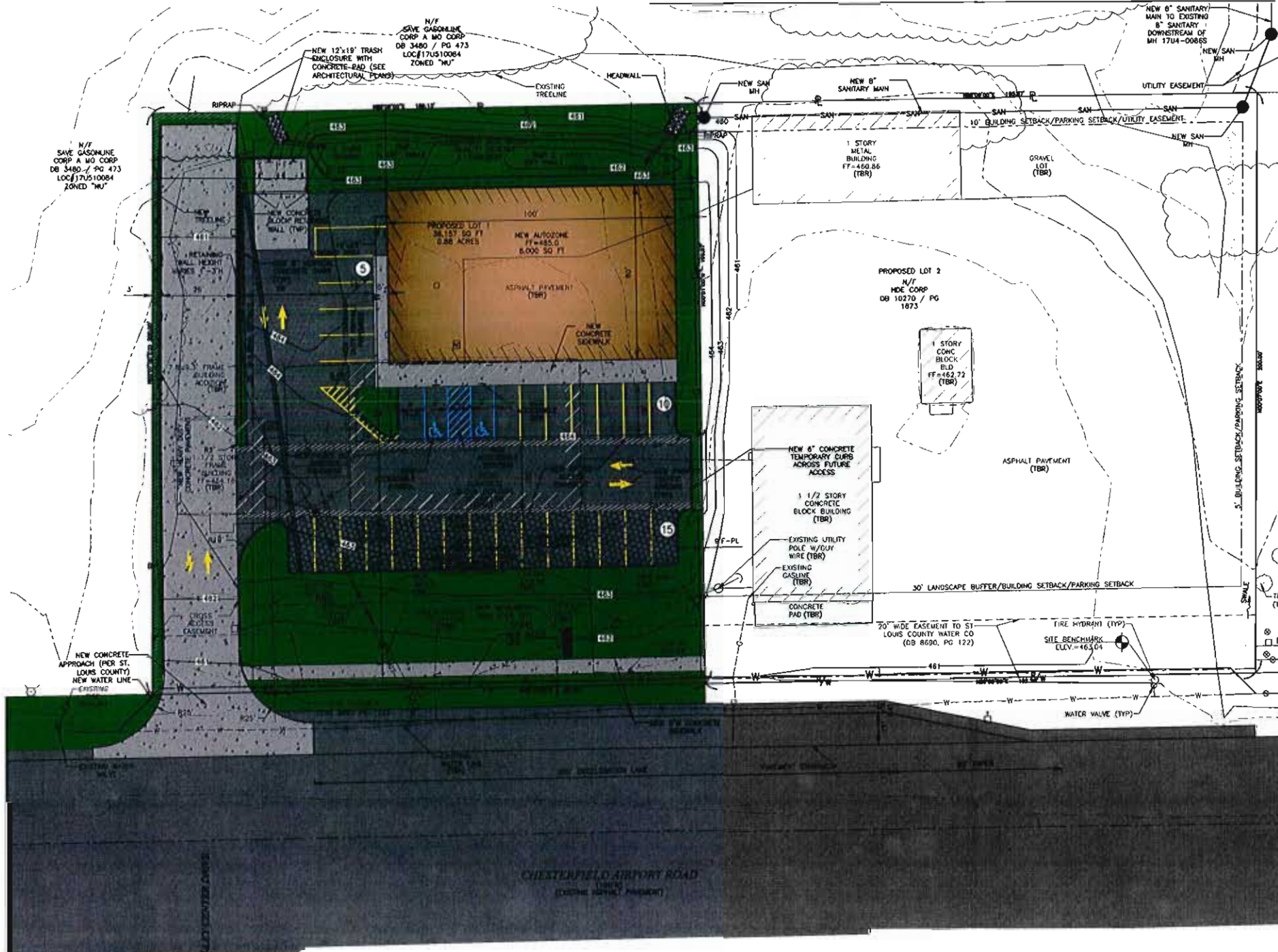
March 2016



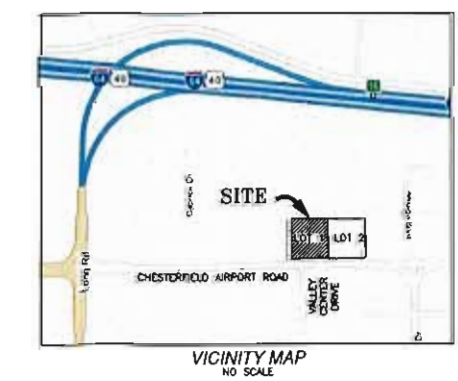
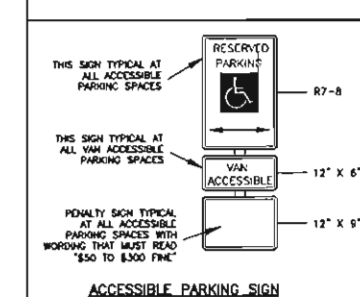
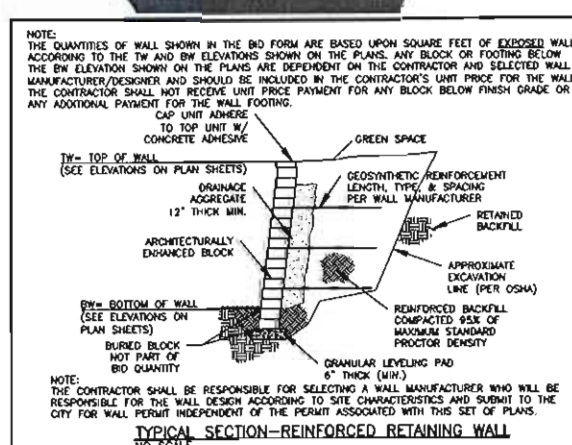
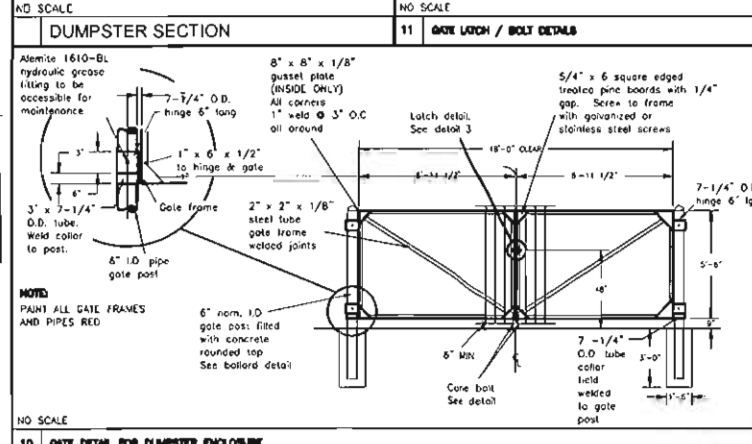
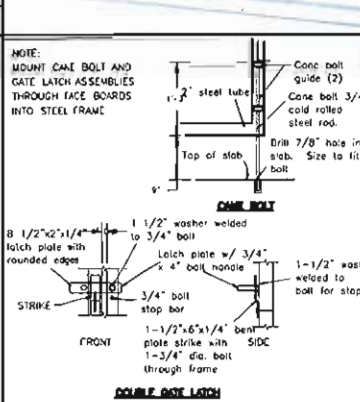
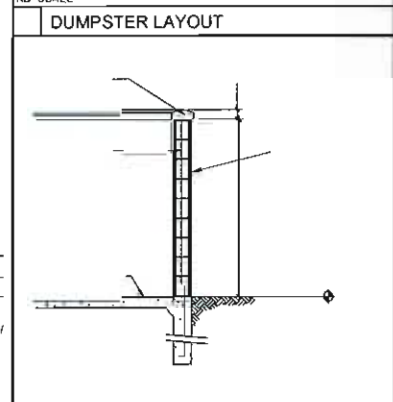
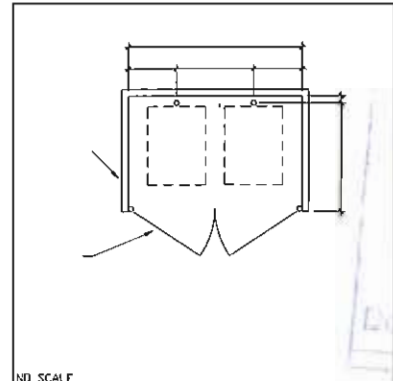
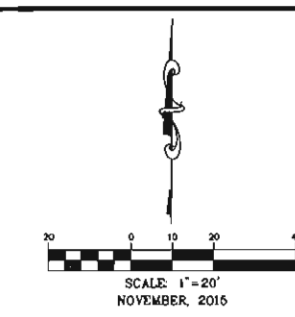
AutoZone



SITE DEVELOPMENT SECTION PLAN



THE CHESTERFIELD, MO DEVELOPMENT, LLC
DB 1848 / PG 240
ZONED "M"



PROPERTY OWNER:
HDE CORP
1065 EXECUTIVE PARKWAY DRIVE,
SUITE 300
ST. LOUIS, MO 63141

DEVELOPER:
THE REDING COMPANY, LLC
2460 EXECUTIVE DRIVE,
SUITE 114
ST. CHARLES, MO 63303

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DATE: NOVEMBER, 2015
SCALE: 1"=20'
PROJECT NO: M14-7090A
DATE: M14-7090A

Richard D. Henderson E-25253
Registered Professional Engineer
for Cochran Engineering & Surveying
SLC H&T NO.
MSD P-
BASE MAP: 17U

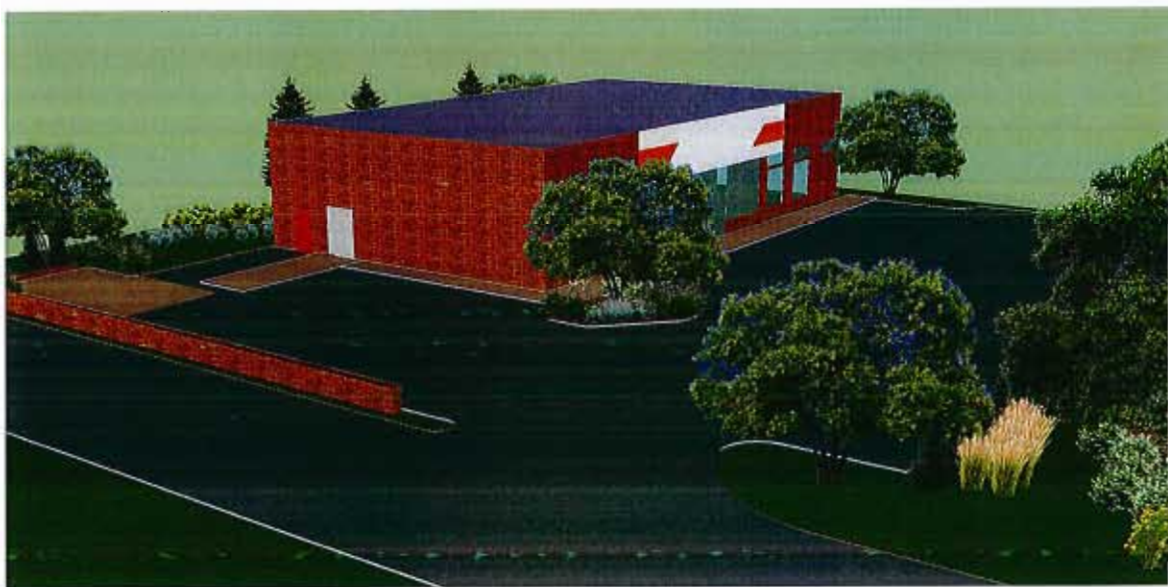
COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
Interior Design
Market Planning

SITE DEVELOPMENT SECTION PLAN FOR AUTOZONE CHESTERFIELD, MISSOURI

SITE DEVELOPMENT SECTION PLAN

DATE	NOVEMBER, 2015
SCALE	1"=20'
PROJECT NO.	M14-7090A
DATE	NOVEMBER, 2015
SCALE	1"=20'
PROJECT NO.	M14-7090A

C2



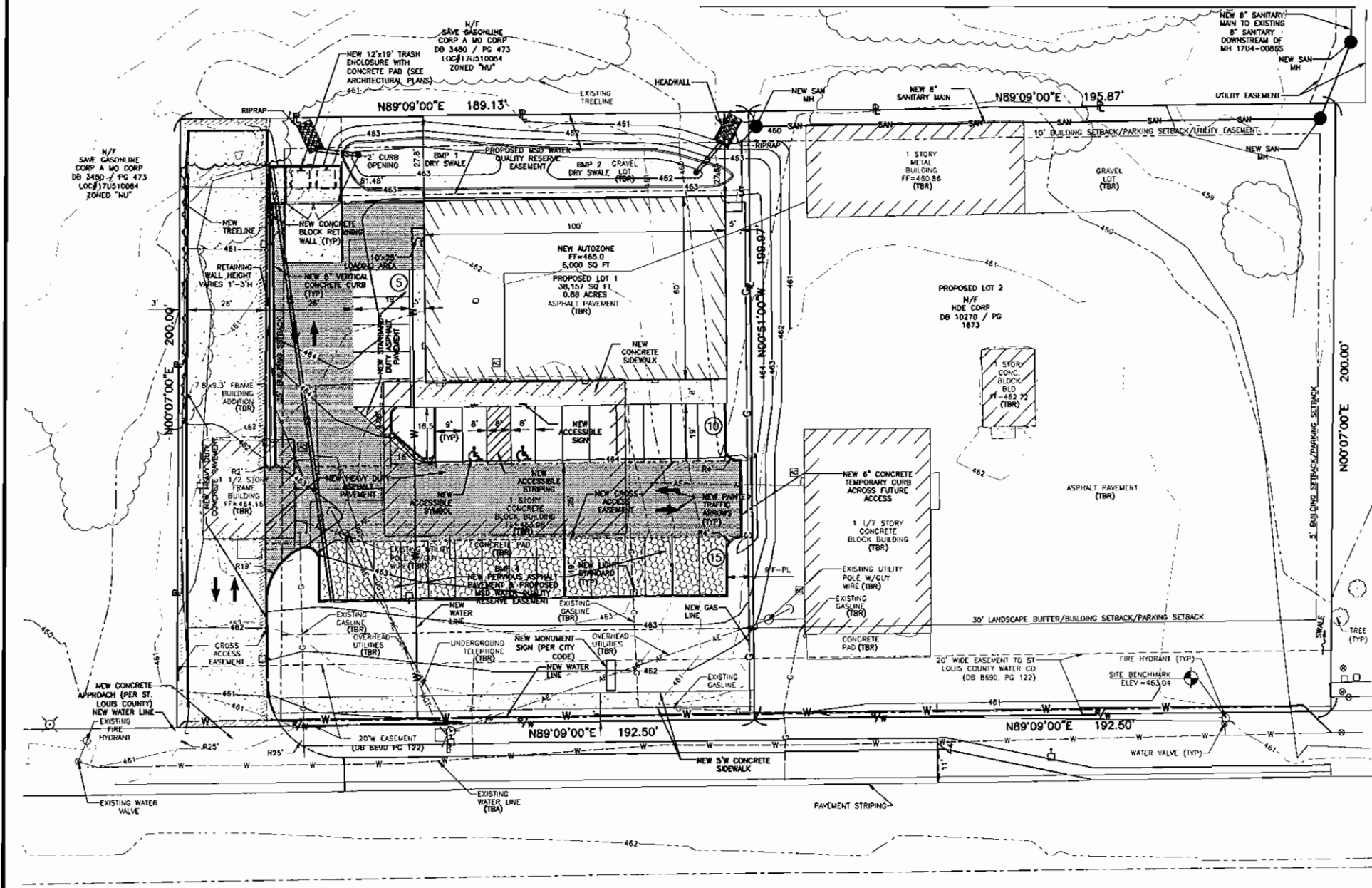
AutoZone Development #MO 4453

Chesterfield, Missouri

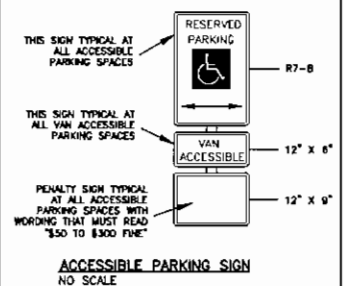
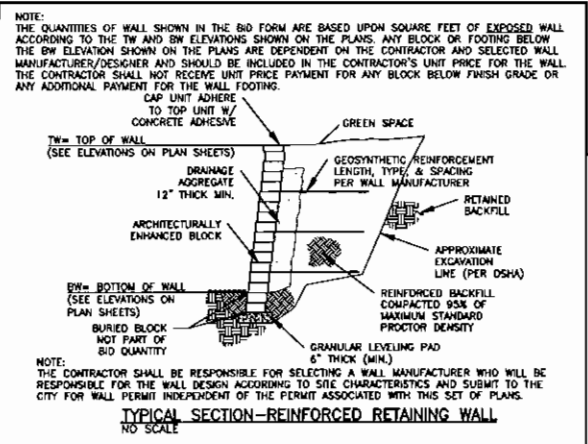
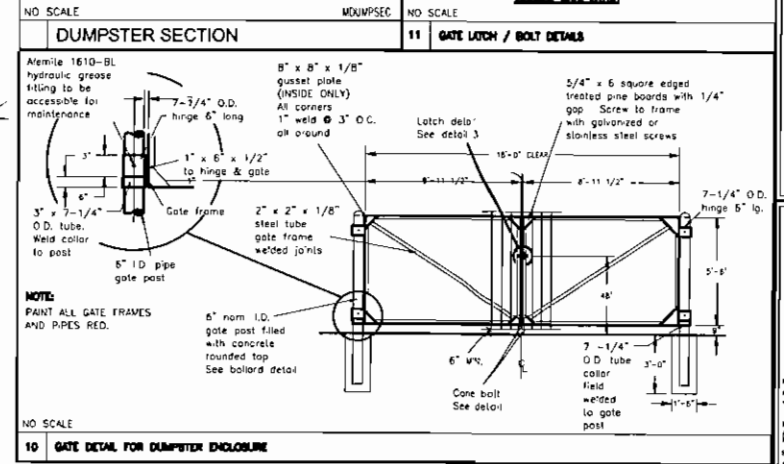
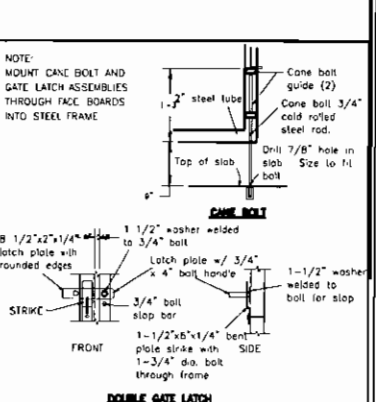
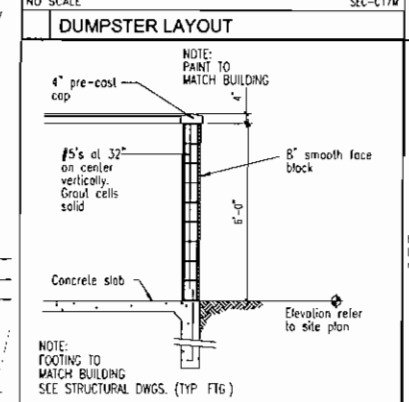
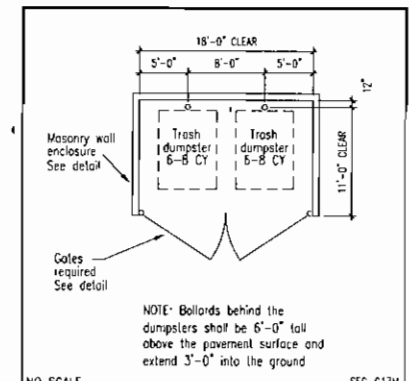
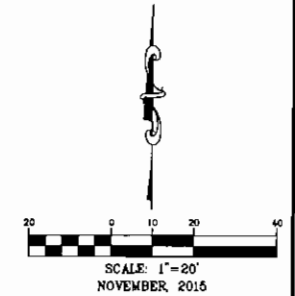
March 2016



SITE DEVELOPMENT SECTION PLAN



N/E
THE CHESTERFIELD SWAN DEVELOPMENT LLC
DB 18468 / PG 2, 460
ZONED "MU"



PROPERTY OWNER:
HDE CORP
1065 EXECUTIVE PARKWAY DRIVE,
SUITE 300
ST. LOUIS, MO 63141

DEVELOPER:
THE REDING COMPANY, LLC
2450 EXECUTIVE DRIVE,
SUITE 114
ST. CHARLES, MO 63303

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
RICHARD D. HENDERSON
NUMBER E-18155
3-1-16

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Richard D. Henderson E-25253
Registered Professional Engineer
State of Missouri
for Cochrane Engineering & Surveying
SLC H&T NO:
MSD P-
BASE MAP 17U

SITE DEVELOPMENT SECTION PLAN FOR

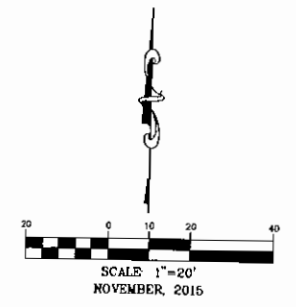
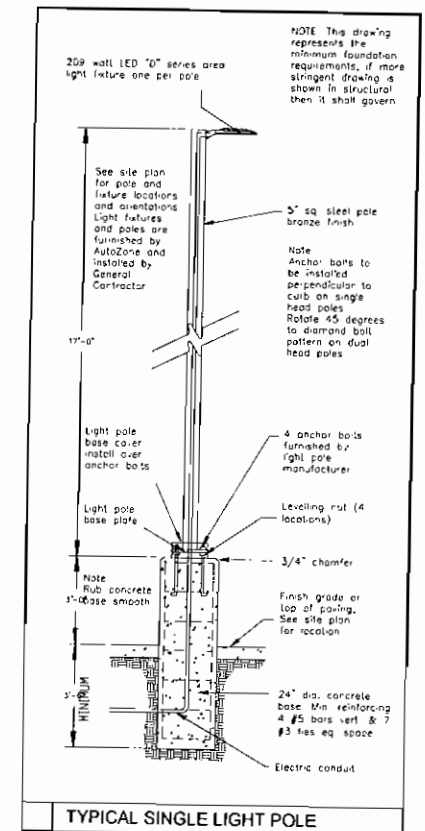
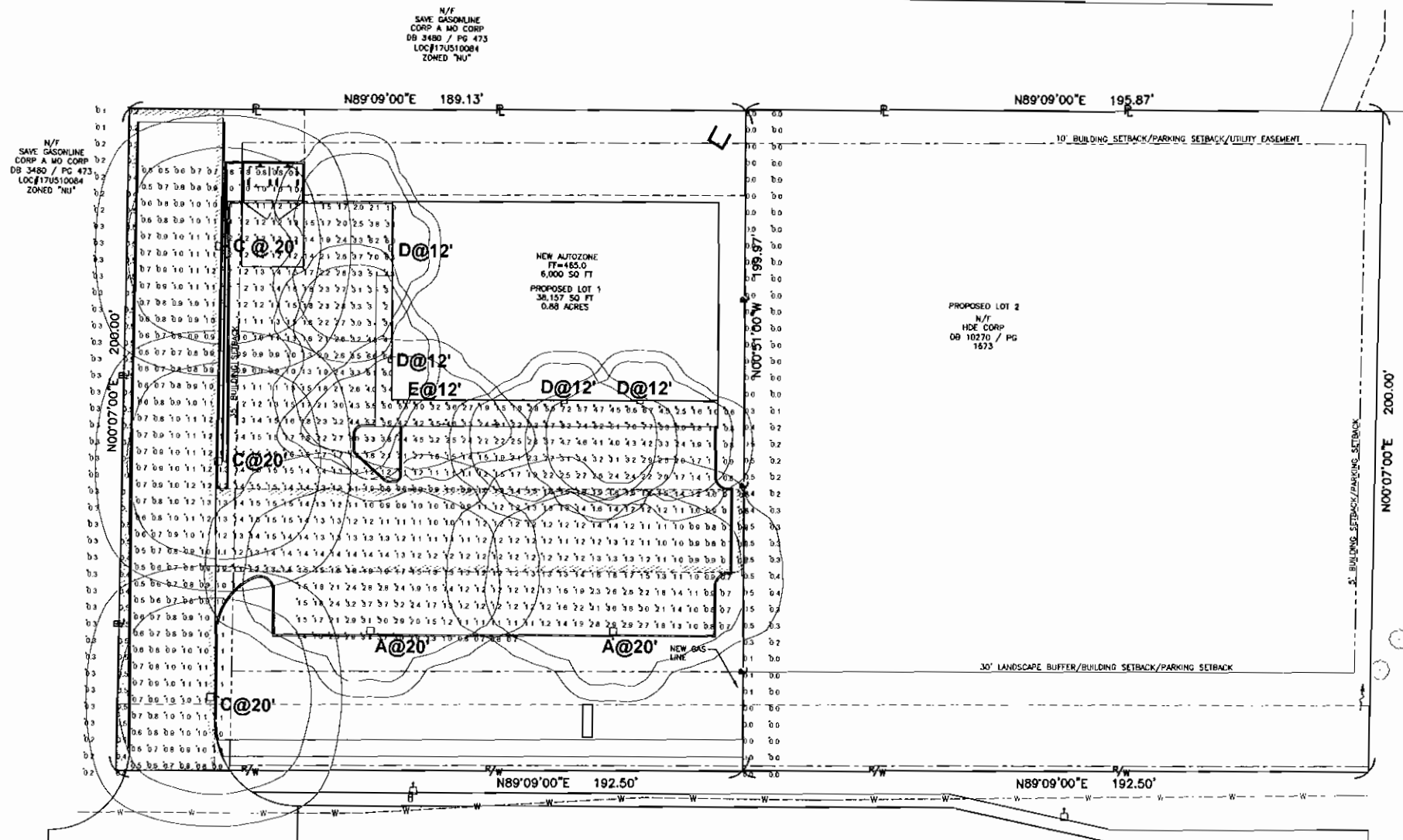
AUTOZONE
CHESTERFIELD, MISSOURI

SITE DEVELOPMENT SECTION PLAN

DATE	NOVEMBER, 2015
SCALE	1"=20'
PROJECT NO.	M14-7090A
DATE	NOVEMBER, 2015
SCALE	1"=20'
PROJECT NO.	M14-7090A

C2

PHOTOMETRICS PLAN



SSA-332-4534 (Reg)
CJA-327-0780 (Reg)
www.cochraninc.com

Head Office
8 East Hill Street
Warrensburg, Missouri 63393

COCHRAN

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- Architecture
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- Interior Planning

PHOTOMETRICS PLAN
AUTOZONE
CHESTERFIELD, MISSOURI

VALLEY CENTER DRIVE

CHESTERFIELD AIRPORT ROAD
(100%)
(EXISTING ASPHALT PAVEMENT)

These calculations are for estimation or informational purposes only. Actual light levels may vary due to reflectance, temperature, obstructions and other factors. SSLTG will not be held responsible for light levels that differ from what is shown on this or any layout provided. Consult with a professional engineer if a more detailed study is needed.

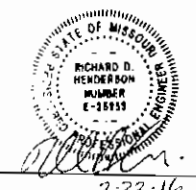
DEVELOPER:
THE REDING COMPANY, LLC
2460 EXECUTIVE DRIVE, STE. 114
ST. CHARLES, MO 63303

SSL LIGHTING & CONTROLS REPRESENTATIVES
680 Crown Ind. Ct., Suite K, Chesterfield, MO 63005
314.429.5483 (LITE) www.SSLtg.com

Note
1. Mounting Height Next to Each Fixture
2. Calcs Ever 5' on Ground

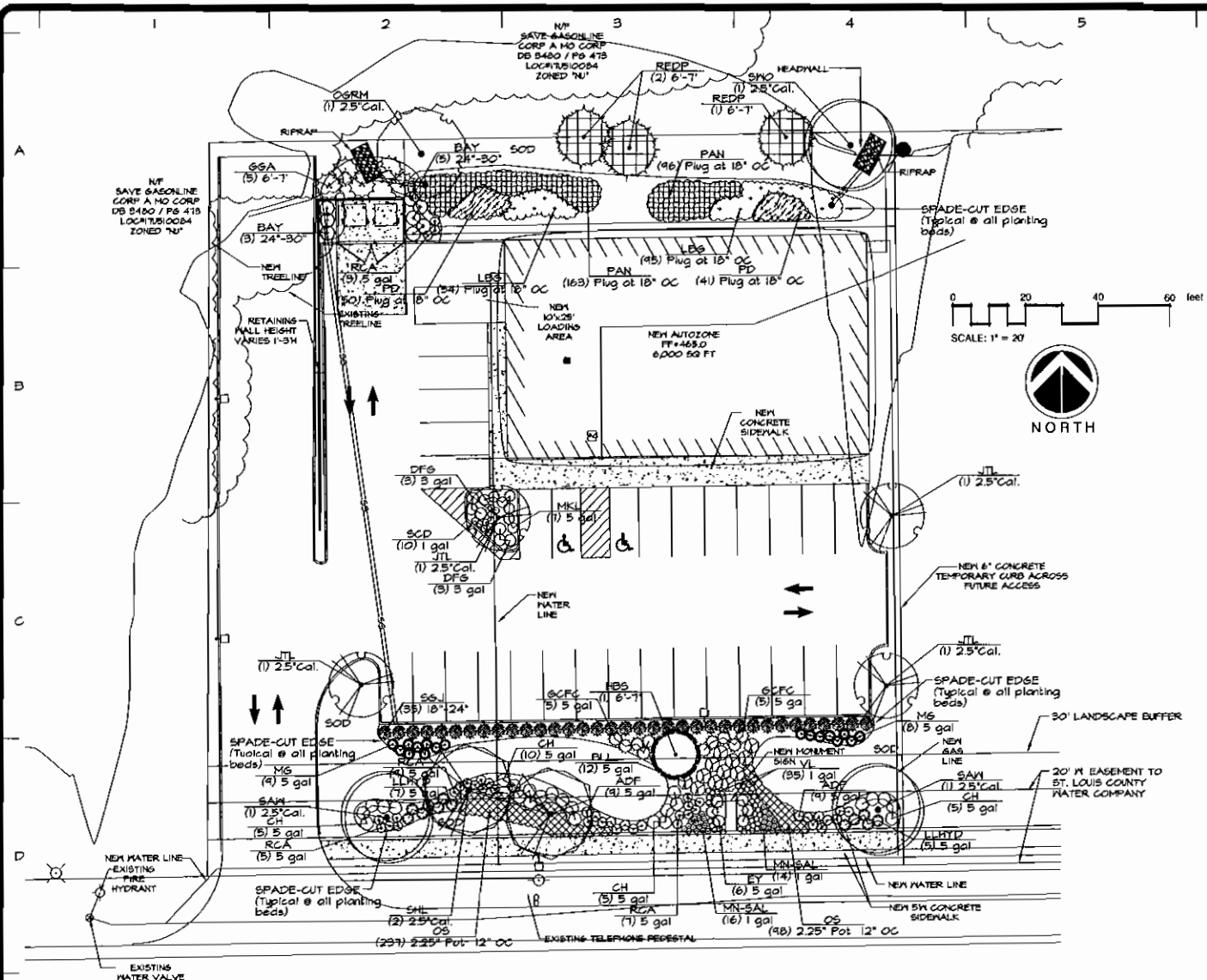
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
[Symbol]	A	2	VMX-1-T4-32LC-5-4K-UNV	31-1/2 in.L. X 15 in.W. X 11-3/4 in.H. LED LUMINAIRE		1	6172.351	0.95	54.8
[Symbol]	C	3	VMX-1-T5-32LC-3-4K-UNV	31-1/2 in.L. X 15 in.W. X 11-3/4 in.H. LED LUMINAIRE		1	4703.473	0.95	36.4
[Symbol]	D	4	VSC-1-T4-32LC-3-4K-UNV	14-1/4 in. L X 10-1/2 in. W X 4-1/2 in. H. LED LUMINAIRE		48	82.65927	0.95	36
[Symbol]	E	1	VSC-1-T2-32LC-3-4K-UNV	14-1/4 in. L X 10-1/2 in. W X 4-1/2 in. H. LED LUMINAIRE		48	84.5832	0.95	36

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
10' From Property Line	+	0.3 fc	0.3 fc	0.1 fc	3.0:1	3.0:1
10' From Property Line	-	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
AUTOZONE PARKING LOT	+	1.7 fc	8.2 fc	0.5 fc	16.4:1	3.4:1
Front Entry	×	6.7 fc	8.2 fc	5.0 fc	1.6:1	1.3:1
Property Line	+	0.5 fc	0.5 fc	0.2 fc	2.5:1	2.5:1
Property Line	-	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
Side Exit	×	6.4 fc	7.0 fc	6.0 fc	1.2:1	1.1:1
Sidewalk	×	4.1 fc	8.2 fc	0.6 fc	13.7:1	6.8:1



Richard D. Henderson E-25253
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying
SLC H&T NO
MSD P-
BASE MAP 17U

DATE	BY	APP'D BY
NOVEMBER, 2016	SLH	RDH
1"=20'		
M14-7090A		
P1		



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SAX	2	Sawtooth Oak / <i>Quercus acutissima</i>	2.5' Cal.
SWO	1	Swamp White Oak / <i>Quercus bicolor</i>	2.5' Cal.
OSRM	1	October Glory Maple / <i>Acer rubrum</i> 'October Glory'	2.5' Cal.
SHL	2	Skyline Locust / <i>Sialida tricoanthos</i> 'Skyline'	2.5' Cal.

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
GSA	5	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6"-7"
HBS	1	Hoops! Blue Spruce / <i>Picea pungens</i> 'Hoops!'	6"-7"
REDF	3	Red Pine / <i>Pinus resinosa</i>	6"-7"

FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JTL	4	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2.5' Cal.

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ADF	18	Arnold's Dwarf Forsythia / <i>Forsythia x intermedia</i> 'Arnold's Dwarf'	5 gal
BLL	12	Blooming Lilac / <i>Syringa x Penda</i>	5 gal
CH	25	China Boy/Siri Holly / <i>Ilex meserveae</i> 'China Boy/Siri' TM	5 gal
EY	6	Everlon Yew / <i>Taxus x media</i> 'Everlon'	5 gal
SCFC	10	Golden Charm False Cypress / <i>Chamaecyparis plicifera</i> 'Golden Charm'	5 gal
LLHYD	12	Little Lime Hydrangea / <i>Hydrangea paniculata</i> 'Little Lime'	5 gal
MKL	7	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	5 gal
BAY	8	Northern Bayberry / <i>Myrica pennsylvanica</i>	24"-30"
RCA	24	Rose Creek Abelia / <i>Abelia x grandiflora</i> 'Rose Creek'	5 gal
SSJ	35	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"

ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
MN-SAL	30	May Night Salvia / <i>Salvia nemorosa</i> 'May Night'	1 gal
SCD	10	Strawberry Candy Daylily / <i>Hemerocallis x</i> 'Strawberry Candy' TM	1 gal
VL	35	Variegated Liriope / <i>Liriope muscari</i> 'Variegata'	1 gal

GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DFS	6	Dwarf Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hainan'	3 gal
MS	17	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	945	Orange Stonecrop / <i>Sedum kamtschaticum</i>	2.25" Pot

NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	144	Little Bluestem Grass / <i>Schizachyrium scoparium</i>	Plug at 18" OC

	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	41	Prarie Dropseed / <i>Sporobolus heterolepis</i>	Plug at 18" OC
	254	Switch Grass / <i>Panicum virgatum</i>	Plug at 18" OC

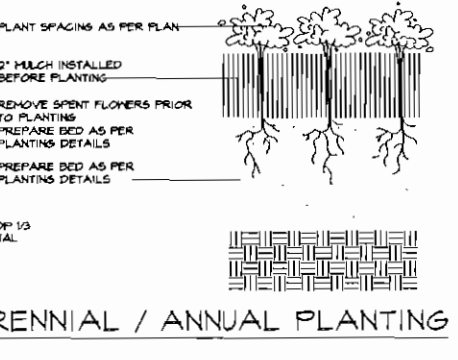
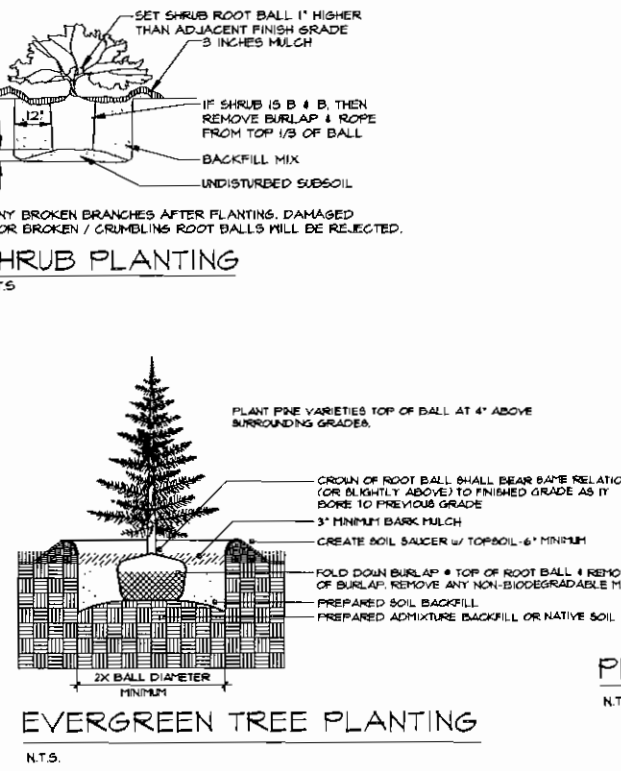
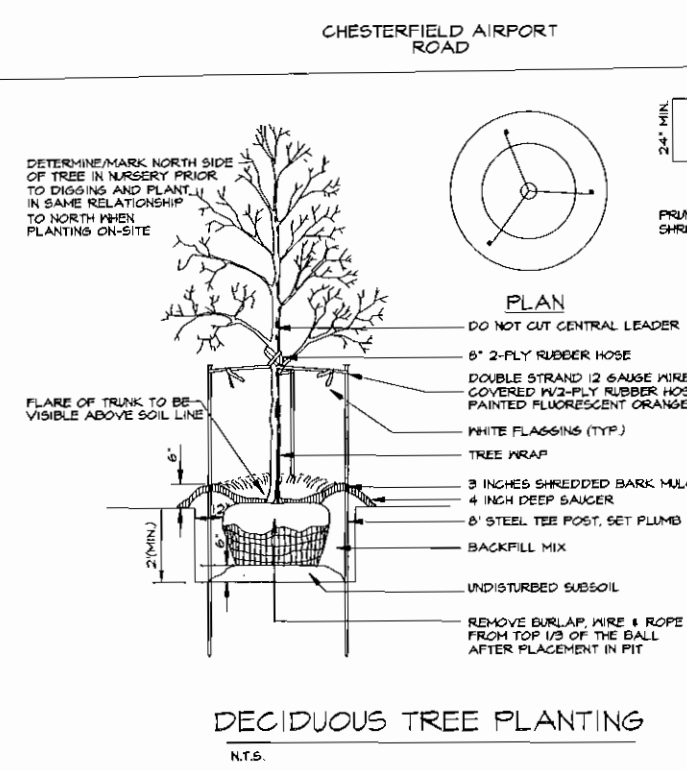
Proposed Trees constitute: 3 FAST GROWTH (17%) AND 15 SLOW/MEDIUM GROWTH (83%)

PROPERTY OWNER:
HDE CORP
1065 EXECUTIVE PARKWAY DR.
SUITE 300
ST. LOUIS, MO 63141

DEVELOPER:
THE REDING COMPANY, LLC
2460 EXECUTIVE DRIVE,
SUITE 114
ST. CHARLES, MO 63303

SITE AREA = 38,157 SF
OPEN SPACE = 14,418 SF (37.8%)
OPEN SPACE REQ'D = 35%
PAVEMENT = 17,739 SF (46.5%)

- 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-RITE).
 - 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 drawing 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 1/2" of final. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
 - All planting beds shall be cultivated to 8" depth minimum and graded smooth immediately before planting of plants. Plant grounds over 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 (80% per acre) and bluegrass (20% per acre). Landscape contractor shall offer an alternate price for seed 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.
 - The minimum setback is 50'-0" from an existing or proposed right of way.
 - 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.
 - One (1) tree is required for every fifty (50) lineal feet of street frontage.
 - Landscape islands shall be placed at the ends of parking areas as required by Ordinance 2252 of the City of Chesterfield Zoning Ordinance.
 - There shall be a minimum landscape width of nine (9) 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 irrigation systems (Examples: Turf Type Tall Fescue blend less than five years old and Crested, a semi-dear) variety blended with 50-60% biograss and returned to as a Transition mix).
 - A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at 25' or more in height at the end of 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 (\$1000) dollars, as determined by a plant nursery the petitioner shall furnish a two (2) year bond or other sufficient 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.



REVISIONS

NO.	DATE	BY
1/2/15		RPH
1/16/15		RPH
1/30/16		RPH
2/16/16		RPH

landscape TECHNOLOGIES

13311 W. BIRCH ST. ST. LOUIS, MO 63141
314-991-1234
www.landscape-technologies.com

REGISTERED LANDSCAPE ARCHITECT - MISSOURI

MARCO MINIZER
DIPLOMA
DATE: 2/16/16

PLANTING PLAN FOR THE PROPOSED

Autozone Store

CHESTERFIELD, MISSOURI

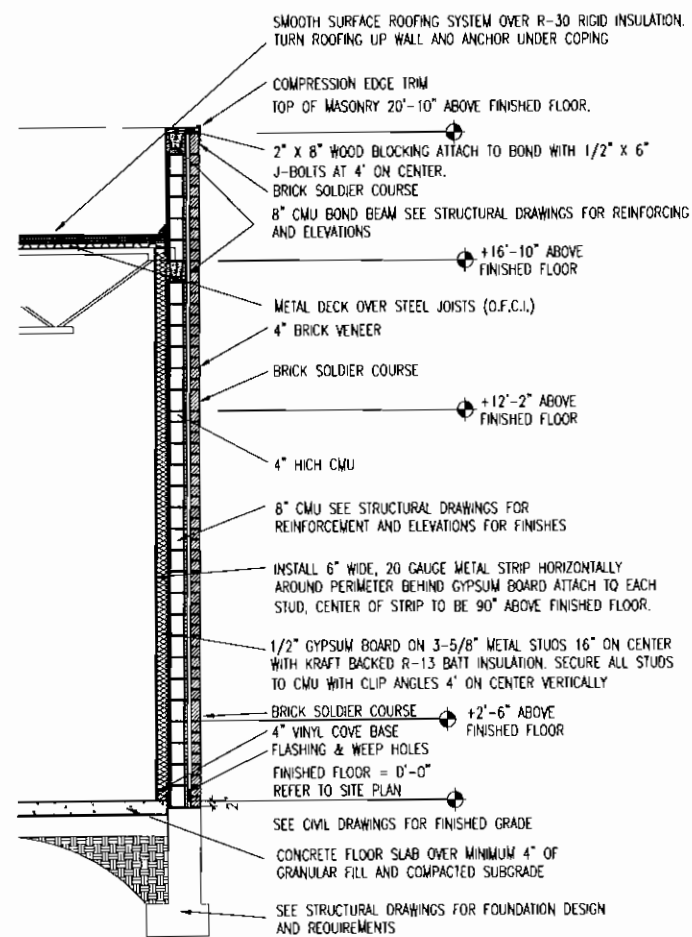
DRAWING HARDIS

NO.	DATE	BY
1	11/20/14	RPH

SCALE: 1"=20'-0"
JOB NO: 2015-174
SHEET

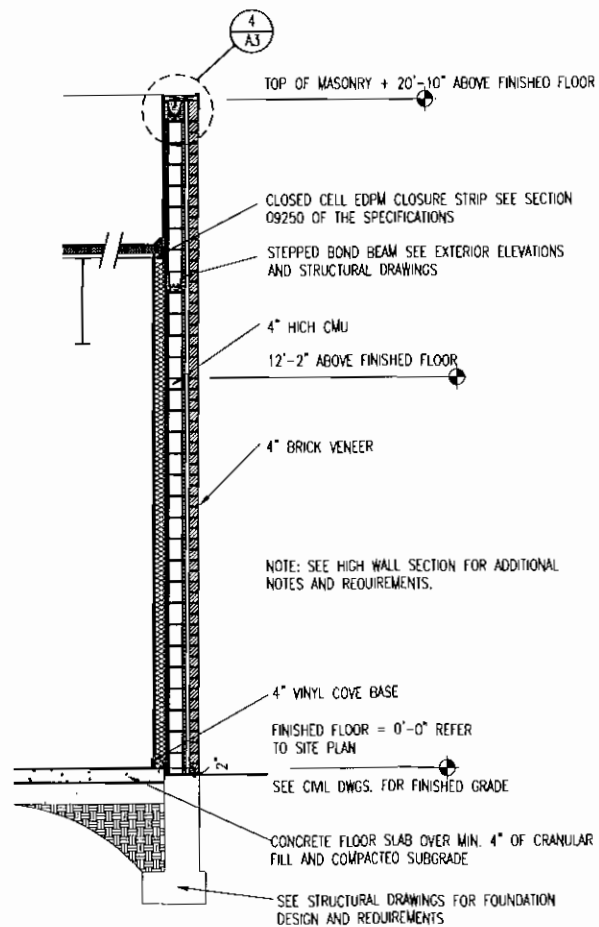
L-1

OF ONE SHEET



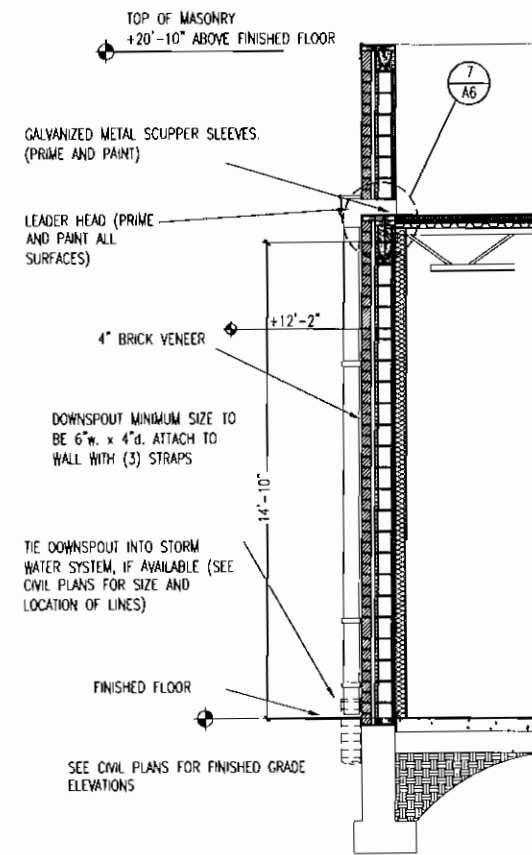
3/8" = 1'-0"
1 WALL SECTION - HIGH SIDE

AWS01



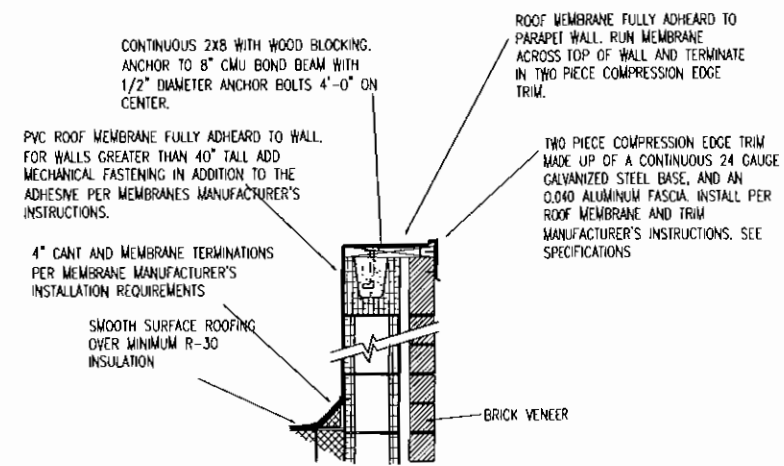
3/8" = 1'-0"
2 WALL SECTION END WALL

AWS02



3/8" = 1'-0"
3 WALL SECTION LOW SIDE

AWS03



1" = 1'-0"
4 PARAPET DETAIL

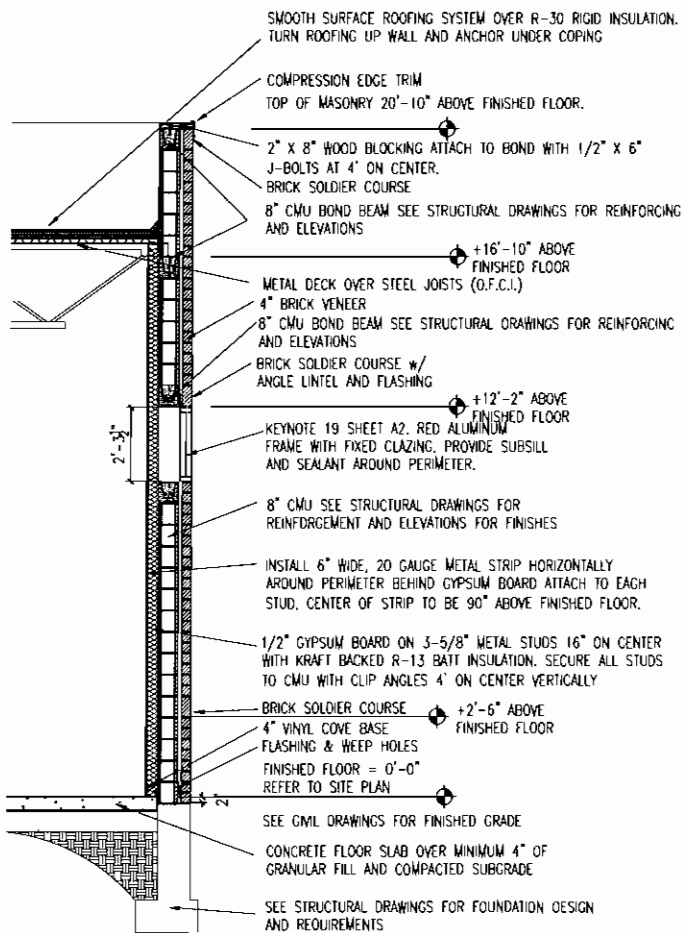
AWS05

REVISIONS	4	5	6
1			
2			
3			

AutoZone Store No. 4453
17505 CHESTERFIELD AIRPORT RD.
CHESTERFIELD MO 63005
EXTERIOR WALL SECTIONS

Architect: Lew Ellis
125 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8707 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

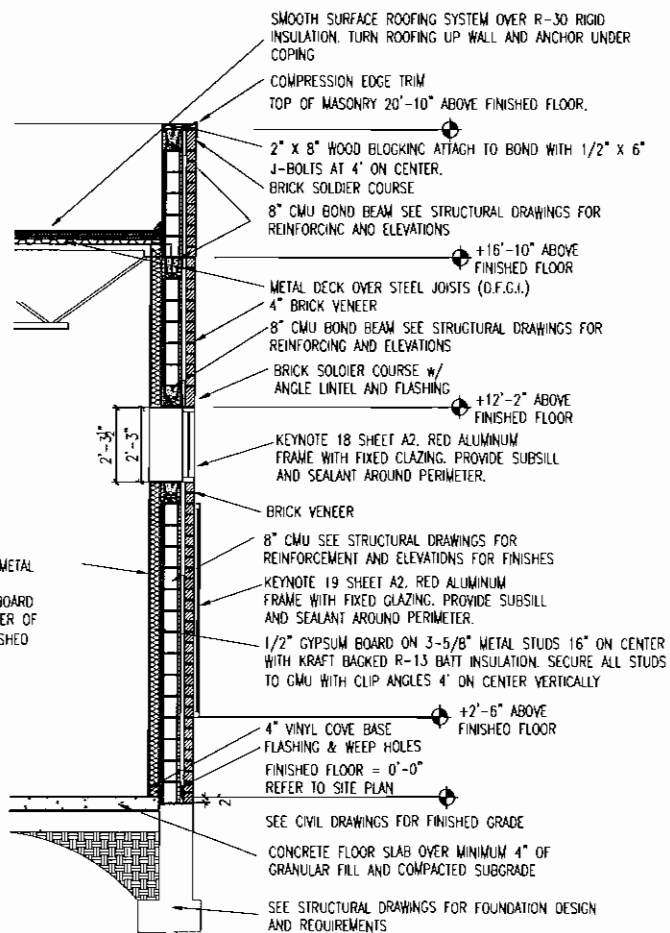
09/18/15
6W2-L
A-3



3/8" = 1'-0"

AWS08W

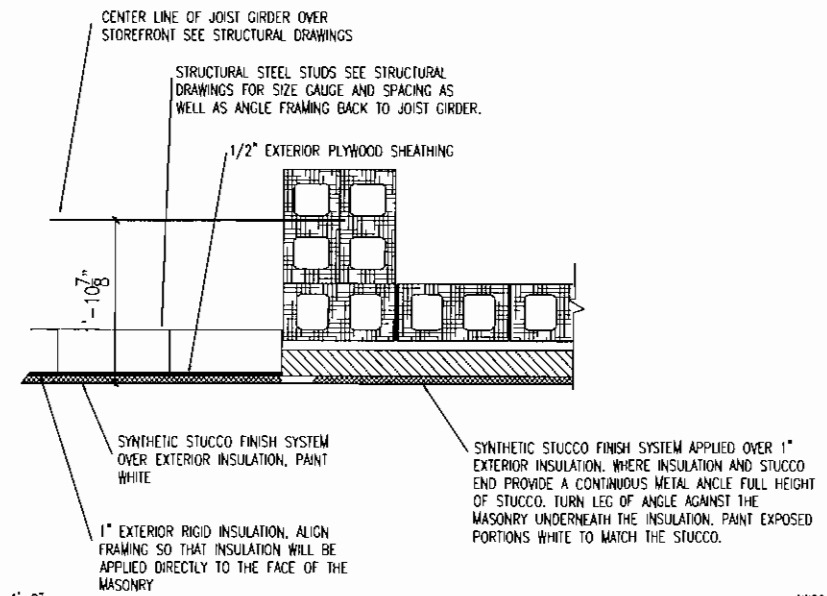
1 WALL SECTION - HIGH SIDE



3/8" = 1'-0"

AWS07W

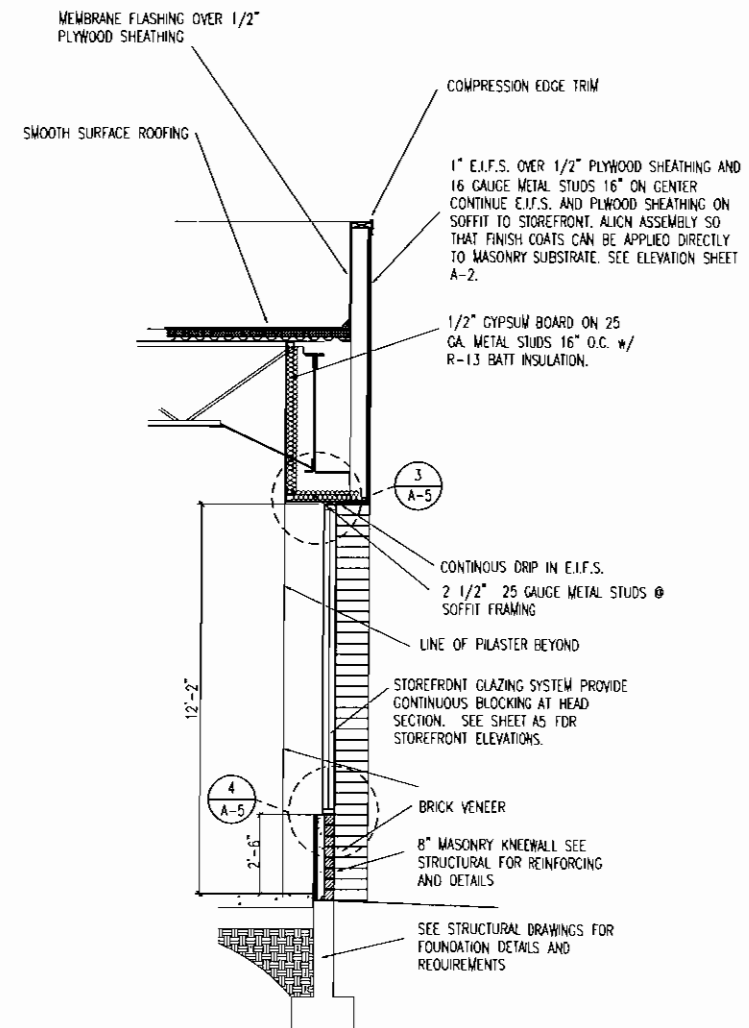
1 WALL SECTION - HIGH SIDE



1" = 1'-0"

AWS09W

4 EIFS DETAIL



3/8" = 1'-0"

AWS04W

1 WALL SECTION HIGH SIDE (storefront)

REVIEWS	
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

AutoZone Store No. 4453
17505 CHESTERFIELD AIRPORT RD.
CHESTERFIELD MO 63005
EXTERIOR WALL SECTIONS

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www.construction.com

09/18/15

6W2-L

A-3.1