



III.A.

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Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: July 10, 2014

From: Purvi Patel
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: North side of Olive Street Road, west of its intersection with Chesterfield Airport Road

Applicant: South Side Property, LLC

Description: **Chesterfield Blue Valley, Lot 1A (Gas Mart):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 2.07 acre tract of land zoned "PC" Planned Commercial District located north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

PROPOSAL SUMMARY

The request is for a twenty-eight (28) foot tall, 13,785 square foot convenience store, car wash, gas station, and fast food restaurant located north side of Olive Street Road, west of its intersection with Chesterfield Airport Road. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2612. The exterior building materials will be comprised of stone, brick, simulated stucco (EFIS), and prefinished aluminum storefront windows. The proposal also includes a low sloping roof with parapet walls and metal roofing on the car wash and entry cupolas.

HISTORY OF SUBJECT SITE

St. Louis County originally zoned the area now known as Chesterfield Blue Valley "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. Those areas north of the Chesterfield Monarch Levee also included a "FP" Flood Plain Overlay in addition to the "NU" Non-Urban District Zoning classification. In 2006, the first planned district was approved for the site and in the decades since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances.

The most recent ordinance amendment occurred in 2010, when the City of Chesterfield approved Ordinance 2612 to change the zoning of the six (6) acre Brasher Property from "NU" Non-Urban District

to a "PC" Planned Commercial District; and to consolidate the existing "PC" Planned Commercial District with this newly zoned "PC" Planned Commercial District to form one, 137.6 acre, "PC" Planned Commercial District governed under the same ordinance. There is a current Ordinance Amendment request under review for this development. The specific request is to remove the requirement for a ten (10) foot parking setback from internal lot lines, while leaving all the other setback requirements unchanged. This request has been reviewed by the Planning Commission and Planning and Public Works Committee and will be presented to the City Council at their next meeting.

In 2008, the City Council approved a Site Development Concept Plan for the roadways only for the Chesterfield Blue Valley Development, followed by the approval of a full Amended Site Development Concept Plan in May 2012. Furthermore, a Record Plat for Chesterfield Blue Valley was approved by the City Council in July of 2012; followed by a Resubdivision Plat of Lot 1 into eight (8) lots in February 2014.



Figure 1

STAFF ANALYSIS

The proposal for the development of Lot 1A of Chesterfield Blue Valley, also known as Gas Mart, substantially complies with the approved Preliminary Development Plan on file for the Chesterfield Blue Valley Development (see portion of the Preliminary Development Plan on following page).

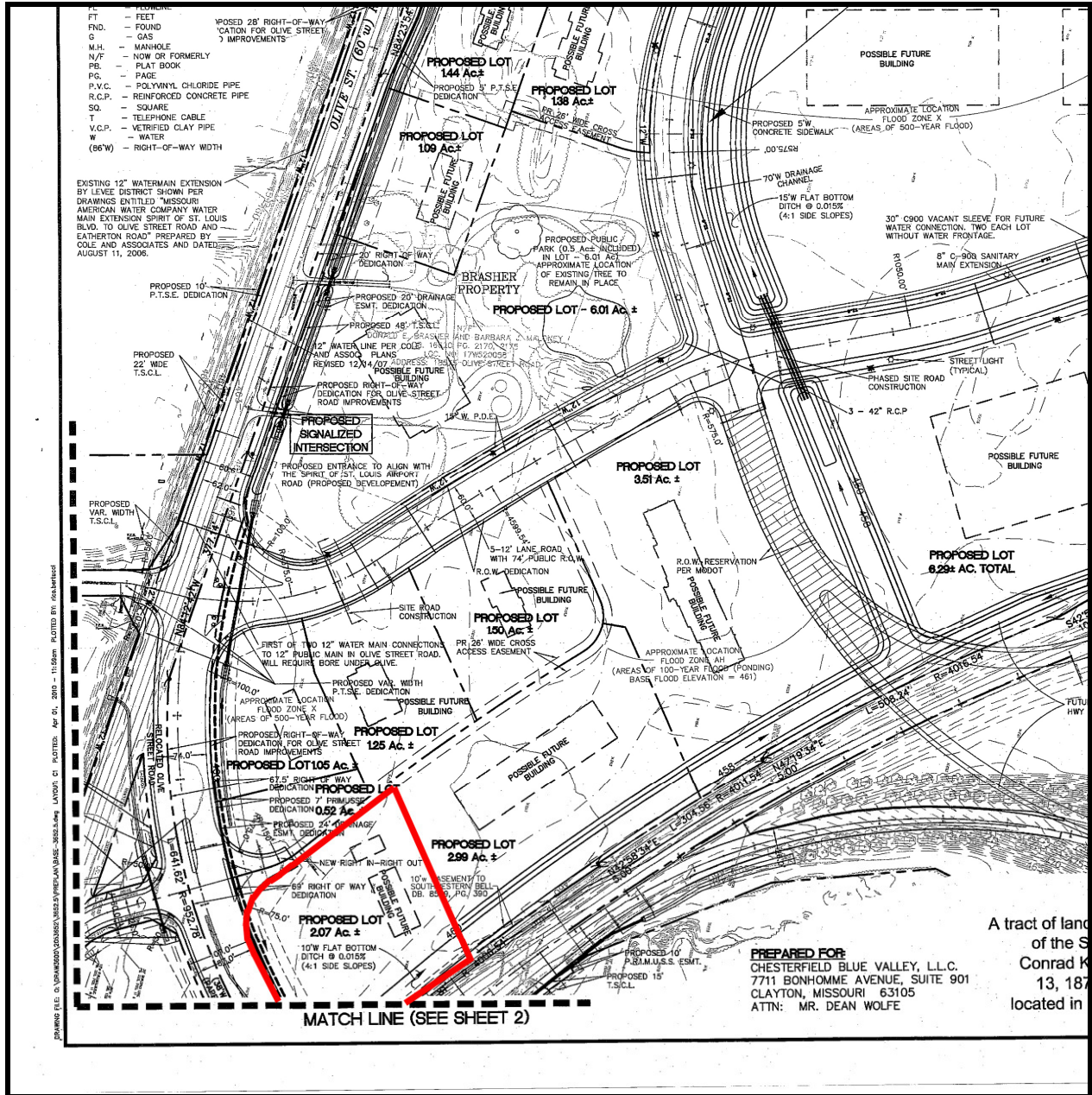


Figure 2

General Requirements for Site Design:

A. Site Relationships

The subject site is located on the northwest corner of Chesterfield Airport Road and Olive Street Road and will be the second property to be developed in the Chesterfield Blue Valley development. Furthermore, the site sits across from the property known as "The Wedge" which currently contains a gas station and convenience store. To the south is the undeveloped property which belongs to the Spirit of St. Louis Airport and to the west are undeveloped lots within the Chesterfield Blue Valley Development.

B. Circulation System and Access

The proposal includes one access point off of Convenience Way which will serve as a shared access drive for Lot 1A and Lot 1B. Convenience Way is a private drive accessed off of Olive Street Road and Outlet Boulevard and the proposed development will not have direct access on Olive Street Road or Chesterfield Airport Road.

Additionally, the developer has proposed a five (5) foot sidewalk along Olive Street Road which will tie into a four (4) foot sidewalk along Convenience Way. Both sidewalks will ultimately be tied into adjoining properties to provide a continuous sidewalk throughout the development.

C. Topography

The existing grade of the property is generally flat. Minimal changes to the existing topography are planned. There are two drainage swales along Olive Street Road and Chesterfield Airport Road which are below the 100 year high-water mark and therefore no structures or plantings are allowed within these swales.

D. Retaining Walls

No retaining walls are proposed on the site.

General Requirements for Building Design:

A. Scale

The applicant is proposing a single story building of approximately twenty-eight (28) feet in height with a tunnel carwash. This proposed building height is similar to properties in adjacent commercial and industrial developments. And in addition to the carwash use, the convenience store will also be designed to accommodate a fast food restaurant tenant which is currently proposed as a sandwich shop, per the Architect's Statement of Design.

B. Design

The proposed building design features elevations that are articulated with stone, brick, simulated stucco (EFIS) and metal finishes. The building also includes a low sloping roof with parapet walls and a prefinished metal cap, which will screen roof-top equipment. Furthermore, the design includes entry cupolas that are enhanced with stone to match the column design on the corners of the building. This stone design will be wrapped around to the entrance and exit of the carwash tying the carwash into the convenience store, creating one seamless structure.

Ordinance 2612 states "The developer shall submit an overall design package for the development, including, but not limited to architectural elevations, colored renderings and building materials". This overall design package was included with the sign package for the development which was approved by the Planning Commission on February 25th, 2013. The architectural concept standards for the development, as approved, are as follows:

General

CBV, LLC envisions a project design based on the character, principles and theme of the Prairie Style of architecture which contains horizontal lines, flat or hipped roofs with broad overhanging eaves, and window groups in horizontal banks as the principle means of architectural expression. The goal is for a coordinated, upscale design theme present in every architectural and landscape feature including built form, lighting, exterior furniture and landscaping. The historic Brasher House, if reused, would be an exception. It is not the intent of these standards to limit or diminish use of "corporate trade dress" on store fronts.

Material Palette

Brick and stone veneer, exterior insulation plaster system (EIFS), smooth face architectural metal, exposed steel structure, painted concrete wall panels with sand texture finish, open metal trellises, glass and aluminum store fronts and curtain walls, canvas and metal awnings, and appropriate cornices and overhangs will be acceptable.

Color Palette

Earth tones accompanied by complimentary accent colors for view corridors and arrival points will be the standard.

As discussed above and seen in the Architect's submittal, most of the architectural features discussed above have been included in the design of the building and tie into the Prairie Style theme of the nearby St. Louis Premium Outlet Mall.

C. Materials and Color

As mentioned earlier, the building will be primarily comprised of stone, brick, simulated stucco (EFIS), and prefinished aluminum storefront windows; additional material proposed are parapets with prefinished metal caps, a standing seam metal roof, and aluminum entrance canopies. The proposed material colors include lighter earth tones with darker accent colors, similar to the St. Louis Premium Outlet Mall in the Chesterfield Blue Valley development. The simulated stucco (EFIS) will have a beige finish with brick colored medallions on the front and side of the building and copper green patina finish in the rear to match the downspouts. The green patina finish will be carried over onto the standing seam metal roof as well to tie in the colors and materials together.

D. Landscape Design and Screening

The request includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements. This section requires street trees be provided along public right-of-way; however, there are two drainage swales along Olive Street Road and Chesterfield Airport Road, which are below the 100 year high-water mark and therefore no structures or plantings are allowed within these swales. So the applicant is providing the required street trees outside of the swales along these two public right-of-ways. Furthermore, the Landscape Plan shows plantings along the private drive, Convenience Way, and within the site as required by the Tree Preservation and Landscape Requirements.

The dumpster enclosure on the site will be screened by seven (7) foot tall masonry screen walls with prefinished metal caps similar to those proposed on the building. And as discussed above, the roof-top equipment will be screened by parapets on the building.

E. Lighting

The plan proposed several light standards in the parking lot and along the shared access drive and six (6) building mounted fixtures. The proposed parking area fixtures are LED outdoor and area lights which are fully shielded, full cut off optics and adhere to the City of Chesterfield Lighting Standards. The building mounted light fixtures are an up/down cylinder LED light which casts lights up and down. These fixtures are used to enhance the architectural features of the building and the light cast will only travel eighteen (18) to twenty four (24) inches on the building and therefore will not create any light trespass. The proposal also includes twenty four (24) LED fixtures which will be mounted under the gas station canopy. The cut-sheets for all the proposed fixtures are included in the ARB submittal.

Specific Requirements for the Chesterfield Valley

Facades: The proposed elevations utilize similar materials and design on all four sides of the building. The south and north façade (sides of building) include overhead doors to provide access to the proposed carwash portion of the building.

Storage: There are no outdoor storage areas noted on the Site Development Section Plan.

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

Parking: Parking is proposed on the front of the building, with a loading area located on the northern side of the building; both of which are located off a shared drive with Lot 1B.

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 review and recommendation on this submittal for Chesterfield Blue Valley, Lot 1A (Gas Mart).

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 Chesterfield Blue Valley, Lot 1A (Gas Mart) 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 Chesterfield Blue Valley, Lot 1A (Gas Mart), to the Planning Commission with the following recommendations...”

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 04/28/14

Project Title: Gas Mart Location: 18539-18555 Olive Street Road

Developer: Mike Jabbar Architect: Adams Architectural Assoc. Engineer: Marty Henson

PROJECT STATISTICS:

Size of site (in acres): 2.066 Total Square Footage: 7812 Building Height: 28'-3 1/4"

Proposed Usage: 4807 sq.ft. "C"-Store, 1405 sq.ft. Car Wash, and 1600 sq.ft. Subway Restaurant

Exterior Building Materials: Stone, Brick, Simulated Stucco (E.F.I.S), and prefinished Aluminum Storefront Windows.

Roof Material & Design: Low slopping flat roof with parapet walls and Metal roofing on Car Wash and Entry Cupola's

Screening Material & Design: Roof top units are screened by parapet walls, Dumpster is screened by brick wall.

Description of art or architecturally significant features (if any): "Prairie Style" features are used to relate to the Chesterfield Premium Outlet Mall near by.

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.



Gas Mart

18539 - 18555 Olive Street Road
Chesterfield, Missouri

Statement of Design Intent

This new development for Gas Mart, will occupy an out lot of the Chesterfield Blue Valley Development at the northwest corner of Chesterfield Airport Road and Olive Street Road. The proposed building will include a 4807 sq.ft. "C" Store, a 1405 sq.ft. Car Wash, and a 1600 sq.ft. Subway Sandwich Shop all in one 7812 sq.ft. building. Also on the site will be 16 gas pump's covered by a canopy, a drive up A.T.M. machine, a Vacuum Island to complement the Car Wash, and a dumpster enclosure.

I) Site Layout

A. Physical Features

- 1) The existing flat site is currently vacant. There is a perimeter storm water diversion swale along the major roads to direct drainage to an existing development retention pond.

B. Vegetation

- 1) Currently, the site has no substantial vegetation worth retaining. The site has been stripped in preparation for development.

C. Site Relationship

- 1) The building is situated on a corner lot and will face away from Chesterfield Airport Road. The Car Wash will be visible from Chesterfield Airport Road with the Subway Sandwich Shop in the corner of the building off of the major intersection of the two main streets.

D. Vehicular Circulation

- 1) There is one entry/exit for the site which will be located off of a new road between outlots.
- 2) The site is used mainly for the circulation of cars to and from the gas pumps, the car wash and the A.T.M.
- 3) Delivery vehicles will be able to enter from the main entrance on the southend of the site and proceed directly to the various loading areas.

E. Pedestrian Circulation

- 1) The accessible parking spaces will be located directly in front of the building to allow easy access without needing to cross any drive lanes.
- 2) Additional parking will be provided around the perimeter of the site in front of the building.

II) Building Structure

A. Scale and Design

- 1) The building will be a one-story masonry and stone building with aluminum and glass punched windows. The building will also have an upper E.F.I.S. finish with metal parapet cap flashing between stone faced columns.

B. Relationship to Adjacent Development

- 1) This development is on an out lot of the Chesterfield Blue Valley Development near the Premium Outlet Mall and as such the "Prairie Style" design elements of the mall have been utilized in the design. Elements include: the Cupola design over the entrance to the "C" store and the Subway, the column design on the corners of the building, the medallions in the E.F.I.S. and the Car Wash design.

C. Materials and Colors

- 1) The exterior of the building will be predominately brick and natural stone, clear insulated glass in aluminum storefront punched window system and an E.F.I.S. system with metal flashing on parapets and standing seam metal roof system on the Car Wash and the Cupola's.
- 2) The masonry will have a soldier course as an accent.
- 3) The corner columns shall be a natural stone finish with a metal cap flashing to match the standing seam metal roof on the Cupola's and the Car Wash.
- 4) The standing seam metal roof shall have a copper green patina finish.
- 5) The E.F.I.S. shall have a beige finish with brick colored medallions on the front and sides and copper green patina finish in back to match the downspouts.

III) Landscape Design

- 1) The site will be carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the development on Olive Street Road and Chesterfield Airport Road while maintaining commercial visibility.
- 2) Landscapes will be used to screen the rear entry doors from Chesterfield Airport Road.
- 3) Please refer to the submitted landscape plan for more information.

IV) Miscellaneous

A. Signage

- 1) This is not in for review at this time.

B. Lighting

- 1) The site lighting will be oriented toward the building, parking areas and gas pump canopy to avoid affecting adjacent properties while still giving a commercial presence.

C. Utilities

- 1) All utilities will be installed underground.
- 2) landscaping will be used to screen any exterior electrical transformers.

D. Storm Water Drainage

- 1) Storm water will be drained from the rooftop of the building with scuppers and downspouts on the main building and gutters and downspouts on the Car Wash and collected in the greater developments retention basin.
- 2) The parking area will be sloped to allow storm water to drain into the swales along the major roads along the perimeter of the site.

E. Energy Conservation

- 1) The building shall be constructed to meet energy guidelines that are enforced at the current time.

F. Screening

- 1) A parapet wall will screen all roof top equipment.
- 2) The trash dumpster will be screened from view by a three-sided structural concrete block wall with brick veneer and a metal cap to match the building.

Respectfully submitted by

Adams Architectural Associates



CORNER VIEW RENDERING

SCALE: NONE
APRIL 25, 2014

ARCHITECTURAL REVIEW BOARD SUBMISSION

GAS MART

18539-18555 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI



ADAMS ARCHITECTURAL ASSOCIATES - P.C.

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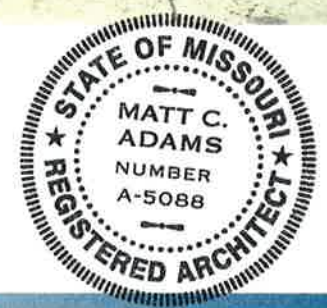
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PANORAMIC VIEWS OF EXISTING SITE.



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C-STORE LAYOUT FOR
GAS MART
 18539 - 18555 OLIVE STREET ROAD
 CHESTERFIELD, ST. LOUIS, COUNTY, MISSOURI

DATE	DESIGNED	DRAWN	CHECKED
04/23/14	MA	RB	

SHEET
PH1.1

PROJECT NO. 20150415



MED. STILE FLUROPON FINISH ALUM. FRAME DOORS WITH 10" (4) BOTTOM RAIL - 1/4" CLEAR TRIP. GLASS W/ LOW 'E' COATING - PROVIDE 3" BLACK ANOD. OFFSET FULS - PROVIDE CENTER MULLION

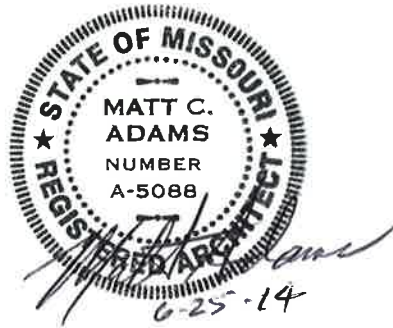
BRICK SILL
BRICK SOLDIER COURSE
PRE-FINISHED ALUM. CLOSURE - FINISH SHALL MATCH WINDOW FINISH.

BRICK VENEER
ARCHITECTURAL STONE VENEER

1 FRONT ELEVATION
EL-1 SCALE 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
EL-1 SCALE 1/8"=1'-0"



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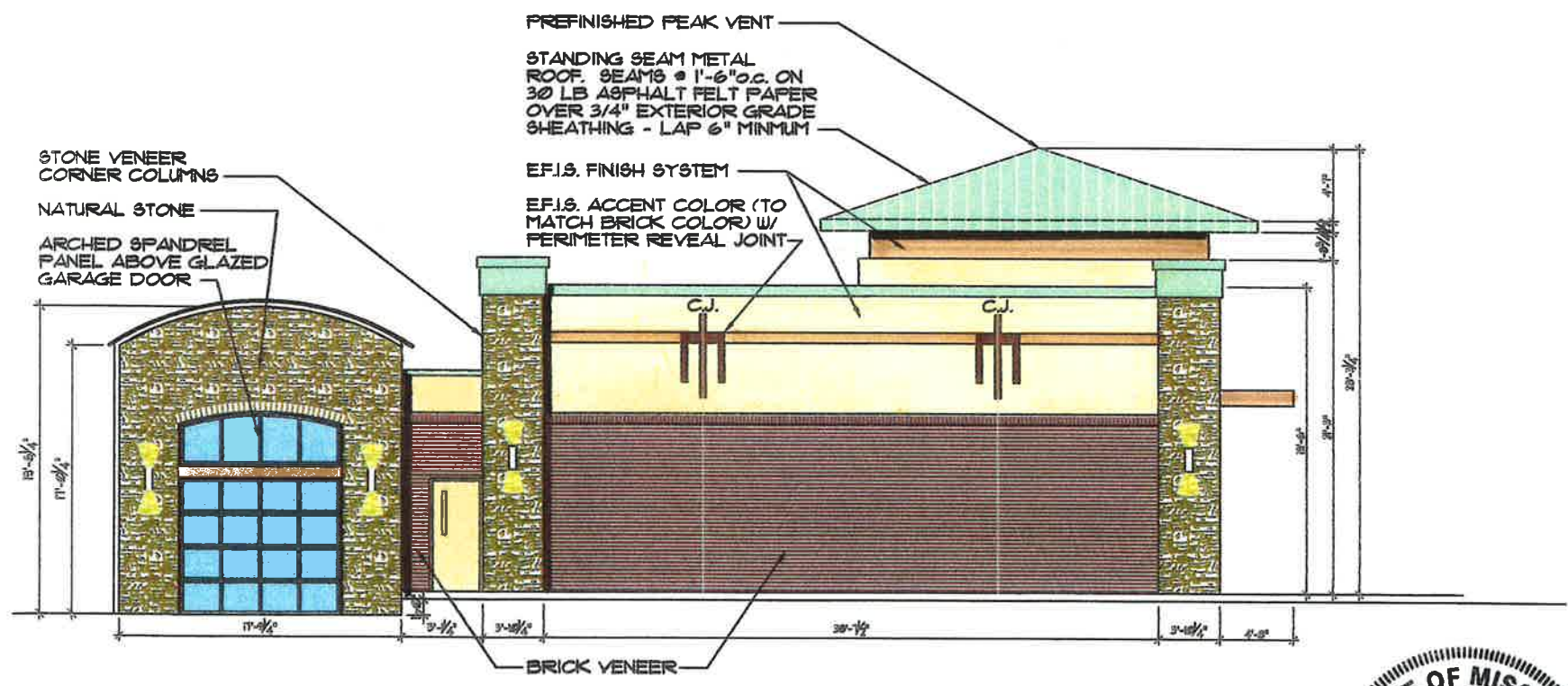
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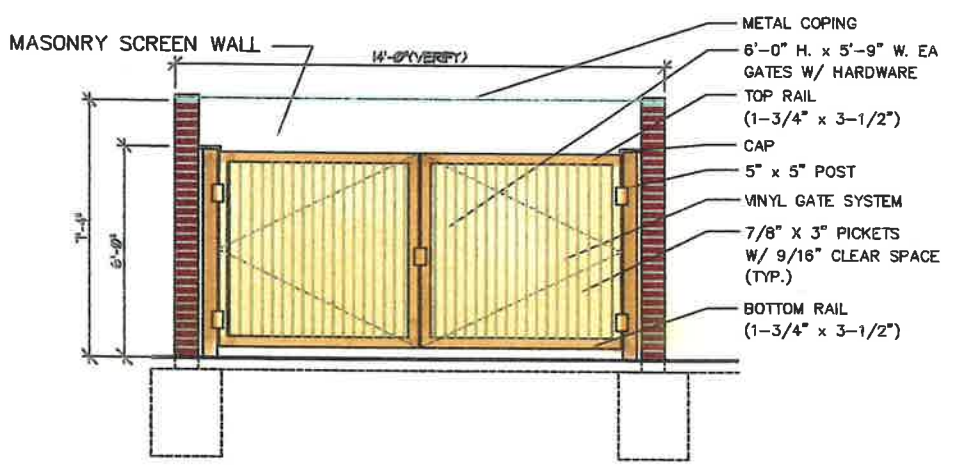
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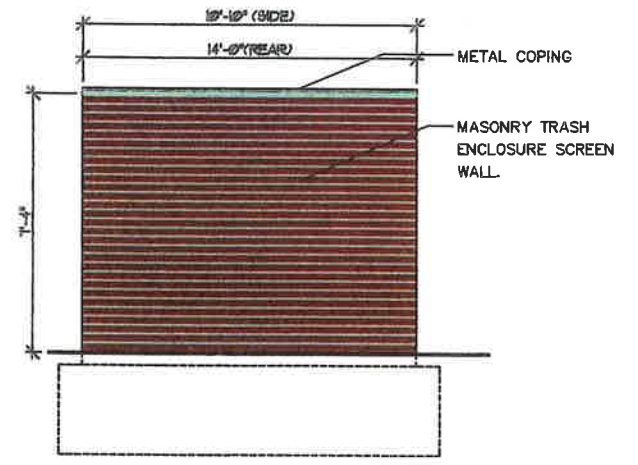
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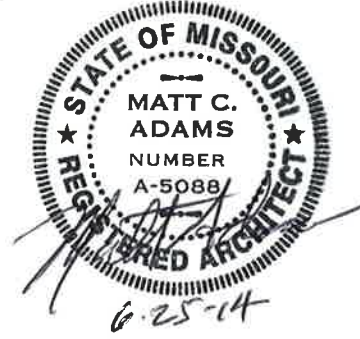
2 LEFT SIDE ELEVATION
EL-2 SCALE 1/8"=1'-0"



3 ELEV @ TRASH ENCLOSURE
EL-2 SCALE N.T.S.



4 REAR & SIDE ELEV. TRASH ENCLOSURE
EL-2 SCALE N.T.S.



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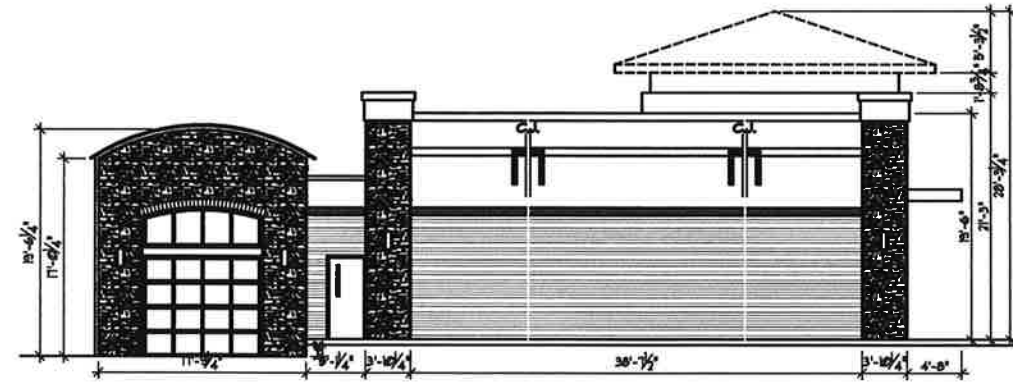


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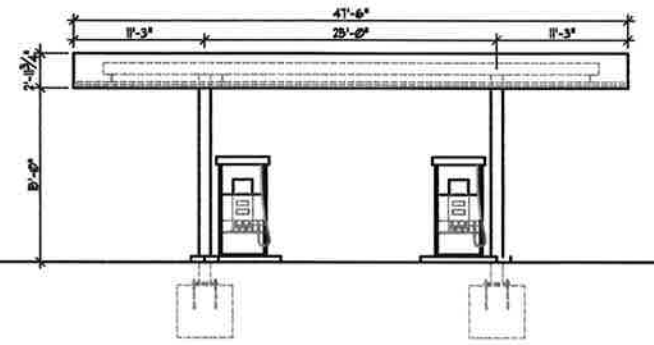
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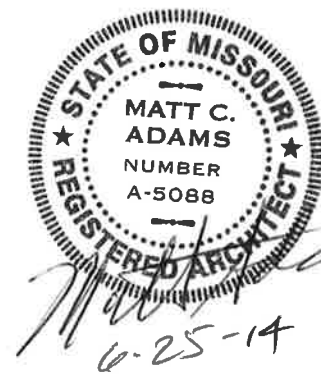
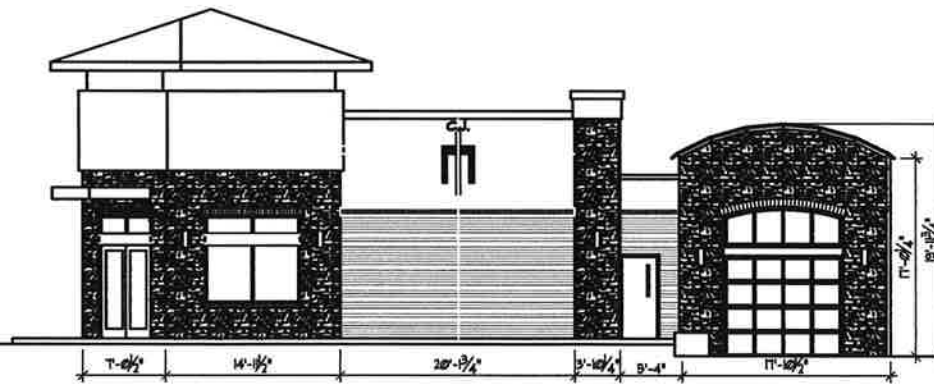
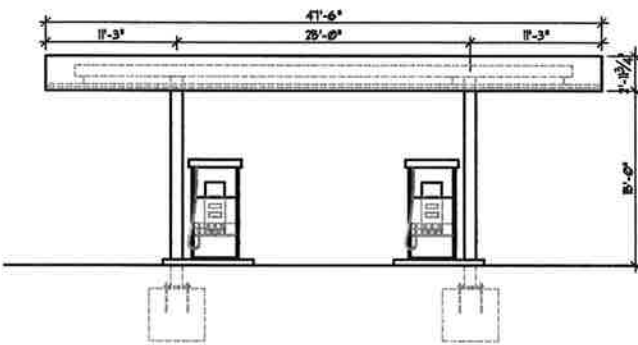
PROJECT NO. 20130413



1 LEFT SIDE ELEVATION W/ CANOPY
SCALE 1/16"=1'-0"



2 RIGHT SIDE ELEVATION W/ CANOPY
SCALE 1/16"=1'-0"



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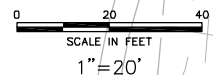
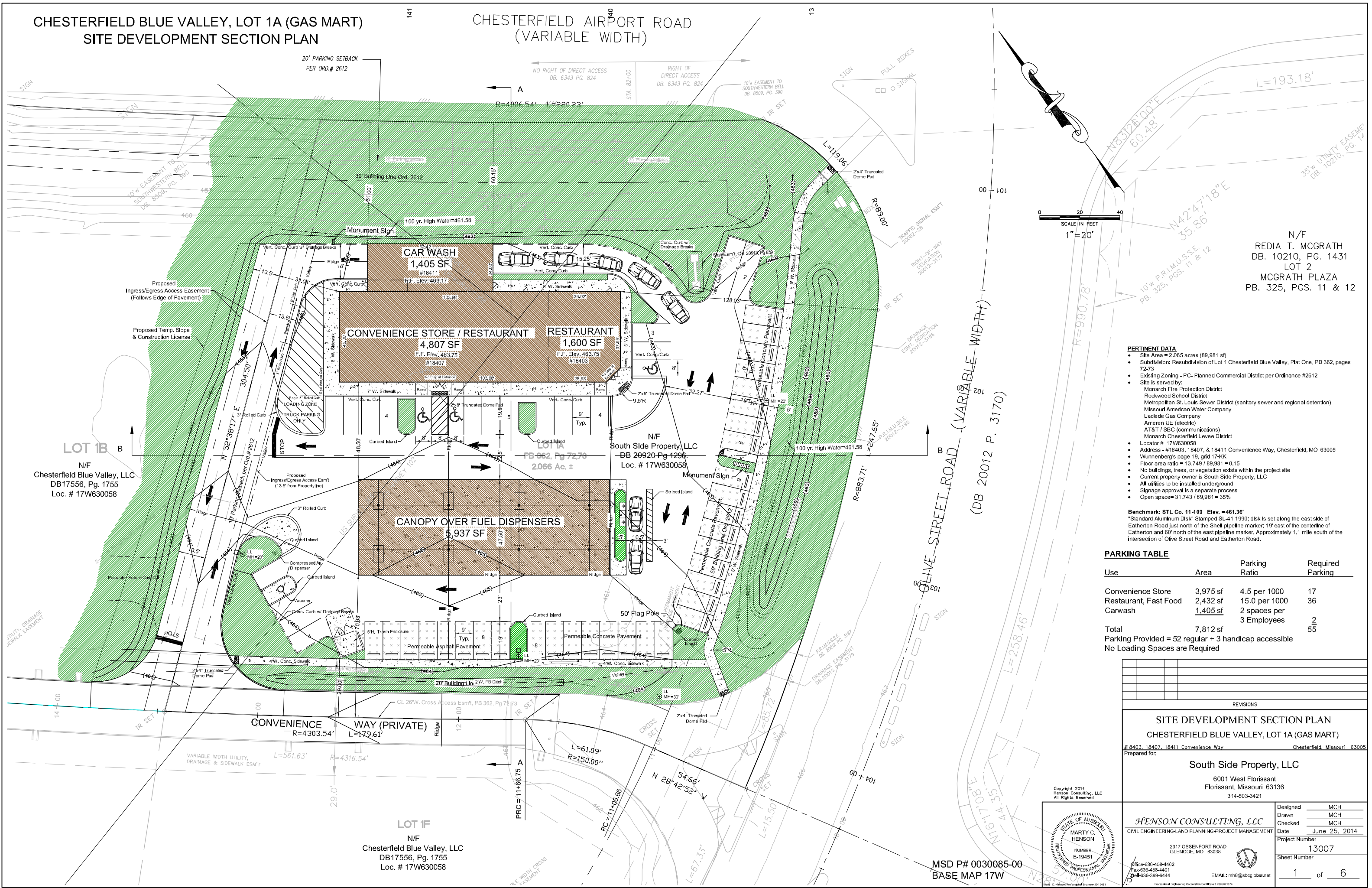
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EL-3

PROJECT NO. 20130415

**CHESTERFIELD BLUE VALLEY, LOT 1A (GAS MART)
SITE DEVELOPMENT SECTION PLAN**

**CHESTERFIELD AIRPORT ROAD
(VARIABLE WIDTH)**



- PERTINENT DATA**
- Site Area = 2.065 acres (89,981 sf)
 - Subdivision: Resubdivision of Lot 1 Chesterfield Blue Valley, Plat One, PB 362, pages 72-73
 - Existing Zoning - PC- Planned Commercial District per Ordinance #2612
 - Site is served by:
 - Monarch Fire Protection District
 - Rockwood School District
 - Metropolitan St. Louis Sewer District (sanitary sewer and regional detention)
 - Missouri American Water Company
 - Laclede Gas Company
 - Ameren UE (electric)
 - AT&T / SBC (communications)
 - Monarch Chesterfield Levee District
 - Locator # 17W630058
 - Address - #18403, 18407, & 18411 Convenience Way, Chesterfield, MO 63005
 - Wummerberg's page 19, grid 17-4K
 - Floor area ratio = 13,749 / 89,981 = 0.15
 - No buildings, trees, or vegetation exists within the project site
 - Current property owner is South Side Property, LLC
 - All utilities to be installed underground
 - Signage approval is a separate process
 - Open space = 31,743 / 89,981 = 35%

Benchmark: STL Co. 11-109 Elev. = 461.36'
 "Standard Aluminum Disk" Stamped SL-41 1990; disk is set along the east side of Eatheron Road just north of the Shell pipeline marker, 19' east of the centerline of Eatheron and 60' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street Road and Eatheron Road.

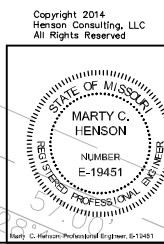
PARKING TABLE

Use	Area	Parking Ratio	Required Parking
Convenience Store	3,975 sf	4.5 per 1000	17
Restaurant, Fast Food	2,432 sf	15.0 per 1000	36
Carwash	1,405 sf	2 spaces per 3 Employees	2
Total	7,812 sf		55

Parking Provided = 52 regular + 3 handicap accessible
 No Loading Spaces are Required

REVISIONS	

SITE DEVELOPMENT SECTION PLAN
 CHESTERFIELD BLUE VALLEY, LOT 1A (GAS MART)
 #18403, 18407, 18411 Convenience Way Chesterfield, Missouri 63005
 Prepared for:
South Side Property, LLC
 6001 West Florissant
 Florissant, Missouri 63136
 314-503-3421



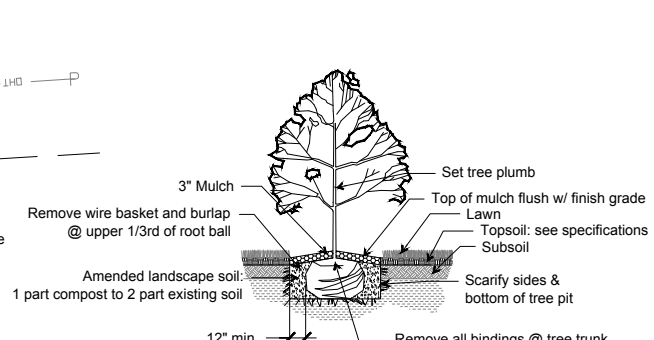
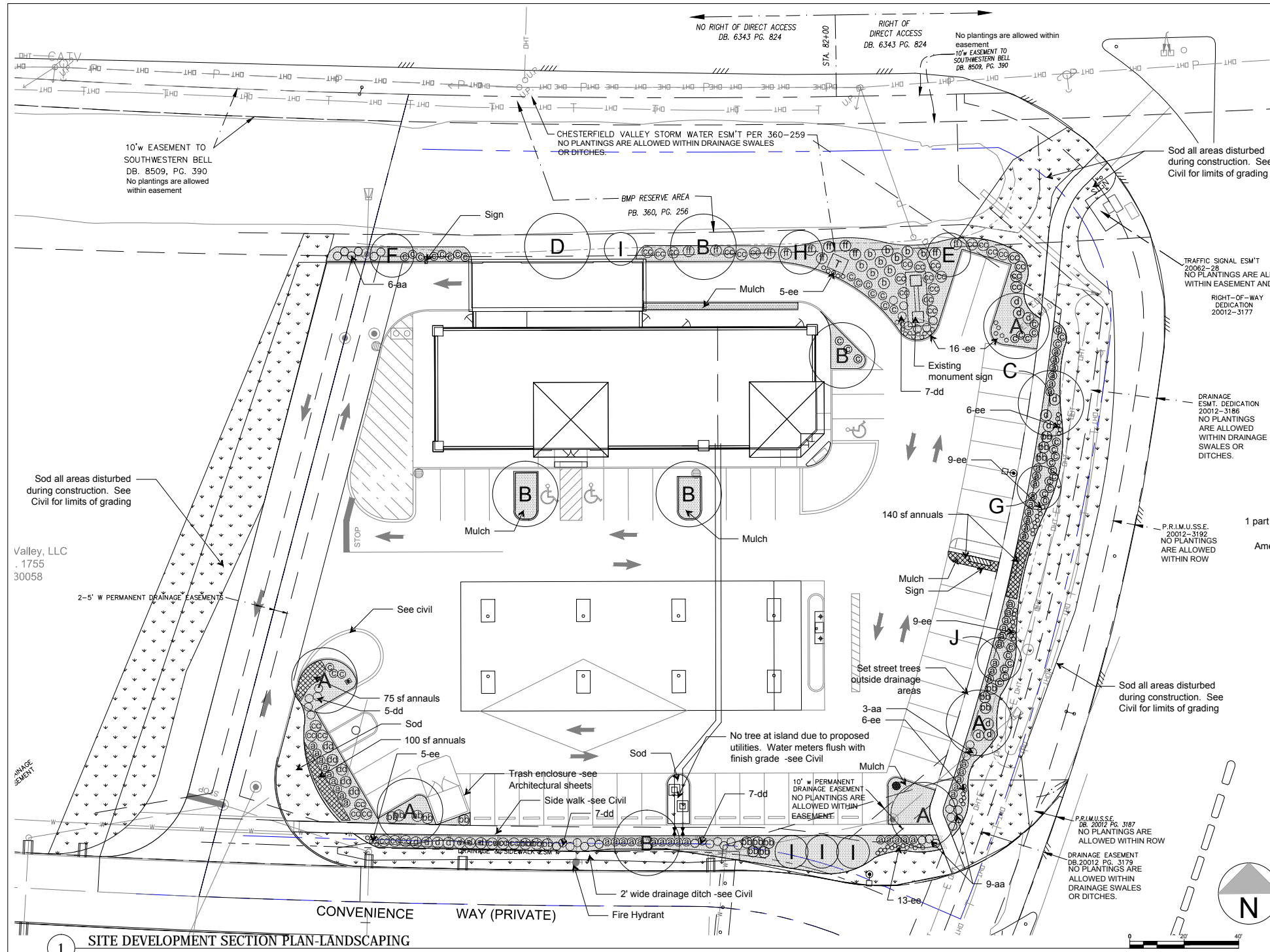
Copyright 2014 Henson Consulting, LLC All Rights Reserved HENSON CONSULTING, LLC CIVIL ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT 2317 OSSENPORT ROAD GLENCOE, MO 63038 Phone: 636-459-4402 Fax: 636-458-4401 Cell: 636-399-6444 EMAIL: mh8@sbcglobal.net	Designed _____ MCH Drawn _____ MCH Checked _____ MCH Date June 25, 2014 Project Number 13007 Sheet Number 1 of 6
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MSD P# 0030085-00
 BASE MAP 17W

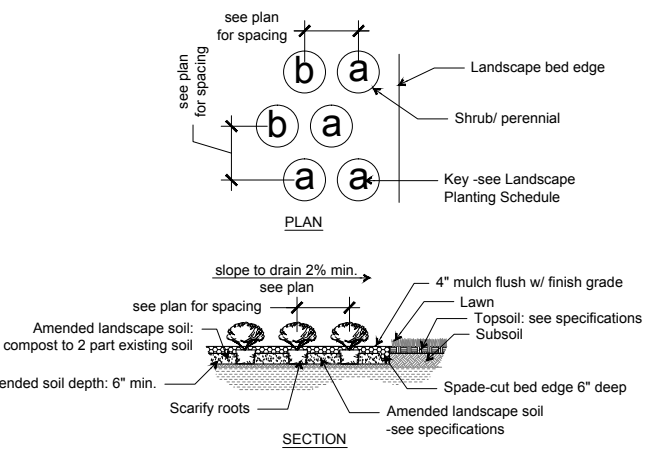
N/F
 Chesterfield Blue Valley, LLC
 DB17556, Pg. 1755
 Loc. # 17W630058

LOT 1F
 N/F
 Chesterfield Blue Valley, LLC
 DB17556, Pg. 1755
 Loc. # 17W630058

N/F
 REDIA T. MCGRATH
 DB. 10210, PG. 1431
 LOT 2
 MCGRATH PLAZA
 PB. 325, PGS. 11 & 12



SHADE TREE PLANTING DETAIL



SHRUB/ PERENNIAL/ ANNUAL PLANTING DETAIL

- SITE DEVELOPMENT SECTION PLAN-LANDSCAPING NOTES:**
- See Civil sheets for specific information pertaining to existing and proposed easement, ROW and BMP Reserve Areas.
 - Existing site had been graded prior to proposed development and a part of the overall site development.
 - All trees shown on this plan are selected from TREE PRESERVATION AND LANDSCAPE REQUIREMENTS (Ordinance No. 2512).
 - Parking lot trees are located within 50 feet of parking stalls and 33.3% of parking lot trees species are a slow or medium growth rate (30% min. required).
 - Shrub border along parking lot and carwash egress will screen front of cars from roadway.
 - Street trees provided along Chesterfield Airport Road and Olive Street Road as required Ordinance 2512.
 - Located adjoining site improvements and parking lot
 - Located above 100 year flood levels
 - No one species comprises more than 20% of the total street trees to be planted.
 - Landscape not provided at frontage area due to Ordinance 2512 § 27.5-12 Landscape Proposal stipulates, "For all districts, landscape buffers must be outside any right-of-way dedication" (b.4) and "for all districts, no plantings are allowed within drainage swales or ditches" (b.5). These areas are dedicated to existing easements, ROW and BMP along Chesterfield Airport Road and Olive Road.

Open Space Site Calculations

Description	Sq. Ft. Area	Site %
Property	89,981	100%
Non-Open Space Area	58,238	65%
Open Space	31,743	35%

1 SITE DEVELOPMENT SECTION PLAN-LANDSCAPING

LANDSCAPE PLANTING SCHEDULE:

Key	Qty	Scientific Name	Common Name	Size	Condition	Mature Height	Growth Rate	Type	PLANT TYPE	% PLANT TYPE
A	4	<i>Acer rubrum</i> Red Sunset	Red Sunset Maple	2 1/2" Cal.	B&B	45+	Fast	Parking Lot Tree	SHADE TREES	33.3%
B	4	Ginkgo biloba -male species	Ginkgo tree -male species	2 1/2" Cal.	B&B	45+	Slow	Parking Lot Tree	TREES	33.3%
I	4	<i>Juniperus virginiana</i>	Eastern Red Cedar	6" Ht.	B&B	20-40'	Med	General	EVERGREEN	33.3%
a	53	<i>Buxus 'Green Velvet'</i>	Bowwood	18-20"	5 Gal.	Hedge	Slow	Buffer Planting	SHRUBS	42.7%
b	10	<i>Juniperus chinensis 'Sea Green'</i>	Juniper	18-24"	5 Gal.	Hedge	Fast	Buffer Planting	SHRUBS	8.1%
c	45	<i>Rosa Coral Drift</i>	Drift Rose	18-24"	3 Gal.	20-24"	Fast	Buffer Planting	SHRUBS	38.3%
d	15	<i>Rosa Home Run</i>	Home Run Rose	18-24"	3 Gal.	36-48"	Fast	Buffer Planting	SHRUBS	12.9%
aa	18	<i>Schizachyrium scoparium</i>	Little Blue Stem	1 Gal.		20-36"	Fast	Buffer Planting	GRASSES	9.8%
bb	19	<i>Perovskia atriplicifolia 'Little Spire'</i>	Russian Sage	1 Gal.		40-48"	Fast	Buffer Planting	GRASSES	10.3%
cc	30	<i>Panicum virgatum 'Shenandoah'</i>	Red Switch Grass	1 Gal.		48-60"	Fast	Buffer Planting	GRASSES	19.6%
dd	31	<i>Calamagrostis - acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 Gal.		38-50"	Fast	Buffer Planting	GRASSES	18.9%
ee	89	<i>Echinacea purpurea 'Kims Knee High'</i>	Purple Cone Flower	1 Gal.		13-24"	Fast	Buffer Planting	PERENNIALS	37.5%
f	11	<i>Hibiscus lasiocarpus</i>	Hibiscus	2 Gal.		48-60"	Fast	Buffer Planting	PERENNIALS	6.9%
#	315	sf annuals	to be determined	1 Quart				Accent Plantings		
	8,800	sf Double Ground Bark Mulch								
	13,750	sf Rescue Sod								

STREET TREE PLANTING SCHEDULE:

Key	Qty	Scientific Name	Common Name	Size	Condition	Mature Height	Growth Rate	Type	PLANT TYPE	% PLANT TYPE
A	1	<i>Acer rubrum</i> Red Sunset	Red Sunset Maple	2 1/2" Cal.	B&B	45+	Fast	Street Tree	TREES	11.1%
B	1	Ginkgo biloba -male species	Ginkgo tree -male species	2 1/2" Cal.	B&B	45+	Slow	Street Tree	TREES	11.1%
C	1	<i>Acer sacrosum 'October Glory'</i>	Sugar Maple	2 1/2" Cal.	B&B	45+	Slow	Street Tree	TREES	11.1%
D	1	<i>Quercus blanda</i>	Swamp White Oak	2 1/2" Cal.	B&B	45+	Med	Street Tree	TREES	11.1%
E	1	<i>Koeleria paniculata</i>	Golden Rain Tree	2 1/2" Cal.	B&B	25-40'	Med/Fast	Street Tree	TREES	11.1%
F	1	<i>Crataegus lasiopecta 'Superba'</i>	Crimson Cloud Hawthorn	2 1/2" Cal.	B&B	15-20'	Med	Street Tree	TREES	11.1%
G	1	<i>Carpinus betulus</i>	European Hornbeam	2 1/2" Cal.	B&B	35-40'	Slow/Med	Street Tree	TREES	11.1%
H	1	<i>Carpinus caroliniana</i>	American Hornbeam	2 1/2" Cal.	B&B	25-30'	Med	Street Tree	TREES	11.1%
J	1	<i>Casuarina kentukea</i>	Yellowwood	2 1/2" Cal.	B&B	30-60'	Med	Street Tree	TREES	11.1%

- LANDSCAPE PLAN NOTES:**
- Contractor to review and field verify existing and proposed conditions prior to installation.
 - Contractor to notify owner of any discrepancies.
 - Contractor to coordinate and cooperate with other trades.
 - Contractor to adjust plantings accordingly, notify owner and City of Chesterfield of any changes to landscape design due to unforeseen field conditions
 - Proposed plant material is to be selected by the contractor and approved by Owner prior to installation.
 - All planting beds and islands to receive 4 inch layer of mulch in a continuous bed. Apply a granular pre-emergent weed control prior to mulching.
 - 6" Spade cut landscape bed areas.
 - Repair all landscape and lawn areas disturbed during and due to construction. See Civil sheets for limits of site construction.

- Contractor is responsible for installing all plant material, seed, topsoil and mulch as shown on plan.
- Plant Schedule is for informational purposes only. Contractor is responsible for verifying and installation of quantities on drawings.
- Finish grade to be a minimum of 5% away from all building foundations.
- Contractor to provide in-ground automatic irrigation system. Coordinate point of connection, back-flow prevent and controller location with owner's representative.
- Lawn areas to be irrigated with 6" pop-up spray heads with head-to-head coverage
- Annuals to be irrigated with 12" pop-up spray heads with head-to-head coverage
- Shrubs and grasses to be irrigated with drip irrigation
- See Civil sheets for limits of disturbance and removal. Repair all lawn and landscape areas disturbed during construction.

DERMODY & ASSOCIATES
Uisce beatha

 LANDSCAPE ARCHITECTS
 p h # 3 1 4 . 2 0 5 . 8 8 7 1
 Missouri Certificate of Authority
 # 2 0 0 9 0 2 2 0 8

Site Development Landscape Plan
 Chesterfield Blue Valley, Lot 1A (Gas Mart)
 18547, 1855 Olive Street Rd
 Chesterfield, MO 63005
 South Side Property, LLC
 6001 West Florissant, MO 63136

Revisions:

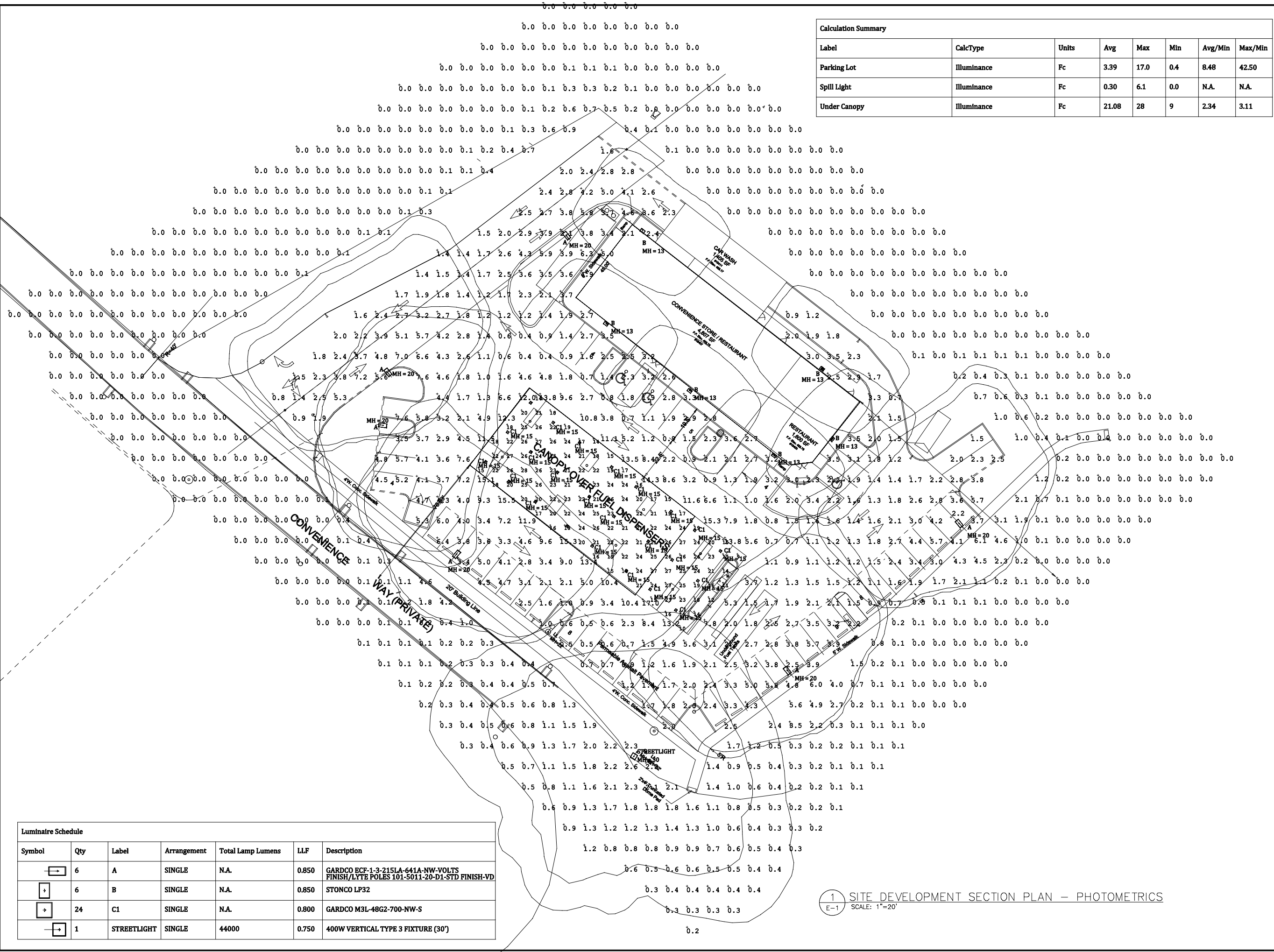
No.	Description	Date:
1	City Comments	6/2/2014
2	City Comments	6/26/2014



Issue Date: April 24, 2014
 Drawn by: EMD
 Checked By: DD
 Sheet Title

Site Development Section Plan-Landscaping

Project Number: 962.001



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	3.39	17.0	0.4	8.48	42.50
Spill Light	Illuminance	Fc	0.30	6.1	0.0	N.A.	N.A.
Under Canopy	Illuminance	Fc	21.08	28	9	2.34	3.11

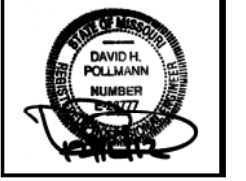
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	6	A	SINGLE	N.A.	0.850	GARDCO ECF-1-3-215LA-641A-NW-VOLTS FINISH/LYTE POLES 101-5011-20-D1-STD FINISH-VD
☐	6	B	SINGLE	N.A.	0.850	STONCO LP32
☐	24	C1	SINGLE	N.A.	0.800	GARDCO M3L-48G2-700-NW-S
☐	1	STREETLIGHT	SINGLE	44000	0.750	400W VERTICAL TYPE 3 FIXTURE (30')

1 SITE DEVELOPMENT SECTION PLAN - PHOTOMETRICS
E-1 SCALE: 1"=20'

Design & Construction, Inc.
 Engineering Services - Construction - Construction Management
 1131 Colorado Center, Des Peres, Missouri 63131
 Phone 314-985-8122 Fax 314-985-8044
 David H. Pollmann, P.E., C.E.O. - email david@design-co.net
 State of MO Engineering Corp. 1999141113
 State of Missouri Prof. Engineer: E-26777
 Registered Discipline: Mechanical Engineer

Gas Mart
 18403,407 & 411 Convenience Way
 Chesterfield, Missouri

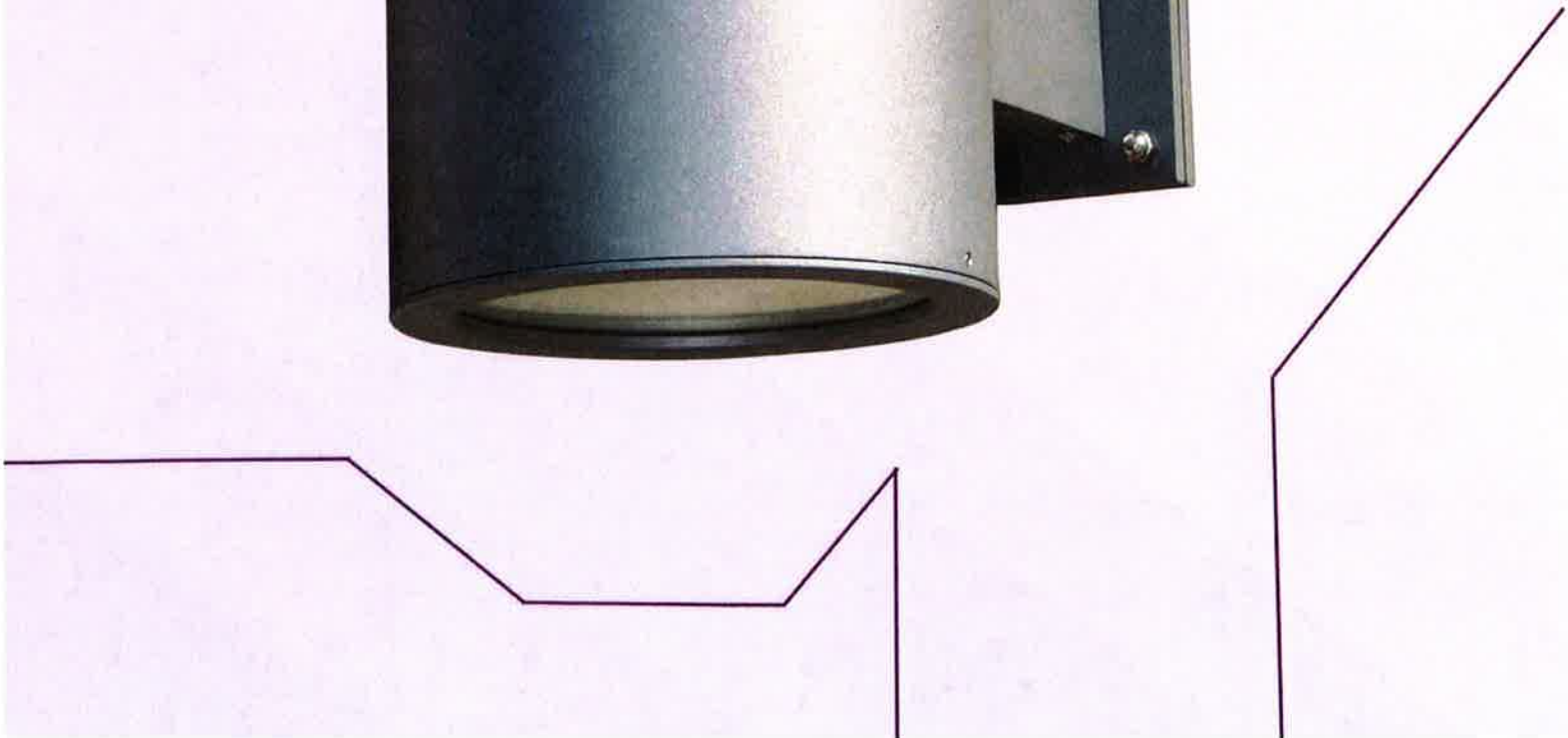
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DRAWN BY: D.POLLMANN
 CHECKED BY: D. POLLMANN
 6-25-14 9085

E-1
 SHEET 5 OF 6

1800 Series





Catalog Number	
Project/Location	Type
Approved By	

1800 SERIES UP/DOWN CYLINDER

LED, HID, CFL ARCHITECTURAL CYLINDER

HOUSING

One-piece, heavy-duty extruded aluminum.
Separate aluminum ballast box.

GASKET

Closed cell silicone foam gasket seals out moisture, dust, and insects for weather-tight operation.

LENS

Tempered clear 1/8 thick, retained with die cast aluminum frame and hidden stainless steel set screws.

BALLASTS

- CF: electronic, thermally protected high power factor
- HID: electronic, thermally protected or magnetic core and coil
- LED: solid state electronic driver

SOCKET

- HID: G 12 BI-PIN, 4KV pulse rated or 4KV pulse rated nickel plated shell medium base
- CF: four pin plug in type

MOUNTING

Surface wall over STD J-box.



FINISH/COLORS

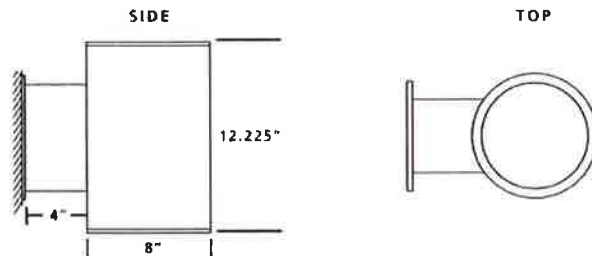
Polyester powder coat finish available in matte Black (MB), matte bronze (BZ), matte white (MW), silver gray (SG), or custom color (CC).

OPTIONS

- F1 single fuse
- PC photo cell
- TP tamper proof
- ETR emergency ballast remote only (CFL)
- STP screwdriver for TP
- ET extreme temperature (-30°C to +90°C)
- GC glass clear
- AA adjustable arm for Up or Down only
- CB custom beams available- consult factory

Suitable for wet location.
Conforms to UL Standard 1598.

Series	Lamp	Wattage/Max
1800	PLT	42W
	HPS	70W
	MH	100W
	LED	28W (14W/UP-14W/DOWN)
	LED	36W (18W/UP-18W/DOWN)



LED MODULES

14W	3500K	700 Lumens	60°
14W	3500K	800 Lumens	80°
18W	3500K	1100 Lumens	30°

POWER SUPPLY CONSTANT CURRENT

	Nominal Input Power (W)	Output Power Range (W)	Output Current (A)	Output Voltage (V)
14W	20	13-17	0.7	18-24
18W	30	12-25	1	12-24

Ordering Example

1800 32 PLT 120 MB QRS,ET

Specifications are subject to change without notice. Consult factory for verification.

ELCAST LIGHTING

815 S KAY AVE ADDISON, IL 60101 USA
630.543.5390 • FAX: 630.543.5392
elcastlgtg@elcastlgtg.com • www.elcastlgtg.com



Wall luminaires for light in two directions.

High output wall luminaires with fully shielded light source for dual up and down lighting effects for interior and exterior applications. Available in multiple sizes and distributions, this series offers great versatility to the designer. The diffused lighting systems, comprising reflectors and optical lenses, distribute the light from a single lamp source precisely onto the illuminated surfaces.

The machined tempered glass is light even the surface of the housing to minimize dust capture and the collection of water on the glass, producing a long-lasting, robust lighting solution.



Dual light distribution

Lamp	A	B	C	D	Wing box
6601 MH 1 39W T6 G12 MH	7 1/2	10%	11%	6%	-
6603 MH 1 70W T6 G12 MH	6 1/4	12%	13%	7 1/4	-
6610 538 1 100W T4 DCS	4 1/4	6%	6 1/4	3 1/4	538
6616 MH 1 39W T6 G12 MH	7 1/4	10%	11%	6%	-
6620 MH 1 70W T6 G12 MH	6 1/4	12%	13%	7 1/4	-

Wall luminaires with two-sided light output

for tungsten halogen and H.I.D. lamps
 Die cast aluminum
 Safety glass or optical lens
 Reflector of pure anodized aluminum
 Finish: Black (BLK) White (WHT)
 Silver (SLV) Bronze (BRZ)
 UL or CSA listed,
 suitable for wet locations (see page 409)
 Protection class IP65 (6610 IP44)

Dual light distribution with narrow beam - up or down

Lamp	A	B	C	D	Wing box
6701 MH 1 39W T6 G12 MH	7 1/4	10%	11%	6%	-
6703 MH 1 70W T6 G12 MH	6 1/4	12%	13%	7 1/4	-
6601 MH 1 39W T6 G12 MH	7 1/4	10%	11%	6%	-
6603 MH 1 70W T6 G12 MH	6 1/4	12%	13%	7 1/4	-

*Small opening, wing box included. For details, refer to page 403.

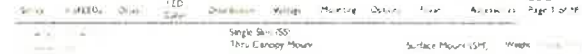
Mini 300 LED

Car Station Under Canopy

Typ C1 CHESTERFIELD GASMART

Category Number:

Part Name: Single Arm LED 50 Watt Canopy Mount



Redefining value with outstanding performance

PHILIPS GARDCO LED SITE & AREA LUMINAIRE, ECOFORM

The Philips Gardco Ecoform combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile LED luminaire, Ecoform offers a new level of customer value. Ecoform features an innovative resin-coated arm, simplifying size conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

Part Name	Part Number	Options	LED Array	LED Selection	Mount	Fixture	Options
ECF	50001-001	1 Spk 2 Spk 3 Spk 4 Spk	50W 75W 100W 150W	LMW LMW LMW LMW	UVF UVF UVF UVF	TL TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DH	50001-002	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DF	50001-003	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DHDF	50001-004	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DFDF	50001-005	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DHDFH	50001-006	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DFDFH	50001-007	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DHDFH	50001-008	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DFDFH	50001-009	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DHDFH	50001-010	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DFDFH	50001-011	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DHDFH	50001-012	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DFDFH	50001-013	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DHDFH	50001-014	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High
ECF-DFDFH	50001-015	2 Spk 3 Spk 4 Spk	50W 75W 100W	LMW LMW LMW	UVF UVF UVF	TL TL TL	1-10' to 15' High 1-10' to 15' High 1-10' to 15' High

1 Available in 50, 75, 100, 150 Watt
2 Available in 75, 100, 150 Watt
3 Contact factory for further information

4 LED 50001-001 to 50001-015
5 LED 50001-016 to 50001-030
6 Not available in 10' to 15' High

7 No other options for this luminaire
8 Not available with 10' to 15' High
9 Not available with 10' to 15' High

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POLE SHAFT SPECIFICATIONS

1. SPOTS ARE ONE SECTION DEPTH INDICATED FROM A WELDABLE GRADE CARBON STEEL STRUCTURAL TUBING WITH A MINIMUM WALL THICKNESS. MATERIAL SHALL CONFORM TO ASTM A 500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 48,000 P.S.I.

2. BASE PLATES ARE CONSTRUCTED OF A STRUCTURAL QUALITY HOT ROLLED CARBON STEEL PLATE (ASTM A 574) WITH A GUARANTEED MINIMUM YIELD STRENGTH OF 36,000 P.S.I.

3. ANCHOR BOLTS ARE 1" BENT BARS FURNISHED WITH A MINIMUM YIELD STRENGTH OF 55,000 P.S.I. THE BOLTS ARE FULLY GALVANIZED PER ASTM A 563 SPECIFICATIONS AND FURNISHED COMPLETE WITH 2 HEX NUTS AND 2 FLAT WASHERS.

4. POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

POLE DIMENSIONS

POLE SIZE (OD x ID)	MIN. WALL THICKNESS (IN)	MAX. HEIGHT (FEET)	WEIGHT (LBS)
4.00 x 3.00	.107	30	30
5.00 x 4.00	.107	30	30
6.00 x 5.00	.107	30	30
8.00 x 6.00	.107	30	30
10.00 x 8.00	.107	30	30
12.00 x 10.00	.107	30	30
14.00 x 12.00	.107	30	30
16.00 x 14.00	.107	30	30
18.00 x 16.00	.107	30	30
20.00 x 18.00	.107	30	30

NOTE: 4.00 SQ & 5.00 SQ. POLES IN STANDARD LENGTHS WITH STANDARD DARK BRONZE FINISH ARE SUPPLIED WITH THE PATENTED UNIVERSAL DRILL OR TENON MOUNT SYSTEM.

UNIVERSAL DRILL MOUNT

UNIVERSAL TENON MOUNT

DRILLED MOUNT OPTIONS

TENON MOUNT OPTIONS

3.00 X 5.00 HAND HOLE COVER

11.00 X 11.00 X 1.00 THK. BASE PLATE

68.00 X 40.00 ANCHOR BOLT

PHILIPS GARDCO

POLE SHAFT SPECIFICATIONS

1. SPOTS ARE ONE SECTION DEPTH INDICATED FROM A WELDABLE GRADE CARBON STEEL STRUCTURAL TUBING WITH A MINIMUM WALL THICKNESS. MATERIAL SHALL CONFORM TO ASTM A 500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 48,000 P.S.I.

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4.00 x 3.00	.107	30	30
5.00 x 4.00	.107	30	30
6.00 x 5.00	.107	30	30
8.00 x 6.00	.107	30	30
10.00 x 8.00	.107	30	30
12.00 x 10.00	.107	30	30
14.00 x 12.00	.107	30	30
16.00 x 14.00	.107	30	30
18.00 x 16.00	.107	30	30
20.00 x 18.00	.107	30	30

NOTE: 4.00 SQ & 5.00 SQ. POLES IN STANDARD LENGTHS WITH STANDARD DARK BRONZE FINISH ARE SUPPLIED WITH THE PATENTED UNIVERSAL DRILL OR TENON MOUNT SYSTEM.

UNIVERSAL DRILL MOUNT

UNIVERSAL TENON MOUNT

DRILLED MOUNT OPTIONS

TENON MOUNT OPTIONS

3.00 X 5.00 HAND HOLE COVER

11.00 X 11.00 X .75 THK. BASE PLATE

68.75 X 20.00 ANCHOR BOLT

PHILIPS GARDCO

Job Type: _____

Emco Ecolume and Decolume

Page 1 of 3 Arm Mount - Vertical Lamp Flat Glass Lens

The Ecolume ECA and Decolume DECA are rectilinear area luminaires. Utilizing a flat glass lens, one vertical lamp, L-shaped segmented optical systems provide required light levels, even illumination, wide pole spacing and excellent glare control. The housing is die formed and the door frame is extruded aluminum. Luminaires are completely sealed and gasketed, preventing intrusion from moisture, insects and contaminants.

For best lamp performance

PHILIPS GARDCO

DISTRIBUTION

Vertical Lamp

ECA Type II Vertical Lamp - Full Cutoff

DECA Type IV Vertical Lamp - Full Cutoff

QVPC Type IV Vertical Lamp - Full Cutoff

QVPC Type IV Vertical Lamp - Full Cutoff

PHILIPS GARDCO

CATALOG NO _____

TYPE NO _____ JOB NAME _____

Mechanical Electrical Plumbing

Design & Construction, Inc.

Engineering Services - Construction - Construction Management

1131 Colorado Center, Des Plaines, Missouri 64013

Phone 314-985-8022 Fax 314-985-8044

David H. Pollmann, P.E., C.E.D. - Missouri Design Council

State of Missouri Prof. Engineer: E-26777

Registered Discipline: Mechanical Engineer

Gas Mart

18403, 407 & 411 Convenience Way

Chesterfield, Missouri

DAVID H. POLLMANN

NUMBER EN777

DESIGNED BY: D. POLLMANN

CHECKED BY: D. POLLMANN

6-25-14 9085

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