



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: Amended Architectural Elevations

Meeting Date: April 8, 2021

From: Annisa Kumerow, Planner

Location: 100 THF Boulevard

Description: Chesterfield Commons, Lot 8 (Walmart): Amended Architectural Elevations for a

retail anchor on a 16.6-acre tract of land, zoned "PC" Planned Commercial District located at the southwest corner of the intersection of THF Boulevard and

Chesterfield Commons Drive (17T140341).

PROPOSAL SUMMARY

SGA Design Group, on behalf of Walmart, has submitted Amended Architectural Elevations for a 130,111 square-foot anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to the application of paint and a change in color scheme.

HISTORY OF SUBJECT SITE

In 2001, a Design Package was approved for the Chesterfield Commons development.

The following architectural design guidelines are included in the Design Package pertaining to this retail center:

- Create uniformity in the overall design while respecting and providing for each tenant's identity and trade dress
- Utilize high quality materials to create and preserve a design of high quality and maintainability

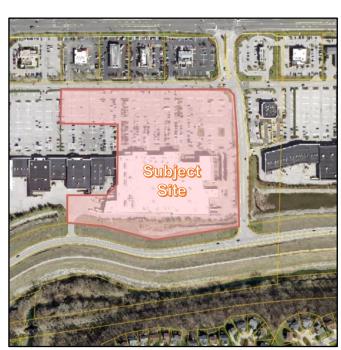


Figure 1: Subject Site Aerial Photo

The current request is to paint 8.4% of the existing elevation, primarily on the north elevation. The major paint areas consist of the bands above each main entry, the EIFS located on the center of the building, and the area where the existing Walmart sign is currently affixed.

UNIFIED DEVELOPMENT CODE & DESIGN PACKAGE

The Unified Development Code's Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design. Since there are no proposed changes to the site's design, this report will focus solely on the Building Design requirements of the development's design package and the Unified Development Code as they pertain to this request.

Unified Development Code contains a series of Architectural Review Design Standards. Listed below are the standards that are most applicable to this proposal, which fall into two categories: (1) Design and (2) Materials and Color.

Design

- Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.
- Avoid stylized corporate and/or franchise designs that use the building as advertising.

Materials and Color

The existing primary building material is brick, similar to adjacent properties and other developments within the Chesterfield Commons. The building also incorporates masonry and EIFS elements.

Section 405.04.010.D3 of the Unified Development Code dictates both desirable and undesirable practices for materials and color. Desirable practices include both using compatible colors, materials and detailing of adjacent buildings. An undesirable practice is listed as false or decorative facade treatments, inconsistent adornment and overly frequent material changes.

In addition to the Architectural Review Design Standards within the City's Unified Development Code, the subject site has an approved Design Package for the Chesterfield Commons as stated earlier in this report. The design package includes items such as:

- Maintain the hierarchy between the anchor stores, junior anchors and small shops.
- Create uniformity in the overall design concept while respecting and providing for each Tenant's identity and trade dress.
- Utilize proven, high quality materials to create and preserve a design of high quality and maintainability.

STAFF ANALYSIS

The current request is to update the elevation by painting approximately 8.4% of the existing elevation, primarily on the north elevation. There are no material changes proposed with this request. The major paint areas consist of the bands above each main entry, the EIFS located on the center of the building, and the area where the existing Walmart sign is currently affixed. The proposed paint colors consist of blue and multiple shades of gray. It should be noted that upon initial construction of the building, there was darker blue paint in the focal areas.

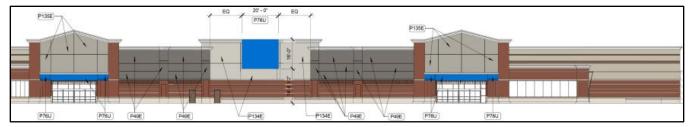


Figure 2: Main Entrances (North/Front Elevation)

The existing building consists of red brick and shades of brown and beige. While the Design Package for the Chesterfield Commons development does not specify a uniform color or shade, the guidelines specify that there shall be uniformity in the design concept, as previously discussed in this report. While the guidelines do allow for respecting and providing for each tenant's identity and trade dress, there should be consistency between the building and its neighboring tenants, as well as between this building as a retail anchor and other retail anchors within the Chesterfield Commons.





Figures 3 & 4: Perspectives of the Walmart building and adjacent tenant to the west

Although the proposal includes paint changes from beige to gray in some areas of the building, the portion between the westernmost store entrance and where the Walmart store meets the neighboring tenant will remain unchanged. This section of the building is primarily comprised of beige EIFS with brown accent striping and a large brick base. This remains consistent with the neighboring tenants, whose facades are comprised almost entirely of brick.



Figure 5: Retail anchors in Chesterfield Commons

The Walmart building is a retail anchor within the Chesterfield Commons. Pictured above are images showing the primary elevations of other retail anchors within the development. Although each anchor maintains an identity, often through a painted accent, each retail anchor contains red brick and beige painted EIFS. The proposed changes to the Walmart building do not impact the red brick, although several of the beige areas on the north elevation will be painted in different shades of gray.

Currently, gray is not a commonly utilized color within the Chesterfield Commons development, although it does exist in some areas. The most pronounced application of gray paint is on the Haverty's building, located near the western edge of the development.



Figure 6: Haverty's building

Although the majority of changes occur on the primary northern elevation, there is one change to both the eastern and western elevations. The medium gray from the northern elevation will carry over to the corners of the building to the eastern and western elevations. There are no changes proposed to the southern (rear) elevation, nor are there changes proposed for the auto center or the seasonal shop area.

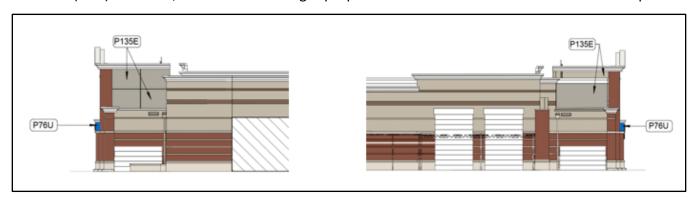


Figure 7: Eastern and western elevations

The sole change to the elevations is the application of paint, in a new color scheme consisting of blue and various shades of gray. Figure 8 on the following page is a rendered image displaying the changes in paint color.



Figure 8: Rendering

DEPARTMENT INPUT

Staff has reviewed the request and is seeking a recommendation by the Architectural Review Board on the Amended Architectural Elevations for Chesterfield Commons, Lot 8 (Walmart).

MOTION

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

- 1) "I move to forward the Amended Architectural Elevations for Chesterfield Commons, Lot 8 (Walmart), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for Chesterfield Commons East, Lot 8 (Walmart) with the recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield				
Project Title: #2600 Walmart - Chesterfield Commons Location: 100 THF Blvd. Chesterfield MO				
roject Title: #2600 Walmart - Chesterfield Commons Location: 100 THF Blvd. Chesterfield MO eveloper: THF Chesterfield Develop Architect: SGA Design Group Engineer:				
ROJECT STATISTICS:				
ize of site (in acres): 16.61 Total Square Footage: Building Height: 24'-0"				
roposed Usage: Existing retail				
Exterior Building Materials: Existing brick veneer and EIFs to remain				
Roof Material & Design: Existing roof design and material to remain				
Screening Material & Design: Existing screening design and material to remain				
Description of art or architecturally significant features (if any):				
DDITIONAL PROJECT INFORMATION:				
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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. N				

SGA Design Group

February 24, 2021

City of Chesterfield Department of Planning 690 Chesterfield Parkway W Chesterfield MO 63017

RE: Walmart #2600 100 THF Blvd. Chesterfield MO 63005 Exterior Elevations Update

Walmart is proposing to update the exterior façade at the above referenced location to their current branding standards. The scope of work includes updating the exterior color of the building and the main ID wall.

Please refer to Exhibit A, A2 and A2(a), which reflect the updated paint to the neutral palette proposed. The future paint encompasses approximately 8.4% of the total façade. We believe that this new color palette will be aesthetically pleasing with the existing brick, as well as complimentary to the adjacent buildings within the Chesterfield Commons Shopping Center and meets the requirements of Section 405.04.010 (D)3. Architectural Review Design Standards.

The update to the main ID wall includes the installation of a 500sf architectural element to break-up the massing of the feature wall and meets the requirements of Section 405.04.010 (D)3. Architectural Review Design Standards. Please refer to Exhibit A2.1, which reflect the wall section detail for the proposed added element. We believe that this added component will add visual interest to the expansive wall.

The proposed exterior work does not impact existing landscape, parking, screening and/or lighting previously approved by the Planning Commission P.Z. 24-97, October 28, 1999.

Thank you in advance for your consideration. Please do not hesitate to contact me if you require any additional information.

Respectfully,

Sunday Bougher

SGA Design Group

1437 S. Boulder Ave., Suite 550 Tulsa, OK 74119.3609

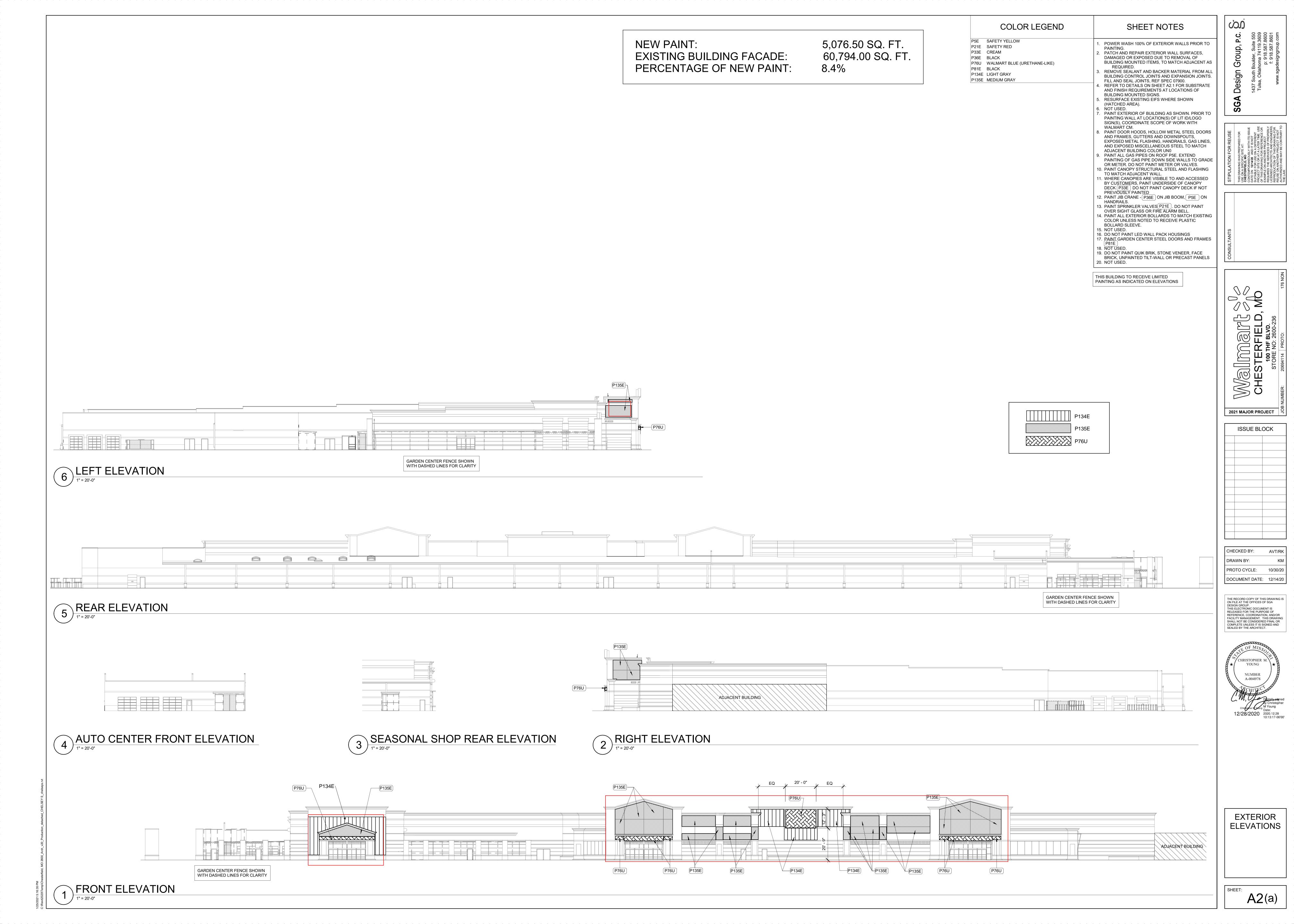
d: 918.587.8602,331 (ext.)

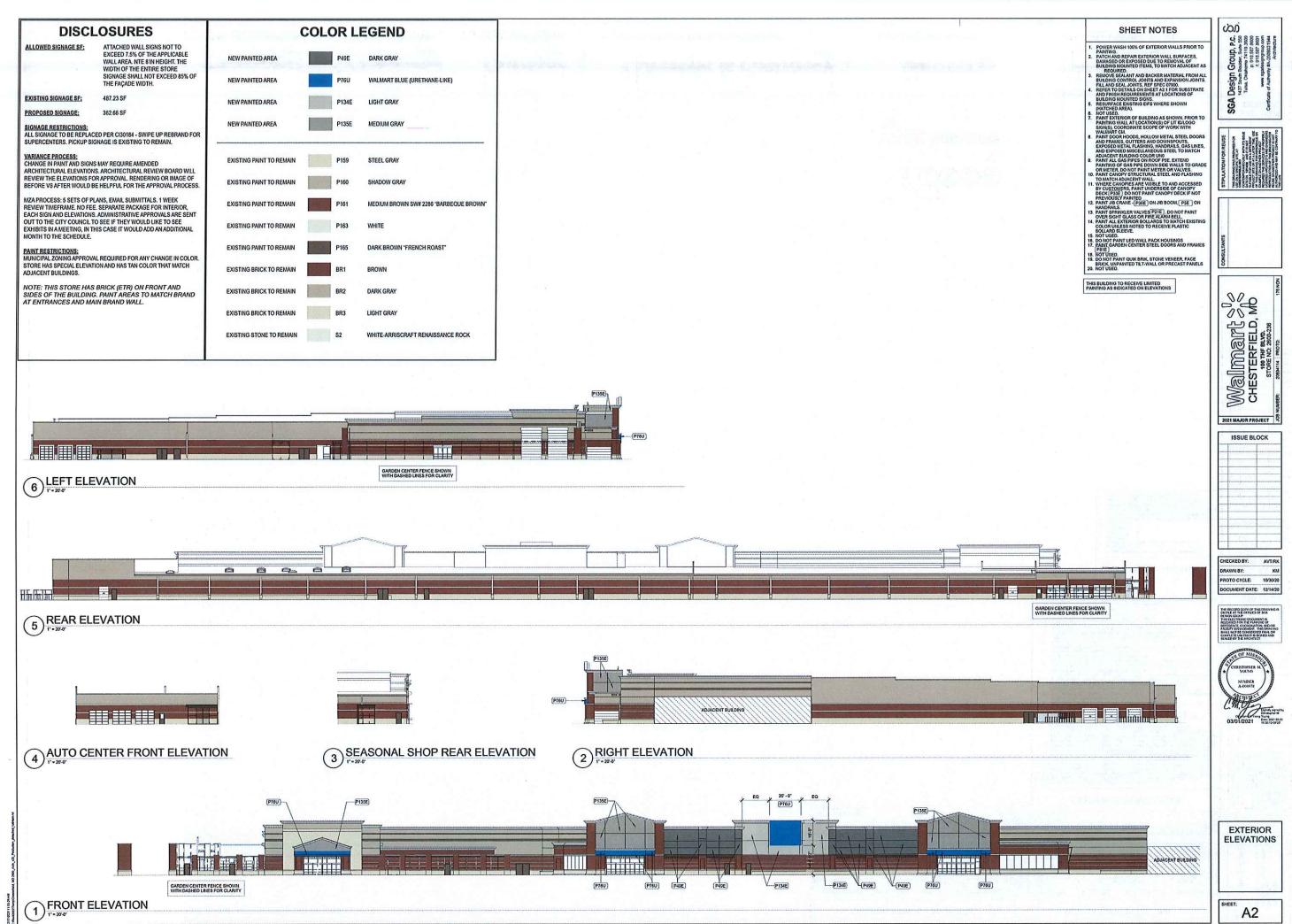
p: 918.587.8600

f: 918.587.8601

sundayb@sgadesigngroup.com

SGADesignGroup.com





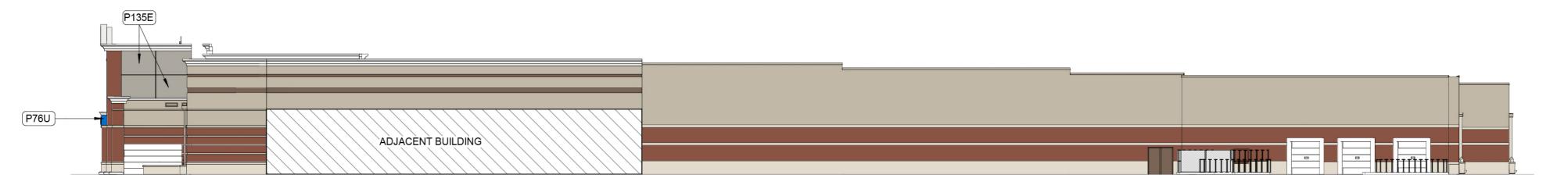




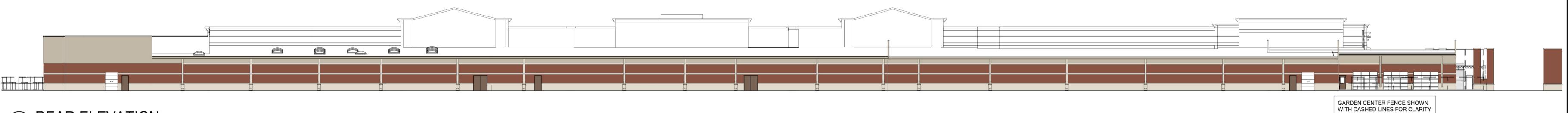
GARDEN CENTER FENCE SHOWN
WITH DASHED LINES FOR CLARITY

LEFT ELEVATION

6) 1" = 20'-0

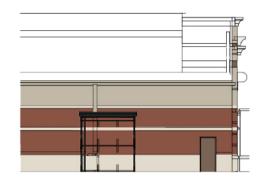






REAR ELEVATION

1" = 20'-0"



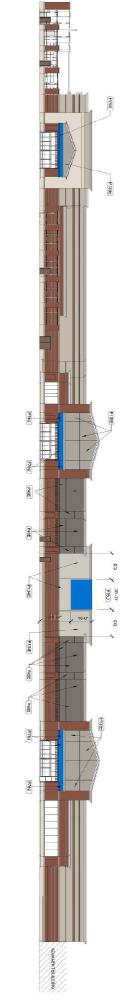
SEASONAL SHOP REAR ELEVATION

 $(3)^{\frac{3}{1}} = 20'-0"$



AUTO CENTER FRONT ELEVATION

4) 1" = 20'-0"





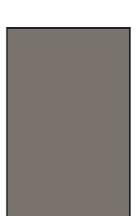
P76U Walmart Blue 076 (to match)



P134E Light Gray
P135E Medium Gray
SW7015 "Repose Gray" (to match)
SW7017 "Dorian Gray" (to match)



to match) P49E Darl SW7019 "



P49E Dark Gray SW7019 "Gauntlet Gray" (to match)



Chesterfield, MO

January 27, 2021

SGA Design Group, P.C.





Chesterfield, MO - Store #2600

Exhibit A

March 10, 2021

Chesterfield Commons - Adjacent Retailers

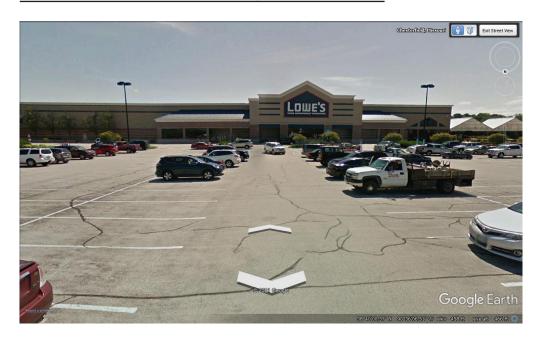




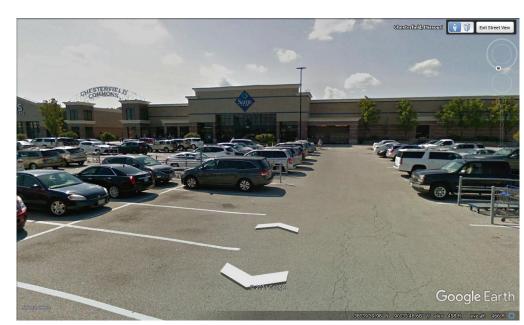




Chesterfield Commons - Large Retailers







Chesterfield, MO - Store #2600

Exhibit A2(b)



NOTE: APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS NOTE: ALL EXISTING PARKING AT REAR OF BUILDINGS IS DESIGNATED EMPLOYEE PARKING. NOTE: NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE HIGH WATER LIMITS OF THE STORM WATER CHANNEL / DETENTION AREAS. NO PLANTING WITHIN 5' OF RETAINING WALLS.

> IOTE: ALL CROSSWALKS AREAS ALONG THE FRONT DRIVE ARE TO BE STREET PRINT MATCHING THE CROSSWALKS THROUGHOUT THIS DEVELOPMENT, REFER TO SHEET D-1A FOR DETAILS.

NOTE: REFER TO DEMOLITION PLAN DE-1 FOR EXISTING CURBS THAT ARE TO BE REPAIRED VIA SAW CUT AND REPLACEMENT. CONTRACTOR IS TO REPAIR ANY DAMAGE OR BROKEN CURBS WITHIN THE WAL-MART DEMISE LEASE AREA THAT ARE NOT SCHEDULE TO BE PERMANENTLY REMOVED.

CHESTERFIELD COMMONS SHOPPING CENTER PARKING ANALYSIS

PROVIDED OUTPARCELS **CENTER PARKING** 5,183 SP 5,184 SP

SITE LEGEND

SIDEWALK FLUSHED WITH PAVEMENT. 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED WITH "NO PARKING—FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE SHEET D1-A FOR DETAIL ${f f B}$) painted directional arrow typical —see detail sheets

- PEDESTRIAN CROSSWALK TO BE "STREET PRINT" PAVEMENT, BRICK COLOR AND PATTERN. MATCH EXISTING STAMPS ALONG THE DEVELOPMENT. EDGE OF CROSSWALK IS TO BE SWSL/10". SEE SITE PLAN FOR WIDTH. SEE DETAIL SHEET
- PEDESTRIAN CROSSING SIGN WIID-2 AND WIID-2P TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- MAXIMUM. REFER TO ARCHITECTURAL PLANS. EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP
- 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR
- \bigcap 4" Wide imes 130' long white painted truck alignment stripes CONCRETE COMPACTOR PAD. REFER TO ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION, AND SLOPE.
- EXISTING CONCRETE TRANSFORMER PAD AND TRANSFORMER. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR TRANSITION TO NEW PROPOSED CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS AND SERVICE SCHEDULE
- FROM EX. TO NEW TRANSFORMER ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR
- VAN ACCESSIBLE SPACE) PAINTED AREA TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SWSL/4" AT 2'-0" O.C. AT 45'. SEE DETAIL SHEET.
- R1-1 STOP SIGN WITH 24" WIDE STOP BAR AND "STOP" PAINTED WHITE ON THE PAVEMENT WITH DYSL/4" CENTERLINE STRIPING PER PLAN. PROPOSED CART CORRAL TYPICAL—SEE DETAIL SHEET FOR WAL—MART
- RELOCATED CART CORRAL -SEE DETAIL SHEET FOR WAL-MART CART CORRAL DETAIL. CORRAL DETAIL.
- EXISTING CART CORRAL TO REMAIN 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45' @ 2'-0" O.C. AT JIB
- CRANE LOCATION. SEE ARCH. PLANS 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
- 6" CONCRETE CURB AND GUTTER. TYPICAL. TYPE "A" UNLESS SPECIFIED
- OTHERWISE. SEE DETAIL SHEET D-1A FOR DETAIL EXISTING LIGHT POLE AND FIXTURES TO REMAIN AND MAINTAINED BY WAL-MART, REPAINT POLE AND BASE, RELAMP AND RELENS
- NEW POLE AND FIXTURES TO BE MAINTAINED BY WAL-MART. REFER TO PHOTOMETRIC PLAN FOR FIXTURES TYPE PHOTOMETRIC PLAN FOR FIXTURES TYPE
- EXISTING SHOPS LIGHT POLE AND FIXTURES TO REMAIN AND MAINTAINED AND ADDED TO WAL-MART. ADD INTO WAL-MART LIGHTING CIRCUIT. REPAINT POLE AND BASE, RELAMP AND RELENS. EX. LIGHT POLE AND FIXTURES TO BE REMOVED
- 36" WIDE ACCESSIBLE LANE, "STREET PRINT" PAVEMENT, BRICK COLOR AND PATTERN. MATCH EXISTING STAMPS ALONG THE DEVELOPMENT. EDGE OF CROSSWALK IS TO BE SWSL/10".
- "NO PARKING FIRE LANE" SIGN TO BE SPACED AT A MAXIMUM OF 75' PROVIDE 2 SIGNS PER POST, AT ALL LOCATIONS SHOWN WITH POST. REFER TO ARCHITECTURAL PLANS FOR ALL SIGNS PLACED AT FACE OF
- WAL-MART STANDARD GUIDE RAIL TERMINAL SECTION, COLOR IS TO BE BLACK MATCHING REMAINING GUIDE RAIL. TYPICAL - SEE DETAIL SHEET.
- MATCH EXISTING CURB ALIGNMENT AND GRADE.
- VINYL COATED FENCE WITH BLACK SLATS AND BLACK SCREENING MATERIAL TO MATCH WHAT IS EXISTING THROUGHOUT THE SHOPPING
- REAR AND SIDE WALL. PROPOSED ISLE INDICATOR SIGNS.
- PAINTED SERVICE AREA SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. AT 45°, WITH "NO PARKING AREA" PAINTED WITH 4' HIGH WHITE LETTERING
- PROPOSED POWER POLE BY OTHERS (AMEREN UE). CONTRACTOR IS TO INSTALL SONA TUBES AT THE POLE, WHEN THE PIPING IS INSTALLED. COORDINATE WITH AMEREN UE FOR REQUIREMENTS
- PALLET & BALE STORAGE AREA. SEE ARCHITECTURAL PLANS FOR SCREENING WALL AND RETAINING WALL DETAILS.
- 6" CONCRETE, CAST IN PLACE, VERTICAL CURB. REFER TO DEMOLITION PLAN, SHEET DE-1 FOR AREAS TO BE SAW CUT AND REPLACED. SEE SHEET D-1A FOR CURB DETAIL
- EXISTING GUIDE RAIL REMAINING TO BE PAINTED COLOR BLACK TYPICAL SEE DETAIL SHEET.
- 15" WIDE CONCRETE BIORETENTION HEADER CURB TO BE FLUSH WITH TOP OF PAVEMENT. CURB TO BE PAINTED YELLOW. SEE DETAIL SHEET D-2B FOR BIORETENTION AREAS AND CURB DETAILS.
- NOTE: CHESTERFIELD COMMONS DEVELOPMENT IS TO ABIDE BY THE HOURS OF OPERATION FOR RETAIL SALES PER STIPULATIONS

NOTE: NEW PARKING LOT SIGNAGE IS TO MATCH LOOK AND TYPE OF EXISTING ONSITE SIGNS. NOTIFY ENGINEER OF CONFLICT WITH PROPOSED SIGNAGE IF THAT OCCURS.

NOTE: REFER TO DEMOLITION PLAN, SHEET DE-1 FOR PARTIAL VERTICAL CURBS TO BE SAWCUT, REMOVED AND REBUILT ALONG THE SITE. CONTRACTOR IS TO REPLACE ANY EXISTING CURB

WAL-MART STORE 2600-01 ADDRESS 100 THF BOULEVARD. CHESTERFIELD. MO 63005. SAINT LOUIS COUNTY

<u>DEVELOPER:</u> WAL-MART REAL ESTATE BUSINESS TRUST 2001 SE 10th STREET, DEPT, 9635 BENTONVILLE, AR 72716-0550 CONTACT: MR.DWAYNE DOUGLAS SMITH, P.E.

DRIVE. ELEVATION = 460.06

SITE TEMPORARY BENCHMARKS:

ELEVATION = 454.15

BUILDING. ELEVATION = 460.88

OF ROAD SOUTH OF OUTLOTS. ELEVATION = 455.88

OF ST. LOUIS BREAD COMPANY. ELEVATION = 456.99

TBM "6" - CHISELED "X" ON CONCRETE ISLAND AT THE ENTRANCE TO TAYLOR MORLEY OFFICE

TBM "7" - CHISELED "X" ON SIDEWALK ON THE WEST SIDE OF THF BOULEVARD, NORTH SIDE

TBM "8" - CHISELED "X" ON CONCRETE CURB ON ISLAND SOUTH SIDE OF ROAD SOUTHWEST

TBM "A" - CHISELED "L" ON SOUTHWEST CORNER ON THE WEST SIDE OF DOUBLE BOX

CULVERT UNDER ACCESS ROAD 500' +/- WEST OF SOUTHWEST CORNER OF WAL-MART.

WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL

TOTAL LOT 8 SITE AREA = 95.696 ± ACRES. PROPOSED WAL-MART DEMISE = 16.608 ±ACRES

10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WAL-MART SITE WORK

11. PYLON SIGNS ARE EXISTING AND HAVE BEEN COMPLETED BY OWNER. REFER TO ARCH.

13. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM A ALTA/ACSM

LAND TITLE SURVEY BY EFK MOEN, LLC. DATED 7/6/2006 AND LAST REVISED JUNE 12, 2007

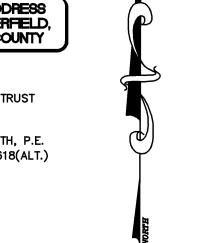
PLANS, SIGNAGE PLAN, SHEET A2.2 FOR NEW WAL-MART SIGNAGE DETAILS.

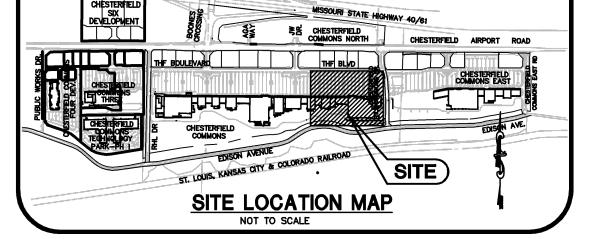
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

SPECIFICATIONS".

PHONE: (479)204-3170/479-204-2618(ALT.) FAX: (479) 273-4107 <u>OWNER-</u> THE CHESTERFIELD DEVELOPMENT L.L.C. 2127 INNERBELT BUSINESS CENTER DR. SUITE 200 / ST. LOUIS, MO. 63114 CONTACT: MR. DARREN RIDENHOUR PHONE (314)429-0900/FAX (314)429-0999





CHESTERFIELD COMMONS LOT 8 - SITE ANALYSIS

ANCHOR 1 ANCHOR 2 ANCHOR 3 ANCHOR 4 ANCHOR 5 ANCHOR 6 ANCHOR 7 ANCHOR 8 ANCHOR 9 WAL-MART ANCHOR 11 ANCHOR 12 SHOPS LOT 8 BUILDING LOT 8 PARKING OUTPARCELS PARKING CENTER PARKING	19,235 S.F. 18,300 S.F. 128,965 S.F 45,654 S.F. 23,500 S.F. 12,000 S.F. 24,028 S.F. 12,000 S.F. 131,566 S.F.	19,235 S.F. 18,300 S.F. 128,965 S.F 45,654 S.F. 23,500 S.F. 12,000 S.F. 12,000 S.F. 12,000 S.F. 190,617 S.F. 38,000 S.F. 30,606 S.F. 72,830 S.F. 750,932 S.F. 3,914 SPACES 1,270 SPACES 5,184 SPACES	
LOT 8/DETENTION	95.696 ±AC.	95.696 ±AC.	
IMPERVIOUS AREA	64.768 ± AC.	65.626 ± AC.	
OPEN SPACE AREA	30.928 ± AC.	30.070 ± AC.	
OPEN SPACE	32.32 %	31.42 %	
PROPOSED IMPERVIOUS AREA INCREASED = $0.858 \pm AC. = 1.01\%$			

WAL-MART SITE ANALYSIS

	EXISTING	PROPOSED
WAL-MART	131,566 S.F.	190,617 S.F.
STANDARD SPACES	658 SPACES	838 SPACES
ACCESSIBLE SPACES	16 SPACES	27 SPACES
TOTAL PARKING	674 SPACES	865 SPACES
CART CORRALS	11 SPACES	16 SPACES
DEMISE SITE AREA	11.924 ± AC.	16.608 ± AC.
PARKING RATIO	5.12 SP/1000 SF	4.54 SP/1000 SF

- 1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
- 2. WAL-MART PREFERRED PARKING RATIO = 5.0 SP/1,000 S.F.; PREFERRED ACCESSIBLE PARKING SPACES FOR THIS LOCATION = 3.0 % 3. PROPOSED PARKING LAYOUT MEETS WAL-MART STANDARDS WHICH IS WITHIN LOCAL
- 4. PARKING SHOWN CONTAINS 90° PARKING SPACES. EXISTING WAL-MART DEMISE AREA TYPICAL DIMENSIONS: 1DTH: 9' and 10'

ONE WAY AISLES: N/A
TWO WAY AISLES: 23' PROPOSED DEMISE AREA EXPANSION TYPICAL DIMENSIONS:
WIDTH: 9.5' and 9' REAR OF BUILDING

LAND USE CLASSIFICATION: COMMERCIAL ZONING CLASSIFICATION: C-8 PLANNED COMMERCIAL DISTRICT LOCAL JURISDICTION: CITY OF CHESTERFIELD FLOOD ZONE CLASSIFICATION: ZONE X

BUILDING DATA

GROSS BUILDING AREA: $190,617 \pm S.F.$ (PROPOSED) BUILDING SETBACKS REQD: 50' FRONT YARD 20' SIDE YARD-EASTERN O' SIDE YARD-WESTERN 50' REAR YARD

PARKING SETBACKS REQD: 15' SIDE YARD-EASTERN 0' SIDE YARD-WESTERN 15' REAR YARD

BUILDING HEIGHT: MAXIMUM BY CODE WAL-MART SUPERCENTER **BUILDING COVERAGE:** WAL-MART SUPERCENTER

PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT MUST BE ON FILE.

TO ISSUANCE OF AN OCCUPANCY PERMIT. AS PREVIOUSLY NOTED, THE DELAYS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS. PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS

TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITION: PRIOR TO SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT MUST BE ESTABLISHED WITH THIS DEPARTMENT TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

REFERENCE

SITE PLAN

CHESTERFIELD COMMONS **GOVERNING ORDINANCE NO. 2081**

GRAPHIC SCALE (IN FEET 1 inch = 50 ft.

ST. LOUIS COUNTY PAC# 059-04-07 MSD No. P-0027534-01/BASE MAP 17-T4

45' AND/OR 3 STORIES ROAD IMPROVEMENTS AND ROADWAY EASEMENT DEDICATION SHALL BE COMPLETED PRIOR

REVISIONS BY

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PE-2003021199

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DRAWN BY CHECKED BY

7/30/2007 SCALE 1"- 50'

JOB No. 06-109 SHEET NUMBER

SHEETS

SCRIPT: 11-Site Plan-50_C1.scr

DYSL/4" - DOUBLE YELLOW SOLID LINE/4" WIDE EACH

SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE

SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE

SWSL/10" - SINGLE WHITE SOLID LINE / 10" WIDE

SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

"Little MO" says

YOU DIG!

Symbol Label Qty Catalog Number Description

SYMFL

KVF 1000M

KVF 1000M

KVF 1000M

KVF 1000M

SQUARE AREA LIGHT,

DISTRIBUTION, FLAT

SYMMETRIC

SYMMETRIC

LENS.

File

BT-37 METAL HALIDE, LTL11378.IES 110000 0.74 3240

BT-37 METAL HALIDE, LTL11378.IES 110000 0.74 1080

BT-37 METAL HALIDE, LTL11378.IES 110000 0.74 2160

ONE 1000-WATT CLEAR

BT-37 METAL HALIDE,

ONE 1000-WATT CLEAR

ONE 1000-WATT CLEAR

ONE 1000-WATT CLEAR

VERTICAL BASE-UP

VERTICAL BASE-UP

VERTICAL BASE-UP

VERTICAL BASE-UP

POSITION.

Lumens LLF Watts

LTL11378.IES 110000 0.74 4320

06109-V10.DWG













EXISTING CONDITIONS



EXISTING CONDITIONS