



VII. B.

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

Planning Commission Staff Report

Project Type: 2nd Amended Sign Package

Meeting Date: May 13, 2013

From: Justin Wyse, AICP
Senior Planner

Location: North side of Chesterfield Airport Road, west of Boone's Crossing

Description: **Chesterfield Commons Six Amended Sign Package:** A 2nd Amended Sign Package to allow for an additional menu board on Lot 3 of Chesterfield Commons Six.

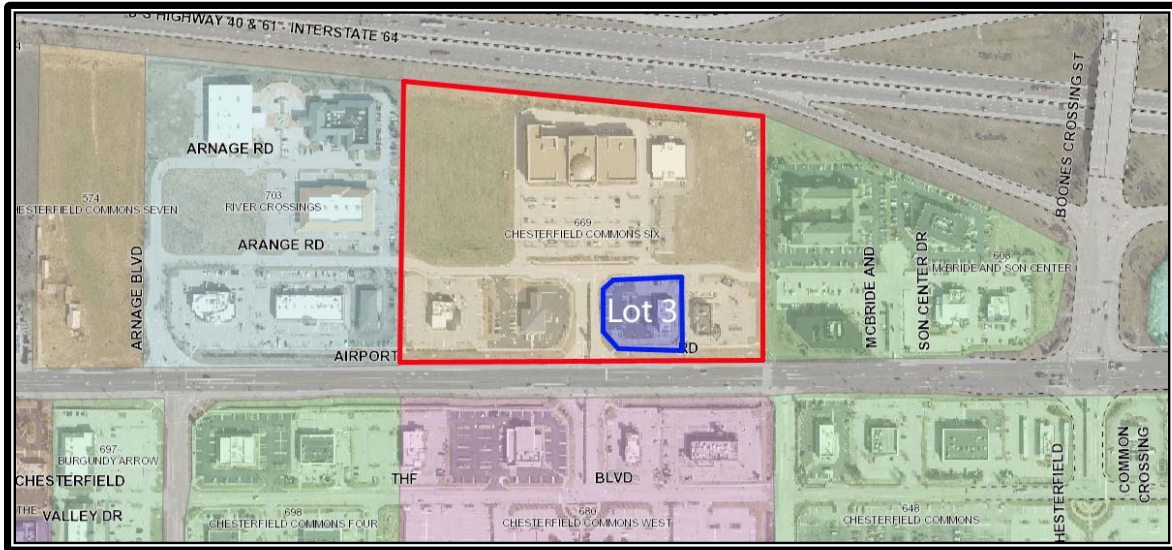
PROPOSAL SUMMARY

Atkins North America, Inc., on behalf of THF Chesterfield Six Development, LLC, has submitted a request for an Amended Sign Package for Chesterfield Commons Six. The only change to the existing approved Sign Package is the inclusion of an additional menu board on Lot 3 (Chick-fil-A) of the development. All other approved signs and sign criteria would remain intact.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

The Chesterfield Commons Six development was originally zoned "C-8" Planned Commercial District by St. Louis County in 1988. The original "C-8" District was later amended by City of Chesterfield Ordinance 2096 in 2004 to make changes to allow for drive-thru restaurants on the outparcels and allow for 30-foot tall light standards within the development.

A Site Development Section Plan for Lot 3 was recorded in October of 2006 which approved the initial development of the existing Chick-fil-A restaurant. A small amendment was submitted to the City which was approved in 2007 to make minor changes to the drive-thru lanes. In addition to the amendment to the drive-thru, an amended Sign Package was approved by the City of Chesterfield to allow for an additional menu board on Lot 3 of Chesterfield Commons Six.



Land Use and Zoning of Surrounding Properties

	Land Use	Zoning
North	Interstate	n/a
South	Commercial	“PC” Planned Commercial District
East	Commercial	“C-8” Planned Commercial District
West	Commercial	“PC” Planned Commercial District

STAFF ANALYSIS

The City of Chesterfield Zoning Ordinance only permits one order board to be installed on any one lot. However, several similar users (i.e. fast food restaurants) have utilized the Sign Package procedure to permit the additional sign. Staff has researched industry standards for the proposal to include the additional sign and believes the number, sign, and features of the proposed signs are consistent with industry standards and would not conflict with the purpose statement of the City of Chesterfield sign regulations.

Additionally, the proposed menu board includes LED lighting on the top of the sign which is used to display “Open” or “Closed” to assist patrons in directing drive-thru traffic to the correct lane. This lighting is proposed solely as a means of directing traffic through the drive-thru, does not include any advertising, and does not flash or regularly change text.

DEPARTMENT INPUT

Staff has reviewed the Amended Sign Package and has found the application to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Additionally, Staff has researched the existing use on the site and is of the opinion that the sign is consistent with the purpose and intent of the City’s sign regulations. Staff recommends approval of the proposal as presented.

MOTION

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

- 1) "I move to approve (or deny) the Amended Sign Package for Chesterfield Commons Six.
- 2) "I move to approve the Amended Sign Package for Chesterfield Commons Six with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Sign Package Narrative
Amended Sign Package – Menu Board Details
Existing Approved Sign Package
Chesterfield Commons Six, Lot 3 Site Plan (for information only)



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1600 RiverEdge Parkway, NW, Suite 600
Atlanta, Georgia 30328
Telephone: +1.770.933.0280
www.atkinsglobal.com/northamerica

**COMPREHENSIVE SIGN PACKAGE ADDENDUM
SUBMITTAL NARRATIVE**

FOR

CHICK-FIL-A

**LOCATED WITHIN THE CHESTERFIELD COMMONS SIX SUBDIVISION
17365 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO**

Chick-fil-A, Inc. is proposing to modify their existing site and restaurant located at 17365 Chesterfield Airport Road within the City of Chesterfield, Missouri. The existing site is to be modified to create a building addition and add a second drive thru lane to the existing drive thru lane. Plans for the site improvements were submitted to the City of Chesterfield for review on February 19, 2013.

The Chick-fil-A restaurant is located on Lot 3 of the Chesterfield Commons Six subdivision, which is owned by THF Chesterfield Six Development, LLC. All properties within the Chesterfield Commons Six subdivision fall under a comprehensive sign package. Since the additional drive thru lane requires an additional menu board and canopy, Chick-fil-A is submitting this sign package as an addendum to the existing approved sign package for Chesterfield Commons Six (attached) to include the additional menu board which will serve the second drive thru lane. The existing menu board will be removed and replaced with a new menu board to match the proposed additional menu board. No additional changes to the existing sign package are requested.

Upon approval of the site plan and addendum to the comprehensive sign package, all tenants, businesses, and owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale. All signage within the development shall be in conformance with the Comprehensive Sign Package, however; we request that any signage not specifically identified in the Comprehensive Sign Package, but would otherwise be permitted by the sign regulations of the City of Chesterfield should be allowed.

MENU BOARD DETAILS

CANOPY SYSTEM CP-#2100

SCALE: 1/2" = 1'-0"

COLOR PALCEMENT:

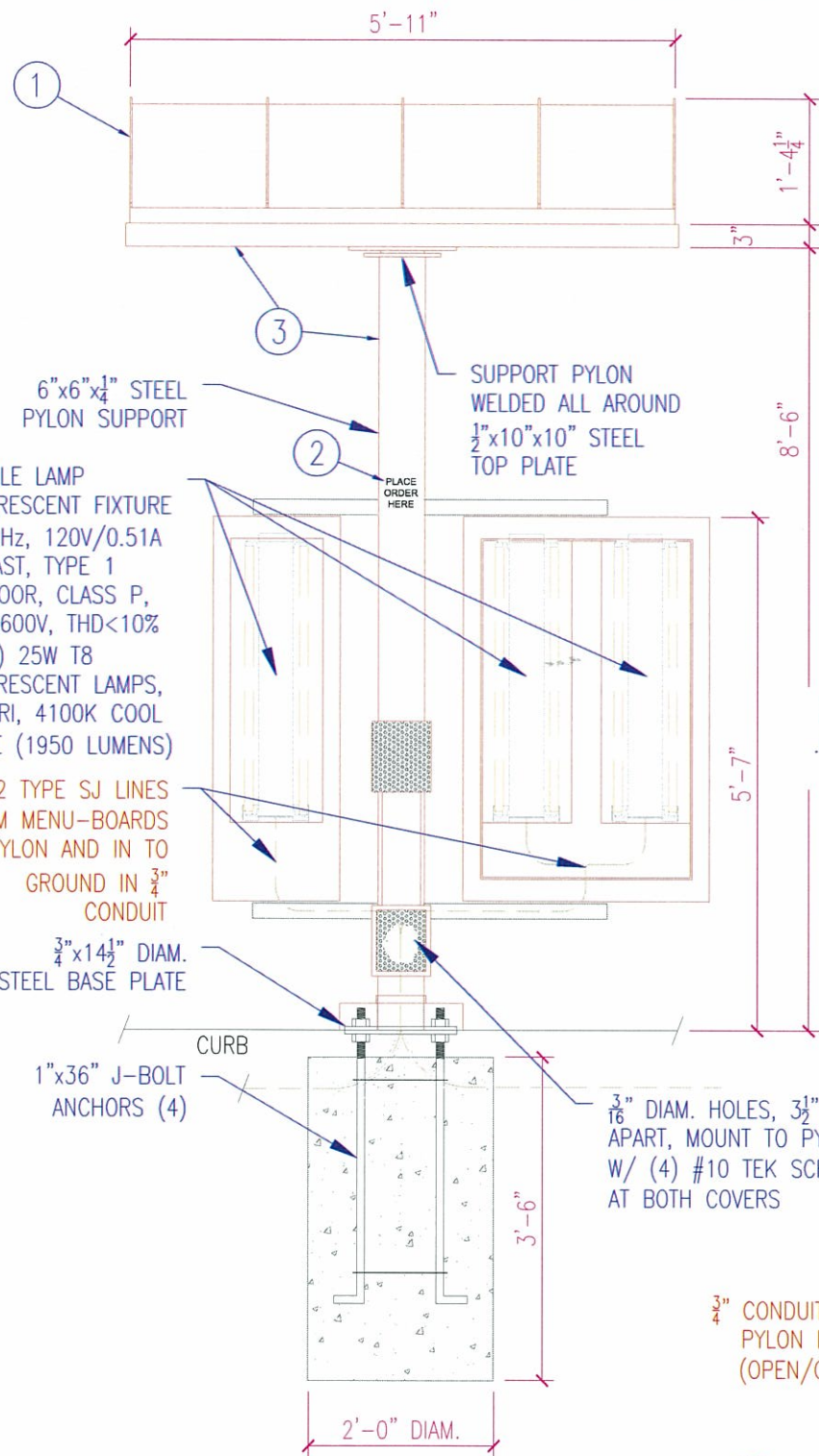
- 1) KYNAR FINISH TO MATCH "CARDINAL RED"
- 2) 3M HP VINYL "GLOSS WHITE"
- 3) TO MATCH #53 "CARDINAL RED"

NOTE: ALL PAINT AKZO - NOBEL "GRIP GUARD" ACRYLIC POLYURETHANE

EXTERIOR VINYL GRAPHIC ("LANE #1" OR "LANE #2 OPTION) AND FACE MOUNTED LED "OPEN/CLOSED" SIGN (SIGN BY SIGNAL-TECH)

2"x3"x.125" ALUMINUM TUBE FRAME (MITER CUT AND WELDED AT CORNERS)

EXTERIOR POWER DISCONNECT SWITCH



DOUBLE LAMP FLUORESCENT FIXTURE - 50Hz, 120V/0.51A BALLAST, TYPE 1 OUTDOOR, CLASS P, OCV<600V, THD<10% - (2) 25W T8 FLUORESCENT LAMPS, 70 CRI, 4100K COOL WHITE (1950 LUMENS)

#12 TYPE SJ LINES FROM MENU-BOARDS TO PYLON AND IN TO GROUND IN 3/4" CONDUIT

3/4"x14 1/2" DIAM. STEEL BASE PLATE

1"x36" J-BOLT ANCHORS (4)

3/16" DIAM. HOLES, 3 1/2" APART, MOUNT TO PYLON W/ (4) #10 TEK SCREWS AT BOTH COVERS

3/4" CONDUIT LOOP OUT OF PYLON BACK TO STORE (OPEN/CLOSED SWITCH)

STANDING SEAM METAL ROOF

LANE #1 OPEN

CLEARANCE 9'-0"

INSTALL LOAD BEARING NYLON BLOCK IN END OF 3x3x.125" TUBE TO PREVENT CRUSHING COMPRESSION

1/2" STEEL MOUNTING PLATE WELDED ALL AROUND TO 5/8"x36" RETURN PIPE

STEEL PIPE INSIDE 6"x6"x1/4" PYLON FOR SELF-RETURNING TOP

"STOP" DECAL OF HIGH PERF. VINYL

5/8" WIRE CHANNEL OF .080 ALUM. FROM 2 1/2" HOLE IN PYLON

2"x5" ACCESS PANEL AT BACK OF PYLON

#12 STRANDED R/B/W LINE FROM CONTROL SWITCH IN BUILDING TO "OPEN/CLOSED SIGN"

#12 STRANDED W/G/B LINE FROM 3/4" IN-GROUND CONDUIT TO CANOPY TOP LIGHT FIXTURE

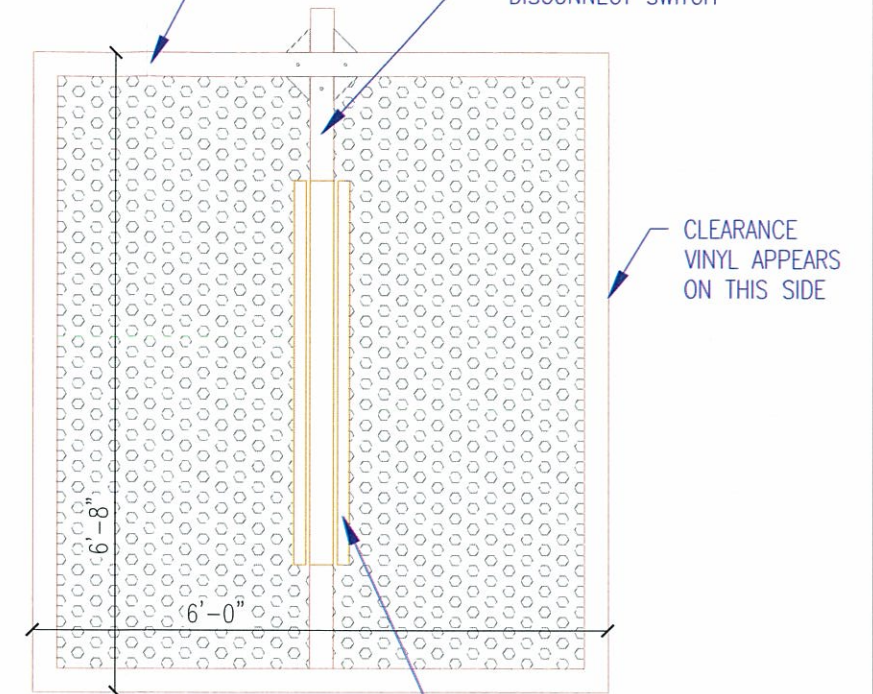
HME RETRO SPEAKER ASSEMBLY

ALUMINUM CAGE COVER

NOTE TO INSTALLERS: INSTALL (3) 3/8" CARRIAGE BOLTS FROM BOTTOM-UP (AS SHOWN)

3/4" CONDUIT LOOP UNDER PAVEMENT (MENU-BOARDS AND CANOPY LIGHTING)

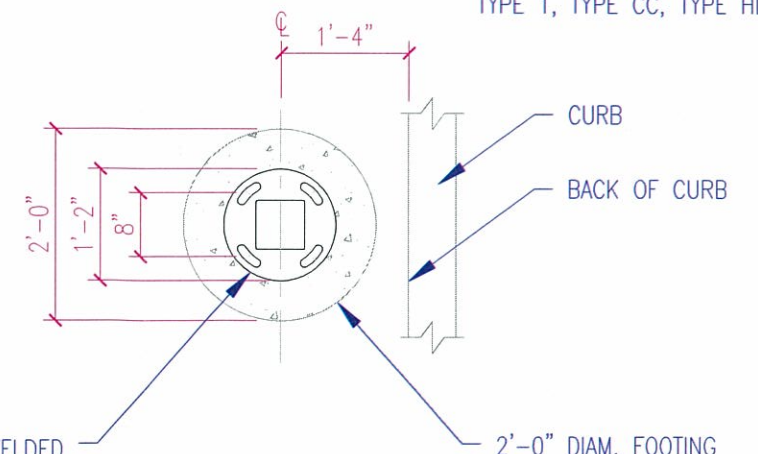
3/4"x14" STEEL BASE PLATE WELDED AT ALL SURFACES TO 6"x6"x1/4" SUPPORT PYLON



UNDER CANOPY PLAN VIEW

SCALE: 1/2" = 1'-0"

(3) 48" F28 T8 28 WATT LAMPS: GE-333-MAX-H/ULTRA 50/60 Hz, WIDE RANGE 120-277 VOLT INPUT, ELECTRONIC BALLAST, OPEN CIRCUIT VOLTAGE 600 Vrms, MIN START TEMP 0deg F (-18deg C), INHERENT THERMAL PROTECTION, CLASS P, OUTDOOR TYPE 1, TYPE CC, TYPE HL



BASE PLATE DETAIL

SCALE: 1/2" = 1'-0"

Uni-Structures, Inc.
8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152
770-499-2000

CLIENT: Chick-fil-A	BLDG TYPE: N/A	MADE IN THE USA
LOCATION: CITY, STATE	DATE: XX-XX-XX	REVISIONS:
STORE #: ---- DWG #: XXXX	SCALE: NOTATED	△ XX-XX-20XX
FILE LOCATION: USI\JOBS 2013\CHICK FIL-A\JOBS	SALES: MARTINE ROBERSON	DESIGNER: FIRST LAST

SHOP DRAWING / SUBMITTAL REVIEW

APPROVED APPROVED WITH CHANGES NOTED

REVISE AND RESUBMIT REJECTED:

COMPLETE SUBMITTAL, INCLUDING ALL PAGES ATTACHED, WAS REVIEWED FOR DESIGN CONFORMITY AND CONFORMANCE TO CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING, COMMUNICATING, AND COORDINATING MEASUREMENTS AND DIMENSIONS AT THE JOB SITE INCLUDING TOLERANCES, CLEARANCE, QUANTITIES, AND ATTACHMENT TECHNIQUES. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMATION, COMMUNICATION, AND COORDINATION OF OTHER BUILDING TRADES AND SUBCONTRACTORS WITH REGARDS TO PRODUCTS PROVIDED BY UNI-STRUCTURES, INC.

BY: _____ DATE: _____

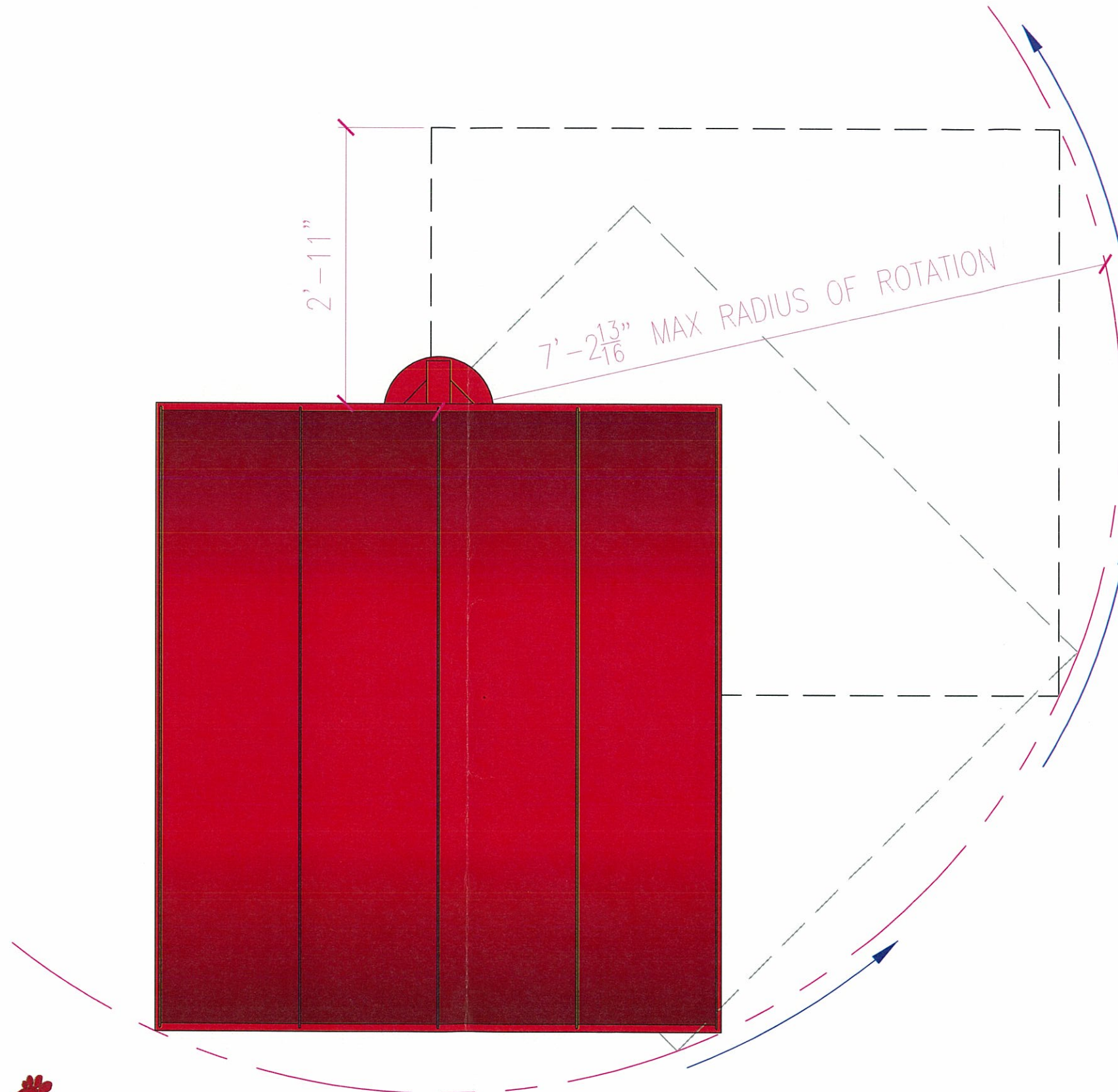

DESCRIPTION:

BARREL-TOP PIVOTING CANOPY (BEV & MAIN)

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

SHEET: PD X-X

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Uni-Structures, Inc.
8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152

770-499-2000

CLIENT: <i>Chick-fil-A</i>	STORE #: 1433	MADE IN THE USA
LOCATION: GLEN BURNIE, MD	DWG #: XXXX	DATE: 12-02-11
FILE LOCATION: DWG\USI\CHICK\JOBS 2011	SCALE: $\frac{3}{4}'' = 1'-0''$	REVISION: XX-XX-XX
SALES: MARTINE ROBERSON	DESIGNER: B.TOMLIN	SHEET: 2 OF 3

DESCRIPTION:

**BARREL-TOP PIVOTING
CANOPY TOP ROTATION**

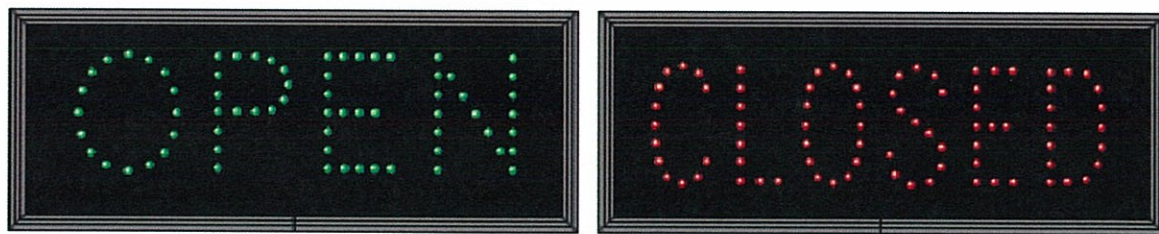
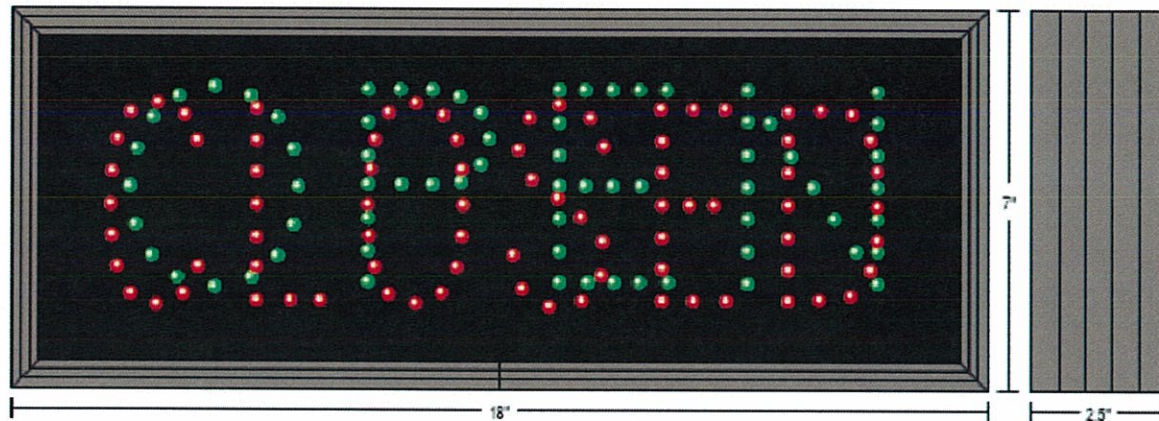
FD

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LED LANE SIGN/DOUBLE GANG SWITCH

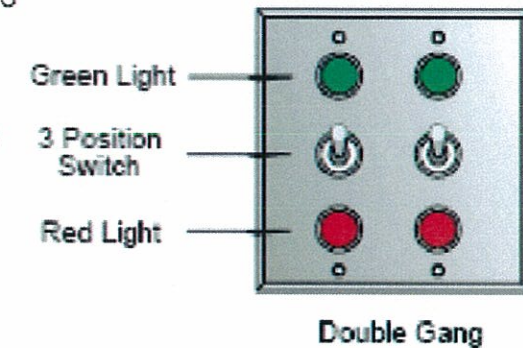
LED SIGN ELECTRICAL SPECIFICATIONS:

- LED LANE SIGN:
 - SUPER BRIGHT, WIDE VIEWING ANGLE LEDs
 - MESSAGE 'BLANKOUT' WHEN SIGN TURNED OFF
 - INTEGRATED SOLID STATE POWER SUPPLY
 - STD. VOLTAGE: 120 VAC
 - OPT. VOLTAGES: 9-36 V, 240 VAC, 277 VAC
 - CURRENT CONSUMPTION:
 - "OPEN" [GREEN]; 0.03 AMPS @ 120 VAC
 - "CLOSED" [RED]; 0.03 AMPS @ 120 VAC
 - UL/CUL APPROVED FOR WET LOCATIONS
 - SIZE: 18" X 7" X 2.5"

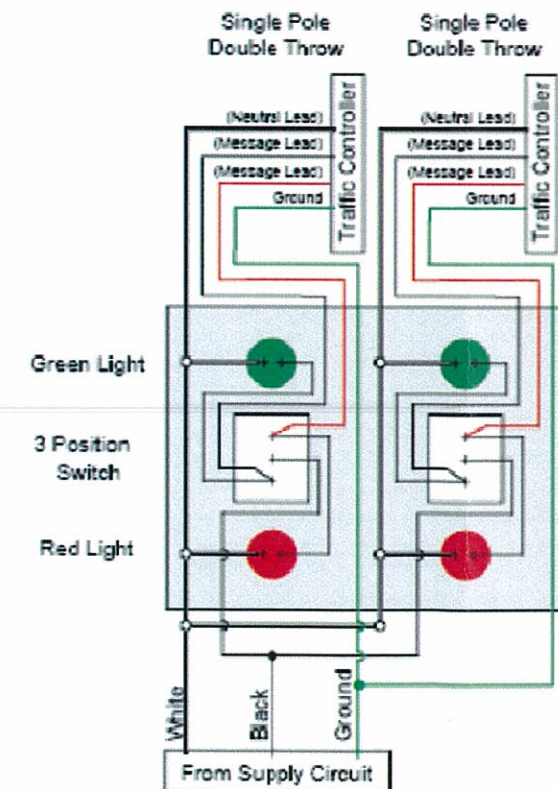


SWITCH ELECTRICAL SPECS:

- DOUBLE GANG SWITCH:
 - RED AND GREEN INDICATOR LAMPS
 - STD. VOLTAGE/IND. CURRENT: 120 VAC, 0.9 AMPS
 - SUPPLY WIRE SHOULD BE RATED FOR AT LEAST 110 DEGREES CELSIUS
 - SWITCH PLATE: BRUSHED STAINLESS S FINISH, STAMPED FABRICATION
 - SIZE: 4.5" X 4.5"
 - NOTE: MAKE APPROPRIATE WIRING CONNECTIONS PER LOCAL CODES



Schematic View



Uni-Structures, Inc.
8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152

770-499-2000

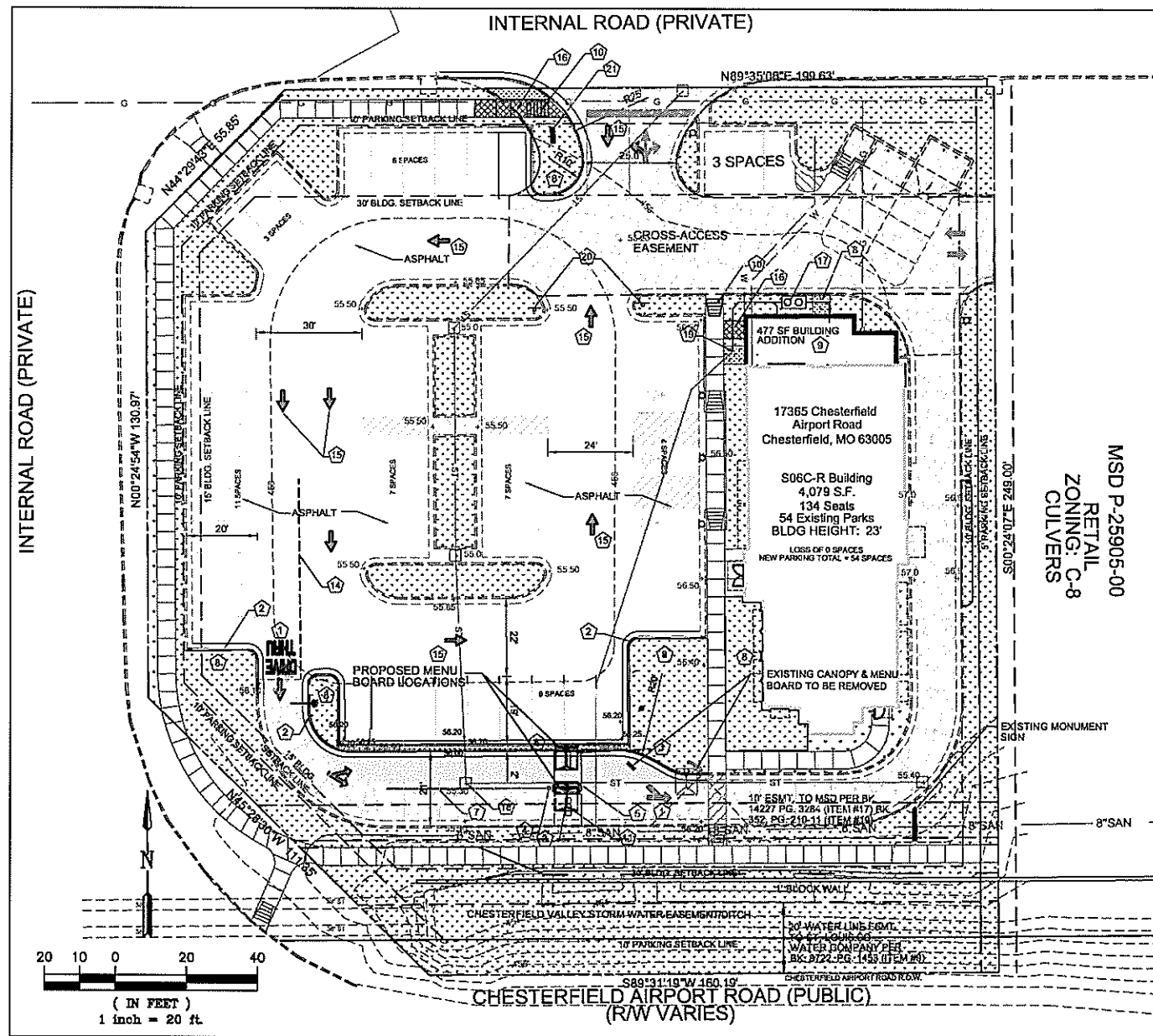
CLIENT:	STORE #: 1433	MADE IN THE USA
LOCATION: GLEN BURNIE, MD	DWG #: XXXX	DATE: 12-02-11
FILE LOCATION: DWG\USI\CHICK\JOBS 2011	SCALE: NOTATED	REVISION: XX-XX-XX
SALES: MARTINE ROBERSON	DESIGNER: B.TOMLIN	SHEET: 3 OF 3

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DESCRIPTION: **OUTDOOR LED SIGN AND ELECTRICAL HARDWARE SPECS**

FD

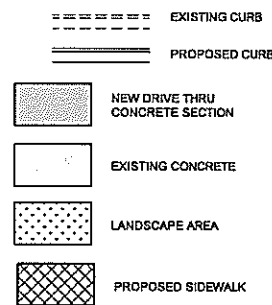
CHICK-FIL-A SITE PLAN



SITE PLAN

SITE PLAN KEYNOTE LEGEND

- 1 MULTI ORDER POINT STRIPING DETAIL
- 2 24" CONCRETE CURB & GUTTER
- 3 NEW DRIVE THRU CANOPY AND MENU BOARD LAYOUT
- 4 BOLLARD
- 5 ISLAND CURB DETAIL
CONTRACTOR TO CONFIRM EXISTING STORM PIPE INVERT AND LOCATION AND IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS WITH CANOPY FOOTINGS.
- 6 NOT USED
- 7 4" SOLID STRIPING (WHITE)
- 8 NEW LANDSCAPE AREA
- 9 PROPOSED BUILDING ADDITION (SEE ARCHITECT'S PLANS FOR DETAILS)
- 10 RETURNED CURB HANDICAP RAMP
- 11 MENU BOARD LOOP DETECTION SYSTEM
- 12 DELETED
- 13 DELETED
- 14 4" DASHED STRIPING (WHITE)
- 15 DIRECTIONAL ARROWS
- 16 NEW SIDEWALK
- 17 RELOCATED GREASE TRAP LOCATION
- 18 CONVERT EXISTING CATCH BASIN TO DROP INLET TOP
- 19 TIE INTO EXISTING 6" LATERAL
- 20 "DO NOT ENTER" SIGN
- 21 RELOCATED CHICK-FIL-A SIGN



SITE IS LOCATED 1,450 FEET FROM BOONES CROSSING.

SITE NOTES:

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY.
2. ALL CONSTRUCTION TO COMPLY WITH CITY OF CHESTERFIELD STANDARDS.
3. SITE ZONING IS C-8.
4. EXISTING BUILDING AREA = 4,079 S.F.
PROPOSED BUILDING ADDITION = 477 S.F.
TOTAL PROPOSED BUILDING AREA = 4,556 S.F.
EXISTING OUTDOOR DINING AREA = 390 S.F.
PROPOSED OUTDOOR DINING AREA = 0 S.F.
5. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF STRUCTURE, EDGE OF PAVEMENT OR CENTERLINE AS APPLICABLE UNLESS NOTED OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES TOGETHER WITH ALL REFERENCE POINTS AS REQUIRED FOR ALL WORK UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING COMPETENT AND EXPERIENCED PERSONNEL UNDER THE SUPERVISION OF A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI. THE CONTRACTOR SHALL PROVIDE ALL LABOR, INSTRUMENTS, STAKES, TEMPLATES, AND OTHER MATERIALS NECESSARY FOR MARKING AND MAINTAINING ALL LINES AND GRADES.
8. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (CURRENT EDITION).
9. MAXIMUM SLOPES ON ALL HANDICAPPED RAMPS NOT TO EXCEED 1:21.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
11. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
12. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION FROM ALTA/ACSM LAND TITLE SURVEY BY FREELAND-KAUFMAN & FREDEN, INC. DATED APRIL 12, 2006.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
14. EXISTING USE IS A FAST FOOD RESTAURANT WITH DRIVE THRU WINDOW.
15. TOTAL SITE AREA : 1.28 ACRES DISTURBED AREA : 0.16 ACRES
16. CONTRACTOR TO NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
17. ALL CONSTRUCTION MUST CONFORM TO CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
18. ALL LIGHTING SHALL BE IN COMPLIANCE WITH CITY OF CHESTERFIELD LIGHT ORDINANCE 2228.
19. MOUNTING HEIGHT OF LIGHT FIXTURES SHALL NOT EXCEED 30 FEET.
20. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH SECTION 1003.168(4) OF THE ZONING ORDINANCE AND ANY OTHER SIGN ORDINANCE FOR THE AREA.
21. TREES AND LANDSCAPING MAY NOT BE LOCATED WITHIN 5 FEET OF THE RETAINING WALL OF CHESTERFIELD VALLEY MASTER STORMWATER DITCH.

PARKING REQUIREMENTS

BUILDING AREA (AFTER ADDITION) = 4,556 SF
(EXISTING OUTDOOR DINING AREA (390 SF) TO BE ELIMINATED)

PARKING REDUCTION REQUEST TO REQUIRE 62 PARKING SPACES APPROVED BY THE CITY OF CHESTERFIELD

STANDARD SPACES PROVIDED = 51
HANDICAP SPACES PROVIDED = 3
TOTAL ON-SITE SPACES PROVIDED = 54

CROSS PARKING AGREEMENT WITH AMINI'S = 9
TOTAL AVAILABLE SPACES = 63

* ADDITIONAL SPACES (9) RECOGNIZED BY THE CITY OF CHESTERFIELD ARE PROVIDED IN ADJACENT AMINI'S PARKING LOT VIA CROSS-PARKING AGREEMENT.

GREASE TRAP NOTE:

NO EXISTING GREASE TRAP AND ASSOCIATED PIPING INFORMATION WAS AVAILABLE AT THE TIME OF DESIGN AND PREPARATION OF THESE PLANS. CONTRACTOR TO FIELD VERIFY THE ELEVATIONS AT ALL TIE IN LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY IF ELEVATIONS WILL NOT ALLOW THE GREASE TRAP TO TIE IN AS SHOWN ON THE PLANS.

PROPOSED GREASE TRAP TO BE THE SAME SIZE AS THE EXISTING GREASE TRAP WHICH IS TO BE ABANDONED, AND OR REMOVED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

UTILITY NOTE:

NO AS-BUILT UTILITY INFORMATION WAS AVAILABLE AT THE TIME OF DESIGN AND PREPARATION OF THESE DESIGN DOCUMENTS. CONTRACTOR TO FIELD VERIFY ALL STORM DRAINS, WATER, SEWER AND GAS LINES LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THE PROPOSED BUILDING AND/OR ANY OTHER PROPOSED FEATURES OF THESE PLANS.

GREENSPACE CALCULATION NOTE:

FOR THE PURPOSES CALCULATING GREENSPACE PERCENTAGE, ANY REFERENCES TO 'PERVIOUS' AREA ALSO MEANS GREENSPACE AREA.

MENU BOARD APPROVAL NOTE:

THE SECOND MENU BOARD FOR THIS SITE IS SUBJECT TO THE APPROVAL OF AN AMENDED SITE PACKAGE.

STORMWATER/DETENTION NOTE:

TOTAL SITE AREA = 55,668 SF (1.28 ACRES)
EXISTING PERVIOUS AREA = 0.377 ACRES (29.47%)
PROPOSED PERVIOUS AREA = 0.383 ACRES (30.00%)
PROPOSED IMPROVEMENTS RESULT IN 2005F (0.007 AC) INCREASE OF PERVIOUS AREA.
PROPOSED IMPROVEMENTS TO THE SITE DECREASE IMPERVIOUS AREA ON THE SITE BY 0.007 ACRES. THERE WILL BE NEGLIGIBLE IMPACTS TO THE EXISTING STORMWATER CONVEYANCE AND DETENTION SYSTEMS. DRAINAGE AREAS ARE NOT IMPACTED BY THE PROPOSED IMPROVEMENTS.

NOTE:

EXISTING UTILITIES, TOPOGRAPHY AND SITE CONDITIONS WERE TAKEN FROM ORIGINAL DESIGN DOCUMENTS. NO FIELD SURVEY INFORMATION WAS AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

NPDES NOTE:

DISTURBED AREA IS LESS THAN 1 ACRE (± 7,003 SQ. FT. / 0.16 ACRES). NO NPDES DOCUMENTS ARE REQUIRED, BUT THE CONTRACTOR SHALL IMPLEMENT ALL NECESSARY EROSION CONTROL MEASURES AS NEEDED. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO SILT FENCING, FILTER SOCKS, TEMPORARY GRASSING, MULCH, PERMANENT GRASSING ETC. TO CONTROL ANY SEDIMENT SOURCES FROM LEAVING THE SITE AND/OR SILTING EXISTING STORM PIPES.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES & PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

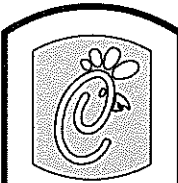
NOTICE: PEDESTRIAN SAFETY

THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE EACH WORK AREA FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.

THE CONTRACTOR SHALL ALSO UTILIZE SAFE WARNING SIGNS, BARRICADES AND OTHER RELATED MEASURES, AS NECESSARY. THE CONTRACTOR SHALL COORDINATE PERIODICALLY WITH THE PROJECT MANAGER TO REVIEW SAFETY CONCERNS AND ADVISE OF ACTIVE WORK AREAS.



CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONFORMANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES BEFORE THE START OF THE WORK. ALL CHANGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	11/16/12	BMB
REVISE PER PARKING REQUIREMENTS		

Mark	Date	By
2	3/13/12	BMB
REVISE PER CITY COMMENTS		

Mark	Date	By
1		

Seal

Charles John Beimers
PE # E-17051

ATKINS
1600 Riverchase Parkway NW
Suite 600 400
Atlanta, Georgia 30328
770-933-0280

STORE
1976
17365 Chesterfield Airport Road
Chesterfield, MO 63005

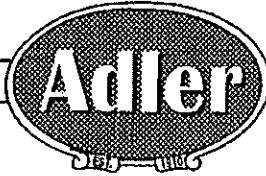
SHEET TITLE
SECOND AMENDED SITE DEVELOPMENT SECTION PLAN

Job No. : 100026629.05
Store : 1976
Date : 03/23/12
Drawn By : BMB
Checked By : BMB

Sheet

C-2.0

**EXISTING APPROVED SIGN PACKAGE FOR
CHESTERFIELD COMMONS 6**



VISUAL SYSTEMS INC.

July 21, 2004

Aimee Nassif
City of Chesterfield
Planning & Zoning
690 Chesterfield Parkway West
St. Louis, MO 63017



Dear Aimee,

Attached to this brief letter is the Adler Visual Systems, Inc. sign package submission for the area designated Chesterfield Commons 6. (or North) The graphics were originally reviewed with Anisssa & Theresa to preview our intent. The overall concept is to maintain the exact style & appearance of the other Monuments & Pylons in the Chesterfield Commons area.

The package includes four (4) Monuments placed at each outlet along the Chesterfield Airport Rd. These monuments will be fabricated to identical standards as the rest of the Commons area. The material, size & shape of these signs will be consistent, however the specific graphics on each sign will not be determined until a later date. It also includes one (1) Pylon placed at the entrance along the Airport Rd. Again, this pylon is identical to the others in aspects of construction & appearance.

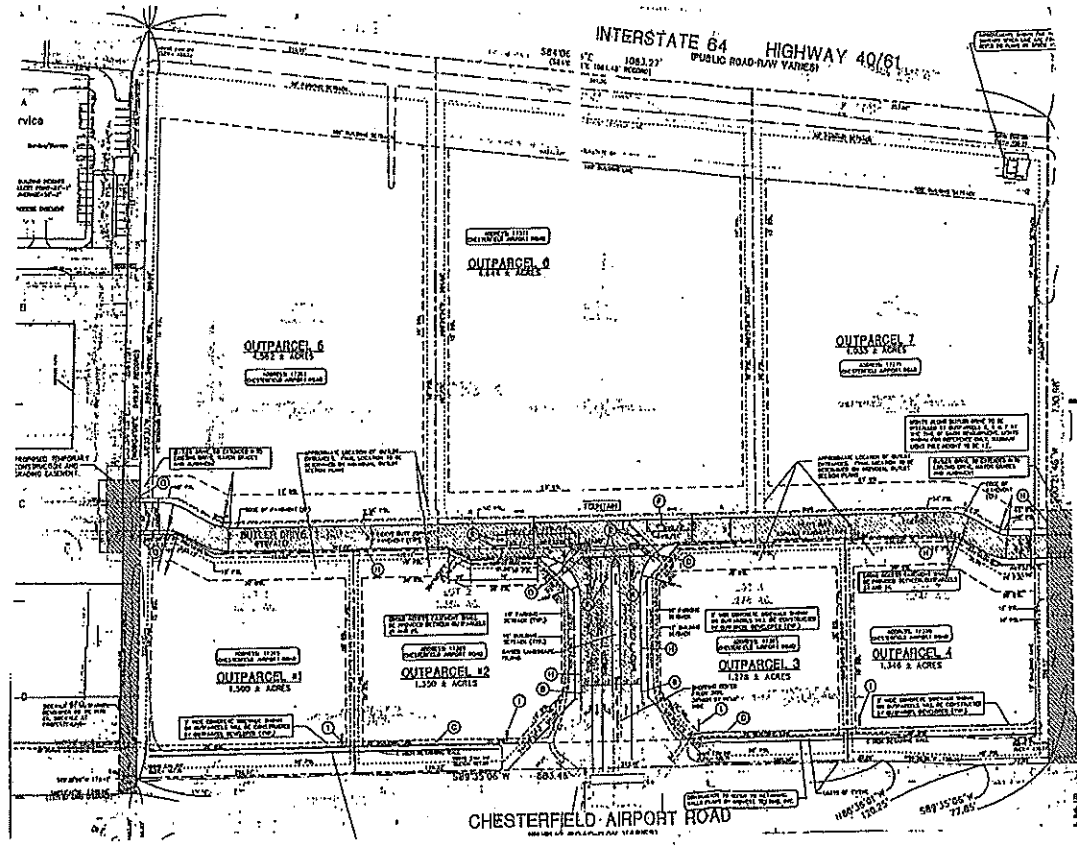
This development more than the any of the others will be attracting visitors from out of the area. The pylon is a key way-finding element to get traffic in once they leave the freeway & lose direct line of sight. Please note; each of the 3 outlots along the freeway would be entitled to a monument sign at 50 Sq. Ft. each or 150 Sq. Ft. total. It will be a much more effective use of graphics to use that 150 Sq. Ft. at the Pylon to ensure traffic can find their destination once leaving HWY 40. So the overall sq. footage of signs remains the same & within the allowable requirements, it is being shifted to best possible use. Just as with the monuments, the exact graphics will not be determined until a later date.

Finally, based on the message heard at every planning meeting about consistency of design, material & appearance it is our intention to continue the graphics in an identical manner to the rest of the Commons area. The sign package is comprehensive for all ground signs in the development. As a new project, there are no existing signs. Please review the enclosed submittal & advise if there are any questions or concerns that I can address. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Sam MacCracken".
Sam MacCracken

INTERSTATE 64 HIGHWAY 40/61
PUBLIC ROAD-R/W VARIATION



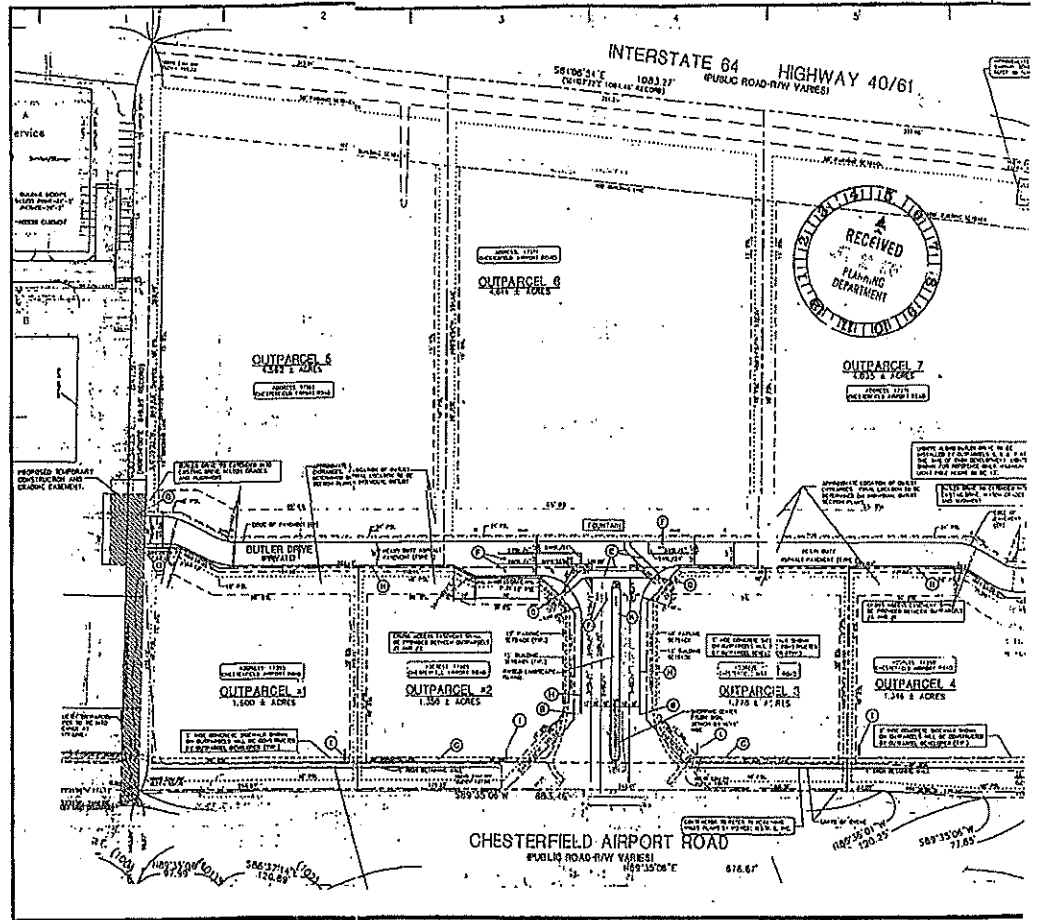
SIGN PACKAGE
21 Wall Signs TOTAL
- 3 per building
4 MONUMENTS
1 Pylon Sign



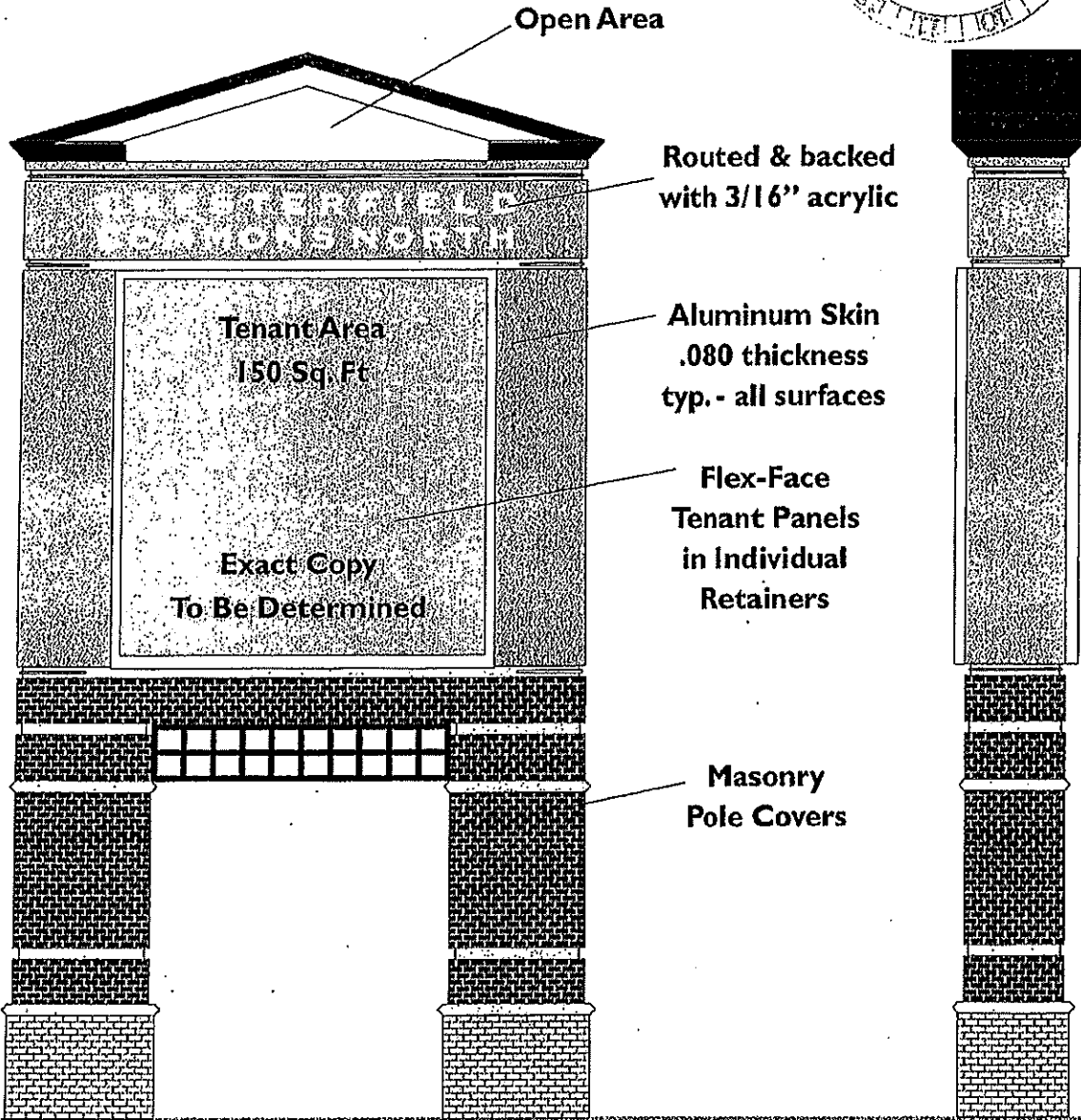
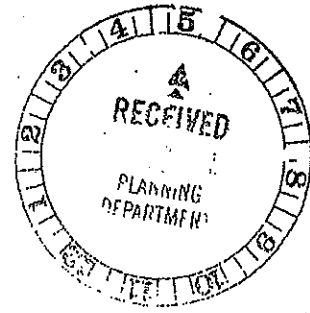
COMMONS 6 (NORTH)
SIGN PACKAGE

• (4) MONUMENTS —
OUTLOTS 1-4

• (1) Pylon @ ENTRANCE



Chesterfield Commons North



ADLER VISUAL SYSTEMS, INC.
 3319 OLIVE ST.
 ST. LOUIS, MO 63103
 314-535-5544
 FAX 531-6654

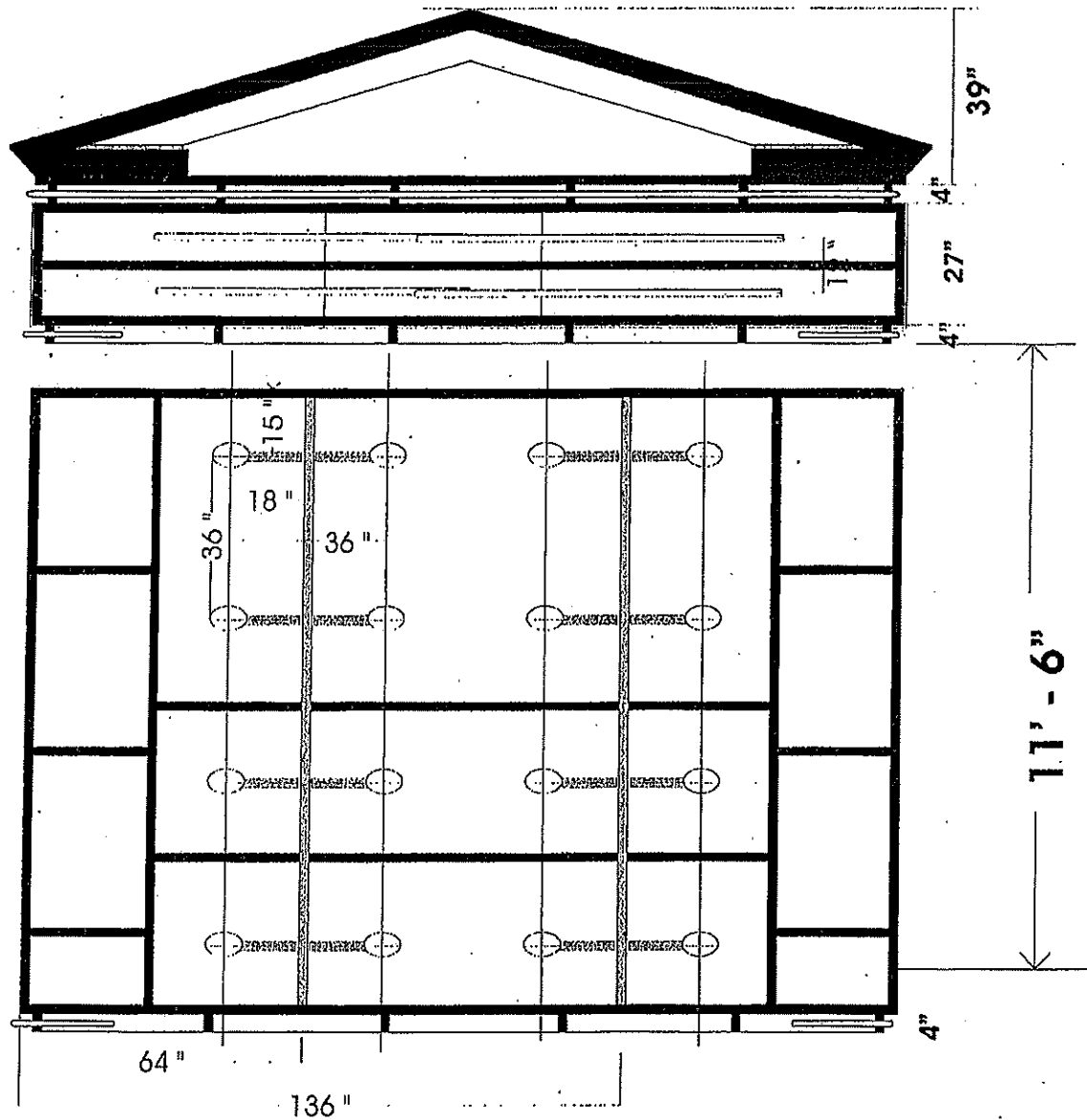
CLIENT THF Realty
 SCALE FULL DATE 1-26-04 DRAWN BY RJM
 DRAWING NUMBER Pylon

This Sketch and Display Idea is the Exclusive Property of Adler Visual Systems, Inc. until Purchased as a Finished Product.

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF ADLER VISUAL SYSTEMS, INC. AND ARE THE RESULT OF THE ORIGINAL WORK OF THE EMPLOYEE. THEY ARE SUBMITTED TO YOU FOR YOUR USE IN THE SCOPE OF YOUR EMPLOYMENT WITH ADLER VISUAL SYSTEMS, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ADLER VISUAL SYSTEMS, INC. IN THE EVENT THAT SUCH REPRODUCTION OR COPIING DOES OCCUR, ADLER VISUAL SYSTEMS, INC. SHALL BE REQUIRED TO TAKE LEGAL ACTION TO ENFORCE ITS RIGHTS. THE TOTAL HOURS OF EMPLOYEE TIME IN CONNECTION WITH THE DESIGN AND DEVELOPMENT OF THESE PLANS, ANY PART THEREOF, OR ANY REVISIONS THEREOF, SHALL BE THE PROPERTY OF ADLER VISUAL SYSTEMS, INC. AND SHALL BE PAID FOR BY ADLER VISUAL SYSTEMS, INC. AT THE END OF EACH EMPLOYEE'S EMPLOYMENT WITH ADLER VISUAL SYSTEMS, INC.

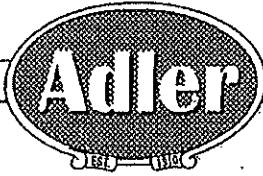
CUSTOMER APPROVAL _____ DATE _____

Light Configuration



Lighting Key

- - 250 W Metal Halide Lamps, 36" O.C. with Deflector Baffles to eliminate hot spots. Illuminates Tenant section
- - 2 rows of 8' HO 9600F Fluorescent Tubes that illuminate header graphics & top
- - 15 mm white neon in reveal sections



July 2004

Standard of Construction

Specification: Pylon Construction

- Designed / Fabricated to National and Local Building Code
- Production facility is UL approved
- All product carries UL sticker
- Pylon framing – 2" x 2" aluminum Sq. Tube.
- Pylon surface – .080 aluminum sheet
- Panels facing – Individual Flex Face
- Panel Construction – independent units, each with their own retainers
- Lighting

Structure Lighting - GE Multi Vapor Lamp, Metal Halide,
250 Watt, tree rack bulb setting with bulb deflector.

Trim Lighting – Neon tubing, white, 15mm, 30 mil. Amp

- Surface Treatment

Wyandotte Grip Guard Primer – acid etch to surface
Surface Acrylic Enamel – Satin Finish

- Construction includes brick & masonry pole covers
- Engineered Foundations with 4000psi concrete.

July, 2004

Chesterfield Commons
Monument Standard of Construction

Specification: Outlot Monuments

- Designed / Fabricated to National and Local Building Codes
- Production facility is UL approved.
- All product carries UL sticker.
- Monument framing – 2" x 2" aluminum square tube.
- Monument surface – .080 aluminum sheet.
Routed Header backed with 3/16" acrylic sheet.
- Lighting:

Structure Lighting – Fluorescent tubing 48" on 10" centers
HO TL 80_5000K, long life

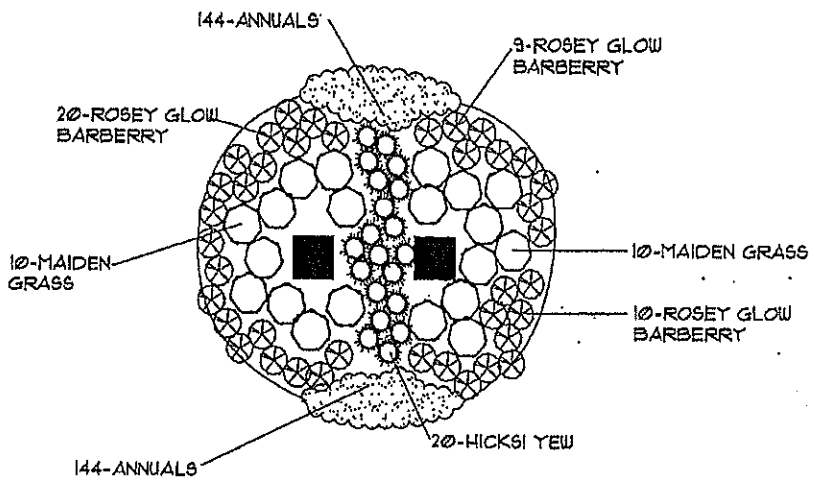
- Surface Treatment:

Matthews Primer – acid etch to each surface
Matthews Polyurethane – satin finish on the reveal top
and bottom
Dryvit acrylic based coating on monument skin.

- Foundation

Engineered foundation with 4000psi concrete & j-bolts

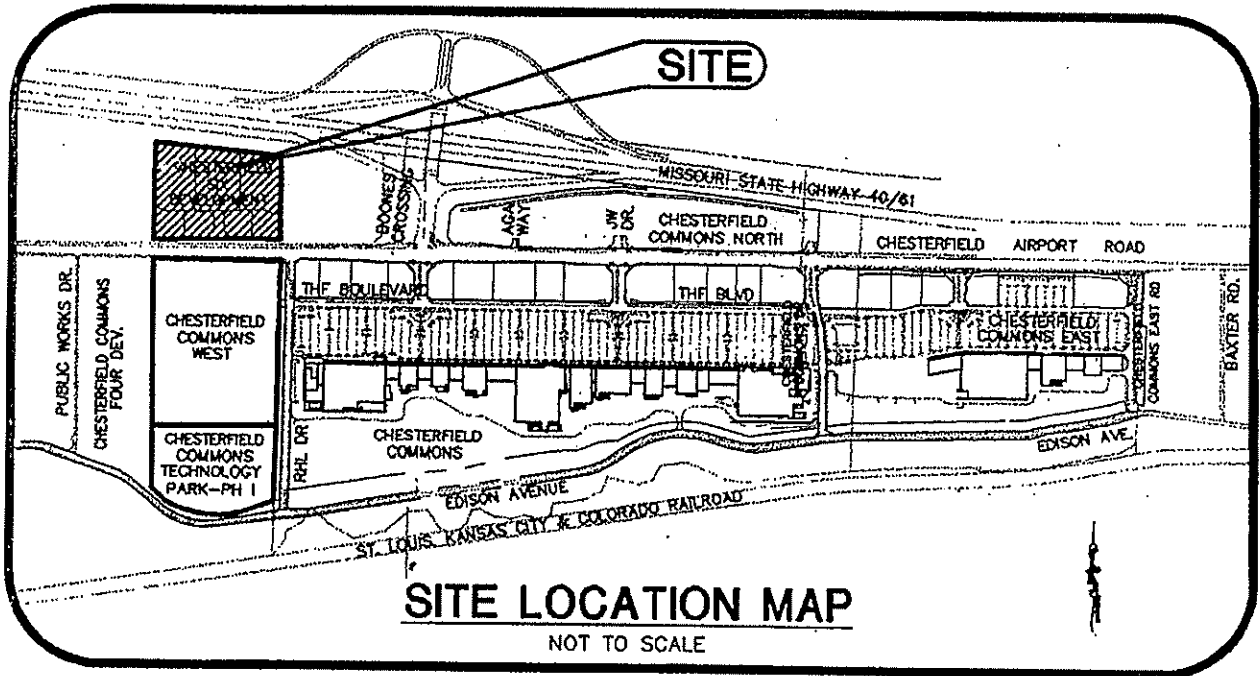
07/26/04 MON 11:36 LTX/RX NO 64361 002



PYLON SIGN LANDSCAPING

1
L-3

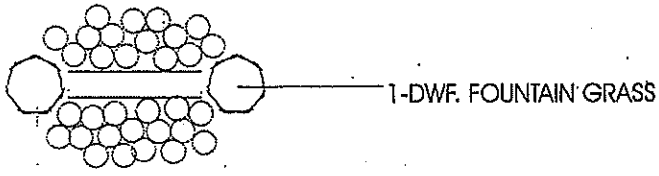
SCALE: 1"=16'



SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF CHESTERFIELD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR

----- 32-MOONBEAM COREOPSIS



----- 1-DWF. FOUNTAIN GRASS

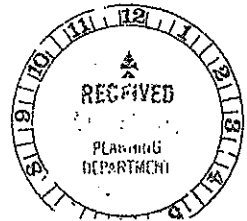
MONUMENT SIGN

LANDSCAPING (By Each Outlot)

3

L-3

SCALE: 1"=10'

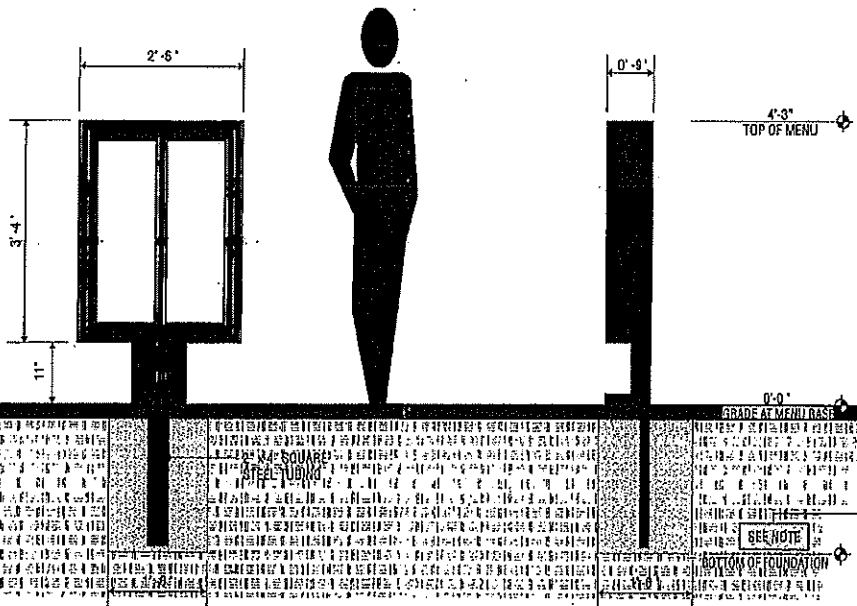


SPECIFICATIONS

CABINET
 ALUMINUM CONSTRUCTION CABINET
 WITH HINGED LEXAN COVERS
FACES
 FACES ARE ACRYLIC WITH CLEAR WINDOWS
 FOR COLOR TRANSPARENCIES PROVIDED
 BY OTHERS
FOUNDATION
 SIGN IS INSTALLED WITH FOUR (4) ANCHOR
 BOLTS INTO CONCRETE FOUNDATION

This Product is Listed by
 UNDERWRITERS LABORATORIES, INC.
 and Bears the Mark:

METAL SURFACES
 GRIPGARD #503 RED GLOSS



ELEVATION
 SCALE - 3/4" = 1' - 0"

END VIEW
 SCALE - 3/4" = 1' - 0"



5198 North Lake Drive
 Lake City, GA 30260
 404-361-3100 Fax 404-361-7935
 www.claytonsigns.com

SIGN TYPE	WIDE-BRILL-KALUMINATED PVE-SALE DRIVE-THRU MENU
9B	GRAPHIC FILE - 01 - DESIGNS/FILED/MS/0904/01

ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 60 HZ
 UNLESS
 OTHERWISE INDICATED

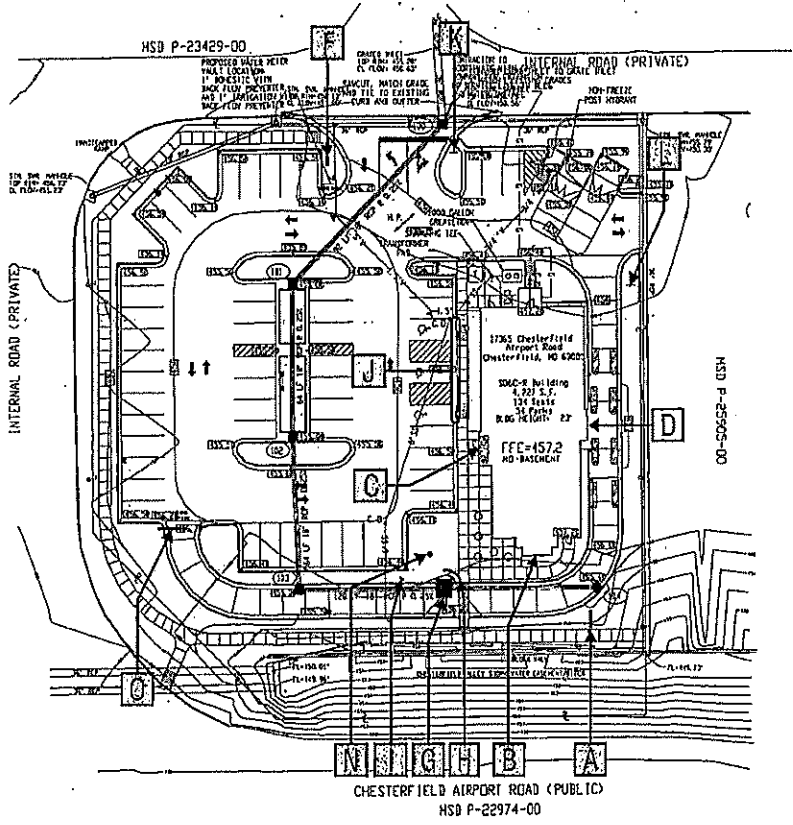
DRAWN BY	HEMANTH
APPROVED BY	WES VOLLMER
DESIGNING DATE	APRIL 13, 2004

STORE NUMBER	1976
STORE ADDRESS	CHICK-VA 17315 CRESHEFIELD AIRPORT ROAD CHESTERFIELD, MO 63005

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LOCATION	1
-----------------	---

LEGEND	
1	MAIN IDENTIFICATION SIGN
2	WALL SIGN
3	WALL SIGN / BULLNOSE CANOPY
4	WALL SIGN / BULLNOSE CANOPY (NO WALL SIGN ALLOWED)
5	DIRECTIONAL SIGN
6	DRIVE-THRU MENU CANOPY
7	DRIVE-THRU MENU BOARD
8	DRIVE-THRU PRE-SALE MENU BOARD
9	DOT - HANDICAPPED PARKING SIGNS
10	DOT - STOP SIGN
11	DOT - EXIT ONLY SIGN
12	DOT - DRIVE-THRU DIRECTIONAL
13	FLAG POLE
14	CLEARANCE BAR
15	TENANT PANELS ON EXISTING SIGN



5178 North Lake Drive
 Lake City, GA 30730
 404-361-3100 Fax 404-361-7028
 website - www.claytonsigns.com

BUILDING S06C REVERSE	SITE PLAN <small>BRANNING FILE - 071-CHESTERFIELD, MO SIGNAGE</small>	ALL ELECTRICAL SIGNS ARE 120 VOLTS 1 PHASE <small>OTHERWISE INDICATED</small>	DRAWN BY: ELM WOODS ACCOUNT REC: BEN ROUSLEY DRAFTER DATE: MAR 14, 2004	STORE NUMBER: 1976	STORE ADDRESS: CHECK FILE A 17385 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO 63005	<small>THIS DRAWING IS AN ORIGINAL COPY. ANY OTHER COPY IS A COPY OF THIS BOOK. THE BOOK IS TO BE KEPT IN THE OFFICE OF THE OWNER. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE OWNER OR CLAYTON SIGNS, INC. ANY SUCH CHANGES MUST BE MADE IN WRITING AND BE SIGNED BY THE OWNER.</small> © 2005. ALL RIGHTS RESERVED	SITE PLAN
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