



VII. B.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

May 24, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **May 30, 2007** will include the following item for your consideration:

Insituform (17999 Edison Avenue): Monument Sign for a parcel of land zoned “M-3” Planned Industrial District located at the northeast corner of Edison Avenue and Goddard Avenue.

Dear Commission Members:

Christner Architects, on behalf of Insituform Technologies, has submitted a request for a monument sign for your review. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. The site was zoned “M-3” Planned Industrial District.
2. On March 3rd, 1995, the Site Development Plan was approved by the City of Chesterfield Planning Commission. It was administratively approved with an amendment to the architectural elevations and site development plan on March 27th, 1995.
3. On September 14th, 1998, an Amended Site Development Plan was placed on the agenda for Planning Commission for the addition of two freestanding monument signs. The submittal was asked to be removed from the agenda prior to the meeting being held.

SUBMITTAL INFORMATION

1. Insituform is requesting one (1) monument sign.
2. The monument sign proposed is to replace the existing monument sign for the site.
3. The proposed sign is six (6) feet in height.
4. The proposed sign has an outline area of sixty-seven (67) square feet.

5. City of Chesterfield Zoning Ordinance, Section 1003.168.2(2)(c) states, “The maximum outline area and/or height of any freestanding business sign may be increased to a maximum of one-hundred (100) square feet in outline area an/or twenty (20) feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval.”

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Monument sign.

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Proposed monument sign drawings
Site Plan showing proposed sign location
Landscape plan for Sign location

AMENDED FINAL DEVELOPMENT PLAN

FOR
 LOT 2 OF PLAT 1 OF SPIRIT WEST INDUSTRIAL
 AIRPARK SUBDIVISION, P.B. 189, PG. 26,
 ST. LOUIS COUNTY, MO.

BOOK 252, PAGE 283-285
 FILED FOR RECORD
 APR 25 1985
 ST. LOUIS COUNTY RECORDS
 366

INSITUFORM
 MID-AMERICA
 7359 - 580

LEGEND

EXISTING

- 1. EXIST. HIGHWAY
- 2. EXIST. DRIVE
- 3. EXIST. SIDEWALK
- 4. EXIST. CURB
- 5. EXIST. UTILITY
- 6. EXIST. TREE
- 7. EXIST. FENCE
- 8. EXIST. SIGN
- 9. EXIST. LIGHT
- 10. EXIST. WALL
- 11. EXIST. CONCRETE
- 12. EXIST. ASPHALT
- 13. EXIST. GRAVEL
- 14. EXIST. SAND
- 15. EXIST. SOIL
- 16. EXIST. ROCK
- 17. EXIST. WATER
- 18. EXIST. SEWER
- 19. EXIST. GAS
- 20. EXIST. ELECTRIC
- 21. EXIST. TELEPHONE
- 22. EXIST. CABLE
- 23. EXIST. FIBER OPTIC
- 24. EXIST. RAILROAD
- 25. EXIST. AIRPORT
- 26. EXIST. CANAL
- 27. EXIST. DRAINAGE
- 28. EXIST. EROSION CONTROL
- 29. EXIST. LANDSCAPE
- 30. EXIST. VEGETATION
- 31. EXIST. WETLAND
- 32. EXIST. WOODLAND
- 33. EXIST. PRAIRIE
- 34. EXIST. SAVANNAH
- 35. EXIST. TROPICAL FOREST
- 36. EXIST. TEMPERATE FOREST
- 37. EXIST. BARE SOIL
- 38. EXIST. ROCK OUTCROP
- 39. EXIST. CLIFF
- 40. EXIST. CANYON
- 41. EXIST. MOUNTAIN
- 42. EXIST. HILLS
- 43. EXIST. PLAIN
- 44. EXIST. VALLEY
- 45. EXIST. RIVER
- 46. EXIST. LAKE
- 47. EXIST. OCEAN
- 48. EXIST. ICE
- 49. EXIST. SNOW
- 50. EXIST. HAIL
- 51. EXIST. RAIN
- 52. EXIST. WIND
- 53. EXIST. SUN
- 54. EXIST. MOON
- 55. EXIST. STARS
- 56. EXIST. PLANETS
- 57. EXIST. GALAXIES
- 58. EXIST. UNIVERSE

PROPOSED

- 1. PROPOSED HIGHWAY
- 2. PROPOSED DRIVE
- 3. PROPOSED SIDEWALK
- 4. PROPOSED CURB
- 5. PROPOSED UTILITY
- 6. PROPOSED TREE
- 7. PROPOSED FENCE
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ABBREVIATIONS

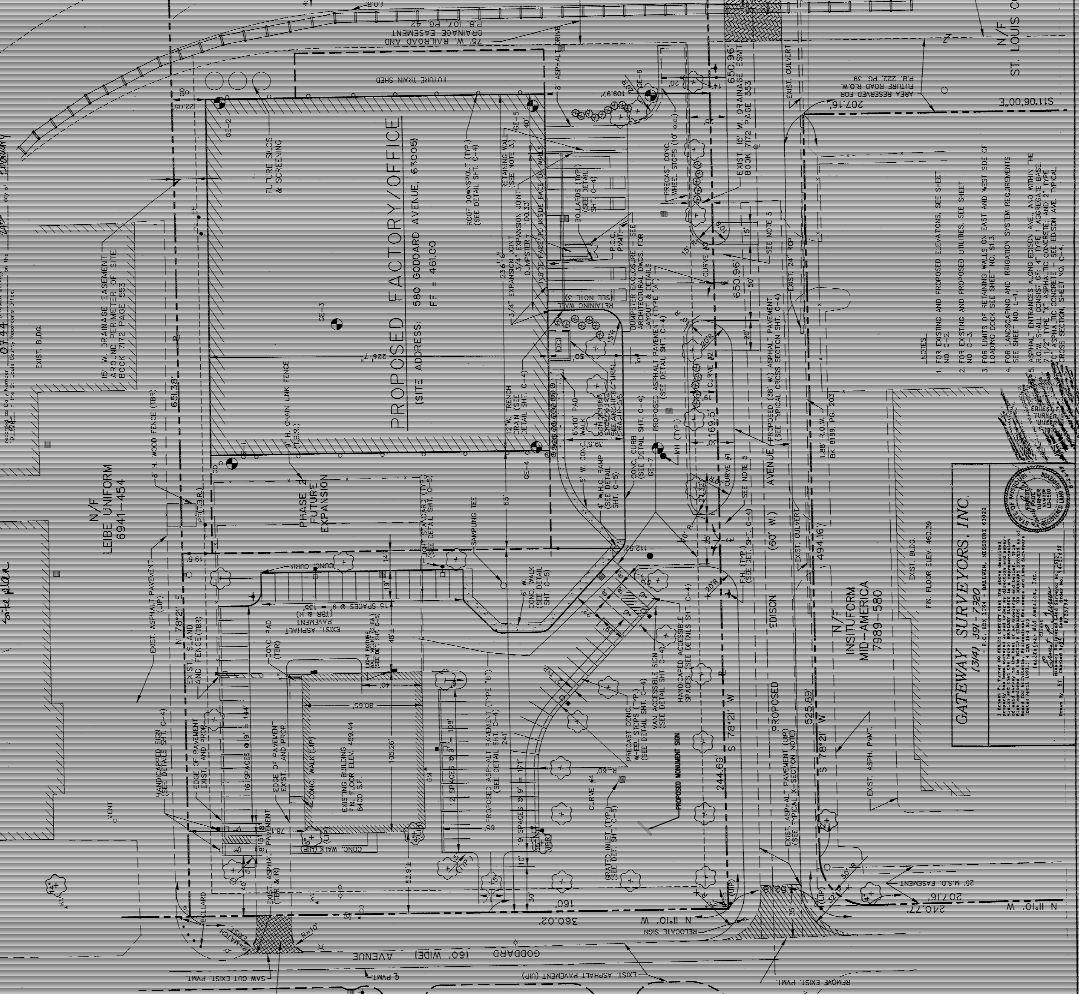
- ASPH - ASPHALT
- CONC - CONCRETE
- GRAV - GRAVEL
- SAND - SAND
- SOIL - SOIL
- ROCK - ROCK
- WATER - WATER
- SEWER - SEWER
- GAS - GAS
- ELECTRIC - ELECTRIC
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- PLANETS - PLANETS
- GALAXIES - GALAXIES
- UNIVERSE - UNIVERSE

PROPOSED FACTORY/OFFICE
 (SITE ADDRESS: 580 BODDARD AVENUE, 87000)
 FF 4 461.00

INSITUFORM MID-AMERICA
 7359 - 580

GATEWAY SURVEYORS, INC.
 (394) 201-7280
 2207 W. B. F. ROAD
 ST. LOUIS, MO. 63114

INSITUFORM MID-AMERICA
 7359 - 580



DATE & DAILY 283-8-13-83

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551-01

NEW MANUFACTURING FACILITY FOR INSITUFORM MID-AMERICA
 880 BODDARD AVENUE
 ST. LOUIS, MISSOURI
 MAP 3 7/8 95
 SHEET NO. 551-01
 DATE 8/13/83

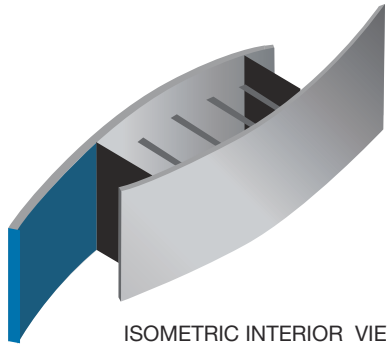
Sign composed of two connected curved panels. Smooth sign face is to be primed and painted aluminum using Matthews MP18100. Sign fabrication to include engineering of footing and structural details. All posts are to be concealed from top view. Framing locations, sizes and quantity TBD by fabricator.

Horizontal Ribbed detail is attached to the back of sign face. This detail is to be primed and painted PMS 3015 Blue. Pattern to match Centria, 22 gauge aluminum, style rib. Sample available for viewing from Michael Corner, Christner, Inc., (314) 725-2927, or can be viewed at the world headquarters reception desk (see below). Endcap needed to cover end of ribbed panel and painted PMS 3015 Blue. Ribber Panel is 1-1/2" deep, endcap to cover ribbed profile (thickness TBD by fabricator)

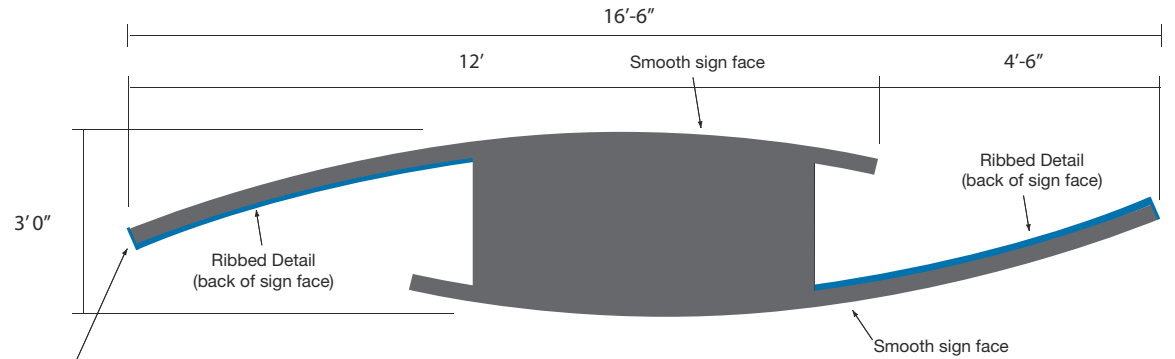
Base to be a 6" tall primed and painted aluminum kick plate using Matthews MP18205. Power is available at the location. Field verify site conditions.



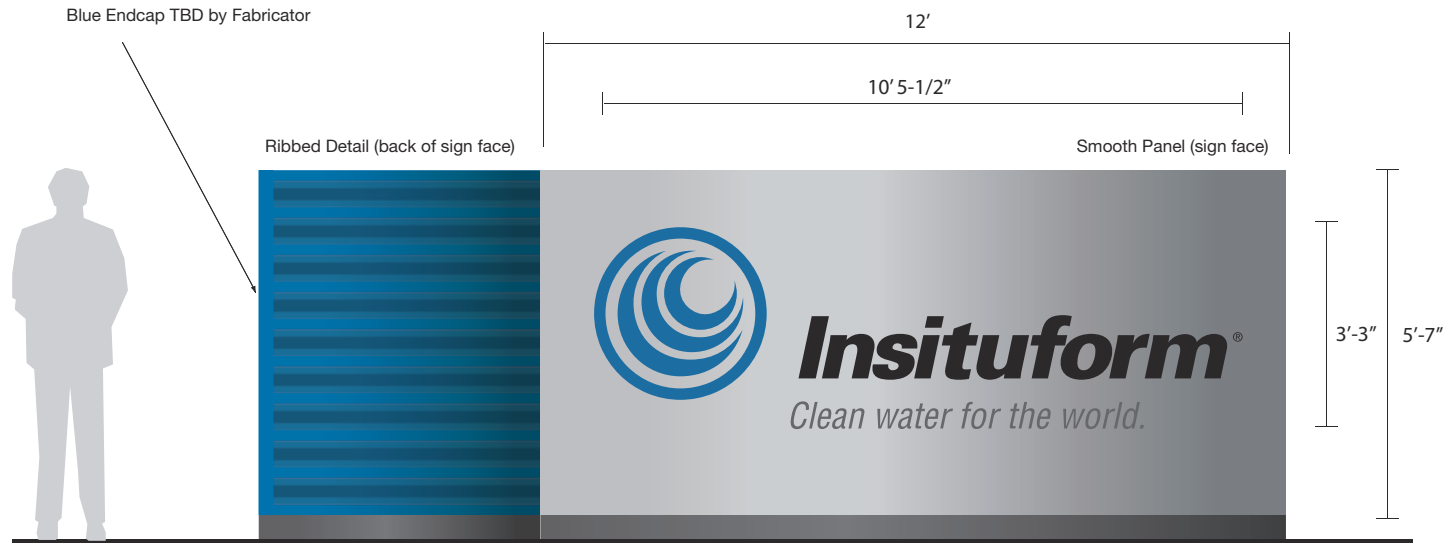
Ribbed Detail Profile View (Morin 7-36)



ISOMETRIC INTERIOR VIEW



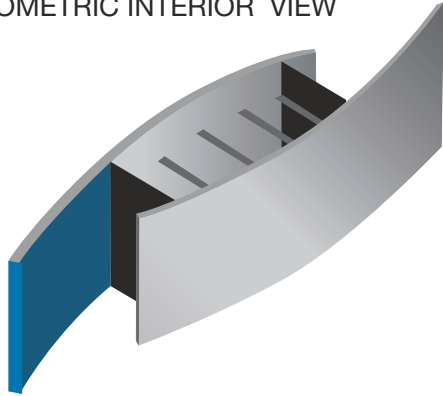
PLAN VIEW



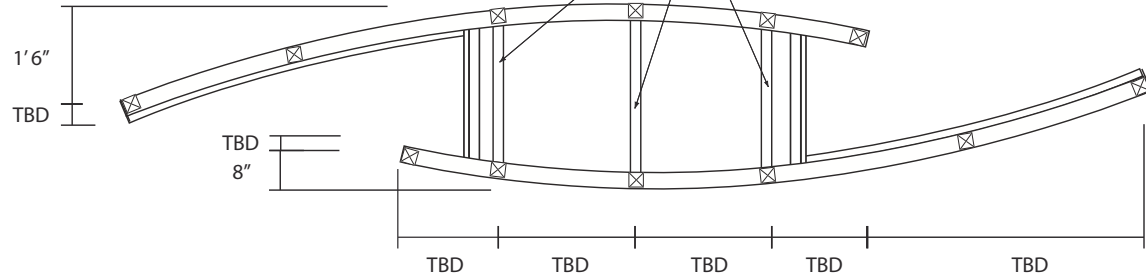
EAST ELEVATION

scale: 1/2" = 1'

ISOMETRIC INTERIOR VIEW



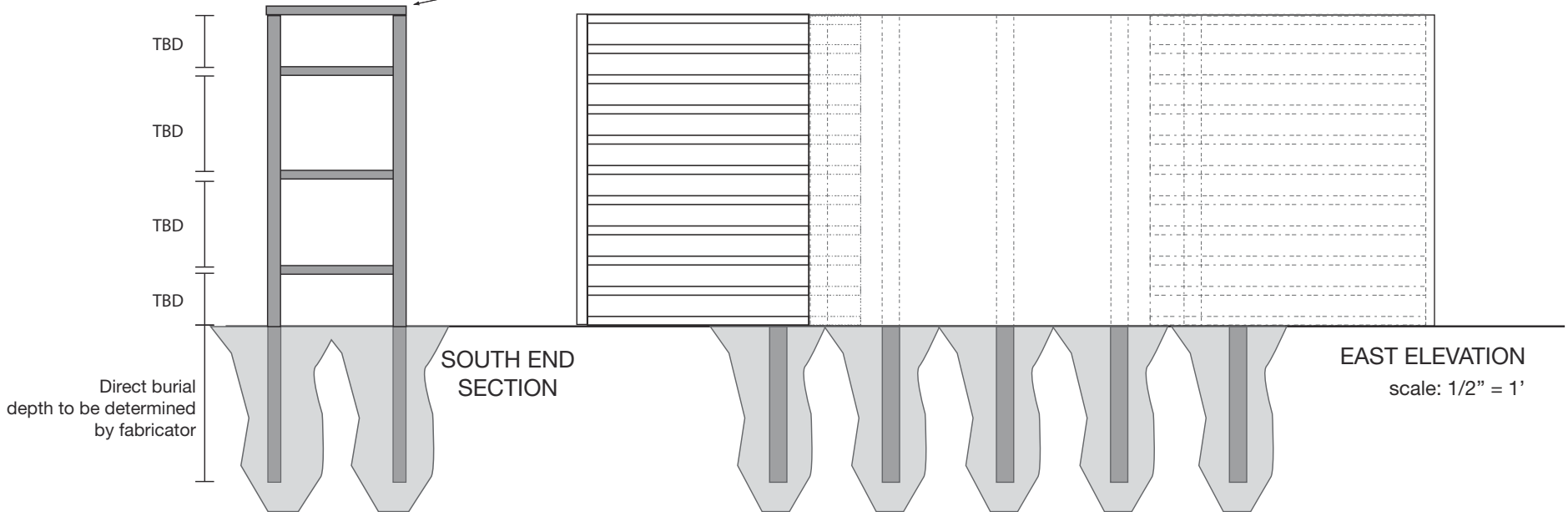
Sign fabrication to include engineering of footing and structural details. All posts are to be concealed from top view. Framing locations, sizes and quantities TBD by fabricator. Ribber Panel is 1-1/2" deep, endcap to cover ribbed profile (thickness TBD by fabricator)



Post locations (on-center) TBD by fabricator based on post size, location and sign cabinet thickness **PLAN SECTION VIEW**

Frame locations, sizes and quantities TBD by fabricator

Top Cap to conceal/protect structure



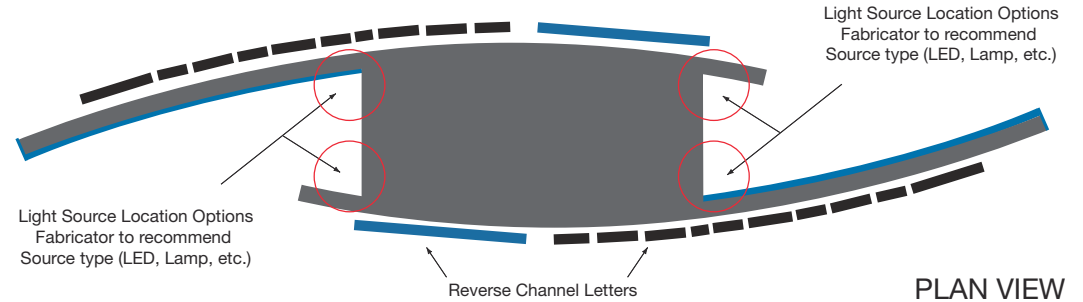
Logo and letters are fabricated reverse channel letters to be stud mounted to allow for Halo lighting. Illumination to be provided by LED.

Logo to be Halo-lit blue to match PMS 3015 Blue. Letters to be Halo-Lit White. Channel letter light diffuser recommended on logo & Letters. Logo & Letters to have a 2" return and 1" stand-off, or fabricator's recommendation to obtain the best halo effect. Tagline Letters are flush mounted cut aluminum and are not illuminated.

Logo to be painted PMS 3015 Blue. Letters to be painted Black. tagline letters are painted Matthews MP18205.

To achieve optimum glow effect on Ribbed Detail, fabricator will be responsible for coordinating and facilitating the necessary research to test the capabilities of Light source and TBD location. Light source will need to run vertically near large endcap in the locations highlighted. Light must be consistent throughout and match PMS 3015 Blue. Must also be consistent with logo Halo Effect.

Fabricator to provide warranty for LEDs and successful operation.



Logo & Letters to have a 2" return and 1" stand-off to provide Halo Effect

scale: 1/2" = 1'



SOUTH ELEVATION - Daytime

EAST ELEVATION - Illumination Schematic(nighttime)

