



**VII. C.**

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

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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:

**Stoneridge Office Building:** An Amended Site Development Plan and a Sign Package for a 9.3 acre parcel of land zoned “PC” Planned Commercial District located on the south side of South Outer 40 Road, northeast of Yarmouth Point Drive and Candish Lane.

Dear Commission Members:

Warren Sign Company, on behalf of Stoneridge Investments LLC, has submitted a request for an Amended Site Development Plan and a Sign Package for your review. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. On July 21, 2003, the City of Chesterfield passed Ordinance 1943, rezoning the subject site from “R-5” Residence District to “PC” Planned Commercial District.
2. On January 3, 2005, the City of Chesterfield passed Ordinance 2145, which repealed Ordinance 1943 allowing for an increase in the surface parking.

**SUBMITTAL INFORMATION**

1. The proposed sign package includes two internally illuminated walls signs. The east wall sign totals 226.25 square feet and the north wall sign totals 256.56 square feet.
2. The proposed internally illuminated monument sign is eight (8) feet in height and totals fifty (50) square feet in sign face.
3. Five non-illuminated directional signs are proposed totaling six (6) square feet each and being five (5) feet in height.
4. Seven non-illuminated handicap parking signs are proposed.

**DEPARTMENTAL INPUT**

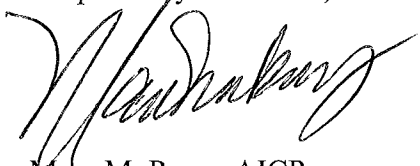
The submittal was reviewed for compliance with all City of Chesterfield ordinances.

The Zoning Ordinance requires that:

- In buildings containing single or multiple tenants where public access to individual tenant space(s) is gained via interior entrances, said building shall be allowed no more than one (1) attached business sign on any two (2) walls having roadway frontage.
- Said attached business signs shall be the same, each identifying either the building or major tenant.
- The submittal show signs on the two elevations that are not the same.

The Department of Planning requests action on the Amended Site Development Plan and Sign Package.

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments:  
Proposed sign package  
Amended Site Development Plan

**STONERIDGE OFFICE BUILDING  
WASHINGTON UNIVERSITY / BARNES JEWISH HOSPITAL  
SOUTH OUTER 40  
SIGN PACKAGE SUBMISSION**

**Submitted By:** Warren Sign Company  
C/O Jon Krone  
2955 Arnold Tenbrook Road  
Arnold, MO 63010  
PH: 636-282-1300

**Signage Requested:**

One set of illuminated channel letters and logo module with an illuminated logo cabinet totaling 226.65 sqft on the east wall elevation. See drawing dated 05/17/07.

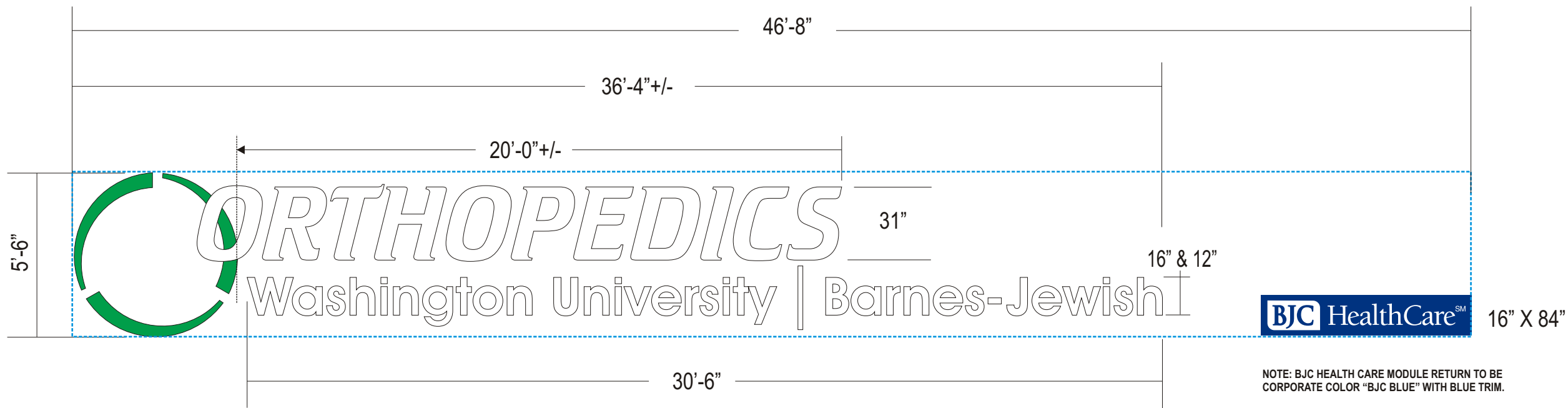
One set of illuminated channel letters and logo module totaling 256.56 sqft on the north wall elevation. See drawing dated 05/17/07.

One illuminated monument sign totaling 50 sqft with an overall height of 8' per drawing JK051607 revised 05/18/07.

Five non-illuminated directional signs, each totaling 6 sqft with an overall height of 5' per drawing JK042507 dated 04/23/07.

Seven non-illuminated handicap parking signs, each totaling 1.5 sqft with an overall height of 5' per drawing JK042607 dated 04/23/07.

RECEIVED  
MAY 18 2007  
PLANNING  
DEPARTMENT



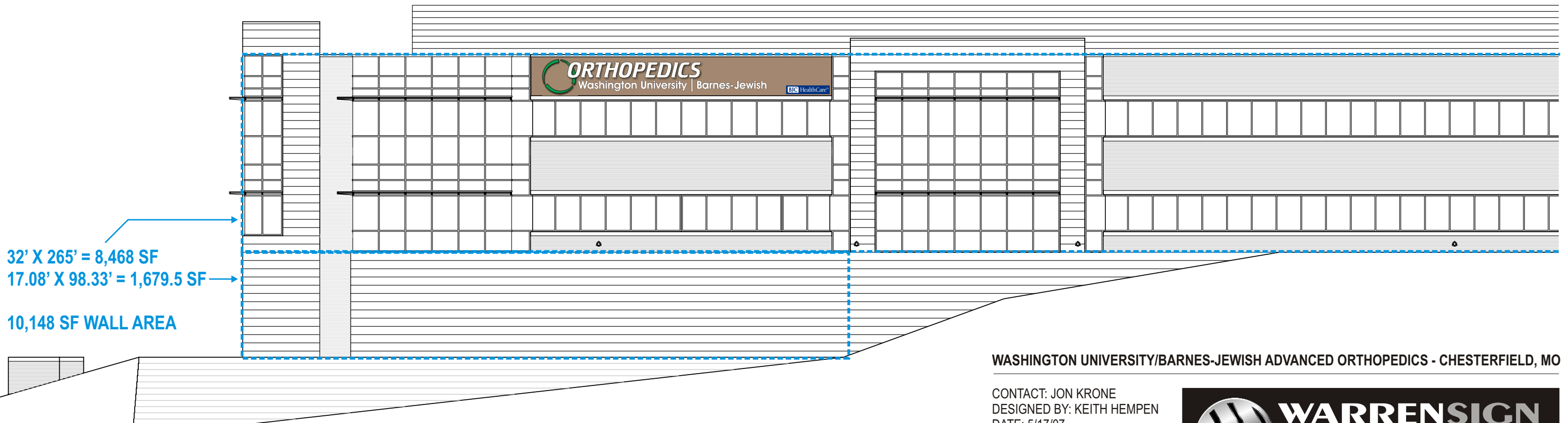
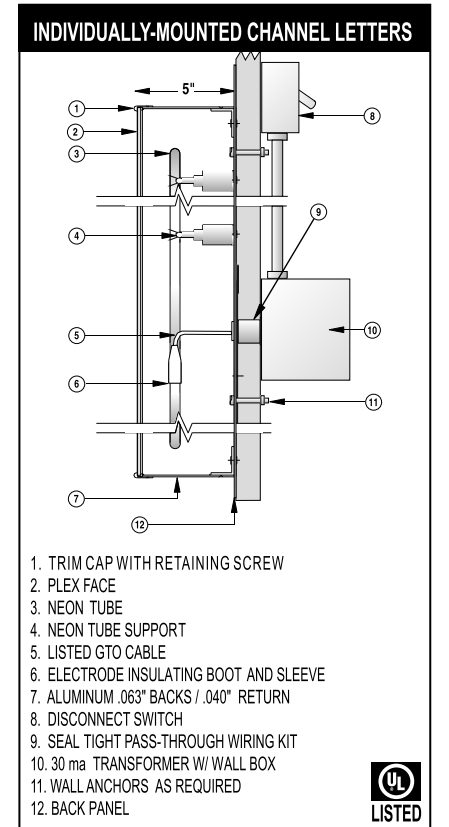
NORTH SIGN ELEVATION: 1/4" = 1'-0"

- 3M VIVID GREEN
- 3M COBALT BLUE

INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO MODULES.  
 LETTER FACES TO BE WHITE. ALL RETURNS TO BE MAP BRUSHED ALUMINUM WITH SILVER TRIMCAP.  
 FACES DECORATED WITH 3M TRANSLUCENT VINYL FILMS. ILLUMINATION SHALL BE BY WHITE NEON TUBING  
 POWERED BY 30MA TRANSFORMERS SET REMOTELY BEHIND WALL AREA.  
 ALL UNITS SHALL BE MOUNTED WITH NON-CORROSIVE HILTI MASONRY EXPANSION ANCHORS AS REQUIRED.

120V PRIMARY CIRCUITS TO EACH SIGN SHALL BE PROVIDED BY OTHERS.

5.5' X 46.66' = 256.56 SQUARE FOOT OVERALL AREA



32' X 265' = 8,468 SF  
 17.08' X 98.33' = 1,679.5 SF  
 10,148 SF WALL AREA

NORTH ELEVATION: 1/16" = 1'-0"

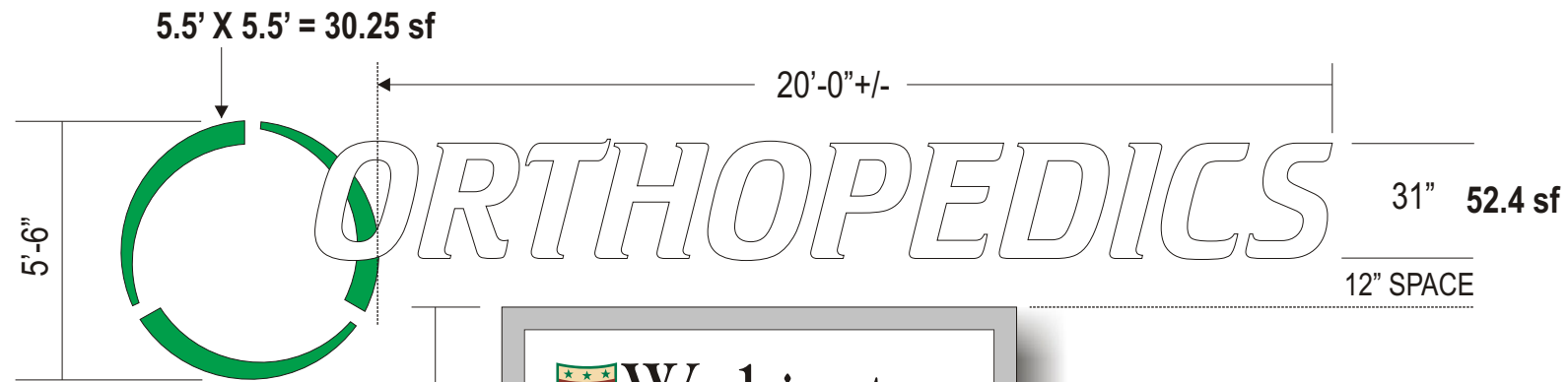
WASHINGTON UNIVERSITY/BARNES-JEWISH ADVANCED ORTHOPEDICS - CHESTERFIELD, MO

CONTACT: JON KRONE  
 DESIGNED BY: KEITH HEMPEN  
 DATE: 5/17/07

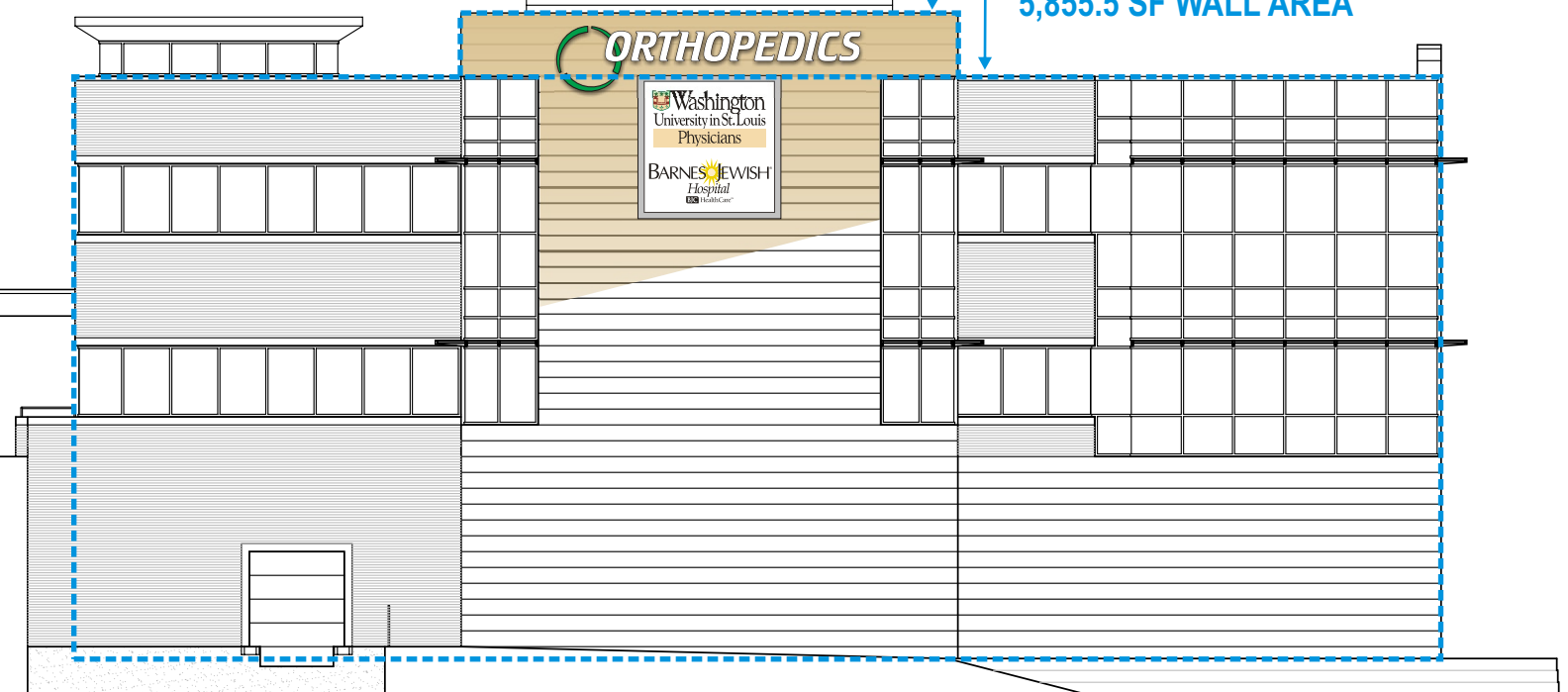
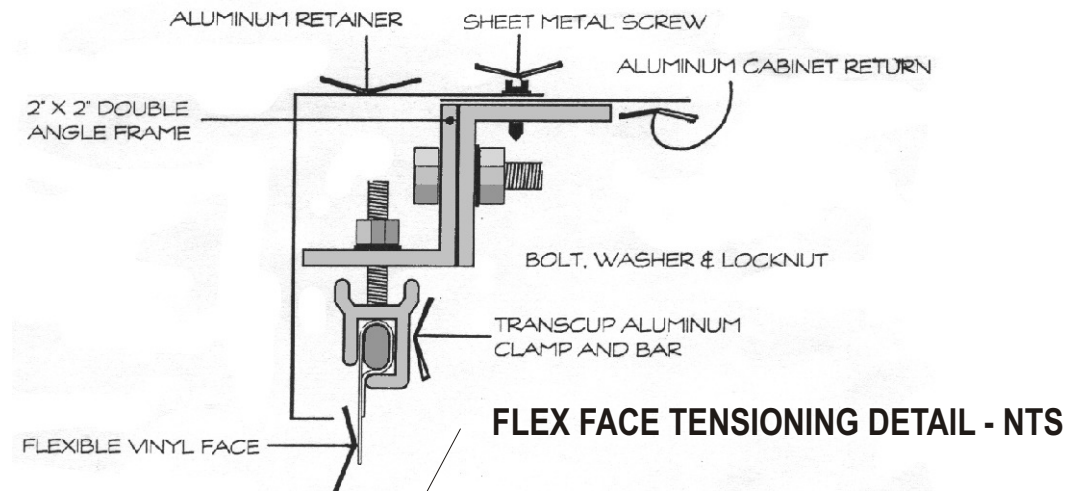
**WARRENSIGN**  
 2955 Arnold Tenbrook Rd., Arnold, MO 63010  
 Ph: 636-282-1300, Fx: 636-282-3388  
 www.warrensing.com

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EAST SIGN ELEVATION: 1/4" = 1'-0"



Int. Illum. Logo Cabinet.  
8" deep aluminum construction  
painted MAP Brushed Aluminum.  
Flexible vinyl face with trans-vinyl  
corporate color graphics.  
800ma fluorescent illumination.



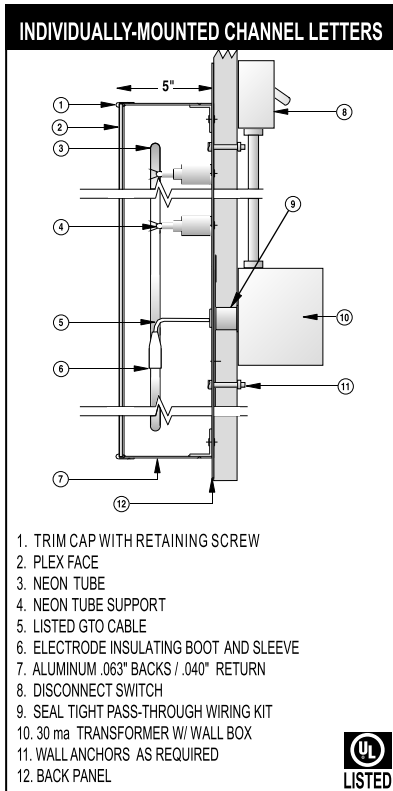
EAST ELEVATION: 1/16" = 1'-0"

144 sf Sign Cabinet +  
82.65 sf Logo & ORTHOPEDICS  
226.65 sf Total Sign Area

INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO MODULES. LETTER FACES TO BE WHITE. ALL RETURNS TO BE MAP BRUSHED ALUMINUM WITH SILVER TRIMCAP. FACES DECORATED WITH 3M TRANSLUCENT VINYL FILMS. ILLUMINATION SHALL BE BY WHITE NEON TUBING POWERED BY 30MA TRANSFORMERS SET REMOTELY BEHIND WALL AREA. ALL UNITS SHALL BE MOUNTED WITH NON-CORROSIVE HILTI MASONRY EXPANSION ANCHORS AS REQUIRED.

CABINET SIGN SHALL BE 8" DEEP ALUMINUM CONSTRUCTION PAINTED MAP BRUSHED ALUMINUM WITH A WHITE FLEXIBLE VINYL FACE DECORATED WITH 3M TRANS-VINYL FILMS PER CORPORATE COLORS. ILLUMINATION SHALL BE BY 800MA FLUORESCENT LAMPS AND BALLASTS. SIGN MOUNTED FLUSH TO CONCRETE WALL WITH HILTI MASONRY EXPANSION ANCHORS AS REQUIRED.

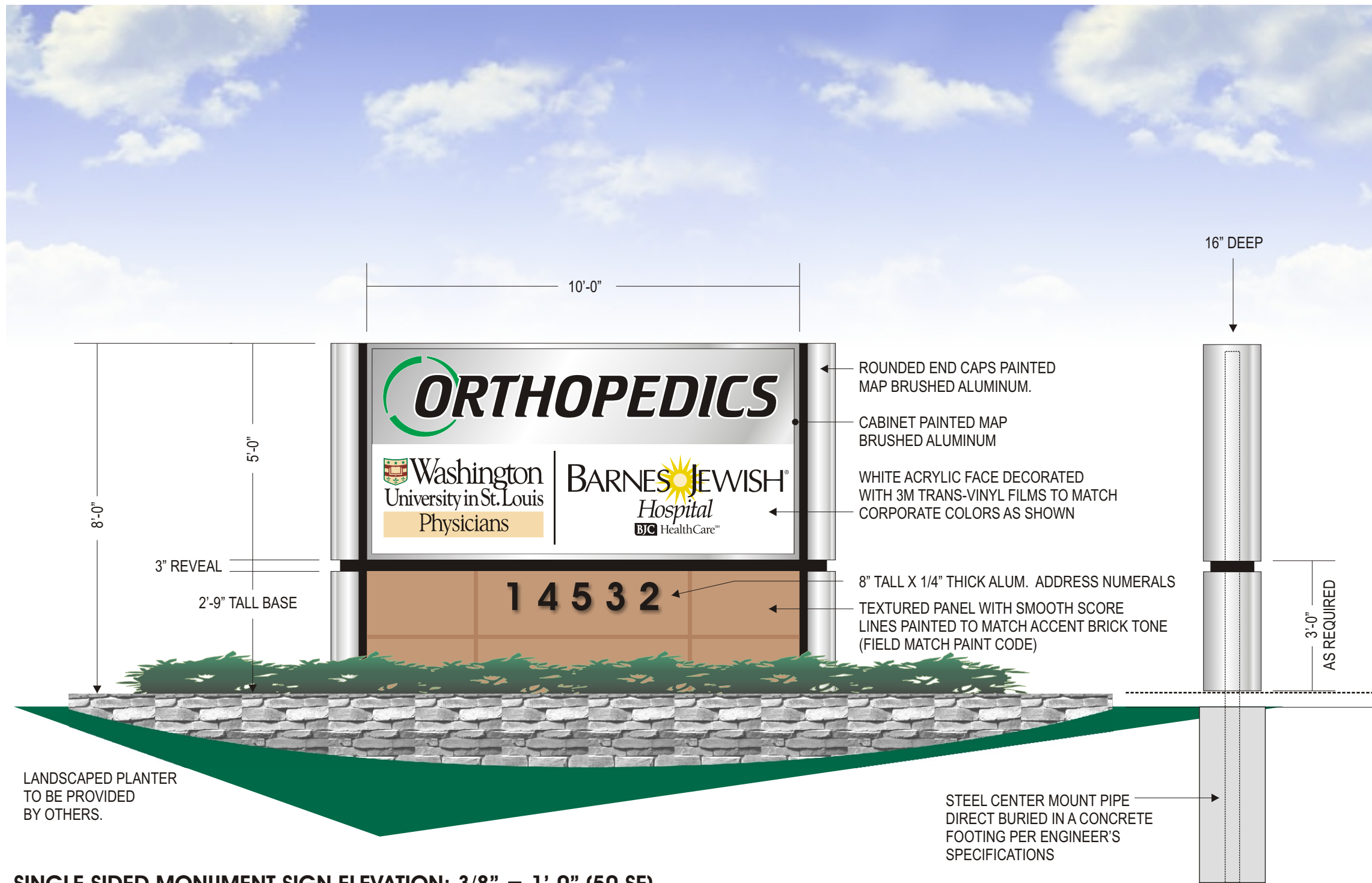
120V PRIMARY CIRCUIT TO EACH SIGN SHALL BE PROVIDED BY OTHERS.



WASHINGTON UNIVERSITY/BARNES-JEWISH ADVANCED ORTHOPEDICS - CHESTERFIELD, MO

CONTACT: JON KRONE  
DESIGNED BY: KEITH HEMPEN  
DATE: 5/17/07

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SINGLE SIDED MONUMENT SIGN ELEVATION: 3/8" = 1'-0" (50 SF)

# SPECIFICATIONS

Fabricate and install one single sided, internally illuminated sign.

Aluminum skin over angle construction.  
 Acrylic polyurethane paint finishes.  
 800ma fluorescent internal illumination.  
 Steel center mount pipes direct buried in concrete footings per engineer's specifications.

Face specifications as noted.  
 Exact color codes to be verified.

480V primary electrical circuit shall be brought to sign by others. Warren shall make final connection.

Final earth work and landscaping shall be performed by others.



CLIENT WASHINGTON UNIVERSITY - BARNES-JEWISH ORTHOPEDICS	
LOCATION SOUTH OUTER FORTY, CHESTERFIELD, MO	
DATE 5/16/07	REVISED 5/18/07
DRWG.# JK051607	PREPARED BY Keith Hempen



SIGN & PICTORIAL  
**PAINTERS**  
 UNION LOCAL 774  
 Intl. Union of Painters & Allied Trades  
 AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

APPROVED

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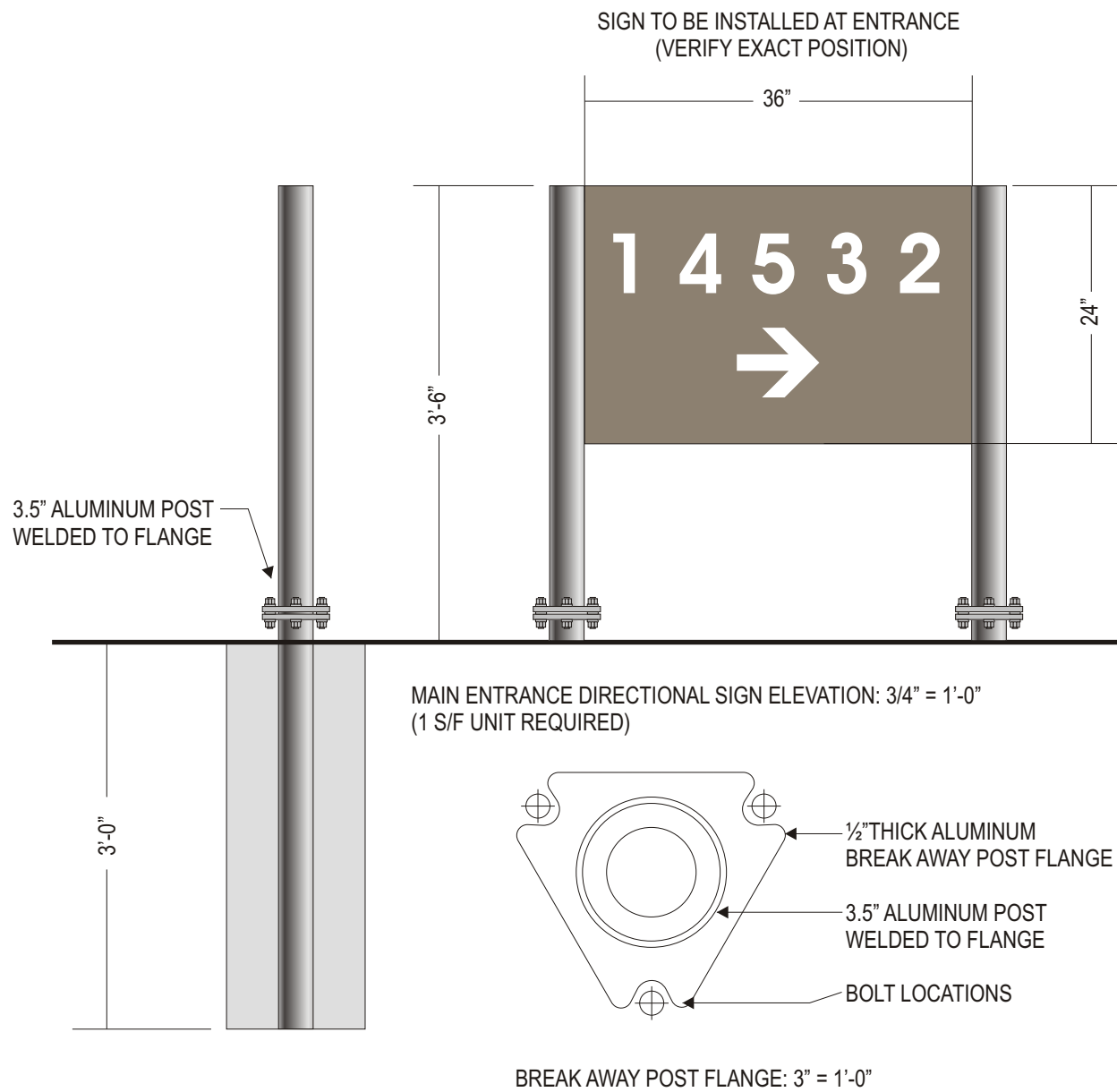


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# St. Louis' Largest Sign Contractor Delivering Quality Since 1929



**NOTE: ENTRANCE DIRECTIONAL SIGN REQUIRED TO HAVE  
BREAKAWAY POSTS PER MODOT**

**ALL INNER CAMPUS DIRECTIONAL SIGNS TO HAVE STANDARD POSTS**

SIGN D

→ PATIENT PICK UP

SIGNS  
B & C

→ PATIENT ENTRANCE

→ PATIENT PICK UP

SIGN A

↑ PATIENT ENTRANCE

↑ PATIENT PICK UP

→ DELIVERIES

INNER CAMPUS DIRECTIONAL SIGNS 3/4" = 1'-0"

## SPECIFICATIONS

Fabricate and install 5 single sided directional signs.

.125 aluminum panels painted to match building tone (Verify Paint Code).

3.5" diameter aluminum posts painted MAP Brushed Aluminum and direct buried in concrete footings as required.

All copy to be 3M White Scotchlite Reflective vinyl graphics.

Note: entrance directional sign required to have breakaway posts per MODOT.

Coordinate placement with site plan.



CLIENT WASHINGTON UNIVERSITY - BARNES-JEWISH ORTHOPEDICS

LOCATION SOUTH OUTER FORTY, CHESTERFIELD, MO

DATE 4/23/07

REVISED

DRWG.# JK042507

PREPARED BY Keith Hempen



SIGN & PICTORIAL  
**PAINTERS**  
UNION LOCAL 774  
Intl. Union of Painters & Allied Trades  
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

APPROVED



**WARRENSIGN**

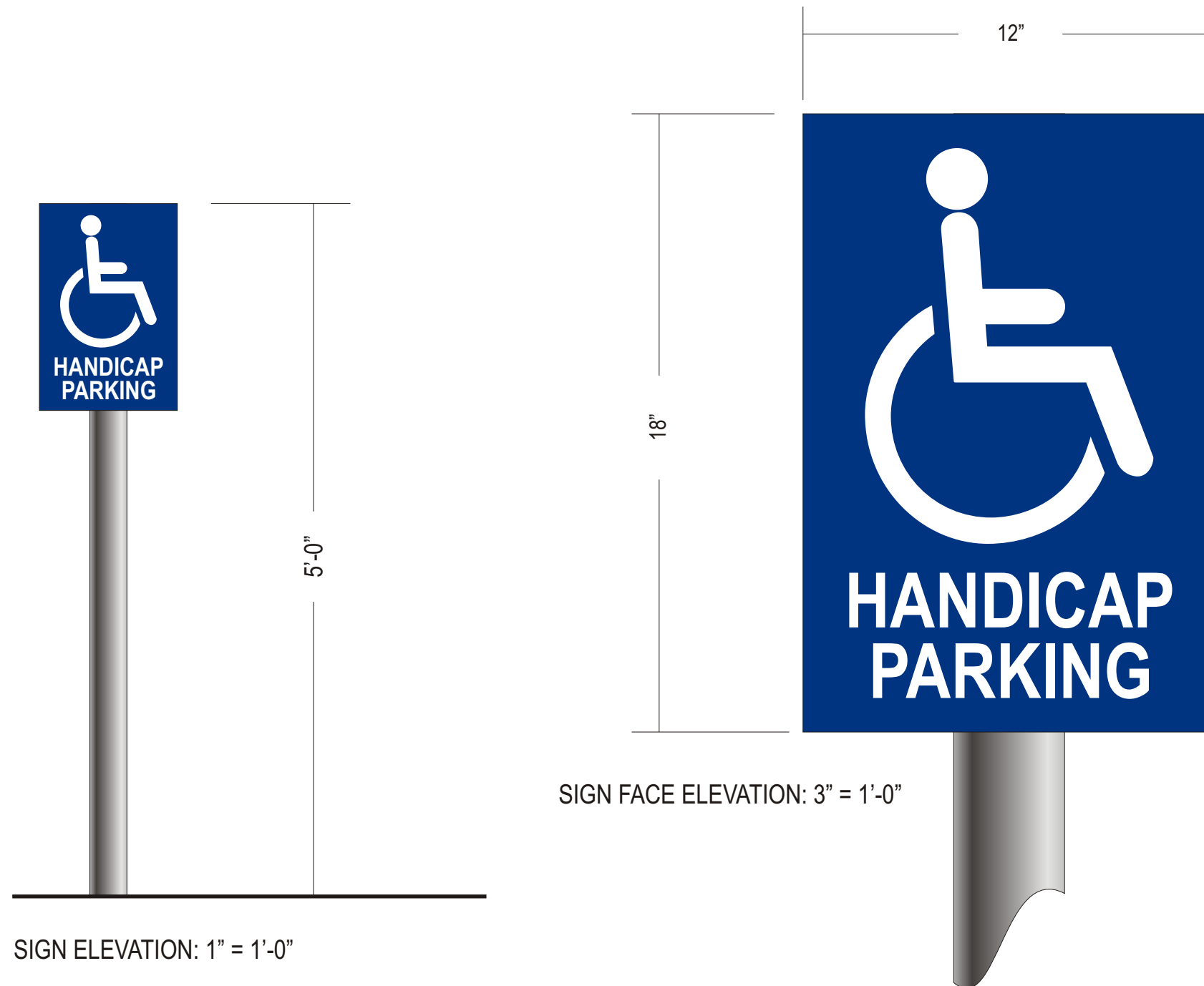
2955 Arnold Tenbrook Rd., Arnold, MO 63010

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St. Louis' Largest Sign Contractor Delivering Quality Since 1929



## SPECIFICATIONS

Fabricate and install 7 single sided handicap parking signs.

.125 aluminum panels painted PMS 288 BLUE.  
 3.5" diameter aluminum posts painted MAP  
 Brushed Aluminum and direct buried in concrete footings as required.  
 All copy to be 3M White Scotchlite Reflective vinyl graphics.

Coordinate placement with site plan.



CLIENT WASHINGTON UNIVERSITY - BARNES-JEWISH ORTHOPEDICS

LOCATION SOUTH OUTER FORTY, CHESTERFIELD, MO

DATE 4/23/07

REVISED

DRWG.# JK042607

PREPARED BY Keith Hempen



SIGN & PICTORIAL  
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Intl. Union of Painters & Allied Trades  
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