



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

September 2, 2008

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

The Planning Commission agenda for the September 8, 2008 will include the following item for your consideration:

Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2): A request for approval of a monument sign for a medical office building in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

Dear Planning Commission:

Warren Signs, on behalf of Chesterfield Medical Institute, has submitted a request for a monument sign for the above-referenced development which exceeds the sign requirements established in the City of Chesterfield Zoning Ordinance. The Department of Planning and Public Works has reviewed the request and submits the following report:

BACKGROUND

- The subject property was originally zoned to "c-8" Planned Commercial by St. Louis County via Ordinance 9,523. Said ordinance was subsequently amended by St. Louis County Ordinance 12,959.
- After its incorporation, the City of Chesterfield approved two amendments: Ordinance 408 (permitting medical office in the Roosevelt Bank Building); and Ordinance 445 (amending parking setbacks).
- In 1997, Sachs sought to amend 12,959 relative to the legal description for Herman Stemme Office Park. At that time, the City also consolidated the previous conditions of Ordinances 408 and 445 into Ordinance 1229.

- On November 6, 2007, the City of Chesterfield approved Ordinance 2319, which repealed Ordinances 12,959 and 1229 and provided criteria for development of the subject tract.
- On August 16, 2008, the City of Chesterfield approved the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the subject tract.

SUBMITTAL INFORMATION

Developments requesting attached and/or detached signage are reviewed and approved by the Department of Planning and Public Works unless a Sign Package exists for the development or if modifications to the design requirements are being requested. This request is before the Planning Commission before review because the Petitioner is requesting modification to the Sign Requirements found in Section 1003.168.C of the City of Chesterfield Zoning Ordinance. The modification being requested to section 1003.168C(2) is as follows:

- **The height of any freestanding sign shall not exceed six (6) feet. The height may be increased to twenty (20) feet subject to Planning Commission approval.**
-

The Petitioner is requesting a sign height of 8 feet 3 inches. This height is measured from the finished grade at the base of the sign.

No increase is being requested to the maximum copy area of the sign face of 50 ft.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The location of the proposed sign is as shown on the approved Site Development Section Plan approved in August of 2007. A minimized copy of the approved plan, showing the location of said signage is attached for your use, along with an elevation for the proposed sign are attached for your review.

Action is requested on the proposed monument sign at Chesterfield Medical Institute (Herman Stemme Lot 2c-2).

Respectfully Submitted,

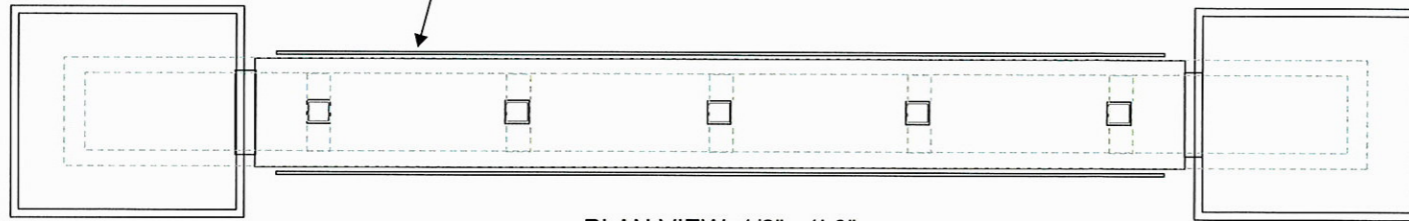
Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

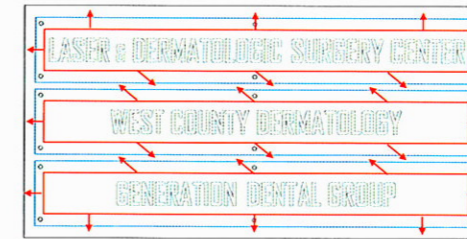
Cc: Monument Sign Elevation
Approved Site Development Section Plan



Fabricated aluminum cabinet with 3 routed openings backed with clear acrylic with .125" thick aluminum tenant panel overlays stud mounted .5" off cabinet, with routed tenant copy backed with white acrylic and trans silver vinyl.



PLAN VIEW: 1/2" = 1'-0"



ROUTED OPENING IN CABINET BACKED with CLEAR ACRYLIC (ARROWS SHOW LIGHT BLEED) .125" THICK ALUMINUM OVERLAY with 5" STANDOFFS, COPY ROUTED and BACKED with WHITE ACRYLIC

CLIENT CHESTERFIELD MEDICAL INSTITUTE
LOCATION 1001 CHESTERFIELD PKWY E, CHESTERFIELD, MO
DATE 10/17/07 REVISED 1/21/08
DRWG.# CP100907 PREPARED BY Brian Ballok

APPROVED _____

Signs shall be installed and securely anchored into place with the appropriate size and type anchoring devices in strict accordance with approved shop drawings and manufacturer's recommendations. Sign Contractor shall submit approved shop drawings to Building Inspector prior to installation of the signs.



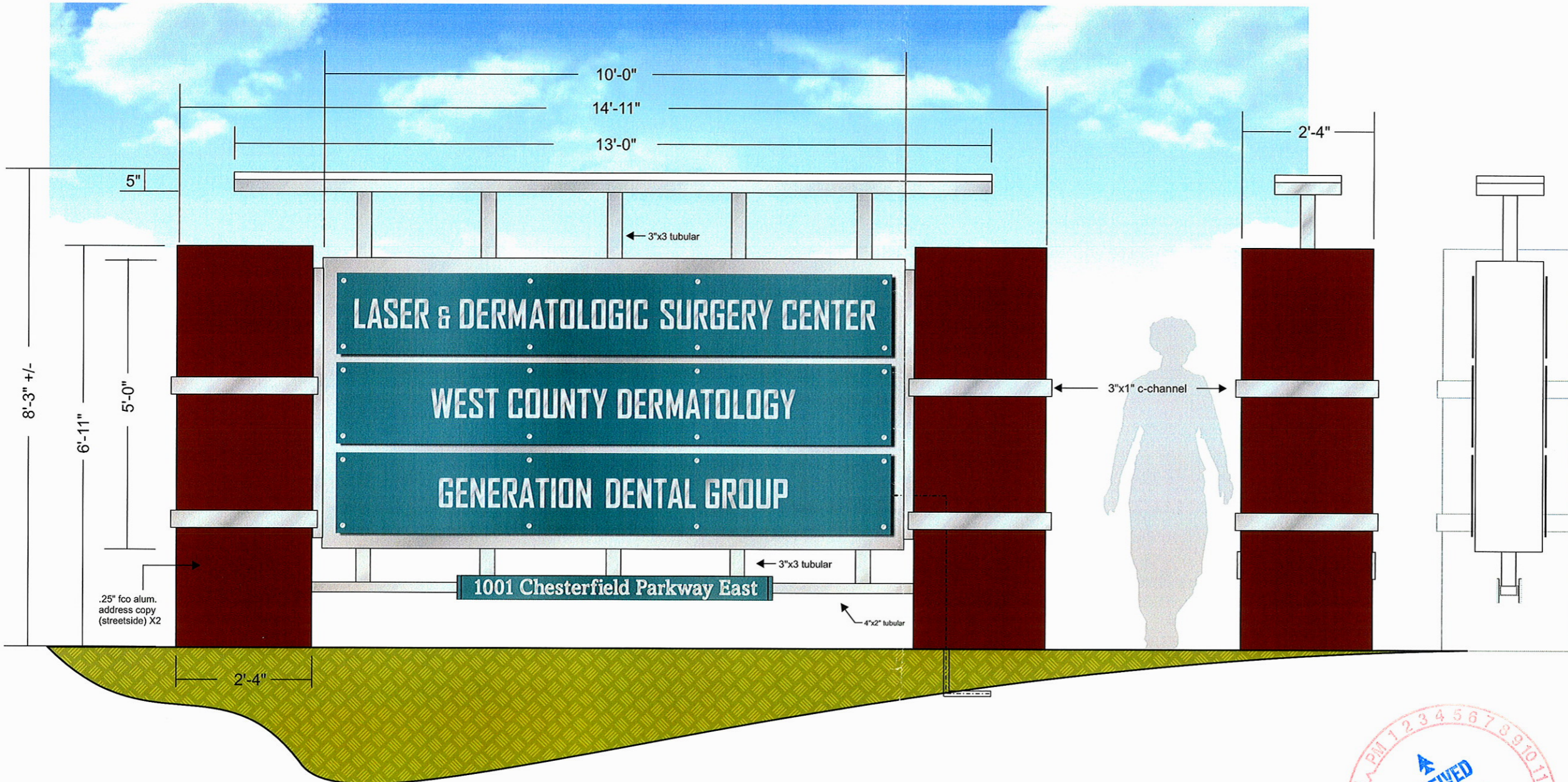
This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission or by right of purchase.

SPECIFICATIONS

Fabricate and install:

One(1) double-face fabricated aluminum monument consisting of an internally-illuminated cabinet with 3 routed openings backed with clear acrylic. All tenant panels to be .125" thick routed aluminum and backed with white acrylic with applied 3M Silver 230-121 translucent vinyl. Tenant panels to be painted to match glass color of architecture. All areas of cabinet to be painted Matthews Brushed Aluminum. Cabinet to be mounted to various sizes of welded tubular aluminum and flat stock as shown. All areas of tubular frame to be painted Matthews Brushed Aluminum. Columns (pole covers) to be fabricated aluminum with 3"x1" decorative c-channels around circumference. Columns to be painted to match brick color of building. Option to have medium texture coating. Cap to be fabricated tubulars as shown. Address plate to be flat cut-out .25" thick aluminum flush-mounted to both sides of the lower cross-tube, painted green to match tenant panels. Address to be 3M die-cut silver vinyl.

A 120V primary circuit to sign shall be provided by other.



ILLUMINATED MONUMENT LAYOUT: 1/2" = 1'-0" TOTAL AREA: 50 SQFT HAG: 8'-0" +/-



WARRENSIGN
2955 Arnold Tenbrook Rd., Arnold, MO 63010
Phone: 636-282-1300 www.warrensing.com

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

OLD PARKWAY EAST (VARIABLE WIDTH)

(PUBLIC) CONCRETE PAVEMENT
UNDER ST. LOUIS COUNTY MAINTENANCE

1853-0055
SANITARY M.H.
TOP=630.28
FL=618.35

8" V.C.P.
1853-0805
SANITARY M.H.
TOP=629.71
FL=618.17
FOUND IRON ROD

EX3
AREA INLET
TOP=627.83
FL=622.78
1853-1570
(TBR&R) - PB. 198, PGS. 20-21

FOUND CROSS

10" W. EASEMENT

8" V.C.P.

H.C. RAMP
SEE CITY OF
CHESTERFIELD
DETAIL SHEET
C9.

R=29.50'
L=45.01'

PERMANENT ROADWAY
IMPROVEMENT MAINTENANCE
& UTILITY EASEMENT
DB 8474 / PG 708

PR. MODULAR
BLOCK WALL

GRADE BEAM REQUIRED
WHERE STORM PIPE
CROSSED BENEATH
WALL. (SEE SHEET C8)

PR. CANOPY
MIN. HEIGHT=13.50'

"NO PARKING
FIRE LANE"
SIGN (TYP)

PROPOSED
2 STORY
OFFICE BUILDING
20,000 SQ. FT.
(94 SPACES)
FF=641.10

SWINGLEY RIDGE ROAD

ZONED: C-8
"NO BUILDINGS"

PART OF LOT 2C-2
PB. 274, PG. 92
72,604 SQ. FT.
OR
1.666 ACRES ±

PROPOSED
SIDEWALK

PROPOSED 6"
ROOF LATERAL
PROPOSED
PATIO.

100' BUILDING
SETBACK (Ord. 231q)

11' Setback

PROPOSED
MONUMENT
SIGN

PROPOSED
SAWCUT

CURB INLET
TOP=627.87
FL=623.46

RADIAL BEARING
S56°05'21"W

FOUND CROSS

APPROXIMATE
LOCATION OF
WATER LINE PER
MARKS IN FIELD

PERMANENT ROADWAY
IMPROVEMENT MAINTENANCE
& UTILITY EASEMENT
DB 8474 / PG 708

APPROXIMATE LOCATION
OF TELEPHONE LINE PER
MARKS IN FIELD

TELEPHONE
MANHOLE

PROPOSED
WATER TAP

10' W. ROADWAY MAINTENANCE,
IMPROVEMENT, SEWER AND
UTILITY EASEMENT
- PB. 198, PGS. 20-21

TEMPORARY SLOPE
EASEMENT
DB 8474 / PG 708
632.66

PROPOSED
4' W. SIDEWALK

TYPE 2 H.C. RAMP
W/ TRUNCATED DOMES
PROPOSED

SWINGLEY RIDGE ROAD
VARIABLE WIDTH
(PUBLIC) CONCRETE PAVEMENT
UNDER CITY OF CHESTERFIELD MAINTENANCE

CONCRETE
WALKWAY

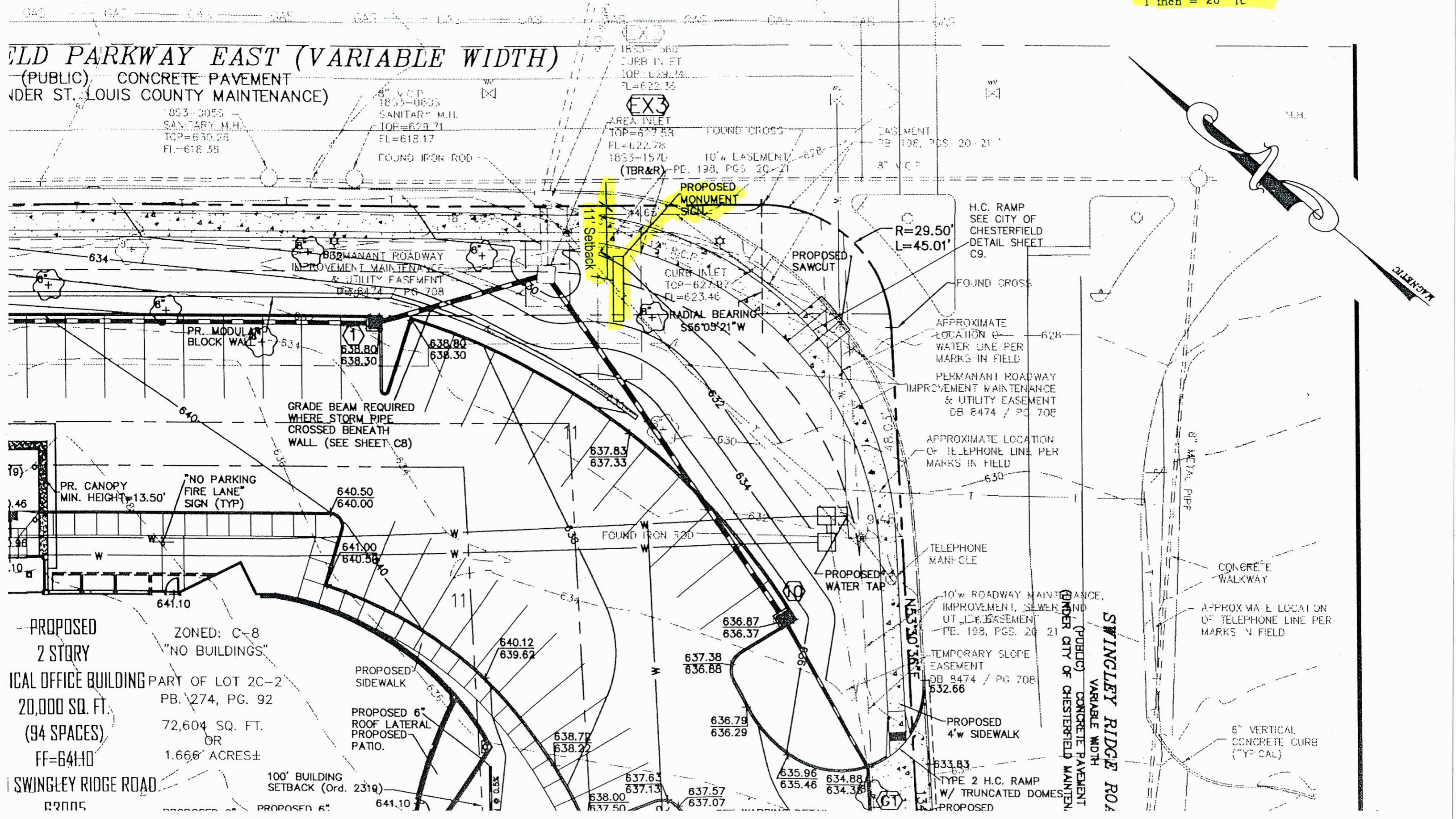
APPROXIMATE LOCATION
OF TELEPHONE LINE PER
MARKS IN FIELD

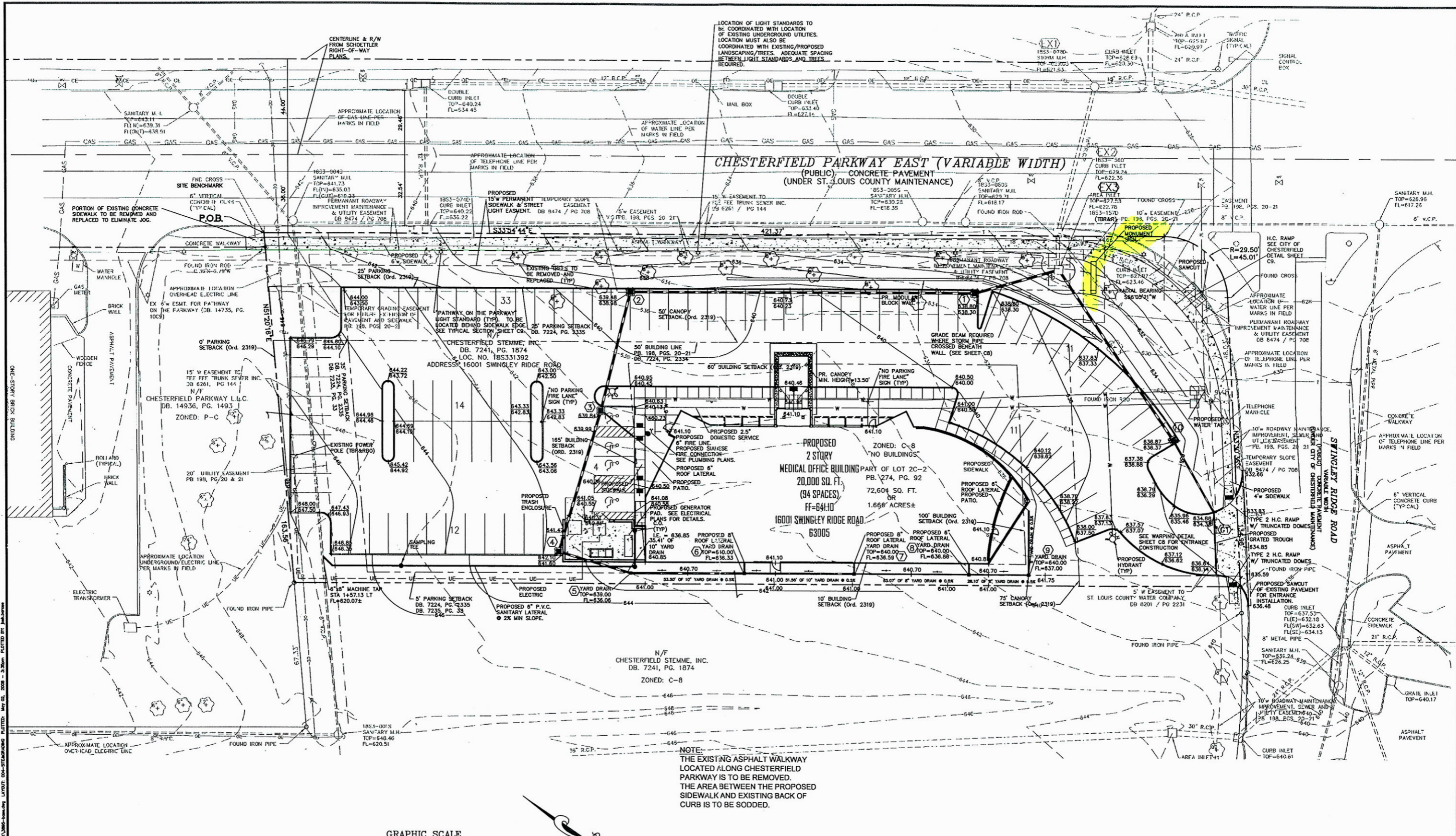
6" VERTICAL
CONCRETE CURB
(TYPICAL)

8" METAL PIPE

M.H.

CHESTERFIELD



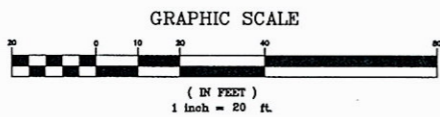


LOCATION OF LIGHT STANDARDS TO BE COORDINATED WITH LOCATION OF EXISTING UNDERGROUND UTILITIES. LOCATION MUST ALSO BE COORDINATED WITH EXISTING PROPOSED LANDSCAPING/TREES. ADEQUATE SPACING BETWEEN LIGHT STANDARDS AND TREES REQUIRED.

CHESTERFIELD PARKWAY EAST (VARIABLE WIDTH)
(PUBLIC) CONCRETE PAVEMENT
(UNDER ST. LOUIS COUNTY MAINTENANCE)

PROPOSED 2 STORY MEDICAL OFFICE BUILDING
PART OF LOT 2C-2
PB. 274, PG. 92
72,604 SQ. FT.
OR
1.66± ACRES±

NOTE:
THE EXISTING ASPHALT WALKWAY LOCATED ALONG CHESTERFIELD PARKWAY IS TO BE REMOVED. THE AREA BETWEEN THE PROPOSED SIDEWALK AND EXISTING BACK OF CURB IS TO BE SODED.



ZIP CODE: 63005
M.S.D. # 27832-00
BASE MAP # 18-S

CHESTERFIELD MEDICAL INSTITUTE
SITE & GRADING PLAN

05/02/08
DRAWN BY: GEORGE M. STOCK E-25116
DATE CHECKED BY: J.E.B. 06/28/07
DATE: D.P.B. 06/28/07
SHEET: 206-3895.1 C4 of 15

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Consulting Engineers, Inc.

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DRAWING FILE: G:\WORK\PROJECTS\11_0508\11_0508_0000 - 3130.mxd PLOTTED BY: jmk
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