

## Memorandum Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Cecilia Dvorak, Project Planner

**Date:** October 4, 2017

**RE:** **Chesterfield Outlets 2<sup>nd</sup> Amended Sign Package:** A request for a 2<sup>nd</sup> Amended Sign Package for the Chesterfield Outlets development to modify the sign criteria for the Taubman Outlet Mall.

### **Summary**

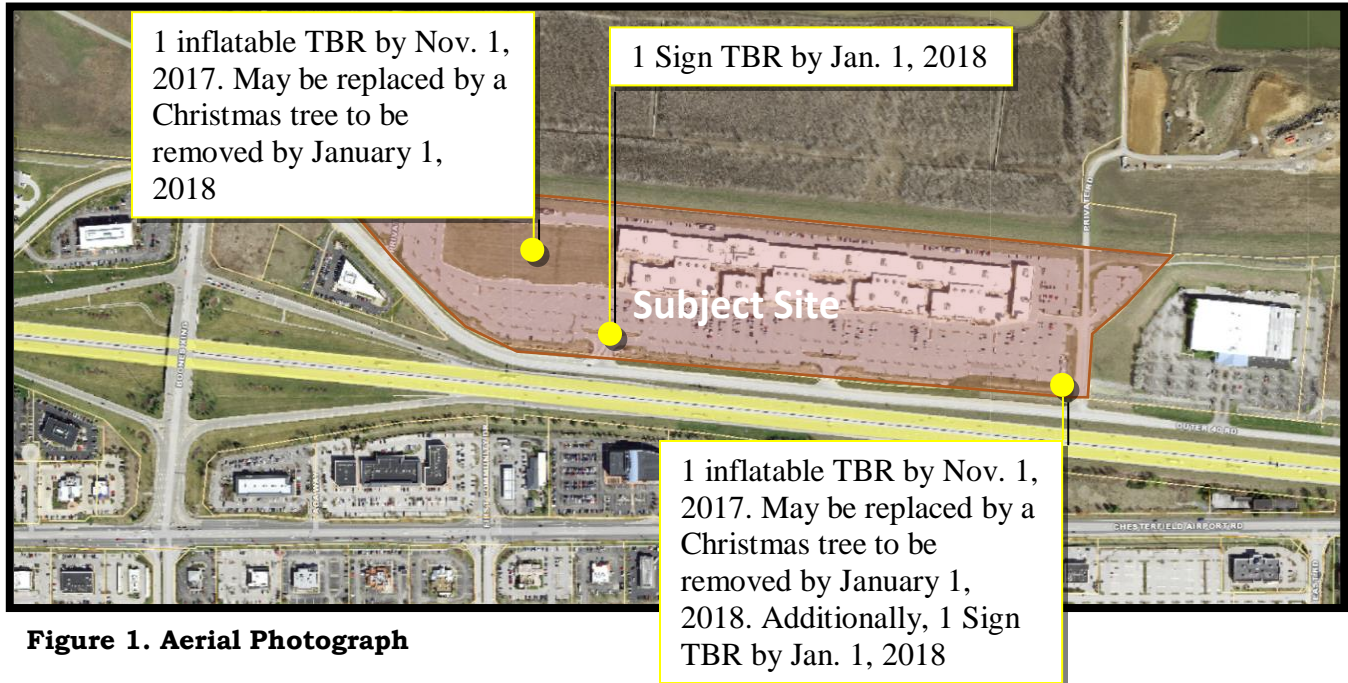
Taubman Prestige Outlets of Chesterfield, LLC has submitted a request for an amendment to the previously approved Sign Package for the Chesterfield Outlets development (Taubman Outlets). The purpose of this Amended Sign Package is to include four 96 square-foot temporary signs and four inflatable attention getting devices for a pumpkin patch on the western side of the mall.

The Planning Commission, by a vote of 7-1, approved the request for an Amended Sign Package with the following conditions:

- No sign or attention getting device or inflatable at the westernmost corner of the subject site; and
- No attention getting device or inflatable at the second entrance from the west and only one sign is permitted which is to be removed by January 1, 2018; and
- No sign or attention getting device or inflatable at the third entrance from the west of the subject site; and
- One inflatable at the southeastern most corner of the subject site not to exceed 16 feet in height to be removed by November 1, 2017. A realistic Christmas tree with lights is permitted to replace the inflatable after November 1, 2017, and is to be removed no later than January 1, 2018. Additionally, 1 sign of 96 square feet in outline area and 11 feet in height is permitted at the southeastern most corner of the subject site and is to be removed by January 1, 2018; and
- One inflatable not to exceed 20 feet in height is permitted within the event space and is to be removed by November 1, 2017. A realistic Christmas tree with lights is permitted to replace the inflatable after November 1, 2017, and is to be removed no later than January 1, 2018; and
- All lights, including but not limited to sign lighting, attention getting device or inflatable lighting is only permitted from 9:00AM until 9:00PM and is to be removed no later than January 1, 2018.

The image in figure 1 below identifies the locations of the items approved through the above conditions.

After receiving the official report from the Planning Commission meeting, City Councilmembers have 24 hours in which they can exercise Power of Review. **Councilmember Michelle Ohley, representing Ward IV, exercised Power of Review on September 26, 2017.** As such, the project will be placed on the next Planning and Public Works Committee agenda where action will be necessary to forward a recommendation to City Council.



**Figure 1. Aerial Photograph**

A summary of the currently approved signage for the site is as follows:

Sign Type	Quantity Permitted	Total Square Footage (sf) Permitted	Height permitted
Construction Signs	1	128 sf	5 ft. 6 in.
Freestanding Identification Signs	3	210 sf each	8 ft. 5 in.
Directional Signs	12	19.25 sf each	8 ft. 0 in.
Wall Signs (Phase I)	N/A	6207.15 sf	N/A
Wall Signs (Phase II)	N/A	2422.35 sf	N/A

Attached is the Chesterfield Outlets 2<sup>nd</sup> Sign Package Addendum approved by the Planning Commission (not including those conditions listed above), and the governing Sign Package for the site, approved by Planning Commission in February of 2014.



# VII. B.

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## Planning Commission Staff Report

**Meeting Date:** September 25, 2017  
**From:** Cecilia Dvorak, Project Planner  
**Location:** North side of North Outer 40 Road, east of Boone’s Crossing  
**Description:** **Chesterfield Outlets, 2<sup>nd</sup> Amended Sign Package:** A request for a 2<sup>nd</sup> Amended Sign Package for the Chesterfield Outlets development to modify sign criteria for the Taubman Outlet Mall.

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### **SUMMARY**

Taubman Prestige Outlets of Chesterfield, LLC has submitted a request for an amendment to the previously approved Sign Package for the Chesterfield Outlets development (Taubman Outlets). The purpose of this Amended Sign Package is to include four 96 square-foot temporary signs and four inflatable attention getting devices for a pumpkin patch on the western side of the mall.

### **HISTORY OF SUBJECT SITE**

St. Louis County zoned the subject site “NU” Non-Urban District in 1965. On November 21, 2011, the City of Chesterfield approved Ordinance 2682, which zoned the subject site from an “NU” Non-Urban District to a “PC” Planned Commercial District.

Subsequent to the change in zoning, a Site Development Plan was submitted proposing a 468,882 square foot outlet retail center on the site. The plan was approved by the City of Chesterfield on March 26, 2012; two minor amendments to the plan were approved in October 2012 and July 2013.

The Sign Package for this development was approved by the Planning Commission on February 25, 2013, with one condition that the total wall signage not exceed 7.5% of the cumulative façade area of all exterior elevations. In March of 2014, an Amended Sign Package was approved for more defined sign bands and for window signage along interior windows.

### **SUBMITTAL OVERVIEW**

The proposed modifications to the Sign Package would impact the site along North Outer 40 Road and I-64/US 40. The requested modification is to permit (4) temporary signs of 96 square feet in outline area and 11 feet in height, and four attention getting devices, including inflatables.



Figure 1: Aerial Location Map

### **STAFF ANALYSIS**

A sign package provides an applicant specialized review of signs and flexibility from standard signage requirements to provide comprehensive, complementary and unified signage throughout a single development. There are two requests for consideration on this amended sign package. These items are in addition to the existing permitted signage on site.

#### **1. Temporary signs: Public Information Signs**

The UDC would regulate these signs as public information signs, which are temporary and are not to exceed 1 year. Public information signs are defined by the UDC as “signs used for public events, promotion of civic causes or activities for charitable or not-for-profit purposes.” These signs, per the UDC:

*“shall not exceed 32 square feet nor extend more than 10 feet above the elevation of the street adjacent, or the average existing finish grade at the base of the sign, whichever is higher. The height of any public information sign shall not exceed six feet when located in the minimum front yard setback.”*

A temporary sign along the North Outer 40 corridor has been previously approved beyond the 32 sq. ft. outright permitted by the UDC for a construction site at Beyond Self Storage. Additionally, a number of sites along the corridor have permanent monument signs, including 3 already permitted at the subject site, which exceed the square footage permitted outright by the UDC of 50 sq. ft. Figure 2 below identifies the sites which have permanent signage approved over 50 sq. ft. with a yellow circle, and the site approved for temporary signage over 34 square feet is identified with a red circle.



Figure 2: Location map of other oversized signage

## **2. Inflatables**

In addition to the four temporary signs, the applicant is requesting four attention getting devices, including inflatables. Within their narrative, the applicant explains that these temporary signs and devices would be changed depending on the season. For the fall season, the applicant wishes to have four internally lit, inflatable pumpkins. Three of the pumpkins are 13' long x 13' wide x 16' tall. The fourth pumpkin would be located on the southeastern-most side of the site, where the aerial image in Figure 1 denotes a black star, and would be 16' long x 16' wide x 20' tall. For the winter season, the inflatable pumpkins would be removed and Christmas trees with string lights would be placed instead. The UDC prohibits inflatables under section [31-04-05H.2\(b\)](#).

### **STAFF RECOMMENDATION**

Staff has reviewed the requested amendment to the Sign Package for Chesterfield Outlets (Taubman Prestige Outlets) and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action. Please note, any amendments to the provisions of the approved Sign Package would require review and approval by the Planning Commission.

### **MOTION**

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

- 1) "I move to approve (or deny) the 2<sup>nd</sup> Amended Sign Package for Chesterfield Outlets (Taubman Prestige Outlets)."
- 2) "I move to approve the 2<sup>nd</sup> Amended Sign Package for Chesterfield Outlets (Taubman Prestige Outlets)....." (Conditions may be added, eliminated, altered or modified)

Respectfully Submitted,

Cecilia Dvorak  
Project Planner

Attachments: Proposed 2<sup>nd</sup> Amended Sign Package



# DOSTER ULLOM & BOYLE, LLC

ATTORNEYS AT LAW

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16090 Swingley Ridge Road  
Suite 620  
Chesterfield, MO 63017  
(636) 532-0042  
(636) 532-1082 Fax

Daniel T. Manning  
dmanning@dubllc.com

September 13, 2017

**Hand Delivered and Via Email**

Ms. Cecilia Dvorak, Project Planner  
City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017-0760

Re: Chesterfield Outlets (Taubman Prestige Outlets) Second Amended Sign Package  
Petitioner's Response to City Comments

Dear Ms. Dvorak:

The undersigned represents Taubman Prestige Outlets of Chesterfield, LLC ("Applicant"), in connection with their Second Amended Sign Package Application ("Application") for the property commonly known as Taubman Prestige Outlets (the "Property"). Applicant has received and reviewed your comment letter dated September 7, 2017 (the "Letter"). Applicant's responses to the comments provided in the Letter are as follows:

1. The overall location map provided (recorded as page 232) indicates that one of the signs may be located off site within the Boone's Crossing subdivision. This is a discrepancy between the detailed page (recorded as page 233) which shows the sign located on the northwestern edge of the development. The sign package for Chesterfield Outlets cannot regulate signage for another development. Either a sign package must be submitted for the Boone's Crossing development which proposes this sign if this is what was intended, or the overall location map must be amended so that all signs are located on the subject site.

**Response: All signs will be located on the Property. Please see the enclosed location map, which has been revised per your request.**

2. Be advised that the request for four signs of 96 square feet in addition to the signage already permitted on site goes far above previously approved signage in this or any other area within the City of Chesterfield.

**Response: This advisory comment is noted. Applicant notes that the sign package procedure permits approval of signage that would otherwise be prohibited by the strict requirements of the Unified Development Code. The nature of the use of the seasonal business that the proposed signage will identify makes the proposed square footage uniquely necessary and appropriate. Furthermore, since the use and operation of this seasonal business are unique in the City of Chesterfield, approval of the Application will not set a precedent for the City or City staff.**

3. Be advised that per section 31-04-05H.2(b) of the UDC, inflatables are expressly prohibited.

**Response: This advisory comment is noted. Applicant notes that the sign package procedure permits approval of signage that would otherwise be prohibited by the strict requirements of the Unified Development Code. The nature of the use of the seasonal business that the proposed signage will identify makes inflatables and other attention grabbing devices uniquely necessary and appropriate. Furthermore, since the use and operation of this seasonal business are unique in the City of Chesterfield, approval of the Application will not set a precedent for the City or City staff.**

4. Materials are consistent with a temporary sign, however, your narrative doesn't indicate how long these signs would be in place. Please amend the narrative to include this information for the request.

**Response: Please see the enclosed narrative statement, which has been revised per your request.**

5. Per UDC Section 31-04-05D, the purpose of a sign package is to provide comprehensive, complimentary and unified signage throughout a single development or contiguous lot under common ownership. Additionally, it is intended to provide a specialized review of signs and flexibility from the standard signage requirements in order to encourage superior design, quality and character. Please amend the narrative to describe how you're providing superior design, quality, and character with this request.

**Response: Please see the enclosed narrative statement, which has been revised per your request.**

6. Per the UDC Section 31-04-05D.4, when a sign package is requested for a development, the following shall be submitted to the department:
  - a. A narrative detailing the reasoning for the sign package request and why it will enhance the proposed development above what would be permitted through the City of Chesterfield UDC.
  - b. The maximum number of proposed signs.
  - c. Location, size, height, construction material, and placement of all proposed signs.
  - d. General elevations of all proposed freestanding, monument, wall, and any other sign that requires City of Chesterfield approval.
  - e. Illumination level, color and type. Illumination shall conform to the Section 31-04-03, Lighting standards, of this Article.
  - f. Dimensions, height, square footage of all existing signs or note that none exist for both freestanding and attached signs (submit picture of all existing signage).
  - g. Material specifications for proposed signs including sign materials and colors.

h. Landscaping of any freestanding or monument signs.

**Response: Please see the enclosed narrative statement, which has been revised per your request.**

7. Amend the images and maps to clarify the dimensions of the inflatable pumpkins' Length x Width x Height.

**Response: Please see the enclosed drawing of the inflatable pumpkin, which has been revised per your request.**

Please find one (1) copy of the following documents enclosed for your review:

- Amended Site Plan with sign locations marked;
- Amended Narrative Statement;
- Amended Drawing of Inflatable Pumpkin; and
- Drawing of Main Sign.

Please do not hesitate to contact me if you have any further questions or comments regarding the Application.

Very Truly Yours,



Daniel T. Manning

Enclosure

cc: Colleen O'Neill, Taubman Prestige Outlets of Chesterfield, LLC  
Michael J. Doster, Esq., Doster Ullom & Boyle, LLC



Taubman Prestige Outlet Mall  
Addendum to Sign Package  
Narrative Statement

This is a request by Taubman Prestige Outlets of Chesterfield, LLC (“Applicant”) for an addendum to the current approved Comprehensive Sign Package governing signage at Taubman Prestige Outlet Mall (the “Property”). The requested addendum is solely to accommodate signage for a market to be operated by Summit Produce (“Summit”). Summit will primarily operate on the portion of the Property that is west of the mall buildings and is currently landscaped with grass. No permanent structures will be built in connection with Summit’s operation.

Summit has been in business since 1978 and has operated out of Kirkwood Farmers Market with great success and acclaim since 1984. Over the past 30 plus years, Summit has grown from a small produce stand open three days a week to a full service shop open seven days a week, April through December. It has been family owned and operated since its founding. Summit provides locally sourced fresh fruits, vegetables, meats, cheeses, jams, honeys, and free range eggs, as well pumpkins during Halloween, Christmas decorations and sweets during the holiday season, and fresh flowers and plants during the spring. Summit has played an instrumental role in making Kirkwood Farmers Market one of the best farmers markets in the region, and a destination for people from all over the St. Louis area.

While Summit offers fresh produce and food each month it is open, the products it emphasizes and its decorative theme evolve and change with the seasons. The seasonal evolution allows Summit to emphasize products in a way that tracts with the seasonal preferences and needs of its customers. Summit’s three seasons are centered on Halloween, the Christmas holidays, and the spring bloom. During the Halloween season, in addition to fresh produce, Summit will offer a pumpkin patch with quality pumpkins that can be purchased for carving. During the holiday season, Summit will offer a Christmas tree lot that sells trees, wreaths and garland for home Christmas decorations. Summit will also offer a holiday “Gingerbread Shoppe” that sells various holiday treats, ornaments, and other eclectic gift items and decorations. When spring arrives, Summit offers a vast selection of plants and flowers for home gardens in addition to fresh produce.

Since its opening, Applicant has strived to create an accommodating, family-friendly, community atmosphere at the Property. Summit’s history, operation, and products make it a natural fit for the Property and Applicant. In Summit, the Property is adding a family-owned and operated business providing high-quality produce that shoppers can pick up in addition to whatever shopping they need to do. Furthermore, the traditional family-centered activities that Summit will add to the Property, such as picking out pumpkins for carving, a Christmas tree, or plants for the garden, fit squarely within atmosphere that Applicant strives to maintain at the Property. Finally, Summit fills a need for the City of Chesterfield by offering a fresh food market and seasonal goods operation that is not currently available in the City, particularly with the closure of Rombachs Farm.

Given Summit’s unique seasonal emphasis, the signage will change each season to reflect that season’s theme. While the signs will change seasonally, the size, location, materials, and lighting of the signs will remain the same. The renderings provided with this Addendum to Comprehensive Sign Package submittal are the renderings for the Halloween season. The signage for the holiday season will have a red and green color scheme and will reference Summit’s tree lot. Additionally, Summit will place lighted Christmas trees behind the signs in place of the inflatable pumpkins. Since there are no permanent buildings

being constructed, the signs are designed to feature the seasonal products available for sale by Summit. These design characteristics allow the signage to stay integrated with the Summit's seasonal theme, and will inform customers that Summit is offering the products that they want in that season, whether it be flowers, a pumpkin, or Christmas decorations. The seasonal theme, the materials, and the design of Summit's proposed signage are consistent with the design, quality and character of signage for this type of use in this region. Just as the market use will compliment to the existing use and activity on the Property, Summit's signage will compliment, and will not adversely impact, the design, quality and character of the signage existing on the Property.

The purpose of the "Main Sign" is to identify and promote Summit and to direct the public to Summit's location on the Property in a manner that reduces pedestrian and motorist confusion while allowing a smooth flow of traffic throughout the Property. As the renderings show, signage during Halloween will have a pumpkin background with the pumpkin patch prominently mentioned in black lettering. During the holidays, the theme will be Christmas oriented and the Christmas tree lot will be featured on the sign text. The purpose of the inflatables and the lighted Christmas trees is to direct attention to Summit's seasonal operations from I-64 in a manner that is consistent with Summit's seasonal themes and emphasis. The size, number and type of the signage requested in this addendum would not otherwise be permitted by a strict application of the City's Sign Code. There will be four Main Signs. Each will be 12 feet x 8 feet and located three feet above the existing finished grade. There will be four inflatables. Three will be 13 feet by 16 feet and one will be 20 feet by 18 feet. Each inflatable will be placed on an 8 feet x 8 feet x 8 feet painted plywood platform. Signs will be located only at major vehicular and pedestrian intersections next to freestanding signs identifying the Property, and the largest pumpkin will be located at the southeast entrance to the Property. All signs will be integrated into the current site landscape design.

All Main Signs will be spot-lighted with solar powered lights. The inflatables will be internally lit with LED modules. The trees will be lit with LED Christmas lights. The illumination standards for each sign, inflatable and tree will conform to City requirements. The lighting will not cause any offsite glare.

All tenants, businesses, and owners within the Property shall receive a copy of the Comprehensive Sign Package from the Applicant at the time of lease/sale. All signage within the Property shall be in conformance with the Comprehensive Sign Package. Any signage not specifically identified in the Comprehensive Sign Package shall conform to Section 04-05 of the Unified Development Code.

Color: Black, Green, Yellow and Orange  
Material: Strong/PU Coated Oxford  
Fabric  
Illumination: LED lights lit internally



# MAIN SIGN

144 in



1/2" MDO PLYWOOD WITH APPLIED DIGITAL PRINT

PMB 347C

BLACK

BLACK

PMB 286C

PMB 286C

# SIDE DETAIL OF MAIN SIGN



2' x 4' PRESSURE TREATED WOOD SUPPORTS PAINTED BLACK

1" x 4" PRESSURE TREATED WOOD POSTS PAINTED BLACK

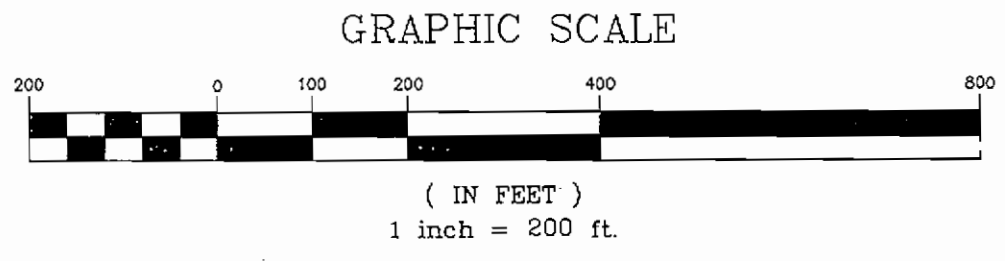
SOLAR POWER SPOTLIGHT

SOLAR POWER SPOTLIGHT

10' x 30' ALIGNED HOLE

\* GIVEN THE NATURE OF THE SIGN NO PLANTINGS WILL BE USED

232

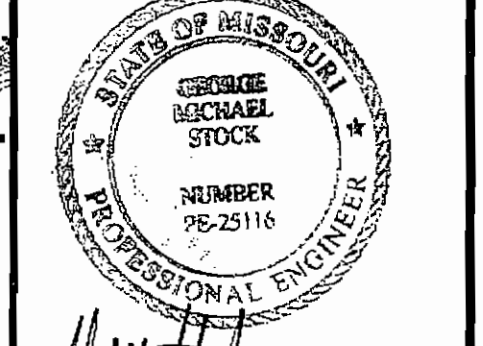


NOTE: ST. LOUIS COUNTY ("COUNTY") INTENDS TO CONSTRUCT AN EXTENSION OF BAXTER ROAD NORTHWARDLY TO A CONNECTION WITH THE I-64 NORTH OUTER ROAD. SUCH EXTENSION MAY RESULT IN INCREASED TRAFFIC COUNTS THAT WILL, IN TURN, REQUIRE FUTURE IMPROVEMENTS TO THE ROADS AND ENTRANCES DESIGNATED ON THIS PLAN. OWNER AND/OR DEVELOPER ("DEVELOPER") SHALL BE RESPONSIBLE FOR SUCH ENTRANCE IMPROVEMENTS ASSOCIATED WITH ENTRANCES #2 AND #3 AND RELATED ROAD IMPROVEMENTS, AS REASONABLY DETERMINED BY COUNTY, WITHIN PUBLIC RIGHTS-OF-WAY AND COUNTY EASEMENT. DEVELOPER SHALL ENTER INTO AN ESCROW AGREEMENT WITH COUNTY, WHICH AGREEMENT SHALL PROVIDE THAT DEVELOPER SHALL DEPOSIT CASH OR AN APPROVED LETTER OF CREDIT WITH COUNTY IN AN AMOUNT NOT TO EXCEED \$35,000.00 TO GUARANTEE ALL COSTS RELATING TO DESIGN AND CONSTRUCTION OF SUCH FUTURE IMPROVEMENTS, INCLUDING INCREASED COSTS DUE TO INFLATION. SUCH ESCROW AGREEMENT SHALL PROVIDE THAT COUNTY USE SUCH CASH OR LETTER OF CREDIT TO PROVIDE FOR THE DESIGN AND CONSTRUCTION, EITHER BY COUNTY OR COUNTY'S AGENT OR CONTRACTOR, WHEN COUNTY REASONABLY DETERMINES THAT CHANGES IN TRAFFIC DUE TO THE BAXTER ROAD EXTENSION PROJECT REQUIRE SUCH IMPROVEMENTS. SUCH ESCROW AGREEMENT SHALL HAVE A TERM OF FIFTEEN YEARS, BE BINDING ON DEVELOPER'S SUCCESSORS AND ASSIGNS, AND BE IN FORCE PRIOR TO DEVELOPER REQUESTING ANY PERMITS, INCLUDING SPECIAL USE PERMITS FROM COUNTY.

PREPARED BY: **STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9100  
www.stockassoc.com

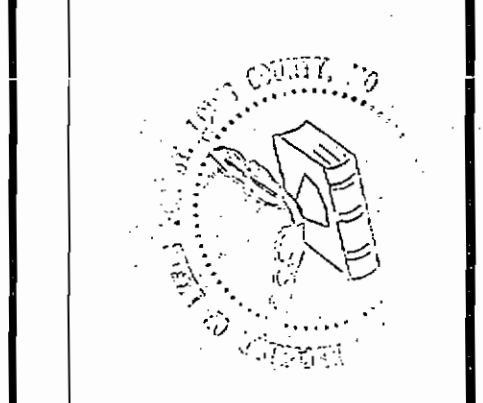
2ND AMENDED SITE DEVELOPMENT PLAN FOR:  
**CHESTERFIELD OUTLETS**  
NORTH OUTER 40  
CHESTERFIELD, MISSOURI 63005

OWNER / DEVELOPER  
**Taubman Prestige Outlets of Chesterfield**  
200 East Long Lake Road Suite 300  
Bloomfield Hills, MI 48304-2324  
PROJECT NAME



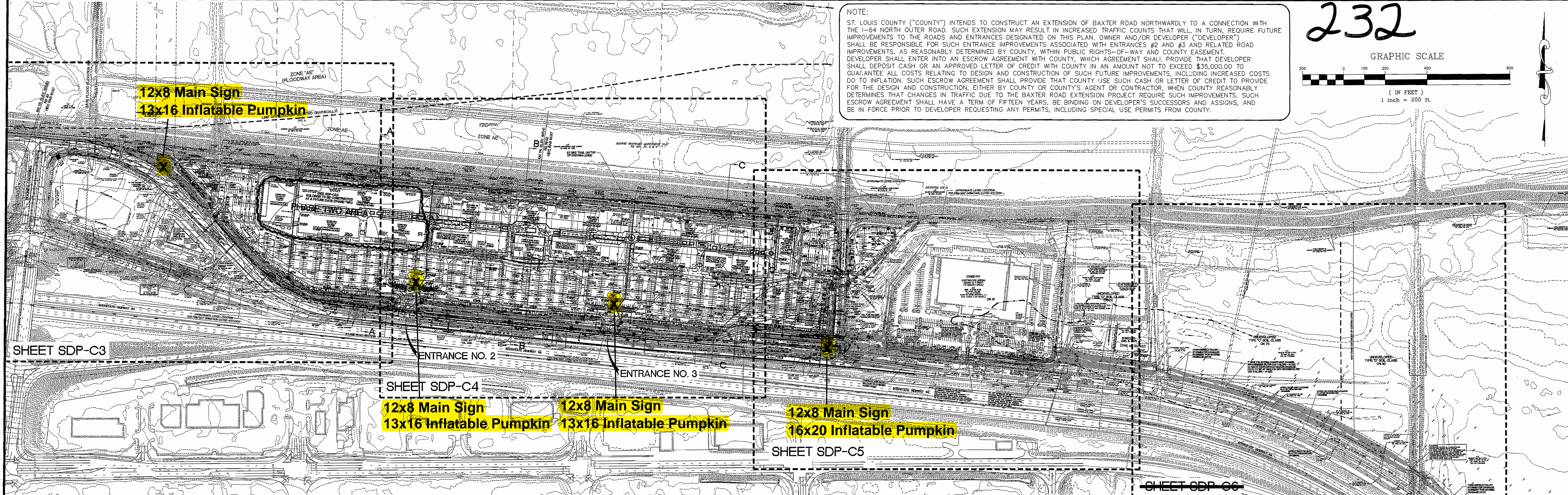
DATE: 7/15/13  
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:  
1 7/12/13 PER CITY



DRAWN BY: T.P.S. CHECKED BY: C.M.S.  
DATE: 6/28/2013 JOB NO: 211-4742  
MSD # NO. BASE MAP: P-29391-00  
SHEET TITLE: OVERALL SITE DEVELOPMENT PLAN KEY MAP

SHEET NO.: **SDP-C2**



**PROPOSED DEVELOPMENT INFORMATION:**

OVERALL LOT AREA : 48,150 Acres ± (2,097,445 s.f.)  
PROPOSED BUILDING FOOTPRINT  
PHASE ONE : 330,458 s.f. GROSS FLOOR AREA  
PHASE TWO : 138,424 s.f. GROSS FLOOR AREA  
TOTAL (PHASE 1 & 2) : 468,882 s.f. GROSS FLOOR AREA  
F.A.R. (ORD. 2682 MAX FLOOR AREA = 500,000 s.f.)  
PHASE ONE : 330,458 s.f. BLDG. / 2,097,445 s.f. SITE = 0.1575  
PHASE TWO : 138,424 s.f. BLDG. / 2,097,445 s.f. SITE = 0.0660  
TOTAL (PHASE 1 & 2) : 468,882 s.f. BLDG. / 2,097,445 s.f. SITE = 0.2235

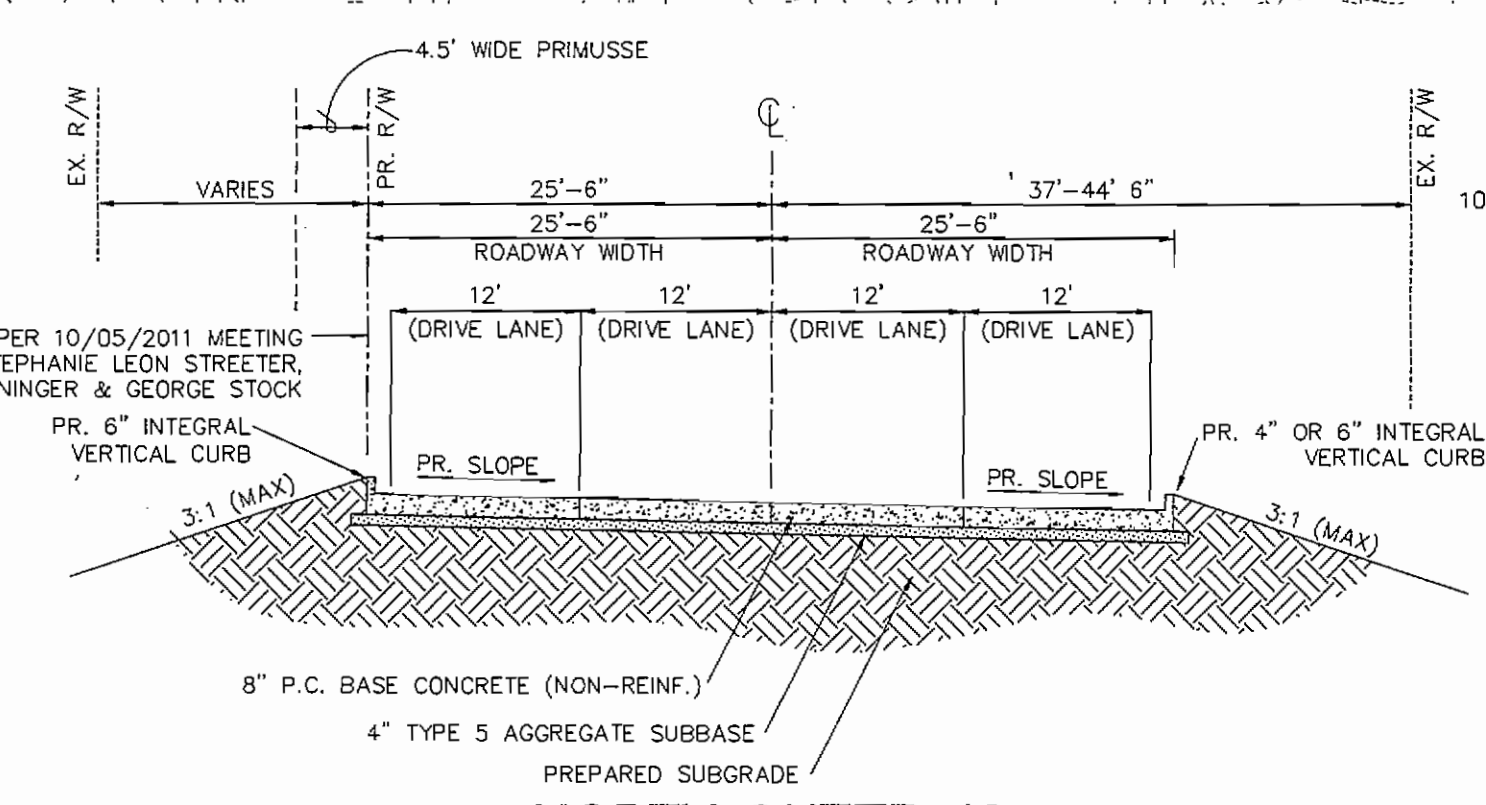
OPEN SPACE CALCULATIONS:  
OVERALL AREA : 48,150 Acres ± (2,097,445 s.f.) = 100 %  
TOTAL BUILDING AREA : 468,882 s.f. = 2.23 %  
PHASE ONE : 330,458 s.f. = 1.57 %  
PHASE TWO : 138,424 s.f. = 0.66 %  
TOTAL : 468,882 s.f. = 2.23 %  
TOTAL PAVED PARKING AREA : 21,251 Acres ± (925,709 s.f.) = 44.14 %  
TOTAL OPEN SPACE : 19,315 Acres ± (330,458 s.f.) = 40.11 %  
PHASE ONE AND TWO TOTAL : 16,135 Acres ± (702,854 s.f.) = 33.51 %

NOTE: 30% OPEN SPACE IS REQUIRED FOR THIS DEVELOPMENT BY CITY OF CHESTERFIELD ORDINANCE 2682 B.S. TO THE PROPOSED STORM WATER IMPROVEMENTS COMPLY WITH THIS REQUIREMENT.  
PARKING CALCULATIONS: (FULL PARKING BUILD-OUT WILL BE DONE IN PHASE ONE)  
REDUCTION PER CITY LETTER "CHESTERFIELD OUTLETS - REQUEST FOR MODIFICATION TO PARKING REQUIREMENTS" DATED JANUARY 26, 2012, PER THE CITY OF CHESTERFIELD A 6.6 % REDUCTION TO THE PARKING REQUIREMENT SPECIFIED IN SECTION 1003.165, 4E(6) FOR THE PROPOSED CHESTERFIELD OUTLETS DEVELOPMENT IS APPROVED IN ACCORDANCE WITH SECTION 1003.165, 9.9.1(1). ADDITIONAL CHANGES TO THE DEVELOPMENT SIZE, RESTAURANT USE THAT EXCEEDS 10% OF THE GROSS LEASABLE AREA OF THE DEVELOPMENT, OR THE ADDITION OF A THEATER IN THE DEVELOPMENT WILL REQUIRE A NEW MODIFICATION TO BE SUBMITTED AND REVIEWED.

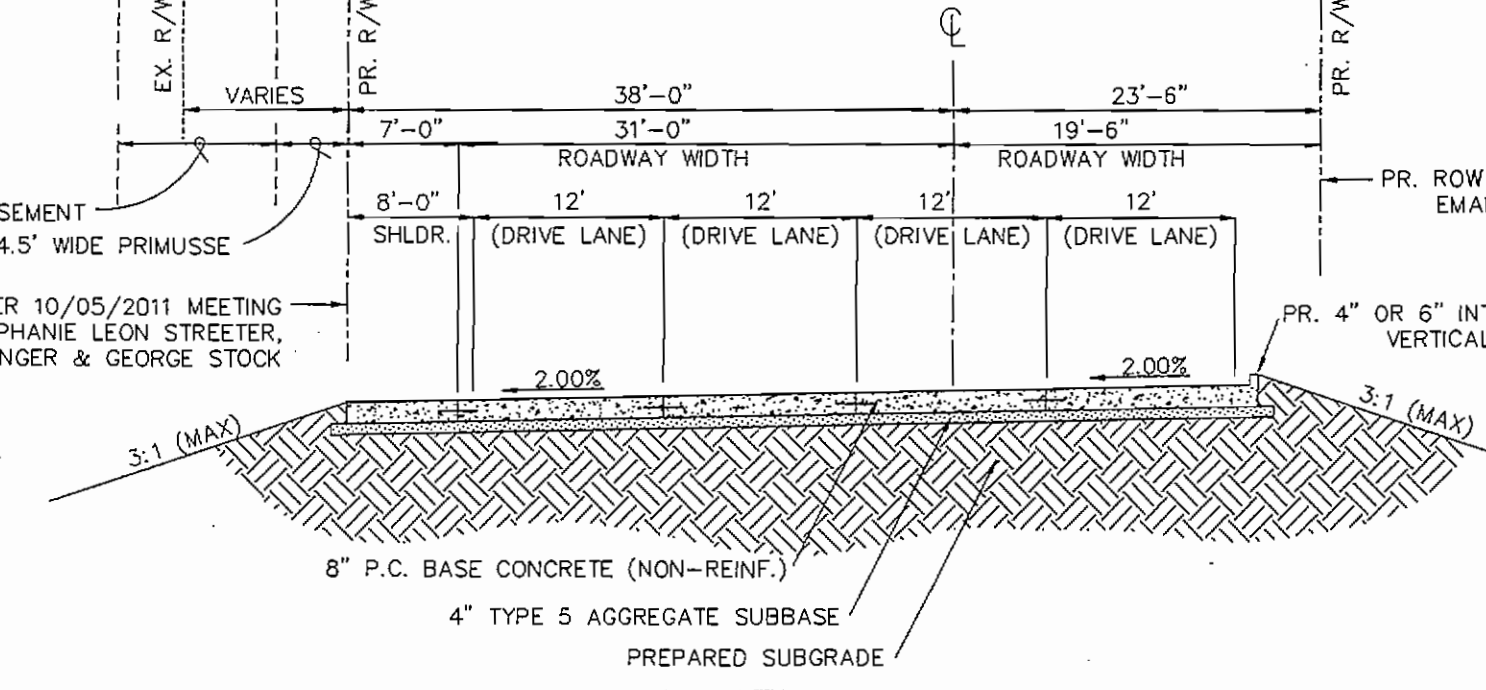
ULTIMATE PARKING FOR FULL PROJECT (PHASE 1 AND PHASE 2)  
REQUIRED PARKING: 4.75 SPACES PER 1,000 s.f. OF GROSS FLOOR AREA  
468,882 s.f. AT 4.75/1000 = 2,228 SPACES REQUIRED  
REQUIRED PARKING WITH 6.6% REDUCTION: = ((468,882/1,000) x 4.75) x 0.934 = 2,081 SPACES REQUIRED  
PARKING PROVIDED: = 2,190 SPACES (\* INCLUDES 37 H.C. SPACES)  
\* H.C. PARKING PROVIDED PER CODE: 20 PLUS ONE FOR EACH 100 OR FRACTION THEREOF, OVER 1,000.  
20 + 12 (1190/100) = 32 H.C. REQUIRED

PARKING FOR PHASE ONE  
(FULL PARKING FOR PHASE 1 & 2 IS PROVIDED DURING PHASE 1 CONSTRUCTION)  
REQUIRED PARKING: 4.75 SPACES PER 1,000 s.f. OF GROSS FLOOR AREA  
(PHASE ONE ONLY) 330,458 s.f. AT 4.75/1000 = 1,570 SPACES REQUIRED  
H.C. PARKING: 20 + 6 (570/100) = 26 H.C. REQUIRED  
REQUIRED PARKING WITH 6.6% REDUCTION: = ((330,458/1,000) x 4.75) x 0.934 = 1,467 SPACES REQUIRED  
PARKING PROVIDED: = 2,190 SPACES (\* INCLUDES 37 H.C. SPACES)  
NOTE: FULL PARKING BUILD-OUT (ULTIMATE SITE) DURING PHASE ONE CREATES AN EXCESS OF 723 PARKING SPACES.

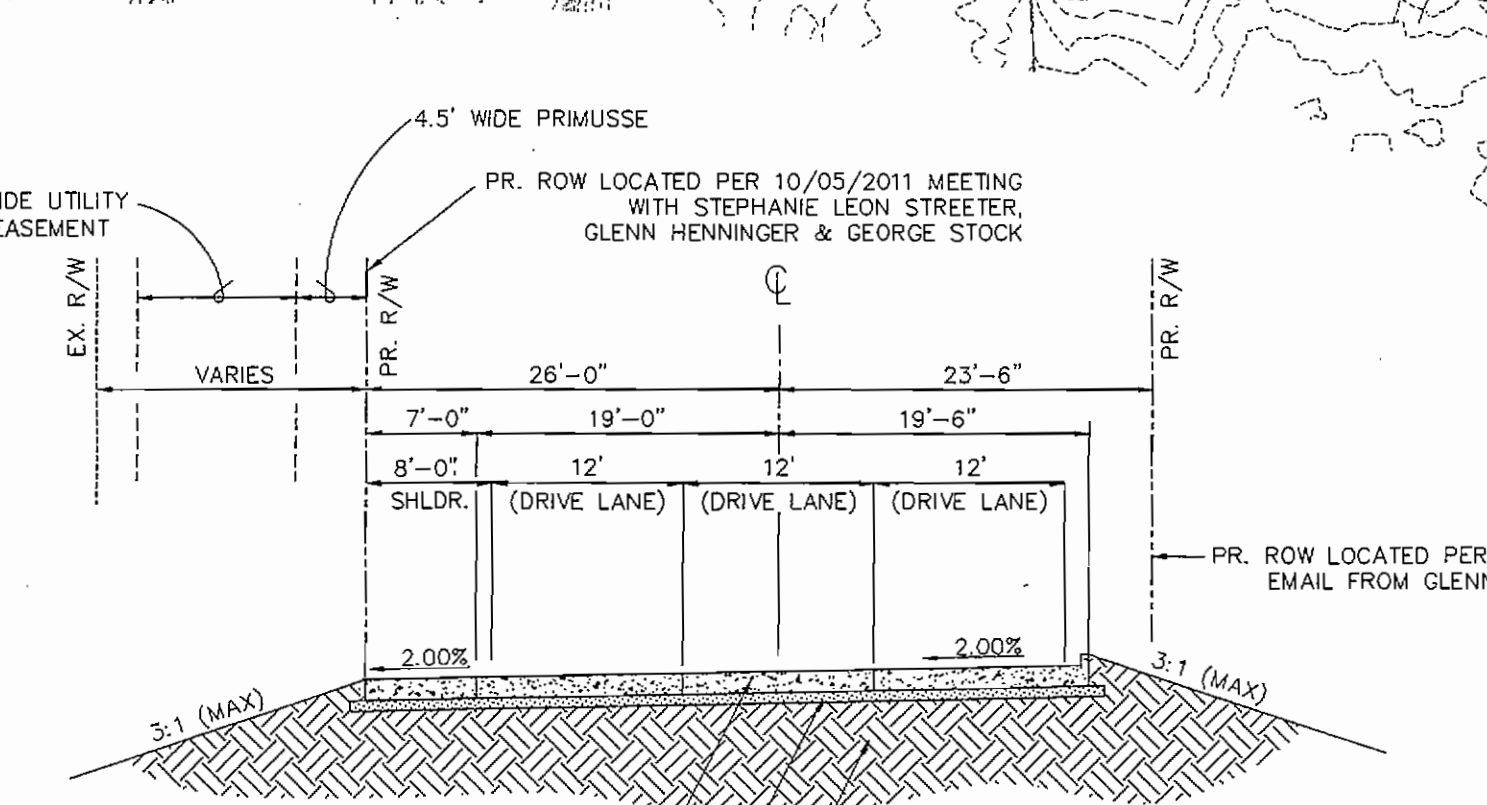
LOADING CALCULATIONS: (LOADING FOR PHASE ONE AND TWO IS PROVIDED DURING PHASE ONE CONSTRUCTION)  
REQUIRED LOADING: TWO 10'x25' LOADING SPACES AND ONE 10'x40' LOADING SPACE FOR CENTERS HAVING 25,001-100,000 s.f.  
1 ADDITIONAL 10'x40' SPACE FOR EX. ADDITIONAL 100,000 s.f.  
468,882 s.f. (GROSS FLOOR AREA) REQUIRES THE FOLLOWING:  
2 - 10'x25' LOADING SPACES  
5 - 10'x40' LOADING SPACES  
PROVIDED LOADING: 6 - 12' x 100' LOADING AREAS 1 - 10' x 335' LOADING AREA  
1 - 10' x 180' LOADING AREAS 1 - 10' x 165' LOADING AREA  
1 - 10' x 350' LOADING AREA 1 - 10' x 70' LOADING AREA



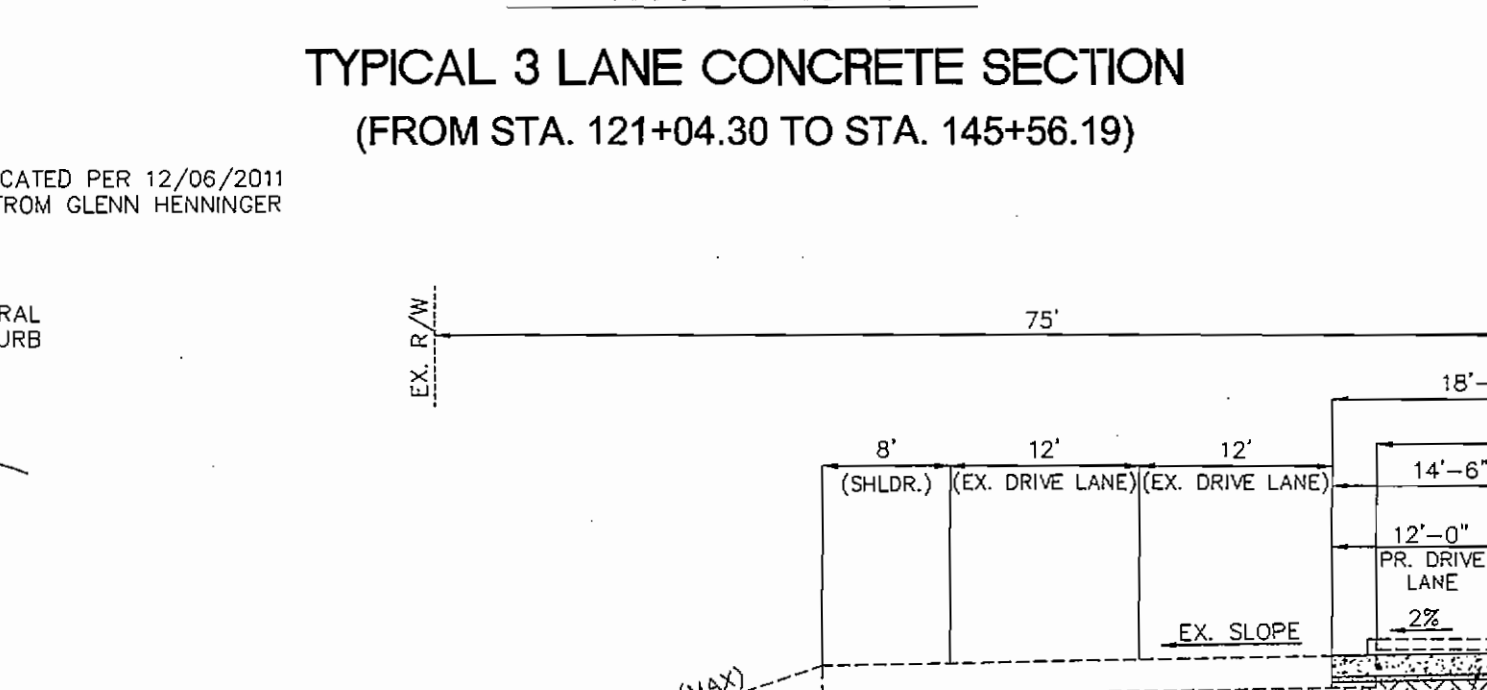
**NORTH OUTER 40**  
TYPICAL 4 LANE CONCRETE SECTION  
(FROM STA. 101+06.84 TO STA. 110+89.71)



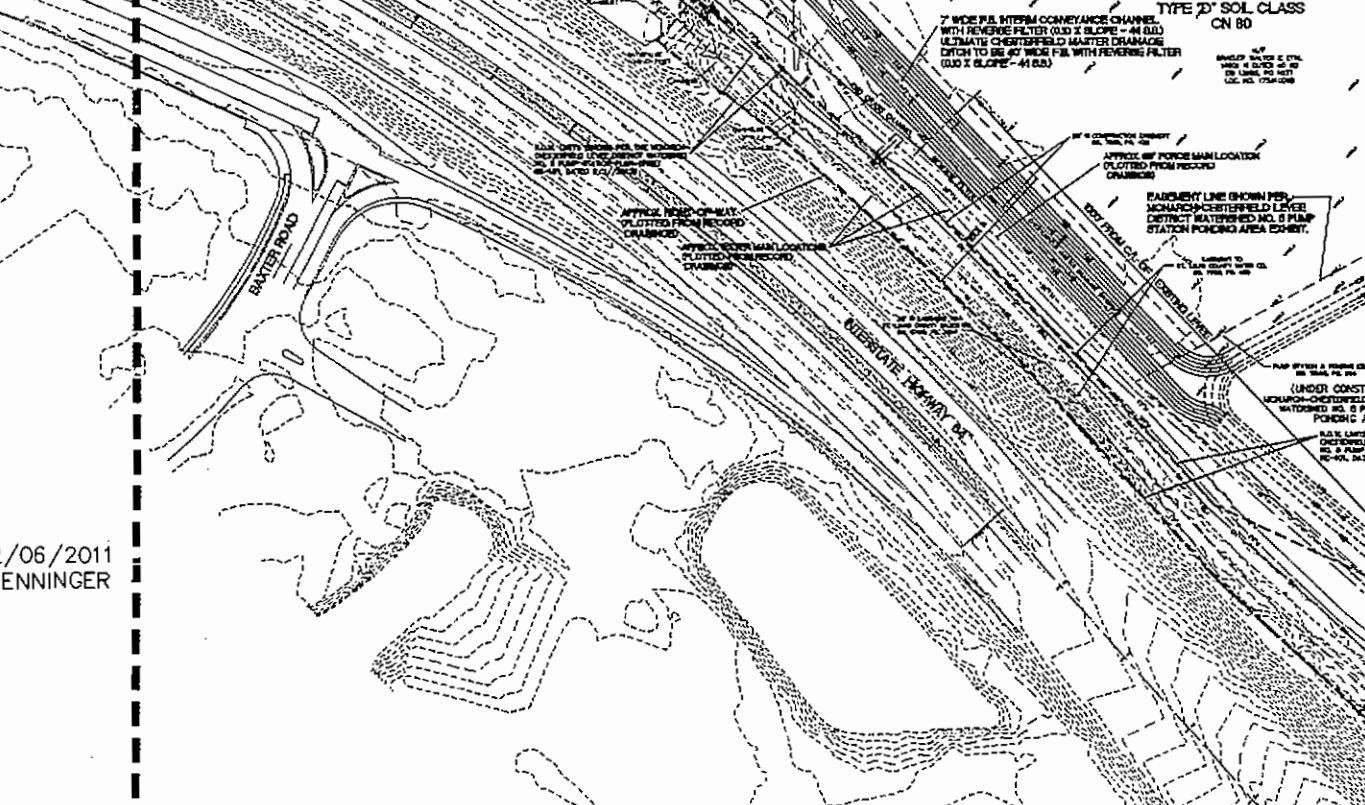
**NORTH OUTER 40**  
TYPICAL 4 LANE CONCRETE SECTION  
(FROM STA. 117+15.82 TO STA. 121+04.30)



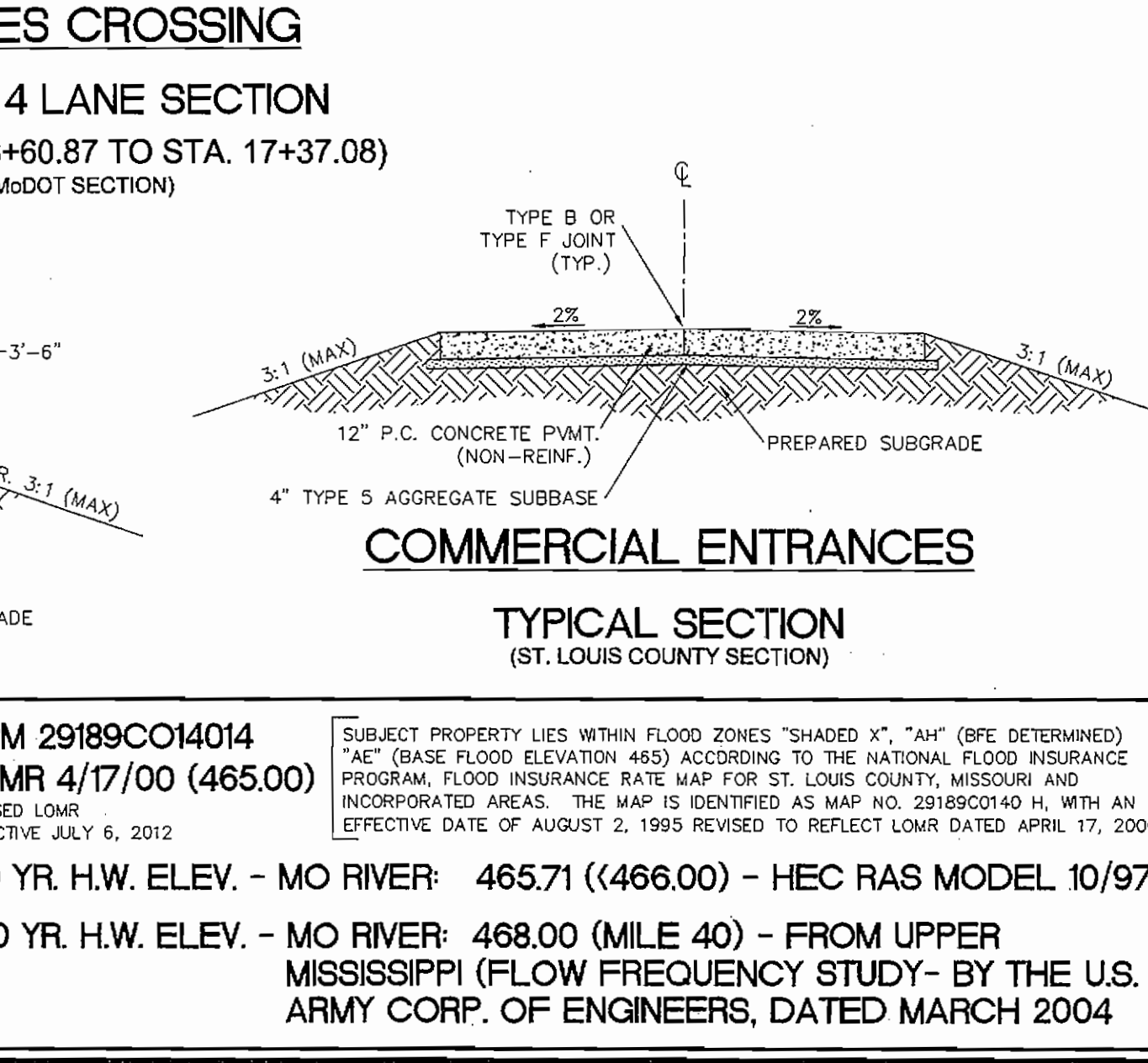
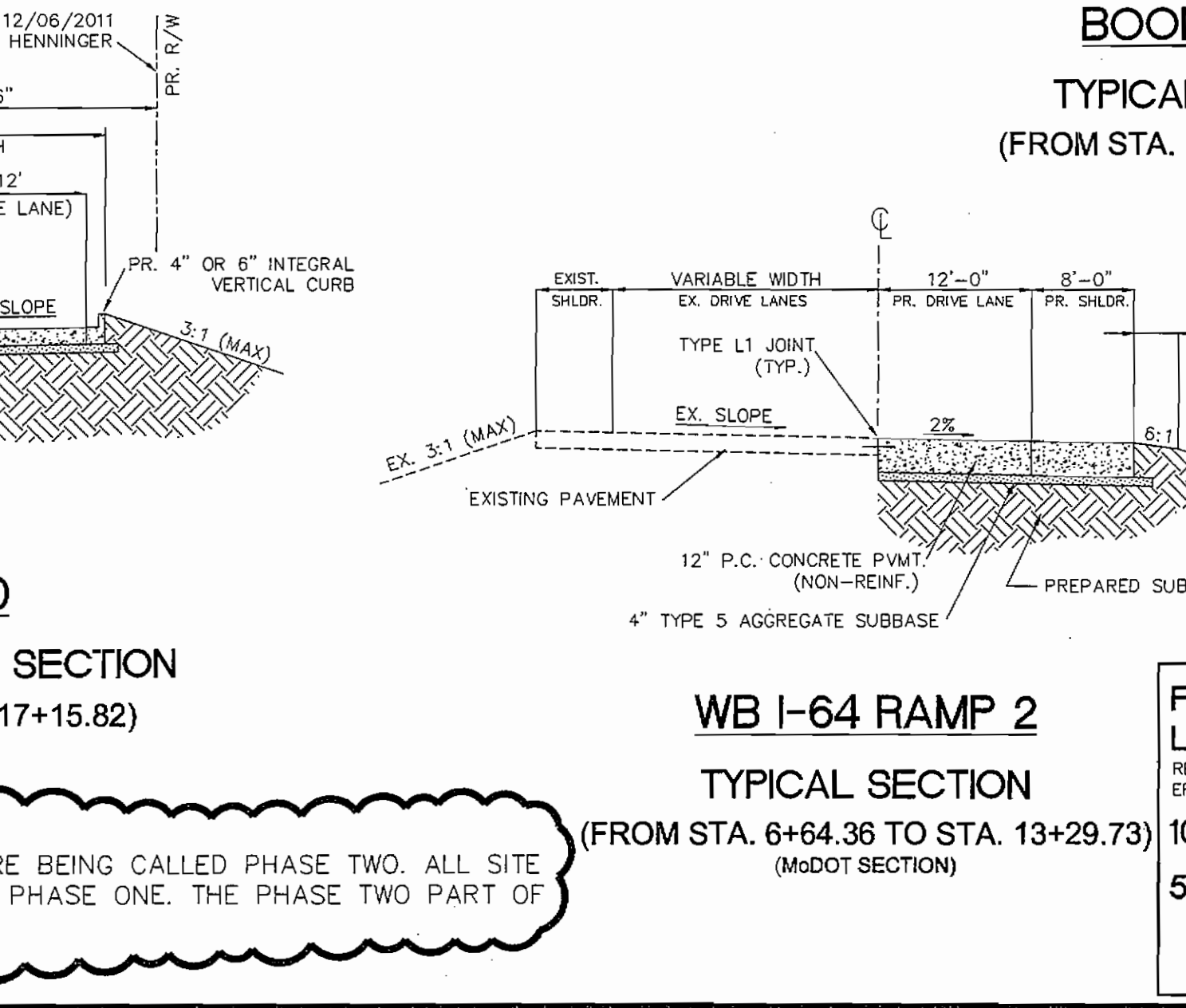
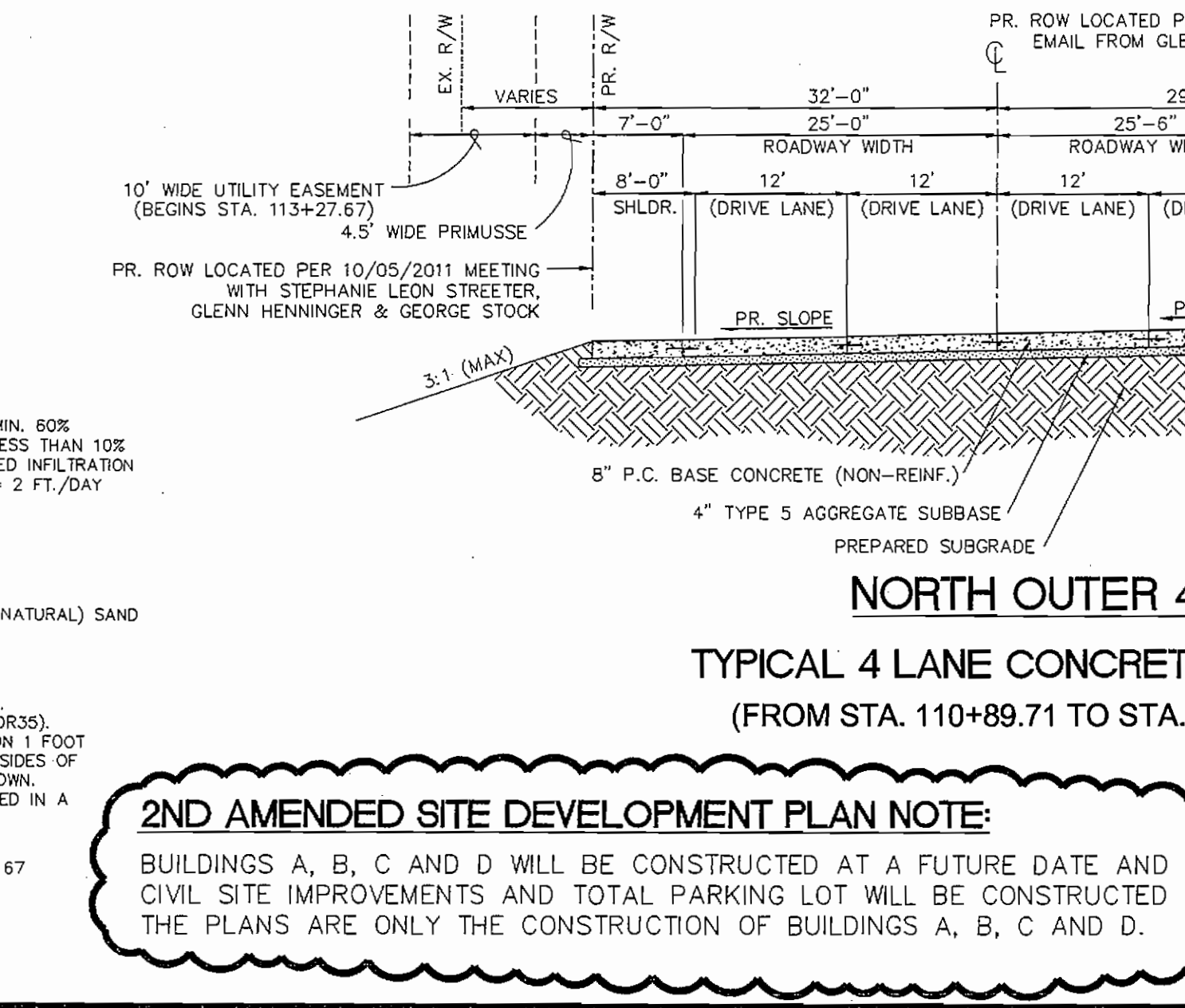
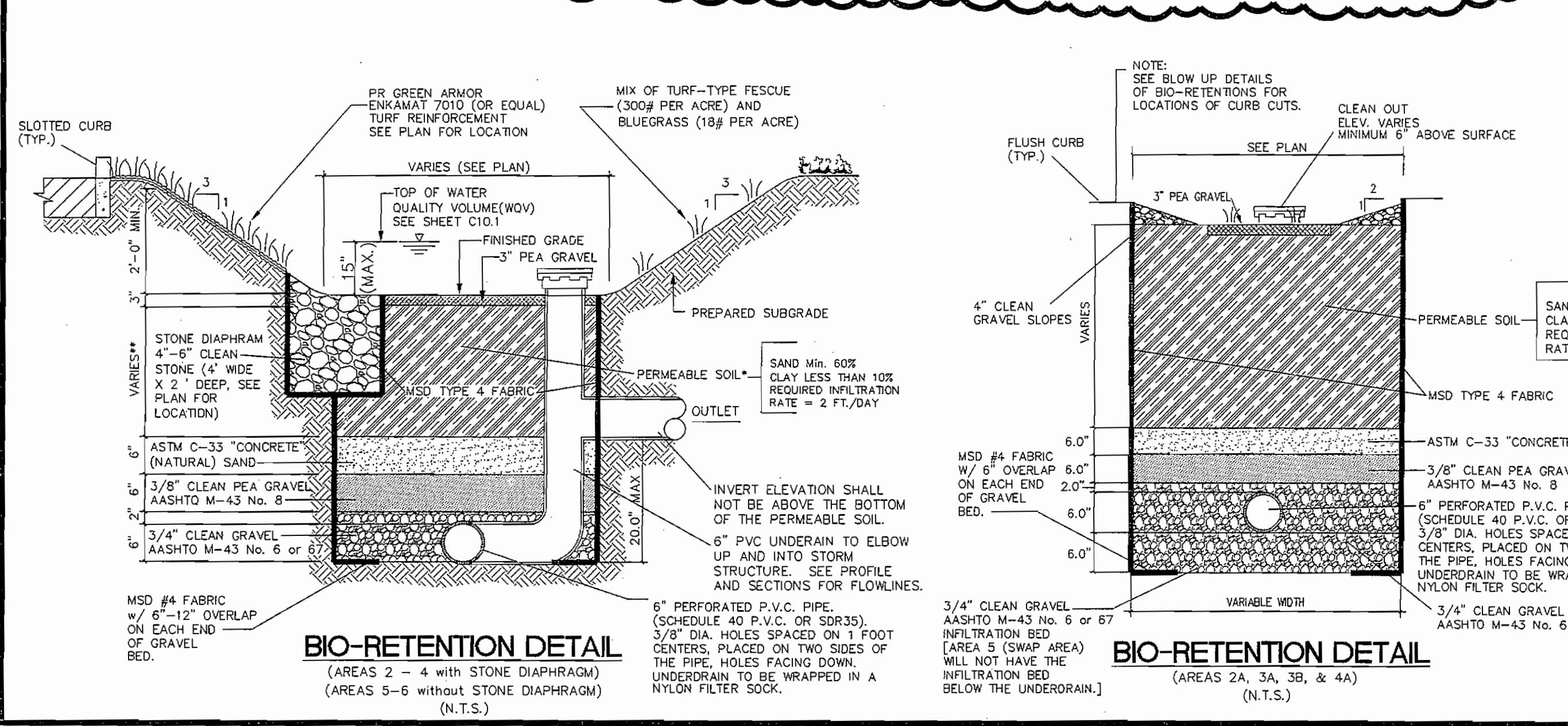
**NORTH OUTER 40**  
TYPICAL 3 LANE CONCRETE SECTION  
(FROM STA. 121+04.30 TO STA. 145+56.19)



**BOONES CROSSING**  
TYPICAL 4 LANE SECTION  
(FROM STA. 13+60.87 TO STA. 17+37.08)  
(M&D DOT SECTION)

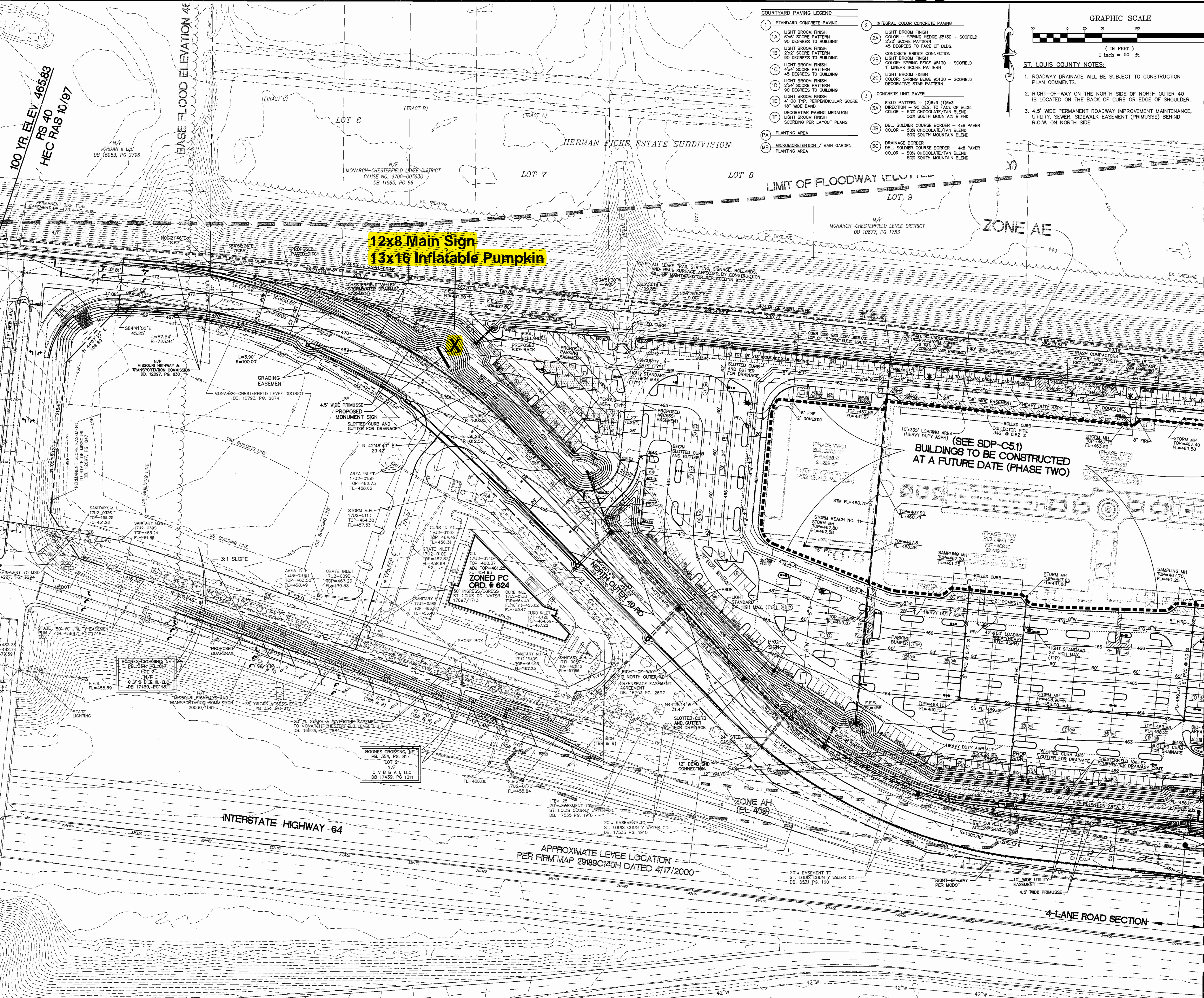


**COMMERCIAL ENTRANCES**  
TYPICAL SECTION  
(ST. LOUIS COUNTY SECTION)



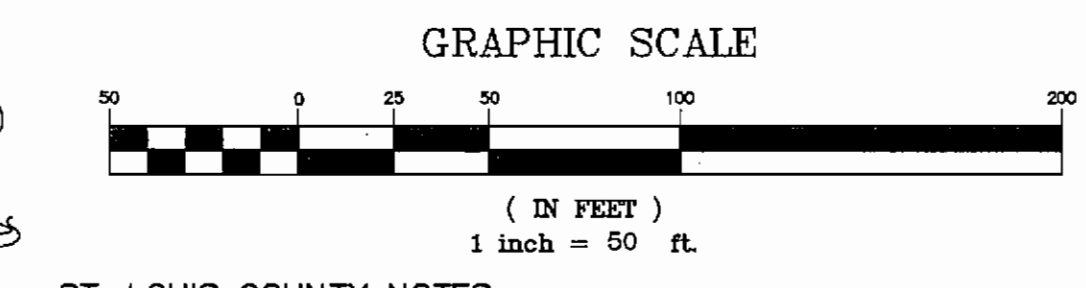
**2ND AMENDED SITE DEVELOPMENT PLAN NOTE:**  
BUILDINGS A, B, C AND D WILL BE CONSTRUCTED AT A FUTURE DATE AND ARE BEING CALLED PHASE TWO. ALL SITE CIVIL SITE IMPROVEMENTS AND TOTAL PARKING LOT WILL BE CONSTRUCTED IN PHASE ONE. THE PHASE TWO PART OF THE PLANS ARE ONLY THE CONSTRUCTION OF BUILDINGS A, B, C AND D.

FIRM 29189C014014  
LOMR 4/17/00 (465.00)  
SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "SHADED X," "AH" (BFC DETERMINED) "AE" (BASE FLOOD ELEVATION 485') ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. ZSR000140 H, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISION TO REFLECT LOMR DATED APRIL 17, 2000  
REVISED LOMR: EFFECTIVE JULY 6, 2012  
100 YR. H.W. ELEV. - MO RIVER: 465.71 (466.00) - HEC RAS MODEL 10/97  
500 YR. H.W. ELEV. - MO RIVER: 468.00 (MILE 40) - FROM UPPER MISSISSIPPI (FLOW FREQUENCY STUDY - BY THE U.S. ARMY CORP. OF ENGINEERS, DATED MARCH 2004



COURTYARD PAVING LEGEND

1 STANDARD CONCRETE PAVING	2 INTEGRAL COLOR CONCRETE PAVING
1A LIGHT BROOM FINISH 6"x6" SCORE PATTERN 90 DEGREES TO BUILDING	2A LIGHT BROOM FINISH COLOR - SPRING HEDGE #5130 - SCOFIELD 2"x2" SCORE PATTERN 45 DEGREES TO FACE OF BLDG.
1B LIGHT BROOM FINISH 2"x2" SCORE PATTERN 90 DEGREES TO BUILDING	2B CONCRETE BRIDGE CONNECTION LIGHT BROOM FINISH COLOR - SPRING HEDGE #5130 - SCOFIELD 1" LINEAR SCORE PATTERN
1C LIGHT BROOM FINISH 4"x4" SCORE PATTERN 45 DEGREES TO BUILDING	2C LIGHT BROOM FINISH COLOR - SPRING HEDGE #5130 - SCOFIELD DECORATIVE STAR PATTERN
1D LIGHT BROOM FINISH 2"x4" SCORE PATTERN 90 DEGREES TO BUILDING	3 CONCRETE UNIT PAVER
1E LIGHT BROOM FINISH 4" OC TYP. PERPENDICULAR SCORE 16" WIDE BAND	3A FIELD PATTERN - (216x9) (116x3) DIRECTION - 90 DEG. TO FACE OF BLDG. COLOR - 50% CHOCOLATE/TAN BLEND 50% SOUTH MOUNTAIN BLEND
1F DECORATIVE PAVING MEDALLION LIGHT BROOM FINISH SCORING PER LAYOUT PLANS	3B DBL. SOLDIER COURSE BORDER - 4x8 PAVES COLOR - 50% CHOCOLATE/TAN BLEND 50% SOUTH MOUNTAIN BLEND
PA PLANTING AREA	3C DRAINAGE BORDER DBL. SOLDIER COURSE BORDER - 4x8 PAVES COLOR - 50% CHOCOLATE/TAN BLEND 50% SOUTH MOUNTAIN BLEND
MB MICROBIORIENTATION / RAIN GARDEN PLANTING AREA	



- ST. LOUIS COUNTY NOTES:
- ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLAN COMMENTS.
  - RIGHT-OF-WAY ON THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
  - 4.5' WIDE PERMANENT ROADWAY IMPROVEMENT MAINTENANCE, UTILITY, SEWER, SIDEWALK EASEMENT (PRIMUSSE) BEHIND R.O.W. ON NORTH SIDE.

PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
Ph: (636) 530-4100  
Fax: (636) 530-4150  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

2ND AMENDED SITE DEVELOPMENT PLAN FOR:

# CHESTERFIELD OUTLETS

NORTH OUTER 40  
CHESTERFIELD, MISSOURI 63005

OWNER / DEVELOPER  
**Taubman Prestige Outlets of Chesterfield**  
200 East Long Lake Road Suite 300  
Bloomfield Hills, MI  
48304-2324  
PROJECT NAME

GEORGE M. STOCK E-25118  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1	7/12/13 PER CITY
---	------------------



DRAWN BY: T.P.S. CHECKED BY: G.M.S.  
DATE: 6/28/2013 JOB NO: 211-4742  
MSD P NO: P-29391-00 BASE MAP: 17U,17T

SITE DEVELOPMENT PLAN

SHEET NO: SDP-C3

INTERSTATE HIGHWAY 64

APPROXIMATE LEVEE LOCATION PER FIRM MAP 29189C140H DATED 4/17/2000

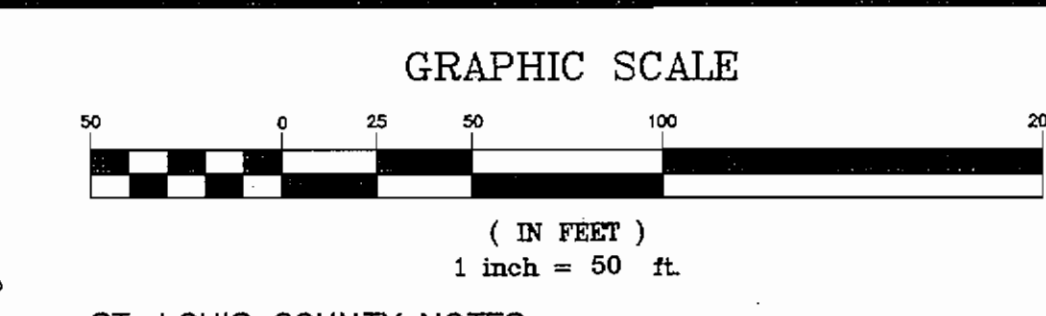
4-LANE ROAD SECTION

12x8 Main Sign  
13x16 Inflatable Pumpkin

ZONED PC ORD. # 624

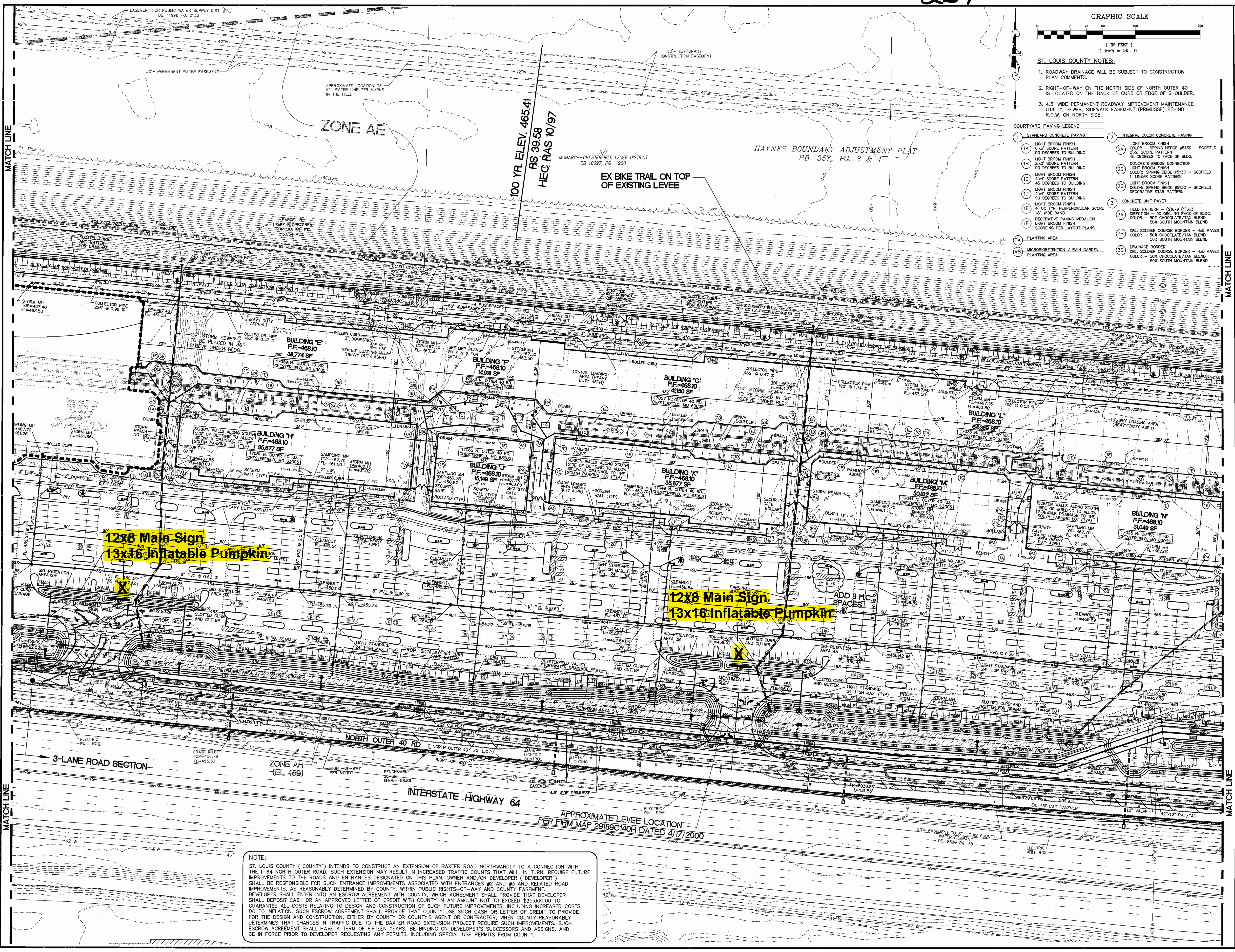
ZONE AH (EL 459)

(SEE SDP-C5.1)  
BUILDINGS TO BE CONSTRUCTED AT A FUTURE DATE (PHASE TWO)



ST. LOUIS COUNTY NOTES:
1. ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLAN COMMENTS.
2. RIGHT-OF-WAY ON THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
3. 4.5' WIDE PERMANENT ROADWAY IMPROVEMENT MAINTENANCE, UTILITY, SEWER, SIDEWALK EASEMENT (PRIMUSSE) BEHIND R.O.W. ON NORTH SIDE.

COURTYARD PAVING LEGEND table with 16 items (1A-1F, 2A-2C, 3A-3C, PA, MB) describing various paving materials and finishes like concrete, brick, and stone.



MATCH LINE

MATCH LINE

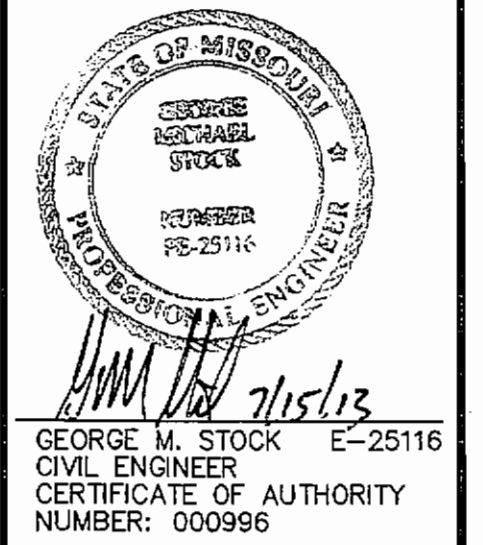
2ND AMENDED SITE DEVELOPMENT PLAN FOR:

CHESTERFIELD OUTLETS

NORTH OUTER 40

CHESTERFIELD, MISSOURI 63005

OWNER / DEVELOPER:
Taubman Prestige Outlets of Chesterfield
200 East Long Lake Road Suite 300
Bloomfield Hills, MI 48304-2234



REVISIONS:
1 7/12/13 PER CITY

Table with columns for DATE, TIME, and CHECKED BY, showing revision history.

SHEET TITLE:
SITE DEVELOPMENT PLAN

SHEET NO.:
SDP-C4

NOTE:
ST. LOUIS COUNTY ("COUNTY") INTENDS TO CONSTRUCT AN EXTENSION OF BAXTER ROAD NORTHWARDLY TO A CONNECTION WITH THE I-64 NORTH OUTER ROAD. SUCH EXTENSION MAY RESULT IN INCREASED TRAFFIC COUNTS THAT WILL, IN TURN, REQUIRE FUTURE IMPROVEMENTS TO THE ROADS AND ENTRANCES DESIGNATED ON THIS PLAN...

12x8 Main Sign
13x16 Inflatable Pumpkin

12x8 Main Sign
13x16 Inflatable Pumpkin

3-LANE ROAD SECTION

ZONE AH (EL 459)

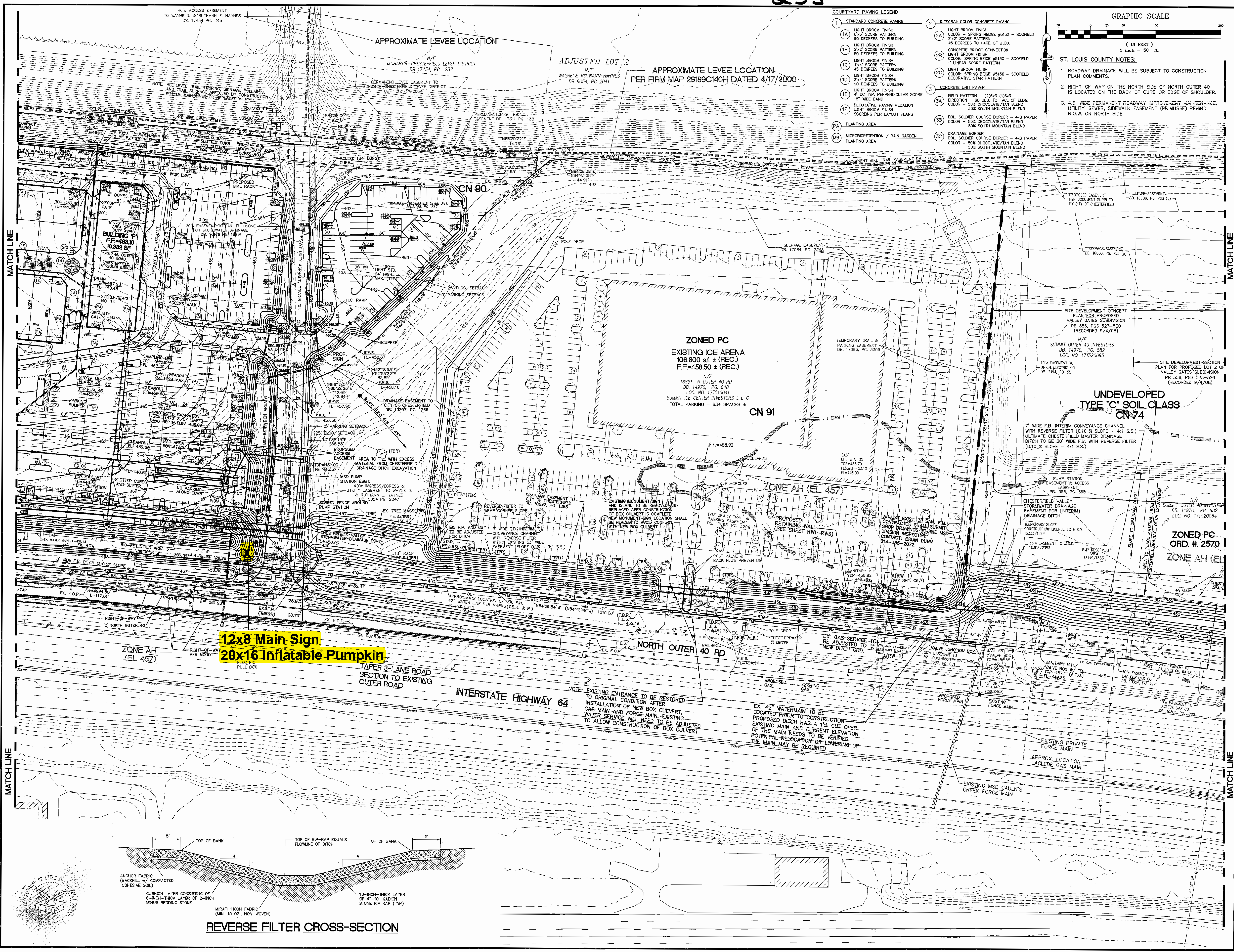
INTERSTATE HIGHWAY 64

APPROXIMATE LEVEL LOCATION PER FIRM MAP 29189C140H DATED 4/17/2000

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.

207 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockassoc.com
www.stockassoc.com



**COURTYARD PAVING LEGEND**

1	STANDARD CONCRETE PAVING	2	INTEGRAL COLOR CONCRETE PAVING
1A	LIGHT BROOM FINISH 6"x6" SCORE PATTERN 90 DEGREES TO BUILDING	2A	LIGHT BROOM FINISH COLOR - SPRING HEDGE #5130 - SCOFFLED 2"x2" SCORE PATTERN 45 DEGREES TO FACE OF BLDG.
1B	LIGHT BROOM FINISH 2"x2" SCORE PATTERN 90 DEGREES TO BUILDING	2B	CONCRETE BRIDGE CONNECTION LIGHT BROOM FINISH COLOR - SPRING HEDGE #5130 - SCOFFLED 1" LINEAR SCORE PATTERN
1C	LIGHT BROOM FINISH 4"x4" SCORE PATTERN 45 DEGREES TO BUILDING	2C	LIGHT BROOM FINISH COLOR - SPRING HEDGE #5130 - SCOFFLED DECORATIVE STAR PATTERN
1D	LIGHT BROOM FINISH 2"x4" SCORE PATTERN 90 DEGREES TO BUILDING	3	CONCRETE UNIT PAVING
1E	LIGHT BROOM FINISH 4" OC TYP. PERPENDICULAR SCORE 18" WIDE BAND	3A	FIELD PATTERN - (216x8 (1)6x3) DIRECTION - 90 DEG. TO FACE OF BLDG. COLOR - 50% CHOCOLATE/TAN BLEND 50% SOUTH MOUNTAIN BLEND
1F	DECORATIVE PAVING MEDALLION LIGHT BROOM FINISH SCOFFING PER LAYOUT PLANS	3B	DEL. SOLDIER COURSE BORDER - 4x8 PAVBR COLOR - 50% CHOCOLATE/TAN BLEND 50% SOUTH MOUNTAIN BLEND
1A	PLANTING AREA	3C	DRAINAGE BORDER DEL. SOLDIER COURSE BORDER - 4x8 PAVBR COLOR - 50% CHOCOLATE/TAN BLEND 50% SOUTH MOUNTAIN BLEND
1B	MICRORETENTION / RAIN GARDEN PLANTING AREA		

**GRAPHIC SCALE**

(IN FEET)  
1 inch = 50 ft.

**ST. LOUIS COUNTY NOTES:**

- ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLAN COMMENTS.
- RIGHT-OF-WAY ON THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
- 4.5' WIDE PERMANENT ROADWAY IMPROVEMENT MAINTENANCE, UTILITY, SEWER, SIDEWALK EASEMENT (PRIMUSSE) BEHIND R.O.W. ON NORTH SIDE.

PREPARED BY: **STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 530-9100  
FAX (636) 530-9100  
Web: www.stockassoc.com

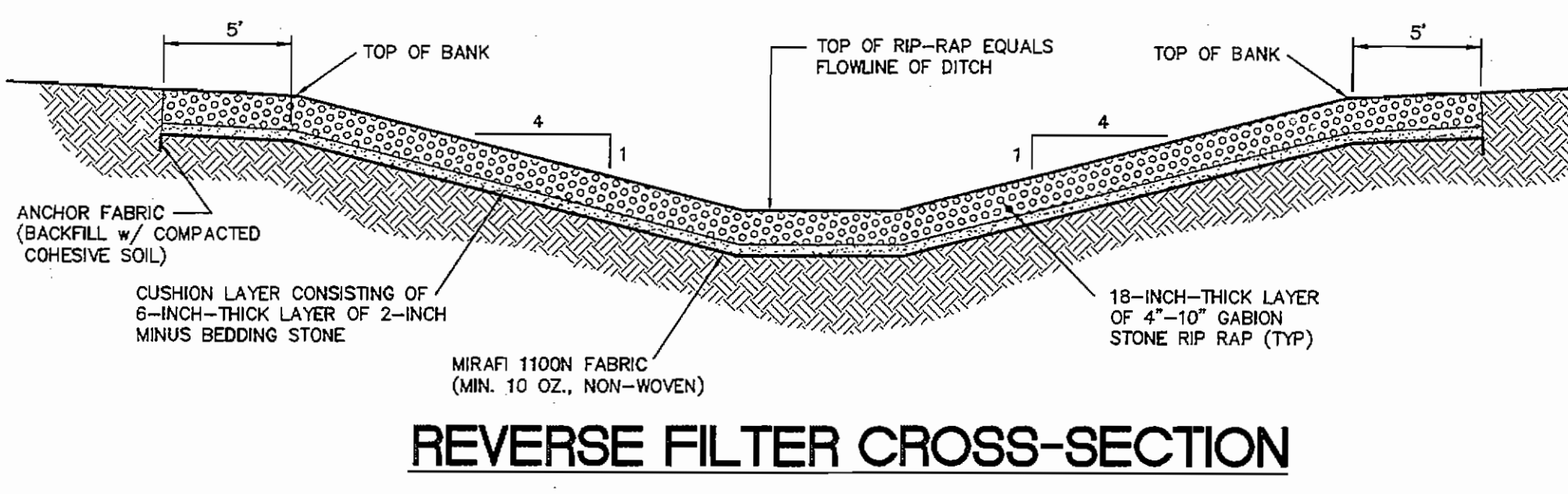
2ND AMENDED SITE DEVELOPMENT PLAN FOR:  
**CHESTERFIELD OUTLETS**  
NORTH OUTER 40  
CHESTERFIELD, MISSOURI 63005

OWNER / DEVELOPER  
**Taubman Prestige**  
Outlets of  
Chesterfield  
200 East Long Lake Road Suite 300  
Bloomfield Hills, MI  
48304-2324  
PROJECT NAME

STATE OF MISSOURI  
REGISTERED PROFESSIONAL ENGINEER  
NO. 25116  
GEORGE M. STOCK  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:  
1 7/12/13 PER CITY

DRAWN BY: T.P.S. CHECKED BY: G.M.S.  
DATE: 6/28/2013 JOB NO: 211-4742  
MSD P. NO: P-29391-00 BASE MAP: 17U,17T  
SHEET TITLE: **SITE DEVELOPMENT PLAN**  
SHEET NO.: **SDP-C5**



C:\DRAWING\2013\147\figs\basedrawing\sdp\sdp\SDP-C5.dwg, 7/12/2013 4:27:29 PM, RFP.sds





# Taubman Prestige Outlets of Chesterfield

## Environmental Graphics

Exterior Signage

26 February 2014



**prepared by:**

Selbert Perkins Design Collaborative  
2 North Riverside Plaza, Suite 1475  
Chicago, IL 60606  
T 312 876 1839 F 312 993 0167



**STATEMENT OF INTENT:** Proposed changes to original package are noted either in red font or by a red callout bubble.

Taubman Prestige Outlets Chesterfield is a "Mall" without a roof. As such, all the signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

## Taubman Prestige Outlets Chesterfield - Signage Narrative

Taubman Prestige Outlets Chesterfield (TPOC) is a new shopping concept under construction on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

The sign package for TPOC was designed and tailored to integrate both into the surrounding environment and the architectural design of the project. The materials & colors from the architectural palette have been integrated directly into the sign program. The stone base featured on most of the sign types is the same stone material being utilized in the architecture. The painted aluminum framework used throughout the sign system is a craftsman styled theme which relates directly to the architectural design.

Programmatically, sign locations were only located at major vehicular & pedestrian decision points. By locating the signs strategically, these signs reduce confusion to the motorist & pedestrian allowing traffic throughout the site to flow smoothly. Several signs typically allowed in the City of Chesterfield Sign regulations are not included in the proposed sign package to reduce visual clutter and not distract from the proposed identification and wayfinding sign types in the sign package. The signs typically allowed but not included are informational signs, accessory signs, incidental signs, temporary signs (including banners, now open & human), attention getting devices including balloons, festoons & beacons, prohibited signs & real estate signs.

Sign forms follow the function of the specific sign type. The main priority of the sign program is to provide information in a clear and concise manner to both vehicular & pedestrian traffic. The intent is to reduce visual clutter on the site and on the sign elements themselves. Wayfinding sign backgrounds are white with dark text to provide adequate contrast for maximum legibility of sign messages. Colors are used as decorative accents to relate to the architectural palette and add visual interest and attractiveness at the pedestrian level.

### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

Sign lighting in all instances complies with City of Chesterfield requirements. LED lighting is integrated within all illuminated sign types and in no instances is light projected directly into the dark sky. Brightness levels will be controlled to fit within the City of Chesterfield requirements.

Flagpoles programmed in the Site Development Plan are not for commercial use.

### Construction Sign

Location of Construction Sign will be provided and will adhere to the City of Chesterfield requirements for "Future Use of Site" signs. Note that through the course of construction, the location of the sign may change due to construction/build out areas needing to shift over time. Sign would potentially be moved to areas where active construction is not being performed. Sign will have clear line-of-sight from Eastbound & Westbound traffic on I-64 and will be setback a minimum of 4'-0" from the property line.

### Freestanding Major Identification Signs (A01)

Freestanding Major Identification signs have been programmed at the major vehicular entrances off North Outer Road 40 to alert motorists of where the major entries into the project are located.

Sign fits within Section 1003.168C.2(2)(c) - Sign height is 8'-5" and is setback 20'-0" (west location) to between 244'-0" and 260'-0" (south locations) from the minimum yard requirement.

Sign location is within of line-of-sight boundary as indicated on sheet SDP-C11 from the recorded Site Development Plan.

The stone base on the Freestanding Major Identification Sign is the same material being utilized in the architectural design. Sign is integrated into the site Landscape Design.

**APPROVED**

## Taubman Prestige Outlets Chesterfield - Signage Narrative

### Freestanding Direction Signs (B01)

Freestanding direction signs have been programmed at the major vehicular decision points throughout the site.

Sign locations are within the line-of-sight boundary as indicated on sheet SDP-C11 from the recorded Site Development Plan.

### Wall Signs / Tenant Identity (A03)

The proposed sign area outlined in the Sign Package is for the center as a whole and tenant placement within these areas is subject to developer / landlord approval.

No building mounted signs are proposed in the Sign Package facing the North Parking Area / Levee Trail.

Wall mounted signage located on the exterior facades of the project will not exceed 7.5% of the cumulative façade area of all four exterior facades. This figure includes up to 40% of display window within "interior" corridors only, and does not include display windows on the south facade facing the surface parking area and Highway 40. The four facades include the North, South, East & West facades, as well as partial "interior" facades visible from surface parking area. The cumulative area for all four exterior facades is 133,429 SQ. FT. Exterior facing wall-mounted signage will not exceed a total area of 10,007 SQ. FT. total.

#### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

**Taubman Prestige Outlets of Chesterfield  
Environmental Graphics**  
Exterior Signage - 26 February

# Square Footage Totals

March 2013

Justin Wyse  
Senior Planner  
City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017



Mr. Wyse,

Per your request for clarification regarding the Taubman Presige Outlets of Chesterfield Sign Package, please understand that the cumulative 7.5% of facade area is applied to the constructed facade area for each phase.

**Phase 1 Facade Area (under construction currently)**

East Elevation: 5,479 SF  
West Elevation B: 2,007 SF  
West Elevation H: 2,199 SF  
South Elevation: 37,859 SF  
North Elevation: 35,218 SF

PHASE 1 TOTAL: 82,762 SF

PHASE 1 ALLOWABLE WALL SIGNAGE: 6,207.15 SF

**Phase 1 & 2 Facade Area**

East Elevation: 5,479 SF  
West Elevation: 4,755 SF  
South Elevation: 55,358 SF  
North Elevation: 49,468 SF

PHASE 1 & 2 TOTAL: 115,060 SF

PHASE 1 & 2 ALLOWABLE WALL SIGNAGE: 8,629.5 SF

thank you,  
  
John Lutz

www.selbertperkins.com

# APPROVED

February 2014

EXISTING SIGNAGE

South Elevation H: 103 SF  
East Elevation H: 36 SF  
West Elevation K: 44.5 SF  
South Elevation K: 89 SF  
South Elevation M: 20.7 SF  
West Elevation N: 22.2 SF  
South Elevation N: 313.6 SF  
South Elevation P: 71.7 SF

EXISTING SIGNAGE: 700 SF

ALLOWABLE SIGNAGE

+ West Elevation A\*: 4,954 SF  
South Elevation A\*: 4,176 SF  
East Elevation C\*: 1,200 SF  
West Elevation C\*: 1,400 SF  
South Elevation C\*: 6,400 SF  
East Elevation D\*: 1,200 SF  
West Elevation D\*: 1,200 SF  
South Elevation D\*: 6,400 SF  
East Elevation H: 1,406 SF  
West Elevation H: 1,406 SF  
South Elevation H: 8,671 SF  
East Elevation J: 1,238 SF  
West Elevation J: 1,238 SF  
South Elevation J: 4,134 SF  
East Elevation K: 1,414 SF  
West Elevation K: 1,414 SF  
South Elevation K: 8,725 SF  
East Elevation M: 1,208 SF  
West Elevation M: 1,208 SF  
South Elevation M: 6,843 SF  
East Elevation N: 1,413 SF  
West Elevation N: 1,402 SF  
South Elevation N: 7,328 SF  
East Elevation P: 5,958 SF  
South Elevation P: 2,205 SF

North Elev. Ph 1: 14,250 SF  
North Elev. Ph 2\*: 35,218 SF

133,429 SF

133,429 x 0.075 = 10,007 SF ALLOWABLE WALL SIGNAGE

\*Denotes Phase 2 Elevation

Taubman Prestige Outlets of Chesterfield  
Environmental Graphics  
Exterior Signage - 26 February

2 n riverside plaza, suite 1475  
chicago, il 60606

T 312.876.1839 F 312.993.0167

california | massachusetts



## Construction Sign (Qty: 1)

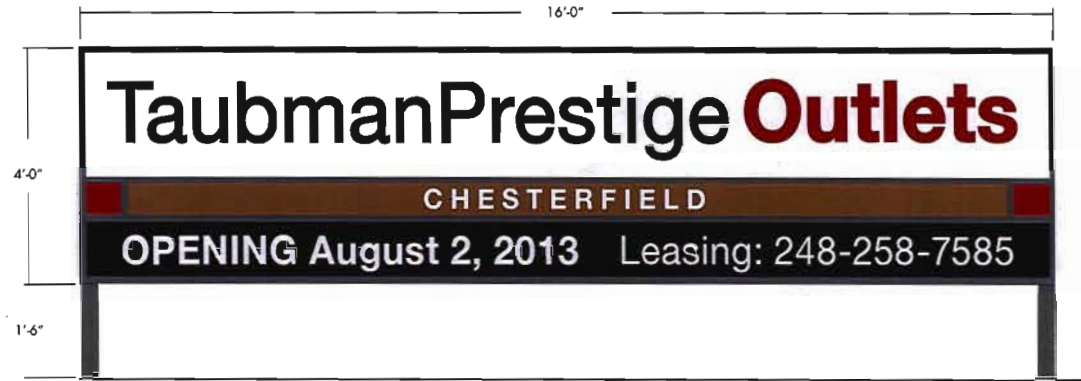
### Future Use Sign Narrative:

Taubman Prestige Outlets Chesterfield (TPOC) is a new shopping concept under construction on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

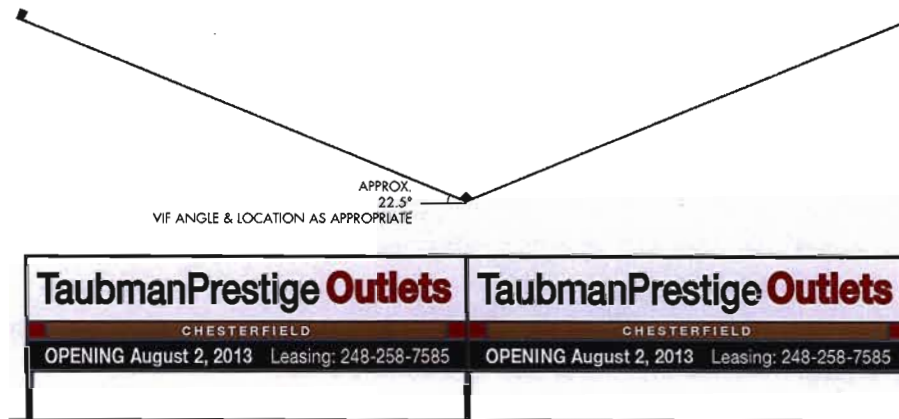
In the Spring of 2012, TPOC installed a 32 square foot "future use" sign on the site facing Interstate 64/Highway 40 as a means to identify the center's location, identify the project, create interest and display leasing opportunity and contact information pertaining to the project.

Due to the distance and speed of the vehicles travelling on Interstate 64/Highway 40, the 32 square foot sign is largely unreadable. In an attempt to provide a more readable visual image to the vehicles travelling +/- 60 miles per hour on Interstate 64/Highway 40, TPOC would like to increase the size of the future use sign to 128sq/ft (2 - 4' x 16'). We believe that increasing the size of the sign will greatly improve the legibility for passing motorists.

The sign will be constructed in a manner consistent with the City of Chesterfield Sign Regulations and assembled from high quality materials that will be maintained at this high quality appearance throughout the project's construction period. At such time of the center's Grand Opening, this sign will be removed in accordance with guideline set forth in the City of Chesterfield Sign Regulations.



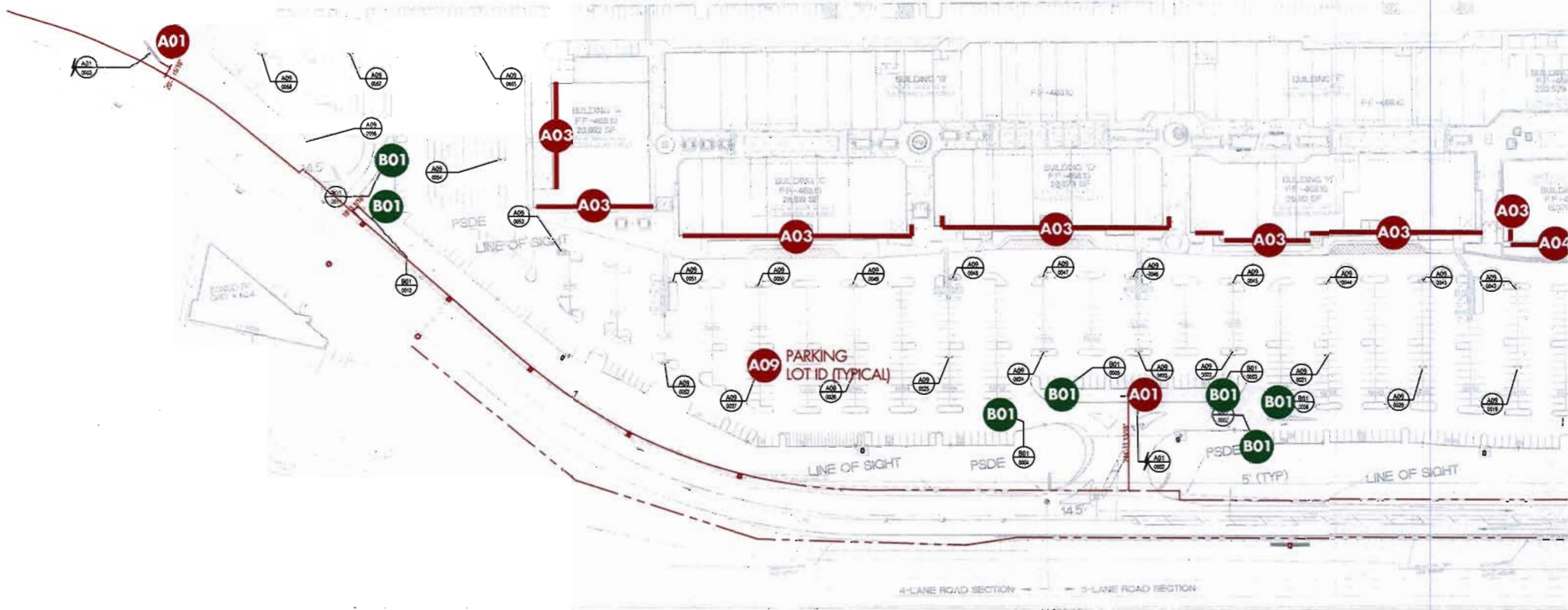
2 **CONSTRUCTION SIGN - EXPANDED (SINGLE SIDE)**  
SCALE: 1/2" = 1'-0"



1 **CONSTRUCTION SIGN - ELEVATION**  
SCALE: 1/2" = 1'-0"  
(TOTAL AREA=128SF)



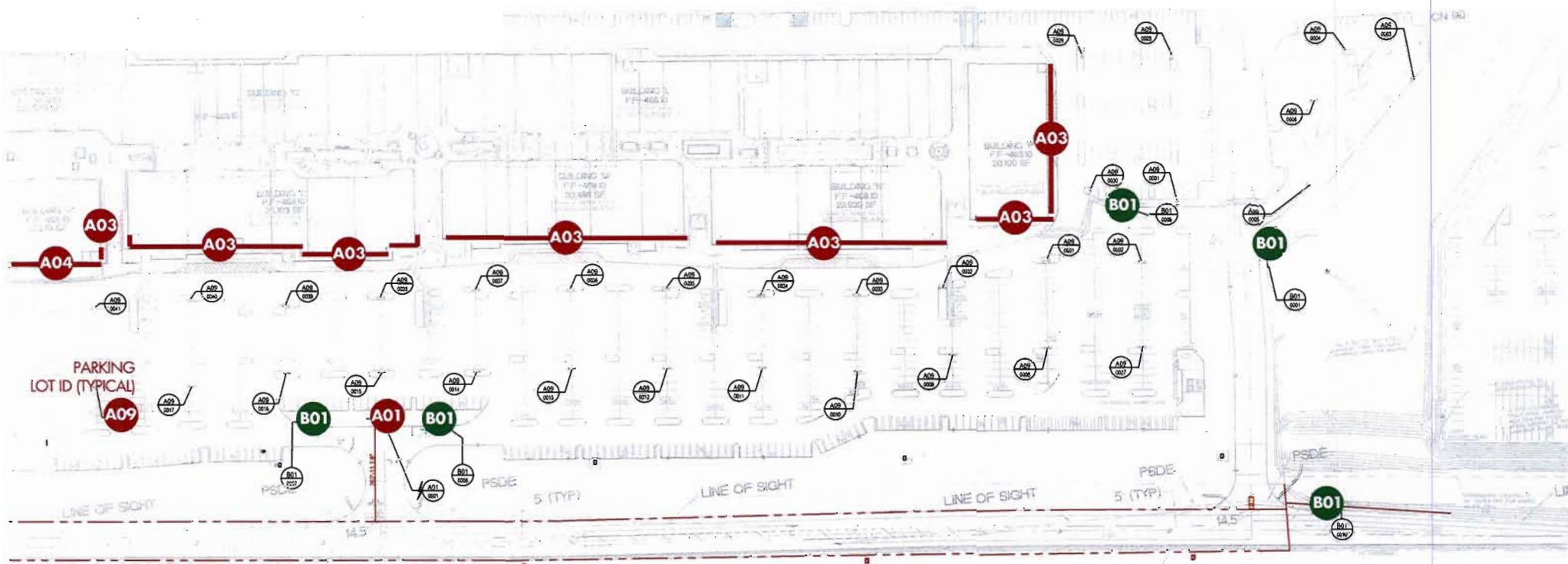
## Sign Location Plan - Site (west)



2 SIGN LOCATION PLAN - SITE (WEST)  
1" = 70'-0"



## Sign Location Plan - Site (east)



1 SIGN LOCATION PLAN - SITE (EAST)  
1" = 70'-0"





APPROVED

A01 - Major Entry Identity (Qty: 3)



A1 MAJOR ENTRY IDENTITY



# A01 - Detail



**4 PLAN**  
EG-210 SCALE: 1/4" = 1'-0"



**1 A01 - MAJOR ENTRY ID**  
EG-210 SCALE: 1/4" = 1'-0"

**3 SECTION**  
EG-210 SCALE: 1/4" = 1'-0"

**COLORS**  
GREY: PMS 425C  
RED: PMS 186C  
BROWN: PMS 874C

POWER FOR SIGN TO BE PROVIDED AT 277V;  
PROVIDE INTERNAL SIGN TRANSFORMER

FABRICATOR TO ENSURE LIGHTING OUTPUT  
CONFORMS TO CITY OF CHESTERFIELD  
ORDINANCE REQUIREMENT

CUSTOM FABRICATED & PAINTED METAL SIGN  
CABINET & FRAME  
FACE ILLUMINATED, 3" THK PAINTED LETTERS,  
"TAUBMAN PRESTIGE" & "CHESTERFIELD" TO BE  
DARK GREY DURING DAY & LT WHITE AT  
NIGHT; "OUTLET" LETTERS TO BE PAINTED RED &  
LT RED AT NIGHT; LETTERS ARE NOT TO HAVE  
TRIM CAPS

TRANSLUCENT RED COLORED ACRYLIC  
SQUARES INTERNALLY ILLUMINATED VIA LED

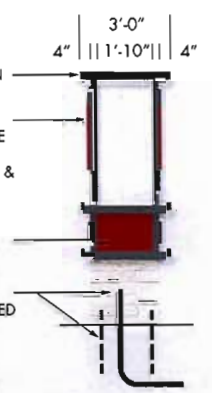
INTEGRATED STONE VENEER BASE; COORD.  
VENEER TYPE W/ ARCH PACKAGE AS SPECIFIED  
FOR MALL BUILDINGS

ENTIRE SIGN ASSEMBLY MECHANICALLY  
ANCHORED INTO GROUND & FOUNDATION  
AS REQUIRED

CONCEAL & COORDINATE ALL ELECTRICAL  
CONDUITS, FASTENERS, HARDWARE ETC.

SIGN & RELATED COMPONENTS, FOUNDATION  
TO BE ENGINEERED BY A LICENSED ENGINEER  
IN THE STATE OF MISSOURI, IN ACCORDANCE  
WITH THE WIND LOAD AND SEISMIC CRITERIA  
INCLUDED IN THE STRUCTURAL DRAWINGS, AS  
NECESSARY TO PREVENT SWAY OR MOVE-  
MENT. SIGN FABRICATOR TO COORDINATE  
W/ ALL RELATED TRADES, DISCIPLINES CON-  
CEAL ALL POWER REQUIREMENTS ELECTRICAL  
WIRING, FASTENERS, HARDWARE ETC.

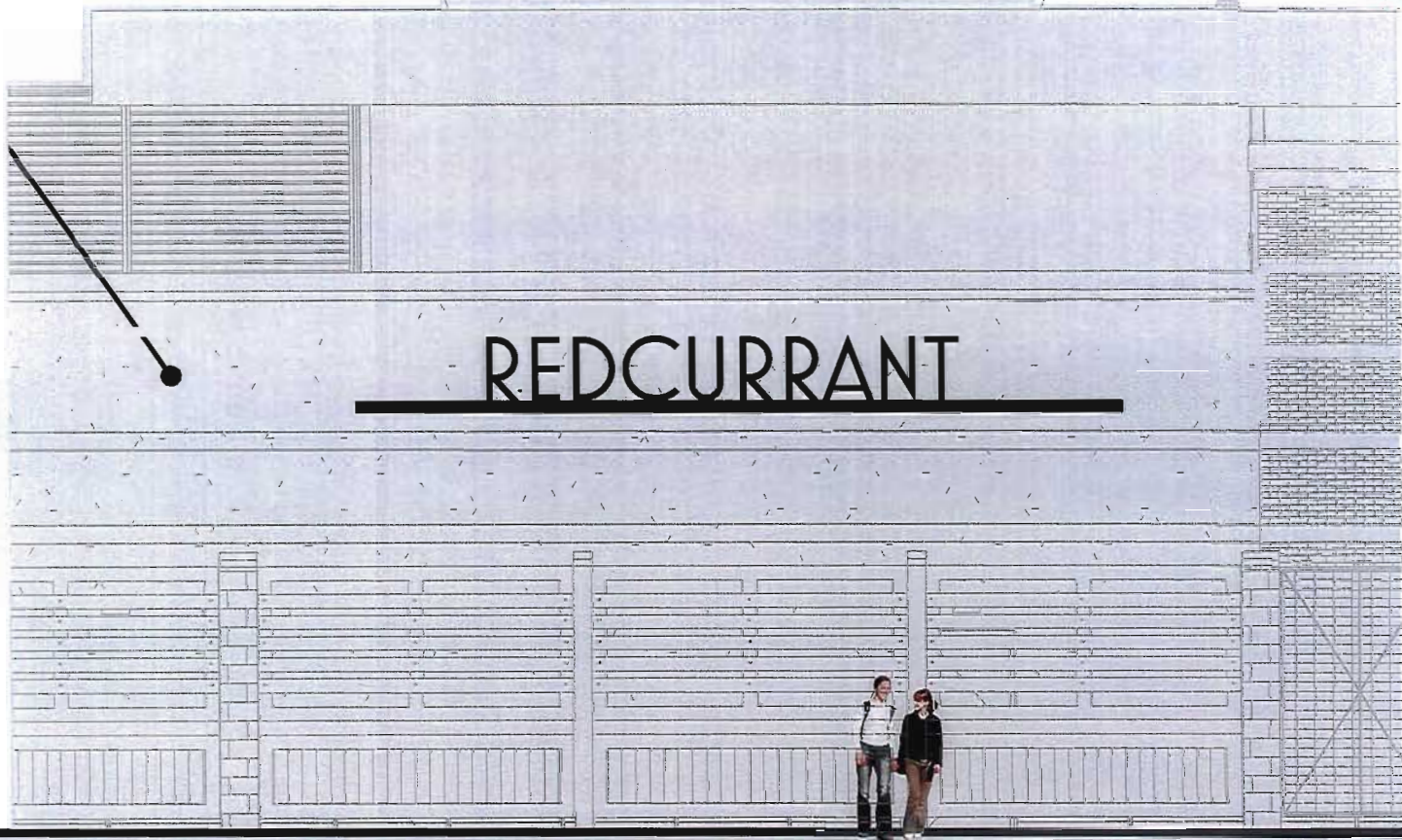
ALL ILLUMINATION TO BE EVEN WITHOUT HOT  
SPOT



**2 SIDE**  
EG-210 SCALE: 1/4" = 1'-0"



A03 - Building Identity (Qty: TBD)

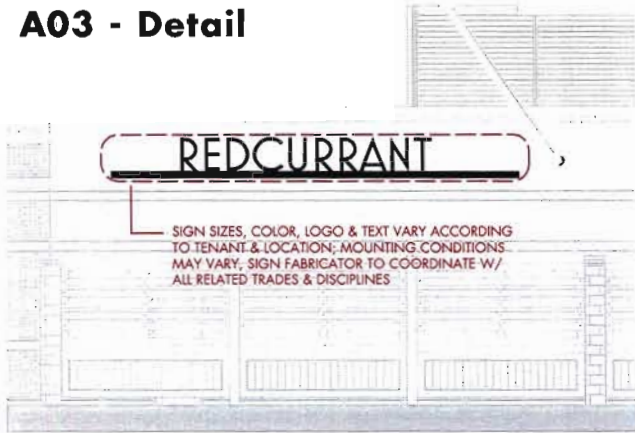


A3 BUILDING IDENTITY

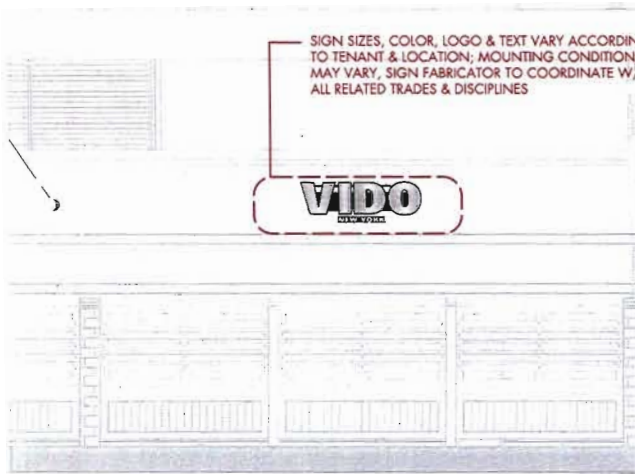


WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

# A03 - Detail



**13** A03 - TENANT ID  
**OP2 - ELEVATION**  
 EG-210 SCALE: 1/8" = 1'-0"



**10** A03 - TENANT ID  
**OP1 - ELEVATION**  
 EG-210 SCALE: 1/8" = 1'-0"



WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

POWER FOR SIGN TO BE PROVIDED AT 277V;  
 PROVIDE INTERNAL SIGN TRANSFORMER



SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.

CONCEAL ALL FASTENERS, HARDWARE ETC.

5" THK, OPEN CHANNEL ALUMI-  
 NUM LETTER FORMS W/ CLEAR  
 LEXAN BACK

EMBEDDED LED LIGHT MODULES

CONCEALED ELECTRICAL  
 PROVISION

SIGN SHELF & ENTIRE SIGN  
 ASSEMBLY MOUNTED TO WALL  
 MECHANICALLY

**OPTION 2A - HALO LIT**

INTERNALLY ILLUMINATED FACE LIT  
 CHANNEL LETTER W/ TRANSLUCENT  
 ACRYLIC FACE; NO TRIM CAP,  
 SEAMLESS FACE & RETURN DETAILS

EXISTING

APPROVED

**OPTION 2B - FACE LIT**

**14** OP2 - DETAIL  
 EG-210 SCALE: 3/8" = 1'-0"

POWER FOR SIGN TO BE PROVIDED AT 277V;  
 PROVIDE INTERNAL SIGN TRANSFORMER



SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.

CONCEAL ALL FASTENERS, HARDWARE  
 ETC.

APPROX. 3/8" THK OVERSIZE  
 ESCUTCHEON BACK PLATE,  
 MOUNTED FLUSH TO WALL,  
 CONCEAL MOUNTING & ELECTRICAL  
 CONDUITS ETC.

5" THK, OPEN CHANNEL ALUMI-  
 NUM LETTER FORMS W/ CLEAR  
 LEXAN BACK

EMBEDDED LED LIGHT MODULES

CONCEALED ELECTRICAL  
 PROVISION

**OPTION 1A - HALO LIT**

INTERNALLY ILLUMINATED FACE LIT  
 CHANNEL LETTER W/ TRANSLUCENT  
 ACRYLIC FACE; NO TRIM CAP,  
 SEAMLESS FACE & RETURN DETAILS

**OPTION 1B - FACE LIT**

**11** OP1 - DETAIL  
 EG-210 SCALE: 3/8" = 1'-0"

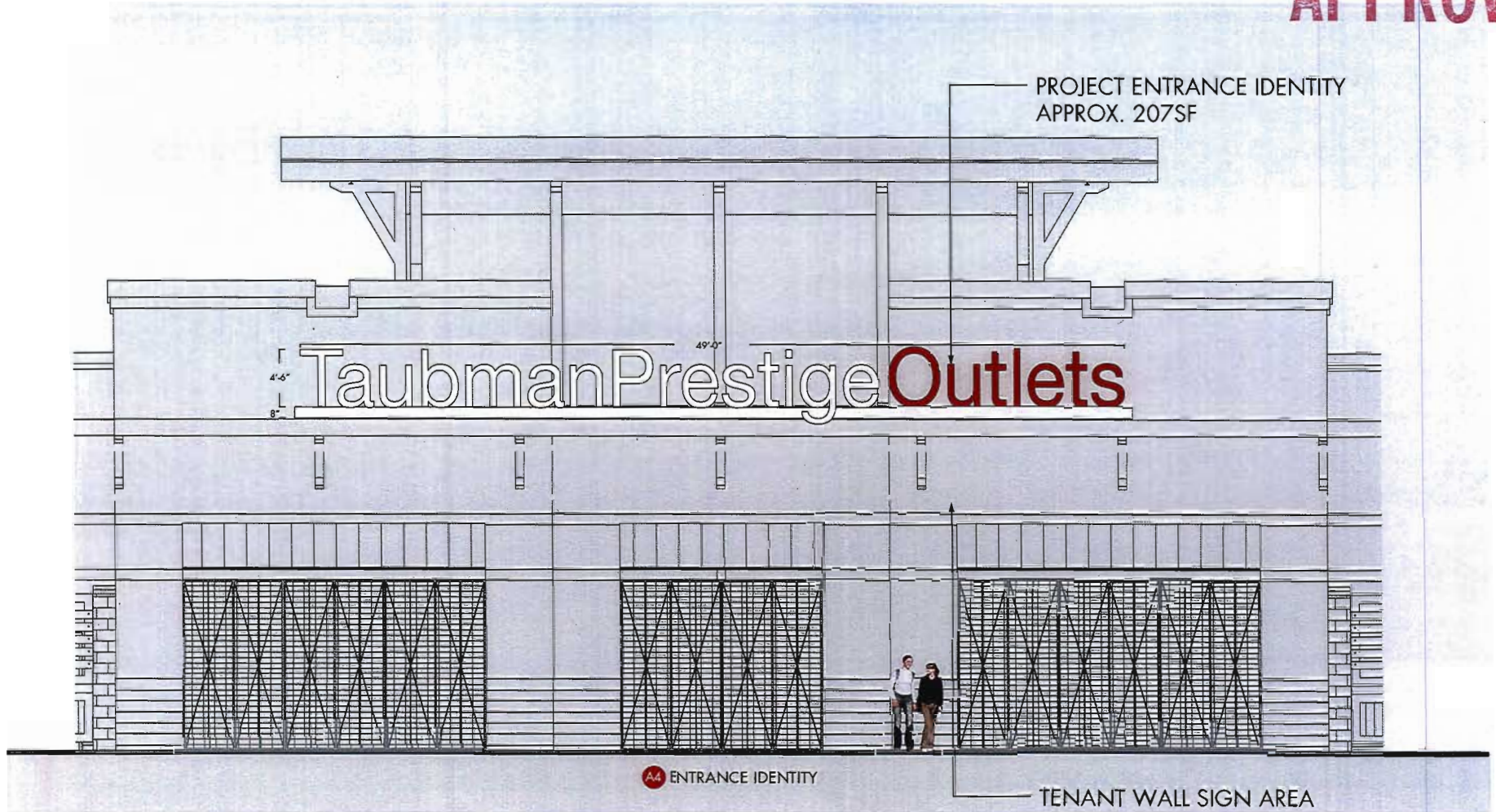
**12** OP1 - SECTION  
 EG-210 SCALE: 3/8" = 1'-0"

**Taubman Prestige Outlets of Chesterfield  
 Environmental Graphics**

Exterior Signage - 26 February

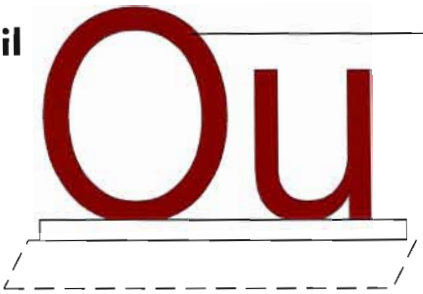
**A04 - Entrance Identity (Qty: 1)**

**APPROVED**



WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

### A04 - Detail



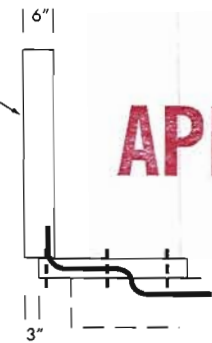
**19 DETAIL**  
EG-210 SCALE: 1/2" = 1'-0"

FACE ILLUMINATED, 6" THK PAINTED LETTERS, "OUTLET" LETTERS TO BE PAINTED RED & LIT RED AT NIGHT; LETTERS ARE NOT TO HAVE TRIM CAPS  
"OUTLETS" LETTER RETURNS PAINTED WHITE

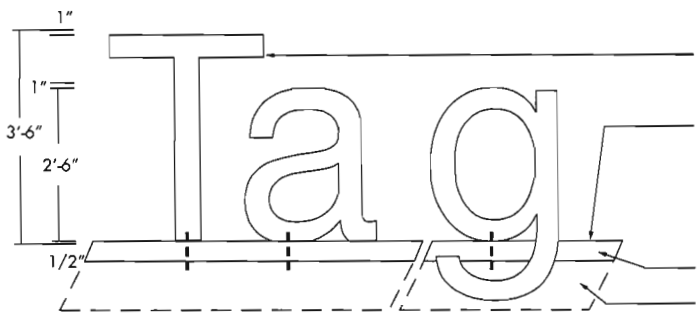
**COLORS**  
RED: PMS 186C

POWER FOR SIGN TO BE PROVIDED AT 277V;  
PROVIDE INTERNAL SIGN TRANSFORMER

FABRICATOR TO ENSURE LIGHTING OUTPUT CONFORMS TO CITY OF CHESTERFIELD ORDINANCE REQUIREMENT



**20 SIDE**  
EG-210 SCALE: 1/2" = 1'-0"



**17 DETAIL**  
EG-210 SCALE: 1/2" = 1'-0"

FACE ILLUMINATED, 6" THK PAINTED LETTERS, "TAUBMAN PRESTIGE" TO BE PAINTED WHITE & LIT WHITE AT NIGHT; LETTERS ARE NOT TO HAVE TRIM CAPS

ENTIRE SIGN ASSEMBLY IS MOUNTED TO 4" THK SIGN RAIL & MOUNTED TO SCHEDULED ARCHITECTURAL CANOPY

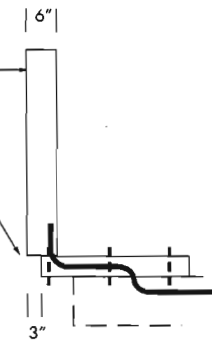
CONCEAL ALL MOUNTING HARDWARE & ELECTRICAL CONDUITS WITHIN METAL RAIL

"TAUBMAN PRESTIGE" LETTER RETURNS PAINTED RED

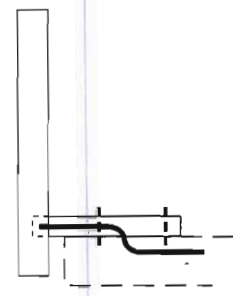
SIGN RAIL

FABRICATOR TO COORDINATE W/ SCHEDULED ARCHITECTURAL CANOPY

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.



TYPICAL



LETTER "G"

**18 SIDE**  
EG-210 SCALE: 1/2" = 1'-0"



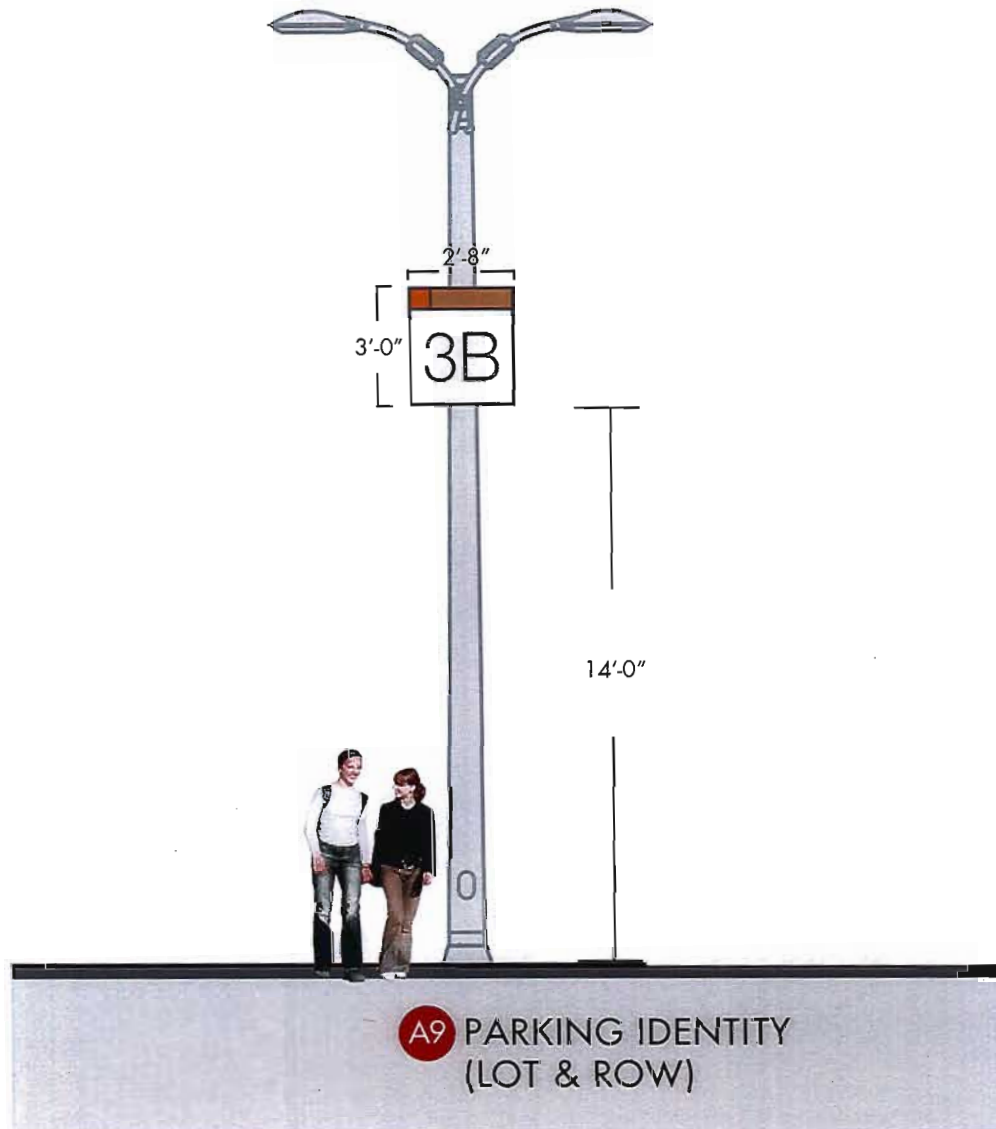
WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FAÇADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

**16 A04 - BUILDING ID**  
EG-210 SCALE: 1/4" = 1'-0"



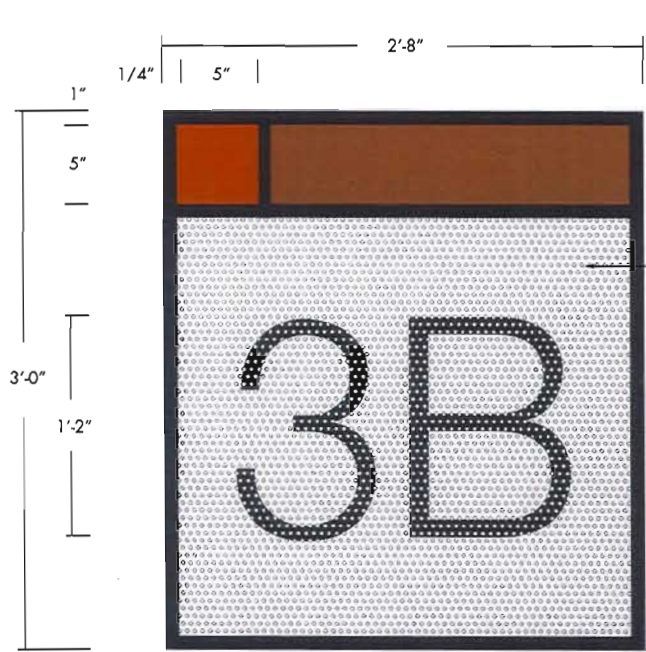
APPROVED

**A09 - Parking Identity** (Qty: 58)



APPROVED

# A09 - Detail



**COLORS**  
 GREY: PMS 425C  
 BROWN: PMS 874C  
 ORANGE: PMS ORANGE 021C

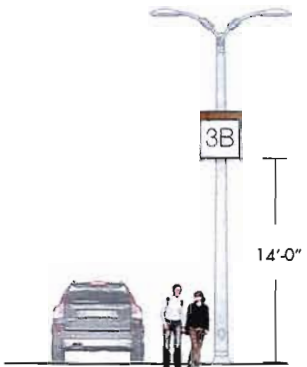
PAINTED PERFORATED METAL SIGN PANEL W/  
 SURFACE SCREENED GRAPHICS

ENTIRE SIGN ASSEMBLY MECHANICALLY  
 MOUNTED LIGHT POLE W/ METAL STRAPS; 2  
 SIGNS PER LIGHT POLE

CONCEAL ALL FASTENERS, HARDWARE ETC.

SIGN & RELATED COMPONENTS TO BE ENGI-  
 NEERED BY A LICENSED ENGINEER IN THE  
 STATE OF MISSOURI, IN ACCORDANCE WITH  
 THE WIND LOAD AND SEISMIC CRITERIA  
 INCLUDED IN THE STRUCTURAL DRAWINGS, AS  
 NECESSARY TO PREVENT SWAY OR MOVE-  
 MENT. SIGN FABRICATOR TO COORDINATE  
 W/ ALL RELATED TRADES, DISCIPLINES CON-  
 CEAL ALL FASTENERS, HARDWARE ETC.

1/4"



CONTEXT

**3 A09 - PARKING ID**  
 EG-212 SCALE: 1 1/2"=1'-0"

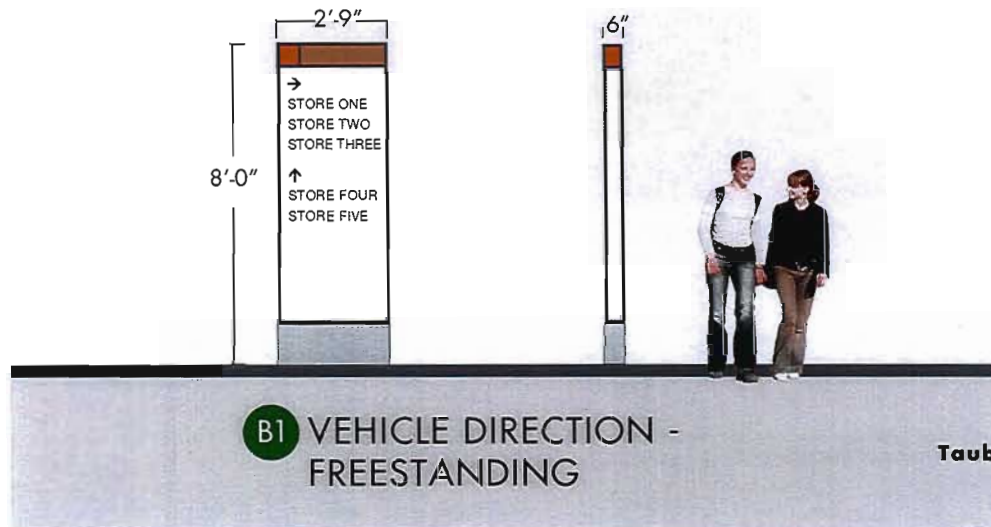
**4 SIDE**  
 EG-212 SCALE: 1 1/2"=1'-0"



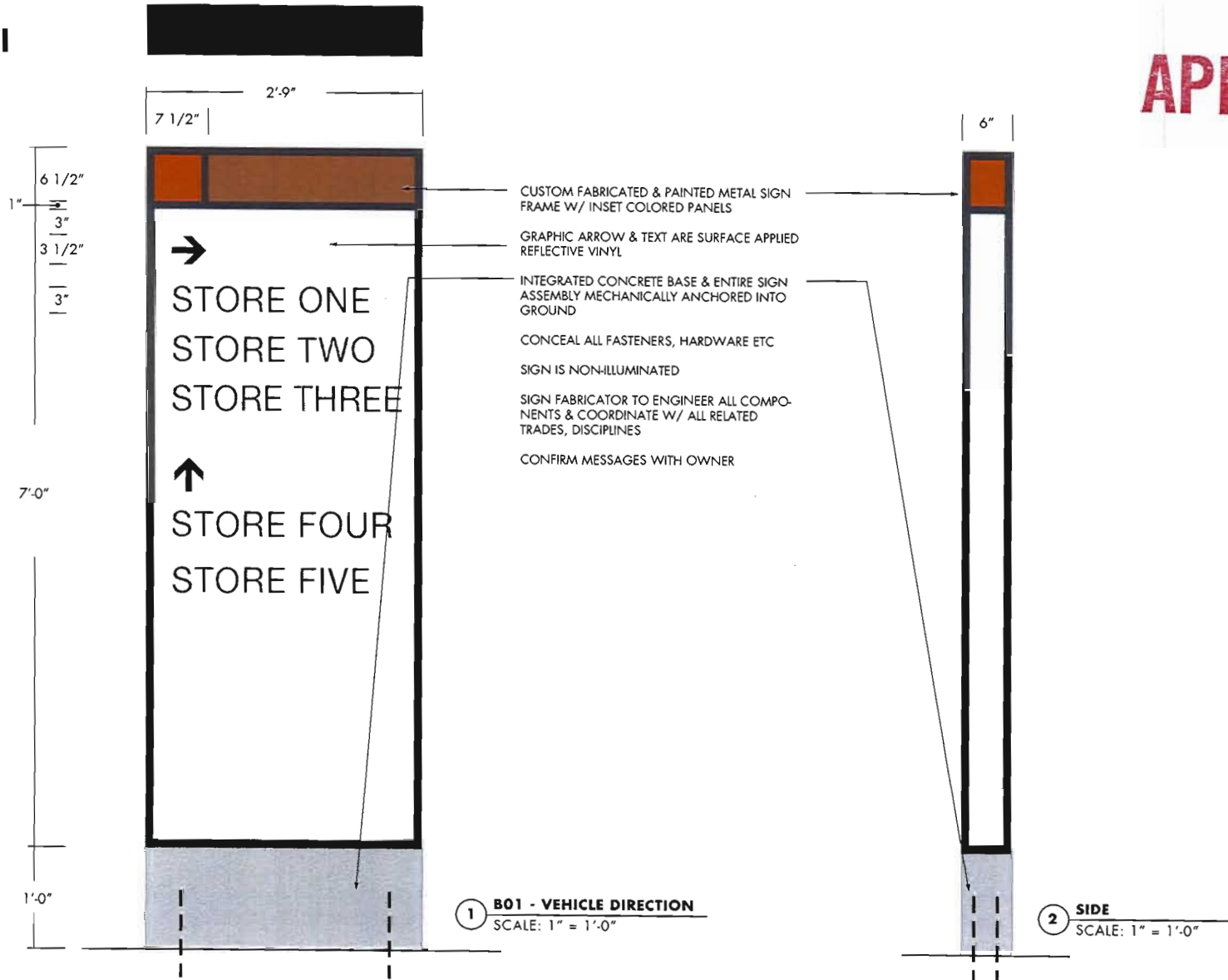


APPROVED

**B01 - Vehicle Direction - Freestanding** (Qty: 12)

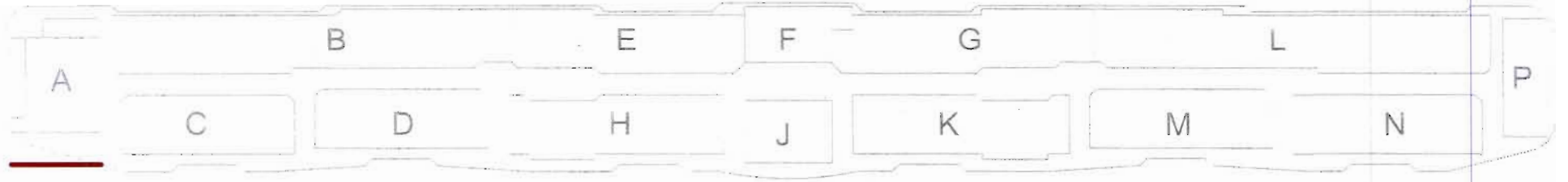


B01 - Detail



## Building A

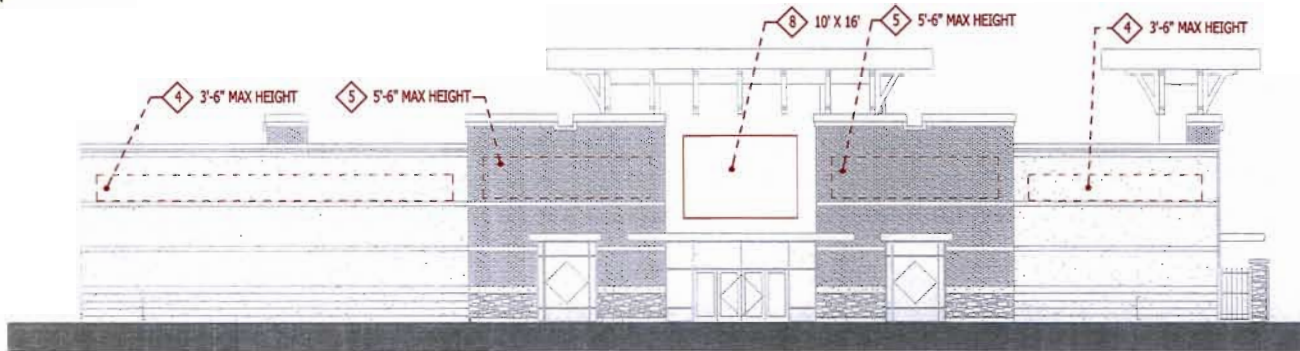
Phase 2 Phase 1



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- ① 2' X 12'
- ② 3'-6" X 10'
- ③ 4' X 12'
- ④ 3'-6" MAX HEIGHT
- ⑤ 5'-6" MAX HEIGHT
- ⑥ 7' X 12'
- ⑦ 8' X 16'
- ⑧ 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **A South**  
1/16" = 1'-0"

**NOTES:**

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

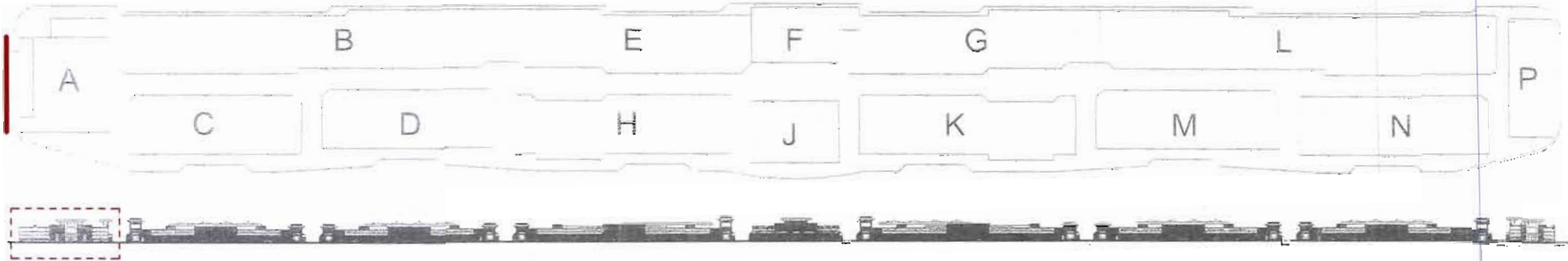
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



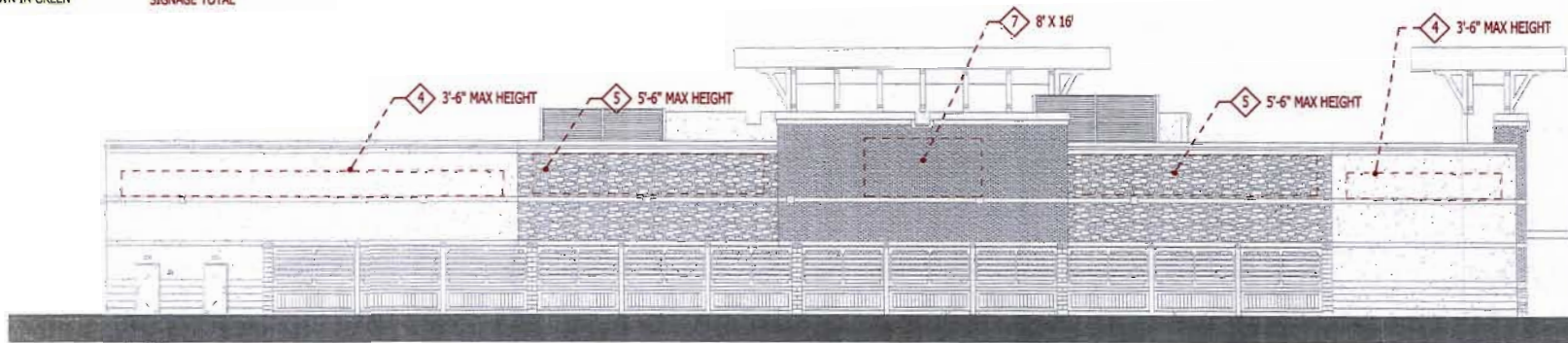
## Building A - Continued

Phase 2 Phase 1



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |                                                                         |
|---------------|--------------------|-------------------------------------------------------------------------|
| ① 2' X 12'    | ④ 3'-6" MAX HEIGHT | ⑦ 8' X 16'                                                              |
| ② 3'-6" X 10' | ⑤ 5'-6" MAX HEIGHT | ⑧ 10' X 16'                                                             |
| ③ 4' X 12'    | ⑥ 7' X 12'         | ⑨ 40% OF DISPLAY WINDOW<br>WINDOWS INCLUDED IN OVERALL<br>SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 A West  
1/16" = 1'-0"

### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

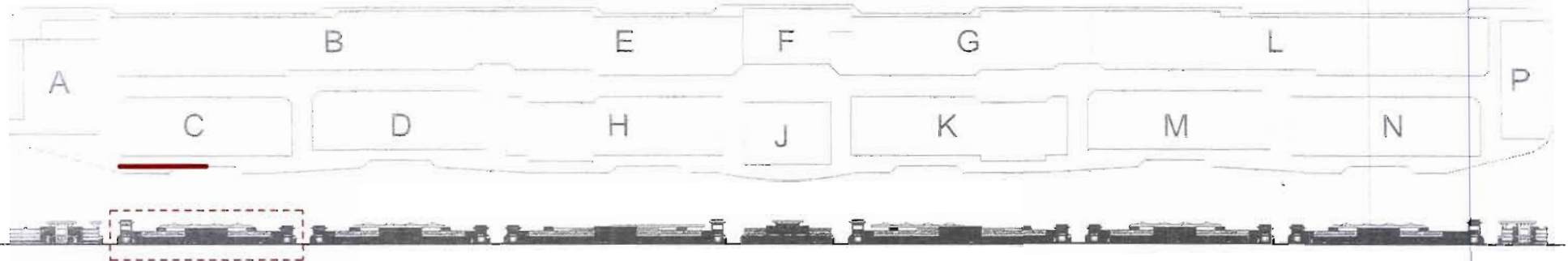
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



## Building C

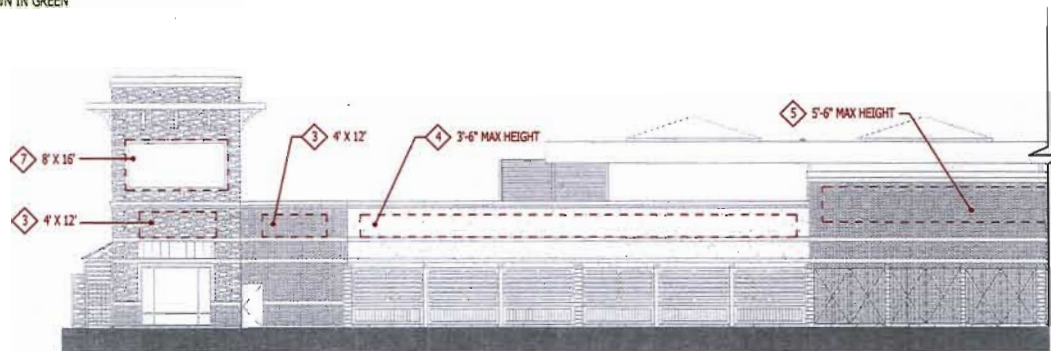
Phase 2 Phase 1



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 17'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 C South (West)

1/16" = 1'-0"

**NOTES:**

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

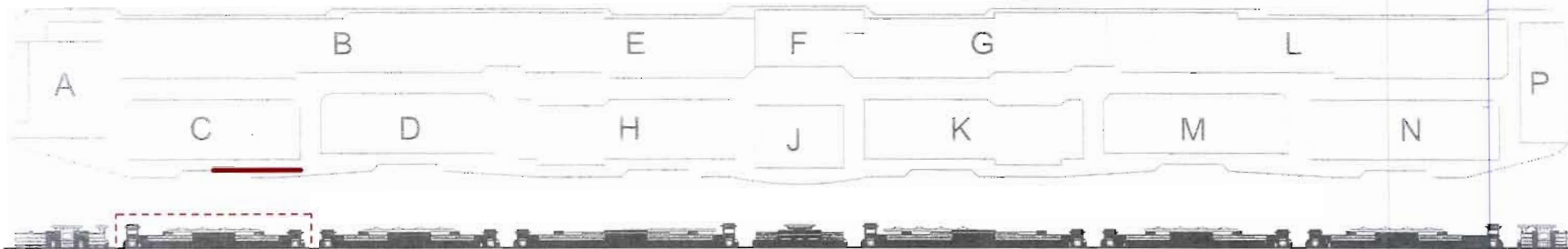
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



## Building C - Continued

Phase 2 Phase 1



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 17'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 C South (East)  
1/16" = 1'-0"

### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical roeway such sign elements sit upon.

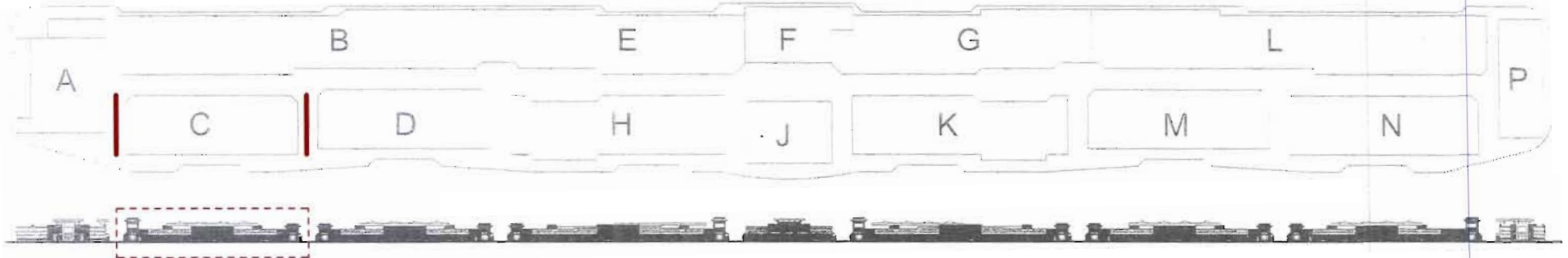
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



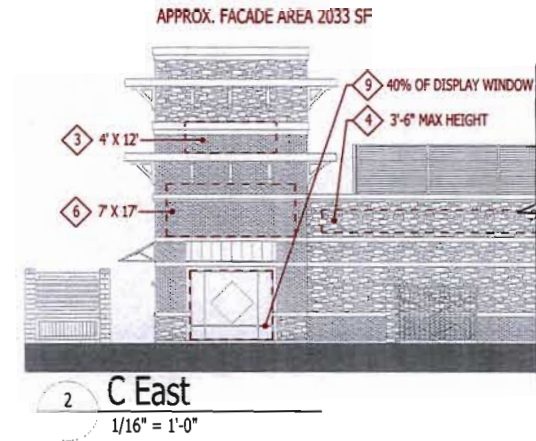
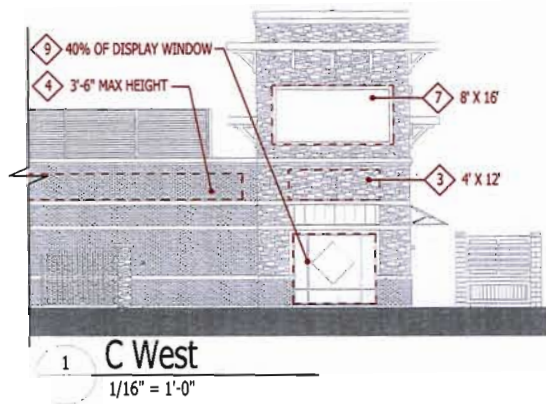
## Building C - Continued

Phase 2 Phase 1



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |                                                                   |
|---------------|--------------------|-------------------------------------------------------------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'                                                        |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16'                                                       |
| 3 4' X 12'    | 6 7' X 17'         | 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

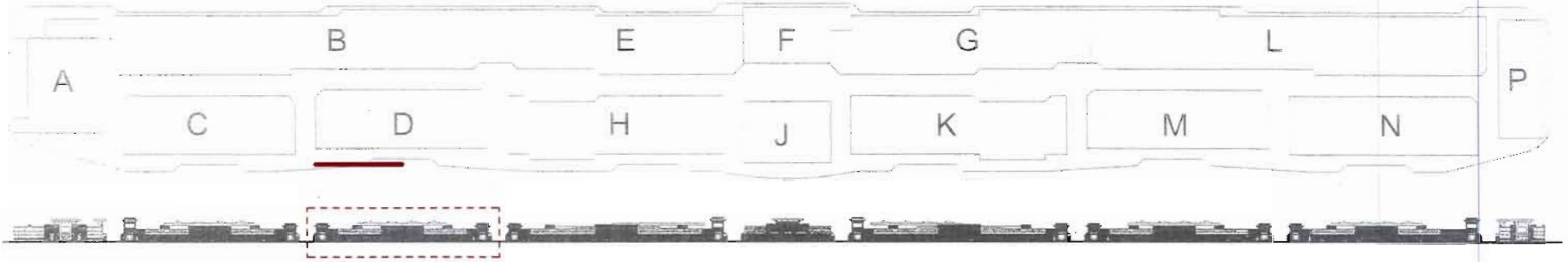
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



## Building D

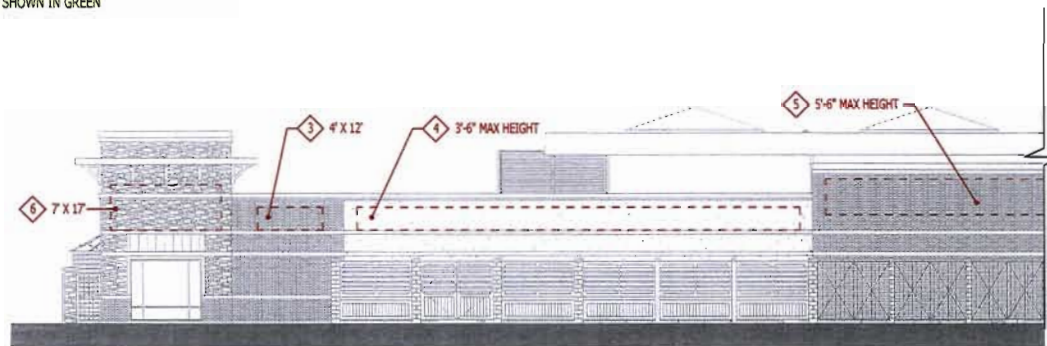
Phase 2    Phase 1



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |             |
|---------------|--------------------|-------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'  |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12'    | 6 7' X 17'         |             |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 D South (West)  
1/16" = 1'-0"

### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

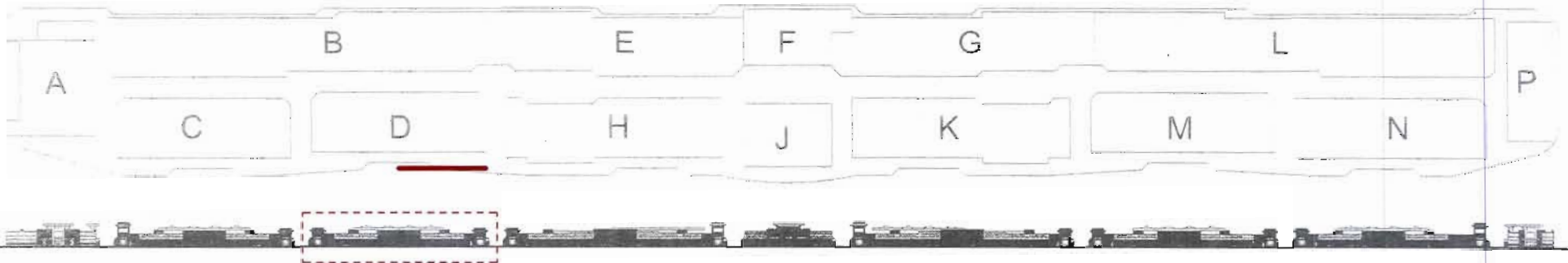
Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.





# Building D - Continued

Phase 2 Phase 1



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 17'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **D South (East)**  
1/16" = 1'-0"

**NOTES:**

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

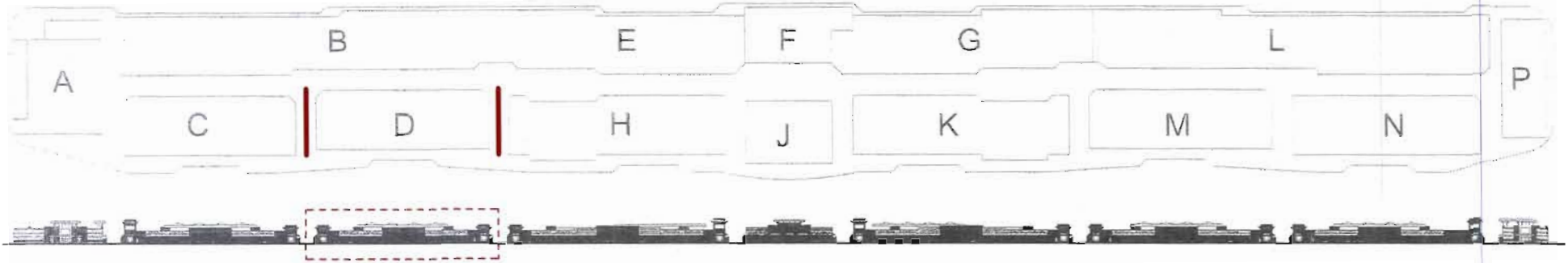
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



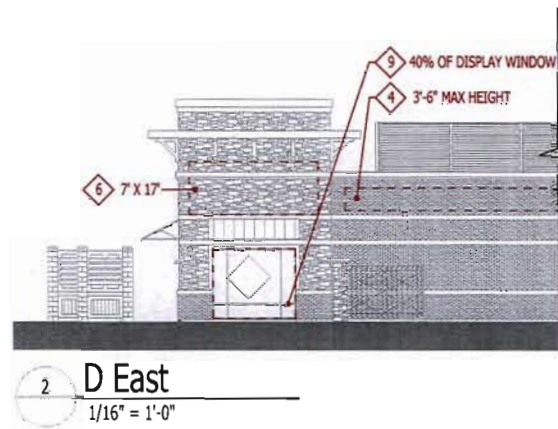
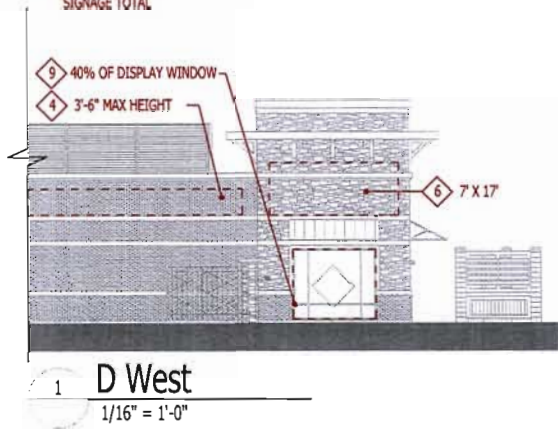
## Building D - Continued

Phase 2 Phase 1



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
  - 2 3'-6" X 10'
  - 3 4' X 12'
  - 4 3'-6" MAX HEIGHT
  - 5 5'-6" MAX HEIGHT
  - 6 7' X 17'
  - 7 8' X 16'
  - 8 10' X 16'
  - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



### NOTES:

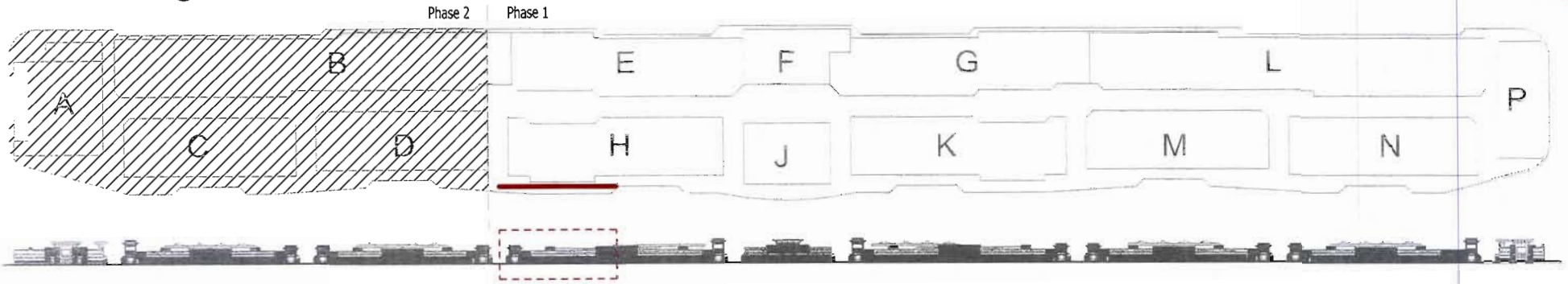
Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.



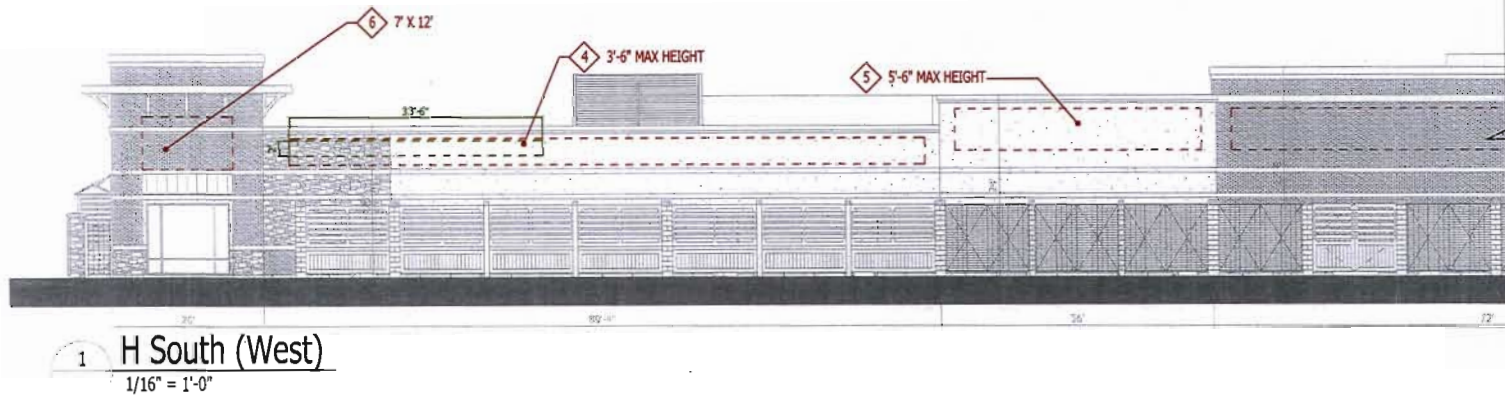
## Building H



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

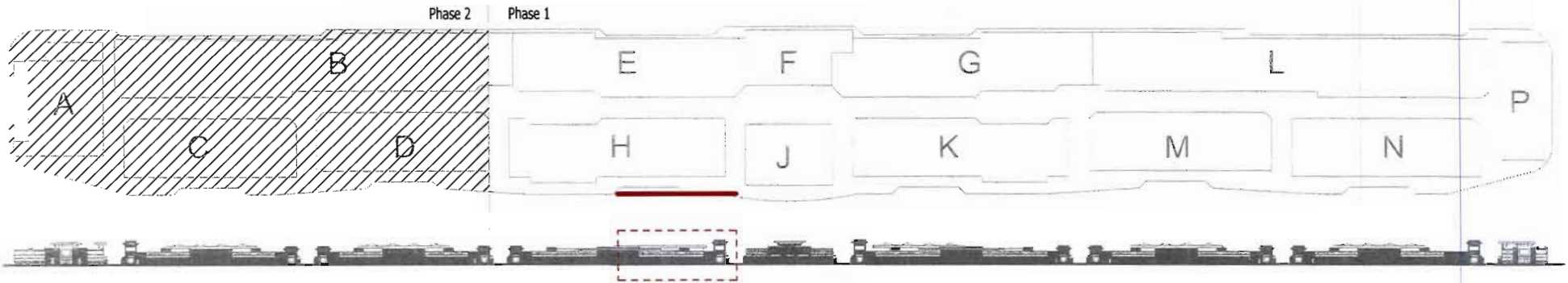
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# Building H - Continued

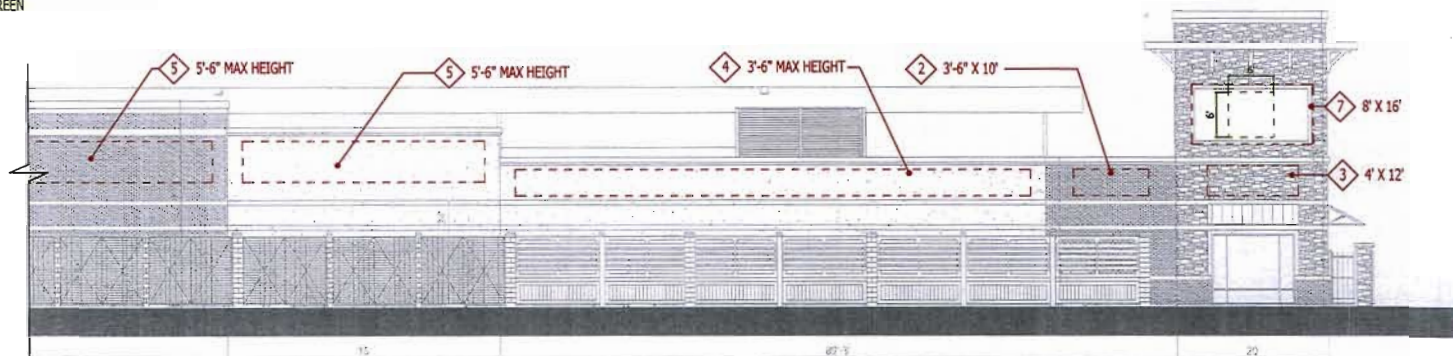
**APPROVED**



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- ① 2' X 12'
- ② 3'-6" X 10'
- ③ 4' X 12'
- ④ 3'-6" MAX HEIGHT
- ⑤ 5'-6" MAX HEIGHT
- ⑥ 7' X 12'
- ⑦ 8' X 16'
- ⑧ 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 H South (East)

1/16" = 1'-0"

**NOTES:**

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

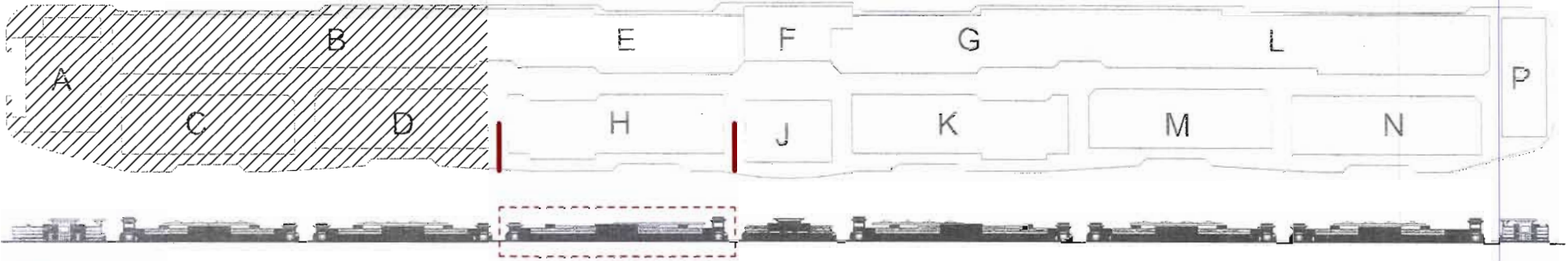
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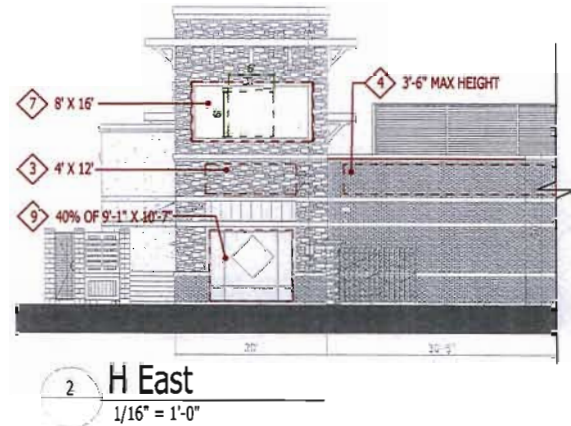
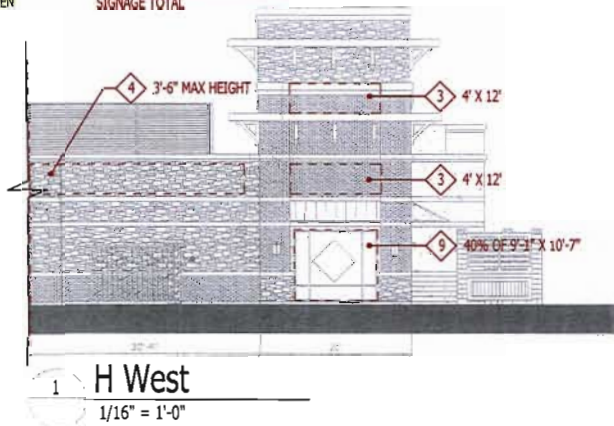
## Building H - Continued

Phase 2 Phase 1



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |                                                                         |
|---------------|--------------------|-------------------------------------------------------------------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'                                                              |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16'                                                             |
| 3 4' X 12'    | 6 7' X 12'         | 9 40% OF DISPLAY WINDOW<br>WINDOWS INCLUDED IN OVERALL<br>SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



### NOTES:

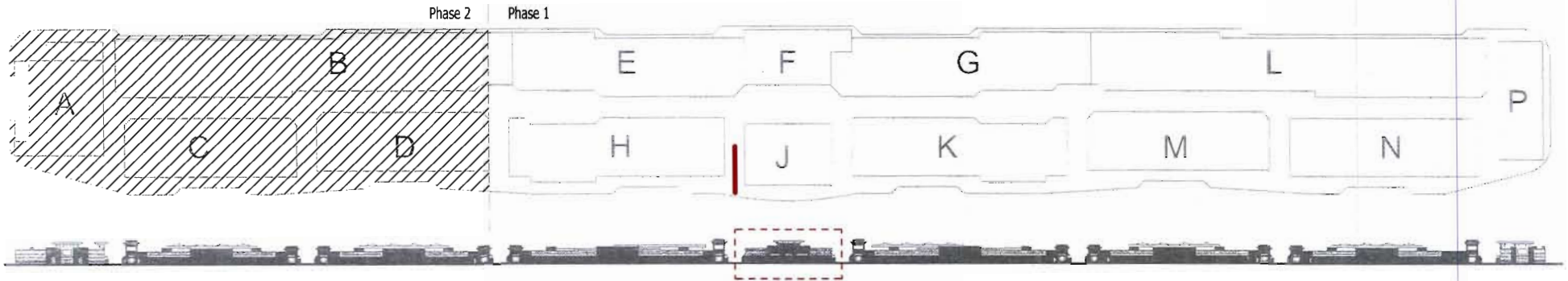
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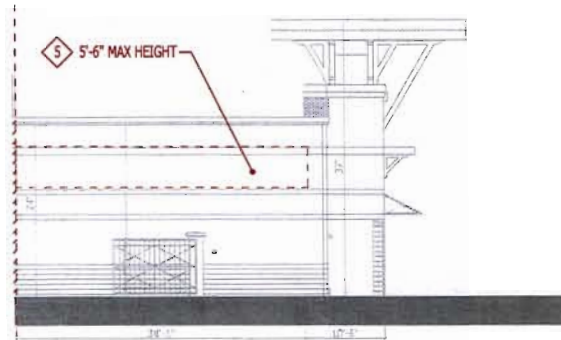


## Building J



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |                                                                         |
|---------------|--------------------|-------------------------------------------------------------------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'                                                              |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16'                                                             |
| 3 4' X 12'    | 6 7' X 12'         | 9 40% OF DISPLAY WINDOW<br>WINDOWS INCLUDED IN OVERALL<br>SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J West  
1/16" = 1'-0"

### NOTES:

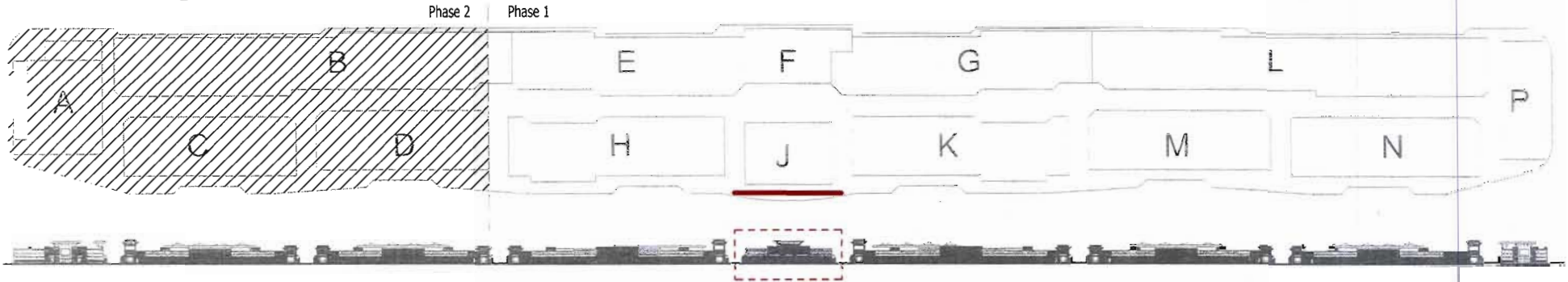
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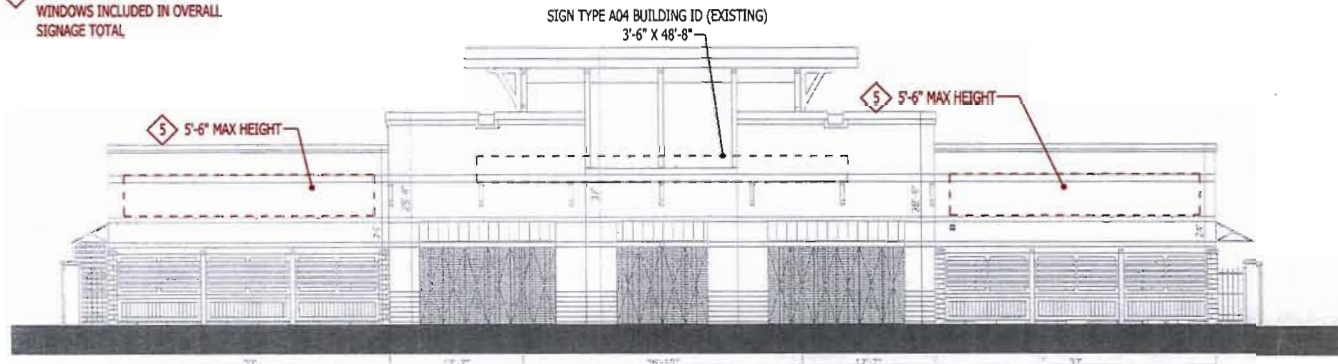


## Building J - Continued



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |                                                                   |
|---------------|--------------------|-------------------------------------------------------------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'                                                        |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16'                                                       |
| 3 4' X 12'    | 6 7' X 12'         | 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J South  
1/16" = 1'-0"

### NOTES:

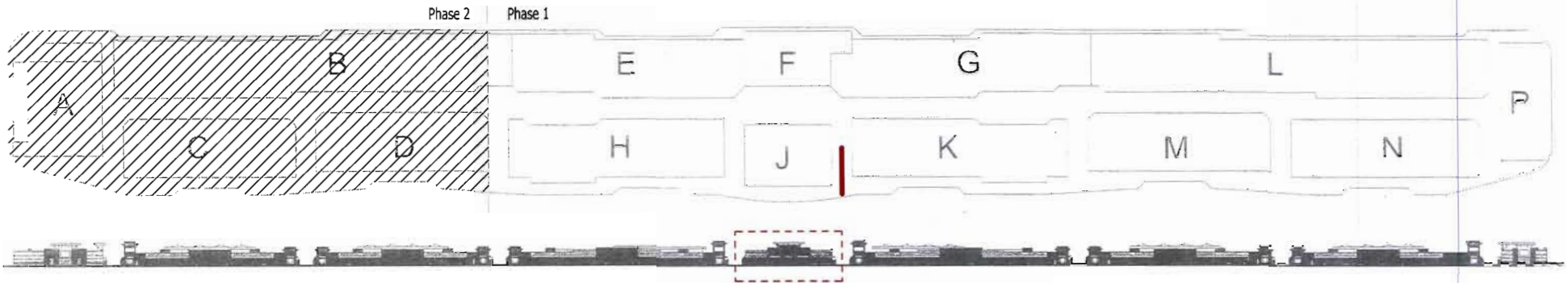
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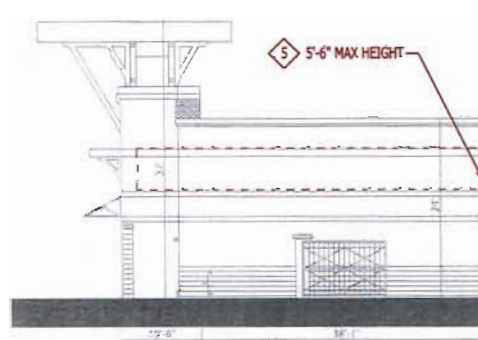


## Building J - Continued



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |                                                                         |
|---------------|--------------------|-------------------------------------------------------------------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'                                                              |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16'                                                             |
| 3 4' X 12'    | 6 7' X 12'         | 9 40% OF DISPLAY WINDOW<br>WINDOWS INCLUDED IN OVERALL<br>SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



### 1 J East

1/16" = 1'-0"

#### NOTES:

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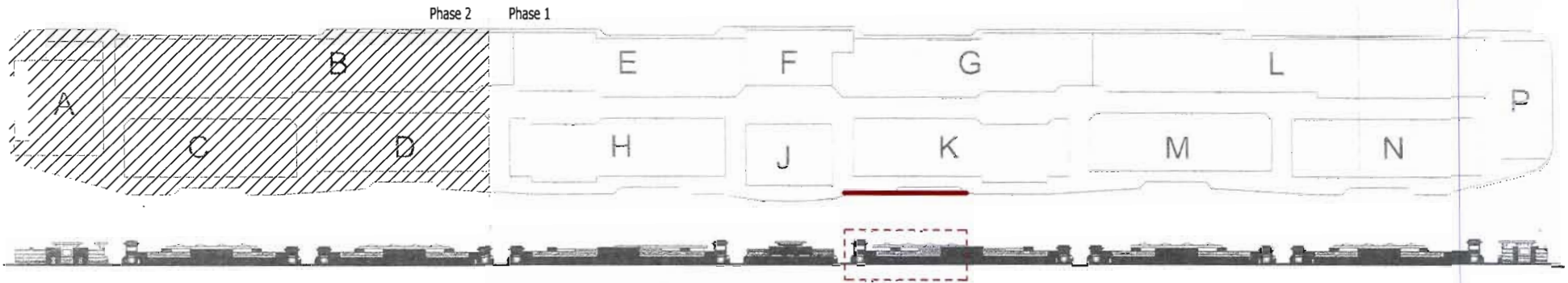
Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.





# Building K

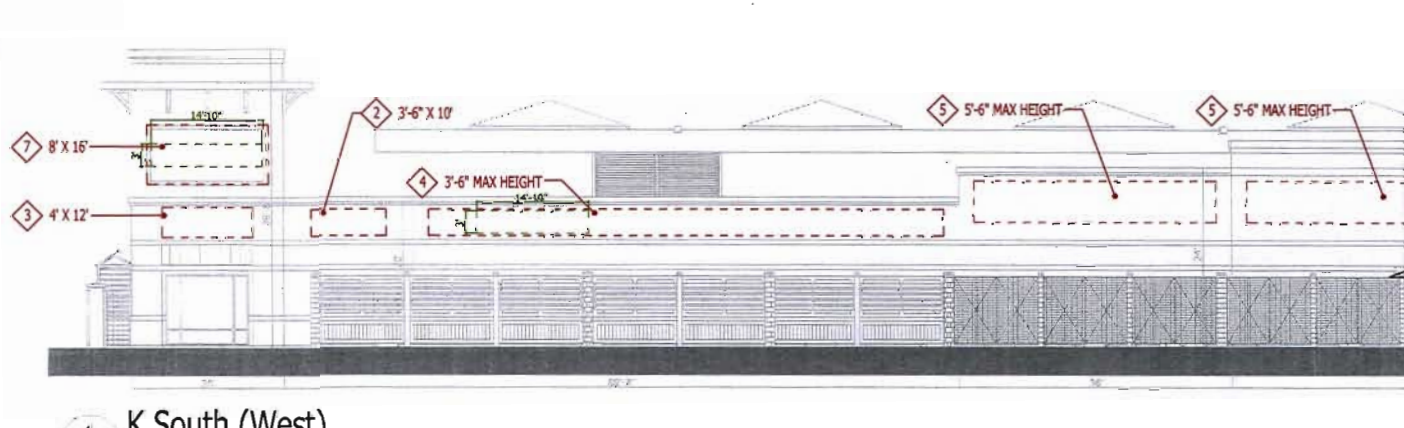
**APPROVED**



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **K South (West)**  
1/16" = 1'-0"

**NOTES:**

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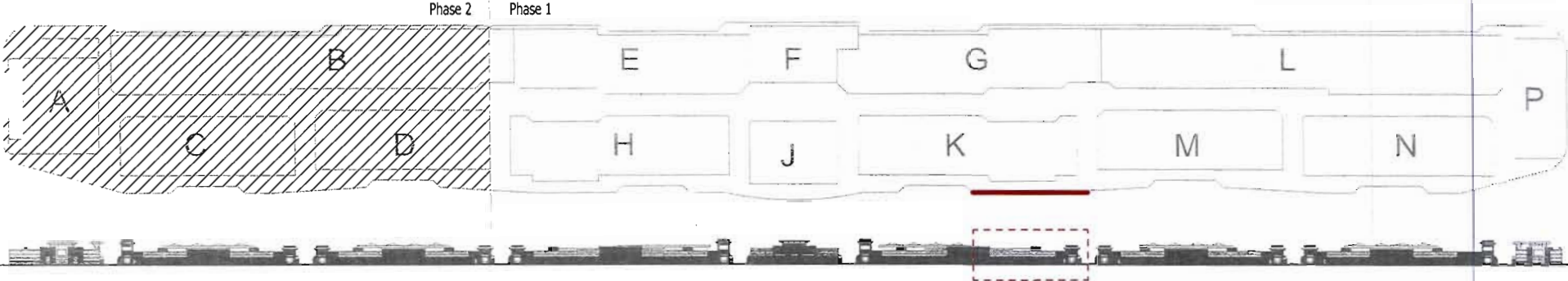
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**Taubman Prestige Outlets of Chesterfield Environmental Graphics**

Exterior Signage - 26 February

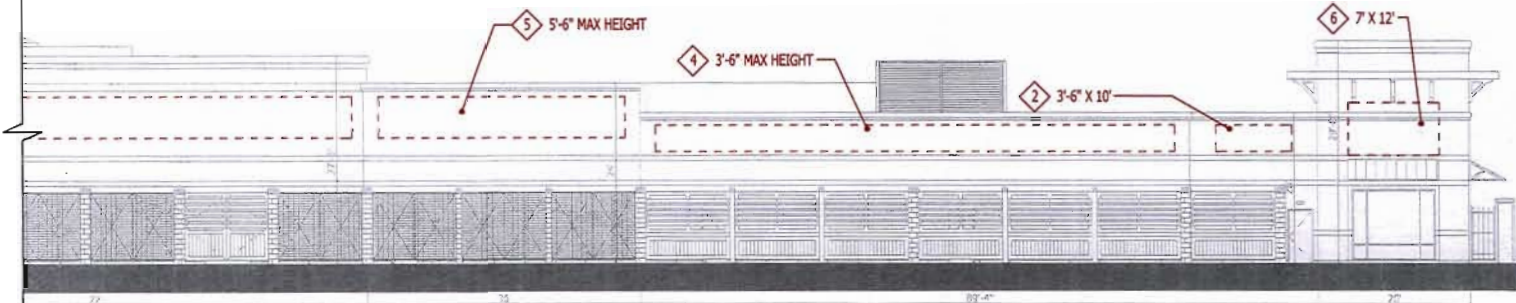
# Building K - Continued



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **K South (East)**  
1/16" = 1'-0"

**NOTES:**

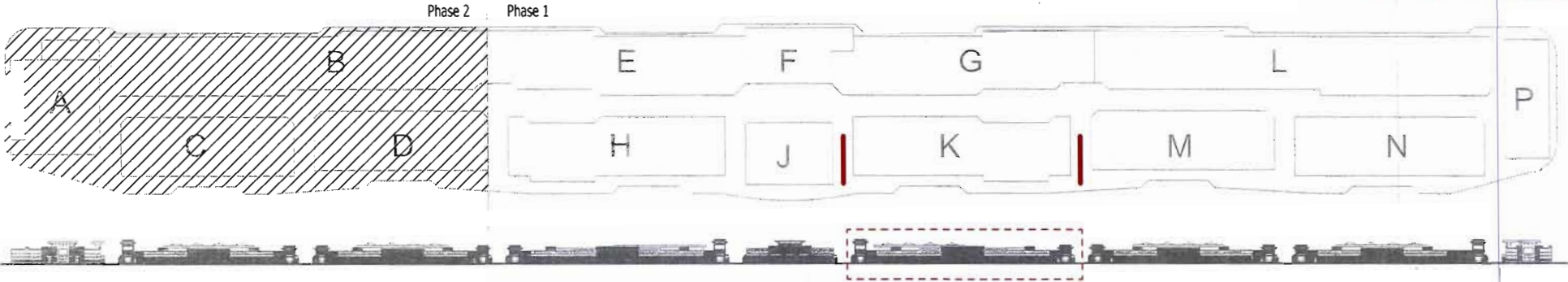
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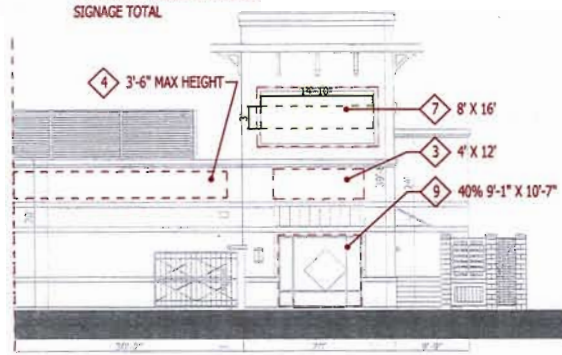


**Building K - Continued**

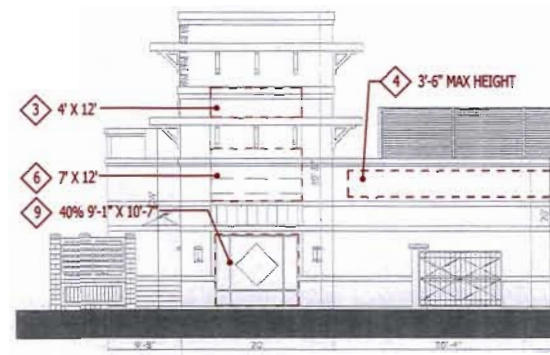


**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
  - 2 3'-6" X 10'
  - 3 4' X 12'
  - 4 3'-6" MAX HEIGHT
  - 5 5'-6" MAX HEIGHT
  - 6 7' X 12'
  - 7 8' X 16'
  - 8 10' X 16'
  - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **K West**  
1/16" = 1'-0"



2 **K East**  
1/16" = 1'-0"

**NOTES:**

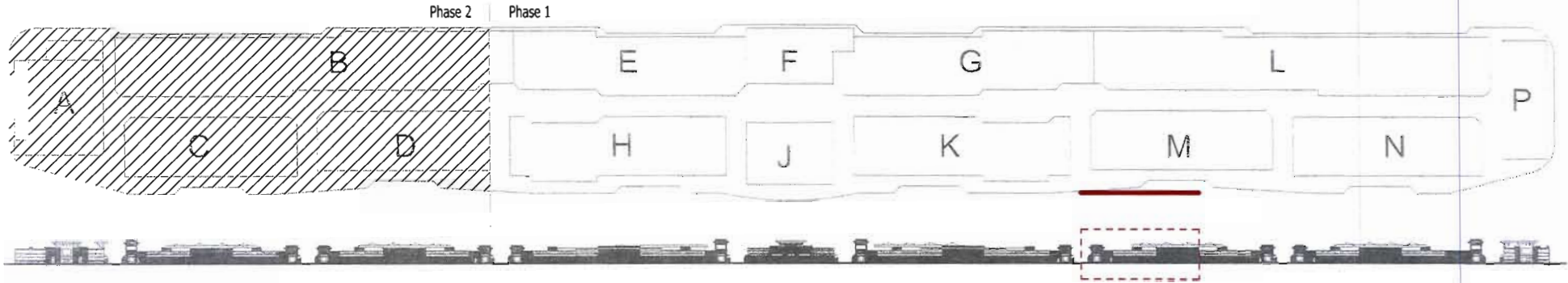
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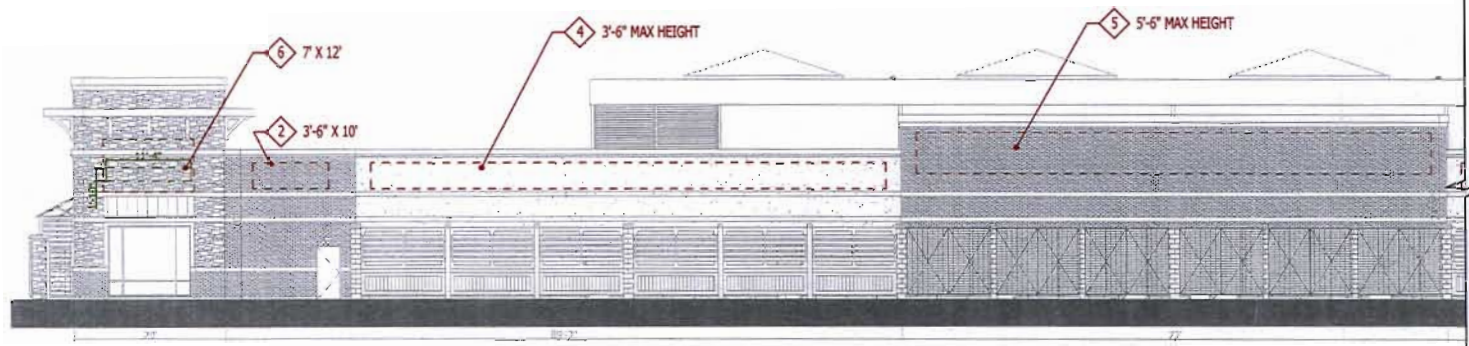
## Building M



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- |               |                    |             |
|---------------|--------------------|-------------|
| 1 2' X 12'    | 4 3'-6" MAX HEIGHT | 7 8' X 16'  |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12'    | 6 7' X 12'         |             |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



### 1 M South (West)

1/16" = 1'-0"

#### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

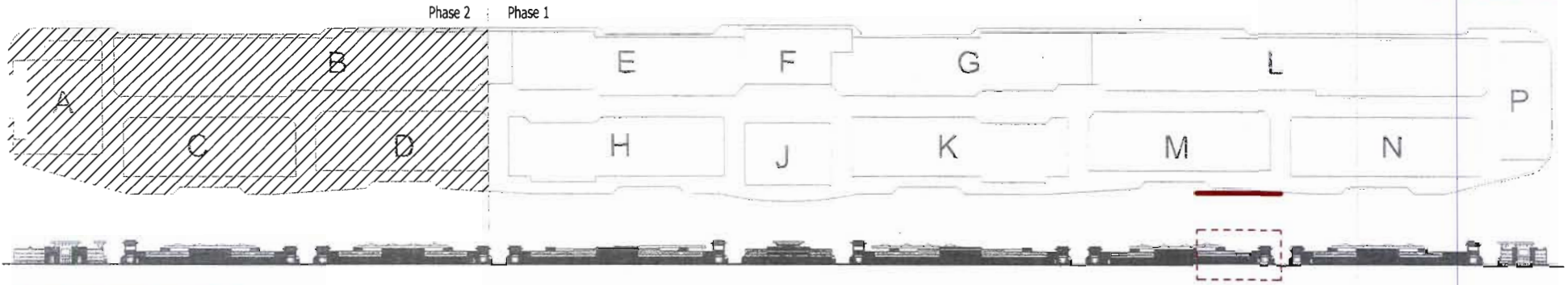
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**Taubman Prestige Outlets of Chesterfield**  
**Environmental Graphics**  
 Exterior Signage - 26 February



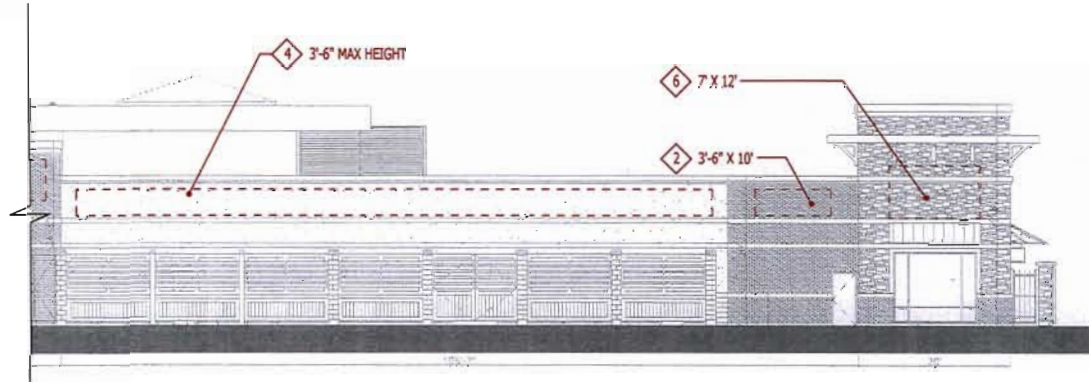
**Building M - Continued**



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- ① 2' X 12'
- ② 3'-6" X 10'
- ③ 4' X 12'
- ④ 3'-6" MAX HEIGHT
- ⑤ 5'-6" MAX HEIGHT
- ⑥ 7' X 12'
- ⑦ 8' X 16'
- ⑧ 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



**M South (East)**

1/16" = 1'-0"

**NOTES:**

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

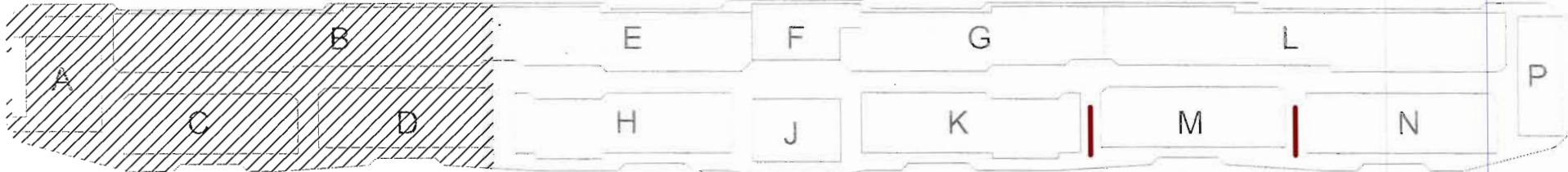
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## Building M - Continued

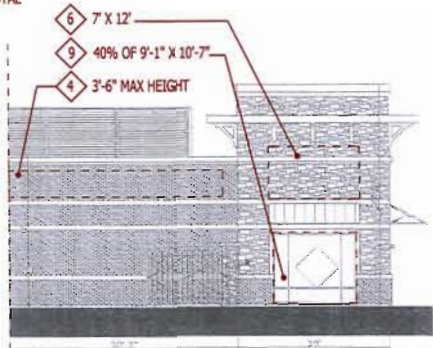
Phase 2 Phase 1



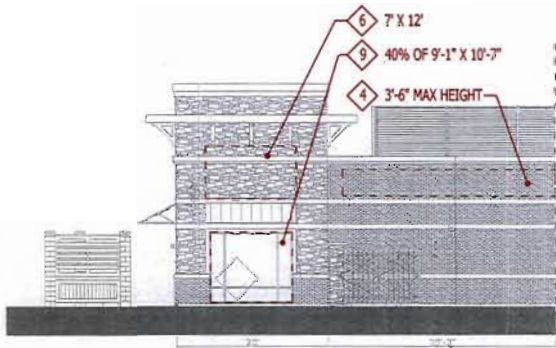
**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'
- 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 M West  
1/16" = 1'-0"



2 M East  
1/16" = 1'-0"

**NOTES:**

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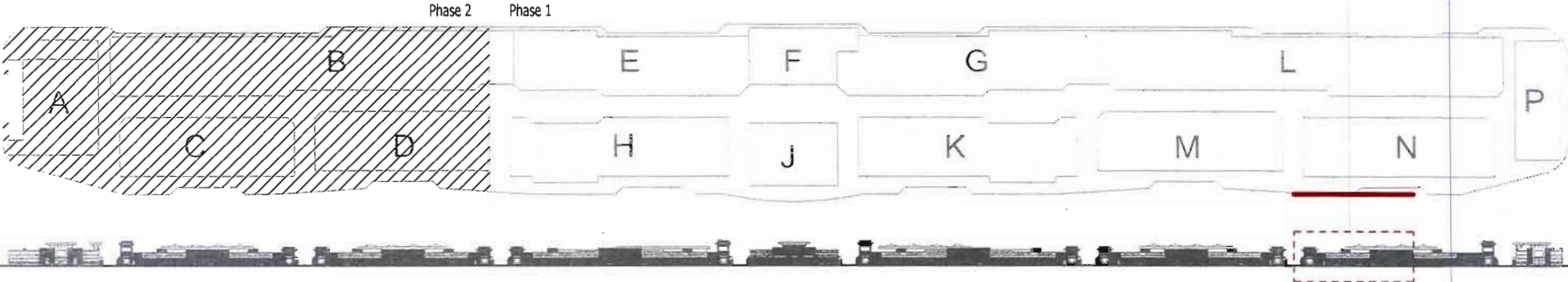
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**APPROVED**

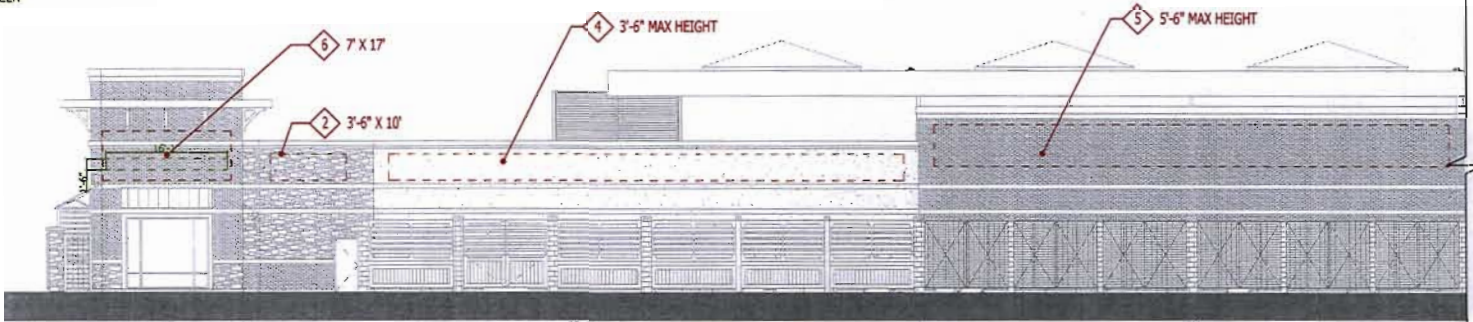
# Building N



**SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE**

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 15'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 **N South (West)**  
1/16" = 1'-0"

**NOTES:**

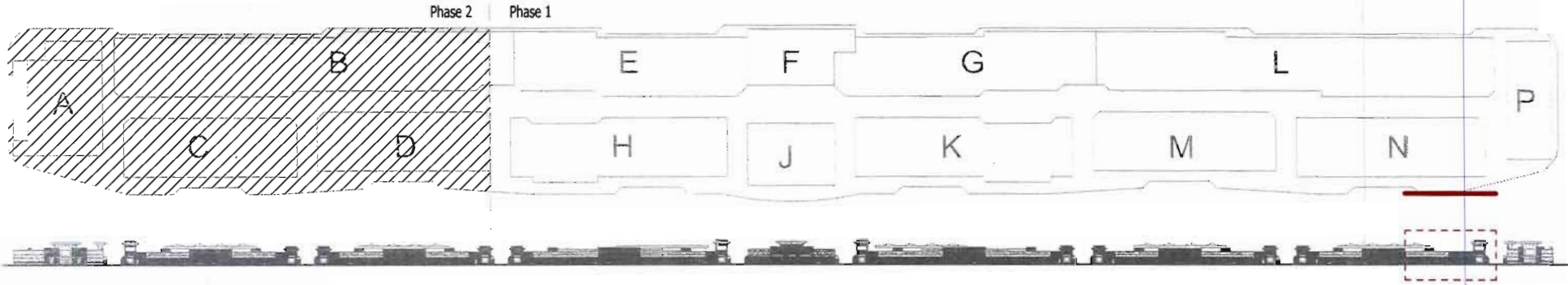
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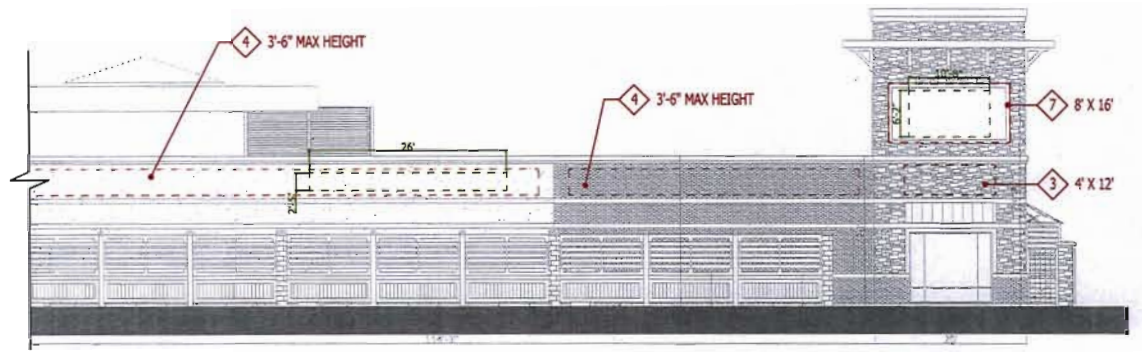
## Building N - Continued



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 N South (East)  
1/16" = 1'-0"

### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

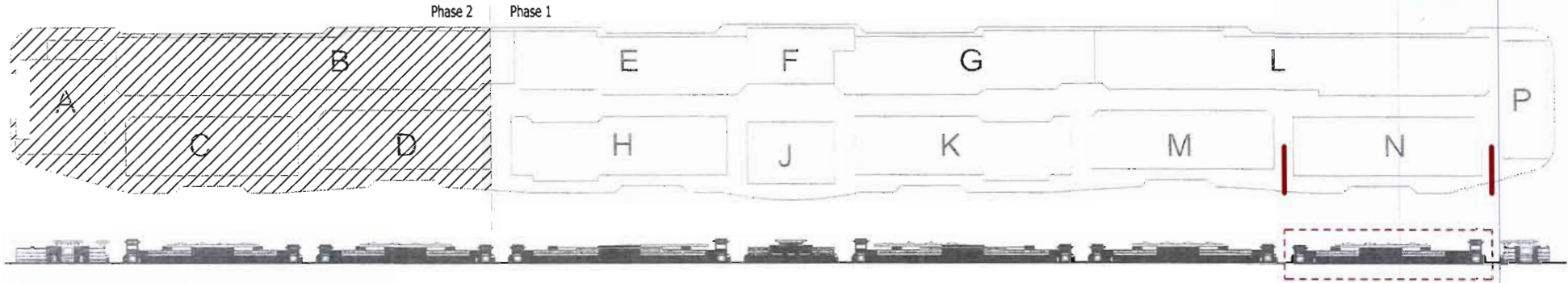
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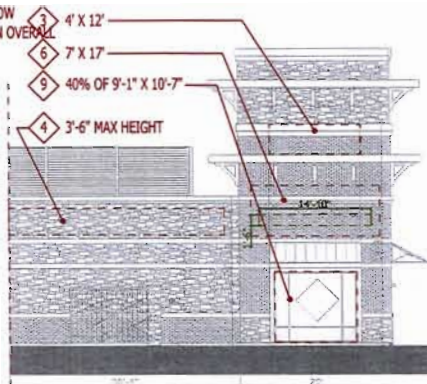
## Building N - Continued



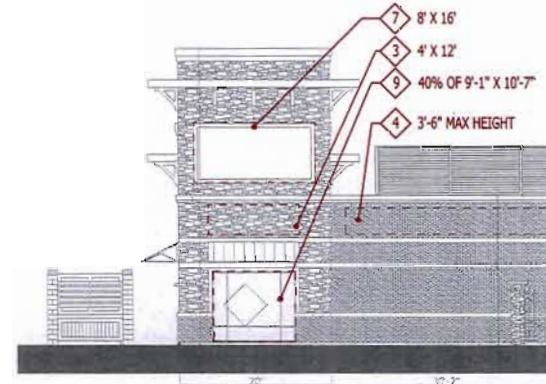
### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
- 2 3'-6" X 10'
- 3 4' X 12'
- 4 3'-6" MAX HEIGHT
- 5 5'-6" MAX HEIGHT
- 6 7' X 12'
- 7 8' X 16'
- 8 10' X 16'
- 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 N West  
1/16" = 1'-0"



2 N East  
1/16" = 1'-0"

### NOTES:

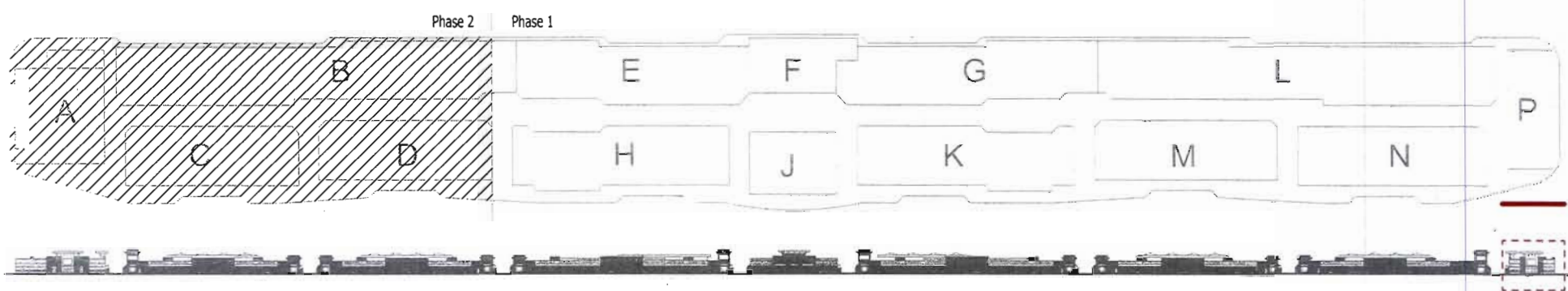
Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

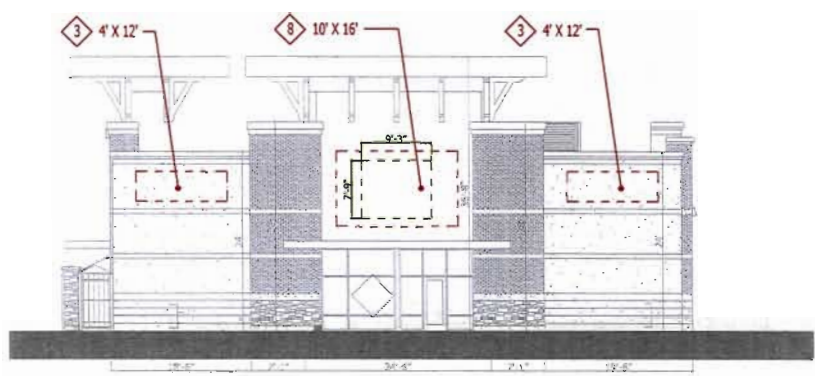


## Building P



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
  - 2 3'-6" X 10'
  - 3 4' X 12'
  - 4 3'-6" MAX HEIGHT
  - 5 5'-6" MAX HEIGHT
  - 6 7' X 12'
  - 7 8' X 16'
  - 8 10' X 16'
  - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



### 2 P South 1/16" = 1'-0"

#### NOTES:

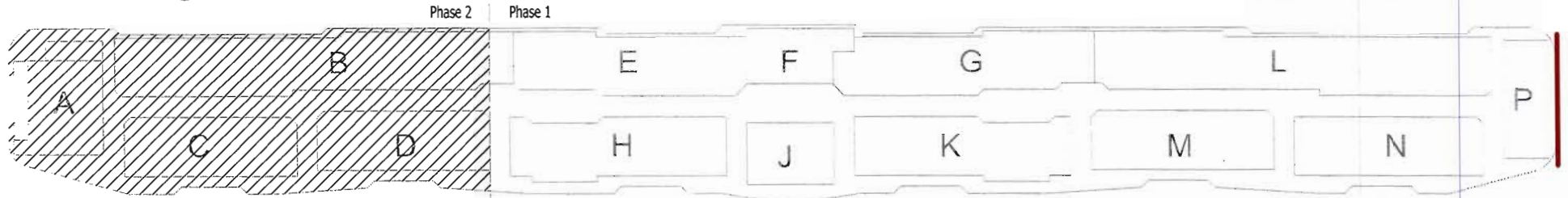
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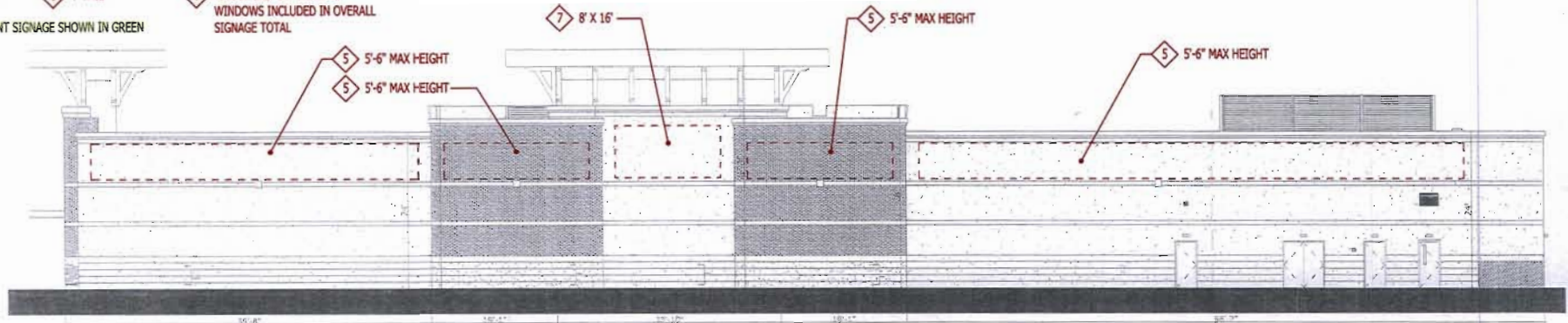


## Building P - Continued



### SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- 1 2' X 12'
  - 2 3'-6" X 10'
  - 3 4' X 12'
  - 4 3'-6" MAX HEIGHT
  - 5 5'-6" MAX HEIGHT
  - 6 7' X 12'
  - 7 8' X 16'
  - 8 10' X 16'
  - 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 P East  
1/16" = 1'-0"

### NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

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