

## Department of Community Development



### Special Use Permit Case Report: SUP23-1002

Applicant	CSMS Management LLC
Address/Location	Intersection of I-81S and Friedens Church Rd
Comprehensive Plan	Commercial
Tax Map#	137-A-88 & 137-A-79A
Present Zoning	BX C - Business Interchange District with Conditions
Board Meeting Date	09/13/2023
Requested Use	Sign: Area/Height of Freestanding Sign; Maximum Cumulative Sign Area
Acreage in Parcel	45.641
Acres in Request	21.301
Election District	District 4
Board of Supervisors	

## **General Information:**

### Overview and Background

(All notes below were submitted by the applicant.)

#### SUMMARY OF EXCEPTIONS TO ORDINANCE 17-707.04

The applicant is requesting a Special Use Permit for the approval of exceptions to the Rockingham County Sign Ordinance. The applicant's currently proposed sign package deviates from the Sign Ordinance relative to the following categories:

17-707.01 (b) (5) a.

#### MAXIMUM CUMULATIVE SIGN AREA EXCLUSIVE OF FREESTANDING SIGN

Sign Area calculated as 1.5 x Linear Feet of Primary Building's Façade

Sign Area Allowed: 1.5 x 370: 555 SF

Sign Area Requested: 1,664 SF

Sign Area Cumulative Wall Coverage: 3.13%

Table 17-707.04

#### FREESTANDING SIGN

Sign Area Allowed: 80 SF Requested: 616 SF

Sign Height Allowed: 25 Feet

Requested: 100 Feet

#### BASIS FOR EXCEPTIONS

The request for these exceptions is based upon the following reasons which the applicant believes is appropriate to this specific project and location:

#### SCALE OF PROJECT:

The Sign Ordinance does not contemplate the large scale, single user structures which the Applicant constructs at its locations. For photographic reference, a recent store completion is attached. The requested sign area relative to the total wall space for the proposed building is 3.3%. Calculations are attached.

EXIT MANUEVERING SAFETY: Buc-ee's request for a freestanding sign height of 100 feet is required to allow the interstate traveler, moving at interstate speeds, to see the sign and to have appropriate time to safely maneuver to the exit. The sign area requested includes 125 SF for the "Rockingham" panel.

### Adjoining Properties and Uses

NORTH - B1 & A1 | Homesite, Tillable & Commercial

SOUTH - I1 | Homesite & Pasture

EAST - A1 | Pasture

WEST - A1 | Pasture

### Justification Section

Section 17-707.04 of the County Code states that a special use permit shall be obtained for any signage in the Business Interchange district that does not meet the requirements listed in Table 17.707.04 of the County Code.

## **Staff and Agency Analysis:**

### Building Services

No comment at this point.

### Fire

This special use permit request is located within the Bridgewater Volunteer Fire Department and Bridgewater Volunteer Rescue Squad's respective response areas. The Fire Marshal's Office has no concerns with the special use request.

Planning

This property is designated as commercial in the Comprehensive Plan. These commercial areas are oriented to serving the traveling public and are located at interstate interchanges or major intersections.

Public Works

Public Works has no comment. Sign is shown outside of existing sanitary sewer easement.

VDOT

VDOT has no issues with the proposed special use permit for the increased sign size and height. This application has been reviewed by the VDOT Outdoor Advertising Group at the VDOT Central Office and the VDOT Harrisonburg Residency.

VA Dept. of Health Environmental

No comment concerning the proposed signage.

**Board of Supervisors:**



# Rockingham County Special Use Permit Application

## Application Procedure

The special use permit process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Special use permit sign placed on property in public view and drone video of property taken.
6. Public hearing advertisement placed in the local paper.
7. Board of Supervisors public hearing, review, and final special use permit determination. The decision to approve or deny the special use permit request is ultimately determined by the Rockingham County Board of Supervisors. (The applicant, or representative, is encouraged to attend related public hearing.)

## Application Checklist *(please submit with application)*

It is the responsibility of the applicant to gather all information and submit a complete special use permit application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#) to the Rockingham County Zoning Administrator.

- A completed and signed application (digital PDF preferred).
- A boundary map of the property, showing what is described in the "Guide: Proposed Use Layout for Special Use Permit Application" section of this application. The submitted map cannot be larger than 11" x 17".
- Required **\$550 fee**
- Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request.

An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

## Special Use Permit Application Form

**Property Owner:** Lispen, LLC 1346 Pleasants Dr, Ste 6 Harrisonburg, VA 22801

**Address:** Lispen, LLC 1346 Pleasants Dr, Ste 6 Harrisonburg, VA 22801

**Telephone:** (540) 433-1900

**Email:** devon.anders@interchangeeco.com

**Other Applicant Party (such as a contract purchaser) if applicable:** CSMS Management, LLC

**Address:** 11200 Broadway, Suite 2332 Pearland, TX 77584

**Telephone:** 979.388.3237

**Email:** stan.beard@buc-ees.com

**Other Contact Person (such as a law or engineering firm) if applicable:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Application Contact:** Stan Beard, Jr.

**Property Address:** SEC I-81 and Friedens Church Road

**Property Location:** (N S E W) of (Road Name) Interstate 81 (Route #) \_\_\_\_\_

approximately 10 miles/feet (N S E W) of (Road Name) Friedens Church Road

(Route #) 682. Election District #: 4

**Property Tax Map Number(s):** 137-(A)- L88 and 137-(A)- L79A

**Use Applied For:** Signs: Area / Height of Freestanding Sign; Maximum Cumulative Sign Area

**Acreeage in Parcel:** +/- 45.641

**Acreeage to be used:** +/- 21.301 Ac

**Current Zoning:** BX - C

**Size And Height Of Existing And/Or Proposed Building Or Structure if applicable:** NA

**Size and Height of Signage if applicable:** Varies; See Exhibit Attached

**Indicate Method of:**

Water Supply

- County Water  
 City Water \*  
 Community System  
 Well  
 Cistern

Sewage Disposal

- County Sewer  
 City Sewer \*  
 Community System  
 Septic System  
 Alternative: \_\_\_\_\_

*\* If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

**Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation.** NO

**Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation.** NO

Are there any known cemeteries located on the property? NO

Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? NO

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District.  
NO

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

Applicant is seeking relief from current sign ordinance size and height restrictions based upon:

- 1) Relative Scale of proposed project
- 2) Safety of exiting traffic movements

Supporting Documentation Attached

Lispen, LLC, by InterChange Group, Inc., Manager

  
Signature of Landowner

\_\_\_\_\_  
Signature of Applicant or Agent

### Guide: Proposed Use Layout for Special Use Permit Application *(required)*

The Rockingham County Zoning Ordinance requires Special Use Permit applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

**The accurately scaled proposed use layout shall include the following information as a minimum:**

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section 17-1003.01 of the Zoning Ordinance located on the County's website for more information and requirements.

Are there any known cemeteries located on the property? NO

Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? NO

Is the property currently in an Agricultural and Forestal District? If so, please indicate which District.  
NO

Explain in detail your proposal, hours of operation, number of employees, customer trips expected, etc.

Applicant is seeking relief from current sign ordinance size and height restrictions based upon:  
1) Relative Scale of proposed project  
2) Safety of exiting traffic movements  
  
Supporting Documentation Attached

\_\_\_\_\_  
Signature of Landowner

  
Signature of Applicant or Agent

**Guide: Proposed Use Layout for Special Use Permit Application *(required)***

The Rockingham County Zoning Ordinance requires [Special Use Permit](#) applications to include an accurately scaled proposed use layout. The scaled proposed use layout and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the special use permit is approved by the Board of Supervisors.

**The accurately scaled proposed use layout shall include the following information as a minimum:**

1. Size and shape of parcel of land where use or building is to be located.
2. Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
3. Size and shape of proposed and/or existing buildings.
4. Access to and from property.
5. Relation to street and highway intersections.
6. Any planned screening or landscaping.
7. Number and location of off-street parking spaces.
8. Specify proposed use of area (if not contained in building).

Reference Section [17-1003.01](#) of the Zoning Ordinance located on the County's website for more information and requirements.

**SPECIAL USE PERMIT APPLICATION  
SUMMARY OF EXCEPTIONS TO ORDINANCE 17-707.04**

Applicant is requesting a Special Use Permit for the approval of exceptions to the Rockingham County Sign Ordinance. Applicant's currently proposed sign package deviates from the Sign Ordinance relative to the following categories:

**17-707.01 (b) (5) a.**

**MAXIMUM CUMULATIVE SIGN AREA EXCLUSIVE OF FREESTANDING SIGN**

Sign Area calculated as 1.5 x Linear Feet of Primary Building's Façade

Sign Area Allowed: 1.5 x 370: 555 SF

Sign Area Requested: 1,664 SF

Sign Area Cumulative Wall Coverage: 3.13%

**Table 17-707.04**

**FREESTANDING SIGN**

Sign Area Allowed: 80 SF

Requested: 616 SF

Sign Height Allowed: 25 Feet

Requested: 100 Feet

**BASIS FOR EXCEPTIONS**

Applicant's request for these exceptions is based upon the following reasons which we believe are appropriate to this specific project and location:

**SCALE OF PROJECT:** The Sign Ordinance does not contemplate the large scale, single user structures which the Applicant constructs at its locations. For photographic reference, a recent store completion is attached. The requested sign area relative to the total wall space for the proposed building is 3.3%. Calculations are attached.

**EXIT MANUEVERING SAFETY:** Buc-ee's request for a freestanding sign height of 100 feet is required to allow the interstate traveler, moving at interstate speeds, to see the sign and to have appropriate time to safely maneuver to exit. The sign area requested includes 125 SF for the "Rockingham" panel.

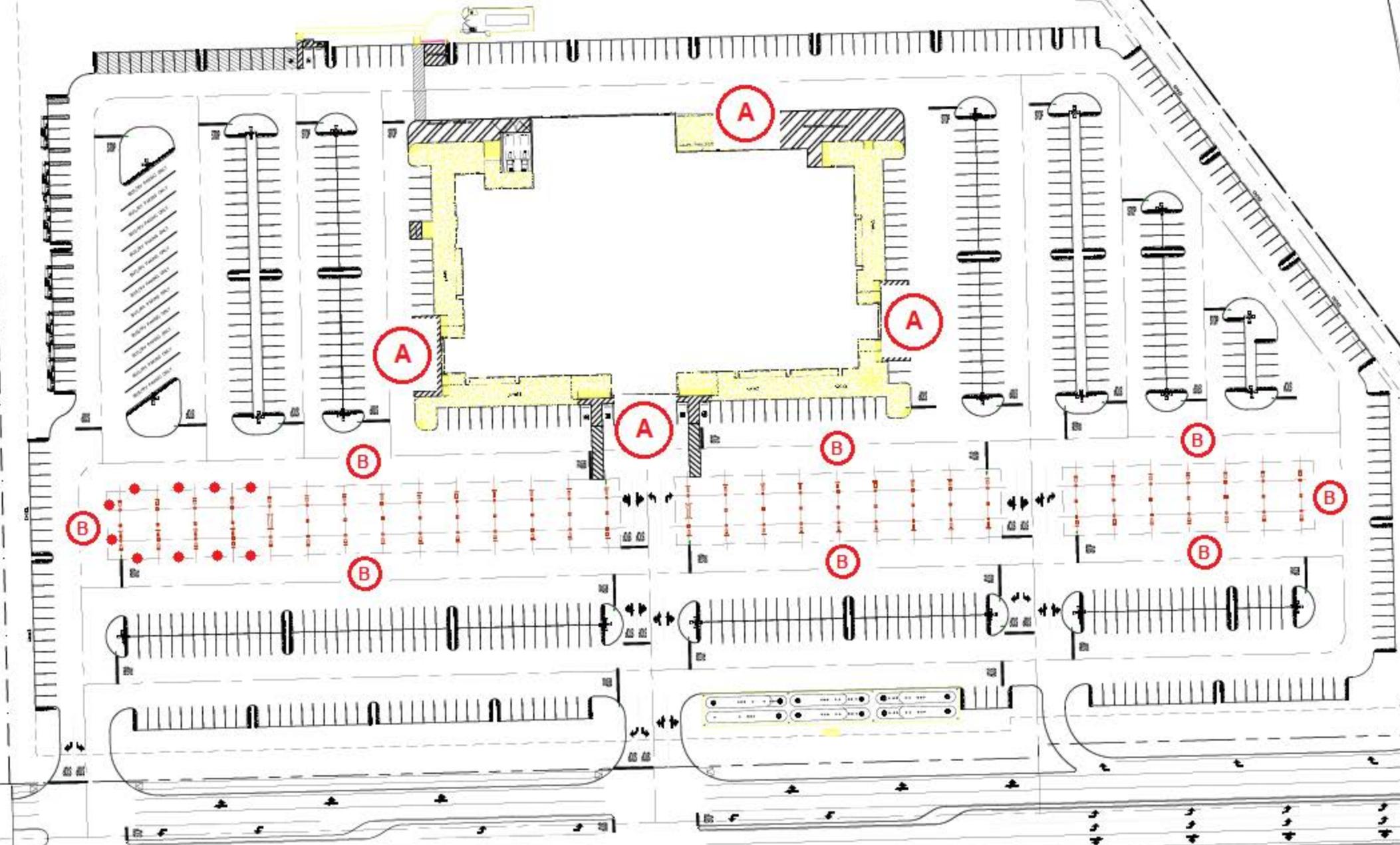


**ROCKINGHAM COUNTY - ORDINANCE ANALYSIS**

<b>BUC-EE'S TRAVEL CENTER</b>		<b>SIGN SQUARE FOOTAGE PER WALL</b>					
<b>74K BUILDING SIGNS</b>	LF	Area (SF)	Buc-ee's	Beaver	DEF/ETH	Total	Coverage
Front Entrance Wall	370	11,377	207.00	79.00	-	286.00	2.51%
Rear Building Wall	370	10,610	207.00	79.00	-	286.00	2.70%
Side Entrance Wall	212	6,937	207.00	79.00	-	286.00	4.12%
Side Entrance Wall	212	6,937	207.00	79.00	-	286.00	4.12%
<b>Subtotal Building</b>		<b>35,861</b>	<b>828.00</b>	<b>316.00</b>	<b>-</b>	<b>1,144.00</b>	<b>3.19%</b>
<b>FUEL CANOPIES (3)</b>							
Canopy Front		8,250	-	150.00	48.00	198.00	2.40%
Canopy Side		403	-	50.00	24.00	74.00	18.36%
Canopy Back		8,250	-	150.00	-	150.00	1.82%
Canopy Side		403	-	50.00	48.00	98.00	24.32%
<b>Subtotal Canopy</b>		<b>17,306</b>	<b>-</b>	<b>400.00</b>	<b>120.00</b>	<b>520.00</b>	<b>3.00%</b>
<b>CUMULATIVE WALL COVERAGE</b>		<b>53,167</b>	<b>828.00</b>	<b>716.00</b>	<b>120.00</b>	<b>1,664.00</b>	<b>3.13%</b>

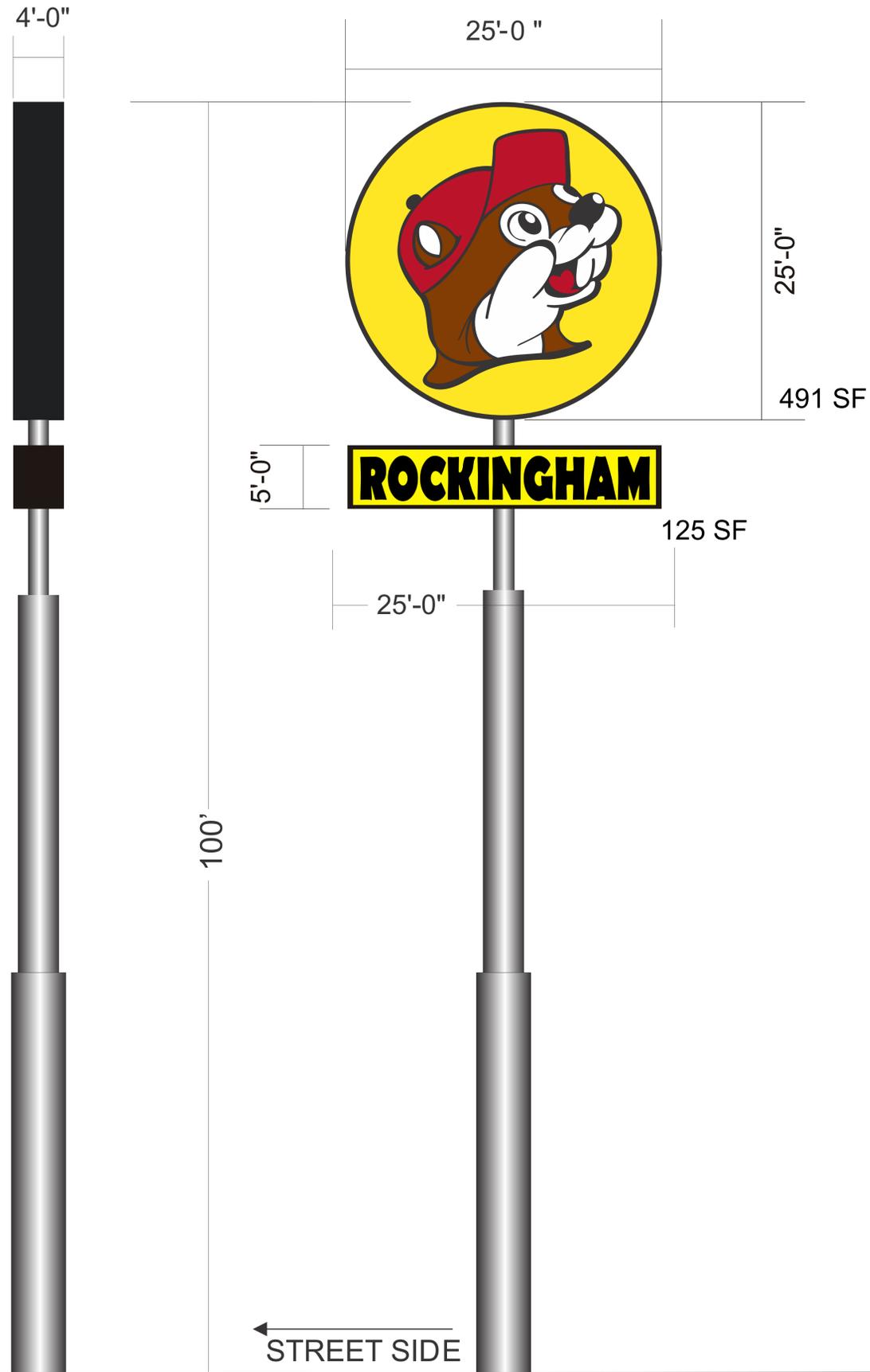


 Freestanding Sign



ROW = 3.39-AC

Beaver Button: 491  
 City Panel: 125  
 TOTAL: 616 SF



OPPOSITE VIEW  
 LOGO FACES LEFT

LOGO COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- BLACK    □ WHITE

SCALE: 3/16" = 1'-0"

PRESENTATION DRAWING

**Client:**  
 Buc-ee's

**Client's Location:**  
 Rockingham County, VA

**Sales Rep:** Justin B.

**Project Manager:** Brenda B.

**PM Approval:**

**Date:**

**Drawn By:** DR

**Revision:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3/16" = 1'-0"

Work Order#

"THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN."

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY SWS SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY SWS SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.



270 SQ./FT.

# TYPE A - WALL SIGNS



### COLOR SPECS

- 2283 RED ACRYLIC
- 2 RED TRIM-CAP
- 5 PRE-FINISHED RED RETURNS

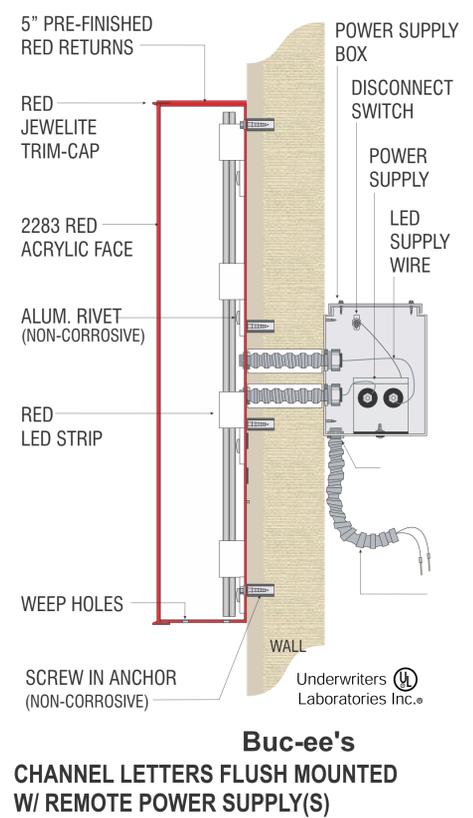
206.42 SQ./FT.



62.84 SQ./FT.

### COLOR SPECS

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK    □ WHITE



This rendering is the property of Southwest Signs, Inc. It is for the exclusive use of Southwest Signs, Inc. and the party for which is was intended, the requestor. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the explicit consent of Southwest Signs, Inc. Please contact your Account Manager for questions regarding this statement.

Project ID#: \_\_\_\_\_  
 Project Mgr: \_\_\_\_\_  
 Designer: \_\_\_\_\_  
 Created on: \_\_\_\_\_

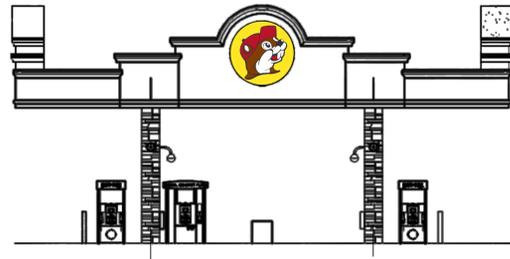
REVISION

R	

!SG-010

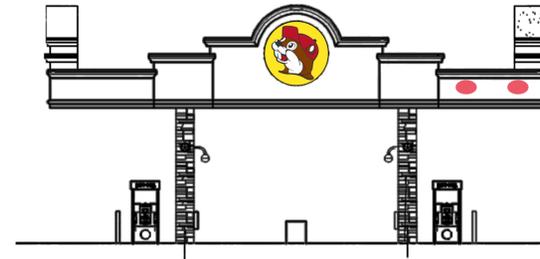
**TYPE B  
TYPICAL FUEL CANOPY**

50 SF  
13.12%



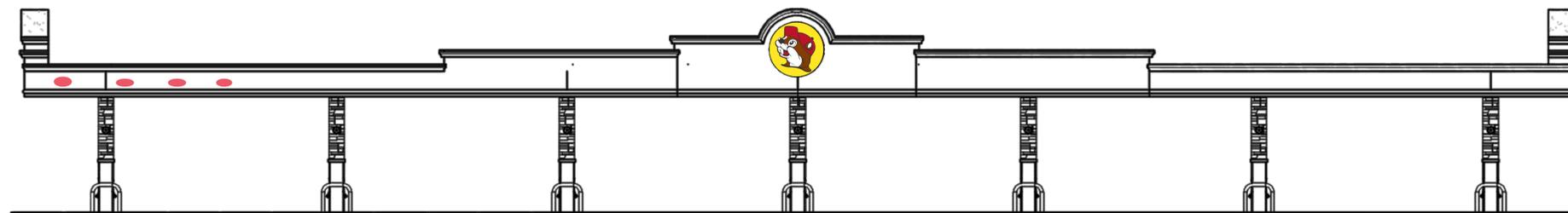
3 FUEL CANOPY 2 - EAST ELEVATION 3/32" = 1'-0"

50 SF  
13.12%



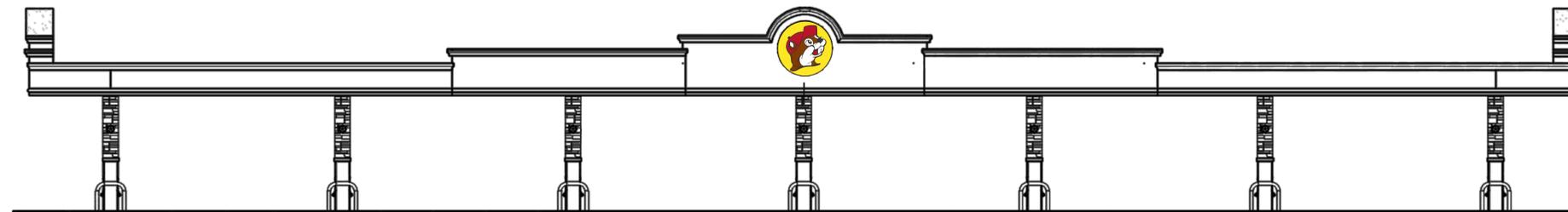
4 FUEL CANOPY 2 - WEST ELEVATION 3/32" = 1'-0"

50 SF  
1.44%  
(Typical)



5 FUEL CANOPY 2 - NORTH ELEVATION 3/32" = 1'-0"

50 SF  
1.44%  
(Typical)



6 FUEL CANOPY 2 - SOUTH ELEVATION 3/32" = 1'-0"

**TYPICAL CANOPY COVERAGE TOTAL: 3.53%**



This rendering is the property of Southwest Signs, Inc. It is for the exclusive use of Southwest Signs, Inc. and the party for which it was intended, the requestor. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the explicit consent of Southwest Signs, Inc. Please contact your Account Manager for questions regarding this statement.

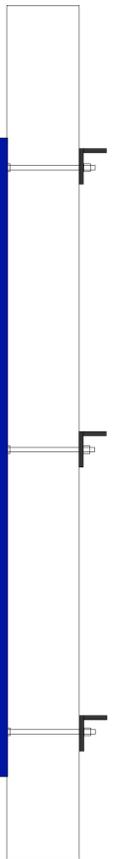
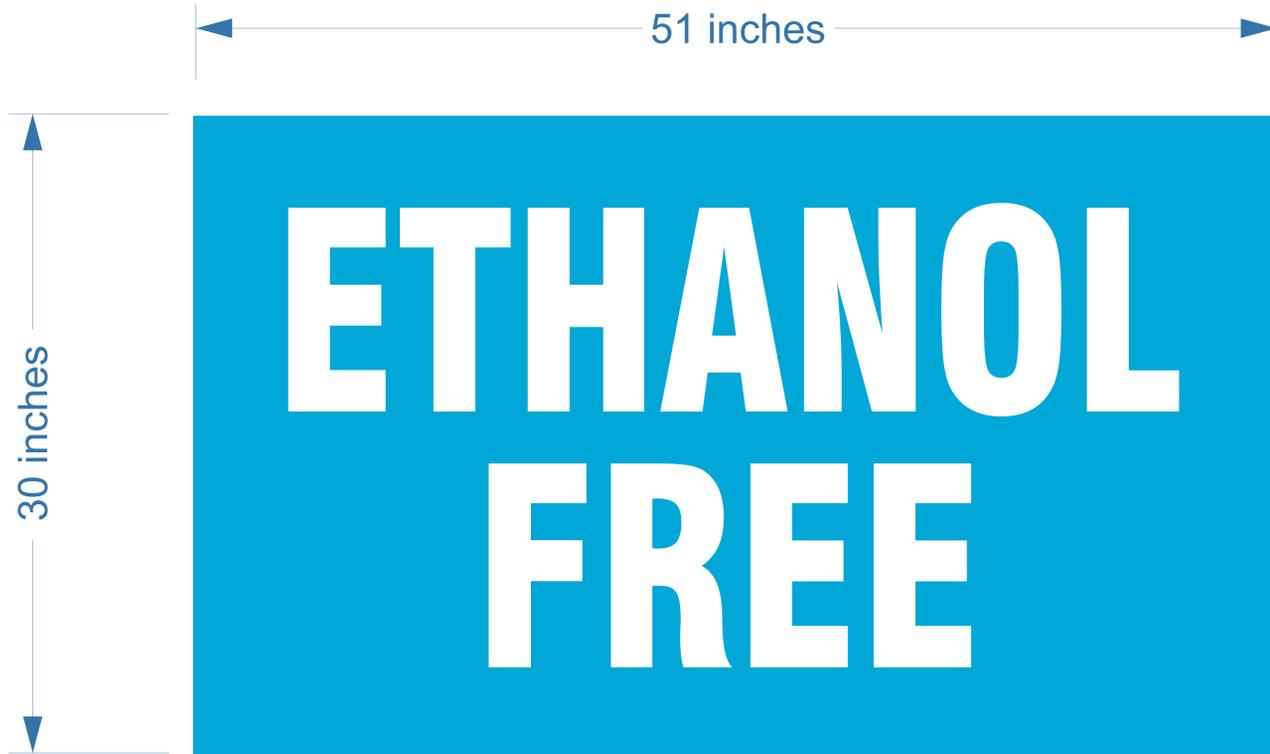
Project ID#: 133295  
Project Mgr: Brenda Beams  
Designer: JR  
Created on: 01/04/2023

REVISION  
R1

11.78 SQ. FEET

SCALE: 3" = 1'-0"

### TYPE C - FUEL SIGNS ●



#### **ETHANOL FREE SIGN**

**• MFG. & INSTALL:**

**FIVE (5) ETHANOL FREE SIGNS**  
 NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE  
 W/ WHITE VINYL LETTERING APPLIED  
 INSTALL FLUSH ON EXISTING GAS CANOPY

**COLOR SPECS**

■ PROCESS CYAN

□ WHITE

#### **DEF SIGN**

**• MFG. & INSTALL:**

**FIVE (5) DEF SIGNS**  
 NON-ILLUMINATED .125" ALUM. PANEL PTD BLUE  
 W/ WHITE VINYL LETTERING APPLIED  
 INSTALL FLUSH ON EXISTING GAS CANOPY

**COLOR SPECS**

■ PMS 072 BLUE

□ WHITE

**QTY: TEN (10)**



This rendering is the property of Southwest Signs, Inc. It is for the exclusive use of Southwest Signs, Inc. and the party for which it was intended, the requestor. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the explicit consent of Southwest Signs, Inc. Please contact your Account Manager for questions regarding this statement.

**Buc-ee's**

Project ID#:  
 Project Mgr:  
 Designer:  
 Created on:

REVISION

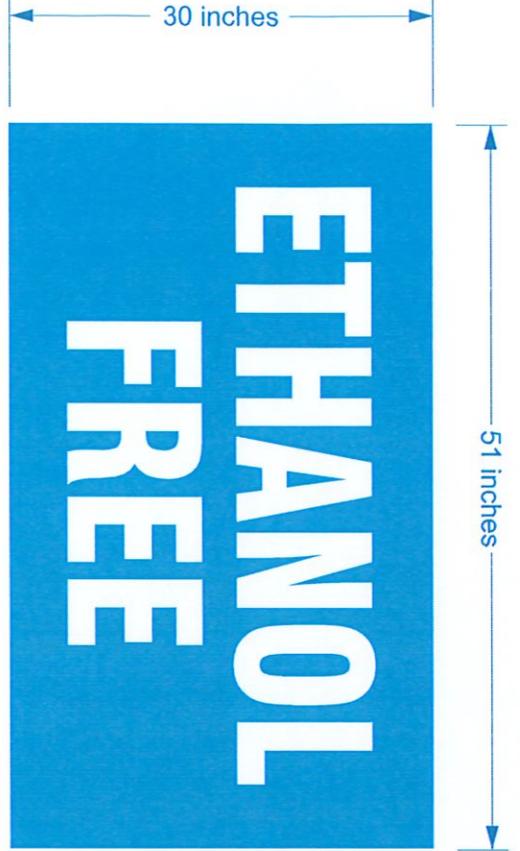
R

**Ethanol  
 Free / DEF  
 SG-12**

11.78 SQ. FEET

SCALE: 3" = 1'-0"

TYPE C - FUEL SIGNS ●



**ETHANOL FREE SIGN**

- MFG. & INSTALL:  
FIVE (5) ETHANOL FREE SIGNS  
NON-ILLUMINATED, .125" ALUM. PANEL, PTD BLUE  
W/ WHITE VINYL LETTERING APPLIED  
INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

- PROCESS CYAN
- WHITE

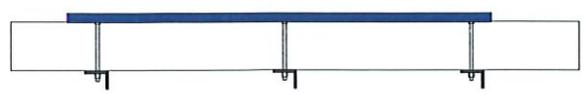


**DEF SIGN**

- MFG. & INSTALL:  
FIVE (5) DEF SIGNS  
NON-ILLUMINATED, .125" ALUM. PANEL, PTD BLUE  
W/ WHITE VINYL LETTERING APPLIED  
INSTALL FLUSH ON EXISTING GAS CANOPY

COLOR SPECS

- PMS 072 BLUE
- WHITE



QTY: TEN (10)



This is a reproduction of the original design. It is not intended to be used for any other purpose. It is an unpublished original drawing and the party for which it was prepared. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written permission of the designer.

Buc-ee's

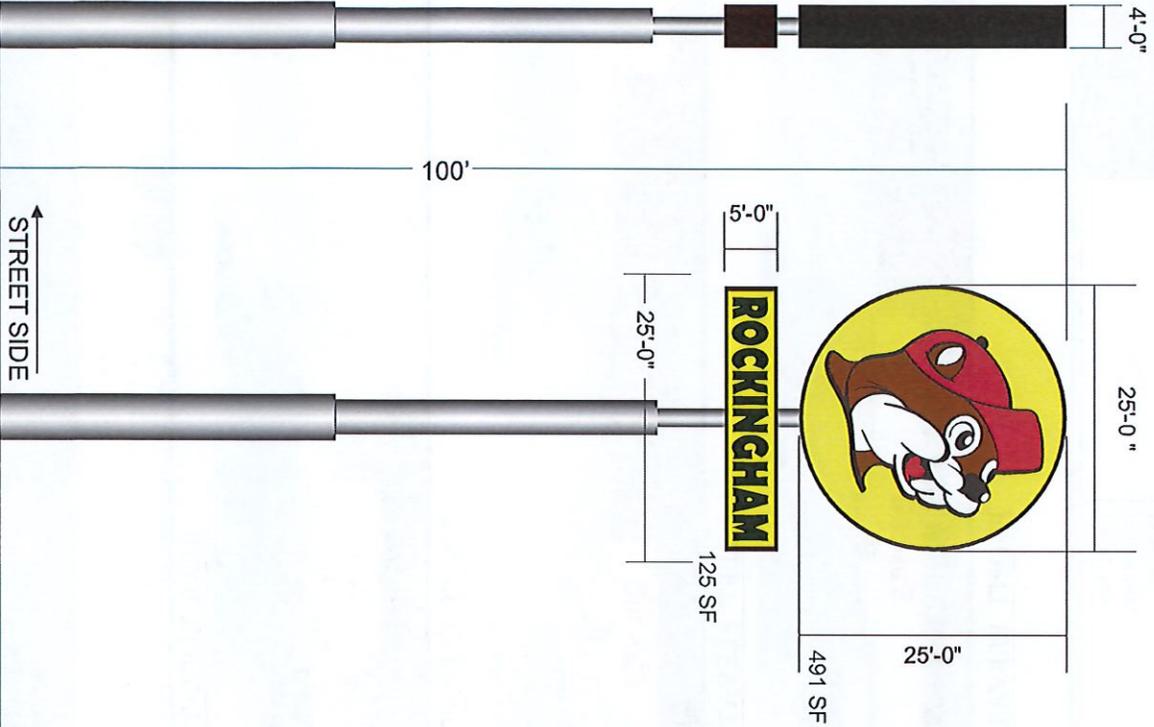
Project ID#: \_\_\_\_\_  
Project Mgr: \_\_\_\_\_  
Designer: \_\_\_\_\_  
Created on: \_\_\_\_\_

REVISION

REVISION	DATE	DESCRIPTION
R		

Ethanol  
Free / DEF  
SG-12

Beaver Button: 491  
 City Panel: 125  
**TOTAL: 616 SF**



OPPOSITE VIEW  
 LOGO FACES LEFT

- LOGO COLOR SPECS
- ARLON 33 RED • PMS 485C
  - ARLON 63 RUST • PMS 483C
  - ARLON 15 YELLOW • PMS 109C
  - BLACK    □ WHITE

SCALE: 3/16" = 1'-0"



210.684.3221 apexsigngroup.com

**PRESENTATION DRAWING**

**Client:**  
 Buc-ee's

**Client's Location:**  
 Rockingham County, VA

**Sales Rep:** Justin B.

**Project Manager:** Brenda B.

**PM Approval:**

**Date:**

**Drawn By:** DR

**Revision:**

**Work Order#** 3/16" = 1'-0"

\*THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THESE REQUIREMENTS MAY VARY BY JURISDICTION AND BIDDING OF THE SIGN.

THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY SMS SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY SMS SIGNS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

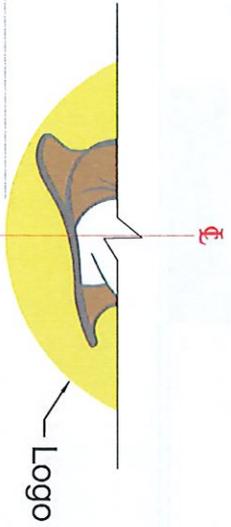


**ROCKINGHAM COUNTY - ORDINANCE ANALYSIS**

<b>BUC-EE'S TRAVEL CENTER</b>			<b>SIGN SQUARE FOOTAGE PER WALL</b>				
<b>74K BUILDING SIGNS</b>	LF	Area (SF)	Buc-ee's	Beaver	DEF/ETH	Total	Coverage
Front Entrance Wall	370	11,377	207.00	79.00	-	286.00	2.51%
Rear Building Wall	370	10,610	207.00	79.00	-	286.00	2.70%
Side Entrance Wall	212	6,937	207.00	79.00	-	286.00	4.12%
Side Entrance Wall	212	6,937	207.00	79.00	-	286.00	4.12%
<b>Subtotal Building</b>		<b>35,861</b>	<b>828.00</b>	<b>316.00</b>	<b>-</b>	<b>1,144.00</b>	<b>3.19%</b>
<b>FUEL CANOPIES (3)</b>							
Canopy Front		8,250	-	150.00	48.00	198.00	2.40%
Canopy Side		403	-	50.00	24.00	74.00	18.36%
Canopy Back		8,250	-	150.00	-	150.00	1.82%
Canopy Side		403	-	50.00	48.00	98.00	24.32%
<b>Subtotal Canopy</b>		<b>17,306</b>	<b>-</b>	<b>400.00</b>	<b>120.00</b>	<b>520.00</b>	<b>3.00%</b>
<b>CUMULATIVE WALL COVERAGE</b>		<b>53,167</b>	<b>828.00</b>	<b>716.00</b>	<b>120.00</b>	<b>1,664.00</b>	<b>3.13%</b>

270 SQ./FT.

**TYPE A - WALL SIGNS**



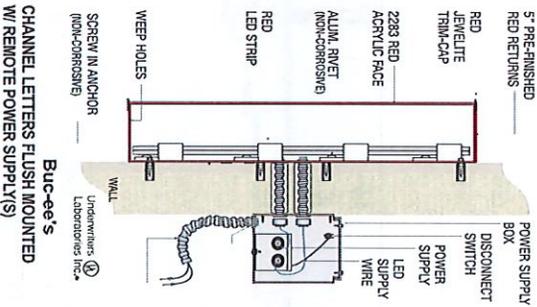
7'-0" 30" 29-5/8"

# BUC-EE'S

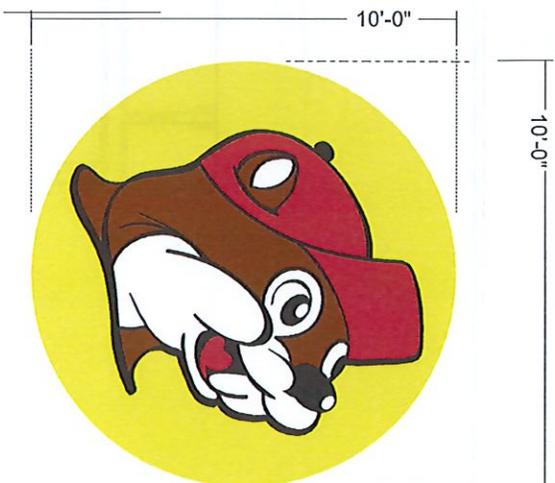
**COLOR SPECS**

- 2283 RED ACRYLIC
- 2 RED TRIM-CAP
- 5 PRE-FINISHED RED RETURNS

206.42 SQ./FT.



**Buc-ee's**  
CHANNEL LETTERS FLUSH MOUNTED  
W/REMOTE POWER SUPPLY(S)



62.84 SQ./FT.

**COLOR SPECS**

- ARLON 33 RED • PMS 485c
- ARLON 63 RUST • PMS 483c
- ARLON 15 YELLOW • PMS 109c
- ARLON 22 BLACK
- WHITE



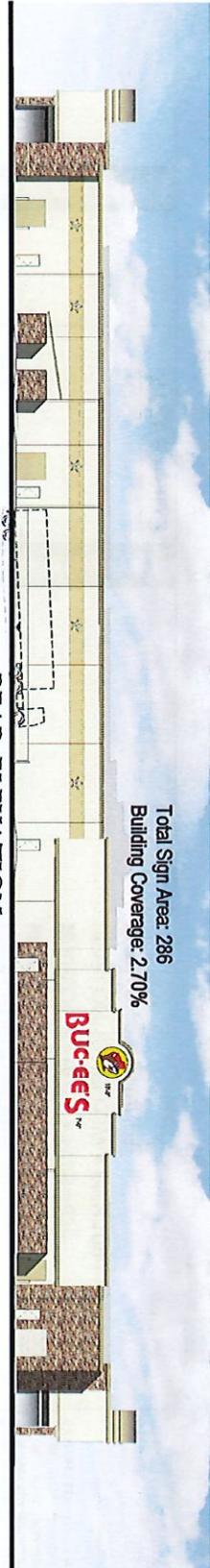
This rendering is the property of Sediment Systems, Inc. and is to be used only for the project specified. It is not to be reproduced, copied, or distributed without the express consent of Sediment Systems, Inc. Please contact your Account Manager for questions regarding this statement.

Project ID#: \_\_\_\_\_  
Project Mgr: \_\_\_\_\_  
Designer: \_\_\_\_\_  
Created on: \_\_\_\_\_

REVISION	R

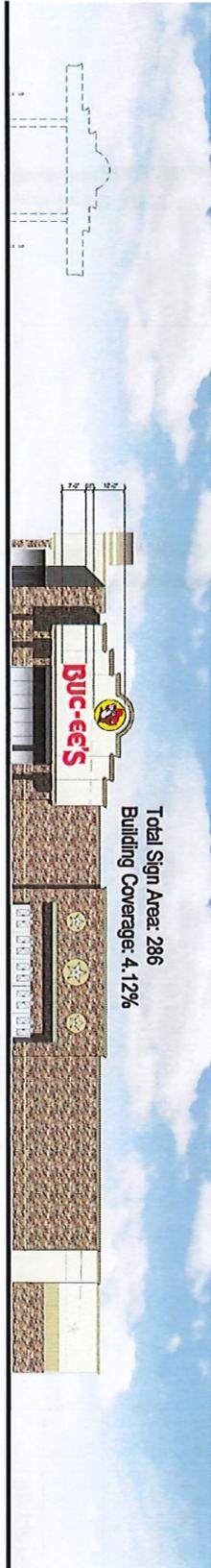
ISG-010





Total Sign Area: 286  
Building Coverage: 2.70%

**REAR ELEVATION**



Total Sign Area: 286  
Building Coverage: 4.12%

**RIGHT ELEVATION**



Total Sign Area: 286  
Building Coverage: 4.12%

**LEFT ELEVATION**



Total Sign Area: 286  
Building Coverage: 2.51%

**FRONT ELEVATION**

**TOTAL WALL COVERAGE: 3.19%**

NO.	DESCRIPTION	DATE



# CSMS Management LLC Special Use Permit Request



9/13/2023

SUP#23-1081

