



August 8, 2025

Reference: Chick-fil-A #3077 Sunset Hills FSU
10706 Sunset Hills Plaza, St. Louis, MO 63127
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Chick-fil-A, Inc. and/or HR Green Development, LLC. to act as agent in applications, correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

Sincerely,

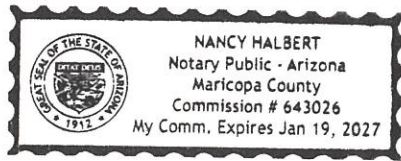
Property Owner
BNL SH MO 5 LLC

Ann Rungel, Property Manager

Subscribed and sworn to before me this 4th day of November 2025.

Notary Public Nancy Halbert
Seal

My Commission Expires:
1/19/2027





Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

Project Narrative

Introduction & Existing Conditions

Chick-fil-A (CFA) is proposing to redevelop a portion of the 1.18-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. CFA is proposing to modify the existing site to construct a new dual drive-thru lane along the west and south sides of the building and construct a free-standing canopy over the meal delivery area for the CFA. The property is currently zoned PD-BC (Planned Development - Business Commercial District). Construction is anticipated to start in the Summer of 2026 and completed in the Fall of 2026.

The subject Chick-fil-A (CFA) lease parcel is Lot 2 of Resubdivision of Lot E of Sunset Hills Plaza 2 in the City of Sunset Hills. The site is currently developed with an existing Chick-fil-A restaurant (approximate 5,154 square feet) and associated parking lot. The adjacent roadways include Lindbergh Boulevard on the east side and Sunset Hills Plaza on the west side. The adjacent uses include multi-tenant commercial to the north and multi-tenant commercial to the south.

Project Summary

Based on discussions with the City, a Planned Development application will be required for the proposed site improvements at the existing CFA site. The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive-thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Landscaping is proposed to complement the space and maintain the existing aesthetic.

The proposed addition of a second drive-thru lane will provide additional stacking spaces for vehicles which will help reduce the occurrence of backups onto adjacent access drives and roadways. The proposed CFA site improvements will not cause any excess noise, odors, dust, air pollution, waste, or any other nuisance characteristics that would adversely affect neighboring properties and the surrounding area.

Lot Layout/Configuration

The existing CFA building is located in the center of the site, with the storefront facing the parking lot to the north. The existing drive thru is two lanes on the north side of the building then narrowing down to a single lane just past the order points. The proposed improvements will continue the dual lane drive thru configuration on the west and south sides of the building up to the meal delivery area.

In order to accommodate the dual drive-thru lanes, the landscaped area on the west side of the building will be reduced and the parking stalls south of the building will be relocated further south



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closer to the property line. Per the City Code, the “restaurant with drive through” use will require a minimum of 17 spaces. The total parking being provided is 47 spaces. The existing parking lot will remain as-is for the most part. Access to the parking lot will remain as-is from Sunset Hills Plaza drive on the west side.

A sufficiently long CFA partial dual-lane drive-thru is proposed to start on the east side of the building, curling around to the north side of building, and ending on the south side of the CFA building. CFA is proposing to install an order meal delivery canopy to be located on the south side of the CFA building, over the pick-up window.

CFA’s drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a bypass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive-thru door, which was constructed as part of a previous project.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.



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Zoning Analysis

The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%. The existing site has an impervious area coverage of 77.6% and the proposed improvements will increase the impervious coverage to be approximately 80.5%. The reduction of the parking lot setback and the increase in impervious area are both necessary to widen the existing drive-thru to provide two full lanes along the west and south side of the building. The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.



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Economic Analysis

The existing Chick-fil-A restaurant has been successfully operating since 2013 in the City of Sunset Hills and continues to see steady sales at this restaurant. The proposed improvements are intended to support and enhance the continued operations of the drive-thru.



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Environmental Impact

The subject site has been previously developed and there are no known environmental concerns for the parcel. An environmental impact study is not applicable for this proposed redevelopment. The proposed redevelopment will comply with any applicable MSD or regulatory requirements.



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Planned Development Standards for Review – City of Sunset Hills

Statement of Compliance:

The proposed Chick-fil-A drive-thru lanes and canopy have been designed to comply with the general and specific performance standards, the City Ordinance, and relevant City plans including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City to the maximum extent practicable.

- **City Plans. The planned development shall conform with the general planning policies of the City's official plans, including, but not limited to, the Comprehensive Plan, Design Guidelines, and other relevant plans and planning policies of the City.**

Chick-fil-A believes that the proposed planned development is consistent with the spirit and intent of the Comprehensive Plan. The subject property lies within an existing commercial zoning district which allows restaurant uses with drive-thru. Per the Comprehensive plan, the property is planned to have a future commercial land use. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%.

- **Public Welfare. The planned development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.**

The proposed drive-thru lane will not endanger the public health, safety, morals, or comfort. The site will continue to operate in much of the same manner that it does in the existing condition, except it will have dual drive-thru lanes along the west and south side of the building.

- **Impact on Other Property. The planned development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.**

Per the City Zoning Map, the subject property is currently zoned PD-BC Planned Development - Business Commercial District which allows for restaurant uses with drive thru. All properties that border the subject site have the same commercial zoning designation. It is Chick-fil-A's belief that the proposed drive-thru is compatible with the general land use of the neighboring properties and would not diminish or impair property values.



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- **Impact on Public Facilities and Resources. The planned development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.**

Chick-fil-A believes that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

- **Archaeological, Historical or Cultural Impact. The planned development shall adequately consider any substantially adverse impact of a known archaeological, historical, or cultural resource located on or off the parcel(s) proposed for development.**

The subject site has been previously developed and there are no known archaeological, historical, or cultural resources located on or off the parcel that will be impacted by the proposed redevelopment.

- **Parking and Traffic. The planned development shall have or make adequate provision to provide ingress and egress to the proposed use by motorized and nonmotorized modes of transportation in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.**

The proposed improvements will not change the ingress and egress for the existing use. The existing entrance and exit onto Sunset Hills Plaza drive on the west side of the property will remain as-is. The Chick-fil-A dual drive-thru lanes will ensure that traffic maintains a counterclockwise flow throughout the site to minimize traffic congestion onto public streets.

- **Adequate Buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.**

The proposed improvements include appropriate landscaping to complement the space and maintain the existing aesthetic already established on site. There are no adjacent residential uses so there are no buffering requirements. All properties that border the subject site have the same commercial zoning designation

- **Performance. The applicant shall demonstrate to the City reasonable assurance that, if authorized, the planned development can be completed according to schedule as designed.**

Chick-fil-A has conducted a comprehensive review of the project scope, schedule, and resource requirements to ensure timely completion as designed.



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- **Appearance. The design of all buildings, structures, and facilities on the site of the planned development shall meet the design related recommendations of the relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans and planning policies of the City.**

The proposed Chick-fil-A dual drive-thru lane and free-standing canopy over the meal delivery area have been designed to comply with the general and specific performance standards and the Zoning Ordinance to the maximum extent practicable.

- **Signs. Any sign on the site of the planned development shall be in conformity with or shall satisfy the standards of review for variations as detailed in Section 10.3 of this Title.**

Modifications to the main building signage and monument sign are not proposed as part of this planned development submittal. There will be modifications and additions to the existing traffic signs which Chick-fil-A believes is in conformance with the City Codes.



▷ 1391 Corporate Drive | Suite 203 | McHenry, IL 60050
Main 815.385.1778 + Fax 815.385.1781

▷ HRGREEN.COM

December 23, 2025

To: City of Sunset Hills
3939 S. Lindbergh Boulevard
Sunset Hills, MO 63127

From: Mr. Todd Richards, P.E.

Subject: Stormwater Memo
Chick-fil-A – Sunset Hills, MO
Job #: 211353

This memo is to provide design intent for the entitlement submittal. A final stormwater report will be provided at the time of building permit submittal

Background

Chick-fil-A (CFA) is proposing to redevelop the site with a new dual drive-thru lane with a free-standing canopy over the meal delivery area for the existing CFA located at 10706 Sunset Hills Plaza in the City of Sunset Hills. The proposed stormwater management improvements have been designed in accordance with the Metropolitan St. Louis Sewer District Rules and Regulations and Engineering Design Requirements.

Existing Conditions

The subject CFA parcel is currently a developed outlot east of the Home Depot in Sunset Hills Plaza shopping center in the City of Sunset Hills. The site lies adjacent to Lindbergh Boulevard to the east, Sunset Hills Plaza to the west, multi-tenant commercial to the north, and multi-tenant commercial to the south.

The parcel is approximately 1.18 acres (51,379 square feet) in size. In the existing condition, the impervious and pervious areas within the subject parcel are calculated to be 39,871 square feet and 11,508 square feet respectively, resulting in the site to be 77.6% impervious. Exhibit EX-100 delineates the existing condition & drainage patterns for the parcel.

The site currently drains to existing storm sewer inlet structures located around the parking lot at approximately 1-5 percent slopes. Runoff tributary to these inlets is then conveyed to an existing 12" storm sewer line at the northwest corner of the site. The overland flood route generally flows from east to west to the access drive west of the site. The subject site is tributary to the existing stormwater quality basin on the adjacent property to the north and the existing underground stormwater detention basin provided for the overall development located west of the CFA development in the parking lot of 3660 S Geyer Road, west of the Home Depot.



Proposed Conditions

The proposed improvements to the site consist of a new dual drive-thru lane with a free-standing canopy over the meal delivery area, reconstruction of parking stalls south of the building, and storm sewer. In the proposed condition, the impervious and pervious areas within the subject parcel are calculated to be 41,369 square feet and 10,010 square feet respectively, resulting in the site to be 80.5% impervious. The proposed improvements will increase the amount of impervious surface from the existing condition by approximately 1,498 square feet. The proposed impervious/pervious areas are delineated on Proposed Drainage Plan (EX-200) exhibit included in the Attachments. The increase in runoff from the existing condition for the design storm (15-year/20-min) has been calculated to be **0.103 cfs**. Despite being less than the 2 cfs differential threshold, stormwater detention will be required for the proposed development. Per MSD Rules and Regulations, projects with prior detention shall provide additional detention for increasing runoff irrespective of the 2 cfs threshold. Therefore, underground detention is proposed so the post-developed peak flows from the site do not exceed the existing peak flows for the 2-year and 100-year, 24-hour events, prorated based on the % of the site in the existing condition that is tributary to the north storm sewer outlet from the site.

Stormwater Quality

The proposed development will also be required to provide water quality treatment and channel protection. Due to grading constraints and the lack of available green space, a mechanical water quality unit was selected to provide treatment. The required water quality treatment flow rate was calculated per Appendix D.10 of the Maryland Department of the Environment Stormwater Design Manual. The required water quality treatment flow rate was determined to be **0.07-cfs**. Water quality flow rate calculations have been provided in this report. Per MSD's Barracuda MAX BMP Approval Memo, the selected unit has a maximum treatment flow rate of **0.85-cfs**. The MSD approval memo has been included in this report for reference.

An HDS unit (Barracuda MAX, 3') is proposed to be installed to treat runoff and provide channel protection prior to discharging to the existing storm sewer system at the northwest corner of the site in a 10' easement to MSD. The Barracuda MAX has been sized to treat the water quality volume per MSD standards.

Channel Protection

Per Section 4.060.02.3c Channel Protection Storage Volume Requirements in the MSD Rules and Regulations, all sites that do require new flood protection volume shall provide a 24-hour extended detention of the one-year, 24 hour storm event to protect channels from erosion. The project site does not qualify for an exemption to the channel protection storage requirement.

The calculation of the required channel protection volume is located in the Appendix G. A time of concentration of 6 minutes (0.1 hours) was used in accordance with the minimum time allowed in TR-55 Chapter 3. The channel



protection for the site will be addressed with the use of the underground pipe storage system. The Channel Protection Storage Volume required has been calculated to be **223 cf** for the site redevelopment impervious area increase of 0.04 acres.

Detention Storage / Flood Protection

Per Section 4.060.01.2b in the MSD Rules and Regulations, stormwater quantity will be required for projects which have a differential runoff of 2 cfs or greater for the 15-year, 20-minute event (in St. Louis County where storm sewers are separated from sanitary sewers). The differential runoff is calculated by the Rational Method using PI factors. Projects with prior detention shall provide additional detention for increasing runoff irrespective of the 2 cfs threshold. Flood protection will be required despite only having a differential runoff differential of **0.103 cfs (increase)** from the existing condition.

The subject site is tributary to the existing underground stormwater detention basin provided for the overall development located west of the CFA development in the parking lot of 3660 S Geyer Road, west of the Home Depot.. The net increase in impervious area is only 1,498 square feet. Therefore, the CFA development will be required to provide onsite stormwater detention for net increase in impervious area. Per Section 4.060.02.4a Flood Protection Volume Requirements, stormwater shall be detained and released at a rate not to exceed the existing routed peak flow for the 2-year and 100-year 24-hour events.

The following discharge rates were calculated for the existing condition via HydroCAD v10.10 for the various design storms:

Peak Release Rates - Existing Condition (cfs)	
1-Year	3.66
2-Year	4.68
100-Year	11.75

The following discharge rates were calculated for the proposed condition via HydroCAD v10.10 for the various design storms:

Peak Release Rates - Proposed Condition (cfs) (without onsite detention)	
1-Year	3.73
2-Year	4.75
100-Year	11.81



As can be seen from the table, detention will be required to control the proposed release rates, so they are at or below the allowable release rates from the existing condition. The required detention volume including channel protection volume was calculated to be **0.011 ac-ft**. Pipe storage in the storm sewer system will be utilized to accommodate flood and channel protection volume. The discharge rates out of the system will be controlled by an orifices set in the weir plate inside the restrictor structure (1.5-inch @ 656.35 and 6-inch @ 658.30). The OCS is labeled as “ST-3” on the Grading Plan (Sheet C-300). The controlled discharge will outlet via a 12-inch storm sewer to the existing storm sewer system.

Storm Sewer

The CFA site has been designed to capture and convey stormwater via the existing onsite storm sewer system. The majority of flows will be conveyed to the 12” storm sewer outlet provided at the northwest corner of the site. The CFA site has been designed to match the drainage patterns as close as practicable. As mentioned previously, the existing and proposed storm sewer infrastructure will be routed to the Barracuda MAX, 3’ water quality unit and onsite pipe storage system. Ultimately, the site is tributary to the overall development’s regional basin to the west.

The CFA site has been designed to maintain overland flood routes throughout the parking lot and drive-thru lane to direct water away from the CFA building. The CFA site has been designed to match existing drainage patterns as close as practicable.

Erosion Control

Installation of sediment and erosion control measures will be placed prior to the start of construction. Inlet protection baskets and silt fence are planned to be installed to control erosion and silt displacement until vegetation is established.

Attachments

- Runoff Differential Calculation
- Water Quality Calculation
- Channel Protection Calculation
- HydroCAD Existing and Proposed
- Existing Drainage Plan (EX-100)
- Proposed Drainage Plan (EX-200)
- Plumbing Site Plan (PS-100)
- Barracuda Max Approval Letter

GENERAL NOTES:

- ADDRESS OF PROPERTY: 10706 SUNSET HILLS PLAZA, ST. LOUIS, MO 63127
 - BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
 - ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
 - BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
 - TOTAL LAND AREA: 51,357 SF, 1.18 ACRES ±
 - A ZONING REPORT OR LETTER WAS NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ZONING CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF A REPORT OR LETTER PROVIDED BY THE CLIENT.
 - FLOOD CERTIFICATION: TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM):
FEMA FIRM 29189C0316K, CITY OF SUNSET HILLS, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.
THE PROPERTY IS ZONE X; AREA OF MINIMAL FLOOD HAZARD.
- THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER ENGINEERING ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
- UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
 - THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
 - THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
 - THIS PROPERTY HAS ACCESS TO SUNSET HILLS PLAZA, A DEDICATED PUBLIC STREET VIA THE AREA LABELED ACCESS, A NON-EXCLUSIVE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.
 - THIS PROPERTY IS REFERENCED IN A TITLE UPDATE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 36696390 WITH AN EFFECTIVE DATE OF JANUARY 9, 2024 AND A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20121484 WITH AN EFFECTIVE DATE OF APRIL 4, 2013. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.
 - THERE IS NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

SCHEDULE B-II EXCEPTIONS: 34429831

- TAXES
TYPE OF TAX: COUNTY
CALENDAR YEAR: 2020
AMOUNT: \$55,472.39 ANNUALLY
PARCEL ID #: 268441188
PAID THROUGH: 2020
ASSESSMENT: \$582,430.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
- EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON MAY 15, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
- EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON JUNE 26, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
- DEED OF RELEASE DATED JULY 28, 2014, AND RECORDED ON JULY 29, 2014 IN DEED BOOK 21109, PAGE 798. **(NOT OF A SURVEY NATURE)**
- SPECIAL WARRANTY DEED DATED NOVEMBER 17, 2015 BY AND BETWEEN DDR SUNSET HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTOR, AND SUNSET HILLS OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED ON NOVEMBER 17, 2015 IN DEED BOOK 21768 PAGW 2562. **(NOT OF A SURVEY NATURE)**
- DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT FROM SUNSET HILLS OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR(S), TO THADDEUS C. ORTMAN, TRUSTEE(S), IN FAVOR OF LIFE INSURANCE COMPANY OF THE SOUTHWEST, A TEXAS CORPORATION, DATED NOVEMBER 17, 2015, AND RECORDED NOVEMBER 17, 2015 IN DEED BOOK 21768, PAGE 2568, IN THE ORIGINAL AMOUNT OF \$50,000,000.00. **(NOT OF A SURVEY NATURE)**

PARCEL DESCRIPTION:

LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

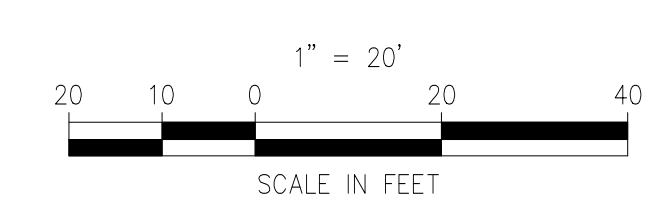
SCHEDULE B-II EXCEPTIONS: 20121484

- ALL ASSESSMENTS AND TAXES FOR THE YEAR 2013 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST. LOUIS AND CITY OF SUNSET HILLS, CURRENTLY NON DUE PAYABLE.
- EASEMENT GRANTED TO LACLEDE GAS COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5482, PAGE 483. **(DOES NOT FALL UPON SUBJECT PROPERTY)** AND BOOK 6392, PAGE 1916. (TRACT 1) **(AS SHOWN HEREON)**
PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 86741 PAGE 2492 **(DOES NOT FALL UPON SUBJECT PROPERTY)**
- EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7248 PAGE 783. (TRACT 1) **(AS SHOWN HEREON)**
- EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 11749, PAGE 1260. (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
- LIMITATION OF DIRECT ACCESS TO STATE HIGHWAY ROUTE 61 (LINDBERGH BLVD) AND STATE HIGHWAY 366 (WATSON ROAD) AS CONTAINED IN CAUSE NO 450739 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
- THE RIGHTS OF BORDERS INC, ITS SUCCESSORS AND/OR ASSIGNS, AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND BORDERS INC, TENANT, DATED FEBRUARY 14, 1995 FOR A TERM OF 15 YEARS FROM COMMENCEMENT DATE AND OPTION TO EXTEND FOR THREE SUCCESSIVE PERIODS OF FIVE YEARS EACH NOTICE OF WHICH IS FILED IN SHORT FORM LEASE RECORDED JULY 17, 1995 IN BOOK 10547, PAGE 106. (TRACT 1)
THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
- MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP AND THE PLAZA AT SUNSET HILLS, L.L.C., RECORDED JULY 24, 1995 IN BOOK 10553, PAGE 2092. (TRACT 1) **(NOT OF A SURVEY NATURE)**
- THE RIGHTS OF PETS MART INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND PETS MART INC., TENANT, DATED MAY 2, 1995 FOR A TERM OF 15 YEARS AND OPTION TO EXTEND FOR FOUR RENEWAL PERIODS OF FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 149. (TRACT 1)
THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
- THE RIGHTS OF RUBY TUESDAY INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LESSOR AND RUBY TUESDAY INC., LESSEE, FOR A TERM OF 15 YEARS AND THREE OPTIONS OF RENEWALS FOR FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 155. (TRACT 1)
TERMS AND PROVISIONS OF AN UNRECORDED SUBLEASE AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED DECEMBER 5, 2001, BETWEEN RUBY TUESDAY, INC., A GEORGIA CORPORATION (SUBLESSOR) AND RT ST LOUIS FRANCHISE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSEE), FOR THE INITIAL TERM COMMENCING ON THE 5TH DAY OF DECEMBER, 2001, AND TERMINATION ON THE 30TH DAY OF JANUARY, 2012, RECORDED ON DECEMBER 11, 2001 IN BOOK 13460, PAGE 2565
THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
- THE RIGHTS OF HOME DEPOT USA INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE DATED FEBRUARY 10, 1998 BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., (LANDLORD) AND HOME DEPOT USA INC. (TENANT) OF WHICH A MEMORANDUM WAS RECORDED JULY 6, 1998 IN BOOK 11666, PAGE 299, FOR A TERM OF 25 YEARS WITH OPTION TO RENEW 8 EXTENSIONS OF 5 YEARS EACH (TRACT 1)
FIRST AMENDMENT TO MEMORANDUM OF LEASE, ACCORDING TO INSTRUMENT RECORDED ON OCTOBER 23, 1998 IN BOOK 11820, PAGE 1767.
THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
- THE RIGHTS OF BED BATH & BEYOND, INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF AN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE DATED JUNE 29, 2001, BETWEEN G S SUNSET, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND BED BATH & BEYOND, INC., A NEW YORK CORPORATION (TENANT) FOR THE TERM OF 10 YEARS WITH OPTION TO RENEW FOR 3 ADDITIONAL PERIODS OF 5 YEARS EACH, RECORDED ON JULY 30, 2001 IN BOOK 13182, PAGE 2338. (WITH OTHER PROPERTY)
THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
- DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING EXECUTED BY DDR SUNSET HILLS LLC TO FIRST AMERICAN TITLE COMPANY OF THE MIDSTATES, INC., TRUSTEE FOR THE BENEFIT OF GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL L.P., DATED AS OF OCTOBER 8, 2009 AND RECORDED OCTOBER 15, 2009, IN BOOK 18622 PAGE 196, FOPR \$400,000,000.00.
ASSIGNMENT OF THE ABOVE DEED OF TRUST ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED ON DECEMBER 14, 2012 IN BOOK 20283 AT PAGE 199.
SUBORDINATION, NONDISTURBANCE AND ATTORNEY AGREEMENT DATED DECEMBER 20, 2012, RECORDED JANUARY 9, 2013 IN BOOK 20324 PAGE 2096. **(NOT OF A SURVEY NATURE)**
- MEMORANDUM OF LEASE DATED NOVEMBER 1, 2011 BETWEEN DDR SUNSET HILLS LLC (LESSOR) AND STEIN MART, INC., (LESSEE) RECORDED MAY 1, 2012 IN BOOK 19969 AT PAGE 120.
THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
- TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360 AT PAGE 317. **(NOT OF A SURVEY NATURE)**
- BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 360 AT PAGE 407. **(AS SHOWN HEREON)**
- THE TOPOGRAPHY AND IMPROVEMENTS SHOWN ARE LIMITED TO THE AREA REQUESTED BY THE CLIENT.

SURVEYORS CERTIFICATION:

TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION / CHICAGO TITLE INSURANCE COMPANY / FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(B)(1), 8, 9, 11(A), 13, 16, 17, 19 AND 20 OF THE TABLE A THEREOF AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREOF TO THE BEST OF MY PROFESSIONAL ABILITY AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR TYPE "URBAN" SURVEY.
FIELD WORK COMPLETED APRIL 02, 2024.

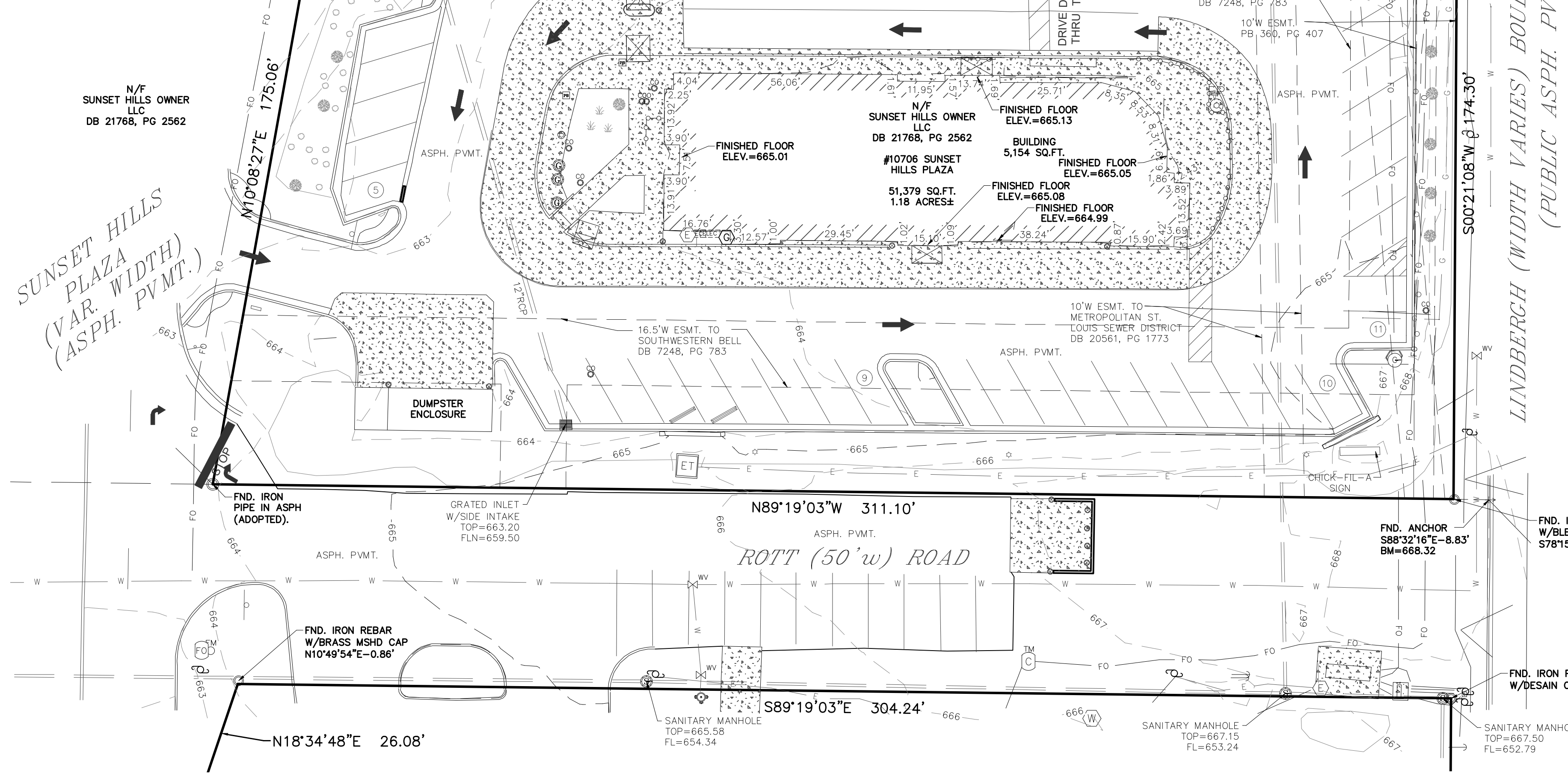
DAVID W. MAXWELL P.L.S. # 200800726
DATE:
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849



THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYORS CERTIFICATION AND MAY NOT BE QUOTED OR RELED UPON BY NOR MAY COPIES BE DELIVERED TO ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYORS CERTIFICATION.
PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION.

LEGEND

- FOUND MONUMENT AS CALLED FOR
- SET IRON REBAR - 2012007849
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- CLEANOUT
- GRATE INLET
- CURB/AREA INLET
- GRATE INLET (SIDE INTAKE)
- LIGHT STANDARD
- YARD LIGHT
- FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- UNDERGROUND FIBER OPTIC
- P.O.C. POINT OF COMMENCEMENT (S) SURVEYED RECORD
- P.O.B. POINT OF BEGINNING (R) SURVEYED RECORD
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER



MISSOURI CERTIFICATE OF AUTHORITY #2012007849

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

HR GREEN, INC.
LOT 2 SUNSET HILLS PLAZA 2
10706 SUNSET HILLS PLAZA
ST. LOUIS, MO. 63127
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA. 30349

DATE: 04/03/2024

#	REVISION DATE	DESCRIPTION OF CHANGES
1	07/17/24	REVISIONS PER HR GREEN

SHEET NUMBER: V1
PROJECT NO.: 2113411
DRAWN BY: E.J.S.
CHECKED BY: D.W.M.
SHEET 1 OF 1



▶ 1391 Corporate Drive | Suite 203
McHenry, IL 60050
Main 815.385.1778 + **Fax** 713.965.0044
▶ HRGREEN.COM

February 9, 2026

City of Sunset Hills
Mr. Mike Knight – Director of Planning and Public Works
3939 S. Lindbergh Blvd.
St. Louis, MO 63127

Re: Chick-fil-A – Sunset Hills, MO
Development Allowance Request
HR Green Project No. 211353.01

Mr. Knight:

Chick-fil-A currently leases the parcel located at 10706 Sunset Hills Plaza and is proposing to make site improvements to help enhance the efficiency of the existing drive-thru operations. The proposed improvements will include the expansion of the existing drive-thru to have two lanes along the west and south side of the building, the construction of a new drive-thru canopy at the existing pickup window on the south side of the building and the expansion of the parking lot along the south side of the site to accommodate the widening of the drive-thru facility on the south side of the building.

This letter is to present the development allowances being requested by Chick-fil-A to accommodate the proposed improvements to the site. The list of allowances are listed below for the City's consideration.

- Reduce the parking setback from five (5) feet to 1.5 feet at the narrowest point. This is to allow for the expansion of the drive-thru lane along the south side of the building to create a second lane. Chick-fil-A believes that the number of parking stalls provided is appropriate for this site and does not want to reduce the parking any further than as is proposed.
- Reduce the parking lot perimeter landscaping of 1 shrub per 3 lineal feet of landscape area length along Lindbergh Boulevard. The City code requires 40 shrubs and there are 18 existing shrubs provided, resulting in a deficit of 22 shrubs. This is the existing condition of the site which Chick-fil-A believes met the previous City code and there are 5 well established trees in the area where the shrubs would be planted. It is the opinion of Chick-fil-A that the trees will provide better screening than newly planted shrubs.
- Reduce the number of parking lot island trees by two (2) trees. The City code requires nine (9) trees and the proposed plan provides seven (7) trees. The available spaces for the trees are encumbered with existing underground utilities, easements and other surface level site elements which prevent the installation of the two additional trees. The other allowance related to this is that the Royal Star Magnolia trees are ornamental trees and are not canopy trees. The two parking islands on the north side of the site are proposed to receive one Royal Star Magnolia tree each and the ornamental tree was chosen due to difficulty with establishing canopy trees in these areas as part of the original project. The other proposed Magnolia tree on the south side of the parking lot was chosen due to the conflict with the proposed light pole in the same island.



If you have any questions or need additional information, please do not hesitate to contact me at 815-759-8350.

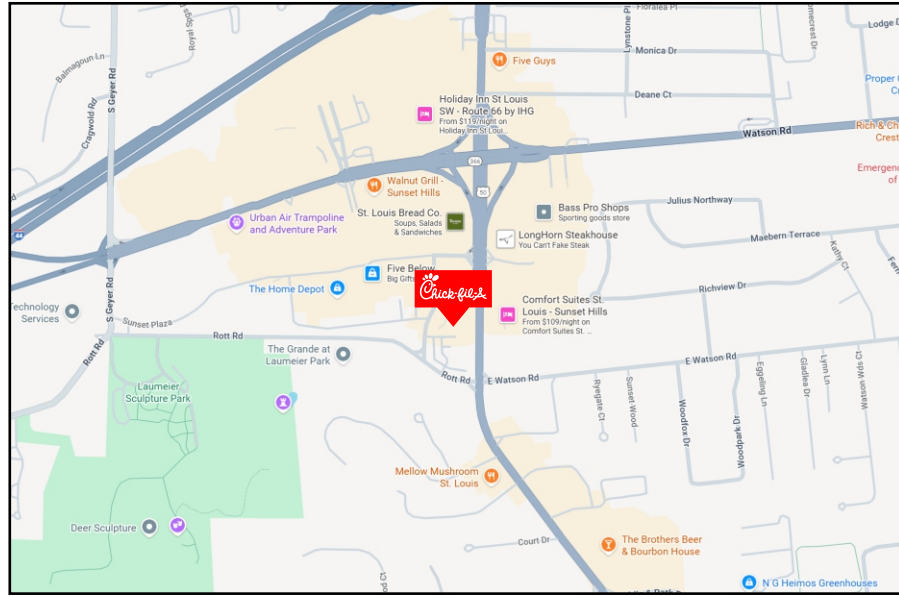
Sincerely,

HR GREEN, INC.

A handwritten signature in black ink that reads "Todd M. Richards".

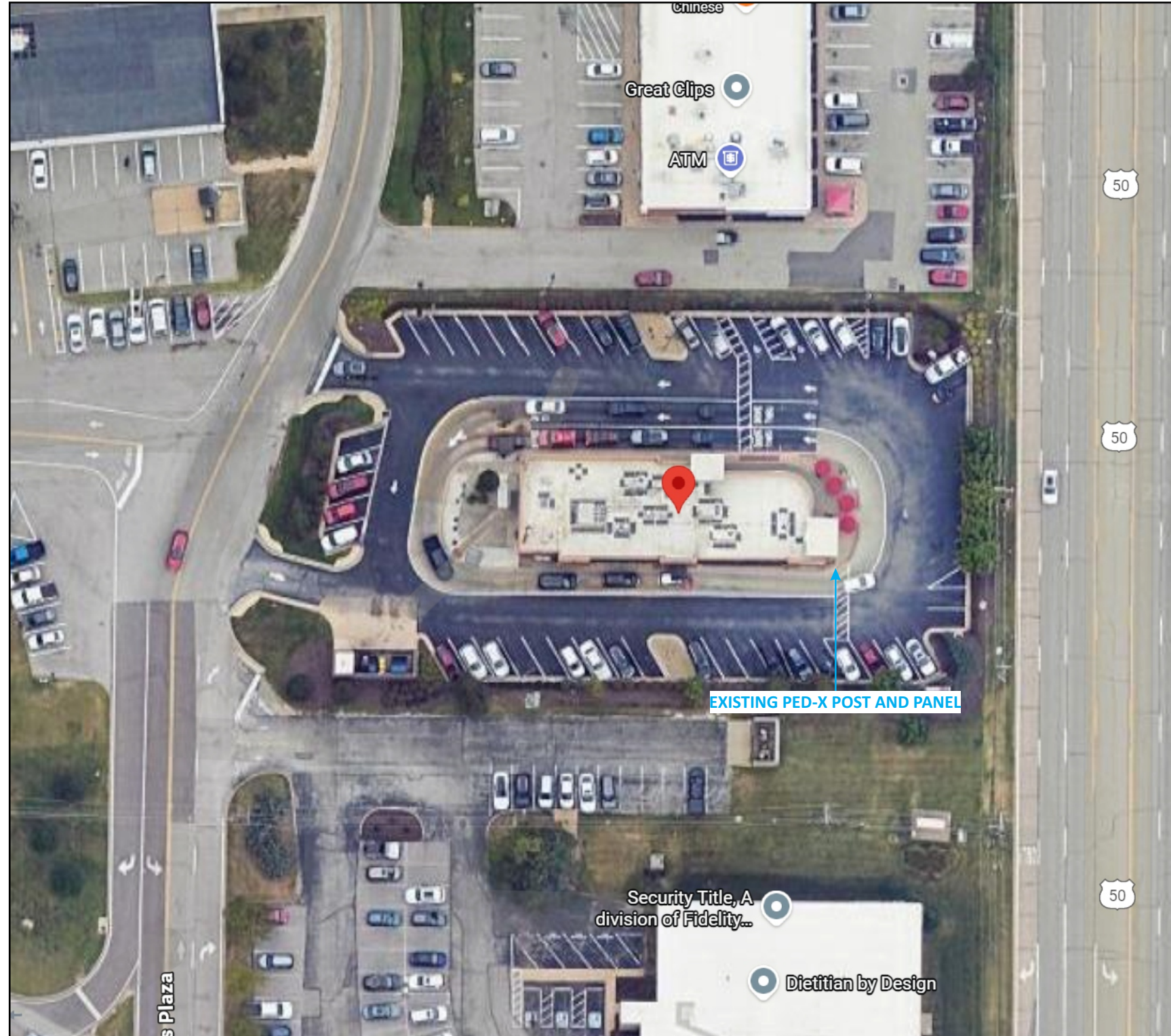
Todd Richards
Project Manager

TR



VICINITY MAP

N.T.S.



AERIAL VIEW

NORTH
N.T.S.

ROGER GHANTOUS - 613-889-8135

RGhantous@pattisonid.com

TERRI BROWN - 682-204-6687

TBrown@pattisonid.com

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION 12/08/2025 AM: REVISED STOP/DNE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison

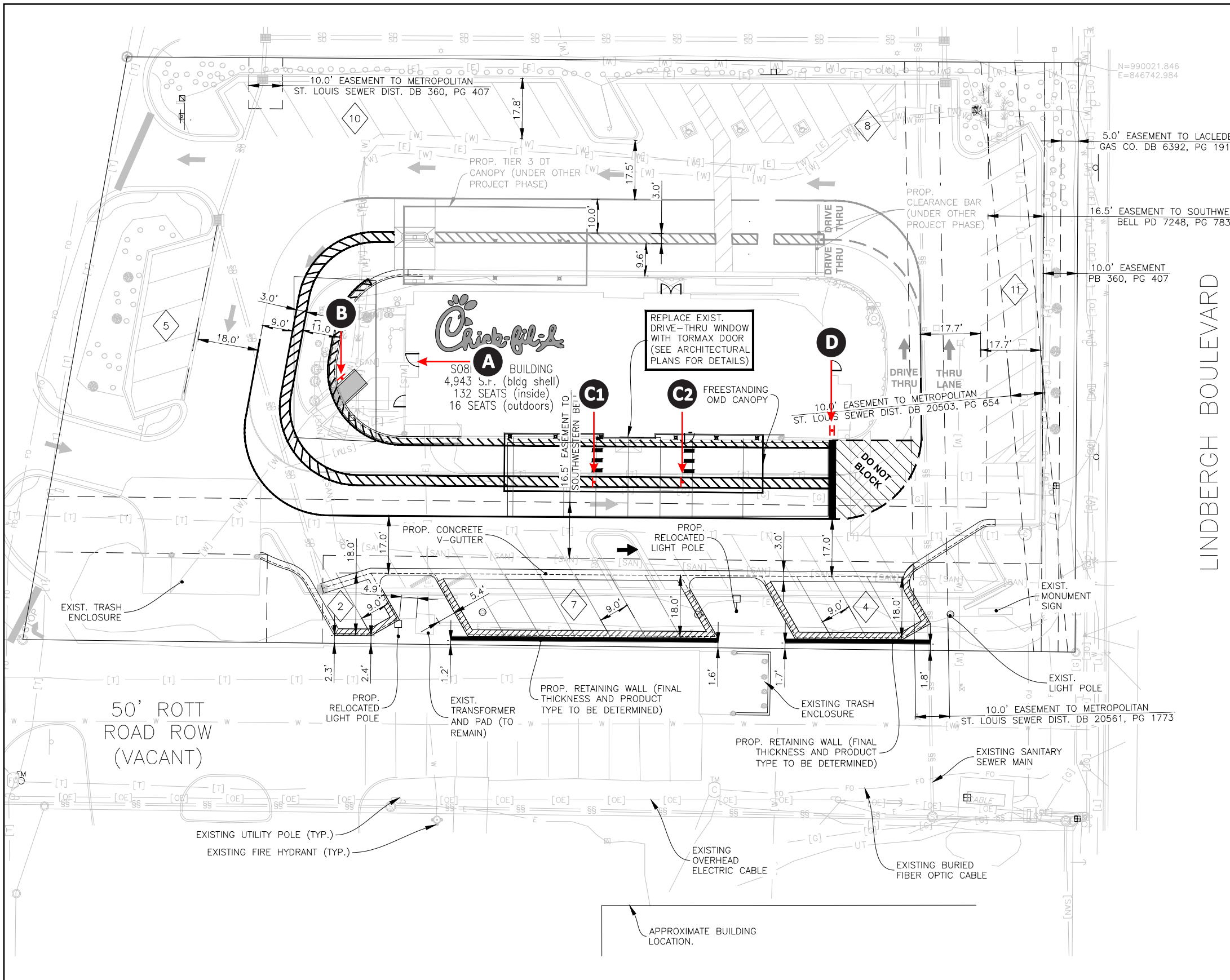


1.866.635.1110
pattisonid.com



Sign Item

AERIAL VIEW



SITE PLAN 1 SCALE: 1/32" = 1'-0"

SIGN I-D LETTER	FACE A	FACE B
A	Team Members Only	
B		N/A
C1-2	 PORTABLE BASE	N/A
D	 	

Project ID
0432631A
CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION 12/08/2025 AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY

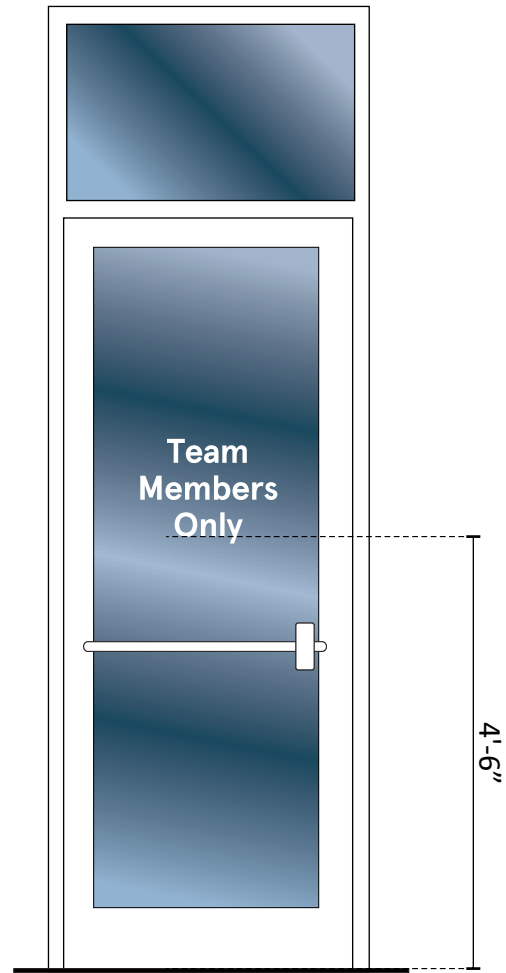
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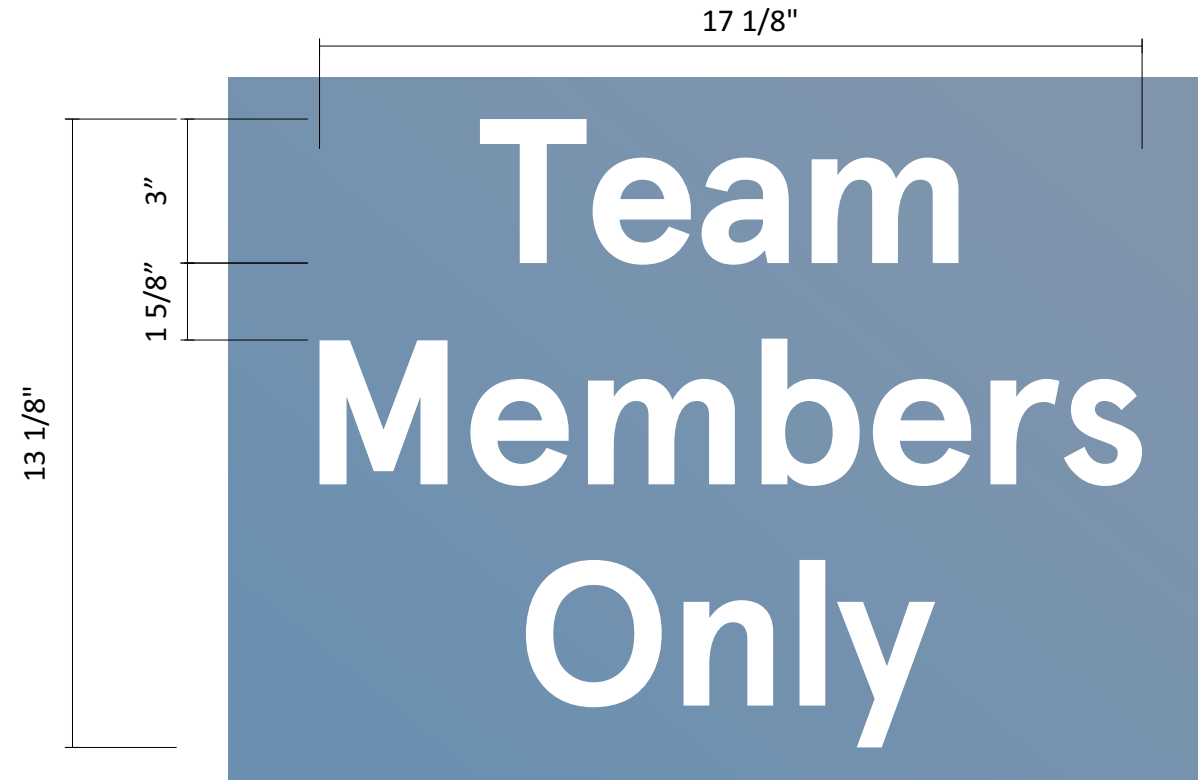
Sign Item

SITE PLAN/KEY



DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"



A TEAM MEMBERS ONLY - DOOR VYL SCALE: 3" = 1'-0"

ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

PATTISON ID DFW TO MANUFACTURE AND INSTALL TO EXTERIOR DOOR.

COPY TO BE OPAQUE WHITE VINYL,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)

23VIS TEAM MEMBERS ONLY VINYL
899999



EXISTING CONDITIONS

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION 12/08/2025 AM: REVISED STOP LINE
SIGN TO BE CLOSER TO STOP STRIPPING ON GROUND

**Information Required
for Production**

Customer Approval

Signature

MM/DD/YYYY

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Pattison



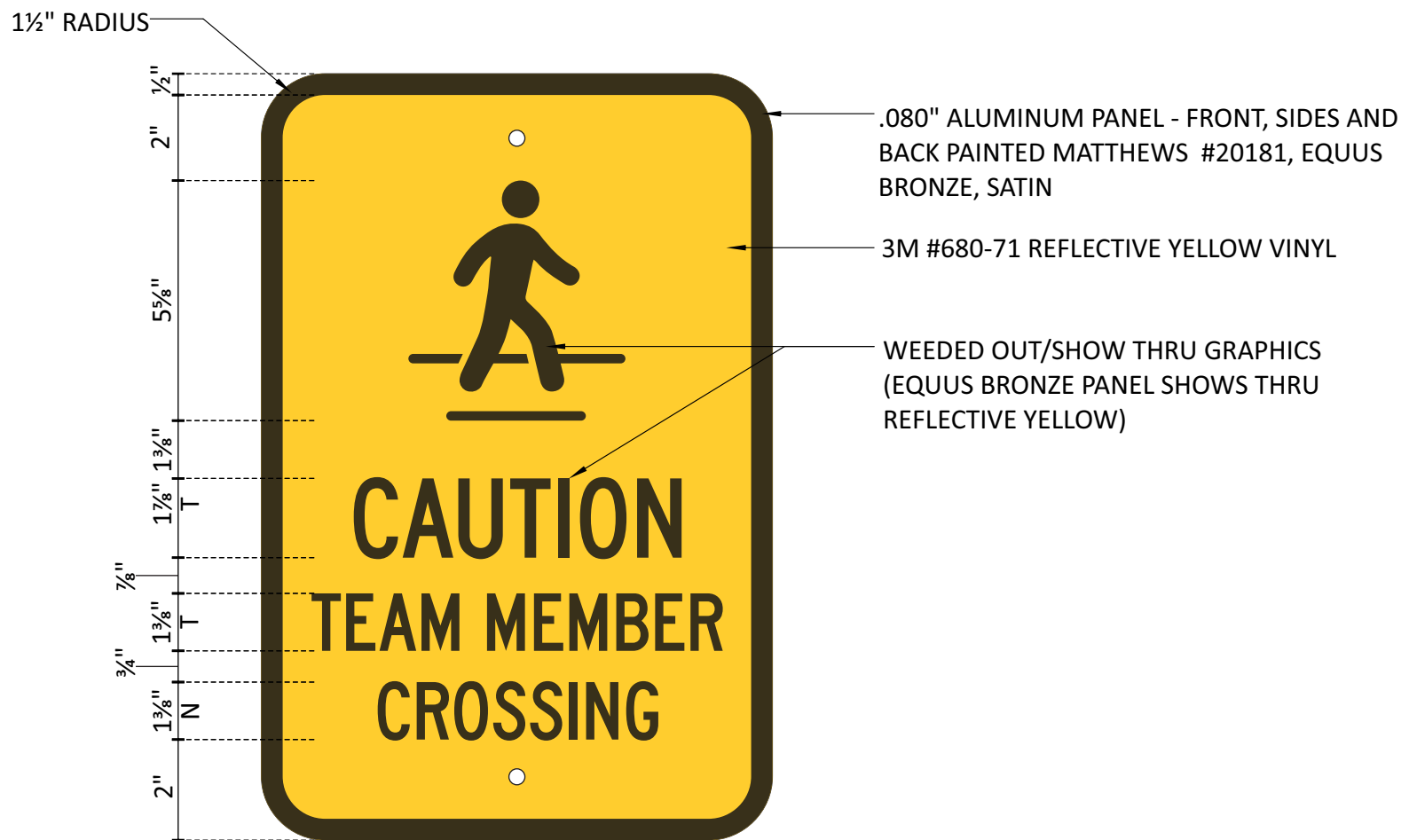
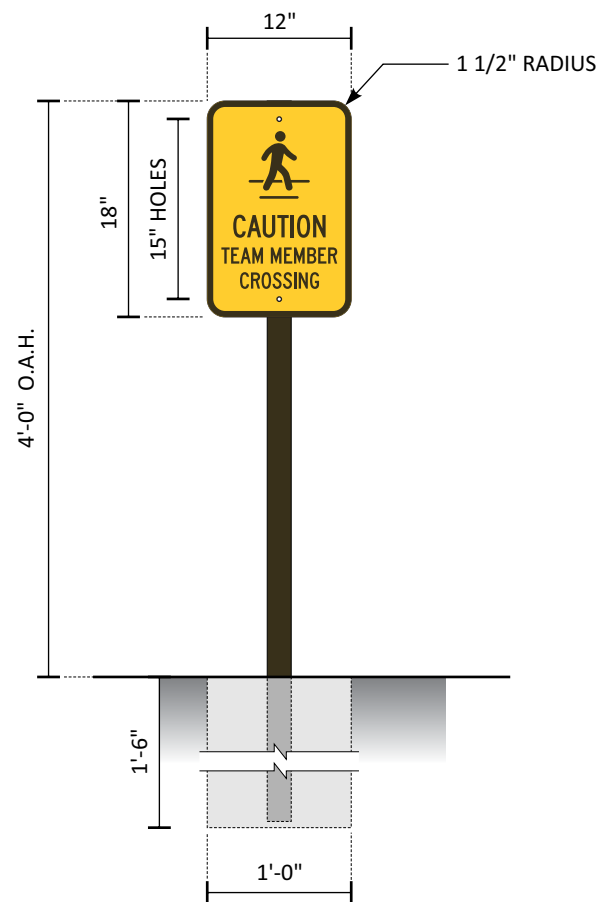
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PAGE 3 OF 6



Sign Item

A



PANEL DETAIL

SCALE: 3" = 1'-0"

SPECIFICATIONS

SIGN PANEL

.080 ALUMINUM PANEL WITH BACK PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE.

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND.

SIGN POST

2" x 2" x .125" (WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

NOTE:

IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

B CFA - S/F X-ING TRAFFIC

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

1.5 SQ. FT.

PATTISON ID DFW TO MANUFACTURE AND INSTALL ONE NEW TEAM MEMBER CROSSING POST AND PANEL AND INSTALL IN LANDSCAPING.

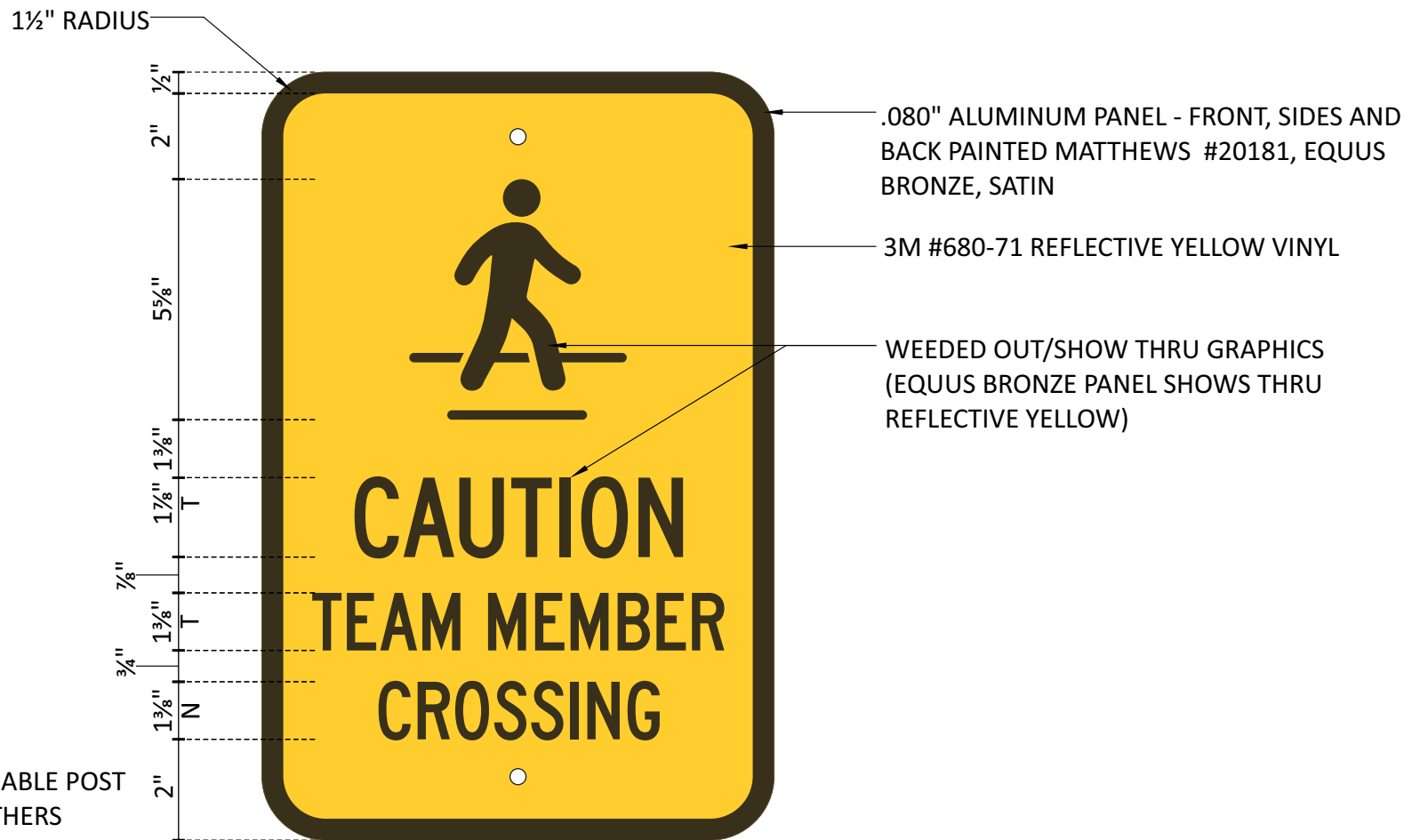
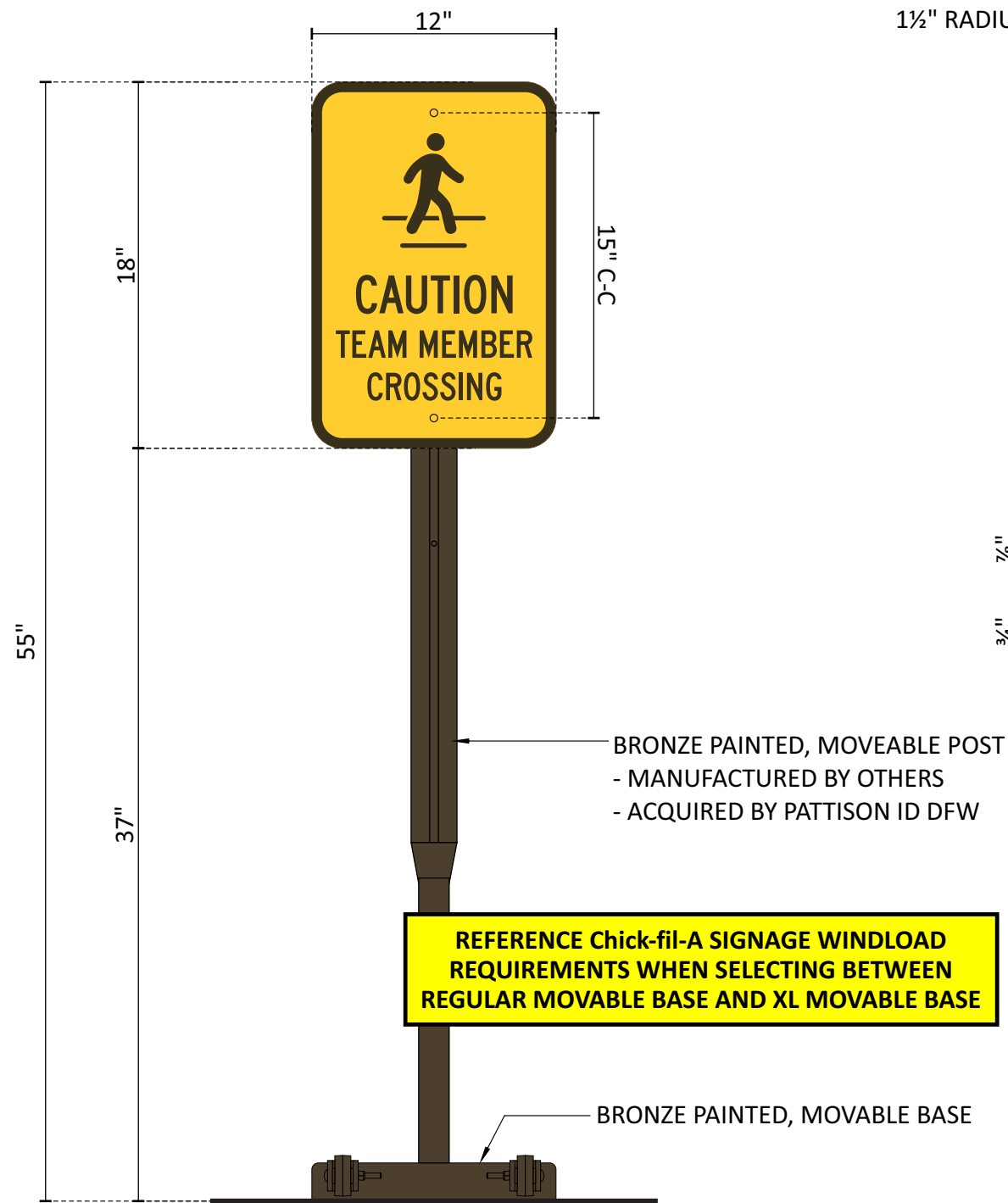
23VIS CAUTION TEAM MEMBER CROSSING
805099

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID 0432631A	
CFA # - 3077	
10706 SUNSET HILLS PLAZA, SAINT LOUIS, MO	
Date:	12/08/2025
SALES:	ROGER GHANTOUS
PM:	TERRI BROWN
Designer:	ANGELICA
Revision Note	
CORRECTION 12/08/2025AM: REVISED STOPLINE SIGN D CLOSER TO STOP STRIPPING ON GROUND	
Information Required for Production	
Customer Approval	
Signature _____	
MM/DD/YYYY _____	
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pattisonid.com

Chick-fil-&
Sign Item
B



PANEL DETAIL
SCALE: 3" = 1'-0"

C1-2 SAFETY SIGN - TEAM MEMBER CROSSING SCALE: 1-1/2" = 1'-0"
TWO (2) REQUIRED - MANUFACTURE & DELIVER 1.5 SQ. FT.

PATTISON ID DFW TO MANUFACTURE AND DELIVER TWO (2) NEW TEAM MEMBER CROSSING PANELS ON PORTABLE BASES.

23VIS CAUTION TEAM MEMBER CROSSING
805099

23VIS PORTABLE BASES
807999

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0432631A
CFA # - 3077
10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO
Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note
CORRECTION 12/08/2025 AM: REVISED STOP/DNE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY _____

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PAGE 5 OF 6

Chick-fil-&
Sign Item
C1-2



▷ 1391 Corporate Drive | Suite 203 | McHenry, IL 60050
Main 815.385.1778 + Fax 815.385.1781

▷ HRGREEN.COM

DEVELOPMENT

Subject: Chick-fil-A Sunset Hills, MO Neighborhood Meeting and Comments Summary
HRG Project No. 211353.01
Date: November 21, 2025

The neighborhood meeting was held on October 27, 2025 at City Hall from 3:00pm to 4:00pm. No neighbors attended the meeting. We did receive emails from two neighbors. One neighbor requested the preliminary engineering plans and the other neighbor was in favor of the project. The emails are included with this letter. A City alderman provided the following comments as relayed from Mike Knight:

"I had an experience with Chick-Fil-A drive through last week. This was about 8:15PM so not exactly peak hours. I was exiting the lane after receiving food and a car nearly hit me while trying to get around me so they could then enter the order lanes. You have to cross paths.

I am not saying I am opposed to the plan, but am questioning the feasibility.

- 1. I have concerns that if there are 2 exiting lanes and people are going to be coming from the right side to then cut across those lanes to get into the order line (there is not that much space as you have to wrap around the front and get to the outside or you end up in the order line) that flow is not going to be easy/safe.*
- 2. The lane coming in will be very tight with the two exit lines and the parking spots. The plan would likely provide more room if they did not replace the spaces.*

I raise this just for your knowledge, I am not trying to recreate their plan and would expect they have researched the same. Nonetheless, the site does not seem to have the pace needed to do this well. There is a reason why the C Stores have become such large footprints to keep traffic moving safely."

Sincerely,
HR GREEN, INC

Todd Richards
Project Manager – Land Development

Richards, Todd

From: Craig Voss <clvoss@vossprop.com>
Sent: Thursday, October 9, 2025 11:59 AM
To: Richards, Todd
Subject: Chick Fil A, Sunset Hills, MO

This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments

To whom it may concern;

We received a notice from the City of Sunset Hills regarding the neighboring Chick Fil A at 10706 Sunset Hills Plaza, St. Louis, MO 63127. We manage the adjacent 3701 S. Lindbergh property and would like to review what they are planning. Would you forward the plan that shows what they are planning.

Thank you in advanced,

Craig L.Voss

Cell: 314-277-9997

Office: 314-842-1800 / 1

Email: clvoss@vossprop.com

Address: 11555 Concord Village Ave, St. Louis, MO 63128



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Richards, Todd

From: Jack B Howard <jack@houseofbrews.com>
Sent: Monday, October 13, 2025 10:42 AM
To: Richards, Todd
Subject: Neighborhood Meeting

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Dear Mr. Richards,

As a resident in the Laumeier Condominiums we have no objection to the proposed improvements outlined in your letter. Presumably these changes are to ease congestion presently caused by the inability of the property to handle traffic volume. We have experienced the overflow that sometimes can even spillover onto Rott Rd. This can become hazardous and create a safety issue.

We are in favor of Chick-fil-A making these necessary improvements to remediate the congestion. Congratulations on such a successful operation!

Jack and Linnea Howard
4310 N HWY A1A #801
Hutchinson Island, FL 34949

Neighborhood Meeting Notice

September 30, 2025

Dear Property Owner:

You have received a notice of a “Neighborhood Meeting” to receive your input and learn about the proposed improvements at the existing Chick-fil-A restaurant located at 10706 Sunset Hills Plaza, St. Louis, MO 63127. Chick-fil-A will be submitting a Planned Development Permit application for the proposed improvements, and the City of Sunset Hills requires that the developer hold a neighborhood meeting and invite the property owners within 500 feet of the subject property. The proposed improvements will include widening the existing drive-thru to be two full lanes along the west and south side of the restaurant, construction of a canopy at the pick-up window, and shifting the parking lot to the south.

The meeting will be held at the Sunset Hills City Hall, 3939 S. Lindbergh Boulevard, Sunset Hills, MO 63127, on October 27, 2025, from 3:00 p.m. to 4:00 p.m. The meeting will be an open house format where you can share your thoughts and discuss the project with a representative from HR Green.

Your input is important to Chick-fil-A and the City. If you are unable to attend the meeting in person, please send an email to trichards@hrgreen.com with your comments or questions.

Sincerely,

HR Green Development LLC.



Todd Richards, PE
Project Manager

TMR/dmw