



# MORGANTOWN BOARD OF ZONING APPEALS

December 19, 2012  
6:30 PM  
City Council Chambers

## **Board Members:**

Bernie Bossio, Chair  
Leanne Cardoso, Vice-Chair  
George Papandreas  
Jim Shaffer  
Tom Shamberger

## **STAFF REPORT**

**CASE NO:** V12-36 / Steptoe & Johnson / 1085 Vanvoorhis Road

### **REQUEST and LOCATION:**

Request by Robert E. Deriggi of J.D. Signs, Inc., on behalf of Steptoe & Johnson, for variance relief from Article 1369.07 as it relates to signage at 1085 Van Voorhis Road.

### **TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 6, Parcel 69; B-2, Service Business District

### **SURROUNDING ZONING:**

North, South: B-2, Service Business District

East: R-1, Single-Family Residential District (West Virginia University)

West: PRO, Professional, Residential, and Office District

### **BACKGROUND and ANALYSIS:**

The petitioner seeks to erect a 128 square foot, illuminated wall sign for *Steptoe & Johnson* located within the WVU Suncrest Center Building of which they occupy the upper 2.5 stories with over 30,000 square feet of area and 65 attorneys and support staff. Addendum A of this report illustrates the location of the subject site.

Article 1369.07(I)(1) provides that the maximum wall sign area in the B-2 District is determined by multiplying the storefront width in feet by 0.6. The storefront width of *Steptoe & Johnson* is approximately 160 feet. Therefore, the maximum area for the subject wall sign is 96 square feet.

It is the opinion of the Planning Division that the black outline surrounding the letters and logo should be considered a part of the extreme limits of the sign's display as it appears to form an integral part of sign's background used to differentiate the sign from the structure as provided in Article 1369.04(A) of the Planning and Zoning Code. As such, the proposed sign requires a 32 square foot variance.

### **STAFF RECOMMENDATION:**

One of the stated purposes within the Planning and Zoning Code for sign regulations is to:

“...encourage the effective use of signs as a means of communication in the City, to maintain and enhance the pleasing look of the City, which attracts to the City continued economic investment; to preserve Morgantown as a community that is attractive to business, to residents and to visitors...” [Article 1369.01(A)]

Size restrictions are one of several means to accomplish this policy objective.

## **Development Services**

Christopher Fletcher, AICP  
Director

## **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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The Board of Zoning Appeals must determine whether the proposed request meets the standard criteria for a variance by reaching a positive determination for *each* of the "Findings of Fact" submitted by the applicant.

Addendum B of this report provides Staff recommended revisions to the petitioner's findings of fact (deleted matter struck through; new matter underlined).

The Board has granted a number of similar wall sign area variances within the Van Voorhis Road commercial corridor.

Enclosures: Application and accompanying exhibits

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**STAFF REPORT ADDENDUM A**  
**V12-36 / Steptoe & Johnson / 1085 Van Voorhis**



## STAFF REPORT ADDENDUM B

### V12-36 / Steptoe & Johnson / 1085 Van Voorhis

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined)

**Finding of Fact #1** – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

The subject property is located along one of the most heavily traveled arteries in the region (approx. 44,300 daily vehicles). Placement of the proposed signage for the Law Firm is parallel to the main road which naturally appears to limit visibility due to orientation. ~~To compensate for the visibility concerns, our only option is limited to increasing the sign size without~~ Compensating for visibility only by increasing sign size appears to be one of the few, if not only afforded option that would not encroaching on the building's architecture and the confined space. Increasing the sign size should allow better client recognition affording a favorable viewer reaction time to safely navigate to the Law Firm's main office destination.

**Finding of Fact #2** – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

Local firms in the city ~~do not~~ appear to enjoy similar, and some, larger signs than that being requested and there appears to be a number of businesses within the Van Voorhis corridor the exceed maximum sign standards. The Law Firm sign is ~~approx. 8sq/ft~~ eight (8) square feet less in area than that recently approved by the Board under Case No. V12-28 for GMB Clear Mountain Bank, located within the same building. Since this is the only Morgantown Office for the law firm, it is beneficial when present and future clients can visually identify the firm's location while navigating. Request is additionally in part from comments of existing clients, for ease of locating.

**Finding of Fact #3** – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

With the size limitation/location of the proposed sign, it is unlikely to interfere with vehicular or pedestrian movement, as the sign is located three (3) stories up and is appears to be well fitting within the building's natural wall space, along with being comparable to other signs located nearby.

**Finding of Fact #4** – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

~~It is unlikely the requested Variance will accelerate/advance existing traffic congestion since the firm has been at its present site for several years and will not alter the existing land use of the commercial building. Additionally, the request remains continuous with commercial signage messages located within the corridor.~~ The nature of the variance relief requested cannot contribute to nor mitigate existing traffic congestion; will not alter the existing land use characteristics of the commercial / office building; and, will continue a commercial signage messaging characteristic that appears to be prevalent within the commercial corridor.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO: V12-36
RECEIVED: 11/8/12
COMPLETE:

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

I. APPLICANT: Name: ROBERT E. DERIGGI, Mailing Address: J. D. SIGNS, INC., 1140 AVIATION DRIVE, FAIRMONT WV 26554, Phone: 304-363-3211
II. PROPERTY: Street Address: STEPTOE & JOHNSON, Owner: STEPTOE & JOHNSON, Zoning: B-2, Mailing Address: 1085 VANVOORHIS RD - SUITE 400, Morgantown WV 26507, Tax Map No: 6, Parcel No: 69, Phone: 304-598-8000
III. NARRATIVE: Please describe the nature and extent of your variance request(s). Law Firm is requesting Variance relief consideration (from Article 1369.07(I)(1)) for their only Morgantown office located @ 1085 VanVoorhis Rd, Suite 400, Morgantown, WV. Offices are located within the WVU Suncrest Center Building of which they occupy the upper 2.5 stories (4th & 5th floor along with part of the 3rd floor housing a combination of 65 attorneys and staff members and over 30,000 sq.ft. of office space). Variance request is for the allowance of 1 set of illuminated identifying channel letters on raceway, characteristic of the building, at the shown positioning in the middle of the occupied floors, opposite of the CMB sign. Logo/ Letters with outline are 3.5' tall x 36.167' long = 128 sq/ft of signage. Allowed sq/footage based on 1 of the 3 occupied floors @ 160' building lf x's .6 = 96 sq/ft. Variance Relief is requested for 32 sq/ft over the allowed. Being parallel to the main corridor, sizing proposed is less than the Cal Tech Chart for Letter Visibility.
V. ATTEST: I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal.
Type/Print Name of Applicant/Agent: ROBERT E. DERIGGI, Signature of Applicant/Agent: [Signature], Date: Nov. 6/12

You or a representative MUST be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.

PAID

CRYSTAL FINANCE
1304) 284-7400



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V12-36
RECEIVED:
COMPLETE:

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. Staff will check the appropriate boxes below that must be addressed.

Land Use Characteristics (complete only those that apply)

- Residential, Single-Family Dwelling, Townhouse Dwelling, Two-Family Dwelling, Multi-Family Dwelling, Non-Residential or Mixed (please explain)

Structure Characteristics (complete only those that apply)

Total number of buildings: Gross floor area of each building:
Estimated number of employees: No. of dwelling units: No. of bedrooms:
Additional structure-related details:

Additional Information (as required by Staff):

Site Plan A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.

- Location, shape, exterior dimensions, and number of stories of each building on the site.
Standard yard setbacks for the applicable zoning district
Location, grade, and dimensions of paved surfaces, and all abutting streets
Existing and proposed contours, at an interval of at least two (2) feet
Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
Location of landscaped areas (to be detailed on landscape plan), fences, walls, and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.





**APPLICATION FOR  
ZONING VARIANCE**

OFFICE USE	
CASE NO.	V12-36
RECEIVED:	
COMPLETE:	

**VII. FINDINGS OF FACT**

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

**1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:**

The subject property is located along one of the most heavily traveled arteries in the region, (approx. 44,300 daily vehicles). Placement of the proposed signage for the Law Firm is parallel to the main road which naturally appears to limit visibility due to orientation. To compensate for visibility concerns, our only option is limited to increasing the sign size without encroaching on the building's architecture and the confined space. Increasing the sign size allows better client recognition affording a favorable viewer reaction time to safely navigate to the Law Firm's main office destination.

**2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:**

Local firms in the city boast similar, and some, larger signs than that being requested. The Law Firm sign is approx. 8 sq/ft less than that recently approved for CMB, located within the same building. Since this is the only Morgantown Office for the law firm, it is beneficial when present and future clients can visually identify the firm's location while navigating. Request is additionally in part from comments of existing clients, for ease of locating.

**3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:**

With the size limitation/location of the proposed sign, it is unlikely to interfere with vehicular or pedestrian movement, as the sign is located 4 stories up and is well fitting within the building's natural wall space, along with being comparable to other signs located nearby.

**4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:**

It is unlikely the requested Variance will accelerate/advance existing traffic congestion since the firm has been at its present site for several years and will not alter the existing land use of the commercial building. Additionally, the request remains continuous with commercial signage messages located within the corridor.

# J.D. SIGNS

INCORPORATED

Step toe & Johnson  
Sign Options

J.D. Signs, Inc.  
1140 Aviation Drive  
Fairmont, West Virginia

304.363.3211  
304.363.3256  
artdept@jdsigns.com  
www.jdsigns.com

3'-6"

36'-2"

# STEP TOE & JOHNSON

D.A. SQ/FOOTAGE w/ OUTLINE:

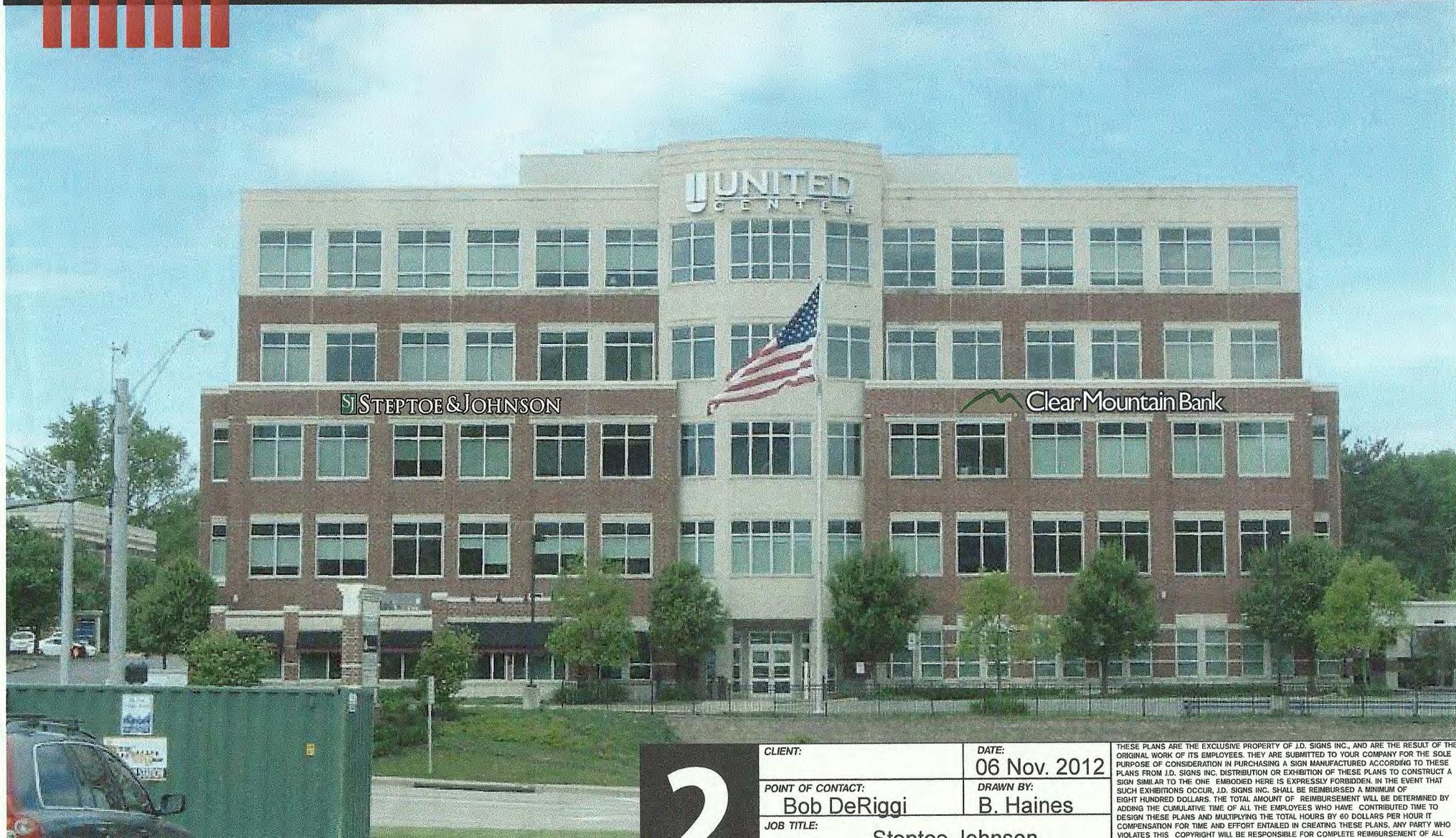
$$3.5' \times 36.17' = \underline{128 \text{ SQ/FT TTL}}$$

<b>1</b>	CLIENT:	DATE: 06 Nov. 2012	<small>THESE PLANS ARE THE EXCLUSIVE PROPERTY OF J.D. SIGNS INC. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF CONSIDERATION IN PURCHASING A SIGN MANUFACTURED ACCORDING TO THESE PLANS FROM J.D. SIGNS INC. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE EMBODIED HERE IS EXPRESSLY FORBIDDEN. IN THE EVENT THAT SUCH EXHIBITIONS OCCUR, J.D. SIGNS INC. SHALL BE REIMBURSED A MINIMUM OF EIGHT HUNDRED DOLLARS. THE TOTAL AMOUNT OF REIMBURSEMENT WILL BE DETERMINED BY ADDING THE CUMULATIVE TIME OF ALL THE EMPLOYEES WHO HAVE CONTRIBUTED TIME TO DESIGN THESE PLANS AND MULTIPLYING THE TOTAL HOURS BY \$0 DOLLARS PER HOUR IT COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS. ANY PARTY WHO VIOLATES THIS COPYRIGHT WILL BE RESPONSIBLE FOR COMPLETE REIMBURSEMENT OF ALL ATTORNEYS AND COURT COSTS TO J.D. SIGNS INC.</small>
	POINT OF CONTACT: Bob DeRiggi	DRAWN BY: B. Haines	
	JOB TITLE: Step toe Johnson		
	<input type="checkbox"/> OK AS IS <input type="checkbox"/> RE-FAX WITH CHANGES    PLEASE SIGN & FAX BACK SO WE MAY BEGIN PRODUCTION PROMPTLY		
PLEASE CHECK SPELLING OF NAMES AND NUMBERS BEFORE APPROVAL		CUSTOMER APPROVAL _____	DATE _____

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2

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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

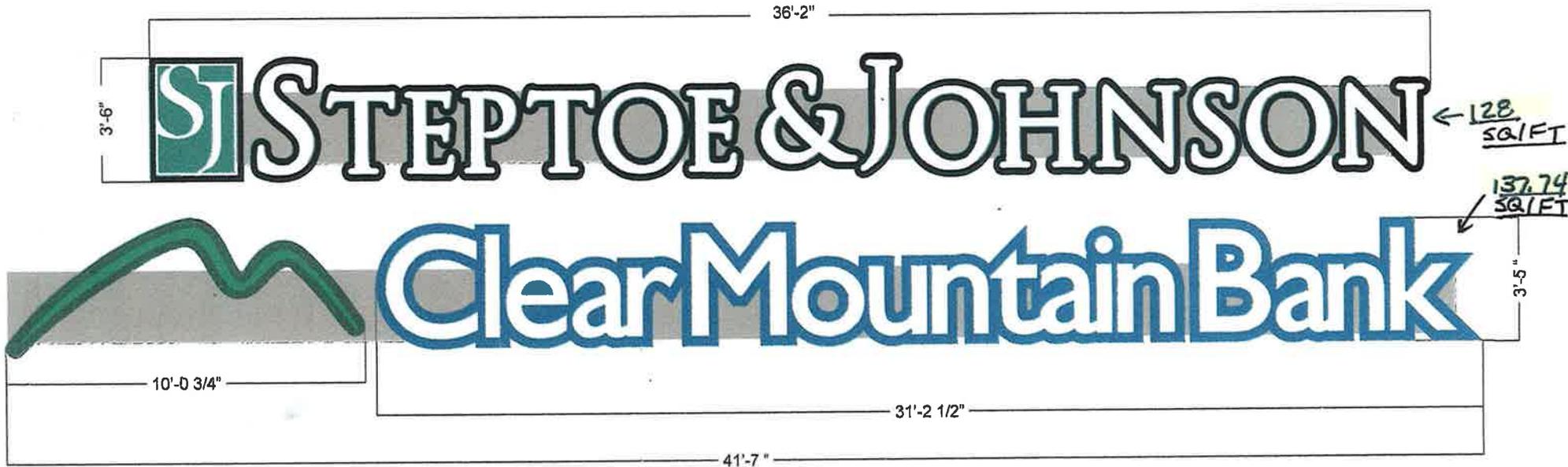
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CMB COMPARISON

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letter visibility chart		
Maximum Readable Distance	Readable Distance for Maximum Impact	Letter Height
100'	30'	3"
150'	40'	4"
200'	60'	6"
350'	80'	8"
400'	90'	9"
450'	100'	10"
525'	120'	12"
630'	150'	15"
750'	180'	18"
1000'	240'	24"
1250'	300'	30"
1500'	360'	36"
1750'	420'	42" *
2000'	480'	48" *
2250'	540'	54"
2500'	600'	60"

The letter visibility chart has been made for you based on information provided by the California Institute of Technology. The distances will vary approximately 10% with various color combinations.

MAX  
DIST.

# 2011 Road Inventory Inquiry

To see a roadway section by route within a county

Select County: Monongalia

Enter 3 or 5 Digit Route Number: 705 /

11 Records Found

Route	Sign Sys	Route Designation	District	Start MP	Length	End MP	Year of ADT	ADT	Surf. Type
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.00	00.51	000.51	'11	22500	(I) Asphaltic Concrete Road
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.51	00.07	000.58	'11	22800	(I) Asphaltic Concrete Road
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.58	00.10	000.68	'11	44300	(I) Asphaltic Concrete Road
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.68	00.55	001.23	'11	44900	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	001.23	00.40	001.63	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	001.63	00.18	001.81	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	001.81	00.55	002.36	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	002.36	00.44	002.80	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	002.80	00.05	002.85	'11	28300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	002.85	00.08	002.93	'11	25300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	002.93	00.70	003.63	'11	2800	(I) Asphaltic Concrete Road

Details	
Route	705 / 00
Sign System	WV Route
County	Monongalia
District	4
Start MP	000.00
Length	00.55
End MP	001.23
Year of ADT	'11
ADT	44300
Suppl. Designation	Main
Rural-Municipal	25000-49999
Rural-Urban	Urbanized
Federal Aid	SIP (Surface Transportation Program Eligible)
WV Legal Func. Class	Feeder
Federal Forest Highway	Not in National Forest
Access Control	No Control
Year Survey/Change	'00
Surface Type	(J) Concrete
Pavement Width	34
Grade Width	34
Median Width	00
Opposite Surface Type	(J) Concrete
Opposite Pavement width	33
Opposite Grade width	33
Number of Lanes	4
National Highway Functional Class	Principal Arterial - Other
Urban Area Code	Morgantown
Reversible Lanes	Lanes not reversible
Special Systems	Not on a special system
Designated Truck Route	No restriction on use by trucks or commercial vehicles.
Type of Facility	Two way traffic
HPMS Sample	HPMS sample section

44,300 Daily  
1845.8 Hourly  
30.76 Every Minute



PHOTO'S ALONG VanVoorhis Rd.  
FACING STEPTOE & JOHNSON

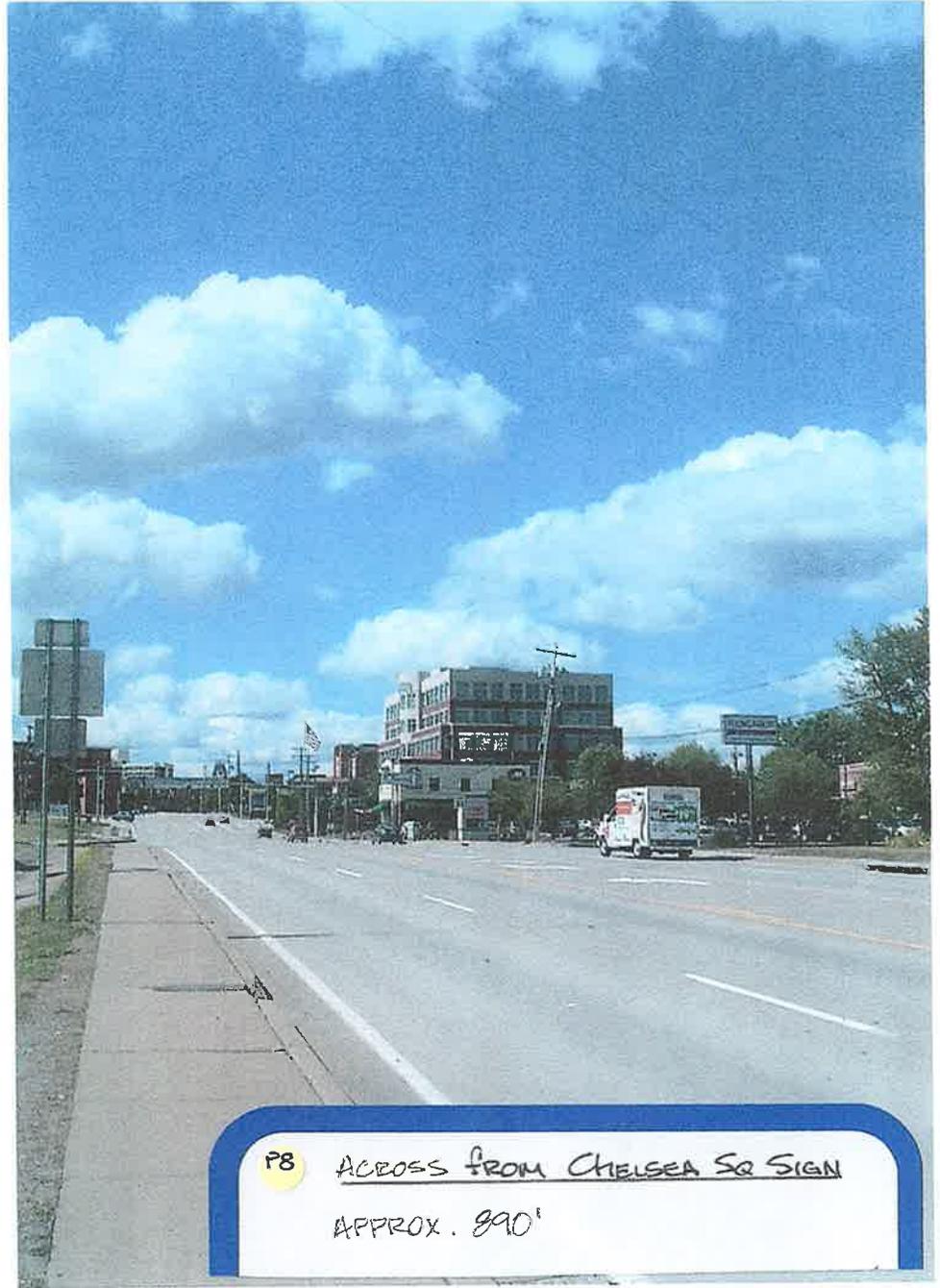




P4 Across from Hampton Inn.  
LOOKING OPPOSITE DIRECTION  
APPROX. 430'



P3 Across From Hampton Inn  
Approx. 475'





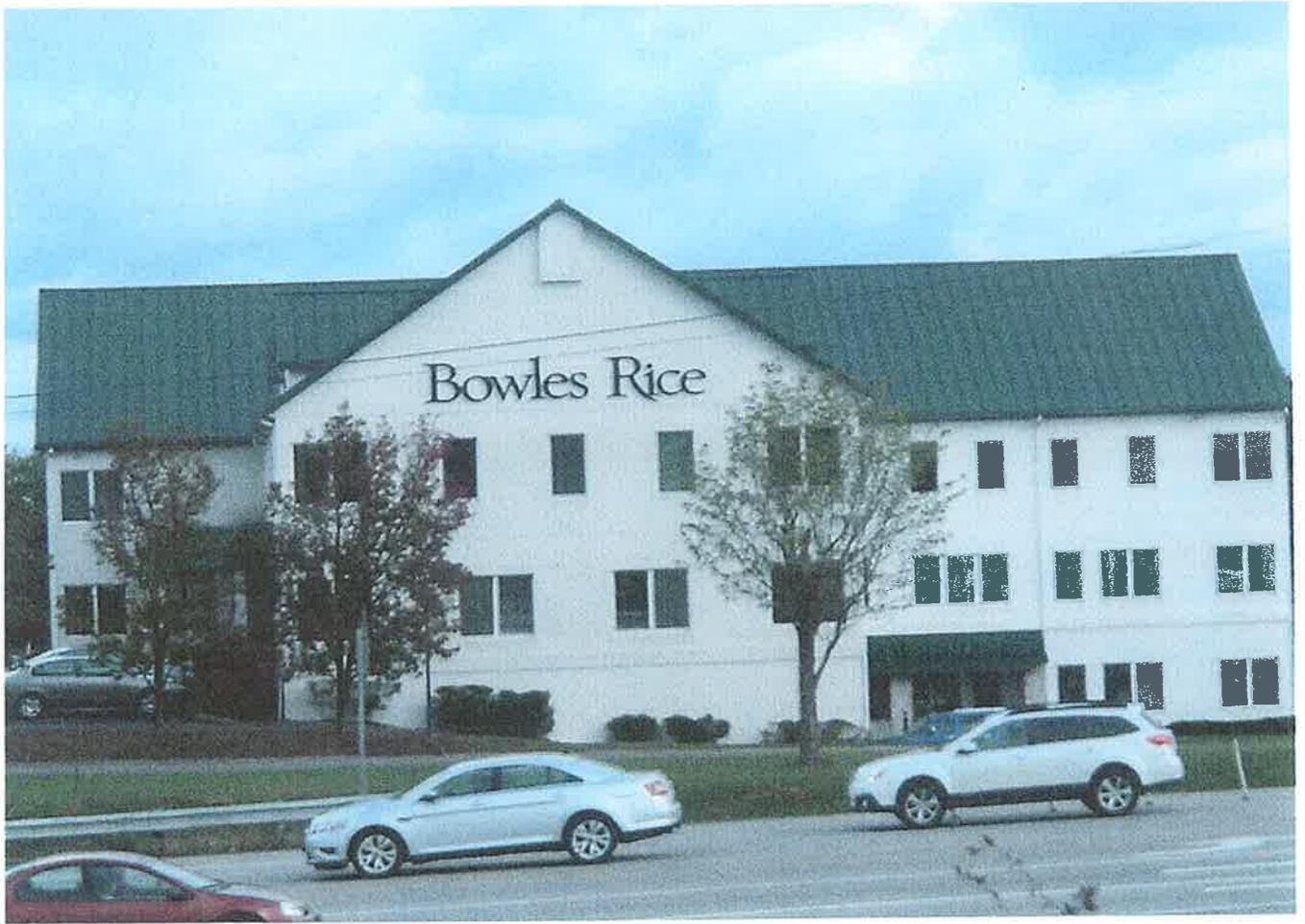
P6 WVU - AREA 81 LOWER ENTRY  
APPROX. 355'



P5 ACROSS FROM SUNCREST U.M. Church  
@ CAUTION LIGHT  
APPROX. 605'

*Bridgeport*







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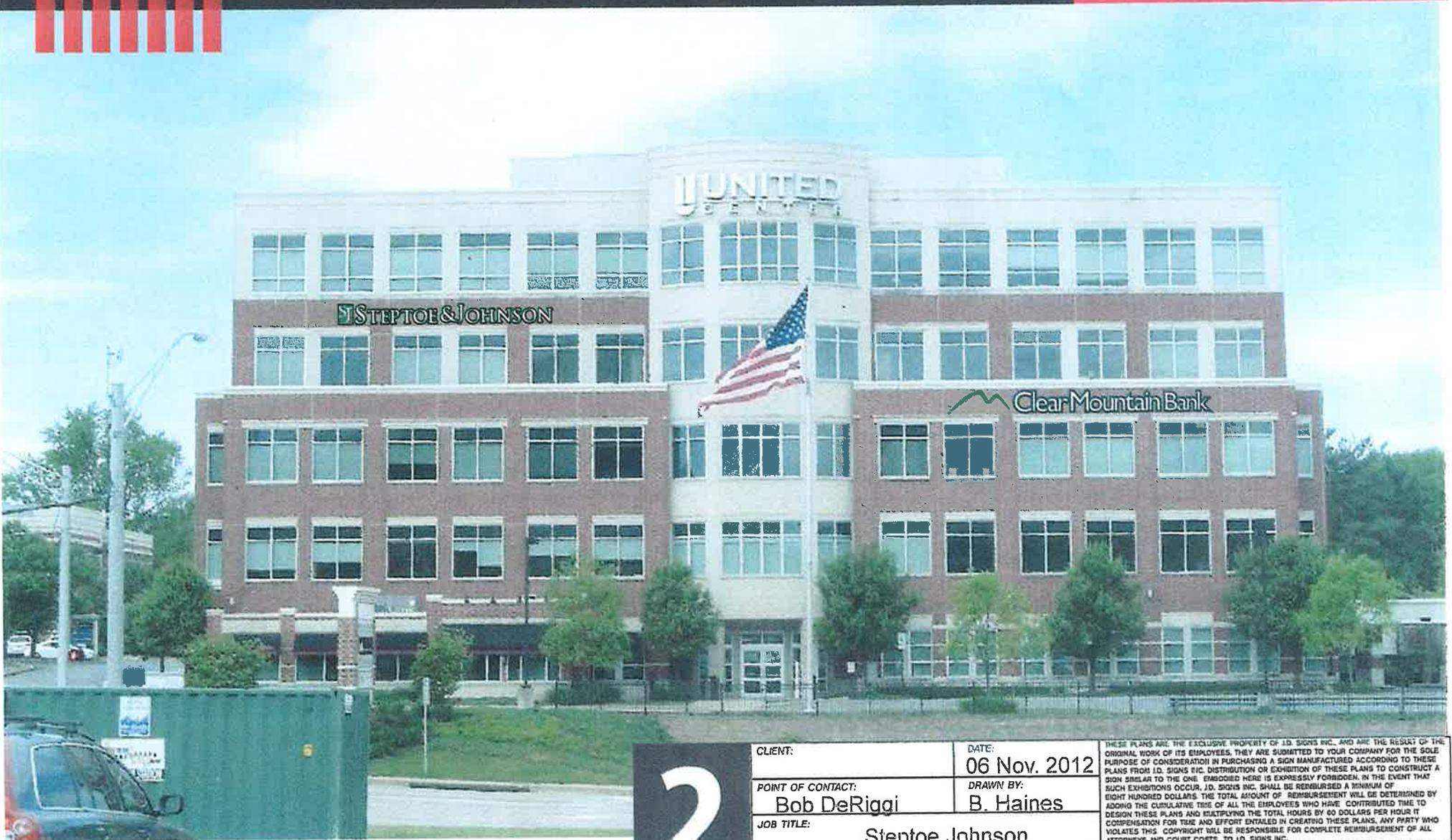
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D.A. SQ/FOOTAGE w/ OUTLINE:

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	<input type="checkbox"/> OK AS IS <input type="checkbox"/> RE-FAX WITH CHANGES    PLEASE SIGN & FAX BACK SO WE MAY BEGIN PRODUCTION PROMPTLY		
PLEASE CHECK SPELLING OF NAMES AND NUMBERS BEFORE APPROVAL		CUSTOMER APPROVAL _____	DATE _____



SIGN LOCATION:

2	CLIENT:	DATE:	THESE PLANS ARE THE EXCLUSIVE PROPERTY OF J.D. SIGNS INC. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF CONSIDERATION IN PURCHASING A SIGN MANUFACTURED ACCORDING TO THESE PLANS FROM J.D. SIGNS INC. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE ENGRAVED HERE IS EXPRESSLY FORBIDDEN, IN THE EVENT THAT SUCH EXHIBITIONS OCCUR, J.D. SIGNS INC. SHALL BE REIMBURSED A MINIMUM OF EIGHT HUNDRED DOLLARS. THE TOTAL AMOUNT OF REIMBURSEMENT WILL BE DETERMINED BY ADDING THE CUMULATIVE TIME OF ALL THE EMPLOYEES WHO HAVE CONTRIBUTED TIME TO DESIGN THESE PLANS AND MULTIPLYING THE TOTAL HOURS BY 60 DOLLARS PER HOUR. IF COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS, ANY PARTY WHO VIOLATES THIS COPYRIGHT WILL BE RESPONSIBLE FOR COMPLETE REIMBURSEMENT OF ALL ATTORNEYS AND COURT COSTS TO J.D. SIGNS INC.
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	JOB TITLE:		
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Bob DeRiggi		06 Nov. 2012	
Steptoe Johnson		B. Haines	
			CUSTOMER APPROVAL _____ DATE _____

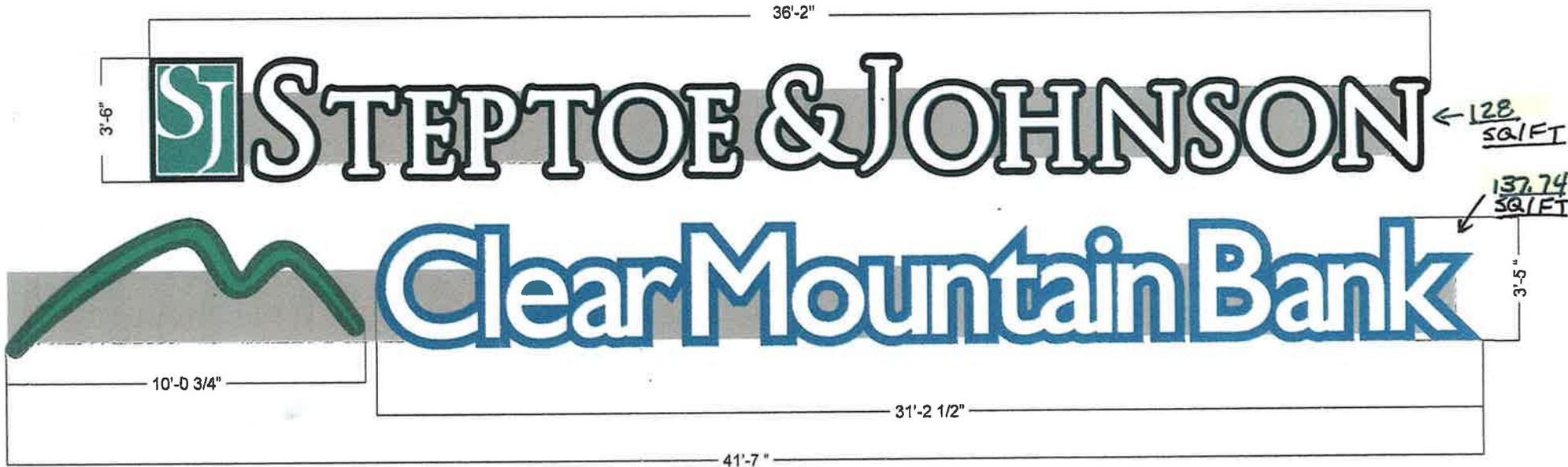
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www.jdsigns.com



CMB COMPARISON

1	CLIENT:	DATE:	THESE PLANS ARE THE EXCLUSIVE PROPERTY OF J.D. SIGNS INC. AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF CONSIDERATION IN PURCHASING A SIGN MANUFACTURED ACCORDING TO THESE PLANS FROM J.D. SIGNS INC. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE EMBODIED HERE IS EXPRESSLY FORBIDDEN IN THE EVENT THAT SUCH EXHIBITIONS OCCUR, J.D. SIGNS INC. SHALL BE REIMBURSED A MINIMUM OF EIGHT HUNDRED DOLLARS. THE TOTAL AMOUNT OF REIMBURSEMENT WILL BE DETERMINED BY ADDING THE CUMULATIVE TIME OF ALL THE EMPLOYEES WHO HAVE CONTRIBUTED TIME TO DESIGN THESE PLANS AND MULTIPLYING THE TOTAL HOURS BY 60 DOLLARS PER HOUR IT COMPENSATION FOR TIME AND EFFORT ENTAILED IN CREATING THESE PLANS. ANY PARTY WHO VIOLATES THIS COPYRIGHT WILL BE RESPONSIBLE FOR COMPLETE REIMBURSEMENT OF ALL ATTORNEYS AND COURT COSTS TO J.D. SIGNS INC.
	POINT OF CONTACT:	DRAWN BY:	
	JOB TITLE:		
	<input type="checkbox"/> OK AS IS <input type="checkbox"/> RE-FAX WITH CHANGES    PLEASE SIGN & FAX BACK SO WE MAY BEGIN PRODUCTION PROMPTLY PLEASE CHECK SPELLING OF NAMES AND NUMBERS BEFORE APPROVAL		
CLIENT: Bob DeRiggi POINT OF CONTACT: Bob DeRiggi JOB TITLE: Step toe Johnson		DATE: 06 Nov. 2012 DRAWN BY: B. Haines	CUSTOMER APPROVAL _____ DATE _____

letter visibility chart		
Maximum Readable Distance	Readable Distance for Maximum Impact	Letter Height
100'	30'	3"
150'	40'	4"
200'	60'	6"
350'	80'	8"
400'	90'	9"
450'	100'	10"
525'	120'	12"
630'	150'	15"
750'	180'	18"
1000'	240'	24"
1250'	300'	30"
1500'	360'	36"
1750'	420'	42" *
2000'	480'	48" *
2250'	540'	54"
2500'	600'	60"

The letter visibility chart has been made for you based on information provided by the California Institute of Technology. The distances will vary approximately 10% with various color combinations.

MAX  
DIST.

# 2011 Road Inventory Inquiry

To see a roadway section by route within a county

Select County: Monongalia

Enter 3 or 5 Digit Route Number: 705 /

11 Records Found

Route	Sign Sys	Route Designation	District	Start MP	Length	End MP	Year of ADT	ADT	Surf. Type
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.00	00.51	000.51	'11	22500	(I) Asphaltic Concrete Road
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.51	00.07	000.58	'11	22800	(I) Asphaltic Concrete Road
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.58	00.10	000.68	'11	44300	(I) Asphaltic Concrete Road
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	000.68	00.55	001.23	'11	44900	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	001.23	00.40	001.63	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	001.63	00.18	001.81	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	001.81	00.55	002.36	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	002.36	00.66	003.02	'11	36300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	002.62	00.05	003.68	'11	28300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	003.68	00.08	003.76	'11	15300	(J) Concrete
<input type="button" value="Details..."/> 705 / 00	WV Route	Main	4	003.76	00.70	003.85	'11	2800	(I) Asphaltic Concrete Road

Details	
Route	705 / 00
Sign System	WV Route
County	Monongalia
District	4
Start MP	000.00
Length	00.55
End MP	001.23
Year of ADT	'11
ADT	44300
Suppl. Designation	Main
Rural-Municipal	25000-49999
Rural-Urban	Urbanized
Federal Aid	SIP (Surface Transportation Program Eligible)
WV Legal Func. Class	Feeder
Federal Forest Highway	Not in National Forest
Access Control	No Control
Year Survey/Change	'00
Surface Type	(J) Concrete
Pavement Width	34
Grade Width	34
Median Width	00
Opposite Surface Type	(J) Concrete
Opposite Pavement width	33
Opposite Grade width	33
Number of Lanes	4
National Highway Functional Class	Principal Arterial - Other
Urban Area Code	Morgantown
Reversible Lanes	Lanes not reversible
Special Systems	Not on a special system
Designated Truck Route	No restriction on use by trucks or commercial vehicles.
Type of Facility	Two way traffic
HPMS Sample	HPMS sample section

44,300 Daily  
1845.8 Hourly  
30.76 Every Minute



STEPTOE & JOHNSON

P8

P7

P6

P1

P2

P3

P4

P5

PHOTO'S ALONG VanVoorhis Rd.  
FACING STEPTOE & JOHNSON

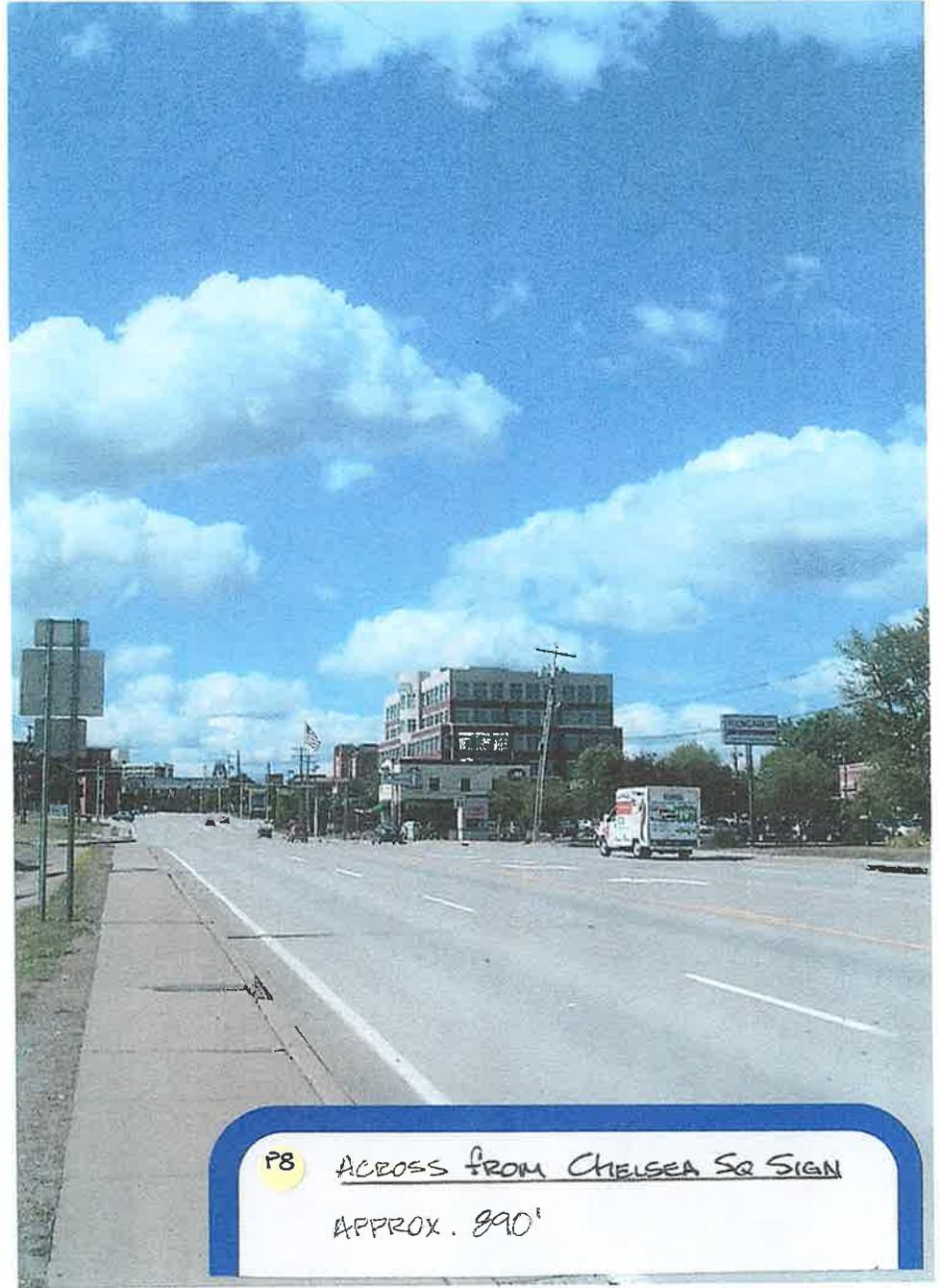




P4 Across from Hampton Inn.  
LOOKING OPPOSITE DIRECTION  
APPROX. 430'



P3 Across From Hampton Inn  
Approx. 475'





P6 WVU - AREA 81 LOWER ENTRY  
APPROX. 355'



P5 ACROSS FROM SUNCREST U.M. Church  
@ CAUTION LIGHT  
APPROX. 605'

*Bridgeport*





