RECEIVED
806 36
JUL 20 2022
BOONE COUNTY PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One ☒ Boone ☐ Florence ☐ Walton ☐ Union

2. Check One ☒ Conditional Use Permit ☒ Variance ☐ Appeal
☐ Change in Non-Conforming Use

3. Applicant: Justen Scalf w/ Onestop Signs LLC

Address: 2502 St Rt 131

Goshen — City | OH — State | 45122 — Zip Code

Phone Number: 513-722-7867 Fax Number: / NA

Email: justenscalf1@gmail.com

4. Description of Request:
Variance to post w/in 550' of another EMC Signs:
Electronic Message Center to post w/in, To include one EMC

5. Name of Development: Arby's RMI

6. Location of Development: 1715 Burlington Pike.

Burlington — City | Kentucky — State | 41005 — Zip Code

7. Acreage Under Review: 1.04 Acres.

8. Lot Number and Name of Subdivision (if part of a subdivision:
1715

9. Current Owner: Arby's RMI / 1715 Burlington Pike LLC

Address: 4000 Smith Rd. Suite 400

Cincinnati — City | OH — State | 45209 — Zip Code

Phone Number: 513-362-8100 Fax Number: / NA

Email: jack.j@arbys-rmi.com

10. Proposed Use(s) on Site: Restaurant

11. Total Square Footage of Existing and/or Proposed Buildings: _____

12. Current Zoning: PUD - C

13. 975 (Deed Book) 546 (Page) 500006 (Group Number)

14. Is the site subject to a zone change: ☐ Yes ☒ No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☒ Yes ☐ No

16. Have you submitted a list of adjoining property owners with this request: ☒ Yes ☐ No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____ 7/18/2022
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: _____ 7-18-22.
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 7/20/22 Fee Received: 1766.00 Receipt #: 86636

2. Is application complete: ✓

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 9/14/2022

5. Board Action: 9/14/2022

   _____ Approved

   ✓ Approved with Conditions (see #6)

   _____ Denial (See #7)

6. Conditions of Approval: ~~See~~ See Attached, Minutes, & CLUR

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: Onestop Signs, LLC, per Justen Scalf, on behalf of Arby's RMI/1715 Burlington LLC

LOCATION: 1715 Burlington Pike, Boone County, Kentucky

ZONING: Commercial two/Planned Development (C-2/PD)

DATE: September 14, 2022

1. The sign shall not exceed thirty (30) feet in height and a sign area of two hundred (200) square feet.

2. No message shall contain more than one (1) still photo and/or three (3) lines of text.

3. Any portion of an alphanumeric message that is not displayed on a still photo/image shall use a black background.

4. The sign shall not be used to advertise off premise businesses/products/services.

STAFF REPORT **#1**

APPLICANT: Onestop Signs, LLC, per Justen Scalf, on behalf of Arby's RMI/1715 Burlington LLC

LOCATION: 1715 Burlington Pike, Boone County, Kentucky

ZONING: Commercial two/Planned Development (C-2/PD)

DATE: September 14, 2022

PROPOSAL

A. The applicant is requesting the following:

1. A Conditional Use Permit to replace an existing manual reader board with an electronic message board/screen on an existing free standing sign.

2. A Variance reducing the minimum spacing distance requirement between electronic message boards/screens from 660 feet to 327 feet.

SITE HISTORY

1988 On November 16, 1988, the Boone County Planning Commission approved a Conveyance Plat, creating the lot in question.

1986 On November 4, 1986, Boone County Fiscal Court adopted Ordinance Number 920.101, changing the zoning of the site in question from UR-1 to C-2/PD (R-36-86).

1989 On September 13, 1989, the Boone Board of Adjustment approved a Conditional Use Permit to allow the development of a restaurant with a drive through service on the site in question (BCBOA-89-018).

1989 On November 8, 1989, the Boone Board of Adjustment took action to overturn the zoning administrator's decision denying the installation of a free standing sign on the site in question (BCBOA-89-021).

1990-1992 Based on information contained in the Boone County GIS, the site was initially developed.

2001 On August 15, 2001, the Boone County Planning Commission issued a sign permit to allow the installation of a 29.67 foot high, 134 square foot, free standing sign on the site in question (SP-BC-105-2001).

APPLICABLE REGULATIONS

A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.

B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 1213 of the Boone County Zoning Regulations.

1. Findings listed in Section 262 (Findings for all Conditional Uses):

   a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;

   b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;

   c. Will not be hazardous to existing or future neighboring uses;

   d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;

   e. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

   f. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;

   g. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

2. Criteria listed in Section 1023 of the Boone County Zoning Regulations (C-2 District):

   a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or

   b. The activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and

   c. The arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses 10.6 to

be protected in the district:

C. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.

D. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

E. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.

1. Findings listed in Section 251:

a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

(1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

(2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

F. Section 3430.1 of the Boone County Zoning Regulations states that the Board of Adjustment may permit electronic message boards and electronic display screens which advertise multiple messages as a Conditional Use in the C-2 zoning district.

G. Section 3430.1.2.c of the Boone County Zoning Regulations states that electronic message boards and electronic display screens shall not be permitted at intervals of less than 660 feet, measured along the centerline of each thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

H. Section 1020 of the Boone County Zoning Regulations states that "The purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces."

I. Section 3413.4.2.c of the Boone County Zoning Regulations states that the maximum sign area for the site in question cannot exceed two hundred (200) square feet.

J. Section 3413.4.2.d of the Boone County Zoning Regulations states that the maximum sign height for the site in question cannot exceed thirty (30) feet.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as "Commercial", which is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

B. Our Boone County Plan 2040 contains the following Future Land Use Development Guideline as it pertains to Design, Signs, and Cultural resource preservation (page 97):

"Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorists attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view."

C. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

3. Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).

4. The education system shall provide a broad range of lifetime learning opportunities, as well as both private and public educational facilities and services (Public Facilities Goal A, Objective 12).

5. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

D. Burlington Pike is a state maintained divided arterial street providing for two way traffic within four driving lanes (two lanes in each direction). Exclusive turn lanes and on/off ramps are provided at certain intersections. There are no sidewalks along the roadway.

E. Limaburg Road is a county maintained collector street providing for two way traffic within two driving lanes (one lane in each direction). There is a sidewalk along the west side of the roadway.

SITE CHARACTERISTICS

A. The approximate 1 acre site is located at the southwest corner of the intersection of Burlington Pike with Limaburg Road.

B. The site is currently occupied by an Arby's restaurant with a drive through lane and a 29'-8" tall, 134 square foot, free standing sign having a 102 square foot static Arby's logo and a 32 square foot manual reader board.

C. The site is relatively flat.

D. The eastern portion of the site is located within the 55 day/nigh noise level of the Cincinnati/Northern Kentucky International Airport.

SURROUNDING LAND USES AND ZONING

North: Promevo and Boot Country (C-3)

South: First Financial Bank (C-2/PD)

East: Oakbrook Marketplace (C-2/PD)

West: Frisch's Big Boy (C-2/PD)

PROPOSED DEVELOPMENT

A. Replacement of the existing free standing sign with a new free standing sign having a 76.20 square foot static Arby's logo and a 31.60 square foot electronic reader board/screen.

B. The proposed sign will be located approximately 125 feet from the edge of pavement of Burlington Pike and approximately 37 feet from the edge of pavement of Limaburg Road.

C. The proposed sign will be located approximately 327 feet west of the Boot Country electronic message board.

STAFF COMMENTS

A. The applicant should address how their proposal meets the criteria for a conditional use, as found in Sections 262 and 1023 of the Boone County Zoning Regulations.

B. The applicant should address how their proposal meets the criteria for a variance, as found in Section 251 of the Boone County Zoning Regulations.

C. Insufficient information has been submitted as to the height and total square footage of the proposed sign.

D. Should the Board take action to approve the submitted requests, the following conditions should be considered as part of that action:

1. The sign shall not exceed thirty (30) feet in height and a sign area of two hundred (200) square feet.

2. No message shall contain more than one (1) still photo and/or three (3) lines of text.

3. Any portion of an alphanumeric message that is not displayed on a still photo/image shall use a black background.

4. The sign shall not be used to advertise off premise businesses/products/services.

CONCLUSION

A. KRS 100.237 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

B. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Variance requests.

Respectfully Submitted,

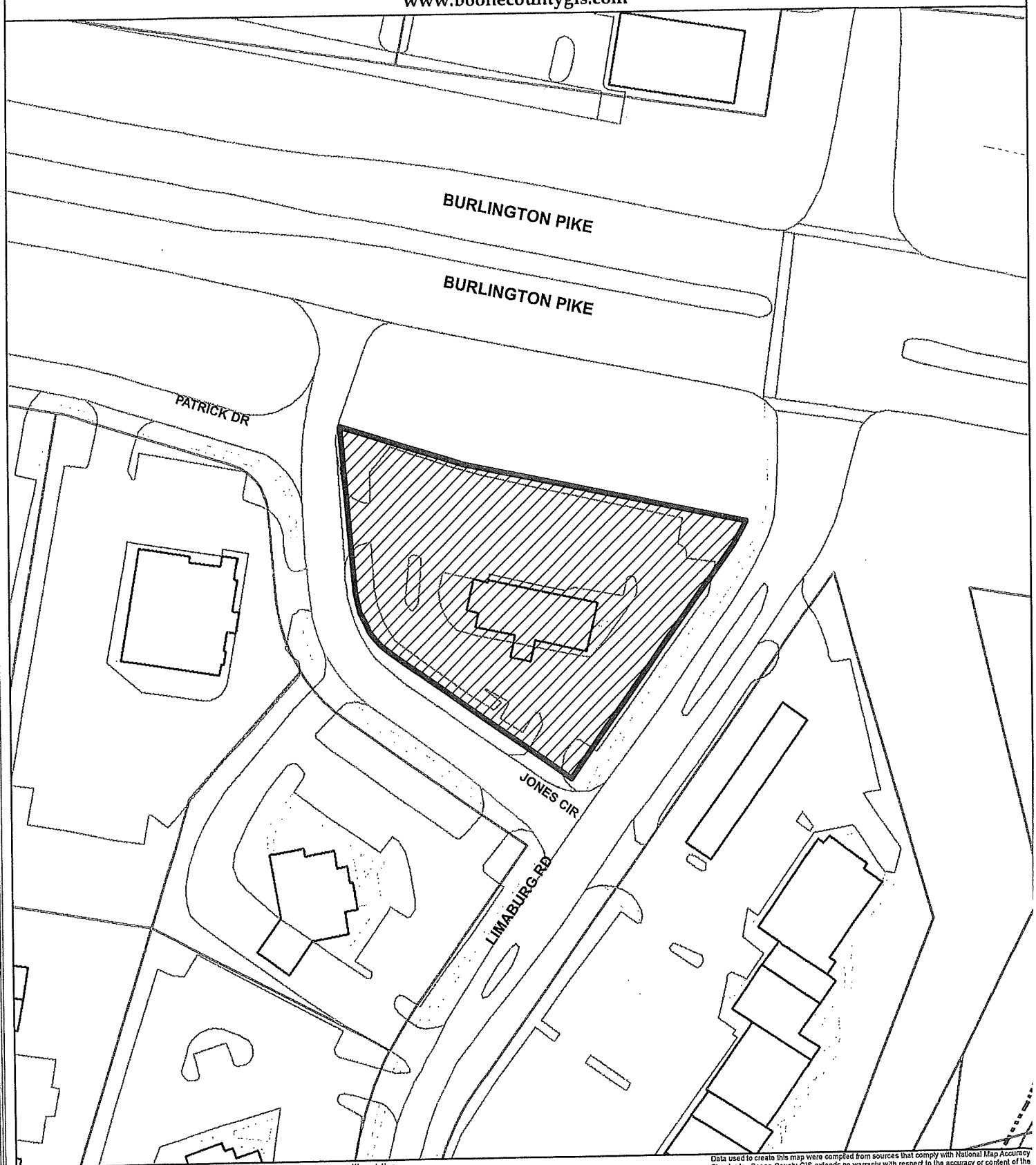
Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments
*Vicinity Map
*Aerial Map
*Topographical Map
*Zoning Map
*2040 Future Land Use Map
*Noise Contour Map
*Application
*Concept Development Plan

Vicinity Map

www.boonecountygis.com



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0 50 100 200 300 400 Feet

1 inch = 100 feet

N W E S

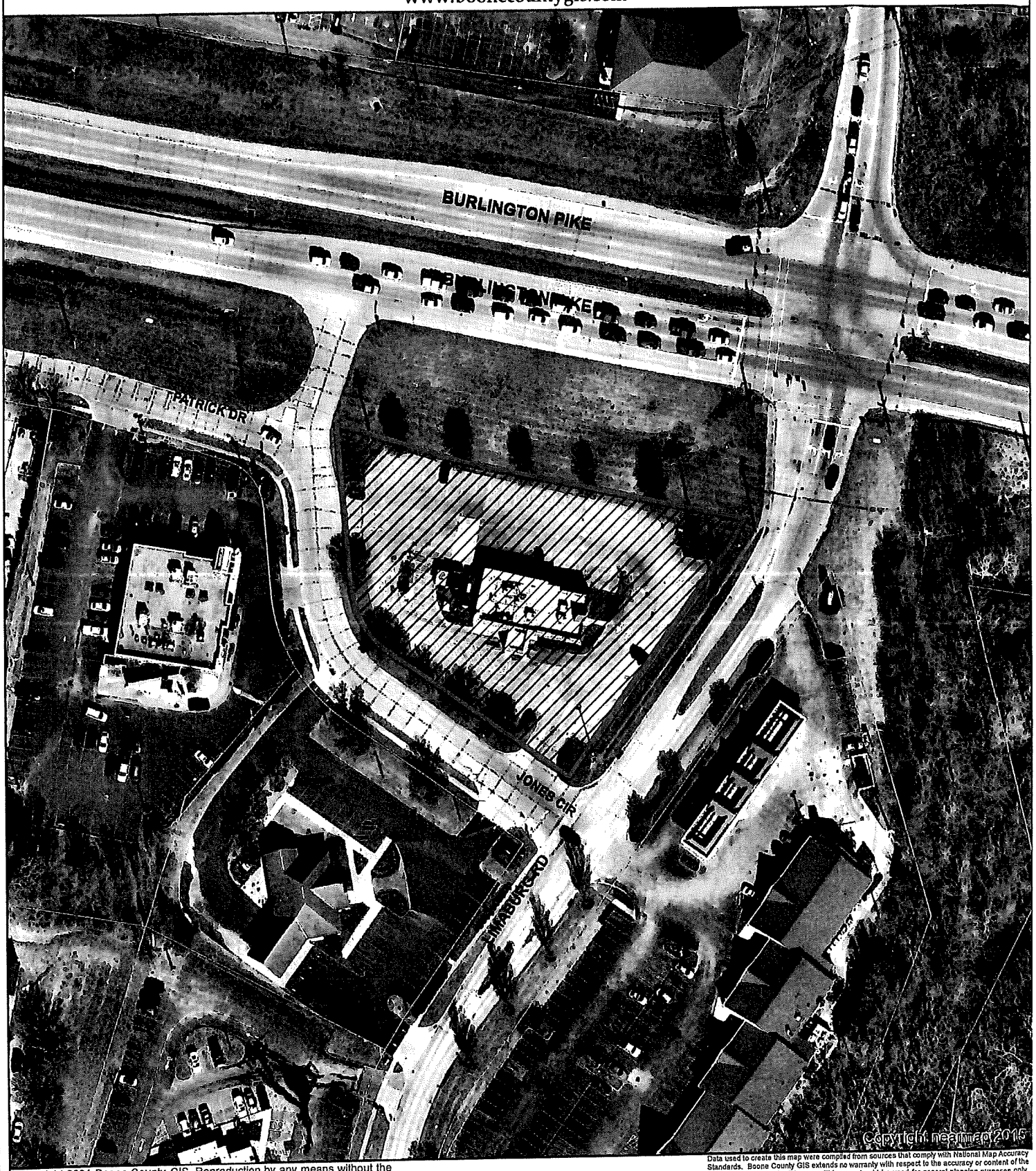
Boone County GIS

Map Created: xx/xx/2021

ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com



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N W E S

Boone County GIS - Putting Northern Kentucky on the Map

State Plane E meters by North NAD 1983

ArcMap Document: *.mxd

Map Created: xx/xx/2021

Topographical Map

www.boonecountygis.com

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0 50 100 200 300 400 Feet

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N W E S

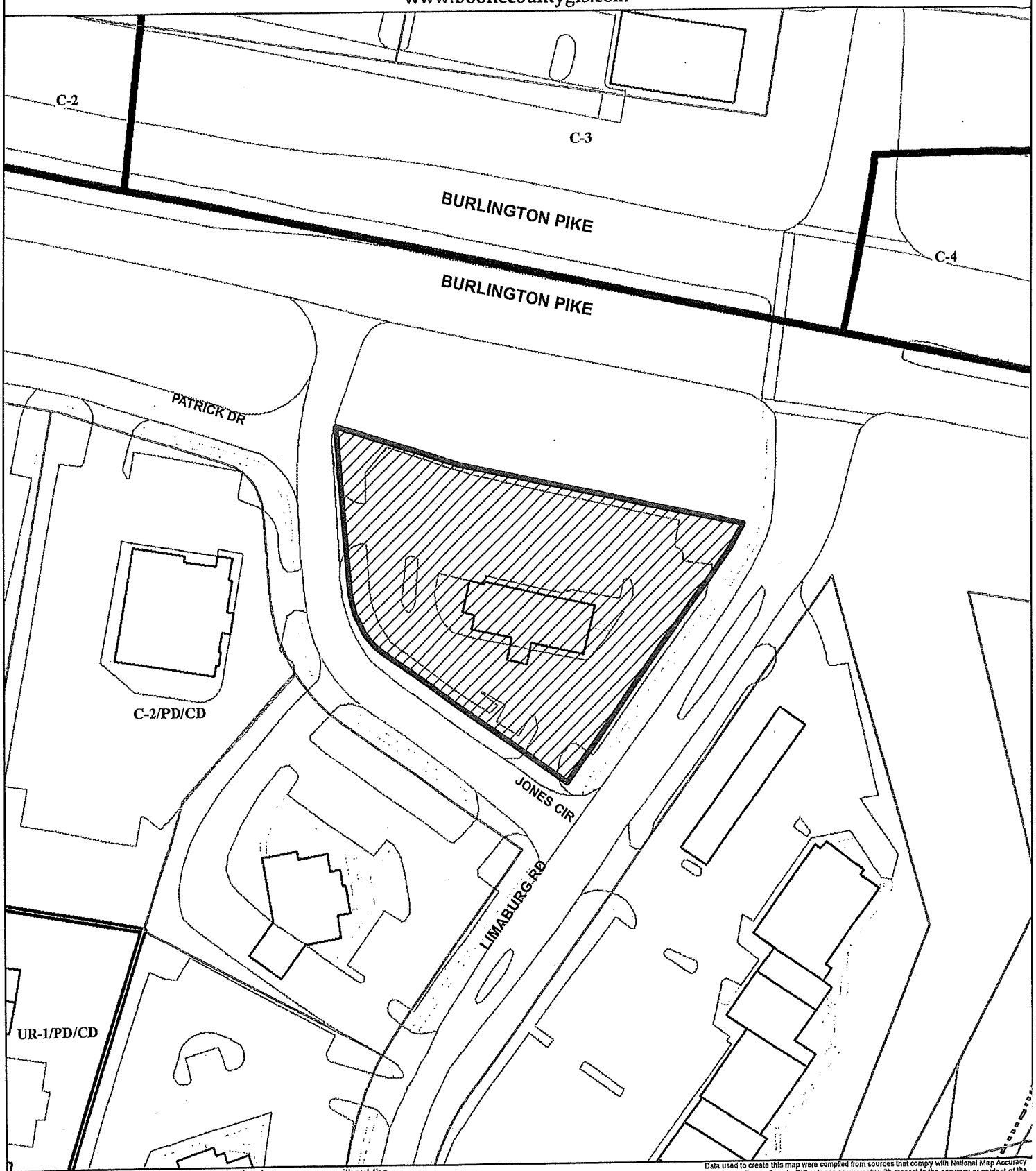
Boone County GIS

Map Created: xx/xx/2021

ArcMap Document: *.mxd

Zoning Map

www.boonecountygis.com



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0 50 100 200 300 400 Feet

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N W E S

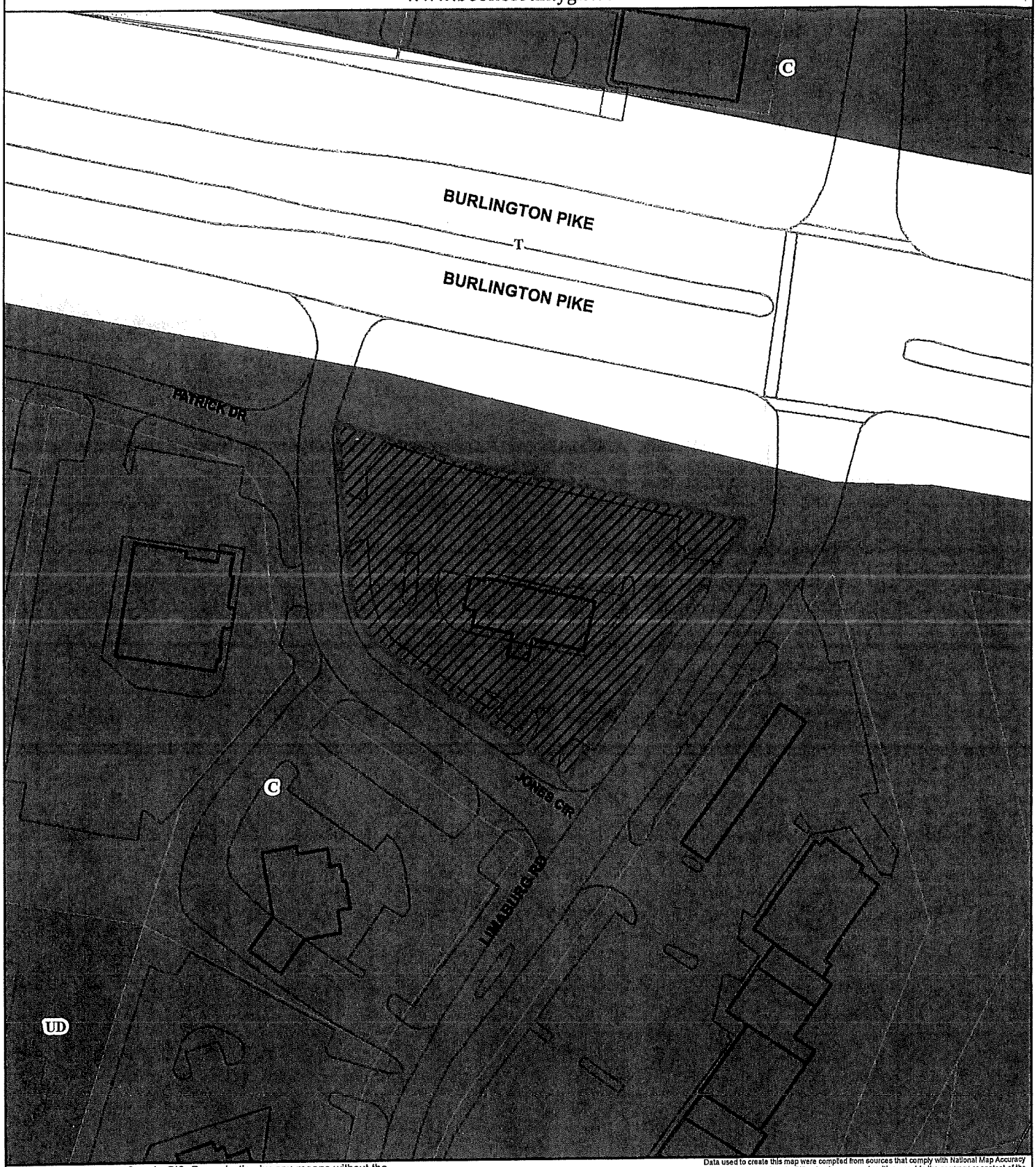
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2021

ArcMap Document: *.mxd

2040 Future Land Use Map

www.boonecountygis.com



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N W E S

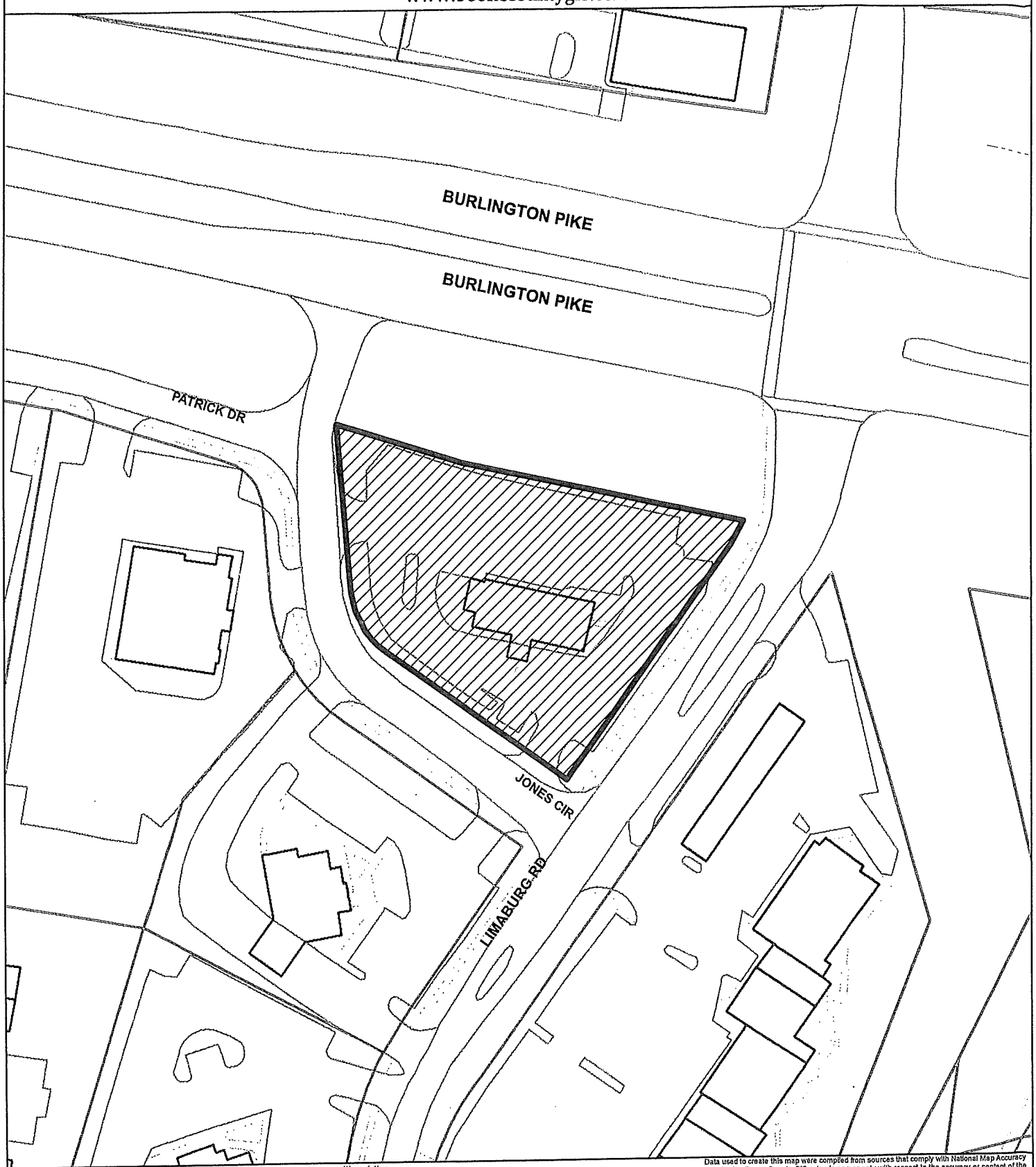
Boone

Map Created: xx/xx/2021

ArcMap Document: *.mxd

Noise Contour Map

www.boonecountygis.com



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1 inch = 100 feet

N W E S

Boone

Map Created: xx/xx/2021

ArcMap Document: *.mxd

NO. SP-BC-105-2001

BOONE COUNTY PLANNING COMMISSION
SIGN PERMIT

***NOTE:** *Prior to the placement of any approved sign, a building permit may be required from the Boone County Building Inspector - contact at 334-2218 for requirements.*

A Sign Permit is hereby granted to Victory Signs & Lighting for Arby's

for property located at 1715 Limaburg Road, Boone County, Kentucky

and zoned C-2, for the purpose of erecting signage in accordance with Article 34, Section 3413 of the Boone County Zoning Order (Ordinance), subject to the following special conditions/descriptions:

1. Three building-mounted signs, each 28.88 square feet in area.
2. Two rows of neon striping, each 1.166 square feet in area.
3. Two rows of neon striping, each 6.83 square feet in area.
4. Two directional signs, each 4.06 square feet in area and 3 feet high.
5. One pole sign, 134 square feet in area and 29.67 feet high.

Failure to comply with the above cited Zoning Regulations and special conditions, shall render this permit null and void and to no effect.

8/15/2001
DATE

Patty Bachman
Planner

SIGN PERMIT APPLICATION
BOONE COUNTY PLANNING COMMISSION

RECEIVED
AUG 14 2001
BOONE COUNTY PLANNING COMMISSION

(Refer to the Boone County Zoning Regulations - Article 34 for compliance)

SECTION A (To be completed by applicant)

1. **Name of Business** (for which the sign will advertise) Arby's
2. **Address of Business** (where sign will be located) State Route 18 & Limaburg Burlington Ky 3.

Applicant's Name Victory Signs & Lighting Inc

Phone No. 513-722-8999 Applicant's Address 6064-B Branch Hill Guinea Pike

Fax No. 513-722-9110 Milford (City) OH (State) 45150 (Zip)

4. **Property Owner's Name** ARLENE JONES

Phone No. 859-630-8585 Owner's Address 3688 AKIN LANE

BURLINGTON (City) KENTUCKY (State) 41005 (Zip)

5. **Type of Sign - Check one only - Note: One application form shall be submitted for each sign**

$180.00 3 wall signs Plus 1" NEON. Three Sides of the Building will Have 1" NEON on the Length of the Build 2) @ 82' = 6.83 x 2 13.66 sq ft. one side @ 1" x 41' is 3.41 sq ft Total of 17.07 sq ft.

[X] Building Mounted Sign - Size of Sign (in square feet) 28.875 Change of Face _____

Indicate linear feet of building width (or lease width space) on which the sign will be mounted 3 Different Sides of Building. 2 sides are 82' one side 41'

Is this sign replacing an existing building mounted sign? yes (no) (circle one)

If yes, indicate the square footage of the existing building mounted sign _____

Are there any other building mounted signs on the building (or lease space)? yes no (circle one)

If yes, indicate the number and square footage of each _____

[X] Pole Sign - Size of Sign (in square feet) 13.4 Height of Sign 28'-9" Change of Face No

Indicate the linear feet of lot frontage along the road on which the sign will be placed Existing

Is this sign replacing an existing pole or monument sign? (yes) no (circle one)

If yes, indicate the square footage of the existing pole sign 145.1875 (2) Cabinets on this Existing Pole.

Are there any other pole signs on the site? yes (no) (circle one) 12' H x 8'-6" = 104 sq ft. Reader Board Sign

If yes, indicate the number and square footage of each _____ 4x8 = 32 sq ft. = 134

[ ] Monument Sign - Size of Sign (in square feet) _____ Height of Sign _____ Change of Face _____

Indicate the linear feet of lot frontage along the road on which the sign will be placed _____

Is this sign replacing an existing monument or pole sign? yes no (circle one)

If yes, indicate the square footage of the existing pole sign _____

Are there any other monument or pole signs on the site? yes no (circle one)

If yes, indicate the number and square footage of each _____

(2) [X] Directional Sign - Size of Sign (in square feet) 4.06 Height of Sign 3'

Does the directional sign contain advertisement? yes (no) (circle one)

[ ] Canopy Sign - Size of Sign (in square feet) _____

Does the canopy sign replace an existing canopy sign? yes no (circle one)

Indicate the square footage of the canopy face on which the canopy sign is mounted _____

6. **I, or we, understand and agree that all construction work will be performed in accordance with this application, submitted drawings and the Boone County Zoning Regulations.**

Applicant's Signature [signature] Victory Signs & Lighting

Property Owner's Signature [signature] 8/10/01

APPLICATION MUST BE COMPLETED IN IT'S ENTIRETY INCLUDING DESCRIPTION OF PROJECT. **Application Date** _____

Boone County, Kentucky

COMMERCIAL BUILDING PERMIT APPLICATION

A. **PROJECT ADDRESS** State Route 18 & Limaburg **CITY** Burlington

SUBDIVISION/PROJECT NAME Arby's **LOT/BLDG. NO.** _____

B. IDENTIFICATION	NAME	ADDRESS	CITY/STATE/ZIP	PHONE/FAX
OWNER	ArLene Jones	3688 Akin Lane	Burlington Ky 41005	859-680-8585
GENERAL CONTRACTOR	Victory Signs & Lighting	6067-B Branch Hill Guinea Pike	Milford OH 45150	513-722-8999
ARCHITECT				
ENGINEER				
CONTACT PERSON	David J Lovin	6067-B Branch Hill Guinea Pike	Milford OH 45150	513-722-8999 office 513-378-9182 cell

C. **TYPE OF IMPROVEMENT**

- ____ NEW BUILDING
- ____ ADDITION
- ____ ALTERATION
- ____ TENANT
- ____ DEMOLITION
- ____ RANGE HOOD
- ____ FIRE ALARM
- ____ HVAC
- ____ AUTOMATIC FIRE SUPPRESSION SYSTEM
- ____ RANGE HOOD FIRE SUPPRESSION
- X SIGN
- ____ USE GROUP CHANGE

D. **USE GROUP**

- ____ ASSEMBLY
- X BUSINESS
- ____ EDUCATIONAL
- ____ FACTORY
- ____ INSTITUTIONAL
- ____ MERCHANTILE
- ____ RESIDENTIAL
- ____ STORAGE
- ____ MIXED USE

E. **DESCRIBE PROPOSED WORK** Install signs at the Above Location.

F. **CONSTRUCTION COST**

$ 1,500

G. **FLOOD PLAIN ?** Yes ____ No ____

H. **ENCROACHMENT PERMIT** _____ Date _____

I. **ELECTRICIAN** _____ Certification # _____

MECHANICAL CONTRACTOR _____ Certification # _____

J. **ZONING APPROVAL** [illegible] **DATE** 8-14-01 **ZONE** C-2 **FEE** paid

SPECIAL RESTRICTIONS ? _____

K. **TYPE OF CONSTRUCTION**

5B	____	2C	____
5A	____	2B	____
4B	____	2A	____
3B	____	1B	____
3A	____	1A	____

L. **TYPE OF HEATING**

- ____ GAS
- ____ OIL
- ____ ELECTRIC

TYPE OF WATER

- ____ PUBLIC
- ____ PRIVATE

TYPE OF SEWAGE

- ____ PUBLIC
- ____ PRIVATE

M. **SQUARE FOOTAGE: Total S. Ft.** _____ **No. of Stories** _____

N. **STATE PROJECT?** _____ **CASE #** _____

CODE USED: 1997 KBC

The owner of this building and undersigned, do hereby covenant and agree to comply with all the applicable regulations pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge true and correct. Failure of this office to note all violations in the review of plans and specifications does not relieve contractors of the responsibility of complying with the applicable codes and regulations. The Building official reserves the right to enter the construction premises at will during reasonable working hours.

APPLICANT'S SIGNATURE [signature] **ADDRESS** 6067-B Branch Hill Guinea Pike Milford OH 45150

APPLICANT'S NAME (Please Print) David J Lovin

DO NOT WRITE BELOW THIS LINE

P. **APPROVED BUILDING OFFICIAL** _____

DATE ISSUED _____ **PERMIT NO.** _____ **FEE** _____

RECEIVED
AUG 14 20
BOONE COUNTY
PLANNING COMMISSION

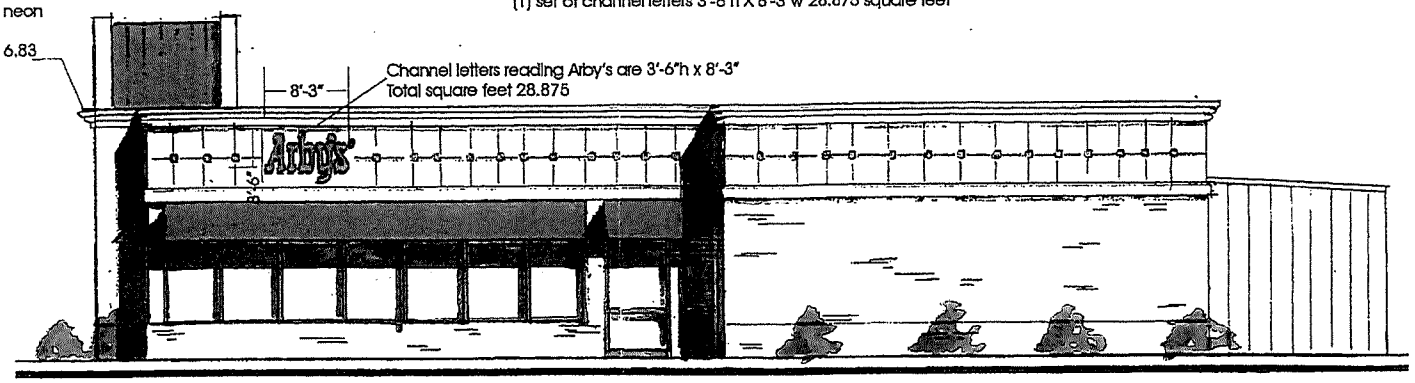
Same will follow on drive thru side of building
Single row of neon 1" X 82' Long 6.83 square feet
(1) set of channel letters 3'-6"h X 8'-3"w 28.875 square feet

Single row of red neon
1"h X 82'long
total square feet 6.83

Channel letters reading Arby's are 3'-6"h x 8'-3"
Total square feet 28.875

8'-3"

3'-6"



Inside Window neon sign

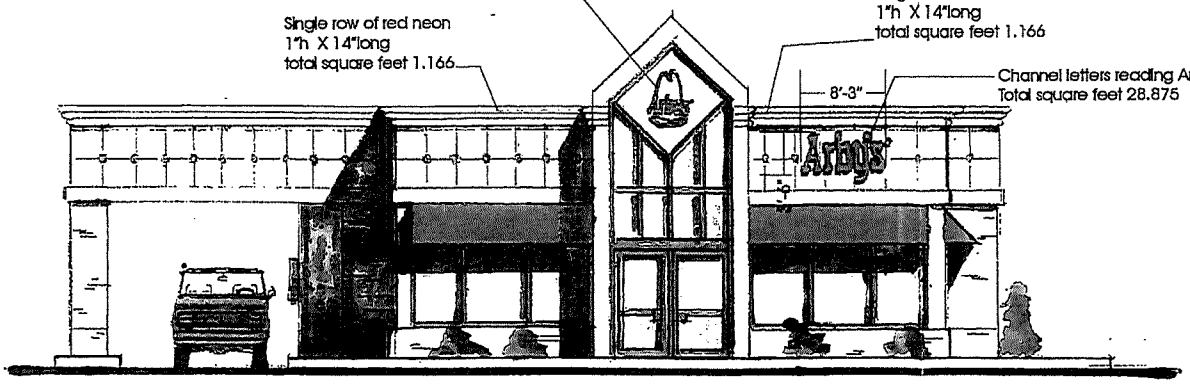
Single row of red neon
1"h X 14"long
total square feet 1.166

Single row of red neon
1"h X 14"long
total square feet 1.166

Channel letters reading Arby's are 3'-6"h x 8'-3"
Total square feet 28.875

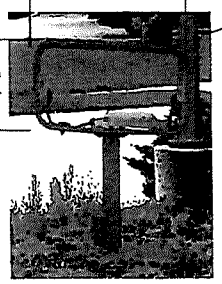
8'-3"

1'-6"



3'

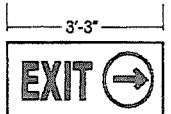
1'-6"



Directional sign are
1'-6"h X 3'w 4.5 sq ft
there are two of these
signs. One has been
destroyed

3'-3"

1'-3"



3'

21"

4"

Replace existing (2)directional
signs with (2) new directional Signs.
Signs are 1'-3" X 3'-3" Total 4.06
square feet.

VICTORY
SIGNS & LIGHTING™

Cincinnati, Ohio
U.S.A.
Phone (513) 722-8999
Fax (513) 722-9110

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CUSTOMER NAME: Hardee's / Arby's
Route 18 and Limaburg.

SCOPE OF WORK: Install new channel letters and neon around building. Also replace existing directionals signs.

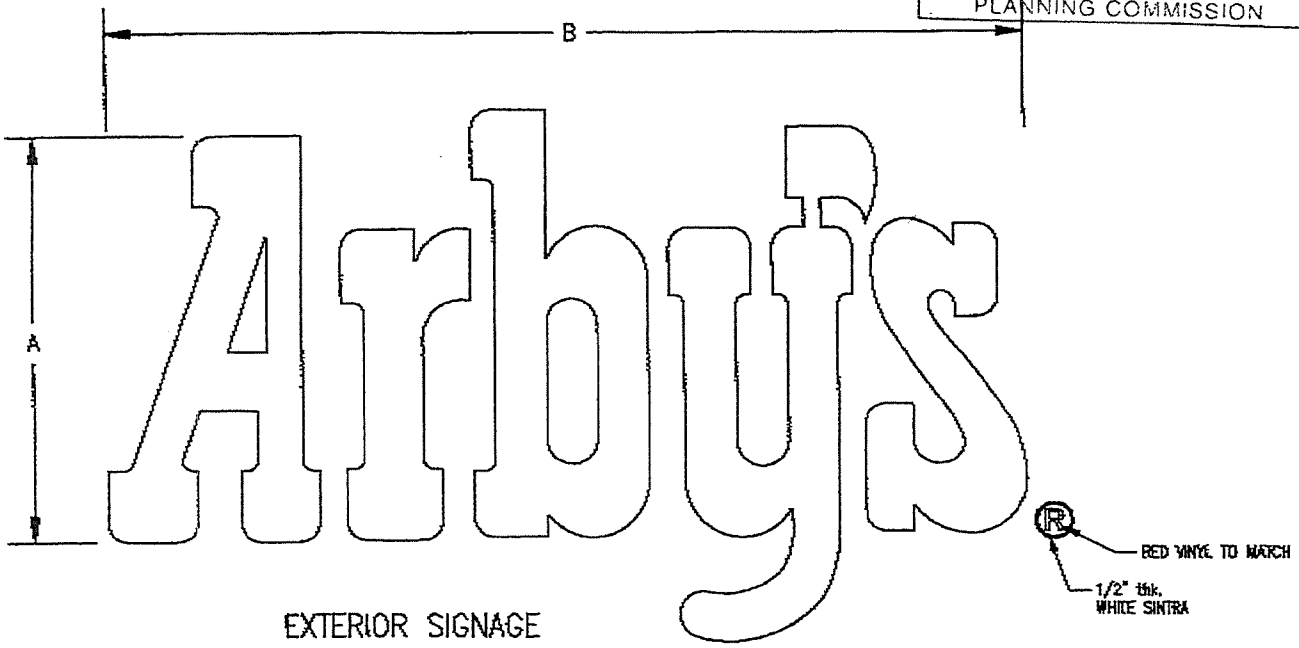
DRAWN BY: DJL

SALES PERSON: Bill Downey

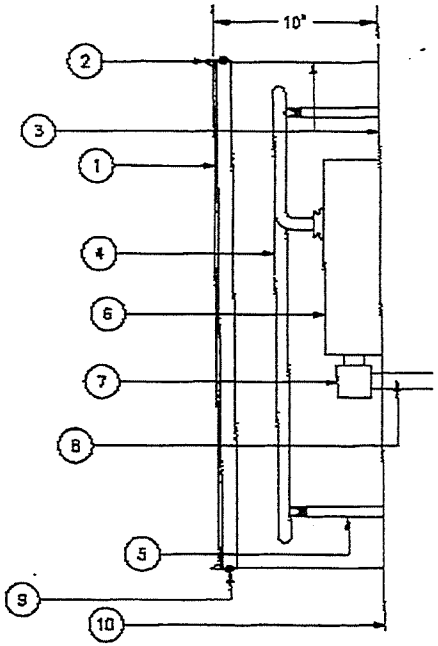
DATE 08/09/01

ALL ELECTRICAL WIRING BY LETTER MANUFACTURER & ELECT. CONTRACTOR TO COMPLY WITH EXISTING GOVERNING CODES—LETTERS TO BE UL APPROVED

RECEIVED
BOONE COUNTY
PLANNING COMMISSION



EXTERIOR SIGNAGE



1. 3/16" RED #2157 PLEXIGLAS
2. 1" TRIM CAP.
3. ALUM. LETTER: .090 BACK, .063 RETURN WELDED CONSTRUCTION
4. 13MM CLEAR RED(w/neon)
5. 5 1/2" TUBE SUPPORTS.
6. 30ma/120w(U.L.2161 approved)TRANSFORMER
7. J-BOX & SWITCH
8. SEALTITE CONDUIT WITH CONNECTORS
9. FACE SCREWS
10. FASCIA.

COLOR SCHEDULE:
1. PLEXIGLAS FACE: RED #2157
2. TRIM CAP: DK. BRONZE
3. ALUM. LETTER: DK. BRONZE
4. NEON TUBE: RED (13MM CLEAR/NEON)

NOTE: 8" MIN. CLEARANCE REQUIRED BEHIND FASCIA FOR ELECTRICAL CONNECTIONS.

	A	18"	24"	30"	36"	42"
	B	42 3/8"	56 1/2"	70 5/8"	7'-0 3/4"	8'-2 7/8"
AREA A x B =	C	5 SQ. FT.	10 SQ. FT.	15 SQ. FT.	22 SQ. FT.	29 SQ. FT.

DO NOT SCALE DRAWING ! DIMENSIONS SUPERSEDE DRAWING NOTE—DESIGNER AND/OR CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AS INDICATED HEREIN IN THE FIELD PRIOR TO PROCEEDING WITH THE NECESSARY WORK. ANY DISCREPANCIES OR PROBLEMS MUST BE REPORTED TO THIS OFFICE IMMEDIATELY

CHG.	DATE	DWN.	CH'KD.	APP'D.	DESCRIPTION

REVISIONS

INFORMATION SHOWN ON THIS DRAWING IS PROPRIETARY AND THE SOLE PROPERTY OF BLAIR SIGN CO. AND IS NOT TO BE REPRODUCED, DISCLOSED OR TRANSMITTED TO OTHERS FOR ANY PURPOSE NOT AUTHORIZED BY BLAIR SIGN CO.

W NUMBER

BLAIR Sign Co.
5407 JONNELL AVENUE
ALTOONA, PENNSYLVANIA 16601
(814) 940-0007 FAX (814) 943-8293
E-MAIL: blairco@nb.net

DRAWN DVP 1-20-00
SHEET 2 OF
SCALE 1 1/2" = 1'-0"

TITLE ARBY'S CORP.

DRAWING NO. ARB 0393-00
SIZE C
CHG. N/C

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BOONE COUNTY
PLANNING COMMISSION

STATE ROUTE NO. 18

TYPICAL SECTION - COLLECTOR STREET

HARDEE'S RESTAURANT M-2

SOUTH LIMABURG ROAD

JONES CIRCLE

ARC L = 42.424'
R = 321.70'
CHORD = 41.392'
S 32°01' 42.5" W

ARC L = 61.087'
R = 70.000'
CHORD = 59.167'
N 29°17' 01" W

ARC L = 113.446'
R = 130.000'
CHORD = 109.891'
N 29°17' 01" W

S 77°17'56" E 217.55'

S 72°04' 57" E

N 4°17' 01" W

N 54°17' 01" W 163.37'

SITE PLAN

HANDICAPPED SIGN

VICINITY MAP

DRAWING PREPARED BY:

William K. Olson & Associates

14234 TOWN CENTER DRIVE
LOUDON, IL 60441
1-313-301-4111

CONSTRUCTION NOTES

1. REFER TO SHEET 32 OF 36 FOR DEMOLITION AND/OR GRADING PLAN.
2. [illegible] SLOPE FOR HANDICAPPED RAMP SHALL NOT EXCEED [illegible] AS DEFINED BY THE [illegible] SYMBOL IN DESIGNATED PARK.
3. EXISTING ELEVATIONS TAKEN FROM SURVEY BY HILLS & ASSOCIATES LEXINGTON, KENTUCKY DATE JULY 7, 1989
4. SPAULDING SITE LIGHTING PACKAGES TO BE FURNISHED BY OWNER AND INSTALLED UNDER SPECIFICATIONS SECTION 16A ELECTRICAL

PACKAGE NO 1
(1) LBS 250 75 HPS W LAMP
(1) BRACKET 292 B

PACKAGE NO 2
(1) LBS 250 75 HPS W LAMP
(1) LBS 250 25 SMW W LAMP
(1) BRACKET 215 B3
(1) POLE 24 SDBT

PACKAGE NO 3
(1) BRACKET 215 B3
(1) LBS 250 75 HPS W LAMP
(1) LBS 400-45 SMW W LAMP
(1) POLE 24 SDBT

PACKAGE NO 4
(1) LBS 250 75 HPS W LAMP
(1) LBS 400-35 SMW W LAMP
(1) BRACKET 215 B2
(1) POLE 24 SDBT

PACKAGE NO 5
(2) LBS 400 45 SMW W LAMP
(1) LBS 400 77 HPS W LAMP
(1) BRACKET 215 B3
(1) POLE 24 SDBT

PACKAGE NO 6
(2) DA 1000-H 15 MA LAMP
(1) LBS 400 HPS 75 W LAMP
(1) BRACKET 215 B2
(1) POLE 24 SDBT

5. Completely remove all existing buildings, footings, walks, walls, concrete pads, utility lines (consult w/utility owners), paving, curbs, trees, (where indicated to be removed), poles & boxes, unless otherwise noted on the drawings. Remove all debris from demolition leaving site clean for start of construction.
6. Remove all soil as required. Fill all areas as shown with clean (reuse existing cut soil if any) soil and compact to 95% modified proctor prior to construction.
7. Contractor to verify all setbacks in respect to building signs, parking curbs & utility dumpster.
8. Paving specification: Cline Engineering Co.
9216 16&1 Westwood Drive
Waukesha, Wisconsin 53186
Tel. 414-544-0118

LEGEND

- PROPERTY LINE
- EXIST. CONSTRUCTION TO REMAIN
- EXIST. CONSTRUCTION TO BE REMOVED
- NEW CONCRETE
- LANDSCAPING

LOCATION

Co. BURLINGTON
State Route STATE ROUTE 18 &
LIMABURG ROAD
County BOONE
State KENTUCKY
Area KY

SITE INFORMATION

Parking Spaces Required	25
Handicapped	3
Spaces Provided	
Total	25
Parking Size	10'0" x 20'0"
Lot Area	1.0 ± ACRES
Building Area	SEE SITE PLAN
Sewer Service	ST. NE. CORNER
Water Service	8" IN LIMABURG R.W.
Gas Service	8"/6" IN BOTH ROWS
Electrical Service	O.H. AT N.E. CORNER
Front Setback	75'0" from C.L. RD.
Right Setback	10'0"
Rear Setback	20'0"
Left Setback	10'0"
Sign	H.B. SIGNING (SEE SIGN SURVEY)

REVISIONS

Date	By	Description	Chk'd
7/25/89	[illegible]	ADD NEW STREET	WKO
7/26/89	[illegible]	STREET NAME & LOCATION	WKO
7/11/89	[illegible]	STREET AND WALK SHOWN	WKO
7/6/89	[illegible]	MISC. PER BOONE COUNTY	WKO

Hardee's

HARDEE'S FOOD SYSTEMS, INC.
ARCHITECTURE AND ENGINEERING DEPT.
1233 N. CHURCH ST.
ROCKY MOUNT, N. C. 27801
PHONE: (919) 977-9000 (919) 977-3808

Drawing Number M-2

Sheet Title SITE PLAN

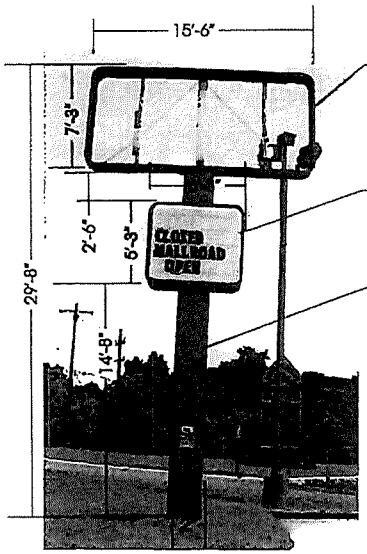
WILLIAM K. OLSON REGISTERED ARCHITECT COMMONWEALTH OF KENTUCKY

William K. Olson

BANNER'S CONSTRUCTION MANAGER:
Steve Conay
Hardee's Food Systems, Inc.
111 Congressional Boulevard
Suite 200
Carmel, Indiana 46032
(317) 848-9148

Drawn by JWB
Checked by WKO
Date 7-26-89 Scale 1" = 20'-0"
Proj. No. 89108-D

Sheet No. S-1 of 5

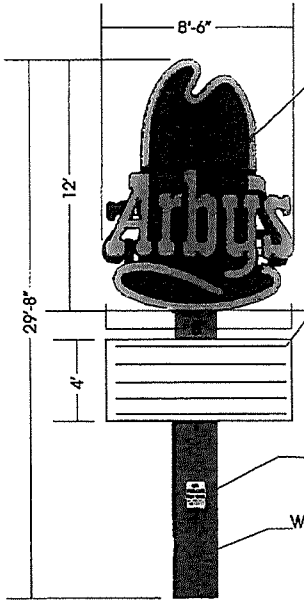


Main Id sign is 7'-3"h X 15'-6"w
Total square feet 112.375

Reader board sign is 5'-3"h X 6'-3"w
Total square feet 32.8125

Total height of sign is 29'-8"
pole is 2'w X 1'Thick

Total square footage of existing sign 145.1875



New hat sign will replace existing sign. Hat sign is 12'h X 8'-6"w total square feet is 104. Sign will be bolted in place of existing sign.

New reader board sign will replace existing reader board sign. Reader board sign is 4'h X 8'w total square feet is 32. There will be (2) single face signs mounted back to back on existing steel pole.

Total height of sign is 29'-8"
pole is 2'w X 1'Thick

Will paint pole to match new hat sign.

Total square footage of new sign 136

VICTORY
SIGNS & LIGHTING™
Cincinnati, Ohio
U.S.A.
Phone (513) 722-8999
Fax (513) 722-9110

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CUSTOMER NAME: Hardee's / Arby's
Route 18 and Limaburg.
SCOPE OF WORK: Replace existing signs on pole with new signs.

DRAWN BY: DJL
SALES PERSON: Bill Downey
DATE 08/09/01

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BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

RECEIVED
866336
JUL 20 2022
BOONE COUNTY PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One ☒ Boone ☐ Florence ☐ Walton ☐ Union

2. Check One ☒ Conditional Use Permit ☒ Variance ☐ Appeal
☐ Change in Non-Conforming Use

3. Applicant: Justen Scalf w/ Onestop Signs LLC

Address: 2502 St Rt 131

Goshen (City) OH (State) 45122 (Zip Code)

Phone Number: 513-722-7867 Fax Number: / NA

Email: justenscalf1@gmail.com

4. Description of Request:
Variance to post w/in 550' of another EMC Signs:
Electronic Message Center to post w/in, To include ground EMC

5. Name of Development: Arby's RMI

6. Location of Development: 1715 Burlington Pike.

Burlington (City) Kentucky (State) 41005 (Zip Code)

7. Acreage Under Review: 1.04 Acres.

8. Lot Number and Name of Subdivision (if part of a subdivision:
1715

9. Current Owner: Arby's RMI / 1715 Burlington Pike LLC

Address: 4000 Smith Rd. Suite 400

Cincinnati (City) OH (State) 45209 (Zip Code)

Phone Number: 513-362-8100 Fax Number: / NA

Email: jack.j@arbys-rmi.com

10. Proposed Use(s) on Site: Restaurant

11. Total Square Footage of Existing and/or Proposed Buildings: _____

12. Current Zoning: PUD - C

13. 975 (Deed Book) 546 (Page) 500006 (Group Number)

14. Is the site subject to a zone change: ☐ Yes ☒ No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☒ Yes ☐ No

16. Have you submitted a list of adjoining property owners with this request: ☒ Yes ☐ No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____ 7/18/2022
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: _____ 7-18-22.
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 7/20/22 Fee Received: 1766.50 Receipt #: 86636

2. Is application complete: ✓

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

   _____ Approved

   _____ Approved with Conditions (see #6)

   _____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

GN COMPANY LLC.

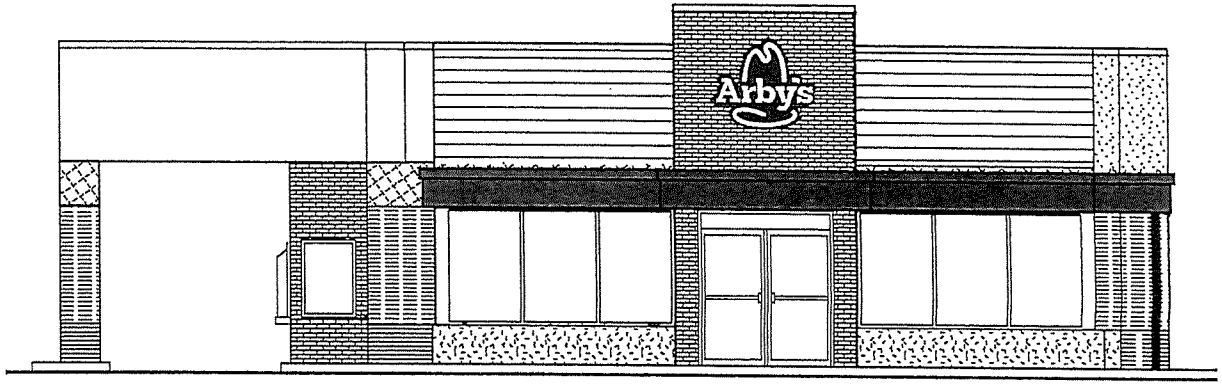
6/30/2022

PROJECT
Arby's Store #7267
1715 Burlington Pike
Burlington, KY 41005

MANUFACTURING
Design Team Sign Co.
255 Old Morris Chapel Rd
Adamsville, TN38310

SALES/PROJECT MANAGEMENT
Heather B. Picou~ Account Manager
Cell: 850-857-3110/865-274-9904
Email: hpicou@designteam.net
Rena Brooks~ Project Manager
Email: rbrooks@designteam.net
Design Team Office: (731) 925-4448

CLIENT
Restaurant Management, Inc.
Jack K. Jones- Director of Construction
300 Main Street
Cincinnati, OH 45202
Cell: 423-421-5302
Email: Jack.j@iarby's-rmi.com



Design Team

GN COMPANY LLC.

6/30/2022

Arby's

Project:
Arby's Store #7267
1715 Burlington Pike
Burlington, KY 41005

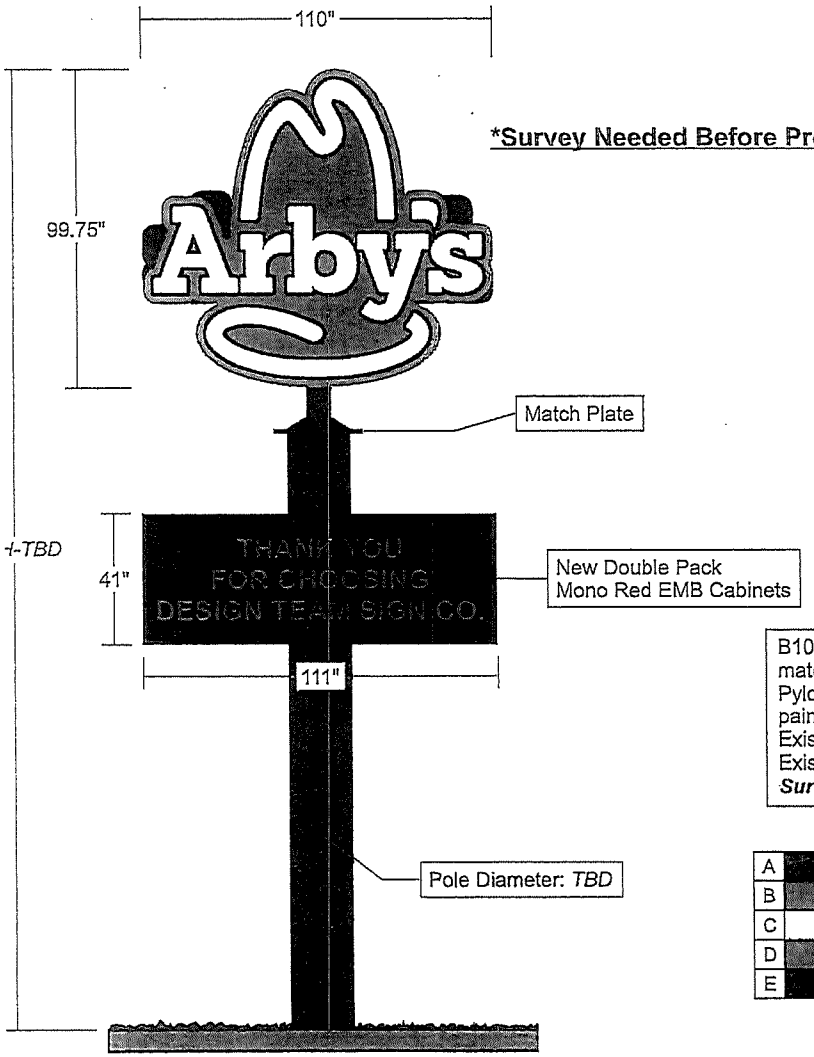
Manufacture & Installation Items:

A- (1) B10 Pylon Head Replacement w/ Match Plate. New 41" x 111" Double Pack Mono Red EMB Cabinets. Existing Readerboard Cabinets To Be Removed. Existing Structure Painted Gloss Black.
B- (1) 58" x 64" LED Illuminated Hat Logo Sign- (1) Wall Mount
C- (2) 16.25" White LED Illuminated Channel Lettersets- (1) Eyebrow Mount (1) 3 Post Canopy Mount
~~D- N/A: *No Directional Signs*~~
E- (45.5 LF) 24" Tall x 10.375" Non Illuminated Eyebrow Canopy.
~~F- N/A: *No Drive-Thru Canopy*~~
F2-(1) 24" x 72" x 48" 3 Post Canopy w/LED Lamp, Turnbuckles, Poles & Scuppers.
G- (1) Break Away Canopy- Anchor Bolts/Footing By GC.
~~H- N/A: *No Interior Carousel "A"*~~

Questions: Call Heather at (865) 274-9904 or email Heather at hpicou@designteam.net

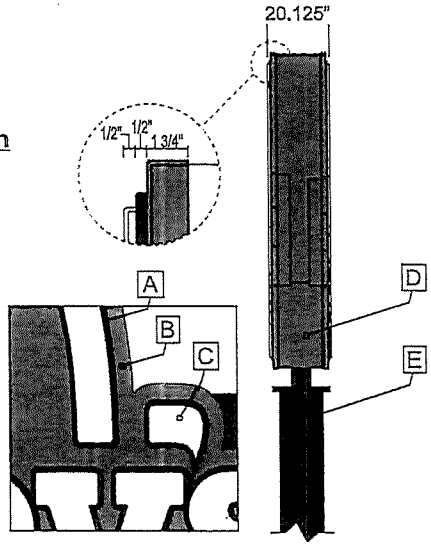
B10 PYLON HEAD REPLACEMENT

Front View



***Survey Needed Before Production**

Side View



Sign Specifications

B10 Pylon head to be installed on existing single pole w/ match plate. New double pack mono red EMB cabinets. Pylon faces to be clear polycarbonate capover faces painted 2nd surface.
Existing readerboard cabinets to be removed.
Existing structure to be painted gloss black.
Survey Required Prior To Production.

Color Specifications

A		Outline Painted Black 2nd Surface
B		Faces Painted To Match 3M 3630-0033 2nd Surface
C		Clear Polycarbonate Faces painted White 2nd surface
D		Returns Painted Red PMS 1795
E		Pole Painted Gloss Black

Sign Type:
B-10 Pylon
SP

Actual Area
46.9 SqFt

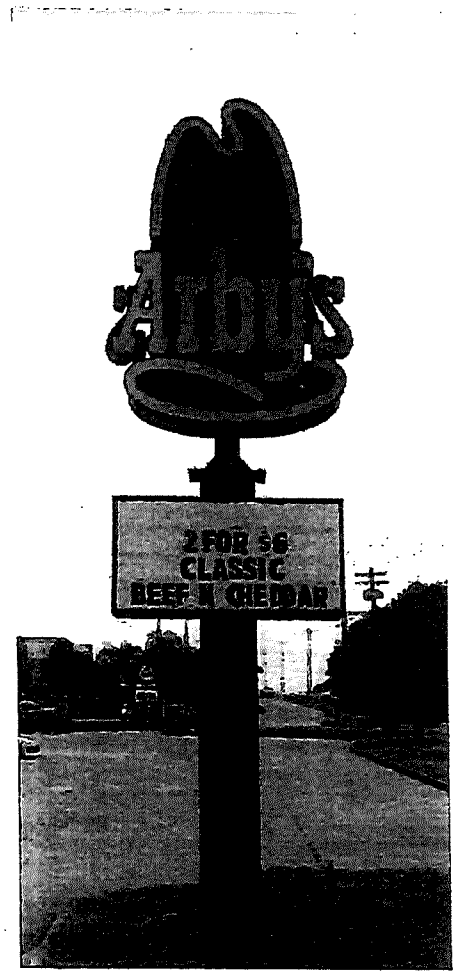
3 Box Area
55.4 SqFt

Logo-Shaped
Sign Head Graphics:

Side A Side B

Sign Orientation:
Low side of hat points toward building

Existing Pylon



APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order.

☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

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Client:	ARBY'S #7267
Location:	1715 Burlington Pike - Burlington, KY 41005
Drawn By:	MBJ
Date:	06/29/2022
Approved By:	
Sheet:	
Scale:	
File:	Filesystem/Rest./Arbys/KY/Burlington/CP

Design Team
SIGN COMPANY LLC.
731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

B10 PYLON HEAD

ARB-V2-PYLB10-PC

Sign Type:

B-10 Pylon
SP

Actual Area
46.9 SqFt

3 Box Area
55.4 SqFt

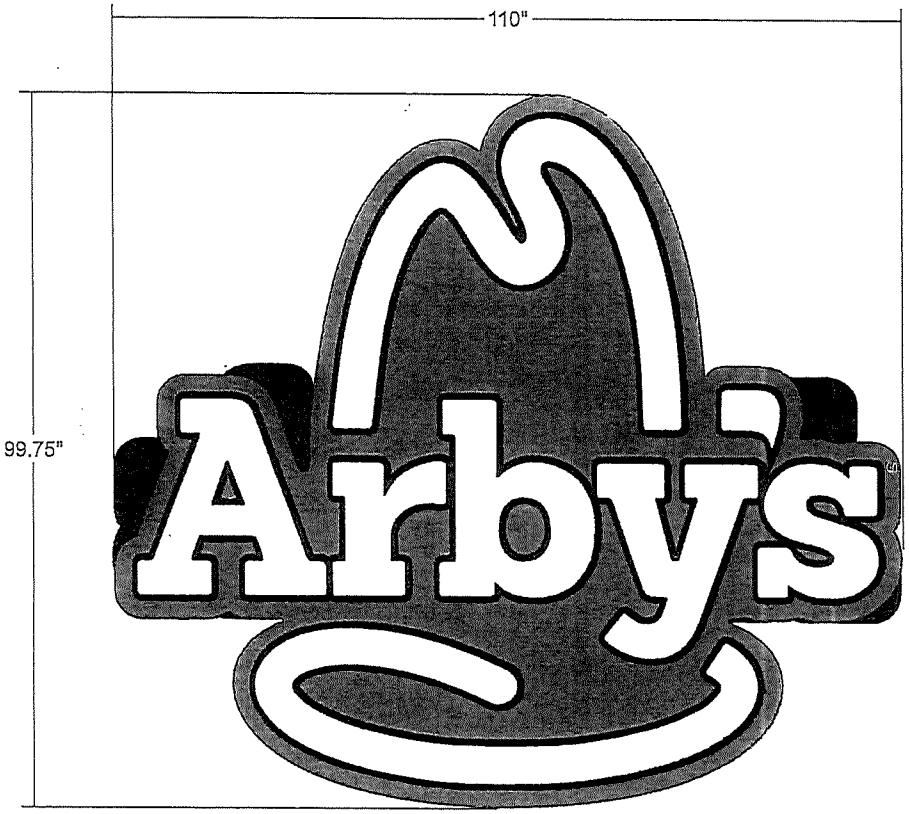
Boxed Area
76.2 SqFt

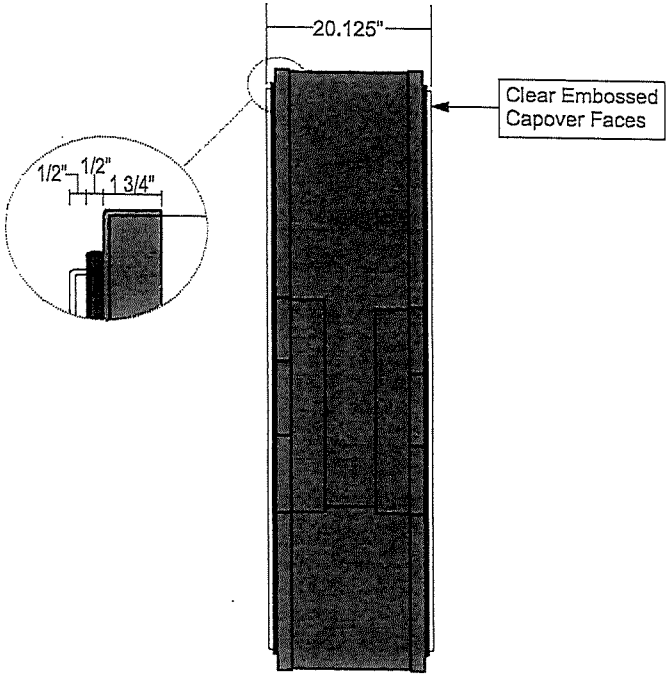
Logo-Shaped
Sign Head Graphics:

Side A Side B

Sign Orientation:

Low side of hat points toward building





	Outline Painted Black 2nd Surface
	Faces Painted To Match 3M 3630-0033 2nd Surface
	Clear Polycarebonate Faces Painted White 2nd Surface
	Returns Painted Red PMS 1795

APPROVAL INFORMATION & CONFIRMATION

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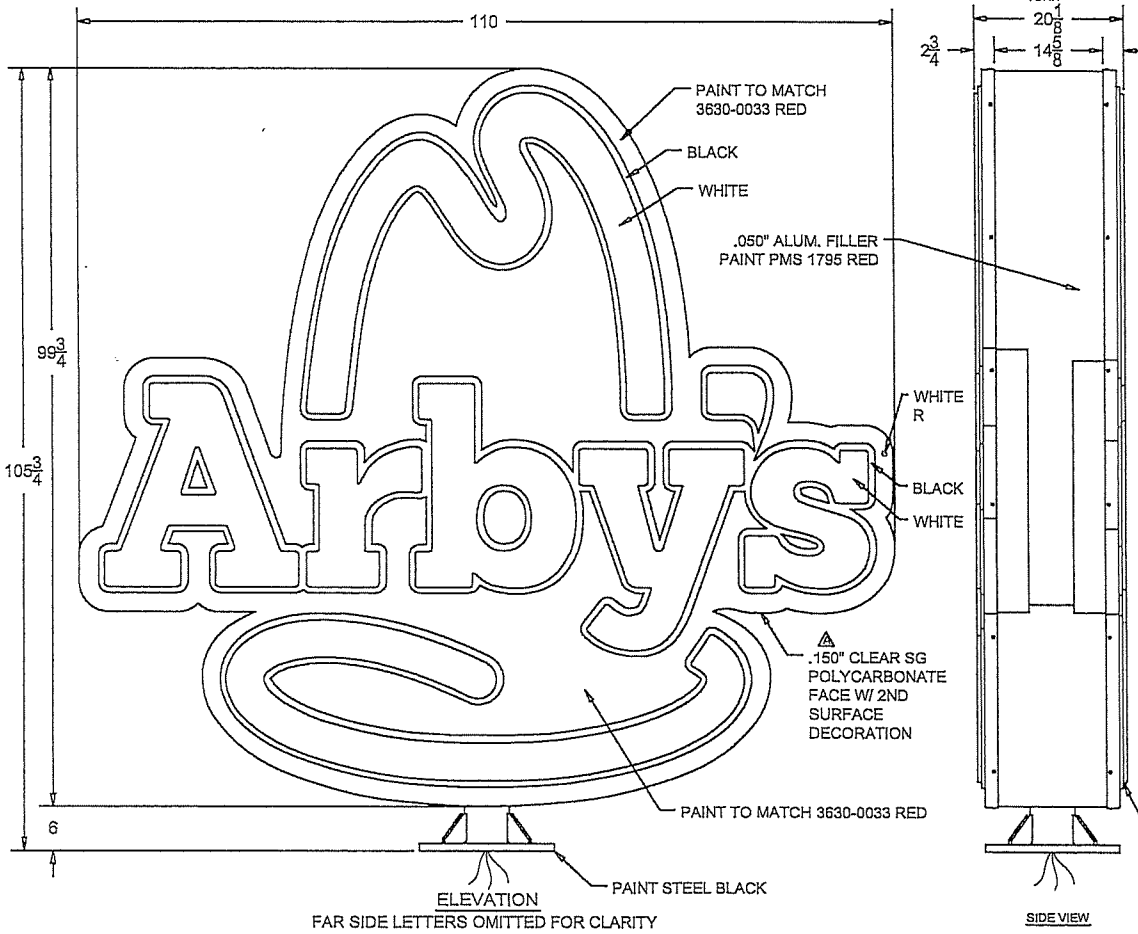
Client:	ARBY'S
Location:	
Drawn by:	JRB
Date:	10/26/17
Approved By:	
Sheet:	
Scale:	
File:	Filesystem/Rest./Arbys/_Spec/CP

Design Team
SIGN COMPANY LLC.
731-925-4448 • 800-053-3744 • Fax 731-925-2022
www.designteam.net

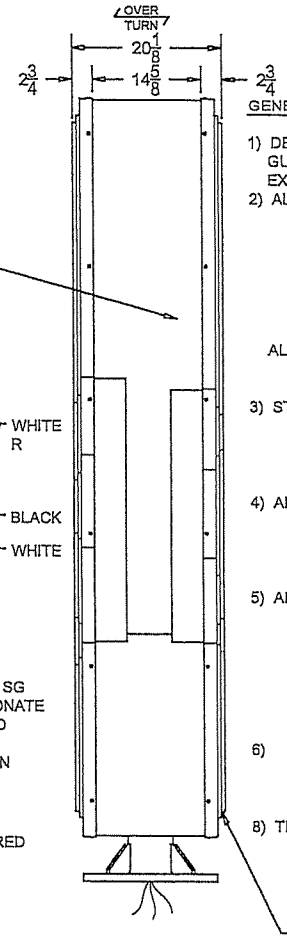
B10 PYLON HEA

ARB-V2-PYLB10-PC



ELEVATION

FAR SIDE LETTERS OMITTED FOR CLARITY



SIDE VIEW

GENERAL NOTES:

1) DESIGN IS BASED ON A 140MPH, 3 SECOND GUST WIND DESIGN PER IBC 2009, CATEGORY II, EXPOSURE C.
2) ALL SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS. STEEL TUBE SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YEILD STRENGTH OF 46000 PSI. STEEL ANGLE, CHANNEL AND PLATE SHALL MEET ASTM A36. ALUMINUM TUBE AND PIPE SHALL BE 6061-T6 ALLOY. ALUMINUM EXTRUSION SHALL BE 6063-T6 ALLOY. ALUMINUM PLATES SHALL BE 5052-H34 ALLOY. ALUMINUM SHEET SHALL BE 3003-H14 ALLOY. A BARRIER SHALL BE PLACED BETWEEN DISSIMILAR METALS TO PREVENT CORROSIVE REACTION.
3) STEEL WELDS SHALL BE MADE WITH E70XX ELECTRODES ALUMINUM WELDS SHALL BE MADE WITH 4000 SERIES FILLER. ALL WELDS SHALL BE MADE BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
4) ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325, AND BE ZINC COATED UNLESS NOTED OTHERWISE. WHEN USED WITH STRUCTURAL BOLTS, HEAVY HEX BOLTS SHALL CONFORM TO ASTM A563, AND WASHERS SHALL CONFORM TO ASTM F436.
5) ARBY'S INC. WILL NOT BE RESPONSIBLE ON THIS JOB SITE BEFORE, DURING OR AFTER INSTALLATION OF THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE OWNERS, CONTRACTORS & INSTALLERS TO ENSURE THAT THE INSTALLATION & ERECTION OF THIS STRUCTURE IS PERFORMED USING METHODS THAT ARE IN FULL COMPLIANCE WITH OSHA REGULATIONS.
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ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH FILLER

APPROVAL INFORMATION & CONFIRMATION

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Client:	ARBY'S
Location:	
Drawn By:	JRB
Date:	10/26/17
Approved By:	
Sheet:	
Scale:	
File:	Filesystem/Rest./Arbys/_Spec/CP

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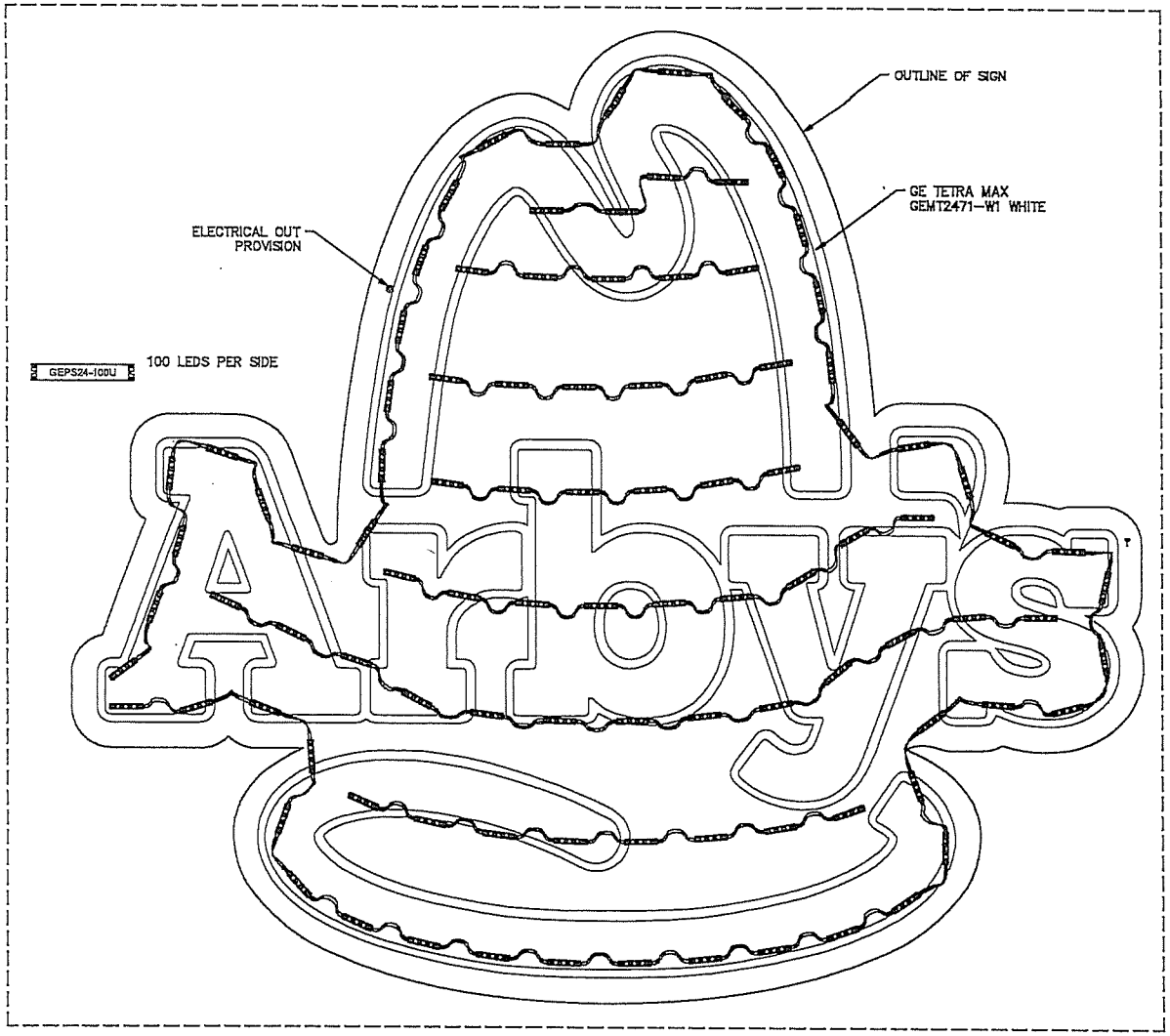
B10 PYLON HEA

ARB-V2-PYLB10-PC



LED LAYOUT

(1) 20AMP CIRCUIT
REQUIRED TOTAL

LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTNING

(130) LEDS PER
DRIVER MAX

ELECTRICAL REQUIREMENTS:

LED:	(200) GE TETRA MAX GEMX2471—W1 WHITE
DRIVER:	(2)GEPS24—100U @ 1.1 AMPS
TOTAL LOAD:	2.2A @ 120VAC
CIRCUITS:	(1)20 AMP REQUIRED

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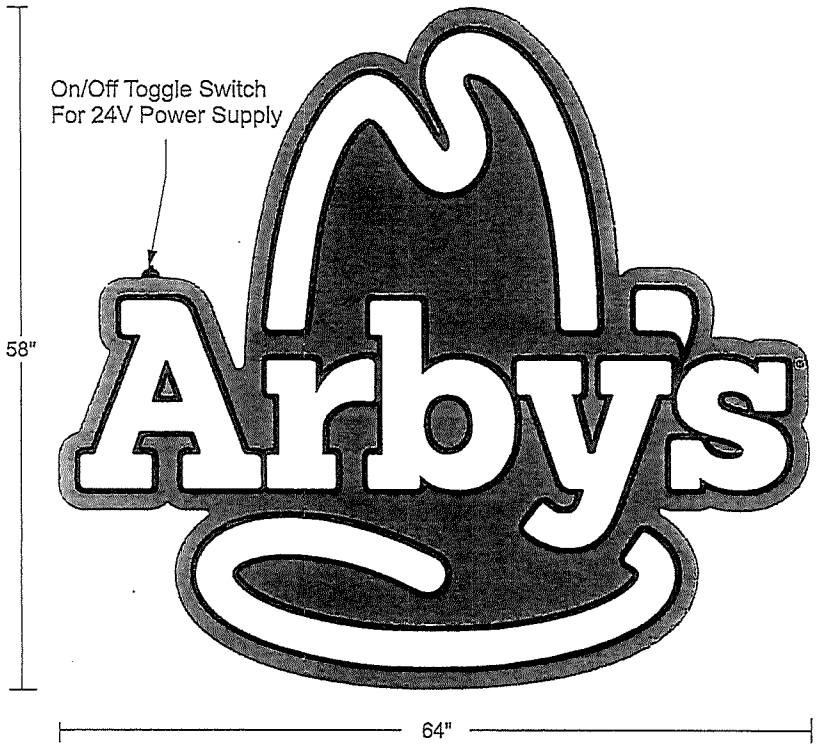
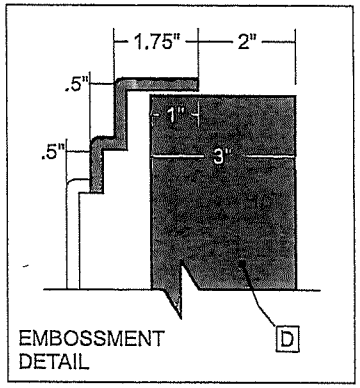
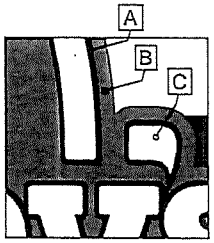
WALL SIGN

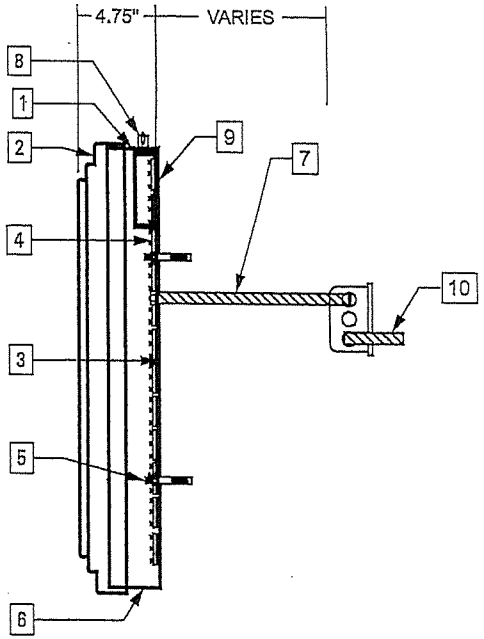
ARB-V2-WS58x6

Front View

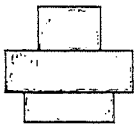








Actual Area
15.9 SqFt



3 Box Area
18.74 SqFt

Color Specifications

A		Outline Painted Black 2nd Surface
B		Faces Painted To Match 3630-0033 2nd Surface
C		Clear Polycarbonate Faces Painted White 2nd Surface
D		Returns Painted Red PMS 1795

	MATERIALS
1	.063 ALUMINUM RETURN
2	.150 CLEAR POLYCARBONATE FACE
3	.090 ALUMINUM BACK
4	LED MODULE
5	MOUNTING HARDWARE
6	1/4" WEEP HOLE
7	1/2" FLEX CONDUIT
8	TOGGLE SWITCH MOUNTED TO BOX
9	POWER SUPPLY
10	PRIMARY ELECTRICAL LEADS

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Drawn By	JRB
Date	8/3/17
Approved By	
Sheet	
Scale	
File	Filesystem/Rest./Arbys/CP

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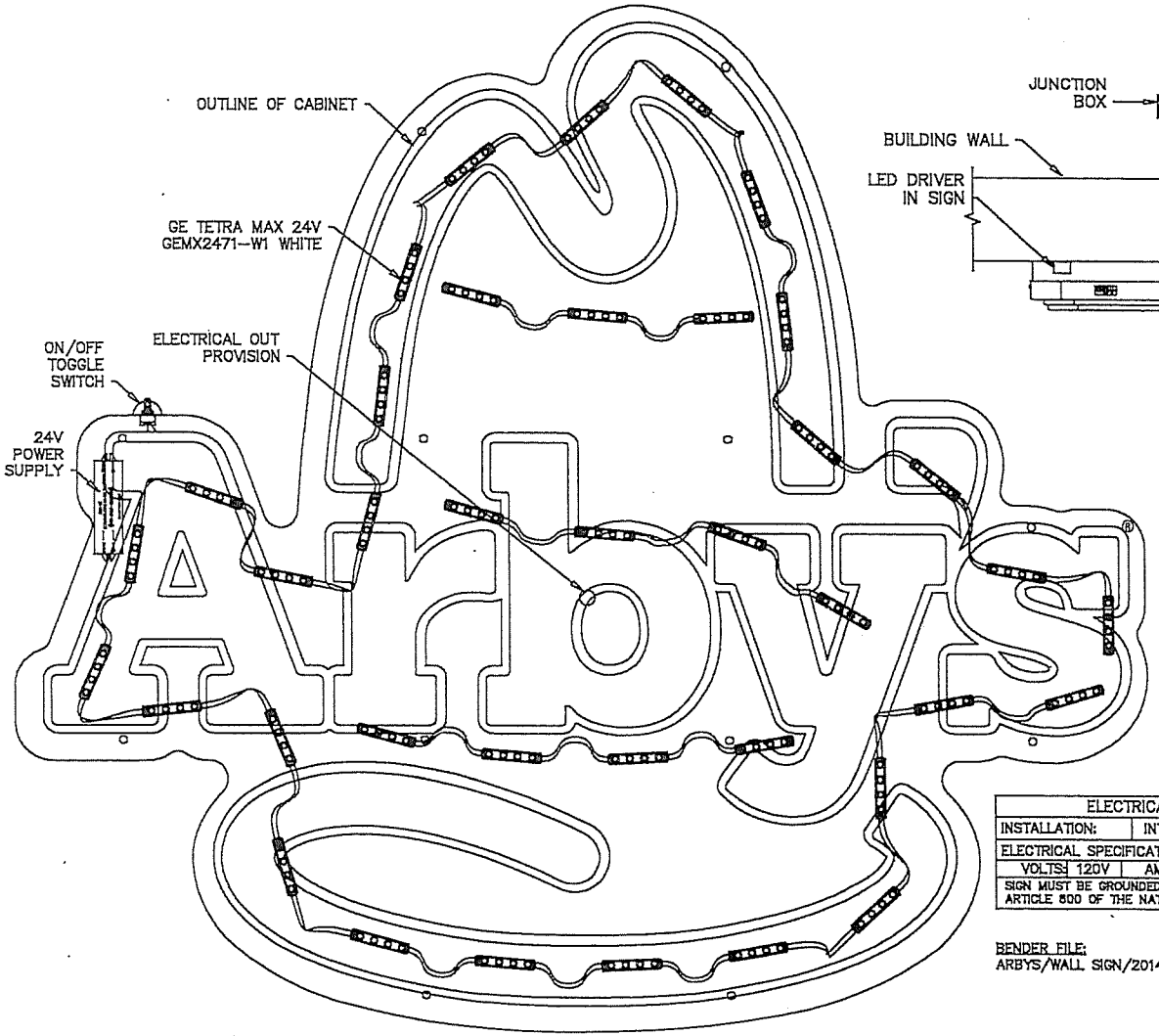
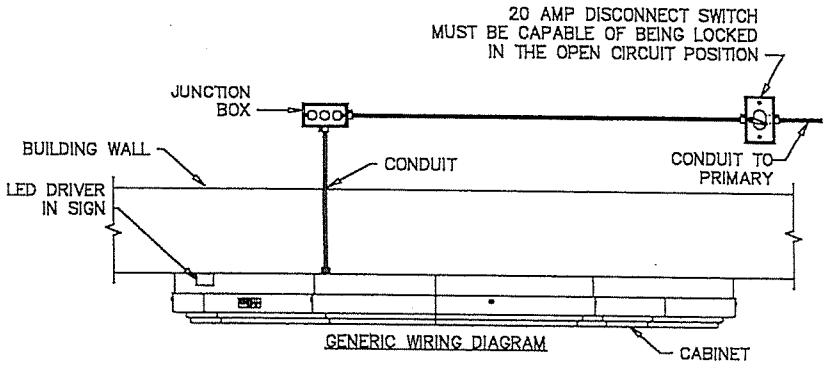
WALL SIGN

ARB-V2-WS58x6





LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTING

(32) LEDs PER
DRIVER MAX

ELECTRICAL REQUIREMENTS:

LED: (38) GE TETRA GEMX2471–W1 WHITE
DRIVER: (1) GEPS24–100U @ 1.1 AMPS
TOTAL LOAD: 1.1A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

ELECTRICAL INFORMATION					
INSTALLATION:	INTERIOR:		EXTERIOR:	X	
ELECTRICAL SPECIFICATION:					
VOLTS: 120V	AMPS: 1.1A	CIRC: 1			
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.					

BENDER FILE:
ARBYS/WALL SIGN/2014/58X64AB2

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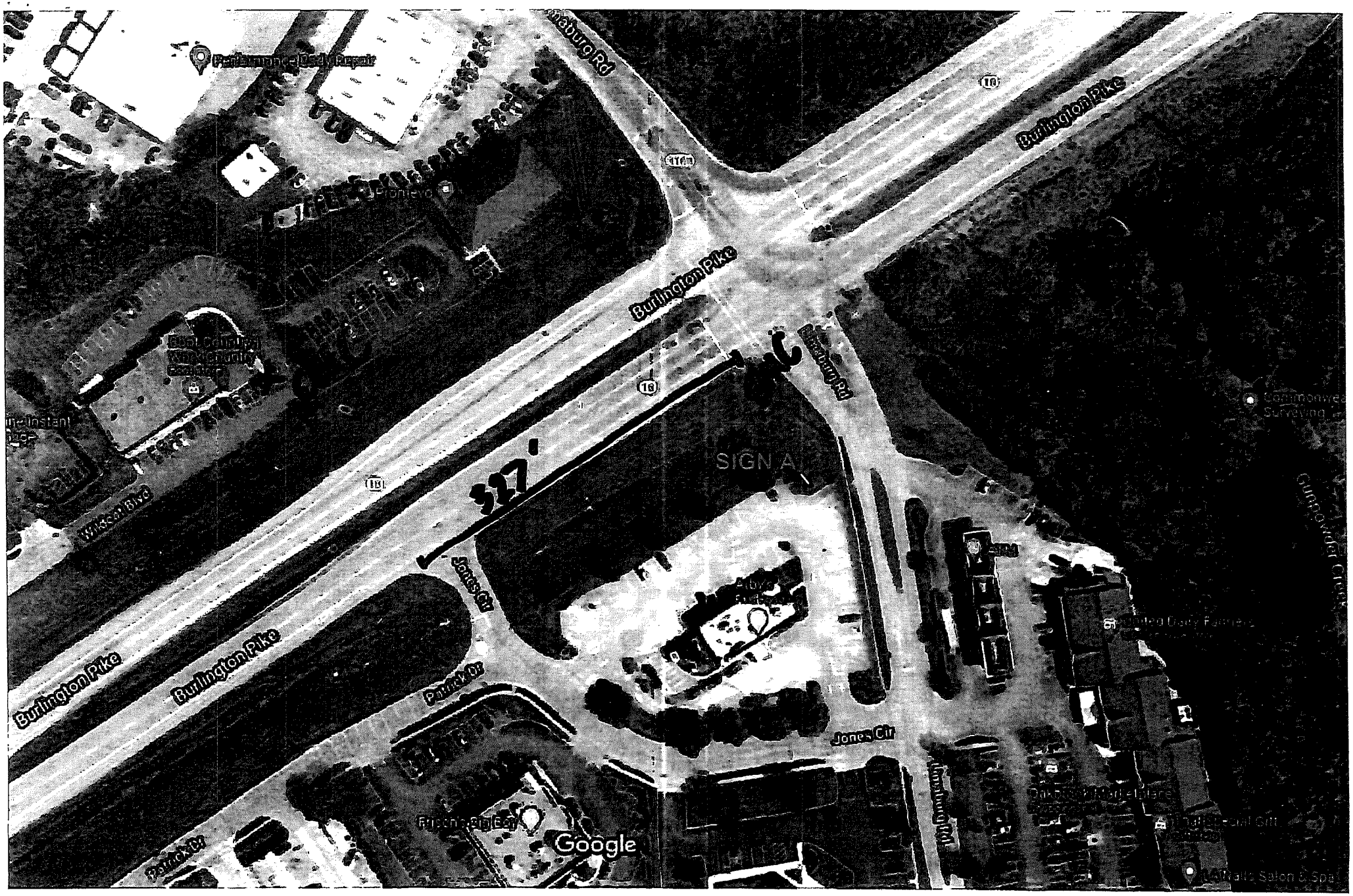


ARBY'S
1715 BURLINGTON PIKE.
BURLINGTON KY 41005

N

Design Team
SIGN COMPANY LLC.

6/30/2022

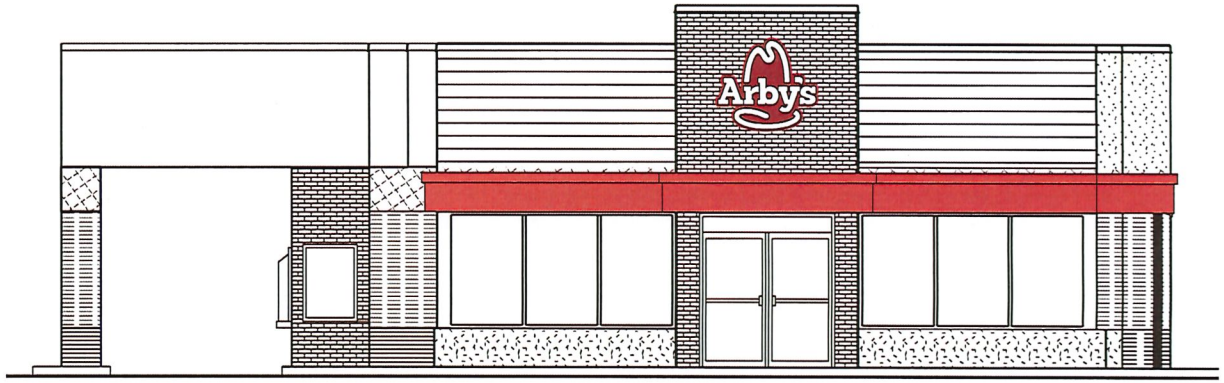
Arby's

PROJECT
Arby's Store #7267
1715 Burlington Pike
Burlington, KY 41005

MANUFACTURING
Design Team Sign Co.
255 Old Morris Chapel Rd
Adamsville, TN38310

SALES/PROJECT MANAGEMENT
Heather B. Picou~ Account Manager
Cell: 850-857-3110/865-274-9904
Email: hpicou@designteam.net
Rena Brooks~ Project Manager
Email: rbrooks@designteam.net
Design Team Office: (731) 925-4448

CLIENT
Restaurant Management, Inc.
Jack K. Jones- Director of Construction
300 Main Street
Cincinnati, OH 45202
Cell: 423-421-5302
Email: Jack.j@iarby's-rmi.com



Design Team
SIGN COMPANY LLC.

6/30/2022

Arby's

Project:
Arby's Store #7267
1715 Burlington Pike
Burlington, KY 41005

Manufacture & Installation Items:

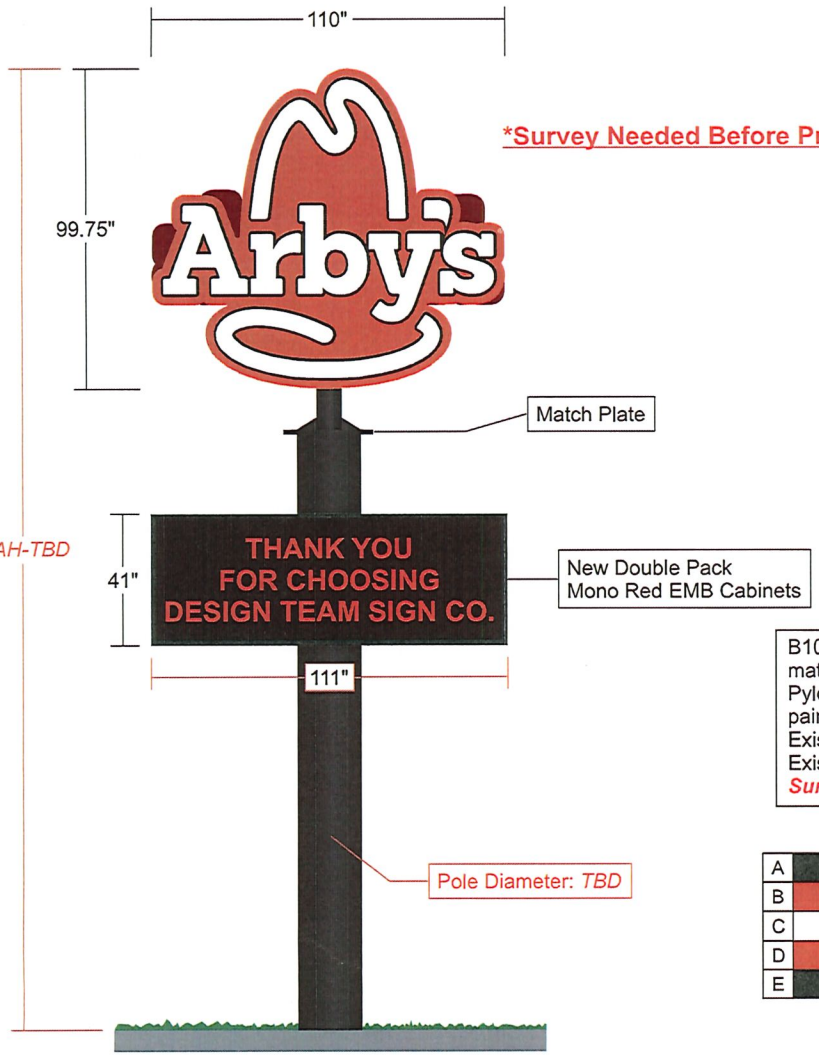
A- (1) B10 Pylon Head Replacement w/ Match Plate. New 41" x 111" Double Pack Mono Red EMB Cabinets. Existing Readerboard Cabinets To Be Removed. Existing Structure Painted Gloss Black.
B- (1) 58" x 64" LED Illuminated Hat Logo Sign- (1) Wall Mount
C- (2) 16.25" White LED Illuminated Channel Lettersets- (1) Eyebrow Mount (1) 3 Post Canopy Mount
~~D- N/A: *No Directional Signs*~~
E- (45.5 LF) 24" Tall x 10.375" Non Illuminated Eyebrow Canopy.
~~F- N/A: *No Drive-Thru Canopy*~~
F2-(1) 24" x 72" x 48" 3 Post Canopy w/LED Lamp, Turnbuckles, Poles & Scuppers.
G- (1) Break Away Canopy- Anchor Bolts/Footing By GC.
~~H- N/A: *No Interior Carousel "A"*~~

Questions: Call Heather at (865) 274-9904 or email Heather at hpicou@designteam.net

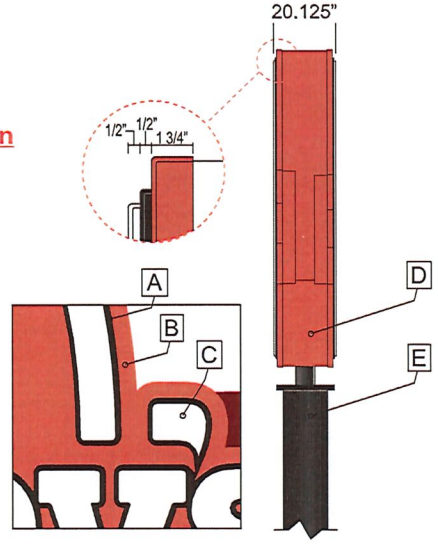
A

B10 PYLON HEAD REPLACEMENT

Front View



Side View



Sign Specifications

B10 Pylon head to be installed on existing single pole w/ match plate. New double pack mono red EMB cabinets. Pylon faces to be clear polycarbonate capover faces painted 2nd surface.
Existing readerboard cabinets to be removed.
Existing structure to be painted gloss black.
Survey Required Prior To Production.

Color Specifications

A		Outline Painted Black 2nd Surface
B		Faces Painted To Match 3M 3630-0033 2nd Surface
C		Clear Polycarbonate Faces painted White 2nd surface
D		Returns Painted Red PMS 1795
E		Pole Painted Gloss Black

Sign Type:
B-10 Pylon
SP

Actual Area
46.9 SqFt

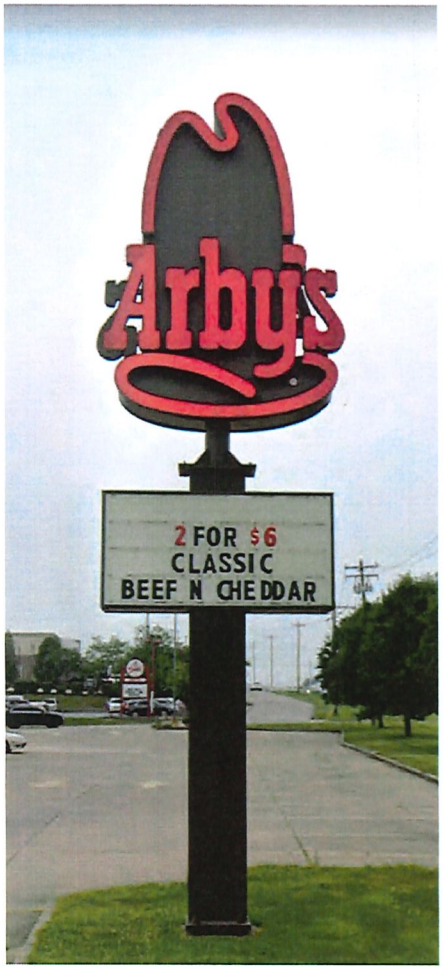
3 Box Area
55.4 SqFt

Logo-Shaped
Sign Head Graphics:

Side A Side B

Sign Orientation:
Low side of hat points toward building

Existing Pylon



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Client:	ARBY'S #7267
Location:	1715 Burlington Pike - Burlington, KY 41005
Drawn By:	MBJ
Date:	06/29/2022
Approved By:	
Sheet:	
Scale:	
File:	Filesystem/Rest./Arbys/KY/Burlington/CP

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A

B10 PYLON HEAD

ARB-V2-PYLB10-PC

Sign Type:

B-10 Pylon
SP

Actual Area
46.9 SqFt

3 Box Area
55.4 SqFt

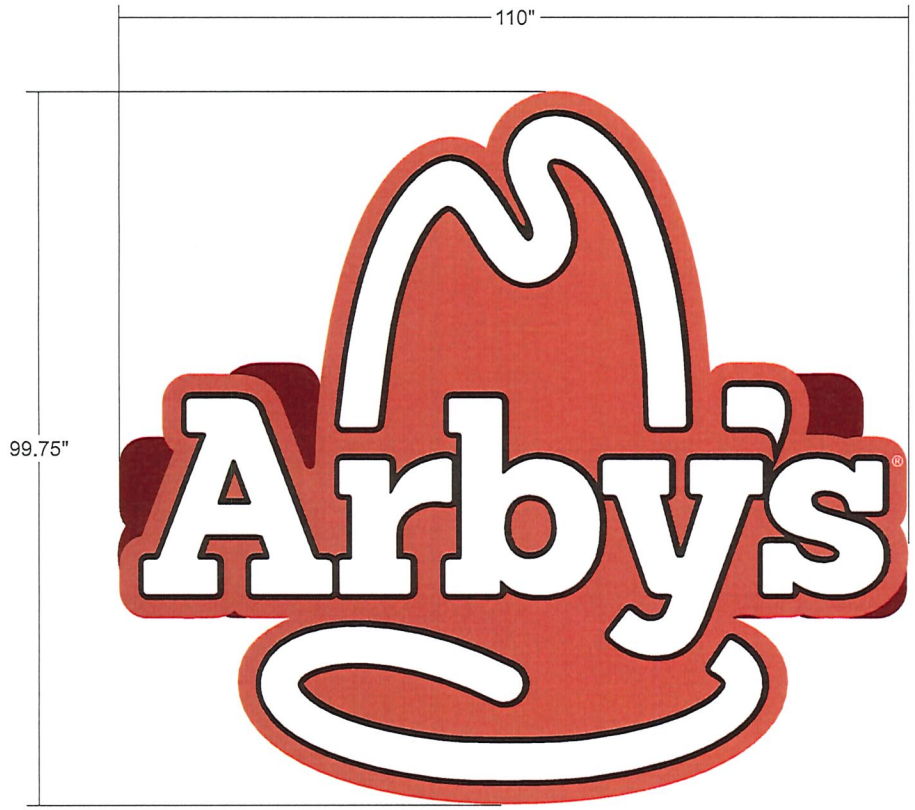
Boxed Area
76.2 SqFt

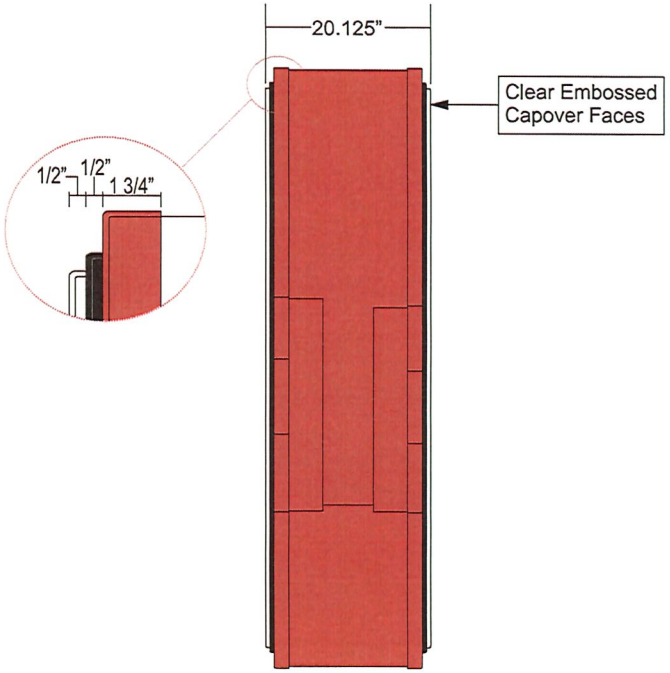
Logo-Shaped
Sign Head Graphics:

Side A Side B

Sign Orientation:

Low side of hat points toward building





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	Clear Polycarebonate Faces Painted White 2nd Surface
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A

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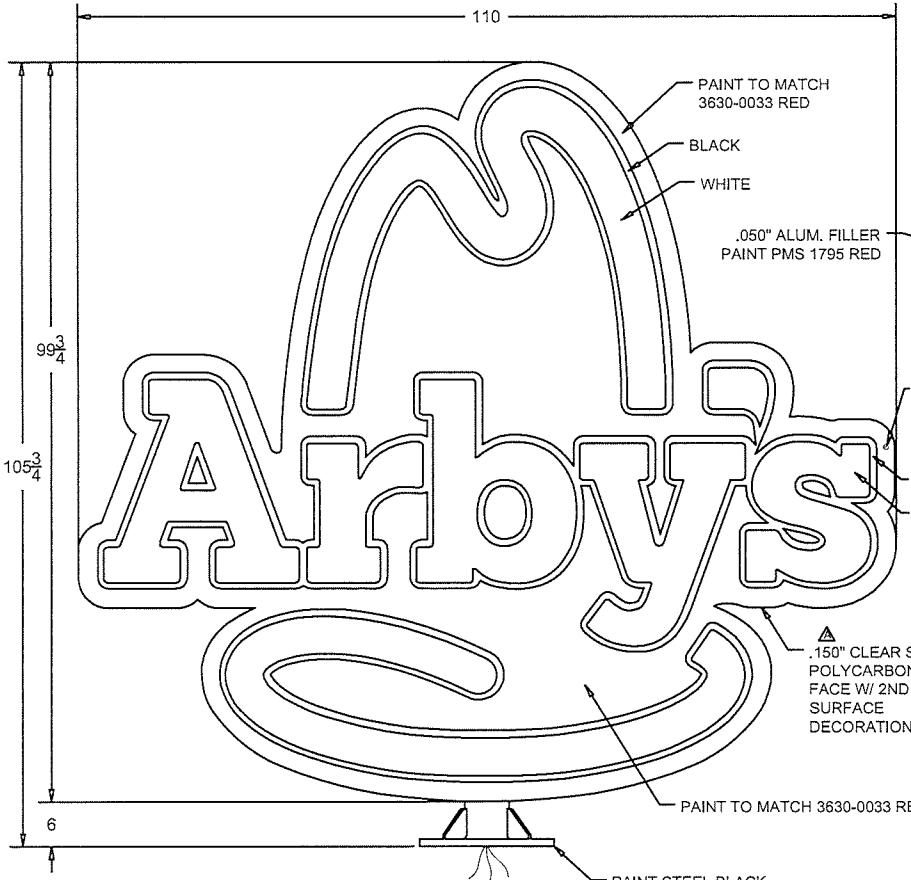

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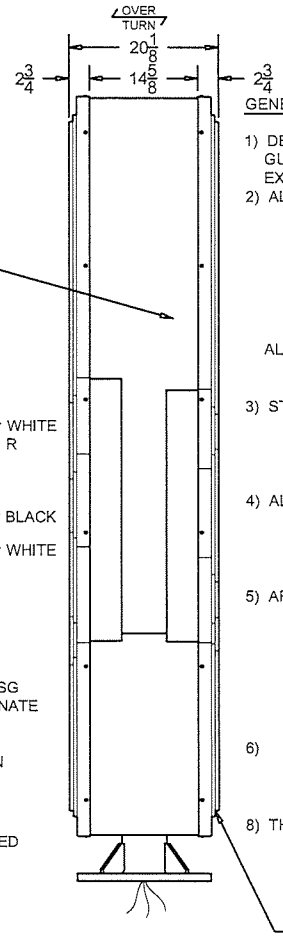

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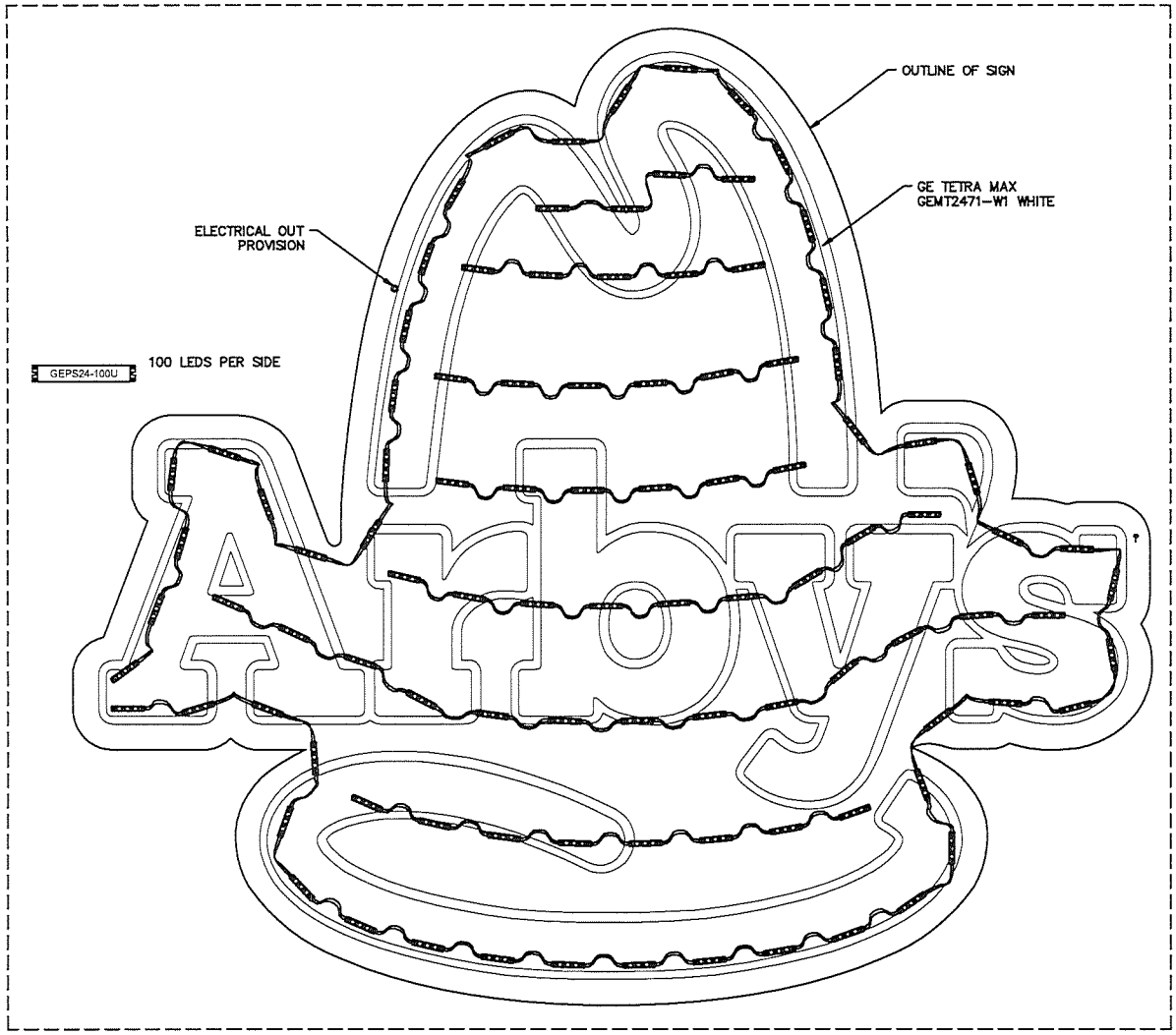
A

B10 PYLON HEA

ARB-V2-PYLB10-PC



LED LAYOUT

(1) 20AMP CIRCUIT
REQUIRED TOTAL

LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTNING

(130) LEDS PER
DRIVER MAX

ELECTRICAL REQUIREMENTS:

LED:	(200) GE TETRA MAX GEMX2471-W1 WHITE
DRIVER:	(2)GEPS24-100U @ 1.1 AMPS
TOTAL LOAD:	2.2A @ 120VAC
CIRCUITS:	(1)20 AMP REQUIRED

APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order.

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SIGNATURE _____ PRINT NAME _____ DATE _____

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Client:	ARBY'S
Location:	
Drawn By:	JRB
Date:	10/26/17
Approved By:	
Sheet:	
Scale:	
File:	Filesystem/Rest./Arbys/_Spec/CP

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SIGN COMPANY LLC.
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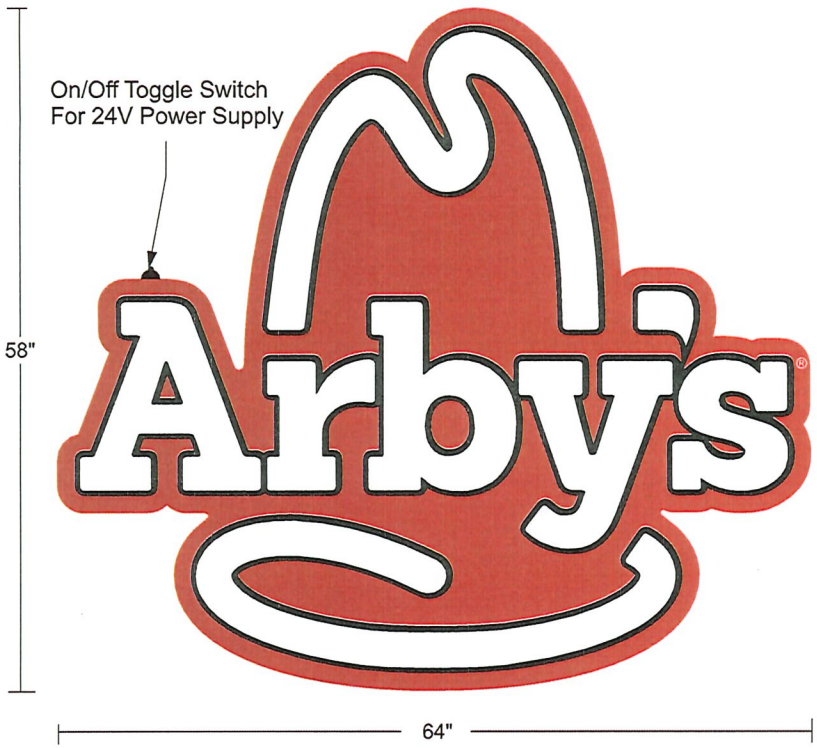
www.designteam.net

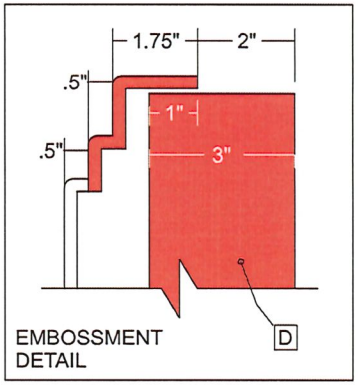
B

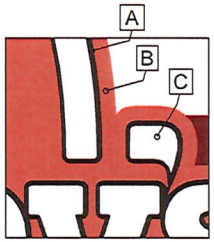
WALL SIGN

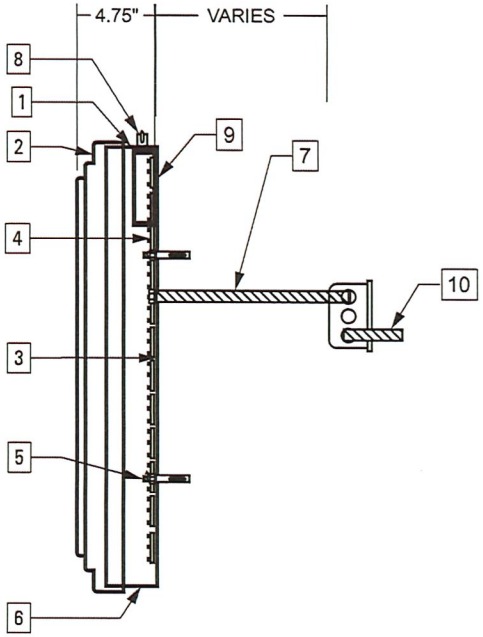
ARB-V2-WS58x6

Front View



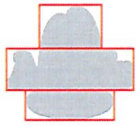






MATERIALS	
1	.063 ALUMINUM RETURN
2	.150 CLEAR POLYCARBONATE FACE
3	.090 ALUMINUM BACK
4	LED MODULE
5	MOUNTING HARDWARE
6	1/4" WEEP HOLE
7	1/2" FLEX CONDUIT
8	TOGGLE SWITCH MOUNTED TO BOX
9	POWER SUPPLY
10	PRIMARY ELECTRICAL LEADS

Actual Area
15.9 SqFt



3 Box Area
18.74 SqFt

Color Specifications

A		Outline Painted Black 2nd Surface
B		Faces Painted To Match 3630-0033 2nd Surface
C		Clear Polycarbonate Faces Painted White 2nd Surface
D		Returns Painted Red PMS 1795

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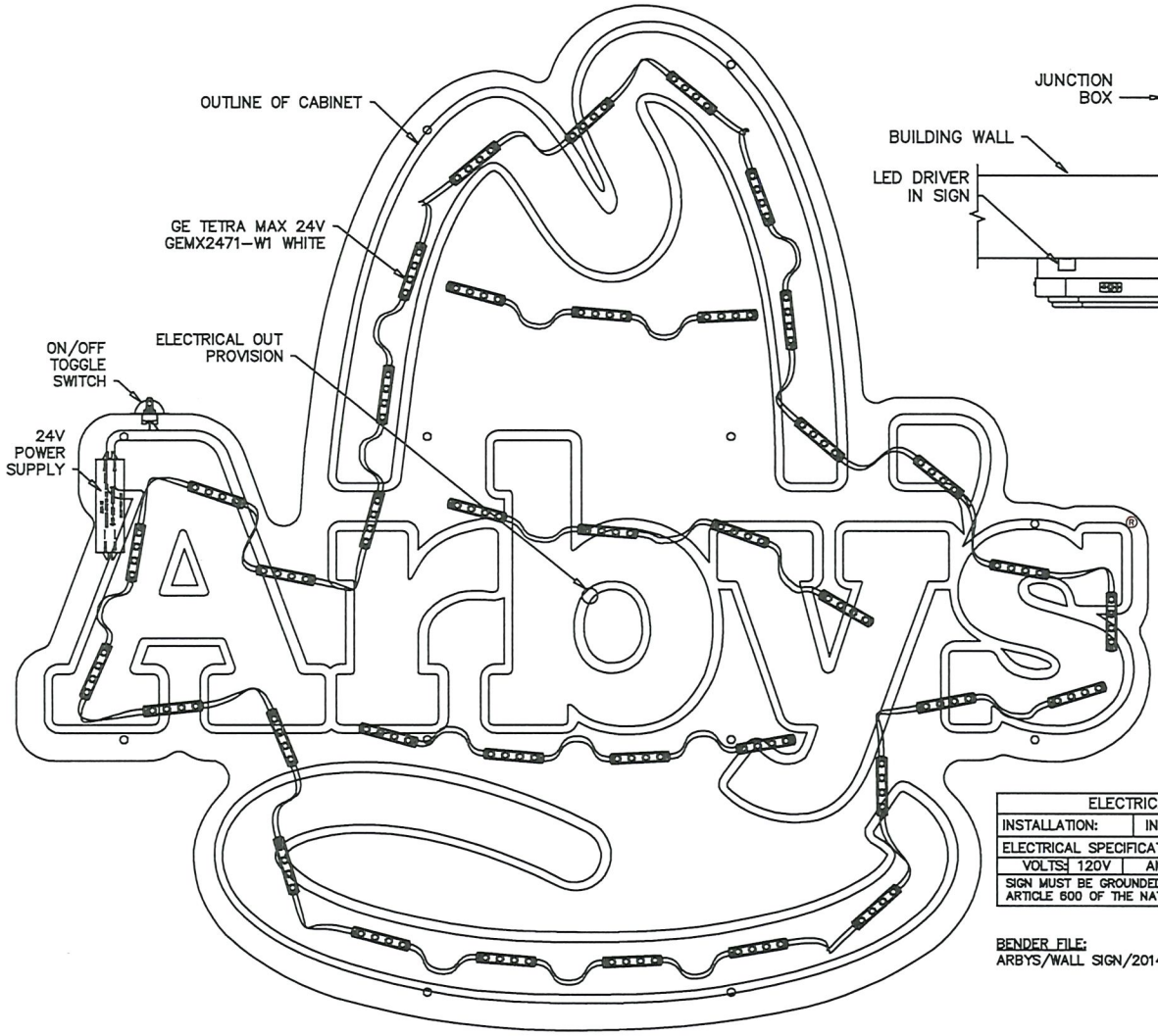
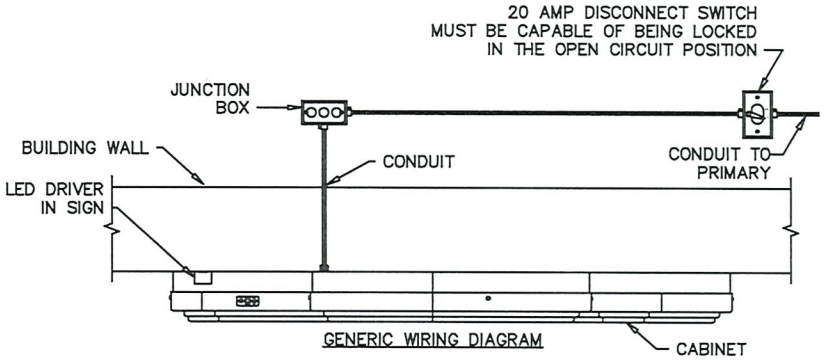
WALL SIGN

ARB-V2-WS58x6





GENERIC WIRING DIAGRAM

LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTING

(32) LEDs PER
DRIVER MAX

ELECTRICAL REQUIREMENTS:

LED: (38) GE TETRA GEMX2471–W1 WHITE
DRIVER: (1) GEPS24–100U @ 1.1 AMPS
TOTAL LOAD: 1.1A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

ELECTRICAL INFORMATION					
INSTALLATION:	INTERIOR:		EXTERIOR:	X	
ELECTRICAL SPECIFICATION:					
VOLTS: 120V	AMPS: 1.1A	CIRC: 1			
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.					

BENDER FILE:
ARBYS/WALL SIGN/2014/58X64AB2

APPROVAL INFORMATION & CONFIRMATION

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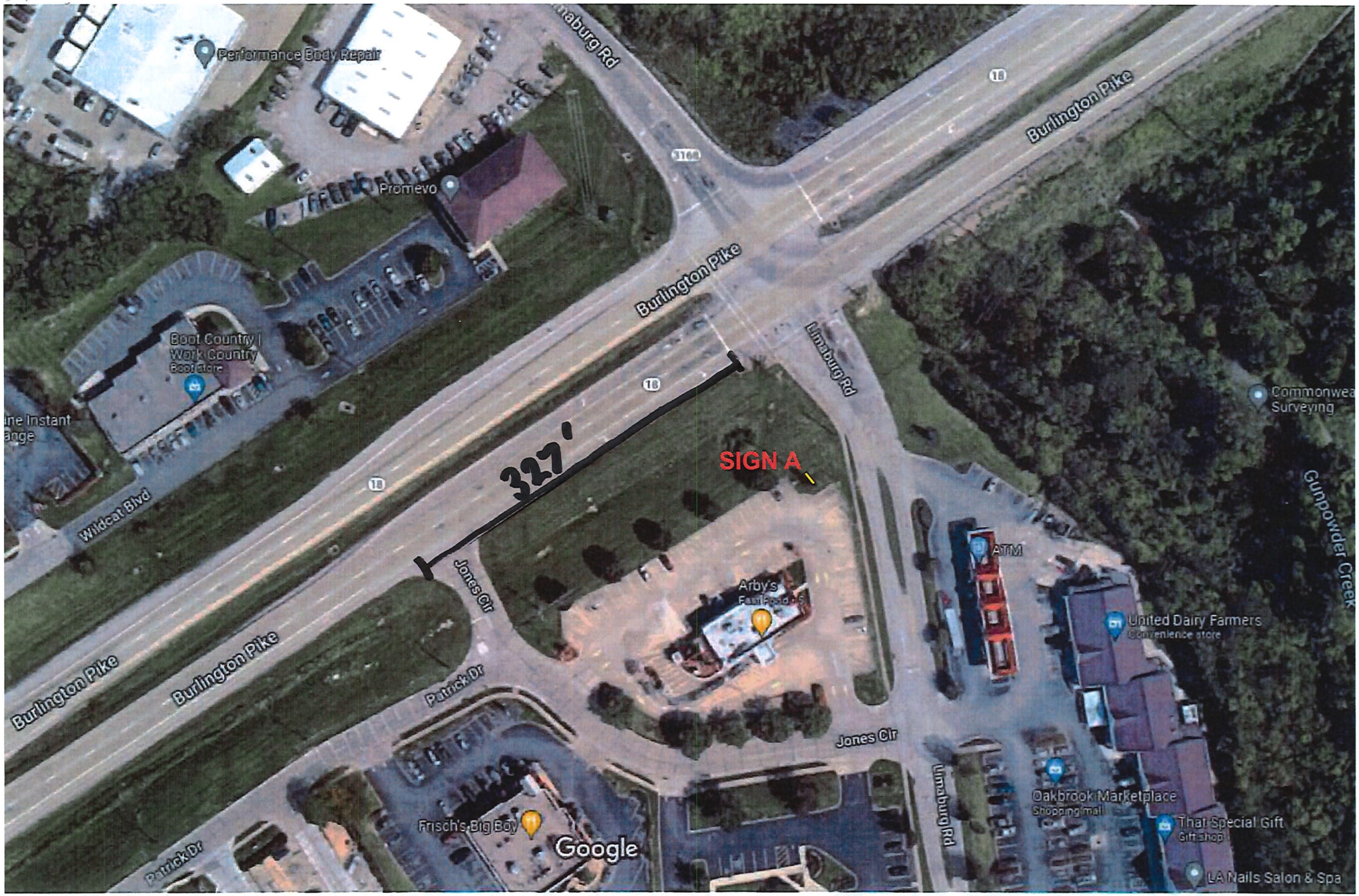

ARBY'S
1715 BURLINGTON PIKE.
BURLINGTON KY 41005

N

CLUR #22-BCBOA-023-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
1715 Burlington Pike LLC
4000 Smith Rd, Suite 400
Cincinnati, OH 45209

2. ADDRESS OF PROPERTY
1715 Burlington Pk
Burlington, KY 41005

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Arby's

4. DEED BOOK 975 PAGE NO. 546 GROUP NO. 2031

5. TYPE OF RESTRICTION(S) (Check all that apply)

____ Zoning Map Amendment:
From_____To_____

____ Development Plan

____ Subdivision Plat
(Not Recorded)

_X_ Variance

_X_ Conditional Use Permit

____ Conditional Zoning

____ Other:

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

_____
SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone County Planning Commission this 16th day of September, 2022.

_____
Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna
_____
Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CLUR #22-BCBOA-023-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit and Variance approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of September 14, 2022, Certificate of Land Use Restriction (#22-BCBOA-023-A), for 1715 Burlington Pike LLC, Property Owner(s).

The following conditions will apply:

1. The sign shall not exceed thirty (30) feet in height and a sign area of two hundred (200) square feet.
2. No message shall contain more than one (1) still photo and/or three (3) lines of text.
3. Any portion of an alphanumeric message that is not displayed on a still photo/image shall use a black background.
4. The sign shall not be used to advertise off-premise businesses/products/services.

The approved Conditional Use Permit and Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 975 PAGE NO. 546 GROUP NO. 2031