

**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 (3)  Appeal  
 Change in Non-Conforming Use

3. Applicant: Holthaus Lackner Signs

Address: 817 Ridgeway Ave

Cincinnati OH 45229  
City State Zip Code

Phone Number: 513-861-0060 Fax Number: \_\_\_\_\_

Email: emilyo@hlsigns.com

4. Description of Request:  
Increase in allowable signage for location - INCREASE HEIGHT & SQUARE FOOTAGE OF MONUMENT SIGN, AND INCREASE SQUARE FOOTAGE OF TWO BUILDING MOUNTED SIGNS

5. Name of Development: United Dairy Farmers

6. Location of Development: 9520 Union Promenade

Union KY 41091  
City State Zip Code

7. Acreage Under Review: 2

8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot 1 Section 1 Union Promenade

9. Current Owner: City of Union

Address: 1843 Briston Drive

Union KY 41091  
City State Zip Code

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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

United Dairy Farmers

10. Proposed Use(s) on Site: \_\_\_\_\_
11. Total Square Footage of Existing and/or Proposed Buildings: 6,613
12. Current Zoning: UC/UNO/UR-2/PD/CD
13. 1193 533 \_\_\_\_\_  
Deed Book Page 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.

Property Owner's Signature:

Amy Saffron

Applicant's Signature:

Emily Ober

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

1. Date Received: 10/4/23 Fee Received: \$2200 Receipt #: 89318
2. Is application complete:
3. Staff Reviewer: [Signature]
4. Scheduled Board Action Date: 11/13/2023 ; 12/5/2023
5. Board Action: 2-1 in favor as submitted  
 Approved  
 Approved with Conditions (see #6)  
 Denial (See #7)
6. Conditions of Approval: None
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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#1

APPLICANT: Holthaus Lackner Signs for United Dairy Farmers

LOCATION: 9520 Union Promenade, Union, Kentucky

ZONING: UC/UNO/UR-2/PD/CD

DATE: November 13, 2023

### PROPOSAL

The applicant is requesting three (3) Variances. The Variances are to increase the height and square footage of the monument sign and to increase the square footage of two building-mounted signs.

The submitted plan shows the monument sign to be approximately 180 feet north of Sweet Harmony Lane and being located along US Highway 42. The proposed sign will have a manual, changeable, display area of less than thirty (30) percent of the sign area, be constructed with a brick or stone base, and be located in a landscaped planting area. The proposal shows that the sign will be 11' – 10" high and be approximately 98 square feet in area. The request is to increase the height of the permitted sign from 6' to 11' - 10" and increase the sign area from 48 square feet to 98 square feet.

The plan also shows matching building-mounted signs on the north and south facades of the building. The proposed sign letters are 22 inches in height and the overall sign area will be 55 square feet. The request is to increase the permitted sign area on the north and south building facades from 24 square feet to 55 square feet.

It is the applicant's intent in this proposal to have signage in place for the UDF which will be opening later in the year. It is the staff's understanding that UDF is working with the developer to pursue a Special Sign District application for any future signage.

### PERTINENT SITE HISTORY

- A. The Union Town Plan was adopted by the City of Union on August 28, 2000. A Special Sign District was adopted as part of the plan.
- B. An application for a Zoning Map Amendment with a Concept Development Plan for the Union Promenade development was adopted by City of Union Ordinance No. 2021-18 on November 3, 2021.
- C. A Major Site Plan for the United Dairy Farmers site was approved on December 12, 2022.

### APPLICABLE REGULATIONS

- A. 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.

- B. 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.
- C. 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. 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:
    - (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
    - (b) 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;
    - (c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
  - 2. 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.
- D. Section 3407.3 of the Boone County Zoning Regulations states the purpose of the Union Town Plan Special Sign District is to create a harmonious sign package for the Union Commercial (UC), Union Town Center (UTC), Union Neighborhood Office (UNO) and the Union Town Overlay (UTO) districts while providing for the proper identification of all developments. Signage in these districts is subject only to the sign permit process.
- E. Section 3407.3 A.2c. of the Boone County Zoning Regulations states that Monument Identification Signs - Individual businesses, offices, places of worship, schools, civic associations, libraries, museums, social clubs, societies or related uses excluding residential uses shall be permitted in the UC, UTC, and UNO zone districts.
  - 1. Display - No greater than thirty (30) percent of the sign area can be a manual, changeable, display area to identify seasonal events, specials, and sales. This type of signage is intended to take the place of Temporary Advertising Display permits.
  - 2. Construction - Monument style with a brick or stone base.

3. Size - Forty-eight (48) square feet, which includes all brick, stone and masonry areas.
4. Height - Six (6) feet from the ground to top of sign which includes the base and additional brick or stone areas.
5. Location - Signs must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.

F. Section 3407.3 A.2e. of the Boone County Zoning Regulations states that Building-mounted signs shall be permitted for commercial, office and similar uses in the UTC, UNO and UC zone districts. One (1) building-mounted sign is permitted for each building facade for a total of three (3) signs. Buildings that contain more than one tenant are permitted one (1) sign for each tenant.

1. Size - The maximum size of the sign, which is calculated by drawing a rectangle around the entire sign area including all lettering and graphics, shall not exceed twenty-four (24) square feet.
2. Height - Individual letters shall not exceed twenty-four (24) inches in height.
3. Location - signs shall not exceed the height or width of the building nor be roof-mounted.

#### SITE CHARACTERISTICS

- A. The site in question is approximately 2.01 acres in area and has frontage on U.S. 42 to the east, Sweet Harmony Lane to the south, and Union Promenade to the west.
- B. The property is currently under construction for the proposed UDF store and has a projected open date of December 7, 2023.
- C. Access to the site is provided from a curb-cut off of Union Promenade.

#### ADJOINING LAND USES AND ZONING

North: Union Promenade development (UC/UNO/UR-2/PD/CD)

South: Union Fire Protection District (PF/UTO)

East: Open Space for Harmony Subdivision (RSE/UTO)

West: Future Site of Children's Hospital Medical Center (UC/UNO/UR-2/PD/CD)

#### STAFF COMMENTS

- A. The Union Town Plan was adopted in 2000 and included a special sign district. As part of the design requirements of the plan; proposed buildings would be oriented to front toward the existing U.S. 42 and have a reduced setback of ten (10) feet from the right-of-

way line. The sign requirements of the plan are a direct reflection of those two design standards. Proposed buildings would be significantly closer and aligned with the existing roadways and therefore wouldn't need to have the larger sign areas common within other zones.

- B. The Concept Development Plan for the Union Promenade showed proposed buildings that utilize a new street network that comes off of U.S. 42. The proposed building alignments and setbacks were evaluated and approved as part of that Concept Development Plan. These buildings no longer front towards U.S. 42 and sit back much farther than the allowed ten (10) feet of the Union Town Plan.
- C. The Board needs to analyze the Variance criteria before acting on the requests. Staff believes that the strict application of the Union Town Plan Special Sign District deprives the applicants of the reasonable use of the land and creates an unnecessary hardship and that the signage should be permitted per the submittal.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Union Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Steven C. Lilly, PLS  
Planner

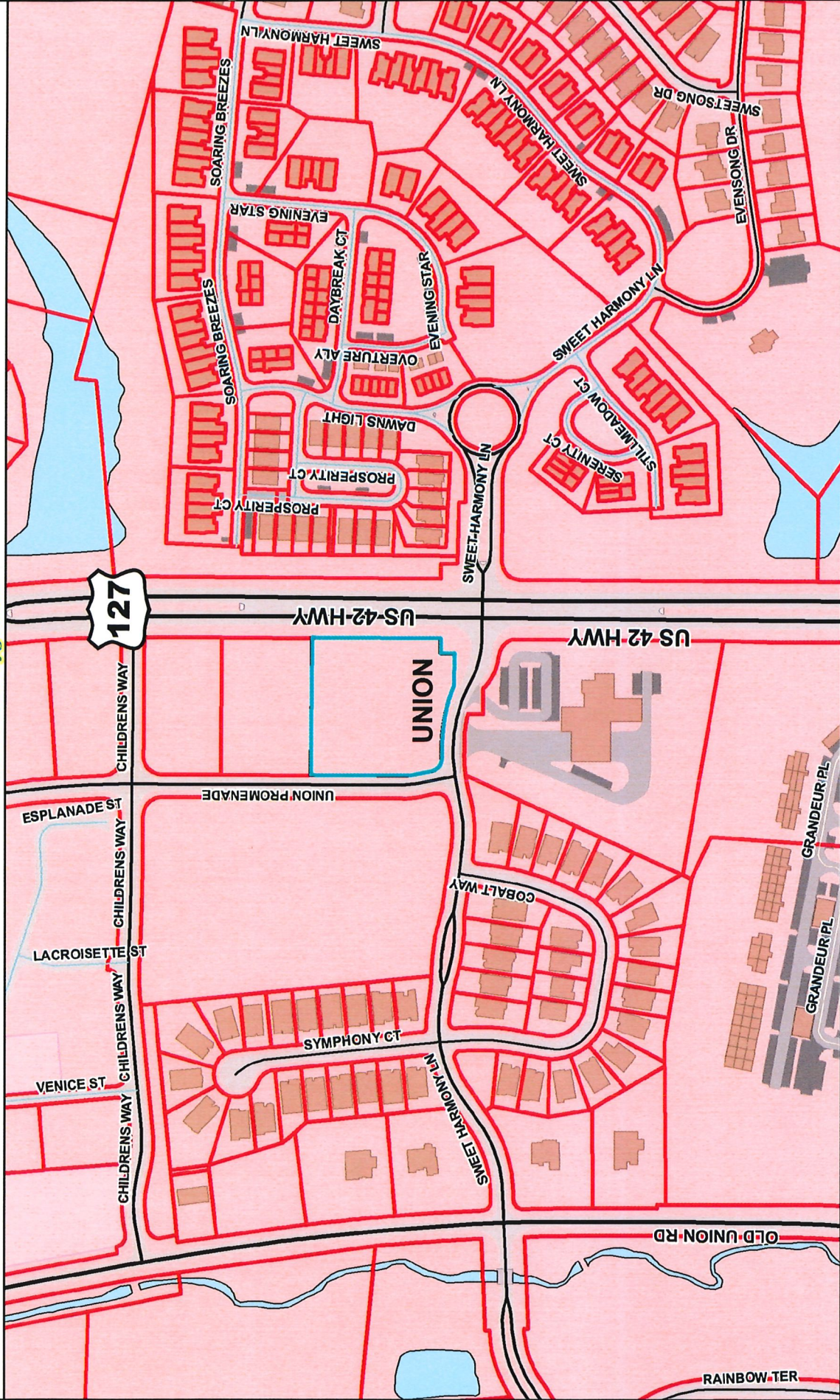
SCL/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2000 Union Town Land Use Plan
- \*Application
- \*Development Plans

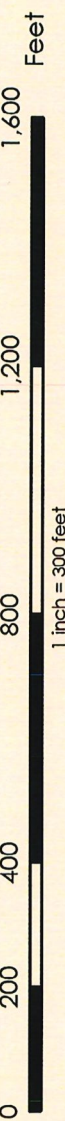
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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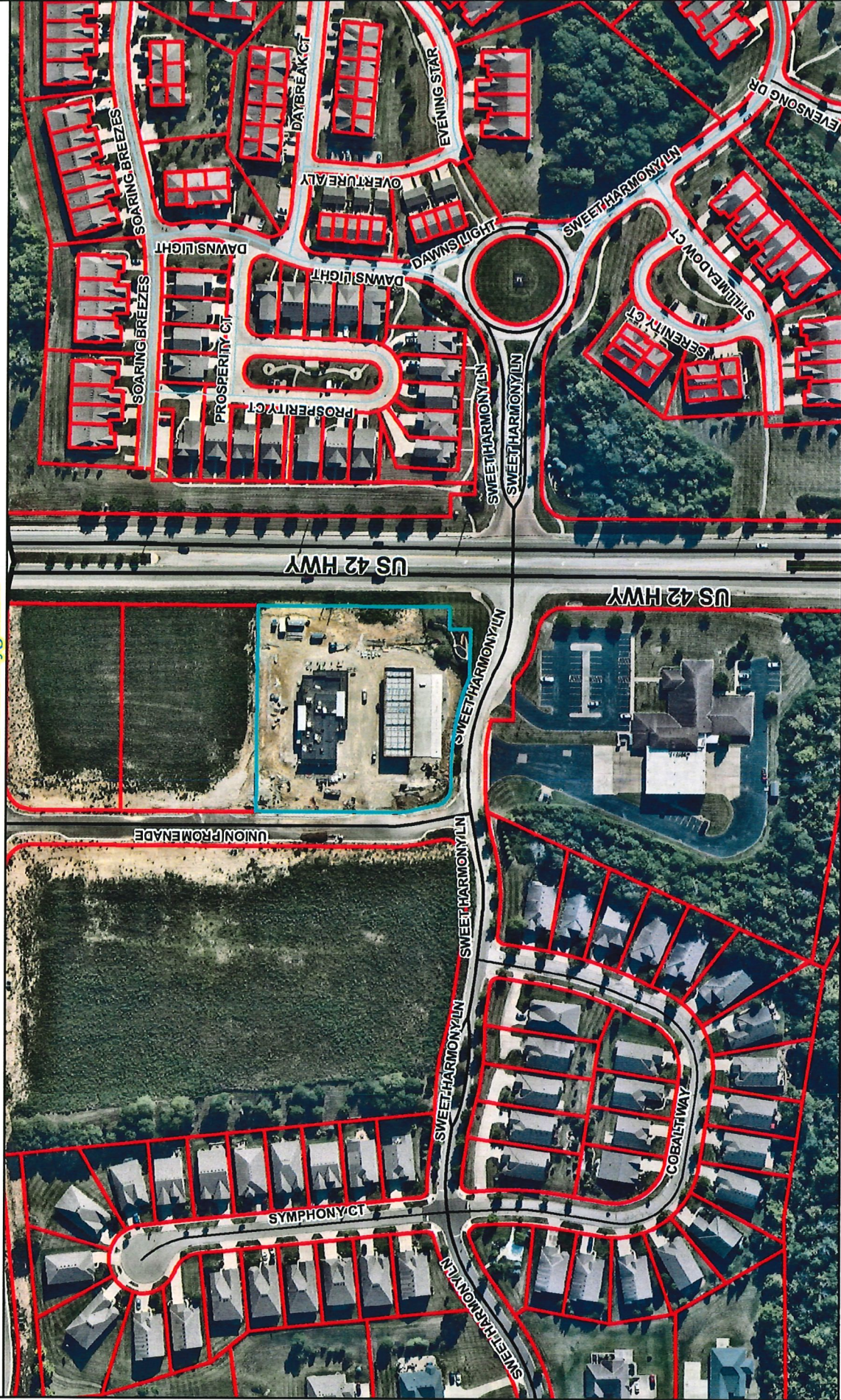
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**Boone County GIS - Putting Northern Kentucky on the Map**

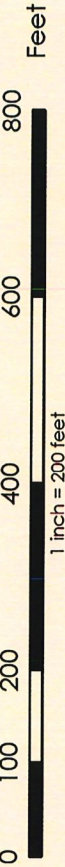
# Aerial Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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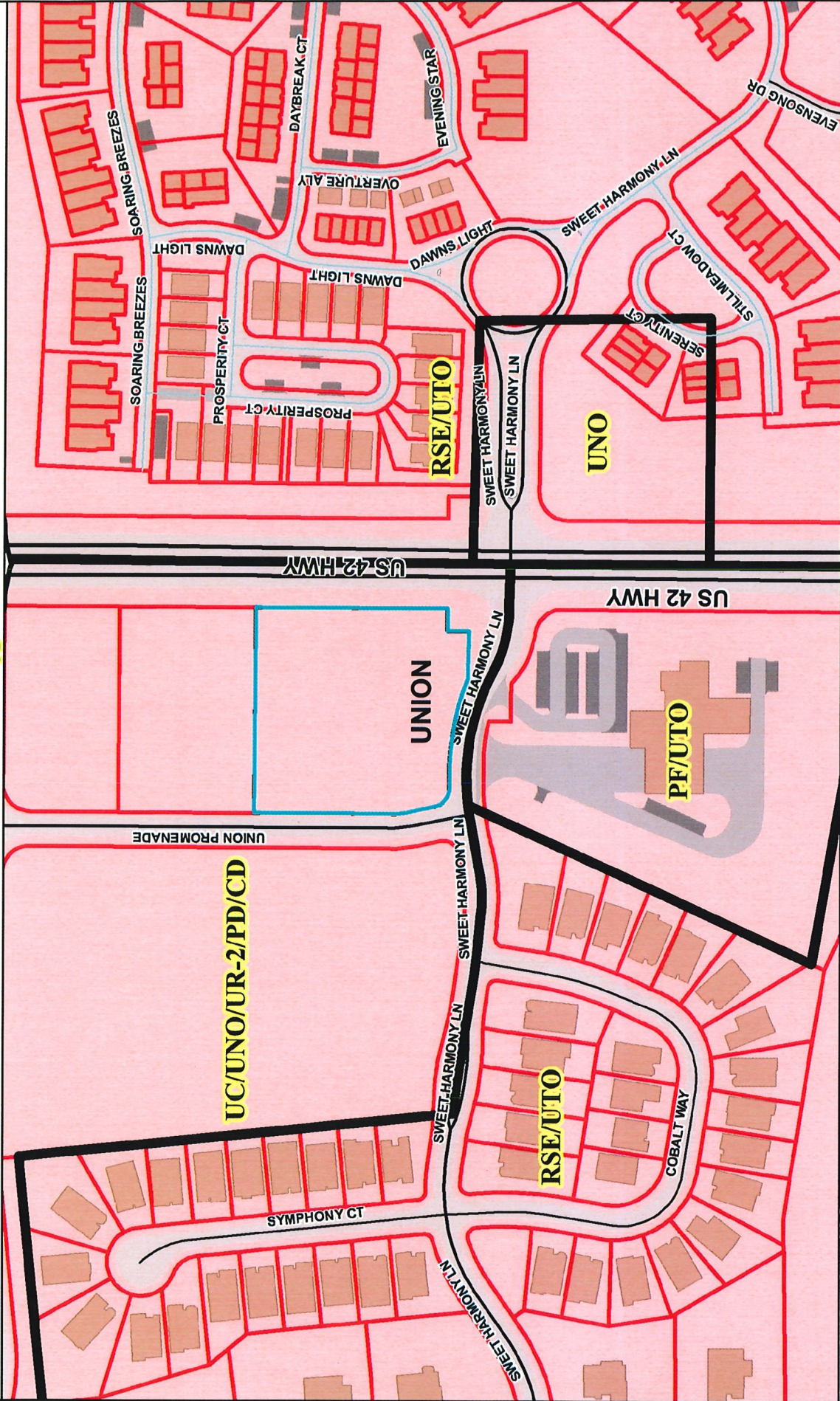
## Boone County GIS - Putting Northern Kentucky on the Map

AcMap Document 11/23



# Zoning Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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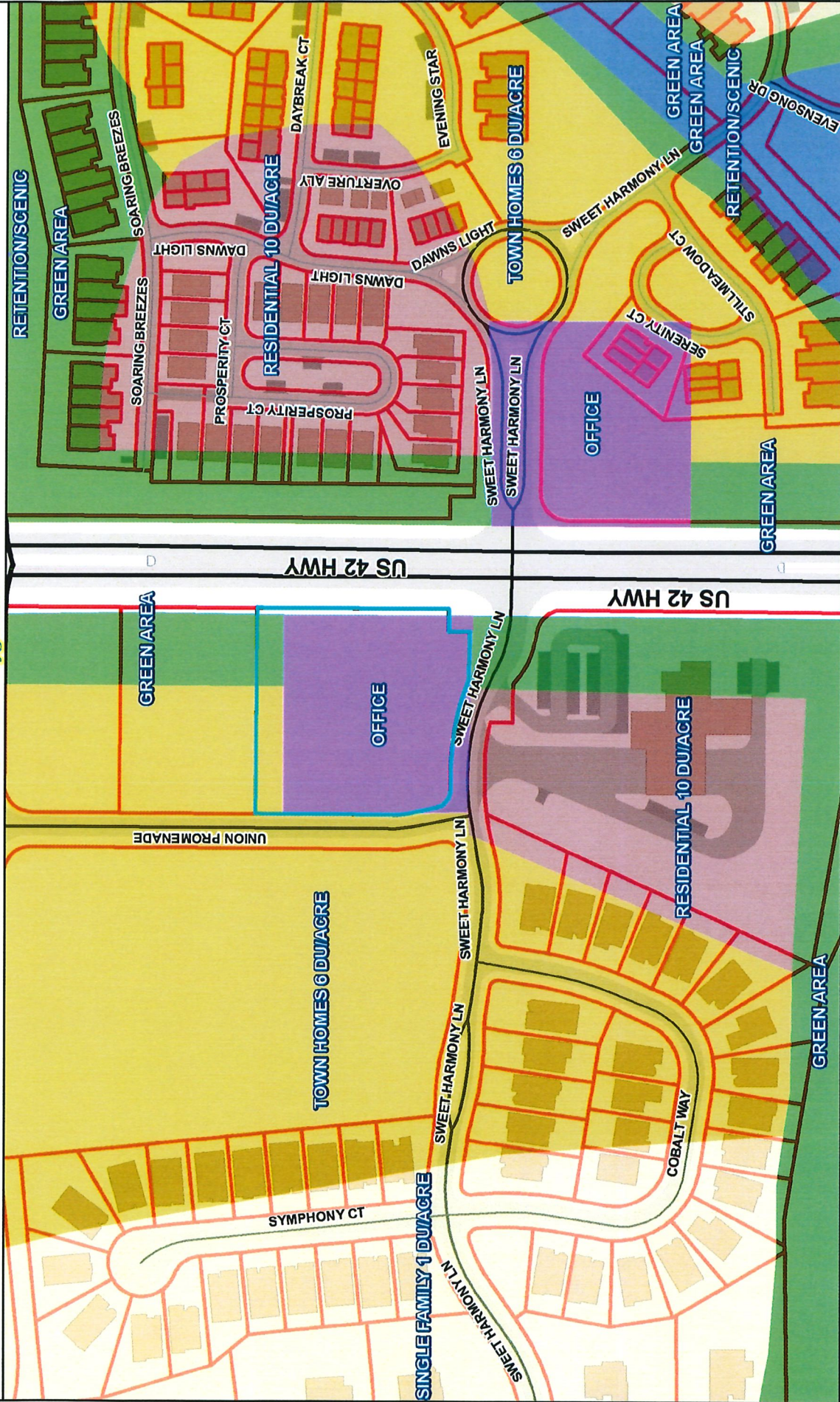
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## Boone County GIS - Putting Northern Kentucky on the Map

# 2000 Union Town Land Use Plan

[www.boonecountygis.com](http://www.boonecountygis.com)



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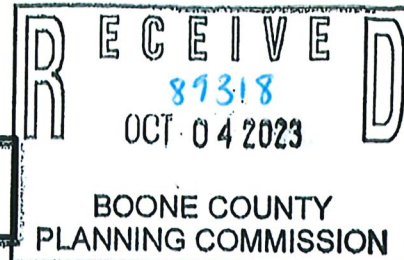
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**Boone County GIS - Putting Northern Kentucky on the Map**

MAP DATE: 12/23/2022

ACRMAP\_DOCUMENT\_1173



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BOONE COUNTY PLANNING COMMISSION**

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City State Zip Code

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Property Owner's Signature:

Amy Saffron

Applicant's Signature:

Emily Ober

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

1. Date Received: 10/4/23 Fee Received: \$2266 Receipt #: 89318

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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

# 9520 Union Promenade - UDF Adjoining Property Owners

1	City of Union	1843 Bristow Dr. Union, KY 41091
2 & 3	Harmony Community Association Inc.	211 Grandview Dr. Ft. Mitchell, KY 41017
4	Union Fire Protection District	9611 US 42 Union, KY 41091
5	Ronald & Carol Oliver	9700 Cobalt Way Union, KY 41091
6	Childrens Hospital Medical Center	3333 Burnet Ave Cincinnati, OH 45229



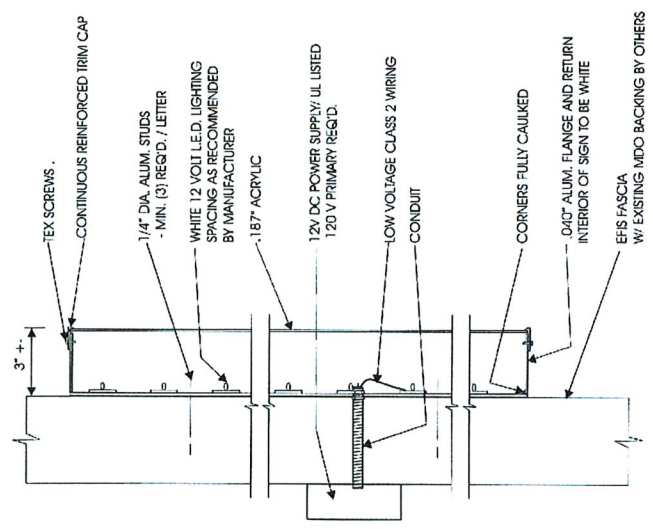
COLOR NOTE: THE LETTERS ARE TO HAVE BLACK RETURNS WITH BLACK TRIM CAP

UDF STOREFRONT ENTRY WALL SIGN  
 - INDIVIDUAL LETTERS  
 - SIGN AREA = 55 SQ. FT.  
 (2) REQ'D.  
 3'-0"

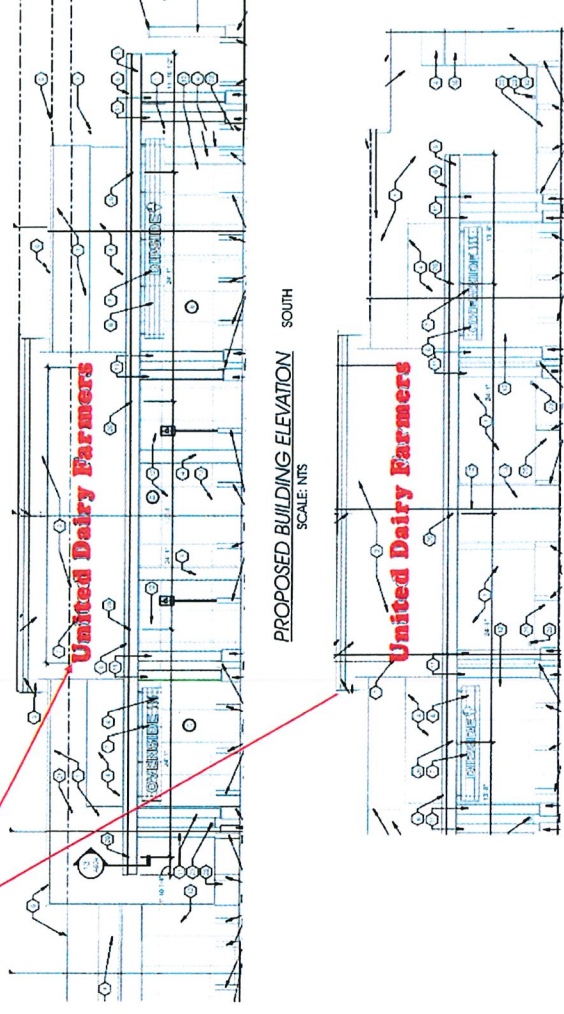
**United Dairy Farmers**

PROPOSED SIGN ELEVATION  
 SCALE: 3/16" = 1'-0"

PROPOSED SIGNS  
 (2) DFR



VERTICAL SECTION (THRU LETTERS)  
 SCALE: 1/8" = 1'-0"



**SPECIFICATIONS**

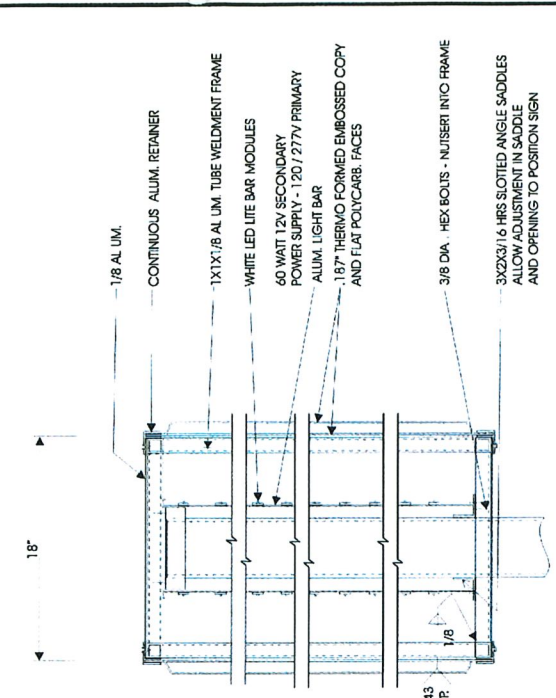
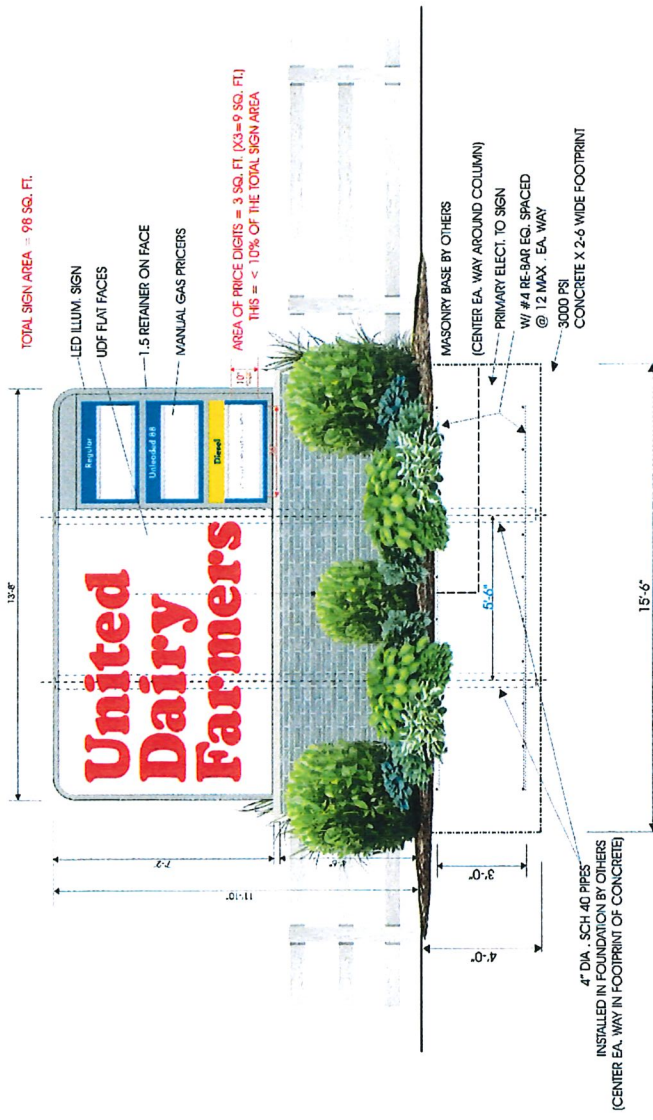
- 1) ALL ELECTRICAL WORK, DESIGN AND INSTALLATION MUST BE IN COMPLIANCE WITH THE 2017 NEC-NFPA 70 PER SECTION 2703.01 2018 NEC
- 2) SIGNS SHALL BE LISTED AND INSTALLED IN CONFORMANCE WITH 2017 NEC-NFPA 70 (PER SECTION 6003.3)
- 3) SIGN SHALL BEAR THE MANUFACTURER'S MARKINGS (HLS) AND SHALL BE MAINTAINED BY HLS
- 4) ACRYLIC FACES SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED SIGN LETTER WT. < 5#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM SHEET SHALL BE 5052 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER

**DESIGN LOADS**

2018 NBC (SECTION 107.1)  
 BASIC WIND SPEED (3 SECOND GUST) - 115 MPH  
 WIND EXPOSURE C  
 DESIGN WIND PRESSURE - 25.3 PSF  
 WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS



SCALE: NOTED	APPROVED BY:	DRAWN BY: RCT
DATE: 10-6-22		REVISED:
PROPOSED WALL SIGN (ON STOREFRONT ELEVATION)		
UNITED DAIRY FARMERS RT 42 & SWEET HARMONY LANE UNION KY		DRAWING NUMBER 0371-2



**ELEVATION**

**SPECIFICATIONS**

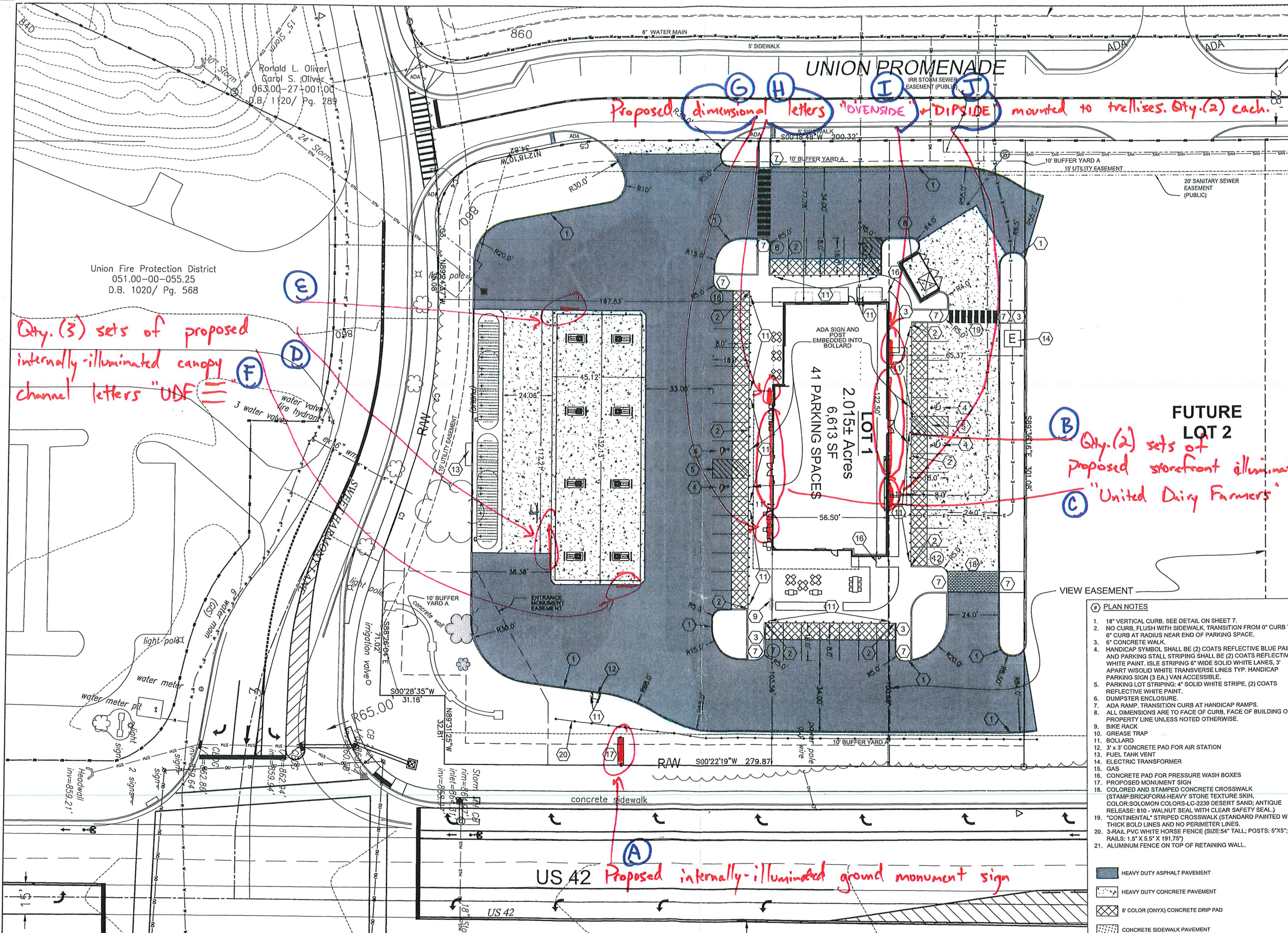
- 1) ALL ELECTRICAL WORK, DESIGN AND INSTALLATION MUST BE IN COMPLIANCE WITH THE 2017 NEC-NFPA 70 PER SECTION 2703.01, 2018 KBC
- 2) SIGNS SHALL BE LISTED AND INSTALLED IN CONFORMANCE WITH 2017 NEC-NFPA 70 (PER SECTION 6003.3)
- 3) SIGN SHALL BEAR THE MANUFACTURER'S MARKINGS (HLS) AND SHALL BE MAINTAINED BY HLS
- 4) ACRYLIC FACES SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED SIGN WT. = < 300#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CARAYZED ACRYLIC POLYURETHANE ENAMEL PAINT
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM SHEET SHALL BE 5052 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER
- 10) ALL BOLTS SHALL BE CONFORM TO ASTM A307, SAE J429 OR EQUIV

**DESIGN LOADS**

- 2018 KBC (SECTION 107.1)
- BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
- WIND EXPOSURE C
- DESIGN WIND PRESSURE = 25.3 PSF
- WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS



APPROVED BY:		DRAWN BY: Rct
SCALE: NOTED		REvised: 9-25-23
DATE: 10.4.23		
PROPOSED GROUND SIGN		
UNITED DAIRY FARMERS RT 42 & SWEET HARMONY LANE- UNION KY		DRAWING NUMBER 0371-1A



Proposed dimensional letters "OVENSIDE" + "DIPSIDE" mounted to trellises. Qty. (2) each.

Qty. (3) sets of proposed internally-illuminated canopy channel letters "UDF"

Qty. (2) sets of proposed storefront illuminated "United Dairy Farmers"

Proposed internally-illuminated ground monument sign



NEW CONVENIENCE STORE AND GAS CANOPY FOR:  
**UNITED DAIRY FARMERS**  
R.T. 42 & SWEET HARMONY LN.  
UNION, KY 41091



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/4/22
2	SO1 & BCPC REVISION	12/8/22
3	ADDENDUM C	4/14/23
4	Construction Issue	5/18/23

**PLAN NOTES**

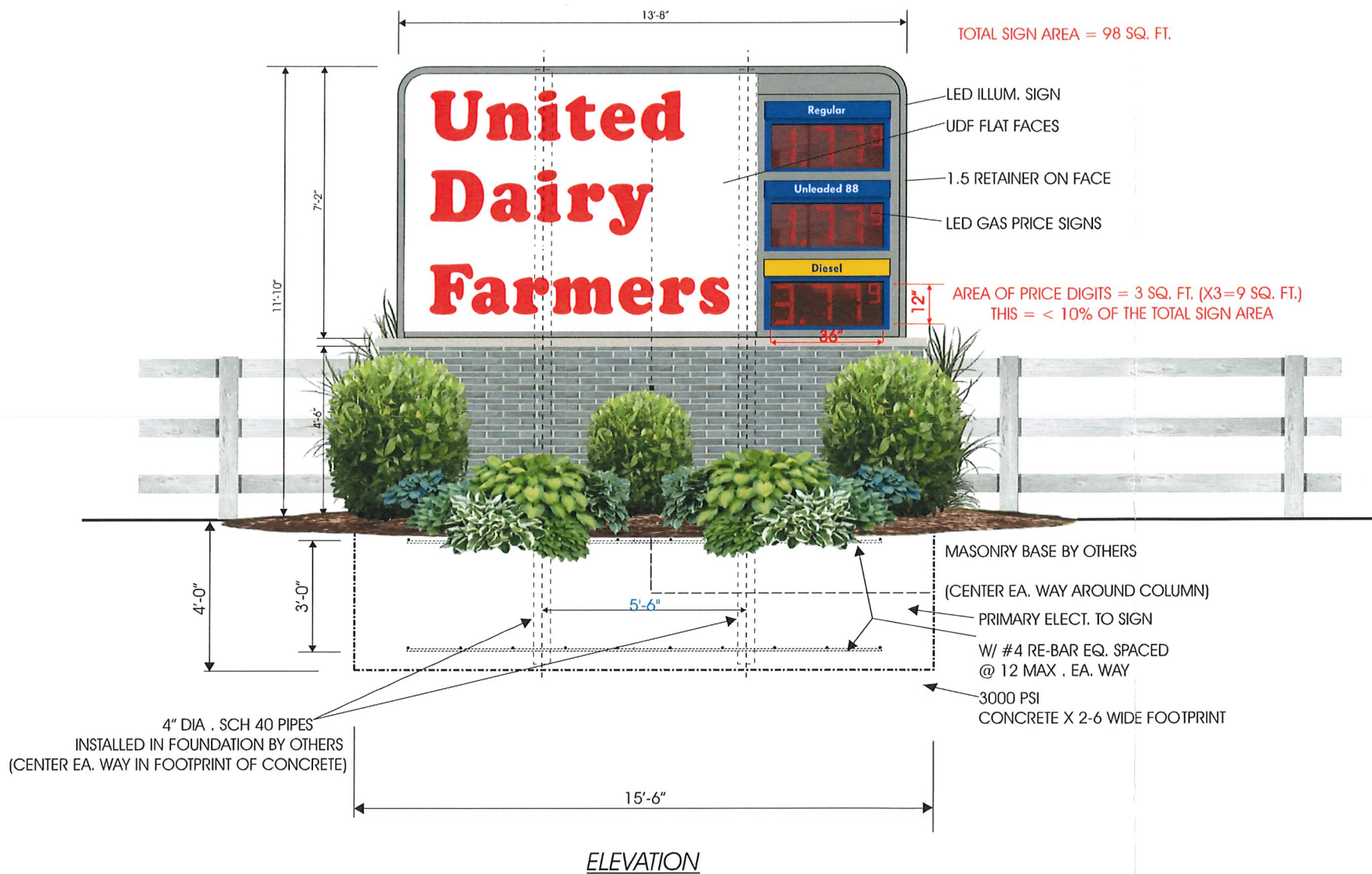
- 18" VERTICAL CURB. SEE DETAIL ON SHEET 7.
- NO CURB, FLUSH WITH SIDEWALK. TRANSITION FROM 0" CURB TO 6" CURB AT RADIUS NEAR END OF PARKING SPACE.
- 6" CONCRETE WALK.
- HANDICAP SYMBOL SHALL BE (2) COATS REFLECTIVE BLUE PAINT AND PARKING STALL STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT. ISLE STRIPING 5" WIDE SOLID WHITE LANES, 3" APART W/SOLID WHITE TRANSVERSE LINES TYP. HANDICAP PARKING SIGN (3 EA.) VAN ACCESSIBLE.
- PARKING LOT STRIPING: 4" SOLID WHITE STRIPE, (2) COATS REFLECTIVE WHITE PAINT.
- DUMPSTER ENCLOSURE.
- ADA RAMP. TRANSITION CURB AT HANDICAP RAMPS.
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- BIKE RACK
- GREASE TRAP
- BOLLARD
- 3' x 3' CONCRETE PAD FOR AIR STATION
- FUEL TANK VENT
- ELECTRIC TRANSFORMER
- GAS
- CONCRETE PAD FOR PRESSURE WASH BOXES
- PROPOSED MONUMENT SIGN
- COLORED AND STAMPED CONCRETE CROSSWALK (STAMP: BRICKFORM HEAVY STONE TEXTURE SKIN, COLOR: SOLOMON COLORS-LC-2230 DESERT SAND; ANTIQUE RELEASE: 810 - WALNUT SEAL WITH CLEAR SAFETY SEAL.)
- "CONTINENTAL" STRIPED CROSSWALK (STANDARD PAINTED WITH THICK BOLD LINES AND NO PERIMETER LINES.)
- 3-RAIL PVC WHITE HORSE FENCE (SIZE: 54" TALL; POSTS: 5"x5"; RAILS: 1.5" x 5.5" x 191.75")
- ALUMINUM FENCE ON TOP OF RETAINING WALL.

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 8" COLOR (ONYX) CONCRETE DRIP PAD
- CONCRETE SIDEWALK PAVEMENT

LAYOUT PLAN  
Drawn By: AED  
Scale: 1"=20'  
Job No.: 21-2011  
C500

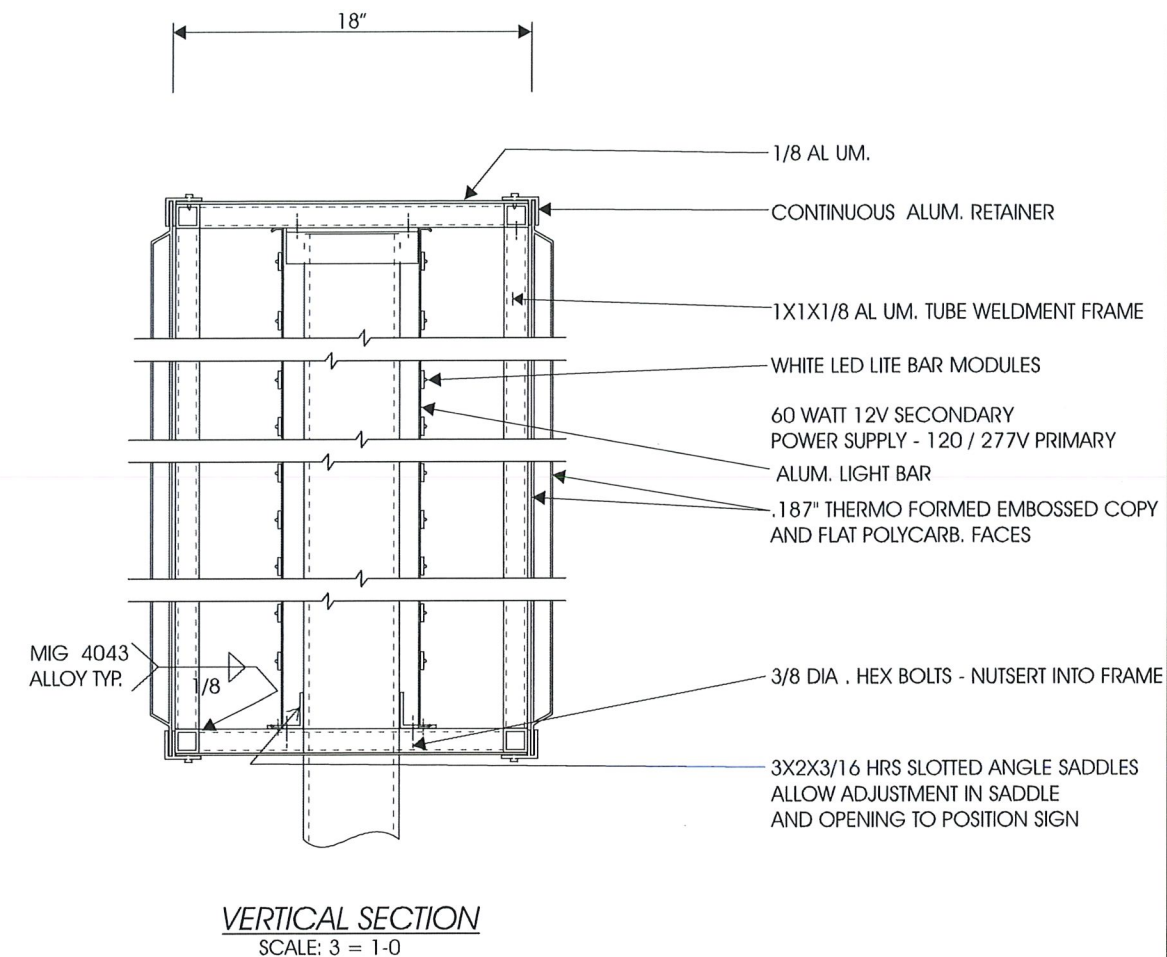
SOUTH

NORTH



TOTAL SIGN AREA = 98 SQ. FT.

AREA OF PRICE DIGITS = 3 SQ. FT. (X3=9 SQ. FT.)  
THIS = < 10% OF THE TOTAL SIGN AREA



**SPECIFICATIONS**

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DESIGN WIND PRESSURE = 25.3 PSF  
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS



SCALE: NOTED		APPROVED BY:	DRAWN BY: RCT
DATE: 9-7-23			REVISED 9-25-23
<b>PROPOSED GROUND SIGN</b>			
UNITED DAIRY FARMERS RT 42 & SWEET HARMONY LANE- UNION KY			DRAWING NUMBER 0371-1A

COLOR NOTE: THE LETTERS ARE TO HAVE  
BLACK RETURNS WITH BLACK  
TRIM CAP

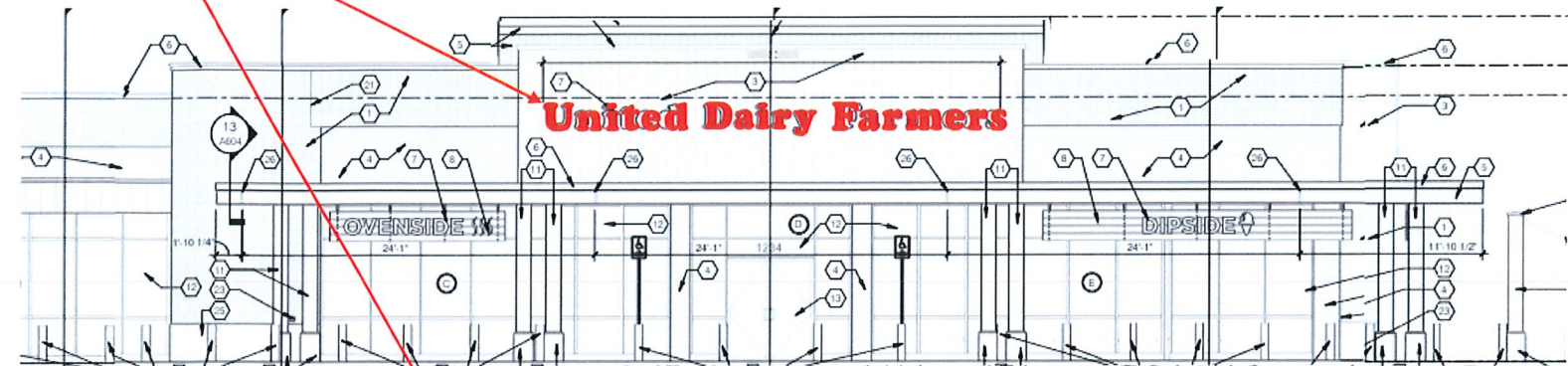
30'-0"

UDF STOREFRONT ENTRY WALL SIGN  
- INDIVIDUAL LETTERS  
- SIGN AREA = 55 SQ. FT.  
(2) REQ'D.

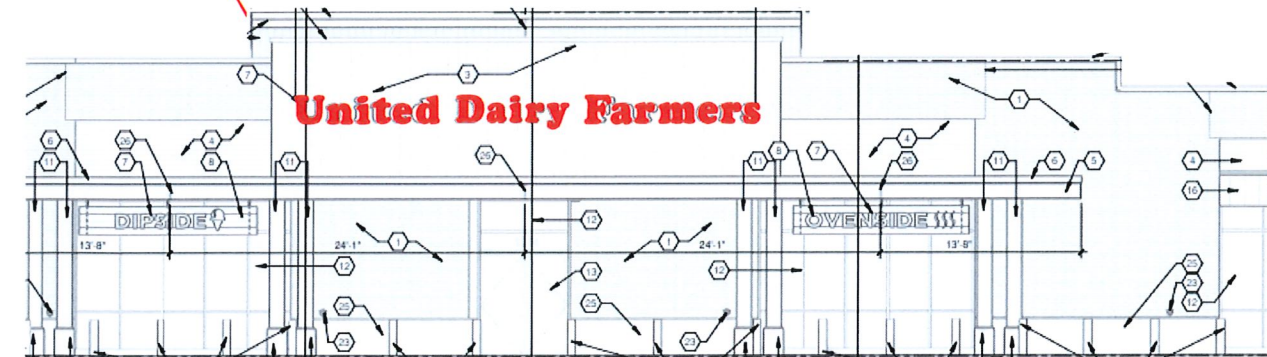
**United Dairy Farmers**

PROPOSED SIGN ELEVATION  
SCALE: 3/16" = 1'-0"

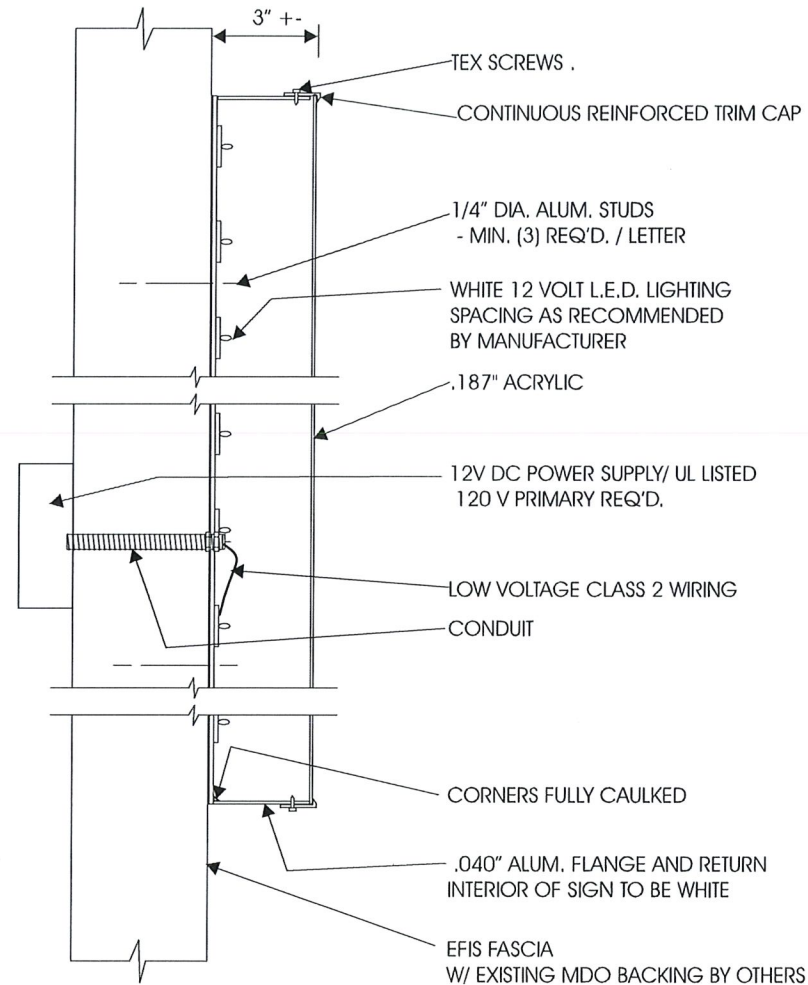
PROPOSED SIGNS  
(2) TYP.



PROPOSED BUILDING ELEVATION SOUTH  
SCALE: NTS



PROPOSED BUILDING ELEVATION NORTH  
SCALE: NTS



VERTICAL SECTION (THRU LETTERS)  
SCALE: 1 1/2" = 1'-0"

- 1) TEX SCREWS .
- 2) CONTINUOUS REINFORCED TRIM CAP
- 3) 1/4" DIA. ALUM. STUDS - MIN. (3) REQ'D. / LETTER
- 4) WHITE 12 VOLT L.E.D. LIGHTING SPACING AS RECOMMENDED BY MANUFACTURER
- 5) .187" ACRYLIC
- 6) 12V DC POWER SUPPLY/ UL LISTED 120 V PRIMARY REQ'D.
- 7) LOW VOLTAGE CLASS 2 WIRING
- 8) CONDUIT
- 9) CORNERS FULLY CAULKED
- 10) .040" ALUM. FLANGE AND RETURN INTERIOR OF SIGN TO BE WHITE
- 11) EFIS FASCIA W/ EXISTING MDO BACKING BY OTHERS

**SPECIFICATIONS**

- 1) ALL ELECTRICAL WORK, DESIGN AND INSTALLATION MUST BE IN COMPLIANCE WITH THE 2017 NEC-NFPA 70 PER SECTION 2703.01 2018 KBC
- 2) SIGNS SHALL BE LISTED AND INSTALLED IN CONFORMANCE WITH 2017 NEC-NFPA 70 (PER SECTION 6003.3)
- 3) SIGN SHALL BEAR THE MANUFACTURER'S MARKINGS ( HLS) AND SHALL BE MAINTAINED BY HLS
- 4) ACRYLIC FACES SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED SIGN LETTER WT. = < 5#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM SHEET SHALL BE 5052 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER

**DESIGN LOADS**

2018 KBC (SECTION 107.1)  
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH  
WIND EXPOSURE C  
DESIGN WIND PRESSURE = 25.3 PSF  
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS



SCALE: NOTED

APPROVED BY:

DRAWN BY: Rct

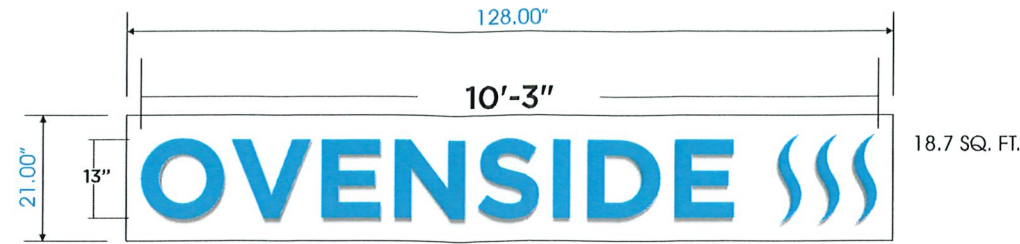
DATE: 10-6-22

REVISED:

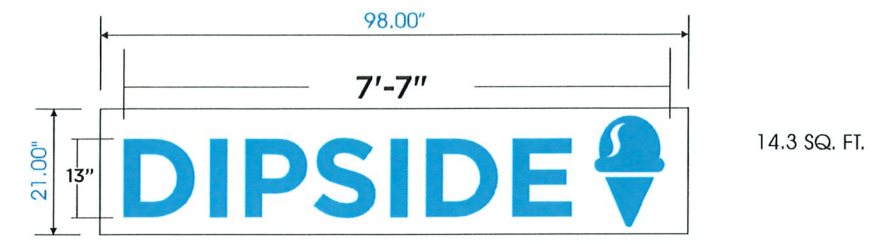
PROPOSED WALL SIGN  
(ON STOREFRONT ELEVATION)

UNITED DAIRY FARMERS  
RT 42 & SWEET HARMONY LANE UNION KY

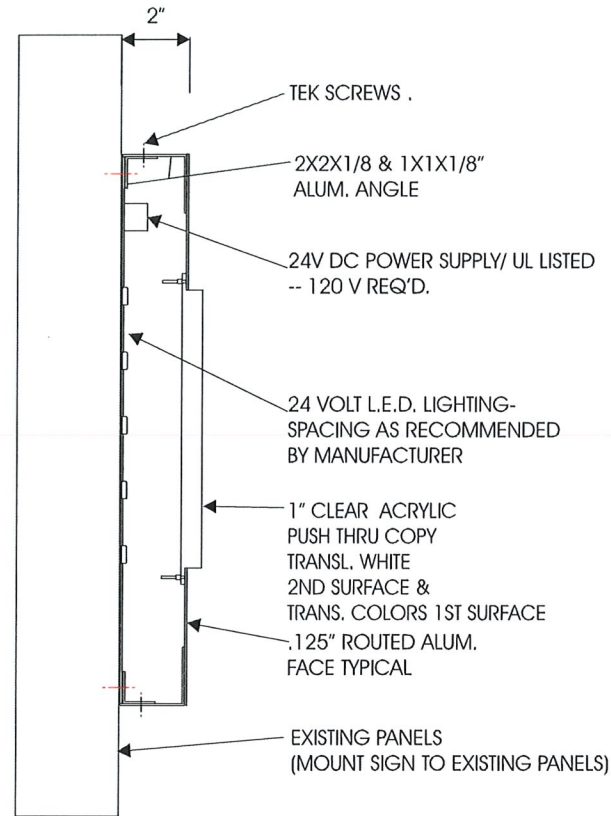
DRAWING NUMBER  
0371-2



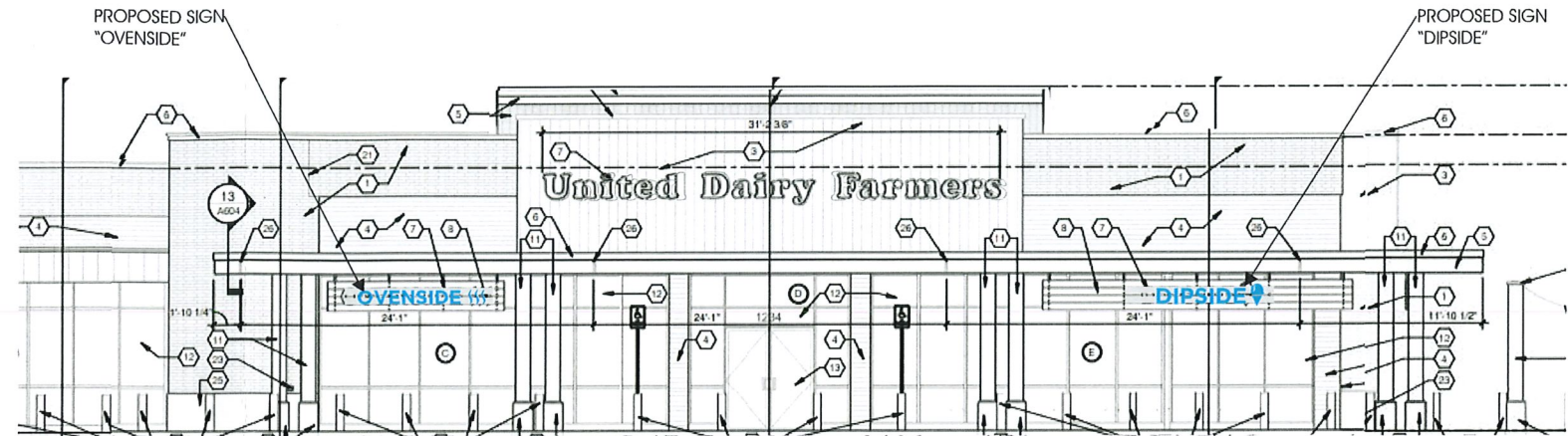
**SIGN ELEVATION**  
SCALE: 3/8" = 1'-0"



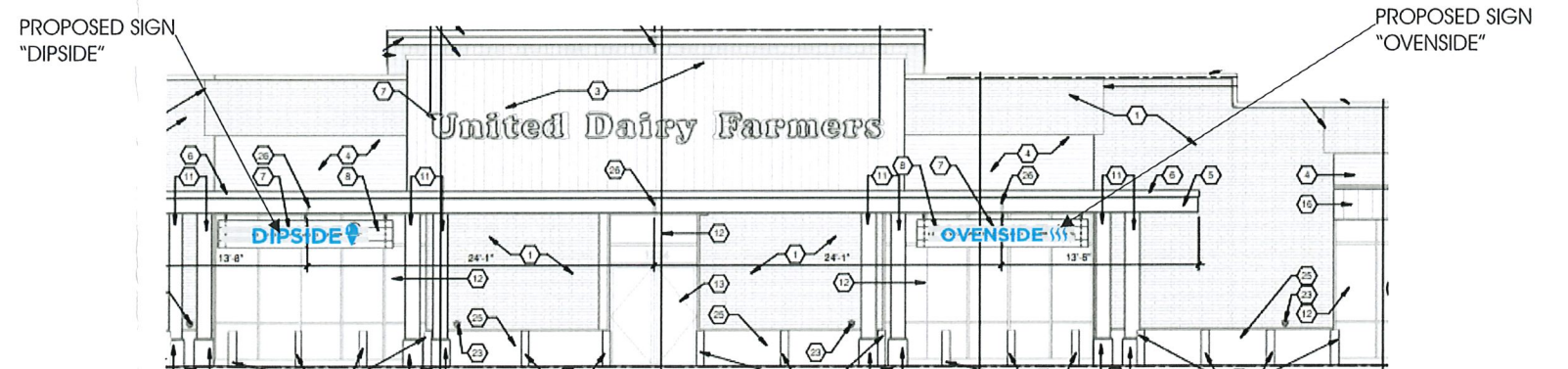
**SIGN ELEVATION**  
SCALE: 3/8" = 1'-0"



**SECTION THROUGH SIGN**  
SCALE: NTS



**PROPOSED BUILDING ELEVATION SOUTH**  
SCALE: NTS



**PROPOSED BUILDING ELEVATION NORTH**

**SPECIFICATIONS**

- 1) ALL ELECTRICAL WORK, DESIGN AND INSTALLATION MUST BE IN COMPLIANCE WITH THE 2017 NEC-NFPA 70 PER SECTION 2703.01 2018 KBC
- 2) SIGNS SHALL BE LISTED AND INSTALLED IN CONFORMANCE WITH 2017 NEC-NFPA 70 (PER SECTION 6003.3)
- 3) SIGN SHALL BEAR THE MANUFACTURER'S MARKINGS ( HLS ) AND SHALL BE MAINTAINED BY HLS
- 4) ACRYLIC FACES SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED SIGN WT. = < 150#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINUM SHEET SHALL BE 5052 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER

**DESIGN LOADS**

2017 OBC  
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH  
WIND EXPOSURE C  
DESIGN WIND PRESSURE = 25.3 PSF  
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS



SCALE: NOTED	APPROVED BY:	DRAWN BY: Rct
DATE: 7-27-23		REVISED: 9-25-23

**PROPOSED WALL SIGNS**  
(ON EXISTING TRELLIS)

UNITED DAIRY FARMERS RT 42 & SWEET HARMONY LANE UNION KY	DRAWING NUMBER 0371-4
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CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
City of Union  
1843 Bristow Dr  
Union, KY 41091
  
2. ADDRESS OF PROPERTY  
9520 Union Promenade  
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
United Dairy Farmers
  
4. DEED BOOK 1193                      PAGE NO. 533                      GROUP NO. 2047
  
5. TYPE OF RESTRICTION(S) (Check all that apply)  
  
 Zoning Map Amendment:  
    From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
  
 Development Plan     Conditional Zoning  
  
 Subdivision Plat  
    (Not Recorded)     Other:  
  
 Variance (3)
  
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

Steven C. Lilly, Planner  
\_\_\_\_\_  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

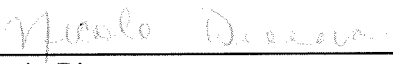
Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone  
County Planning Commission this 6<sup>th</sup> day of December, 2023.

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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  
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.)