

07-2MA-616-A

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

MAY 3 2007

(See Boone County
Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project ST. LUKE HOSPITAL - WEST
- 2. Location of Project 7380 TURFWAY RD FLORENCE KY
- 3. Total Acreage of Site 24 ACRES
- 4. Current Zoning of Site _____
- 5. Proposed Zoning (Classification being requested) DEVELOP A SPECIAL
- 6. Proposed Uses (please specify each use) SIGN DISTRICT FOR THE
HOSPITAL FACILITY
- 7. Names of Applicant(s) MIKE CASSEY FOR ATLANTIC SIGNS INC
Phone Number 859-466-2894 Fax No. 859-586-4146
- 8. Address of Applicant(s) 2328 FLORENCE AVE
CINT OHIO 45206
City State Zip
- 9. Name of Property Owner(s) KIM PILGER, TURFWAY LTD PARTNERSHIP
Phone Number 859-572-8167 Fax No. 859-572-3781
- 10. Address of Property Owner(s) 85 N. GRAND AVE
FT. THOMAS KY 41075
City State Zip
- 11. Proposed Building Intensities (please specify) _____

- 12. Are there any existing buildings on the site? YES
How many? 6
- 13. Deed Book 410 Page No. 279 Group No. 2027

- 14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance

- 15. Have you submitted a Concept Development Plan? _____
- 16. Have you had a pre-application meeting with BCPC Staff? YES

17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water District
- _____ Florence Public Services Dept.
- _____ Duke Energy
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen Electric Cooperative, Inc.
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

(over)

EXHIBIT

“A”

STAFF REPORT

Request of **Mike Cassedy for Atlantic Signs, Inc. (applicant)** for **Kitty Pilger, Turfway Ltd. Partnership (owner)** for a Zoning Map Amendment for a Special Sign District for a 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

June 27, 2007

REQUEST

This is a request for a Special Sign District for St. Luke Hospital West located at 7380 Turfway Road in Florence. The property is located in the Houston-Donaldson Study Area and is currently subject to the Houston-Donaldson Special Sign District and the Houston Donaldson Design Review process. The request includes provisions for 1 primary monument-style sign at the corner of Turfway and Houston; 3 secondary monument-style signs (2 on Turfway Road and 1 on Houston Road), and 34 directional monument-style signs located internally throughout the site. Elevations and dimensions for each of the three sign types are attached to this report.

SITE HISTORY

- 1979** Booth Hospital opens at 7380 Turfway Road.
- 1988** Houston-Donaldson Study adopted. Included in the study was the Houston-Donaldson Special Sign District.
- 1989** St. Luke Hospitals purchases Booth Hospital in Florence from the Salvation Army and renames the facility St. Luke Hospital West.
- 1990** The main entrance into the hospital shifted from Turfway Road to the newly built Houston Road extension. A secondary access remains on Turfway Road.
- 1992** Houston-Donaldson Study updated and adopted. This included a refining of the Houston-Donaldson Special Sign District.
- 2007** Design Review for a monument sign approved on Turfway Road frontage replacing a sign taken by road widening. This sign (now existing) is included in the proposal as a Secondary Sign.

SITE CHARACTERISTICS

The 24-acre St. Luke Hospital West site is located in the south-east quadrant of the Turfway Road and Houston Road intersection. In addition to the main hospital, the site includes the Turfway Professional Center, a few smaller unattached hospital buildings, a helicopter landing pad, and several parking lots.

ADJACENT LAND USES AND ZONING

The subject property is zoned PF/PD and is bound to the south-east by Extended Stay America (zoned O-2/PD/CD) and Interstate 71/75. Bigg's and Ashley Quarters are to the north-east along Houston Road and zoned C-2/PD/CD. Across Houston Road to the north-west is Target and its outlots as well as Karlo's and O'Charley's (all zoned C-2/PD/CD). To the south-west across is Turfway Road and zoned O-2/PD are Cracker Barrel, Rafferty's, and Applebee's restaurants as well as the Commonwealth Hilton.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan 2030 Future Land Use Map designates the majority of the site as Public/Institutional (P) uses with a small amount of Commercial (C) on the northwest corner of the property and a strip along the northeastern property line of Rural Lands (RL).

The Future Land Use Development Guidelines section of the Land Use Element (p. 142) mentions that *"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 motorist 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 or corridor."*

The Public Facilities Element of the Comprehensive Plan (p. 120) states the following about the St. Luke Hospital West campus: *"Major expansions, including medical office facilities will be needed in the future."*

RELATIONSHIP TO THE HOUSTON-DONALDSON STUDY

The Individual Site Analysis And Recommendation section of the Houston-Donaldson Study states the following (p. 34) regarding the site in question (Site 13, St. Luke West & Church Site): *"The existing hospital and medical office uses are recommended to continue and expand. New types of medical services and hospital facilities are encouraged on the site. Such uses may be permitted to undergo the short review process, but must address the Site Design section standards."*

SPECIAL SIGN DISTRICTS

Section 3440 of the Boone County Zoning Regulations allows for legislative units to establish a special sign district upon recommendation of the Planning Commission. The purpose of a special sign district is to allow an applicant to create sign standards for a specific district and "to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the county and to better achieve county-wide policies for growth and development."

As mentioned earlier, this property is already subject to the Houston-Donaldson Special Sign Regulations (**Section 3442** of the Boone County Zoning Regulations).

STAFF COMMENTS


1. This request for a special sign district is necessary due to the fact that several signs do not meet the existing minimum requirements of the Houston-Donaldson Special Sign Regulations. They are as follows:
 - A. This request calls for a total of 4 monument signs where the existing Houston-Donaldson Special Sign District would only permit 2 (1 for each road frontage);
 - B. The height of the lone primary sign is shown at 16' whereas the Houston-Donaldson Special Sign District limits the height of monument signs to 8' above the grade of the street centerline. The existing secondary sign (approved in Jan. 2007) is 12' 2" in height and sits on land approximately 3' above the street centerline grade;
 - C. In the Houston-Donaldson Special Sign District, directional signs are limited to 4 square feet in size. The area of the directional signs proposed is 9.75 square feet.
2. Staff would like clarification as to the future status of the existing signs currently located throughout the site. When new signs are installed, the existing signage should be removed.
3. As mentioned in the Houston-Donaldson Study, the site will continue to expand and change service locations. Staff recommends condition language that would allow the same type of directional signs proposed in this request to be used in similar circumstances should the site layout change due to future development or redevelopment. This would include directional signs being relocated or added at any intersection along the main internal drives (or any change in vehicular direction) to make it clear how to get to a desired destination.
4. Staff recommends that the governing bodies review the monument sign cosmetics and location criteria for directional signage now so that future design review applications through the Technical/Design Review Committee would not be required thus avoiding multiple, repetitive reviews (sign permits would still be required).
5. This Special Sign District only addresses monument-style signs. All building-mounted signage must continue to meet the conditions of the Houston-Donaldson Special Sign Regulations in the Houston-Donaldson Study and are subject to the Design Review process.

6. The uniqueness of this site and its campus-like environment warrant clear and easy-to-read signs to assist in getting into and navigating within the site. The current inventory of signs existing on the site are not consistent with each other and do not promote safe path-finding. Due to the nature of the business, the purpose of the proposed signage district is not to "advertise" but rather to direct vehicular traffic to particular locations into and within the site.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms of the three criteria necessary for approving a Zoning Map Amendment. Section 3440 (Special Sign Districts) of the Boone County Zoning Regulations should also be consulted. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,

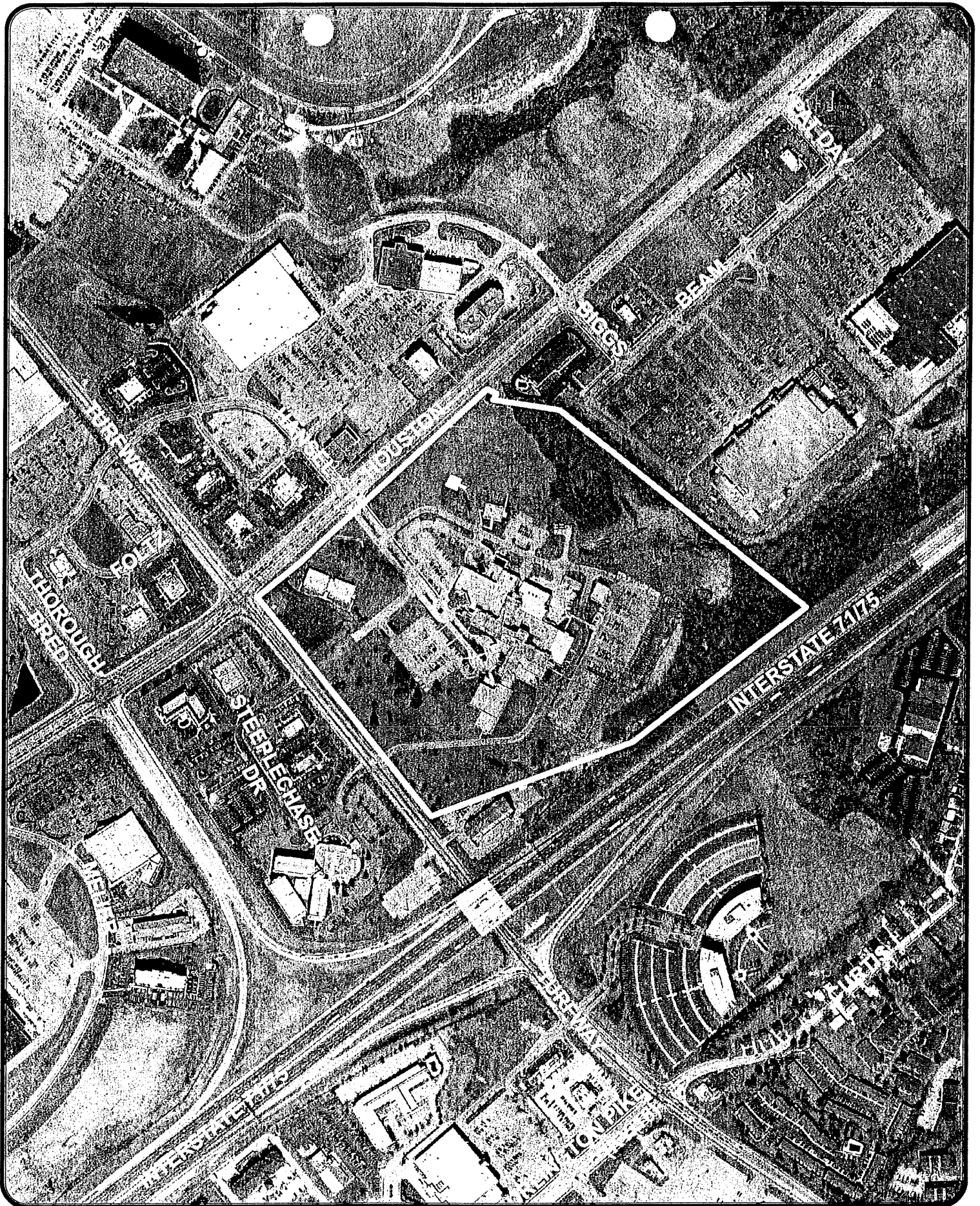


Robert A. Jonas, AICP
GIS Specialist

RAJ/pr

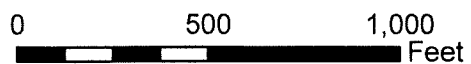
Attachments

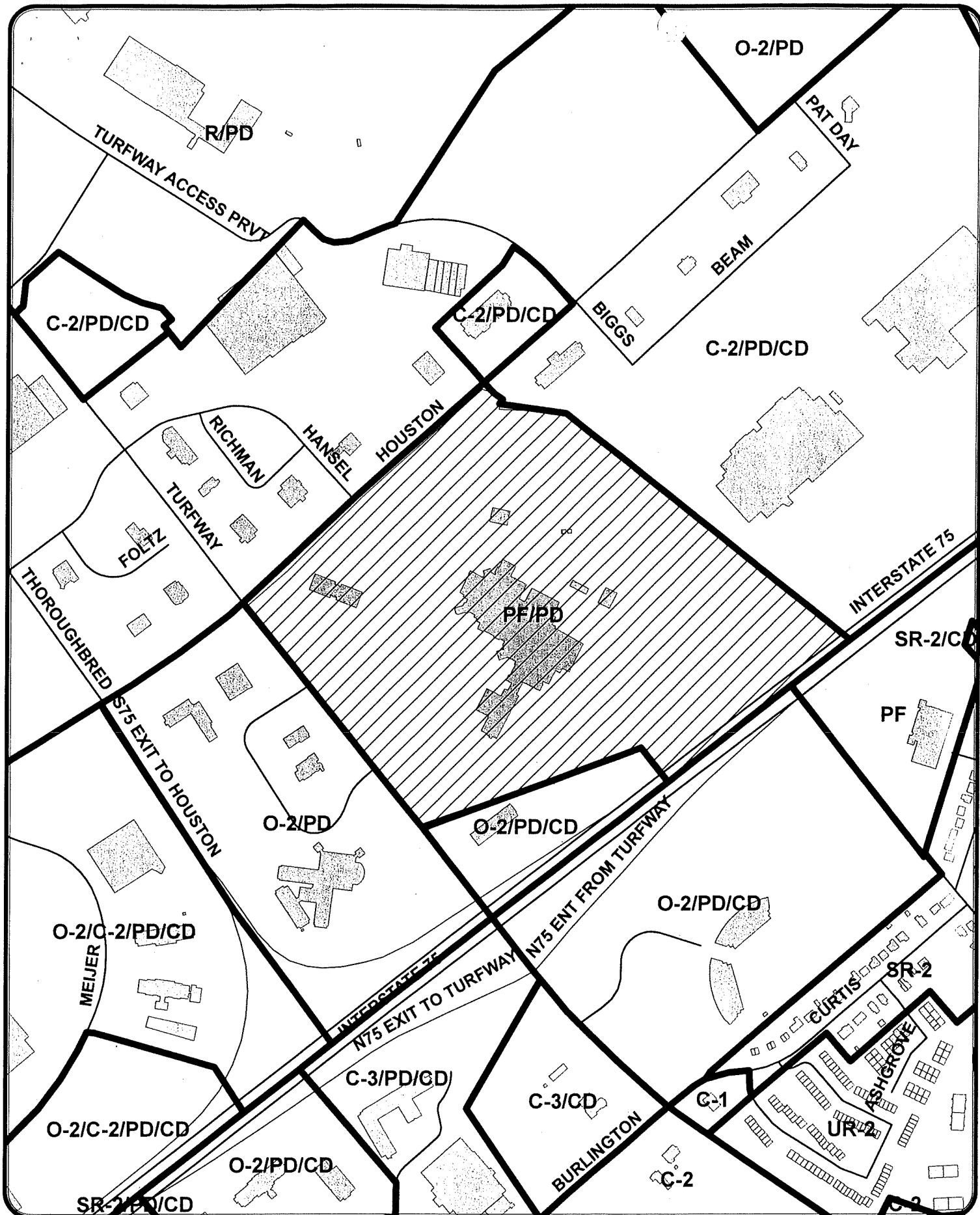
- 2004 Aerial/Location Map
- Zoning
- Future Land Use
- Sign Location Map
- Sign Spec Sheets
- Application



ST. LUKE HOSPITAL WEST - 2004 AERIAL/LOCATION MAP

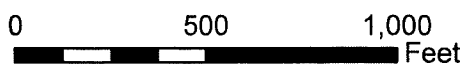
Boone County Planning Commission
Planning Services Division (2007)





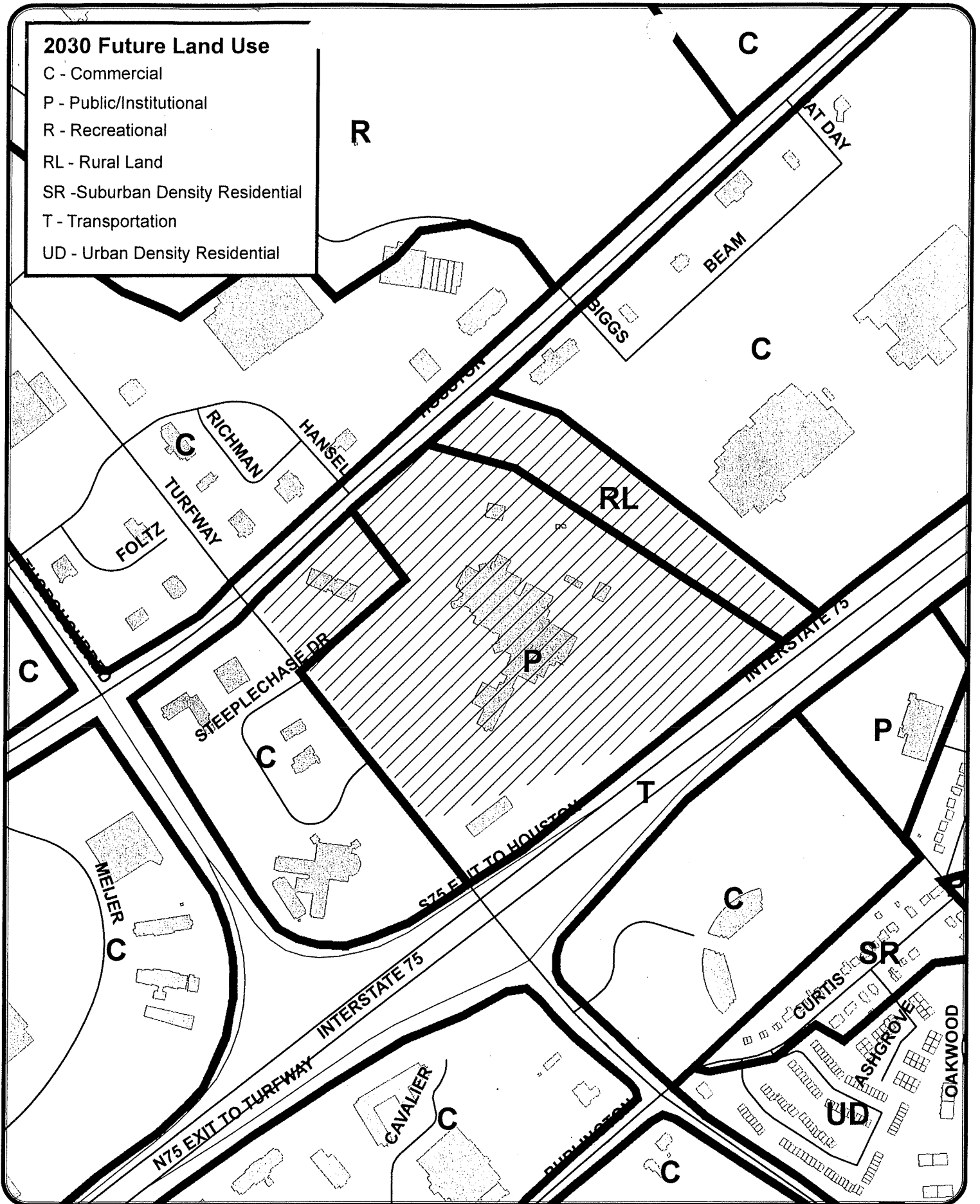
ST. LUKE HOSPITAL WEST - ZONING

Boone County Planning Commission
 Planning Services Division (2007)



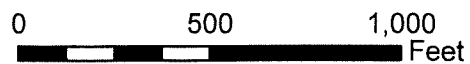
2030 Future Land Use

- C - Commercial
- P - Public/Institutional
- R - Recreational
- RL - Rural Land
- SR -Suburban Density Residential
- T - Transportation
- UD - Urban Density Residential

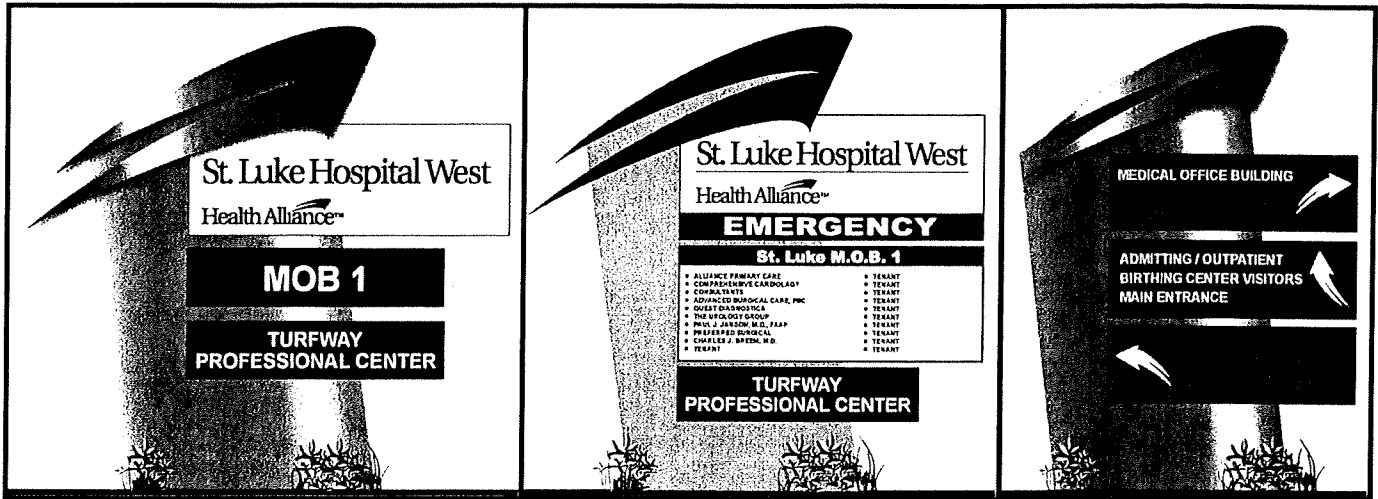


ST. LUKE HOSPITAL WEST - 2030 FUTURE LAND USE

Boone County Planning Commission
 Planning Services Division (2007)



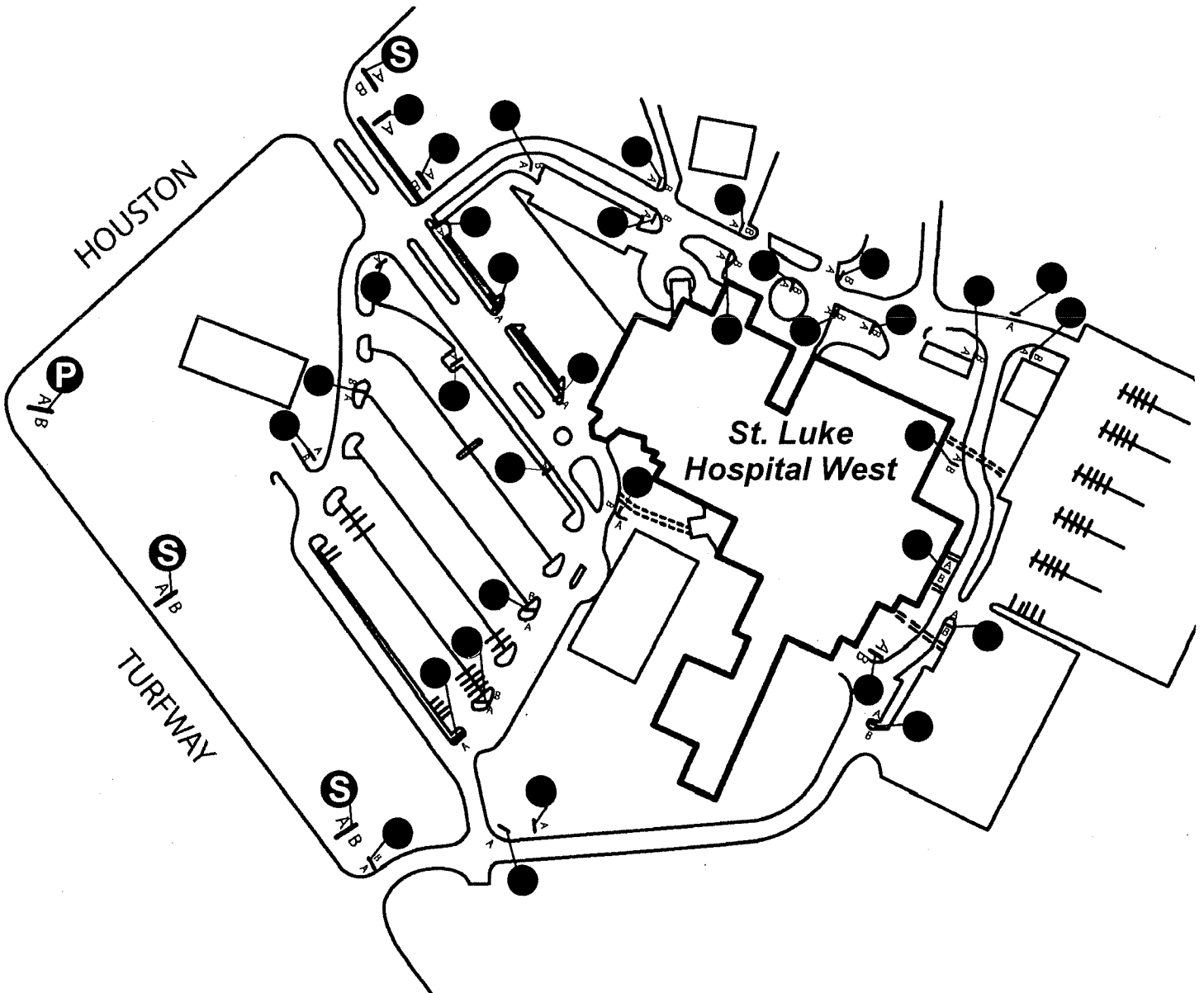
SIGN LOCATION MAP



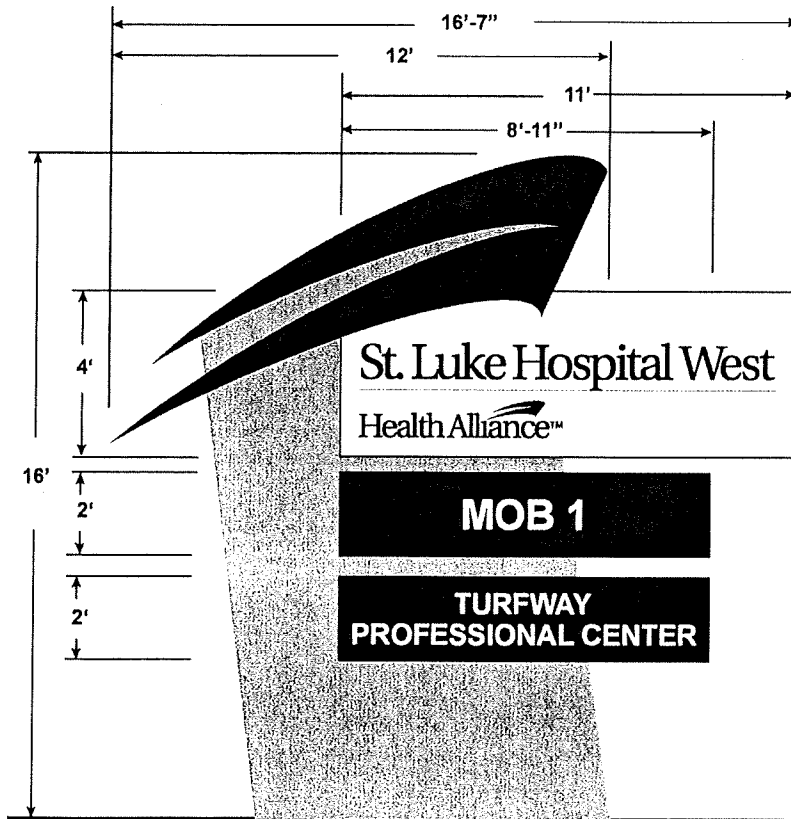
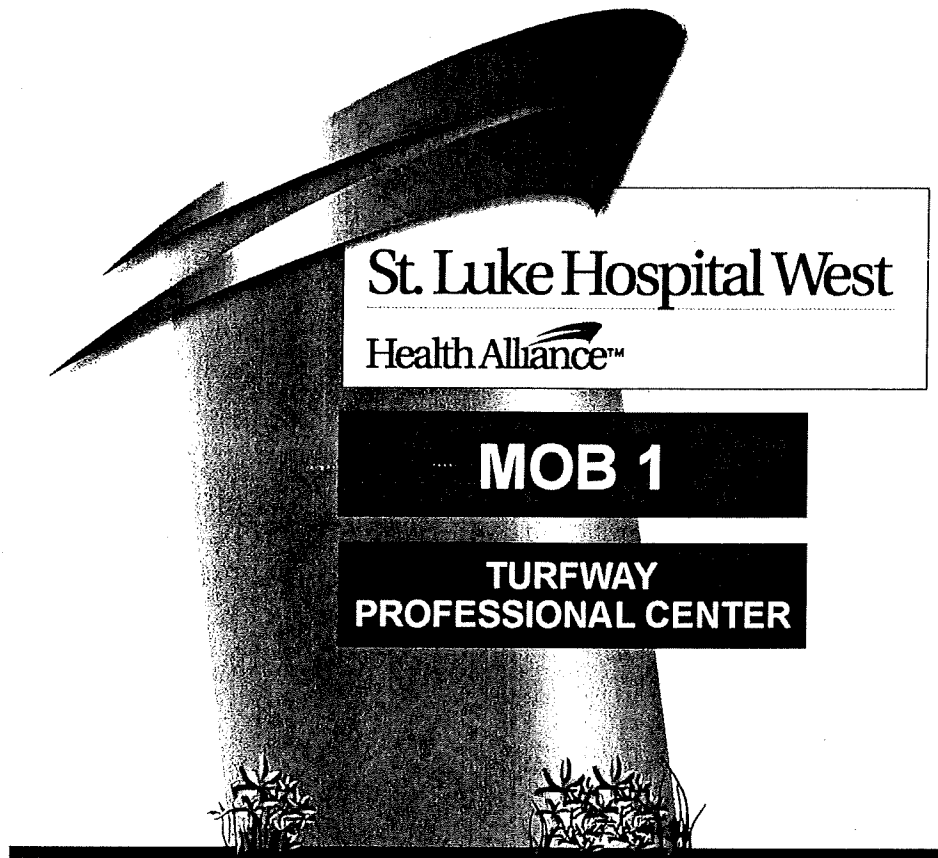
P PRIMARY (1)

S SECONDARY (3)

● DIRECTIONAL (34)



PRIMARY SIGNAGE



MAIN BODY

- Fabricated aluminum, min. .125
- Acrylic polyurethane paint finish, Brushed Aluminum
- "Swoosh" to be rolled to radius shown on top view

TENANT PANELS

- Fabricated aluminum, min. .080
- Acrylic polyurethane paint Finish, gloss
- White vinyl is reflective grade
- Black vinyl to be high performance grade
- All blue to match PMS 179, gloss

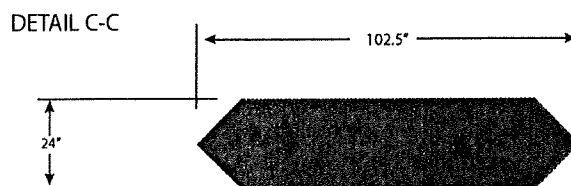
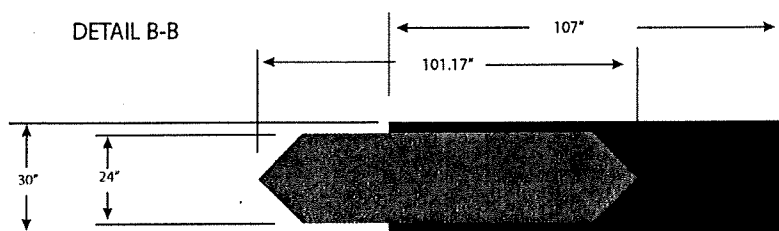
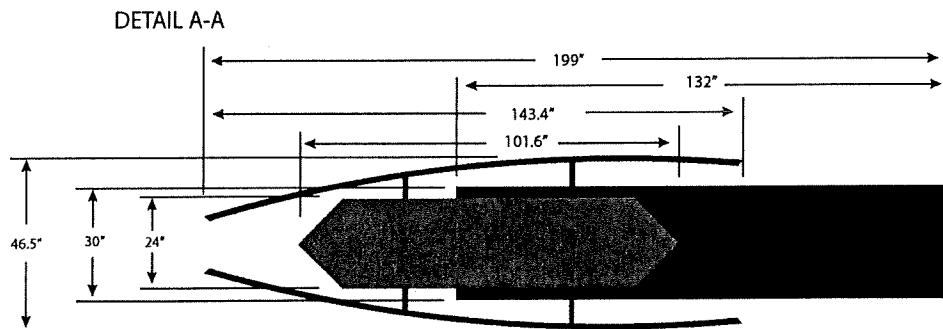
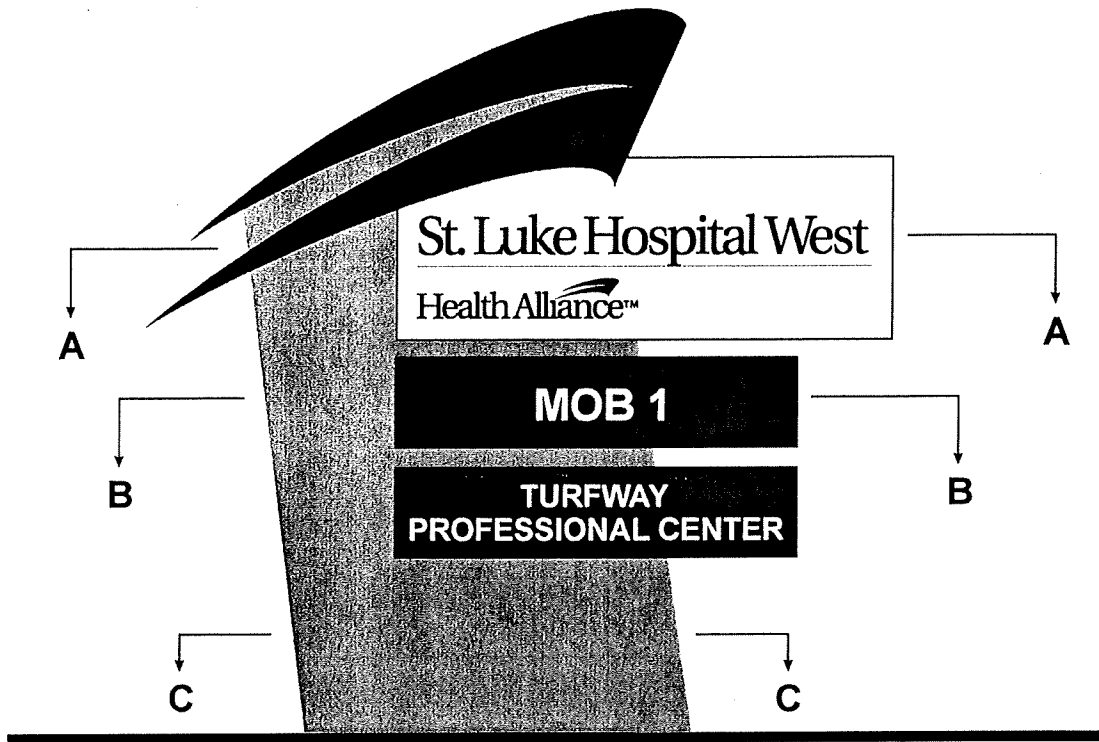
ILLUMINATION

- External illumination by means of (3) HID ground fixtures per side
- Fixtures to be 250wt M.H.

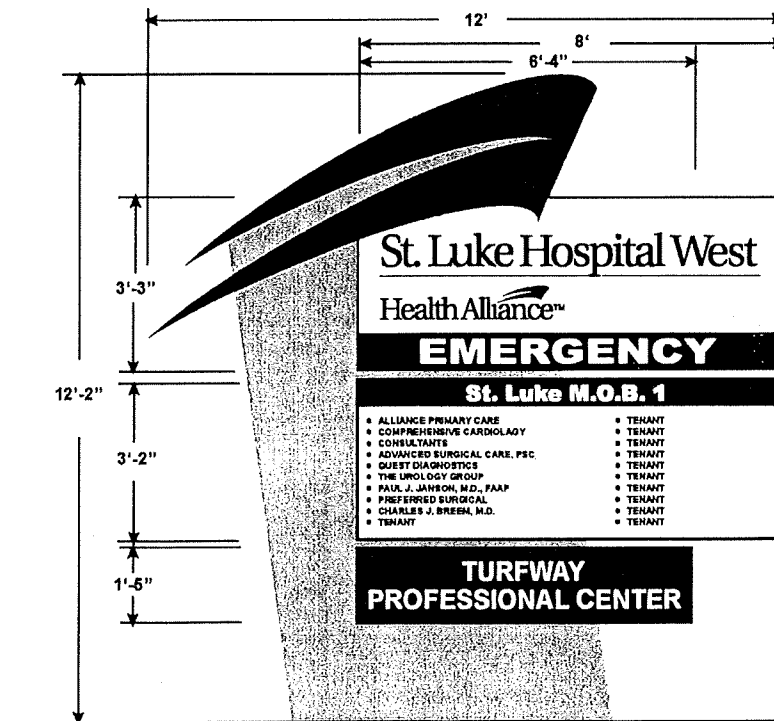
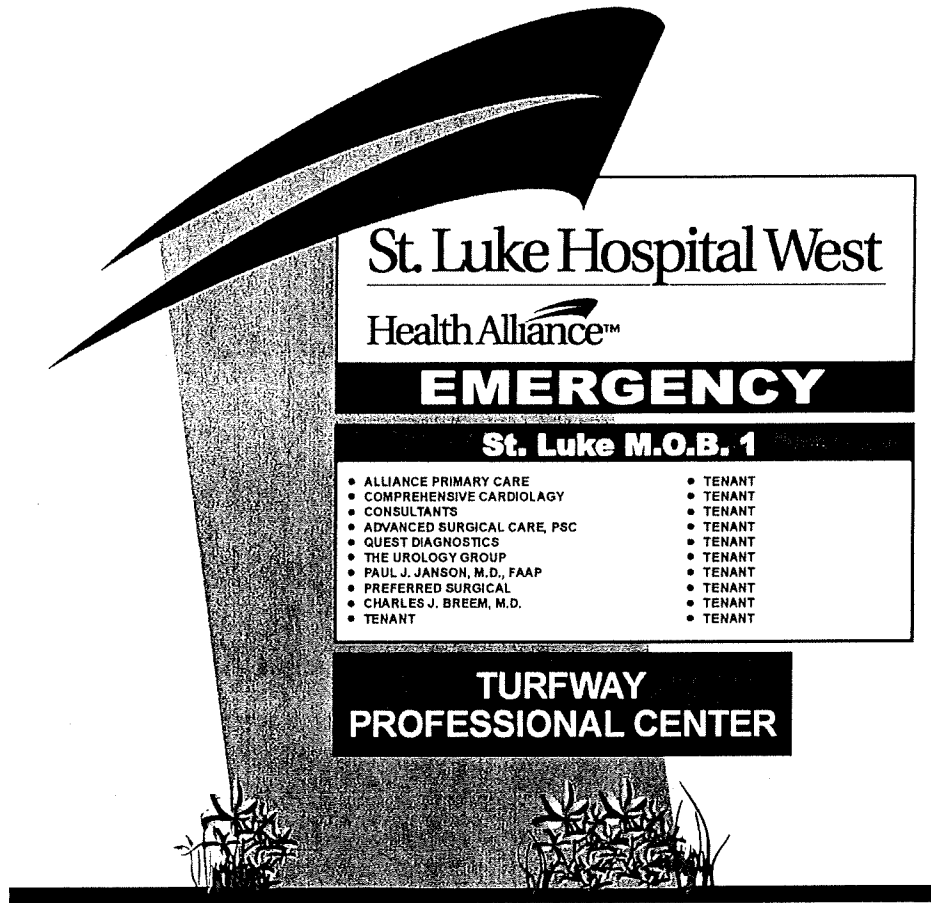
INSTALLATION

- Concrete foundation to be poured and flush to grade
- Direct burial method for sign attachment

PRIMARY SIGNAGE (continued)



SECONDARY SIGNAGE



MAIN BODY

- Fabricated aluminum, min. .125
- Acrylic polyurethane paint finish, Brushed Aluminum
- "Swoosh" to be rolled to radius shown on top view

TENANT PANELS

- Fabricated aluminum, min. .080
- Acrylic polyurethane paint Finish, gloss
- White vinyl is reflective grade
- Black vinyl to be high performance grade
- All blue to match PMS 179, gloss

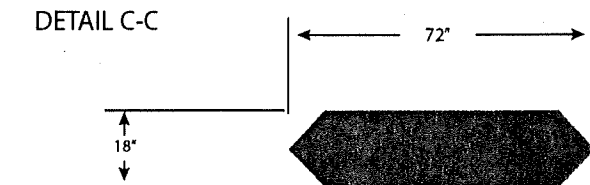
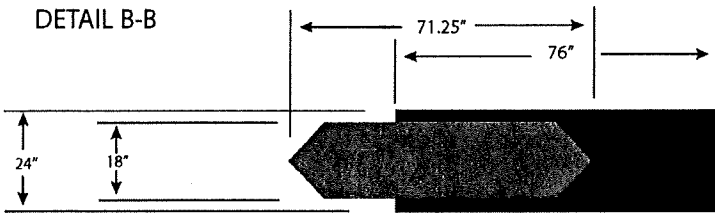
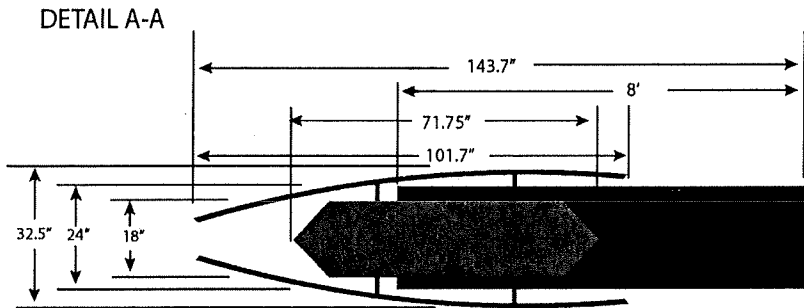
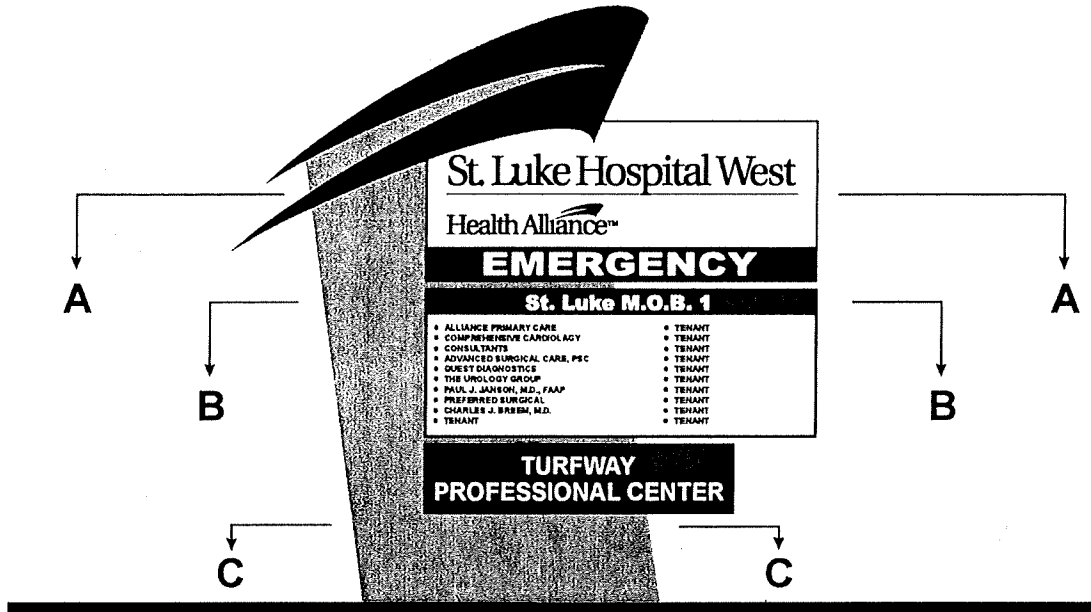
ILLUMINATION

- External illumination by means of (2) HID ground fixtures per side
- Fixtures to be 250wt M.H.

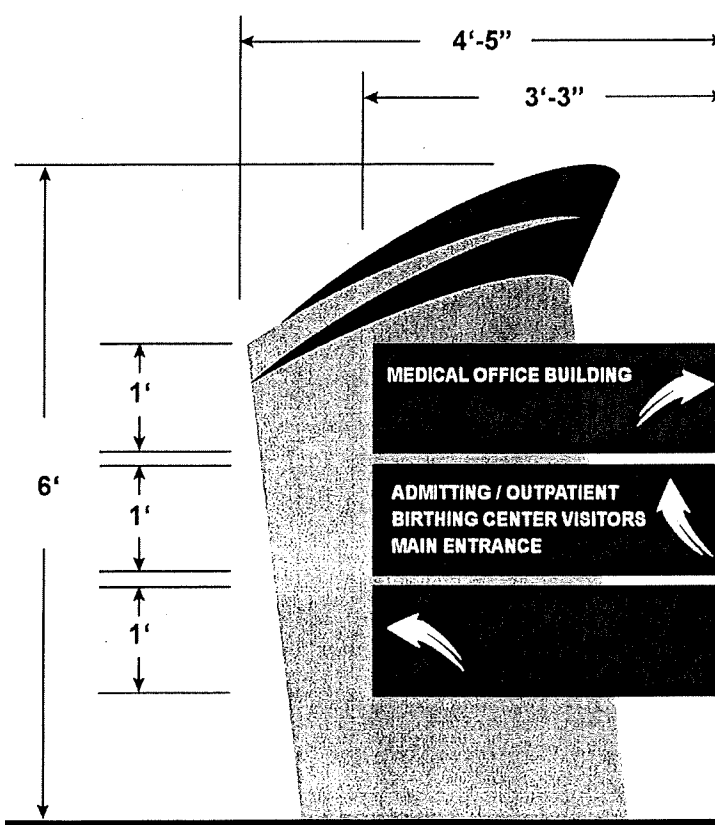
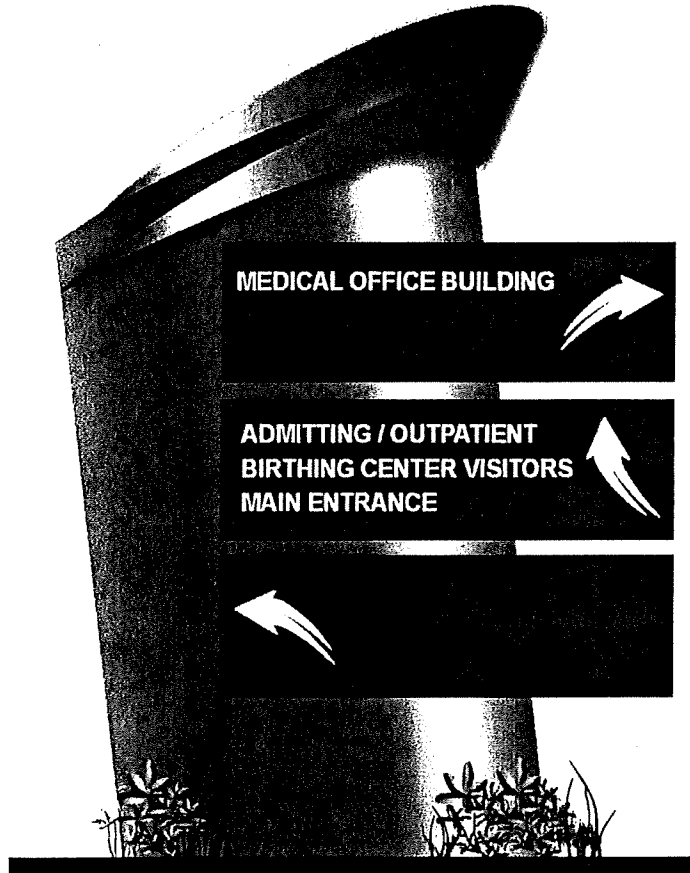
INSTALLATION

- Concrete foundation to be poured and flush to grade
- Direct burial method for sign attachment

SECONDARY SIGNAGE (continued)



DIRECTIONAL SIGNAGE



MAIN BODY

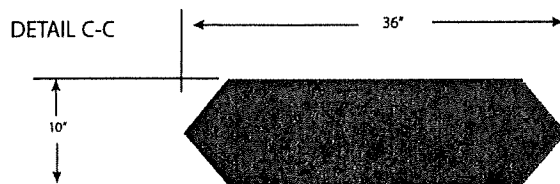
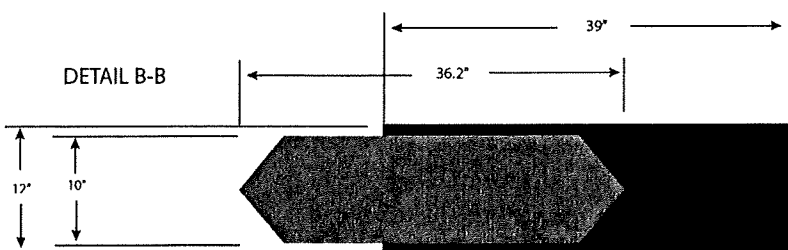
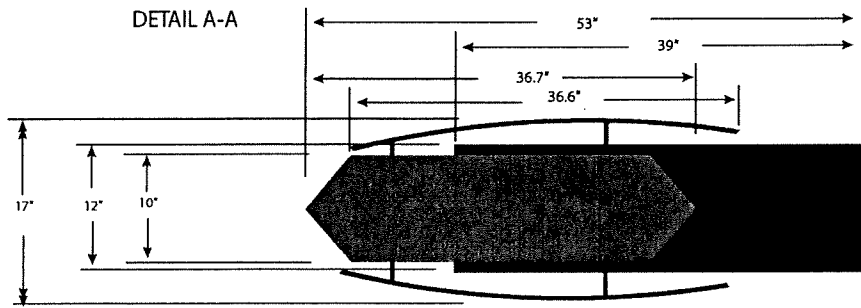
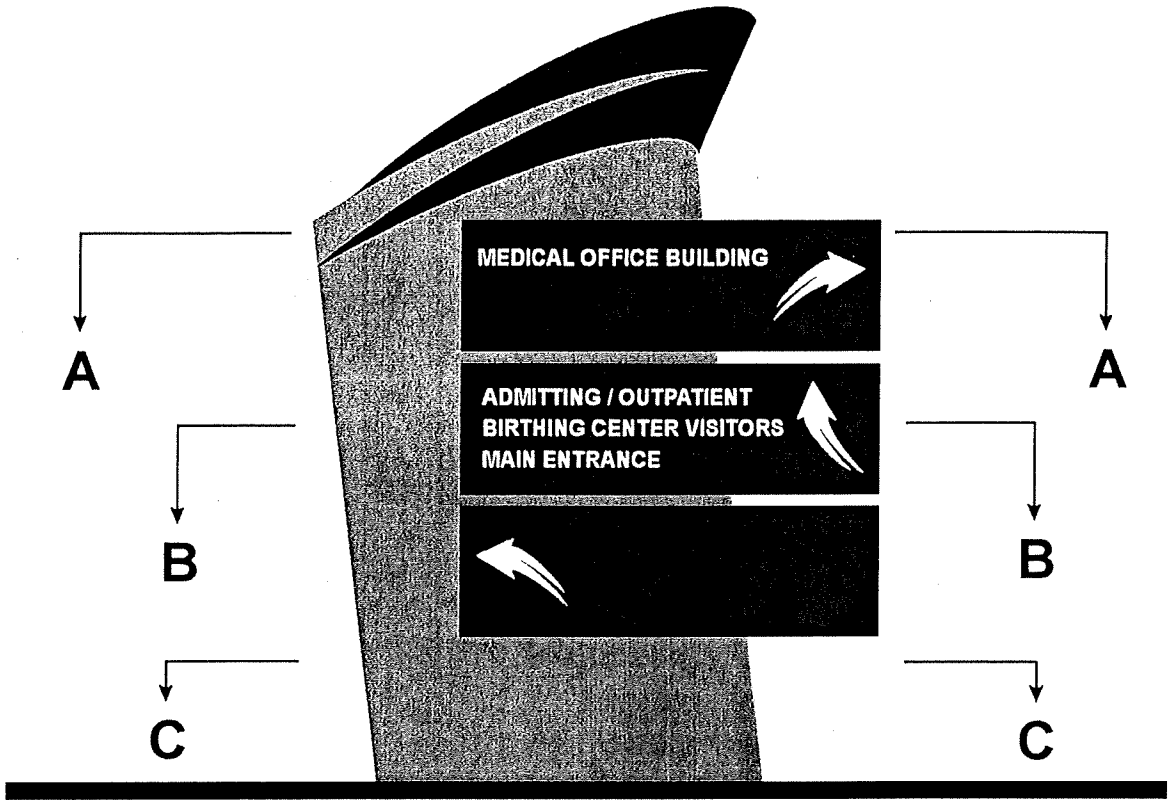
- Fabricated aluminum, min. .080
- Acrylic polyurethane paint finish, Brushed Aluminum

DIRECTIONAL PANELS

- Fabricated aluminum, min. .063
- Acrylic polyurethane paint Finish, matte
- White reflective vinyl copy & graphics
- Up to a maximum of (4) panels per sign

NO ILLUMINATION

DIRECTIONAL SIGNAGE (continued)



APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

MAY 3 2007

(See Boone County
Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project ST. LUKE HOSPITAL - WEST
2. Location of Project 7380 TURFWAY RD FLORENCE KY
3. Total Acreage of Site 24 ACRES
4. Current Zoning of Site _____
5. Proposed Zoning (Classification being requested) DEVELOP A SPECIAL
6. Proposed Uses (please specify each use) SIGN DISTRICT FOR THE
HOSPITAL FACILITY
7. Names of Applicant(s) MIKE CASSEY FOR ATLANTIC SIGNS INC
8. Phone Number 859-466-2894 Fax No. 859-586-4146
9. Address of Applicant(s) 2328 FLORENCE AVE
CINT OHIO 45206
City State Zip
10. Name of Property Owner(s) KIM PALGER, TURFWAY LTD PARTNERSHIP
11. Phone Number 859-572-3167 Fax No. 859-572-3781
12. Address of Property Owner(s) 85 N. GRAND AVE
FT. THOMAS KY 41075
City State Zip
13. Proposed Building Intensities (please specify) _____
14. Are there any existing buildings on the site? YES
15. How many? 6
16. Deed Book 410 Page No. 279 Group No. _____
17. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
18. Have you submitted a Concept Development Plan? _____
19. Have you had a pre-application meeting with BCPC Staff? YES
20. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water District
- Florence Public Services Dept.
- Duke Energy
- Sanitation District #1
- Cincinnati Bell
- Owen Electric Cooperative, Inc.
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

(over)

**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

- Boone County Building Department
- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: _____

18. Project Jurisdiction/Location
 Unincorporated Boone County Walton Union
 Florence

19. Applicant's Signature Mike Parody for Atlantic Signs, Inc
Property Owner's Signature Kurtzge D. Sgt Director Vol. Serv & Special Projects

SECTION B (To be completed by BCPC Staff)

- 1. Date Received 5-3-07
- 2. Review Fee 2101.70 REF 53303
- 3. Check what has been submitted:
 - Application
 - Fee
 - Legal Description
 - Concept Development Plan
 - Address of Adjoining Property Owners
 - Number of copies of plan received**
- 4. Is application complete? _____ Yes _____ No
- 5. Staff Reviewer _____
- 6. Committee Chairman _____
- 7. Scheduled Public Hearing Date _____
- 8. Boone County Planning Commission Action:
 - Approval
 - Approval with Conditions
 - Denial
- 9. Other: _____

**** Five (5) Copies Are Required**

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

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

Public Hearing Item No. 3:

Commission Members Present: Mrs. Arnett – Secretary/Treasurer, Mr. Breetz, Mr. Carmichael, Mr. McMillian, Mr. Charlie Reynolds, Mr. Patrick Reynolds, Mr. Rolfsen, and Mr. Schwenke.

Staff Members Present: Ms. Jan Hancock, Recording Secretary; and Mr. Robert Jonas, AICP, GIS Specialist.

Legal Counsel Present: Mr. Dale Wilson

3. **Applicant:** **Mike Cassedy for Atlantic Signs for Kitty Pilger, Turfway Ltd. Partnership (owner)**

Request: **Zoning Map Amendment for Special Sign District**

The request of Mike Cassedy for Atlantic Signs, Inc. (applicant) for Kitty Pilger, Turfway Ltd. Partnership (owner) for a Zoning Map Amendment for a Special Sign District for 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

Staff Member Robert Jonas presented the Staff Report which included a Power Point presentation (see Staff Report).

Mrs. Arnett asked for the applicant's presentation.

Mr. Mike Cassedy, representing St. Luke Hospital on behalf of Atlantic Sign Company, stated that Staff has been very helpful to them in regard to this request for Special Sign District. The plan has been three years in the making. He stated that all of the existing signs on the property will be removed. He stated that they are trying to create a campus-type feel. The five existing signs along Turfway Road and Houston Road will be replaced with four signs. The sign between the main sign and the last sign on Turfway Road is currently not needed and will not be put up at this time – but with the development of the campus, it may be needed in the future and they want to have it available. He stated that once this Special Sign District is established, it becomes its own entity and they will not be as concerned with the Houston-Donaldson Study Sign District requirements. In response to Staff Comment #1. B., he stated that they could not put up a sign that is two feet above the street elevation. He stated that they anticipate another medical office building to be located next to Medical Office Building #1. He stated that, per the agreement between the hospital and the Doctors' Association,

there had to be a sign listing all of the doctors. He presented the sign that lists the doctors – which is difficult to read and not the way he would have preferred to do it – but they are required to list the doctors. He reviewed the secondary signs and stated that they will probably not list Medical Office Building #1 on the Houston Road sign. It is anticipated that there will be a Medical Office Building #2 and it will be covered by the sign area they have. He stated that the signs are externally illuminated to allow flexibility in making changes to the copy. St. Luke Hospital is trying to divorce itself from the Health Alliance, which may be three to five years away, and alterations would have to be made to the signs. The parameters (height and square footages) of the signs would remain the same when those alterations are made. There are 34 directional signs within the campus. They worked through where the directional signs would be located and the copy on those signs in order to get people to the Emergency Department, Women's Health Care, etc. He stated that people do not just go through the main entrance and to get to the correct department – there are ten or twelve different entrances into the hospital besides Shipping & Receiving. He stated that there is not a single Site Plan of the campus because of all the changes the hospital has gone through over the years. He stated that hospitals are in competition and keep increasing their services. Some of the existing signs were there when Booth Hospital started and they are trying to clean up the signage and put it into one sign program. He stated that Bethesda North has a nice sign program and St. Luke Hospital would like to be able to do the same thing. St. Luke is an older hospital and they can improve the image of the hospital. This concluded the applicant's presentation.

There being no one else present in the audience, Mrs. Arnett asked if there were any comments or questions from the Commissioners.

Mr. Charlie Reynolds stated that it is important for people to have clear identification of where they are going and he is not opposed to the number of directional signs. He was on the Committee and voted in favor of the existing sign on Turfway Road – but after seeing the sign, he does not like it. He stated that the sign listing the tenants of the Medical Office Building is a hazard because people will be trying to read the names. He stated that there has been a lot of information about St. Luke divorcing itself from the Health Alliance and aligning with St. Elizabeth Hospital. He stated that the proposed signage has a swish prominently displayed and it would have to change. Mr. Cassidy responded that they will put an overlay panel over the swish and paint it a different color, but the parameters of the signs will not change. Mr. Charlie Reynolds questioned unique signage for direction to the Emergency Room. Mr. Cassidy responded that it is done with white copy on a red background because that is what catches peoples' eyes first.

Mr. Carmichael stated that when the Medical Office Building sign came through Committee, it was presented differently than the sign that is there. He believes it is the worst copy approved in the Houston-Donaldson Study area. He asked if all of the secondary signs will have a list like the Medical Office Building sign. Mr.

Cassedy responded that a list of tenants would only be on that sign. Mr. Carmichael stated that he would prefer a sign in front of the Medical Office Building with the tenant names on it rather than this sign. He stated that the directional signs seem to be large and redundant. He questioned the copy on the directional signage. He agrees that people need to be able to get around the hospital, but a directional sign at the end of every island seems like too much signage. He asked the Committee to look at whether all of the directional signs are needed. He stated that if this request is approved and then St. Luke Hospital is no longer associated with the Health Alliance and the signage is to be changed, they need to come back before the Technical/Design Review Committee.

Mr. Schwenke stated that he was also on the Committee and agreed that the signage did not turn out the way they thought it would. He agreed with the comments made by Mr. Charlie Reynolds and Mr. Carmichael. He stated that the internal signs seem large and then they also have the logo on the top. He agrees that it would be good to have all the signs match – but possibly they could be smaller.

Mr. Cassidy stated that directional signs are critical at hospitals, airports, and college campuses. The hospital does not want people to be confused. They want people to know where they are going. He stated that the height of the copy on directional signs is critical and the size of the copy dictated the size of the signs. He stated that the existing signs are equal or greater in square footage than the proposed signs.

Mr. Schwenke agreed that the copy needs to be easy to read. He questioned the need for the logo on the signs inside the hospital grounds. He asked why they need to advertise on signs inside the campus. He questioned eliminating the logo and making the copy larger. Mr. Cassidy responded that hospitals now compete with each other and there is an issue with image. St. Luke is trying to carry their identity and image throughout the entire campus. The hospital wants a campus type theme. He stated that it took three years to put the signage together, and then St. Luke decided to leave Health Alliance and possibly merge with St. Elizabeth Hospital – which means that they will have to readdress the signage. It has taken years for the hospital to allocate money to change the signage. He stated that the hospital is competing with other hospitals and medical facilities – just like McDonald's competes with Burger King. He stated that Children's Hospital has a theme inside and outside of the hospital to project their image.

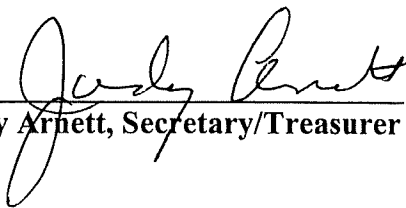
Mr. Patrick Reynolds asked if the examples of signage shown are what will be visible to the public. He is concerned about the sign copy *St. Luke MOB*. Mr. Cassidy stated that they went back and forth as to whether the sign would say *Medical Office Building 1* or *MOB 1*. He stated that they do not refer to it as "MOB 1" they refer to it as "M-O-B ONE" and it is one of the earlier designs. Mr. Charlie Reynolds stated that they should spell out medical office building. Mr. Cassidy responded that it will be spelled out.

Mr. Charlie Reynolds stated that he does not identify the swish as an arrow. He does not think the swish gives clear direction. He noted that there is some objection to the swish on top of the sign and asked if it could be within the sign. Mr. Cassidy responded that it could. He stated that the people at St. Luke had choices and this is what they preferred.

Mr. McMillian stated that people who go to the hospital are excited and they need simple signs that show the specific direction to go and the door to go in. When people get excited, they may not be as clear on where they are or what they are doing. People who work there know where they are going and where to park and they do not need the signage. He stated that the red lets people know where the Emergency Department is and the arrow is important for someone who is looking for where they need to go. He stated that people need a sign to find the hospital – but once they get inside they need to know where to go. He stated that the signs should be kept simple.

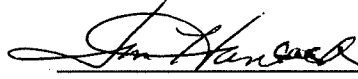
There being no further comments, Mrs. Arnett stated that the Committee Meeting for this item will be on July 11, 2007 at 4:30 PM. This item will be on the Agenda for the Business Meeting on July 18, 2007 at 7:00 PM. Mrs. Arnett closed this Public Hearing at 8:52 PM.

APPROVED:



Judy Arnett, Secretary/Treasurer

Attest:



Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
BUSINESS MEETING
August 15, 2007
7:00 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:04 PM.

COMMISSION MEMBERS PRESENT:

Mr. Greg Breetz
Mr. Kim Bunger
Mr. Arnold Caddell, Chairman
Mr. Jim Carmichael
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Patrick Reynolds
Mr. Charlie Rolfsen
Mr. Bob Schwenke

COMMISSION MEMBERS NOT PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer
Mrs. Linda Herald
Mr. Richard Knock, Temporary Presiding Officer
Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Robert Jonas, AICP – GIS Specialist
Mr. Todd Morgan, AICP, Senior Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

Approval of the Minutes:

Chairman Caddell stated that the Commissioners received copies of the Minutes of the August 1, 2007 Business Meeting. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Carmichael moved that they be approved as mailed. Mr. Patrick Reynolds seconded the motion and it carried unanimously.

Chairman Caddell stated that the Commissioners received copies of the Minutes of the August 1, 2007 Public Hearing. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. Bunger moved that they be approved as mailed. Mr. Carmichael seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

1. Zoning Map Amendment for Special Sign District

The request of Mike Cassedy for Atlantic Signs, Inc. (applicant) for Kitty Pilger, Turfway Ltd. Partnership (owner) for a Zoning Map Amendment for a Special Sign District for 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

Staff Member Robert Jonas presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to conditions (see Committee Report).

Chairman Caddell asked if the applicant wished to make a summary statement in regard to items raised at the Public Hearing or discussed at the Committee Meeting before the Planning Commission takes action on this request.

Mr. Mike Cassedy was present and offered to answer any questions.

Chairman Caddell asked if there was anyone present who wished to make a summary statement on behalf of the opposition. There was no response.

Mr. Rolfsen moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Bunger seconded the motion.

Mr. McMillian stated that the objective is to avoid confusion and distraction to motorists, but he believes the signage will be a safety hazard and he will vote against the request.

Mrs. Kegley stated that the sign in the front will be taller than what was originally permitted in the Houston-Donaldson Study. There were concerns in Committee about how other commercial uses in the area would respond to that – but the Committee’s position was that this is a hospital – it is not a store – and the state recognizes the need for people to be able to get there. That need would not necessarily apply to a LaRosa’s or a Kroger’s.

Mr. Schwenke asked if the signs are the same size as they were initially. He felt that the signs were more for advertising than for traffic flow and getting to the parking lots and the various departments. Mrs. Kegley stated that the internal signs are all directional signs. She stated that Mr. Schwenke is referring to the signs on Turfway Road with the logos. She stated that the logos are the same. She stated that the applicant wanted four signs on Turfway Road but they are only being permitted three signs. Mr. Rolfsen stated that there will be two signs on Turfway Road and one sign on Houston Road. Only one sign has the doctors’ names listed on it and the Committee took a hard look at that sign. He stated that that the signs are the same size and they are as clear as possible to get people to where they are going. When people are going to the hospital, they are often anxious or panicky and that is why there are so many signs – they do not want people to get lost.

Mr. Costello stated that they are required to remove the existing signs. There are four or five signs on Turfway Road now -- two of them were part of the original hospital – and when those signs are removed, the signage will look better.

Mr. Carmichael stated that the sign currently on Turfway Road is confusing and someone stopping to read the list of doctors will be a safety hazard because they cannot read the names. He cannot read any name on the sign when sitting at the stop sign to exit the hospital. He stated that there was discussion at the Public Hearing about putting a placard in front of the Health Alliance building with just a logo that says *Health Alliance* since most people who go to a Health Alliance doctor would know to go to a building that says *Health Alliance*. Mr. Rolfsen stated that people who are coming to the hospital in a hurry are looking for the Emergency Room. People who are looking for a specific doctor are given directions to go to Medical Office Building 1, 2, 3, or 4 – which would hopefully eliminate people looking at the sign to find a specific doctor. They are assuming that people will not take the time to try to read the very small names listed on the sign and will just go into the complex and go to the Medical Office Building they were instructed to go to.

Mr. Mike Cassidy, 5769 Vice Lane, Burlington, representing Atlantic Sign Company and St. Luke Hospital, stated that the doctors listed on the sign promote themselves as being part of the St. Luke campus in Medical Office Building #1. The doctors are listed because there was an agreement between Health Alliance and St. Luke Hospital that their names would be promoted on Turfway Road. The sign was one of the concessions of the lease agreement. There will not be that type

of sign on Houston Road. He stated that he watched that location for 5.5 hours to see if cars were slowing down and trying to read the doctors' names – but no one did – all the cars just pulled into the complex. He did not know which vehicles were going to the doctors – but he did not see any vehicles hesitate in the area of the sign – which raises the question of *why have it there?* He stated that it is part of the lease agreement and that is the only reason the list of doctors is there. They will not have that type of listing for Medical Office Building #2.

Mr. Carmichael asked if the doctors were asked if they would agree to a lease amendment to take their names off of the Turfway Road sign and put them on the building sign. Mr. Cassidy responded that they were asked. He stated that it is not possible to list the names in readable size copy because the sign would have to be much larger. Mr. Carmichael stated that the sign came through Technical Design Review, but what is there is not what the Committee expected to see. Mr. Cassidy responded that a sign looks different out in the field than it does on paper – the copy seems smaller out in the field.

Mrs. Kegley stated that the Committee felt that it would be better to have all of the signs match. She stated that having the letters larger, might make people think that maybe they can read the sign.

Mr. McMillian stated that when you have to stop in traffic to read a sign, it is a safety hazard. Chairman Caddell stated that the sign has been approved with the doctors' names on it and it is in place. He questioned why the sign was approved. Mr. Schwenke stated that the sign did not turn out the way the Committee thought it would – the Committee did not realize that when the sign was at a distance it would not be readable. The Committee probably made a mistake.

The Chairman asked if the Committee would prefer to defer action on the request and have more discussion with Mr. Cassidy based on the comments made this evening. Mr. Rolfsen, Committee Chairman, responded that it is an existing sign and people are not having accidents there due to reading the names on the sign. He does not know what additional discussion there could be. Mr. Cassidy stated that the sign is approved and erected and St. Luke has a commitment to the group of doctors and they will not give up the sign. He is not aware of any vehicular problems due to the sign.

Mr. Bunger stated that the sign is in place, so what would the effect be on the sign if this request is not approved? Counselor Wilson advised that the sign would be allowed to stay.

There being no further discussion, **the Chairman asked for a vote on the motion made by Mr. Rolfsen which found Mr. Breetz, Mr. Bunger, Mr. Carmichael, Chairman Caddell, Mrs. Kegley, Mr. Poe, Mrs. Poston, Mr. Patrick Reynolds, Mr. Rolfsen, and Mr. Schwenke, and in favor. Mr. McMillian was opposed. The motion carried by a vote of 10 to 1.**

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Charlie Rolfsen, Chairman

DATE: August 15, 2007

RE: Request of **Mike Cassedy for Atlantic Signs, Inc. (applicant)** for **Kitty Pilger, Turfway Ltd. Partnership (owner)** for a Zoning Map Amendment for a Special Sign District for a 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

REMARKS:

We the Committee recommend approval of the above referenced application based on the following findings of fact:

Findings of Fact:

1. The Committee has concluded that the Zoning Map Amendment for a Special Sign District is in agreement with the 2005 Boone County Comprehensive Plan. The Future Land Use Development Guidelines section of the Land Use Element (p. 142) mentions that *"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 motorist 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 or corridor."*

The Committee has concluded that the proposal will eliminate confusion by more clearly identifying the hospital property and entrances into the campus. Furthermore, the internal directional signage proposed will replace several different designs of directional signs which tend to confuse motorists. The Committee believes that this unified design will bring consistency and clarity to the traffic flow within the site.

2. The Committee has concluded that this request is in agreement with the Houston-Donaldson Study which states the following (p. 34) regarding the site in question (Site 13, St. Luke West & Church Site): *"The existing hospital and medical office uses are recommended to continue and expand. New types of medical services and hospital facilities are encouraged on the site. Such uses may be permitted to undergo the short review process, but must address the Site Design section standards."*

The Committee recognizes that the site will likely continue to redevelop and that the proposed signage will more appropriately accommodate such development.

3. The Committee has concluded that this proposal is in accord with Section 3440 (Special Sign Districts) of the Boone County Zoning Regulations. The purpose of a special sign district is to allow an applicant to create sign standards for a specific district and "to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the county and to better achieve county-wide policies for growth and development."

The Committee believes that the campus environment and multiple internal destinations of this site, as well as the ongoing potential for redevelopment, warrant the creation of this Special Sign District.

Conditions:

1. All existing signs on the site are to be removed and replaced with the new signage as outlined in the approved Special Sign District.
2. Should the Health Alliance graphic logo on the signs change, the new design will be subject to the Design Review process.
3. The phrase "Medical Office Building" shall not be abbreviated as "MOB" on any of the signs.
4. The proposed additional Secondary Sign shown on Turfway Road shall be excluded from the Special Sign District.

A copy of the Public Hearing minutes accompanies the findings and recommendations serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Plan Committee vote.

Public Hearing Item No. 3:

Commission Members Present: Mrs. Arnett – Secretary/Treasurer, Mr. Breetz, Mr. Carmichael, Mr. McMillian, Mr. Charlie Reynolds, Mr. Patrick Reynolds, Mr. Rolfsen, and Mr. Schwenke.

Staff Members Present: Ms. Jan Hancock, Recording Secretary; and Mr. Robert Jonas, AICP, GIS Specialist.

Legal Counsel Present: Mr. Dale Wilson

3. Applicant: Mike Cassedy for Atlantic Signs for Kitty Pilger, Turfway Ltd. Partnership (owner)

Request: Zoning Map Amendment for Special Sign District

The request of Mike Cassedy for Atlantic Signs, Inc. (applicant) for Kitty Pilger, Turfway Ltd. Partnership (owner) for a Zoning Map Amendment for a Special Sign District for 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

Staff Member Robert Jonas presented the Staff Report which included a Power Point presentation (see Staff Report).

Mrs. Arnett asked for the applicant's presentation.

Mr. Mike Cassedy, representing St. Luke Hospital on behalf of Atlantic Sign Company, stated that Staff has been very helpful to them in regard to this request for Special Sign District. The plan has been three years in the making. He stated that all of the existing signs on the property will be removed. He stated that they are trying to create a campus-type feel. The five existing signs along Turfway Road and Houston Road will be replaced with four signs. The sign between the main sign and the last sign on Turfway Road is currently not needed and will not be put up at this time – but with the development of the campus, it may be needed in the future and they want to have it available. He stated that once this Special Sign District is established, it becomes its own entity and they will not be as concerned with the Houston-Donaldson Study Sign District requirements. In response to Staff Comment #1. B., he stated that they could not put up a sign that is two feet above the street elevation. He stated that they anticipate another medical office building to be located next to Medical Office Building #1. He stated that, per the agreement between the hospital and the Doctors' Association,

there had to be a sign listing all of the doctors. He presented the sign that lists the doctors – which is difficult to read and not the way he would have preferred to do it – but they are required to list the doctors. He reviewed the secondary signs and stated that they will probably not list Medical Office Building #1 on the Houston Road sign. It is anticipated that there will be a Medical Office Building #2 and it will be covered by the sign area they have. He stated that the signs are externally illuminated to allow flexibility in making changes to the copy. St. Luke Hospital is trying to divorce itself from the Health Alliance, which may be three to five years away, and alterations would have to be made to the signs. The parameters (height and square footages) of the signs would remain the same when those alterations are made. There are 34 directional signs within the campus. They worked through where the directional signs would be located and the copy on those signs in order to get people to the Emergency Department, Women's Health Care, etc. He stated that people do not just go through the main entrance and to get to the correct department – there are ten or twelve different entrances into the hospital besides Shipping & Receiving. He stated that there is not a single Site Plan of the campus because of all the changes the hospital has gone through over the years. He stated that hospitals are in competition and keep increasing their services. Some of the existing signs were there when Booth Hospital started and they are trying to clean up the signage and put it into one sign program. He stated that Bethesda North has a nice sign program and St. Luke Hospital would like to be able to do the same thing. St. Luke is an older hospital and they can improve the image of the hospital. This concluded the applicant's presentation.

There being no one else present in the audience, Mrs. Arnett asked if there were any comments or questions from the Commissioners.

Mr. Charlie Reynolds stated that it is important for people to have clear identification of where they are going and he is not opposed to the number of directional signs. He was on the Committee and voted in favor of the existing sign on Turfway Road – but after seeing the sign, he does not like it. He stated that the sign listing the tenants of the Medical Office Building is a hazard because people will be trying to read the names. He stated that there has been a lot of information about St. Luke divorcing itself from the Health Alliance and aligning with St. Elizabeth Hospital. He stated that the proposed signage has a swish prominently displayed and it would have to change. Mr. Cassidy responded that they will put an overlay panel over the swish and paint it a different color, but the parameters of the signs will not change. Mr. Charlie Reynolds questioned unique signage for direction to the Emergency Room. Mr. Cassidy responded that it is done with white copy on a red background because that is what catches peoples' eyes first.

Mr. Carmichael stated that when the Medical Office Building sign came through Committee, it was presented differently than the sign that is there. He believes it is the worst copy approved in the Houston-Donaldson Study area. He asked if all of the secondary signs will have a list like the Medical Office Building sign. Mr.

Cassedy responded that a list of tenants would only be on that sign. Mr. Carmichael stated that he would prefer a sign in front of the Medical Office Building with the tenant names on it rather than this sign. He stated that the directional signs seem to be large and redundant. He questioned the copy on the directional signage. He agrees that people need to be able to get around the hospital, but a directional sign at the end of every island seems like too much signage. He asked the Committee to look at whether all of the directional signs are needed. He stated that if this request is approved and then St. Luke Hospital is no longer associated with the Health Alliance and the signage is to be changed, they need to come back before the Technical/Design Review Committee.

Mr. Schwenke stated that he was also on the Committee and agreed that the signage did not turn out the way they thought it would. He agreed with the comments made by Mr. Charlie Reynolds and Mr. Carmichael. He stated that the internal signs seem large and then they also have the logo on the top. He agrees that it would be good to have all the signs match – but possibly they could be smaller.

Mr. Cassedy stated that directional signs are critical at hospitals, airports, and college campuses. The hospital does not want people to be confused. They want people to know where they are going. He stated that the height of the copy on directional signs is critical and the size of the copy dictated the size of the signs. He stated that the existing signs are equal or greater in square footage than the proposed signs.

Mr. Schwenke agreed that the copy needs to be easy to read. He questioned the need for the logo on the signs inside the hospital grounds. He asked why they need to advertise on signs inside the campus. He questioned eliminating the logo and making the copy larger. Mr. Cassedy responded that hospitals now compete with each other and there is an issue with image. St. Luke is trying to carry their identity and image throughout the entire campus. The hospital wants a campus type theme. He stated that it took three years to put the signage together, and then St. Luke decided to leave Health Alliance and possibly merge with St. Elizabeth Hospital – which means that they will have to readdress the signage. It has taken years for the hospital to allocate money to change the signage. He stated that the hospital is competing with other hospitals and medical facilities – just like McDonald's competes with Burger King. He stated that Children's' Hospital has a theme inside and outside of the hospital to project their image.

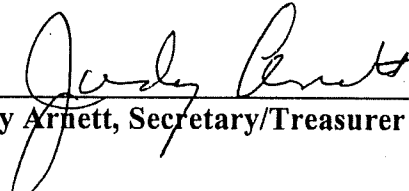
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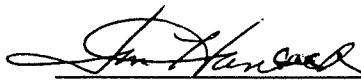
There being no further comments, Mrs. Arnett stated that the Committee Meeting for this item will be on July 11, 2007 at 4:30 PM. This item will be on the Agenda for the Business Meeting on July 18, 2007 at 7:00 PM. Mrs. Arnett closed this Public Hearing at 8:52 PM.

APPROVED:



Judy Arnett, Secretary/Treasurer

Attest:



Jan Hancock, Recording Secretary

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Charlie Rolfsen, Chairman

DATE: August 1, 2007

RE: Request of **Mike Cassedy for Atlantic Signs, Inc. (applicant)** for **Kitty Pilger, Turfway Ltd. Partnership (owner)** for a Zoning Map Amendment for a Special Sign District for a 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Atlantic Signs, Inc./St. Luke Hospital West

August 1, 2007

Charlie Rolfsen

Charlie Rolfsen, Chairman

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Judy Arnett

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Greg Brætz

Greg Brætz

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Kim Bunger

Kim Bunger

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Janet Kegley

Janet Kegley

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Susan Poston

Susan Poston

For Project Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Jim Carmichael (Alternate)

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Charlie Reynolds (Alternate)

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

Bob Schwenke (Alternate)

For Project _____ Absent _____
 Against Project _____
 Abstain _____ Deferred _____

TOTAL: _____ DEFERRED 5 FOR PROJECT _____ ABSENT
 _____ AGAINST PROJECT _____ ABSTAIN

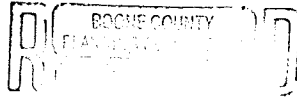
SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005



Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

August 8, 2007

AUG 15 2007

Mr. Mike Cassedy
Atlantic Signs, Inc.
2328 Florence Avenue
Cincinnati, OH 45206

RE: Request of **Mike Cassedy for Atlantic Signs, Inc. (applicant)** for **Kitty Pilger, Turfway Ltd. Partnership (owner)** for a Zoning Map Amendment for a Special Sign District for a 24 acre site located at 7380 Turfway Road, Florence, Kentucky (St. Luke Hospital West). The request is for a Special Sign District in a Public Facilities/Planned Development (PF/PD) zone for free-standing and directional signage.

Dear Mr. Cassedy:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their August 1, 2007 meeting. Please have the property owners and applicant (yourself) sign in the space provided at the end of this letter and return this original letter to the Planning Commission's office by noon on **Tuesday, August 14, 2007.**

CONDITIONS

1. All existing signs on the site are to be removed and replaced with the new signage as outlined in the approved Special Sign District.
2. Should the Health Alliance graphic logo on the signs change, the new design will be subject to the Design Review process.
3. The phrase "Medical Office Building" shall not be abbreviated as "MOB" on any of the signs.
4. The proposed additional Secondary Sign shown on Turfway Road shall be excluded from the Special Sign District.

Sincerely,

Robert A. Jonas AICP
GIS Specialist

RAJ/pr

Mr. Mike Cassedy
Atlantic Signs, Inc.
August 8, 2007
Page 2

AGREEMENT

We do hereby agree to the recommended conditions of approval stated above for the Zoning Map Amendment for a 24-acre property (St. Luke Hospital West) located at the corner of Turfway Road and Houston Road for a Special Sign District.



Kitty Pilger, Turfway LTD Partnership
(Owner)



Date



Mike Cassedy, Atlantic Signs, Inc.
(Applicant)



Date

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that THE SALVATION ARMY, a religious and charitable corporation organized under the laws of the State of New York, having its principal office at 120 West 14th Street, New York, New York ("Grantor") for and in consideration of \$1.00 and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby bargain, sell and convey, with covenant of SPECIAL WARRANTY, to ST. LUKE HOSPITAL, INC., said corporation being a charitable corporation organized under the laws of the Commonwealth of Kentucky, whose mailing address is 85 North Grand Avenue, Fort Thomas, Kentucky 41075 ("Grantee"), and its successors and assigns forever, the following described real estate, lying and being located in Boone County, Kentucky, to wit:

Group 2027

Beginning at a concrete monument in the northeasterly right-of-way line of Turfway Road marking the most southerly corner of the grantor's property, said point being North 39-22-41 West, 268.38 feet from the intersection of said right-of-way line of Turfway Road with the west right-of-way line of Interstate 75; thence from said place of beginning along the said right-of-way line of Turfway Road, North 39-22-41 West, 368.86 feet to a concrete monument; thence North 40-40-31 West, along said right-of-way line of Turfway Road North 40-40-31 West, 756.37 feet more or less to an iron pin located at the intersection of the right-of-way line of Turfway Road and the southeasterly right-of-way line of the proposed Houston Road Extension; thence departing from said right-of-way line of Turfway Road North 45-53-30 East along said right-of-way line of the proposed Houston Road Extension, 1194.44 feet to an iron pin marking the most northerly corner of grantor's property, thence South 61-25-37 East, 52.37 feet to an iron pin, thence North 32-28-48 East, 22.29 feet to an iron pin; thence 83-50-58 East, 270.51 feet more or less along the northern most boundary line of grantor's property to a concrete monument; thence South 53-29-15 East, 1044.12 feet to an iron pin; thence South 52-46 East, 247.63 feet to a point in the westerly right of way line of Interstate 75; thence along said right-of-way line, South 50-32 West 880.92 feet to a point; thence departing from said right-of-way line South 68-10-30 West, 875.21 feet to a point, the place of beginning, containing 48.2 acres more or less.

Being all of the remainder of the property conveyed to the Grantor by deed from Walter Scott and Grace Scott, husband and wife, dated June 17, 1975 and recorded in Deed Book 213, Page 272, Boone County Clerk's Office, Burlington, Kentucky. Also including all of the property conveyed to the Grantor by deed from the County of Boone, Kentucky, a Municipal corporation, dated as of June 30, 1989 and recorded in Deed Book 410, page 275, of the Boone County Clerk's Office, Burlington, Kentucky;

TO HAVE AND TO HOLD said land, together with all the privileges and appurtenances to the same belonging, unto said Grantee;

AND THE SAID Grantor covenants by said special warranty that it is lawfully seized of said land in fee simple and has full right and power to convey the same and has not done or suffered anything whereby said land has been encumbered in any way provided, however, this special warranty is subject to the exceptions referred to below. Except for this special warranty, Grantor does not otherwise make any warranty with respect to the conveyance.

PROVIDED, HOWEVER, there is excepted from the foregoing:

(a) covenants, conditions, restrictions and easements of record affecting said land, including the Ground Lease dated October 1, 1986 by and between Grantor and Turfway Professional Center Limited Partnership;

(b) building restrictions and zoning regulations heretofore and hereafter adopted by any municipal or other public authority;

(c) any encroachments by fences; any variances between fences, retaining walls and the like and the lines of record title; rights, if any, relating to the construction and maintenance, in connection with any public utility, of wires, poles, pipes, conduits and appurtenances thereon, under, or across said land, and consents prior to the date hereof by Grantor for the erection of any structure or structures, on, under or above any street or streets on which said land may abut; and

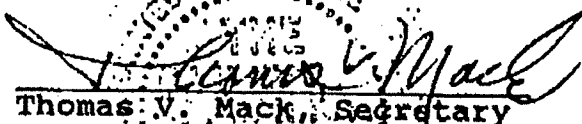
(d) such state of facts as an accurate survey of said land might show.

IN WITNESS WHEREOF, the undersigned, pursuant to a resolution of its Board of Trustees, has caused this deed to be executed by its duly authorized officer this day of June, 1989.

(Corporate Seal)

THE SALVATION ARMY

Attest:


Thomas V. Mack, Secretary


By: Paul A. Rader
Title: Vice President

STATE OF NEW YORK)
COUNTY OF NEW YORK)

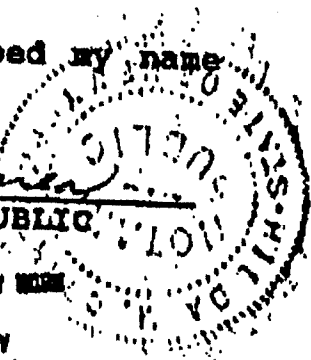
Be it remembered that on the 26th day of June, 1989, before me, the subscriber, a notary public in and for said County, personally came The Salvation Army by and through Paul A. Rader its Vice President, the Grantor in the foregoing deed, who acknowledged the signing thereof to be the free act and deed of such corporation and his free act and deed individually and as such officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal on the date first above mentioned.

Hilda M. Correa

NOTARY PUBLIC

HILDA M. CORREA
NOTARY PUBLIC, STATE OF NEW YORK
No. 03-4656703
Qualified in Essex County
Swt. filed in New York County
Commission Expires March 28, 1991



My commission expires:

March 20, 1991

This instrument was prepared by: Lange, Quill & Powers, Newport, Kentucky

John E. Lange

I, _____, Clerk of the County Court in and for the County of Boone and State of Kentucky, do certify that the foregoing instrument of writing from The Salvation Army to St. Luke Hospital, Inc. was this _____ day of _____ 1989 produced to me, certified as above and lodged for record at _____ o'clock .

Whereupon, the same with foregoing and this certificate have been duly recorded in my office, given under my hand, this _____ day of _____ 1989.

(Clerk)

BY _____ D.C.

Mail to

MICHAEL W. FEDERLE
ATTORNEY AT LAW

LANGE, QUILL & POWERS
408 LAWYERS BUILDING
NEWPORT, KENTUCKY 41071

PHONE (606) 491-1800

BK. 410 P9. 2 P1A

COMMONWEALTH OF KENTUCKY
REVENUE CABINET
DEPARTMENT OF PROPERTY TAXATION
FRANKFORT, KENTUCKY 40620

June 29, 1989

Jerry Rouse
Boone County Clerk
Courthouse
Burlington, KY 41005

Dear Mr. Rouse:

The Department of Property Taxation has been asked by Mike Federle, an attorney involved in the real estate transfer between William Booth Memorial Hospital and St. Luke Hospital, for a ruling regarding the applicability of the real estate transfer tax in this situation. Department personnel have reviewed Opinion of the Attorney General (OAG) 82-484 which addresses the various aspects of this question.

Initially, the OAG states that the issue to decide is whether the transfer tax is a tax for revenue purposes or a fee for regulatory purposes. By reviewing various court cases, the opinion concludes that while the documents that must be filed when the transfer tax is levied do provide certain necessary regulatory information, the primary purpose of the tax appears to be revenue raising. As such, purely public charities would be exempt from paying the real estate transfer tax pursuant to Section 170 of the Kentucky Constitution.

Based on the conclusion drawn in OAG 82-484, it is the Department's position that the purely public charitable hospital involved in the real estate transaction you are handling would not be required to pay the transfer tax. A copy of this opinion is enclosed for your review.

If you have any further questions regarding this matter, do not hesitate to contact the Department at (502) 564-6730.

Sincerely,

Thomas S. Crawford

Thomas S. Crawford, Program Coordinator
Certification Unit
Division of Technical Support
Department of Property Taxation

STATE OF KENTUCKY,)
 : SCT.
COUNTY OF BOONE,)

I, JERRY W. ROUSE, CLERK OF THE COUNTY COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS, ON THE 30 DAY OF June, 19 89, AT 10:27 A. M. LODGED IN MY OFFICE FOR RECORD, WHEREUPON THE SAME, THE FOREGOING, AND THIS CERTIFICATE HAVE BEEN DULY RECORDED IN MY OFFICE.
GIVEN UNDER MY HAND, THIS THE 30 DAY OF June

JERRY W. ROUSE, CLERK

BY Shelby Coppe .D.C.

19 89

COMMONWEALTH OF KENTUCKY
REVENUE CABINET
DEPARTMENT OF PROPERTY TAXATION
FRANKFORT, KENTUCKY 40620

6730+

60549121281M 2

BK 410 P 281A

June 20, 1988

Jerry Rouse
Boone County Clerk
Courthouse
Burlington, KY 41005

Dear Mr. Rouse:

The Department of Property Taxation has been asked by Mike Fedario, an attorney involved in the real estate transfer between William Booth Memorial Hospital and St. Luke Hospital, for a ruling regarding the applicability of the real estate transfer tax in this situation. Department personnel have reviewed Opinion of the Attorney General (OAG) 82-484 which addresses the various aspects of this question.

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If you have any further questions regarding this matter, do not hesitate to contact the Department at (502) 564-6720.

Sincerely,

Thomas S. Crawford

Thomas S. Crawford, Program Coordinator
Certification Unit
Division of Technical Support
Department of Property Taxation

STATE OF KENTUCKY,)
: SCT.

COUNTY OF BOONE,)

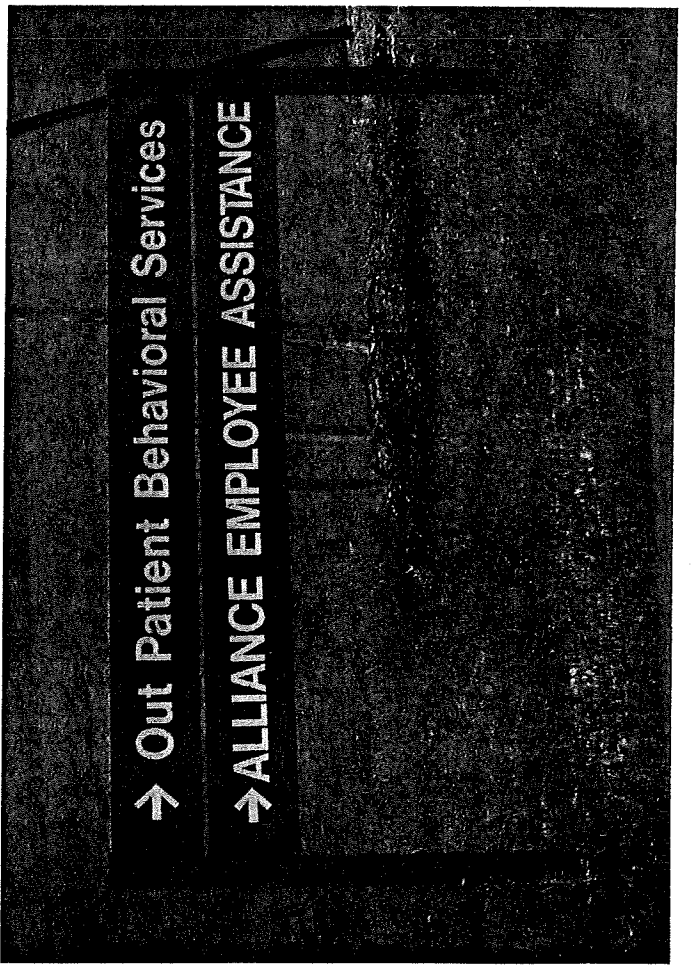
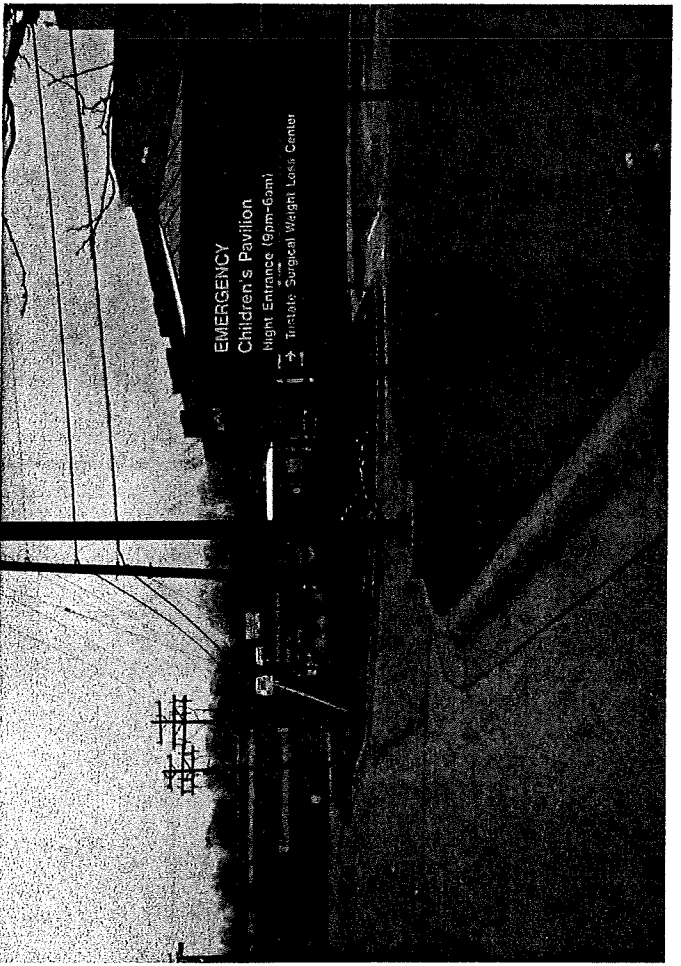
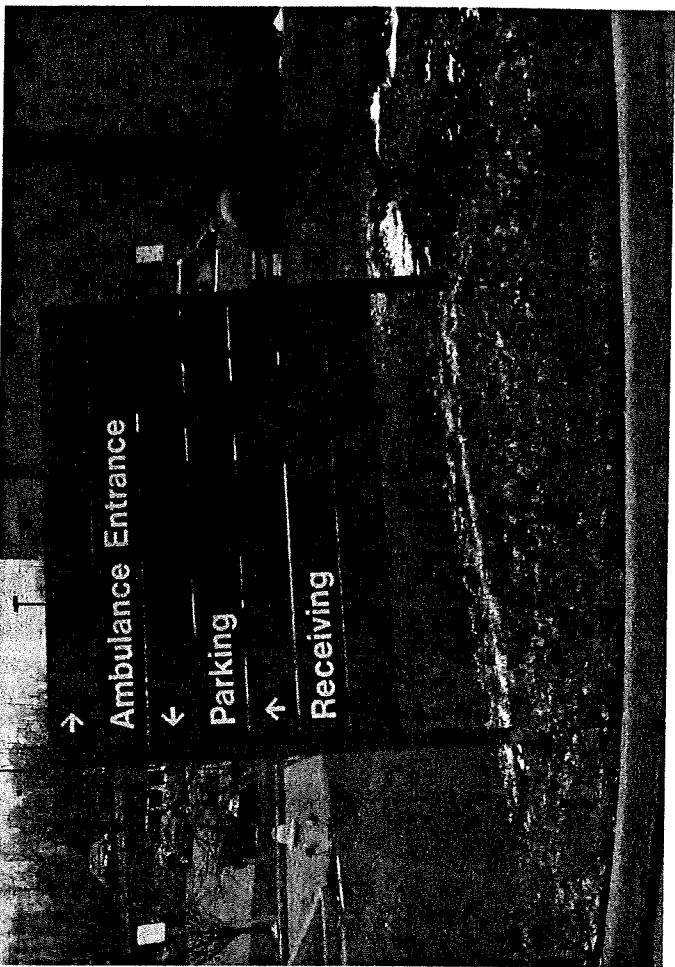
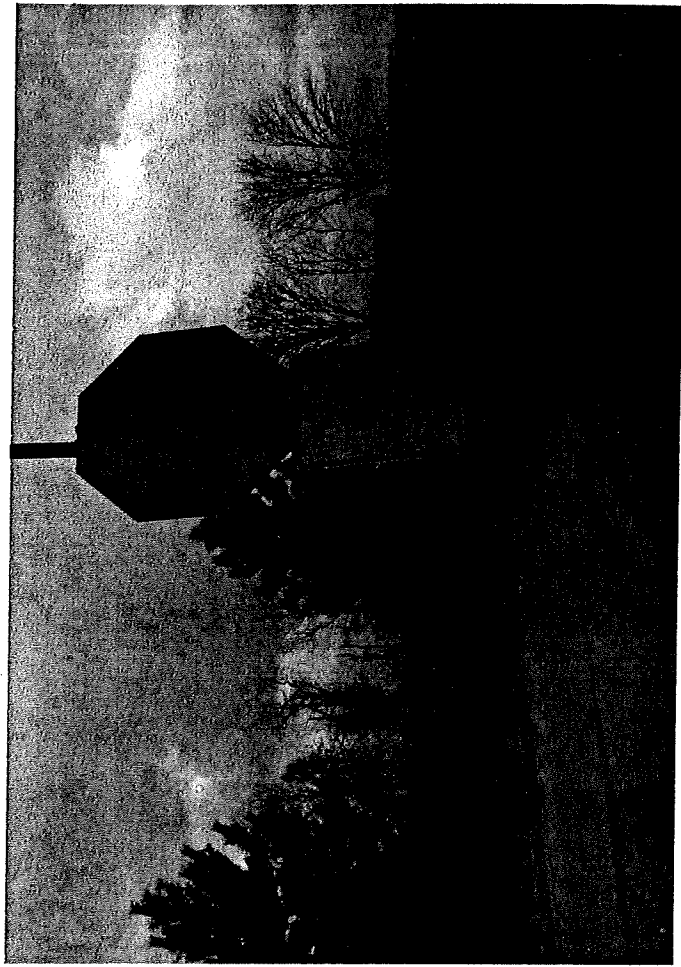
I, JERRY W. ROUSE, CLERK OF THE COUNTY COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS, ON THE 30 DAY OF June, 19 88, AT 1:10 P. M. LOGGED IN MY OFFICE FOR RECORD, WHEREUPON THE SAME, THE FOREGOING, AND THIS CERTIFICATE HAVE BEEN DULY RECORDED IN MY OFFICE.

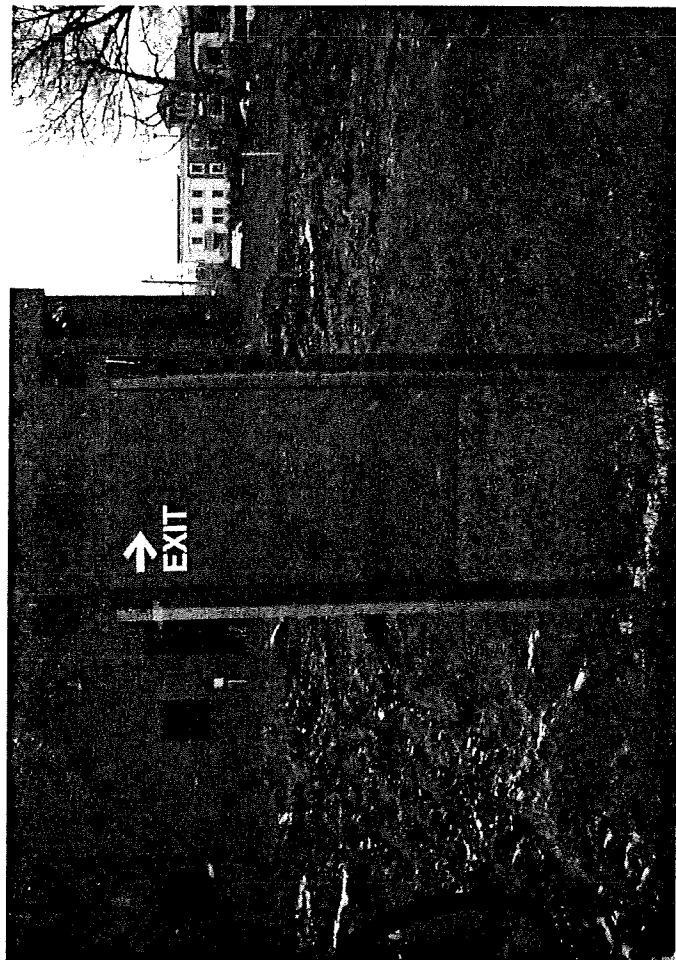
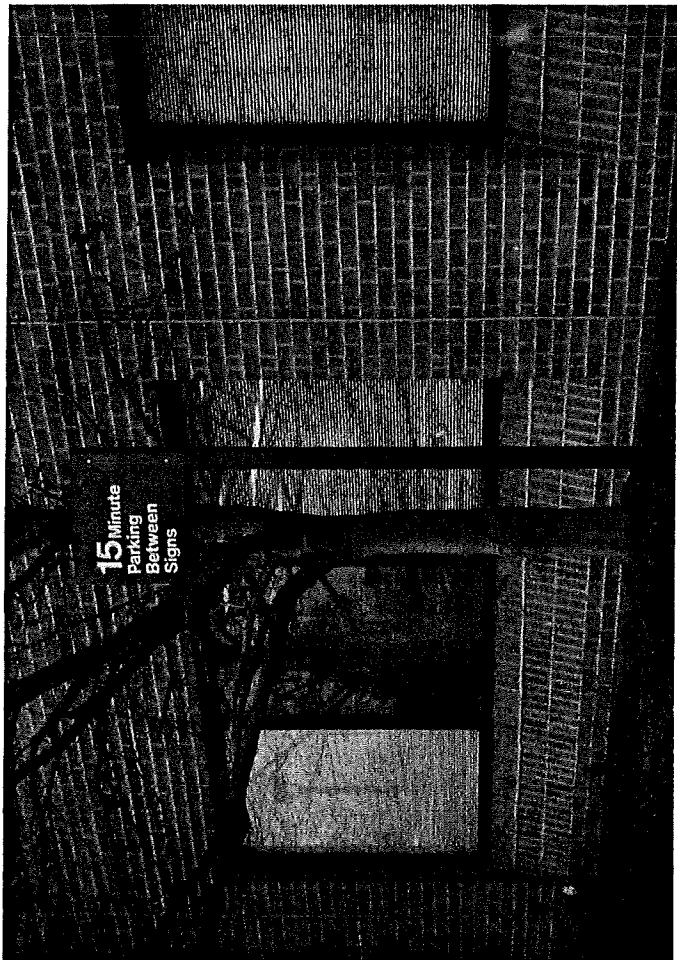
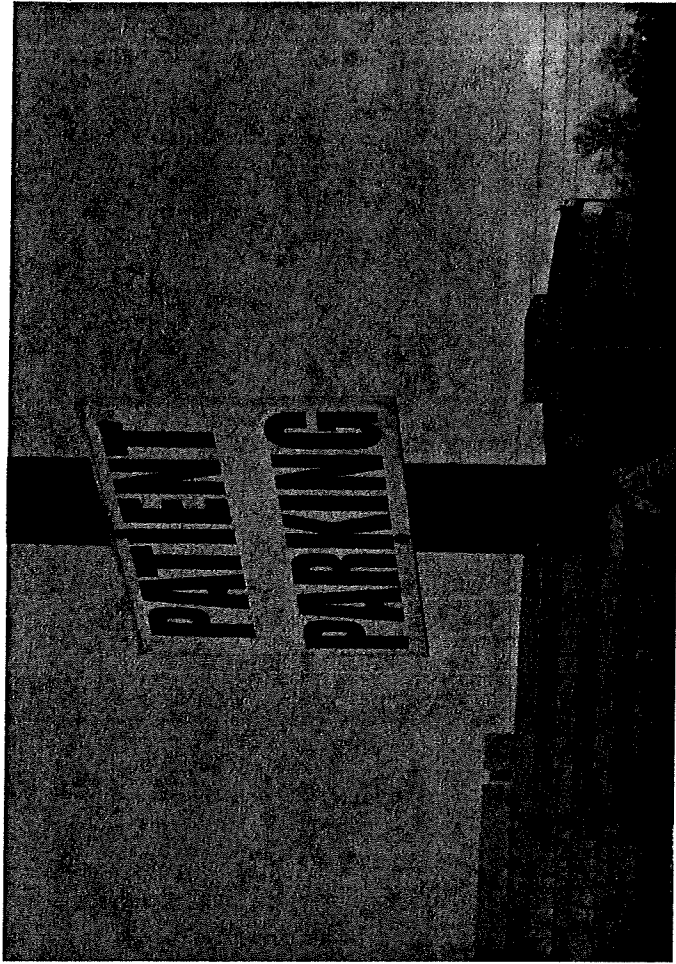
GIVEN UNDER MY HAND, THIS THE 30 DAY OF June

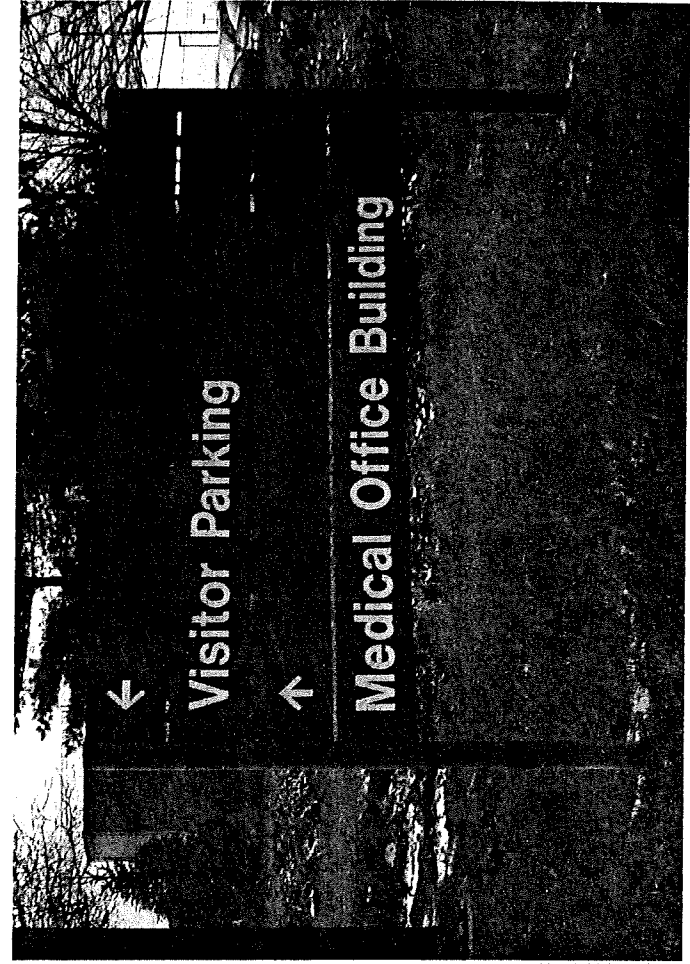
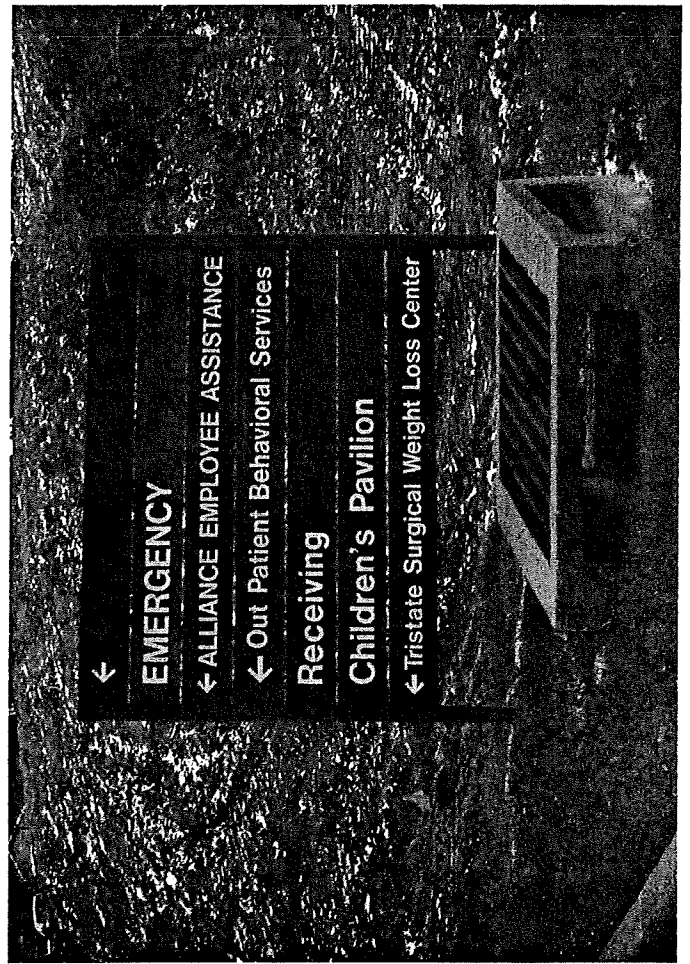
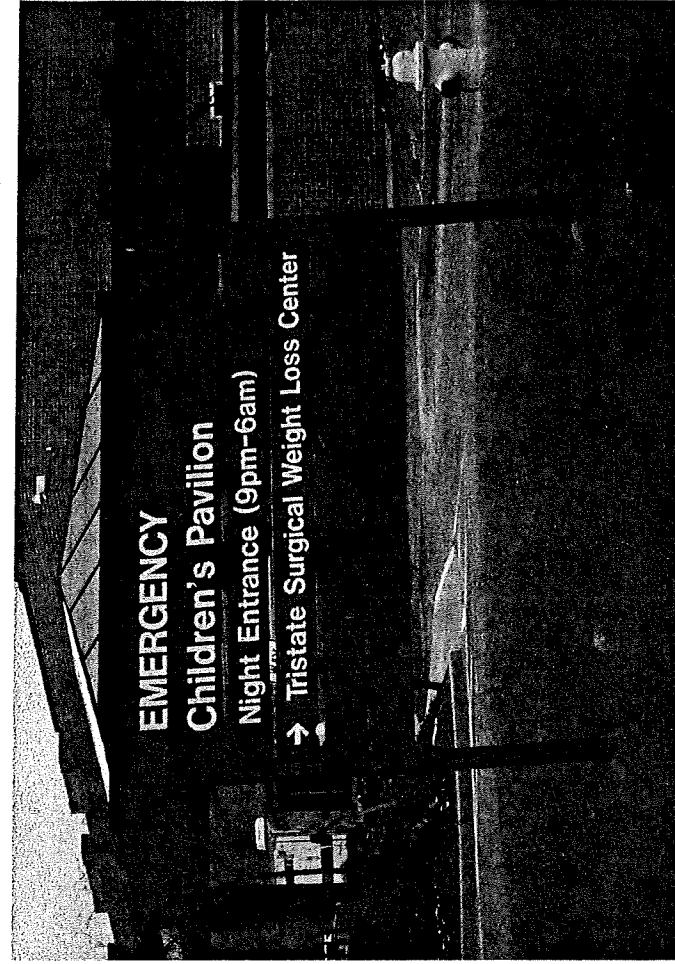
19 88

JERRY W. ROUSE, CLERK

BY Shelby Cope D.C.







ORDINANCE NO. 0-24-07

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A 24 ACRE SITE LOCATED AT 7380 TURFWAY ROAD (ST. LUKE WEST), FLORENCE, KENTUCKY, TO ESTABLISH A SPECIAL SIGN DISTRICT IN A PUBLIC FACILITIES/PLANNED DEVELOPMENT (PF/PD) ZONE TO ALLOW FREE-STANDING AND DIRECTIONAL SIGNAGE. (ATLANTIC SIGNS, INC. - TURFWAY LTD. PARTNERSHIP PROPERTY)

WHEREAS, the City of Florence, Kentucky is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-07-016-A recommended approval for a zoning map amendment to establish a special sign district, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings attached to the Commission's Resolution, all of which have been reviewed by the Florence Planning & Zoning Committee and the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of Mike Cassedy for Atlantic Signs, Inc. (Applicant) for Kitty Pilger, Turfway Ltd. Partnership (Owner), for a zoning map amendment to establish a special sign district for a 24 acre site located at 7380 Turfway Road (St. Luke West), Florence, Kentucky, in a Public Facilities/Planned Development (PF/PD) zone to allow free-standing and directional signage shall be and is hereby approved, subject to the Concept Development Plan as well as agreed conditions for this site. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this zoning map amendment to establish this special sign district for this subject property.

SECTION II

The approval of this zoning map amendment is granted subject to the terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-07-016-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-07-016-A marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved zoning map amendment, or its concept development plan, and its agreed conditions, for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

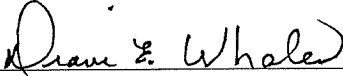
SECTION V

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.


PASSED AND APPROVED ON FIRST READING THIS 9th DAY OF October, 2007.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 23rd DAY OF October, 2007.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

St. Elizabeth Healthcare

ST. ELIZABETH - FLORENCE

EXISTING EXTERIOR SIGNAGE DOCUMENTATION

ASHTON DESIGN

05.05.09

PROJECT SUMMARY

ASHTON DESIGN WAS APPOINTED WITH THE TASK OF DOCUMENTING THE EXISTING EXTERIOR WAYFINDING SYSTEM AND BUILDING SIGNAGE FOR THE ST. ELIZABETH - FLORENCE SITE. ALL THE EXTERIOR BUILDING ENTRANCE IDENTIFICATION SIGNS, INSTRUCTION/INFORMATION SIGNS, AND DIRECTIONAL SIGNS ON CAMPUS WERE IDENTIFIED AND PHOTOGRAPHED. THIS PACKAGE CONTAINS THE RESULTS OF OUR SITE VISIT WITH AN OVERALL CAMPUS PLAN SHOWING THE LOCATION AND ORIENTATION OF THE EXTERIOR SIGNS, PHOTOGRAPHS OF THE SIGNS, AND MESSAGE SCHEDULE LISTING THE MESSAGE CONTENT OF EACH SIGN LOCATION.

THE CURRENT SIGNS IN USE ARE INCONSISTENT IN STYLE AND CONDITION. THE LOCATIONS AND MESSAGE CONTENT OF THE SIGNS ARE NOT EFFECTIVE FOR THE HOSPITAL'S NEEDS. AS PART OF THE RE-BRANDING OF ST. ELIZABETH - FLORENCE, WE RECOMMEND A NEW EXTERIOR SIGNAGE PROGRAM TO DEVELOP AN EFFECTIVE WAYFINDING SYSTEM WITH CONSISTENT NOMENCLATURE IN THE MESSAGES AND LOOK OF THE SIGNS.

<p>St. Elizabeth Healthcare</p>	<p>CLIENT ST. ELIZABETH MEDICAL CENTER ST. ELIZABETH - FLORENCE 7380 TURBWAY ROAD FLORENCE, KY 41042</p>	<p>ENVIRONMENTAL GRAPHICS ASHTON DESIGN 16 W. HAMILTON ST. BALTIMORE, MD 21201 P 410.727.1155 F 410.727.1954</p>	<p>PROJECT ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION</p>	<p>DESCRIPTION PROJECT SUMMARY</p>	<p>SCALE N/A</p>	<p>PHASE 100% SE DRAWING BY J/JH</p>	<p>NOTES</p>	<p>ASHTON DESIGN DATE 05/05/09</p>
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SIGN LOCATION PLAN

SLP.1 - EXTERIOR PLAN

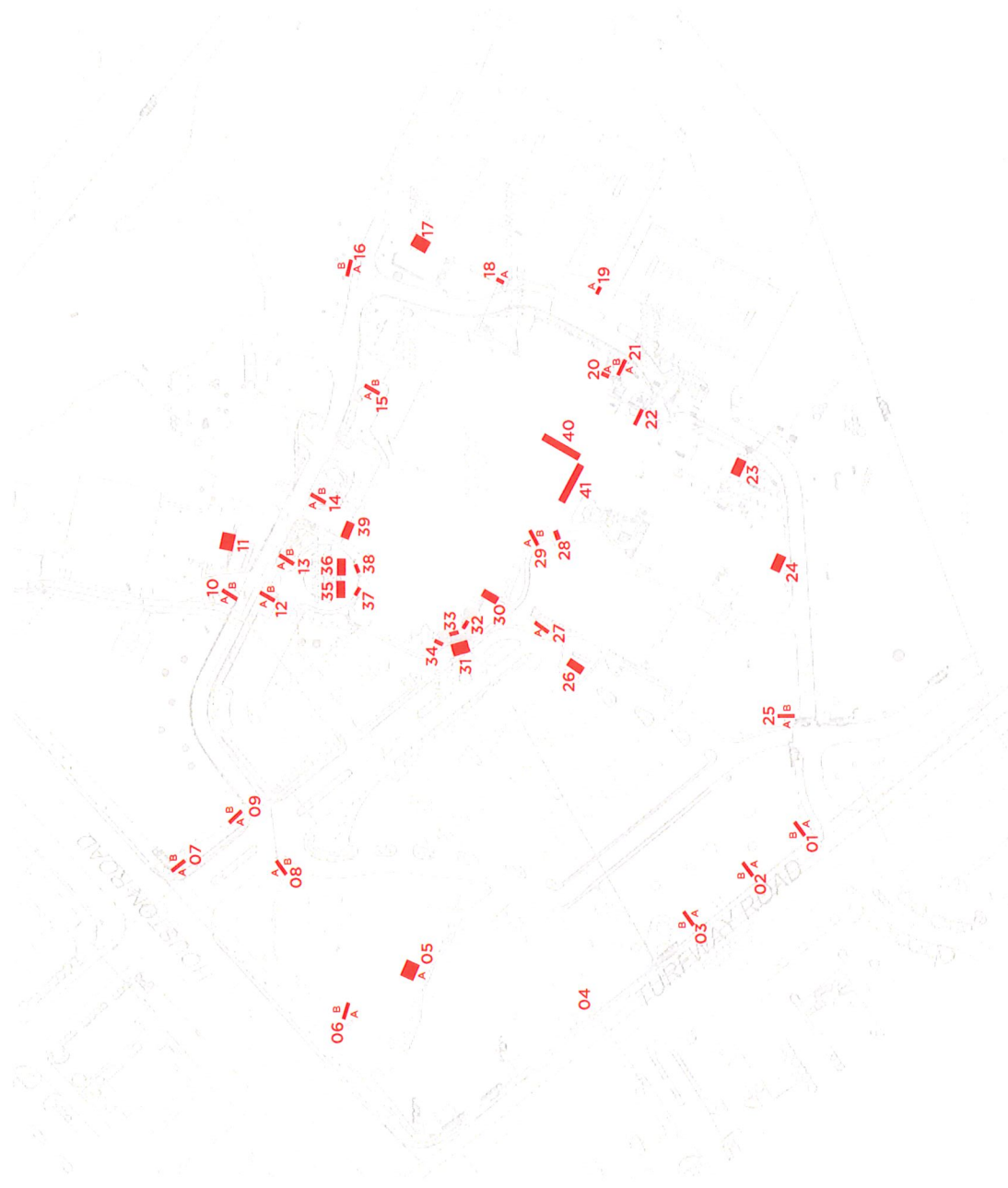
EXISTING SIGN PHOTOS

- PH.1 - LOCATIONS 01 - 07
- PH.2 - LOCATIONS 08 - 15
- PH.3 - LOCATIONS 15 - 25
- PH.4 - LOCATIONS 26 - 38
- PH.5 - LOCATIONS 39 - 41

MESSAGE SCHEDULE

- MS.1 - LOCATIONS 01 - 12
- MS.2 - LOCATIONS 13 - 24
- MS.3 - LOCATIONS 25 - 36
- MS.4 - LOCATIONS 37 - 41

<p>St. Elizabeth Healthcare</p>	<p>CLIENT ST. ELIZABETH MEDICAL CENTER ST. ELIZABETH - FLORENCE FLORENCE, KY 41042</p>	<p>ENVIRONMENTAL GRAPHICS ASHTON DESIGN 8 W. HAMILTON ST. FLORENCE, KY 41042 T 410.227.1151 F 410.227.1954</p>	<p>PROJECT ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION</p>	<p>DESCRIPTION INDEX</p>	<p>SCALE N/A</p>	<p>PHASE 100% SE DRAWING BY JJH</p>	<p>NOTES</p>	<p>ASHTON DESIGN DATE: 05.05.09</p>
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Client St. Elizabeth Healthcare St. Elizabeth Medical Center 1700 W. Hamilton St. Florence, KY 41042	Environmental Graphics Ashton Design 16 W. Hamilton St. Florence, KY 41042 T. 410.227.1151 F. 410.227.1954	Project St. Elizabeth - Florence Existing Exterior Signage Documentation	Description Sign Location Plan	Scale N/A	Phase 100% SE Drawing By JJH	Notes
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LOCATION: 01 - SIDE A



LOCATION: 01 - SIDE B



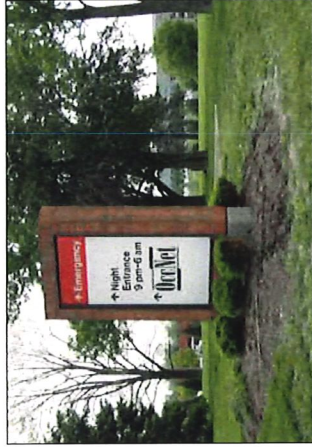
LOCATION: 02 - SIDE A



LOCATION: 02 - SIDE B



LOCATION: 03 - SIDE A



LOCATION: 03 - SIDE B



LOCATION: 04 - SIGN REMOVED



LOCATION: 05 - BUILDING SIGN



LOCATION: 06 - SIDE A



LOCATION: 06 - SIDE B



LOCATION: 07 - SIDE A



LOCATION: 07 - SIDE B

CLIENT	ENVIRONMENTAL GRAPHICS	PROJECT	DESCRIPTION	SCALE	PHASE	NOTES
St. Elizabeth Healthcare	ST. ELIZABETH MEDICAL CENTER ST. ELIZABETH - FLORENCE 7380 TURKEY ROAD FLORENCE, NY 41042	ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION	SIGNAGE PHOTOGRAPH	N/A	100% SE DRAWING BY JUH	



LOCATION: 08 - SIDE A



LOCATION: 08 - SIDE B



LOCATION: 09 - SIDE A



LOCATION: 10 - SIDE A



LOCATION: 11 - SIDE A



LOCATION: 11 - SIDE B



LOCATION: 12 - BUILDING SIGN



LOCATION: 13 - SIDE A



LOCATION: 13 - SIDE B



LOCATION: 14 - SIDE A



LOCATION: 14 - SIDE B



LOCATION: 15 - SIDE A

<p>CLIENT St. Elizabeth Healthcare ST. ELIZABETH MEDICAL CENTER 7380 TURBWAY ROAD FLORENCE, KY 41042</p>	<p>ENVIRONMENTAL GRAPHICS ASHTON DESIGN 100% SE BALTIMORE, MD 21201 T 410.727.1151 F 410.727.1954</p>	<p>PROJECT ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION</p>	<p>DESCRIPTION SIGNAGE PHOTOGRAPH</p>	<p>SCALE N/A</p>	<p>PHASE 100% SE DRAWING BY JJH</p>	<p>NOTES</p>	<p>ASHTON DESIGN DATE 05.05.09 PAGE PH.2</p>
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LOCATION: 15 - SIDE B



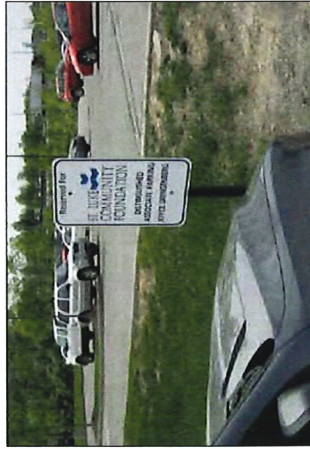
LOCATION: 16 - SIDE A (SIDE B BLANK)



LOCATION: 17 - BUILDING SIGN



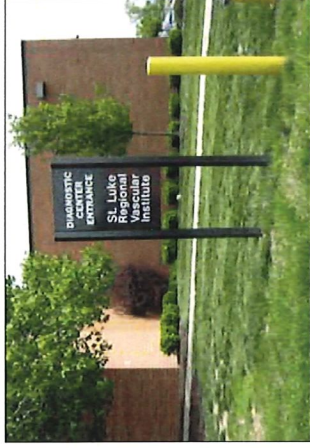
LOCATION: 18 - PARKING SPACE SIGN



LOCATION: 19 - PARKING SPACE SIGN



LOCATION: 20 - NO SMOKING SIGN WITH HOSPITAL NAME



LOCATION: 21 - SIDE A



LOCATION: 21 - SIDE B



LOCATION: 22 - LACK OF PROPER SIGNAGE



LOCATION: 23 - ENTRANCE SIGN

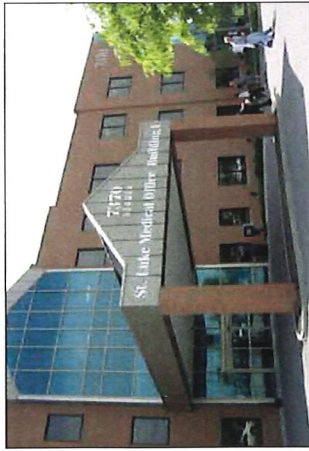


LOCATION: 24 - ENTRANCE SIGN



LOCATION: 25 - SIDE A (SIDE B BLANK)

CLIENT	ENVIRONMENTAL GRAPHICS	PROJECT	DESCRIPTION	SCALE	PHASE	NOTES
St. Elizabeth Healthcare ST. ELIZABETH MEDICAL CENTER 2360 TURBWAY ROAD FLORENCE, KY 41042	ASHTON DESIGN 100% SE BALTIMORE, MD 21201 T 410.727.1151 F 410.727.1954	ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION	SIGNAGE PHOTOGRAPH	N/A	100% SE DRAWING BY J J H	



LOCATION: 26 • BUILDING ENTRANCE



LOCATION: 27 • RENTAL SIGN



LOCATION: 28 - ENTRANCE INFORMATION SIGN



LOCATION: 29 - SIDE A (SIDE B BLANK)



LOCATION: 30 • ENTRANCE SIGN



LOCATION: 31 • MAIN ENTRANCE IDENTIFICATION SIGN



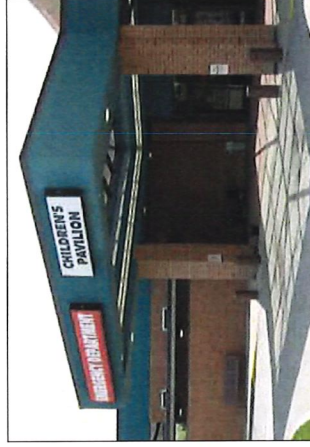
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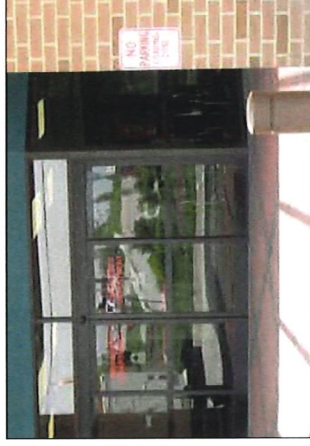
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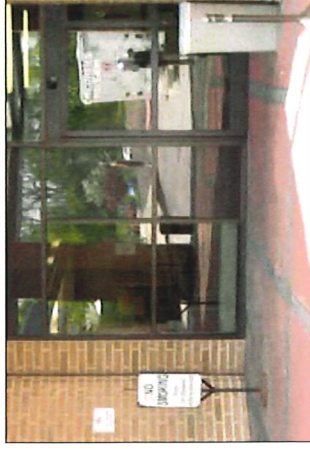
LOCATION: 34 • ENTRANCE INFORMATION SIGN



LOCATION: 35 (CHILDREN'S PAVILION) & 36 (EMERGENCY) ENTRANCES



LOCATION: 37 - ENTRANCE IDENTIFICATION SIGN



LOCATION: 38 - ENTRANCE IDENTIFICATION SIGN

CLIENT	ENVIRONMENTAL GRAPHICS	PROJECT	DESCRIPTION	SCALE	PHASE	NOTES
St. Elizabeth Healthcare ST. ELIZABETH MEDICAL CENTER ST. ELIZABETH - FLORENCE 726 W. HAMILTON ST. FLORENCE, KY 40342	ASHTON DESIGN 16 W. HAMILTON ST. FLORENCE, KY 40302 T 410.727.1954 F 410.727.1954	ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION	SIGNAGE PHOTOGRAPH	N/A	100% SE DRAWING BY JJH	



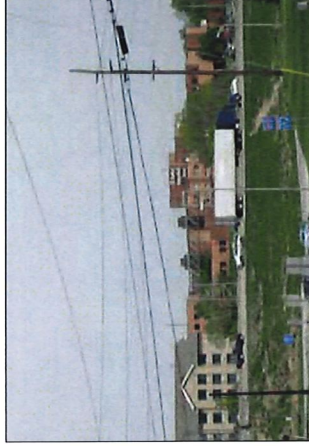
LOCATION: 39 - AMBULANCE ENTRANCE SIGN



LOCATION: 40 - HOSPITAL IDENTIFICATION SIGN (SOUTH SIDE)



LOCATION: 41 - HOSPITAL IDENTIFICATION SIGN (WEST SIDE)



LOCATION: 40 & 41 - VIEW FROM OTHER SIDE OF 7175



LOCATION: 40 & 41 - VIEW FROM 7175



PARKING LOT IDENTIFICATION



HANDICAP PARKING



PHYSICIAN PARKING

<p>CLIENT St. Elizabeth Healthcare ST. ELIZABETH MEDICAL CENTER 2380 FLORENCE 2380 FLORENCE ROAD FLORENCE, KY 41042</p>	<p>ENVIRONMENTAL GRAPHICS ASHTON DESIGN 1000 E. BALTIMORE ST. BALTIMORE, MD 21201 T. 410.727.1151 F. 410.727.1954</p>	<p>PROJECT ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION</p>	<p>DESCRIPTION SIGNAGE PHOTOGRAPH</p>	<p>SCALE N/A</p>	<p>PHASE 100% SE DRAWING BY JJH</p>	<p>NOTES</p>
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SIGN NO.	SIGN TYPE	LOCATION	MESSAGE - SIDE A	MESSAGE - SIDE B	SYMBOLS	NOTES
01	M	Entrance from Turfway Road	St. Luke Hospital West EMERGENCY → St. Luke Medical Office Building 1 (Hospice & SLH panel)	St. Luke Hospital West → EMERGENCY St. Luke Medical Office Building 1 (Hospice & SLH panel)	arrows, logos	Monument Sign with Multiple Panels
02	M	By main entrance sign on Turfway Road	St. Luke Hospital West	St. Luke Hospital West	logo	Brick Pylon Sign
03	M	On Turfway Road by sign location 02	HOSPITAL MAIN ENTRANCE (Intersection lines & arrow). Right at Light	↑ EMERGENCY ↑ Night Entrance 9pm-6am ↑ OccNet	arrows	Brick Pylon Sign
04		On Turfway Road by sign location 03				Sign Removed
05	B	Entrance of 8388 office building	SLH Professional Bldg.			Dimensional Letters
06	M	On Houston Road side of office building	Hospice of the Bluegrass NORTHERN KENTUCKY SLH Professional Bldg. (doctor names)	Hospice of the Bluegrass NORTHERN KENTUCKY SLH Professional Bldg. (doctor names)		Large post and panel sign
07	M	Entrance from Houston Road	St. Luke Hospital West Turfway Professional Center	St. Luke Hospital West Turfway Professional Center	logo	Large Horizontal Brick Pylon
08	D	Curve before entrance to SLH Bldg. parking lot	St. Luke Hospitals → EMERGENCY → Night Entrance → Children's Pavilion → Tri-State Surgical Weight Loss Center → (park symbol) Parking Lot E		arrows, park symbol	Small Post and panel sign
09	D	Corner of road towards Emergency/ Children's Pavilion		→ Visitor Parking Medical Office Building Admitting/Outpatient Surgical Center-Visitors Main Entrance	arrow	post and panel sign with individual listing strips
10	D	By entrance to back lot of Community Outreach Bldg.	→ Outpatient Behavioral Services → ALLIANCE EMPLOYEE ASSISTANCE	→ Outpatient Behavioral Services → ALLIANCE EMPLOYEE ASSISTANCE	arrows	Post and panel sign with individual listing strips
11	B	Entrance to Bldg. above doors	(St. Luke Hospitals Health Alliance logo) COMMUNITY OUTREACH BUILDING		logo	Panel on brick wall above entrance doors
12	D	By parking lot entrance before Emergency and Children's pavilion	EMERGENCY Children's Pavilion Night Entrance (9pm-6am) → Tri-State Surgical Weight Loss Center	EMERGENCY → Tri-State Surgical Weight Loss Center	arrows	Post and panel sign with individual listing strips "E" post and panel sign next to this sign location

SIGN NO.	SIGN TYPE	LOCATION	MESSAGE - SIDE A	MESSAGE - SIDE B	SYMBOLS	NOTES
13	D	On curve in front of Emergency entrance	<ul style="list-style-type: none"> ↑ Ambulance Entrance ↓ Parking Receiving 	<ul style="list-style-type: none"> ↑ EMERGENCY Night Entrance (9pm-6am) 	arrows	Post and panel sign with individual listing strips on panel and on separate panels on this sign ENTER traffic signs next to this sign location
14	D	On curve in front of Ambulance Entrance	<ul style="list-style-type: none"> ↑ Ambulance Entrance ↓ Receiving 		arrows	Post and panel sign with individual listing strips on separate panels on this sign
15	D	On curve by receiving	<ul style="list-style-type: none"> ↑ Receiving ↓ 	<ul style="list-style-type: none"> ↑ EMERGENCY Night Entrance (9pm-6am) ↓ Ambulance Entrance ↑ Out Patient Behavioral Services 	arrows	Post and panel sign with individual listing strips
16	D	On curve facing road from employee entrance	<ul style="list-style-type: none"> ↑ EMERGENCY Night Entrance (9pm-6am) 		arrows	Post and panel sign with individual listing strips
17	B	On glass door of Bldg.	(logo) TransCare of Kentucky Inc.		logo	Vinyl on glassa
18	P	Parking Space	St. Luke West Employee of the Month (logo)		logo	Panel on single post
19	P	Parking Space	Reserved for ST. LUKE COMMUNITY FOUNDATION (logo) DISTINGUISHED ASSOCIATE PARKING JOYCE DRINGENBERG		logo	Panel on single post
20	S	On brick wall	(no smoking symbol) St. Luke is a Smoke-Free Facility Please Extinguish All Smoking Materials		no smoking symbol	Panel on wall
21	I	Next to sidewalk by Entrance	DIAGNOSTIC CENTER ENTRANCE St. Luke Regional Vascular Institute			Post and panel Sign
22	E	Brick wall above entrance	CLEARANCE 11'-6"			Leftover sign from previous orientation Current entrance lacks Proper Identification
23	E	Awning Sign	(logo) WEIGHT CENTER			Graphics on Awning
24	E	Awning Sign	St. Luke Hospital			Graphics on Awning

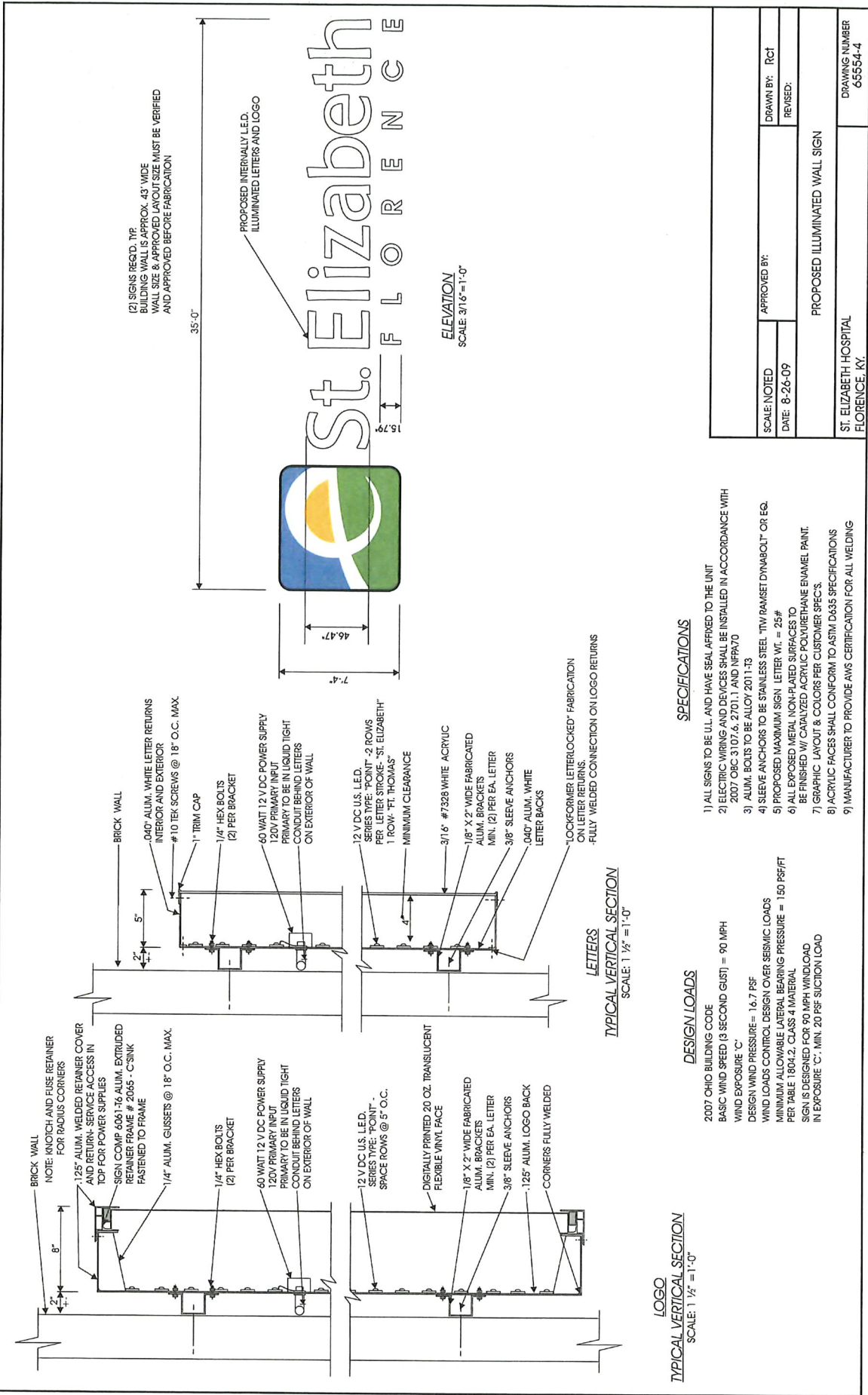
CLIENT	ENVIRONMENTAL GRAPHICS	PROJECT	DESCRIPTION	SCALE	PHASE	NOTES
St. Elizabeth Healthcare ST. ELIZABETH MEDICAL CENTER 7380 LURBWAY ROAD FLORENCE, KY 41042	ASHTON DESIGN 300 BALTIMORE ST BALTIMORE, MD 21201 T. 410.7271151 F. 410.7271954	ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION	MESSAGE SCHEDULE	N/A	100% SE DRAWING BY JJH	

SIGN NO.	SIGN TYPE	LOCATION	MESSAGE - SIDE A	MESSAGE - SIDE B	SYMBOLS	NOTES
25	D	First intersection after main entrance from Turfway Road	St. Luke Hospitals ♦ (dark symbol) Visitors Parking Lot ♦ (dark symbol) Medical Office Building parking		park symbol	Small Post and panel sign
26	B	On bldg. entrance canopy face	7370 (HEMMER logo) St. Luke Medical Office Building I		Hemmer logo	Dimensional Letters on canopy facade
27	R	On lawn in front of MOB entrance	AVAILABLE Medical Office Space (HEMMER logo, contact name, phone number)		Hemmer logo	Large post and panel sign
28	N	On glass door	Lobby Doors are Locked from 9:00pm until 6:00am. Please Use Night Entrance Located at the Emergency Department - North Side in Rear of Building.			Panel on glass
29	S	On walkway in front of entrance door	(no smoking symbol) St. Luke Emergency Facility Please Extinguish All Smoking Materials		no smoking symbol	Post and panel sign
30	E	Awning and letters above door	St. Luke Hospital (awning) Medical Staff Entrance (above doors)			Graphics on Awning. Letters on wall above door
31	E	On main canopy facade	MAIN ENTRANCE			Applied letters on canopy facade
32	N	On glass sliding door	Atrium Doors are Locked from 9:00pm until 6:00am. Please Use Night Entrance Located at the Emergency Department - North Side in Rear of Building.			Panel on glass "no smoking" message vinyl on glass next to sign panel
33	N	On glass sliding door	Atrium Doors are Locked from 9:00pm until 6:00am. Please Use Night Entrance Located at the Emergency Department - North Side in Rear of Building.			Panel on glass "no smoking" message vinyl on glass on next door
34	N	On glass sliding door	Atrium Doors are Locked from 9:00pm until 6:00am. Please Use Night Entrance Located at the Emergency Department - North Side in Rear of Building.			Panel on glass "no smoking" message vinyl on glass next to sign panel
35	E	On shared canopy facade	EMERGENCY DEPARTMENT			Light box sign with plastic face
36	E	On shared canopy facade	CHILDREN'S PAVILION			Light box sign with plastic face

CLIENT	ENVIRONMENTAL GRAPHICS	PROJECT	DESCRIPTION	SCALE	PHASE	NOTES
St. Elizabeth Healthcare ST. ELIZABETH MEDICAL CENTER ST. ELIZABETH PARK 7380 TURFWAY ROAD FLORENCE, KY 41042	ASHTON DESIGN ENVIRONMENTAL GRAPHICS 1000 W. MARKET ST. BALTIMORE, MD 21201 T 410.727.1951 F 410.727.1954	ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION	MESSAGE SCHEDULE	N/A	100% SE DRAWING BY JJH	

SIGN NO.	SIGN TYPE	LOCATION	MESSAGE - SIDE A	MESSAGE - SIDE B	SYMBOLS	NOTES
37	V	On Entrance Glass Door	EMERGENCY DEPARTMENT			Qty. 2 - one on each door Vinyl on glass
38	V	On Entrance Glass Door	CHILDREN'S PAVILION			Vinyl on glass
39	E	On Canopy face	AMBULANCE ENTRANCE			Light box sign with plastic face
40	A	South Side on Building	St. Luke Hospital West			Large Halo-Lit Channel Letters
41	A	West Side on Building	St. Luke Hospital West			Large Halo-Lit Channel Letters

CLIENT ST. ELIZABETH MEDICAL CENTER ST. ELIZABETH MEDICAL CENTER 7380 TUREWAY ROAD FLORENCE, KY 41042	ENVIRONMENTAL GRAPHICS ASHTON DESIGN 1000 W. BALTIMORE ST. BALTIMORE, MD 21201 T 410.727.1951 F 410.727.1954	PROJECT ST. ELIZABETH - FLORENCE EXISTING EXTERIOR SIGNAGE DOCUMENTATION	DESCRIPTION MESSAGE SCHEDULE	SCALE N/A	PHASE 100% SE DRAWING BY JJH	NOTES	ASHTON DESIGN
							DATE 05.05.09



(2) SIGNS REQ'D. TYP
BUILDING WALL IS APPROX. 43" WIDE
WALL SIZE & APPROVED LAYOUT SIZE MUST BE VERIFIED
AND APPROVED BEFORE FABRICATION

PROPOSED INTERNALLY I.L.D.
ILLUMINATED LETTERS AND LOGO

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

LOGO
TYPICAL VERTICAL SECTION
SCALE: 1 1/2" = 1'-0"

LETTERS
TYPICAL VERTICAL SECTION
SCALE: 1 1/2" = 1'-0"

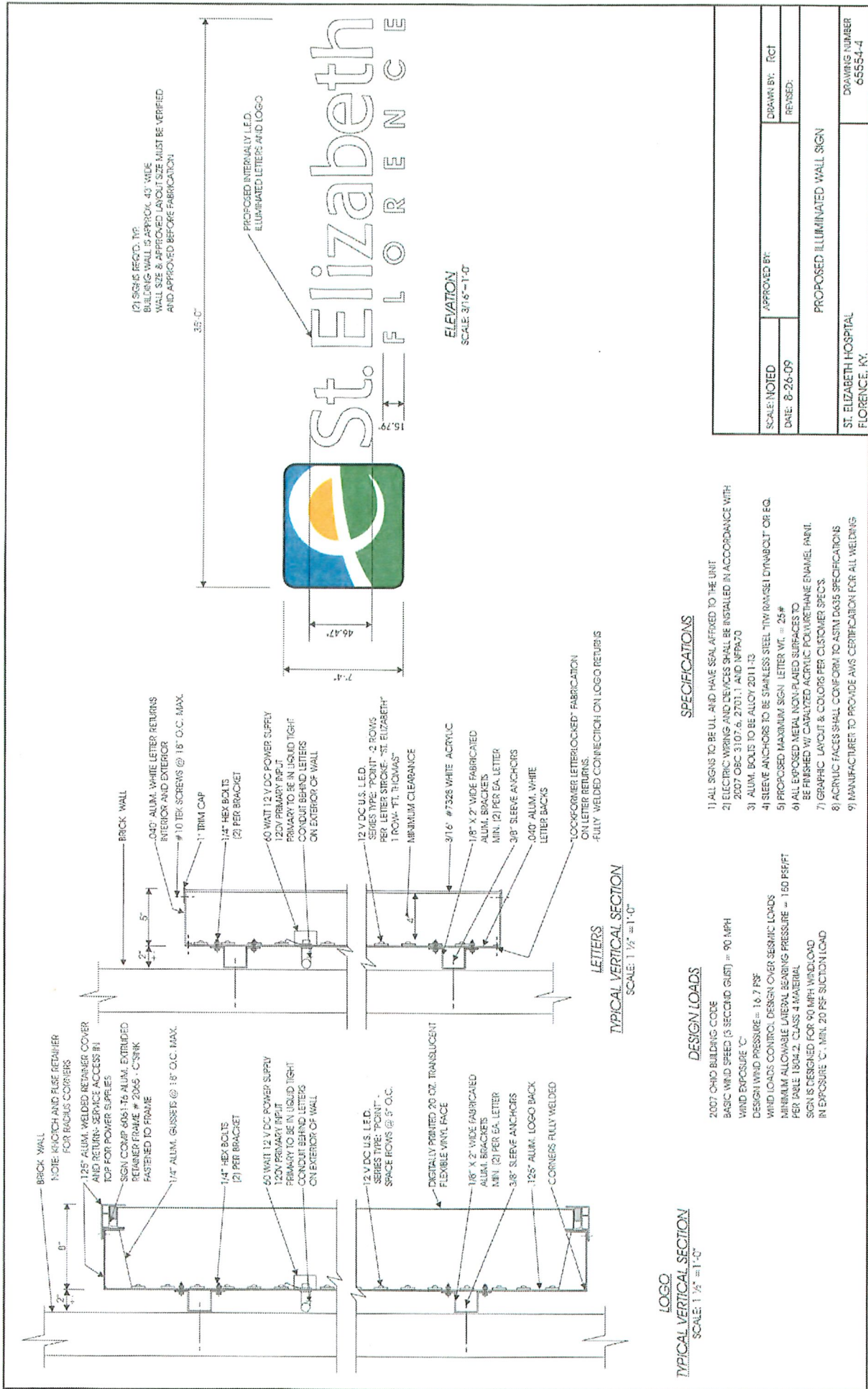
DESIGN LOADS

2007 OHIO BUILDING CODE
BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
WIND EXPOSURE 'C'
DESIGN WIND PRESSURE = 16.7 PSF
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 1.50 PSF/FT
PER TABLE 1804.2, CLASS 4 MATERIAL
SIGN IS DESIGNED FOR 90 MPH WINDLOAD
IN EXPOSURE 'C'. MIN. 20 PSF SUCTION LOAD

SPECIFICATIONS

- 1) ALL SIGNS TO BE U.L. AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2007 OBC 3107.6, 2701.1 AND NFPA70
- 3) ALUM. BOLTS TO BE ALLOY 2011-T3
- 4) SLEEVE ANCHORS TO BE STAINLESS STEEL "TV" RAMSET DYNABOLT™ OR EQ.
- 5) PROPOSED MAXIMUM SIGN LETTER WT. = 25#
- 6) ALL EXPOSED METAL, NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPECS.
- 8) ACRYLIC FACES SHALL CONFORM TO ASTM D4335 SPECIFICATIONS
- 9) MANUFACTURER TO PROVIDE AWS CERTIFICATION FOR ALL WELDING

SCALE: NOTED	APPROVED BY:	DRAWN BY: RCT
DATE: 8-26-09		REVISED:
PROPOSED ILLUMINATED WALL SIGN		
ST. ELIZABETH HOSPITAL FLORENCE, KY.		DRAWING NUMBER 65554-4



(2) SIGN REQ'D. TO BUILDING WALL IS APPROX. 43" WIDE WALL SIZE & APPROVED LAYOUT SIZE MUST BE VERIFIED AND APPROVED BEFORE FABRICATION

PROPOSED INTERNALLY I.L.D. ILLUMINATED LETTERS AND LOGO

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

SPECIFICATIONS

- 1) ALL SIGNS TO BE U.L. AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2007 OBC 3107.6, 2701.1 AND NFPA70
- 3) ALUM. BOLTS TO BE ALLOY 2011-T3
- 4) SLEEVE ANCHORS TO BE STAINLESS STEEL T1W (ANISEI DYNABOLT OR EQ.)
- 5) PROPOSED MAXIMUM SIGN LETTER WT. = 25#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CARBONIZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ACRYLIC FACES SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 9) MANUFACTURER TO PROVIDE AWS CERTIFICATION FOR ALL WELDING

DESIGN LOADS

- 2007 OHIO BUILDING CODE
 BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
 WIND EXPOSURE 'C'
 DESIGN WIND PRESSURE = 16.7 PSF
 WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
 MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 150 PSF/FT
 SIGN IS DESIGNED FOR 90 MPH WIND LOAD
 IN EXPOSURE 'C', MIN. 20 PSF SUCTION LOAD

LOGO

TYPICAL VERTICAL SECTION
SCALE 1 1/2" = 1'-0"

LETTERS

TYPICAL VERTICAL SECTION
SCALE 1 1/2" = 1'-0"

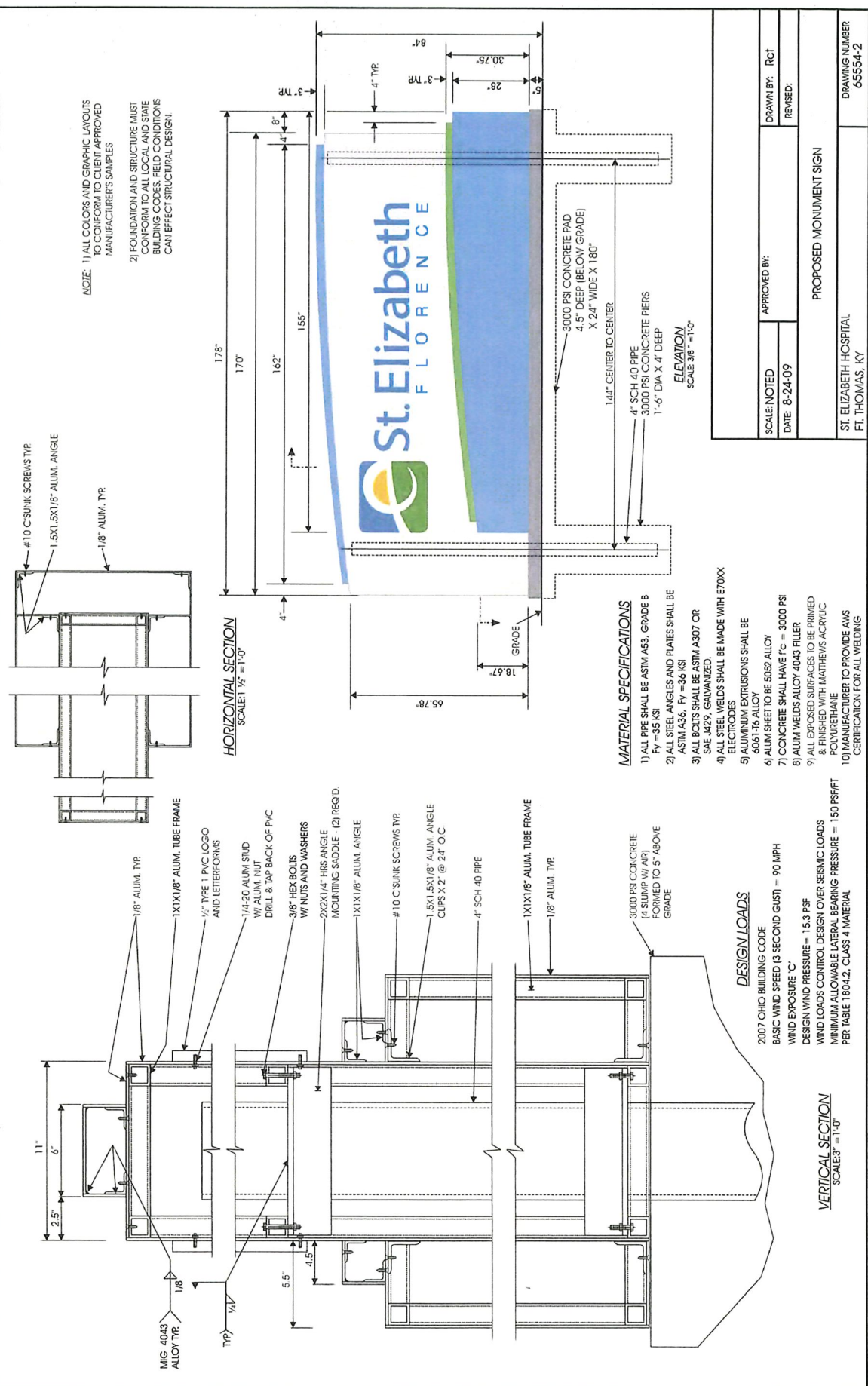
SCALE: NOTED		DRAWN BY: RCT	
DATE: 8-26-09		REVISED:	
PROPOSED ILLUMINATED WALL SIGN			
ST. ELIZABETH HOSPITAL FLORENCE, KY.		DRAWING NUMBER 65554-4	



Florence: Highway View

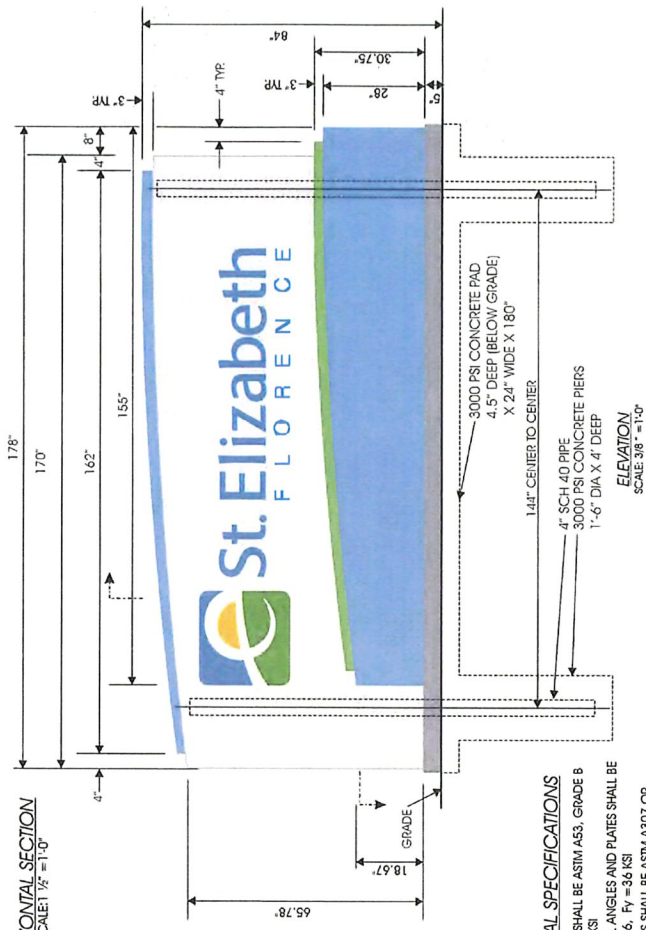


Florence: Huston Road



NOTE: 1) ALL COLORS AND GRAPHIC LAYOUTS TO CONFORM TO CLIENT APPROVED MANUFACTURER'S SAMPLES
 2) FOUNDATION AND STRUCTURE MUST CONFORM TO ALL LOCAL AND STATE BUILDING CODES. FIELD CONDITIONS CAN AFFECT STRUCTURAL DESIGN.

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



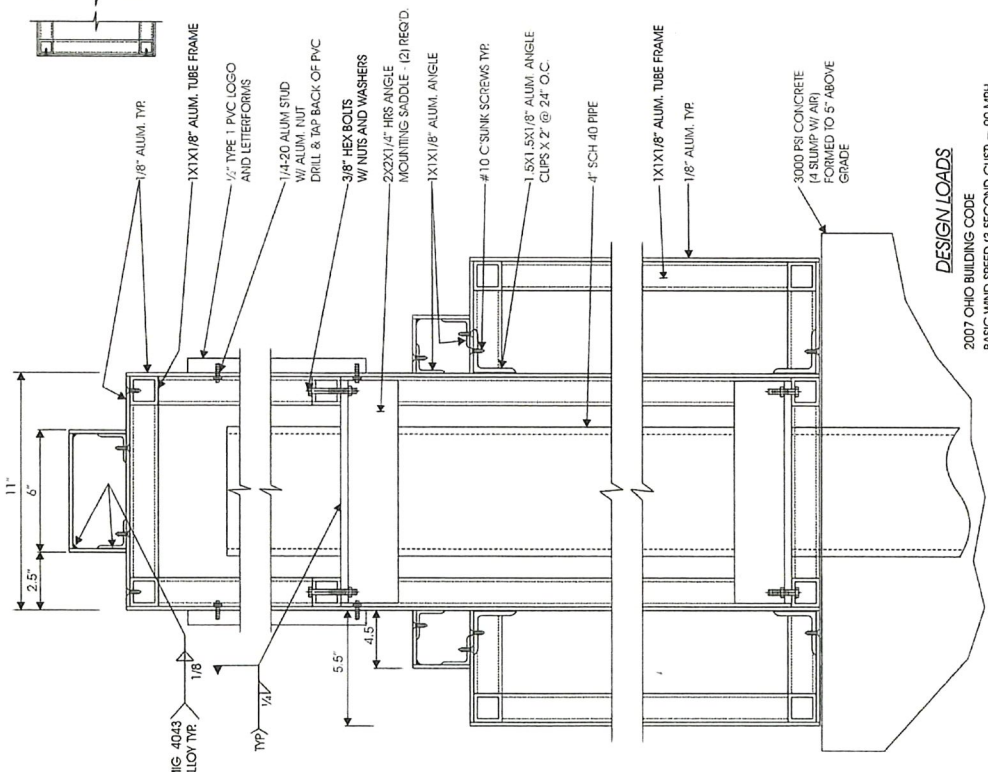
MATERIAL SPECIFICATIONS

- 1) ALL PIPE SHALL BE ASTM A53, GRADE B
 Fy = 35 KSI
- 2) ALL STEEL ANGLES AND PLATES SHALL BE ASTM A36, Fy = 36 KSI
- 3) ALL BOLTS SHALL BE ASTM A307 OR SAE J429, GALVANIZED.
- 4) ALL STEEL WELDS SHALL BE MADE WITH E70XX ELECTRODES
- 5) ALUMINUM EXTRUSIONS SHALL BE 6061-T6 ALLOY
- 6) ALUM SHEET TO BE 5052 ALLOY
- 7) CONCRETE SHALL HAVE f'c = 3000 PSI
- 8) ALUM WELDS ALLOY 4043 FILLER
- 9) ALL EXPOSED SURFACES TO BE PRIME & FINISHED WITH MATHEUS-ACRYLIC POLYURETHANE
- 10) MANUFACTURER TO PROVIDE AWS CERTIFICATION FOR ALL WELDING

DESIGN LOADS

- 2007 OHIO BUILDING CODE
- BASIC WIND SPEED (3 SECOND GUST) = 90 MPH
- WIND EXPOSURE 'C'
- DESIGN WIND PRESSURE = 15.3 PSF
- WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS
- MINIMUM ALLOWABLE LATERAL BEARING PRESSURE = 150 PSF/FT PER TABLE 1804.2, CLASS 4 MATERIAL

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



SCALE: NOTED	APPROVED BY:	DRAWN BY: Rct
DATE: 8-24-09	REVIS:	
PROPOSED MONUMENT SIGN		
ST. ELIZABETH HOSPITAL FT. THOMAS, KY		DRAWING NUMBER 65554-2



Florence: Parking Lot View

