

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

SPECIAL SIGN DISTRICT

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project STARBUCKS #57269 HWY 42 & EXPRESS ST.
2. Location of Project 8755 US 42 HWY, FLORENCE KY 41042 LOT 3A
3. Total Acreage of Site 0.8102 ACRES Approximate
4. Current Zoning of Site C-2/PD/CD
5. Proposed Zoning (Classification being requested) C-2/PD/CD - Special Sign District
6. Proposed Uses (please specify each use) Starbucks Coffee; retail store with drive-thru

- 7. Names of Applicant(s) HILTON DISPLAYS (Teri Watts) on behalf of STARBUCKS
Phone No. 864-313-2663 Fax No. 864-242-2204 E-Mail teriwatts@hiltondisplays.com
8. Address of Applicant(s) 125 Hillside Drive
Greenville SC 29607
City State Zip

- 9. Name of Property Owner(s) FLORENCE, KY (SEC HWY 42 AND EXPRESS) LLC
Phone No. 630-617-9100 Fax No. 630-617-9120 E-Mail CGunn@insiterealestate.com
10. Address of Property Owner(s) 1400 16th St #300 MByrne@insiterealestate.com
Oak Brook IL 60523
City State Zip

- 11. Proposed Building Intensities (please specify) not applicable

- 12. Are there any existing buildings on the site? under construction
How many? one (1)

- 13. Deed Book 928 Page No. 421 Group No. 4904 and 5474

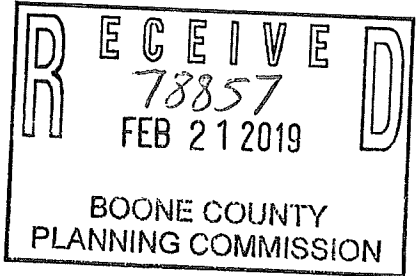
- 14. Are you also applying for:
no Conditional Use Permit
no Dimensional Variance

- 15. Have you submitted a Concept Development Plan? yes

- 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)



**EXHIBIT**

**“A”**

## STAFF REPORT

#2

Request of **Hilton Displys (Teri Watts) on behalf of Starbucks (applicant)** for **Florence KY (SEC Hwy 42 and Express) LLC (owner)** for a Zoning Map Amendment for a Special Sign District for an a 0.8102 acre site located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial two/Planned Development (C-2/PD) zone to allow alternative signage.

April 3, 2019

### REQUEST

The request is for a Zoning Map Amendment for a Special Sign District to allow Starbucks to install three (3) drive-through menu boards, one of which is to have a digital screen.

A Special Sign District application was submitted because: (1) within the C-2 Zone, only one drive-through menu board is allowed per drive-through lane; (2) one of the proposed drive-through menu boards is to be 3.8 feet taller than what is permitted; and (3) electronic message boards/screens are not permitted within the City of Florence, unless approved by the Board of Adjustment or by approval of a Special Sign District.

### SITE HISTORY

- 1995 On January 18, 1995, the Boone County Planning Commission recommended approval of a proposed zoning map amendment changing the site in question from SR-1 to C-2/PD (R-95-002-A). On April 11, 1995, Florence City Council took action to deny the proposed zoning map amendment.
- 1996 On July 17, 1996, the Boone County Planning Commission recommended approval of a zoning map amendment changing the site in question from SR-1 to C-2/PD (R-96-018-A). On September 10, 1996, Florence City Council adopted Ordinance Number O-17-96, approving the zoning map amendment.
- 2018 On January 3, 2018, the Boone County Planning Commission recommended approval of a Change in an Approved Concept Development Plan for the site in question (R-18-003-A). The proposed change would allow "eating and drinking establishments, including alcoholic beverages and accessory drive-through facilities" as a principally permitted use on the site in question. On March 20, 2018, Florence City Council adopted Ordinance Number O-5-18, approving the amended Concept Development Plan.
- 2019 On January 15, 2019, the Boone County Planning Commission approved a Major Site Plan for a 2,250 square foot Starbucks restaurant, drive-through facility, and off-street parking on the site in question.

### APPLICABLE SIGN REGULATIONS

- A. Section 3400 of the Boone County Zoning Regulations states that "The purpose of the sign article is to coordinate the type, placement and physical dimensions of signs within the different zones; to recognize the commercial communication requirements of all sectors of the business community; to recognize free speech; to encourage the innovative use of

design through Special Sign Districts. Furthermore, this article is intended to protect property values, create a more attractive economic and business climate, and enhance and protect the physical appearance of the community. Lastly, this article is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, and generally enhance community development”.

- B. Section 3413, 3., of the Boone County Zoning Regulations states that drive-through establishments which have pick up windows will be permitted one (1) drive through sign or menu board adjoining each drive-through lane.
- C. Section 3413, 3., of the Boone County Zoning Regulations states that menu boards shall not exceed six (6) feet in height if the sign is free standing.
- D. Section 3430 of the Boone County Zoning Regulations (as it applies to the City of Florence) states that the Board of Adjustment and Zoning Appeals may permit electronic message boards and electronic display screens which advertise multiple messages as a Conditional Use in the C-2 Zone.
- E. Section 3430 of the Boone County Zoning Regulations (as it applies to the City of Florence) provides for the following minimum requirements for electronic message boards and electronic display screens:
  - 1. Such message boards and screens will be considered a part of a permitted free-standing or building mounted sign; up to fifty percent (50)% of the permitted sign area can be used as an electronic message board or electronic display screen.
  - 2. All such message boards and screens shall meet the minimum standards of the Kentucky Transportation Cabinet and any other controlling local, state, or federal agency.
  - 3. Electronic message boards and electronic display screens shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.
  - 4. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.
  - 5. The message displayed on the board or screen must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.
- F. Section 3440 of the Boone County Zoning Regulations allows for the creation of special sign districts with the appropriate legislative body's approval. "The effect of a special sign district shall be to modify requirements, regulations, and procedures for signs included as

part of the district. The purpose of the district shall be 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.”

#### SITE CHARACTERISTICS

- A. The 0.8 acre site is located at the southeast corner of the intersection of US 42 with Express Street.
- B. The site is to be developed with a restaurant, off-street parking, and a single drive-through lane/pick up window.
- C. Access to the site is proposed from a curb cut onto Express Street and from a curb cut onto Cavalry Drive.
- D. The site is relatively flat and slopes ten (10) feet down from south to north.

#### ADJACENT LAND USES AND ZONING

North: Wesbanco Bank and St. Elizabeth Urgent Care/medical office (C-2/PD/CD)

South: Vacant/undeveloped land (C-2/CD/PD)

East: Vacant/undeveloped land (C-2/CD/PD)

West: A vacant building, formerly a bank (C-2/CD/PD)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Boone County Comprehensive Plan's “2035 Future Land Use Plan” designates the site for Commercial uses. This designation is described as follows:

“Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”

- B. The following 2017 Boone County Comprehensive Plan's Goals and Objectives apply to this application:

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

Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy (Economy, Goal A, Objective3).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy, Goal B, Objective 3).

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

- C. US 42 is identified as an arterial street providing for two-way traffic within five driving lanes (two lanes in each direction with a center left turn lane). Sidewalks are provided on both sides of US 42. Express Street and Cavalry Drive are identified as local streets providing for two-way traffic within two driving lanes. Sidewalks will be provided along these streets as part of the development of the site.

STAFF COMMENTS

- A. The Boone County Planning Commission and Boone County Fiscal Court should analyze the following passages from the Boone County Zoning Regulations and Boone County Comprehensive Plan before acting on the request:

1. Section 3440 of the Zoning Regulations states that the purpose of a Special Sign District shall be 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.
2. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts on the visual appearance of a development or corridor ("Design, Signs, and Historic Preservation," pg. 164).

- B. The site is located within the Plantation Pointe Commercial Subdivision and is subject to the conditions and design standards of City Ordinance O-17-96 and Boone County Planning Commission Resolution Number R-96-018-A.

- C. The following table provides a summary of the entire sign package for the site in question:

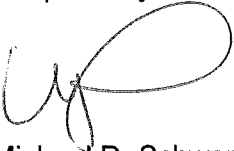
Designation	Type	Number Permitted	Number Proposed	Total Area Permitted (sq. ft.)	Total Area Proposed (sq. ft.)	Maximum Height Permitted (feet)	Height Proposed (feet)	Other	Exception To Code
A (North)	Building Mounted	3	1	60	25	N/A	N/A		No
A (East)	Building Mounted	3	1	60	25	N/A	N/A		No
B and C	Building Mounted	3	2	120	29.74	N/A	N/A		No
D	Directional	1 per entrance	1	6	2.6	5	3.83		No
E	Monument	1	1	60	30	10	10		No
F	Clearance Bar	Exempt							
G					6.72		5.44	Non Digital	Yes
H and I	Menu Board	1	3	48	6.25	6	9.8	Digital	Yes
J					22.84		5.44	Non Digital	yes

- D. The proposed menu board signs will be located 32 - 37 feet from the edge of sidewalk, 42 - 47 feet from the property line, and 45 - 50 feet from the edge of the street. The applicant should address the legibility of these signs from each of these locations.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone County Fiscal Court in terms of the three criteria necessary for approving a Zoning Map Amendment and Section 3440 (Special Sign Districts) of the zoning regulations. The Future Land Use Map will not need to be amended if the request is approved.

Respectfully submitted,



Michael D. Schwartz  
Planner

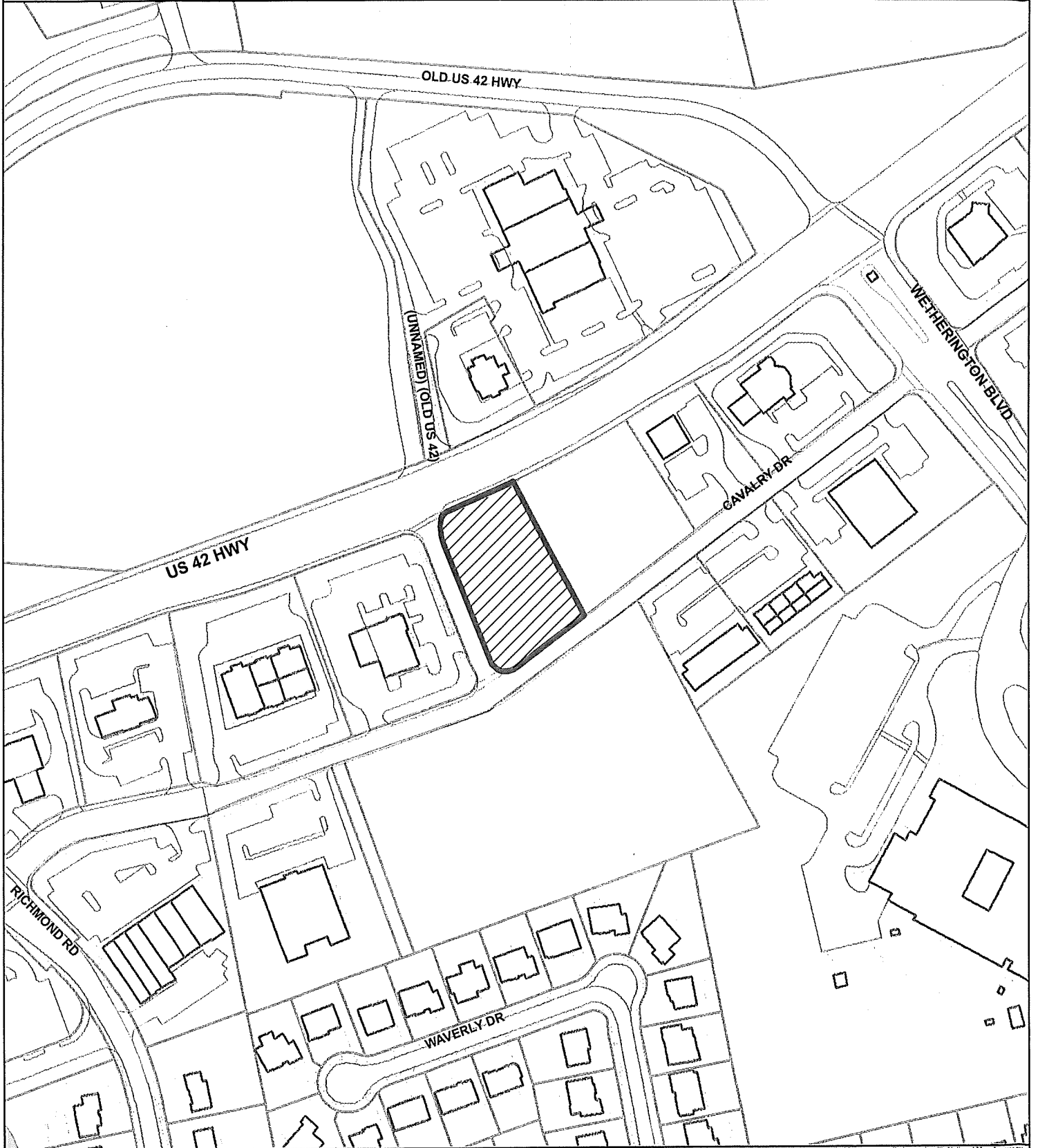
MDS/ss

Attachments:

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2035 Future Land Use Map
- \*Application
- \*Applicants basis for request
- \*Sign Package and Details

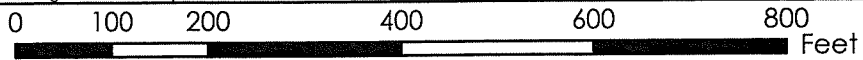
# Vicinity Map

www.boonecountygis.com



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1 inch = 200 feet

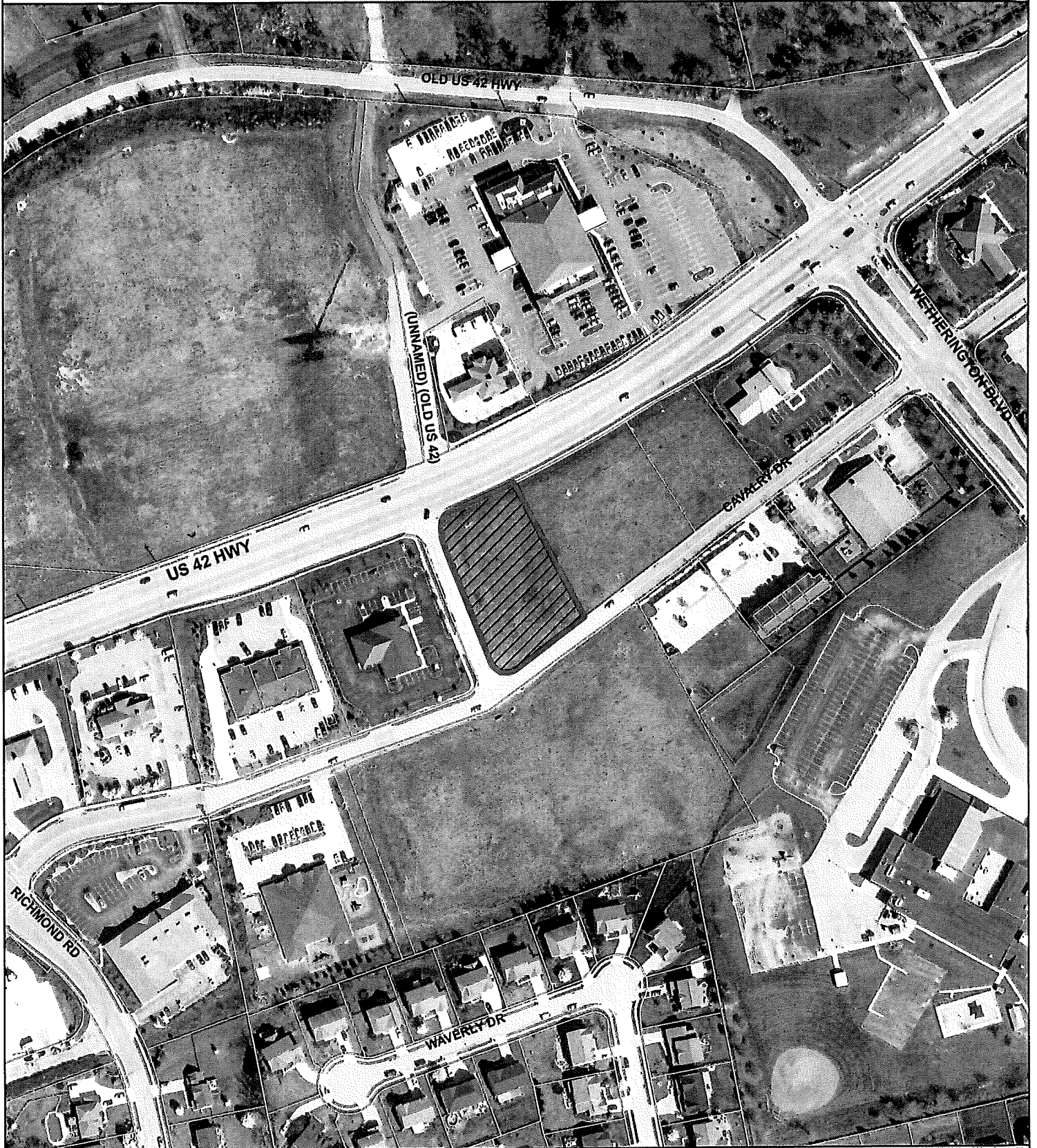


**Boone County GIS - Putting Northern Kentucky on the Map**



# Aerial Map

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0 100 200 400 600 800 Feet

1 inch = 200 feet

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



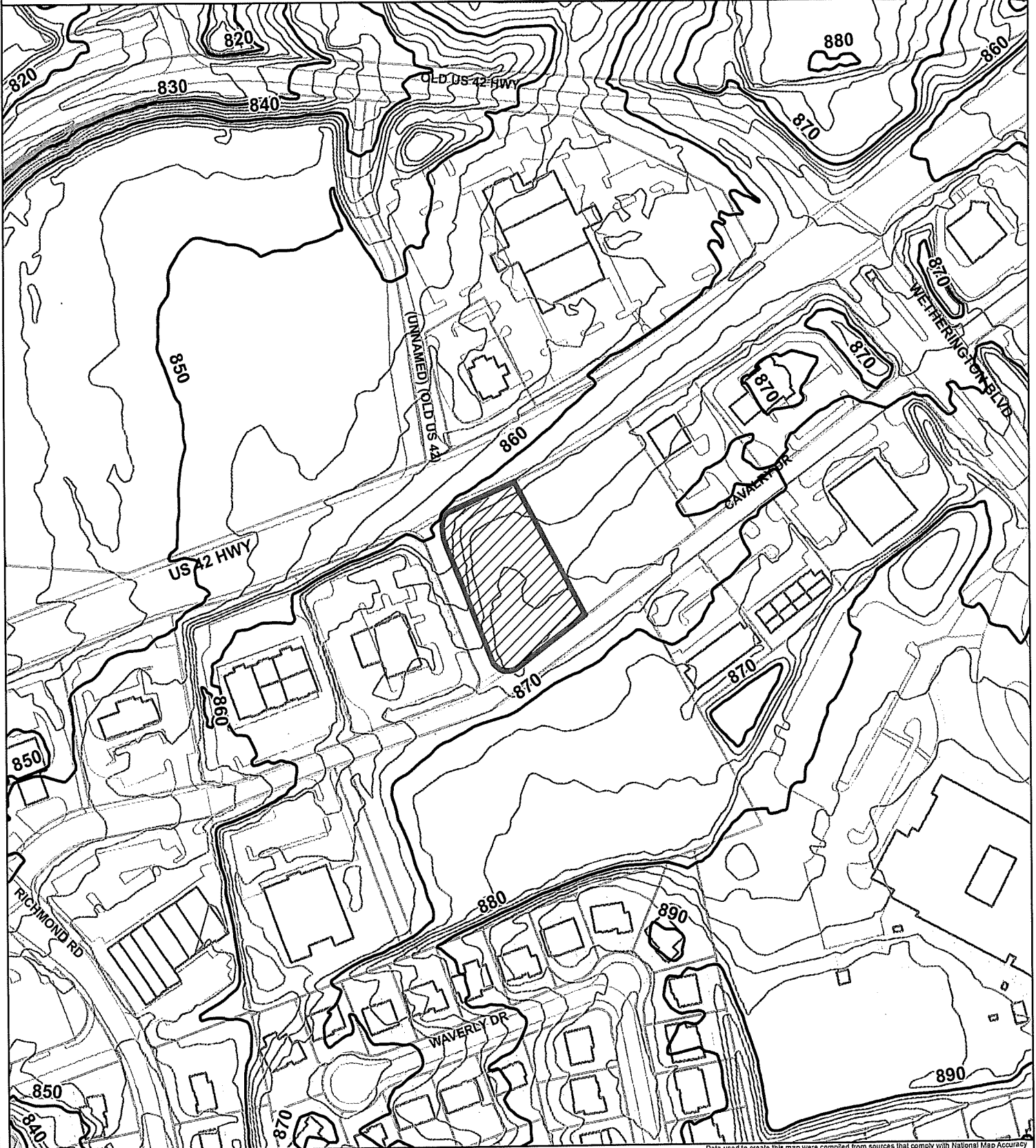
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ArcMap Document: \*.mxd

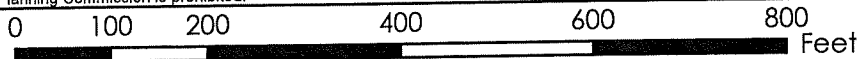
# Topographical Map

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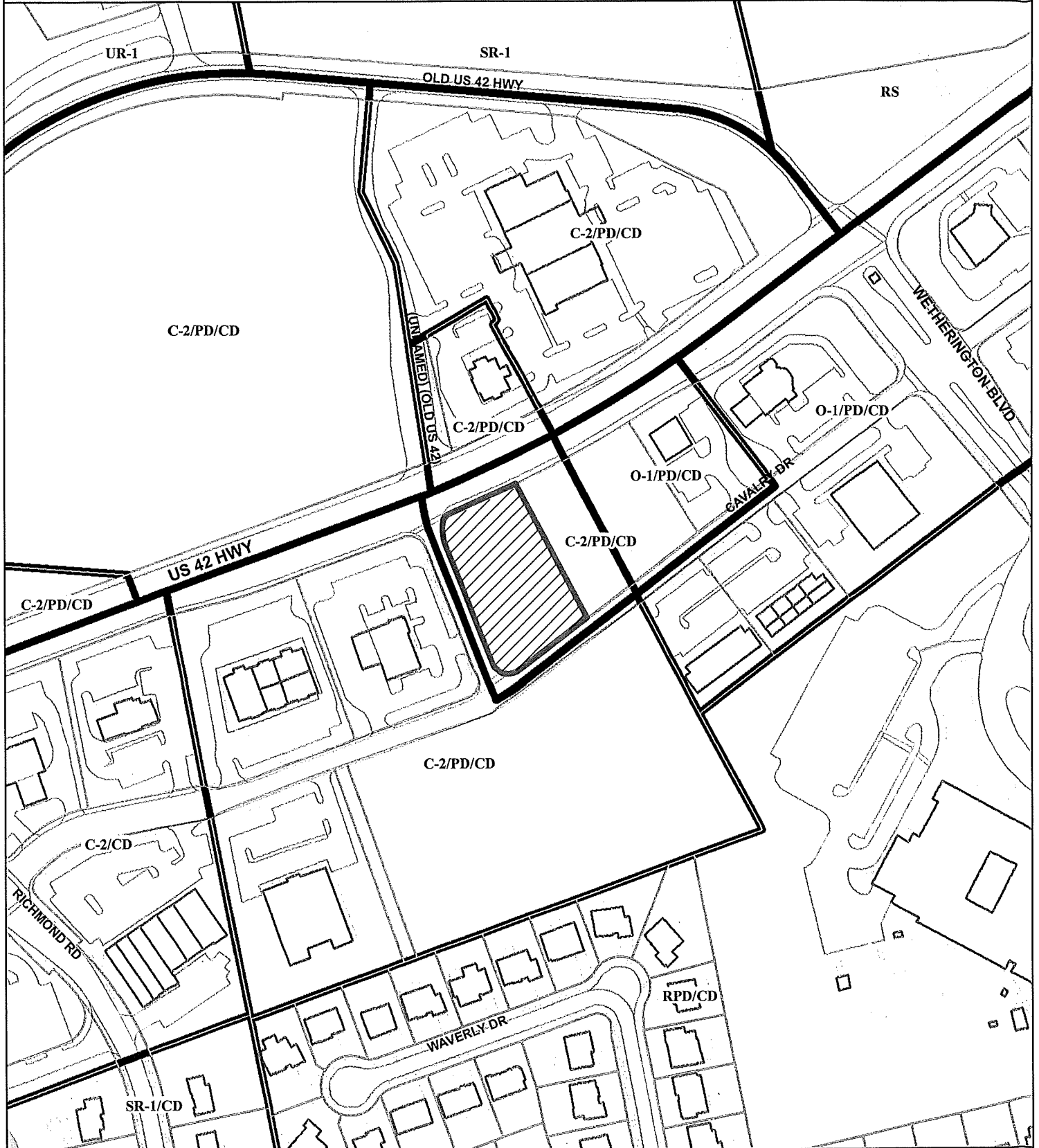
1 inch = 200 feet



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

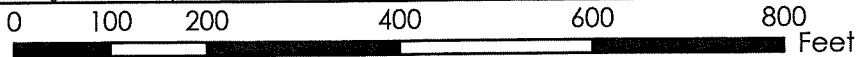
# Zoning Map

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1 inch = 200 feet



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

Map Created: 01/01/2018

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ArcMap Document: \*.mxd

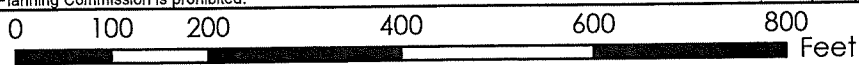
# 2035 Future land Use Map

www.boonecountygis.com



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1 inch = 200 feet



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



Map Created: 01/01/2018

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APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

SPECIAL SIGN DISTRICT

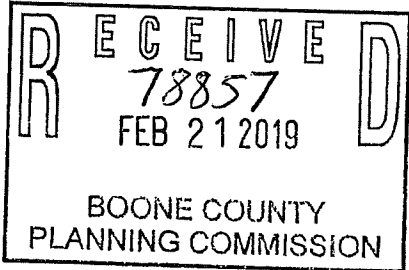
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(See Boone County Zoning Regulations)

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10. Address of Property Owner(s) 1400 16th St #300 Oak Brook IL 60523
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Boone County Public Works Department
Kentucky Transportation Cabinet
Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)



**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  
 Florence  
\_\_\_\_\_ Walton Union

19. **ORIGINAL Property Owner's Signature** [Signature]  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature** [Signature]  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**SECTION B** (To be completed by BCPC Staff)

1. Date Received 2-21-19
2. Review Fee \$2,300.00 R# 78857
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. \_\_\_\_\_ Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer \_\_\_\_\_
6. Committee Chairman \_\_\_\_\_
7. Scheduled Public Hearing Date \_\_\_\_\_
8. Boone County Planning Commission Action:
  - \_\_\_\_\_ **Approval**
  - \_\_\_\_\_ **Approval with Conditions**
  - \_\_\_\_\_ **Denial**
9. Other: \_\_\_\_\_ Resolution # \_\_\_\_\_

**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.

# ~~HILTON DISPLAYS~~

Boone County Planning Commission  
2950 Washington St., Rm 317  
Burlington, KY 41005

RE: Starbucks # 57269 – Special Sign District application

On behalf of Starbucks Coffee, I am submitting this Special Sign District application for a new Starbucks retail establishment to be located at 8755 US Hwy 42, Florence KY 41042.

For the Special Sign District, we are requesting inclusion of all the signs identified in the attached sign package as well as the Drive Thru equipment consisting of:

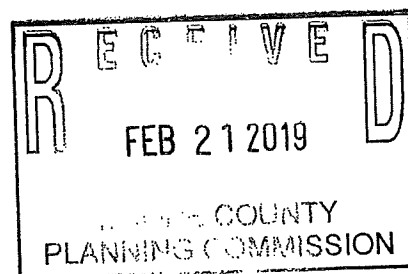
- Pre-menu board (item G) – static image, manually changed.
- Menu board (item J) – static image, manually changed.
- Canopy with digital order screen (items H & I) – digital display with video capabilities that allow for the order to be confirmed, the customer & barista to see each other, and digital advertising when no customers are at the station. The canopy structure does have a STARBUCKS COFFEE wordmark along the side also.

It's our understanding that only one (1) menu-type board is allowed by code and because Starbucks is requesting this suite of drive thru equipment, we are requesting this location be designated as a Special Sign District. Starbucks has found this combination of signage and drive thru equipment to be the most effective for their customers by providing updated and accurate information in a sequence that promotes quick and accurate service.

On behalf of Starbucks Coffee, thank you for your consideration.

Sincerely,

Teri Watts  
Project Manager  
Hilton Displays  
[teriwatts@hiltondisplays.com](mailto:teriwatts@hiltondisplays.com)  
864-313-2663



STARBUCKS COFFEE #57269  
Hwy 42 & Express St.  
8755 US Hwy 42  
Florence, KY 57269



18-44377

RECEIVED  
FEB 21 2019  
BOONE COUNTY  
PLANNING COMMISSION

**HILTONDISPLAYS**

125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 800 353 9132 • F 864 242 2204  
[www.hiltondisplays.com](http://www.hiltondisplays.com)

**HILTON DISPLAYS**  
 125 HILLSIDE DRIVE - GREENVILLE, SC 29607  
 P 803 353 3333  
 www.hiltondisplays.com

**QID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

2018/Starbucks/Florence KY/  
 18-44377/SB Florence KY  
 18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST: CLIENT:

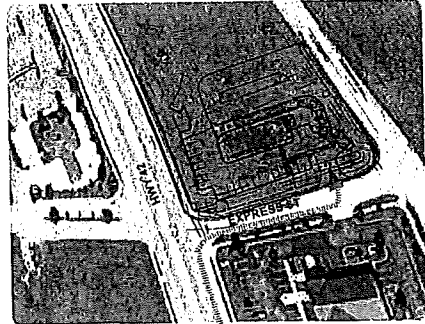
SUPPL. LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**SITE PLAN**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
- D** 46" TYE/O DIRECTIONAL
- E** TENANT PANELS
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



COLOR LEGEND	
TRANSPARENT	UNFIL
PMS 3425 C	3M 3520-76
RAL 7021M	3M 3530-42
PMS WHITE	3M 3530-20/7725-10 (TRANSPARENT)
PMS 359 C	NA
REFL. WHITE	3M 650-10

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 132 HILLSIDE DRIVE • GREENVILLE SC 29607  
 P 800 353 9131 • F 864 242 2204  
 www.hiltondisplays.com

**QID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**

Tert Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

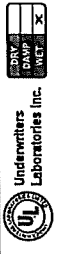
2018/Starbucks/Florence KY,  
 18-44377/SB Florence KY  
 18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST. CLIENT:

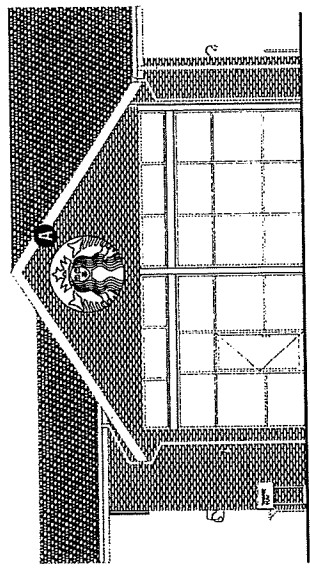
SUPPLIER/LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**ELEVATION**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
- D** 46" TYEO DIRECTIONAL
- E** TENANT PANELS
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



**1. NORTH ELEVATION**

COLOR LEGEND	
PAINT/PRINT	VINYL
PMS 5425 C	3M 3530-7E
RAL 7021M	3M 3530-22
PMS WHITE	3M 3530-20 / 7725-10 "TRANSLUCENT" FINISH
PMS 369 C	NA
REFL. WHITE	3M 680-10

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 125 HILLSIDE DRIVE - GREENVILLE SC 29607  
 P 803.634.3304  
 www.hiltondisplays.com

**QID 18-44377**

**JOB NAME**  
 Starbucks 57269  
**LOCATION**  
 8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**  
 Teri Watts

**DESIGNER**  
 Jesse Black

**DWG. DATE**  
 12-06-18

**REV. DATE / REVISION**

**SCALE**  
 As Noted

**FILE**

2018/Starbucks/Florence KY  
 18-44377/SB Florence KY  
 18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

**EST:** \_\_\_\_\_ **CLIENT:** \_\_\_\_\_

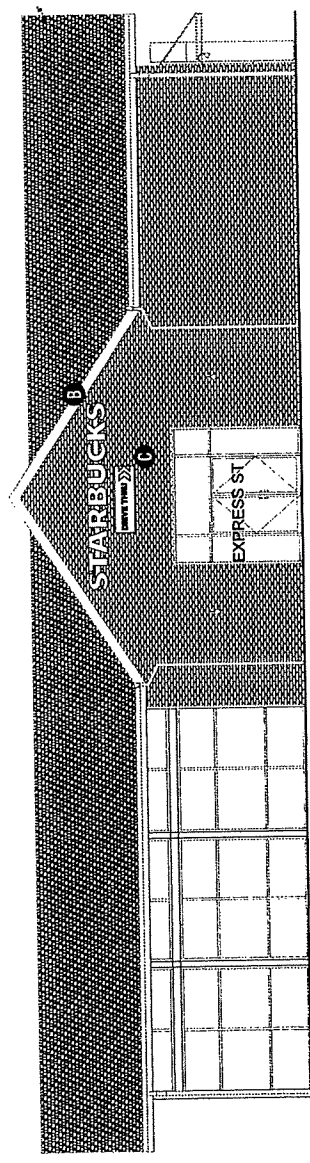
**SUPPLIER/LANDLORD:** \_\_\_\_\_

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**ELEVATION**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
- D** 46" TYEO DIRECTIONAL
- E** TENANT PANELS
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



2. WEST ELEVATION

COLOR LEGEND		VINYL
PMS/PANTONE		
PMS 3425 C		3M 3630-78
RAL 7021M		3M 3630-42
PMS WHITE		3M 3630-20 / 7725-10
PMS 369 C		NA
REFL. WHITE		3M 680-10

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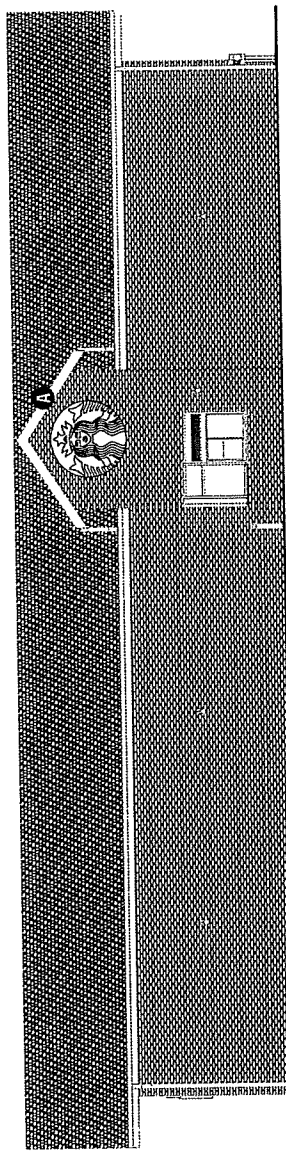
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**ELEVATION**

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- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
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- E** TENANT PANELS
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



3. EAST ELEVATION

COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3500-076
RAL 7021M	3M 3530-022
PMS WHITE	3M 3500-001 7725-10 TRANSPARENT
PMS 389 C	NA
REFL. WHITE	3M 650-10

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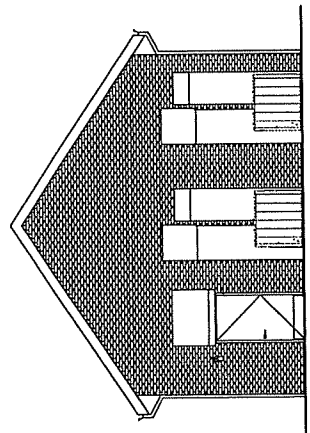
SLEPM: LANDLORD:

THE INK ON THIS DRAWING IS TO BE INK. A CONFORMAL  
 REPRODUCTION OF THIS DRAWING IS NOT TO BE USED FOR  
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 FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**ELEVATION**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
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- D** 46" TYEO DIRECTIONAL
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- F** CLEARANCE BAR
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- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



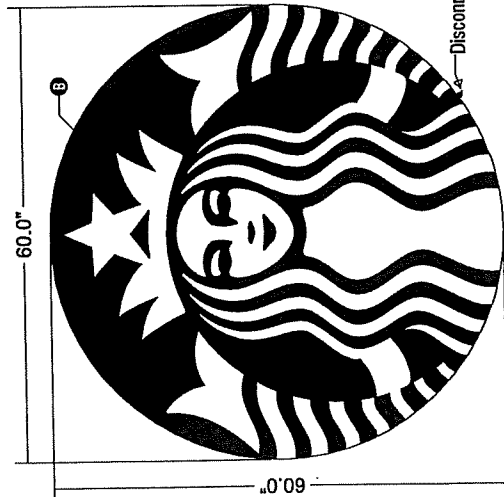
4. SOUTH ELEVATION NO SIGNAGE

COLOR LEGEND	
PMS/PRINT	VINYL
PMS 3425 C	3M 3530-76
RAL 7021M	3M 3530-22
PMS WHITE	3M 3530-20 / 7725-10 "MULTICOAT" GRADE
PMS 309 C	NA
REFL. WHITE	3M 680-10

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**60" ILLUMINATED SIREN**  
SBC S13164-SL  
Qty. 2

**A**



**1** Front View

3/4" = 1'-0" (11x17 Paper)

**SPECIFICATIONS:**

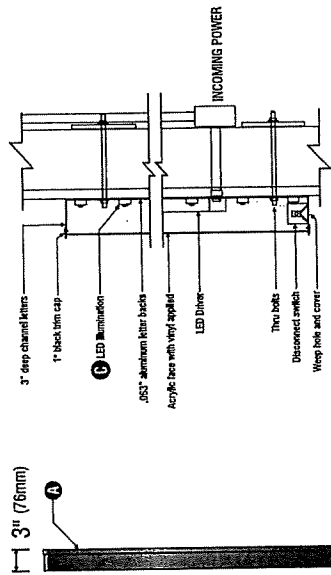
- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet black. Faces to be 3/16" white Plex with 1" black trimcap
- B** Graphics of logo to be 1st surface 3M Translucent Scotchlcal vinyl. Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminated logo disk with Sloan Prism Enlighten 6500K white LEDs

**COLOR LEGEND**

PMS/PANTONE	UNIV.
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3530-20 7725-10 TRANSLUCENT
PMS 349 C	NA
REFL. WHITE	3M 680-10

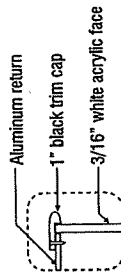
**WALL MOUNT EVOLVED**

Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120/277



**3** Disk Section View Typ.

**2** Side View



**4** Enlarged Detail

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**QID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

2018/Starbucks/Florence KY/  
18-44377/SB Florence KY  
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SPECIFIC LANDLORD:

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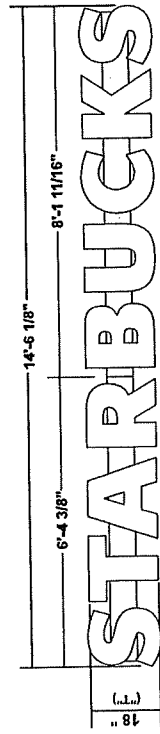


**18" CHANNEL LETTERS - RACEWAY**

SBC-S11425-RW27-SB-W-SL

Qty 1

**B**



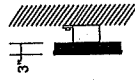
**1** Front View

Scale: 3/8" = 1' (11x17 Paper)

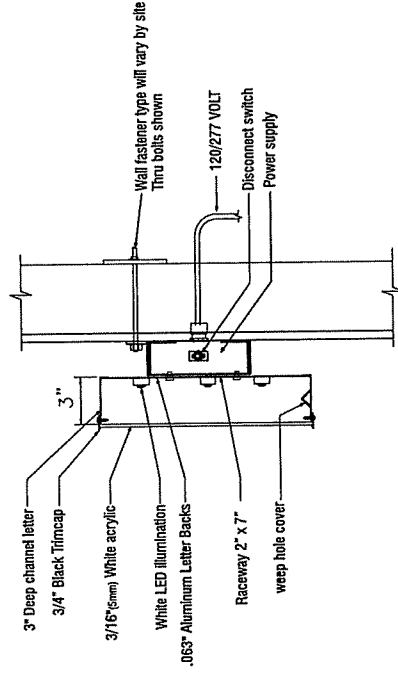
**SPECIFICATIONS**

- A Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finish Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B Faces to be 3/16" White acrylic with 1" Black trimcap
- C Letters illuminated w/ Sloan Prism Enlighten White 6500K LED's.
- D Letters to be installed on Raceway. Paint color of Raceway to be determined by site.

Note: Max lengths of raceways to be no more than 10 ft. in length for shipping



**2** Side View



MOUNTING AND LETTER DETAIL (TYP)  
SCALE: NTS

COLOR LEGEND	
PRIMER/PAIN	FINISH
PMS 3425 C	3M 3503-76
RAL 7021M	3M 3530-22
PMS WHITE	3M 3552-01 7725-10 RECOMMEND
PMS 309 C	NA
REFL WHITE	3M 680-10

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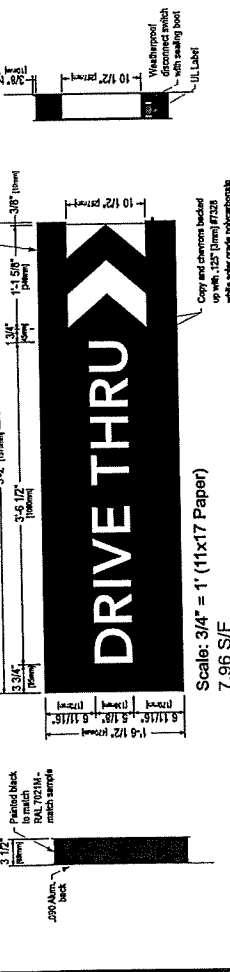


**62" ILLUMINATED DT WALL SIGN**

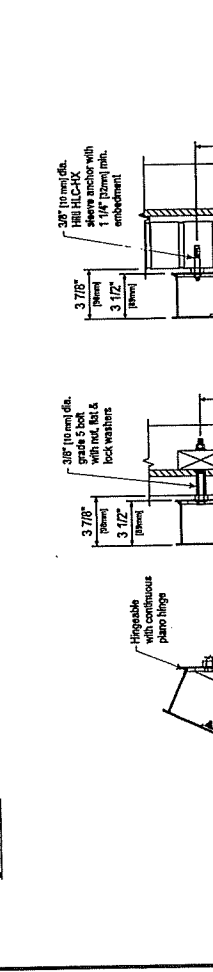
Qty. 1  
SBC ADT-1862-RH-SL



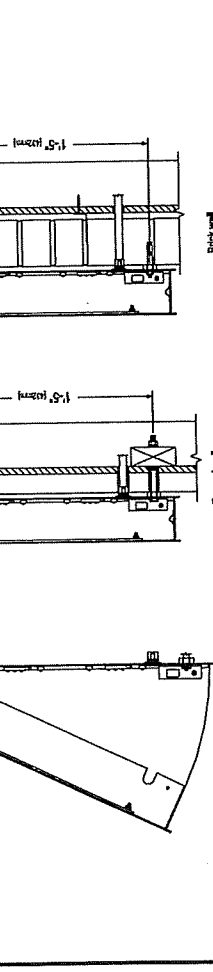
125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 803 333 7132 • F 803 421 2204  
www.haltone-displays.com



Front Elevation View  
Scale: 3/4" = 1' (11x17 Paper)  
7.96 S/F



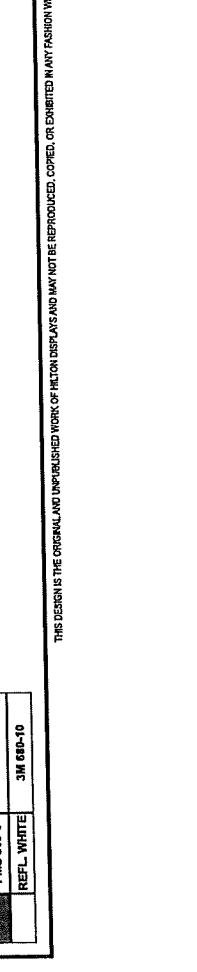
Left Side View



Right Side View



Section View at Installation Detail  
NOT TO SCALE



Service Position View  
NOT TO SCALE

**Sign Specifications:**

- Cabinet:
  - Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021M with white end cap as shown.
  - Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
  - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom of internal components shall be coated to prevent corrosion.
  - Internal structure of cabinet shall be per approved shop drawings.
  - Graphic elements are internally illuminated using Sloan Prism Enlighten LED. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

**Regulatory:**

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.

Size	Sq. Ft.	Sq. Ft.	Volts	Amps
18.50' (470mm)	5.87	9.25	120/277	0.85

1: Piped as furnished under part.  
2: Piped as complete signage.

COLOR LEGEND	PIGMENT	VINYL
PMS 3425 C	3M 3530-78	
RAL 7021M	3M 3530-22	
PMS WHITE	3M 3530-30/7725-0	
PMS 369 C	NA	
REFL. WHITE	3M 66D-10	

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www.haltone-displays.com

**OID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
Florence, KY 57269

**CUSTOMER CONTACT**

SALESMAN / PM

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

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**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

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18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

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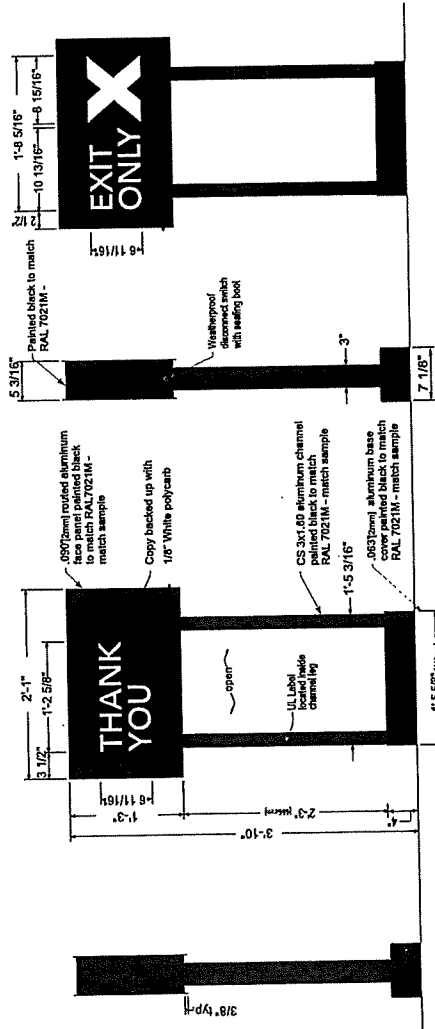
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**46" ILLUMINATED DIRECTIONAL TYEO**  
**SBC-S14091-SL**

Qty: 1  
**D**

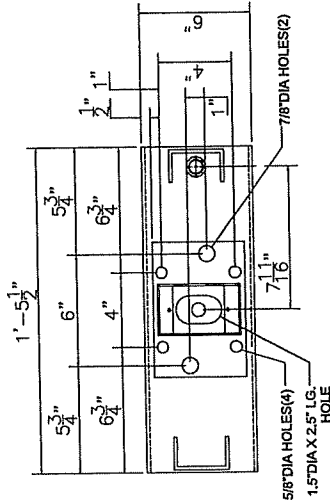


Scale: 3/4" = 1' (11x17 Paper)

Front Elevation View

Store Side View

Rest Elevation View



PLAN VIEW (BASE)

**Sign Specifications:**

Fabricated .090" Aluminum cabinet painted black to match RAL 7021 with white end cap as shown. Directional copy and chevrons backed up with 1/8" white polycarbonate. All polycarbonate face elements to attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sbean Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

**Support:**  
 Support structure to be welded aluminum tube and channel construction painted black to match RAL 7021 Base tube to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.

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 www.miltondisplays.com

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**FILE**

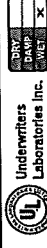
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COLOR LEGEND		SIZE	Sq. Ft.	Sq. Ft.	Volts	Amps
FINISH/PAIN	WAVE	46" (1168mm)	2.60	7.99	120	0.85
PMS 3425 C	3M 3850-76					
RAL 7021M	3M 3850-22					
PMS WHITE	3M 3650-20/7725-10					
PMS 369 C	NA					
REFL. WHITE	3M 688-10					

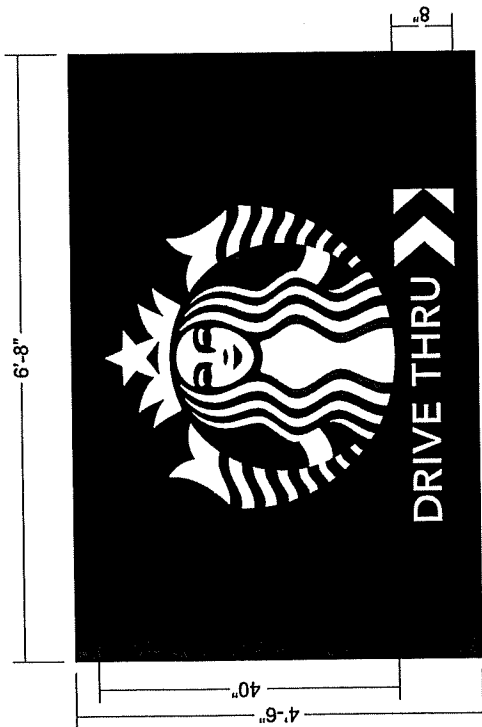
**TENANT PANELS**

SBC-18-44377-8

City 2

SURVEY REQUIRED

**E**



side a

3/4" = 1'

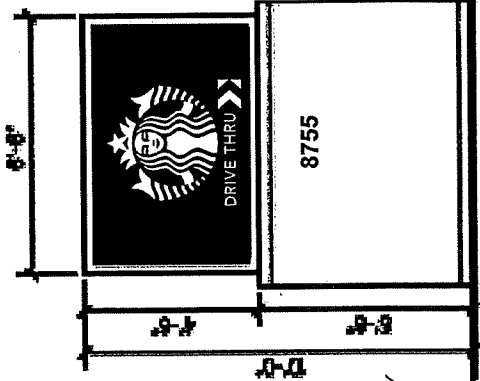
side b

**SPECIFICATIONS**

A. Tenant panels with first surface vinyl graphics

COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3530-76
RAL 7021R	3M 3530-22
PMS WHITE	3M 3630-20 / 7725-10 "HANDMADE" FONTS
PMS 369 C	NA
REFL. WHITE	3M 610-10

MONUMENT BY  
PROPERTY  
OWNER



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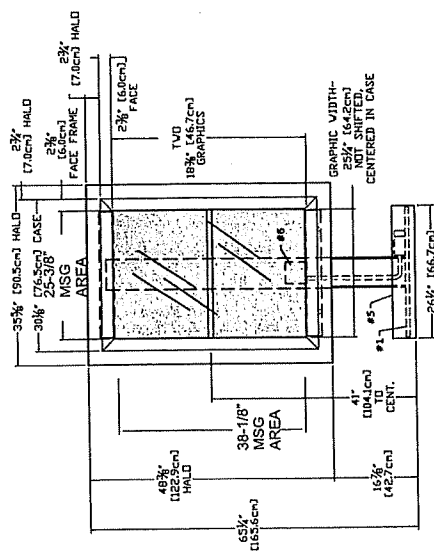
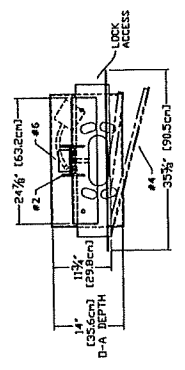
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**PRE-MENU BOARD - FREESTANDING**

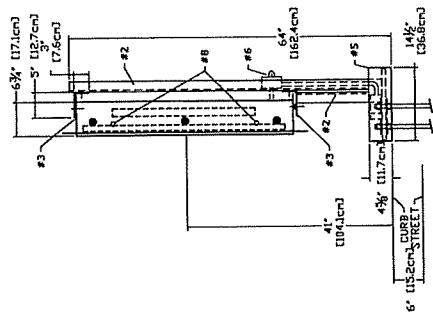
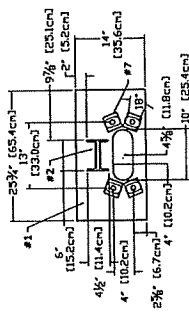
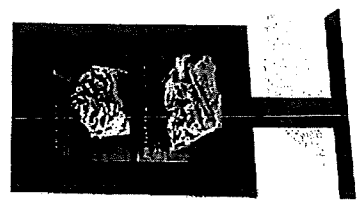
Qty. 1



MESSAGE AREA = (25.375 \* 38.125) / 144 = 6.72 SQ FT

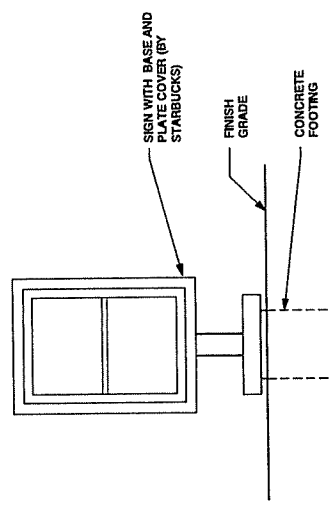
**DTE - PRE-MENU FREESTANDING**

Scale: 1/2" = 1' (11x17 paper)



- #1 - 3/4" (19mm) STEEL BASE PLATE W/ 18deg HOLES PATTERN LEFT SQUARE / SYMMETRICAL
- #2 - 6GX10.5 (6"x2"x3/4") STEEL POST (1X)
- #3 - 5"x3"x3/4" STEEL SUPPORT ANGLES (2X) (WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1X) ONE SPLIT PANEL LIGHTBOX
- #5 - TWO 25"x18" GRAPHICS GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED STANDARD LED TUBE LIGHTING, SIDE LOCKS
- #6 - WELDED ALUMINUM BASE COVER
- #7 - WATER-TIGHT BODY WITH 2000 OHM RESISTOR, 120VAC, 120WATT, 0.30A AC
- #8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING

KEY #E3-26-819-15



**DTE - PRE-MENU FREESTANDING**

Scale: 3/8" = 1' (11x17 paper)

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EST: CLIENT:

SUPPL: LANDLORD:

THE WORK OF THIS DRAWING IS TO SURVIVE A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



**QID 18-44377**

**JOB NAME**  
Starbucks 57269

**LOCATION**  
8755 US Hwy 42  
Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**  
Teri Watts

**DESIGNER**  
Jesse Black

**DWG. DATE**  
12-06-18

**REV. DATE / REVISION**

**SCALE**  
As Noted

**FILE**  
2018/Starbucks/Florence KY/  
18-44377/SB Florence KY  
18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

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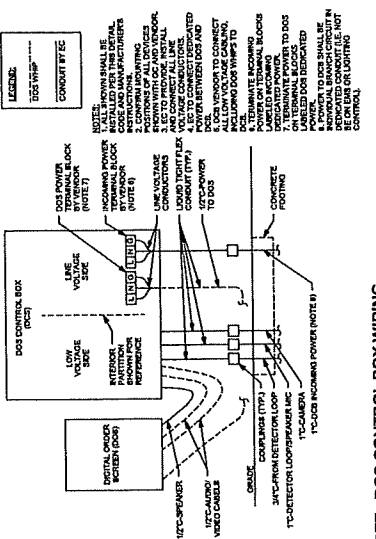
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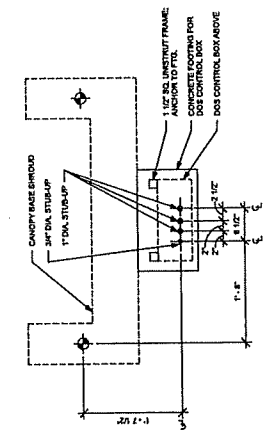
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**DOS ON CANOPY - DCB ON UNISTRUT**

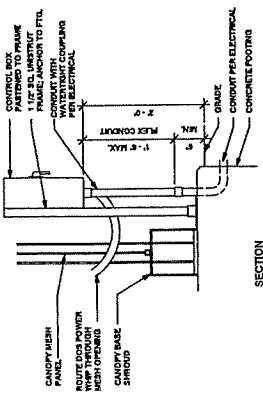
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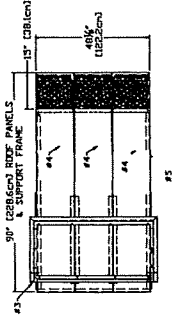
**DTE - DOS CONTROL BOX WIRING**  
 Scale: 1/2" = 1' (11x17 paper)



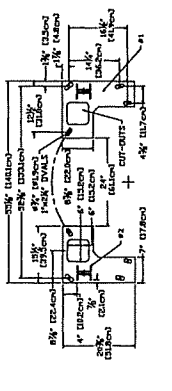
**DTE - DOS CONTROL BOX AT CANOPY**  
 Scale: 1/2" = 1' (11x17 paper)



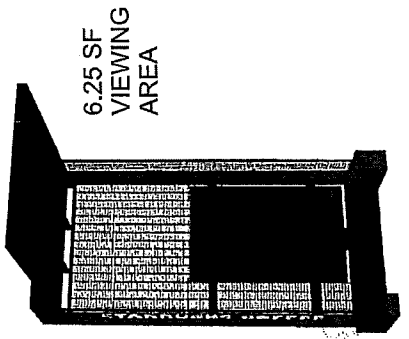
**DTE - DOS CONTROL BOX AT CANOPY**  
 Scale: 1/2" = 1' (11x17 paper)



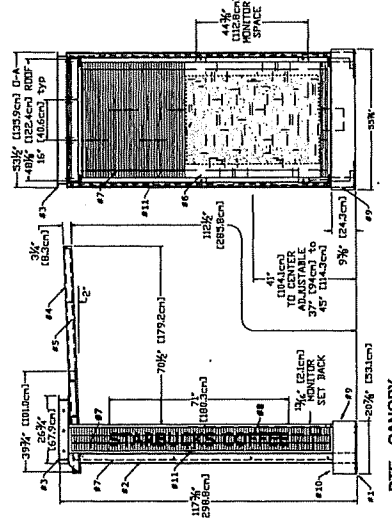
**DTE - DOS CONTROL BOX CONDUIT STUB-UPS AT CANOPY**  
 Scale: 1/2" = 1' (11x17 paper)



**DTE - DOS CONTROL BOX AT CANOPY**  
 Scale: 1/2" = 1' (11x17 paper)



**6.25 SF VIEWING AREA**



**DTE - CANOPY**  
 Scale: 1/4" = 1' (11x17 paper)



**EXHIBIT**

**“B”**

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**#3**

**TO:** Boone County Planning Commission

**FROM:** Brad Shipe, Chairman

**DATE:** May 1, 2019

**RE:** Request of Hilton Displays (Teri Watts) on behalf of Starbucks (applicant) for Florence KY (SEC Hwy 42 and Express) LLC (owner) for a Zoning Map Amendment for a Special Sign District for a 0.8102 acre site located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development (C-2/PD) zone to allow alternative signage.

**REMARKS:**

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

**FINDINGS OF FACT:**

1. The Committee has concluded that the proposed Concept Development Plan is in agreement with the Comprehensive Plan due to the following reasons:
  - A. The Future Land Use Map designates this site for Commercial uses which is described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc. The proposal is to create a Special Sign District to allow three menu board signs, one of which will have a full color digital display.
2. The Committee has concluded that the provisions stated in the Special Sign District, coupled with the agreed conditions, fulfill the applicable requirements of Article 3 of the Boone County Zoning Regulations.
3. The Committee concluded that the proposed signage will be conducive to providing an orderly and efficient drive-through service.
4. The Committee has concluded that the proposed signage will not be a distraction to adjacent properties as the signage is not intended to be legible at the property line.
5. The Committee has concluded that the proposal is in agreement with the following 2017 Boone County Comprehensive Plan's Goals and Objectives:
  - A. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall, Goal A, Objective 4).
  - B. Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy (Economy, Goal A, Objective 3).

- C. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy, Goal B, Objective 3).
- D. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation, Goal A, Objective 1).

A copy of the Public Hearing minutes accompanies the findings and recommendation 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 Development Plan Committee Vote.

## **ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Brad Shipe, Chairman

DATE: April 17, 2019

### **ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Brad Shipe, Chairman, Michael Schwartz, Staff**

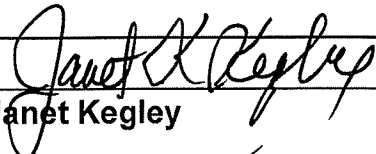
3. Request of **Hilton Displays (Teri Watts) on behalf of Starbucks (applicant) for Florence KY (SEC Hwy 42 and Express) LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 0.8102 acre site located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development (C-2/PD) zone to allow alternative signage.

#### **REMARKS:**

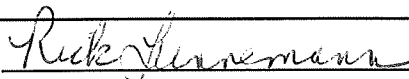
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

\_\_\_\_\_  
**Kim Bunger**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_


\_\_\_\_\_  
**Mark Hicks (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

  
\_\_\_\_\_  
**Janet Kegley**  
For Project  Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

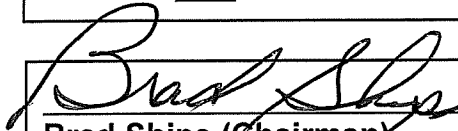
\_\_\_\_\_  
**Lisa Heilman (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_

  
\_\_\_\_\_  
**Rick Lunnemann**  
For Project  Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
**Steve Turner (Alternate)**  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

  
\_\_\_\_\_  
**Kim Patton**  
For Project ~~\_\_\_\_~~ Absent \_\_\_\_  
Against Project   
Abstain \_\_\_\_ Deferred \_\_\_\_

\_\_\_\_\_  
For Project \_\_\_\_ Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

  
\_\_\_\_\_  
**Brad Shipe (Chairman)**  
For Project  Absent \_\_\_\_  
Against Project \_\_\_\_  
Abstain \_\_\_\_ Deferred \_\_\_\_

**TOTAL:** \_\_\_\_ DEFERRED 3 FOR PROJECT 1 ABSENT  
1 AGAINST PROJECT \_\_\_\_ ABSTAIN

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bunger, Secretary/Treasurer  
Mr. Steve Harper  
Mr. Mark Hicks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Don McMillian  
Mr. Kim Patton  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

Ms. Corrin Gulick  
Mrs. Lori Heilman

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Kevin P. Costello, AICP, Executive Director  
Mr. Kevin T. Wall, AICP, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mr. Michael D. Schwartz, Planner

Chairman Rolfsen called the Public Hearing to order at 8:23 P.M. and introduced the second item on the Agenda:

**ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT - Kim Bunger, Chairman, Michael Schwartz, Staff**

2. Request of **Hilton Displays (Teri Watts) on behalf of Starbucks (applicant) for Florence KY (SEC Hwy 42 and Express) LLC (owner)** for a Zoning Map Amendment for a Special Sign District for a 0.8102 acre site located on the southeast corner of the US 42/Express Street intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development (C-2/PD) zone to allow alternative signage.

Staff Member, Michael Schwartz, presented the Staff Report, which included a PowerPoint presentation. The site is located off U.S. 42 and Express Drive. In 1996, the site was changed to C-2/PD. In 2018, the approved Concept Development Plan was changed to allow eating and drinking establishments with drive-through facilities. In 2019, a Major Site Plan was approved to construct a Starbucks store. The request tonight involves reviewing the signage for the drive-through facility only. Mr. Schwartz showed photos of the site and adjoining properties. The request is for a Zoning Map Amendment for a Special Sign District to allow Starbucks to install 3 drive-through menu boards, one of which is to have a full digital screen. The Comprehensive Plan's Future Land Use Map designates the site as Commercial (C). Other references to the Comprehensive Plan including the approved 2017 Goals and Objectives are outlined in the Staff Report.

Mr. Schwartz showed drawings of the proposed building mounted signs - north elevation (Starbucks logo), east elevation (Starbucks logo), west elevation (Starbucks letters and drive-through), directional signs and a monument sign. The applicant is proposing a pre-menu board sign - 5.44 feet high and 6.72 square feet in sign area with a static image. A second menu sign is a proposed menu order sign - 9.8 feet high and 6.25 square feet in sign area. It has a full color digital display. When the sign is not in use, it will be used for advertising display. The third sign is a tri-panel menu board. It will be 5.44 feet high and 22.84 feet in sign area. It will have a static image. The only Staff Comment involves whether the proposed signs are clearly legible from off-premise? Can they be seen from the adjoining sidewalks and streets (Cavalry or Express Streets)? In conclusion, the request is for a Special Sign District in order to deal with 2 issues - the number of signs and the digital display on the menu board.

At this time, Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Ms. Terri Watts, representing Starbucks, stated that she would focus on the menu boards. The pre-menu board sign contains a fixed poster that is placed in the menu board. It is not digital. It is usually replaced every 60 days. The second menu board is a digital order screen. It has a canopy to protect the customer while placing an order. The screen is attached to it. It allows for a video conference with the barista. The customer can view the order once the order is taken, an advertisement will be displayed for 5 - 10 seconds. The board will go blank if no one orders anything. There are sensors that turn it on and off. The final menu board has posters inside. They are changed every 60 days. All the signs operate when the store is open. The lights go off when the store closes. There is a volume control on the digital screen. These signs allow for a more

efficient drive-through and more accurate orders. The menu boards are not intended to be seen from a sidewalk and adjacent roads. They are designed only to accommodate people using the drive-through.

Chairman Rolfsen asked about the order of the signs. Ms. Watts responded that the digital order board is located next to the 3 panel menu board. It is similar to McDonald's.

Mr. Bunger asked if the order board had any pictures? Ms. Watts replied it will have a fixed picture of coffee. It just fills an empty black screen or hides the previous order.

Chairman Rolfsen asked if the request is a deal breaker for Starbucks? Ms. Watts responded that it is not a deal breaker but their research shows that it results in the most efficient use of the drive-through and getting people through the que quickly. Chairman Rolfsen stated that it seems like a lot of signage for people to navigate especially if they already know what they want. Ms. Watts replied that they board is programmable so it can limit copy.

Mr. Turner suggested to integrate the image on the first menu board onto the second menu board and then get rid of the first menu board? Ms. Watts responded that the first menu board gives an option before the customer places their order.

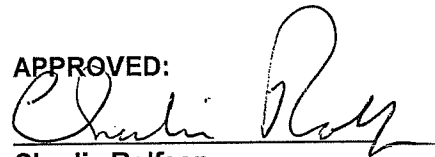
Mr. Wilson reminded that the Board shouldn't be dealing with the content of the sign but rather reasonable time, place and manner for structures. Ms. Watts noticed several restaurants in the area that have an attraction or pre-menu board - Wendy's as well as McDonald's. Starbucks is not asking for anything that is outlandish.

At this time Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Ms. Kristen Pangrcic, owner/developer of the site, stated that she was present in support of the request for Starbucks.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on April 17, 2019 at 5:00 P.M. in the Fiscal Courtroom. This item will be on the Agenda for the Business Meeting on May 1, 2019 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:45 P.M.**

APPROVED:



**Charlie Rolfsen**  
**Chairman**

Attest:



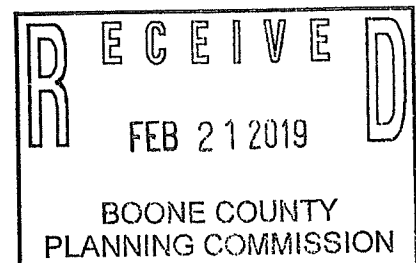
**Kevin P. Costello, AICP**  
**Executive Director**

# SUPPORTING INFORMATION

**Starbucks #57269 - legal description**  
**8755 US Hwy 42**  
**Florence KY 57269**

STARBUCKS	062.00-37-003.01	8755 US 42 HWY Florence	STARBUCKS LOCATION	Florence KY (sec hwy 42 & Express) 1400 16th St. Ste 300 Oak Brook, IL 60523
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First Deed Info	1120/311
First Parcel Sale Date	2018-12-21
First Parcel Sale Price	342,539.00
Legal Description	LOT 3A PLANTATION POINTE COMMERCIAL RESUB OF LOT 3 & 2B
Site Municipality	FLORENCE
Plat ID	C6-205
Lot Number	3A
Subdivision Name	PLANTATION POINTE
Section Name	
G & A Acresge	0.81



**ORDINANCE NO. O-13-19**

**AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 0.8102 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE US 42/EXPRESS STREET INTERSECTION, FLORENCE, KENTUCKY, TO ALLOW ALTERNATIVE SIGNAGE. (STARBUCKS)**

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 has recommended approval of a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development (C-2/PD) zone to allow alternative signage for a 0.8102 acre site located on the southeast corner of the US 42/Express Street Intersection, Florence, Kentucky, and

WHEREAS, the recommendation for approval of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution of Recommendation, all of which have been reviewed by 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 zoning map amendment to establish a Special Sign District for property zoned Commercial Two/Planned Development (C-2/PD) for the 0.8102 acre site located on the southeast corner of the US 42/Express Street Intersection, Florence, Kentucky, shall be and is hereby approved.

The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment for this subject property.

**SECTION II**

This approval of this zoning map amendment and the Special Sign District are granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that

recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-19-010-A of the Boone County Planning Commission along with the referenced Exhibits to that Resolution.

### SECTION III

This approval is granted based upon the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the committee report of that Commission, which is attached and part of the Commission's Resolution No. R-19-010-A, marked Exhibit "B", and incorporated herein as if fully set out.

### SECTION IV

If this approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance and this particular zone change approval.

### SECTION V

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 18 DAY OF June, 2019.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 25<sup>th</sup> DAY OF June, 2019.

APPROVED:

David E. Walsh  
MAYOR

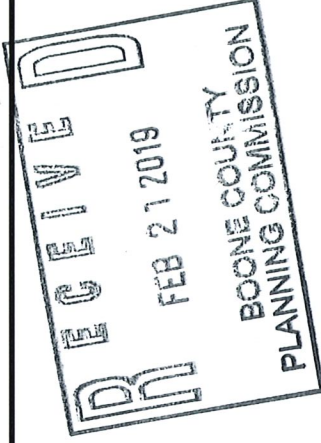
ATTEST:

Mary Zelman  
CITY CLERK

STARBUCKS COFFEE #57269  
Hwy 42 & Express St.  
8755 US Hwy 42  
Florence, KY 57269



18-44377



*Zoning Map Amendment  
Special Sign District*

**APPROVED**

Staff M. Schwartz

Date 5/1/19

Boone County  
Planning Commission

**HILTONDISPLAYS**

125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 800 353 9132 • F 864 242 2204  
[www.hiltondisplays.com](http://www.hiltondisplays.com)

**QID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

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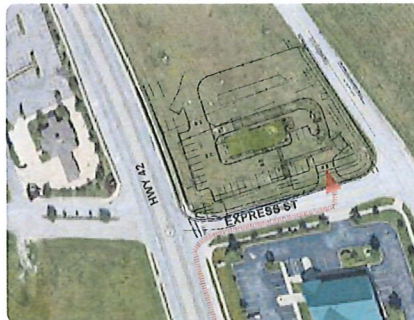
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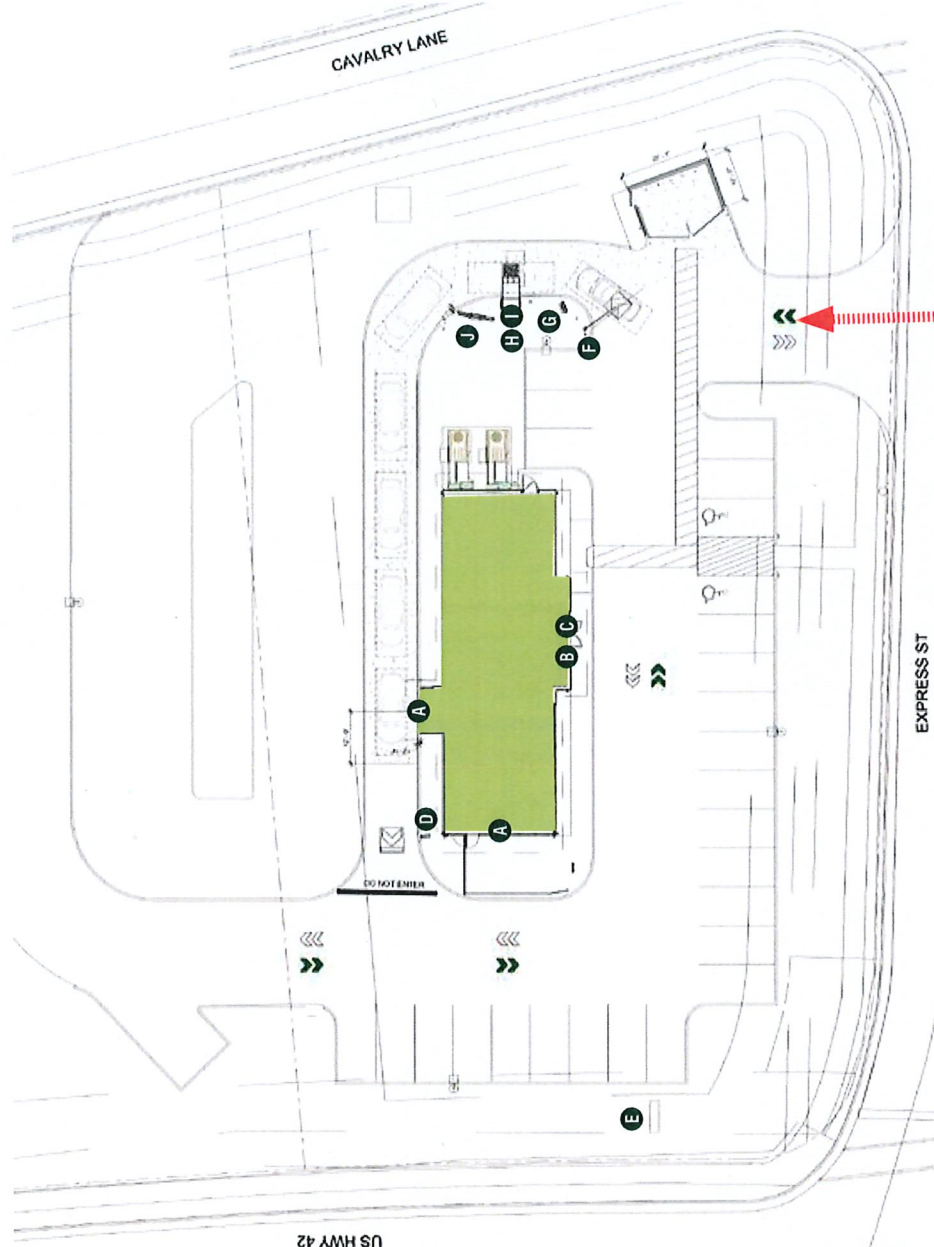


**SITE PLAN**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
- D** 46" TY/EO DIRECTIONAL
- E** TENANT PANELS
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



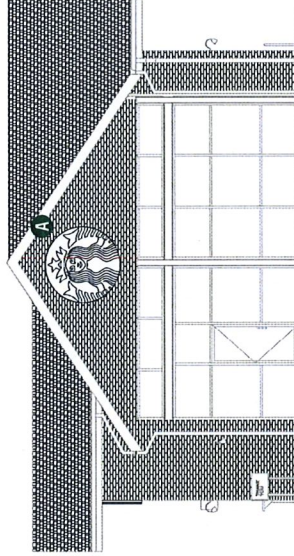
AM TRAFFIC



COLOR LEGEND	
PAINT/PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20 / 7725-10 "UNISTRUT" "CANOPY"
PMS 369 C	NA
REFL. WHITE	3M 660-10

**ELEVATION**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
- D** 46" TY/EO DIRECTIONAL
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- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
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**1. NORTH ELEVATION**

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3425 C	3M 3530-76
RAL 7021M	3M 3530-22
PMS WHITE	3M 3530-20 / 7725-10 TRANSLUCENT GRAFIC
PMS 369 C	NA
REFL. WHITE	3M 650-10

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 125 HILLSIDE DRIVE • GREENVILLE SC 29607  
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**SALESMAN / PM**

Teri Watts

**DESIGNER**

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**DWG. DATE**

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**REV. DATE / REVISION**


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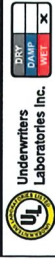
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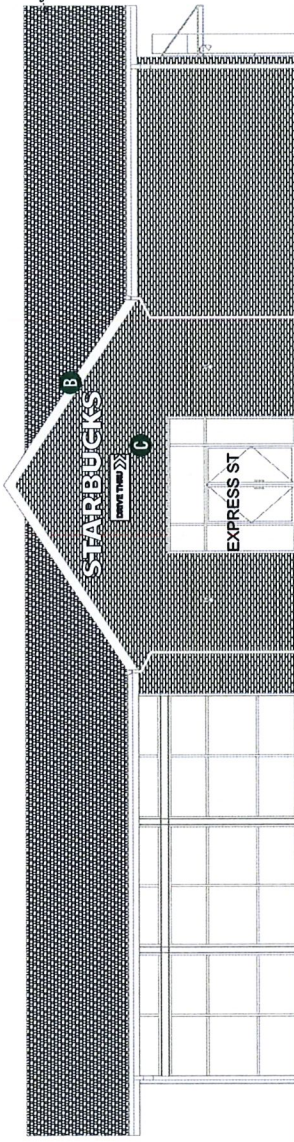
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- J** 5 PANEL MENU BOARD



**2. WEST ELEVATION**

COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20 / 7725-10 TRANSLUCENT GRADE
PMS 369 C	NA
REFL. WHITE	3M 680-10

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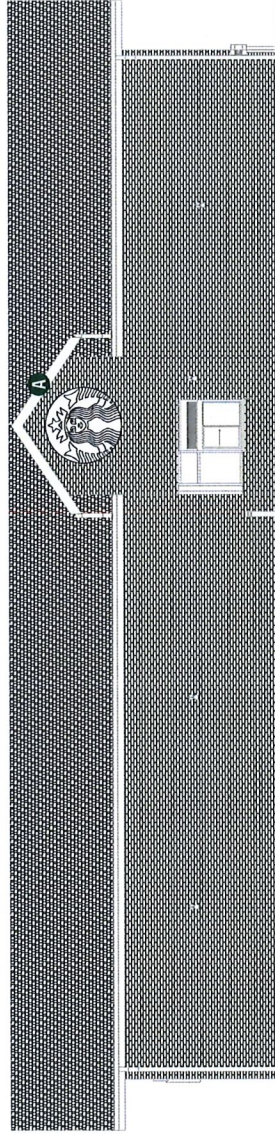
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- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



3. EAST ELEVATION

COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-30 / 7702-40 "FLUOROCRYL" / "FLUOROCRYL"
PMS 369 C	NA
REFL. WHITE	3M 680-10

**HILTONDISPLAYS**  
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 P 803 353 9132 - F 864 342 3284  
 www.hiltondisplays.com

**QID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

2018/Starbucks/Florence KY/  
 18-44377/SB Florence KY  
 18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST. CLIENT:

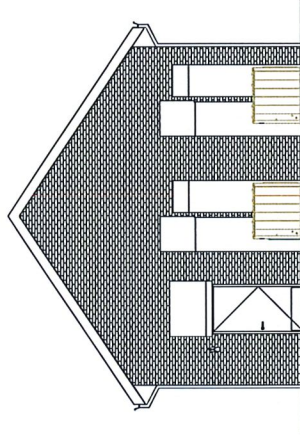
SUPPLIER/LANDLORD:

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**ELEVATION**

- A** 60" WALL SIGN
- B** 18" CHANNEL LETTERS
- C** 62" DT WALL SIGN
- D** 46" TY/EO DIRECTIONAL
- E** TENANT PANELS
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** DOS ON CANOPY
- I** DCB ON UNISTRUT
- J** 5 PANEL MENU BOARD



**4. SOUTH ELEVATION NO SIGNAGE**

COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-201 / 7725-10 TRANSLUCENT (GRADE)
PMS 369 C	NA
REFL. WHITE	3M 680-10

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**QID 18-44377**

**JOB NAME**  
Starbucks 57269

**LOCATION**  
8755 US Hwy 42  
Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**  
Teri Watts

**DESIGNER**  
Jesse Black

**DWG. DATE**  
12-06-18

**REV. DATE / REVISION**

**SCALE**  
As Noted

**FILE**

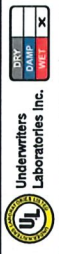
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18-44377/SB Florence KY  
18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

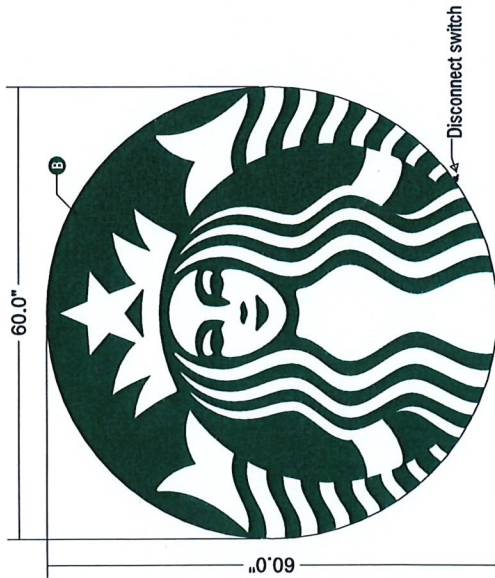
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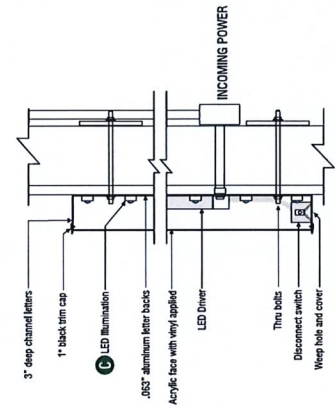


**60" ILLUMINATED SIREN**  
**SBC S13164-SL**  
 Qty. 2



**1 Front View**

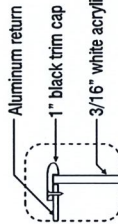
3/4" = 1'-0" (11x17 Paper)



**3 Disk Section View Typ.**



**2 Side View**



**4 Enlarged Detail**

**SPECIFICATIONS:**

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet black. Faces to be 3/16" white Plex with 1" black trimcap
- B** Graphics of logo to be 1st surface 3M Translucent Scotchlite vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminated logo disk with Sloan Prism Enlighten 6500K white LEDs

COLOR LEGEND		VINYL	
PMS 3425 C	3M 3630-76		
RAL 7021M	3M 3630-22		
PMS WHITE	3M 3630-20I 7725-10 TRANSLUCENT GRAPHIC		
PMS 369 C	NA		
REFL. WHITE	3M 686-10		

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120/277

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**QID 18-44377**

**JOB NAME**

Starbucks 57269

**LOCATION**

8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

2018/Starbucks/Florence KY/  
 18-44377/SB Florence KY  
 18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST: CLIENT:

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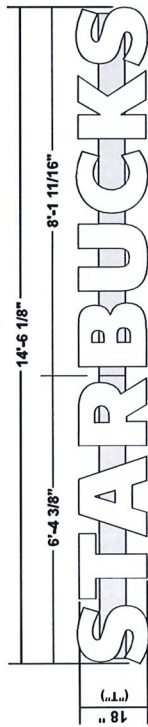
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**18" CHANNEL LETTERS - RACEWAY**

SBC-S11425-RW27-SB-W-SL

Qty 1

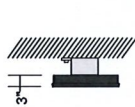


1 Front View

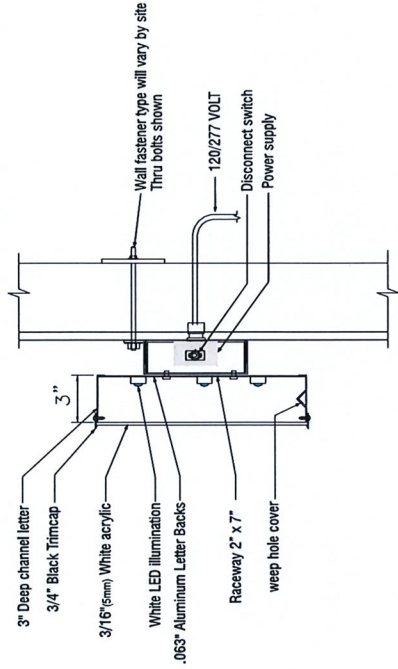
Scale: 3/8" = 1' (11x17 Paper)

**SPECIFICATIONS**

- A** Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finish Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
  - B** Faces to be 3/16" White acrylic with 1" Black trimcap
  - C** Letters illuminated w/ Sloan Prism Enlighten White 6500K LED's.
  - D** Letters to be installed on Raceway. Paint color of Raceway to be determined by site.
- Note: Max lengths of raceways to be no more than 10 ft. in length for shipping**



2 Side View



MOUNTING AND LETTER DETAIL (TYP)  
SCALE: NTS

COLOR LEGEND	
PRIMAPINT	WYNL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20 / 7725-10
PMS 369 C	NA
REFL. WHITE	3M 680-10

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**QID 18-44377**

JOB NAME

Starbucks 57269

LOCATION

8755 US Hwy 42  
Florence, KY 57269

CUSTOMER CONTACT

SALESMAN / PM

Teri Watts

DESIGNER

Jesse Black

DWG. DATE

12-06-18

REV. DATE / REVISION

SCALE

As Noted

FILE

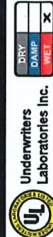
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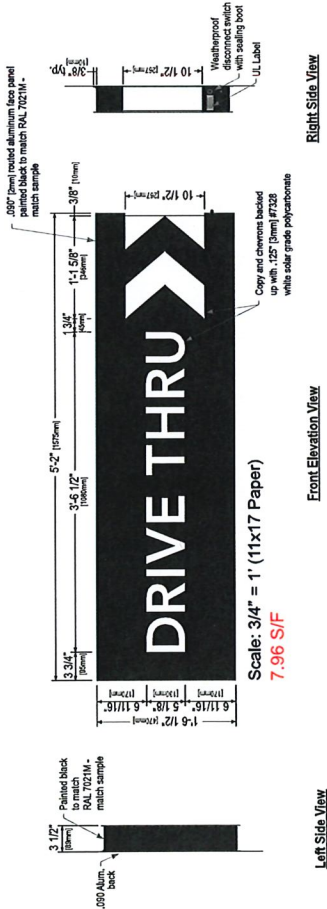
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**62" ILLUMINATED DT WALL SIGN**  
**SBC ADT-1862-RH-SL**

Qty. 1



Scale: 3/4" = 1' (11x17 Paper)  
 7.96 SIF

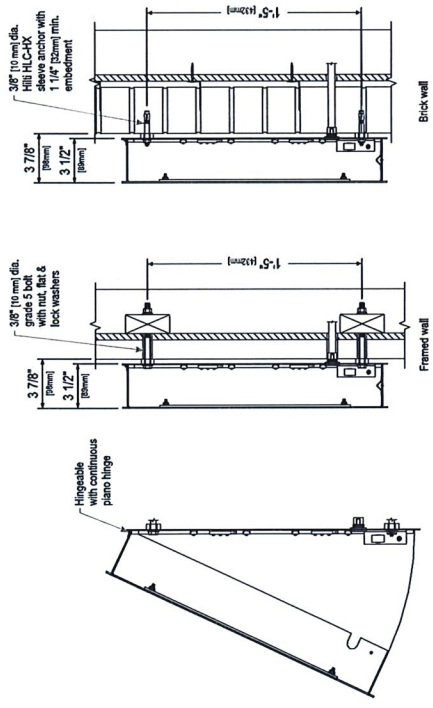
**Sign Specifications:**

- Cabinet:**
- Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021M with white end cap as shown.
  - Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
  - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
  - Internal structure of cabinet shall be per approved shop drawings.
  - Graphic elements are internally illuminated using Sloan Prism Enlighten LED. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

- Regulatory:**
- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
  - As per NEC 600.6, sign is equipped with a service disconnect switch.
  - Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
  - Primary power by electrical contractor per NEC.

Size	Sq. Ft. 1	Sq. Ft. 2	Volts	Amps
18.50" (470mm)	5.87	9.25	120/277	0.85

1: Figured as illuminated center part  
 2: Figured as complete signage



Section View at Installation Detail  
 NOT TO SCALE

Service Position View  
 NOT TO SCALE

COLOR LEGEND	
	PRIMPAINT
	WINDYL
	PMS 3425 C
	3M 3630-76
	3M 3630-22
	RAL 7021M
	PMS WHITE
	3M 3630-201 7725-10
	3M 369 C
	NA
	REFL. WHITE
	3M 680-10

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**QID 18-44377**

**JOB NAME**  
 Starbucks 57269

**LOCATION**  
 8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**  
 Teri Watts

**DESIGNER**  
 Jesse Black

**DWG. DATE**  
 12-06-18

**REV. DATE / REVISION**

**SCALE**  
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**FILE**

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 18-44377/SB Florence KY  
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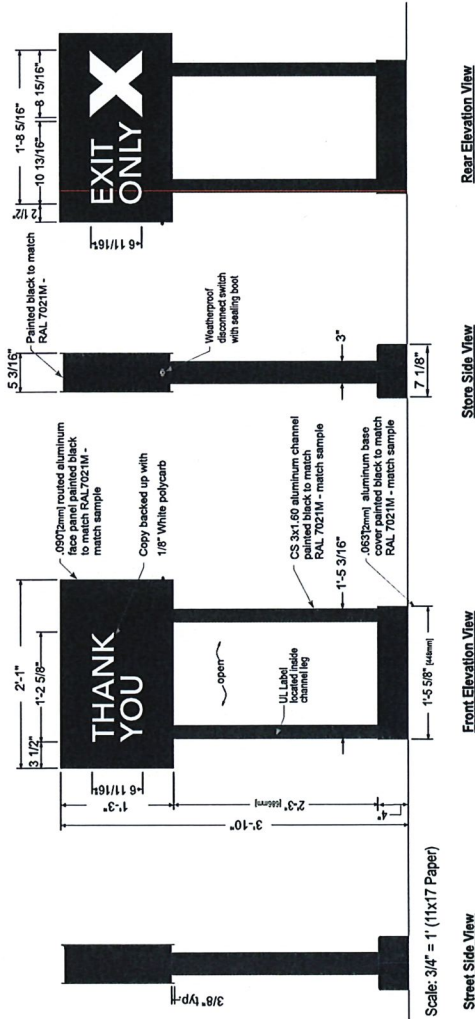
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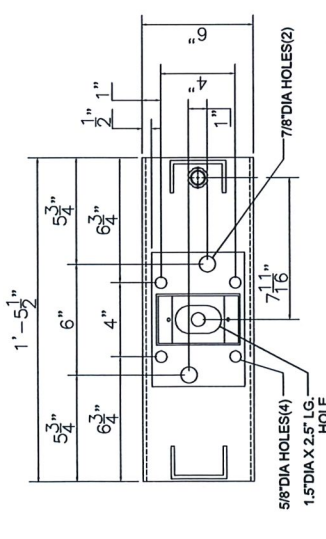


**46" ILLUMINATED DIRECTIONAL TYEO**  
**SBC-S14091-SL**

Qty. 1



Scale: 3/4" = 1' (11x17 Paper)



**Sign Specifications:**  
 Fabricated .090" Aluminum cabinet painted black to match RAL 7021 with white end cap as shown. Directional copy and chevrons backed up with 1/8" white polycarbonate.  
 All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

**Support:**  
 Support structure to be welded aluminum tube and channel construction painted black to match RAL 7021 Base tube to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.

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 www.hiltondisplays.com

**QID 18-44377**

**JOB NAME**

Starbucks 57289

**LOCATION**

8755 US Hwy 42  
 Florence, KY 57289

**CUSTOMER CONTACT**

SALESMAN / PM

Teri Watts

**DESIGNER**

Jesse Black

**DWG. DATE**

12-06-18

**REV. DATE / REVISION**

**SCALE**

As Noted

**FILE**

2018/Starbucks/Florence KY/  
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**DESIGN SPECIFICATIONS ACCEPTED BY:**

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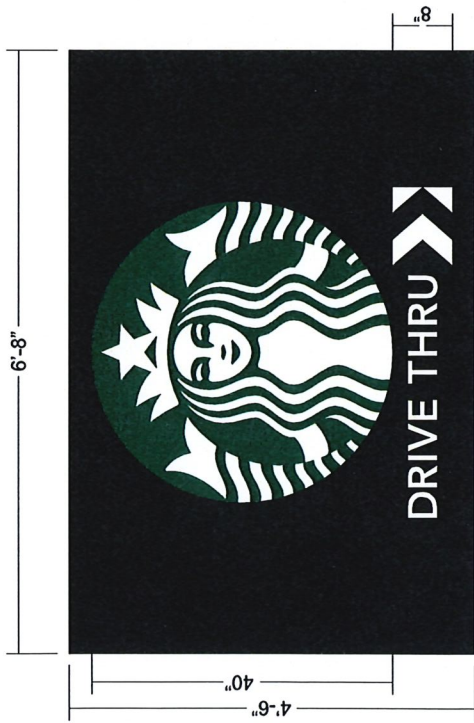
COLOR LEGEND	WYVL
PMS/PAINIT	
PMS 3425 C	3M 3650-76
RAL 7021M	3M 3650-22
PMS WHITE	3M 3650-20 / 7725-10
PMS 369 C	NA
REFL. WHITE	3M 660-10

Size	Sq. Ft.	Sq. Ft.	Volts	Amps
46" (1168mm)	2.60	7.99	120	0.85

**TENANT PANELS**  
SBC-18-44377-8

Qty: 2

**SURVEY REQUIRED**



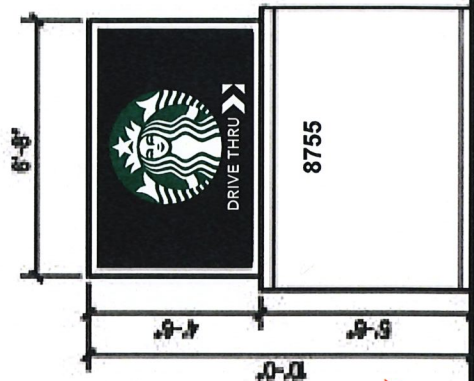
side a

3/4" = 1'

side b

**SPECIFICATIONS**

- A Tenant panels with first surface vinyl graphics



**MONUMENT BY  
PROPERTY  
OWNER**

COLOR LEGEND	WYNL
PMS 3425 C	3M 3630-76
RAL 7021H	3M 3630-22
PMS WHITE	3M 3630-20/7725-10 TRANSLUCENT GRADE
PMS 369 C	NA
REFL. WHITE	3M 680-10

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www.hiltondisplays.com

**QID 18-44377**

JOB NAME

Starbucks 57269

LOCATION

8755 US Hwy 42  
Florence, KY 57269

CUSTOMER CONTACT

SALESMAN / PM

Teri Watts

DESIGNER

Jesse Black

DWG. DATE

12-06-18

REV. DATE / REVISION

SCALE

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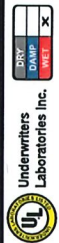
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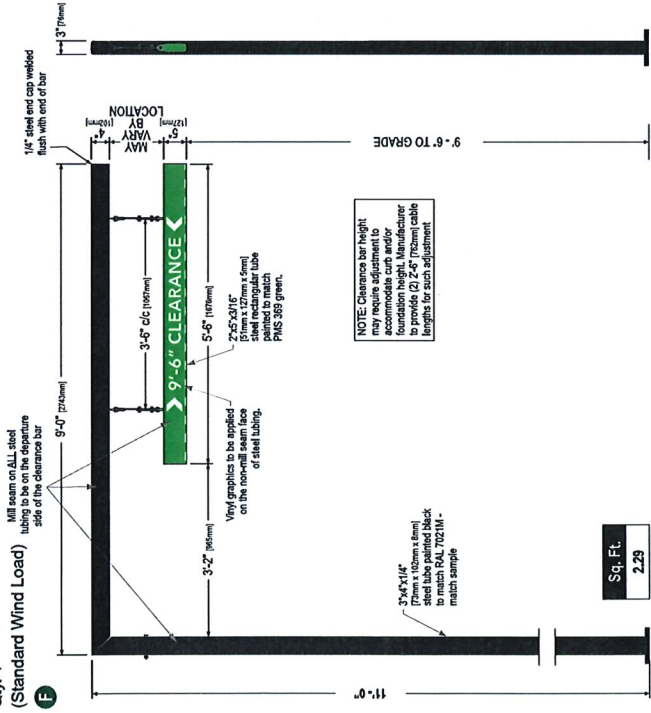
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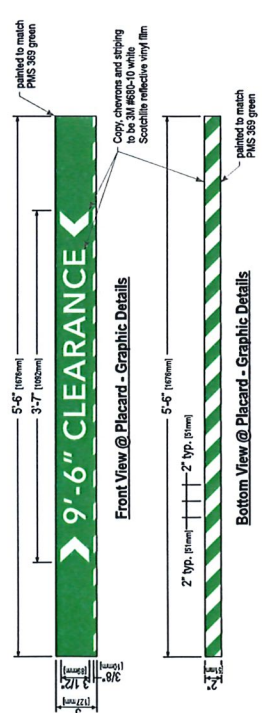
# CLEARANCE BAR - SBC S14106-SHB-11

Qty. 1

(Standard Wind Load)



Front Elevation View



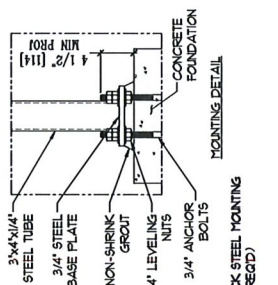
Right Side View

- Sign Specifications:**
- Scraper Bar:
    - 2"x5" (51mm x 127mm) steel tube painted to match PMS 369 green.
    - Flush steel end caps painted to match PMS 369 green.
    - Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
    - White Scotchlite reflective vinyl film.
    - Radius Scotchlite reflective vinyl film.
    - Scotchblate reflective vinyl film. Striping extends 3/8" (10mm) onto front face.
    - Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.
  - Support:
    - Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawing.
    - Base tube will be constructed so that it can be retro-fitted to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

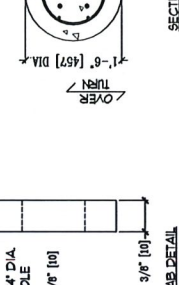
**NOTE:** Clearance bar height may require site adjustment to accommodate curb and/or foundation height. Manufacturer to provide (2) 2'-4" (762mm) cable and hardware. Manufacturer to provide (2) 2'-4" (762mm) cable and hardware. Manufacturer to provide (2) 2'-4" (762mm) cable and hardware.



End Section View



Mounting Detail



Flashed Mounting Tab Detail

COLOR LEGEND	WINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-42
PMS WHITE	3M 3630-20/ 7725-10
PMS 369 C	NA
REFL. WHITE	3M 680-10

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**QID 18-44377**

**JOB NAME**  
Starbucks 57269

**LOCATION**  
8755 US Hwy 42  
Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**  
Teri Watts

**DESIGNER**  
Jesse Black

**DWG. DATE**  
12-06-18

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**SCALE**  
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**FILE**

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**DESIGN SPECIFICATIONS ACCEPTED BY:**

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DRY  
DAMP  
WET

Underwriters  
Laboratories Inc.

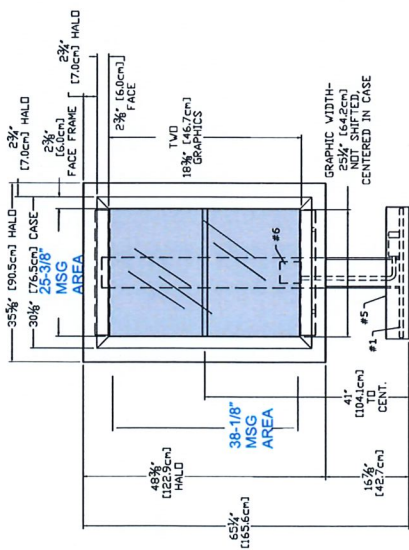
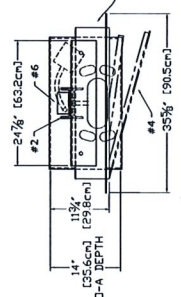
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**PRE-MENU BOARD - FREESTANDING**

Qty. 1

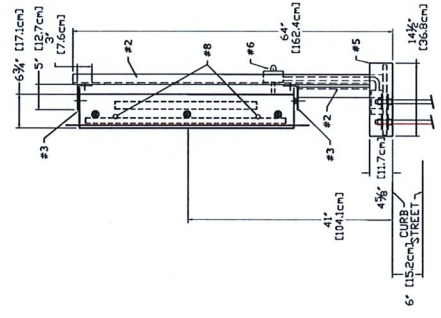
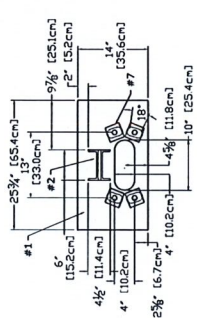
**G**



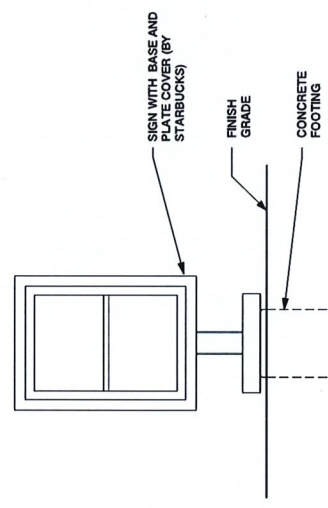
MESSAGE AREA = (25.375" x 38.125") / 144 = 6.72 SQ FT

**DTE - PRE-MENU FREESTANDING**

Scale: 1/2" = 1' (11x17 paper)



- #1 - 3/4" (19mm) STEEL BASE PLATE w/ 18d69 HOLES PATTERN LEFT SQUARE / SYMMETRICAL
- #2 - C6X10.5 (6"x2"x3/4") STEEL POST (1x)
- #3 - 5"x3"x1/2" STEEL SUPPORT ANGLES (2x) (WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1x)
- #5 - TWO 25 1/2"x18 1/2" GRAPHICS GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED STANDARDS TO THE LEFTING, SIDE LOCKS
- #6 - WELDED ALUMINUM LEGS
- #7 - WATER-TIGHT BOX w/ SWITCHES & SENSOR, RIGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.30Aac
- #8 - 8 BASE WASHERS, 1/4" THICK
- #9 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING KEY #E3-26-819-15



**DTE - PRE-MENU FREESTANDING**

Scale: 3/8" = 1' (11x17 paper)

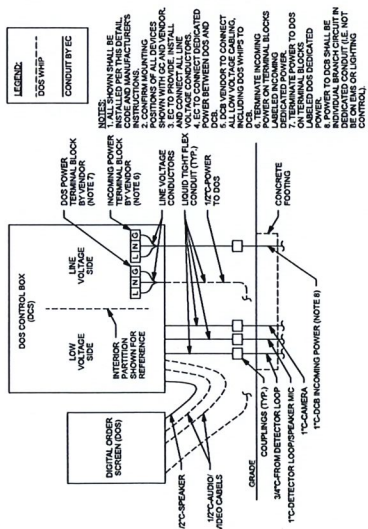
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**QID 18-44377**

<b>JOB NAME</b>	Starbucks 57269
<b>LOCATION</b>	8755 US Hwy 42 Florence, KY 57269
<b>CUSTOMER CONTACT</b>	
<b>SALESMAN / PM</b>	Teri Watts
<b>DESIGNER</b>	Jesse Black
<b>DWG. DATE</b>	12-06-18
<b>REV. DATE / REVISION</b>	
<b>SCALE</b>	As Noted
<b>FILE</b>	2018/Starbucks/Florence KY/ 18-44377/5B Florence KY 18-44377.cdr
<b>DESIGN SPECIFICATIONS ACCEPTED BY:</b>	
<b>EST. CLIENT:</b>	
<b>SUPPLIER/LANDLORD:</b>	
<p>THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY VARIATIONS IN PRINTING DEVICES AND SUBSTRATES. THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.</p>	

# DOS ON CANOPY - DCB ON UNISTRUT

Qty: 1

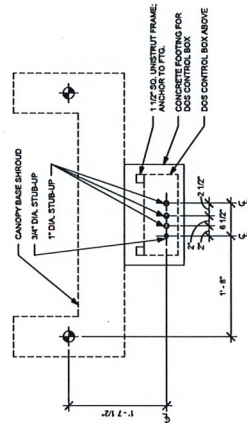


**LEGEND:**  
 DOS WIRE  
 CONDUIT BY EC

**NOTES:**  
 1. ALL WIRING SHALL BE INSTALLED PER THE DETAIL AND MANUFACTURER'S INSTRUCTIONS.  
 2. CONTROL MOUNTING SHALL BE TO THE TOP OF THE CANOPY BASE SHROUD AND CONNECT ALL LINE AND CONTROL WIRING TO THE DCB.  
 3. TERMINATE ALL WIRING TO THE DCB.  
 4. ALL WIRING SHALL BE IN CONDUIT.  
 5. TERMINATE INCOMING POWER TO THE DCB.  
 6. LABEL ALL WIRING AND CONDUIT.  
 7. TERMINATE POWER TO DOS AND LABEL DOS DELEGATED.  
 8. POWER TO DOS SHALL BE PROVIDED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR THE PROVISION OF POWER TO THE DOS ON CANOPY OR LIGHTING CONTROL.

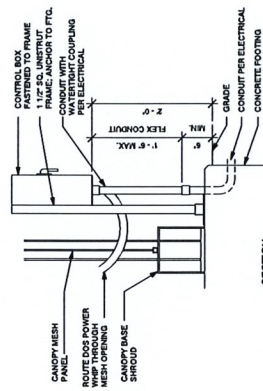
## DTE - DOS CONTROL BOX WIRING

Scale: 1/2" = 1' (11x17 paper)



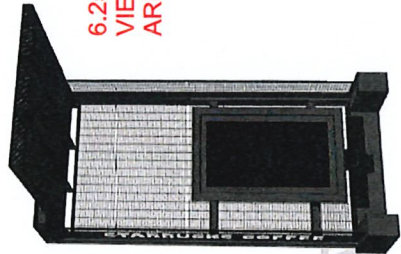
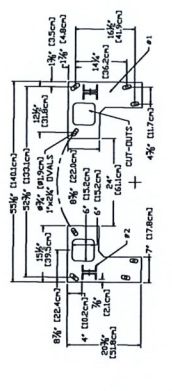
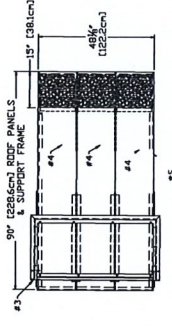
## DTE - DOS CONTROL BOX CONDUIT STUB-UPS AT CANOPY

Scale: 1/2" = 1' (11x17 paper)

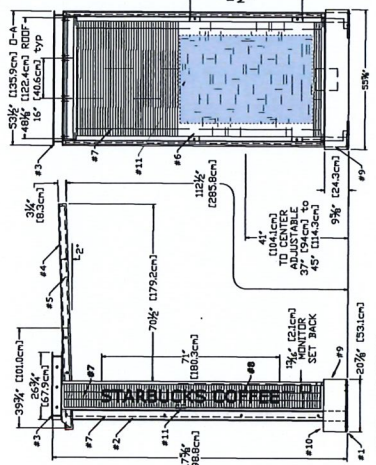


## DTE - DOS CONTROL BOX AT CANOPY

Scale: 1/2" = 1' (11x17 paper)



6.25 SF VIEWING AREA



## DTE - CANOPY

Scale: 1/4\" = 1' (11x17 paper)

- #1 - TWO - 3\" [19mm] STEEL BASE PLATES W/ OVAL HOLES FOR SWIVEL/POSITION
- #2 - TWO - BACK TO BACK CANT 25 (4\" [101.6mm]) STEEL POSTS ON 1\" [25.4mm] CHANNEL
- #3 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES
- #4 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES W/ DRIP EDGE BEHIND
- #5 - WELDED STEEL PERIMETER ROOF FRAME
- #6 - WELDED STEEL PERIMETER ROOF FRAME WITH ADJUSTMENT
- #7 - WELDED STEEL 1\" [25.4mm] O-C WIRE GRID BACK & SIDE PANELS IN WELDED
- #8 - 4\" X 1/2\" [113.2mm X 12.7mm] WHITE ACRYLIC LETTERS, FIXED TO H GRID
- #9 - WELDED ALUMINUM BASE CHASSIS
- #10 - WELDED ALUMINUM WATER-TIGHT ELECTRIC ENCLOSURE (REAR HATCH) COMPLETE
- #11 - WIRED COMPLETE

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**QID 18-44377**

**JOB NAME**  
 Starbucks 57269

**LOCATION**  
 8755 US Hwy 42  
 Florence, KY 57269

**CUSTOMER CONTACT**

**SALESMAN / PM**  
 Teri Watts

**DESIGNER**  
 Jesse Black

**DWG. DATE**  
 12-06-18

**REV. DATE / REVISION**

**SCALE**  
 As Noted

**FILE**

2018/Starbucks/Florence KY/  
 18-44377/SB Florence KY  
 18-44377.cdr

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST: CLIENT:  
 SLS/PM: LANDLORD:

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