



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
OCTOBER 3, 2019 – 6:35 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF
CITY HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

ITEM NO. 1: COMMUNICATIONS

Acknowledge any communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

ITEM NO. 2: VARIANCE FROM REQUIREMENTS FOR A PERMANENT FREE-STANDING SIGN; 3705 CLINTON PARKWAY

SV-19-00258: A request for a variance as provided in Section 5-1828 of the Sign Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance from the allowable sign height, sign area and external illumination, of Section 5-1818(d) of the Sign Code for a Permanent Free-Standing Sign in RMO (Multi-Dwelling Residential–Office District) zoning. The property is located at 3705 Clinton Pkwy. Submitted by Luminous Neon Inc on behalf of Rain Delay LLC, property owner of record

ITEM NO. 3: VARIANCE FROM THE ON-PREMISES SIGN LOCATION REQUIREMENTS FOR A PERMANENT FREE-STANDING SIGN; 508 ELM STREET

SV-19-00461: A request for a variance as provided in Section 5-1828 of the Sign Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance from the Nonconforming Sign requirements of Section 5-1823(a)(2) of the Sign Code to physically change or structurally alter a nonconforming sign or sign structure. The property is located at 508 Elm Street. Submitted by Luminous Neon, Inc, on behalf of USD 497, property owner of record.

ITEM NO. 4: VARIANCE FROM REQUIREMENTS FOR A PERMANENT WALL SIGN; 6265 ROCK CHALK DRIVE

SV-19-00462: A request for a variance as provided in Section 5-1828 of the Sign Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance for a permanent wall sign area and location requirements of Section 5-1818(b) of the Sign Code for a Permanent Wall Sign in CC600 (Community Commercial Centers) zoning district. The property is located at 6265 Rock Chalk Drive. Submitted by Star Signs LLC on behalf of LMH Board of Trustees, property owner of record.

ITEM NO. 5: **MISCELLANEOUS**

- a) Consider any other business to come before the Board.

ADJOURN

Memorandum

City of Lawrence

Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Janet Smalter, Plans Examiner

C: Barry Walthall, Building Codes Manager

Date: September 27, 2019

RE: Request for a variance from the allowable sign height, sign area and external illumination for 3705 Clinton Parkway.

PROJECT SUMMARY

The requested variance is:

1. To deviate from the provisions of Section 5-1818(d) of the Code of the City of Lawrence, Kansas, 2018 edition, which requires that the permanent free-standing sign maximum allowable height shall be 8', the maximum allowable area shall be 48 sq.ft. and the sign shall be externally illuminated. The applicant's request is to provide a permanent free-standing sign 12' high, 60 sq.ft. sign area, internally illuminated. The property is zoned RMO.



Aerial Photograph #1

GENERAL INFORMATION

Zoning Designation: RMO zoning district (Multi- Dwelling Residential Office District)

Sign Code Reference:

5-1803 DEFINITIONS

- (a) The following words, terms, and phrases, when used in this Article, shall, except where the context clearly indicates otherwise, have the following meanings:
- (26) **Internally Illuminated Sign.** Any Sign for which the source of light is entirely enclosed within the Sign.

5-1816 DIMENSIONAL STANDARDS

The following shall be used in interpreting dimensional standards for all Signs:

- (b) **Detached Signs.** The area of the Sign shall be computed by the entire area of the Sign Face of the Sign Structure, Sign Cabinet, or module, enclosed by the border of the frame.
- (f) **Height.** Sign height is measured from the lowest grade directly below the Sign to the highest point on the Sign or Sign Structure.

5-1818 RESTRICTIONS BY ZONING DISTRICT.

(d) Permanent Free-standing Signs

For permitted non-residential land uses, regardless of lot size, or any residential subdivision project or multi-dwelling project (excluding duplexes and attached 2- to 4-unit dwellings) on lots or parcels of 2 acres or more:

- *Number of Signs:* 1 Monument Sign per public street frontage for non-residential uses OR per entrance for residential projects of two acres or more.
- *Sign Area Allowance:* For non-residential land uses on less than 2 acres, 1 sq. ft. for each 5' of lot public street frontage.
- *Sign Area:* 32 sq. ft. maximum per Sign. For each 5' of setback from the Public Right of Way property line, maximum Sign area may be increased by 8 sq. ft. to a maximum of 48 sq. ft.
- *Sign Height:* Monument design required for permanent Signs; 6' high maximum (height includes monument base). For each 5' of setback from the Public Right of Way property line, maximum Sign height may be increased by 1' to a maximum of 8'.
- *Sign Illumination:* Externally Illuminated Signs are allowed, provided they are indirectly lighted with white light only and are not constructed of reflective or luminous materials. Internally Illuminated Signs are not allowed, except in the CO Zoning District and for allowed *Community Facilities, Religious Assembly* or *Medical Facilities* land uses, as defined in the City's Land Development Code, Chapter 20 of the City Code, as amended, in all other Zoning Districts.

CODE ANALYSIS

Comparison of sign regulations to requested variances:		
Code Section	RMO Zoned District (Allowed)	(Proposed)
5-1818(d)	For permitted non-residential land uses, regardless of lot size, or any residential subdivision project or multi-dwelling project (excluding duplexes and attached 2- to 4-unit dwellings) on lots or parcels of 2 acres or more: <input type="checkbox"/> <i>Sign Area:</i> 32 sq. ft. maximum per Sign. For each 5' of setback from the Public Right of	 <input type="checkbox"/> <i>Sign Area:</i> The proposed sign area is 60 sq.ft. Staff has determined the sign area to be 60 sq.

	<p>Way property line, maximum Sign area may be increased by 8 sq. ft. to a maximum of 48 sq. ft.</p> <p>□ <i>Sign Height:</i> Monument design required for permanent Signs; 6' high maximum (height includes monument base). For each 5' of setback from the Public Right of Way property line, maximum Sign height may be increased by 1' to a maximum of 8'.</p> <p>□ <i>Sign Illumination:</i> Externally Illuminated Signs are allowed, provided they are indirectly lighted with white light only and are not constructed of reflective or luminous materials. Internally Illuminated Signs are not allowed, except in the CO Zoning District and for allowed <i>Community Facilities, Religious Assembly</i> or <i>Medical Facilities</i> land uses, as defined in the City's Land Development Code, Chapter 20 of the City Code, as amended, in all other Zoning Districts.</p>	<p>ft. The sign is proposed to be located 10' from the Public Right of Way. The maximum sign area allowed is 48 sq. ft.</p> <p>□ <i>Sign Height:</i> The proposed sign height is 12'. The sign is proposed to be located 10' from the Public Right of Way. The maximum sign height allowed is 8'.</p> <p>□ <i>Sign Illumination:</i> The proposed monument sign is located at the entrance to the parking lot. The sign face will display graphics for the building center M CUBED BUSINESS CENTER and tenants. The graphic display will be internally illuminated. The sign is allowed to be externally illuminated. Internally Illuminated Signs are not allowed, except in the CO Zoning District and for allowed Community Facilities, Religious Assembly or Medical Facilities land uses.</p>
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CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1828, the Board may grant variances from any person seeking a sign permit that cannot meet the restrictions or standards of the sign code upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions that are unique to the location in question, which are not ordinarily found in the same zoning district, and that the unique conditions are not caused or created by an action or actions of the property owner or applicant.
2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or the neighborhood in which the property is located.
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the sign code. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of the sign code that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

Staff opinion is that the request does not meet the criteria for the granting of a variance:

1. In the opinion of staff, conditions may exist which are unique to the location and which are not ordinarily found in the same district zone.
 - Repurposed, multi-tenant, and multiple structures on a lot with RMO zoning is not unique to this location. Staff was not able to identify parcels zoned RMO located on frontage roads, however there are examples of residential properties located on frontage roads including neighboring multi-family plots and other locations along Clinton Parkway, particularly east of Kasold Drive. The internal illumination is not permitted in an effort to reduce the graphic display of a sign in residential and residential office zoning districts. The property is located between two residential multi-family zoned lots.
2. In the opinion of staff, the granting of a variance would be materially detrimental to the public welfare or injurious to the property or improvements to the neighborhood.
 - Among the stated goals of the sign code are to permit effective and efficient identification and communication for commercial enterprises and to avoid an arms race for visual attention. Varying the sign requirements to allow a taller, larger, and internally illuminated sign would promote a commercial characterization for the property, and create a precedent for other property or business owners in the vicinity or within residential zoning districts such as was seen along the 6th Street corridor between Monterey Way and Wakarusa Drive over the last ten years. The 2017 sign code adoption reflects sign code standards for residential and office districts that were commonly allowed by variance in the past. Further reduction in standards essentially creates sign standards in residential and office districts that mirror commercial zone sign regulations. Additionally, a commercial type internally illuminated sign would stand out during the ambient light conditions after dusk well beyond the distance the sign would be legible to drivers on Clinton Parkway.
3. The strict application of the requirements of the sign code may result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the code.
 - The property change of use does not result in practical difficulties for the sign display. Permanent free standing signs are provided with sign area and height allowances appropriate to the zoning and lot location. External illumination of the sign is permitted, including the allowance of reverse-lit channel letters, which the applicant has rejected as an alternative.

STAFF RECOMMENDATION

Staff recommends denial of the variance request to allow a permanent free-standing sign with an allowable height of 12 feet and sign area of 60 sq.ft. to be internally illuminated, located at 3705 Clinton Parkway.

Date: 9-5-19

Zoning Classification: RMO

Name of Business: M Cubed Business Center

Address: 3705 Clinton Parkway

\$350.00 Non-Refundable Fee Required with application – Date Paid: 5-3-19

APPLICATION FOR A SIGN VARIANCE
(Chapter V, Section 1828 of the Code of the City of Lawrence, Kansas)

Variance Request: Attached

City Code (Municipal Law) States:

The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:

- A. That the variance request arises from conditions that are unique to the location in question, which are not ordinarily found in the same Zoning District, and that the unique conditions are not caused or created by an action or actions of the property owner or applicant.
- B. That granting the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such Zoning Districts or the neighborhood in which the property is located.
- C. That strict application of the Sign Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the Sign Code. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of the Sign Code that were not in effect at the time a predecessor Sign was installed.

Note: Applicant must provide a completed sign permit application for the proposed sign, along with all information, details, graphics and plans as required by City of Lawrence Code Section 5-1805.

M Cubed Business Center
Applicant Name

tmoody@luminousneon.com
Email

785-842-4930
Phone Number

Sammy Moody
Applicant Signature

[Signature]
Property Owner Signature
(If other than Applicant)



801 E. 23rd Street
Lawrence, KS 66046

(785) 842-4930
fax (785) 842-6097

www.luminousneon.com

September 5, 2019

M Cubed Business Center
3705 Clinton Parkway
Lawrence, Kansas 66047

Zoning: RMO

Variance Request:

To allow (1) one, single-faced, internally illuminated monument sign with a 12' overall height and 60 square feet of copy area to be placed along the south side of the street which also has a 10' setback. Sign will face north to allow it to be placed behind the setback and out of the 15' site triangle.

City Code (Municipal Law) States:

RS, RSO, RM, RMG, RMO, PUD, PRD, POD, CO, UR and OS Zoning Districts

For permitted non-residential land uses, regardless of lot size, or any residential subdivision project or multi-dwelling project (excluding duplexes and attached 2- to 4-unit dwellings) on lots or parcels of 2 acres or more:

Number of Signs: 1 Monument Sign per public street frontage for non-residential uses OR per entrance for residential projects of two acres or more.

Sign Area Allowance: For non-residential land uses on less than 2 acres, 1 sq. ft. for each 5' of lot public street frontage.

Sign Area: 32 s.f. maximum per Sign. For each 5' of setback from the Public Right of Way property line, maximum Sign area may be increased by 8 sq. ft. to a maximum of 48 sq. ft.

Sign Height: Monument design required for permanent Signs; 6' high maximum (height includes monument base). For each 5' of setback from the Public Right of Way property line, maximum Sign height may be increased by 1' to a maximum of 8'.

Sign Illumination: Externally Illuminated Signs are allowed, provided they are indirectly lighted with white light only and are not constructed of reflective or luminous materials. Internally Illuminated Signs are not allowed, except in the CO Zoning District and for allowed Community Facilities, Religious Assembly or Medical Facilities land uses, as defined in the City's Land Development Code, Chapter 20 of the City Code, as amended, in all other Zoning Districts.

- A. That the variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same Zoning District, and are not caused or created by an action or actions of the property owner or applicant**

The location of this property was formerly a church and is now a business center with multiple tenants. The location sets back off 23rd Street on a frontage road so visibility of the property and the signage is very limited. This causes the need for the sign to be illuminated as well as larger in body and height for clients to locate the businesses especially after dark.

Hutchinson

Olathe

Lawrence

Topeka

Salina

Dodge City



LUMINOUSNeonInc
ART & SIGN SYSTEMS

801 E. 23rd Street
Lawrence, KS 66046

(785) 842-4930
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B. That granting the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such Zoning Districts or the neighborhood in which the property is located.

The proposed monument ID portion is backlit with white LED per current code. The tenant panels are internally illuminated. This needs to be at the 12' height to be seen from 23rd Street. The tenant panels are internally illuminated for identifying the specific tenants. McDaniel Knutson is the prominent top panel which will have clients after dusk especially in the winter months. The height, body area and lighting will not be detrimental to the neighboring properties as the distance is too great. Property to the west is 170.6', the east 217.6' and the north is 255'. The only property it will face is the furthest away at 255'.

C. That strict application of the Sign Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the Sign Code. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of the Sign Code that were not in effect at the time a predecessor Sign was installed.

The change of use of this property from a church to a business center brings with it multiple tenants that have clients needing to locate them. With the large setback from the main traffic location being 23rd Street as well as the higher speed limit it would make it very difficult for an 8' tall sign with no illumination to be seen. The 12' tall, internally illuminated sign would give the visibility needed for helping clients locate the businesses.

Hutchinson

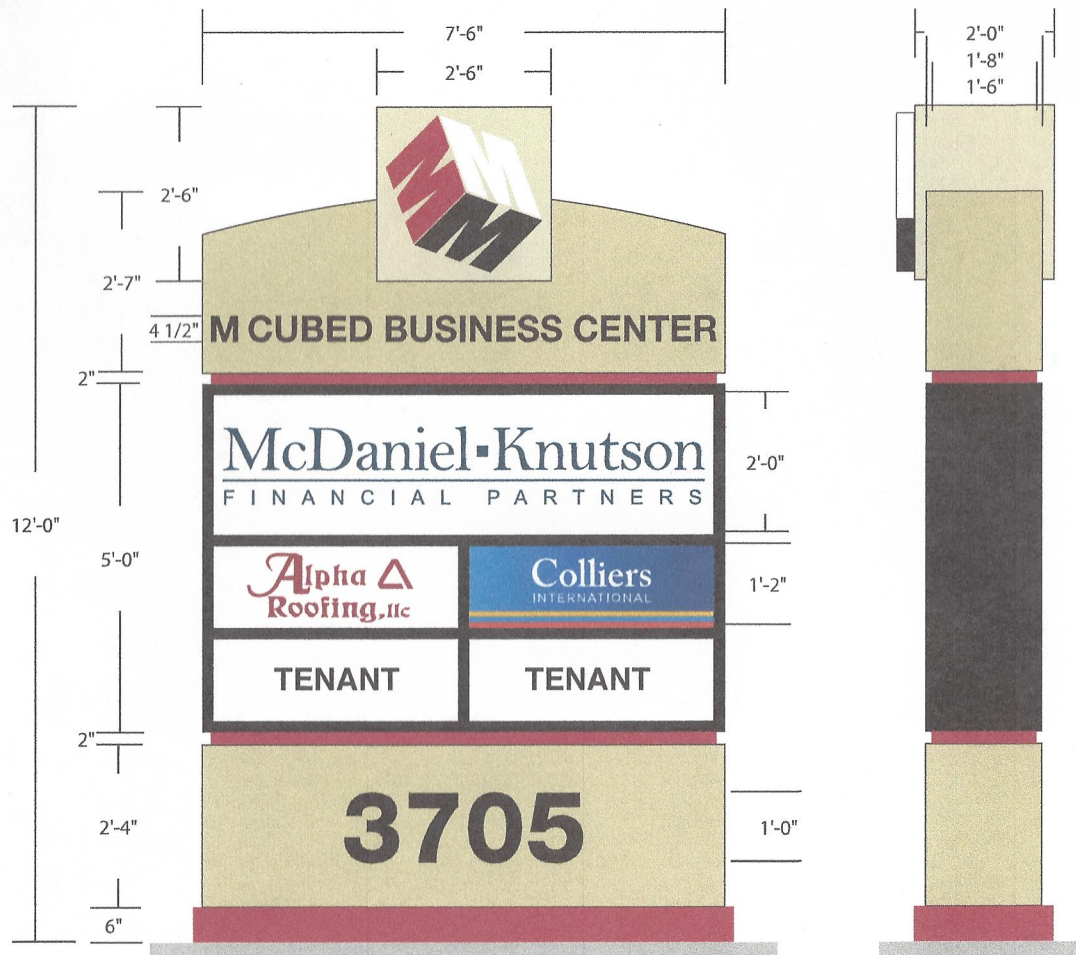
Olathe

Lawrence

Topeka

Salina

Dodge City



SIMULATED NIGHT VIEW

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- SINGLE-FACED, NON-ILLUMINATED, ALUMINUM MONUMENT SIGN PAINTED TO MATCH BUILDING/LOGO BURGUNDY (COLOR TO BE DETERMINED).
- LOGO - REVERSE CHANNEL LETTERS PAINTED TO MATCH BLACK, WHITE AND LOGO BURGUNDY, HALO LIT WITH WHITE LED.
- M3 CUBED BUSINESS CENTER - ROUTED AND BACKED WITH ACRYLIC, APPLIED VINYL IN PERFORATED BLACK.
- TENANT PANELS WITH APPLIED VINYL.
- ADDRESS NUMBER APPLIED VINYL IN 7725-12 BLACK.
- INSTALLED ON CONCRETE MOWPAD.

CUSTOMER: M3CUBED TECHNOLOGIES
NAME: MEHDI HONARVAR
LOCATION: 3705 CLINTON PKWY, STE. 100
 LAWRENCE, KS 66047

DATE: 8/23/19
DESIGN NO: TM-30602-A5
ARTIST: AW
SCALE: 3/8" = 1' • 3/16" = 1'

APPROVED:

DATE:



LUMINOUS Neon Inc
 ART & SIGN SYSTEMS

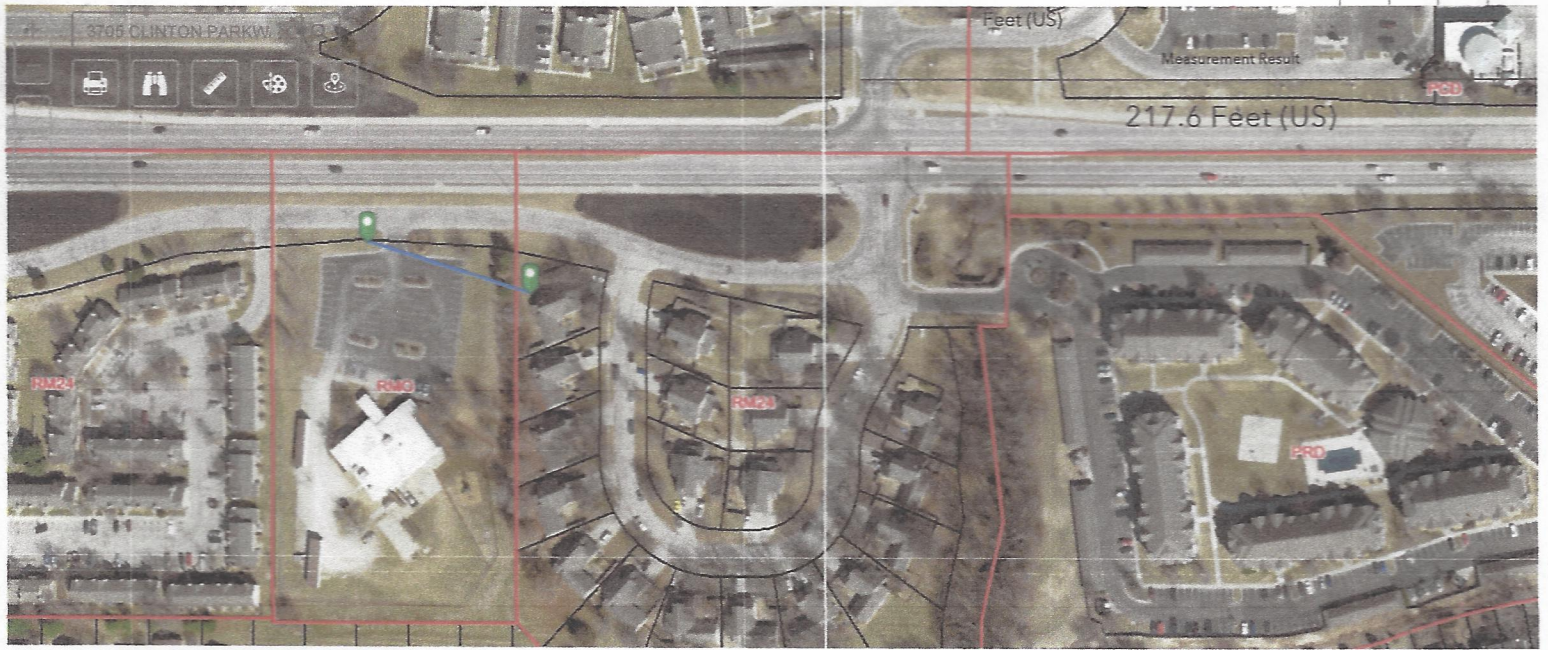
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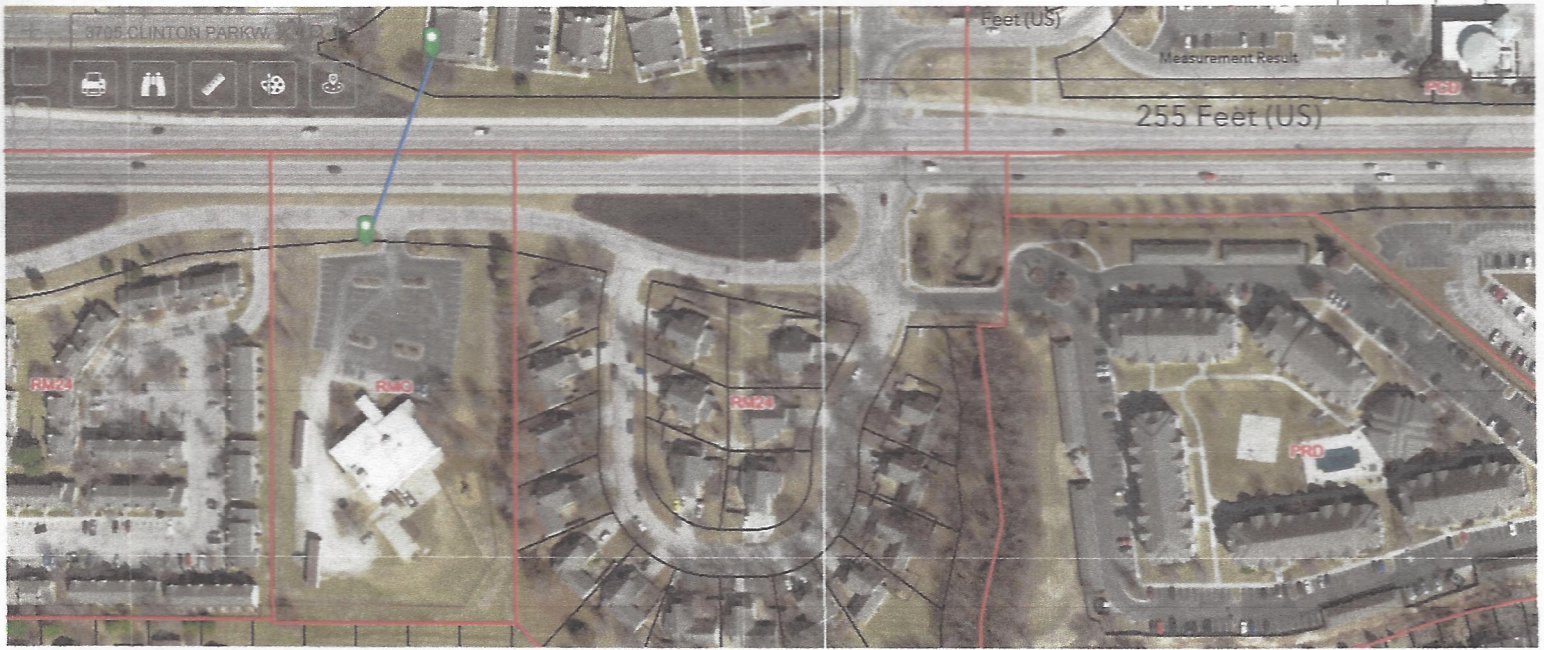
Proposed Sign location



Property to the West 170.6'



Property to the East 217.6'



Property to the North 255'

East Neighbors 217.6'



Photo taken from sign location

North Neighbors 255'



West Neighbors 170.6'



Memorandum

City of Lawrence

Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Janet Smalter, Plans Examiner

C: Barry Walthall, Building Codes Manager

Date: September 27, 2019

RE: Request for a variance from the Nonconforming Sign requirements of Section 5-1823(a)(2) of the Sign Code to physically change or structurally alter a nonconforming sign or sign structure. The property is located at 508 Elm Street. Submitted by Luminous Neon, Inc, on behalf of USD 497, property owner of record.

PROJECT SUMMARY

The requested variance is:

1. To deviate from the provisions of Section 5-1823(a)(2) of the Code of the City of Lawrence, Kansas, 2018 edition, makes it unlawful to physically change or structurally alter a sign or sign structure, to enlarge a nonconforming sign, or to replace significant portions of a nonconforming sign or sign structure. The applicant's request is to replace the existing sign and sign structure with a permanent freestanding sign to include a non-conforming manually activated changeable message center. The property is zoned GPI.



Aerial Photograph #1

GENERAL INFORMATION

Zoning Designation: GPI zoning district (General Public and Institutional Use District)

Sign Code Reference:

5-1803 DEFINITIONS

(a) The following words, terms, and phrases, when used in this Article, shall, except where the context clearly indicates otherwise, have the following meanings:

(8) **Changeable Message Sign.** A Sign that has the capability of Sign Copy, message, or content change, by means of manual or remote input, including the following:

(a) **Manually Activated.** A Changeable Message Sign on which the Sign Copy, message, or content can be changed manually on a display surface. Examples of Manually Activated Changeable Message Signs include such things as Signs with letters and/or numbers mounted in or on a track system or Permanent Internal Ground Signs serving drive-through facilities.

(34) **Nonconforming Sign.** Any Sign that was lawful at the time of installation, erection, construction, hanging, or alteration, but is now prohibited by the Sign Code.

(49) **Sign Alteration.** Any change or modification to the size, shape, height, width, or depth of a Sign, Sign Structure, or Sign Cabinet; any replacement or reconstruction of a Sign Structure foundation or base, or any replacement of poles or pylons that support a Sign or Sign Structure. Sign Alteration does not include the replacement of existing Sign Face, ordinary repair or maintenance of an existing Sign or Sign Structure (such as masonry tuck-pointing, sandblasting, patching of holes, painting or re-covering an existing Sign pole), or replacement or upgrade to internal electrical components of an existing Sign or Sign Cabinet.

(52) **Sign Face.** The surface upon, against, or through which the Sign Copy is displayed or illustrated, not including structural supports, architectural features of a building or Sign Structure, nonstructural thematic or decorative trim, or any areas that are separated from the background surface upon which the Sign Copy is displayed by a distinct delineation, such as a reveal or border.

(53) **Sign Structure.** Any structure that is built or constructed and supports or is capable of supporting a Sign, as defined herein. A Sign Structure shall include the foundation and base, the poles or pylons that support the Sign, any structural extensions that support a Sign or Sign Cabinet, and any structural framework that supports a Sign, Sign Face, or Sign Cabinet.

5-1822 PROHIBITED SIGNS.

(a) The following Signs are prohibited in the City:

(8) Manually Activated Changeable Message Signs.

5-1823 NONCONFORMING SIGNS.

(a) Nothing in this Code shall prohibit the ordinary maintenance or repair of a Nonconforming Sign. For the purposes hereof, replacement of Sign Copy, content, or message is considered ordinary maintenance. It shall, however, be unlawful to:

- (1) Change a Nonconforming Sign to another type or shape of Nonconforming Sign or other Prohibited Sign.
- (2) Physically change or structurally alter a Sign or Sign Structure to enlarge a Nonconforming Sign, or to replace significant portions of a Nonconforming Sign or Sign Structure.
- (3) Allow a Nonconforming Sign to become an Abandoned Sign.
- (4) Re-establish use of a Nonconforming Sign after removal, abandonment, or vacancy of the Nonconforming Sign.

CODE ANALYSIS

Comparison of sign regulations to requested variances:		
Code Section	RMO Zoned District (Allowed)	(Proposed)
5-1822(a)(8)	PROHIBITED SIGNS: Manually Activated Changeable Message Signs.	The existing and proposed sign face include manually activated changeable message board attached to the sign. The message board is a prohibited sign. The existing and proposed sign by code definition are non-conforming signs.
5-1823(a)(2)	NONCONFORMING SIGNS: Nothing in the code shall prohibit the ordinary maintenance or repair of a nonconforming sign. For the purposes hereof, replacement of sign copy, content, or message is considered ordinary maintenance. It shall, however, be unlawful to physically change or structurally alter a Sign or Sign Structure to enlarge a nonconforming sign, or to replace significant portions of a nonconforming sign or sign structure.	Alterations to the sign structure shall modify the size and height of the sign. The submitted photographic documentation of the existing and proposed signs clearly displays the proposed changes to sign size, height and material. The replacement of sign copy, content or message is considered ordinary maintenance but the proposal is to replace the nonconforming sign and sign structure. Replacement of the non-conforming sign and sign structure is considered unlawful by the code.

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1828, the Board may grant variances from any person seeking a sign permit that cannot meet the restrictions or standards of the sign code upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions that are unique to the location in question, which are not ordinarily found in the same zoning district, and that the unique conditions are not caused or created by an action or actions of the property owner or applicant.
2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or the neighborhood in which the property is located.
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the sign code. Such practical difficulties or unnecessary hardships may include compliance with amended provisions of the sign code that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

1. In the opinion of staff, the response does not meet the criteria for explanation of conditions unique to the location and are not created by the action of the property owner or applicant. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions that are not unique to the location in question and can be found in similar district zones.
2. In the opinion of staff, the granting of a variance would not be materially detrimental to the public welfare or injurious to the property or improvements to the neighborhood. The residentially zoned lots surrounding the site are not likely to be negatively impacted by the requested variance. Future development for this property and adjoining is not likely and the requested monument sign would have minimal negative impact.
3. In the opinion of staff, the school's desire to communicate important messages and events to the public is appropriate. The requested sign is similar in type, area, and message board of the existing sign. The proposed sign is consistent with other public elementary schools permanent free-standing signs. A strict application of the requirements will prohibit this sign and is considered an unnecessary hardship.

STAFF RECOMMENDATION

Staff opinion is that the request does not meet all the criteria for the granting of a variance.



Sign Variance Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9-5-19
Address: 508 Elm Street
Email Address: tmoody@luminousneon.com

Name of Business: Woodlawn Elementary School
Printed Applicant Name: Tammy Moody/Luminous Neon, Inc.
Phone Number: 785-842-4930

\$350.00 Non-Refundable Fee Required with application -- Date Paid: 9-5-19

APPLICATION FOR A SIGN VARIANCE

(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

Variance Request:

To replace an existing ground sign with a changeable copy reader board/manual activated message sign.

City Code Section/s from which the sign variance is being requested:

Sign code section 5-1823(a)(2) makes it unlawful to physically change or structurally alter a sign or sign structure to enlarge a non-conforming sign, or to replace significant portion of a nonconforming sign or structure.

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized **ONLY** upon an affirmative vote of majority of board members present. **Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:**

- The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.
- The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.
- The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Applicant Signature: Tammy Moody
Signature of Property Owner (if other than applicant): Janis Roberson

Variance Application

Woodlawn Elementary

508 Elm Street

A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.

The school has had this sign for many years and it has deteriorated beyond repair. This does not allow us to consider this as a refurbished sign and requires a new permit. The recent sign code changes do not allow for the changeable copy which is needed to communicate information to parents and students.

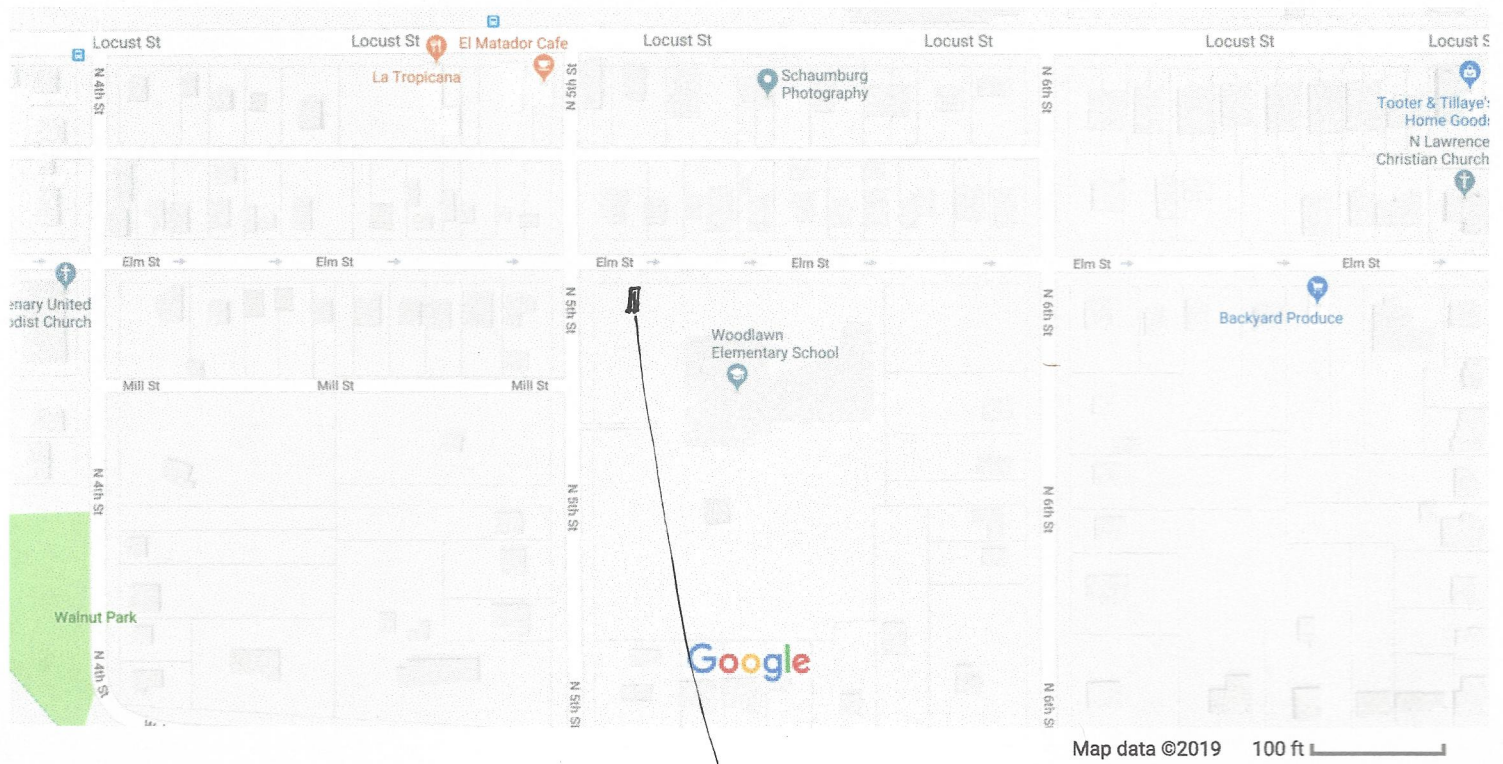
B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.

The new sign was designed to mirror the old existing sign which has been there for years and has not caused any harm to property or improvements in the neighborhood.

C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

The school needs to have the ability to communicate events and important messages to both parents and students. Many other elementary schools in Lawrence have the same type of sign.

Google Maps



proposed sign location



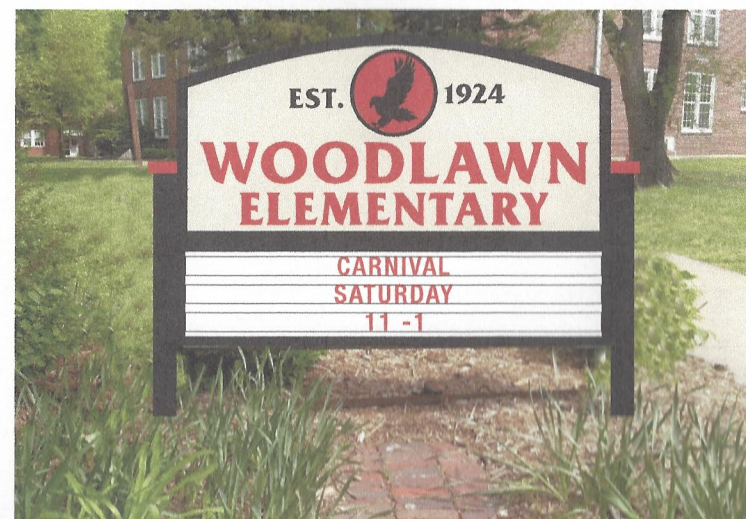
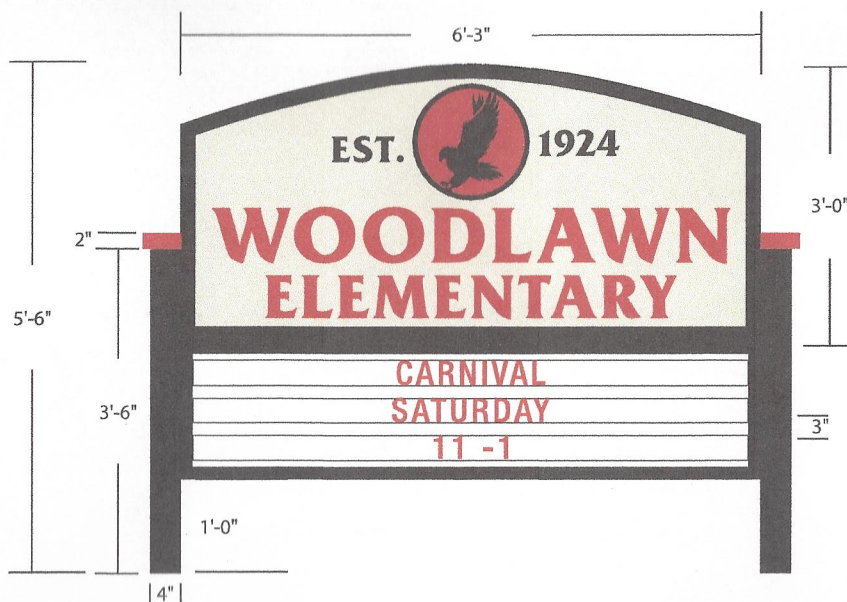
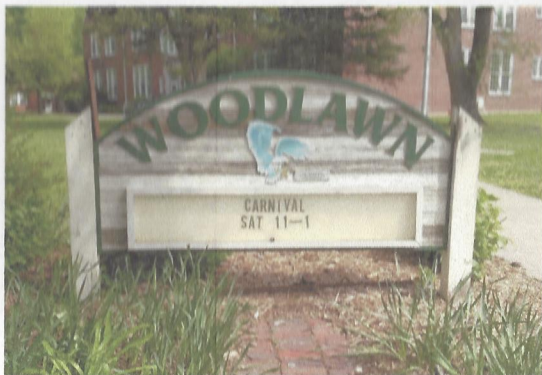
Sign location is 45'
from 5th Street

300ft

38.978017 -95.225442 Degrees



OLD SIGN (Existing)



ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

SPECIFICATIONS

- SINGLE-FACED, NON-ILLUMINATED, ALUMINUM POST AND PANEL SIGN.
- SANDBLASTED SIGN FOAM PANEL FACE.
- PAINTED TO MATCH BLACK, PMS 186 RED AND SW 7012 CREAMY.
- ALUMINUM CHANGEABLE COPY CABINET/COPY TRACK FOR 3 LINES OF 3" RED AND BLACK CHANGEABLE COPY WITH LOCKING COVER.

CUSTOMER: WOODLAWN ELEMENTARY
NAME: LINDSEY HOLLADAY
LOCATION: 508 ELM
 LAWRENCE, KS 66044

DATE: 7/18/19
DESIGN NO: TM-25737-B
ARTIST: AW

SCALE: 1/2" = 1'

APPROVED:

DATE:



LUMINOUS Neon Inc
 ART & SIGN SYSTEMS

Existing School Signs

Two schools had 2 signs each: Deerfield and Hillcrest:



Deerfield



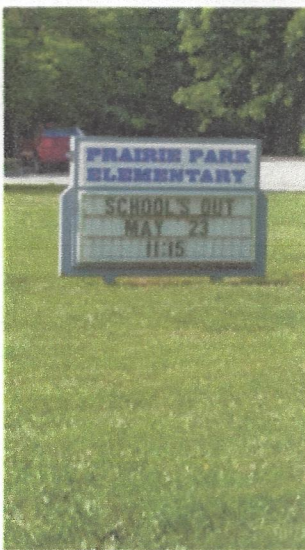
Hillcrest



Deerfield (2-sided)



Hillcrest (2-sided)



Prairie Park (2-sided)



Sunflower (2-sided)



Sunset Hill (2-sided)

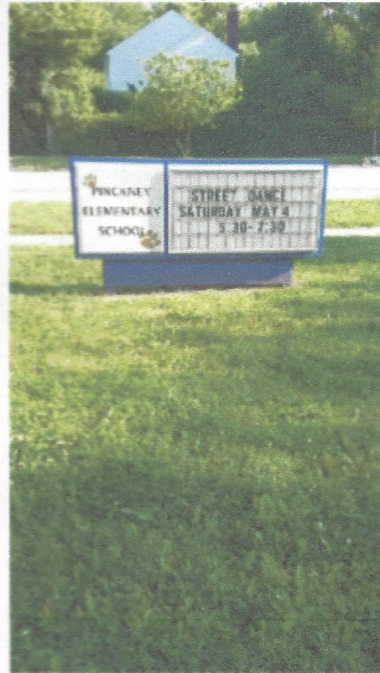


Woodlawn

Additional schools with one sign Kennedy, Pinckney, Quail Run, Sunflower, Sunset Hill, and Woodlawn:



Kennedy (2-sided)



Pinckney (2-sided)



Quail Run (2-sided)



Langston Hughes



Langston Hughes



Langston Hughes (2-sided)

Memorandum

City of Lawrence

Planning & Development Services

TO: Sign Code Board of Appeals

FROM: Janet Smalter, Plans Examiner

C: Barry Walthall, Building Codes Manager

Date: Revised October 2, 2019

RE: Request for a variance from the allowable sign area and sign location for 6265 Rock Chalk Dr.

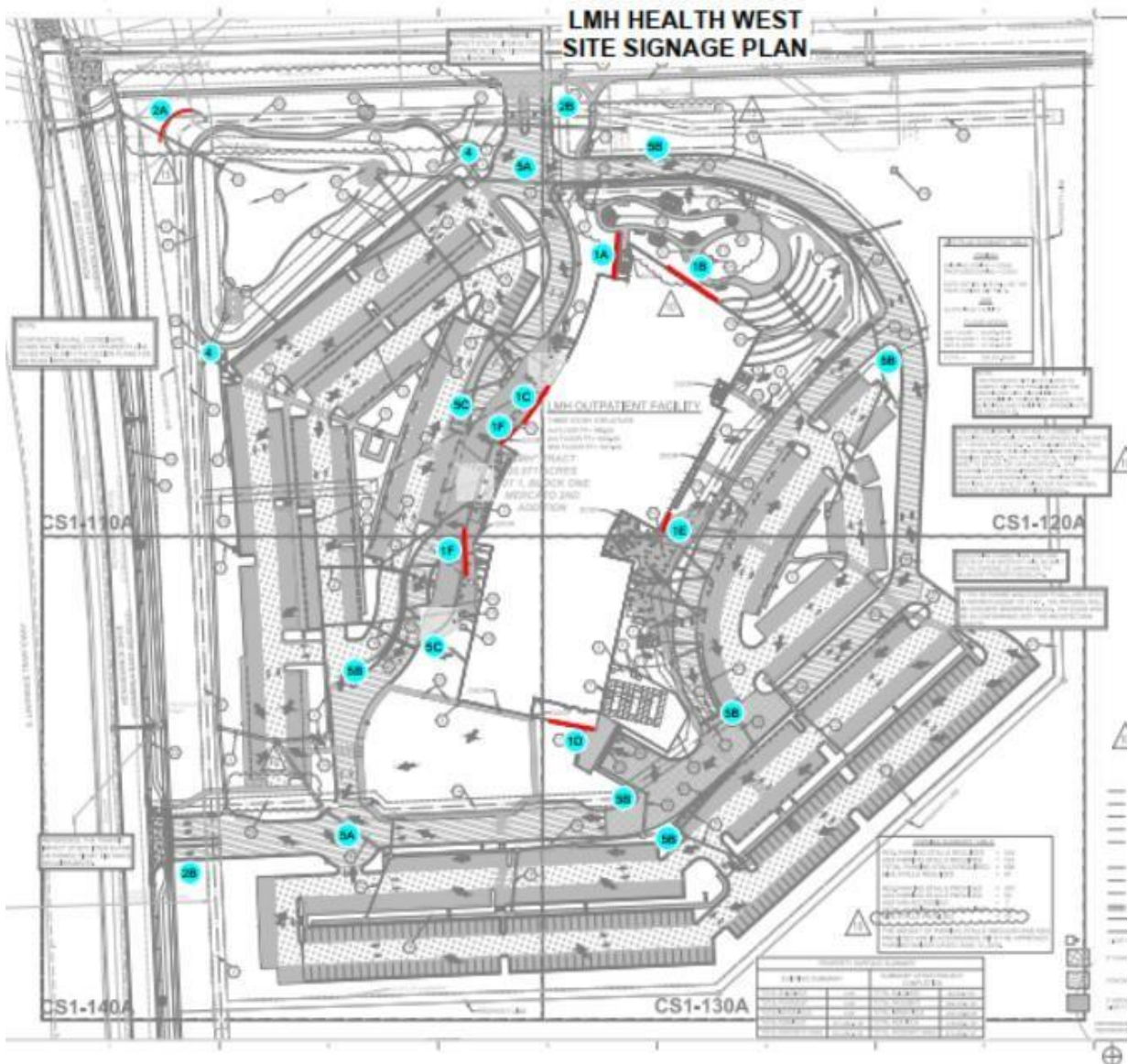
PROJECT SUMMARY

The requested variance is:

1. To deviate from the provisions of Section 5-1818(b) of the Code of the City of Lawrence, Kansas, 2018 edition, which requires that the permanent wall signs shall exceed the maximum allowable sign area. The applicant's request is to provide permanent wall signs exceeding the maximum sign area allowed.
2. To deviate from the provisions of Section 5-1818(b) of the Code of the City of Lawrence, Kansas, 2018 edition, which requires that the wall signs shall be located on not more than 3 building walls. The applicant's request is to provide permanent wall signs exceeding the maximum allowed. The property is zoned CC600 (Community Commercial Centers).



Aerial Photograph #1



Aerial Sign Plan

GENERAL INFORMATION

Zoning Designation: CC600 District (Community Commercial Centers)

Sign Code Reference:

5-1803 DEFINITIONS

- (a) The following words, terms, and phrases, when used in this Article, shall, except where the context clearly indicates otherwise, have the following meanings:

(52) **Sign Face.** The surface upon, against, or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural thematic or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.

(61) **Wall.** The exterior surface of a building or structure. For the purposes of this article, other than size limitations, the term wall shall include mansard-type or sloped-roof structures, as well as Marquees, Canopies, and Awnings, as defined in this article.

5-1816 DIMENSIONAL STANDARDS

The following shall be used in interpreting dimensional standards for all Signs:

(a) **General Area Calculation.** The areas of signs mounted on or displayed as a standard geometrical shape shall be measured by the standard mathematical formula for that shape. Signs mounted on or displayed as an irregular shape shall be measured by the smallest area of up to two standard geometrical shapes that can encompass the entire sign mounting.

(c) **Wall, Window, or Other Building-Mounted Signs.** Any building-mounted sign, mounted on a background, shall be measured by the area of the background. When the sign is mounted directly on a wall, the area shall be computed by means of the smallest single and continuous perimeter of up to two standard geometric shapes that enclose the outer limits of the sign copy, logo, or other display. Gaps in sign copy, logos, or other display that exceed more than two times the height of the sign area, when using the same single continuous perimeter above, may be subtracted from the calculation of the sign area, but shall be considered to be two separate signs. The area of the wall or window area for the purposes of determining an allowed percentage shall be the total surface of the wall or window visible in an elevation view.

5-1818 RESTRICTIONS BY ZONING DISTRICT.

(b) Permanent Wall Signs

- *Number of Signs: 2 Signs per tenant on Wall with public exterior entrance to tenant space that fronts a shared parking area (multi-tenant building). Otherwise, unlimited number of signs on walls where signs are allowed.*
- *Sign Area: 10% of the building Wall area maximum, or 150 sq. ft., whichever is less. For each 100-foot increment the building wall is set back from a Public Right of Way, the base maximum area may be increased by 50%, provided the total area of Wall Signs shall not exceed 10% of the building wall area or 450 sq. ft., whichever is less.*
- *Sign Location: Allowed on building Walls facing or fronting a Public Right of Way or a parking lot or other open space under the same ownership with at least 50' between the building wall and the nearest building. No Wall Sign shall be allowed on any building Wall that fronts or faces any directly abutting residentially zoned lot or parcel. In no case shall Wall Signs be constructed on more than 3 building Walls of a building.*

LMH Health West Campus 6265 Rock
Chalk Dr

CC600

Zoning Designation and code reference: Wall Sign 5-1818(b) Lot Area = 20.91 acres

Location: WEST WALL			
	Allowable	Proposed	Actual
Sign 1A		561.00	631.00
Sign 1C		170.00	213.00
Sign 1F (a)		12.00	12.00
Sign 1F (b)		12.00	12.33
TOTAL Sign Area:		755.00	868.33
Wall area:		28,213.00	28,213.00
Sign area: 10% of building wall area or 150 sq.ft., whichever is less. The wall is setback 285' from property line, set back increase is for every 100' =50% from the base (2 credits of 50% of 150 sq.ft) = 150	300.00	755.00	868.33
Total sq.ft. over the max.		530.00	643.33
Percentage over the maximum allowable			289%
NOT APPROVED			

Location: NORTH WALL			
	Allowable	Proposed	Actual
Sign 1B		103.00	112.50
TOTAL Sign Area:		103.00	112.50
Wall area:		8,738.00	8,738.00
Sign area: 10% of building wall area or 150 sq.ft., whichever is less. The wall is setback 144' from property line, set back increase is for every 100' =50% from the base (50% of 150 sq.ft) = 75 sq.ft.	225.00	103.00	112.50
Surplus sign area:	225.00	122.00	112.50
APPROVED*			

*4 building wall signs

Location: SOUTH WALL			
	Allowable	Proposed	Actual
Sign 1D		358.00	358.00
TOTAL Sign Area:		358.00	358.00
Wall area:		11,292.00	11,292.00
Sign area: 10% of building wall area or 150 sq.ft., whichever is less. The wall is setback 310' from property line, set back increase is for every 100' =50% from the base (50% of 150 sq.ft) = 75 sq.ft.	375.00	358.00	358.00
Surplus sign area	375.00	17.00	17.00
APPROVED*		*4 building wall signs	

Location: EAST WALL			
	Allowable	Proposed	Actual
Sign 1E		60.00	71.00
TOTAL Sign Area:		60.00	71.00
Wall area:		20,113.00	20,113.00
Sign area: 10% of building wall area or 150 sq.ft., whichever is less. The wall is setback 318' from property line, set back increase is for every 100' =50% from the base (50% of 150 sq.ft) = 75 sq.ft.	375.00	60.00	71.00
Surplus sign area	375.00	315.00	304.00
APPROVED*		*4 building wall signs	

CODE ANALYSIS

Comparison of sign regulations to requested variances:		
Code Section	CC600 Zoned District (Allowed)	(Proposed)
5-1818(b)	<p>□ Number of Signs: 2 Signs per tenant on Wall with public exterior entrance to tenant space that fronts a shared parking area (multi-tenant building). Otherwise, unlimited number of Signs on Walls where Signs are allowed.</p> <p>□ Sign Area: 10% of the building Wall area maximum, or 150 sq. ft., whichever is less. For each 100-foot increment the building wall is set back from a Public Right of Way, the base maximum area may be increased by 50%, provided the total area of Wall Signs shall not exceed 10% of the building wall area or 450 sq. ft., whichever is less.</p> <p>□ Sign Location: Allowed on building Walls facing or fronting a Public Right of Way or a parking lot or other open space under the same ownership with at least 50' between the building wall and the nearest building. No Wall Sign shall be allowed on any building Wall that fronts or faces any directly abutting residentially zoned lot or parcel. In no case shall Wall Signs be constructed on more than 3 building Walls of a building</p>	<p>□ Number of Signs: The number of signs proposed per building wall is approved with the exception of sign location. See comments below for sign location.</p> <p>□ Sign Area: The total maximum allowable sign area for the West wall is 300 sq.ft. The actual sign area submitted is 868.33 sq.ft. or 289% more than the allowable sign area. An increase to the maximum sign area have been provided in the sign code for buildings with a large wall area and building setback distances greater than 100 lineal feet from property lines. The total area of Wall Signs for all large scale buildings shall not exceed 450 sq. ft. The sign area for the North, South and East building walls comply with code.</p> <p>□ Sign Location: Signs are proposed on building Walls facing or fronting Rock Chalk Drive, Renaissance Drive (and the state highway), and two parking lots east and south. The Wall Signs are proposed to be constructed on 4 building Walls.</p>

CRITERIA FOR APPROVAL OF VARIANCE

Per Section 5-1828, the Board may grant variances from any person seeking a sign permit that cannot meet the restrictions or standards of the sign code upon the determination that all of the following findings have been fully met:

1. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions that are unique to the location in question, which are not ordinarily found in the same zoning district, and that the unique conditions are not caused or created by an action or actions of the property owner or applicant.
2. At the time a variance is granted by the Board, the Board shall find that the granting of the variance will not be materially detrimental to the public welfare, including the visual appearance of the area, or injurious to property or improvements in such zoning districts or the neighborhood in which the property is located.
3. At the time a variance is granted by the Board, the Board shall find that the strict application of the requirements of Article 18, Chapter 5, of the City Code would result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the sign code. Such practical difficulties or

unnecessary hardships may include compliance with amended provisions of the sign code that were not in effect at the time a predecessor sign was installed.

STAFF ANALYSIS

Staff opinion is that the request does not meet the criteria for the granting of a variance:

1. In the opinion of staff, the response does not meet the criteria for explanation of conditions unique to the location and are created by the action of the property owner or applicant. At the time a variance is granted by the Board, the Board shall find that the variance request arises from conditions that are not unique to the location in question and can be found in this district zone.
2. In the opinion of staff, the granting of the variance will be materially detrimental to the public welfare, including the visual appearance of the area. Among the stated goals of the sign code are to enhance the visual quality of the community, reflected in visual priority given to open spaces, landscapes, streetscapes, and architecture; to protect and enhance public and private investment in real property by permitting signs of appropriate design, scale, and placement, such that they are *appropriately* conspicuous, visible, and legible. Large scale buildings permitted to exceed the maximum sign area allowed by 289% may be excessive and injurious to property or improvements in this zoning district and the neighborhood in which the property is located. Another stated goal of the sign code is to avoid an arms race for visual attention. Among the provisions of the sign code that address this goal are the limitation on the number of walls that may display signage as well as limitation on the total area of wall signs allowed. Staff opinion is that signs may be installed on three walls that will permit effective and efficient identification and communication for the commercial enterprises, and is sufficient for building users to identify the building from the northeast, west and south pedestrian and vehicular approach. Yet to be submitted ground signs and internal ground signs will supplement wall signs in aiding visitors' navigation of the site.
3. In the opinion of staff, the strict application of the requirements would not result in practical difficulties or unnecessary hardships to the owner or applicant, inconsistent with the general purpose and intent of the sign code. Alternative sign types are available for the property. Entrances to the building are identified by sign placement, size, building and site design. The applicant may also use permanent free-standing signs and permanent internal ground signs legible to pedestrians or vehicles.

STAFF RECOMMENDATION

Staff opinion is that the request does not meet all the criteria for the granting of a variance.



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Planning & Development Services | Building Safety Division

1 Riverfront Plaza | Suite 320 | Lawrence, KS 66044

Office (785) 832-7700 | Fax (785) 832-3110

buildinginspections@lawrenceks.org

Sign Variance Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/3/19 Name of Business: Star Signs, LLC
 Address: 801 E 9th St. Lawrence KS 66044 Printed Applicant Name: Astine Bose
 Email Address: astineb@starsignsllc.com Phone Number: 785-856-2409
C: 785-476-5407

\$350.00 Non-Refundable Fee Required with application - Date Paid: _____

APPLICATION FOR A SIGN VARIANCE

(Chapter V, Section 1847, of the Code of the City of Lawrence, Kansas)

Variance Request:

- 1) Exceed allowed SQFT. ON West Elev. Signage (Sign Type 1A)
- 2) Include sign on 4th elevation (North) - Sign Type 1B
 - Sign could be removed if unable to get variance

City Code Section/s from which the sign variance is being requested:

5-1818(b) for CC zoning

Note: The Lawrence Sign Code Board of Appeals may hear and authorize in specific cases a variance from the sign regulations of the City of Lawrence (Chapter V, Article 18). Any such variance shall be authorized ONLY upon an affirmative vote of majority of board members present. **Any applicant for a variance must respond to the following circumstances, EACH of which must be found by the Sign Code Board of Appeals to apply prior to granting any variance:**

- A. The variance request arises from conditions which are unique to the location in question and which are not ordinarily found in the same district zone, and are not created by an action of the property owner or applicant.
- B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.
- C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
 A drawing or photograph detail showing sign graphics and dimensions
 An elevation drawing or photograph showing sign placement on walls

Applicant Signature: Astine Bose

Signature of Property Owner (if other than applicant): B. D. [Signature] AUP



September 5, 2019

City of Lawrence
Planning & Development Services
1 Riverfront Plaza, Suite 320
Lawrence, KS 66044

**RE: LMH Health West Campus
Request for Sign Variance**

Board of Appeals,

This document is an attachment to our Application for a Sign Variance for the above referenced project. Listed below are responses to the three required circumstances:

- A. The variance request arises from conditions which are unique to the location in question and are not ordinarily found in the same district zone and are not created by an action of the property owner or applicant.

The overall site for the new LMH Health West Campus encompasses the Northwest corner of this section of land. The building is situated so that all four building elevations are visible from three adjacent city streets and a state highway.

Patients will be arriving to the site from all directions. The West elevation is the front of the building and the most visible from K10 Highway. The size, positioning, and quantity of the proposed signs is to assist in the identification of the building as well as provide direction to incoming visitors. The North elevation faces one of the main entrances to the facility parking lot.

- B. The granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in such zoning districts or neighborhood in which property is located.

The proposed design of the exterior building signs is more of a corporate look than commercial – nothing garish or flashy. During the day, the letters & logo will provide the needed identification. At night, the halo-lit illumination is subtle, yet readable.

- C. The strict application of the requirements of this article would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this article.

As the LMH Health West Campus outpatient facility is a regional medical destination, visitors/patients not familiar with Lawrence need clear direction. The building signs are located high on the exterior elevations so that they are visible from the allowed distance. Not having signs that are clearly visible and at the correct scale may cause hardships to the LMH patient population who are quite often elderly or ill and may need greater assistance in navigation to the facility.

This site is adjacent to several new commercial developments and traffic will continue to increase. Making the medical facility highly visible will help to alleviate congested traffic on streets within these developments.

We appreciate your consideration of our variance request. Please call me if you have any questions or need further information.

Thank you,



Shelley Rosdahl
Vice President/Sales



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 6265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign - Type 1A
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated

Sign to be constructed of: Reverse Channel aluminum with clear polycarbonate backs, halo illumination

Sign Size

Width: 34'-7" Height: 30'-3" Total Sq Ft: 561

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 403'-0" Height: 70'-0" Total Sq Ft: 28,213

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 50,000

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: Star Signs, LLC

Applicant Name: Astine Bose

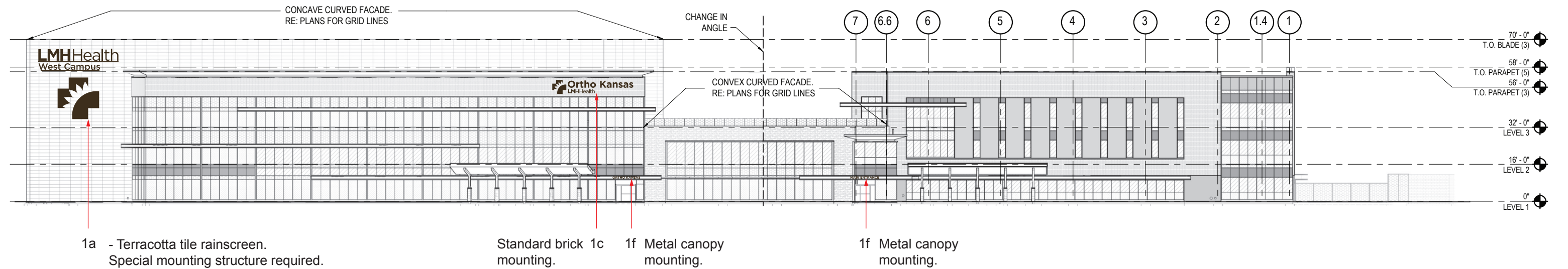
Phone Number: 785-856-2409 Email: astineb@starsignsllc.com

Electrical Contractor (if required): Bart's Electric

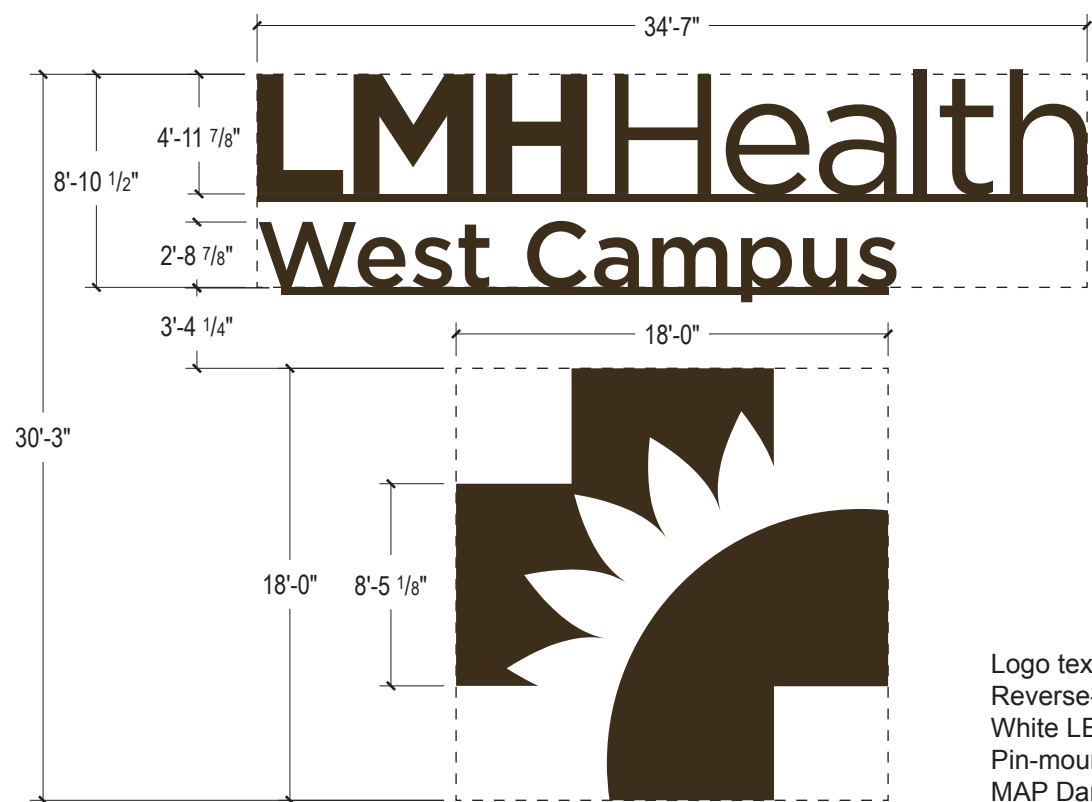
I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature: Astine Bose

Date: 9/5/19



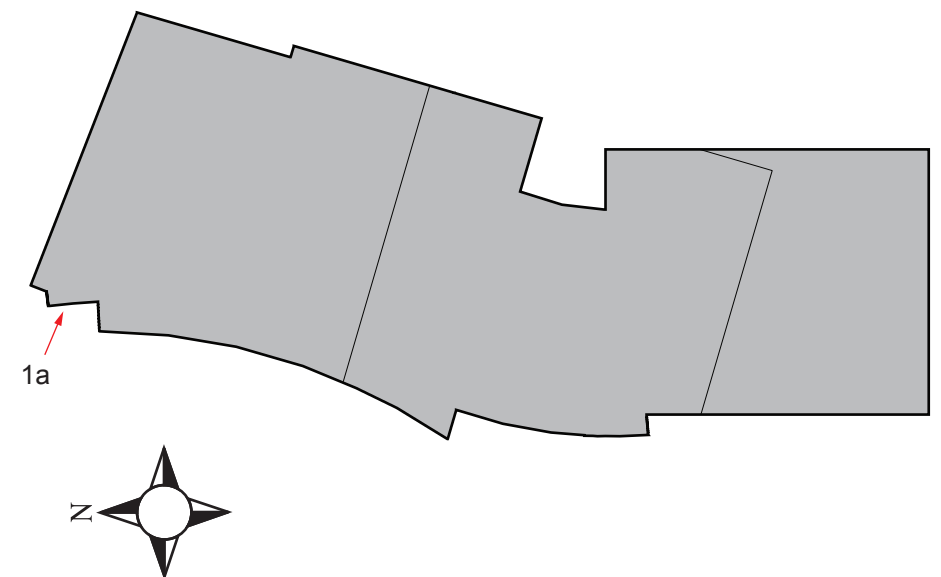
A West Elevation scale: 1:500



B Type 1A - Sign Detail scale: 1/8" = 1'-0"

Logo text and pictogram with Gotham Medium font.
Reverse-channel aluminum with clear polycarbonate backs, halo illumination.
White LED, with narrow power supply in letter.
Pin-mount 1 1/2" from wall surface with studs and spacers.
MAP Dark Bronze, satin painted finish.

- Mounts to terracotta tile rainscreen.
Special mounting structure required.
Special coordination required for cutting/drilling tile.



C Building Plan scale: NTS



STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 F 785.842.2947
WWW.STARSIGNSLLC.COM

LMH Health West Campus
Lawrence, KS

1A - Building ID, Halo Lit

REVISIONS:

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT

SP: SR PM: AB Dwg: JH

PRINTED: 8 / 30 / 2019

FIRST PRINT: 8/19/2019

9745
Art #

5645
SO #

1A.1
SHEET

Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 10265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign -Type 1B
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated

Sign to be constructed of: Reverse channel aluminum with polycarbonate back, halo illumination

Sign Size

Width: 25' Height: 4'-6" Total Sq Ft: 103

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 156'-0" Height: 56'-0" Total Sq Ft: 8,738

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 11,400

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: Star Signs, LLC

Applicant Name: Astine Bose

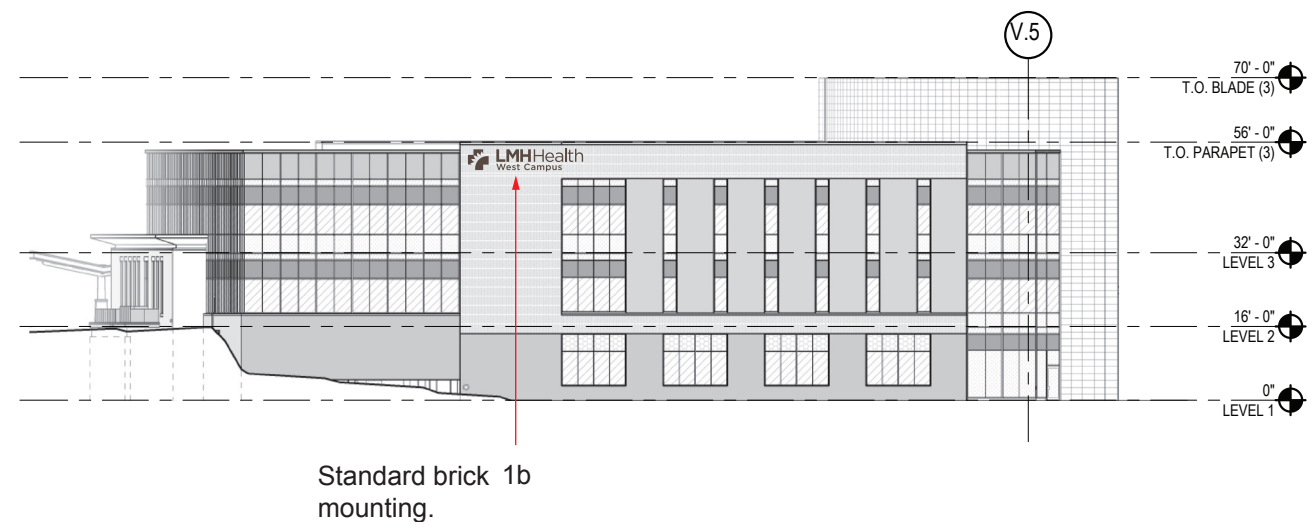
Phone Number: 785-856-2409 Email: astine.b@starsignsllc.com

Electrical Contractor (if required): Bart's Electric

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature: Astine Bose

Date: 9/5/19

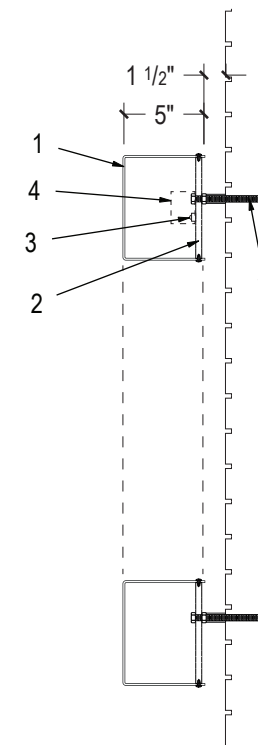


A North Elevation scale: 1:500



B Type 1B - Large Bldg ID scale: 1/4" = 1'-0"

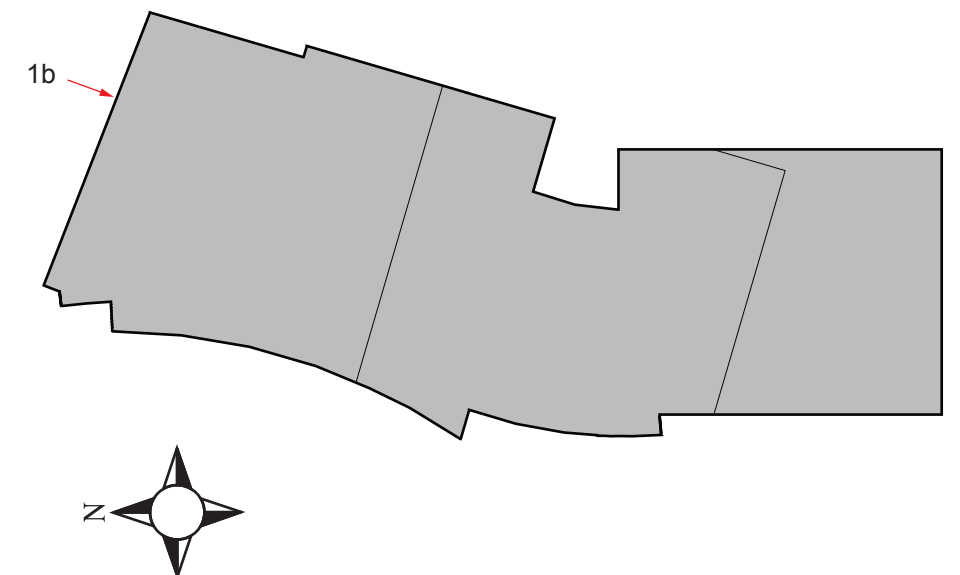
Logo text and pictogram with Gotham Bold font.
Reverse-channel aluminum with clear polycarbonate backs, halo illumination.
White LED, with narrow power supply in letter.
Pin-mount 1 1/2" from wall surface with studs and spacers.
MAP Dark Bronze, satin painted finish.



Channel Letters

- 1 5" deep reverse channel construction, .080" aluminum face, .050" return. Tack weld and seal internally.
- 2 Clear polycarbonate back, secure to channel with paint-match pan head screws.
- 3 White LED halo illumination. Power supplies are in channels, and painted jumper wires run between letters on wall. (4) PS12-60, 120V / 4.0A, brought to sign location by others.
- 4 Paint all exposed metal surfaces satin finish Matthews Acrylic Polyurethane.
- 5 Letters mount to wall with studs and spacers. Seal all penetrations with clear silicone sealant.

MAP Dark Bronze.



C Building Plan scale: NTS



STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 F 785.842.2947
WWW.STARSIGNSLLC.COM

LMH Health West Campus
Lawrence, KS

1B - Large Building ID, Halo Lit

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/3/2019	add plan and elevation

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT

DATE

SIGNATURE

SP: SR PM: AB Dwg: JH

9745
Art #

5645
SO #

PRINTED: 9 / 3 / 2019

FIRST PRINT: 6/13/2019

1B.1
SHEET



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 6265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign - Type 1C
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated

Sign to be constructed of: Reverse channel aluminum with polycarbonate backs, halo illumination

Sign Size

Width: 35'-0" Height: 6'-1" Total Sq Ft: 170

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 403'-0" Height: 70'-0" Total Sq Ft: 28,213

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 17,000

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: Star Signs, LLC

Applicant Name: Astine Bose

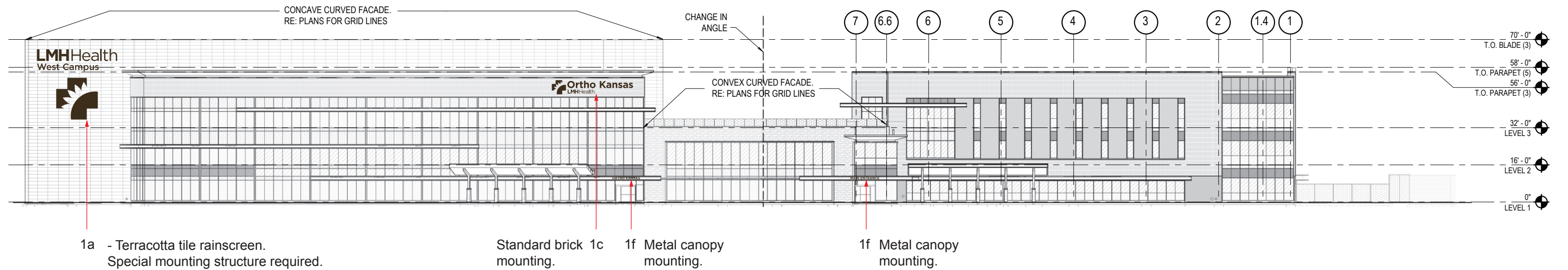
Phone Number: 785-856-2409 Email: astine.b@starsignsllc.com

Electrical Contractor (if required): Bart's Electric

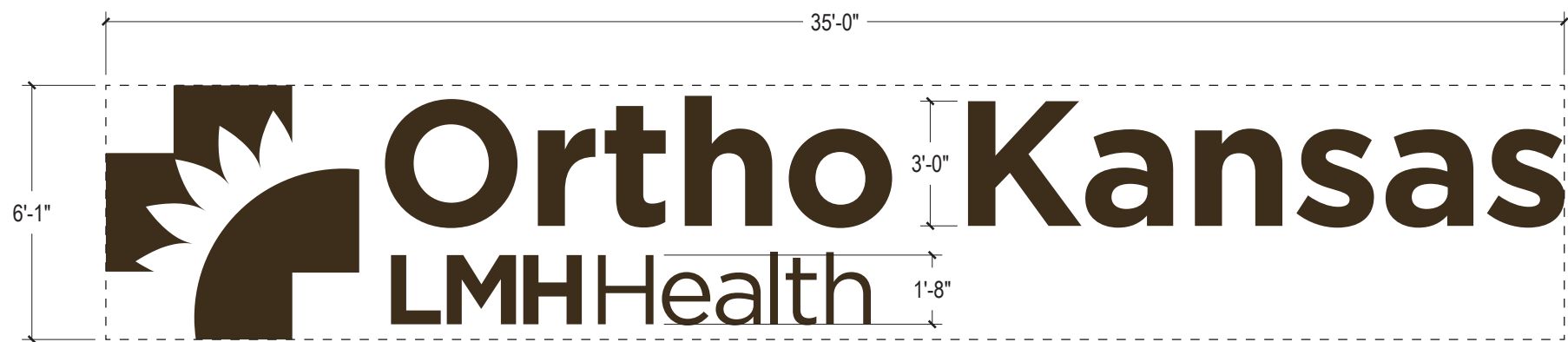
I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature: Astine Bose

Date: 9/5/19

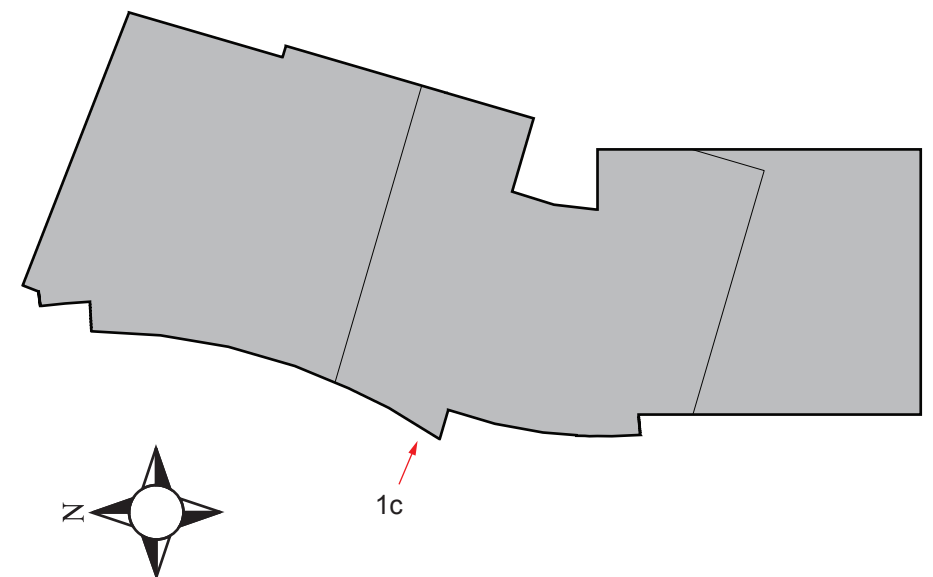


A West Elevation scale: 1:500



B Type 1C - Sign Detail scale: 1/4" = 1'-0"

Logo text and pictogram with Gotham Bold font.
Reverse-channel aluminum with clear polycarbonate backs, halo illumination.
White LED, with narrow power supply in letter.
Pin-mount 1 1/2" from wall surface with studs and spacers.
MAP Dark Bronze, satin painted finish.



C Building Plan scale: NTS



STAR SIGNS, LLC
801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
P 785.842.4892 F 785.842.2947
WWW.STARSIGNSLLC.COM

LMH Health West Campus
Lawrence, KS

1C - Building ID, Halo Lit

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REVISIONS:

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT

DATE

SIGNATURE

SP: SR PM: AB Dwg: JH

9745
Art #

5645
SO #

PRINTED: 8 / 19 / 2019

FIRST PRINT: 8/19/2019

1C.1
SHEET



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 6265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign - type 1D
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated

Sign to be constructed of: Reverse channel aluminum with polycarbonate backs, halo illuminated

Sign Size

Width: 40'-4 1/2" Height: 8'-10 1/2" Total Sq Ft: 358

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 194'-0" Height: 58'-0" Total Sq Ft: 11,292

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 29,000

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: Star Signs, LLC

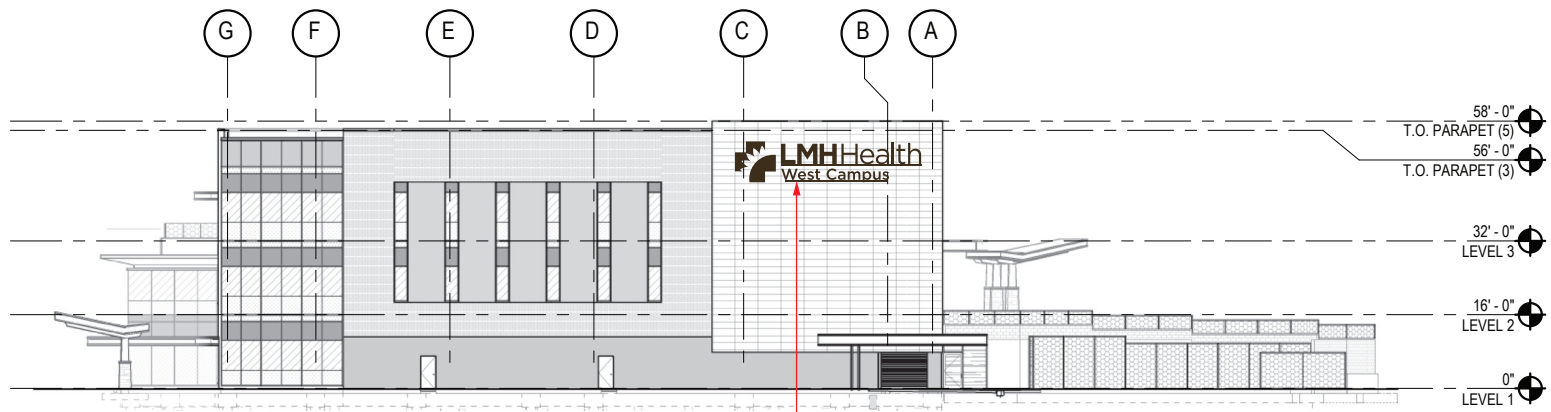
Applicant Name: Astine Bose

Phone Number: 785-856-2409 Email: astine.b@starsignsllc.com

Electrical Contractor (if required): Bert's Electric

I hereby certify, to the best of my knowledge and belief, that all of the information on this application and on drawings submitted in support of this application are accurate. I understand that any sign that is installed that is inconsistent or in conflict with this application, the supporting drawings, or the sign regulations of the City is a violation of the City Code. I also understand that the inadvertent approval of a sign application by the City that is not in compliance with the sign regulations of the City does not create any legal nonconforming status, nor does it remove any obligation to bring the sign into compliance. I further understand that no sign shall be installed until a sign permit has been approved by the City.

Applicant Signature: Astine Bose Date: 9/5/19



A South Elevation scale: 1:500

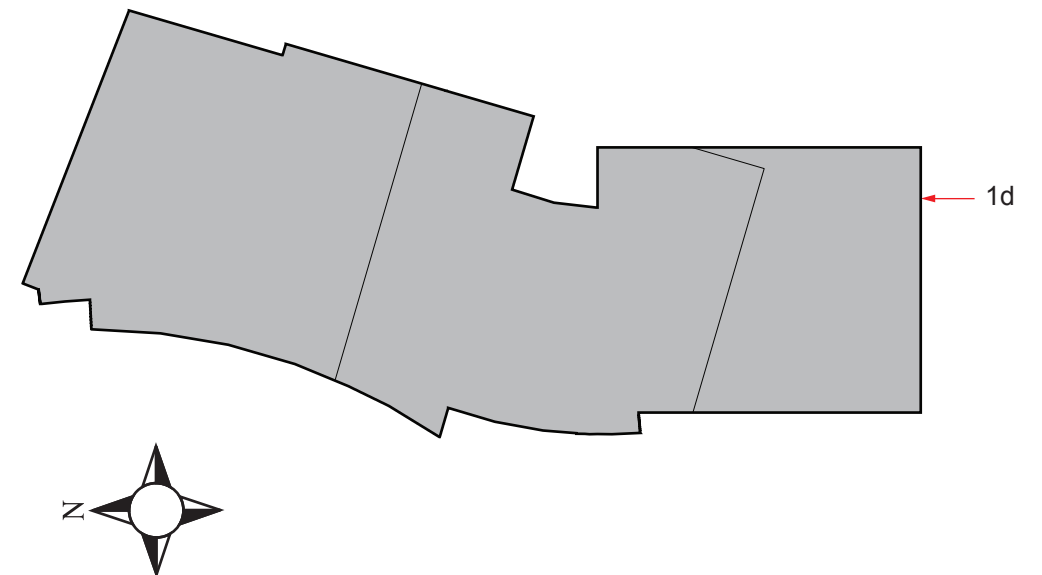
1d - Terracotta tile rainscreen.
Special mounting structure required.



B Type 1D - Sign Detail scale: 3/4" = 1'-0"

Logo text and pictogram with Gotham Medium font.
Reverse-channel aluminum with clear polycarbonate backs, halo illumination.
White LED, with narrow power supply in letter.
Pin-mount 1 1/2" from wall surface with studs and spacers.
MAP Dark Bronze, satin painted finish.

- Mounts to terracotta tile rainscreen.
Special mounting structure required.
Special coordination required for cutting/drilling tile.



C Building Plan scale: NTS



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LMH Health West Campus
Lawrence, KS

1D - Building ID, Halo Lit

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REVISIONS:

NO.	DESCRIPTION	DATE

☐ APPROVED

☐ APPROVED
AS NOTED

☐ REVISE AND
RESUBMIT

SP: SR PM: AB Dwg: JH

9745
Art #

5645
SO #

PRINTED: 8 / 19 / 2019

FIRST PRINT: 8/19/2019

1D.1
SHEET



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 6265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign - Type 1E
☐ Other: _____
☐ Non-Illuminated ☒ Illuminated

Sign to be constructed of: Reverse channel aluminum with poly carbonate backs, halo illumination
Width: 16'-5" Height: 4'-4" Total Sq Ft: 60

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 628'-6" Height: 32'-0" Total Sq Ft: 20,114

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 8,000

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: Star Signs, LLC

Applicant Name: Astine Bose

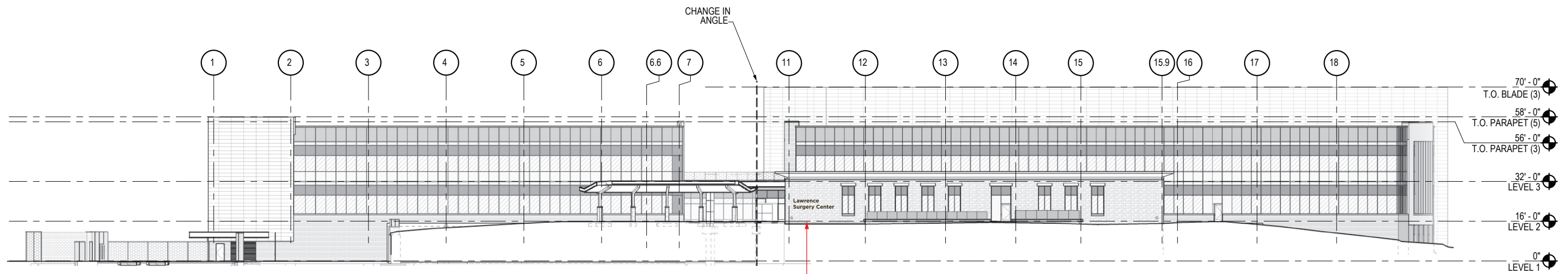
Phone Number: 785-856-2409 Email: astine.b@starsignsllc.com

Electrical Contractor (if required): Bart's Electric

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Applicant Signature: Astine Bose

Date: 9/5/19



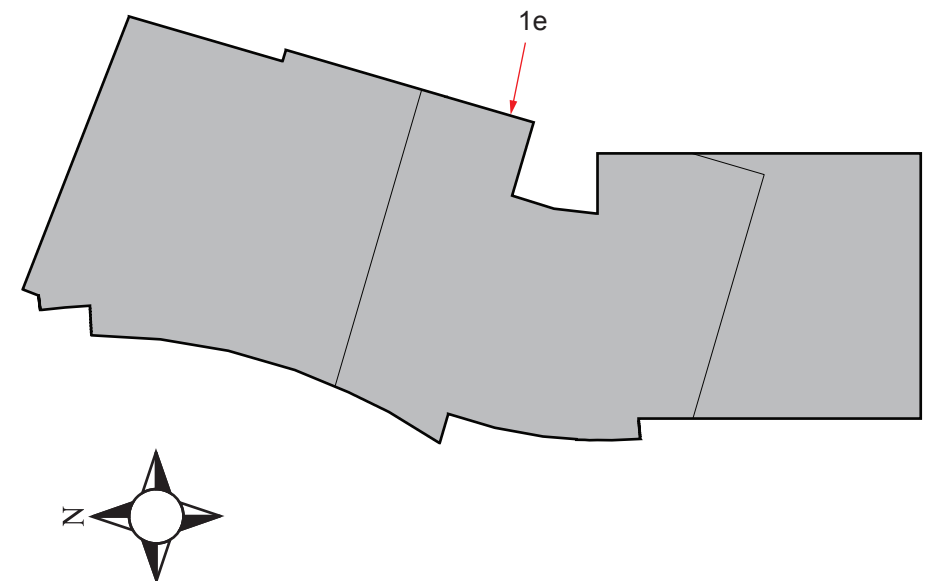
A East Elevation scale: 1:500

1e - Stacked stone veneer.
variable length spacers required.



B Type 1E - Sign Detail scale: 1/2" = 1'-0"

Gotham Medium font.
Reverse-channel aluminum with clear polycarbonate backs, halo illumination.
White LED, with narrow power supply in letter.
Pin-mount 1 1/2" from wall surface with studs and spacers - cut to length as needed.
MAP Dark Bronze, satin painted finish.



C Building Plan scale: NTS



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LMH Health West Campus
Lawrence, KS

1E - Building ID, Halo Lit

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L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

REVISIONS:

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> REVISE AND RESUBMIT
DATE _____	SIGNATURE _____	

SP: SR PM: AB Dwg: JH
9745 **5645**
Art # SO #

PRINTED: 8 / 19 / 2019
FIRST PRINT: 8/19/2019
1E.1
SHEET

Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 6265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign - TYPE 1F - ORTHO KANSAS
☐ Other: _____
☒ Non-Illuminated ☐ Illuminated

Sign to be constructed of: Reverse channel aluminum with polycarbonate backs.

Sign Size

Width: 11'-10" Height: 1'-0" Total Sq Ft: 12

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 403'-0" Height: 70'-0" Total Sq Ft: 28,213

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 3,600

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
A drawing or photograph detail showing sign graphics and dimensions
An elevation drawing or photograph showing sign placement on walls

Please attach these and any other relevant documentation. Email completed applications and accompanying documentation the City of Lawrence Development Services Division at buildinginspections@lawrenceks.org

Sign Contractor: Star Signs, LLC

Applicant Name: Astine Bose

Phone Number: 785-856-2409 Email: astine.b@starsignsllc.com

Electrical Contractor (if required): Bart's Electric

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Applicant Signature: Astine Bose

Date: 9/5/19



Permanent Sign Permit Application

Planning & Development Services | Building Safety Division

www.lawrenceks.org/pds/building-safety

Date: 9/5/19 Project Name: Liberty Memorial Health West Campus
Project Address: 6265 Rock Chalk Drive, Lawrence, KS 66049

Type of Work

- ☒ New Sign
☐ Alteration to Existing Sign Structure or Sign Cabinet (Size or Shape)
☐ Replacement of Existing Sign Faces or Panels Only

Type of Sign

- ☐ Freestanding Monument Sign
☒ Wall Sign - Type 1F - MAIN ENTRANCE
☐ Other: _____

- ☐ Freestanding Pole Sign
☐ Awning/Canopy

☒ Non-Illuminated

☐ Illuminated

Sign to be constructed of: Reverse channel aluminum with Polycarbonate backs

Sign Size

Width: 12'-4 1/2" Height: 1'-0" Total Sq Ft: 12

Freestanding Signs

Height from grade to top of sign: NA Distance from street right-of-way: NA

Wall Signs

Business Façade Width: 403'-0" Height: 70'-0" Total Sq Ft: 28,213

Will the sign include a changeable Electronic Message Center (EMC)?

- ☐ Yes ☒ No

Electronic Message Center

Width: NA Height: NA Total Sq Ft: NA

If an Electronic Message Center Sign is proposed, please provide the information as outlined on page 2 of this Permanent Sign Permit Application.

Total Estimated Sign Value: \$ 3,000

Required Attachments: A site plan showing sign placement on the property with dimensions to property lines
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An elevation drawing or photograph showing sign placement on walls

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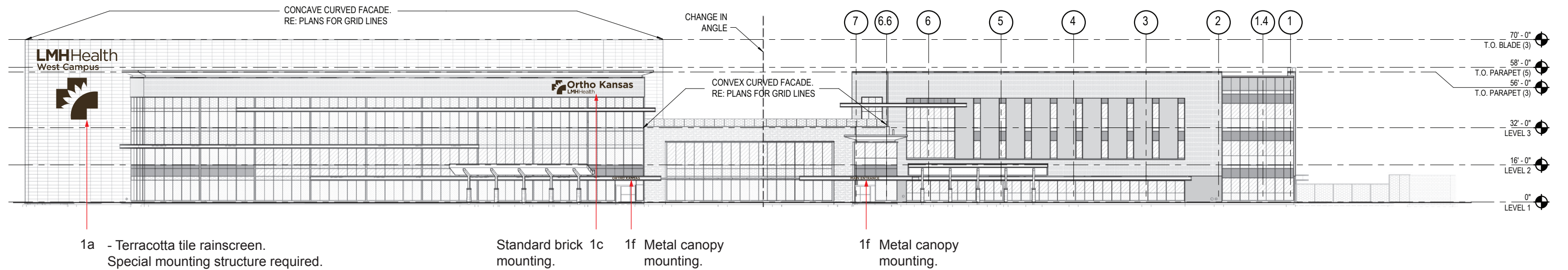
Phone Number: 785-856-2409 Email: astine.b@starsignsllc.com

Electrical Contractor (if required): NA

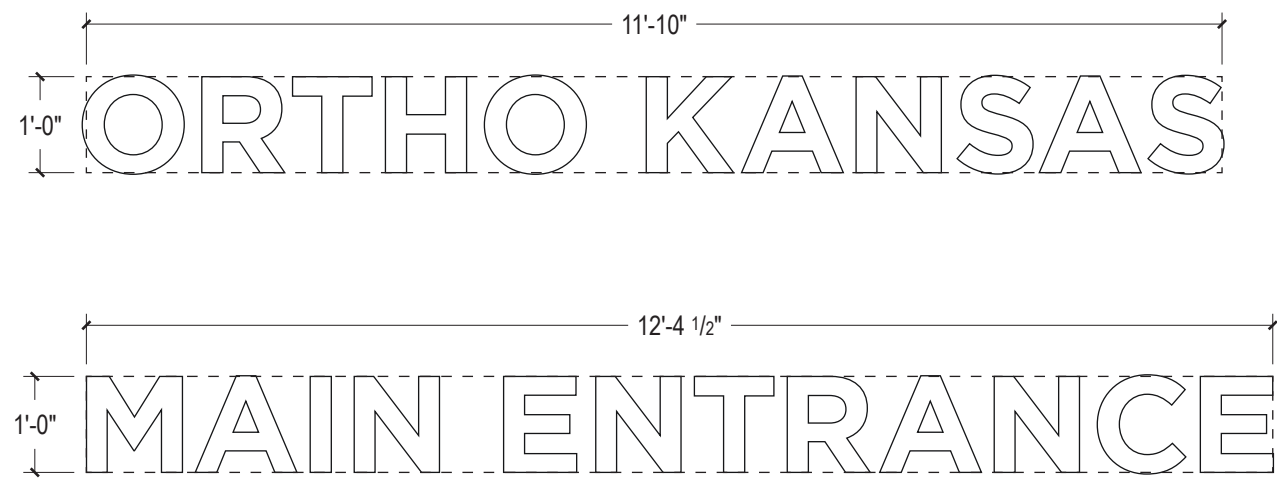
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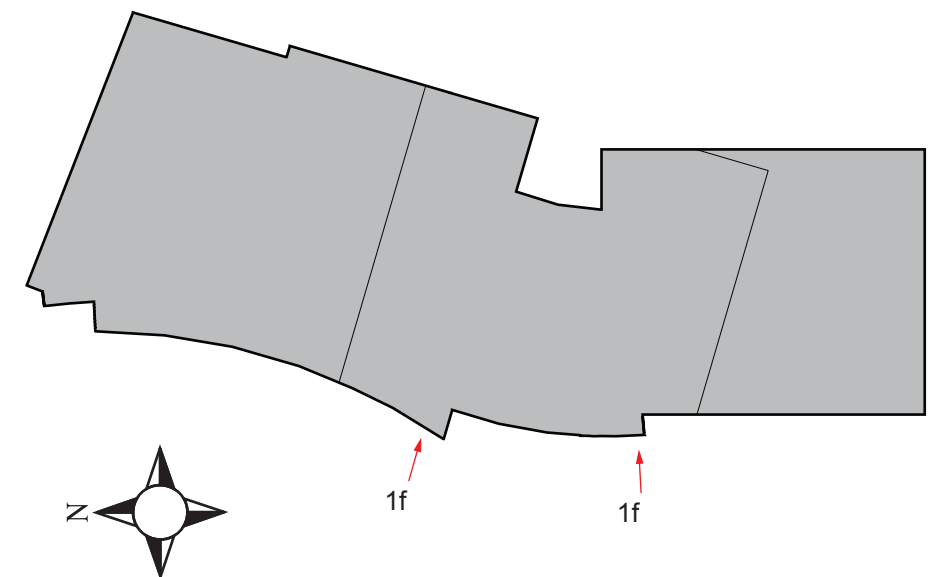


A West Elevation scale: 1:500



B Type 1F - Sign Detail scale: 1/2" = 1'-0"

Gotham Bold font.
Reverse-channel aluminum. NO Illumination.
Pin-mount 1 1/2" from backer surface with cs. screws and spacers.
Backer is glued to face of canopy.
Letters are MAP White, satin painted finish. Backer matches canopy.



C Building Plan scale: NTS



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801 EAST NINTH STREET
LAWRENCE, KANSAS 66044
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WWW.STARSIGNSLLC.COM

LMH Health West Campus
Lawrence, KS

1F - Entrance ID, Non-Illuminated

REVISIONS:

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☐ APPROVED AS NOTED

☐ REVISE AND RESUBMIT

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Art #

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DATE

SIGNATURE

372' - 8 1/8"

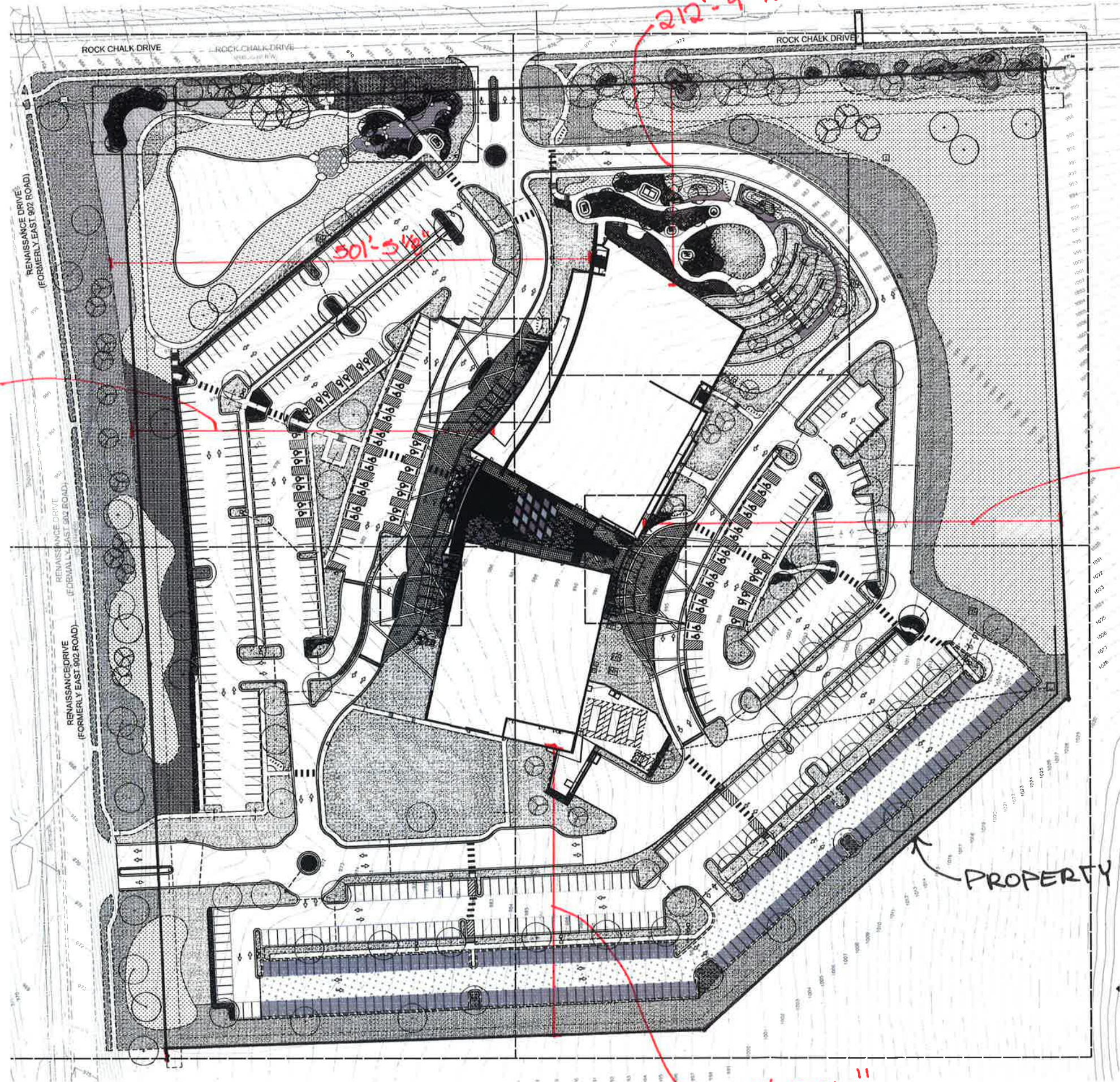
212' - 9 5/16"

501' - 5 1/8"

432' - 2 7/16"

298' - 9 7/16"

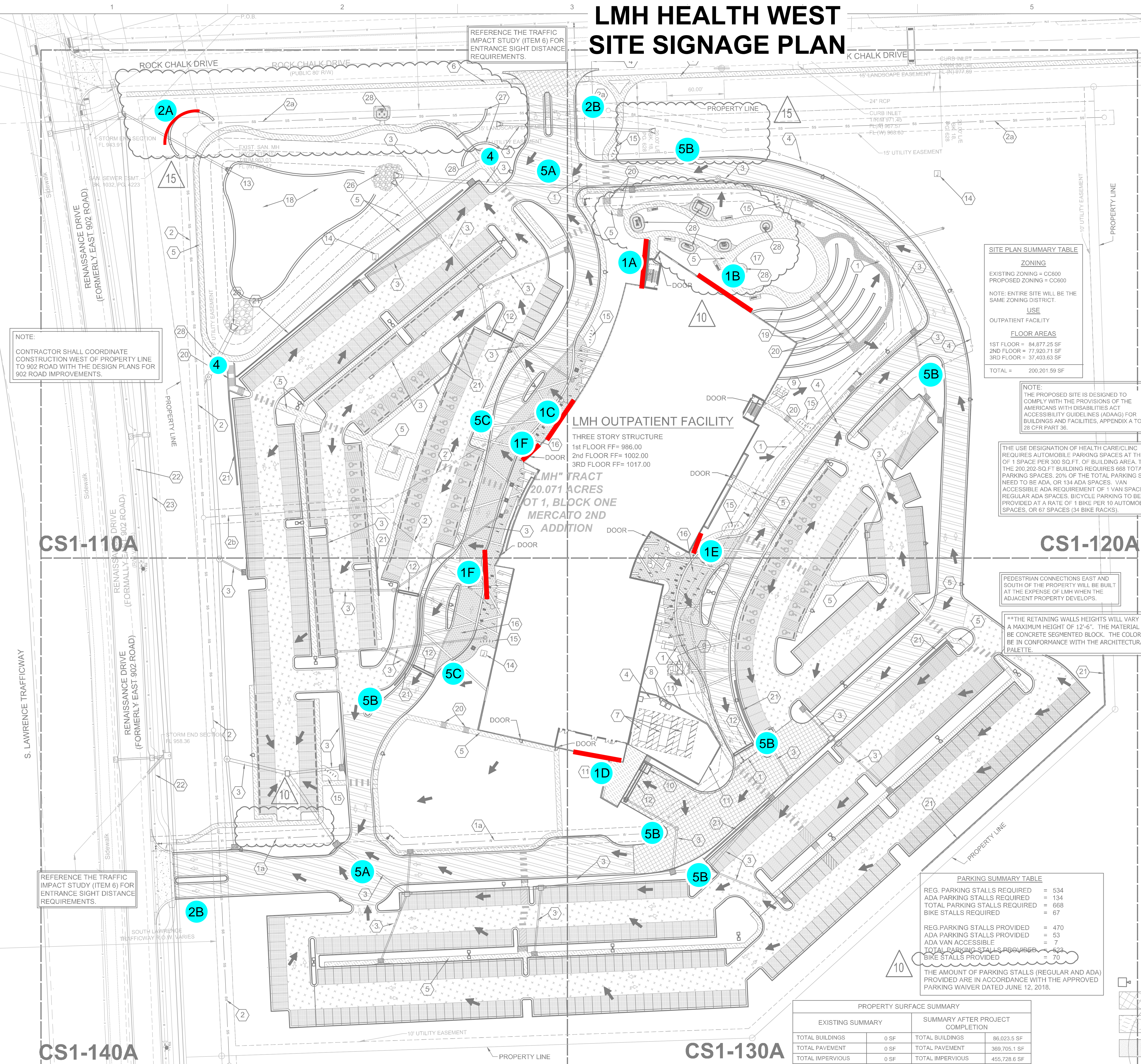
PROPERTY LINE



U:\Wichita-Facility\2017\170793\000\Drawings\170793-000-CS1-100 OVERALL SITE PLAN.dwg

2/8/2019 9:47:09 AM

LMH HEALTH WEST SITE SIGNAGE PLAN



NOTE:
CONTRACTOR SHALL COORDINATE
CONSTRUCTION WEST OF PROPERTY LINE
TO 902 ROAD WITH THE DESIGN PLANS FOR
902 ROAD IMPROVEMENTS.

REFERENCE THE TRAFFIC
IMPACT STUDY (ITEM 6) FOR
ENTRANCE SIGHT DISTANCE
REQUIREMENTS.

SITE PLAN SUMMARY TABLE	
ZONING	
EXISTING ZONING =	CC600
PROPOSED ZONING =	CC600
NOTE: ENTIRE SITE WILL BE THE SAME ZONING DISTRICT.	
USE	
OUTPATIENT FACILITY	
FLOOR AREAS	
1ST FLOOR =	84,877.25 SF
2ND FLOOR =	77,920.71 SF
3RD FLOOR =	37,403.63 SF
TOTAL =	200,201.59 SF

NOTE:
THE PROPOSED SITE IS DESIGNED TO
COMPLY WITH THE PROVISIONS OF THE
AMERICANS WITH DISABILITIES ACT
ACCESSIBILITY GUIDELINES (ADAAG) FOR
BUILDINGS AND FACILITIES, APPENDIX A TO
28 CFR PART 36.

THE USE DESIGNATION OF HEALTH CARE/CLINIC
REQUIRES AUTOMOBILE PARKING SPACES AT THE RATE
OF 1 SPACE PER 300 SQ. FT. OF BUILDING AREA. THUS,
THE 200,202-SQ-FT BUILDING REQUIRES 668 TOTAL
PARKING SPACES. 20% OF THE TOTAL PARKING SPACES
NEED TO BE ADA, OR 134 ADA SPACES. VAN
ACCESSIBLE ADA REQUIREMENT OF 1 VAN SPACE PER 8
REGULAR ADA SPACES. BICYCLE PARKING TO BE
PROVIDED AT A RATE OF 1 BIKE PER 10 AUTOMOBILE
SPACES, OR 67 SPACES (34 BIKE RACKS).

PEDESTRIAN CONNECTIONS EAST AND
SOUTH OF THE PROPERTY WILL BE BUILT
AT THE EXPENSE OF LMH WHEN THE
ADJACENT PROPERTY DEVELOPS.

**THE RETAINING WALLS HEIGHTS WILL VARY WITH
A MAXIMUM HEIGHT OF 12'-6". THE MATERIAL WILL
BE CONCRETE SEGMENTED BLOCK. THE COLOR WILL
BE IN CONFORMANCE WITH THE ARCHITECTURAL
PALETTE.

PARKING SUMMARY TABLE	
REG. PARKING STALLS REQUIRED	= 534
ADA PARKING STALLS REQUIRED	= 134
TOTAL PARKING STALLS REQUIRED	= 668
BIKE STALLS REQUIRED	= 67
REG. PARKING STALLS PROVIDED	= 470
ADA PARKING STALLS PROVIDED	= 53
ADA VAN ACCESSIBLE	= 7
TOTAL PARKING STALLS PROVIDED	= 530
BIKE STALLS PROVIDED	= 70

THE AMOUNT OF PARKING STALLS (REGULAR AND ADA)
PROVIDED ARE IN ACCORDANCE WITH THE APPROVED
PARKING WAIVER DATED JUNE 12, 2018.

PROPERTY SURFACE SUMMARY			
EXISTING SUMMARY		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDINGS	0 SF	TOTAL BUILDINGS	86,023.5 SF
TOTAL PAVEMENT	0 SF	TOTAL PAVEMENT	369,705.1 SF
TOTAL IMPERVIOUS	0 SF	TOTAL IMPERVIOUS	455,728.6 SF
TOTAL PERVIOUS	874,282.7 SF	TOTAL PERVIOUS	418,554.1 SF
TOTAL PROPERTY AREA	874,282.7 SF	TOTAL PROPERTY AREA	874,282.7 SF

KEY NOTES

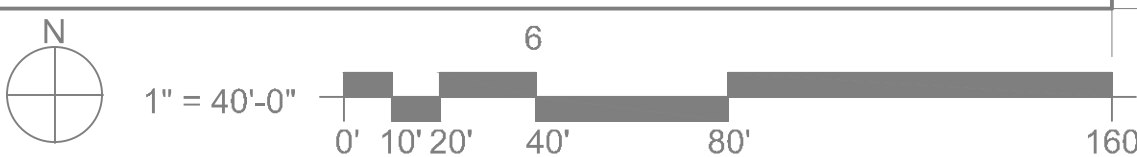
- PROPOSED WATER LINE
REFERENCE CU1-110, PW1823
- PROPOSED WATER LINE
REFERENCE CU1-111, PW1823
- PROPOSED SANITARY SEWER
REFERENCE CU1-120, PW1823
- PROPOSED SANITARY SEWER
REFERENCE CU1-121, PW1823
- PROPOSED SANITARY SEWER
REFERENCE CU1-122, PW1823
- PROPOSED STORM SEWER
SEE SHEET CU1-130A
- PROPOSED GAS LINE
SEE SHEET CU1-100A
- SIDEWALK
SEE SHTS. CP1-110A - CP1-140A.
- SIDEWALK
REFERENCE CS1-110, PW1823
- GENERATOR
REFERENCE MECHANICAL.
- CONDENSER
REFERENCE MECHANICAL.
- TRANSFORMER
REFERENCE ELECTRICAL.
- TRASH ENCLOSURE
REFERENCE ARCHITECTURAL.
- RETAINING WALL
REFERENCE STRUCTURAL.
- TRENCH DRAIN
SEE SHEET CP1-501A.
- PROPOSED STORM SEWER
REFERENCE CU1-130, PW1823
- ELECTRICAL HANDHOLE
REFERENCE ELECTRICAL.
- BIKE RACK - AS MANUFACTURED BY:
FORMS+SURFACES 800-451-0410
BIKE GARDEN BIKE RACK, MAINTAIN
48" BETWEEN EACH RACK
CONFIGURATION C-CIP STAINLESS
STEEL BODY, STAINLESS STEEL
(SATIN) FINISH. REFERENCE
CS1-130A FOR DETAILS.
- PAVERS
REFERENCE LANDSCAPE.
- THERAPY COURTYARD
REFERENCE LANDSCAPE.
- DETENTION POND
SEE SHEET CG1-110A.
- STONE WALL
REFERENCE LANDSCAPE.
- STAIRS
REFERENCE STRUCTURAL.
- RETAINING WALL**
SEE SHEETS CG1-110A - CG1-140A.
- PROPOSED 5' SIDEWALK BY OTHERS
REFERENCE PW1820
- PROPOSED STORM SEWER BY OTHERS
REFERENCE PW1820
- SIDEWALK CURB CUT.
- SIDEWALK RAMP
REFERENCE CS1-110, PW1823
- RIP-RAP
SEE SHEET CU1-510A.
- LIMESTONE RETAINING WALL
REFERENCE LANDSCAPE SHEETS.
- EXERCISE STATION
REFERENCE LANDSCAPE SHEETS.
- DRAINAGE ARROW

REFERENCE ELECTRICAL PLAN FOR
LIGHT POLE LOCATIONS.

LEGEND

	WATERLINE		6" ASPHALT PAVING (MODERATE DUTY)
	FIRE HYDRANT		10" ASPHALT PAVING (HEAVY DUTY)
	WATER VALVE		PAVERS
	FIRE SERVICE LINE		
	POST INDICATOR VALVE		
	FIRE DEPARTMENT CONNECTION		
	SANITARY SEWER PIPE		
	SANITARY SEWER MANHOLE		
	SANITARY SEWER CLEANOUT		
	STORM DRAIN PIPE		
	GAS LINE PIPE		
	GAS VALVE		
	LIGHT POLE		
	8" CONCRETE PAVING		
	CONCRETE SIDEWALK		
	5" ASPHALT PAVING (LIGHT DUTY)		

REFERENCE SHEETS CP1-110A - CP1-140A FOR PAVING PLAN.
REFERENCE SHEETS CS1-110A - CG1-140A FOR GRADING PLAN.



PULSE DESIGN GROUP
8207 Melrose Dr., Suite 145
Lenexa Kansas 66214
Ph: (913)438-9095
Fx: (913)438-2660
pulsedesigngroup.com



LAWRENCE MEMORIAL HOSPITAL-
OUTPATIENT FACILITY

6265 ROCK CHALK DRIVE
LAWRENCE, KANSAS 66049
OFFPM DCC PROJECT NUMBER: SDAFASDA

DRAWN:	CAR
CHECKED:	DAR
DATE:	2018.10.25
JOB #:	17105-01
REVISION	DATE
AS102	12/05/18
AS103	02/08/19

CS1-100A
OVERALL SITE
PLAN