

AGENDA
BOARD OF ADJUSTMENT
MARCH 19, 2026 AT 2:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Election of Vice-Chair
2. Consideration of approval of the Minutes from the December 18, 2025 regular meeting.
3. Public Hearing and Consideration of a request to allow an additional 150.47 square feet of signage, according to Section 22-216.M of the Unified Development Code.
Case No. BOA01-26 | Applicant: Wal-Mart c/o CYNTERGY, Mary Carwile, Jennifer Cobbs, & Ashley Darby
4. Community Development Department Updates
5. Board Comments
6. Adjournment

Respectfully submitted,



Petya Stefanoff, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA

28 CFR 36)

SHAWNEE BOARD OF ADJUSTMENT

DATE: December 18, 2025

Regular meeting - *Minutes*

The Board of Adjustment of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on December 18, 2025, at 2:30 PM, according to notice duly posted as prescribed by law.

Board Member Dyer called the meeting to order at 2:31 PM. City Planner Diana Hood called roll and stated a quorum was present.

The following Commissioners were present:

Present: Dyer, Nickerson, Austin, Kelly

Absent: Hennen

Item 1: Consideration of the minutes from the regular meeting of December 19, 2024.

Board Member Dyer asks if there were any corrections for the minutes, City Planner Diana Hood noted that she has spotted an error at the bottom of page 1, where a sentence was left unfinished.

Board Member Nickerson made a motion to **Approve** the minutes **as revised**, which Board Member Kelly seconded.

Motion **passed 4-0-0**.

Aye: Austin, Nickerson, Dyer, Kelly

Nay: None

Abstain: None

Item 2: Acknowledgement of the 2026 regular meeting schedule.

City Planner Diana Hood explains that the Board of Adjustment did not have a meeting before the regular meeting dates for 2026 were finalized. The regular meeting dates were presented to the Board for their acknowledgement.

Item 3: Public Hearing and Consideration of a request for a Variance to allow temporary housing for substance dependence recovery at the property addressed as 1302 E Fay Street.

Case No. BOA01-25 | Applicant: Ashley Brown, c/o Stuart and Clover Consultants

Board Member Dyer introduces the item and opens the public hearing, asking if the applicant is present to speak. Mr. Tylor Speir approaches and introduces himself as the applicant's representative and a member of Stuart & Clover Consultants.

Mr. Speir explains the proposed use, which is rehabilitative housing for people recovering from substance dependence and abuse, mainly focusing on single women and mothers at no cost or very little cost. He notes that the owners, Mr. and Mrs. Brown, live directly across the street and will be personally managing the program. Mr. Speir notes that they are committed to having as little impact on the neighborhood as possible.

Board Member Dyer asks if there are any questions for the applicant. Board Member Austin asks about parking. Mr. Speir responds that the house is very close to the northeast property line, leaving much of the lot free to accommodate any parking needs.

Board Member Nickerson notes that while the applicant's notes don't classify individuals undergoing substance abuse recovery as disabled, they are considered disabled under federal law. Mr. Speir states that his research and notes showing otherwise was confirmed by one of the partners at the firm. Board Member acknowledges this, and notes for the record that regardless of state law, the federal law does classify them as disabled.

Board Member Dyer asks if there is anyone else in attendance wishing to speak. Seeing none, Mr. Dyer closes the public hearing and asks if there are any questions for staff.

City Planner Diana Hood approaches the podium and presents the staff report. Ms. Hood notes that the Unified Development Code does not have an exact match in the use table, though there are some similar uses under the ‘Group Living’ category. She goes on to remind the Board of the criteria that must be met to grant the Variance request. Ms. Hood states that staff’s recommendation is to approve the item as a Special Exception instead of a Variance, and outlines the differences between them.

Board Member asks if there are any similar cases present in the city, to which Ms. Hood responds in the negative.

Seeing no more questions for staff, Mr. Dyer calls for discussion from the board. Board Member Austin notes that there are similar operations in Oklahoma City and Yukon, where they are referred to as “Sober Living Houses,” and they do well and are a benefit to the community. Mr. Dyer notes that his main concern was being able to provide the neighborhood the opportunity to be informed, which has been accomplished.

Mr. Dyer asks for a motion. Board Member Nickerson moves to approve a Special Exception to allow the land use described, and Board Member Austin seconds the motion.

The motion **passed 4-0-0.**

AYE: Austin, Nickerson, Dyer, Kelly

NAY: None

ABSTAIN: None

Item 5: Community Development Department Updates

Interim Director of Community Department Petya Stefanoff notes that both former Director Rian Harkins and CDBG Coordinator Bree Rogers has left employment with the City.

Item 6: Board Members' Comments

Board Member Nickerson notes that there is not currently a Chair for the Board of Adjustment, since previous the Chair’s term expired. Mrs. Nickerson notes that she thinks Mr. Dyer has been doing well conducting the meeting, and nominates him for the position as Chair. Mrs. Austin seconds the motion.

The motion **passed 4-0-0.**

AYE: Austin, Nickerson, Dyer, Kelly

NAY: None

ABSTAIN: None

Ms. Hood notes that at the next regular meeting, a Vice-Chair will be elected.

Item 7: Adjournment

The meeting was adjourned at 2:49 PM.

Chair/Vice-Chair

Date

Community Development Director

Date



Date: March 19, 2026

To: Shawnee Board of Adjustment

From: Diana Hood, City Planner

Subject: Public Hearing and Consideration of a request to allow an additional 150.47 square feet of signage, according to Section 22-216.M of the Unified Development Code

Case No. BOA01-26

Agenda Item: No 4

Applicant: Wal-Mart Stores INC c/o CYNTERGY, Mary Carwile, Jennifer Cobbs, & Ashley Darby

Request: The owner has authorized the applicant to request a variance from Section 22-216.M of the Unified Development Code to allow an additional 150.47 square feet of incidental signage at the property addressed as 196 Shawnee Mall Drive, more particularly described as:

Lot 1, Block 1, Shawnee Mall Subdivision Section 2;

less Lot 2, in Block 1, Amended Plat of Shawnee Mall Subdivision Section 2; and

less a part of Lot 1, Block 1, Shawnee Mall Subdivision Section 2, described as:

Beginning 339.27 feet East of the Southwest Corner of Lot 1, Block 1, Shawnee Mall Subdivision Section 2; thence North 133.72 feet; thence East 46.04 feet; thence North 43.04 feet; thence East 18 feet; thence S 43.04 feet; thence East 119.97 feet; thence South 134.66 feet; thence West 184 feet to the point of beginning; and

less a part of Lot 1, Block 1, Shawnee Mall Subdivision Section 2, which is a part of the North-Half of Section 31, Township 11 North, Range 4 East of the Indian Base and Meridian, described as:

Commencing at the Southwest Corner of the North-Half of Section 31; thence N 00° 01' 51" E along the West Line of Section 31 a distance of 959.99 feet; thence S 89° 31' 19" E a distance of 50.00 feet; thence S 02° 22' 47" E a distance of 212.19 feet; thence S 89° 58' 24" E a distance of 110.71 feet; thence S 56° 17' 00" E a distance of 90.14 feet; thence S 89° 58' 24" E a distance of 205.38 feet; thence along a curve to the Right, said curve having a Radius of 450.00 feet and subtended by a chord 346.86 feet in length bearing S 67° 18' 16" E, for a distance of 356.08 feet; thence S 44° 38' 08" E a distance of 188.10 feet; thence along a curve to the Left, said curve having a Radius of 350.00 feet and subtended by a chord 197.37 feet in length bearing S 61° 00' 44" E a distance of 200.08 feet; thence S 89° 42' 29" E along the North right-of-way line of Interstate-40 a distance of 993.07 feet; thence N 00° 00' 57" E a distance of 252.47 feet; thence N 89° 59' 03" W a distance of 93.58 feet; thence N 00° 00' 00" E a distance of 396.41 feet; thence N 90° 00' 00" W a distance of 7.01 feet; thence N 00° 00' 00" E to a point on the North Line of Lot 8, Block A of Shawnee



Mall Subdivision a distance of 338.74 feet to the point of beginning; thence N 89° 59' 03" W along the North Line of Lot 8 a distance of 112.55 feet; thence N 00° 01' 15" E a distance of 121.12 feet; thence S 42° 52' 35" E a distance of 165.32 feet to the point of beginning; and less a part of Lot 1, Block 1, Shawnee Mall Subdivision Section 2, which is a part of the North-Half of Section 31, Township 11 North, Range 4 East, described as:

Commencing at the Southwest Corner of the North-half of Section 31; thence N 00° 01' 51" E along the West Line of Section 31 a distance of 959.99 feet; thence S 89° 31' 19" E a distance of 50.00 feet; thence S 02° 22' 47" E a distance of 212.19 feet; thence S 89° 58' 24" E a distance of 110.71 feet; thence S 56° 17' 00" E a distance of 90.14 feet; thence S 89° 58' 24" E a distance of 205.38 feet; thence along a curve to the Right, said curve having a Radius of 450.00 feet and subtended by a chord 346.86 feet in length and bearing S 67° 18' 16" E, a distance of 356.08 feet; thence S 44° 38' 08" E a distance of 188.10 feet; thence along a curve to the Left, said curve having a radius of 350.00 feet and subtended by a chord 197.37 feet in length and bearing S 61° 00' 44" E, a distance of 200.8 feet; thence S 89° 42' 29" E along the North right-of-way Line of Interstat-40 for a distance of 993.07 feet; thence N 00° 00' 57" E a distance of 252.47 feet to the point of beginning; thence N 89° 59' 03" W a distance of 93.58 feet; thence N 00° 00' 00" E a distance of 296.24 feet; thence along a curve to the left, said curve having a radius of 233.94 feet and subtended by a chord length of 96.97 feet and bearing S 28° 07' 45" E, for an arc distance of 97.67 feet to a point of reverse curvature; thence along a curve to the Right, said curve having a Radius of 191.06 feet and subtended by a chord length of 109.16 feet and bearing S 23° 29' 27" E, for an arc distance of 110.71 feet; thence S 02° 15' 00" E a distance of 110.73 feet to the point of beginning

Analysis: Wal-Mart is in the process of updating and replacing the signage on their store at 196 Shawnee Mall Drive. The proposed amount of incidental signage exceeds the current maximum allowed, which is based upon the overall size of the property. For a property of the same size as where the Wal-Mart is located, the maximum cumulative square feet of signage allowed is 125 square feet. Wal-Mart is requesting a variance from Sec. 22-216.M to exceed this maximum by 150.47 square feet, or **120% increase**, for a total of 275.47 square feet of incidental signage.

The Unified Development Code defines “Incidental Signs” as “A small permanent sign other than a flag, speaker board, or walk-up board, that is freestanding or attached to a building that is in addition to the primary sign types for the property, such as detached (ground) signs and attached signs, and that has a height and scale that is clearly subordinate to the primary sign types allowed for the property. Examples of typical general incidental signs include house numbers, occupant directories, property or tenant identification names or numbers, wayfinding signs, and directional signs, and signs warning the public against trespassing or danger from animals. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general incidental signs. The city will not review the content of general incidental signs.” (Sec. 22-216.M)



The purpose of the regulations regarding signs is to “regulate signs of all types (temporary and permanent) in a manner that:

1. Protects constitutional rights to free speech by providing ample opportunities for expression through signs, while avoiding content-based distinctions, and providing clear approval standards;
2. Protects public health and safety by:
 - a. Minimizing visual traffic hazards, distractions and obstructions for motorists, cyclists, and pedestrians, or signs causing confusion by virtue of visual similarity to traffic control signs;
 - b. Reducing hazards caused by collapse, fire, collision, decay, or abandonment;
 - c. Not obstructing firefighting or police surveillance; and
 - d. Encouraging the upgrading, updating, or removal of signs that are poorly maintained, or do not conform to this section, and preventing signs that are potentially dangerous due to structural deficiencies and disrepair.
3. Enhances the appearance and economic value of the landscape, by providing that signs:
 - a. Do not interfere with scenic views;
 - b. Do not create a nuisance to persons using the public rights-of-way;
 - c. Do not constitute a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height, or movement; and
 - d. Are not detrimental to land or property values.
4. Promotes the community's appearance, character, quality, and business climate by encouraging signs that are attractive and functional for their intended purpose, and that are in scale and harmony with the development site and building(s) and with surrounding areas;
5. Reduces and prevents visual clutter or potential deterioration of the community's appearance and attractiveness; and
6. Implements the goals and policies of the city's adopted planning policies by establishing uniform standards and procedures to regulate the size, type, number, design, placement, illumination, timeframe for display, and maintenance of signs.” (Sec. 22-216.A)

If the overall square footage was not changing, staff would consider the request a re-face and issue the relevant permits. However, by substantially increasing the size by 120% of the allowed maximum, the UDC requires that they be considered new signs and must conform to current regulations.

The current zoning of the land is **Regional Commercial (C-2)**. Staff has received no written objections to this request.



Criteria: To grant the request, the Board must find:

1. **The application of this UDC to the subject property would create unnecessary hardship.**
2. **Such conditions are peculiar to the subject property involved.**
3. **If granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the UDC or the comprehensive plan.**
4. **If granted, would be the minimum necessary to alleviate the unnecessary hardship.**

Recommendation: Based on the above analysis, staff recommends denial of the request.

Options:

- Approve of the request as presented
- Deny Case No BOA01-26
- Approve with certain modifications or conditions

Financial Impact: None

Attachments:

- Sec. 22-216.M of the Unified Development Code
- Proposed signage details
- Sign permit application

COMMUNITY DEVELOPMENT DEPARTMENT
16 West 9th Street, Shawnee, OK 74801



PHONE: (405) 878-1672
FAX: (405) 878-1587

ZONING BOARD OF ADJUSTMENT

PROJECT NO. _____ **CASE NO.** _____

NAME OF PROPERTY OWNER: WAL-MART STORES INC

ADDRESS: ATTN: TAX DEPT. P.O. BOX 8050 MS 0555

CITY: BENTONVILLE STATE: AR ZIP CODE: 72716-0555

TELEPHONE: (800) 876-5309 EMAIL: ronnie.howell@walmart.com

APPLICANT'S NAME: CYNTERGY, Mary Carwile, Jennifer Cobbs, Ashley Darby

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] **SAME** **AGENT**

APPLICANT'S ADDRESS: 810 S. Cincinnati, Suite 200

CITY: Tulsa STATE: OK ZIP CODE: 74119

TELEPHONE: (918) 877-6000 EMAIL: permits@cyntergy.com

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 196 SHAWNEE MALL DR. SHAWNEE. OK 74804

LEGAL DESCRIPTION: SHAWNEE MALL SUB SEC 2 PART OF BLK1 LOT1 FORMALLY KNOWN AS PARCEL 0000-31-011-004-0-005-00 0000-31-011-004-0-031-000 3495-00-00A-008-0-000-00 REC# 2003-12842 REC# 2003-15040 REC# 2003-15039 LESS A TRACT DESCRIBES AS BEG 339.27'E SW/C LOT 1 BLK 2 N133.72' E46.04' N43.04' E18' S43.04' E199.97' S134.66' W184' POB(2008-18815) LESS .64AC DESCRIBED AS LOT 2 BLK 1 OF THE AMENDED PLAT OF THE FINAL PLAT OF SHAWNEE MALL SUBDIVISION SECTION 2 A REPLAT OF LOT 1 BLK1 OF SHAWNEE MALL SUBDIVISION SECTION 2

(DIMENSIONS OF PROPERTY) AREA: 22.76 Acres WIDTH: 775.35 Linear Feet

LENGTH: 1,142.53 Linear Feet FRONTAGE: 775.35 Linear Feet

CURRENT ZONING: C-2 Regional Commercial CURRENT USE: M-Mercantile (Main Use), S1 - (Mixed Use) A2 - (Accessory to Main Use), B - (Accessory to Main Use)

VARIANCE REQUESTED: Walmart is pursuing a variance to Sec. 22-216 (M) Incidental signs Walmart Store #103 located at 196 Shawnee Mall Dr., Shawnee, OK 74804. Walmart is requesting a variance to this section to allow for an additional 150.47 S.F. of Incidental signs.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

Mary Agnes Carwile

APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 16 West 9th St. this ___ day of, _____ 20__.

APPEAL FILING FEE: \$250
RECEIPT NO: _____

ZONING BOARD OF ADJUSTMENT SECRETARY

ZBOA DECISION: _____

VARIANCE Application Submittal Guidelines – Shawnee Zoning Board of Adjustment (ZBOA)

Community Development Department – 16 West 9th Street – 405-878-1672

Applicants are strongly encouraged to speak with a member of the Planning Department staff **prior** to submitting an application. Please contact the Planning Department to schedule a time to discuss your application with a staff member. Initial meetings can be over the phone, virtual, or in-person. Follow-up phone calls and emails are welcomed.

Application packages shall be submitted to the Planning Department **at least 30 days** prior to the Zoning Board of Adjustment meeting. Attached to these guidelines are a current Zoning Board of Adjustment meetings calendar and the corresponding due dates for application submittal.

The submittal package shall include **Application – Deed or Affidavit – Mailing List – Fees**

Application

The completed and signed application. Include the full legal description of the subject property as an electronic document typed in Microsoft Word. Incomplete or unsigned applications will not be accepted or will be returned.

Deed or Affidavit

A copy of the deed of ownership and a signed affidavit from the property owner explicitly giving permission for the public hearing for a Variance is allowed on the subject property.

Mailing List

A mailing address list of all property owners located within a 300 foot radius of the perimeter of the subject property lines.

The certified list **must be obtained** from a registered, bonded abstract company or a licensed title insurance company. The cost of obtaining the list is the applicant’s responsibility.

Written Description

A written description of the variance request and the response to the four (4) hardship qualifiers. At minimum, the statement should provide the address of the subject property, an explanation of the variance (to the Zoning Code) that is being requested, and what existing hardship(s) make the variance request necessary. This statement may be typed or handwritten. Sections of the Zoning Code that cover hardships and the burden of proof are on the next page.

Fees

The fees are due at the time of application submittal. Calls or emails to confirm amount are welcomed.

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In compliance with Oklahoma State Statute the notifications of a public hearing must be mailed and published not less than 20 days prior to the public hearing meeting date

- A notification of a public hearing shall be mailed to all property owners located within a 300 foot radius of the perimeter of the subject property lines. City staff will generate and mail the notification letters.
- A legal notice of a public hearing shall be published in a newspaper of general circulation in Shawnee. City staff will arrange for the publication.

- The Zoning Board of Adjustment (ZBOA) will hold a public hearing at a regular scheduled meeting to review the variance request.
- The applicant or a knowledgeable representative should plan to attend and be prepared to speak at the public hearing. Legal representation is not required.

Within the Unified Development Code of the City of Shawnee, Oklahoma, the following Section (22-240) explain the four factors that staff must address in the staff report. The review of these factors aid in determining hardship. Financial hardship is not a consideration. The applicant should include the four (4) factors in the written description and be prepared to discuss the factors during the public hearing.

- **Sec. 22-240. - Variances.**

A variance from the terms of the code may be granted, as provided in this section, only upon finding by the Board of Adjustment that:

- 1) The application of the code to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;
- 3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the code or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

VARIANCE Application Submittal Checklist

(Received email direction from Diana Hood)

- Meeting with Community Development Department staff member
- Application – completed and signed
- Electronic Copy of Legal Description
- Deed or Affidavit – proof of ownership or signed permission for land use change application
- Certified list of property owners’ addresses obtained from a licensed abstract or title company
- Written description of request and responses to four (4) hardship qualifiers
- Fees – The cost of the application and applicable fees are due at the time of submittal
We will call to confirm and pay over the phone.



CITY OF SHAWNEE
COMMUNITY DEVELOPMENT DEPARTMENT
222 N BROADWAY AVE
SHAWNEE, OK 74804
02/11/2026

RE: Walmart Supercenter #103, 196 SHAWNEE MALL DR., SHAWNEE, OK, VARIANCE REQUEST-
INCIDENTAL SIGNS

Walmart is pursuing a variance to Sec. 22-216 (M) Incidental signs, for Walmart Store #103 located at 196 Shawnee Mall Dr., Shawnee, OK.

History of the signage for Walmart Supercenter #103 located at 196 Shawnee Mall Drive:
Based upon as-built records of the initial construction, in 2003 the building had a total of 1,208.43 square feet (S.F.) of exterior wall attached signs. The signs were located on the front façade of the building and the Auto Center façade. The total included the Wal*Mart Logo signs (488.13 S.F. considered Primary signs) along with 708.3 S.F. of signs that per Sec. 22-216, are Incidental Signs. Over time, the branding has changed and the total amount of signs has greatly reduced. Per the latest as-built records, the existing exterior sign package currently totals 545.67 S.F. Primary wall signs equate to 299.04 S.F. while Incidental signs construe the remaining 246.63 S.F. of wall attached signs.

The proposed signs associated with the current remodel have reduced the overall square footage even more. The proposed wall attached sign square footage totals 406.51 S.F. Primary wall signs equate to 131.04 S.F. with Incidental signs equaling 275.47 S.F. Primary signage is below the current S.F. limit by 18.96 S.F.

Per Section 22-216 Signs Table IV.22 of the now adopted current sign ordinance, the property may have 50 S.F. per individual Incidental Sign, and a cumulative of 125 S.F. total for Incidental Signs.

Walmart is requesting a variance to this section to allow for an additional 150.47 S.F. of Incidental Signs. Below is their response to the four (4) hardship qualifiers.

1) The application of the code to the particular piece of property would create an unnecessary hardship

The signage ordinance allocates allowable incidental signage based solely on lot acreage, without consideration of building size or setback from the public right-of-way. This creates a practical difficulty when applied to properties with significantly different building scales.

Under the current code, a 5,000 square-foot building on a 5.1-acre lot is allowed the same 125 square feet of incidental signage as a 200,000 square-foot building on a 10-acre lot. Smaller buildings are typically closer to the roadway, making signage easier to read due to proximity. As a result, the same amount of signage appears larger and more legible on a small building.

In contrast, larger buildings are often set back farther from the road and have substantially greater mass and frontage. Applying the same signage limitation reduces visibility and effectiveness for building identification and wayfinding. This hardship is created by the ordinance's reliance on lot acreage rather than building scale and is not self-imposed.

Granting the variance would allow signage proportional to the building size and visibility constraints, while remaining consistent with the intent of the signage regulations.

Additionally, installing new exterior signage on the building is essential to improving the customer experience and reducing confusion during store visits. Currently, many customers struggle to locate key areas, which leads to frustration and additional travel distances from parking lot to the specific areas their desired goods are located. Clear, strategically placed signage will guide customers efficiently, enhance overall traffic flow, and ensure they feel confident navigating the space on their own. This enhances the overall shopping experiences and increases this likelihood of future visits.

2) Such conditions are peculiar to the particular piece of property involved

The subject property is developed and operated as a large-format, multiservice retail facility that accommodates a high volume of customers accessing multiple essential services within a single site, including grocery, pharmacy, household goods, and related retail uses. This concentration of uses generates unique circulation patterns, customer movement, and operational demands that are not typical of smaller or single-purpose retail properties. These conditions are inherent to the physical layout, scale, and long established use of the property and are not common to other properties within the zoning district. As a result, the circumstances are creating the need for relief are peculiar to this specific property and arise from its unique operational characteristics rather than the personal or economic circumstances of the property owner.

- 3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposed and intent of the code or the comprehensive plan.

The current exterior wall attached signage at the store totals **545 square feet**, while the proposed signage plan reduces this to **406 square feet**. This represents a reduction of **approximately 140 square feet** of total signage in comparison to the currently installed signs. Despite using less overall square footage, the proposed Incidental Signage is more strategically placed, modernized, and easier for customers to read, resulting in improved navigation and a more efficient shopping experience, while avoiding unnecessary signage.

- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

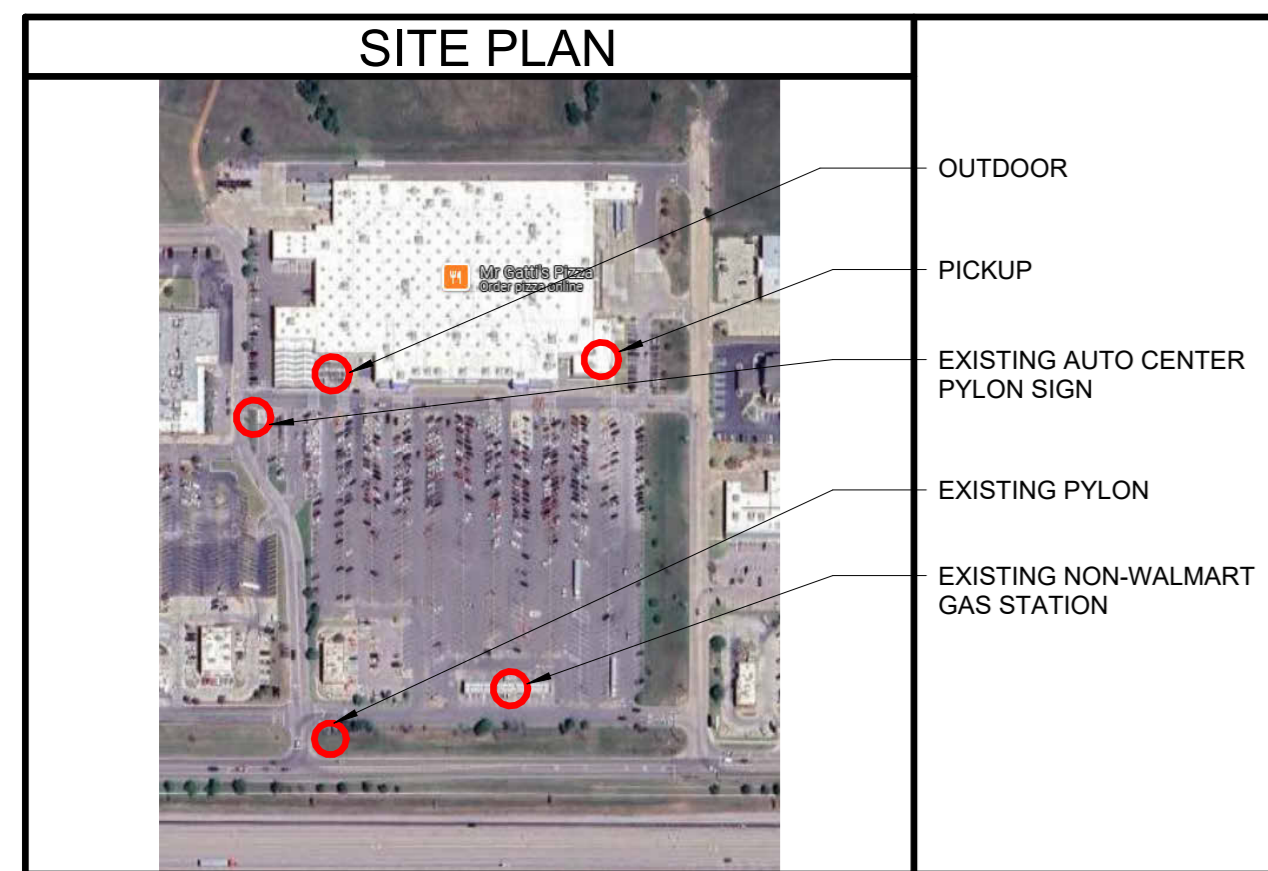
The intent of the modernized signage layout is to reduce overall signage across the client's fleet of stores and result in only the essential minimally necessary signs to both serve the community and to be satisfactory or acceptable to local zoning requirements as much as possible.

In conclusion, approval of the proposed variance would permit a total of 275.47 square feet of incidental signage. While this amount exceeds the current code allowance, it remains substantially less than the signage area previously approved for and installed on the original building, representing a net reduction of 432.83 square feet. The intent of the proposed signage is to improved wayfinding from the parking lot and within the store, allowing customers to more easily locate key areas and services. This will reduce confusion, improve circulation efficiency, and enhance the overall customer experience.

Sincerely,



JAMES E. TURNER, AIA
Architect of Record

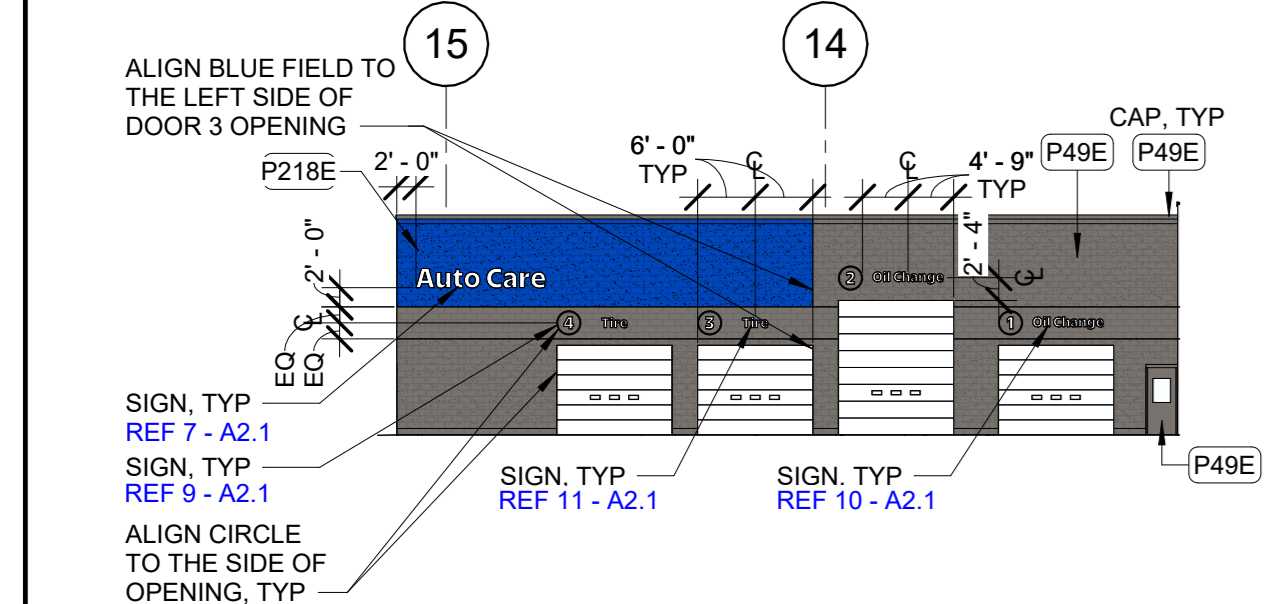


- OUTDOOR
- PICKUP
- EXISTING AUTO CENTER PYLON SIGN
- EXISTING PYLON
- EXISTING NON-WALMART GAS STATION

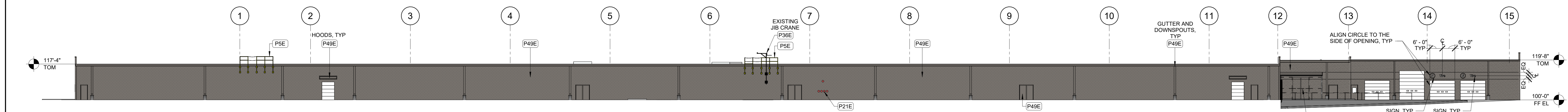


DISCLOSURES

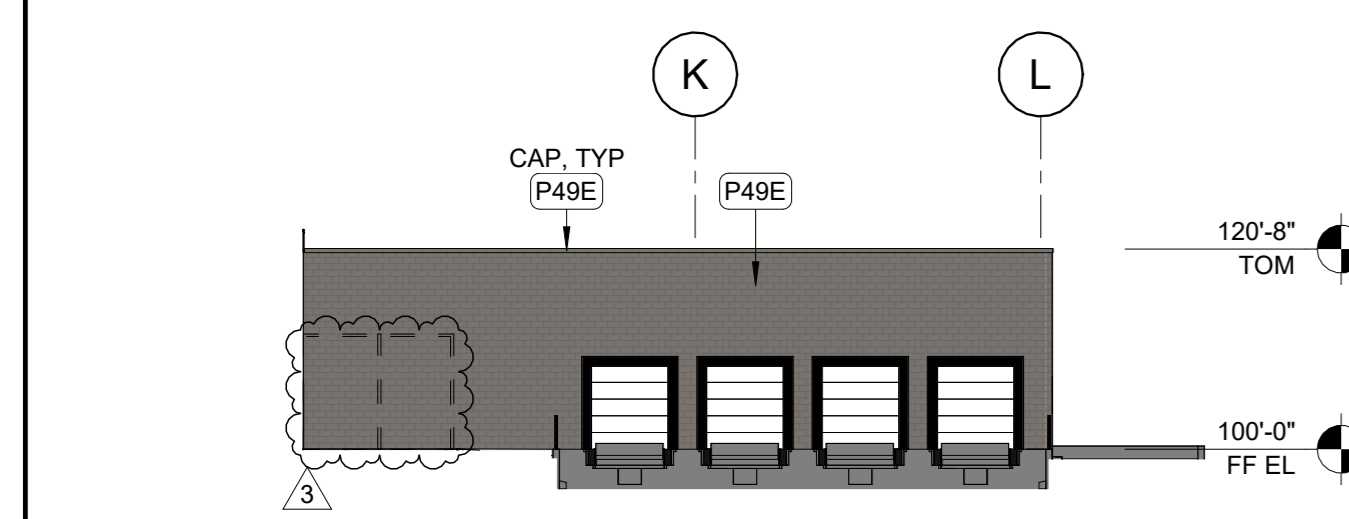
- PAINT RESTRICTIONS: N/A
- ALLOWED SIGNAGE SF: Reference sec 22-216 Wall signs allowed NTE 150 S.F. per individual sign. A total of three signs will be allowed per the AHJ, based upon the property. The City will consider the Auto Center numerals, Auto Care Sign, Tire and Oil Change signs, and the Pickup sign as incidental, thusly not counted in the three (3) sign allotment.
- EXISTING SIGNAGE SF: 545.67
- PROPOSED SIGNAGE SF: 406.51
- VARIANCE / PROCESS: Application and documents must be submitted and received at least 30 days prior to the Zoning Board of Adjustment (ZBA) meeting. A mailing list of all property owners located within a 300 foot radius of the perimeter of the subject property lists must be included.
- DESIGN LIMITATIONS: N/A



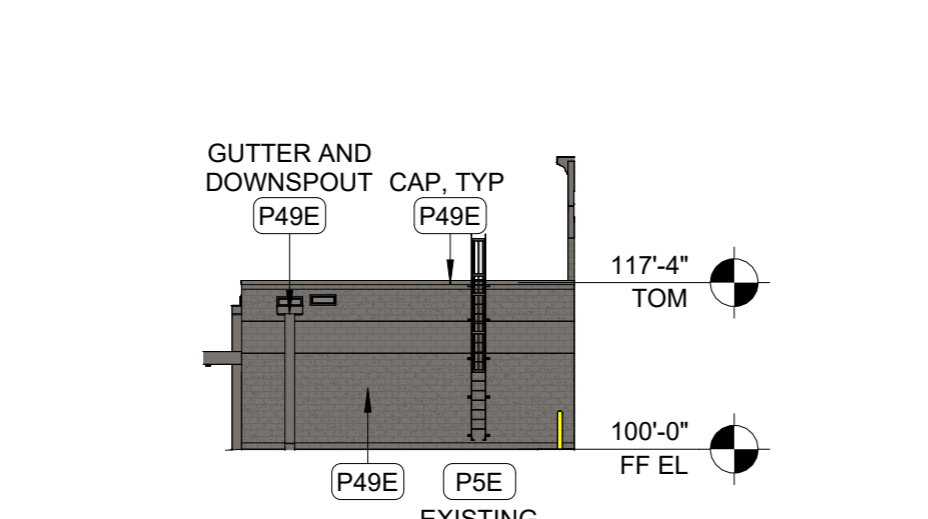
7 AUTO CENTER ELEVATION
1" = 20'-0"



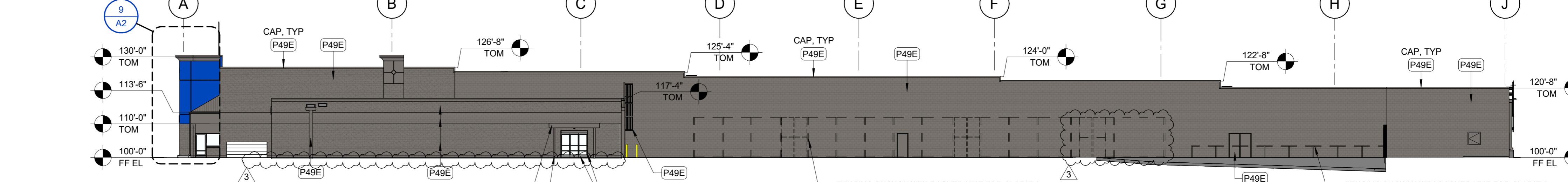
5 REAR ELEVATION
1" = 20'-0"



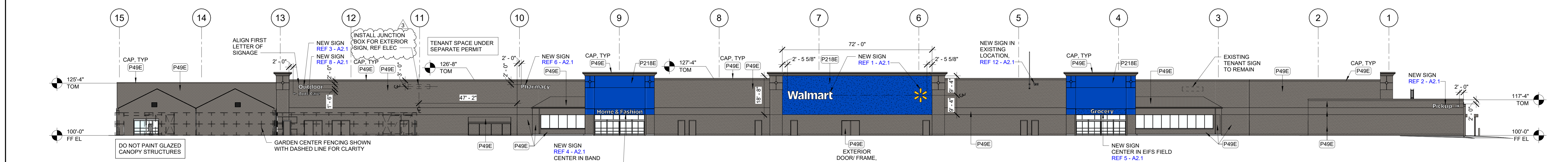
4 RECEIVING DOCK ELEVATION
1" = 20'-0"



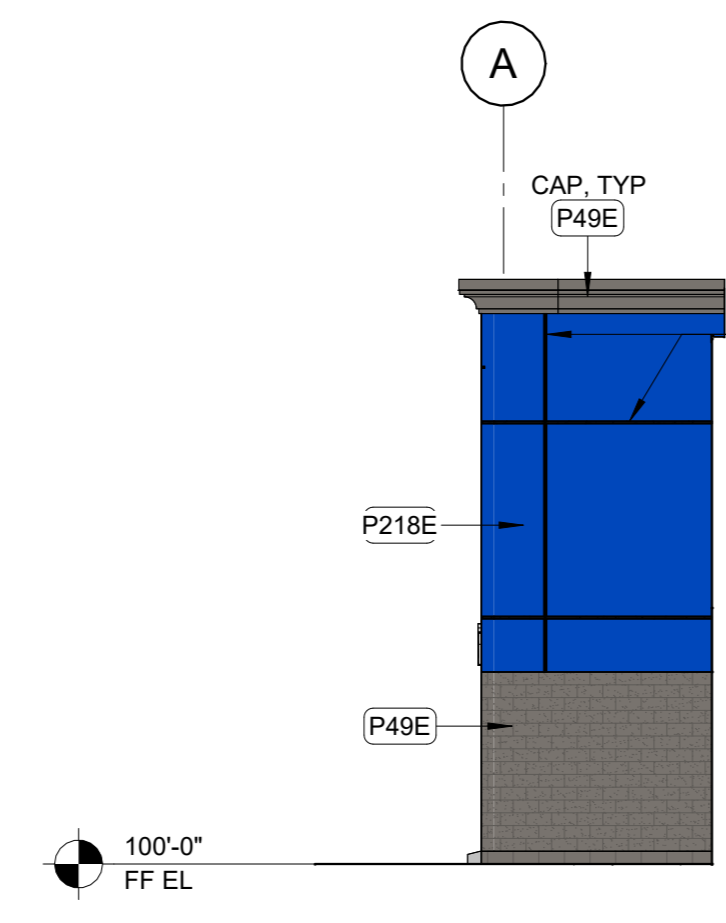
3 REAR OPD ELEVATION
1" = 20'-0"



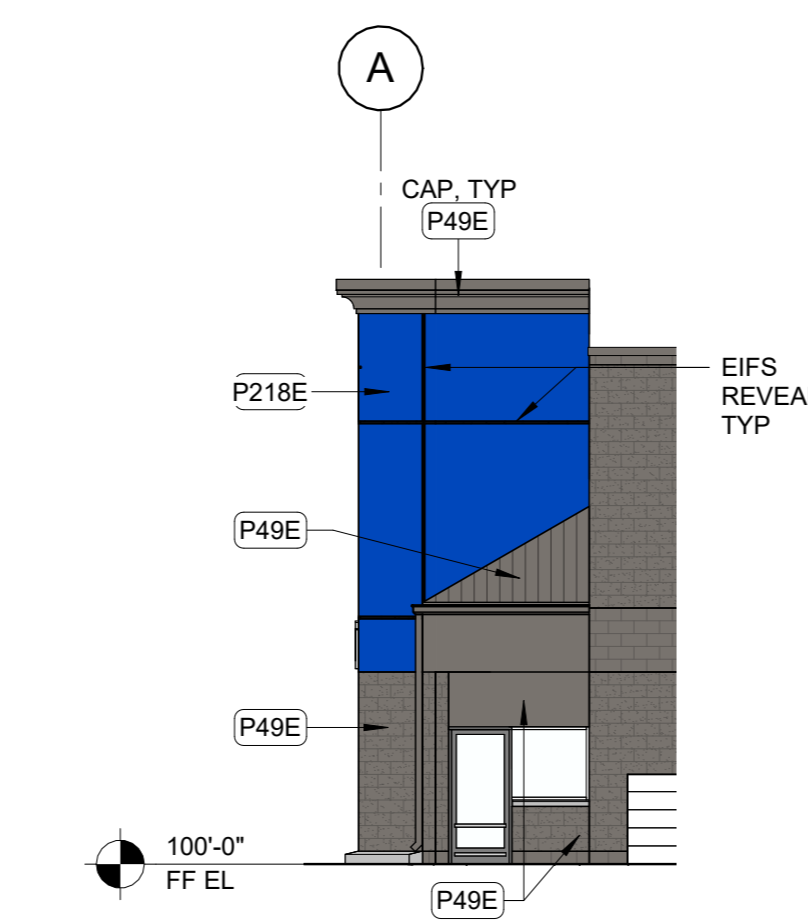
2 RIGHT ELEVATION
1" = 20'-0"



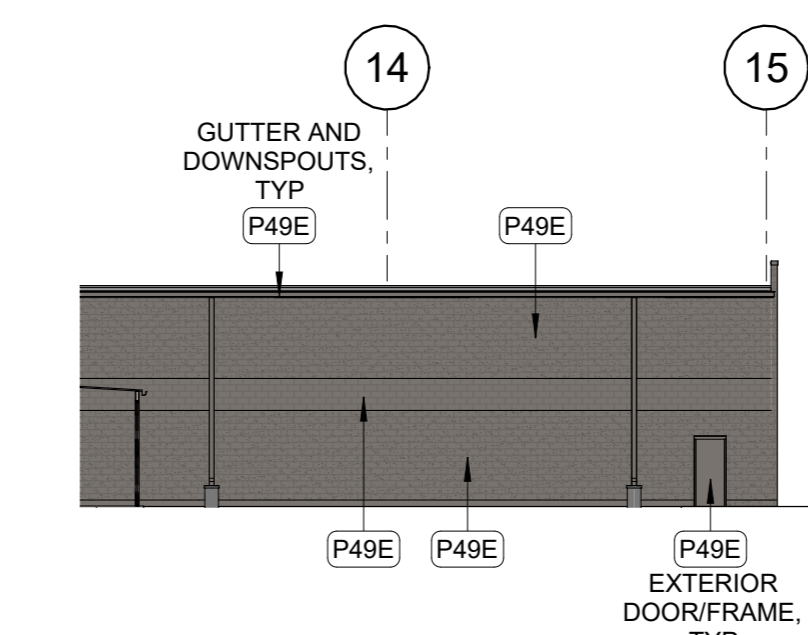
1 FRONT ELEVATION
1" = 20'-0"



10 VESTIBULE SIDE ELEVATION
1" = 10'-0"



9 VESTIBULE SIDE ELEVATION
1" = 10'-0"



8 REAR SEASONAL SHOP ELEVATION
1" = 20'-0"

COLOR LEGEND	
PAINT	COLOR NAME
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P49E	DARK GRAY
P202E	DURANDIC BRONZE
P218E	TRUE BLUE

HATCH LEGEND	
[Pattern]	EIFS AREA TO BE RESURFACED (REF SPECS)
[Pattern]	EIFS AREA EXISTING TO REMAIN

- SHEET NOTES**
- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQ'D. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
 - RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA)
 - NOT USED
 - PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
 - IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, DOOR HOODS, DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR LINO.
 - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHOULD MATCH ADJACENT BUILDING.
 - DO NOT PAINT METER OR VALVES.
 - IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL LINO.
 - WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
 - PAINT ALL EXTERIOR BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE. REF SP SHEETS
 - NOT USED
 - DO NOT PAINT LED WALL PACK HOUSINGS
 - NOT USED
 - PAINT GARDEN CENTER STEEL DOORS AND FRAMES TO MATCH ADJACENT BUILDING WALL. IF THERE ARE TWO COLORS AT ADJACENT WALL, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME.
 - NOT USED
 - PAINT JIB CRANE (P36E) ON JIB BOOM. (P5E) ON HANDRAILS
 - PAINT SPRINKLER VALVES (P21E)
 - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
 - REPLACE EXISTING NON-GRAY SLATS WITH GRAY SLATS
 - REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS ON ALL WALLS TO BE PAINTED, FILL AND SEAL JOINTS, REF SPEC 07900.

- DEMOLITION NOTES**
- REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING.
 - COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.



STIPULATION FOR REUSE
THIS DRAWING IS PROVIDED FOR THE SOLE USE OF THE PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

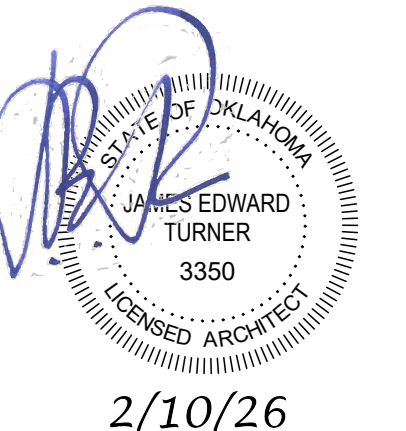
CONSULTANTS



ISSUE BLOCK		
1	PR1	10/22/25
2	PR2	01/13/26
3	ADD1	02/10/26

CHECKED BY: BDA
DRAWN BY: KL
PROTO CYCLE: 05/30/25
DOCUMENT DATE: 08/25/25

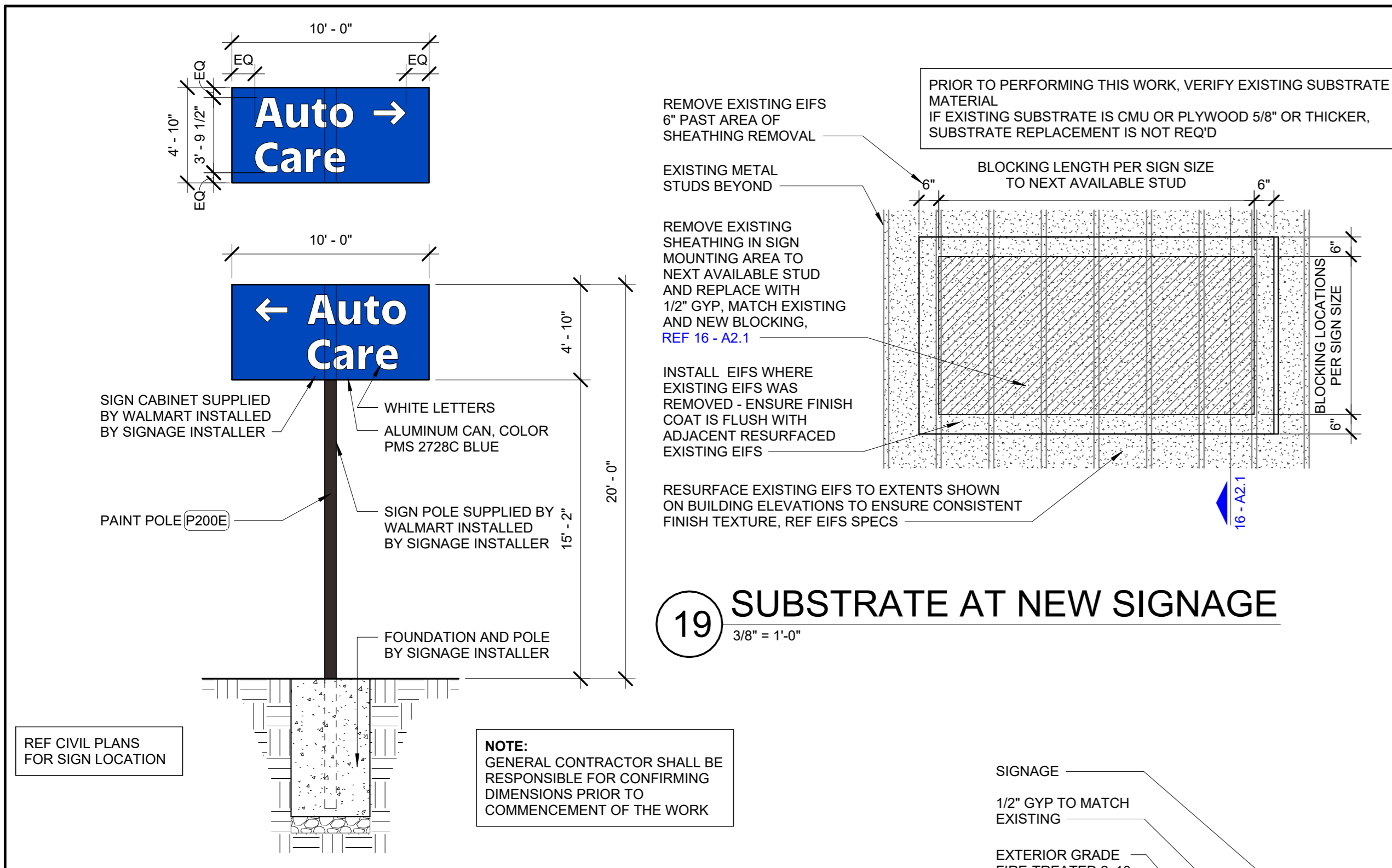
DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF ARCHITECT ARE NOT FOR CONSTRUCTION



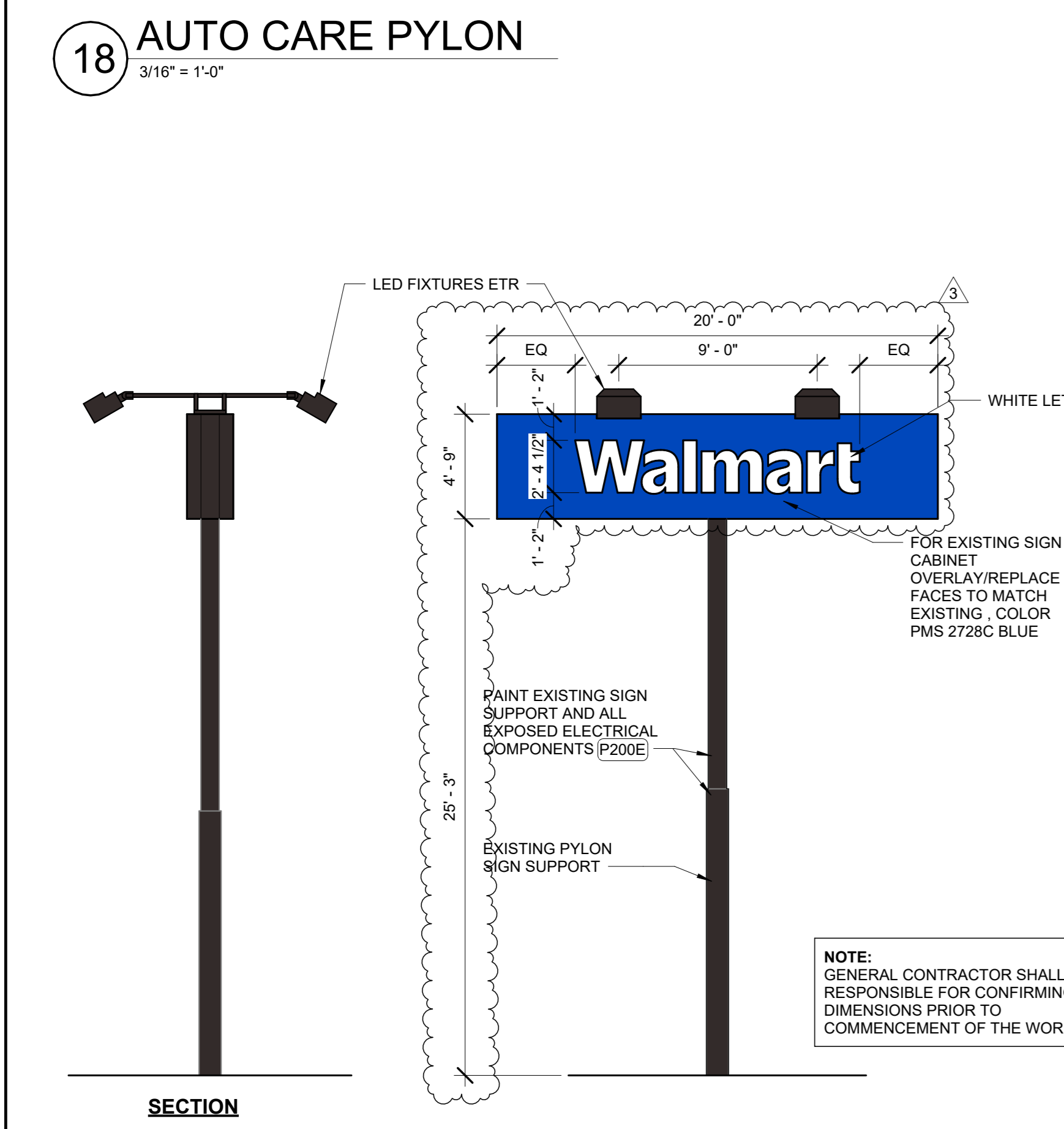
JAMES EDWARD TURNER
ARCHITECT OF RECORD

EXTERIOR ELEVATIONS

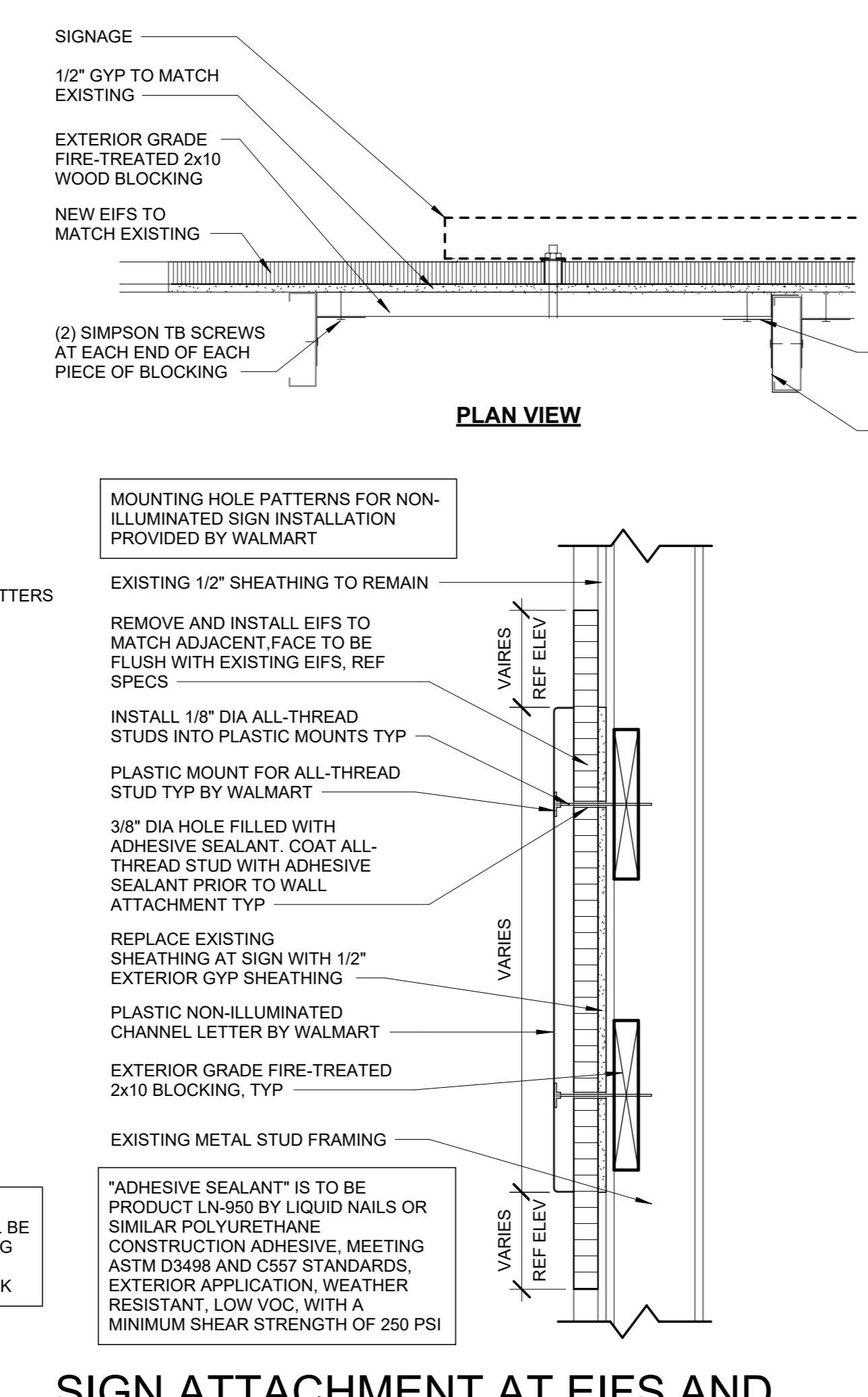
SHEET: **A2**



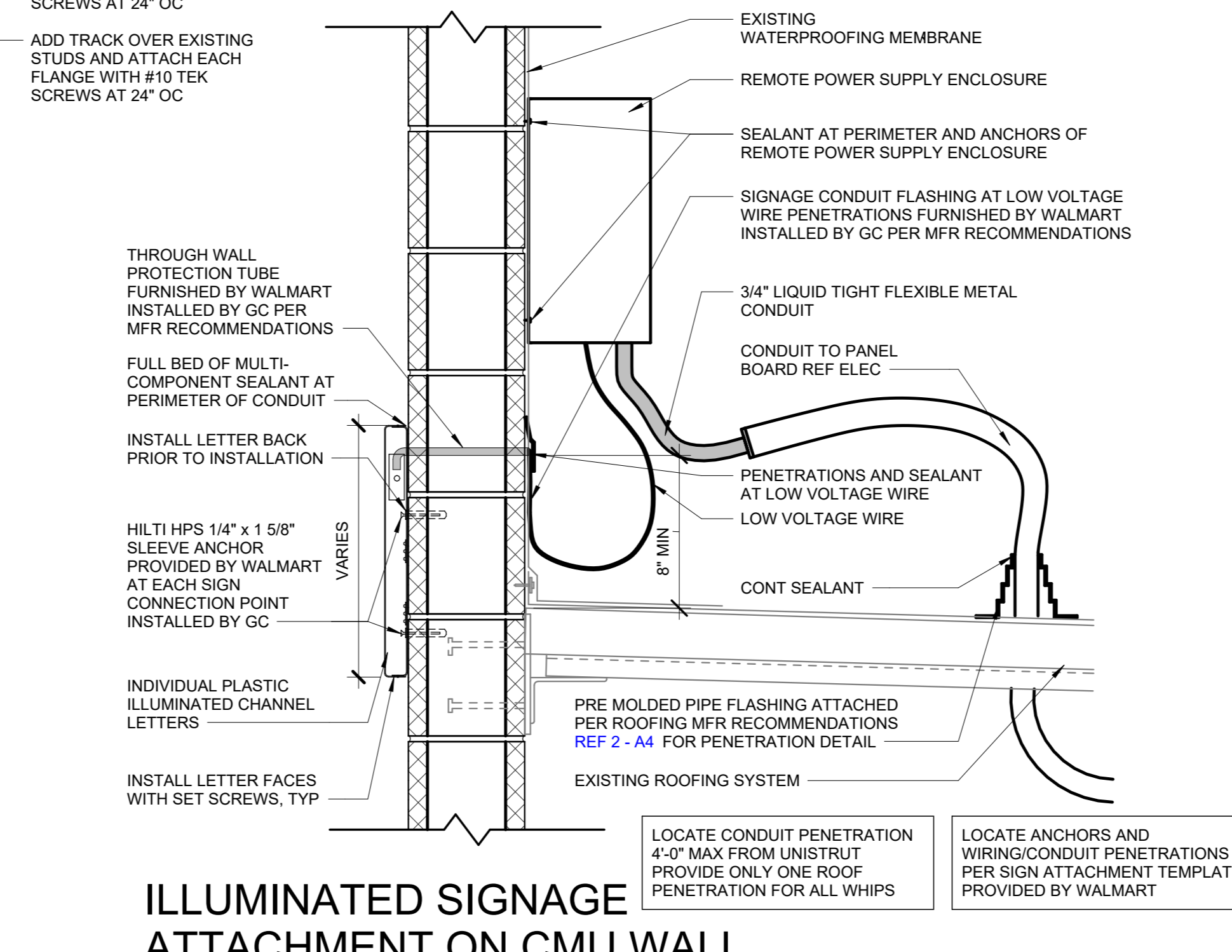
19 SUBSTRATE AT NEW SIGNAGE
3/8" = 1'-0"



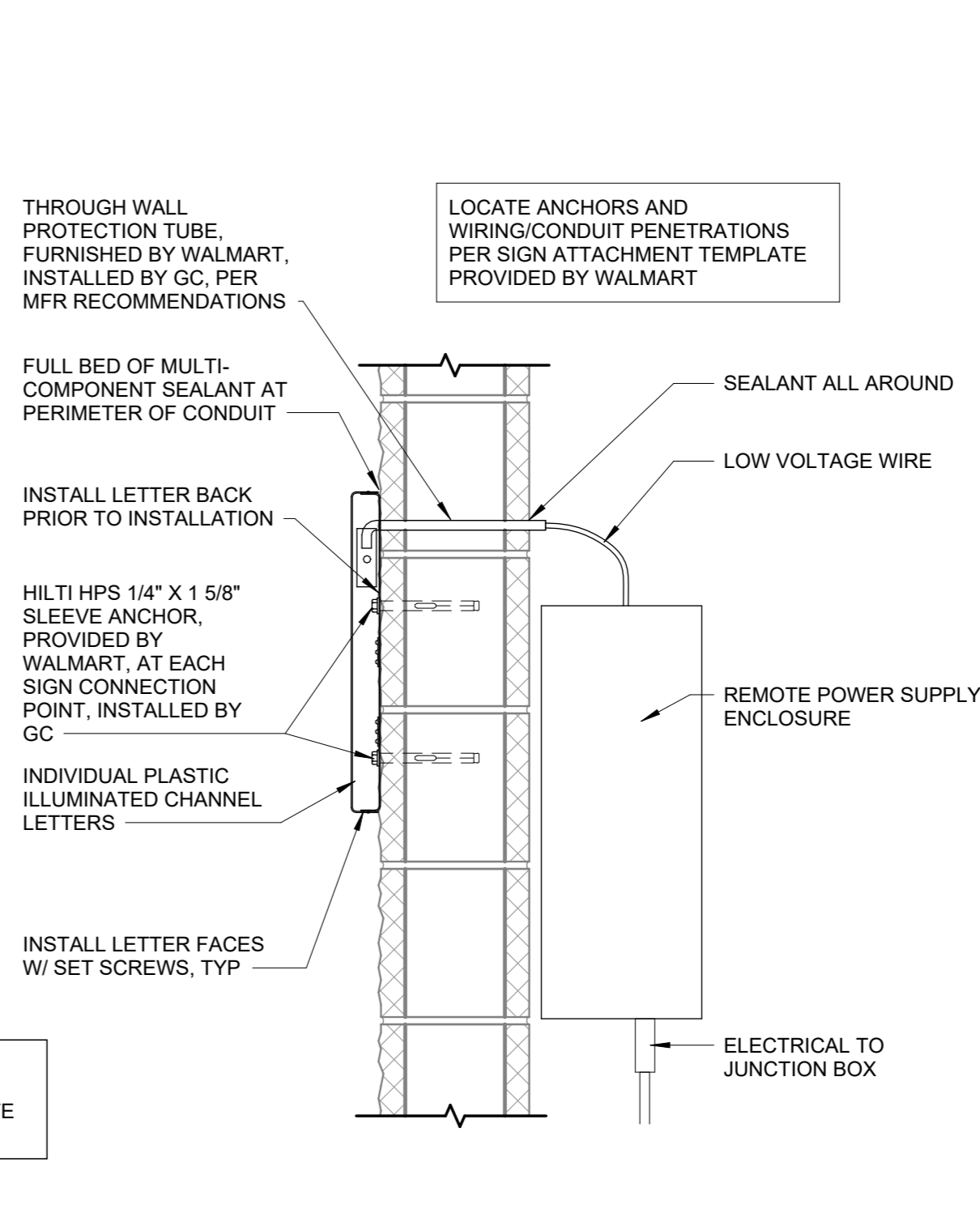
18 AUTO CARE PYLON
3/16" = 1'-0"



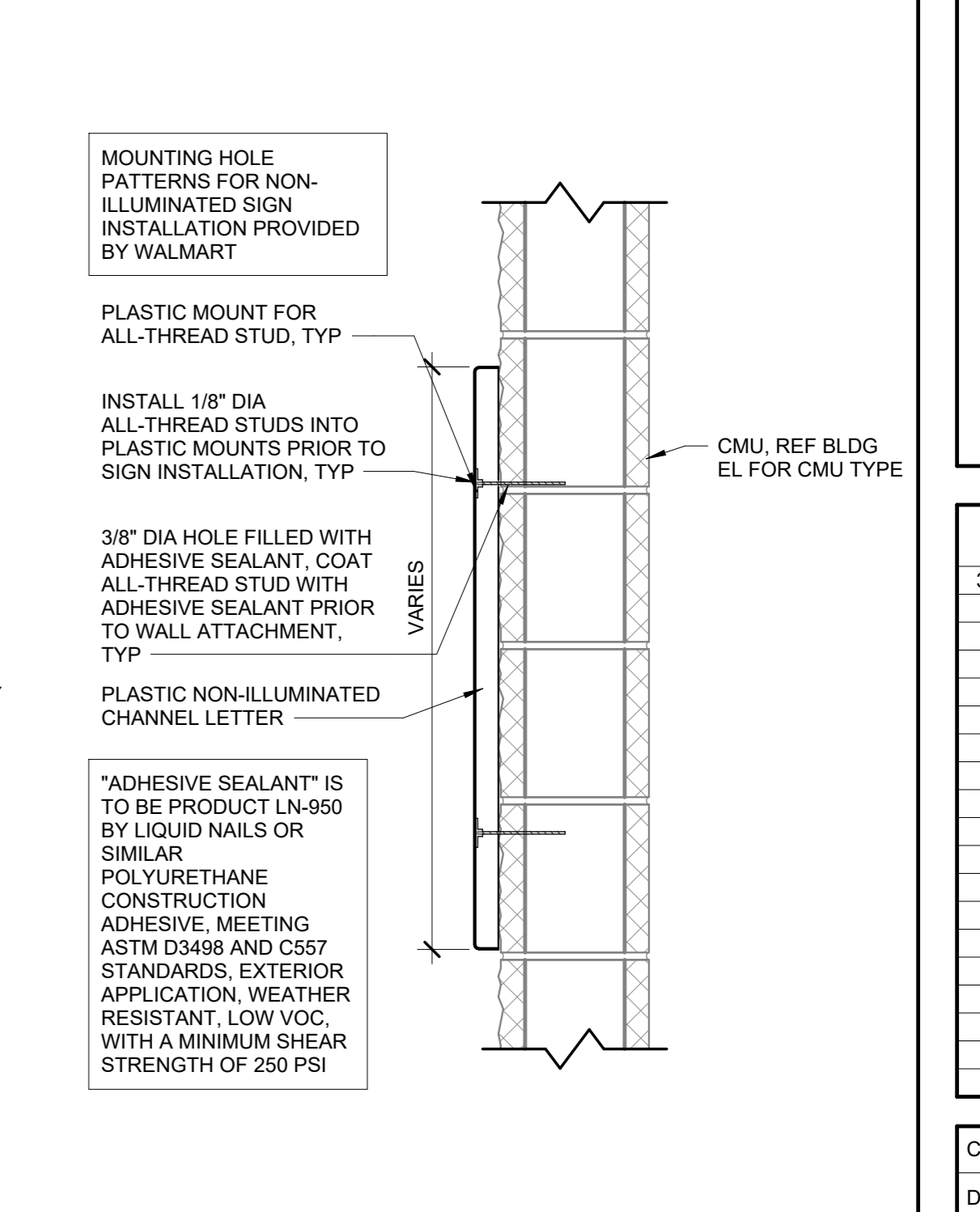
16 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL
1 1/2" = 1'-0"



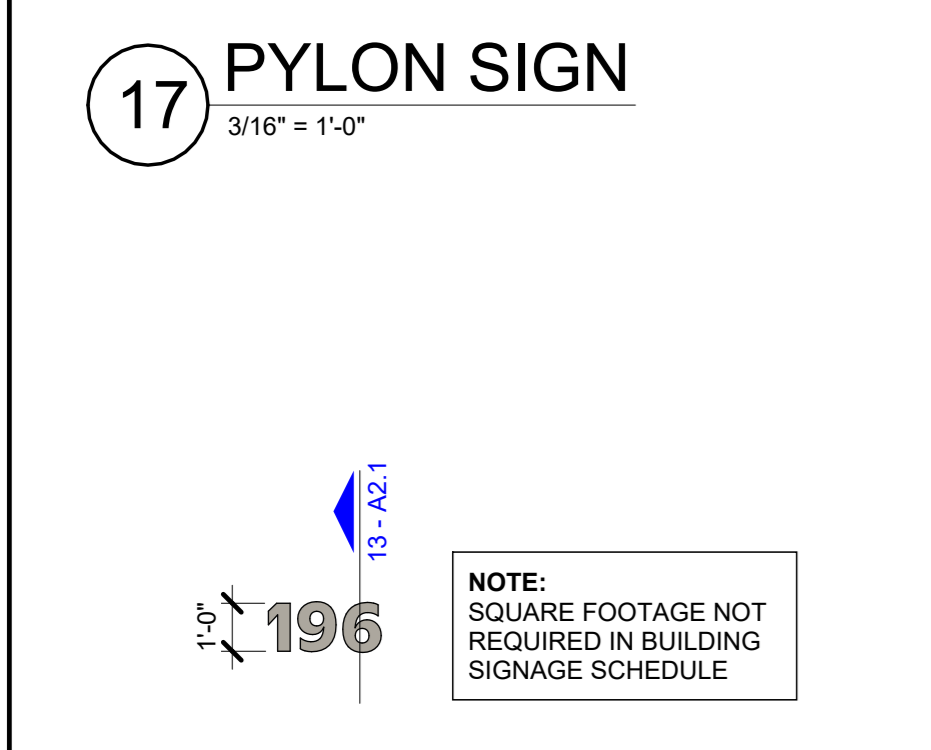
15 ILLUMINATED SIGNAGE ATTACHMENT ON CMU WALL, ABOVE ROOF LINE
1 1/2" = 1'-0"



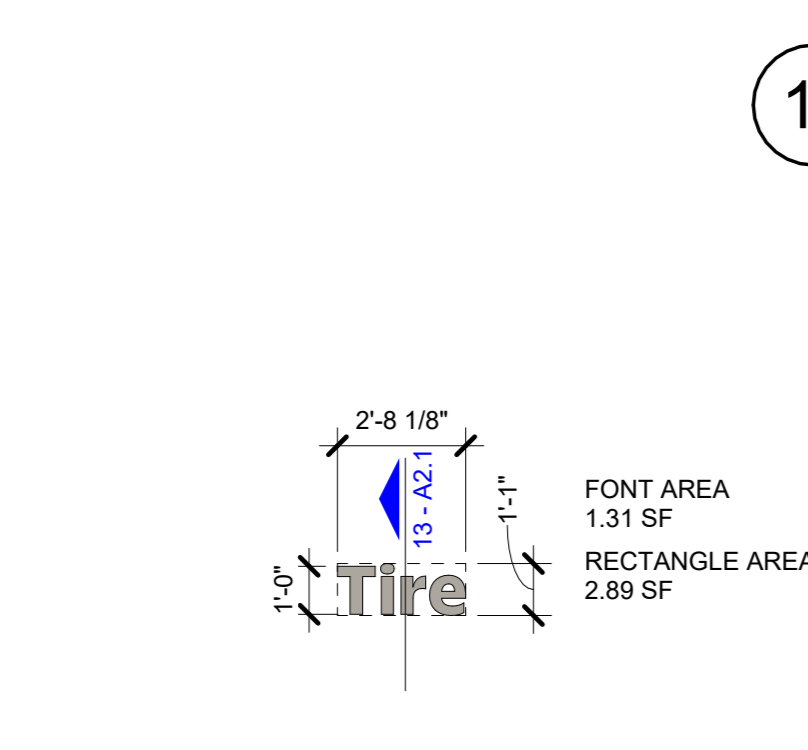
14 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



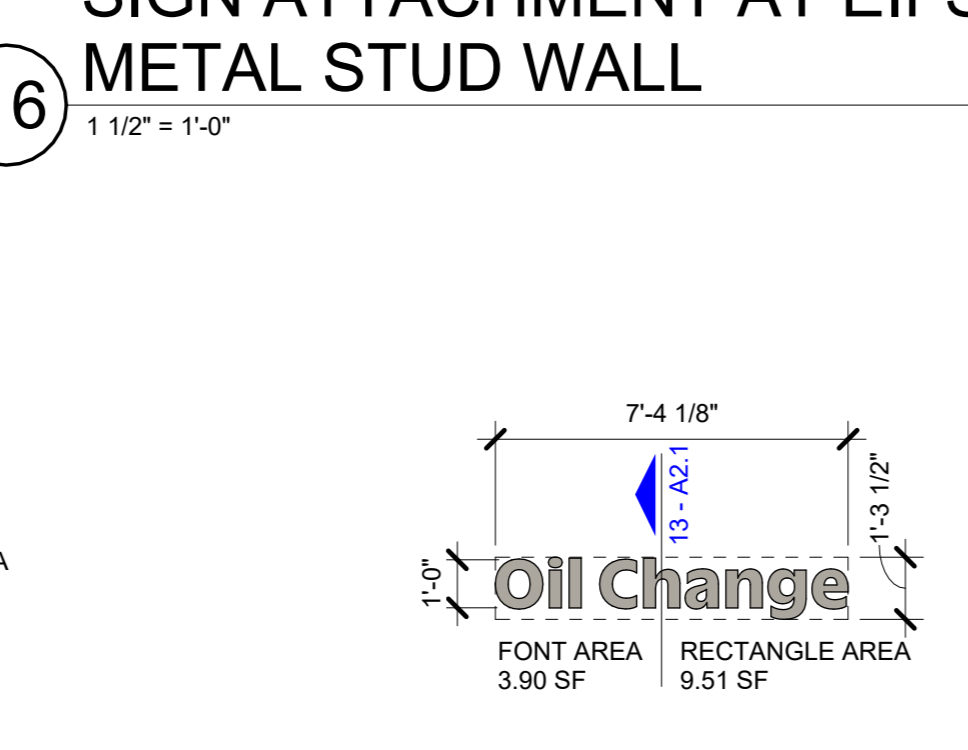
13 SIGN ATTACHMENT
1 1/2" = 1'-0"



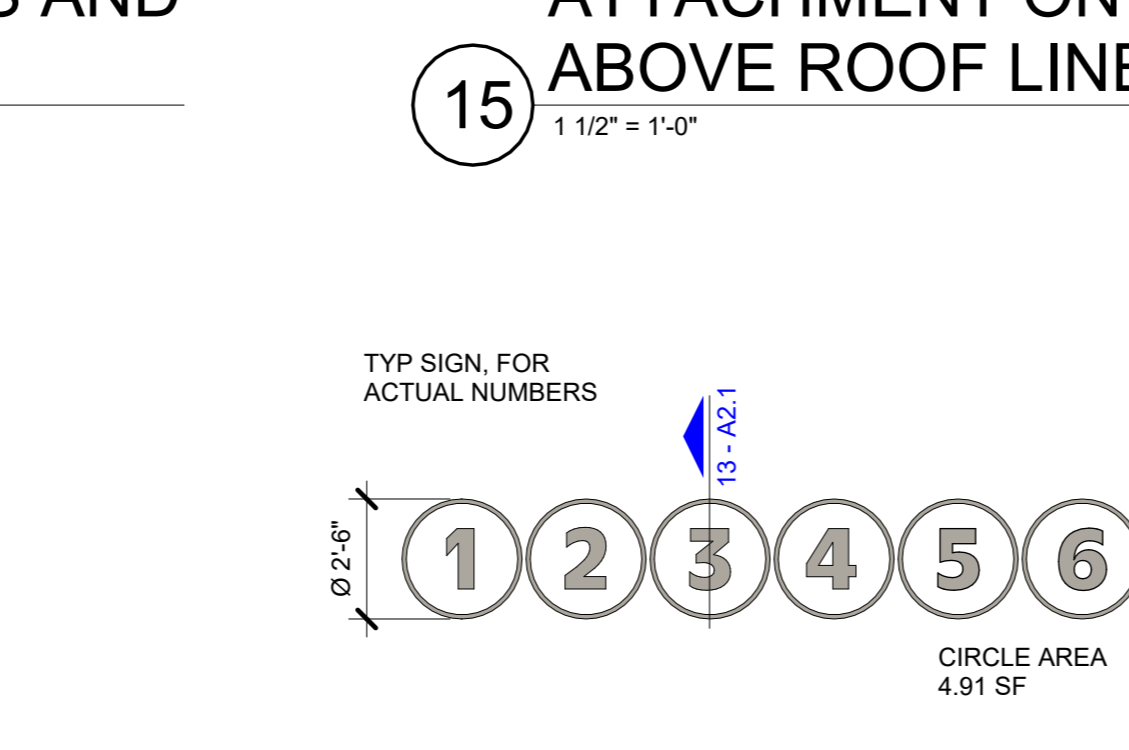
17 PYLON SIGN
3/16" = 1'-0"



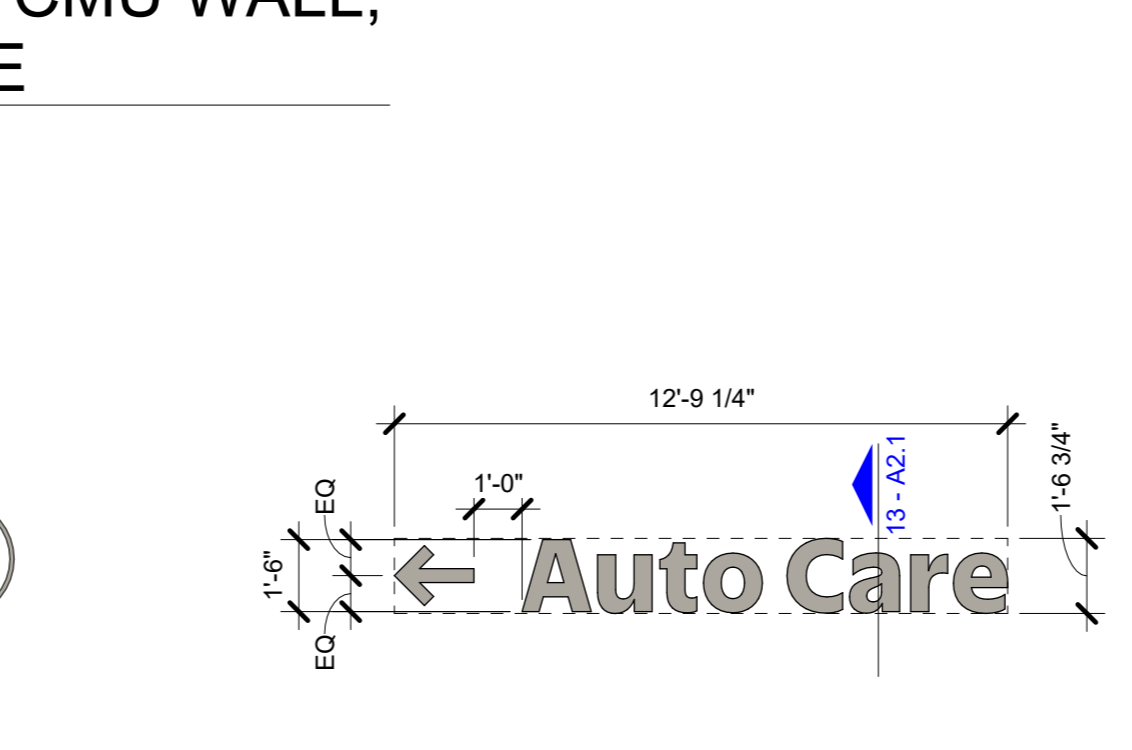
11 1'-0" TIRE SIGN
1/4" = 1'-0"



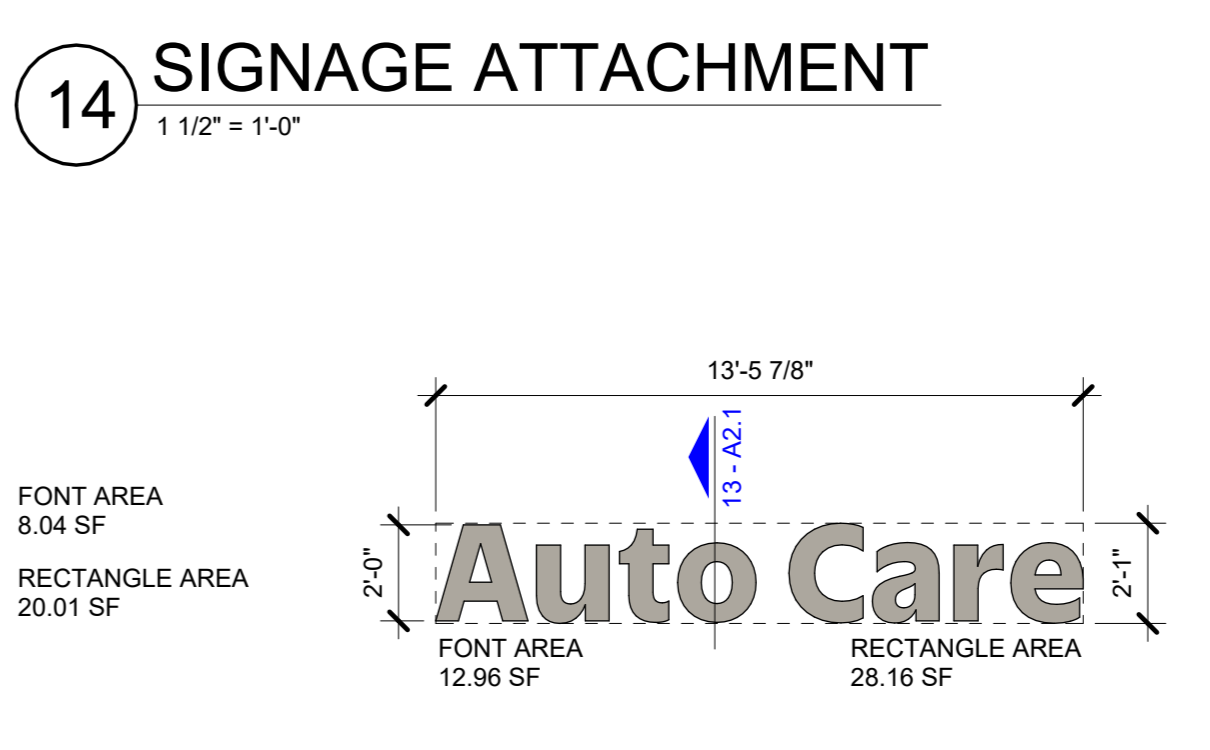
10 1'-0" OIL CHANGE SIGN
1/4" = 1'-0"



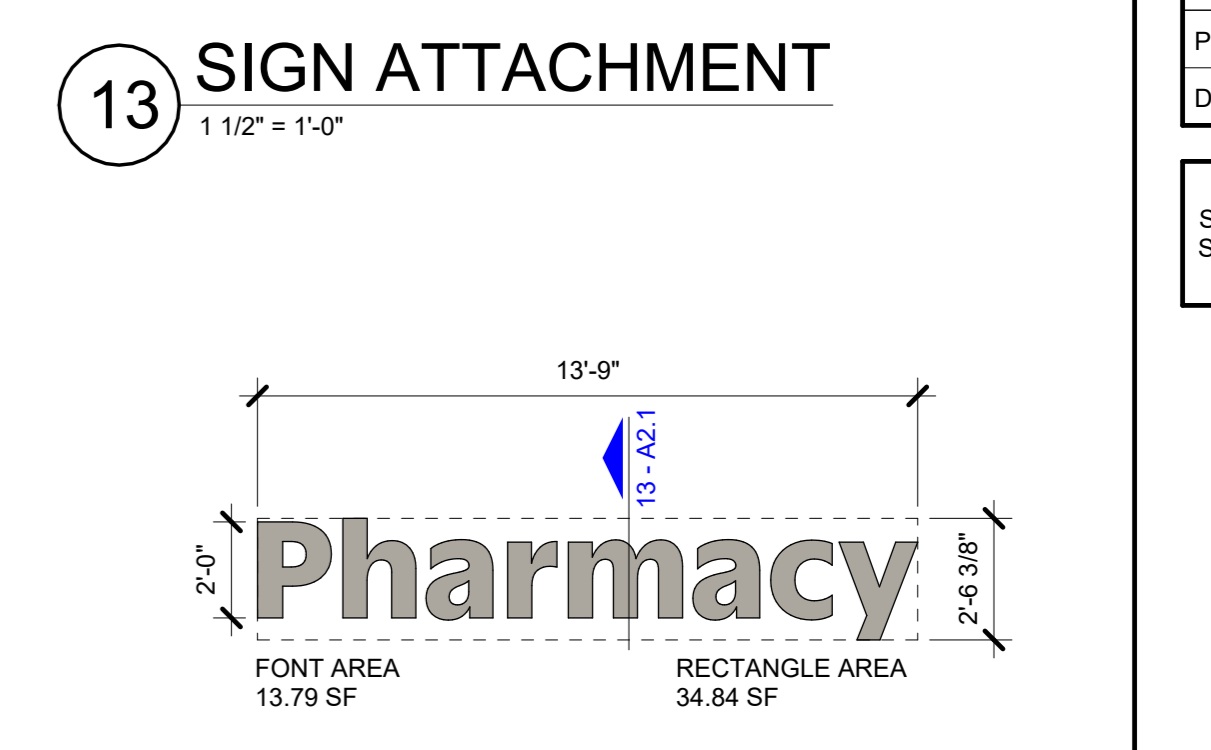
9 2'-6" NUMERALS SIGN
1/4" = 1'-0"



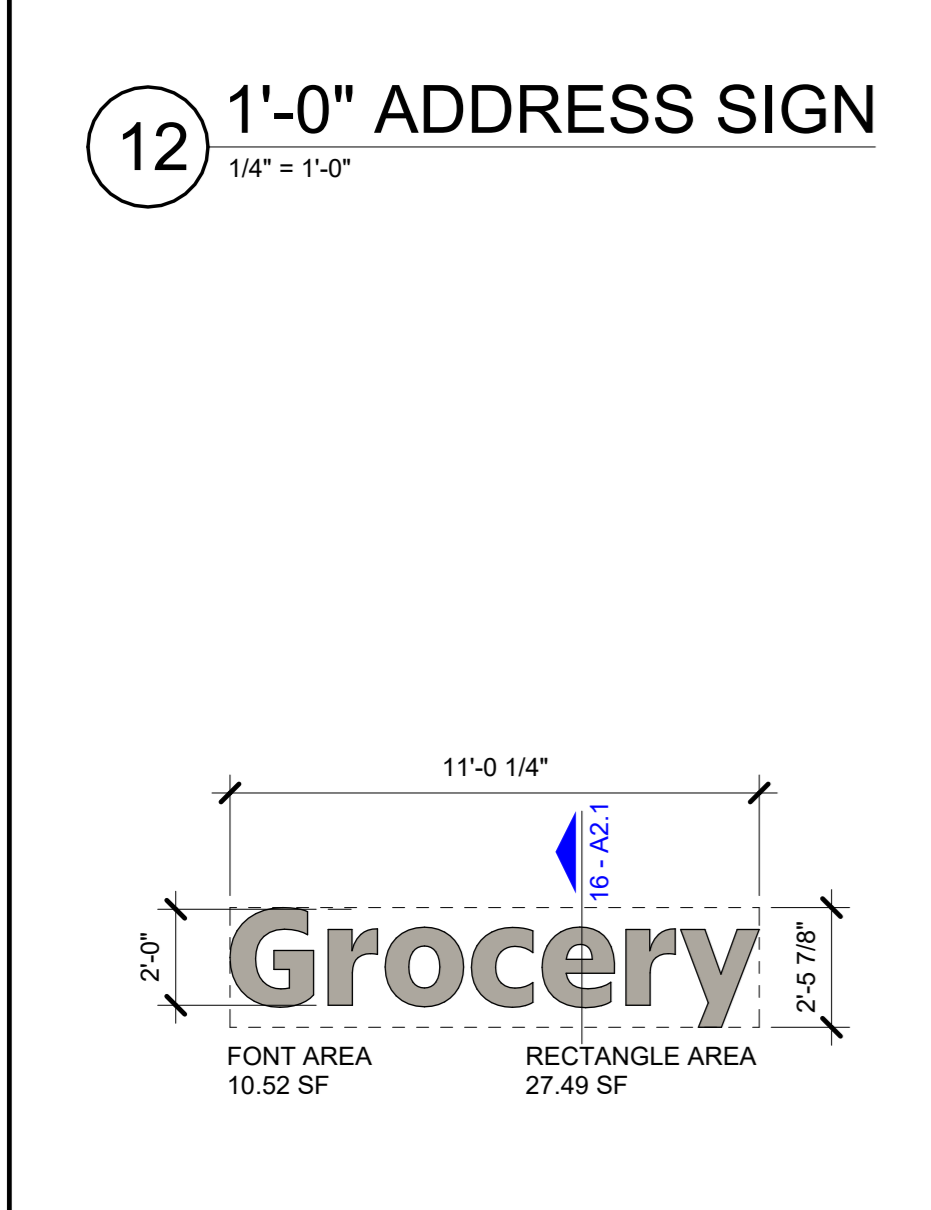
8 1'-6" AUTO CARE SIGN (LEFT ARROW)
1/4" = 1'-0"



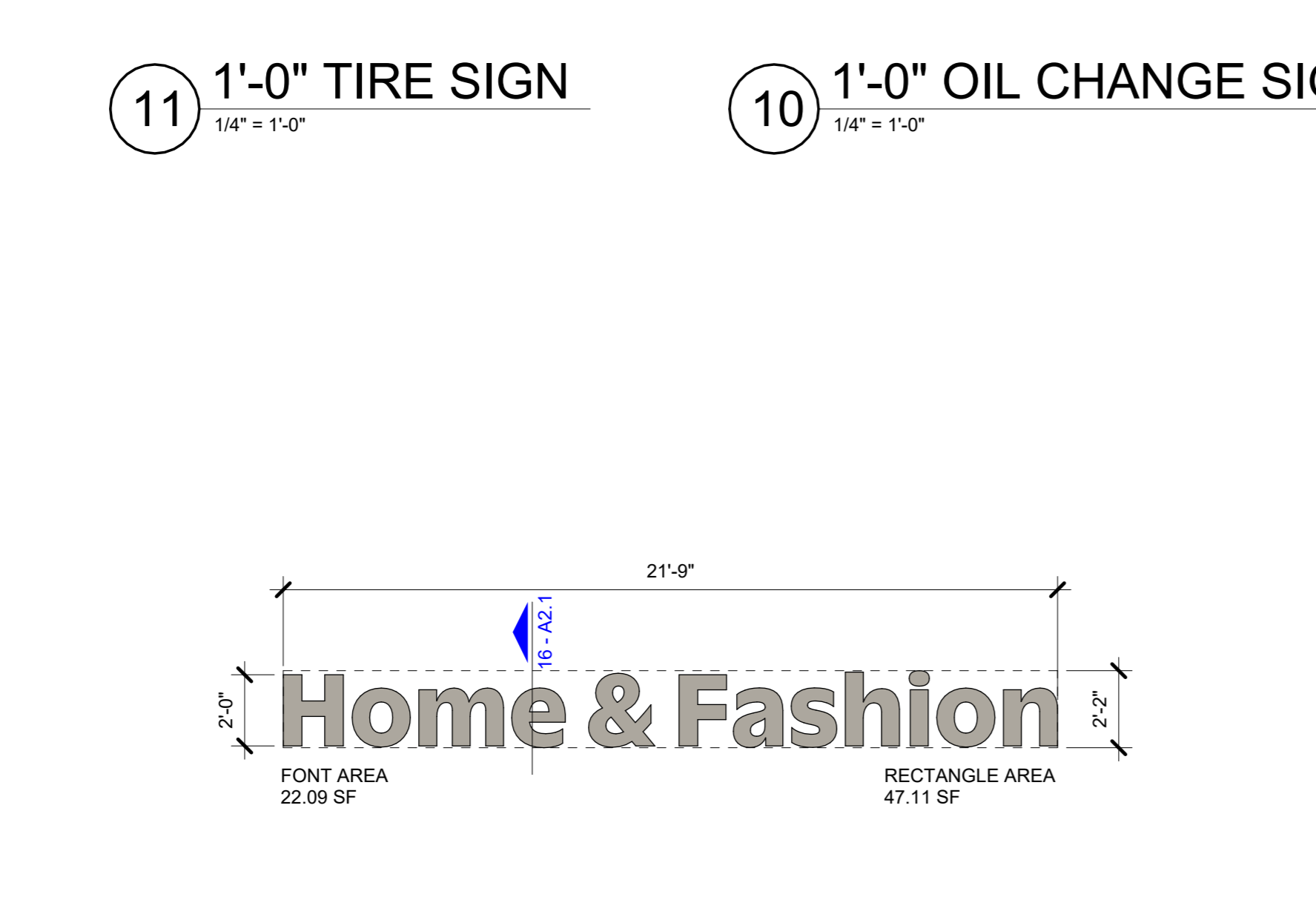
7 2'-0" AUTO CARE SIGN
1/4" = 1'-0"



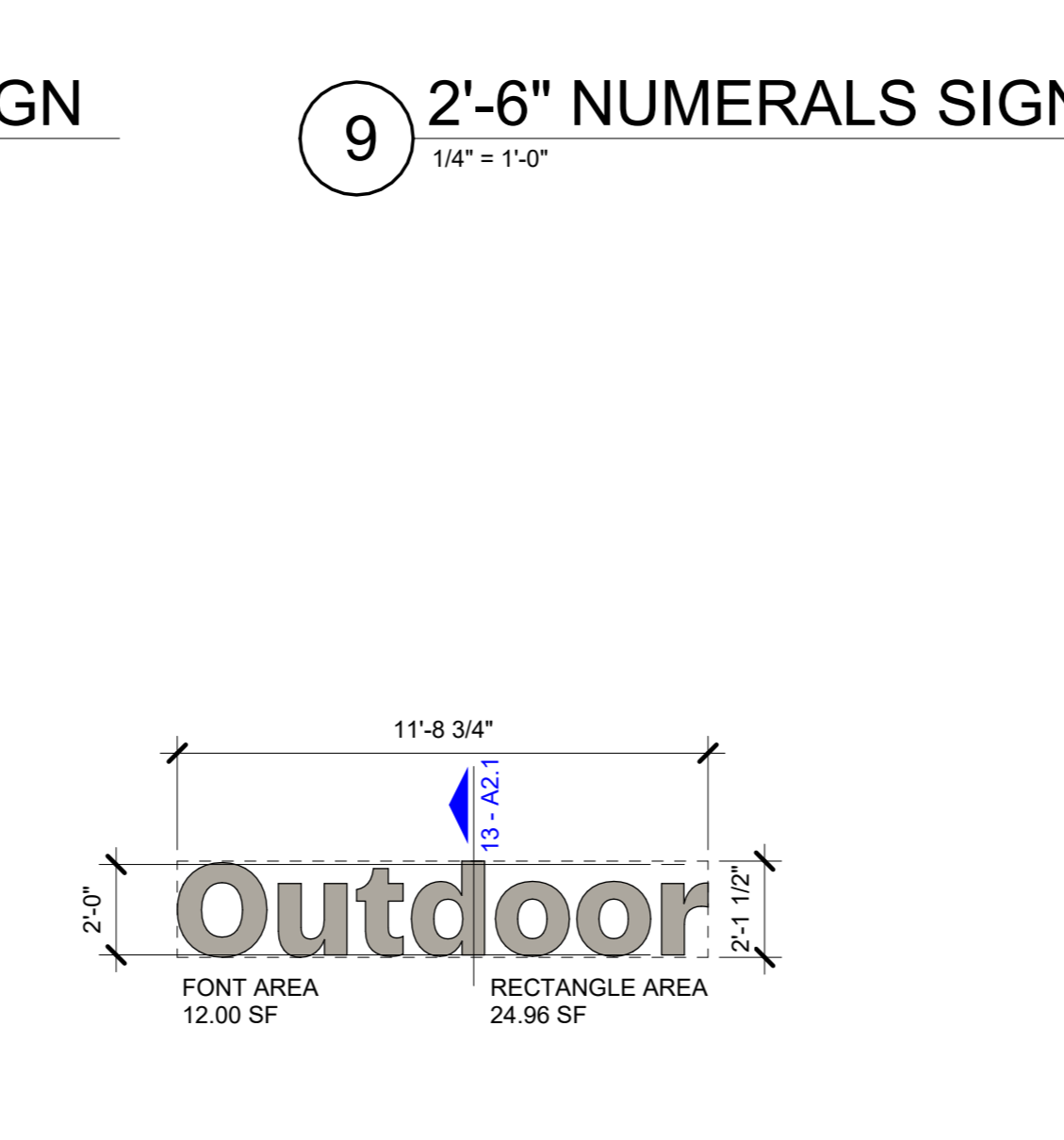
6 2'-0" PHARMACY SIGN
1/4" = 1'-0"



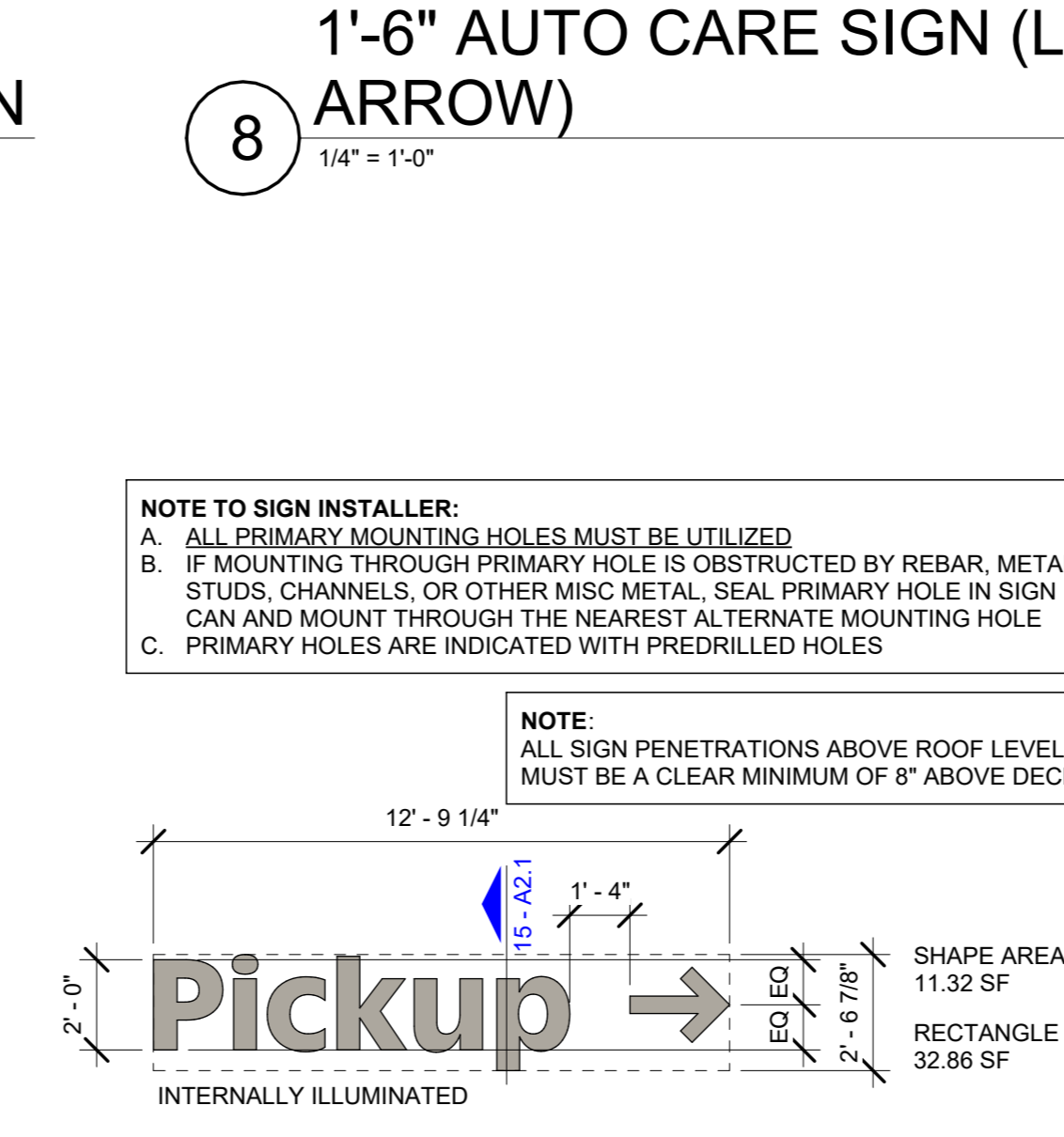
5 2'-0" GROCERY SIGN
1/4" = 1'-0"



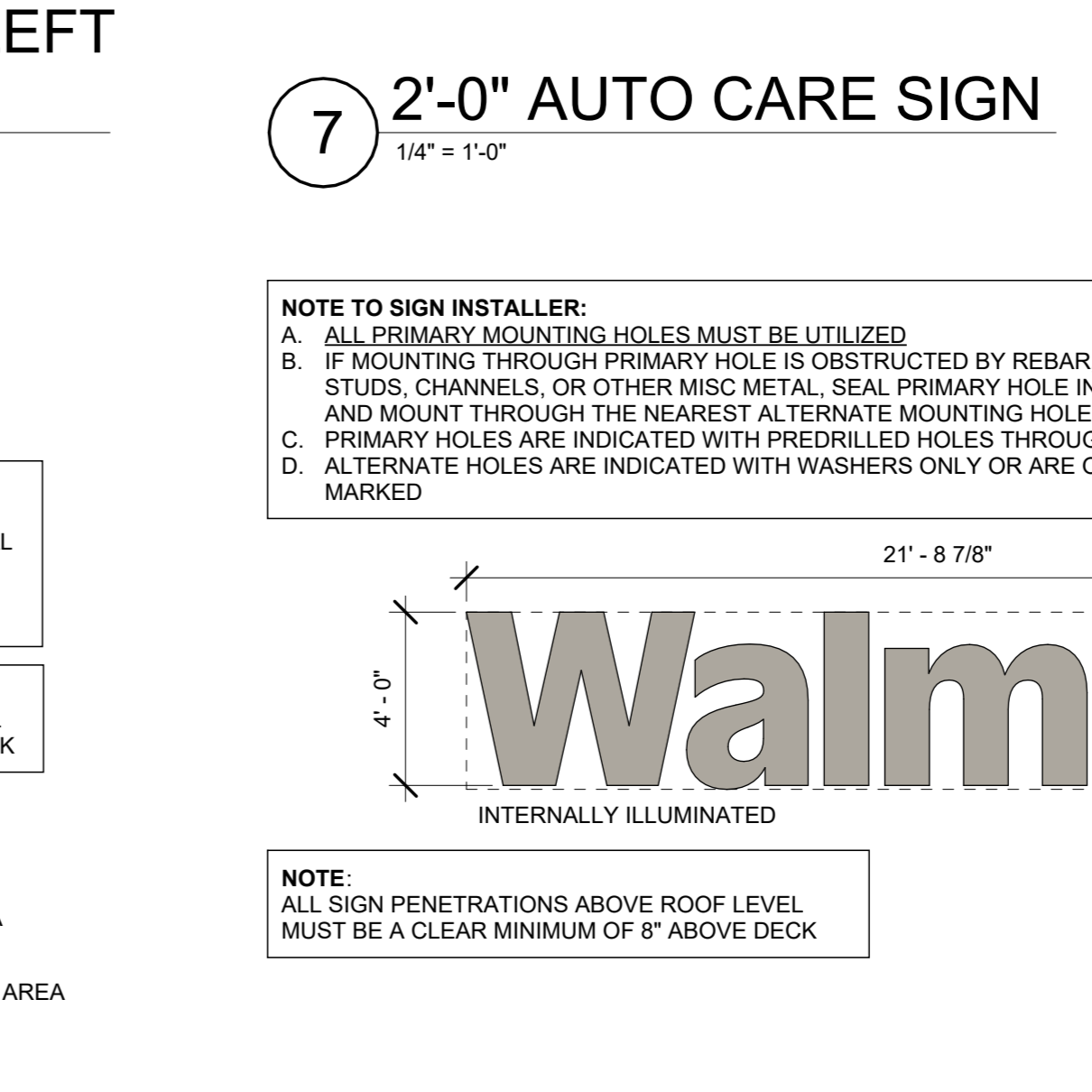
4 2'-0" HOME & FASHION SIGN
1/4" = 1'-0"



3 2'-0" OUTDOOR SIGN
1/4" = 1'-0"



2 2'-0" PICKUP (RIGHT ARROW)
1/4" = 1'-0"



1 4'-0" WALMART SIGN
1/4" = 1'-0"

EXISTING SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.

ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT	WALMART	5'-6"	WHITE	YES	1	299.04
DEMO	SPARK	6'-10"	YELLOW	YES	1	26.27
DEMO	GROCERY	2'-0"	WHITE	NO	1	26.27
DEMO	HOME & PHARMACY	2'-0"	WHITE	NO	1	60.74
DEMO	OUTDOOR	2'-0"	WHITE	NO	1	20.67
DEMO	PICKUP	2'-6"	WHITE	YES	1	37.10
DEMO	< AUTO CARE	1'-6"	WHITE	NO	1	16.23
FRONT	< AUTO CARE	2'-0"	WHITE	NO	1	460.07
AUTO CARE	AUTO CARE	2'-0"	WHITE	NO	1	28.16
DEMO	TIRE	1'-0"	BLACK	NO	4	9.33
DEMO	OIL CHANGE	1'-0"	BLACK	NO	2	29.46
DEMO	NUMERALS	2'-6"	BLACK	NO	6	85.60
AUTO CARE	Tire	2'-6"	WHITE	NO	1	545.61
TOTAL BUILDING SIGNAGE						

NEW SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.

ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT	Walmart	4'-0"	WHITE	YES	1	88.94	88.94
NEW	Spark	6'-10"	YELLOW	YES	1	42.10	42.10
NEW	Grocery	2'-0"	WHITE	NO	1	27.49	27.49
NEW	Home & Fashion	2'-0"	WHITE	NO	1	47.11	47.11
NEW	Pharmacy	2'-0"	WHITE	NO	1	34.84	34.84
NEW	Pickup	2'-0"	WHITE	YES	1	32.86	32.86
NEW	Outdoor	2'-0"	WHITE	NO	1	24.96	24.96
NEW	<Auto Care	1'-6"	WHITE	NO	1	20.01	20.01
NEW	Address Numbers	1'-0"	WHITE	NO	4	0.00	0.00
FRONT: 9					9		318.31
AUTO CARE	Auto Care	2'-0"	WHITE	NO	1	28.16	28.16
NEW	Numerals	2'-6"	WHITE	NO	6	4.91	29.46
NEW	Oil Change	1'-0"	WHITE	NO	2	9.51	19.02
NEW	Tire	1'-0"	WHITE	NO	4	2.89	11.56
AUTO CARE: 13					13		88.20
							0.00
					1		0.00
					23		406.51
1							0.00
Grand total: 23							

- SIGNAGE GENERAL NOTES**
- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR.
 - ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ON SITE.
 - EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS.
 - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE.
 - BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED.
 - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (9'X25').
 - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
 - RELOCATION OF EXTERIOR TENANT SIGN
 - GC TO COORDINATE REMOVAL OF TENANT SIGN WITH WALMART CM AND TENANT PRIOR TO BEGINNING WORK.
 - GC TO DELIVER REMOVED TENANT SIGN TO TENANT.
 - GC TO PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN, REF ELEC.
 - NEW TENANT SIGNAGE FURNISHED AND INSTALLED BY TENANT.
 - GENERAL CONTRACTOR RESPONSIBILITIES
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED.
 - IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255.
 - NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REFER TO SIGN DETAILS FOR LIGHTED ID LOGO SIGNS.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "spark" SIGNAGE.
 - EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED.
 - INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILING IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REFER TO ELECTRICAL.
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
 - REMOVE ALL LIT ID LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE.
 - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07930.
 - INSTALL SIGNAGE PER DETAILS.

Walmart
SHAWNEE, OK
STORE NO: 00103 - 280
JOB NUMBER: USRM-010638 PHOTO: 192

ISSUE BLOCK

NO.	DESCRIPTION	DATE
3	ADD1	02/10/26

CHECKED BY: BDA
DRAWN BY: KL
PROTO CYCLE: 05/30/25
DOCUMENT DATE: 08/25/25

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF ADR/IO ARE NOT FOR CONSTRUCTION

JAMES EDWARD TURNER ARCHITECT OF RECORD
2/10/26

EXTERIOR SIGNAGE

SHEET: A2.1

Page 16 of 40

Existing Signage Schedule

ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT						
DEMO	WALMART	5'-6"	WHITE	YES	1	299.04
DEMO	SPARK		YELLOW	YES	1	
DEMO	GROCERY	2'-0"	WHITE	NO	1	26.27
DEMO	HOME & PHARMACY	2'-0"	WHITE	NO	1	60.74
DEMO	OUTDOOR	2'-0"	WHITE	NO	1	20.67
DEMO	PICKUP	2'-6"	WHITE	YES	1	37.10
DEMO	< AUTO CARE	1'-6"	WHITE	NO	1	16.25
FRONT						460.07
AUTO CARE						
DEMO	AUTO CARE	2'-0"	WHITE	NO	1	28.16
DEMO	TIRE	1'-0"	BLACK	NO	4	9.32
DEMO	OIL CHANGE	1'-0"	BLACK	NO	2	18.66
DEMO	NUMERALS	2'-6"	BLACK	NO	6	29.46
AUTO CARE						85.60
TOTAL BUILDING SIGNAGE						545.67



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 10.17.25

DESIGNER: A. Herpolsheimer
SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

DESIGN PHASE: **FINAL**

SHEET NUMBER:

1.0

New Signage Schedule

ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT							
NEW	Walmart	4' - 0"	WHITE	YES	1	88.94	88.94
NEW	Spark	6' - 10"	YELLOW	YES	1	42.10	42.10
NEW	Grocery	2' - 0"	WHITE	NO	1	27.49	27.49
NEW	Home & Fashion	2' - 0"	WHITE	NO	1	47.11	47.11
NEW	Pharmacy	2' - 0"	WHITE	NO	1	34.84	34.84
NEW	Pickup >	2' - 0"	WHITE	YES	1	32.86	32.86
NEW	Outdoor	2' - 0"	WHITE	NO	1	24.96	24.96
NEW	<Auto Care	1' - 6"	WHITE	NO	1	20.01	20.01
NEW	Address Numbers	1' - 0"	WHITE	NO	1	0.00	0.00
FRONT: 9					9		318.31
AUTO CARE							
NEW	Auto Care	2' - 0"	WHITE	NO	1	28.16	28.16
NEW	Numerals	2' - 6"	WHITE	NO	6	4.91	29.46
NEW	Oil Change	1' - 0"	WHITE	NO	2	9.51	19.02
NEW	Tire	1' - 0"	WHITE	NO	4	2.89	11.56
AUTO CARE: 13					13		88.20
Grand total: 22					22		406.51



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 10.17.25

DESIGNER: A. Herpolsheimer
SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

2.0



Sign Permit Application

- Cash
- Check _____
- Credit Card _____

Received \$ _____

Date: _____

Receipt No. _____

cosinspections@shawneeok.org

Permit No. _____

Contractors Name (Must be Bonded & Insured) Anders Herpolsheimer				
Company Name Ron's Sign Co				
Mailing Address 1329 S Handley St				
City Wichita	State KS	Zip 67213		
Office Phone Number (316) 267-8914	Fax Number (316) 267-0811	Cell Number		
Email Address artdeptronsignco@aol.com				
Project Address 196 Shawnee Mall Dr				
Owner / Business Name Walmart		Phone Number (405) 275-1030		
Freestanding:	Temporary <input type="checkbox"/>	Permanent <input type="checkbox"/>	Height of Sign From Ground to Highest Point Please see attachments.	
Attached:	Monument <input type="checkbox"/>	Portable <input type="checkbox"/>		
Other:	Canopy <input type="checkbox"/>	Wall <input checked="" type="checkbox"/>		
	Specify _____	Pylon <input type="checkbox"/>	Estimated Cost \$61,237.82	
		Roof <input type="checkbox"/>	Square Footage Please see attachments.	
Permit Information	(Please check only one)		(Please check Yes or No)	
	<input type="checkbox"/> Erect	<input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Replace	Is the sign to be illuminated? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
			Is any part of the sign moving? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Are any lights on the sign moving or flashing? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will electricity be involved? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Name of licensed electrician: <u>TBD by General Contractor</u>				

Provide site plan and elevation drawings of the proposed sign and caption to the sign. Also, provide structural details of the work to be done, including details of all connections, buy lines, supports and footings with materials to be used. Furnish wind stress calculations for symmetrically loaded signs.

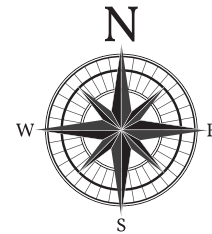
Every sign for which a permit has been issued, shall be plainly marked with the name of the person, firm or corporation owning, erecting, maintaining or operating such sign. The method and location of this identification shall appear on the plans submitted. This application shall be accompanied by written consent of the owner or lesser of the premises upon which the sign is to be erected.

I certify I will conform to the City of Shawnee ordinances, regulations and requirements for this work. I also understand that this permit may be revoked for failure to comply. I understand all sign permits require a footing and final inspection.

Signature: _____ **Date:** 10/17/2025

<input type="checkbox"/> APPROVED _____ 20 _____
<input type="checkbox"/> DENIED _____ 20 _____
REASON: _____ BY _____

Site Plan



RON'S SIGN COMPANY
 1329 S. Handley St.
 Wichita, KS 67213
 Phone: 1.316.267.8914
 Fax: 1.316.267.0811

DRAWING DATE: 10.17.25

DESIGNER: A. Herpolsheimer
 SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

(SIGNATURE)
 CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

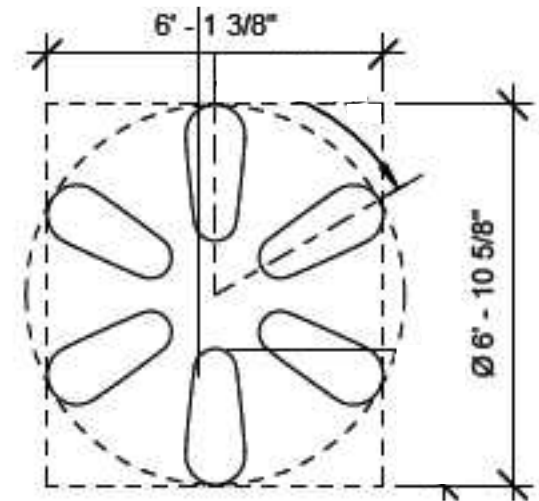
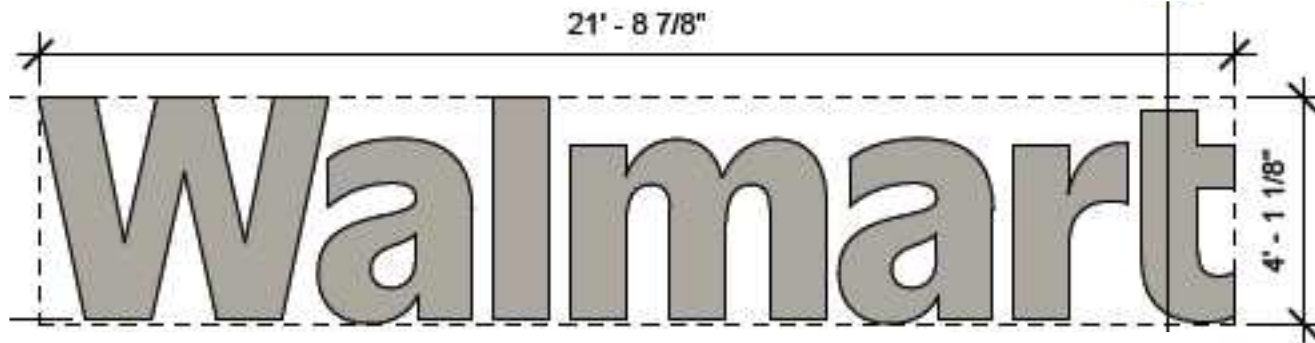
DESIGN PHASE: **FINAL**

SHEET NUMBER:

1.0

Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage, Walmart: 89.134'
 Square Footage, Spark: 42.17'
 Square Footage Total: 131.304'



RON'S SIGN COMPANY
 1329 S. Handley St.
 Wichita, KS 67213
 Phone: 1.316.267.8914
 Fax: 1.316.267.0811

DRAWING DATE: 10.17.25

DESIGNER: A. Herpolsheimer
 SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

(SIGNATURE)
 CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

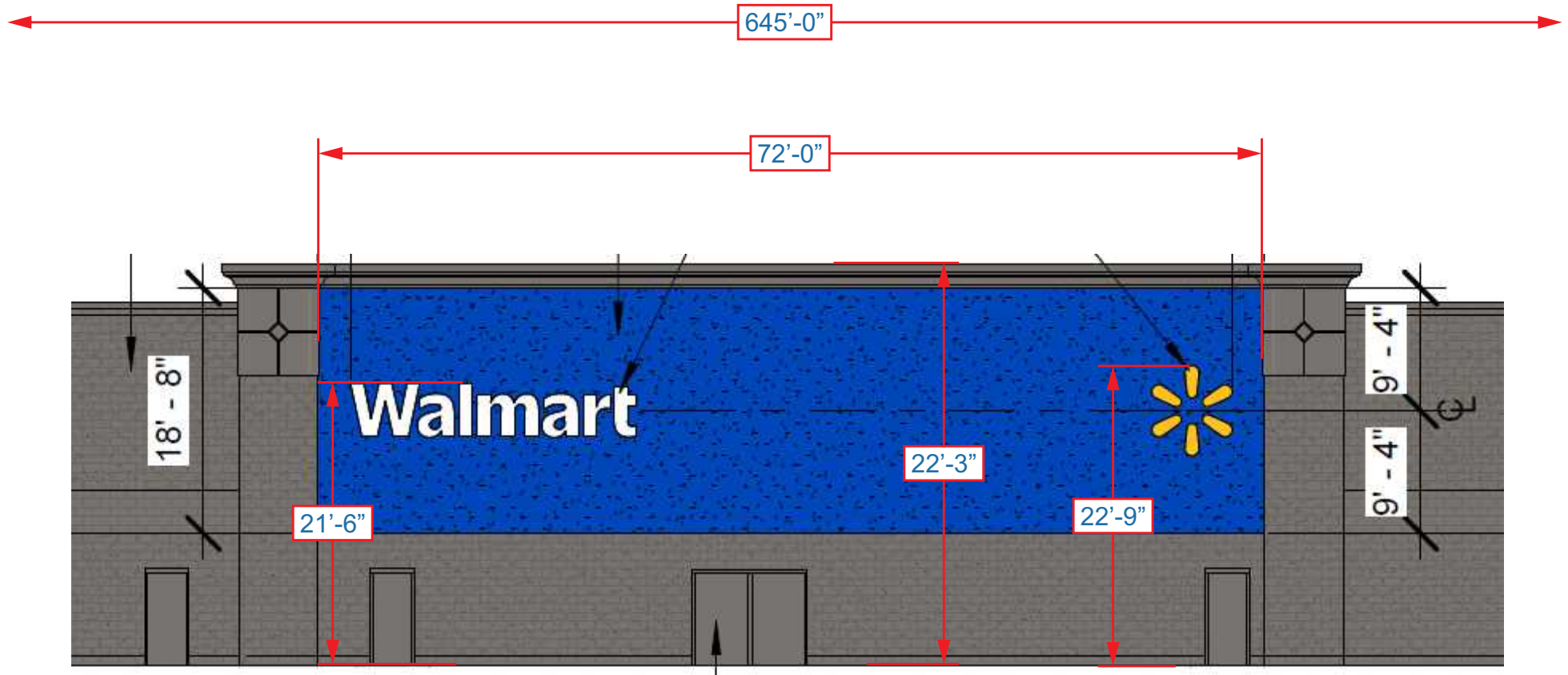
DESIGN PHASE: FINAL

SHEET NUMBER:

2.0

Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 10.17.25

DESIGNER: A. Herpolsheimer
SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

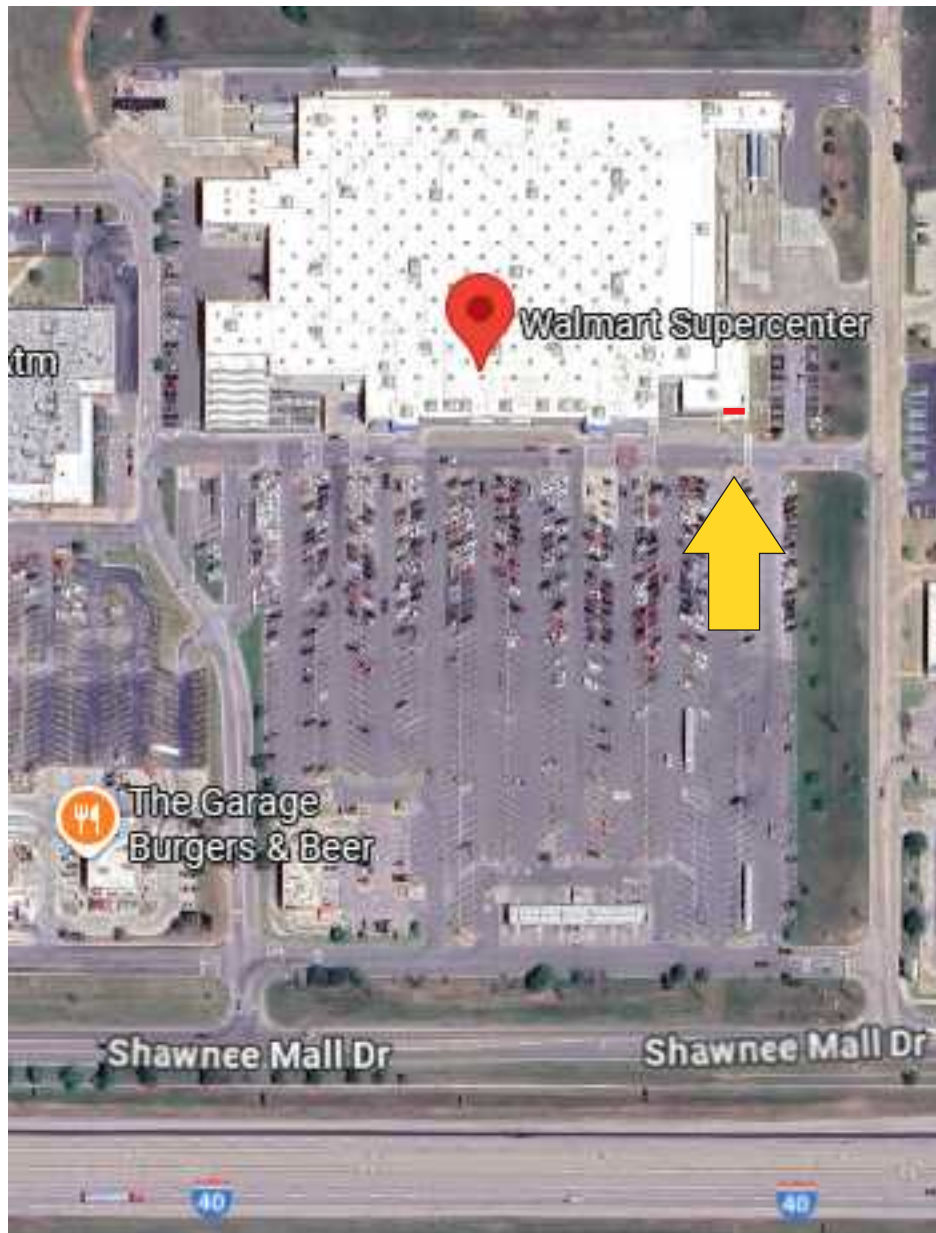
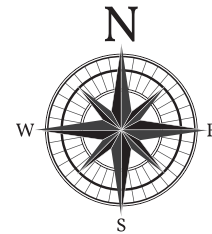
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

3.0

Site Plan



RON'S SIGN COMPANY
 1329 S. Handley St.
 Wichita, KS 67213
 Phone: 1.316.267.8914
 Fax: 1.316.267.0811

DRAWING DATE: 10.17.25

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(SIGNATURE)
 CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

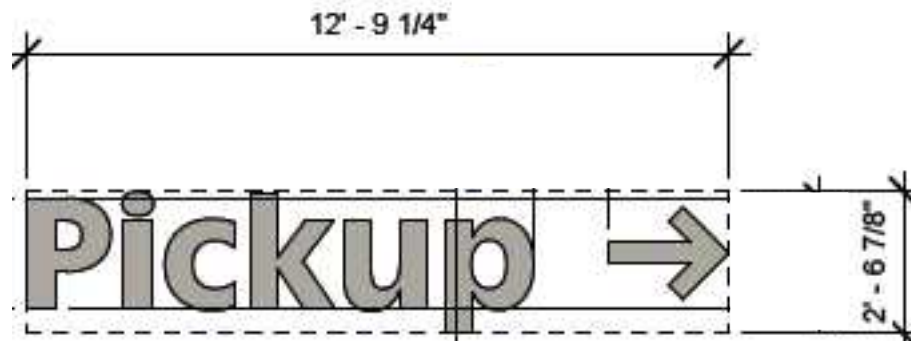
DESIGN PHASE: **FINAL**

SHEET NUMBER:

4.0

Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 32.98'



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ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

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CLIENT APPROVAL:

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CUSTOMER:

Walmart #103

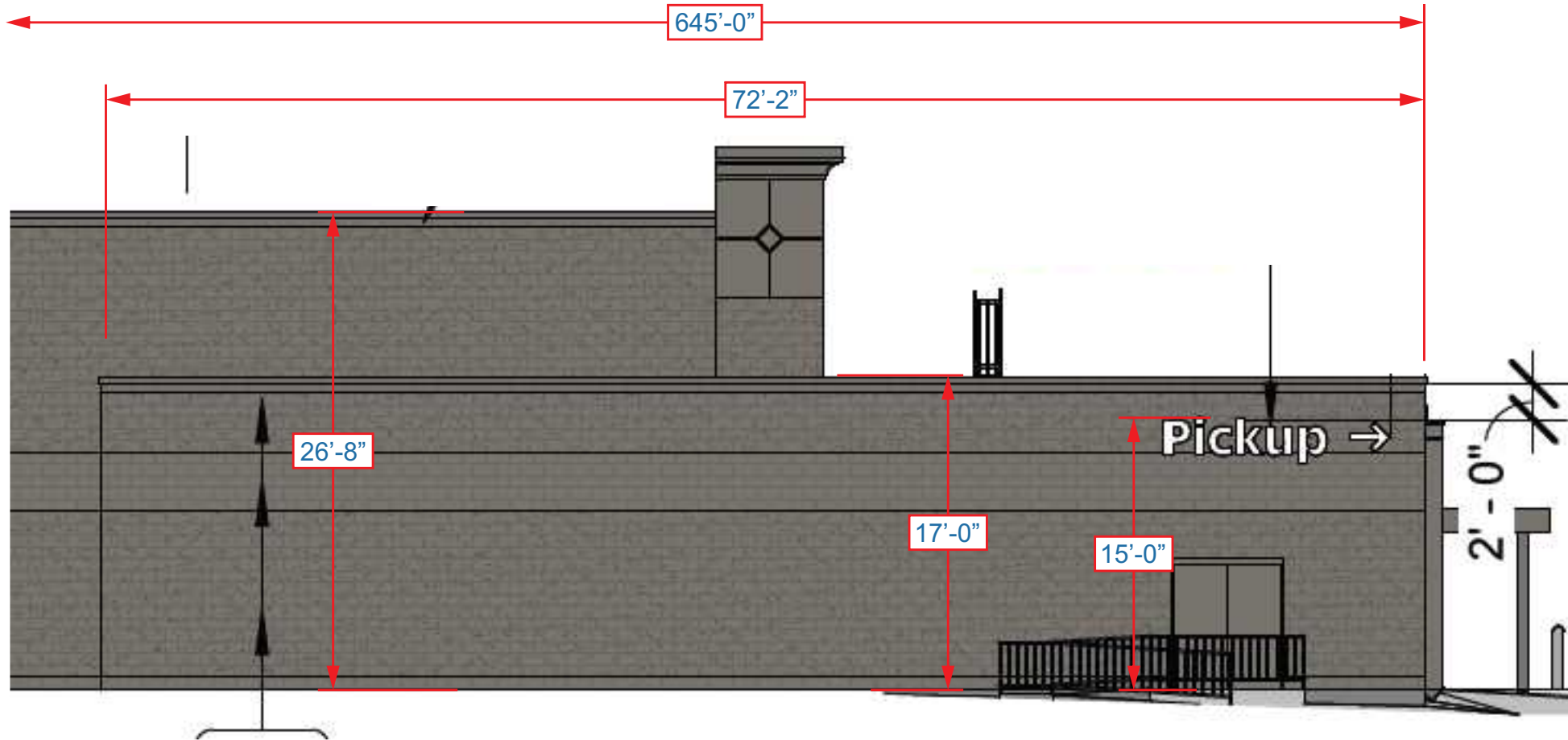
DESIGN PHASE: **FINAL**

SHEET NUMBER:

5.0

Wall Sign

NEW LED ILLUMINATED CHANNEL LETTERS, FLUSH MOUNTED TO ELEVATION



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(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

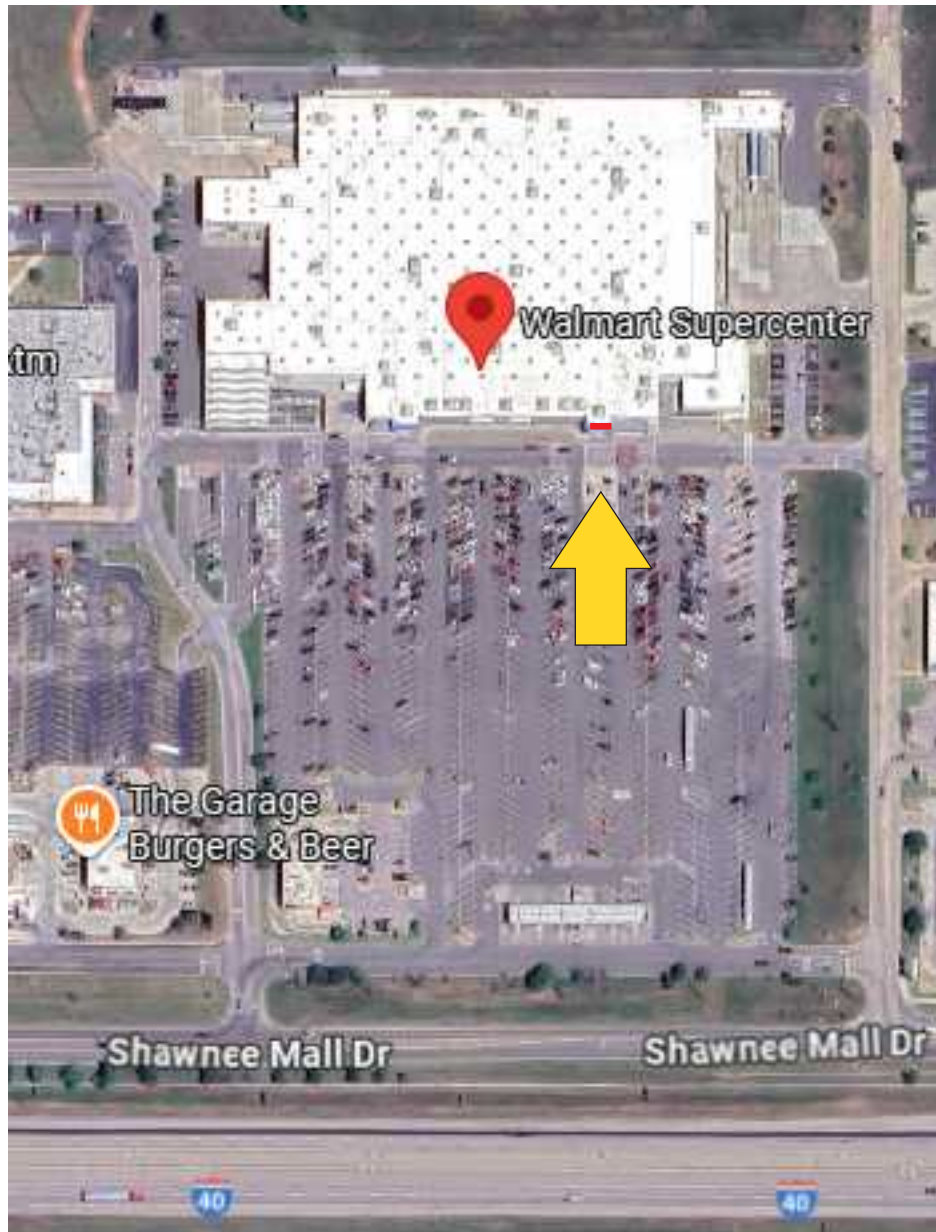
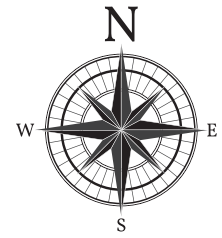
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

6.0

Site Plan



RON'S SIGN COMPANY
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(SIGNATURE)
 CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

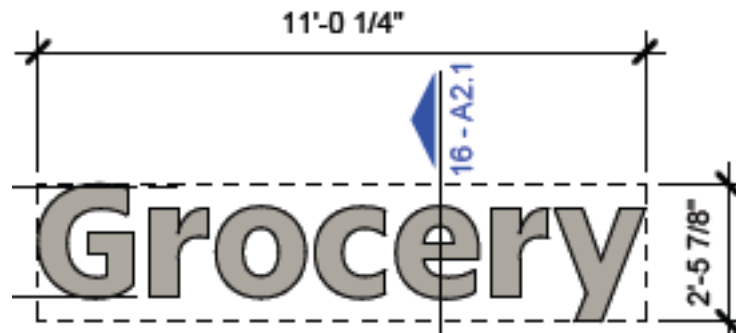
DESIGN PHASE: **FINAL**

SHEET NUMBER:

7.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 27.44'



RON'S SIGN COMPANY
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(SIGNATURE)

CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

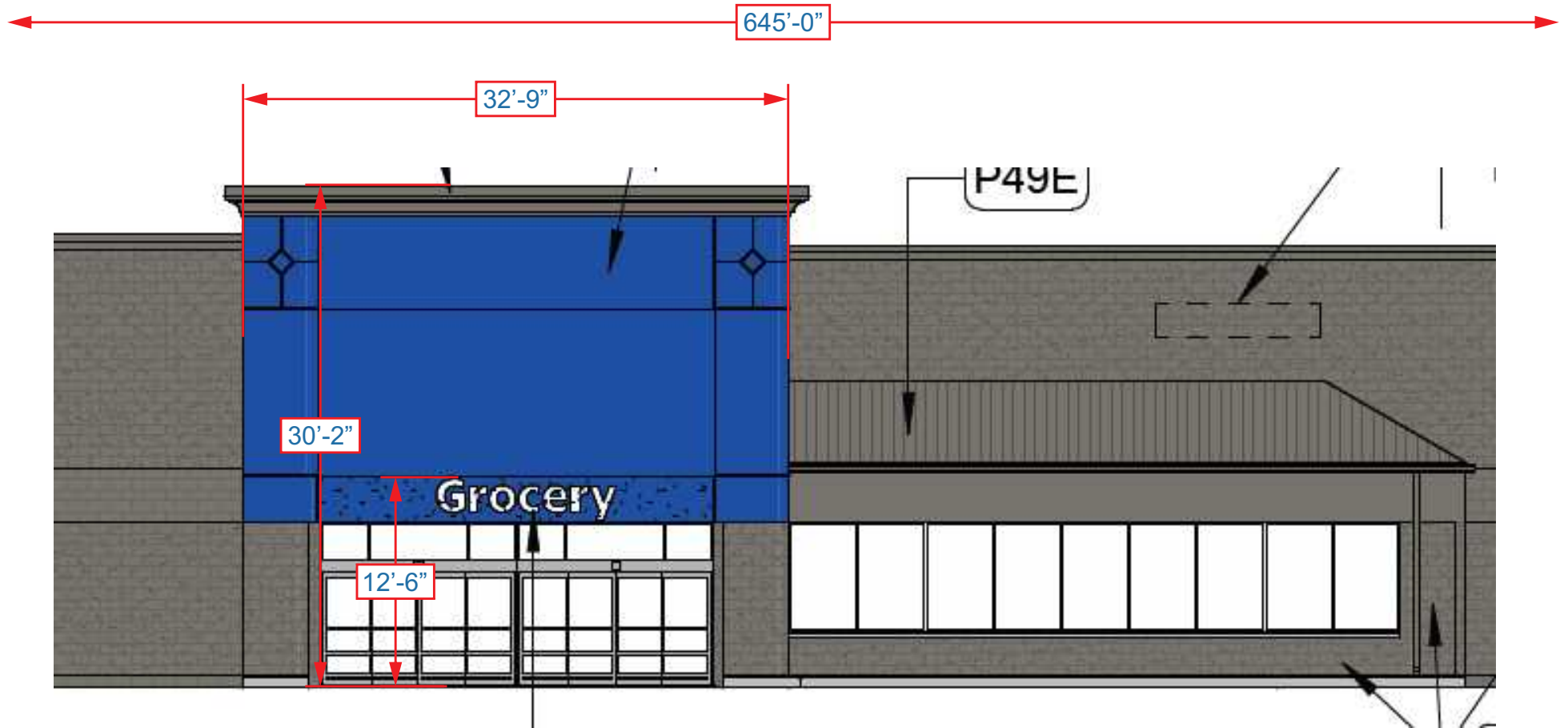
DESIGN PHASE: FINAL

SHEET NUMBER:

8.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



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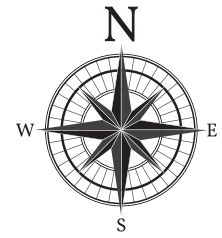
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

9.0

Site Plan



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Walmart #103

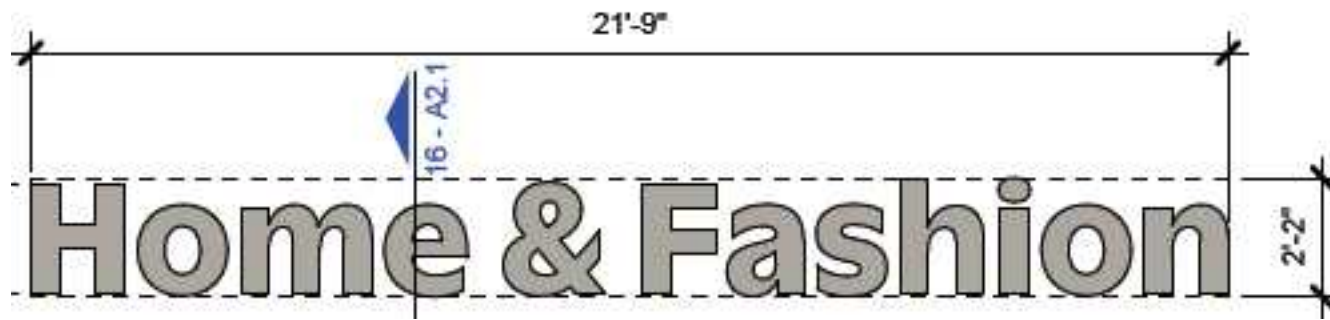
DESIGN PHASE: **FINAL**

SHEET NUMBER:

10.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 47.2'



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CUSTOMER:

Walmart #103

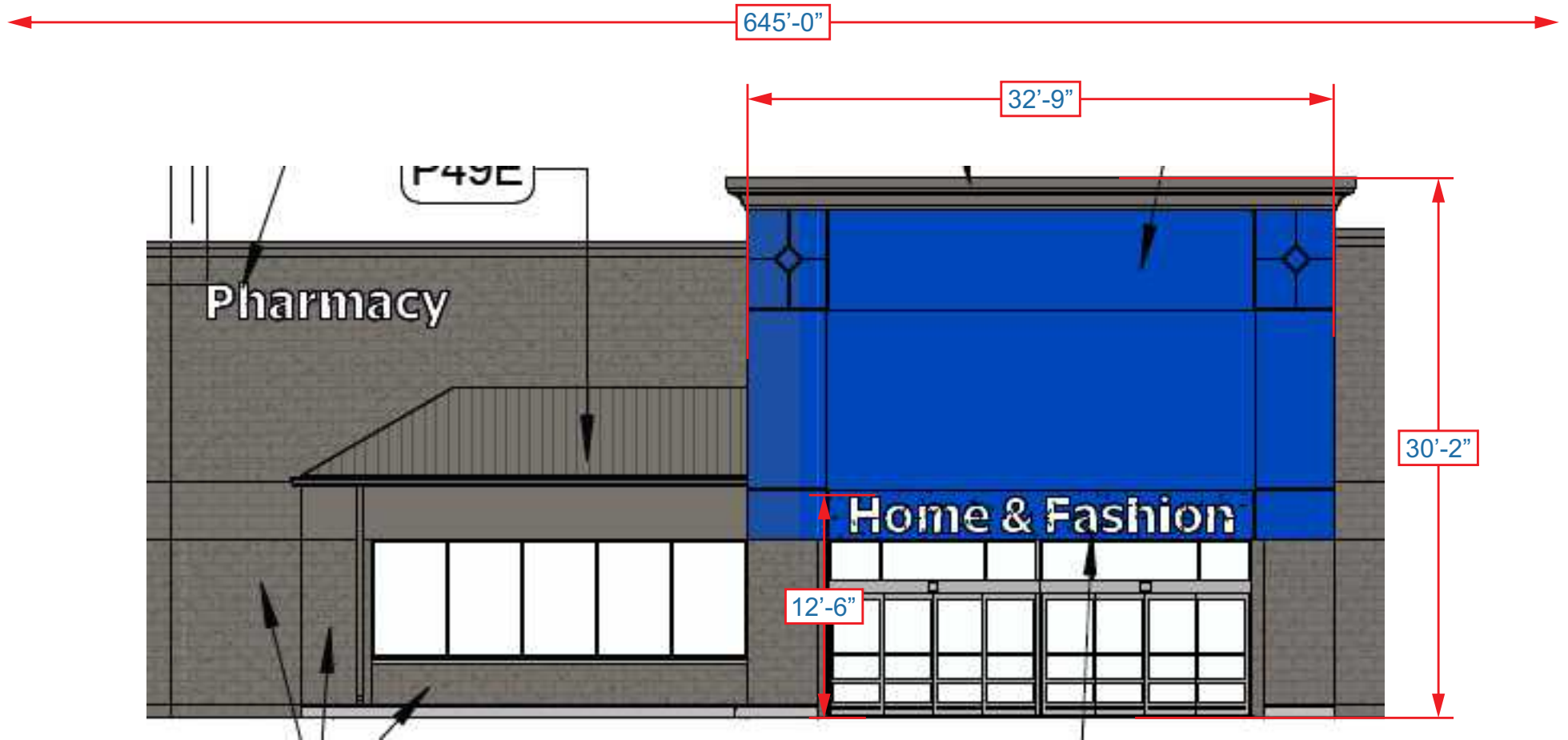
DESIGN PHASE: FINAL

SHEET NUMBER:

11.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



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CUSTOMER:

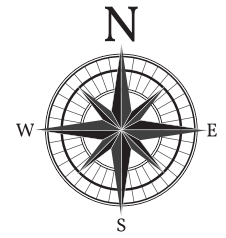
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

12.0

Site Plan



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(SIGNATURE)
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Walmart #103

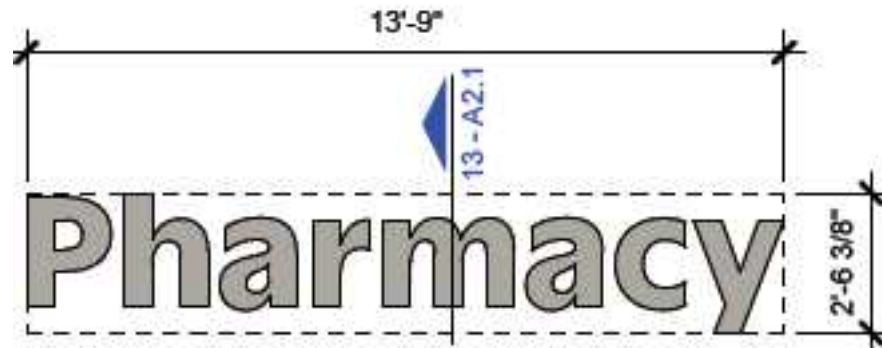
DESIGN PHASE: **FINAL**

SHEET NUMBER:

13.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 34.93'



RON'S SIGN COMPANY
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Walmart #103

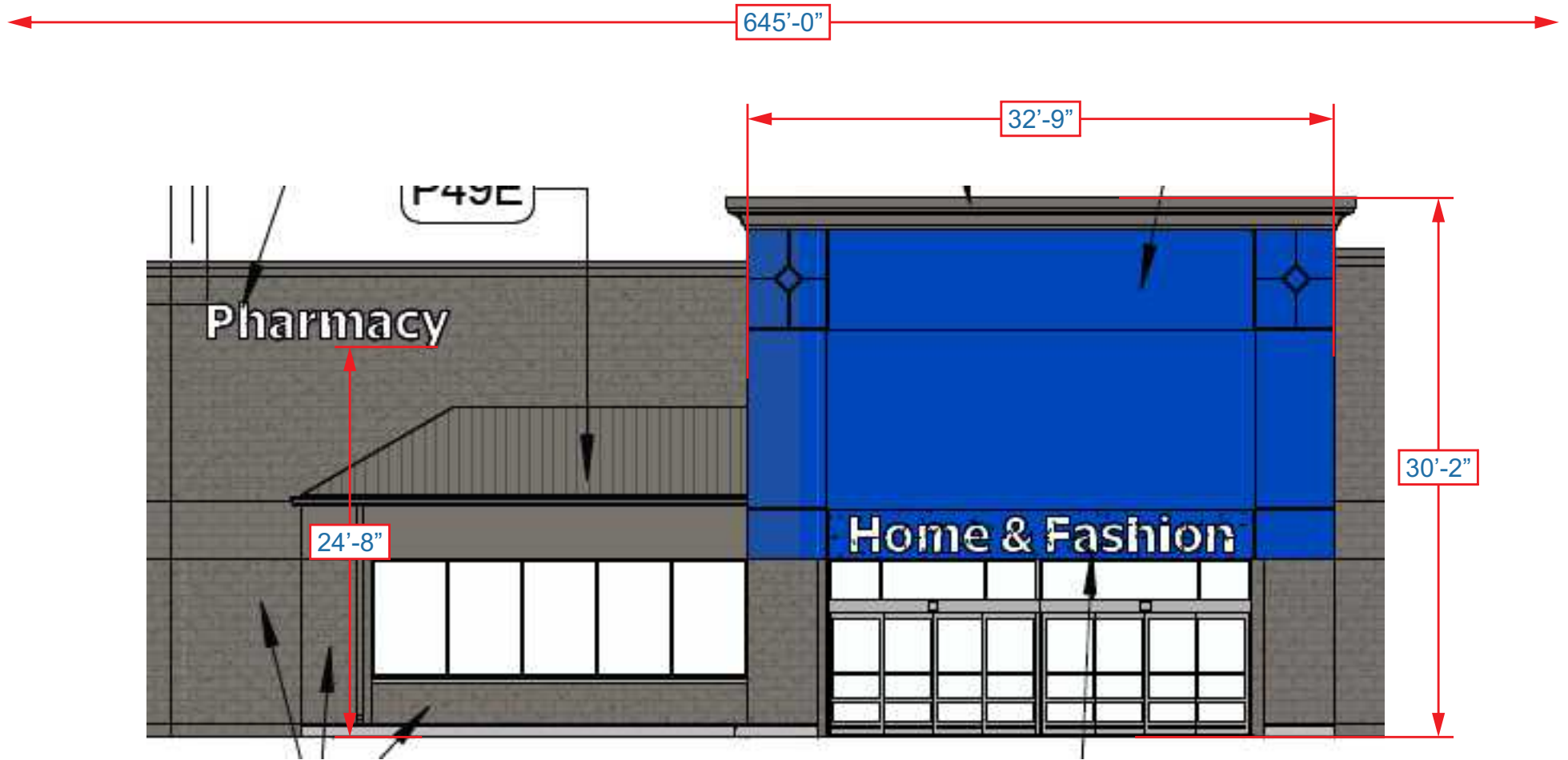
DESIGN PHASE: FINAL

SHEET NUMBER:

14.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



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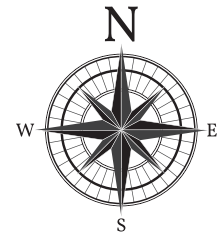
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

15.0

Site Plan



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Walmart #103

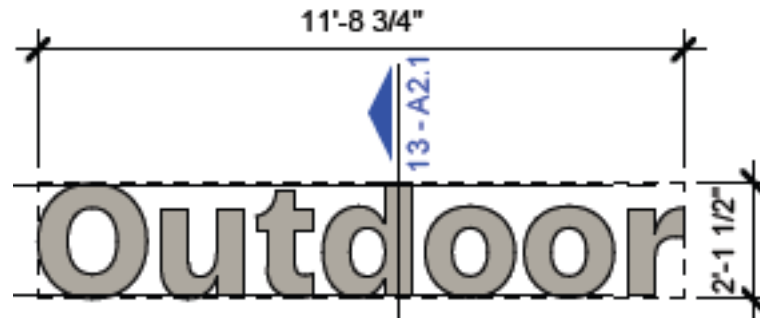
DESIGN PHASE: **FINAL**

SHEET NUMBER:

16.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 24.93'



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(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

17.0

Wall Sign

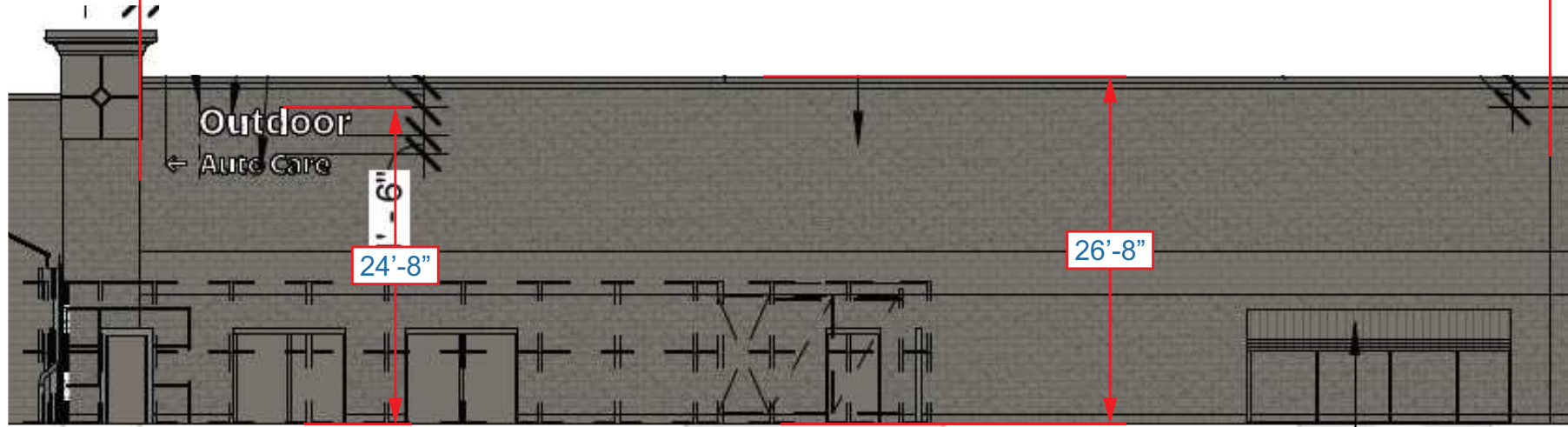
NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION

645'-0"

32'-9"

24'-8"

26'-8"



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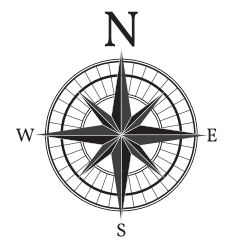
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

18.0

Site Plan



RON'S SIGN COMPANY
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 Fax: 1.316.267.0811

DRAWING DATE: 10.17.25
 DESIGNER: A. Herpolsheimer
 SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804
 (SIGNATURE)
 CLIENT APPROVAL: _____
 DATE: _____

CUSTOMER:
Walmart #103
 DESIGN PHASE: **FINAL**

SHEET NUMBER:
19.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 19.97'



RON'S SIGN COMPANY
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DRAWING DATE: 10.17.25

DESIGNER: A. Herpolsheimer

SALES REP: K. Callison

ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804

(SIGNATURE)

CLIENT APPROVAL:

DATE:

CUSTOMER:

Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

20.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION

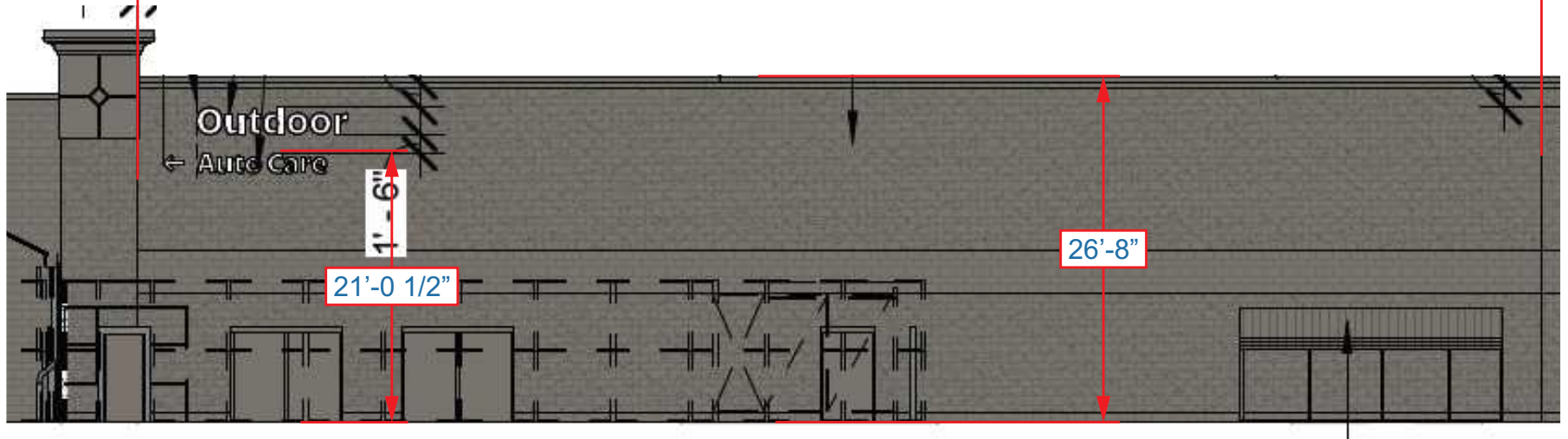
645'-0"

32'-9"

26'-8"

21'-0 1/2"

1'-6"



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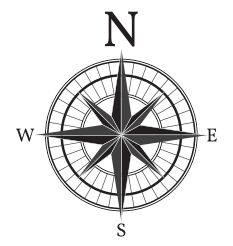
Walmart #103

DESIGN PHASE: FINAL

SHEET NUMBER:

21.0

Site Plan



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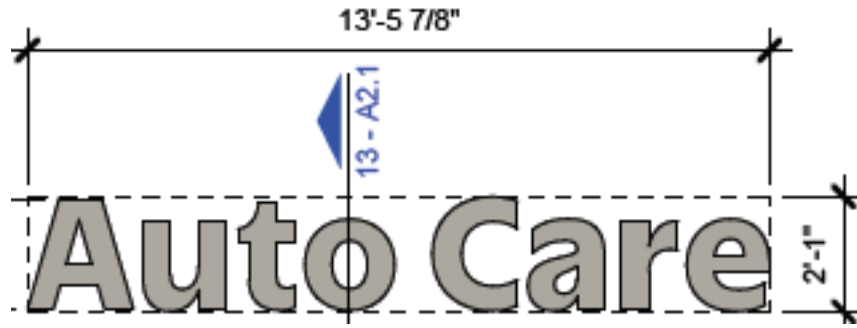
ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804
 (SIGNATURE)
 CLIENT APPROVAL: _____
 DATE: _____

CUSTOMER:
Walmart #103
 DESIGN PHASE: **FINAL**

SHEET NUMBER:
1.0

Wall Sign

NEW NON-ILLUMINATED PLASTIC FORMED LETTERS, FLUSH MOUNTED TO ELEVATION



Square Footage: 28.06'



RON'S SIGN COMPANY
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Walmart #103

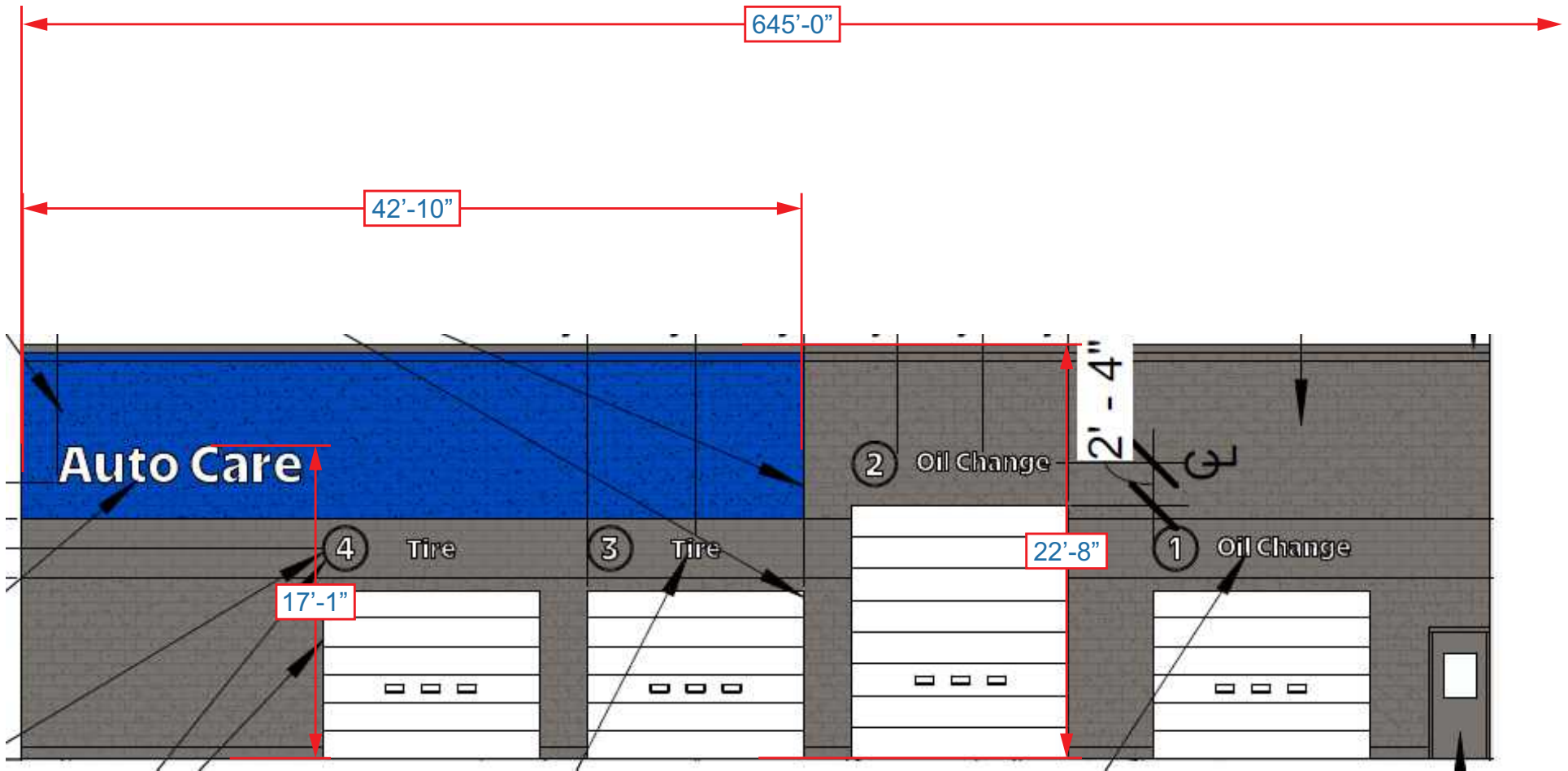
DESIGN PHASE: FINAL

SHEET NUMBER:

1.0

Wall Sign

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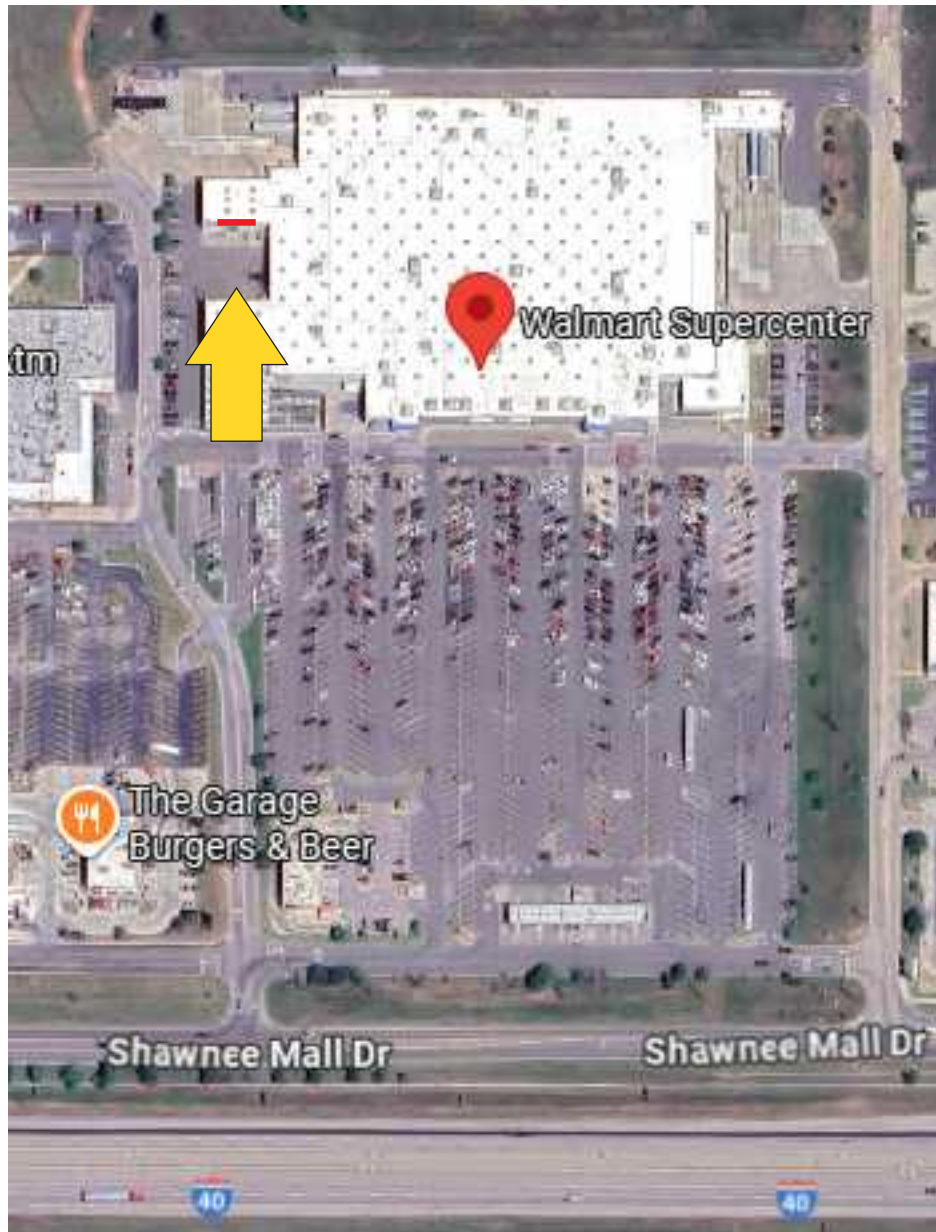
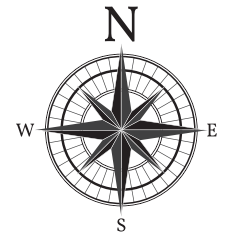
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Site Plan



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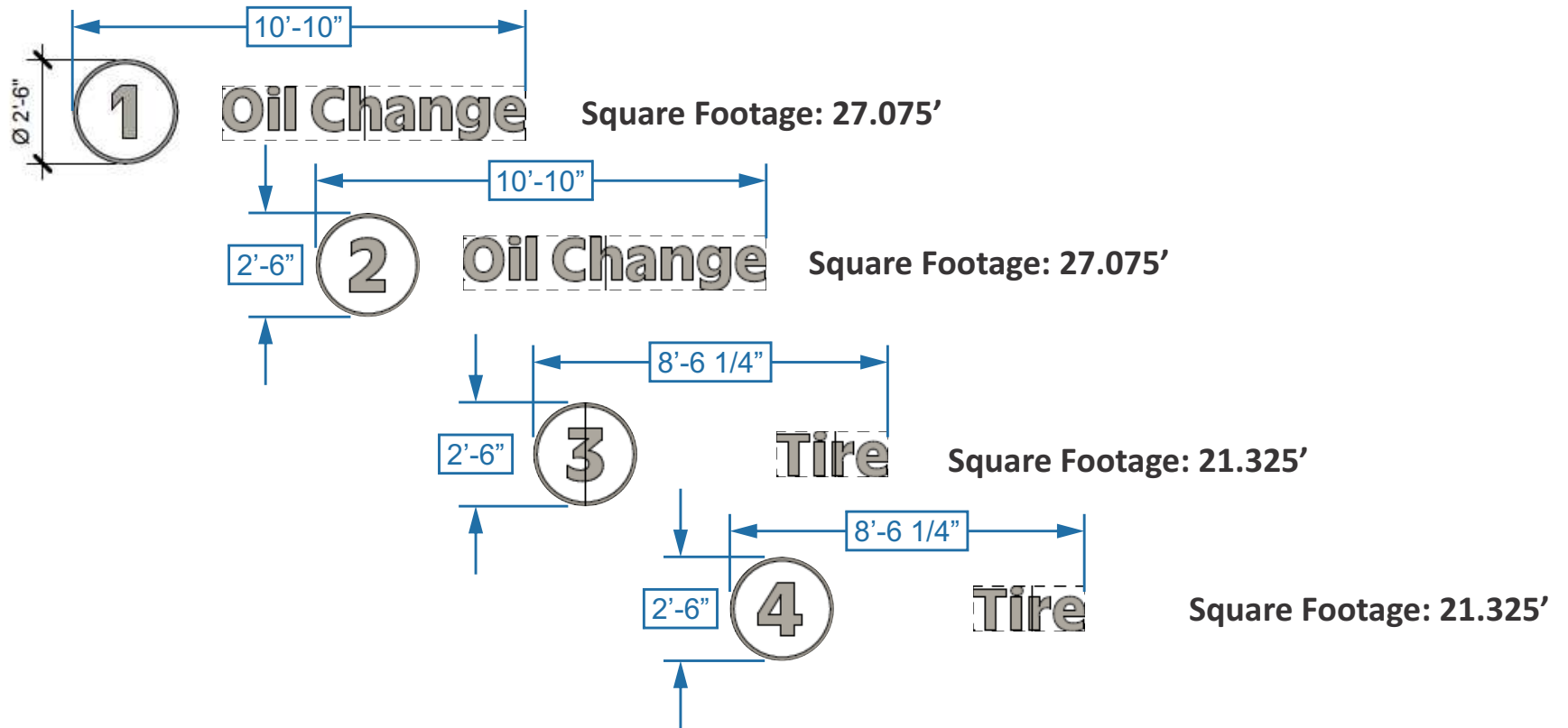
DESIGN PHASE: **FINAL**

SHEET NUMBER:

1.0

Wall Sign

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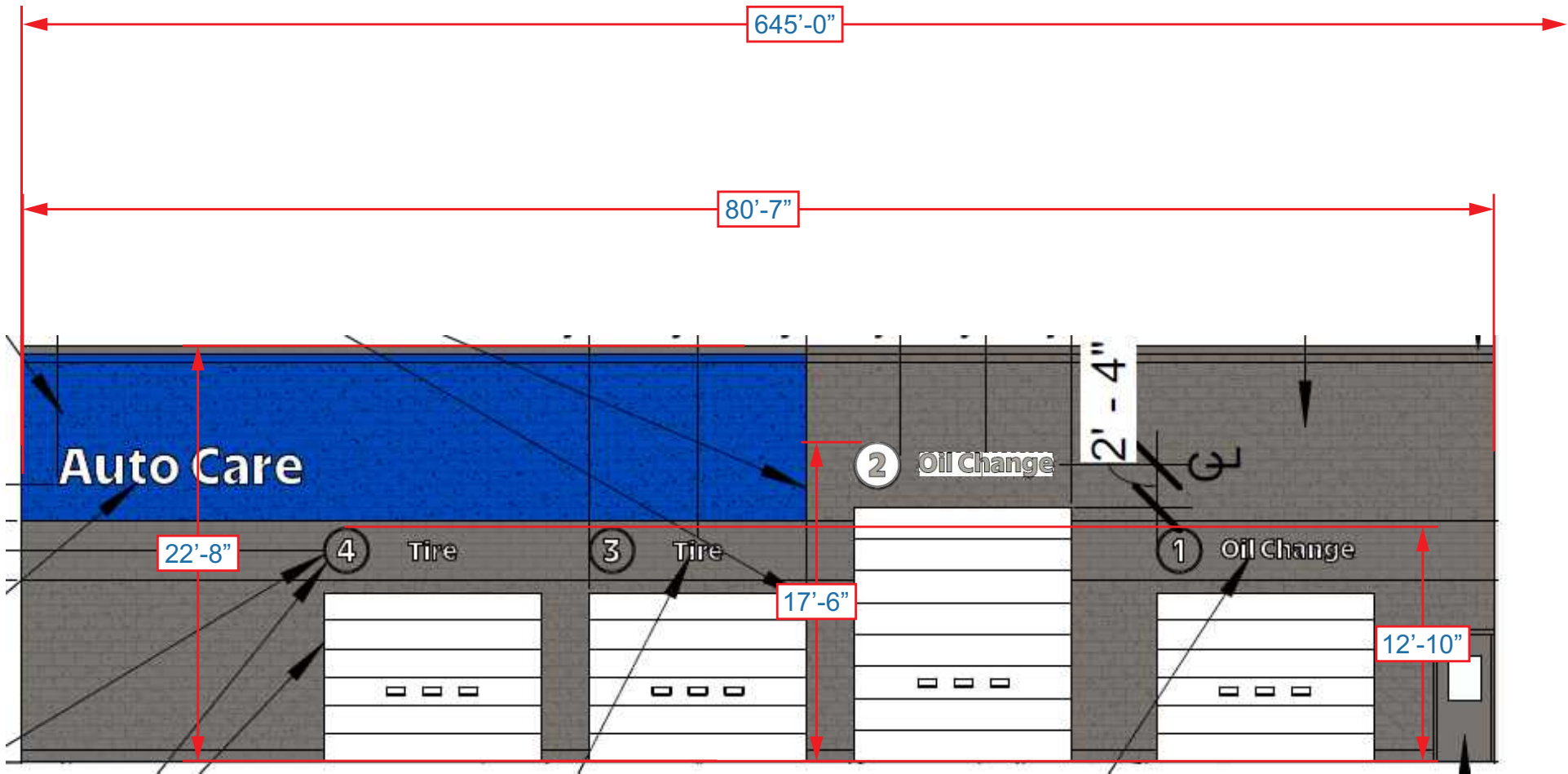
DESIGN PHASE: FINAL

SHEET NUMBER:

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Wall Sign

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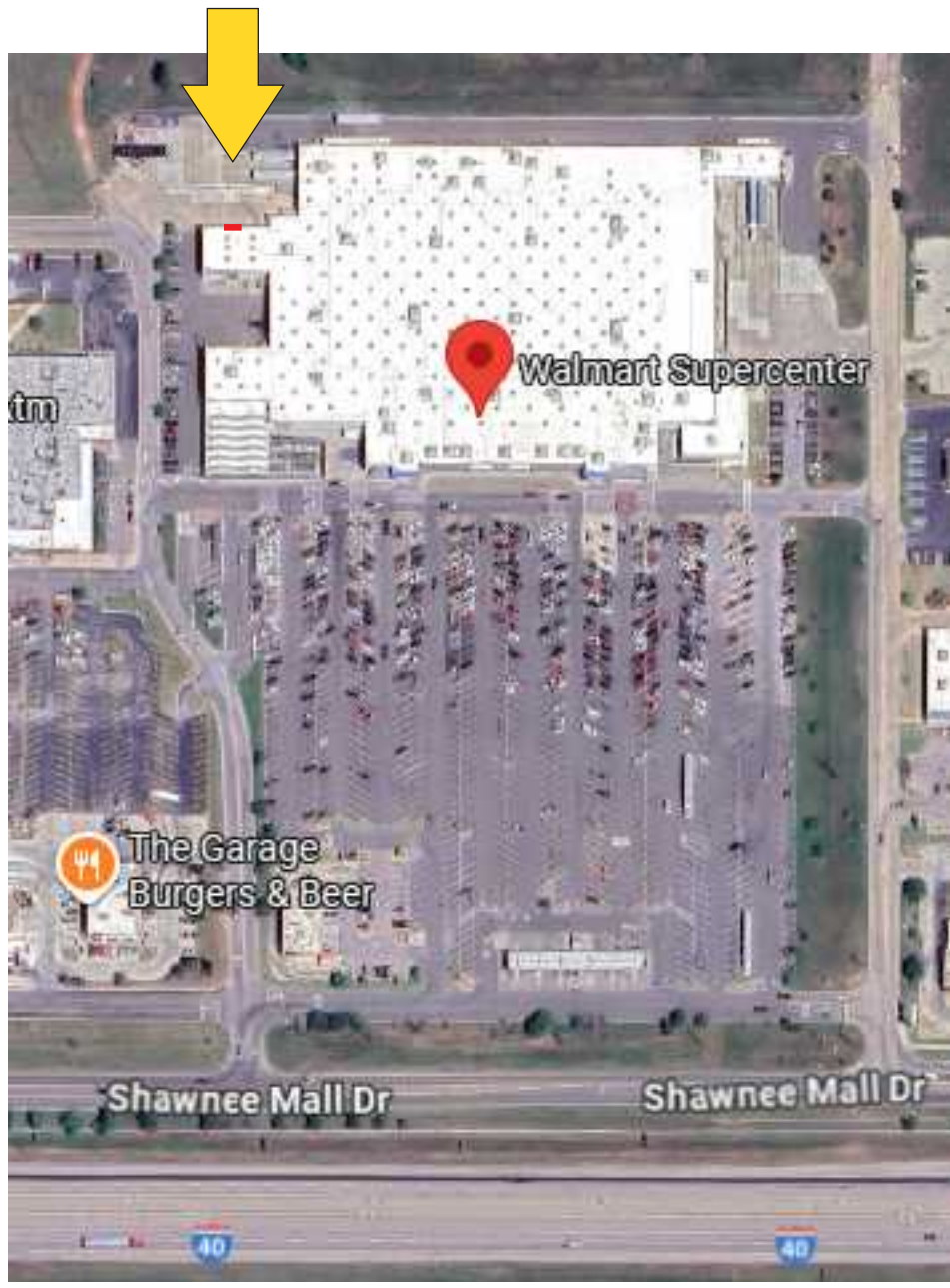
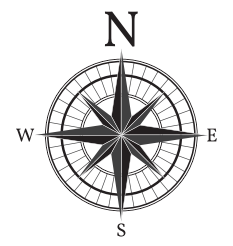
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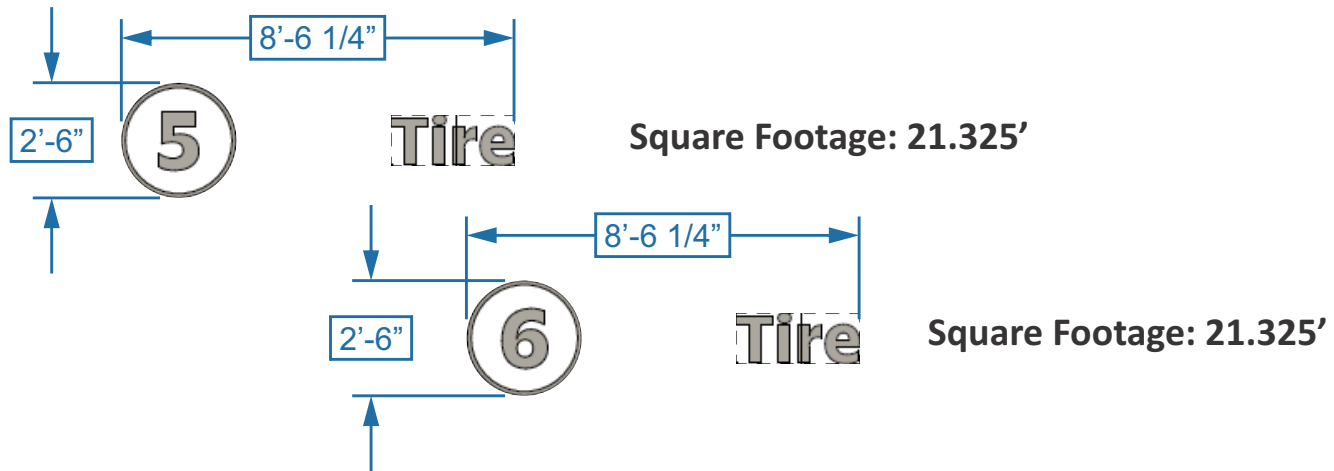
ADDRESS: 196 Shawnee Mall Dr, Shawnee, OK 74804
 (SIGNATURE)
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 DATE: _____

CUSTOMER:
Walmart #103
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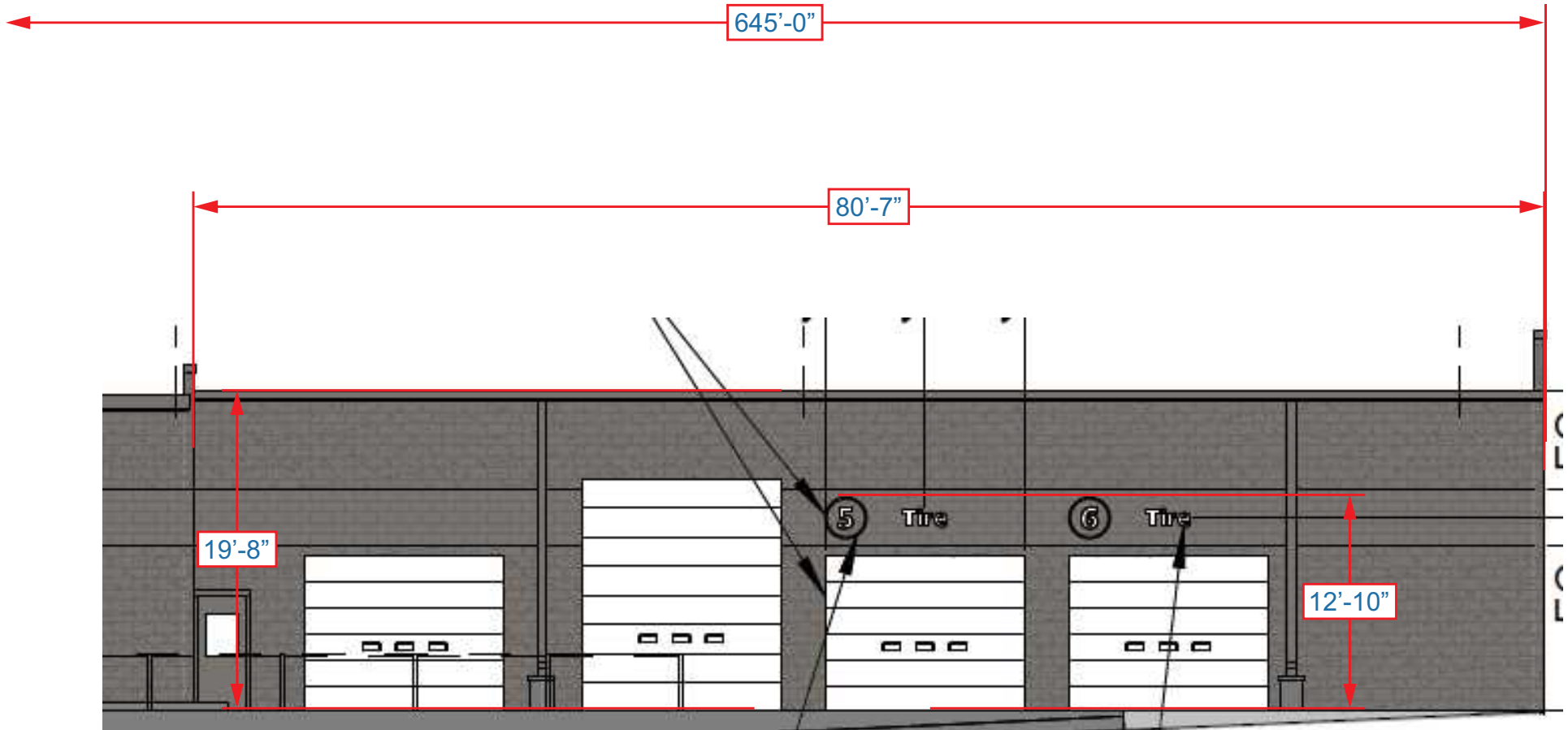
DESIGN PHASE: FINAL

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