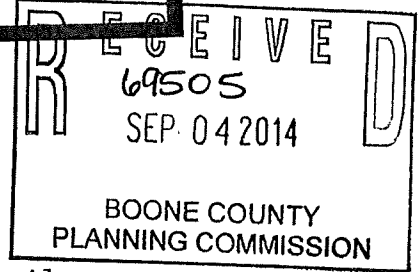


APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project CVS at Gunpowder Center & Adjoining Retail
 2. Location of Project U.S. 42 and Gunpowder Road (SE Corner)
 3. Total Acreage of Site 5.291 Acres
 4. Current Zoning of Site SR1
 5. Proposed Zoning (Classification being requested) C2/PD/CD
 6. Proposed Uses (please specify each use) Retail/Commercial
-
7. Names of Applicant(s) Mike Casale/P & L Systems, Inc.
 - Phone No. (614) 891-4970 Fax No. (614) 891-4984 E-Mail mcasale@plsdis.com
 8. Address of Applicant(s) 171 Charring Cross Drive 43081
 - Westerville OH State Zip
 9. Name of Property Owner(s) See Addendum
 - Phone No. _____ Fax No. _____ E-Mail _____
 10. Address of Property Owner(s) See Addendum
 - _____ State Zip
 11. Proposed Building Intensities (please specify) C2 - 12,000 - 15,000 S.F.
-
12. Are there any existing buildings on the site? Yes
 - How many? 3; Garage, Metal Barn and Shed
 13. Deed Book See Addendum Page No. _____ Group No. _____
 14. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
 15. Have you submitted a Concept Development Plan? With this submittal
 16. Have you had a pre-application meeting with BCPC Staff? Yes
 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

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

**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

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

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

19. **ORIGINAL Property Owner's Signature** James Morgan, Sherry Morgan, Rick W. J.
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

SECTION B (To be completed by BCPC Staff)

1. Date Received 9/4/14
2. Review Fee 2,387.82 R# 69505
3. Check what has been submitted:
 - Application
 - Fee
 - Legal Description
 - _____ Concept Development Plan
 - Address of Adjoining Property Owners
 - 5 Number of Copies of Plan Received**
4. 9/4/14 Date Application is **Administratively Complete** as Defined in KRS 100.21 Wheeler
5. Staff Reviewer Todd Morgan
6. Committee Chairman BUNGER
7. Scheduled Public Hearing Date 10/1/14
8. Boone County Planning Commission Action:
 - _____ **Approval**
 - 11/5/14 **Approval with Conditions**
 - _____ **Denial**
9. Other: _____

R-14-019-A

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

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

**ADDENDUM TO ZONING MAP AMENDMENT
ITEM(S) 9, 10 AND 13**

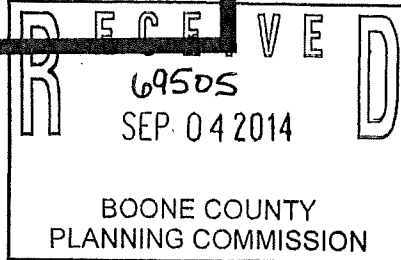
9. NAME OF PROPERTY OWNER(S) : GUNPOWDER PROPERTIES, LLC, c/o DICK WENTZ
PHONE NUMBER (859) 801-3365 FAX NO. EMAIL
10. ADDRESS OF PROPERTY OWNER(S) 23 LEATHERS ROAD, FT. MITCHELL, KY 41017

9. NAME OF PROPERTY OWNER(S) : JAMES L. & SHERRY A. MORGAN
PHONE NUMBER (859) 903-2394 FAX NO. EMAIL
10. ADDRESS OF PROPERTY OWNER(S): 289 CHEROKEE LANE, DRY RIDGE, KY 41035

13. DEED BOOK: ~~82~~-966 PAGE NO. 467 GROUP NO. 2048A
DEED BOOK: ~~83~~-529 PAGE NO. 25 GROUP NO. 2048A
DEED BOOK: ~~84~~-195 PAGE NO. 283 GROUP NO. 2048A

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Check One:

- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- P-1 Change in an Approved Concept Development Plan
- Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
- Long Range Planning Committee Review (As stated in the Union Town Plan)
- Zone Change Technical Design Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review (As stated in the Mall Road District Study)

- 2. Name of Project CVS at Gunpowder Center and Adjoining Retail
- 3. Location of Project U.S. 42 and Gunpowder Road (SE Corner)
- 4. Total Acreage of Site 2.032 ACRES
- 5. Current Zoning Parcel 1: C2/PD/CD,
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable)
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No
- 8. Proposed Uses (please specify each use) Proposed CVS Pharmacy and Retail Development
- 9. Proposed Building Intensities (please specify) C-2 12,000 - 15,000 S.F.
- 10. Have you submitted a Concept Development Plan? Yes
- 11. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
- 12. Name of Applicant(s) Mike Casale/P & L Systems, Inc.
Phone Number (614)891-4970 Fax No. (614)891-4984 E-Mail mcasale@plsdis.com
- 13. Address of Applicant(s) 171 Charring Cross Drive
Westerville Ohio 43081
City State Zip
- 14. Name of Property Owner(s) See Addendum
Phone Number Fax No. E-Mail
- 15. Address of Property Owner(s) See Addendum
City State Zip
- 16. Are there any existing buildings on the site? Yes; Garage, Metal Barn & Shed
How many? 3
- 17. Deed Book See Addendum Page No. Group No.

Concept Development Plan

18. Have you had a pre-application meeting with BCPC Staff? Yes

19. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- Boone County Water District
- Florence Public Services Dept.
- Duke Energy
- Sanitation District #1
- Cincinnati Bell
- Owen Electric Cooperative, Inc.
- Boone County Public Works Department
- Kentucky Transportation Cabinet
- Boone County Building Department
- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: _____

20. Concept Development Plan Jurisdiction/Location

Unincorporated Boone County Walton

Florence Union

21. ORIGINAL Property Owner's Signature James L. Morgan Sherry Morgan R. DeWitt
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

SECTION B (To be completed by BCPC Staff)

1. Date Received 9/4/14 Fee Received \$2,040.64 R# 69505
2. Check what has been submitted:
 - Application Fee Legal Description
 - Concept Development Plan Addresses of Adjoining Property Owners
 - 5 No. of copies of plan received **
3. 9/4/14 Date Application is **Administratively Complete** as Defined in KRS 100.21 will
4. Staff Reviewer Todd Morgan
5. Committee Chairperson Bunger
6. Scheduled Public Hearing Date 10/1/14
7. Boone County Planning Commission Action:
 - Approved
 - 11/5/14 Approved With Conditions
 - Denied
8. Other: _____

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

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

ADDENDUM TO CONCEPT DEVELOPMENT PLAN
ITEM(S) 14, 15, and 17

14. NAME OF PROPERTY OWNER(S) : GUNPOWDER PROPERTIES, LLC, c/o DICK WENTZ
PHONE NUMBER (859) 801-3365 FAX NO. EMAIL
15. ADDRESS OF PROPERTY OWNER(S) 23 LEATHERS ROAD, FT. MITCHELL, KY 41017

14. NAME OF PROPERTY OWNER(S) : JAMES L. & SHERRY A. MORGAN
PHONE NUMBER (859) 903-2394 FAX NO. EMAIL
15. ADDRESS OF PROPERTY OWNER(S): 289 CHEROKEE LANE, DRY RIDGE, KY 41035

17. DEED BOOK: .877 PAGE NO. 383 GROUP NO. 2048A

EXHIBIT

“A”

STAFF REPORT

Request of **Mike Casale/P&L Systems, Inc. (applicant)** for **Gunpowder Properties, LLC c/o Dick Wentz (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 2.032 acre tract located on the southeast corner of the US 42/Gunpowder Road intersection, and across Mels Lane from 8551 US 42, Florence, Kentucky; and the request of **Mike Casale/P&L Systems, Inc. (applicant)** for **Gunpowder Properties, LLC c/o Dick Wentz, James L. Morgan and Sherry A. Morgan (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre site located on the east side of Gunpowder Road, approximately 230 feet south of the US 42/Gunpowder Road intersection, and to the south of the property at 8537 US 42, Boone County, Kentucky (annexation into the City of Florence pending). The requests are for a Change in an Approved Concept Development Plan to allow a retail pharmacy with an alternate signage package and modifications to previous conditions of approval, and a Zone Change to allow two commercial/office buildings.

October 1, 2014

REQUEST

The applicant has submitted the following requests:

1. A Change in Approved Concept Development Plan to allow modifications to a Concept Plan that was approved by Boone County Fiscal in 2001. The approved plan showed that a commercial outlot would develop at the corner of US 42 and Gunpowder Road as part of Gunpowder Centre Subdivision and that a future street connection to Gunpowder Road was possible.

The applicant is seeking to modify the following conditions of approval so a 13,225 square foot CVS Pharmacy with a drive through lane can develop on the lot:

Condition 3 - The individual outlots will be permitted to have their own monument signs. These signs will be limited to 12 feet in height and 60 square feet in area. The base and supports of these signs will be required to match the dominant construction material of each building.

The proposed CVS sign is 12' tall and 67.24 square feet in area and contains an 20.89 square foot (2'-8" x 7'-10") electronic message center (EMC). The sign drawing indicate the EMC will display a maximum of three lines of red text and the pixel pitch will be 20 millimeters. Messages will be displayed for a minimum of 30 seconds and will not contain any apparent visual motion.

Condition 7 - The development will adhere to the Florence Landscaping Regulations.

- A. The submitted plan shows that portions of the street frontage landscape buffers along the northeast and southeast property are less than 10' wide because of the sidewalks that are being installed along Mel's Lane and Bill Wentz Drive.
- B. A Conceptual Landscaping Plan was submitted and the number of trees in the perimeter landscaping plan do not comply with code.

- C. The plan does not comply with the building landscaping requirements. Building landscaping is required when a building is larger than 10,000 square feet in area and has a facade (or portion of a facade) that is visible from a street and does not contain windows, doors, outdoor display, storage, loading or unloading areas.

Condition 12 - The design standards from the Boone County Zoning Regulations and Boone County Subdivision Regulations must be met.

- A. The proposed Bill Wentz Drive right-of-way is 29' wide. A typical sub-collector street has a 50' wide right-of-way and 28' of pavement.
- B. CVS' rear access points is located approximately 20' from the Bill Wentz Drive/Mel's Lane intersection. The Zoning Regulations require a minimum of 75' of clearance between a driveway and intersecting sub-collector street. The access point would also align with a reconfigured access point for the strip center in Gunpowder Centre Subdivision.
- C. The number of building mounted sign do not comply with code. The Zoning Regulations allows three sign areas on a front building facade and two secondary building facades.

The plans show that the front of the building is 95.33 linear feet. As a result, 190.66 square feet of building mounted signage is permitted within three sign areas.

FRONT FACADE

SIGN	DIMENSIONS	SQUARE FOOTAGE
Drive-Thru Pharmacy	18" x 16'-10"	25.25
Photo	18" x 4'-11"	7.38
CVS/pharmacy	42" x 29'-3"	102.38
CVS/pharmacy awning	Not Provided	?
		? Total

The plans shows that the southwest facade is 142.33 linear feet across. As a result, 142.33 square feet of signage is permitted within three sign areas

SOUTHWEST FACADE

SIGN	DIMENSIONS	SQUARE FOOTAGE
CVS/pharmacy	42" x 29'-3"	102.38
Photo	18" x 4'-11"	7.38
Beauty	18" x 5'-11"	8.88
Drive-Thru Pharmacy	18" x 16'-10"	25.25
		143.89 Total

2. A Zoning Map Amendment application to rezone a 5.291 acre area from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD). 0.899 acres of the zone change area is owned by Gunpowder Properties and the remaining 4.392 acres in owned by James and Sherry Morgan.

The Concept Development Plans that were submitted with the request show the following improvements within the zone change limits:

- A. Bill Wentz Drive being extended to Gunpowder Road at a full access point. The street right-of-way is 29' wide and the maximum grade is 10%. The plans show a left hand turn lane will be provided on Gunpowder Road.
- B. Two multi-tenant commercial/office buildings with 131 shared parking stalls. The first building is approximately 10,150 square feet (175' x 58') in area and is labeled "restaurant/retail/office". The second is 12,250 square feet (175' x 70') in area and is labeled "retail/office".
- C. The proposed commercial/office building parking lot will connect to the multi-tenant strip center in Gunpowder Centre.
- D. An off-premises CVS monument sign is shown at the Gunpowder Road/Bill Wentz Drive intersection. The submitted sign drawings show that the sign will be 6' tall and 16.33 square feet in area.
- E. The 10' wide bicycle path will be extended along the Gunpowder Road frontage and a 5' sidewalk will be provided on the northwest side of Bill Wentz Drive.

The following Planned Development (PD) Waivers are being sought with the zone change:

- A. Reduction of the Bill Wentz Drive street right-of-way from 50' to 29'.
- B. The 12,250 square foot building is not meeting the 50' rear yard building setback. The building is currently shown 43' from the rear property line.
- C. The 5' buffer located between the proposed parking lot and Gunpowder Centre will not meet the 10' code requirement unless a shared buffer yard agreement is signed between the two property owners.
- D. The off-premise CVS sign located at the Gunpowder Road/Bill Wentz Drive intersection.

PERTINENT SITE HISTORY

A portion of the CVS lot was involved in a Zoning Map Amendment and Concept Development Plan request in 2001. The Zone Change rezoned 1.35 acres of property, located at the southeast corner of US 42 and Gunpowder Road, from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD). The approved Concept Development Plan was for an approximate 10 acre site (Gunpowder Centre Subdivision) and allowed a commercial strip center and four outlots. Twelve conditions of approval were imposed on the approval (see attachments).

On April 20, 2006, a Dedication Plat was recorded for Section 3 of Gunpowder Centre Subdivision. The existing portion of Bill Wentz Drive is shown as a 29' right-of-way.

SITE CHARACTERISTICS

The overall site is 7.323 acres in area and contains 2.931 acres of property that is owned by Gunpowder Properties and 4.392 acres of property that is owned by James and Sherry Morgan. The properties have approximately 324 feet of road frontage on US 42, 566 feet of road frontage on Gunpowder Road, and 195' feet of road frontage on Mel's Lane.

The Gunpowder Properties tracts are currently undeveloped and contain water, sanitary sewer, surface drainage, private storm water detention, and other utility easements (see the Viox & Viox survey). Portions of the property were graded as part of the KY 237 project. The topography of these properties fall from 850 feet above sea level at southeast property corner to 802 feet above sea level at the Gunpowder Road right-of-way. Mature vegetation exists in the southeastern portion of the site. Public Sidewalks exists along the US 42 frontage and an asphalt multi-use path exists along a portion of the Gunpowder Road frontage.

The Morgan property contains an unoccupied single-family residence, detached garage, and storage shed and access to the site is provided from a gravel driveway on Gunpowder Road. Boone County GIS shows that the topography falls of the property falls from approximately 860' above sea level at the rear property line to 806' above sea at the Gunpowder Road right-of-way.

ADJACENT LAND USES AND ZONING

- Northeast: Mels Lane, Bill Wentz Drive, Children's House ©-2/PD), Multi Tenant Building in Gunpowder Centre ©-2/PD), Balyout Property (SR-1 and C-2/PD)
- Northwest: US 42, Bank of Kentucky (C-3), Culver's (C-2/PD), and Multi-Tenant Building with Barleycorn's (C-2/PD)
- Southeast: Undeveloped 5.4 Acre Tract (SR-1)
- Southwest: Gunpowder Road and Gunpowder Creek, Plantation Pointe Commercial Open Space (C-2/PD) and Open Space Owned by Boone County (SR-1)

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Land Use Plan" designates the site for "Commercial", "Suburban Residential", and "Rural Lands" uses. These designations are described as follows:

Commercial - "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

Suburban Residential - "single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision."

Rural Lands - "Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25 year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision."

The Land Use Element makes the following statements regarding the general area:

- A. The U.S. 42 corridor between the Weaver Road/Hopeful Church intersection and the newly rebuilt Pleasant Valley/Gunpowder intersection has developed commercially over the last decade. Vehicle stacking problems during rush hours and conflicting left turn movements have become significant problems on this section of roadway. Frontage road and interconnecting parking lots are necessary here to allow vehicles to access existing and future traffic signals. Through redevelopment of the former Boone Kenton Warehouse site and adjacent parcels, access to Weaver Road should be implemented, as well as well-planned access to U.S. 42. If improvements are made to Gunpowder Road from U.S. 42 to Mt. Zion Road, more intense land uses could be examined for the property behind Wentz Drive as well as the possibility of having access to Gunpowder Road. If commercial development occurs in this area, it should primarily be accessed from U.S. 42 (Gunpowder, pg 169).
- B. Access Management at the intersection of U.S. 42 and Pleasant Valley should include access roads to serve commercial developments. Mixed-use development, that has commercial uses focused along U.S. 42 and that has varying types of residential uses, should occur to the southwest of this intersection on both sides of U.S. 42. The intensities of these commercial uses, in terms of building intensities, the size and style of individual structures, and the range of uses permitted, should begin with a broader range of commercial uses near the intersection and gradually decline to smaller-scaled office and institutional uses in the vicinity of Farmview Subdivision and the Florence/Union corporate boundary. Creative building layout and orientation should be used in lieu of strip-style commercial development, and Planned Development Overlay Districts should be utilized. All development in this area should be viewed as part of an entryway to both the Cities of Florence and Union (Pleasant Valley/Oakbrook, pg. 168).

The Land Use Element provides the following Future Land Use Development Guidelines that relate to the proposal.

- A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined. True Open Space subdivision design should be considered to blend new subdivisions in with areas that have a rural character (Utilization of Existing Vegetation and Topography, pp. 161-162).
- B. As described in the Goals and Objectives, different development densities can occur in Boone County as long as the development is designed in a proper manner and the infrastructure exists or is planned to support the development. The Goals and Objectives also acknowledge that fluctuations in the economy and housing market should be considered when evaluating the uses and design of developments.

Business, commercial, or industrial parks should be designed and developed to allow future residential or other uses to access through them where the corridor may extend to large developable tracts or may provide a future road connection. A roadway that is suitable for mixed use development should serve side streets for businesses rather than serving individual businesses directly, include an urban curb and gutter design, and provide pedestrian amenities and green space along the right-of-way. In this way, future residential development could be developed beyond the initial development, but be readily marketed.

Sanitary sewer issues have larger impact on where development occurs than do the other types of infrastructure in Boone County. The presence of sanitary sewer has a direct impact on the lot sizes of residential development in particular. Most residential development in outlying areas without access to sewer service typically develops on lots that are larger than an acre. In fact, septic system permits almost always require residential lots of greater than one acre to accommodate leach areas. On the other hand, the presence of public sanitary sewer facilities have normally resulted an increased demand for more dense single-family residential development. This development often occurs roughly in the range of three dwelling units per acre - which typifies single family projects in Boone County at this time. There is little development occurring in Boone County between these two general density levels. As pointed out in the Housing Element, this phenomenon often results in different housing and lot characteristics adjacent to each other. In these conditions, proposed residential developments that have smaller lot sizes than surrounding land uses are recommended to utilize the following design mechanisms to address the impacts on existing development.

The proposed development should consider in its design a band of larger lots and setbacks along the affected perimeter of the site adjacent to existing development to provide an adequate transition.

The proposed development should consider a band of development along the existing main roadway in which the houses face the main road to appear rural, and where the lots in this band are larger than those in the balance of the proposed development. Building setbacks and lot frontages should imitate existing setbacks along the road.

Highly visible portions of the proposed development site should consider green space. The style of green space, including tree types, fencing or other similar features should imitate the existing road corridor views. Grandiose subdivision entryways may not be appropriate depending on existing conditions in the corridor .

These recommendations are site specific and should be evaluated on a case-by-case basis. There may be other design mechanisms not identified here that may work in some instances Development Layout, Lot Sizes, and Setbacks, pg. 162).

- C. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between unlike land uses; however, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Buffering, pp. 162-163).

D. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands. Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Landscaping, pg. 163).

E. Developments in Boone County must recognize the potential impacts of stormwater runoff. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. One goal of local storm water programs should be to minimize the amount of storm water generated by decreasing the amount of pavement and encouraging green rooftops. Creating less runoff by increasing on-site infiltration is a method of managing runoff.

Control and mitigation practices for erosion associated with developments must be provided. At a minimum, developments must seed and mulch all graded areas and provide siltation controls. Stormwater management and erosion control measures must be concurrent with site work in order to be effective. Stormwater management officials must also consider the cumulative effects of increased development runoff in watersheds (Stormwater Management and Erosion Control, pg. 163).

F. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service (Access Management, pg. 163).

G. Developments in Boone County must be designed, where appropriate, to improve the County's transportation network system of roadways, and functional classifications must be used in the planning for and designing of new developments. Collector roadways should be extended and developed to provide for the safe movement of traffic through and between subdivisions. Development along existing arterials and collector roadways should not have direct driveway access, but be served by a local street. Appropriate road connections should be constructed to provide alternate routes for traffic to and through specific projects and to enhance the capacity of existing streets. The traditional grid system can provide an alternative to typical suburban design. Parallel and frontage roads should be used to minimize impacts of individual sites on collector and arterial roadways. Appropriate pedestrian networks should be incorporated into the design of developments which will generate or experience significant pedestrian use. These

networks should not only provide internal paths, but should provide connections to adjoining uses where appropriate. Public open space and recreation sites should be connected to each other by bicycle and pedestrian paths where appropriate. Transit Oriented Development (TOD) is discussed in detail in the Transportation Element, and should be examined as a future direction in Boone County development patterns (Transportation and Pedestrian Network, pp. 163-164).

- H. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Overhead utility lines should be placed underground wherever possible, and junction boxes screened from public view. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County (Design, Signs, and Historic Preservation, pg. 164).

The Business Activity Element provides the following comment that relates to the general area:

- A. Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors. Commercial developments along KY 18 and U.S. 42 west of Mall Road should not be regionally oriented nor should they attract additional traffic, but rather be served by the existing or future population of the area. A mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18. Along the entire KY 18 corridor east of Burlington, there are traffic congestion problems that can be worsened by adding commercial access points (Recommended Areas of Commercial Activity, pp. 67-70).
- B. Commercial developments that occur in the KY 18 and U.S. 42 corridors should be limited in scale (e.g. building, intensity, use, etc.) and clustered to serve growing residential neighborhoods. Planned Unit Developments should be encouraged so that commercial construction is incorporated within new residential areas and designed properly. These commercial clusters should not function as an extension of Florence and Mall Road, but as distinct units serving the Burlington and Union areas. This principle should apply to the Limaburg area and surrounding area as well. The commercial development in this area should coordinate closely with the projected high and medium density residential development to form a more coherent community and create neighborhood centers rather than just a strip extending out of Florence. An example of this type of design is the Oakbrook Marketplace, which ties into the subdivision while serving a larger trade area (Recommended Areas of Commercial Activity, pp. 67-70).

The 2010 Boone County Comprehensive Plan's Goals and Objectives include the following pertinent statements:

- A. Existing vegetation shall be considered as both an important site characteristic and a community resource (Environment, Objective).
- B. The incremental effects of developments on the environment, including, but not limited to storm water, erosion, woodlands, streams, and views shall be evaluated and addressed with public involvement (Environment, Objective).

- C. Boone County shall have a sustainable economy that both restores and protects the environment and also brings forth innovation and prosperity with meaningful employment opportunities for all its citizens (Economy, Goal).
- D. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- E. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial, and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage (Business Activity, Objective).
- F. Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Commercial Objective).
- G. The large scale mixing of commercial and non-commercial uses shall occur in planned developments or in areas where consideration has been given to assure compatibility with surrounding land uses. The location of large scale commercial uses shall take into consideration existing or planned infrastructure conditions so as to protect the existing and future population and businesses. Small scale mixing of commercial uses within residential areas shall be carefully assessed and properly placed so as to enhance the neighborhood. Architectural Design Review and consistent sign standards shall be implemented on a corridor by corridor basis, when justified by legitimate land use planning principles (Business Activity, Commercial Objective).
- H. Safe, efficient and environmentally sound public services and facilities shall exist for all development (Public Services and Facilities, Goal).
- I. The incremental effects of developments on public facilities and services shall be evaluated and addressed (Public Services and Facilities, Objective).
- J. Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).
- K. New connector streets shall be developed where needed and feasible thus lessening the total dependence on arterial, collector, and local streets. Existing connector streets shall be improved where needed (Transportation, Objective).
- L. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops (Transportation, Objective).
- M. Traffic impact analysis should be used as a tool to address impacts to the existing roadway system (Transportation, Objective).

PLANNED DEVELOPMENT STANDARDS

The application needs to be evaluated in terms of the Planned Development Standards that are found in Section 1514 of the Boone County Zoning Regulations. A proposed Concept Development Plan shall fulfill the criteria outlined in this section unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal (see attachments).

STAFF COMMENTS

1. The Concept Development Plans were prepared by two different firms and all the plan details are not consistent. Staff would like the applicant to address the following:
 - A. The Bill Wentz Drive right-of-way extension and rear portion of the CVS parking lot are shown differently on the two plans. Which layout is correct?
 - B. Are the two property owners swapping any real estate? If so, which areas are being swapped? This could affect the perimeter landscaping requirements.
 - C. Is a driveway connection proposed between the existing strip center (Gunpowder Centre) and the Morgan property? The Concept Development Plans are not consistent.
 - D. Overhead utility easements are located on the subject properties. Which portions of these utility easements are being relocated to accommodate the proposed development?
 - E. The CVS parcel contains a storm water detention easement that will be removed. Where will stormwater be detained or retained?
 - F. An off-premise CVS sign is shown at the Gunpowder Road/Bill Wentz Drive intersection. Is another freestanding sign being proposed to advertise the future restaurant, retail, or office tenants on the Morgan property?
2. Staff recommends that the following Planned Development (PD) Standards should be analyzed in more detail by Boone County Planning Commission and Florence City Council:
 - A. Compatibility of Uses: Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites.
 - The 2035 Future Land Use Map shows that the majority of the Morgan property is forecasted for Suburban Residential uses. The Planning Commission and City of Florence need to determine if two commercial/office strip centers are appropriate on this site. Staff is concerned that the site will have poor visibility from Gunpowder Road and US 42 and leasing all the tenant spaces could be challenging. Staff had asked the applicant to consider a multi-family residential option during the pre-application meeting to serve as a transition between Gunpowder Centre Subdivision and the single-family residential area to the southeast.
 - The adjoining properties to the southeast and northeast are zoned Suburban Residential One (SR-1). Staff recommends that light poles should be limited to 30' in height and that fixtures shall not be oriented toward residential property lines.
 - Staff would like the applicant to explain which C-2 uses would be permitted in the multi-tenant buildings.
 - B. Landscaping: Substantial landscaping shall be provided in Planned Developments with emphasis given to street scape areas and buffer zones.
 - The applicant is seeking several landscaping Waivers. Staff is concerned about the amount of landscaping that is being shown in the street frontage buffers.

Staff would like the applicant to address the final utility easement layout and if the easement holders will allow landscaping in the easements by the Zone Change Committee meeting.

- C. Architecture: A consistent architectural theme shall be provided in planned developments.
- The elevation drawings show that CVS will be constructed with brick, split face concrete block, EIFS, and aluminum storefront units. The elevations also show that the rooftop mechanical units will be visible. Staff would like the applicant to address if the parapets can be raised to better screen the mechanical units and if additional design detailing can be added to the northeast building facade.
 - A note on the Concept Plan indicates that the CVS retaining wall will have an average height of approximately 6.5' and a maximum height of approximately 14.3'. Staff would like the applicant to address the proposed building material.
 - Building elevation drawings were not submitted for the two multi-tenant buildings on the Morgan property. Staff recommends that the front and sides of the buildings be constructed with similar proportions of brick, split face block, and EIFS and comparable design detailing as CVS.
- D. Signage: A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.
- The Planning Commission and City of Florence need to analyze the CVS sign package in more detail. The applications would allow CVS to have additional building mounted signage, a monument sign with an electronic message board, and an off-premise sign at the intersection of US 42 and Bill Wentz Drive.
 - Staff would like to note that approval of an electronic message center would put four such signs within 1,425 feet of one another (KY Farm Bureau, Culver's, CVS, and Ace Hardware).
 - Other than the off-premise CVS sign, no sign details were submitted for the Morgan property.
- E. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe.
- Staff recommends that a parking lot connection should be provided between the two strip center lots (Morgan property and Gunpowder Centre).
 - Staff recommends that the Planning Commission and City of Florence should analyze the proximity of the CVS and strip center curb cuts to the Bill Wentz Drive/Mel's Lane intersection. Staff believes that CVS could function properly with only one curb cut on Bill Wentz Drive.

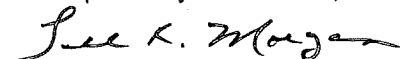
- F. Conformance with the Comprehensive Plan: All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.
3. The applicant did submit a Traffic Study with the request and it is part of the record. Staff has attached the "Executive Summary" and "Conclusion and Recommendations" sections of the Study to the Staff Report.

Staff contacted the applicant and the Kentucky Transportation Cabinet regarding the Traffic Study because it is only evaluating the potential impacts of the CVS Pharmacy on the surrounding transportation system. The Study does not analyze the two multi-tenant office/commercial buildings being proposed on the Morgan property. Laura Mitchell, with Kentucky Transportation Cabinet, informed Staff that she was unaware of the proposed development on the Morgan property and would reevaluate the Study. Mrs. Mitchell informed Staff that she would provide a written update on the status of the Traffic Study. This update was not received at the time the Staff Report was finalized.

CONCLUSION

The Change in Approved Concept Development Plan and Zoning Map Amendment requests needs to be evaluated by the Boone County Planning Commission and Florence City Council in terms Articles 3 and 15 of the Boone County Zoning Regulations and potential impacts on existing and planned uses in the area. A portion of the 2035 Future Land Use Map will need to be amended if both requests are approved.

Respectfully Submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

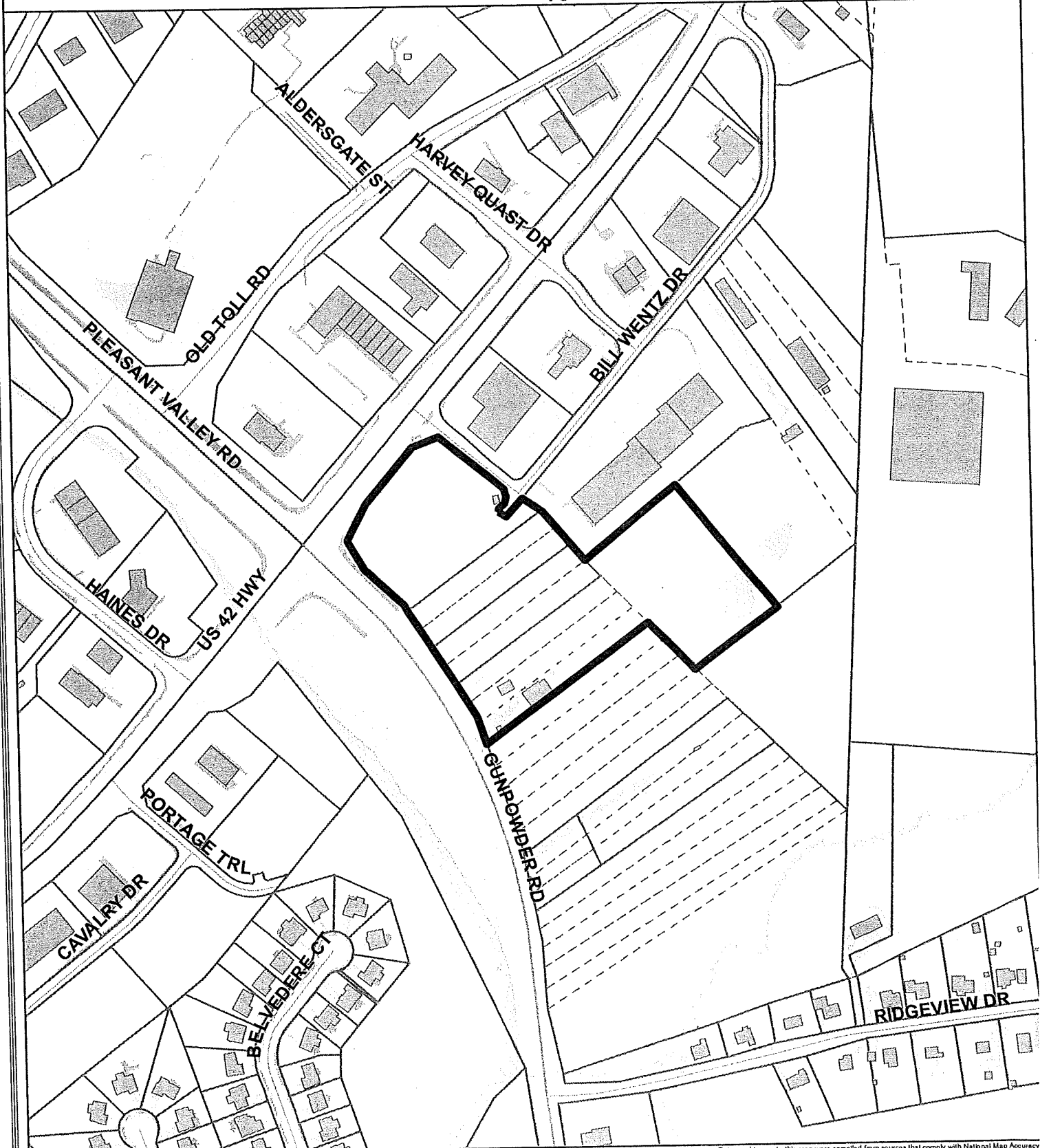
TKM/tlb

Attachments:

- *Site Vicinity Map
- *Project Narrative for CVS Pharmacy
- *Concept Development Plans
- *2001 Concept Development Plan and Conditions
- *Viox & Viox Alta Survey
- *2013 Aerial Map
- *Topographical Map
- *Zoning Map
- *Future Land Use Map
- *Planned Development Standards
- *Executive Summary and Recommendations and Conclusions from Traffic Study
- *Applications

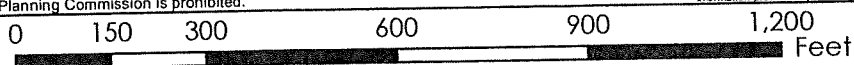
SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013

Map Document: BooneMap (10).mxd

Project Narrative

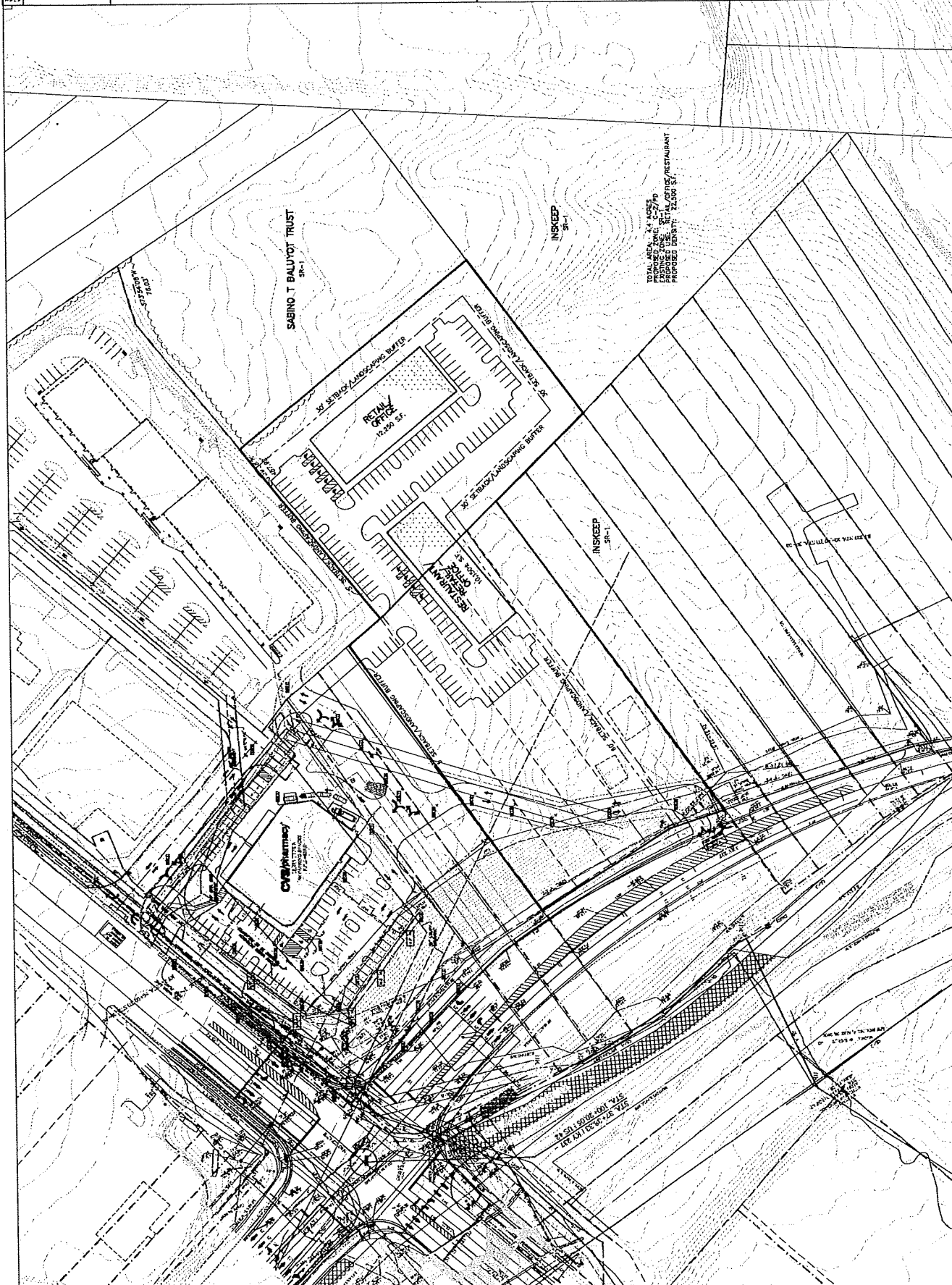
The proposed CVS Pharmacy use is within the permitted uses outlined in the C-2 commercial zoning regulations of the underlying district. The CVS Pharmacy development is also within the allowable maximum intensity, minimum lot size and within the minimum district size when combined with the Gunpowder Center of the supplemental standards of the zoning code. The proposed project site either has or will incorporate sidewalks/paths on all public frontages and will provide for pedestrian site connector to a public sidewalk. Building architecture will conform to the previously approved Gunpowder Center requirements and will be consistent with surrounding buildings. The CVS Pharmacy concept plan has been developed based on the existing topography of the property while incorporating a public street connection from Gunpowder Center to Gunpowder Road.

LEGEND

CONCEPT PLAN
MORGAN PROPERTY
BOONE COUNTY, KENTUCKY

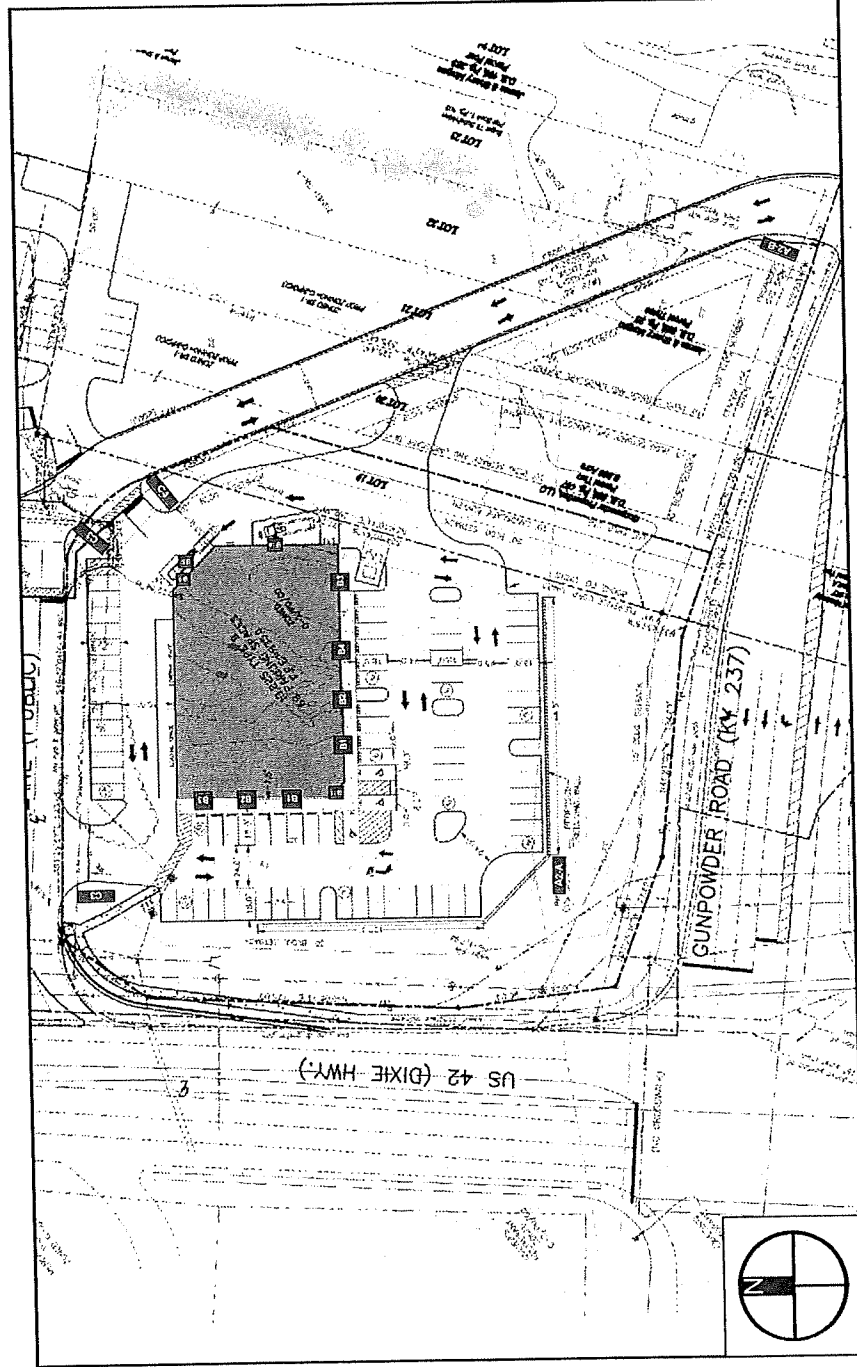
PCE
Professional Civil Engineers
1100 South Main Street, Suite 100
Covington, KY 40303
Phone: (502) 845-1100
Fax: (502) 845-1101
www.pceky.com

DATE	10/12/2011
SCALE	1"=50'
PROJECT NO.	0041
SHEET NO.	001
DRAWN BY	X
CHECKED BY	X



CVS/pharmacy

Florence, KY



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DC	CL	KB	AW

REVISION INFO
09/20/2013 Original Rendering
08/20/2014 Acid monument, EMB & Revise drive thru canopy
09/09/2014 Rename and re-orient sign destinations, call measurements for awnings
09/08/2014 Called awning width, added EMB notes

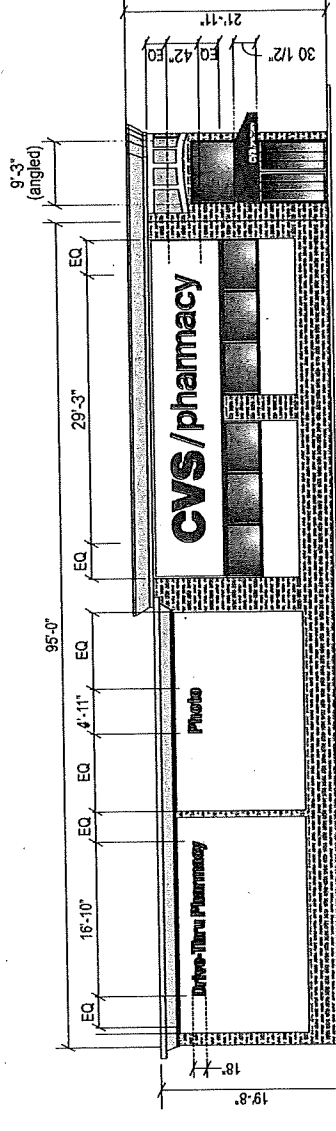
Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042



B3	18" Drive-Thru Pharmacy
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	26.56
To Grade:	Top of Sign To Grade = 16'-1 3/4" Bottom of Sign To Grade = 14'-7 3/4"

B2	18" Photo
Type:	Individual Channel letters
Illumination:	Internally Illuminated LED
Square Footage:	7.38
To Grade:	Top of Sign To Grade = 16'-1 3/4" Bottom of Sign To Grade = 14'-7 3/4"

B1	42" CVS/pharmacy
Type:	Individual Channel letters
Illumination:	Internally Illuminated LED
Square Footage:	102.38
To Grade:	Top of Sign To Grade = 17'-5" Bottom of Sign To Grade = 13'-11"



Front (Northwest)
Scale: 1/16" = 1'-0"

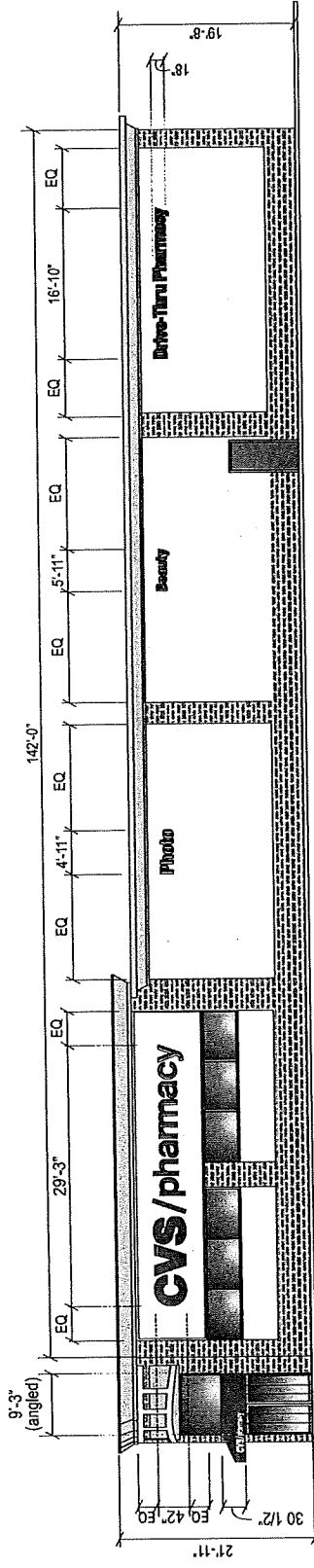
	Client: CVS Site #: CV-77841 Address: SEC US 42 and Gunpowder Road Florence, KY 41042	DC CL KB AW	Original Rendering Add monument, EMB & Revise drive-thru canopy Rename and re-orient sign destinations, call measurements for awnings Called awning width, added EMB notes	08/20/2013 08/20/2014 08/03/2014 08/08/2014
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B1	42" CVS/pharmacy	18" Drive-Thru Pharmacy
Type:	Individual Channel letters	Individual Channel Letters
Illumination:	Internally Illuminated LED	Internally Illuminated LED
Square Footage:	102.38	26.56
To Grade:	Top of Sign To Grade = 17' - 5"	Top of Sign To Grade = 16'-1 3/4"
	Bottom of Sign To Grade = 13' - 11"	Bottom of Sign To Grade = 14'-7 3/4"

B2	18" Photo	18" Beauty
Type:	Individual Channel letters	Channel letters
Illumination:	Internally Illuminated LED	Internally Illuminated LED
Square Footage:	7.38	8.88
To Grade:	Top of Sign To Grade = 16'-1 3/4"	Top of Sign To Grade = 16'-1 3/4"
	Bottom of Sign To Grade = 14'-7 3/4"	Bottom of Sign To Grade = 14'-7 3/4"

B3	18" Beauty	18" Drive-Thru Pharmacy
Type:	Channel letters	Individual Channel Letters
Illumination:	Internally Illuminated LED	Internally Illuminated LED
Square Footage:	8.88	26.56
To Grade:	Top of Sign To Grade = 16'-1 3/4"	Top of Sign To Grade = 16'-1 3/4"
	Bottom of Sign To Grade = 14'-7 3/4"	Bottom of Sign To Grade = 14'-7 3/4"

B4	18" Photo	18" Drive-Thru Pharmacy
Type:	Individual Channel letters	Individual Channel Letters
Illumination:	Internally Illuminated LED	Internally Illuminated LED
Square Footage:	7.38	26.56
To Grade:	Top of Sign To Grade = 16'-1 3/4"	Top of Sign To Grade = 16'-1 3/4"
	Bottom of Sign To Grade = 14'-7 3/4"	Bottom of Sign To Grade = 14'-7 3/4"



Southwest Elevation

Scale: 1/16" = 1'-0"



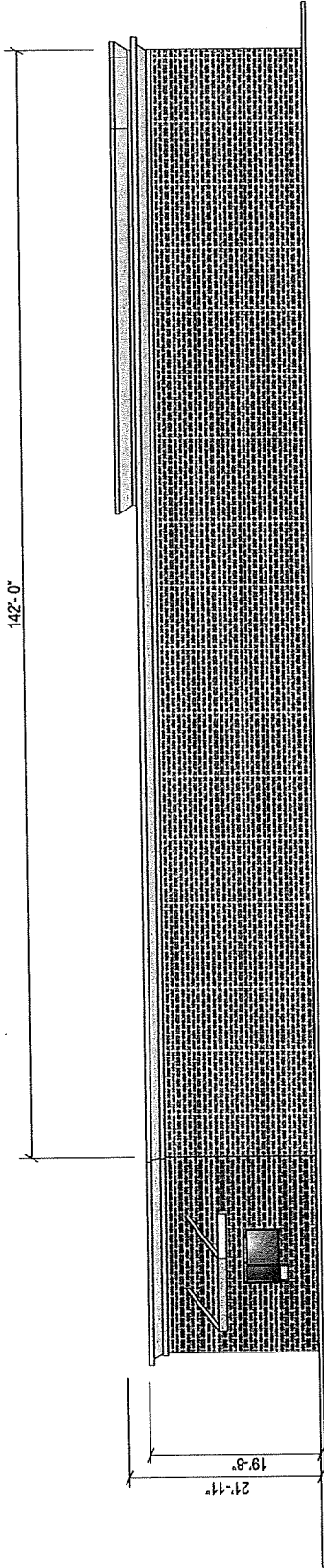
Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO	
09/20/2013	Original Rendering
09/20/2014	Add monument, EMB & Revise drive-thru canopy
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width, added EMB notes

DC	
CL	
KB	
AW	

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Long Rear (Northeast) Elevation

Scale: 1/16" = 1'-0"



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

09/20/2013	Original Rendering
08/20/2014	Add monument, EMB & Revise drive-thru canopy
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings
09/06/2014	Callout awning width, added EMB notes

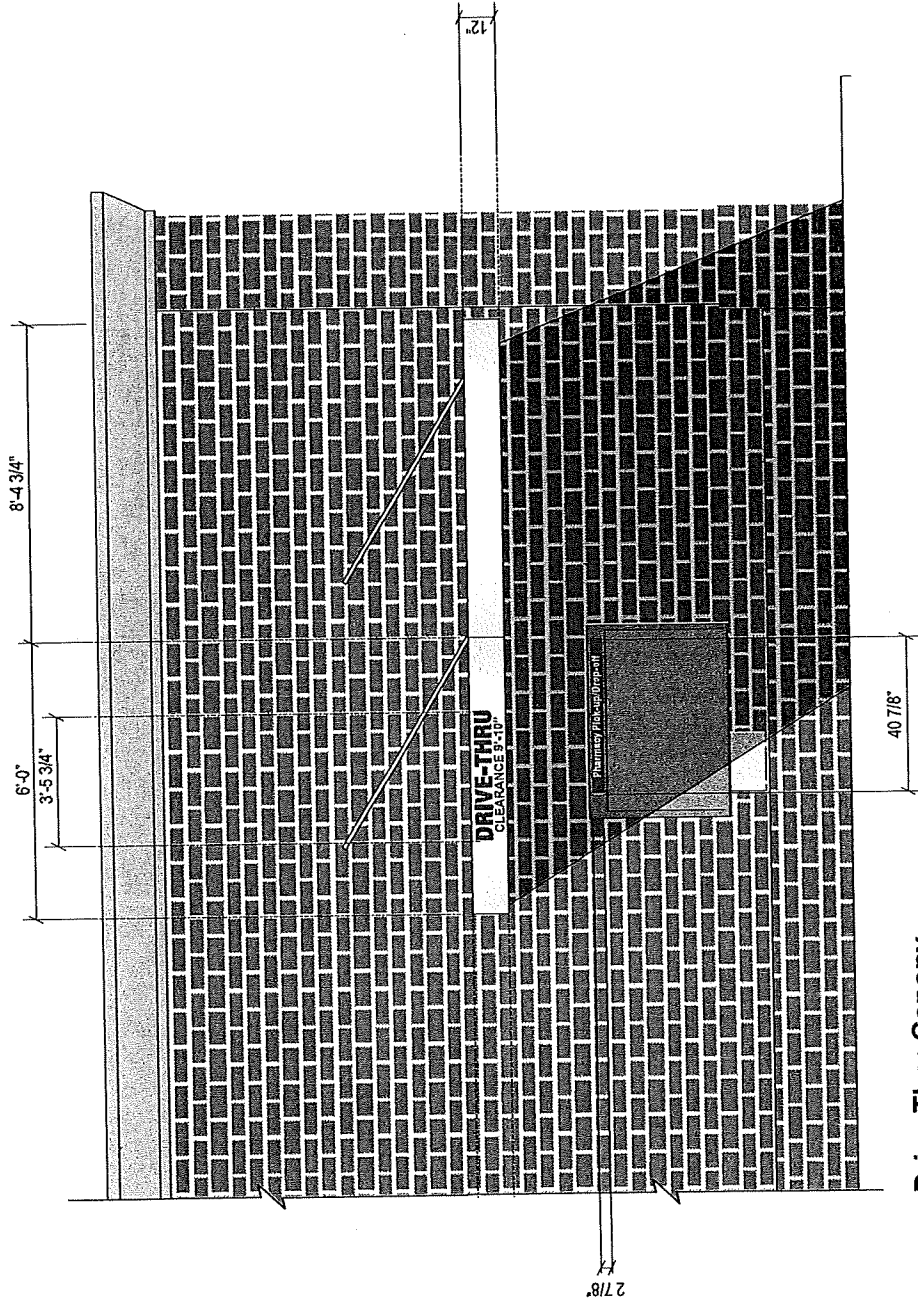
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KB	
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SIGN B5	CVS 6" Drive Thru
Type:	Single-Face Shoe-Box w/Push-Through Acrylic Letters
Illumination:	Internally Illuminated LED
Square Footage:	6.00
To Grade:	Top of sign to grade = 13'-2" Bottom of sign to grade = 12'-2"

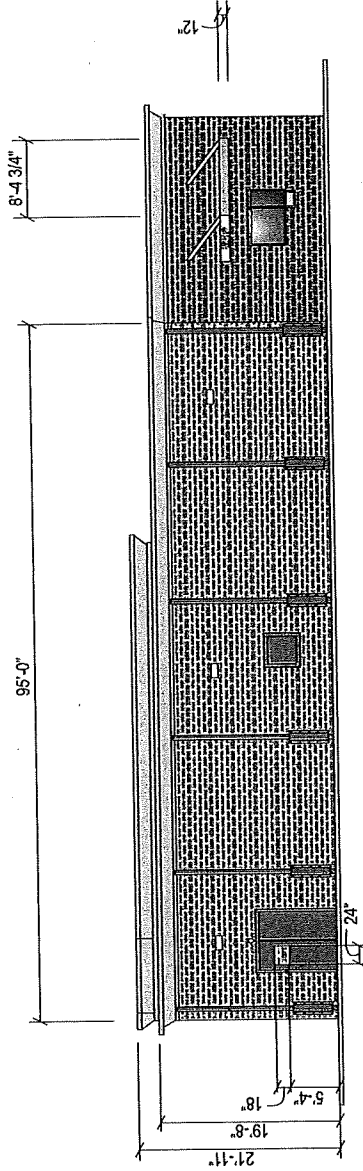
B9	Pick-Up/Drop-Off
Type:	Pleaque
Illumination:	Non-Illuminated
Square Footage:	0.82
To Grade:	Top of Sign To Grade = 7'-7 1/4" Bottom of Sign To Grade = 7'-4 3/8"



Drive Thru Canopy
Scale: Not To Scale

	Client: CVS Site #: CV-77841 Address: SEC US 42 and Gunpowder Road Florence, KY 41042	09/20/2013 Original Rendering 08/20/2014 Add monument, EMB & Revise drive-thru canopy 09/03/2014 Rename and re-orient sign destinations. call measurements for awnings 09/09/2014 Called awning width. added EMB notes.	DC CL KB AW	 Their services are the property of Anchor Sign, Inc. 3.15 or the exclusive use of Anchor Sign, Inc. The party who requested the rendering is the client. Anchor Sign, Inc. is not responsible for any changes or omissions without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	REVISION INFO			1.800.213.3331
	AnchorSign			1.800.213.3331

B14	18" Receiving Entrance
Type:	Aluminum Panel with applied Vinyl
Illumination:	Non-Illuminated
Square Footage:	3
To Grade:	Top of Sign To Grade = 6'-10"
	Bottom of Sign To Grade = 5'-4"

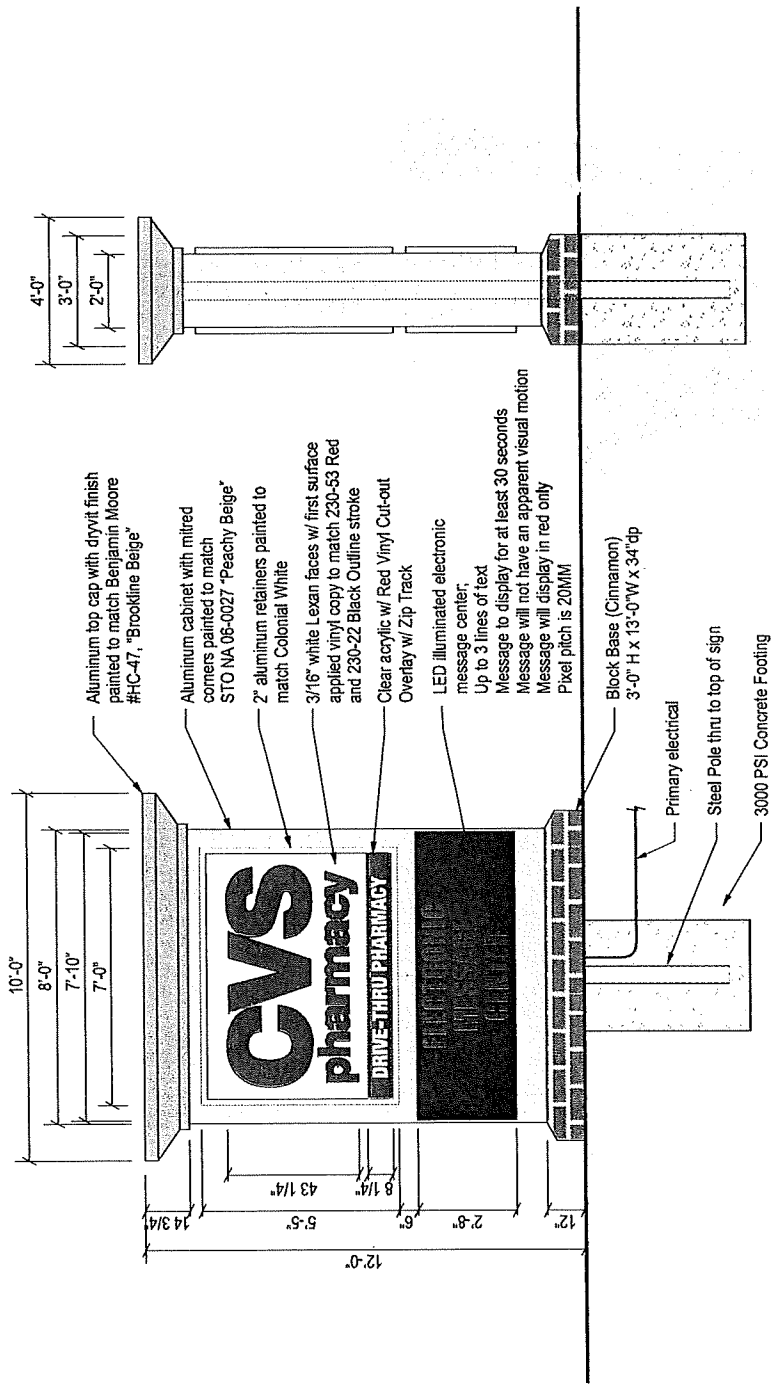


Rear (Southeast)

Scale: 1/16" = 1'-0"

CVS pharmacy		Client: CVS Site #: CV-77841 Address: SEC US 42 and Gunpowder Road Florence, KY 41042		AnchorSign 1.800.213.3331	
DC	Original Rendering	09/20/2013	Original Rendering	DC	The receipt is the property of Anchor Sign. It is to be used for the production of signs only. Anchor Sign, Inc. and the party which requested the rendering is in complete agreement that Anchor Sign, Inc. will not be held liable for any errors or omissions on the part of Anchor Sign, Inc. Please contact your account manager with inquiries regarding this statement.
CL	Add monument, EMB & Revise drive-thru canopy	08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL	
KB	Rename and re-orient sign destinations, call measurements for awnings	09/02/2014	Rename and re-orient sign destinations, call measurements for awnings	KB	
AW	Called awning width, added EMB notes	09/08/2014	Called awning width, added EMB notes	AW	
REVISION INFO					

A2-A	12' CVS pharmacy Drive-Thru Pharmacy
Type:	Monument Sign w/ Manual Reader Board
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	58.81



Monument Sign Side View
Scale: 1/4" = 1'-0"

Monument Sign Elevation
Scale: 1/4" = 1'-0"

Electrical: Main ID
Ballast: (2) HF2696 @ 2.6 amps
(6) 96" lamps
Total amps = 5.2



General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section.



Client: CVS
Site #: CV-7784-1
Address: SEC US 42 and Gunpowder Road
Florence, KY 41042

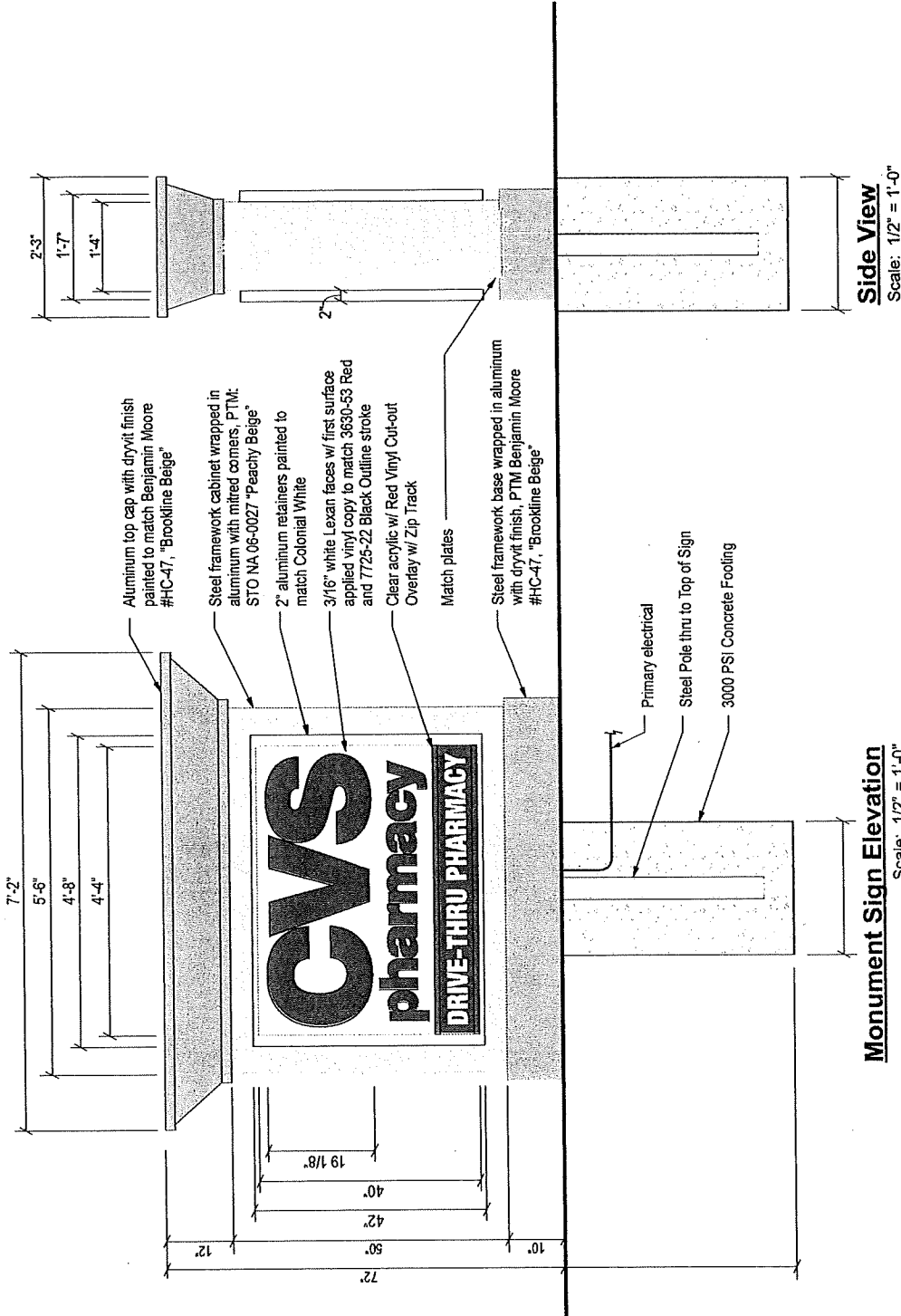
REVISION INFO	Original Rendering
09/20/2013	Add monument, EMB & Revise drive-thru canopy
06/20/2014	Rename and re-orient sign destinations, call measurements for awnings
09/03/2014	Called awning width; added EMB notes
06/08/2014	

DC	
CL	
KB	
AW	

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A2-B	6' CVS pharmacy Drive-Thru Pharmacy
Type:	Monument Sign
Illumination:	Internally Illuminated LED
Square Footage:	16.33



Electrical:

(2) GEPS24W-80 Power Supplies
Total Amps: 1.42
(1) 20 amp 120V Circuit Req.

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer.

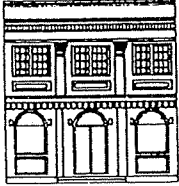
*For multiple signs, a disconnect is permitted but not required for each section.

CVS pharmacy	Client: CVS Site #: CV-77841 Address: SEC US 42 and Gunpowder Road Florence, KY 41042
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REVISION NO.	DATE	DESCRIPTION
09/20/2013		Original Rendering
08/20/2014		Add monument, EMB & Revise drive-thru canopy
09/03/2014		Rename and re-orient sign destinations, call measurements for awnings
09/09/2014		Called awning width, added EMB notes

DC	
CL	
KB	
AW	

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196

Fax: (859) 334-2264

E-mail: plancom@boonecountyky.org

April 16, 2001

Mr. Richard Wentz
600 Greenup Street
P.O. Box 472
Covington, KY 41012-0472

RE: The request of **Richard Wentz/Gunpowder Properties LLC (owner)** to consider a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for an approximate 10 acre site located at the southeast corner of the US 42/Gunpowder Road intersection and along the south side of US 42, Boone County, Kentucky. The request is to allow commercial uses.

Dear Mr. Wentz:

The following represents the conditions of approval as agreed to by the Boone County Planning Commission's Zone Change Committee. If you, as the owner, agree to the following conditions, please indicate so by signing the space provided on the following page. Please return this signed letter to the Boone County Planning Commission office by 5:00 P.M., on April 17, 2001.

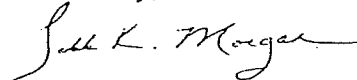
Conditions

1. All proposed buildings and signs must be approved through the Planning Commission's Design Review process to ensure that at least 60% of any building locating on such property shall be of a non-metal material such as, but not limited to, brick, refined stone, decorative masonry or architectural concrete. An appropriate type of architectural metal siding or wood siding may be permitted. Vinyl siding is not permitted. Regular painted concrete block or smooth-faced block will not be permitted in the area open to view from a public street.
2. The "development identification sign" must be monument style. The sign will be limited to 25 feet in height and 200 square feet in size.
3. The individual outlots will be permitted to have their own monument signs. These signs will be limited to 12 feet in height and 60 square feet in size. The base and supports of these signs will be required to match the dominant construction material of each building.
4. The following Commercial Two (C-2) uses will be prohibited in the development:
 - a. Pawn shops,
 - b. Auto parts and accessory stores,
 - c. Auto repair and wash services for vehicles,

Mr. Richard Wentz
April 16, 2001
Page 2

- d. Mini-warehouse or storage facilities, and
- e. Check-cashing services.
5. Any proposed gasoline filling station(s) will be required to submit for a Conditional Use Permit.
6. The entire development will be limited to 3 franchise style (fast food) establishments and/or drive-thru facilities.
7. The development will adhere to Florence Landscaping Regulations (Article 36 of the Boone County Zoning Regulations).
8. Sidewalks will be required along U.S. 42.
9. A photometric plan will be required at Site Plan Review. The photometric plan will need to show that all proposed lighting is arranged to minimize direct illumination, reflection, or glare on any adjoining property or on any public street.
10. All proposed intercom systems must be at a decibel level of 75 to 85 db at 1 meter.
11. The landscaping buffer along the southern property boundary will need to be approved by the Technical Design Review Committee.
12. All design standards within the Boone County Zoning Regulations and Boone County Subdivision Regulations must be met.


Sincerely,



Todd K. Morgan
Planner

TKM\pr

I, Richard Wentz, hereby agree to the listed conditions of approval for a Concept Development Plan for an approximate 10 acre site located at the southeast corner of the US 42/Gunpowder Road intersection and along the south side of US 42, Boone County, Kentucky.



Mr. Richard Wentz

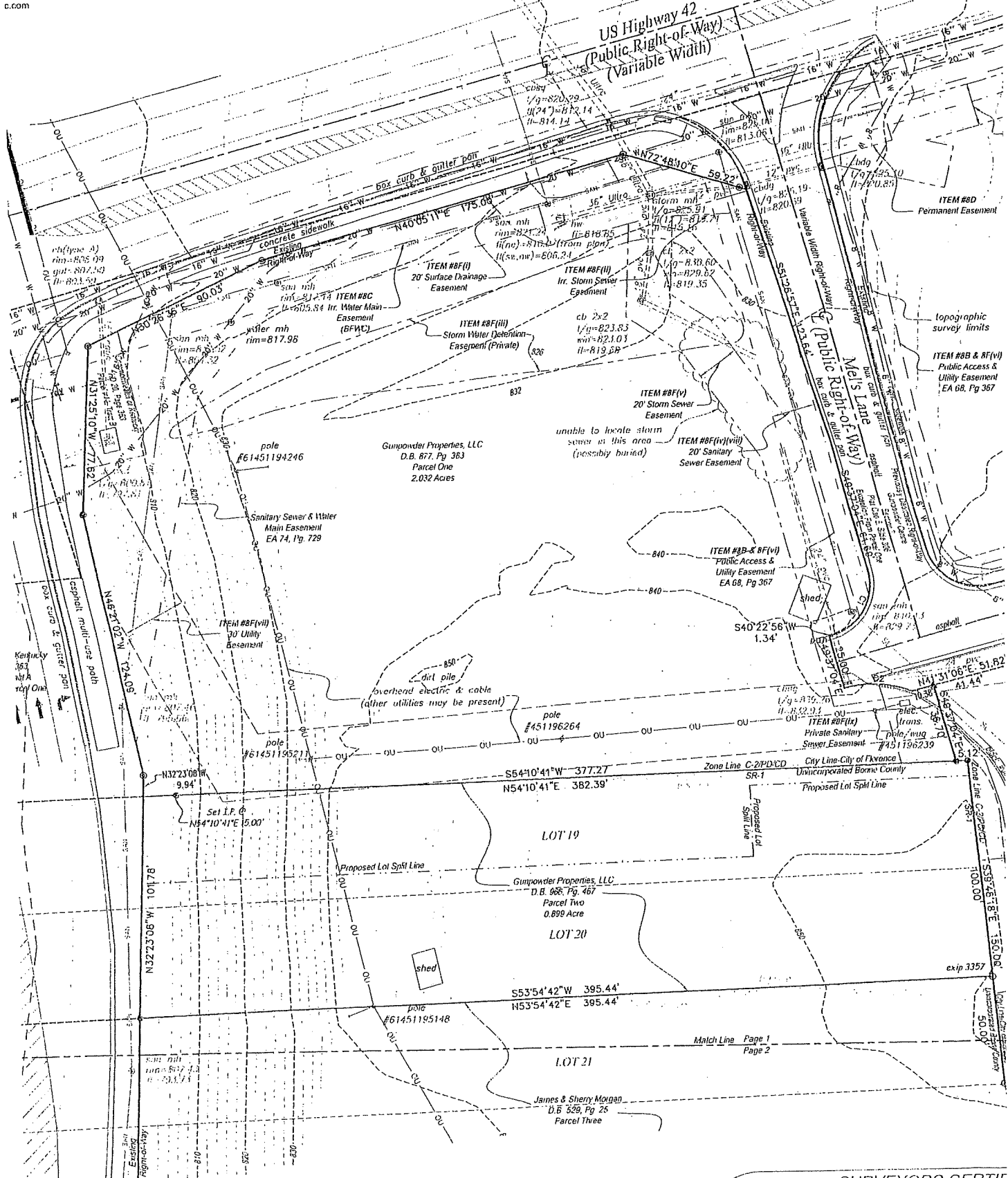
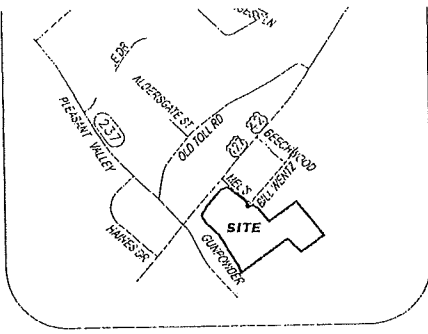
4/17/01
Date

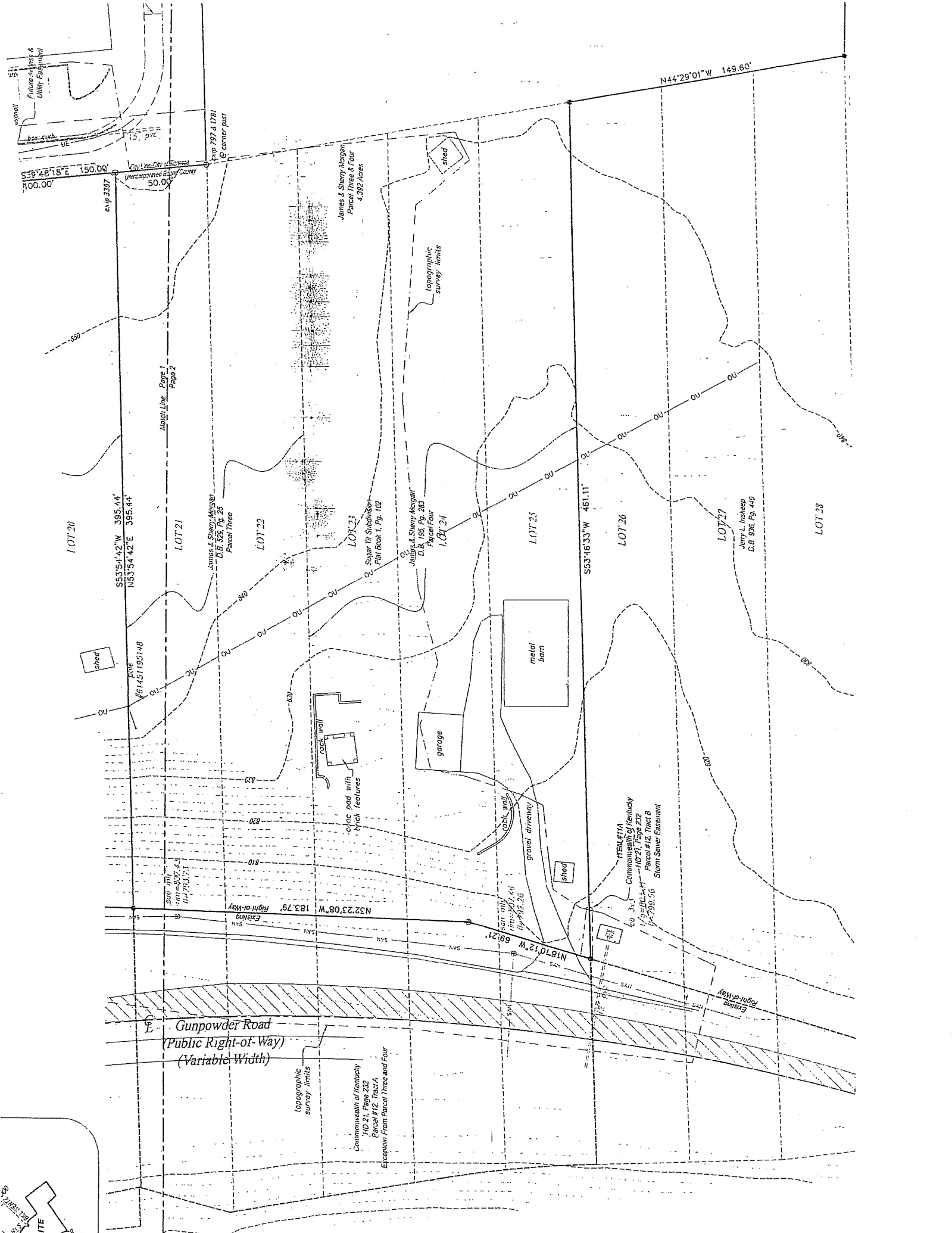
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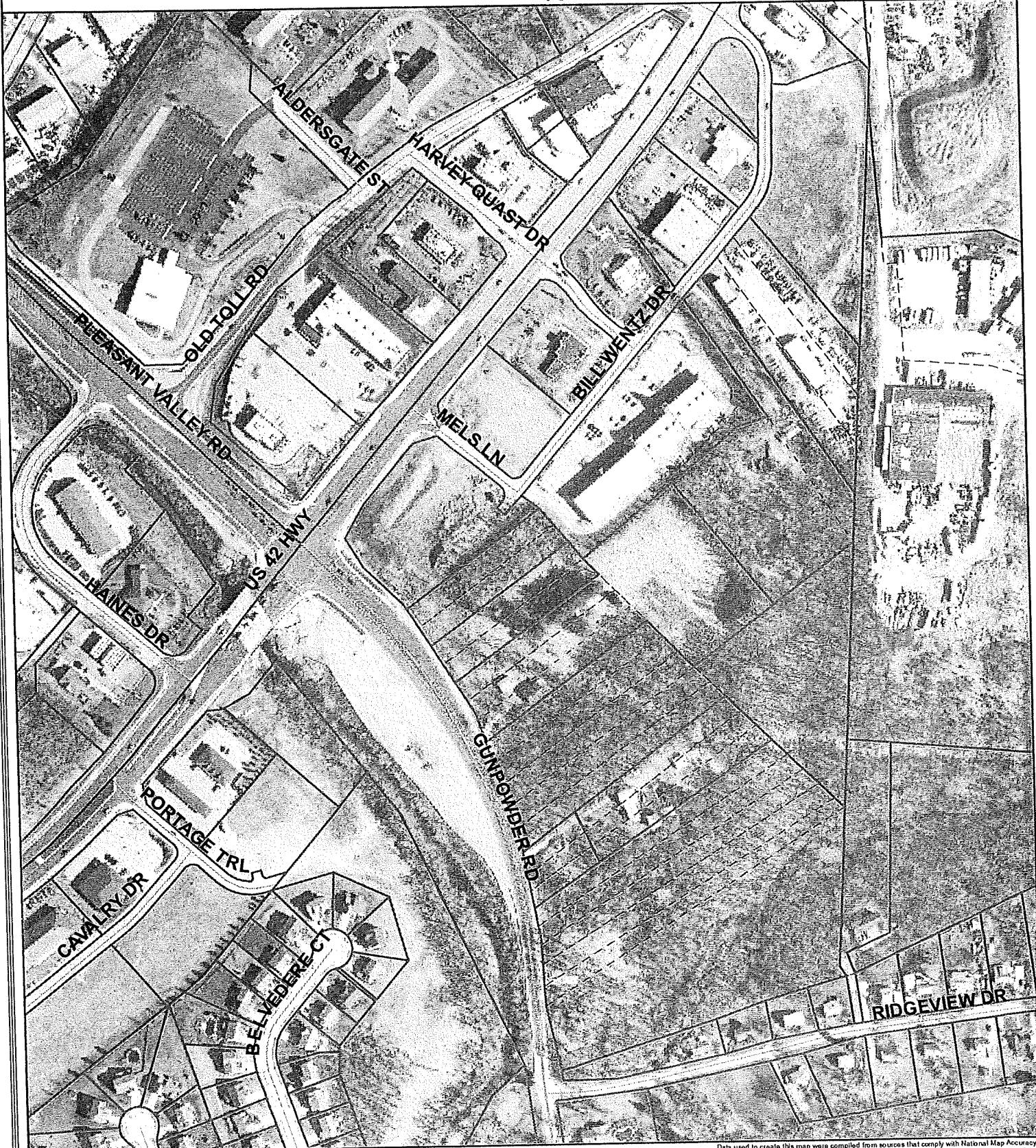
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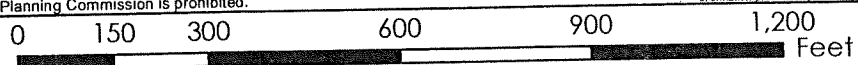
2013 AERIAL MA.

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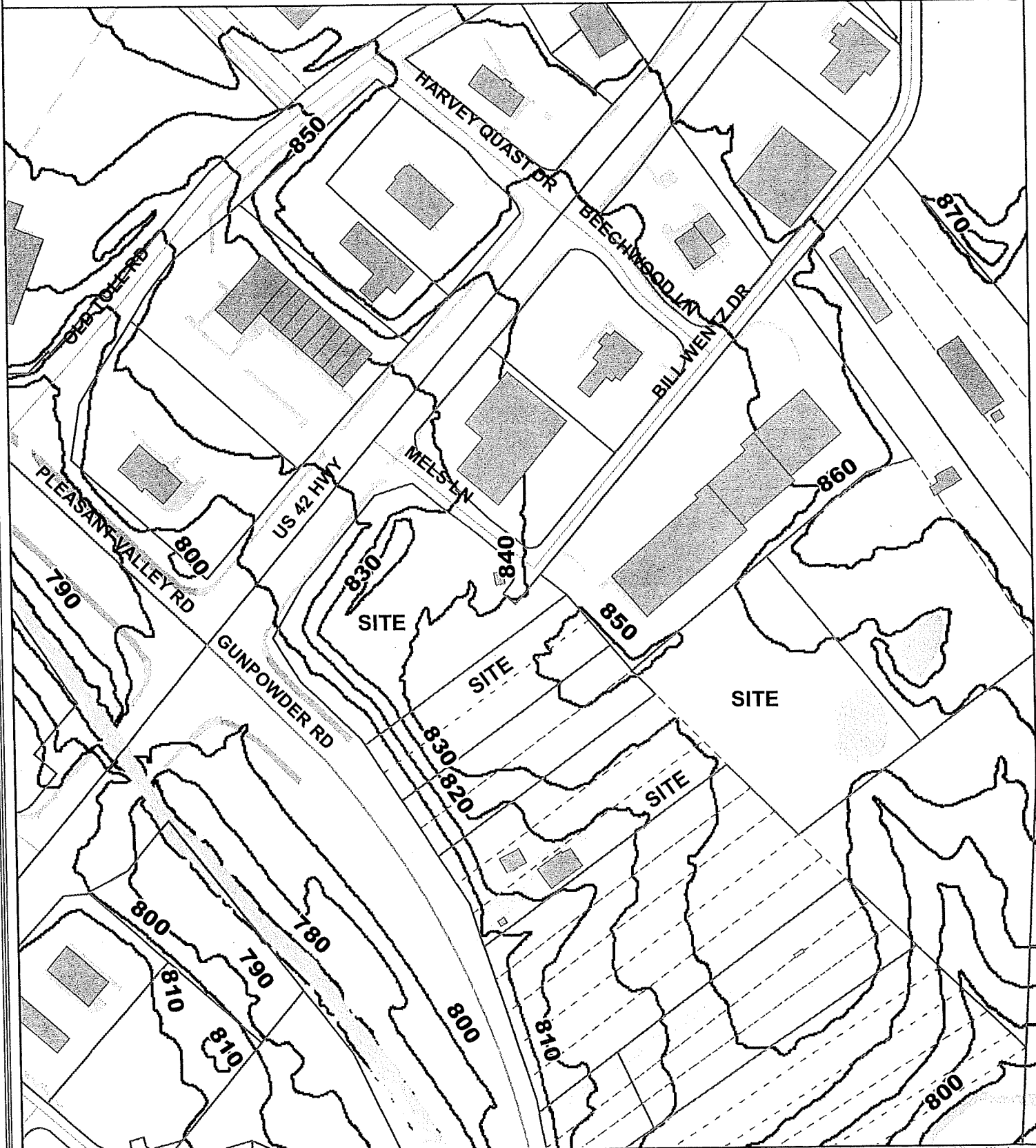
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArctMap Document: BooneMap (lib).mxd

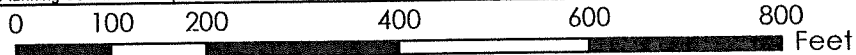
TOPOGRAPHICAL MAP

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1 inch = 200 feet



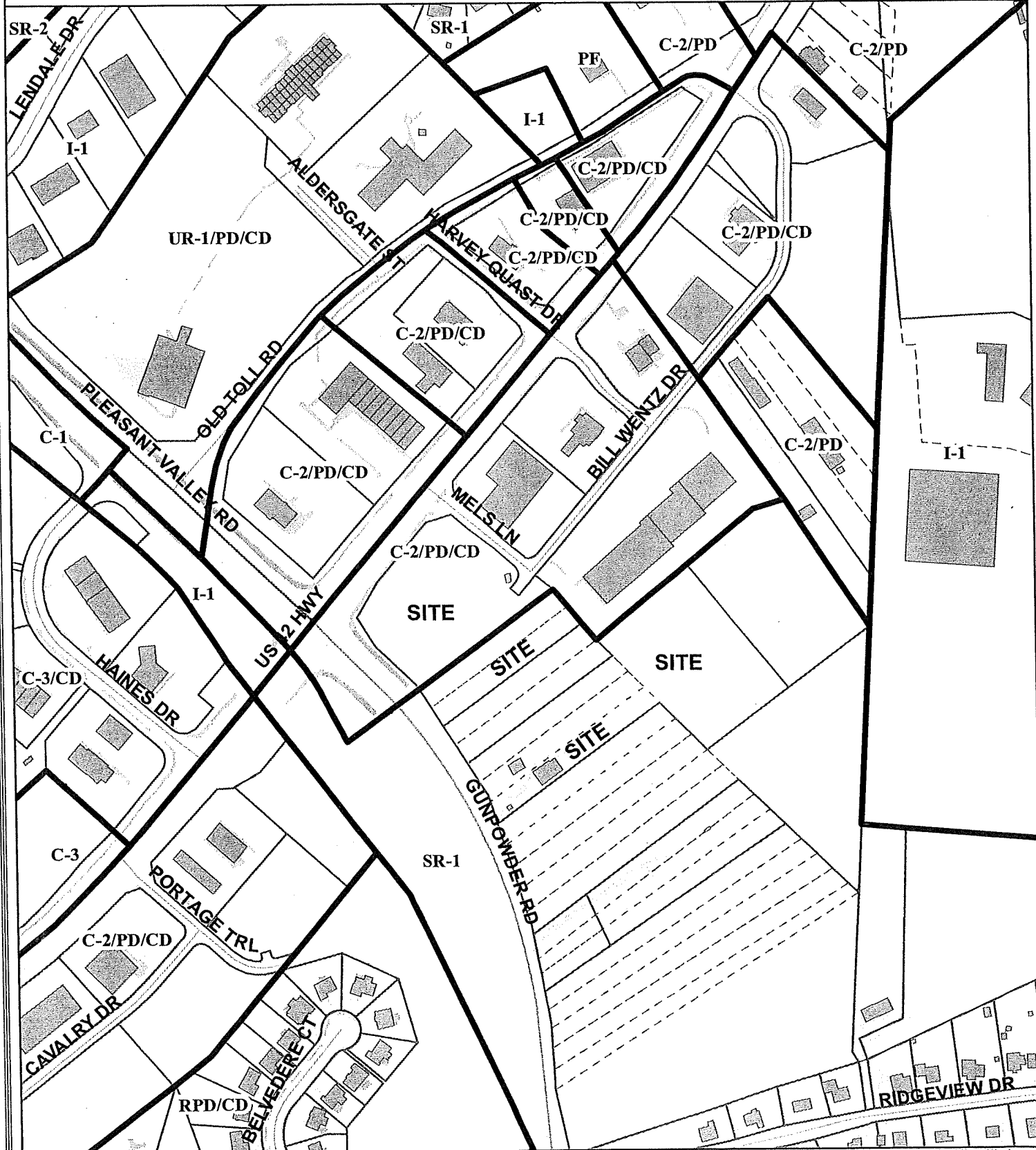
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (10a).mxd

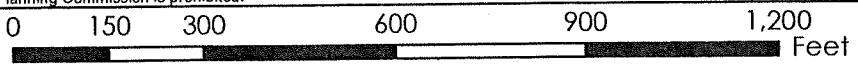
ZONING MAP

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1 inch = 300 feet



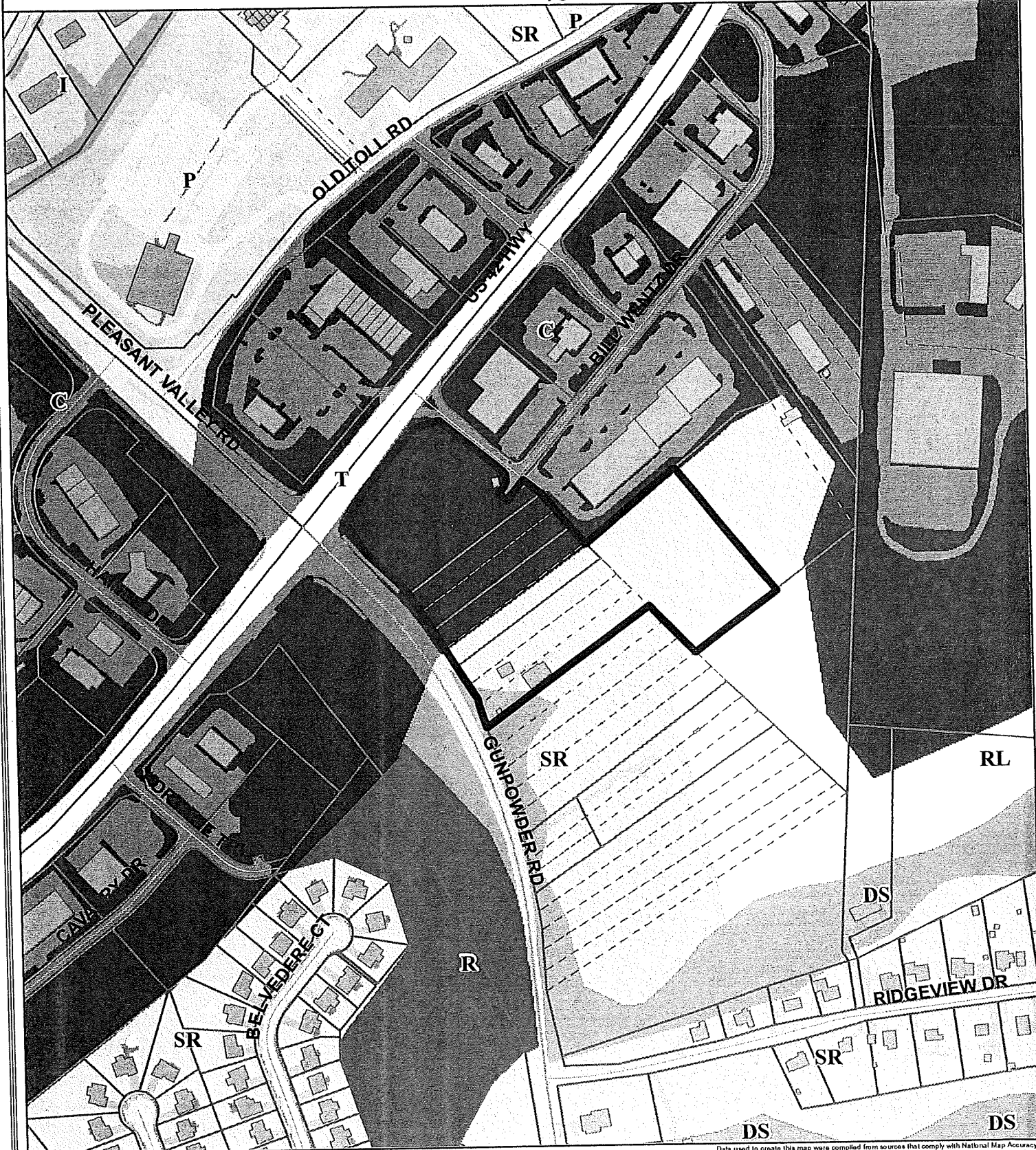
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Small Print & North Arrow (10) 101
ArcMap Document: BooneMap (10) 101

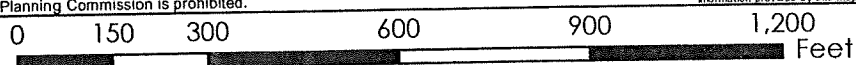
2030 FUTURE LAND USE MAP

www.boonecountygis.com

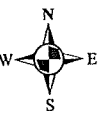


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Boone County GIS - Putting Northern Kentucky on the Map



3. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns;
4. More efficient use and development of land than is generally achieved through conventional regulations resulting in substantial savings through shorter utilities, streets, and other infrastructure;
5. A development pattern consistent with the adopted Comprehensive Plan and any other appropriate land use studies;
6. A signage package that emphasizes consistency and the minimal use of signs.

SECTION 1510

Provisions Governing Planned Developments

Because of the special characteristics of planned developments, special provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this article and those of other articles of this order, the provisions of this article shall prevail. Subjects not covered by this article shall be governed by the respective provisions found elsewhere in this order.

SECTION 1511

Permitted Uses

Uses listed as principally permitted, accessory or conditional uses in the underlying zone are allowed within a Planned Development district as long as the requirements of this article have been met, including approval by the appropriate legislative body or Fiscal Court of a Concept Development Plan. Further, any other uses not listed in the underlying zone are permitted if found to be compatible and of benefit to the community and meet the requirements of this article, including approval for any such use or uses through a Concept Development by the appropriate legislative body or Fiscal Court. Uses proposed for a Planned Development district shall not adversely affect adjacent property, and/or the public health, safety, and general welfare and/or the provisions of the adopted Comprehensive Plan. The review and decision making process under this article identify adverse impacts and address how they may be minimized, if possible, to satisfy the requirements of this article. In no event shall this article on its face or as applied prohibit all use of property zoned with a Planned Development overlay district.

It is also provided that the amount of land devoted to each use in a Planned Development shall be determined through the Concept Development Plan review and approval process. The appropriate legislative body or Fiscal Court shall have final decision making authority and the Planning Commission is a recommending body pursuant to the provisions of this article.

SECTION 1512

Intensity

The intensity of use in a Planned Development may exceed by no more than fifty (50) percent the maximum intensity permitted in the underlying zone district.

SECTION 1513

Minimum Size

The minimum size or area required for a Planned Development overlay shall be no less than five (5) acres.

SECTION 1514

Planned Development Criteria

Concept Development Plan proposals in a Planned Development shall be primarily evaluated against the criteria listed below. The Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal. The examples listed in this section are for illustrative purposes. Specific solutions used to fulfill these criteria are contingent upon the size, scale, site conditions,

design, uses and impacts of a proposed development.

1. **Mixed Use Development and Pedestrian Orientation:** Planned Developments shall generally have a mixed use orientation (combination of differing types of residential, commercial, public or civic, and/or industrial uses) both within the development itself and relative to the relationship between the proposed planned development and adjacent sites. The additional intensity allowed in a Planned Development by Section 1500 shall only be permitted when a true mixed use and/or an amenity - oriented development with community and recreation facilities as described in this standard is provided.

In general, planned developments shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile. This may be accomplished through the use of comprehensive pedestrian circulation networks including multi-purpose paths and walks along main routes and open spaces such as stream corridors, between major destinations within the development and adjoining areas, secondary walk connections to the multi-purpose paths, the creation of a designed pedestrian environment including street trees in addition to other required landscaping, decorative street lights and other street furniture, and seating areas, and the use of integral curb walks where appropriate along streets. Disruptions in major paths due to street and drive intersections shall be minimal. Additionally in commercial areas, pedestrian orientation can be accomplished by placing buildings in close proximity to the street with parking areas to the side and rear of buildings, mixing uses within the same multi-story buildings, building entrances directly facing streets with reduced setbacks, architectural design which employs display windows, projecting signs, and awnings at street level, and designed outdoor seating and gathering spaces at the street level. Each development proposal must demonstrate in detail how the project will be made walkable throughout.

2. **Compatibility of Uses:** Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominant. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.
3. **Open Space:** Useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publically dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations.
4. **Multi-Modal Transportation System:** Planned developments shall incorporate multi-modal transportation elements through the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, bicycle parking areas, etc. Multi-modal facilities are encouraged to be combined with the pedestrian systems and open spaces described in Sections 1 and 3.
5. **Preservation of Existing Site Features:** Existing topography, significant tree cover, tree lines along property lines, cemeteries, and water courses and water bodies shall be largely preserved and incorporated into the project design, where appropriate and consistent with the remainder of this article. The retention of such features may also fulfill portions of the requirements in Section 3 "Open Space" and Section 6 "Landscaping."
6. **Landscaping:** Substantial landscaping shall be provided in a planned development with emphasis given to street scape areas, buffer zones, and the provision of significant landscaping (in terms of size of landscape areas, and quantity and quality of landscape materials) within the developed portions of the site.

The use of landscape design guidelines is required for multi-phased projects. The retention of existing healthy, substantial trees should occur wherever possible. Properly designed street tree plantings may be permitted to fulfill some landscaping requirements as part of an overall amenity package.

7. **Architecture:** Sites which are subject to architectural requirements through adopted overlay districts or land use studies shall follow said requirements. For all other sites, a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

For attached or multi-family residential developments and commercial or office developments, the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects.

Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.

8. **Historic and Prehistoric Features:** Historic and prehistoric features on the project site shall be retained, utilized, and incorporated into the overall project design if physically and economically feasible.
9. **Signage:** A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects.
10. **Transportation Connections and Entry Points:** The provision of transportation connections (street connections, pedestrian paths, multi-purpose trails, sidewalks, and bicycle facilities) shall be provided in all planned development unless physically unfeasible or unsafe. This shall include connections to adjoining properties and developments, and inter-connectivity within the development itself, and contain minimal use of cul-de-sacs or other dead-end types of streets only when necessary. Transportation connections shall account for the County's adopted Transportation Plan and any adopted bikeway and/or pedestrian plans. In addition, the various entry points (streets, paths, etc.) into a planned development shall be marked or otherwise defined through the use of landscaping, low-key signage on retaining walls, architectural or sculptural elements, archways, markers, etc. Any structures used to demarcate entry points shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors.
11. **Conformance with Comprehensive Plan:** All planned developments shall conform to the provisions of the adopted Comprehensive Plan and take into account the limitations of existing or planned infrastructure.

Further, Concept Development Plan proposals within areas that are subject to a specific land use or corridor study shall be evaluated against the criteria or requirements of such study as well as the criteria in this section.

A Planned Development and its uses, buildings or structures shall be minimally subject to the supplemental performance and development standards of this order, unless superseded by any special requirements, conditions, variances or other particulars imposed by the Planning Commission during the concept or preliminary application and hearing phases described in this article. Such special conditions may include provisions governing, common open space, lands or facilities, disposition of open land, infrastructure provisions including

any physical design and/or any other requirement found to be necessary, appropriate or desirable for the purposes of this district.

Such conditions shall be made a part of the terms under which the development is approved. Any violation of such conditions shall be deemed a violation of this order.

SECTION 1515

Procedure

After review and recommendation by the Planning Commission and upon approval by the legislative body or Fiscal Court, a planned development zoning district or classification may be applied to any other existing district in this order. The zoning of property with a Planned Development overlay district and an underlying zone can occur without approval of a Concept Development Plan, however, a Concept Development Plan must be approved before a Planned Development overlay district can be utilized. Upon approval of a Concept Development Plan, the Official Zoning Map shall be annotated for the land area involved so that the district name includes the notation, "CD", which gives notice that a development for that property has been approved pursuant to this article. Planned Development districts shall be approved by the legislative body or Fiscal Court. Planned Development districts may originate from the Planning Commission, appropriate legislative unit or a private property owner. Applications for a Concept Development Plan review and approval shall originate from the property owner.

For development plans on sites within the Houston-Donaldson Study Area, the recommended Implementation procedure in that study shall be followed. This may result in a development not following the normal Planned Development process if those development plans are consistent with the recommendations of the Houston-Donaldson Study. This shall be determined through a Long Range/Comprehensive Planning Committee (or equivalent committee) recommendation to the full Planning Commission at the next regular Business Meeting. Decision as to the review process to be followed shall be by simple majority vote.

SECTION 1516

Pre-Application Meeting

If a property owner proposes a Planned Development district, he or she shall meet with an appropriate staff person of the Planning Commission prior to the submission of a Concept Development Plan. The purpose of the meeting will be to discuss early and informally the purpose and effect of this order and the criteria and standards which may apply, and to familiarize the developer with the detailed objectives of the Comprehensive Plan and its elements, this order and this article.

SECTION 1517

Concept Development Plan and Utilization of an Underlying Zone in a Planned Development

The Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a "Utilization of an Underlying Zone Within a Planned Development"), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

SECTION 1518

Public Hearing by Planning Commission

Upon receipt of an application for approval of a Concept Development Plan or a Zoning Map Amendment involving the Planned Development Overlay District, the Planning Commission shall hold at least one public hearing, after notice as required for amendment under Kentucky Revised Statutes, Chapter 424, as stated in Section 305 of this order.

I. EXECUTIVE SUMMARY

Purpose and Objectives

TEC Engineering, Inc. was retained by the Zaremba Group to complete a traffic impact study for a proposed retail development in Florence, Kentucky. The initial objective of this report is to document the existing traffic conditions and evaluate the potential impacts of the proposed development on the surrounding transportation system.

Existing Conditions

The proposed development site is located on the east corner of Gunpowder Road and US 42. Manual turning movement counts were collected at the surrounding intersections during the AM peak and PM peak as well as surrounding intersections.

Proposed Site Development

The development will consist of a 13,225 sq. ft. retail building (*CVS/Pharmacy*) with parking (68 spaces). The site will have three access points. There will be two full access points to Mel's Lane and one full access point to Gunpowder Road. Mel's Lane provides right-in/right-out access to US 42. Mel's Lane also serves as an access road to Bill Wentz Drive which provides full access to US 42 via a signalized intersection.

Projected Traffic

The trips generated by the proposed development were projected using ITE Land Use 881, *Pharmacy/Drugstore with Drive-Through Window*. These trips were then distributed through the study intersections accordingly. A summary of the ITE Trip Generation results can be found below.

*ITE Trip Generation Summary
Non Pass-by Generated Trips*

Non Pass-by Traffic Generated by CVS/pharmacy Florence, KY							
Land Use Type	ITE Code	Units	Unit of Measure	Weekday Peak Hour			
				AM		PM	
				Enter	Exit	Enter	Exit
Pharmacy/Drugstore with Dive-Through Window	881	13,225	GFA	20	16	68	69
Total Trips				36		137	

Traffic Analyses

The software program *Synchro* was used to analyze capacity and determine level of service at the intersections. The proposed development is anticipated to be fully built and open for business in 2015. To determine the roadway improvements necessary to accommodate the traffic generated by the proposed development, the following scenarios were compared and analyzed:

Existing
2015 No Build
2015 Build
2025 No Build
2025 Build

Turn lane (left and right) requirements and queue lengths were evaluated with regards to the site.

Conclusions and Recommendations

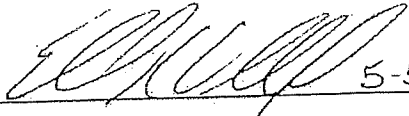
This study was performed to determine any impact that the proposed site development would have on existing traffic in the study area and to recommend any necessary measures in order to fully mitigate these effects. The proposed site has very little effect on the existing traffic conditions. The level of service at the existing intersections remains the same. No additional turn lanes are necessary as a result of the development. The added traffic from the proposed development should not be considered detrimental to the operation of the intersections and no improvements are necessary. While a left turn into the proposed access from Gunpowder Road is not required, a minimal left turn lane could be provided with the striped area in the middle of Gunpowder Road.

Qualifications

TEC Engineering, Inc. is a Southwest Ohio-based consulting engineering firm established in 1992 specializing in the fields of Transportation Planning, Traffic Engineering, and Roadway and Highway Design, including all ancillary services. In its twenty two year history in the Tri-State, the firm has completed a variety of transportation improvement and enhancement projects across a wide spectrum, including: Traffic Signal Design, Intelligent Transportation Systems Planning, Design and Operations, Roadway/Highway Design, Engineering Studies, and Roadway/Highway and Parking Lighting Systems.

TEC has conducted a wide variety of Traffic Impact Studies throughout Ohio, Kentucky, West Virginia and Indiana. These studies include both retail and residential developments. The retail developments range in size from a single commercial building to multiuse sites covering several acres. Likewise, the residential developments range in size from small communities to large developments with several hundred single family homes.

"I certify that this TRAFFIC IMPACT STUDY has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering."

 5-5-14

Edward R. Williams, P.E., P.T.O.E.
Kentucky Registration #24973
TEC Engineering, Inc.

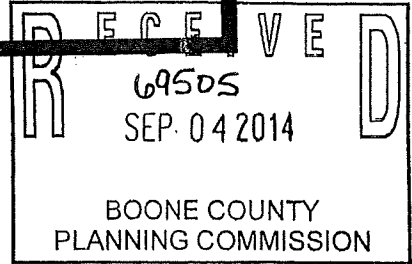


VI. CONCLUSIONS AND RECOMMENDATIONS

This study was performed to determine any impact that the proposed site development would have on existing traffic in the study area and to recommend any necessary measures in order to fully mitigate these effects. The proposed site has very little effect on the existing traffic conditions. The level of service at the existing intersections remains the same. No additional turn lanes are necessary as a result of the development. The added traffic from the proposed development should not be considered detrimental to the operation of the intersections and no improvements are necessary. While a left turn into the proposed access from Gunpowder Road is not required, a minimal left turn lane could be provided with the striped area in the middle of Gunpowder Road.

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION



FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Check One:

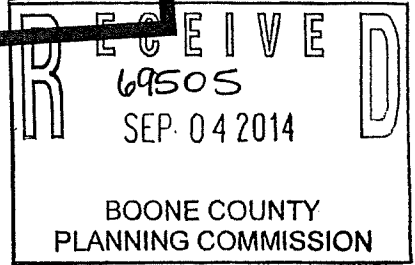
- Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
- X P-1 Change in an Approved Concept Development Plan
- Long Range Planning **Committee Review** (As stated in the Houston-Donaldson Study)
- Long Range Planning **Committee Review** (As stated in the Union Town Plan)
- Zone Change Technical Design **Committee Review** of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
- Zoning Administrator Review** (As stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
- Zoning Administrator Review** (As stated in the Mall Road District Study)

- 2. Name of Project CVS at Gunpowder Center and Adjoining Retail
- 3. Location of Project U.S. 42 and Gunpowder Road (SE Corner)
- 4. Total Acreage of Site 2.032 ACRES
- 5. Current Zoning Parcel 1: C2/PD/CD,
- 6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable)
- 7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) No
- 8. Proposed Uses (please specify each use) Proposed CVS Pharmacy and Retail Development
- 9. Proposed Building Intensities (please specify) C-2 12,000 - 15,000 S.F.
- 10. Have you submitted a Concept Development Plan? Yes
- 11. Are you also applying for:
 - Conditional Use Permit
 - Dimensional Variance
- 12. Name of Applicant(s) Mike Casale/P & L Systems, Inc.
Phone Number (614)891-4970 Fax No. (614)891-4984 E-Mail mcasale@plsdis.com
- 13. Address of Applicant(s) 171 Charring Cross Drive
Westerville Ohio 43081
City State Zip
- 14. Name of Property Owner(s) See Addendum
Phone Number Fax No. E-Mail
- 15. Address of Property Owner(s) See Addendum

City State Zip
- 16. Are there any existing buildings on the site? Yes; Garage, Metal Barn & Shed
How many? 3
- 17. Deed Book See Addendum Page No. Group No.

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project CVS at Gunpowder Center & Adjoining Retail
2. Location of Project U.S. 42 and Gunpowder Road (SE Corner)
3. Total Acreage of Site 5.291 Acres
4. Current Zoning of Site SRI
5. Proposed Zoning (Classification being requested) C2/PD/CD
6. Proposed Uses (please specify each use) Retail/Commercial

7. Names of Applicant(s) Mike Casale/P & L Systems, Inc.
- Phone No. (614) 891-4970 Fax No. (614) 891-4984 E-Mail mcasale@plsdis.com
8. Address of Applicant(s) 171 Charring Cross Drive 43081
- Westerville OH Zip
- City State
9. Name of Property Owner(s) See Addendum
- Phone No. See Addendum Fax No. See Addendum E-Mail See Addendum
10. Address of Property Owner(s) See Addendum
- City State Zip
11. Proposed Building Intensities (please specify) C2 - 12,000 - 15,000 S.F.

12. Are there any existing buildings on the site? Yes
- How many? 3; Garage, Metal Barn and Shed
13. Deed Book See Addendum Page No. See Addendum Group No. See Addendum
14. Are you also applying for:
 Conditional Use Permit
 Dimensional Variance
15. Have you submitted a Concept Development Plan? With this submittal
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

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

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: November 5, 2014

RE: Request of Mike Casale/P&L Systems, Inc. (applicant) for Gunpowder Properties, LLC c/o Dick Wentz (owner) for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 2.032 acre tract located on the southeast corner of the US 42/Gunpowder Road intersection, and across Mels Lane from 8551 US 42, Florence, Kentucky; and the request of Mike Casale/P&L Systems, Inc. (applicant) for Gunpowder Properties, LLC c/o Dick Wentz, James L. Morgan and Sherry A. Morgan (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre site located on the east side of Gunpowder Road, approximately 230 feet south of the US 42/Gunpowder Road intersection, and to the south of the property at 8537 US 42, Boone County, Kentucky (annexation into the City of Florence pending). The requests are for a Change in an Approved Concept Development Plan to allow a retail pharmacy with an alternate signage package and modifications to previous conditions of approval, and a Zone Change to allow two commercial/office buildings.

REMARKS:

We, the Committee, recommend approval of the above referenced requests based on the following findings of fact and with the following conditions:

FINDINGS OF FACT

1. The Committee concluded that the requests are in general agreement with the Boone County Comprehensive Plan for the following reasons:
 - A. The Boone County Comprehensive Plan's 2035 Future Land Use Map designates the CVS parcel for Commercial uses and the Morgan property for Commercial, Suburban Residential, Rural Lands, and Developmentally Sensitive uses.

The Boone County Comprehensive Plan states that the Future Land Use Map is intended to be used in tandem with the Land Use Element text and that the future land use boundaries are approximate and subject to refinement and interpretation by the Planning Commission and county legislative bodies.

The Committee determined that rezoning the 5.291 acre area for commercial and office uses is appropriate based on the land use text and conclusions stated below.
 - B. The proposal is in general agreement with the following passage from the Land Use Element:

The U.S. 42 corridor between the Weaver Road/Hopeful Church intersection and the newly rebuilt Pleasant Valley/Gunpowder intersection has developed commercially over the last decade. Vehicle stacking problems during rush hours and conflicting left turn movements have become significant problems on this section of roadway. Frontage road and interconnecting parking lots are necessary here to allow vehicles to access existing and future traffic signals. Through redevelopment of the former Boone Kenton Warehouse site and adjacent parcels, access to Weaver Road should be implemented, as well as well-planned access to U.S. 42. If improvements are made to Gunpowder Road from U.S. 42 to Mt. Zion Road, more intense land uses could be examined for the property behind Wentz Drive as well as the possibility of having access to Gunpowder Road. If commercial development occurs in this area, it should primarily be accessed from U.S. 42 (Gunpowder, pg 169).

The Committee determined that more intense land uses are appropriate behind Bill Wentz Drive because the development's main access points are located on US 42. The proposal also includes the extension of Bill Wentz Drive to Gunpowder Road, improvements to Gunpowder Road, interconnecting parking lots, and green space along Gunpowder Road. The extension of Bill Wentz Drive also leaves the possibility that the right-of-way could connect from Weaver Road to Gunpowder Road in the future.

- C. The proposal is in agreement with the following passage from the Business Activity Element:

Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and U.S. 42 corridors. Commercial developments along KY 18 and U.S. 42 west of Mall Road should not be regionally oriented nor should they attract additional traffic, but rather be served by the existing or future population of the area (Recommended Areas of Commercial Activity, pp. 67-70).

The Committee determined that the commercial development will not be regionally oriented and will serve the existing and future population of the area. The applicant also submitted an Addendum to their Traffic Study to determine the effect of the future development of the Morgan property. The Addendum includes a capacity and queue analysis and concludes that "the proposed development should not be considered detrimental to the operation of the intersections and no improvements are necessary. Based on our previous analysis, the addition of the Morgan property development would require a southbound left turn lane on Gunpowder Road at Access 3 (Bill Wentz Drive) as previously recommended and as shown on the CVS Concept Plan."

- D. The project is in agreement with the following Goals and Objectives from the 2010 Boone County Comprehensive Plan:

Boone County Businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).

Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Commercial Objective).

Priority shall be given toward maintaining, protecting, and improving the capacity and safety of the existing road system (Transportation, Objective).

2. The Committee also determined that the existing zoning classification of Suburban Residential One (SR-1) is inappropriate and the proposed zoning classification of Commercial Two/Planned Development (C-2/PD) is appropriate for the 5.291 acre area. As stated during the public hearing, Kentucky Transportation Cabinet recently acquired right-of-way from the property owners as part of the KY 237 Project. As a result of this project, there is a severe grade change between the project site and Gunpowder Road and Suburban Residential style development would not be desirable.
3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the Boone County Comprehensive Plan and Planned Development Standards, which are found in Section 1514 of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owners have signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The approval is based on the revised Concept Development Plans (site layouts, CVS building elevations, CVS landscaping plans, and CVS sign drawings) that were received on 10/15/14 and 10/17/14. Exceptions are noted in the conditions below.
2. CVS shall not be permitted two curb cuts on Bill Wentz Drive. The curb cut shown in close proximity to the Bill Wentz Drive/Mel's Lane intersection shall not be permitted.
3. The existing Gunpowder Centre multi-tenant building curb cut located near the Bill Wentz Drive/Mel's lane intersection shall be relocated when the Morgan property develops. The relocated curb cut shall align with Mel's Lane and be part of a four-way intersection.
4. The 20.89 square foot (2'-8" x 7'-10") electronic message center (EMC) contained within the CVS monument sign shall comply with the following guidelines:
 - A. No more than three (3) lines of text and/or graphics shall be displayed at any given time.
 - B. Messages shall be displayed in red light emitting diodes with a black background.
 - C. Messages shall not contain any apparent visual motion (flashing messages, scrolling messages, running messages, illusion of moving objects, moving patterns of light, etc.)
 - D. All messages shall be displayed for a minimum of thirty (30) seconds.
 - E. The EMC shall have a 19 millimeter pixel pitch or better resolution.
 - F. The EMC shall be equipped with a photocell or dimmer and messages shall dim as the sky gets darker.
5. Per the submitted sign drawing, a 12 foot tall, 60 square foot monument sign can be constructed near the Gunpowder Road/Bill Wentz Drive intersection at the time CVS develops. CVS shall be permitted to advertise on the upper tenant panel and the bottom two panels shall be reserved for tenants locating in the office/retail buildings on the Morgan property. No other freestanding signs shall be permitted on the Morgan property.
6. The color of any modular block retaining wall constructed as part of the CVS or Bill Wentz Drive construction project shall closely correlate to the garnet colored CMU on the CVS building.

7. The sites shall comply with the following lighting conditions:
 - A. Light poles and attached light fixtures shall be limited to 30 feet in height.
 - B. No light poles fixtures or wall packs shall be oriented towards adjoining residentially zoned property.
 - C. The sites shall comply with the lighting and footcandle requirements found in Article 33 of the Boone County Zoning Regulations.
8. Any structure proposed on the Morgan property shall be required to go through the Planning Commission's formal Technical Design Review application process before Site Plan approval can occur. The Technical Design Review Committee and full Planning Commission shall analyze and approve all proposed structures based on how the building materials, colors, and architectural details relate to other structures in Gunpowder Centre Subdivision. The "Architecture" Planned Development Standard found in Section 1514 of the Boone County Zoning Regulations shall be used in making this determination.
9. An attachment lists the principally permitted, accessory, and conditional uses that are permitted on the Morgan property. All listed conditional uses would need to be approved by the appropriate Board of Adjustment.

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

SECTION 1020

COMMERCIAL TWO (C-2)

The purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

SECTION 1021

Principally Permitted Uses

The following uses are permitted:

1. All principally permitted uses of a Commercial One (C-1) district;
2. All the principally permitted uses in an Office One (O-1) district; ~~with the exception of principally permitted use #27 in Section 1111.~~
3. Eating and drinking establishments including alcoholic beverages; **(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF WALTON CITY LIMITS ONLY)** Eating and drinking establishments including alcoholic beverages and accessory drive-in facilities;
4. ~~Department stores, mail order houses, direct retail selling organizations of general merchandise;~~
5. Furniture, home furnishings including specialty and floor coverings;
6. Specialized upholstery and furniture repair or refinishing services;
7. Apparel stores;
8. China, glassware and metal ware;
9. Radio, t.v., watch, clock, and jewelry repair;
10. Photographic, stenographic and other duplicating and mailing services;
11. Legal services, engineering and architectural services;
12. Security brokers, dealers and flotation services;
13. Title abstracting services; holding and investment services;
14. Advertising services including direct mail;
15. Business and management consulting services;
16. Employment services;
17. Consumer and mercantile credit reporting, adjustment and collection services;
18. Travel arranging, transportation ticket and public event or promotional booking agencies;
19. Radio and television broadcasting studios excluding transmitting stations and towers;
20. Art, music and dancing schools, libraries and museums;
21. Welfare and charitable services;
22. Business associations and professional membership organizations including civic, social and fraternal organizations;
23. Art and craft galleries and similar exhibit space;
24. ~~Aquariums, botanical gardens and other natural exhibitions;~~

25. Arcades and other amusement centers;
26. ~~Motion picture theaters (indoor);~~
27. ~~Bowling alley, skating rinks, roller skating rinks, miniature golf courses, golf driving ranges, and skateboard facilities;~~
28. Recreation centers, gymnasiums, clubs and similar athletic uses;
29. Motorcycle sales or bike shops excluding outside storage;
30. Churches, synagogues, temples and other places of religious assembly for worship;
31. ~~Hotels and motels including convention facilities;~~
32. ~~Pawn shops (Not Applicable within the City of Florence);~~
33. Auto parts and accessories stores;
34. ~~Gasoline filling station;~~
35. ~~Emergency medical transport helicopter base or heli-pad when located immediately adjacent to a public emergency care ambulance/fire department station, which is used exclusively for the transport of emergency care patients, and ancillary facilities such as office, hangar and parking.~~
(THIS APPLIES TO THE CITY OF WALTON CITY LIMITS ONLY)

SECTION 1022

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Recreation uses or spaces of integral relation to the developed portions of the district defined to be:
 - a. Stages and similar assembly areas;
 - b. Auditoriums, exhibition halls and other public assembly spaces;
 - c. Billiards;
 - d. Play lots and tot lots;
 - e. General, leisure, ornamental and other parks, spaces, trails bikeway systems, malls and urban pedestrian networks;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
 - a. Private garage and parking;
 - b. Structures such as fences and walls;
 - c. Buildings such as storage sheds;
 - d. The keeping and use of appropriate household pets;
3. Signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction;
6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;

7. Retail sale of motor fuels,
8. Drive-up photo finishing services and automatic teller services;
9. Indoor target ranges and similar athletic uses;
10. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);
11. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
12. Recycling collection containers.

SECTION 1023

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and c) the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Garden and landscape sales including florist greenhouses, lawn furniture and the like;
2. Automotive repair facility and wash services for vehicles;
3. ~~Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises (**Does not apply in the City of Florence**);~~
4. ~~Small scale sales or leasing of new and used recreational vehicles requiring the storage of no more than fifty (50) vehicles on the premises (**Does not apply in the City of Florence**);~~
5. ~~Mini-warehouses or storage facilities (**Does not apply in the City of Florence**);~~
6. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)©.
7. Indoor kennels for household pets; except in the City of Florence where indoor kennels for household pets are only allowed when not adjoining a residential zoned property.
8. Multi-family and/or attached dwelling units including customary accessory uses; designated resident parking shall be provided when dwelling units are part of a mixed use or multi-use building or development.

SECTION 1010

COMMERCIAL ONE (C-1)

The purpose of the Commercial One district is to provide the convenience goods and personal services required for daily living needs. Districts will be located on suitable lands central to the neighborhood trade area with direct access from neighborhood collector roads or minor arterials. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

SECTION 1011

Principally Permitted Uses

The following uses are permitted:

1. Hardware stores;
2. Eating and drinking establishments including alcoholic beverages;
3. Grocery stores and supermarkets
4. Stores with retail sales of meat, fish, seafood, dairy and poultry products;
5. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;

6. Convenience stores;
7. ~~Liquor, beverage, drug and proprietary stores;~~
8. Banking services, savings and loan associations, credit unions and other credit services;
(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF FLORENCE CITY LIMITS ONLY) The business of cashing checks or accepting deferred deposit transactions as regulated by KRS 368.010 to 368.120 shall not be included in this permitted use.
9. Insurance carriers and agents;
10. Real estate operators, agents, lessors and real estate sub-dividing and developing services, operative builders and related services;
11. Accounting, auditing and bookkeeping services;
12. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
13. Medical, dental or optical clinics;
14. Veterinary services and pet grooming services but not including the boarding of animals;
15. Beauty and barber services and tanning salons;
16. Day care centers;
17. Laundering, dry cleaning and dyeing services including self-service;
18. Alteration and garment repair and custom tailoring;
19. Shoe repair, shoe shining and hat cleaning services;
20. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trade;
21. Jewelry stores;
22. Household electronics sales;
23. Art, craft and hobby supplies and products, gifts and novelties;
24. Antiques and used merchandise;
25. Books, stationery, newspapers, greeting cards, magazines and related media;
26. Florists excluding greenhouses;
27. Sporting goods including bicycles;
28. Draperies, curtains, upholstery and floor coverings;
29. Paint, glass and wallpaper stores;
30. Photo finishing services;
31. Recreation centers, gymnasiums, clubs and similar athletic uses;
32. Video stores;
33. Funeral homes and crematoriums excluding cemeteries or mausoleums.

SECTION 1110

OFFICE ONE (O-1)

The purpose of the Office One district is to create a low density, low rise office environment and to provide professional and personal services and employment opportunities in close proximity to and compatible with residential districts. The Office One district shall accommodate smaller scale and independent office uses, which are not located within a larger Office Two district or which do not need or desire to be located in a commercial district. Office One districts are located on suitable lands within established or planned urban entities where adequate infrastructure and services are available or proposed.

SECTION 1111

Principally Permitted Uses

The following uses are permitted:

1. Bank related services or credit unions;
2. Business and personal credit services and title services;
3. Security brokers, investment services and finance companies;
4. Insurance agents, brokers and services;
5. Real estate agents, brokers and management services;
6. Real estate management services and builders offices excluding any outside storage equipment and the like;
7. Photographic services;
8. Eating and drinking establishments including alcoholic beverages;
9. Direct mail and advertising services;
10. Stenographic services and other duplicating and mailing services;
11. News agencies and employment services;
12. Business and management consulting services and associations;
13. Motion picture, audio-visual and similar media production and distribution services;
14. Medical, dental, or optical clinics;
15. Legal, engineering, architectural, education and scientific research services;
16. Accounting, auditing and bookkeeping services;
17. Charitable and social services administration offices;
18. Professional membership organizations and labor organizations and civic associations;
19. Telephone exchange stations, telegraph message centers, radio broadcasting studios, television broadcasting studios and other communication centers and offices excluding any relay, transmitting or receiving towers or similar unattached, erected equipment;
20. The administration, management and any related office use or activity of commercial, business, service, professional, industrial, religious, private institutional, or similar organization, incorporation, companies, associations and such uses. Includes all integral stenographic reproduction, mailing, research, sales and similar office functions, as determined by the Zoning Administrator;
21. Veterinary services not including the boarding of animals;
22. Business colleges and trade schools;
23. Recreation centers, gymnasiums and other related recreational facilities;

24. The retail sale of office supplies and equipment;
25. Funeral homes and crematoriums excluding cemeteries or mausoleums;
- ~~26. Sexually Oriented Business as defined in Article 40 and applicable standards in Article 31;~~
27. Beauty and barber services and tanning salons.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mr. Ben Brandstetter
Mr. Greg Breetz
Mr. Kim Bungar
Mr. Mike Ford, Vice Chairman
Mrs. Janet Kegley
Mr. Jim Longano
Mr. Don McMillian
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman
Mr. Steve Turner
Ms. Susan Schultz

COMMISSION MEMBERS NOT PRESENT:

Mr. Mark Hicks
Ms. Lisa Reeves
Mr. Bob Schwenke

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

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

Chairman Rolfsen called the Public Hearings to order at 7:36 P.M. and introduced the second item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN AND ZONING MAP AMENDMENT - Todd Morgan, Staff

2. Request of Mike Casale/P&L Systems, Inc. (applicant) for Gunpowder Properties, LLC c/o Dick Wentz (owner) for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 2.032 acre tract located on the southeast corner of the US 42/Gunpowder Road intersection, and across Mels Lane from 8551 US 42, Florence, Kentucky; and the request of Mike Casale/P&L Systems, Inc. (applicant) for Gunpowder Properties, LLC c/o Dick Wentz, James L. Morgan and Sherry A. Morgan (owners) for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre site located on the east side of Gunpowder Road, approximately 230 feet south of the US 42/Gunpowder Road intersection, and to the south of the property at 8537 US 42, Boone County, Kentucky (annexation into the City of Florence pending). The requests are for a Change in an Approved Concept Development Plan to allow a retail pharmacy with an alternate signage package and modifications to previous conditions of approval, and a Zone Change to allow two commercial/office buildings

Staff member, Todd Morgan, presented the Staff Report, which included a Powerpoint presentation (see Staff Report). The overall site is approximately 7.3 acres in area. It is located at the southeast corner of the U.S. 42 and Gunpowder Road intersection. There are two applications. The first one is a Change in Approved Concept Development Plan for a 2.032 acre tract. It is future lot #5 of Gunpowder Centre Subdivision. The applicant is proposing to construct a 13,225 square foot CVS pharmacy with a drive-thru. Mr. Morgan reviewed the history of the site. In 2001, the Boone County Fiscal Court approved a Zoning Map Amendment and a Concept Development Plan for Gunpowder Centre. A strip center was approved along with 4 outlots. The approved Concept Development Plan did contemplate a future connection to Gunpowder Road. There were 12 conditions attached to the approved Concept Development Plan. CVS is seeking relief or modification from some of the 12 conditions. The CVS site will have 68 parking spaces and 3 access points - one on Mel's Lane and 2 on the Bill Wentz Drive extension. A retaining wall will be built along U.S. 42 and Gunpowder Road. It will have an average height of about 6.5 feet tall. The highest point will be 14.3 feet.

The applicant is requesting changes to the approved conditions. These changes are listed on pages 1 and 2 of the Staff Report. The first change is Condition #3. The applicant would like to install a 12 foot tall, 67.24 square foot sign. It also contains a 20.89 square foot Electronic Message Center (EMC). Currently, this is not permitted. The EMC will display a maximum of 3 lines of red text and the pixel pitch will be 20 millimeters. Messages will be displayed for a minimum of 30 seconds and will not contain any apparent visual motion. The second change involves Condition #7, which suggests the development must adhere to the Florence landscaping regulations. The submitted plan shows that portions of the street frontage landscape buffers along the northeast and southeast property lines are less than 10' wide because of the sidewalks that are being installed along Mel's Lane and Bill Wentz Drive. In addition, a Conceptual Landscaping Plan was submitted and the number of trees in the perimeter landscaping plan do not comply with code. There are also a lot of utility easements where the landscaping is being proposed. The Concept Development Plan also does not

comply with the building landscaping requirements. Building landscaping is required when a building is larger than 10,000 square feet in area and has a facade (or portion of a facade) that is visible from a street and does not contain windows, doors, outdoor display, storage, loading or unloading areas. Condition 12 - The design standards from the Boone County Zoning Regulations and Boone County Subdivision Regulations must be met. First, the proposed Bill Wentz Drive right-of-way is 29' wide. A typical sub-collector street has a 50' wide right-of-way and 28' of pavement. On April 20, 2006 a Dedication Plat was recorded for Section 3 of Gunpowder Centre Subdivision. The existing portion of Bill Wentz Drive is shown as a 29 foot right-of-way. Second, CVS' rear access points is located approximately 20' from the Bill Wentz Drive/Mel's Lane intersection. The Zoning Regulations require a minimum of 75' of clearance between a driveway and intersecting sub-collector street. The access point would also align with a reconfigured access point for the strip center in Gunpowder Centre Subdivision. Third, the number of building mounted sign do not comply with the current code. The Zoning Regulations allows three sign areas on a front building facade and two secondary building facades. Mr. Morgan referred to two tables on page 2 of the Staff Report.

Mr. Morgan stated that the second request is a Zone Change from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre site. All of this site is located in unincorporated Boone County. Annexation of this site is pending before the City of Florence. Of the 5.291 acre site, 0.899 acres is owned by Gunpowder Properties, LLC and 4.392 acres is owned by James and Sherry Morgan. Part of this request is to extend Bill Wentz Drive to Gunpowder Road. The applicant has submitted a Traffic Study. A southbound left turn lane will be installed on Gunpowder Road. The applicant is proposing 2 strip style commercial buildings. There will be 131 parking spaces. The first building is approximately 10,150 square feet and is labeled restaurant/retail/office. The second building is 12,250 square feet in size and is labeled retail/office. A off-premise CVS sign is proposed on the Morgan property. The size of the proposed sign is 6 feet tall and 16.33 square feet in area. In addition, the existing 10 foot multi-use path on Gunpowder Road will be extended to the property line. Mr. Morgan stated that the applicant has applied for 4 waviars under the Planned Development requirements. The first one is a reduction of Bill Wentz Drive street right-of-way from 50 feet to 29 feet. Second, the proposed 12,250 square foot building does not meet the 50 foot required rear yard building setback. It is currently shown at 43 feet. The proposed 5 foot buffer located between the proposed parking lot and Gunpowder Centre will not meet the 10 foot code requirement unless a shared buffer yard agreement is signed between the 2 property owners. Finally, an off-premise CVS sign is being requested at the Gunpowder Road/Bill Wentz Drive intersection. Mr. Morgan showed a topographical map of the site. The site drops off significantly towards Gunpowder Road. He described the adjacent zoning of the site and showed photographs of the site. Mr. Morgan stated that the Comprehensive Plan's Future Land Use Map recommends Commercial and Suburban Residential for the site. Mr. Morgan reviewed Section A from the Land Use Element on page 5 of the Staff Report. It refers to access and land use issues along U.S. 42 from Gunpowder Road to Weaver Road. He also referred to the Goals and Objectives of the Comprehensive Plan from page 9 of the Staff Report. Mr. Morgan further referenced the requirements of the Planned Development (PD) standards.

In terms of Staff comments, the submitted Concept Development Plans were prepared by 2 different firms and all of the plan details are not consistent. Staff would like the applicant to address the following items. First, the Bill Wentz Drive right-of-way extension and rear portion of the CVS parking lot are shown differently on the two plans. Which layout is correct? Second, are the two property owners swapping any real estate? If so, which areas are being swapped? This could affect the perimeter landscaping requirements. Third, is a driveway connection proposed between the existing strip center (Gunpowder Centre) and the Morgan property? The Concept Development Plans are not consistent. Fourth, overhead utility easements are located on the subject properties. Which portions of these utility easements are being relocated to accommodate the proposed development? Fifth, the CVS parcel contains a storm water detention easement that will be removed. Where will stormwater be detained or retained? Lastly, an off-premise CVS sign is shown at the Gunpowder Road/Bill Wentz Drive intersection. Is another freestanding sign being proposed to advertise the future restaurant, retail, or office tenants on the Morgan property? If so, is there any way the signs can be combined? CVS could have a panel on the one sign.

Staff recommends that the following Planned Development (PD) Standards should be analyzed in more detail by the Planning Commission and Florence City Council: (1) Compatibility of Uses: Measures shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. The 2035 Future Land Use Map shows that the majority of the Morgan property is forecasted for Suburban Residential uses. The Planning Commission and City of Florence need to determine if two commercial/office strip centers are appropriate on this site. Staff is concerned that the site will have poor visibility from Gunpowder Road and US 42 and leasing all the tenant spaces could be challenging. Staff had asked the applicant to consider a multi-family residential option during the pre-application process to serve as a transition between Gunpowder Centre Subdivision and the single-family residential area to the southeast. The adjoining properties to the southeast and northeast are zoned Suburban Residential One (SR-1). Staff recommends that light poles should be limited to 30' in height and that fixtures shall not be oriented toward residential property lines. Staff would like the applicant to explain which C-2 uses would be permitted in the multi-tenant buildings. (2) Landscaping: Substantial landscaping shall be provided in Planned Developments with emphasis given to street scape areas and buffer zones. The Planning Commission will have to consider several waivers requested by the applicant. (3) Architecture: A consistent architectural theme shall be provided in planned developments. The elevation drawings show that CVS will be constructed with brick, split face concrete block, EIFS, and aluminum storefront units. The elevations also show that the rooftop mechanical units will be visible. Staff would like the applicant to address if the parapets can be raised to better screen the mechanical units and if additional design detailing can be added to the northeast building facade. Building elevation drawings were not submitted for the two multi-tenant buildings on the Morgan property. Staff recommends that the front and sides of the buildings be constructed with similar proportions of brick, split face block, and EIFS and comparable design detailing as CVS. (4) Signage: A consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. The Planning Commission and City of Florence need to analyze the CVS sign package in more detail. The applications would allow CVS to have additional building mounted signage, a monument sign with an Electronic Message Center, and an off-premise sign at the intersection of US 42 and Bill Wentz Drive. Staff would like to note that approval of an Electronic Message Center would put four such signs within 1,425 feet of one another (KY Farm Bureau, Culver's, CVS, and Ace Hardware). Other than the off-premise CVS sign, no sign details were

submitted for the Morgan property. (5) Transportation Connections and Entry Points: Staff recommends that a parking lot connection should be provided between the two strip center lots (Morgan property and Gunpowder Centre). Staff recommends that the Planning Commission and City of Florence should analyze the proximity of the CVS and strip center curb cuts to the Bill Wentz Drive/Mel's Lane intersection. Staff believes that CVS could function properly with only one curb cut on Bill Wentz Drive. (6) Conformance with the Comprehensive Plan was mentioned on page 12 of the Staff Report.

Finally the applicant did submit a Traffic Study with the request and it is part of the record (see exhibit 1). Staff has attached the "Executive Summary" and "Conclusion and Recommendations" sections of the Study to the Staff Report. Staff contacted the applicant and the Kentucky Transportation Cabinet regarding the Traffic Study because it is only evaluating the potential impacts of the CVS Pharmacy on the surrounding transportation system. The Study does not analyze the two multi-tenant office/commercial buildings being proposed on the Morgan property. Laura Mitchell, with Kentucky Transportation Cabinet, informed Staff that she was unaware of the proposed development on the Morgan property and would reevaluate the Study. Mrs. Mitchell informed Staff that she would provide a written update on the status of the Traffic Study. This update was not received at the time the Staff Report was finalized.

Mr. Costello noted there is no relationship between the property owners and the Staff even though their last name is the same.

At this time, Chairman Rolfsen asked if the applicant was in attendance and wanted to proceed with a presentation?

Mr. John Wojtila, representing the Zaremba Group of Lakewood, Ohio, stated that the Zaremba Group is the preferred developer for CVS. Mr. Wojtila referred to the building elevations. It is a split face CMU building with 2 different colors. There is a full parapet around the whole building. There is one change to the southeast wall. There are 4 roof top units located in the center of the building. Because of the topography of the site, the building will sit up high. The roof top equipment will not be visible from Gunpowder Road or U.S. 42. They will have to look at Mel's Lane and Bill Wentz Drive to determine visibility. The building will have a drive-thru window. The dumpster enclosure will match the building.

Mr. Mike Casale representing P & L Systems, Inc. from Westerville, Ohio stated that the CVS plan has the correct orientation. Mr. Erpenbeck's plan will be revised based on the CVS plan. All driveways will be consistent. All service utilities will be buried underground and possibly the existing overhead utilities. The CVS parcel does have a storm water management pond. This pond will end up becoming underground storage. It serves the strip center and where the CVS building would be located. It was developed under the old storm water rules for the strip center. They must follow the new rules for the proposed CVS building. It will be a modified system. Mr. Casale offered to add more trees to the front area. They will be allowed to encroach in the easement areas but not install trees over utility lines.

Mr. Gerry Dusing, attorney stated that he represented the Morgans in the "taking" of land issue by the Commonwealth of Kentucky for the improvement of Gunpowder Road. This has resulted in a change in the future use of their property. His client is part of the Zone Change request because CVS came to them requesting land for access to Gunpowder Road. There is a significant grade change on the Morgan property as it relates to access to Gunpowder Road. As part of the overall plan, it is essential to extend Mel's Lane to the Morgan property to provide

access for future commercial development. This extension will be a public road connection. The proposed access point off Gunpowder Road had to be placed far enough away from the U.S. 42/Gunpowder Road intersection. It makes sense to review both requests at the same time to have a joint plan. They don't have an end user. It will be neighborhood type retail or office. The legal requirement for the Zone Change has been met based on all 3 criteria. Mr. Dusing referred to page 169 of the Comprehensive Plan, which refers to improvements to Gunpowder Road and more intense land uses could be examined behind Wentz Drive. It also meets the requirements of a major physical change with the significant improvements to Gunpowder Road. The final details of the Gunpowder Road improvements changed at least 3 times and was not contemplated at the time when the Comprehensive Plan was adopted. The appraisers earmarked the Morgan property as commercial even though it is not binding on the Planning Commission. The current residential zone is inappropriate and the proposed zoning is more appropriate to help develop the CVS parcel.

Mr. John Wojtila, replied that the proposed retaining wall will have a maximum height of 14.3 feet and an average height of 6.5 feet. The materials from the CVS building will be used on the wall. He noted that the Traffic Study will be amended to include the Morgan property in order to support the Bill Wentz Drive extension. The recommendations of the Traffic Study have been incorporated into the Concept Development Plan.

Mr. Dusing stated that the property owners are not swapping real estate. There will be cross easements for access and parking. They will look at sharing signage space. Mr. Dusing stated that multi-family doesn't work for them because the site is back in the corner. It will have a commercial entrance and was appraised for commercial purposes. He stated that the City of Florence doesn't want multi-family housing at that location. Mr. Dusing concluded that he would review the list of C-2 uses and let the Zone Change Committee know which ones could be eliminated.

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

Mr. Kelly Meyer, realtor for Sibcy Cline, stated that he was just interested in hearing about the project.

Chairman Rolfsen asked if any of the Board Members had any questions or comments?

Mrs. Kegley asked if the proposed intersection of Mel's Lane and Bill Wentz Drive will be redesigned? She expressed a desire to take a closer look at it at the Zone Change Committee meeting. Will there be a traffic signal or stop sign placed at the intersection directing traffic? Mr. Brandstetter asked the applicant to produce a plan with stop bars.

Chairman Rolfsen asked about the other two outlots off Gunpowder Road? Mr. Casale stated they won't be developed but will be used as Open Space. The access point on Gunpowder Road is located where the current gravel drive exists. The proposed extension of Bill Wentz Drive will have a 9-10% grade. Some of it will be at 4-5% grade with turning movements and intersections.

Mr. Costello asked why the reduced right-of-way width when there is plenty of land available? Also, is there enough pavement to allow 3 lanes at the intersection of Gunpowder Road and Bill

Wentz Drive? Mr. Casale replied the pavement width is 36 feet wide at the intersection. Three full lanes for a certain distance is possible.

Mr. Ford asked what does the property in question do to the existing CVS at U.S. 42/Weaver Road? Mr. Wojtila stated that the existing store will be relocating to the new site. CVS doesn't own the existing building and only has about a year left on the lease. CVS will work with the landlord to reuse the space.

Mr. Bunger asked if it was possible to move the Bill Wentz Drive extension further away from the U.S. 42 intersection to decrease the amount of grade? Mr. Wojtila stated that they selected the intersection location to match pavement on Gunpowder Road and Florence didn't have a problem with the grade. He stated they will take another look at it. Mr. Bunger stated that it will be a popular street connection.

Mr. Brandstetter asked if the Traffic Study only looked at traffic generated from CVS and the assignment of traffic to different entrances and exits? Mr. Casale responded that the Traffic Study only addressed the existing Gunpowder Centre uses. Chairman Rolfsen expressed concern about a 10% grade for the proposed street since Florence doesn't currently have a 10% grade street that they maintain or own. He asked if the electronic sign is a deal breaker for CVS? Mr. Wojtila replied that he would be prepared to answer this question at the Committee Meeting.

There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on October 15, 2014 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on November 5, 2014 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:30 P.M.

APPROVED:


Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

Exhibit:

1. TEC Engineering Traffic Study

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

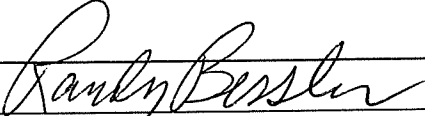
DATE: October 15, 2014

RE: **CHANGE IN CONCEPT DEVELOPMENT PLAN AND ZONING MAP AMENDMENT - Kim Bunger, Chairman, Todd Morgan, Staff**

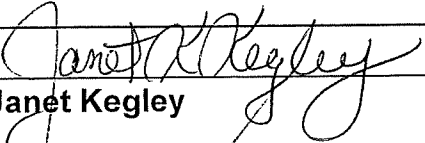
1. Request of **Mike Casale/P&L Systems, Inc. (applicant)** for **Gunpowder Properties, LLC c/o Dick Wentz (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 2.032 acre tract located on the southeast corner of the US 42/Gunpowder Road intersection, and across Mels Lane from 8551 US 42, Florence, Kentucky; and the request of **Mike Casale/P&L Systems, Inc. (applicant)** for **Gunpowder Properties, LLC c/o Dick Wentz, James L. Morgan and Sherry A. Morgan (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre site located on the east side of Gunpowder Road, approximately 230 feet south of the US 42/Gunpowder Road intersection, and to the south of the property at 8537 US 42, Boone County, Kentucky (annexation into the City of Florence pending). The requests are for a Change in an Approved Concept Development Plan to allow a retail pharmacy with an alternate signage package and modifications to previous conditions of approval, and a Zone Change to allow two commercial/office buildings.

REMARKS:

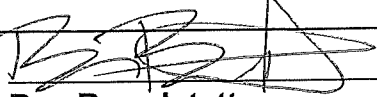
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.



Randy Bessler
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

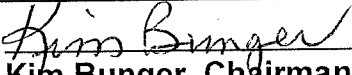


Janet Kegley
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Ben Brandstetter
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Charlie Reynolds (Alternate)
For Project _____ Absent _____
Against Project _____



Kim Bunger, Chairman
For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Jim Longano (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Greg Breetz
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

Mark Hicks (Alternate)
For Project _____ Absent _____
Against Project _____
Abstain _____ Deferred _____

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

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

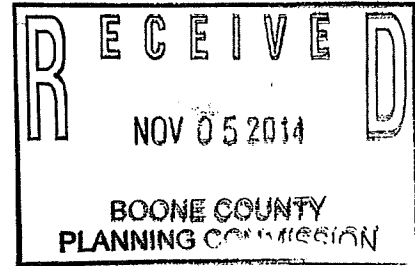
www.boonecountyky.org/pc
www.boonecountygis.com

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

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

October 23, 2014

Mr. Mike Casale
P & L Systems, Inc.
171 Charring Cross Drive
Westerville, OH 43081



RE: Request of **Mike Casale/P&L Systems, Inc. (applicant)** for **Gunpowder Properties, LLC c/o Dick Wentz (owner)** for a Change in Approved Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 2.032 acre tract located on the southeast corner of the US 42/Gunpowder Road intersection, and across Mels Lane from 8551 US 42, Florence, Kentucky; and the request of **Mike Casale/P&L Systems, Inc. (applicant)** for **Gunpowder Properties, LLC c/o Dick Wentz, James L. Morgan and Sherry A. Morgan (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre site located on the east side of Gunpowder Road, approximately 230 feet south of the US 42/Gunpowder Road intersection, and to the south of the property at 8537 US 42, Boone County, Kentucky (annexation into the City of Florence pending). The requests are for a Change in an Approved Concept Development Plan to allow a retail pharmacy with an alternate signage package and modifications to previous conditions of approval, and a Zone Change to allow two commercial/office buildings.

Dear Mr. Casale:

The following represents the conditions of approval for the above referenced applications as agreed to by the applicant's team and Boone County Planning Commission's Zone Change/Concept Development Plan Committee. Please have the property owners sign the appropriate lines on the last page of this letter if you are in agreement with the conditions. Please return this letter to the Boone County Planning Commission office by November 4, 2014.

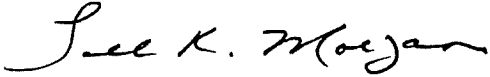
CONDITIONS

1. The approval is based on the revised Concept Development Plans (site layouts, CVS building elevations, CVS landscaping plans, and CVS sign drawings) that were received on 10/15/14 and 10/17/14. Exceptions are noted in the conditions below.
2. CVS shall not be permitted two curb cuts on Bill Wentz Drive. The curb cut shown in close proximity to the Bill Wentz Drive/Mel's Lane intersection shall not be permitted.
3. The existing Gunpowder Centre multi-tenant building curb cut located near the Bill Wentz Drive/Mel's lane intersection shall be relocated when the Morgan property develops. The relocated curb cut shall align with Mel's Lane and be part of a four-way intersection.

4. The 20.89 square foot (2'-8" x 7'-10") electronic message center (EMC) contained within the CVS monument sign shall comply with the following guidelines:
 - A. No more than three (3) lines of text and/or graphics shall be displayed at any given time.
 - B. Messages shall be displayed in red light emitting diodes with a black background.
 - C. Messages shall not contain any apparent visual motion (flashing messages, scrolling messages, running messages, illusion of moving objects, moving patterns of light, etc.)
 - D. All messages shall be displayed for a minimum of thirty (30) seconds.
 - E. The EMC shall have a 19 millimeter pixel pitch or better resolution.
 - F. The EMC shall be equipped with a photocell or dimmer and messages shall dim as the sky gets darker.
5. Per the submitted sign drawing, a 12 foot tall, 60 square foot monument sign can be constructed near the Gunpowder Road/Bill Wentz Drive intersection at the time CVS develops. CVS shall be permitted to advertise on the upper tenant panel and the bottom two panels shall be reserved for tenants locating in the office/retail buildings on the Morgan property. No other freestanding signs shall be permitted on the Morgan property.
6. The color of any modular block retaining wall constructed as part of the CVS or Bill Wentz Drive construction project shall closely correlate to the garnet colored CMU on the CVS building.
7. The sites shall comply with the following lighting conditions:
 - A. Light poles and attached light fixtures shall be limited to 30 feet in height.
 - B. No light poles fixtures or wall packs shall be oriented towards adjoining residentially zoned property.
 - C. The sites shall comply with the lighting and footcandle requirements found in Article 33 of the Boone County Zoning Regulations.
8. Any structure proposed on the Morgan property shall be required to go through the Planning Commission's formal Technical Design Review application process before Site Plan approval can occur. The Technical Design Review Committee and full Planning Commission shall analyze and approve all proposed structures based on how the building materials, colors, and architectural details relate to other structures in Gunpowder Centre Subdivision. The "Architecture" Planned Development Standard found in Section 1514 of the Boone County Zoning Regulations shall be used in making this determination.
9. An attachment lists the principally permitted, accessory, and conditional uses that are permitted on the Morgan property. All listed conditional uses would need to be approved by the appropriate Board of Adjustment.

Mr. Mike Casale
October 23, 2014
Page 3

Sincerely,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/tlb

AGREEMENT

I, Richard Wentz, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan and Zoning Map Amendment applications.

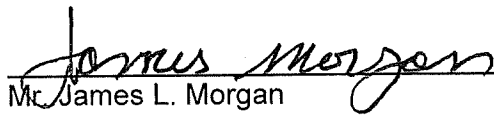


11-5-14

Mr. Richard Wentz
Gunpowder Properties, LLC

Date

I, James L. Morgan, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan and Zoning Map Amendment applications.

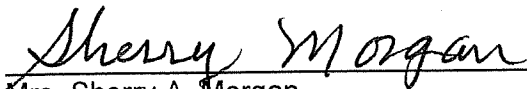


11-1-14

Mr. James L. Morgan

Date

I, Sherry A. Morgan, do hereby agree to the listed conditions of approval for the Change in Approved Concept Development Plan and Zoning Map Amendment applications.



11-1-14

Mrs. Sherry A. Morgan

Date

Since 1945



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

456 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859.727.3293
Fax: 859.727.8452
www.vioxinc.com

August 27, 2014

DESCRIPTION OF 4.392 ACRES TO BE ANNEXED BY FLORENCE, KENTUCKY

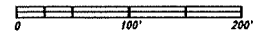
Located in Boone County, Kentucky, lying on the northeast side of Gunpowder Road southeast of U.S. Highway 42 and being part of the same property heretofore conveyed to James & Sherry Morgan by deeds recorded in Deed Book 529, page 25 and Deed Book 195, Page 283 , in the Boone County Clerk's office and is more particularly described as follows:

Beginning at a point at the westerly common corner of Gunpowder Properties, LLC (Deed Book 966, Page 467) and James & Sherry Morgan (Deed Book 529, Page 25), said point being in the easterly right-of-way line of Gunpowder Road; thence with said common line N53°53'38"E 395.44 feet to a point in the existing City of Florence Boundary; thence continuing with the existing City of Florence Boundary S39°49'22"E 50.00 feet to a point; thence N53°38'34"E 265.37 feet to a point; thence leaving said City of Florence Boundary S38°42'46"E 354.98 feet to a point; thence S55°40'45"W 230.52 feet to a point; thence N44°30'05"W 149.60 feet to a point; thence S53°45'29"W 461.11 feet to a point in the easterly right-of-way line of Gunpowder Road; thence with said right-of-way N18°11'16"W 69.21 feet to a point; thence N32°24'12"W 183.79 feet to the point of beginning containing 4.392 acres.

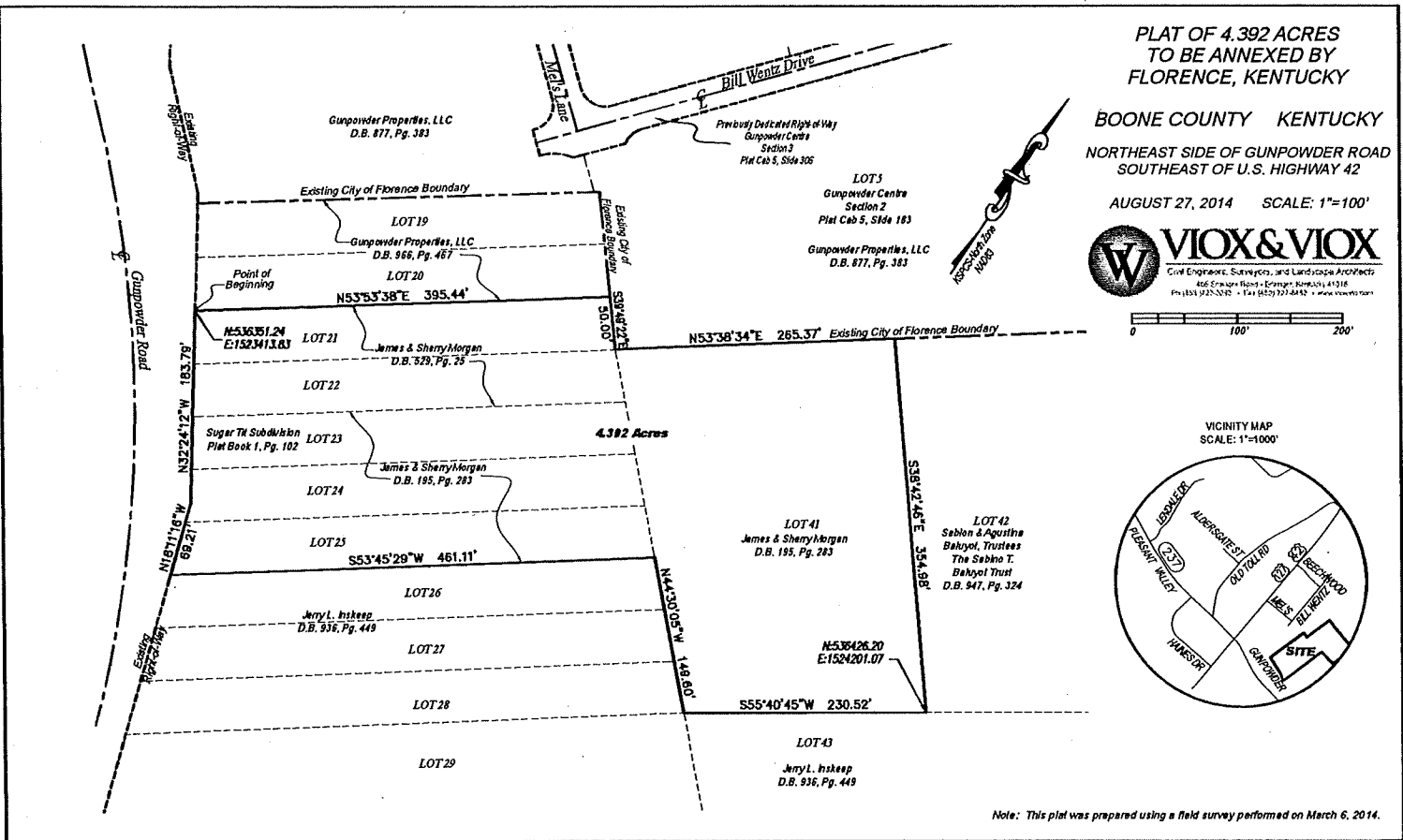
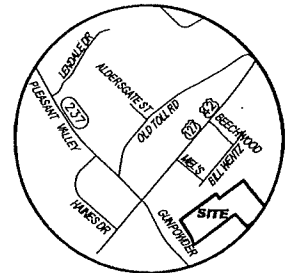
**PLAT OF 4.392 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY**

BOONE COUNTY KENTUCKY
NORTHEAST SIDE OF GUNPOWDER ROAD
SOUTHEAST OF U.S. HIGHWAY 42

AUGUST 27, 2014 SCALE: 1"=100'



VICINITY MAP
SCALE: 1"=1000'



Note: This plat was prepared using a field survey performed on March 6, 2014.

Since 1945



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859.727.3293
Fax: 859.727.8452
www.vioxinc.com

August 27, 2014

**DESCRIPTION OF 0.899 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY**

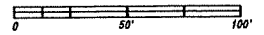
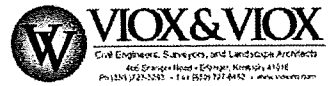
Located in Boone County, Kentucky, lying on the northeast side of Gunpowder Road southeast of U.S. Highway 42 and being part of the same property heretofore conveyed to Gunpowder Properties, LLC by deed recorded in Deed Book 966, page 467, in the Boone County Clerk's office and is more particularly described as follows:

Beginning at a point at the westerly common corner of Gunpowder Properties, LLC (Deed Book 966, Page 467) and James & Sherry Morgan (Deed Book 529, Page 25), said point being in the easterly right-of-way line of Gunpowder Road; thence with said right-of-way line N32°24'12"W 101.78 to a point in the existing City of Florence Boundary; thence with the existing City of Florence Boundary N54°09'37"E 382.39 feet to a point; thence S39°49'22"E 100.00 feet to a point; thence leaving said City of Florence Boundary S53°53'38"W 395.44 feet to the point of beginning containing 0.899 acres.

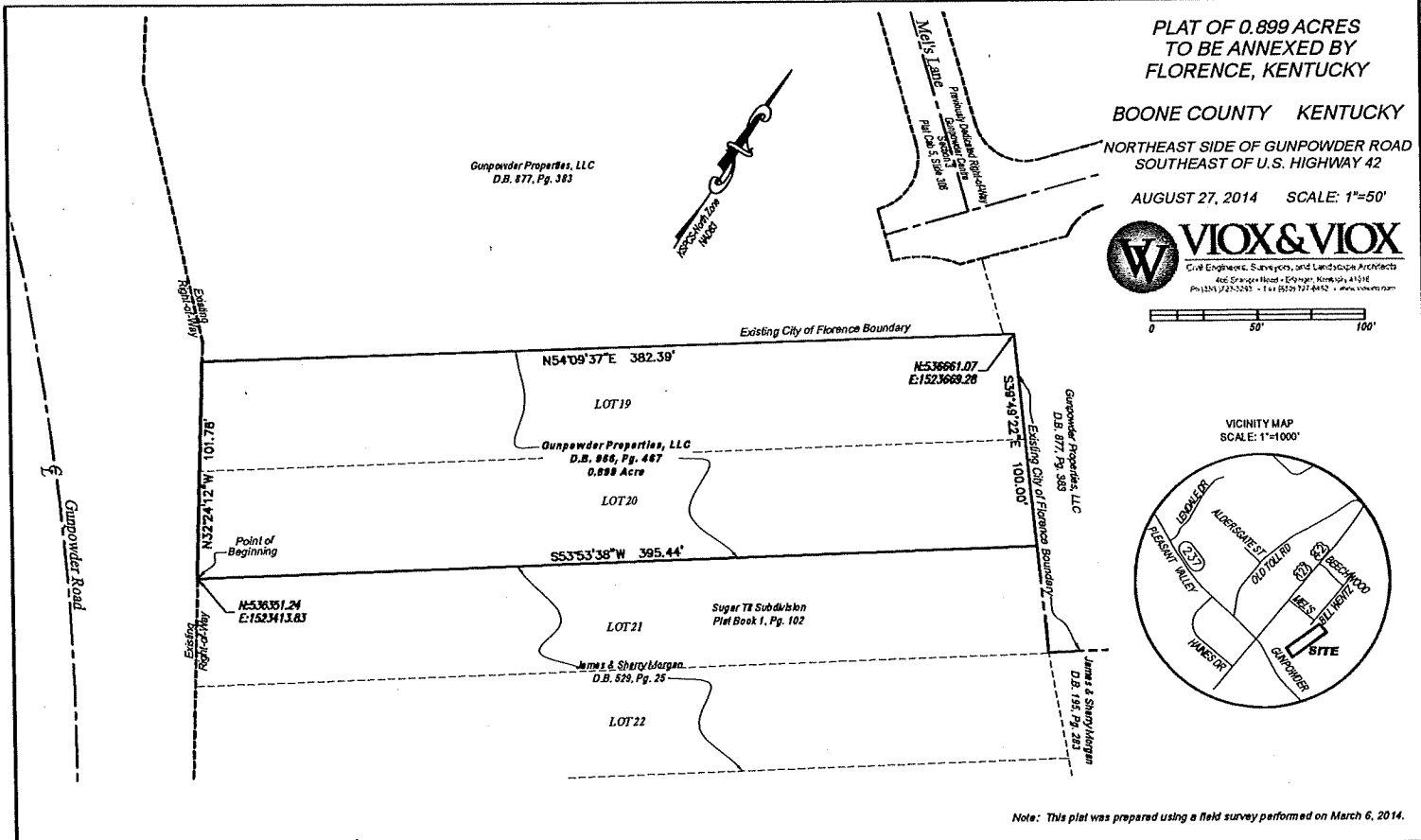
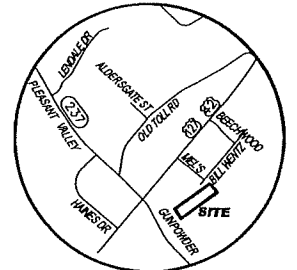
**PLAT OF 0.899 ACRES
TO BE ANNEXED BY
FLORENCE, KENTUCKY**

BOONE COUNTY KENTUCKY
NORTHEAST SIDE OF GUNPOWDER ROAD
SOUTHEAST OF U.S. HIGHWAY 42

AUGUST 27, 2014 SCALE: 1"=50'



VICINITY MAP
SCALE: 1"=1000'



Note: This plat was prepared using a field survey performed on March 6, 2014.

Parcel 1



H
W
B
M

GROUP NOS. 116 AND 172
Tax exempt pursuant to KRS 142.050(7)(o)

DEED OF CORRECTION

TO ADD METES AND BOUNDS DESCRIPTION IDENTIFIED AS EXHIBIT "A."

Know All Men By These Presents:

That GUNPOWDER PROPERTIES, LLC, a Kentucky Limited Liability Company, RICHARD WENTZ and BARBARA WENTZ, Husband and Wife, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration conveyed to them paid by the grantee herein, the receipt of which is acknowledged, **do bargain, sell and convey** to GUNPOWDER PROPERTIES, LLC, its successors and assigns forever, the following described Real Estate, in the City of Florence, Boone County and Commonwealth of Kentucky, to-wit:

Property Address: A tract of land located at US-42 and Gunpowder Road, Florence, KY 41042, containing 9.791 acres. Grantor and Grantee mailing address: c/o Richard Wentz, 23 Leathers Road, Ft. Mitchell, KY 41017, and being more particularly described as follows:

See attached Exhibit "A" for legal description.

SUBJECT to Easements and Restrictions of record.

The above is a new description consolidating the properties conveyed to the Grantors as set forth below:

- (1) The property conveyed to Gunpowder Properties, LLC by deed dated March 9, 1999 and recorded in Deed Book 736, Page 193 of the Boone County Clerk's Records at Burlington, Kentucky. ✓
- (2) The property conveyed to Gunpowder Properties, LLC by deed dated April 25, 2002 and recorded in Deed Book 828, page 178 of the Boone County Clerk's Records at Burlington, Kentucky. ✓
- (3) The property conveyed to Richard Wentz and William H. Wentz, by deed dated February 26, 1990 and recorded in Deed Book 425, Page 99 of the Boone County Clerk's Records at Burlington, Kentucky. ✓
- (4) The property conveyed to Richard Wentz and William H. Wentz, by deed dated February 27, 1985 and recorded in Deed Book 328, Page 259 of the Boone County Clerk's Records at Burlington, Kentucky. ✓
- (5) The property conveyed to Richard Wentz and William H. Wentz, by deed dated April 15, 1996 and recorded in Deed Book 609, Page 295 of the Boone County Clerk's Records at Burlington, Kentucky. ✓

RETURN TO:

Armenie Wentz

EXHIBIT #1

BOONE COUNTY
D873 PG 612

BOONE COUNTY
D877 PG 383

(6) The property conveyed to Richard E. Wentz by deed dated April 25, 2002 and recorded in Deed Book 828, page 174 of the Boone County Clerk's Records at Burlington, Kentucky. ✓

(7) The property conveyed to Herman Wentz, by deed dated January 19, 1983 and recorded in Deed Book 310, Page 238 of the Boone County Clerk's Records at Burlington, Kentucky. ✓


The said Herman Wentz died intestate on the 5th day of January, 1994, a single man, and pursuant to the Kentucky laws of descent and distribution, his interest passed to his sons, Richard Wentz and William Wentz, see Affidavit of Descent dated May 27, 1999 and recorded in Miscellaneous Book 768, page 227 of the Boone County Clerk's Records at Burlington, Kentucky.

William H. Wentz, a single person, died intestate on October 4, 2001, and pursuant to the Kentucky laws of descent and distribution, his interest passed to his only heir, his brother, Richard Wentz, see Amended Affidavit of Descent dated June 27, 2002 and recorded in Miscellaneous Book 911, page 380 of the Boone County Clerk's Records at Burlington, Kentucky.

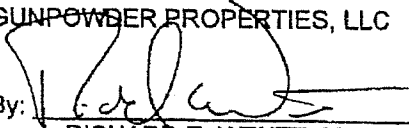
TOGETHER with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Grantee, GUNPOWDER PROPERTIES, LLC, its successors and assigns forever; the Grantors, their heirs, executors and administrators, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the said Grantors, RICHARD WENTZ and BARBARA WENTZ, individually, and Richard E. Wentz, as a member of Gunpowder Properties, LLC, a Kentucky Limited Liability Company, hereunto set their hands, this 17 day of March, 2004.

Tax Exempt pursuant to KRS 142.050(7)(o).

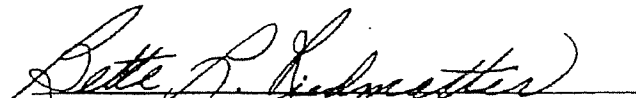

RICHARD WENTZ


BARBARA WENTZ

GUNPOWDER PROPERTIES, LLC
By: 
RICHARD E. WENTZ, Member

**COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON**

The foregoing instrument was acknowledged before me, a Notary Public, this 17 day of March, 2004, by **RICHARD WENTZ** and **BARBARA WENTZ**, individually, and Gunpowder Properties, LLC by Richard E. Wentz, a member.


NOTARY PUBLIC
My Commission Expires: 3-16-05

**COMMONWEALTH OF KENTUCKY
BOONE COUNTY**

I, **MARILYN ROUSE HOWARD**, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from **GUNPOWDER PROPERTIES, LLC, RICHARD WENTZ AND BARBARA WENTZ**, husband and wife, to **GUNPOWDER PROPERTIES, LLC**, was this day presented to me in my office, certified as above, and this day left for record on _____, 2004, at _____ M. Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office. Given under my hand this _____ day of _____, 2004.

MARILYN ROUSE HOWARD, CLERK

By: _____ D.C.

THIS DEED PREPARED BY:



Richard E. Wentz
ARNZEN & WENTZ, P.S.C.
600 Greenup St., Box 472
Covington, KY 41012-0472
Phone: 859/431-6100

:::ODMAWORLD0XIG:VJITDOX119631BR3544.WPD

BOONE COUNTY
D873 Pg 614

BOONE COUNTY
D877 Pg 385

KENTUCKY CERTIFICATE - AFFIDAVIT

COMMONWEALTH OF KENTUCKY:

SS.

COUNTY OF BOONE:

Comes now the below named Grantor(s) and Grantee, and after first being duly cautioned and sworn, state as follows:

1. That the mailing addresses for the Grantors and Grantee as set forth below are true and correct.
2. That the Fair Cash Value set forth below is the Fair Cash Value of the property described.

GRANTOR NAMES & ADDRESS: Richard Wentz & Barbara Wentz, 23 Leathers Rd., Ft. Mitchell, KY 41017

GRANTEE NAME: GUNPOWDER PROPERTIES, LLC by Richard E. Wentz, Member

PROPERTY ADDRESS: A tract of land at US-42 & Gunpowder Road, Florence, KY 41042

GRANTEE MAILING ADDRESS: c/o Richard E. Wentz, 23 Leathers Road, Ft. Mitchell, KY 41017

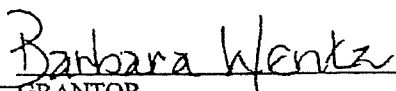
FULL FAIR CASH VALUE: \$1,221,000.00

FURTHER THE AFFLIANTS SAYETH NAUGHT.




 GRANTOR

GRANTEE: GUNPOWDER PROPERTIES, LLC



 GRANTOR

By: 

 A Member

Subscribed, sworn to and acknowledged before me, a Notary Public, this 17 day of March, 2004, by the above-named Grantors and Grantee.



 NOTARY PUBLIC

My Commission Expires: 3-16-05

BOONE COUNTY
D873 PG 615

DOCUMENT NO: 225615
 RECORDED ON: APRIL 27, 2004 03:26:44PM
 TOTAL FEES: \$14.00
 GROUP : 116
 COUNTY CLERK: MARILYN K ROUSE
 COUNTY: BOONE COUNTY CLERK
 DEPUTY CLERK: DONNA COLLINS
 BOOK D873 PAGES 612 - 615

BOONE COUNTY
D877 PG 386

02/12/2003 19:37 8597274800

VIOX



W VIOX & VIOX, INC.

Engineers • Surveyors • Landscape Architects

April 24, 2003

DESCRIPTION OF 9.791 ACRES

- Planning

Located in Boone County, Kentucky, lying on the southeast side of U.S. Highway 42 and the northeast side of Gunpowder Road and is more particularly described as follows:

- Design

Beginning at an iron pin (set) in the southeast right-of-way line of U. S. Highway 42, 42.00 feet as measured perpendicular to the centerline, at the common corner of Lot 28 of the Midway Place Subdivision (Plat Book 1, page 74) and Lot 16 of the Sugar Tit Subdivision (Plat Book 1, page 102); thence leaving said right-of-way line and with the common line of the Midway Place Subdivision and Sugar Tit Subdivision S 34°41'32" E a distance of 640.78 feet to an iron pin (set); thence S 73°54'08" W a distance of 76.03 feet to an iron pin (set); thence S 53°39'38" W a distance of 457.92 feet to an iron pin (set); thence N 39°48'17" W a distance of 150.00 feet to an iron pin (set); thence S 54°10'41" W a distance of 519.90 feet to an iron pin (set) in the northeast right-of-way line of Gunpowder Road; thence with said right-of-way line N 10°46'53" W a distance of 90.62 feet to an iron pin (set); thence N 33°40'21" W a distance of 17.29 feet to an iron pin (set); thence N 51°47'17" E a distance of 74.59 feet to an iron pin (set); thence N 50°50'02" W a distance of 127.91 feet to an iron pin (set) in the southeast right-of-way line of U.S. Highway 42; thence with said right-of-way line N 40°23'21" E a distance of 1021.47 feet to the point of beginning containing 9.791 acres and being subject to all right-of-ways and easements of record.

- Surveying

DOCUMENT NO: 232983
 RECORDED ON: JUNE 24, 2004 12:04:38PM
 TOTAL FEES: \$13.00
 GROUP : 116
 COUNTY CLERK: MARILYN K ROUSE
 COUNTY: BOONE COUNTY CLERK
 DEPUTY CLERK: DONNA COLLINS
 BOOK D877 PAGES 363 - 367

466 Erlanger Road
 Erlanger, Kentucky 41018

BOONE COUNTY
 D877 PG 387

Tel: 859-727-3293
 Fax: 859-727-8452
 e-mail: viox@nkol.net

Parcel 2

RETURN TO:

Return after recording to:
Brian C. Bunham
Hemmer Pughburn DeFrank PLLC
250 Grandview Drive, Suite 200
Fort Mitchell, Kentucky 41017

*Richard Wentz
Adams Stephen Wotton - Being
PO*

Group: 172

GENERAL WARRANTY DEED

THIS DEED, made and entered into this ~~29~~¹⁶ day of ~~June~~^{July} 2008, by and between ACG GUNPOWDER, LLC, a Kentucky limited liability company, having a mailing address of 3005 Dixie Highway, Edgewood, Kentucky 41017, as grantor ("Grantor"), and GUNPOWDER PROPERTIES, LLC, a Kentucky limited liability company, having a mailing address of 23 Leathers Road, Fort Mitchell, Kentucky 41017, as grantee ("Grantee"). *Also in 40 tax Address*

WITNESSETH:

That for and in consideration of the sum of One Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$122,500.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and by these presents does bargain, sell and convey in fee simple unto the Grantee the following described real estate:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE.

Being all of the remaining property conveyed to the Grantor by Anna Belle Presser, an unmarried person, by deed dated June 29, 2007 and recorded at Deed Book 937, page 484, of the Boone County Clerk's records at Burlington, Kentucky. ✓

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances therunto belonging, unto the Grantee in fee simple forever, with Covenant of General Warranty, subject to (i) applicable zoning ordinances; (ii) all covenants, conditions, limitations, rights, easements and restrictions of record; (iii) legal highways; and (iv) taxes and assessments due and payable in 2008 and thereafter which taxes the Grantee assumes and agrees to pay.

The parties hereto do hereby certify that the above-stated consideration is true and is the full consideration paid for the real estate. The Grantee joins in this deed for the sole purpose of certifying the consideration and estimated fair cash value.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto this the date first above written.

GRANTOR:
ACG GUNPOWDER, LLC

GRANTEE:
GUNPOWDER PROPERTIES, LLC

By: *Boek*
Its: Authorized Member

By: *[Signature]*
Its: Authorized Member

BOONE COUNTY
D966 Pg 467

EXHIBIT #2

Commonwealth of Kentucky)
)ss.
County of Kenton)

The foregoing instrument was subscribed, sworn to and acknowledged before me by WILLIAM A KREUTZMAN JR as the duly authorized Member of ACG GUNPOWDER, LLC, a Kentucky limited liability company, as Grantor, and Richard E. Wentz, as the duly authorized Member of GUNPOWDER PROPERTIES, LLC, a Kentucky limited liability company, as Grantee, this 16th day of July, 2008.

Kimberly Arber
Notary Public
My commission expires: 4-21-2012

This instrument prepared by:

Brian C. Dunham
Brian C. Dunham
HEMMER PANGBURN DEFRANK PLLC
250 Grandview Drive, Suite 200
Fort Mitchell, Kentucky 41017
(859) 344-1188

EXHIBIT A
Legal Description

PIDN: 062.00-00-109.00
GROUP NO.: 172

SITUATE IN THE COMMONWEALTH OF KENTUCKY, COUNTY OF BOONE, BEING TO-
WIT:

BEING LOTS NINETEEN (19) AND TWENTY (20) AS SHOWN ON REL C. WAYMAN'S
PLAT OF SUGAR TIT SUBDIVISION LOCATED SOUTHWEST OF FLORENCE, DATED,
ACKNOWLEDGED AND RECORDED FEBRUARY 23, 1943, AND RECORDED IN PLAT
BOOK 1, PAGE 102 OF THE BOONE COUNTY RECORDS AT BURLINGTON, KENTUCKY;
SAID LOTS FRONTING FIFTY (50) FEET EACH ON THE NORTHEAST SIDE OF
GUNPOWDER ROAD AND EXTENDING BACK NORTHEASTWARDLY BETWEEN
PARALLEL LINES FIVE HUNDRED SIXTY-SIX FEET (566), MORE OR LESS, TO THE LINE
OF SAID SUBDIVISION.

LESS AND EXCEPT: THE OUTCONVEYANCES MADE TO THE COMMONWEALTH OF
KENTUCKY BY INSTRUMENTS RECORDED AT HIGHWAY DEED BOOK 11, PAGE 130,
AND HIGHWAY DEED BOOK 14, PAGE 240, OF THE BOONE COUNTY CLERK'S
RECORDS AT BURLINGTON, KENTUCKY.

THE SAID PROPERTY BEING RECENTLY SURVEYED AND NOW BEING DESCRIBED AS
FOLLOWS:

Located in Boone County, Kentucky, lying on the easterly side of Gunpowder Road, 250 feet
south of U.S. Highway 42 and being all of the remaining portion of Deed Book 194, Page 32, of the
Boone County Clerk's Office at Burlington, Kentucky, and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as an iron pin (set) is ½ inch
diameter rebar eighteen inches in length with a plastic cap stamped "PLS 3357". All bearings
referred to herein are based upon KSPCS-North Zone-NAD 83 (1993).

Beginning at an iron pin (existing) in the easterly right-of-way line of Gunpowder Road,
63.53 feet as measured perpendicular to centerline, at the common corner of Lot 19, owned by Anna
Bell Presser (Deed Book 194, page 32) and Lot 18, owned by Gunpowder Properties, LLC (Deed
Book 877, page 383), of Sugar Tit Subdivision (Plat Book 1, page 102); thence leaving the right-of-
way line of Gunpowder Road with a common line with Lot 18 and Lot 19 N54°10'41"E 519.90 feet
to an iron pin (set) at the common corner with Lot 18 and Lot 19; thence with a common line with
Lot 19 and Gunpowder Properties, LLC S39°48'17"E 100.00 feet to an iron pin (set) at the common
corner with Lot 20 and Lot 21, owned by Sherry A. & James L. Morgan (Deed Book 529, page 25);
thence with a common line with Lot 20 and Lot 21 S53°54'42"W 545.19 feet to an iron pin (set) in
the right-of-way line of Gunpowder Road, 56.46 feet as measured perpendicular to centerline; thence
with the right-of-way line of Gunpowder Road N46°09'12"W 41.19 feet to a point; thence
N36°28'15"W 33.24 feet to a point; thence N17°04'36"E 24.76 feet to a point; thence N10°46'53"W

15.01 feet to a point the place of beginning containing 1.260 acres and being subject to all rights-of-way and easements of record.

Being all of the remaining property conveyed to Harold and Anna Bell Presser, by deed recorded in Deed Book 194, Page 32, in the Boone County Clerk's Office at Burlington, Kentucky.

This description was prepared from a new survey made by Gregory A. Larison, P.L.S. 3357, for Viox & Viox, Inc., June, 2007.

LESS AND EXCEPT: THE FOLLOWING DESCRIBED PROPERTY, WHICH WAS CONVEYED TO THE COMMONWEALTH OF KENTUCKY, FOR THE BENEFIT OF THE TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, BY DEED DATED SEPTEMBER 27, 2007 AND RECORDED AT HIGHWAY DEED 20, PAGE 217, OF THE BOONE COUNTY CLERK'S RECORDS AT BURLINGTON, KENTUCKY:

**Parcel No. 13
Tract A**

Group No. 172

PIDN 062.00-00-109.00

Being a tract of land located in Boone County, Kentucky along KY 237 (Pleasant Valley Road), approximately 355 feet south of intersection KY 237 and US 42, and more particularly described as follows:

Beginning at a point in the East existing right of way line of KY 237, said point being 89.29 feet left of KY 237 Station 33+83.12, said point also being in the property line of said tract; thence with said existing right of way line North 46 degrees 05 minutes 56 seconds West, 40.19 feet to a point 93.77 feet left of KY 237 Station 34+26.35; thence North 36 degrees 24 minutes 44 seconds West, 33.24 feet to a point 90.77 feet left of KY 237 Station 34+62.22; thence North 17 degrees 08 minutes 17 seconds East, 24.76 feet to a point 69.35 feet left of KY 237 Station 34+75.52; thence North 10 degrees 43 minutes 21 seconds West, 14.91 feet to a point 61.29 feet left of KY 237 Station 34+88.80, said point being in the property line of said tract; thence with said property line North 54 degrees 10 minutes 41 seconds East, 137.49 feet, crossing the centerline of KY 237 at Station 34+80.30, to a point 75.04 feet right of KY 237 Station 34+71.03, said point being in the East proposed right of way line of KY 237; thence with said proposed right of way line South 32 degrees 24 minutes 12 seconds East, 101.32 feet to a point 60.58 feet right of KY 237 Station 33+76.08, said point being in the property line of said tract; thence with said property line South 54 degrees 09 minutes 14 seconds West, 150.03 feet, crossing the centerline of KY 237 at Station 33+78.71, to the point of beginning.

The above described parcel contains 0.359 acre (15,626 square feet).

BOONE COUNTY
D966 PG 470

DOCUMENT NO: 500036
RECORDED ON: JUNE 03, 2009 02:47:05PM
TOTAL FEES: \$28.00
TRANSFER TAX: \$122.50
GROUP : 172
COUNTY CLERK: RENEE POND
CLERK: BOONE COUNTY CLERK
DEPUTY CLERK: WENDY COLLINGS
BOOK 0566 PAGES 467 - 470

Parcel 3

BOOK 529 PAGE 25

REC'D
NOV 15 A 11:19
JERRY W. ROUSE
BOONE COUNTY CLERK
12-00pd

Property Transfer Tax \$ 84
JERRY ROUSE, Clerk DC TR

D E E D

KNOW ALL MEN BY THESE PRESENTS: THAT

SHERRY A. MORGAN and her husband, JAMES L. MORGAN,

for and in consideration of ONE and NO/100 (\$1.00) DOLLAR paid to them, the receipt of which is hereby acknowledged, do hereby bargain, sell and convey to

SHERRY A. MORGAN and her husband, JAMES L. MORGAN,

jointly, with remainder in fee simple to the survivor of them, either his or her heirs and assigns forever.

the following described real estate, lying and being in Boone County, Kentucky, to wit:

GRANTOR MAILING ADDRESS: 8678 Gunpowder Road, Florence, KY 41042

GRANTEE MAILING ADDRESS: 8678 Gunpowder Road, Florence, KY 41042

PRESENT STREET ADDRESS: 8686 Gunpowder Road, Florence, KY 41042

[THIS CONVEYANCE IS TAX EXEMPT PURSUANT TO KRS 142.050 (e) AS A CONVEYANCE BETWEEN HUSBAND AND WIFE WITH ONLY NOMINAL CONSIDERATION. THE VALUE OF THE SUBJECT REAL ESTATE AT THE TIME OF CONVEYANCE \$50,000.00]

GROUP NO. ¹⁷²~~2640A~~

Being Lots Twenty-one (21) and Twenty-Two (22) as shown on Rel C. Wayman's Plat of Sugar Tit Subdivision located on U.S. Highway No. 42, southwest of Florence, dated, acknowledged and recorded February 23rd, 1943, and recorded in Plat Book No. 1, Page 102, of the Boone County Records at Burlington, Kentucky; Said Lots fronting fifty (50) feet each on the northeast side of Gunpowder Road and extending back northeastwardly between parallel lines five hundred seventy (570) feet in depth.

SOURCE OF TITLE: Being all of the property conveyed to Sherry A. Morgan, a married person, by deed from Janice S. Holder and her husband, Carl Holder, dated December 10, 1993, and recorded in Deed Book 529, Page 21, and by virtue of the Last Will and Testament of Mary M. Foley, at Will Book 52, Page 317 in the Office of the Boone County Clerk, Burlington, Kentucky.

MICHAEL T. MCKINNEY

RETURN TO: *Attorney at Law*

2922 Washington Square • P.O. Box 688 • Burlington, Kentucky 41005 • 606/586-9955

EXHIBIT #3

BOOK 529 PAGE 26

To have and to hold the same to the said

SHERRY A. MORGAN and her husband, JAMES L. MORGAN,

jointly, with remainder in fee simple to the survivor of them, either his or her heirs and assigns forever.

with covenants of General Warranty.

IN WITNESS WHEREOF, the said SHERRY A. MORGAN and her husband, JAMES L. MORGAN, have hereunto set their hands this 14th day of December, 1993.

Sherry A Morgan
SHERRY A. MORGAN

James L Morgan
JAMES L. MORGAN

STATE OF KENTUCKY.....)
 :Sec.
COUNTY OF BOONE.....)

The foregoing instrument was acknowledged before me this 14th day of December, 1993, by SHERRY A. MORGAN and her husband, JAMES L. MORGAN, to be their free act and deed.

My Commission Expires: 1-19-97

Michael T. McKinney
Notary Public
State At Large

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration reflected in this deed is the full consideration paid for the property. The grantee(s) execute this certificate for the sole purpose of certifying the consideration hereunder.

MICHAEL T. MCKINNEY

Attorney at Law

2922 Washington Square • P.O. Box 688 • Burlington, Kentucky 41005 • 606/586-9955

BOOK 529 PAGE 28

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

I, JERRY ROUSE, Clerk of the County Court in and for the County and State aforesaid, do certify that the foregoing instrument of writing from SHERRY A. MORGAN and her husband, JAMES L. MORGAN, to SHERRY A. MORGAN and her husband, JAMES L. MORGAN, was this 15 day of December, 1993, produced to me, certified as above and lodged for record at 11:19 o'clock A. M.

Whereupon, the same with foregoing and this certificate has been duly recorded in my office.

Given under my hand this 15 day of December, 1993.

JERRY ROUSE, CLERK

BY: Jerry Rouse DC

RETURN TO:
GRANTEE

MICHAEL T. MCKINNEY
Attorney at Law

2922 Washington Square • P.O. Box 688 • Burlington, Kentucky 41005 • 606/586-9955

Parcel 4

DEED

Property Transfer Tax Paid 3/15.50
JERRY W. ROUSE, Clerk That PAID D. G.

KNOW ALL MEN BY THESE PRESENTS:

JESSE HAMILTON and ERMA HAMILTON, his wife

for and in consideration of \$ 15,500.00 dollars and other good and valuable consideration to them paid by JAMES MORGAN and wife, SHERRY MORGAN

the receipt whereof is hereby acknowledged, do es hereby bargain, sell and convey to the said James Morgan and wife, Sherry Morgan, jointly, with remainder in fee simple to the survivor of either of them, his or her

heirs and assigns forever, the following described real estate, lying and being in Boone County, Kentucky to-wit:

Grantee Mailing Address: 8543 U.S. Highway 42, Florence, Ky. Group No. 172
173

Present Street Address: Gunpowder Rd. Florence, Ky. Plat No. Bk. 1, page 102

Being Lots Nos. 23; 24; 25 and 41 of the SUGAR TIT SUBDIVISION as shown and designated on the plat of said subdivision recorded in Plat Book 1, page 102 of the Boone County Clerk's records at Burlington, Kentucky.

Lots 23 and 24 being the same property conveyed to the grantor herein by deed, dated 11/28/67 and recorded in Deed Book 178, page 454 of the said county records.

Lots 25 and 41 being the same property conveyed to the grantor herein by deed dated 11/28/67 and recorded in Deed Book 178, page 456 of the said Boone County records.

Being the same property conveyed to the Grantor by -----see above----- by deed dated, day of 19 and recorded in deed book page, in the office of the Clerk of the Boone County Court, Burlington, Kentucky.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said

James Morgan and wife, Sherry Morgan, jointly, with remainder in fee simple to the survivor of either of them, his or her

EXHIBIT #4

BOOK 195 PAGE 284

heirs and assigns forever, with covenants of general warranty.

In witness whereof the said Jesse Hamilton and wife, Erma Hamilton

hereunto set theirhand s this 28th day of October, 1971

Jesse Hamilton
Erma Hamilton

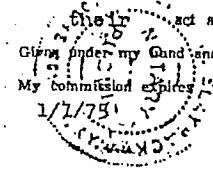
STATE OF KENTUCKY,
SCT.
County of Boone.

I, Patsy H. Slayback a Notary Public in and for the county and state aforesaid, do certify that the foregoing instrument of writing from Jesse Hamilton and wife, Erma Hamilton to James Morgan and wife, Sherry Morgan was this day presented to me in my county by the parties and then and there acknowledged by the said JESSE HAMILTON and ERMA HAMILTON

to be act and deed. Whereupon the same and this certificate are certified to the proper office for record. Given under my hand and seal of office this 28th day of October, 1971

My commission expires 1/17/71

Patsy H. Slayback
Notary Public.



WARRANTY DEED

JESSE HAMILTON
ERMA HAMILTON

TO

JAMES MORGAN
SHERRY MORGAN

Acknowledged _____

Left for Record 11-3-71

at 9:00 A.M.

By Jerry W. Rouse Clerk

Recorded in Deed Book No. 195 Page 283

Recording \$ 4.60 Stamps \$ 15.50 pd

21 - Bureau Dept

STATE OF KENTUCKY,
SCT.
County of BOONE

I, JERRY W. ROUSE Clerk of the County Court in and for the County and State aforesaid, do certify that the foregoing instrument of writing from JESSE HAMILTON and ERMA HAMILTON to JAMES MORGAN and SHERRY MORGAN was this 3rd day of November, 19 71 produced to me, certified as above and lodged for record at 9:00 o'clock A. M.

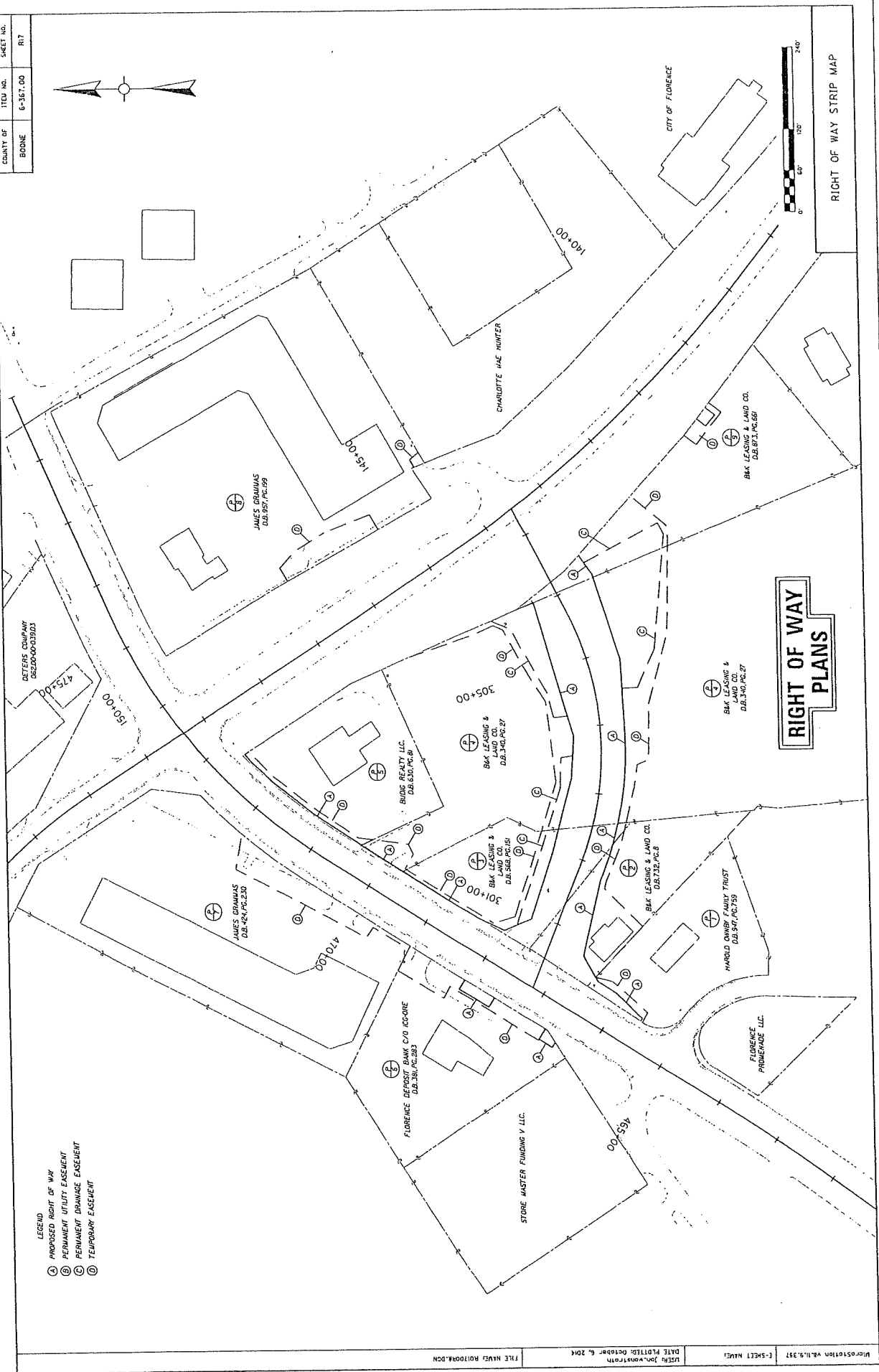
Whereupon, the same with foregoing, and this certificate have been duly recorded in my office. Given under my hand, this 3rd day of November 19 71

CERTIFICATE This instrument prepared by the undersigned
Jerry W. Rouse Clerk
By Robert D. Jones D.C.
JERRY W. ROUSE, Atty. at Law
Boone, Ky.

1

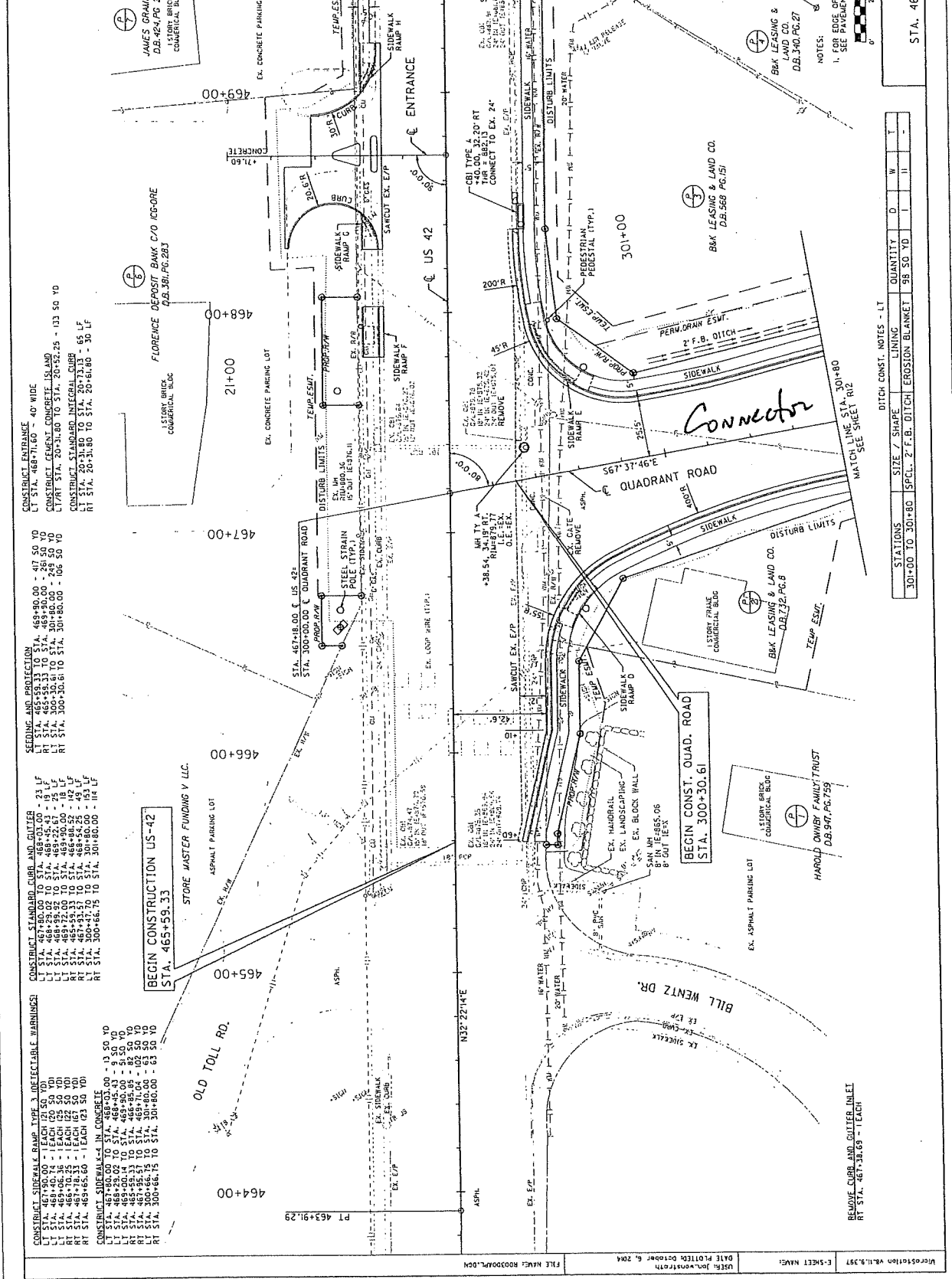
COUNTY OF	ITDP NO.	SHEET NO.
BODINE	6-357.00	R17

- LEGEND
- Ⓐ PROPOSED RIGHT OF WAY
 - Ⓑ PERMANENT UTILITY EASEMENT
 - Ⓒ PERMANENT DRAINAGE EASEMENT
 - Ⓓ TEMPORARY EASEMENT



2

COUNTY OF	BOONE
ITEM NO.	P-167.00
SHEET NO.	R3A



CONSTRUCT SIDEWALK RAMP TYPE 3 DEFLECTIBLE WARNING	CONSTRUCT STANDARD CURB AND GUTTER	SEEDING AND PROTECTION	CONSTRUCT ENTRANCE
LT STA. 467+90.00 TO STA. 468+00.00 - 10.00 YD	LT STA. 467+90.00 TO STA. 468+00.00 - 10.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	LT STA. 468+71.60 - 40' WIDE
RT STA. 467+90.00 TO STA. 468+00.00 - 10.00 YD	RT STA. 467+90.00 TO STA. 468+00.00 - 10.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT CEMENT CONCRETE ISLAND
LT STA. 468+00.00 TO STA. 468+30.00 - 30.00 YD	LT STA. 468+00.00 TO STA. 468+30.00 - 30.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
RT STA. 468+00.00 TO STA. 468+30.00 - 30.00 YD	RT STA. 468+00.00 TO STA. 468+30.00 - 30.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
LT STA. 468+30.00 TO STA. 468+60.00 - 30.00 YD	LT STA. 468+30.00 TO STA. 468+60.00 - 30.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
RT STA. 468+30.00 TO STA. 468+60.00 - 30.00 YD	RT STA. 468+30.00 TO STA. 468+60.00 - 30.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
LT STA. 468+60.00 TO STA. 469+00.00 - 40.00 YD	LT STA. 468+60.00 TO STA. 469+00.00 - 40.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
RT STA. 468+60.00 TO STA. 469+00.00 - 40.00 YD	RT STA. 468+60.00 TO STA. 469+00.00 - 40.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
LT STA. 469+00.00 TO STA. 469+30.00 - 30.00 YD	LT STA. 469+00.00 TO STA. 469+30.00 - 30.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
RT STA. 469+00.00 TO STA. 469+30.00 - 30.00 YD	RT STA. 469+00.00 TO STA. 469+30.00 - 30.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
LT STA. 469+30.00 TO STA. 469+60.00 - 30.00 YD	LT STA. 469+30.00 TO STA. 469+60.00 - 30.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
RT STA. 469+30.00 TO STA. 469+60.00 - 30.00 YD	RT STA. 469+30.00 TO STA. 469+60.00 - 30.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
LT STA. 469+60.00 TO STA. 470+00.00 - 40.00 YD	LT STA. 469+60.00 TO STA. 470+00.00 - 40.00 YD	RT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB
RT STA. 469+60.00 TO STA. 470+00.00 - 40.00 YD	RT STA. 469+60.00 TO STA. 470+00.00 - 40.00 YD	LT STA. 465+50.33 TO STA. 468+00.00 - 24.67 YD	CONSTRUCT STANDARD INFERRIAL CURB

STATIONS	301+00 TO 301+80	SIZE / SHAPE	2' F.B. DITCH	QUANTITY	99.50 YD	D	W	T
DITCH CONST. NOTES - LT			LINING	EROSION BLANKET	99.50 YD	11	11	11

PLAN	US 42
DATE PLOTTED	October 6, 2014
DATE PLOTTED	October 6, 2014
DATE PLOTTED	October 6, 2014

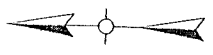
REQUIRE CURB AND GUTTER INLET
RT STA. 467+38.69 - 1 EACH

MicroStation V8.01.1.397
E-SHEET NAME:
USER: jcw@wncra.com
FILE NAME: R00304P.dwg

STATION	464+00 TO STA. 469+00
---------	-----------------------

3

COUNTY OF	ITEM NO.	SHEET NO.
BOONE	6-367.00	R12



DITCH CONST. NOTES - LT

STATIONS	SIZE / SHAPE	LINING	QUANTITY	D	W	T
301+80 TO 302+93	SPCL. 2' F.B. DITCH	EROSION BLANKET	138.50 YD	1	11	11
303+07 TO 303+50	SPCL. V DITCH	EROSION BLANKET	48.50 YD	1	10	10
304+25 TO 304+43	SPCL. V DITCH	EROSION BLANKET	18.50 YD	1	8	8
304+57 TO 304+75	SPCL. 2' F.B. DITCH	EROSION BLANKET	18.50 YD	1	10	10
304+75 TO 305+00	SPCL. 2' F.B. DITCH	TURF MAT	23.50 YD	1	9	9
305+00 TO 306+00	SPCL. 2' F.B. DITCH	EROSION BLANKET	111.50 YD	1	10	10

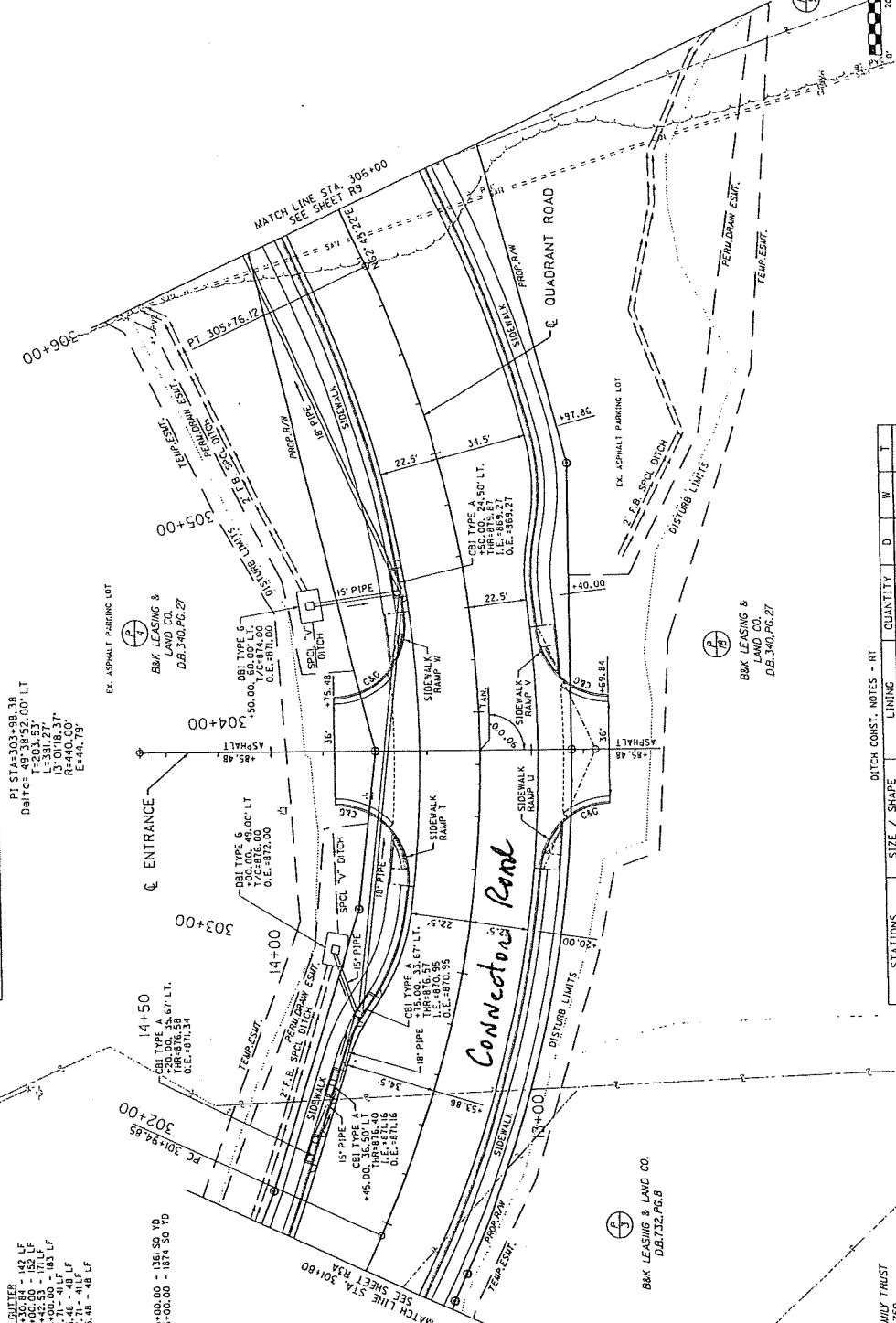
CONSTRUCT SIDEWALK-4 IN. CONCRETE
 LT STA. 301+80.00 TO STA. 303+50.00 - 89.50 YD
 RT STA. 301+80.00 TO STA. 303+50.00 - 89.50 YD
 BT STA. 301+80.00 TO STA. 303+50.00 - 89.50 YD
 BT STA. 304+25.00 TO STA. 304+43.00 - 18.00 YD
 BT STA. 304+57.00 TO STA. 304+75.00 - 18.00 YD
 BT STA. 304+75.00 TO STA. 305+00.00 - 25.00 YD
 BT STA. 305+00.00 TO STA. 306+00.00 - 111.50 YD

CONSTRUCT SIDEWALK-RAMP TYPE X DEFECTABLE WARNING(S)
 LT STA. 303+45.02 - LEACH (25.50 FT)
 RT STA. 303+45.02 - LEACH (25.50 FT)
 BT STA. 303+45.02 - LEACH (25.50 FT)
 BT STA. 304+25.00 - LEACH (18.00 FT)
 BT STA. 304+25.00 - LEACH (18.00 FT)
 BT STA. 304+25.00 - LEACH (18.00 FT)

CONSTRUCT STANDARD CURB AND GUTTER
 LT STA. 301+80.00 TO STA. 303+50.00 - 89.50 LF
 RT STA. 301+80.00 TO STA. 303+50.00 - 89.50 LF
 BT STA. 301+80.00 TO STA. 303+50.00 - 89.50 LF
 RT STA. 304+25.00 TO STA. 304+43.00 - 18.00 LF
 RT STA. 304+25.00 TO STA. 304+43.00 - 18.00 LF
 RT STA. 304+25.00 TO STA. 304+43.00 - 18.00 LF
 RT STA. 304+57.00 TO STA. 304+75.00 - 18.00 LF
 RT STA. 304+57.00 TO STA. 304+75.00 - 18.00 LF
 RT STA. 304+57.00 TO STA. 304+75.00 - 18.00 LF
 RT STA. 304+57.00 TO STA. 304+75.00 - 18.00 LF
 RT STA. 304+57.00 TO STA. 304+75.00 - 18.00 LF
 RT STA. 304+57.00 TO STA. 304+75.00 - 18.00 LF

CONSTRUCT ENTRANCE
 RT STA. 303+85.48 - 36' WIDE
 RT STA. 303+85.48 - 36' WIDE
 RT STA. 303+85.48 - 36' WIDE

SEWING AND PROTECTION
 LT STA. 301+80.00 TO STA. 306+00.00 - 1361.50 YD
 RT STA. 301+80.00 TO STA. 306+00.00 - 1361.50 YD



DITCH CONST. NOTES - RT

STATIONS	SIZE / SHAPE	LINING	QUANTITY	D	W	T
304+50 TO 305+50	SPCL. 2' F.B. DITCH	TURF MAT	111.50 YD	1	10	10
305+50 TO 306+00	SPCL. 2' F.B. DITCH	TURF MAT	33.50 YD	1	6	6

HAROLD OWBY FAMILY TRUST
 D.B. 917.PC.759

NOTES:
 1. FOR EDGE OF PAVEMENT, AND ENTRANCE GEOMETRY,
 2. SEE PAVEMENT DETAILS.



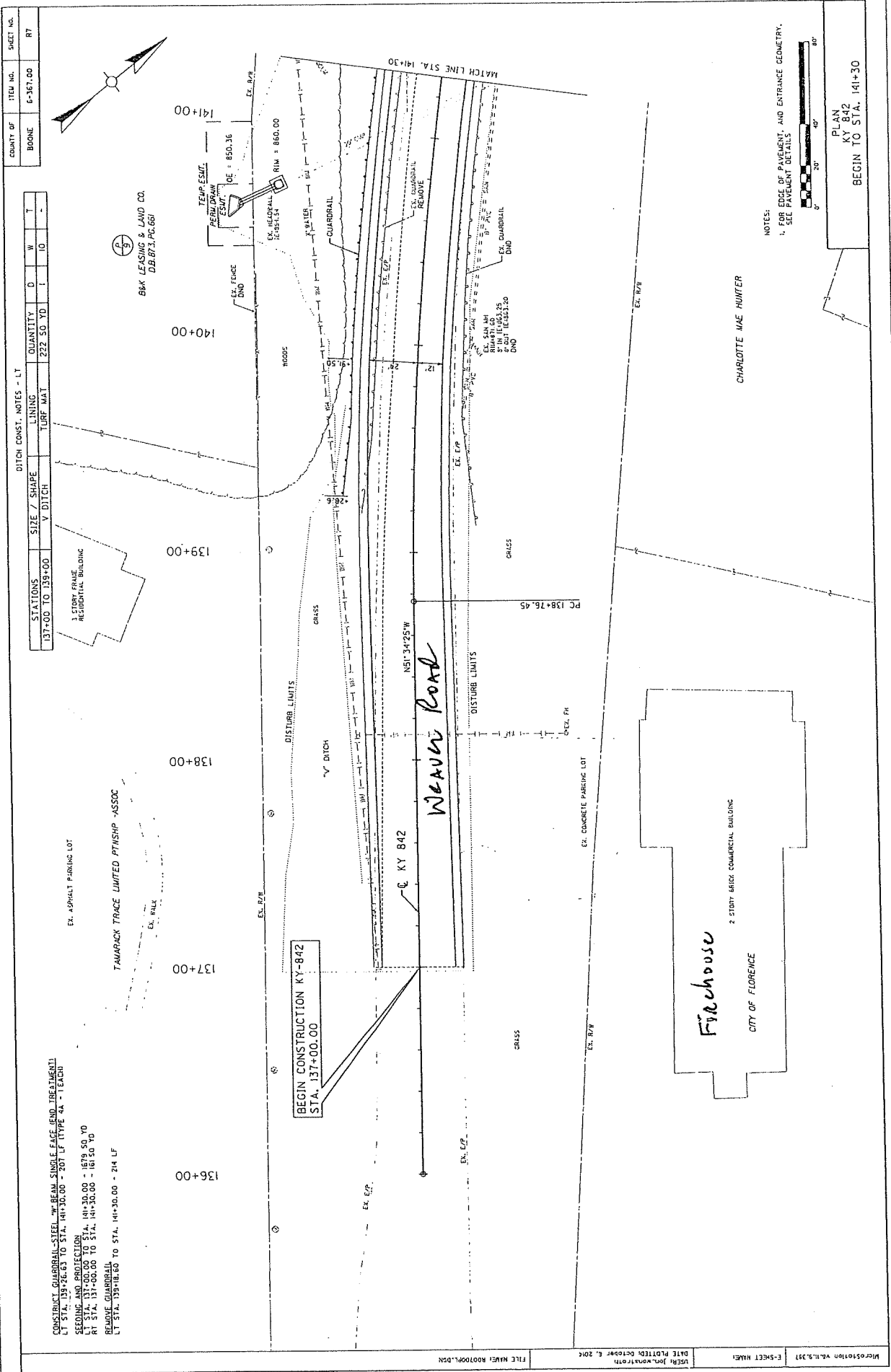
PLAN
 QUADRANT ROAD
 STA. 301+80 TO STA. 306+00

B&K LEASING & LAND CO.
 D.B. 873.PC.661

B&K LEASING & LAND CO.
 D.B. 340.PC.27

B&K LEASING & LAND CO.
 D.B. 732.PC.8

5



COUNTY OF	ITEM NO.	SHEET NO.
BOONE	6-367.00	R7

STATIONS		SIZE / SHAPE	DITCH CONST. NOTES - LT		QUANTITY	D	W	I	O	T
137+00 TO 139+00		V DITCH	LINING TUBE MAT		222 SQ YD					

CONSTRUCT GUARDRAIL-STEEL-W-BEAM SINGLE FACE (END TREATMENT)	LT STA. 139+26.83 TO STA. 141+30.00 - 207 LF (TYPE 4A - TEACH)
SEEKING AND PROJECTION	LT STA. 137+00.00 TO STA. 141+30.00 - 679 SQ YD
REMOVE GUARDRAIL	RT STA. 137+00.00 TO STA. 141+30.00 - 161 SQ YD
	LT STA. 139+18.60 TO STA. 141+30.00 - 214 LF

EX. ASPHALT PARKING LOT
TAMARACK TRACE LIMITED PARTNERSHIP ASSOC.
EX. BELK
EX. R/W

1 STORY FRAME RESIDENTIAL BUILDING
EX. R/W

EX. ASPHALT PARKING LOT
EX. R/W

EX. R/W

EX. R/W

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EX. R/W

TEMP. ESMT.
REIN. DRAWN
ESMT. DE = 850.36

EX. HEADHALL
REIN. ESMT.

EX. FENCE
DND

EX. R/W

EX. R/W

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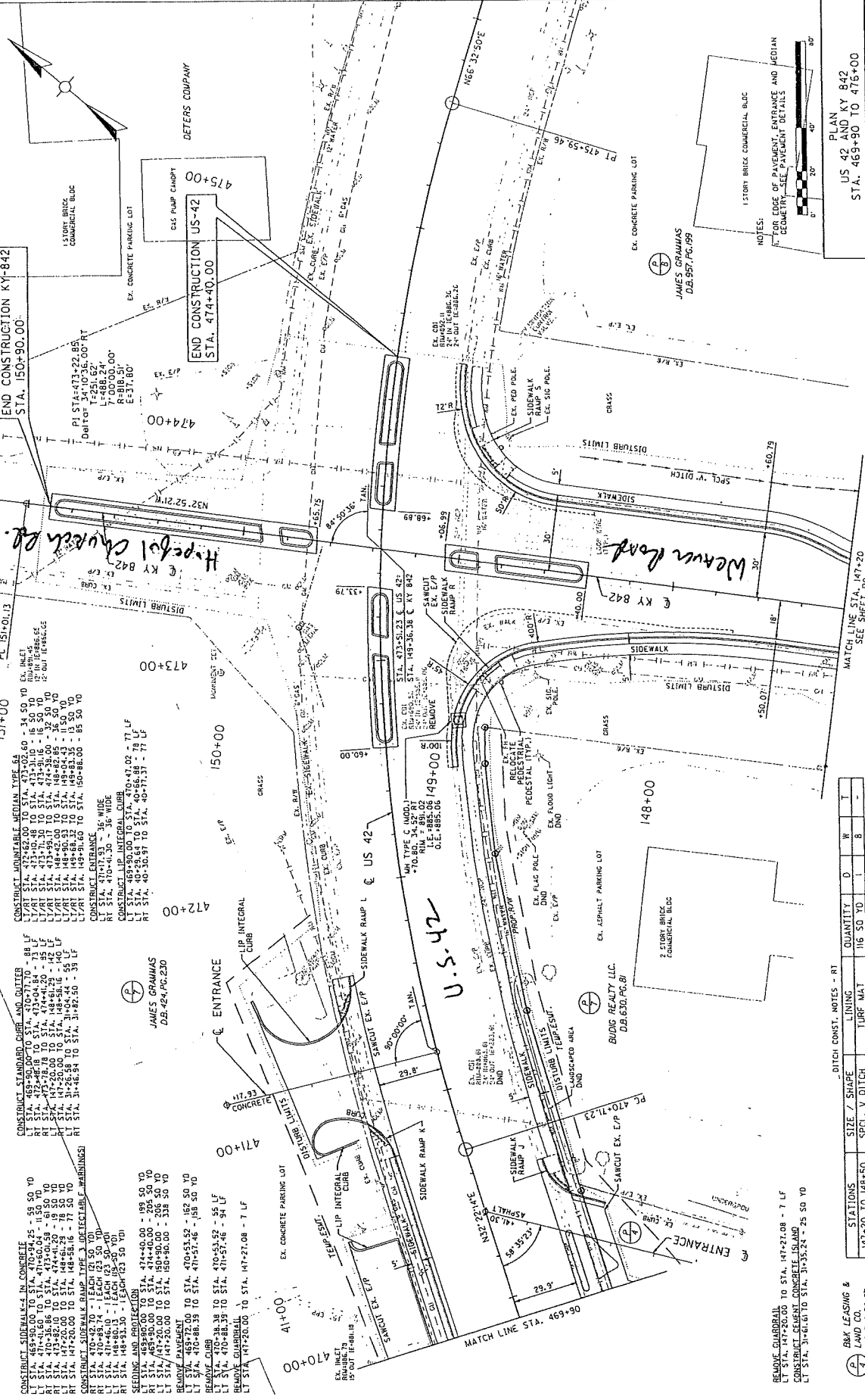
EX. R/W

EX. R/W

EX. R/W

6

COUNTY OF	BOONE
ITEM NO.	6-307.00
SHEET NO.	R5



CONSTRUCT SIDEWALK-4 IN CONCRETE
 LT STA. 410+48.70 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+48.70 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD
 RT STA. 410+54.25 TO STA. 410+54.25 - 55.50 YD

CONSTRUCT SIDEWALK RAMP TYPE 3 (DEFLECTIBLE) WARNING
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD
 RT STA. 410+48.70 - LEACH 02.50 YD

SEEDING AND PROTECTION
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD
 RT STA. 410+48.70 TO STA. 410+48.70 - 185.50 YD

REMOVE GUARDRAIL
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF

REMOVE GUARDRAIL
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
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 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF

REMOVE GUARDRAIL
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
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 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF

REMOVE GUARDRAIL
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
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 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF

REMOVE GUARDRAIL
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF
 LT STA. 410+48.70 TO STA. 410+48.70 - 56 LF

STATIONS	SIZE / SHAPE	QUANTITY	D	W	I
147+20 TO 148+50	SPECL. V. DITCH	116.50 YD	1	8	-

DITCH CONST. NOTES - RT
 REMOVE GUARDRAIL TO STA. 147+27.08 - 7 LF
 LT STA. 147+20.00
 CONSTRUCT GENERAL CONCRETE ISLAND
 LT STA. 31+61.00 TO STA. 31+55.25 = 25.50 YD

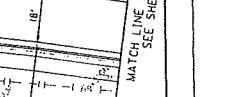
B&K LEASING & LAND CO.
 D.B. 140.PG.27

DATE PLOTTED: DECEMBER 6, 2014
 USER: JACOBSON

FILE NAME: M00000.LDD

PLAN
 US 42 AND KY 842
 STA. 469+90 TO 475+00

NOTES:
 1. FOR EDGE OF PAVEMENT, ENTRANCE AND MEDIAN GEOMETRY - SEE PAVEMENT DETAILS



1 STORY BRICK COMMERCIAL BLDG
 JAMES GRAHAM'S
 D.B. 957.PG.199

2 STORY BRICK COMMERCIAL BLDG
 BUD REALTY LLC.
 D.B. 650.PG.81

EX. ASPHALT PARKING LOT
 EX. CONCRETE PARKING LOT

EX. 1ST FLOOR LIGHT
 EX. 2ND FLOOR LIGHT
 EX. 3RD FLOOR LIGHT

EX. SANITARY SEWER
 EX. WATER MAIN
 EX. GAS MAIN

EX. SIDEWALK
 EX. CURB
 EX. TANK

EX. SIDEWALK RAMP
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Addendum

TEC Engineering, Inc.

Date: October 14, 2014
Subject: US 42 & Gunpowder Road TIS
Prepared by: Edward Williams, P.E., P.T.O.E, TEC Engineering, Inc.
 Andrea Harth, P.E., TEC Engineering, Inc.
Prepared for: John Wojtila P.E., Zaremba Group

This addendum US 42 and Gunpowder TIS (May 2014) was completed to determine the effect of future development on the parcel on the east side of Gunpowder Road, south of the proposed CVS development. The concept plans shows this as a small development consisting of a 12,500 sq ft general office building and a 10,150 sq ft for restaurant, retail or office building. Trips were generated for all three uses, and it was determined that the "High Turnover Sit Down Restaurant" generates the most trips and therefore was used as a worst case scenario. The trips were generated using the KYTC Trip Generation Spreadsheet. The trips generated by the future development are shown in **Table 1**.

Table 1: Generated Trips – Morgan Property

Morgan Property Generated Trips Florence, KY								
Land Use Type	Generated Trips				Pass-by Trips			
	AM		PM		AM		PM	
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
Pharmacy with Drive-Thru	102	70	90	130	0	0	-31	-31
Total Trips	172		220		0		-62	

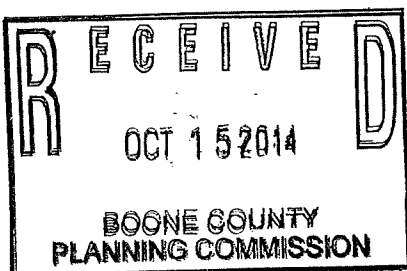
These trips were distributed using the same directional distribution of the proposed CVS. The directional distributions are shown below:

AM Peak Distribution

- 15% to/from the east on US 42
- 7% to/from the south on Gunpowder Road
- 52% to/from west on US 42
- 26% to/from the north on Pleasant Valley Road

PM Peak Distribution

- 39% to/from the east on US 42
- 11% to/from the south on Gunpowder Road
- 15% to/from the north on Pleasant Valley Road
- 35% to/from the west on US 42



Addendum

Since there is not an anticipated opening day for this development, which is in the preliminary stages, it was assumed that it will not be open by 2015. Therefore, this development was not considered for 2015 analysis. The trips generated by the Morgan property development were added to the 2025 No Build traffic to determine the effect the CVS would have on the area. **Figures 1 and 2** show the No Build and Build traffic, including the newly generated trips from the Morgan Property.

Figure 1: 2025 No Build (with Morgan Property)

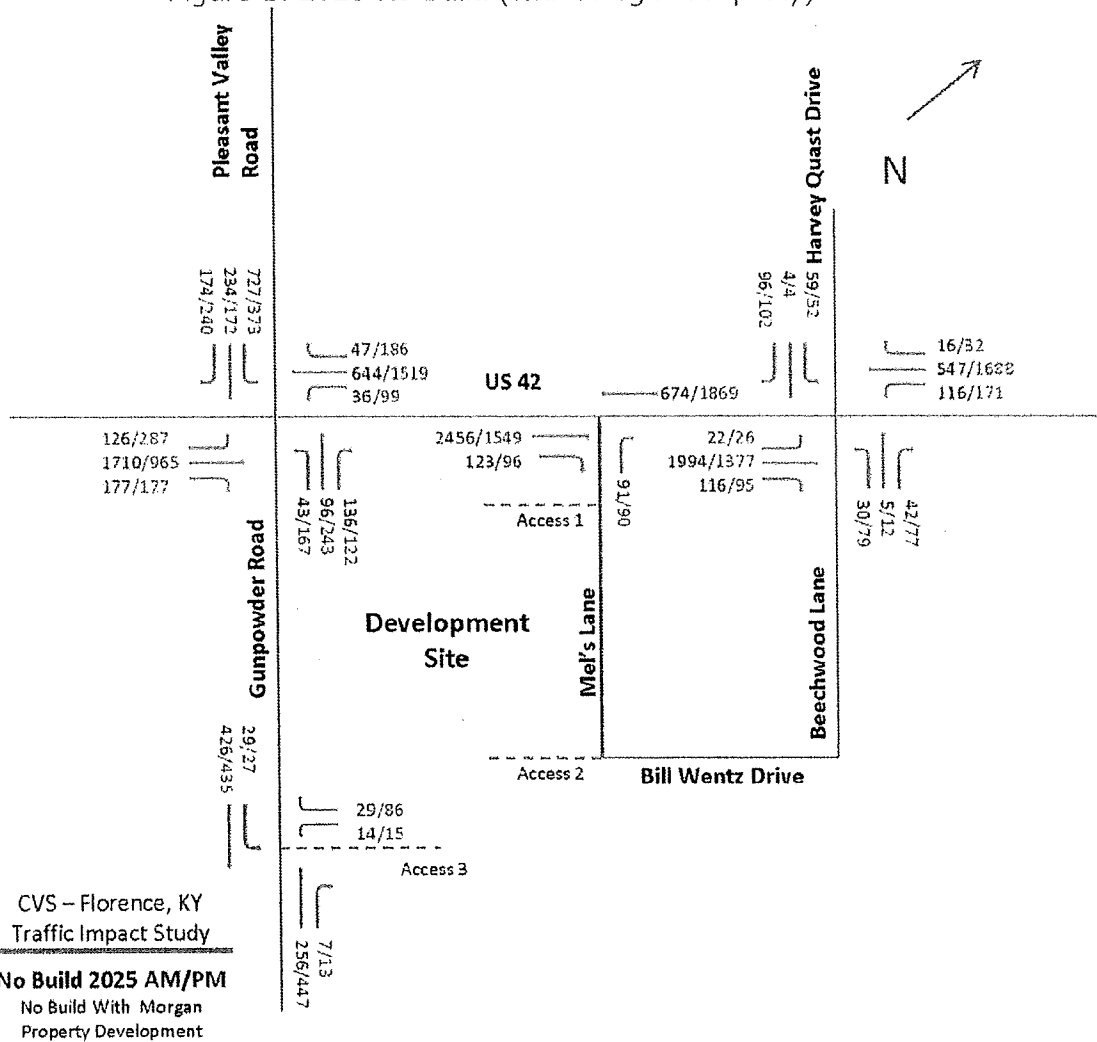
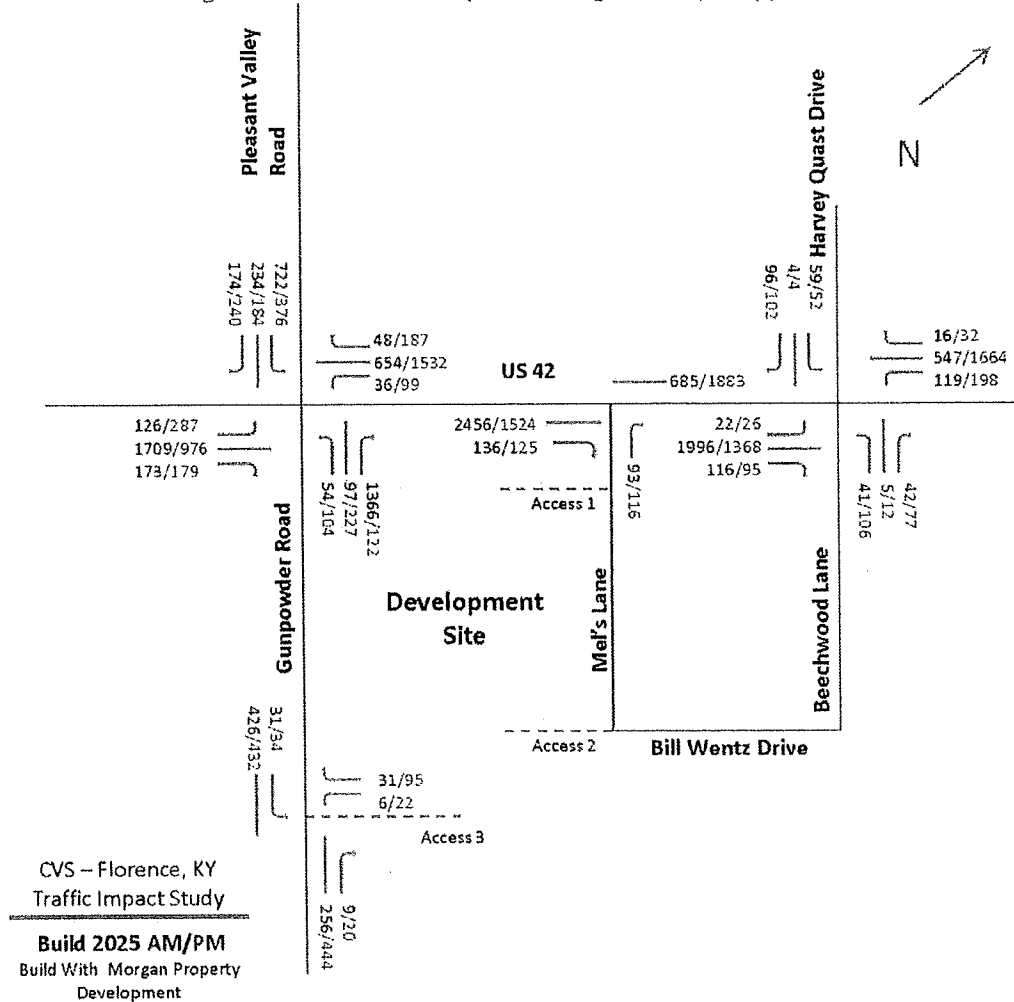


Figure 2: 2025 Build (with Morgan Property)



Capacity Analysis

The software program Synchro was used to analyze the capacity at each intersection. The capacity results are shown in **Tables 2 and 3**. These tables show that the level of service is maintained from the No Build to the Build condition at all intersections.

Addendum

Table 2: Capacity Analysis Summary at Signalized Intersections

Intersection	AM Peak			
	No Build 2025		Build 2025	
	LOS	Delay	LOS	Delay
US 42 & Gunpowder Rd	E	70.6	E	70.8
US 42 & Beechwood Ln	B	16.0	B	12.5

Intersection	PM Peak			
	No Build 2025		Build 2025	
	LOS	Delay	LOS	Delay
US 42 & Gunpowder Rd	E	59.2	E	70.2
US 42 & Beechwood Ln	C	25.7	C	19.3

Table 3: Capacity Analysis Summary at Unsignalized Intersections

Intersection	AM Peak			
	No Build 2025		Build 2025	
	LOS	Delay	LOS	Delay
US 42 & Mel's Ln	A	0.4	A	0.4
Gunpowder Rd/Prop Access 3	-	-	A	0.8

Intersection	PM Peak			
	No Build 2025		Build 2025	
	LOS	Delay	LOS	Delay
US 42 & Mel's Ln	A	0.3	A	0.4
Gunpowder Rd/Prop Access 3	-	-	A	1.7

Queue Analyses

A queue analysis was performed for the stopped movements to examine possible storage problems or conflicts between queues and access points. The 95th percentile queue from a *Synchro* was used. The queue results are shown in feet. In most locations, the No Build and Build queue lengths are within 1 vehicle length (25') of each other.

Specifically the northbound queue at the intersection of US 42 and Gunpowder Road was analyzed to determine if the queue would block the proposed access that will connect to Gunpowder Road. As a result, it was determined that the queue would not reach the proposed access point, which is approximately 450' south of the intersection. Results of this analysis for each intersection directly affected by CVS generated volumes are shown in *Table 4*.

Table 4: Queue Analysis Summary

95th Percentile Queue (feet) (Synchro)													
US 42 and Gunpowder Road													
Peak		SB			NB			EB			WB		
		L	T	R	L	T	R	L	T	R	L	T	R
2025 No Build	AM	664	171	71	92	89	73	108	1235	98	78	255	16
	PM	265	130	83	259	176	61	220	628	111	155	1346	58
2025 Build	AM	659	171	71	110	88	73	108	1262	101	78	266	16
	PM	267	137	83	261	178	61	220	638	14	155	1356	48

95th Percentile Queue (feet) (Synchro)													
US 42 and Mel's Lane													
Peak		SB			NB			EB			WB		
		L	T	R	L	T	R	L	T	R	L	T	R
2025 No Build	AM	-	-	-	-	-	17	-	-	-	-	-	-
	PM	-	-	-	-	-	16	-	-	-	-	-	-
2025 Build	AM	-	-	-	-	-	18	-	-	-	-	-	-
	PM	-	-	-	-	-	23	-	-	-	-	-	-

95th Percentile Queue (feet) (Synchro)													
US 42 and Beechwood Lane													
Peak		SB			NB			EB			WB		
		L	T	R	L	T	R	L	T	R	L	T	R
2025 No Build	AM	-	122	60	69	48	-	2	963	-	153	94	-
	PM	-	112	60	145	70	-	13	350	-	112	604	1
2025 Build	AM	-	122	60	87	48	-	2	1005	-	157	92	-
	PM	-	108	58	183	68	-	14	358	-	142	595	1

As a result, it was determined that the queue would not reach the proposed access point, which is approximately 450' south of the intersection.

Conclusion

The capacity and queue analysis above show that the added traffic from the proposed development should not be considered detrimental to the operation of the intersections and no improvements are necessary. Based on our previous analysis, the addition of the Morgan Property development would require a southbound left turn lane on Gunpowder Road at Access 3 as previously recommended and as shown on the CVS site plan.

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. 0-30-14

The City of Florence, Kentucky, enacted on second reading Ordinance No. 0-30-14 on January 13, 2015. The title of this Ordinance is as follows:
ORDINANCE NO. 0-30-14

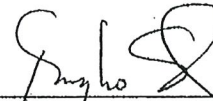
AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 2.032 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE US 42/GUNPOWDER ROAD INTERSECTION, AND ACROSS MELS LANE FROM 8551 US 42, FLORENCE, KENTUCKY; AND FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) TO COMMERCIAL TWO PLANNED DEVELOPMENT (C-2/PD) FOR A 5.291 ACRE SITE LOCATED ON THE EAST SIDE OF GUNPOWDER ROAD, APPROXIMATELY 230 FEET SOUTH OF THE US 42/GUNPOWDER ROAD INTERSECTION, AND TO THE SOUTH OF THE PROPERTY AT 85 37 US 42, BOONE COUNTY KENTUCKY, TO ALLOW A RETAIL PHARMACY WITH AN ALTERNATE SIGNAGE PACKAGE AND MODIFICATIONS TO PREVIOUS CONDITIONS OF APPROVAL, AND A ZONE CHANGE TO ALLOW TWO COMMERCIAL OFFICE BUILDINGS. (GUNPOWDER PROPERTIES/WENTZ)

The effect of this Ordinance is to allow a retail pharmacy with an alternate signage package and modification to previous conditions of approval, and zone change to allow two commercial/office buildings in a Commercial Two/Planned Development (C-2/PD) zone. This change in an approved concept development plan is in conjunction with proposed annexation of the site into the City of Florence, Kentucky.

The full text of Ordinance No. 0-30-14, including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. 0-30-14 and that it has been prepared by me on the 12th day of December, 2014, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



HUGH O. SKEES
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-7407

ORDINANCE NO. O-30-14

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 2.032 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE US 42/GUNPOWDER ROAD INTERSECTION, AND ACROSS MELS LANE FROM 8551 US 42, FLORENCE, KENTUCKY; AND FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) TO COMMERCIAL TWO PLANNED DEVELOPMENT (C-2/PD) FOR A 5.291 ACRE SITE LOCATED ON THE EAST SIDE OF GUNPOWDER ROAD, APPROXIMATELY 230 FEET SOUTH OF THE US 42/GUNPOWDER ROAD INTERSECTION, AND TO THE SOUTH OF THE PROPERTY AT 85 37 US 42, BOONE COUNTY KENTUCKY, TO ALLOW A RETAIL PHARMACY WITH AN ALTERNATE SIGNAGE PACKAGE AND MODIFICATIONS TO PREVIOUS CONDITIONS OF APPROVAL, AND A ZONE CHANGE TO ALLOW TWO COMMERCIAL OFFICE BUILDINGS. (GUNPOWDER PROPERTIES/WENTZ)

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-14-019-A recommended approval for a change to an approved concept development plan and for a zoning map amendment, and

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

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

SECTION I

That the request of Mike Casale/P&L Systems, Inc. (Applicant) for Gunpowder Properties, LLC, c/o Dick Wentz (Owner), for a change in an approved concept development plan in a Commercial Two/Planned Development (C-2/PD) zone, for a 2.032 acre site located on the southeast corner of the US 42/Gunpowder Road intersection, and across Mels lane from 8551 US 42, Florence, Kentucky; and for Zoning Map Amendment from Suburban Residential one (SR-1) to Commercial Two/Planned Development (C-2/PD) for a 5.291 acre tract generally located on the east side of Gunpowder Road, approximately 230 feet south of the US 42/Gunpowder Road intersection, and to the south of the property at 8537 US 42, Boone County, Kentucky, shall be and is hereby approved, in conjunction with proposed annexation of the site into the City of Florence, Kentucky, this change in an approved concept development plan to allow a retail pharmacy with an alternate signage package and modification to previous conditions of approval, and zone change to allow two commercial/office buildings. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this change in the concept development plan for this subject property.

SECTION II

The approval of this change to the concept development plan and for a zoning map amendment is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being

attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-14-019-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

In addition to those conditions set forth in the recommendation of the Boone County Planning Commission, this approval of the City of Florence, Kentucky, through its City Council, shall be and is hereby subject to those additional conditions that have been agreed to in writing by the property owner/applicant as shown on Exhibit "C", a copy of which is attached and incorporated herein by reference.

SECTION IV

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-14-019-A, marked Exhibit "A", and attached hereto.

SECTION V

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

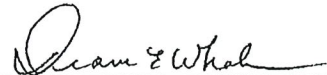
SECTION VI

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


PASSED AND APPROVED ON FIRST READING THIS 16th DAY OF December, 2014.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 13th DAY OF January, 2015

APPROVED:


MAYOR

ATTEST:


CITY CLERK

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF MIKE CASALE/P&L SYSTEMS, INC. (APPLICANT) FOR GUNPOWDER PROPERTIES, LLC C/O DICK WENTZ (OWNER) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 2.032 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE US 42/GUNPOWDER ROAD INTERSECTION, AND ACROSS MELS LANE FROM 8551 US 42, FLORENCE, KENTUCKY; AND REQUEST OF MIKE CASALE/P&L SYSTEMS, INC. (APPLICANT) FOR GUNPOWDER PROPERTIES, LLC, C/O DICK WENTZ, JAMES L. MORGAN AND SHERRY A. MORGAN (OWNERS) FOR A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) TO COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) FOR A 5.291 ACRE SITE LOCATED ON THE EAST SIDE OF GUNPOWDER ROAD, APPROXIMATELY 230 FEET SOUTH OF THE US 42/GUNPOWDER ROAD INTERSECTION, AND TO THE SOUTH OF THE PROPERTY AT 8537 US 42, BOONE COUNTY, KENTUCKY, TO ALLOW A RETAIL PHARMACY WITH AN ALTERNATE SIGNAGE PACKAGE AND MODIFICATIONS TO PREVIOUS CONDITIONS OF APPROVAL, AND A ZONE CHANGE TO ALLOW TWO COMMERCIAL OFFICE BUILDINGS.

The Committee met in a special meeting on December 9, 2014, at the Florence Government Center Building to consider Resolution No. R-14-019-A of the Boone County Planning Commission which recommended approval of the requests described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

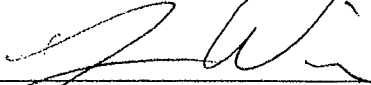
Further, the Committee determined, and the applicant has agreed, that the recommendation for approval should be confirmed, subject to the additional conditions which are attached hereto and incorporated herein marked as Exhibit "A".

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and

b. That the recommendation of approval from the Boone County Planning Commission be affirmed, and the request described above be approved, subject to the additional conditions attached hereto and incorporated herein.

MEMBERS OF THE COMMITTEE:



GARY WINN



LARRY BROWN

RECEIVED

DEC 15 2014

CITY OF FLORENCE
MAYOR'S OFFICE

**CITY OF FLORENCE, KENTUCKY
PLANNING & ZONING COMMITTEE**

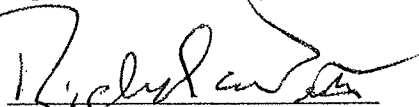
IN RE: AGREED ADDITIONAL CONDITIONS – Request of Mike Casale/P&L Systems Inc. (applicant) for Gunpowder Properties LLC c/o Dick Wentz (owner) for a change in an approved concept development plan in a commercial two/planned development (C-2/PD) zone for a 2.032 acre tract located on the southeast corner of the U.S. 42/Gunpowder Road intersection, and across Mels Lane from 8551 U.S. 42, Florence, Kentucky; and the request of Mike Casale/P&L Systems Inc. (applicant) for Gunpowder Properties LLC c/o Dick Wentz, James L. Morgan, and Sherry A. Morgan (owners) for a zoning map amendment from suburban residential one (SR-1) to commercial two/planned development (C-2/PD) for a 5.291 acre site located on the east side of Gunpowder Road, approximately 230 feet south of the U.S. 42/Gunpowder Road intersection, and to the south of the property at 8537 U.S. 42, Boone County, Kentucky (annexation into the City of Florence pending).

The Planning and Zoning Committee has recommended and the owners have agreed that the following additional conditions will apply to the request described above:

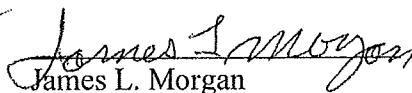
1. Up to a 10 foot tall, 100 square foot off-premise monument sign can be constructed near the U.S. 42/Mel's Lane intersection at the time the Morgan property develops. The sign shall be used only by tenants locating in the office/retail buildings on the Morgan property. The sign shall not be constructed prior to the commencement of building construction on the Morgan property. The base and supports of this sign shall match the dominant construction material of the CVS building or the office/retail buildings on the Morgan property. Electronic messaging of any kind shall not be permitted on this sign. There shall be landscaping around the sign. Condition #8 of the Boone County Planning Commission Zone Change/Concept Plan Committee Report shall also apply to this sign.

2. Condition #1 of the Boone County Planning Commission Zone Change/Concept Plan Committee Report shall be amended as follows: "The approval is based on the revised Concept Development Plans (site layouts, CVS building elevations, CVS landscaping plans, and CVS sign drawings) that were received on 10/15/14 and 10/17/14, except that the split face CMU building materials shown on the elevation drawings shall be replaced with the "CalStar Thru-Wall" unit size 8" d x 4" h x 16"w (see attached). Exceptions are noted in the conditions below."

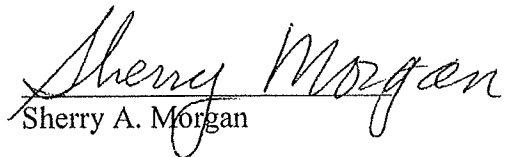
Agreed to this 9th day of December, 2014.



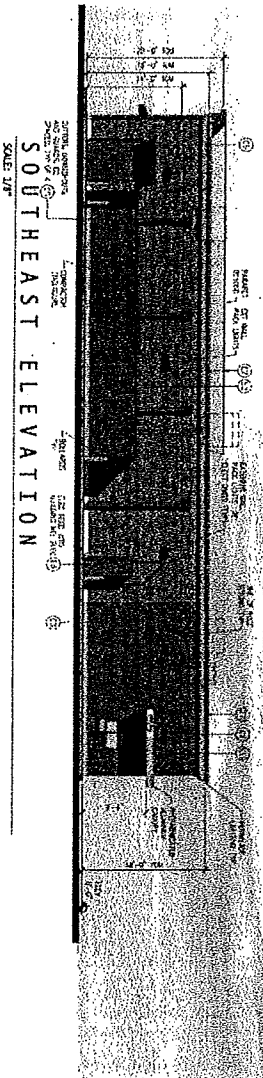
Richard Wentz
Gunpowder Properties



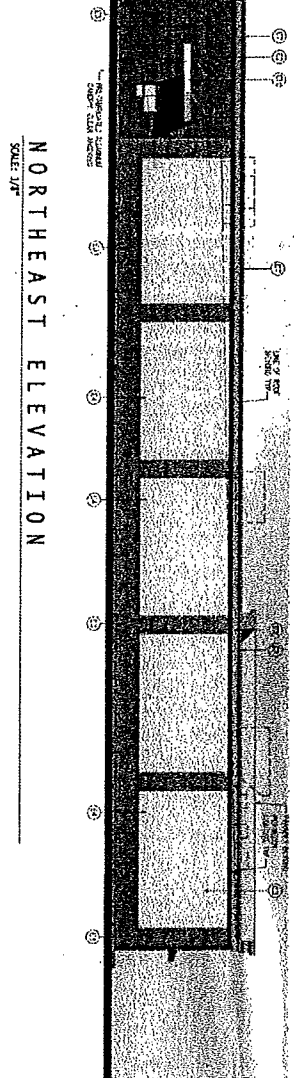
James L. Morgan



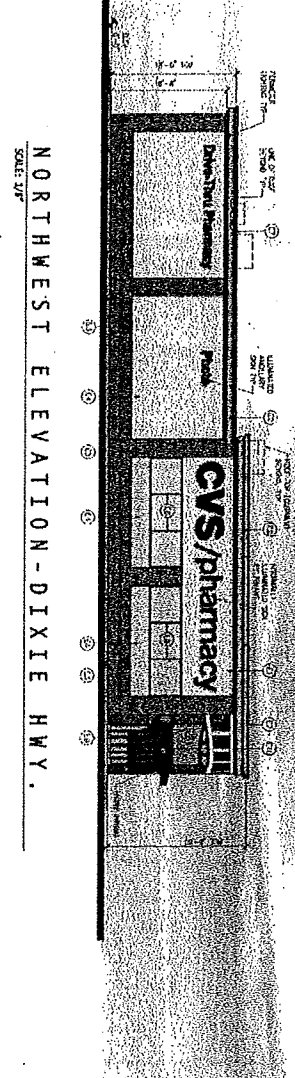
Sherry A. Morgan



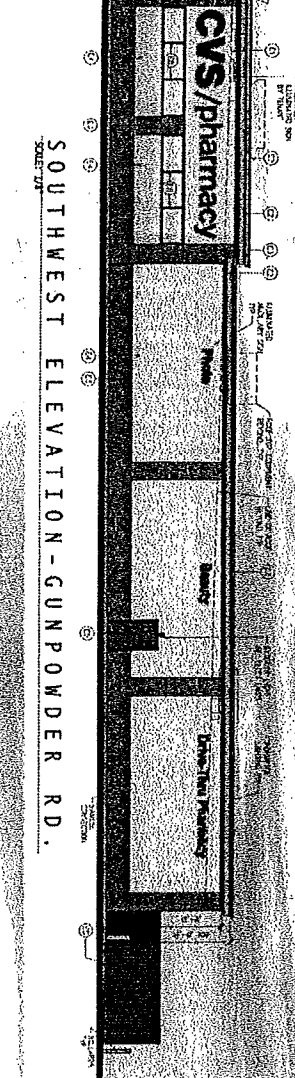
SOUTHEAST ELEVATION
SCALE: 1/8"



NORTHEAST ELEVATION
SCALE: 1/8"



NORTHWEST ELEVATION - DIXIE HWY.
SCALE: 1/8"



SOUTHWEST ELEVATION - GUNPOWDER RD.
SCALE: 1/8"

EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	FINISH	NOTES
1	CONCRETE	CONCRETE	AS SHOWN
2	PAINT	PAINT	AS SHOWN
3	GLASS	GLASS	AS SHOWN
4	ROOFING	ROOFING	AS SHOWN
5	MECHANICAL	MECHANICAL	AS SHOWN
6	ELECTRICAL	ELECTRICAL	AS SHOWN
7	PLUMBING	PLUMBING	AS SHOWN
8	HEATING	HEATING	AS SHOWN
9	Cooling	COOLING	AS SHOWN
10	INSULATION	INSULATION	AS SHOWN
11	FOUNDATION	FOUNDATION	AS SHOWN
12	LANDSCAPE	LANDSCAPE	AS SHOWN
13	Site Work	SITE WORK	AS SHOWN
14	Other	OTHER	AS SHOWN

LEGEND

1. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON EXTERIOR SURFACES.
2. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON INTERIOR SURFACES.
3. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON ROOF SURFACES.
4. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON MECHANICAL SURFACES.
5. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON ELECTRICAL SURFACES.
6. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON PLUMBING SURFACES.
7. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON HEATING SURFACES.
8. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON COOLING SURFACES.
9. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON INSULATION SURFACES.
10. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON FOUNDATION SURFACES.
11. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON LANDSCAPE SURFACES.
12. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON SITE WORK SURFACES.
13. SEE EXTERIOR FINISH SCHEDULE FOR FINISHES TO BE USED ON OTHER SURFACES.

CVS #07648 FLORENCE, KY - EC DIXIE HWY & GUNPOWDER RD.





CalStar

CalStar Thru-Wall



We're green thru and thru.

Through-the-wall masonry construction used to require compromise: clay units are attractive but expensive; concrete units lack a premium finish; and both clay and concrete have a significant environmental footprint.

CalStar Thru-Wall units offer a solution. Manufactured using our breakthrough sustainable process, CalStar's units combine the structural performance of concrete with CalStar's high-quality finish. Now there is an affordable, attractive, environmentally friendly alternative to concrete block or brick veneer.

A revolutionary advance in environmental performance and design flexibility.

Our proprietary technology uses 37% post-industrial recycled material as the binder, uses up to 81% less energy during manufacturing and emits 84% less CO₂. This innovation allows us to avoid using Portland cement contained in concrete units and energy-intensive kiln firing required for clay products.

CalStar Thru-Wall units provide design flexibility:

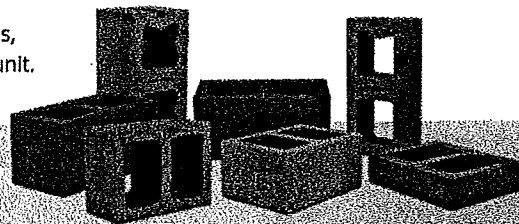
- Available in 8" and 4" heights and 8" and 12" depths
- Vertical scored face available - call for specifics

A better thru-wall unit.


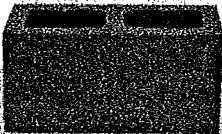


CalStar's cost-competitive Thru-Wall units offer the best of all worlds, with structural performance and aesthetic appeal in a sustainable unit.

FEATURES

- Complies with ASTM C90
- Same fire resistance as standard concrete block
- Stretcher, knockout bond beam and corner/sash/splittable units packaged together
- Premium pressed finish

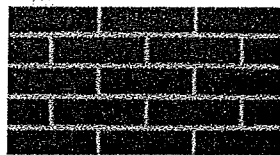


DIMENSIONS

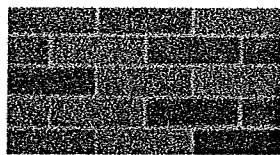
				
Size*	7-5/8" x 3-5/8" x 15-5/8"	7-5/8" x 7-5/8" x 15-5/8"	11-5/8" x 3-5/8" x 15-5/8"	11-5/8" x 7-5/8" x 15-5/8"
Weight	18 lbs	39 lbs	23 lbs	52 lbs
Units Per Sq. Ft.	2.25	1.125	2.25	1.125

* width x height x length

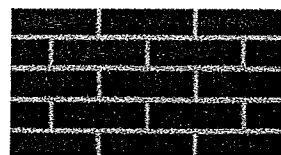
COLOR OPTIONS



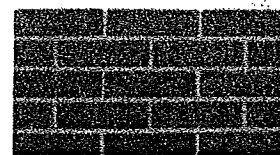
Schoolhouse Red



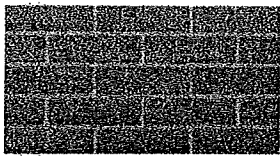
Prairie



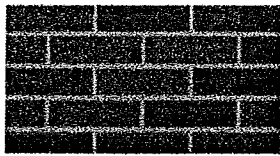
Slate



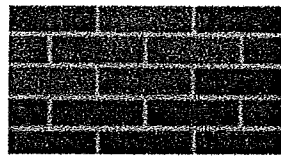
Light Gray



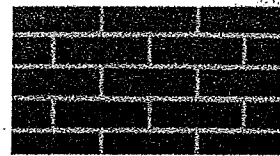
Natural



Columbia



Harvest



Settlers

For a full range of colors visit our website calstarproducts.com/colors.

Extra support for LEED projects.

CalStar can help your project obtain LEED points. Try the LEED calculator on our website (calstarproducts.com/LEED) to learn more. Discover how specifying CalStar masonry units could help move your project to a higher LEED award level.

We're proud to have the brick industry's first Environmental Product Declaration conducted by leading architectural firm and independent third party Perkins+Will. The resulting EPD was verified under the SMART[®] Certified rating system.

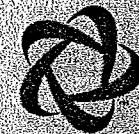
Contact

For further information, please contact CalStar Products, Inc. at:

2825 4 Mile Road | Racine, WI 53404

Toll Free 877.700.9501 | Info@calstarproducts.com

Also, find detailed product info and installation advice at calstarproducts.com



CalStar



CalStar Products, CalStar Thru-Wall 2

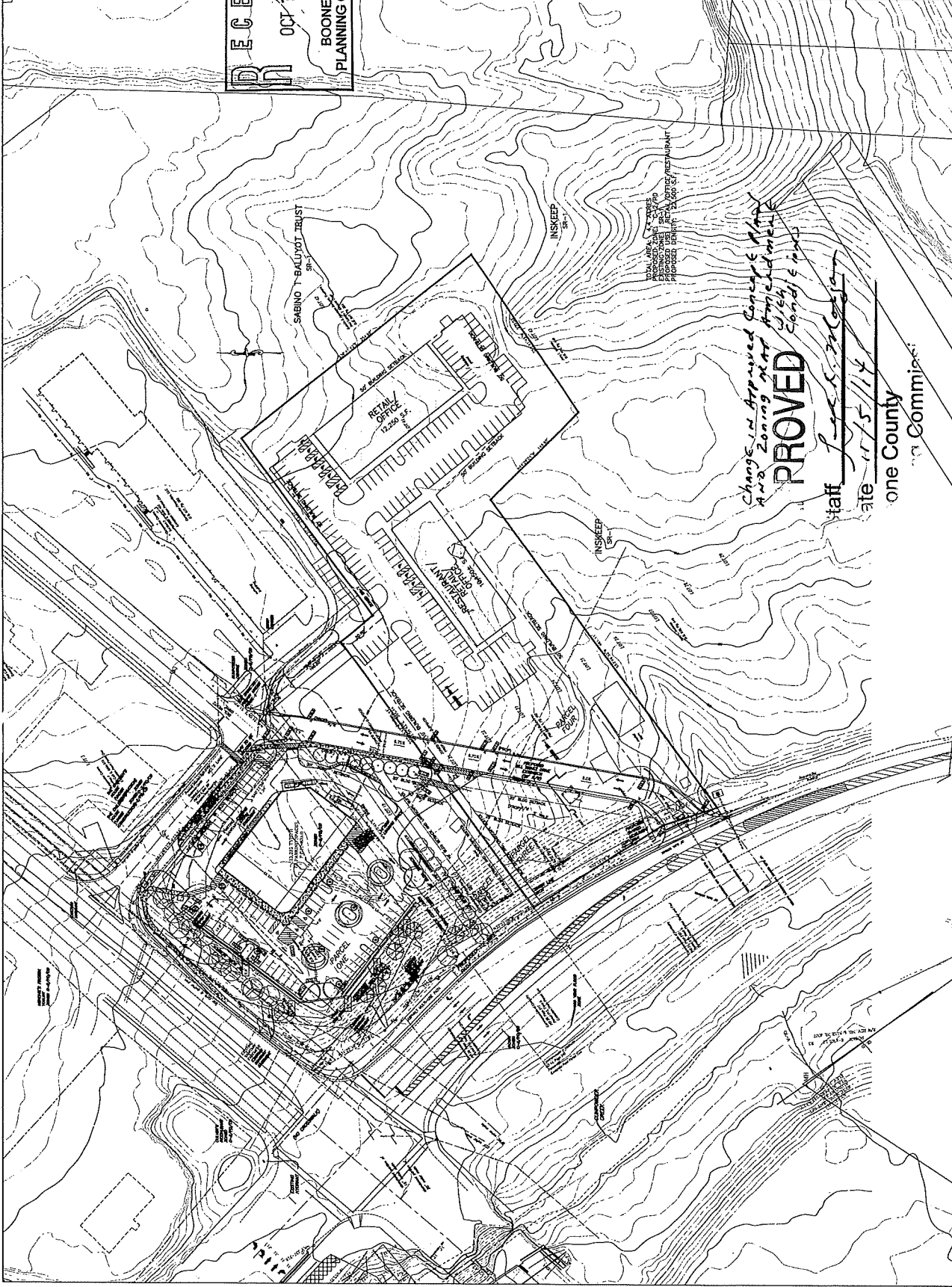
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OCT 17 2014
BOONE COUNTY
PLANNING COMMISSION

LEGEND

CONCEPT PLAN
MORGAN PROPERTY
BOONE COUNTY, KENTUCKY

EPHRAIM ENGINEERS, INC.
1405 Olive Hwy • Elmore, KY 41018
800.445.4444
www.ephraimengineers.com

DATE	12/7/14	REVISION	REVISED AUTOMATICALLY
SCALE	1"=50'	PROJECT NO.	2550
DRAWN BY	EPHRAIM ENGINEERS, INC.	DATE	SEPT. 2014



*Change in Approved Concept Plan
and Zoning Map Amendment
with
PROVED
Staff Date 11/5/14
Boone County
Planning Commission*

Boone County, Kentucky
Planning Commission
1000 Main Street, Boone, KY 40309
Phone: 606/335-1234
Fax: 606/335-1235
www.booneky.com



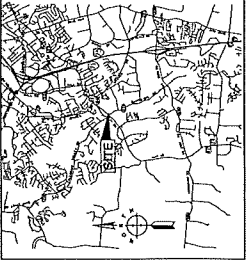
pharmacy
 TYPE B 13 225-RIGHT
 CHAMBER DRIVE-THRU
 STORE NUMBER: 7648
 STREET NAME: GUNPOWDER AND US 42
 CITY OR COUNTY: STATE: LAURENS: KENTUCKY
 PROJECT TYPE: NEW
 IDEAL TYPE FEE FOR SERVICE
 CS PROJECT NUMBER: 77608

ARCHITECT OF RECORD
 NORR
 CONSULTANT:
 P. L. Systems, Inc.

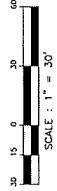
DEVELOPER:
 ZAREBA GROUP, LLC 1400
 DETROIT AVE SUITE 1400
 48106
 TEL: 248-221-2300
 FAX: 248-221-2301

REASONS:
 7-20-14, ADDED TRUCKS PER
 REQUEST OF BOONE COUNTY PLANNING
 COMMISSION
 10-10-14, RELOCATED DRIVE

DRAWING BY:
 DATE: 08-28-14
 JOB NUMBER: NEW
 TITLE: CONCEPT
 PLAN, PHASE I
 SHEET NUMBER:
 1 of 6
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



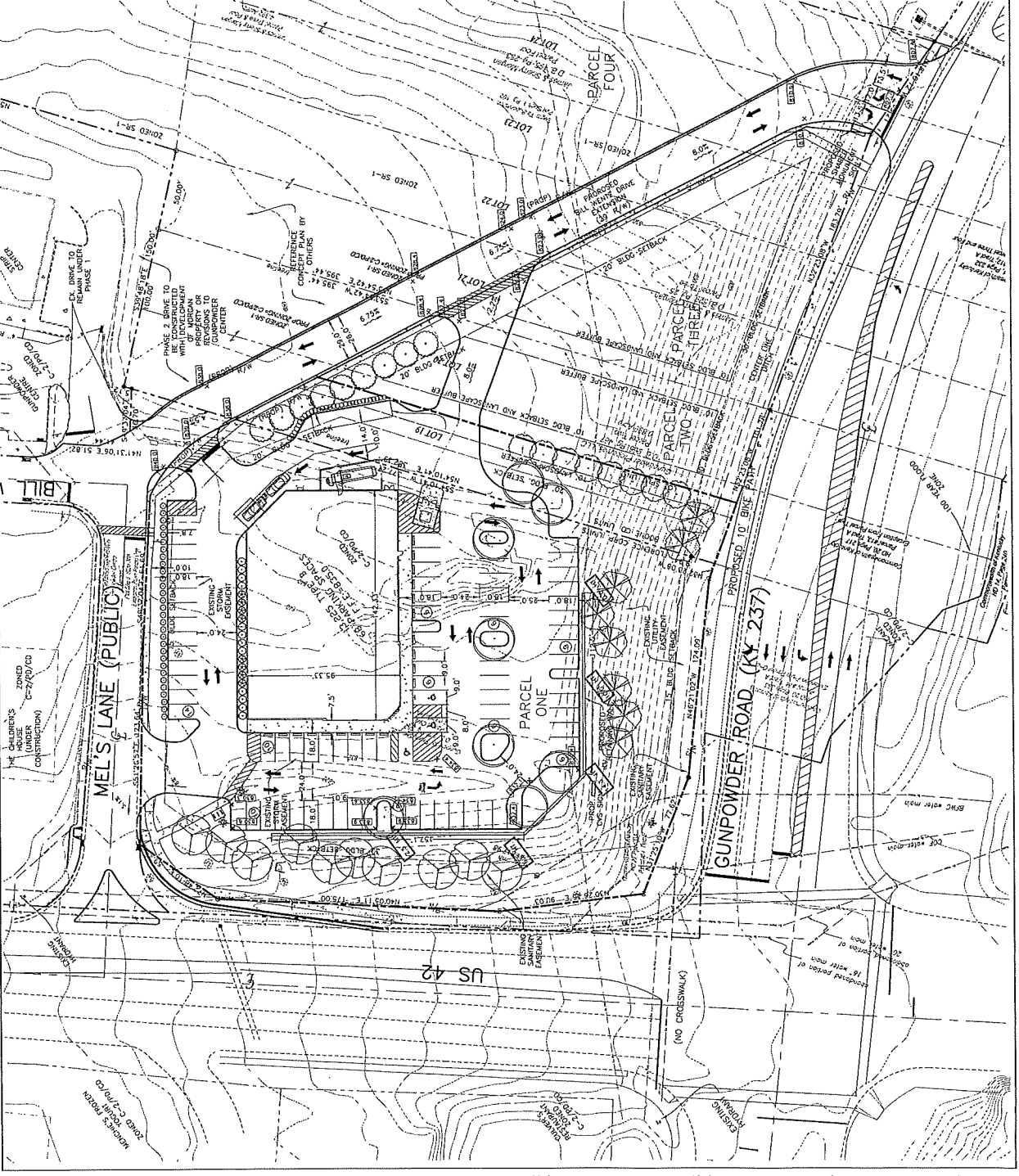
SITE LOCATION MAP
 SCALE: NOT TO SCALE



NOTES

- 1) ALL EXISTING RETAINING WALLS WILL HAVE AN AVERAGE HEIGHT OF APPROXIMATELY 6.5' AND A MAXIMUM HEIGHT OF APPROXIMATELY 14.3'.
- 2) VEHICLE USE AREA ENCLOSURES VIA LANDSCAPED AREA 44,381 S.F. OR EQUIPMENT WILL BE USABLE FROM US 42.
- 3) NO FOOT EQUIPMENT WILL BE USABLE FROM US 42.
- 4) TRASH CONTAINER IS TO BE SCREENED BY A MASONRY WALL.
- 5) UNDERGROUND UTILITIES TO BE PROMOTED FOR CONSTRUCTION.
- 6) OPEN SPACE CALCULATION: OPEN SPACE AREA 2,823 AC (43.82)

RECEIVED
 OCT 15 2014
 BOONE COUNTY
 PLANNING COMMISSION





TYPE B 13.225-RIGHT
 CHAMBER DRIVE-THRU
 STORE NUMBER: 7648
 STREET NAME: GUNPOWDER AND US 42
 CITY OR COUNTY, STATE, PARCEL, LOT/BLK
 PROJECT TYPE: NEW
 DESK TYPE FEE FOR SERVICE
 CS PROJECT NUMBER: 77608

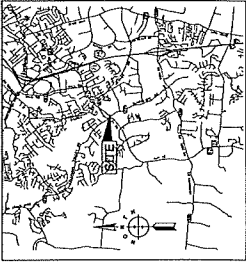
ARCHITECT OF RECORD
 NORR
 CONSULTANT:
 P. L. Systems, Inc.

DEVELOPER:
 ZAREBA GROUP, LLC 1600
 DETROIT AVE SUITE NUMBER
 500
 TEL: 248-222-2883
 FAX: 248-222-8303

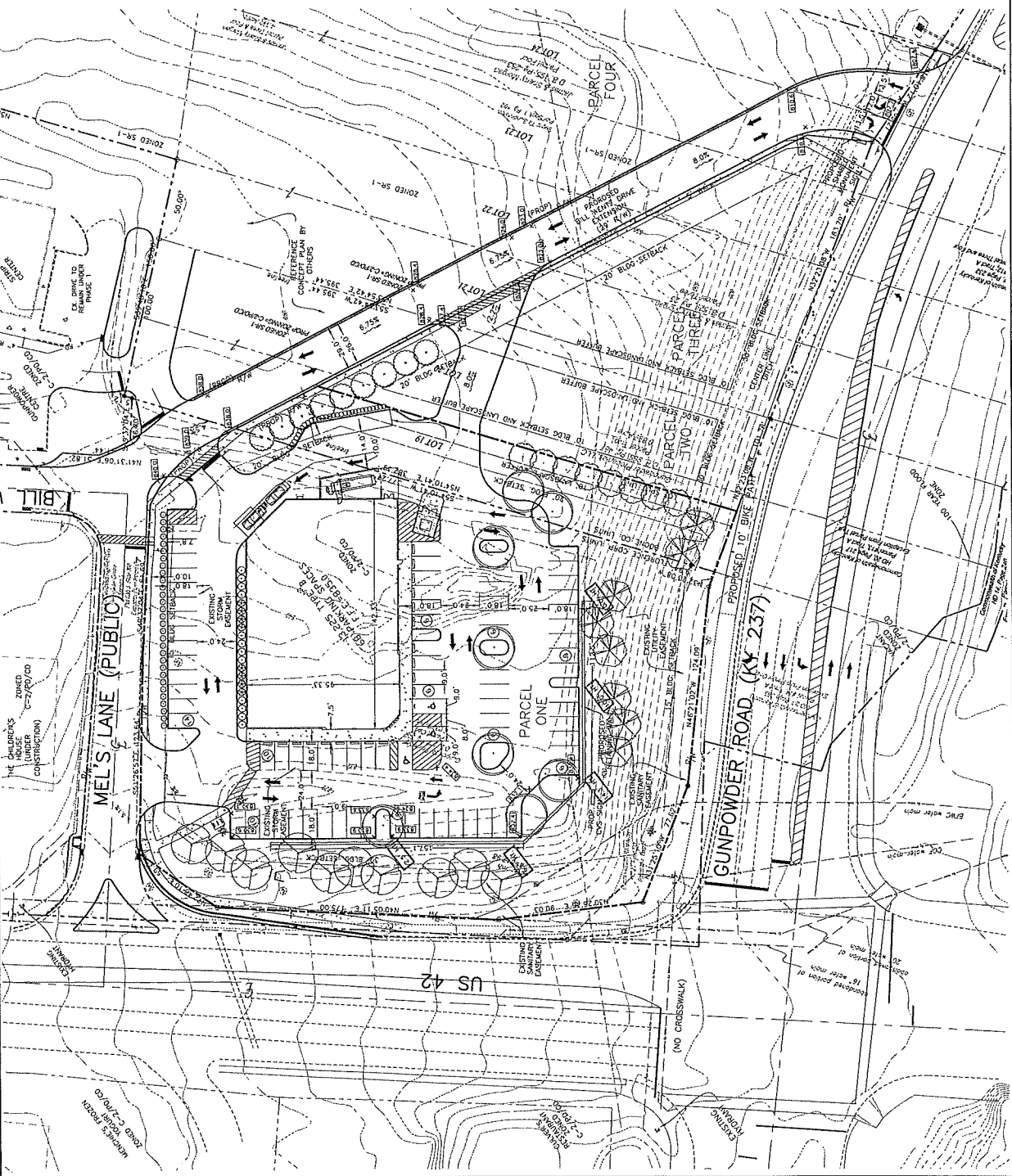
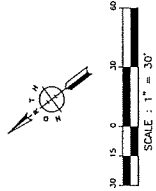
REVISIONS:
 1. 09-20-14. ADDED TREES PER
 REQUEST OF BOONE COUNTY PLANNING
 COMMISSION.
 2. 10-10-14. RELOCATED DRIVE.

DRAWING BY:
 DATE: 09-28-14
 JOB NUMBER:
 TITLE: CONCEPT
 PLAN, PHASE 2
 SHEET NUMBER:
 2 of 6

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



SITE LOCATION MAP
 SCALE: NOT TO SCALE





TYPE B 13.225-RIGHT
 CHAMBER DRIVE-THRU
 STORE NUMBER: 7648
 STREET NAME: CHAMBER AND US 42
 CITY OR COUNTY: STATE TOWN/CLINTON
 PROJECT TYPE: NEW
 DEAL TYPE FEE FOR SERVICE
 CS PROJECT NUMBER: 77608

ARCHITECT OF RECORD
 NORR
 ARCHITECTURE

CONSULTANT:
 P. L. Systems, Inc.
 11000 Chamber Drive
 Detroit, MI 48204

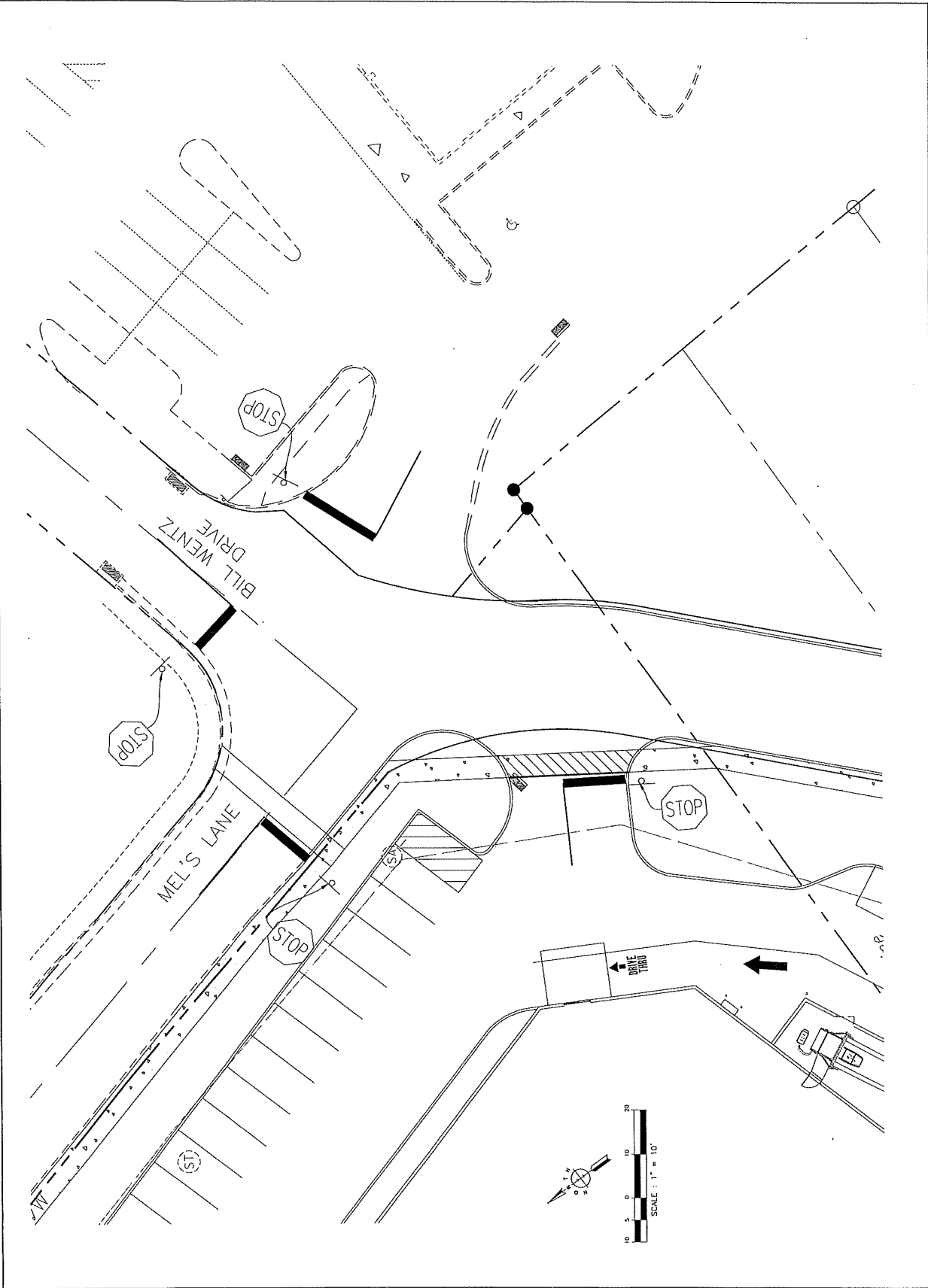
DEVELOPER:
 ZARUBA GROUP, LLC 1600
 DETROIT AVE. SUITE NUMBER
 500 JEFFERSON AVE. 48207
 TEL: 313-224-1000
 FAX: 313-224-1001

SEAL:

REVISIONS:

DRAWING BY:
 DATE: 10-10-14
 JOB NUMBER: NEW
 TITLE: INTERSECTION
 DETAIL PH. 1
 SHEET NUMBER:

3 of 6
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



Please Right-click on the drawing to view the drawing properties. The drawing is a PDF file. The drawing is a PDF file. The drawing is a PDF file.



TYPE B 13.225-RIGHT
 CHAMBER DRIVE THRU
 STORE NUMBER 7648
 STREET NAME CHAMBER AND US 42
 CITY OR COUNTY STATE FLORENCE KENTUCKY
 PROJECT TYPE NEW
 DEAL TYPE FEE FOR SERVICE
 CS PROJECT NUMBER 77608

ARCHITECT OF RECORD
 NORR
 ARCHITECTS
 214 E. COLLETT AVENUE
 FLORENCE, KY 40302
 PHONE: 502-338-4400
 FAX: 502-338-4401

CONSULTANT:
 P. A. Systems, Inc.
 211 Country Club Circle
 Florence, KY 40302
 Phone: 502-338-4400
 Fax: 502-338-4401

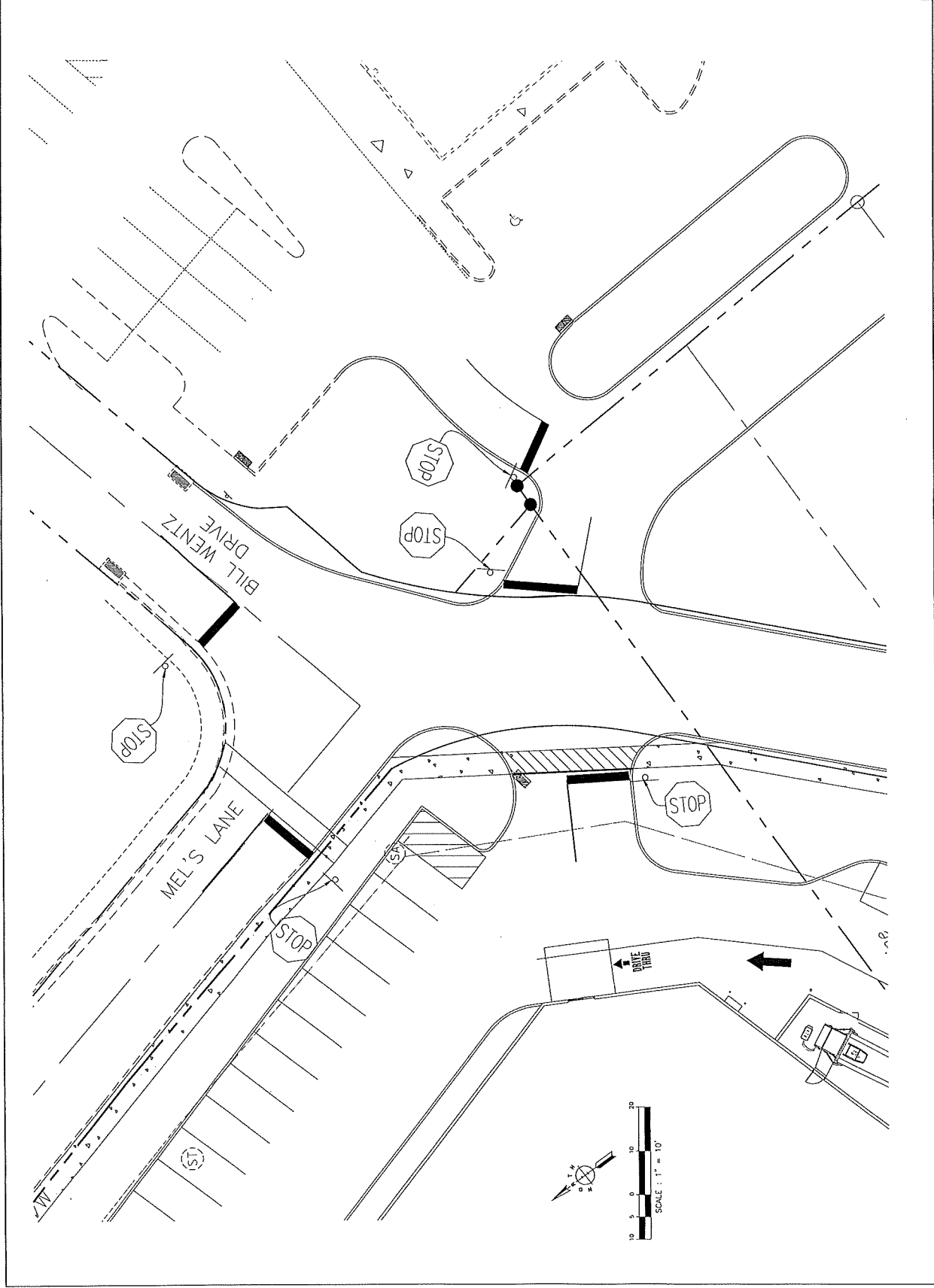
DEVELOPER:
 ZAREBA GROUP, LLC 6600
 DETROIT AVE. SITE NUMBER
 5000 W. WASHINGTON AVE #407
 FLORENCE, KY 40302
 TEL: 502-338-2900
 FAX: 502-338-2901

SEAL:

REVISIONS:

DRAWING BY:
 DATE: 10-10-14
 JOB NUMBER: NEW
 TITLE: INTERSECTION
 DETAIL PH.2
 SHEET NUMBER:

4 of 6
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



Plan's Project \Interns\Drawings\Projects\US 42 & Chamber\Florence\KV\4-13-14\CVS_7648\Florence_Corcept Rev Proposed by Johnson on 10/15/2014 @ 11:21:11 am - for P. A. Systems, Inc



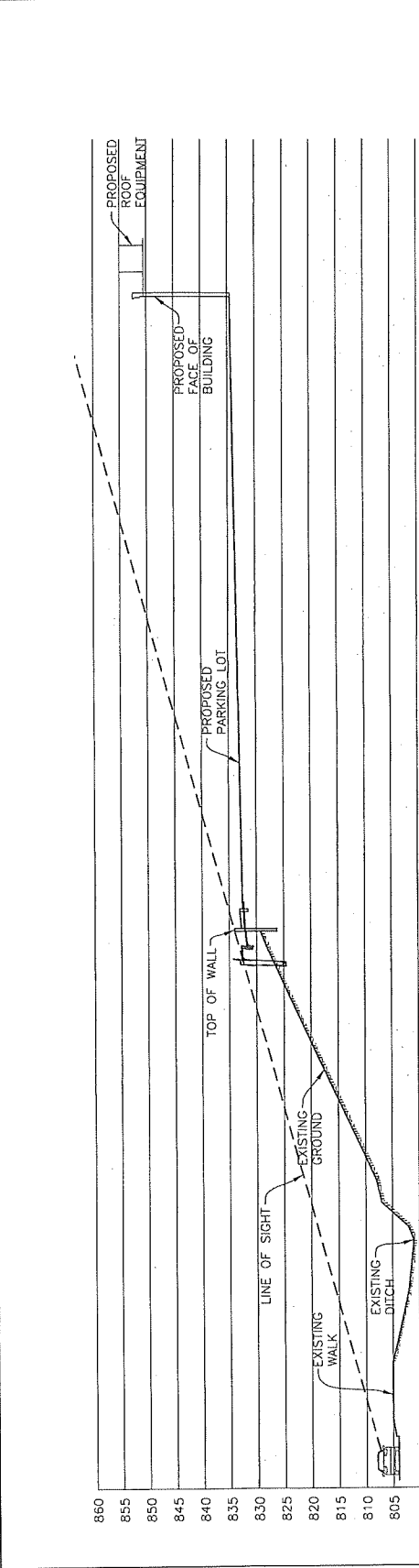
TYPE B 13/25-RIGHT
CHAMBER DRIVE-THRU
STORE NUMBER 7648
STREET NAME GUNPOWDER AND US 42
CITY OR COUNTY, STATE, FLORENCE, SOUTH CAROLINA
PROJECT TYPE NEW
DEAL TYPE FEE FOR SERVICE
CS PROJECT NUMBER 77608

ARCHITECT OF RECORD
NORR
CONSULTANT:
P. L. Systems, Inc.

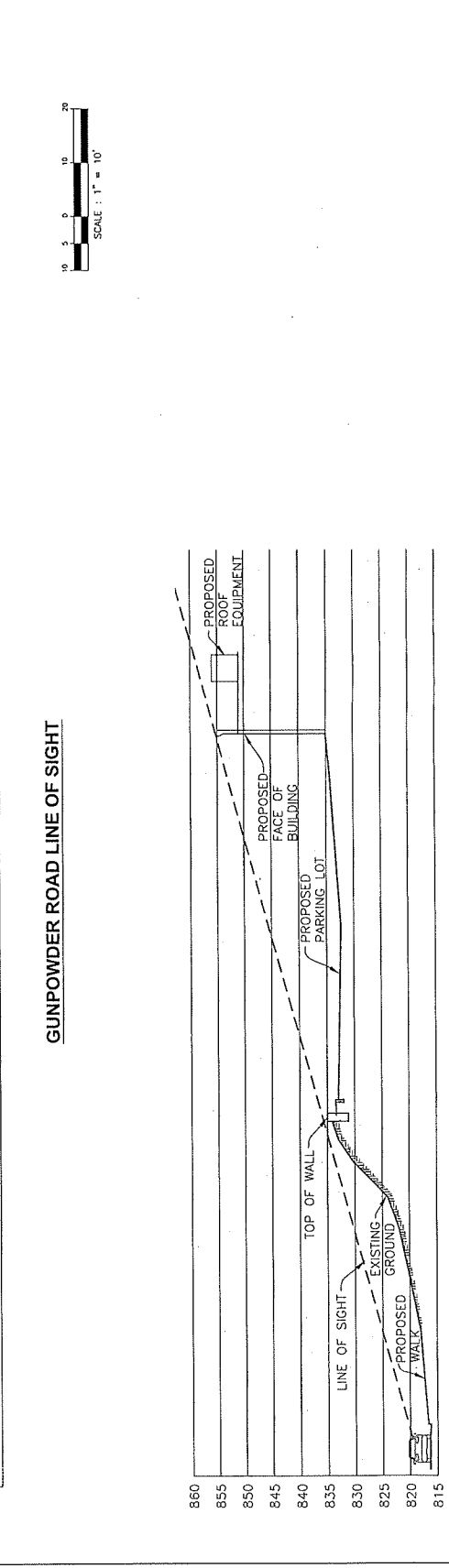
DEVELOPER:
ZAREBA GROUP, LLC 14003
DETROIT AVE. SUITE NUMBER
800
TEL: 726-22-9407
FAX: 726-22-9403

REVISIONS:
1 9-30-14. ADDED TREES PER
REQUEST OF BOONE COUNTY PLANNING
COMMISSION.
2 10-10-14. RELOCATED DRIVE

DRAWING BY:
DATE: 08-13-14
JOB NUMBER:
TITLE: SITE SECTIONS
SHEET NUMBER: 6 of 6
COMMENTS: NOT RELEASED FOR CONSTRUCTION



GUNPOWDER ROAD LINE OF SIGHT



US 42 LINE OF SIGHT



Florence Kentucky Gunpowder Road & US 42



RECEIVED
 OCT 15 2014
 BOONE COUNTY
 PLANNING COMMISSION



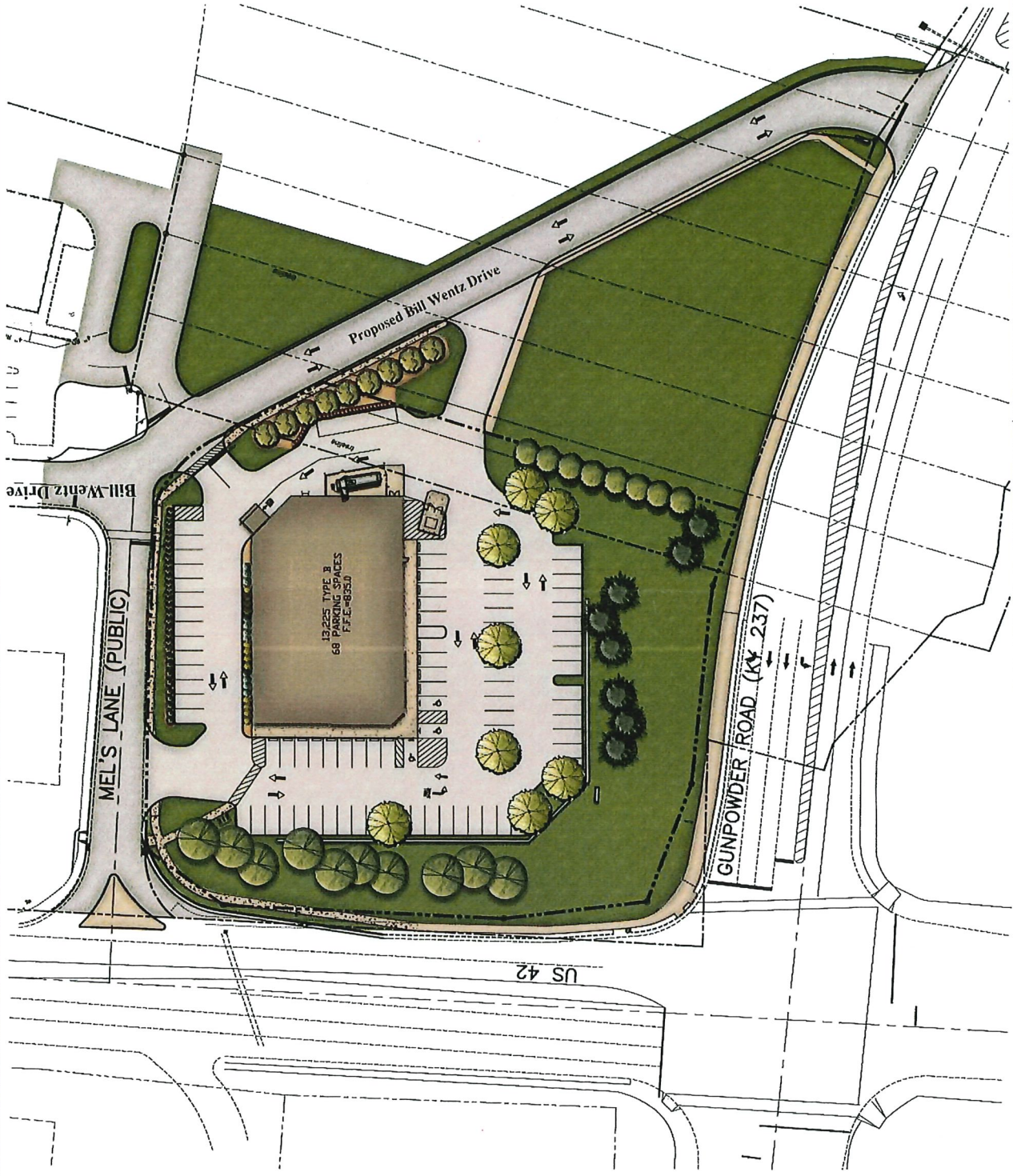
Florence Kentucky
Gunpowder Road & US 42



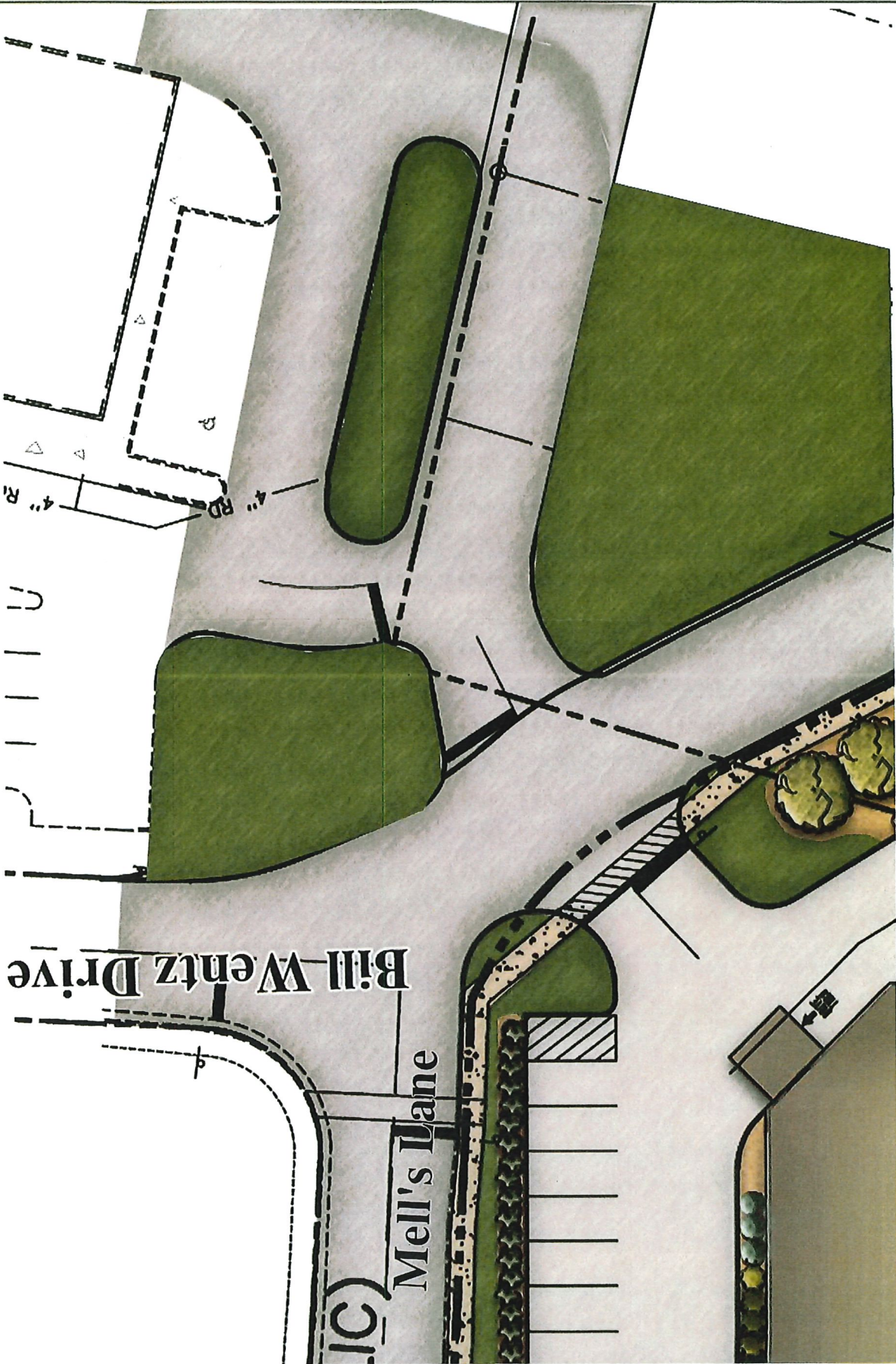
13,225 TYPE B



Florence Kentucky Gunpowder Road & US 42

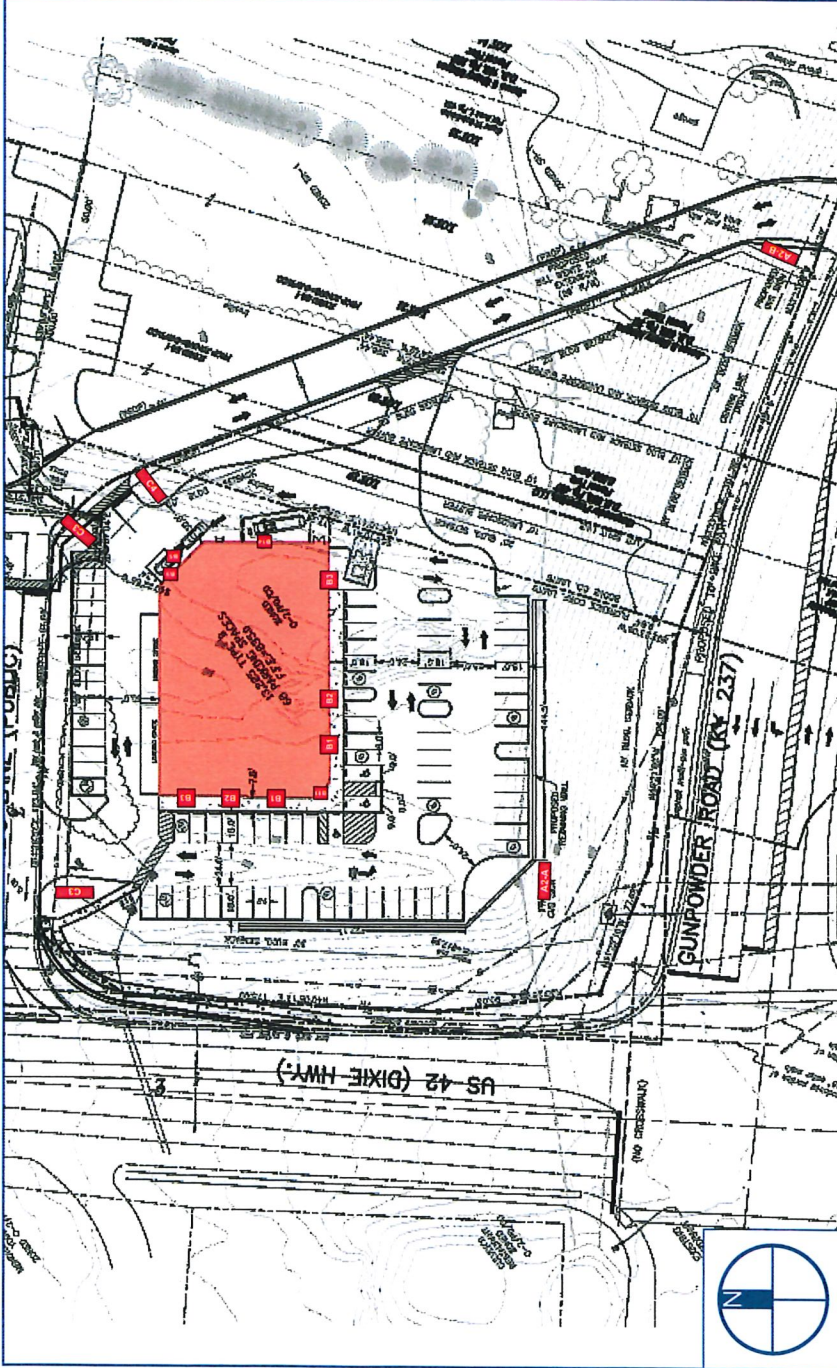


PROJECT: FLORENCE - 5000 Hwy (1142) & Gunpowder Rd. \Architect\Presentations\10-14\CV3_7618_7619\Site\Concept Dev\Plan\403_Plan\041215.plt -- for P & L Systems, Inc. on 10/14/2014 @ 04:12:15 PM



Bill Wentz Drive

Mell's Lane
(IC)



Client: CVS

Site #: CV-77841

Address: SEC US 42 and Gunpowder Road
Florence, KY 41042

REVISION INFO

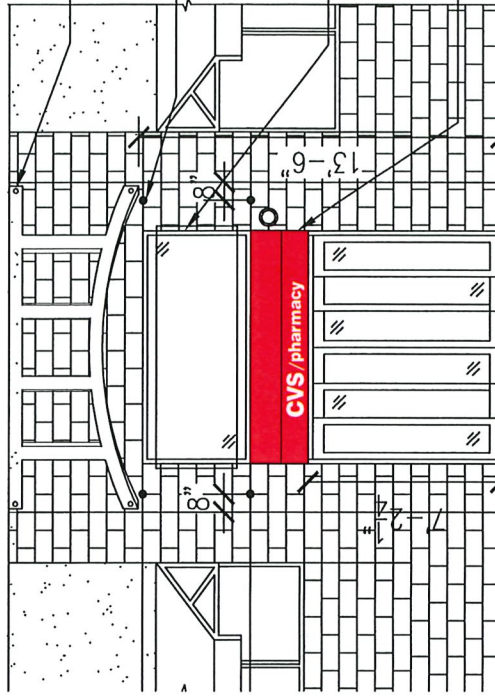
DATE	DESCRIPTION	BY
09/20/2013	Original Rendering	DC
08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	KB
09/08/2014	Called awning width; added EMB notes	AW
10/07/2014	Revise Elevations & Monument Sign	CL

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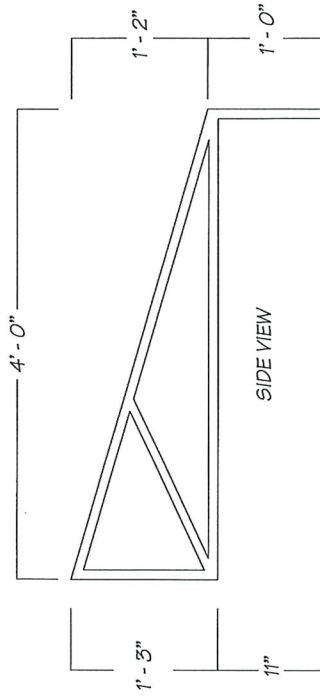
8' - 8"



NOTES:
 (1) NON-LIT, AWNING WITH WEBLON YANGAURD #2926 DEEP RED.
 VINYL GRAPHICS WILL MATCH WHITE.



NOT TO SCALE



Title: CVS

Design #: CVS-TB-121609-03

Scale: 3/4" = 1' - 0"

Sales: Lisa Billings

Date: 12-16-09

Approved by Customer

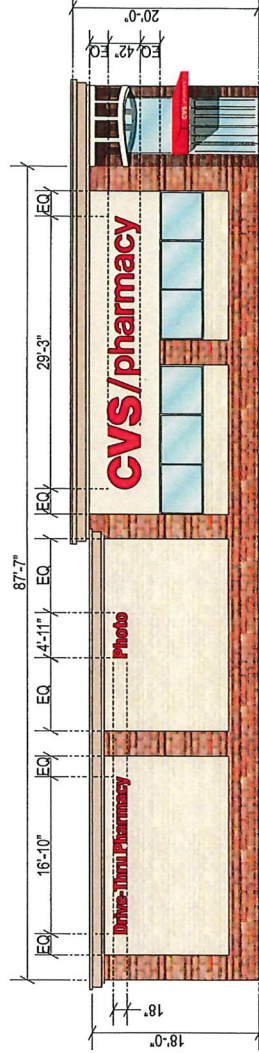
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B1	42" CVS/pharmacy
Type:	Individual Channel letters
Illumination:	Internally Illuminated LED
Square Footage:	102.38
To Grade:	Top of Sign To Grade = 16'-3" Bottom of Sign To Grade = 12'-9"

B2	18" Photo
Type:	Individual Channel letters
Illumination:	Internally Illuminated LED
Square Footage:	7.38
To Grade:	Top of Sign To Grade = 15'-8" Bottom of Sign To Grade = 14'-2"

B3	18" Drive-Thru Pharmacy
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	26.56
To Grade:	Top of Sign To Grade = 15'-8" Bottom of Sign To Grade = 14'-2"



Short Front (Northwest)

Scale: 1/16" = 1'-0"



Client: CVS
 Site #: CV1-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

09/20/2013	Original Rendering
08/20/2014	Add monument, EMB & Revise drive-thru canopy
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width, added EMB notes
10/07/2014	Revise Elevations & Monument Sign

DC	
CI	
KB	
AW	
CL	

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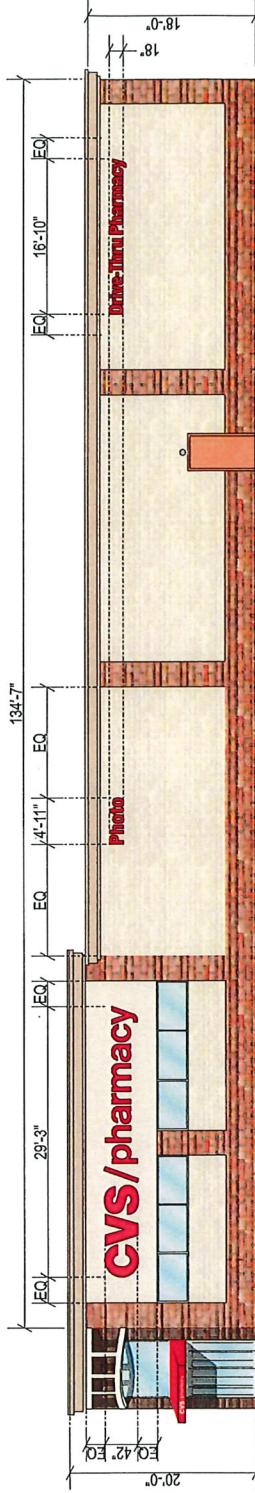


1.800.213.3331

B1	42" CVS/pharmacy
Type:	Individual Channel letters
Illumination:	Internally illuminated LED
Square Footage:	102.38
To Grade:	Top of Sign To Grade = 16'-3" Bottom of Sign To Grade = 12'-9"

B2	18" Photo
Type:	Individual Channel letters
Illumination:	Internally illuminated LED
Square Footage:	7.38
To Grade:	Top of Sign To Grade = 15'-8" Bottom of Sign To Grade = 14'-2"

B3	18" Drive-Thru Pharmacy
Type:	Individual Channel Letters
Illumination:	Internally illuminated LED
Square Footage:	26.56
To Grade:	Top of Sign To Grade = 15'-8" Bottom of Sign To Grade = 14'-2"



Long Front (Southwest)

Scale: 1/16" = 1'-0"



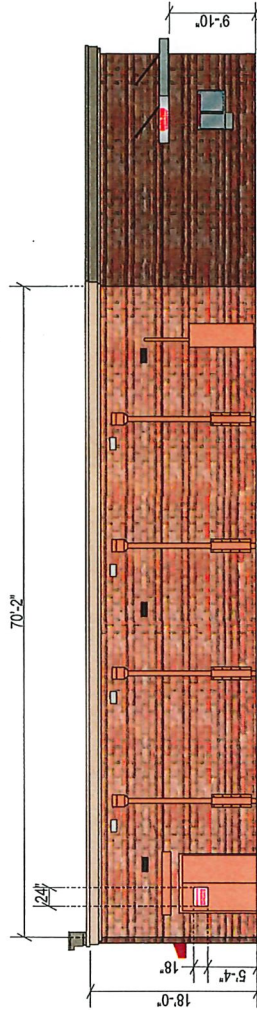
Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

DATE	DESCRIPTION	BY	APP'D
09/20/2013	Original Rendering	DC	
08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL	
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	KB	
09/08/2014	Called awning width, added LEMB notes	AW	
10/07/2014	Revise Elevations & Monument Sign	CL	

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.B14	Receiving / Entrance
Type:	Aluminum Door Sign
Illumination:	Non-Illuminated
Square Footage:	3.00



Rear (Southeast)

Scale: 1/16" = 1'-0"



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

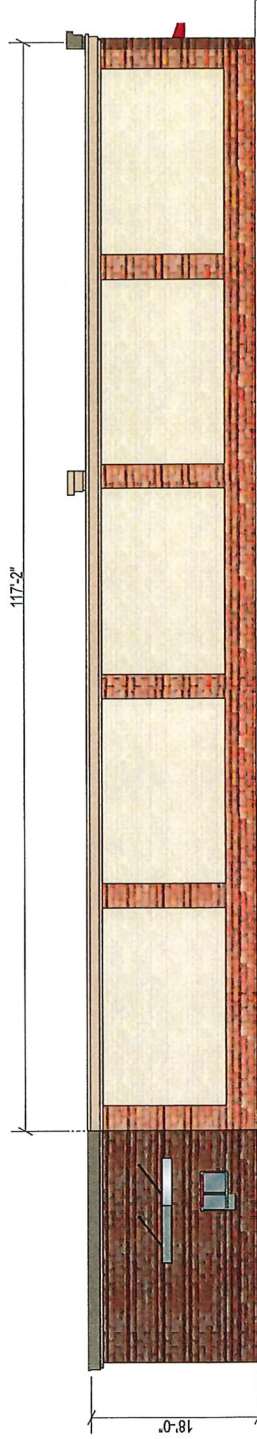
09/20/2013	Original Rendering
08/20/2014	Add monument, EMB & Revise drive-thru canopy
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width, added EMB notes
10/07/2014	Revise Elevations & Monument Sign

DC	
CL	
KB	
AW	
CL	

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1-800-213-3331



Rear (Northeast)

Scale: 1/16" = 1'-0"



Client: CVS
 Site #: CV-7841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

DATE	DESCRIPTION	BY
09/20/2013	Original Rendering	DC
08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	KB
09/08/2014	Called awning width, added EMB notes	AW
10/07/2014	Revise Elevations & Monument Sign	CL

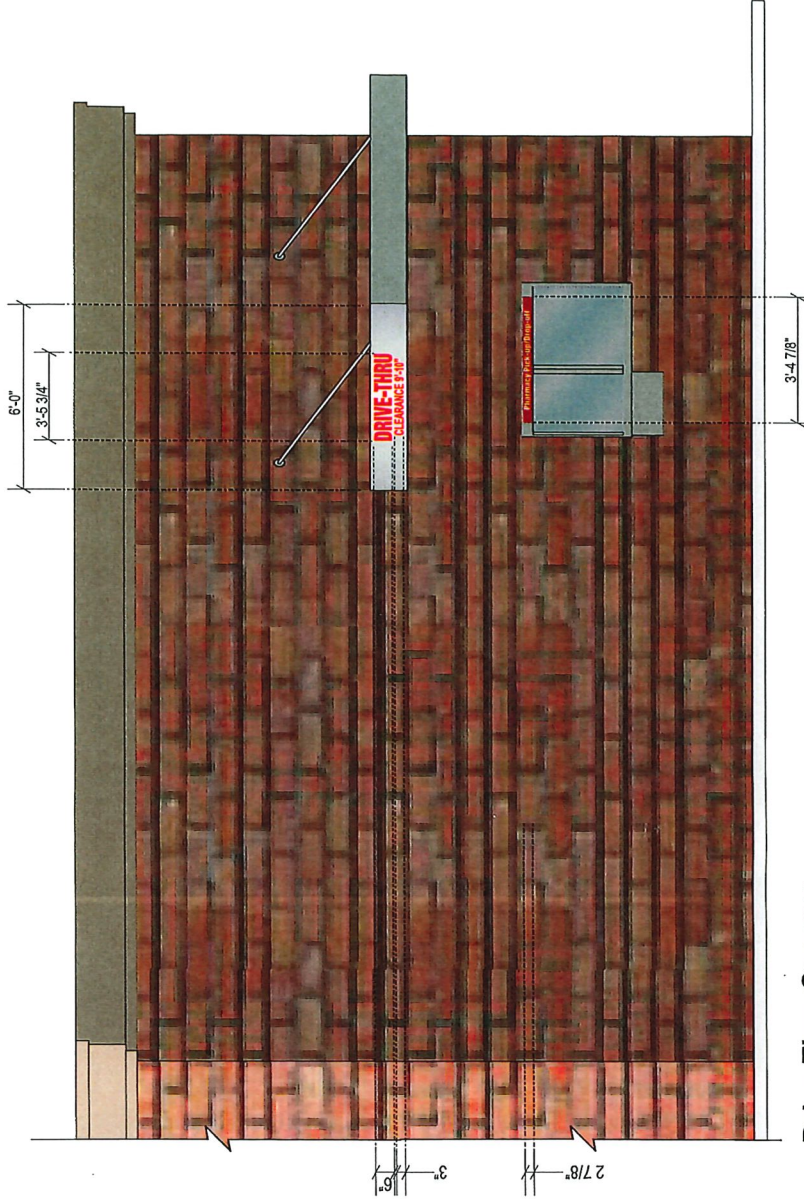
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1.800.213.3331

B5	CVS 6" Drive Thru Type: Single-Face Shoe-Box w/Push-Through Acrylic Letters Illumination: Internally Illuminated LED Square Footage: 6.00 To Grade: Top of sign to grade = 10'-10" Bottom of sign to grade = 9'-10"
-----------	---

B9	Pick-Up/Drop-Off Plaque Type: Aluminum panel w/ vinyl graphics Illumination: Non-Illuminated Square Footage: 0.82
-----------	--



Drive Thru Canopy

Scale: Not To Scale



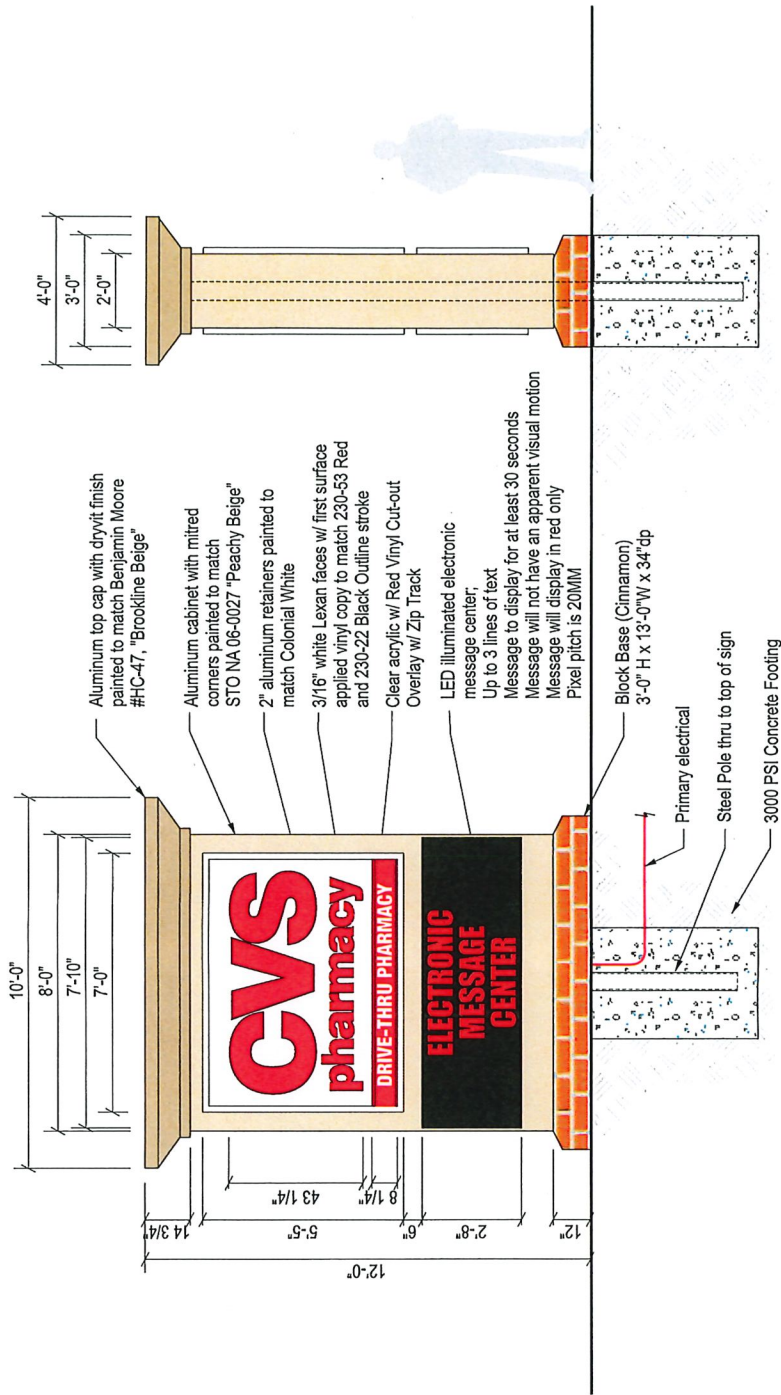
Client: CVS
Site #: CV-77841
Address: SEC US 42 and Gunpowder Road
Florence, KY 41042

REVISION INFO

Date	Description	By
09/20/2013	Original Rendering	DC
08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	KB
09/08/2014	Called awning width, added EMB notes	AW
10/07/2014	Revise Elevations & Monument Sign	CL

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A2-A	12' CVS pharmacy Drive-Thru Pharmacy Monument Sign w/ Manual Reader Board
Type:	Monument Sign w/ Manual Reader Board
Illumination:	Internally Illuminated Fluorescent Bulbs
Square Footage:	58.81



Monument Sign Elevation
Scale: 1/4" = 1'-0"

Monument Sign Side View
Scale: 1/4" = 1'-0"

Electrical: Main ID

Ballast: (2) HF2696 @ 2.6 amps
 (6) 96" lamps
 Total amps = 5.2

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

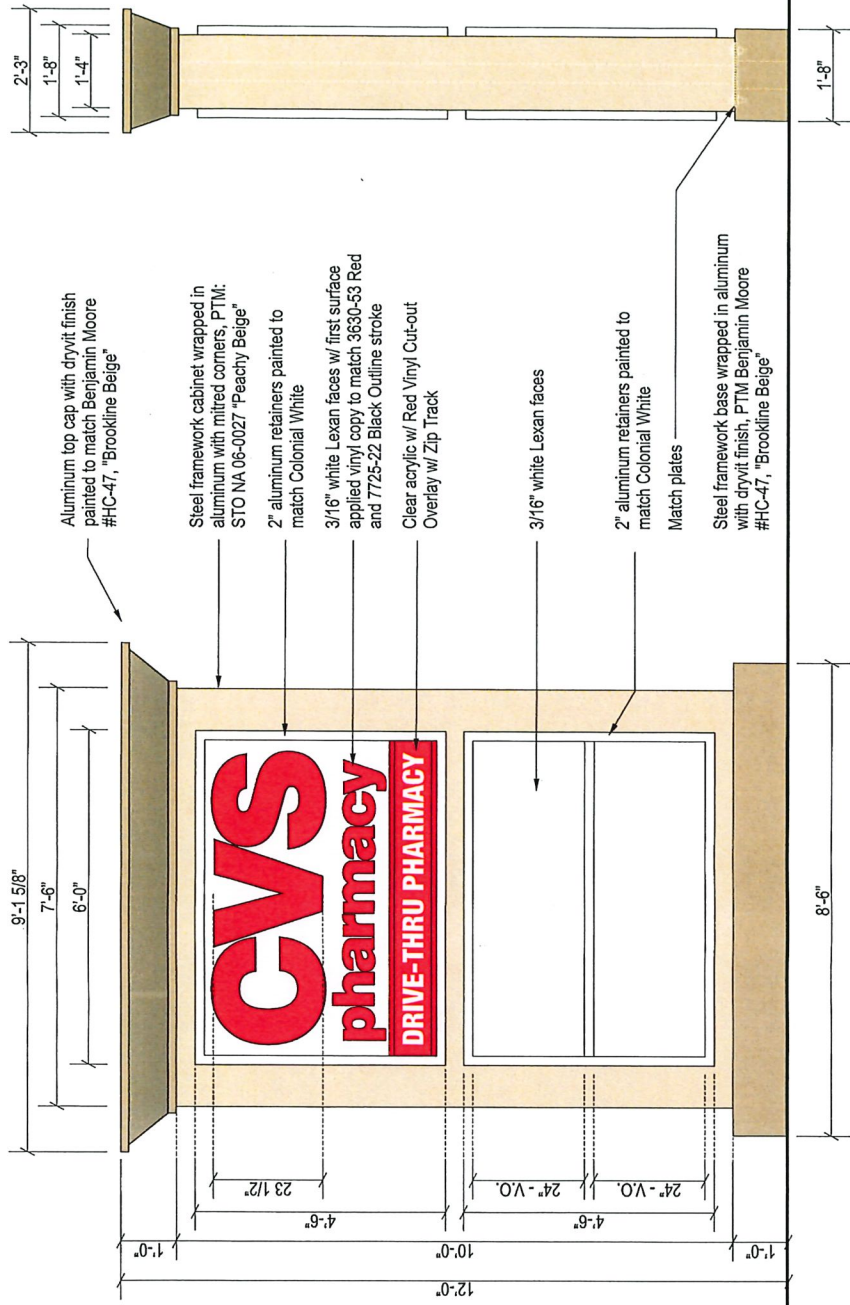
*For multiple signs, a disconnect is permitted but not required for each section.

	Client: CVS	Original Rendering	DC
	Site #: CV-77841	Add monument, EMB & Revise drive-thru canopy	CL
Address: SEC US 42 and Gunpowder Road Florence, KY 41042	Address: SEC US 42 and Gunpowder Road Florence, KY 41042	Rename and re-orient sign destinations, call measurements for awnings	KB
		Called awning width, added EMB notes	AW
		Revise Elevations & Monument Sign	CL
REVISION INFO		09/20/2013	
		08/20/2014	
		09/03/2014	
		09/08/2014	
		10/07/2014	

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A2-B	12' CVS pharmacy Drive-Thru Pharmacy
Type:	Monument Sign
Illumination:	Internally Illuminated LED
Square Footage:	54.00 (27.00 + 27.00)



Monument Sign - Front
Scale: 1/4" = 1'-0"

Side View
Scale: 1/2" = 1'-0"

Electrical:
 (X) GEPS24W-80 Power Supplies
 Total Amps:
 (1) 20 amp 120V Circuit Req.



General Notes:
 This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
 1) Grounded and bonded per NEC 600.7/NEC 250
 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 3) Sign is to be UL listed per NEC 600.3
 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
 *For multiple signs, a disconnect is permitted but not required for each section.



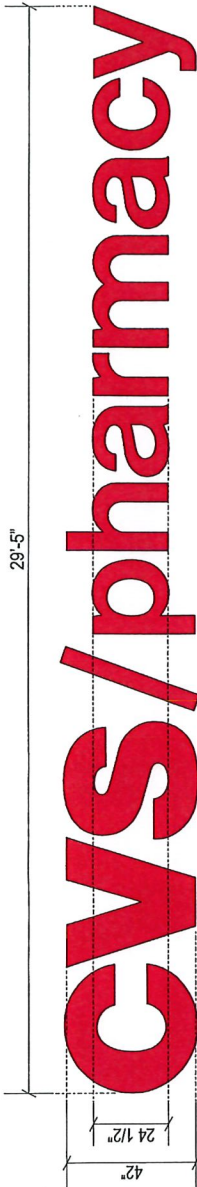
Client: CVS
 Site #: CV-77641
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO	
09/20/2013	Original Rendering
08/20/2014	Add monument, EMB & Revise drive-thru canopy
09/09/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width, added EMB notes
10/07/2014	Revise Elevations & Monument Sign
DC	
CL	
KB	
AW	
CL	

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AnchorSign
 1.800.213.3331

.B1	42" CVS/pharmacy
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	102.38
To Grade:	Top of Sign To Grade = 16'-3" Bottom of Sign To Grade = 12'-9"

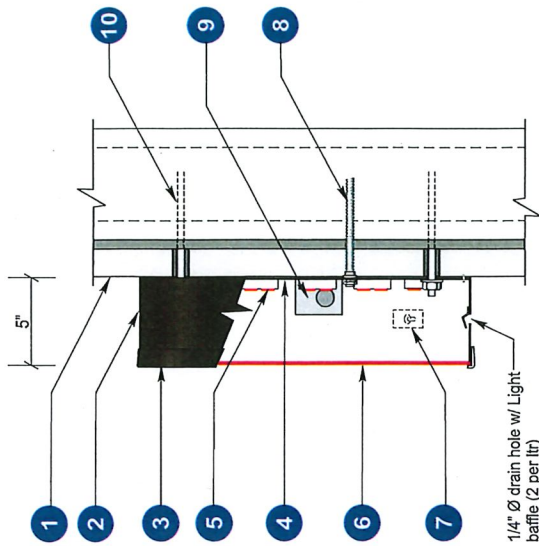


Sign Layout Detail
Scale: 1/4" = 1'-0"

Electrical Detail:
Red LEDs
(5) 60w Transformer
Total Amps: 4.25
(1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters
1. Existing Facade: EIFS over Block
2. 0.040 Aluminum letter returns painted to match Bronze
3. 0.125" x 1" trim cap to match Bronze
4. 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination)
5. Red LEDs
6. 3/16" #2793 Red Acrylic faces
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. Mounting Hardware to suit



Section @ LED Channel Letter
Front-Lit (Self Contained) Scale: N.T.S.

	Client: CVS Site #: CV-77841 Address: SEC US 42 and Gunpowder Road Florence, KY 41042	 1.800.213.3331												
<small>This rendering is the property of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be reproduced or used in any way without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.</small>														
<table border="1"> <tr> <th colspan="2">REVISION INFO</th> </tr> <tr> <td>09/20/2013</td> <td>Original Rendering</td> </tr> <tr> <td>08/20/2014</td> <td>Add monument, EMB & Revise drive-thru canopy</td> </tr> <tr> <td>09/03/2014</td> <td>Rename and re-orient sign destinations, call measurements for awnings</td> </tr> <tr> <td>09/08/2014</td> <td>Called awning width, added EMB notes</td> </tr> <tr> <td>10/07/2014</td> <td>Revise Elevations & Monument Sign</td> </tr> </table>			REVISION INFO		09/20/2013	Original Rendering	08/20/2014	Add monument, EMB & Revise drive-thru canopy	09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	09/08/2014	Called awning width, added EMB notes	10/07/2014	Revise Elevations & Monument Sign
REVISION INFO														
09/20/2013	Original Rendering													
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10/07/2014	Revise Elevations & Monument Sign													
<table border="1"> <tr> <td>DC</td> <td></td> </tr> <tr> <td>CL</td> <td></td> </tr> <tr> <td>KB</td> <td></td> </tr> <tr> <td>AW</td> <td></td> </tr> <tr> <td>CL</td> <td></td> </tr> </table>			DC		CL		KB		AW		CL			
DC														
CL														
KB														
AW														
CL														

B2	18" Photo
Type:	Individual Channel letters
Illumination:	Internally Illuminated LED
Square Footage:	7.38
To Grade:	Top of Sign To Grade = 15'-8" Bottom of Sign To Grade = 14'-2"

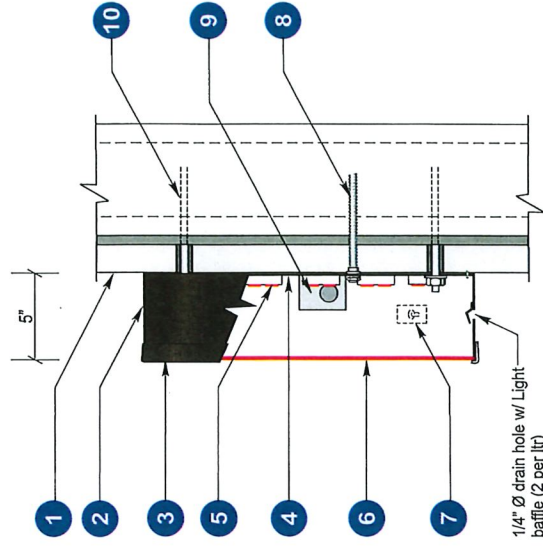
4'-11"

Photo

18"

Sign Layout Detail

Scale: 1" = 1'-0"



1/4" Ø drain hole w/ Light baffle (2 per ltr)

Electrical Detail:

Red LEDs
 (1) 60w Transformer
 Total Amps: 0.85
 (1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: EIFS over Block
2. 0.040 Aluminum letter returns painted to match Bronze
3. 0.125" x 1" trim cap to match Bronze
4. 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination)
5. Red LEDs
6. 3/16" #2793 Red Acrylic faces
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. Mounting Hardware to suit

Section @ LED Channel Letter Front-Lit (Self Contained) Scale: N.T.S.



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

Date	Revision
09/20/2013	Original Rendering
08/20/2014	Add monument, EMB & Revise drive-thru canopy
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width; added EMB notes
10/07/2014	Revise Elevations & Monument Sign

DC	CL	KB	AW	CL

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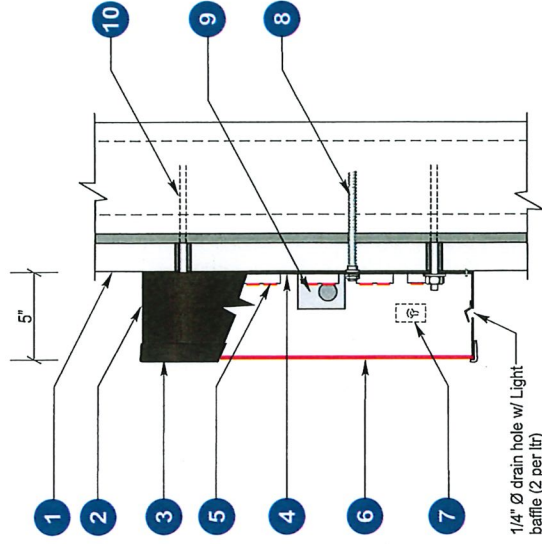


1-800-213-3331

B3	18" Drive-Thru Pharmacy
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	26.56
To Grade:	Top of Sign To Grade = 15'-8" Bottom of Sign To Grade = 14'-2"

Drive-Thru Pharmacy

Sign Layout Detail
Scale: 1/2" = 1'-0"



Section @ LED Channel Letter
Front-Lit (Self Contained) Scale: N.T.S.

Electrical Detail:
Red LEDs
(1) 60w Transformer
Total Amps: 0.85
(1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters
1. Existing Facade: EIFS over Block
2. 0.040 Aluminum letter returns painted to match Bronze
3. 0.125" x 1" trim cap to match Bronze
4. 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination)
5. Red LEDs
6. 3/16" #2793 Red Acrylic faces
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. Mounting Hardware to suit



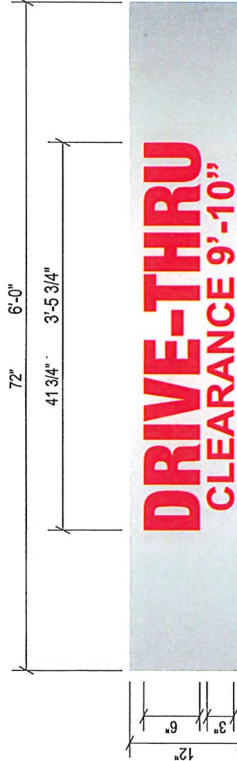
Client: CVS
Site #: CV-77841
Address: SEC US 42 and Gunpowder Road
Florence, KY 41042

REVISION INFO	
09/20/2013	Original Rendering
08/20/2014	Add monument, EMB & Revise drive-thru canopy
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width; added EMB notes
10/07/2014	Revise Elevations & Monument Sign

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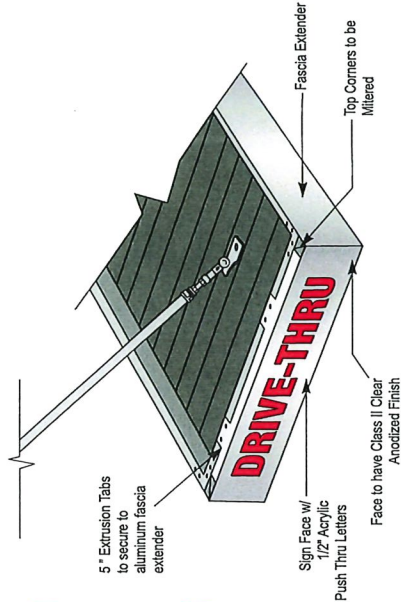


.B5	CVS 6" Drive Thru
Type:	Single-Face Shoe-Box w/Push-Through Acrylic Letters
Illumination:	Internally Illuminated LED
Square Footage:	6.00
To Grade:	Top of sign to grade = 10'-10" Bottom of sign to grade = 9'-10"



Sign Layout Detail
Scale: 3/4" = 1'-0"

For Reference Only
First Clearance Height TBD per Specific Site Location



Canopy End Perspective
Scale: N.T.S.

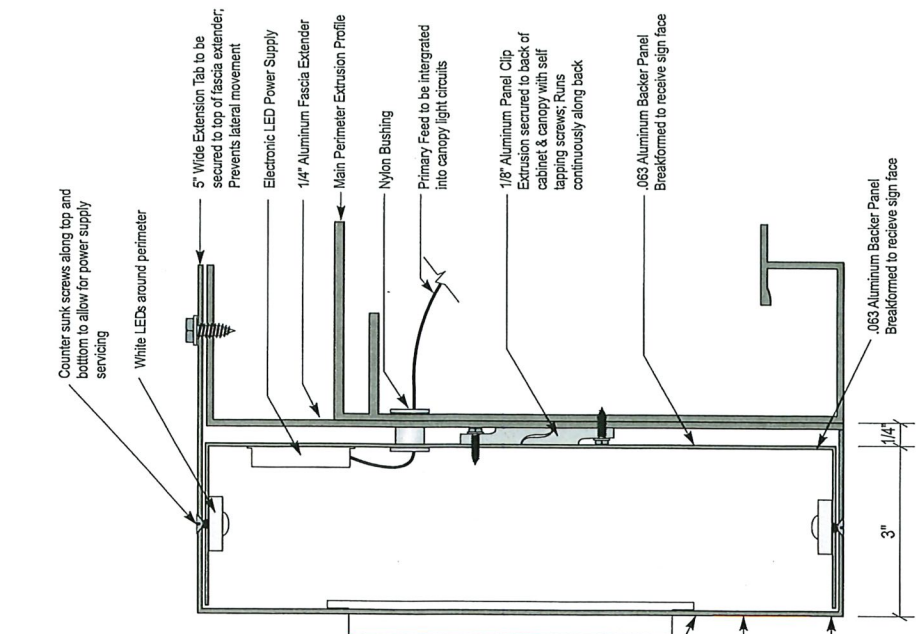
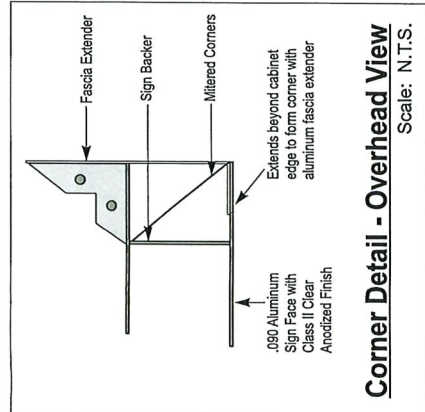
Client:	CVS
Site #:	CV-77841
Address:	SEC US 42 and Gunpowder Road Florence, KY 41042



REVISION INFO	
09/20/2013	Original Rendering
09/20/2014	Add monument, EMB & Revise drive-thru canopy
09/09/2014	Rename and re-orient sign destinations, call measurements for awnings
09/09/2014	Called awning width, added EMB notes
10/07/2014	Revise Elevations & Monument Sign

DC	
CL	
KB	
AW	
CL	

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Electrical Detail:
White LEDs
(1) 60w Transformer
Total Amps: .85
(1) 20 amp 120V Circuit Req.

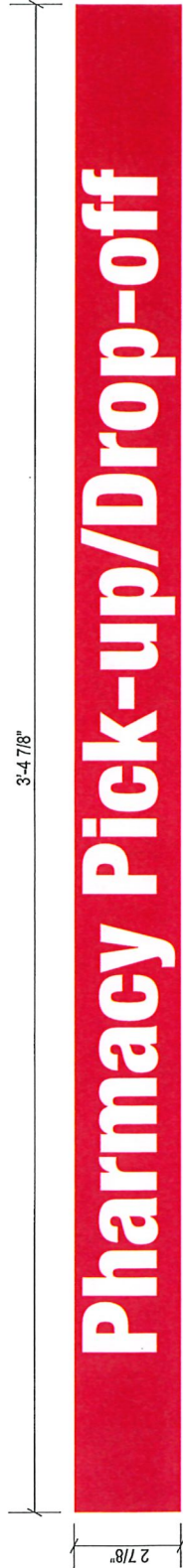
General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.77/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section



B9	Pick-Up/Drop-Off Plaque
Type:	Aluminum panel w/ vinyl graphics
Illumination:	Non-Illuminated
Square Footage:	0.82

Specifications

0.063 Aluminum panel painted to match: 3M 3630-53 Red w/ first surface applied white vinyl copy. Mounted with d/s high bond adhesive foam tape (To be mounted above drive-thru window on flat metal surface)



Pharmacy Pick-up/Drop-off
Scale: 3" = 1'-0"



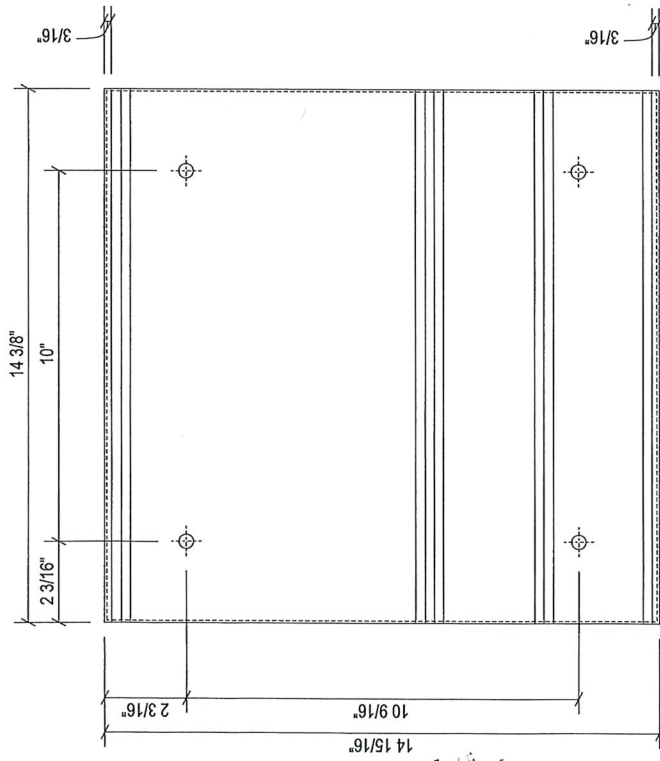
Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO	
09/20/2013	Original Rendering
09/29/2014	Add monument, EMB & Revise drive-thru canopy
09/09/2014	Rename and re-orient sign destinations, call measurements for awnings
09/08/2014	Called awning width, added EMB notes
10/07/2014	Revise Elevations & Monument Sign
DC	
CL	
KB	
AW	
CL	

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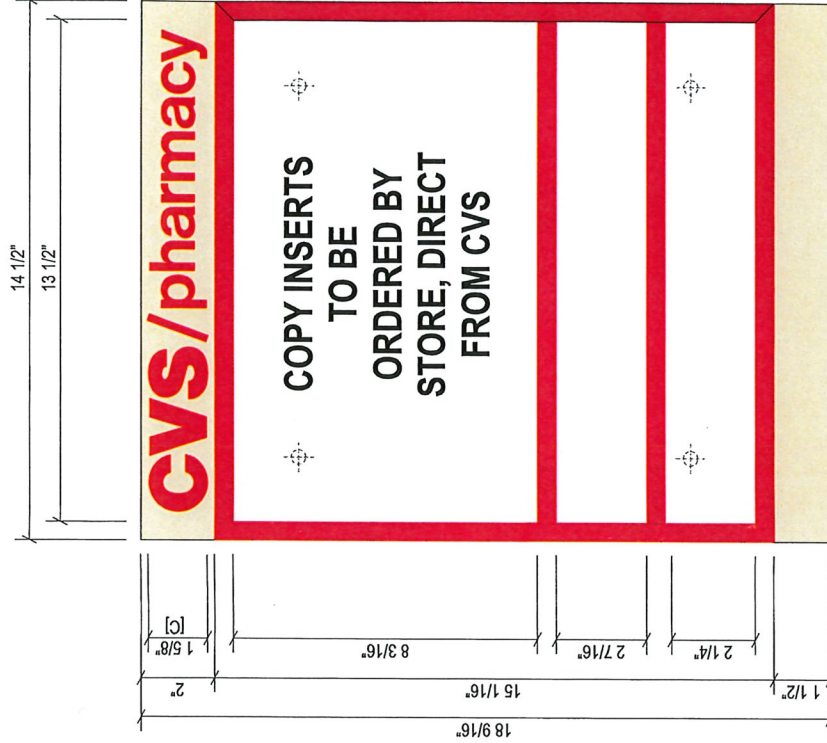


B11	Open Hours
Type:	Plaque
✓ Illumination:	Non-Illuminated
Square Footage:	2.42



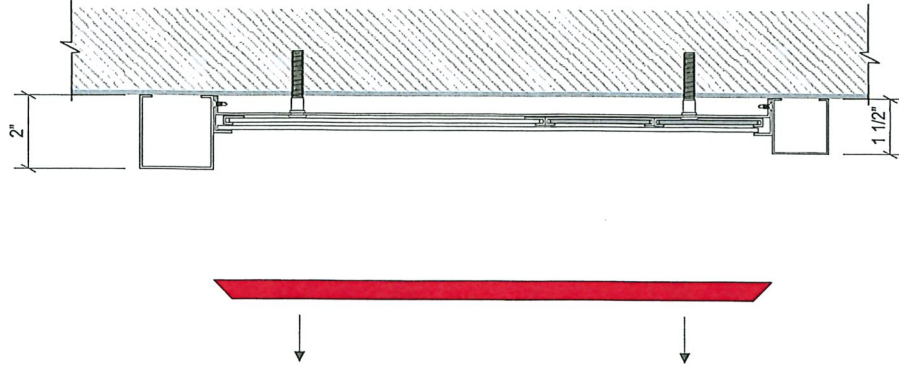
Back Pan Mounting Detail

Scale: 3" = 1'-0"



Open Hours Plaque

Scale: 3" = 1'-0"



Section thru Plaque

Scale: 3" = 1'-0"



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

Date	Description	By
09/20/2013	Original Rendering	DC
08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	KB
09/08/2014	Called awning width; added EMB notes	AW
10/07/2014	Revise Elevations & Monument Sign	CL

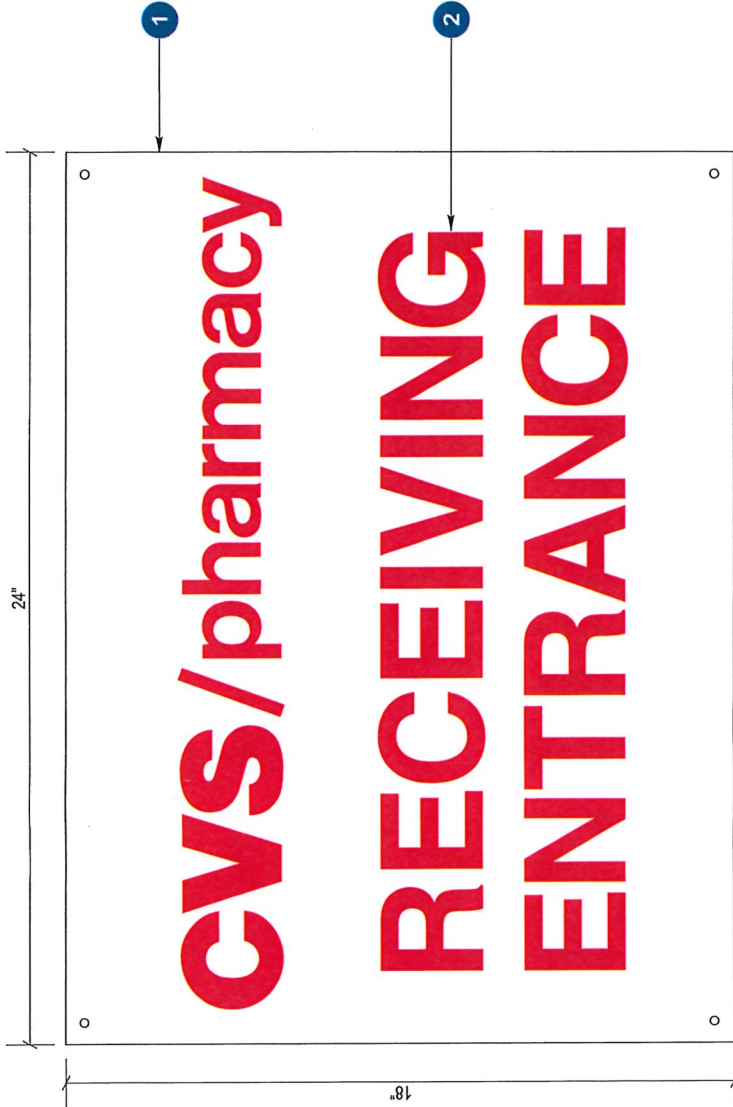
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1-800-213-3331

B14	Receiving / Entrance
Type:	Aluminum Door Sign
Illumination:	Non-Illuminated
Square Footage:	3.00

- Specifications**
1. Single-face aluminum panel painted to match White
 2. First surface applied vinyl graphics to match:
 - 3M 230-53 Red



S/F Aluminum Panel

Scale: 3" = 1'-0"



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

Revision	Date	Description	DC
09/20/2013		Original Rendering	DC
08/20/2014		Add monument, EMB & Revise drive-thru canopy	CL
09/03/2014		Rename and re-orient sign destinations, call measurements for awnings	KB
09/09/2014		Called awning width; added EMB notes	AW
10/07/2014		Revise Elevations & Monument Sign	CL

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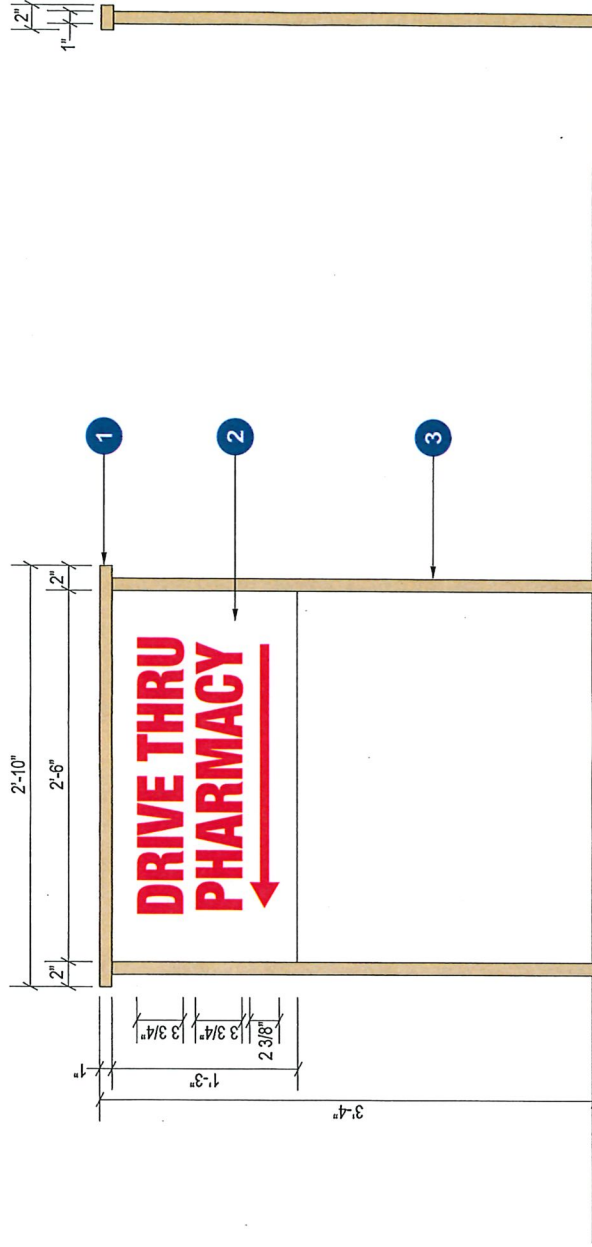


1.800.213.3331

C3	3'-4" Drive Thru Pharmacy
Type:	Double Sided Directional Sign
Illumination:	Non-Illuminated
Square Footage:	3.13

Specifications

1. 1" x 2" Aluminum top cap painted to match Benjamin Moore HC-47 "Brookline Beige"
2. 0.090 Aluminum panels with first surface applied vinyl to match:
 - 3M 580-10 Reflective White (background)
 - 3M 680-82 Reflective Ruby Red (arrow)
 - 3M 3630-53 Cardinal Red (copy)
3. 1" x 1" Aluminum legs painted to match Benjamin Moore HC-47 "Brookline Beige"



Directional Sign - Front

Scale: 1" = 1'-0"

Directional Sign - Side

Scale: 1" = 1'-0"



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

Date	Original Rendering	DC
09/20/2013	Add monument, EMB & Revise drive-thru canopy	CL
08/20/2014	Renamed and re-orient sign destinations, call measurements for awnings	KB
09/03/2014	Called awning width: added EMB notes	AW
09/08/2014	Revise Elevations & Monument Sign	CL
10/07/2014		

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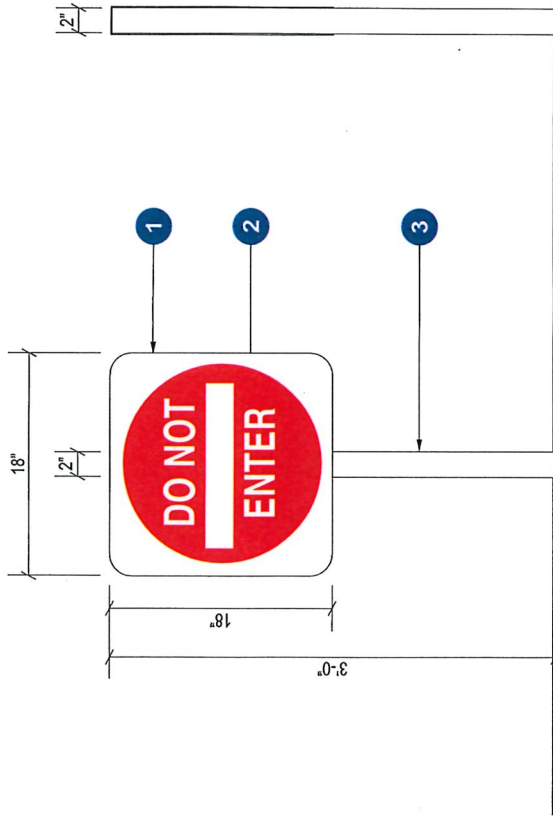


1.800.213.3331

C4	3'-0" Do Not Enter
Type:	Double Sided Directional Sign
Illumination:	Non-Illuminated
Square Footage:	2.25

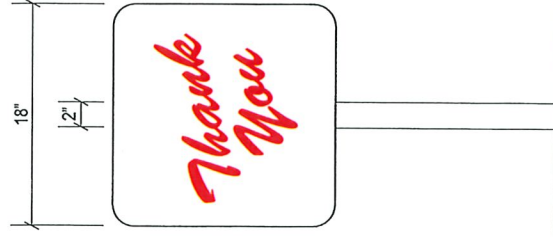
Specifications

- 0.090 Aluminum faces painted to match Colonial White and welded to support pole
- First surface applied vinyl to match:
 - 3M 680-82 Reflective Ruby Red (arrow)
- 2" x 2" Aluminum support post painted to match Colonial White



Directional Sign - Front

Scale: 1" = 1'-0"



Directional Sign - Back

Scale: 1" = 1'-0"

Directional Sign - Side

Scale: 1" = 1'-0"



Client: CVS
 Site #: CV-77841
 Address: SEC US 42 and Gunpowder Road
 Florence, KY 41042

REVISION INFO

Date	Description	DC
09/20/2013	Original Rendering	DC
08/20/2014	Add monument, EMB & Revise drive-thru canopy	CL
09/03/2014	Rename and re-orient sign destinations, call measurements for awnings	KB
09/08/2014	Called awning width, added EMB notes	AW
10/07/2014	Revise Elevations & Monument Sign	CL

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T1	8'-0" Coming Soon
Type:	Double Sided Construction Sign
Illumination:	Non-Illuminated
Square Footage:	32



Construction Sign Elevation

Scale: 1/2" = 1'-0"



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 Florence, KY 41042

REVISION INFO

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09/20/2013	Original Rendering	DC
09/20/2014	Add monument, EMB & Revise drive-thru canopy	CL
09/09/2014	Rename and re-orient sign destinations, call measurements for awnings	KB
09/08/2014	Called awning width, added EMB notes	AW
10/07/2014	Revise Elevations & Monument Sign	CL

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