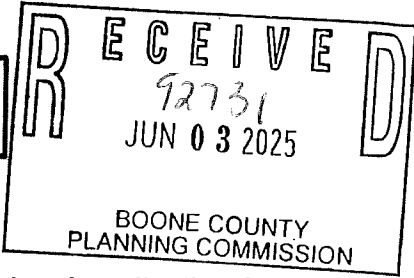


**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - 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 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)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Bank of America Ground Up FLORENCE, KY
3. Location of Project: 8748 US Hwy 42
4. Total Acreage of Project: 0.945
5. Current Zoning of Property: _____
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 Yes No
If yes, indicate the name of the study: _____
8. Proposed Use(s) (specify each use):
Business- Bank

9. Proposed Building Intensities (specify for each building):

10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: FARMVIEW COMMONS LLC
Address: 957 TRAEMORE PL
Union KY 41091
City State Zip Code
Phone Number: _____ Fax Number: _____
Email: _____

13. Applicant: Bank of America

Address: C/O 28 Station Street
Manalapan NJ 07726
City State Zip Code
Phone Number: 973-600-5776 Fax Number: _____
Email: ksilsbe@peconsultingcorp.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____
15. 1221 45 2038B
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No


17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):


Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on _____

Property Owner's Signature:  05/30/2025

Applicant's Signature:  6/2/25

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 6/3/25 Fee Received: \$ 2334.⁹⁰ Receipt #: 92731

2. Number of Copies Received: _____

3. Has the following been submitted (check all that apply):

- Completed Application
- Concept Development Plan
- Legal Description
- Names and Mailing Addresses of Adjacent Property Owners

4. Date the application is Administratively Complete (as defined in KRS 100.211): _____

5. Staff Reviewer: *[Signature]*

6. Committee Chairperson: Rick Lunneemann

7. Scheduled Public Hearing Date: 7/2/25

8. Boone County Planning Commission Action: _____ Date of Action: 8/10/25

- Approved
- Approved with Conditions
- Denial
- 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
plancom@boonecountyky.org
www.boonecountyky.org

EXHIBIT

“A”

STAFF REPORT

Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.

July 2, 2025

PROPOSAL

This application is for a Change in Concept Development in a Commercial Two/Planned Development (C-2/PD) zone.

The submitted site plan generally complies with the approved concept plan, but the applicant is seeking relief from two of the conditions as follows:

Note #6 – The outlot architecture will follow what was previously submitted and approved with the 2021 change in concept development plan. The pitched roof and flat roof may be flipped.

Note #13 – The site lighting will be consistent throughout the development.

SITE HISTORY

- 1996 A Zoning Map Amendment and Concept Development Plan for a 321-acre area on both sides of US 42 (Plantation Pointe North) was conditionally approved by the City of Florence. The 10.8-acre tract located in Florence was part of the request and was rezoned to Commercial Two/Planned Development (C-2/PD). The area was identified as "Area 12" on the approved 1996 Concept Development Plan and a condition was imposed which limited the building height in this area to 35 feet.
- 2014 A Change in Concept Development Plan to modify the previous building height condition for the 10.8-acre tract was conditionally approved by the City of Florence. Concurrently, a zone change from RSE to C-2/PD was conditionally approved for the 1.14 acre tract.
- 2021 A Change in Concept Development Plan was conditionally approved by the City of Florence and City of Union. The approved plan showed five (5) commercial outlots fronting on US 42 (buildings ranged between 4,000 and 8,000 square feet and each was shown with a drive through), a maximum 112,500 square foot senior living/medical office building, a storm water and detention lot, and access from Farmview Drive, St. Elizabeth Way, and US 42. Seventeen (17) conditions were imposed on the approval (see attachments).
- 2024 A Change in Concept Development Plan was conditionally approved by the City of Florence and City of Union. The approved plan showed a 56,264 square foot grocery

store and two commercial outlots with two buildings ranging between 4,500 – 6,650 square feet. Five (5) conditions were imposed on the approval (see attachments).

2025 A Major Site Plan was approved for the Publix Farmview Commons site by the Boone County Planning Commission on January 28, 2025.

SITE CHARACTERISTICS

- A. The approximate 1.0-acre site has been cleared and graded for development.
- B. The site has approximately 180 feet of frontage along US Highway 42 and 130 feet of frontage along Farmview Drive.
- C. US Highway 42 is a Kentucky Transportation Cabinet maintained roadway that is classified as an Arterial Street.
- D. Farmview Drive is a City of Union maintained roadway classified as a Subcollector Street.
- E. Topographically, the site has been graded to a relatively flat grade with a retaining wall that runs along the western and north property lines.

ADJACENT LAND USES AND ZONING

North: A detention facility planned for Farmview Commons (C-2/PD)

South: Existing commercial buildings (C-2/PD)

East: Future Commercial outlot (C-2/PD)

West: Wooded area owned by KYTC on the opposite side of Farmview Drive (RSE)

APPLICABLE REGULATIONS

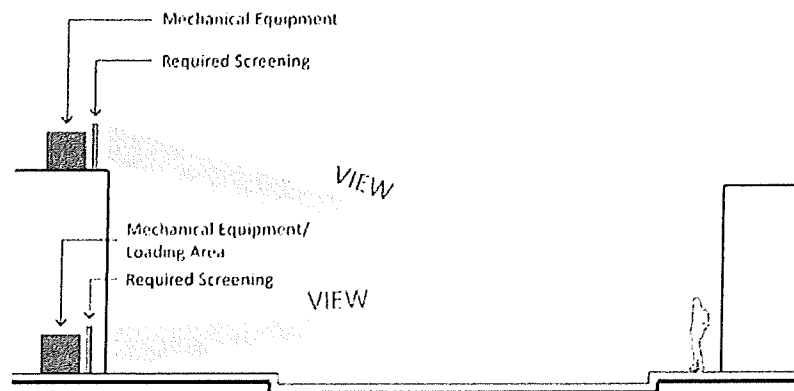
- A. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and requirements of Article 3.
- B. Section 1002 of the Boone County Zoning Regulations states that 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.
- C. Section 1500 of the Boone County Zoning Regulations states the intent of the Planned Development (PD) District is to establish a permissive, flexible and alternative zoning district and procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of providing substantial benefit

to the community over the conventional districts and standards in these regulations, but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows various types of land uses and densities in return for appropriate, flexible, creative and high quality designs consistent with the standards and criteria of this article, including the adopted Comprehensive Plan. Its purpose is to allow development of the land uses on property identified as requiring an extra layer of review or regulation. It enables development of property consistent and coordinated with infrastructure and other appropriate land use factors based upon a proper review.

- D. Section 1506 A.8 of the Boone County Zoning Regulations states that 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.
- E. Section 1506 A.9 of the Boone County Zoning Regulations states that 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.
- F. Section 1506 A.15 of the Boone County Zoning Regulations states that 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.

- G. Section 3154.4 of the Boone County Zoning Regulations states that in all zoning districts where outside storage, display, and loading areas are permitted, except for Industrial districts, such areas shall be screened and enclosed with a wall structure constructed of decorative masonry (excluding plain faced concrete blocks), EFIS, stucco, or other material which is the same or compatible with the texture and color of the materials of the principal building, excluding metal siding, wood fencing, or any type of link or wire fencing regardless of whether or not slats are used. The solid wall enclosure structure shall be high enough to screen the materials or products which are kept within the enclosure, although the area of the walls that are above the height of the materials or products contained within the structure, and any gates, may be constructed of architectural grade metal or wrought iron type fencing (excludes metal siding, wood fencing, and any type of link or wire fencing or gates). The solid wall enclosure structure shall adjoin, and be attached to, the principal building on the site.

Figure 31-14
Outside Storage, Display, Loading Area Screening



RELATIONSHIP TO COMPREHENSIVE PLAN

The Our Boone County Plan 2040 Future Land Use Map designates the site as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to the site and general area.

- A. Mixed-use development, that has commercial uses focused along U.S. 42 and varying types of residential uses, should occur southwest of its intersection with Pleasant Valley Road. 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 ("13. Pleasant Valley," p. 124).

- B. This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. For these reasons, the 2000 Union Town Plan was prepared by the Boone County Planning Commission, City of Union, and Boone County Fiscal Court. The plan's recommendations are shown on the 2040 Future Land Use Map and also affect the Boone County Zoning Regulations.

The U.S. 42 corridor should experience commercial growth on a smaller scale to mitigate any adverse impacts and to be compatible with surrounding land uses and densities. As defined by the 2000 Union Town Plan, commercial development should occur in neighborhood business district form in specified locations instead of strip style commercial ("20. Union," p. 137).

The Land Use Element's Future Land Use Development Guidelines provide the following general comments that relate to the proposal.

- A. 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. Utility lines should be placed underground wherever possible, and junction boxes screened from public view ("Design, Signs, and Cultural Resource Preservation," p. 97).

STAFF COMMENTS

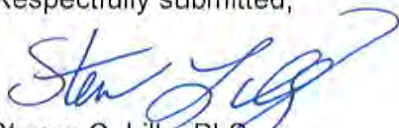
- A. The City of Florence has provided the following comments that staff would like the applicant to address at the Zone Change Committee Meeting:
1. We do not object to the bank having a partial pitched roof if some of the previous architectural detailing requirements are maintained. The following architectural detailing issues should be considered:
 - a) The proposed brick on the bank is dark grey and the 2021 and 2023/2024 approvals limited brick colors to brown, faded red, tan, cream, red, and red/brown. Would Bank of America consider using a brick color that better correlated to Publix? Planned Developments are supposed to have a consistent architectural theme. Some building material samples or color brochures would be helpful.

- b) Can the color of the proposed metal roofing be defined? The 2021 and 2023/2024 approvals limited metal roofing colors to bronze, dark grey, and dark green. A sample or color brochure would be helpful.
 - c) The 2021 and 2023/2024 approvals contained an architectural detail elements sheet. Can more brick detail elements be added to the building? The only detailing that is apparent is some soldier course brick on the side facades.
2. The storefront system on the front façade is shown with "distraction decals". Can this be explained?
 3. The elevations show building mounted signage is proposed on all four facades. This is not permitted by code. A Planned Development exception would need to be approved.
 4. We are not in favor of the proposed lighting changes. The 2021 and 2023/2024 approvals limited light poles and fixtures to 20' in height. This condition was written to give the overall development a consistent architectural and lighting theme per the Planned Development criteria.
- B. Staff would like to see the percentages of building materials. There seems to be a large amount of smooth, Artic White, Hardie board panels that would not be consistent with other buildings in this area. The existing concept plan did not allow Hardie board panels.

CONCLUSION

The Change in Concept Development Plan request needs to be evaluated by the Boone County Planning Commission, Florence City Council, and Union City Commission in terms of Kentucky Revised Statute (KRS) 100.213, Article 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Steven C. Lilly, PLS
Planner, Zoning Services

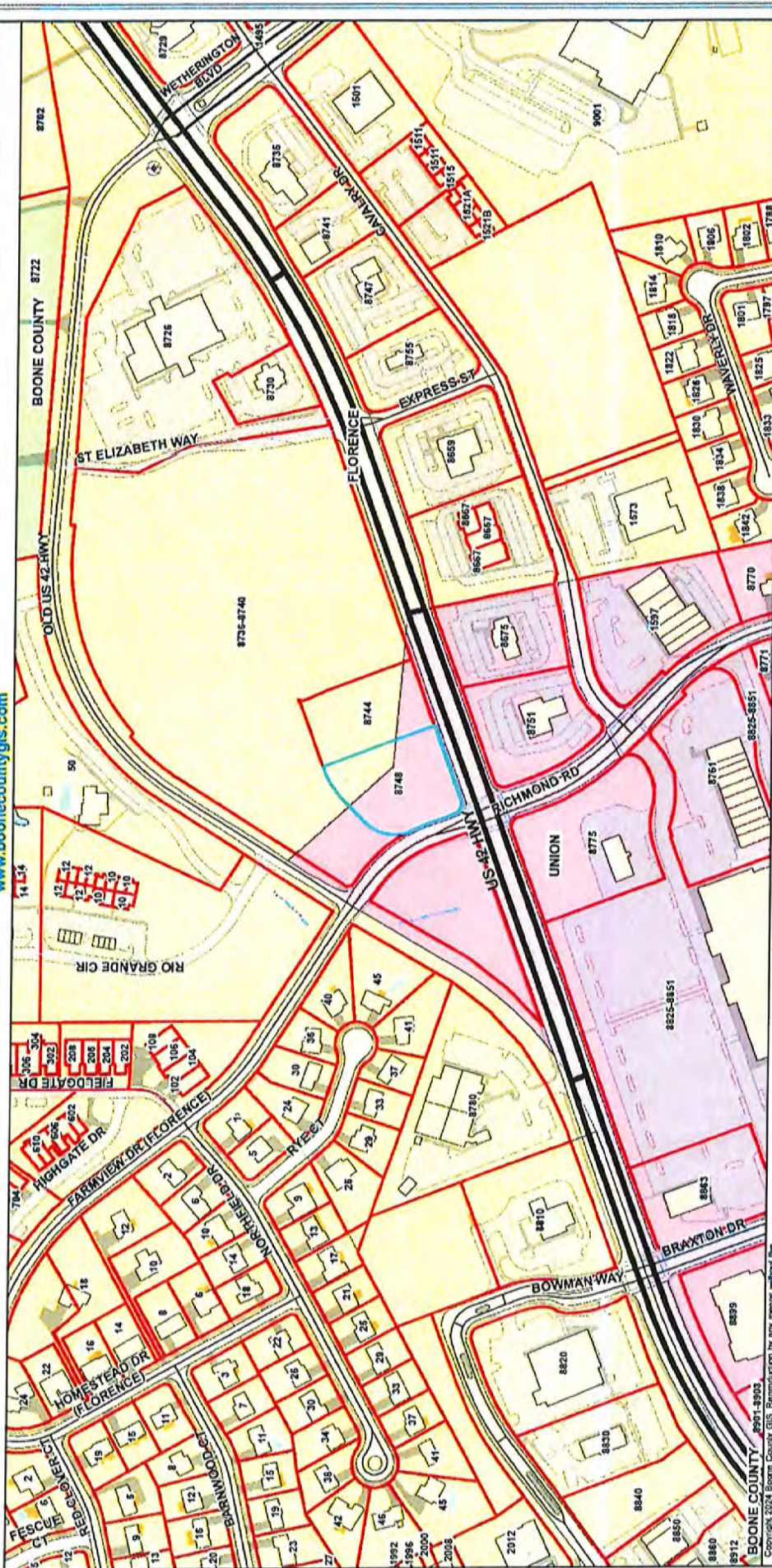
Attachments:

- *Site Vicinity Map
- *Zoning Map
- *2040 Future Land Use Map
- *Topographical Map
- *Existing Concept Development Plan excerpts,
- *6/10/25 Email from Todd Morgan, Director of Community Development, City of Florence
- *6/6/25 Email from Paul Kremer, City of Union
- *Application
- *Project Narrative
- *Proposed Concept Development Plan

Vicinity Map

Boone County GIS Map

www.boonecountygis.com



0 205 410 820 1,230 1,640 Feet

1 inch = 200 feet

Boone County GIS - Putting Northern Kentucky on the Map

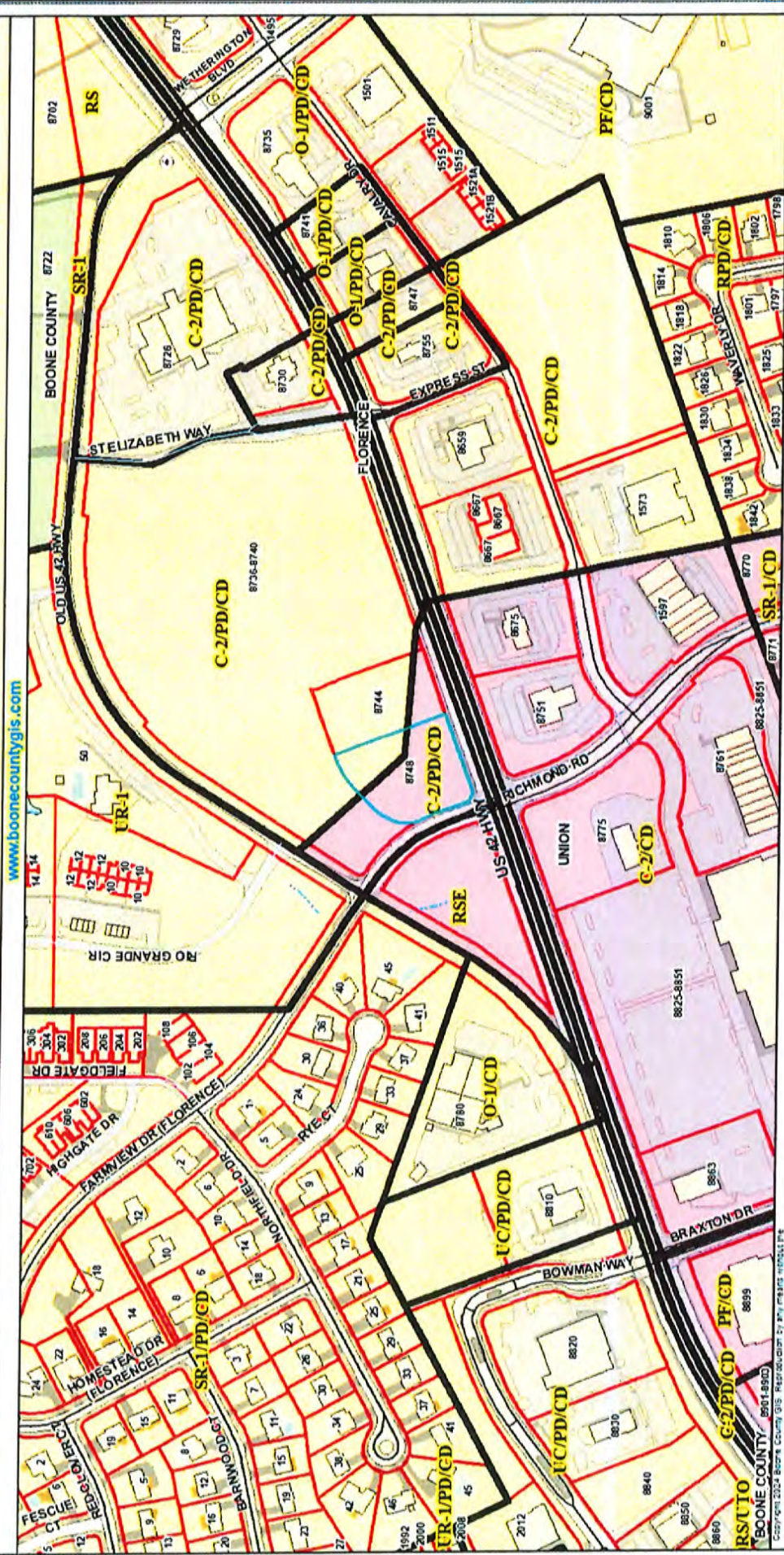
BOONE COUNTY 8901-8903
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Map Created: 04/11/2024

Zoning Map

Boone County GIS Map



www.boonecountygis.com



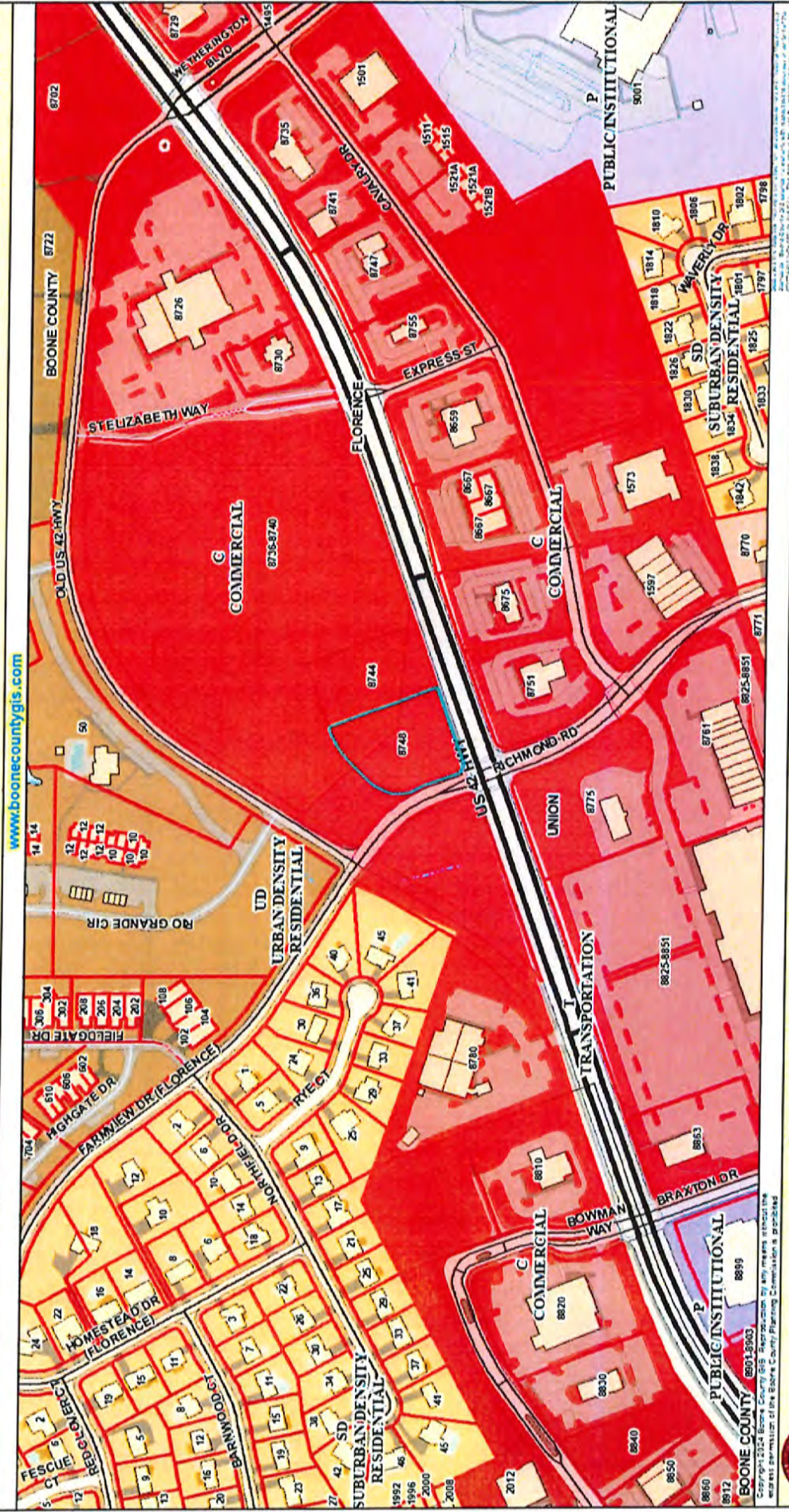
Boone County GIS - Putting Northern Kentucky on the Map

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Map Created: 10/20/2024

2040 Future Land Use Map

Boone County GIS Map



www.boonecountygis.com



Boone County GIS - Putting Northern Kentucky on the Map

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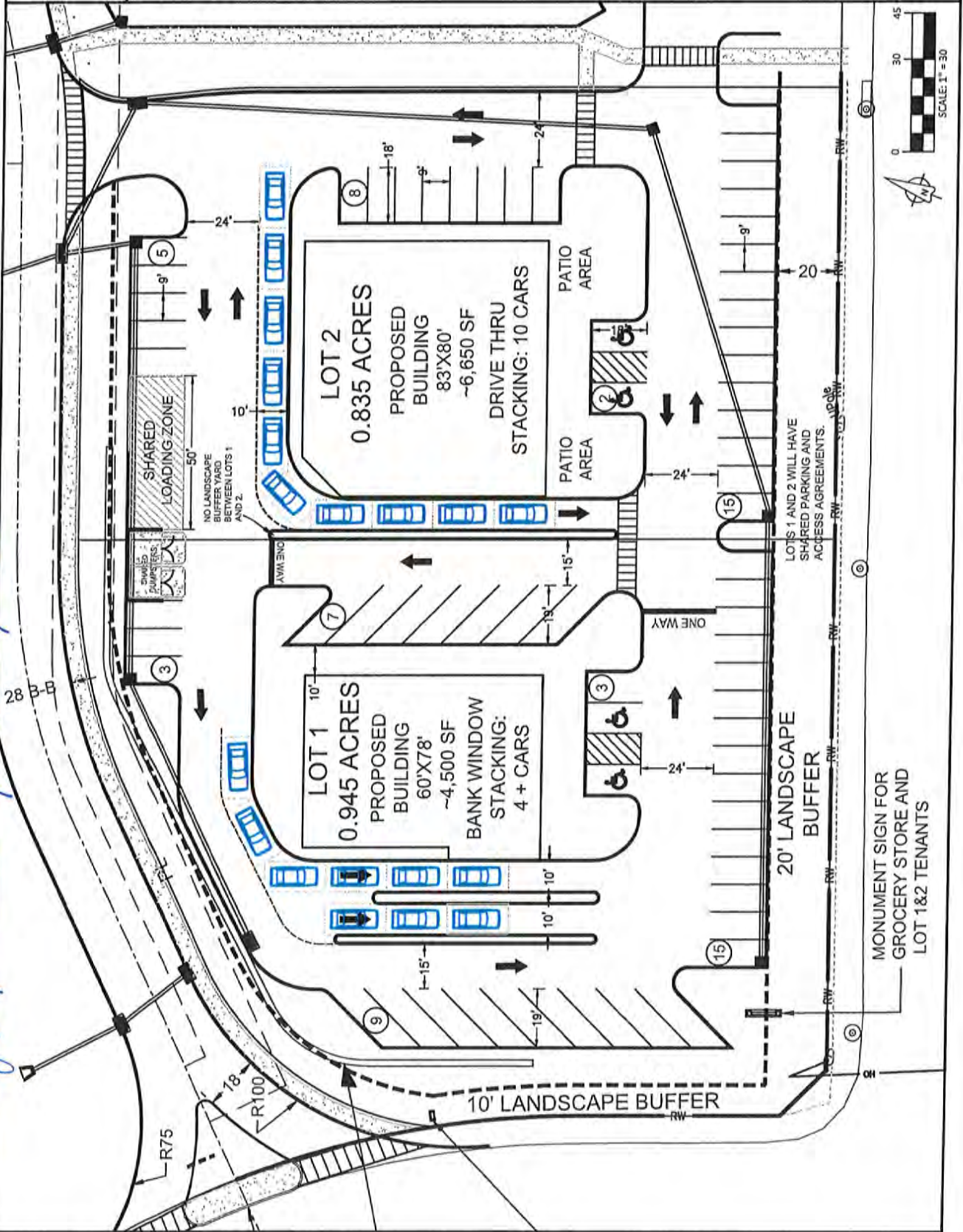
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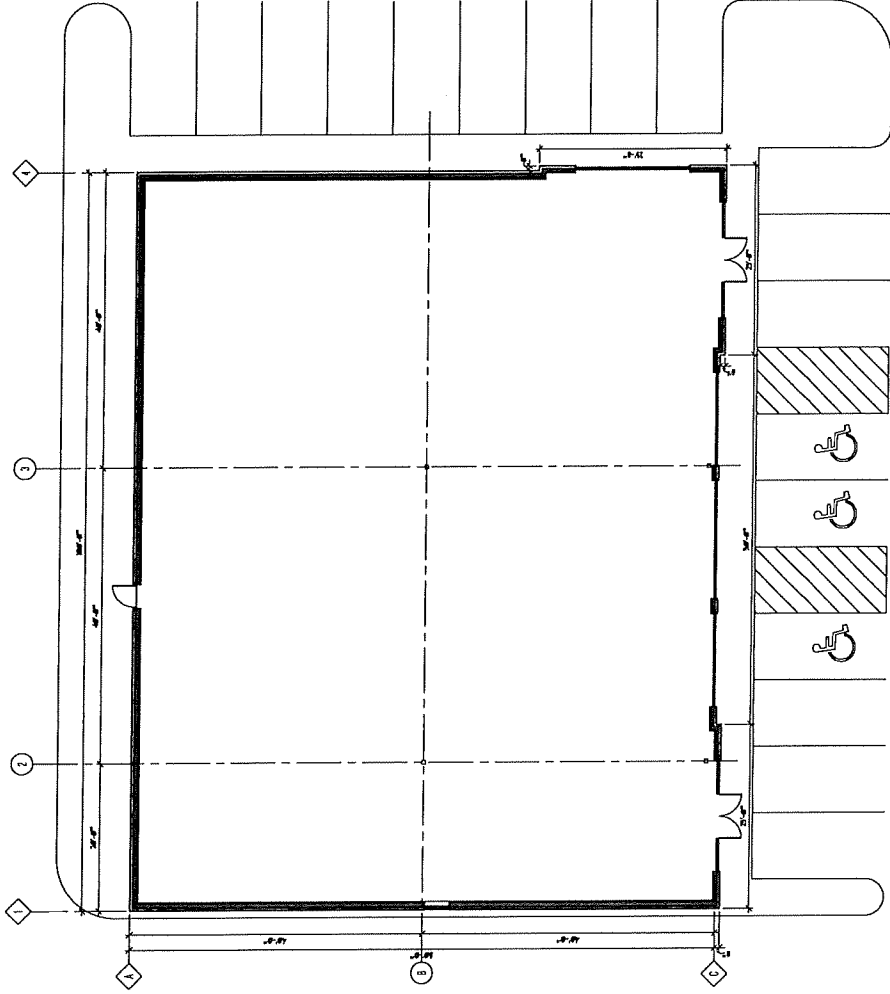
Existing, approved Concept Development

FARMVIEW COMMONS CONCEPT PLAN OUTLOTS 1 & 2

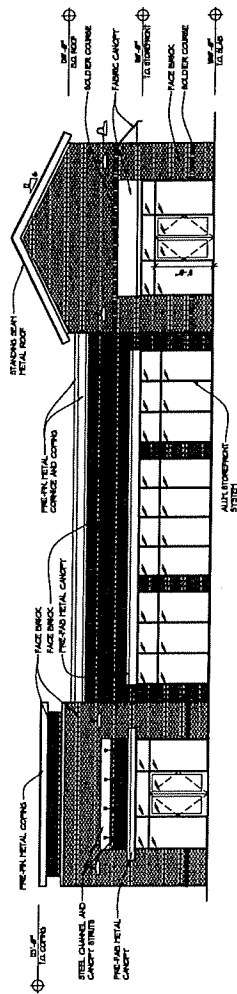
CONCEPT PLAN NOTES:

1. ADA ACCESSIBILITY WILL BE PROVIDED BETWEEN LOT 1 AND LOT 2 PATIO AREAS.
2. LOTS 1 AND 2 WILL BE LIMITED TO 1 STORY STRUCTURES.
3. STACKING FOR LOTS 1 AND 2 WILL MEET THE STACKING REQUIREMENTS OF THE BOONE COUNTY ZONING ORDINANCE.
4. OUTLOT PATIOS SHOWN ARE PLACE HOLDERS. NOT ALL MAY BE PAID FOR BY FINAL USERS ARE DETERMINED. ALL PATIO AREAS WILL BE DELINEATED WITH 4 FT. TALL BLACK METAL FENCING THAT HAS AN OPACITY OF 50% OR LESS IF THE AREA IS ENCLOSED.
5. THE APPLICANT IS REQUESTING THAT THERE BE NO REQUIRED LANDSCAPE BUFFER YARD BETWEEN LOTS 1 AND 2.
6. OUTLOT ARCHITECTURE WILL FOLLOW WHAT WAS PREVIOUSLY SUBMITTED AND APPROVED WITH THE 2021 CHANGE IN CONCEPT DEVELOPMENT PLAN. THE PITCHED ROOF AND FLAT ROOF MAY BE FLIPPED. THE BUILDING HEIGHT SHALL NOT EXCEED 28 FT.
7. THE OUTLOT DUMPSTERS WILL BE PROPERLY SCREENED PER THE ZONING CODE, HAVE WOODEN GATES, AND BE CONSISTENT WITH OUTLOT BUILDING ARCHITECTURE.
8. THE OUTLOTS WILL USE CHANNEL LETTERS FOR ANY BUILDING MOUNTED SIGNS SIMILAR TO THE GROCERY BUILDING.
9. THE OUTLOTS WILL HAVE A SHARED PARKING AGREEMENT. THE GROCERY LOT WILL NOT HAVE SHARED PARKING AGREEMENT WITH THE OUTLOTS.
10. THE RETAINING WALL WILL HAVE AN ARCHITECTURAL FINISH SIMILAR TO EXISTING RETAINING WALLS ALONG THE U.S. 42 CORRIDOR NEAR THE SITE.
11. LIGHT POLES WILL BE A MAX OF 20 FT IN HEIGHT AND BE ORIENTED DOWNWARD AND INWARD TOWARDS THE SITE.
12. WALL PACK LIGHTS WILL BE MAXIMUM OF 20 FT OFF THE GROUND AND BE ORIENTED DOWNWARDS.
13. SITE LIGHTING WILL BE CONSISTENT THROUGHOUT THE DEVELOPMENT.
14. A PHOTOMETRIC PLAN WILL BE PROVIDED WITH THE SITE PLAN SUBMITTAL AND WILL MEET THE ZONING LIGHTING REQUIREMENTS.





2 FLOOR PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION - PROPOSED
 SCALE: 1/8" = 1'-0"

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R S L

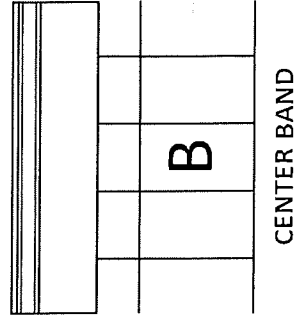
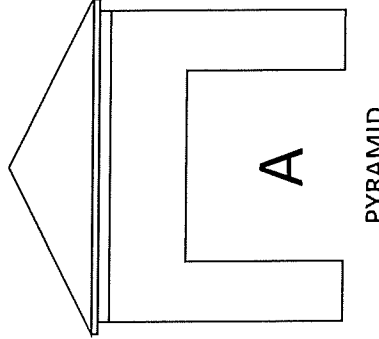
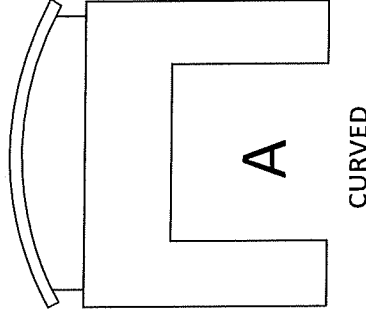
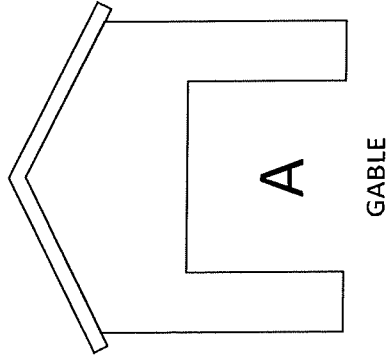
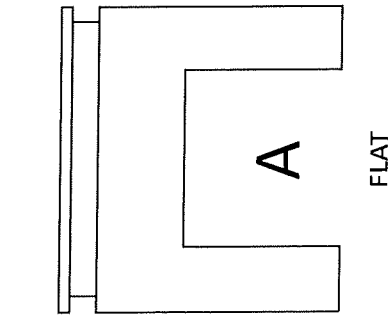
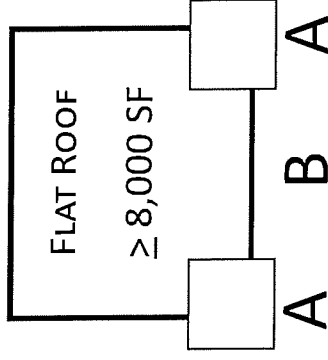
COMMERCIAL
ARCHITECTURE

2027 Pleasant Road
Cincinnati, OH 45219
TEL: 513.963.5000
FAX: 513.963.5001
WWW.RSLL.COM

BUILDING COMPONENTS

FLAT ROOF

ROOF PLAN DIAGRAM

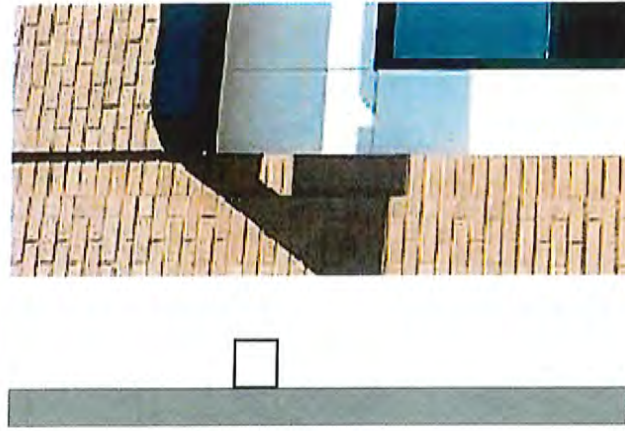


Farmview Commons

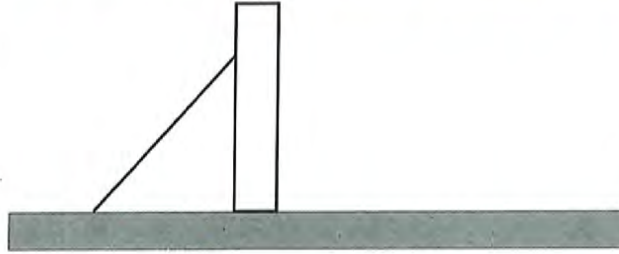
US 42 and Farmview Drive
Florence, KY 41042

BUILDING COMPONENTS

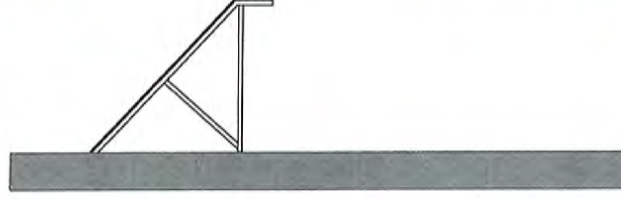
CANOPIES



EYEBROW CANOPY
PREFINISHED ALUMINUM, CLEAR ANODIZED,
DARK BRONZE OR BLACK.



METAL CANOPY
PREFINISHED ALUMINUM, CLEAR ANODIZED, DARK BRONZE
OR BLACK.

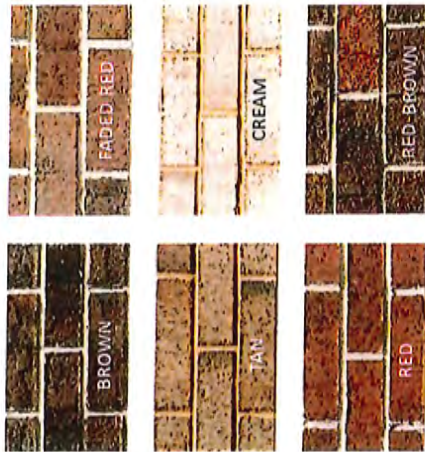


FABRIC CANOPY
FLEXIBLE COLORS THAT CAN BE TENANT SPECIFIC

Farmview Commons

US 42 and Farmview Drive
Florence, KY 41042

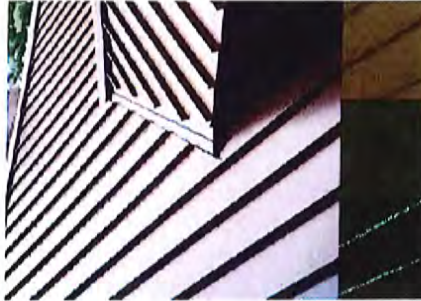
BUILDING COMPONENTS DEVELOPMENT MATERIALS



BRICK



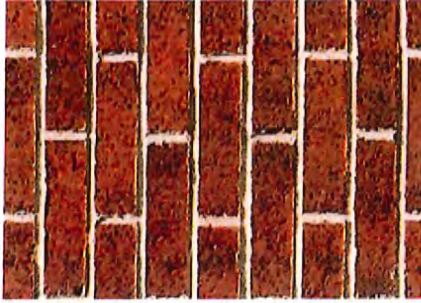
BRONZE AND CLEAR
ANODIZED
STOREFRONT



BRONZE, DARK GREY
AND DARK GREEN
METAL ROOF



METAL PANEL



CONCRETE BRICK



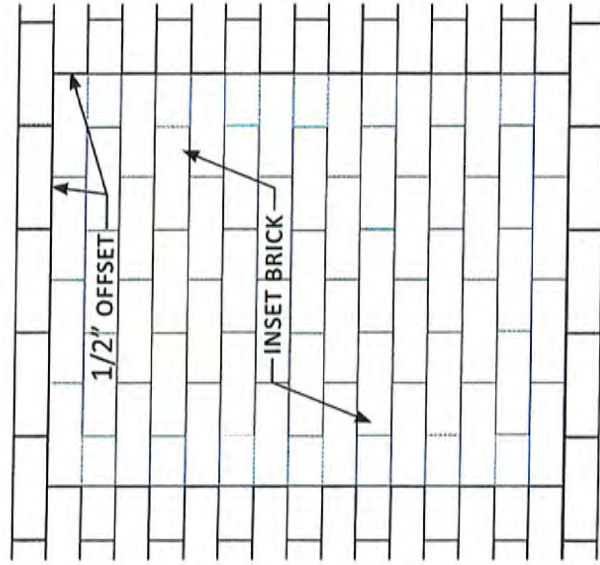
SPLIT-FACE BLOCK

Farmview Commons

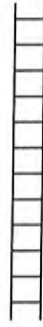
US 42 and Farmview Drive
Florence, KY 41042

BUILDING COMPONENTS

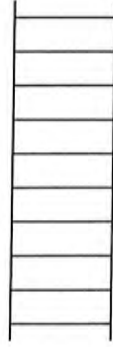
DETAIL ELEMENTS



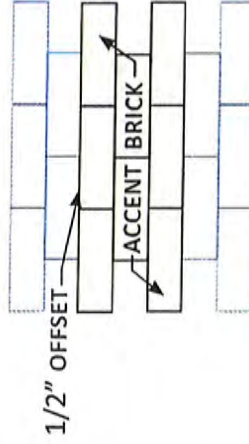
INSET BRICK



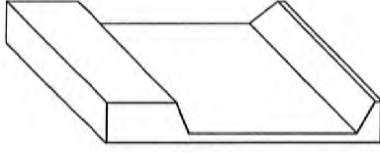
ROW LOCK



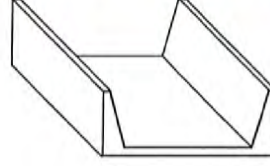
SOLDIER COURSE



BRICK BAND



Steel Channel Cornice



Steel Channel Trim



Farmview Commons

US 42 and Farmview Drive
Florence, KY 41042

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE



10-DAY QUICK SHIP PROGRAM



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 27 Watt to 136 Watt. Easy and fast mounting
- Mount the backplate to wall and attach front on hinges to close



*3000K and warmer CCTs only

See Certification Specifications



SPECIFICATIONS

CONSTRUCTION

- Traverse luminaire consists of a die cast aluminum two-piece housing
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sunk to the rear housing
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access
- IFS polyester powder-coat electrostatically applied and thermocured
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

OPTICS

- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system
- Optics are held in place without the use of adhesives
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED

ELECTRICAL

- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC at 50°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Surge protection – 20kA

OPTIONS/CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

INSTALLATION

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box
- Rear housing has three Integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes

CERTIFICATIONS

- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	3,300-17,000
Wattage Range	27-136
Efficacy Range (LPW)	106-155

Steve Lilly

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Tuesday, June 10, 2025 4:12 PM
To: Steve Lilly
Subject: RE: Bank of America, Farmview Commons, 8748 US 42

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Steve,

Justin and I have the following comments regarding the Change in Concept Development Plan application:

1. We do not object to the bank having a partial pitched roof if some of the previous architectural detailing requirements are maintained. The following architectural detailing issues should be considered:
 - A. The proposed brick on the bank is dark grey and the 2021 and 2023/2024 approvals limited brick colors to brown, faded red, tan, cream, red, and red/brown. Would Bank of America consider using a brick color that better correlated to Publix? Planned Developments are supposed to have a consistent architectural theme. Some building material samples or color brochures would be helpful.
 - B. Can the color of the proposed metal roofing be defined? The 2021 and 2023/2024 approvals limited metal roofing colors to bronze, dark grey, and dark green. A sample or color brochure would be helpful.
 - C. The 2021 and 2023/2024 approvals contained an architectural detail elements sheet. Can more brick detail elements be added to the building? The only detailing that is apparent is some soldier course brick on the side facades.
2. The storefront system on the front façade is shown with “distraction decals”. Can this be explained?
3. The elevations show building mounted signage is proposed on all four facades. This is not permitted by code. A Planned Development exception would need to be approved.
4. We are not in favor of the proposed lighting changes. The 2021 and 2023/2024 approvals limited light poles and fixtures to 20’ in height. This condition was written to give the overall development a consistent architectural and lighting theme per the Planned Development criteria.

Let me know if you have any questions.

Todd K. Morgan, AICP
Director of Community Development
City of Florence
(859) 647-8147

Steve Lilly

From: Paul Kremer <pkremer@cityofunionky.org>
Sent: Friday, June 6, 2025 3:02 PM
To: Steve Lilly
Subject: Re: Bank of America, Farmview Commons, 8748 US 42

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Steve,
Good afternoon! No comments from Union.

vr

Paul

From: Steve Lilly <steve.lilly@boonecountyky.org>
Sent: Wednesday, June 4, 2025 11:25 AM
To: Amy Safran <amys@cityofunionky.org>; Paul Kremer <pkremer@cityofunionky.org>; todd.morgan@florence-ky.gov <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-KY.gov>; joshua.hunt@florence-ky.gov <joshua.hunt@florence-ky.gov>
Subject: Bank of America, Farmview Commons, 8748 US 42

NKOL

Warning: The sender steve.lilly@boonecountyky.org sending email from domain boonecountyky.org is not yet trusted by your organization.

There is a URL in the email asking for login credentials. It could be a phishing attempt.

Mark as Dangerous Mark as Safe

powered by Graphus®

Good day,

We've received a Change in Concept Development Plan application for the subject site. They are requesting changes to the conditions imposed with the approved Concept Plan related to building material, architecture, and lighting.

https://boonecountykyorg-my.sharepoint.com/:f/g/personal/steve_lilly_boonecountyky_org/E10GR-tNTYtAqVZkdGwNJZ0Bq7KGSQ4myJLAYmaqprLNLw?e=XQLNFN

Please review and let me know if you have any comments by **June 23, 2025**.

If you have no comments, please let me know as well.

Thanks,

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - 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 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)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Bank of America Ground Up FLORENCE, KY

3. Location of Project: 8748 US Hwy 42

4. Total Acreage of Project: 0.945

5. Current Zoning of Property: _____

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 Yes No

If yes, indicate the name of the study: _____

8. Proposed Use(s) (specify each use): Business- Bank

9. Proposed Building Intensities (specify for each building):

10. Have you submitted a Concept Development Plan: Yes No

11. Are you applying for any of the following (check all that apply):

Conditional Use Permit Variance

12. Current Owner: FARMVIEW COMMONS LLC

Address: 957 TRAEMORE PL

Union KY 41091
City State Zip Code

Phone Number: _____ Fax Number: _____

Email: _____

13. Applicant: Bank of America

Address: C/O 28 Station Street
Manalapan NJ 07726
City State Zip Code
Phone Number: 973-600-5776 Fax Number: _____
Email: ksilsbe@peconsultingcorp.com

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____
15. 1221 45
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No

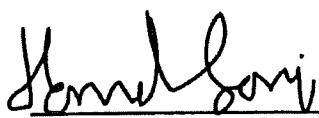
17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):


Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input type="checkbox"/> Kentucky Transportation Cabinet | |

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:
In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on _____

Property Owner's Signature:  05/30/2025

Applicant's Signature:  6/2/25

NELSON

470 Park Avenue South, Suite 75
New York, NY, 10016

05/30/2025

Steven Lilly, PLS
Boone County Planning Commission
2950 Washington Street, room 317
Burlington, KY 41005

Project Address- **Bank of America: Florence**
8748 US Hwy-42
Florence, KY, 41042

Applicant - **Bank of America**
Representative **Freddy Elias (CBRE)**
Contact **502-260-2387**
Freddy.Elias@CBRE.com

Design (AOR)- **Nelco Architecture, Inc**
Representative **Yemo Koo**
Contact **212 545 3282**
ykoo@nelsonww.com

Site Acreage: 0.945 Acre

Change in Concept Development Plan Narrative:

We are submitting this application to request a modification to the approved 2021 Change in Concept Development Plan. The current requirement stipulates that buildings under 8,000 square feet must have fully pitched roofs. However, our proposed gross area of design is 5,100 square feet, and we are seeking approval to implement a partially pitched roof instead. Also, requesting that lighting be approved as currently approved per the bank's standards

The rationale behind this request is multifaceted:

1. **Design Aesthetics:** A partially pitched roof will enhance the architectural character of the building, providing a modern and visually appealing design that aligns with contemporary architectural trends. The roof design will also blend more cohesively with our neighbor building to the east.

05/30/2025

Yemo Koo - NELSON worldwide

Page 2

2. **Mechanical Requirements:** Our design necessitates the installation of multiple HVAC units, which cannot be accommodated on a fully pitched roof or be ground mounted with the limited site space. The partially pitched roof concept provides the necessary flat roof surface for these units, ensuring optimal performance and maintenance accessibility, while also screening the units from public view.
3. **Functional Efficiency:** The partially pitched roof design allows for better utilization of interior space, improving the overall functionality of the building.

We believe that this modification will not only meet the functional and aesthetic needs of the project but also contribute positively to the community's architectural landscape. We kindly request your consideration and approval of this change.

Thank you for your time and attention to this matter.

Yemo Koo
Project Manager

Project Description/YK

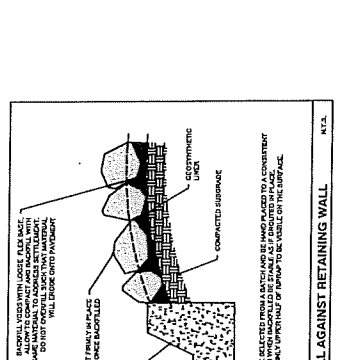
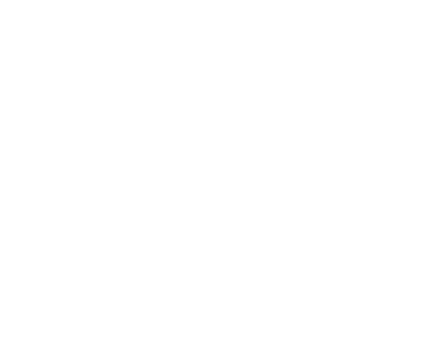
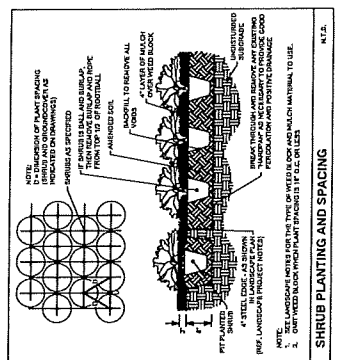
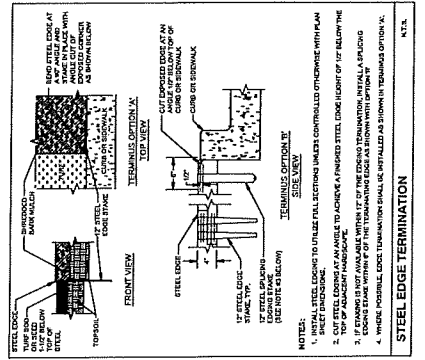
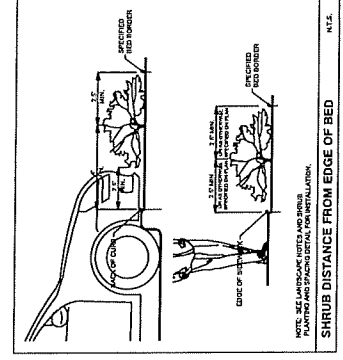
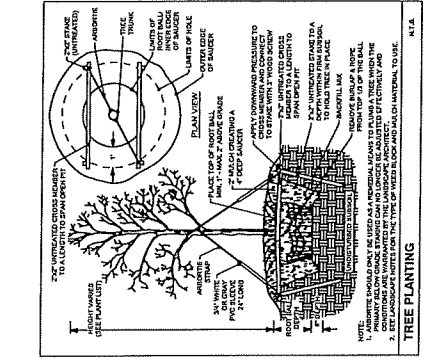
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03/11/2015	IF PAZ COMMENTS	2
	IF PAZ	1
	Date	
	Drawn By	
	Checked By	
	Reviewed	

LANGAN
 Langan Engineering and
 Environmental Services, LLC
 222 Second Avenue S, Suite 111
 Fort Lauderdale, FL 33301
 T: 813.671.6500 F: 813.671.6501
 www.langan.com

BANK OF AMERICA
 CITY OF UNION AND CITY OF FLORIDA
 ESCROW COUNTY
 PROJECT TITLE
LANDSCAPE DETAILS

Project No.	00000001
Scale	AS SHOWN
Drawn By	MM
Checked By	MM
Reviewed	

L1.1



CONFINED INSTALLATION DETAILS ARE NOTED BY DIMENSIONS IN "N" IN THE SCHEDULE. SEE CITY DIMENSIONS AS APPLICABLE TO THE EDGE OF ROAD.

EXTERIOR FINISH SCHEDULE:

- ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)**
 - EP-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN
 - APPROVED ACH ALTERNATE:
 - EP-1-A RAINSCREEN ENVELOPE 2000 DRY ZONE SYSTEM; CLEAR ANODIZED SATIN
- BRICK (CLAY MASONRY UNIT)**
 - BR-1 FACE BRICK, BURNING BOND PATTERN; BELDEN BRICK, 2 1/2" DWSX, SMOOTH (DARK GRAY)
 - BR-2 FACE BRICK, SOLID COURSE PATTERN; BELDEN BRICK, 5 1/2" DWSX, SMOOTH (DARK GRAY)
- FIBER CEMENT PANEL (B.O.D. - JAMES HARDIE)**
 - FP-1 GEMSTONE FIBER CEMENT PANEL; ANTI-SCRATCH FINISH; ANTI-IMPACT; ANTI-GLAZING; ANTI-ROCK; ANTI-IMPACT; ANTI-GLAZING; ANTI-ROCK; ANTI-IMPACT; ANTI-GLAZING; ANTI-ROCK

EXTERIOR GLAZING

- GL-2 1/2" THERMALLY INSULATED GLAZING AS SPECIFIED
 - GL-3 1/2" THERMALLY INSULATED GLAZING AS SPECIFIED
- ALUMINUM GLAZING FRAME**
- AF-2 ALUMINUM STRENGTH SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

EXTERIOR PAINT

- EP-1-1 EXTERIOR PAINT; BURNISH WOODS TO MATCH FIELD BRICK

EXTERIOR SEALANT COLOR

- GLAZING AT EXTERIOR STRONGHOLD
- MATCH CLIP
- MATCH FRAME
- MATCH WINDOW FRAME
- MATCH WINDOW FRAME
- MATCH WINDOW FRAME

EXTERIOR GENERAL NOTES:

- CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGN WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION.
- OWNER TO PROVIDE SIGN REFERENCE ONLY. TO BE COVERED UNDER SIGNWAVE DESIGN AND PERMIT BY OWNER'S VENDOR.
- REFER TO ALLI FOR ENTRANCE DOOR HARDWARE WORKING DRAWING.
- REFER TO DETAIL SHEETS FOR TYPICAL WINDOW FLASHING DETAIL.

EXTERIOR KEY NOTES:

1. SEE KEY PLAN FOR COORDINATE SIGNAGE LOCATIONS AND POWER REQUIREMENTS WITH VENDOR.
2. PROVIDE SIGN FLASHING AND SEALANT AT PERIMETER FACE AND ADJACENT CORNER.
3. PROVIDE SIGN FLASHING AND SEALANT AT PERIMETER FACE AND ADJACENT CORNER.
4. LIGHT FIXTURES MOUNTED ON TOP OF FLAG POLE. SEE ELECTRICAL EXTERIOR SECURITY CAMERA, COORDINATE LOCATIONS AND TYPE WITH SECURITY VENDOR.
5. PROVIDE SIGNAGE WITH OWNER'S FIRE AUTHORITY FOR HOISTING HEIGHT AND LOCATION OF THE SIGNAGE.
6. LOCATION OF ROOF MECHANICAL UNITS AND ROOF LINE.

Client Representative:

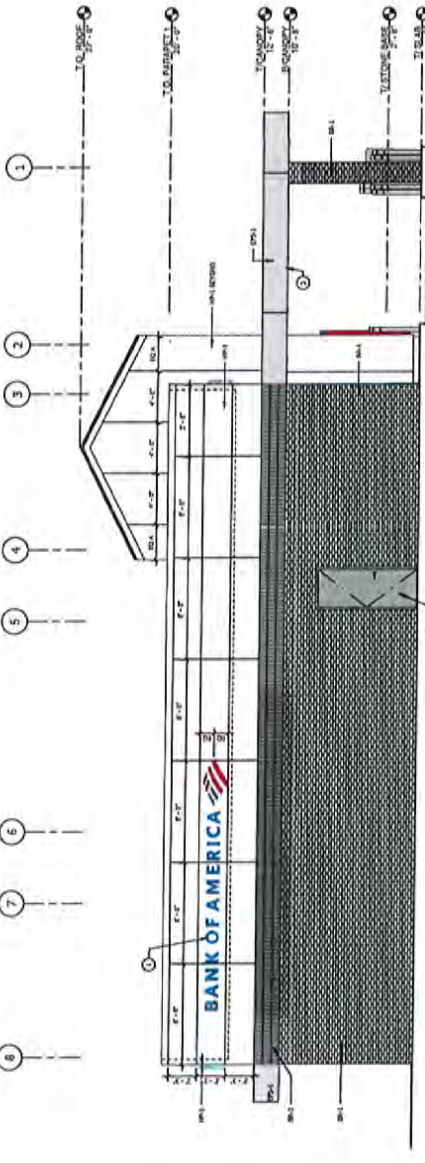
ONE
 One Bank America Center
 100 Bank America Center
 Atlanta, GA 30303
 Tel: 404.533.1000
 Email: john.lambert@one.com

Architect:
 HOK Architecture, Inc.
 1000 Peachtree Street, NE
 Atlanta, GA 30309
 Tel: 404.524.2000
 Email: hok@hok.com

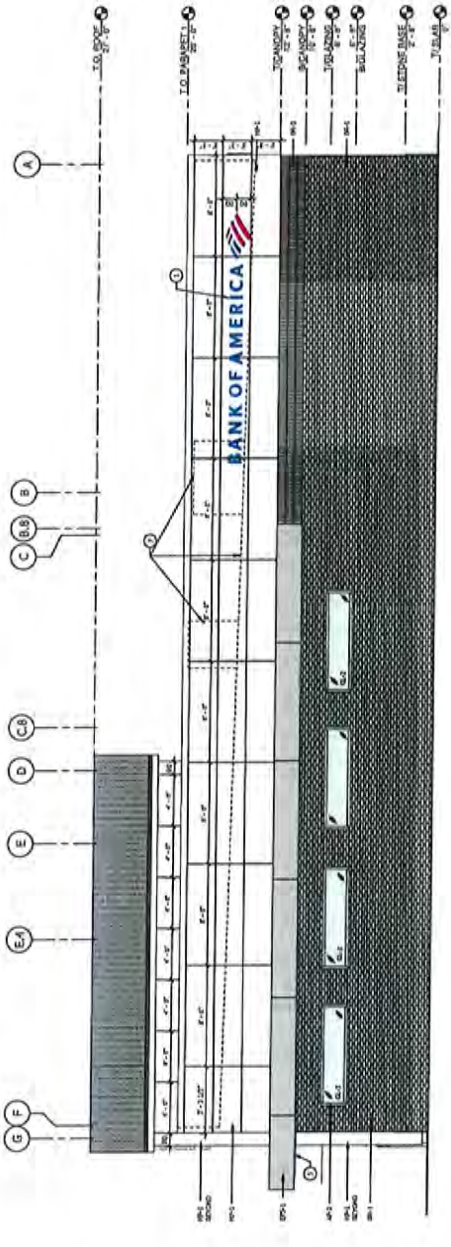
Site:
 1200 City Hall, Suite 518
 Atlanta, GA 30303
 Tel: 404.524.2000

Structural:
 KJFF
 1000 Peachtree Street, NE
 Atlanta, GA 30309
 Tel: 404.524.2000
 Email: Andrew.cottrell@kjff.com

MEP:
 HOK
 1000 Peachtree Street, NE
 Atlanta, GA 30309
 Tel: 404.524.2000
 Email: ETL.Cannizzo@hok.com



NORTH ELEVATION
 1/4" = 1'-0"



EAST ELEVATION
 1/4" = 1'-0"

BANK OF AMERICA
 Florence

KYE-125
 Project No. KYE-125
 Property No. 11540
 NSRP Version
 SHEET NO. 4-202

EXTENSION ELEVATIONS



Project No. 11540-04-0000 - Issued By: PK

A09.04

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V9 01/30/2024

GC TO SEE NOTES BELOW

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

OSQM - AA Mount



GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Performance Summary

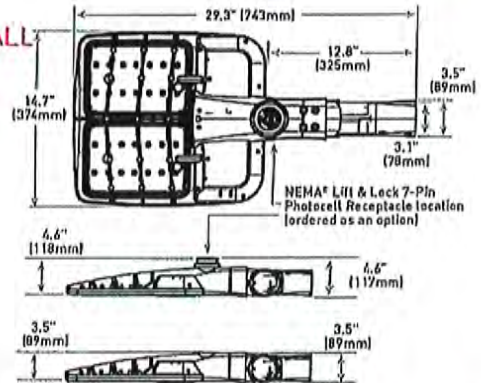
- Utilizes Patented NanoComfort™ Technology
- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- Initial Delivered Lumens: 4,000 - 85,000
- Efficacy: Up to 171 LPW
- CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

* See <http://cree.com/lighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: Mount: OSQ-ML-C-AA-BK + Luminaire: OSQM-C-4L-30K7-2M-UL-NM-BK



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSOL, OSOX and additional mounts, refer to drawings on page 27.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Mount (Luminaire must be ordered separately)*		Color Options:	SV Silver	BZ Bronze
OSQ-				
Medium/Large Mounts	Extra Large Mounts			
OSQ-ML-C-AA Adjustable Arm	OSQ-X-C-AA Adjustable Arm			
OSQ-ML-C-DA Direct Arm	OSQ-X-C-DA Direct Arm			
OSQ-ML-C-TM Trunnion Mount				

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

Luminaire (Mount must be ordered separately)															
OSQ	Family	Size	Series	Lumen Package*	CCT/ CRI	Optic	Voltage	Mount	Color Options	Controls*	Options				
OSQ	M Medium L Large X Extra Large	C	Medium	30K7	3000K	Asymmetric	UL	NM	BK	BML	Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40° sensor lens installed on luminaire; 8-20° sensor lens and aisle shield included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-HVQ accessory 09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values	20KV - Replaces standard 10kV/5kA surge protection Fuse - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse Utility Label and NEMA® L1R & Lock 7-Pin Photocell Receptacle - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shunting cap by others NEMA® L1R & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Requires photocell or shunting cap by others Refer to page 2 for compatible Synapse control offerings Rotate Left - LED and optic are rotated to the left - Refer to RL/RL configuration diagram on page 27 for optic directionality - Not for use with symmetric optics Rotate Right - LED and optic are rotated to the right - Refer to RL/RL configuration diagram on page 27 for optic directionality - Not for use with symmetric optics			
				4L	4000K	2M	120-277V	No Mount	Black	09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values					
				70 CRI	Type II Mid	UH	BZ	F							
				40K7	20**	Universal	Must specify mount from table above	Brn	N						
				4L	4000K	Type II Mid w/ Backlight Shield	- Not available with 4L, 40L, 75L or 85L lumen packages	SV	09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values						
				40K7	20**	Universal	- Not available with 4L, 40L, 75L or 85L lumen packages	WH					09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values		
	40K7	20**	Universal	- Not available with 4L, 40L, 75L or 85L lumen packages	White	09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values									
	40K7	20**	Universal	- Not available with 4L, 40L, 75L or 85L lumen packages			09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values								
	9L	5000K	Type III Mid w/ Factory-Installed Backlight Shield	- Available with all lumen packages except 85L	4M			09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values							
	9L	5000K	Type III Mid	- Available with all lumen packages except 85L										09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values	
	9L	5000K	Type III Mid	- Available with all lumen packages except 85L											09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values
	9L	5000K	Type III Mid	- Available with all lumen packages except 85L											
11L	5700K	Type III Mid	- Available with all lumen packages except 85L		09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values										
11L	5700K	Type III Mid	- Available with all lumen packages except 85L							09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values					
11L	5700K	Type III Mid	- Available with all lumen packages except 85L								09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values				
11L	5700K	Type III Mid	- Available with all lumen packages except 85L									09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values			
11L	5700K	Type III Mid	- Available with all lumen packages except 85L						09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values						
11L	5700K	Type III Mid	- Available with all lumen packages except 85L										09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values		
11L	5700K	Type III Mid	- Available with all lumen packages except 85L			09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values									
11L	5700K	Type III Mid	- Available with all lumen packages except 85L				09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values								
11L	5700K	Type III Mid	- Available with all lumen packages except 85L					09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values							
11L	5700K	Type III Mid	- Available with all lumen packages except 85L											09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values	
11L	5700K	Type III Mid	- Available with all lumen packages except 85L												09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values
11L	5700K	Type III Mid	- Available with all lumen packages except 85L												
11L	5700K	Type III Mid	- Available with all lumen packages except 85L		09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/UL, 65L/ULH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values										
11L	5700K	Type III Mid	- Available with all lumen packages except 85L							09/08/07/06/05/04/03/02/01 Field Adjustable Output - Must select 09, 08, 07, 06, 05, 04, 03, 02, or 01 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with DML or X options or Synapse TL7-HVQ accessory X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 14L/UL, 16L/UL, 30L/UL, 30L/ULH, 65L/					

TYPE OK

OSQL-C-22L-40K7-4M-UL-NM-BZ

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V9 01/30/2024

GC TO SEE NOTES BELOW

Product Description

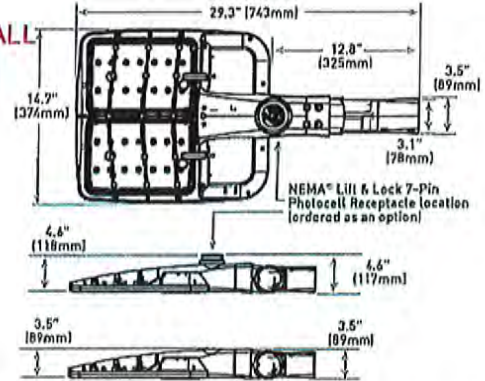
The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

OSQM - AA Mount



GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING



Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and Imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficiency: Up to 171 LPW

CRI: Minimum 70 CRI [3000K, 4000K & 5700K]; 90 CRI [5000K]

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty¹: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

¹ See <http://creelighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: Mount: OSQ-ML-C-AA-BK + Luminaire: OSQM-C-4L-30(7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*		Color Options:
OSQ-		SV Silver BZ Bronze WH White
Medium/Large Mounts	Extra Large Mounts	
OSQ-ML-C-AA Adjustable Arm	OSQ-X-C-AA Adjustable Arm	
OSQ-ML-C-DA Direct Arm	OSQ-X-C-DA Direct Arm	
OSQ-ML-C-TM Trunnion Mount		

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings on page 27.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Luminaire (Mount must be ordered separately)

OSQ	C	Series	Lumen Package ^a	CCT/ CRI	Optic	Voltage	Mount	Color Options	Controls*	Options							
OSQ	M Medium L Large X Extra Large	C	Medium 4L 4,000 70 CRI 40K7 Lumens	30K7 3000K, 70 CRI	Asymmetric 2M Type II Mid 3B** Type II Mid w/ Factory-Installed Backlight Shield	4B** Type IV Mid w/Factory- Installed Backlight Shield - Available with all lumen packages except 05L	UL Universal 120-277V UH Universal 347-480V - Not available with 4L, 40L, 75L or 05L lumen packages	NH No Mount - Must specify mount from table above - Mount ships separately	BK Black BZ Bronze SV Silver WH White	BHL Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-60° sensor lens installed on luminaire; 8-20° sensor lens and also should included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL 7-HVG accessory	20KV 20KV/10KA Surge Suppression - Replaces standard 10KV/5KA surge protection Fuse F - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 20BV, 240V or 480V (phase to phase) N - When code dictates fusing, use time delay fuse Utility Label and NEMA® L1R & Lock 7-Pin Photocell Receptacle - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt R - Factory connected 0-10V dim leads - Requires photocell or shunting cap by others NEMA® L1R & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt RL - Factory connected 0-10V dim leads - Requires photocell or shunting cap by others - Refer to page 2 for compatible Synapse control offerings RR - LED and optic are related to the left - Refer to R/R/L configuration diagram on page 27 for optic directionality - Not for use with symmetric optics Rotate Right - LED and optic are related to the right - Refer to R/R/L configuration diagram on page 27 for optic directionality - Not for use with symmetric optics						
												Large 22L 22,000 Lumens 30L 30,000 Lumens 40L 40,000 Lumens Extra Large 50L 50,000 Lumens 65L 65,000 Lumens 75L 75,000 Lumens 85L 85,000 Lumens	5000K, 70 CRI	Symmetric 33 Type V Long 6M Type V Mid 6N Type V Narrow	33 NEMA® 3x3 44 NEMA® 4x4 55 NEMA® 5x5 66 NEMA® 6x6 75 NEMA® 7x5	UE Universal 277-480V - Available only with 40L, 75L and 85L lumen packages	X1 X2 X3 X4 X5 X6 X7 X8 X9 X10 X11 X12 X13 X14 X15 X16 X17 X18 X19 X20 X21 X22 X23 X24 X25 X26 X27 X28 X29 X30 X31 X32 X33 X34 X35 X36 X37 X38 X39 X40 X41 X42 X43 X44 X45 X46 X47 X48 X49 X50 X51 X52 X53 X54 X55 X56 X57 X58 X59 X60 X61 X62 X63 X64 X65 X66 X67 X68 X69 X70 X71 X72 X73 X74 X75 X76 X77 X78 X79 X80 X81 X82 X83 X84 X85 X86 X87 X88 X89 X90 X91 X92 X93 X94 X95 X96 X97 X98 X99 X100

GC TO VERIFY AND SPECIFY IF NOT UL

^a Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen Tables for specific lumen values.

^b Luminaire comes standard with 0-10V dimming.

^c Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-installed backlight control, please refer to the External Backlight Shields in the accessory table on page 2.



CREE LIGHTING

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

TYPE O1'

OSQL-C-22L-40K7-3M-UL-NM-BZ

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V9 01/30/2024

GC TO SEE NOTES BELOW

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

OSQM - AA Mount



Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty¹: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

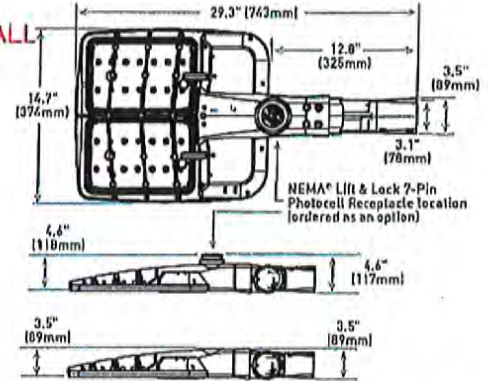
¹ See <https://www.cree.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: Mount: OSQ-ML-C-AA-BK + Luminaire: OSQM-C-4L-3DK7-2M-UL-NM-BK

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSOL, OSOX and additional mounts, refer to drawings on page 27.

GC TO REFERENCE PLANS FOR COLOR DESIGNATION

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts

OSQ-ML-C-AA Adjustable Arm
OSQ-ML-C-DA Direct Arm
OSQ-ML-C-TM Trunnion Mount

Extra Large Mounts

OSQ-X-C-AA Adjustable Arm
OSQ-X-C-DA Direct Arm

Color Options: SV Silver BK Black BZ Bronze WH White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

Luminaire (Mount must be ordered separately)

OSQ	C	Lumen Package ¹	CCT/ CRI	Optic	Voltage	Mount	Color Options	Controls*	Options		
OSQ	M Medium L Large X Extra Large	C	Medium 4L 4,000 Lumens 6L 6,000 Lumens 9L 9,000 Lumens 11L 11,000 Lumens 14L 14,000 Lumens 22L 22,000 Lumens 30L 30,000 Lumens 40L 40,000 Lumens Extra Large 50L 50,000 Lumens 65L 65,000 Lumens 75L 75,000 Lumens 85L 85,000 Lumens	3DK7 3000K, 70 CRI 4DK7 4000K, 70 CRI 5DK9 5000K, 90 CRI 6DK7 6000K, 90 CRI 7DK9 7000K, 90 CRI	Asymmetric 2M Type II Mid 20** Type II Mid w/ Factory-Installed Backlight Shield Backlight Shield with all lumen packages except BSL AF Automatic Frontline Optic™ 3M Type III Mid 30** 3M Type III Mid w/ Factory-Installed Backlight Shield Backlight Shield with all lumen packages except BSL 4M Type IV Mid	40** Type IV Mid w/Factory- Installed Backlight Shield - Available with all lumen packages except BSL AF Automatic Frontline Optic™ AB** Automatic Frontline Optic™ w/Factory- Installed Backlight Shield - Available with all lumen packages except BSL 3J NEMA® 3x3 4A NEMA® 4x4 5B NEMA® 5x5 6A NEMA® 6x6 7B NEMA® 7x5	UL Universal 120-277V UH Universal 347-480V - Not available with 4L, 40L, 75L or BSL lumen packages UE Universal 277-480V - Available only with 40L, 75L and BSL lumen packages	NM No Mount - Must specify mount from table above - Mount ships separately	BK Black BZ Bronze SV Silver WH White	BML Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40° sensor lens installed on luminaire; 8-20° sensor lens and ajust shroud included - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TL7-HVG accessory Q9/Q0/Q7/D6/D5/Q4/Q3/Q2/Q1 Field Adjustable Output - Must select Q9, Q0, Q7, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 15-26 for power and lumen values - Not available with BML or X options or Synapse TL7-HVG accessory X0/X1/X2/X3/X4/X5/X6/X7/X8/X9 Locked Lumen Output - Must select X0, X7, X6, X5, X4, X3, X2, or X1 - Not available with BML or Q options - X1 option not available with the following lumen package/voltage offerings: 9L/UL, 16L/UL, 16L/UH, 30L/UL, 30L/UH, 65L/UL, 65L/UH - X2 option not available 9L/UL lumen package/voltage - Lumen output is permanently locked to the setting selected - Refer to pages 15-26 for power and lumen values	20KV 20kV/10kA Surge Suppression - Replaces standard 10kV/5kA surge protection Fuse F - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 20BV, 240V or 480V Iphase to phase) - When code dictates fusing, use time delay fuse N Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSOL luminaires - Intended for downlight applications with maximum 45° tilt R - Factory connected 0-10V dim leads - Requires photocell or shunting cap by others R NEMA® Lift & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt RL Rotate Left - LED and optic are rotated to the left - Refer to RL/RL configuration diagram on page 27 for optic directionality RR Rotate Right - LED and optic are rotated to the right - Refer to RL/RL configuration diagram on page 27 for optic directionality - Not for use with symmetric optics

GC TO VERIFY AND SPECIFY IF NOT UL

¹ Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
² Luminaire comes standard with 0-10V dimming.
³ Factory-installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.



US: cree.com (800) 236-6800
Canada: cree.com (800) 473-1234

CREE LIGHTING

LSR Wet 2.5 recessed

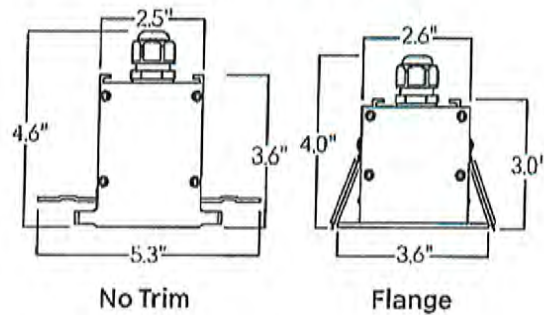


The LS Series of architectural luminaires offers a wide range of profiles and mounting options. Custom lengths are tailored to suit any modern space.

Features

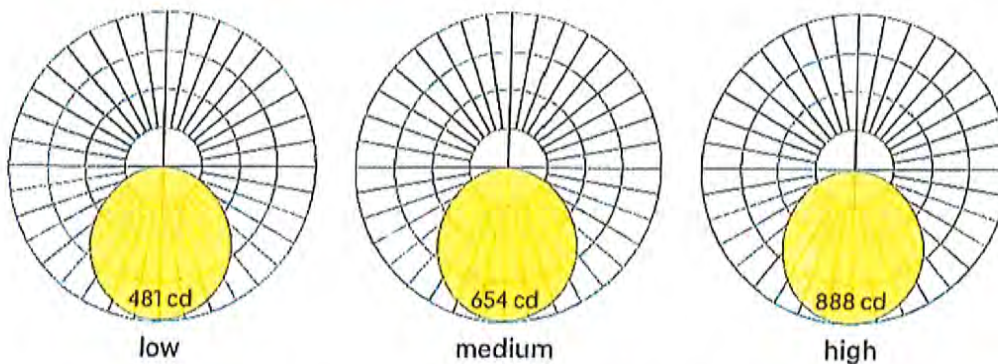
- Aluminum housing with waterproof seals and connectors
- Rated for wet locations
- Aluminum core LED boards
- Specifiable color temperature. CRI > 90, R9 > 50
- Custom lengths and finishes available
- Integral specifiable dimmable drivers or PoE (remote)
- 5 Year, 50,000 hour warranty

Dimensions



**CONTRACTOR TO VERIFY THAT
FIXTURES CAN BE MOUNTED PER
PLAN AND ALL NECESSARY
HARDWARE IS SPECIFIED FOR
INSTALLATION PRIOR TO PURCHASING**

Optics



Representative distribution and peak candela. For other options see order information or IES files [here](#).



LUMINAIRE SCHEDULE

SEE FIXTURE CLARIFICATION NOTE #8

CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING

BOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	RAB RATING	MOUNTING	LUMINAIRE PER HOUR	WATTAGE
	4	MR1	2	CREE	OSQ	OSQL-C-2L-40K-5-LJ-LMM-BZ	ADD NEW POLE AND FIXTURE	25' - 0" AFG	OSQML-C-DN-BZ	B5-LU-03	POLE MOUNT	0.131	524 W
	4	DK1	2	CREE	OSQ	OSQL-C-2L-40K-5-LJ-LMM-BZ	ADD NEW POLE AND FIXTURE	25' - 0" AFG	OSQML-C-DN-BZ	B5-LU-03	POLE MOUNT	0.131	524 W
	2	OU1	1	CREE	OSQ	OSQL-C-2L-40K-5-LJ-LMM-BZ	ADD NEW POLE AND FIXTURE	25' - 0" AFG	OSQML-C-DN-BZ	B5-LU-03	POLE MOUNT	0.131	524 W
	5	LU1	-	CORONET	LSR WET 2.5	LSR WET 2.5-5P-40-MED-UNV-08-WF-SD-NA-NANA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-LU-01	RECESSED CANOPY MOUNT	0.028	140 W
	5	LU2	-	CORONET	LSR WET 2.5	LSR WET 2.5-40-MED-UNV-08-WF-SD-NA-NANA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-LU-01	RECESSED CANOPY MOUNT	0.028	140 W
	9	LU3	-	CORONET	LSR WET 2.5	LSR WET 2.5-5P-40-MED-UNV-08-WF-SD-NA-NANA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-LU-01	RECESSED CANOPY MOUNT	0.028	140 W
	9	LU4	-	CORONET	LSR WET 2.5	LSR WET 2.5-5P-40-MED-UNV-08-WF-SD-NA-NANA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-LU-01	RECESSED CANOPY MOUNT	0.028	140 W
	12	LU5	-	CORONET	LSR WET 2.5	LSR WET 2.5-5P-40-MED-UNV-08-WF-SD-NA-NANA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-LU-01	RECESSED CANOPY MOUNT	0.028	140 W
	ND TOTAL WATTAGE												3591 W

V2 25021b

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Florence
KY6-125
8660 US Hwy 42,
Florence, KY 41042

LUMINAIRE SCHEDULE

AWARD	CAS	PERCENT	CAS
PERCENT	AWARD	PERCENT	PERM

LU-2

THIS LICHING PLAN ILLUSTRATES LUMINAIRE LEVELS CALCULATED FROM AN APPROXIMATE LUMINAIRE DISTRIBUTION. THE ILLUMINATION LEVELS SHOWN ARE BASED ON THE LUMINAIRE DISTRIBUTION CONTROLLED BY THE MANUFACTURER'S RECOMMENDED MOUNTING DIMENSIONS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF THE LUMINAIRE SCHEDULE WILL VARY DUE TO VARIATIONS IN LAMP AND OTHER RELATED MANUFACTURING TOLERANCES IN LAMP AND OTHER RELATED MANUFACTURING TOLERANCES.

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner

Chairman Rolfsen introduced the second item on the Agenda at 7:53 p.m.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

1. Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.

Staff member, Steve Lilly, referred to his PowerPoint presentation (see Staff Report). It is a one acre site located at 8748 US 42. The site is part of a larger Concept Development Plan which included a grocery store and two out lots. A Site Plan has been approved for the grocery store. It

is under construction. He showed the grocery store building architecture. It is primarily brown brick and tan/cream colors. The request involves changing two of the conditions for a proposed bank. The first one involves architecture – a pitch or flat roof. Currently, the developer has submitted a plan for a flat roof on Lot 2 – approved retail center. Lot 1 is required to install a pitch roof. The second condition involves site lighting – the entire site has to be consistent in height. A grading plan has been approved for the entire site. The site is flat and a retaining wall is located on the subject property along the northern and western property lines. Pages 2-4 of the Staff Report include the applicable Zoning Regulations. The 2040 Future Land Use map designates the site as Commercial (C). Mr. Lilly showed examples of the Farmview Commons building components – hipped pitch roof and gable pitch roof and building materials – brick, block and metals. He showed a drawing of the approved lighting fixtures and a Site Plan of the proposed bank. The brick is painted gray. The top part of the building is a hardy architectural panel. It is painted Artic White. The proposed lighting shows lighting under the canopy. The proposed lighting for the Publix store is the same as what was originally proposed. The back lighting is different. Mr. Lilly showed photographs of buildings in the area – pitched roofs and brick. It included examples of other Bank of America buildings. One included a brown brick building. The City of Florence submitted many comments, which are included in the Staff Report. The City does not object to the bank having a partially pitched roof as long as the other architectural elements of the Concept Development Plan are mentioned. Would the owner consider using the same color brick as was used with the Publix building? What is the proposed color of the metal roof? A sample or a color brochure would be helpful. Can more brick be added to the building façade? What do the distraction details mean along the windows? The applicant is showing 4 building mounted signs which normally is not allowed. Finally, the City is not in favor of the 25 foot high light poles. The poles should be consistent with Publix. The previous approval showed a maximum of 20 feet in height. Staff would like to see the percentage of building material. Hardy board panels were not part of the original Concept Development Plan. Mr. Lilly stated that the other lot will have a 3 tenant retail building. The owner of that lot will comply with the original approval of materials and colors.

Ms. Gulick asked if Staff have a specific number or code of the light fixtures that were previously approved? Mr. Lilly responded that he would bring it to the Committee Meeting.

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

Mr. Temo Koo, Nelson Architecture, stated that he was available to answer any questions as Mr. Lily previously explained the project. Mr. Koo replied that his client will follow the original lighting plan as Publix – both pole and building mounted lighting. Ms. Gulick asked if the applicant could bring the color temperature and the amount of lumens to the Committee Meeting to assure that all of the lighting matches.

Mr. Lunnemann asked the applicant to seriously reexamine the design of the building to match what was previously approved. Mr. Koo replied that he would bring that comment back to his client.

Chairman Rolfsen stated that it makes sense to have everything conform to what was promised. It is brown brick and not Artic White. Mr. Costello noted that the St. Elizabeth building and the

Farm Bureau building are brown or red brick. Chairman Rolfsen also asked him to think about the signage. Do you really need 4 signs?

Mrs. Kegley inquired about the distractions on the glass. Mr. Koo explained that it dealt with a percentage of glass transparency. He will bring an example of it at the Committee Meeting.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on July 16, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on August 6, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:12 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
AUGUST 6, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's August 6, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Kathy Clark
Mrs. Pamela Goetting
Mrs. Janet Kegley
Mr. Eric Richardson

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the July 2, 2025 Business Meeting and Public Hearing. He asked if there were any comments or corrections?

Mr. Hincks moved to approve the Minutes as presented and amended. Mr. Judd seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between July 3, 2025 and August 6, 2025.

EXPENSES:

Accounting Fees	1,815.92
Attorney Fees	5,000.00
Auto Expense	65.22
Consultant/Profess Svcs Fees	1,810.20
Filing Fees (CLURS)	600.00
GIS Operations	1,750.00
Legal Ads/Recruitment	498.19
Miscellaneous Expense	2,728.45
Office & Board Meeting Supplies	1,147.90
Office Equipment / Expense	1,161.66
Printing/Pub/Dues/Subscriptions	<u>1,211.27</u>

TOTAL: \$ 17,788.81

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 9,002.00
Health/Dental/Life/LTD	17,470.17
Retirement – BCPC Portion	18,246.49
Salaries – Staff Expenses	123,427.84
Salaries – BCPC & BOA	<u>945.00</u>

TOTAL: \$ 169,091.50

GRAND TOTAL: \$ 186,880.31

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Steele seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Steve Lilly, Staff

1. Request of **Longbranch Development (applicant)** for **Longbranch Development Inc. and AF Investments (owners)** for a Change of Concept Development Plan in a Rural Suburban Estates (RSE), Suburban Residential One (SR-1), and Suburban Residential Two (SR-2) districts for an approximate 185 acre area located along the north side of Hathaway Road, between Big Bone Road and Enclave Drive, approximately six hundred (600) feet east of Big Bone Road, Boone County, Kentucky. The request is for a Change of Concept Development Plan to reduce the number of detached single-family residential lots and to eliminate the street access to Hathaway Road for the Woodvale Subdivision.

This item or application has been withdrawn by the applicant.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Harper, Chairman, Michael Schwartz, Staff

2. Request of **City of Union (applicant)** for a Change of Concept Development Plan for an approximate 21 acre area located along the west side of US 42, extending from Sweet Harmony Lane to Union Promenade, and being the commercial lots within the Union Promenade development, Union, Kentucky, which is currently zoned Union Commercial/Union Neighborhood Office/Urban Residential Two/Planned Development (UC/UNO/UR-2/PD). The submitted request is to modify the off-street parking requirements for eating and drinking establishments, from one (1) parking space for every two (2) seats to one (1) parking space for every three (3) seats.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and a Condition.

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

Mr. T.J. Ackerman, developer, stated that he did some research on their existing leases and there are already some parking spaces allocated to certain restaurants. If the condition is adopted as proposed, it may pose a problem on some of the existing leases and the two remaining lots have purchase contracts.

Mr. Harper noted that the condition refers to a maximum number of 3 parking spaces per lot. He thought the intent was 3 parking spaces per restaurant. There could be more than one restaurant per lot. Mr. Schwartz suggested changing the conditions to eating and drinking establishments. Mr. Ackerman agreed. The rest of the Zone Change Committee members agreed with the proposed change in wording.

Seeing no further comment, **Mr. Harper moved, by Resolution to the City of Union to recommend approval of the Change in Concept Development Plan based on the Committee Report, Findings of Fact and the revised Condition as presented by Staff. Ms. Gulick seconded the motion and it passed unanimously.**

CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Steve Lilly, Staff

3. Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. All Committee Members present voted in favor of the request. Mr. Lilly stated that the revised drawing shows a full red brick façade. The building will have a metal roof. The lighting plan was revised to utilize the same style as Publix.

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

Mr. Yemo Koo, Nelson, stated that the bottom was a limestone veneer. The closest Bank of America building is in Louisville.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. Mr. Hincks seconded the motion. The motion passed unanimously.**

CHANGE OF CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Michael Schwartz, Staff

4. Request of **CESO Inc. (applicant)** for **The Deters Company (owner) and Vuong Xuan Nguyen (Owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 3.8 acre area located at 8450 US 42 and including the property having a Parcel Identification Number (PIDN) of 062.00-00-039.00, and being located at the northeast corner of the intersection of US 42 with Hopeful Church Road, Florence, Kentucky. The request is to demolish the existing gas station, convenience store, and restaurant and construct a 6,372 square foot convenience store with gasoline pumps.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Condition Letter has been signed by the property owners and submitted to the Planning Commission. All Committee Members present voted in favor of the request.

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

Mr. Patrick Warnement, Wawa, stated that they are agreeable to all the Conditions. They did take the two art panels on both sides of the building and replaced them with glass. The fence issue was resolved with the adjoining neighbor.

Seeing no further comment, **Ms. Gulick moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan based on the Committee Report, Findings of Fact and Conditions. Mr. Lunnemann seconded the motion. The motion passed unanimously.**

TECHNICAL/DESIGN REVIEW – Rick Lunnemann, Chairman, Lauren Elliott, Staff

5. Hilton Hotel Generator Enclosure - 7373 Turfway Road

Ms. Lauren Elliott presented the request. The Technical/Design Review Committee met prior to the Business Meeting to review a Design Review application for the Hilton Hotel Generator Enclosure in Florence. The hotel installed two generators along the south side of the existing building that are visible along the I-71/I-75 on ramp. The Houston-Donaldson Study requires mechanicals to be screened. A vinyl privacy fence will be installed. The Committee recommended approval subject to one condition that the fence be as tall as the generator – 7-8 feet in height.

Mr. Lunnemann moved to approve the request with the condition. Mr. Turner seconded the motion and it passed unanimously.

NEW BUSINESS

ZONING MAP AMENDMENT, Michael Schwartz, Staff

- 6. Request of Charter Commercial, per Pat Manger (applicant) for Robert E. Reeves Estate, per Amy Parmen (owner) for a Zoning Map Amendment from Suburban Residential One/Planned Development (SR-1/PD) to Suburban Residential Two/Planned Development (SR-2/PD) for an approximate 39.5 acre area located at 2063 Hathaway Road, Boone County and Union, Kentucky. The request is for a zone change to allow the development of 382 dwelling units.**

Mr. Szurlinski moved to schedule the Public Hearing for Item #6 on September 3, 2025 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT – Kevin P. Costello, AICP

No Report

COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

CHAIRMAN'S REPORT: (Charlie Rolfsen)

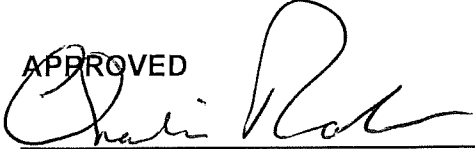
No Report

OKI REPORT: (Randy Bessler)

No Report

ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Lunnemann seconded the motion and it passed unanimously. The meeting was adjourned at 7:25 p.m.**

APPROVED

Charlie Rolfsen

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: July 16, 2025

RE: Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.

REMARKS:

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

FINDINGS OF FACT:

1. The Committee concluded the proposal is generally consistent with Our Boone County Plan 2040 for the following reason:

The proposed request is in agreement with the following passage from the Future Land Use Development Guidelines:

"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 motorists 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 corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view." (Design, Signs, and Cultural Resource Preservation, pg. 97)

The Committee concluded that the proposal would generally correlate with the overall designs of the area. They concluded that the flat roof, when coupled with the other architectural components, would be consistent with the adjacent properties within the Planned Development. In addition, they considered that the requested change to the lighting would generally not be visible as they would be recessed within the proposed canopies.

2. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County Plan 2040 and to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS:

1. The approval shall be based on the exhibits submitted for review at the July 16, 2025, Zone Change Committee meeting.
2. Except as approved with this application, the following conditions from the 2023 Concept Development Plan shall remain in effect, which include:

Condition #1 - The approval shall be based on the Concept Development Plan packet that was submitted for review at the November 15, 2023, Zone Change Committee meeting.

Condition #5 - Outlot deliveries shall not be made from tractor trailers.

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

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

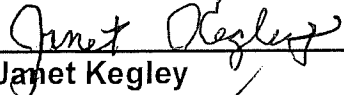
DATE: July 16, 2025

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.

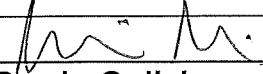
CHANGE OF CONCEPT DEVELOPMENT PLAN, Rick Lunnemann, Chairman, Steve Lilly, Staff

2. Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.



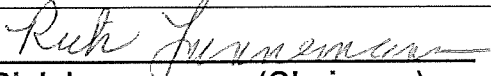
Janet Kegley

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____



Corrin Gulick

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

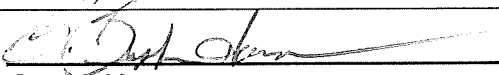


Rick Lunnemann (Chairman)

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Kathy Clark (Alternate)

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

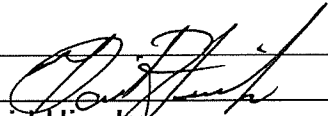


Steve Harper

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Steve Turner (Alternate)

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



David Hincks

For Project Absent _____
Against Project _____
Abstain _____ Deferred _____

Jackie Steele (Alternate)

For Project _____ Absent _____
Against Project _____
Abstain _____

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mr. Thomas Judd
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mrs. Pamela Goetting

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner

Chairman Rolfsen introduced the second item on the Agenda at 7:53 p.m.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

1. Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.

Staff member, Steve Lilly, referred to his PowerPoint presentation (see Staff Report). It is a one acre site located at 8748 US 42. The site is part of a larger Concept Development Plan which included a grocery store and two out lots. A Site Plan has been approved for the grocery store. It

is under construction. He showed the grocery store building architecture. It is primarily brown brick and tan/cream colors. The request involves changing two of the conditions for a proposed bank. The first one involves architecture – a pitch or flat roof. Currently, the developer has submitted a plan for a flat roof on Lot 2 – approved retail center. Lot 1 is required to install a pitch roof. The second condition involves site lighting – the entire site has to be consistent in height. A grading plan has been approved for the entire site. The site is flat and a retaining wall is located on the subject property along the northern and western property lines. Pages 2-4 of the Staff Report include the applicable Zoning Regulations. The 2040 Future Land Use map designates the site as Commercial (C). Mr. Lilly showed examples of the Farmview Commons building components – hipped pitch roof and gable pitch roof and building materials – brick, block and metals. He showed a drawing of the approved lighting fixtures and a Site Plan of the proposed bank. The brick is painted gray. The top part of the building is a hardy architectural panel. It is painted Artic White. The proposed lighting shows lighting under the canopy. The proposed lighting for the Publix store is the same as what was originally proposed. The back lighting is different. Mr. Lilly showed photographs of buildings in the area – pitched roofs and brick. It included examples of other Bank of America buildings. One included a brown brick building. The City of Florence submitted many comments, which are included in the Staff Report. The City does not object to the bank having a partially pitched roof as long as the other architectural elements of the Concept Development Plan are mentioned. Would the owner consider using the same color brick as was used with the Publix building? What is the proposed color of the metal roof? A sample or a color brochure would be helpful. Can more brick be added to the building façade? What do the distraction details mean along the windows? The applicant is showing 4 building mounted signs which normally is not allowed. Finally, the City is not in favor of the 25 foot high light poles. The poles should be consistent with Publix. The previous approval showed a maximum of 20 feet in height. Staff would like to see the percentage of building material. Hardy board panels were not part of the original Concept Development Plan. Mr. Lilly stated that the other lot will have a 3 tenant retail building. The owner of that lot will comply with the original approval of materials and colors.

Ms. Gulick asked if Staff have a specific number or code of the light fixtures that were previously approved? Mr. Lilly responded that he would bring it to the Committee Meeting.

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

Mr. Temo Koo, Nelson Architecture, stated that he was available to answer any questions as Mr. Lily previously explained the project. Mr. Koo replied that his client will follow the original lighting plan as Publix – both pole and building mounted lighting. Ms. Gulick asked if the applicant could bring the color temperature and the amount of lumens to the Committee Meeting to assure that all of the lighting matches.

Mr. Lunnemann asked the applicant to seriously reexamine the design of the building to match what was previously approved. Mr. Koo replied that he would bring that comment back to his client.

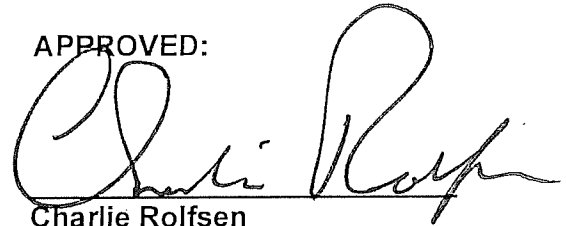
Chairman Rolfsen stated that it makes sense to have everything conform to what was promised. It is brown brick and not Artic White. Mr. Costello noted that the St. Elizabeth building and the

Farm Bureau building are brown or red brick. Chairman Rolfsen also asked him to think about the signage. Do you really need 4 signs?

Mrs. Kegley inquired about the distractions on the glass. Mr. Koo explained that it dealt with a percentage of glass transparency. He will bring an example of it at the Committee Meeting.


Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on July 16, 2025 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on August 6, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:12 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION

GENERAL WARRANTY DEED

FARMVIEW COMMONS, LLC, a Kentucky limited liability company ("Grantor"), whose mailing address is 967 Traemor Place, Union, Kentucky 41091, in consideration of FOUR MILLION AND NO/100 (\$4,000,000.00) received from PUBLIX SUPER MARKETS, INC., a Florida corporation ("Grantee"), whose mailing address for sending a property tax bill pursuant to KRS 382.135 is Post Office Box 32018, Lakeland, Florida 33802-2018, hereby grants and conveys to Grantee in fee simple, with covenant of GENERAL WARRANTY the real property in Boone County, Kentucky, described on the attached Exhibit A, to have and to hold along with any rights, privileges, hereditaments, appurtenances, reversions and easements related to such real property (the "Property").

This conveyance is subject to real estate taxes for 2024 and subsequent years, and the matters described on Exhibit B (without the intent of re-imposing same).

Grantor hereby covenants and warrants that lawful seisin of, and full right and power to convey, the Property are vested in Grantor, and that the Property is free and clear of all liens and encumbrances except as otherwise expressly provided herein. Further, Grantor, on behalf of itself and any and all successors, assigns, heirs, and personal representatives, hereby covenants and warrants the title to the Property and will forever warrant and defend the same against the claims and demands of all persons whatsoever.

As required by KRS 382.135, the parties hereto certify that the consideration reflected in this General Warranty Deed is the full consideration paid for the Property. Grantee joins in this deed for the sole purpose of certifying the consideration recital herein.

[SIGNATURE PAGES FOLLOW]

BOONE COUNTY
D1221 PG861

IN WITNESS WHEREOF, Grantor and Grantee have executed this General Warranty Deed as of May 2nd,
2024.

GRANTOR:

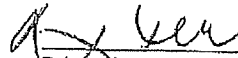
FARMVIEW COMMONS, LLC,
a Kentucky limited liability company

By: _____
Name: Hemalkumar Soni
Title: Manager

COMMONWEALTH OF KENTUCKY

COUNTY OF CARROLL

The foregoing General Warranty Deed, including the consideration certificate contained therein, was signed, sworn to, and acknowledged before me this May 2, 2024 by HEMALKUMAR SONI, the Manager of FARMVIEW COMMONS, LLC, a Kentucky limited liability company, on behalf of the company.


Printed/typed name: RUTH H. BAXTER
Notary Public-Commonwealth of Kentucky
Commission Serial Number: 61870
Commission expires: 12/04/2026

[Grantee Signature Page Follows]

[Grantor Signature Page to General Warranty Deed]

GRANTEE:

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

Witnesses:
Jennifer Matlach
Print Name: Jennifer Matlach

By: Bridgid O'Connor
Bridgid O'Connor
Vice President of Real Estate Strategy

Olivia Wada
Print Name: Olivia Wada

STATE OF FLORIDA

COUNTY OF POLK

The foregoing General Warranty Deed, including the consideration certificate contained therein, was signed, sworn to, delivered, and acknowledged before me this 3 day of May, 2024, by BRIDGID O'CONNOR, as Vice President of Real Estate Strategy of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. She is personally known to me.

(NOTARY SEAL)

Jessica Hernandez
Notary Public
My commission expires: 4/14/26



JESSICA HERNANDEZ
Commission # HH 263135
Expires April 14, 2026

This instrument prepared by
(and after recording return to):

Andreas S. V. Wokutch
Andreas S. V. Wokutch, Esq.
FROST BROWN TODD LLC
400 W. Market Street, Suite 3200
Louisville, Kentucky 40202

BOONE COUNTY
D1221 PG863

EXHIBIT A TO GENERAL WARRANTY DEED

Property Description

Being all of Parcel C as shown on the Minor Subdivision Plat approved by the Boone County Planning Commission on April 15, 2024, P&Z Code No. 5914 and which is attached as part of Exhibit A to that certain General Warranty Deed recorded in Deed Book 1221, Page 45 of the Boone County, Kentucky Clerk's Office.

Being a part of the same property conveyed to Farmview Commons, LLC, by deed of record in Deed Book 1163, Page 924, in the Office of the Boone County Clerk,

Being part of PIDNs: 062.00-00-131.09 and 062.00-00-132.01

Group Number: 2047

Being 10.043 acres located on Farmview Drive

BOONE COUNTY
D1221 PG864

EXHIBIT B TO GENERAL WARRANTY DEED

1. Easement Agreement by and between Natorp Garden Stores, Inc., an Ohio corporation and BRPS, Inc., a Kentucky corporation, dated August 7, 1992, recorded September 2, 1992 in Easement Book 31, Page 46; as affected by Affidavit of Facts dated March 20, 2020, recorded March 25, 2020 in Miscellaneous Book 1364, Page 471, both of the Boone County, Kentucky Clerk's Office.
2. Grant of Easement in favor of the Union Light, Heat and Power Company, dated July 23, 1996, recorded August 22, 1996 in Easement Book 43, Page 227 of the Boone County, Kentucky Clerk's Office.
3. Easement in favor of the City of Florence, Kentucky, a municipal corporation, dated March 28, 2014, recorded April 1, 2014 in Easement Book 77, Page 435 of the Boone County, Kentucky Clerk's Office.
4. Certificate of Land Use Restriction recorded March 6, 2024 in Miscellaneous Book 1457, Page 422 of the Boone County, Kentucky Clerk's Office.
5. Plat attached to and made a part of the Deed recorded April 22, 2024, in Deed Book 1221, Page 45 of the Boone County, Kentucky Clerk's Office.

amm

DOCUMENT NO: 1023671
RECORDED: April 22, 2024 11:42:00 AM
TOTAL FEES: \$62.00 TRANSFER TAX: \$0.00
COUNTY CLERK: JUSTIN CRIGLER
DEPUTY CLERK: MCE
COUNTY: BOONE COUNTY
BOOK: D1221 PAGES: 45 - 53
GROUP ID: 2047

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and entered into this 19th day of April, 2024, by and between FARMVIEW COMMONS, LLC, a Kentucky Limited Liability Company, 957 Traemore Place, Union, Kentucky 41091, party of the first part, and FARMVIEW COMMONS, LLC, a Kentucky Limited Liability Company, 957 Traemore Place, Union, Kentucky 41091, party of the second part.

WITNESSETH: that for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the party of the first part has bargained and sold and by these presents bargains, sells, transfers and conveys unto the party of the second part, its successors and assigns, all of the first party's right, title and interest in and to the following described property located and being in Boone County, Kentucky, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The 2024 tax bill shall be mailed to the party of the second part at the address listed above. Possession of the property shall be given as of the date of this Deed.

TO HAVE AND TO HOLD the same together with all of the appurtenances thereunto belonging to the party of the second part, its successors and assigns, forever with a covenant of GENERAL WARRANTY.

The undersigned hereby swear and affirm, under penalty of perjury, that there was no consideration paid or to be paid for the property transferred hereby as the sole purpose of this Deed is to record the Minor Subdivision Plat attached hereto as Exhibit A for Grantor's real estate previously conveyed to Grantor in Deed Book 1163, Page 924, in the Office of the Boone County Court Clerk. The party of the second part joins this Deed for the sole purpose of certifying the consideration. The

RETURN TO: Crawford + Baxter P.S.C.

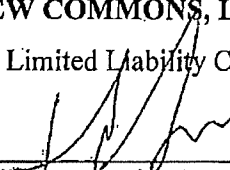
fair market value of the property is \$5,602,000.00. This transfer is exempt from transfer tax pursuant to KRS 142.050(7)(d), as it confirms a deed previously recorded.

[Signatures appear on the following pages]

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

GRANTOR:

FARMVIEW COMMONS, LLC,
a Kentucky Limited Liability Company

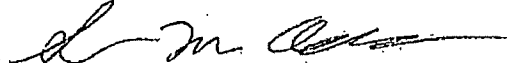
BY: 
Hemalkumar Soni, Manager and Member

STATE OF KENTUCKY)
COUNTY OF CARROLL.)

I, Sean McCoy Adams, Notary Public within and for the State and County aforesaid do certify that on this date the foregoing instrument of writing was produced to me in my County by FARMVIEW COMMONS, LLC, acting by and through its Manager and Member, HEMALKUMAR SONI, party thereto, and was by him signed, acknowledged and delivered as and for his free act and deed and the free act and deed of said Company, and the CERTIFICATE OF CONSIDERATION was produced to me in my county by FARMVIEW COMMONS, LLC, acting by and through its Manager and Member, HEMALKUMAR SONI, party thereto, and was subscribed and sworn to by said party.

My commission expires: March 4, 2025

Witness my hand on this the 19 day of April, 2024.


NOTARY PUBLIC, KY., STATE AT LARGE

NOTARY ID: KYNP 24797

[Signature and acknowledgement of Grantee on Following Page]

GRANTEE:

FARMVIEW COMMONS, LLC,
a Kentucky Limited Liability Company

BY: [Signature]
Hemalkumar Soni, Manager and Member

STATE OF KENTUCKY)

COUNTY OF CARROLL)

I, Sean McCoy Adams, Notary Public within and for

the State and County aforesaid do hereby certify that on this date the foregoing CERTIFICATE OF CONSIDERATION was produced to me in my county by FARMVIEW COMMONS, LLC, acting by and through its Manager and Member, HEMALKUMAR SONI, party thereto, and was subscribed and sworn to by said party.

My commission expires: March 4, 2025

Witness my hand on this the 19 day of April, 2024.

[Signature]
NOTARY PUBLIC, KY., STATE AT LARGE
NOTARY ID: KYNP 24797

THIS INSTRUMENT PREPARED BY:

CRAWFORD & BAXTER, P.S.C.
ATTORNEYS AT LAW
523 Highland Avenue
P.O. Box 353
Carrollton, Kentucky 41008
Phone: (502) 732-6688

RETURN TO:

BY: [Signature]
Ruth H. Baxter

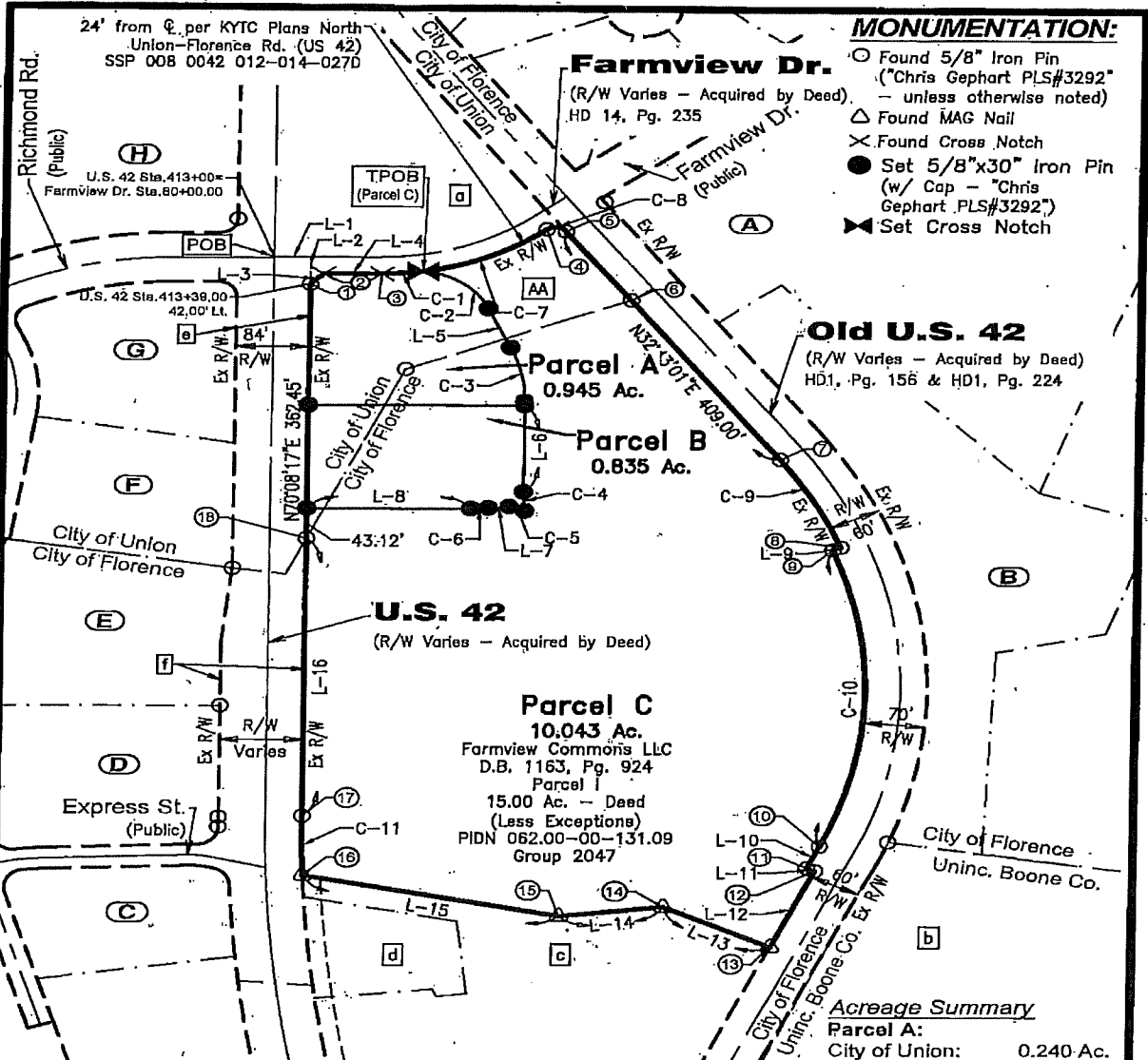
EXHIBIT A

BEING Parcels A, B, and C, each as shown on the Minor Subdivision Plat approved by the Boone County Planning Commission on April 15, 2024, P&Z Code No. 5914, and which is attached below as part of this Exhibit A.

BEING the same property conveyed to Grantor by deed of record in Deed Book 1163, Page 924, in the Office of the Boone County Court Clerk.

group # 2047

[Minor Subdivision Plat Appears on the Following Pages]



MONUMENTATION:

- Found 5/8" Iron Pin ("Chris Gephart PLS#3292" - unless otherwise noted)
- △ Found MAG Nail
- × Found Cross Notch
- Set 5/8"x30" Iron Pin (w/ Cap - "Chris Gephart PLS#3292")
- ▶ Set Cross Notch

Old U.S. 42
(R/W Varies - Acquired by Deed)
HD1, Pg. 156 & HD1, Pg. 224

Parcel C
10.043 Ac.
Farmview Commons LLC
D.B. 1163, Pg. 924
Parcel I
15.00 Ac. - Deed
(Less Exceptions)
PIDN 062.00-00-131.09
Group 2047

Acresage Summary

Parcel A:	
City of Union:	0.240 Ac.
City of Florence:	0.705 Ac.
Total:	0.945 Ac.
Parcel B:	
City of Union:	0.180 Ac.
City of Florence:	0.655 Ac.
Total:	0.835 Ac.
Parcel C:	
City of Union:	0.419 Ac.
City of Florence:	9.624 Ac.
Total:	10.043 Ac.

Index of Sheets

Plat (Overall).....	Sheet 1
Plat (Parcel A & B Detail).....	Sheet 2
Line and curve tables, property and monument key.....	Sheet 3
Approvals and certificates.....	Sheet 4



Basis of Bearing:
State Plane NAD83 (2011)
0 200 300
SCALE: 1" = 200'

- NOTES:**
- The reference meridian is based on NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1601).
 - This plat represents a boundary survey and complies with 201 KAR 18:150.
 - The property shown hereon is subject to all easements and rights-of-ways of record.
 - All references are to the Boone County Clerk's Records, unless noted otherwise.
 - This plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commission approval.

Sheet 1 of 4

Drawing:	22-0180 SP
Scale:	1"=200'
Drawn by:	ARV
Checked By:	CRG
Issue Date:	4/11/24

Farmview Commons LLC
BACK REFERENCE GROUP: 2047
CITY OF FLORENCE AND CITY OF UNION
BOONE COUNTY
COMMONWEALTH OF KENTUCKY
PLAT OF SURVEY

www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 - 859.261.1113

Property Ownership

- a** - Commonwealth of Kentucky
Transportation Cabinet
HD 14, Pg. 235
Parcel 76
4.2397 Ac.
PIDN 062.00-00-132.04
- b** - Hannah H. Baird & Glen F. Baird, Trustees (57.75% Int.)
D.B. 854, Pg. 97
D.B. 912, Pg. 779
Baird Properties, LLC (42.25% Int.)
D.B. 945, Pg. 564
Parcel 4 - 18 2/10 Ac.
PIDN 062.00-00-010.00
- c** - FLORENCE 8728 MP RK6, LLC
D.B. 1217, Pg. 729
Parcel 1 - 4.54 Ac.
PIDN 062.00-00-131.21
- d** - Boone County Farm Bureau Inc.
D.B. 1,195, Pg. 59
0.4824 Ac.
PIDN 062.00-00-131.25
- e** - Commonwealth of Kentucky
Transportation Cabinet
HD 14, Pg. 235
Parcel 76
4.2397 Ac.
- f** - Commonwealth of Kentucky
Transportation Cabinet
Department of Highways
HD 20, Pg. 507
Parcel 77 - 1.1501 Ac.
- AA** - Farmview Commons LLC
D.B. 1163, Pg. 924
Parcel 11
1.3 Ac.
PIDN 062.00-00-132.01
Group 2047.

Subdivisions

- (A)** - Village at South Fork
Creek Condominiums
Plat BK 13, Pg. 6
Lot 1
- (B)** - Village at South Fork Creek Condominiums
Plat 230B
Lot 12
- (C)** - Plantation Pointe Commercial Subdivision
Resubdivision of Lot 3 and 2B
Cab. 6, Pg. 205
- (D)** - Plantation Pointe Commercial Subdivision
Section Three
Cab. 5, Pg. 163
Lot 4
- (E)** - Plantation Pointe Commercial Subdivision
Section Seven
Cab. 5, Pg. 391
Lot 5
- (F)** - Union Village Section No. 1
Block "B"
Cab. 4, Pg. 21
Lot 3
- (G)** - Union Village Section No. 1
Block "A"
Plat 346A
Lot 2
- (H)** - Resubdivision of Lot 4
Union Village Section No. 1 - Block "A"
Plat 506B
Lot 4-C

Found/Set Monuments

- ① - FND 5/8" IP (PLS 3292)
- ② - FND Cross Notch
- ③ - FND Cross Notch
- ④ - FND 5/8" IP (PLS 3292)
- ⑤ - FND 5/8" IP (PLS 3292)
- ⑥ - FND 5/8" IP (PLS 3292) - @123.49'
- ⑦ - FND 5/8" IP (PLS 3292)
- ⑧ - FND 5/8" IP (PLS 3292)
- ⑨ - FND 5/8" IP (PLS 3292)
- ⑩ - FND 5/8" IP (PLS 3292)
- ⑪ - FND 5/8" IP (PLS 3292)
- ⑫ - FND 5/8" IP (PLS 3292)
- ⑬ - FND MAG Nail (ID tag "PLS 3292")
- ⑭ - FND MAG Nail (ID tag "PLS 3292")
- ⑮ - FND MAG Nail (ID tag "PLS 3292")
- ⑯ - FND MAG Nail
- ⑰ - FND 5/8" IP (PLS 3292)
- ⑱ - FND 5/8" IP (PLS 3292)

Line Table		
Line	Direction	Dist.
L-1	N19°51'43"W	42.00'
L-2	N70°08'17"E	39.00'
L-3	N64°51'43"W	21.21'
L-4	N19°51'43"W	66.49'
L-5	N44°43'09"E	61.28'
L-6	N70°08'17"E	122.51'
L-7	S25°14'05"E	24.13'
L-8	S19°51'43"E	187.50'

Line Table		
Line	Direction	Dist.
L-9	S41°57'21"E	10.00'
L-10	S85°02'28"E	34.08'
L-11	N04°57'30"E	10.00'
L-12	S85°02'28"E	119.89'
L-13	S04°59'40"W	136.25'
L-14	S26°16'16"E	118.78'
L-15	S08°42'11"E	299.98'
L-16	S70°08'17"W	396.20'

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	Tan.
C-1	8°43'01"	310.46'	47.23'	N24°13'14"W 47.19'	23.86'
C-2	59°13'56"	93.50'	96.66'	N15°06'11"E 92.41'	53.15'
C-3	25°25'07"	180.00'	79.86'	N57°25'43"E 79.20'	40.60'
C-4	7°09'35"	220.00'	27.49'	N66°33'29"E 27.47'	13.76'
C-5	48°17'29"	23.50'	19.81'	S01°05'20"E 19.23'	10.53'
C-6	5°22'22"	213.50'	20.02'	S22°32'54"E 20.01'	10.02'
C-7	28°47'47"	310.46'	156.04'	N42°58'38"W 154.40'	79.70'
C-8	90°05'32"	15.60'	24.53'	N12°19'45"W 22.08'	15.83'
C-9	15°19'38"	543.00'	145.26'	N40°22'50"E 144.83'	73.07'
C-10	46°54'52"	533.00'	436.43'	N71°30'05"E 424.34'	231.28'
C-11	2°37'19"	1867.86'	85.48'	S68°49'37"W 85.47'	42.75'

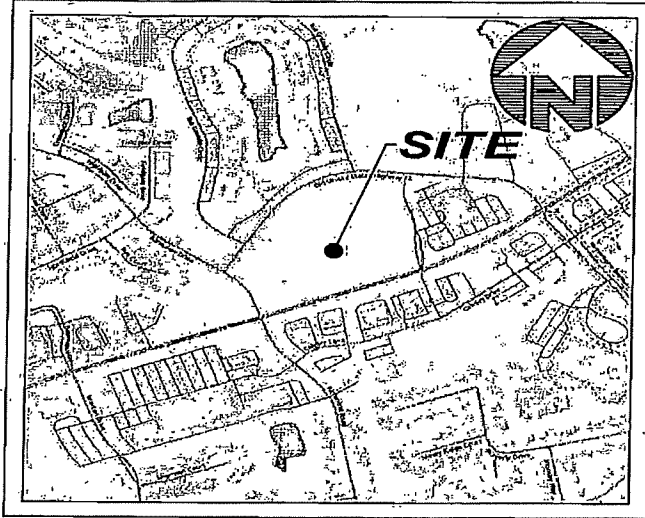
Sheet 3 of 4

Drawing:	22-0180 SP
Scale:	N/A
Drawn by:	ARV
Checked By:	CRG
Issue Date:	4/11/24

**Farmview
Commons LLC**
BACK REFERENCE GROUP: 2047
CITY OF FLORENCE AND CITY OF UNION
BOONE COUNTY
COMMONWEALTH OF KENTUCKY
PLAT OF SURVEY



www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 - 859.261.1113



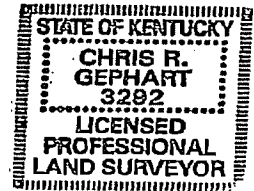
VICINITY MAP
(Not to Scale)

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision by the method of random traverse with side shots. The unadjusted error of closure was 1:25,461. The survey shown hereon is an urban class survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18.150. I further certify that this survey complies with the Boone County Zoning Regulations and the Boone County Subdivision Regulations, and that dedicated areas including public ways or streets are within the boundaries of this survey. The completion date of the survey was March 22, 2024.

I certify that I have examined the records of the Boone County Clerk and find that this is the first, second and third conveyance made under the present ownership of the parent tract.

Chris R. Gephart 4-11-24
 Chris R. Gephart, PLS#3292 in the Commonwealth of Kentucky Date
 Bayer & Becker, Inc.
 209 Grandview Drive, Ft. Mitchell, KY 41017
 chrisgephart@bayerbecker.com




BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of property only by the Boone County Planning Commission this 15th day of April, 2024.

[Signature] C-2 / PD / CD
 4/15/24
 S.L.
 Signature
 Executive Director's

Any development within or further subdivision of the tracts shall comply with the previously approved Change in Approved Concept Development Plan and conditions on file at the Boone County Planning Commission Offices.

Site Address: US 42 Hwy. & Farmview Dr. Florence, KY 41042 (per Boone Co. PVA)	Client: Crosland Southeast 801 East Blvd. Charlotte, NC 28203	Owner: Farmview Commons LLC 957 Traemore Place Union, KY 41091
Drawing: 22-0180 SP	Farmview Commons LLC BACK REFERENCE GROUP: 2047 CITY OF FLORENCE AND CITY OF UNION BOONE COUNTY COMMONWEALTH OF KENTUCKY PLAT OF SURVEY	
Scale: N/A	 www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113	
Drawn by: ARV		
Checked By: CRG		
Issue Date: 4/11/24	Sheet 4 of 4	



BOONE COUNTY PLANNING COMMISSION

www.bcpcky.org
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

July 17, 2025

Bank of America
c/o – Mr. Steven Brooks
28 Station Street
Manalapan, NJ 07726

Re: Request of **Bank of America (applicant)** for **Farmview Commons LLC (owner)** for a Change of Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) district, for an approximate 1.0 acre area located at 8748 US 42 and being located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky. The submitted request is to modify conditions imposed with the previous Concept Development Plan.

Dear Mr. Elias,

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change/Concept Plan Committee at their July 16, 2025, meeting. Both you and the property owner sign will need to sign the appropriate lines at the end of this letter to agree to the conditions. Please return this letter, with signatures, to the Boone County Planning Commission office by August 4, 2025.

CONDITIONS

1. The approval shall be based on the exhibits submitted for review at the July 16, 2025, Zone Change Committee meeting.
2. Except as approved with this application, the following conditions from the 2023 Concept Development Plan shall remain in effect, which include:

Condition #1 - The approval shall be based on the Concept Development Plan packet that was submitted for review at the November 15, 2023, Zone Change Committee meeting.

Condition #5 - Outlot deliveries shall not be made from tractor trailers.

Sincerely,

Steven C. Lilly, PLS
Planner, Zoning Services

AGREEMENT

I, Steven Brooks, hereby agree to Change in Approved Concept Development Plan conditions, which are listed herein this letter.

Steven Brooks

Mr. Steven Brooks
Bank of America - Representative

07/17/2025

Date

I, Hemakumar Soni, hereby agree to Change in Approved Concept Development Plan conditions, which are listed herein this letter.

Hemakumar Soni

Mr. Hemakumar Soni
Farmview Commons LLC – Property Owner

07/18/2025

Date

**CITY OF UNION, KENTUCKY
ORDINANCE NO. 2025-11**

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY GRANTING THE REQUEST OF BANK OF AMERICA (APPLICANT) FOR FARMVIEW COMMONS LLC (OWNER) FOR A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) DISTRICT, FOR AN APPROXIMATE 1.0 ACRE AREA LOCATED AT 8748 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US 42 WITH FARMVIEW DRIVE, FLORENCE, KENTUCKY.

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

WHEREAS, the Boone County Planning Commission received a request for A Change Of Concept Development Plan For An Approximate 1.00 Acre Area Located **8742 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF US 42 WITH FARMVIEW DR FLORENCE, KENTUCKY** is recorded in Deed Book 1221 PG 45 Union, Kentucky, Currently Zoned Commercial Two/Planned Development (C-2/PD) and

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Union, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending a Change of Concept Development Plan; and

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-020-A recommended approval of the Change of Concept Development Plan described above; and

WHEREAS, the recommendation of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, all of which have been reviewed by the City Commission for the City of Union, Kentucky; and

WHEREAS, a majority of the Union City Commission desires to adopt the recommendation of the Boone County Planning Commission pursuant to K.R.S. 100.211 within ninety (90) days of the Planning Commission's final action;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF UNION, KENTUCKY as follows:

SECTION I

That the request for a Change in an Approved Concept Development Plan in the Union Commercial (UC) Zone for the 1.00 acre site located at **8742 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF US 42 WITH FARMVIEW DR. FLORENCE, KENTUCKY** and more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, and shall be and is hereby approved, with conditions.

SECTION II

That as a basis for adopting the recommendation of the Planning Commission, the Union City Commission sets forth the following findings of fact:

1. The change in an Approved Concept Development Plan is in agreement with the adopted Comprehension Plan, is supplied by the findings of the Boone County Planning Commission as satisfied in R-25-020-A incorporated herein as if fully supported and attached hereby in and marked as Exhibit "B". The proposed Change in an Approved Concept Development Plan is a minor change and is small in scale.

2. That the Union City Commission finds that the citizens and residents of Union, Kentucky will benefit from approving the change in an Approved Concept Development Plan and hereby incorporates by reference those conditions into the Change in an Approved Concept Development Plan.

SECTION III

If this approval for a Change in an Approved Concept Development Plan shall be held invalid, in whole or in part, by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

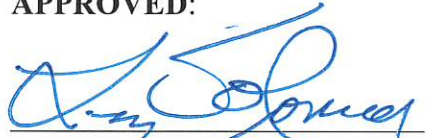
SECTION IV

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

FIRST READING this the 3rd day of September 2025.

PASSED AND APPROVED ON SECOND READING this the 15th day of September 2025.

APPROVED:


LARRY SOLOMON, MAYOR

ATTEST:


TONY SERRA, ASSISTANT CITY CLERK

PUBLISHED: _____

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE

The City of Florence, Kentucky, enacted second reading Ordinance O-21-2025 on October 14, 2025. The title of this Ordinance is as follows:

ORDINANCE O-21-2025

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR AN APPROXIMATE 1.0 ACRE SITE LOCATED AT 8748 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US 42 WITH FARMVIEW DRIVE, FLORENCE, KENTUCKY, TO ALLOW MODIFICATIONS TO CONDITIONS IMPOSED WITH THE PREVIOUS CONCEPT DEVELOPMENT PLAN. (BANK OF AMERICA)

The effect of this Ordinance is to allow a Change of Concept Development Plan in a Commercial Two/Planned Development Zone for an approximate 1.0 acre site located at 8748 US 42 and located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky, to allow modifications to conditions imposed with the previous Concept Development.

The full text of Ordinance O-21-2025 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 O-21-2025 and that it has been prepared by me on the 23 day of September, 2025, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Blvd., P.O. Box 756
Florence, KY 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-21-2025**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR AN APPROXIMATE 1.0 ACRE SITE LOCATED AT 8748 US 42 AND BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF US 42 WITH FARMVIEW DRIVE, FLORENCE, KENTUCKY, TO ALLOW MODIFICATIONS TO CONDITIONS IMPOSED WITH THE PREVIOUS CONCEPT DEVELOPMENT PLAN. (BANK OF AMERICA)

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-25-020-A recommended approval for a Change of Concept Development Plan, 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 Bank of America (Applicant) for Farmview Commons LLC (Owner) for a Change Of Concept Development Plan in a Commercial Two/Planned Development Zone for an approximate 1.0 acre site located at 8748 US 42 and located at the northeast corner of the intersection of US 42 with Farmview Drive, Florence, Kentucky, to allow modifications to conditions imposed with the previous Concept Development Plan, shall be and is hereby approved. 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 of Concept Development Plan for this subject property.

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

SECTION II

The approval of this Change of Concept Development Plan 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, a copy of that

recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-020-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-25-020-A, marked Exhibit "B", and attached hereto.

SECTION IV

If the approval for this Change of 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, or comprehensive plan provisions as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

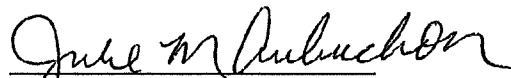
SECTION V

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

PASSED AND APPROVED ON FIRST READING THIS 23rd DAY OF SEPTEMBER 2025.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14th DAY OF OCTOBER 2025.

APPROVED:


Julie M. Aubuchon, Mayor

ATTEST:


Melissa Kramer, City Clerk

**BOONE COUNTY
D1221 PG863**

O-21-2025 Exhibit "A"

EXHIBIT A TO GENERAL WARRANTY DEED

Property Description

Being all of Parcel C as shown on the Minor Subdivision Plat approved by the Boone County Planning Commission on April 15, 2024, P&Z Code No. 5914 and which is attached as part of Exhibit A to that certain General Warranty Deed recorded in Deed Book 1221, Page 45 of the Boone County, Kentucky Clerk's Office.

Being a part of the same property conveyed to Farmview Commons, LLC, by deed of record in Deed Book 1163, Page 924, in the Office of the Boone County Clerk.

Being part of PIDNs: 062.00-00-131.09 and 062.00-00-132.01

Group Number: 2047

Being 10.043 acres located on Farmview Drive

BOONE COUNTY
D1221 PG49

EXHIBIT A

BEING Parcels A, B, and C, each as shown on the Minor Subdivision Plat approved by the Boone County Planning Commission on April 15, 2024, P&Z Code No. 5914, and which is attached below as part of this Exhibit A.

BEING the same property conveyed to Grantor by deed of record in Deed Book 1163, Page 924, in the Office of the Boone County Court Clerk.

group # 2047

[Minor Subdivision Plat Appears on the Following Pages]

Exhibit A

Description	No.	Date
IF Schematic Design Review	06/23/2023	
IF Schematic Design Final	07/05/2023	
IF DD 60 COE	07/21/2023	
IF DD 60 COE	09/18/2023	
IF DD Review	02/21/2024	
IF DD FINAL	01/23/2025	
IF CD 90	02/19/2025	
IF Concept Review	05/30/2025	

EXTERIOR FINISH SCHEDULE:

ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)

- EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN
- APPROVED ACM ALTERNATE:
- EPS-1A ARCONIC, REYNOBOND EC-200 DRY JOINT SYSTEM; CLEAR ANODIZED SATIN

BRICK (CLAY MASONRY UNIT)

- BR-1 FACE BRICK, RUNNING BOND PATTERN; BELDEN BRICK, COLONY BLEND
- BR-2 FACE BRICK, SOLDIER COURSE PATTERN; BELDEN BRICK, COLONY BLEND

MANUFACTURED STONE VENEER (B.O.D. - CORONADO STONE)

- STN-1 CLASSIC SERIES - SMOOTH LIMESTONE 24"L x 12"H x 1"D; WHITE SANDS

MANUFACTURED STONE VENEER (B.O.D. - ROCKCAST)

- STN-2 THIN MASONRY VENEER - CAST STONE; BUFFSTONE

EXTERIOR GLAZING

- GL-2 1" TEMPERED INSULATED GLAZING AS SPECIFIED
- GL-3 1/2" TEMPERED MONOLITHIC GLAZING AS SPECIFIED

ALUMINUM GLAZING FRAME

- AF-2 ALUMINUM STOREFRONT SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

EXTERIOR PAINT

- EXPT-1 EXTERIOR PAINT; BENJAMIN MOORE; TO MATCH FIELD BRICK

EXTERIOR SEALANT COLOR

GLAZING AT EXTERIOR STOREFRONT	BLACK
METAL PANEL TO METAL PANEL	MATCH CLIP
WINDOW FRAME/STOREFRONT TO STUCCO	MATCH FRAME
WINDOW FRAME/STOREFRONT TO METAL PANEL	MATCH FRAME
METAL PANEL TO STUCCO	MATCH STUCCO

EXTERIOR GENERAL NOTES:

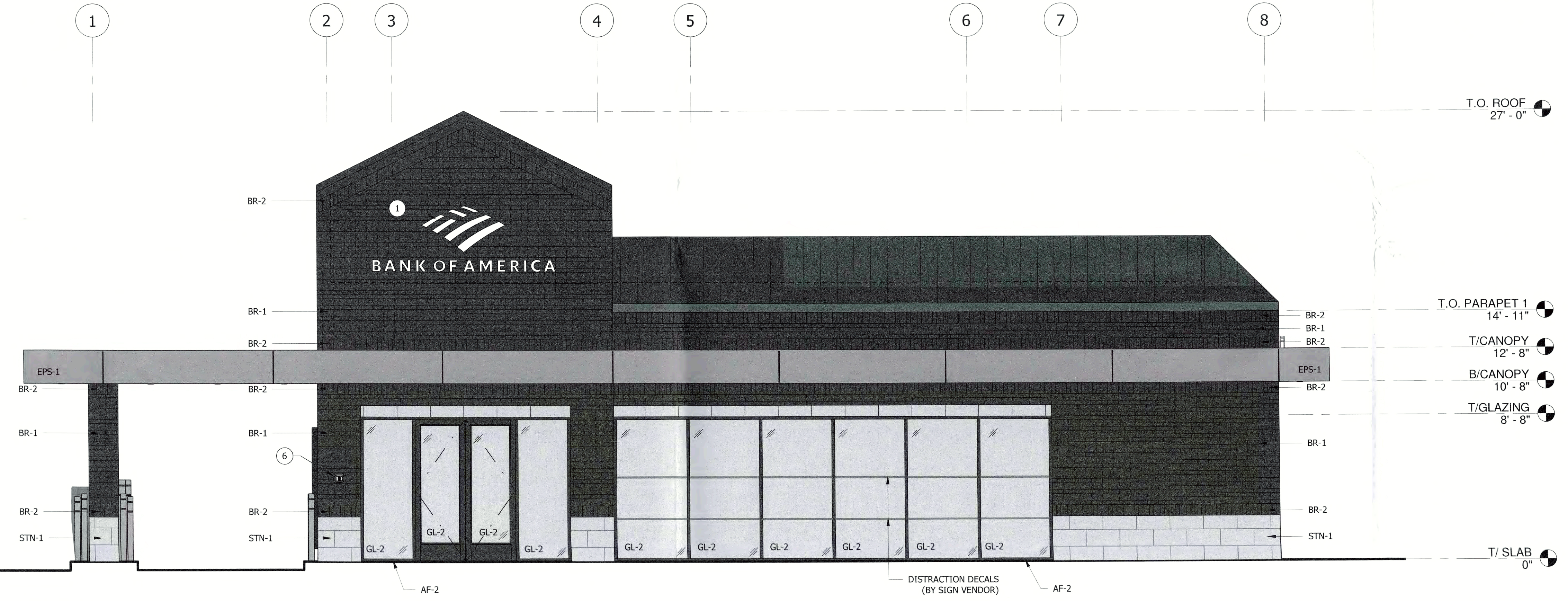
- CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
- SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE COVERED UNDER SEPARATE DESIGN AND PERMIT BY OWNER VENDOR.
- REFER TO A12.11 FOR ENTRANCE DOOR HARDWARE WIRING DIAGRAM.
- REFER TO DETAIL SHEETS FOR TYPICAL WINDOW FLASHING DETAILS.

EXTERIOR KEY NOTES:

- BANK OF AMERICA SIGN BY OWNER. COORDINATE SIGNAGE LOCATIONS AND POWER REQUIREMENTS WITH VENDOR.
- PROVIDE END FLASHING AND SEALANT AT PARAPET FACE AND ADJACENT CAP.
- 30' GROUND MOUNTED FLAG POLE - PROVIDED BY CONTRACTOR. FLAG IS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- EXTERIOR SECURITY CAMERA. COORDINATE LOCATIONS AND TYPE WITH SECURITY VENDOR.
- GC TO COORDINATE WITH LOCAL FIRE AUTHORITY FOR MOUNTING HEIGHT AND LOCATION OF THE KNOX BOX.
- LOCATION OF ROOF MECHANICAL UNITS AND ROOF LINE.

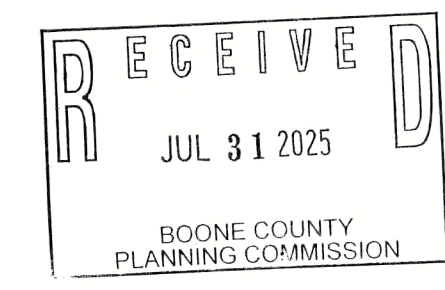


1 WEST ELEVATION
A09.03 1/4" = 1'-0"



2 SOUTH ELEVATION
A09.03 1/4" = 1'-0"

CEDP APPROVED
Staff: *[Signature]*
Date: *8-6-25*
Boone County Planning Commission
with conditions



Description:	No:	Date:
IF Schematic Design Review		06/23/2023
IF Schematic Design Final		07/05/2023
IF DD 60 COE		07/21/2023
IF DD 60 COE		09/18/2023
IF DD Review		02/21/2024
IF DD FINAL		01/21/2025
IF CD 90		02/19/2025
IF Concept Review		05/30/2025

EXTERIOR FINISH SCHEDULE:

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EXTERIOR SEALANT COLOR

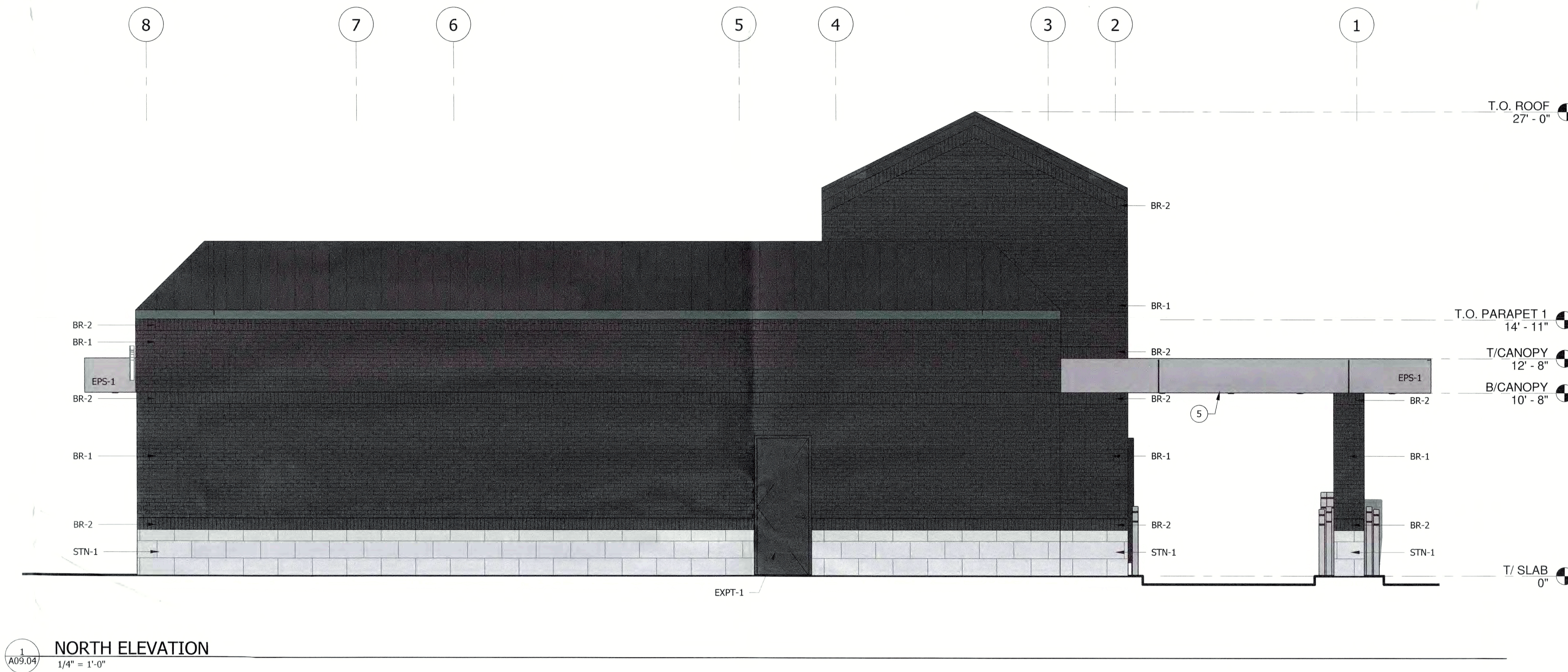
GLAZING AT EXTERIOR STOREFRONT	BLACK
METAL PANEL TO METAL PANEL	MATCH CLIP
WINDOW FRAME/STOREFRONT TO STUCCO	MATCH FRAME
WINDOW FRAME/STOREFRONT TO METAL PANEL	MATCH FRAME
METAL PANEL TO STUCCO	MATCH STUCCO

EXTERIOR GENERAL NOTES:

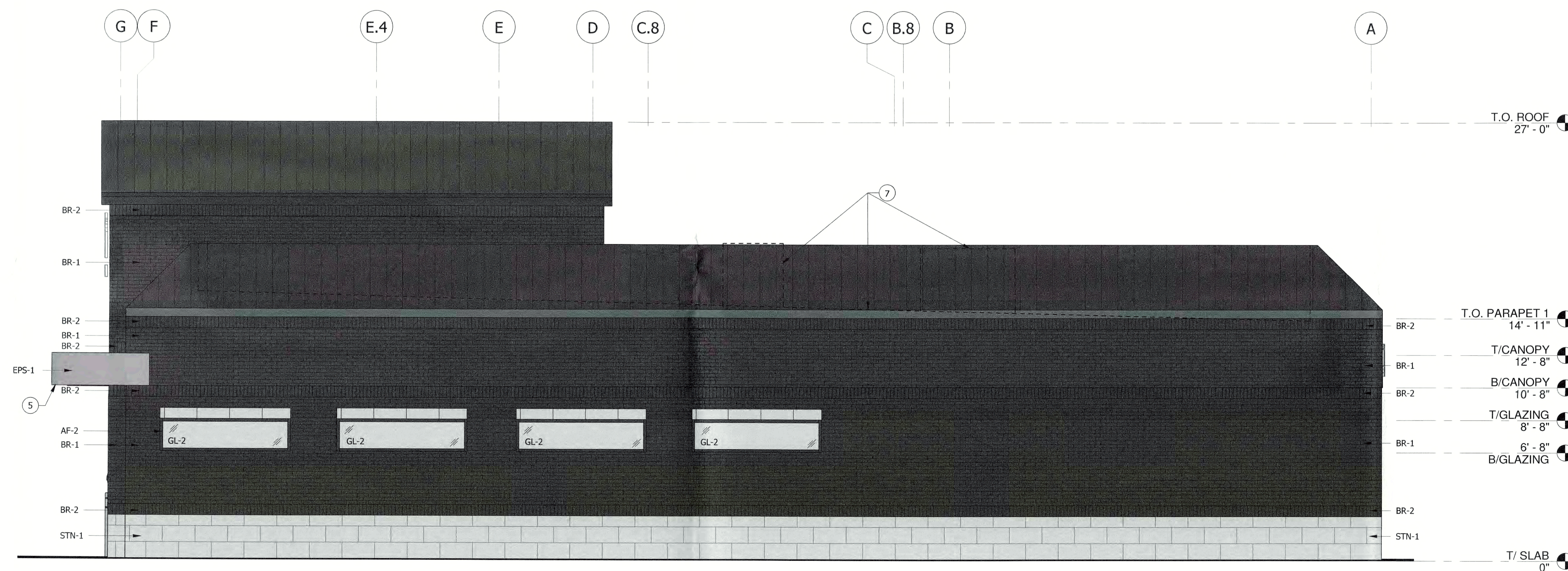
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- BANK OF AMERICA SIGN BY OWNER. COORDINATE SIGNAGE LOCATIONS AND POWER REQUIREMENTS WITH VENDOR.
- PROVIDE END FLASHING AND SEALANT AT PARAPET FACE AND ADJACENT CAP.
- 30' GROUND MOUNTED FLAG POLE - PROVIDED BY CONTRACTOR. FLAG IS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- EXTERIOR SECURITY CAMERA. COORDINATE LOCATIONS AND TYPE WITH SECURITY VENDOR.
- GC TO COORDINATE WITH LOCAL FIRE AUTHORITY FOR MOUNTING HEIGHT AND LOCATION OF THE KNOX BOX.
- LOCATION OF ROOF MECHANICAL UNITS AND ROOF LINE.



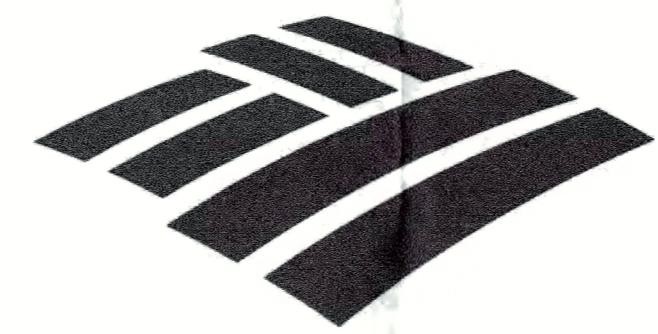
NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



Bank of America



EXTERIOR LIGHTING DESIGN

KY6-125
8660 US Hwy 42,
Florence, KY 41042

DRAWING INDEX:

- COVER SHEET
- LU-1 GENERAL NOTES
- LU-2 LUMINAIRE SCHEDULE
- LU-3 OVERALL SITE PLAN
- LU-4 FULL SITE PHOTOMETRICS PLAN AT GRADE
- LU-5 FIXTURE REMOVAL PLAN
- LU-6 DIMENSIONING PLAN
- LU-7 LANDSCAPING PLAN
- LU-8 ATM COMPLIANCE AREA PHOTOMETRICS PLAN - FOR BANK USE ONLY
- LU-9 ELEVATIONS



VICINITY MAP

V4 250609



Office: (972) 771-6038
 1629 Smirl Drive, Suite 200, Heath, Texas 75032
 www.gmr1.com

SCOPE OF WORK		TOTAL NEW POLE COUNT
FIXTURE COUNT	NOTES	
93	ADD NEW FIXTURE	5



CONTRACTOR RESPONSIBILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING, INCLUDING COORDINATION WITH THE LOCAL JURISDICTION AND ANY ASSOCIATED PERMIT FEES OR PROCESSING. CONTRACTOR SHALL NOTIFY GMR UPON RECEIPT OF PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING DOCUMENTS THAT ARE NOT INCLUDED IN THE LIGHTING DESIGN PACKAGE. THESE INCLUDE, BUT ARE NOT LIMITED TO, STAMPED ELECTRICAL DRAWINGS, STAMPED POLE BASE DRAWINGS, AND PROFESSIONAL SURVEYS.
3. SHOULD STAMPED PHOTOMETRIC DRAWINGS BE REQUIRED, CONTRACTOR SHALL ENGAGE LOCAL ENGINEER OR LIGHTING DESIGNER AS REQUIRED TO PROVIDE STAMP ON GMR PHOTOMETRIC DESIGN DOCUMENTS.
4. CONTRACTOR SHALL PROVIDE THE BANKING CENTER NOTIFICATION AT LEAST ONE WEEK IN ADVANCE OF VISITING SITES OR STARTING WORK.
5. CONTRACTOR SHALL VERIFY VOLTAGE REQUIREMENTS FOR FIXTURES PRIOR TO PLACEMENT OF FIXTURE ORDERS.
6. CONTRACTOR TO VERIFY LIGHTING CONTROLS PRIOR TO BEGINNING CONSTRUCTION. SEE LIGHTING CONTROL NOTES.
7. CONTRACTOR SHALL RECEIVE FORMAL APPROVAL FROM GMR ON ANY FIXTURE MODIFICATIONS OR VARIATIONS FROM THE LUMINAIRE SCHEDULE.
8. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED FIXTURE MOUNTING CONDITIONS IN FIELD. ANY SPECIAL MOUNTING HARDWARE NEEDED FOR PROPOSED FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL SUPPLY ALL NEW LIGHT POLES. NEW LIGHT POLES SHALL MATCH EXISTING CONDITIONS ON SITE FOR POLE TYPE AND PAINT COLOR.
10. CONTRACTOR SHALL ORDER ALL FIXTURES FROM BORDER STATES IN ACCORDANCE WITH BANK OF AMERICA NATIONAL ACCOUNT. CONTACT NATIONAL ACCOUNT QUOTES DEPARTMENT AT BOA@BORDERSTATES.COM OR 704-372-3040.
11. CONTRACTOR SHALL PERFORM ALL NECESSARY PATCHING OR REPAINTING FOR ADDED, REMOVED, OR REPLACED FIXTURES.
12. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS BACK TO EXISTING CONDITION INCLUDING PAVED AREAS, LANDSCAPED AREAS, ETC.
13. CONTRACTOR SHALL VERIFY AND DOCUMENT COMPLETED WORK DURING NIGHT HOURS. ALL FIXTURES MUST BE FUNCTIONAL DURING NIGHT HOURS PRIOR TO SCHEDULING A FINAL SURVEY WITH GMR.
14. CONTRACTOR SHALL PROVIDE BEFORE AND AFTER NIGHT TIME PHOTOS OF THE SITE.
15. CONTRACTOR SHALL RECEIVE A PUNCHLIST FROM GMR UPON FINAL SURVEY FOR ANY REMAINING ITEMS TO BE COMPLETED.

SITE ABBREVIATIONS:

- PL = PROPERTY LINE
- AFG = ABOVE FINISHED GRADE
- FC = FOOTCANDLE
- CBO = CONTROLLED BY OTHERS
- AHD = AFTER HOUR DEPOSITORY

CONTROLS & ADDITIONAL NOTES:

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- **IC3 CONTROL:**
CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- **PHOTOCELL CONTROL:**
CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- **TIME CLOCK CONTROL:**
CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- **MANUAL CONTROL:**
CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

- PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:
- SITE PHOTOS FROM ALL SIDES OF BUILDING
 - MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
 - MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1. **OUT OF SCOPE** - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2. **REMOVE AND PATCH** - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
3. **REPLACE EXISTING FIXTURE** - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
4. **ADD NEW FIXTURE** - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
5. **ADD NEW POLE & FIXTURE** - A NEW POLE AND FIXTURE TO BE ADDED. CONTRACTOR TO SPECIFY POLE TO MATCH EXISTING STYLE AND COLOR AND, IF NOT PROVIDED, POLE BASE DATA FOR NEW POLE LOCATIONS. CONTRACTOR TO VERIFY IF POLE AND POLE BASE IS SUFFICIENT FOR THE HEIGHT, LOCATION AND FIXTURE SPECIFIED.
6. GMR DOES NOT SPECIFY MOUNTING HARDWARE FOR ANY SPECIFIED FIXTURES. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
7. CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
8. CONTRACTOR TO SPECIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
9. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE BASED ON A LIMITED AMOUNT OF INFORMATION AVAILABLE TO THE ENGINEER. ALL SUCH CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING THE BID AND ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION SHALL BE GRANTED AFTER AWARDED A BID FOR ANY EQUIPMENT, MATERIAL OR LABOR REQUIRED TO REWORK OR OTHERWISE MODIFY EXISTING CONDITIONS.
2. THIS LIGHTING DESIGN IS BASED ON A COMBINATION OF STATE STANDARDS, THE BANK'S CURRENT SECURITY POLICY FOR EXTERIOR ATM AND AFTER-HOUR DEPOSITORIES AND BANK GUIDELINES FOR NON-SECURITY COMPLIANCE ZONES.
3. TRIM ALL TREES/LANDSCAPING TO MINIMIZE IMPEDING LIGHT FROM ANY LIGHT FIXTURES THAT IMPACT THE 60' RADIUS AROUND ALL ATMS AND A RADIUS OF 50' AROUND ALL AFTER-HOUR DEPOSITORIES. CONSIDERATION MUST BE GIVEN TO TREES/LANDSCAPING IN A STATE OF FULL FOLIAGE/BLOOM AND FUTURE GROWTH. ALL LANDSCAPING WORK WILL BE PERFORMED BY OTHERS WITH A SEPARATE PERMIT (IF REQUIRED).
4. ALL MOUNTING HEIGHTS ARE INTENDED TO THE BOTTOM OF THE FIXTURE.
5. CONTRACTOR TO FIELD VERIFY FIXTURE PLACEMENT DIMENSIONS PRIOR TO CONSTRUCTION.
6. DIMENSIONING PROVIDED IS FOR PROPOSED FIXTURE LOCATIONS ONLY, UNLESS OTHERWISE NOTED ON THE DRAWING.
7. THE CONTRACTOR SHALL ATTEMPT TO ELIMINATE THE USE OF EXPOSED CONDUIT WHERE POSSIBLE. IF EXPOSED CONDUIT IS NECESSARY, THE CONTRACTOR SHALL VERIFY USE WITH PROJECT MANAGER.
8. ALL EXISTING LIGHTS WILL BE REPLACED WITH LED LIGHTS AND ALL PROPOSED LIGHTS WILL ALSO BE LED, UNLESS OTHERWISE NOTED.
9. ALL FIXTURES ARE TO BE MOUNTED ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED, MATCH EXISTING POLE BASES.

V4 250609

REVISION NO.	DESCRIPTION	REVISED BY



Florence
KY6-125
8660 US Hwy 42,
Florence, KY 41042

GENERAL NOTES

DESIGNED BY: CAS	DRAWN BY: CAS
REVIEWED BY: AWD	APPROVED BY: KRM

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

LU-1

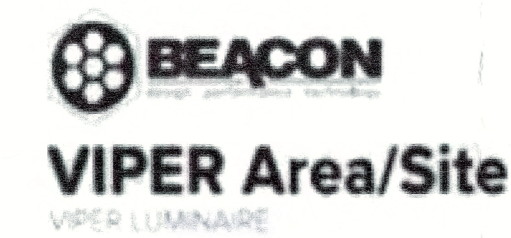


SEE FIXTURE CLARIFICATION NOTE #9

LUMINAIRE SCHEDULE

CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
—	5	UU1	-	CORONET	LSR WET 2.5	LSR WET 2.5-20'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.028	140 W
—	5	UU2	-	CORONET	LSR WET 2.5	LSR WET 2.5-2'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.014	70 W
—	9	UU3	-	CORONET	LSR WET 2.5	LSR WET 2.5-3'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.021	189 W
—	52	UU4	-	CORONET	LSR WET 2.5	LSR WET 2.5-55'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.028	1456 W
—	12	UU5	-	CORONET	LSR WET 2.5	LSR WET 2.5-50'-40-MED-UNV-DB-W-F-SD-NA-NA-NA	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT	-	B1-U0-G1	RECESSED CANOPY MOUNT	0.028	336 W
—	10	UU6	5	BEACON	VIPER	VP-ST-2-72L-115-4K7-4W-UNV-A-DBT	ADD NEW POLE AND FIXTURE	20' - 0" AFG	-	B2-U0-G3	POLE MOUNT	0.115	1150 W
GRAND TOTAL WATTAGE												3341 W	



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NK Lighting Controls™, wISCAPE and 7-pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY
NK Lighting Controls
wISCAPE
SPECIFICATIONS

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

MICROSTRIKE | STRIKE



10 DAY QUICK SHIP PROGRAM
QS

LU4 GC TO SEE NOTES BELOW LSR WET 2.5-55'-40-MED-UNV-DB-W-F-SD-NA-NA-NA



LSR Wet 2.5 recessed

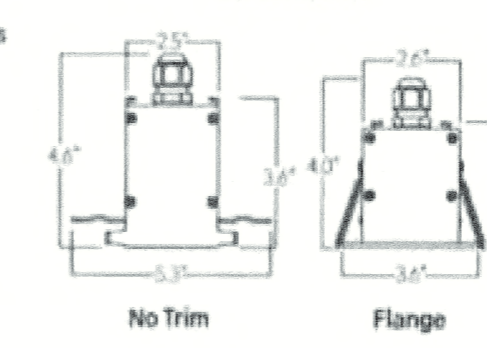


The LS Series of architectural luminaires offers a wide range of profiles and mounting options. Custom lengths are tailored to suit any modern space.

Features

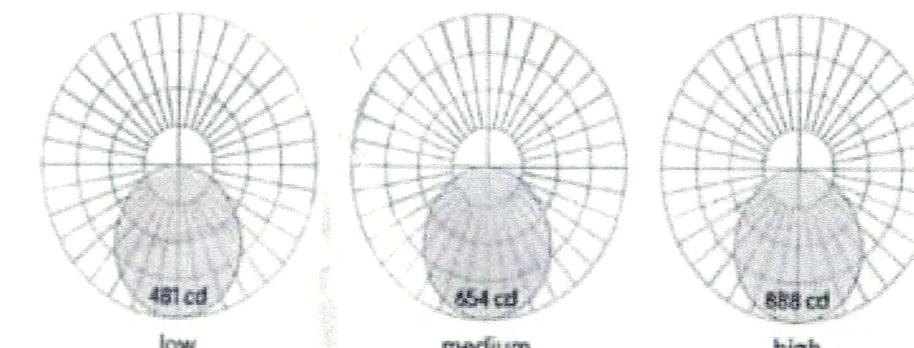
- Aluminum housing with waterproof seals and connectors
- Rated for wet locations
- Aluminum core LED boards
- Specifiable color temperature. CRI > 90, 89 > 50
- Custom lengths and finishes available
- Integral specifiable dimmable drivers of PoE (remote)
- 5 Year, 50,000 hour warranty

Dimensions



CONTRACTOR TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Optics



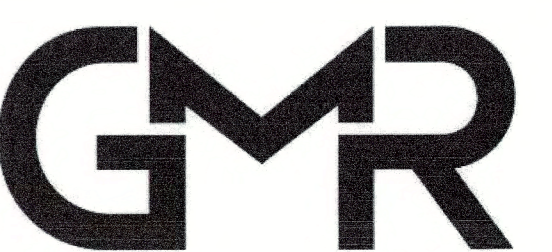
Representative distribution and peak candela. For other options see order information or IES files below.

coronetled.com
1-877-343-3446



V4 250609

REVISION NO.	DESCRIPTION	REVISOR



Florence
KY6-125
8660 US Hwy 42,
Florence, KY 41042

LUMINAIRE SCHEDULE

DESIGNED BY: CAS	DRAWN BY: CAS
REVIEWED BY: AWD	APPROVED BY: KRM

THIS LIGHTING PLAN ILLUSTRATES ILLUMINANCE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

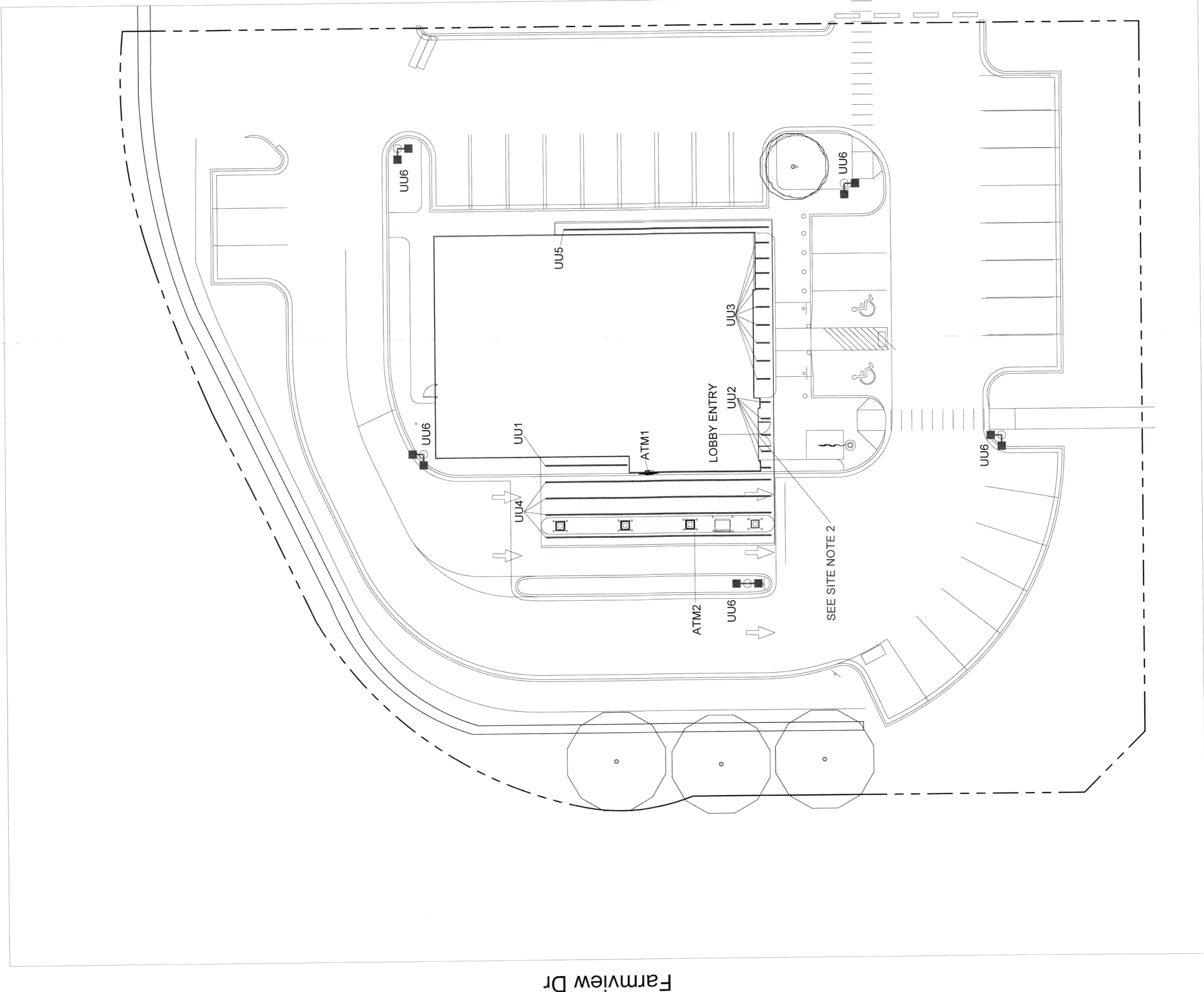
LU-2



BLUE = NEW FIXTURE
 GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
 ORANGE = EXISTING FIXTURE TO REMAIN
 TURQUOISE = FIXTURE TO BE REMOVED
 PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
 --- = PROPERTY LINE BASED ON COUNTY APPRAISAL
 --- = INDICATES NEW SECURITY FENCE
 --- = BURIED ELECTRICAL CIRCUIT



TOTAL FIXTURE COUNT	FIXTURE TYPE	NOTES	MOUNTING HEIGHT
5	UU1	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
5	UU2	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
9	UU3	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
52	UU4	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
12	UU5	ADD NEW FIXTURE	MATCH EXISTING CANOPY HEIGHT
10	UU6	ADD NEW POLE AND FIXTURE	20' - 0" AFG



SCALE: 1/16" = 1'-0"
 V4 250609

REVISION NO.	DESCRIPTION	REVISION BY



Florence
 KY6-125
 8660 US Hwy 42,
 Florence, KY 41042

OVERALL SITE PLAN

DESIGNED BY	CAS	DRAWN BY	CAS

THIS LIGHTING PLAN ILLUSTRATES ILLUMINANCE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINANCE ENGINEERING SOCIETY (IES) RECOMMENDED PRACTICE METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

SITE NOTES	EXISTING SITE CONDITIONS
LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORDS TO PROVIDE PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. INTERIOR LIGHTING TO BE DESIGNED BY OTHERS TO MEET BOA LOBBY LIGHTING STANDARDS.	1. EXISTING POLES - N/A 2. EXISTING POLE BASES - N/A 3. EXISTING DRIVE THRU CEILING - N/A

NELSON

470 Park Avenue South, Suite 7S
New York, NY, 10016

05/30/2025

Steven Lilly, PLS
Boone County Planning Commission
2950 Washington Street, room 317
Burlington, KY 41005

Project Address- **Bank of America: Florence**
 8748 US Hwy-42
 Florence, KY, 41042

Applicant - **Bank of America**
Representative **Freddy Elias (CBRE)**
Contact **502-260-2387**
 Freddy.Elias@CBRE.com

Design (AOR)- **Nelco Architecture, Inc**
Representative **Yemo Koo**
Contact **212 545 3282**
 ykoo@nelsonww.com

Site Acreage: 0.945 Acre

Change in Concept Development Plan Narrative:

We are submitting this application to request a modification to the approved 2021 Change in Concept Development Plan. The current requirement stipulates that buildings under 8,000 square feet must have fully pitched roofs. However, our proposed gross area of design is 5,100 square feet, and we are seeking approval to implement a partially pitched roof instead. Also, requesting that lighting be approved as currently approved per the bank's standards

The rationale behind this request is multifaceted:

1. **Design Aesthetics:** A partially pitched roof will enhance the architectural character of the building, providing a modern and visually appealing design that aligns with contemporary architectural trends. The roof design will also blend more cohesively with our neighbor building to the east.

05/30/2025

Yemo Koo – NELSON worldwide

Page 2

2. **Mechanical Requirements:** Our design necessitates the installation of multiple HVAC units, which cannot be accommodated on a fully pitched roof or be ground mounted with the limited site space. The partially pitched roof concept provides the necessary flat roof surface for these units, ensuring optimal performance and maintenance accessibility, while also screening the units from public view.
3. **Functional Efficiency:** The partially pitched roof design allows for better utilization of interior space, improving the overall functionality of the building.

We believe that this modification will not only meet the functional and aesthetic needs of the project but also contribute positively to the community's architectural landscape. We kindly request your consideration and approval of this change.

Thank you for your time and attention to this matter.

Yemo Koo
Project Manager

Project Description/YK

EXTERIOR FINISH SCHEDULE:

ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)

EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN APPROVED ACM ALTERNATE:
EPS-1A ARCONIC, REYNOLDBOND EC-200 DRY JOINT SYSTEM; CLEAR ANODIZED SATIN

BRICK (CLAY MASONRY UNIT)

BR-1 FACE BRICK, RUNNING BOND PATTERN; BELDEN BRICK, COLONY BLEND
BR-2 FACE BRICK, SOLDIER COURSE PATTERN; BELDEN BRICK, COLONY BLEND

MANUFACTURED STONE VENEER (B.O.D. - CORONADO STONE)

STN-1 CLASSIC SERIES - SMOOTH LIMESTONE 24"L x 12"H x 1"D; WHITE SANDS

MANUFACTURED STONE VENEER (B.O.D. - ROCKCAST)

STN-2 THIN MASONRY VENEER - CAST STONE; BUFFSTONE

EXTERIOR GLAZING

GL-2 1" TEMPERED INSULATED GLAZING AS SPECIFIED
GL-3 1/2" TEMPERED MONOLITHIC GLAZING AS SPECIFIED

ALUMINUM GLAZING FRAME

AF-2 ALUMINUM STOREFRONT SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

EXTERIOR PAINT

EXPT-1 EXTERIOR PAINT; BENJAMIN MOORE: TO MATCH FIELD BRICK

EXTERIOR SEALANT COLOR

GLAZING AT EXTERIOR STOREFRONT	BLACK
METAL PANEL TO METAL PANEL	MATCH CLIP
WINDOW FRAME/STOREFRONT TO STUCCO	MATCH FRAME
WINDOW FRAME/STOREFRONT TO METAL PANEL	MATCH FRAME
METAL PANEL TO STUCCO	MATCH STUCCO

EXTERIOR GENERAL NOTES:

- A. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATIONS.
- B. SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE COVERED UNDER SEPARATE DESIGN AND PERMIT BY OWNER VENDOR.
- C. REFER TO A12.11 FOR ENTRANCE DOOR HARDWARE WIRING DIAGRAM.
- D. REFER TO DETAIL SHEETS FOR TYPICAL WINDOW FLASHING DETAILS.

EXTERIOR KEY NOTES: ☉

1. BANK OF AMERICA SIGN BY OWNER. COORDINATE SIGNAGE LOCATIONS AND POWER REQUIREMENTS WITH VENDOR.
2. PROVIDE END FLASHING AND SEALANT AT PARAPET FACE AND ADJACENT CAP.
3. 30" GROUND MOUNTED FLAG POLE - PROVIDED BY CONTRACTOR. FLAG IS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
4. LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
5. EXTERIOR SECURITY CAMERA. COORDINATE LOCATIONS AND TYPE WITH SECURITY VENDOR.
6. GC TO COORDINATE WITH LOCAL FIRE AUTHORITY FOR MOUNTING HEIGHT AND LOCATION OF THE REX BOX.
7. LOCATION OF ROOF MECHANICAL UNITS AND ROOF LINE.



12400 Cott Road, Suite 510
Dallas, TX, 75251
Phone: (972) 444-8830
Fax: (972) 444-8840

Client Representative:
CDE:
Attn: John Bartlett
Tel: 240.517.9140
Email: john.bartlett@cbre.com

Architect:
Neko Architecture, Inc.
Attn: Yvonne Koo
Tel: 212.545.3282
Email: ykoo@nekoarw.com

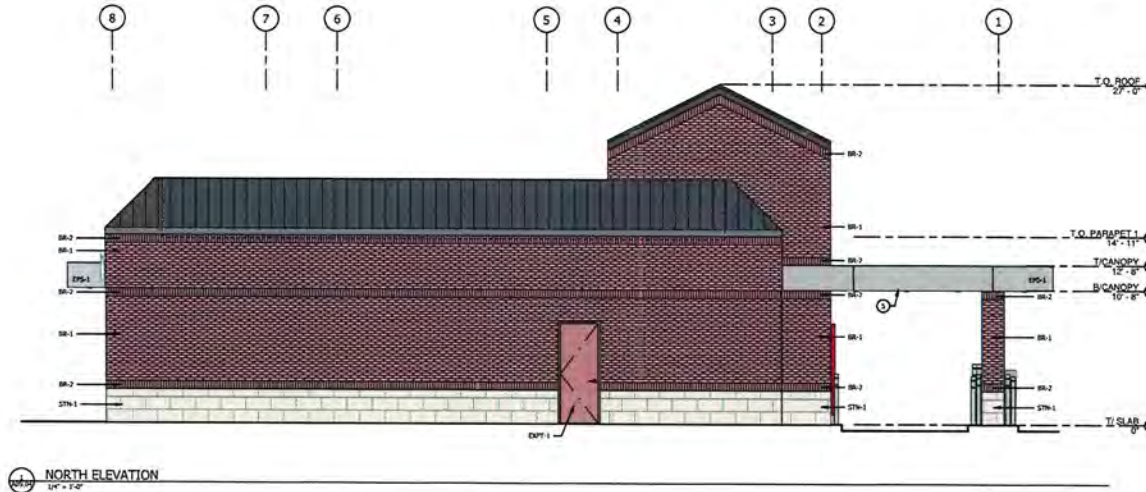
Attn: Marco Olvera
Technical Designer
Tel: 872.813.3912
Email: molvera@nelsonaw.com

Civil:
Langan
Attn: Ben Henry
Tel: 832.328.3217
E: bhenry@langan.com

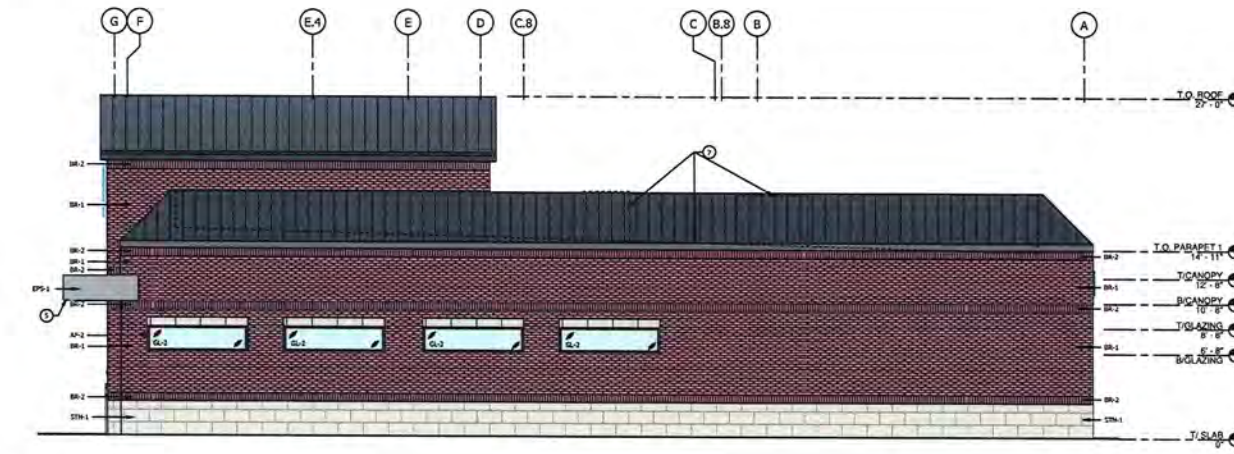
Structural:
KPTF
Attn: Andrew Cott
Tel: 212.401.6344
Email: Andrew.cott@kptf.com

MEP:
Windward
Attn: Erik Camacho
Tel: 972.534.5425
Email: Erik.Camacho@windwardec.com

Description	No.	Date
IF Schematic Design Review	06/23/2023	
IF Preliminary Design Final	07/05/2023	
IF 30% CD	07/12/2023	
IF 50% CD	08/16/2023	
IF 60% Review	08/21/2024	
IF 90% FINAL	04/24/2025	
IF CD	05/06/2025	
IF Concept Review	05/28/2025	



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



Florence
KY6-125
8560 US Hwy 42
Florence KY, 41042
PROPERTY ID: KY6-125
NSRP VERSION: 2.0
BULLETIN: 4-2024

EXTERIOR ELEVATIONS