

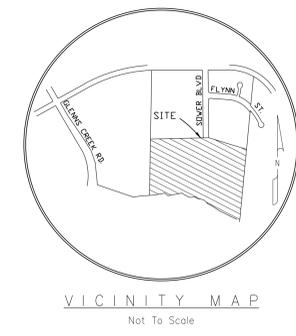
DEVELOPMENT PLAN

FRANKFORT OFFICE BUILDING
 LOT #4B FRANKFORT RESEARCH AND OFFICE PARK
 300 SOWER BLVD 40601 FRANKFORT, KENTUCKY



Schedule of Drawings

| | |
|------|--------------------------|
| DP 1 | COVER SHEET |
| DP 2 | EX. CONDITIONS |
| DP 3 | SITE PLAN |
| DP 4 | DRAINAGE PLAN |
| DP 5 | UTILITY PLAN |
| DP 6 | LANDSCAPE PLAN |
| DP 7 | SITE LIGHTING PLAN |
| DP 8 | ARCHITECTURAL FLOORPLANS |
| DP 9 | ARCHITECTURAL ELEVATIONS |



FRANKFORT OFFICE BUILDING

RFP #123014
 SOWER BOULEVARD
 FRANKFORT, KY

DEVELOPMENT PLAN

| DATE | PHASE |
|-----------|----------------------------|
| 2/6/2015 | DEVELOPMENT PLAN |
| 3/12/2015 | DEVELOPMENT PLAN REVISIONS |
| | |
| | |
| | |



PROJECT TEAM

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 Lexington, KY 40507
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 crmc.com

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 p. 859-254-8803 | f. 859-255-8625
 www.carmansite.com

CERTIFICATION STATEMENTS FOR USE ON FINAL DEVELOPMENT PLANS

LANDSCAPE CERTIFICATION

I DO HEREBY CERTIFY THAT THIS LANDSCAPE PLAN HAS BEEN REVIEWED BY ME/US AND DO ADOPT THIS PLAN AND ALL INFORMATION CONTAINED HEREIN AS THE PLAN FOR MINIMUM LANDSCAPE DEVELOPMENT FOR THIS PROJECT. I DO FURTHER CERTIFY THAT ALL PLANT MATERIAL WILL BE PERPETUALLY MAINTAINED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE, UNLESS AN APPROVAL TO AMEND THE LANDSCAPE PLAN IS GRANTED BY THE PLANNING AND BUILDING CODE DEPARTMENT.

Owner(s) _____ Date _____
 Witness _____ Date _____

CERTIFICATION OF AGREEMENT

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS FINAL DEVELOPMENT PLAN WITH MY (OUR) FREE CONSENT, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION. I (WE) FURTHERMORE UNDERSTAND THAT BUILDING PERMITS FOR CONSTRUCTION CAN ONLY BE ISSUED FOLLOWING THIS PLAN AND THAT AMENDMENTS TO THIS PLAN CAN BE MADE ONLY BY OFFICIAL COMMISSION ACTION.

Owner _____ Date _____

CERTIFICATION BY REVIEW AGENCIES

I (WE) HEREBY CERTIFY THAT THESE PLANS HAVE BEEN REVIEWED BY OUR AGENCY AND THE IMPROVEMENTS SHOWN HEREIN MEET OR EXCEED ALL REQUIREMENTS OF OUR AGENCY (AGENCIES) AND BUILDING PERMITS MAY BE ISSUED PURSUANT TO THESE PLANS.

Public Works Department _____ Date _____
 Planning and Building Codes Department _____ Date _____
 Frankfort Fire Department _____ Date _____
 Frankfort Plant Board - Electric _____ Date _____
 Frankfort Plant Board - Water _____ Date _____
 Frankfort Plant Board - Cable/Telecom _____ Date _____
 Frankfort Plant Board - Columbia Gas _____ Date _____
 AT&T-TELECOM _____ Date _____

P:\Planning\Frankfort Planning\Forms\Dev Plan Certification Statements.doc

ACCEPTANCE OF EASEMENT RESTRICTIONS

THE AREA INDICATED ON THE SITE PLAN BY DASHED LINES AND MARKED UTILITY EASEMENTS ARE HEREBY RESERVED FOR USE BY PUBLIC UTILITY FACILITIES, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO: 1. CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES, PIPELINES, AND/OR UNDERGROUND LINES; 2. RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM INDICATED EASEMENTS; 3. RIGHT TO TRIM OR REMOVE ANY TREES, SHRUBS, OR UNDERGROWTH NECESSARY TO MAINTAIN PROPER SERVICE; AND 4. RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD, OR PREVENT USE OF THE EASEMENT FOR ITS INTENDED PURPOSE, OR TO LIMIT OR HINDER ACCESS THROUGH, OVER, AND ALONG EASEMENT, TO THE SAID SERVICE OF POLES, CABLES, TRANSFORMERS, ENCLOSURES, OR LINES. IT IS UNDERSTOOD THAT AS PART OF THE EASEMENT STIPULATION THAT OWNERS, THEIR HEIRS, OR ASSIGNS HEREBY AGREE THAT NO EXCAVATION WILL BE ATTEMPTED WITHIN FIVE (5) FEET OF ANY BURIED FACILITIES INSTALLED WITHIN THE EASEMENT HEREIN DEFINED. BURIED FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION BY CALLING BUD 1-800-752-6007. PROPERTY OWNERS WHO PLACE, CONSTRUCT, BUILD, OR INSTALL STRUCTURES, TREES, FENCES, LANDSCAPING, OR ANY OTHER ITEM WITHIN THE EASEMENT, MAY BE SUBJECT TO CHARGES RELATING TO THE REMOVAL OF SUCH ITEMS. PROPERTY OWNERS ARE TO USE AND ENJOY THE SAID LANDS INCLUDED IN THE EASEMENT STRIPS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT AND PRIVILEGES HEREIN RESERVED.

Owner/Applicant _____ Date _____

CERTIFICATION OF APPROVAL

I HEREBY CERTIFY THAT THE FINAL DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE FRANKFORT-FRANKLIN COUNTY SUBDIVISION AND SITE PLAN REGULATIONS AND WITH THE CITY OF FRANKFORT ZONING REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED AS THE OFFICIAL PLAN FOR WHICH BUILDING PERMITS MAY BE ISSUED.

Chairman, Frankfort/Franklin County Planning Commission or Designee _____ Date _____

Certification of Sanitary Sewer Department for subdivision/development not adjacent to sewers
 The Frankfort Sewer Department hereby certifies that the property (properties) created by this action are not presently served by public sewers. However, the owner agrees to provide access across public right of way or dedicated easement without otherwise crossing private property to serve this property at no cost to the Frankfort Sewer Department. We further certify that all easements or rights of ways noted on this plat are acceptable to the Frankfort Sewer Department and based on the information provided to us, meet the property rights requirements of the Frankfort Sewer Department. This action does not release any property right not specifically noted.

Frankfort Sewer Department _____ Date _____

OWNER | DEVELOPER
 CMR/ D.W. WILBURN, LLC
 153 BLUESKY PARKWAY
 LEXINGTON, KENTUCKY, 40509
 p 859.263.2720

CARMAN
 LANDSCAPE ARCHITECT | CIVIL ENGINEER
 310 OLD VINE STREET, SUITE 200,
 LEXINGTON, KY 40507
 p 859.254.9803

KEYPLAN

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Job Number 1502
 Drawn By TE
 Checked By CTH/JLC
 Date MARCH 6, 2015

COVER SHEET

DP 1

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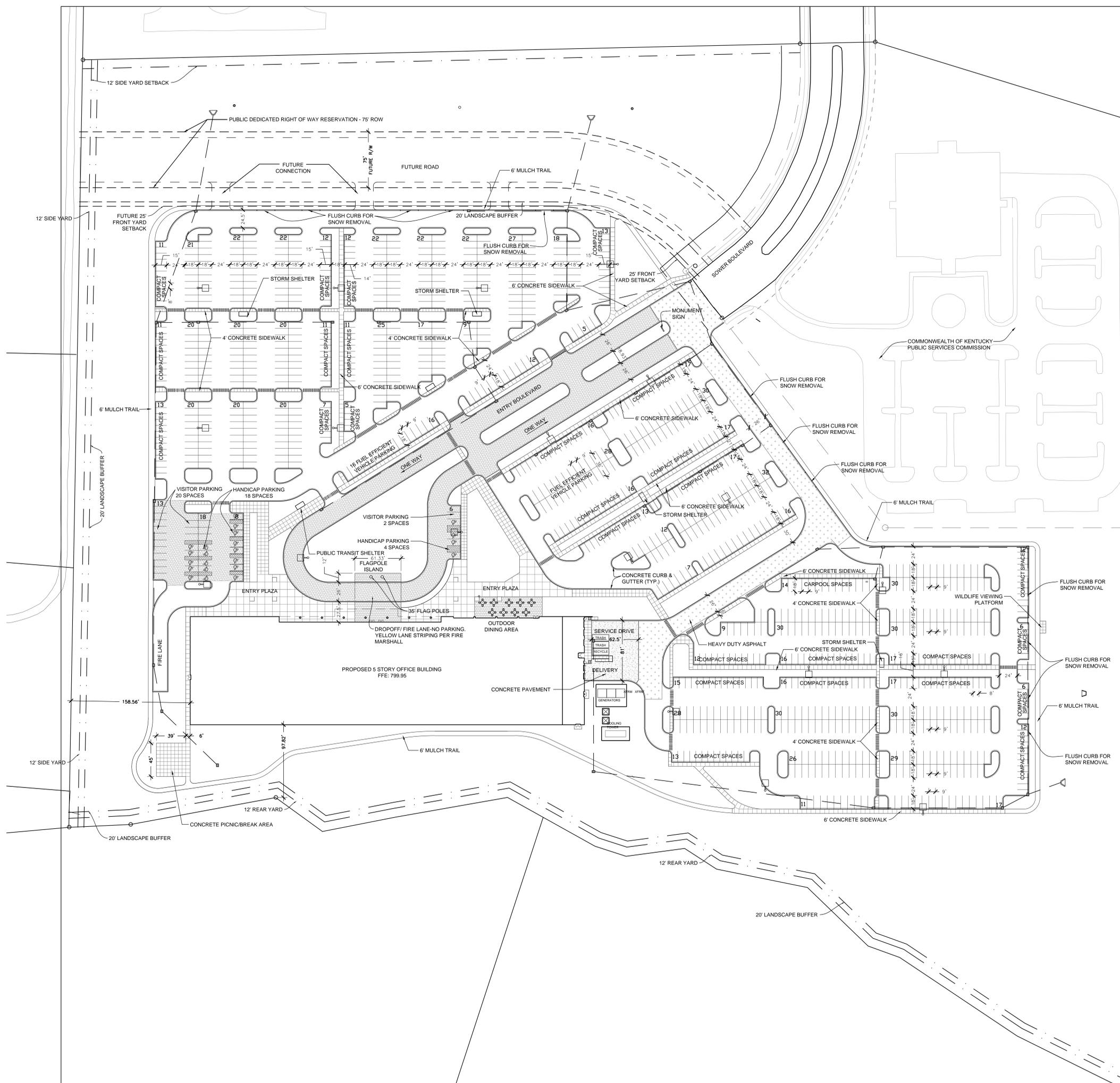
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SITE LAYOUT PLAN

DP 3



SITE STATISTICS

ZONING: PO

SITE AREA: 33.976 ACRES (1,479,994.56 S.F.)
 BUILDING FOOTPRINT SQUARE FOOTAGE: 74,375 S.F.
 GROSS BUILDING SQUARE FOOTAGE: 371,160 S.F.
 INCLUDING MECHANICAL PENTHOUSE

PARKING STATISTICS:
 OFFICE SQ. FT. : 352,890 @ 3 SPACES/1000 S.F. = 1059 SPACES
 RESTAURANT SQ. FT. : 5,265 @ 8 SPACES/1000 S.F. = 42 SPACES
 OUTDOOR TABLES : 9 TABLES @ 1/2 SPACE/TABLE = 5 SPACES
 TOTAL = 1106 SPACES REQ'D INCLUDING HC SPACES AND COMPACT SPACES
 HANDICAP PARKING SPACE REQ'D 20+1/100 OVER 1,000 = 22 REQ'D HC SPACES
 COMPACT PARKING SPACES 30% REQ'D = 332 COMPACT PKG SPACES

PARKING PROVIDED
 REGULAR SPACES: 753
 COMPACT SPACES: 344
 CARPOOL SPACES: 14
 FUEL EFFICIENT SPACES: 44
 ACCESSIBLE SPACES: 22
 TOTAL SPACES: 1177

WALKING TRAIL LENGTH: 3,749 L.F. (0.71 MILE)
REQUIRED

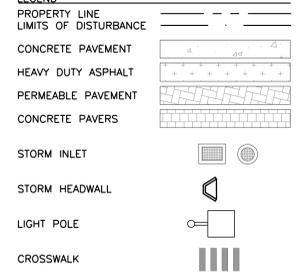
BUILDING HEIGHT: 3:1 HEIGHT TO YARD RATIO
 LOT COVERAGE: 35%
 LOT FRONTAGE: 60'

PERMEABLE PAVEMENT: 25% OF REQUIRED PARKING SPACES
 1106X.25 = 276.5 SPACES
 9X18 = 162 S.F.
 162 S.F.X.276.5 = 44,793 S.F.

PROVIDED

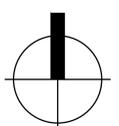
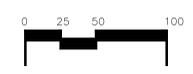
BUILDING HEIGHT: 88'
 LOT COVERAGE: 25%
 IMPERVIOUS: 55.3%
 PERVIOUS: 44.7%
 LOT FRONTAGE: 100'
 FRONT YARD: 25'
 SIDE YARD: 12'
 REAR YARD: 12'
 PERMEABLE PAVEMENT: 45,492 S.F.

LEGEND



NOTES:

1. MONUMENT SIGN APPROVAL FOR LOCATION ONLY. STYLE, SIZE AND TYPE TO BE DETERMINED BY A SEPARATE APPLICATION AND PERMIT.



FRANKFORT OFFICE BUILDING

RFP #123014
SOWER BOULEVARD
FRANKFORT, KY

DEVELOPMENT PLAN

| DATE | PHASE |
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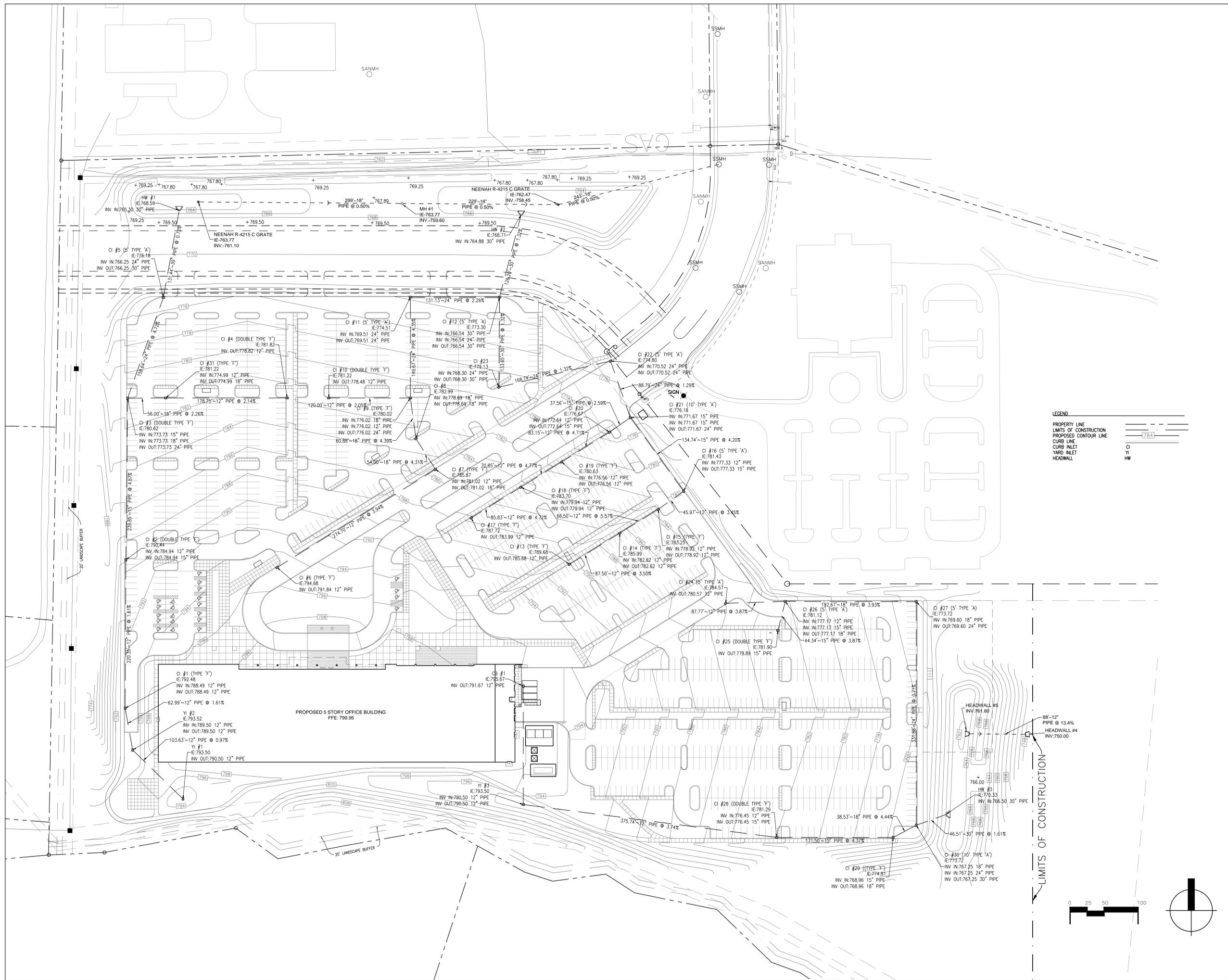
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Drawn By TE
Checked By CTH/JLC
Date MARCH 6, 2015

GRADING AND DRAINAGE

DP 4



LEGEND

| | |
|------------------------|-----|
| PROPERTY LINE | --- |
| LIMITS OF CONSTRUCTION | --- |
| PROPOSED CONTOUR LINE | --- |
| CURB LINE | --- |
| CURB INLET | CI |
| YARD INLET | YI |
| HEADWALL | HW |

**FRANKFORT
OFFICE BUILDING**

RFP #123014
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FRANKFORT, KY

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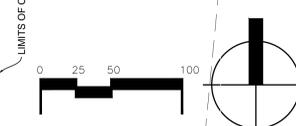
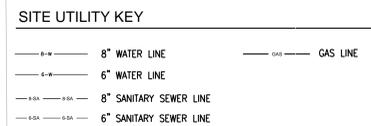
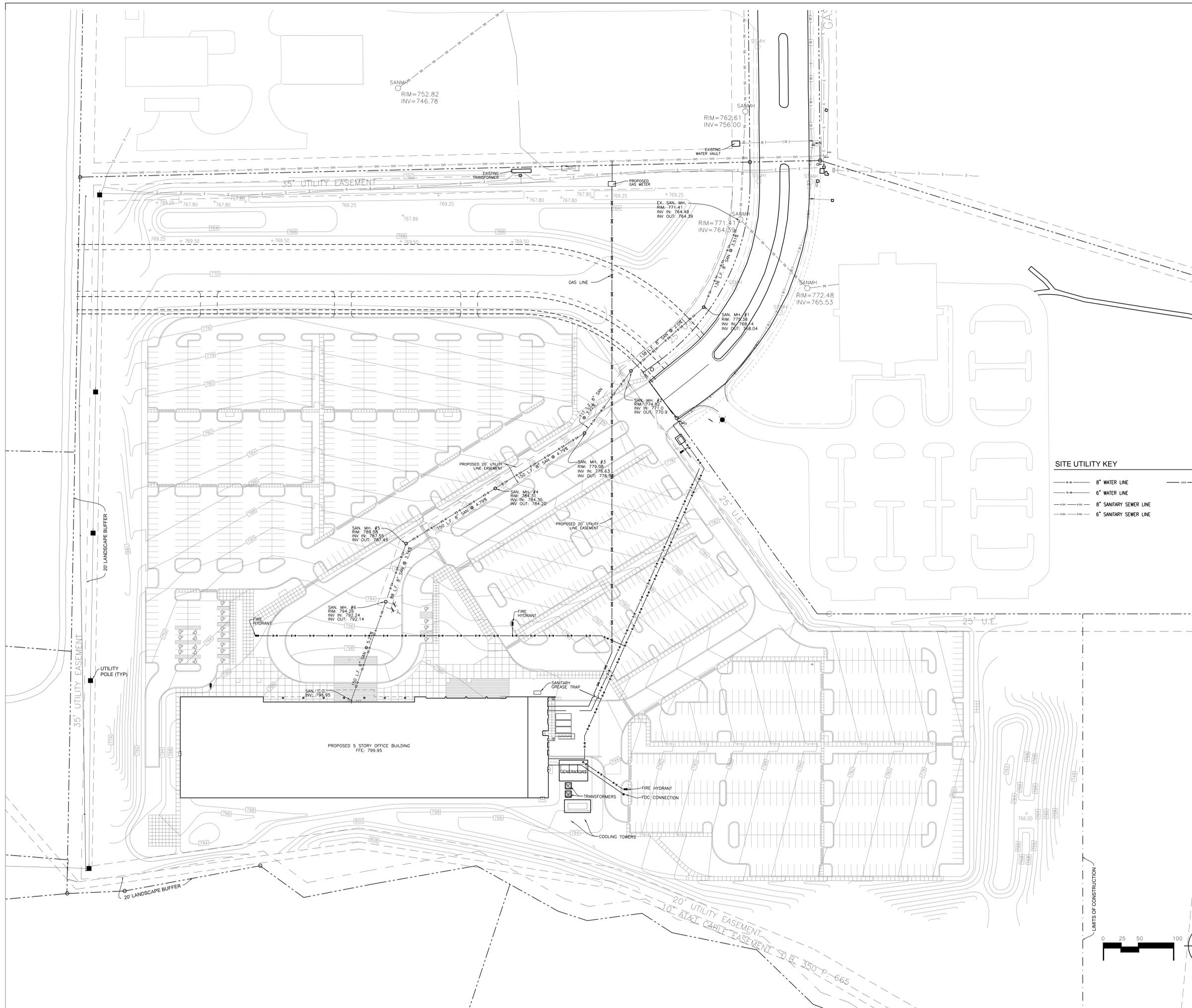
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Job Number 1502
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SITE UTILITY PLAN

DP 5



20' UTILITY EASEMENT
10' AT&T CABLE EASEMENT
D.B. 350 P-665

FRANKFORT OFFICE BUILDING

RFP #123014
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DEVELOPMENT PLAN

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ELECTRICAL SITE UTILITY PLAN

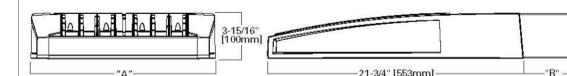
DP 7

STATE OFFICE BUILDING LIGHT FIXTURE SCHEDULE

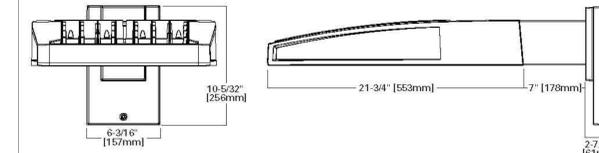
| TYPE | DESCRIPTION | MODEL | LED LUMENS/COLOR | VOLTAGE |
|------|--|-------------------------------------|------------------|---------|
| F | WALL MOUNTED LED AREA LIGHT WITH CAST ALUMINUM HOUSING AND MODULAR LED LIGHT MODULES | COOPER # GLEON-AE04-LED-E1-T2-BZ-WM | LED INCLUDED | 277 |
| OL1 | CAST ALUMINUM LED AREA LIGHT TYPE 2 DISTRIBUTION MOUNTED ON 30' SQUARE STEEL POLE. | COOPER # GLEON AE 10 LED 480 SL2 | LED INCLUDED | 480 |
| OL2 | CAST ALUMINUM LED AREA LIGHT TYPE 5 DISTRIBUTION MOUNTED ON 30' SQUARE STEEL POLE. | COOPER # GLEON AE 10 LED 480 5WQ | LED INCLUDED | 480 |
| OL3 | CAST ALUMINUM LED AREA LIGHT TYPE 3 DISTRIBUTION MOUNTED ON 30' SQUARE STEEL POLE. | COOPER # GLEON AE 10 LED 480 SL3 | LED INCLUDED | 480 |

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

| Number of Light Squares | "A" Width | "B" Standard Arm Length | "B" Optional Arm Length 1 | Weight with Arm (lbs.) | EPA with Arm 2 (Sq. Ft.) |
|-------------------------|--------------------|-------------------------|---------------------------|------------------------|--------------------------|
| 1-4 | 15'-1 1/2" (594mm) | 7" (178mm) | 10" (254mm) | 33 (15.0 kgs.) | 0.96 |
| 5-6 | 21'-5 7/8" (649mm) | 7" (178mm) | 10" (254mm) | 44 (20.0 kgs.) | 1.00 |
| 7-8 | 27'-5 7/8" (702mm) | 7" (178mm) | 13" (330mm) | 54 (24.5 kgs.) | 1.07 |
| 9-10 | 33'-3 3/4" (857mm) | 7" (178mm) | 16" (406mm) | 63 (28.6 kgs.) | 1.12 |

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.

Cooper Lighting
by F.T.M.

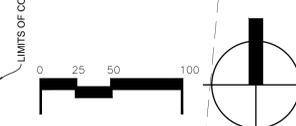
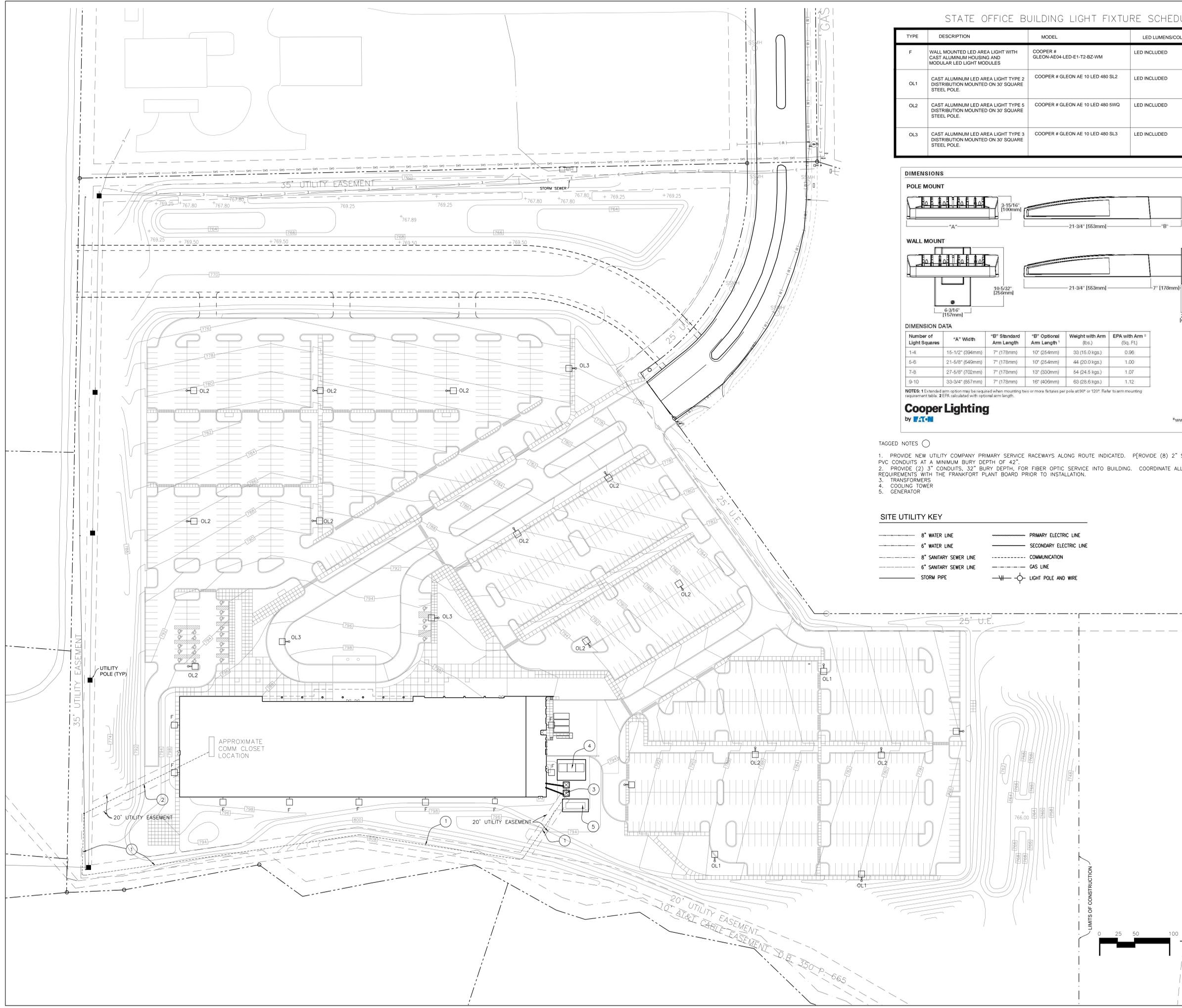
*www.designlights.org

TAGGED NOTES

1. PROVIDE NEW UTILITY COMPANY PRIMARY SERVICE RACEWAYS ALONG ROUTE INDICATED. P[ROVIDE (8) 2" SCH. 40 PVC CONDUITS AT A MINIMUM BURY DEPTH OF 42".
2. PROVIDE (2) 3" CONDUITS, 32" BURY DEPTH, FOR FIBER OPTIC SERVICE INTO BUILDING. COORDINATE ALL REQUIREMENTS WITH THE FRANKFORT PLANT BOARD PRIOR TO INSTALLATION.
3. TRANSFORMERS
4. COOLING TOWER
5. GENERATOR

SITE UTILITY KEY

| | | | |
|-------|------------------------|---------|-------------------------|
| ----- | 8" WATER LINE | ----- | PRIMARY ELECTRIC LINE |
| ----- | 6" WATER LINE | ----- | SECONDARY ELECTRIC LINE |
| ----- | 8" SANITARY SEWER LINE | ----- | COMMUNICATION |
| ----- | 6" SANITARY SEWER LINE | ----- | GAS LINE |
| ----- | STORM PIPE | --- --- | LIGHT POLE AND WIRE |



FRANKFORT OFFICE BUILDING

RFP #123014
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FRANKFORT, KY

FOUNDATIONS DESIGN

| DATE | PHASE |
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| 2/5/15 | MILL ORDER DESIGN RELEASE |
| 2/10/15 | FOUNDATIONS DESIGN RELEASE |
| | |
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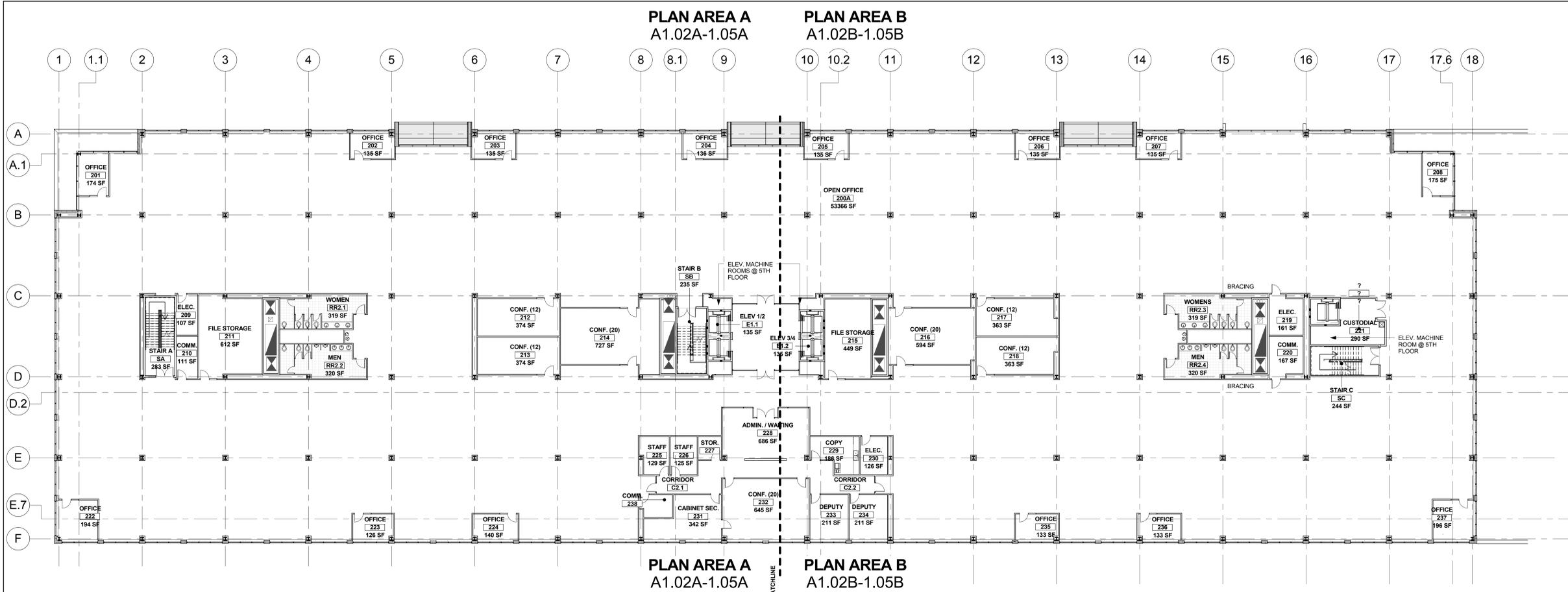
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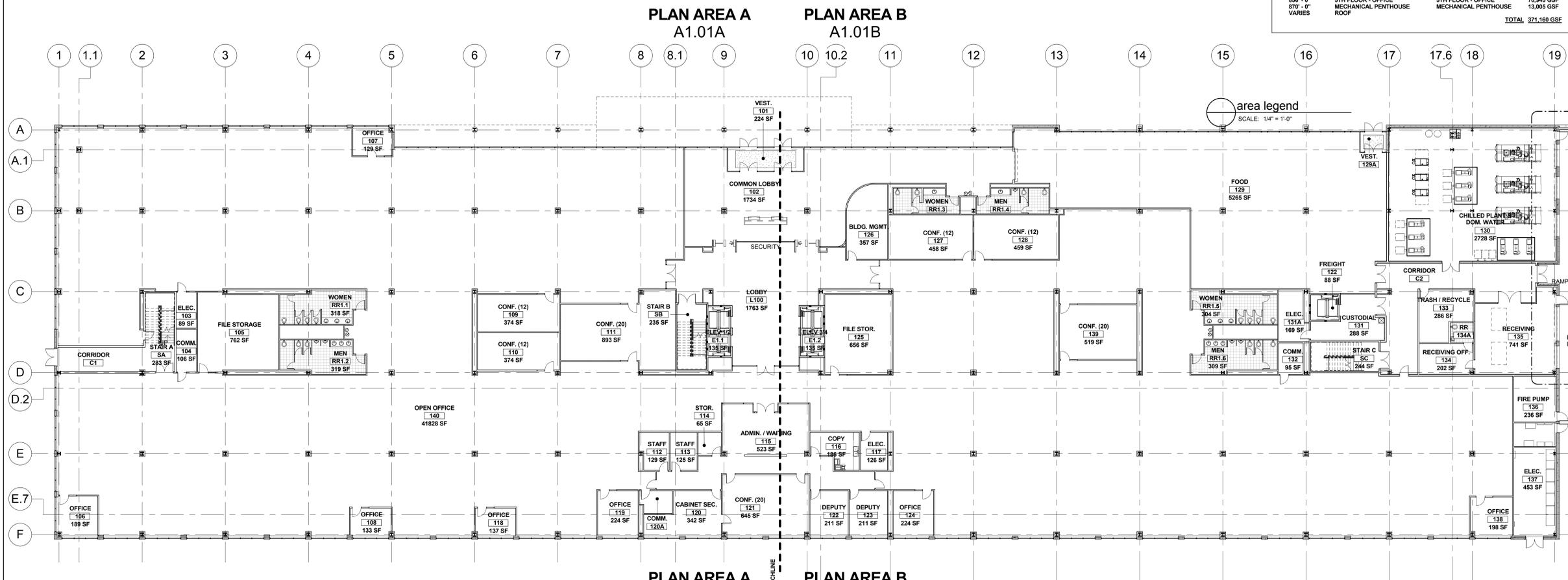
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2 2ND-5TH FLOOR COMPOSITE PLAN
DP-8 SCALE: 1/16" = 1'-0"

| LEVEL LEGEND | | GROSS AREA LEGEND | |
|--------------|-----------------------------------|-----------------------------------|--------------------|
| 800' - 0" | 1ST FLOOR - OFFICE & FOOD SERVICE | 1ST FLOOR - OFFICE & FOOD SERVICE | 74,375 GSF |
| 816' - 0" | 2ND FLOOR - OFFICE | 2ND FLOOR - OFFICE | 70,945 GSF |
| 830' - 0" | 3RD FLOOR - OFFICE | 3RD FLOOR - OFFICE | 70,945 GSF |
| 844' - 0" | 4TH FLOOR - OFFICE | 4TH FLOOR - OFFICE | 70,945 GSF |
| 856' - 0" | 5TH FLOOR - OFFICE | 5TH FLOOR - OFFICE | 70,945 GSF |
| 870' - 0" | MECHANICAL PENTHOUSE | MECHANICAL PENTHOUSE | 13,005 GSF |
| VARIES | ROOF | | |
| | | TOTAL | 571,160 GSF |



A1 1ST FLOOR COMPOSITE PLAN
DP-8 SCALE: 1/16" = 1'-0"

OFFICE BUILDING AREA A AREA B



KEYPLAN

All designs, arrangements and plans indicated or represented by this drawing are the property of EOP Architects and were created and developed for use on and in connection with the specified project. None of this information shall be used by or disclosed to any person or entity for any reason whatsoever without the permission of EOP Architects.

Written dimensions shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Notify EOP Architects immediately of any variation from the dimensions and conditions shown by these drawings.

Job Number 1502
Drawn By STAFF
Checked By RE / RJP
Date FEBRUARY 10, 2015



COMPOSITE FLOOR PLANS

DP-8

**FRANKFORT
OFFICE BUILDING**

RFP #123014
SOWER BOULEVARD
FRANKFORT, KY

FOUNDATIONS DESIGN

| DATE | PHASE |
|---------|-------------------------------|
| 2/5/15 | MILL ORDER DESIGN RELEASE |
| 2/10/15 | FOUNDATIONS DESIGN RELEASE |
| | |
| | |



PROJECT TEAM

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www.carmansite.com

OFFICE BUILDING

PLAN/TRUE

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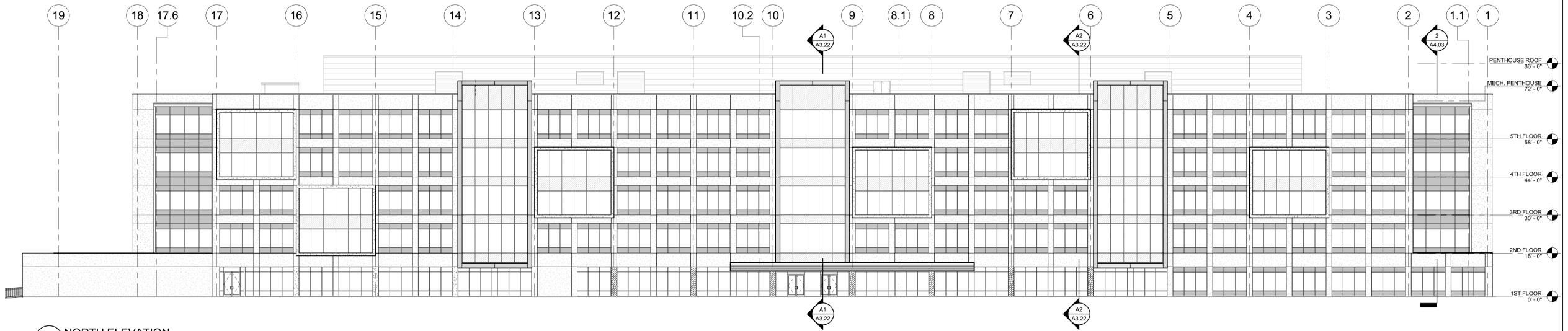
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Date FEBRUARY 10, 2015

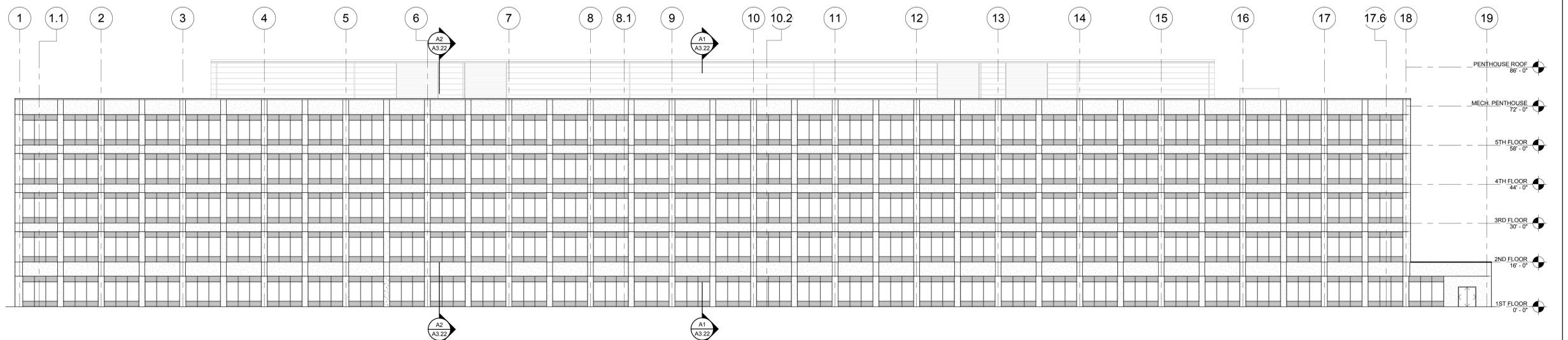


**OVERALL BUILDING
ELEVATIONS**

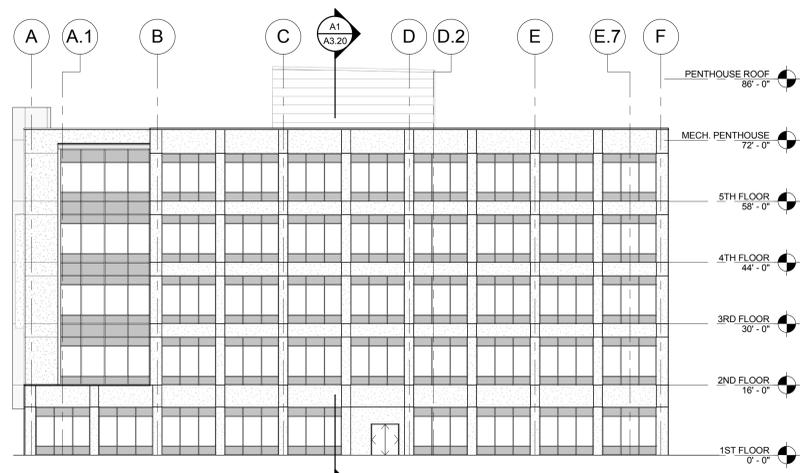
DP-9



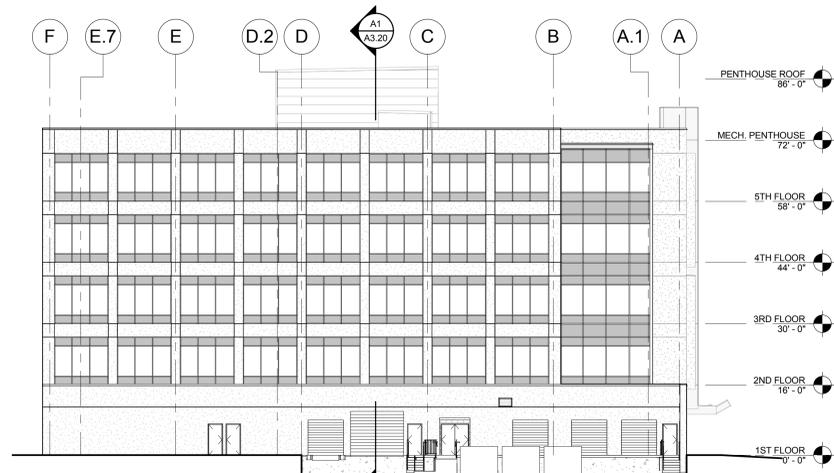
A1 NORTH ELEVATION
DP-9 SCALE: 1/16" = 1'-0"



A2 SOUTH ELEVATION
DP-9 SCALE: 1/16" = 1'-0"



A3 WEST ELEVATION
DP-9 SCALE: 1/16" = 1'-0"



A4 EAST ELEVATION
DP-9 SCALE: 1/16" = 1'-0"