



March 17th, 2019

CreoSalus Chemical Storage Addition
Louisville, Ky
Long Construction Management - Project # 2019-01

RE: Explanation of the Project
Conditional Use for a Chemical Storage Addition
1044 East Chestnut Street
Louisville, Ky.

To whom it may Concern,

The existing facility is an existing building housing office space for engineering offices, pharmaceutical offices and manufacturing laboratories for pharmaceutical development. The chemicals that are stored for the pharmaceutical development are required to be contained in a fire resistant storage building containment per the fire code. The project is a small addition of 580 s.f. to contain the chemicals used in the pharmaceutical labs for production of medicines for medical related treatments. It is our understanding that under the Louisville zoning regulations, a Conditional Use permit is required for this addition and use. The building is located at where the existing dock doors are located and will be the containment area as the chemical product is received at the adjacent docks and will be transported into the storage building for containment. Refer to attached drawing C1.1 for overall site and storage building location. The building is designed for fire and explosion resistance with fire protection systems, redundant HVAC and ventilation systems, and fire rated construction in according to the Kentucky Building Code.

Frank Culberson
Architect / Design Manager
Long Construction Management, LLC

Cc: Linden Long

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Neighborhood Meeting Notification

April 17, 2019

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for 4 District.

CreoSalus plans to submit a development proposal to request a Conditional Use Permit for 1044 East Chestnut Street, Louisville Ky.

Proposal

The proposal is to build a small storage structure to store Flammable Chemicals for the use in Pharmaceutical manufacturing. The storage building will be approximately 580 s.f. and will comply with all building code and fire suppression requirements. The storage building will be constructed of non-flammable materials and will be located off the existing loading dock area for the main building at the address described above.

In accordance with the procedures of Louisville Metro Planning and design Services, we have been directed to invite you to discuss this proposal before an application can be formally filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer or his/her representative. This meeting will be held in addition to the established public meeting procedures or the Board of Zoning Adjustment.

The meeting to discuss the development proposal will be held on:

May 1st , 6:00 pm
@ 1044 East Chestnut Street
Louisville Ky. 40204

At this meeting the Construction Manager and a CreoSalus Representative will explain the proposal and then discuss any concerns you may have. We encourage you to attend this meeting and share your thoughts.

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NEIGHBORHOOD MEETING MINUTES

Date of meeting: May 1st, 2019

Location: 1044 East Chestnut Street, Louisville Ky.

Time: 6:00 pm

Attendance: "See attached"

The purpose of this meeting was to discuss the intent of CreoSalus building a small addition to the existing building for hazardous material storage and to inform any interested neighbors in the area on the intent of the project. One neighbor across the road attended the meeting and asked questions related to the project as follows:

Q. - Is there any concerns if a fire occurs that a flash point would affect neighboring properties?

A. - The storage unit is design for fire prevention and not fire resistance. The unit will have it's own fire prevention system and the chemicals are such that such a flash point would not occur that will effect adjacent properties.

Q. - Is there any studies or concerns on the frequency of deliveries that may affect the traffic flow at the corner of East Chestnut and Liberty street?

A. - The deliveries are not that frequent and the container sizes are small so there should be no effect on traffic during deliveries.

Q. - Is there protection fencing to secure the storage unit from vandalism?

A. - There is fencing around the property along Liberty and East Chestnut St. and the unit is designed for adequate security and protection.

Q. - Does CreoSalus carry liability insurance in case of a fire?

A. - Yes, CreoSalus is fully insured.

Q.- The neighbor stated that they are aware of possible caverns in this area and underground sewer concerns and they stated that this may affect the storage building.

A. - CreoSalus has Design and Construction Professionals involved in the project and will take this under consideration.

End of Minutes.



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