

Board of Zoning Adjustment

Staff Report

March 16, 2015



| | |
|----------------------------------|--------------------------------|
| Case No(s): | 14CUP1032 |
| Project Name: | Eurofins Headquarters |
| Location: | 12701 Plantside Drive |
| Owner(s): | Louisville Real Estate, Inc. |
| Applicant(s): | WS Construction |
| Representative(s): | Phil Gambrell |
| Project Area/Size: | 908 square feet |
| Existing Zoning District: | PEC, Planned Employment Center |
| Existing Form District: | SW, Suburban Workplace |
| Jurisdiction: | Louisville Metro |
| Council District: | 20 – Stuart Benson |
| Case Manager: | Jon E. Crumbie, Planner II |

REQUEST

- Conditional Use Permit to allow a potentially hazardous or nuisance use (Reagent Room) in a PEC zoning district.

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 32,942 SF office and manufacturing building on the currently vacant lot at the intersection of Plantside Drive and Schutte Station Place. The required building design and parking requirements will be met on the site. Sidewalks will be provided along both street frontages. Since the landscape buffers are less than 25' width, the sidewalk locations require a landscape waiver. The applicant has requested landscape waivers to allow utility easements to overlap as well as pavement areas to the rear and a driveway entrance from Plantside Drive along the eastern property perimeter. PEC zoning district requires a 15' landscape buffer along the property perimeters. The encroachments will allow a shared access to the site along the eastern property perimeter and the location of loading and unloading activities to the rear of the site away from the street frontage along the northern property perimeter. The overall tree canopy requirements will be met on the subject site as well as proper buffering provided along both street frontages with the required screening and planting materials.

SITE CONTEXT

The site is irregular in shape and located on the northeast corner of Plantside Drive and Schutte Station Place. The site is surrounded by Offices/Warehouses and vacant land that will be developed in the future.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

| | Land Use | Zoning | Form District |
|-------------------------------|----------------------|--------|---------------|
| Subject Property | | | |
| Existing | Vacant | PEC | SW |
| Proposed | Office/Manufacturing | PEC | SW |
| Surrounding Properties | | | |
| North | Vacant | PEC | SW |
| South | Office/Warehouse | PEC | SW |
| East | Vacant | PEC | SW |
| West | Vacant | PEC | SW |

PREVIOUS CASES ON SITE

14DEVPLAN1063: Landscape waivers and Detailed District Development plan

14489: The Development Review Committee approved a revised general district development plan for Blankenbaker Station II and several general plan binding element amendments regarding buffers, land use restrictions and traffic.

13723: Revised general district development plan and revised preliminary subdivision plan approved by Development Review Committee.

12224: An amendment to existing general plan binding element #20 regarding buffering.

9992: General plan binding element amendments.

9-67-05: The Planning Commission approved a rezoning from R-4 to PEC for the larger area known as Blankenbaker Station II.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMITS

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal meets all applicable policies of the Comprehensive Plan. Lighting will be Land Development Code compliant and the appropriate waivers have been approved.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The subject site is located in a Suburban Workplace Form District that has a mix of Office/Warehouse uses. All the uses in the area have similar, scale, intensity, traffic, noise, and lighting.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The proposal has been reviewed by Public Works and MSD and both have approved the plan. The Jeffersontown Fire Protection District did not comment on the proposal.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested? There are 4 requirements and 1 item will be met which are items A. The applicant has submitted information as to how item B. and C. will be handled.

The following uses (manufacture, processing, treatment, or storage unless otherwise specified), having accompanying hazards such as fire, explosion, noise, vibration, dust, or the emission of smoke, odor, or toxic gases may, if not in conflict with other laws or ordinances, be located in industrial zones as indicated below by Conditional Use Permit after the location and nature of such use shall have been approved by the Board of Zoning Adjustment. In reviewing an application for a CUP, the Board of Zoning Adjustment shall review the plan and statements of the applicant and the following:

- A. The Comprehensive Plan;
- B. Environmental and health related concerns raised by the operation and the applicant's proposal to mitigate any adverse effects to the public's health, safety and general welfare;
- C. The applicant's site design, buffering, and security measures and their adequacy to mitigate any adverse effects to the public's health, safety and general welfare;
- D. Any other evidence submitted by the applicant and any other party addressing the issues.

A Conditional Use Permit under this section shall be issued only if the evidence shows the applicant's operation and associated nuisances will be properly managed and the public's health, safety and general welfare will be protected. The Board of Zoning Adjustment may impose additional conditions to protect surrounding properties. All Conditional Use Permits under this section shall be issued subject to the applicant also receiving all necessary permits from local, state and federal regulatory agencies.

EZ-1 and M-3

Aluminum powder

Brick, fireback, tile, clay products, including refractories: manufacturing, processing or treatment but not including storage

Cement, gypsum, lime, and plaster of paris (but not storage)

Charcoal, lampblack, carbon black, bone black, and fuel briquettes, including pulverizing

Chemicals, including acetylene, acids and derivatives, alcohol (industrial), ammonia, aniline dyes, carbide, caustic soda, cellulose and cellulose storage, chlorine, cleaning and polishing preparation (non-soap), dressings and blackings, creosote, dyestuffs, exterminating agents and poisons, hydrogen and oxygen, plastic materials, and synthetic resins, potash, pyroxylin, tar products, turpentine and

resin, and solvent-extracting

Coal, coke, or tar products including fuel gas and coke-oven products
Distillation, manufacture, or refinement of coal, tar, asphalt, or asphalt products

Metal and metal ores, reduction, refining, smelting, alloying, including blast furnaces, cupolas, and blooming mills (but not storage of metal products)

Minerals and earths (including sand-lime products), grinding, crushing, processing or storage

Paint manufacture, processing, or treatment (but not storage)

Petroleum or petroleum products, refining, bulk storage, including gasoline or other petroleum products

Plastic, manufacture, processing, treatment, or bulk storage

Radioactive materials

Steel works and rolling mills (ferrous) for steel, structural iron and steel fabrication, and structural products, including bars, cables, girders, rails, wire rope, or similar products

Waste paper and rag operations

Wood pulp or fiber, reduction or processing (including paper mill operations)

M-3 Only

Distillation of wood and bones

Explosives (when not prohibited by other ordinances) including ammunition, fireworks, nitrating of cotton or other materials, nitrates (manufactured and natural) of an explosive nature, and storage of latter

Exterminating operations where exterminating chemicals or agents are stored

Fertilizer (organic and non-organic), including fish, oils, manure, or peat

Glue and size (vegetable), gelatin (animal), and starch manufacture

Grain storage or grain elevators

Hair, hides, raw fur, leather, curing, dressing, dyeing, finishing, tanning, and storage

Match manufacture, processing, or treatment

Meat and fish products, including slaughtering of meat or curing of fish, packing, and storage

Ore dumps, slag piles

Rendering, incineration or reduction, and storage of dead animals, garbage, offal, or waste products (the entire operation to be performed within a building)

Slaughtering of animals or poultry

Stock yards and feed lots

TECHNICAL REVIEW

A revised plan will need to be submitted and approved. The review should be staff approvable.

STAFF CONCLUSIONS

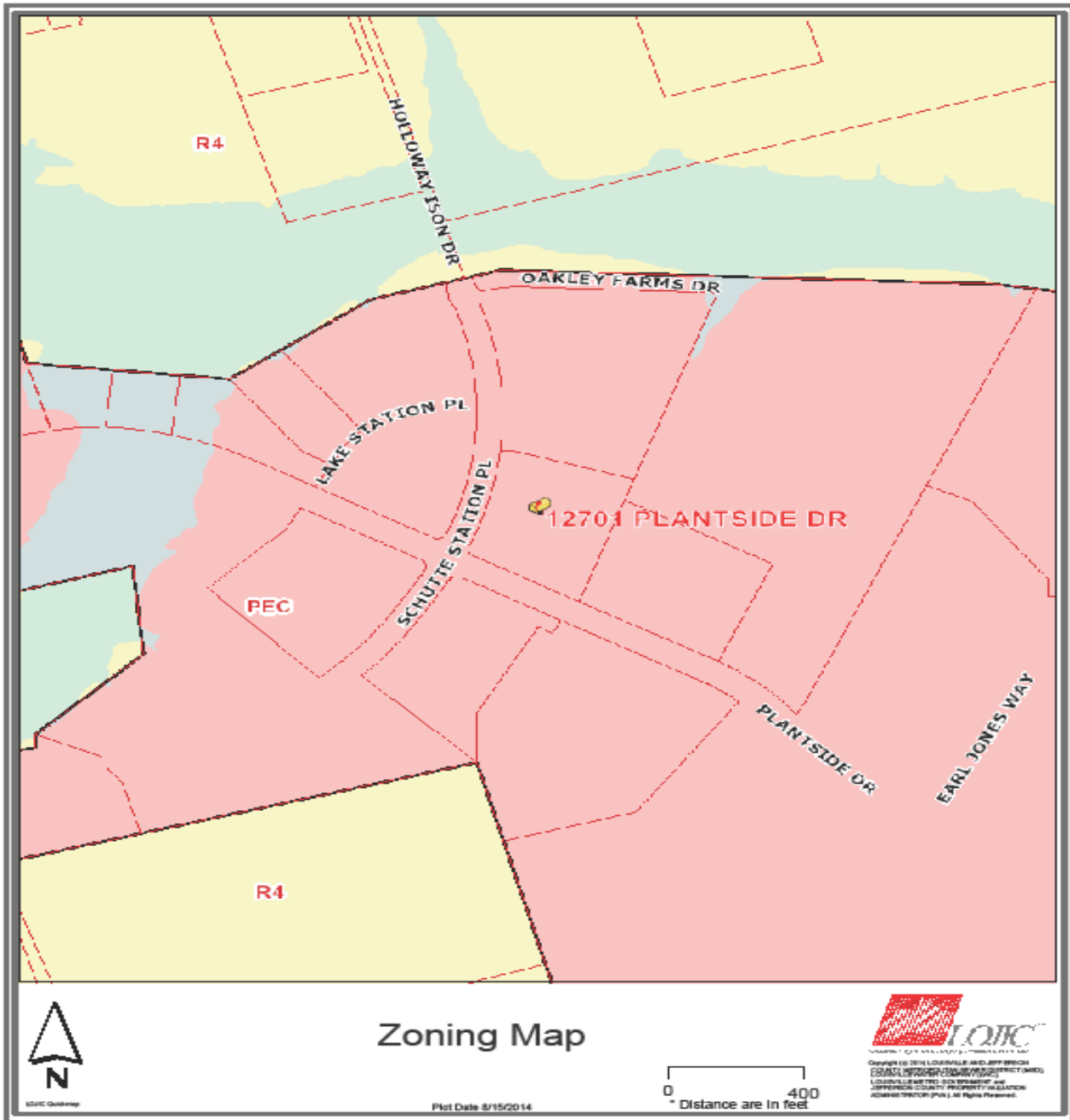
Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the Conditional Use Permit as established in the LDC

NOTIFICATION

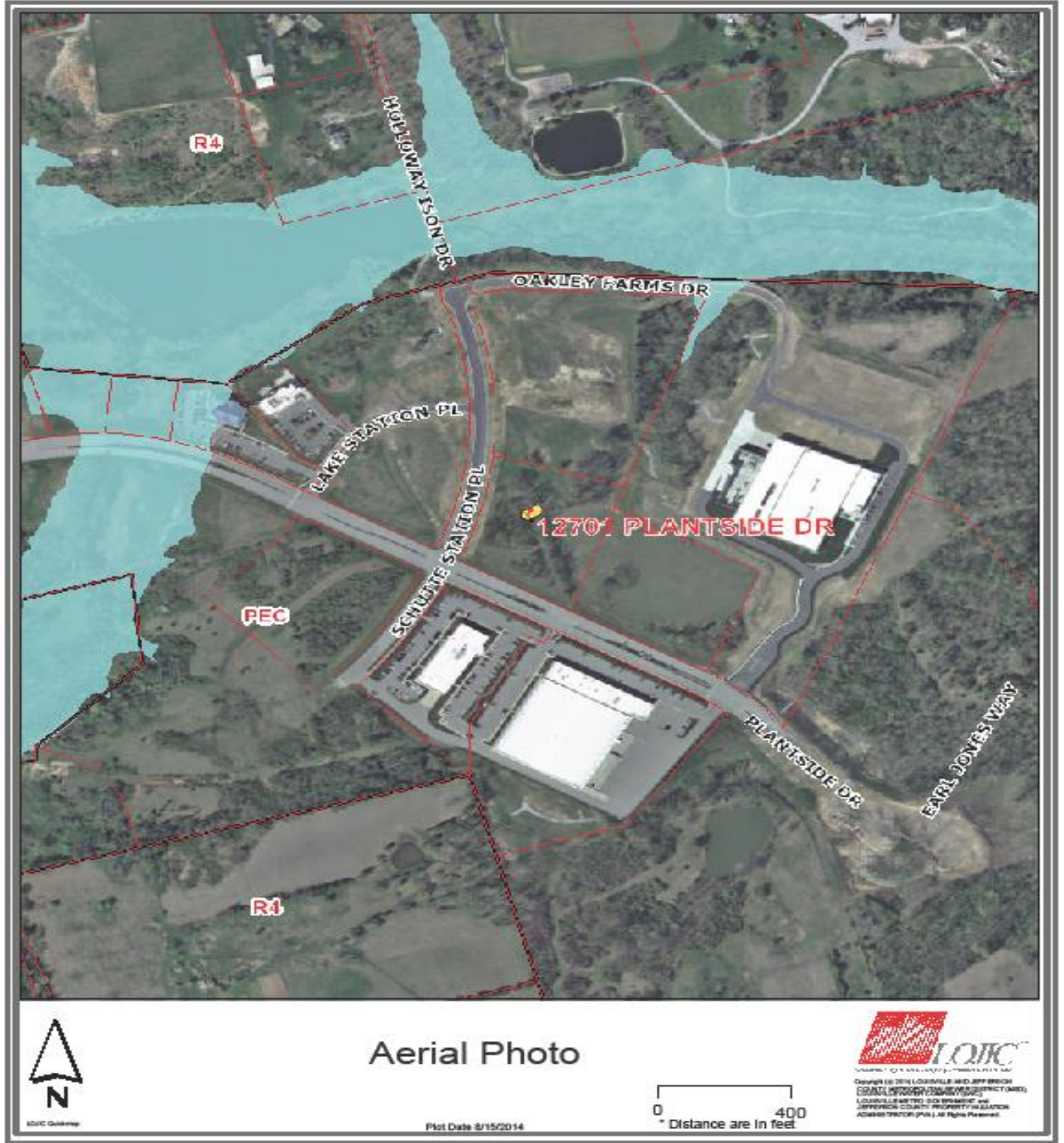
| Date | Purpose of Notice | Recipients |
|------------|-------------------|--|
| 02/27/2015 | APO Notice | First tier adjoining property owners Neighborhood notification recipients |
| 02/27/2015 | Sign Posting | Subject Property |

ATTACHMENTS

- Zoning Map



2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

| # | Cornerstone 2020 Guidelines & Policies | Cornerstone 2020 Plan Element | Plan Element or Portion of Plan Element | Pre-App Finding | Pre-App Comments | Final Finding | Final Comments |
|----|---|--|---|-----------------|--|---------------|----------------|
| 6 | Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4 | Community Form/Land Use Guideline 3: Compatibility | A.5: The proposal mitigates any potential odor or emissions associated with the development. | √ | APCD has reviewed the proposal and does not have any comments. | | |
| 7 | Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4 | Community Form/Land Use Guideline 3: Compatibility | A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities. | √ | Public Works has reviewed the proposal and does not have any comments. | | |
| 38 | Livability, Goals B1, B2, B3, B4, Objectives B1.1-1.8, B2.1-2.7, B3.1-3.4, B4.1-4.3 | Livability/Environment Guideline 10: Flooding and Stormwater | The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices. | √ | MSD has reviewed the proposal and has no comments. | | |
| 39 | Livability Goals C1, C2, C3, C4, all related Objectives | Livability/Environment Guideline 12: Air Quality | The proposal has been reviewed by APCD and found to not have a negative impact on air quality. | √ | APCD has reviewed the proposal and does not have any comments. | | |

4. Applicant's Justification Statement and Proposed Findings of Fact

September 8, 2014

Louisville Metro Department of
Planning and Design Services
444 South 5th Street, Suite 300
Louisville, KY 40202

To Whom It May Concern,

This project serves to construct an 908 sq. ft., single-story storage building adjacent to and independent of the previously approved Eurofins Office and Laboratory Building (P&Z Approval #14DEVPLAN1063). This new building will serve to provide storage of certain chemicals used in the laboratories processes performed in the adjacent building. The current use for the site is Business Use within the property zoned as Business/Industrial; this proposal will not change this designation.

Sincerely,
LUCKETT & FARLEY



Kevin Eakes, PE, LEED AP

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SEP 08 2014
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January 12, 2015

Board of Zoning Adjustment
Planning & Design
444 South 5th Street
Louisville, KY 40202

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Re: Eurofins Office and Laboratory Building
12701 Plantside Drive
CUP Application – LDC 4.2.43, C

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Board of Zoning Adjustment,

The attached application is submitted in reference to a new “High-Hazard” use building to be constructed at the address listed above. The subject structure (herein referred to as the “Reagent Room”) will be built to support the main structure, on the same site (reference: Dept. of Codes & Regulations building permit #BL920778). The Reagent Room will store bulk quantities of chemicals to be used in the laboratories of the main building; this facility will be used to manufacture synthetic DNA material. The hazards represented by the substances in question, as defined by the KBC (ch. 2, sec. 202, and ch. 4, sec. 414), require that the building be classified as a mixed use H-2, H-3, and H-4 building.

Below, in compliance with LDC 4.2.43-C, is a summary of safety measures to be implemented in the Reagent Room. It is the intent of the client and the design team for the project that all such measures should meet or exceed the requirements of all authorities having jurisdiction over the project.

1. Hazardous materials containment:

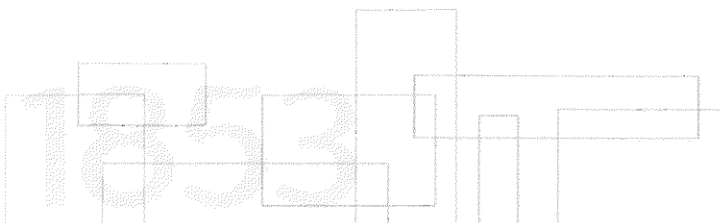
- 1.1. All hazardous materials are to be stored in portable cylinders, rather than stationary tanks.
- 1.2. All hazardous materials are to be distributed through “closed systems” as defined by the KBC, meaning that the substances “... will not be exposed to the atmosphere during normal operation”.
- 1.3. Incompatible materials will be segregated to avoid accidental interactions.
- 1.4. Laboratory waste products are piped to closed hazardous waste disposal totes, which are also to be housed in the Reagent Room.
- 1.5. A secondary containment basin, with chemically compatible finish, will be built into the floor to catch any spills, leaks, or fire suppression media. Such “spillage” would be retained until a licensed hazardous materials disposal contractor could properly clean/dispose of it. A monitoring system, with local and remote alarms, will be built into the basin to alert the owner of the presence of any such “spillage”.

2. Fire alarm and suppression:

- 2.1. The Reagent Room will be equipped throughout with an automatic fire suppression system. The system will utilize a chemically compatible dry powder for fire suppression rather than water.
- 2.2. The Reagent Room will also be equipped with a fire alarm system with both local and remote alarms.

3. Ventilation:

- 3.1. The Reagent Room will be continuously exhausted with 100% fresh air intake.
- 3.2. Exhaust ductwork will be constructed entirely of aluminum and will have both high and low intakes.



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3.3. The roof mounted exhaust fan will also be aluminum, and will be a centrifugal up-blast unit, with the motor located out of the air stream.

3.4. Exhaust air will be monitored for elevated vapor concentrations, with both local and remote alarms.

4. **Miscellaneous provisions:**

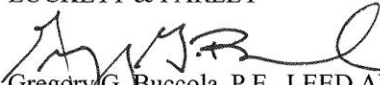
4.1. Pressure Relief Panels: The exterior walls of the Reagent Room will be equipped with pressure relief panels to prevent structural compromise in the event of deflagration or explosion.

4.2. Separation: The Reagent Room will be separated from the main office/laboratory building, and is located as far from public rights of way as possible.

4.3. Emergency access: The local Fire Chief and Fire Marshal were consulted early in the design process. They confirmed that access to the Reagent Room, for emergency personnel and vehicles, is sufficient.

We appreciate your time in review of this information and based on the totality of the information presented, look forward to receiving your approval. If you have any questions, please do not hesitate to contact me.

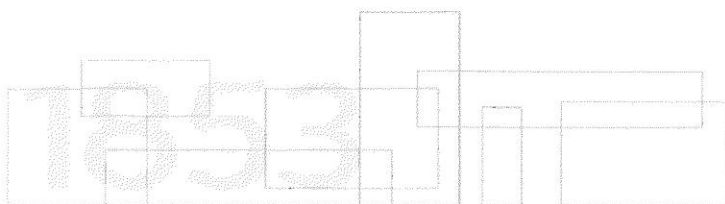
Submitted by,
LUCKETT & FARLEY


Gregory G. Buccola, P.E., LEED AP BD+C
Project Manager & Vice President

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Neighborhood Meeting Notification

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DATE SENT: November 10, 2014

TO: Adjoining Property Owners of: Eurofins Offices and Lab, 12701 Plantside Drive, Louisville, KY 40299; Neighborhood Group Representatives expressing interest in this area; and, Metro Councilperson for the 20th District.

FROM: Louisville Real Estate, Inc., Developer

RE: Development Proposal for Property located at 12701 Plantside Drive, Louisville, KY 40299

This project serves to construct an 908 sq. ft., single-story storage building adjacent to and independent of the previously approved Eurofins Office and Laboratory Building (P&Z Approval #14DEVPLAN1063). This new building will serve to provide storage of certain chemicals used in the laboratories processes performed in the adjacent building. The current use for the site is Business Use within the property zoned as Business/Industrial; this proposal will not change this designation.

This proposal entails a request for a Conditional Use Permit. This request will be considered by the Louisville Metro Planning Commission and/or Board of Zoning Adjustment.

In accordance with procedures of Louisville Metro Planning and Design Services, we have been directed to invite adjoining property owners and neighborhood group representatives to discuss this proposal before an application can be filled. 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 representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or Board of Zoning Adjustment.

MEETING DATE AND LOCATION: Monday, November 17, 2014 at 5:00 pm at the Harshaw Trane Learning Center, 12700 Plantside Drive, Louisville, KY 40299.

At this meeting, representatives from Lockett & Farley will explain the proposal and then discuss any concerns you have. The purpose of this meeting is to increase your understanding of this proposal early in the process. We encourage you to attend this meeting and to share your thoughts.

14CUP1032

| Owner | Address | City | State | Zip |
|--|---------------------------|------------|-------|-------|
| County of Shelby Kentucky | 1111 Superior Avenue | Cleveland | OH | 44114 |
| Excalibur Blankenbaker LLC | 13307 Magisterial Drive | Louisville | KY | 40223 |
| Eaton Corporation | 1111 Superior Ave E FL 19 | Cleveland | OH | 44114 |
| Hosts Development LLC | PO Box 7368 | Louisville | KY | 40257 |
| Tucker Station Neighborhood Association | 2421 Tucker Station Road | Louisville | KY | 40299 |
| Blackacre Foundation | 3200 Tucker Station Road | Louisville | KY | 40299 |
| Floyds Ford Environmental Preservation Association | 6505 Echo Trail | Louisville | KY | 40299 |

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NEIGHBORS IN ATTENDANCE

Name
(Optional)

Address

Zip Code

Phone #

| | | | |
|---------------|------------------------|-------|----------|
| STUART BENSON | COOUNCILMAN #20 | | |
| Eileen Kaelin | 2421 Tucker Station Rd | | |
| David Kaelin | 2421 Tucker Station Rd | | 727-1418 |
| FRANK HARTMAN | 12700 PLANTSIDE DR | 40299 | 499-7000 |
| Jeff Akin | " | | 499-1700 |
| Steve Poley | 2406 Tucker Station Rd | 40299 | 297-9991 |
| Michael Scott | 2202 Tucker Station Rd | | 408-3118 |

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Eurofins- Public Meeting

November 17, 2014
Open Session-Q&A

Attendees:

Mr. Steve Porter-attorney for HOA
Mr. Kaelin - HOA
Mrs. Kaelin - HOA
Mr. Benson - Metro councilperson
Mr. Harshaw - Business owner
Mr. Scott - neighbor
Mr. Greg Buccola (GB) – Lockett & Farley
Mr. Geoff Meehan (GM) – Lockett & Farley
Mr. Philip Gambrell (PG) – Lockett & Farley
Mr. Ed Flege (EF) – Lockett & Farley

Question/Concerns

Mr. Porter: Why is reagent room being treated as a separate entity from the main building?

Response: GM- There was a delay in finalizing types and amounts of chemicals to be stored in reagent room.

Mr. Porter: Can a secondary tenant/owner store "High Hazard" materials on site?

Response: PG - There will be "binding elements" agreed to by the Owner which will prevent this from happening.

Mr. Porter: How will delivery of materials be handled, is there a loading dock?

Response: GM - There will not be a loading dock

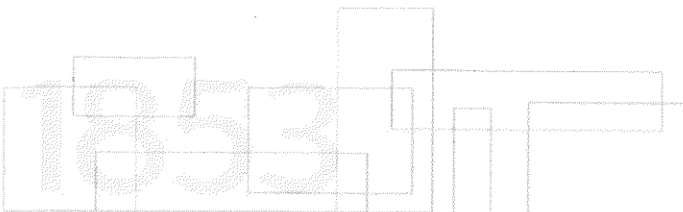
GM - Materials will be palleted and off/on loaded by means of a forklift.

GM - Delivery trucks will have a limited time on site.

Mr. Kaelin: Explain zoning for the area and what is allowed

Response: PG - M1 and M2 are allowed

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Mr. Benson: Clarify location of reagent room in regards to main building, is it inside of main building?

Response: GM - Reagent room is a separate bldg. with its' own wall system adjacent to the main building.

GM - Materials will be moved between the buildings by way of a closed piping system

GM - There is a defined delivery/pickup area.

Mr. Harshaw: Explain wall construction between the reagent room and the main building.

Response: 12 inch wall/only one door into reagent room.....

Mr. Scott: Explain/Identify chemicals to be stored.

Response: GM- Chemicals are listed in groups based on level of hazard.

Mr. Porter: Can a list of the chemicals to be stored be included in meeting report? Can this list be sent to the meeting attendees?

Response: GB - Yes, a list will be included with the report and can be sent to meeting attendees if address has been provided.

Mr. Scott: What is considered "high hazard" and what happens if there is a release?

Response: PG - Current code allows for the close proximity to neighboring properties.

Mr. Porter: What happens if there is an event (explosion), has the local FD been informed of facility?

Response: GM - Materials are not explosive.

GB - Design team has met with the local FD to explain facility and its' usage.

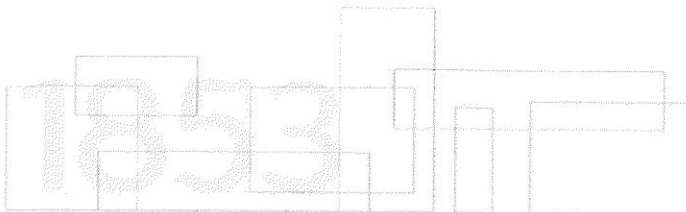
PG - EPA has approved project.

PG - Local FD has a representative on the BOA.

END OF SESSION

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Quantity of the chemical in this state. (See col. 1 for units)

| | Chemical Name | State (unit) | KBC Hazard Classifications | | | | | Reagent Room * |
|----|---------------|---------------|----------------------------|-------|-----------|-----------|---------------------|----------------|
| | | | Combust./Flammable | Toxic | Corrosive | Stability | Oxidizer/H2O-react. | |
| 2 | ***** | Liquid (gal.) | Com. (II) | T | CO | 0 | WR-2 | 216.62 |
| 9 | ***** | Liquid (gal.) | Flam. (IB) | T | CO | 0 | | 270.78 |
| 12 | ***** | Liquid (gal.) | Com. (IIIB) | T | CO | 0 | | 270.78 |
| 14 | ***** | Liquid (gal.) | Flam. (IB) | | CO | 0 | | 812.33 |
| 15 | ***** | Liquid (gal.) | Flam. (IB) | | CO | 0 | | 108.31 |
| 17 | ***** | Liquid (gal.) | Flam. (IB) | T | CO | 0 | | 216.62 |
| 18 | ***** | Liquid (gal.) | Flam. (IB) | | CO | 0 | | 216.62 |
| 19 | ***** | Liquid (gal.) | Com. (II) | T | | 0 | | 270.78 |
| 29 | ***** | Liquid (gal.) | N/A | T | CO | 0 | | 216.62 |
| 31 | ***** | Liquid (gal.) | Flam. (IB) | | CO | 0 | | 52.83 |
| 33 | ***** | Liq/Gas (lb.) | Flam. (IA) Gas | T | | 0 | | 550 |

* Structurally independent High-Hazard use building: H-2, H-3, H-4. Fully sprinkled (dry chemical).

Luckett & Farley: Pursuant to the question raised at the 11/17/2014 neighborhood meeting, the above is a list of chemicals that will be stored in the (subject) Reagent Room. The table contains the attributes that L&F has determined make them classified under the Kentucky Building Code as either "Combustible/Flammable", Toxic, Corrosive, and whether they are water-reactive. None of the chemicals above are noted as being "highly corrosive", "highly toxic", etc. More information can be found in the 2012 International Building Code Sections 307, 414, and 415 (adopted by the Commonwealth of Kentucky).

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SITE DATA

LOT: 0201110008
 SUBDIVISION: 0201110008
 TAX MAP: 0201110008
 LOT NO.: 0201110008
 AREA: 3.39 ACRES
 PERMITS: 0201110008
 ADJACENT ZONING: 0201110008
 FORM: 0201110008
 EXISTING BUILDING AREA: 32,848 SQ FT
 PROPOSED BUILDING AREA: 33,200 SQ FT
 PROPOSED BUILDING HEIGHT: 31'-0"

CONTRACTOR: METRO DEVELOPMENT, LLC
GENERAL CONTRACTOR: METRO DEVELOPMENT, LLC
ARCHITECT: EUROINS OFFICES AND LAB
ENGINEER: GRAY ENGINEERING, INC.
PLANNING & DESIGN SERVICES: WMM 02082

PERMITS: 0201110008
ADJACENT ZONING: 0201110008
FORM: 0201110008
EXISTING BUILDING AREA: 32,848 SQ FT
PROPOSED BUILDING AREA: 33,200 SQ FT
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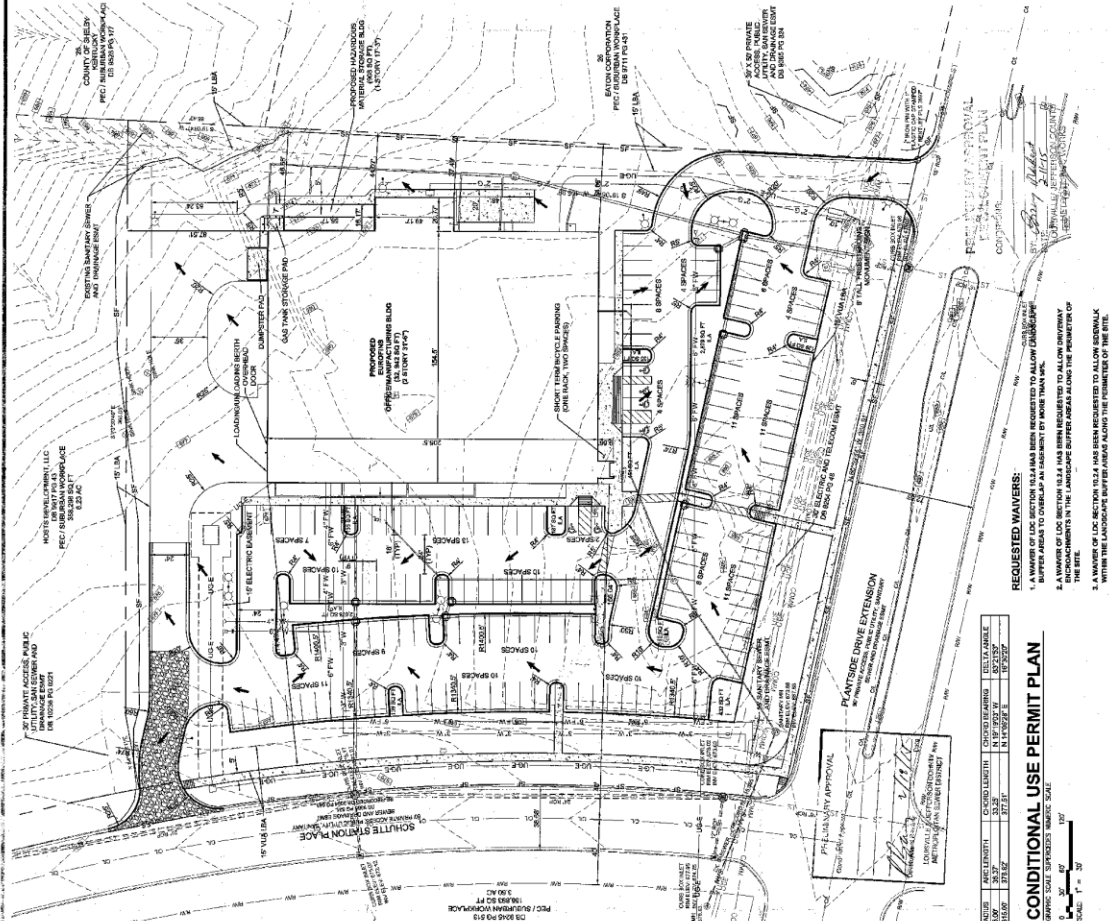
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GENERAL CONTRACTOR: METRO DEVELOPMENT, LLC
ARCHITECT: EUROINS OFFICES AND LAB
ENGINEER: GRAY ENGINEERING, INC.
PLANNING & DESIGN SERVICES: WMM 02082

CONTRACTOR: METRO DEVELOPMENT, LLC
GENERAL CONTRACTOR: METRO DEVELOPMENT, LLC
ARCHITECT: EUROINS OFFICES AND LAB
ENGINEER: GRAY ENGINEERING, INC.
PLANNING & DESIGN SERVICES: WMM 02082

CONTRACTOR: METRO DEVELOPMENT, LLC
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ARCHITECT: EUROINS OFFICES AND LAB
ENGINEER: GRAY ENGINEERING, INC.
PLANNING & DESIGN SERVICES: WMM 02082

CONTRACTOR: METRO DEVELOPMENT, LLC
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GENERAL CONTRACTOR: METRO DEVELOPMENT, LLC
ARCHITECT: EUROINS OFFICES AND LAB
ENGINEER: GRAY ENGINEERING, INC.
PLANNING & DESIGN SERVICES: WMM 02082



EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE PERMITTED AREAS AND SHALL BE LIMITED TO THE PERMITTED PERIODS OF CONSTRUCTION.

2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

3. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

5. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

CONSTRUCTION PLANS, EROSION, AND PERMIT:

1. ALL CONSTRUCTION PLANS, EROSION, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS DEPARTMENT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION PLANS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION PLANS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION PLANS.

UTILITY PROTECTION NOTE:

1. ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

DETENTION NOTE:

1. DETENTION HAS BEEN PROVIDED FOR THIS PARCEL IN THE EXISTING BLANKENHORN CROSSING DETENTION BASIN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN THROUGHOUT THE CONSTRUCTION PERIOD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN THROUGHOUT THE CONSTRUCTION PERIOD.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN THROUGHOUT THE CONSTRUCTION PERIOD.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN THROUGHOUT THE CONSTRUCTION PERIOD.

LEGEND:

- EXISTING STORM
- EXISTING SANITARY
- EXISTING ELECTRIC
- EXISTING WATER
- BOUNDARY
- BARBER
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING FENCE
- BLANK PROTECTION
- CONSTRUCTION ENTRANCE

PLANTING AND LANDSCAPING:

1. ALL PLANTING AND LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED CONSTRUCTION PLANS.

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CONDITIONAL USE PERMIT PLAN

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

2. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

3. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

4. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

5. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

6. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

7. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

8. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

9. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

10. THE DEVELOPMENT SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

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Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a potentially hazardous or nuisance use (Reagent Room) without further review and approval by the Board.