

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
92230
MAR 17 2025
BOONE COUNTY
PLANNING COMMISSION

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

009

Site Plan Review is not granted by the appropriate Board of Adjustment

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

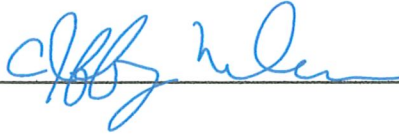
SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Richard W. Carr, PE, Mason Carr Civil Engineering
Address: P.O. Box 661
Alexandria KY 41001
City State Zip Code
Phone Number: 513.260.2982 Fax Number: 513.260.2982
Email: rick.carr@fuse.net
4. Description of Request:
Conditional Use Office and Buffer variance on I-3 Zoning
5. Name of Development: Taylorsport Office
6. Location of Development: 5868 River Road
Hebron KY 41048
City State Zip Code
7. Acreage Under Review: 0.8 ac.
8. Lot Number and Name of Subdivision (if part of a subdivision):
n/a
9. Current Owner: Aquarius Marine LLC
Address: 3458 Lewis Centre Way
Grove City OH 43123
City State Zip Code
Phone Number: 7405030122 Fax Number: _____
Email: molson@westpatrick.com

Conditional Use Office

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: _____ 5,462 Office
12. Current Zoning: _____ I-3
13. / DB 976 / PG 305 / #2009
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:



Applicant's Signature:



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

1. Date Received: 3/17/25 Fee Received: \$1316⁰⁰ Receipt #: 92230

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 4/9/2025

5. Board Action: 4/9/2025

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

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

STAFF REPORT

#6

APPLICANT: Mason Carr Civil Engineering, per Richard W. Carr on behalf of Aquarius Marine LLC

LOCATION: 5868 River Road

ZONING: Industrial Three Surface Mining (I-3)

DATE: April 9, 2025

PROPOSAL

- A. The first part of the submitted request is for a Conditional Use Permit to allow the construction of a 5,040 square foot office building.
- B. The second part of the submitted request is a Variance reducing the side yard setback from two hundred (200) feet to one hundred (100) feet.

SITE HISTORY

1992 On April 1, 1992, the Boone County Planning Commission approved a Conveyance Plat, creating the lot in question.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
 - 1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 1104.2. A of the Boone County Zoning Regulations states that the Board of Adjustment may approve Conditional Uses within the I-3 district provided that:
- 1. The activity is provided primarily in support of and obtains its trade from the employees of the district and employees and residents of the adjoining area.
 - 2. The activity represents an appropriate land use transition between the mining related activities in the I-3 District and the existing and permitted uses of adjoining areas and districts.
 - 3. The use, building or structure is subservient to and not of scale, nature, trade, or character which will compete, detract or conflict with the purpose and permitted uses of the I-3 District and adjoining districts.
 - 4. The arrangement of uses, buildings, or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the adjoining districts.
- D. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.
- E. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- F. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 204.D and 204.E of the Boone County Zoning Regulations.
- 1. Findings listed in Section 204.D and 204.E:
 - a. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (1) The requested variance arises from special circumstances which

do not generally apply to land in the general vicinity, or in the same zone;

- (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
- (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

b. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

- G. Section 505.4 of the Boone County Zoning Regulations identifies office as a conditional use within the I-3 district.
- H. Section 1104.6.A.1 of the Boone County Zoning Regulations states that a minimum two hundred (200) foot buffer yard shall be maintained where the I-3 district adjoins any residential district, agricultural districts where there is an existing residence on the lot adjoining the I-3 district, and the Small Community (SC) overlay district; no activity may occur within this two hundred (200) foot buffer yard.
- I. Section 1104.A of the Boone County Zoning Regulations states that the intent of the I-3 district is to regulate surface mining excavation, extraction, processing, storage, loading, hauling, and unloading of sand, gravel, rock, clay, shale, stone, coal, and similar natural resources and for treatment and processing of such products which may be produced from such raw materials.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses, which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- B. River Road is identified as a state maintained arterial street providing for two way traffic within an approximate eighteen (18) foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 38 acre site is located along the north side of River Road, approximately 1.5 miles east of Tanner Road.
- B. The site has approximately five hundred twenty-six (526) feet of frontage along River Road.

- C. The site is currently occupied by a full service marine contractor.
- D. Access is provided by a single curb cut onto River Road.
- E. Topographically, the site slopes downward from River Road to the Ohio River, with approximately two-thirds of the site being within the 100-year floodplain of the Ohio River.
- F. The majority of the site is located within the 55 day/night noise level of the airport.
- G. Approximately half of the site is located within the 600 foot buffer of an underground pipeline.

SURROUNDING LAND USES AND ZONING

North: Ohio River (I-3)
South: Single-family and agricultural land (A-2)
East: Single-family and agricultural land (A-2)
West: Single-family and agricultural land (A-2)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to construct a 5,040 square foot office building towards the front of the property, one hundred (100) feet from the east property line.

STAFF COMMENTS

- A. The submitted concept development plan indicates the following:
 - 1. Construction of a 5,040 square foot office and shop building.
 - 2. Construction of a paved 24 space off-street parking area.
 - 3. Provision for a septic system.
 - 4. Planting of five (5) 6 foot tall evergreen trees along the east property line.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.
- B. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.
- C. Sections 204.D and 204.E of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully Submitted,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic and Floodplain Map
- *Zoning Map
- *Noise Contour
- *Pipeline Buffer Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

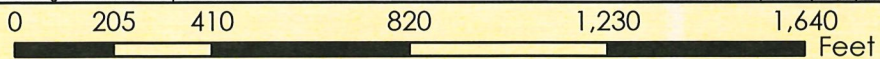
Vicinity Map

www.boonecountygis.com



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1 inch = 400 feet



Boone



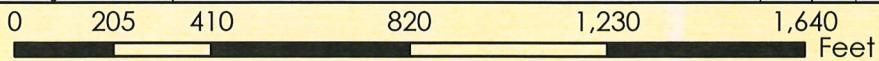
Aerial Map

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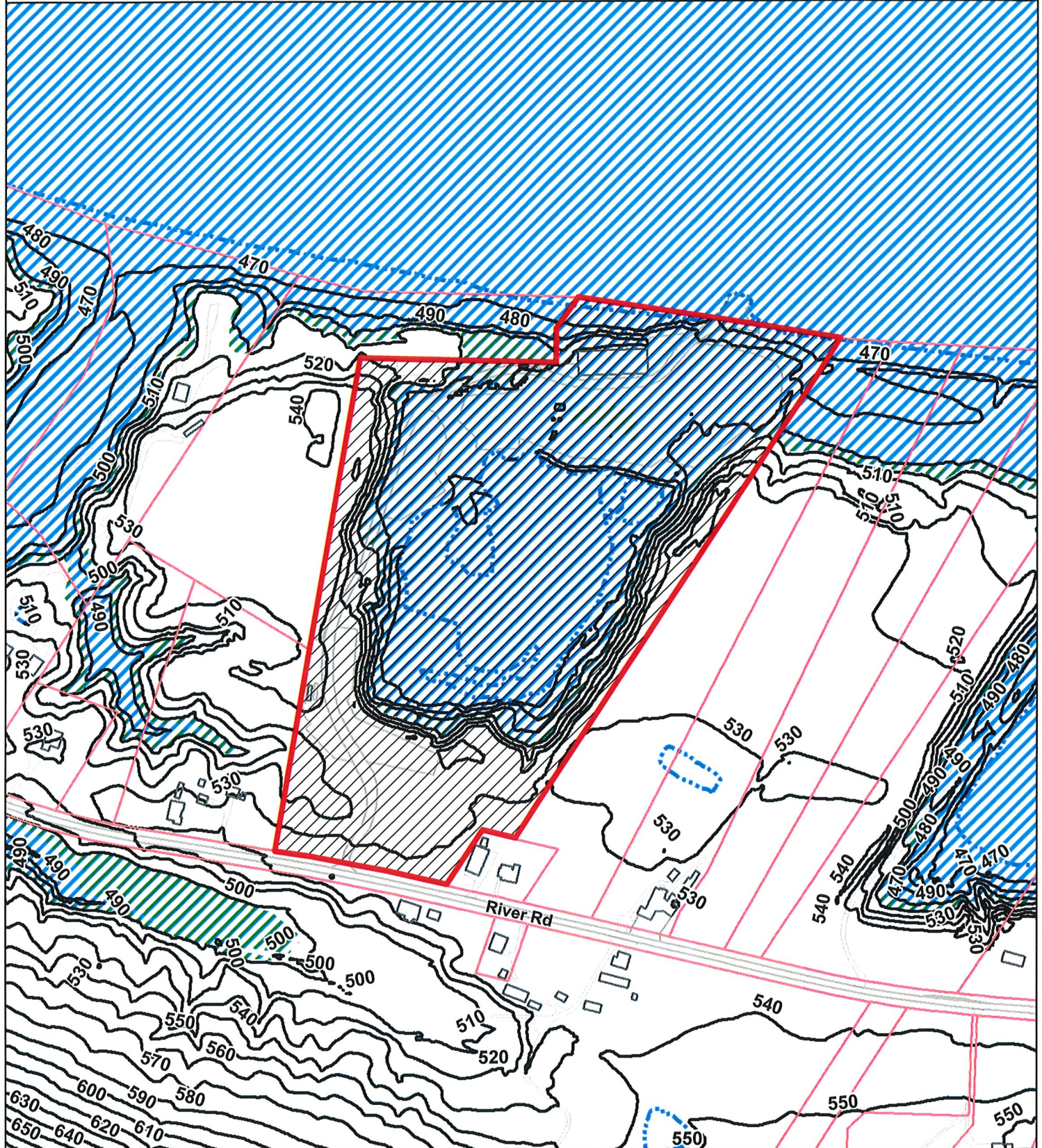
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

Boone County GIS
ArcMap Document: *.mxd

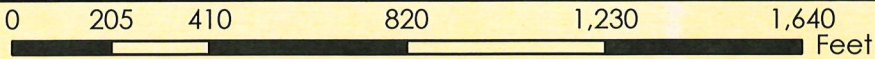
Topographic and Floodplain Map

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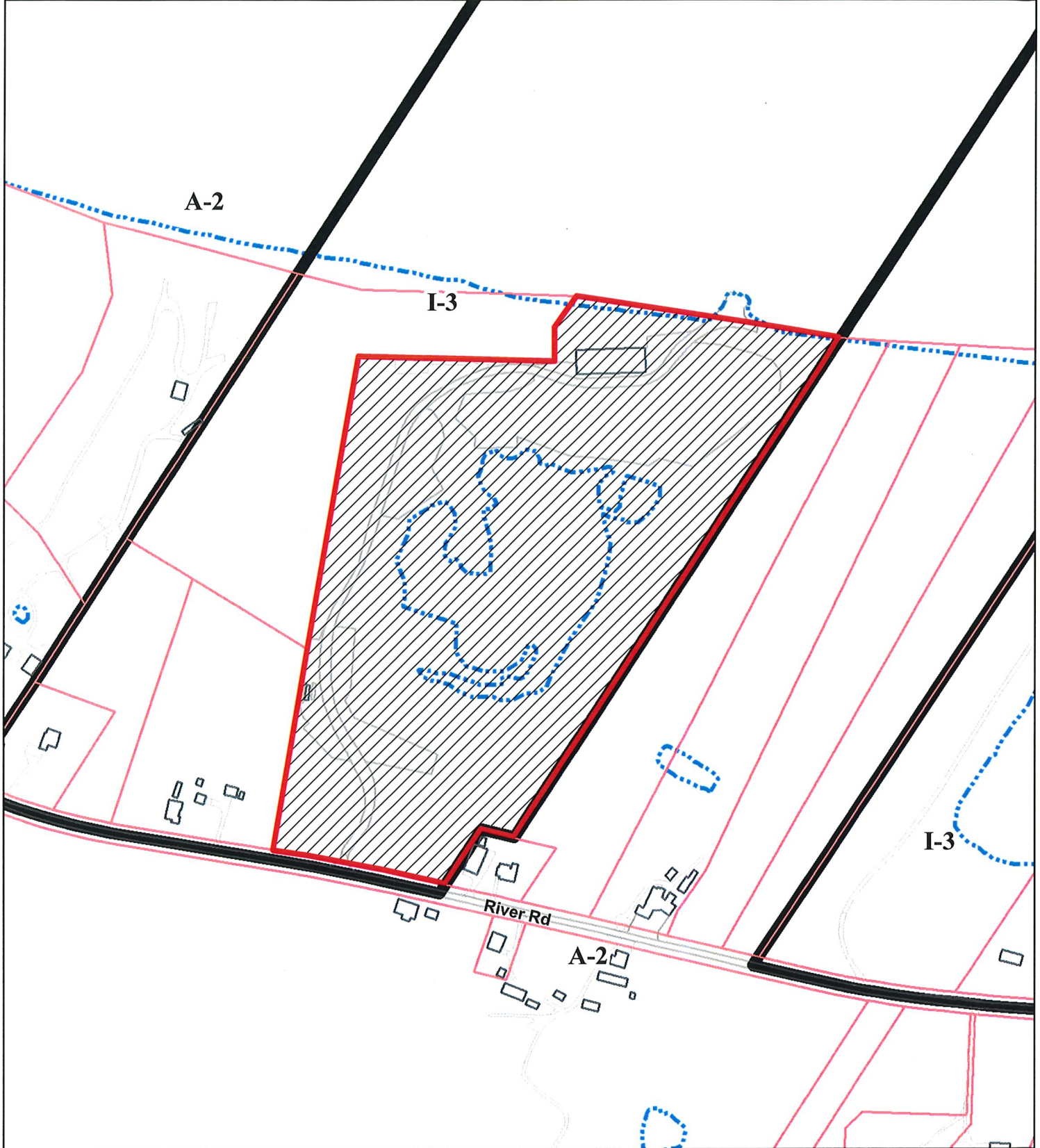


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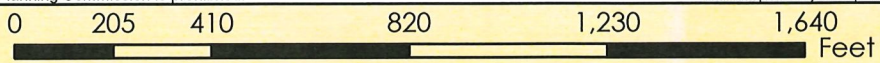
Zoning Map

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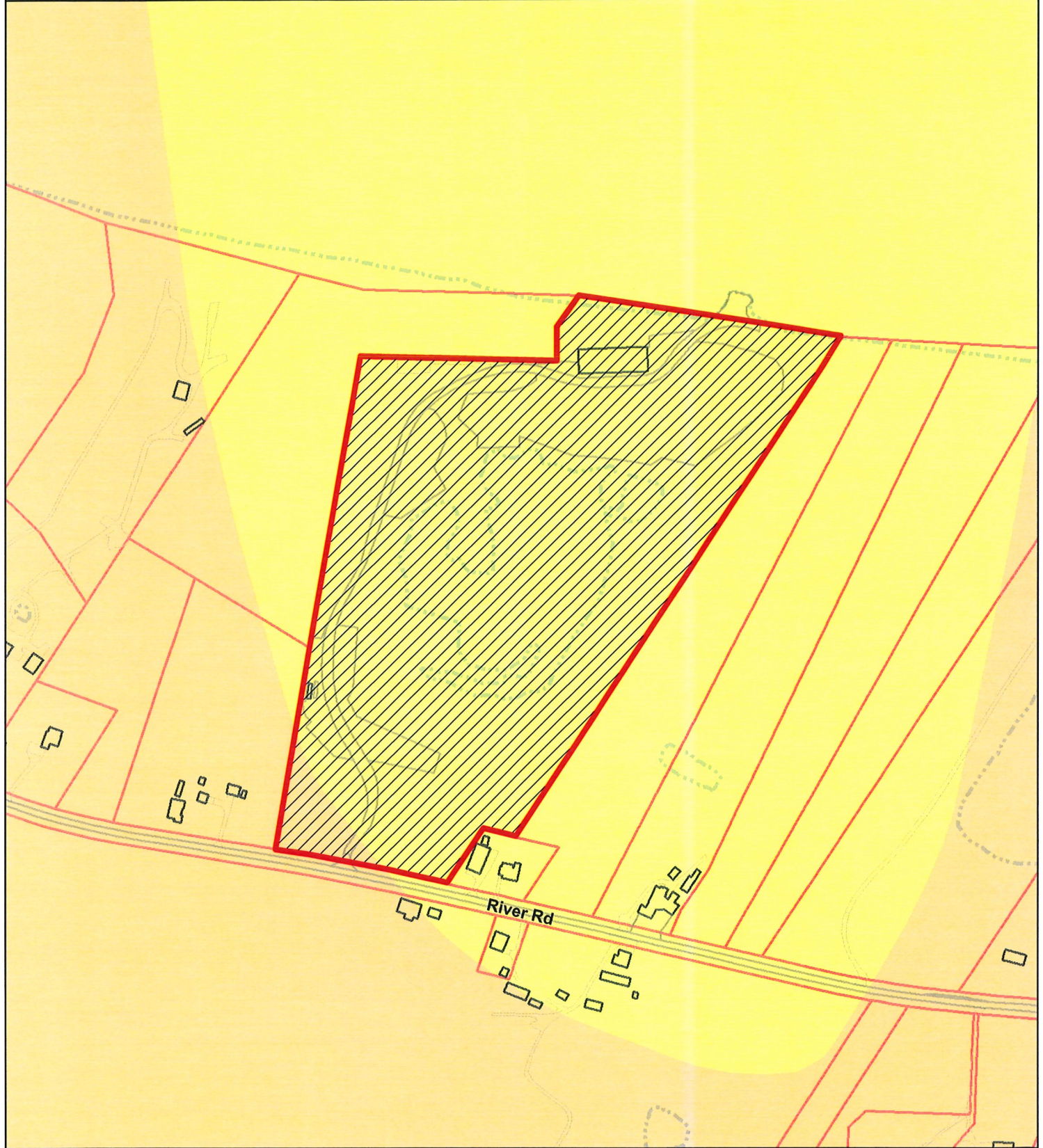
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State Plane: Kentucky North MADS 1983
ArcMap Document: *.mxd

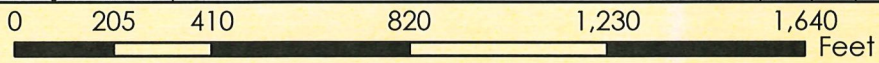
Noise Contour Map

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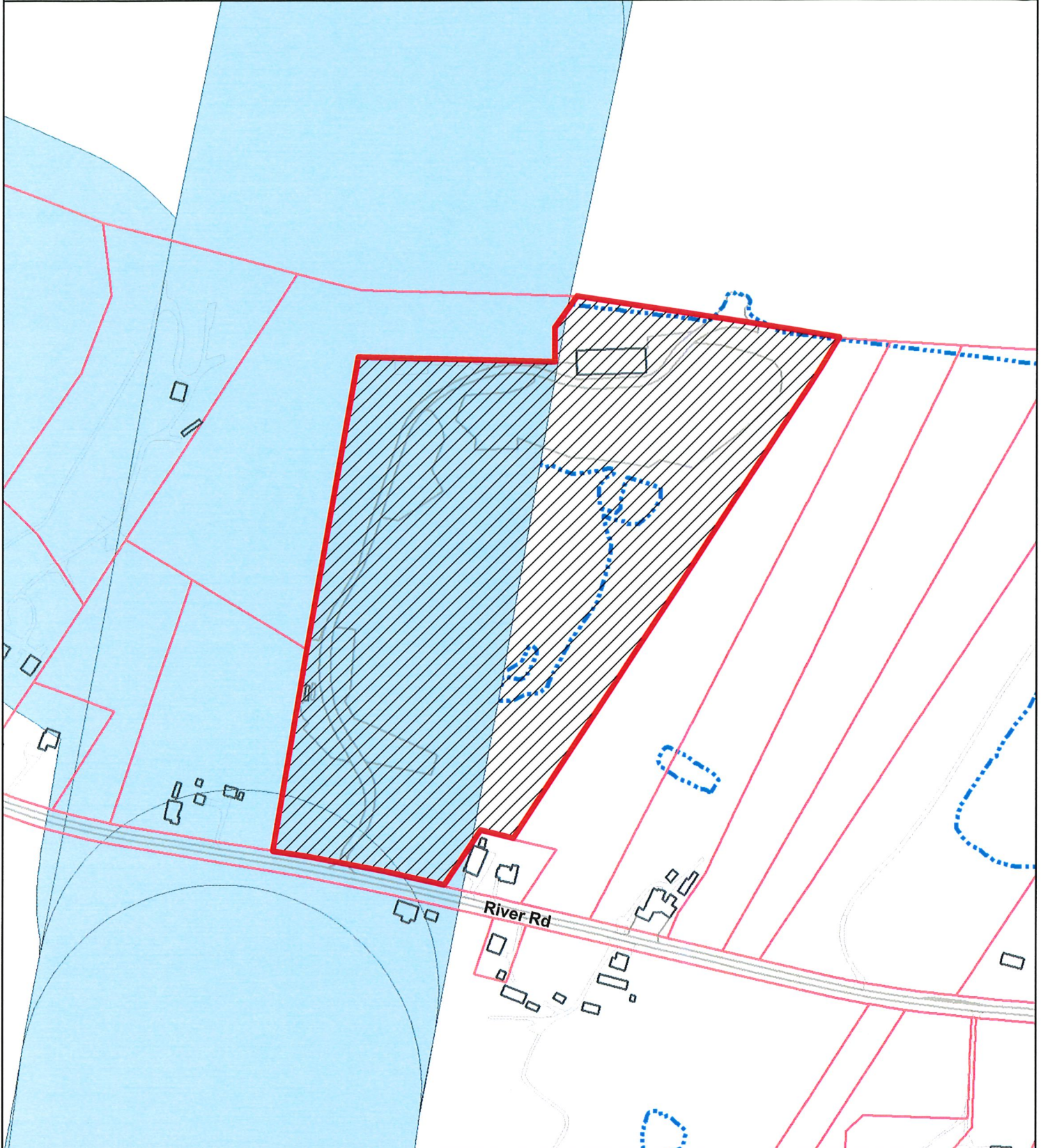
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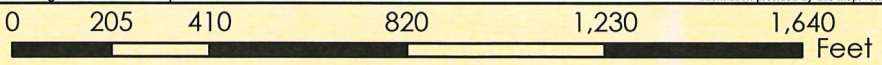
Pipeline Buffer Map

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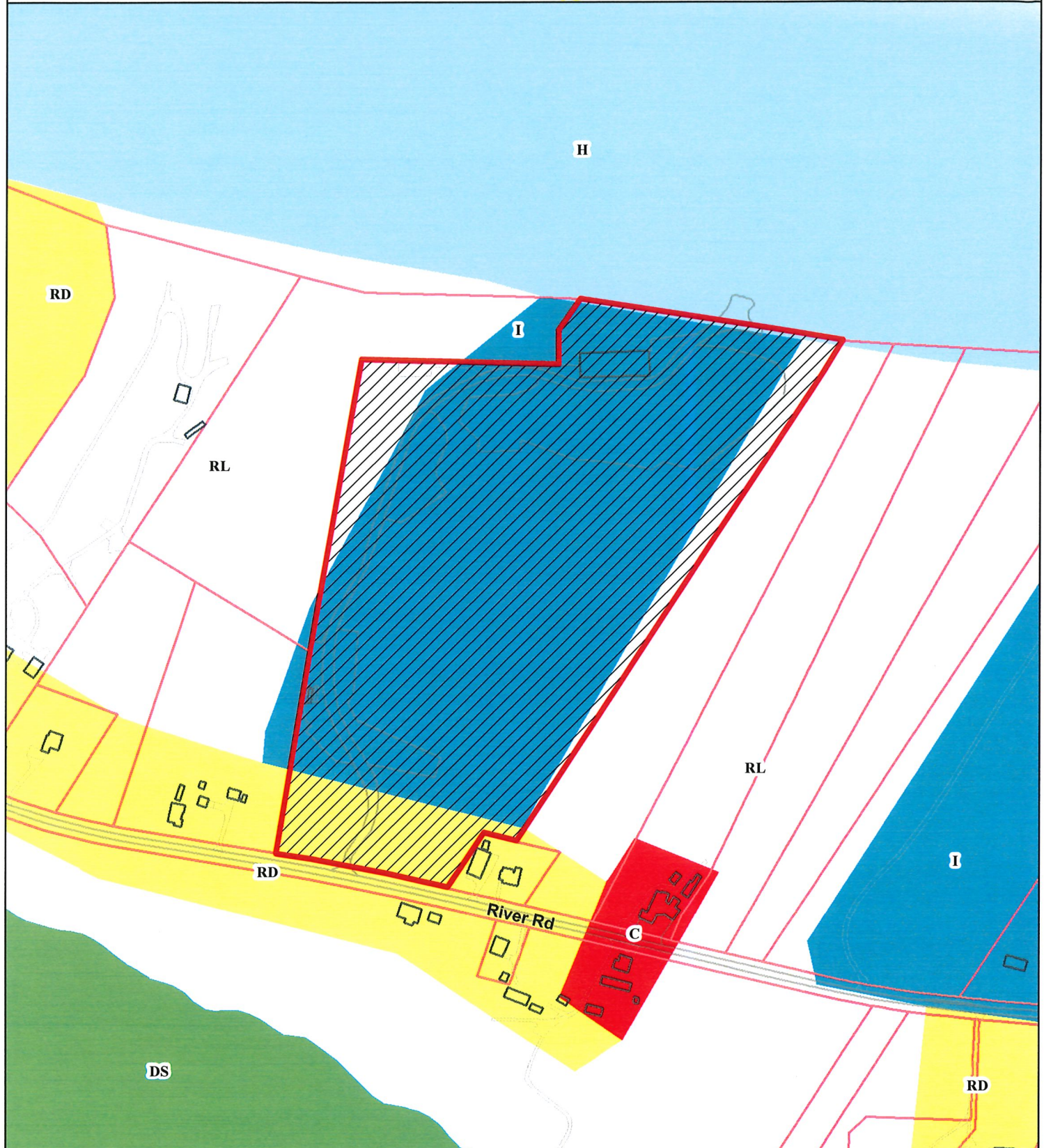
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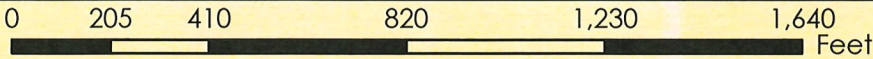
2040 Future Land Use Map

www.boonecountygis.com



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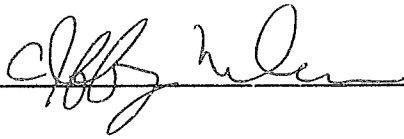
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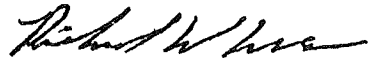
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Property Owner's Signature:



Applicant's Signature:



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

1. Date Received: 3/17/25 Fee Received: \$1316⁰⁰ Receipt #: 92230

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

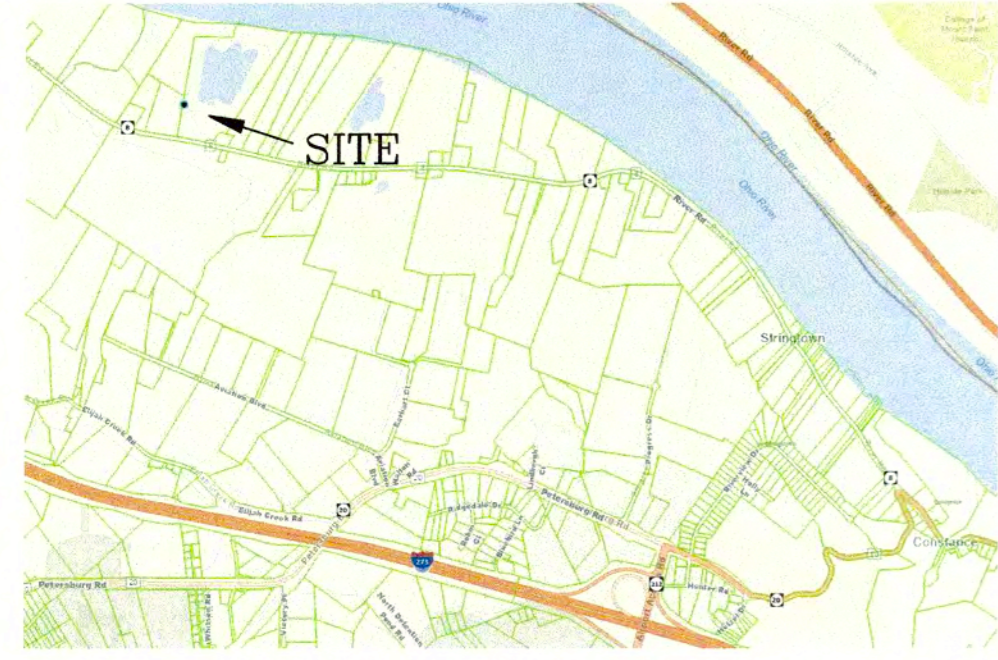
5. Board Action: _____

- _____ Approved
- _____ Approved with Conditions (see #6)
- _____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
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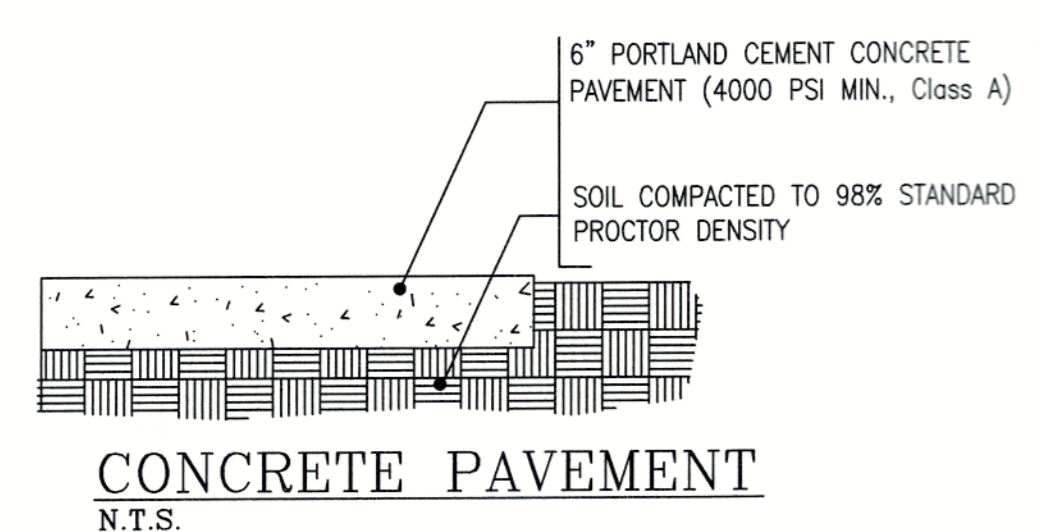
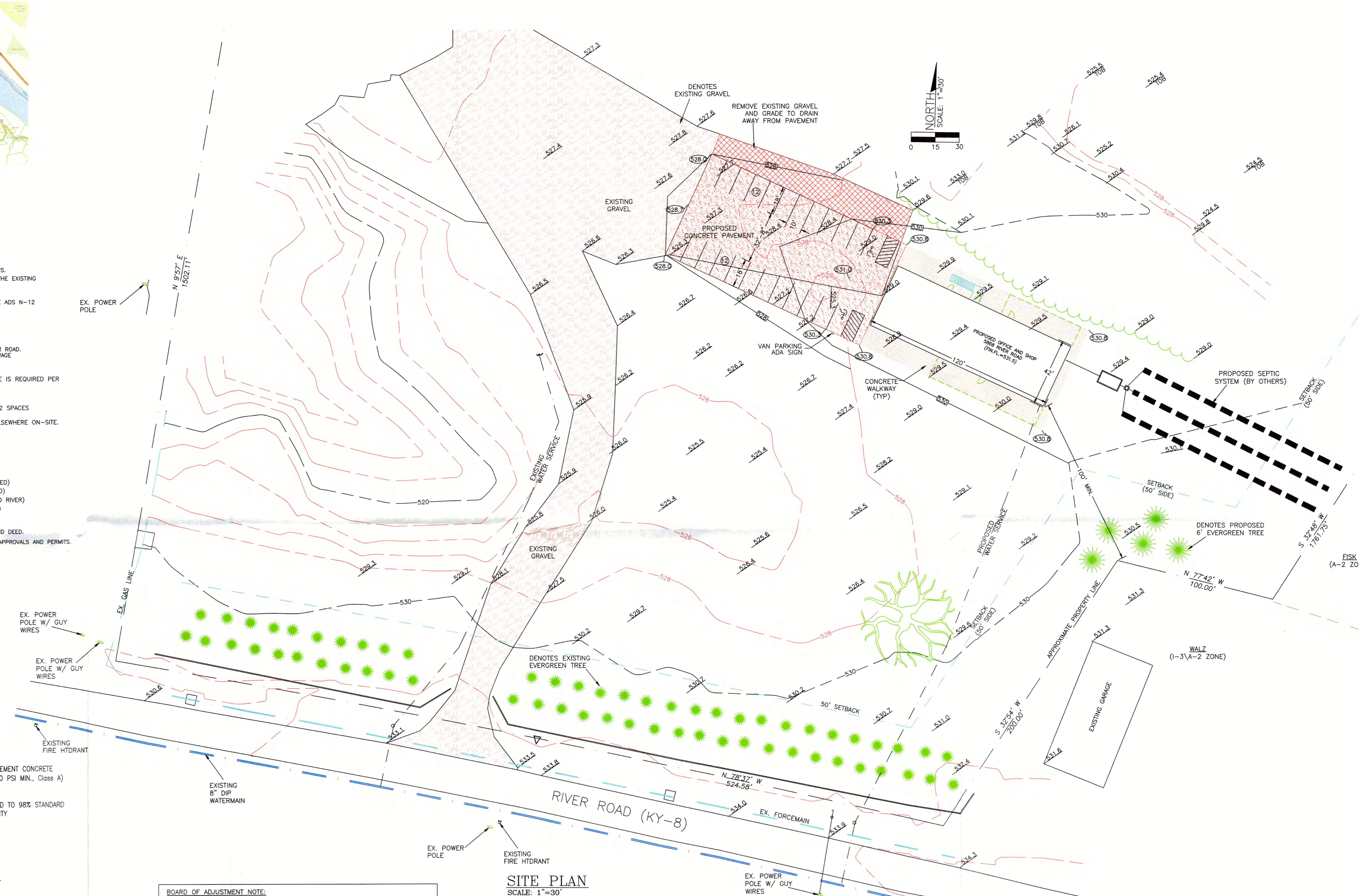


VICINITY MAP
1" = 0.5 MILES

SITE NOTES

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE BOONE COUNTY ZONING REGULATIONS.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL OF THE EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION.
- 3) THE PROPOSED STORM SEWER FACILITIES SHOWN ON THIS PLAN WILL BE CONSTRUCTED AT TIME OF GRADING. HDPE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
- 4) THE EXISTING TREES SHOWN ON THE PLAN SHALL BE PROTECTED.
- 5) THE EXISTING AND PROPOSED ZONING OF THE SITE IS INDUSTRIAL THREE (I-3).
- 6) WATER SERVICE IS PROVIDED BY THE EXISTING WATER MAIN ON RIVER ROAD. SANITARY SEWAGE SERVICE IS PROVIDED BY PROPOSED ON-SITE SEWAGE DISPOSAL SYSTEM AS PER LOCAL AND STATE HEALTH DEPARTMENT.
- 7) PARKING SUMMARY:
AS PER BOONE COUNTY ZONING CODE, ONE (1) PARKING SPACE IS REQUIRED PER 250 GROSS SQ.FT. OF FLOOR AREA.
PROPOSED OFFICE SPACE 2,856 SQ.FT. 1st FLOOR
2,606 SQ.FT. 2nd FLOOR
5,462 SQ.FT. OFFICE / 250 = 22 SPACES

** ANY BUSINESS VEHICLE WILL BE PARKED IN SHOP OR ELSEWHERE ON-SITE.
22 SPACES (REQUIRED)
24 SPACES (PROVIDED)
- 8) INDUSTRIAL ONE (I-3) ZONE:
MIN. LOT AREA ----- N/A
MIN. LOT WIDTH ----- N/A
MIN. FRONT YARD ----- 50 FT. (> 200' PROPOSED)
MIN. SIDE YARD ----- 50 FT. (> 54' PROPOSED)
MIN. REAR YARD ----- 50 FT. (>1000' TO OHIO RIVER)
MAX. BUILDING HT. ----- 50 FT. (30.5 PROPOSED)
- 9) ANY SIGNAGE WILL BE BY SEPARATE PERMIT.
- 10) THE BOUNDARY INFORMATION SHOWN IS AS PER GIS INFORMATION AND DEED.
- 11) THE PROPOSED IMPROVEMENTS WILL BEGIN IN SPRING 2025, UPON APPROVALS AND PERMITS.



BOARD OF ADJUSTMENT NOTE:
1) A CONDITIONAL USE IS REQUESTED FOR AN OFFICE IN I-3 ZONE.
2) A 100' VARIANCE IS REQUESTED FROM THE 200' BUFFER YARD SET FORTH IN SECTION 1104.6, "I-3 DISTRICT COMPATIBILITY STANDARDS".

SITE PLAN
SCALE: 1"=30'

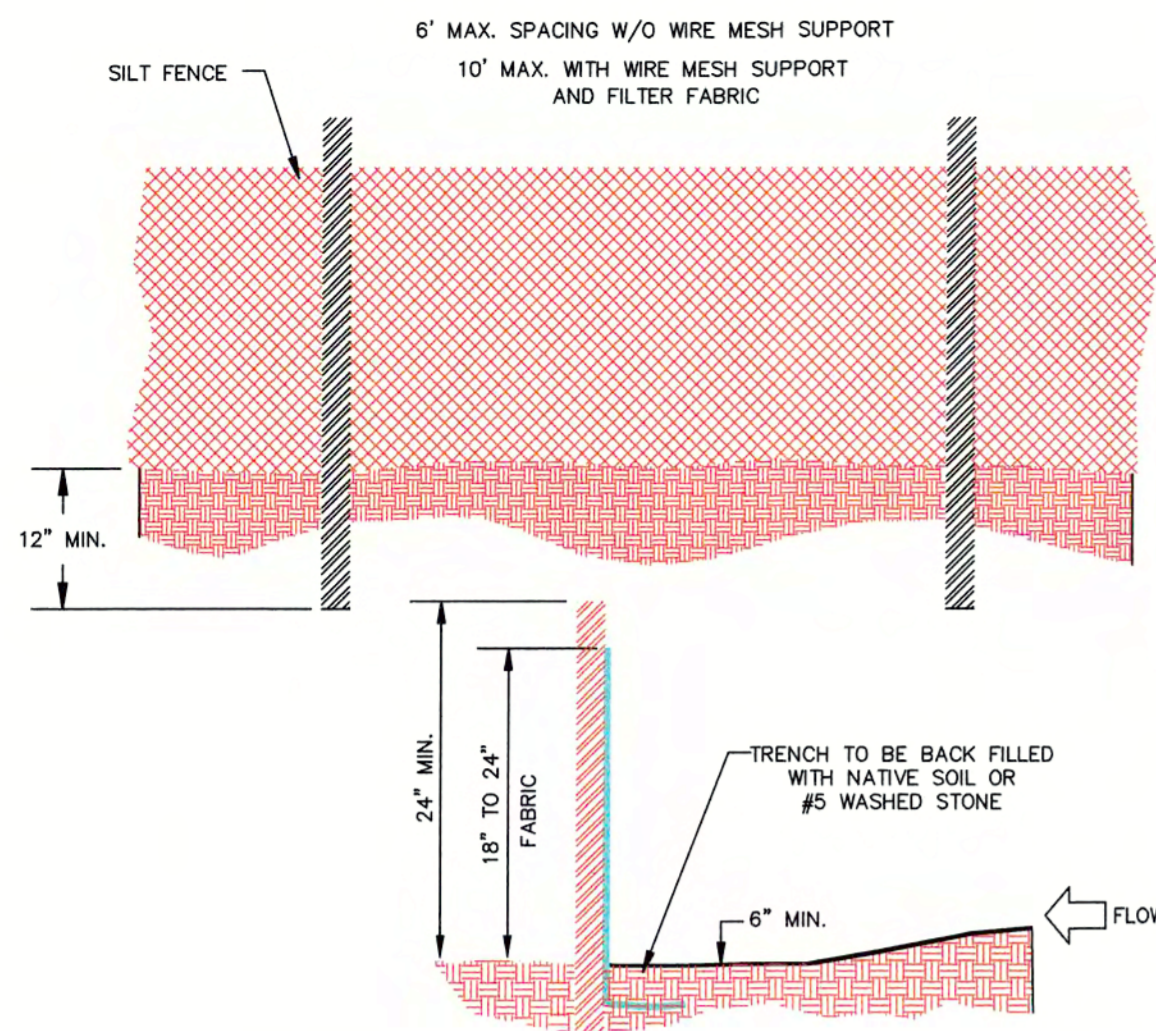
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MASON CARR
Civil Engineering, PLLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(513) 260-2982 FAX (859) 635-6841

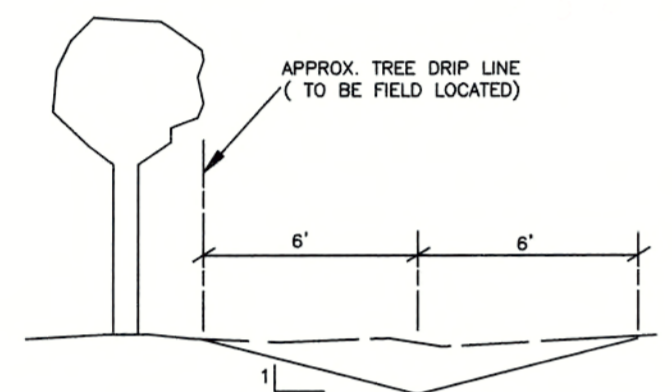
C.J. MAHAN CONSTRUCTION COMPANY, LLC
3458 LEWIS CENTRE WAY
GROVE CITY, OHIO 43123

TAYLORSPOUT OFFICE
SITE PLAN
5868 RIVER ROAD, HEBRON, KY 41048
HEBRON, KENTUCKY 41048

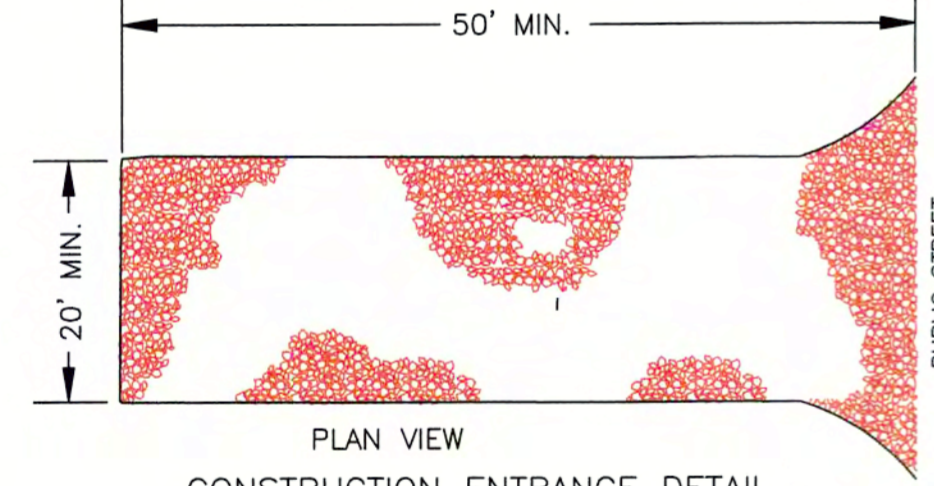
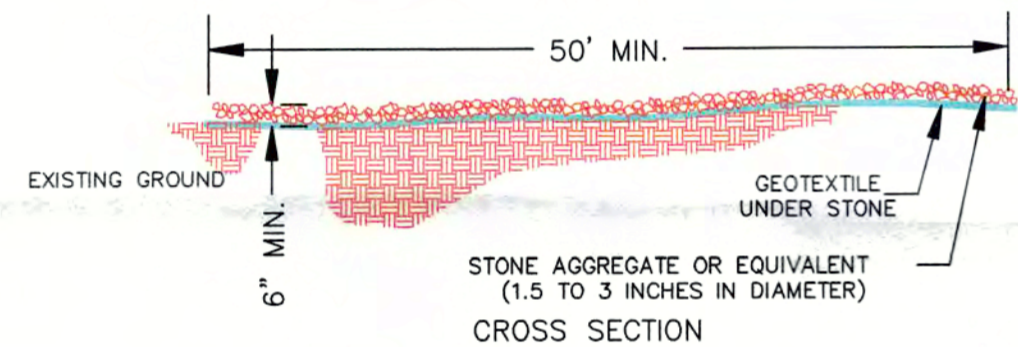
| | |
|---------|-------------|
| DATE: | MARCH, 2025 |
| JOB NO. | 202504 |
| SCALE: | AS SHOWN |
| SHEET | 1 OF 2 |



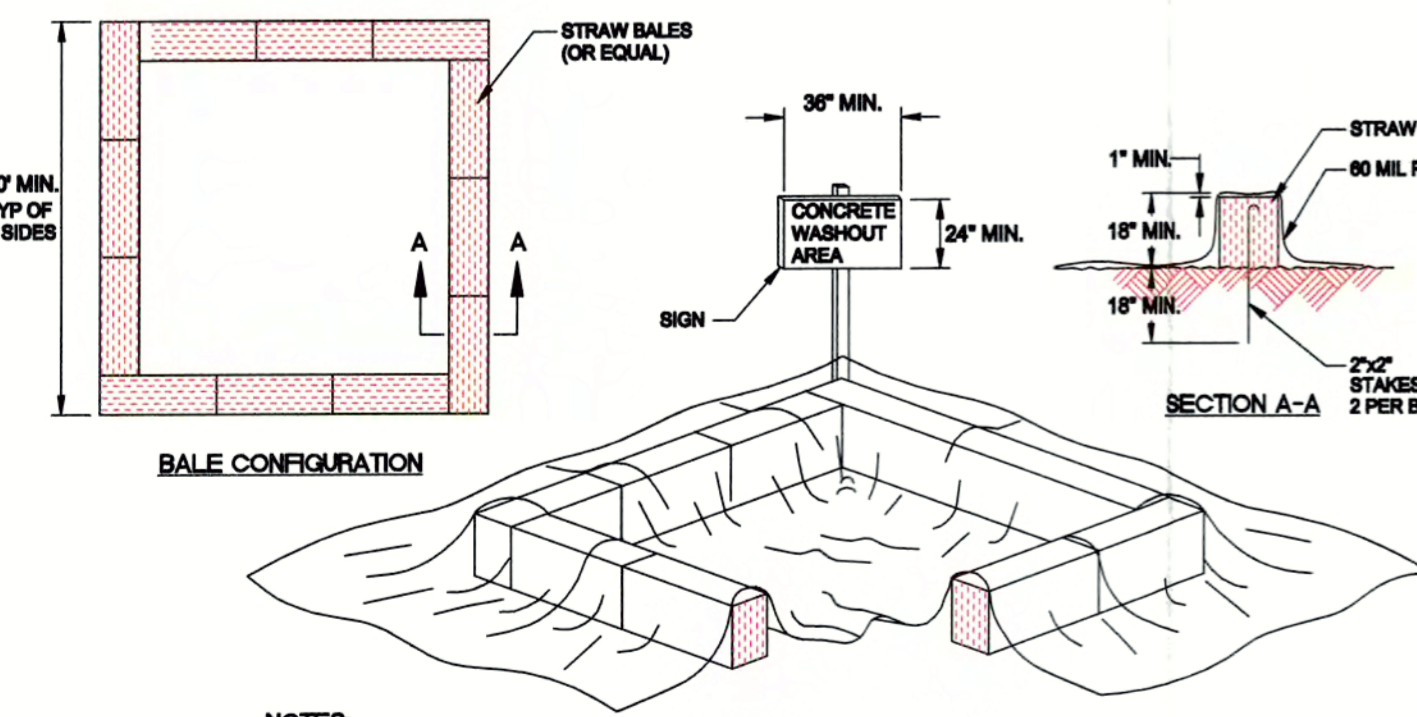
TEMPORARY SILT FENCE DETAIL



SURFACE SWALE TYPICAL SECTION N.T.S.



CONSTRUCTION ENTRANCE DETAIL



NOTES:
 1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
 2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

CONCRETE WASHOUT AREA DETAIL

SILT FENCE NOTES

1. THE FENCE SHOULD BE PLACED ACROSS THE SLOPE ALONG A LINE OF UNIFORM ELEVATION (PERPENDICULAR TO THE DIRECTION OF FLOW). THE FENCE SHOULD BE LOCATED AT LEAST 10- FEET FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT. THE ENDS SHOULD BE TURNED UP SLOPE TO CREATE TIE-BACKS FOR PONDING WATER.
2. A FLAT-BOTTOM TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP, OR A V-SHAPED TRENCH 8-INCHES DEEP SHOULD BE EXCAVATED. ON THE DOWNSLOPE SIDE OF THE TRENCH, DRIVE THE 2-INCH X 2-INCH WOOD POSTS AT LEAST 12-INCHES INTO THE GROUND, SPACING THEM NO FURTHER THAN 6- FEET APART. STEEL POSTS SHALL BE 1.33 LBS PER LINEAR FOOT.
3. POSTS SHOULD BE INSTALLED, WITH 1- TO 2-INCHES OF THE POST PROTRUDING ABOVE THE TOP OF THE FABRIC AND NO MORE THAN 3- FEET OF THE POST SHOULD PROTRUDE ABOVE THE GROUND. THE MINIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 18-INCHES. THE MAXIMUM FENCE HEIGHT (HEIGHT OF FILTER FABRIC ABOVE GRADE) SHALL BE 24-INCHES.
4. THE FILTER FABRIC SHOULD BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHOULD BE WRAPPED TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.
5. EXTRA-STRENGTH FILTER CLOTH (50 POUNDS/ LINEAR INCH MINIMUM TENSILE STRENGTH) SHOULD BE USED. A 2-INCH WIDE LATHE SHALL BE STAPLED OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF THE TRENCH. THE STAPLES USED SHOULD BE 1.5-INCH HEAVY-DUTY WIRE STAPLES SPACED A MAXIMUM OF 8-INCHES APART.
6. PLACE THE BOTTOM 12-INCHES OF THE FILTER FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH AND BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT.
7. REINFORCED SILT FENCE SHALL USE STEEL POSTS AND 6-INCH BY 6-INCH 14 GAUGE WIRE MESH. THE WIRE MESH SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, THE WIRES, OR HOOD RINGS. EXTEND THE MESH 6-INCHES INTO THE TRENCH. THE FILTER FABRIC SHALL BE FASTENED TO THE FENCE ON THE UPSLOPE SIDE OF THE WIRE MESH.
8. SILT FENCE MOVED TO PROVIDE CONSTRUCTION ACCESS SHALL BE REINSTALLED BY THE END OF THE WORKDAY.
9. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED AREAS RESULTING FROM FENCE REMOVAL SHALL BE PERMANENTLY STABILIZED PER FINAL RESTORATION REQUIREMENTS.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. THE APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESC PLAN) SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED ESC PLAN MUST BE REVIEWED AND APPROVED BY THE ENGINEER. ESC BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED PER THE PLAN AND SPECIFICATIONS.
2. RUNOFF FROM ALL DISTURBED AREAS MUST BE ROUTED THROUGH A SILT CONTROL STRUCTURE PRIOR TO DISCHARGE FROM THE CONSTRUCTION AREA AND PRIOR TO ENTERING A RECEIVING STREAM OR WATER BODY.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES.
6. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES, AND SEDIMENT-LADEN WATER FROM STREAM CROSSING PUMP AROUND, SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
7. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. ESC CONTROL DEVICES (SUCH AS DITCH CHECKS, SILT FENCE, AND OTHER CONTROLS INSTALLED) SHALL BE INSPECTED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION. CHECK FOR AREAS WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE DEVICE, OR WHERE THE DEVICE HAS BEEN OVERTOPPED AND/OR COLLAPSED.
9. IF THE ESC CONTROL DEVICE BECOMES INEFFECTIVE DUE TO WEATHERING, DECOMPOSING, OR DAMAGE, REPLACE THE AFFECTED SECTION IMMEDIATELY.
10. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE INLET PROTECTION, SILT FENCE OR CHECK DAM, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
11. USE BMP CONSTRUCTION TECHNIQUES SUCH AS:
 - PLACE CLEARED BRUSH ON DOWN SLOPE SIDE OF CONSTRUCTION AREA
 - PLACE SOIL EXCAVATED BACKFILL ON UP-SLOPE SIDE OF TRENCH EXCAVATION
 - MAINTAIN TEMPORARY STRAW MULCH ON DISTURBED SLOPES OVER 33
12. THE ESC CONTROL DEVICES, SUCH AS SILT FENCE AND CLEAN WATER DIVERSION BERMS, ARE GENERALLY SHOWN ON THE PLANS AT APPROXIMATELY 30' OFF THE CENTERLINE OF THE PIPE. THE CONTRACTOR MAY USE DISCRETION, AS ALLOWED BY THE CONTRACT AND EASEMENT REQUIREMENTS, TO PLACE THESE CONTROLS FURTHER APART TO ALLOW SUFFICIENT WIDTH FOR CONSTRUCTION OF THE SANITARY SEWERS. THE CONTRACTOR SHALL, HOWEVER, MINIMIZE CONSTRUCTION WIDTH TO ONLY THAT REASONABLY NECESSARY. THE FULL WIDTH OF DISTURBED AREA SHALL BE STABILIZED AND RESTORED UPON COMPLETION OF THE PROJECT PER THE CONTRACT, FINAL RESTORATION REQUIREMENTS.
13. THE ESC PLAN INDICATES MINIMUM MEASURES AND BMP'S TO PROTECT AGAINST EROSION AND PROVIDE SEDIMENT CONTROL. THE CONTRACTOR'S ACCESS, STORAGE/STAGING AREAS, AND CONSTRUCTION METHODS MAY REQUIRE ADDITIONAL ESC MEASURES NOT INDICATED ON THE PLANS. ADDITIONAL BMP'S AND ESC MEASURES MAY BE REQUIRED BY THE CONTRACTOR TO MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION ZONE.
14. DISTURBED AREAS OVER 50 FEET AWAY FROM A STREAM REMAINING DORMANT FOR OVER 14 DAYS, APPLY TEMPORARY EROSION CONTROLS WITHIN 7 DAYS.
15. DISTURBED AREAS THAT WILL BE LEFT IDLE OVER WINTER, APPLY TEMPORARY EROSION CONTROLS PRIOR TO ONSET OF WINTER WEATHER.
16. FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE, APPLY PERMANENT EROSION CONTROLS WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.

CONSTRUCTION ENTRANCE NOTES

1. A STABILIZED ENTRANCE PAD OF CRUSHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.
3. SOIL STABILIZATION FABRIC SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
5. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
7. REMOVE CONSTRUCTION ENTRANCES AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE. BRING THE DISTURBED AREA TO GRADE, AND STABILIZE IT USING APPROPRIATE PERMANENT STABILIZATION METHODS.
8. MINIMUM LOCATIONS ARE SHOWN ON THE PLANS. ADDITIONAL ENTRANCES MAY BE REQUIRED BY CONTRACTOR FOR ACCESS.

| STABILIZATION PRACTICE | JAN. | FEB. | MAR. | APR. | MAY | JUN. | JUL. | AUG. | SEPT. | OCT. | NOV. | DEC. |
|------------------------|------|------|------|------|-----|------|------|------|-------|------|------|------|
| PERMANENT SEEDING | | | | A | | | | | | | | |
| DORMANT SEEDING | B | | | | | | | | | | | |
| TEMPORARY SEEDING | | | | C | E | | | D | | | | |
| SOD | | | | | | F | | | | | | |
| MULCHING | | | | | | | G | | | | | |

SEEDING SCHEDULE N.T.S.

A - TITAN TURF TYPE TALL KY. FESCUE 80%, SR 4000 PERENNIAL RYEGRASS 10%, KENTUCKY BLUEGRASS 90/85 10% PLUS 2 TONS OF STRAW MULCH PER ACRE APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.

B - KENTUCKY BLUEGRASS 30%, CREEPING RED FESCUE 70%, PLUS 2 TONS OF STRAW PER ACRE APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.

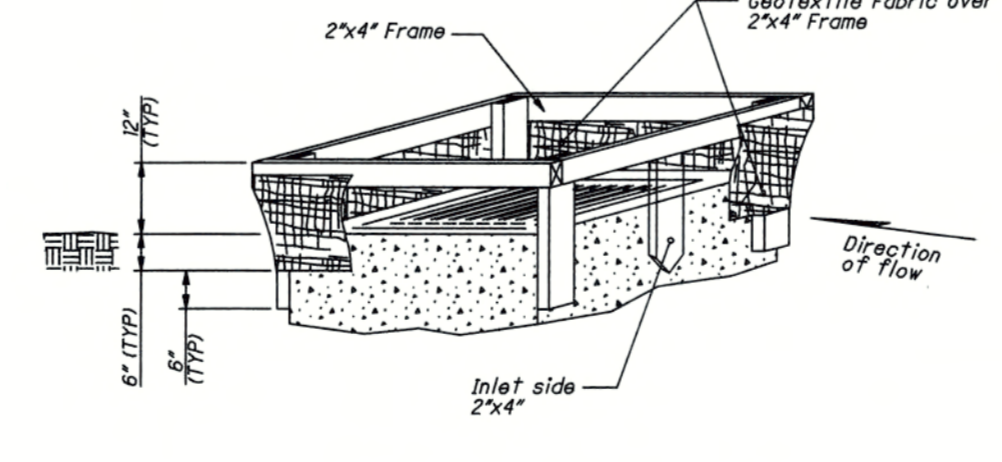
C - SPRING OATS AT 3 BUSHEL PER ACRE

D - WHEAT OR RYE AT 2 BUSHEL PER ACRE

E - ANNUAL RYEGRASS AT 1 LBS. PER 1000 SQ.FT.

IRRIGATION NEEDED DURING JUNE, JULY, AND/OR SEPTEMBER

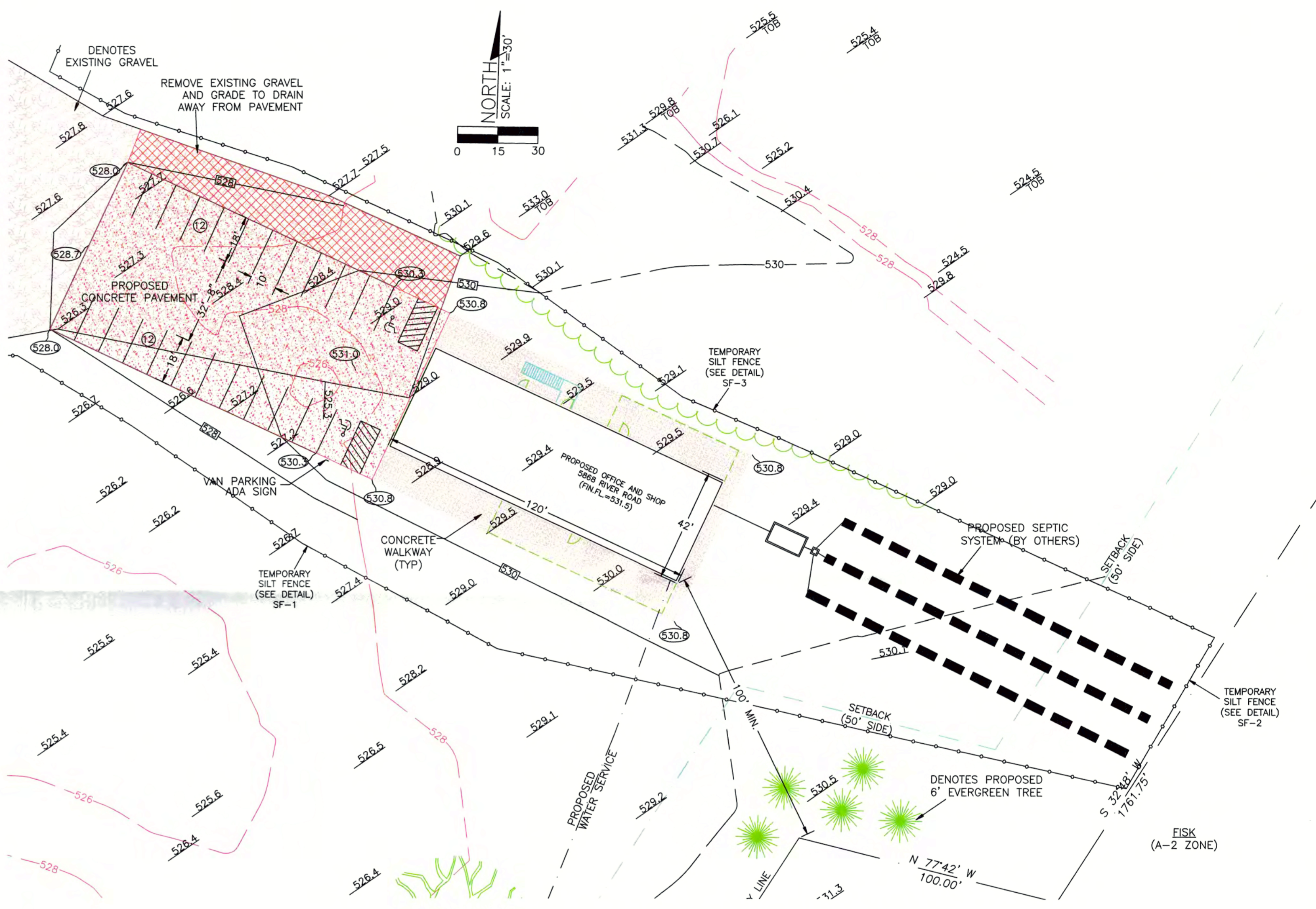
OO IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD



INLET PROTECTION NOTES

MATERIALS:
 Furnish inlet protection consisting of 18" wide geotextile fabric fence with a securely nailed 2x4" wood frame with a vertically driven 2x4" on the inlet, or flow, side of the structure. Use geotextile fabric conforming to T12.09, Type C.

CONSTRUCTION:
 Construct an 18" wide geotextile fabric fence supported around a storm drain inlet or catch basin with a securely nailed 2x4" wood frame. Excavate a 6" trench around the inlet, and drive support posts 6" below the excavated trench bottom. Stretch the fabric around the frame. Secure it tightly, ensuring that 6" of fabric is in the trench. Overlap the fabric on one side of the inlet so that the fabric ends are not attached to the same post. Backfill and compact the excavated soil tightly onto the fabric. Place a vertical 2x4" in the center of the inlet so that the top is at the top of the fence and the bottom is at least 6" below the bottom of the ditch.



EROSION & SEDIMENT CONTROL PLAN SCALE: 1"=30'

| NO. | REVISION | DATE: | BY: | CHK. |
|-----|----------|-------|-----|------|
| | | | | |

MASON CARR
 Civil Engineering, PLLC
 P.O. BOX 661 ALEXANDRIA, KY 41001
 (513) 260-2982 FAX (859) 635-6841

C.J. MAHAN CONSTRUCTION COMPANY, LLC
 3458 LEWIS CENTRE WAY
 GROVE CITY, OHIO 43123

TAYLORSPOORT OFFICE
EROSION & SEDIMENT CONTROL PLAN
 5868 RIVER ROAD, HEBRON, KY 41048
 HEBRON, KENTUCKY 41048

| | |
|---------------|-------------|
| DATE: | MARCH, 2025 |
| JOB NO. | 202504 |
| 5868RIVER.DWG | |
| SCALE: | AS SHOWN |
| SHEET | 2 OF 2 |

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Aquarius Marine LLC
3458 Lewis Centre Way
Grove City, OH 43123

2. ADDRESS OF PROPERTY
5868 River Rd
Hebron, KY 41048
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
TaylorSPORT Office

4. DEED BOOK 976 PAGE NO. 305 GROUP NO. 2009

5. TYPE OF RESTRICTION(S) (Check all that apply)

 Zoning Map Amendment:
From _____ To _____ Conditional Use Permit

 Development Plan Conditional Zoning

 Subdivision Plat Other:
(Not Recorded)

 Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT,
LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL
RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

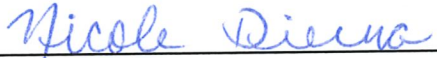
COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone
County Planning Commission this 10th day of April, 2025.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:



Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)