

GENERAL NOTES

1. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSONTOWN FOR REVIEW AND APPROVAL; ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
2. ALL OFF-STREET PARKING AREA SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH, AND OTHER DEBRIS.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - I. THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATERSON TRAIL) AND METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY)
  - II. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT (IF REQUIRED)
5. ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4-B SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
6. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
8. DUMPSTER SCREENING TO CONFORM TO LDC SECTION 5.5.2.B.2.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
2. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 21100003F DATED 02/26/2021
3. SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION.
4. STORMWATER TO BE DIRECTED TO THE EXISTING DRAINAGE SYSTEM.
5. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS REVISED DETAILED DISTRICT DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 29,418 S.F. (0.68 ACRES)
6. SITE SUBJECT TO JEFFERSONTOWN APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

LOT STANDARDS/YARD REQUIREMENTS

SUBURBAN WORKPLACE/PEC  
MIN. LOT SIZE, DEPTH, & WIDTH:  
FRONT & STREET SIDE YARD SETBACK:  
SIDE YARD SETBACK:  
REAR YARD SETBACK:

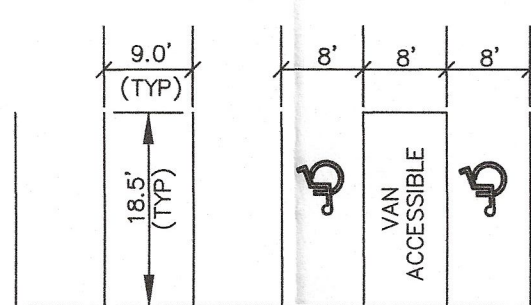
NONE  
25'  
NONE  
NONE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED. 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. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING EX-02. WHERE CONSTRUCTION OR LAND DISTURBANCE 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. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

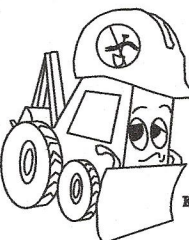
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER IS ESTABLISHED TO PROVIDED ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



PROPOSED PARKING SPACE DIMENSIONS DETAIL

NOT TO SCALE

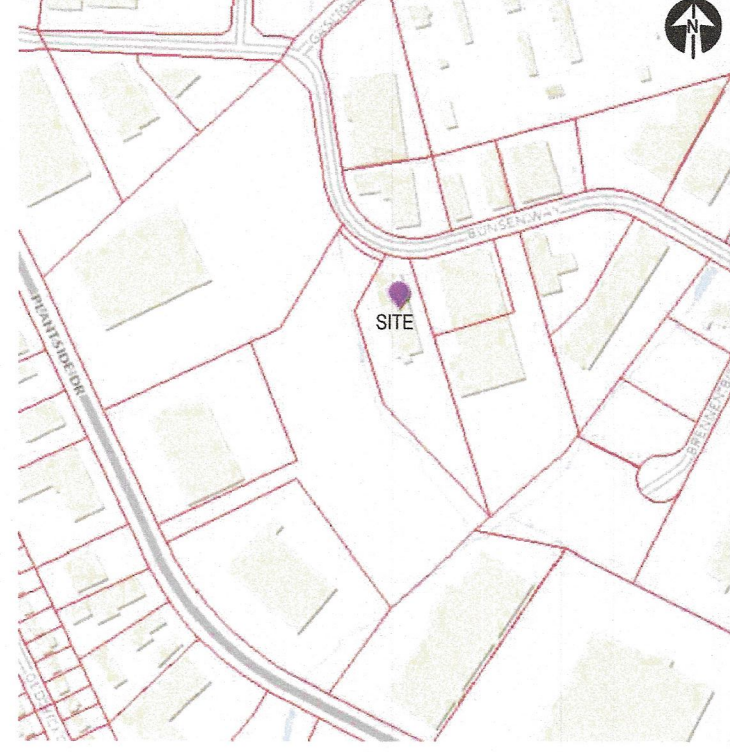


CALL 2 WORKING DAYS BEFORE YOU DIG!!

1-800-752-6007  
KENTUCKY UNDERGROUND PROTECTION

SAFETY NOTE

The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.



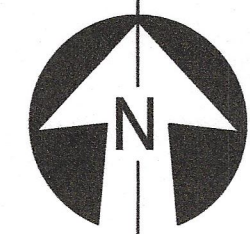
VICINITY MAP

NOT TO SCALE



**Engineering**  
Building Partnerships

12800 Townepark Way  
Suite 201  
Louisville, KY. 40243  
(502) 899-9611  
LJBinc.com  
info@LJBinc.com



0 15' 30' 60'

SCALE: 1" = 30'

OWNER/DEVELOPER

**GUILLERMO VANEGAS, LLC.**  
1707 ARNOLD PALMER BLVD.  
LOUISVILLE, KY. 40245  
D.B. 11460, PG. 413  
PARCEL ID: 003806980000

PROJECT

**VANAIRE  
BUILDING EXPANSION**  
**10090 BUNSEN WAY  
JEFFERSONTOWN, KY**

REV DATE RELEASED FOR

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DESIGNED	KAL	JOB NUMBER	0126370A.00
DRAWN	DLL/KAL	DATE	08/25/2023
CHECKED	EWB		
SHEET TITLE			

**WAIVER PLAN**

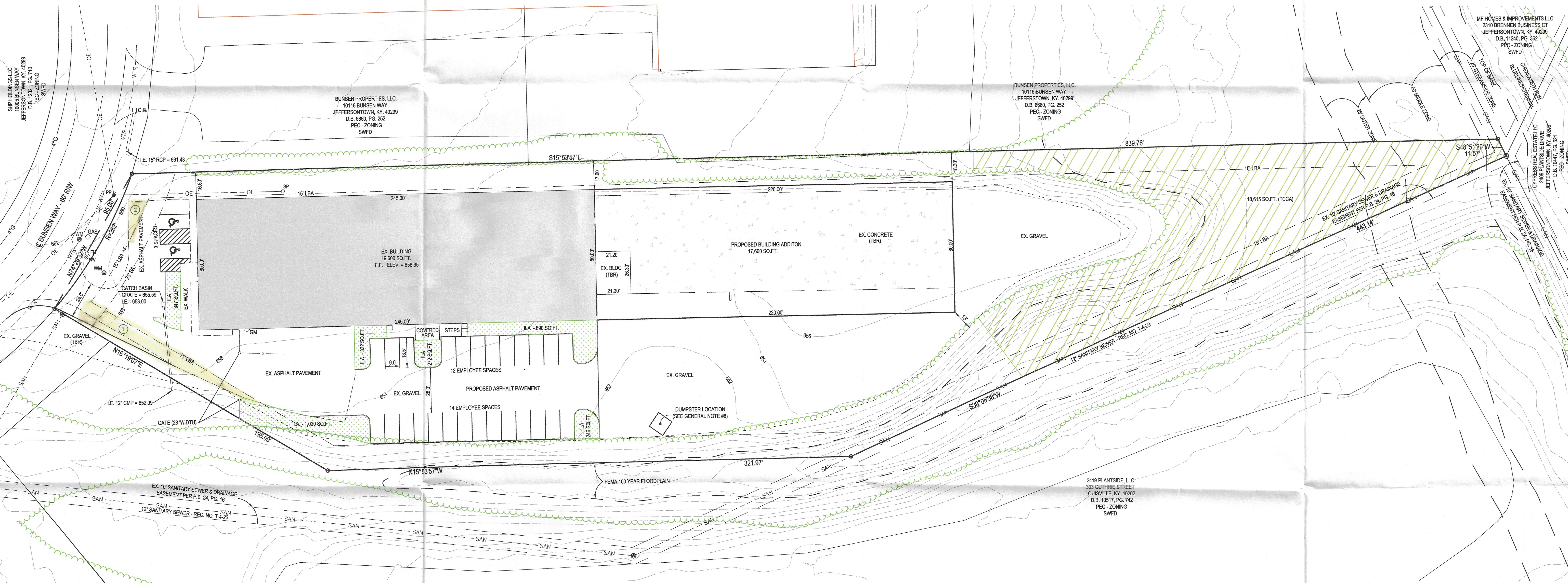
RECEIVED  
AUG 25 2023

PLANNING & DESIGN  
SERVICES

SHEET NUMBER

W1.0

23-WAIVER 0125



LEGEND

- 8" SEWER - REC. NO. XXX
- EXISTING SEWER LINE AND MANHOLE
  - EXISTING WATER VALVE
  - EXISTING GUY WIRE
  - EXISTING GUY POLE
  - EXISTING CATCH BASIN
  - FIRE HYDRANT
  - WATER METER
  - SERVICE POLE
  - EXISTING POWER POLE
  - EXISTING CONTOUR LINE
  - EXISTING SPOT ELEVATION
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EXISTING OVERHEAD ELEC. WIRE
  - EXISTING UNDERGROUND ELEC.
  - EXISTING OVERHEAD TELE. WIRE
  - EXISTING PROPERTY SERVICE CONNECTION TO BE REMOVED
  - TREE CANOPY PROTECTION AREA 29,730 SQ. FT.

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED FROM LAND DEVELOPMENT CODE SECTION 10.2.4-B.8 TO ALLOW 927 SQ. FT. OF EXISTING ASPHALT PAVEMENT (VUA) TO ENCROACH INTO REQUIRED 15' LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE.
2. A WAIVER IS REQUESTED FROM LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW 151 SQ. FT. OF EXISTING ASPHALT PAVEMENT (VUA) TO ENCROACH INTO REQUIRED 15' LANDSCAPE BUFFER ALONG THE BUNSEN WAY ROAD FRONTAGE.

NOTE: A FEE IN LIEU HAS BEEN REQUESTED AS AN ALTERNATIVE TO CONSTRUCTING A SIDEWALK ALONG THE BUNSEN WAY ROAD FRONTAGE. PLEASE SEE THE LETTER OF JUSTIFICATION SUBMITTED ALONG WITH THE DEVELOPMENT PLAN APPLICATION.

EXISTING	DECREASE	TOTAL
IMPERVIOUS	IMPERVIOUS	IMPERVIOUS
76,458 SQ.FT.	2,632 SQ.FT.	73,826 SQ.FT.

3.44% DECREASE

AREA OF DISTURBANCE - 29,418 SQ.FT. (0.68ACRES)

TREE CANOPY

CLASS "B"  
SITE AREA = 119,005.92 SQ.FT.  
EXISTING TREE CANOPY 24.98% = (29,730 SQ.FT.)  
TOTAL TREE CANOPY REQUIRED 10% = (11,900.59 SQ.FT.)  
TOTAL TREE CANOPY TO PRESERVED 15.64% = (18,615 SQ.FT.)  
(NO NEW TREE CANOPY REQUIRED)

RECAPITULATION

- |                            |                                 |
|----------------------------|---------------------------------|
| 1. EXISTING ZONING         | PEC                             |
| 2. FORM DISTRICT           | SUBURBAN WORKPLACE              |
| 3. EXISTING USE            | MANUFACTURING/WAREHOUSE         |
| 4. LAND AREA               | 2.732 ACRES/119,005.92 SQ. FT.  |
| 5. BUILDING                |                                 |
| A. EXISTING                | 19,600 SQ.FT.                   |
| B. PROPOSED                | 17,600 SQ.FT. (89.79% INCREASE) |
| C. TOTAL                   | 37,220 SQ.FT.                   |
| 6. F.A.R.                  |                                 |
| A. EXISTING                | 0.16                            |
| B. PROPOSED                | 0.31                            |
| 7. PARKING                 |                                 |
| A. REQUIRED (50 EMPLOYEES) |                                 |
| MIN. 1 SP./1.5 EMPLOYEES   | MAX. 1 SP./1 EMPLOYEE           |
| B. PROVIDED                | 29 SPACES (INCLUDES 21 SPACES)  |
| 8. VUA                     | 37,500 SQ.FT.                   |
| 9. ILA                     |                                 |
| A. REQUIRED (7.5%)         | 2,813 SQ.FT.                    |
| B. PROPOSED                | 3,107 SQ.FT.                    |