

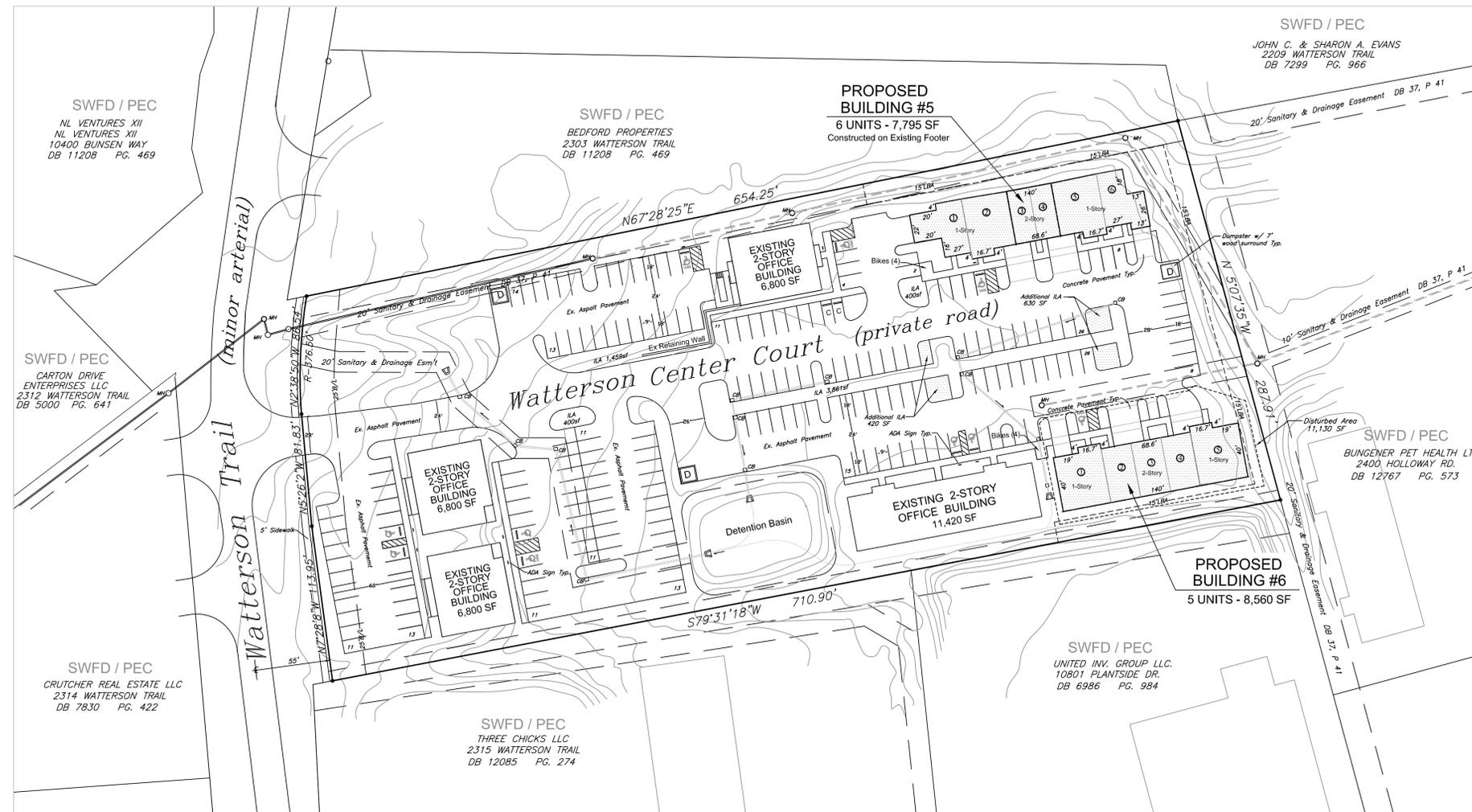
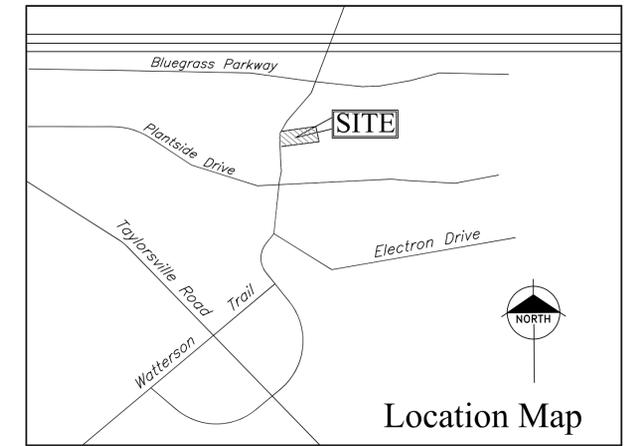
**GENERAL NOTES**

- THE DEVELOPMENT PLAN 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.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED ON GOOD CONDITION AND FREE FROM POTHoles, WEEDS, TRASH AND OTHER DEBRIS. SUCH WHEELSTOPS SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN (10416 WATTERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 W LIBERTY ST).
  - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET.
- ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEELSTOPS SHALL BE THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
- PROTECTION OF TREES TO BE PRESERVED:
  - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES- PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES BEING PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT
- ALL DUMPSTER PADS, TRANSFORMERS, AND AC UNITS TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.5 AND 5.6 OF THE LDC.
- KDOT APPROVAL AND ENCROACHMENT PERMIT REQUIRED FOR ANY WORK DONE IN THE RIGHT OF WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.

- ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- ALL PARKING AREAS AND DRIVING LANES SHALL BE CONSTRUCTED OF A HARD AND DURABLE SURFACE IN COMPLIANCE WITH CHAPTER 9.1.12 OF THE LDC.
- PER THE TRAFFIC STUDY PREPARED BY JACOBS ENGINEERING GROUP, DATED FEBRUARY 23, 2012 NO ADDITIONAL IMPROVEMENTS TO WATTERSON TRAIL ARE REQUIRED AS A RESULT OF THE DEVELOPMENT PROPOSED ON THIS SITE.

**MSD NOTES**

- WASTEWATER : SANITARY SEWERS BY PSC AND CAPACITY IS AVAILABLE FOR THIS DEVELOPMENT.
- DRAINAGE / STORM WATER DETENTION:
  - THERE SHOULD BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT OF WAY WITHOUT APPROVAL OF THE KY DEPARTMENT OF TRANSPORTATION. SITE DRAINAGE SHALL CONNECT TO THE STORM LINE CONSTRUCTED ACROSS THE FRONTAGE OF THE PROPERTY THEN CROSSES WATTERSON TRAIL MIDWAY IN THIS PROPERTY. THE RUN-OFF FROM THIS PROPERTY SHALL NOT BE ALLOWED TO DRAIN FROM THE EAST SIDE OF THE EXISTING CULVERT UNDER WATTERSON TRAIL NORTH OF THE ADJACENT PROPERTY.
  - DRAINAGE PATTERN DEPICTED BY ARROWS (----) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - PROPERTY SUBJECT TO REGIONAL FACILITY FEES FOR ANY INCREASE IN STORM WATER RUN-OFF NOT DETAINED WITHIN PROPOSED DETENTION BASIN.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- MSD SITE DISTURBANCE PERMIT IS REQUIRED PRIOR TO THE ISSUE OF PERMITS.
- THIS PROJECT IS SUBJECT TO MSA WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 11,130 SQUARE FEET.



**PROJECT DATA**

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
PROPOSED LAND USE	OFFICE & WAREHOUSE
TOTAL LAND AREA	4.47+- AC.
FLOOR AREA RATIO	0.25

**EXISTING DEVELOPMENT**

EXISTING BUILDING AREA	31,820 SF	MAX. BUILDING HEIGHT	30'
EXISTING BUILDING FOOTPRINT AREA	15,910 SF		
EXISTING PARKING PROVIDED	226 SPACES		

**PROPOSED DEVELOPMENT**

ADDITIONAL BUILDING AREA	16,355 SF	MAX. BUILDING HEIGHT	30'
ADDITIONAL BUILDING FOOTPRINT AREA	6,488 SF		
TOTAL GROSS BUILDING AREA	48,175 SF		
PARKING REQUIRED	MINIMUM 1 SP./350 SQ. FT. 138 SPACES		
	MAXIMUM 1 SP./200 SQ. FT. 241 SPACES		

PARKING SPACES PROVIDED 210 SPACES  
 (INCLUDES 13 GARAGE, 2 CARPOOL AND 10 ACCESSIBLE SPACES)  
 BICYCLE PARKING SPACES REQUIRED / PROPOSED:  
 8 SHORT TERM - 2 RACKS PROVIDED BETWEEN BUILDINGS

**VUA CALCULATION**

TOTAL V.U.A.	45,697+- SF
I.L.A. REQUIRED (7.5 % X VUA)	3,427+- SF
I.L.A. PROVIDED	7,113+- SF

**TREE CANOPY**

SITE AREA	194,914+- SF	TREE CANOPY CATEGORY	CLASS C
TOTAL TREE CANOPY REQUIRED	38,982+- SF (20%)		
EXISTING TREE CANOPY TO BE PRESERVED	0 SF (0)		
TREE CANOPY TO BE PLANTED	38,982+- SF (20%)		

- WAIVERS GRANTED:**
- A Waiver of Section 10.2.9 was granted per Docket #17232 to allow a reduction of the required VUA perimeter buffer along Watterson Trail, allowing the existing condition to remain
  - A Waiver of Section 10.2.4B was granted per Docket #17232 to allow a greater than 50 % overlap of the site perimeter 15" LBA.
  - A Waiver of Section 5.9.2A .1B was granted per Docket #17232 to omit the requirement to provide a sidewalk both from Watterson Trail to each building entrance and between the proposed buildings due to topographic constraints.

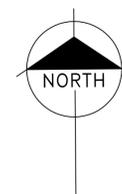
**Legend**

Symbols	Abbreviations	Line Types
↗	EP	—560— Existing Contour
□	R/W	— Sanitary Sewer Line
○	Typ.	— Fence as noted
⊥	TBR	—OHE— Overhead Electric
○	Ex.	— Silt Fence
⊙		— Existing Trees
⊙		— Existing Trees To Be Removed

**DRAINAGE DATA**

SITE AREA : 194,914 SF  
 EXISTING IMPERVIOUS : 108,134 SF  
 NET INCREASED IMPERVIOUS OVER PREVIOUSLY APPROVED : 0 SF

DISTURBED AREA : 11,130 SF  
 PROPOSED IMPERVIOUS : 17,155 SF



**MILLER · WIHRY**  
 MWGLC  
 Engineers · Surveyors · Planners  
 1387 South Fourth Street, Louisville, KY 40203 (502) 636-5504

REVISIONS	SCALE
	1" = 30'
	DR.
	CK.
	DATE 5/29/24

PDS# 24-DDP-0025  
 RELATED CASE : PDS# 13DEVPLAN1087  
 Revised Detailed District Development Plan  
 PARCEL #003900550000 DB 8166 P 55 TB 39 LOT 55

**Watterson Trail Center**  
 2307-2309 Watterson Trail, Louisville, KY 40299

Owner & Developer : Brentwood Properties LLC  
 11200 Cherry Lane, Louisville, KY 40222

FILE 25090
NO.
<b>DDP</b>