

NOTES































1. WASTEWATER: THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. DOMESTIC WATER SUPPLY: THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
3. DAMAGE/ STORM WATER DETENTION:
 - A. THERE SHOULD BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT OF WAY WITHOUT APPROVAL OF THE F.D. DEPARTMENT OF TRANSPORTATION. SITE DRAINAGE SHALL CONNECT TO THE STORM LINE EAST SIDE OF THE EXISTING CURBLINE (NOT WATERFLOO) IN THIS PROPERTY. THE RUN-OFF FROM THIS PROPERTY SHALL NOT BE ALLOWED TO DRAIN FROM THE EXISTING CURBLINE (NOT WATERFLOO) INTO THE STORM LINE EAST SIDE OF THE EXISTING CURBLINE (NOT WATERFLOO) INTO THE STORM LINE EAST SIDE OF THE EXISTING CURBLINE (NOT WATERFLOO).
 - B. DAMAGE/ FLOOD DAMAGE PREVENTED BY ANTI-FLOOD (A.F.) IS FOR CONCERN PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DAMAGE/ FLOOD PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DAMAGE/ FLOOD FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
 - C. PROPERTY SUBJECT TO REGIONAL FACILITIES FOR ANY INCREASE IN STORM WATER RUN-OFF NOT DETAINED WITHIN PROPOSED DETENTION BASIN.
4. EROSION & SOIL CONTROL:
 - A. EROSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USFS NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - B. DOCUMENTATION OF MSD & APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
5. TREE PRESERVATION:
 - A. A REVEE TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY NEW CONSTRUCTION ACTIVITIES ON THE SITE.
 - B. PROTECTION OF TREES TO BE PRESERVED:
 1. PROTECTION OF TREES TO BE PRESERVED SHALL BE COMPLETED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTING 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.
 2. THE SUBJECT PROPERTY LIES IN THE JEFFERSON TOWN FIRE DISTRICT.
 3. ALL DOWNSIDE TREES, TRANSFORMERS, AND UTILITIES TO BE PRESERVED PER CHAPTER 10 REQUIREMENTS.
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 11. ROOT APPROVAL AND ENCLOSURE PERMIT REQUIRED FOR ANY WORK DONE IN THE RIGHT OF WAY.
 12. JEFFERSON TOWN APPROVAL IS REQUIRED.
 13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 14. ALL LANDMARKS SHALL BE CAREFULLY DIRECTED OR FENCED SUCH AS TO NOT GRADE GRADE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3 OF THE LOC.
 15. ALL INTERIOR SIDEWALKS THAT ADJACENT PARKING TO BE 5' WIDE MINIMUM.
 16. PER THE TRAFFIC STUDY PREPARED BY JACOBS ENGINEERING GROUP, DATED FEBRUARY 23, 2012, NO ADDITIONAL IMPROVEMENTS TO WATERFLOO TRAIL ARE REQUIRED AS A RESULT OF THE DEVELOPMENT PROPOSED ON THIS SITE.

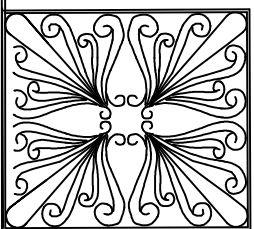
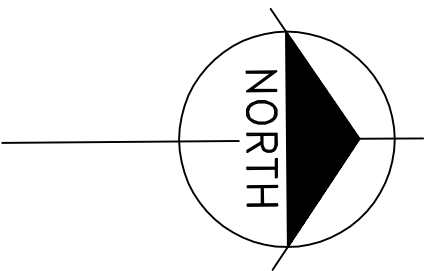
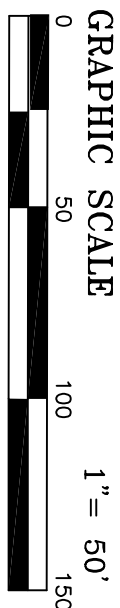
DRAINAGE DATA

SITE AREA :	194,914 SF	DISTURBED AREA :	11,130 SF
EXISTING IMPERVIOUS :	108,134 SF	PROPOSED IMPERVIOUS :	17,155 SF
NET INCREASE :	0 SF	INCREASE OVER PREVIOUSLY APPROVED :	0 SF



Legend

Symbols	Abbreviations	Line Types
	EP	Existing Contour
	Edge of Pavement	Sanitary Sewer Line
	R/W	Fence as noted
	Right of Way	Overhead Electric
	Typ.	Sill Fence
	To Be Removed	Existing Trees
	Typical	Existing Trees to Be Removed
	To Be Removed	
	Ex.	
	Existing	
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		



MILLER • WHIRY
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1367 South Fourth Street, Louisville, KY 40208 (502)636-5501

REVISIONS	SCALE
	1" = 50'
	DR.
	CK.
	DATE
	12/12/23

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

PARCEL #074800350000 DB 8166 P 55 TB 39 LOT 55

Revised Detailed District Development Plan

PDS# 23-DEV PLAN-X

RELATED CASE : PDS# 13DEVPLAN1087

WAIVERS GRANTED:

- 1) A Waiver of Section 10.2.9 was granted per Docket #17232 to allow a reduction of the required VUA perimeter buffer along Waterson Trail, allowing the existing condition to remain
- 2) 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.
- 3) A Waiver of Section 5.9.2A .1B was granted per Docket #17232 to omit the requirement to provide a sidewalk both from Waterson Trail to each building entrance and between the proposed buildings due of topographic constraints.

WAIVERS GRANTED::

- | Tree Canopy | Tree Canopy Category | Class C |
|----------------------------|--------------------------------------|------------------|
| 194,914+ SF | Tree Canopy Required | 38,982+ SF (20%) |
| Total Tree Canopy Required | Existing Tree Canopy to be Preserved | 0 SF |
| Tree Canopy to be Planted | | 38,982+ SF (20%) |

TREE CANOPY

EXISTING TREE CANOPY TO BE PRESERVED	0 SF	38,982+- SF (20 %)
TREE CANOPY TO BE PLANTED	38,982+- SF (20 %)	

VUA CALCULATION

TOTAL V.U.A.	45,697+- SF
I.L.A. REQUIRED (7.5 % X VUA)	3,427+- SF
I.L.A.PROVIDED	9,118+- SF

TREE CANOPY

EXISTING TREE CANOPY TO BE PRESERVED	0 SF	38,982+- SF (20 %)
TREE CANOPY TO BE PLANTED	38,982+- SF (20 %)	

EXISTING DEVELOPMENT

BUILDING AREA	31,020 SF
PARKING SPACES PROVIDED	132 SPACES

PROPOSED DEVELOPMENT

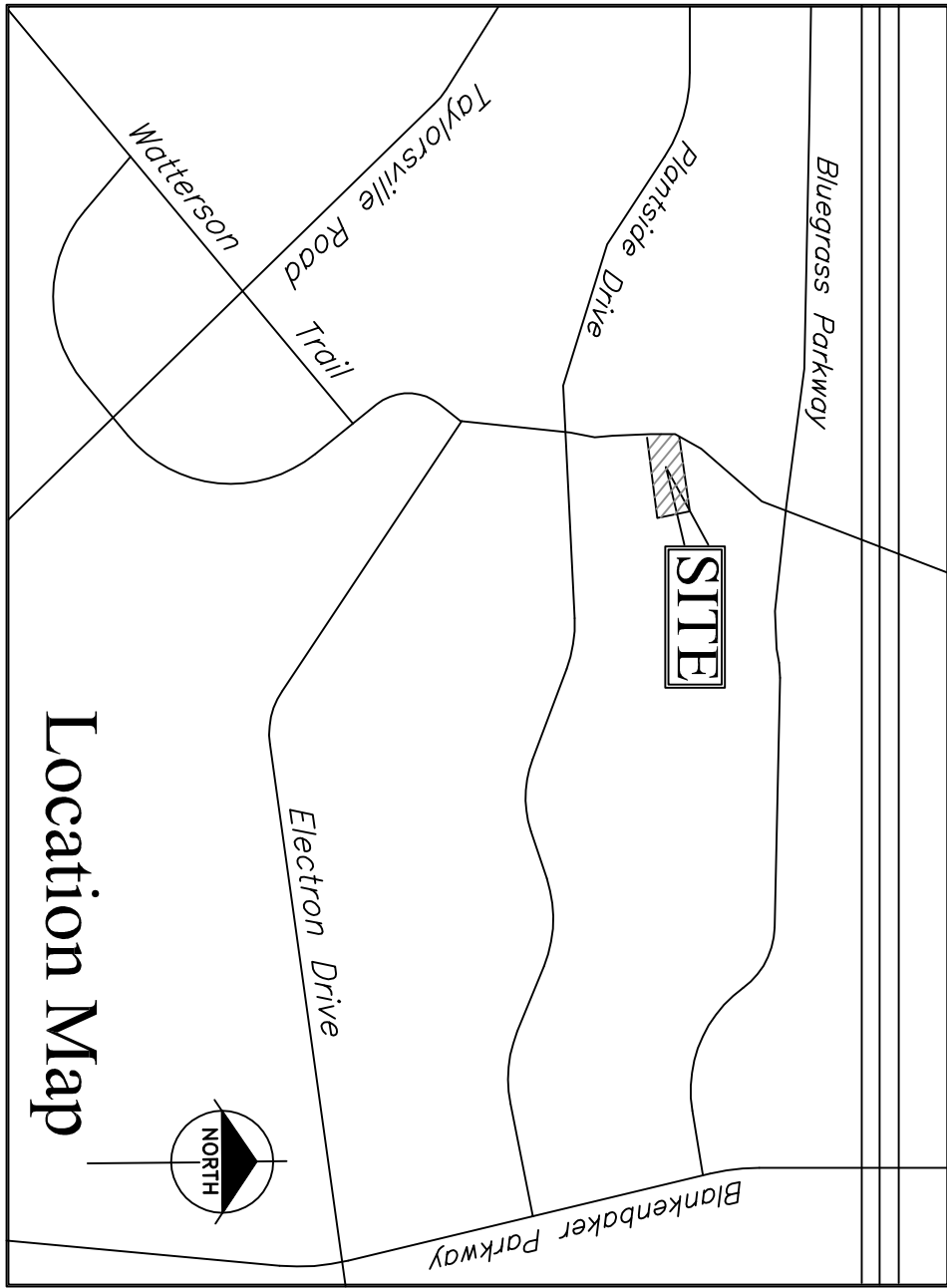
ADDITIONAL BUILDING AREA	16,312 SF
TOTAL BUILDING AREA	47,635 SF
PARKING REQUIRED MINIMUM 1 SP./350 SQ. FT.	115 SPACES

(INCLUDES 10 DRIVEWAY, 6 CARPOOL AND 8 ACCESSIBLE SPACES)
BICYCLE PARKING SPACES REQUIRED / PROPOSED:
4 SHORT TERM - 2 RACKS PROVIDED BETWEEN BLDGS

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PROJECT DATA

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	PEC
PROPOSED LAND USE	OFFICE
TOTAL LAND AREA	4.47+- AC.
FLOOR AREA RATIO	0.31

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