

### Site Development Data

Location: 11410 WATTERSON COURT  
 Inst. No. D.B. 7056 PG. 557  
 Tax Block, Lot, Sublot: 2969 0008  
 Area: 3.13 Acres  
 136,356.56 S.F.  
 Zoning: PEC  
 Form District: SW  
 Form District Transit Zone: NO  
 Enterprise Zone: NO  
 Existing Use: VACANT  
 Proposed Use: OFFICE/WAREHOUSE  
 Plan Certain: 09-023-91

### Building Summary

Area: 136,357 S.F.  
 Building Area: 40,000 S.F.  
 Office: 8,000 S.F.  
 Warehouse: 32,000 S.F.  
 F.A.R.: 0.29  
 Max Allowed F.A.R.: 1.0  
 Building Coverage: 29.3%  
 Building Height: 50' max

### Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	15' LBA
Side:	0	15' LBA
Street Side:	0	15' LBA
Rear:	varies	15' LBA

### Parking Summary

Office	Min	Max
1SP/350S.F.	1SP/200S.F.	
8,000	23	40
Warehouse	1SP/1.5EMP	1SP/1.0EMP
10	7	10
Total Spaces Required	30	50
Spaces Provided	43	50
	2	ADA spaces
	45	Total
Bicycle Parking	2 Long-Term	2 Short-Term

### IL A Requirements

Loading & Storage Area: 11,636 S.F.  
 Vehicle Use Area: 22,098 S.F.  
 ILA Required: (7.5%) 1,657 S.F.  
 ILA Provided: (9.76%) 2,451 S.F.  
 ILA Trees Required: (1/4000 S.F.) 6 trees  
 ILA Trees Provided: 6 trees

### Impervious Areas

Total Site Area: 136,357 S.F.  
 Existing Conditions  
 Impervious: 0 S.F.  
 Pervious: 136,357 S.F.  
 Proposed Conditions  
 Impervious: 75,902 S.F.  
 Pervious: 60,455 S.F.  
 Area of Disturbance: 101,375 S.F.

### Tree Canopy

Class B Tree Canopy Category  
 Gross Site Area: 136,357 S.F.  
 Existing Tree Canopy: 0 S.F.  
 Ex. Tree Canopy %: 0.0 %  
 Preserved Tree Canopy Coverage Area: 0 S.F.  
 Preserved Tree Canopy Coverage %: 0.0 %  
 Tree Canopy Area Required: 20,453 S.F.  
 Tree Canopy Area Required %: 15.0 %  
 New Tree Canopy Required: 15.0 %  
 New Tree Canopy Area Required: 20,453 S.F.  
 Tree Canopy Preserved: 0 S.F.  
 New Tree Canopy Provided: 20,645 S.F.  
 Tree Canopy Provided: 20,645 S.F.  
 % Tree Canopy Provided: 15.1 %  
 Tree Canopy Breakdown  
 LBA Trees  
 20 Type A Trees @ 1-3/4" cal. (720 S.F.) 720 s.f.eo 14,165 S.F.  
 5 Type A Trees @ 1-3/4" cal. (720 S.F.) 720 s.f.eo 3,600 S.F.  
 17,765 S.F.  
 ILA Trees  
 4 Type A Trees @ 1-3/4" cal. (720 S.F.) 720 s.f.eo 2,880 S.F.  
 2,880 S.F.  
 Total Tree Canopy: 20,645 S.F.  
 Total Trees to be Planted: 29 Trees

### DEVELOPMENT NOTES

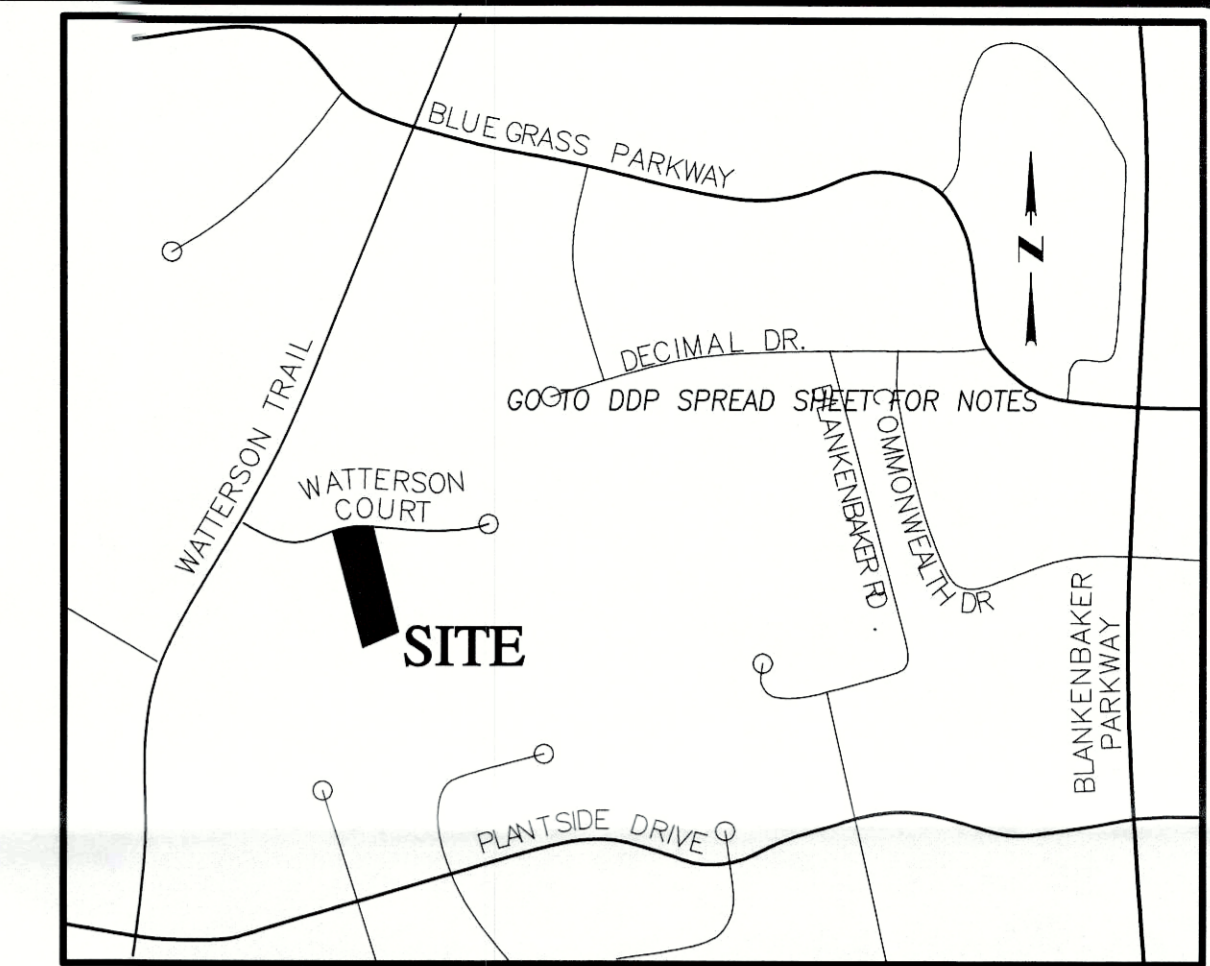
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- NEW WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- PROPERTY IS IN JEFFERSONTOWN FIRE DISTRICT AND SUBJECT TO APPROVAL.
- STRUCTURES REQUIRING SCREEN SUCH AS DUMSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC (CH. 10.2.6).
- ALL SIGNAGE ON SITE IS SUBJECT TO THE CITY OF JEFFERSONTOWN SIGN ORDINANCES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0064E, DECEMBER 5, 2006.
- 50' BUILDING LIMIT LINE TO BE RELEASED BY MINOR PLAT PRIOR TO BUILDING PERMIT.
- UPON REDEVELOPMENT OF ADJACENT SITES TO THE EAST AND WEST, RECIPROCAL ACCESS AND CROSS CONNECTIVITY SHALL BE PROVIDED.

### PUBLIC WORKS NOTES

- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY JEFFERSONTOWN PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK BEGINS.
- CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO JEFFERSONTOWN PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502) 267-7273.

### MSD NOTES WM# 12002

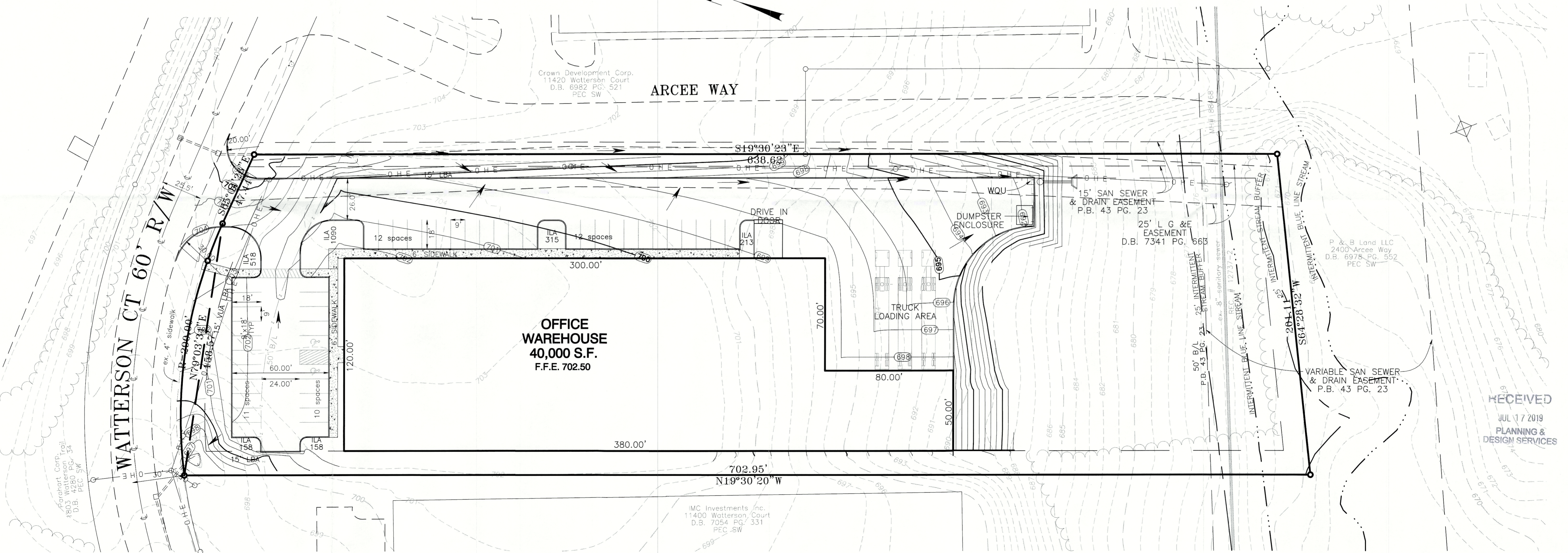
- SITE SUBJECT TO MSD PLAN REVIEW FEES AND REGIONAL FACILITY FEE + 20%.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
- JEFFERSONTOWN APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.



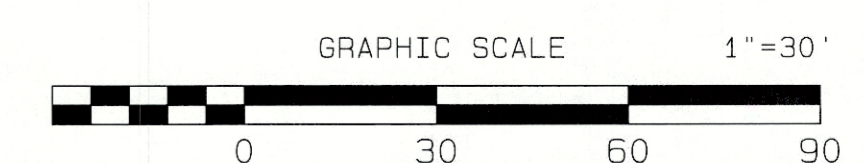
VICINITY MAP  
NO SCALE

### LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line



RECEIVED  
 JUL 17 2019  
 PLANNING & DESIGN SERVICES



J-Docket No. 19-0018  
 Case Number: 19-DDP-0015

AL ENGINEERING INC.  
 Civil Engineering & Land Development Services  
 13150 Wedgeway Industrial Blvd. Ste A (800) 817-4442 (502) 877-4442 (502) 877-4442  
 Louisville, KY 40223

ACCOUNT: 2019-540  
 DATE: 07-15-19  
 DESIGNED BY: AMR  
 CHECKED BY: AMR  
 APPROVED BY: AMR

Lichtfeld Inc.  
 908 S. 8th Street Suite 102  
 Louisville, KY 40203

WATTERSON COURT  
 DISTRIBUTION CENTER  
 11410 Waterson Court  
 Louisville, Kentucky 40299

DEVELOPMENT PLAN  
 SHEET 1 OF 1

19-DDP-0015