

DETENTION BASIN CALCULATIONS

X = ACRA12
 C = 0.70-0.30=0.40
 A = 3.17 ACRES
 R = 2.8 INCHES
 X = (0.40)(3.17)(2.8)/12 = 0.30 AC-FT. REQUIRED BASIN X = 13,068 CU.FT.
 PROVIDED BASIN = 13,500 CU.FT./2895 SF BASIN AREA = 4.67 DEEP

SITE DATA:

OVERALL LOT SIZE	3.17 ACRE
FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING USE	VACANT
PROPOSED USE	INDUSTRIAL OFFICE/WAREHOUSE
PROPOSED BUILDINGS (TOTAL SINGLE STORY)	3,160 SF INCREASE = 42,260 SF
(OFFICE)	5,450 SF
(WAREHOUSE)	36,810 SF
FLOOR AREA RATIO (FAR)	0.31
PEC RATIO (MAX 50%)	31%
PROPOSED BUILDING HEIGHT	35' MAX

LANDSCAPE REQUIREMENTS	
PROPOSED TRUCK MANUEVERING	20,413 SF
PROPOSED REGULAR V.U.A.	27,420 SF
ILA REQUIRED (>12,000 SF = 7.5%)	2,056 SF
ILA PROVIDED	2,124 SF

PARKING REQUIREMENTS		
REQUIRED PARKING (OFFICE/SF: 1/350 MIN & 1/200 MAX)	16	28
(OFFICE 5,450 SF)		
REQUIRED PARKING (WAREHOUSE/EMP: 1/1.5 MIN & 1/1 MAX)	17	25
(WAREHOUSE 25 EMPLOYEES)		
TOTAL PARKING REQUIRED	33	53
TOTAL PARKING PROVIDED = 35		
(3 HANDICAP SPACES PROVIDED)		
(2 LONG-TERM & 2 SHORT-TERM BICYCLE PARKING SPACES PROVIDED)		

LEGEND

- DRAINAGE ARROW
- HANDICAP PARKING
- INTERIOR LANDSCAPE AREA
- PROPOSED CONTOURS
- EXISTING CONTOURS
- WHEEL STOP
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- FENCE
- FIRE HYDRANT
- WATER METER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER

MSD STANDARD EROSION CONTROLS	
	CONSTRUCTION ENTRANCE
	STONE BAG INLET PROTECTION
	REINFORCED SILT FENCE

WAIVERS REQUESTED:

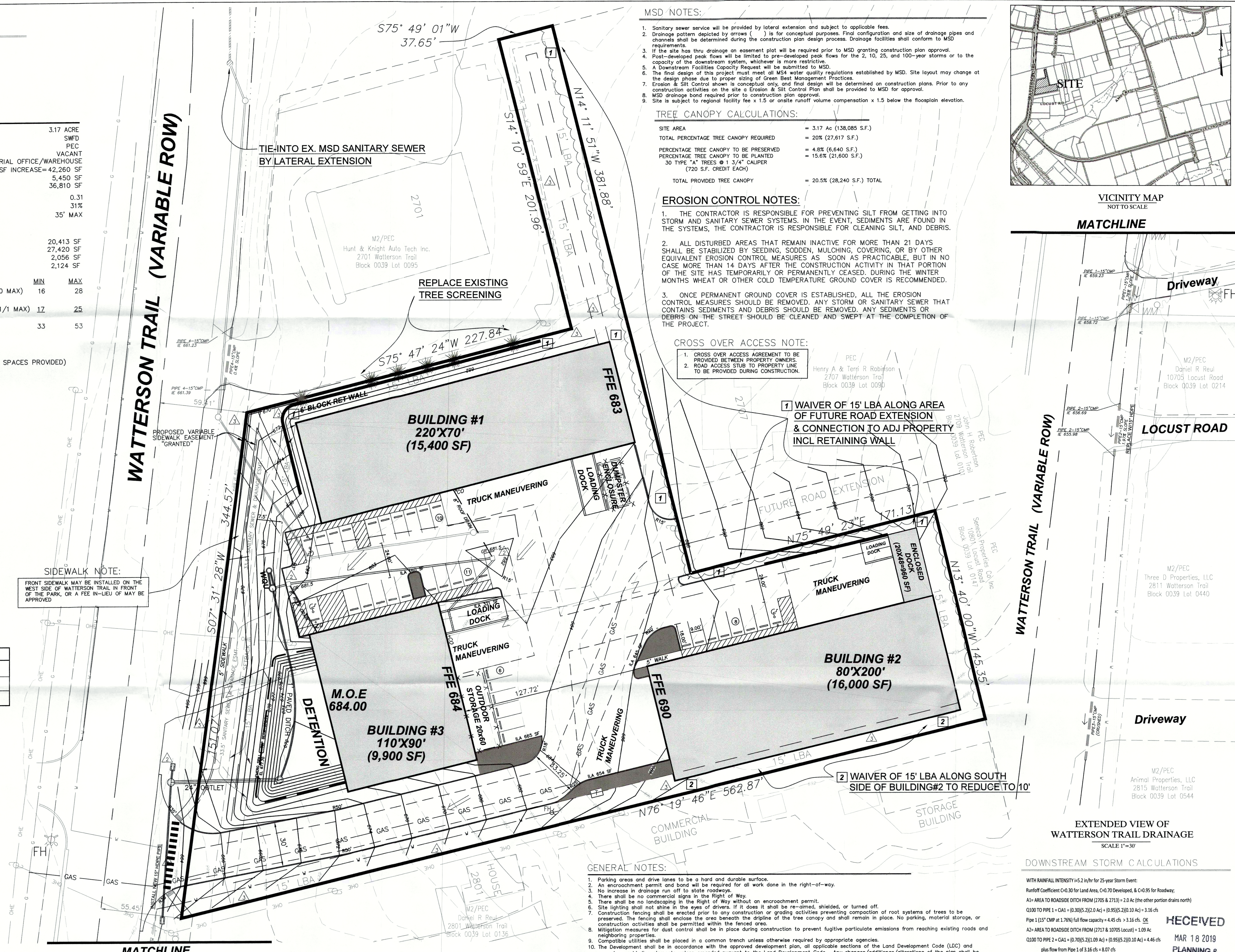
- 1 A Waiver from LDC Section 10 to eliminate the required 15' LBA including plantings/trees along the rear property lines adjacent to the north side of Building#2, and where a future road extension will be provided. In addition, a retaining wall will be provided to transition grade.
- 2 A Waiver from LDC Section 10 to allow Building#2 to encroach 5' into the 15' LBA along the southeast property line.



UTILITY WARNING
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

WATTERSON TRAIL (VARIABLE ROW)

WATTERSON TRAIL (VARIABLE ROW)



- MSD NOTES:**
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
 - Drainage pattern depicted by arrows () is for conceptual purposes. 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.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Post-developed peak flow will be limited to pre-developed peak flows for the 2, 10, 25, and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
 - A Downstream Facilities Capacity Request will be submitted to MSD.
 - The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - MSD drainage bond required prior to construction plan approval.
 - Site is subject to regional facility fee x 1.5 or onsite runoff volume compensation x 1.5 below the floodplain elevation.

TREE CANOPY CALCULATIONS:

SITE AREA	= 3.17 Ac (138,085 S.F.)
TOTAL PERCENTAGE TREE CANOPY REQUIRED	= 20% (27,617 S.F.)
PERCENTAGE TREE CANOPY TO BE PRESERVED	= 4.8% (6,640 S.F.)
PERCENTAGE TREE CANOPY TO BE PLANTED	= 15.6% (21,600 S.F.)
30 TYPE "A" TREES @ 1 3/4" CALIPER (720 S.F. CREDIT EACH)	
TOTAL PROVIDED TREE CANOPY	= 20.5% (28,240 S.F.) TOTAL

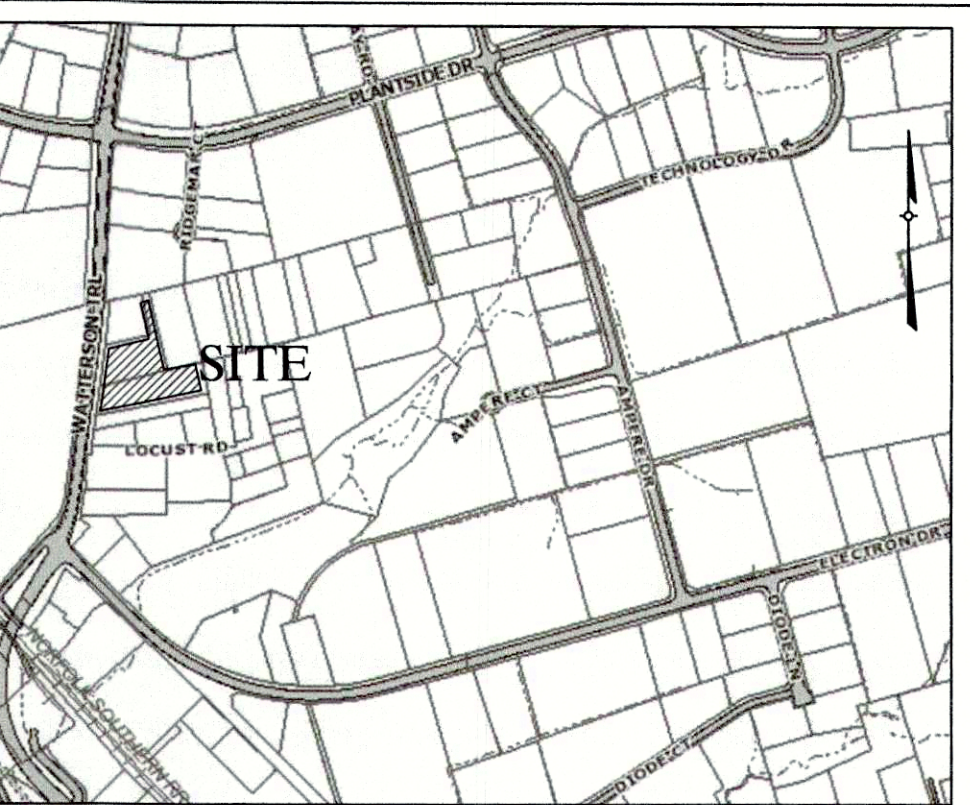
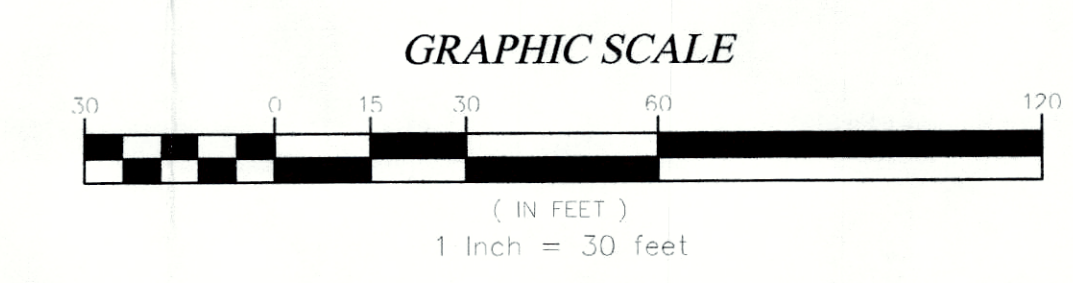
- EROSION CONTROL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING SILT FROM GETTING INTO STORM AND SANITARY SEWER SYSTEMS. IN THE EVENT, SEDIMENTS ARE FOUND IN THE SYSTEMS, THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT, AND DEBRIS.
 - ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDEN, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. DURING THE WINTER MONTHS WHEAT OR OTHER COLD TEMPERATURE GROUND COVER IS RECOMMENDED.
 - ONCE PERMANENT GROUND COVER IS ESTABLISHED, ALL THE EROSION CONTROL MEASURES SHOULD BE REMOVED. ANY STORM OR SANITARY SEWER THAT CONTAINS SEDIMENTS AND DEBRIS SHOULD BE REMOVED. ANY SEDIMENTS OR DEBRIS ON THE STREET SHOULD BE CLEANED AND SWEEPED AT THE COMPLETION OF THE PROJECT.

- CROSS OVER ACCESS NOTE:**
- CROSS OVER ACCESS AGREEMENT TO BE PROVIDED BETWEEN PROPERTY OWNERS.
 - ROAD ACCESS STUDY TO PROPERTY LINE TO BE PROVIDED DURING CONSTRUCTION.

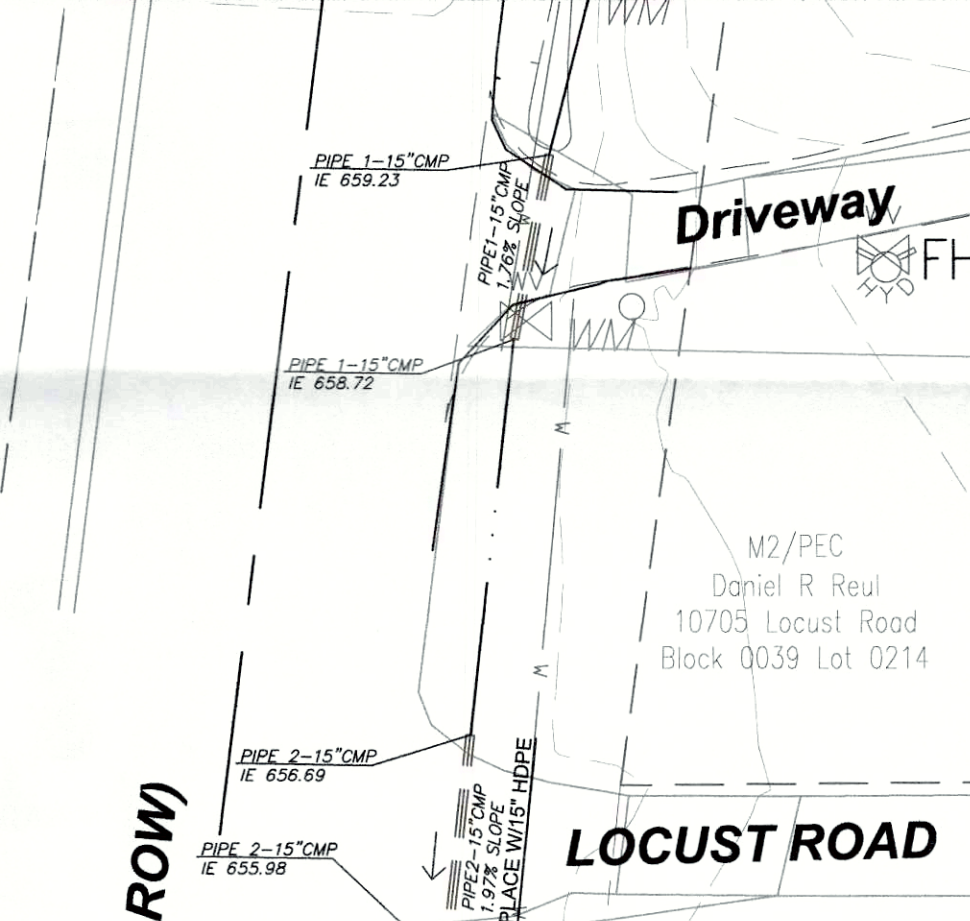
1 WAIVER OF 15' LBA ALONG AREA OF FUTURE ROAD EXTENSION & CONNECTION TO ADJ PROPERTY INCL RETAINING WALL

2 WAIVER OF 15' LBA ALONG SOUTH SIDE OF BUILDING#2 TO REDUCE TO 10'

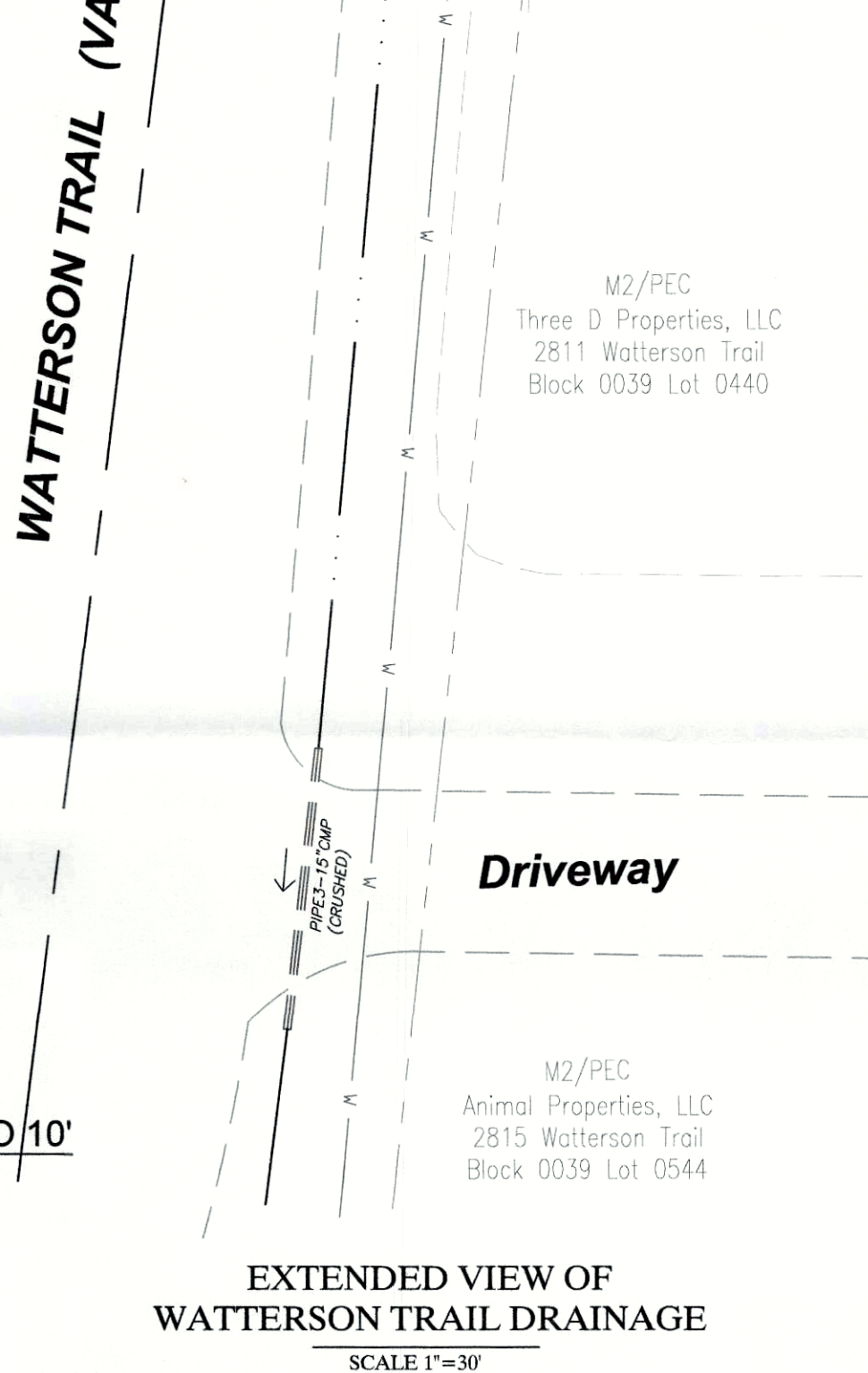
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - There shall be no landscaping in the Right of Way without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - 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 Jefferson for review and approval, and changes/additions/alterations not so referred shall not be valid.
 - All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash, and other debris.
 - Drainage Note: Downstream improvements to the roadside ditch shall be required at 2801 & 2811 Watterson Trail at the time of site construction. The ditch improvements shall be included in the site construction documents and approved by the Jefferson County Public Works Department.
 - 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 Jefferson (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty).
 - 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.



VICINITY MAP
NOT TO SCALE



EXTENDED VIEW OF WATTERSON TRAIL DRAINAGE
SCALE 1"=30'



RECEIVED
 MAR 18 2019
 PLANNING & DESIGN SERVICES

MSD WM#11516
 PREV CASE# 17-0002

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 LOUISVILLE, KY 40220
 P. 502-298-2272 C. 502-292-9288
 EMAIL: CHRIS@BLUESTONEENGINEERS.COM

Project: 2705 WATTERSON TRAIL INDUSTRIAL
Title: CATEGORY 2B DEVELOPMENT PLAN

Drawn By: DW
Checked By: DW/CTC

Scale: 1"=30'

Drawing Date: 01-28-2019
Drawing Name: 2019-WT-23DDDP

Sheet: DDDP

14WAIVER-1004