

**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)	39,100 SF
(OFFICE)	5,450 SF
(WAREHOUSE)	33,650 SF
FLOOR AREA RATIO (FAR)	0.28
PEC RATIO (MAX 50%)	28%
PROPOSED BUILDING HEIGHT	35' MAX

**LANDSCAPE REQUIREMENTS**

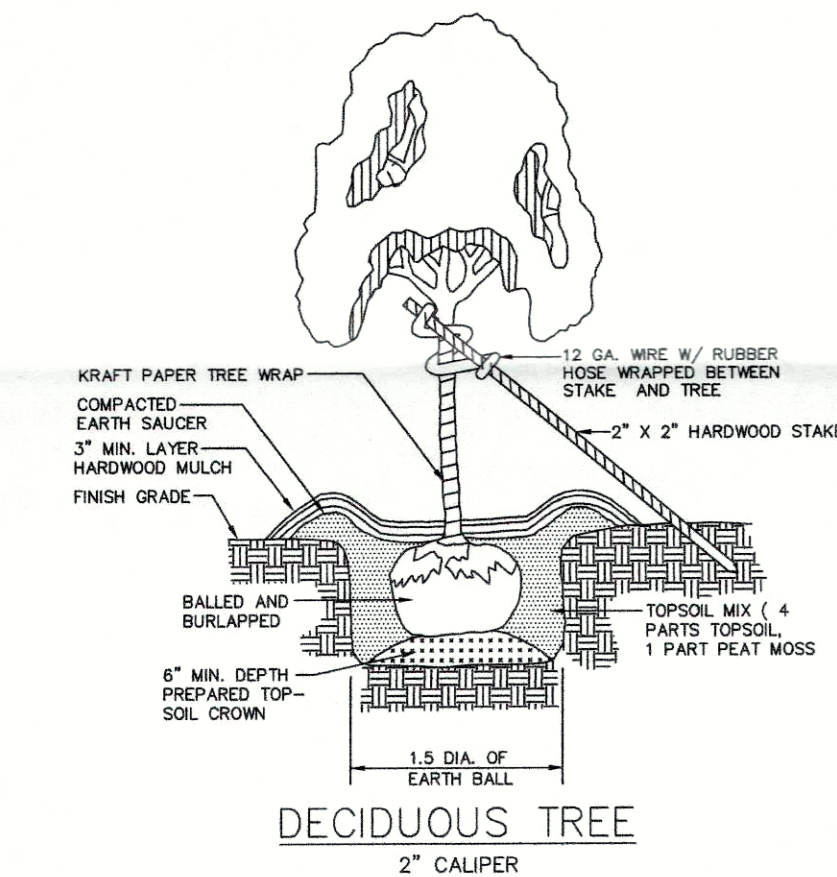
PROPOSED TRUCK MANUEVERING	24,546 SF
PROPOSED REGULAR V.U.A.	25,592 SF
ILA REQUIRED (>12,000 SF = 7.5%)	1,920 SF
ILA PROVIDED	2,259 SF

**PARKING REQUIREMENTS**

REQUIRED PARKING (OFFICE/SF: 1/350 MIN & 1/200 MAX)	MIN	MAX
(OFFICE 5,450 SF)	16	28
REQUIRED PARKING (WAREHOUSE/EMP: 1/1.5 MIN & 1/1 MAX)	17	25
(WAREHOUSE 25 EMPLOYEES)		
TOTAL PARKING REQUIRED	33	53
TOTAL PARKING PROVIDED = 33		
(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
- EXISTING SANITARY SEWER



**MSD STANDARD EROSION CONTROLS**

	CONSTRUCTION ENTRANCE
	STONE BAG INLET PROTECTION
	REINFORCED SILT FENCE

**WAIVERS REQUESTED:**

- A Waiver from LDC Section 10 to allow a retaining wall to be constructed within the 15' LBA along the north property line.

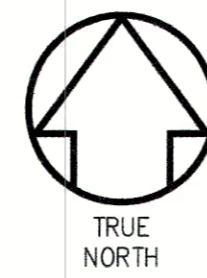
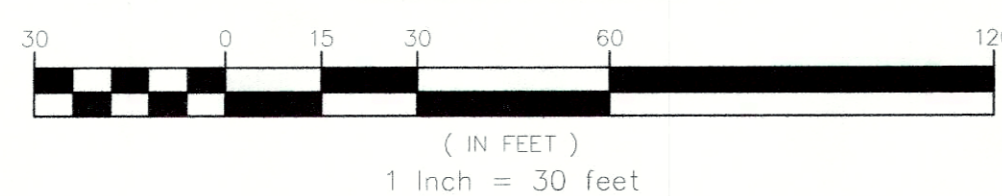


**UTILITY WARNING**  
THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

PROPOSED LANDSCAPE ISLANDS  
2259 SF

**MATCHLINE**

**GRAPHIC SCALE**



**LANDSCAPING NOTES**

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREAS NOT OCCUPIED BY LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF PER LDC 10.2.13.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10 OF THE LDC.
- EXISTING TREES AND PLANTS ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE PER LDC 10.2.8, FIGURE 10.4.1.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIALS SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE, UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES RESPONSIBILITY.
- LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS.
- IRRIGATION SHALL BE PROVIDED BY RAINBIRD (OR EQUAL) COMMERCIAL MODEL INCLUDING METER, VALVES AND APPURTENANCES WITH STANDARD PVC PIPING AND POP UP HEADS FOR ALL LANDSCAPE AREAS INCLUDING PARKWAY BERM/BUFFER.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT-OF-WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

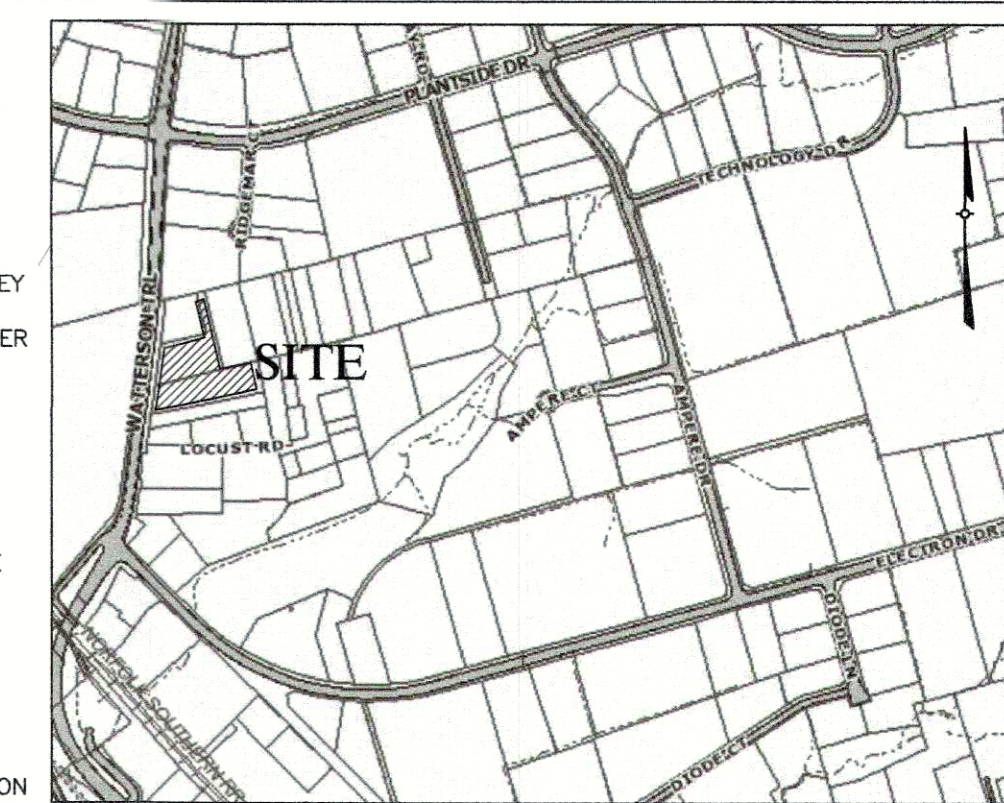
**PLANT LEGEND**

QTY	NOTE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE	SPACING
17	RM		Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	1 3/4" Cal.	A	AS SHOWN OR 50' O.C.
17	WO		Quercus phellos	WILLOW OAK	1 3/4" Cal.	A	AS SHOWN OR 50' O.C.
7	AH		Ilex opaca	AMERICAN HOLLY	6' Ht. (Min.)	A	AS SHOWN OR 30' O.C.
7	WP		Pinus strobus	WHITE PINE (REPLACE EXISTING)	6' Ht. (Min.)	A	AS SHOWN OR 50' O.C.
19	JU		Juniperus chensis 'Nick's compacta'	NICK'S COMPACT JUNIPER	18" Ht. (Min.) (2 Gal. Container)		4.0' O.C.
18	BW		Buxus sempervirens 'Green Velvet'	GREEN VELVET BOXWOOD	18" Ht. (Min.) (2 Gal. Container)		3.0' O.C.

**CROSS-OVER ACCESS NOTE:**

- CROSS OVER ACCESS AGREEMENT TO BE PROVIDED BETWEEN PROPERTY OWNERS.
- ROAD ACCESS STUB TO PROPERTY LINE TO BE PROVIDED DURING CONSTRUCTION.

**25' CROSSOVER ACCESS**



**RECEIVED**

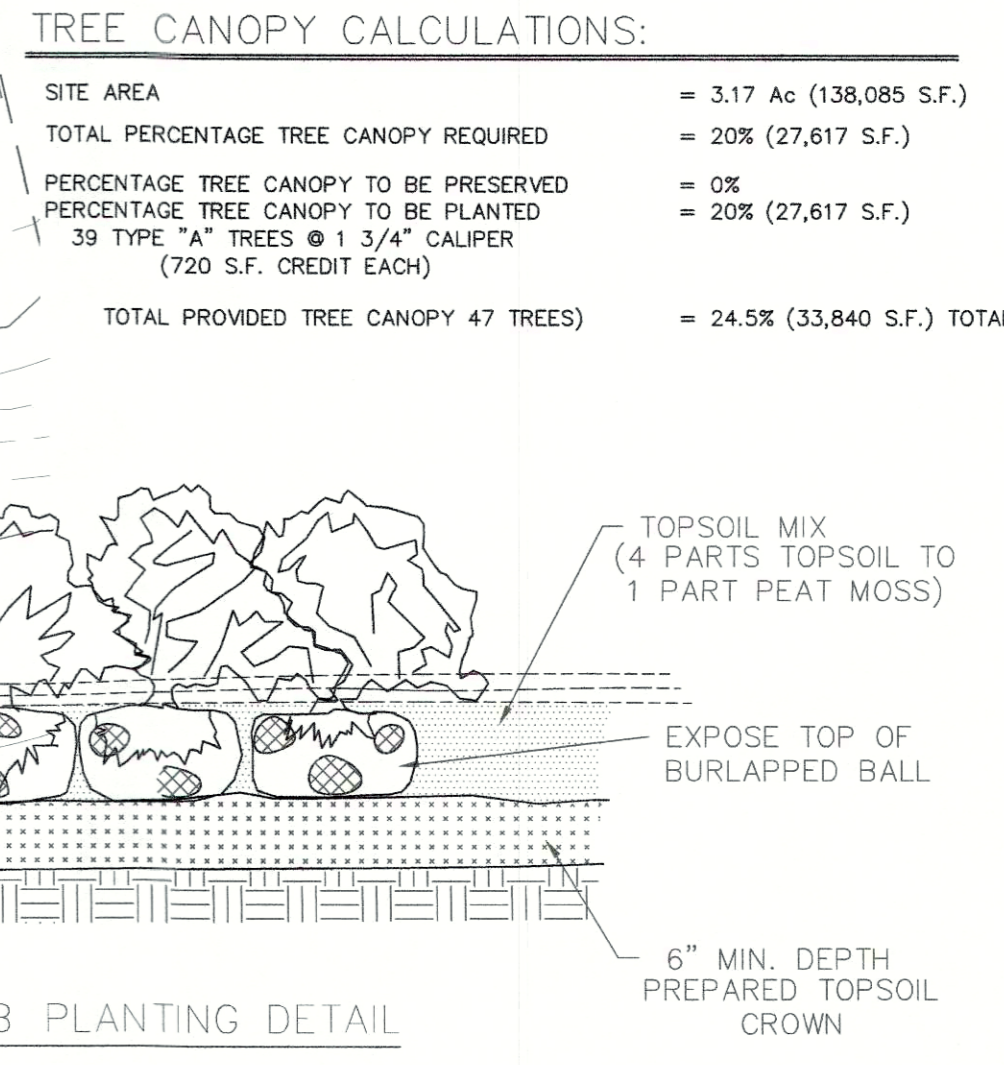
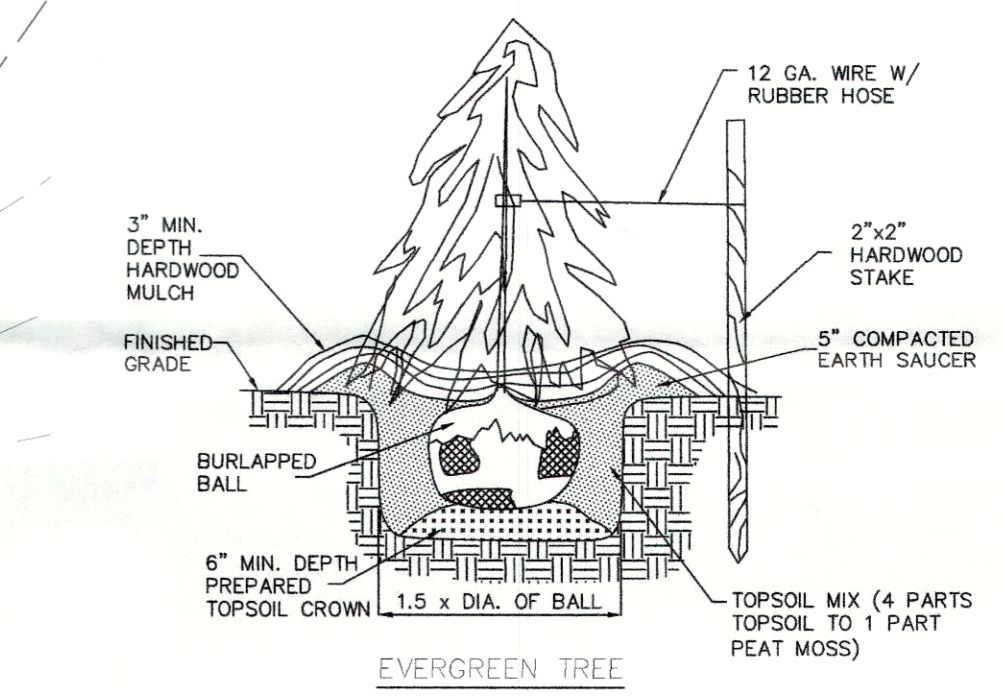
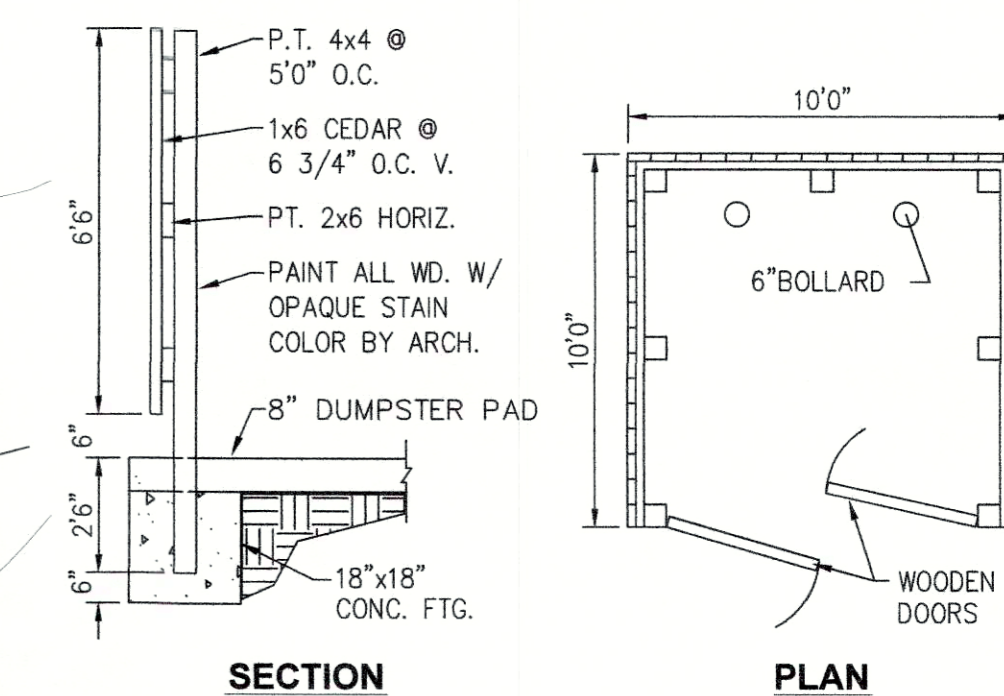
OCT 23 2017  
PLANNING & DESIGN SERVICES

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**2705 WATTERSON TRAIL INDUSTRIAL**  
LANDSCAPE PLAN  
OWNER/DEVELOPER:  
John Barnett - BARNETT WATTERSON LLC  
12812 Larned Drive  
Louisville, Kentucky 40299  
(502) 418-8784

Project: 2705 WATTERSON TRAIL INDUSTRIAL  
Title: LANDSCAPE PLAN  
Drawn By: CC  
Checked By: CC/DL  
Scale: 1"=30'  
Drawing Date: 10-15-2017  
Drawing Name: 2017-WT-LSCAPE  
Sheet: L1



**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 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 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 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 Public Works Department.