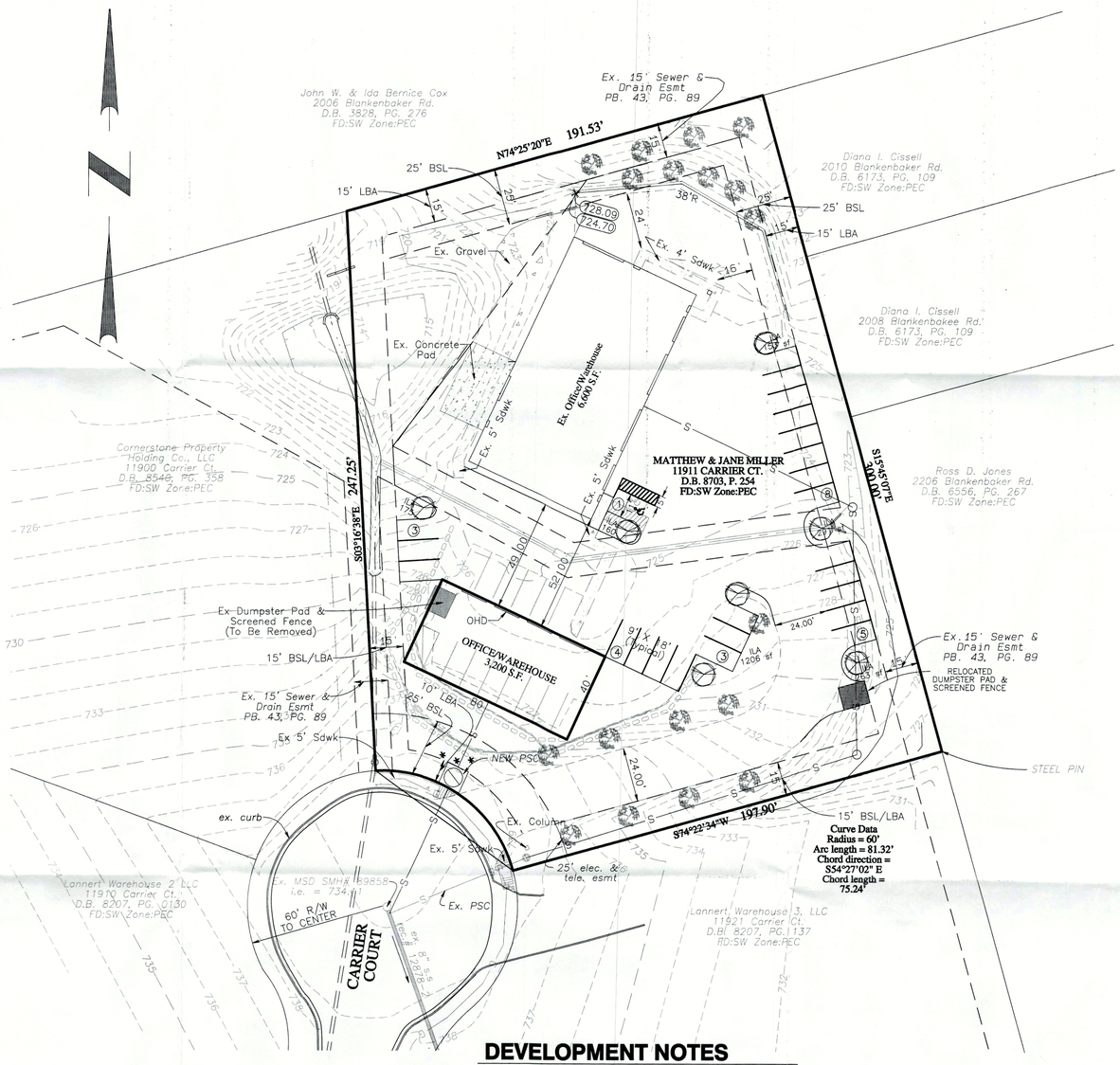
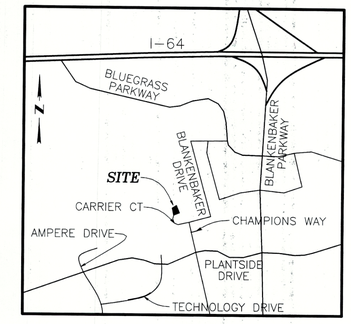


PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Tony Markert
DATE: 12-14-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



VICINITY MAP

NO SCALE

Site Development Data

Location:	11911 Carrier Court
Inst. No.	D.B.8703 PG.254
Tax Block, Lot, Sublot:	3033-0003-0000
Area:	1.49 Acres
	64,904.40 S.F.
Zoning:	PEC
Form District:	SW
Enterprise Zone:	No
Existing Use:	Office/Warehouse
Proposed Use:	Office/Warehouse
Plan Certain:	09-007-96

OWNER:
MATTHEW & JANA MILLER
8607 HOLSTON RD.
LOUISVILLE, KY. 40222

Building Summary

Area:	9,800	S.F.
Ex. Building Area:	6,600	S.F.
Ex .Office:	1,800	S.F.
Ex. Warehouse:	4,800	S.F.
Proposed Additions:	3,200	S.F.
Office:	900	S.F.
Warehouse:	2,300	S.F.
F.A.R.	0.15	
Max Allowed F.A.R.	1.00	
Building Height:	19'	

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	10' LBA
Side:	None	15' LBA
Street Side:	25'	10' LBA
Rear:	None	15' LBA
Max. Height of Building:	50'	

Parking Summary

	Min	Max
Office	1SP/350S.F.	1SP/200S.F.
	2,700	S.F.
	8	14
Warehouse	1SP/1.5EMP	1SP/1.0EMP
	15	Employees
	10	15
Total Spaces Required	18	29
Spaces Provided	23	Spaces
	1	ADA Spaces
	24	Total
Bicycle Parking	2 Long-Term	2 Short-Term

I L A Requirements

Vehicle Use Area:	27,946	S.F.
ILA Required:	(7.5%) 2,096	S.F.
ILA Provided:	(7.8%) 2,177	S.F.
ILA Trees Required:(1/4000 S.F.)	7	trees
ILA Trees Provided:	7	trees

Impervious Areas

Total Site Area	64,904.40	S.F.
Existing Conditions		
Pervious	32,693	S.F.
Impervious	32,211	S.F.
Proposed Conditions		
Pervious	26,181	S.F.
Impervious	38,723	S.F.

Waivers Requested

A waiver of Section 10.2.4.B has been requested to allow an existing utility easement to encroach into the required width of the Landscape Buffer Area.

A waiver of Section 5.9.2.A.1.b.i has been requested for no pedestrian connection from the public sidewalk to the building.

Development Code July 2004 (City of J-town)
A waiver of Section 5.5.2.A.1, 5.6.1.B.1 and 5.6.1.C.1 have been requested to not provide entrances and glazing affording views into the building which faces the abutting public street.

Tree Canopy

Class C Tree Canopy Category

Gross Site Area	64,904 S.F.
Existing Tree Canopy	12,960 S.F.
Ex. Tree Canopy %	20.0 %
Preserved Tree Canopy Coverage Area	12,960 S.F.
Preserved Tree Canopy Coverage %	20.0 %
Tree Canopy Required %	15.0 %
Tree Canopy Area Required	9,736 S.F.
Tree Canopy Preserved	12,960 S.F.
New Tree Canopy Provided	0 S.F.
Tree Canopy Provided	12,960 S.F.
% Tree Canopy Provided	20.0 %

Tree protection fencing shall be erected adjacent to all TCPAs prior to Site Disturbance Approval to protect the existing tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

DEVELOPMENT NOTES

1. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
2. 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 PERCEPTILBE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. "NO IDLING" SIGNS SHALL BE POSTED AT ALL LOADING/UNLOADING DOCK AREAS.
5. EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING BY LOJIC.
6. 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.
7. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
8. ONSITE DETENTION WILL BE PROVIDED IN THE EXISTING ON SITE BASIN. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY OF THE EXISTING BASIN TO BE ANALYZED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

LEGEND

Property Line		Wood/Vinyl Fence	
Existing Fence		Tree Canopy Protection Fence	TCPA
Existing Sewerline		Ditch Line	
Proposed Sewerline		Flow Arrow	
Existing Manhole		Existing Storm Line	
Proposed Manhole		Proposed Storm Line	

RECEIVED
DEC 08 2016
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval:
Tony Kelley 12-14-16
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

16DEVPLAN1184

PROJECT REFERENCES	
Formerly Known As:	Lindsey Office Building
Planning & Zoning Related Cases:	
Plan Certain:	9-7-96
Landscape:	L-115-06
MSD WM #:	9156

GRAPHIC SCALE 1"=30'
0 30 60 90

AL ENGINEERING INC.
Civil Engineering & Land Development Services
4790 CRITTENDEN DRIVE SUITE 201 LOUISVILLE KY. 40209
(502) 234-2245 Off. (502) 817-4444 Cell

REVISION	DATE
1	
2	
3	
4	
5	

ACCOUNT: 2015-473
DATE: 12-7-2016
DESIGNED BY: AMR
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

MATTHEW MILLER
8607 HOLSTON ROAD
LOUISVILLE, KY. 40222

CARRIER CT II
11911 CARRIER COURT
LOUISVILLE, KY 40299

REVISED DEVELOPMENT PLAN

DRAWING 1
SHEET 1 OF 1

\\ALEI-PC5\ALEI NetworK\ALEI Projects\2015-473 Carrier Court\473 CC-DDP.pro 12/8/2016 10:42:05AM AMR

16 DEVPLAN 1184