

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Tony Markert*
DATE: 12-14-16
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

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.



DEVELOPMENT NOTES

- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF JEFFERSONTOWN.
- 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.
- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREON, PROVIDED TO AL ENGINEERING BY LOJIC.
- 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.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- 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 DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY OF THE EXISTING BASIN TO BE ANALYZED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND MAY BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

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

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

IL A Requirements

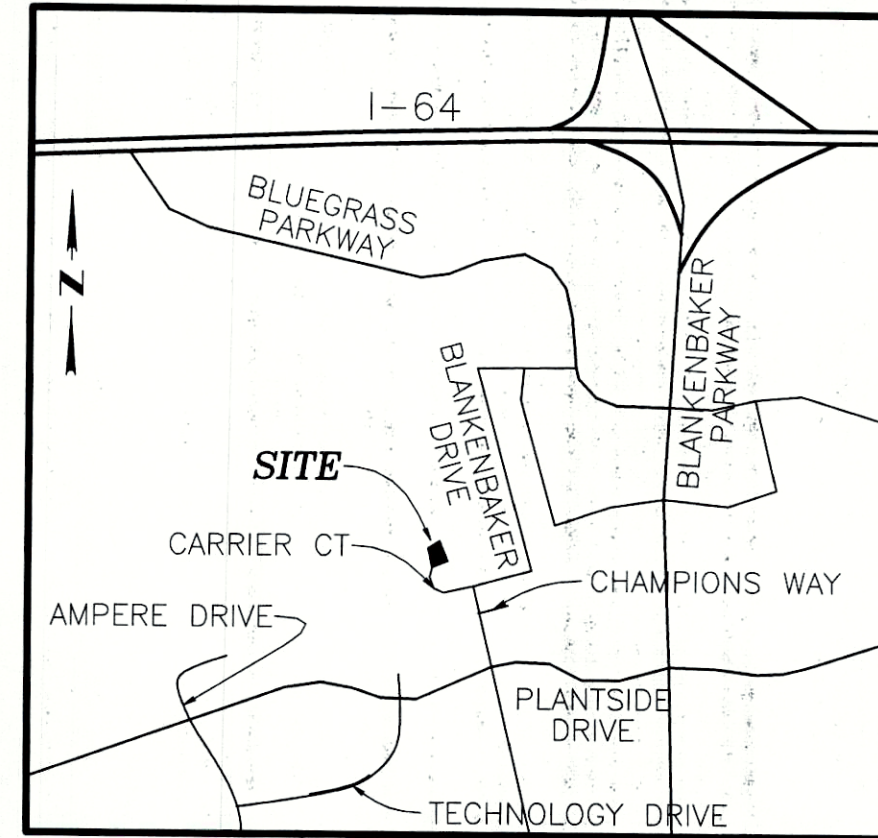
Vehicle Use Area:	27,946 S.F.
ILA Required:	(7.5%) 2,096 S.F.
ILA Provided:	(7.8%) 2,177 S.F.
ILA Trees Required (1/4000 S.F.):	7 trees
ILA Trees Provided:	7 trees

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.

LEGEND

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



VICINITY MAP
NO SCALE

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.

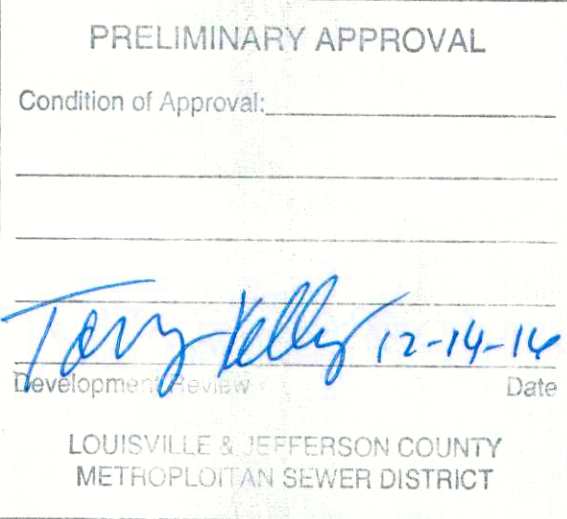
Development Code July 2004 (City of J-town)
A waiver of Section 5.5.2.A.1, 5.6.1.B.1 and 5.6.1.C.1 have been requested to not provide entrances and glazing affording views into the building which faces the abutting public street.

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 TROPAs 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.

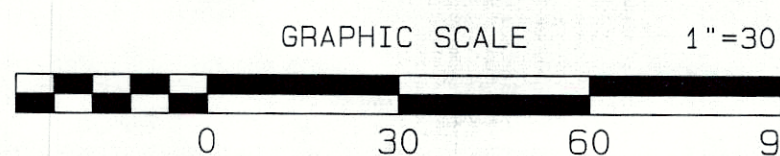


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DEC 08 2016
DESIGN SERVICES

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



AL ENGINEERING INC.
Civil Engineering & Land Development Services
4790 CRITTENDEN DRIVE SUITE 201
LOUISVILLE, KY 40223
(502) 254-2245 Off.
(502) 617-4444 Cell

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