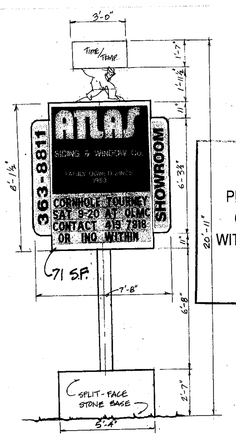


SIGN DETAIL

SCALE: ¼ INCH = 1 FOOT

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

VARIANCE REQUESTS:

1. To permit an existing free-standing sign to remain 18.5 feet in height (on an existing base of 2 feet-7 inches).

2. To permit a variance of 10 feet to permit the existing building to be 5 feet from the side property line (the required side yard is 15 feet when it abuts an R-4 district).

WAIVER REQUESTS:

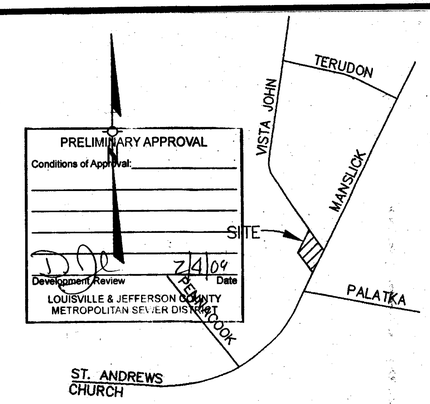
1. To not construct sidewalks along Manslick Road and Vista John Drive.

2. To allow a landscape waiver (*i*) to permit the perimeter landscape buffer on Manslick Road at Vista John Drive to be less than 10-feet (see cross-hatched area, easternmost parking space at tangent), and (*ii*) to permit the perimeter landscape buffer adjacent to the R-4 to be 5-feet (see cross-hatched area at rear of building and at dumpster).

ADDITIONAL NOTES:

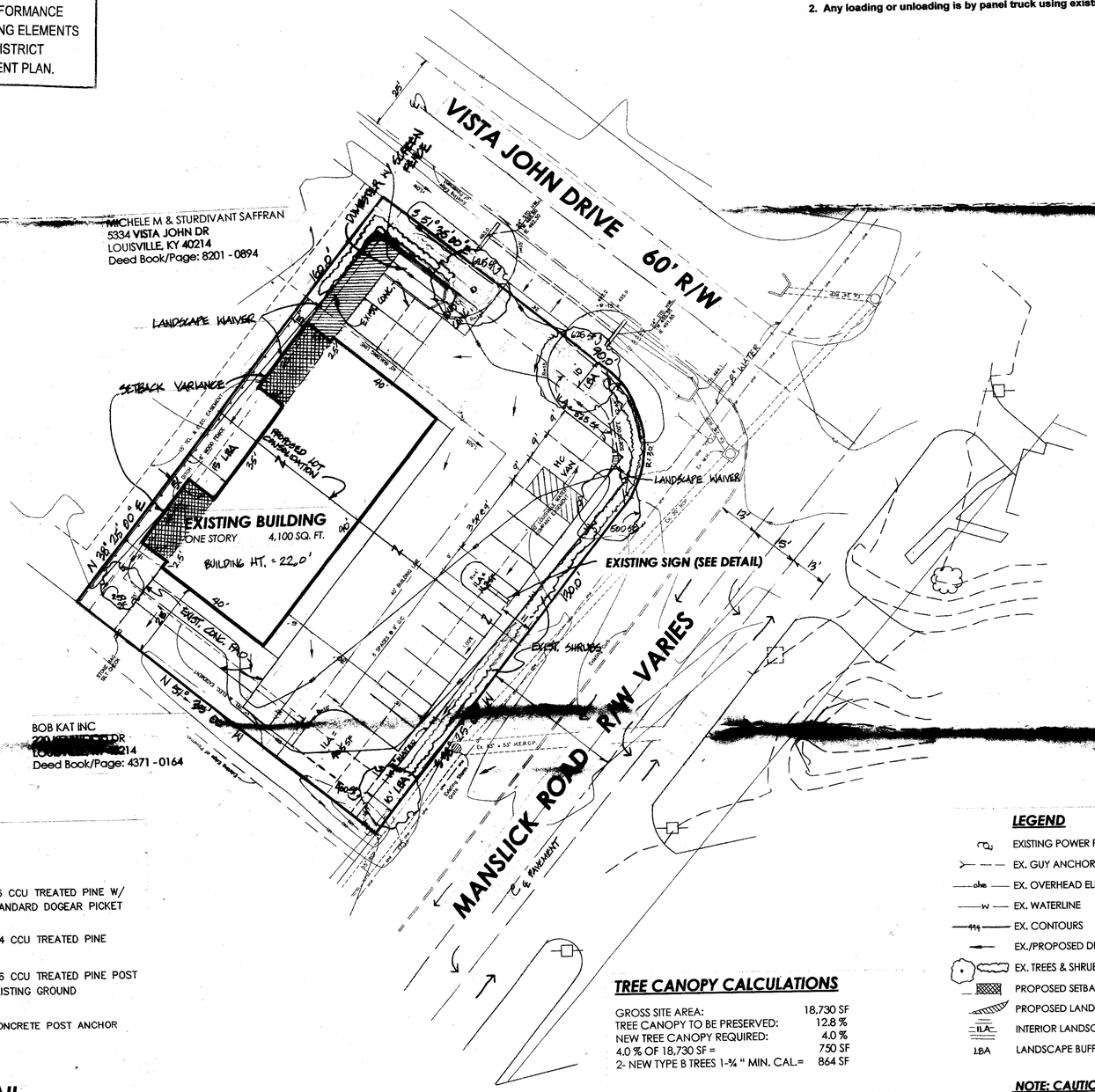
1. The two lots shall be consolidated by consolidation plat.

2. Any loading or unloading is by panel truck using existing access doors.



VICINITY MAP

NO SCALE



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: Sidewalks along Manslick Rd frontage are recommended

BY: Andrea Marconi

DATE: 2/4/09

LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

METRO LOUISVILLE PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 11955
APPROVAL DATE April 16, 2009
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

1. NO NEW CONSTRUCTION OR SITE DISTURBANCE IS PROPOSED.
2. SANITARY SEWER SERVICE IS PROVIDED BY EXISTING CONNECTION.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING PANEL 21111C0090E.
4. NO DIRECT ACCESS SHALL BE ALLOWED TO MANSLICK ROAD.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO STATE RIGHT OF WAY.
6. THERE SHALL BE NO LANDSCAPING IN KTC RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
7. THERE SHALL BE NO COMMERCIAL SIGNS WITHIN THE RIGHT-OF-WAY.
8. SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT RESIDENCES AND ROADWAYS. LIGHTS SHALL NOT SHINE IN THE EYES OF DRIVERS, OR IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
9. NO DIRECT ACCESS TO MANSLICK ROAD SHALL BE PERMITTED.
10. ALL DUMPSTER PADS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 (ARTICLE 10.2.6) OF THE LAND DEVELOPMENT CODE.
11. THIS DEVELOPMENT LIES WITHIN THE PLEASURE RIDGE PARK FIRE PROTECTION DISTRICT.
12. BOUNDARY DESCRIPTION IS PER SURVEY DATED APRIL 13, 1999, BY DUKES & ASSOCIATES/ GARY DUKES RLS # 3061 PROVIDED BY OWNER.

SITE DATA

EXISTING ZONING: OR-3 PROPOSED ZONING: C-1

EXISTING & PROPOSED USE: COMMERCIAL/BUILDING MATERIALS SALES

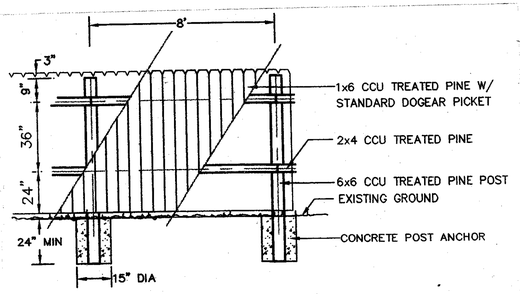
EXISTING & PROPOSED FORM DISTRICT: NEIGHBORHOOD

TOTAL SITE AREA: 0.43 ACRES

PARKING SUMMARY

			REQUIRED	PROVIDED
GENERAL OFFICE :	1,100 SF	PARKING (4 min./ 6 max.) :		4 SPACES
SALES & DISPLAY :	3,000 SF	PARKING (10 min./15 max.):		11 SPACES
TOTAL BUILDING :	4,100 SF	TOTAL PARKING PROVIDED:		15 SPACES*

*INCLUDES 1 HANDICAP / VAN SPACE
1 BICYCLE PARKING SPACE PROVIDED INDOORS



SCREENING FENCE DETAIL

NO SCALE

TREE CANOPY CALCULATIONS

GROSS SITE AREA:	18,730 SF
TREE CANOPY TO BE PRESERVED:	12.8 %
NEW TREE CANOPY REQUIRED:	4.0 %
4.0 % OF 18,730 SF =	750 SF
2- NEW TYPE B TREES 1-¾ " MIN. CAL.=	864 SF

INTERIOR LANDSCAPE CALCULATIONS

VEHICULAR USE AREA:	7,960 SF
TOTAL PARKING SPACES PROVIDED:	15
INTERIOR LANDSCAPE AREA REQUIRED:	5.0 %
5.0 % OF 7,960 SF =	398 SF
INTERIOR LANDSCAPE AREA PROVIDED:	1,392 SF

LEGEND

- EXISTING POWER POLE
- EX. GUY ANCHOR
- EX. OVERHEAD ELEC. & TELE.
- EX. WATERLINE
- EX. CONTOURS
- EX./PROPOSED DRAINAGE FLOW
- EX. TREES & SHRUBS
- PROPOSED SETBACK VARIANCE
- PROPOSED LANDSCAPE WAIVER
- ILA INTERIOR LANDSCAPE AREA
- LBA LANDSCAPE BUFFER AREA

NOTE: CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND OR OVERHEAD UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANY. B.U.D. MUST BE NOTIFIED 24 HOURS PRIOR TO ANY EXCAVATION FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL, CALL 266-5123 OR 1-800-752-6007.

RECEIVED
FEB 02 2009
PLANNING & DESIGN SERVICES

WM # 6765

RELATED DOCKET NO. 9-061-86

1" = 20'
0' 20' 40' 60'

NO.	DATE	DESCRIPTION	BY
2	2-2-09	REVISIONS PER COMMENTS	JA
1	1-19-09	REVISIONS PER COMMENTS	JA

URBAN VENTURES, LLC
Planning • Design • Development Services
1614 Rosewood Avenue Louisville, KY 40205
Ph/Fax 502.426.5370 UrbanVentures.LLC@gmail.com

PROJECT:
ATLAS SIDING & WINDOW COMPANY
7290 MANSLICK ROAD, LOUISVILLE, KY 40214 (502) 363-8811
D.B. 9227 PG. 653 T.B. 1168, LOTS 22,67 CASE NO. 11955

OWNER/DEVELOPER:
JJJ ENTERPRISES, LLC
CHUCK & STACY STORY
1831 GRAND RIDGE ROAD
LOUISVILLE, KY 40241
502 363-8811

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

DATE 12/29/08

SHEET NO. 1 OF 1

11955