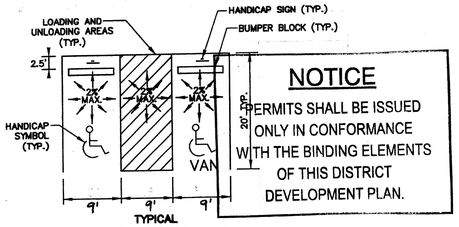
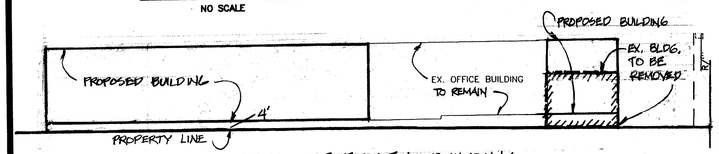


NOTICE

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

ACCESSIBLE PARKING SPACES

NO SCALE



DETAIL OF EXISTING BUILDING TO BE REMOVED

1" = 40' SCALE

ADDITIONAL NOTES:

1. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
2. All roof drains to be directed internally and away from adjoining property owners.
3. Development is subject to 1.5 : 1 compensation for increased runoff volume.
4. Proposed buildings shall be connected to existing connection via internal plumbing.
5. The existing entrance shall be used. No additional access to National Turnpike is proposed.
6. **An Access easement for a vehicular connection to the north shall be recorded prior to construction approval.**
7. **A crossover agreement shall be recorded for a future vehicular connection to the adjacent property to the south. If 8012 National Turnpike is proposed for redevelopment requiring Planning Commission or Transportation approval, the cross access shall be constructed and an access easement recorded.**

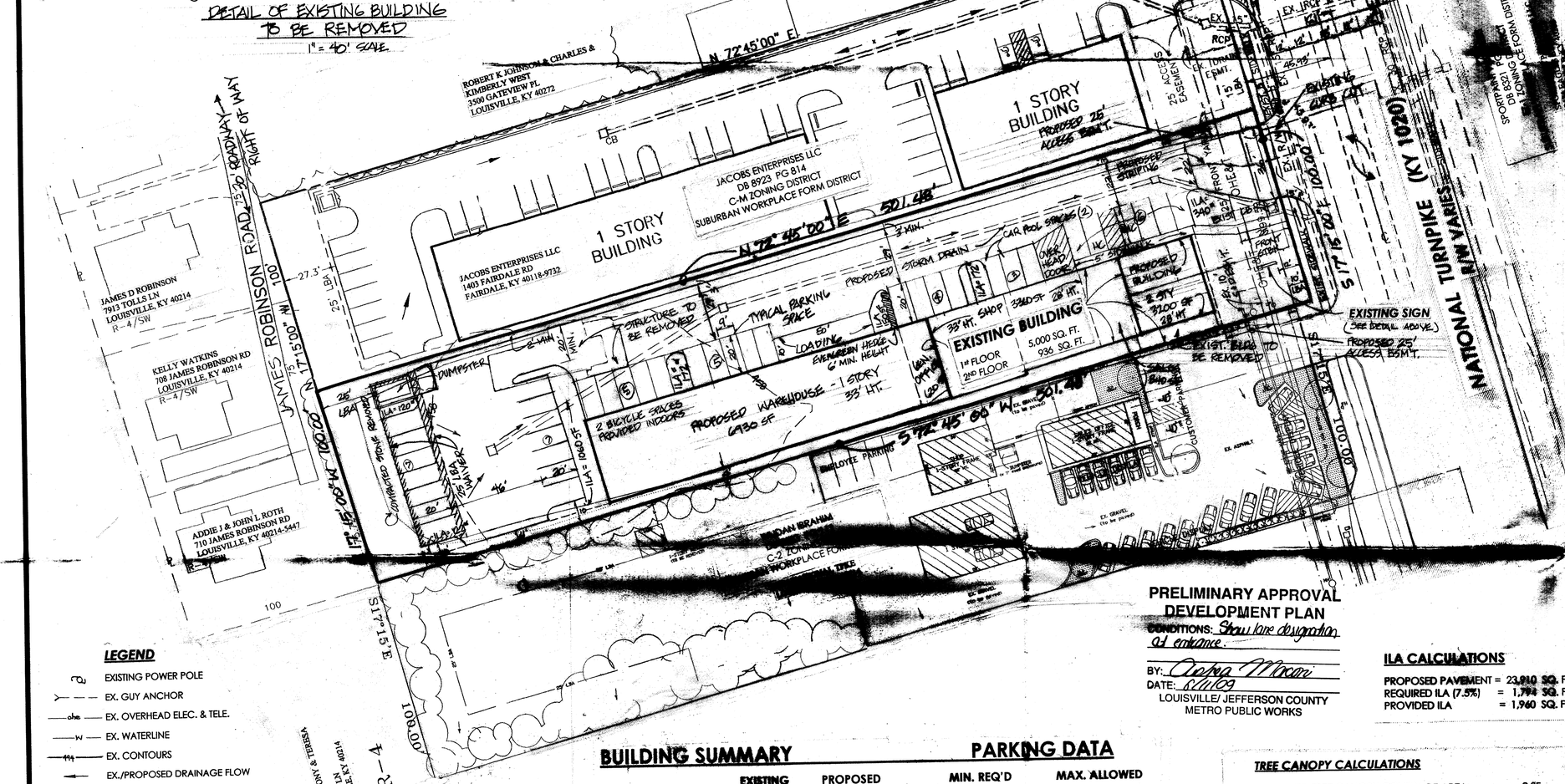
DRAINAGE CALCULATIONS

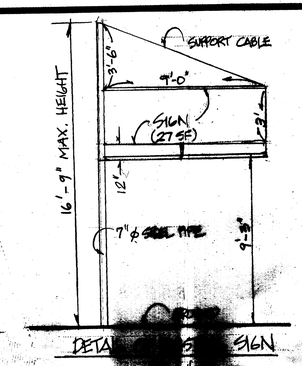
RUN OFF AREAS

Site Area = 1.15 Ac (50,148 SF)
Proposed Impervious Surface = 38,920 SF
Proposed Pervious Surface = 11,228 SF
Existing Impervious Surface = 37,800 SF

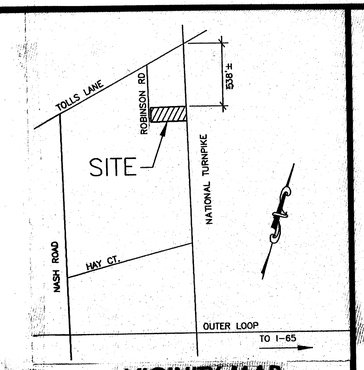
INCREASED RUN OFF VOLUME CALCS:

X= CRA/12 For 1Hour 100 Year Storm
=(0.79-0.78)(2.9)(1.15)/12
=0.003 Ac-Ft * 1.5
=0.004 Ac-Ft





DETAIL OF SIGN



VICINITY MAP

NO SCALE

GENERAL NOTES

1. [redacted] & SOIL / SEDIMENT CONTROL PLAN SHALL BE [redacted] IN ACCORDANCE WITH THE [redacted] NATURAL RESOURCES CONSERVATION SERVICE [redacted] RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING PANEL 21111C0091E.
3. SANITARY SEWER SERVICE IS AVAILABLE BY CONNECTION SUBJECT TO FEES. TREATMENT OF WASTEWATER BY WEST COUNTY.
4. DRAINAGE RUNOFF COMPENSATION SHALL BE PROVIDED AT 1.5 TO 1.0 PER POND CREEK DRAINAGE AREA REQUIREMENTS.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF RATE TO THE RIGHT OF WAY OF NATIONAL TURNPIKE.
6. THERE SHALL BE NO LANDSCAPING IN THE 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. IF GLARE BECOMES AN ISSUE, LIGHTING SHALL BE SHIELDED OR TURNED OFF.
9. BOND & ENCROACHMENT PERMIT REQUIRED FOR WORK IN RIGHT OF WAY.
10. KENTUCKY TRANSPORTATION CABINET APPROVAL IS REQUIRED.
11. ALL DUMPSTER PADS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 (ARTICLE 10.2.6) OF THE LAND DEVELOPMENT CODE.
12. CONTOURS FOR THIS PLAN ARE LOJIC BASED.
13. BOUNDARY TAKEN FROM OWNER PROVIDED BOUNDARY AND DOES NOT CONSTITUTE A SURVEY.
14. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR [redacted] PROTECTION OF ROOT SYSTEMS [redacted] UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE [redacted] ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED [redacted]
15. [redacted] RADE IS ZPP SILTY CLAY (ZP) NOT SUBJECT TO [redacted] ARE NO SENSITIVE FEATURES ON THIS SITE.
16. SITE PLANS OF RECORD FOR ADJACENT DEVELOPMENTS WERE PREPARED BY VECTOR DEVELOPMENT GROUP, INC. (NORTH) AND MILLER WIHRY (SOUTH).

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Show lane designation at entrance.
BY: Andrea Moser
DATE: 5/11/09
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

ILA CALCULATIONS

PROPOSED PAVEMENT = 23,910 SQ. FT.
REQUIRED ILA (7.5%) = 1,794 SQ. FT.
PROVIDED ILA = 1,960 SQ. FT.

PRELIMINARY APPROVAL
Conditions of Approval:
RECEIVED
JUN 08 2009
DESIGN SERVICES
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

DN 12085

WM # 9999

1" = 30'

0' 30' 60' 90'

LEGEND

- EXISTING POWER POLE
- EX. GUY ANCHOR
- EX. OVERHEAD ELEC. & TELE.
- EX. WATERLINE
- EX. CONTOURS
- EX./PROPOSED DRAINAGE FLOW
- EX. TREES & SHRUBS
- 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.

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 12085
APPROVAL DATE Sept. 17, 2009
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

BUILDING SUMMARY / PARKING DATA

	EXISTING	PROPOSED	MIN. REQ'D	MAX. ALLOWED
GENERAL OFFICE	1,736 SF	2,230 SF	6	11
SALES & DISPLAY	0 SF	2,440 SF	8	12
CONTRACTOR SHOP (15 employees)	2,100 SF	3,360 SF	10	15
WAREHOUSE (20 employees)	2,100 SF	6,930 SF	13	20
TOTALS	5,936 SF	14,960 SF	37 MIN.	58 MAX.

37 SPACES PROVIDED
(Including 2 Handicap spaces + 2 BIKES)

TREE CANOPY CALCULATIONS

PRESERVED TREE CANOPY COVERAGE AREA: 0 SF
REQUIRED NEW TREE CANOPY COVERAGE AREA: 10,030 SF
SITE AREA = 50,148 SF CLASS "C" 50,148 x .20 = 10,030 SF

SITE DATA

EXISTING ZONING: R-4 PROPOSED ZONING: C-M
EXISTING & PROPOSED USE: COMMERCIAL/MANUFACTURING
EXISTING & PROPOSED FORM DISTRICT: SUBURBAN WORKPLACE
TOTAL SITE AREA: 1.15 ACRES (50,148 SQ. FT.) FAR = 0.30

NO.	DATE	DESCRIPTION	BY
5	6-8-09	ADDED 25' ACCESS ESMT.	JMA
4	5-15-09	3rd SUBMITTAL PER COMMENTS	JMA
3	4-13-09	2ND SUBMITTAL PER COMMENTS	JMA
2	2-23-09	FORMAL SUBMIT PER COMMENTS	JMA
1	11-25-08	PRE-APP SUBMITTAL	JMA

URBAN VENTURES, LLC
Planning • Design • Development Services
1614 Rosewood Avenue Louisville, KY 40205
Phone: 502.365.0672 jdpowell@urbanventures.LLC@gmail.com

PROJECT:
ATLAS SIDING & WINDOWS COMPANY
8012 NATIONAL TURNPIKE, LOUISVILLE, KY 40214 (502) 363-8811
D.B. 9227 PG. 650 T.B. 1045 LOT 125

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

DETAILED DISTRICT DEVELOPMENT PLAN

DATE 11/24/08

SHEET NO. 1 OF 1