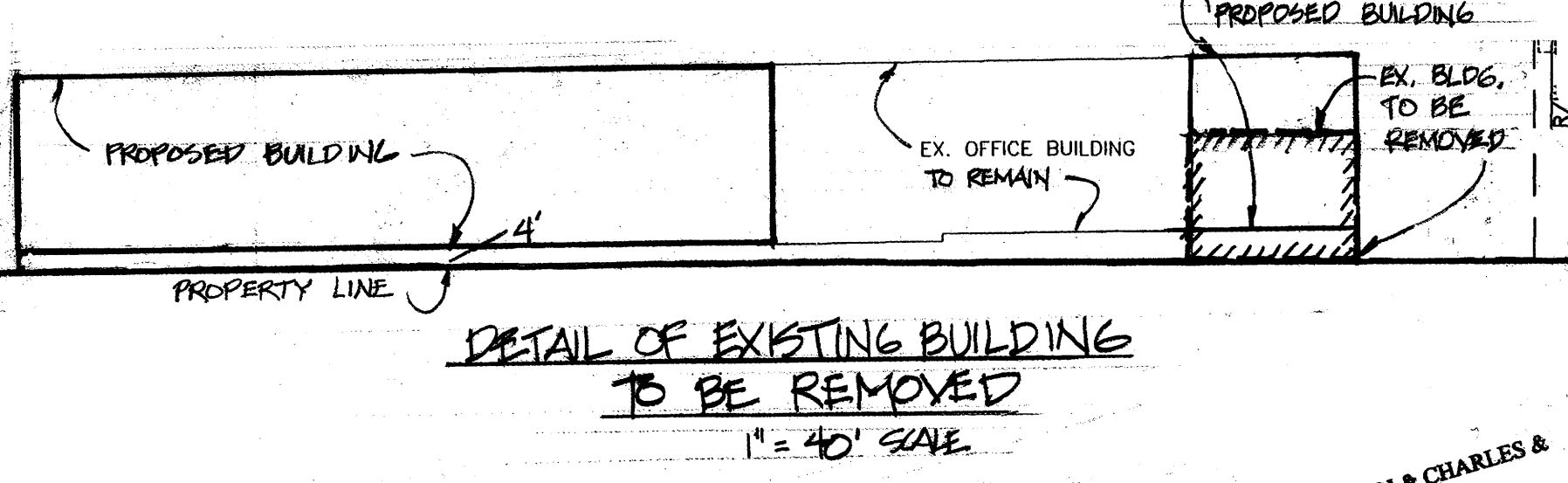
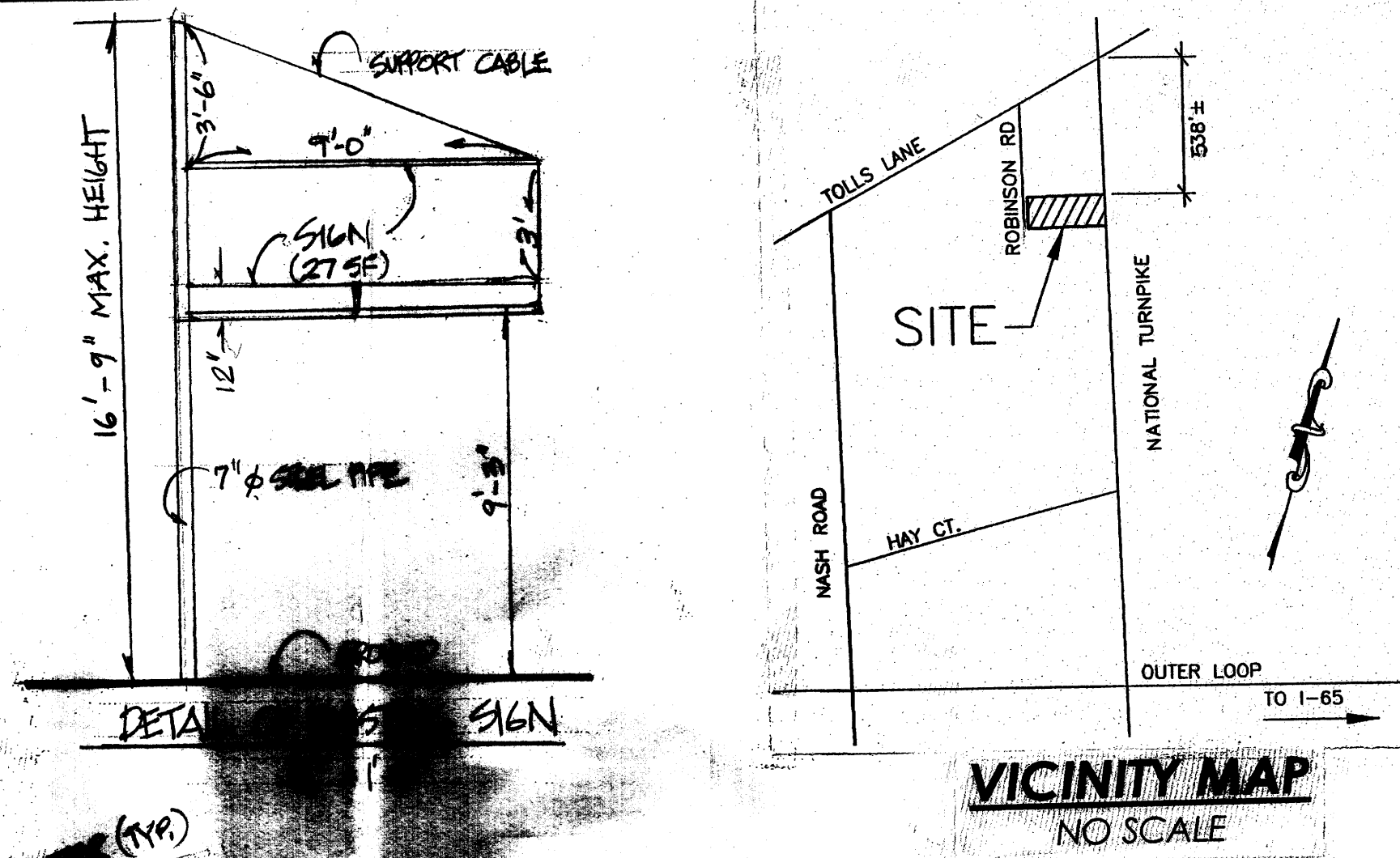


- ADDITIONAL NOTES:**
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - All roof drains to be directed internally and away from adjoining property owners.
 - Development is subject to 1.5 : 1 compensation for increased runoff volume.
 - Proposed buildings shall be connected to existing connection via internal plumbing.
 - The existing entrance shall be used. No additional access to National Turnpike is proposed.

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

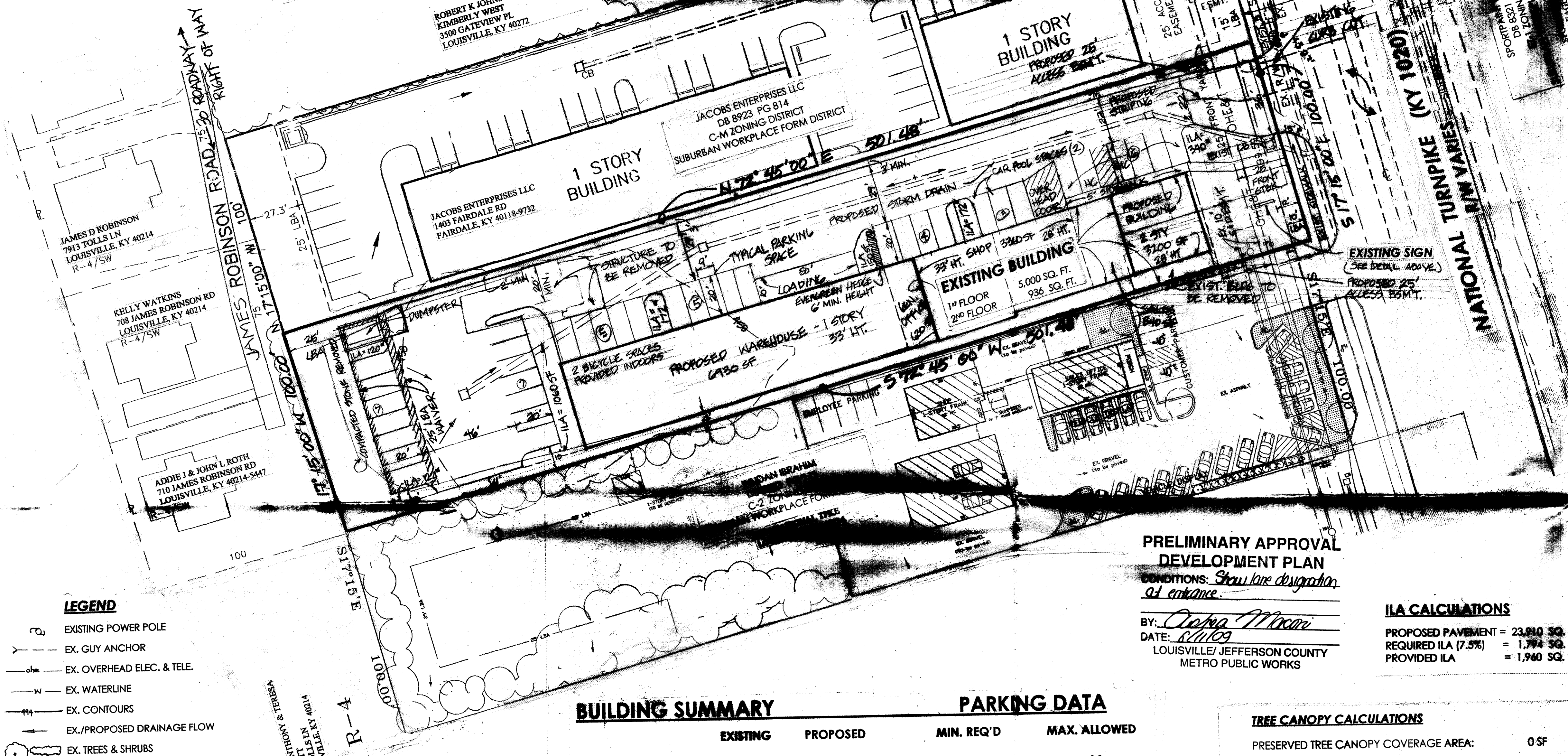


6. An Access easement for a vehicular connection to the north shall be recorded prior to construction approval.

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.

GENERAL NOTES

- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING PANEL 21111C0091E.
- SANITARY SEWER SERVICE IS AVAILABLE BY CONNECTION SUBJECT TO FEES. TREATMENT OF WASTEWATER BY WEST COUNTY.
- DRAINAGE RUNOFF COMPENSATION SHALL BE PROVIDED AT 1.5 TO 1.0 PER POND CREEK DRAINAGE AREA REQUIREMENTS.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF RATE TO THE RIGHT OF WAY OF NATIONAL TURNPIKE.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- THERE SHALL BE NO COMMERCIAL SIGNS WITHIN THE RIGHT-OF-WAY.
- 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.
- BOND & ENCROACHMENT PERMIT REQUIRED FOR WORK IN RIGHT OF WAY.
- KENTUCKY TRANSPORTATION CABINET APPROVAL IS REQUIRED.
- ALL DUMPSTER PADS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 (ARTICLE 10.2.6) OF THE LAND DEVELOPMENT CODE.
- CONTOURS FOR THIS PLAN ARE LOIC BASED.
- BOUNDARY TAKEN FROM OWNER PROVIDED BOUNDARY AND DOES NOT CONSTITUTE A SURVEY.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION OF ROOT SYSTEMS.



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

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

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.

	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)

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: *Shall have designation at entrance.*
BY: *Carna Moore*
DATE: *11/10/09*
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.

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

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

NO.	DATE	DESCRIPTION	BY	DATE
5	6-8-09	ADDED 25' ACCESS BSM.	JMA	11/24/08
4	5-15-09	3 RD SUBMITTAL PER COMMENTS	JMA	
3	4-13-09	2 ND SUBMITTAL PER COMMENTS	JMA	
2	2-23-09	FORMAL SUBMITTAL PER COMMENTS	JMA	
1	11-25-08	PRE-APP SUBMITTAL	JMA	
NO.	DATE	DESCRIPTION	BY	SHEET NO.
				1 OF 1

URBAN VENTURES, LLC
Planning • Design • Development Services
Louisville, KY 40204 Phone: 502.582.5900
Fax: 502.582.5372

ATLAS SIDING & WINDOWS COMPANY
8017 NATIONAL TURNPIKE, LOUISVILLE, KY 40214 (502) 343-8811
D.B. 9227 PG. 650 T.B. 1045 LOT 125

OWNER/DEVELOPER:
JJI ENTERPRISES, LLC
1831 GRAND RIDGE ROAD
LOUISVILLE, KY 40241
502.343.8811

DETAILED DISTRICT DEVELOPMENT PLAN