

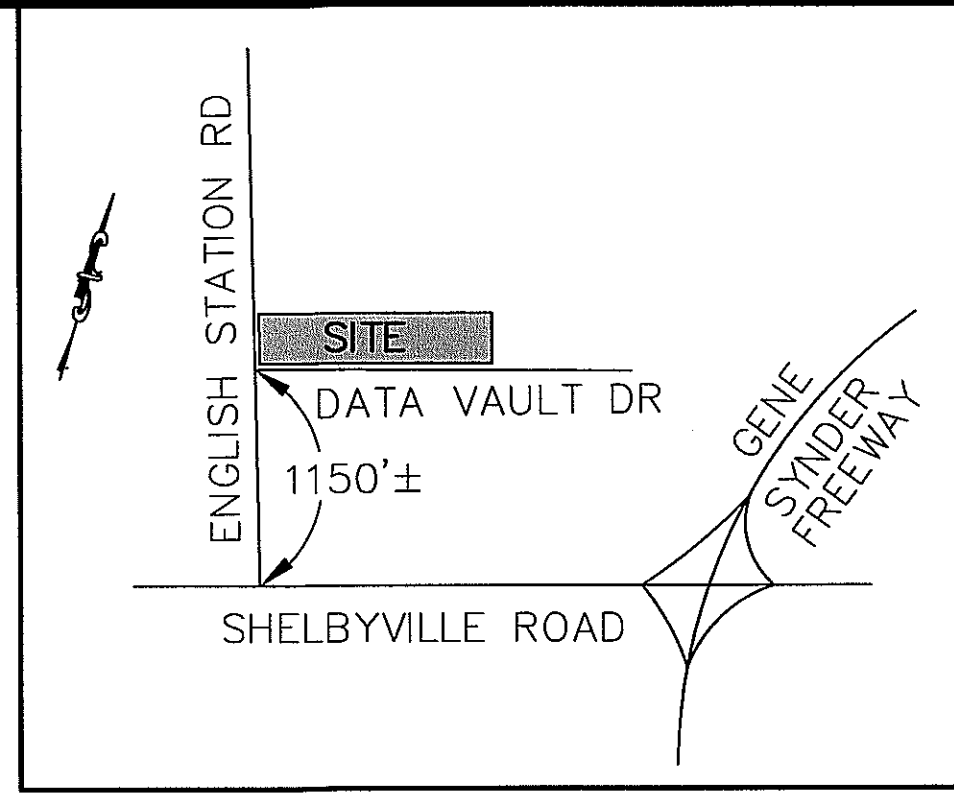
PRELIMINARY APPROVAL
 Condition of Approval: _____
 P. Barry 4/10/13
 Development Review
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

GENERAL NOTES

- Existing Parking areas and drive lanes are a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 2111 C 0235 D dated February 2, 1994.
- All dumpsters and service structures are to be screened per Chapter 10.
- Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
- Sanitary sewer service is existing. No additional service will be needed.
- Bicycle parking shall be provided inside the building.
- Tree canopy calculations are not required per Sect. 10.1.2.B.3 because there is no increase in building or VJA area
- The existing air conditioning units shall be screened as required per Chapter 10.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- City of Middletown approval required.
- Display items within the Proposed Product Display Area No. 1 shall not exceed 5' in height and shall be screened from view from the public right-of-way per Section 4.4.8 of the 2004 LDC
- Outdoor sales and display of items shall be located on a hard and durable surface as defined by Metro Public Works Standards.

WAIVERS GRANTED

- A Waiver was approved to not provide the screening for the Outdoor storage area as required by Chapter 4, Part 4.4.8.2.C adjacent to the east property line on Nov. 3, 2005. Docket: 9-54-05W
- A Landscape Waiver was approved in 1992 per 9-25-92LW to allow the then existing structure to encroach into the Landscape Buffer Area and to allow the then existing paved areas to encroach into the Landscape Buffer Area adjacent to the Texas Gas Company.



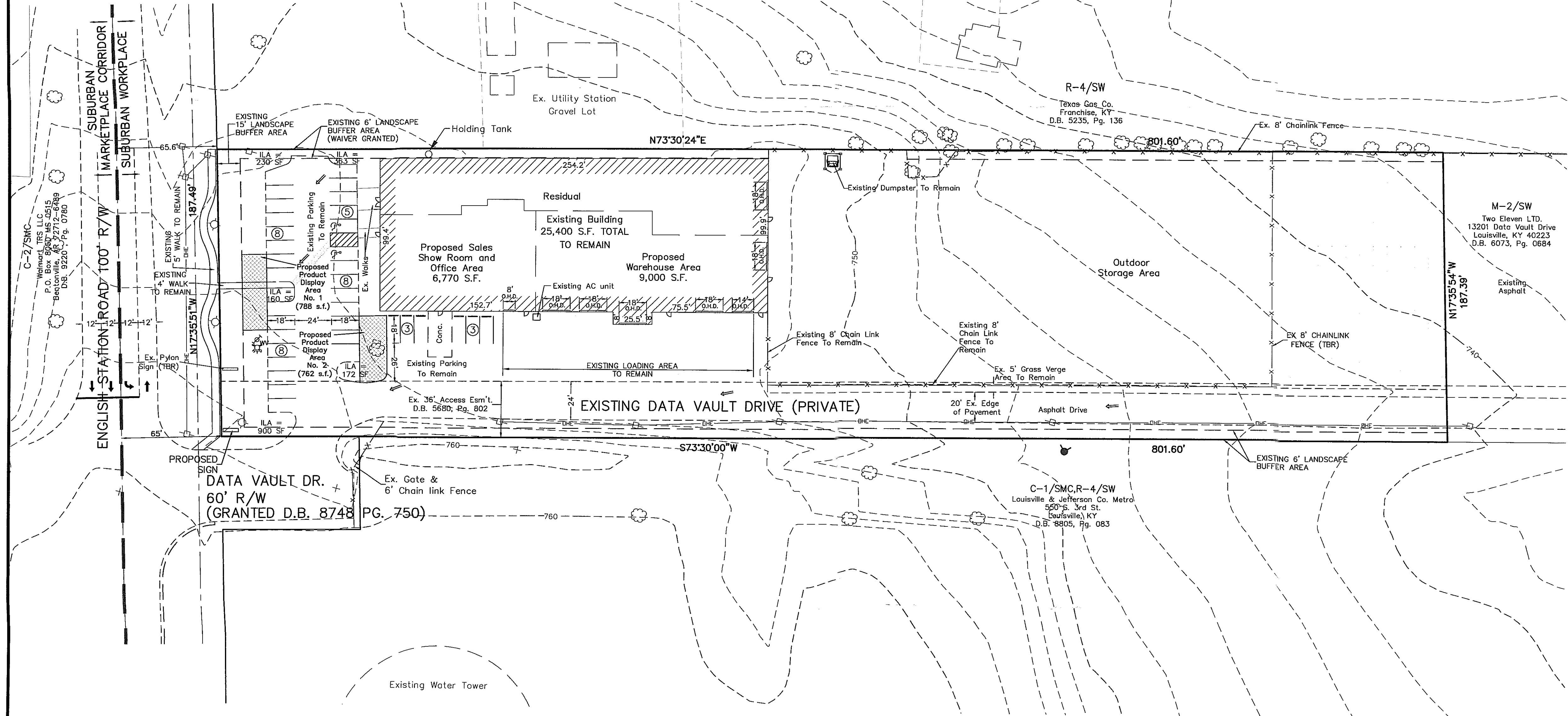
This Subject Site is located in the City of Middletown and is subject to the 2004 Land Development Code

PROJECT DATA

TOTAL SITE AREA	= 3.5± Ac.
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= PEC
EXISTING USE	= FURNITURE STORE
PROPOSED USE	= OFFICE/WAREHOUSE
BUILDING AREA	= 25,400 SF
BUILDING HEIGHT	= 26' (ONE STORY)
F.A.R.	= 0.17

PARKING REQUIRED	MIN.	MAX.
10 EMPLOYEES		
1 SP/ 1.5 EMPLOYEES	= 7 SPACES	
1 SP/1 EMPLOYEE	=	10 SPACES
OFFICE (6,670 SF)	= 20 SPACES	
1 SP/ 350 SF	=	34 SPACES
1 SP/ 200 SF	=	
OUTDOOR DISPLAY AREA		
1550 SF/500	= 3 SPACES	
TOTAL PARKING REQUIRED	= 30 SPACES	44 SPACES
PARKING PROVIDED	= 35 SPACES (INCLUDES 2 HANDICAP SPACES)	

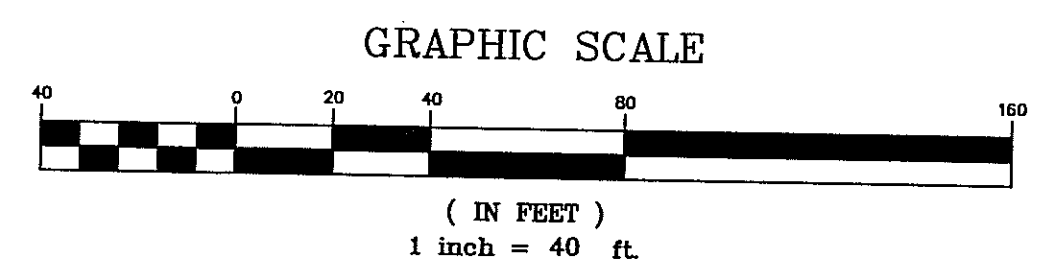
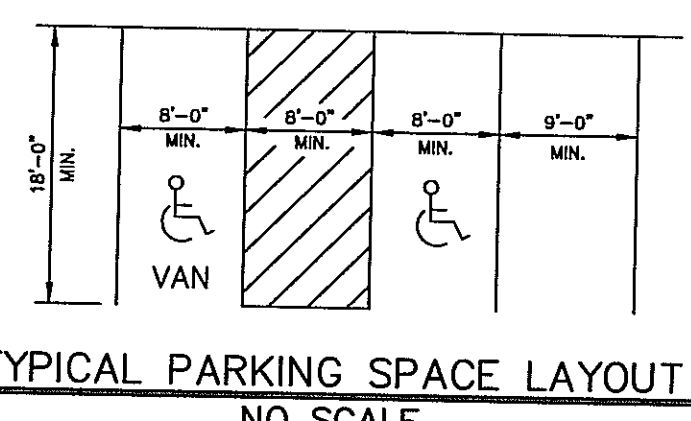
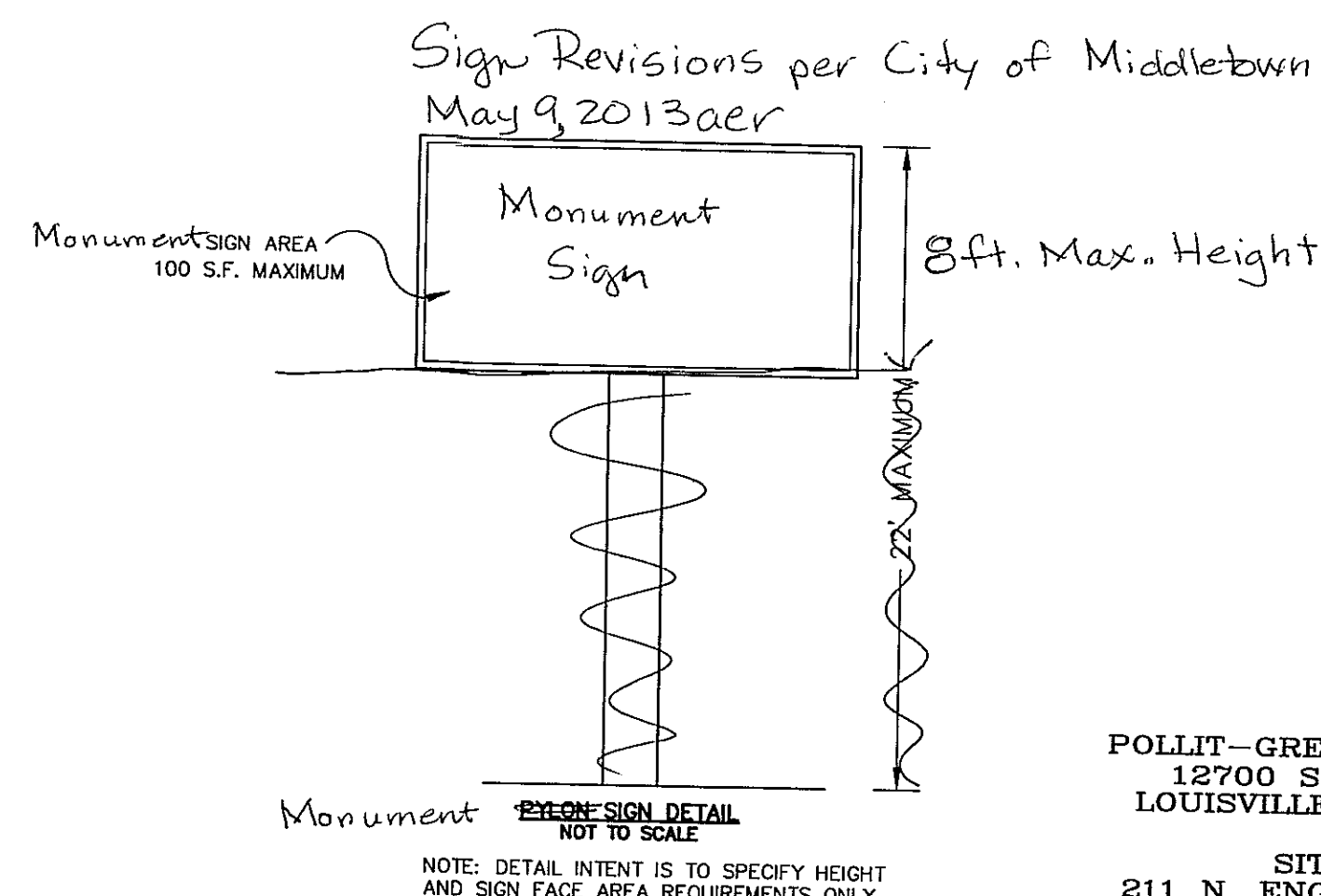
TOTAL EXISTING VEHICULAR USE AREA	= 21,273 SF
INTERIOR LANDSCAPE AREA	
REQUIRED FOR PARKING AREA (7.5%)	= 1,595 SF
PROVIDED FOR PARKING AREA	= 1,825 SF



LOUISVILLE METRO
 APPROVED DETAILED DEVELOPMENT PLAN
 DOCKET NO. 18990
 APPROVAL DATE April 11, 2013
 EXPIRATION DATE May 9, 2015
 SIGNATURE OF PLANNING COMMISSION
 David P. Hays
 PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: _____
 DATE: 4-10-13
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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



LEGEND

- EXISTING CHAINLINK FENCE
- OVERHEAD WIRES
- R.O.W. CENTERLINE
- FORM DISTRICT LINE
- DIRECTION OF FLOW OF EXISTING STORMWATER DRAINAGE

REVISIONS

NO.	DATE	DESCRIPTION	BY	DT
1	4-8-13	Agency Comments		

PROJECT DATA
 FILE NAME: 13025-0DDP
 DATE: 5-7-13
 SCALE: AS SHOWN
 CHECKED BY: AER
 DRAWN BY: DT

DESIGN & DEVELOPMENT, INC.
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 505 W. MAIN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
 TEL: 502.261.1111 FAX: 502.261.1112 WWW.LDD&D.COM

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
 GENERAL SHALE
 211 N. ENGLISH STATION RD
 DEVELOPER
 GENERAL SHALE
 3015 BRISTOL HIGHWAY
 JOHNSON CITY, TN 37601

RECEIVED
 APR 08 2013
 PLANNING & DESIGN SERVICES

JOB NO. 13025
 SHEET 1 OF 1

OWNER:
 POLLIT-GREGORY, & ASSOCIATES
 12700 SHELBYVILLE ROAD
 LOUISVILLE, KENTUCKY 40243

SITE ADDRESS:
 211 N. ENGLISH STATION ROAD
 LOUISVILLE, KENTUCKY 40223
 TAX BLOCK 23, LOT 637
 D.B. 5680, PG. 802

CASE: 18990
 DOCKET NO. 9-54-05W
 RELATED DOCKET NO. 9-25-92LW
 W.M. # 9037

BINDING ELEMENTS

CASE NO. 18990

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee and to the City of Middletown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 6,770 square feet of gross floor area for sales, showroom and office use, 9,000 square feet of gross floor area for warehouse area and 9,630 square feet residual building area for a total building area of 25,400 square feet.
3. Signs shall be monument-style in design, in accordance with Chapter 8, and as presented at the public hearing (100 square feet and 12 feet tall).
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a **revised** detailed plan for screening (buffering/landscaping) as described in **Article 12** prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for a certificate of occupancy.
 - e. Right of Way for the Data Vault Drive entrance from North English Station Road into the Louisville Water Company property shall be dedicated prior to plan transmittal.

7. If a certificate of occupancy is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
11. 1 tree shall be planted every 50' within the 10' wide LBA between the access easement and the storage area, to be augmented with evergreen shrubs and ornamental trees, as shown on the landscape elevation presented at the October 27, 2005 LD&T meeting.
12. The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City of Middletown.