

PRELIMINARY APPROVAL
 Condition of Approval: *As Shown*
 Date: *10/16/05*
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

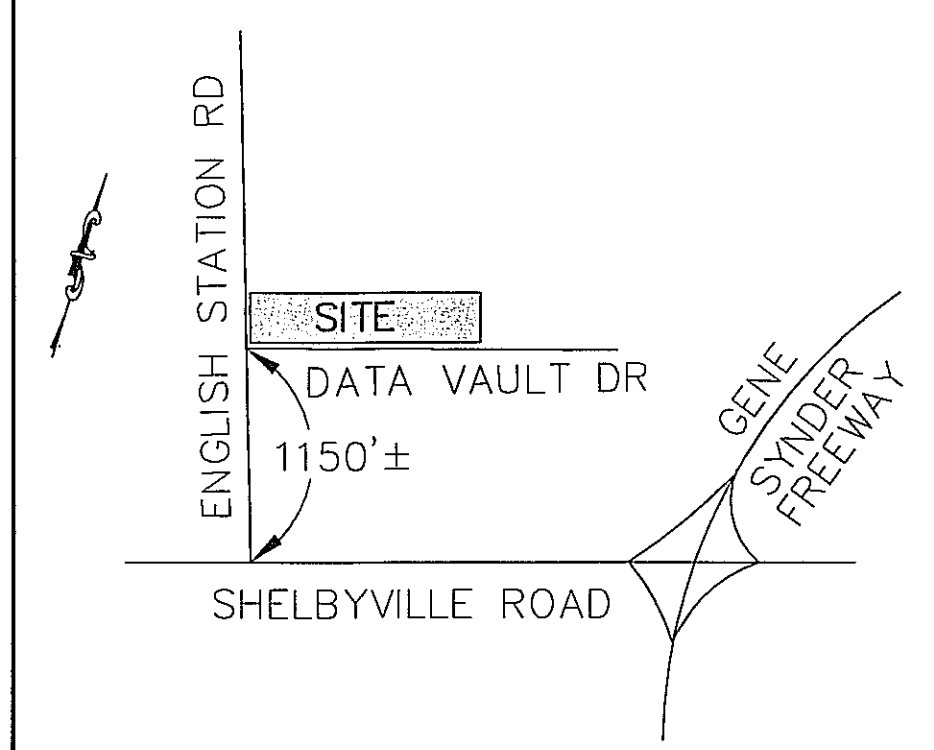
RECEIVED
 OCT 18 2005
 PLANNING &
 DESIGN SERVICES

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.
- Equipment to be stored in Outdoor Storage Areas: Excavators, Bulldozers, Back hoes, Skid steers, Scissors, Booms, Air Compressors, Forklifts, and Telescopic Forklifts.
- Related cases: 9-25-92LW
- Bicycle parking shall be provided inside the building.
- Tree canopy calculations are not required.
- Construction plan bond and permit are required by Metro Public Works prior to construction approval.
- The existing air conditioning units shall be screened as required per Chapter 10.
- 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.

WAIVERS

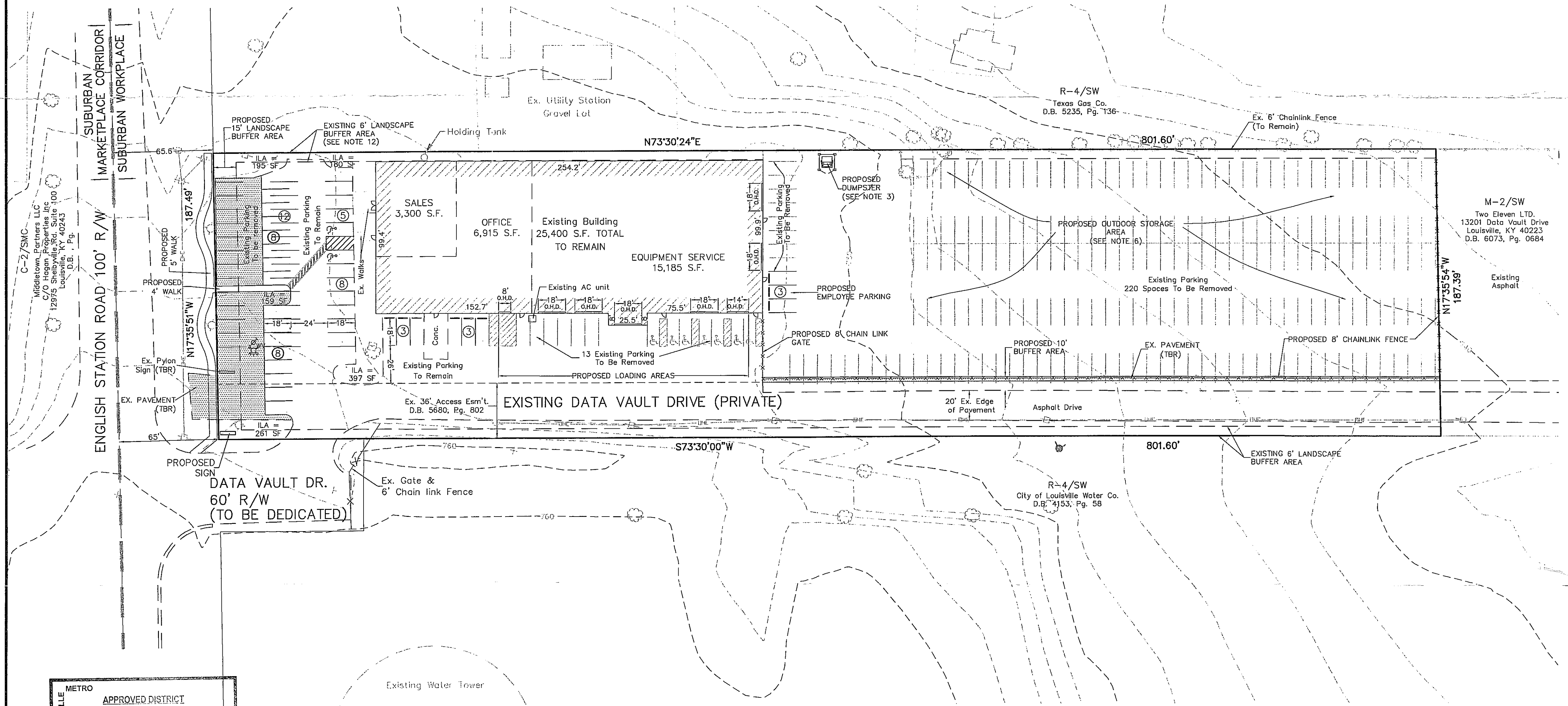
- A Waiver is requested to not provide the screening for the Outdoor storage area as required by Chapter 4, Part 4.4.8.2.C adjacent to the east property line.



LOCATION MAP
NOT TO SCALE

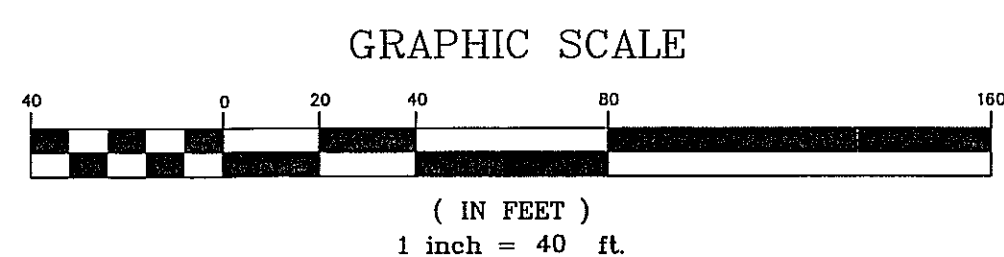
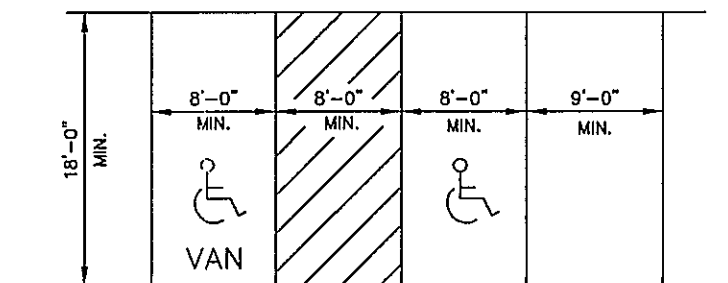
PROJECT DATA

TOTAL SITE AREA	= 3.5± Ac.
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= C-2
PROPOSED ZONING	= PEC
EXISTING USE	= VACANT (FORMER BINGO HALL/CAR SALES)
PROPOSED USE	= EQUIPMENT RENTAL/OUTDOOR STORAGE
BUILDING AREA	= 25,400 SF
BUILDING HEIGHT	= 26' (ONE STORY)
F.A.R.	= 0.17
PARKING REQUIRED	
OFFICE (6915 SF)	MIN. MAX.
1 SP/350sf MIN	= 20 SPACES 35 SPACES
1 SP/200sf MAX	
INDOOR DISPLAY (3300 SF)	
1 SP/250sf MIN	= 14 SPACES 22 SPACES
1 SP/150sf MAX	
EQUIPMENT SERVICE (2 EMPLOYEES)	
1 SP/1.5 EMPLOYEES	= 3 SPACES 4 SPACES
1 SP/COMBINED SHIFTS	
TOTAL REQUIRED	= 37 SPACES 61 SPACES
PARKING PROVIDED	
	= 38 SPACES (INCLUDES 2 HANDICAP SPACES)
EXISTING PARKING TO BE ELIMINATED	
	= 220 SPACES
VEHICULAR USE AREA	
PARKING AREA	= 19,286 SF
GATED & FENCED OUTDOOR STORAGE AREA	= 65,687 SF
TOTAL VEHICULAR USE AREA	= 84,973 SF
INTERIOR LANDSCAPE AREA	
REQUIRED FOR PARKING AREA (5% per code in effect prior to March 2003)	= 964 SF
PROVIDED FOR PARKING AREA	= 1,192 SF



METRO
 LOUISVILLE
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-54-05W
 APPROVAL DATE: 10/13/05
 EXPIRATION DATE: 1/5/2007
 SIGNATURE OF PLANNING COMMISSION: *Allyssa...*
 PLANNING

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



PYLON SIGN DETAIL
 NOT TO SCALE
 NOTE: DETAIL INTENT IS TO SPECIFY HEIGHT AND SIGN FACE AREA REQUIREMENTS ONLY.

TRANSPORTATION APPROVAL
 PRELIMINARY DEVELOPMENT PLAN
 CATEGORY: 2 3 4
 CONDITIONS:
 BY: *[Signature]*
 DATE: 10/16/05

OWNER:
 POLLIT-GREGORY, & ASSOCIATES
 12700 SHELBYVILLE ROAD
 LOUISVILLE, KENTUCKY 40243
 SITE ADDRESS:
 211 N. ENGLISH STATION ROAD
 TAX BLOCK 23, LOT 637
 D.B. 5680, PG. 802

DOCKET NO. 9-54-05W
 W.M. # 9037

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-11-05	REVISED PER 9-22-05 LD&T	PAB

PROJECT DATA

FILE NAME: 06076-dddp.dwg
 DATE: 9-01-05
 CHECKED BY: AER
 SCALE: 1"=40'
 DRAWN BY: PAB/TC

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 SCALE: 1"=40'
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L&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVING - LANDSCAPE ARCHITECTURE
 1200 N. ENGLISH STATION ROAD
 LOUISVILLE, KENTUCKY 40243
 PHONE: (502) 441-9914

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN

UNITED RENTALS
 DEVELOPER
 UNITED RENTALS
 FIVE GREENWICH OFFICE/PARK
 GREENWICH, CT 06831
 OFFICE: (203) 618-7342 FAX:
 (203) 622-4335

JOB NO. 05078
 SHEET 1 OF 1

9-54-05W

BINDING ELEMENTS

DOCKET NO. 9-54-05W

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the City of Middletown that the change in zoning from **C-2 Commercial to PEC Planned Employment Center** on property described in the attached legal description be **APPROVED**.

RESOLVED, That the Louisville Metro Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

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 3,300 square feet of gross floor area for sales and indoor display, 6,915 square feet of gross floor area for office use, and 15,169 square feet of gross floor area for equipment service.
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 thereafter. 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.

WAIVER:

RESOLVED, that the Louisville Metro Planning Commissioner does hereby **GRANT** the waiver of Section 4.4.8.2.C to omit a solid screening from the outdoor storage area, filed in Docket No. 9-54-05W.

12The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City of Middletown. *per Ordinance*

