

Owner: Middletown Fire Protection District, by Mike Ballard Chairman, Board of Trustees  
 11704 U. S. 60  
 Middletown, KY 40243

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan subject to the following binding elements:

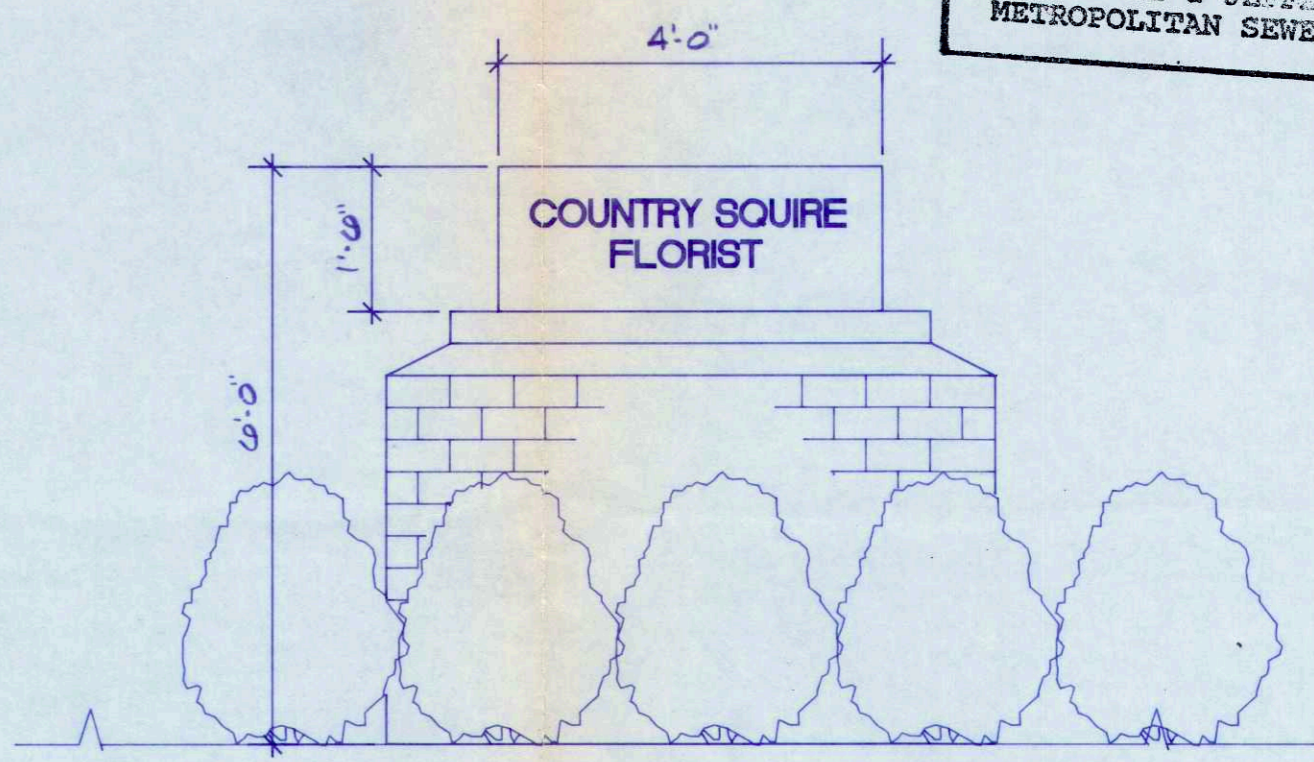
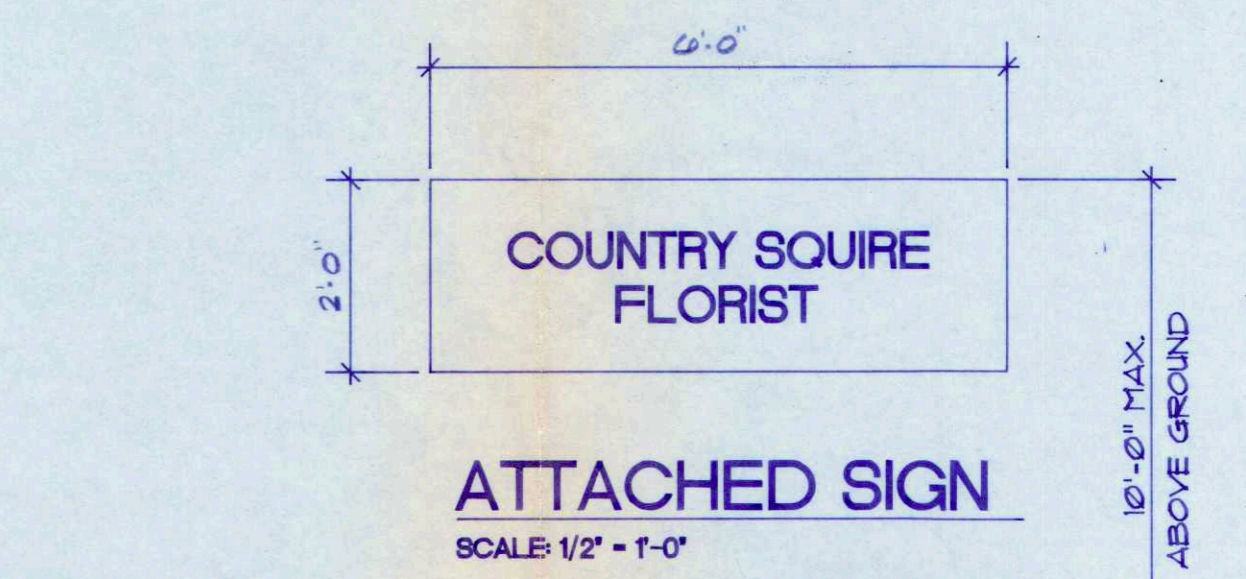
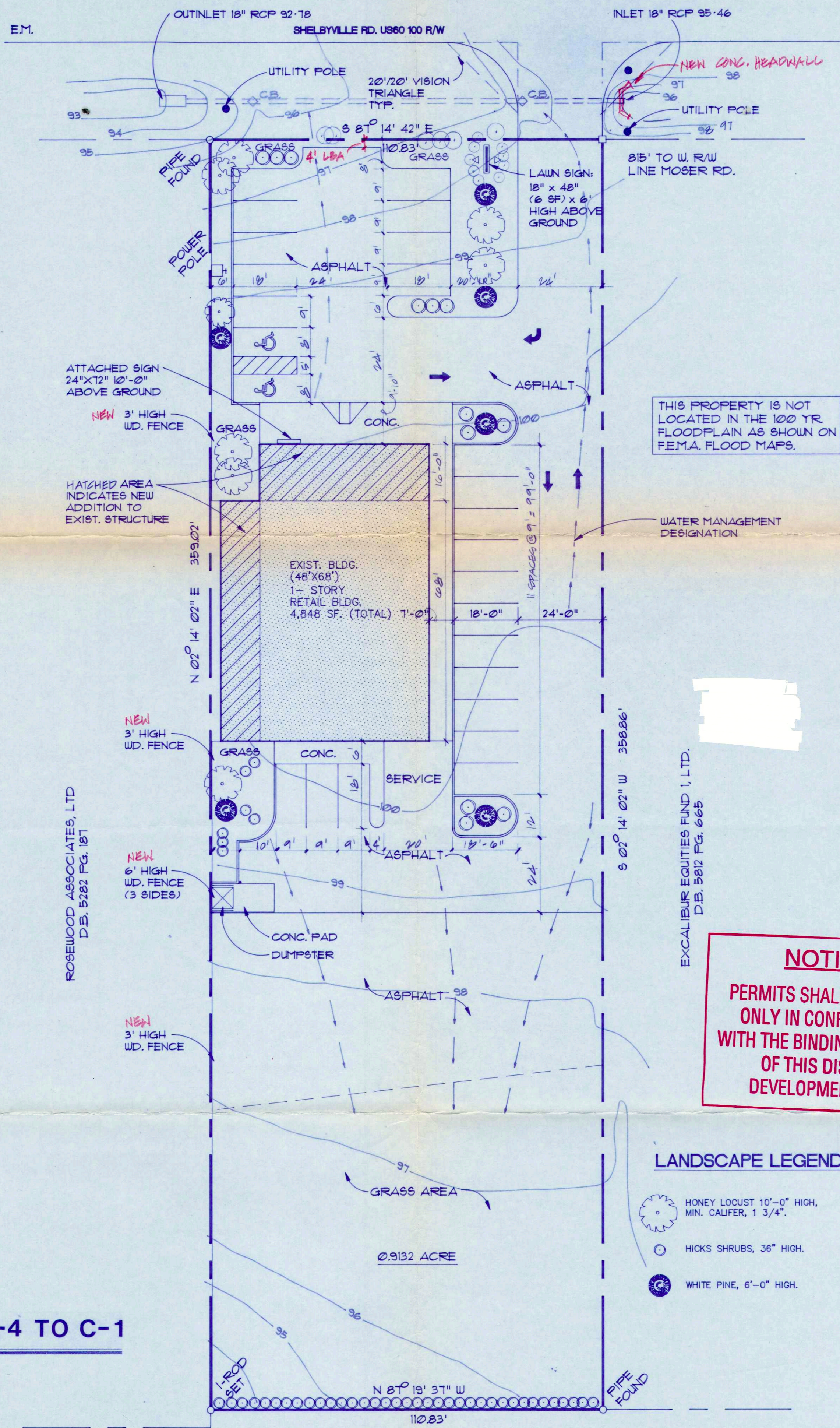
- The development shall be in accordance with the approved district development plan, land use and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission.
- The development shall not exceed 4,848 square feet of gross floor area.
- The only permitted freestanding sign shall be located as shown on the approved district development plan. The sign shall not exceed 36 square feet in area and 6 feet in height.
- Before a building or alteration permit and/or a certificate of occupancy is requested:
  - The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
  - Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
- No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
- If a certificate of occupancy (building permit) 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.
- A certificate of occupancy must be received from the appropriate code enforcement office 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.

**BUILDING INFORMATION**

Gross Building Area : 4,848 S.F.  
 Parking Required (1 per 200 S.F.) : 25 Spaces  
 Number of Parking Provided : 25 Spaces

**LANDSCAPE INFORMATION**

Vehicular Use Area : 15,565 S.F.  
 Interior Landscaping (5% of VUA) : 778 S.F.  
 Interior Landscaping Provided : 1,320 S.F.  
 Interior Trees Required (1 per 200 S.F.) : 7  
 Interior Trees Provided : 7  
 Perimeter Trees Required (1 per 40 L.F.) : 2  
 Perimeter Trees Provided : 6  
 220 L.F. + 40 : 6  
 Perimeter Trees Provided : 7



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

**PRELIMINARY APPROVAL**  
 To receive, information as submitted, with copies with plans and drawings, for review and approval.  
 DATE: 2/5/92  
 BY: M. STEBBS  
 COMMENTS: UNDOUBT  
 COMMENTS: OK EXISTING

**PRELIMINARY APPROVAL**  
 Conditions of Approval:  
 State H.W.V. approval is required  
 AND  
 Sign: K. Dammert 2/5/92  
 Storm Water Director  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**LANDSCAPE LEGEND**

- HONEY LOCUST 10'-0" HIGH, MIN. CALIFER, 1 3/4"
- HICKS SHRUBS, 36" HIGH.
- WHITE PINE, 6'-0" HIGH.

**ZONING CHANGE: R-4 TO C-1**

**SITE LEGEND**

- RAILROAD SPIKE, SET THIS SURVEY
- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- STONE (FOUND)
- FENCE POST (FOUND)
- PROPERTY LINE (THIS SURVEY)
- PROPERTY LINE (PLOTTED BY DEED)
- EASEMENT LINE

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

THIS SURVEY IS SUBJECT TO ALL ROAD RIGHTS OF WAY AND EASEMENTS OF RECORD.

**SITE PLAN**  
 SCALE: 1" = 20'

**JEFFERSON COUNTY APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 9-14-92  
 APPROVAL DATE April 16, 1992  
 EXPIRATION DATE May 28, 1993  
 SIGNATURE OF PLANNING COMMISSION  
 Jamie Bond  
 PLANNING COMMISSION

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 SHALL COMPLY WITH ORDINANCE #28  
 CONDITIONS:  
 BY: R. B...  
 DATE: 2-5-92  
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

**RECEIVED**  
 FEB 27 1992  
 VICINITY MAP  
 LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

**RECEIVED**  
 FEB 05 1992  
 LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

REVISIONS	



**NOLAN AND NOLAN INC architects**  
 801 BARRET AVE.  
 LOUISVILLE, KENTUCKY 40204



MIDDLETOWN FIRE PROTECTION DIST.  
 (DEVELOPERS: COUNTRY SQUIRE FLORIST)  
 10310 SHELBYVILLE ROAD  
 LOUISVILLE, KENTUCKY

DATE	1-22-92
BY	G. HAMM
SHEET	A-1
OF	