

### **Case No. 18ZONE1058 Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **ON CONDITION** that the Revised Plan be submitted for approval that provides the 25-foot setback on North Winchester Acres Road, and **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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or alteration 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 detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. An appropriate legal instrument shall be recorded consolidating the property as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
4. 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.
5. 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.

6. A four-board fence with intermittent trees shall be provided along N. Winchester Acres and shall be substantially the same as presented at the public hearing on November 1, 2018.
7. A fence shall be installed along the north property line, and it shall be substantially similar to the fence presented at the November 1, 2018 Planning Commission public hearing.
8. The property shall be only used for mini-warehouse unless otherwise approved by the Planning Commission in a public hearing.
9. Applicant shall provide a 25' wide swath of arborvitae and pine trees on a portion of the frontage on property at 3015 N. Winchester Acres Road. No planting or entry onto the aforementioned property for the purpose of planting shall occur without the written consent of the respective property owner(s). Developer shall provide a written request for consent which request must be responded to within 30 days of receipt. Should developer not receive a timely response, it's buffer obligation on the affected property shall be void. Provided consent is given, planting shall occur within 1 year of receipt of consent. Agreed upon plantings shall be installed at a height of 6-8 feet. Developer shall not responsible for continued maintenance of agreed upon plantings after their installation.
10. As it relates to the principal indoor storage building facing Chamberlain Lane, design of the structure shall be reasonably similar to the photographs shown and testimony heard at the November 1, 2018 Planning Commission public hearing of "Winchester Acres" self-storage facility. Building materials shall include any of the following materials, or combination thereof: brick, stone, veneer, glass, metal and stucco or EFIS in proportions that would complement the building.
11. As it relates to the outdoor storage building's façade, facing North Winchester Acres Road, its building materials shall include any of the following materials, or a combination thereof: brick, stone, veneer and/or stucco or EFIS in proportions that would complement the building.
12. Except for what is already set forth in other binding elements related to building materials and building design, the North, South, and West elevations of building facades adjacent to North Winchester Acres Road, and the design for the buildings facing the interior portion of the site, shall include any of the following materials, or a combination thereof: concrete block, metal doors and other materials at Developer's discretion that would complement other buildings.



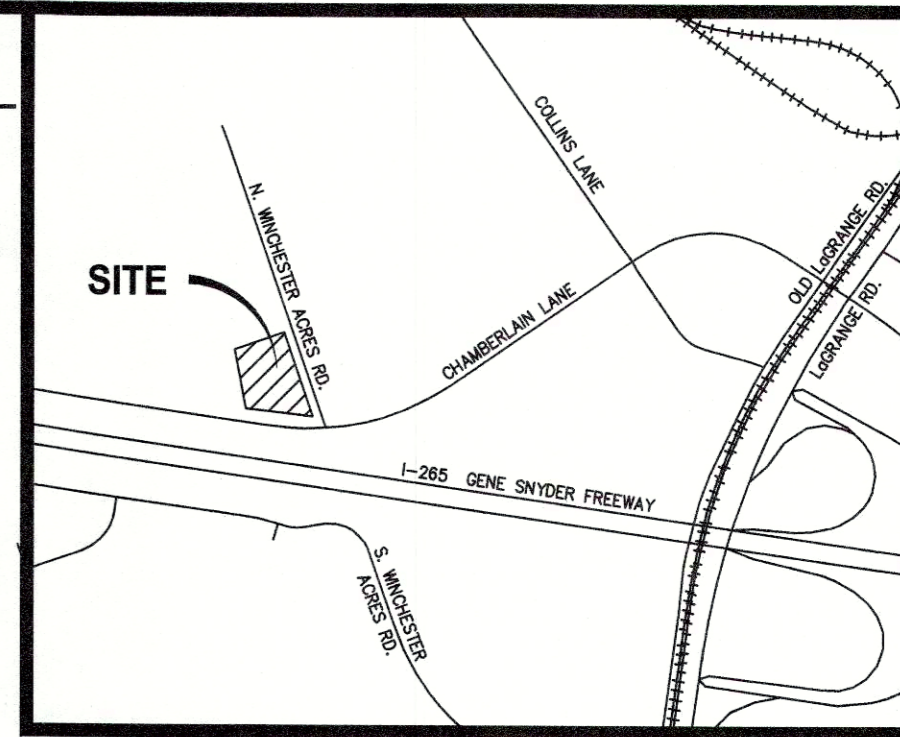
**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRE THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATED AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- SITE IS SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT, TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AND EASEMENTS, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

**WAIVERS AND VARIANCES REQUESTED:**

- WAIVER FROM CHAPTER 5.5.4.B.1 OF THE LAND DEVELOPMENT CODE (L.D.C.) TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER ALONG THE NORTH PROPERTY PERIMETER ADJACENT TO A RESIDENTIALLY ZONED USE.

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



**LOCATION MAP**  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY  
NO SCALE

**PROJECT DATA**

TOTAL SITE AREA	5.455 ACRES (237,625.88 SQ.FT.)
EXISTING ZONING	R-4
EXISTING USE	SWFD
PROPOSED ZONING	VACANT
PROPOSED USE	CM
TOTAL BUILDING AREA	150,260 SQ.FT.
FLOOR AREA RATIO	0.63
PROPOSED CALCULATIONS	MINIMUM REQUIRED
	3 SPACES
	5 SPACES
	5 SPACES
PARKING PROVIDED	5 SPACES
	(NC. 2 ACCESSIBLE SPACES)
BICYCLE PARKING REQUIREMENTS	NO SHORT TERM SPACES REQUIRED 2 LONG TERM SPACES LOCATED WITHIN BUILDING

**LANDSCAPE REQUIREMENTS**

VEHICLE USE AREA	5,033 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	377 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	902 SQ.FT.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	237,626 S.F.
EX. TREE CANOPY ON SITE	180,581 S.F. (76%)
EX. TREE CANOPY TO BE PRESERVED	0 S.F. (0%)
TREE CANOPY REQUIRED	71,288 S.F. (30%)
(TOTAL SITE HAS 76-100% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	71,288 S.F. (30%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	72,000 S.F. (30.3%)
	100 "TYPE A" TREES @ 720 SQ.FT.
TOTAL TREE CANOPY TO BE PROVIDED	72,000 S.F. (30.3%)

**IMPERVIOUS AREA (SITE)**

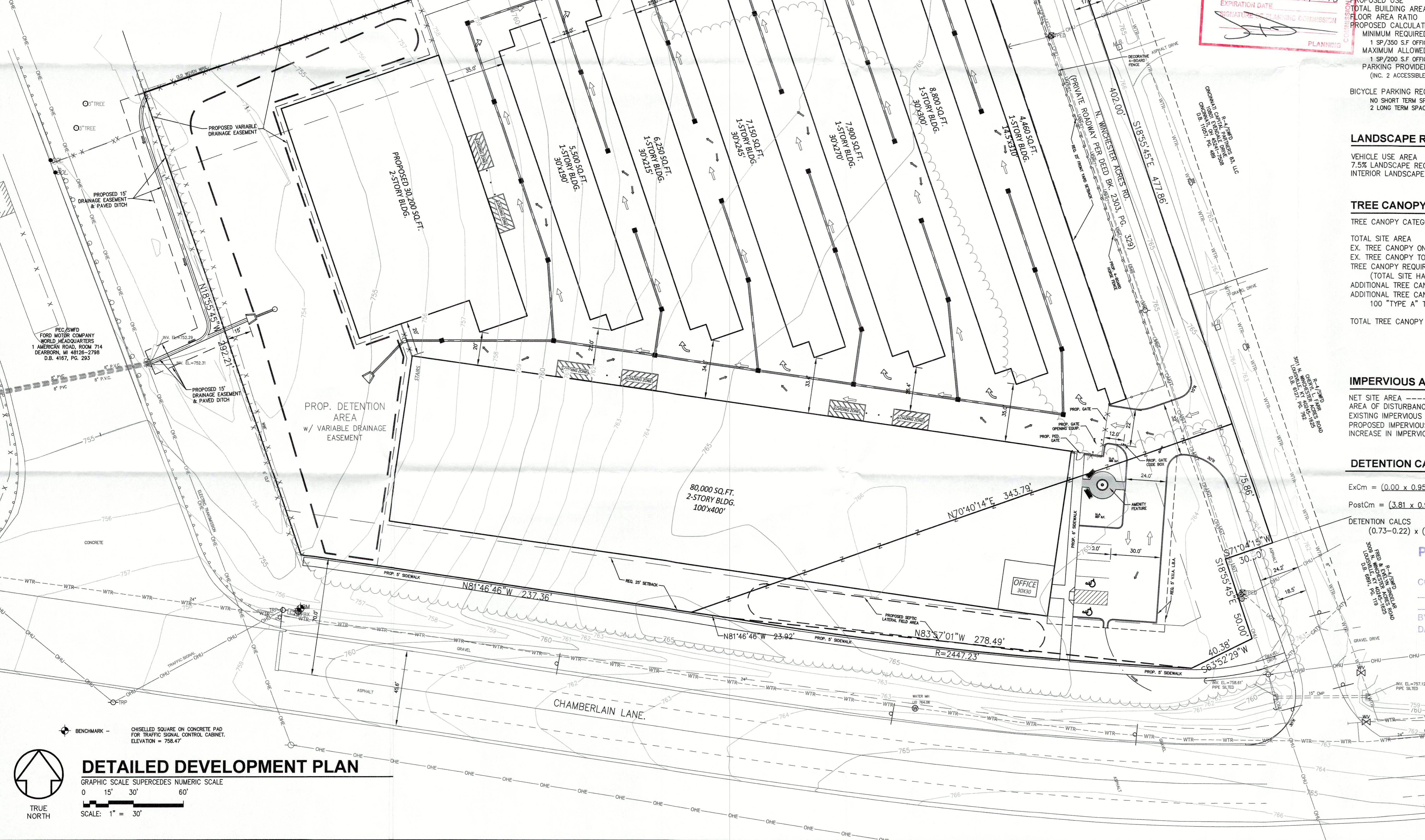
NET SITE AREA	5.46 ACRES
AREA OF DISTURBANCE	5.46 ACRES
EXISTING IMPERVIOUS SURFACE	0 ACRES (0%)
PROPOSED IMPERVIOUS SURFACE	3.81 ACRES (69.7%)
INCREASE IN IMPERVIOUS SURFACE	3.81 ACRES

**DETENTION CALCULATIONS**

ExCm =  $(0.00 \times 0.95) + (5.46 \times 0.22) = 0.22$   
 PostCm =  $(3.81 \times 0.95) + (1.65 \times 0.22) = 0.73$   
 DETENTION CALCS  
 $(0.73 - 0.22) \times (2.8/12) \times (5.46 \text{ Ac.}) = 0.65 \text{ AcFt} \sim 28,303 \text{ CuFt.}$

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:

BY: *Janet W. Smith*  
DATE: 11/7/18  
LOUISVILLE, JEFFERSON COUNTY  
**RECEIVED**  
NOV 06 2018  
PLANNING & DESIGN SERVICES



**DETAILED DEVELOPMENT PLAN**  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 15' 30' 60'  
SCALE: 1" = 30'  
TRUE NORTH

**REVISIONS**

NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	8/31/18	CRB
2	DHS	ADD/REVISE PER MSD COMMENTS	9/12/18	CRB
3	DHS	ADD/REVISE PER MSD COMMENTS	10/2/18	CRB
4	DHS	ADD SIDEWALK PER CLIENT REQUEST	11/7/18	CRB
5	DHS	REVISIONS PER PUBLIC HEARING	11/7/18	CRB
6	DHS	REMOVAL OF PLANTING ESMT. PER PDS STAFF	11/6/18	CRB

**BTM Engineering, Inc.**  
Consulting Engineers, Landscape Architects, Planners & Surveyors  
"Serving the Bluegrass and Beyond"  
3001 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 459-9444  
www.btmeng.com

DATE	
SIGNATURE	
DATE	
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**DETAILED DEVELOPMENT PLAN**  
CHAMBERLAIN MINI STORAGE  
3014 N. WINCHESTER ACRES ROAD &  
2801 CHAMBERLAIN LANE  
LOUISVILLE, KY 40245  
BTM PROJECT NO.: 180156  
DEVELOPER: HAGAN PROPERTIES, INC.  
12811 REAMERS ROAD  
LOUISVILLE, KY 40245  
OWNERS: 3014 N. WINCHESTER ACRES RD. 2801 CHAMBERLAIN LANE  
THE ALLIANCE, FLORIDA 604 WAKULLA DRIVE  
WINTER HAVEN, FL 33884-1935  
T.B. 14 LOT 124  
T.B. 14 LOT 125

**NOT FOR CONSTRUCTION**

F:\2018\180156 - Hagan Chamberlain Mini Storage\Drawings\180156-DDP-2.dwg, 11/02/2018 2:24:03 PM, dsherr