

Proposed Additional Binding Elements:

7. The area to remain R-4 along the rear of the site shall be maintained in a wild state to the maximum extent possible in order to preserve habitat and environmentally sensitive areas within the Floyds Fork DRO. Vegetation, including canopy trees, understory trees and undergrowth, shall not be removed unless the vegetation constitutes a safety hazard or consists of invasive species, or is required to install or maintain utility easements and equipment. Any removal of vegetation shall be the minimum necessary for maintenance of utility easements and equipment, or the removal of hazardous or invasive plants and shall be in accordance with an approved Tree Preservation Plan. The R-4 area remaining on the site shall not be subdivided or used for any purpose aside from woodland preservation. To ensure the permanence of this Binding Element, prior to obtaining the certificate of occupancy, the applicant shall place a permanent restriction on this remaining R-4 portion of the site in the form of a conservation easement, transfer of title to a conservancy group, or a recorded deed restriction setting forth the restriction in this Binding Element.

8. No exterior storage will be allowed on the Mini Storage property. Any storage of any type will be confined to interior storage units and within the facility walls. This includes, but not limited to, boats, trailers, campers, motorhomes, work vehicles, cars/suvs, semi's, rental cars, and motorcycles.

9. The west and southwest sides of the proposed 1-story building shall be constructed using materials painted the color "Medium Bronze" as presented to the Waterstone Homeowners Association, Inc. representatives to blend with the surrounding landscaping and vegetation.

10. Lighting

a) All exterior lighting, whether freestanding or attached to any structure, including street lights, lot lights, field lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following is an exception to this requirement:

i) Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output per fixture.

b) No exterior lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.

c) No parking lot or street light fixtures shall be more than fourteen feet high, measured from ground level.

11. Signage

a) No backlit signage shall be placed above the first-floor level, except it shall be allowed on a gable over an entrance. All signage shall face Shelbyville Road.

b) No changing image or moving signs shall be permitted.

c) All freestanding signage shall not exceed six feet in height, measured from ground level

12. The hours of operation shall be limited to 6 a.m. to 9 p.m. every day of the week.