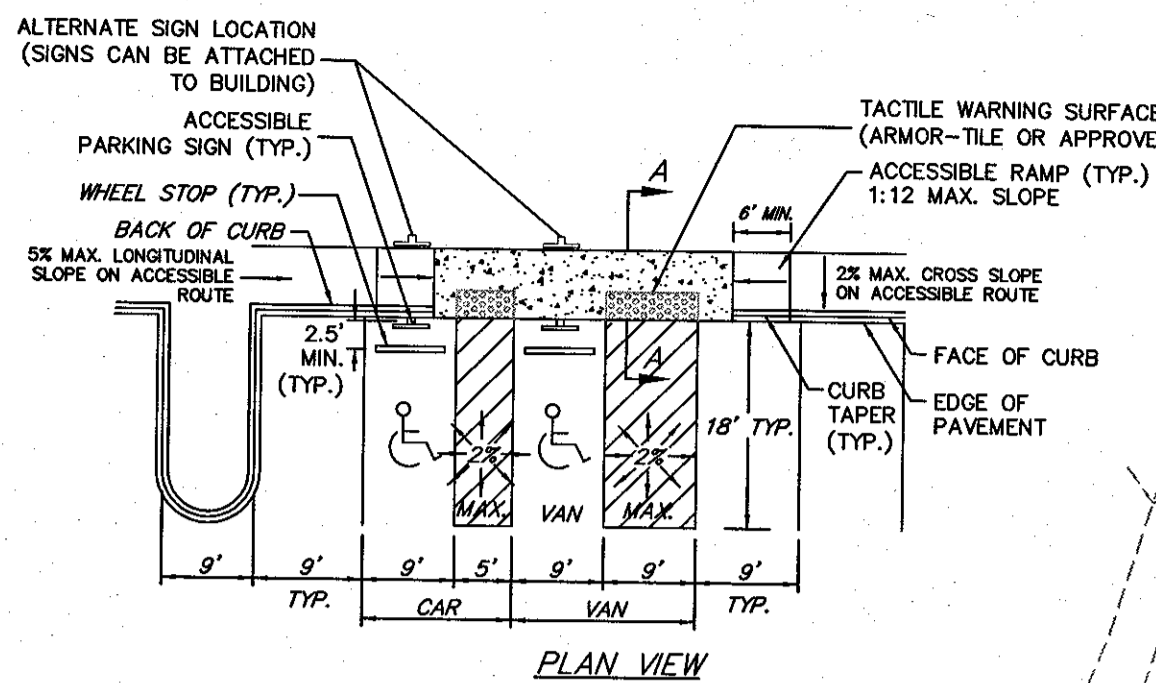


TYPICAL ACCESSIBLE PARKING SPACES
NO SCALE



DETENTION CALCULATIONS

DETENTION BASIN 1
2.9/12 (0.92-0.35) (3.6 AC.) = .49 AC.FT.

DETENTION BASIN 2
2.9/12 (0.92-0.35) (1.92 AC.) = .26 AC.FT.

TOTAL DETENTION
.75 AC.FT. REQUIRED

NOTICE

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN

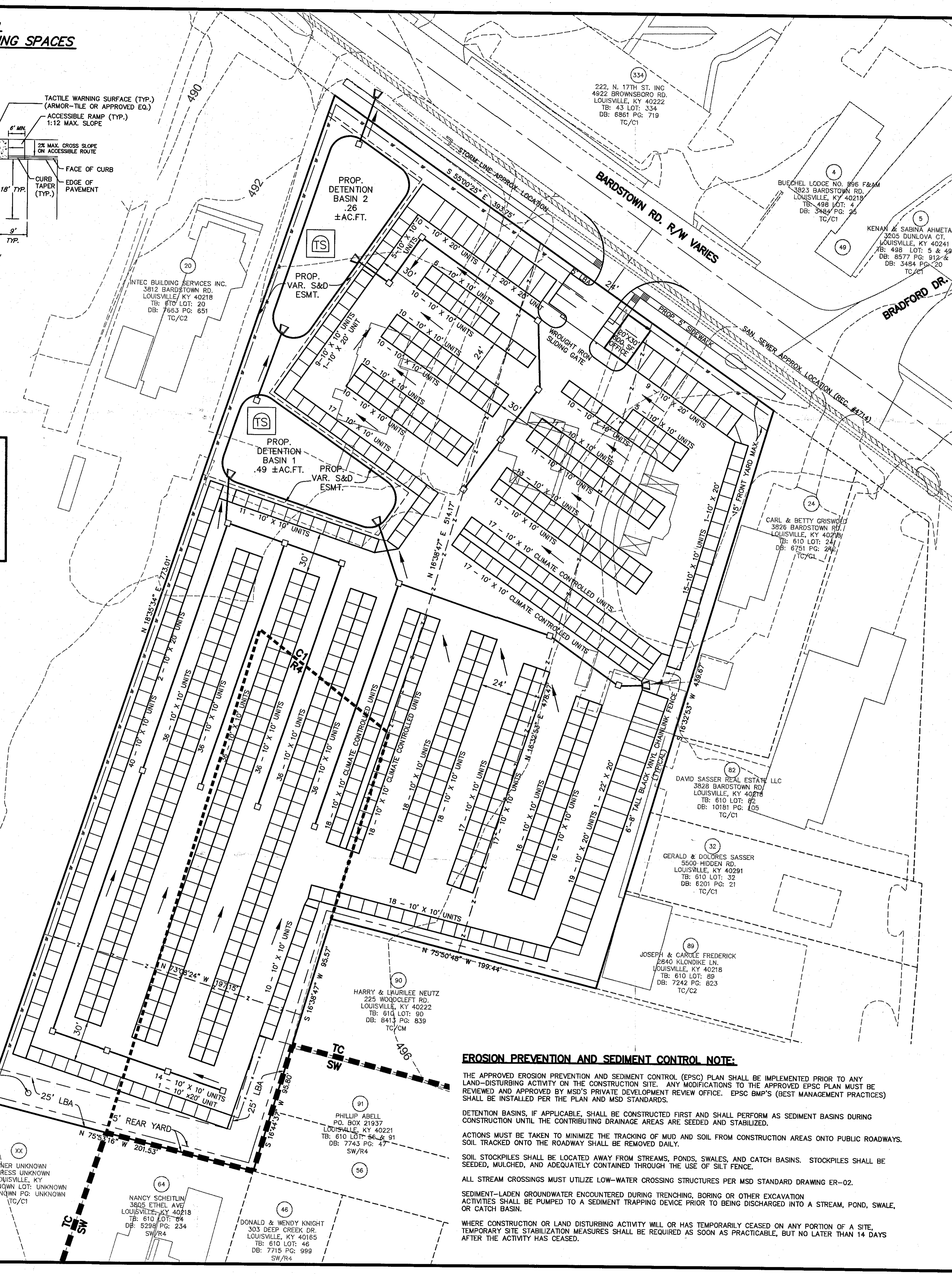
CONDITIONS:
BY: *Juli Carter*
DATE: 2/16/15
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

METRO APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 14ZONE1051
APPROVAL DATE: 02/05/15
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION: *David P. Hays*

PRELIMINARY APPROVAL

Condition of Approval:
David P. Hays
Date: _____
LOUISVILLE JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LEGEND

- EXISTING CONTOUR
- EXISTING LOT LINE
- EXISTING PAVEMENT
- EXISTING SANITARY
- EXISTING STORM
- EXISTING STORM DITCH
- EXISTING LOT NUMBER
- PROPOSED STORM (CONCEPT)
- PROPOSED FENCE & GATE
- PROPOSED SILT FENCE
- PROPOSED FLOW ARROW
- PROPOSED TEMPORARY SEDIMENT BASIN
- PROPOSED LANDSCAPE BUFFER AREA
- ZONING LINE
- FORM DISTRICT LINE

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERCTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. THE DEVELOPMENT LIES IN THE BUECHEL FIRE DISTRICT.
5. IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 8, RESPECTIVELY OF THE LDC.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC OF THE LDC.
7. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. ALL RADII TO BE 4.5' UNLESS OTHERWISE INDICATED.
9. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
12. EXACT LOCATION OF SIDEWALK IS TO BE DETERMINED UPON CONSTRUCTION PLANS.
13. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, P.E., ON DECEMBER 10, 2014. A POTENTIAL SINKHOLE WAS IDENTIFIED IN THE SOUTHWEST CORNER OF THE SITE AND IS SHOWN ON THE PLAN.

MSD NOTES:

1. WASTEWATER: EX. SANITARY SEWER CONNECTION TO THE MORRIS FORMAN WASTEWATER TREATMENT AVAILABLE, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
2. DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. DETENTION BASINS TO BE MODELED AS INTERCONNECTED BASINS.
3. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0081E).
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS SET BY MSD. SITE LAYOUT MAY CHANGE AT THE DISCRETION OF THE DESIGNER.
6. A MSD DRAINAGE BOND WILL BE REQUIRED.

PUBLIC WORKS AND KYTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
4. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
5. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
7. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND A MAXIMUM GRADE OF 10%.
9. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
10. ALL CUL-DE-SACS AND BUBBLE PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
11. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KYTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
12. CALCULATIONS REQUIRED FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE R/W. PROPOSALS TO ALTER OR SIGNIFICANTLY INCREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGIC ANALYSIS BASED ON 25-YEAR AND 100-YEAR STORMS AND SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. SUCH REQUESTS REQUIRE KYTC APPROVAL.
13. CONSTRUCTION PLANS, BONDS & KYTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY TRANSPORTATION PLANNING.
14. ALL DRAINAGE STRUCTURES IN STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.

PROJECT DATA:

FORM DISTRICT	TC
EXISTING ZONING	CI & R4
PROPOSED ZONING	CM
EXISTING LAND USE	VACANT/COMMERCIAL
PROPOSED LAND USE	MINI STORAGE
TOTAL LAND AREA	5.38± AC.
BUILDING AREA	
OFFICE STORAGE UNITS	600± SF.
TOTAL AREA	75,110±SF. (688 UNITS)
BUILDING HEIGHT	75,710±SF.
OFFICE STORAGE UNITS	10'
PARKING REQUIRED (MIN. 1SP./1.5 EMP., MAX. 1SP./1 EMP.)	2-3 SPACES
PARKING SPACES PROVIDED (3 EMP.)	3 SPACES
LONG TERM BICYCLE PARKING (3 EMP.)	1 SPACE
(BICYCLE PARKING TO BE PROVIDED IN INTERIOR OF OFFICE)	

LANDSCAPE DATA:

V.U.A. < 6,000 SF. (NO ILA REQUIREMENT) 1,398± SF.

WAIVER REQUESTS

- 1) A WAIVER IS REQUESTED OF 5.6.1.A.1. OF THE LDC TO OMIT THE REQUIREMENT OF PROVIDING FOR ANIMATING FEATURES ALONG NO LESS THAN 75% OF THE BUILDING FACADE ADJACENT TO PUBLIC STREETS.
- 2) A WAIVER IS REQUESTED OF 5.5.1.3.d. OF THE LDC TO OMIT THE REQUIREMENT FOR THE CONNECTION OF PARKING LOTS TO ABUTTING DEVELOPMENTS.

TREE CANOPY DATA

GROSS SITE AREA	234,363± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	46,873± S.F. (20%)
TREE CANOPY TO BE PLANTED	46,873± S.F. (20%)

*TREE CANOPY CALCULATIONS PROVIDED AND REQUIRED WERE BASED ON INFORMATION GIVEN BY MSD DIGITAL LOGIC. FINAL CALCULATION SHALL BE PROVIDED DURING THE CONSTRUCTION PLAN PROCESS.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER 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.

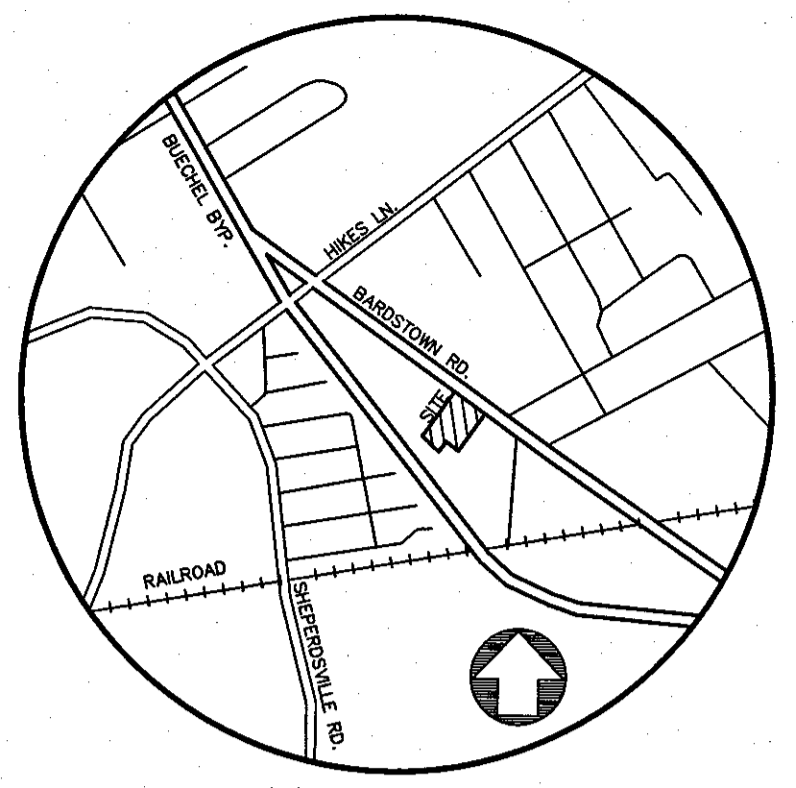
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Utility Consulting - Property Management
351 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1505 Fax: (502) 485-1506 E-Mail: msa@mindel.com

DEVELOPER
PINNACLE PROPERTIES OF LOUISVILLE LLC
802 LILY CREEK RD.
LOUISVILLE, KY. 40243

OWNER
KSB SYCAMORE, LLC
3400 DUTCHMANS LANE
LOUISVILLE, KY. 40205

DETAILED DISTRICT DEVELOPMENT PLAN
BUECHEL MINI STORAGE
3818, 3820 & 3824 BARDSTOWN RD.
LOUISVILLE, KY 40218
TAX BLOCK: 610 LOTS: 21, 22, 23 & 135
D.B. 10313 PG. 206

REVISIONS	DATE	DESCRIPTION
1/17/14	PER AGENCY REVIEW	
1/21/14	PER AGENCY REVIEW, KARST INFO. CLIENT	
1/17/15	AGENCY REVIEW	
2/9/15	BOUNDARY CORRECTED	
2/11/15	PER AGENCY COMMENTS	

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 11/17/2014
Job Number: 3225
Sheet 1 of 1

RECEIVED
FEB 11 2015
PLANNING & DESIGN SERVICES

CASE #14ZONE1051
MSD WM #8123
GRAPHIC SCALE 1"=40'
0 10 20 40 80

Case No. 14ZONE1051 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the proposed Detailed District Development Plan and Binding Elements, **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, 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 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. A legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
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. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 5, 2015 Planning Commission public hearing.