

GENERAL NOTES

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FOREMAN WATER QUALITY TREATMENT CENTER.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- POST DEVELOPED 100-YEAR RUNOFF RATE MUST BE AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- THERE WILL BE NO ALTERATION TO THE EXISTING DRAINAGE PATTERNS AND A DECREASE IN IMPERVIOUS SURFACE.
- COMPATIBLE UTILITIES SHALL BE PLACES IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

WAIVERS REQUESTED

- WAIVER OF 15' LBA AND ALL PLANTING/SCREENING MATERIALS ALONG THE SOUTH LOT LINE OF BUILDING "A" LOT (LDC 10.2).
- WAIVER OF 5' VUA LBA AND ALL PLANTING/SCREENING MATERIALS ALONG THE NORTH & WEST LOT LINES OF BUILDING "A" LOT (LDC 10.2).
- WAIVER OF 5' VUA LBA AND ALL PLANTING/SCREENING MATERIALS ALONG NORTH, SOUTH & WEST LOT LINES OF BUILDING "B" LOT (LDC 10.2).
- WAIVER OF ALL REQUIRED ILA AND PLANTINGS ON BUILDINGS "A" & "B" LOTS.

INCREASED IMPERVIOUS SURFACE

BUILDING A
 PRE-DEVELOPED IMPERVIOUS SURFACE = 7,793 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 7,793 S.F.
 NO INCREASE OR DECREASE IN IMPERVIOUS SURFACE

BUILDING B
 PRE-DEVELOPED IMPERVIOUS SURFACE = 9,840 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 9,575 S.F.
 NET DECREASE IN IMPERVIOUS SURFACE = 265 S.F.

PROJECT SUMMARY

SITE ACREAGE	0.40 ACRES (17,633 SF)
EXISTING ZONE	M2
EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE
EXISTING USE	MIXED USE RETAIL & MULTI-FAMILY RESIDENTIAL
PROPOSED ZONE	EZ-1
PROPOSED USE	MIXED USE RETAIL & MULTI-FAMILY RESIDENTIAL
BUILDING AREA	5,743 SF + 8,557 SF = 14,300 SF
EXISTING VUA - PAVEMENT REMOVED	5,812 SF
DENSITY (BUILDING "B" LOT)	17.78 D.U./AC
TRANSITION ZONE SETBACKS:	
MAX. BUILDING HEIGHT	45'
FRONT YARD	25' MAXIMUM
SIDE YARD	NONE
FAR	
BUILDING "A"	0.74
BUILDING "B"	0.87

PARKING SUMMARY

RETAIL PARKING REQUIRED (BUILDING "A" + 1ST FLOOR BUILDING "B" = 10,615 SQ.FT.)	
MIN. (1 SPACE/500 SF)	21 SPACES
MAX. (1 SPACE/200 SF)	53 SPACES
MULTI-FAM. RES. PARKING REQUIRED (2ND FLOOR & ABOVE BUILDING "B" = 4 UNITS)	
MIN. (1.5 SPACE/UNIT)	6 SPACES
MAX. (3 SPACE/UNIT)	12 SPACES
TOTAL PARKING REQUIRED	
MIN.	27 SPACES
MAX.	65 SPACES
10% (TARC CREDIT) + 10% (25% OF GROSS FLOOR AREA RESIDENTIAL)	
MIN.	22 SPACES
EXISTING PARKING PROVIDED	
EXISTING STANDARD PARKING:	20 SPACES
EXISTING HANDICAP PARKING:	2 SPACES
TOTAL EXISTING PARKING PROVIDED:	22 SPACES

PRELIMINARY APPROVAL

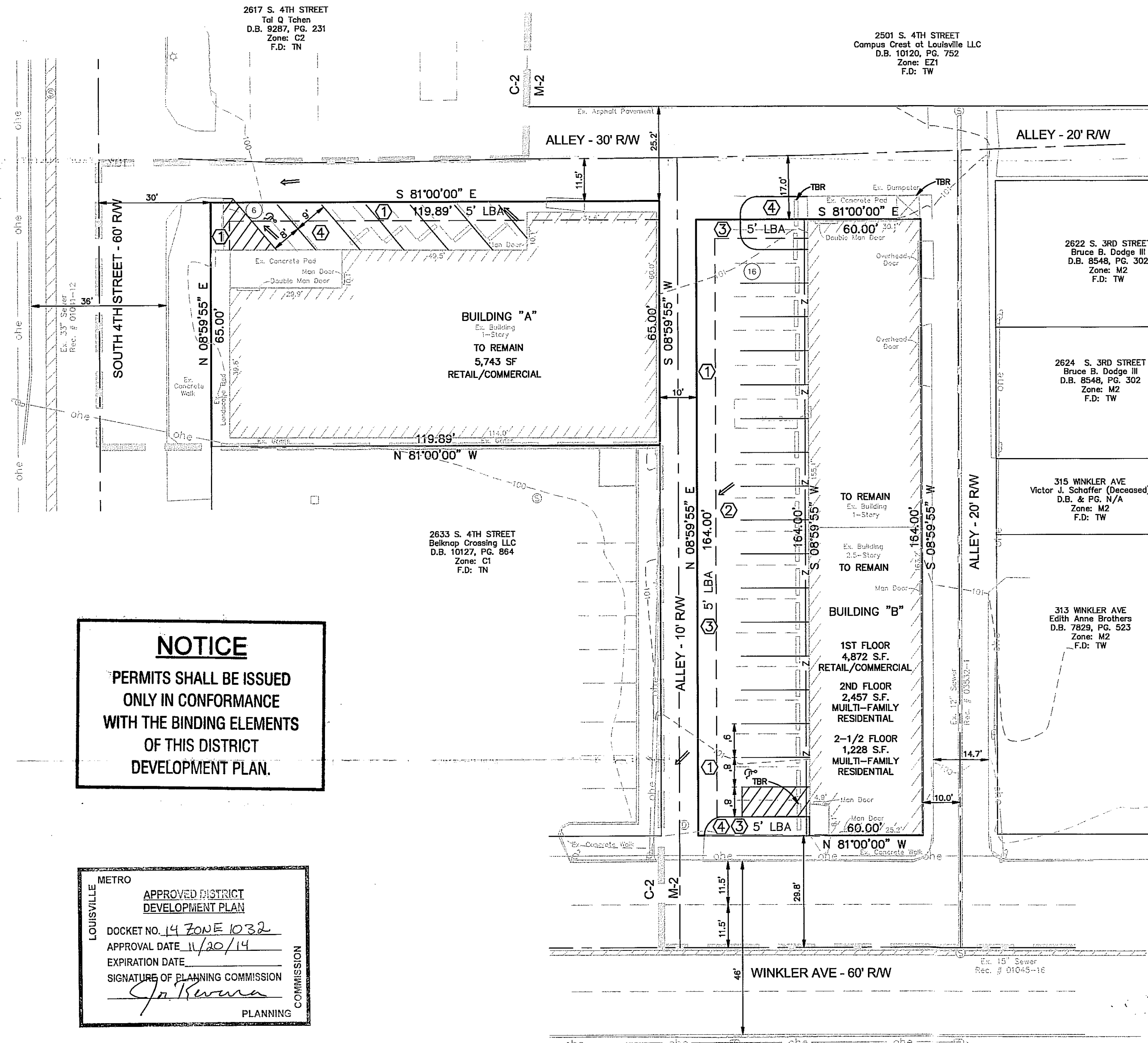
Condition of Approval: _____

_____ 10/9/14
 Development Review Date

LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

LEGEND

- = EX. UTILITY POLE
- = EX. CONTOUR
- = EX. OVERHEAD ELECTRIC
- = EX. SANITARY SEWER
- = DIRECTION OF STORM WATER FLOW



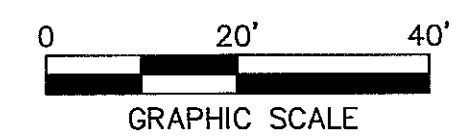
NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

METRO
 LOUISVILLE
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 14 ZONE 1032
 APPROVAL DATE 11/20/14
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION

 PLANNING COMMISSION

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN

CONDITIONS: _____
 BY: _____
 DATE: 10-8-14
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS



108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

THREE WINKS, LLC

OWNER/DEVELOPER:
 THE FIRST CAPITAL BANK OF KENTUCKY
 293 N. HUBBARDS LANE
 LOUISVILLE, KENTUCKY 40207
 D.B. 10083, PG. 412 & 415
 T.B. 050C, LOT 0004 & 0015

DATE: 6/30/14
 DRAWN BY: T.D.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

9/18/14	PDS COMMENTS
10/6/14	PDS COMMENTS

RECEIVED
 OCT 08 2014
 PLANNING &
 DESIGN SERVICES

CASE #14ZONE1032
 RELATED CASE #
DETAILED DISTRICT DEVELOPMENT PLAN

OF
THREE WINKS LLC
 317-321 WINKLER AVE & 2621 S. 4TH STREET
 LOUISVILLE, KENTUCKY 40208

FOR
 OWNER/DEVELOPER:
 THE FIRST CAPITAL BANK OF KENTUCKY
 293 N. HUBBARDS LANE
 LOUISVILLE, KENTUCKY 40207
 D.B. 10083, PG. 412 & 415
 T.B. 050C, LOT 0004, 0013 & 0024

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 14029

1
 OF
 1

Case No. 14ZONE1032 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed 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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. 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 Building B lots 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.
3. 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.
4. 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.

5. A legal instrument providing for the long-term use of the off-site parking spaces, as shown on the approved general district development plan and in accordance with Section 9.1.5 Off-Site Parking, shall be submitted and approved by the Planning Commission legal counsel and recorded in the County Clerk's office. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
6. No M-3, Industrial zone uses shall be permitted on this site.