

GENERAL NOTES

- 1. (\iff) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. À DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- 2. SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT MORRIS FOREMAN WATER QUALITY TREATMENT CENTER.
- 3. 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.
- 5. 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.
- 6. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- 7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- 8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 9. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- 10. POST DEVELOPED 100-YEAR RUNOFF RATE MUST BE AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.

11. 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.
- 12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 13. THERE WILL BE NO ALTERATION TO THE EXISTING DRAINAGE PATTERNS AND A DECREASE IN IMPERVIOUS SURFACE.
- 14. COMPATIBLE UTILITIES SHALL BE PLACES IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

PRELIMBLE DV APPROVAL Davelorment Plan LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

WAIVERS REQUESTED

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

2617 S. 4TH STREET

Tai Q Tchen D.B. 9287, PG. 231

Zone: C2 F.D: TN

,-Double Man Door

Rec .

T/ / /29.9° / / / /

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.

ALLEY - 30' R/W

Ex-Concrete Walk

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S 81'00'00" E

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-<u>119:89'</u>-

N 81.00,00, M

2633 S. 4TH STREET Belknap Crossing LLC D.B. 10127, PG. 864

119.89'\5' LBA

BUILDING "A"

TO REMAIN

5,743 SF

RETAIL/COMMERCIAL

2501 S. 4TH STREET

Compus Crest of Louisville LLC

D.B. 10120, PG. 752

Zone: EZ1 F.D: TW

S 81°00'00" È

760.00°

TO REMAIN

2.5-Story

TO REMAIN

BUILDING "B"

1ST FLOOR

4,872 S.F. RETAIL/COMMERCIAL

> 2ND FLOOR 2,457 S.F.

MUILTI-FAMILY RESIDENTIAL

2-1/2 FLOOR 1,228 S.F.

MUILTI-FAMILY

RESIDENTIAL

<u> 460.00′</u> ₂₅

√N 81°00'00" W

뗗 WINKLER AVE - 60' R/W

Ex. 15" Sewer Rec. # 01045-16

 $\langle 4 \rangle \langle 3 \rangle$ 5' LBA

GRAPHIC SCALE

Ex. Building

(3)-|-5'-LBA-

ALLEY - 20' R/W

2622 S. 3RD STREET Bruce B. Dodge III D.B. 8548, PG. 302

2624 S. 3RD STREET Bruce B. Dodge III

D.B. 8548, PG. 302

315 WINKLER AVE

D.B. & PG. N/A

313 WINKLER AVE Edith Anne Brothers D.B. 7829, PG. 523

Zone: M2 _F.D: TW

PROJECT SUMMARY

SITE ACREAGE 0.40 ACRES (17,633 SF) EXISTING ZONE **EXISTING FORM DISTRICT** TRADITIONAL WORKPLACE EXISTING USE

MIXED USE RETAIL & MULTI-FAMILY RESIDENTIAL EZ-1

0.87

MIXED USE RETAIL & MULTI-FAMILY

RESIDENTIAL BUILDING AREA 5,743 SF + 8,557 SF = 14,300 SFEXISTING VUA - PAVEMENT REMOVED 5,812 SF DENSITY (BUILDING "B" LOT) 17.78 D.U./AC

TRANSITION ZONE SETBACKS: MAX. BUILDING HEIGHT

PROPOSED ZONE

PROPOSED USE

BUILDING "B"

45' FRONT YARD 25' MAXIMUM NONE SIDE YARD FAR 0.74 BUILDING "A"

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 27 SPACES MIN. MAX. 65 SPACES 10% (TARC CREDIT) + 10% (25% OF GROSS FLOOR AREA RESIDENTIAL) 22 SPACES

EXISTING PARKING PROVIDED **EXISTING STANDARD PARKING: EXISTING HANDICAP PARKING:**

TOTAL EXISTING PARKING PROVIDED:

2 SPACES 22 SPACES PRELIMINARY APPROVAL Condition of Approval: 11)an LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

20 SPACES

LEGEND

= EX. UTILITY POLE --498--- = EX. CONTOUR= EX. OVERHEAD ELECTRIC = EX. SANITARY SEWER = DIRECTION OF STORM WATER FLOW

RECEIVED

ACT DA 2914 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

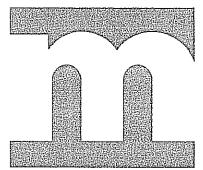
FOR

OWNER/DEVELOPER: THE FIRST CAPITAL BANK OF KENTUCKY 293 N. HUBBARDS LANE LOUISVILLE, KENTUCKY 40207 D.B. 10083, PG. 412 & 416 T.B. 050C, LOT 0004, 0013 & 0024

WM #11009

14029dev.dwg

milestone



design group, inc

108 Daventry Lane Suite 300 Louisville, Ky 40223

t: (502) 327-7073 f: (502) 327-7066

WINKS

DATE: 6/30/14 DRAWN BY: T.D.M. CHECKED BY: D.L.E. **SCALE:** <u>1"=20'</u> (HORZ)

REVISIONS \$\\ 9/18/14 PDS COMMENT A 10/6/14 PDS COMMENT

SCALE: N/A (VERT)

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 14029

1420re/032