

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' VJA LBA AND ALL PLANTING/SCREENING MATERIALS ALONG THE NORTH & WEST LOT LINES OF BUILDING "A" LOT (LDC 10.2).
- ③ WAIVER OF 5' VJA 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.

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 VJA - PAVEMENT REMOVED DENSITY (BUILDING "B" LOT)	5,812 SF
	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



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 Louisville, Ky 40223
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THREE WINKS, LLC
 OWNER/DEVELOPER:
 THE FIRST CAPITAL BANK OF KENTUCKY
 293 N. HUBBARD'S LANE
 LOUISVILLE, KY 40207
 D.B. 100B3, PG. 412 & 416
 T.B. 050C, LOT 0004 & 0013

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
▲	
▲	
▲	

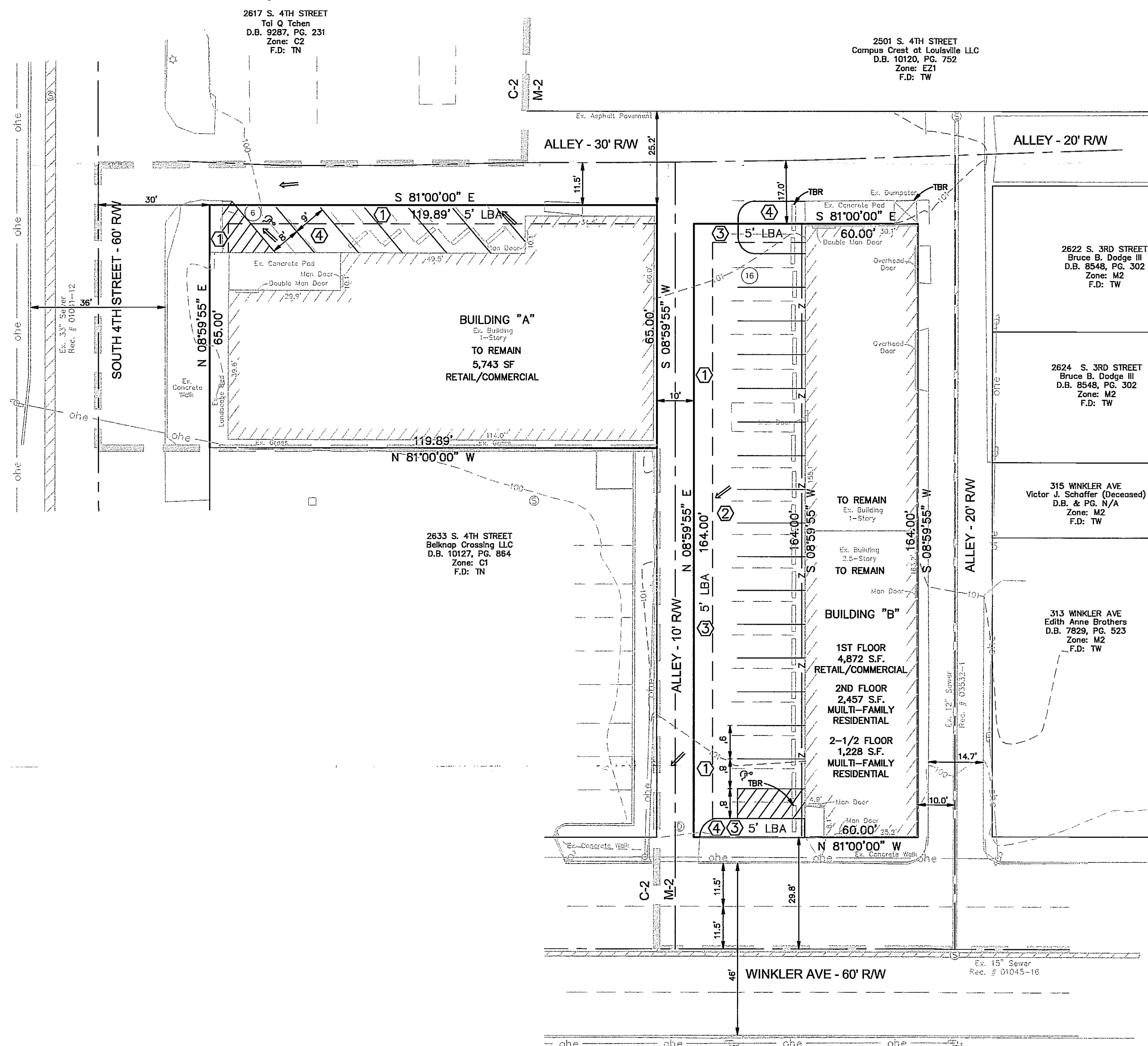
DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 14029

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GENERAL NOTES

1. (←) 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.
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 CLARE 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.
4. 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.



PRELIMINARY APPROVAL

Continuation of Approval: _____

P. Ban 10/8/14 Date

Development Review

LOUISVILLE & JEFFERSON COUNTY METROPLITAN SEWER DISTRICT

LEGEND

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

RECEIVED

REF 08 P914
 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. HUBBARD'S LANE
 LOUISVILLE, KENTUCKY 40207
 D.B. 100B3, PG. 412 & 416
 T.B. 050C, LOT 0004, 0013 & 0024

PRELIMINARY APPROVAL DEVELOPMENT PLAN

COMMENTS: _____

BY: *Jimmy Markert*
 DATE: 10-8-14
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

