

LOCATION MAP

**SITE DATA**

TOTAL SITE AREA : 23,368 SF -.54 AC  
 EXISTING ZONING :EZ-1  
 FORM DISTRICT : TRADITIONAL WORKPLACE  
 EXISTING & PROPOSED USE : MEDICAL OFFICE  
 EXISTING BUILDING AREA : 9,240 SF  
 BUILDING HEIGHT : 28' HT.  
 FLOOR AREA RATIO : 0.40  
 REQUIRED PARKING : 33 SPACES  
 PROPOSED PARKING : 38 SPACES (INCLUDES 4 HC ACCESSIBLE SPACES)  
 (MAX. PARKING REQUIRED 9,240 SF/250=62)  
 (MIN. REQUIRED PARKING 9,240 SF/500 = 18)  
 (MINUS 10% OR 3.7 FOR TRANSIT PROXIMITY = 33)  
 REQUIRED BICYCLE PARKING = 2 PROVIDED = 2  
 (BASED ON 2 FOR LESS THAN 25,000SF MEDICAL OFFICE)  
 VEHICULAR USE AREA : 12,256 SF  
 REQUIRED ILA @ 5% : 613 SF REQUIRED ILA @ 5% : 720 SF  
 (INCLUDES ILA IN SOUTH LOT AS APPROVED AND CONSTRUCTED)  
 TREE CANOPY CALCULATIONS TOTAL SITE AREA = 23,368 SF  
 PRESERVED TREE CANOPY COVERAGE AREA : 3,744 SF  
 REQUIRED TREE CANOPY COVERAGE AREA = 2,336 SF (CLASS "A" 23,368 x .10)  
 (4 TYPE B - 4" CALIPER TREES @ 720 SF EACH + 2 15" CALIPER TYPE B TREES @ 720 SF EACH)  
 REQUIRED NEW TREE CANOPY COVERAGE AREA = 0 SF

**RECEIVED**  
 SEP 04 2020  
 PLANNING & DESIGN SERVICES

Existing building to be removed for expanded parking

TW EZ-1  
 MSC HILL STREET LLC  
 615 W SHIPP AVE  
 DB 10804 PG 937

**PLANNING NOTES:**

1. Lot consolidation to occur prior to construction approval.
2. Wheelstops or protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public right-of-ways to protect landscape areas and adjacent properties. Such wheelstops or curbing shall be at least 3' from any adjacent property line, woody vegetation or structure.

**TRANSPORTATION NOTES**

1. Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
2. Existing sidewalk reconstruction and repairs shall be required as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
3. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

**APCD NOTES**

1. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

**MSD NOTES**

1. Drainage pattern depicted by arrows ( ← ) is for information purposes only, all areas of the site are to be paved or finish graded in a manner that results in sheet flow as depicted. No areas of ponding water will be accepted.
2. Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer Districts' Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer service provided by existing PSC, subject to fees and any applicable charges.

**DRAINAGE CALCULATIONS**

DISTURBED AREA - 3,740 SF      EXISTING IMPERVIOUS- 21,065 SF  
 NEW IMPERVIOUS- 19,917 SF      NET REDUCTION - 1,152 SF

**FLOODPLAIN NOTE**

NO PORTION OF THE IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA PANEL 21111C0041E, DATED DECEMBER 5, 2005.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES:** 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 BMPs shall be installed per the plan and MSDs' 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 stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, 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. 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 calendar days after the activity has ceased. 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 or catch basin.

**VARIANCE REQUEST**  
 A Variance is requested from Section 5.5.1.A.2 to allow the demolition of an existing building to create a parking lot.  
**WAIVER REQUESTS**  
 A Waiver is requested from Section 5.5.1.A.3 to allow parking to be constructed between the principle structure and Hill Street.  
 A Waiver is requested from Section 5.5.1.A.3 to allow the use of a metal fence with masonry columns in lieu of the required solid masonry wall.  
 A Waiver is requested from Section 5.9.2.A.1.b to waive the requirement for a sidewalk to be constructed through the parking lot to Hill Street.

PDS Case # 20-CAT-0020  
 Related Case #B-10308-07  
 Revised Development Plan  
 Expanded Parking Area

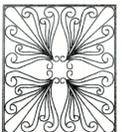
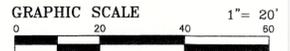
**AMIN'S FAMILY PRACTICE ASSOCIATES PSC**

DB 9149 P 152 TAX BLOCK 34A LOTS 18,19,20&21  
 DB 11594 P 793 TAX BLOCK 34A LOT 22

AMIN INVESTMENTS LLC  
 1501-1511 SOUTH 7TH STREET  
 LOUISVILLE, KENTUCKY 40208



BM: BRASS DISK LOCATED IN GRASS MEDIAN AT "Y" INTERSECTION OF BROOK STREET AND 1ST STREET. ELEVATION 455.75 {NAVD 88}.



**MILLER • WIHRY**  
 MWGLLC  
 Land Planners • Engineers • Surveyors  
 1387 South Fourth St., Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1" = 20'
	DR.
	CK.
	DATE
	8-15-2020

FILE NO. **DDP**