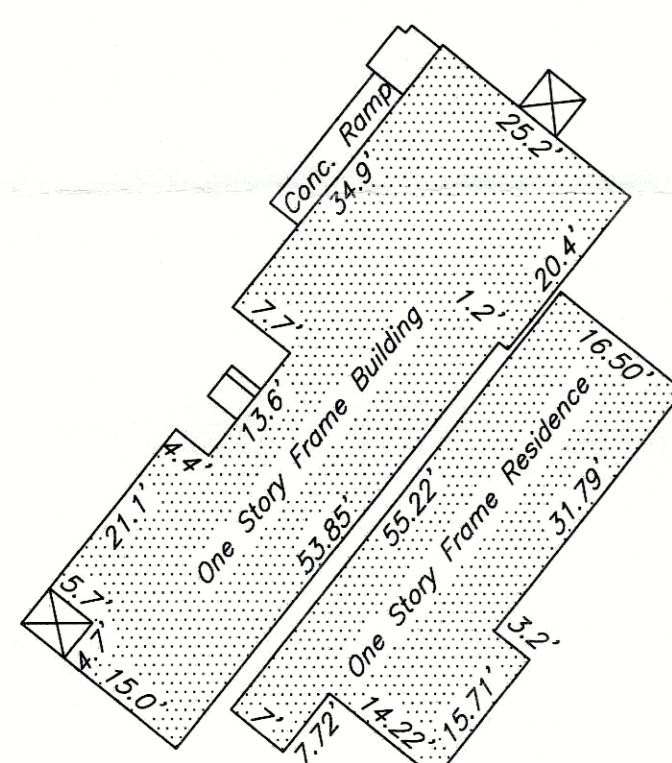


PROPOSED BLDG - FIRST FLOOR

PROPOSED BLDG - SECOND FLOOR



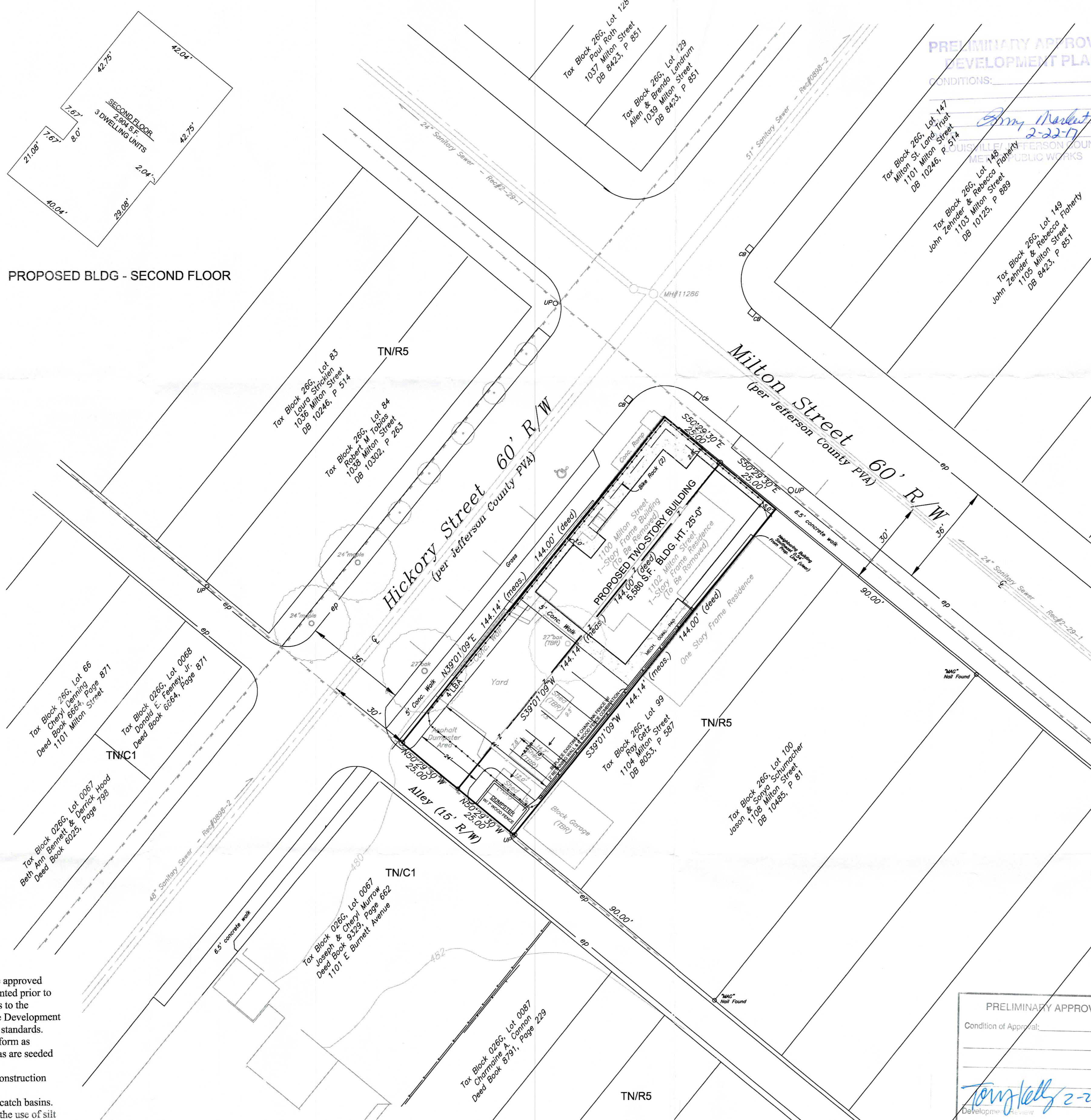
1-STORY EXISTING BUILDINGS TO BE REMOVED

LEGEND

	SANITARY MANHOLE
	CATCH BASINS
	TO BE REMOVED
	SHEET DRAINAGE FLOW
	EXISTING CONTOUR
	EXISTING UPOLE W/ OVERHEAD ELECTRIC
	SILT FENCE

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 BMPs shall be installed per the plan and MSD's 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.

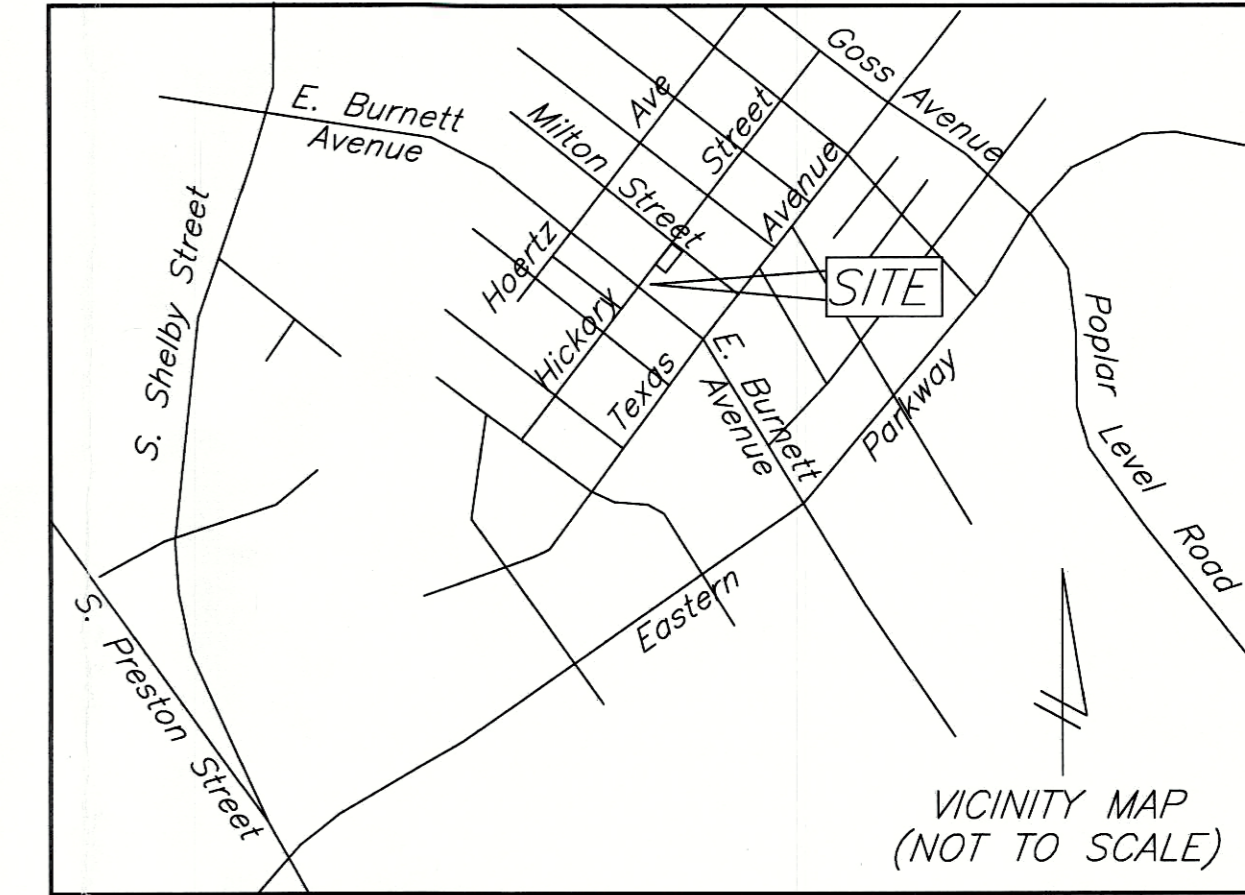
TOTAL DISTURBED AREA : 6,900 sf - 0.16 acre
 Existing Impervious : 4,205 sf Proposed Impervious : 6,642 sf
 Net Impervious Increase : 2,437 sf



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:

Tom Kelly 2-22-17
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
 Condition of Approval:
Tom Kelly 2-22-17
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



- GENERAL NOTES**
- LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAYS TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
 - NO FREESTANDING SIGN IS PROPOSED. BUILDING SIGNS WILL COMPLY WITH DEVELOPMENT CODE.

- WORKS NOTES**
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

- APCD NOTES**
- 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**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 2111C0019E, DATED DECEMBER 5, 2006.
 - DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES. 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.
 - PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
 - SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.
 - NO INCREASE OF RUNOFF WILL BE PERMITTED ONTO ADJACENT PROPERTIES.
 - SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.

PROJECT DATA

EXISTING ZONING : R-5 PROPOSED ZONING : C-1
 EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD
 EXISTING USE : CHIROPRACTORS OFFICE, APARTMENTS, SINGLE FAMILY RESIDENCE
 PROPOSED USE : WELLNESS CENTER, RETAIL & APARTMENTS
 TOTAL SITE AREA : 7,206.50 sq. ft. - 0.16 acre
 EXISTING TOTAL BUILDING AREA : 2,600 SF (1,623 sf house 1100 Milton St & 888 sf house at 1102)
 PROPOSED TOTAL BUILDING AREA : 5,589 SF
 2,685 SF 1ST FLOOR: WELLNESS CENTER, RETAIL & APARTMENT ENTRANCE
 2,904 SF 2ND FLOOR: 3 APARTMENTS
 EXISTING FAR : 0.35 PROPOSED FAR : 0.78
 PARKING CALCULATION:
 REQUIRED MEDICAL OFFICE PARKING MAXIMUM 1,578 SF/250 : 6 SPACES
 MINIMUM 1,578 SF/500 : 3 SPACES
 REQUIRED RETAIL PARKING MAXIMUM 848 SF/100 : 8 SPACES
 MINIMUM 848 SF/500 : 1 SPACE
 REQUIRED RESIDENTIAL PARKING MAXIMUM 2.5 PER UNIT : 8 SPACES
 MINIMUM 1.5 PER UNIT : 5 SPACES
 TOTAL REQUIRED PARKING MAXIMUM : 22 SPACES
 TOTAL REQUIRED PARKING MINIMUM : 9 SPACES
 TOTAL REQUIRED PARKING MINIMUM MINUS 10% FOR DEDUCTIONS : 7 SPACES
 (-10% for transit proximity and 10% for mixed-use with more than 25% of the floor area in residential use)
 *Includes 6 on-street parking spaces
 VEHICLE USE AREA : 2,860 SF (no ILA required)
 TREE CANOPY CALCULATIONS
 TOTAL SITE AREA 7,206 SF COMMERCIAL AREA CLASS "A"
 EXISTING TREE CANOPY 521 SF TREE CANOPY PRESERVED %0
 TREE CANOPY REQUIRED %10 OR 721 SF - %66 (reduction for 0.78 FAR) = 245 SF
 TREE CANOPY PROPOSED 720 SF - 1 TYPE B TREE IN HICKORY STREET VERGE

12 SPACES PROPOSED
RECEIVED
 FEB 15 2017
 PLANNING & DESIGN SERVICES



PDS # 16ZONE1067
 DEVELOPMENT PLAN
**Hickory Street
 Mixed Use Project**

1100 Milton Street, Louisville, KY 40217
 DEED BOOK 7895, PAGE 318 TAX BLOCK 26G, LOT 97 PARCEL ID: 026G00970000
 DEED BOOK 10696, PAGE 971 TAX BLOCK 26G, LOT 98 PARCEL ID: 026G00980000

Owners / Developers
Joseph T. Murrow, Jr. & Cheryl F. Murrow
 1011 Doric Circle Louisville, KY 40205-1734

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

REVISIONS	SCALE
	1"=20'
	DR.
	CK.
	DATE
	1-3-2017

FILE NO.
DDP