

LOCATION MAP
NOT TO SCALE

VARIANCE REQUESTED:

1. A Variance is requested from Chapter 4 Part 8 Table 4.8.1 of The Louisville Metro Land Development Code to allow proposed parking and maneuvering to encroach into the Middle & Outer Zones of the 100 ft. Stream Bank Buffer Area.

PROJECT DATA

TOTAL SITE AREA	= 1.4± Ac. (61,264 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MEDICAL OFFICE
BUILDING HEIGHT	= 1-STORY (45' MAX. ALLOWED)
BUILDING AREA/FOOTPRINT	= 7,435 SF
F.A.R.	= 0.12 (5.0 MAX. ALLOWED)
PARKING REQUIRED	
7435 SF/250 SF MIN.	= 30 SP
7435 SF/150 SF MAX.	= 50 SP
TOTAL PARKING PROVIDED	= 48 SPACES (5 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM
TOTAL VEHICULAR USE AREA	= 28,653 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,149 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,784 SF
EXISTING IMPERVIOUS	= 350 SF
PROPOSED IMPERVIOUS	= 37,123 SF (10,507% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
6. Dumpster enclosures will comply with LDC screening requirements.
7. All signs will comply with the requirements of LDC Chapter 8 and will obtain the required permits.
8. Concrete wheel stops or curbing to be at least six inches high and six inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right of way, to protect landscaped areas and to protect adjacent properties per LDC 9.1.12.C.
9. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
10. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
11. No Karst features were observed on site during a site visit on January 10th, 2020 by Ann Richard, RLA, Land Design & Development Inc.
12. All construction and sales trailers must be permitted by the Department of Public Health and Wellness in accordance with Chapter 115 of the Louisville Jefferson County Metro Ordinances.

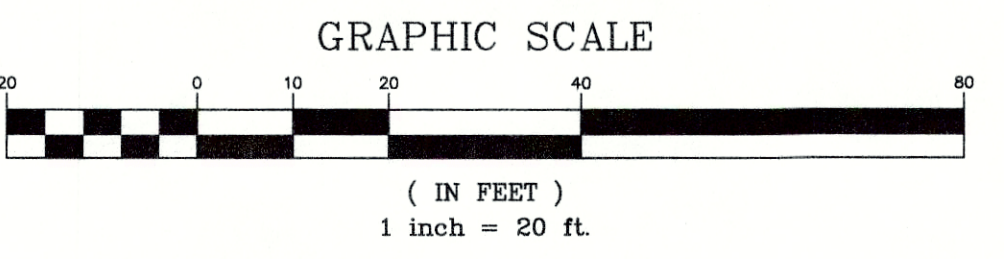
MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD on January 13, 2020.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0060 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. The site requires no detention, no flood plain compensation, and no MSD Regional Facility fee.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
9. Verification of capacity of the existing storm system to the creek prior to MSD construction plan approval.

PRELIMINARY APPROVAL
Condition of Approval: _____
Development Review Date: *Mello for TR. 4.9.20*
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

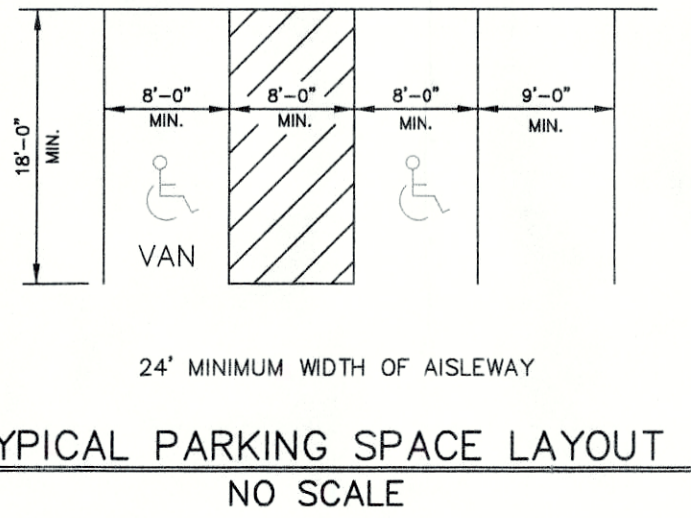
RECEIVED
JAN 13 2020
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:
BY: *Quinn W. Paul*
DATE: *4/13/20*
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



TREE CANOPY CALCULATIONS "CLASS C"

TOTAL SITE AREA	= 61,264 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (12,253 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (12,960 S.F.)



LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING CONTOUR
- UGE&T EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- OHE&T EXISTING OVERHEAD ELECTRIC & TELEPHONE
- EXISTING STREET SIGN
- EXISTING STORM LINE
- EXISTING SEWER LINE

REVISIONS

NO.	DATE	DESCRIPTION	BY	AER
1	1/13/20	REVISED PER AGENCY COMMENTS		

PROJECT DATA
FILE NAME: 19183-HDDPP
SCALE: AS SHOWN
DATE: 12/3/19
DRAWN BY: JH
CHECKED BY: AER

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
505 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KY 40202
PHONE: 502.444.9775 FAX: 502.444.9774
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
FKC WATTERSON DIALYSIS
OWNER/DEVELOPER
TWO BEAN PROPERTIES, LLC
305 WOODED VALLEY DR.
NEW ALBANY, IN 47150

JOB NO. 19183
SHEET 1 OF 1
WM #12093