

FKC WATTERSON DIALYSIS

June 4th, 2020

19-DDP-0077

Attorney:

Kyle P. Galloway

Duncan Galloway Egan Greenwald, PLLC

Developer/Owner:

TWO BEANS PROPERTIES, LLC

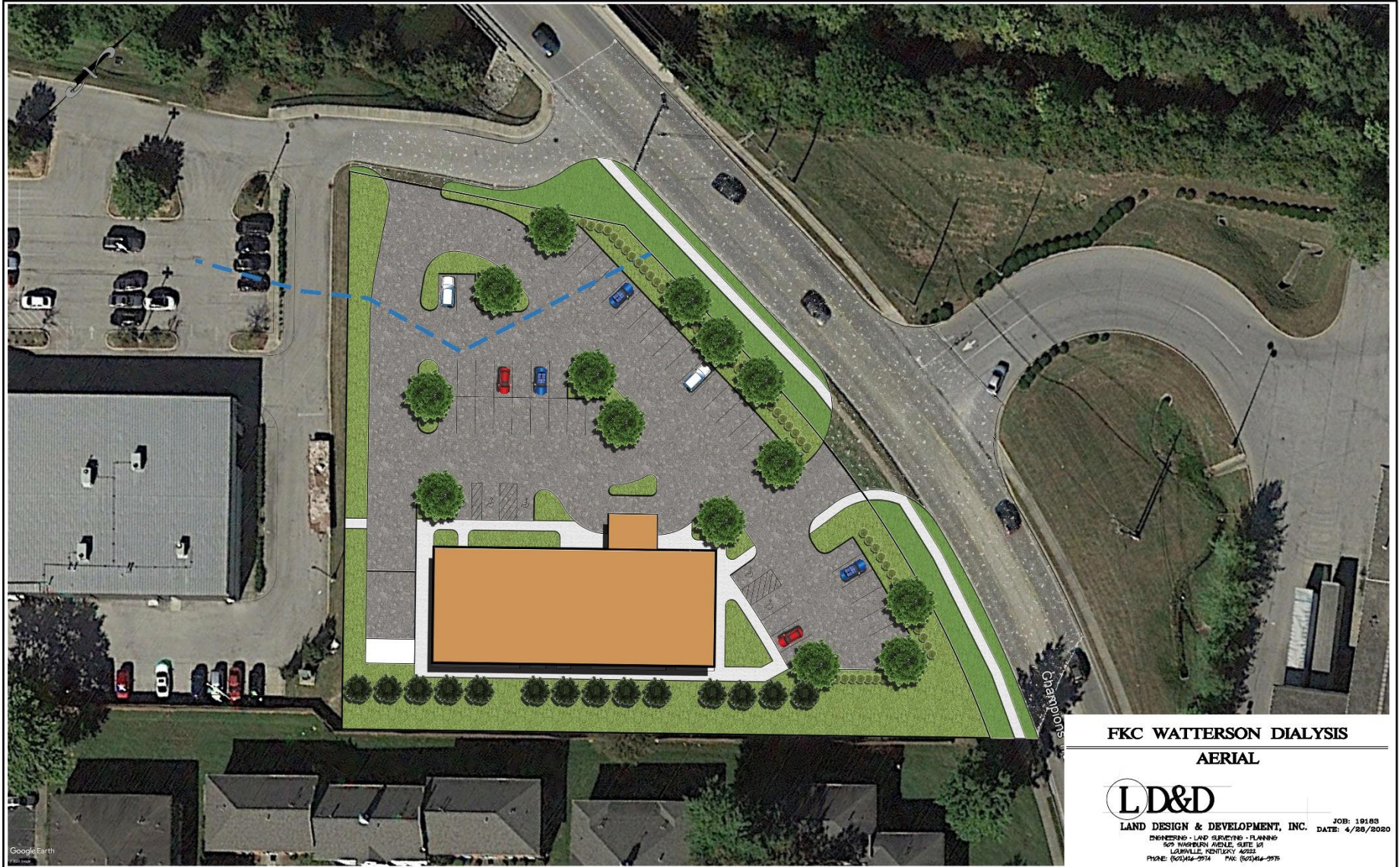
Prepared By:



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

AERIAL



FKC WATTERSON DIALYSIS
AERIAL

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERS - LAND SURVEYORS - PLANNERS
600 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: (502)414-2914 FAX: (502)414-2978

JOB: 19199
DATE: 4/28/2020

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PLAN



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 permitted parking and maneuvering to encroach into the Middle & Outer Zones of the 100 ft. Street Buffer Buffer Area.

PROJECT DATA

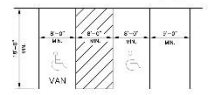
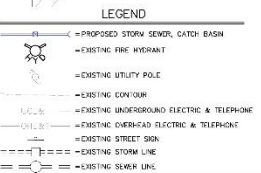
TOTAL SITE AREA	= 1.44 Ac. (61,294 S.F.)
EXISTING ZONING	= C-2
FIRM DISTRICT	= NFD/HR/HOOD
EXISTING USE	= LANDSCAPED
PROPOSED USE	= MEDICAL OFFICE
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
BUILDING AREA/FOOTPRINT	= 7,435 SF
F.A.R.	= 0.12 (5.0 MAX. ALLOWED)
PARKING REQUIRED	
7,435 SF/750 SF MIN.	= MIN. 10 SP
7,435 SF/150 SF MAX.	= MAX. 50 SP
TOTAL PARKING PROVIDED	= 48 SPACES
(5 HC SP INCLUDED)	= 43 SP
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM
TOTAL VEICULAR USE AREA	= 28,893 SF
EXTERIOR LANDSCAPE AREA REQUIRED	= 2,148 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,784 SF
EXISTING IMPERVIOUS	= 350 SF
PROPOSED IMPERVIOUS	= 37,123 SF (10,507% INCREASE)

GENERAL NOTES:

1. Paving areas and drive ones 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. Constructive fencing shall be erected prior to any construction or grading activities preventing completion of roof systems of trees to be preserved.
4. Millage plan or 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 overcharging curbing, sidewalks, properties or public right-of-way, to protect landscaped areas and to protect adjacent properties per ABC 217.2.C.
9. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MWD standards and shall be inspected prior to final bond release.
10. All roadway and entrance intersections shall meet the requirements for loading areas as set by Metro Public Works.
11. No Kart features were observed on site during a site visit on January 10th, 2020 by Ann Richard, RLA, LDC Design & Development, Inc.
12. All construction and utility workers 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 commission one subject to applicable fees. A Designatory 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 0000 F dated December 5, 2000.
4. Driveway pattern depicted by arrows (→) is for concrete purposes.
5. If the site has two drainage 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 erosion, FPMO 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 MS2 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 siting of Green Best Mgmt. Practices.
9. Verification of capacity of the existing storm system to the creek prior to MSD construction plan approval.



TREE CANOPY CALCULATIONS "CLASS C"

TOTAL SITE AREA	= 61,284 S.F.
TOTAL TREELAND AREA REQUIRED	= 20% (12,257 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREELAND CANOPY TO BE PLANT'ED	= 20% (12,900 S.F.)

GRAPHIC SCALE



DATE	DESCRIPTION	BY
1/13/23	REVISED PER AGENCY COMMENTS	JLR

PROJECT DATA	PROJECT NO.	DATE

OWNER'S SEAL	SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1000 WOODLAND AVENUE, SUITE 100
LOUISVILLE, KY 40202
TEL: 502.261.1111 FAX: 502.261.1112

FCW WATTERSON DIALYSIS
OWNERS/DESIGNER
TWO BEAN PROPERTIES, LLC
305 WOODLEY VALLEY DR.
NEW ALBANY, IN 47150

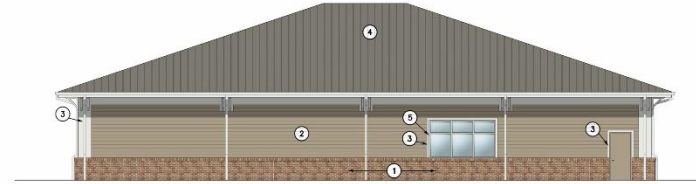
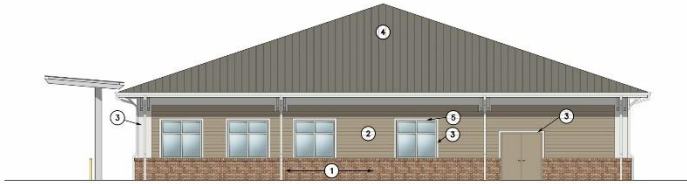
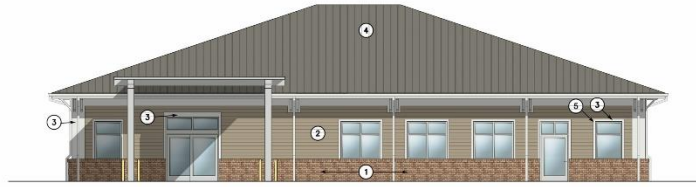
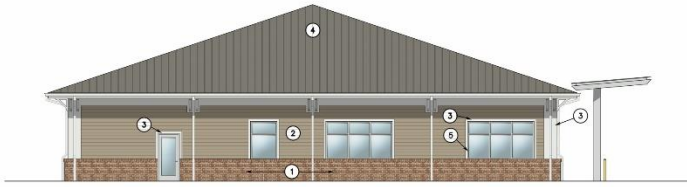
SHEET	1	OF 1
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CASE# 19-DDP-007

SITE ADDRESS:
4730 CHAMPIONS TRACE LANE
LOUISVILLE, KY 40218
TAX BLOCK 0810, LOT 0134
D.B. 11857, PG. 0780
COUNTY DISTRICT - 10
FIRE PROTECTION DISTRICT - BUCHEL
MUNICIPALITY - WEST BUCHEL

WM #12093

BUILDING ELEVATIONS



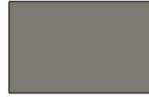
① BRICK - GENERAL SHALE SALEM CREEK TUDOR MODULAR SIZE



② FIBER CEMENT SIDING - JAMES HARDIE PLANK SIDING KHAKI BROWN



③ FIBER CEMENT TRIM - JAMES HARDIE TRIM BOARD ARTIC WHITE



④ STANDING SEAM METAL ROOF ATAS INTERNATIONAL SLATE GREY



⑤ STORE FRONT TRIMS & FREE STANDING PRE-ENGINEERED DROP-OFF CANOPY CLEAR ANODIZED ALUMINUM

PRELIMINARY ELEVATIONS

N.T.S.

1. RECS ATLANTA APPROVAL

2. GROUP HOME THERAPIES DIRECTOR APPROVAL

3. REGIONAL VICE PRESIDENT APPROVAL

4. MEDICAL DIRECTOR APPROVAL

DUNN & DALTON
ARCHITECTS
401 North Heritage St.
Kinston, NC 28501
252-527-1523 phone
252-527-0049 fax

PRELIMINARY PLAN CHECKLIST

- BULLETIN BOARDS (4 IC/2 HT)
- COAT RACKS (2 IC/1 HT)
- CRASH CARTS (IC/HT)
- DIALYSIS CHAIRS/BEDS (IC/HT)
- DIALYSIS MACHINES (IC/HT)
- EMERGENCY PREP BOX (IC ONLY)
- EMERG. WATER CONNECTION (IC)
- FURNITURE (IC/HT)
- HOYER LIFT (IC)
- OXYGEN CONCENTRATORS (IC)
- FULL HT MED FRIDGE
- PPE HOOK LOCATIONS (3 IC)
- TECH REPAIR WATER BOX (IC/HT)
- TELEVISION LOCATIONS (IC/HT)
- TREATMENT ROOM SOFFIT (IC)
- CONFERENCE ROOM SOFFIT (1IC/HT)
- PATIENT OUTCOMES BOARD (IC/HT)
- WATER BOXES (IC/HT)
- SINGLE DOORS LARGER THAN 36" (36" INCREASE IF ABOVE REPAIRS)

FRESENIUS
MEDICAL CARE