



NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE ZONING ELEMENTS
 OF THE DISTRICT
 DEVELOPMENT PLAN

VARIANCES REQUESTED:

- Tracts 1 and 2. Variances are requested from Section 5.1.12.B.2 of the Louisville Metro Land Development Code to vary the Breckenridge Lane Inlet Front Setback as shown.
- Tracts 1 and 2. Variances are requested from Section 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 30 ft. non-residential residential front setback for the encroachment of the pavement adjacent to 2936 Breckenridge Lane and the pavement and dumpster enclosure adjacent to the Ty Hospital LLC property.
- A. A variance is requested from Section 5.3.1.C.5 Table 5.3.2 to vary the proposed building height.

WAIVER REQUESTED:

- A Waiver is requested from Section 10.2.4.B.3 of The Louisville Metro Land Development Code to waive the more than 50% encroachment of the 10' Landscape Buffer Area & Utility Easements adjacent to the west (west) property line.



TRACT 1 DATA

TRACT 1 AREA	= 1.06 Ac. (46,221 S.F.)
EXISTING ZONING	= R-2
PROPOSED ZONING	= OR-3
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= MEDICAL OFFICE
BUILDING AREA	= 6,000 SF
BUILDING HEIGHT	= 1 STORY (30 FT. MAX. ALLOWED)
F.A.R.	= 0.13 (A.D. MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM (LONG TERM PROVIDED INDOORS)

TRACT 2 DATA

TRACT 2 AREA	= 2.87 Ac. (125,156 SF)
EXISTING ZONING	= R-2/R-5
PROPOSED ZONING	= OR-3
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE	= MEDICAL OFFICE
BUILDING AREA	= 25,470 SF
BUILDING HEIGHT	= 2 STORY 45 FT. (30 FT. MAX. ALLOWED-VARIANCE REQUESTED)
F.A.R.	= 0.30 (A.D. MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM (LONG TERM PROVIDED INDOORS)

COMBINED PARKING TRACTS 1 AND 2

PARKING REQUIRED TRACTS 1 AND 2	= MIN. MAX.
1 SP/250 SF (31,470 SF) MINIMUM	= 126 SP
1 SP/250 SF (31,470 SF) MAXIMUM	= 210 SP
10% TARC CREDIT	= 114 SP 210 SP
PARKING PROVIDED TRACTS 1 AND 2	= 199 SPACES
	(8 ADA SPACES INCLUDED)

EXISTING IMPERVIOUS TRACTS 1 AND 2

EXISTING IMPERVIOUS TRACTS 1 AND 2	= 58,515 SF
PROPOSED IMPERVIOUS TRACTS 1 AND 2	= 116,528 SF (96% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A KIC encroachment permit and bond will be required for all work done in the right-of-way prior to construction plan approval.
- State Highway encroachment permit will be required for the entrances.
- No increase in drainage run off to state roads.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- The lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 until the trees are established or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- A site visit was conducted by Ann Richard RLA on 11-01-17 and no KARS features were evident on the site.
- Spot development or redevelopment of adjacent Colton Inc. property to the north and a unified access and circulation system shall be developed to minimize pre-existing curb cuts and provide for vehicular movement throughout adjacent areas as determined appropriate by the Department of Public Works.
- In a form acceptable to Planning Commission, legal counsel shall be recorded prior to the time of construction approval.
- A shared parking and/or access agreement shall be recorded between tracts 1 and 2 and shall be recorded prior to Metro Public Works granting construction plan approval.
- The proposed TARC stop shall consist of a 12 ft. wide concrete pad between the sidewalk and curb for the bounding area, 3 ft. deep x 12 ft. wide concrete pad with bench and train receptacle. TARC stop shall be provided in conjunction with the Tract 1 construction plans.

MSD NOTES:

- Construction plans and documents shall comply with the Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
- Drainage pattern depicted on sheet (1) shall be for conceptual purposes. Final configuration and size of drainage pipes and manholes shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has any existing an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,1025 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- A Downstream Facilities Capacity Request was approved on October 20th, 2017 by MSD.
- 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 Street Management Practices.
- Grass & Soil Control plan shall be submitted and approved prior to construction plan approval.
- Prior to any construction activities on the site a Erosion & Soil Control Plan shall be provided to MSD for approval.
- MSD Drainage Bond required prior to construction plan approval.
- The final design of this project must identify Best Management Practices for the protection of the underground injection controls.
- A long term maintenance agreement shall be submitted and approved prior to MSD construction plan approval for the 2,1025 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- The Class V injection wells are subject to an EPA Notice of Rule Authorization prior to MSD construction plan approval.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/20/18	REVISED PER DC 1, 2018 ADULT COMMENTS	ASST
2	3/22/18	3/27/18 AMENDMENTS COMMENTS	ASST
3	4/16/18	REVISED PER DC 1, 2018 ADULT COMMENTS	ASST

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: 1-11
 BY: *Janet W. Scott*
 DATE: 4/18/18
 LOUISVILLE METRO PLANNING WORKS

PROJECT DATA

FILE NAME	16191-000P-3-17-18
DATE	4/18/18
SCALE	AS SHOWN
CREATED BY	ASST
DRAWN BY	ASST

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 4000 DUPONT CIRCLE STE 200
 LOUISVILLE, KY 40207

2944 BRECKENRIDGE LANE
 OWNER/DEVELOPER
 ADVANCED ENT HOLDINGS OF ST. MATTHEWS, LLC
 4004 DUPONT CIRCLE STE 200
 LOUISVILLE, KY 40207

PRELIMINARY APPROVAL
 Condition of Approval
RECEIVED
 APR 18 2018
 DESIGN SERVICES

2944 BRECKENRIDGE LANE
 16191
 SHEET 1 OF 1

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