

R-5/N
Carl L. & Linda Leonard
2827 Breckenridge Lane
Louisville, KY 40220
D.B. 5652 PG. 0596

R-5/N
Suleiman Talib
3900 Berkshire Avenue
Louisville, KY 40220
D.B. 8122 PG. 0705

C-1/C-2/R/C
Triple M Investments Co.
P.O. Box 927000
Hoffman Estates, IL 60192
D.B. PG.

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

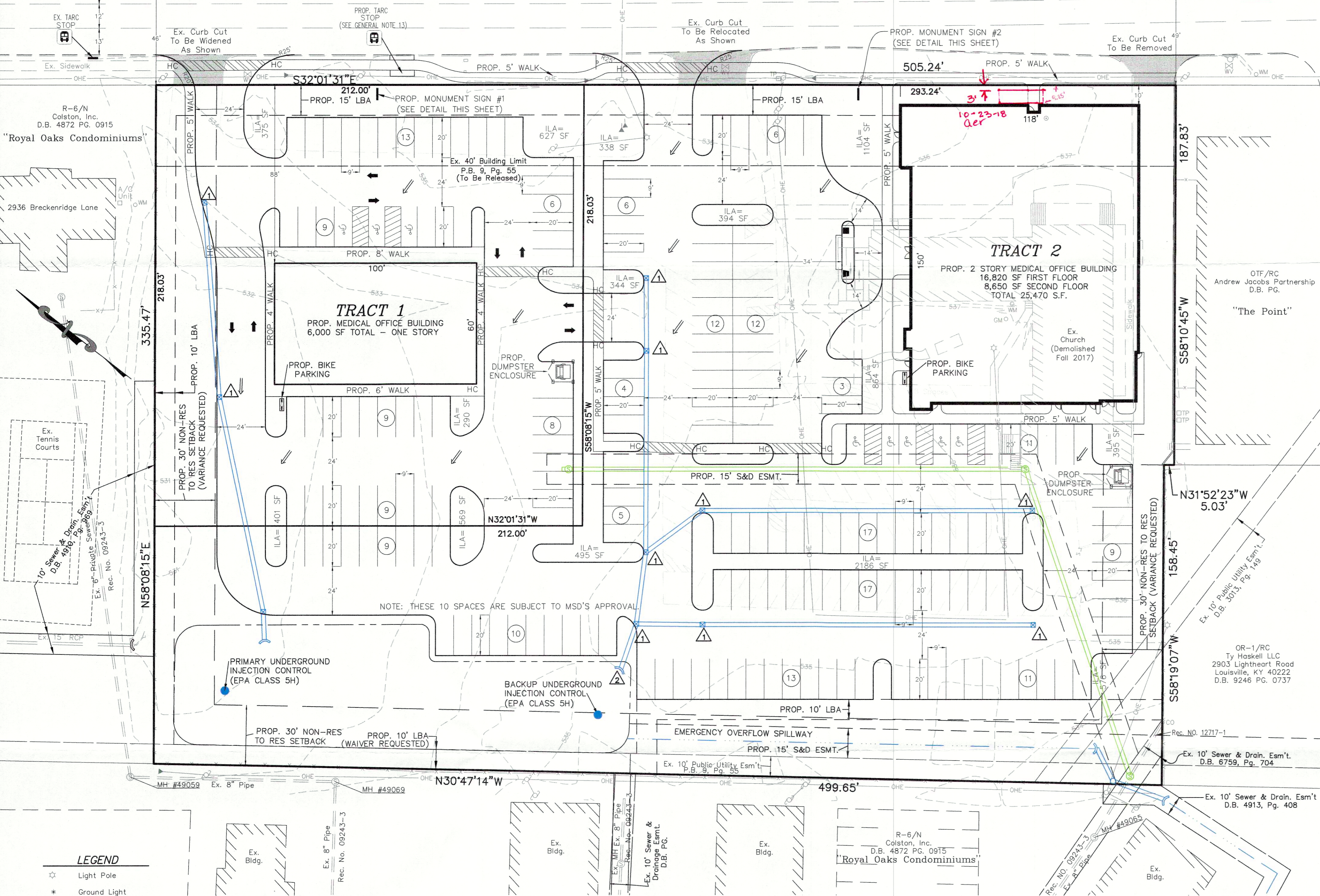
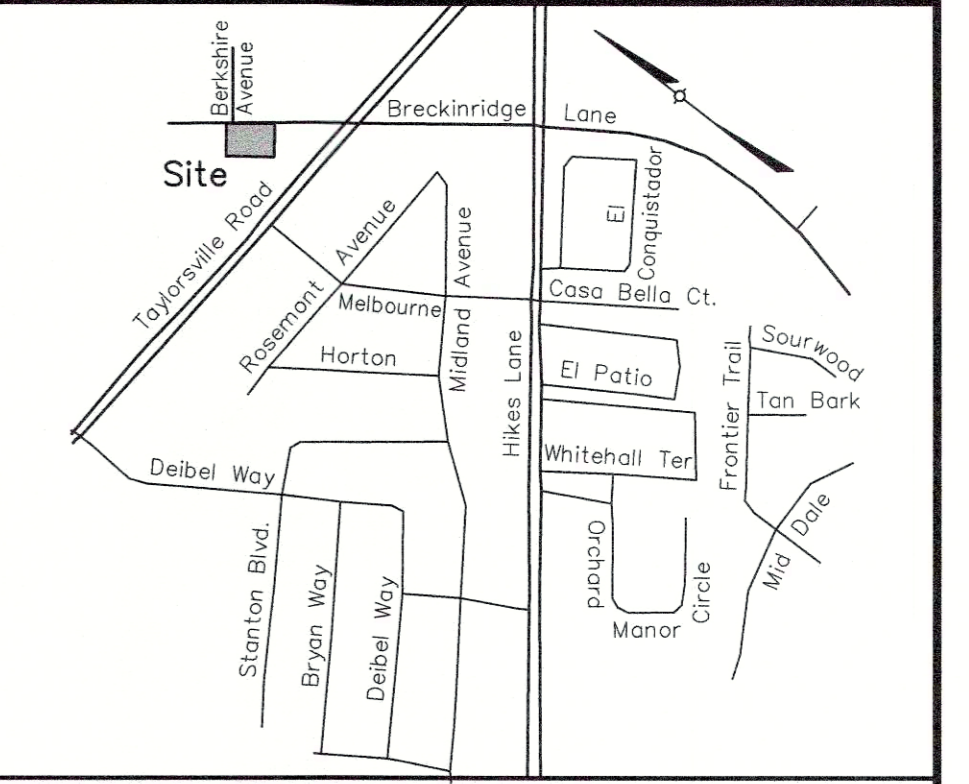
EX BRECKENRIDGE LANE - R/W VARIES MINOR ARTERIAL 120' MIN. R/W REQ'D.

VARIANCES REQUESTED:

- Tracts 1 and 2: Variances are requested from Section 5.1.12.B.2.a of the Louisville Metro Land Development Code to vary the Breckenridge Lane Infill 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 to residential setback for the encroachment of the pavement adjacent to 2936 Breckenridge Lane and the pavement and dumpster enclosure adjacent to the Ty Hoskell LLC property.
- Tract 2: 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 and Utility Easements adjacent to the west (rear) 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 (4.0 MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM (LONG TERM PROVIDED INDOORS)
VEHICULAR USE AREA	= 26,193 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,964 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,262 SF

TRACT 2 DATA

TRACT 2 AREA	= 2.87 Ac. (125,156 SF)
EXISTING ZONING	= R-2/R-5
PROPOSED ZONING	= OR-3
EXISTING 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.	= 0.20 (4.0 MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM (LONG TERM PROVIDED INDOORS)
VEHICULAR USE AREA	= 56,915 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 4,269 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 6,696 SF

COMBINED PARKING TRACTS 1 AND 2

PARKING REQUIRED TRACTS 1 AND 2	MIN.	MAX.
1 SP/250 SF (31,470 SF) MINIMUM	126 SP	210 SP
1 SP/150 SF (31,470 SF) MAXIMUM	114 SP	210 SP
-10% TARC CREDIT	=	199 SPACES
PARKING PROVIDED TRACTS 1 AND 2	=	(8 ADA SPACES INCLUDED)

EXISTING IMPERVIOUS TRACTS 1 AND 2 = 59,515 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 KTC 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 roadways.
- 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.
- Site 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. No parking, material storage, 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 KARST features were evident on the site.
- Upon development or redevelopment of adjacent Colston Inc. property to the north and a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross-access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- A shared parking and cross access agreement shall be recorded between tracts 1 and 2 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 walk and curb for the bounding area, 3 ft. deep x 12 ft. wide concrete pad with bench and trash receptacle. TARC stop shall be provided in conjunction with the Tract 1 construction plans.

MSD NOTES:

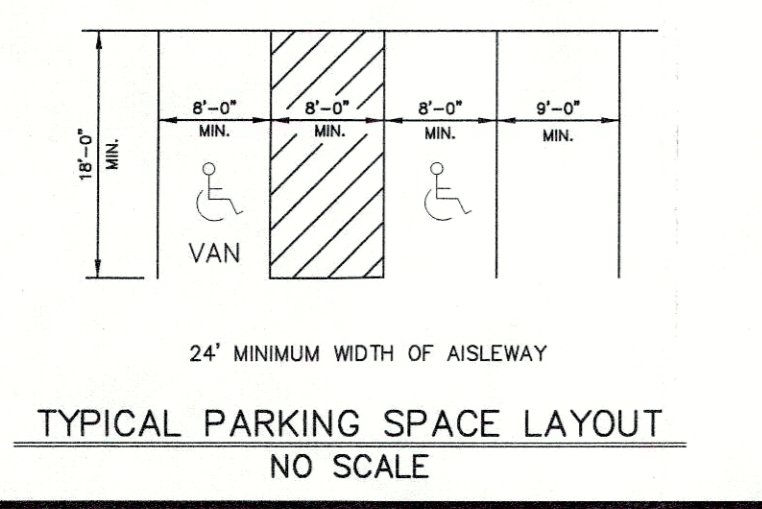
- Construction plans and documents shall comply with the Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plan 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 2,10,25 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 Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt 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 maintenance of the Class V injection wells.
- The Class V injection wells are subject to an EPA Notice of Rule Authorization prior to MSD construction plan approval.

LEGEND

- Light Pole
- Ground Light
- Sign
- Sewer Clean-out
- Guy Anchor
- Utility Pole
- Water Meter
- Water Valve
- Gas Meter
- Catch Basin
- Telecomm. Pedestal
- Fire Hydrant
- Sanitary Sewer Manhole
- A/C Unit
- Reinforced Concrete Pipe
- Overhead Utility Lines
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

MSD STANDARD EROSION CONTROLS

STONE BAG CHECK DAM IN CONCRETE FLUMES
WINGED HEADWALL INLET PROTECTION



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.85 - 0.48 = 0.37$$

$$A = 3.9 \text{ ACRES}$$

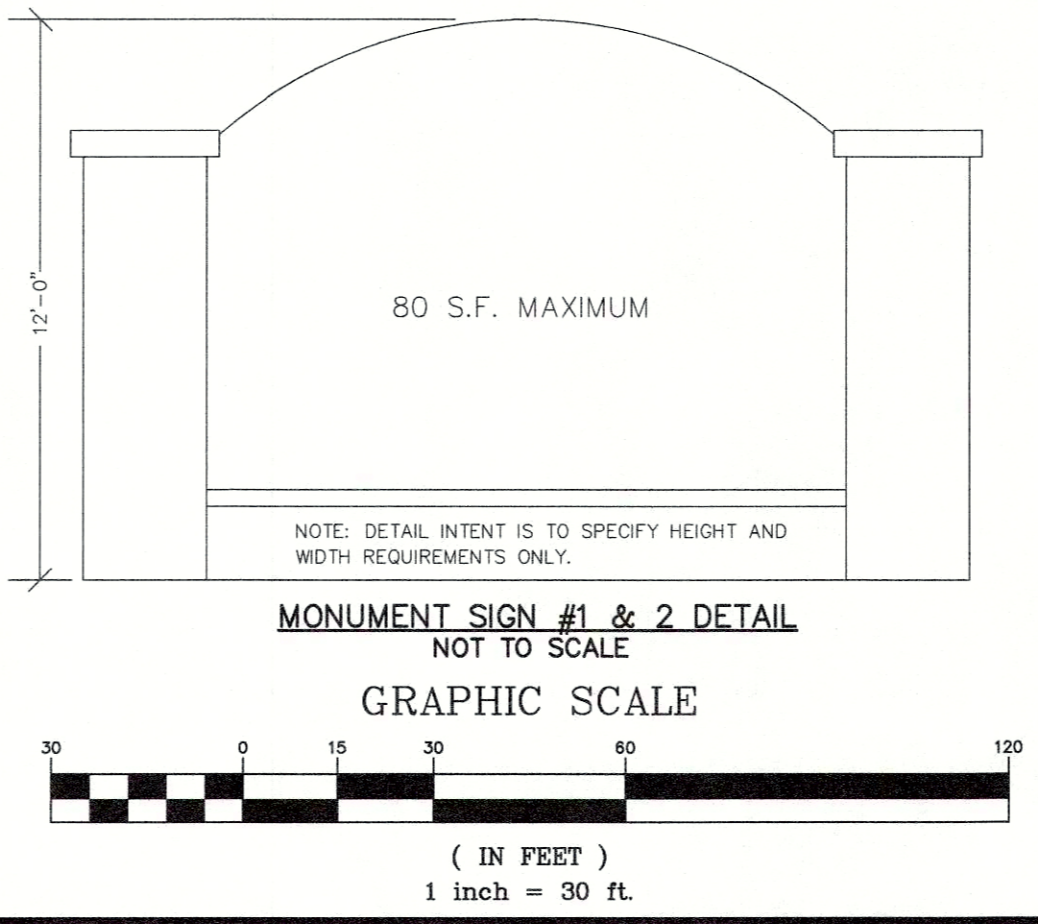
$$R = 2 \text{ INCHES}$$

$$X = (0.37)(3.9)(2.8)/12 = 0.34 \text{ AC.-FT.}$$

REQUIRED X = 14,800 CU.FT.
 PROVIDED BASIN = 10,890 SQ.FT. (38,500 CU. FT.)
 TOTAL = 10,890 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 38,500 CU.FT. > 14,800 CU.FT.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 171,358 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (34,716 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (35,280 SF)



LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17 Zone 1054
APPROVAL DATE 6/29/18
EXPIRATION DATE 6/29/20
SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL
Condition of Approval:
RECEIVED
APR 18 2018
DESIGN SERVICES
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
CASE: 17ZONE1054
FIRE PROTECTION DISTRICT - LOUISVILLE #24
MSD WM# 11604

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/9/18	REVISED PER DEC. 7, 2017 AGENCY COMMENTS	AER
2	3/27/18	3/21/18 AGENCIES COMMENTS	AER
3	4/18/18	REVISED PER SIGNING COMMENT BETWEEN TRACTS 1 & 2	AER
4	10/23/18	add overhang encroachment	ACK

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: *Joseph W. St...*
DATE: 4/25/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS
ENGINEER'S SEAL

PROJECT DATA

FILE NAME: 16191-DDDP-3-27-18	SCALE: AS SHOWN
DATE: 4/15/18	CHECKED BY: AER
DRAWN BY: AER	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
505 WASHINGTON ST. SUITE 1000, LOUISVILLE, KY 40202
TEL: 502.251.2222 FAX: 502.251.2221
WEB SITE: WWW.LD&D.COM

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

JOB NO. 16191
SHEET 1 OF 1

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