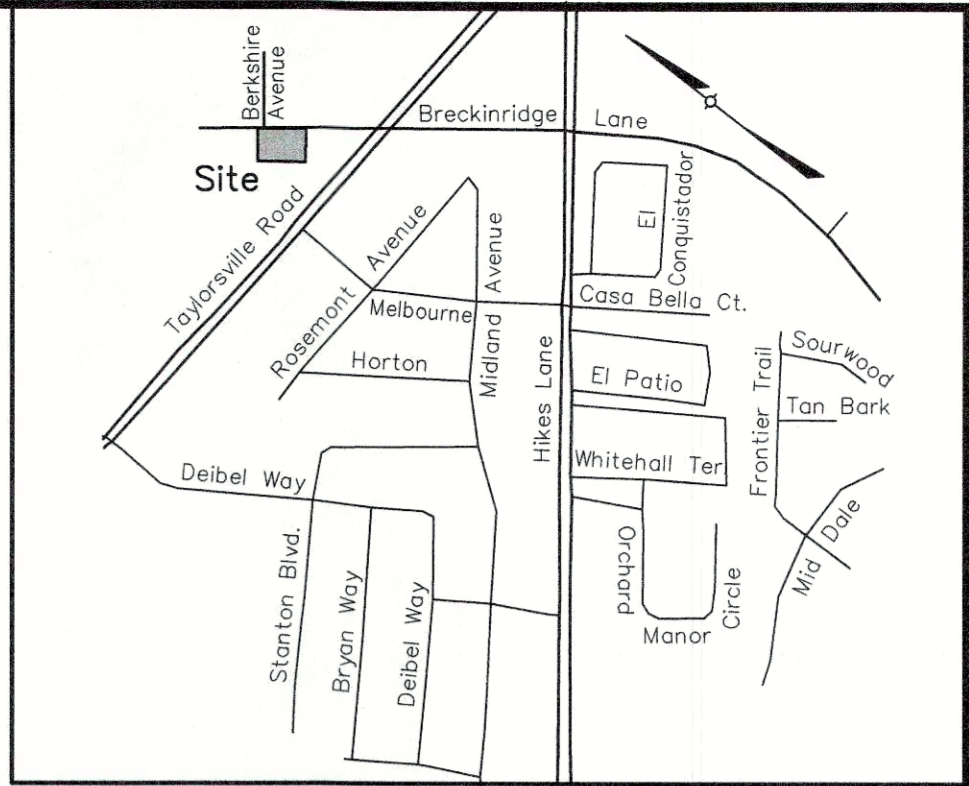


R-5/N
Carl L. & Linda Leonard
2827 Breckenridge Lane
Louisville, KY 40220
D.B. 5652 PG. 0596

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

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

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



WAIVER REQUESTED:

1. A Waiver is requested from Section 10.2.4 of The Louisville Metro Land Development Code to waive the 15' Landscape Buffer Area & required landscaping & screening between Tract 1 & Tract 2. And to waive the encroachment of the pavement into the 25' Landscape Buffer Area next to the R-6 Colston Inc. Property.

WAIVER GRANTED: (6/29/18 - 17ZONE1054)

1. A Waiver was granted 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 (rear) property line.

VARIANCES GRANTED: (6/29/18 - 17ZONE1054)

1. Tracts 1 and 2: Variances were granted 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.
2. Tracts 1 and 2: Variances were granted 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 Haskell LLC property.
3. Tract 2: A Variance was granted from Section 5.3.1.C.5 Table 5.3.2 to vary the proposed building height.

TRACT 1 DATA

TRACT 1 AREA	= 1.02 Ac. (44,312 S.F.)
EXISTING ZONING	= OR-3
PROPOSED ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= VETERINARY HOSPITAL
BUILDING AREA	= 6,000 SF
BUILDING HEIGHT	= 1 STORY (30 FT. MAX. ALLOWED)
F.A.R.	= 0.14 (4.0 MAX. ALLOWED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM (LONG TERM PROVIDED INDOORS)

VEHICULAR USE AREA	= 25,067 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,880 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,946 SF

TRACT 2 DATA (NOT PART OF THIS REVIEW)

TRACT 2 AREA	= 2.92 Ac. (127,067 SF)
EXISTING ZONING	= OR-3
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDER CONSTRUCTION
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	= 55,356 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 4,152 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 5,394 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	=	195 SPACES	
PARKING PROVIDED TRACTS 1 AND 2	=	195 SPACES	
		(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:

1. Parking areas and drive lanes to be a hard and durable surface.
2. State Highway encroachment permit was granted previously for site.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading activities preventing completion 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.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. A site visit was conducted by Ann Richard RLA on 11-01-17 and no KARST features were evident on the site.
10. 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.
11. A shared parking and cross access agreement was recorded between tracts 1 and 2 by D.B. 11229 PG. 727.
12. 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.
13. Tracts 1 & 2 were platted by D.B. 11229 PG. 727 on August 24th, 2018.

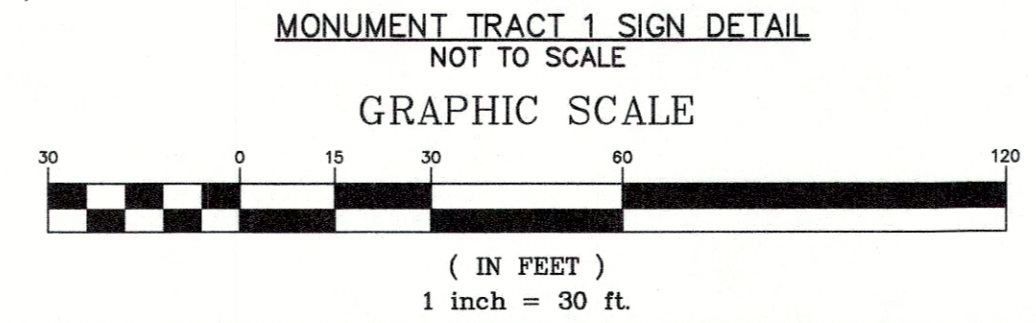
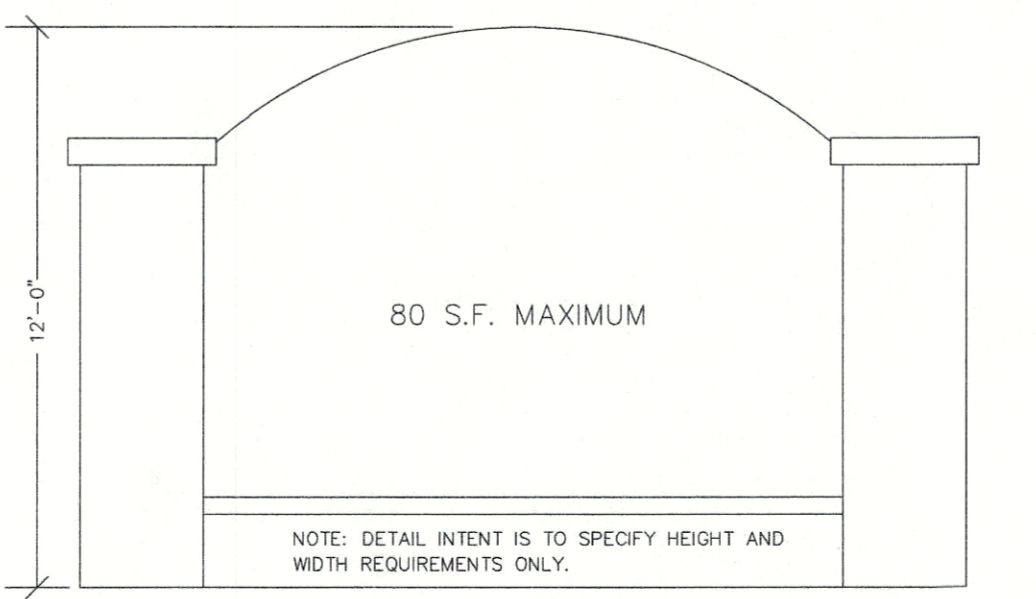
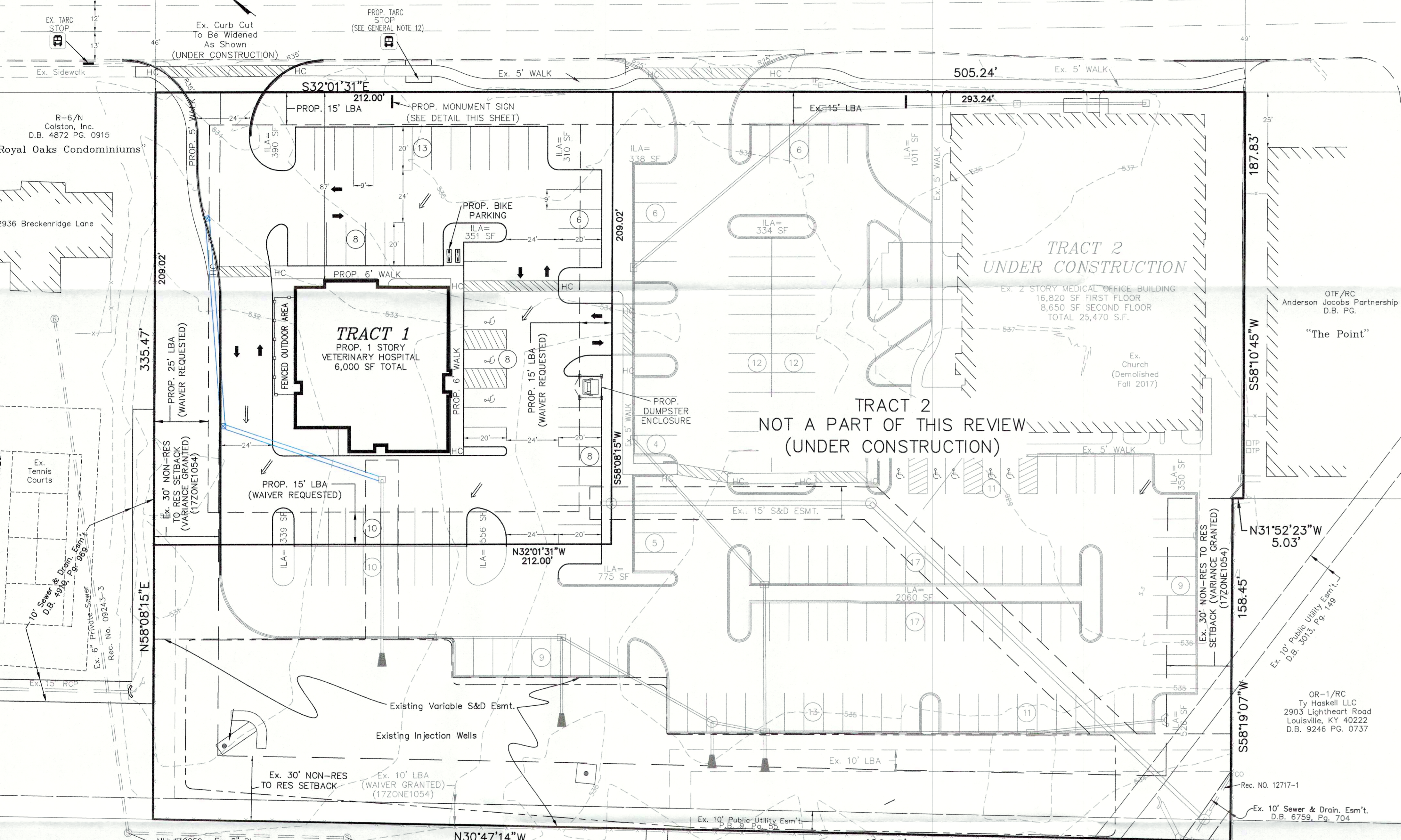
MSD NOTES:

1. Construction plans and documents shall comply with the Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
4. 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.
5. If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
6. Detention is being provided by the existing injection wells on Tract 2.
7. A Downstream Facilities Capacity Request was approved on October 20th, 2017 by MSD.
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 Management Practices.
9. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
10. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

TRACT 2 UNDER CONSTRUCTION
EX. 2 STORY MEDICAL OFFICE BUILDING
16,820 SF FIRST FLOOR
8,650 SF SECOND FLOOR
TOTAL 25,470 S.F.

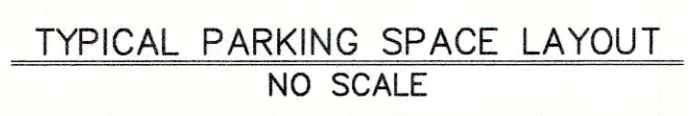
TRACT 2 NOT A PART OF THIS REVIEW (UNDER CONSTRUCTION)

TRACT 1
PROP. 1 STORY VETERINARY HOSPITAL
6,000 SF TOTAL



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 44,312 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (8,862 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (9,360 SF)



- LEGEND**
- ☆ Light Pole
 - * Ground Light
 - Sign
 - Sewer Clean-out
 - ▲ Guy Anchor
 - Utility Pole
 - WM Water Meter
 - WV Water Valve
 - GM Gas Meter
 - CB Catch Basin
 - TP Telecomm. Pedestal
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - A/C Unit Air Conditioner Unit
 - RCP Reinforced Concrete Pipe
 - OHE— Overhead Utility Lines
 - = PROPOSED STORM SEWER, CATCH BASIN
 - = EXISTING STORM SEWER, CATCH BASIN
 - = PROPOSED SEWER AND MANHOLE
 - = EXISTING SEWER AND MANHOLE
 - = PROPOSED DRAINAGE SWALE

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 18210-000P.dwg
DATE: 1-14-19
CHECKED BY: AER

PROJECT DATA
SCALE: AS SHOWN
DRAWN BY: JH/ARH

PROJECT DATA
FILE NAME: 18210-000P.dwg
DATE: 1-14-19
CHECKED BY: AER

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WINDYBUSH DRIVE SUITE 100
LOUISVILLE, KY 40258
PHONE: 502.446.9714
FAX: 502.446.9714
WEB SITE: WWW.LD&D-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
JOHNSON ANIMAL CLINIC TRACT 1
2940 BRECKENRIDGE LANE
DEVELOPER
J & J LAND DEVELOPMENT
4602 PORTICO COURT
LOUISVILLE, KY 40299

JOB NO. 18210
SHEET 1 OF 1

RECEIVED
JAN 19 2019
PLANNING & DESIGN SERVICES

OWNER:
ADVANCED ENT HOLDINGS OF ST. MATTHEWS, LLC.
4004 DUPONT CIRCLE STE 200
LOUISVILLE, KY 40207

SITE ADDRESS:
2940 BRECKENRIDGE LANE
TAX BLOCK 0532, LOT 0013
D.B. 11229, PG. 0727

CASE: 18ZONE1081
RELATED CASE: 17ZONE1054
COUNCIL DISTRICT - 26
FIRE PROTECTION DISTRICT - LOUISVILLE #24
MSD WM# 11604