

WAIVER REQUESTED NOT TO SCALE

1. A Waiver is requested from Section 10.2.10 of the Land Development Code to waive the required 15' LBA and required plantings between the vehicular use area and the Breckenridge Lane and Six Mile Lane Rights-Of-Ways.

PROJECT DATA

TOTAL SITE AREA	= 11.72± Ac. (510,674 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= NEIGHBORHOOD COMMERCIAL
PROPOSED USE	= COFFEE SHOP / RETAIL BUILDING
BUILDING HEIGHT	= 1 STORY (30' MAX. ALLOWED)
BUILDING AREA EXISTING	= 110,062 SF
BUILDING AREA PROPOSED	= 114,203 SF (+4,141 SF, 4% INCREASE)
F.A.R.	= 0.22 (1.0 MAX. ALLOWED)
VEHICULAR USE AREA EXISTING	= 325,147 SF
VEHICULAR USE ARE PROPOSED	= 325,769 SF (-378 SF >1% DECREASE)
VEHICULAR USE AREA EXISTING	= 58,805 SF
VEHICULAR USE ARE PROPOSED	= 58,427 SF (-378 SF >1% DECREASE)

PARKING REQUIRED

	MIN.	MAX.
RETAIL (112,363 SF)		
1 SP/500 S.F. MIN.	= 225 SP	562 SP
1 SP/200 S.F. MAX.		

RESTAURANT (2,750 SF)

1 SP/500 S.F. MIN.	= 6 SP	28 SP
1 SP/100 S.F. MAX.		

OIL CHANGE FACILITY (1,400 SF)

1 SP/PER BAY MIN.	= 2 SP	10 SP
5 SP/PER BAY MAX.		

TOTAL PARKING REQUIRED (OVERALL)

	= 233 SP	600 SP
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TOTAL PARKING PROVIDED (OVERALL)

	= 568 SPACES	(21 HC SP INCLUDED)
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TOTAL VEHICULAR USE AREA (LIMIT DIST.)

	= 58,427 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,382 SF (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 5,375 SF

EXISTING IMPERVIOUS

	= ±456,545 SF
PROPOSED IMPERVIOUS	= ±460,507 SF (0.9% INCREASE)

BICYCLE PARKING

COFFEE SHOP	= 3 SPACES
RETAIL (10,400 SF)	= 4 SPACES
AREA OF DISTURBANCE	= 2.04 ACRES +/-

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There should be no landscaping in the right-of-way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.
- Site lighting should not shine in the eyes of drivers. If it does it should be re-aimed, shielded or turned off.
- All drainage structures within state right of way shall be state design.
- There will be no parking nor any portion of any parking lot on state right of way.
- 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Street trees to be provided in accordance with LDC Section 10.2.8.
- Existing sidewalk reconstruction and repairs shall be required as necessary to meet current ADA and Metro standards and shall be inspected prior to final bond release.

MSD NOTES:

- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0062 F dated February 21, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee. Verification of capacity for the immediate downstream system required prior to MSD construction plan approval.
- 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.
- For the existing through drainage system that will remain, a tele-inspection, flush and cleaning will be required prior to MSD Bnd Release and accepting through drainage pipe easement. Deficiencies on existing pipe being connected to, if present, may be required to bring it to MSD specifications.

SITE ADDRESS:
3403 BRECKENRIDGE LN
LOUISVILLE, KY 40220
TAX BLOCK 1876, LOT 62
D.B. 8997, PG. 161

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 19182-DEVELOPMENT PLAN

DATE: 10-1-19

CHECKED BY: WH

SCALE: AS SHOWN

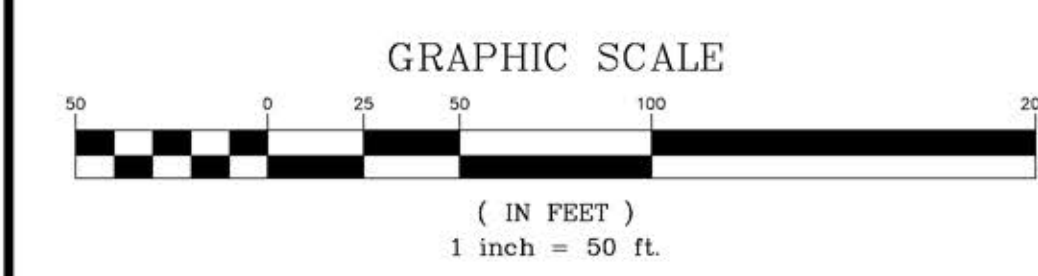
DRAWN BY: ARH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
607 WASHINGTON AVE., SUITE 101 LOUISVILLE, KENTUCKY 40202
PHONE: 502.646.9914
FAX: 502.646.9914
WEB SITE: WWW.LDD&D.COM

OWNER/DEVELOPER
CRADY THIENEMAN & ASSOC., LLC
12488 LA GRANGE ROAD
LOUISVILLE, KY 40245

CATEGORY 2B DEVELOPMENT PLAN
3403 BRECKENRIDGE LANE

JOB NO. 19182
SHEET 1 OF 1



LEGEND

•	EX. BOLLARD
○	EX. UTILITY POLE
○	EX. GUY ANCHOR
○	EX. LIGHT POLE
○	EX. YARD DRAIN
○	EX. CATCH BASIN
○	EX. DRAIN INLET
○	EX. FIRE HYDRANT
○	EX. WATER METER
○	EX. WATER VALVE
○	EX. GAS METER
○	EX. GAS VALVE
○	EX. SANITARY SEWER CLEAN-OUT
○	EX. AIR CONDITIONER UNITS
○	EX. UNDERGROUND GAS LINES
○	EX. UNDERGROUND WATER LINES
○	EX. OVERHEAD ELECTRIC LINES
○	EX. FENCE
○	EX. STORM SEWER, CATCH BASIN
○	EX. SANITARY SEWER
○	PROPOSED STORM SEWER, CATCH BASIN
○	LIMITS OF DISTURBANCE

