

THIS SITE IS WITHIN THE CITY OF ST. MATTHEWS AND IS SUBJECT TO THE JEFFERSON COUNTY DEVELOPMENT CODE DATED DECEMBER 4, 2003.



LOCATION MAP NOT TO SCALE

CONDITIONAL USE PERMIT: NOT TO SCALE

A Conditional Use Permit for off-street parking is requested from Article 15.0.15 of the St. Matthews Development Code for 704 & 710 Breckenridge Lane.

VARIANCES REQUESTED:

- A Variance is requested for 704 Breckenridge Lane from Article 5 Section 5.3.C.2.C to vary the Plymouth Road Street Side Setback for the encroachment of the proposed building addition and proposed parking spaces.
- Variations are requested for 704 Breckenridge Lane from Article 5 Section 5.3.C.2.b and 710 Breckenridge Lane from Article 5 Section 5.1.C.2.b of the St. Matthews Development Code for the encroachment of the proposed 7 parking spaces into 5 ft. side yards adjacent to the shared lot line.
- A Variance is requested for 704 Breckenridge Lane from Section 5.3.C.1.2.d to vary the 25' rear yard for the encroachment of the proposed parking.
- A Variance is requested from the St. Matthews Sign Ordinance 14-04 Section 1.B.1 to vary the proposed sign location.

PROJECT DATA - 704 BRECKENRIDGE LANE

SITE AREA	= 0.37± Ac. (15,918 SF)
R/W DEDICATION AREA	= 0.04± Ac. (1,722 SF)
NET SITE AREA	= 0.33± Ac. (14,196 SF)
EXISTING ZONING	= R-5
PROPOSED ZONING	= OR-1
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= OFFICE/MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING AREA	= 1210 SF
GENERAL OFFICE	= 1200 SF
MULTI-FAMILY RESIDENTIAL	= 2 UNITS
MULTI-FAMILY RESIDENTIAL UNITS	= 6.06 Du./Ac. (34.84 Du./Ac. MAX. ALLOWED)
DENSITY	= 2 STORIES
BUILDING HEIGHT	= 1210 SF
EXISTING BUILDING AREA	= 1210 SF
PROPOSED BUILDING ADDITION	= 1200 SF
TOTAL BUILDING AREA	= 2410 SF
F.A.R.	= 0.17 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
GENERAL OFFICE	= 3 SP	6 SP
MULTI-FAMILY RESIDENTIAL	= 3 SP	5 SP
2 SP(1.5) MIN. / 2 SP(2.5) MAX.	= 6 SP	11 SP
TOTAL PARKING REQUIRED	= 11 SPACES (2 HC INCLUDED)	
TOTAL PARKING PROVIDED	= EXEMPT (BLDG. S.F. < 10,000 S.F.)	
BICYCLE PARKING REQUIRED	= 2 SHORT AND LONG TERM	
Long term provided inside of the bldg		
TOTAL VEHICULAR USE AREA	= 5766 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 288 SF ((5766/100)5SF)	
INTERIOR LANDSCAPE AREA PROVIDED	= 623 SF	

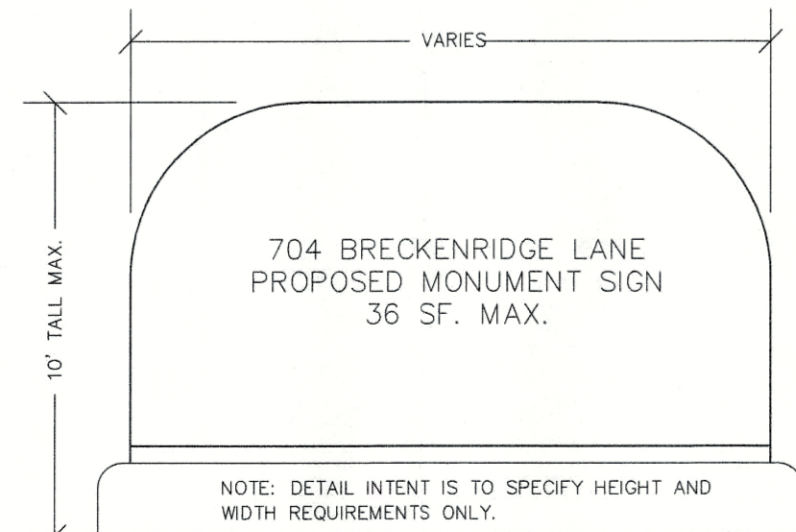
PROJECT DATA - 710 BRECKENRIDGE LANE (NOT SUBJECT TO THE REZONING REQUEST)

SITE AREA	= 0.64± Ac. (28,042 SF)	
EXISTING ZONING	= OR TO REMAIN	
EXISTING USE	= OFFICE TO REMAIN	
BUILDING HEIGHT	= 35 FT MAXIMUM	
EXISTING BUILDING AREA	= 8000 SF	
F.A.R.	= 0.29 (0.35 MAX. ALLOWED)	
PARKING REQUIRED	MIN.	MAX.
Medical 8000/250 SF MIN./8000/150 SF MAX.	= 32 SP	53 SP
TOTAL PARKING PROVIDED	= 36 SPACES (2 HC INCLUDED)	
(INCLUDES 7 SPACES ON SHARED PROPERTY LINE)		
BICYCLE PARKING REQUIRED	= EXEMPT (BLDG. S.F. < 10,000 S.F.)	
TOTAL VEHICULAR USE AREA	= 13163 SF	
INTERIOR LANDSCAPE AREA REQUIRED	= 658 S.F. ((13163/100)5SF)	
INTERIOR LANDSCAPE AREA PROVIDED	= 1312 S.F.	

RECEIVED
OCT 13 2017
PLANNING & DESIGN SERVICES

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $AC = 0.70 - 0.44 = 0.26$
 $A = 0.64 ACRES$
 $R = 2.8 INCHES$
 $X = (C)(A)(R)/12 = 0.038 AC.-FT.$
 REQUIRED $X = 1,691 CU.FT. @ 1.5' DEEP = 1,127 S.F.$
 PROVIDED BASIN = 2,886 SQ.FT.



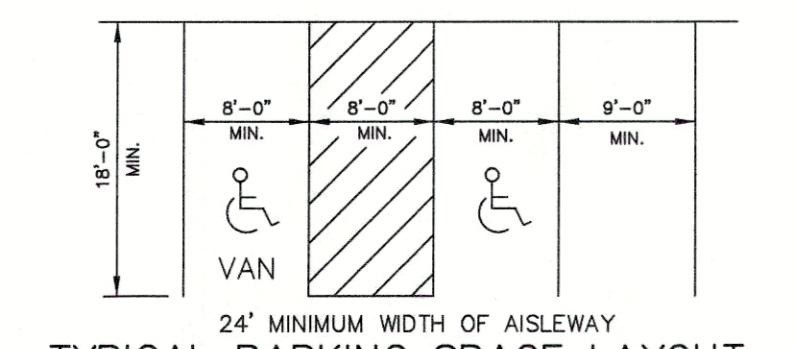
MONUMENT SIGN DETAIL NOT TO SCALE

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION

LEGEND

= PROPOSED STORM SEWER, CATCH BASIN, AND HEADWALL.



TYPICAL PARKING SPACE LAYOUT NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.

Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.

Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.

Soil stockpiles shall be located away from streams, ponds, and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.

All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.

Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.

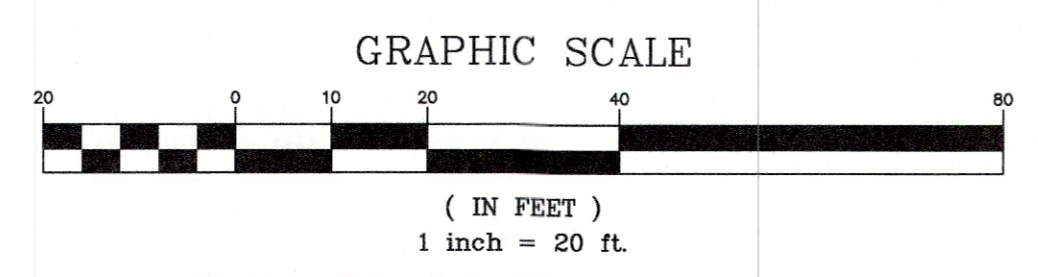
Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin.

All storm drainage shall conform to MSD standard specifications.

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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

MSD NOTES:

- Sanitary sewer service is existing for 704 & 710 Breckenridge Lane. A Downstream Facilities Capacity Request will be submitted to MSD for 704 Breckenridge Lane.
- 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 plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD for 704 Breckenridge Lane.
- 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.
- The City of St. Matthews and KYTC approval is required prior to MSD construction plan approval.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums is equal to or greater than 1 acre of disturbance. Per this preliminary development plan the combined area of disturbance for 704 & 710 Breckenridge Lane is 0.83 acres.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.



GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A State Highway encroachment permit and bond will be required for all work done in the Breckenridge Lane right-of-way.
- An encroachment permit and bond will be required from the City of St. Matthews for the proposed entrance and all work done the Plymouth Road right-of-way.
- 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 dripline 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 Crossed Access and Shared Parking Agreement will be recorded between 704 & 710 Breckenridge Lane prior to the issuance of a Certificate of Occupancy.

SITE ADDRESS:
704 BRECKENRIDGE LANE
LOUISVILLE, KY 40207
OWNER:
RAVEN3KIDS PROPERTY LLC
3705 HYCLIFFE AVE.
LOUISVILLE, KY 40207
D.B.10649, PAGE 215
TAX BLOCK 550, LOT 86

SITE ADDRESS:
710 BRECKENRIDGE LANE
LOUISVILLE, KY 40207
OWNER:
AVC PROPERTY LLC
3705 HYCLIFFE AVE.
LOUISVILLE, KY 40207
TAX BLOCK 28, LOT 34
D.B. 10479, PG. 863

COUNCIL DISTRICT - 28
FIRE PROTECTION DISTRICT - ST. MATTHEWS

CASE: 17Z0NE1029
RELATED CASE NO.: 15DEVPLAN1101
WM#: 8191

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 HIGHLAND AVENUE, SUITE 100
LOUISVILLE, KY 40202
TEL: 502.446.9778 FAX: 502.446.9771
WEB SITE: WWW.LD-D.COM

WISSING OFFICE BUILDING
DEVELOPER
PATRICK WISSING
3705 HYCLIFFE AVENUE
LOUISVILLE, KY 40207

JOB NO. 17049
SHEET 1 OF 1

DATE: _____ BY: _____
NO. _____ DESCRIPTION: _____
DATE: _____ BY: _____

PROJECT DATA
FILE NAME: 17049-DDDP.dwg
DATE: 6/29/17
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: AER

REVISIONS
NO. _____ DATE _____ DESCRIPTION _____ BY _____

ENGINEER'S SEAL
SURVEYOR'S SEAL