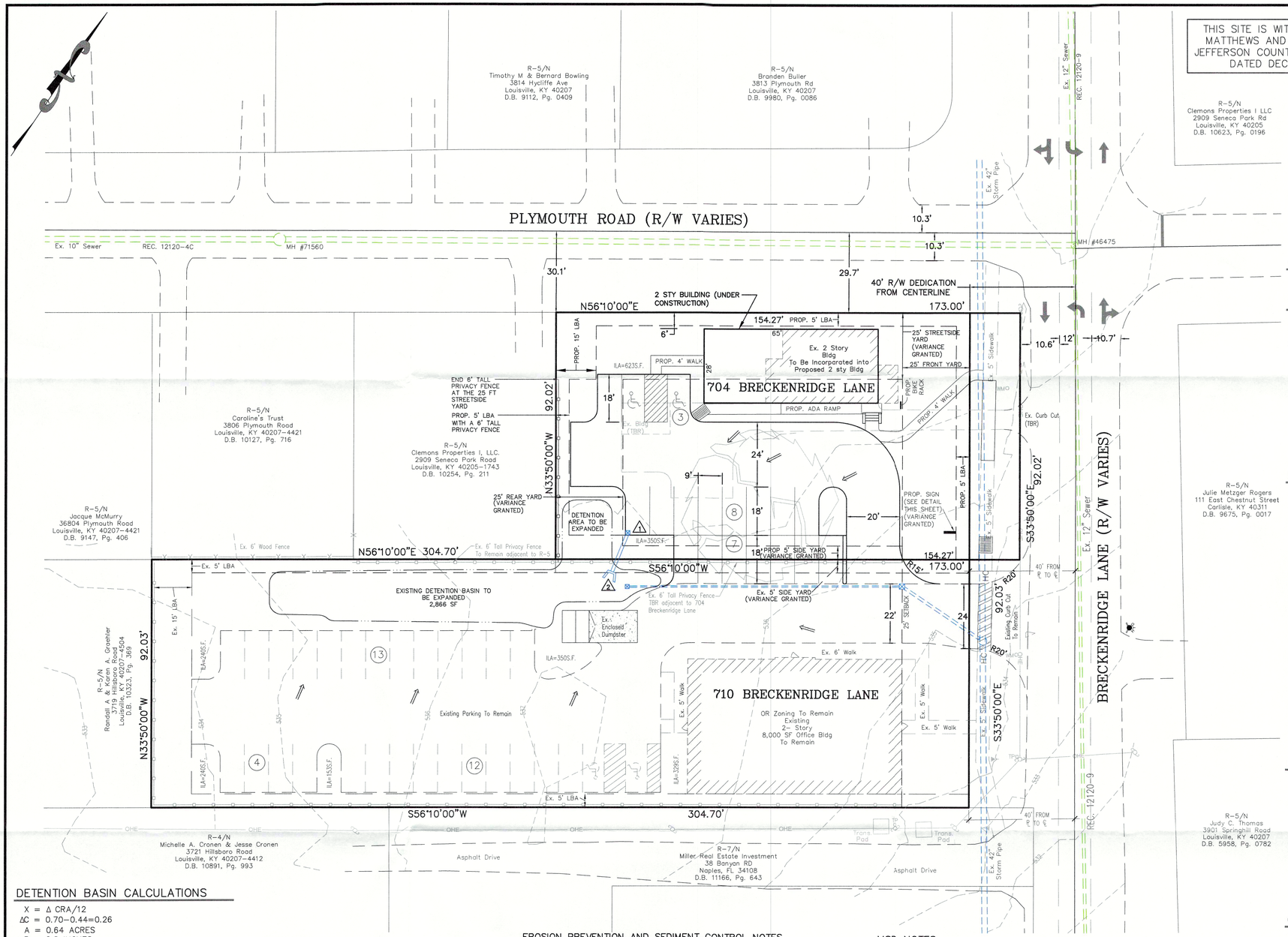
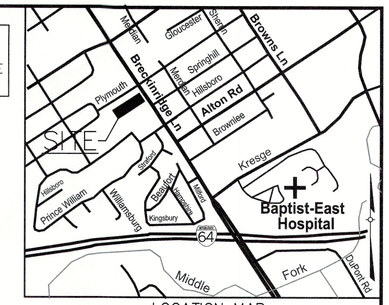
THIS SITE IS WITHIN THE CITY OF ST. MATTHEWS AND IS SUBJECT TO THE JEFFERSON COUNTY DEVELOPMENT CODE DATED DECEMBER 4, 2003.





LOCATION MAP
NOT TO SCALE

CONDITIONAL USE PERMIT GRANTED: 17ZONE1029 DECEMBER 12, 2017

A Conditional Use Permit for off-street parking was granted from Article 15.D.15 of the St. Matthews Development Code for 704 & 710 Breckenridge Lane.

VARIANCES GRANTED: 17ZONE1029 DECEMBER 12, 2017

1. A Variance was granted 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.
2. Variances were granted 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.
3. A Variance was granted 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.
4. A Variance was granted from the St. Matthews Sign Ordinance 14-04 Section 1.B.1 to vary the proposed sign location.

October 3, 2018: The only revision to the plan is the change in total building area for 704 Breckenridge Lane.

PROJECT DATA – 704 BRECKENRIDGE LANE (REVISED PER THIS PLAN)

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	= OR-1
EXISTING USE	= UNDER CONSTRUCTION
PROPOSED USE	= GENERAL OFFICE & MEDICAL OFFICE
BUILDING AREA (UNDER CONSTRUCTION)	
FIRST FLOOR MEDICAL OFFICE	= 1820 SF
SECOND FLOOR GENERAL OFFICE	= 1470 SF
TOTAL BUILDING AREA	= 3290 SF (36% INCREASE OF 17ZONE1029 APPROVED TOTAL BUILDING AREA OF 2410 S.F.)
F.A.R.	= 0.2 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 2 STORIES

PARKING REQUIRED	MIN.	MAX.
MEDICAL OFFICE 1820/250 SF MIN.;1820/150 SF MAX.	= 7 SP	12 SP
GENERAL OFFICE 1470/350 SF MIN.;1470/200 SF MAX.	= 4 SP	7 SP
TOTAL PARKING REQUIRED	= 11 SP	19SP
TOTAL PARKING PROVIDED	= 11 SPACES (2 HC INCLUDED)	
BICYCLE PARKING REQUIRED	= EXEMPT (BLDG. S.F. < 10,000 S.F.	
BICYCLE PARKING PROVIDED Long term provided inside of the bldg	= 2 SHORT AND LONG TERM	
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 (NO REVISIONS ON THIS PLAN)

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.	

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. A State Highway encroachment permit and bond will be required for all work done in the Breckenridge Lane right-of-way.
3. An encroachment permit and bond will be required from the City of St. Matthews.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. 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.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. A Cross Access and Shared Parking Agreement will be recorded between 704 & 710 Breckenridge Lane prior to the issuance of a Certificate of Occupancy. Access easement must conform to Ordinance 187, Series 2003 as amended.
11. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
12. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.
13. St. Matthews approval is required.

SITE ADDRESS:
704 BRECKENRIDGE LANE
LOUISVILLE, KY 40207
OWNER:
RAVEN3KIDS PROPERTY LLC
3705 HYCLIFF 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 – 26
FIRE PROTECTION DISTRICT – ST. MATTHEWS

RECEIVED
NOV 05 2018
PLANNING & DESIGN SERVICES

RELATED CASE NO.: 15DEVPLAN1101 & 17ZONE1029
MSD WM #: 8191

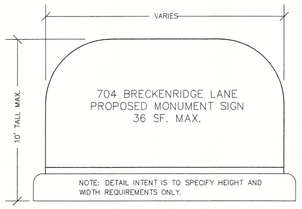
DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 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.

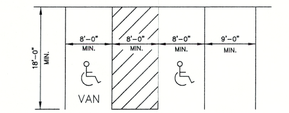
MSD STANDARD EROSION CONTROLS	
1	STONE BAG CHECK DAM IN CONCRETE FLUMES
2	WINGED HEADWALL INLET PROTECTION

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN, AND HEADWALL
- OHE — EX. OVERHEAD ELECTRIC LINES
- EX. UTILITY POLE
- DRAINAGE FLOW DIRECTION
- EXISTING STORM SEWER, CATCH BASIN & HEADWALL
- EXISTING SEWER AND MANHOLE
- 502 — PROPOSED CONTOUR
- 502 — EXISTING CONTOUR



MONUMENT SIGN DETAIL
NOT TO SCALE



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 approval 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, swales 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 stabilizaton measures shall be required as soon as practicable, but no later than 14 calender 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:

1. Sanitary sewer service is existing for 704 & 710 Breckenridge Lane. A Downstream Facilities Capacity Request was approved by MSD for 704 Breckenridge Lane. 704 Breckenridge Lane is under construction.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0045 E dated December 5, 2006.
3. 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.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. 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.
6. The City of St. Matthews and KYTC approval is required prior to MSD construciton plan approval.
7. 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.
8. 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.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION	BY
1	10-08-18	REVISED BLDG FOOTPRINT & SF	ARH
2	11-5-18	AGENCY COMMENTS	ARH

REVISIONS

PROFESSIONAL'S SEAL

PROJECT DATA
FILE NAME: 17049-RODP.dwg
SCALE: AS SHOWN
DATE: 10/03/18
DRAWN BY: ARH
CHECKED BY: AER

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
529 WARREN AVE., SUITE 101 LOUISVILLE, KENTUCKY 40211
PH: 502.425.5179 FAX: 502.425.5474
WEB SITE: WWW.LD-N.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR 704 BRECKENRIDGE LANE

WISSING OFFICE BUILDING

DEVELOPER
PATRICK WISSING
3705 HYCLIFFE AVENUE
LOUISVILLE, KY 40207

LDD RELATED: 15077
JOB NO. 17049
SHEET 1 OF 1

18 DEVPLAN 1171