

NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ON-SITE DETENTION IS PROVIDED IN THE EXISTING ON-SITE DETENTION BASIN. 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.
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 15,502 SQ.FT. (0.36 ACRES).
- A CROSS-ACCESS SHARED PARKING AGREEMENT SHALL BE RECORDED PRIOR TO REQUEST FOR OCCUPANCY OF THE OUTDOOR SEATING AREA.
- EXISTING LAYOUT AND LOT CONFIGURATION APPROVED BY MINOR PLAT 209-00 AND 101-02 AND DOCKET NO. 9-90-98.

WAIVER REQUESTS

- REQUEST WAIVER OF CHAPTER 10.2.4.B.1 TO ALLOW VEHICLE MANEUVERING AND PARKING TO ENCOACH UP TO 15' INTO REQUIRED 25' LANDSCAPE BUFFER AREA.
- REQUEST WAIVER OF CHAPTER 10.2.4.B.3 TO ALLOW DRAINAGE EASEMENT TO ENCOACH MORE THAN 50% OF THE REQUIRED 25' LANDSCAPE BUFFER AREA.

ADJOINING PROPERTY OWNERS

- | | |
|---|---|
| 55) ALI O. ALI & ALJANABI DALYA
9213 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 52
D.B. 11385 PG. 573 | 47) MAGGIE E. TABOR
9129 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 47
D.B. 10585 PG. 582 |
| 54) AMANDA M. COOMER
PATRICK G. HALL
9211 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 54
D.B. 10889 PG. 567 | 46) ELIZABETH F. HELINSKI
9127 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 46
D.B. 10600 PG. 773 |
| 53) JOHN W. CONRAD
9209 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 53
D.B. 9563 PG. 527 | 45) KATHY L. MORGAN
P.O. BOX 21524
BLK. 2095 LOT 45
D.B. 10771 PG. 166 |
| 52) DORIS L. SANNING
9207 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 52
D.B. 9021 PG. 643 | 44) VICKI D. BRABAND
9123 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 44
D.B. 8218 PG. 819 |
| 51) JUNE M. & CHARLES HERMAN
9205 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 51
D.B. 6842 PG. 212 | 43) NATASHA A. MONTGOMERY
9121 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 43
D.B. 9918 PG. 704 |
| 50) JOHN BRYANT STIGALL
9203 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 50
D.B. 6975 PG. 836 | 42) DONNIE J. PIERCE
PATRICK A. REINH
9119 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 42
D.B. 9985 PG. 863 |
| 49) JOHN T. & LETTIE F. HUMPHRIES
9201 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 49
D.B. 9127 PG. 594 | 41) JEFFERY AZAWA
1810 GREY OWL COURT
LOUISVILLE, KY 40223-5598
BLK. 2095 LOT 41
D.B. 10814 PG. 729 |
| 48) DEBRA S. WOOD
9131 HAMPTON RIDGE COURT
LOUISVILLE, KY 40220
BLK. 2095 LOT 48
D.B. 10404 PG. 21 | |

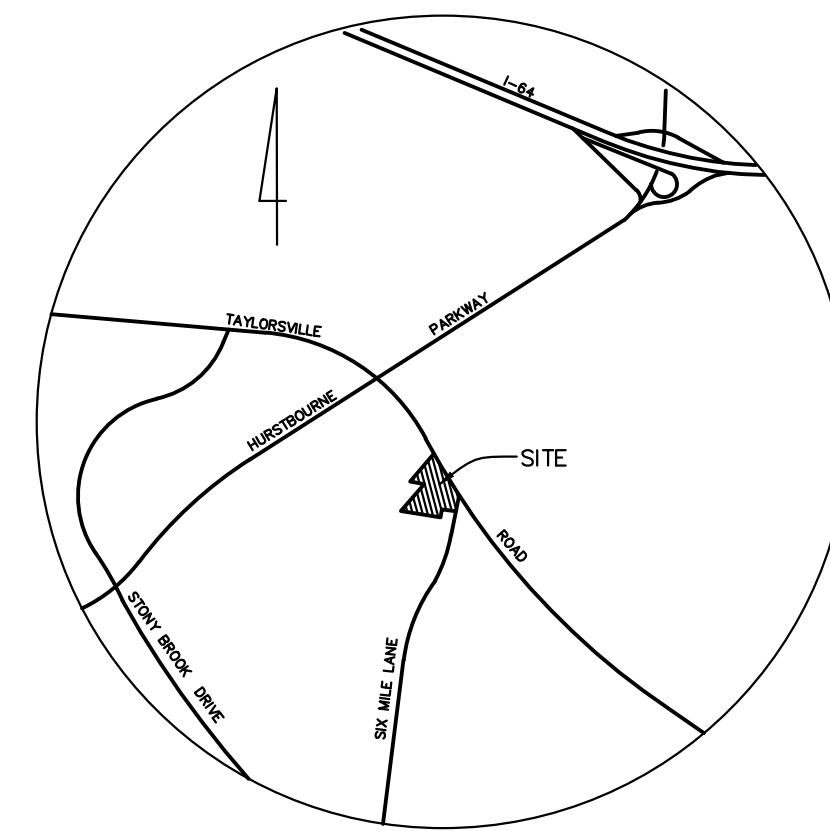
TRACT 2

AREA	2.87 ACRES
EXISTING ZONING	R-7
PROP. BUILDING AREA	35,568 SQ.FT.
1ST FLOOR	17,784 SQ.FT.
2ND FLOOR	17,784 SQ.FT.
PROP. DWELLING UNITS	28 (9.76 D.U./AC.)
F.A.R.	0.285 (MAX. ALLOWED 1.0)
PARKING CALCULATION	
MINIMUM	48 SPACES
MULTI-FAMILY (1.5 SP/D.U.)	
MAXIMUM	96 SPACES
MULTI-FAMILY (3 SP/D.U.)	
MINIMUM PARKING REQ.	43 SPACES
10% TARC CREDIT APPLIED	
PARKING PROVIDED	57 SPACES
(INC. 3 HANDICAP SPACES)	
PROP. C.U.P. AREA	0.53 AC.
PARKING PROVIDED	35 SPACES*

*PARKING (CROSS ACCESS/SHARED) FOR TRACTS 3, 4 & 5

TREE CANOPY CALCULATIONS - TRACT 2

TREE CANOPY CATEGORY CLASS C	
SITE AREA	125,017 S.F.
EX. TREE CANOPY ON SITE	48,840 S.F. (39.1%)
EX. TREE CANOPY TO BE PRESERVED	34,262 S.F. (27.4%)
TREE CANOPY REQUIRED	18,753 S.F. (15%)
(TOTAL SITE HAS 0-40% EX. CANOPY COVERAGE)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
ADD'L TREE CANOPY TO BE PROVIDED	3,600 S.F.
5 "TYPE A" TREES @ 720 SQ.FT.	
TOTAL TREE CANOPY TO BE PROVIDED	37,862 S.F. (30.3%)



LOCATION MAP
NO SCALE

DATA

TOTAL AREA 8.42 AC.
EXISTING ZONING C-1, C-2 & R-7
EX. FORM DISTRICT SMCFD & NFD

TRACTS 4 & 5

AREA	3.82 ACRES
TRACT 4	1.97 ACRES (85,824.39 SQ.FT.)
EX. C.U.P. AREA	750 SQ.FT.
TRACT 5	1.85 ACRES (80,450.89 SQ.FT.)
EXISTING ZONING	C-1 w/ C.U.P.
C.U.P. FOR OUTDOOR ALCOHOL SERVICE	
TOTAL BUILDING AREAS	61,920 SQ.FT.
TRACT 4	30,960 SQ.FT.
TRACT 5	30,960 SQ.FT.

EXISTING BUILDING USES
COMMERCIAL 13,475 SQ.FT.
OFFICE 15,535 SQ.FT.
MEDICAL OFFICE 30,960 SQ.FT.
RESTAURANT 2,950 SQ.FT.
(INC. 750 S.F. OUTDOOR DINING)

PARKING CALCULATION

MINIMUM SPACES REQUIRED	246 SPACES
COMMERCIAL (1 SP/250 SF)	54 SPACES
MEDICAL OFFICE (1 SP/250 SF)	124 SPACES
OFFICE (1 SP/250 SF)	44 SPACES
RESTAURANT (1 SP/125 SF)	24 SPACES
MAXIMUM SPACES ALLOWED	372 SPACES
COMMERCIAL (1 SP/150 SF)	90 SPACES
MEDICAL OFFICE (1 SP/150 SF)	206 SPACES
OFFICE (1 SP/200 SF)	77 SPACES
RESTAURANT (1 SP/50 SF)	59 SPACES

MINIMUM PARKING REQ. 221 SPACES
10% TARC CREDIT APPLIED
EX. PARKING PROVIDED 230 SPACES
(INC. 8 HANDICAP SPACES)

TRACT 3

AREA	1.738 ACRES
EXISTING ZONING	C-2
BUILDING AREA	28,800 SQ.FT.
1ST FLOOR	14,400 SQ.FT.
BASEMENT	14,400 SQ.FT.
EXISTING USE	COMMERCIAL/RESTAURANT
COMMERCIAL/MED. OFFICE	8,000 SQ.FT.
RESTAURANT (INC. 635 S.F. OUTDOOR DINING)	7,035 SQ.FT.
OFFICE	6,400 SQ.FT.
STORAGE	8,000 SQ.FT.
F.A.R.	0.19

PARKING CALCULATION

MINIMUM	106 SPACES
COMMERCIAL/MED. OFFICE (1 SP/250 SF)	32 SPACES
OFFICE (1 SP/250 SF)	18 SPACES
RESTAURANT (7,035 S.F.) (1 SP/125 SF)	56 SPACES
MAXIMUM	226 SPACES
COMMERCIAL/MED. OFFICE (1 SP/150 SF)	53 SPACES
OFFICE (1 SP/200 SF)	32 SPACES
RESTAURANT (7,035 S.F.) (1 SP/50 SF)	141 SPACES
MINIMUM PARKING REQ.	95 SPACES
10% TARC CREDIT APPLIED	
EX. PARKING PROVIDED	82 SPACES
(INC. 3 HANDICAP SPACES)	

TOTAL MIN. PARKING REQ. w/ TARC CREDIT 316 SPACES
(INC. 13 HANDICAP SPACES)

TOTAL EXISTING PARKING PROVIDED* 345 SPACES
(INC. 13 HANDICAP SPACES)

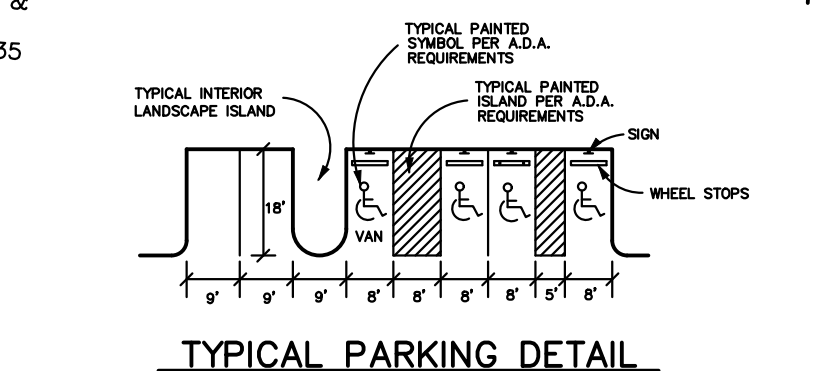
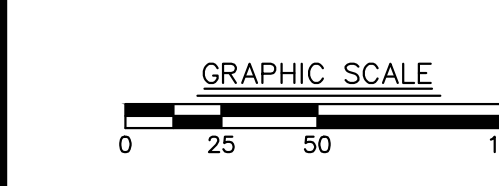
RELATED CASES: 18DEVPLAN1210
J'TOWN: 180026
DOCKET NO. 9-90-98 CASE #16081
MSD WM #4530

NO.	BY	DATE	DESCRIPTION
1	DHS	7/15/19	REV. OUTDOOR DINING AREA
2	DHS	7/15/19	REV. PROJECT LAND USE & PARKING DATA
3	DHS	9/12/19	ADA WALK REVISIONS
4	DHS	9/12/19	REV. TRACT 2&3 & CUP
5	DHS	9/22/19	ADD WALKER AREAS TO PLAN
6	DHS	9/22/19	REVISIONS PER MSD COMMENTS

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners, & Surveyors
Serving the Bluegrass and Beyond
3001 Taylorville Road, Suite 200
Louisville, KY 40220
(502) 459-8402
www.btmeng.com

DATE	SIGNATURE

BTM PROJECT NO.: 070290
REVISION DETAILED DISTRICT DEVELOPMENT PLAN
CONDITIONAL USE PERMIT
STONY BROOK VILLAGE
OWNER/DEVELOPER: JESSIE HANFORD, 333 E. MAIN STREET, SUITE 200, LOUISVILLE, KENTUCKY 40202-1235
SITE INFORMATION: TAX BLOCK 482 LOTS 19-22, 333 E. MAIN STREET, SUITE 200, LOUISVILLE, KY 40202-1235
DATE: 9-17-19
DRAWN BY: DHS
CHECKED BY: JMA
DATE: 070290-RDDP-2019
SCALE: 1" = 50'
SHEET



- C.U.P. PARKING - PHASE I
- C.U.P. PARKING - PHASE II
- AREA OF WAIVER REQUESTS