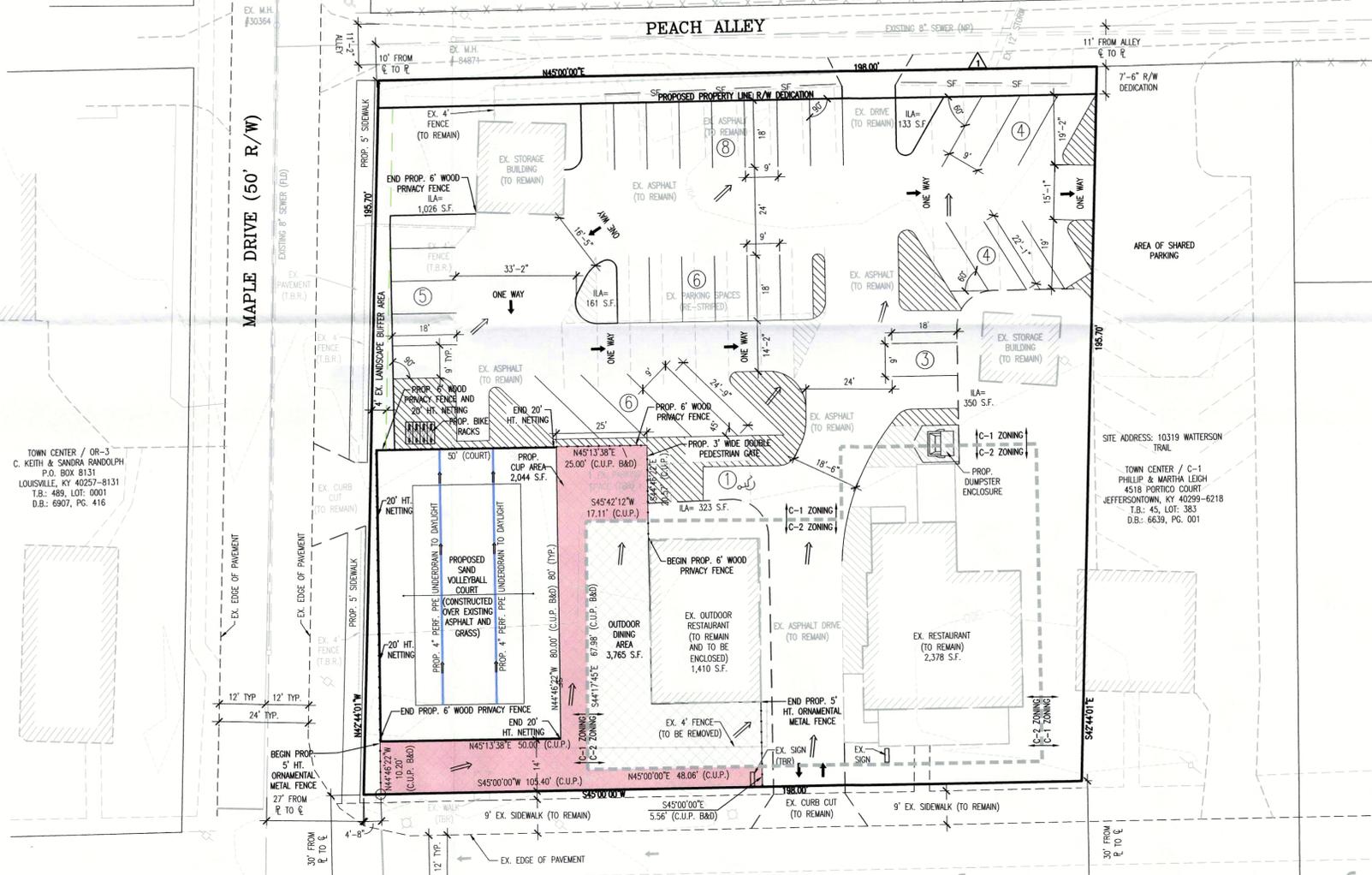


NEIGHBORHOOD / R-4  
DJS MANAGEMENT GROUP, INC.  
8518 CHEFFIELD DRIVE  
LOUISVILLE, KY 40222-5549  
T.B.: 489, LOT: 0013  
D.B.: 9830, PG. 0975

TOWN CENTER / C-1  
PHILLIP & MARTHA LEIGH  
4518 PORTICO COURT  
JEFFERSONTOWN, KY 40299-6218  
T.B.: 45, LOT: 281  
D.B.: 6279, PG. 290

TOWN CENTER / C-1  
JEWELL & LORETTA BAILEY  
3532 COLLEGE DRIVE  
JEFFERSONTOWN, KY 40299-3611  
T.B.: 45, LOT: 631  
D.B.: 5057, PG. 491



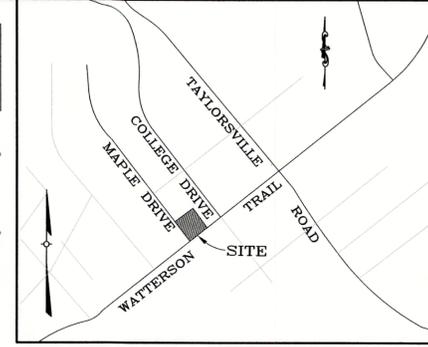
SITE IS LOCATED IN JEFFERSONTOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF JEFFERSONTOWN.

**CONDITIONAL USE PERMIT REQUESTED**

1. A Conditional Use Permit is requested of the July 2004 Land Development Code, Chapter 4, Section 2. for outdoor alcohol sales and consumption, 1,564 s.f.

**WAIVER REQUESTED**

1. A Waiver is requested from the Louisville Metro Land Development Code, Chapter 10 to waive the required 4' Landscape Buffer Area from the rear property line along Peach Alley.



LOCATION MAP  
NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 0.9 ACRES
EXISTING ZONING	= C-1(0.7 AC.) & C-2 (0.2 AC.)
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= RESTAURANT COMPLEX
PROPOSED USE	= RESTAURANT, OUTDOOR VOLLEYBALL COURTS, AND OUTDOOR DINING AREA (CUP REQUESTED.)
PROPOSED C.U.P. AREA	= 2,044 S.F.
BUILDING AREA	= 2,378 S.F. Lunch only
EX. RESTAURANT (TO REMAIN)	= 1,410 S.F. Opens in the afternoon after lunch
OUTDOOR REST. (TO BE ENCLOSED)	= 816 S.F.
STORAGE BUILDINGS	= 240 S.F.
LIGHT UTILITY/STORAGE	= 240 S.F.
TOTAL BUILDING AREA	= 4,844 S.F.
OUTDOOR DINING AREA	= 3,765 S.F. Opens in the afternoon after lunch
C-1 F.A.R.	= 0.03 (1.0 MAX. ALLOWED)
C-2 F.A.R.	= 0.4 (5.0 MAX. ALLOWED)

REQUIRED PARKING

RESTAURANT USE	MIN.	MAX.
LUNCH RESTAURANT USE	19 SPACES	48 SPACES
RESTAURANT 2,378/125 S.F.	19 SPACES	48 SPACES
RESTAURANT 2,378/50 S.F.	19 SPACES	48 SPACES
TOTAL	19 SPACES	48 SPACES
DINNER TO CLOSE RESTAURANT USE	41 SPACES	104 SPACES
OUTDOOR REST./DINING 5,175/125 S.F.	41 SPACES	104 SPACES
OUTDOOR REST./DINING 5,175/50 S.F.	41 SPACES	104 SPACES
TOTAL PARKING REQUIRED	41 SPACES	104 SPACES
TOTAL PARKING PROVIDED	37 SPACES (ON-SITE*)	

(2 ACCESSIBLE SPACES INCLUDED)  
\*ADDITIONAL PARKING SPACES SHALL BE PROVIDED ON ADJACENT PROPERTY 10319 WATTERSON TRAIL REFER TO GENERAL NOTE #6.

BICYCLE PARKING REQUIRED  
4 SHORT TERM / 2 LONG TERM (PROVIDED INDOORS)

EXISTING VEHICULAR USE AREA	= 21,434 S.F.
PROP. VEHICULAR USE AREA	= 17,034 S.F. (2% REDUCTION)
INTERIOR LANDSCAPE AREA REQUIRED	= 1,278 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 1,669 S.F.
TOTAL AREA OF DISTURBANCE	= 8,636 S.F.

**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.
- 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.
- Boundary drawn per deed and does not constitute a survey.
- A Shared Parking Agreement for off-site parking on the adjoining site: 10319 Watterson Trail, will be recorded prior to construction approval by the City of Jefferson.

**MSD NOTES:**

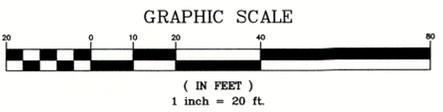
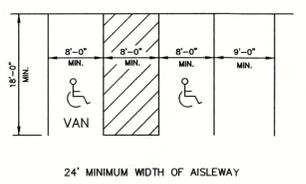
- Sanitary sewer service is provided by existing connection.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 E dated December 5, 2006.
  - Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  - 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.
  - A Downstream Capacity Facility Request has been submitted.
  - Site may be subject to regional facility fees x 20%.
  - All retail shops must have individual connections per MSD's fats, oils, and grease policy.
  - Approval from MSD sanitary sewer department prior to construction plan approval.
- |                          |               |
|--------------------------|---------------|
| EXISTING IMPERVIOUS AREA | = 26,278 S.F. |
| PROPOSED IMPERVIOUS AREA | = 29,194 S.F. |
| NET IMPERVIOUS AREA      | = 2,886 S.F.  |

**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, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of all fences.
- Where crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
- All stream 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 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.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 38,720 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (7,744 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 7,744 S.F. (20%)
TOTAL TREE CANOPY PROVIDED	= 20% (7,744 S.F.)



**MSD STANDARD EROSION CONTROLS**

	STONE BAG INLET PROTECTION
	SILT FENCE

**LEGEND**

	EXISTING ZONE LINE
	DRAINAGE FLOW DIRECTION
	C-1 ZONED OUTDOOR DINING AREA AND CONDITIONAL USE PERMIT AREA FOR OUTDOOR ALCOHOL SALES AND CONSUMPTION
	C-2 ZONED OUTDOOR DINING AREA WITH ALCOHOL SALES AND CONSUMPTION. NO CUP REQUIRED IN THIS AREA
	AREA OF SHARED PARKING AGREEMENT

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL'S SEAL

PROJECT DATA	FILE NAME: 01124_RDDDP.dwg	SCALE: AS SHOWN	DRAWN BY: SBS
DATE: 5-23-16	CHECKED BY: AR		

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
507 WATTERSON TRAIL, SUITE 100  
LOUISVILLE, KY 40299  
PHONE: 502.436.9776  
FAX: 502.436.9775  
WEB SITE: WWW.LD&D.COM

CONDITIONAL USE PERMIT & REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**J-TOWN BEACH**  
DEVELOPER  
J-TOWN BEACH, LLC.  
10315 WATTERSON TRAIL  
JEFFERSONTOWN, KY 40299

JOB NO. 01124  
SHEET 1 OF 1

RECEIVED  
MAY 23 2016  
PLANNING & DESIGN SERVICES  
CASE: 16DEVPLAN1097  
WM# 7715