

PRELIMINARY APPROVAL
 Condition of Approval:
Tommy Kelly 3-1-17
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. NO NEW CONSTRUCTION PROPOSED.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ANY OUTDOOR SEATING IN THE PUBLIC RIGHT OF WAY SHALL BE REVIEWED FOR PERMITTING BY THE DEPARTMENT OF LOUISVILLE METRO PUBLIC WORKS.

LEGEND

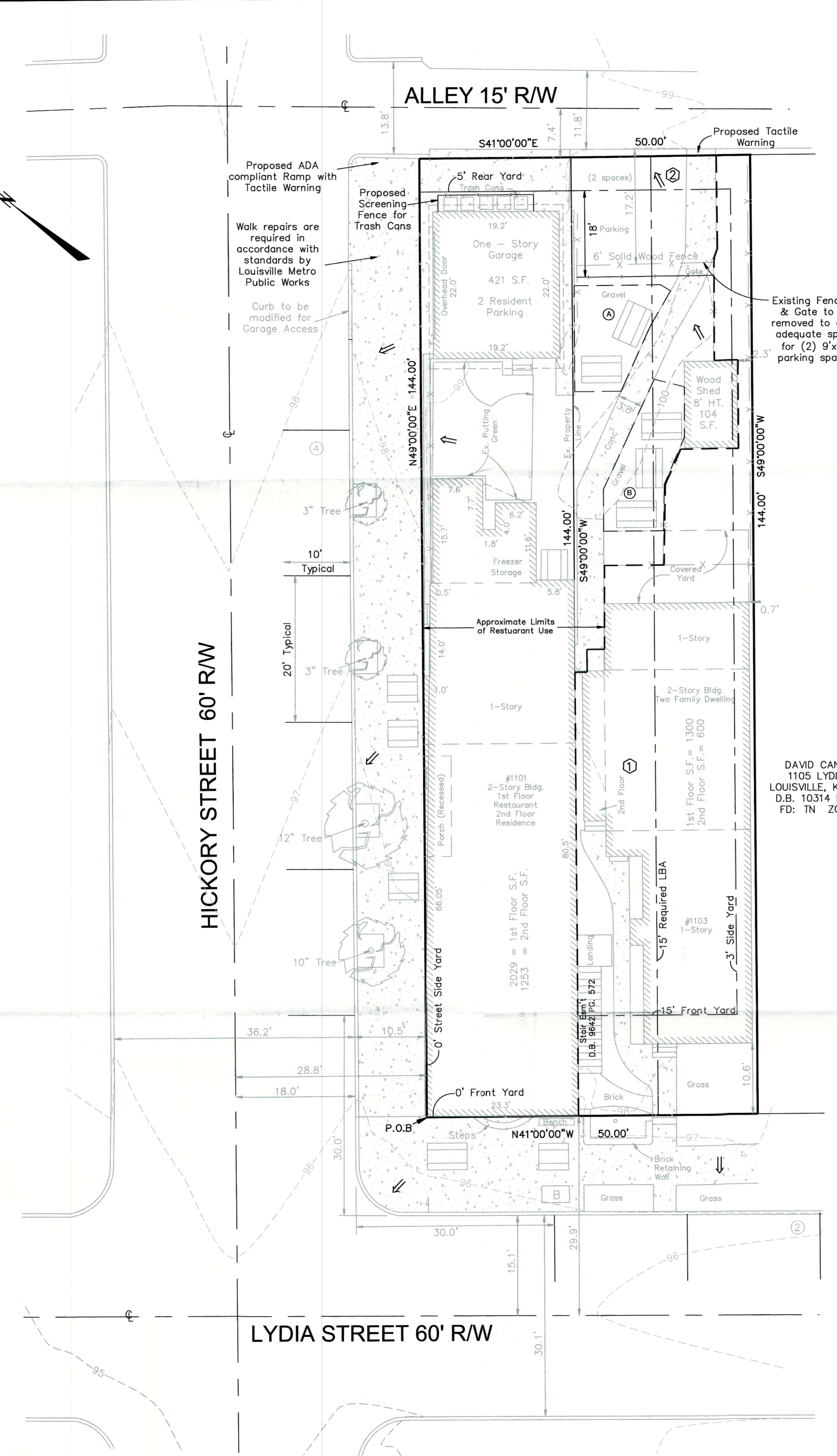
- = EXISTING LIMITS OF RESTAURANT
- - - = OVERHANG
- ⊕ = UTILITY POLE
- 498- = CONTOUR
- ohe = OVERHEAD ELECTRIC
- cbi = OVERHEAD CABLE
- ⊗ = GAS VALVE
- ⊙ = WATER METER
- X = 6" SOLID WOOD FENCE
- ▭ = EXISTING PICNIC TABLE
- ← = PROPOSED DRAINAGE FLOW
- TBR = TO BE REMOVED
- ▭ = CONCRETE
- P.O.B. = POINT OF BEGINNING
- ▭ = 1.2' HIGH CONCRETE WALL WITH 6' WOOD FENCE BEHIND
- ⊙ = EXISTING TREE
- ⊙ = EXISTING BIKE RACK
- ⊙ = EXISTING FLAGPOLE
- ⊙ = EXISTING STOP SIGN
- (A) or (B) = INDICATES LIMITS OF OUTDOOR DINING

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:

BY: *Tommy Perhart*
 DATE: *3-1-17*
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042E



PROJECT SUMMARY

EXISTING ZONE	R5
EXISTING FORM DISTRICT	TN
PROPOSED ZONE	C2
EXISTING USE	RESTAURANT/RESIDENTIAL
PROPOSED USE	RESTAURANT/RESIDENTIAL
TOTAL FOR 1101 & 1103	
SITE ACREAGE (BOTH LOTS)	0.165 AC. (7,202 S.F.)
EXISTING BLDG. FOOTPRINT S.F.	3,750 S.F.
2ND FLOOR S.F.	1,853 S.F.
1ST & 2ND FLOOR S.F. TOTAL (EXCLUDES GARAGE)	5,182 S.F.
OUTDOOR SEATING TOTAL	345 S.F.
NO. OF RESIDENTIAL D.U.	3
RESIDENTIAL S.F. (EXCLUDES GARAGE & SHED)	3153 S.F. WHICH IS 60.8% OF TOTAL S.F.
1101 LYDIA STREET	
SITE ACREAGE	0.076 AC. (3,312 S.F.)
EXISTING BLDG. FOOTPRINT S.F. (INCL. GARAGE)	2,450 S.F.
1ST FLOOR S.F. (RESTAURANT)	2,029 S.F.
OUTDOOR SEATING (LEASED ON 1103 LYDIA ST.)	345 S.F.
2ND FLOOR S.F.	1,253 S.F.
1ST & 2ND FLOOR S.F. TOTAL (EXCLUDES OUTDOOR SEATING)	3,282 S.F.
NO. OF RESIDENTIAL D.U.	1
1103 LYDIA STREET	
SITE ACREAGE	0.089 AC. (3,890 S.F.)
EXISTING BLDG. FOOTPRINT S.F.	1,300 S.F.
2ND FLOOR S.F.	600 S.F.
1ST & 2ND FLOOR S.F. TOTAL	1,900 S.F.
NO. OF RESIDENTIAL D.U.	2

PARKING SUMMARY

REQUIRED SPACES	
RESTAURANT MINIMUM (2,374 S.F.) (1 SPACE/250 S.F.)	9 SPACES
RESTAURANT MAXIMUM (2,374 S.F.) (1 SPACE/125 S.F.)	19 SPACES
RESIDENTIAL MINIMUM UNITS 1.5 SP/3 D.U.	5 SPACES
RESIDENTIAL MAXIMUM UNITS 3 SP/ 3 D.U.	9 SPACES
*TOTAL MINIMUM REQUIRED (14 SPACES LESS REDUCTIONS)	10 SPACES
TOTAL MAXIMUM REQUIRED	28 SPACES
PROVIDED SPACES	
STANDARD (ON-STREET)	6 SPACES
OFF-STREET PARKING (2 SPACES IN GARAGE)	2 SPACES
OFF-ALLEY PARKING	2 SPACES
TOTAL	10 SPACES

BICYCLE PARKING

REQUIRED SPACES	
RESIDENTIAL	N/A
RESTAURANT	
LONG TERM (2, OR 1 PER 50 EMPLOYEES)	2 SPACES
SHORT TERM (4, OR 1 PER 50 EMPLOYEES)	4 SPACES
PROVIDED SPACES	
RESIDENTIAL	N/A
RESTAURANT	
*LONG TERM 2 TIMES 3=6	6 SPACES
*SHORT TERM 4 TIMES 3=12	12 SPACES

- *10% REDUCTION FOR GOODS & SERVICES WITHIN 1/2 MILE
- *10% REDUCTION TO PROVIDE 3 TIMES BIKE RACKS REQUIRED.
- *10% REDUCTION WHEN 25% OF THE GROSS FLOOR AREA IS A RESIDENTIAL USE

WAIVER(S) REQUESTED

- A WAIVER IS REQUESTED FROM SEC. 10.2.4 OF THE LDC TO NOT REQUIRE A 15' PROPERTY PERIMETER LBA FOR THE WEST SIDE OF THE DUPLEX.
- A WAIVER IS REQUESTED FROM SEC. 10.2.10 OF THE LDC TO NOT REQUIRE A 5' VUA/LBA FOR THE TWO PARKING SPACES NEAR THE ALLEY.

RECEIVED
 FEB 28 2017
 DESIGN SERVICES

NO NEW CONSTRUCTION IS PROPOSED. NO CHANGES TO EXISTING DRAINAGE PATTERNS ARE PROPOSED. NO INCREASE IN IMPERVIOUS SURFACE.

CASE # 16ZONE1050
DETAILED DISTRICT DEVELOPMENT PLAN
 (REZONING REQUEST)

1101 & 1103 LYDIA STREET
 LOUISVILLE, KY 40217

FOR
 OWNER/DEVELOPER:
 L & I LLC
 1101 LYDIA STREET
 LOUISVILLE, KY 40217
 D.B. 10258 PG. 896
 T.B. 026C, LOT 35

OWNER:
 GREGORY P HANER
 1103 LYDIA STREET
 LOUISVILLE, KY 40217
 D.B. 8429 PG. 659
 T.B. 026C, LOT 36



16059dev.dwg



108 Davenport Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

LYDIA HOUSE
 1101 & 1103 LYDIA STREET

DATE: 11/17/16
 DRAWN BY: N.E.M.
 CHECKED BY: J.M.M.
 SCALE: 1"=10' (HORZ)
 SCALE: N/A (VERT)

REVISIONS	
△	AGENCY COMMENTS 1/4/17
△	LD&T COMMENTS 2/28/17
△	
△	
△	
△	

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER
16059

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