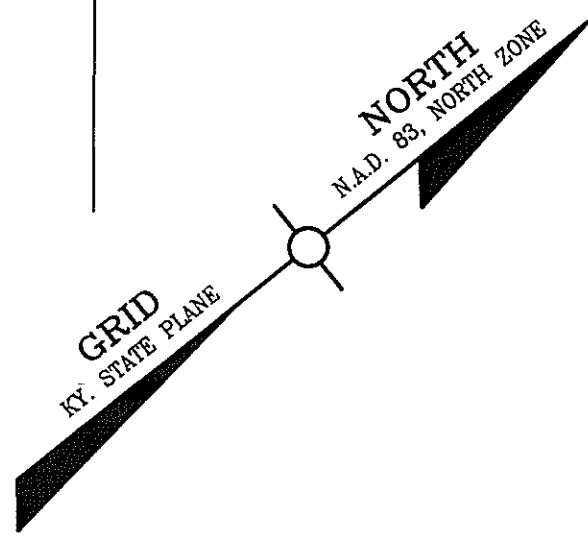


LOCATION MAP
N.T.S.



PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:
BY: *Brian Rickett*
DATE: 6-12-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
Brian Rickett 6/11/14
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
JUN 03 2014
PLANNING & DESIGN SERVICES

SITE DATA
ADDRESS: 1036 & 1038 LYDIA STREET
ZIP CODE: 40217
D.B. 10191 PG. 438 & D.B. 9550, PG. 607
TAX BLOCK 266, LOTS 145 & 146
GROSS ACREAGE: 0.165 AC.
NET ACREAGE: 0.165 AC.
EX. ZONING: R-5
PROP. ZONING: C-2
TRADITIONAL NEIGHBORHOOD FORM DISTRICT HEIGHT: 45' (MAX.)
BUILDING AREA: 4,619 SQ.FT.
EXISTING USE: TAVERN, APARTMENT & SINGLE FAMILY RESIDENCE
PROPOSED USE: TAVERN & APARTMENT
FAR = 0.69
EX. DENSITY = 12.82 DU/AC
PROP. DENSITY = 8.06 DU/AC
COUNCIL DISTRICT: 10
FIRE DISTRICT: LOUISVILLE #4

WAIVER SUMMARY:

10.2.4.A - TO REDUCE THE REQUIRED 15' LBA TO 2.37' DUE TO THE EXISTING STRUCTURE, TO 5' FOR THE PROPOSED PARKING & TO LIMIT THE 8' SCREEN TO THE AREA BEHIND THE EXISTING STRUCTURE.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA 7,208 SQ.FT.
VEHICULAR USE AREA 574.5 SQ.FT.
REQUIRED INTERIOR LANDSCAPING 0 SQ.FT.
PROVIDED INTERIOR LANDSCAPING 0 SQ.FT.

TREE CANOPY SUMMARY:

TOTAL PROJECT AREA 7,208 SQ.FT.
TREE CANOPY REQUIRED (10%) 720.8 SQ.FT.
TREE CANOPY TO BE PROVIDED (10%) 720.8 SQ.FT.
(1 TYPE "A" TREE)

PARKING SUMMARY: (EXPANSION ONLY)

TAVERN EXPANSION MIN. 1 SP/100 SQ.FT. = 13 SPACES
(1,289 SQ.FT.) MAX. 1 SP/50 SQ.FT. = 26 SPACES
SIDEWALK SEATING AREA MIN. 1 SP/100 SQ.FT. = 5 SPACES
(500 SQ.FT.) MAX. 1 SP/50 SQ.FT. = 10 SPACES

40% MINIMUM PARKING REDUCTIONS PER 9.1.3.F.8 & 9:
A TWENTY (20) PERCENT REDUCTION IN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR THE REHABILITATION OF A STRUCTURE THAT IS ELIGIBLE FOR THE NATIONAL REGISTER FOR HISTORIC PLACES & A TWENTY (20) PERCENT REDUCTION IN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED SHALL APPLY TO ANY DEVELOPMENT THAT MEETS TWO OF THE DESIGN CRITERIA LISTED UNDER SITE DESIGN CRITERIA IN APPENDIX 5A OF THE LDC.

MIN. PARKING SPACES REQUIRED 11 (WITH 40% REDUCTION)
MAX. PARKING SPACES ALLOWED 36

PARKING PROVIDED 4 SPACES (INCLUDING 1 ON-STREET SPACE)

THE EX. TAVERN AND DWELLING UNIT HAVE NON-CONFORMING SPACES FOR PARKING. ONLY THE EXPANSION AREA OF THE TAVERN IS REQUIRED TO MEET THE PARKING REQUIREMENTS.

A WAIVER IS BEING REQUESTED TO ALLOW ON-STREET PARKING THAT IS NOT ABUTTING THE PROPERTY TO MEET THE PARKING REQUIREMENTS.

KEY	NAME
CA	CATALPA
MA	MAPLE
OO	OSAGE ORANGE
RD	REDBUD

LEGEND	
SHH	EX. SANITARY/STORM SEWER
440	EXISTING CONTOURS
X	EXISTING/PROPOSED DRAINAGE FLOW
OE	EXISTING FENCELINE
12"W	EXISTING OVERHEAD ELECTRIC
6"G	EXISTING L.W.C. WATERLINE
SHH	EXISTING SANITARY/STORM MANHOLE
12"	EXISTING TREE
12"	EXISTING CLEANOUT
12"	EXISTING GUY WIRE
12"	EXISTING UTILITY POLE
12"	EXISTING WATER VALVE/METER
12"	EXISTING GAS VALVE
12"	EXISTING TRAFFIC SIGN
12"	PROP. SIDEWALK SEATING AREA

STORMWATER NOTES:

IMPERVIOUS AREA:
EXISTING IMPERVIOUS SURFACE 5,630 SQ.FT.
PROPOSED IMPERVIOUS SURFACE 5,799 SQ.FT.
TOTAL AREA OF SITE 7,208 SQ.FT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT'S WATERSHED COORDINATOR AT 1-502-540-8220, 48 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.



UTILITY PROTECTION NOTE:

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-286-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

NO.	DATE	REVISIONS DESCRIPTION

DUNAWAY ENGINEERING, INC.
3404 STONY SPRING CIRCLE
LOUISVILLE, KY 40220
PH: 671-0060 FAX: 671-0811
Email: dunaway@dunawayengineering.com

DATE
SIGNATURE

OLD HICKORY INN REZONING
1036 & 1038 LYDIA STREET
LOUISVILLE, KY 40217
OWNER/DEVELOPER
1038 LYDIA LLC
2101 EASTERN PARKWAY
LOUISVILLE, KY 40204

DOWN BY: AD/SR	CHKD BY: SR
DATE: 5/6/14	
DRAWING: DDDP	
SCALE: 1" = 10'	
SHEET 1 OF 1	

