

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:
BY: *Quinn W. Dal*
DATE: *3/1/22*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:

Made for TK 3-7-22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



3 VICINITY MAP
SCALE: NTC

PROJECT DATA

PROPERTY INFORMATION	SCOPE OF WORK
TOTAL SITE AREA : 0.10310 ACRES (4,491 SF)	CONSTRUCT NEW ENCLOSED DINING AREA (848 SF GROSS)
PRIMARY ADDRESS : 1203 PAYNE ST. LOUISVILLE KY	CONSTRUCT NEW OUTDOOR OPEN AIR COURTYARD (636 SF GROSS)
PRIMARY PARCEL ID : 068E 0086 0000	INTERIOR RENOVATION TO INCLUDE PRIVATE DINING, PRIVATE RESTROOM & STORAGE (838 SF GROSS)
DEED BOOK : 10968 PAGE 170	
EXISTING ZONING DISTRICT : R-6	PARKING REQUIREMENTS
PROPOSED ZONING DISTRICT : C-1 (CUP)	RESTAURANT (2322 SF) - INCLUDES OUTDOOR COURTYARD
EXISTING FORM DISTRICT : TRADITIONAL NEIGHBORHOOD	1SF/1000 SF (MIN.) = 2.3
EXISTING USE : SING. FAM. RESIDENTIAL & CONFERENCE RM.	1SF/100 SF (MAX.) = 23.2
PROPOSED USE : MIX USE	SINGLE FAMILY RESIDENTIAL (1 UNIT)
RESTAURANT & SINGLE FAMILY RESIDENTIAL	0 SF/UNIT (MIN.) = 0
	3 SF/UNIT (MAX.) = 3
BUILDING INFORMATION	TOTAL PARKING REQUIRED = 2 SPACES (MIN.)
USE CLASSIFICATION : RESTAURANT	TOTAL PARKING PROVIDED
OCCUPANCY TYPE : A-2	ON-SITE PARKING = 2 SPACES
BUILDING HEIGHT MAX. ALLOWED : 2 STORY (45')	ON-STREET PARKING = 1 SPACE
BUILDING HEIGHT PROPOSED : 1 STORY (25')	TOTAL PARKING PROVIDED = 3 SPACES
EXISTING BUILDING AREA : 1519 SF	1 ADA ACCESSIBLE SPACE PROVIDED ON-STREET AT CORNER OF PAYNE ST. AND COOPER ST.
[EXISTING RESIDENTIAL = 681 SF]	
[INTERIOR RENOVATION RESTAURANT DINING = 838 SF]	BIKE PARKING REQUIREMENTS
PROPOSED ADDITION (RESTAURANT DINING) : 848 SF	BIKE PARKING REQ./PROVIDED = 2 SHORT TERM = 2 LONG TERM (INSIDE BUILDING)
PROPOSED OUTDOOR COURTYARD (DINING) : 636 SF	
TOTAL BUILDING AREA : 2,367 SF	VEHICULAR USE AREA
[RESTAURANT DINING = 1686 SF]	TOTAL VEHICULAR USE AREA = 668 SF
[SINGLE FAMILY RESIDENTIAL = 681 SF]	EXISTING IMPERVIOUS = 1722 SF
F.A.R. = 0.53 (1.0 MAX. ALLOWED)	PROPOSED IMPERVIOUS = 2152 SF (80% INCREASE)

GENERAL NOTES

- PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-ARMED, SHIELDED, OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTATION OF ROOT SYSTEMS OR 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.
- SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT IF THE THRESHOLDS ARE MET.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.

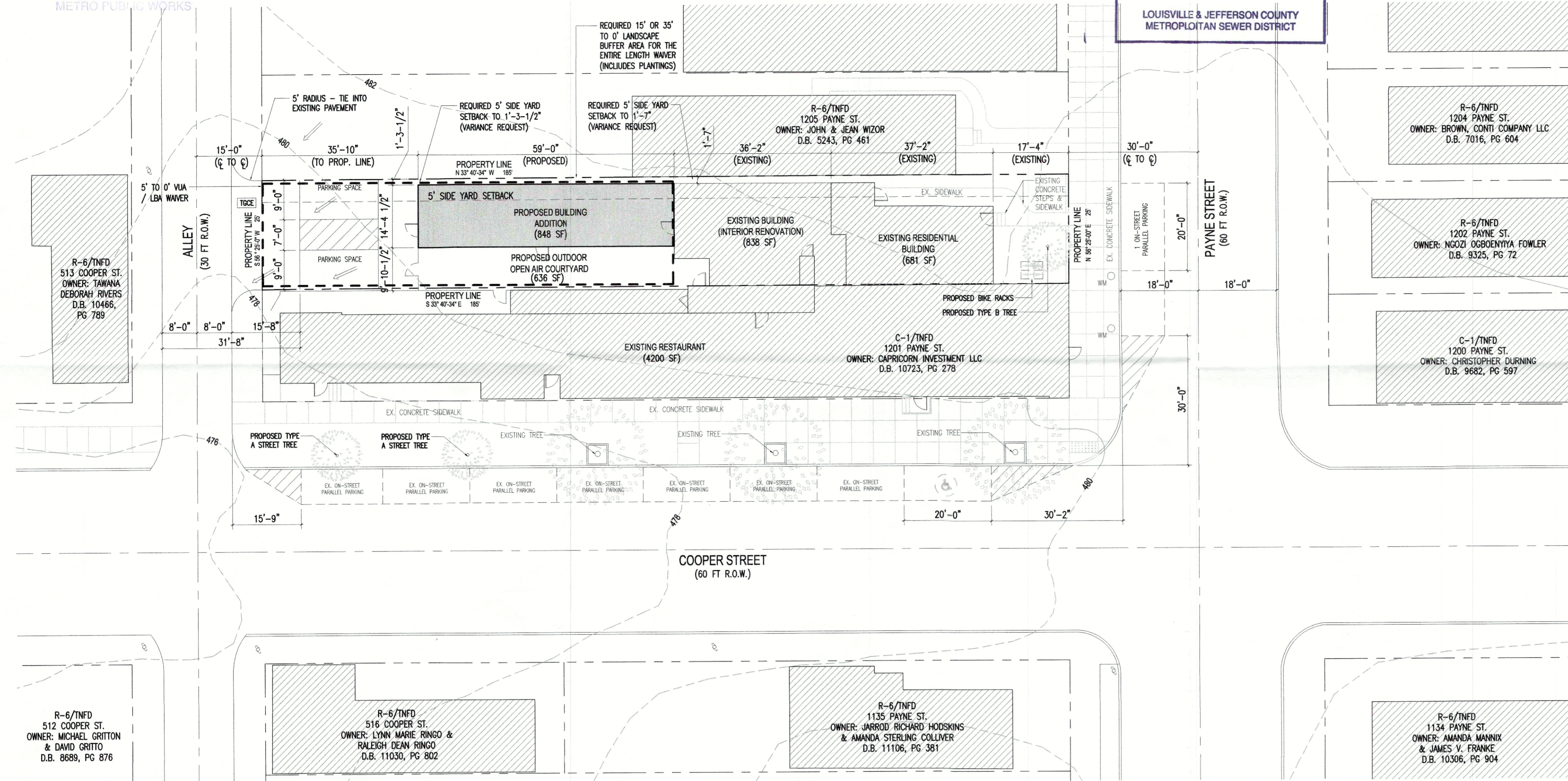
LANDSCAPE WAIVER REQUEST

CHAPTER 10, PART 2, TABLE 10.2.3
BUFFER YARD WIDTHS AND MULTIPLIERS REQUIREMENT TO ALLOW THE 15' OR 35' LANDSCAPE BUFFER AREA BE REDUCED TO 0' LANDSCAPE BUFFER AREA (INCLUDES PLANTINGS)

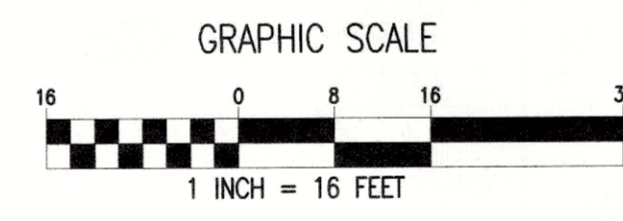
CHAPTER 10, PART 2, TABLE 10.2.6
VIA LANDSCAPE BUFFER REQUIREMENT TO ALLOW THE 5' VUA/LANDSCAPE BUFFER BE REDUCED TO 0' VUA/LANDSCAPE BUFFER.

VARIANCE REQUEST

CHAPTER 5, PART 2, TABLE 5.2.2
DIMENSIONAL STANDARDS - TRADITIONAL NEIGHBORHOOD TO ALLOW THE 5' MIN. SIDE YARD TO BE REDUCED TO 1'-3-1/2" AND 1'-7" PER EXISTING IMPROVEMENTS



1 SITE PLAN
SCALE: 1/16" = 1'-0"



LEGEND

AREA OF DISTURBANCE (2211 SF)	PROPOSED ADDITION	UTILITY POLE
EXISTING BUILDING	WATER METER	TOPOGRAPHY LINE
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE		

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 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 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 STABILIZATION SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

ALL EROSION PREVENTION AND SEDIMENT CONTROL STRUCTURES ARE TO BE CLEANED ONCE DEPOSITED SEDIMENT REACHES 1/3 HEIGHT OF THE STRUCTURE.

ALL PIPE ARE TO BE FLUSHED AND CLEANED OF SEDIMENT ONCE THE SITE HAS BEEN STABILIZED.

MSD 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- DOWNSPOUTS AND ANY ADDITIONAL IMPERVIOUS AREA SHALL BE DIRECTED TO THE ALLEY.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS. IF OVER 2,000 SF OF DISTURBANCE IS REQUIRED A SITE DISTURBANCE PERMIT MAY BE REQUIRED.

TRANSPORTATION PLANNING NOTES

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
- VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS IF REQUIRED.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.

RECEIVED
MAR 02 2022
PLANNING & DESIGN SERVICES

CASE # 21-ZONEPA-0043
PREVIOUS CASE # N/A
MSD WM #

LMS DESIGN
816 FRANKLIN ST.
LOUISVILLE KY 40204
TEL 317 344 4398

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

OWNER :
CAPRICORN INVESTMENT LLC

SITE ADDRESS :
1203 PAYNE ST. LOUISVILLE KY 40204

- GENERAL NOTES :
- CONTRACTOR TO VERIFY ALL PROPOSED & EXISTING DIMENSIONS, QUANTITIES, & FIELD CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF WORK. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
 - UNDER NO CIRCUMSTANCES ARE DRAWINGS TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
 - ALL DESIGNS COPYRIGHT 2022 LMS DESIGN LLC ALL RIGHTS RESERVED.
 - THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, ALL GENERAL NOTES, DRAWINGS, ADDENDA, CHANGE ORDERS, AND OTHER APPROVED MODIFICATION TO THE CONTRACT.
 - CONTRACTOR SHALL MAKE AVAILABLE TO EACH SUBCONTRACTOR, PRIOR TO SIGNING SUB-CONTRACTORS, COMPLETE COPIES OF THE CONTRACT DOCUMENTS AND KEEP ALL CONTRACTORS UP-TO-DATE WITH ALL REVISIONS AND CHANGES TO THE CONTRACT DOCUMENTS THROUGHOUT THE PROJECT. SUBCONTRACTORS ARE BOUND TO GENERAL NOTES AND CONDITIONS THAT MAY BE SHOWN ON PAGES OTHER THAN THOSE WHERE THEIR WORK IS INDICATED.

PROJECT
1203 PAYNE
ADDITION, INTERIOR RENOVATION
AND OUTDOOR AREA

PROJECT NO.	2012
ISSUE DATE	03/01/2022
REVISION NO.	REVISION DATE
SCALE	AS NOTED
SHEET TITLE	

ZONE CHANGE PLAN

SHEET NO.

C100

21-ZONE-0064