

**GENERAL NOTES:**

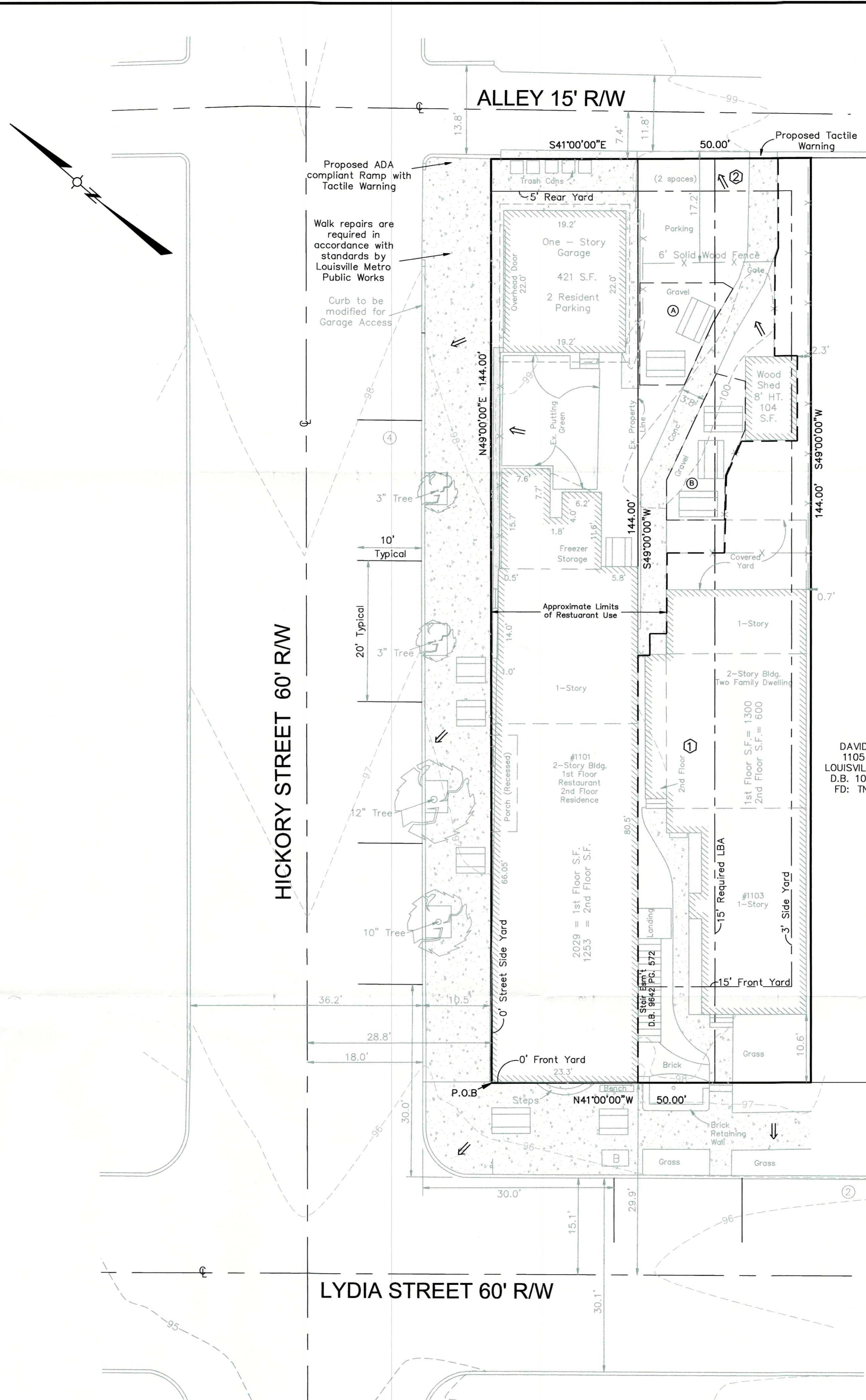
- ( ← ) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. NO NEW CONSTRUCTION PROPOSED.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, 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
- cbl- = OVERHEAD CABLE
- ⊕ = GAS VALVE
- WM = 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

**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



DAVID CANTRILL  
1105 LYDIA ST  
LOUISVILLE, KY 40217  
D.B. 10314 PG. 176  
FD: TN ZONE:R5

**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: 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: N/A  
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: N/A  
\*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.



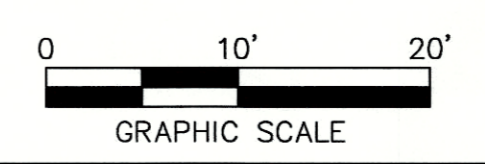
NO NEW CONSTRUCTION IS PROPOSED. NO CHANGES TO EXISTING DRAINAGE PATTERNS ARE PROPOSED. NO INCREASE IN IMPERVIOUS SURFACE.

**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**

1	AGENCY COMMENTS 1/4/17

DETAILED DISTRICT  
DEVELOPMENT PLAN

**JOB NUMBER  
16059**

1  
OF  
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