

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO 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 ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. ONTO PUBLIC

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF SITE, TEMPORARY SITE STABILIZATION SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY CEASED. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. 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-STOCKPILES

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 OF CATCH BASIN. SEDIMENT

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

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS RIGHT-OF-WAY WITHOUT AN ENCROCHMENT PERMIT.

2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.

3. VERGE AREAS WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.

4. 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 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.

6. ALL STREET NAME SIGNS AND PAYEMENT 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 REQUISETING A CERTIFICATE OF OCCUPANCY.

7. TREES AND SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.

8. ALL SIDEWALK RAMPS SHALL CONFIRM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR STANDARD SPECIFICATIONS FOR SIDEWALKS SPECIFICATIONS FOR SIDEWALKS SPECIFICATIONS FOR STANDARD SPECIFICATIONS FOR STAND

ω SCALE ICINITY MAP NTC

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

NOT FOR CONSTRUCTION

# **GENERAL NOTES**

1. 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

2. UNDER NO CIRCUMSTANCES ARE DRAWINGS TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE

3, LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.

4. ALL DESIGNS COPYRIGHT 2022 LMS DESIGN LLC ALL RIGHTS RESERVED.

THE CONTRACT DOCUMENTS CONSIST OF THE SREEMENT BETWEEN THE OWNER AND THE ONTRACTOR, ALL GENERAL NOTES, DRAWINGS, DENDA, CHANGE ORDERS, AND OTHER APPROVED DIFICATION TO THE CONTRACT.

CONTRACTOR SHALL MAKE AVAILABLE TO EACH IBCONTRACTOR, PRIOR TO SIGNING SUBNITRACTORS, COMPLETE COPIES OF THE CONTRACT OCUMENTS AND KEEP ALL CONTRACTORS UP-TOJIE WITH ALL REVISIONS AND CHANGES TO THE ONTRACT DOCUMENTS THROUGHOUT THE PROJECT.
JBCONTRACTORS ARE BOUND TO GENERAL NOTES ID CONDITIONS THAT MAY BE SHOWN ON PAGES ID CONDITIONS THAT MAY BE SHOWN ON PAGES.

SITE ADDRESS: 1203 PAYNE ST.

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SENERAL NOTES

OWNER : CAPRICORN INVESTMENT LLC

1. PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.

2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

5. CONSTRU OF ROOT SY TREE CANOF PERMITTED V 4. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED, OR TURNED OFF. 3. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY. LUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION SYSTEMS OR TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE DPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE WITHIN THE FENCED AREA.

7. THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT. 6. SUBJECT SITE CAN BE SERVED BT THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.

11. DEVELO STRIPPING / 8. 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. 9. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. 10. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE OPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS. **AGENCIES** 

ADDITION, INTERIOR RENOVATION AND OUTDOOR AREA

03/01/2022

2012

AS NOTED

1203 PAYNE

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 VUA LAN O' VUA/I 10, PART 2, TABLE 10.2.6
IDSCAPE BUFFER REQUIREMENT TO ALLOW THE 5' VUA/LANDSCAPE BUFFER BE REDUCED TO LANDSCAPE BUFFER.

VARIANCE REQUEST
CHAPTER 5, PART 2, TABLE 5.2
DIMENSIONAL STANDARDS - TRA
REDUCED TO 1'-3-1/2" AND 1 R 5, PART 2, TABLE 5.2.2 ONAL STANDARDS — TRADITIONAL NEIGHBORHOOD TO ALLOW THE 5' MIN. D TO 1'-3-1/2" AND 1'-7" PER EXISTING IMPROVEMENTS SIDE YARD

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

# LMS DESIGN

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**ZONE CHANGE PLAN**