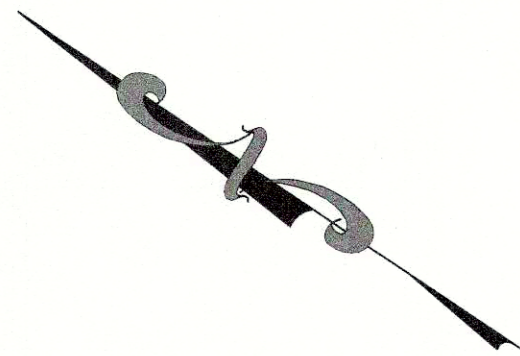
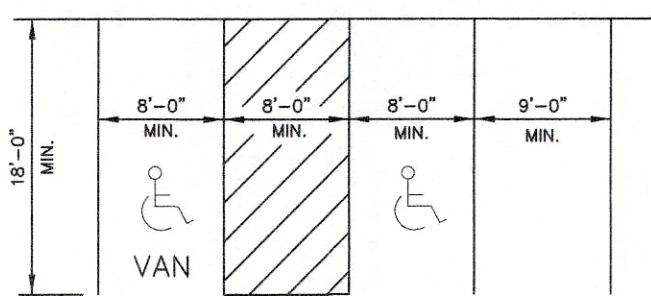


G:\Current Projects\21120\DWG\Planning\21120-Pickle & Social DDP.DWG, FILED 04-09-2023, 11:23:50 AM, Richard, \LDDSERV01.ldd-inc.local\VP PageWide XL 5000PS MFP, 11



RECEIVED  
APR 03 2023  
PLANNING & DESIGN  
SERVICES



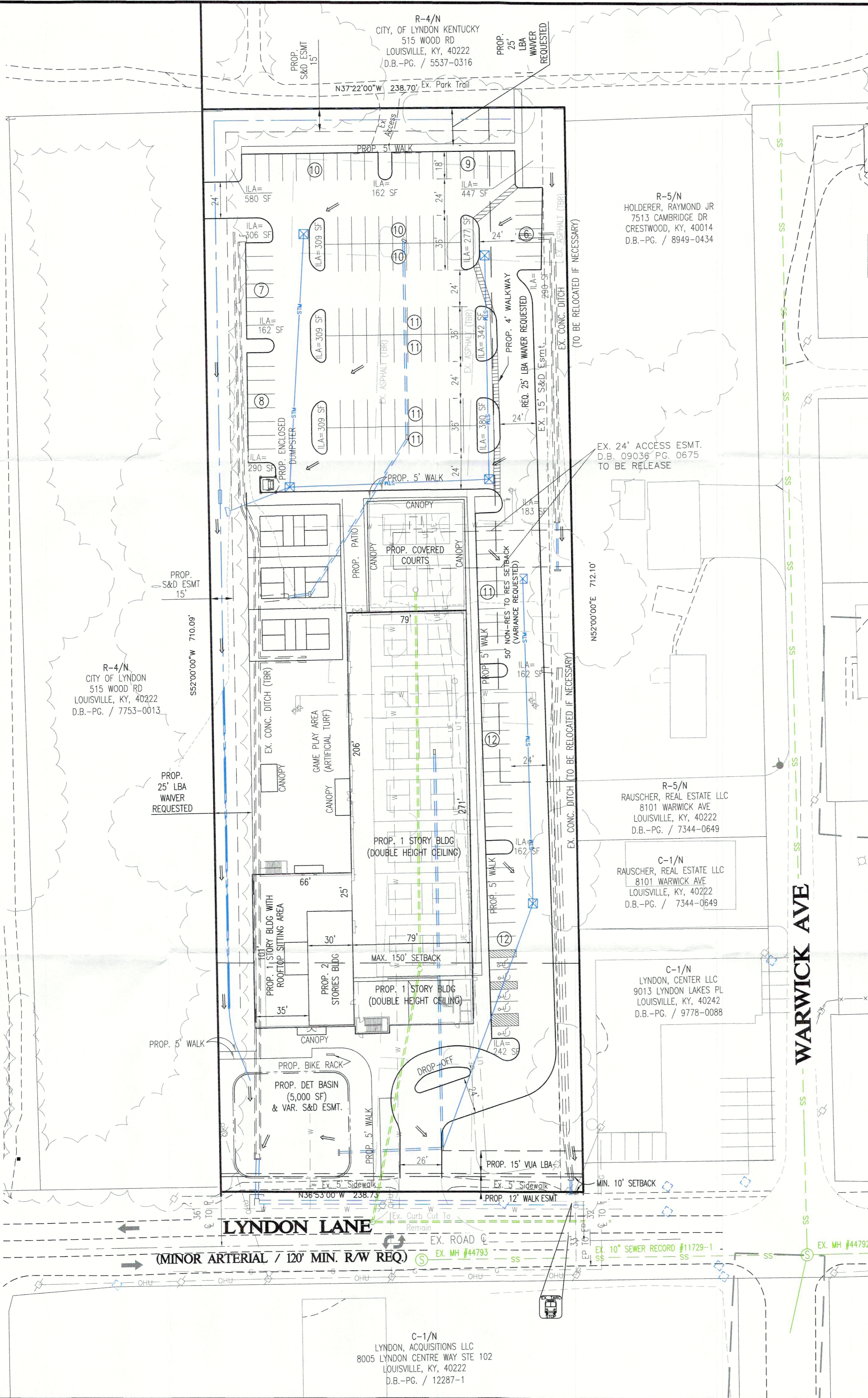
24' MINIMUM WIDTH OF AISLEWAY  
TYPICAL PARKING SPACE LAYOUT  
NO SCALE

DETENTION BASIN CALCULATIONS

$X = \Delta CRA / 12$   
 $\Delta C = 0.69 - 0.25 = 0.44$   
 $A = 3.9$  ACRES  
 $R = 2.9$  INCHES  
 $X = (C)(A)(R) / 12 = (0.44)(3.9)(2.9) / 12 = 0.44$  AC.-FT  
REQUIRED  $X = 17,200$  CU.FT.  
PROVIDED BASIN = 5,000 SQ.FT.  
TOTAL = 5,000 SQ.FT. @ APPROX. 3.5 FT. DEPTH = 17,500 CU.FT. > 17,200 CU.FT.

LEGEND

- - - 722 - - - = EXISTING CONTOUR
- - - STN 88 - - - = PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- - - STN 88 - - - = EXISTING STORM SEWER
- - - S&D - - - = EXISTING SEWER AND MANHOLE
- - - S&D - - - = PROPOSED SEWER AND MANHOLE
- - - S&D - - - = EXISTING DRAINAGE SWALE
- - - S&D - - - = EXISTING TREE LINE
- - - S&D - - - = EXISTING PAVED AREA TO BE REMOVED



DIMENSIONAL STANDARDS

- MIN. FRONT AND STREET SIDE SETBACK = 10'
- MAX. FRONT AND STREET SIDE SETBACK = 150'
- NON-RES TO RES SETBACK (NO LOADING) = 50'
- NON-RES TO RES SETBACK (LOADING) = 75'
- MAX. BLDG HEIGHT = 35'

VARIANCE REQUESTED

1. 23-VARIANCE-0027. A Variance is requested from Table 5.3.2 of the Lyndon Land Development Code to vary the 50' Non-Residential to Residential Setback adjacent to the Raymond Holderer Jr property.

WAIVERS REQUESTED

- 1. 23-WAIVER-0036. A Waiver is requested from Section 10.2.4 of the Lyndon Land Development Code to permit encroachment into the property perimeter Landscape Buffer Area (LBA), to waive the required plantings and screening in a portion of the area of the encroachment, and to permit a more than 50% overlap of a drainage easement with a required LBA.
- 2. 23-WAIVER-0037. A Waiver is requested from Section 5.9.2.A.b of the Lyndon Land Development Code to not provide the Vehicular and pedestrian connections to the south abutting non-residential uses.

SITE IS LOCATED IN THE CITY OF LYNDON AND IS SUBJECT TO THE FEBRUARY 2016 LAND DEVELOPMENT CODE

PROJECT DATA

TOTAL SITE AREA = 169,693 SF (±3.90 AC)  
EXISTING ZONING = C-1  
PROPOSED ZONING = C-2  
FORM DISTRICT = NEIGHBORHOOD  
EXISTING USE = VACANT  
PROPOSED USE = PICKLEBALL COURTS; MICRO-DISTILLERY AND RESTAURANT  
BUILDING HEIGHT = 1 & 2 FLOORS - 35' (35' MAX. ALLOWED)  
BUILDING FOOTPRINT AREA = 32,700 SF  
TOTAL BUILDING AREA = 35,000 SF  
F.A.R. = 0.2 (5.0 MAX. ALLOWED C-2)

PARKING REQUIRED

MICRO-DISTILLERY 1700 SF & RESTAURANT 6800 SF  
RESTAURANT  
8,300 / 125 SF MIN. = 66 SP  
8,300 / 50 SF MAX. = 166 SP  
OUTDOOR DINING AREA  
4,038 / 125 SF MIN. = 32 SP  
4,038 / 50 SF MAX. = 81 SP  
PICKLEBALL COURTS (12 TOTAL)  
4 PER COURT + 1 SP/EMPLOYEE MIN. = 50 SP  
-10% TARC CREDIT = -15 SP  
TOTAL PARKING REQUIRED = 133 SP 247 SP

PROPOSED PARKING SPACES

BIKE PARKING REQD AND PRVD = 2  
TOTAL VEHICULAR USE AREA = 58,420 SF  
INTERIOR LANDSCAPE AREA REQUIRED = 4,382 SF (7.5% VUA)  
INTERIOR LANDSCAPE AREA PROVIDED = 4,912 SF  
EXISTING IMPERVIOUS = 55,328 SF (1.27 AC)  
PROPOSED IMPERVIOUS = 108,029 SF (2.48 AC) (93% INCREASE)

TREE CANOPY CALCULATION

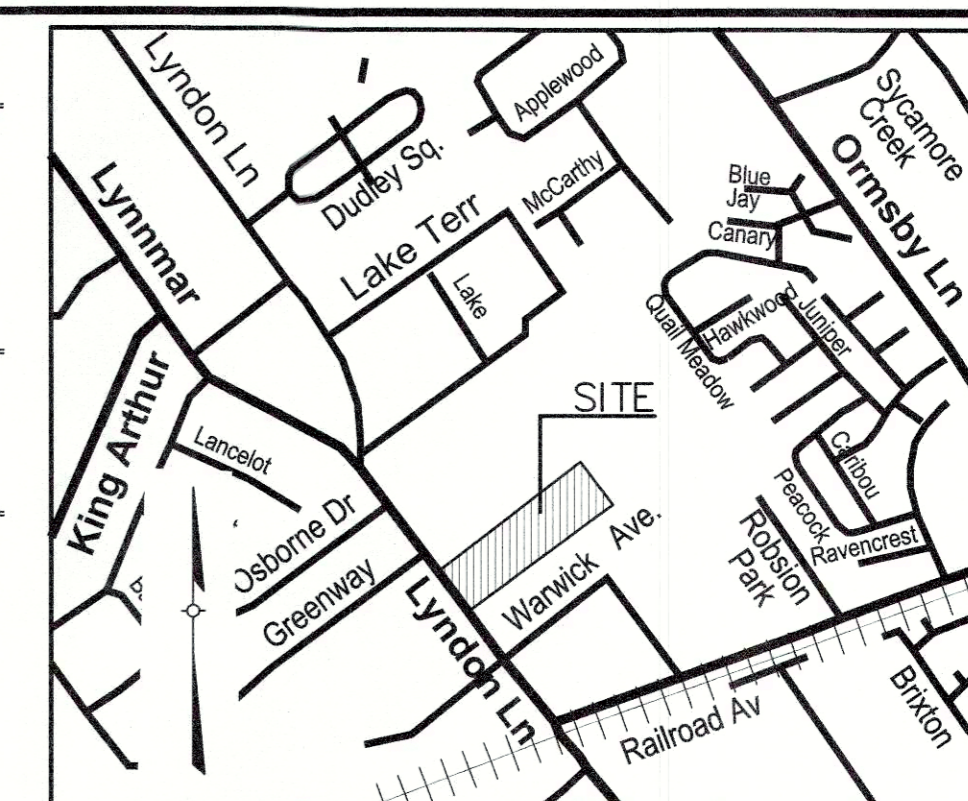
TOTAL SITE AREA = 169,693 SF (±3.90 AC)  
EXISTING TREE CANOPY = 26,557 SF (15.6% SITE)  
EXISTING TREE CANOPY TO BE PRESERVED = 0%  
NEW TREE CANOPY TO BE PROVIDED = 33,939 SF (20% SITE - CLASS C)

GENERAL NOTES:

- 1. Parking areas and drive lanes to be a hard and durable surface.
- 2. An encroachment permit and bond will be required for all work done in the right-of-way.
- 3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of 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.
- 4. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- 5. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- 6. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- 7. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- 8. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- 9. Korst features were not observed on site during a site visit on August 31, 2022, by Ann Richard, RLA
- 10. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- 11. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current ADA and KYTC standards and shall be inspected prior to final bond release.
- 12. MPW approved a right-of-way waiver for Lyndon Lane.

MSD NOTES:

- 1. MSD drainage bond required prior to construction plan approval.
- 2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 3. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- 4. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request was submitted to MSD on February 20, 2023.
- 5. No portion of the site is within the 100 year flood plain per Firm Map No. 21111 C 0030F dated December 5, 2006.
- 6. Drainage pattern depicted by arrows (→) is for conceptual purposes.
- 7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- 8. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- 9. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 10. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.



LOCATION MAP  
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	02.27.23	Agency Comments
2	03.21.23	REVISED PER AGENCY COMMENTS
3	03.21.23	UPDATE SETBACK
4	04.03.23	REV PER 03.23.23 LDT

PROJECT DATA  
FILE NAME: 21120 - DDP.dwg  
DATE: 01/30/2023  
SCALE: AS SHOWN  
CHECKED BY: AR  
DRAWN BY: BB

ENGINEER'S SEAL  
SURVEYOR'S SEAL

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE  
607 WARREN AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40222  
TEL: 502-261-5914  
FAX: 502-261-5914  
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**PICKLE + SOCIAL LOUISVILLE**  
8100 LYNDON PARK LN.  
OWNER:  
CITY OF LYNDON KENTUCKY  
515 WOOD RD.  
LOUISVILLE, KY 40222

JOB NO. 21120  
SHEET 1 OF 1

CASE: 23-ZONE-0009

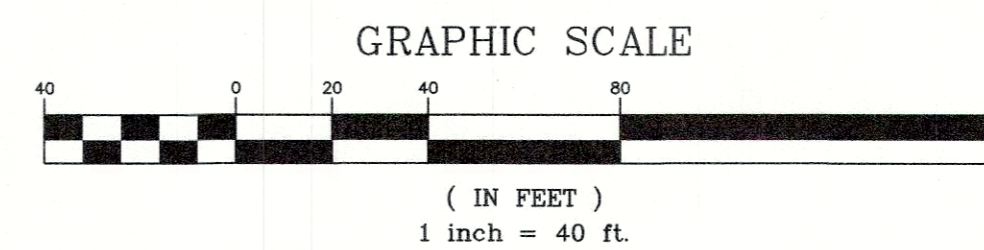
RELATED CASES: 22-ZONEPA-0127  
09-016-94; 8-224-04; B-170-99

OWNER:  
CITY OF LYNDON KENTUCKY  
515 WOOD RD.  
LOUISVILLE, KY 40222

SITE ADDRESS:  
8100 LYNDON PARK LN.  
LOUISVILLE, KY 40222  
TAX BLOCK 0021, LOT 0028  
D.B.11185 , PG. 290

MUNICIPALITY - LYNDON  
COUNCIL DISTRICT - 7  
FIRE PROTECTION DISTRICT - ST MATTHEWS

WM# 3846



23-ZONE-0009