

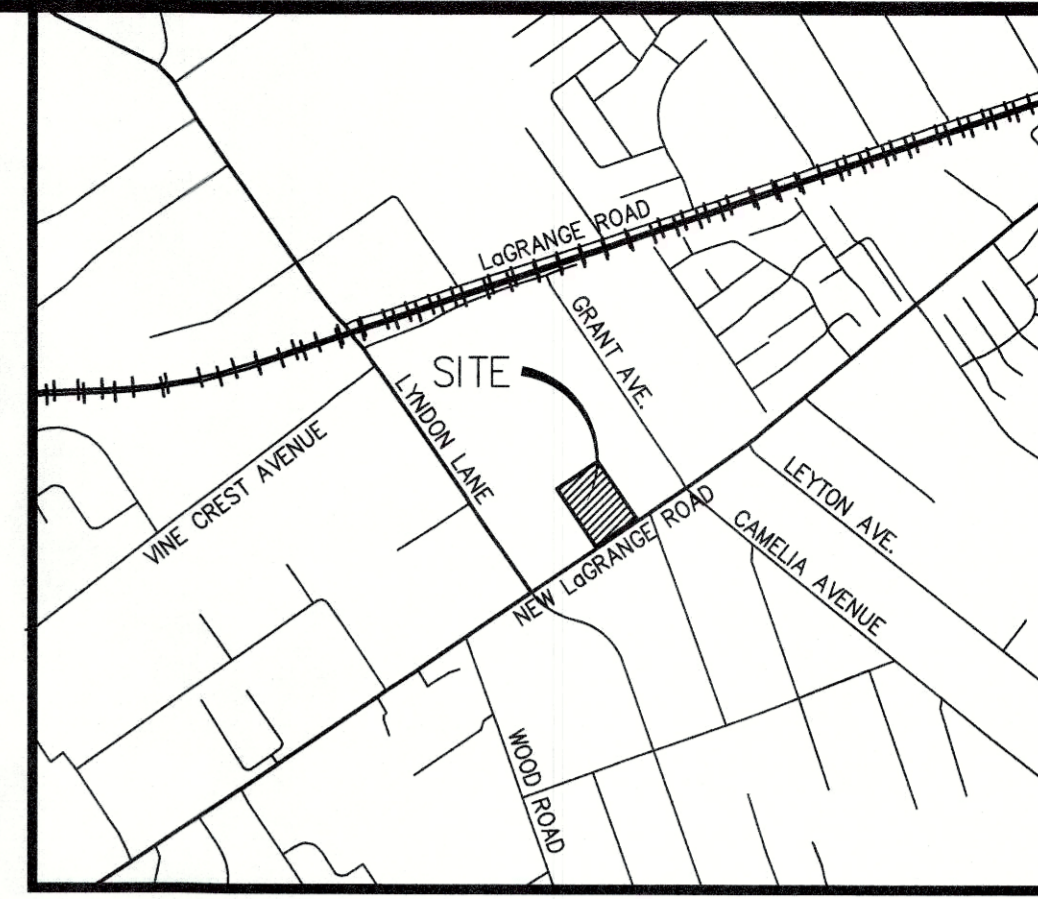


GENERAL NOTES

1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
4. CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
5. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEED AND MSD LOJC MAPPING.
8. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
9. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
10. ALL DUMPSTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
11. NO NEW CONSTRUCTION PROPOSED. ALL BUILDINGS ARE EXISTING.
12. ALL SIGNAGE TO CONFORM TO CHAPTER 8 REQUIREMENTS PER LOUISVILLE DEVELOPMENT CODE.
13. KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
14. CITY OF LYNDON APPROVAL REQUIRED.
15. SHORT TERM BICYCLE PARKING DEVICE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS DIMENSIONED AS REQUIRED BY THE LDC.

MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. EXISTING SANITARY SEWER CONNECTION TO BE UTILIZED, NO NEW CONNECTIONS REQUIRED AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
4. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	2.05 ACRES (89,493.67 SF)
EXISTING ZONING	C-2, C-1, & R-4
EXISTING FORM DISTRICT	NFD & TCFD
EXISTING USE	RESTAURANT/TAVERN/RETAIL
EXISTING BUILDING AREA	11,760 SQ.FT.
BUILDING 1	5,350 SQ.FT.
BUILDING 2	6,410 SQ.FT.
EXISTING BUILDING USE	
BUILDING 1	RESTAURANT 10,990 SQ.FT. (INC. 5,640 S.F. OUTDOOR SPACE)
BUILDING 2	RETAIL 6,410 SQ.FT.
PARKING REQUIREMENTS	
RESTAURANT (10,990 S.F.)	
MIN. PARKING REQUIRED (1 SP/250 S.F.)	44 SPACES
MAX. PARKING ALLOWED (1 SP/50 S.F.)	220 SPACES
RETAIL (6,410 S.F.)	
MIN. PARKING REQUIRED (1 SP/500 S.F.)	13 SPACES
MAX. PARKING ALLOWED (1 SP/100 S.F.)	64 SPACES
TOTAL MINIMUM PARKING REQUIRED	57 SPACES
TOTAL MAXIMUM PARKING ALLOWED	284 SPACES
TOTAL PARKING PROVIDED (INC. 4 ACCESSIBLE SPACES)	123 SPACES
BICYCLE PARKING REQUIREMENTS	
SHORT TERM PARKING	8 SPACES
LONG TERM PARKING	2 SPACES*

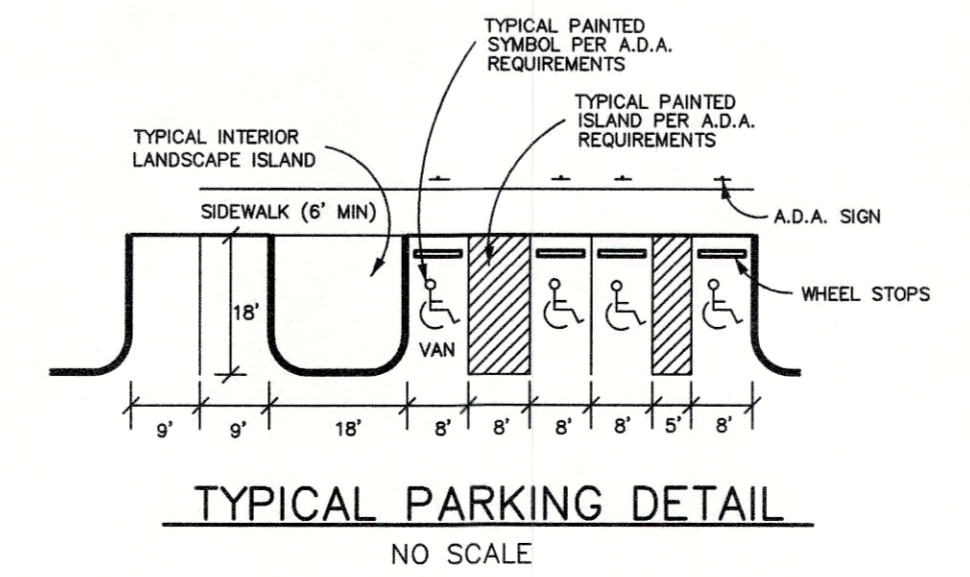
*LOCATED WITHIN BUILDING

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA 44,532 SQ.FT.
 AREA OF DISTURBANCE 0.03 ACRES
 REQUIRED 7.5% INTERIOR LANDSCAPE AREA 3,340 SQ.FT.
 NO NEW CONSTRUCTION; THEREFORE, NO NEW LANDSCAPING REQUIRED PER CHAPTER 10.1 AND 10.2 OF THE CITY OF LYNDON LAND DEVELOPMENT CODE.

IMPERVIOUS AREA (SITE)

NET SITE AREA	2.05 ACRES
AREA OF DISTURBANCE	0.03 ACRES
EXISTING IMPERVIOUS SURFACE	1.54 ACRES (75.3%)
PROPOSED IMPERVIOUS SURFACE	1.54 ACRES (75.3%)
INCREASE IN IMPERVIOUS SURFACE	0 ACRES



REVISED DETAILED DEVELOPMENT PLAN
 GRAPHIC SCALE SUPERCEDES NUMERIC SCALE
 0 15' 30' 60'
 SCALE: 1" = 30'
 TRUE NORTH

RECEIVED
 JAN 04 2021
 PLANNING & DESIGN SERVICES

CASE # 20-DDP-0069
 RELATED CASE # 09-046-94
 MSD WM #XXXX

REVISIONS

NO.	BY	DHS	REV. PER AGENCY COMMENTS	DATE	CHK	CRB
1				1/4/2021		

BTM Engineering, Inc.
 Consulting Engineers, Landscape Architects, Planners & Surveyors
 "Serving the Bluegrass and Beyond"
 3001 Taylor Springs Drive Louisville, Kentucky 40220
 (502) 459-8400 FAX (502) 459-8427 Fax
 www.btmeng.com

DATE
 SIGNATURE

DATE
FOR REVIEW ONLY
 SIGNATURE

REVISED DETAILED DEVELOPMENT PLAN
JOE'S OLDER THAN DIRT RESTAURANT
8131 NEW LOGRANGE ROAD
LOUISVILLE, KY 40222-4637

BTM PROJECT NO.: 200273
 SITE INFORMATION:
 DEED BOOK 11130, PAGE 294
 TAX BLOCK 385, LOT 24

OWNER:
 LYNDON LEASING, LLC
 8131 NEW LOGRANGE ROAD
 LOUISVILLE, KY 40222-4637

DEVELOPER:
 LYNDON LEASING, LLC
 8131 NEW LOGRANGE ROAD
 LOUISVILLE, KY 40222-4637

DEVELOPER ENTITY ADDRESS LINE 1
 DEVELOPER ADDRESS LINE 2

DATE: NOVEMBER 2020
 DRAWING: 200273-RDDP
 SCALE: 1" = 30'
 SHEET: 1.00

NOT FOR CONSTRUCTION

20-DDP-0074