

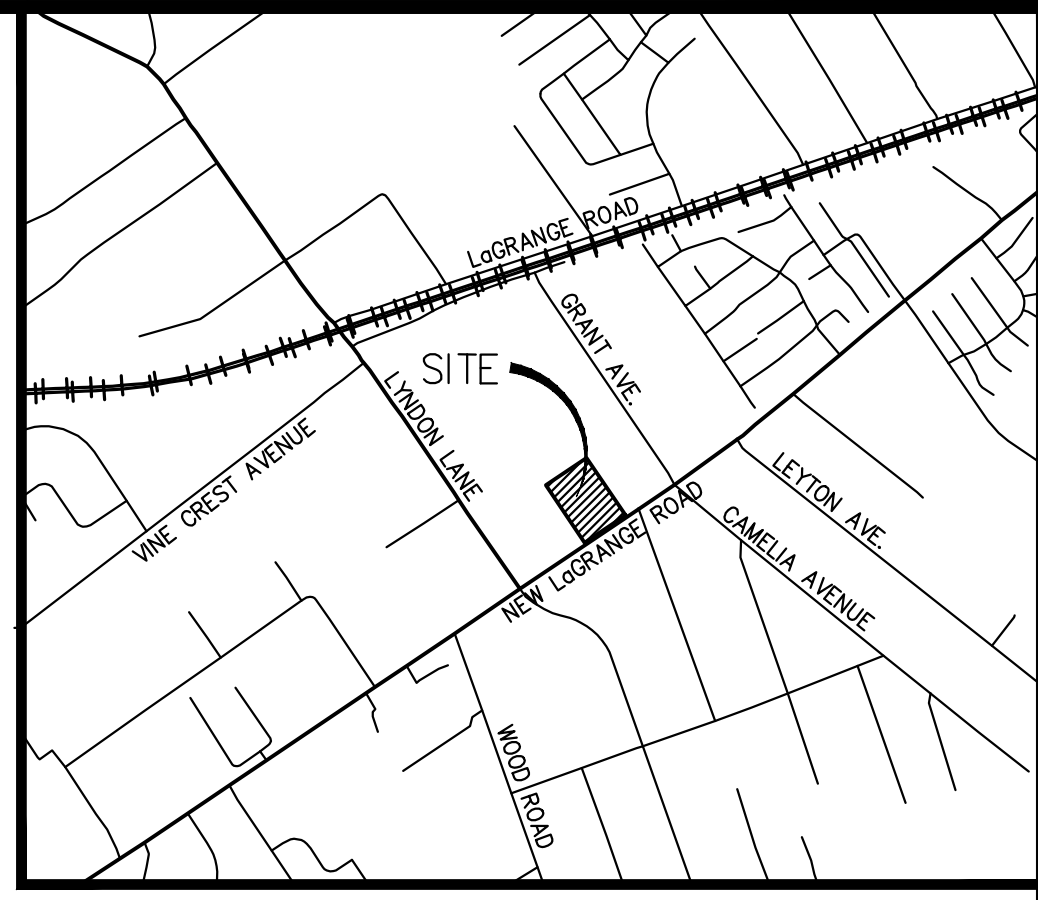


GENERAL NOTES

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 LOGIC 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.
16. A SHARED PARKING AND CROSSOVER ACCESS AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION'S LEGAL COUNSEL MUST BE RECORDED BETWEEN LOTS 1 & 2.
17. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.

MSD NOTE

NO PROPOSED SITE CONSTRUCTION WITH THIS ZONING APPLICATION.



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	2.05 ACRES
EXISTING ZONING	C-2, C-1, & R-4
EXISTING FORM DISTRICT	NFD & TCDF
EXISTING USE	RESTAURANT/TAVERN/RETAIL
PROPOSED LOT 1	
LOT AREA	1.46 ACRES (63,655.38 SQ.FT.)
EXISTING ZONING	C-2, C-1, & R-4 w/CUP
EXISTING FORM DISTRICT	NFD & TCDF
EXISTING BUILDING AREA	10,990 SQ.FT.
RESTAURANT	5,350 SQ.FT.
OUTDOOR DINING AREAS	5,640 SQ.FT.
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1 SP/250 S.F.)	44 SPACES
MAX. PARKING ALLOWED (1 SP/50 S.F.)	220 SPACES
EXISTING PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	82 SPACES
PROPOSED PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	81 SPACES
PROPOSED LOT 2	
LOT AREA	0.59 ACRES
EXISTING ZONING	C-1, & R-4 w/CUP
EXISTING FORM DISTRICT	NFD & TCDF
EXISTING BUILDING AREA	6,410 SQ.FT.
EXISTING USE	RETAIL
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED (1 SP/500 S.F.)	13 SPACES
MAX. PARKING ALLOWED (1 SP/100 S.F.)	64 SPACES
EXISTING PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	40 SPACES
PROPOSED PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	39 SPACES
SITE BICYCLE PARKING REQUIREMENTS	
SHORT TERM PARKING	8 SPACES
LONG TERM PARKING	2 SPACES*

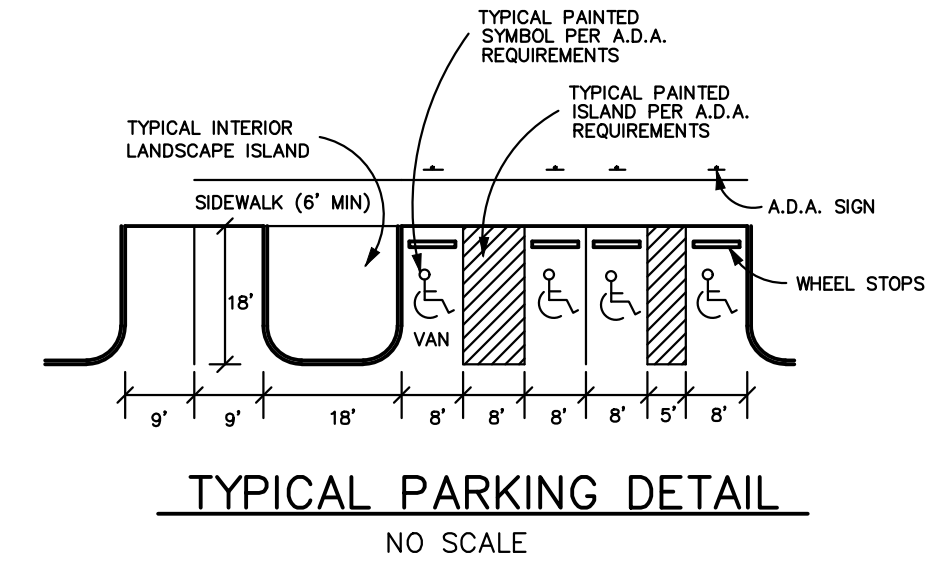
LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	44,532 SQ.FT.
REQUIRED 7.5% INTERIOR LANDSCAPE AREA	3,340 SQ.FT.

NO NEW CONSTRUCTION PROPOSED PER DEVELOPMENT.

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'

TRUE NORTH
SCALE: 1" = 30'

REVISIONS

NO.	BY	DATE	DESCRIPTION	CHK
1	DHS	1/14/2021	REV. PER AGENCY COMMENTS	CRB
2	DHS	6/14/2021	REV. PER AGENCY COMMENTS	CRB

BTM Engineering, Inc.
Consulting Engineers, Landscape Architects, Planners & Surveyors
3001 S. Seneca St., Louisville, KY 40220
(502) 459-8402
www.btmeng.com

DATE
SIGNATURE

DATE
FOR REVIEW ONLY
SIGNATURE

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

OWNER: LYNDON LEASING, LLC
DEVELOPER: LYNDON LEASING, LLC
DEVELOPER ADDRESS: 8131 NEW LA GRANGE ROAD, LOUISVILLE, KY 40222-4637

BTM PROJECT NO.: 200273
SITE INFORMATION: DEED BOOK 11130, PAGE 294
TAX BLOCK 280, LOT 24

DRAWN BY: DHS
CHECKED BY: CRB

DATE: MAY 26, 2021
DRAWING: 200273-2021 RDDP
SCALE: 1" = 30'
SHEET

CASE # 21-ZONE-0082
RELATED CASES # 09-046-94
21-CUPPA-0032 20-DDP-0074
MSD WM #XXXX

1.00