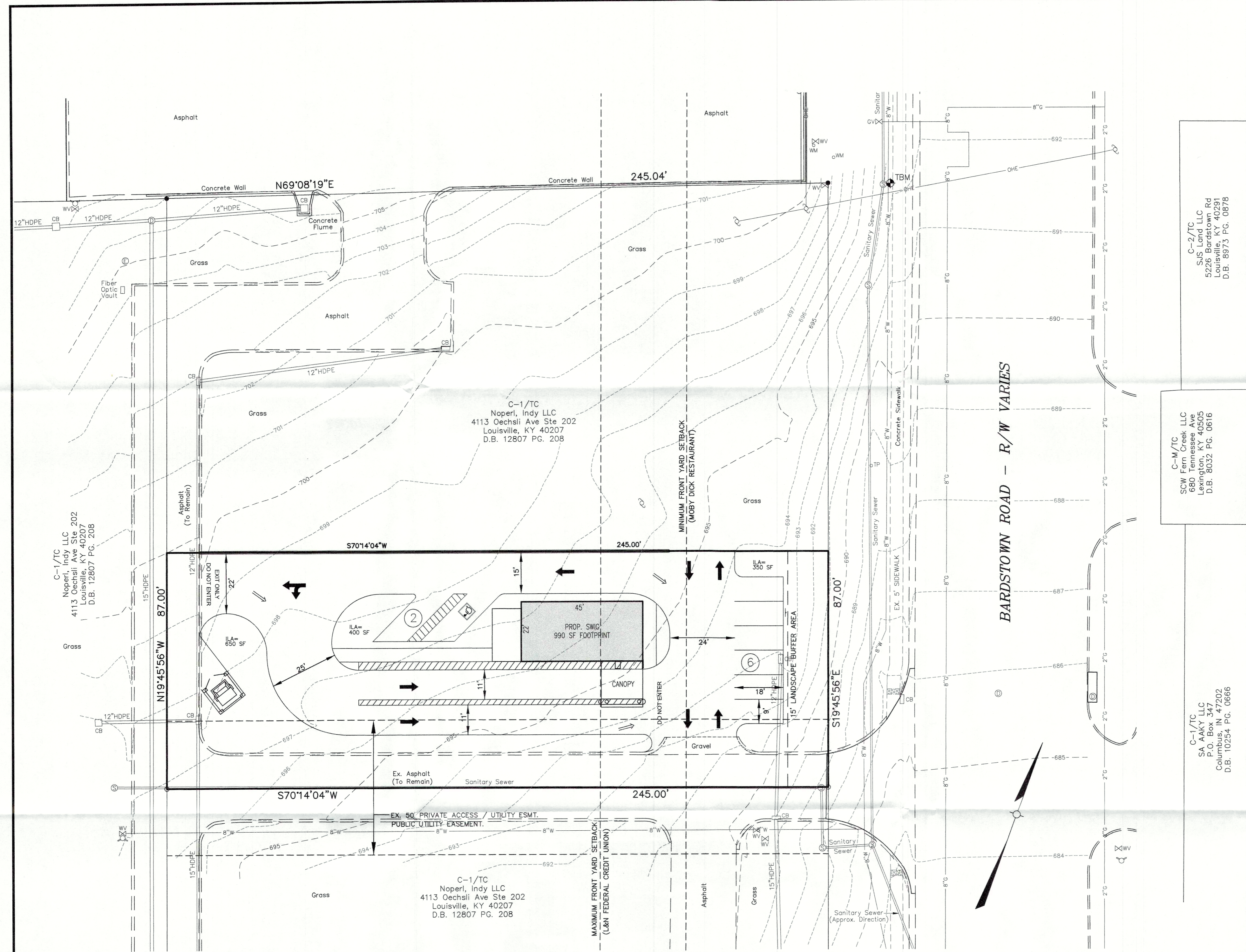


S:\Current Projects\26005.dwg\Survey\26005bndy.dwg - 2/24/2026



WAIVER REQUESTED

A Waiver is requested from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to allow parking and a drive aisle in front of the building.

PROJECT DATA

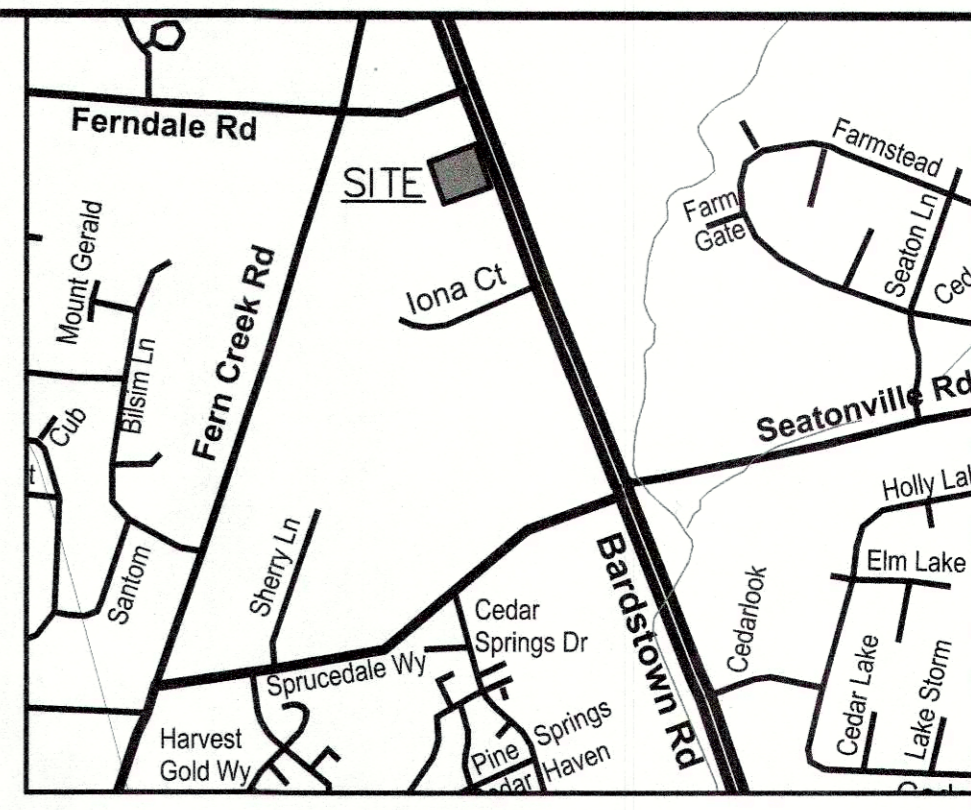
TOTAL SITE AREA	=	0.49± Ac. (21,364 SF)
EXISTING ZONING	=	C-1
FORM DISTRICT	=	TOWN CENTER (INFILL)
EXISTING USE	=	VACANT
PROPOSED USE	=	DRIVE THROUGH BEVERAGE SALES (NON-ALCOHOLIC)
BUILDING HEIGHT	=	22' (120' MAX. ALLOWED)
BUILDING AREA	=	990 SF
F.A.R.	=	.05 (1.0 MAX. ALLOWED)
PARKING REQUIRED		MIN. MAX.
1/500 S.F. MIN.	=	2 SP
1/100 S.F. MAX.	=	10 SP
TOTAL PARKING REQUIRED	=	2 SP 10 SP
PARKING PROVIDED	=	8 SPACES (INCL 1 HC)
TOTAL VEHICULAR USE AREA	=	14,741 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1,106 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	1,400 SF
EXISTING IMPERVIOUS	=	4,058 SF
PROPOSED IMPERVIOUS	=	14,742 SF (263% INCREASE/DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- 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.
- Benchmark and topographical information shown hereon were derived from Survey data. Boundary information was taken from deeds.
- 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.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- 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.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Off-site detention will be provided by existing basin sized and approved with the construction plans for this lot and additional lots in overall site 24-MPLAT-0018.
- 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.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 21,364 S.F. (0.49 Acres).



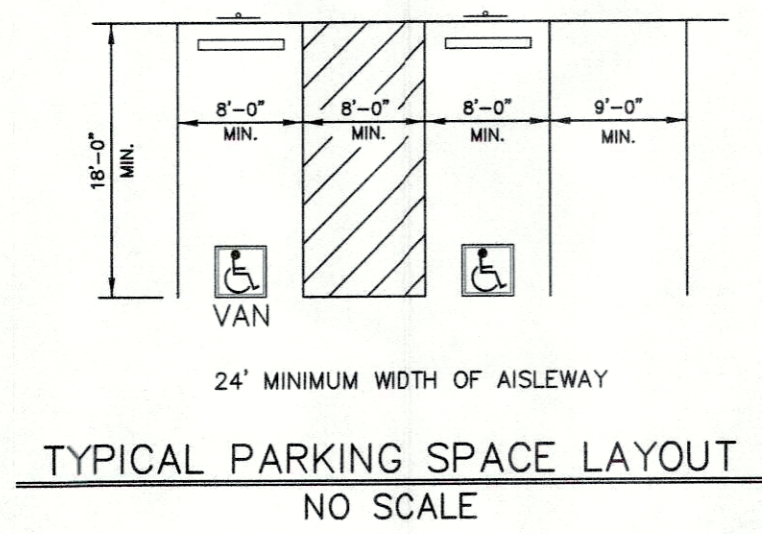
C-2/TC
SJS Land LLC
5226 Bardstown Rd
Louisville, KY 40291
D.B. 8973 PG. 0878

C-M/TC
SW Fern Creek LLC
5500 Lexington
Lexington, KY 40505
D.B. 8032 PG. 0616

C-1/TC
SA AAKY LLC
P.O. Box 347
Columbus, IN 47202
D.B. 10254 PG. 0666

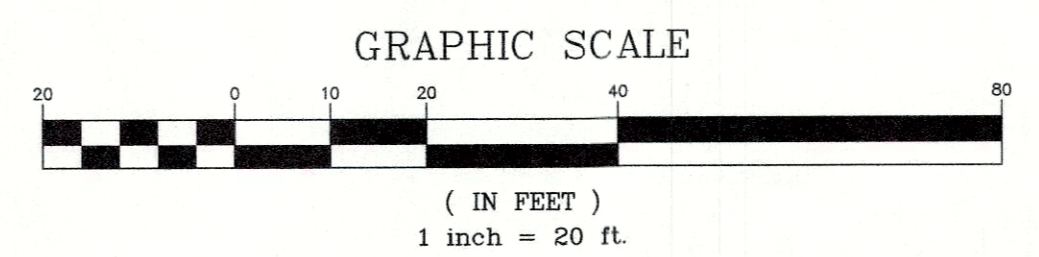
LEGEND

⊕	Utility Pole
□ CB	Catch Basin
⊙	Storm Drainage Manhole
⊕	Fire Hydrant
○ WM	Water Meter
⊕	Water Valve
⊕	Electric Manhole
⊕	Gas Valve
⊕	Sanitary Sewer Manhole
⊕	Telecomm. Pedestal
HDPE	High-Density Polyethylene Pipe
— 8" W	Underground Water Line
— 6" G	Underground Gas Line
— OHE	Overhead Electric Line
—	Set Mag Nail With Washer Stamped "MCCLOUD PLS 4505"
—	Set 1/2" By 18" Iron Pin With Cap Stamped "MCCLOUD 4505"



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	21,364 S.F.
EXISTING TREE CANOPY AREA	=	0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (7,477 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	35% (7,477 S.F.)



OWNER:
NOPERL, INDY LLC
4113 OCHSLI AVE STE 202
LOUISVILLE, KY 40207

SITE ADDRESS:
6402 BARDSTOWN RD
LOUISVILLE, KY 40291
TAX BLOCK 0638, LOT 0301
D.B. 12807, PG. 208

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE
WATER/SUB#

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 26005 Category 2a Development
DATE: 2/26/26
CHECKED BY: TB
SCALE: AS SHOWN
DRAWN BY: TB

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FILE NAME: 26005 Category 2a Development
DATE: 2/26/26
CHECKED BY: TB
SCALE: AS SHOWN
DRAWN BY: TB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SERVICES • LANDSCAPE ARCHITECTURE
509 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40212
WEB SITE: WWW.LD-D.COM

CATEGORY 2A DEVELOPMENT PLAN
SWIG
6402 BARDSTOWN ROAD
OWNER/DEVELOPER
DERBY CANYON
3009 POPLAR LEVEL ROAD
LOUISVILLE, KY 40217

JOB NO. **26005**
SHEET **1** OF **1**

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26-waiver-0044