

LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.09 Ac. (47,496 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RESTAURANT
PROPOSED USE	= RESTAURANT (WITH DRIVE-THRU)
TOTAL BUILDING AREA	= 2,129
BUILDING HEIGHT	= 1 STORY (45' MAX. ALLOWED)
F.A.R.	= 0.04 (1.0 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
2,129 SF/500 SF MIN.	= 4 SP
2,129 SF/250 SF MAX.	= 22 SPACES (2 HC SP INCLUDED)
TOTAL PARKING PROVIDED	= 2 LONG-TERM/ 4 SHORT-TERM REQ'D & PROV'D
BIKE PARKING	(LONG-TERM SPACES PROVIDED INSIDE BUILDING)
TOTAL VEHICULAR USE AREA	= 15,454 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,159 SF (7.5% OF V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,637 SF
EXISTING IMPERVIOUS AREA	= 25,903 SF
PROPOSED IMPERVIOUS AREA	= 13,383 SF (48% DECREASE)

WAIVER REQUESTED

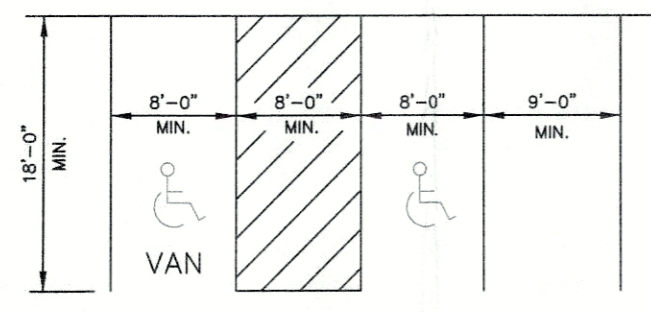
1. A Waiver is requested from Section 9.1.3B of the Louisville Metro Land Development Code to exceed the maximum parking allowed.
2. A Waiver is requested from section 5.5.2.B.1 to not provide cross access to 5510 Bardstown Road.
3. A Waiver is requested from Section 10.2.10 to allow a sidewalk in the 10' Vehicular Use Area LBA.

TREE CANOPY CALCULATION

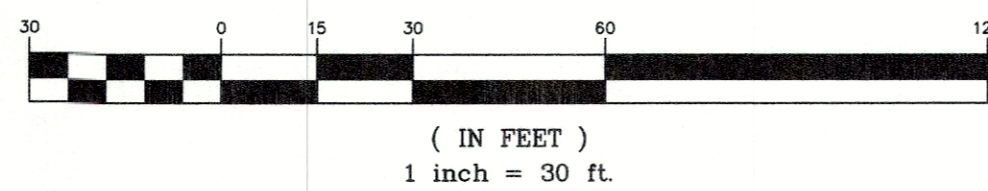
SITE AREA	= 47,496 SF
EXISTING TREE CANOPY	= 17,740 SF (37% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 13,420 SF (76% OF EXISTING) (28% SITE)
TCCA #1	
TOTAL TREE CANOPY REQUIRED	= 16,823 SF (35%)
(LAND USE: COMMERCIAL)	
NEW TREE CANOPY TO BE PROVIDED	= 2,403 SF (5%)
(5) TYPE A TREES @1,200 SF EACH	= 6,000 SF (12.6%)
TOTAL CANOPY TO BE PROVIDED	= 8,403 SF (17.6%)
PRESERVED + PROPOSED	= 19,420 SF (41%)

LEGEND

- Ballard
- Utility Pole
- Guy Anchor
- Light Pole
- Grease Trap Lid
- Water Meter
- Gas Valve
- Telecomm. Pedestal
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Catch Basin
- RCP Reinforced Concrete Pipe
- SAN Sanitary Sewer Pipe
- G Underground Gas Line
- W Underground Water Line
- OHE Overhead Electric Line
- E&T Overhead Electric & Telephone Lines
- ETC Overhead Electric, Telephone & Cable Lines



GRAPHIC SCALE



RECEIVED
MAR 15 2021

PLANNING & DESIGN SERVICES

RELATED CASE
20-PARKWAIVER-0001
SITE ADDRESS:
5414 BARDSTOWN ROAD,
LOUISVILLE, KY 40291
TAX BLOCK 0628, LOT 0046
DB. 8751, PG. 0371

COUNCIL DISTRICT - 22
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE

REVISIONS	
NO.	DESCRIPTION

PROJECT DATA			
FILE NAME:	2017-CAT-2A.dwg	SCALE:	AS SHOWN
PLAN DATE:	11/10/20	CHECKED BY:	DT
		DRAWN BY:	JH

L&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
595 WARDEN AVENUE, SUITE 101
LOUISVILLE, KY 40222
PHONE: (502) 449-2774

CATEGORY 2A DEVELOPMENT PLAN & WAIVERS
**5414 BARDSTOWN ROAD
LOUISVILLE, KENTUCKY 40291**

OWNER:
TRINITY ACQUISITIONS, LLC
7941 TAMARACK PLACE
AVON, INDIANA 46123-9818
DEED BOOK 8751, PAGE 371
TAX BLOCK 628, LOT 46

JOB NO.	20117
SHEET	1 OF 1