

Project: Rockdale Barn – Site Plan Updated 5/20/2026

CUP North Area Boundary



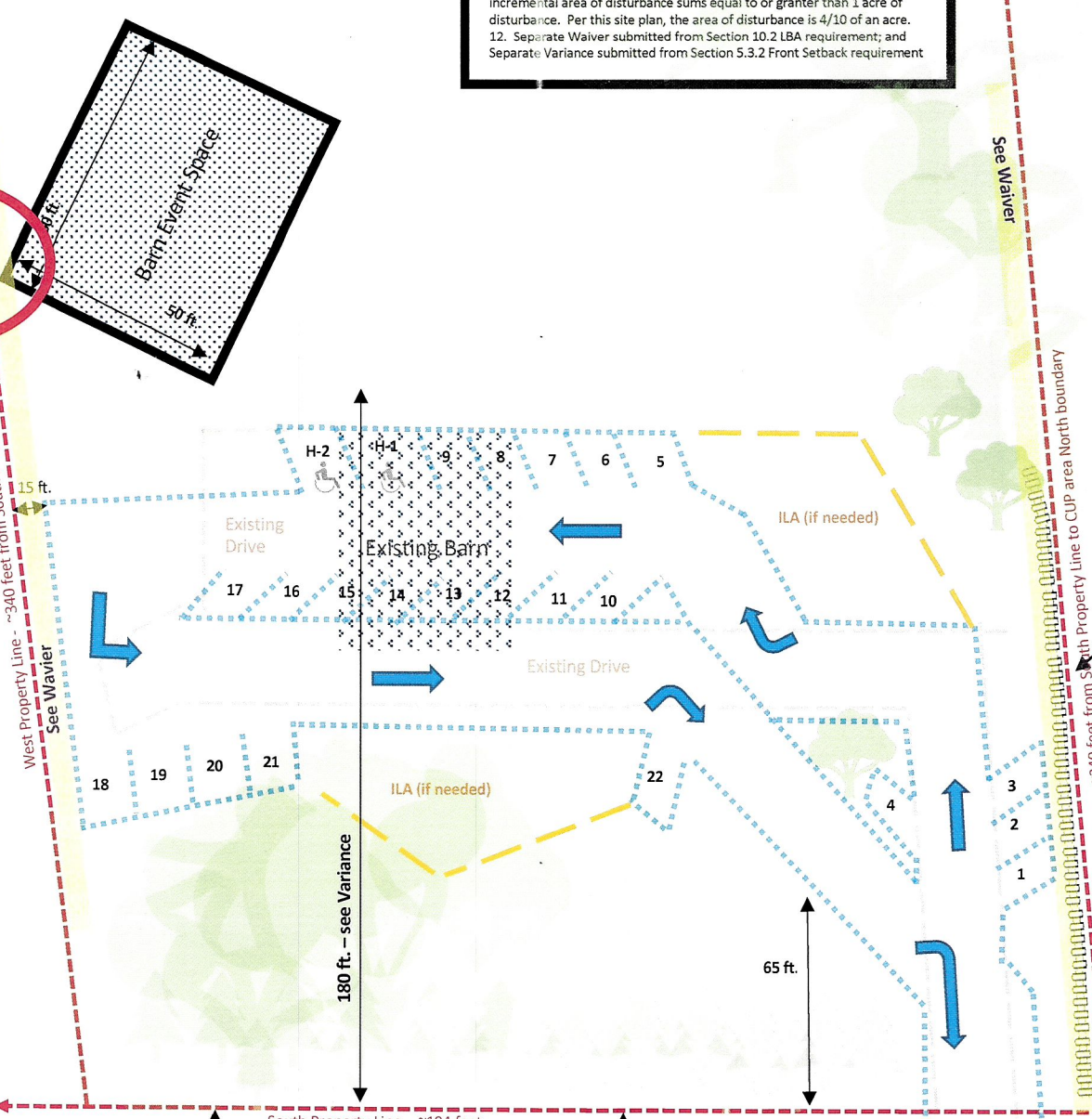
NOTES

- Total vehicular use area = ~17,000 sq. ft.
- Total site disturbance = ~20,100 sq. ft.; existing impervious area = ~8,500 sq. ft.; proposed impervious area = ~20,100 sq. ft.; net increase in impervious area = ~11,600 sq. ft.
- Parking Notes: Parking spaces = 22 plus 2 handicap based on LDC Chap. 9.1.3B range between 6 and 30 spaces for restaurant use
- Total new construction = 2,875 sq. ft. total (barn = 1800 sq. ft.; repurposed cabin = 256 sq. ft.; patio – 800 sq. ft. for total of 2,875 sq. ft.
- KYTC approved 30' wide driveway entrance/culvert on 5/16/2023 (KYTC KEPT# 0 - 2023-00621)
- KYTC requested increase in right of way from 30' to 50'
- Parcel size = 6.3 acres; CUP area 1.28 acres
- No public sewer service available, septic permit filed
- Construction plans and documents shall comply with Louisville and Jefferson County MSD Design Manual and Standard Specifications and other local, state, and federal ordinances
- Site shall remain a sheet flow condition and is subject to MSD stormwater regional facility fees.
- This site 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 site plan, the area of disturbance is 4/10 of an acre.
- Separate Waiver submitted from Section 10.2 LBA requirement; and Separate Variance submitted from Section 5.3.2 Front Setback requirement

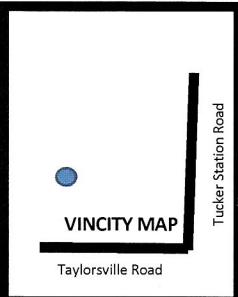
Owner: Sallie Noe Living Trust
 Address: 12203 Taylorsville Road
 Deed Book/Page: 12941/449
 Zoning: R-4
 Form District: Neighborhood

Owner: Donald G Wenzel Jr
 Address: 12111 Taylorsville Road
 Deed Book/Page: 12002/787
 Zoning: R-4
 Form District: Neighborhood

~3 ft.



Owner: Donald G Wenzel Jr
 Address: 12109 Taylorsville Road
 Deed Book/Page: 12002/787
 Zoning: R-4
 Form District: Neighborhood



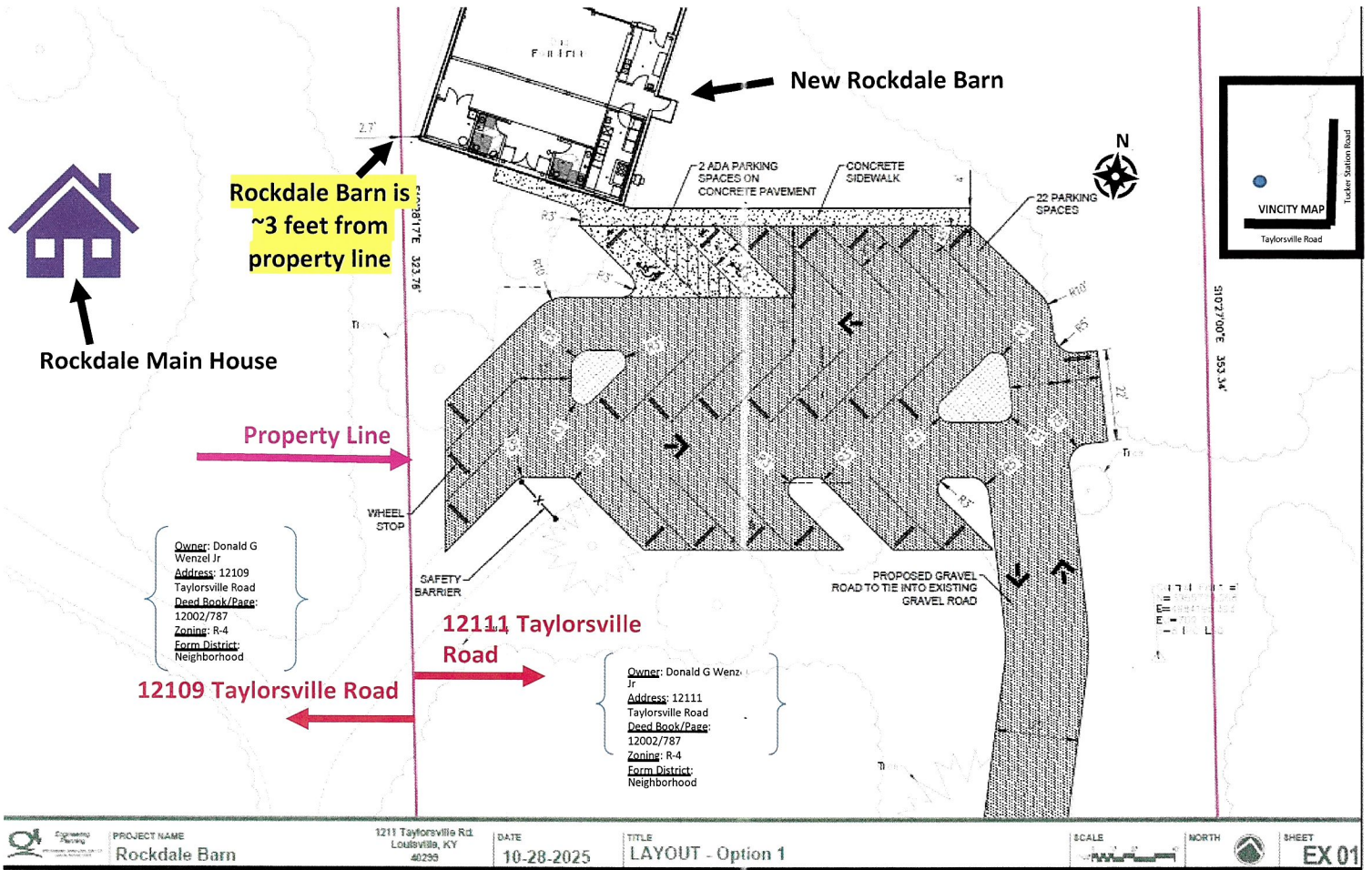
1 in = 40 ft

LBA – 4-board horse fence will be placed along East property line – in 15 ft. setback; parking spaces are 15' from property line

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MSD: WM#12851

26-MCUP-00060



Rockdale Barn Civil Engineer Renderings

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26-Mar-2026