

PLANT LIST

Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition	Remarks
Bx	Buxus 'Wintergreen'	Wintergreen Boxwood	60	18" H Min.	Cont.	3' o/c
Cc	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud Tree	3	2" Cal.	B&B	Speciman
Cp	Chamaecyparis pisifera 'Golden Map'	Golden Map False Cypress	3	24" H Min.	Cont.	Specimen
Hf	Hypericum frondosum 'Sunburst'	Sunburst St. Johns Wort	17	18" H Min.	Cont.	3' o/c
Hh	Hemerocallis 'Happy Returns'	Happy Returns Daylily	65	No. 1	Cont.	1.5' o/c
It	Itea virginica 'Henry's Garnet'	Virginia Sweetpire	28	18" H Min.	Cont.	3' o/c
Jh	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	8	No. 5	Cont.	4' o/c
Kp	Koeleruteria paniculata	Golden Rain Tree	1	2" Cal.	B&B	Speciman
Mp	Myrica pensylvanica 'Bobzam'	Bobee Northern Bayberry	3	24" H Min.	Cont.	4' o/c
Qc	Quercus coccinea	Scarlet Oak	3	3" Cal.	B&B	Speciman
Yf	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	2	No. 3	Cont.	2.5' o/c
Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3	2" Cal.	B&B	Speciman

NOTES:

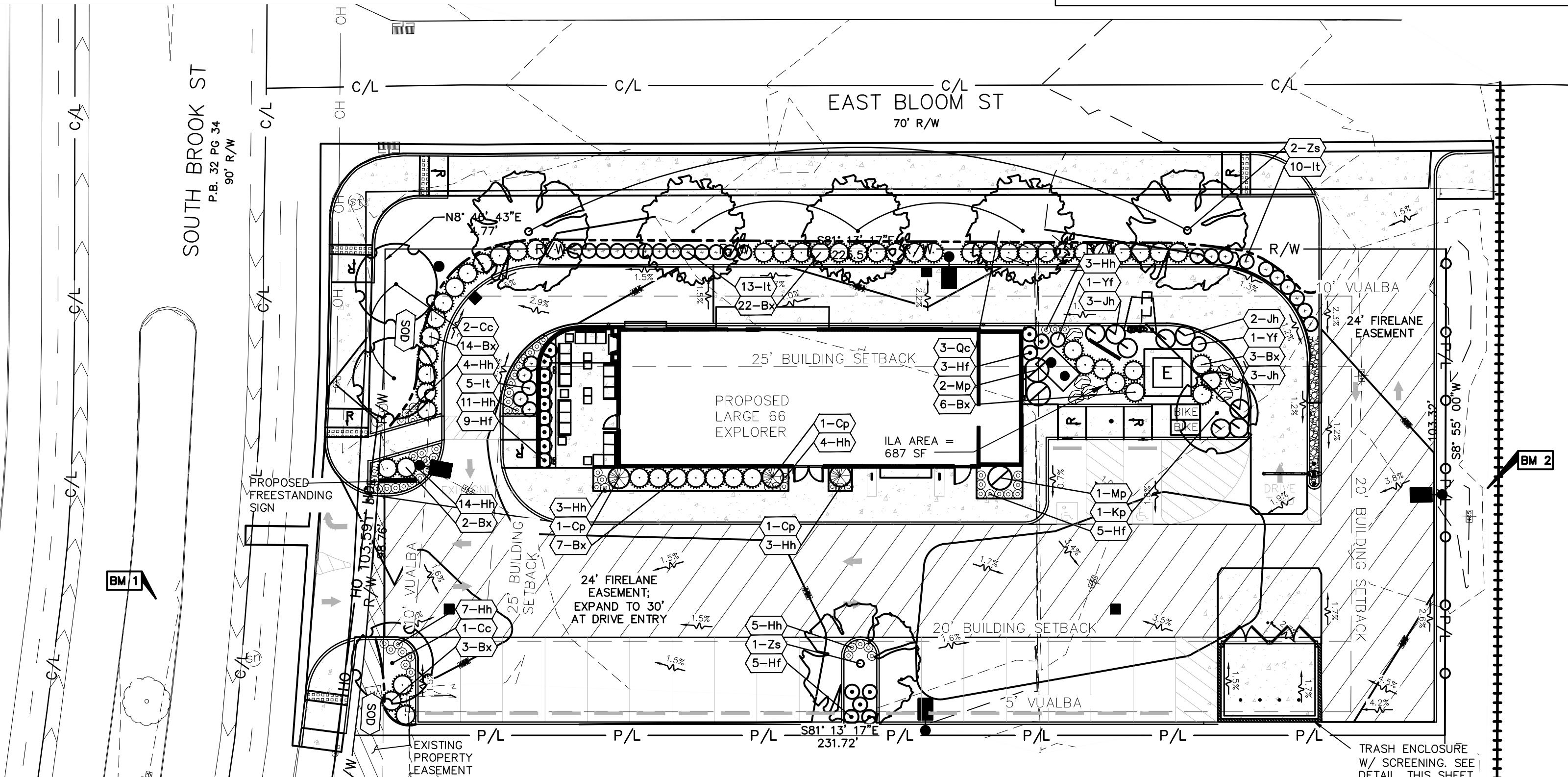
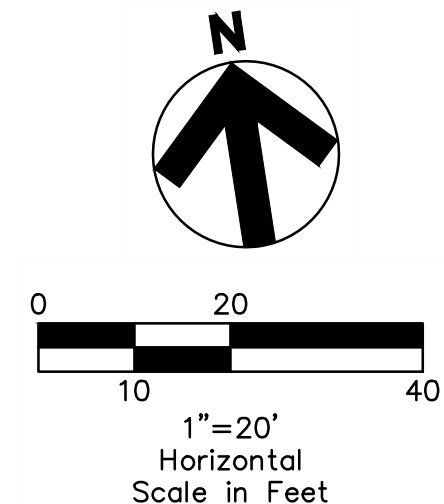
- SERVICE STRUCTURES MUST BE SCREENED IN ACCORDANCE WITH 10.2.6 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES.
- LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (LA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS. 10.2.13.
- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10 REQUIREMENTS.
- STREETS TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS SIGH DISTANCE.

PROPERTY TO THE SOUTH:
PROPERTY ADDRESS: 1817 S BROOK ST
OWNER: TO BE DETERMINED
PARCEL ID: 035C00530000
BLOCK 35C LOT 53
FORM DISTRICT: CAMPUS

PROPERTY TO THE WEST:
PROPERTY ADDRESS: S FLOYD ST
OWNER: COMMONWEALTH OF KENTUCKY
PARCEL ID: 035C00600000
FORM DISTRICT: CAMPUS

SITE PROPERTY:
PROPERTY ADDRESS: 1805 S BROOK ST
OWNER: CITY OF LOUISVILLE
D.B. 5163 PG. 268
BLOCK 35C LOT 5
1.072 ACRES
MINOR PLAT: PROJECT 40810.00
FORM DISTRICT: CAMPUS

PROPERTY TO THE NORTH:
PROPERTY ADDRESS: 1731 S BROOK ST
OWNER: BMB, PROPERTIES
PARCEL ID: 035A00100000
FORM DISTRICT: CAMPUS



GENERAL LEGEND

EXISTING	PROPOSED		
P/L	PROPERTY LINE	[Symbol]	PROPOSED CATCH BASIN
C/L	CENTER LINE	[Symbol]	PROPOSED STORM MANHOLE
R/W	RIGHT-OF-WAY LINE	[Symbol]	PROPOSED CLEAN OUT
[Symbol]	EXISTING YARD DRAIN	[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	EXISTING STORM MANHOLE	[Symbol]	PROPOSED EXTERIOR GREASE INTERCEPTOR
[Symbol]	EXISTING CATCH BASIN	[Symbol]	PROPOSED ELECTRIC TRANSFORMER
[Symbol]	EXISTING CURB INLET	[Symbol]	PROPOSED LIGHT POLE
[Symbol]	EXISTING CLEAN OUT	[Symbol]	PROPOSED EDGE OF PAVEMENT
[Symbol]	EXISTING SANITARY MANHOLE	[Symbol]	PROPOSED CURB
[Symbol]	EXISTING FIRE HYDRANT	[Symbol]	PROPOSED WHEEL STOP
[Symbol]	EXISTING WATER VALVE	[Symbol]	PROPOSED TRAFFIC SIGN
[Symbol]	EXISTING WATER METER	[Symbol]	PROPOSED PAINTED ADA SYMBOL
[Symbol]	EXISTING ELECTRIC BOX	[Symbol]	PROPOSED DIRECTIONAL PAVEMENT MARKINGS
[Symbol]	EXISTING ELECTRIC METER	[Symbol]	PROPOSED TRANSVERSE STRIPING
[Symbol]	EXISTING ELECTRIC PULL BOX	[Symbol]	PROPOSED CROSSWALK STRIPING
[Symbol]	EXISTING POWER POLE	[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING LIGHT POLE	[Symbol]	PROPOSED GAS METER
[Symbol]	EXISTING UTILITY POLE	[Symbol]	PROPOSED SENSOR LOOP
[Symbol]	EXISTING OVERHEAD UTILITIES	[Symbol]	PROPOSED AWNING CLEARANCE BAR
[Symbol]	EXISTING GAS VALVE	[Symbol]	PROPOSED MENU BOARD
[Symbol]	EXISTING GAS METER	[Symbol]	PROPOSED MONUMENT SIGN
[Symbol]	EXISTING STORM SEWER	[Symbol]	PROPOSED DIRECTIONAL SIGN
[Symbol]	EXISTING SANITARY SEWER	[Symbol]	PROPOSED PARKING SPACE NUMBER
[Symbol]	EXISTING WATER SERVICE	[Symbol]	PROPOSED UNDERGROUND TELEPHONE
[Symbol]	EXISTING UNDERGROUND ELECTRIC	[Symbol]	PROPOSED SHORT TERM BIKE RACK
[Symbol]	EXISTING UNDERGROUND TELEPHONE	[Symbol]	PROPOSED LONG TERM BIKE RACK
[Symbol]	EXISTING GAS SERVICE	[Symbol]	PROPOSED DRAINAGE SLOPE & DIRECTION
[Symbol]	EXISTING BUILDING/STRUCTURE	[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING CURB	[Symbol]	PROPOSED TRENCHED EDGE
[Symbol]	EXISTING CURB & GUTTER	[Symbol]	PROPOSED TREE/SHRUB
[Symbol]	EXISTING SIGN	[Symbol]	PROPOSED PLANT QUANTITY AND SYMBOL
[Symbol]	EXISTING BUSH	[Symbol]	PROPOSED SODDED AREA
[Symbol]	EXISTING DECIDUOUS TREE	[Symbol]	PROPOSED LIMESTONE BOULDER (7) SEE L-501 DRIVE THRU OF THE BUFFER DETAIL FOR ADDITIONAL BOULDERS. DESERT SAND IN COLOR, 12" TO 36" IN SIZE
[Symbol]	EXISTING CONTOUR	[Symbol]	PROPOSED RIVER ROCK MULCH TO MATCH LANDSCAPE MULCH, SEE SHEET L-001.
[Symbol]	EASEMENT LIMITS	[Symbol]	
[Symbol]	BENCHMARK LOCATION	[Symbol]	

LANDSCAPE DATA CHART

VEHICULAR USE AREAS		TREE CANOPY CALC.	
AREA OF VUA 11,898 SF DISTRICT : CAMPUS		CLASS C, 0% PRESERVED TREE CANOPY = 20% TREE CANOPY REQUIRED	
REQUIRED: 20% OF .54 ACRES = 4,700 SF OF CANOPY		PROPOSED: 28% OF .54 ACRES = 6,528 SF OF CANOPY	
VUALBA	REQUIRED	PROVIDED	
FRONT: S. BROOK ST.	10'	11.0'	
REAR: CSX RAILROAD	N/A	1.8'	
SIDE: E. BLOOM ST.	10'	3.0'	
SIDE: SOUTH	5'	2.3'	
VUA = 5.0%	595 SF	687 SF	
INTERIOR LANDSCAPE	3 TREES	2 TREES	

SITE DATA CHART

BUILDING SETBACKS		PARKING SPACES	
FRONT: S. BROOK ST.	25'	45.3'	
REAR: CSX RAILROAD	20'	90.0'	
SIDE: E. BLOOM ST.	25'	16.2'	
SIDE: SOUTH	20'	57.2'	
VEHICLE USE LANDSCAPE BUFFER AREA		BIKE RACKS	
FRONT: S. BROOK ST.	10'	11.0'	
REAR: CSX RAILROAD	N/A	1.8'	
SIDE: E. BLOOM ST.	10'	3.0'	
SIDE: SOUTH	10'	2.3'	
LAND USE DATA		BUILDING DATA	
BUILDING	14.8%	PERCENTAGE OF SITE AREA	2354 S.F.
PAVEMENT/IMPERVIOUS	70.4%	AREA PROVIDED	3028 S.F.
LANDSCAPING	14.8%		
TOTAL	100%		
EXISTING SITE USE: ASPHALT AND GRAVEL PARKING LOT FOR CITY VEHICLES		GROSS BUILDING FOOTPRINT AREA (WITH OUTDOOR SEATING)	
PROPOSED SITE USE: TACO BELL RESTAURANT WITH PARKING AND DRIVE THRU.		BUILDING HEIGHT	
CURRENT ZONING: EZ-1 (ENTERPRISE ZONE)		24'-0"	
FORM DISTRICT: CAMPUS		FLOOR AREA RATIO	
		0.10	

WAIVER REQUESTS

WAIVER NO.	LAND DEVELOPMENT CODE	DESCRIPTION
#1: PARKING LOCATION	5.5.2.C.2.a	TO ALLOW PARKING IN THE FRONT AND SIDE SETBACKS.
#2: ORDERING STATION/MENU BOARD & DUMPSTER	5.5.5.A.1 & 10.2.6	TO ALLOW THE ORDERING STATION/MENU BOARD AND DUMPSTER TO BE LOCATED IN THE SETBACKS, AND VISIBLE FROM THE STREET AND PROPOSED RESIDENTIAL USE.
#3: OUTDOOR SEATING	5.5.5.A.1	TO ALLOW THE OUTDOOR SEATING AREA IN THE FRONT SETBACK, AND TO NOT PROVIDE THE REQUIRED 5' BUFFER PLANTING BETWEEN THE OUTDOOR SEATING AREA AND THE PROPOSED RESIDENTIAL TO THE SOUTH.
#4: BUILDING DESIGN: ENTRANCE	5.5.2.A.1 & 5.6.1.C.1	TO NOT PROVIDE THE REQUIRED ENTRANCE TO THE NORTH FACADE FACING EAST BLOOM STREET, TO NOT PROVIDE THE REQUIRED 50% OF THE WALL SURFACE IN CLEAR GLASS AND DOORS.
#5: PARKING SPACES	9.1.2F	TO REDUCE THE REQUIRED PARKING TO 19 SPACES.
#6: VUA INTERIOR TREE PLANTING	10.2.13	TO NOT PROVIDE ONE OF THE REQUIRED INTERIOR TREES
#7: VUA LBA LANDSCAPE BUFFER ENCROACHMENT	10.2.6	TO REDUCE 10' VUA LBA ALONG EAST BLOOM STREET 3.3'
#8: VUA LBA LANDSCAPE BUFFER ENCROACHMENT	10.2.10	TO REDUCE 5' VUA LBA ALONG EAST BLOOM STREET 2.3' AND TO ELIMINATE THE SCREENING AND PLANTING ALONG THE SOUTHERN PERIMETER.

VARIANCE REQUESTS

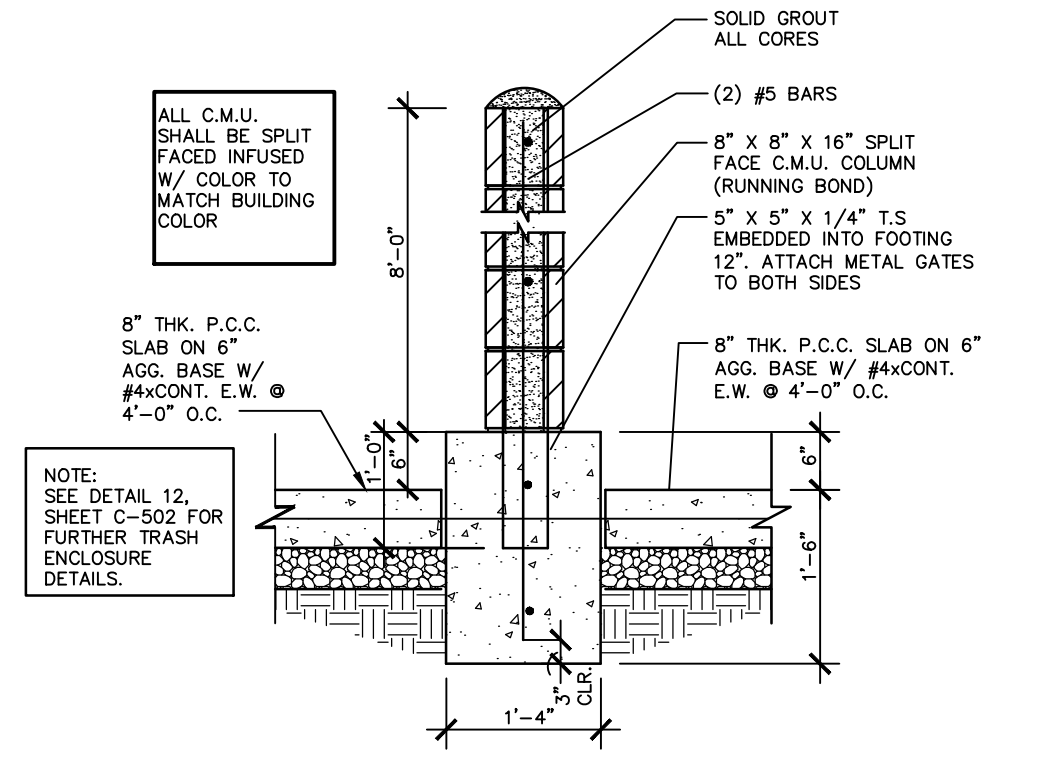
VARIANCE NO.	LAND DEVELOPMENT CODE	DESCRIPTION
#1: SETBACK	5.3.5.C.2.a	TO ALLOW A NEW BUILDING AND MENU BOARD TO ENCRACH INTO THE STREET SIDE SETBACK ALONG EAST BLOOM STREET.

VICINITY MAP



BENCHMARKS:

BENCHMARK #1 N 266125.86 E 1207752.46 ELEVATION=453.35
BENCHMARK #2 N 266105.96 E 1208035.94 ELEVATION=456.36



DUMPSTER SCREENING DEVICE
N.T.S.

15VAR1ANCE1019
15LSCAPE1075
15MINORPLAT1075
06/29/2015

CONTRACT DATE: 06/15
BUILDING TYPE: EXPLORER LARGE 50
PLAN VERSION: June 2015
SITE NUMBER: 310631 / 428936
STORE NUMBER: 2014088.15

TACO BELL
1805 S BROOK ST
LOUISVILLE, KY 40208



LANDSCAPE PLAN

L-101

PLOT DATE: