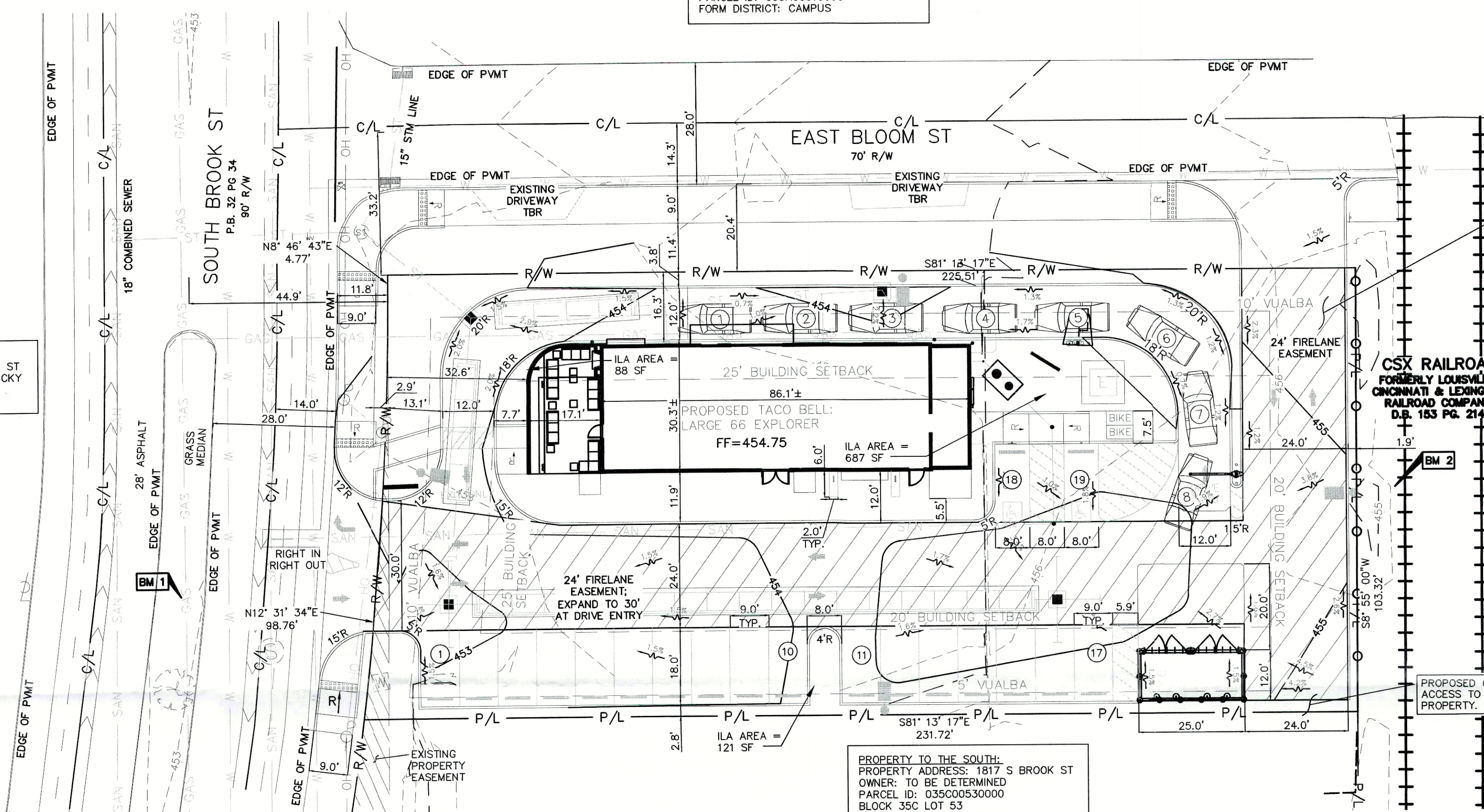


PROPERTY TO THE NORTH:  
PROPERTY ADDRESS: 1731 S BROOK ST  
OWNER: BMB, PROPERTIES  
PARCEL ID: 035A00010000  
FORM DISTRICT: CAMPUS

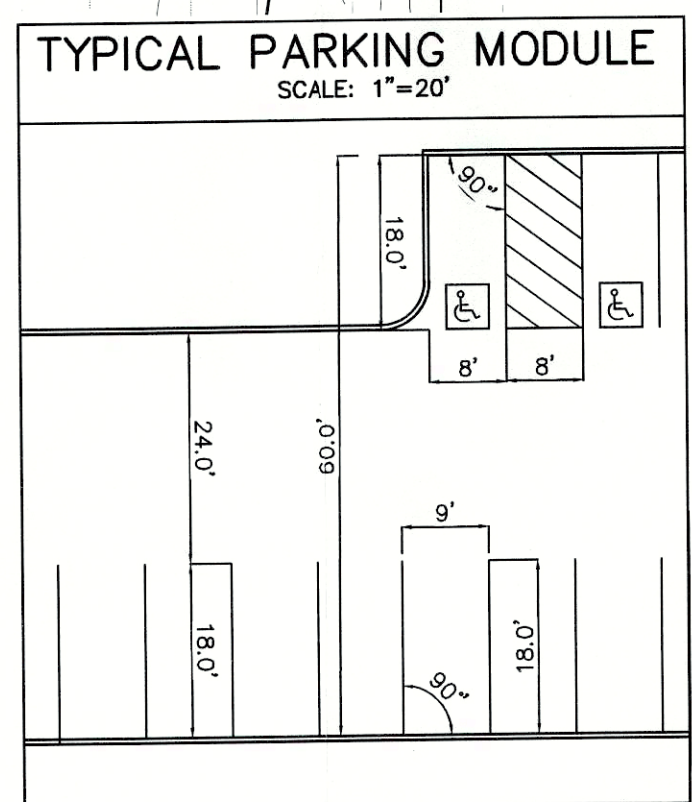
SITE PROPERTY:  
PROPERTY ADDRESS: 1805 S BROOK ST  
OWNER: CITY OF LOUISVILLE  
D.B. 5163 PG. 268  
BLOCK 35C LOT 5  
1.072 ACRES  
MINOR PLAT: PROJECT 40810.00  
FORM DISTRICT: CAMPUS

PROPERTY TO THE WEST:  
PROPERTY ADDRESS: 1810 S FLOYD ST  
OWNER: COMMONWEALTH OF KENTUCKY  
PARCEL ID: 035C00600000  
FORM DISTRICT: CAMPUS

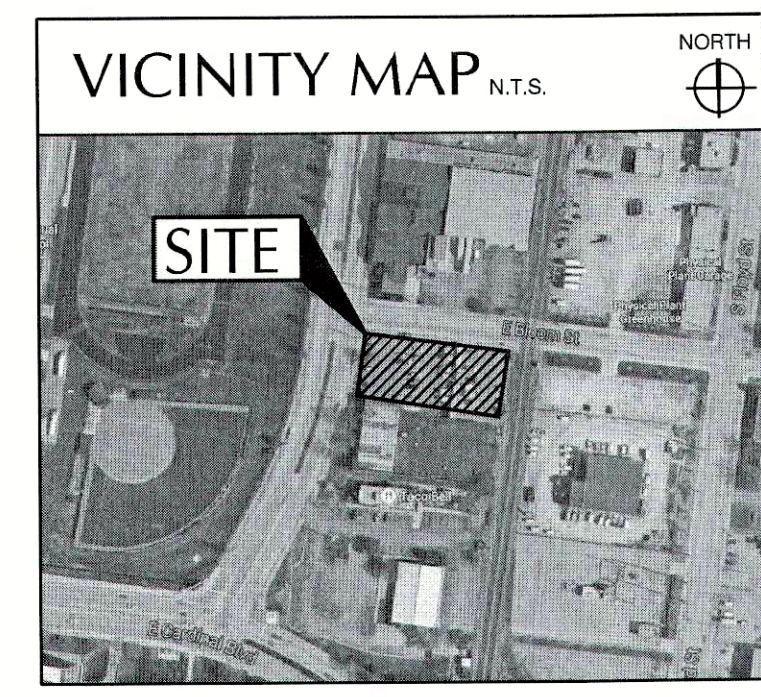
PROPERTY TO THE SOUTH:  
PROPERTY ADDRESS: 1817 S BROOK ST  
OWNER: TO BE DETERMINED  
PARCEL ID: 035C00530000  
BLOCK 35C LOT 53  
FORM DISTRICT: CAMPUS



GENERAL LEGEND			
EXISTING	PROPOSED		
— P/L —	PROPERTY LINE	□	PROPOSED CATCH BASIN
— C/L —	CENTER LINE	○	PROPOSED STORM MANHOLE
— R/W —	RIGHT-OF-WAY LINE	●	PROPOSED CLEAN OUT
—	EXISTING YARD DRAIN	○	PROPOSED SANITARY MANHOLE
—	EXISTING STORM MANHOLE	□	PROPOSED EXTERIOR GREASE INTERCEPTOR
—	EXISTING CATCH BASIN	□	PROPOSED ELECTRIC TRANSFORMER
—	EXISTING CURB INLET	○	PROPOSED LIGHT POLE
—	EXISTING CLEAN OUT	○	PROPOSED EDGE OF PAVEMENT
—	EXISTING SANITARY MANHOLE	○	PROPOSED CURB
—	EXISTING FIRE HYDRANT	○	PROPOSED WHEEL STOP
—	EXISTING WATER VALVE	○	PROPOSED TRAFFIC SIGN
—	EXISTING WATER METER	○	PROPOSED PAINTED ADA SYMBOL
—	EXISTING ELECTRIC BOX	○	PROPOSED DIRECTIONAL PAVEMENT MARKINGS
—	EXISTING ELECTRIC METER	○	PROPOSED TRANSVERSE STRIPING
—	EXISTING ELECTRIC PULL BOX	○	PROPOSED CROSSWALK STRIPING
—	EXISTING POWER POLE	○	PROPOSED CONCRETE
—	EXISTING LIGHT POLE	○	PROPOSED GAS METER
—	EXISTING UTILITY POLE	○	PROPOSED SENSOR LOOP
—	EXISTING GUY WIRE	○	PROPOSED AWNING CLEARANCE BAR
—	EXISTING OVERHEAD UTILITIES	○	PROPOSED MENU BOARD
—	EXISTING GAS VALVE	○	PROPOSED MONUMENT SIGN
—	EXISTING GAS METER	○	PROPOSED DIRECTIONAL SIGN
—	EXISTING STORM SEWER	○	PROPOSED PARKING SPACE NUMBER
—	EXISTING SANITARY SEWER	○	PROPOSED SHORT TERM BIKE RACK
—	EXISTING WATER SERVICE	○	PROPOSED LONG TERM BIKE RACK
—	EXISTING UNDERGROUND ELECTRIC	○	PROPOSED DRAINAGE SLOPE & DIRECTION
—	EXISTING UNDERGROUND TELEPHONE	○	PROPOSED CONTOUR
—	EXISTING GAS SERVICE	○	PROPOSED DRIVE THRU STACK CAR AND NUMBER
—	EXISTING BUILDING/STRUCTURE	○	
—	EXISTING CURB & GUTTER	○	
—	EXISTING SIGN	○	
—	EXISTING BUSH	○	
—	EXISTING DECIDUOUS TREE	○	
—	EXISTING CONTOUR	○	
—	EASEMENT LIMITS	○	
—	BENCHMARK LOCATION	○	



- NOTES:
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - ALL WORK WITHIN THE RIGHT OF WAY WILL REQUIRE CONSTRUCTION PLANS, PERMIT AND BOND.
  - UPON DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY TO THE SOUTH, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
  - THE POSTDEVELOPED 100-YEAR RATE OF RUNOFF MUST BE REDUCED TO AT OR BELOW THE PREDEVELOPED 10-YEAR RATE.
  - THIS SITE IS IN AN AREA OF COMBINED SEWER FLOODING. THE LOWEST FINISH FLOOR OF THE STRUCTURE MUST BE VERIFIED AT OR ABOVE ELEVATION 454.64.
  - MSD SANITARY SEWERS AVAILABLE BY NEW CONNECTION, SUBJECT TO FEES.



SITE DATA CHART			
<b>BUILDING SETBACKS</b>		<b>PARKING SPACES</b>	
FRONT: S. BROOK ST.	25'	45.3'	25
REAR: CSX RAILROAD	20'	90.0'	19
SIDE: E. BLOOM ST.	25'	16.2'	
SIDE: SOUTH	20'	57.2'	
<b>LANDSCAPE SETBACKS</b>		<b>BIKE RACKS</b>	
FRONT: S. BROOK ST.	10'	11.0'	2
REAR: CSX RAILROAD	N/A	1.8'	2
SIDE: E. BLOOM ST.	10'	3.0'	
SIDE: SOUTH	10'	2.3'	
<b>LAND USE DATA</b>		<b>BIKE RACKS</b>	
BUILDING	14.8%	0.07 AC.	2
PAVEMENT/IMPERVIOUS	70.4%	0.38 AC.	2
LANDSCAPING	14.8%	0.09 AC.	
TOTAL	100%	0.54 AC.	
EXISTING SITE USE: ASPHALT AND GRAVEL PARKING LOT FOR CITY VEHICLES		SHORT TERM RACKS	
PROPOSED SITE USE: TACO BELL RESTAURANT WITH PARKING AND DRIVE THRU.		LONG TERM RACKS	
		2	

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: INTERIOR TREE PLANTING	10.2.13	TO NOT PROVIDE ONE OF THE REQUIRED INTERIOR TREES
#7: VJALBA LANDSCAPE BUFFER ENCROACHMENT	10.2.6	TO REDUCE 10' VJALBA ALONG EAST BLOOM STREET 3.3'
#8: VJALBA LANDSCAPE BUFFER ENCROACHMENT	10.2.10	TO REDUCE 5' VJALBA 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.

LANDSCAPE DATA CHART			
<b>VEHICULAR USE AREAS</b>		<b>TREE CANOPY CALC.</b>	
AREA OF VJALBA 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	
<b>VJALBA</b>	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'	
VJALBA = 5.0%	595 SF	896 SF	
INTERIOR LANDSCAPE	3 TREES	2 TREES	

15VAR1ANCE1019  
15LSCAPE1075  
15MINORPLAT1075

CONTRACT DATE:  
BUILDING TYPE: EXPLORER LARGE 66  
PLAN VERSION:  
SITE NUMBER: 310631 / 428936  
STORE NUMBER: 2014088.15

TACO BELL  
1805 S BROOK ST  
LOUISVILLE, KY 40208



**LAND DEVELOPMENT PLAN RECEIVED**  
JUN 29 2015  
PLANNING & DESIGN SERVICES  
PLOT DATE:

3/24/2015/10/9