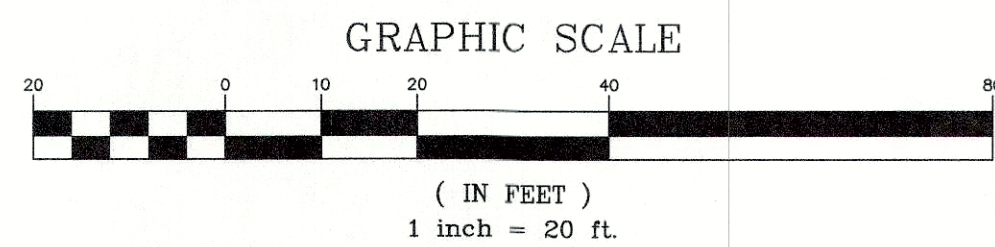


LEGEND	
	= PROPOSED CONTOUR
	= EXISTING CONTOUR
	= PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	= EXISTING STORM SEWER
	= EXISTING SEWER AND MANHOLE
	= PROPOSED SEWER AND MANHOLE
	= EXISTING DRAINAGE SWALE
	= WATER LINES
	= GAS LINES
	= DRAINAGE FLOW DIRECTION
	= WATER METER
	= EXISTING UTILITY POLE
	= EXISTING FIRE HYDRANT
	= TO BE REMOVED
	= UNDERGROUND ELECTRICAL
	= OVERHEAD ELECTRICAL
	= SILT FENCE
	= EXISTING FENCE
	= ELECTRICAL TRANSFORMER

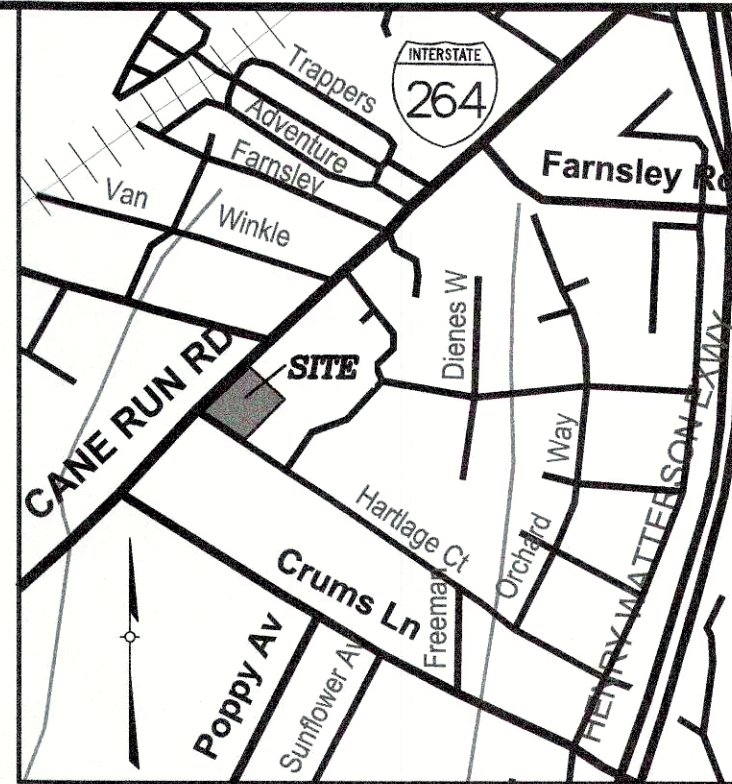


SITE ADDRESS:
3229 HARTLAGE CT
LOUISVILLE, KY 40216
TAX BLOCK 1008, LOT 0307-0307
D.B. 11078, PG. 77

SITE ADDRESS:
4225 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1008, LOT 0304
D.B. 9103, PG. 637

SITE ADDRESS:
4231 CANE RUN ROAD
LOUISVILLE, KY 40216
TAX BLOCK 1008, LOT 0376-0376
D.B. 11078, PG. 77

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - LAKE DREAMLAND



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.85 ACRES (37,201 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= RETAIL
PROPOSED USE	= RESTAURANT
PROPOSED BUILDING AREA	= 2,050 SF
F.A.R.	= 0.06
BUILDING HEIGHT	= MAX. 30' MAX.
PARKING REQUIRED	= 14 SPACES MIN. 41 SPACES
1/150 SF MIN.	= 14 SPACES
1/50 SF MAX.	= 41 SPACES
TOTAL PARKING REQUIRED	= 14 SP MIN 41 SP MAX
TOTAL PARKING PROVIDED	= 26 (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 17,660 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,325 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,613 SF

VARIANCE REQUEST:

A VARIANCE IS REQUESTED FROM SECTION 5.1.12.B & 5.5.5.A.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A PROPOSED BUILDING TO NOT FALL WITHIN THE INFILL SETBACK RANGE OF HARTLAGE CT AND TO ALLOW AN ACCESSORY STRUCTURE WITHIN THAT SETBACK.

VARIANCE SITE PLAN
TACO BELL
CANE RUN ROAD
DEVELOPER
ABTB Louisville, LLC
245 Amity Road, Ste. 200
Woodbridge, CT 06525

SHEET
1
OF 1

19105

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LANDSCAPE ARCHITECTURE
605 WESTERN AVENUE, SUITE 100
LOUISVILLE, KY 40202
TEL: 502.444.9711 FAX: 502.444.9714
WEB SITE: WWW.LD-D.COM

PROJECT DATA

FILE NAME: 19105-VARIANCE PLAN

DATE: 2-24-20

SCALE: AS SHOWN

CHECKED BY: DT

DRAWN BY: DT

REVISIONS

DESCRIPTION

DATE

NO.

BY

PROFESSIONAL'S SEAL