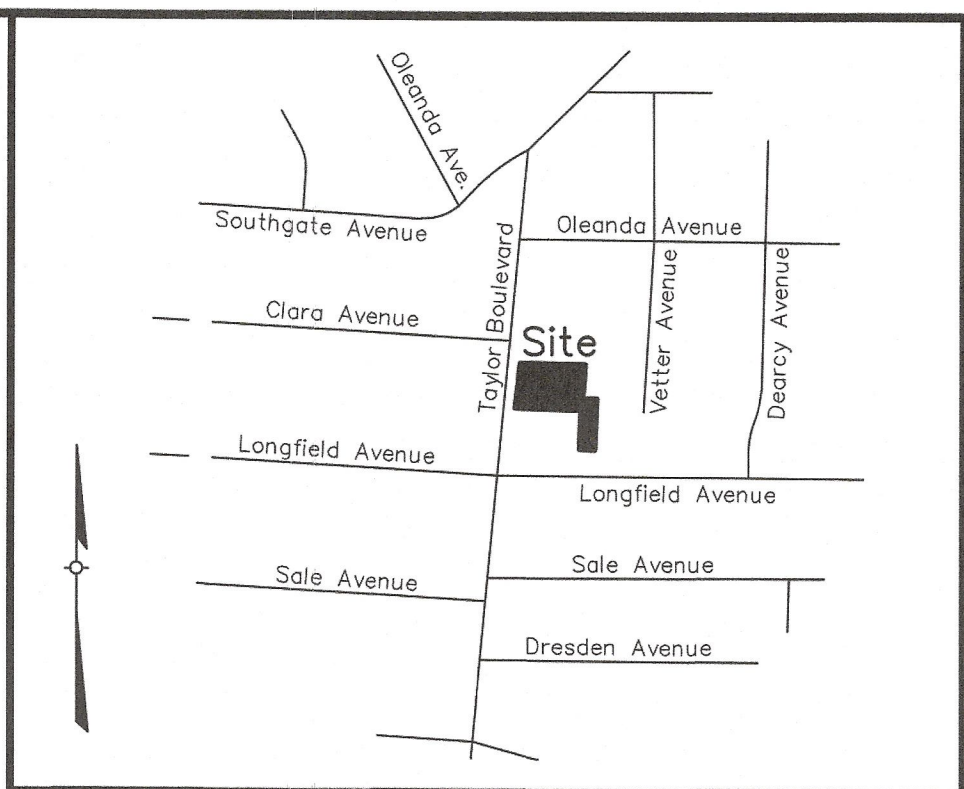


WAIVER REQUEST:

1. A Waiver is requested from Section 5.9.2.c.4 of The Louisville Metro Land Development Code to allow the drive-thru lane to be located in front of the principal structure.

VARIANCE REQUEST:

1. A Variance is requested from Section 5.1.12 of The Louisville Metro Land Development Code to permit encroachment of the drive aisle into the infill front yard setback.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA = 1.0± Ac. (43,666 SF)
EXISTING ZONING = R-6 & R-7/C-3
PROPOSED ZONING = C-1/ C-3
FORM DISTRICT = TRADITIONAL NEIGHBORHOOD
EXISTING USE = PARKING LOT
PROPOSED USE = RESTAURANT
BUILDING HEIGHT = 26'
BUILDING AREA = 1,960 SF
F.A.R. = 0.05 (N/A MAX. ALLOWED)

PARKING REQUIRED 1960/1000 S.F. MIN. 1960/100 S.F. MAX. = 2 SP 20 SP

PARKING PROVIDED = 9 SPACES (2 ADA SP INCLUDED)

BIKE PARKING REQUIRED/PROVIDED = 3 BIKE SPACES

TOTAL VEHICULAR USE AREA = 18,889 SF
INTERIOR LANDSCAPE AREA REQUIRED = 944 SF (5%)
INTERIOR LANDSCAPE AREA PROVIDED = 1263 SF

EXISTING IMPERVIOUS = 42,466 SF
PROPOSED IMPERVIOUS = 22,003 SF (48% DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging existing sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- Existing sidewalk reconstruction and repairs shall be required as necessary, to meet Metro Public Works standards and shall be inspected prior to final bond release.
- Street trees to be provided in adjacent streets per LDC 10.2.8. Final location and type to be shown on the approved landscape plan.
- KYTC will require calculations for any runoff deemed necessary to be taken to the state right-of-way, proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and down stream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right-of-way shall result in conditions that are equal to or better than the existing facilities.
- Upon KYTC approval, all existing parking spaces that connect directly to Taylor Blvd shall be removed and the required curb and verge shall be reestablished.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- All retail shops must have individual connections per MSD's fats, oils and grease policy.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0056 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- This project 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 preliminary development plan, the area of disturbance is 42,649 S.F.
- Site discharges into the combined sanitary sewer system and shall limit the 100-year post-developed discharge to the 10-year pre-developed discharge per section 10.3.1.2 of the MSD design manual.

DETENTION BASIN

X = Δ CRA/12
ΔC pre/ex. = 0.22
ΔC post/prop. = 0.18
A = 1.0 ACRES
R(10) = 4.5 INCHES
R(100) = 6.2 INCHES

X PRE 10 = (0.77)(4.5)(1.0)/12 = 0.28 AC.-FT
X POST 100 = (0.44)(6.2)(1.0)/12 = 0.22 AC.-FT
X = 0.28 AC.-FT - 0.22 AC.-FT = 0.06 AC.-FT
X = 2,613 CU.-FT

PROVIDED BASIN = 4,888 SQ.FT. @ 1 FT.
TOTAL = 4,888 SQ.FT. @ APPROX. 1 FT. DEPTH
= 4,888 CU.-FT > 2,613 CU.-FT

OWNER:
MIC LIMITED & STANLEY H MARKS
8252 E LANSING ROAD
DURAND, MI 48429

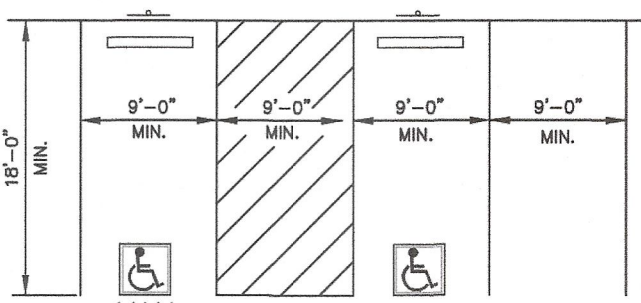
SITE ADDRESS(S):
3411,3415,3419,3421 TAYLOR BLVD. & 1225 LONGFIELD AVE
LOUISVILLE, KY 40215
TAX BLOCK 051D, LOT 0029,0028,0003, 0004,& 0001 CASE # 24-ZONE-0034
D.B. 5934, PG. 0747
D.B. 5965, PG. 0839
D.B. 9720, PG. 0391
D.B. 5931, PG. 0208
D.B. 9720, PG. 0394

COUNCIL DISTRICT - 15
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE

WM#12677

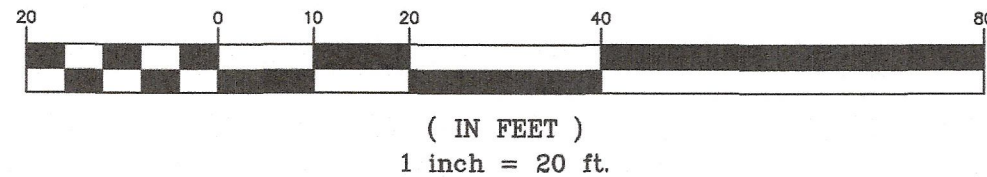
LEGEND

- | | |
|---|-----------------------------------|
| OCO Sanitary Clean-Out | Utility Pole |
| PVC Polyvinyl Chloride Pipe | Guy Anchor |
| P.O.B. Point of Beginning (Property Description) | Light Pole |
| 16"W Underground Water Line | Catch Basin |
| 6"G Underground Gas Line | Fire Hydrant |
| OHE Overhead Electric Line | Water Meter |
| ETC Overhead Electric, Telephone & Cable Lines | Water Valve |
| Set Mag Nail With Washer Stamped "LD&D SURVEYING PLS 3492" (Unless Otherwise Noted) | GV Gas Valve |
| Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492" | Sanitary Sewer Manhole |
| | Proposed Storm Sewer, Catch Basin |



TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE



NO.	REVISIONS				SURVEYOR'S SEAL
	DATE	DESCRIPTION	ADDRESSED AGENCY COMMENTS	REVISED LAYOUT	
	04.22.24	1			
	07.22.24	2			
NO.	REVISIONS				ENGINEER'S SEAL
	08.19.24	3			
	08.19.24	4			
	08.19.24	5			

PROJECT DATA	
FILE NAME: 23112-DDDP	SCALE: AS SHOWN
DATE: 02.12.24	DRAWN BY: ZS
CHECKED BY: DT	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
605 WESTBURN AVE. SUITE 1000
LOUISVILLE, KY 40203
PHONE: 502.443.9794
WEB SITE: WWW.LD&D-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN
TACO BELL
3419 TAYLOR BLVD.
DEVELOPER
ABTB Louisville LLC
245 Amity Road Suite 200
Woodbridge, CT 06525

JOB NO. 23112
SHEET 1 OF 1