

**CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY**

ORDINANCE NO. 1377, SERIES 2018

**AN ORDINANCE TO AMEND THE ZONING OF CERTAIN
PARCELS OF LAND LOCATED WITHIN THE CITY OF
JEFFERSONTOWN, KENTUCKY, FROM R-4
CLASSIFICATION TO C-N CLASSIFICATION WITH
WAIVERS, VARIANCES AND A DETAILED DISTRICT
DEVELOPMENT PLAN**

WHEREAS, the properties currently owned by Kevin Carrico located at 3551 Ruckriegel Parkway, Hanken Corp, Inc. located at 10515, 10517, 10519 & 10601 Taylorsville Road and James P. Landherr located at 10603 Taylorsville Road within the City of Jeffersontown is currently zoned R-4; and

WHEREAS, the City Council finds that the current zoning of this property is inconsistent with the highest and best use of the property, and

WHEREAS, the City Council finds that it is in the best interests of the owner of the affected parcel and in the best interests of Jeffersontown and the Jeffersontown community that this parcel be rezoned from R-4 to C-N; and

WHEREAS, the City Council desires to go forward with the rezoning of the subject property,

**NOW THEREFORE, IT IS ORDAINED BY THE CITY OF
JEFFERSONTOWN, KENTUCKY, AS FOLLOWS:**

Section 1. The City of Jeffersontown, Kentucky, hereby changes the zoning of the property located at 3551 Ruckriegel Parkway and 10515, 10517, 10519, 10601 & 10603 Taylorsville Road from R-4 to C-N, as those classifications are described by the City of Jeffersontown as of the date of final passage of this Ordinance.

Section 2. The City further grants a waiver from Chapter 10 to allow reductions in Landscape Buffer Area widths and from Chapter 5 to not provide a direct pedestrian connection to Candlewood Way, as recommended for approval by the Louisville Metro Planning Commission and further approves the requested Detailed Development Plan subject to all binding elements set forth in the January 4, 2018 minutes of the Planning Commission in Case No. 17ZONE1057, which minutes are attached hereto as Exhibit "A" and incorporated herein by reference as if set forth in full.

Section 3. This Ordinance shall take effect upon passage and appropriate publication.

INTRODUCED AND READ AT A CITY COUNCIL MEETING OF THE CITY COUNCIL OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 6th DAY OF February, 2018.

READ, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 20th DAY OF February, 2018.

VETOED:

APPROVED:

BILL DIERUF, MAYOR



BILL DIERUF, MAYOR

DATE: _____

DATE: 2/21/18

ATTEST:

Bill Fox
BILL FOX, CITY CLERK

Exhibit A:

Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee and to the City of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The size and location of any proposed freestanding sign(s) must be in compliance with the City of Jeffersontown Sign Ordinance.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from the City of Jeffersontown and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the

proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission or City of Jeffersontown.

6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. Prior to obtaining a certificate of occupancy for the development, the applicant shall have: (i) installed the landscaping as shown on the Enhanced Landscape Buffer Exhibit presented at the January 4, 2018 Planning Commission public hearing with the Serbian Spruce and Green Giant Arborvitae shown thereon being a minimum height of 8-10 feet tall at time of installation; and (ii) installed the 8 foot wood privacy fence as shown on the Enhanced Landscape Plan.
9. The hours of operation are limited to 7 a.m. to 11 p.m. for all 7 days a week, excluding the drive thru pharmacy which can be open 24 hours (provided the store is closed between 11 p.m. and 7 a.m. with only the drive thru open).
10. In addition to the Land Development Code lighting requirements, half of the lights on the property shall be turned off after normal store hours from 11 p.m. to 7 a.m.
11. There shall be no signage on the Candlewood Way (East) side of the building other than a directional sign for the drive thru.
12. The applicant shall install trash cans along Taylorsville Road and Ruckriegel Parkway (working with the City of Jeffersontown as to the style and design).
13. Prior to obtaining a building permit, the applicant shall obtain approval from the Planning Commission and City of Jeffersontown for the proposed building elevations and renderings.

PRELIMINARY APPROVAL
Condition of Approval:
Tansky 1-3-17
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

R-4/SMC
JULIE & MICHAEL PARROTT
10604 PARK AVENUE
LOUISVILLE, KY 40299-3910
D.B. 9816, PG. 679

R-4/SMC
JAMES GHRIST
10510 PARK AVENUE
LOUISVILLE, KY 40299-3908
D.B. 6047, PG. 199

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS

BY: *[Signature]*
DATE: *01/04/18*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

R-4/SMC
JAMES & JENNIFER WOOD
10506 PARK AVENUE
LOUISVILLE, KY 40299-3908
D.B. 9833, PG. 865

R-4/SMC
DEBORAH LOWERY
10504 PARK AVENUE
LOUISVILLE, KY 40299-3908
D.B. 5683, PG. 709

R-4/SMC
CITY OF JEFFERSONTOWN, KY
JEFFERSONTOWN, KY 40220-3125
TAX BLOCK: 496, LOT: 008

LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 17 Zone 1057
APPROVAL DATE: *01/04/18*
EXPIRATION DATE: *02/21/20*
SIGNATURE OF PLANNING COMMISSION
[Signature]
PLANNING COMMISSION

R-4/SMC
BROWN NOLTEMEYER COMPANY
2424 EAGLES EYRIE COURT
LOUISVILLE, KY 40206-2328
D.B. 8270, PG. 913

C-1 & R-4/SMC
FOREMAN REAL ESTATE, LLC
10800 OLD TAYLORSVILLE ROAD
LOUISVILLE, KY 40299-3737
D.B. 9657, PG. 766

R-4/SMC
FOREMAN REAL ESTATE, LLC
10800 OLD TAYLORSVILLE ROAD
LOUISVILLE, KY 40299-3737
D.B. 9657, PG. 766

MSD STANDARD EROSION CONTROLS	
	STONE BAG CHECK DAM
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

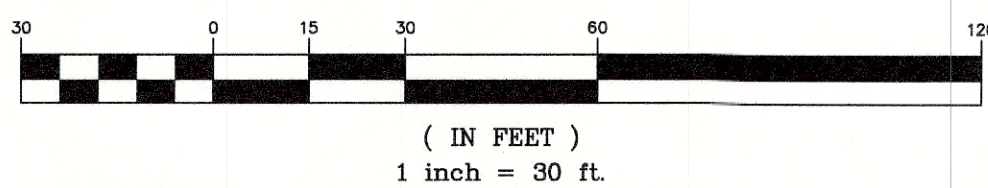
LEGEND

	= EXISTING STORM SEWER		= EXISTING CONTOUR
	= EXISTING SEWER AND MANHOLE		= EXISTING PROPERTY LINE TO BE Z=OUT
	= EXISTING LIGHT POLE		= EXISTING UTILITY POLE
	= EXISTING GAS VALVE		= EXISTING OVERHEAD ELECTRIC
	= EXISTING TELEPHONE PEDESTAL		= EXISTING WATER METER
	= PROPOSED STORM SEWER		= EXISTING GAS METER
	= PROPOSED SEWER AND MANHOLE		= PROPOSED CURB RAMP
	= PROPOSED DRAINAGE SWALE		= DRAINAGE FLOW DIRECTION
			= EX. CORRUGATED METAL PIPE
			= PROPOSED 8' HT WOOD PRIVACY FENCE

TM#1 = RR SPIKE IN UTILITY POLE ON THE NORTH SIDE OF
TAYLORSVILLE ROAD 475' EAST OF RUCKRIEGEL PARKWAY.
ELEVATION=650.45(NAVD 88)

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 86,058 S.F.
EXISTING TREE CANOPY AREA	= 65,000 S.F. APPROX.
TREE CANOPY CLASS	= CLASS C - 71% EXISTING CANOPY
TOTAL TREE CANOPY AREA REQUIRED	= 25% (21,515 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 23,040 S.F.
(32) TYPE "A" TREES @ 1 3/4 CAL. (720 S.F. CREDIT EACH)	= 23,040 S.F.
TOTAL TREE CANOPY PROVIDED	= 23,040 S.F.

DETENTION BASIN CALCULATIONS

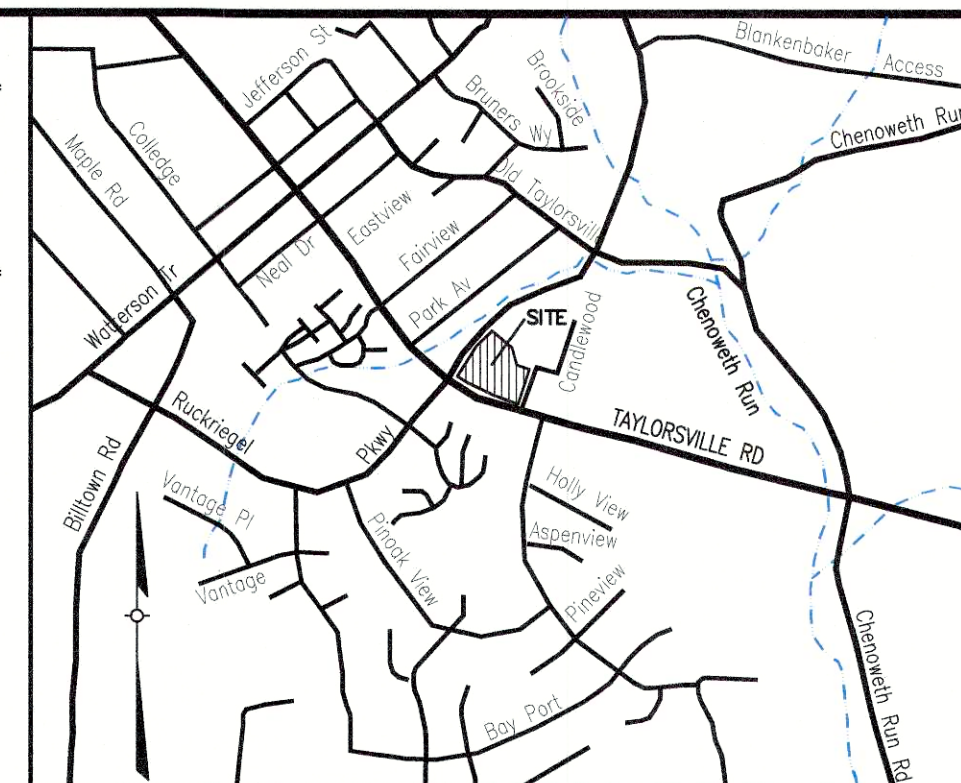
EXISTING "C" = $(0.57 \times 0.95) + (1.4 \times 0.23) / 1.97$	= 0.43
PROPOSED "C" = $(1.71 \times 0.95) + (0.28 \times 0.23) / 1.97$	= 0.85
$AC = (0.85 - 0.43) = 0.42$	
$X = 0.8 \times 0.42$	= 0.336
$AC = 0.85 - 0.29 = 0.56$	
$A = 1.97$	ACRES
$R = 2.8$	INCHES
$X = (0.42)(1.97)(2.8) / 12$	= 0.193 AC.-FT.
REQUIRED $X = (8,500 \text{ C.F.} \times 150\%)$	= 12,750 C.F.
PROVIDED UNDERGROUND DETENTION = $(4,300 \text{ S.F.} \times 3 \text{ C.F.})$	= 12,900 C.F.
PROPOSED = 12,900 C.F. > REQUIRED = 12,750 C.F.	

WAIVER REQUESTED

- A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 5.9.2.A.1.B.1, TO NOT PROVIDE A DIRECT PEDESTRIAN CONNECTION TO CANDLEWOOD WAY.

VARIANCE REQUESTED

- A VARIANCE IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.3.2.C.2.B TO ALLOW ENCROACHMENT OF PROPOSED PAVEMENT INTO THE REQUIRED 25' SETBACK ALONG THE NORTHERN PROPERTY LINE.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.97± ACRES (86,058 S.F.)
EXISTING ZONING	= R-4
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= C-N
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= COMMERCIAL/DRUG STORE
BUILDING AREA	= 14,550 S.F.
BUILDING HEIGHT	= 1 STORY-20' (60' MAXIMUM HEIGHT ALLOWED)
FAR	= 0.16 (0.5 MAXIMUM ALLOWED)
PARKING REQUIRED	MIN. MAX.
PHARMACY SPACE	= 5 SPACES 7 SPACES
MIN. 1 SPACE/300 RX AREA (1,479/300)	
MAX. 1 SPACE/200 RX AREA (1,479/200)	
RETAIL SPACE	= 52 SPACES 87 SPACES
MIN. 1 SPACE/250 RETAIL AREA (13,071/250=52.3)	
MAX. 1 SPACE/150 RETAIL AREA (13,071/150=87.1)	
TOTAL PARKING REQUIRED	= 57 SPACES 94 SPACES
TOTAL PARKING PROVIDED	= 57 (3 ACCESSIBLE SPACES INCLUDED)
BIKE RACKS REQUIRED	= 2 SHORT TERM / 2 LONG TERM
BIKE RACKS PROVIDED	= 2 SHORT TERM / 2 LONG TERM (PROVIDED INSIDE)
TOTAL VEHICULAR USE AREA	= 39,555 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 2,967 S.F. (7.5% OF VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 4,717 S.F. (12% OF VUA)
EXISTING IMPERVIOUS AREA	= 0.574 ACRES
PROPOSED IMPERVIOUS AREA	= 1.71± ACRES
DIFFERENCE IN IMPERVIOUS AREA	= 1.14± ACRES

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.
- STATE HIGHWAY ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE ENTRANCE.
- THE ENTRANCE ON KY 155 SHALL BE RESTRICTED TO RIGHT IN/RIGHT OUT UNTIL SUCH TIME THE THREE LANE SECTION AT RUCKRIEGEL PARKWAY IS EXTENDED AND CONNECTED TO THE EAST.
- NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES IT SHALL BE RE-ARMED, SHIELDED, OR TURNED OFF.
- RADIUSES FOR NEW COMMERCIAL ENTRANCES SHALL BE 35' MINIMUM WITHIN THE STATE RIGHT-OF-WAY.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO CURRENT ADA STANDARDS.
- CONSTRUCTION FENCING SHALL BE ERRECTED 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 DRAIN 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.
- KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNITED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND 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.
- ALL ROADWAYS AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- KARST SURVEY WAS CONDUCTED ON SITE BY SARAH BETH SAMMONS, PLA. 70N 10/31/17. NO KARST ACTIVITY WAS OBSERVED.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- CALCULATIONS WILL BE REQUIRED TO BE SUBMITTED TO KTC FOR ANY RUNOFF DEEMED NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSAL 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 DOWNSTREAM) 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 KTC RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.

MSD NOTES:

- SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0064E DATED DECEMBER 5, 2006.
- DRAINAGE PATTERN DEPICTED BY ARROWS (=>) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- IF THE SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO (50% OF) PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM WHICHEVER IS MORE RESTRICTIVE.
- A DOWNSTREAM FACILITIES CAPACITY REQUEST HAS BEEN SUBMITTED TO MSD (NOV. 6, 2017).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- EROSION & SILT CONTROL SHOWN IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE A EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- A TELL-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT. MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
- SITE IS SUBJECT TO PLAN REVIEW FEES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- JEFFERSONTOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- UNDERGROUND DETENTION BASINS MUST MEET THE REQUIREMENTS OF SECTION 10.3.8.4 OF MSD'S DESIGN MANUAL.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
- ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDER DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
- CONSTRUCTION FENCING SHALL BE ERRECTED 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 DRAIN LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

SITE ADDRESS:
3551 RUCKRIEGEL PARKWAY
LOUISVILLE, KY 40299
TAX BLOCK 496, LOT 77
D.B. 9815, PG. 853

OWNER:
KEVIN CARRICO
3551 RUCKRIEGEL PARKWAY
LOUISVILLE, KENTUCKY 40299

SITE ADDRESS:
10515, 10517, 10519 & 10601 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299
TAX BLOCK 496, LOT 34, 36, 37
D.B. 6653, PG. 165/D.B. 6653, PG. 168
D.B. 6984, PG. 93/D.B. 7755 PG. 751

OWNER:
HANKEN CORP. INC.
10602 GLENEAGLE PLACE
LOUISVILLE, KENTUCKY 40223

SITE ADDRESS:
10603 TAYLORSVILLE ROAD
LOUISVILLE, KY 40299
TAX BLOCK 496, LOT 39
D.B. 3880, PG. 161

OWNER:
JAMES P. LANDHERR
10603 TAYLORSVILLE ROAD
JEFFERSONTOWN, KENTUCKY 40299

COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN

CASE: 17ZONE1057
RELATED CASES: B-52-B6
WATER/SUB # 2380

REVISIONS	
NO.	DESCRIPTION
1	REVISION PER MSD COMMENT
2	REVISED TAYLORSVILLE ENTRANCE
DATE	BY
12/7/17	SEB
12/28/17	SEB

NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

PROJECT DATA	
FILE NAME: 17163.DDDP.dwg	SCALE: AS SHOWN
DATE: 11/29/2017	CHECKED BY: SEB / BB
DATE: 11/29/2017	DRAWN BY: SEB / BB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
809 W. MARKET ST. SUITE 200
LOUISVILLE, KY 40202
TEL: 502.446.9575 FAX: 502.446.9576
WWW.LD&D-INC.COM

ZONE CHANGE/DETAILED DISTRICT DEVELOPMENT PLAN
OWNER/DEVELOPER
HANKEN CORP. INC.
10602 GLENEAGLE PLACE
LOUISVILLE, KY 40223-2667

JOB NO. 17163
SHEET 1 OF 1