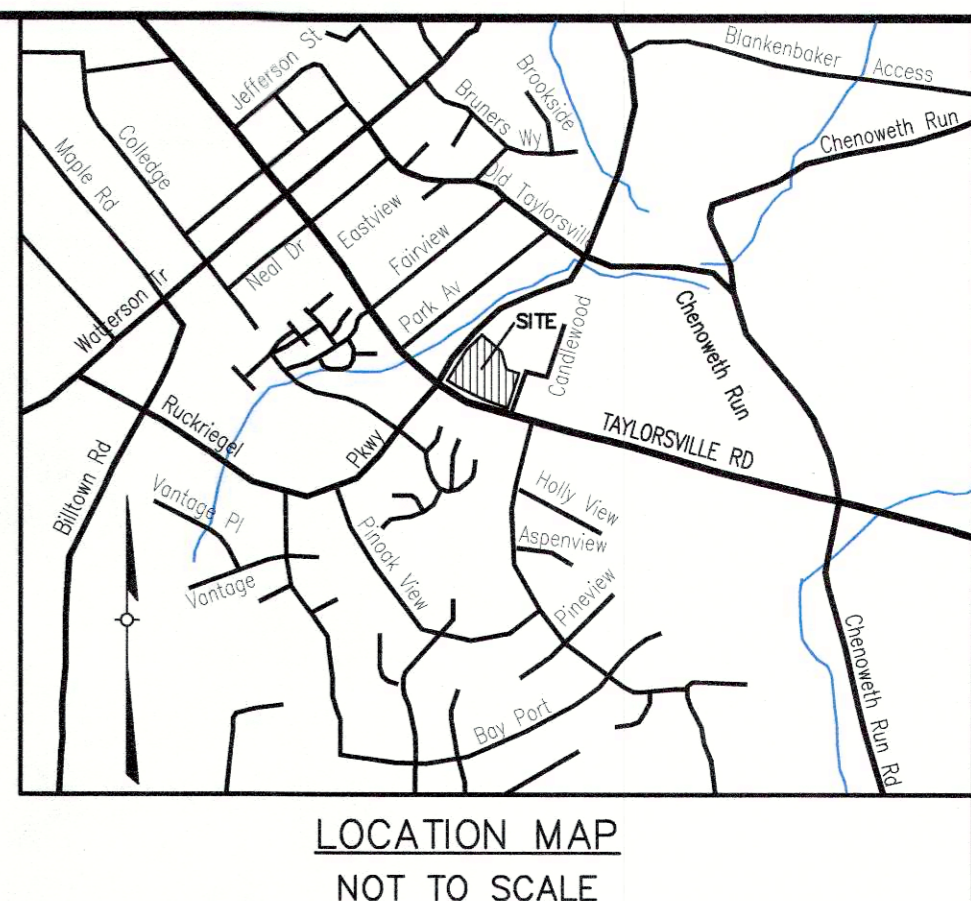


WAIVER REQUESTED

1. A WAIVER IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.4 PROPERTY PERIMETER LANDSCAPE BUFFER AREAS FOR THE ENCROACHMENT OF PROPOSED PAVEMENT AND RETAINING WALL INTO THE REQUIRED LANDSCAPE BUFFER AREA ALONG THE PROPERTY LINES.

VARIANCE REQUESTED

1. A VARIANCE IS REQUESTED FROM LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.3.2.2.9 TO ALLOW ENCROACHMENT OF PROPOSED PAVEMENT INTO THE REQUIRED 25' SETBACK ALONG THE NORTHERN PROPERTY LINE.



PROJECT DATA

TOTAL SITE AREA	= 1,974 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
MIN. 1 SPACE/300 RX AREA (1,479/300)	
MAX. 1 SPACE/200 RX AREA (1,479/200)	= 7 SPACES
RETAIL SPACE	
MIN. 1 SPACE/250 RETAIL AREA (13,071/250=52.3)	= 52 SPACES
MAX. 1 SPACE/150 RETAIL AREA (13,071/150=87.1)	= 87 SPACES
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	= 1.714 ACRES
DIFFERENCE IN IMPERVIOUS AREA	= 1.144 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.
 - 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.
 - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTOR 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.
 - 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 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.
 - 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, P.L.A. 70N 10/31/17. NO KARST ACTIVITY WAS OBSERVED.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

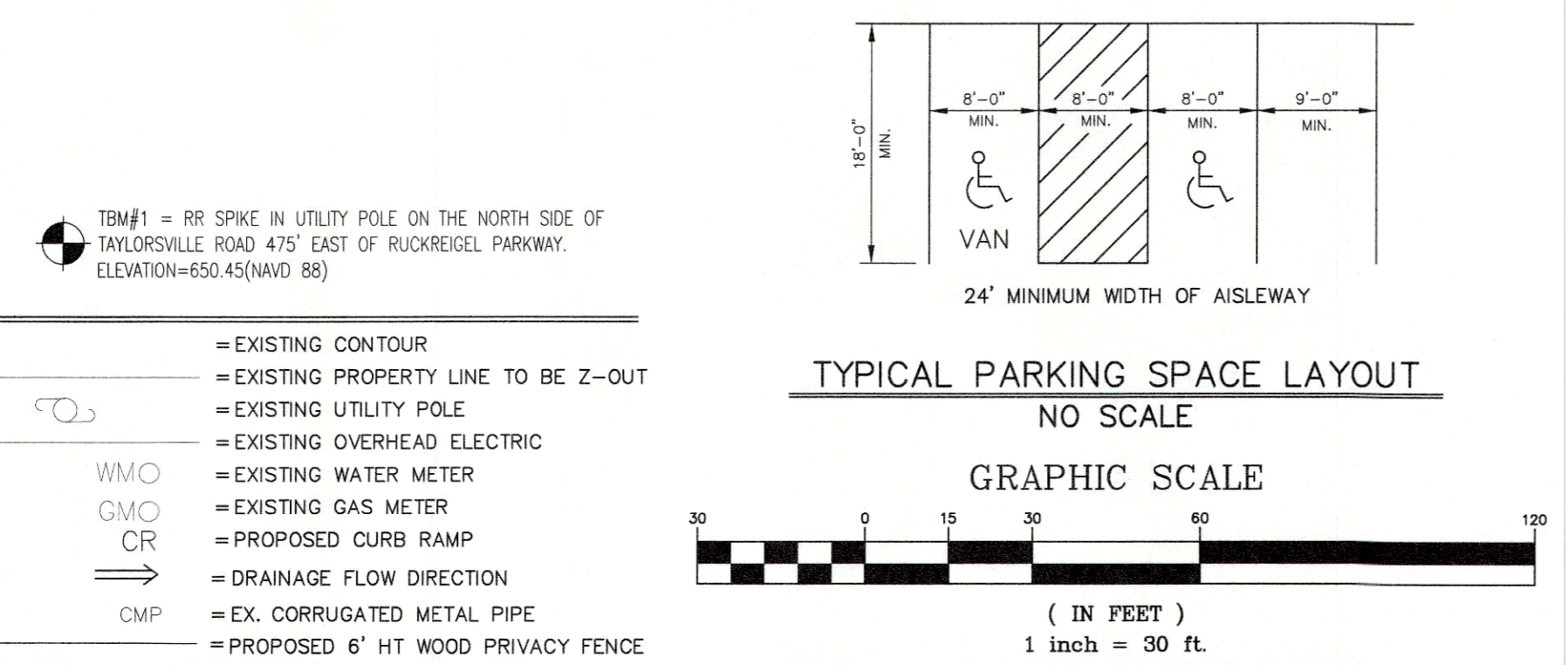
- MSD NOTES:**
- SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING CONNECTION.
 - NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 21111C0064E DATED DECEMBER 5, 2006.
 - DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE 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 DOWNSYSTEM SYSTEM WHICHEVER IS MORE RESTRICTIVE.
 - A DOWNSYSTEM FACILITIES CAPACITY REQUEST HAS BEEN SUBMITTED TO MSD (NOV. 6, 2017).
 - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 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 SHOWS IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS.
 - PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
 - A TELL-A-INSPECTOR 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.
 - KTC 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 APPROVAL 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 SEEDED 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 SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILT FENCE.
 - ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRIP-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 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 - SEEDING-LAWN GRASSING DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PLANTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN. ALL STORM DRAINAGE SHALL CONFORM TO MSD STANDARD SPECIFICATIONS.
 - CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTOR 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.

MSD STANDARD EROSION CONTROLS

	STONE BAG CHECK DAM IN CONCRETE FLUMES
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

- LEGEND**
- EXISTING STORM SEWER
 - EXISTING SEWER AND MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING GAS VALVE
 - EXISTING TELEPHONE PEDESTAL
 - PROPOSED STORM SEWER
 - PROPOSED SEWER AND MANHOLE
 - PROPOSED DRAINAGE SWALE
 - EXISTING CONTOUR
 - EXISTING PROPERTY LINE TO BE Z-OUT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING WATER METER
 - EXISTING GAS METER
 - PROPOSED CURB RAMP
 - DRAINAGE FLOW DIRECTION
 - EX. CORRUGATED METAL PIPE
 - PROPOSED 6' HT WOOD PRIVACY FENCE



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	
(32) TYPE "A" TREES @ 1 3/4 CAL. (720 S.F. CREDIT EACH)	= 23,040 S.F.
TOTAL TREE CANOPY PROVIDED	= 23% (23,040 S.F.)

DETENTION BASIN CALCULATIONS

EXISTING "C" = (0.57*0.95)*(1.4*0.23)/1.97 = 0.43
 PROPOSED "C" = (1.71*0.95)*(0.26*0.23)/1.97 = 0.85
 AC = (0.85-0.43) = 0.42
 V = 0.294/12
 JC = 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.
 X = (8,500 C.F.)*(1500) = 12,750 C.F.
 PROVIDED UNDERGROUND DETENTION = (4,300 S.F.*3 C.F.) = 12,900 C.F.
 PROPOSED = 12,900 C.F. > REQUIRED = 12,750 C.F.

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. 8984, 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

RECEIVED
 NOV 30 2017
 PLANNING &
 DESIGN SERVICES

CASE: 17ZONE1057
 RELATED CASES: B-52-86
 WATER/TRUCK # 2380

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 17163.DDDP.dwg
 DATE: 11/20/2017
 SCALE: AS SHOWN
 DRAWN BY: SBS / BB
 CHECKED BY: []

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 950 HIGHWAY 278, SUITE 100, PHOENIX, AZ 85024
 TEL: 602.444.9278 FAX: 602.444.9274
 WEB SITE: WWW.LDD-INC.COM

**PHARMACY/RETAIL STORE
 TAYLORSVILLE/RUCKRIEGEL**
 OWNER/DEVELOPER
HANKEN CORP. INC.
 10602 GLENEAGLE PLACE
 LOUISVILLE, KY 40223-2667

ZONE CHANGE/DETAILED DISTRICT DEVELOPMENT PLAN
 JOB NO. 17163
 SHEET 1 OF 1

PROFESSIONAL'S SEAL