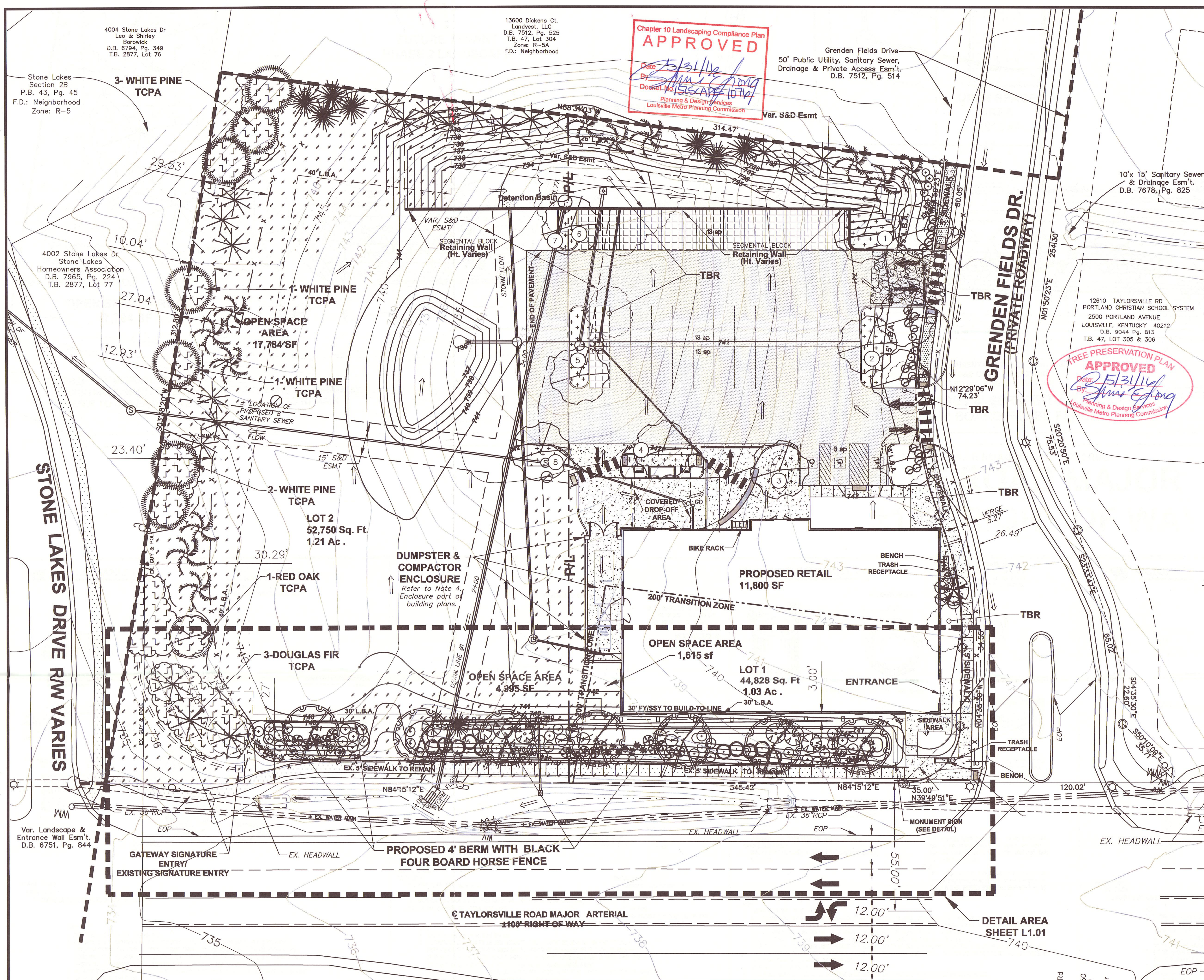



4004 Stone Lakes Dr Leo & Shirley Borowick D.B. 6794, Pg. 349 T.B. 2877, Lot 76

Stone Lakes Section 2B P.B. 43, Pg. 45 F.D.: Neighborhood Zone: R-5

4002 Stone Lakes Dr Stone Lakes Homeowners Association D.B. 7965, Pg. 224 T.B. 2877, Lot 77

13600 Dickens Ct. Landvest, LLC D.B. 7512, Pg. 525 T.B. 47, Lot 304 Zone: R-5A F.D.: Neighborhood

Grenden Fields Drive 50' Public Utility, Sanitary Sewer, Drainage & Private Access Esm't. D.B. 7512, Pg. 514

10'x 15' Sanitary Sewer & Drainage Esm't. D.B. 7676, Pg. 825

12610 Taylorsville Rd Portland Christian School System 2500 Portland Avenue Louisville, Kentucky 40212 D.B. 9044 Pg. 813 T.B. 47, Lot 305 & 306

Var. Landscape & Entrance Wall Esm't. D.B. 6751, Pg. 844

12627 Taylorsville Road McDonalds Real Estate Company D.B. 10029, Pg. 290 T.B. 3700, Lot 10 Zone: C-1 F.D.: Town Center

12629 Taylorsville Road Nedco LLC D.B. Unknown, Pg. Unknown T.B. 3700, Lot 9 Zone: C-1 F.D.: Town Center

12613 Taylorsville Rd Nedco LLC D.B. Unknown, Pg. Unknown T.B. 3700, Lot 8 Zone: C-1 F.D.: Town Center

12611 Taylorsville Rd Kroger Limited Partnership 1 D.B. 8583, Pg. 950 T.B. 3700, Lot 1 Zone: C-1 F.D.: Town Center

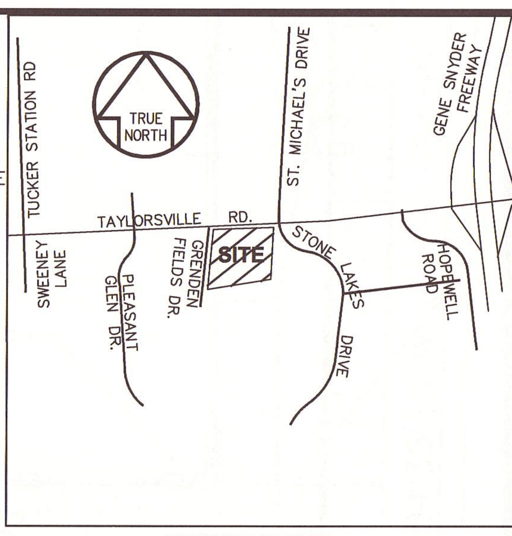
12609 Taylorsville Rd Nedco LLC D.B. 8817, Pg. 229 T.B. 3700, Lot 16 Zone: C-1 F.D.: Town Center

Chapter 10 Landscaping Compliance Plan APPROVED Date 5/31/16 By [signature] Docket No. 15LSCAPE1076 Planning & Design Services Louisville Metro Planning Commission

TREE PRESERVATION PLAN APPROVED Date: 5/31/16 By: [signature] Planning & Design Services Louisville Metro Planning Commission

## LEGEND

- PROPOSED HANDICAP PARKING
- INTERNAL LANDSCAPE AREA
- PROPOSED COMMON OPEN SPACE
- PROPOSED SIDEWALK/PATIO AREA
- EXISTING SIDEWALK TO REMAIN
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED BIKE RACK SHORT TERM
- EXISTING ZONING BOUNDARY
- SITE BOUNDARY
- BLACK FOUR BOARD HORSE FENCE
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED BENCH
- PROPOSED TRASH RECEPTACLE
- HEADWALL
- CATCH BASIN
- DRAINAGE MANHOLE
- EXISTING HYDRANT LOCATION
- TREE PROTECTION FENCE
- 646 EXISTING CONTOURS
- 735 PROPOSED CONTOURS
- PROPOSED DRAINAGE FLOW
- EXISTING TREE TBR
- TCPA TREE CANOPY PROTECTION AREA




**VICINITY MAP**
NOT TO SCALE

## SITE DATA:

| | |
|---|---|
| OVERALL LOT SIZE | ±97,574 S.F. (2.24 AC) |
| FORM DISTRICT | TOWN CENTER |
| LAND USE PERMITTED | RU,IU,OU,CU1 |
| LAND USE LIMITED | LU1,LU2,LU6 |
| EXISTING ZONING | PDD – AREA IIC |
| EXISTING USES: | VACANT |

### LOT 1

| | |
|---|---|
| LOT SIZE | ±44,828 S.F. (1.03 AC) |
| PROPOSED USE | 24' (1 1/2-STY) |
| BUILDING HEIGHT | DISCOUNT STORE / RETAIL |
| PROPOSED RETAIL SPACE | 11,800 SF |
| FLOOR AREA RATIO | 0.25 FAR |
| DISCOUNT PARKING REQ: | 1/500 MIN. (MIN*15% = MAX.) |
| DISCOUNT PARKING REQUIRED | 24 MIN. 28 MAX. |
| ACCESSIBLE PARKING REQUIRED | 1 SPACES |
| ACCESSIBLE PARKING PROVIDED | 3 SPACES |
| ASPHALT PARKING PROVIDED | 26 SPACES |
| PERMEABLE PARKING PROVIDED | 16 SPACES |
| TOTAL PARKING PROVIDED | 42 SPACES |
| BICYCLE SPACES REQUIRED | 4 LONG & 4 SHORT TERM SPACES |
| PARKING SPACES PROVIDED | 4 LONG & 7 SHORT TERM SPACES |
| **LANDSCAPE REQUIREMENTS** | |
| PROPOSED V.U.A. | LOT 1–16,551 S.F. |
| ILA REQUIRED | 1,241 SF (7.5%) |
| ILA PROVIDED | 1,620 SF (9.8%) |
| **OPEN SPACE REQUIREMENTS** | |
| COMMON OPEN SPACE LOT 1 | 1,615 S.F. |
| COMMON OPEN SPACE LOT 2 | 17,784+4,995=22,779 SF (25%) |
| COMMON OPEN SPACE REQUIRED 25% OF GROSS AREA | 24,394 S.F. |
| COMMON OPEN SPACE PROVIDED LOT1 & LOT2 = | 24,394 SF (25%) |
| **TREE CANOPY** | |
| TCPA CATEGORY | C |
| CLASS "C" 0%–40% EXISTING CANOPY | 13% EXISTING CANOPY |
| SITE AREA | ±44,828 S.F. (1.03 AC) |
| EXISTING TREE CANOPY AREA | 6,000 S.F. (13%) |
| PERSERVED TREE CANOPY AREA | 0 S.F. (0%) |
| NEW TREE CANOPY AREA REQUIRED | 8,966 SF (20%) |
| TREE CANOPY COVERAGE AREA PROVIDED | ~~14,346 SF (25%)~~ 12,906SF (28%) |

### LOT 2

| | |
|---|---|
| LOT SIZE | ±52,750 S.F. (1.21 AC) |
| PROPOSED USE | 24' (1-STY) |
| BUILDING HEIGHT | RESTAURANT |
| PROPOSED RESTAURANT SPACE | 5,000 SF + 1,400 SF PATIO = 6,400 SF |
| FLOOR AREA RATIO | 0.12 FAR |
| PARKING REQUIREMENTS: | |
| PARKING REQ: | 1/250 MIN. (MIN*15% = MAX.) |
| ACCESSIBLE PARKING REQUIRED | 2 SPACES |
| ACCESSIBLE PARKING PROVIDED | 2 SPACES |
| PARKING REQUIRED | 26 MIN. 30 MAX. |
| ASPHALT PARKING PROVIDED | 30 SPACES |
| PERMEABLE PARKING PROVIDED | 19 SPACES |
| TOTAL PARKING PROVIDED | 49 SPACES |
| BICYCLE SPACES REQUIRED | 4 LONG & 4 SHORT TERM SPACES |
| PARKING SPACES PROVIDED | 4 LONG & 7 SHORT TERM SPACES |
| **OPEN SPACE REQUIREMENTS** | |
| COMMON OPEN SPACE LOT 1 | 1,615 S.F. |
| COMMON OPEN SPACE LOT 2 | 17,784+4,995=22,779 SF (25%) |
| COMMON OPEN SPACE REQUIRED 25% OF GROSS AREA | 24,394 S.F. |
| COMMON OPEN SPACE PROVIDED LOT1 & LOT2 = | 24,394 SF (25%) |
| **LANDSCAPE REQUIREMENTS** | |
| PROPOSED V.U.A. | LOT 2–1,542 S.F. |
| ILA REQUIRED | 116 SF (7.5%) |
| ILA PROVIDED | 212 SF (13.7%) |
| **TREE CANOPY** | |
| TCPA CATEGORY | C |
| CLASS "C" 0%–40% EXISTING CANOPY | 25% EXISTING CANOPY |
| LOT 2 AREA | ±52,750 S.F. (1.21 AC) |
| EXISTING TREE CANOPY AREA | 13,200 S.F. (25%) |
| PERSERVED TREE CANOPY AREA | 13,200 S.F. (25%) |
| NEW TREE CANOPY AREA REQUIRED | 0 SF (0%) |
| NEW TREE CANOPY COVERAGE AREA PROVIDED | ~~9,034 SF (17%)~~ 8,494SF (16%) |
| TOTAL TREE CANOPY COVERAGE AREA PROVIDED | ~~22,234 SF (42%)~~ 21,694SF (41%) |

## I.L.A. AREAS

1. 387 sq.ft.
2. 367 sq.ft.
3. 192 sq.ft.
4. 285 sq.ft.
5. 310 sq.ft.
6. 79* sq.ft.

LOT 1 1,620 sq.ft.

7. 79* sq.ft.
8. 133 sq.ft.

LOT 2 212 sq.ft.

* REFER TO NOTE 22.

## INVENTORY:

- 1–14" CAL. RED OAK @ 1200 S.F. EACH=1200 S.F.
- 7–15'HT OR GREATER WHITE PINE @ 1200 S.F. EACH=8400 S.F.
- 3–15'HT OR GREATER DOUGLAS FIR @ 1200 S.F. EACH=3600 S.F.

ALL EXISTING TREES TO TO REMAIN ARE IN GOOD CONDITION AT THE TIME OF THIS SURVEY.

## PLANT LIST–OVERALL

| KEY / SYMBOL | QUANTITY | SIZE | COMMON NAME / BOTANICAL NAME | TREE TYPE | LOT 1 CANOPY / LOT 2 CANOPY | REMARKS |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | 7 | 1 3/4" – 2" Cal. | LEGACY SUGAR MAPLE / Acer saccurum "Legacy" | A | 4@900=3600SF / 3@900=2700SF | B&B |
| | 11 | 1 3/4" – 2" Cal. | WILLOW OAK / Quercus phellos | A | 10@720=7200SF / 1@720=720SF | B&B |
| | 1 | 1 3/4" – 2" Cal. | CAROLINA SILVERBELL / Halesia carolina | B | 1@432=432SF / NONE | B&B |
| | 1 | 14" Cal. | EXISTING RED OAK / Quercus rubra | A | NONE / SEE INVENTORY | EXISTING GOOD COND. |
| EVERGREEN TREES | | | | | | |
| | 8 | 8' Ht. | WHITE PINE / Pinus strobus | A | 3@720=2160SF / 5@720=3600SF | B&B 10' O.C. |
| | 16 | 8' Ht. | CANAERTII JUNIPER / Juniperus virginiana | C | 3@106=318SF / 13@106=1378SF | B&B |
| | 12 | 8' Ht. | 'NELLIE R STEVENS' HOLLY / Ilex x 'Nellie R Stevens' | C | 6@106=636SF / 6@106=636SF | 10' O.C. |
| | 3 | <15' Ht. | EXISTING DOUGLAS FIR / Abies 'Douglas' | A | NONE / SEE INVENTORY | EXISTING GOOD COND. |
| | 7 | <15' Ht. | EXISTING WHITE PINE / Pinus strobus | A | NONE / SEE INVENTORY | EXISTING GOOD COND. |

NEW CANOPY LOT 1 = 14,346 SF
NEW CANOPY LOT 2 = 9,034 SF

| KEY / SYMBOL | QUANTITY | SIZE | COMMON NAME / BOTANICAL NAME | REMARKS |
|---|---|---|---|---|
| SHRUBS | | | | |
| | 8 | 36" Ht. | OAK LEAF HYDRANGEA / Hydrangea quercifolia | 3 GAL. CONT. 5' O.C. |
| | 55 | 30" Ht. | WINTERBERRY HOLLY / Ilex verticillata | B&B 5' O.C. |
| | 18 | 18"–24" Ht. | WINTER BEAUTY BOXWOOD / Buxus microphylla koreana | B&B 5' O.C. |
| | 15 | 18"–24" Ht. | ~~MOUNTAIN SWEET PEPPER BUSH / Clethra acuminata~~ Winter Green Boxwood / Buxus microphylla 'Wintergreen' | 3 GAL. CONT. 4' O.C. |
| | 7 | 36" Ht. | BOTTLEBRUSH BUCKEYE / Aesculus parviflora | 5 GAL. CONT. 8' O.C. |
| | 10 | 42" Ht. | ARROWWOOD VIBURNUM / Viburnum dentatum | B&B 6' O.C. |
| | 13 | 8"–12" Ht. | FOUNTAIN GRASS / Pennisetum Rich. ex Pers. | 3 GAL. CONT. 3' O.C. |
| | 17 | 24"–36" Ht. | LITTLE BLUESTEM / Schizachyrium scoparium | 3 GAL. CONT. 3' O.C. |

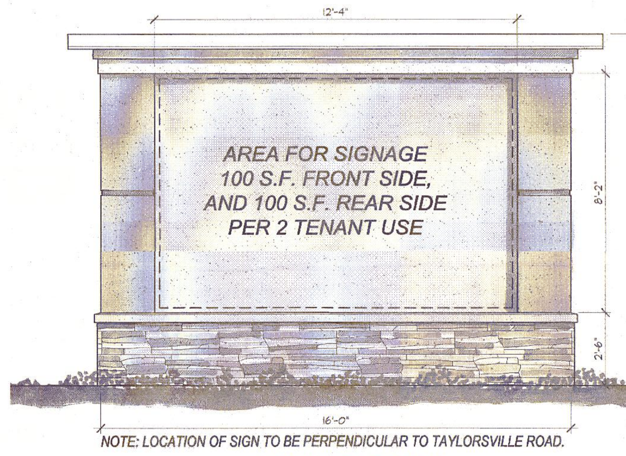
RECEIVED MAY 18 2016 PLANNING & DESIGN SERVICES

## LANDSCAPE NOTES

1. Contractor to verify quantities prior to bidding.
2. Grass or ground cover shall be planted on all portions of the landscape buffer areas not occupied by other landscape material. The ground plane of all landscape islands shall be planted using either shrubs, groundcover, or turf.
3. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first, while other defective plant shall be replaced or repaired within three (3) months.
4. All service structures shall be screened in accordance with chapter 10 of the ldc. Service structures include but are not limited to: propane tanks, dumpsters, hvac units, electric transformers & telecom boxes.
5. It will be the responsibility of the property owner to perpetually maintain all landscape areas and associated plant material required under land development code regulations. The property owner shall also be responsible for maintaining the verge and associated trees within the verge unless the agency having jurisdiction over that verge assumes that responsibility.
6. All proposed trees shall be a minimum of 4 feeT from the edge of pavement or curb.
7. All plant material located within a utility easement that is damaged or removed due to work required by the utility company shall be immediately replaced by the owner in accordance with chapteR 10 requirements.
8. Existing trees and shrubs are being preserved to meet Tree Canopy and Buffer requirments along the property line bearing S03°38'20"W. If any trees die or are removed they will be replaced as per the landscape code requirements.
9. Tree canopy protection areas ~~(tcpas)~~ TCPA identified on this plan represent individual trees and/or portions of the site designated to meet the tree canopy requirements of chapter 10, part 1 of the land development code and are to be permanently protected. All clearing, grading and fill activity in these areas must be in keeping with restrictions established at the time of plan approval. As trees within the tcpas are lost through natural causes, new trees shall be planted in order To maintain minimum tree canopy as specified on the approved development or preliminary subdivision plan.
10. Tree protection fencing shall be erected adjocent to all tcpas prior to site disturbance approval to protect the existing Tree stands and their root systems. The fencing shall be located at least three (3) feet from the outside edge of the tree canopy and shall remain in place until all construction is completed.
11. Dimension lines have been used on This plan to establish the general location of tcpas and represent minimum distances. The final boundary for each tcpa shall be established in the field to include canopy area of all trees at or within the dimension line.
12. No parking, material storage or construction activities are permitted within tcpas.
13. The contractor shall post signage on the tree preservation/ protection fencing identifying the enclosed area as tree preservation/ protection area. The signS shall include the following text: stay out tree preservation /protection area "no equipment, materials, or vehicles shall be stored or placed within the area enclosed by this 'tree preservation/protection' fence. This fence may not be removed without the approval of the metro louisville planning commission. Failure to comply will result in fines and tree mitigation. Report non-compliance to 574-6230." the tree preservation/ protection area signage shall be posted every 50 feet along the tree Preservation fence. The signs shall be a minimum size of 8" x 10" and weather resistant. If the signs are damaged or fade they are to be replaced within 10 working days of 2 weeks. Please provide a mock up of the above required sign for pds staff apProval prior to final tree preservation plan approval.
14. Prior to site disturbance or construction activities a site inspection by pds staff shall be scheduled, by calling (502)574-5159, to confirm and verify the tree preservation/ protection fencing and signage is installed and correctly placed.
15. During all construction activity (includes clearing, grading, building construction, and vua construction) a copy of the approved tree preservation plan shall be on-site.
16. Street trees shall be planted in a Manner that does not affect public safety and maintains proper sight distance and within the first 6ft of the right of way.
17. Light poles, sidewalks, benches, etc. Shall not occupy more than 25% of any interior landscape area (ila) or reduce the Width of any planted area to less than 4 feet. Contractor to coordinate light pole locations with landscape plan. Light poles shall not be in conflict with proposed plantings.
18. A black four-rail horse fence shall be located along the entire strEet frontage behind the earthen berm.
19. Bicycle long term parking spaces are to be provided on the buildings interior.
20. Landscape berms are proposed to be irrigated and in compliance with L.D.C. 10.4.6.
21. Ground plane of all interior landscape areas shall be planted using either shrubs, groundcover or turf.
22. ILA areas 6 & 7 combine for a total ILA area of 158 sf and shall not be reduced, divided or removed on either lot without an approved landscape plan showing the total area meets the minimum 133 sf requirement.
23. Open space for Lot 1 is located on Lot 2 and shall not be reduced, divided or removed on either lot with an approved landscape plan showing to total amount of open space meets the total minimum requirements.

## LIGHTING NOTES:

ALL SITE LIGHTING SHALL BE FULLY SHIELDED AND ALL OTHER PROVISIONS SHALL BE FOLLOWED AS A MINIMUM: AT THE TIME A BUILDING PERMIT IS REQUESTED, THE APPLICANT SHALL SUBMIT A CERTIFICATION STATEMENT TO THE PERMIT ISSUING AGENCY, FROM AN ENGINEER, OR OTHER QUALIFIED PROFESSIONAL STATING THAT THE LIGHTING OF THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE AND SHALL BE MAINTAINED THERE AFTER. NO BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH CERTIFICATION STATEMENT IS SUBMITTED. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. LIGHTING SHALL BE MAINTAINED ON THE PROPERTY IN ACCORDANCE WITH CHAPTER 4 PART 1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.




NOTE: LOCATION OF SIGN TO BE PERPENDICULAR TO TAYLORSVILLE ROAD.

**MONUMENT SIGN**
16'-0" WIDTH x 3'-0" DEPTH x 12'-0" HT
SCALE: 1/4"=1'

15LSCAPE1076 RELATED CASE NO.# 13DEVPLAN1087 PLAN CERTAIN #12427 TYLER TOWN CENTER PDD WM NO:10869

## REVISIONS

| DATE | DESCRIPTION | BY |
|---|---|---|
| 6/16/15 | REVISED PER AGENCY RFEVIEW | CW |
| 2/29/16 | NEW BLDG FOOTPRINT AND CLIENT COMMENTS. | CW |
| 4/24/16 | REVISED PER AGENCY REVIEW | CW |
| 5/31/16 | Added an evergreen shrub | CW/SL |

Site Design - Planning - Landscape Architecture - Project Management
ALPHA OMEGA INNOVATIONS, LLC
11600 Gulf Beach Hwy, Pensacola, Fl 32507
Phone: 502.299.6678 Fax: 877.741.6213
chadw@aoibydesign.com www.aoibydesign.com

BlueStone Engineers, PLLC
3703 Taylorsville Road, Suite 205, Louisville, Kentucky 40220
Phone: 502.298.2272, Mobile 502.292.9288
chris@bluestoneengineers.com, www.bluestoneengineers.com

STATE OF KENTUCKY CHAD WHITAKER 606 REGISTERED LANDSCAPE ARCHITECT 5/12/16

Project: 12616 Taylorsville Road - Phase 1
Title: LANDSCAPE & TREE PRESERVATION PLAN

DEVELOPER: GOODWILL INDUSTRIES OF KENTUCKY 907 E. BROADWAY LOUISVILLE, KY 40204

PROPERTY ADDRESS: 12616 Taylorsville Road Louisville, Kentucky 40299

OWNER: PORTLAND CHRISTIAN SCHOOL SYSTEM 2500 PORTLAND AVENUE LOUISVILLE, KENTUCKY 40212 9044 Pg. 813 T.B. 47, LOT 305

Draw By: CW | Checked By: CW
Scale: 1"=20'
Drawing Date: 4/25/2015
Drawing Name: 2013-18-L100
Sheet: L1.00

15 LSCAPE 1076