

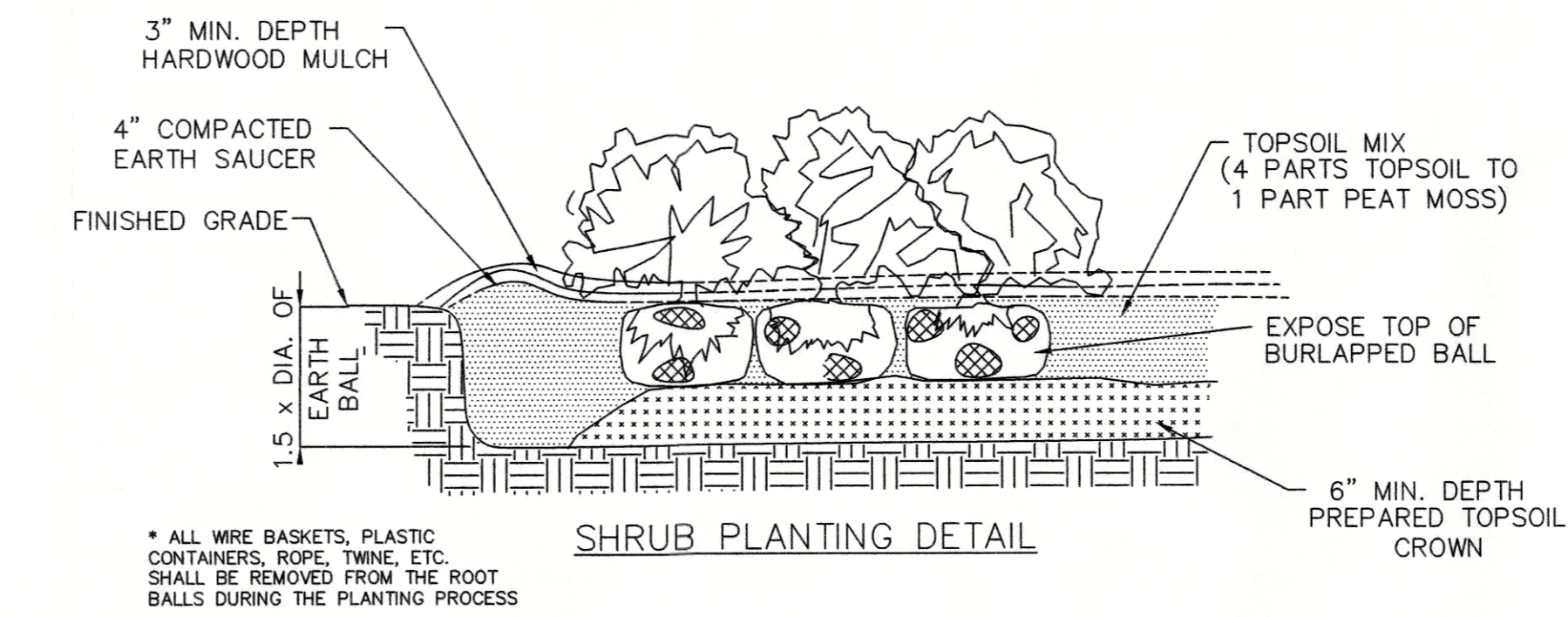
LOT 1 SUMMARY (2736 VIRGINIA AVE / 1213 S 28TH ST.)

LOT SIZE EXISTING 13315.86 SF (0.3056 GIS AC)
 EXISTING USE RESIDENTIAL
 PROPOSED USE STUDIO APARTMENTS
 EXISTING ZONING C2/R7
 PROPOSED ZONING C2/R7
 EXISTING & PROPOSED BUILDING HEIGHT <35'
 FORM DISTRICT TRADITIONAL NEIGHBORHOOD
 PROPOSED FAR 0.2451
 VEHICULAR USE AREA (VUA < 6,000 SF) 895 SF
 -NO INTERIOR LANDSCAPE ARE IS REQUIRED PER LDC SEC 10.2.12

PARKING REQUIREMENTS
 PER UNIT (8 TOTAL UNITS) 1 MIN. 2 MAX.
 (3264 S.F. TOTAL) 8 MIN. 16 MAX.
 TARC STOP DISCOUNT 10%
 TOTAL PARKING REQUIRED 7 SPACES
 PARKING PROVIDED ON-SITE 4 SPACES
 PARKING PARKING ON STREET 3 SPACES
 TOTAL PARKING PROVIDED 7 SPACES
 ACCESSIBLE PARKING REQUIRED 1 SPACES
 ACCESSIBLE PARKING PROVIDED 1 SPACES

LANDSCAPING NOTES

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREAS NOT OCCUPIED BY LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF PER LDC 10.2.13.
- 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 OF THE LDC.
- EXISTING TREES AND PLANTS ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE PER LDC 10.2.8, FIGURE 10.4.1.
- 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 MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- IT IS 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 RESPONSIBILITY.
- 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.
- IRRIGATION SHALL BE PROVIDED BY RAINBIRD (OR EQUAL) COMMERCIAL MODEL INCLUDING METER, VALVES AND APPURTENANCES WITH STANDARD PVC PIPING AND POP UP HEADS FOR ALL LANDSCAPE AREAS INCLUDING PARKWAY BERM/BUFFER.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT-OF-WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.
- STANDARD CURB SIDE PICK UP TRASH DELIVERY IS BEING PROVIDED INSTEAD OF DUMPSTERS
- LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER PER SEC 10.4.12 OF THE LDC.
- PRIOR TO ISSUANCE OF THE OCCUPANCY CERTIFICATE, AN INSPECTION IS REQUIRED TO ENSURE ALL PLANTINGS HAVE BEEN INSTALLED AS SHOWN ON THE FINAL APPROVED PLANS.

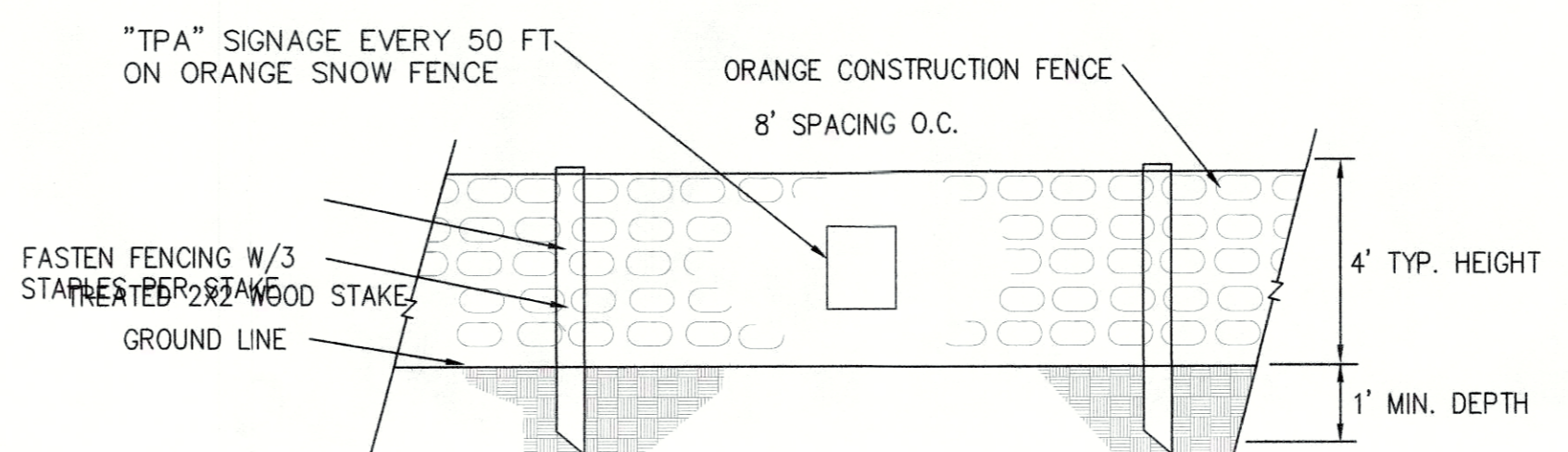


GENERAL NOTES:

- 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.
- 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-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.
- The Development Plan shall be in accordance with the approved 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 the plan shall be submitted to the City of Jeffersonville for review and approval, and changes/additions/alterations not so referred shall not be valid. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash, and other debris.
- A buffer is not required on the subject property along the western perimeter where adjacent to the existing medical facility parking lot. An existing 10' LBA on the medical facility property is providing the required buffer and planting between these properties. The approved Landscape Plan L-04-02, which is to be maintained perpetually, shows the 10' buffer and required plantings, therefore exception #5 of LDC Section 10.2.4 is being applied.
- A sign shall be posted at the proposed parking indicating that it is for use by the proposed apartment complex only. Parking by restaurant patrons is not permitted.
- Non-conforming rights for the existing patio is provided under Case No. _____

GENERAL TREE PRESERVATION/PROTECTION NOTES

- CONSTRUCTION FENCING SHALL BE ERRECTED 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.
- PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED. TO SCHEDULE AN INSPECTION APPOINTMENT CALL PDS CUSTOMER SERVICE AT 574-6230.
- 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 SAYING "STAY OUT TREE PRESERVATION/PROTECTION AREA". NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THE "TREE PRESERVATION/PROTECTION FENCE". THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE METRO LOUISVILLE PLANNING COMMISSION, AND FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION. REPORT NON-COMPLIANCE TO 574-6230. REFER TO https://louisvilleky.gov/sites/default/files/planning_design/pre-applications/tree_pres_sign_0.pdf.
- 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 6"x10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADE THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
- DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND VUA CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT-OF-WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.



TYPE "C" TREE PRESERVATION FENCE DETAIL

N.T.S.

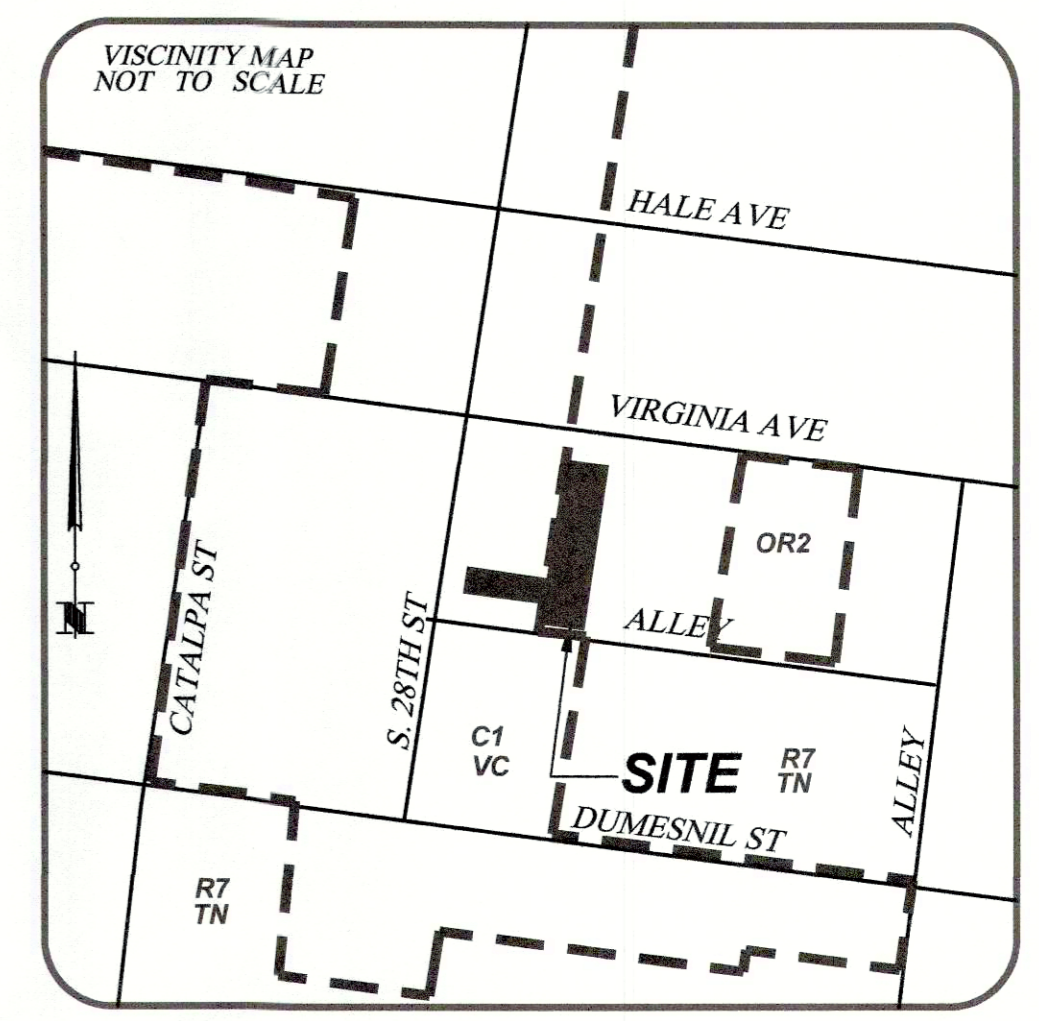
QTY	NOTE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TREE TYPE	SPACING
2	RM	⊗	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	1 3/4" Cal.	B	AS SHOWN OR 30' O.C.
1	WO	⊗	Quercus phellos	WILLOW OAK	1 3/4" Cal.	A	AS SHOWN OR 30' O.C.
4	RB	⊗	Amelanchier toveia	SERVICEBERRY (existing)	1 3/4" Cal.	C	AS SHOWN OR 30' O.C.
15	JU	⊗	Juniperus chinensis 'Nick's compacta'	NICK'S COMPACT JUNIPER	18" HL (Min.) (2 Gal. Container)		4.0' O.C.
15	BW	⊗	Buxus sempervirens green velvet	GREEN VELVET BOXWOOD	18" HL (Min.) (2 Gal. Container)		3.0' O.C.

TREE CANOPY REQUIREMENTS:

SITE AREA = 0.305 AC (13,315.86 SF)
 EXISTING TREES PRESERVED (STREET TREES) = 532 SF (4.0%) PRESERVED
 (4) TYPE "C" STREET TREES @ 133 SF EA
 REQUIRED TREE CANOPY SQUARE FOOTAGE = 1,998 SF (15% CLASS B)
 ADDITIONAL TREE CANOPY REQUIRE = 1,465 SF (11%)
 TOTAL PROVIDED TREE CANOPY = 1,584 SF (11.90%)
 (2) TYPE "B" TREES ~ 1-3/4" (432 SF EA) = 864 SF (6.49%)
 (1) TYPE "A" TREES ~ 1-3/4" (720 SF EA) = 720 SF (5.41%)

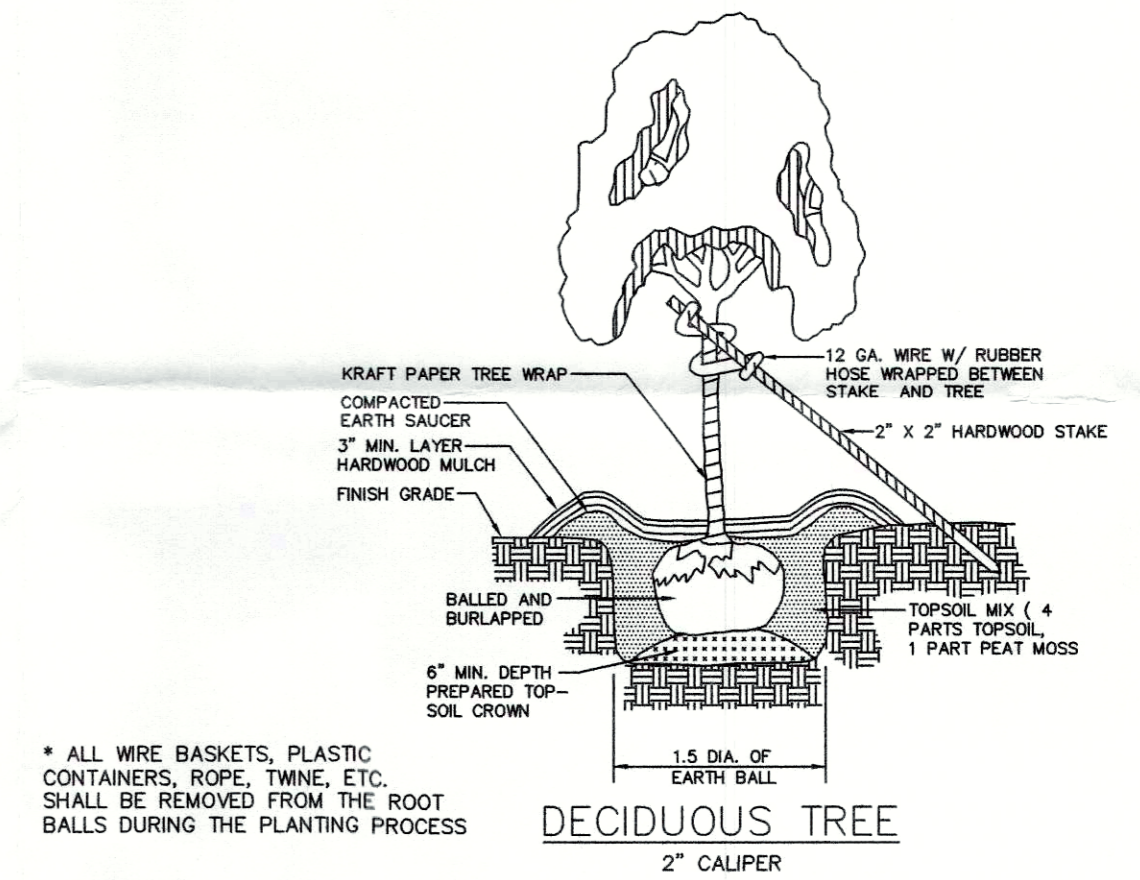
TREE CANOPY CREDIT AREA (TCCA) NOTES:

- TREE CANOPY CREDIT AREAS (TCCAs) 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 TCCAs 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.
- DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCCAs AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
- TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TCCAs 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.
- NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCCAs.



LEGEND

- ← DRAINAGE ARROW
- ♿ HANDICAP PARKING
- 647 --- PROPOSED CONTOURS
- 646 --- EXISTING CONTOURS
- W WATER LINE
- OE OVERHEAD ELECTRIC
- GAS GAS LINE
- X X WOOD FENCE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- --- EXISTING SANITARY SEWER
- ⊗ POWER POLE
- ⊗ WHEEL STOP
- ⊗ EXISTING TREE
- SF SILT FENCE
- IP STONE BAG INLET PROTECTION (MSD DWG. EF-03-02)
- ||||| LIMITS OF DISTURB (0.22 AC)



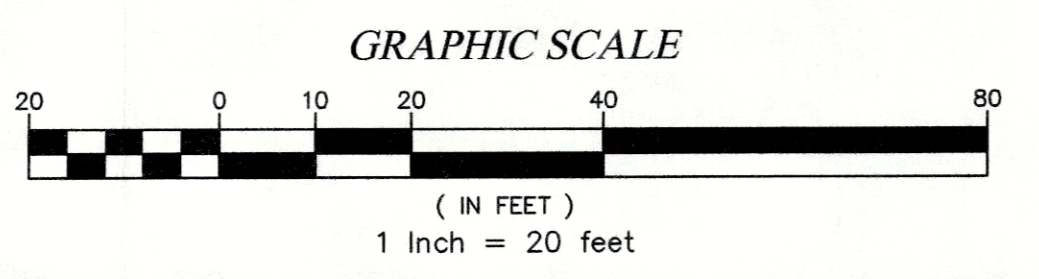
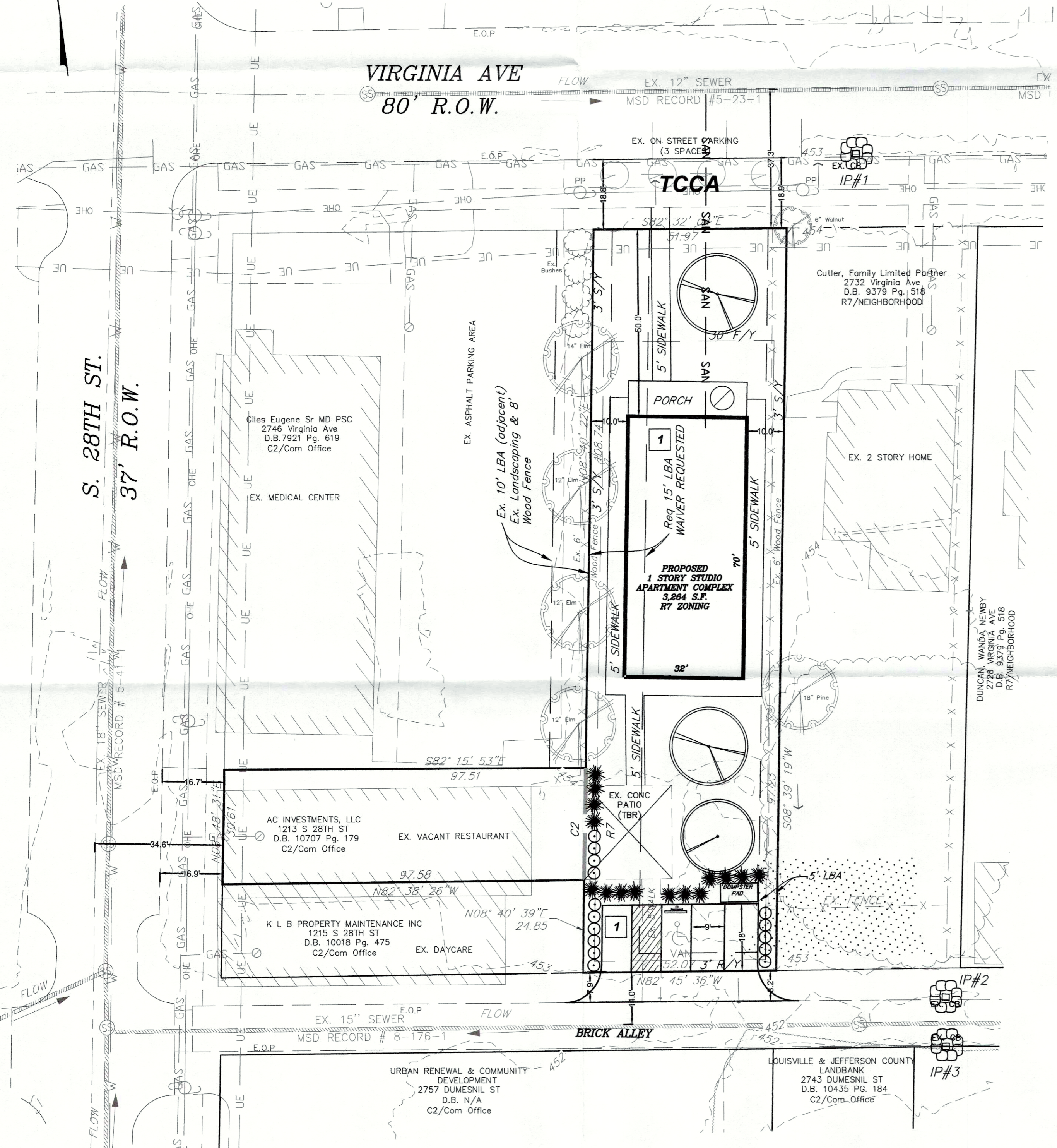
* ALL WIRE BASKETS, PLASTIC CONTAINERS, ROPE, TWINE, ETC. SHALL BE REMOVED FROM THE ROOT BALLS DURING THE PLANTING PROCESS

Kentucky 811 * CALL BEFORE YOU DIG "B.U.D." * 1 (800) 752-6007

NOTE: THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY, OR UTILITY MARKINGS PERFORMED BY THIRD PARTIES (BEFORE YOU DIG SERVICES AND/OR LOCATION SERVICES).

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND SHALL CONTACT THE KENTUCKY UNDERGROUND PROTECTION, INC. A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING AT TELEPHONE 1 (800) 752-6007. NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.



WAIVER REQUESTED:
 1 A Waiver is being requested to reduce the required 15' LBA to 5' along the western perimeter.

REVISIONS	By	Date	Description
cc		10-19	ISCAPE COMMENTS
cc		11-19	PLANNING COMMENTS
cc		2-20	UPDATED PATO/WAIVER

BlueStone Engineers, PLLC
 3703 Taylorsville Road, Suite 205
 Louisville, Kentucky 40220
 (502) 292-9286
www.bluestoneengineers.com

AC INVESTMENT, LLC
 PO BOX 11576,
 LOUISVILLE, KY 40251

CLIENT: _____
 DATE: _____
 SIGNATURE: _____

STUDIO APARTMENTS
 2736 VIRGINIA AVE
 T.B. 046K LOT 0023
 D.B. 10707, P.G. 179
 2736 VIRGINIA AVE
 LOUISVILLE, KENTUCKY 40211

LANDSCAPE
 SHEET NO. **L1.0**
 DATE: 9-10-2019
 SCALE: AS NOTED
 DRAWN BY: ACW
 CHECKED BY: CTC

MSD WM: 11976 PREVIOUS CASES: 18COA1273