

COTY RESTAURANT PROPERTIES  
 1330 S. HURSTBOURNE PKWY  
 LOUISVILLE, KY 40223-4929  
 D.B. 9684-PG-330  
 PARCEL ID: 1907-0025-0002  
 ZONE / FORM: C2 / SMC

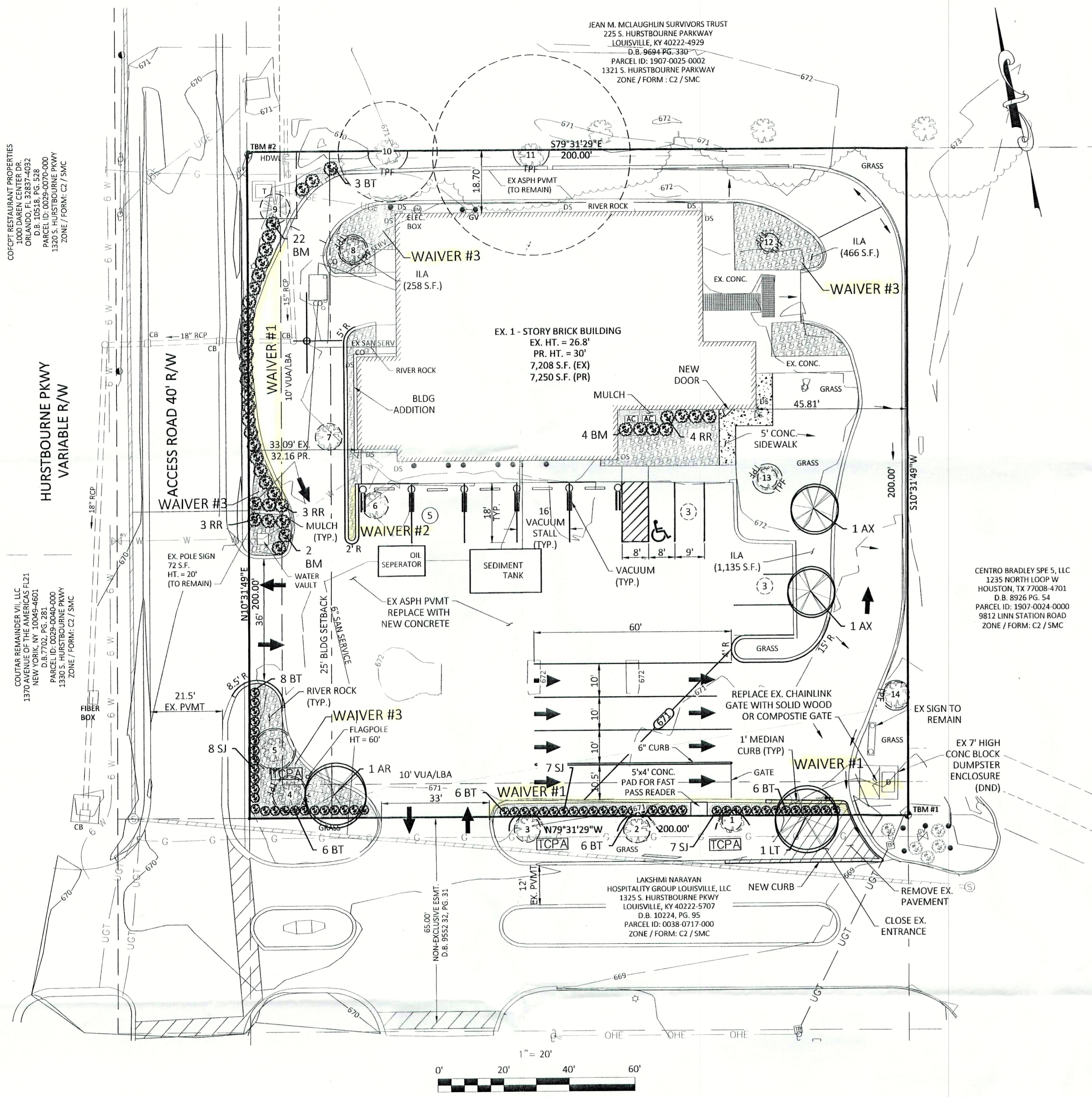
HURSTBOURNE PKWY  
 VARIABLE R/W

COVITAS REMANDES, LLC  
 1370 AVENUE OF THE AMERICAS F211  
 NEW YORK, NY 10045-4601  
 D.B. 10518-PG-528  
 PARCEL ID: 0025-0071-0000  
 ZONE / FORM: C2 / SMC

JEAN M. McLAUGHLIN SURVIVORS TRUST  
 225 S. HURSTBOURNE PARKWAY  
 LOUISVILLE, KY 40222-4929  
 D.B. 9684-PG-330  
 PARCEL ID: 1907-0025-0002  
 1321 S. HURSTBOURNE PARKWAY  
 ZONE / FORM: C2 / SMC

CENTRO BRADLEY SPE, LLC  
 1235 NORTH LOOP W  
 HOUSTON, TX 77008-4701  
 D.B. 8926-PG-54  
 PARCEL ID: 1907-0024-0000  
 9812 LINN STATION ROAD  
 ZONE / FORM: C2 / SMC

LAKSHMI NARAYAN  
 HOSPITALITY GROUP LOUISVILLE, LLC  
 1325 S. HURSTBOURNE PKWY  
 LOUISVILLE, KY 40222-5707  
 D.B. 10274-PG-95  
 PARCEL ID: 0038-0717-0000  
 ZONE / FORM: C2 / SMC



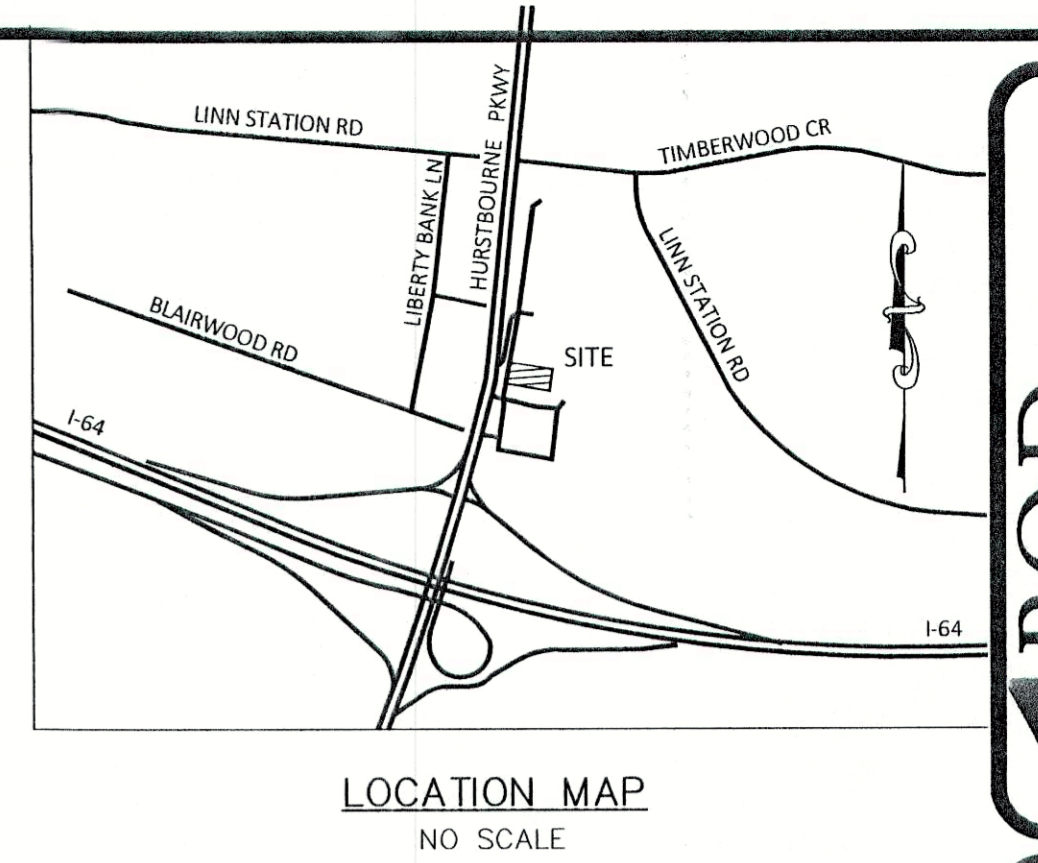
**LEGEND**

- EXISTING WATER VALVE
- EXISTING AIR CONDITIONER
- EXISTING TRANSFORMER
- EXISTING GUY
- EXISTING HEADWALL
- EXISTING GAS METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING PARKING SPACES
- PROPOSED PARKING SPACES
- DO NOT DISTURB
- EXISTING DITCH
- EXISTING UNDERGROUND ELECTRIC
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GAS LINE
- EXISTING TREE MASS
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- DRAINAGE ARROW
- EXISTING FIRE HYDRANT
- EXISTING DUMPSTER
- TO BE REMOVED
- EXISTING EVERGREEN SCREENING TREE
- EXISTING TREE
- INTERIOR LANDSCAPE AREA
- EXISTING CATCH BASIN
- EXISTING BOLLARD
- FOUND PROPERTY CORNER MONUMENT AS NOTED
- TRAFFIC FLOW ARROW
- EXISTING CLEAN OUT
- EXISTING DOWN SPOUT
- RIVER ROCK
- HARDWOOD MULCH
- PROPOSED TREE
- TREE PROTECTION FENCE, TYPE C
- TREE CANOPY PROTECTION AREA
- VEHICLE USE AREA / LANDSCAPE BUFFER AREA
- PROPOSED SHRUB
- TRAFFIC FLOW ARROW
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW

**NOTE:**  
 EXISTING TREES SHOWN ALONG THE NORTH AND WEST PROPERTY LINES ARE TO BE PRESERVED. IN THE EVENT REMOVAL IS NECESSARY, THE CONTRACTOR SHALL CONTACT THE CITY OF JEFFERSONTOWN AT LEAST 48 HOURS IN ADVANCE TO NOTIFY OFFICIALS OF REMOVAL AND COORDINATE RELOCATION.  
 ALL EXISTING SHRUBS ON SITE OR IN EXISTING ISLANDS ARE TO BE REMOVED. SHRUB BEDS ARE TO BE PLACED IN MULCH.

**LANDSCAPE NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL SHOWN ON THE PLAN AND IN THE PLANTING SCHEDULE PRIOR TO SUBMITTING A PROPOSAL OR BIDDING THIS PROJECT.
2. ALL TREES AND SHRUBS SHALL BE INSTALLED NO CLOSER THAN FOUR FEET FROM ANY EDGE OF PAVEMENT USED FOR PARKING, VEHICULAR OR PEDESTRIAN ACCESS.
3. ALL DISTURBED AREAS ARE TO BE SODDED WITH FESCUE SOD.
4. ALL SLOPES GREATER THAN 3:1 SHALL BE SODDED. PIN OR STAKED ON SLOPES GREATER THAN 2:1.
5. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 10. SERVICE STRUCTURES INCLUDE (BUT NOT LIMITED TO) ELECTRICAL TRANSFORMERS, HVAC EQUIPMENT, DUMPSTERS, ONSITE COMPACTORS, TELEPHONE PEDESTALS, TANKS, ETC.
6. ALL LANDSCAPE BEDS AND TREE PITS SHALL BE MULCHED. MULCH TYPE SHALL BE SHREDDED HARDWOOD BARK AND INSTALLED A MINIMUM DEPTH OF TWO INCHES AT TIME OF PLANTING. MAINTAIN MULCH DEPTH UNTIL FINAL ACCEPTANCE BY THE OWNER.
7. PRIOR TO MULCH INSTALLATION THE CONTRACTOR SHALL APPLY A PRE-EMERGENT, GRANULAR TYPE, HERBICIDE TO THE EARTHEN SURFACE OF FINISH GRADED LANDSCAPE BEDS AND TREE PITS. APPLY HERBICIDE AT THE MANUFACTURER'S RECOMMENDED RATE OF APPLICATION AND WITHIN THE LIMITS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING APPLICATION AND CONTROL OF HERBICIDE USAGE.
8. 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.
9. ALL PLANTS MUST BE HEALTHY, FREE OF PEST AND DISEASES. PLANT SIZES INDICATED IN THE PLANT LIST ARE TO BE INSTALLED SIZES AFTER PRUNING.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, OR THROUGH ONE GROWING SEASON, BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTINGS INSTALLED UNDER THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED BY THE OWNER.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE INSTALLATION.



13. ONLY AMENDED TOPSOIL FREE FROM LARGE STONES, CLAY, AND ROOTS WILL BE USED AS BACKFILL FOR ALL SHRUBS.
14. PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF WORK IS REQUIRED WITHIN THE EASEMENTS CAUSING REMOVAL OR DAMAGE OF LANDSCAPE MATERIALS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF MATERIALS ACCORDING TO THE APPROVED LANDSCAPE PLAN.
16. GRASS, RIVER ROCK OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
17. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, RIVER ROCK OR TURF.
18. 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.
19. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
20. 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.
21. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL EXISTING TREES WITH CANOPY WITHIN THREE FEET OF THE PROPERTY LINE 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 COMPLETE.
22. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE FENCED AREA.
23. DURING ALL CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRADING, BUILDING CONSTRUCTION, AND VUA CONSTRUCTION) A COPY OF THE APPROVED LANDSCAPE PLAN SHALL BE ON-SITE.
24. 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.

**SITE DATA:**

EXISTING ZONE:	C2
EXISTING FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
LAND AREA:	0.918± ACRES (40,000 SQ. FT.)
EXISTING USE:	CAR WASH (CONVEYOR OR OPERATED)
PROPOSED USE:	CAR WASH (CONVEYOR OR OPERATED)
EX. BUILDING AREA:	7,208 S.F.
PR BUILDING AREA:	7,250 S.F.
FLOOR AREA RATIO:	0.18
FRONT SETBACK:	25'
SIDE SETBACK:	0'
REAR SETBACK:	0'
BUILDING HEIGHT:	60'

**TREE CANOPY**

GROSS SITE AREA:	0.918 ACRES (40,000 SF)
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE CANOPY:	13,680 S.F. (34.2%) TOTAL
EXISTING TREE CANOPY TO BE PRESERVED:	11,760 S.F. (29.4%)
TREE CANOPY REQUIRED, %:	15%
TREE CANOPY REQUIRED, S.F.:	6,000 S.F.
NEW TREE CANOPY PROVIDED:	1,588 S.F.
TOTAL TREE CANOPY PROVIDED:	13,348 S.F. (33.4%)

**VEHICULAR USAGE AREA:**

EXISTING V.U.A.	20,610 SQ. FT.
PROPOSED V.U.A.	22,524 SQ. FT.
INCREASE OF V.U.A.	1,914 SQ. FT. (9.3%)
I.L.A. REQUIRED	1,689 SQ. FT. (7.5% OF V.U.A.)
I.L.A. PROVIDED	1,859 SQ. FT.
I.L.A. TREES REQUIRED	5.6; 1 PER 4,000 SQ. FT. OF V.U.A.
I.L.A. TREES PROVIDED	6, 4 EXISTING

**PARKING SUMMARY:**

PARKING REQUIRED  
 VACUUM STATIONS (5)  
 MIN. (1 SPACE / VACUUM STATION)  
 MAX. (1 SPACE / VACUUM STATION)

5 SPACES
5 SPACES

NO. OF EMPLOYEES:  
 MIN. (1 SPACE / 2 EMPLOYEES)  
 MAX. (1 SPACE / 1 EMPLOYEE)

4
2 SPACES
4 SPACES

TOTAL:  
 MINIMUM 7 SPACES  
 MAXIMUM 9 SPACES

PARKING PROVIDED:  
 STANDARD SPACES 7 SPACES  
 HANDICAP SPACES 1 SPACE  
 VACUUM SPACES 5 SPACES  
 TOTAL 11 SPACES

QUEUE SPACE REQUIRED:  
 CONVEYOR QUEUE (1) LANE CONVEYOR  
 MIN. (6 SPACE / CONVEYOR) 6 SPACES  
 MAX. (6 SPACE / CONVEYOR) 6 SPACES  
 QUEUE SPACES PROVIDED 9 SPACES

- WAIVERS REQUESTED**
1. CHAPTER 10.2.9 - VEHICULAR USE AREA LANDSCAPE BUFFER AREA  
 -REQUEST WAIVER TO ALLOW EXISTING PAVEMENT, CURB AND DUMPSTER IN THE VUA/LBA ALONG THE WEST AND SOUTH PROPERTY LINES.
  2. CHAPTER 10.2.11 VEHICULAR USE AREA INTERIOR LANDSCAPE AREAS  
 -REQUEST WAIVER TO ELIMINATE THE INTERIOR LANDSCAPE ISLAND ON THE WEST END OF THE VACUUM STALLS.
  3. CHAPTER 10.2.12 VUA INTERIOR LANDSCAPE AREA PLANTING REQUIREMENTS  
 -REQUEST WAIVER TO ALLOW RIVER ROCK AS GROUND COVER IN THE LANDSCAPE ISLANDS.

**RELATED CASES:**  
 17LSCAPE1103  
 L-14488  
 09-0019 (JTOWN)  
 08-0017

WM# 9818

**PLANT MATERIALS LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NOTES	SF / TREE	TOTAL SF
AX	2	Acer xfreemanii	Armstrong Maple	Min. 1-3/4" Cal.	B&B	Matched Heights, Plant as shown	74	148
LT	1	Liriodendron	Tulip Tree	Min. 1-3/4" Cal.	B&B	Matched Heights, Plant as shown	720	720
AR	1	Acer rubrum	October Glory Red Maple	Min. 1-3/4" Cal.	B&B	Matched Heights, Plant as shown	720	720
BM	28	Buxus microphylla	Wintergreen Boxwood	18" Ht.	#3	4" O.C.	-	-
BT	35	Berberis thunbergii	Crimson Pymy Dwarf Red Barberry	18" Ht.	#3	2' - 3" O.C.	-	-
SI	22	Spiraea japonica "Goldmound"	Gold Mound Spirea	18" Ht.	#3	2' - 3" O.C.	-	-
RR	10	Rosa x "Radtko"	Double Knockout Rose	18" Ht.	#3	2' - 3" O.C.	-	-
<b>TOTAL TCP</b>							<b>1,588</b>	

**EXISTING TREE INVENTORY**

KEY	TREE	HEIGHT	CRZ	STATUS	TC/SF
1	3" TULIP TREE	6'	REMAIN	960	
2	4" TULIP TREE	8'	REMAIN	960	
3	4" TULIP TREE	8'	REMAIN	960	
4	5" RED MAPLE	10'	REMAIN	960	
5	6" TULIP TREE	12'	REMAIN	960	
6	4" RED MAPLE	8'	REMOVE	0	
7	4" RED MAPLE	8'	REMOVE	0	
8	4" RED MAPLE	8'	REMAIN	960	
9	9" BLUE SPRUCE	15'±	9'	REMAIN	960
10	15" RED MAPLE	30'	REMAIN	1200	
11	30" WHITE ASH	60'	REMAIN	1200	
12	2" RED MAPLE	4'	REMAIN	720	
13	4" TULIP TREE	8'	REMAIN	960	
14	4" RED MAPLE	8'	REMAIN	960	
<b>TC TOTAL</b>					<b>11,760</b>

**BEFORE SITE DISTURBANCE**  
 PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF WILL NEED TO BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/PROTECTION FENCE IS UP AND CORRECTLY PLACED.

**TCPA FENCE SIGNAGE**  
 THE CONTRACTOR SHALL POST SIGNAGE EVERY 50' ON THE TCPA FENCING IDENTIFYING THE AREA AS A 'TREE PRESERVATION/PROTECTION AREA' AND TO 'STAY OUT'. ALSO INCLUDE ON THE SIGNAGE THE FOLLOWING: "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 NONCOMPLIANCE TO 574-6230"

**POD**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 POWER OF DESIGN  
 11499 375 Buffalo Lane - Elm Grove, WI 53122  
 (262) 254-1500  
 email: me@podinc.com

**DEVELOPER**  
 MIKES CAR WASH INC.  
 100 NORTHEAST DRIVE  
 LOVELAND, OH, 45140

**OWNER**  
 DAHM HOLDINGS, LLC  
 100 NORTHEAST DRIVE  
 LOVELAND, OH 45140  
 D.B. 9552, PG. 31

**PROJECT**  
 MIKES CARWASH  
 1323 S. HURSTBOURNE PKWY  
 LOUISVILLE, KY 40223  
 PVA# 1907-0015-0000

**REVISED LANDSCAPE AND TREE PRESERVATION PLAN**

NO.	DATE	DESCRIPTION
MEP		
BY		

DATE 08/07/2017  
 SHEET NO. LS01