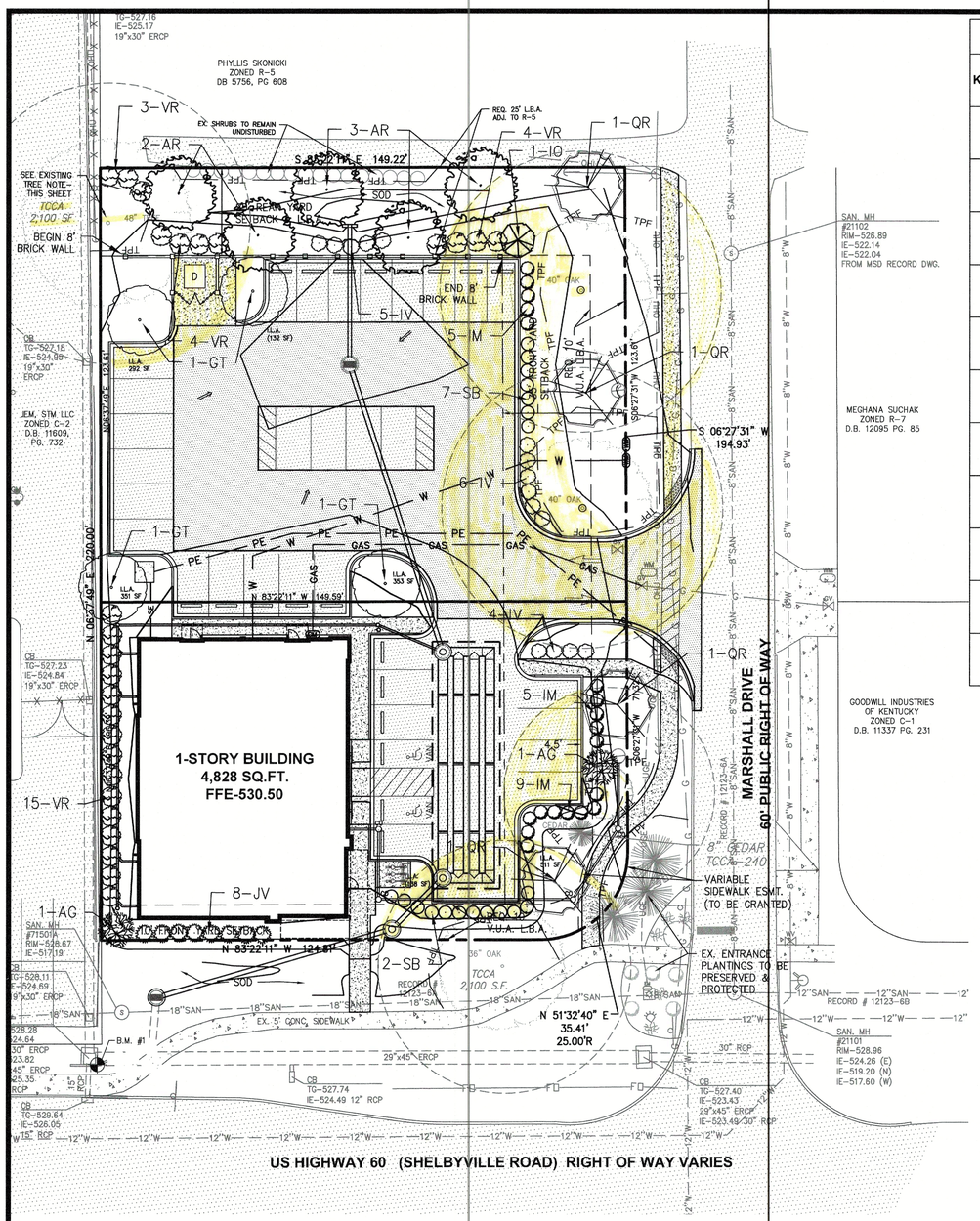
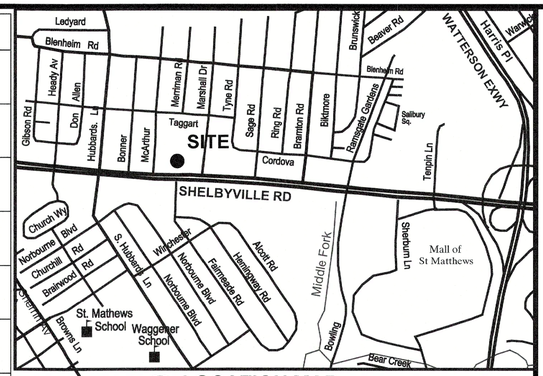


PLANT LIST

KEY / SYMBOL	QUANTITY	KEY	SIZE	COMMON NAME / BOTANICAL NAME	TREE TYPE	TCCA	REMARKS
	5	AR	2" CAL.	OCTOBER GLORY MAPLE Acer rubrum 'October Glory'	A	1,200 SF	STRAIGHT TRUNK, WELL BRANCHED
	4	QR	2" CAL.	NORTHERN RED OAK Quercus rubra	A	1,200 SF	STRAIGHT TRUNK, WELL BRANCHED
	4	GT	2" CAL.	HONEY LOCUST Gleditsia triacanthos inermus 'Shademaster'	A	1,200 SF	STRAIGHT TRUNK, WELL BRANCHED
	1	IO	8–9' HT. 10' O.C.	AMERICAN HOLLY Ilex opaca	C	240 SF	TREE FORM, WELL BRANCHED, FULL
	2	AG	6' MIN. HT	AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora 'Autumn Brilliance'	C	240 SF	B & B MULTI–TRUNK FULL HEAD
	15	IV	24" HT. 4' O.C.	VIRGINIA SWEETSPIRE Itea virginica	SHRUB		WELL BRANCHED, FULL, 4' OC
	8	JV	36" HT. 4' O.C.	GREY OWL JUNIPER Juniperus virginiana 'Grey Owl'	SHRUB		WELL BRANCHED, FULL
	19	SB	24" HT. 4' O.C.	SPIREA 'Anthony Watereri' Spiraea x burnalda 'Anthony Watereri'	SHRUB		WELL BRANCHED, FULL
	26	VR	48" HT. 4' O.C.	LEATHERLEAF VIBURNUM Viburnum rhytidophyllum	SHRUB		WELL BRANCHED, FULL
	19	IM	18" MIN. HT 3' O.C.	'BLUE GIRL' HOLLY Ilex x meserveae 'Blue Girl'	SHRUB		WELL BRANCHED, FULL



LOCATION MAP

NOT TO SCALE

SITE DATA

SITE AREA	0.76 ACRES (32,990.97 SQ.FT.)
EXISTING ZONING	C–2
EXISTING FORM DISTRICT	NFD
EXISTING USE	VACANT
PROPOSED USE	DENTAL OFFICE
BUILDING AREA	4,880 SQ.FT.
1 STORY, 20' MAX. HEIGHT	
PARKING CALCULATIONS	
MINIMUM PARKING REQUIRED 1 SP/400 SF	12 SPACES
MAXIMUM PARKING ALLOWED 1 SP/150 SF	33 SPACES
PARKING PROVIDED (INC. 2 ACCESSIBLE SPACES)	33 SPACES
BICYCLE PARKING REQUIRED 3 SPACES OR 10% OF REQUIRED PARKING	3 SPACES
BICYCLE PARKING PROVIDED	3 SPACES

LANDSCAPE REQUIREMENTS

VEHICLE USE AREA	14,734 SQ.FT.
7.5% LANDSCAPE REQUIREMENT	1,105 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	1,507 SQ.FT.
I.L.A. TREES REQUIRED – 4	
I.L.A. TREES PROVIDED – 4	

SITE TREE CANOPY REQUIREMENTS

TOTAL SITE AREA	32,991 SQ.FT.
TOTAL EXISTING TREE CANOPY	25,465 SQ.FT. (77.2%)
7 – 24"+ "TYPE A" TREES @ 2,100 S.F. EA.	14,700 SQ.FT.
4 – 12"–24" "TYPE A" TREES @ 1,800 S.F. EA.	7,200 SQ.FT.
1 – 8" EVERGREEN TREE @ 240 S.F.	240 SQ.FT.
3 – 2" EVERGREEN TREES @ 171 S.F. EA.	513 SQ.FT.
MIXED TREE MASS	2,812 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	4,440 SQ.FT. (13.5%)
1 – 24"+ "TYPE A" TREES @ 2,100 S.F. EA.	2,100 SQ.FT.
1 – 24"+ "TYPE A" STREET TREE @ 2,100 S.F.	2,100 SQ.FT.
1 – 8" EVERGREEN TREE @ 240 S.F.	240 SQ.FT.
TREE CANOPY REQUIRED	11,547 SQ.FT. (35%)
ADDITIONAL TREE CANOPY REQUIRED	7,107 SQ.FT.
ADDITIONAL TREE CANOPY PROVIDED	16,320 SQ.FT.
13 – "TYPE A" TREES @ 1,200 S.F. EA.	15,600 SQ.FT.
3 – "TYPE C" TREES @ 240 S.F. EA.	720 SQ.FT.
TOTAL TREE CANOPY TO BE PROVIDED	20,760 SQ.FT. (62.9%)

LEGEND

- EXISTING FENCE
- OVERHEAD ELECTRIC
- GAS LINE
- SANITARY SEWER LINE
- EXISTING WATER LINE
- UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GUY WIRE
- BENCH MARK
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR
- PROPOSED SWALE
- PROPOSED TREE PROTECTION FENCE TYPE C
- LIGHT STANDARD
- DRAINAGE FLOW
- CRITICAL ROOT ZONE AREA TREE INVENTORY TREE
- EXISTING TREE
- EX. TREE LINE
- PROP. STORM
- EX. STORM
- EX. WHEEL STOP
- PROP. SCREEN WALL

HATCH LEGEND

- EXISTING ASPHALT PAVEMENT TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK/PAD
- EXISTING CONCRETE SIDEWALK/PAD TO REMAIN

EXISTING TREE NOTE:

THE 48" ELM (INVENTORY TREE #1) IS BEING USED FOR CREDIT TOWARDS PERIMETER BUFFER PLANTING REQUIREMENTS. IF IT IS REMOVED OR BECOMES UNHEALTHY, 2 – 3" MIN. CALIPER ACER RUBRUM 'OCTOBER GLORY' OR SIMILAR TYPE A TREES WILL BE PLANTED TO MEET THE 75% TYPE A TREE PERIMETER REQUIREMENT.

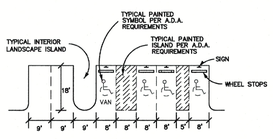
NOTE:

1. LANDSCAPING SHALL BE INSTALLED PURSUANT TO THE "DETAILED LANDSCAPE PLAN" PRESENTED AT THE JUNE 15, 2017 PLANNING COMMISSION HEARING AND PRESENTED TO THE CITY OF BEECHWOOD VILLAGE ON MAY 9, 2017. ANY AND ALL LANDSCAPING SHALL BE MAINTAINED, INCLUDING MOWING, TRIMMING, PRUNING, REPLACING ALL BUSHES, TREE, GRASS AND OR PLANTINGS. ANY REPLACEMENT LANDSCAPING SHALL BE OF SIMILAR QUALITY AND SIZE AS APPROVED BY PLANNING AND DESIGN SERVICES STAFF. ALL LANDSCAPING APPROVED BY THE PLANNING AND DESIGN SERVICES STAFF SHALL BE INSTALLED FOLLOWING THE EXACT SPECIFICATIONS OF THE APPROVED FINAL LANDSCAPING PLAN.
2. AN 8–FOOT TALL (AT TOP OF COLUMNS) MASONRY WALL SHALL BE INSTALLED AS LOCATED ON THE DDDP PURSUANT TO THE "BRICK WALL DETAIL" (EXCEPT FOR HEIGHT NOTED HEREIN) PRESENTED AT THE JUNE 1, 2017 PLANNING COMMISSION PUBLIC HEARING. THE WALL SHALL BE MAINTAINED BY THE PROPERTY OWNER.

VARIANCES APPROVED

APPROVED DOCKET NO. 22–DDP0133

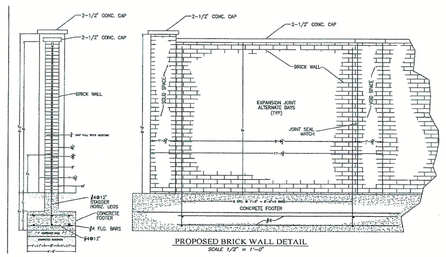
1. VARIANCE FROM CHAPTER 5.3.2 TO ALLOW PROPOSED BUILDING TO ENCROACH INTO THE REQUIRED 10' FRONT YARD SETBACK.
2. VARIANCE FROM CHAPTER 5.1.12.B TO PERMIT PROPOSED PARKING TO ENCROACH INTO THE INFILL SETBACK ALONG MARSHALL DRIVE.



TYPICAL PARKING DETAIL

NO SCALE

Fencing and Wall Design Specs to Wall



PROPOSED BRICK WALL DETAIL

SCALE 1/2" = 1'-0"

REVISED LANDSCAPE & TREE PRESERVATION PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

GRID NORTH
KENTUCKY STATE
NORTH ZONE

CASE # 23-LANDSCAPE-0127
RELATED CASES: 16ZONE 1087
17LSCAPE1214, 22-DDP-0133
MSD WM #10510

Bowman

Bowman Consulting Group Ltd
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220
Phone: (502) 459-8402
www.bowman.com
© 2022 Bowman Consulting Group Ltd

REVISED LANDSCAPE & TREE PRESERVATION PLAN
HEARTLAND DENTAL

SITE INFORMATION:
D.B. 11012, PG. 307
PARCEL # 035B0053000
& 035B0010000

OWNER / DEVELOPER:
WMG DEVELOPMENT
270 W PLANT STREET
WINTER GARDEN, FL 34787

100-102 MARSHALL DRIVE
LOUISVILLE, KY 40207

220038-11-L1.00 LANDSCAP
DRAWING

FOR REVIEW ONLY

PLAN STATUS

8-29-23	REV. PER PDS COMMENTS

DATE	DESCRIPTION	
HRG	JLC	HRG
DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: N/A

JOB No. 220038

DATE : 08-04-2023

FILE No. FILE NO

SHEET L1.00 11 OF 12

NOT FOR CONSTRUCTION - PROGRESS SET

P:\2022\220038 - 100-102 Marshall Drive\Drawings Models\Development\220038 - 12 - L1.00 LANDSCAPE PLAN.dwg, L1.00, 9/6/2023 2:04:13 PM