

WAIVERS GRANTED APPROVED 11/14/2016 1. A WAIVER WAS GRANTED FROM SECTION 10.2.4.A OF THE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCROACH INTO A PORTION OF THE REQUIRED

BUFFFR BFTWFFN R5A AND OR1 2. A WAIVER WAS GRANTED FROM SECTION 10.2.4.A OF THE LAND DEVELOPMENT CODE TO ALLOW FOR AN ACCESS DRIVE TO ENCROACH UP TO 13' INTO THE REQUESTED BUFFER BETWEEN R4 AND R5A AND OR1.

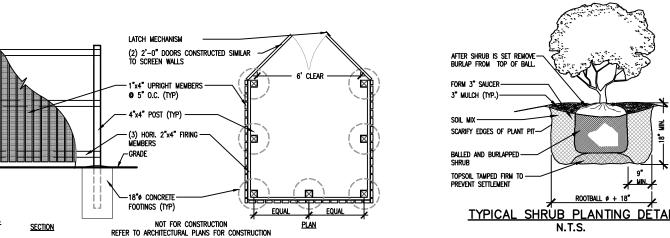
3. A WAIVER WAS GRANTED FROM SECTION 10.2.4.B OF THE LAND DEVELOPMENT CODE TO ALLOW THE UTILITY EASEMENT TO ACCUPY MORE THAN 50% OF THE 15' LBA ALONG THE WEST PROPERTY LINE. 4. A WAIVER WAS GRANTED TO ELIMINATE 6' SCREEN BETWEEN OR-1 AND R5-A

16ZONE1026 VARIANCE GRANTED APPROVED 11/14/2016

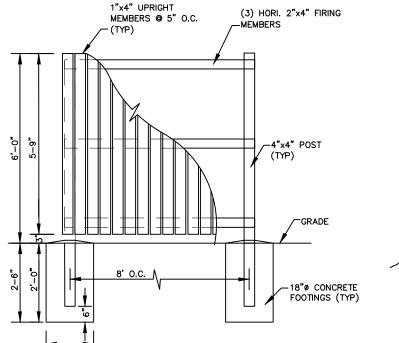
1. A VARIANCE WAS GRANTED FROM TABLE 5.3.2 TO REDUCE THE SETBACK FROM 15' TO 12' ALONG A PORTION OF THE EAST PROPERTY LINE BETWEEN OR-1

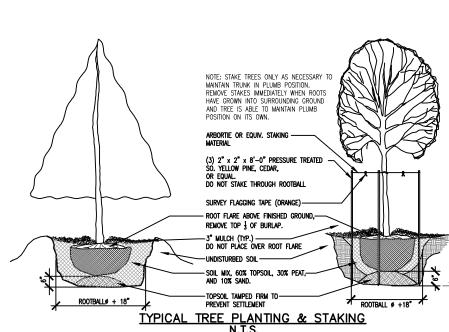
AND R-4 INTERNAL TO THE SITE AND TO REDUCE THE SETBACK FROM 15' TO 6' ALONG A PORTION OF THE ZONING LINE BETWEEN OR-1 AND R-5A.

INTERNAL TO THE DEVELOPMENT.



DUMPSTER/COMPACTOR SCREEN N.T.S.





## TYPICAL PRIVACY FENCE DETAIL

### GENERAL LANDSCAPE NOTES:

- 1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL. 2. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
- 3. EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS. 4. 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
- 5. 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.
- 7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES. 8. 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.
- 9. 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 SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT. 10. 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.
- 11. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
- 12. MAKE ALL CUTS LEVEL, HAVING AS LITTLE STUB AS POSSIBLE.
- 13. SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. 14. ALL ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- 15. SCARIFY ALL EDGES AND WALLS OR PLANT PITS 8". 16. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AS PER PLANS.
- 17. PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- 18. MULCH ALL PLANTS AND PLANT BEDS AS PER DETAILS.
- 19. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
- 21. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
- 22. MAINTENANCE FOR PLANT MATERIAL SHALL INCLUDE WATERING, SPRAYING, MULCHING, FERTILIZING, PRUNING, ETC., AND IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
- 23. THE OWNER SHALL PROVIDE ALL MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
- 24. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" CURRENT EDITION. 25. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SAME DEPTH AS GROWN AT THE NURSERY.
- 26. IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED TO MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE. THIS
  IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL
- WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
- 27. A MINIMUM 6" HEIGHT CURB WILL BE PROVIDED ON ALL EDGE OF PAVEMENT ON THE SITE TO PROTECT PLANT MATERIAL AND SIDEWALKS FROM DAMAGE BY VEHICLE 28. THE OWNER SHALL OBTAIN A PERMIT FROM THE DIVISION OF COMMUNITY FORESTRY PRIOR TO PLANTING ANY TREES OR SHRUBS IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- OWNER/CONTRACTOR SHALL CONTACT ERIN THOMPSON, URBAN FORESTER, erin.thompson@louisville.gov OR (502)574-4030 TO REQUEST A PLANNING PERMIT. IF PLANTING PERMISSION IS DENIED, AND ONLY IF DENIED, THE REQUIRED STREET TREES SHALL BE LOCATED ON THE SUBJECT SITE WITHIN THE FIRST SIX (6) FEET OF THE
- 29. PRIOR TO PLANTING, AN ENCROACHMENT PERMIT IS REQUIRED TO BE OBTAINED FOR TREES TO BE PLANTED IN THE KY STATE HIGHWAY RIGHT-OF-WAY. PLEASE CONTACT

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AG	1	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	1 3/4" Cal.	B&B	TYPE "A"
AR	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	1 3/4" Cal.	B&B	TYPE "A"
CF	8	CORNUS FLORIDA	FLOWERING DOGWOOD	1-3/4" Cal.	B&B	TYPE "C"
CK	2	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	1-3/4" Cal.	B&B	TYPE "B"
PA	14	PICEA ABIES	NORWAY SPRUCE	12' HT.	B&B	TYPE "A" EVERGREEN
UM	4	ULMUS AMERICANA	AMERICAN ELM	1-3/4" cal	B&B	TYPE "A"
VP	33	VIBURNUM PRAGENSE	PRAGUE VIBURNUM	MIN. 36" HT.	B&B/CONT	3' O.C. SPACING
IG	26	ILEX GLABRA 'SHAMROCK'	SHAMROCK COMPACT INKBERRY	24" HT.	B&B/CONT	3' O.C. SPACING
HI	20	HYDRANGEA PANICULATA	PANICLE HYDRANGEA	24" HT.	B&B/CONT	3' O.C. SPACING

$\circ_{WM}$	EXISTING WATER METER
——-G——	EXISTING GAS LINE
W	EXISTING WATER LINE
GV 	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
wv 	EXISTING WATER VALVE
	EXIST. SANITARY SEWER

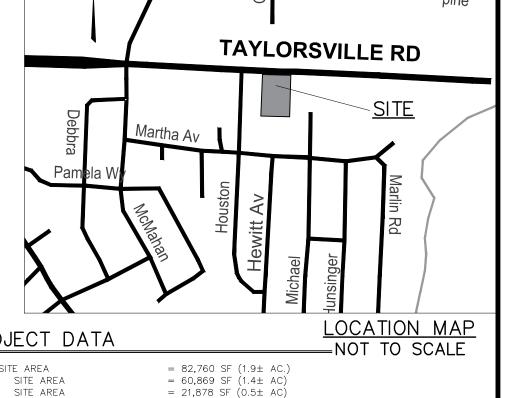
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PROP. STORM SEWER
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PROP. DRAINAGE SWALE
⇒ PROP. DRAINAGE FLOWS

6"W -----

WATER LINES

R.	722	PROPOSED CONTOUR
	<b>———722———</b>	EXISTING CONTOUR
	FM	FORCE MAIN
	OH-E	OVERHEAD ELECTRICAL
Ξ	TPF	PROP. TREE PROTECTION
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EXISTING TREES TO BE PRESERVED (TCCA) EXISTING OFF-SITE PERIMETER TREES TO BE PRESERVED



PROJECT DATA	LUCATION MA
TOTAL SITE AREA R5A SITE AREA OR-1 SITE AREA EXISTING ZONING PROPOSED ZONING EXISTING FORM DISTRICT PROPOSED FORM DISTRICT EXISTING USE PROPOSED USE EXISTING IMPERVIOUS (6%) PROPOSED IMPERVIOUS (38%)	= 82,760 SF (1.9± AC.) = 60,869 SF (1.4± AC) = 21,878 SF (0.5± AC) = R4 = R-5A/OR-1 = NEIGHBORHOOD = THE SAME = VACANT HOUSE = RESIDENTIAL CONDO/OFFICE = 0.123 AC = 0.730 AC
NO. OF UNITS BUILDING HEIGHT BUILDING AREA EXISTING HOUSE CONDO BLDG TOTAL BUILDING AREA F.A.R. (1.0 MAX) F.A.R. (0.5 MAX) DENSITY	= 12 UNITS = 2 STORY (35' MAX.) = 2,420 SF = 4,250 SF/7,750 SF (INCLUDING 2ND FLOOR)/23,250 SF GRO = 25,670 SF = 0.11 (OFFICE/OR-1) = 0.38 (CONDO/R5-A) = 8.59 DU/Ac.

A.R. (0.5 MAX) ENSITY	= 0.38 (CONDO/R5-A) = 8.59 DU/Ac.
ARKING REQUIRED 1 SP / 300 SF (OFFICE) 3 SP / DU (CONDO) DTAL PARKING REQUIRED ARKING PROVIDED	= 8 SP = 36 SP = 26 SP
CONDO / R5-A	= 15 GARAGE SPACES

= 15 SURFACE SPACES TOTAL CONDO/R5-A = 30 SPACES = 10 SURFACE SPACES (INCLUDES 1 HC SPACES) = 40 SPACES TOTAL TOTAL VEHICULAR USE AREA = 17,280 S.F. INTERIOR LANDSCAPE AREA REQUIRED = 1,296 S.F. (7.5%)

ILA TREES REQUIRED (17,280 / 4000) =4 =4 (3 PRESERVED + 1 PROVIDED) ILA TREES PROVIDED OPEN SPACE REQUIRED = 15% (12.415 SF) = 16.9% (14,032 SF)OPEN SPACE PROVIDED

#### TREE CANOPY CALCULATIONS

INTERIOR LANDSCAPE AREA PROVIDED = 2,578 S.F.

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_	TOTAL SITE AREA	=	82,760 S.F.	(1.9±	AC)
	EXISTING TREE CANOPY AREA	=	33,932 S.F.	(41%)	
	EXISTING CANOPY TO BE PRESERVED				
	(5) TYPE "A" >16" CAL.@ 1200 S.F. EACH	=	6,000 S.F.		
	(1) TYPE "A" @ 8" CAL. @ 960 S.F. EACH	=	960 S.F.		
	(2) TYPE "C" @ 10" CAL. @ 177 S.F. EACH	=	354 S.F.		
	(4) TYPE "C" @ 6" CAL. @ 142 S.F. EACH	=	568 S.F.		
	(4) TYPE "A" EVERGREEN @ 150 S.F. EACH	=	600 S.F.		
	(2) TYPE "A" >18" CAL. @ 1200 S.F. EACH (ILA AREA)	=	2400 S.F.		
	(1) TYPE "C" @ 6" CAL. @ 142 S.F. EACH (ILA AREA)	=	142 S.F.		
	TOTAL TREE CANOPY CREDIT AREA	=	11,024 S.F.	(13%)	
	TOTAL TREE CANOPY REQUIRED (CLASS C 41%-75%)	_	14,069 S.F.	(17%)	
	PROPOSED CANOPY TO BE PROVIDED				
	(4) TYPE "A" TREES @ 720 S.F. EACH	=	2,280 S.F.		
	(2) TYPE "B" TREES @ 432 S.F. EACH	=	864 S.F.		
	(1) ILA TYPE "A" TREES @ 720 S.F. EACH	=	720 S.F.		
	(13) TYPE "A" EVERGREEN TREES @ 106 S.F. EACH	=	1,378 S.F.		
	(7) TYPE "C" STREET TREES @ 106 S.F. EACH	-	742 S.F.		
	TOTAL PROPOSED TREE CANOPY	=	5,984 S.F.	(7%)	
	TOTAL TREE CANOPY PROVIDED	=	17,008 S.F.	(21%)	

# GENERAL TREE PRESERVATION/PROTECTION NOTES:

- I. PRIOR TO SITE DISTURBANCE ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION FENCING AND SIGNAGE IS INSTALLE
- AND CORRECTLY PLACED. TO SCHEDULE AN INSPECTION APPOINTMENT CALL PDS CUSTOMER SERVICE 2. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREAS AS TREE PRESERVATION/PROTECTION AREA. THE SIGNS
- SHALL INCLUDE THE FOLLOWING TEXT: " STAY OUT OF TREE PRESERVATION AREA. NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS 'TREE PRESERVATION 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 502.574.6230.
- SOURCE FOR THIS SIGNAGE AT: https://louisvilleky.gov/sites/default/files/planning\_design/pre-applications/tree\_pres\_sign\_0.pdf 3. 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 SHALL BE REPLACED WITHIN TEN WORKING DAYS OR TWO WEEKS.
- 4. DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND VUA CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE. 5. 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. 6. CONSTRUCTION FENCING SHALL BE ERECTED 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.

#### TREE CANOPY PROTECTION AREA (TCCA) NOTES:

- SITE THE DEVELOPER HAS DESIGNATED TO MEET THE TREE CANOPY REQUIREMENTS OF CHAPTER 10. PART 1 OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEAR GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES WITHIN THE 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.
- 3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCCA'S PRIOR TO SITE DISTURBANC APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHAL 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.

4. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCCAS.



TEULU HOMES, LLC

(502) 445-7715

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON HIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

4208 TAYLORSVILLE RD LOUISVILLE, KY 40220 4208 TAYLORSVILLE ROAD TAX BLOCK 0037, LOT 0047 LOUISVILLE, KY. 40220 D.B. 10587, PG. 732

CASE: 17LSCAPE118 RELATED CASE: 16ZONE1026 MSD WM # 11390

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