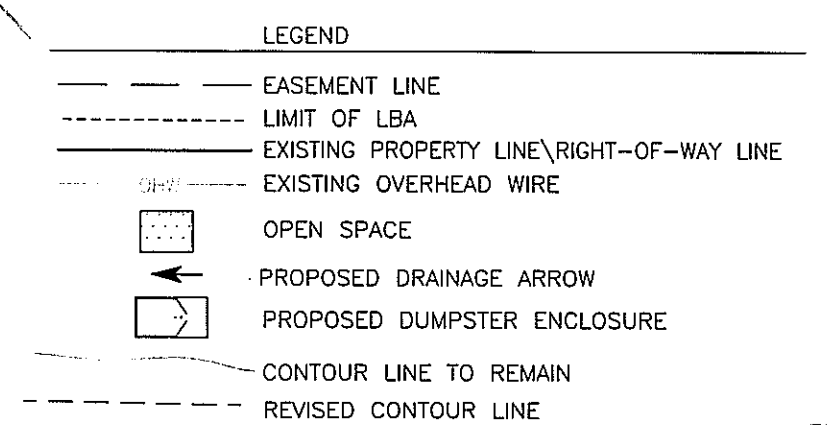
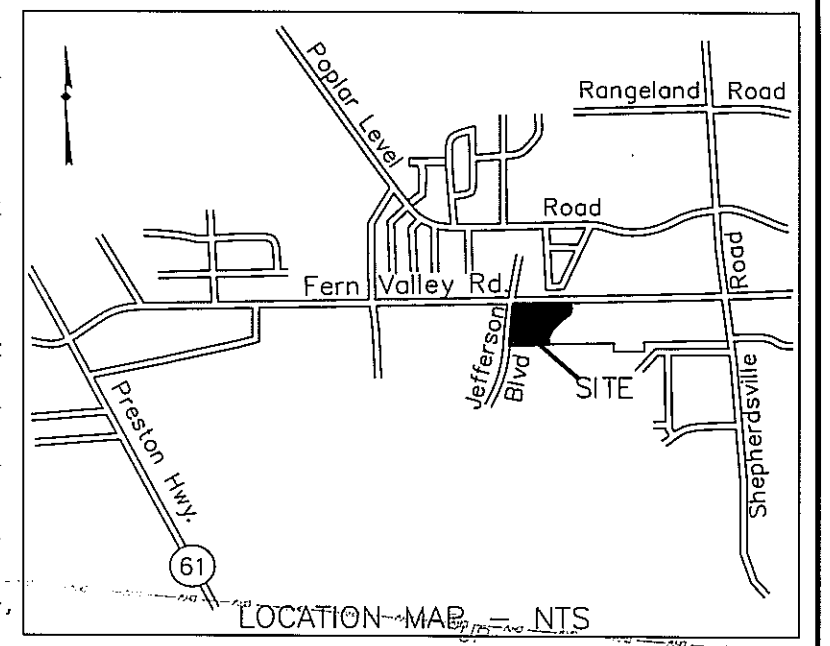


LANNERT FARM LLC.  
D.B. 9931, Pg. 82  
EZ-1, SW



General Landscape Notes:

1. Grass or ground cover shall be planted on all portions of the landscape buffer area not occupied by other landscape material.
2. The ground plane of all interior landscape areas (LA) shall be planted using either shrubs, groundcover, or turf.
3. 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.
4. All service structures shall be screened in accordance with 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, and telecom boxes.
5. 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. (if applicable)
6. 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.
7. 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.
8. Light poles, sidewalks, benches, etc. shall not occupy more than 25% of any interior Landscape Area (LA) 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.
9. Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance.

Canopy Calculations  
0% existing tree canopy - Per 10.1.4 site requires 20% canopy  
Site area = 8.418 acres  
required canopy = 8.418 \* 0.20 \* 43,560 = 73,337 sq.ft.

- 1.) ILA trees = 99,205 sq.ft./4000 = 24.8 use 25
- 2.) Along Fern Valley Road; Length = 750 ft includes 68' along Jefferson Boulevard  
A.) Parkway trees @ 1/40 ft = 750/40 = 18.75 use 19  
B.) Street trees @ 1/50 ft = 750/50 = 15 use 15
- 3.) Along Jefferson Boulevard; Length 600 ft  
A.) Street trees @ 1/50 ft = 600/50 = 12 use 12  
B.) Length of abutting VUA = 232 feet per 10.2.10 - 1/50  
ft = 232/50 = 4.64 use 5
- 4.) Along EZ-1 to south; Length = 483 ft  
per 10.2.4 - 4.5 trees/100 = 4.5 \* 483/100 = 21.7 use 22
- 5.) Along Jefferson Post Drive = Length of abutting VUA = 206 feet  
per 10.2.10 - 1/50 ft = 206/50 = 4.12 use 5

BUILDING #	TYPE			FOOTPRINT AREA
	B	C	D	
1		16		10,676
2		16		12,064
3		16		10,676
4		16		12,064
5	16			9,606
6	16			9,606
7		8		5,266
PROJECT TOTAL	32	40	32	69,958

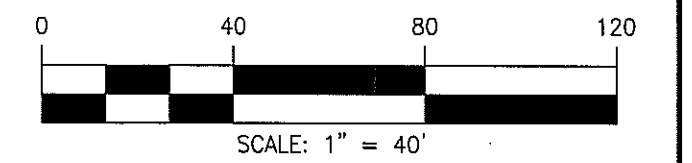
All units are two story. Maximum height = 35'  
TOTAL FOOTPRINT AREA  
Club House footprint Area = 2,640 sq.ft  
Apartment footprint Area = 69,958 sq.ft.  
TOTAL 72,598 sq.ft.  
Total project floor area 142,566 sq.ft  
Calculated Floor Area Ratio =  
142,566 / (8.418 \* 43,560) = 0.39  
Density Calculation  
Lot Area #units Proposed Density  
8.418 Acs. 104 R-6 12.35 units/acre  
9 Handicapped spaces to be provided

Open Space Calculation  
Per 5.12.4 site requires 15% open space  
Site area = 8.418 acres  
required open space = 8.418 \* 0.15 = 1.263 acres  
= 55,016 sq.ft  
required recreational @ 50% = 27,508 sq.ft.  
recreational open space 6,225 + 24,873 = 31,098 sq.ft  
Pool, pool deck, club house, Gazebo & picnic areas to be provided  
general open space = 18,000 + 22,454 + 36,079 = 76,533 sq.ft  
Total open space provided = 107,601 sq.ft.

DEVELOPMENT NOTES  
EXISTING LAND USE: VACANT  
EXISTING ZONING: R-6  
EXISTING FORM DISTRICT: SW - SUBURBAN WORKPLACE  
EXISTING LOT SIZE: 8.418 ACRES. (366,690 S.F.)  
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL  
SITE IS SUBJECT TO PLAN CERTAIN# 09-025-05 & ZONING PLAN 13ZONE1019

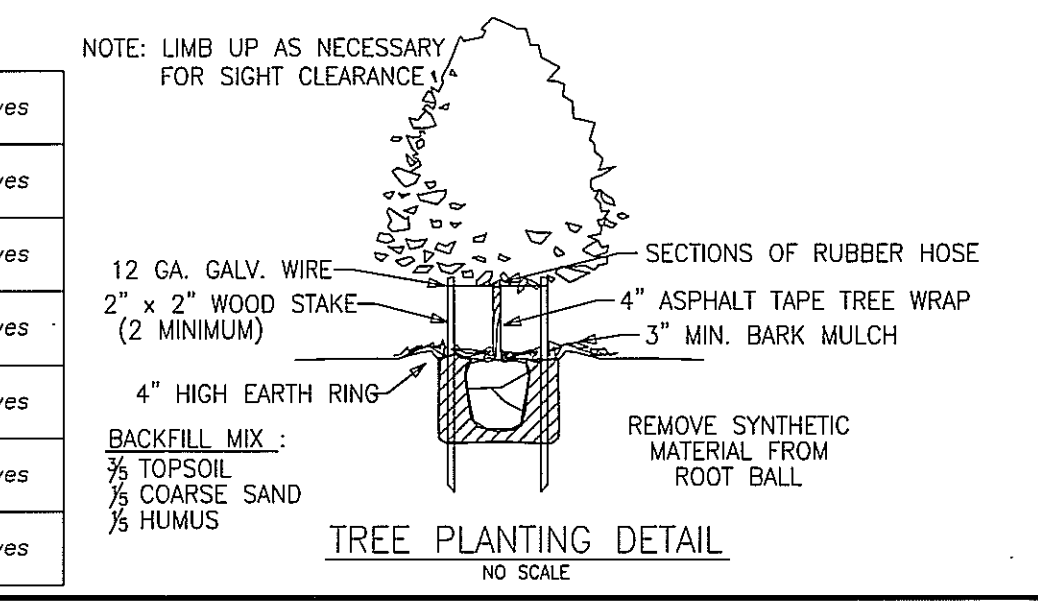
UTILITY NOTE:  
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE NO. 1-800-752-8007 OR LOCAL NO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

NO.	REVISION	DATE
1.	per discussion with S. Long	5/20/14
2.	per comments from MSD	6/09/14



LANDSCAPE PLAN  
AT  
JEFFERSON POST  
APARTMENTS  
4600 FERN VALLEY ROAD  
LOUISVILLE, KY. 40219  
FOR  
NOLTEMAYER CAPITAL LLLP  
122 NORTH PETERSON AVE.  
LOUISVILLE, KY.  
SCALE: 1" = 40' DATE: MAY 16, 2014

KEAL & ASSOCIATES, Inc.  
Consulting Engineers  
P.O. BOX 5130  
Louisville, Kentucky 40255  
(502) 583-1984



KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	MIN SIZE	COND	REMARKS
AR	34	RED MAPLE	Acer rubrum	1 3/4" CAL.	B & B	Well Branched, Straight Trunk
OR	10	RED OAK	Quercus rubra	1 3/4" CAL.	B & B	Full; Matched specimen
OB	14	SWAMP WHITE OAK	Quercus bicolor	1 3/4" CAL.	B & B	Well Branched, Straight Trunk
PA	4	NORWAY SPRUCE	Picea abies	6' HT.	B & B	Well Branched, Straight Trunk
UP	10	PRINCETON ELM	Ulmus americana 'Princeton'	1 3/4" CAL.	B & B	Well Branched, Straight Trunk
GS	16	STARBURST HONEYLOCUST	Gleditsia triacanthos 'Sunburst'	1 3/4" CAL.	B & B	Well Branched, Straight Trunk
LT	16	TULIP TREE	Liriodendron tulipifera	1 3/4" CAL.	B & B	Well Branched, Straight Trunk
CC	5	REDBUD	Cercis canadensis	1 1/2" CAL.	B & B	Well Branched

HP	50	'LIMELIGHT' HYDRANGEA	Hydrangea paniculata 'Limelight'	4.5' spacing	Full; vigorous; no brown leaves
IG	9	INKBERRY	Ilex glabra	36" HT. 6' spacing	Full; vigorous; no brown leaves
RA	39	FRAGRANT SUMAC	Rhus aromatica	18" HT. 4' spacing	Full; vigorous; no brown leaves
TD	20	DWARF YEW	Taxus x media 'densiformis'	18" HT. 3.5' spacing	Full; vigorous; no brown leaves
VP	36	'PRAGUE' LEATHERLEAF VIBURNUM	Viburnum x pragnense	36" HT. 5' spacing	Full; vigorous; no brown leaves
VS	11	SIEBOLD VIBURNUM	Viburnum x sieboldii	36" HT. 6' spacing	Full; vigorous; no brown leaves
VT	47	'EVERBLOOMING' VIBURNUM	Viburnum x plicatum tomentosum	36" HT. 4.5' spacing	Full; vigorous; no brown leaves

C:\REALINK\82000\82000\DRAWINGS\82000\82000.DWG