



TREE CANOPY PROTECTION AREA (TCPA)

DURING ALL CONSTRUCTION ACTIVITIES (INCLUDING CLEARING, GRADING, BUILDING CONSTRUCTION AND VEHICLE USE ARE CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON SITE WITH CONTRACTOR PERFORMING THESE ITEMS AS NOTED ABOVE.

1. TREE PROTECTION AREAS (TCPAs) 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 THE TCPAs 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.
2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAs AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA 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 TCPAs 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.
4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAs.

SIGNAGE SHALL BE POSTED EVERY 50 LINEAR FEET ALONG THE TCPA FENCING AND SHALL READ: "TREE PRESERVATION/PROTECTION AREA" "STAY OUT" "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"



NOTE: PREFABRICATED TREE PROTECTION FENCE MAY BE USED WITH THE ENGINEER'S APPROVAL

TREE PROTECTION FENCE (TYPE C)
NO SCALE

REQUESTED WAIVERS

1. A WAIVER OF LDC SECTION 10.2.11 HAS BEEN REQUESTED TO ELIMINATE THE ILA AND ILA TREE REQUIREMENT.
2. IN LIEU OF ILA TREES, KCC WILL PLANT TREES AT AN ALTERNATE LOCATION, DICTATED BY THE CITY OF JEFFERSONTOWN OR PROVIDED A FEE IN LIEU OF TREES. IF TREES ARE PLANTED OFF SITE, IT WILL BE 2 TREES PER EACH REQUIRED ILA TREE.

PREVIOUSLY APPROVED WAIVERS

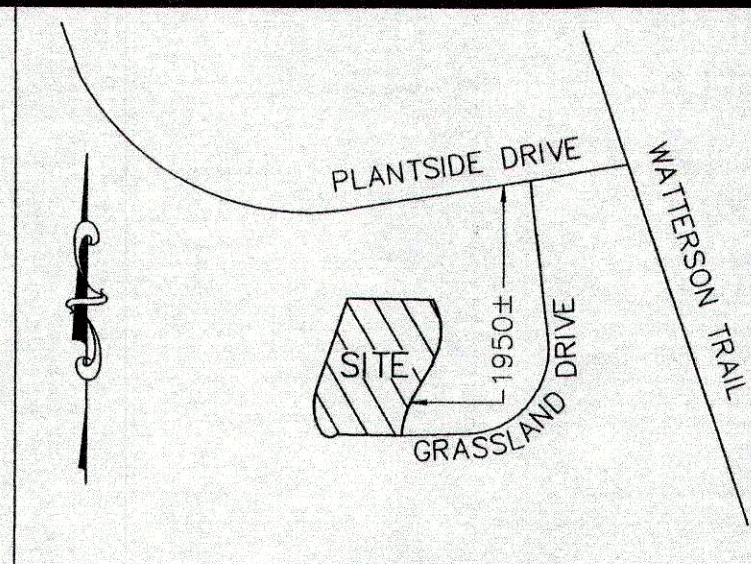
1. A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW LANDSCAPE BUFFER AREAS TO BE 15' WIDE. **APPROVED**
2. A WAIVER OF LDC SECTION 10.2.4 HAS BEEN REQUESTED TO ALLOW DRIVEWAY ENCROACHMENTS IN THE LANDSCAPE BUFFER AREAS AT THE SOUTHEAST ENTRANCE TO THE SITE. **APPROVED**
3. A VARIANCE OF LDC SECTION 4.8.3 HAS BEEN REQUESTED TO ALLOW PARKING ENCROACHMENTS INTO THE 100' STREAM BUFFER. **APPROVED**
4. A VARIANCE OF LDC SECTION 5.3.1 HAS BEEN REQUESTED TO ALLOW ENCROACHMENT INTO THE 25' REAR YARD SETBACK. **APPROVED**
5. A WAIVER OF LDC SECTION 5.4.4.B.1 HAS BEEN REQUESTED TO ALLOW PARKING WITHIN THE 200' RESIDENTIAL TRANSITION ZONE. **APPROVED**

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"

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.



LOCATION MAP
NO SCALE

SITE DATA:

EXISTING ZONE:	PEC
EXISTING FORM DISTRICT:	SUBURBAN WORKPLACE
LAND AREA:	11.64± ACRES (507,220 SQ. FT.)
EXISTING USE:	VACANT & STORAGE
PROPOSED USE:	NEW BUILDING & LOADING AREA PAVEMENT
EXISTING BUILDING:	111,020 SQ. FT.
NEW BUILDING:	30,890 SQ. FT.
BUILDING INCREASE:	27.8%
PROPOSED BUILDING:	141,910 SQ. FT.
FLOOR AREA RATIO:	28%
EXISTING PARKING:	172 SPACES
PROPOSED PARKING:	272 SPACES

VEHICULAR USAGE AREA:

EXISTING PARKING V.U.A.	69,376 SQ. FT.
NEW PARKING V.U.A.	29,474 SQ. FT.
STRIPING DEDUCT	5,181 SQ. FT.
PROPOSED PARKING V.U.A.	93,669 SQ. FT.
INCREASE OF V.U.A.	42.5%
ILA REQUIRED	0 SQ. FT.

PARKING SUMMARY

PARKING REQUIRED:	MANUFACTURING	1.5 SPACE PER XX EMPLOYEES (MIN.)
	OFFICE (3,020 SQ. FT.)	1.0 SPACE PER X EMPLOYEE (MAX.)
		1.0 SPACE PER 350 (MIN.) = 9
		1.0 SPACE PER 200 (MAX.) = 16

EMPLOYEES PROVIDED:	237 (TWO SHIFTS)
PARKING PROVIDED:	272 SPACES
PARKING MINIMUM:	167 SPACES
PARKING MAXIMUM:	253 SPACES
LONG TERM BICYCLE REQUIRED:	4.7 (1 PER 50 EMPLOYEES)
LONG TERM BICYCLE PROVIDED:	5 EACH (PROVIDED INSIDE BLDG.)

TREE CANOPY

GROSS SITE AREA:	11.64 ACRES (507,220 SF)
TREE CANOPY CATEGORY:	CLASS B
EXISTING TREE CANOPY:	130,856 S.F. (25.8%) TOTAL
EXISTING TREE CANOPY TO BE PRESERVED:	99,200 S.F. (19.6%)
TOTAL TREE CANOPY REQUIRED:	50,722 S.F. (10%)

LEGEND:

- PROPOSED TREE PER LANDSCAPE REG.
- TREE PROTECTION FENCE, TYPE C
- TREE CANOPY PROTECTION AREA
- LANDSCAPE BUFFER AREA
- EX CONTOURS
- PROPOSED CONTOURS
- PARKING SPACE COUNT
- EXISTING PARKING SPACE COUNT

RECEIVED
MAY 15 2018
PLANNING &
DESIGN SERVICES

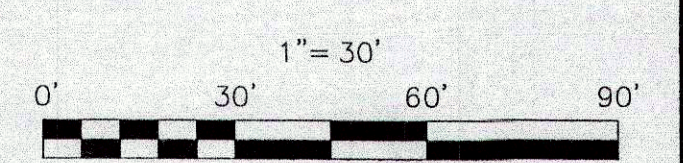
BEFORE YOU DIG:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811, WWW.KENTUCKY811.COM) FORTY-EIGHT 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 WATERLINES. WHEN CONTACTING THE KENTUCKY 811, CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED M.S.D. SEWER AND DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, IN THE TECHNICAL SPECIFICATIONS, AND SPECIAL PROVISIONS.



Know what's below.
Call before you dig.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER



POD
POWER OF DESIGN
1100 BULLY HUNTER DRIVE
LOUISVILLE, KY 40203
502-487-5252

OWNER/DEVELOPER
KENTUCKIANA CURB COMPANY INC.
2716 GRASSLAND DRIVE
LOUISVILLE, KY 40299
D.B. 9998 PG. 629

PROJECT
KCC INTERNATIONAL, INC.
2716 GRASSLAND DRIVE
LOUISVILLE, KY 40299
TAX BLOCK 38 LOT 620

LANDSCAPE AND TREE PRESERVATION PLAN

NO.	DATE	BY	DESCRIPTION

DATE
08/05/16

SHEET NO.
1 OF 1