

LEGEND:

- R/W RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT
- CL CENTERLINE OF R/W
- EX EXISTING
- TBR TO BE REMOVED
- (3) PARKING SPACES
- EXISTING OVERHEAD ELEC. / POLE
- EXISTING TREE LINE
- EXISTING SURFACE DRAINAGE FLOW
- PROPOSED STORM SEWERS / INLET
- PROPOSED TREE
- PROPOSED SHRUB
- TPCA TREE CANOPY PROTECTION AREA
- PROPOSED TREE MASS

APPLICABLE MSD STANDARD DRAWINGS:

STABILIZED CONSTRUCTION ENTRANCE TGC-ER-01-03
 SILT FENCE / TREE PRESERVATION FENCE SF-EF-09-02

BLK PROPERTIES, LLC
 18210 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 D.B. 10518, PG. 914 -
 T.B. 34, LOT 114
 R4/N

BLK PROPERTIES, LLC
 18206 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 80
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOT 161
 D.B. 10518, PG. 909
 R4/N

ST. LUKE BAPTIST CHURCH
 4102 CHAMBERS WAY
 LOUISVILLE, KY 40299
 D.B. NA, PG. NA
 T.B. 34, LOT 161
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907
 R4/N

WAIVER(S) GRANTED, PER CASE # (APPROVED JULY / 2017:

1. WAIVER FROM LAND DEVELOPMENT CODE CHAPTER 10, PART 3, SECTION 5.4.1, PARKWAY DEVELOPMENT STANDARDS, TABLE 10.3.1 TO ALLOW THE 30' NONRESIDENTIAL REQUIRED BUFFER AREA ALONG SHELBYVILLE ROAD (PARKWAY) BE REDUCED TO 0'.
2. WAIVER FROM LAND DEVELOPMENT CODE CHAPTER 10, PART 3, SECTION 6, SCENIC CORRIDOR DEVELOPMENT STANDARDS, TABLE 10.3.2 TO ALLOW THE 40' NONRESIDENTIAL REQUIRED SETBACK ALONG CLARK STATION ROAD (SCENIC CORRIDOR) BE REDUCED TO 12.5'. ALSO TO ALLOW THE 25' NONRESIDENTIAL BUFFER AREA ALONG CLARK STATION ROAD (SCENIC CORRIDOR) BE REDUCED TO 10'.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BS	4	Buxus sinica	Wintergreen Boxwood	24"	#2 Cont., 4' O.C.
VB	12	Viburnum burkwoodii	Burkwood Viburnum	36"	B&B, #3 Cont., 5' O.C.
AX	5	Acer xfreemanii	Armstrong Maple	Min. 2" Cal.	Plant 10' O.C.
LB	2	Liquidam bar	Sweetgum	Min. 2" Cal.	Plant as shown
QR	5	Quercus robur "Fastigiata"	Upright English Oak	Min. 2" Cal.	Plant 15' O.C.

SOIL DESCRIPTION:
 ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SOIL SURVEY, THE SITE CONSISTS OF URBAN LAND (Uo) AND URBAN LAND-ALFIC UDARENTS-BEASLEY COMPLEX (UKC).

FLOOD NOTE:
 THE SUBJECT PROPERTY DOES LIE IN ZONE 'X' WHICH IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN HAZARD AREA AS PER FEMA'S FIRM MAPPING, (2111100052E), DATED DECEMBER 5, 2006.

EROSION PREVENTION AND SEDIMENT CONTROL NOTE:
 THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

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.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

ALL UTILITY RELOCATIONS & ADJUSTMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

KEY:

- B&B - Balled and Burlapped
- cpl. - Caliper
- cont. - Container
- ht. - Height
- o.c. - On Center
- No. - Number

TPCA FENCE SIGNAGE:

THE CONTRACTOR SHALL POST SIGNAGE EVERY 50' ON THE TPCA 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.

SITE DATA (TRACT 1):

EXISTING ZONING: C-1
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 LAND AREA: 0.411 ACRES (17,940 S.F.)
 VACANT / PARKING LOT: 2,387 S.F.± GENERAL / PROFESSIONAL OFFICE (EXCLUDING MEDICAL)
 PROPOSED USE: 6,182 S.F.± ACCESSORY USE / STORAGE
 EXISTING BUILDING AREA (1): 0.35 (MAX 0.50)
 EXISTING BUILDING AREA (2): BUILDING (1) 2 STORIES
 EXISTING TOTAL BUILDING AREA: 3,123 S.F.± GENERAL / PROFESSIONAL OFFICE (EXCLUDING MEDICAL)
 EXISTING BUILDING FLOOR AREA RATIO: BUILDING (2) 1 STORY
 EXISTING BUILDING HEIGHT: MAX ALLOWED - 35' HT.

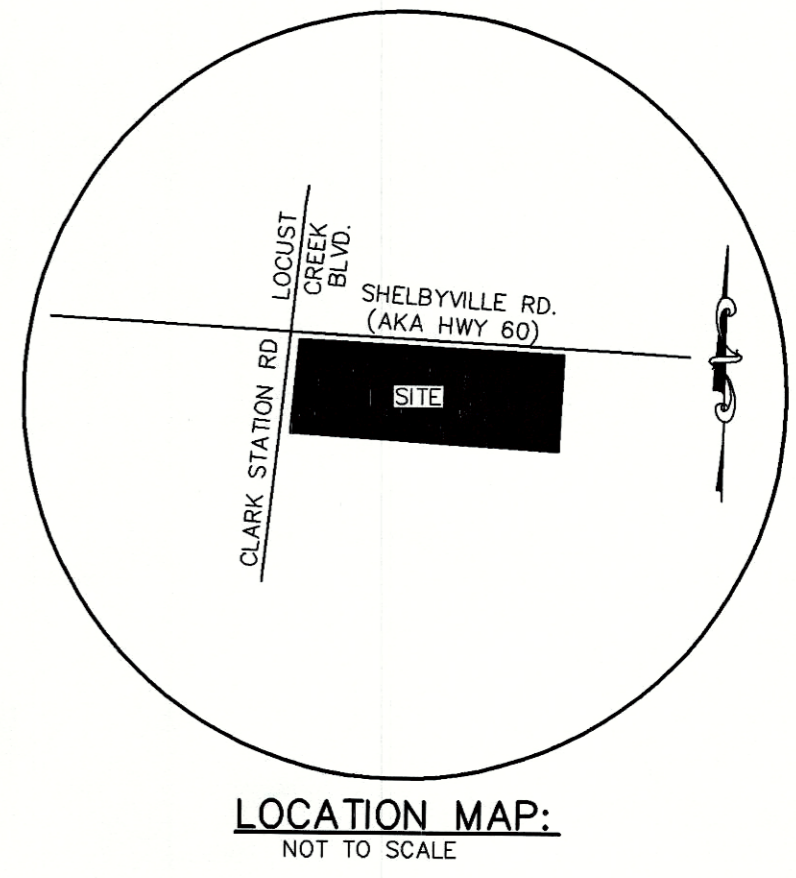
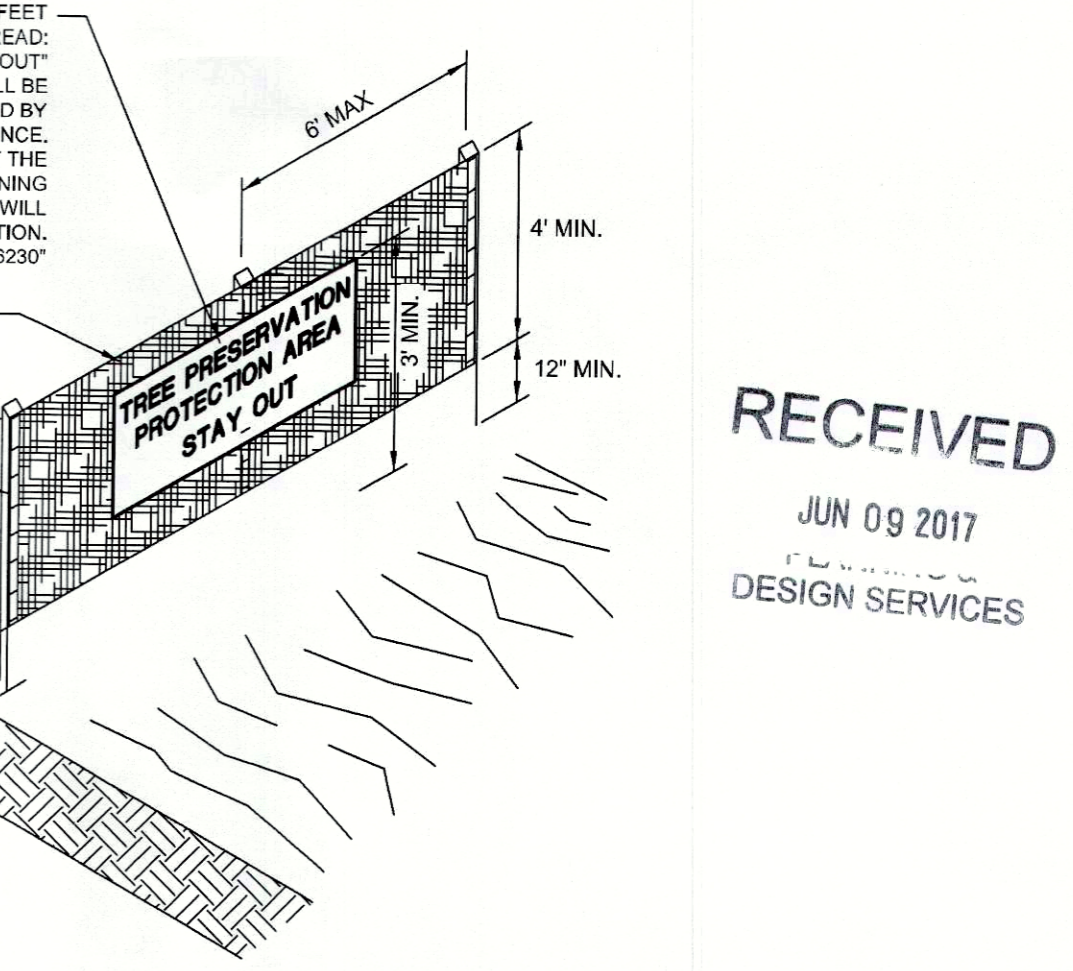
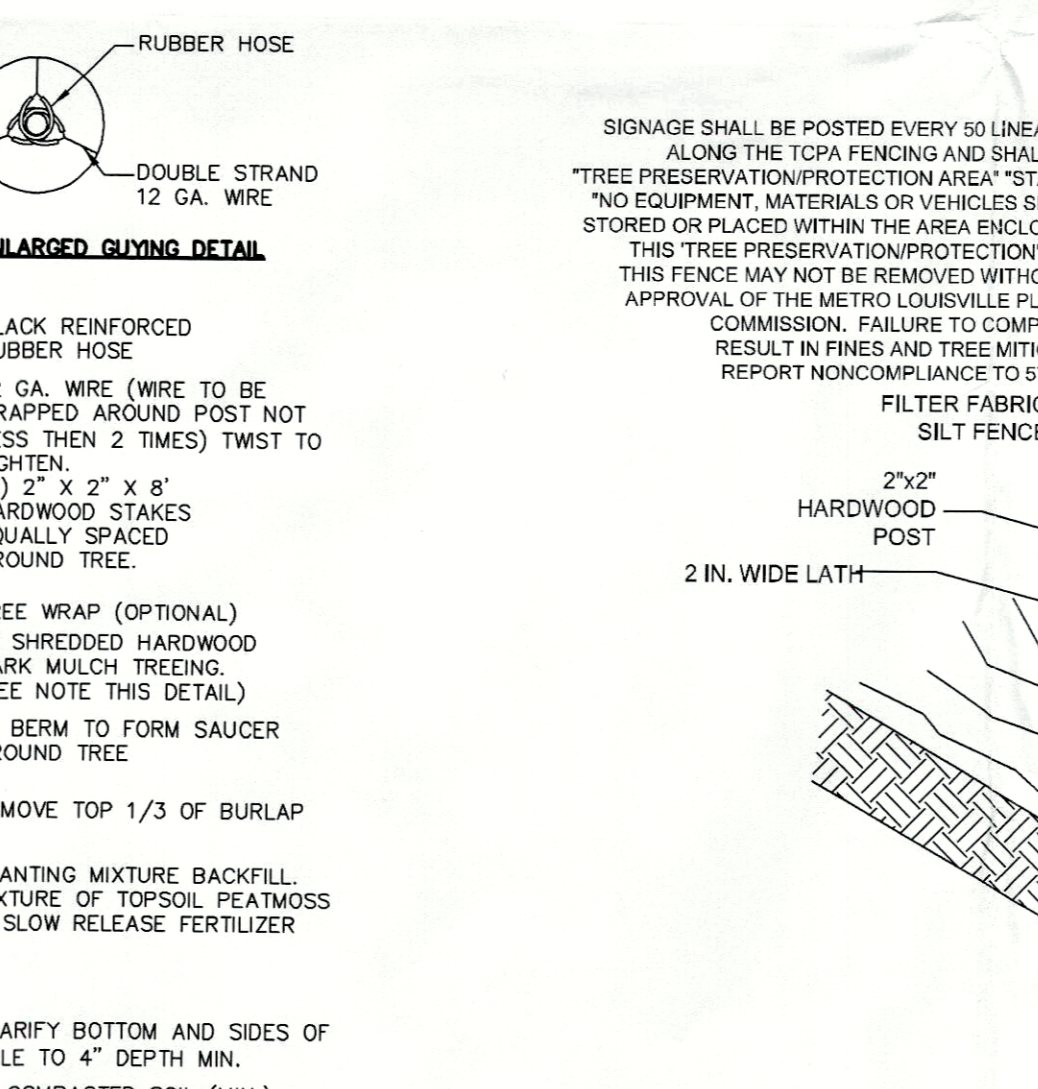
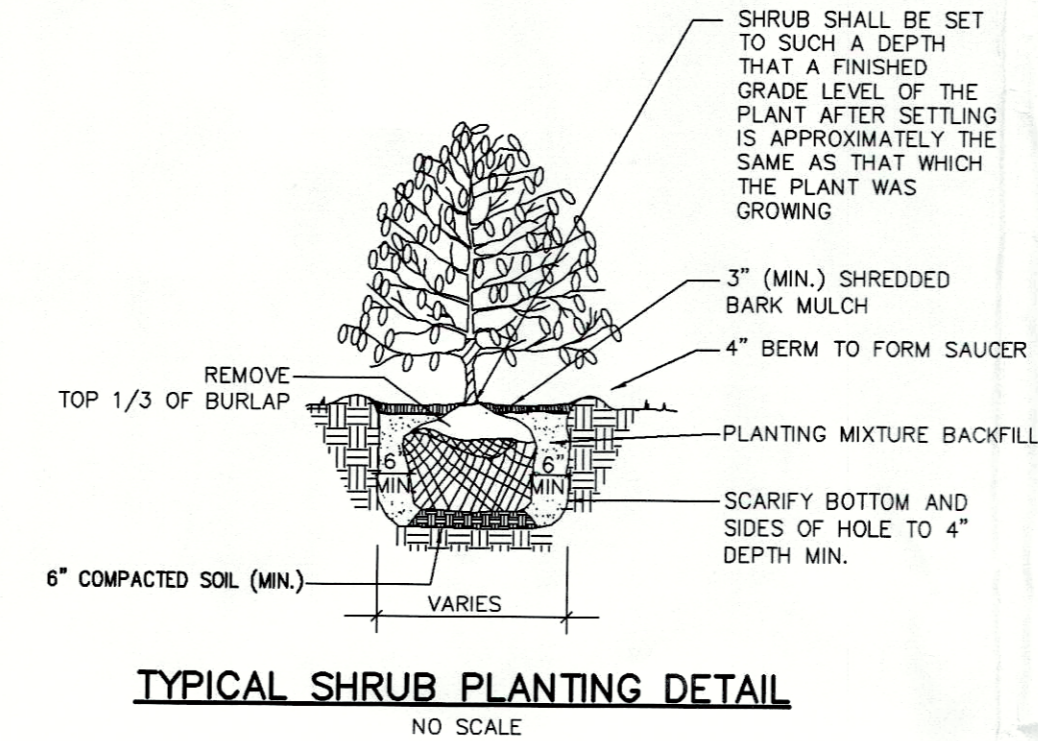
PARKING
 PARKING MINIMUM: 9 SPACES (1 SPACE PER 350 S.F.)
 GENERAL / PROFESSIONAL OFFICE (3,123 S.F.)
 PARKING MAXIMUM (3,123 S.F.): 16 SPACES (1 SPACE PER 200 S.F.)
 GENERAL / PROFESSIONAL OFFICE (3,123 S.F.)
 TOTAL PARKING PROVIDED: 9 SPACES W/ 1 ADA SPACE

BICYCLE PARKING
 SHORT TERM BICYCLE PARKING MINIMUM: 0 SPACES (3,123 S.F. OFFICE)
 LONG TERM BICYCLE PARKING MINIMUM: 0 SPACES (3,123 S.F. OFFICE)

NOTE: PER CHAPTER 9, PART 2, TABLE 9.2.1 - OFFICE BUILDING LESS THAN 10,000 S.F. ARE EXEMPT FROM BICYCLE PARKING REQUIREMENTS.

VEHICLE USE AREA
 EXISTING V.U.A.: 6,497 S.F.
 PROPOSED V.U.A.: 4,207 S.F. (DECREASE)
 TOTAL V.U.A.: 4,207 S.F.
 I.L.A. REQUIRED (7.5%): 316 S.F.
 I.L.A. PROVIDED: 316 S.F.

TREE CANOPY CALCULATIONS
 CANOPY CLASS: CLASS C
 LAND AREA: 0.411 ACRES (17,903 S.F.)
 EX. TREE CANOPY: 4,228 S.F. (24%)
 TREE CANOPY AREA % REQUIRED: 20%
 TREE CANOPY AREA PROVIDED: 3,581 S.F.
 NEW TREE CANOPY AREA PROVIDED: 0 S.F.
 (0) TYPE "A" TREES @ 1200 S.F. EACH
 TOTAL TREE CANOPY % PROVIDED: 3,581 S.F. (20%)



GRAPHIC SCALE 1"=20'
 0 5 10 20 40

OWNER/FOR:
BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023

PROJECT
BLK PROPERTIES, LLC
 18200 SHELBYVILLE RD
 LOUISVILLE, KY 40023
 T.B. 34, LOTS 59
 D.B. 10518, PG. 907

LANDSCAPE / TREE PRESERVATION PLAN

NO.	DATE	DESCRIPTION	BY

DATE: 6.4.17
 SHEET NO.: 1 OF 2

PREV CASE #B-193-99
 CASE #70DEVPLAN1034
 WM #4791
 LANDSCAPE CASE #

CASE #17 WAIVER 17/10/16

1016