



April 18, 2017

Develop Louisville - Planning and Design Services
c/o Laura L. Mattingly
Metro Development Center – 3rd Floor
444 S. Fifth Street, Louisville, KY 40202

RE: Appeal of DRC Denial for Waiver regarding LDC 10.2.11
17DEVPLAN1010 (Thorntons of Hazelwood)
4170 Taylor Boulevard, Louisville, KY 40215

Dear Ms. Mattingly:

Thorntons has a unique opportunity to make a recommitment to Louisville's mature southwest neighborhoods through a major investment in a blighted urban infill site at the northwest corner of Taylor Boulevard and Bluegrass Avenue. During our appearance at the Development Review Committee on April 5, 2017, we proposed to comply with Chapter 10, Section 2.11 of the Louisville Metro Land Development Code that allows for the vehicular use area (VUA) vegetative screening to be reduced to 18-inches when security is determined to be a factor, which the Committee denied thereby requiring a 36-inch vegetative screening at our site. Attached as Exhibit A, is the excerpt of Chapter 10, Section 2.11 of the Louisville Metro Land Development Code. We humbly request an opportunity to appeal of the Development Review Committee's April 5, 2017 denial.

I have attached, as Exhibit B, five recent articles from news outlets of victimizations that have occurred against Thorntons or against our guests by criminals. These articles are merely a sampling of the incidents that occur, however any person who watches the local news can agree that businesses in our industry tend to be targets of criminals. Frankly, we are sick and tired of the victimization and are happy to try the countermeasures allowed by the Land Development Code to reduce the likelihood of criminal acts at our locations.

During the April 5, 2017 the Development Review Committee hearing, Thorntons' verbal description of the lack of visibility from off-site into our proposed development was responded to by the Committee with disbelief and lack of understanding of how visibility would be impaired by the 36-inch vegetative screening of the VUA. I have attached hereto, as Exhibit C, a simple cross section depicting the vertical and horizontal geometry which shows an insufficient line of sight created by the 36-inch vegetative screening between vehicles on Taylor Boulevard and the site. As shown, the southbound drivers on Taylor Boulevard line of sight is impaired BY the 36-inch vegetative screening FROM seeing anything lower than 7 ft above the ground at our fuel pumps (noted with star symbol #1), AND impairs FROM seeing anything lower than 12 ft above ground at our building (noted with star symbol #2). Police cruisers along Taylor Boulevard would face this same visibility impairment while patrolling along Taylor Boulevard, which we feel is unacceptable.



Ms. Laura L. Mattingly

April 18, 2017

Page 2

As we approach this and other future potential sites, we would like to continue employing the available countermeasures that can discourage criminal acts against our guests and our business operations. We humbly request an opportunity to appeal of the Development Review Committee's April 5, 2017 denial as we seek to redevelop this blighted site.

Sincerely,

THORNTONS INC.

A handwritten signature in blue ink that reads "Jode L. Ballard".

Jode L. Ballard
Sr. Manager of Development

Attachments

Exhibit A

Excerpt of LDC 10.2.11

Appeal of DRC Denial for Waiver regarding
LDC 10.2.11

17DEVPLAN1010 (Thorntons of Hazelwood)

4170 Taylor Boulevard, Louisville, KY 40215

LAND DEVELOPMENT CODE

for all of

LOUISVILLE - JEFFERSON COUNTY
KENTUCKY

March 2006

In effect within Louisville Metro only

**Last updated on 1/17/17 to include the following Ordinance:
214-2016**



LOUISVILLE METRO DEPARTMENT OF PLANNING AND DESIGN SERVICES

Louisville Metro Planning Commission

PHONE 502-574-6230 FAX 502-574-8129

<http://louisvilleky.gov/government/planning-design/land-development-code>

| | | | | |
|---------------|----------------------|---------------------|---|---------------|
| <i>Update</i> | <i>February 2010</i> | Part 1 | Tree Canopy | 10.1-1 |
| <i>Update</i> | <i>February 2010</i> | Part 2 | Landscape Design | 10.2-1 |
| <i>Update</i> | <i>February 2010</i> | Part 3 | Parkway and Scenic Corridor Development Standards | 10.3-1 |
| <i>Update</i> | <i>February 2010</i> | Part 4 | Implementation Standards | 10.4-1 |
| | <i>March 2006</i> | Part 5 | Streetscape Master Plan | 10.5-1 |
| | <i>March 2006</i> | <i>Appendix 10A</i> | <i>Preferred Plant List</i> | <i>10A-1</i> |
| | <i>March 2006</i> | <i>Appendix 10B</i> | <i>Prohibited Plant List</i> | <i>10B-1</i> |
| <i>Update</i> | <i>July 2007</i> | <i>Appendix 10C</i> | <i>Parkway, Gene Snyder Freeway, Olmsted Parkway and Scenic Corridor Maps</i> | <i>10C-1</i> |
| <i>Update</i> | <i>October 2009</i> | <i>Appendix 10D</i> | <i>PDS Tree Preservation Policy</i> | <i>10D-1</i> |

| Table 10.2.6 VUA Landscape Buffer Area Requirements | | |
|--|--|--|
| Area of VUA (sf) | Form District | Form District |
| | Downtown, Village Center, Traditional Neighborhood, Traditional Marketplace Corridor, Traditional Workplace, Town Center | Regional Center, Suburban Marketplace Corridor, Neighborhood, Suburban Workplace, Campus, Village Outlying |
| up to 10,000 | 5-FT | 5-FT |
| 10,001-30,000 | 5-FT | 10-FT |
| >30,000 | 10-FT | 15-FT |

- A. A five foot LBA shall be provided (containing a 6 foot continuous screen and 1 type A tree per 50 feet of lineal distance) between any lot containing a VUA and a non-residentially zoned lot with a first floor residential use.
- B. Landscape Buffer Areas shall be placed at the edge of pavement (or back of curb if present) when the elevation of the VUA is equal to or higher than the adjacent property. When the VUA is constructed at a lower elevation than the adjacent property, the buffer shall be placed at the common property line.

10.2.11 Vehicular Use Area Perimeter Planting

The equivalent of 1 Large (Type A) tree per 50 linear feet of boundary (or fraction thereof) shall be provided in all VUA perimeter Landscape Buffer Areas. Tree requirements may be deferred, if an equivalent number of street trees are present in the right-of-way, until such time that the street trees are removed to allow for roadway widening or other improvements. Additional landscape requirements shall vary relative to adjacent land uses and proximity to common property lines as follows:

| Table 10.2.7 VUA Perimeter Screening Requirements | | | |
|---|-------------------------------|--|---|
| Land Use | Distance From Property Line | | |
| | Less than or equal to 30 feet | Greater than 30 feet and less than 50 feet | Greater than or equal to 50 feet |
| VUA (except loading area) adjacent to any residential use | 6 foot continuous screen | 3 foot continuous screen | 3 foot screen for at least 50% of VUA |
| VUA is a loading area adjacent to any residential use | 8 foot continuous screen | 6 foot continuous screen | 6 foot continuous screen if adjacent to residential |
| VUA adjacent to a Roadway | 3 foot continuous screen | 3 foot continuous screen | NA |

The 3-foot or 6-foot screen requirement can be met using shrubs, evergreen trees, berms, or fencing individually or in combination. Continuous screens may be broken and staggered for visual interest provided the result is a visually continuous screen. **The 3-foot screen requirement may be reduced to 18 inches when adjacent to financial institutions, nursing homes, or other uses where security is determined to be a factor.** All screening material including plants, fencing, walls, and berms used to satisfy these requirements shall conform to the standards found in Chapter 10, Part 4, Implementation Standards. Landscape material in buffer areas shall be protected by the use of curbs, wheel stops, fencing, or planted

at least 4 feet from the edge of pavement when sufficient buffer area exists.

NOTE: If VUA LBA area contains a GMP, then plant materials found in Chapter 13: Native Revegetation from the MSD Design Manual (a link to document found in Appendix 10A) are to be used and at least a 3 foot minimum continuous screen is required.

10.2.12 Vehicular Use Area Interior Landscape Areas

Landscape areas shall be provided within all Vehicular Use Areas to break up large impervious areas and allow for a greater distribution of tree canopy coverage and to provide the opportunity: to capture parking lot stormwater runoff, thus increasing water quality: and retaining greater amounts of storm water on site through infiltration. Dimensional requirements have been established to insure that interior landscape areas serve the intended goals and provide enough ground area to support required plant material. Interior landscape areas shall not be required for enclosed VUAs that are secured from access by a fence, wall or similar barrier at least 3.5 feet in height and used for storage, loading docks or their associated maneuvering areas, or for loading, unloading, and storage areas in an industrial zone PD (industrial uses), C-M, M-1, M-2, M-3, PEC & EZ-1 or in loading dock & truck maneuvering areas in Commercial and Office zones.

ILA shall be provided that in total area equals or exceeds the applicable minimum percentage of the vehicular use area, as specified in the following table:

| VUA Size | ILA Area |
|---|----------|
| --under 6,000 sq. ft. or containing < 10 parking spaces | 0% |
| --6,000 - 12,000 sq. ft. or up to 20 parking spaces | 5% |
| --if in a Traditional or Downtown Form District | (2.5%) |
| --12,001 - 30,000 sq. ft. or up to 100 parking spaces | 7.5% |
| -- if in a Traditional or Downtown Form District | (5%) |
| --over 30,000 sq. ft. or 100 parking spaces | 7.5% |

Any landscape area surrounded by or projecting into a Vehicular Use Area can be used to meet interior landscape area requirements provided they are no less than 290 sq.ft. in area and no less than 8 feet in either dimension. Smaller interior landscape areas are not prohibited, but will not count toward interior landscape area requirements.

The maximum distance between interior landscape areas shall apply as follows:

- A. VUAs under 12,000 sq. ft. or less than 20 parking spaces - no maximum
- B. VUAs of 12,000 sq. ft. or over or 20 or more parking spaces – 20 spaces

The maximum distance shall be determined by measuring both:

- A. radially from the closest perimeter landscaping area curb edge, and
- B. lineally in each row of parking spaces from the closest curb edge of each ILA.

10.2.13 VUA Interior Landscape Area Planting Requirements

When interior landscape areas are required, one Medium or Large deciduous tree shall be provided for every 4,000 square feet of vehicular use area. The ground plane of all interior landscape areas shall be

Exhibit B

News Outlet Articles on Victimizations at Thorntons Sites

Appeal of DRC Denial for Waiver regarding
LDC 10.2.11

17DEVPLAN1010 (Thorntons of Hazelwood)

4170 Taylor Boulevard, Louisville, KY 40215

LMPD: Woman held people hostage at Thornton's

Danielle Lerner, @Danielle_Lerner Published 5:25 p.m. ET Feb. 21, 2017 | Updated 5:25 p.m. ET Feb. 21, 2017



(Photo: Metro Corrections)

A Louisville woman was arrested Monday after police say she held five people hostage inside a Thornton's gas station in the Algonquin neighborhood.

According to an arrest citation, Julie N. Barnes, 33, was armed with a knife when she entered the gas station, located at 2000 South 7th Street Road, at 12:40 p.m. Five people, including a Thornton's employee, were inside. Barnes locked the store's door behind her and refused to let anyone in or out. She threatened the employee and broke a computer screen before officers arrived on scene about five minutes later.

Barnes dropped the knife and police arrested her, the citation said. No one was hurt.

Barnes was charged with five counts of first-degree unlawful imprisonment, one count of first-degree wanton endangerment and one count of third-degree criminal mischief.

She remains in the Louisville jail on a \$5,000 cash bond. Her next court date is March 3.

Reporter Danielle Lerner can be reached at dlerner@courier-journal.com or 502-582-4042.

MORE HEADLINES

► **[Violent crime ticks up in first 7 weeks of year in Louisville \(/story/news/politics/metro-government/2017/02/21/violent-crime-ticks-up-first-7-weeks-year-louisville/98147898/\)](#)**

► **[Lou City FC coach James O'Connor set for extension talks \(/story/sports/soccer/louisville-city-fc/2017/02/21/loucity-coach-oconnor-set-extension-talks/98188056/\)](#)**

► **[Rally against Hargens scheduled before JCPS board meets \(/story/news/education/2017/02/21/rally-against-hargens-scheduled-before-jcps-board-meets/98065656/\)](#)**

Read or Share this story: <http://cjky.it/2m5n2Jk>

Exhibit B-2

LMPD investigating fatal shooting in Thorntons parking l

Julia Rose, WHAS 12:17 PM EDT March 14, 2017



LOUISVILLE, Ky. (WHAS 11)—Police tape surrounded the pumps at the Thorntons gas station in the 4100 block of Cane Run Road late Monday night.

Louisville Metro Police say a man was shot to death in the parking lot, leaving many people in the Lake Dreamland area on edge.

"I was shocked, totally," said Douglas Barnes, the General Manager of Hi-Way Muffler.

Barnes' shop sits directly across the street from the crime scene. He says he woke up to a slew of concerned calls and messages.

"I got a text this morning that said, 'hey Doug, someone was shot and killed across the street from your shop last night,' and I'm like, oh my gosh, do I want to turn back around and go home or go on and go to work?" said Barnes.

LMPD's homicide unit spent the overnight hours investigating. Officers interviewed people and are possibly using security video from the Thorntons to piece together what led up to the fatal shot.

As the investigation continues, Barnes says he hopes to see the violence stop, both close to his business and around the city.

"People now- a- days are just kind of getting crazy, it can happen anywhere, you know east end, west end, south end you know it's happening, it's a sad thing but it's happening right now," said Barnes.

At this point, no arrests have been made in the case and the victim's identity has not yet been released.

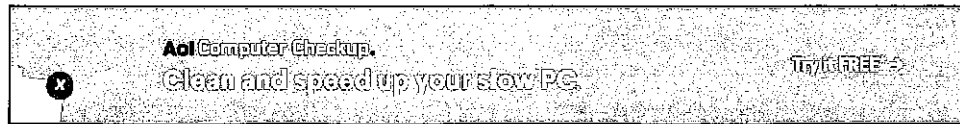
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[LEAVE A COMMENT \(\)](#)

Exhibit B-3



53 80 53

Broken Clouds

Feels Like 53°



POLICE: Man kills wife then himself outside Cane Run Road gas station

Posted: May 31, 2014 11:49 PM EDT
Updated: Jun 01, 2014 11:23 PM EDT

LOUISVILLE, Ky. (WDRB) -- Police say a husband and his wife are both dead after a shooting at the Thorntons on Cane Run Road near the Shawnee Expressway.

Scott Joslin Sr., 40, and Christina Joslin, 43, of Louisville died as a result of gun shot wounds. Police say Scott Joslin shot his wife in the parking lot of the gas station, and then turned the gun on himself.

Police say the pair arrived at the gas station separately and exchanged words. She then made her way into the store to make a purchase as he waited outside.

"She was just in and out of the store talking on her cell phone, while he was mumbling on the phone," said Donald Clay who claims he was standing behind Christina as she checked out. "We didn't see any arguments, we just heard a pop, pop, pop."

Police say Christina died on the scene, while Scott died at the hospital Sunday afternoon.

The Jefferson County Coroner's office said the couple was separated. Officials say it appeared the victim had her car packed up and was possibly in the process of moving out of the home the couple shared in East Louisville.

Police say there were several witnesses to the shooting.

LMPD Homicide detectives are investigating the case.

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|---|--|---|--|

Exhibit B-4

SKYVISION HD | ASK THE EXPERT | JOBS | BIRTHDAY CLUB | MADE IN THE TRI-STATE | A BETTER YOU



54°

Clear
Newburgh

FULL FORECAST

Search

Thornton's Gas Station Robbed

New Media Producer: Rachel Chambliss

UPDATE, SUN, 9:15 PM: Evansville police are still looking for the suspect who robbed a gas station.

The robbery happened around 3:30 a.m. Saturday at the Thornton's on St. Joe and Maryland Street.

A man told the clerks "this is a robbery." Then, he put his hands in his pockets, indicating he may be armed. No weapon was actually shown, but police say he made off with some cash.

UPDATE, SAT, 7:15 PM: Evansville police are still looking for the suspect that robbed the Thornton's gas station at St. Joe and Maryland Street. It happened just after 3:30 Saturday morning.

The clerks tell police a man was in the store for ten minutes when he came up to the counter and asked to use the phone. He then told them "this is a robbery" and put his hands in his pockets indicating he may be armed, but no weapon was actually shown. Police say he made off with some cash.

The suspect is described as a white male, 5'6" and 140 pounds. He was wearing a blue ball cap, black jacket, green flannel shirt and black pants.

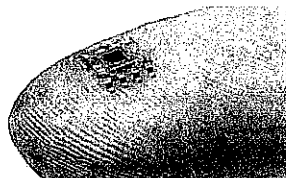
If you have any information, you're asked to call Evansville police.

PREVIOUSLY: Evansville police are investigating a robbery at an Evansville gas station.

According to a police report, the robbery happened around 3:30 Saturday morning at the Thornton's on the corner of St. Joe and Maryland on Evansville's westside.

No arrests have been made in the case.

RECOMMENDED STORIES



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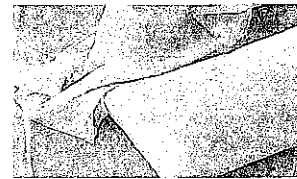
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WE RECOMMEND

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CRIME NOVEMBER 4, 2015 8:51 AM

Thorntons gas station robbed; two suspects found nearby and arrested

HIGHLIGHTS

Two men were arrested early Wednesday shortly after the Thorntons gas station on Versailles Road was robbed by two men who implied that they had guns.

By Morgan Eads - meads@herald-leader.com

Two men were arrested early Wednesday shortly after the Thorntons gas station on Versailles Road was robbed by two men who implied that they had guns.

Miles Blake Brizius, 22, and Claude Steven Dailey, 54, are accused of entering the gas station about 12:30 a.m. Wednesday and demanding cash, Lexington police Lt. David Biroshchik said.

The men got away with an undetermined amount of cash, Biroshchik said.

Police found them behind a nearby Lee's Famous Recipe restaurant and arrested them.

Both were charged with first-degree robbery.



MORE CRIME

SUGGESTED FOR YOU



Exhibit C

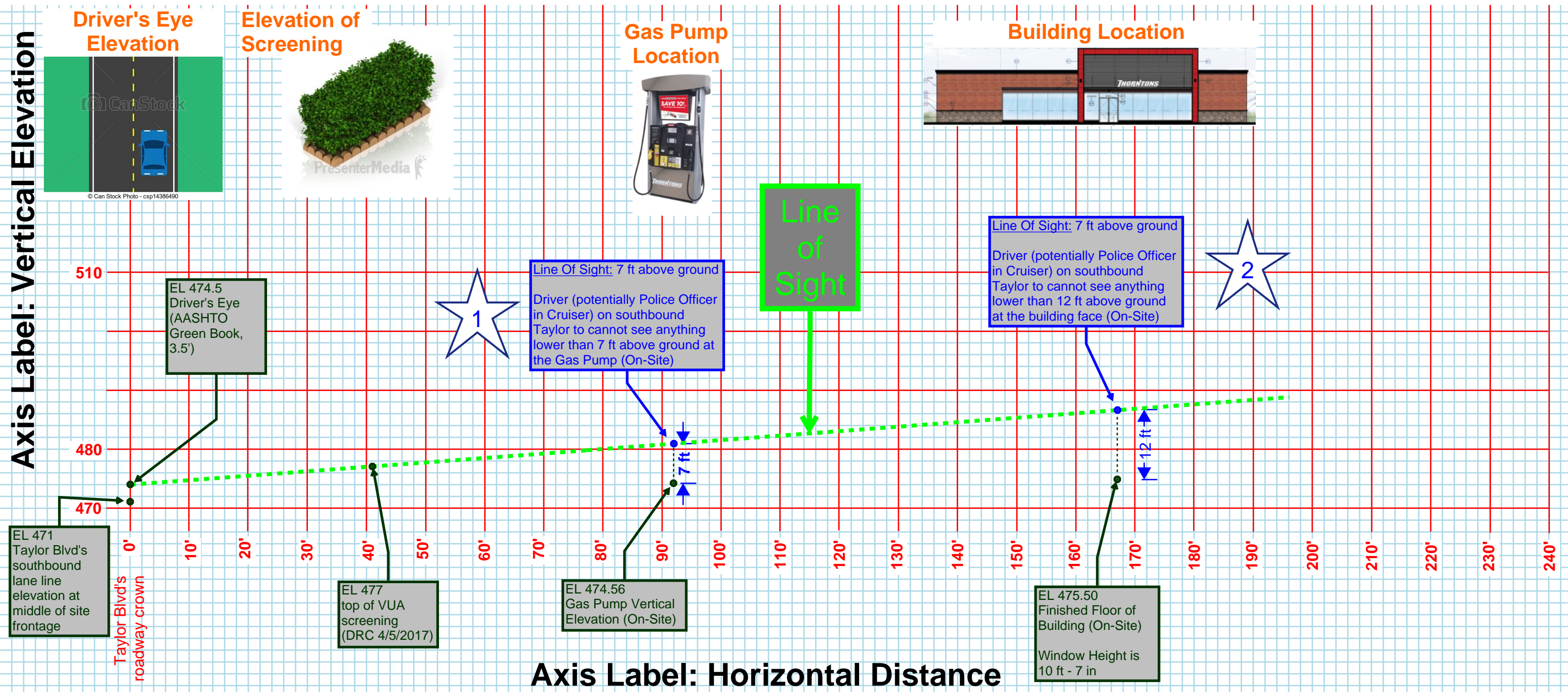
Cross Section Showing Line of Sight

Appeal of DRC Denial for Waiver regarding
LDC 10.2.11

17DEVPLAN1010 (Thorntons of Hazelwood)

4170 Taylor Boulevard, Louisville, KY 40215

Exhibit C: Cross Section Showing Line of Sight



17DEVPLAN1010

Appeal of LDC 10.2.11 Waiver Denial (4/5/2017)

[18-inch Vehicular Use Area Screening When Security is determined to be a factor]

Drawing name: K:\GIS_LDEV\168281033_Thorntons_Taylor and Bluegrass_Louisville_KY2 Design\CADD\PlanSheets\C5.0 GRADING AND DRAINAGE PLAN.dwg C5.0 Mar 07, 2017 5:49pm by: Taylor Eberbach
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FEMA NOTE

PER FLOOD INSURANCE RATE MAP NO. 21111C0073E, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

CRITICAL ELEVATIONS FOR CANOPY DESIGN

| | |
|--|---------|
| HIGHEST PAVEMENT ELEVATION UNDER CANOPY | 474.81' |
| LOWEST PAVEMENT ELEVATION AT A CANOPY COLUMN | 473.12' |

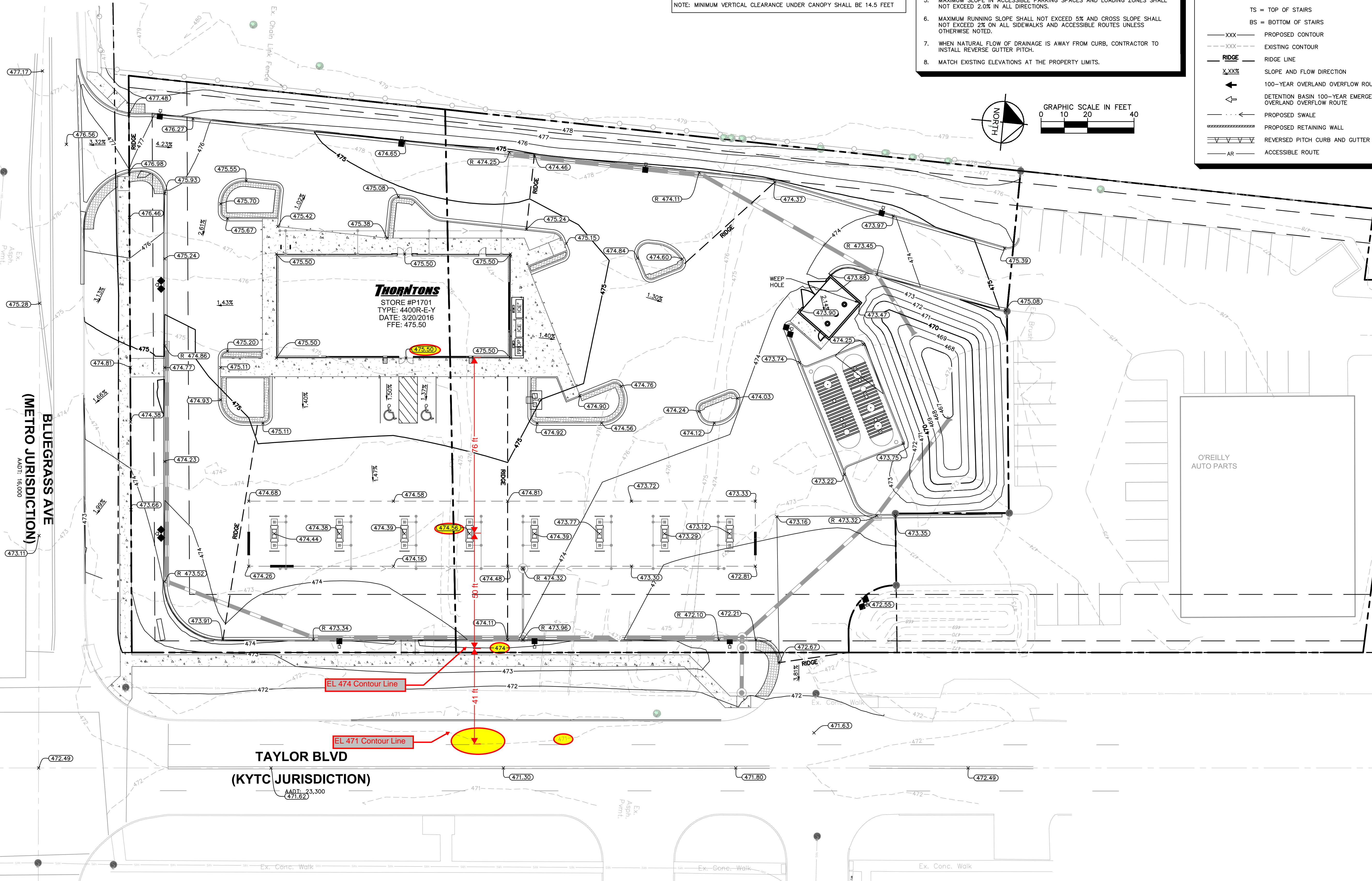
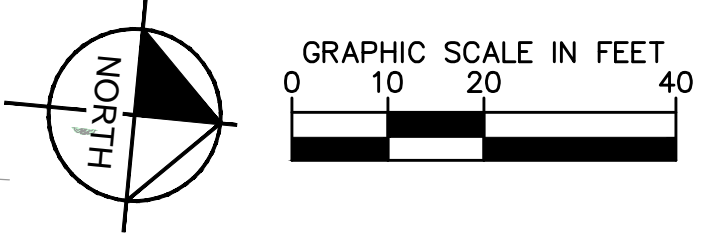
NOTE: MINIMUM VERTICAL CLEARANCE UNDER CANOPY SHALL BE 14.5 FEET

GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- TP = TOP OF PAVEMENT
- EP = EDGE OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- TF = TOP OF FOUNDATION
- R = RIM ELEVATION
- TW = TOP OF WALL
- FG = FINISHED GRADE
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- XXX--- PROPOSED CONTOUR
- - - - - XXX - - - - - EXISTING CONTOUR
- RIDGE— RIDGE LINE
- X/XXX SLOPE AND FLOW DIRECTION
- ← 100-YEAR OVERLAND OVERFLOW ROUTE
- ↙ DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- AR ACCESSIBLE ROUTE



**BLUEGRASS AVE
(METRO JURISDICTION)**
AADT: 16,000

**TAYLOR BLVD
(KYTC JURISDICTION)**
AADT: 23,300
471.82'

EL 474 Contour Line

EL 471 Contour Line

| <p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 2333 ALEXANDRIA DRIVE, SUITE 212 LENNINGTON, KY 40046 WWW.KIMLEY-HORN.COM</p> | <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION PER CITY COMMENTS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | REVISION PER CITY COMMENTS | DATE | BY | | | | | | | | | | | | | | | | |
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| | <p>SCALE: AS NOTED</p> <p>DESIGNED BY: TRE</p> <p>DRAWN BY: TRE</p> <p>CHECKED BY: EJT</p> | | | | | | | | | | | | | | | | | | | | |
| <p>GRADING AND DRAINAGE PLAN</p> | <p>THORNTONS</p> | | | | | | | | | | | | | | | | | | | | |
| <p>NWC OF BLUEGRASS AVE, AND TAYLOR BLVD. LOUISVILLE, KY 40215</p> | <p>ORIGINAL ISSUE: 01/18/2016</p> <p>KHA PROJECT NO. 168281033</p> <p>SHEET NUMBER</p> <p style="font-size: 24pt; font-weight: bold;">C5.0</p> | | | | | | | | | | | | | | | | | | | | |

EXTERIOR ELEVATION KEYNOTES

- 801 NICHIIA PANEL SYSTEM - STYLE: ILLUMINATION SERIES COLOR: PANTONE RED PMS 186 RED ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 802 NICHIIA PANEL SYSTEM - STYLE: PLYMOTH BRICK COLOR: CRIMSON ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 803 NICHIIA PANEL SYSTEM - STYLE: ILLUMINATION SERIES COLOR: BENJAMIN MOORE DEEP SPACE 2125-20 ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 804 NICHIIA SYNTHETIC STONE SYSTEM - STYLE: KURASTONE DESERT ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 805 ARCHITECTURAL CANOPY AND LOUVER SYSTEM - COLOR: BLACK ; VENDOR FURNISHED, CONTRACTOR INSTALLED
- 806 ARCHITECTURAL CANOPY AND LOUVER SYSTEM - COLOR: PANTONE 8600C PEWTER ; VENDOR FURNISHED, CONTRACTOR INSTALLED
- 807 PREFINISHED METAL COPING - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 808 PREFINISHED METAL GUTTER SYSTEM - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 809 PREFINISHED METAL DOWNSPOUT SYSTEM, SUPPLY MATCHING RECEIVING BOOT FOR TRANSITION TO UNDERGROUND STORM DRAINAGE - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 810 NICHIIA SILL-CHISELED SYSTEM - COLOR: MATCH KURASTONE ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

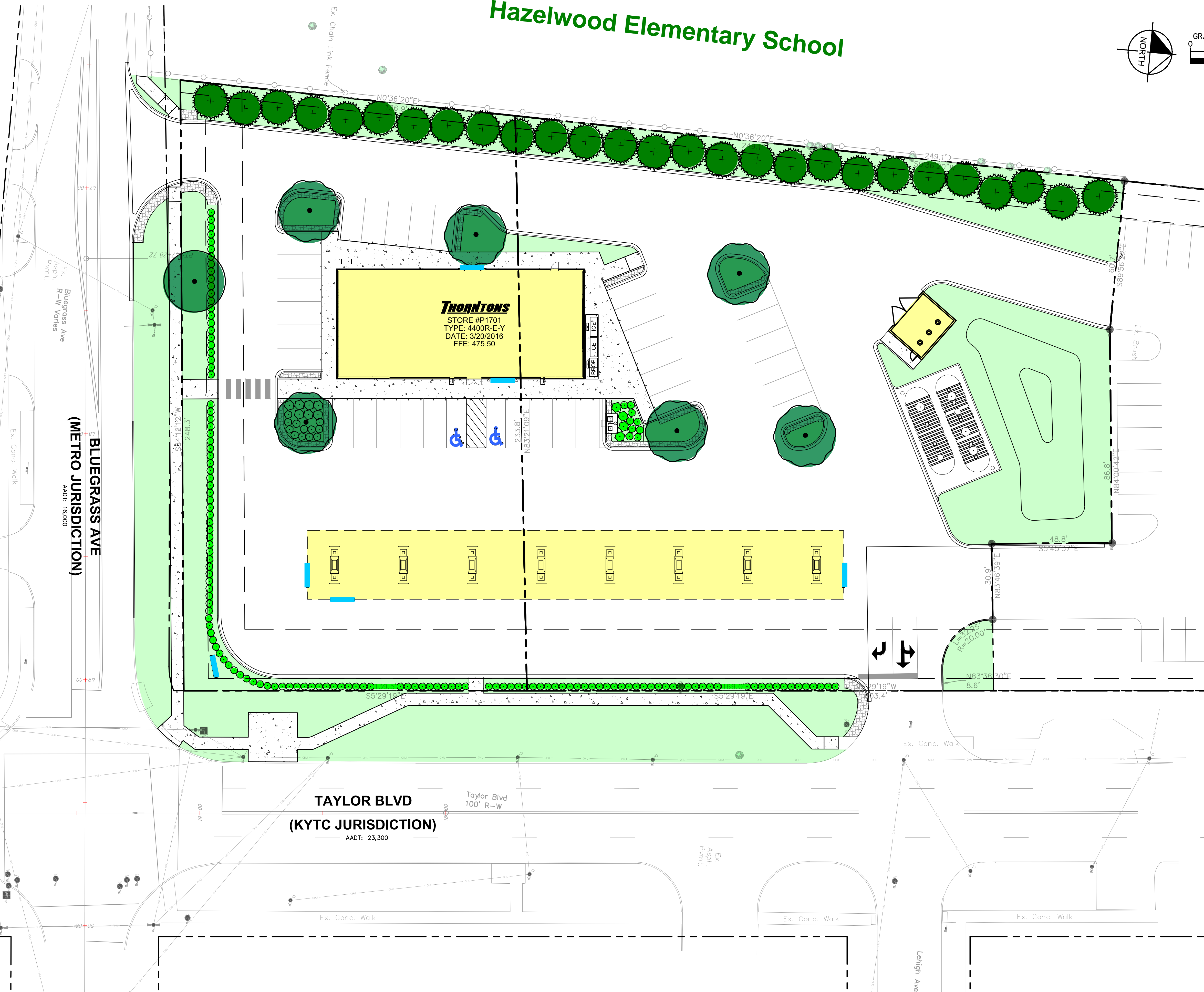
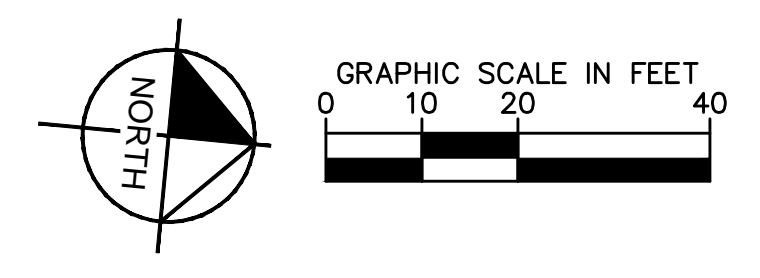
EXTERIOR ELEVATION KEYNOTES

- 811 ROOF ACCESS LADDER SYSTEM - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 812 SCHEDULED DOOR AND FRAME - SEE A14.1 SHEET FOR MORE INFORMATION
- 814 LINE OF FOUNDATION BELOW - SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION
- 815 ALCOHOL LICENSE NUMBER ; OWNER FURNISHED, OWNER INSTALLED
- 816 LINE OF ROOF TOP MECHANICAL EQUIPMENT BEYOND - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
- 817 EXTERIOR LIGHT FIXTURE - VERIFY COLOR WITH OWNER PRIOR TO CONSTRUCTION - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 818 ELECTRIC POWER OULET - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 819 FREEZELESS WALL HYDRANT ASSEMBLY - SEE PLUMBING DRAWINGS FOR MORE INFORMATION
- 821 MEMBRANE ROOFING SYSTEM.
- 822 VERIFY FINAL LOCATION OF EMERGENCY GAS SHUT OFF WITH FUEL SYSTEM VENDOR - MOUNTING HEIGHT TO BE 4'-0" ABOVE FINISH GRADE.
- 823 ELECTRIC SERVICE EQUIPMENT, PAINTED:STEALTH GREY - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 824 SEE PLUMBING DRAWINGS FOR GAS SERVICE INFORMATION AND REQUIREMENTS.
- 825 BUILDING ADDRESS AND STORE NUMBER LOCATION.
- 826 PANEL SYSTEM VERTICAL EXPANSION JOINT LOCATION - INSTALL PER MANUFACTURER.



East Face of Building

Hazelwood Elementary School



| OWNER'S LANDSCAPE PLAN MATRIX | | |
|--|---|------------------------|
| | ANSWER | CODE SECTION REFERENCE |
| CONTINUOUS SCREENING OF VEHICULAR USE AREAS REQUIRED? (SHOW REQUIREMENTS, MIN. HEIGHT, ETC.) | YES 1 LARGE TREE PER 50 LINEAR FEET OF BOUNDARY. (OMITTED ALONG ROADWAY FOR VISIBILITY) 6' CONTINUOUS SCREEN ADJACENT TO RESIDENTIAL. (PROVIDED) 3' CONTINUOUS SCREEN ADJACENT TO ROADWAYS (PROVIDED) | 10.2.11 |
| TOTAL ON SITE TREES | REQUIRED: 8340 SF OF CANOPY COVERAGE (14 TYPE A 1-1/2" CAL. TREES) PROVIDED: 20,400 SF OF CANOPY COVERAGE - CODE EXCEEDED DUE TO WEST PROPERTY LINE SCREENING REQUIREMENTS REQUESTED BY CITY (34 TYPE A 1-1/2" CAL TREES.) | 10.1.4 10.1.4 |
| MAJOR ROAD FRONTAGE TREE REQUIREMENTS | REQUIRED: 0, STREET TREES ONLY REQUIRED IS 25% BONUS IS NEEDED TO MEET 10.1.4. PROVIDED: 0 | 10.1.5.D. 10.1.5.D. |
| MINOR ROAD FRONTAGE TREE REQUIREMENTS | REQUIRED: 0, STREET TREES ONLY REQUIRED IS 25% BONUS IS NEEDED TO MEET 10.1.4. PROVIDED: 0 | 10.1.5.D. 10.1.5.D. |
| RESIDENTIAL BOUNDARY TREES BUFFER WIDTH = 15' REQUIRED: INTENSITY CLASS 4 ADJACENT TO INTENSITY CLASS 2 REQUIRES C.4 SCREENING (3 LARGE TREES PER 100 LF + 8' SCREEN) 15' BUFFER YARD REQUIRES A MULTIPLIER OF 1.5. 390' / 100 = 4 X 3 = 12 X 1.5 = 18 TREES + 8' SCREEN | REQUIRED: CONTINUOUS EVERGREEN TREE SCREEN TO MATCH PROPOSED PLANTING OF PROPERTY TO THE NORTH PROVIDED: CONTINUOUS EVERGREEN TREE SCREEN | 10.2.4 10.2.4 |
| NON-RESIDENTIAL BOUNDARY TREES | REQUIRED: 0 PROVIDED: 0 | 10.2.4 10.2.4 |
| ARE PARKING TERMINAL PAINTED ISLAND PERMITTED, OR RAISED PLANTED ISLANDS REQUIRED? | PAINTED TERMINAL ISLANDS ARE PERMITTED PROVIDED TO REQUIRED INTERNAL LANDSCAPE AREA IS PROVIDED AS PLANTED ISLANDS ELSEWHERE WITHIN THE VEHICULAR USE AREA | 10.2.12 |
| ARE TREES REQUIRED IN PARKING TERMINAL ISLANDS? | NO, HOWEVER, 1 TREE IS REQUIRED FOR EVERY 4,000 SF OF INTERIOR LANDSCAPE AREA (9,035 SF / 4000 = 3 TREES) | 10.2.13 |
| REQUIRED INTERIOR SITE TREES | SEE TOTAL ON SITE TREES ABOVE | 10.1.4 |
| OPEN SPACE ON SITE | REQUIRED: NA PROVIDED: NA | NA NA |

TREE CANOPY CALCULATIONS:
 TOTAL SITE AREA = 83,397 SF
 COMMERCIAL AREA CLASS "A"
 PRESERVED TREE CANOPY COVERAGE AREA = 0%
 NEW TREE CANOPY COVERAGE AREA = 10%
 REQUIRED NEW TREE CANOPY COVERAGE = 8,340 SF
 PROPOSED NEW TREE CANOPY COVERAGE = 20,400 SF
 (34 TYPE "A" 1-1/2" CALIPER TREES AT 600 SF EACH)

WEST PROPERTY LINE LANDSCAPE BUFFER AREA:
 SITE ZONED C-1 = INTENSITY CLASS 4
 ADJACENT SITE ZONED RESIDENTIAL = INTENSITY CLASS 2
 LBA SIZE AND PLANTING REQUIREMENT = C.4
 CONTINUOUS EVERGREEN TREE SCREEN REQUIRED, TO MATCH PLANTING OF ADJACENT PROPERTY TO NORTH, PER CITY COMMENT

VEHICULAR USE AREA LANDSCAPE BUFFER AREA:
 1 TREE PER 50 LF
 VUA ADJACENT TO RESIDENTIAL: 6' CONTINUOUS SCREEN
 VUA ADJACENT TO ROADWAY: 3' CONTINUOUS SCREEN

VEHICULAR USE AREA INTERIOR LANDSCAPE AREA:
 PROPOSED VUA = 51,750 SF
 REQUIRED ILA @ 7.5% = 3,882 SF
 PROPOSED ILA = 9,035 SF

VUA ILA PLANTING REQUIREMENTS:
 1 TREE PER 4,000 SF
 9,035 / 4,000 = 3 TREES
 TREES PROVIDED = 6 TREES

Drawing name: K:\GIS_DEVELOPMENT\168281033_Thorntons_Taylor and Bluegrass_Louisville_KY2 Design\CADD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg L1.0 Mar 22, 2017 7:21pm by: taylor.echobach
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| | | REVISIONS | DATE | BY | |
| | | NO. | | | |
| | | DESIGNED BY: TRE | REVISOR PER CITY COMMENTS | 03/21/17 | EJT |
| PRELIMINARY LANDSCAPE PLAN | | DRAWN BY: EJT | REVISOR PER CITY COMMENTS | 03/01/17 | EJT |
| NWC OF BLUEGRASS AVE. AND TAYLOR BLVD. LOUISVILLE, KY 40215 | | CHECKED BY: EJT | | | |
| ORIGINAL ISSUE: 01/18/2016 KHA PROJECT NO. 168281033 SHEET NUMBER L1.0 | | | | | |