

**SITE DATA (LOT 2)**

FORM DISTRICT:	NEIGHBORHOOD
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
EXISTING USE:	PARKING & MAINTENANCE
PROPOSED USE:	COMMERCIAL
AREA:	2.06 ACS
FOOTPRINT:	15,808 SF
FLOOR AREA:	15,808 SF
BUILDING HEIGHT:	30'
FAR:	.18

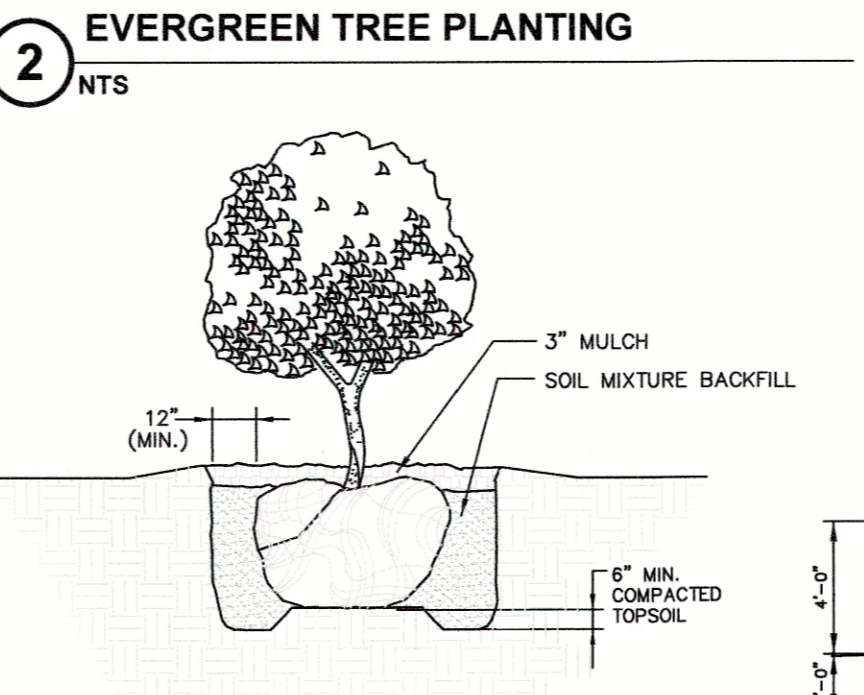
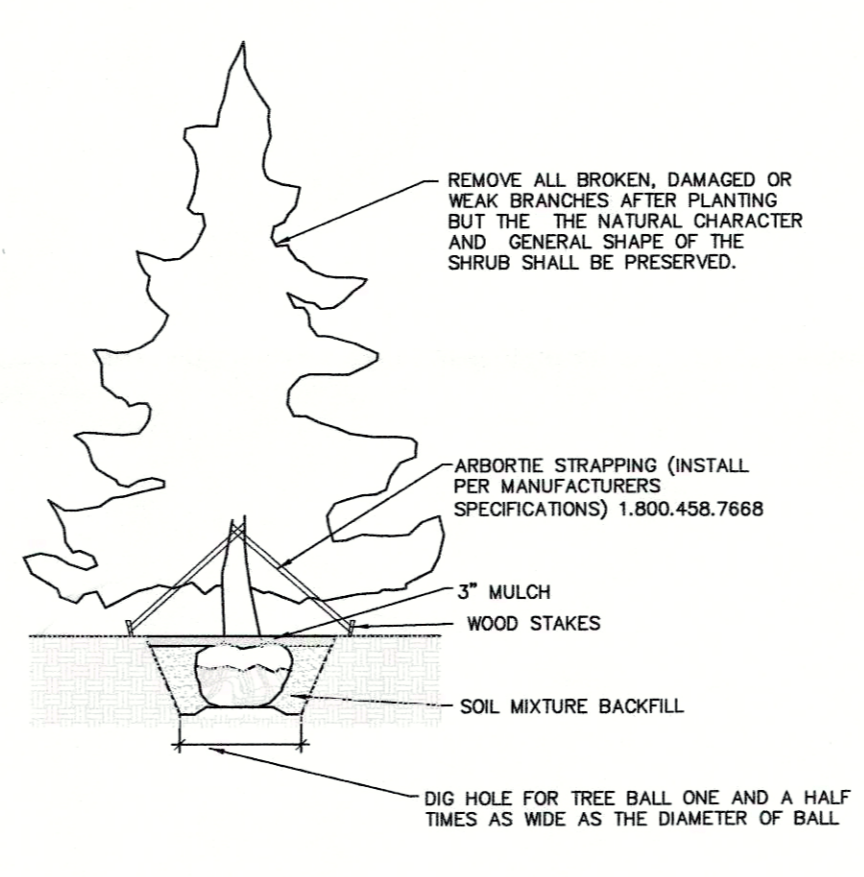
- LANDSCAPE NOTES**
- ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
  - STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
  - THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
  - ALL DISTURBED AREAS SHALL BE SEEDDED OR SODDED BY THE LANDSCAPE CONTRACTOR.
  - GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
  - 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.
  - ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
  - 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 TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS.
  - 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.
  - THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
  - TREES ALONG THE STREET SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
  - 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.
  - ALL PLANTS SHALL BE LOCATED A MINIMUM OF 4 FEET FROM THE EDGE OF PAVEMENT WHERE PARKED VEHICLES MAY OVERHANG THE PLANTING AREA.
  - EXISTING TREES 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 (LDC 10.4.13)

**PLANT LIST**

SYMB.	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TYPE
<b>DECIDUOUS TREES</b>						
LT	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1-3/4" CAL.	AS SHOWN	A
TC	4	TILIA CORDATA	LITTLE LEAF LINDEN	1-3/4" CAL.	AS SHOWN	A
QC	13	QUERCUS COCCINEA	SCARLET OAK	1-3/4" CAL.	AS SHOWN	A
AG	11	ACER GINNALA	AMUR MAPLE	6" MIN. HT.	AS SHOWN	C
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	6" MIN. HT.	AS SHOWN	C
MJ	7	MAGNOLIA X 'JANE'	JANE MAGNOLIA	6" MIN. HT.	AS SHOWN	C
<b>EVERGREEN TREES</b>						
IO	6	ILEX OPACA	AMERICAN HOLLY	6-8" HT.	15' O.C.	A
AC	6	ABIES CONCOLOR	WHITE FIR	6-8" HT.	15' O.C.	A
PA	2	PICEA ABIES	NORWAY SPRUCE	10' HT.	15' O.C.	A
<b>SHRUBS</b>						
FI	15	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	BORDER FORSYTHIA	36" HT.	8' O.C.	N/A
HQ	15	HYDRANGEA QUERIFOLIA 'SNOWFLAKE'	OAK LEAF HYDRANGEA	36" HT.	8' O.C.	N/A
VN	18	VIBURNUM NUDUM 'WINTERHUR'	SMOOTH WITHERED VIBURNUM	18" HT.	6' O.C.	N/A
VP	15	VIBURNUM PLICATUM 'PINK BEAUTY'	JAPANESE SNOWBALL VIBURNUM	18" HT.	6' O.C.	N/A
RR	56	ROSA RADRAZZ	KNOCKOUT ROSE	18" HT.	3' O.C.	N/A
IG	55	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" HT.	3' O.C.	N/A
<b>OTHER</b>						
AS NEEDED	N/A		SHREDDED HARDWOOD MULCH	CUBIC YARDS	NO DYES	N/A

**UTILITY NOTE**

- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



**PARKING CALCULATIONS**

MIN. PARKING REQUIRED:	63 SPACES
(1 SPACE/250 SF)	
MAX. PARKING ALLOWED:	79 SPACES
(1 SPACE/200 SF)	
PARKING PROVIDED:	88 SPACES
(INCLUDES 4 H.C. SPACES)	
REQUIRED SHORT-TERM SPACES	2 SPACES
REQUIRED LONG-TERM SPACES	2 SPACES
(LONG-TERM SPACES ARE PROVIDED INSIDE BUILDING.)	

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	89,888 SF
TOTAL EXISTING TREE CANOPY	18,224 SF (20%)
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	17,978 SF (20%)
TREE CANOPY PLANTED	25,354 SF (28%)
32 TYPE 'A' TREES @ 720 SF CAL. =	23,040 SF
26 TYPE 'C' TREES @ 89 SF CAL. =	2,314 SF

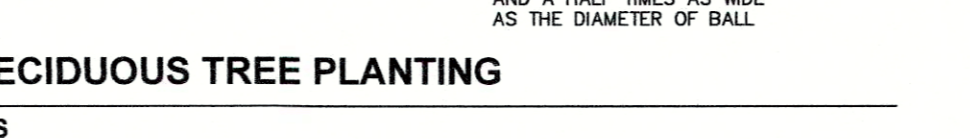
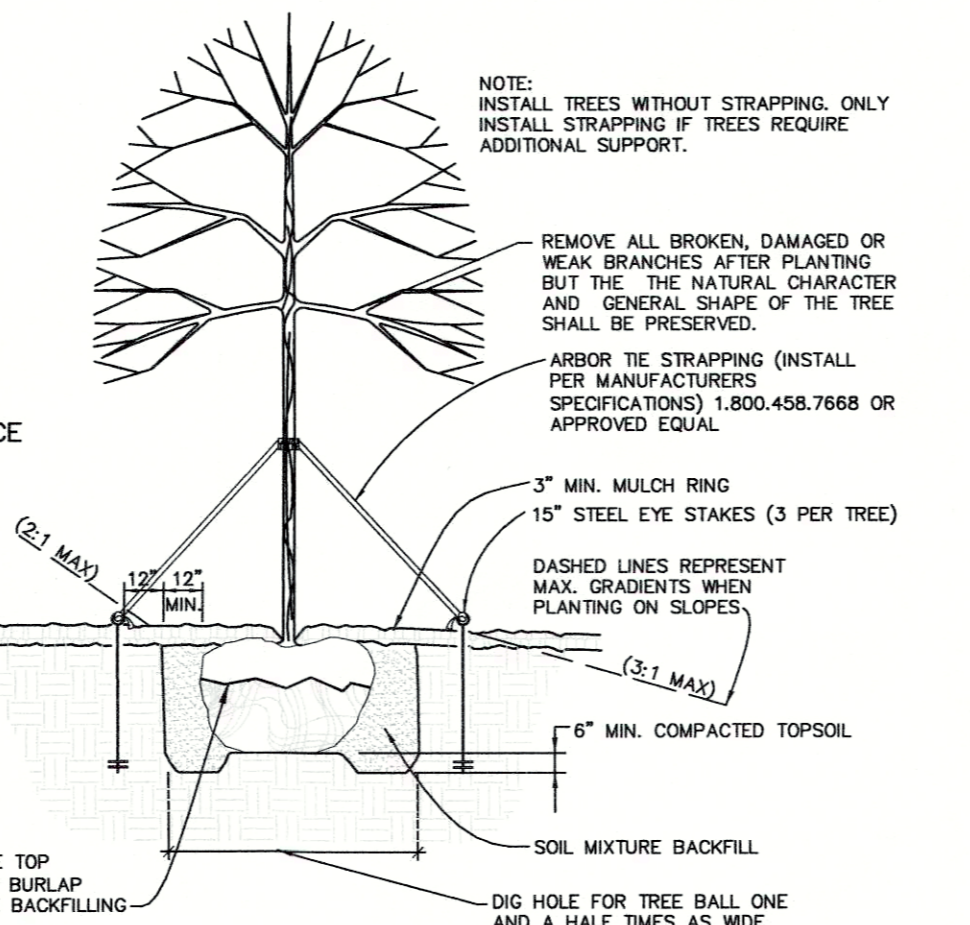
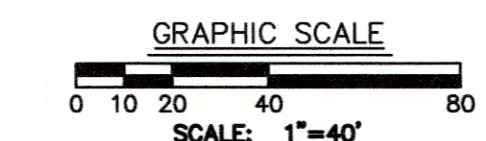
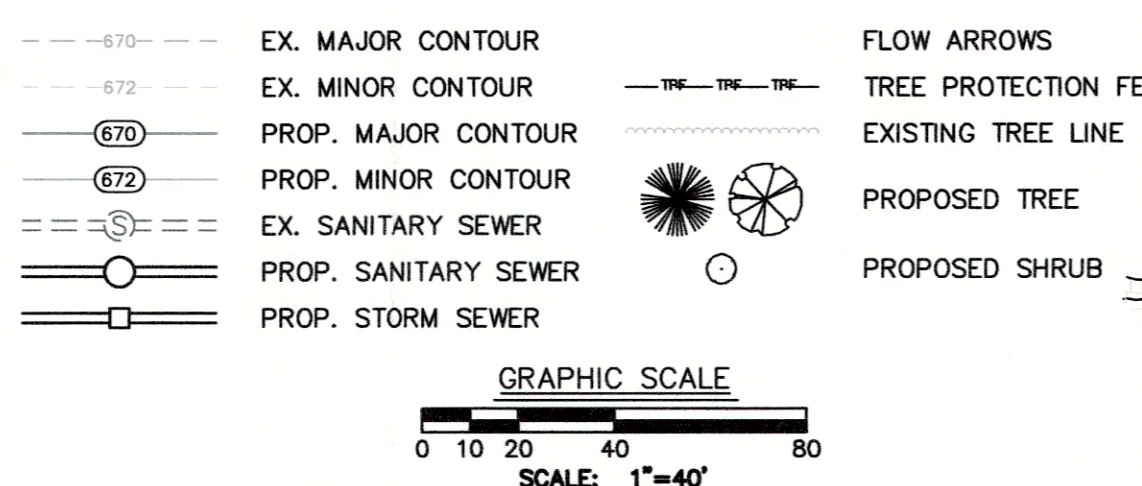
**ILA CALCULATIONS**

VUA	39,392 SF
ILA REQUIRED (7.5%)	2,954 SF
ILA PROVIDED	4,761 SF
TREES REQUIRED	13 TREES

NOTE: BLUEGRASS SOD SHALL BE USED IN ALL LANDSCAPE ISLANDS, IN ALL AREAS BETWEEN THE PROPOSED PARKING LOT AND INDIAN LAKE DRIVE EDGE OF PAVEMENT, AND BETWEEN THE PROPOSED PARKING LOT AND THE WESTPORT ROAD RIGHT OF WAY. ALL OTHER AREAS SHALL BE SEEDDED PER THE SPECIFICATIONS, INCLUDING LOT 1.

**TREE PRESERVATION NOTES**

- EXISTING TREES TO BE PRESERVED 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. IF TREES ARE LOST THROUGH NATURAL CAUSES, NEW TREES OF LIKE SPECIES SHALL BE PLANTED AT A HEIGHT OF 10' IN ORDER TO MEET THE REQUIREMENTS OF BINDING ELEMENT # 18.
- TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREES TO BE PRESERVED PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREES. THE FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION AND VUA CONSTRUCTION) A COPY OF THIS APPROVED PLAN SHALL BE ON-SITE.



**2 EVERGREEN TREE PLANTING**

**3 SHRUB PLANTING**

**4 TREE PROTECTION FENCE DETAIL - TYPE C**

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY  
 608 S. THIRD STREET,  
 LOUISVILLE, KENTUCKY 40202  
 (502) 584 - 6271

TAX BLOCK 2656 LOT 406  
 DEED BOOK 7675 PAGE 659

OWNER:  
 INDIAN SPRINGS, LLC  
 3408 INDIAN LAKES DRIVE  
 LOUISVILLE, KY 40241

DEVELOPER:  
 ALDI INC.  
 486 EAST STOP 18 ROAD  
 GREENWOOD, IN 46143

RECEIVED  
 JUL 15 2015  
 Planning & Design Services

SHEET TITLE: LANDSCAPE PLAN  
 PROJECT TITLE: ALDI / Retail at Indian Springs  
 3420 Indian Lake Drive  
 Louisville, KY 40241

JOB NO. 2629-ALDI  
 SCALE: 1"=40'  
 DATE: 09/24/13  
 DRAWING NO. L100

CASE NUMBER: 13LSCAPE1047  
 RELATED CASE NUMBERS: 9-14627, 9-74-92

SHEET 18 OF 18