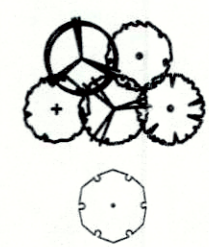


PLANT MATERIAL



DECIDUOUS TREE, TYP.

EVERGREEN TREE, TYP.

6.7
L104

6.7
L104

LEGEND

TCCA TREE CANOPY CREDIT AREA

ILA INTERIOR LANDSCAPE AREA

8' LONG BENCH. REFER TO CIVIL DRAWINGS

BIKE RACK. REFER TO CIVIL DRAWINGS

PROPOSED SANITARY SEWER

PROPOSED UNDERGROUND ELECTRIC

PROPOSED UNDERGROUND TELEPHONE

PROPOSED UNDERGROUND GAS

PROPOSED UNDERGROUND WATER

LIMIT OF TREES TO REMAIN

TREES PROTECTION FENCING

EXISTING CONTOURS

PROJECT DATA

TOTAL SITE AREA = 16.14 ACRES (703,277 S.F.)
 DISTURBED AREA = 11.96 ACRES (521,057.4 S.F.)
 EXISTING ZONING = MANUFACTURING: INDUSTRIAL (M3)
 ZONING OF ALL ADJACENT PROPERTIES = M3
 FORM DISTRICT = SUBURBAN WORKPLACE
 EXISTING USE = UNDEVELOPED
 PROPOSED USE = INDUSTRIAL
 BUILDING HEIGHT = 49' (50' MAX.)

BUILDING INFORMATION
 OFFICE SPACE (10%) = 9,745 S.F.
 WAREHOUSE SPACE = 233,886 S.F.
 TOTAL FLOOR AREA = 243,631 S.F.

BUILDING SETBACKS:
 FRONT: 25 FT
 REAR: 15 FT
 SIDE: 10 FT

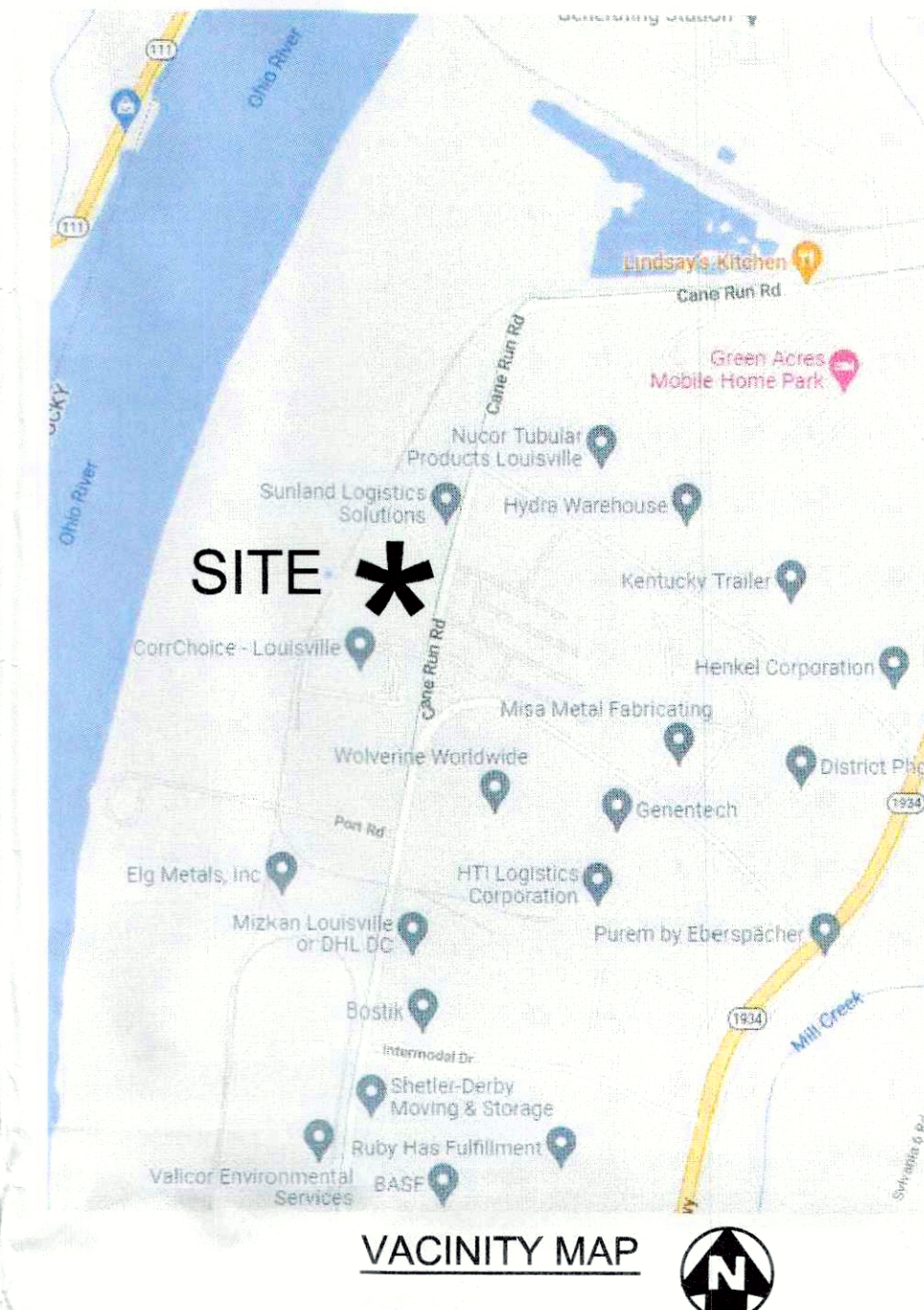
ADDITIONAL PARKING REQUIRED = 25 SPACES
 MINIMUM PARKING REQUIRED
 1 SPACE PER 10,000 S.F. OF GROSS FLOOR AREA
 MAXIMUM PARKING ALLOWED = 487 SPACES
 1 SPACE PER 500 S.F. OF GROSS FLOOR AREA

PARKING PROVIDED
 EXISTING PARKING = 0 SPACES
 PROPOSED PARKING = 142 SPACES
 PROPOSED HANDICAP PARKING = 6 SPACES
 TOTAL PARKING PROVIDED = 148 SPACES

EXISTING IMPERVIOUS = 12,625 S.F. (0.290 ACRES)
 PROPOSED IMPERVIOUS = 516,000 S.F. (11.85 ACRES)
 TOTAL IMPERVIOUS INCREASE = 503,375 S.F. (11.56 ACRES)

BICYCLE PARKING REQUIRED: = 4 (1 PER 50 EMPLOYEES)
 BICYCLE PARKING PROVIDED: = 4

OUTDOOR AMENITY AREA SEATS REQUIRED: = 5 (1 SEAT PER 200 S.F. BASED ON 975 S.F. REQUIRED AREA)
 OUTDOOR AMENITY AREA SEATS PROVIDED: = 8 (4 TWO-PERSON BENCHES)
 OUTDOOR AMENITY AREA LANDSCAPE REQUIRED: = 244 S.F. (25% OF 975 S.F. REQUIRED AREA)
 OUTDOOR AMENITY AREA LANDSCAPE PROVIDED: = 630 S.F.



LOUISVILLE LAND DEVELOPMENT REQUIREMENTS (INDUSTRIAL ZONING, INTENSITY CLASS 5)

	REQUIRED	PROPOSED
OUTDOOR AMENITIES/FOCAL POINT(S) (SECTION 5.12.2)	BUILDINGS WITH A TOTAL FOOTPRINT GREATER THAN 80,000 SF SHALL SET ASIDE AN AREA WITH A MINIMUM 10% OF THE TOTAL OFFICE SF FOR OUTDOOR AMENITIES. PROPOSED OFFICE SQUARE FOOTAGE = 9,745 SF REQUIRED OUTDOOR AMENITY AREA = 975 SF	1,475 SF OUTDOOR AMENITY AREA PROVIDED
TREE CANOPY STANDARDS (SECTION 10.1.4)	TOTAL SITE AREA: 703,277 SF EXISTING TREE CANOPY: 660,135 S.F. (93.87%) 20% OF EXISTING TREE CANOPY = 132,027 S.F. TOTAL TREE CANOPY COVERAGE AREA REQ. = 210,983 SF (30%)	TCCA: TREE CANOPY CREDIT AREA (TREE CANOPY TO REMAIN) = 132,136 SF (20%) PROPOSED TREE CANOPY = 111,765 SF TOTAL TREE CANOPY COVERAGE AREA = 243,901 SF PROVIDED (37%)
STREET TREES (SECTION 10.2.8)	(1) TYPE C TREE PER 20 L.F. CANE RUN ROAD: 867.81 L.F. @ 1 TREE PER 20' = 44 TREE REQUIRED	(45) TYPE C TREES PROVIDED
VEHICULAR USE AREA (VUA) (10.2.10)	LBA SHALL BE PROVIDED BETWEEN ANY LOT CONTAINING A VUA AND ANY LOT ZONED FOR RESIDENTIAL USE. AREA OF VUA: 217,775 SF (>30,000), FORM DISTRICT: SUBURBAN WORKPLACE = 15 FT LBA REQ. (TABLE 10.2.6)	VUA LBA REQUIREMENT SETBACK MET
VUA PERIMETER PLANTING (10.2.11)	1 LARGE (TYPE A) TREE PER 50 LF OF BOUNDARY (OR FRACTION THEREOF) SHALL BE PROVIDED IN ALL VUA PERIMETER LBA LAND USE: VUA (EXCEPT LOADING AREA) ADJACENT TO ANY RESIDENTIAL USE, DISTANCE FROM PROPERTY LINE: 250 FT = 3 FT CONTINUOUS SCREEN FOR AT LEAST 50% OF VUA LAND USE: VUA IS A LOADING AREA ADJACENT TO ANY RESIDENTIAL USE, DISTANCE FROM PROPERTY LINE: 250 FT = 3 FT CONTINUOUS SCREEN FOR AT LEAST 50% OF VUA (TABLE 10.2.7)	VUA PLANTING REQUIREMENT MET WITH PRESERVING THE EXISTING TREES
VUA INTERIOR LANDSCAPE AREAS (ILA) (10.2.12)	VUA SIZE: OVER 30,000 SF OR 100 PARKING SPACES ILA = 7.5% VUA: 217,775 SF = 16,333 SF REQ.	21,413 SF (9.83%) PROVIDED
VUA ILA PLANTING REQUIREMENTS (10.2.13)	1 MEDIUM OR LARGE DECIDUOUS TREE SHALL BE PROVIDED FOR EVERY 4,000 SF OF VUA. SHRUBS, GROUND COVER, OR TURF SHALL BE PLANTED ON GROUND PLANE. 25% MORE (TYPE A) TREES SHALL BE PROVIDED IN ILA WHEN MORE THAN 50 OFF-STREET PARKING SPACES AND EXCEEDING MINIMUM PARKING SPACES VUA: 217,775 SF = 55.4 TREES + 25% = 68 TREES	68 ILA TREES PROVIDED

NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 811 OR 1-800-382-5544 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

CASE NUMBER: 22-LANDSCAPE-0043
 RELATED CASE NUMBER:
 21-CAT3-0014



Know what's below.
 Call before you dig.
 WM#:12336/21 1111

RECEIVED
 JUL 11 2022
 PLANNING & DESIGN SERVICES

SEAL:



NO. DATE DESCRIPTION
 1 03/11/22 PERMIT APPLICATION
 2 03/29/22 MSD COMMENTS
 3 04/19/22 PER AGENCY REVIEW
 4 07/11/22 PER AGENCY REVIEW

5710 CANE RUN LLC
 5710 CANE RUN ROAD
 LOUISVILLE, KY 40258
 TAX BLOCK: 1023 LOT: 0071

PROJECT NO: 210090.000

DATE: 03/11/2022

SCALE: 1" = 60'

0 30 60 120

SHEET NAME:

LANDSCAPE PLAN SITE DATA

SHEET NO:

L100