

GENERAL LANDSCAPE NOTES

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (LA) SHALL BE PLANTED USING EITHER SHRUBS, GROUND COVER, OR TURF.
- 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 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.
- 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 LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (LA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET.
- CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PRIOR TO TREE PLANTING TO AVOID CONFLICT.
- IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR FERTILIZER BANDS ARE APPLIED TO THE PROPOSED PLANTING. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE MADE AVAILABLE TO ANY OPS INSPECTOR OR ENFORCEMENT OFFICER UPON REQUEST.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
- ALL PLANT BEDS TO RECEIVE TRENCH EDGE, UNLESS OTHERWISE NOTED. SHRUB PLANTINGS TO BE PLANTED IN LARGE PLANT BEDS AS SHOWN AND NOT INDIVIDUALLY.
- ALL PLANT BEDS TO BE TILED AND PRE-EMERGENTS APPLIED PRIOR TO INSTALLATION OF PLANT MATERIAL. REMOVE ALL NUISANCE PLANTS OR WEEDS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, A LANDSCAPE ARCHITECT MUST INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED DEVELOPMENT/LANDSCAPE PLAN.
- LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.
- ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF 4' FROM EDGE OF PAVEMENT WHERE VEHICLES OVERHANG PAVEMENT IN ORDER TO PROTECT PLANTINGS.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT OF WAY MUST CONFORM WITH DISTRICT 5 LIST OF APPROVED TREES. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS IF ANY TREES OR SCREENING VEGETATION IS OR IS REMOVED IT WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- PARKWAY PLANTINGS MUST BE INSTALLED WITHIN 6 MONTHS OR NEXT AVAILABLE PLANTING SEASON PER PDS STAFF FROM THE ISSUANCE OF THE SITE DISTURBANCE/CLEARING AND GRADING PERMIT.
- DUMPSTER SCREEN TO MATCH EXISTING 6' WOOD SYSTEM FENCE PER PHOTOGRAPHS PROVIDED IN THE FILE.

GENERAL TREE PRESERVATION NOTES

- CONSTRUCTION FENCING SHALL BE ERRECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. CONSTRUCTION FENCING SHALL BE ERRECTED AT THE EDGE OF THE LIMITS IF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTION OF EXISTING ROOT SYSTEMS OF TREES TO BE PRESERVED AND OFF-SITE TREES. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE DRIE LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA. (REF #)
- PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNER SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/ PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED. TO SCHEDULE AN INSPECTION CALL PDS CUSTOMER SERVICE 574-8230.
- THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/ PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/ PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: STAY OUT TREE PRESERVATION / PROTECTION AREA. 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 NON-COMPLIANCE TO 574-8230.
- THE STANDARD TREE PROTECTION SIGN CAN BE DOWNLOADED FROM THIS LINK: <https://louisvilleky.gov/document/treepreservationpfd>
- THE TREE PRESERVATION/ PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 8" X 10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADED, THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
- THE CONTRACTOR SHALL SUBMIT A STAMPED COPY OF THE APPROVED TREE PRESERVATION PLAN TO THE CITY OF LOUISVILLE DURING ALL CLEARING, GRADING AND CONSTRUCTION ACTIVITY AND SHALL MAINTAIN THIS PLAN AVAILABLE TO ANY OPS INSPECTOR OR ENFORCEMENT OFFICER UPON REQUEST.
- AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

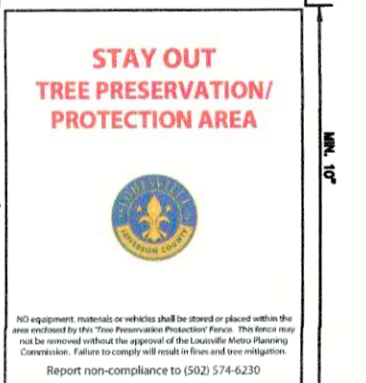
TREE CANOPY CREDIT AREA NOTES

- TREE CANOPY PRESERVATION AREA (TCPA)/TREE CANOPY CREDIT AREAS (TCCAs) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE PLANTING REQUIREMENTS OF CHAPTER 10 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 DESIGNATED AS TCPAs/TCCAs ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE REQUIREMENTS AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.
- DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAs/TCCAs AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA/TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
- TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TCPAs/TCCAs 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.
- NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAs/TCCAs.

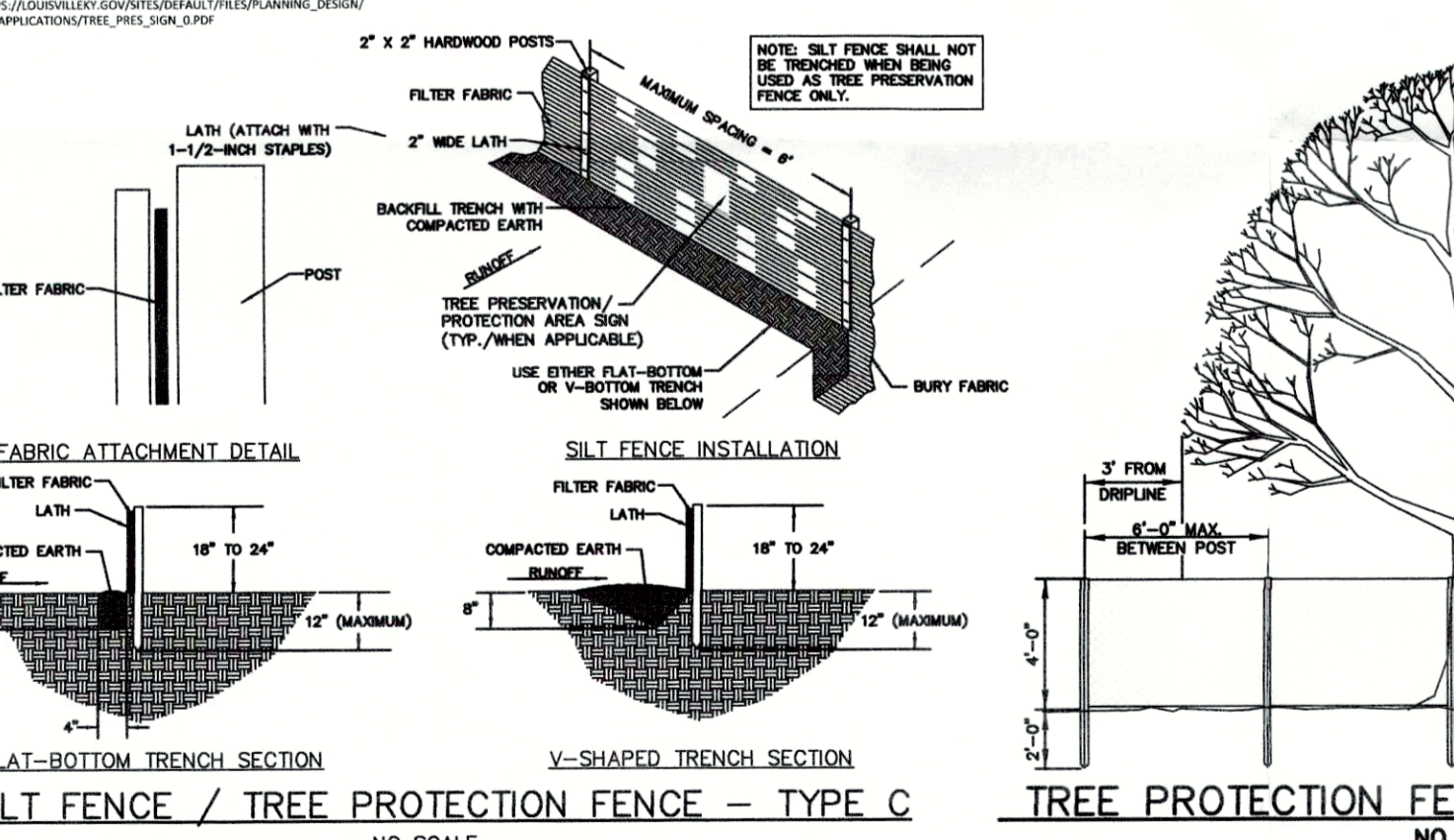
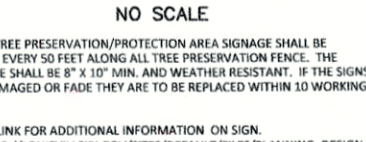
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 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 WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

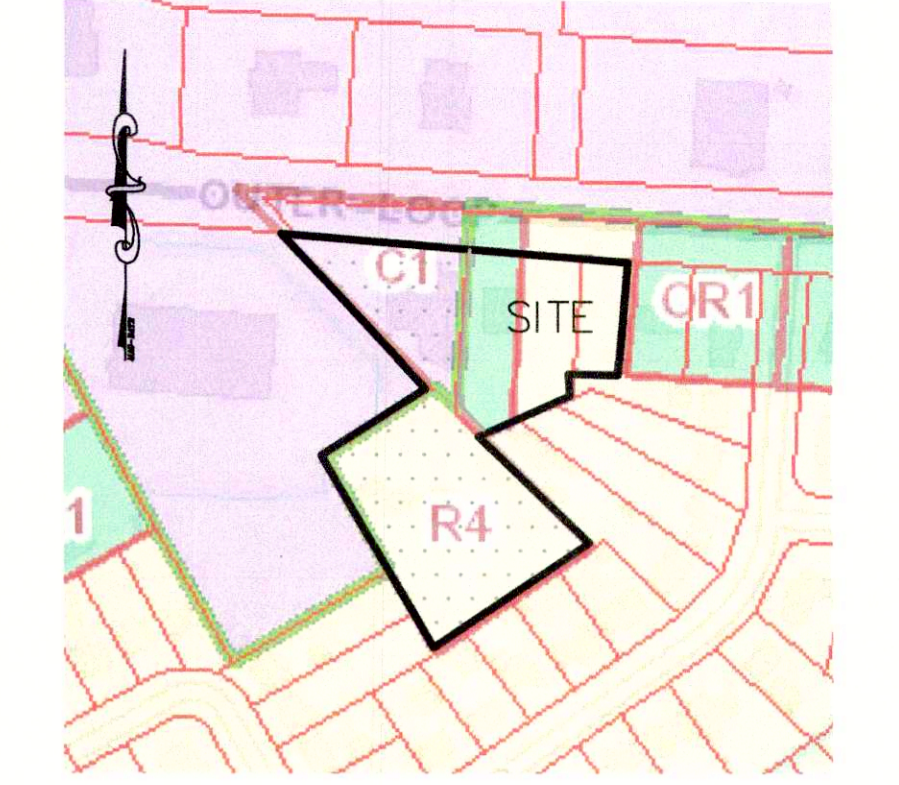
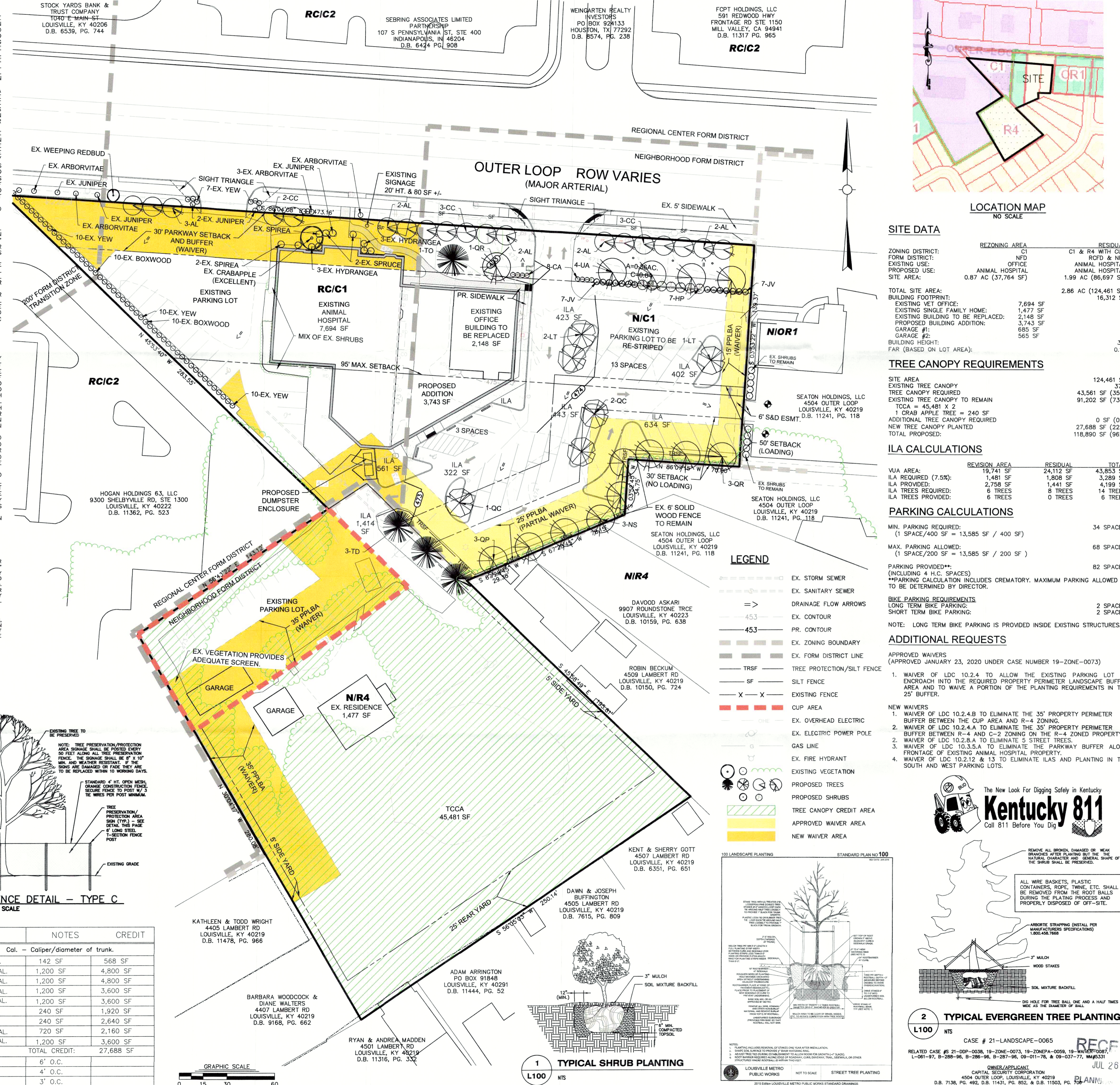
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



MOCK SIGNAGE



KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CREDIT
TREES						
TO	4	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8' HT.	142 SF	568 SF
QR	4	QUERCUS ROBUR X ALBA 'TABOR'	FOREST KNIGHT OAK	1-1/2" CAL.	1,200 SF	4,800 SF
UA	4	ULMUS AMERICANA 'JEFFERSON'	AMERICAN ELM	1-1/2" CAL.	1,200 SF	4,800 SF
LT	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1-1/2" CAL.	1,200 SF	3,600 SF
QC	3	QUERCUS COCCINEA	SCARLET OAK	1-1/2" CAL.	1,200 SF	3,600 SF
CC	8	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6' HT.	240 SF	1,920 SF
AL	11	AMELANCHIER ARBorea	ALLEGHENY SERVICEBERRY	6' HT.	240 SF	2,640 SF
NS	3	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACKGUM	1-1/2" CAL.	720 SF	2,160 SF
QP	3	QUERCUS PALUSTRIS	PIN OAK	1-1/2" CAL.	1,200 SF	3,600 SF
TOTAL CREDIT:						27,688 SF
SHRUBS						
HP	7	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	5 GAL.	6" O.C.	
JV	14	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	3 GAL.	4" O.C.	
CA	8	CLETHERA ALNIFOLIA 'BATSTO BLUSH'	SWEET PEPPERBUSH	3 GAL.	3" O.C.	



SITE DATA

REZONING AREA	RESIDUAL
ZONING DISTRICT: C1	C1 & R4 WITH CUP
FORM DISTRICT: NTD	ANNUAL HOSPITAL
EXISTING USE: OFFICE	ANNUAL HOSPITAL
PROPOSED USE: ANNUAL HOSPITAL	ANNUAL HOSPITAL
SITE AREA: 0.87 AC (37,764 SF)	1.99 AC (86,697 SF)

TOTAL SITE AREA: 2.86 AC (124,461 SF)

BUILDING FOOTPRINT: 16,312 SF

EXISTING VET OFFICE: 7,694 SF

EXISTING SINGLE FAMILY HOME: 1,477 SF

EXISTING BUILDING TO BE REPLACED: 2,148 SF

PROPOSED BUILDING ADDITION: 3,743 SF

GARAGE #1: 685 SF

GARAGE #2: 565 SF

BUILDING HEIGHT: 30'

FAR (BASED ON LOT AREA): 0.13

TREE CANOPY REQUIREMENTS

SITE AREA	124,461 SF
EXISTING TREE CANOPY	12,461 SF (10%)
TREE CANOPY REQUIRED	43,561 SF (35%)
EXISTING TREE CANOPY TO REMAIN	91,202 SF (73%)
TCCA = 45,481 X 2	
1 CRAB APPLE TREE = 240 SF	0 SF (0%)
ADDITIONAL TREE CANOPY REQUIRED	27,688 SF (22%)
NEW TREE CANOPY PLANTED	118,890 SF (96%)

ILA CALCULATIONS

VIA AREA:	REVISION AREA:	RESIDUAL:	TOTAL:
19,741 SF	24,112 SF	43,853 SF	
ILA REQUIRED (7.5%):	1,481 SF	1,808 SF	3,289 SF
ILA PROVIDED:	2,758 SF	1,441 SF	4,199 SF
ILA TREES REQUIRED:	6 TREES	14 TREES	20 TREES
ILA TREES PROVIDED:	6 TREES	0 TREES	6 TREES

PARKING CALCULATIONS

MIN. PARKING REQUIRED: (1 SPACE/400 SF = 13,585 SF / 400 SF) = 34 SPACES

MAX. PARKING ALLOWED: (1 SPACE/200 SF = 13,585 SF / 200 SF) = 68 SPACES

PARKING PROVIDED** (INCLUDING 4 H.C. SPACES): 82 SPACES

**PARKING CALCULATION INCLUDES CREMATORY. MAXIMUM PARKING ALLOWED TO BE DETERMINED BY DIRECTOR.

BIKE PARKING REQUIREMENTS

LONG TERM BIKE PARKING: 2 SPACES

SHORT TERM BIKE PARKING: 2 SPACES

NOTE: LONG TERM BIKE PARKING IS PROVIDED INSIDE EXISTING STRUCTURES.

ADDITIONAL REQUESTS

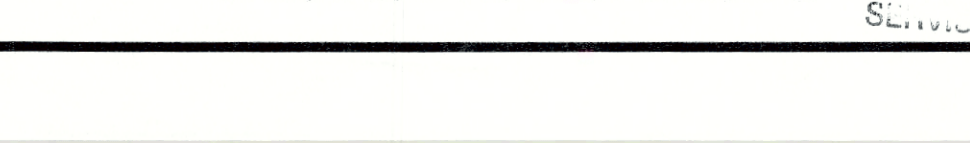
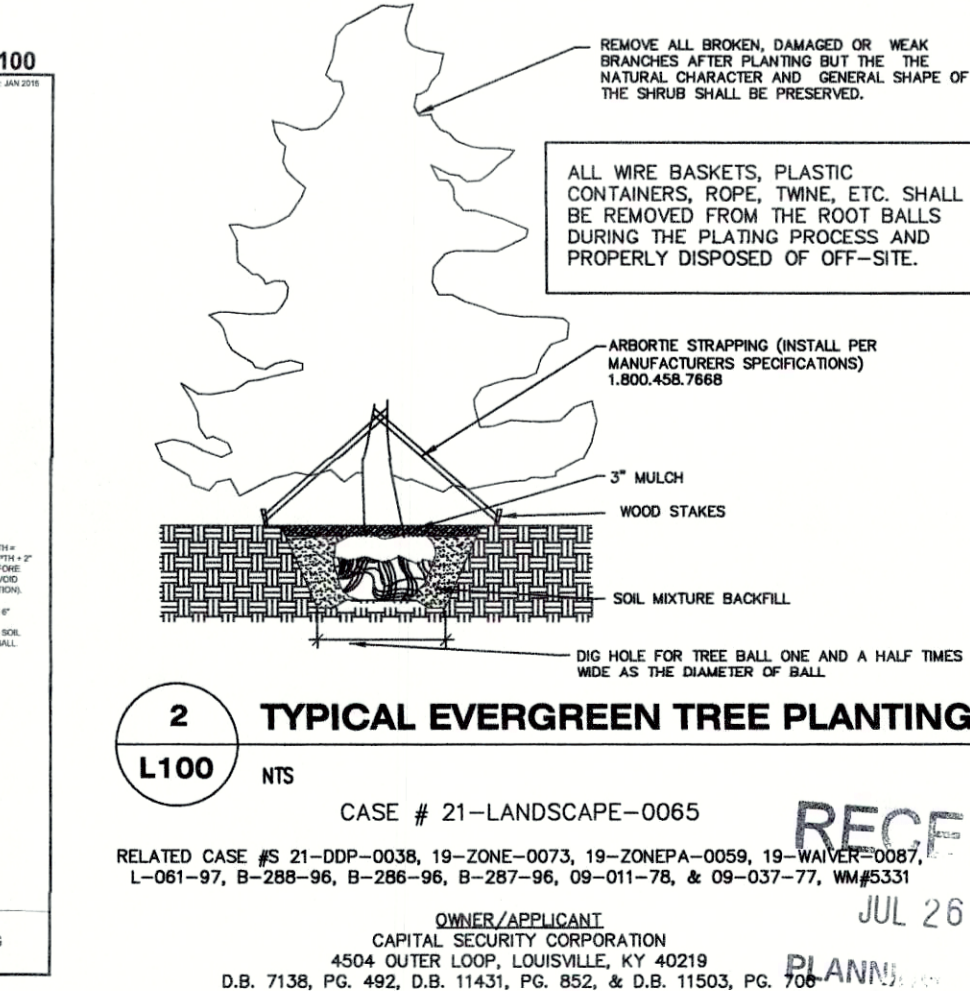
- APPROVED WAIVERS (APPROVED JANUARY 23, 2020 UNDER CASE NUMBER 19-ZONE-0073)
- WAIVER OF LDC 10.2.4 TO ALLOW THE EXISTING PARKING LOT TO ENDOUR INTO THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER AREA AND TO WAIVE A PORTION OF THE PLANTING REQUIREMENTS IN THE 25' BUFFER.

- NEW WAIVERS**
- WAIVER OF LDC 10.2.4.B TO ELIMINATE THE 35' PROPERTY PERIMETER BUFFER BETWEEN THE CUP AREA AND R-4 ZONING.
 - WAIVER OF LDC 10.2.4.A TO ELIMINATE THE 35' PROPERTY PERIMETER BUFFER BETWEEN R-4 AND C-2 ZONING ON THE R-4 ZONED PROPERTY.
 - WAIVER OF LDC 10.2.8.A TO ELIMINATE 5 STREET TREES.
 - WAIVER OF LDC 10.3.5.A TO ELIMINATE THE PARKWAY BUFFER ALONG FRONTAGE OF EXISTING ANNUAL HOSPITAL PROPERTY.
 - WAIVER OF LDC 10.2.12 & 13 TO ELIMINATE ILAS AND PLANTING IN THE SOUTH AND WEST PARKING LOTS.

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DATE: 07/06/21

NO. REVISION

1 REVISION PER AGENCY COMMENTS

2 REVISION PER AGENCY COMMENTS

SHEET TITLE: LANDSCAPE & TREE PRESERVATION PLAN

PROJECT TITLE: JEFFERSON ANNUAL HOSPITAL EXPANSION

4504 OUTER LOOP, LOUISVILLE, KY 40219

T.B. 643, LOTS 146, 147, 148 & 149

DEVELOPER: CAPITAL SECURITY CORPORATION

JOB NO.: 3191

SCALE: 1"=30'

DATE: 04/29/2021

DRAWING NO: L100

SHEET 6 OF 6