

LEGEND	
---	EXISTING CONTOUR
---	EXISTING FENCE
---	EXISTING WATER LINE W/ SIZE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING GAS W/ SIZE
---	EXISTING GAS VALVE
---	EXISTING GUY WIRE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED CONTOUR
---	PROPOSED CATCH BASIN OR YARD DRAIN
---	PROPOSED DOUBLE CATCH BASIN
---	PROPOSED STORM MANHOLE
---	INTERIOR LANDSCAPE AREA

FLOODPLAIN NOTE (FLOODPLAIN MAP NOT AVAILABLE)

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C00672 DATED DECEMBER 5, 2006.

PROJECT DATA:

FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING ZONING	E21
EXISTING LAND USE	VACANT
PROPOSED ZONING	E21
PROPOSED LAND USE	WAREHOUSE/OFFICE/SHOWROOM
TOTAL LAND AREA	3.30± AC.
BUILDING AREA (1 STORY W/MEZZANINE)	65,267± S.F.
PARKING	
WAREHOUSE EMPLOYEES	7
MIN. (1 SP./1.5 EMPLOYEES)	5 SPACES
MAX. (1 SP./EA. EMPLOYEE)	7 SPACES
SHOWROOM	2,000± S.F.
MIN. (1 SP./300 S.F.)	7 SPACES
MAX. (1 SP./200 S.F.)	10 SPACES
OFFICE	2,000± S.F.
MIN. (1 SP./300 S.F.)	7 SPACES
MAX. (1 SP./200 S.F.)	10 SPACES
REQUIRED SPACES	19
PARKING PROVIDED	20

LANDSCAPE DATA:

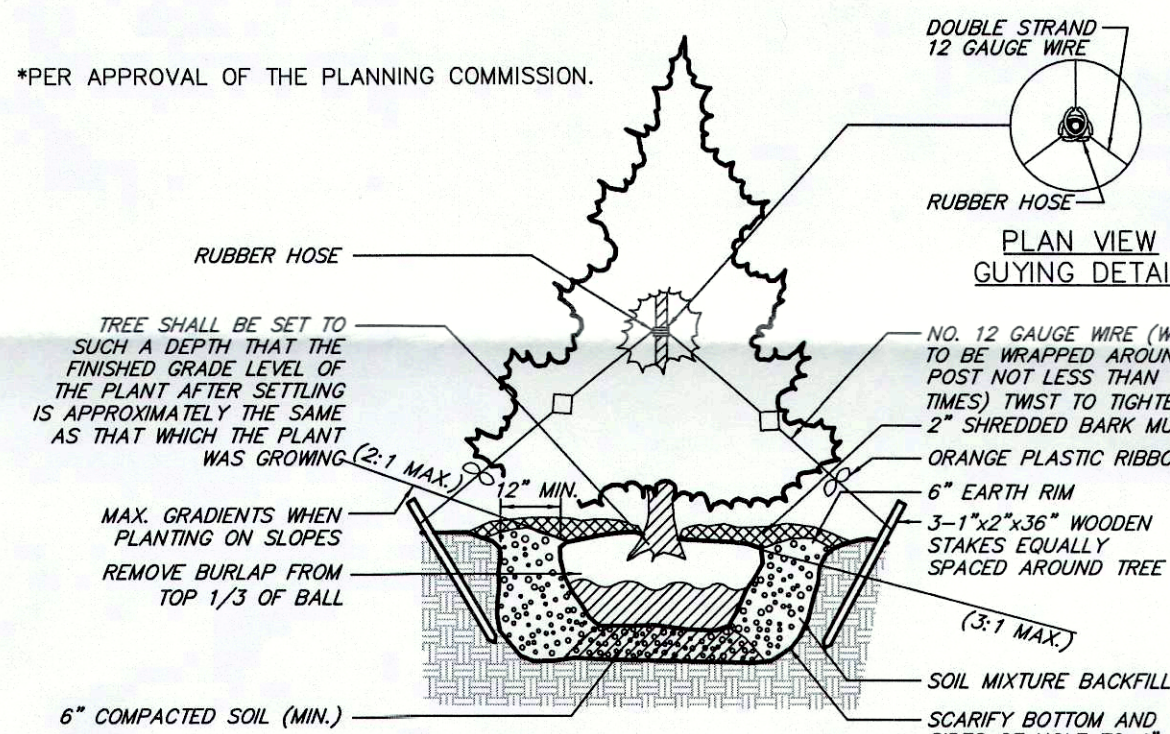
V.U.A.	
LOADING/MANEUVERING & STORAGE	39,910± S.F.
EMPLOYEE/VISITOR PARKING	9,905± S.F.
TOTAL V.U.A.	49,815± S.F.
I.L.A. REQUIRED* (7.5% X V.U.A.)	743± S.F.
I.L.A. PROVIDED	1,615± S.F.

* NIC LOADING/MANEUVERING AND STORAGE AREAS

TREE CANOPY DATA:

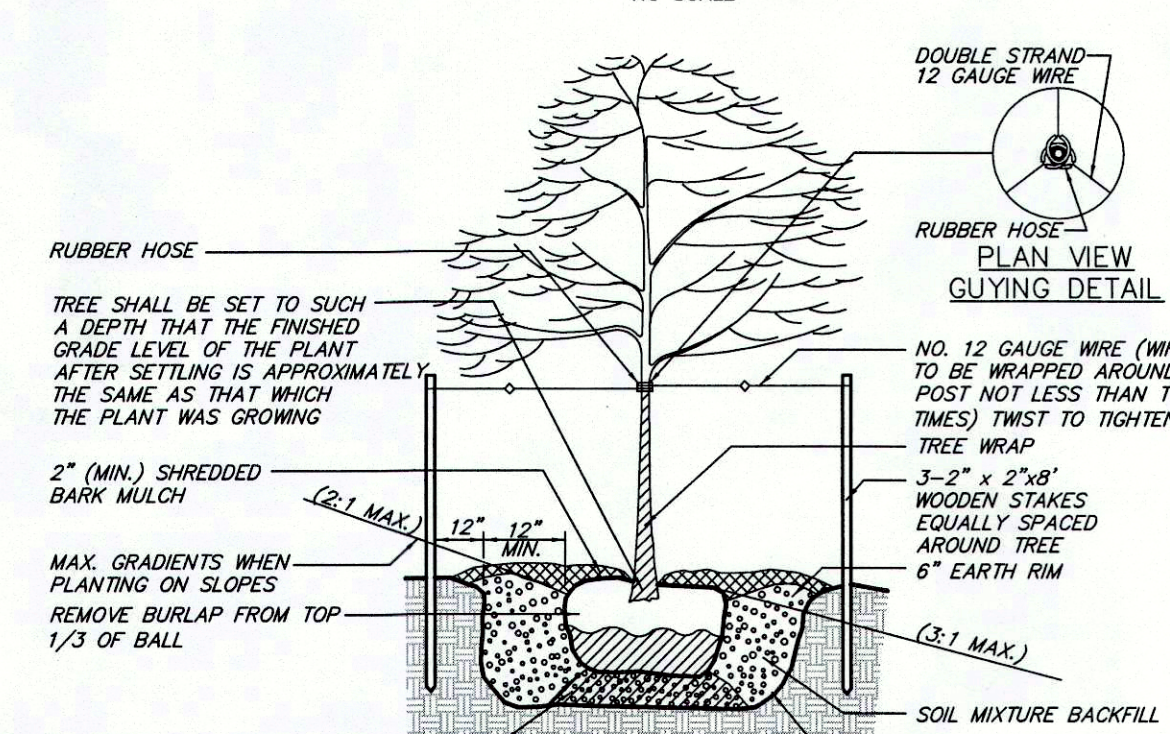
GROSS SITE AREA	143,709± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0 S.F. (0%)
TOTAL TREE CANOPY REQUIRED	28,741 S.F. (20%)
TREE CANOPY TO BE PLANTED	
4 TYPE "A" STREET TREES @ 1-3/4" CAL. (900 S.F. CREDIT EACH)	3,600 S.F.
8 TYPE "A" TREES @ 1-3/4" CAL. (720 S.F. CREDIT EACH)	5,760 S.F.
5 EVERGREEN TREES TYPE "A" TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	3,600 S.F.
2 TYPE "B" TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	864 S.F.
TREE CANOPY PROVIDED ON SITE	13,824 S.F. (9.6%)
*TREE CANOPY PROVIDED OFF SITE	
21 TYPE "A" TREES @ 1-3/4" CAL. (720 S.F. CREDIT EACH)	15,120 S.F. (10.5%)
TOTAL TREE CANOPY PROVIDED	28,844 S.F. (20.1%)

*PER APPROVAL OF THE PLANNING COMMISSION.



TYPICAL EVERGREEN TREE PLANTING

NO SCALE



TYPICAL SHRUB PLANTING

NO SCALE

LANDSCAPE NOTES

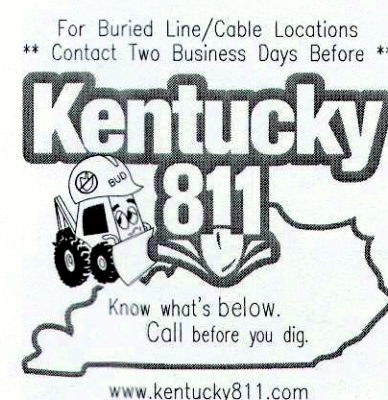
1. THE CALIPER OF ALL DECIDUOUS TREES SHALL BE MEASURED 6" ABOVE GROUND LEVEL.
2. ALL PLANT MATERIAL TO BE BALLED & BURLAP UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT TO SUBSTITUTE CONTAINER MATERIAL.
3. ALL DISTURBED AREAS SHALL BE SEEDDED OR SODDED AS INDICATED ON PLAN.
4. DITCHES & SWALES SHALL BE SEEDDED AND/OR SODDED WHERE PAVING IS NOT REQUIRED.
5. SEED ALL DISTURBED AREAS AS NOTED BELOW:

AREA	FERTILIZER	SEED	MULCH
WITHIN STREET RIGHT-OF-WAY (EXCEPT MEDIANS)	10-10-10 COMMERCIAL FERTILIZER	30% PERENNIAL RYE 70% TALL FESCUE BLEND	2 BALES OF STRAW PER 1000 SF.
OUTSIDE STREET RIGHT-OF-WAY (INCLUDING SAN. SEWERS)	2 LBS/1000 SF.	20 LBS/ACRE	
DITCHES & SWALES (SOD INVERT & SIDEWALKS TO ELEV. AS SHOWN ON CONSTRUCTION DWG. DITCH & SWALE DETAIL)	10-10-10 COMMERCIAL FERTILIZER	100% PERENNIAL RYE 80 LBS/ACRE	2 BALES OF STRAW PER 1000 SF.

6. SEEDING/SODDING SHALL BE PERMITTED WITHIN THE TIME PERIODS STIPULATED IN CHAPTER 10, OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE, UNLESS PRIOR APPROVAL IS GIVEN BY THE LANDSCAPE ARCHITECT OR OWNER.
7. SEEDING & SODDING SHALL NOT BE INSTALLED IN AREAS OF WATER, GAS, TELEPHONE & ELECTRIC INSTALLATION UNTIL AFTER THESE UNDERGROUND UTILITIES ARE INSTALLED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
8. THE CONTRACTOR SHALL REPAIR SITE EROSION AFTER TURF HAS BEEN ESTABLISHED & ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER IN ACCORDANCE WITH KENTUCKY HIGHWAY SPECIFICATIONS SECTION 212.05.05.
9. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLANT LIST ARE INSTALLED SIZES AFTER PRUNING.
10. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, OR THROUGH ONE GROWING SEASON, 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).
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTINGS INSTALLED UNDER THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL BY THE OWNER.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES/STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE INSTALLATION.
14. ALL LANDSCAPE ISLANDS SHALL BE SEEDDED, SODDED, OR PLANTED WITH DROUGHT TOLERANT GROUNDCOVER OR SHRUBS, AS SPECIFIED BY OWNER.
15. A MINIMUM OF 2" OF SHREDDED BARK MULCH SHALL BE SPREAD AROUND ALL SHRUB BEDS. ALL LANDSCAPE ISLANDS IN THE VEHICLE USE AREA SHALL BE SEEDDED OR PLANTED WITH GROUNDCOVER AT OWNER'S DISCRETION.
16. ONLY AMENDED TOPSOIL, FREE FROM LARGE STONES, CLAY, AND ROOTS WILL BE USED AS BACKFILL FOR ALL SHRUBS.
17. PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
18. REMOVE ALL BURLAP AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMB AND CENTERED IN THE HOLE.
19. 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.
20. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
21. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
22. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
23. 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.
24. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
25. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10, OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. SERVICE STRUCTURES GREATER THAN OR EQUAL TO 42 INCHES HEIGHT OR WIDTH, INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, AND TELECOM BOXES.
26. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (I.L.A.) 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.
27. SEE LDC 10.4.4 FOR PLANT SPACING DISTANCE ADJACENT TO UTILITIES AND STRUCTURES.

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 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 WATERLINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. 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.



PROJECT # 2-14-15
MSD W.M. #

GRAPHIC SCALE 1"=30'
0 7.5 15 30 60

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TYPE
DECIDUOUS TREES						
AR	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	1-3/4" CAL.	B&B	A
AL	2	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	1-3/4" CAL.	B&B/CLUMP	B
GB	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	1-3/4" CAL.	B&B	A
LS	2	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS AMERICAN SWEETGUM	1-3/4" CAL.	B&B	A
ZS	8	ZELKOVA SERRATA	JAPANESE ZELKOVA	1-3/4" CAL.	B&B	A
EVERGREEN TREES						
PS	5	PINUS STROBUS	EASTERN WHITE PINE	6' HT.	B&B	A
TO	1	THUJA OCCIDENTALIS 'TECHNY'	TECHNY AMERICAN ARBORVITAE	6' HT.	B&B	A
SHRUBS						
BM	57	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET KOREAN BOXWOOD	18" HT.	SPACE 3' O.C.	
WF	21	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES® PURPLELEAF WEIGELA	18" HT.	SPACE 4' O.C.	

NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management



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LANDSCAPE WAIVER PLAN & DETAILS
WELDERS SUPPLY DISTRIBUTION WAREHOUSE
329 & 331 BOXLEY AVE, LOUISVILLE KY 40209
D.B. 9966, PG. 30; D.B. 9824, PG. 334
TAX BLOCK 056C, LOT 019
TAX BLOCK 056C, LOT 035

Vertical Scale: N/A
Horizontal Scale: 1"=30'
Date: 04/06/15
Job Number: 3227
Sheet

L1

of 1