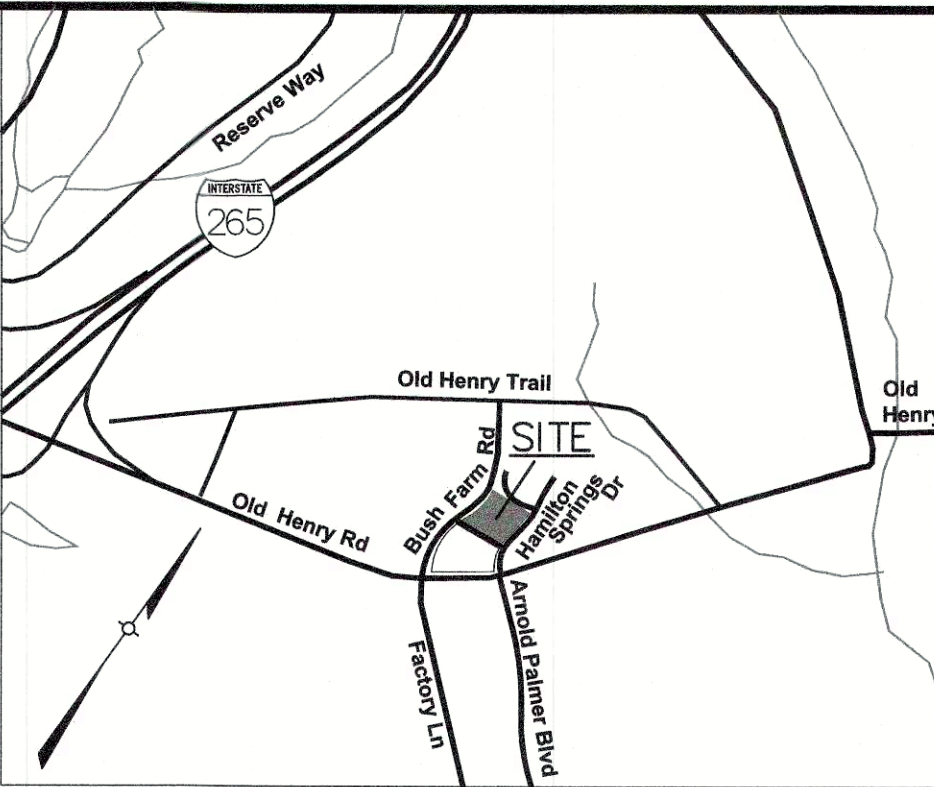


**VARIANCE GRANTED:**  
(17DEVPLAN1140 SEPT. 11, 2017)

1. A Variance has been granted from Table 5.3.2 of The Louisville Metro Land Development Code to vary the Hamilton Springs Drive 80' maximum setback.

**VARIANCE GRANTED:**  
(16ZONE1042 JANUARY 19, 2017)

1. A Variance has been granted from Table 5.3.2 of The Louisville Metro Land Development Code to vary the Bush Farm Road 80' maximum setback.



**SITE DATA 'TRACT B'**

SITE AREA	= 1.9± Ac. (83,155 S.F.)
EXISTING ZONING	= C-N
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= DAYCARE
BUILDING AREA	= 12,300 S.F.
BUILDING HEIGHT	= 1 STORY (30' MAX. ALLOWED)
PARKING REQUIRED	MIN. 40 SPACES (2 ACCESSIBLE SPACES INCLUDED)
2 SP/15 EMPLOYEE MIN./4 SP/15 EMPLOYEE MAX	MAX. 60 SP
TOTAL PARKING PROVIDED	= 30 SPACES
F.A.R.	= 0.15 (0.5 MAX. ALLOWED)
VEHICULAR USE AREA	= 14,303 S.F.
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 1,642 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 1,642 S.F.
ILA TREES REQUESTED	= 4 TYPE A OR B
ILA TREES PROVIDED	= 4 TYPE B

**LANDSCAPE NOTES:**

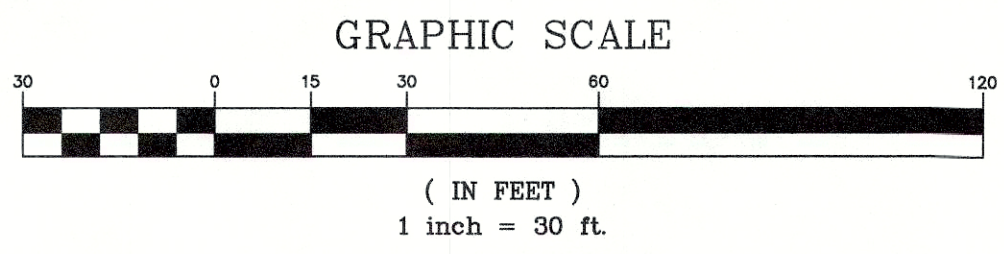
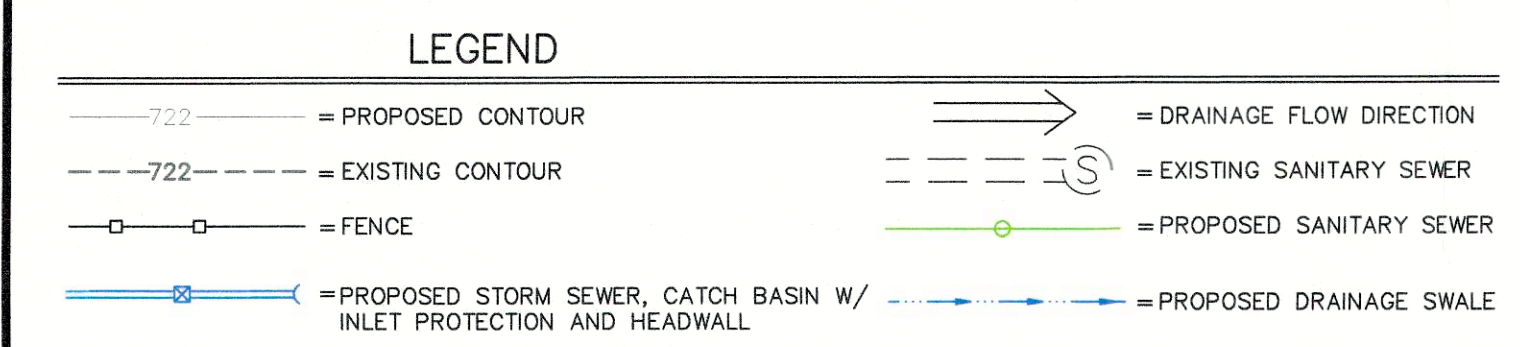
- GRASS, GROUNDCOVER, OR MULCH SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, MULCH, OR TURF.
- IT WILL BE THE RESPONSIBILITY OF THE 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 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 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 (ILA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
- 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.
- REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
- MAKE ALL CUTS LEVEL, HAVING AS LITTLE STUB AS POSSIBLE.
- SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- SCARIFY ALL EDGES AND WALLS OR PLANT PITS 8".
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AS PER PLANS.
- PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- MULCH ALL PLANTS AND PLANT BEDS AS PER DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
- NEVER CUT A LEADER WHEN PRUNING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
- MAINTENANCE FOR PLANT MATERIAL SHALL INCLUDE WATERING, SPRAYING, MULCHING, FERTILIZING, PRUNING, ETC., AND IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
- THE OWNER SHALL PROVIDE ALL MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" - CURRENT EDITION.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SAME DEPTH AS GROWN AT THE NURSERY.
- IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED TO MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE. THIS IRRIGATION 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 INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
- CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH 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.
- WOODEN PRIVACY FENCING AND ENHANCED LANDSCAPING ALONG THE PERIMETERS AT HAMILTON SPRINGS AND MCKINLEY RIDGE DRIVES, ARE REQUIRED TO BE REVIEWED AND APPROVED BY LOUISVILLE METRO LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE OR DEVELOPMENT REVIEW COMMITTEE.
- THIS LANDSCAPE PLAN INCLUDES THE REQUIRED ENHANCED LANDSCAPE SCREENING/BUFFER AND WOOD FENCING REQUIRED BY THE BINDING ELEMENTS PER APPROVED DEVELOPMENT PLAN 16ZONE1042.

**TREE CANOPY CALCULATIONS**

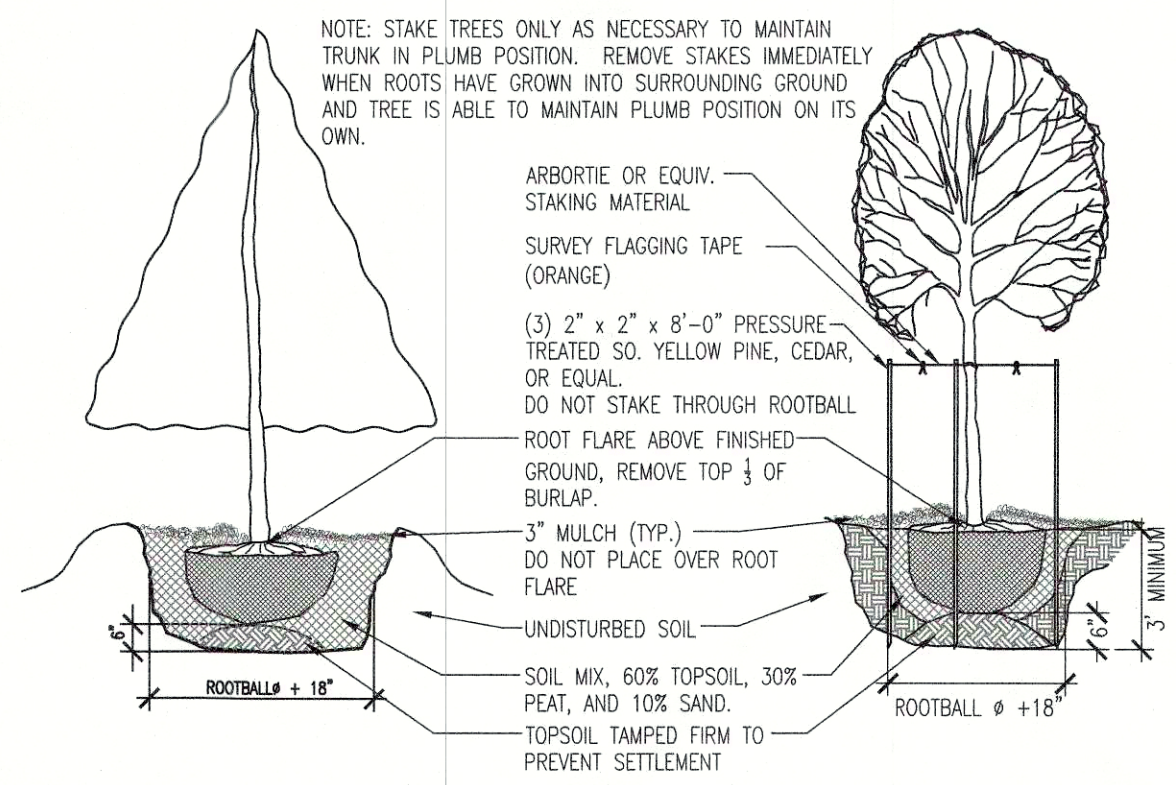
TOTAL GROSS SITE AREA	= 83,155 S.F.
CANOPY REQUIREMENT CLASS	= CLASS C (20% OF CANOPY COVERAGE, 16,631 S.F.)
EXISTING TREE CANOPY AREA	= 0 S.F.
EXISTING TREE CANOPY TO BE PRESERVED	= 0%
PROPOSED TREE CANOPY	= 12,480 S.F.
(13) 3" CAL TYPE "A" TREES @ 720 S.F. EACH	= 1,908 S.F.
(18) 6" TYPE "A" EVERGREENS @ 106 S.F.	= 1,908 S.F.
(3) 2" TYPE "B" TREES @ 432 S.F. EACH	= 1,296 S.F.
(13) 3/4" CAL TYPE "C" TREES @ 89 S.F. EACH	= 1,157 S.F.
TOTAL TREE CANOPY TO BE PLANTED	= 16,841 S.F. (20%)
TOTAL TREE CANOPY PROVIDED	= 16,841 S.F. (20%)

**RECEIVED**  
AUG 30 2017  
PLANNING &  
DESIGN SERVICES

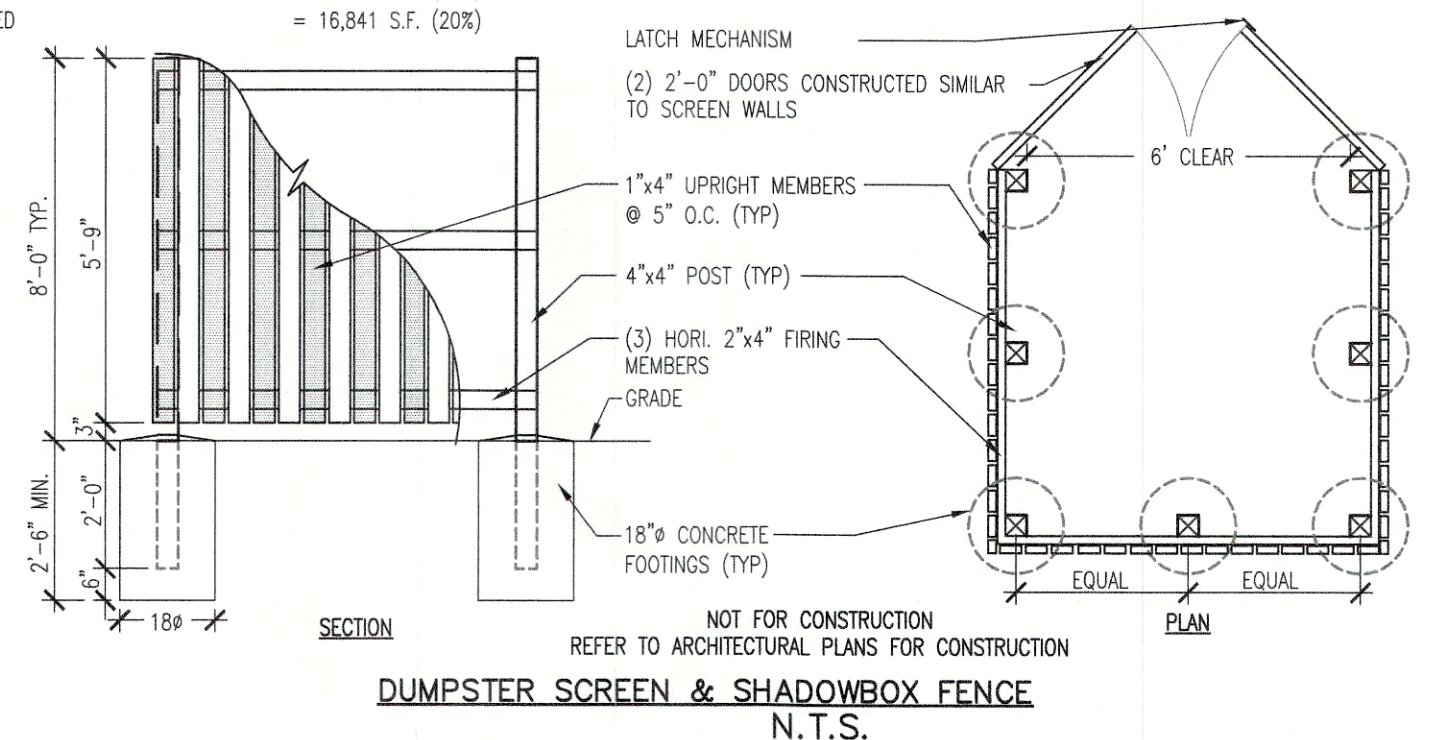
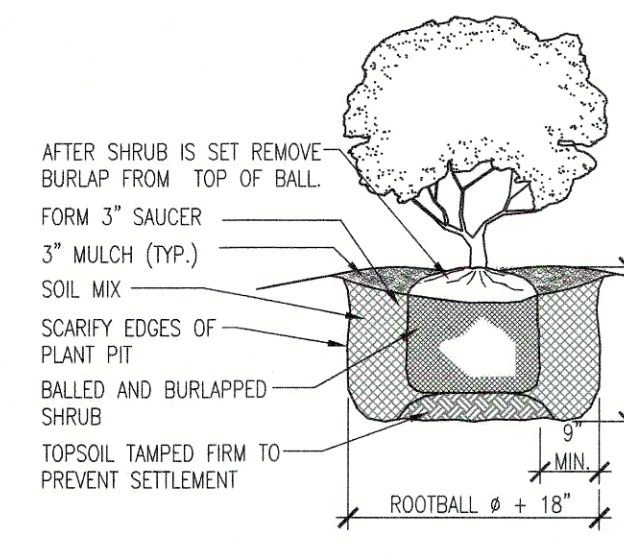
PLANT SCHEDULE						
TREES						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AR	12	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL.	B&B	TYPE "A"
CC	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	TYPE "B"
CJ	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.	B&B	TYPE "B"
PA	13	PICEA ABIES	NORWAY SPRUCE	6'-7" HGT.	B&B	TYPE "A"
PO	18	PICEA OMORICA	SERBIAN SPRUCE	6'-7" HGT.	B&B	TYPE "A"
SHRUBS						
IG	25	ILEX GLADRA 'COMPACTA'	INKBERRY	18" HT. MIN	CONT.	EVERGREEN 6" O.C. SPACING
SA	20	SPIRAEA ALBA	MEADOWSWEET	18" HT. MIN	CONT.	DECIDUOUS 6" O.C. SPACING



**TYPICAL TREE PLANTING & STAKING**  
N.T.S.



**TYPICAL SHRUB PLANTING DETAIL**  
N.T.S.



OWNER:  
**SCHULTE HOSPITALITY**  
2120 HIGH WICKHAM PLACE  
SUITE 200  
LOUISVILLE, KY 40245

SITE ADDRESS:  
14801 BUSH FARM ROAD  
LOUISVILLE, KY 40245  
TAX BLOCK 0015, LOT 0609  
D.B. 10344 PG. 0775

CASE: 17LSLCAPE1128  
RELATED CASES:  
17DEVPLAN1140, 16ZONE1042,  
17VARIANCE1051, & 9-99-98  
MSDWM #11377

CH. 10 LANDSCAPE PLAN

**PRIMROSE SCHOOL OF WORTHINGTON HILLS**

DEVELOPER

**PRIMROSE SCHOOL FRANCHISING CO.**

3660 CEDARCREST ROAD  
ACWORTH, GEORGIA 33101

678-778-6017

JOB NO. 17140

SHEET 1

OF 1

BY

DESCRIPTION

DATE

NO.

PROJECT DATA

FILE NAME: 17140 CH10 LSCAPE.dwg

DATE: 8/29/2017

CHECKED BY: SRS

DRAWN BY: CE

REVISIONS

NO.

DATE

DESCRIPTION

BY

LAND DESIGN & DEVELOPMENT, INC.

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LANDSCAPE ARCHITECTURE

500 WARREN AVE. SUITE 100 LOUISVILLE, KY 40202

TEL: 502-261-4454 FAX: 502-261-4454