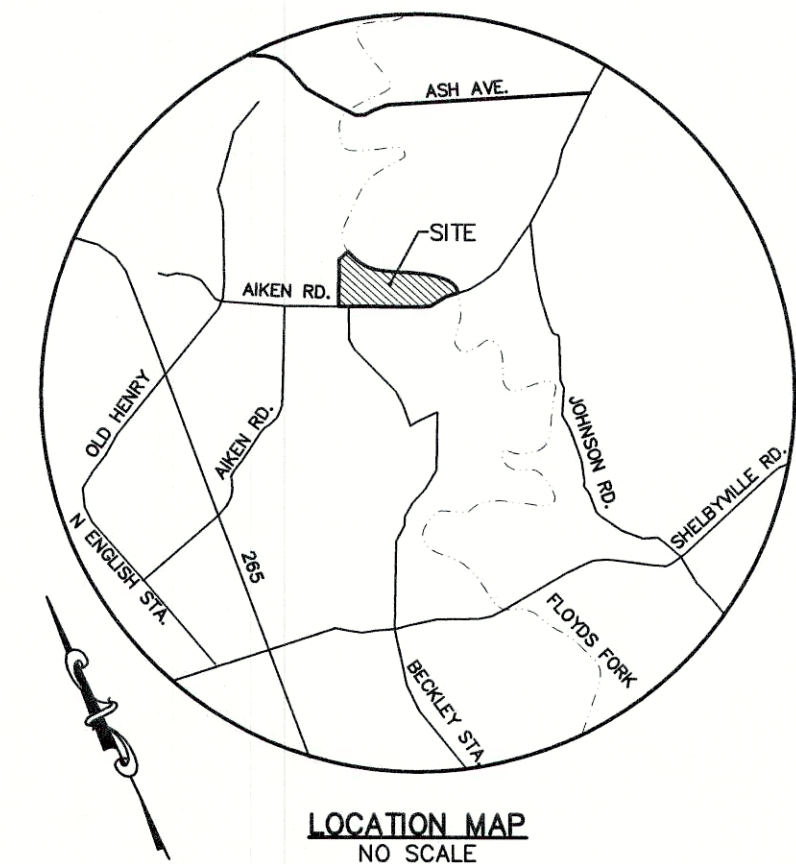
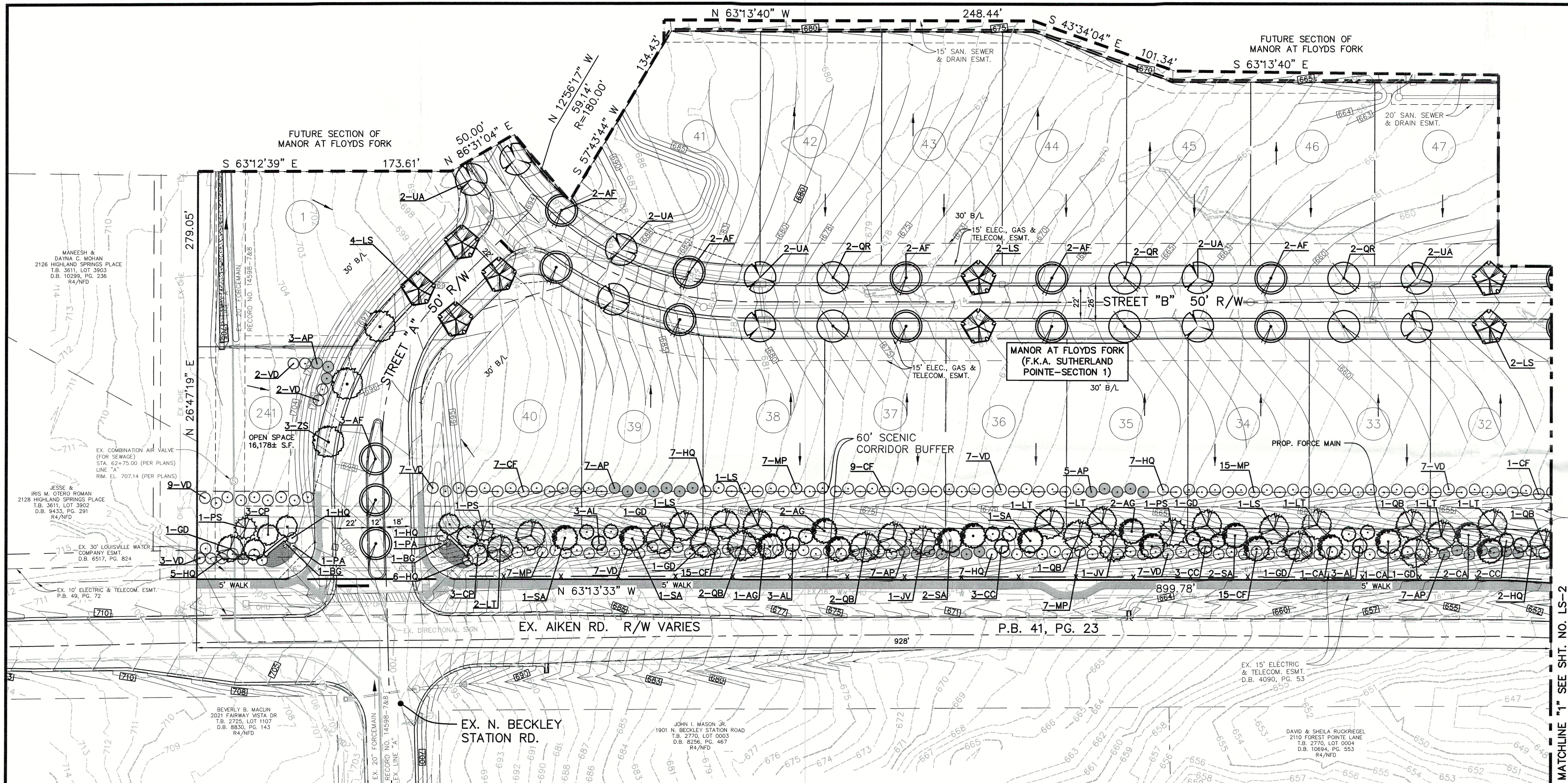




LEGEND	
---	EXISTING CONTOUR
X	EXISTING FENCE
---	EXISTING STREET SIGN
---	EXISTING FIRE HYDRANT
---	EXISTING UTILITY POLE
---	EXISTING DOWN GUY
---	EXISTING GUY POLE
---	EXISTING WATER LINE W/ SIZE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING LIGHT POLE
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING HEADWALL W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	EXISTING FORCEMAIN
---	PROPOSED CONTOUR
---	PROPOSED FORCEMAIN
---	PROPOSED LOT NUMBER
---	PROPOSED SLOPED & FLARED HEADWALL
---	PROPOSED STORM PIPE W/ CATCH BASIN
---	PROPOSED DITCH/SWALE
---	PROPOSED SANITARY SEWER W/ MANHOLE
---	PROPOSED GAS MAIN
---	PROPOSED DRAINAGE FLOW ARROW
---	PROPOSED FENCE

SCENIC CORRIDOR PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
DECIDUOUS TREES					
AG	21	AESCULUS GLABRA	OHIO BUCKEYE	1 3/4" CAL.	B&B / B
CA	18	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 3/4" CAL.	B&B / B
GD	15	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	1 3/4" CAL.	B&B / A
LS	9	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	1 3/4" CAL.	B&B / A
LT	19	LIRIODENDRON TULIPIFERA	TULIP TREE	1 3/4" CAL.	B&B / A
QB	21	QUERCUS BICOLOR	SWAMP WHITE OAK	1 3/4" CAL.	B&B / A
SA	11	SASSAFRAS ALBIDUM	COMMON SASSAFRAS	1 3/4" CAL.	B&B / B
EVERGREEN TREES					
JV	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6" HT. MIN.	B&B / B
PS	7	PINUS STROBUS	EASTERN WHITE PINE	6" HT. MIN.	B&B / A
PV	5	PINUS VIRGINIANA	VIRGINIA PINE	6" HT. MIN.	B&B / A
ORNAMENTAL TREES					
AL	24	AELANCHERIS LAEVIS	ALLEGHENY SERVICEBERRY	1 3/4" CAL.	B&B / C
CC	36	CERCIS CANADENSIS	EASTERN REDBUD	1 3/4" CAL.	B&B / C
CP	6	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	1 3/4" CAL.	B&B / C
SHRUBS					
AP	107	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	36" HT. MIN.	#5 CONT.
CF	121	CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE	36" HT. MIN.	#5 CONT.
HQ	117	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" HT. MIN.	#5 CONT.
MP	120	MYRTICA PENSYLVANICA	NORTHERN BAYBERRY	36" HT. MIN.	#5 CONT.
VD	115	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT. MIN.	B&B
BG	2	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	36" HT. MIN.	#5 CONT.
PERENNIALS					
PA	2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	AS SHOWN	4" CONT.

SCENIC CORRIDOR BUFFER DATA	
LENGTH	= 2,647 ±
REQUIRED PLANTS	
A/B TYPE TREES @ 1/20'	= 132 TREES
MIN. 10% EVERGREEN	= 13 TREES
MAX. 90% DECIDUOUS	= 119 TREES
C TYPE TREES @ 1/40'	= 66 TREES
SHRUBS	
STAGGERED DOUBLE ROWS 10' O.C.	= 529 SHRUBS
PROVIDED PLANTS	
A/B TYPE TREES	
EVERGREEN	= 18 TREES (13%)
DECIDUOUS	= 114 TREES (86%)
C TYPE TREES	= 66 TREES
SHRUBS	= 582 SHRUBS
NOTE:	
SCENIC CORRIDOR LANDSCAPING PER BINDING ELEMENTS FROM PLANNING COMMISSION HEARING ON MAY 19, 2016.	

OVERALL TREE CANOPY DATA:	
GROSS SITE AREA (NOT INCLUDING AREA DEDICATED TO R/W ALONG AIKEN ROAD)	4,417,454 ± S.F.
TREE CANOPY CATEGORY	
EXISTING TREE CANOPY	CLASS C (0%-40%)
EXISTING TREE CANOPY TO BE PRESERVED	971,204 ± S.F. (22%)
NEW TREE CANOPY TO BE PLANTED	595,447 ± S.F. (13%)
TOTAL TREE CANOPY COVERAGE REQUIRED	176,688 ± S.F. (4%)
	706,792 ± S.F. (16%)

SECTION 1 & 2 TREE CANOPY DATA:	
GROSS SITE AREA (NOT INCLUDING AREA DEDICATED TO R/W ALONG AIKEN ROAD)	1,253,422 ± S.F.
TREE CANOPY CATEGORY	
EXISTING TREE CANOPY	CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	95,077 ± S.F. (7.6%)
NEW TREE CANOPY TO BE PLANTED	0 ± S.F. (0%)
TOTAL TREE CANOPY COVERAGE REQUIRED	250,684 ± S.F. (20%)
SCENIC CORRIDOR TREES TO BE PLANTED	
76 TYPE "A" TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	54,720 ± S.F.
56 TYPE "B" TREES @ 1 3/4" CAL. (432 S.F. CREDIT EACH)	24,192 ± S.F.
66 TYPE "C" TREES @ 1 3/4" CAL. (108 S.F. CREDIT EACH)	6,996 ± S.F.
TREE CANOPY PROVIDED	85,908 ± S.F.
STREET & OPEN SPACE TREES TO BE PLANTED	
146 TYPE "A" STREET TREES @ 1 3/4" CAL. (900 S.F. CREDIT EACH)	131,400 ± S.F.
36 TYPE "A" TREES @ 1 3/4" CAL. (720 S.F. CREDIT EACH)	25,920 ± S.F.
15 TYPE "B" STREET TREES @ 1 3/4" CAL. (540 S.F. CREDIT EACH)	8,100 ± S.F.
1 TYPE "C" TREES @ 1 3/4" CAL. (108 S.F. CREDIT EACH)	106 ± S.F.
TREE CANOPY PROVIDED	165,526 ± S.F.
TOTAL TREE CANOPY PROVIDED	251,434 ± S.F. (20%)

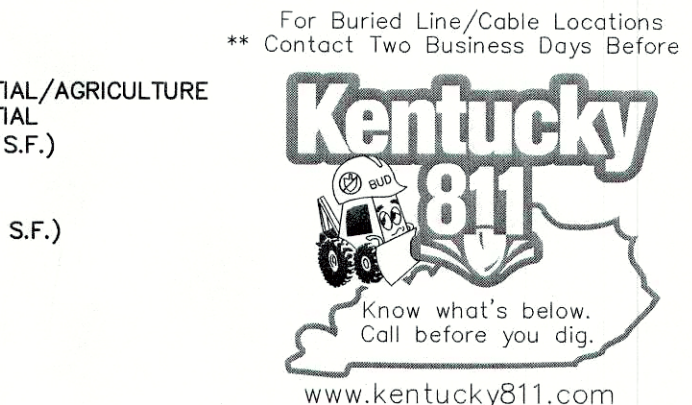
OVERALL SITE DATA:	
FORM DISTRICT	NFD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL/AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA (NOT INCLUDING AREA DEDICATED TO R/W ALONG AIKEN ROAD)	101,41 ± AC.
NET LAND AREA	88.61 ± AC.
NON-BUILDABLE LOTS	237
MINIMUM AVERAGE LOT SIZE ALLOWED	4,500 S.F.
GROSS DENSITY	2.34 D.U./AC.
NET DENSITY	2.67 D.U./AC.
OPEN SPACE PROVIDED	1,453,742 ± S.F. (33%)
STEEP SLOPES AREA	8.7 ± AC.
MIN. BUILDABLE LOT AREA	8.7 ± AC.
PROPOSED BUILDABLE LOT AREA	55.2 ± AC.
DIMENSIONAL STANDARDS	
FRONT/STREET SIDE YARDS	MIN. 30'
SIDE YARD	5'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT AREA	4,500 S.F.
NO. LOTS < 6,000 S.F. (MAX. 25%)	14 LOTS (6%)
NO. LOTS ≥ 6,000 S.F. (MIN. 20%)	139 LOTS (58%)
MAXIMUM BALANCE TRANSFER LOT CALCULATION	
MLP = MAXIMUM LOTS PERMITTED	
TA = TOTAL LAND AREA (101.4 AC.)	
SS = STEEP SLOPES AREA/SLOPES > 20% (8.7 AC.)	
IA = INFRASTRUCTURE AREA (12.9 AC.)	
MLP = [(TA - SS - IA) 4.84] + SS X 4.84	
MLP = [(101.4 - 8.7 - 12.8) 4.84] + 8.7 X 4.84	
MLP = 408	

STREET & OPEN SPACE PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
DECIDUOUS TREES					
AF	39	ACER X 'FREEMAN'	FREEMAN MAPLE	1 3/4" CAL.	B&B / A
CC	15	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 3/4" CAL.	B&B / B
LS	29	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS AMERICAN SWEETGUM	1 3/4" CAL.	B&B / A
QB	9	QUERCUS BICOLOR	SWAMP WHITE OAK	1 3/4" CAL.	B&B / A
QR	25	QUERCUS RUBRA	RED OAK	1 3/4" CAL.	B&B / A
TT	11	TILIA TOMENTOSA	SILVER LINDEN	1 3/4" CAL.	B&B / A
UA	40	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	1 3/4" CAL.	B&B / A
ZS	27	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	1 3/4" CAL.	B&B / A
CP	1	CORNUS FLORIDA 'CHEROKEE PRINCESS'	'CHEROKEE PRINCESS' DOGWOOD	1 3/4" CAL.	B&B / C
EVERGREEN TREES					
AC	2	ABIES CONCOLOR	WHITE FIR	6" HT. MIN.	B&B / A
SHRUBS					
IC	3	ILEX CRENATE 'COMPACTA'	JAPANESE HOLLY	18" HT. MIN.	B&B
BG	29	BUXUS 'GREEN VELVET'	'GREEN VELVET' BOXWOOD	18" HT. MIN.	#5 CONT.
IS	16	ILEX GLABRA 'SHAMROCK'	'SHAMROCK' INKBERY	18" HT. MIN.	#5 CONT.
BS	18	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	KOREAN BOXWOOD	18" HT. MIN.	#5 CONT.
GROUNDCOVERS					
JH	22	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	'BAR HARBOR' JUNIPER		#3 CONT.

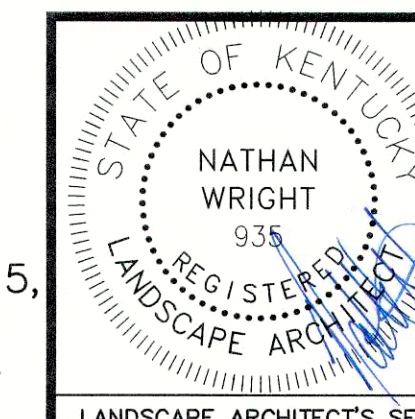
SECTION 1 & 2 SITE DATA:	
FORM DISTRICT	NFD
EXISTING ZONING	R-4
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL/AGRICULTURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA (NOT INCLUDING AREA DEDICATED TO R/W ALONG AIKEN ROAD)	28.8 ± AC. (1,253,422 ± S.F.)
NET LAND AREA	24.11 ± AC. (1,050,231 ± S.F.)
NON-BUILDABLE LOTS	2
MINIMUM AVERAGE LOT SIZE ALLOWED	5,500 S.F.
GROSS DENSITY	2.34 D.U./AC.
NET DENSITY	2.67 D.U./AC.
OPEN SPACE PROVIDED	260,469 ± S.F. (5.9%)

SCENIC CORRIDOR LANDSCAPE NOTE:
CONDITION OF APPROVAL #16: THE LANDSCAPE PLAN SHALL BE APPROVED BY A COMMITTEE OF THE PLANNING COMMISSION PRIOR TO ISSUANCE OF A SITE DISTURBANCE PERMIT.

CASE # 18LSCAPE1059
RELATED CASE # 15SUBDIV1015,
16SUBDIV1011, 17LSCAPE1048,
17LSCAPE1057, 17LSCAPE1054
MSD WM # 11268



GRAPHIC SCALE 1"=40'
0 10 20 40 80



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Utility Consulting - Property Management
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OWNER / DEVELOPER
JSAR, LLC
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LOUISVILLE, KY 40223
(502) 548-6276

REVISED ENHANCED LANDSCAPE PLAN
MANOR AT FLOYDS FORK & MEADOWS
AT FLOYDS FORK
(F.K.A. SUTHERLAND POINTE (SECTION 1 & 2))
15905 AIKEN RD. LOUISVILLE, KENTUCKY 40245
TAX BLOCK 16, LOTS 100
D.B. 10724, P.G. 70

Revisions
5/10/18 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'

Date: 4/19/18
Job Number: 3166
Sheet
LS-1
of 3