

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- PROPOSED CONCRETE PARKING
- INTERIOR LANDSCAPE ISLAND
- PROPOSED TREE PROTECTION FENCE
- EXISTING OVERHEAD UTILITIES
- PROPOSED DRAINAGE ARROW
- FORM DISTRICT BOUNDARY
- ZONE LINE

SITE DATA:

EXISTING FORM DISTRICT: C1
EXISTING ZONING: C1
EXISTING LAND USE: OFFICE
PROPOSED LAND USE: HAIR SALON/OFFICE
TOTAL LAND AREA: 29,186± S.F. (0.67± AC.)
GROSS BUILDING AREA: 3,250± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0): 0.13
PARKING REQUIRED: 12-28
SALON (2,000 ±S.F.): 8-20
MINIMUM (1 SPACE/250 S.F.): 8 SPACES
MAXIMUM (1 SPACE/100 S.F.): 20 SPACES
OFFICE (1,500 ±S.F.): 4-8
MINIMUM (1 SPACE/350 S.F.): 4 SPACES
MAXIMUM (1 SPACE/200 S.F.): 8 SPACES
PARKING PROVIDED: 21 SPACES
CAR PARKING (INCLUDES 2 ACCESSIBLE SPACES): 21 SPACES
EXISTING VUA: 5,105± S.F.
PROPOSED VUA: 3,887± S.F.
TOTAL VUA: 8,992± S.F.



LANDSCAPE WAIVER:

A WAIVER OF 10.2 OF THE LDC IS REQUESTED TO OMIT/REDUCE PERIMETER BUFFERS AS FOLLOWS:

1. THE 20' LBA REQUIRED ADJACENT TO THE PROPERTY LINE SHARED WITH THE CHURCH (NORTH & EAST).
2. THE 15' LBA REQUIRED ADJACENT SOUTH PROPERTY LINE WHERE C-1 ADJACENT TO AN M-2 ZONING DISTRICT.
3. REDUCE THE LBA ADJACENT TO R-4 FROM 35' TO 15'.

LANDSCAPE NOTES:

1. THE CALIPER OF ALL DECIDUOUS TREES SHALL BE MEASURED SIX (6) INCHES 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.
4. SEEDING 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.
5. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLANT LIST ARE INSTALLED SIZES AFTER PRUNING.
6. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
7. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, OR THOUGH THE 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).
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAIN 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.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.
10. A MINIMUM OF TWO (2) INCHES 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. IRRIGATION DESIGN AND PLAN BY OTHERS.
11. ONLY AMENDED TOPSOIL, FREE FROM LARGE STONE CLAY AND ROOTS WILL BE USED AS BACKFILL FOR ALL LANDSCAPE PLANTINGS.
12. PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
13. REMOVE ALL BURLAP AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMB AND CENTERED IN THE HOLE.
14. SEE LDC 10.4.4 FOR PLANT SPACING DISTANCE ADJACENT TO UTILITIES AND STRUCTURES.
15. GRASS SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
16. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (I.L.A.) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
17. EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED, THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
18. 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.
19. 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.
20. 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.
21. EXISTING FENCE SHALL BE USED TO MEET SCREENING REQUIREMENT OF THE R4 PROPERTY TO THE SOUTHEAST OF THE SITE. IN THE EVENT THAT THE FENCE IS REMOVED, THE OWNER SHALL REPLACE THE FENCE AS NEEDED.
22. GARBAGE CAN TO BE SCREENED BY BUILDING.
23. NO PROPOSED CONTOURS, NEW PAVEMENT TO MATCH EXISTING ELEVATIONS.

GENERAL TREE PRESERVATION/PROTECTION NOTES

1. CONSTRUCTION FENCING SHALL BE ERCTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN THREE (3) FEET OF A COMMON PROPERTY LINE. THE 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.
2. 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 APPOINTMENT CALL PDS CUSTOMER SERVICE 502-574-6230.
3. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/PROTECTION 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 502-574-6230."
4. THE TREE PRESERVATION/PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY FIFTY (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 FADE THEY SHALL BE REPLACED WITHIN TEN (10) WORKING DAYS OR TWO (2) WEEKS.
5. DURING ALL CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRADING, BUILDING CONSTRUCTION, AND V.U.A. CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.
6. 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 (TCCA) NOTES:

1. TREE CANOPY CREDIT AREAS (TCCA) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE CANOPY REQUIREMENTS OF CHAPTER 10, PART 1 OF THE LDC AND ARE TO BE PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF THIS PLAN APPROVAL. AS TREES WITHIN THE TCCA ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED ON THE APPROVED DEVELOPMENT OF PRELIMINARY 2019 SUBDIVISION PLAN.
2. DIMENSIONS HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF THE TCCA AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR THE TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE ALL THE TREES WITHIN THE DIMENSION LINE.

TREE CANOPY DATA:

GROSS SITE AREA	29,037± S.F. (0.67AC.)
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	12,826± S.F. (44%)
EXISTING TREE CANOPY TO BE PRESERVED	12,826± S.F. (44%)
TOTAL TREE CANOPY REQUIRED	0± S.F. (0%)
5 EXISTING 10"± DBH (TYPE A) (1,200 SF CREDIT EACH)	6,000 S.F.
5 EXISTING 3" TO 10" DBH (TYPE A) (960 SF CREDIT EACH)	4,800 S.F.
1 EXISTING 1 3/4" TO 3" DBH (TYPE A) (720 SF CREDIT EACH)	720 S.F.
2 EXISTING 1" TO 1 3/4" DBH (TYPE A) (600 SF CREDIT EACH)	1,200 S.F.
1 EXISTING 1 3/4" TO 3" DBH (TYPE C) (108 SF CREDIT EACH)	108 S.F.
2 PROPOSED 1 3/4" TO 3" (TYPE A) (720 SF CREDIT EACH)	1,440 S.F.
TOTAL TREE CANOPY PROVIDED	14,268± S.F. (49%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
** EXISTING EVERGREEN TREES ARE NOT CALCULATED IN CANOPY CALCULATIONS.

LANDSCAPE DATA:

V.U.A.	8,992± S.F.
I.L.A. REQUIRED (5% X V.U.A.)	450 S.F.
I.L.A. PROVIDED	955± S.F.
I.L.A. TREES REQUIRED (TYPE A OR B)	2
I.L.A. TREES PROVIDED (TYPE A OR B)	2

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
SHRUBS					
IV	7	ITEA VIRGINIA 'SPRICH'	LITTLE HENRY ITEA	36" O.C.	24" HT./#5 CONT.
BG	7	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	36" O.C.	24" HT./#5 CONT.
TREES					
AR	2	ACER RUBRUM	RED MAPLE	1 3/4" CAL.	TYPE A

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

PLAN VIEW GUYING DETAIL

GREENBLUE URBAN NATURE TIE OR APPROVED EQUAL.

TREE SHALL BE SET TO SUCH A DEPTH THAT THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLING IS APPROX. THE SAME AS THAT WHICH THE PLANT WAS GROWING

MAX. GRADIENTS WHEN PLANTING ON SLOPES REMOVE BURLAP FROM TOP 1/3 OF BALL

6" COMPACTED SOIL (MIN.)

2" SHREDDED BARK MULCH

6" EARTH RIM

3-1"x2"x6" WOODEN STAKES EQUALLY SPACED AROUND TREE

SOIL MIXTURE BACKFILL

SCARIFY BOTTOM AND SIDES OF HOLE TO 4" DEPTH MIN.

NOTE: GUYING WITH WIRE AND RUBBER HOSE WILL NOT BE ACCEPTED.

TYPICAL TREE PLANTING
NO SCALE

SHRUB SHALL BE SET TO SUCH A DEPTH THAT THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLING IS APPROX. THE SAME AS THAT WHICH THE PLANT WAS GROWING

REMOVE BURLAP FROM TOP 1/3 OF BALL

6" COMPACTED SOIL (MIN.)

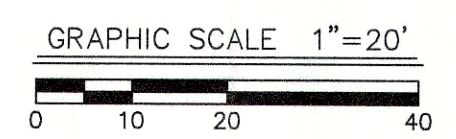
2" (MIN.) SHREDDED BARK MULCH

SOIL MIXTURE BACKFILL

4" EARTH RIM

SCARIFY BOTTOM AND SIDES OF HOLE TO 4" DEPTH MIN.

TYPICAL SHRUB PLANTING
NO SCALE



CASE # 18LSACPE1176
RELATED CASE # 18ZONE1040
MSD WM # 4964



MINDEL SCOTT
ENGINEERING > SURVEYING > PLANNING > LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 > MindelScott.com

OWNER/DEVELOPER
DONNASCOTT, LLC
13501 AIKEN ROAD
LOUISVILLE, KY 40245

LANDSCAPE WAIVER,
LANDSCAPE AND TREE PRESERVATION PLAN
AIKEN ROAD SALON
13501 AIKEN ROAD LOUISVILLE, KY 40245
TAX BLOCK 24, LOT 136
DEED BOOK 11236, PAGE 708

Revisions

Vertical Scale: N/A

Horizontal Scale: 1"=20'

Date: 1/14/19

Job Number: 3527

Sheet

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