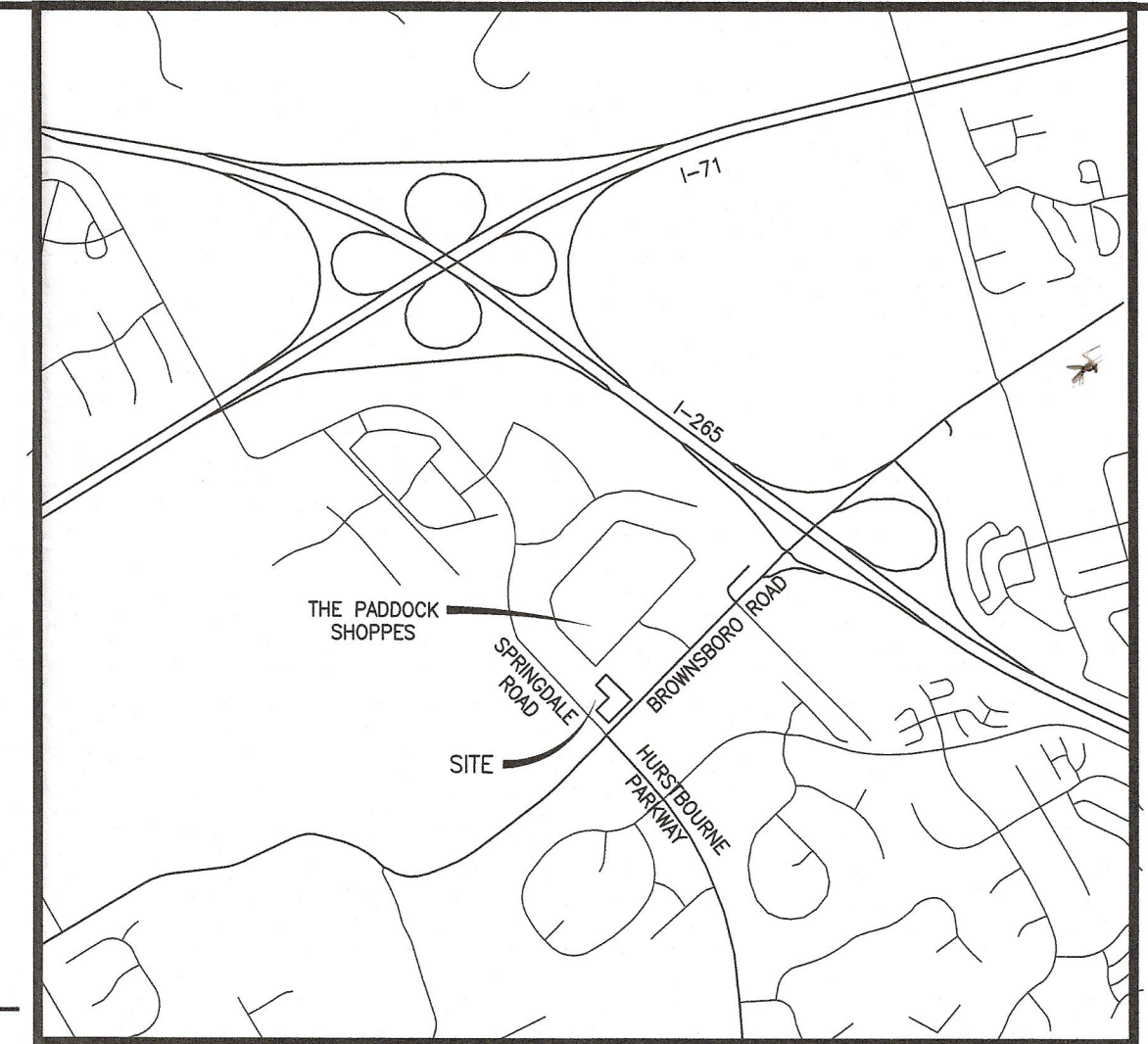


LEGEND	
	EXISTING BOLLARD
	EXISTING LIGHT STANDARD
	TELEPHONE PEDESTAL
	UTILITY POLE
	GREASE TRAP
	EXISTING UTILITY MANHOLE
	EX. OVERHEAD ELECTRIC
	PRIMARY ELECTRIC
	SECONDARY ELECTRIC
	PROPOSED WATER
	PROPOSED FIRE SERVICE

SITE DATA	
TOTAL SITE AREA	39.9 ACRES (1,738,044 SQ.FT.)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	RCFD
AREA OF REVISION	
EXISTING USE	RESTAURANT/RETAIL
PROPOSED USE	RESTAURANT/RETAIL
EXISTING BUILDING AREA	39,157 SQ.FT.
PROPOSED DOCK ADDITION	1,325 SQ.FT.
TOTAL BUILDING AREA	40,482 SQ.FT.
SHOPPING CENTER PARKING CALCULATIONS BY USE	
EXISTING RETAIL (299,838 SQ.FT.)	602 SPACES
PROPOSED RETAIL (301,163 SQ.FT.)	1,506 SPACES
MINIMUM PARKING REQUIRED (1 SP/500 S.F.)	
MAXIMUM PARKING ALLOWED (1 SP/200 S.F.)	
EXISTING RESTAURANT (69,331 SQ.FT.)	139 SPACES
MINIMUM PARKING REQUIRED (1 SP/500 S.F.)	
MAXIMUM PARKING ALLOWED (1 SP/100 S.F.)	693 SPACES
EXISTING OFFICE/BANK (8,481 SQ.FT.)	21 SPACES
MINIMUM PARKING REQUIRED (1 SP/400 S.F.)	
MAXIMUM PARKING ALLOWED (1 SP/150 S.F.)	57 SPACES
TOTAL PARKING	
MINIMUM PARKING REQUIRED	762 SPACES
MAXIMUM PARKING ALLOWED	2,256 SPACES
TOTAL PARKING PROVIDED (INC. 43 ACCESSIBLE SPACES)	1,984 SPACES



TREE CANOPY CALCULATIONS	
LIMITS OF WORK AREA	10,454 S.F.
EX. TREE CANOPY ON SITE	2,048 S.F. (19.6%)
2 - 15' SPRUCE TREES @ 177 SF EA. = 354 S.F.	
EX. TREE CANOPY TO BE PRESERVED	177 S.F. (1.7%)
1 - 15' SPRUCE TREE @ 177 SF EA.	
TREE CANOPY REQUIRED	3,659 S.F. (35%)
ADDITIONAL TREE CANOPY REQUIRED	3,482 S.F.
ADD'L TREE CANOPY TO BE PROVIDED	4,803 S.F.
2 "TYPE A" TREES @ 1,200 SF EA. = 2,400 S.F.	
6 "TYPE C" TREES @ 240 SF EA. = 1,440 S.F.	
9 EVERGREENS @ 107 SF EA. = 963 S.F.	
TOTAL TREE CANOPY TO BE PROVIDED	4,980 S.F. (47.6%)

LANDSCAPE REQUIREMENTS

DOCK ADDITION REPRESENTS LESS THAN 1% OF TOTAL FLOOR AREA OF THE SHOPPING CENTER. PER CHAPTER 10.2.2.A.3 OF THE L.D.C. ADDITIONAL LANDSCAPE IS NOT REQUIRED.

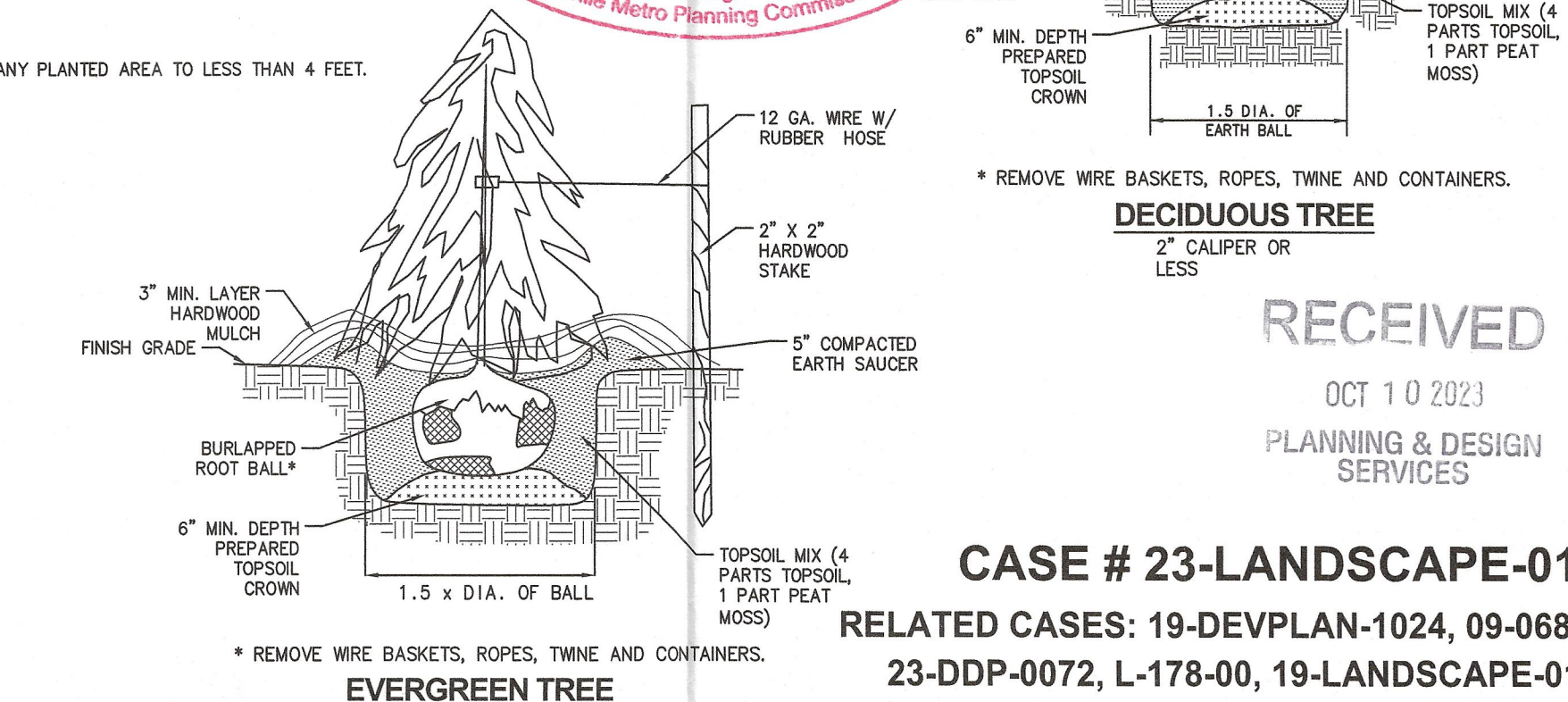
NOTE

THE EXISTING PLANTING BEYOND THE LIMITS OF DISTURBANCE ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. REFER TO PREVIOUSLY APPROVED LANDSCAPE PLAN CASE NO. L-178-00 FOR THE REQUIRED DETAILED PLANTINGS FOR THE REMAINDER OF THE DEVELOPMENT. IF ANY EXISTING PLANTINGS ARE DAMAGED OR REMOVED, THEY SHALL BE REPLACED.

PLANT LIST							
KEY / SYMBOL	QUANTITY	KEY	SIZE	COMMON NAME / BOTANICAL NAME	TREE TYPE	TCCA	REMARKS
	2	LS	2" Cal.	AMERICAN SWEETGUM Liquidambar styraciflua 'Rotundiloba'	A	1,200 SF EA.	B & B FULL HEAD WELL BRANCHED
	6	AG	6' HT.	AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora 'Autumn Brilliance'	C	240 SF EA.	B & B MULTI-TRUNK FULL HEAD
	9	TO	4' MIN. HT.	EMERALD ARBORVITAE Thuja o. 'Emerald'	SHRUB		B & B FULL HEAD WELL BRANCHED

- GENERAL LANDSCAPE NOTES:**
- GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
 - 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.
 - 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 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.
 - 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 NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
 - IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED. 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).
 - 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.
 - LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. ALL PLANTINGS ARE TO BE MAINTAINED THEREAFTER.
 - PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, A LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
 - STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
 - 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.

- TREE CANOPY CREDIT AREA (TCCA/TCPA):**
- TREE CANOPY CREDIT AREAS (TCCA) AND WOODLAND PRESERVED AREAS (WPA) ARE THOSE AREAS WHERE TREE PRESERVATION HAS BEEN PROVIDED TO MEET THE TREE CANOPY REQUIREMENTS OF THIS PART.
 - THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE TREE CANOPY PRESERVATION PLAN. THE LOCATION OF THE TCCA/WPA BOUNDARY DELINEATES THE LIMIT OF DISTURBANCE ASSOCIATED WITH THE TCCA/WPA. THE LIMIT OF DISTURBANCE SHALL INDICATE THE LOCATION OF THE TREE PROTECTION FENCING.
 - NO CLEARING, GRADING, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN THE TCCA/WPA BEYOND PRUNING TO IMPROVE THE GENERAL HEALTH OF THE TREE OR TO REMOVE DEAD OR DECLINING TREES THAT MAY POSE A PUBLIC HEALTH AND SAFETY TREAT. AS TREES ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED IN THIS PART. UNDERBUSH AND INVASIVES ARE PERMITTED TO BE REMOVED IN THE TCCA.
 - LOCATION OF STRUCTURES AND PARKING:
 - NO STRUCTURE (EXCEPTION: FENCES, WALLS, RETAINING WALLS) SHALL BE CLOSER THAN 15 FEET TO THE LIMIT OF DISTURBANCE (TREE PROTECTION FENCE).
 - NO VEHICLE USE AREA (VUA) SHALL BE CLOSER THAN 10 FEET TO THE LIMIT OF DISTURBANCE (TREE PROTECTION FENCE).
 - NO RETAINING WALLS SHALL BE CLOSER THAN 10 FEET TO THE LIMIT OF DISTURBANCE (TREE PROTECTION FENCE) EXCEPT FOR RETAINING WALLS APPROVED BY PDS STAFF TO BE USED IN THE PRESERVATION OF EXISTING TREES.
 - DURING ALL CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRADING, BUILDING CONSTRUCTION AND VUA CONSTRUCTION) A COPY OF THE APPROVED TREE CANOPY PRESERVATION PLAN SHALL BE ON-SITE.



CASE # 23-LANDSCAPE-0171

RELATED CASES: 19-DEVPLAN-1024, 09-068-99
23-DDP-0072, L-178-00, 19-LANDSCAPE-0109
SUB #949

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TREE PROTECTION / LANDSCAPE PLAN
FRESH MARKET - PADDOCK SHOPS
OWNER: CPT LOUISVILLE I, LLC
UNIT: 4100 SUMMIT PLAZA DRIVE
SITE: 4001 SUMMIT PLAZA DRIVE
LOUISVILLE, KY 40241
240773-L1.00 - LNDSCP DRAWING

PLAN STATUS	
9/26/23	MSD COMMENTS
9/12/23	EX. CONTRACTOR
DATE	DESCRIPTION
DESIGN	DHS JCM
DRAWN	CHKD
SCALE	H: 1"=10' V: N/A
JOB No.	240773-01-001
DATE	09/04/2023
FILE No.	
SHEET L1.00 OF	8

23-LANDSCAPE-0171