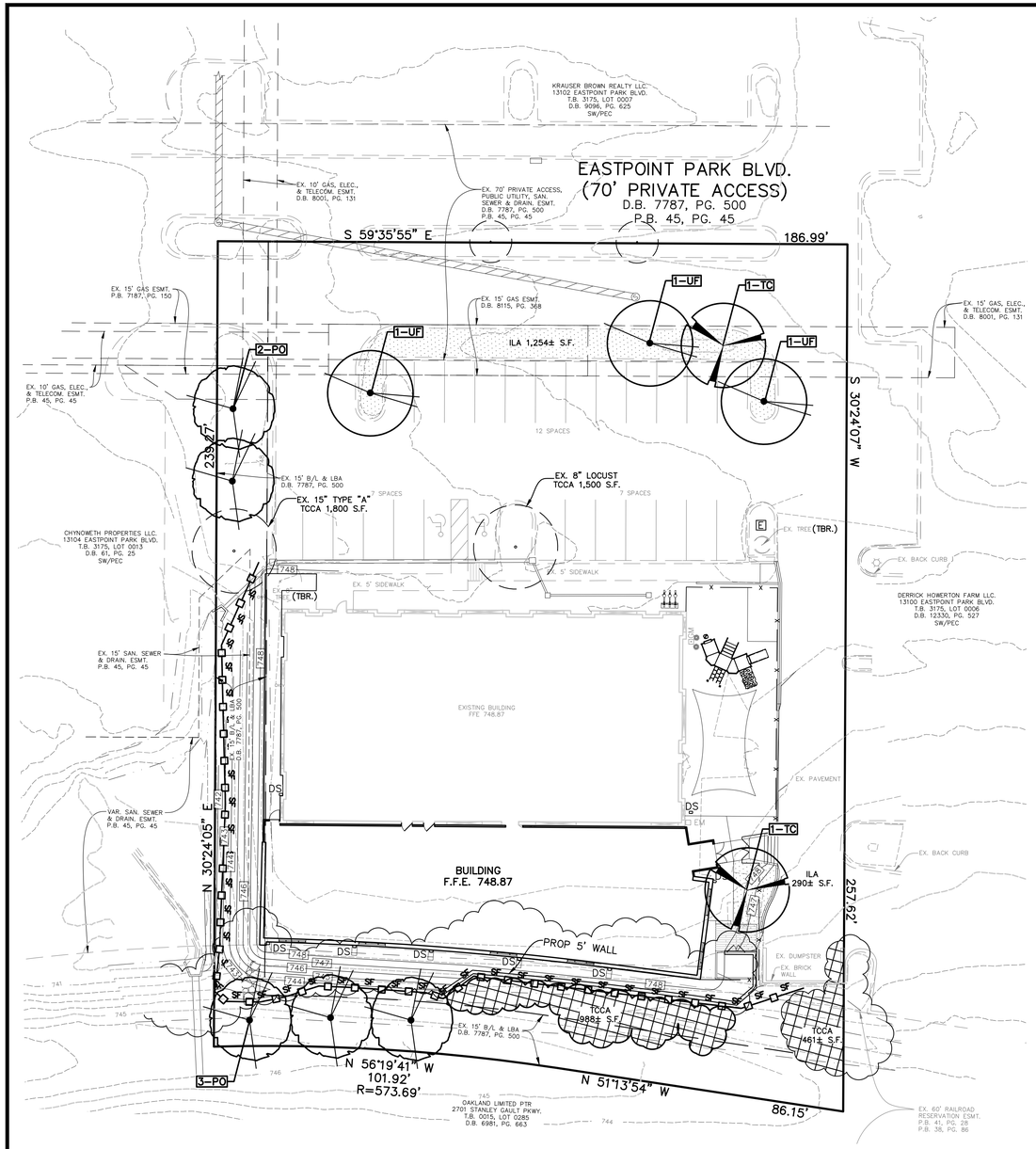


LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE MASS
- EXISTING TREE
- EXISTING FENCE
- EXISTING BOLLARD
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN OR YARD DRAIN W/PIPE
- EXISTING HEADWALL W/PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/DITCH
- EXISTING RIP RAP
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED CONTOUR
- PROPOSED TREE MASS
- PROPOSED DOWN SPOUT
- PROPOSED FENCE
- RELOCATED ELECTRIC TRANSFORMER
- PROPOSED SILT FENCE
- PROPOSED TREE PROTECTION FENCE
- PROPOSED TREE CANOPY CREDIT AREA

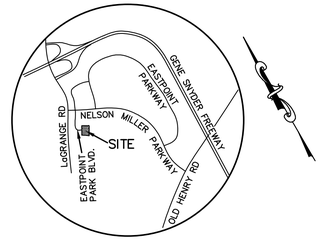
TREE CANOPY DATA:

GROSS SITE AREA	45,912± S.F. (1.05± AC.)
LAND USE	CHILDCARE
EXISTING TREE CANOPY	
1–8" TYPE "A" TREE	1,500± S.F.
1–15" TYPE "A" TREE	1,800± S.F.
3 4"–8" TYPE "C" TREES	720± S.F.
EX. TREE MASS	4,348± S.F.
TOTAL EXISTING TREE CANOPY	6,568± S.F.
TREE CANOPY TO BE PRESERVED	
1–8" TYPE "A" TREE	1,500± S.F.
1–15"TYPE "A" TREE	1,800± S.F.
EX. TREE MASS	1,449± S.F.
TOTAL TREE CANOPY TO BE PRESERVED	4,749± S.F.
TOTAL TREE CANOPY REQUIRED	16,069± S.F. (35%)
TREE CANOPY TO BE PLANTED	
10 TYPE "A" TREES @ 1 3/4" CAL. (1200 S.F. CREDIT EACH)	12,000± S.F.
TOTAL TREE CANOPY PROVIDED	16,749± S.F. (36%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA:

EXISTING FORM DISTRICT	SWFD
EXISTING ZONING	PEC
EXISTING LAND USE	CHILDCARE
PROPOSED LAND USE	CHILDCARE
TOTAL LAND AREA	1.05± AC. (45,912± S.F.)
EXISTING BUILDING AREA	7,697± S.F.
PROPOSED BUILDING AREA	5,176± S.F.
TOTAL BUILDING AREA	12,873± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.12
PARKING REQUIRED	
XX EMPLOYEES MINIMUM (1 SPACE/EMPLOYEE + DROP–OFF AREA)	15 SPACES
MAXIMUM (2 SPACE/EMPLOYEE + DROP–OFF AREA)	29 SPACES
PARKING PROVIDED	
CAR PARKING (INCLUDES 2 ACCESSIBLE)	26 SPACES
BICYCLE PARKING REQUIRED/PROVIDED	3 SPACES



LOCATION MAP
NO SCALE

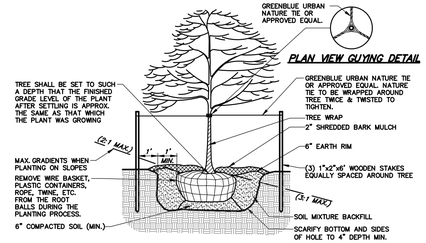
LANDSCAPE DATA:

V.U.A.	18,020± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,352 S.F.
I.L.A. PROVIDED	1,544± S.F.
I.L.A TREES REQUIRED	5 TREES
I.L.A TREES PROVIDED	5 TREES

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 SEEDED OR SODDED AS INDICATED ON PLAN.
4. DITCHES AND SWALES SHALL BE SEEDED AND/OR SODDED WHERE PAVING IS NOT REQUIRED.
5. 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.
6. SEEDING AND SODDING SHALL NOT BE INSTALLED IN AREAS OF WATER, GAS, TELEPHONE AND ELECTRIC INSTALLATION UNTIL AFTER THESE UNDERGROUND UTILITIES ARE INSTALLED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
7. THE CONTRACTOR SHALL REPAIR SITE EROSION AFTER TURF HAS BEEN ESTABLISHED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER IN ACCORDANCE WITH KENTUCKY HIGHWAY SPECIFICATIONS SECTION 212.06.05.
8. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLANT LIST ARE INSTALLED SIZES AFTER PRUNING.
9. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OD ONE YEAR, OR THOUGHT 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).
11. 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.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.
13. ALL LANDSCAPE ISLANDS SHALL BE SEEDED, SODDED, OR PLANTED WITH DROUGHT TOLERANT GROUNDCOVER OR SHRUBS, AS SPECIFIED BY THE OWNER.
14. 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 SEEDED OR PLANTED WITH GROUNDCOVER AT OWNER'S DISCRETION. IRRIGATION DESIGN AND PLAN BY OTHERS.
15. ONLY AMENDED TOPSOIL, FREE FROM LARGE STONE CLAY AND ROOTS WILL BE USED AS BACKFILL FOR ALL LANDSCAPE PLANTINGS.
16. PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
17. REMOVE ALL BURLAP, WIRE BASKETS, PLASTIC CONTAINERS, ROPE, TWINE AND OTHER NON–BIODEGRADABLE MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMB AND CENTERED IN THE HOLE.
18. SEE LDC 10.4.4 FOR PLANT SPACING DISTANCE ADJACENT TO UTILITIES AND STRUCTURES.
19. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
20. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (I.L.A.) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN TWENTY–FIVE (25%) PERCENT OF ANY INTERIOR LANDSCAPE AREA (I.L.A.) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN FOUR (4) FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
27. 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.
28. PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, A LICENSED 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.
29. LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.
30. SEED ALL DISTURBED AREAS AS NOTED BELOW.

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



PLAN VIEW GUYING DETAIL

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

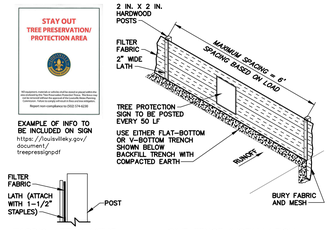
TYPICAL TREE PLANTING
NO SCALE

GENERAL TREE PRESERVATION/PROTECTION NOTES

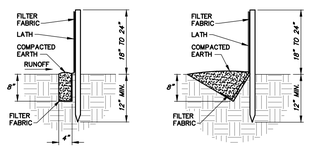
1. CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF–SITE TREES OR TREE CANOPY EXISTS WITHIN THREE (3) FEET OF A COMMON PROPERTY LINE. FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE 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.
2. PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE 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'S) 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 LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES WITHIN THE TCCA'S ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE CANOPY AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.
2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCCA'S AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCCA'S PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCCA'S.



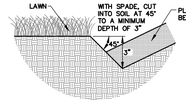
FABRIC ATTACHMENT



SILT FENCE INSTALLATION

TYPE "C" TREE PROTECTION/SILT FENCE
NO SCALE

GRAPHIC SCALE 1"=20'
0 10 20 40



LANDSCAPE EDGE
NO SCALE

For Buried Line/Cable Locations ** Contact Two Business Days Before **
Kentucky 811
Know what's below. Call before you dig.
www.kentucky811.com

CASE# 24–LANDSCAPE–XXXX
WM #6323

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	NOTES
DECIDUOUS TREE					
PO	5	PLATANUS OCCIDENTALIS	PLANETREE	1–3/4" CAL. / AS SHOWN	B&B
TC	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	1–3/4" CAL. / AS SHOWN	B&B
UF	3	ULMUS 'FRONTIER'	FRONTIER ELM	1–3/4" CAL. / AS SHOWN	B&B
NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.					

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) FORTY–EIGHT (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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATION AND SPECIAL PROVISIONS.

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY. 40219
502–459–1508 ▶ MindelScott.com

OWNER
KENTUCKY CENTER FOR SPECIAL CHILDREN
13101 EASTPOINT PARK BLVD.
LOUISVILLE, KY. 40223

DEVELOPER
MIRANDA CONSTRUCTION
322 E KENTYCKY ST.
LOUISVILLE, KY. 40203

LANDSCAPE & TREE PRESERVATION PLAN
CARRIAGE HOUSE ADDITION
13101 EASTPOINT PARK BLVD.
TAX BLOCK 3175, LOT 0008
DEED BOOK 12078, PAGE 641

Revisions

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 04/04/2024
Job Number: 4132

FOR AGENCY REVIEW

PROFESSIONAL ENGINEER'S SEAL

Sheet
L1
of 1