

GENERAL TREE PRESERVATION/PROTECTION NOTES

- CONSTRUCTION FENCING SHALL BE ERRECTED 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.
- 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.
- 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."
- 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.
- 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.
- 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.

TEMPORARY TREE PROTECTION AREA (TTPA) NOTES:

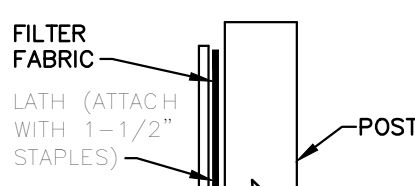
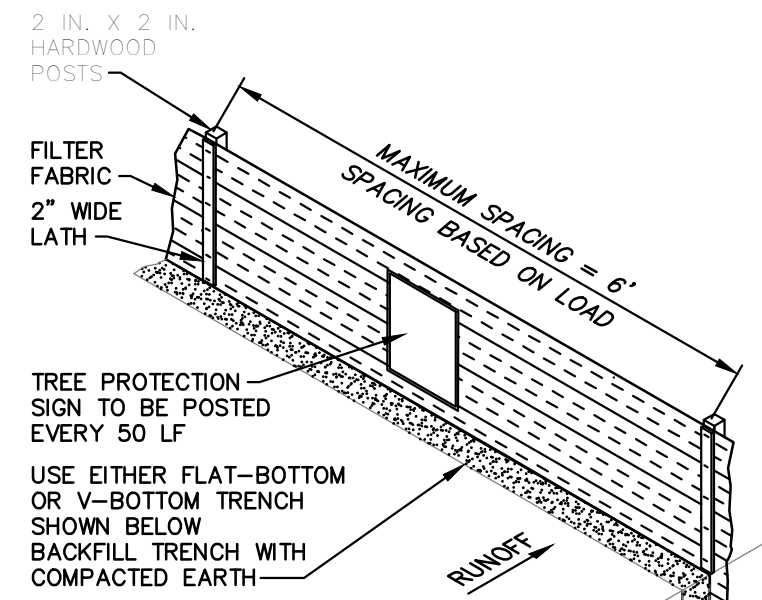
- TEMPORARY TREE PROTECTION AREA (TTPA'S) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES AND SIMILAR INFRASTRUCTURE. THESE ARE NOT PERMANENT PRESERVATION AREAS. TREES IN THESE AREAS MAY BE REMOVED DURING CONSTRUCTION OF HOMES OR BUILDINGS ON THIS SITE.
- TREE PROTECTION FENCING SHALL BE ERRECTED ADJACENT TO ALL TTPA'S PRIOR TO SITE DISTURBANCE APPROVAL (CLEARING AND GRADING PERMIT) 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. WHEN TREES MUST BE REMOVED IN A TTPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TTPA. WHEN A TREE MASS CONTAINS WPA'S, TCCA'S, OR TTPA'S FENCING SHALL ONLY BE REQUIRED AT THE OUTER MOST PERIMETER OF THAT TREE MASS.
- DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TTPA'S AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TTPA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREAS OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
- WHERE, DUE TO THE NATURE OF CONSTRUCTION PLANS, THE TREE PROTECTION FENCING IS NOT LOCATED THREE (3) FEET FROM THE OUTSIDE EDGE OF TREE CANOPY, THE TREE SHALL NOT BE CONSIDERED PRESERVED. HOWEVER, THIS DOES NOT PROHIBIT EFFORTS TO SAVE THE TREE.
- NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TTPA'S BEYOND THAT ALLOWED FOR PRELIMINARY SITE INVESTIGATION WORK.
- CLEARINGS, NECESSARY TO PROVIDE ACCESS FOR SURVEY WORK, ROCK SOUNDINGS OR OTHER USUAL AND CUSTOMARY SITE INVESTIGATIONS SHALL BE PERMITTED PRIOR TO SITE DISTURBANCE APPROVAL. PRELIMINARY SITE INVESTIGATIONS SHALL BE CAREFULLY PLANNED TO MINIMIZE THE AMOUNT OF CLEARING REQUIRED. CLEARING SHOULD FOLLOW PROPOSED ROADWAY CENTERLINES AND SHOULD NOT RESULT IN A CLEAR ACCESS WAY OF MORE THAN TWENTY (20) FEET IN WIDTH. CLEARED ACCESS WAYS BEYOND PROPOSED ROADWAYS TO ASSESS INDIVIDUAL LOTS SHALL NOT EXCEED TWELVE (12) FEET IN WIDTH OR ENDOACH INTO ANY PROPOSED OPEN SPACE LOTS. NO TREES EXCEEDING EIGHT (8) INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH) SHALL BE REMOVED WITHOUT PRIOR APPROVAL BY PLANNING & DESIGN SERVICES STAFF.

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) WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. 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.

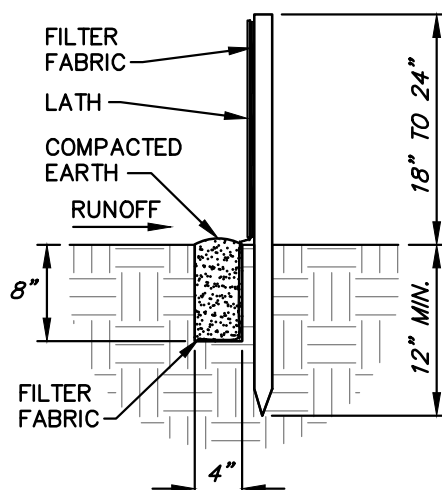
STAY OUT TREE PRESERVATION/PROTECTION AREA

EXAMPLE OF INFO TO BE INCLUDED ON SIGN
<https://louisvilleky.gov/document/treepres/pdpf>

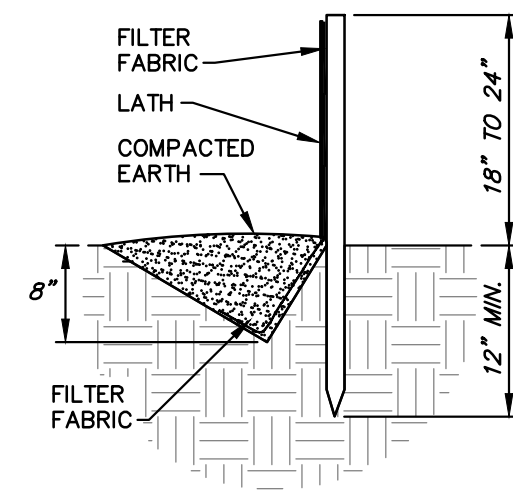


FABRIC ATTACHMENT

SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH



V-SHAPED TRENCH

TYPE "C" TREE PROTECTION/SILT FENCE
NO SCALE

SITE DATA: LOT 3

EXISTING ZONING	C-1
EXISTING FORM DISTRICT	RFCD
LOT AREA	0.49 ACRES (21,455.01 SQ.FT.)
PROPOSED USE	RESTAURANT
BUILDING AREA	1,250 SQ.FT.
PARKING CALCULATIONS:	
MIN. REQUIRED	3 SPACES
1 SPACE/500 S.F.	13 SPACES
MAX. ALLOWED	10 SPACES
1 SPACE/100 S.F.	13 SPACES
(INC. 2 ACCESSIBLE SPACE)	
PARKING PROVIDED	3 SPACES
BIKE PARKING REQUIRED	3 SPACES
BIKE PARKING PROVIDED	3 SPACES

TREE CANOPY DATA: LOT 3

TOTAL SITE AREA	21,455 SQ.FT.
EX. TREE CANOPY ON SITE	0 SQ.FT. (0%)
EX. TREE CANOPY TO BE PRESERVED	0 SQ.FT. (0%)
TREE CANOPY REQUIRED	7,509 SQ.FT. (35%)
MIN. TREE CANOPY TO BE PLANTED	7,509 SQ.FT. (35%)

IMPERVIOUS DATA: LOT 3

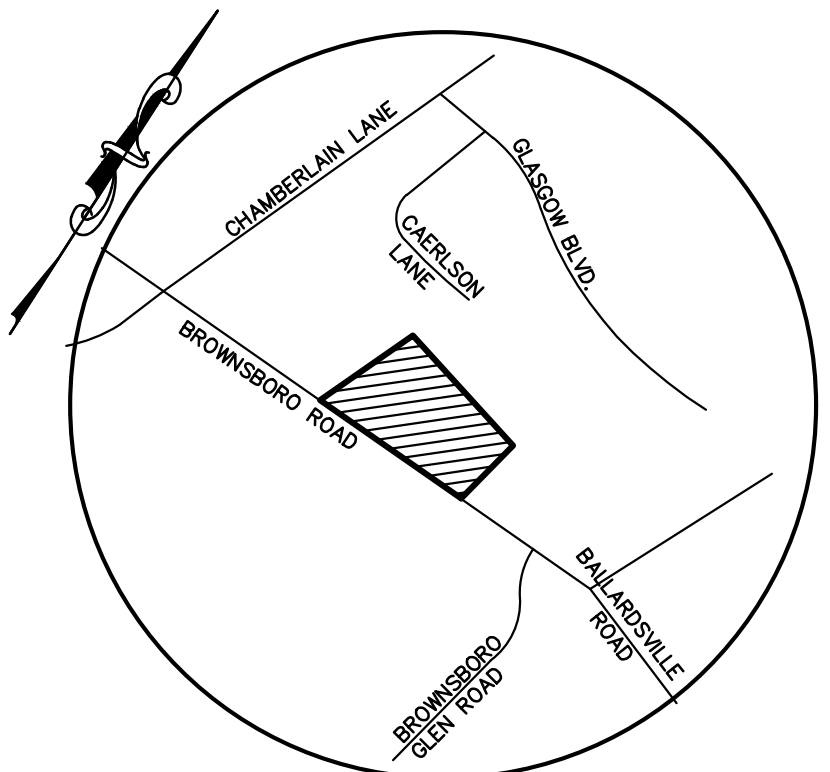
EXISTING IMPERVIOUS	0 SQ.FT.
PROPOSED IMPERVIOUS	14,413 SQ.FT.
TOTAL IMPERVIOUS	14,413 SQ.FT.

APPROVED WAIVERS (23-WAIVER-0010)

- A WAIVER OF CHAPTER 10.2.3 WAS APPROVED ON 2/9/23 WITH CASE 22-DDP-0097 TO ALLOW ENCRACHMENT OF DUMPSTER ENCLOSURE AND VEHICLE MANEUVERING INTO THE REQUIRED 25' LANDSCAPE BUFFER AREA.
- A WAIVER OF CHAPTER 10.2.4.B.3 WAS APPROVED ON 8/2/17 WITH CASE 17DEVPLAN1019 TO ALLOW UTILITY EASEMENTS TO ENCRACH INTO REQUIRED LANDSCAPE BUFFER AREA MORE THAN 50%.

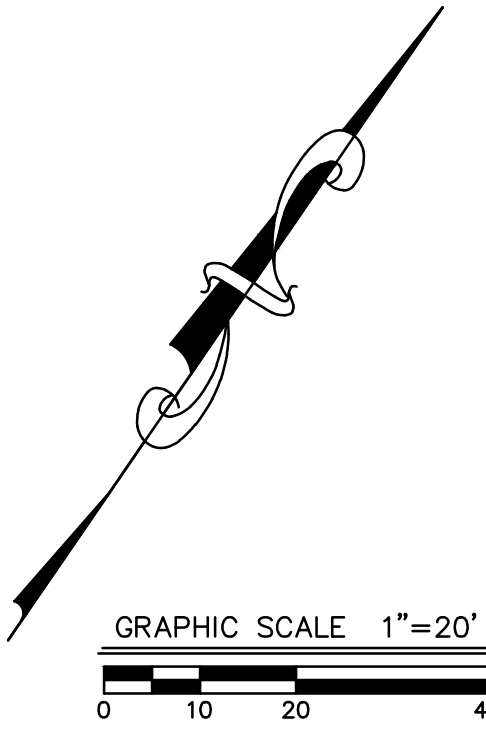
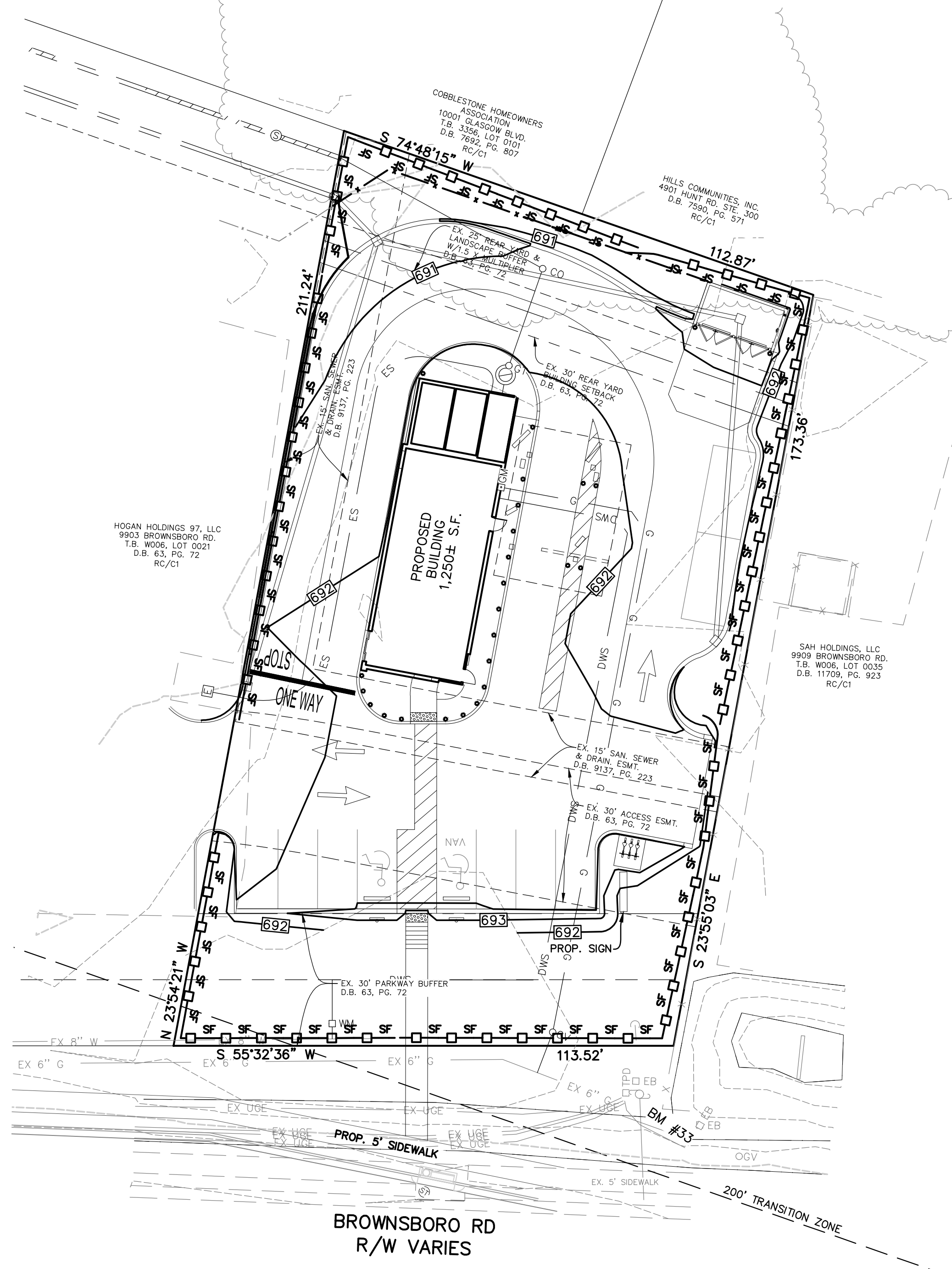
APPROVED VARIANCES (23-WAIVER-0010)

- A MODIFICATION OF APPROVED VARIANCE FROM CASE 17DEVPLAN1019 WAS APPROVED ON 10/10/23 WITH CASE 23-DDP-0085 OF CHAPTER 5.3.3.C.2.b TO FURTHER REDUCE THE REAR YARD SETBACK FROM 30' TO 5' ON LOT 3 IN THE REGIONAL CENTER FORM DISTRICT ADJACENT TO A RESIDENTIAL ZONING DISTRICT.
- VARIANCE GRANTED FROM CASE 8394 ALLOW PARKING WITHIN THE REQUIRED 10' SETBACK ALONG BOTH SIDES OF AN ACCESS ESMT.



LOCATION MAP
NO SCALE

LEGEND	
---XXX---	EXISTING CONTOUR
---X---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING GAS W/SIZE
---	EXISTING GAS VALVE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING ELECTRIC BOX
---	EXISTING UTILITY POLE
---	EXISTING STORM MANHOLE W/PIPE
---	EXISTING TOP OF BANK
---	EXISTING TOE OF SLOPE/DITCH
---	PROPOSED CONTOUR
---	PROPOSED FENCE
---	PROPOSED STREET SIGN
---	PROPOSED ACCESSIBLE SPACE
---	PROPOSED WHEEL STOP
---	PROPOSED BOLLARD
---	PROPOSED WATER LINE W/SIZE
---	PROPOSED WATER METER
---	PROPOSED GAS W/SIZE
---	PROPOSED GAS METER
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED ELECTRIC METER
---	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
---	PROPOSED ROOF DRAIN
---	PROPOSED DRAINAGE FLOW ARROW
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED 6" PROPERTY SERVICE CONNECTION
---	PROPOSED SILT FENCE (TO BE USED AT TREE PROTECTION FENCE)



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

DEVELOPER
 BARDSTOWN DASH
 CORNERSTONE LLC
 17205 ASH HILL DR.
 LOUISVILLE, KY 40245

OWNER
 HOGAN HOLDINGS 97, LLC
 9300 SHELBYVILLE RD.
 SITE 1300
 LOUISVILLE, KY 40222

TREE PRESERVATION PLAN
ZAXBY'S
 9903 BROWNSBORO RD.
 TAX BLOCK W006, LOT 0145
 DEED BOOK 63, PAGE 72

Revisions	
04/24/24 PER AGENCY COMMENT	
Vertical Scale:	N/A
Horizontal Scale:	1"=20'
Date:	01/11/2024
Job Number:	4024-000-001

Sheet
TP1
 of 1

CASE #24-LANDSCAPE-0040
 RELATED CASE #23-DDP-0113,
 17DEVPLAN1019, 09-064-01,
 23DDP-0085, 23-WAIVER-0010,
 9212-PLN, 23-LANDSCAPE-0053)
 MSD SUB #172

M:\4024\BROWNSBORO ZAXBY\DWG\LANDSCAPE_TREE PRESERVATION_CLEARING_4_CRODING\4024-000-Tree Preservation Plan-2024-04-04.dwg, 4/26/2024 11:19:36 AM, mngt1, 1:1