TREE CANOPY CALCULATION – OVERALL

TOTAL SITE AREA	=	4,340,479 SF (99.6 AC)
EXISTING TREE CANOPY	=	592,421 SF (13.6% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	=	0 SF
NEW TREE CANOPY TO PROVIDED	=	24% SITE COMMERCIAL AREAS 20% SITE RESIDENTIAL AREAS

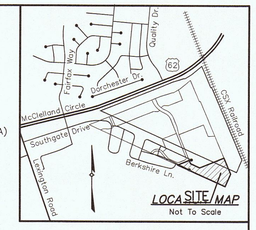
GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
5. Existing grades to be used where possible. Any change in grades will be depicted on final development plan.
6. This proposed development is located within the Royal Spring Aquifer.
7. Sanitary sewer service to be provided by service connection.
8. Storm sewer design represented on this plan is for conceptual purposes only. Final storm system design to be provided with Final Development Plan.

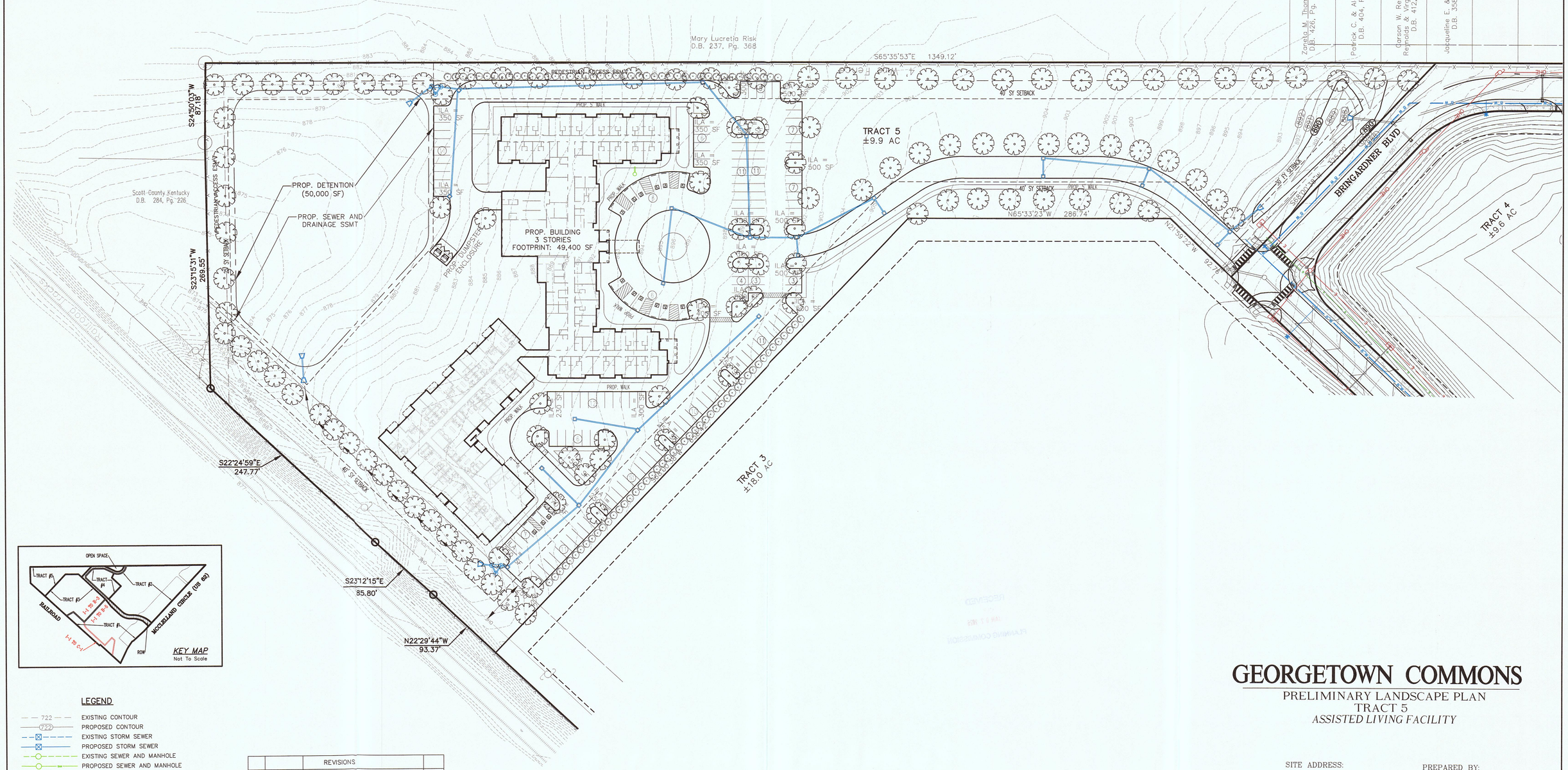
PROJECT DATA

AREA	=	433,191 SF (±9.9 AC)
EX. ZONING	=	R-3
PROP USE	=	ASSISTED LIVING FACILITY
PROP # OF UNITS	=	146 UNITS
PROP. DENSITY	=	14.7 DU/AC (16 DU/AC MAX)
PROP. BLDG AREA	=	148,200 SF
PROP. BLDG COVERAGE	=	34%
PROP BLDG HEIGHT	=	47 FT (3- STORY)
PARKING PROVIDED	=	148 SPACES (INCLUDES 15 ADA)
TOTAL VEHICULAR USE AREA	=	86,927 SF
ILA REQUIRED	=	8,693 SF *(10% OF VUA)*
ILA PROVIDED	=	8,830 SF
ILA TREES REQ./PROV.	=	35 TREES *(1 TREE PER 250 SF REQ. ILA)*
EXISTING IMPERVIOUS AREA	=	0 SF
PROPOSED IMPERVIOUS AREA	=	158,380 SF (3.6 AC)

TREE CANOPY TO BE PROVIDED= 86,638 SF (20% SITE)
– 116 TREES @ 750 SF EACH= 87,000 SF



LOCA SITE MAP
Not To Scale



KEY MAP
Not To Scale

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE
- PROPOSED SWALE
- WATER LINES
- GAS LINES
- ELECTRIC LINES
- FORCED MAIN LINES
- EXISTING TREELINE
- PROPOSED FIRE HYDRANT

		REVISIONS	
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GEORGETOWN COMMONS

PRELIMINARY LANDSCAPE PLAN
TRACT 5
ASSISTED LIVING FACILITY

OWNERS:
GEORGETOWN COMMONS LLC
9300 SHELBYVILLE RD STE 130)
LOUISVILLE, KY 40222-5170
DEED BOOK 459, PAGE 109
TAX PARCEL NO: 168-40-213.041

SITE ADDRESS:
MCLELLAND CIRCLE
GEORGETOWN, KY 40324

DEVELOPER:
DENTON FLOYD
509 SPRING STREET
JEFFERSONVILLE, IN 47130

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375

JOB: 20009-4
DATE: 01/02/2025

SHEET
1 OF 1