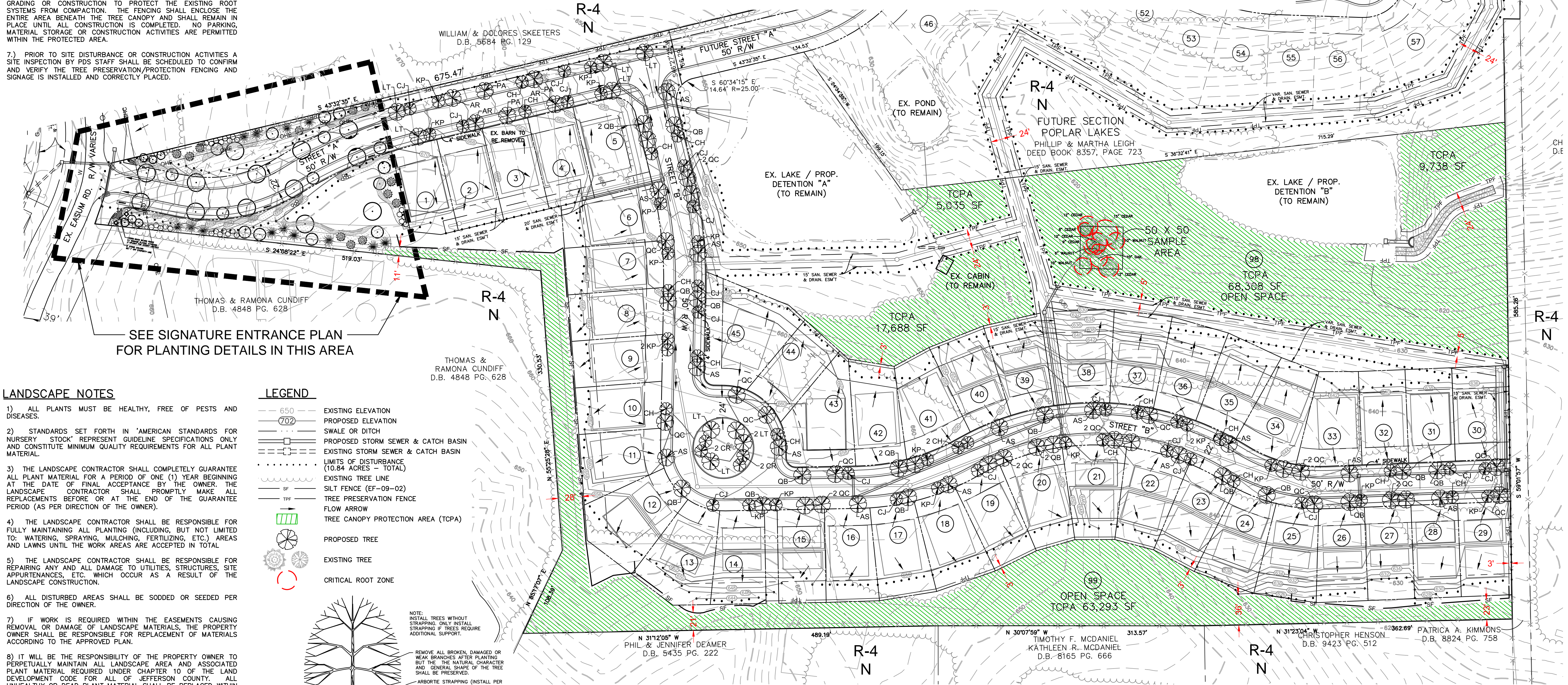
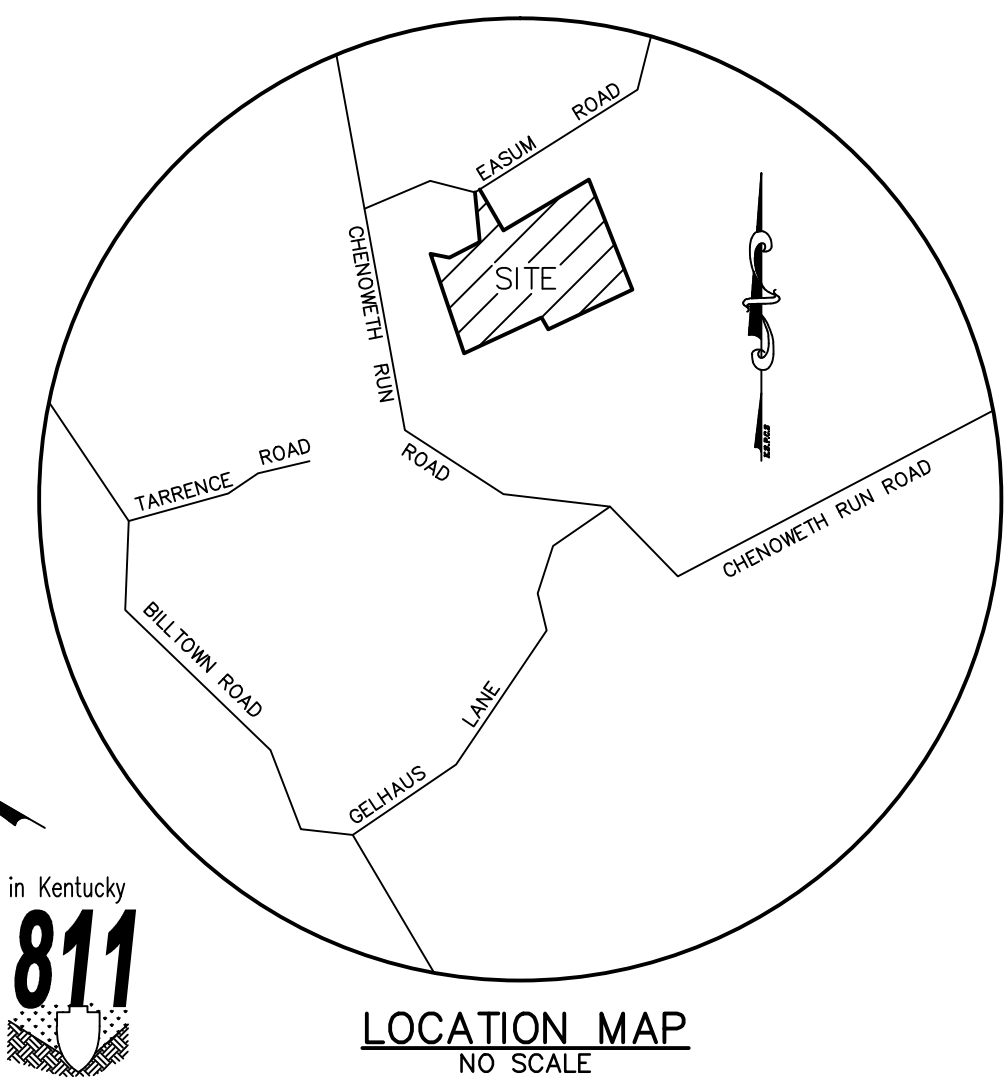
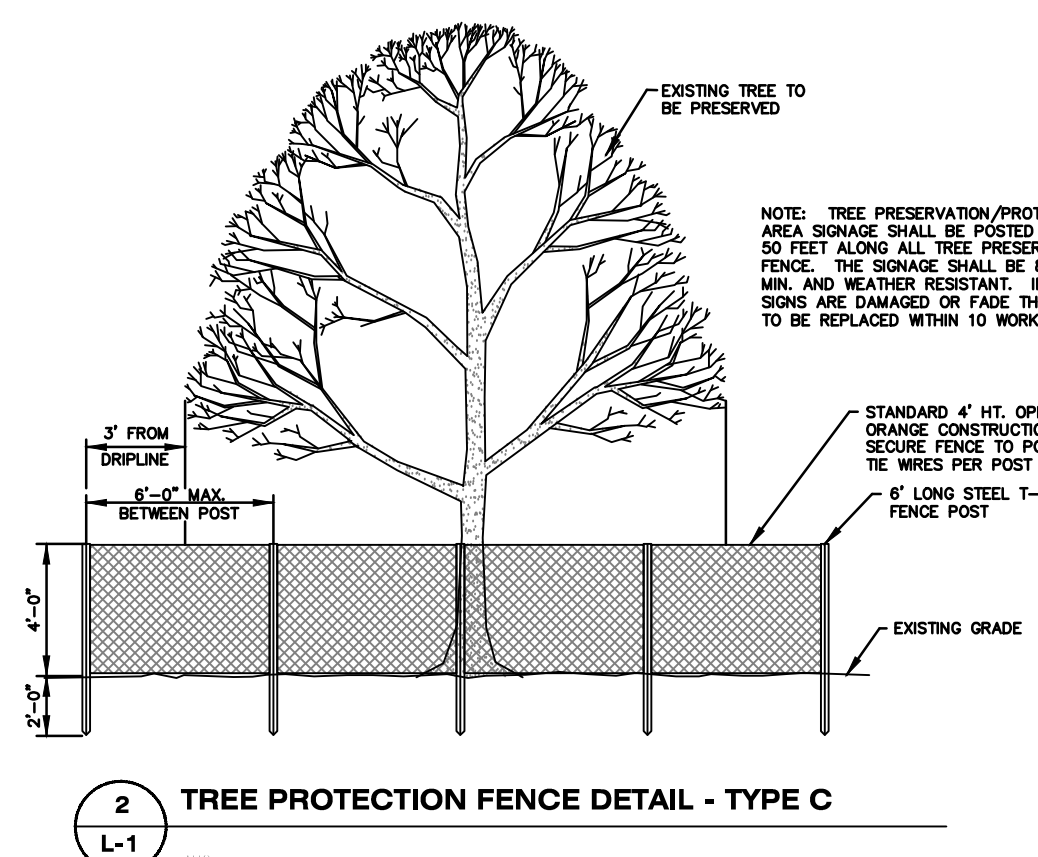
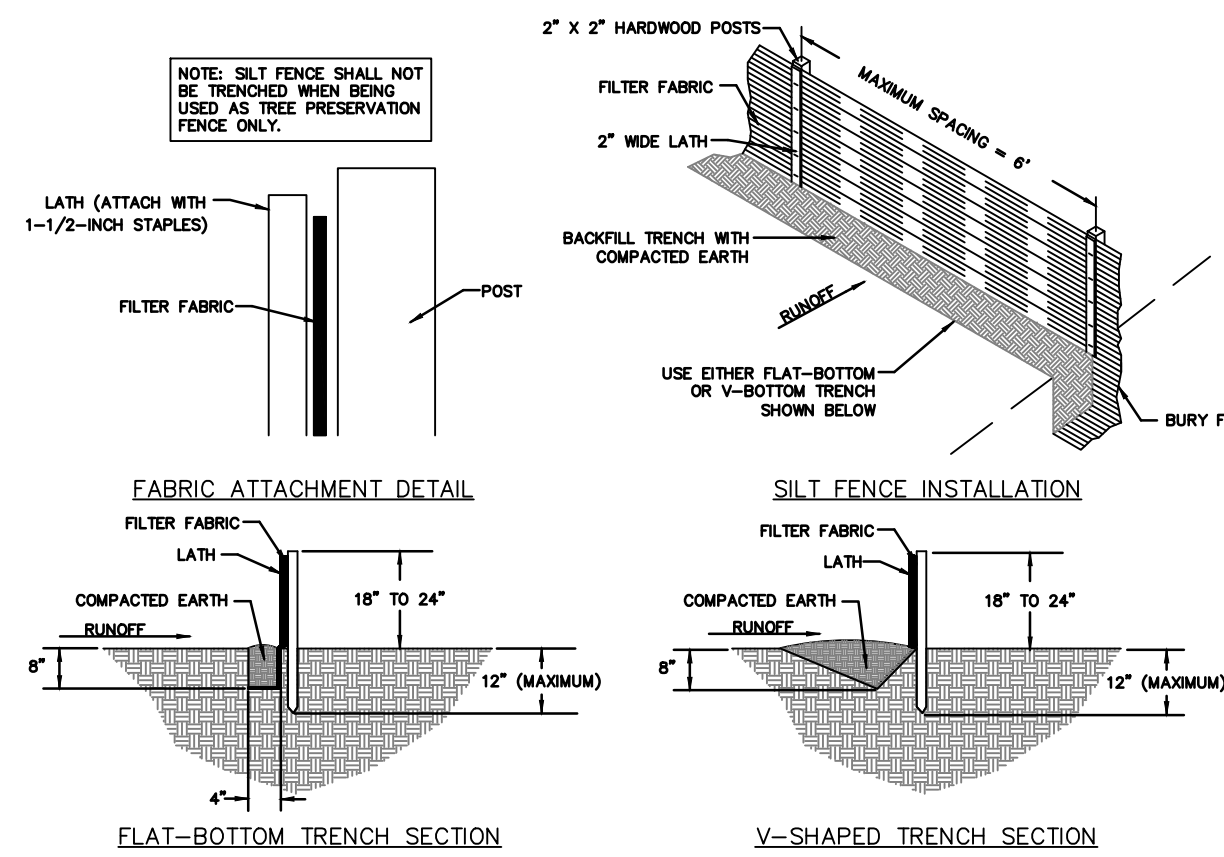


**TREE PRESERVATION NOTES**

- 1.) TREE CANOPY PROTECTION AREAS (TCPAs) 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 TCPAs 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 TCPAs 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 TCPAs PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST 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 THE TCPAs.
- 5.) DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND VIA CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.
- 6.) CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' 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.
- 7.) PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED.



**LANDSCAPE NOTES**

- 1) ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
- 2) STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
- 3) THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR 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).
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL.
- 5) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- 6) ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED PER DIRECTION OF THE OWNER.
- 7) IF WORK IS REQUIRED WITHIN THE EASEMENTS CAUSING REMOVAL OR DAMAGE OF LANDSCAPE MATERIALS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACEMENT OF MATERIALS ACCORDING TO THE APPROVED PLAN.
- 8) IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREA AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER CHAPTER 10 OF THE LAND DEVELOPMENT CODE FOR ALL OF Jefferson COUNTY. 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 OR REPAIRED WITHIN THREE (3) MONTHS.
- 9) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- 10) EXISTING TREES ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES DIE OR ARE REMOVED, THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
- 11) STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT EFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
- 12) LOCATION OF STREET TREES WITHIN THE DEVELOPMENT MAY BE ADJUSTED IN THE FIELD BASED ON THE LOCATION OF DRIVEWAYS AND STREET LIGHTS. THE QUANTITY OF STREET TREES PROVIDED WILL REMAIN THE SAME.

**PLANT LIST**

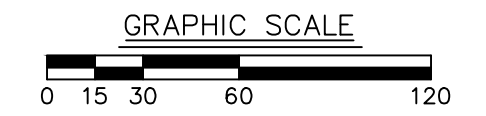
KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AR	3	ACER RUBRUM 'RED SUNSET'	RED MAPLE	1 3/4" CAL.	A
AS	14	ACER SACCHARUM	SUGAR MAPLE	1 3/4" CAL.	A
QB	19	QUERCUS BICOLOR	SWAMP WHITE OAK	1 3/4" CAL.	A
QC	21	QUERCUS COCCINEA	SCARLET OAK	1 3/4" CAL.	A
LT	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 3/4" CAL.	A
PA	3	PLATANUS ACERFOLIA	LONDON PLANE TREE	1 3/4" CAL.	A
KP	18	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	1 3/4" CAL.	B
CJ	18	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	1 3/4" CAL.	B
CH	15	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 3/4" CAL.	B
CR	4	CERCIS CANADENSIS	EASTERN REDBUD	6" MIN. HT.	C

**SITE DATA**

EXISTING ZONING: R-4  
 EXISTING FORM DISTRICT: NEIGHBORHOOD  
 PROPOSED USE: VACANT  
 PROPOSED GROSS AREA: 17.22 AC  
 AREA IN PUBLIC RIGHT-OF-WAY: 2.68 AC  
 NET AREA: 14.54 AC  
 SINGLE FAMILY LOTS: 45 LOTS  
 OPEN SPACE LOTS: 2 LOTS  
 GROSS DENSITY: 2.6 DU/AC  
 NET DENSITY: 3.1 DU/AC  
 AREA OF OPEN SPACE: 333,494 SF  
 % OPEN SPACE: 44%

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA: 750,198 SF  
 AREA OF EXISTING TREE COVERAGE: 394,071 SF (53%)  
 EXISTING TREES TO BE PRESERVED: 164,062 SF (22%)  
 TOTAL REQUIRED TREE CANOPY: 112,530 SF (15%)



CASE # 13LSLAP1078  
 RELATED CASE # 18839  
 TAX BLOCK 52, LOT 100  
 DEED BOOK 8357, PAGE 723  
 11302 EASUM ROAD  
 LOUISVILLE, KY 40299



NO. REVISION

NO.	REVISION	DATE