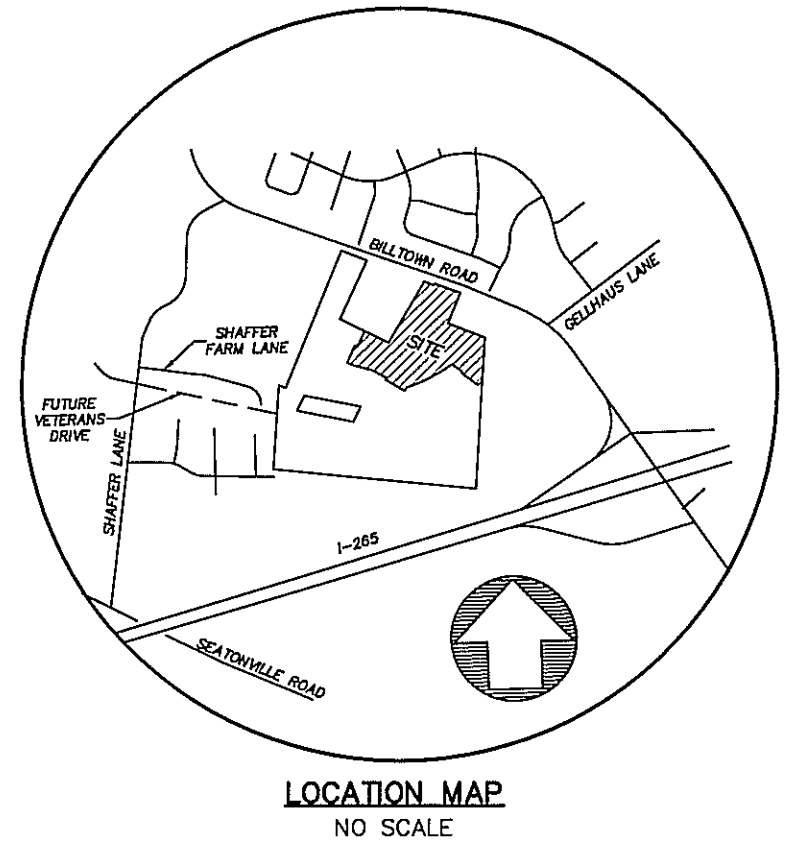


AREA OF DISTURBANCE: 23± ACRES

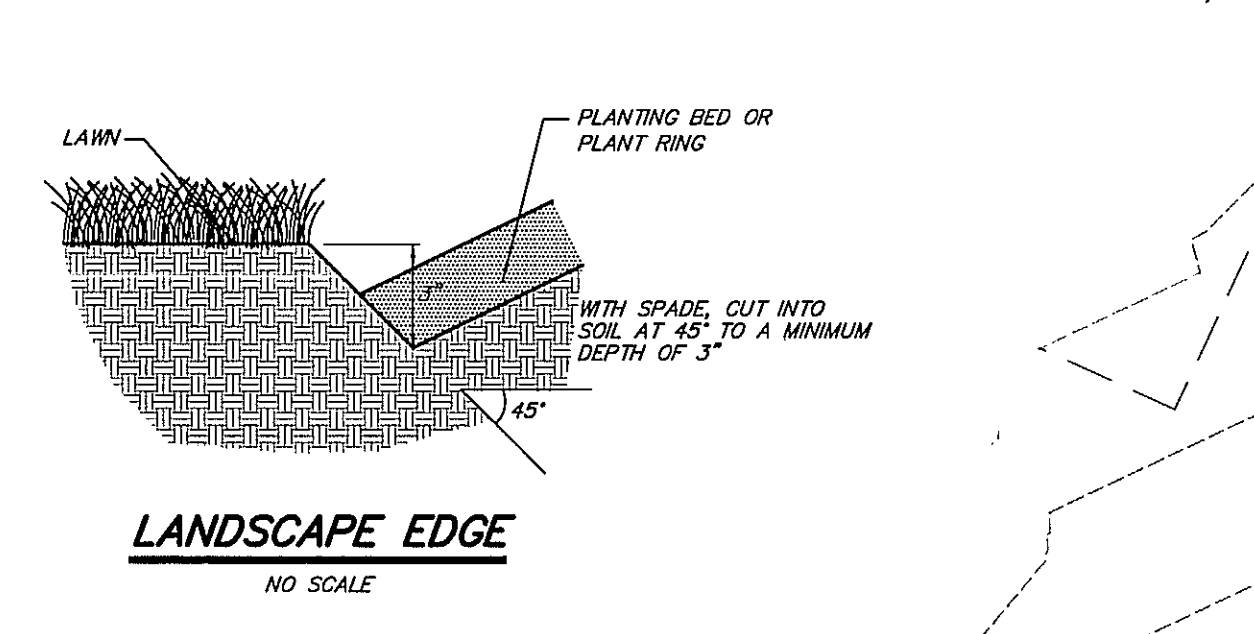
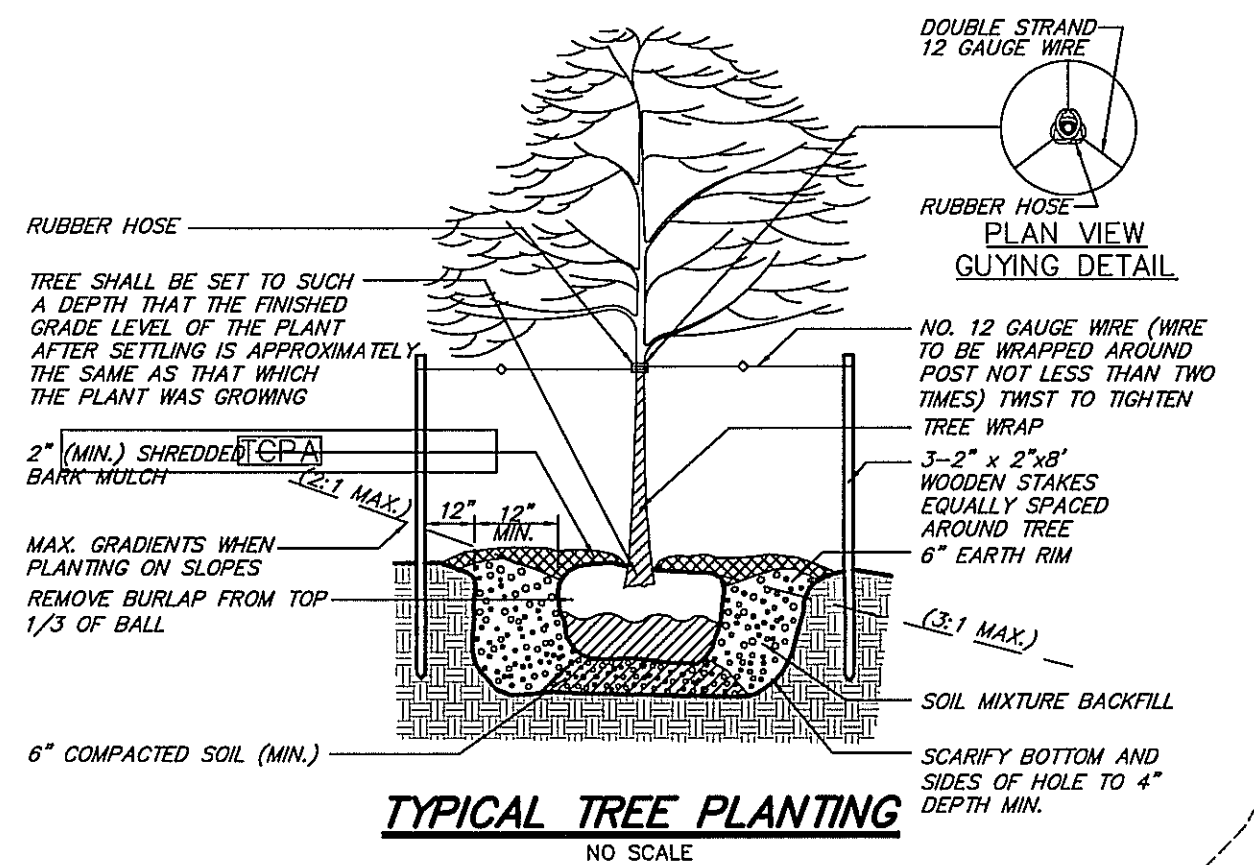
PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/SPACING	TYPE
<b>DECIDUOUS TREES</b>						
AR	10	ACER RUBRUM	RED MAPLE	3" CAL.	B&B	A
AS	38	ACER SACCHARUM	SUGAR MAPLE	1 3/4" CAL.	B&B	A
BN	5	BETULA NIGRA	RIVER BIRCH	1 3/4" CAL.	B&B; CLUMP FORM	A
CC	3	CRATAEGUS CRUGALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	1 3/4" CAL.	B&B	C
FG	3	FRAXUS GRANDIFOLIA	AMERICAN BEECH	1 3/4" CAL.	B&B	A
LT	4	LIRIODENDRON TULIPIFERA	TULIP TREE	1 3/4" CAL.	B&B	A
MF	16	MALUS FLORIBUNDA 'FIREBIRD'	FIREBIRD CRABAPPLE	1 3/4" CAL.	B&B	C
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1 3/4" CAL.	B&B; CLUMP FORM	C
NS	2	NYSSA SYLVATICA	BLACK GUM	1 3/4" CAL.	B&B	B
TA	4	TILIA AMERICANA	AMERICAN LINDEN	1 3/4" CAL.	B&B	A
TC	9	TILIA CORDATA	LITTLELEAF LINDEN	3" CAL.	B&B	A
UP	25	ULMUS PARVIFOLIA	LACEBARK ELM	1 3/4" CAL.	B&B	A
ZS	17	ZELKOVA SERRATA	JAPANESE ZELKOVA	1 3/4" CAL.	B&B	A
<b>EVERGREEN TREES</b>						
PS	8	PINUS STROBUS	WHITE PINE	7'-8" HT.	B&B	A

**SITE DATA**  
 FORM DISTRICT: R-4  
 EXISTING ZONING: VACANT/SINGLE FAMILY RES.  
 EXISTING LAND USE: 55,072 AC.  
 LAND AREA: 51,844 AC.  
 NET LAND AREA: 43,634 AC.  
**SECTION 1 - CONSERVATION SUBDIVISION**  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 GROSS LAND AREA: 51,844 AC.  
 NET LAND AREA: 43,634 AC.  
 BUILDABLE LOTS: 198  
 MINIMUM AVERAGE LOT SIZE: 5,500 S.F.  
 AVERAGE BUILDABLE LOT SIZE: 5,415 S.F.  
 NON-BUILDABLE LOTS: 7  
 GROSS DENSITY: 3.90± DU/AC.  
 NET DENSITY: 4.52± DU/AC.  
 OPEN SPACE PROVIDED: 15.52± AC. (30.8%)  
 OPEN SPACE REQUIRED: 0± AC.  
 PRIMARY CONSERVATION AREA: 17,804 AC. (34.3%)  
 SECONDARY CONSERVATION AREA (N.I.C. AREAS LESS THAN 30' IN WIDTH): 0.15± AC.  
 TOTAL OPEN SPACE: 17,958 AC. (34.8%)



NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.  
 \*PLANTS TO BE SPACED AS SHOWN



LOT LINE BEARINGS & DISTANCES

1 S 70°13'01" E 25.49'	16 S 56°15'03" E 49.52'
2 S 20°08'08" E 38.37'	17 N 30°25'31" E 34.55'
3 S 75°00'52" W 35.36'	18 N 18°24'26" E 34.55'
4 S 14°59'08" E 35.36'	19 N 07°50'55" E 28.18'
5 S 75°00'52" W 35.36'	20 N 02°49'29" W 35.20'
6 N 82°16'08" W 41.83'	21 N 14°57'28" W 34.85'
7 N 76°45'37" W 25.10'	22 N 27°12'25" W 38.73'
8 N 77°32'40" E 16.86"	23 N 40°08'10" W 38.72'
9 S 77°58'34" E 38.46'	24 N 52°32'04" W 34.85'
10 S 75°48'34" E 38.46'	25 N 63°36'51" W 29.17'
11 S 82°30'35" E 41.84'	26 N 66°30'04" W 36.20'
12 S 14°59'08" E 35.36'	27 N 62°09'06" W 35.91'
13 S 80°10'12" E 3.38'	28 N 14°59'08" W 35.36'
14 S 82°28'13" E 38.16'	29 N 14°59'08" W 35.36'
15 S 66°39'06" E 38.16'	30 N 69°33'05" E 31.785'

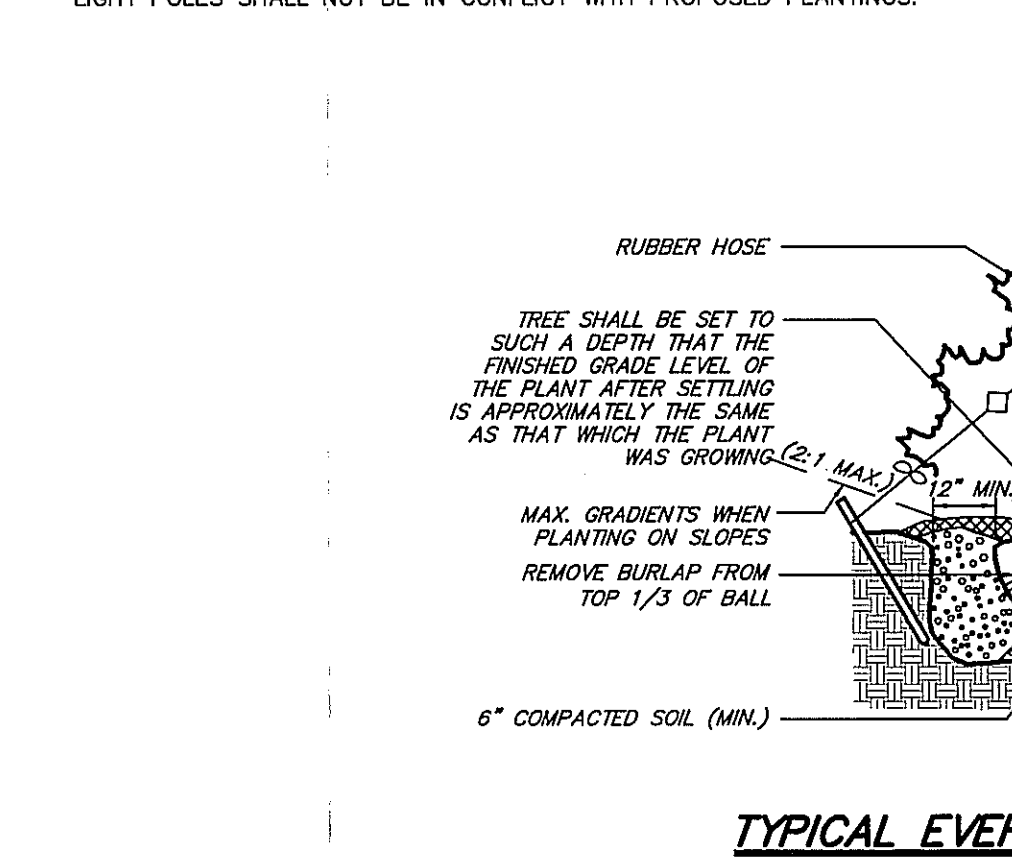
**UTILITY NOTE**  
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-286-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION 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 NEW 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 SPECIFICATIONS AND SPECIAL PROVISIONS.

**SECTION 1-TREE CANOPY DATA**  
 GROSS SITE AREA: 567,946± S.F.  
 TREE CANOPY CATEGORY: CLASS C  
 EXISTING TREE CANOPY: 29,950 S.F. (5%)  
 TREE CANOPY TO BE PRESERVED: 0 S.F.  
 TREE CANOPY REQUIRED: 113,589 S.F. (20%)  
 TREE CANOPY TO BE PLANTED: 18,240 S.F. (3%)  
 19 TYPE 'A' STREET TREES @ 3" CAL. (960 S.F. CREDIT EA.)  
 96 TYPE 'A' STREET TREES @ 1-3/4" CAL. (86,400 S.F. CREDIT EA.)  
 (500 S.F. CREDIT EA.)  
 2 TYPE 'B' STREET TREES @ 1-3/4" CAL. (1,080 S.F. CREDIT EA.)  
 (540 S.F. CREDIT EA.)  
 23 TYPE 'C' STREET TREES @ 1-3/4" CAL. (3,059 S.F. CREDIT EA.)  
 (133 S.F. CREDIT EA.)  
 8 TYPE 'A' EVERGREENS @ 7' HT. (720 S.F. CREDIT EA.)  
 (90 S.F. CREDIT EA.)  
 TOTAL TREE CANOPY PROVIDED: 114,539 S.F. (20.1%)  
 \*TREE CANOPY CALCULATIONS WERE BASED ON MSD DIGITAL LOGG MAPPING.

**LANDSCAPE NOTES**  
 1. THE CALIPER OF ALL DECIDUOUS TREES SHALL BE MEASURED 6" ABOVE GROUND LEVEL.  
 2. ALL PLANT MATERIAL TO BE BALLED & BURLAP UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.  
 3. ALL DISTURBED AREAS SHALL BE SEEDED OR SOODED AS INDICATED ON PLAN.  
 4. DITCHES & SWALES SHALL BE SEEDED AND/OR SOODED WHERE PAVING IS NOT REQUIRED.  
 5. SEED ALL DISTURBED AREAS AS NOTED BELOW:

AREA	FERTILIZER	SEED	MULCH
WHEN STREET RIGHT-OF-WAY (CROSS) MEANS	10-10-10 COMMERCIAL @ 2 LBS/1000 SF	50% PENNINE PERENNIAL RYE FOR TALL FESCUE BLEND @ 2 LBS/1000 SF	2 BALES OF STRAW PER 1000 SF
CROSSING RIGHT-OF-WAY (INCLUDING SAN. SEWERS)	10-10-10 COMMERCIAL @ 2 LBS/1000 SF	50% PENNINE PERENNIAL RYE FOR TALL FESCUE BLEND @ 2 LBS/1000 SF	2 BALES OF STRAW PER 1000 SF
DITCHES & SWALES (SEE SHEET & SIDEWALKS TO ELEV. AS SHOWN ON CONSTRUCTION DRAWING. (DITCH & SWALE DETAILS)	10-10-10 COMMERCIAL @ 2 LBS/1000 SF	100% PENNINE PERENNIAL RYE FERTILIZER @ 2 LBS/1000 SF	2 BALES OF STRAW PER 1000 SF

- SEEDING/SOODED SHALL BE PERMITTED WITHIN THE TIME PERIODS STIPULATED IN CHAPTER 10, OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE, UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.
- SEEDING & SOODED SHALL NOT BE INSTALLED IN AREAS OF WATER, GAS, TELEPHONE & ELECTRIC INSTALLATION UNTIL AFTER THESE UNDERGROUND UTILITIES ARE INSTALLED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- THE CONTRACTOR SHALL REPAIR SITE EROSION AFTER TURF HAS BEEN ESTABLISHED & ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER IN ACCORDANCE WITH KENTUCKY HIGHWAY SPECIFICATIONS SECTION 212.02.05.
- ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLANT LIST ARE INSTALLED SIZES AFTER PRUNING.
- STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, OR THROUGH ONE 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).
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING 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.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE INSTALLATION.
- ALL LANDSCAPE ISLANDS SHALL BE SEEDED, SOODED, OR PLANTED WITH DROUGHT TOLERANT GRASS AND/OR SHRUBS, AS SPECIFIED BY OWNER.
- A MINIMUM OF 2" OF SHREDDED BARK MULCH SHALL BE SPREAD AROUND ALL SHRUB SEEDS. ALL LANDSCAPE ISLANDS IN THE VEHICLE USED AREA SHALL BE SEEDED OR PLANTED WITH GRASS AND/OR SHRUBS, AS SPECIFIED BY OWNER. IRRIGATION DESIGN AND PLAN BY OTHERS.
- ONLY AMENDED TOPSOIL, FREE FROM LARGE STONES, CLAY, AND ROOTS WILL BE USED AS BACKFILL FOR ALL SHRUBS.
- PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- REMOVE ALL BURLAP AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMB AND CENTERED IN THE HOLE.
- 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 CHAPTER 10 REQUIREMENTS.
- GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- SEE LOC 10.4.4 FOR PLANT SPACING DISTANCE ADJACENT TO UTILITIES AND STRUCTURES.
- 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 (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.
- EXISTING TREES AND PLANTS 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.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10, OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE. SERVICE STRUCTURES GREATER THAN OR EQUAL TO 42 INCHES HEIGHT OR WIDTH, INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, AND TELECOM BOXES.
- LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (LA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS.



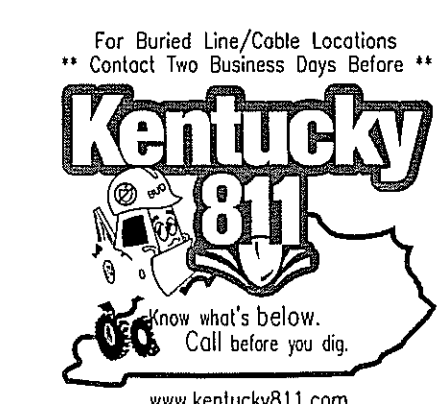
**LEGEND**

EXISTING CONTOUR	---	558
PROPOSED CONTOUR	---	535
EXISTING LOT NUMBER	(X)	
EXISTING TRELIN	---	
EXISTING OVERHEAD ELECTRIC	OHE	
EXISTING PROPERTY LINE	---	
PROPOSED SECTION 1 BOUNDARY	---	
PROPOSED LOT LINE	---	
PROPOSED FLOW ARROW	→	
PROPOSED LOT NUMBER	(XX)	
PROPOSED SANITARY SEWER	---	
PROPOSED WATER LINE	W	
PROPOSED GAS LINE	G	
PROPOSED DITCH	---	
PROPOSED END OF ROAD MARKER	•••	
PROPOSED UTILITY EASEMENT	---	
PROPOSED S&D EASEMENT	---	

**WAIVER REQUEST:**  
 A WAIVER OF 7.11.9.E.2.b.5 & c. OF THE LAND DEVELOPMENT CODE TO ALLOW STREET TREES TO BE PLANTED IN A UNIFORM PATTERN IN VERGE STRIPS AND NOT CLUSTERED IN GROUPS.

RECEIVED

AUG 13 2014  
 PLANNING & DESIGN SERVICES



CASE # 14LSCAPE1080  
 PROJECT # 14LSCAPE1035  
 PROJECT # 14SUBDIV1001  
 PROJECT # 13SUBDIV1002  
 MSD SUB # 10816

Mindel, Scott & Associates, Inc.  
 Planning • Engineering • Surveying • Landscape Architecture  
 Utility Consulting • Program Management  
 3111 W. Main Street, Suite 200  
 Louisville, KY 40203  
 (502) 426-4663



OWNERS:  
 BRYAN T. GILLESPIE  
 6326 BILLTOWN ROAD  
 LOUISVILLE, KY 40299

OWNER/DEVELOPER:  
 DOMINION HOMES OF KY, LTD  
 10035 FOREST GREEN BLVD.  
 LOUISVILLE, KY 40223  
 (502) 426-4663

LANDSCAPE WAIVER PLAN - SECTION 1  
**HANOVER TRACE**  
 6326, 6410 & 6414 BILLTOWN ROAD  
 LOUISVILLE, KY 40299  
 T.B. 51 LOT: 591, 692, 693, 694, 695 & 696  
 P.B. 54 PC. 48; D.B. 8866 PC. 16; 16;  
 D.B. 8861 PC. 21; AND D.B. 3787 PC. 993

Vertical Scale: N/A
Horizontal Scale: 1"=50'
Date: 5/19/14
Job Number: 3018
Sheet: 1
of 1

14WAIVER1013