

LANDSCAPE NOTES:

- GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
- EXISTING TREES AND PLANT MATERIAL ARE BEING USED ALONG THE PROPERTY LINE BEARING N 42° 51' 00" W 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.
- 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 YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
- 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.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND REPORTED AS A PUBLIC HAZARD.
- LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- ALL PLANTING AND MULCH BEDS SHALL BE HAND WEEDED OR SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO INSTALLATION OF MULCH.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
- THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM REQUIREMENTS FOR ANY MATERIAL. ALL PLANTS MUST MEET MINIMUM SIZE NOTED AT THE MATERIALS SCHEDULE. TREES SHALL BE NO. 1 GRADE SPECIMEN AND SHRUBS SHALL BE HEAVY WELL SHAPED SPECIMENS AS WELL.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER.)
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4" MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER IS AT THE HIGHEST POINT ON THE TREE.
- BRANCHING HABIT IS TO BE MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE TO BE ORIENTED NEARLY VERTICAL TO THE TRUNK.
- BRANCHES ARE TO BE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS TO BE FULL OF FOLIAGE EVENLY DISTRIBUTED AROUND THE TREE.

GENERAL TREE PRESERVATION/PROTECTION NOTES:

- 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.
- 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 574-6230.
- THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/PROTECTION FENCING 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 574-6230.
- THE TREE PRESERVATION/PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET LONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 8"X10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADE THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
- DURING ALL CONSTRUCTION ACTIVITY (INCLUDES CLEARING, GRADING, BUILDING CONSTRUCTION, AND VIA 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.

TREE CANOPY PROTECTION AREA (TCPA) NOTES:

- TREE PRESERVATION 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 ACTIVELY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES WITHIN THE 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.
- 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.
- 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 THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAS.

LANDSCAPE PLANTING SCHEDULE

TREES							
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
	AL	1	AMELANCHIER LAEVIS	SERVICEBERRY	1 3/4" CAL	B&B	5' CLUMP FORM 4' SP/10' HT

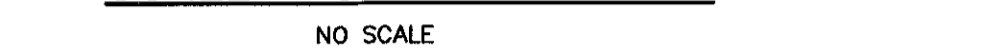
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



SCREENING FENCE DETAIL



PROJECT SUMMARY

EXISTING ZONE	R-7
EXISTING USE	MULTI-FAMILY
PROPOSED USE	MULTI-FAMILY
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
GROSS ACREAGE	0.49 AC. (21,423 SF)
EXISTING BUILDING SF	17,829 SF
PROPOSED NEW BUILDING SF	3,549 SF
TOTAL BUILDING SF	21,378 SF
MAXIMUM FLOOR AREA RATIO	1.00
PROPOSED FLOOR AREA RATIO	0.91 (EXCLUDES GARAGES)
MAXIMUM DENSITY (AT 34.8 D.U./AC.)	17
PROPOSED NUMBER OF D.U.	12 (9 EXISTING & 3 PROPOSED)
PROPOSED DENSITY	24.5 D.U./AC.

PARKING SUMMARY

PARKING REQUIRED	12 UNITS
1.5 SPACES/UNIT	18 SPACES
PARKING PROVIDED	
EXISTING GARAGE SPACES	10 SPACES
ON-STREET CREDIT PER LDC 9.1.10	6 SPACES
TOTAL PROVIDED	16 SPACES

*WAIVER WAS APPROVED TO ALLOW ON-STREET PARKING, NOT DIRECTLY ADJACENT TO THE SITE, A WAIVER OF 2 PARKING SPACES PER DOCKET NO. 14PARK1002.

PERCENTAGE OF EXPANSION

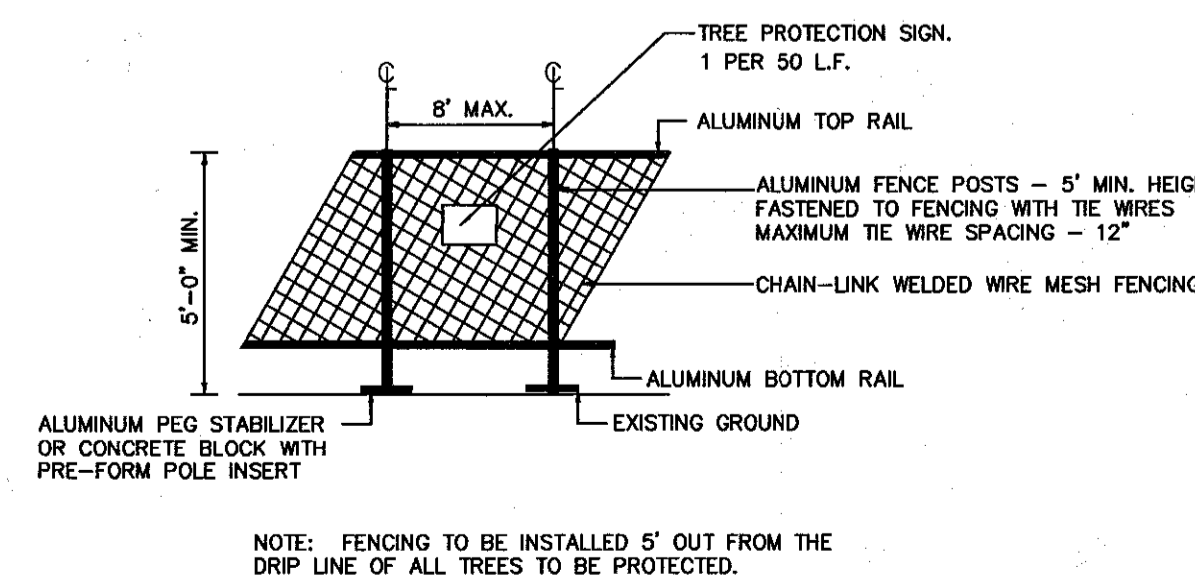
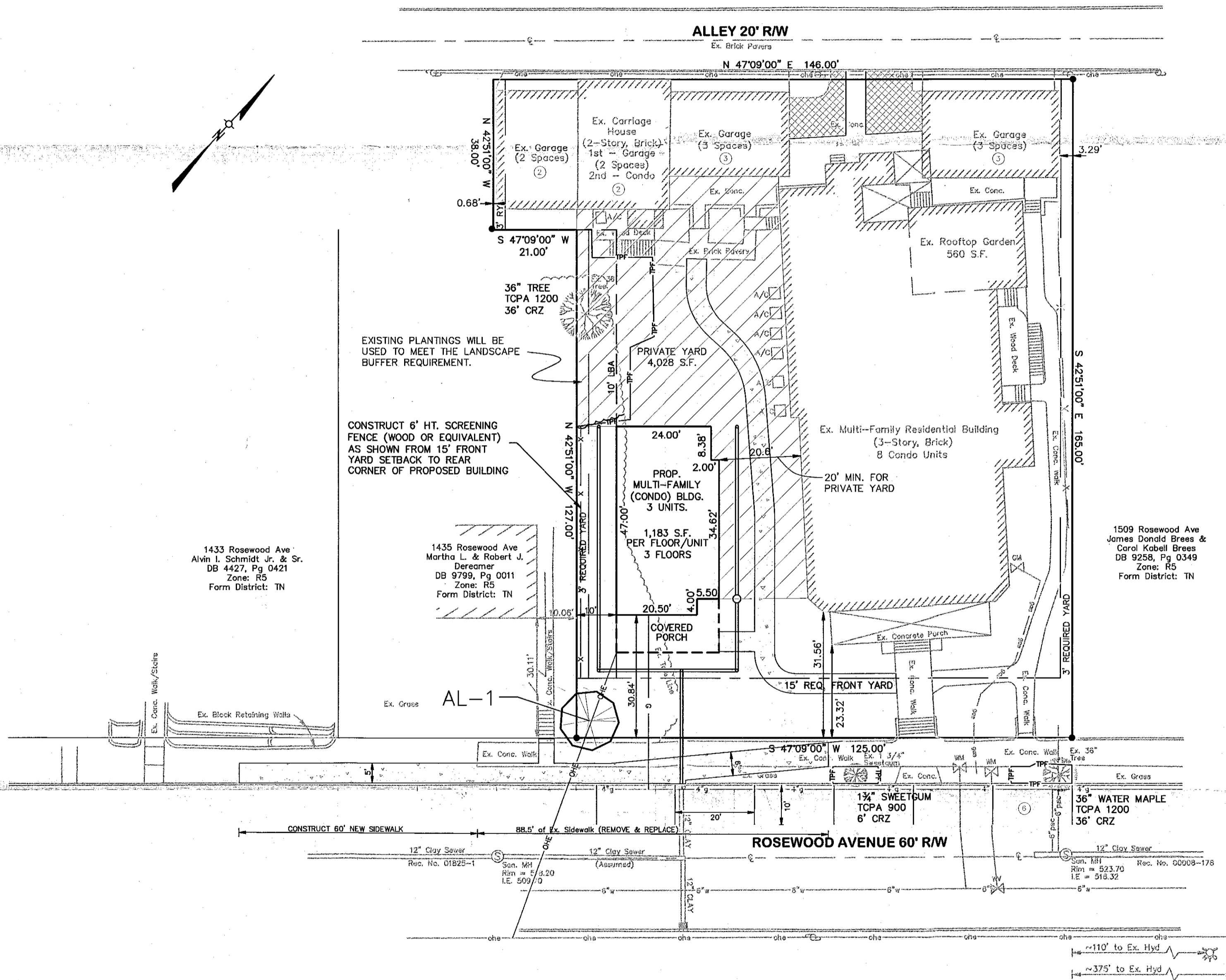
FOR LANDSCAPE REQUIREMENTS	
EXISTING FOOTPRINT (BUILDINGS & GARAGES)	8,114 SF
PROPOSED FOOTPRINT	1,450 SF
EXISTING VEHICULAR USE AREA	237 SF
PROPOSED VEHICULAR USE AREA	0 SF
PERCENTAGE OF EXPANSION	17.4%

PRIVATE YARD REQUIREMENT

*WAIVER WAS APPROVED TO REDUCE PRIVATE YARD OPEN SPACE REQUIRED PER CASE #B-74-05W

LEGEND

- 6" — = EX. PROPERTY SERVICE CONNECTION
- 8" — = EX. WATER LINE
- 12" — = EX. WATER VALVE
- 12" — = EX. GAS LINE
- 12" — = EX. UTILITY POLE
- 48" — = EX. CONTOUR
- 12" — = EX. FIRE HYDRANT
- 12" — = EX. ELECTRIC MANHOLE
- 12" — = EX. OVERHEAD ELECTRIC
- 12" — = EX. LIGHT POST
- 12" — = EX. SANITARY SEWER
- 12" — = EX. SIGN
- 12" — = PARKING COUNT
- 12" — = EX. CATCH BASIN
- TPF — = TREE PROTECTION FENCE
- T — = EX. TREELINE
- X — = PROPOSED 6' HT. SCREENING FENCE (WOOD OR EQUIVALENT)



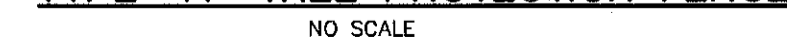
TREE CANOPY CALCULATIONS

CLASS: C (0%-40% COVERED)

SITE AREA: 0.49 AC (21,423 SF)

EXISTING TREE CANOPY PRESERVED:	3,300 S.F.	(15%)
REQUIRED TREE CANOPY:	0 S.F.	(0%)
NEW TREE CANOPY PROVIDED:	106 SF	(1%)
1 ~ 1 3/4" TYPE C TREES (106 SF EACH) =	106 SF	
TOTAL TREE CANOPY PROVIDED:	3,406 SF	(16%)

TYPE "A" TREE PROTECTION FENCE



108 Davenport Lane
Suite 300
Louisville, Ky 40223
t: (502) 327-7073
f: (502) 327-7066

THE ROSEWOOD II

DATE: 3/20/14
DRAWN BY: A.A.W.
CHECKED BY: A.A.W.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

3/9/15	PDS COMMENTS

Chapter 10 Landscaping Compliance Plan
APPROVED
Date: 3/20/14
By: [Signature]
Docket No. 15Landscape103
Planning & Design Services
Louisville Metro Planning Commission

CASE #15LSLCAPE1031
RELATED CASE # B-74-05W, 14PARK1002

LANDSCAPE & TREE PRESERVATION PLAN

OF
THE ROSEWOOD II
1505 ROSEWOOD AVENUE
LOUISVILLE, KENTUCKY 40204
FOR
OWNER/DEVELOPER:
HIGHLANDS RESTORATION GROUP, LLC
11915 CREEK LODGE DRIVE
LOUISVILLE, KENTUCKY 40223
D.B. 8488 Pg. 0271
TAX BLOCK 27E, LOT 79

TREE PRESERVATION PLAN
APPROVED
Date: 3/20/14
By: [Signature]
Planning & Design Services
Louisville Metro Planning Commission

LANDSCAPE PLAN
JOB NUMBER
13032

L1