

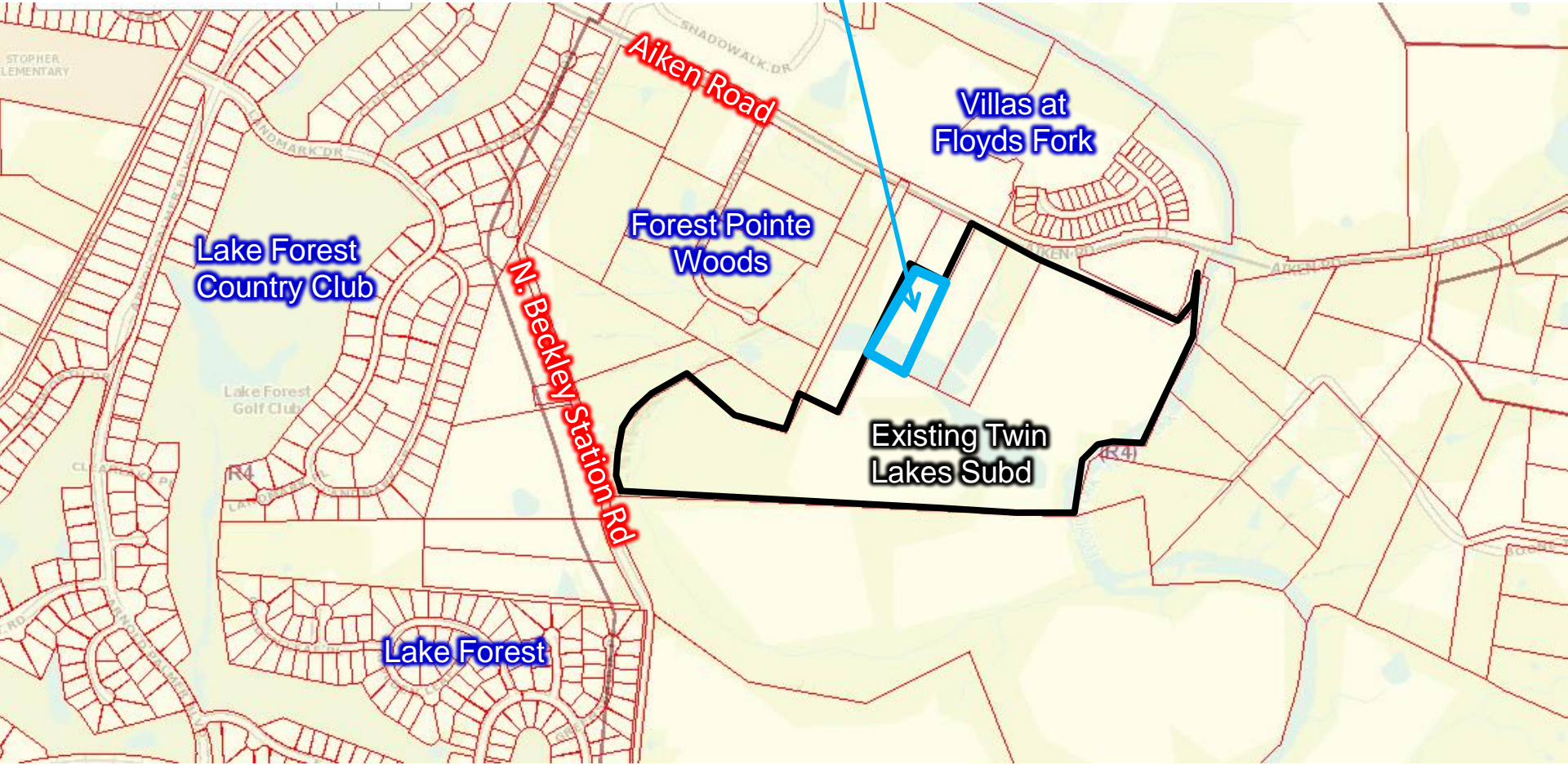
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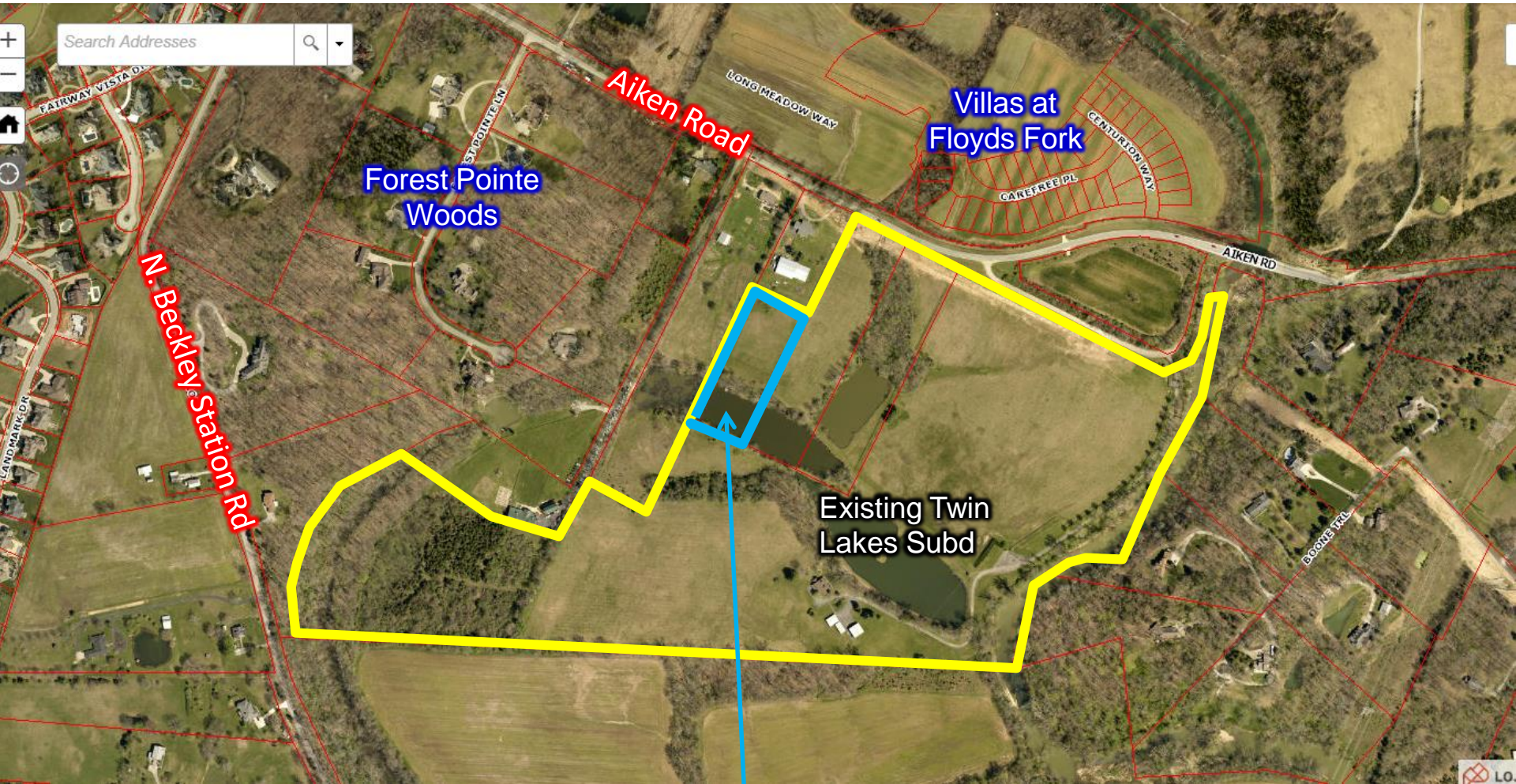
Subdivision Plan and Revised Conservation Subdivision Plan for 13  
lots on property located at 15528, 15310 & 15314 & 15318 Aiken Rd  
to be known as

**Twin Lakes at Floyds Fork  
Conservation Subdivision**

**C/O STAPLETON DEVELOPMENT, LLC**

Portion of neighboring lot added to overall development





Portion of neighboring lot added to overall development

Originally approved Conservation Subdivision Plan per the Planning Commission Public Hearing on January 29, 2015 – affirmed by Jefferson Circuit Court – Court of Appeals lawsuit settled with revised plan.



# Prior Litigation

- Neighbor appeal filed 2/27/15 of approved Redwood plan
- Circuit Court affirmed PC approval
- Appeal to Court of Appeals
- Settlement Agreement reached 6/29/17 whereby the Appeal was dismissed contingent on approval of the November 2017 revised Conservation Subdivision plan
- Parties have agreed to amend the Settlement Agreement to include the changes proposed in current plan





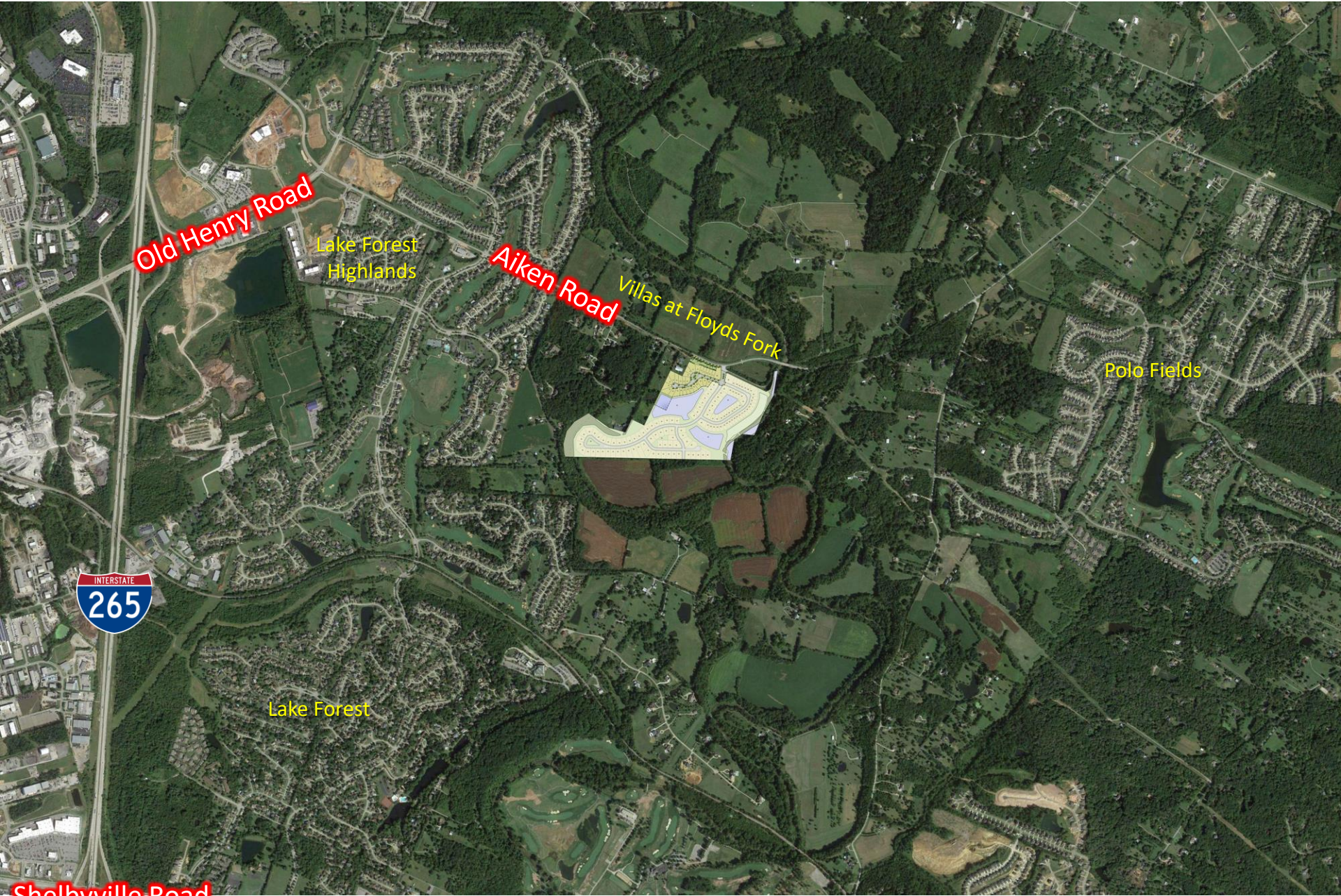
Settlement Agreement conservation subdivision plan approved on November 2017

Portion of neighboring lot proposed to be added to overall development



November 2017 currently approved conservation subdivision plan





Old Henry Road

Lake Forest Highlands

Aiken Road

Villas at Floyds Fork

Polo Fields

INTERSTATE  
265

Lake Forest

Shelbyville Road

Portion of currently approved plan proposed to be modified and proposed new lots.



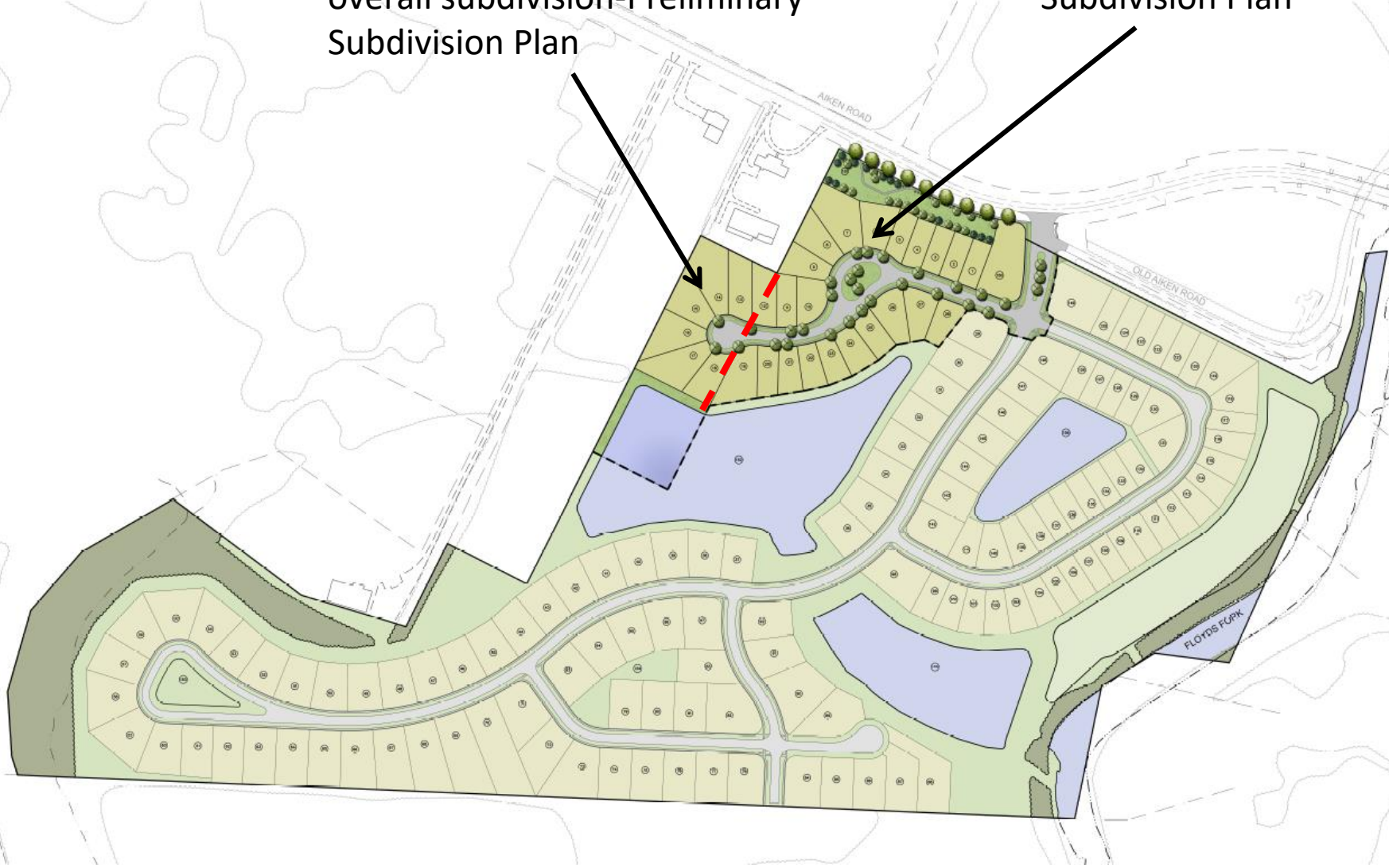
Enhanced landscaping and berm to be provided for amendment to Settlement Agreement



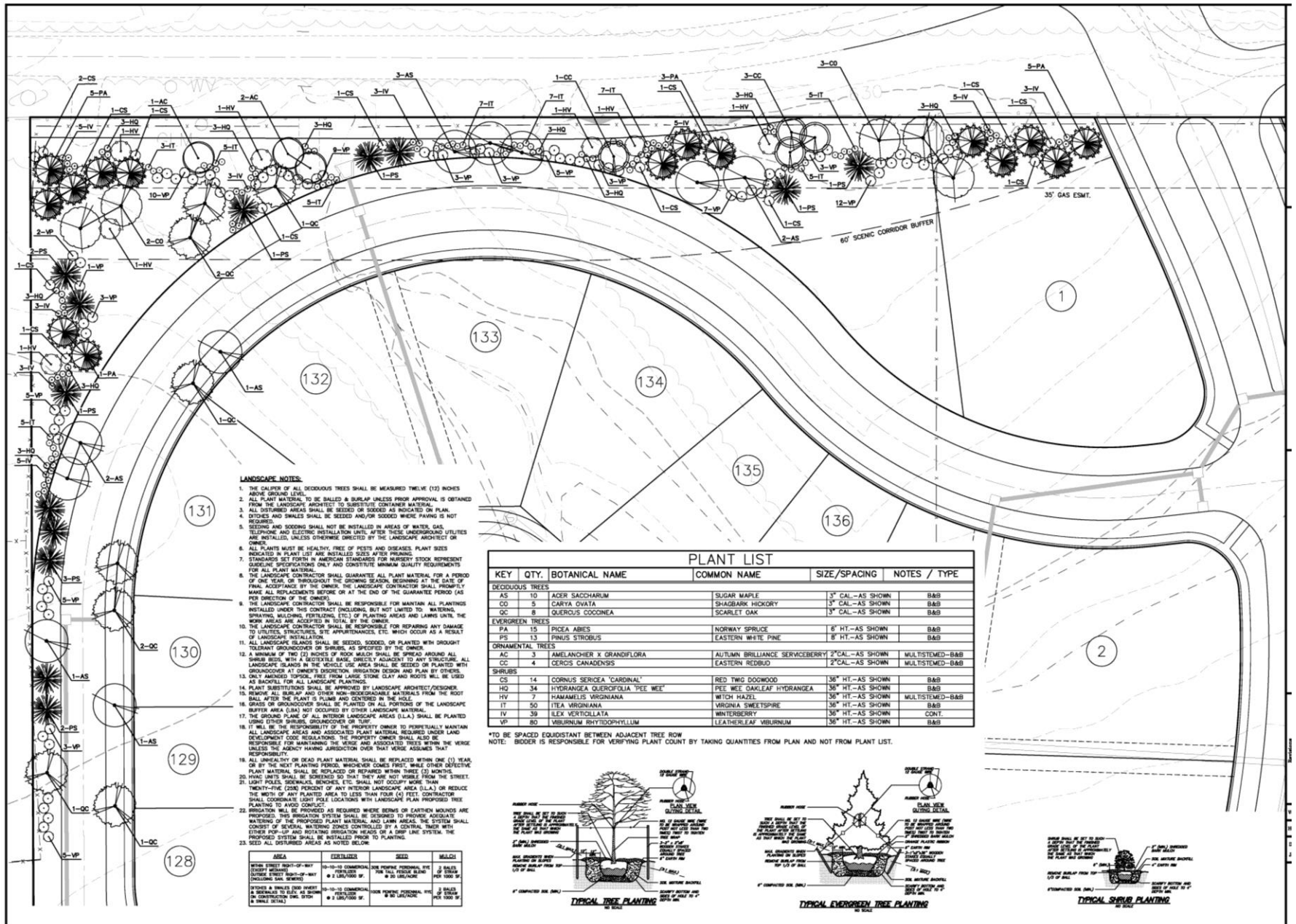
Preliminary Subdivision Plan and Revised Conservation Subdivision Plan

Additional property added to  
overall subdivision-Preliminary  
Subdivision Plan

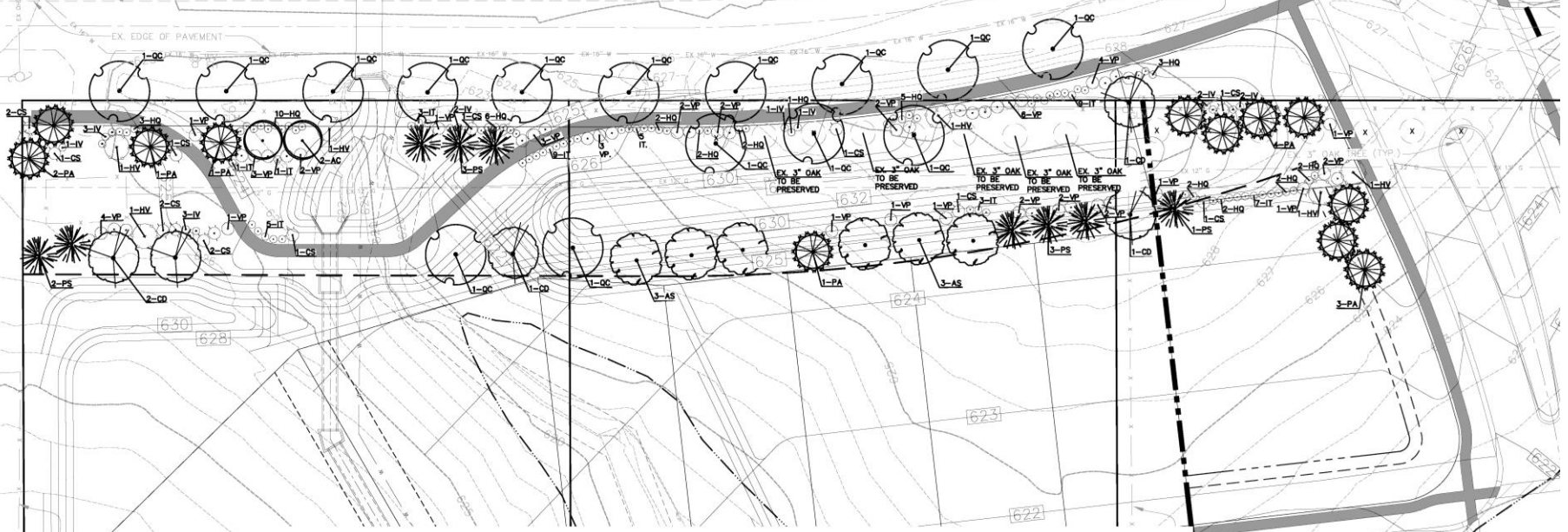
Revised Conservation  
Subdivision Plan



Preliminary Subdivision Plan and Revised Conservation Subdivision Plan



Landscape Plan shown at November, 2017 LD&T hearing



**LANDSCAPE NOTES:**

- THE DRAINER OF ALL DECIDUOUS TREES SHALL BE WEATHERED THIRTEEN (12) INCHES ABOVE GROUND LEVEL.
- ALL PLANT MATERIAL TO BE BALLED & BURLAP UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT TO SUBSTITUTE CONTAINER MATERIAL.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SOODED AS NOTICED ON PLAN.
- DITCHES AND SWALES SHALL BE SEEDED AND/OR SOODED WHERE PAVING IS NOT REQUIRED.
- SEEDING AND SOODING SHALL NOT BE INSTALLED IN AREAS OF WATER, GAS, TELEPHONE AND ELECTRIC INSTALLATION UNITS AFTER THESE UNDERGROUND UTILITIES ARE INSTALLED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLAN 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 THROUGHOUT THE 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 MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT INCLUDING, BUT NOT LIMITED TO: WATERING, SPRINKLING, 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 LANDSCAPE INSTALLATION.
- ALL LANDSCAPE ISLANDS SHALL BE SEEDED, SOODED, OR PLANTED WITH DROUGHT TOLERANT GRASSES AND/OR SHRUBS, AS SPECIFIED BY THE OWNER.
- A MINIMUM OF TWO (2) INCHES OF ROCK MULCH SHALL BE SPREAD AROUND ALL SHRUB BEDS WITH PLANTED AREAS IMMEDIATELY ADJACENT TO ANY STRUCTURE. ALL LANDSCAPE ISLANDS IN THE VEHICLE USE AREA SHALL BE SEEDED OR PLANTED WITH GRASSES/VEGETATION AT OWNER'S OPTION. IRRIGATION DESIGN AND PLAN BY OTHERS SHALL BE APPROVED BY ALL LANDSCAPE ARCHITECTS.
- ONLY AMENDED TOPSOIL, FREE FROM LARGE STONE CLAY AND ROOTS WILL BE USED AS SOODED FOR ALL LANDSCAPE ISLANDS.
- PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/DESIGNER.
- HEAVY AND OTHER NON-Biodegradable MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMB AND CENTERED IN THE HOLE.
- GRASSES AND GROUNDCOVER SHALL BE PLANTED ON ALL PERIMETERS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE SHALL BE MAINTAINED AS MUCH AS POSSIBLE TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL. REQUIRED UNDER LAND DEVELOPMENT CODES FOR ALL AREAS. THE CONTRACTOR SHALL 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.
- HAVE UNITS SHALL BE SCREENED SO THAT THEY ARE NOT VISIBLE FROM THE STREET.
- LIGHT POLES, SIGNALS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN TWENTY-FIVE (25%) PERCENT OF ANY INTERIOR LANDSCAPE AREA (L.I.A.) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN FOUR (4) FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
- IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUND ARE PROPOSED. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF GENERAL WATERING ZONES, CONTROL VALVES, AND EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING.
- SEED ALL DISTURBED AREAS AS NOTED BELOW:

AREA	FERTILIZER	SEED	MULCH
NEAR STREET RIGHT-OF-WAY (LOCAL HIGHWAY)	3-10-10 COMMERCIAL FERTILIZER @ 2 LBS/1000 SQ. FT. (INCLUDING SALT BEHIND)	50% PERENNIAL RYE GRASS 100% FESCUE @ 10 LBS/1000 SQ. FT.	3 BAGS PER 1000 SQ. FT.
DRIVE & SWALE (SEE PLAN)	3-10-10 COMMERCIAL FERTILIZER @ 2 LBS/1000 SQ. FT.	50% PERENNIAL RYE GRASS 100% FESCUE @ 10 LBS/1000 SQ. FT.	3 BAGS PER 1000 SQ. FT.

**SCENIC CORRIDOR PLANT LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
<b>DECIDUOUS TREES</b>					
AC	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 3/4" CAL. / AS SHOWN	B&B / TYPE A
AS	6	ACER SACCHARUM	SUGAR MAPLE	1 3/4" CAL. / AS SHOWN	B&B / TYPE A
CD	5	CARYA OVATA	SHAGBARK HICKORY	1 3/4" CAL. / AS SHOWN	B&B / TYPE A
QC	14	QUERUS COCCINEA	SCARLET OAK	1 3/4" CAL. / AS SHOWN	B&B / TYPE A
<b>EVERGREEN TREES</b>					
PA	12	PICEA ABIES	NORWAY SPRUCE	8' HT. MIN. / AS SHOWN	B&B / TYPE A
PS	9	PINUS STROBUS	EASTERN WHITE PINE	8' HT. MIN. / AS SHOWN	B&B / TYPE A
<b>SHRUBS</b>					
CS	15	CORNUS SERICEA 'CARDINAL'	RED TWIG DOGWOOD	36" MIN. HT. / AS SHOWN	#5 CONT.
HQ	42	HYDRANGEA QUERCIFOLIA 'TREE WEE'	'TREE WEE' OAKLEAF HYDRANGEA	36" MIN. HT. / AS SHOWN	#5 CONT.
IV	8	HAMMILLIS VIRGINIANA	WITCH HAZEL	36" MIN. HT. / AS SHOWN	#5 CONT.
IT	43	ILEX VIRGINICA	VIRGINIA SWEETSPICE	36" MIN. HT. / AS SHOWN	#5 CONT.
IV	15	ILEX VERTICILLATA	WINTERBERRY	36" MIN. HT. / AS SHOWN	#5 CONT.
VP	47	VBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" MIN. HT. / AS SHOWN	#5 CONT.

NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.

