

PROFESSIONAL'S SEAL

BY	SBS
DESCRIPTION	
REVISIONS PER AGENCY COMMENTS	
DATE	4-25-17
NO.	1

PROJECT DATA

FILE NAME	16070_CND_LSCAPE.dwg
SCALE	AS SHOWN
DATE	3-28-17
CHECKED BY	AR
DRAWN BY	SBS

LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA = 96.81 ACRES (4,216,931 S.F.)
SECTION ONE (TRACT 2) = 27.08 ACRES (1,179,415 S.F.)
OPEN SPACE = 6.6± ACRES (287,582 S.F.)
NET AREA = 20.48± ACRES (891,833 S.F.)
SECTION TWO (TRACT 1) = 69.73 ACRES (3,037,516 S.F.)
EXISTING FORM DISTRICT = R-4
EXISTING ZONING = SINGLE FAMILY RESIDENTIAL/AGRICULTURE
PROPOSED USE = SINGLE FAMILY SUBDIVISION
TOTAL BUILDABLE LOTS = 237
TOTAL NON-BUILDABLE LOTS = 5,500 S.F.
MINIMUM LOT SIZE ALLOWED = 2.34 (DU./AC.)
GROSS DENSITY = 2.67 (DU./AC.)
NET DENSITY = 1,453,742 S.F. (33%)
OPEN SPACE PROVIDED = 8.7± ACRES

LANDSCAPE NOTES:

- GRASS, GROUNDCOVER, OR MULCH 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 (LA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, MULCH, OR TURF.
- EXISTING TREES AND PLANT MATERIAL ARE BEING USED 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.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- 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 SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
- SCENIC CORRIDOR PLANTING MUST BE INSTALLED WITHIN 6 MONTHS OR NEXT AVAILABLE PLANTING SEASON PER POS STAFF, FROM THE ISSUANCE OF THE SITE DISTURBANCE/CLEARING AND GRADING PERMIT.
- 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.
- REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
- MAKE ALL CUTS LEVEL, HAVING AS LITTLE STUB AS POSSIBLE.
- SAUCCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY AFTER PLANTING.
- ALL ROOT BALLS REMOVED FROM EXISTING TREES SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- SCARIFY ALL EASEMENTS AND WALLS OF PLANT PITS "S".
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AS PER PLANS.
- PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- MULCH ALL PLANTS AND PLANT BEDS AS PER DETAILS.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
- NEVER CUT A LEADER WHEN PRUNING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
- MAINTENANCE FOR PLANT MATERIAL SHALL INCLUDE WATERING, SPRAYING, MULCHING, FERTILIZING, PRUNING, ETC., AND IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
- THE OWNER SHALL PROVIDE ALL MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE GUARANTEE PERIOD UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" - CURRENT EDITION.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SAME DEPTH AS GROWN AT THE NURSERY.
- IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED TO MEET THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP OR ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE).

GENERAL TREE PRESERVATION/PROTECT. NOTES:

- PRIOR TO SITE DISTURBANCE ACTIVITIES A SITE INSPECTION BY POS STAFF OR DESIGNER SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: STAY OUT OF TREE PRESERVATION AREA - NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS "TREE PRESERVATION 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 502.574.6230.
- THE TREE PRESERVATION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 6' X 10' AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADE THEY SHALL BE REPLACED WITHIN TEN WORKING DAYS OR TWO WEEKS. TREE PRESERVATION/PROTECTION SIGNAGE: HTTPS://LOUISILEKY.GOV/SITES/DEFAULT/PAGES/PLANNING_DESIGN/PRE-APPLICATIONS/TREE PRES_SIGN_0.PDF
- DURING ALL CONSTRUCTION ACTIVITY (INCLUDING 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.
- CONSTRUCTION FENCING SHALL BE ERRECTED WHEN OFF-SITE 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 COMPACTATION. 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.

GENERAL TREE PRESERVATION/PROTECT. NOTES:

- TREE PRESERVATION AREAS (TCPAs) IDENTIFIED ON THIS PLAN REPRESENT PORTIONS OF THE SITE THE DEVELOPER HAS 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 IN THIS PLAN. AS TREES WITHIN THE TCPAs ARE LOST THROUGH THE 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 LINES.
- TREE PRESERVATION FENCING SHALL BE ERRECTED 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.

OWNER/DEVELOPER
THE VILLAS AT FLOYDS FORK SECTION ONE
AIKEN ROAD DEVELOPMENT, LLC.
16218 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40245

RECEIVED
MAY 17 2017
PLANNING & DESIGN SERVICES

SITE ADDRESS:
16331 AIKEN ROAD
LOUISVILLE, KY 40245
TAX BLOCK 016, LOT 117
D.B. 10724 PG. 97

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - EASTWOOD

CASE: 17LSCAPE1057
RELATED CASES: 16SUBDIV1011,
15SUBDIV1015, & 16MINORPLAT1063

JOB NO. 16070
SHEET 1 OF 1
17 LScape 1057

