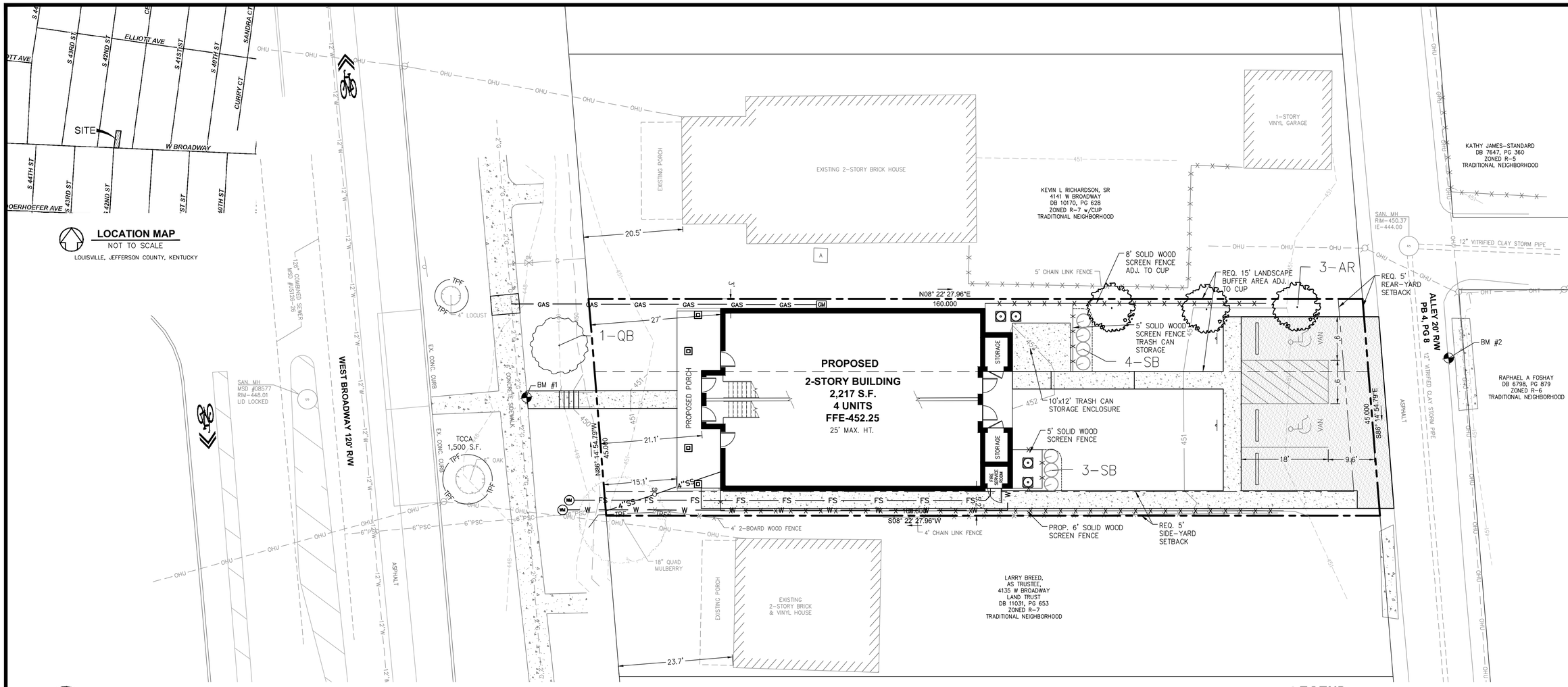


CHAPTER 10 COMPLIANCE PLAN

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

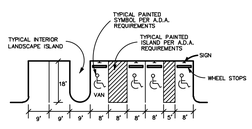
0 5' 10' 20'

SCALE: 1" = 10'

TRUE NORTH

PLANT LIST

KEY / SYMBOL	QUANTITY	KEY	SIZE	COMMON NAME / BOTANICAL NAME	TREE TYPE	TCCA	REMARKS
	1	QB	2" Cal.	SWAMP WHITE OAK Quercus bicolor	A	1,200 SF EA.	B & B FULL HEAD WELL BRANCHED
	3	AR	2" Cal.	RED MAPLE Acer rubrum	B	720 SF EA.	B & B FULL HEAD WELL BRANCHED
	7	SB	24" MIN. HT	ANTHONY WATERER SPIREA Spirea x bumalda 'Anthony Waterer'	SHRUB		3 GAL, 3' O.C.



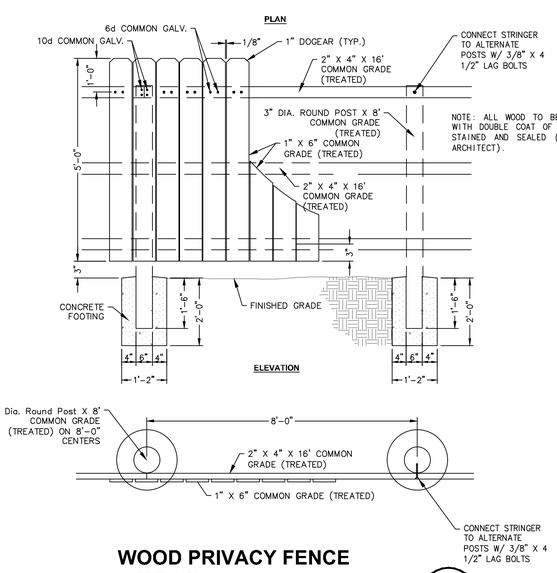
TYPICAL PARKING DETAIL

NO SCALE

HATCH LEGEND

ASPHALT PAVEMENT

CONCRETE SIDEWALK/PAD



WOOD PRIVACY FENCE DETAIL

N.T.S.

11

SITE DATA

SITE AREA	0.165 ACRES (7,176.58 SQ.FT.)
EXISTING ZONING	R-7
EXISTING FORM DISTRICT	TNFD
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY
GROSS FLOOR AREA	4,434 SQ.FT.
2-STORIES, 2,217 S.F./FL.	
PROPOSED NO. OF UNITS	4
DENSITY	24.24 D.U./AC.
PARKING CALCULATION	
MINIMUM PARKING REQ.	0 SPACES
(NO PARKING REQ. IN TNFD)	
MAXIMUM PARKING ALLOWED	8 SPACES
(2 SP./UNIT)	
PARKING PROVIDED	5 SPACES
ON-SITE 3 SPACES	
ON-STREET 2 SPACES	
LANDSCAPE REQUIREMENT	
VEHICLE USE AREA	988 SQ.FT.
ILA TREES/INTERIOR ISLANDS NOT REQUIRED.	

TREE CANOPY REQUIREMENT

TOTAL SITE AREA	7,177 SQ.FT.
EX. TREE CANOPY ON SITE	0 SQ.FT. (0%)
EX. STREET TREE (6" OAK)	1,500 SQ.FT.
EX. TREE CANOPY TO BE PRESERVED	1,500 SQ.FT. (21%)
TREE CANOPY REQUIRED	2,512 SQ.FT. (35%)
ADDITIONAL TREE CANOPY REQUIRED	1,012 SQ.FT. (14%)
ADDITIONAL TREE CANOPY PROVIDED	3,360 SQ.FT. (47%)
1 TYPE 'A' STREET TREE @ 1,200 SQ.FT.	
3 TYPE "B" TREES @ 720 SF EA.	
TOTAL TREE CANOPY PROVIDED	4,860 SQ.FT. (68%)

PRIVATE YARD SUMMARY:

REQUIRED 30% NET LOT AREA	2,153 S.F.
PROVIDED	2,218 S.F.

LEGEND

- OHU — EX. OVERHEAD UTILITY LINE
- 12"W — EX. 12" WATER LINE
- 2"G — EX. 2" GAS LINE
- PSC — PUBLIC SERVICE CONNECTION
- EX. SEWER PIPE
- S — EX. SEWER MANHOLE
- EX. UTILITY POLE
- GV — EX. GAS VALVE
- W — DOMESTIC WATER LINE
- FS — FIRE SERVICE LINE
- GAS — GAS LINE
- 4"SS — 4" SANITARY SEWER LINE
- GM — GAS METER
- CO — SANITARY CLEANOUT
- WM — WATER METER
- PLANTING BED EDGE
- 451 — PROPOSED CONTOUR
- 451 — EXISTING CONTOUR
- TPF — TPF — TREE PROTECTION FENCE
- X — X — X — X — PROPOSED FENCE

CASE # 22-LANDSCAPE-0158
MSD WM #12342

REVISIONS				
NO.	BY	DESCRIPTION	DATE	CHK
1	DHS	REVISIONS PER AGENCY COMMENTS	11/1/22	CRB

BTM Engineering
Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"
3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 451-2011 Fax (502) 451-2017 Bowman
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DATE

SIGNATURE

DATE

SIGNATURE

TITLE: **CHAPTER 10 COMPLIANCE PLAN**
SHAWNEE APARTMENTS
4137-4139 W BROADWAY
LOUISVILLE, KY 40211

BTM PROJECT NO.: 210215

SITE INFORMATION: 4137-4139 W BROADWAY LOUISVILLE, KY 40204 DEED BOOK 8125, PAGE 840 TAX BLOCK DOBE, LOT 49

OWNER/DEVELOPER: SHAWNEE RENAISSANCE APARTMENTS, LLC 1617 MAPLE STREET LOUISVILLE, KY 40210

DRAWN BY: JLC	CHECKED BY: JCM

DATE: 10-14-22

DRAWING: 210215 L1.00 – LANDSCAPE

SCALE: 1" = 10'

SHEET **L1.00**

P:\2021\210215 -4137 W Broadway\Drawings Models\Development\210215 L1.00 - LANDSCAPE.dwg, PLAN, 11/1/2022 12:00:38 PM

LANDSCAPE SPECIFICATIONS

GENERAL

THE WORK EMBRACED BY THESE SPECIFICATIONS IS MEANT TO INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO FULLY PERFORM THE WORK, INCLUDING SOIL PREPARATION.

PREPARATION OF PLANT AREAS

PROTECTION OF EXISTING PROPERTY

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO DETERMINE AND/OR VERIFY THE LOCATION OF EXISTING PIPE LINES AND UTILITIES OF EVERY TYPE BELOW, ON OR ABOVE GROUND WHICH MAY INTERFERE WITH HIS OPERATIONS. HE SHALL ENTER INTO THE CONTRACT IN FULL UNDERSTANDING OF THE CONDITIONS THAT MAY BE ENCOUNTERED AND HIS RESPONSIBILITY IN CONNECTION THEREWITH. UPON AWARD OF THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL INFORM THE PROJECT ENGINEER OF ANY SUCH UTILITIES AND STRUCTURES THAT HIS PLAN OF OPERATIONS MAY AFFECT IN SUFFICIENT TIME TO ARRANGE FOR THE WORK OF REMOVING, RELOCATING, OR RECONSTRUCTING AS MAY BE NECESSARY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF EXISTING IMPROVEMENTS, INCLUDING NECESSARY REMOVAL AND STORAGE OF SUCH IMPROVEMENTS, AND SUBSEQUENT REPLACEMENT TO MAINTAIN TO THE FULLEST EXTENT POSSIBLE THE UNDISTURBED CONDITION.

ALL EXISTING PIPES, POLES, WIRES, CABLE, FENCES, PROPERTY LINE MARKERS, AND OTHER STRUCTURES, WHICH MUST BE PRESERVED IN PLACE WITHOUT BEING TEMPORARILY OR PERMANENTLY RELOCATED, SHALL BE CAREFULLY SUPPORTED AND PROTECTED FROM DAMAGE BY THE LANDSCAPE CONTRACTOR. SHOULD SUCH ITEMS BE DAMAGED, THEY SHALL BE RESTORED BY THEIR RESPECTIVE OWNER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR TO AT LEAST AS GOOD CONDITION AS THAT IN WHICH THEY WERE FOUND IMMEDIATELY BEFORE THE WORK WAS BEGUN. BENCH MARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED, AND IF DISTURBED OR DESTROYED, SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE PROJECT ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.

ON PAVED SURFACES THE LANDSCAPE CONTRACTOR SHALL NOT USE OR OPERATE TRACTORS, BULLDOZERS, OR OTHER POWER-OPERATED EQUIPMENT WHICH WOULD DAMAGE SUCH SURFACES. ALL SURFACES WHICH HAVE BEEN DAMAGED BY THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY BEFORE WORK WAS BEGUN. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

REMOVAL OF EXISTING TREES

EXISTING TREES IN THE PROJECT AREA DESIGNATED TO BE RELOCATED SHALL BE FULLY PROTECTED FROM INJURY BY THE LANDSCAPE CONTRACTOR AND SHALL BE REMOVED BY HIM PRIOR TO INITIATION OF ANY SITE WORK BY OTHER CONTRACTORS ASSOCIATED WITH THE JOB. AS THIS WORK WILL HAVE TO BE UNDERTAKEN PRIOR TO THE ACTUAL INITIATION OF THE SITE WORK, THE LANDSCAPE CONTRACTOR WILL BE STRICTLY BOUND TO THE CALENDAR DAYS LISTED ON THE "NOTICE TO PROCEED". RELOCATED TREES WILL LATER BE TRANSPLANTED UPON COMPLETION OF THE CONSTRUCTION WORK IN ACCORDANCE WITH THE LANDSCAPE PLAN.

CLEARING AND RAKING

ALL TREES, BRUSH, LOGS, SNAGS, LEAVES, SAWDUST, BARK, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND IN PLANTING AREAS, SHALL BE COLLECTED AND SATISFACTORILY DISPOSED OF ON-SITE. ALL SUCH MATERIAL AT PROPOSED TREE LOCATIONS SHALL BE REMOVED TO A DEPTH OF ONE FOOT BELOW BOTTOM OF PROPOSED TREE PIT. ALL STUMPS, INCLUDING THE MAJOR ROOT SYSTEMS, SHALL BE REMOVED AND THE AREA GRUBBED.

WHERE EXCAVATION FOR PROPOSED TREES IS DONE WITHIN THE AREAS TO BE CLEARED AND RAKED, ALL STUMPS AND ROOTS OVER 2-INCHES IN DIAMETER AND DELETERIOUS MATERIAL THEREBY EXPOSED SHALL BE REMOVED TO A DEPTH OF ONE FOOT BELOW THE EXCAVATED TREE PIT.

STRIPPING TOPSOIL

TOPSOIL SUITABLE FOR FINAL PLANTING BACKFILL MAY BE STRIPPED AND STOCKPILED IN SUITABLE AREAS FOR REUSE FOR SUCH PURPOSES BY THE LANDSCAPE CONTRACTOR.

SILTATION AND EROSION

THE LANDSCAPE CONTRACTOR SHALL TAKE STEPS AND MAKE SUITABLE PROVISIONS TO MINIMIZE SILTATION AND EROSION WHICH MAY RESULT DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS DURING THE COURSE OF HIS WORK.

DISPOSITION OF DEBRIS

DEBRIS RESULTING FROM THE LANDSCAPE WORK SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL AND SHALL NOT BE LEFT UNTIL THE COMPLETION OF THE CONTRACT.

BURNING OF DEBRIS WILL NOT BE PERMITTED.

EXCESS MATERIAL

EXCESS EXCAVATED MATERIAL EXTRACTED FROM TREE PITS AND NOT SUITABLE FOR REUSE AS BACKFILL SHALL BE IMMEDIATELY DISPOSED OF AT LOCATIONS PROVIDED. SUITABLE MATERIAL SHALL BE SPREAD AND GRADED IN SUCH A MANNER AS TO DRAIN PROPERLY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLANS FOR THE JOB.

PLANTING

SCOPE

THE EXTENT OF THE WORK SHALL INCLUDE PROVISION OF PLANT MATERIAL AND ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE OPERATIONS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREINAFTER, AND INCLUDING GUARANTEES COVERING AND REPLACEMENT OF ALL PLANT MATERIALS DAMAGED OR DESTROYED DURING THE COURSE OF WORK AND THE GUARANTEE PERIOD.

GENERAL REQUIREMENTS

THE TOP OF PLANT PITS (BOTTOM OF SAUCERS) WHEN COMPLETED AND SETTLED SHALL EITHER BE LEVEL OR UNIFORMLY SLOPED TO POINTS NO HIGHER OR LOWER THAN TWO (2) INCHES FROM THE ADJACENT FINISH GRADE.

NOMENCLATURE: CONFORM TO THE NAMES GIVEN IN STANDARDIZED PLANT NAMES, 1974 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE.

QUALITY: PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. PLANTS SHALL BE HEAVILY BRANCHED AND HEAVILY LEAFED. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWING IN THE SAME CLIMATIC ZONE AS THE PROJECT SITE AREA FOR AT LEAST TWO (2) YEARS PRIOR TO INSTALLATION OF THIS JOB. REQUIREMENTS FOR THE SIZE (HEIGHT) OF PLANTS IN THE PLANT LIST GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK.

PRODUCT STORAGE AND HANDLING

PRODUCT SHIPPING: SHIPPING OF PLANT MATERIAL SHALL BE UNDERTAKEN ON TEMPERATE DAYS WITH THE HIGH TEMPERATURE NOT TO EXCEED EIGHTY (80) DEGREES F DURING PERIODS OF TRUCKAGE.

ALL PLANTS SHALL BE TRANSPORTED AND HANDLED WITH UTMOST CARE TO IN-SURE ADEQUATE PROTECTION AGAINST INJURY AND SHALL BE PROTECTED FROM PROLONGED EXPOSURE TO HEAT OR HIGH WINDS WHILE IN ROUTE OR AWAITING INSTALLATION.

TEMPORARY STORAGE: INSOFAR AS IS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE JOB SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE LANDSCAPE CONTRACTOR SHALL PROTECT THE STOCK NOT PLANTED.

PROTECT PLANTS AT ALL TIMES FROM THE SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIALS AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE (3) DAYS AFTER DELIVERY.

PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPED AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED WITH SUPPORT TO THE BOTTOM OF THE ROOT ZONE.

INSTALLATION

TIME OF PLANTING: PLANTING OPERATIONS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE SCHEDULE DETERMINED BY THE PROJECT ENGINEER.

THEREAFTER, PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS. AT THE CONTRACTOR'S OPTION AND UNDER HIS FULL RESPONSIBILITY, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS WITHOUT ADDITIONAL COMPENSATION.

PLANTING PATTERN: PLANTING GROUPINGS ARE TO BE LOCATED AS INDICATED ON THE PLANS.

PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON THE PLANS EXCEPT WHERE UNFORESEEN OBSTRUCTIONS OVERHEAD OR BELOW GROUND ARE ENCOUNTERED OR WHERE OTHER AUTHORIZED CHANGES BY THE PROJECT ENGINEER ARE MADE. PRIOR TO EXCAVATION OF PLANTING AREAS OR PLANT PITS, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF UTILITY LINES, CABLES AND CONDUITS SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE CONDITIONS. SHOULD OBSTRUCTIONS BE FOUND, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ENGINEER WHO WILL ARRANGE TO RELOCATE THE PLANT MATERIAL.

PRUNING: ABOVE-GROUND PRUNING: ALL PLANTS SHALL BE NEATLY PRUNED AND/OR CLIPPED TO PRESERVE THE NATURAL CHARACTERISTICS OF THE SPECIES, AND IN A MANNER APPROPRIATE TO THE PARTICULAR REQUIREMENTS OF THE PLANT. NO PLANTS SHALL BE PRUNED PRIOR TO DELIVERY TO THE JOB SITE. BROKEN OR BADLY DAMAGED BRANCHES SHALL BE CLEANLY REMOVED BOTH PRIOR TO AND AFTER INSTALLATION, UNLESS DAMAGE OCCURRING TO THE PLANT DURING INSTALLATION, IN THE JUDGEMENT OF THE PROJECT ENGINEER, WARRANTS THE PLANT'S REPLACEMENT.

ROOT PRUNING: ROOT PRUNING SHALL BE UNDERTAKEN WITH EXTREME CARE. NO ROOT PRUNING SHALL OCCUR PRIOR TO ARRIVAL OF PLANT MATERIAL ON THE JOB SITE. IF DIRECTED BY THE PROJECT ENGINEER, PRUNING OF THE ROOT SYSTEM SHOULD BE UNDERTAKEN CLEANLY, REMOVING DELETERIOUS ROOT MATERIAL PRIOR TO PLACEMENT IN THE PLANT PIT.

SETTING PLANTS: PROPOSED PLANT PITS SHALL BE POSITIVELY IDENTIFIED PRIOR TO DIGGING AND SHOULD BE MARKED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF HIMSELF, OR IN THE CASE OF A DISPUTE, THE PROJECT ENGINEER. EACH PLANT SHALL BE SET ONE (1) TO A HOLE AS SPECIFIED. ALL HOLES SHALL BE DUG AS INDICATED BY THE DETAILS WITH STRAIGHT VERTICAL SIDES AND TOPSOIL GROWNED AT THE BOTTOMS AND TAMPED TO A MINIMUM OF SIX (6) INCHES TO REDUCE POSSIBLE SETTLEMENT. THE HEIGHT AND WIDTH OF THE PLANT PIT SHALL BE A MINIMUM OF ONE AND ONE-HALF (1-1/2) TIMES LARGER THAN THE PRUNED ROOT WAS JUST PRIOR TO INSTALLATION. THE TAMPED CROWN SHALL BE ADJUSTED IN HEIGHT TO ALLOW THE PLANT TO BE INSTALLED TO THE GRADE (BOTTOM OF SAUCER) AT WHICH IT GREW AT THE NURSERY; HOWEVER, THE CROWN SHALL BE NO LOWER THAN SIX (6) INCHES.

INSPECTION: NO PLANT MATERIAL SHALL BE PLANTED BY THE CONTRACTOR UNTIL IT IS INSPECTED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.

BACKFILLING

USE TOPSOIL, FREE FROM ROCKS AND OTHER DEBRIS, AS SHALL BE FOUND ON THE PROJECT SITE, OR AS IS NEEDED FROM OFF-SITE SOURCES. EXISTING SUBSOIL UNACCEPTABLE FOR BACKFILL IS TO BE RAKED BY THE CONTRACTOR TO ACHIEVE GRADE OF SURROUNDING AREA ADJACENT TO THE PLANT PIT. PLANT PITS SHALL BE BACKFILLED CAREFULLY TO FILL ALL VOIDS AND TO AVOID BREAKING OR BRUISING OF ROOTS. TAMP BACKFILL FIRM TO PREVENT SETTLEMENT. WHEN PIT IS NEARLY FILLED, WATER THOROUGHLY AND ALLOW WATER TO SOAK AWAY. IF SETTLING OF THE BACKFILL OCCURS AFTER WATERING, ADD MORE BACKFILL TO BRING TO FINISH GRADE. AFTER COMPLETION OF BACKFILLING, UTILIZE SURROUNDING TOPSOIL OUTSIDE THE AREA EXCAVATED FOR THE PLANT PIT TO FORM AN EARTHEN SAUCER AROUND SAID EXCAVATION AREA. EARTH SAUCER SHOULD BE TAMPED IN PLACE TO ACHIEVE A MINIMUM HEIGHT ABOVE THE ADJACENT GRADE OF SIX (6) INCHES. PLANTING MIXTURE SHALL BE FOUR (4) PARTS TOPSOIL AND ONE (1) PART APPROVED COMMERCIAL HORTICULTURAL PEAT MOSS.

GUYING

GUYING: TREES OVER SEVEN (7) FEET IN HEIGHT SHALL, IMMEDIATELY AFTER BEING SET TO PROPER GRADE, BE STAKED IN THE MANNER DETAILED. WIRES SHALL BE PROTECTED FROM DIRECT CONTACT WITH TREE TRUNKS BY A RUBBER HOSE SLEEVE INSTALLED AS SHOWN ON THE DETAILS. STAKING SHALL BE UNDERTAKEN AS SHOWN ON THE DRAWINGS UTILIZING 2" X 2" HARDWOOD LUMBER.

MULCHING

AFTER PLANTING HAS BEEN APPROVED BY THE PROJECT ENGINEER, A LAYER OF HARDWOOD MULCH THREE INCHES (3") THICK SHALL BE PLACED ON THE FINISHED GRADE AROUND ALL PLANTS. THE BOUNDARIES OF MULCH AROUND TREES SHALL BE SIX INCHES (6") GREATER IN DIAMETER THAN THAT OF THE HOLE. ALL SHRUB BEDS SHALL BE COMPLETELY COVERED WITH A SIMILAR MATERIAL, NEATLY FORMING AN IMAGINARY TANGENT LINE TOUCHING THE OUTSIDE MATURE DIAMETER OF SHRUBS AS INDICATED ON THE PLANS.

HERBICIDE

USE LOCALLY RECOMMENDED HERBICIDE IN ACCORDANCE WITH INSTRUCTIONS ON THE MANUFACTURER'S LABEL.

MAINTENANCE, INSPECTION, GUARANTEES AND REPLACEMENTS

THE CONTRACTOR SHALL REVIEW AND APPROVE THE MAINTENANCE, INCLUDING WATERING, WEEDING AND CULTIVATING, UPON COMPLETION OF PLANTING.

THE LANDSCAPE CONTRACTOR'S LUMP SUM PRICE SHALL INCLUDE MAINTENANCE OF THE JOB IN ACCORDANCE WITH THE ATTACHED MAINTENANCE SCHEDULE FOR THE TWELVE (12) MONTH GUARANTEE PERIOD.

THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR RESETTING OF ANY PLANTS TO AN UPRIGHT POSITION OR TO PROPER GRADE, AND FOR THE REMOVAL AND REPLACEMENT OF ANY DEAD PLANT MATERIAL.

GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE (12) MONTH PERIOD. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL (12) MONTHS FROM THE DATE THEY ARE RESET.

INSPECTION FOR BEGINNING THE GUARANTEE PERIOD: INSPECTION OF THE PLANTING WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE GUARANTEE PERIOD WILL BE MADE BY THE PROJECT ENGINEER UPON NOTICE REQUESTING SUCH INSPECTION BY THE LANDSCAPE CONTRACTOR AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE. ALL PLANTING MUST BE ALIVE AND HEALTHY IN ORDER TO BE CONSIDERED COMPLETE.

FINAL INSPECTION AND REPLACEMENT: INSPECTION OF THE PLANTING TO DETERMINE ITS FINAL ACCEPTANCE WILL BE MADE AT THE CONCLUSION OF THE GUARANTEE PERIOD BY THE OWNER. NO PLANTS WILL BE ACCEPTED UNLESS THEY ARE ALIVE AND HEALTHY. THE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD OR, IN THE OPINION OF THE PROJECT ENGINEER OR OWNER, IN AN UNHEALTHY CONDITION, AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. THE COST OF SUCH REPLACEMENT(S) SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR AND SHALL BE INCLUDED IN HIS CONTRACT PRICE.

GRASS AREAS

LAYING OF SOD: BEFORE THE SOD IS LAID, ALL SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED. FERTILIZER SPREAD SHALL BE RAKED IN. SOD SHALL BE LAID SO THAT NO VOIDS OCCUR, TAMPED OR ROLLED AND THEN THOROUGHLY WATERED. THE COMPLETE SODDED SURFACE SHALL BE TRUE TO FINISHED GRADE, EVEN AND FIRM AT ALL POINTS. SODDING SHALL BE DONE ONLY WITHIN THE SEASONS EXTENDING FROM MARCH 1ST TO MAY 15TH AND FROM SEPTEMBER 1ST TO OCTOBER 15TH, UNLESS OTHER SEASONS MAY BE APPROVED BY THE OWNER.

SOD ON SLOPES: SOD ON SLOPES 2 TO 1 OR STEEPER SHALL BE HELD IN PLACE BY WOODEN PINS ABOUT 1-INCH SQUARE AND ABOUT 6-INCHES LONG DRIVEN THROUGH THE SOD INTO THE SOIL UNTIL THEY ARE FLUSH WITH THE TOP OF THE SOD, OR BY OTHER APPROVED METHODS FOR HOLDING THE SOD IN PLACE.

SOD SHALL BE AT LEAST 70% BLUEGRASS, STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. IT SHALL BE MOWED TO A HEIGHT NOT TO EXCEED 3" BEFORE LIFTING, AND SHALL BE OF UNIFORM THICKNESS WITH NOT OVER 1-1/2" OR LESS THAN 1" OF SOIL.

SOWING OF SEED: IMMEDIATELY BEFORE ANY SEED IS TO BE SOWN, THE GROUND SHALL BE SCARIFIED AS NECESSARY, AND SHALL BE RAKED UNTIL THE SURFACE IS SMOOTH, FRIABLE AND OF UNIFORMLY FINE TEXTURE. LAWN AREAS SHALL BE SEEDED EVENLY WITH A MECHANICAL SPREADER AT THE RATE OF 10 POUNDS PER 1,000 SQUARE FEET OF AREA, LIGHTLY RAKED, ROLLED WITH A 200-POUND ROLLER AND WATERED WITH A FINE SPRAY. THE METHOD OF SEEDING MAY BE VARIED AT THE DISCRETION OF THE CONTRACTOR ON HIS OWN RESPONSIBILITY TO ESTABLISH A SMOOTH, UNIFORM TURF COMPOSED OF THE GRASSES SPECIFIED. THE SOWING OF SEED SHALL BE DONE ONLY WITHIN THE SEASON EXTENDING FROM MARCH 1ST TO MAY 15TH AND FROM SEPTEMBER 1ST TO OCTOBER 15TH, UNLESS OTHER SEASONS MAY BE APPROVED BY THE OWNER.

GRASS SEED: GRASS SEED FOR LAWN AREAS SHALL BE THE FOLLOWING MIXTURE:

KENTUCKY 31 FESCUE	65%	CREEPING RED FESCUE	10%
RED TOP	10%	PERENNIAL RYEGRASS	10%
WHITE DUTCH CLOVER	5%		

FERTILIZER: PRIOR TO SEEDING, MIX COMMERCIAL FERTILIZER HAVING A FORMULA OF 8-16-16 INTO THE SEEDBED AT THE RATE OF 12 POUNDS PER 1,000 SQUARE FEET. NOTE THAT THIS FERTILIZER HAS A 1-2-2, OR LOW NITROGEN N-P-K RATIO, WHICH SHOULD BE MAINTAINED. IF SEED IS SOWN BY THE HYDROSEEDER, THE FERTILIZER MAY BE PLACED IN THE TANK WITH THE SEED.

MULCHING: ALL SEEDED AREAS ARE TO BE MULCHED WITH CONWED HYDRO MULCH, SILVA-FIBER, OR EQUAL, AS SPECIFIED UNDER PRODUCTS. MULCH SHALL BE APPLIED AT THE RATE OF 1,500 POUNDS PER ACRE. IT MAY BE APPLIED WITH HYDRAULIC MULCHING EQUIPMENT OR MAY BE ADDED TO THE WATER SLURRY IN A HYDRAULIC SEEDER AND AND SEEDING AND MULCHING COMBINED IN ONE OPERATION. STRAW, APPLIED AT A RATE OF TWO BALES PER 1,000 SQUARE FEET, CAN SERVE AS AN ALTERNATIVE TO THE FOREGOING MECHANICAL MULCHING PROCEDURES.

EROSION CONTROLLING: FOLLOWING THE SEEDING AND MULCHING AS SPECIFIED ABOVE, THE APPROVED EROSION CONTROL NETTING SHALL BE PLACED OVER ALL AREAS HAVING A SLOPE OF 3 TO 1 OR GREATER. EROSION CONTROL NETTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

CLEAN-UP: ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO PAVED AREAS BY HAULING OPERATIONS OR OTHERWISE SHALL BE REMOVED PROMPTLY, KEEPING THESE AREAS CLEAN AT ALL TIMES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONE AND DEBRIS WHICH HAVE NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE OR DISPOSED OF AS DIRECTED BY THE OWNER. ALL LAWNS AND PLANTING AREAS SHALL BE PREPARED FOR FINAL INSPECTION.

OTHER WORK: THE CONTRACTOR ALSO SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS ACTIVITIES OR THOSE OF HIS SUBCONTRACTORS, SUCH AS THE STORAGE OF TOPSOIL OR OTHER MATERIALS, OPERATIONS OR EQUIPMENT, OR OTHER USAGES TO ALL ON-SITE AREAS OUTSIDE THE CONTRACT LIMITS. SUCH REPAIR OPERATIONS SHALL INCLUDE ANY REGRADING, SEEDING OR OTHER WORK NECESSARY TO RESTORE SUCH AREAS TO AN ACCEPTABLE CONDITION.

MAINTENANCE SCHEDULE

WATER ALL PLANT MATERIAL ON A BI-WEEKLY BASIS OR AS NEEDED TO INSURE PROPER PLANT GROWTH. ASSUME NO IRRIGATION SYSTEM WILL BE PROVIDED.

WEED AND CULTIVATE PLANT BEDS AS NECESSARY TO MAINTAIN A NEAT AND CLEAN APPEARANCE.

PRUNE ALL PLANT MATERIAL AS NEEDED IN ACCORDANCE WITH THE PARTICULAR REQUIREMENTS OF THE PLANT.

SPRAYING OF INSECTICIDE AND FUNGICIDES IN ACCORDANCE TO THE PRESCRIBED TIMES TO INSURE HEALTHY PLANT GROWTH.

MOWING OF ALL GRASS AREAS, ONCE ESTABLISHED, BOTH SEEDED AND SODDED, AS SHOWN ON THE LANDSCAPE PLAN. MOWING IS TO TAKE PLACE ON A BI-WEEKLY BASIS DURING HEAVY GROWING SEASONS AND AS NEEDED IN OFF SEASONAL PERIODS, TO MAINTAIN A NEAT APPEARANCE.

REMULCH AREAS WHERE NEEDED, TO MAINTAIN A CONSISTENT 3" DEPTH.

GENERAL LANDSCAPE NOTES:

1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (ILA) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
3. 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.
4. 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.
5. 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 WITHIN THREE (3) MONTHS.
6. 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.
7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES. (IF APPLICABLE)
8. 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 NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
9. 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.
10. IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDED 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 AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
11. PARKWAY, SCENIC CORRIDOR AND GENE SNYDER FREEWAY PLANTING MUST BE INSTALLED WITHIN 6 MONTHS OR NEXT AVAILABLE PLANTING SEASON PER PDS STAFF, FROM THE ISSUANCE OF THE SITE DISTURBANCE/CLEARING AND GRADING PERMIT. (IF APPLICABLE)
12. 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.
13. LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. ALL PLANTINGS ARE TO BE MAINTAINED THEREAFTER.
14. PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, A LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.

GENERAL TREE PRESERVATION/PROTECTION NOTES:

1. CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN THREE (3) FEET 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.
2. 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 AT 502-574-6230.
3. 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 502-574-6230"

   TREE PROTECTION SIGNAGE:
   https://fb.mkt49ky.gov/document/treepressigpdf
4. THE TREE PRESERVATION/PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG 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.
5. DURING ALL CONSTRUCTION ACTIVITY (INCLUDING CLEARING, GRADING, BUILDING CONSTRUCTION, AND VUA CONSTRUCTION) A COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE ON-SITE.
6. 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/TCCA): (IF APPLICABLE)

1. TREE CANOPY PROTECTION AREAS (TCPAs)/TREE CANOPY CREDIT AREAS (TCCAs) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE T