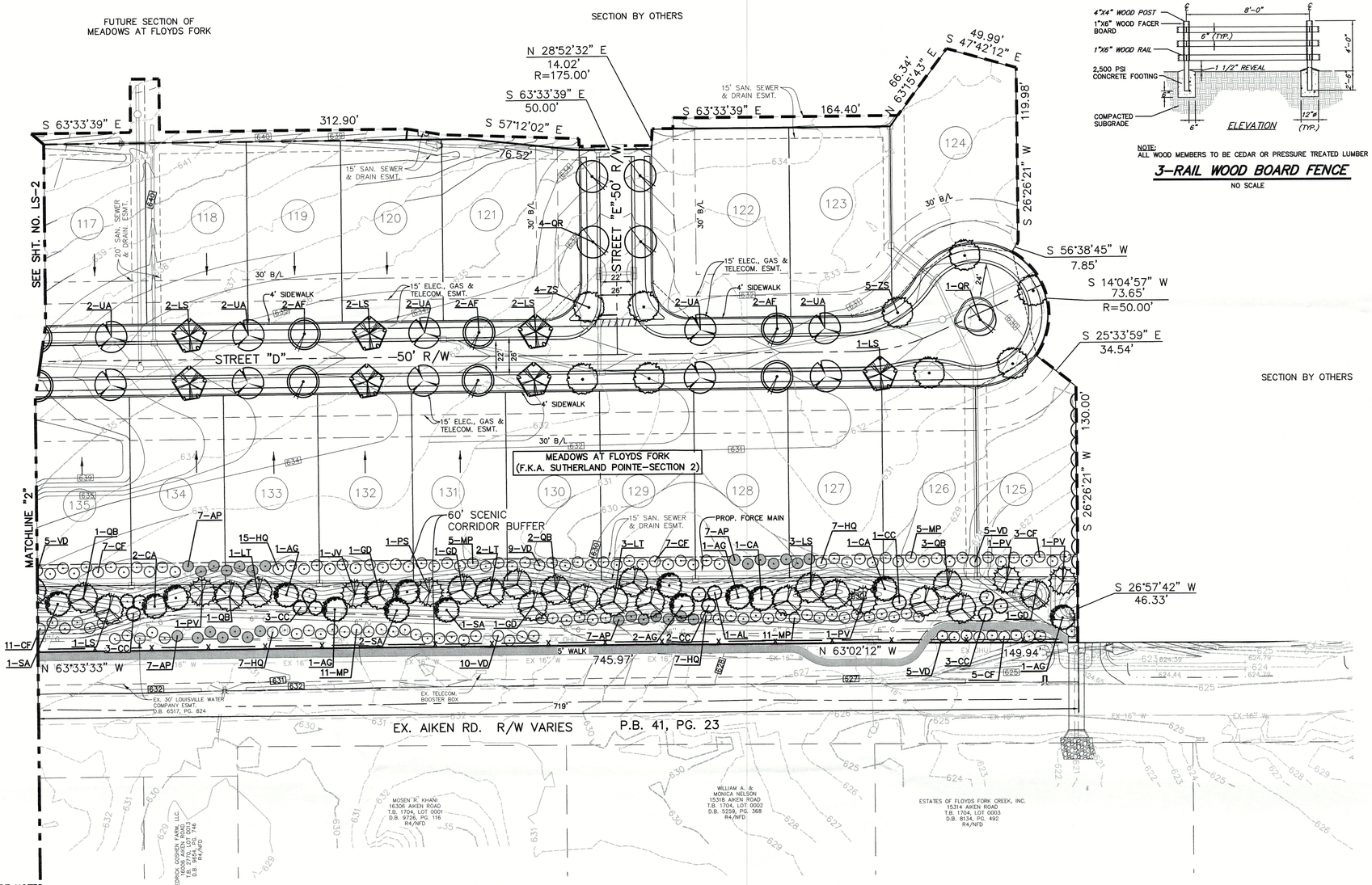
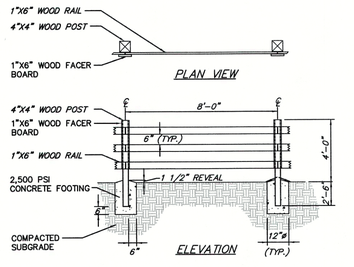
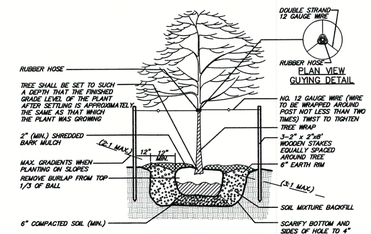


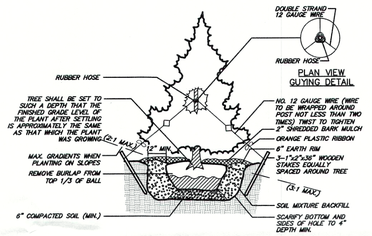


NOTE:
ALL WOOD MEMBERS TO BE CEDAR OR PRESSURE TREATED LUMBER

3-RAIL WOOD BOARD FENCE
NO SCALE

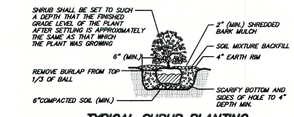


TYPICAL TREE PLANTING
NO SCALE

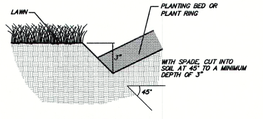


TYPICAL EVERGREEN TREE PLANTING
NO SCALE

SECTION BY OTHERS



TYPICAL SHRUB PLANTING
NO SCALE



LANDSCAPE EDGE
NO SCALE

LANDSCAPE NOTES:

1. THE CALIPER OF ALL DECIDUOUS TREES SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL.
2. ALL PLANT MATERIAL TO BE BAILED & BURLAP UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT TO SUBSTITUTE CONTAINER MATERIAL.
3. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS INDICATED ON PLAN.
4. DITCHES AND SWALES SHALL BE SEEDED AND/OR SODDED WHERE PAVING IS NOT REQUIRED.
5. SEEDING/SODDING SHALL BE PERMITTED WITHIN THE TIME PERIODS STIPULATED IN CHAPTER 10, OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE, UNLESS PRIOR APPROVAL IS GIVEN BY THE LANDSCAPE ARCHITECT OR OWNER.
6. SEEDING AND SODDING SHALL NOT BE INSTALLED IN AREAS OF WATER, GAS, TELEPHONE AND ELECTRIC INSTALLATION UNTIL AFTER THESE UNDERGROUND UTILITIES ARE INSTALLED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
7. THE CONTRACTOR SHALL REPAIR SITE EROSION AFTER TURF HAS BEEN ESTABLISHED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR OWNER IN ACCORDANCE WITH KENTUCKY HIGHWAY SPECIFICATIONS SECTION 212.06.05.
8. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLANT LIST ARE INSTALLED SIZES AFTER PRUNING.
9. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OD ONE YEAR, OR THOUGHT 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).
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAIN 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.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.
13. ALL LANDSCAPE ISLANDS SHALL BE SEEDED, SODDED, OR PLANTED WITH DROUGHT TOLERANT GROUNDCOVER OR SHRUBS, AS SPECIFIED BY THE OWNER.
14. A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH SHALL BE SPREAD AROUND ALL SHRUB BEDS. ALL LANDSCAPE ISLANDS IN THE VEHICLE USE AREA SHALL BE SEEDED OR PLANTED WITH GROUNDCOVER AT OWNER'S DISCRETION. IRRIGATION DESIGN AND PLAN BY OTHERS.
15. ONLY AMENDED TOPSOIL FREE FROM LARGE STONE CLAY AND ROOTS WILL BE USED AS BACKFILL FOR ALL LANDSCAPE PLANTINGS.
16. PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
17. REMOVE ALL BURLAP AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMB AND CENTERED IN THE HOLE.
18. SEE LDC 10.4.4 FOR PLANT SPACING DISTANCE ADJACENT TO UTILITIES AND STRUCTURES.
19. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
20. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (I.L.A.) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN TWENTY-FIVE (25%) PERCENT OF ANY INTERIOR LANDSCAPE AREA (I.L.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.
27. 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.
28. SCENIC CORRIDOR PLANTINGS SHALL BE INSTALLED WITHIN 6 MONTHS OR NEXT AVAILABLE PLANTING SEASON PER PSD STAFF FROM THE ISSUANCE OF THE SITE DISTURBANCE/CLEARING & GRADING PERMIT.
29. SEED ALL DISTURBED AREAS AS NOTED BELOW:

AREA	FERTILIZER	SEED	MULCH
WITHIN STREET RIGHT-OF-WAY (EXCEPT MEDIANS) OUTSIDE STREET RIGHT-OF-WAY (INCLUDING SAN. SEWERS)	10-10-10 COMMERCIAL FERTILIZER @ 2 LBS/1000 SF.	30% PENFINE PERENNIAL RYE 70% TALL FESCUE BLEND @ 20 LBS/ACRE	2 BALES OF STRAW PER 1000 SF.
DITCHES & SWALES (SOD INVERT & SIDEWALKS TO ELEV. AS SHOWN ON CONSTRUCTION DWG. DITCH & SWALE DETAIL)	10-10-10 COMMERCIAL FERTILIZER @ 2 LBS/1000 SF.	100% PENFINE PERENNIAL RYE @ 80 LBS/ACRE	2 BALES OF STRAW PER 1000 SF.

FLOODPLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, WHICH IS AN AREA DETERMINED TO BE INSIDE OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA) PANEL NO. 21111C0034E & 21111C0035E DATED DECEMBER 5, 2006.

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. 502-266-5123) FORTY-EIGHT (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 MSD 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 SPECIFICATION AND SPECIAL PROVISIONS.

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GRAPHIC SCALE 1"=40'
0 10 20 40 80

CASE # 18LSCAPE1059
RELATED CASE # 15SUBDIV1015, 16SUBDIV1011, 17LSCAPE1048, 17LSCAPE1057, 17LSCAPE1054
MSD WM # 11268

STATE OF KENTUCKY
NATHAN WRIGHT
935
REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT'S SEAL

16 SUBDIV1011 18 LSCAPE1059

Mindel, Scott & Associates, Inc.
Planning · Engineering · Surveying · Landscape Architecture
Utility Consulting · Property Management
5151 Jefferson Boulevard, Louisville, KY 40219
Phone: (502) 485-1500 Fax: (502) 485-1600 E-Mail: mail@msabcm.com

OWNER / DEVELOPER
JSAR, LLC
9707 SHELBYVILLE ROAD
LOUISVILLE, KY 40223
(502) 548-6276

REVISED ENHANCED LANDSCAPE PLAN
MANOR AT FLOYDS FORK & MEADOWS AT FLOYDS FORK
(F.K.A.-SUTHERLAND POINTE (SECTION 1 & 2))
15905 AIKEN RD. LOUISVILLE, KENTUCKY 40245
TAX BLOCK 16, LOTS 100
D.B. 10724, P.G. 70

Revisions
5/10/18 PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 4/19/18
Job Number: 3166

Sheet
LS-3
of 3