

SYMBL	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CREDIT
NS	8	PIEA ABEES	HORNY SPRUCE	8'-8" HT.	OPEN SPACE	356 SF
OS	7	QUERCUS SHUMARDII	SHUMARD OAK	1-3/4"	STREET TREE	540 SF
MS	4	MAGNOLIA BICOLOR	SALICER MAGNOLIA	8' HT.	STREET TREE	133 SF
CC	8	CERIS CANADENSIS	EASTERN REDBUD	8' HT.	STREET TREE	133 SF
QM	10	QUERCUS MUEhlenBERGERI	CHINKAPIN OAK	1-3/4"	STREET TREE	540 SF
CL	9	X CUPROCARPUS LEVANDI	LEVYLAND CYPRESS	6-8" HT.	OPEN SPACE	295 SF
UM	8	UMUS MORTONI GLOSSY	TRUMPET ELM	1-3/4"	STREET TREE	900 SF
OF	5	CORNUS FLORIDA 'CLOUD 9'	WHITE FLOWERING DOGWOOD	6-8" HT.	STREET TREE	133 SF
PA	11	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	1-3/4"	STREET TREE	900 SF

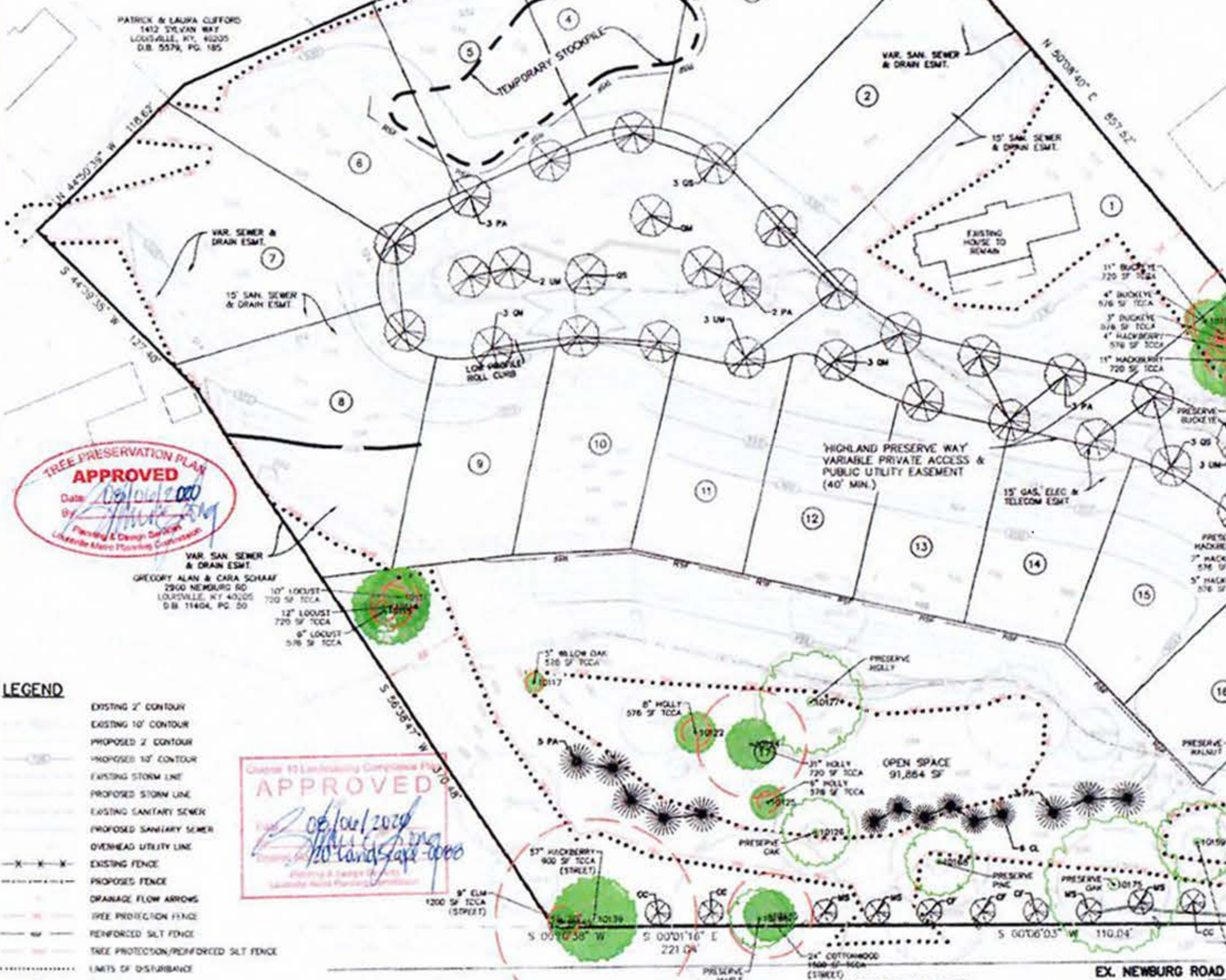
SYMBL	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CREDIT
HO	8	HYDRANGEA QUERCIFOLIA 'TRISTYLLIPER'	OAKLEAF HYDRANGEA	3 GAL.	4" O.C.	NA
TO	3	TRIALIA OCCIDENTALIS 'SLAMIGHTEN'	AMERICAN ARBORVITAE	4HT.	6" O.C.	NA
JH	8	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	CREeping JUNIPER	3 GAL.	6" O.C.	NA
JP	8	JUNIPERUS X PFTZERIANA 'GOLD COAST'	JUNIPER	3 GAL.	3" O.C.	NA
RR	6	ROSA 'RADRAZ'	KNOCKOUT ROSE	3 GAL.	3" O.C.	NA
PD	3	PHYSCOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO YEW	3 GAL.	4" O.C.	NA
PK	42	PENNSICUM ORIENTALE 'WARKLEY ROSE'	ORIENTAL FOUNTAIN GRASS	2 GAL.	2" O.C.	NA
SA	213	SEASONAL ANNUALS	SEASONAL ANNUALS	5"	VARIES	NA

CONDITIONS OF APPROVAL:

- A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES "CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACT OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DROPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."
- WHEN LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN, A NOTE SHALL BE PLACED ON THE PRELIMINARY PLAN, CONSTRUCTION PLAN AND THE RECORD PLAT THAT STATES "CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA."

PREVIOUSLY GRANTED WAIVERS

- WAIVER OF UDC 7.3.3.0.6 TO ALLOW DETACHED HOUSING TO ABUT A PRIVATE STREET.



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PLANNING & DESIGN SERVICES



TREE PROTECTION FENCING
1. 1/2\"/>



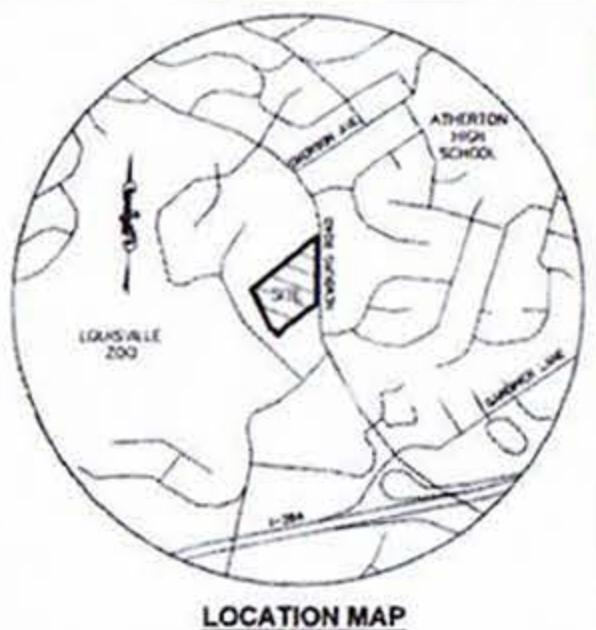
DECIDUOUS TREE PLANTING
1. 1/2\"/>

GENERAL TREE PROTECTION NOTES:

- CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXIST 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 COMPACTON. 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 POS STAFF OR DECORATOR SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/ PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED TO SCHEDULE AN INSPECTION APPROVEMENT CALL: POS CUSTOMER SERVICE 374-6230.
- 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 DEPARTMENT. FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION REPORT NONCOMPLIANCE TO 574-8230.
- 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\"/>

TREE CANOPY CREDIT AREA NOTES

- TREE CANOPY CREDIT AREAS (TCCAs) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE REPRESENTING INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL, AS TREES WITHIN THE TCCAs 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.
- ENTRANCE LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCCAs AND REPRESENT MINIMUM DISTANCES TO THE TCCAs. EACH TCCA SHALL BE ESTABLISHED IN THE FIELD TO AVOID CANOPY AREA OF ALL TREES AT OR WITHIN THE ENTRANCE LINE.
- TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCCAs 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 TCCAs.



SITE DATA

FORM DISTRICT:	NEIGHBORHOOD:
EXISTING ZONING:	R-5
SURROUNDING ZONING:	R-5
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	8.07 ACS (351,312 SF)
NET SITE AREA:	8.07 ACS (351,312 SF)
SUBSIDIABLE LOTS:	18 LOTS
GROSS DENSITY:	1.89 DU/AC
NET DENSITY:	1.98 DU/AC
MAXIMUM DENSITY:	2.26 DU/AC

YARD REQUIREMENTS

FRONT YARD:	25'
STREET SIDE YARD:	20'
MIN. SIDE YARD:	5'
REAR YARD:	25'
MAX. BUILDING HEIGHT:	35'

TREE CANOPY CALCULATIONS

TOTAL SITE AREA:	351,312 SF
EXISTING TREE CANOPY TO REMAIN:	41,705 SF
TOTAL TREE CANOPY REQUIRED:	32,326 SF (92%)
NEW TREE CANOPY PLANTED:	66,780 SF (19%)
19 TYPE 'A' TREES @ 900 SF EA. =	17,100 SF
17 TYPE 'B' TREES @ 540 SF EA. =	9,180 SF
TOTAL TREE CANOPY PROVIDED:	26,280 SF (79%)
8 TYPE EVERGREEN TREES @ 356 SF EA. =	2,848 SF
9 TYPE EVERGREEN TREES @ 295 SF EA. =	2,655 SF
TOTAL TREE CANOPY PROVIDED:	66,780 SF (19%)

UTILITY NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE KENTUCKY 811 FRONT DESK PRIOR TO 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). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE ELECTRICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA AS SHOWN ON THE PLANS OF WORK AND SHALL EXTEND, ADJUST OR RECONFIGURE TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

GENERAL LANDSCAPE NOTES:

- EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION 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 CURB AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAS 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 MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED SHALL BE 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 SHOT DISTANCES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10.2.6 AND 10.4.8. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, GARMENTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
- 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.
- THERE SHALL BE NO LANDSCAPING IN THE NEWBURG ROAD RIGHT-OF-WAY BEYOND AN ENCROACHMENT PERMIT FROM KYTC.
- STREET TREES IN FRONT OF EACH LOT ON HIGHLAND PRESERVE WAY SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR THAT LOT. AN INSPECTION IS REQUIRED TO ENSURE THESE PLANTINGS HAVE BEEN INSTALLED AS SHOWN ON THE FINAL APPROVED LANDSCAPE PLAN. THESE STREET TREES ARE TO BE MAINTAINED THROUGHOUT.

SABAK, WILSON & LINGO, INC.
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608 S. THIRD STREET, LOUISVILLE, KY 40203
(502) 584-4271



DATE	BY	REVISION
		1. REVISION FOR UTILITY COMMENTS
		2. LOTS 15 & 16 DELETED
		3. REVISION FOR UTILITY COMMENTS
		4. REVISION FOR UTILITY COMMENTS

LANDSCAPE & TREE PRESERVATION PLAN
PROJECT TITLE: **HIGHLAND PRESERVE**
2814 NEWBURG ROAD, LOUISVILLE, KY 40203
TAX BLOCK 88F, LOTS 116, 117, 118 & 119

JOB NO: 3110
SCALE: 1"=40'
DATE: 07/10/20
DRAWING NO: L-1
SHEET 1 OF 1