

The following 'General Tree Preservation/Protection Notes' should be added to all tree preservation/protection plans.

GENERAL TREE PRESERVATION/PROTECTION NOTES:

1. Construction fencing shall be erected when off-site trees 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 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 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 574-6230."
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" X 10" 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 (includes 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.

Select one or more from the following TPA, TCPA, and WPA notes; include only the notes which are applicable to the site preservation areas.

TREE PRESERVATION AREA (TPA) NOTES: (if applicable)

1. Tree Preservation Areas (TPAs) identified on this plan represent portions of the site the developer has designated to be left undisturbed during the development of roadways, utilities, and similar infrastructure. These are not permanent preservation areas. Trees in these areas may be removed during construction of homes or buildings on this site.
2. Tree protection fencing shall be erected adjacent to all TPAs prior to Site Disturbance Approval (Clearing & Grading Permit) 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. When trees must be removed in a TPA, the fence shall be relocated to protect all remaining trees within that TPA. When a tree mass contains WPAs, TCPAs, or TPAs fencing shall only be required at the outer most perimeter of that tree mass.
3. Dimension lines have been used on this plan to establish the general location of TPAs and represent minimum distances. The final boundary for each TPA shall be established in the field to include canopy area of all trees at or within the dimension line.

4. Where, due to the nature of construction plans, the tree protection fencing is not located three (3) feet from the outside edge of tree canopy, the tree shall not be considered preserved. However, this does not prohibit efforts to save the tree.
5. No parking, material storage or construction activities are permitted within TPAs beyond that allowed for preliminary site investigation work.
6. Clearing, necessary to provide access for survey work, rock soundings or other usual and customary site investigations shall be permitted prior to Site Disturbance Approval. Preliminary site investigations shall be carefully planned to minimize the amount of clearing required. Clearing should follow proposed roadway centerlines and should not result in a clear access way of more than twenty (20) feet in width. Cleared access ways beyond proposed roadways to assess individual lots shall not exceed twelve (12) feet in width or encroach into any proposed open space lots. No trees exceeding eight (8) inches in diameter measured at breast height (DBH) shall be removed without prior approval by Planning & Design Services Staff.

TREE CANOPY PROTECTION AREA (TCPA): (if applicable)

1. Tree Canopy Protection Areas (TCPAs) identified on this plan represent individual trees and/or portions of the site 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 at the time of plan approval. As trees within the TCPAs 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.
2. 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 line.
3. Tree protection fencing shall be erected 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.
4. No parking, material storage or construction activities are permitted within TCPAs.

WOODLAND PROTECTION AREA (WPA) NOTES: (if applicable)

1. Woodland Protection Areas (WPAs) identified on this plan represent portions of the site on which all existing vegetation shall be permanently preserved. All clearing, grading and fill activity in these areas must be in keeping with restrictions established at the time of plan approval. No further clearing, grading, construction or other land disturbing activity shall take place beyond pruning to improve the general health of the trees, or to remove dead or declining trees that may pose a public health and safety threat.
2. Dimension lines have been used on this plan to establish the general location of WPAs and represent minimum distances. The final boundary for each WPA shall be established in the field to include canopy area of all trees at or within the dimension line.
3. Tree protection fencing shall be erected adjacent to all WPAs prior to Site Disturbance Approval (Clearing & Grading) 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.
4. No parking, material storage or construction activities are permitted within WPAs.
5. The site shall be developed in accordance with the Woodland Protection Areas delineated on the site plan and related notes. Any modification of Woodland Protection Areas requires notification of adjoining property owners and LD&T action.

The following 'General Landscape Notes' shall be included on the landscape plan.

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. (if applicable)
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 or repaired 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 are 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 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 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.