

LANDSCAPE NOTES

- ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED BY THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD AS REQUIRED BY THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO EXISTING UTILITIES, STRUCTURES, SITE ADJUTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE INSTALLATION.
- ALL DISTURBED AREAS SHALL BE SODED BY THE LANDSCAPE CONTRACTOR. SOO SHALL BE MAINTAINED AND WATERED UNTIL ACCEPTANCE BY THE OWNER.
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN THE WARRANTY PERIOD OF ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST.
- PLANTS USED TO COMPLY WITH THIS DIVISION SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK TYPICAL STANDARDS, AND SHALL HAVE PASSED ANY INSPECTIONS REQUIRED UNDER STATE REGULATIONS.

GENERAL NOTES

TOTAL LOT AREA: 1.00 ACRE
 LOT WIDTH: 132.3' (NORMAL TO SIDE LOT LINES)
 TOTAL FLOOR AREA OF BUILDING: 9,990 SQUARE FEET
 FLOOR AREA RATIO: 229
 TOTAL LOT AREA COVERED BY STRUCTURES: 0.229 ACRE
 PERCENTAGE OF LOT COVERED BY STRUCTURES: 22.9%
 VEHICULAR LOT AREA: 8,600 SQUARE FEET
 TOTAL LOT AREA COVERED BY IMPERVIOUS SURFACES: 0.425 ACRE (18,500 SQUARE FEET)
 PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACE: 42.5%
 EXISTING USE: VACANT
 PROPOSED USE: STORAGE WAREHOUSE

SITE NOTES

TOTAL SITE AREA: 1.00 ACRE
 EXISTING USE: VACANT
 PROPOSED USE: STORAGE WAREHOUSE
 EXISTING ZONING: I19
 TOTAL PARKING PROVIDED: 19
 FAR: 0.229
 VEHICULAR USE AREA: 8,600 SQ. FT.
 INTERIOR LANDSCAPE AREA REQUIRED: 430 SQ. FT.
 INTERIOR LANDSCAPE AREA PROVIDED: 820 SQ. FT.
 INTERIOR LANDSCAPE AREA TREES REQUIRED: 2
 INTERIOR LANDSCAPE AREA TREES PROVIDED: 3

TREE SCHEDULE

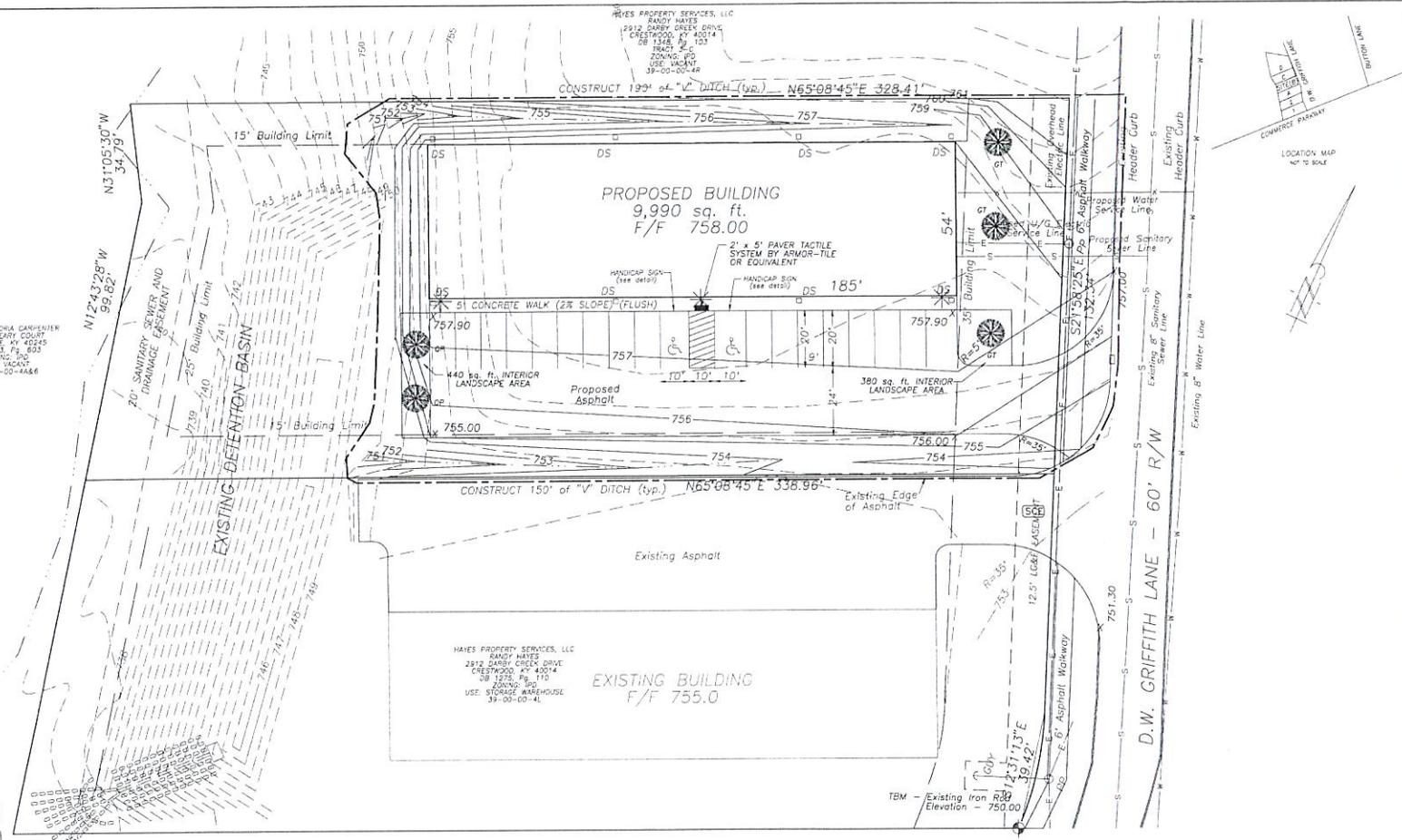
BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	MATURE SIZE	QUANTITY	SYMBOL
QUERCUS PHAELOS	WILLOW OAK	2" CAL.	36" CAL.	2	QP
GLEDITSIA TRIACANTHOS	SHADEMASTER HONEYLOCUST	2" CAL.	36" CAL.	3	GT



HEZE 45W LED FULL CUTOFF WALL PACK OR EQUIVALENT (3600 lumens)
 NO SUBSTITUTIONS, ADDITIONS, OR CHANGES TO THE LIGHTING LAYOUT SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OLDHAM COUNTY PLANNING AND DEVELOPMENT SERVICES.

APPROVED BY:

 J. Recora
 3/5/2025



OWNER: HAYES PROPERTY SERVICES, LLC
 RANDY HAYES
 2912 DANBY CREEK DRIVE
 CRESTWOOD, KY 40014

NOTE: TOTAL DISTURBED AREA IS 0.75 Acre

NO DUMPSTER IS PLANNED FOR THIS PROJECT
 ALL DOWNSPOUTS SHALL BE CONNECTED AND DISCHARGE TO DETENTION BASIN

LEGEND

- S — SANITARY SEWER LINE
- E — UTILITY LINE
- W — WATER LINE
- — — EX. CONTOUR
- · — · — PROPOSED CONTOUR
- · — · — PROPOSED DITCH

STATE OF KENTUCKY
 C. ROBERT VINSAND
 LICENSED PROFESSIONAL ENGINEER
 P.E. 19218

ADDRESS: 1060 D.W. GRIFFITH LANE
 PARCEL: 39-00-00-48
 GB 1275, Pg 110
 LANDSCAPE PLAN
 FOR
 HAYES PROPERTY SERVICES, LLC
 LAGRANGE, KENTUCKY

VINSAND
 ENGINEERING & LAND SURVEYING, INC.
 1000 CHERRYWOOD PLACE SUITE 200 - LA GRANGE, KY 40031
 (502) 222 - 7487
 FEBRUARY 22, 2025 SCALE: 1"=20'
 REVISED - 04/04/2025