

ARTICLE X - LANDSCAPING PLAN REVIEW STANDARD REQUIREMENTS

Soil Resource Plan (Zones) _____ **Soil Resource Assessment (for SDI & Legacy trees)** _____
_____ Protected zones _____ Soil amendment/treatment _____ Construction area _____ Topsoil stocking/import

Tree Protection Plan _____

Landscape Plan _____

- _____ Date, scale, north point, and names, addresses, contact information for property owners
- _____ Location of existing boundary lines and dimensions of the lot, zoning of lot and adjacent lots; vicinity map.
- _____ Centerlines of existing water courses, flood plain, escarpment and GIS, drainage features, streets, alleys, utility easements, driveways, and sidewalks.
- _____ Location of centerlines of overhead and underground utility lines within and adjacent to the building site, and location of all utilities, easements, including utility poles, generators, and equipment, and items in 10.104.
- _____ Project name, street address, lot and block descriptions.
- _____ Location, height, and material of proposed screening and fencing or berms.
- _____ Locations and dimensions of required landscape areas.
- _____ Complete description of plant materials shown on the plan, including names (common and scientific), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches diameter must be specifically indicated to be counted as required landscape trees.
- _____ Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided internal to parking areas and the number and location of required off-street parking and loading spaces.
- _____ Indication of protected trees to be removed during construction and tree protection measures during construction.
- _____ Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.
- _____ Description of proposed watering methods or an irrigation plan.
- _____ Location of visibility triangles on the premises.
- _____ Existing and proposed locations of trees transplanted on site.

- _____ **Artificial Lot** – _____ includes no more than 50% of lot. Includes _____ SBZ or _____ RBZ

Minimum Plant Sizes: Installation – all nursery stock for required landscaping.

- _____ Street Buffer Zone - Large and medium trees – 3"
- _____ Interior Zone - Large and medium trees – 3"
- _____ Residential Buffer Zone - Large and medium trees – 2"
- _____ All site trees and replacement trees – minimum 2"
- _____ Residential lots (SF/Duplex) – large and medium – 2"
- _____ Small trees (all locations) – minimum height of 6'
- _____ Large evergreen shrubs - minimum height of 2'.

Plant material bonuses are available as landscape design options in front yards for increases in tree size or plant numbers, as applicable (refer to Landscape Design Options, 10.126).

Planting Area Requirements: Installation

- Small tree – minimum 24" depth; 25 square feet open soil area (50 cubic feet volume)
- Large or medium tree – minimum 36" depth; 160 square feet open soil area (480 cubic feet volume)
- Large and medium trees must be planted at least 4 feet from pavement.

Legacy tree (10.135) – Large or medium tree

Assessment: _____

Legacy tree- large tree - minimum of 500 square foot open soil area with 36" depth (1500 cubic feet volume) per tree. If soil depth is less than 36", soil area is increased to attain 1500 cubic feet volume.

Legacy tree – medium tree – minimum of 400 square foot open soil area with 36" depth (1200 cubic feet volume) per tree. If soil depth is less than 36", soil area is increased to attain 1200 cubic feet volume.

For calculation, legacy trees may not share open soil areas with other large or medium trees.

Alternative planting area requirements – (Urban Streetscape)

- Small tree – minimum of 30" depth and 25 square feet of open soil area.
- Large or medium tree – minimum of 36" depth of open soil area, and combination of open soil and covered soil for a minimum of 240 cubic feet of volume.
- Trees planted in less than 480 cubic feet (160 sf x 3') do not count as replacement trees (10.134).
- Trees must be planted at least 2.5 feet from pavement.

Waiver.

The building official may waive minimum open soil and planting area requirements based on a landscape architect certification of conditions (Sec. 51A-10.104(f)).

Tree Locations

Minimum standards – all distances measured from center of tree trunk.

- _____ 2' or greater from side or rear yard property boundaries
- _____ 20' or greater from traffic signs
- _____ 20' from light poles
- _____ 5' from underground local utility lines
- _____ 5' from fire hydrants, electrical transmission boxes, water meters, and other in-ground utility access.

Distance from buildings

Large trees, 15'; medium trees, 12'; small trees, 5'; legacy trees, 30'.

Distance from large trees

Large trees, 25'; medium trees, 20'; small trees, 10'

Distance from medium trees

Large trees, 25'; medium trees, 20'; small trees, 10'

Distance from small trees

10' from small trees

Distance from overhead electric lines

- Large trees, 20' from closest point of an overhead electric line
- Medium trees, 15' from closest point of an overhead electric line
- Legacy trees, 30' from closest point of an overhead electric line

Irrigation Requirements

_____ An automatic irrigation system is required for all commercial and multifamily uses with combined landscape areas of 500 square feet or more.

_____ Renovations and additions:

On building sites less than 2 acres, with permits for renovations or additions with landscape requirements: All plants must be a maximum of 100 feet from an irrigation source with a permanently installed threaded hose connection.

_____ Alternate irrigation:

The building official may authorize an alternate method of irrigation if certified by a landscape architect or licensed irrigator, shown on an approved plan, and capable of maintaining the plant materials in a healthy, growing condition.

Except as stated in ordinance, the same landscape features and elements may be strategically placed so as to comply with more than one provision of ordinance.

If requested by the applicant, the building official may approve revisions to staff-approved landscape plans and related permits if the revisions further the spirit and intent of the ordinance. Revisions are limited to:

- _____ Substitution of more appropriate plant species
- _____ Revisions required by utility conflicts
- _____ Locations of plant materials up to a maximum of 10 feet.

Specify: _____

Name of Landscape Architect/Irrigator

Arborist Authorization

Contact information

NOTES: