



LANDSCAPE PLAN

TECHNICAL REQUIREMENTS

Staff Appl **SITE LAYOUT**

- Date, scale, north arrow and the names, addresses and telephone numbers of both the property owner and the person preparing the plan. Project name, street address, and lot and block description.
- Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the adjacent properties. A vicinity map shall be made part of the plan.
- Location, height and material of proposed screening and fencing. Location and dimensions of proposed landscape setbacks and transitional buffers.
- Provide common and botanical names of all plant material, location, quantities, container, caliper size, heights, spreads and spacing at the time of planting for must be included.
- Provide the location and dimension of transitional buffers. See Residential Adjacency Standards, Article XIII, for additional screening requirements.
- Parking lot layout and number of parking spaces **REQUIRED** by ordinance and the number **PROPOSED**. Additional trees are required on site when parking proposed exceeds the required by over 10%.
- Landscaping internal to the parking areas: landscape islands 162 square feet; one landscape area for every ten parking paces; landscape islands shall not be separated by more than 20 parking spaces; every islands must include one tee; no paving within four feet of the center of the tree.
- Provide a notation of the irrigation being provided.
"The site will be irrigated with a below ground automatic irrigation system with a freeze sensor, that is capable of providing the proper amount of water for the particular type of plant material used."
- Graphically show the visibility triangles on the site and provide the standard note: **"All landscaping within the visibility triangles shall comply with the visibility triangle requirements as stated in chapter IX of the City Code."**
- Provide the following note on the face of the plan:
"The property owner is responsible for regular weeding, mowing, irrigation, fertilizing, pruning, and other maintenance of all plantings. The required landscaping must be maintained in a healthy growing condition at all times."
- Provide the following notes for tree protection on the site plan, demolition, and grading, and drainage, utility plans. It is the responsibility of the applicant to coordinate the tree preservation plan with other construction drawings.
Tree flagging: All trees to be reserved shall be flagged with brightly colored tape wrapped around the main trunk.
Protection fencing: All preserved trees shall have protective fencing located approximately at the tree's drip line.
Cut & Fill: A minimum of 75% of the critical root zone (within drip line) must be preserved at natural grade with natural ground cover. No disturbance of the soil greater than 4 inches can be located closer to the tree trunk than ½ the distance to the drip line.
Irrigation: The design and trenching for irrigation system shall not cross the critical root zones of preserved trees. The irrigation trenches should be located outside of the critical root zone and designed to throw water into the critical root zone. Any trenching that must be done within the drip line shall be done by hand and enter the area in a radial manner, such as in a bicycle spoke configuration.

Preparer's Signature: _____

Printed Name: _____

Date: _____