

LANDSCAPE REQUIREMENTS

5.602 VEHICULAR USE AREAS LANDSCAPING AND SCREENING

(1) RIGHT-OF-WAY SCREENING

REQUIRED: ONE TREE PER 30 FEET OF FRONTAGE
FRONTAGE: 89 FEET
TREES REQUIRED: 89 ÷ 30 = 3
TREES PROVIDED: 3 PC
REQUIRED: HEDGE, BERM OR WALL, MINIMUM 30 INCHES TALL
PROVIDED: HEDGE - 18 TD

(2) INTERIOR LANDSCAPE AREAS - VEHICULAR USE AREA (VUA)

VEHICULAR USE AREA: 9,134 SF
REQUIRED INTERIOR LANDSCAPE AREA: 9,134 ÷ 20 = 457 SF
INTERIOR LANDSCAPE AREA PROVIDED: 1,139 SF
REQUIRED TREES: ONE PER 250 SF REQUIRED AREA
TREES REQUIRED: 457 ÷ 250 = 2
TREES PROVIDED: 6 AR

5.603 CONFLICTING LAND USE BUFFERS

REQUIRED: ONE TREE PER 20 FEET OF ABUTTING LAND, 50% EVERGREEN
LENGTH OF ABUTTING LAND: 113 FEET
TREES REQUIRED: 113 ÷ 20 = 6
TREES PROVIDED: 6 PM
REQUIRED: HEDGE, BERM, WALL OR FENCE, MINIMUM 30 INCHES TALL
PROVIDED: 14 VB IN COMBINATION WITH EVERGREEN TREES FORM CONTINUOUS SCREEN

STREET TREE ESCROW

FRONTAGE: 329 FT FRONTAGE MAY BE REDUCED 45 FEET FOR EVERY EXISTING ACCEPTABLE TREE
EXISTING TREES: 11
STREET TREE ESCROW: 329 ÷ 45 = 8 TREES
TREES PROVIDED: NONE
ESCROW PROVIDED: \$0.00

STREET TREE REMOVAL

TREES REMOVED: NO 85 - 10' NORWAY MAPLE
CANOPY LOSS FEE: 10' x \$147.00/INCH = \$1,470.00

LANDMARK TREE MITIGATION

A. LANDMARK TREES REMOVED OR IMPACTED:

NO 85 - 10' SILVER MAPLE
NO 81 - 20' SUGAR MAPLE
NO 84 - 20' BURR OAK (IMPACTED ONLY, NOT REMOVED, MITIGATION PROVIDED)
NO 90 - 20' SUGAR MAPLE (MITIGATION NOT REQUIRED, SCORE 15)

73 INCHES REMOVED X 50% = 36.5 INCHES REQUIRED REPLACEMENT

B. PROPOSED MITIGATION

6 CO - HACKBERRY 3\"/>

MITIGATION TREES TO BE PLANTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALONG WITH THE REMAINING LANDSCAPE PLANTINGS PER THE CONSTRUCTION SEQUENCE.

LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- OH ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SIGN
- P.M. PARKING METER
- POST
- SINGLE TREE
- LANDMARK TREE
- FENCE
- GRADING LIMITS

LANDSCAPE NOTES

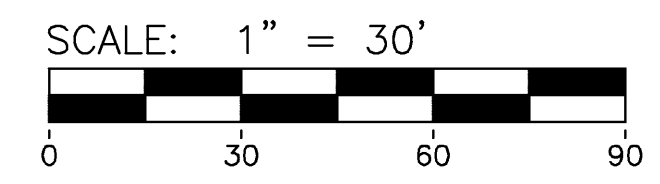
- 1) Water outlets will be provided within 150 feet of all required plantings.
- 2) Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
- 3) All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- 4) Restore remaining areas with a minimum four (4) inches topsoil and then seed/fertilize/mulch. Fertilizer for lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. No fertilizer containing phosphorus will be permitted beyond the initial topsoil and seeding. Seed mix shall consist as follows:
 - 15% Rugby Kentucky Bluegrass
 - 10% Park Kentucky Bluegrass
 - 40% Ruby Creeping Red Fescue
 - 15% Pennfine Perennial Ryegrass
 - 20% Scaldis Hard Fescue
 Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
- 5) Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- 6) All plants except ground cover are to receive four (4) inches of shredded bark mulch.
- 7) All trees to be located a minimum of 10 feet from public utilities.
- 8) All single trunk deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- 9) All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- 10) Street trees will have protection fencing installed and maintained as shown on sheet 8.
- 11) Vehicle access to the site will be limited to the tracking mat and driveway curb cut. No vehicles will be allowed to park or drive over the critical root zones of the street trees.
- 12) The critical root zone of the landmark street tree shall not be impacted. If branches die due to critical root zone impact, the developer shall prune out the dead branches.
- 13) Construction materials shall be delivered to the site on an "as-needed" basis. Minimal amounts of materials will be stored on site. Materials will be delivered to the site, and then moved into position with the use of an elevator or crane to avoid injury to the street trees as much as is feasible.
- 14) All trees shall be planted a minimum fifteen (15) feet apart.

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- EXISTING TREE TO REMAIN

PLANT MATERIAL SCHEDULE

Qty.	Sym.	Botanical Name	Common Name	Size	Roots	Notes
6	PM	<i>Pseudotsuga mezesii</i>	Douglas Fir	7-8' ht	B&B	
2	TA	<i>Tilia americana</i> 'Redmond'	Redmond Basswood	3-3.5\"/>		



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CITY PLACE
SITE PLAN
LANDSCAPE PLAN

DATE: 3-2-09
SHEET: 9 OF 16
REV. DATE: 3-25-09
REV. DATE: 6-19-09
JOB No. 07075
PER CITY COMMENTS
REMAND. BACK TO P.C.

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