

LANDSCAPE CHECKLIST – ARTICLE X

7/26/18 PE

ADDRESS: _____

DATE: _____

REVIEWER: _____

TRACE #: _____

MANDATORY PROVISIONS 10.125 (must comply when applicable)

_____ **Street Buffer Zone (SBZ)** - Required _____ Provided _____ Must have one 3" caliper large or medium tree per 40' of street frontage, except when existing conditions allow two small trees to substitute for each required tree. All street trees must be provided along the entire length of the lot, excluding paved surfaces at points of ingress/egress, and within an area measured from the property boundary, unless authorized for distance from the street curb.

<u>Right-of-way</u>	<u>Average Depth</u>	<u>Minimum Depth</u>	<u>Maximum Depth</u>
<u>Freeways</u>	<u>15 feet</u>	<u>5 feet</u>	<u>50 feet</u>
<u>Arterials and community collectors</u>	<u>10 feet</u>	<u>5 feet</u>	<u>30 feet</u>
<u>Local and residential collectors</u>	<u>7.5 feet</u>	<u>5 feet</u>	<u>25 feet</u>

10.125(b)(1)

_____ **Urban Streetscape** – (Option) If approved, must have a six-foot wide planting area of open soil and covered soil conditions. A minimum of one design option must be provided in the front yard or right-of-way area, as written in code.

_____ **Right-of-Way** – (Option) May be used for SBZ, if qualified. Must provide SBZ area of a minimum of 5' depth along the property line. The right-of-way must be suitable for planting by city standards.

_____ **Residential Buffer Zone (RBZ)** - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, with an **average depth of 10' or greater, minimum depth of 5', and maximum depth of 30'**. Must include one plant group per 40' of adjacency, except when existing local utility conditions allow two small trees to substitute for each required tree, and excluding paved points of ingress/egress.

_____ **Screening is required:** Plant group is one large or medium tree per 40'.

_____ **Screening is not required:** Plant group is:

- ___ One large or medium tree and three small trees;
- ___ One large or medium tree and three large evergreen shrubs;
- ___ One large and medium tree, two small trees, and one large evergreen shrub; or
- ___ One large or medium tree, one small tree, and two large evergreen shrubs.

10.125(b)(2)

_____ **Interior Zone** – All required large and medium trees must be a minimum of 3" caliper. Minimum landscape area is 160 sf, with a minimum soil width of 8 feet. The center of trunk must be a minimum of 4 feet from pavement.

_____ **21 to 100 parking spaces.** No parking space may be located more than 70 feet from the trunk of a large/medium tree.

_____ **101 or more parking spaces.** Same as above, except for parking lots in IM or IR districts with industrial and warehouse uses. Landscape area is required at end of each single row of parking spaces with a minimum of one tree, the maximum number of parking spaces between islands is 12, but no maximum number of parking spaces in a row when it abuts a median landscape area, a residential buffer zone landscape area, or a street buffer zone landscape area.

10.125(b)(3)

Additional Provisions:

_____ **Screening of off-street loading spaces**-Must be screened from residential adjacency. Must also be screened from all adjacent public streets, except CS and industrial districts. Minimum 6' height.

10.125(b)(4)(A)

Site trees

Standard - Required _____ Provided _____ Must have one 2" caliper tree per **4,000** square feet of lot area.

All site trees must be located on the lot.

IM and IR zoning-Required _____ Provided _____ Must have one 2" caliper tree per **6,000** square feet, **when contains industrial or warehouse uses.**

➤ **site tree credits**-eligibility based upon protective measures taken, health of the tree(s), diameter measurement and species...see Sec. 51A-10.125(b)(4)(B) for details

<u>CALIPER OF RETAINED TREE</u>	<u>NUMBER OF SITE TREES CREDIT GIVEN FOR RETAINED TREE</u>
<u>Less than 2 inches</u>	<u>0</u>
<u>2 inches or more but less than 8 inches</u>	<u>1</u>
<u>8 inches or more but less than 14 inches</u>	<u>2</u>
<u>14 inches or more but less than 20 inches</u>	<u>4</u>
<u>20 inches or more but less than 26 inches</u>	<u>8</u>
<u>26 inches or more and less than 32 inches</u>	<u>10</u>
<u>32 inches or more but less than 38 inches</u>	<u>18</u>
<u>38 inches or more</u>	<u>20</u>

10.125(b)(4)(B)

ARTICLE X - LANDSCAPE DESIGN OPTIONS – 10.126

ADDRESS: _____ **DATE:** _____

REVIEWER: _____ **TRACE #** _____

Points are required for each building site. The minimum number of design option points required for a building site:

<u>Lot size</u>	<u>Points required</u> (Ex.: a 4500 square foot lot requires 4 points to be obtained)	
_____ 0 to 999 sf	0	
_____ 1,000 sf to 1,999 sf	1	
_____ 2,000 sf to 9,999 sf	2-9	
<i>(One point for every 1000 sf)</i>		
_____ 10,000 sf to 19,999 sf	10	
_____ 20,000 sf to 39,999 sf	15	
_____ 40,000 sf to 2.99 acres	20	
_____ 3 acres to 9.99 acres	30	
_____ 10 acres to 19.99 acres	35	
_____ 20 acres to 49.99 acres	40	
_____ 50 acres and greater	50	10.126(a)

_____ **(1) Plant material bonus – 5 points maximum** – Plant materials added to the landscape design when the required amount of points for a standard design option is deficient by five points or less. All plant material must be placed in the front yard. **Added:**

- _____ Large/medium tree caliper increase 1 pt. per 1 caliper inch for each required tree (up to 6 in.)
- _____ Large shrub 0.25 pts.
- _____ Small tree 0.5 pts.
- _____ Large/medium tree 1.0 pt. 10.126(b)(1)

_____ **(2) Buffer zone enhancements - 20 points maximum** – Each required buffer zone depth may be increased by a minimum number of feet. It is not available where the street buffer zone is reduced to no more than 5% of lot area.

Options:

- _____ Large enhanced buffer zone (5 feet): 5 pts.
- _____ Small enhanced buffer zone (2 feet): 2 pts. 10.126(b)(2)

_____ **(3) Engineered solutions for soil volume – 10 points maximum** - Use engineered solutions for providing the minimum and additional soil volume for a minimum of 75% of required street buffer trees.

Options:

- _____ Minimum required soil volume, 5 pts.;
- _____ increase in soil volume 10% above minimum requirements, 6 pts.;
- _____ + 15%, 7 pts.;
- _____ + 20%, 8 pts.;
- _____ + 25%, 9 pts.;
- _____ + 30% or more, 10 pts. 10.126(b)(3)

_____ **(4) Screening – 20 points maximum.** Screen all off-street parking lots along the entire adjacent public street frontages on a building site or artificial lot, excluding driveways and visibility triangles. Screening must be voluntary. **Options:**

- 1) _____ Standard design (shrub ht. min. of 2' at installation), 5 pts.;
 - 2) _____ Enhanced design*, 10 pts.;
 - 3) _____ Grouped beds, 5 pts.**;
 - 4) _____ Screening wall or fence (min. ht. of 3'), 5 pts.**;
 - 5) _____ Berm (min. ht. of 3'), 5 pts.**
- (* - landscape architect required; ** - may complement option 1 or 2)

Screening is mandatory in NO(A), LO(A), LO-1, LO-2, LO-3, MO(A), MO-1, MO-2 and GO(A) districts. 10.126(b)(4)

_____ **(5) Building facade – 15 points maximum.** Facade planting areas adjacent to public streets or private driveways.

Options:

- 1) _____ Standard design, 5 pts.;
- 2) _____ Enhanced design*, 10 pts.;
- 3) _____ Additional grouping of medium/small trees, 5 pts.;
- 4) _____ One small tree per 30 ft. within 15 feet of facade, 5 pts. 10.126(b)(5)

_____(6) **Pedestrian uses - 25 points maximum.** Provide private or publicly accessible pedestrian amenities for at least 5% of the lot area. **Options:**

- 1) ____ Urban streetscape (minimum of 2 amenity types): ____ Benches; ____ Lamps; ____ Enhanced sidewalk (*not available for option 7*); ____ 8-ft. Unobstructed sidewalk; ____ Water feature; 10 pts.
- 2) ____ Special amenities in building site, exclude private courtyards 5 pts. (private), 10 pts. (public);
- 3) ____ Habitat restoration adjacency, 10 pts. (private), 15 pts. (public);
- 4) ____ Athletic fields, 10 pts., or 20 pts. (on lots over 10 acres). 10.126(b)(6)

_____(7) **Pavements – 15 points maximum.** Provide enhanced or special pavement to a minimum of 25% of all outdoor vehicular pavement, or 5% pedestrian-use pavement, on the lot, as applicable. **Options:**

- 1) ____ Enhanced vehicular pavement: Texture 3 pts., Color 3 pts.;
- 2) ____ Permeable vehicular pavement, 5 pts.;
- 3) ____ Enhanced pedestrian walkways: Texture 3 pts., Color 3 pts. 10.126(b)(7)

_____(8) **Conservation – 25 points maximum.** Provide conservation programs on the property. It must occupy at least 5% of the lot area. **Options:**

- 1) ____ Tree preservation in development impact area, 2 pts./tree; 5 pts./significant tree; up to 10 pts.;
- 2) ____ Habitat preservation and restoration (native grassland or woodland), 5 pts.;
- 3) ____ Habitat preservation and restoration – active management plan, pro design, 10 pts.;
- 4) ____ Habitat preservation and restoration – adjacent to primary natural areas, 15 pts. 10.126(b)(8)

_____(9) **Low Impact Development – 20 points maximum.** Improve the property with design to manage stormwater flow and provide surface heat abatement. **Options:**

- 1) ____ Rain garden: 1 to 5,000 sf, 3 pts.; each additional 1,000 sf, 1 pt.: max. 6 pts.;
- 2) ____ Bioswale: 50-100 ft. long, 3 pts.; each additional 50 ft., 1 pt.: max. 10 pts.;
- 3) ____ Water-wise plant materials and planting beds; max. 10 pts. 10.126(b)(9)

_____(10) **Parking Lots – 30 points maximum** for DIA 10 acres or larger; **20 points maximum** for DIA less than 10 acres. Surface parking and vehicle outside display and storage areas qualify. **Options:**

- 1) ____ Pedestrian pathways, 5 pts.;
- 2) ____ Parking islands – maximum of 10 parking spaces between landscape islands, 5 pts.;
- 3) ____ Parking islands - increase landscape area to a minimum of 200 sf for each large/medium tree.
____ +50% of required islands, 5 pts.
____ +75% of required islands, 10 pts.
- 4) ____ Parking islands - increase landscape area to a minimum of 300 sf for each large/medium tree.
____ +50% of required islands, 7 pts.
____ +75% of required islands, 12 pts.
- 5) ____ Parking lot landscape islands – each additional parking lot landscape island provided, 3 pts.
- 6) ____ Landscape medians – provide a minimum of 10 ft. wide landscape median with large/medium trees for a minimum of a 12-space parking row, 5 pts. for maximum of 20 pts.
- 7) ____ Landscape medians – provide a minimum of 12 ft. wide landscape median with large/medium trees for a minimum of 12-space parking row, 7 pts. for each full median for a maximum of 28 points on the lot.
- 8) ____ Landscape medians – provide a minimum of 16 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 10 pts. for each full median for a maximum of 30 points on the lot.
- 9) ____ Large legacy tree in minimum of 500 sf dedicated open soil area, 2 pts. for maximum of 20 pts.
- 10) ____ Pocket park. Provide a minimum of 2,500 sf of contiguous open soil landscape area, 20 pts. 10.126(b)(10)

_____(11) **General** – Provide documentation and demonstrate ability to achieve any of the following conditions.

Options:

- 1) ____ Provide SITES (Sustainable Sites Initiative) documentation and demonstrate ability to attain SITES certified level (65 points) or greater, 10 pts.
- 2) ____ Provide and implement a landscape maintenance plan for a minimum of a 3 year period, 3 pts. 10.125(b)(11)

_____**TOTAL POINTS** _____**REQUIRED POINTS** _____**Reviewer**