

## Landscape Plan Requirements

Chapter 18.08 of the Unified Development Code (UDC) outlines the landscaping requirements in the City. The following items must be provided on the landscape plan:

1. **Property.** Property boundaries and existing and proposed easements along with a North arrow and a graphic and written scale;
2. **Improvements and Structures.** The location of all existing and proposed improvements and structures including street curb, gutter, sidewalk and accesses, walls and fences;
3. **Utilities.** The location of all existing and proposed utility lines and facilities (water, wastewater, stormwater and electric), including but not limited to vaults, transformers and switchgear and the location of all water meters. The water meter that will be used to irrigate the landscaping and the water meter size must be labeled. The following landscape and public utility separations must be adhered to:
  - a. Water, Wastewater and Stormwater lines – 10 feet for trees, 5 feet for shrubs;
  - b. Hydrants – No plants which mature to a height of 6-inches or more shall be placed within 3 feet of a hydrant.
  - c. Power lines – plantings shall not create a conflict with overhead or underground power lines. For overhead lines, the plant species must be carefully selected with a mature height that would not extend into the power line. For underground power lines, trees shall not be planted directly on top of the underground line.
4. **Existing Landscaping.** The location of all existing trees, labeling of all significant trees as defined in the Unified Development Code, including the approximate caliper size and species and an indication if the trees will remain, be relocated or removed. To the maximum extent feasible, existing significant trees and vegetation shall be preserved (see also tree survey requirements on the Site Development Plan checklist);
5. **New Landscaping.** The location of all proposed trees, shrubs and other plantings in accordance with Chapter 18.08 Landscaping and Buffering in the Municipal Code. This includes bufferyard plantings, building foundation plantings, interior parking lot landscaping and screening.
  - a. Only plants on the approved *UDC Plant List* may be used to meet the requirements.
  - b. All trees shall be drawn according to their size at five years from the date of planting. Shrubs shall be illustrated according to their size at two years from the date of planting.
  - c. Not more than 30% of required landscape plants within each category (large trees, small trees, evergreens, and shrubs) shall be of any one genus. Exceptions to this requirement may be made with written permission of the Director upon good cause.

- d. Each street frontage where at least 6 street trees are required shall include at least 3 genera of street trees.
  - e. Not more than 50% of the trees and shrubs shall be classified as high water use.
  - f. All planting areas outside of turf areas shall use mulch such as bark, stone, or other water-saving materials at a depth of 4 inches for bark, or 2-4 inches for stone to help maintain soil moisture and inhibit weeds. Landscape fabric is required below non-organic materials.
  - g. Soil amendments shall be in accordance with Section 18.08.603 in the Municipal Code.
6. **Planting Schedule** explaining symbols, plant quantities, common and botanical names, and plant sizes. The planting schedule shall demonstrate compliance with the biodiversity standards in Section 18.08.206;
7. **Bufferyard Plantings.** A bufferyard table shall be placed on the landscape plan delineating the type of bufferyard required (A, B, C, D, or E) and description of bufferyard (zone boundary, parking, or street bufferyard), the width of the bufferyard, the number of required plantings in compliance with the bufferyard requirement, the number of proposed plantings; and the total number of plantings in each category (large trees, small trees, evergreens, and shrubs);
8. **Tree Preservation Credit.** Healthy, mature trees that are preserved on-site may count as more than 1 tree for the purposes of the landscaping requirements. Refer to Section 18.08.203 for more information on Tree Preservation Credits and Criteria. For projects requesting tree preservation credit, the following table must be placed on the landscape plan:

**Tree Preservation Credit**

Diameter at Breast Height of Tree to be Preserved		Landscape area where credit is to be applied
Min. Diameter	Large Tree Credit	
<i>(insert diameter)</i>	<i>(insert credit – see Table 18.08.203 for credit calculation)</i>	<i>(insert location of where credit will be applied)</i>

9. **Turf.** A statement as to whether the turf areas will be established by using seed or sod;
10. **Irrigation.** A statement of irrigation methods shall be placed on the landscape plan in compliance with the following standards and Section 18.06.602 in the UDC.
- a. Whenever there are 2,000 s.f. or more of planting areas on a property, whether or not the plantings areas are contiguous, the subject property shall have an underground, permanent irrigation system capable of meeting the typical watering requirements of all the plant materials on the subject property.
  - b. Whenever there are less than 2,000 s.f. of planting areas on a property, there shall be at least one reliable water source available during the growing season. The hose bib or other water source shall be within not more than 50 feet from the border of the plantings areas.
  - c. If there are areas of the subject property that require watering only to establish plantings (e.g. areas planted with native seed), a temporary irrigation system for the establishment period is permitted. A description of the temporary irrigation system shall

be placed on the landscape plan.

- d. The meter used to permanently irrigate the landscape needs to be shown and designated on the plan.
  - e. The following notes shall be placed on the landscape plan for all development plans not incorporating a hydrozone landscape plan:
    - 1) Irrigation systems shall be designed to avoid overspray onto non-planted and impervious surfaces.
    - 2) Sprinkler systems shall be designed to minimize overspray.
    - 3) Subsurface and/or drip irrigation systems shall be used for shrubbed areas.
    - 4) All irrigation systems shall be maintained in good working order.
11. **Site Distance Triangles.** The delineation of all sight distance triangles per LCUASS Figure 7-16;
12. **Tree Protection Notes.** The following notes shall be placed on the landscape plan and public improvement construction drawings for all properties with existing trees and vegetation that will be preserved.
- a. No cut or fill with greater than a four-inch depth shall occur within the dripline or root area of any preserved tree without evaluation by a qualified arborist or forester and City approval of the cut or fill.
  - b. No cutting or filling, nor storage of building materials or debris, nor disposal of wastes, shall take place within the larger of the dripline or critical root zone of any protected tree.
  - c. No impervious paving shall be placed within the critical root zone of any protected tree
  - d. The larger of the dripline or critical root zone of all protected trees shall be barricaded prior to grading activities, and shall remain in place during construction to prevent damage to the trees and their roots by construction equipment.
13. **Soil Amendments** that are appropriate for the site conditions and landscape design shall be provided. The following notes shall be placed on the landscape plan:
- a. For groundcovers, soil shall be tilled and amendments incorporated to a minimum depth of 6 inches. The following schedule specifies the minimum soil amendment requirements per 1,000 square feet of landscape areas:
    - i. Bluegrass and High-Water Plantings: 3 cubic yards
    - ii. Shrubs, Perennials and Moderate to Low-Water Plantings: 2 cubic yards
    - iii. Xeric and Very Low-Water Plantings: 1 cubic yard or comparable treatment
    - iv. Dryland and native grassland re-establishment areas: no required treatment.
  - b. The landscape installer shall certify that soil amendments have been installed in accordance with the requirements in UDC Section 18.08.603 Soil Amendments and in accordance with the submitted plans prior to approval of the landscape inspection or return of financial security for landscape improvements, if applicable.
14. **Phasing Plan for Landscape Improvements** if landscaping is proposed to be phased.
15. **Certification.** The signature and seal of the licensed Landscape Architect preparing the plans must be placed on the final drawings.