



<p><b>Note:</b> All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.</p>
<p><b>Note:</b> A Pre Construction meeting with Urban Forestry is required before any work is performed onsite, especially where there is tree protection and/or plant material is installed on site.</p>
<p><b>Note:</b> All road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation and be replaced with planting soil prior to landscape installation</p>
<p><b>Note:</b> All shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway</p>

Replacement Calculation			
Replacement Tree Type	Provided Qty	Replacement Canopy Area Credit (Sq. Ft)	Total (sq. ft)
Type 1 Tree	423	300	126,900
Type 2 Tree	275	100	27,500
Type 3 Tree	89	50	4,450
Total Canopy Replacement Canopy Area Credit (sq. ft.)			<b>158,850</b>
Total Dollar Value Replacement (\$)			<b>\$611,682.00</b>
Total Palm Height Replacement (ft.)			<b>1,942</b>
Total Tree DBH Replacement (in.)			<b>1,583</b>

MINIMUM DEVELOPMENT SITE LANDSCAPING		
ZONE DISTRICT: I-1		
SITE AREA: 1,091,765 sf		PERVIOUS LANDSCAPE AREA: 219,898 sf (20%)
<b>SITE TREE REQUIREMENTS</b>	REQUIRED	PROVIDED
Lot Tree Requirement - 1 tree per 3,000 sf	364	364
Canopy Trees = Lot Tree Requirement - 1 tree per 3,000 sf (1,001,628.86 sf)	334	334**
Understory Trees Lot Tree Requirement [Due to Powerlines]- 1 tree per 3,000 sf (90,173.93 sf)	90	30
50% of trees shall be native (when more than 20 trees are required)	182	182
% of Palms Allowed = No. Trees required x 20% (when more than 20 trees are required)	73	43
Lot shrub requirement = 5 shrubs per 3,000 sf	1,820	1,820
<b>STREET TREE REQUIREMENTS [NORTH ALONG SAMPLE ROAD]</b>	REQUIRED	PROVIDED
1 canopy tree per 40 feet = L.F. = 1,117'	28	28
1 Understory tree per 20' <b>to replace Canopy Tree Due to Powerline</b> L.F. = 136'	7	7
<b>STREET TREE REQUIREMENTS [EAST ALONG NW 27TH AVE]</b>	REQUIRED	PROVIDED
1 canopy tree per 40 feet = L.F. = 346'	9	9
<b>VUA REQUIREMENTS</b>	REQUIRED	PROVIDED
Perimeter landscape strips [North & East] = 1 canopy tree per 30 feet [50% Palms Allowed at 20' O.C.] L.F. = 2,099'	70	70
Perimeter landscape strips [South] = 1 canopy tree per 40 feet [50% Palms Allowed at 20' O.C.] L.F. = 229'	6	6
Perimeter landscape strips [West] = 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = 719'	18	18 (5 Proposed Trees + 13 Existing Trees)
Perimeter landscape strips [West, Partial North, and Partial South] = 1 Understory tree per 20 feet or 1 Canopy Tree per 40 feet in areas beneath overhead utility lines L.F. = 3,358'	131	131
<b>STREET TREES</b>	REQUIRED	PROVIDED
Street Tree [North] = 1 canopy tree per 40 feet [50% Palms Allowed at 20' O.C.] L.F. = 1,205'	30	30 (18 Proposed Trees + 12 Existing Trees)
Street Tree [East] = 1 canopy tree per 40 feet [50% Palms Allowed at 20' O.C.] L.F. = 319'	8	8
15% of total VAU to be landscape area 155,5203 C.4i	15%	15%
Canopy trees = 1 per landscape island	42	42
Understory trees in lieu of Canopy trees [Due to Powerlines] = 1 per landscape island	33	33
Superior landscape between VUA and building = 1 shrub per 6 feet on center (SEE CHART FOR SPECIES BREAKDOWN) 155,5203 D.5		642 Shrubs + 927 Ground Covers + 8 Trees + 8 Palms
<b>BUFFER REQUIREMENTS</b>	REQUIRED	PROVIDED
Type A Option 1 Buffer Exterior Requirements: [South Side] 1 Canopy tree per 30 feet on interior side of wall or fence and a continuous hedge [4' minimum in height] on exterior side of wall or fence L.F. = 237'	8	8
Type A Option 1 Buffer Exterior Requirements: [South Side] 1 Understory tree per 20 feet on interior side of wall or fence <b>to replace Canopy Tree Buffer requirement Due to Powerline</b> L.F. = 1,470'	74	74
<b>TOTAL TREE REQUIREMENTS</b>	REQUIRED	PROVIDED
TOTAL CANOPY TREES: [Lot + Perimeter + Bufferlines]	544	544
TOTAL UNDERSTORY TREES: [Due to Powerlines + Buffer Requirements]	275	275
TOTAL PALMS: [Max. 20% of Required Trees]	162	84
TOTAL:	809	809

SHEET INDEX:

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L-3	LANDSCAPE PLAN
L-4	LANDSCAPE DETAILS

The diagram illustrates a cross-section of a buffer strip. A vertical dashed line on the left represents the 'PROPERTY LINE'. To the right of this line, there is a 'GREEN BUTTONWOOD CONTINUOUS HEDGE [5' HT. MIN.]'. Further right is an '8' HT. WALL [PLEASE SEE CIVIL PLANS FOR EXACT LOCATION AND SPECIFICATIONS.]'. To the right of the wall is a 'LIVE OAK OR MAHOGANY CANOPY TREE [1 PER 30 L.F. TYP.]'. To the left of the wall is a 'SILVER BUTTONWOOD UNDERSTORY TREE [1 PER 30 L.F. TYP.]'. The diagram shows the relative positions and heights of these elements. Dimensions are indicated at the bottom: a 5'-0" distance from the property line to the understory tree, and another 5'-0" distance from the understory tree to the wall.

PROPERTY LINE

SILVER BUTTONWOOD  
UNDERSTORY TREE [1 PER 30 L.F. TYP.]

LIVE OAK OR MAHOGANY  
CANOPY TREE [1 PER 30 L.F. TYP.]

8' HT. WALL [PLEASE SEE CIVIL PLANS FOR EXACT  
LOCATION AND SPECIFICATIONS.]

GREEN BUTTONWOOD  
CONTINUOUS HEDGE [5' HT. MIN.]

5'-0" 5'-0"

**TYPICAL TYPE C OPTION 1 BUFFER CROSS SECTION**

Scale: 1" = 10'-0"

TYPICAL TYPE C OPTION 1 BUFFER CROSS SECTION



Drawing: Index

Date: 11/25/2024

Scale: See Left

Drawn by: MAV

Sheet No.:

L-1

Cad Id.: 2024-070

# DRC

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03/19/2025