



DATE: April 7, 2005

TO: Deborah Millhouse
Deputy Director
Planning and Development

RE: Grace Parc Subdivision
Landscape Review for
Compliance with Conditions
City File #04-011

FROM: Carla J. Dinkins
Landscape Architect
Planning and Development

For this review I have reviewed the following documents:

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|--------------|---|
| Sheet 1 of 5 | Tentative Preliminary Plat, last revised 3/22/05 – Per City Review |
| Sheet 2 of 5 | Existing Conditions and Natural Features Base Plan, last revised 2/23/05 – Per City Meeting |
| Sheet 3 of 5 | Drainage Pattern & Slope Gradient Sketch, last revised 2/23/05 - Per City Meeting |
| Sheet 4 of 5 | Existing Tree and Tree Removal Plan, last revised 2/22/05 - Per City Meeting |
| Sheet 5 of 5 | Tree Replacement Plan, last revised 2/22/05 Per City Meeting |
| Sheet 1 of 1 | Roadway Geometric Plan, last revised 2/22/05 – Per City Meeting |

Please note that my review of these plans is for landscape related issues only.

My Comments and findings are as follows:

Tree removal and replacement status:

Requirement:

- The Tree Conservation Ordinance (TCO) applies to this development. To meet the requirements of the Tree Conservation Ordinance it will be necessary to preserve 37% of the existing regulated trees onsite and to replace all regulated trees removed with an equal number of tree credits.

Status:

- There are 49 surveyed trees on site of these one is a diseased Ash tree, hence there are 48 regulated trees onsite. To meet the requirements of the Tree Conservation Ordinance it will be necessary to preserve 18 regulated trees. The plans indicate that 18 regulated trees are being preserved. Hence, 37% of the regulated trees are being preserved onsite; this meets the requirements of the Tree Conservation Ordinance.

- 30 regulated trees are being removed requiring 30 replacement credits be provided. The plans indicate the planting for 4, 3" caliper Maple trees (8 tree credits) and 15, 9' tall Spruce trees (22.5 tree credits) for a total of 30.5 tree credits being provided.
- This meets the requirements of the Tree Conservation Ordinance.

Buffer requirements and status:

Requirement:

- Landscape buffers are not required for this development.

Status:

- No buffers provided.

Parking lot island planter requirements and status:

Requirement:

- None required.

Status:

- None provided.

Recommendation:

All the comments and concerns of my previous review dated March 3, 2005 have been addressed with the exception conditions specified below. The Landscape Plans meet the requirements of the Zoning Ordinance, the Tree Conservation Ordinance and Conditions as specified in the Planning Commission's Summary of Motions dated March 15, 2005. I recommend approval of the Landscape Plans with the following conditions:

- Prior to issuing the Land Improvement Permit for this development the Tree Protective Fencing must be in place, inspected and approved by this writer.
- Prior to approval of the Landscape Plans it will be necessary to indicate all trees on adjacent properties on the plans that will be affected by construction operations. This would include any trees on an adjacent properties that the braches of the tree hangover the limits of this development. These trees must be protected with Tree Protective Fencing at their actual dripline.
- Prior to issuing the Land Improvement Permit for this development the following Performance Bond must be posted:

Replacement Tree Bond \$8,085.00