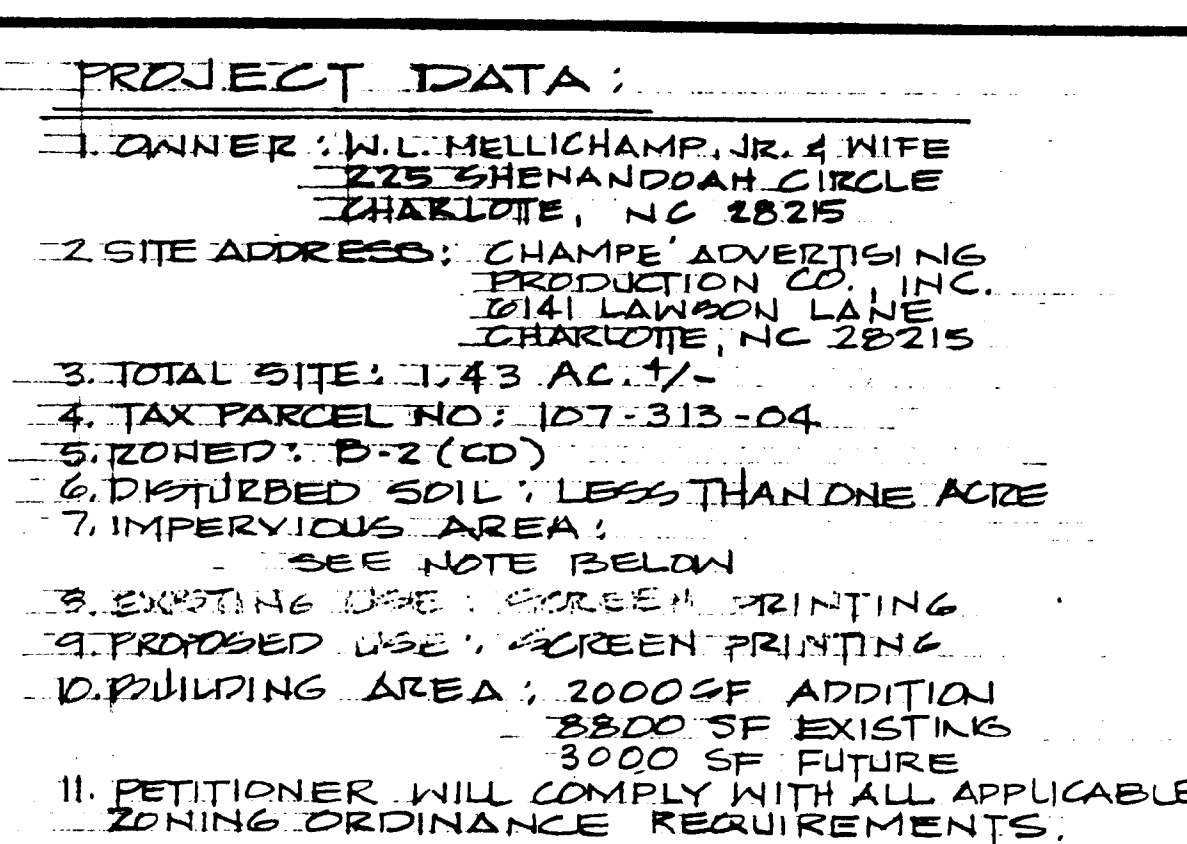
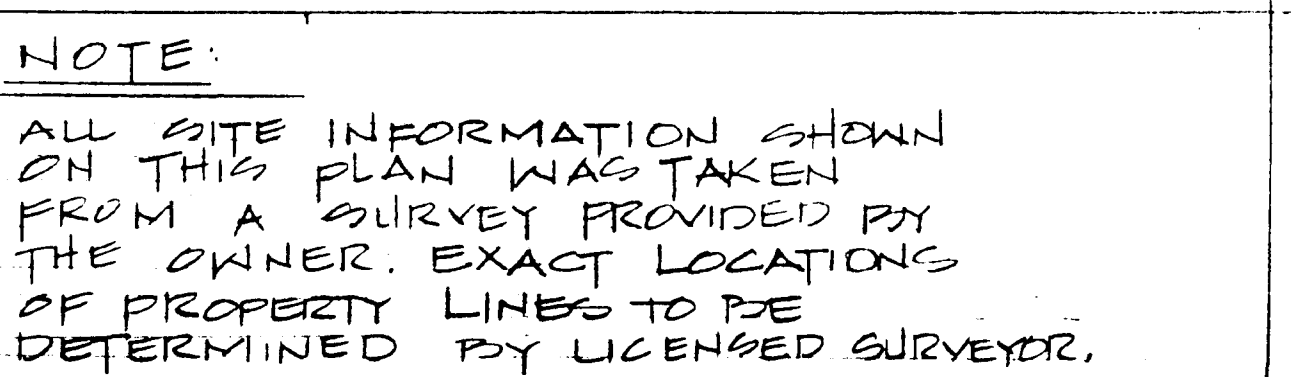
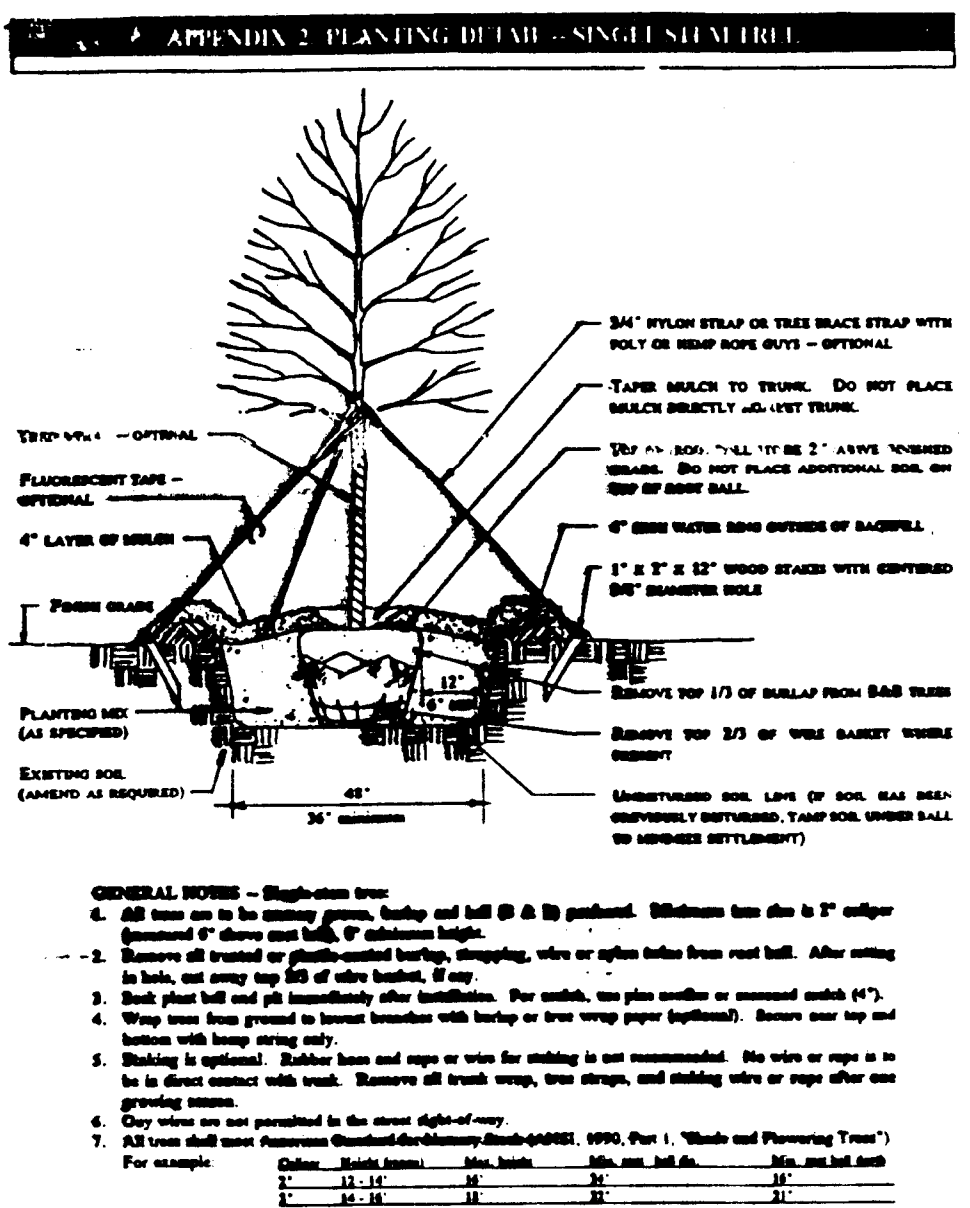




SITE PLAN

SCALE: 1" = 20'

TREE ORDINANCE NOTES:

1. PERIMETER PLANTING REQUIREMENTS

All properties are required to have a perimeter planting strip (not including access driveways) of an average of 8 ft, wherever the property abuts the public right-of-way. Within this planting strip, trees/ plantings are required.

If large maturing trees are used on the perimeter, one tree every 40 ft is required, starting at least 10 ft from the property line. If small maturing trees are used on the perimeter, one tree every 30 ft is required. The minimum size required at the time of planting is two inches in caliper and 8 ft. in height.

Facement cut-outs can be used for predeveloped designed sites. The cut-out must be at least 300 sq. ft./acre. Perimeter planting requirements are still required when another right-of-way line separates the property from the public right-of-way.

2. INTERNAL PLANTING REQUIREMENTS

In addition to perimeter planting requirement, internal tree planting may be required. If the impervious surface area exceeds 10,000 sq. ft. then landscape areas (e.g. grass, shrubs, or other planting material) equal to 10% of this area is required. Tree planting is required at the rate of 1 tree/10,000 sq. ft. of impervious area, and arranged so that no parking space should be further than 60 ft. from a tree. Planting areas for trees planned within parking areas must be at least 300 sq. ft./acre.

3. REPLACEMENT AND PROTECTION OF TREE

When trees required by this ordinance die, they must be replaced during the next suitable planting season. Wheel-stops, curbs or other barriers must be provided where trees might be damaged by vehicles.

4. TREE SURVIVAL AND PROTECTION PLANS

Trees within the tree protection zone (equal to the zone established where the property abuts the public right-of-way, and not to exceed 60 ft.) of 8 inches DBH cannot be removed without a permit. This does not include single-family housing. When applying for building and/or grading permits, a tree protection plan is required and must be approved before the permit is issued. This plan should include grading changes, location of structures (present and future), sediment retention structures, drainage pipes and structures, sanitary sewer lines, parking areas and underground utilities.

DBH = 4.5" ABOVE GROUND

GENERAL TREE NOTES:

APPROVED BY GFL COUNCIL
DATE October 16, 1995
OF 1
95-66