

## **Site Plan Requirements for New Builds**

### **Existing Conditions Site Plan**

1. Provide a scaled site plan showing as applicable: footprint of existing house, garage and other structures; hardscape elements such as the driveway, patio(s) and walkway(s); fencing; property lines; easements; setback lines; Right-of-Way, etc. Include bar scale and north arrow.
2. Location of existing trees 6" caliper and greater. Note caliper, botanical and common names, and condition. Calculate and note total caliper of existing trees on site.
3. Location of existing ornamental trees and major shrubs (36" tall or greater). Note size, botanical and common names.
4. Location of street trees in Right-of-Way. Identify trees to be protected from construction on both private property and within Right-of-Way. Provide a tree protection plan approved by City staff.
5. Location of utility poles and boxes.
6. Identify areas of natural screening and major areas of shrubs along the perimeter of the lot.
7. Identify trees to be removed and total number caliper inches to be removed. Identify major shrubs to be removed.
8. Identify elevation changes on property, if significant.
9. Identify if street has brick curb and gutters.
10. Provide several site photos to illustrate existing conditions and adjacent residences.

### **Proposed Landscape Site Plan**

1. Provide a scaled site plan showing as applicable: footprint of proposed house, garage and other structures; hardscape elements such as the driveway, patio(s) and walkway(s); fencing; property lines; easements; setback lines; Right-of-Way, etc. Include bar scale and north arrow.
2. Location of proposed new landscape – trees, shrubs, and perennials. Note quantity, size, botanical and common names. Calculate and note total caliper of proposed trees on site.
3. Location of street trees in Right-of-Way.
4. Location of utility poles and boxes.
5. If existing natural screening along perimeter of the lot is removed, identify replacement landscape.
6. Identify elevation changes on property, if significant.
7. Identify if landscape will be irrigated.
8. If property has brick curb and gutters, provide detail for protecting and/or replacing brick when construction is completed.
9. Provide a brief narrative describing the proposed landscape plan, including the relationship of new construction and landscaping to neighboring residences.

Requirements will be reevaluated six months from February 20, 2019 approval date at the Tree and Public Gardens Commission Meeting on September 18, 2019. (Note that the Tree Commission does not hold a meeting in August.)