

General Landscape Notes

The following notes, conditions, including landscape plan and specifications are to be strictly followed in order to receive a final Certificate of Occupancy or Final Inspection. Any changes in species, quantity, or size must be approved prior to installation by the city's Senior Landscape Architect. The plant materials and sizes are specified as minimums and will be measured for compliance at time of final inspection.

1. (City Code Section 19-6.2.1 E) *Maintenance*. The owner of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material for the duration of the premises.
 - (A) All landscape material, maintenance, and management shall conform to the minimum standards of the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.
 - (B) Landscaped areas shall be maintained in good condition and kept free of dead plants, weeds, or debris. Failure to maintain or replace dead, damaged or diseased plant material or to repair a broken wall or fence within 30 days of notification shall constitute a violation. Replaced plant material must be in compliance with the minimum size, spacing, and quantity standards of Section 19-6.2.
 - (C) Trees may not be severely trimmed beyond the standards of ANSI A300 Standards for Tree Care Operations. If aggressive trimming occurs, the property will be considered nonconforming and required to replace the trees with trees meeting the minimum size, spacing, and quantity standards of Section 19-6.2. "Crape Murder" will be considered a violation and replacements will be enforced.
 - (D) Buffer and screening material shall be maintained to meet the minimum size, spacing, and quantity standards of table 19-6.2-1 of this section.
2. (City Code Section 19-6.2.2 A7) *General*. The entire planting area must be scarified and contain amended on-site soil or a soil mix to a depth of 18 inches.
3. (City Code Section 19-6.2.2 B) *Minimum planting size/height requirements*. All landscape planting materials shall conform to the minimum size or height standards in table 19-6.2-1 at the time of planting as well as meet the standards of ANSI Z60.1 American Standard for Nursery Stock.
 - (A) For newly planted trees the caliper measurement of the trunk shall be taken six inches above the top of the root flare up to and including four-inch caliper size. If the caliper at six inches above the top of the root flare exceeds four inches, the caliper should be measured at 12 inches above the top of the root flare.
 - (B) For existing trees, the diameter measurement of the trunk shall be taken at DBH (diameter at breast height) four and one-half feet above the average ground level.
4. (City Code Section 19-6.3.2B6) *Tree protection and replacement*. If the minimum protection standards are not met, or if trees are observed by the city to be injured or threatened, they may be deemed ineligible for meeting these requirements and additional trees will be required.
5. (City Code Section 19-6.3.2C3) *Protection and replacement of heritage and historic trees*. No construction, grading, equipment, or material storage, or any other activity shall be allowed within the critical root zone of a heritage or historic tree unless the steps taken to adequately ensure the health of the tree are submitted in writing to the city's Senior Landscape Architect for approval.
6. (City Code Section 19-6.3.2C4) *Protection and replacement of heritage and historic trees*. Heritage or historic trees shall not be cut, removed, pushed over, killed, harmed, trimmed, sprayed, or destroyed without written approval by the city's Senior Landscape Architect.
7. (City Code Section 19-6.3.3A) *Tree protection during construction*.
 - (A) Before grading begins, fencing shall be required, at a minimum, around the critical root zone of all trees that are to be preserved. Additional fencing shall be required around the critical root zone of trees on adjacent properties or located in a right-of-way.
 - (B) Type of fencing. All fencing required by this section shall be a minimum of four feet high and of durable construction; such as wood or metal fencing.
 - (C) Signs. Signs shall be installed on the protective fence visible on all sides of the fenced-in area (minimum one on each side and/or every 300 linear feet). The size of each sign must be a minimum of one foot x one and one-half feet and shall contain the following: "TREE PROTECTION ZONE: KEEP OUT."
 - (D) Activity within a fenced tree protection zone. No construction, grading, parking, equipment, or material storage, or any other activity shall be allowed within the fenced area.
 - (E) Maintenance of fencing. For existing trees to be counted toward required tree credits, they must be protected during the entire development period, beginning prior to the commencement of site work. Encroachment within the tree protection zone is permitted to allow the landscape contractor access to complete site work.
 - (F) *Critical root zone*. The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone is typically represented by a concentric circle centering on the tree trunk with a radius equal in feet to one (1) times the number of inches of the trunk diameter: (CRZ in ft = 1 x Diameter inches)
8. (City Code Section 19-6.3.3B) *Tree protection during construction*. Encroachments within the critical root zones of any tree being preserved to comply with required tree credits, or within designated tree protection zones, shall occur only in rare instances. If such an encroachment is anticipated, a written request must be made to the city's Senior Landscape Architect for allowance of encroachment. Requests must detail preventative measures taken. If approved the following preventative measures shall be employed:
 - (1) Clearing activities. The removal of trees adjacent to a tree protection zone can cause inadvertent damage to the protected trees. Wherever possible, it is advisable to cut minimum two-foot trenches along the limits of land disturbance, so as to cut, rather than tear, roots. Trenching is required for the protection of historic and heritage trees.
 - (2) Soil compaction. Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within tree protection areas.
9. (City Code Section 19-6.4) *Irrigation*. If irrigation is provided, a rain sensor must be installed such that it shuts off irrigation system when up to ¼" of rain has fallen.
10. The bicycle rack specification and detail is to be installed as shown on plan unless written approval is granted by the city's Senior Landscape Architect prior to installation.
11. For landscape or bicycle parking questions, contact Jeff Waters 864-467-5759 cjordan@greenvillesc.gov