

# Landscape – Plants & Trees

# Checklist 19

It is recommended that the Owner or Landscape Architect/Designer/Contractor attend the ARC meeting to answer any questions relating to the landscape design and plant materials.

**This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.**

**OWNER CHECKBOXES** (Must be filled in or noted N/A)

**ARC CHECKBOXES**

- |                          |   |                          |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | <b>Required Documents</b>   | <input type="checkbox"/> |
|                          | <ul style="list-style-type: none"> <li>• A detailed landscape plan drawn at a <u>minimum scale</u> of 1/8" = 1'-0", showing the location of new and existing plants, trees, drains, grading and required setbacks for plants and trees.</li> <li>• A plant and tree list with plant names and a legend (color code, letters, or numbers).</li> <li>• Calculations showing how the required plant quantities are being met. (See the attached Calculation Worksheet and Calculation Summary Sheet).</li> </ul> |                          |
|                          | <b>The design and drawing has been prepared by:</b>   |                          |
|                          | <input type="checkbox"/> Landscape Architect <span style="margin-left: 200px;"><input type="checkbox"/> CA Licensed Landscape Contractor</span>   |                          |
|                          | <input type="checkbox"/> Landscape Designer <span style="margin-left: 200px;"><input type="checkbox"/> Other -</span>   |                          |
| <input type="checkbox"/> | The minimum required plant quantities have been included in the design.   | <input type="checkbox"/> |
| <input type="checkbox"/> | All minimum setbacks for trees and plants have been incorporated in the design.   | <input type="checkbox"/> |
| <input type="checkbox"/> | Front yard and open space/golf course rear yard landscaping includes a minimum of one (1) twenty-four inch (24") box tree or an existing tree of equal size.  | <input type="checkbox"/> |
| <input type="checkbox"/> | Corner lot street side yard landscaping includes a minimum of two (2) fifteen gallon (15 gal.) trees.   | <input type="checkbox"/> |
| <input type="checkbox"/> | Edging material that separates lawn from bark or rock areas will be mow curb, bender board or other ARC approved material.  | <input type="checkbox"/> |
| <input type="checkbox"/> | The irrigation system is a fully automatic underground system and is described on the drawings.   | <input type="checkbox"/> |
| <input type="checkbox"/> | Landscape mounds will be no higher than two feet (2'-0") and will be setback a minimum of eighteen inches (18") from any knee wall or boundary wall/fence.  | <input type="checkbox"/> |
| <input type="checkbox"/> | Backfill of dirt or rocks will <u>NOT</u> be placed against a knee wall, boundary wall/fence or the home.   | <input type="checkbox"/> |
| <input type="checkbox"/> | The use of Bermuda Grass is <u>prohibited</u> .   | <input type="checkbox"/> |
| <input type="checkbox"/> | If the lawn is being removed, and replaced with planting, the mow strip is being removed.   | <input type="checkbox"/> |

- The timeframe for completion of the work is within 90 calendar days from the start of work.
- Front yard landscaping along the property lines and driveways, excluding trees, will be maintained at a maximum height of four feet (4'-0"), as required by the City Zoning Ordinances
- Corner Lots shall maintain all landscaping and construction in accordance with the City of Lincoln Visibility Requirements document H-23 contained in Appendix E. The maximum TOTAL HEIGHT of all sloped ground, shrubs and landscape features in the Corner Controlled Area may not exceed three feet (3'-0"),

**Required Plant Quantities**

Each fifty (50) or (100) square feet of plantable area shall contain the following minimum plant quantities, with the goal of achieving fifty percent (50%) plant coverage at MATURITY. These quantities apply to Front Yards, Corner Lot Street Side Yards and Open Space and Golf Course Rear Yards.

<b>Minimum Plant Quantities for each 50 SF of Plantable Area</b>	
2	5 Gallon Shrubs
2	Any Combination of 1 and 2 Gallon Shrubs
<b>4</b>	<b>Total</b>

<b>Minimum Plant Quantities for each 100 SF of Plantable Area</b>	
4	5 Gallon Shrubs
4	Any Combination of 1 and 2 Gallon Shrubs
<b>8</b>	<b>Total</b>

Fewer than the minimum plant quantities may be considered for approval if the design drawing clearly shows that the number of plants provided will achieve the stated goal of fifty percent coverage at MATURITY, as stated above.

The following Calculation Worksheet, Landscape Calculation Summary Sheet and Plant and Tree List shall be completed and attached to this Checklist, or have the same format shown on the drawing.

**This checklist must be completed and signed by the Owner and be submitted along with the Architectural Review Committee (ARC) Application Form.**

<b><u>Homeowner Use</u></b>
<b>Planned Completion Date:</b>
<b>Name:</b>
<b>Address:</b>
<b>Signature:</b>

<b><u>ARC Use Only</u></b>
<input type="checkbox"/> <b>APPROVED</b> _____
<input type="checkbox"/> <b>INCOMPLETE</b> _____
<input type="checkbox"/> <b>DISAPPROVED</b> _____
<b>Date:</b>

# Landscape Calculations

Enter applicable project data and calculations from that data in the yellow colored areas.

Property Address:  Date:

Open Space/Golf Course Lot? Yes  No

Front: **A** Yard Area  **B** Yard Area  **C** Street Side Yard Area

Rear: **D** Side Yards  **E** Rear Yard Only  **\*One sheet per Yard Area\***

<b>TOTAL YARD AREA (YA)</b> (Area from property lines to house and/or fence)												Total sf
L		ft X W		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
L		ft X W		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
<b>HARDSCAPE</b> (See Checklist 16)												Total sf
L		ft X W		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
L		ft X W		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
<b>LANDSCAPE AREA (LA) = YA minus Hardscape</b>												Total sf
<b>TURF AREA</b> , (natural or artificial turf, or low ground cover can not exceed 50 % of LA, see Checklist 3 or 10)												Total sf
L		ft X W		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
L		ft X W		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
<b>PLANTABLE AREA: (PA) = LA minus Turf Area)</b>												Total sf
<b>WALLS</b> (See Checklist 29)					1' Wide x L						Total sf	
<b>BOULDERS</b> cannot exceed 5% of PA & 3' diameter max (see checklist 18)												Total sf
1' dia = 1sf each, Qty =			2' dia = 3sf each, Qty =			3' dia = 7sf each, Qty =						
<b>ALL DECO ROCK</b> - can not exceed 20% of PA												Total sf
<b>Dry Creek Bed</b> , 15' x 4' max (CheckList 18)						L		ft	X	W	ft =	sq ft
<b>Deco Rock Area</b> (CheckList 18)						L		ft	X	W	ft =	sq ft
						L		ft	X	W	ft =	sq ft
<b>Cobble Area</b> (CheckList 17)						L		ft	X	W	ft =	sq ft
						L		ft	X	W	ft =	sq ft
<b>EXISTING PLANT AREA to Remain, (Ground Area)</b>												Total sf
L		ft X		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
L		ft X		ft =	sq ft	L		ft X W		ft =	sq ft	sq ft
<b>EXISTING PLANT AREA to Remain, (Mature Plant Area)</b>												Total sf
<b>AREA REQUIRING NEW PLANTS (ARNP)</b> (PA minus Walls, Boulders, Deco Rocks and Existing Plant Areas)												Total sf
<b>PLANTING GUIDELINES</b>		8 plants per 100 sf of ARNP requires =										plants
		50% of plants to be 5 gal or more in size =										= >5 gal
		<b>OR:</b> 50% of ARNP, Mature Plant coverage area =										sq ft

## Plant and Tree List

The following Plant and Tree List shall be used with all landscape applications. This sheet may be attached to the Checklist or a similar list may be included on the landscape drawings.

<b>Plant and Tree List - Area A</b>				
<b>Symbol</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>No. of Plants</b>	<b>Size in Gallons</b>

<b>Plant and Tree List - Area B</b>				
<b>Symbol</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>No. of Plants</b>	<b>Size in Gallons</b>

<b>Plant and Tree List - Area C</b>				
<b>Symbol</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>No. of Plants</b>	<b>Size in Gallons</b>

<b>Plant and Tree List – Rear Yard</b>				
<b>Symbol</b>	<b>Common Name</b>	<b>Botanical Name</b>	<b>No. of Plants</b>	<b>Size in Gallons</b>

## How to Develop the Required Landscape Calculations

Landscape area calculations are required for all front yards, corner lot street side yards and open space/golf course rear yards. Refer to Figures 1 and 2.

1. Start by calculating the area of the yard; then subtract the area covered by hardscape. This will produce the Landscaped Area.
2. Using the Landscaped Area:
  - A. Subtract the area covered with Turf (Limited to 50% of the landscaped area) then;
  - B. Subtract the area covered by walls. (For area calculation purposes, walls shall be assumed to be 1'-0" wide times their length.)
  - C. This will produce the Plantable Area.
3. Using the Plantable Area:
  - A. Subtract the area covered by Boulders (Limited to 5% of the plantable area) then;
  - B. Subtract the area covered by Decorative Rock (Limited to 25% of the plantable area);
  - C. Subtract the area covered by Existing Plants to remain;
  - D. This then produces the square footage that requires new planting.
4. Determine the number of plants required from the Design Guideline table of Required Plant Quantities.

### The following information should be used when preparing calculations for the landscaping submittals.

- When calculating areas multiple the length times the width of each item. (Area = Length x Width).
- If you have irregular shapes to calculate, it is acceptable to approximate the area by calculating a series of squares or rectangles.
- For boulder calculations use the following areas;
  - 1 foot diameter = 1 square foot area.
  - 2 foot diameter = 3 square foot area.
  - 3 foot diameter = 7 square foot area.
  - 4 foot diameter = 12 square foot area.

### Sample Calculation Table:

#### Area A

<b>Yard Area (YA)</b>		<b>1600 SF</b>
Subtract the Area of Hardscape	450 SF	
<b>Landscape Area (LA)</b>		<b>1150 SF</b>
Subtract the Area of Turf - Max. of 50% of (LA)	500SF	
Subtract the Area of Walls	20 SF	
<b>Plantable Area (PA)</b>		<b>630</b>
Subtract the Area of Boulders - Max. of 5% of (PA)	25 SF	
Subtract the Area of Decorative Rock - Max. of 25% of (PA)	150 SF	
Subtract the Area of Existing Plants to Remain	0	
<b>Area Requiring Plants (ARP)</b>		<b>455 SF</b>

This sample calculation would require 18 five-gallon shrubs and 18 one or two gallon shrubs, based on the Required Plant Quantities Table.



