

HEART OF THE GOOD LIFE

I. Landscaping Plan.

- (1) A landscaping plan shall be submitted at the time of site plan and shall include the following requirements:
 - a) Detailed natural land analysis, including vegetation, soil types and slopes.
 - b) Man-made features.
 - c) Details of all proposed vegetative landscaping materials, including placement, Latin name, common name, caliper/height, and quantity.
 - d) Details of all proposed non-vegetative land landscaping and screening materials, including lighting.
 - e) Where landscape or man-made materials are used to provide required screening from adjacent and neighboring properties, a cross-section shall be provided at a legible scale illustrating the prospective of the site from the neighboring property and property line elevation.
 - f) At least thirty percent (30%) of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
 - g) At least eight percent (8%) of the internal parking area shall be landscaped with grass, shrubbery, trees and/or other approved ground cover. This area is counted as part of the overall required "landscape area".

- (2) Landscaping shall provide for an appropriate mix of plantings around a minimum of fifty percent (50%) of the exterior footprint of all buildings. Landscaping shall improve the appearance of the structure and break up large unadorned building elevations.

- (3) Minimum size of plantings:
 - a) Over story deciduous – 2 ½ inch caliper.
 - b) Coniferous – 6 feet in height.
 - c) Shrubs – 24-inch pot.
 - d) Ornamental trees – 2 inch caliper.

In the event a site plan layout does not have adequate open space to accommodate plant quantities as per ordinance, such quantities per species can be combined into less quantities per species, provided total regulated height or caliper is maintained. Trees shall be of varying species and shall be in accordance with the minimum size of plantings.

- (4) Species:

- a) All trees and plantings used in site developments shall be indigenous to the appropriate hardiness zone and physical characteristics of the site. Invasive plants shall not be allowed.
 - b) All deciduous trees proposed to satisfy the minimum requirements of this policy shall be long-lived hardwood species.
 - c) The complement of trees fulfilling the requirements of this section shall be not less than twenty-five percent (25%) deciduous and not less than twenty-five percent (25%) coniferous.
- (5) Method of Installation:
All deciduous and coniferous trees shall be ball and burlap and staked and guyed per National Nurseryman's Standards. Shrubs may be potted or ball and burlap.
- (6) Sodding and Ground Cover:
All open areas of any site not occupied by buildings, parking, or storage, shall be sodded or seeded over four (4) inches of topsoil. Exceptions are as follows:
- a) Seeding over four (4) inches of topsoil of future expansion areas (areas to be built upon within eighteen (18) months) as shown on approved plans.
 - b) Areas designated as open space for future expansion area shall be properly planted and maintained with prairie grasses, wildflowers, or grass.
- (7) Slopes and Berms:
- a) Final slope grade steeper than the ratio of 3:1 will not be permitted without special approval of treatment, such as terracing or retaining walls.
 - b) Berming used to provide required screening of parking lots and other open areas shall not have a slope to exceed 3:1.
- (8) Use of Landscaping for Screening:
Where natural materials, such as trees or hedges are approved in lieu of required screening by means of walls or fences, density and species of planting shall be such to achieve ninety percent (90%) opaqueness year round.
- (9) Lighting: Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of business each day.
- (10) Statuary: There shall be no statuary allowed as part of the landscape plan.

(11) Maintenance Policy:

- a) All landscaping shall be properly maintained so as to preserve planting in a live state and shall be kept free of noxious weeds and debris.
- b) Turf grass and lawns shall not grow to a height to allow such grasses to go to seed.
- c) All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained so as to be free of cracking, crumbling, dilapidation or deterioration.
- d) Rotten, deteriorated or damaged landscape elements shall be repaired, replaced, or removed.

(12) Erosion Control:

All open disturbed areas of any site shall be seeded as an erosion control measure.