

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 Landscape Architect. The plant materials and sizes are specified as minimums and will be measured for compliance at time of final inspection.

1. **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. (19-6.2.1 E)
 - (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. **General.** Remove twine, strapping and basket from as much of the tree as possible, and no less than half the root ball. Mulch at least 2' beyond the planting area to a depth of 3 inches. The trunk of tree shall be 4 inches away from mulch. Tree root balls shall be planted on undisturbed soil, and shall be inspected for visible root flare and removal of girdling roots. Stakes and strapping must be removed within the first year following planting. (19-6.2.2)
3. **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. (19-6.2.2 B)
 - 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. **Protection and replacement of trees 20" or greater in diameter.** Trees that are at least 20 inches in diameter and located within the setback shall not be removed or harmed without written approval by the City's Landscape Architect. No land disturbing activity is allowed within the critical root zone of any tree to be retained, including those trees on adjacent properties. If the minimum protection standards are not met, or if trees are observed by the City to be injured or threatened, fines and/or replacement trees may be required prior to issuing the Certificate of Occupancy. (19-6.3.2)
5. **Tree protection during construction.** (19-6.3.3A)
 - a. Tree protection must be installed prior to the mobilization of any equipment or beginning any site activity. Fencing and signage, as specified in the City's Tree Protection Details available on the City's website, is required around the critical root zone of all trees that are to be preserved.
 - b. 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 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." Include detail in plans.
 - d. No construction, grading, parking, equipment, or material storage, or any other activity shall be allowed within the fenced area.
 - e. 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.
 - f. The minimum area beneath a tree that must be left undisturbed during construction. This protected area, the critical root zone, is measured from the trunk with 1 foot of protection for every inch of tree diameter.
6. **Tree protection during construction.** If encroachment into the protected critical root zone is anticipated, a written request must be made to the City's Landscape Architect for allowance of encroachment. Requests must detail preventative measures taken. If approved the following preventative measures shall be employed (19-6.3.3B):
 - a. Clearing activities. 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 of adjacent trees. Trenching is required for the protection of trees 20" or larger in diameter.
 - b. Where soil 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.
7. **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. (City Code 19-6.4)
8. **Bicycle Racks.** The bicycle rack specification and detail is to be installed as shown on plan unless written approval is granted by the City's Landscape Architect prior to installation.
9. **Questions.** For landscape or bicycle parking questions, contact Christa Jordan at 864-467-5759 or cjordan@greenvillesc.gov