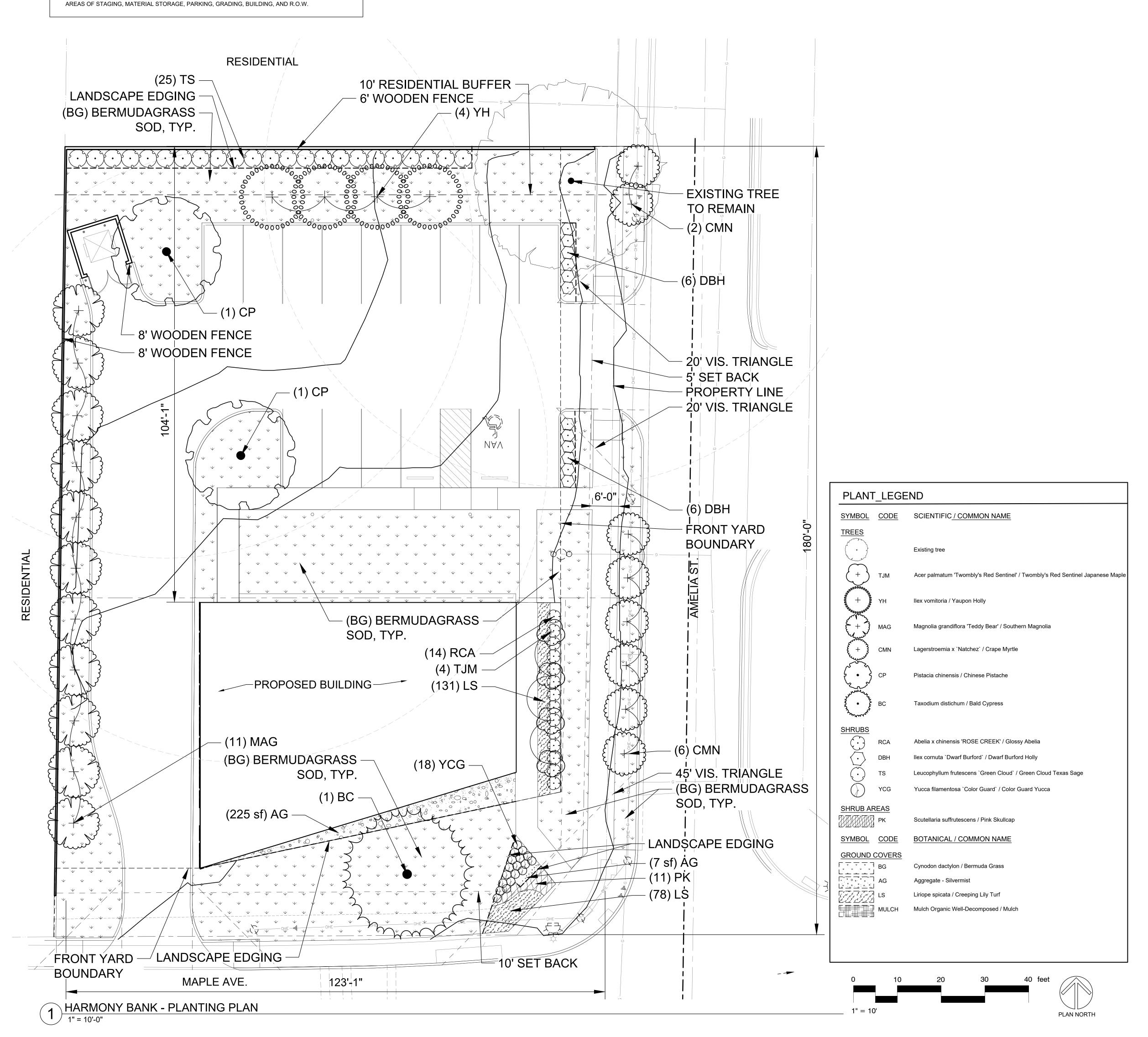
SOLID SOD BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION - INCLUDING





MANDATORY PROVISIONS (must comply when applicable)

YES Tree Survey-must include trees 6" caliper and greater on the lot and/or within 50' of construction.

NA Protected tree mitigation-Replacement trees must equal, in caliper, the caliper of protected tree(s) removed. Approved replacement trees are defined in Sec. 51A-10.134(2) and must be a minimum 2" caliper. A tree survey, landscape plan, and building permit or tree removal permit are required to consider protected tree

YES Tree protection-permanent protective fencing placed around the dripline of each protected tree to remain.

□ <u>alternate methods of compliance</u> - if a property owner is unable to plant the replacement tree on the lot from which the protected trees were removed, the following option exist: plant replacement trees on another property within the Oak Lawn Special Purpose District (requires written permission from the receiving property owner and the building official), or

make a payment into the Oak Lawn Open Space Fund below applies to single family uses in residential subdistricts and residential development tracts

NA __Additional payment for removal of "majestic trees"-in addition to mitigation, the removal of a protected tree Open Space Fund. The amount of the payment is calculated in the same manner as defined in Sec. 51A-

 □ residential development tracts - Required ____ Provided ____ One 2" caliper tree per 4,000sq ft within the residential development tract. A minimum of 50% of these trees must be planted in the rear 50% of the residential development tract. Each site tree must have a minimum planting area of 25sqft. The trunk of any site trees must be located more than 2.5' from any pavement.

 single-family uses in MF-1, MF-2 and MF-3 subdistricts - Required ____ Provided ___ Must have one 2" caliper tree per 4,000sqft of lot area. A minimum of 50% of these trees must be planted within the rear 50% of the lot. Every site tree must have a minimum planting area of 25sqft. The trunk of any site tree must be located more than 2.5' from any pavement. □ single-family uses in single-family (R) subdistricts - Each single-family lot must contain three 2" caliper trees. wo of these trees must be located within the required front yard. One of the two trees in the required front

yard must be planted within the parkway and must be a large canopy tree from the Large Canopy Tree list.

NA Fences-fences in front yards and corner side yards ≤ 4' in height if the fence is solid. Fences in front yards and corner side yards ≤ 6' in height if the fence is a minimum of 50% open. In all other cases, fences ≤ 9' in height. "Corner side yard" means portion of front yard on a corner residential development tract governed by side yard regulations pursuant to Sec. 18(b)(1).

below applies to all properties in the Oak Lawn SPD except single-family* and duplex uses in detached structures

VAR Street trees-Required 11 Provided 8 ORN One tree, min. 3.5" dia. and 14' ht., must be provided for every 25' of street frontage, with a min. of one tree required. Must be protected species and located in the parkway. * for attached or detached single-family uses in MF-1, MF-2, and MF-3 subdistricts one large canopy tree must be provided for every 25 feet of frontage, with a minimum of two. These trees must be from the Large Canopy Tree list (attached) and must be located within the parkway.

□ residential subdistricts-must be 4' wide and located between 5' and 10' from the back of the street curb. † □ non-residential subdistricts-must be 6' wide and located between 5' and 12' from the back of the street curb. † a sidewalk may be located further from the street curb if to save a tree or other existing landscaping.

YES Designated landscape areas/features

Privacy fencing planting area designation:

1. at least 80% of the required 2' setback area from the lot line must be designated as privacy fencing

2. may be one contiguous area or several smaller noncontiguous areas no pavement of any kind allowed
 minimum soil depth requirement is 24"

5. must contain living evergreen shrubs or vines recommended for local area use by Director of Parks
6. initial plantings must be calculated to cover minimum of 30% of the total fence or wall area facing the 7. shrubs or vines must be planted 24" o.c. over entire length of this area unless landscape architect

recommends alternative density that the building official determines is capable of satisfying minimum

□ GR and LC subdistricts: front yard setback = 10'

coverage requirements.

GR and LC subdistricts. Iront yard setback = 10						
Area %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	10%		n/a		n/a	
Required Front Yard	60% of RFY		12% of RFY		6% of RFY w/ 1 Plant / 6 s.f.	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area	2,264 sf	8,863 sf	n/a	n/a	n/a	n/a
Required Front Yard	2,722 sf	3,111 sf	327 sf	349 sf	163 sf / 27	183 sf / 30

YES Off-street parking and screening requirements surface parking screen-all surface parking must be screened from the street or residentially zoned property by one or a combination of the following and must be minimum of 3.5' above the parking surface:

earthen berm covered with grass or ground cover; no slope to exceed 3:1 solid wood or masonry fence or wall hedge-like evergreen plant materials recommended for local area use and,

· in a 3' wide bed and minimum soil depth of 24" · 24" o.c. and able to establish solid appearance in 3 years, or alternate density w/ same capabilities □ surface parking screen with single-family or duplex adjacency

same criteria as above with a 6' height requirement

obtaining a solid appearance within 3 years

off-street loading and garbage storage area screening in all subdistricts except single-family, duplex and townhouse must be screened from: adjacent public street adjacent to or directly across an alley from a residential district screen must be 6' in height measured from the horizontal plane passing through the nearest point of the

off-street loading space or garbage storage area for off-street loading-same materials allowed for screening surface parking for garbage storage area-solid wood fence or masonry wall

access allowed through screen only by solid gate equal in height and gate must remain closed when not in □ garage screening and landscaping-for above ground parking structures 10' wide landscape buffer where face public r.o.w. (street or alley), residential district, residential subdistrict or residential use

must contain one min. 2" dia. tree for every 25' of frontage and evergreen shrubs planted 3' o.c. capable of

NA Garbage storage area landscaping when located in the required front yard, you must provide the following: landscape planting area between the required screening wall and the front lot line

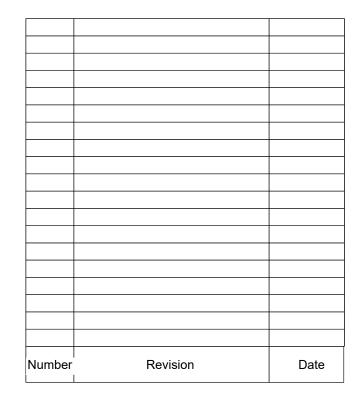
planting area must be 3' wide and have soil depth of 24" no pavement of any kind allowed in this area must contain living evergreen shrubs or vines recommended for local area use must be able to cover 30% of wall that faces the street within 3 years must be planted 24" o.c. or other density capable of achieving the same requirements





HARMONY BANK

HARMONY BANK MAPLE



PROJECT NO:

LANDSCAPE PLAN

ISSUE FOR PERMIT

11.07.2024

