



# Landscape Charts and Tables

## Minimum Buffer Requirements Chart

<b>MINIMUM BUFFERING/SCREENING REQUIREMENTS:</b>	
THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:	
<u>Buffer/Screen Type:</u>	
<input type="checkbox"/> Perimeter Planting Strip	<input type="checkbox"/> Utility Box Screen
<input type="checkbox"/> HVAC Screen	<input type="checkbox"/> Dumpster Screen
<input type="checkbox"/> Loading/service Area	<input type="checkbox"/> Historic Resource Edge Treatment
<input type="checkbox"/> Transition Zone Buffer	<input type="checkbox"/> Mack Hatcher Buffer
<input type="checkbox"/> I-65 Buffer	
<input type="checkbox"/> Other: _____	
<b>BUFFER TYPE REQUIREMENTS</b>	
Buffer Type: <input type="checkbox"/> Transition Zone <input type="checkbox"/> I-65 <input type="checkbox"/> Mack Hatcher <input type="checkbox"/> Historic Resource	
Buffer Width: <i>In feet</i>	
Buffer Length: <i>in linear feet</i>	
Historic Resource Buffer Area: <i>in square feet</i>	
Minimum Trees Required:	
Trees Provided (buffer):	
Minimum Shrubs Required:	
Shrubs Provided (buffer):	
Percent of Canopy Trees in Buffer (40% minimum):	
Percent of Evergreen Trees in Buffer (50% minimum):	
Percent of Evergreen Shrubs in Buffer (75% minimum):	
Percent of each Plant Genus in Buffer: (40% maximum):	

## Plant Schedule

<b>Canopy Trees</b>								
Key	Qty	Botanical Name	Common Name	Size	Type	Spacing	Remarks	% Genus
<b>Understory Trees</b>								
Key	Qty	Botanical Name	Common Name	Size	Type	Spacing	Remarks	% Genus
<b>Shrubs</b>								
Key	Qty	Botanical Name	Common Name	Size	Type	Spacing	Remarks	% Genus

# Landscape Charts and Tables

## Landscape Calculations

Landscape Requirements: (ACI)				
LSA MINIMUM: LSA PROVIDED: <i>Credit for 1.5 acres of preserved trees.</i>	Quantity Provided			Inches Provided
	Existing Trees	Proposed	Total Provided	Caliper Inches
Existing Trees = 14"				
Existing Trees (See Tree Inventory)				
5" + caliper canopy trees				
3" caliper canopy trees				
2" caliper canopy trees				
Aggregate Canopy Caliper Inches Provided				
Aggregate Canopy Caliper Inches Required				
2" caliper understory trees				
1.5" caliper understory trees				
Aggregate Understory Caliper Inches Provided				
Aggregate Understory Caliper Inches Required				
Min. 18" Height Shrubs				
Min. 30" Height Shrubs				
Total Shrubs Provided				
Total Shrubs Required				

## Specimen Tree Replacement Chart

SPECIMEN TREE REPLACEMENT	
Quantity Provided	Caliper Inch Conversion
___"+ caliper canopy trees:	
___" caliper canopy trees:	
___" caliper canopy trees:	
___" caliper canopy trees:	
Total Caliper Inches of Replacement Trees Provided:	
DBH Inches of Specimen Tree Replacement Required:	
Replacement Caliper Inch Surplus/Shortage:	

# Landscape Charts and Tables

## Open Space Requirements Chart

**Site Acreage:** \_\_\_\_\_ *Acres* \_\_\_\_\_ *Square Feet*  
**Minimum Open Space Acreage Required:** \_\_\_\_\_ *Acres* \_\_\_\_\_ *Square Feet*  
**If Residential, Natural Area Required:** \_\_\_\_\_ *Acres* \_\_\_\_\_ *Square Feet*

**Open Space Provided:**

Key	Open Space Type	Area of Open Space	Hardscape Area SF	Hardscape Area %	Stormwater Feature included? y/n
<i>Total Provided:</i>					

## Open Space Take Down Chart

Project Name	Minimum Required Acres	Proposed Acres	Minimum Additional Required Acres, Natural Area	Proposed Acres, Natural Area	Minimum Required Acres, Total	Proposed Open Space, Total	Remaining Acres
Development Plan Totals							
Section 1							
Section 2							
Section 3							

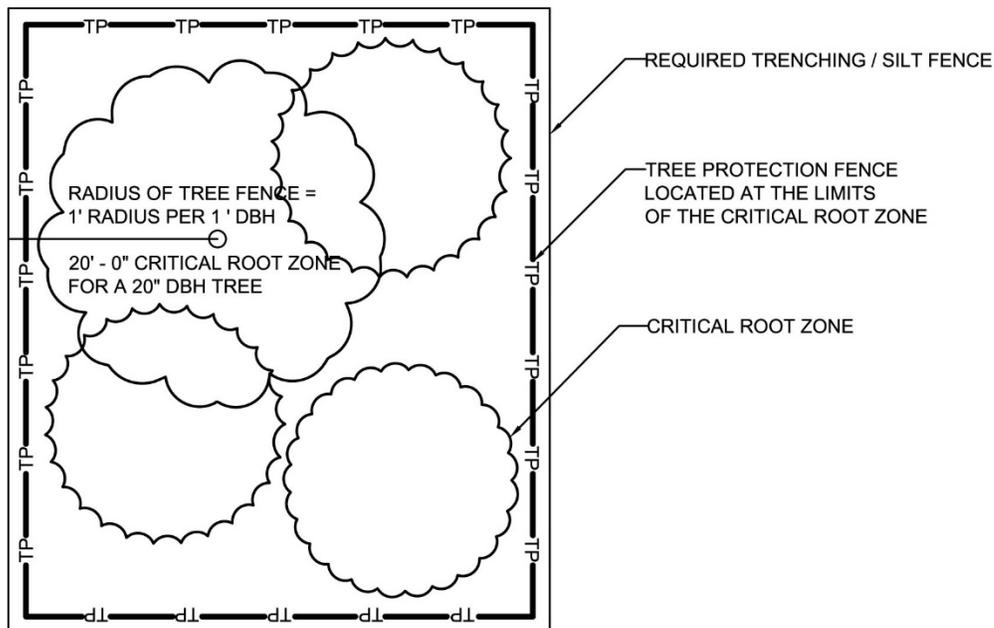
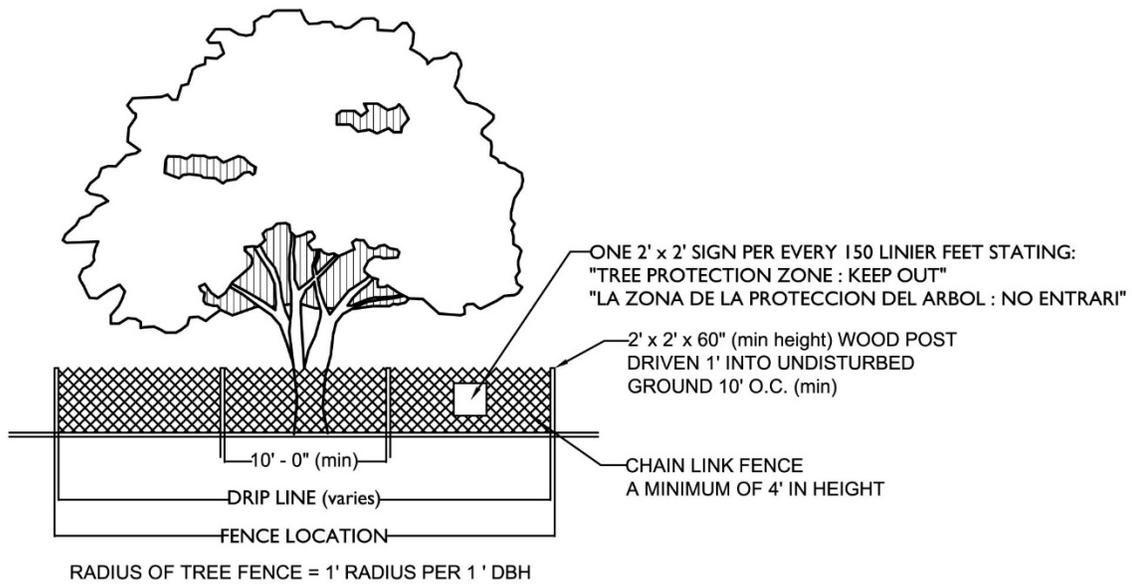
## Detached Residential Lot Tree Chart

Lot Number	Lot Size	Caliber In.	# Trees

# Landscape Details

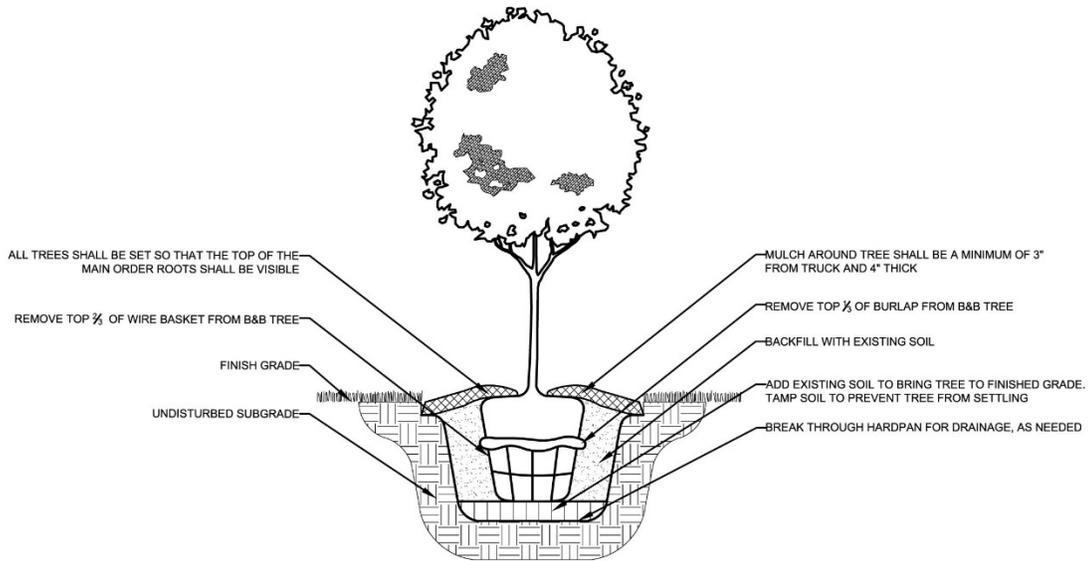
Applicants shall use the following details on their Landscape Plans. In addition to these details, please note that deep planting and mulch volcanos are not allowed. Details shall also reflect that all trees shall be set such that the top of the main order roots (the root/trunk flare) shall be visible and shall be no lower than two inches below the adjacent existing grade. Details shall show no wrapping of trees and no staking and guying of the trees or the following note shall be added: "All tree stakes and guys shall be regularly monitored to ensure there are no detrimental effects to the tree. All tree wrap, stakes, and guys shall be removed no later than one growing season after planting."

## Tree Protection Detail



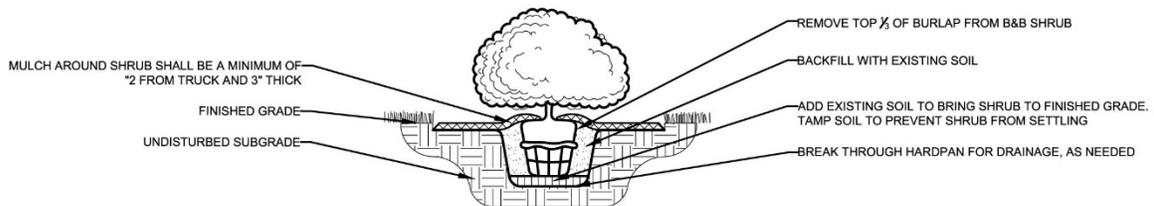
# Landscape Details

## Tree Planting Detail



TREE PLANTING DETAIL

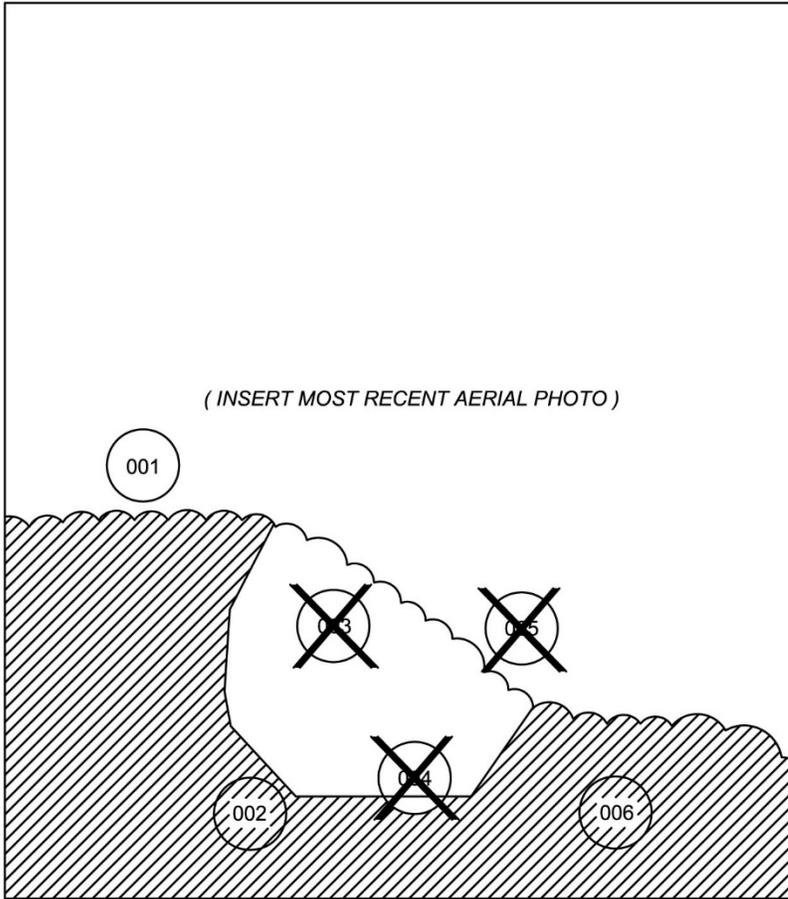
## Shrub Planting Detail



SHRUB PLANTING DETAIL

# Landscape Details

## Specimen Tree Inventory and Canopy Retention



### SPECIMEN TREES

TREE NO.	SIZE	SPECIES	CONDITION	STATUS
001	25"	OAK	GOOD	SAVE
002	24"	MAPLE	GOOD	SAVE
003	28"	HACKBERRY	POOR	REMOVE
004	26"	OAK	GOOD	REMOVE
005	27"	ASH	DEAD	REMOVE
006	24"	MAPLE	GOOD	SAVE

### KEY



**SPECIMEN TREES**



**SPECIMEN TREE TO REMOVE**



**TREE PRESERVATION AREA**

# Landscape Notes and Minimum Standards

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The following two notes are required to be located on the Landscape Plans for all development:

## **CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS**

1. All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).
2. All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
  - A. Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
    1. Trees with forked trunks are acceptable if all the following conditions are met:
      2. The fork occurs in the upper one-third of the tree;
      3. One fork is less than two-thirds the diameter of the dominant fork; and
    - B. The top one-third of the smaller fork is removed at the time of planting;
    - C. No branch is greater than two-thirds the diameter of the trunk directly above the branch;
    - D. Several branches are larger in diameter and obviously more dominant;
    - E. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
    - F. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

## **CITY OF FRANKLIN LANDSCAPE NOTES**

1. Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
2. All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
3. All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
4. Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
5. Tree topping is not permitted.
6. Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
7. All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
8. Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation.

## Landscape Notes and Minimum Standards

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9. Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
10. Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
11. Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
12. All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
13. All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
14. Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
15. Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

If proposing any landscape material within a dedicated easement, the following note shall be included on the Landscape Plan:

16. The Owner acknowledges that planting landscape material in a dedicated easement does not waive or modify the City of Franklin's rights as the easement holder. The Owner understands that the City of Franklin, its authorized contractor or applicable private utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscape material in the easement when said damage is due to work within the easement. The Owner may be held responsible for the removal of the landscape material to enable work to be done. The Owner shall be solely responsible for any costs incurred in repairing and/or replacing the required landscape material.