



## LANDSCAPING COMPLIANCE WORKSHEET

1. Gross area of property: \_\_\_\_\_ s.f. or acres
2. Required percentage of overall landscaping for site. \_\_\_\_\_ %

Zoning Classification	Percent of Gross Site Area to be Landscaped
R-2, R-3, R-4, MHP	20%
P, H-D, R-O, P-O	15%
LC, C-1, C-2, C-3, C-4, C-L	10%
M-1, M-2	7%
F-1, Planned unit developments	To be determined by City Council

3. Multiply line 1 by the percentage on line 2 for the Square footage of overall landscaping required: \_\_\_\_\_ s.f. or acres
4. Are there streets, public or private, within or abutting the project site?  Yes  No

5. **If No**, move to number 7.

6. **If Yes**, planting areas along these street frontages will be mandatory, except for driveways and pedestrians walks. The width of the required planting area is identified in the following table. The type and amount of trees, shrubs and ground cover is outlined following the table as items A, B and C.

Zoning Classification	Minimum width of planting strip
R-2, R-3, R-4	15 feet wide
P, H-D, R-O, P-O, LC, C-1, C-2, C-3, C-4, C-L	10 feet wide
M-1, M-2	5 feet wide

- A. Trees shall be planted at a maximum of 30 feet apart in such planting areas.
- B. Shrubs shall be installed to attain coverage of at least 60% of the landscape strip within two years.
- C. Ground covers shall also be installed to cover no less than 40% of the area not covered by the trees or shrubs outlined above in items A and B.

7. Is your project creating 20 or more parking spaces?  Yes  No

8. **If No**, move to number 10.

9. **If Yes**, the percentage of landscaping indicated by the following table is required within the parking area. The “parking area” is defined as the square footage of the area encumbered with the parking spaces and the drive lanes utilized to access the parking spaces.

Zoning Classification	% of Parking Area to be Landscaped
R-2, R-3, R-4, P, H-D, R-O, P-O	10%
LC, C-1, C-2, C-3, C-4, C-L, M-1, M-2	4%

- A. Square footage of parking areas \_\_\_\_\_ square feet
- B. Required percentage of landscaping within parking areas \_\_\_\_\_ %
- C. Multiply line A by the percentage on line B for the square footage of landscaping required in the parking areas: \_\_\_\_\_ square feet
- D. Divide the square footage from item C by 150 to determine the number of trees required within the parking lot landscaping. \_\_\_\_\_ # of trees in parking areas

Parking lot landscaping shall comply with the following standards:

- Planting areas shall have a minimum average width of 10 feet (measured inside the curb) and shall be the same length as the parking stall or column.
- All planting areas shall be located between parking stalls or the end of parking columns.
- A minimum of one tree shall be required for each 150 square feet, or fraction thereof, of required landscape areas. Deciduous trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs and/or ground covers.

10. What zoning district is the project site located in? \_\_\_\_\_

What zoning district abuts the site to the north? \_\_\_\_\_

What zoning district abuts the site to the east? \_\_\_\_\_

What zoning district abuts the site to the south? \_\_\_\_\_

What zoning district abuts the site to the west? \_\_\_\_\_

To determine the zoning of your site and the sites that abut your property please refer to the zoning map that can be viewed on the City’s web site at: <http://www.ci.mount-vernon.wa.us>.

Look at the two tables that follow to determine whether or not Type I or Type II landscape screening is required:

Developments Requiring “Type I” (defined at end of worksheet) Landscape Screening:

Site Zoning Classification	Abutting Districts to be Screened
R-2, R-3, R-4, MHP R-1, R-A P, H-D, R-O, P-O	All Residential Zones including MHP

Developments Requiring “Type II” (defined at end of worksheet) Landscape Screening:

Site Zoning Classification	Abutting Districts to be Screened
R-2, R-3, R-4, MHP R-1, R-A P, H-D, R-O, P-O	All Residential Zones including MHP

11. Do you have a stormwater pond on your site?  Yes  No
12. **If No**, move to number 14.
13. **If Yes**, the following landscaping requirements must be shown on your site plan.

For stormwater ponds with 5:1 side slopes or steeper, the outside of the pond shall have a six-foot tall black powder coated chain link fence installed with no less than a seven-foot wide landscape strip installed on the development side of the fence consisting of a mix of two-inch caliper deciduous trees and 5-foot evergreen trees 15 feet on center with minimum five-gallon shrubs and two-gallon ground cover installed. The shrubs and ground cover shall be installed at a density that will fill eight-five percent (85%) of the seven-foot wide landscaping strip within two years.

14. All landscape plans submitted to the Community & Economic Development Department shall contain the following information:

- A. Site plan must be drawn to scale. Following are the items that are required for a conceptual and detailed landscaping site plan per MVMC 14.05.220.

**Landscaping Plan, Conceptual:** A general schematic plan drawn at the same scale as the project site plan with a date, graphic scale and north arrow that clearly indicates the following:

- a. Location of proposed buildings, parking areas, access and existing buildings to remain;
- b. Names and locations of abutting streets and public improvements, including easements;
- c. Existing and proposed contours at five foot (5') intervals or less;
- d. Location and dimensions of planting areas;
- e. Location and height of proposed berming;
- f. Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.;
- g. Areas of proposed landscaping;
- h. Areas of existing landscaping, with designations of "to remain", or "to be removed";
- i. Proposed types of landscaping or general plant names; and,
- j. Calculations showing that the correct amount and dimensions of landscaping is being installed on the site per MVMC 17.93.

**Landscaping Plan, Detailed:** A fully dimensioned plan drawn at the same scale as the project site plan with a date, graphic scale and north arrow that clearly indicates the following:

- a. Location of proposed buildings, parking areas, access and existing buildings to remain;
- b. Names and locations of abutting streets and public improvements, including easements;
- c. Existing and proposed contours at two foot intervals or less;
- d. Detailed grading plan;
- e. Location and dimensions of planting areas;
- f. Location and height of proposed berming;
- g. Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.;
- h. Location, size, spacing, condition (i.e. container, bare-foot), and botanical and common names of existing and proposed trees, shrubs, and ground covers;
- i. Decorative rockery or similar landscape improvements in relationship to proposed and existing utilities;
- j. Plant material key and all landscape calculations required per MVMC 17.93;
- k. Names and locations of existing vegetation to remain; and,
- l. Detailed planting specifications (soil mix, planting depth and width, and bark mulch depth).

- B. An approved list of plant material is available at the Community & Economic Development Department. If an applicant wishes to deviate from this list, a landscape architect, an arborist, or other similarly professional needs to attest that the plant materials chosen are suitable for the project site.
- C. Please note the following minimum plat sizes that must be noted on all plans:
- “Minimum tree size shall be **two-inch caliper** for deciduous trees and **7 feet in height** for evergreen trees, minimum shrub size shall be two-gallon, and minimum ground cover size shall be one gallon or equivalents; see the most recent copy of the American National Standards Institute's "American Standard for Nursery Stock" for size standards”.
- D. Soil shall be prepared for landscape installation according to landscape industry standards, of proven applicability to local conditions, to be conducive to the healthy growth of new plants.
- Topsoil, original to the site and if suitable for planting areas, may be stored during site construction for reuse during the landscape installation phase.
  - Topsoil shall be rich in organic material or amended to be so.
  - In residential development projects where rear yard setbacks between a rear fence and primary structure are not landscaped by the developer, soil in those areas must consist of topsoil viable for plant growth and be in suitable condition for landscaping prior to occupancy.
- E. Construction debris must be removed and not buried on site.
- F. All landscape areas shall have adequate drainage, either through natural percolation or by means of an installed drainage system.
15. Your landscape site plan should be completed. Please see the attached Mount Vernon Municipal Code Chapter 17.93 if there are fire hydrants or sprinkler and standpipe connections on the project site; or if there is excess right-of-way abutting a street that you would like to utilize on your project site (17.93.020).
16. A maintenance bond, cash deposit, letter of credit or other assurance acceptable to the City, may be required for your project. Contact staff to determine whether or not this will be a requirement for your project.

**Definitions:**

**Type I Screening:** type I screening is intended to create a visual separation between incompatible uses. Minimum width shall be 10 feet; however a reduction may be approved by the development services director with the concurrence of the adjacent property owner. Type I screening requirements are as follows: Landscaping shall be made up of evergreen trees planted at a maximum of 15 feet on center. Use of deciduous trees is also encouraged to add seasonal and textural variation. Up to 25 percent of required evergreen trees may be deciduous trees instead. Medium-sized shrubs (three to five feet maturity height) and ground cover plants shall be added at a density to form an effective barrier to cover 85 percent of the ground surfacing and horizontal separation within two years. Type I landscaping shall incorporate the use of either earth-berming or a six-foot high (reduced in the front yard setback area) sight-screening fence. If the earth-berming alternative is chosen, medium-sized shrubs shall be spaced at a maximum of four and one-half feet on center. If the fence option is selected, maximum spacing shall be six feet on center.

**Type II screening:** type II landscaping is intended to provide a solid sight barrier to totally separate incompatible uses. Minimum width shall be 10 feet; however, a reduction may be approved by the Community & Economic Development director with the concurrence of the adjacent property owner. Type II screening requirements are as follows: Landscaping shall consist of a double row of evergreen trees (with rows offset) planted at a minimum spacing of 15 feet triangulated on center, earth-berming at a minimum height of two and one-half feet, along with a ground cover to provide 85 percent surface coverage within two years. As an alternative to earth-berming, a six-foot high sight-screening fence may be incorporated into the landscaping.