CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4306

AN ORDINANCE AMENDING THE SUBMITTAL STANDARDS FOR IMPROVEMENTS AND DEVELOPMENT (SSID) TO REQUIRE LANDSCAPE PLANS TO BE STAMPED BY A LICENSED LANDSCAPE ARCHITECT

Recital:

The City of Grand Junction considers amendments to development standards from time to time, including the submittal standards for development applications. Certain updates and changes are desirable to maintain the effectiveness of the development review process and to ensure that the goals and policies of the Growth Plan are being implemented.

An amendment to the Submittal Standards for Improvements and Development (SSID) is proposed to reflect the statutory requirement that landscape plans to be stamped by a Landscape Architect licensed by the state of Colorado, pursuant to C.R.S. §12-45-101 et seq. C.R.S §12-45-101 et seq. provides an exemption for landscape plans for residential properties consisting of four or fewer lots or units and including no common areas. The proposed amendment includes this exemption.

The City Council finds that the request to amend the Submittal Standards for Improvements and Development (SSID) is consistent with the goals and policies of the Growth Plan.

The Planning Commission, having heard and considered the request, found the proposed amendments further several goals and policies of the Growth Plan and recommended approval of the proposed amendments to the Submittal Standards for Improvements and Development (SSID).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ZONING AND DEVELOPMENT CODE BE AMENDED AS FOLLOWS:

Amend Section V-10, Drawing Standards Checklist, Landscape Plan, by adding the following new text in Section V – Graphic Standards and a new footnote under Comments.

DRAWING STANDARDS CHECKLIST LANDSCAPE PLAN

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ITEM		GRAPHIC STANDARDS
SECTION V - GRAPHIC STANDARDS	Α	Scale: 1" = 10' or 20'
	В	Sheet size: 24" X 36"
	С	Primary features consist only of landscape features
	D	Notation: All non-construction text, and also construction notation for all primary features
	Ε	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
	Н	Vertical control: Benchmarks on USGS datum
		Orientation and north arrow
	K	Title block with names, titles, preparation and revision dates
	М	Legend of symbols used
	N	List of abbreviations used
	P	Multiple sheets provided with overall graphical key and match lines
	Q	Contouring interval and extent
	R S	Neatness and legibility Stamped and sealed drawings by a Professional Landscape Architect licensed in Colorado pursuant to C.R.S. §12-45-101 et
	3	Stamped and sealed drawings by a Professional Landscape Architect licensed in Colorado pursuant to C.N.S. §12-43-101 et
ITEM		FEATURES
	1	Use the Site Plan as a base map
	2	Identify areas to be covered with specific landscaping materials
	3	Boulders, mounds, swales, water courses, rock outcroppings
	4	Planting Material Legend includes common and botanical names, quantities, minimum purchase sizes, mature height, groundcover/perennial spacing, types of soil and other remarks
	5	Specification of soil type and preparation
	6	Landscape irrigation layout, design, materials and details (if requested by City staff)
	7	Planting/staking and other details as required
	8	Required note on Plan: "An underground, pressurized irrigation system will be provided"
	9	Space for approval signature by Community Development with date and title
	10	R.O.W. fence plan
	11	Subdivision entrance or monument sign (if proposed)
	12	Calculations used to derive required number of trees, shrubs and turf
	13	Location of overhead utilities if crossing proposed landscaped areas
	14	Show all fire hydrants and all above ground utilities and manholes located within landscape areas.
	15	Sight triangle per TEDS at all intersections and access points.
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COMMENTS

- This drawing may be eliminated if information may be put on the Site Plan. See Note (2) on the Site Plan Checklist.

 This drawing must be stamped and sealed by a Licensed Landscape Architect except:

 (1) Landscape Plans for residential properties consisting of four or fewer lots or units and including no common areas.

Amend Section VII.C.a.i.(2) as follows:

(2) Facilities that may ultimately impact the public at large, such as Stormwater Best Management Practices, overlot grading, private detention/retention basins, storm water collection and conveyance, and required landscaped areas.

Create new Section VII.C.b.ix to read as follows:

ix. <u>Letter of Compliance</u> A letter from a Landscape Architect, licensed by the state of Colorado, which states that they have inspected the site and certify compliance of the installed, constructed improvements with the approved landscape plan(s).

Introduced for first reading this 3rd day of November, 2008.

Passed and adopted this 17th day of November, 2008.

/s/: Gregg Palmer
President of the Council

Attest:

/s/: Stephanie Tuin City Clerk