



As of October 8, 2009

SECTION 10

Ornamental Landscape Bond Policy

10.1 The specific landscaping that is expected to be secured by the Ornamental Landscaping Policy is as follows:

- Front yard lawn, shrubs and trees, mulch, irrigation systems
- Monument walls and associated planting areas
- Slope planting (slopes over 3' in vertical height)
- Bioswales
- Detention Basins
- In-tract planting in the R.O.W. for non-front yard areas

10.2 Three categories of landscaping will be recognized by Planning and Building and Safety:

10.2.1 Private Homeowner maintained - includes front yard lawn and shrubs/trees and all slopes over 3' in vertical height that are found on the individual lot

10.2.2 Publicly maintained – (HOA, L&LMD No. 89-1-C, or other landscape maintenance entity) includes all other landscaping including common slopes, street rights-of-way, monument landscaping and all other landscape types.

10.2.3 Private Industrial / Commercial maintained - includes all landscaping including slopes over 3' in vertical height, monument landscaping and all other landscape types on industrial/commercial properties.

10.3 Ornamental and Erosion Control Landscaping (ECL) plans will be incorporated into one document and the plans reviewed by the Planning Department.

- Note: This may be difficult because some of these plans may be many months apart. Example: erosion control landscape plans may be prepared during the grading permit stage and front yard typical plans may be prepared much later (after the architecture is designed and/or as conditioned.)*

10.3.1 If any or all of the above will be secured, a cost estimate from the landscape architect of record will be required in order to establish the dollar amount of the Ornamental Security. A copy of the Planning Department approved landscape plan will be required for record and inspection purposes.