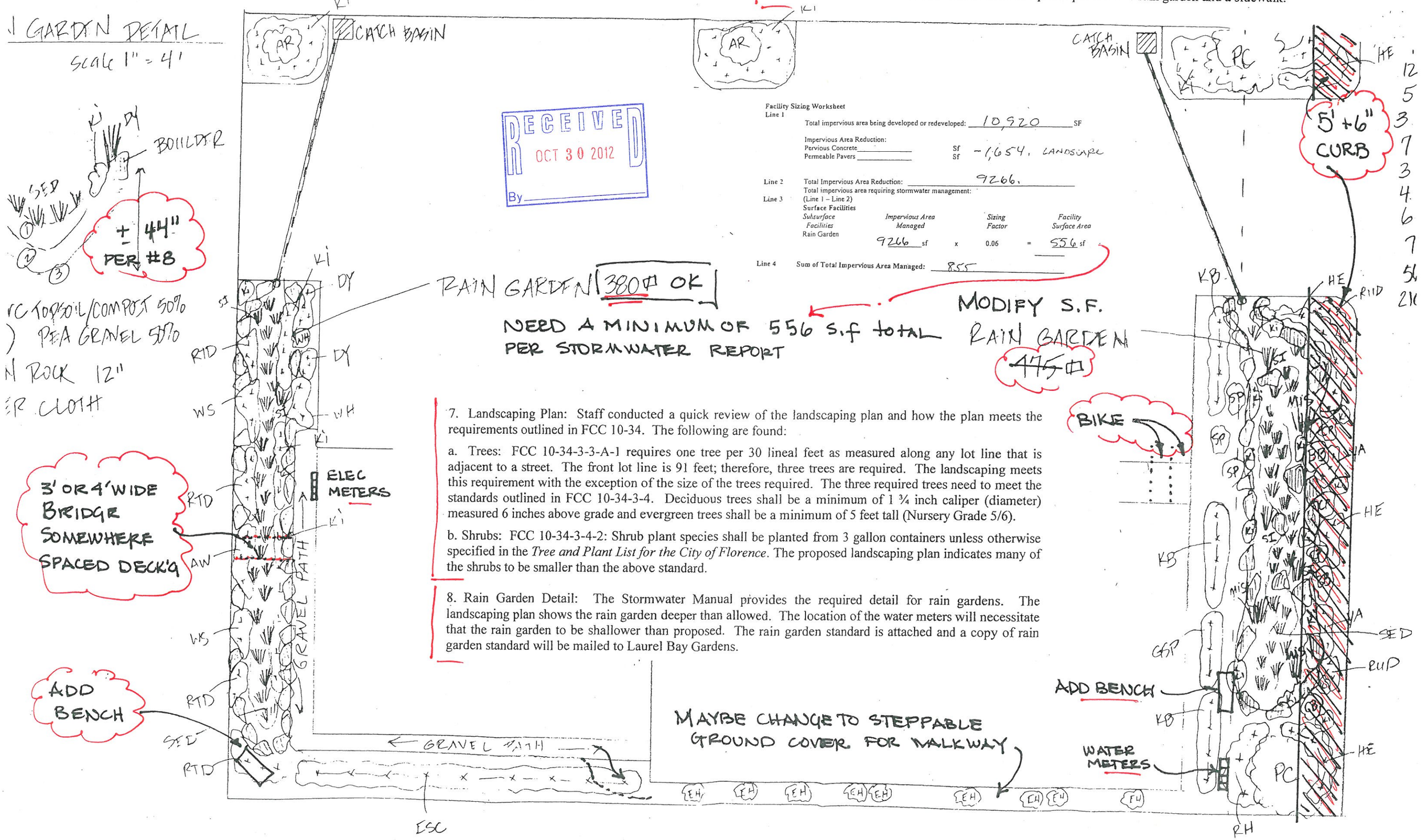
LAUREL BAY GARDENS

LCB # 6710

Scale 1" = 10'

3. FCC 10-36-2-16-A also states that sidewalks may be placed adjacent to the street or at the property line with planter strips where practicable, or as otherwise directed by the Public Works Director. The submitted landscaping plan indicates that one of the rain gardens will be installed within the right-of-way. The installation of a sidewalk will affect the rain garden as shown on the landscaping plan. The landscaping plan will need to be amended to show that there is adequate space for the rain garden and a sidewalk.



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By

Facility Sizing Worksheet

Line 1 Total impervious area being developed or redeveloped: 10,920 SF

Impervious Area Reduction:
Pervious Concrete _____ Sf
Permeable Pavers _____ Sf
-1,654. LANDSCAPE

Line 2 Total Impervious Area Reduction: 9266.

Line 3 Total impervious area requiring stormwater management: (Line 1 – Line 2)

Surface Facilities

Subsurface Facilities	*Impervious Area Managed*		*Sizing Factor*		*Facility Surface Area*
Rain Garden	9266 sf	x	0.06	=	556 sf

Line 4 Sum of Total Impervious Area Managed: 855

7. Landscaping Plan: Staff conducted a quick review of the landscaping plan and how the plan meets the requirements outlined in FCC 10-34. The following are found:

a. Trees: FCC 10-34-3-3-A-1 requires one tree per 30 lineal feet as measured along any lot line that is adjacent to a street. The front lot line is 91 feet; therefore, three trees are required. The landscaping meets this requirement with the exception of the size of the trees required. The three required trees need to meet the standards outlined in FCC 10-34-3-4. Deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).

b. Shrubs: FCC 10-34-3-4-2: Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the *Tree and Plant List for the City of Florence*. The proposed landscaping plan indicates many of the shrubs to be smaller than the above standard.

8. Rain Garden Detail: The Stormwater Manual provides the required detail for rain gardens. The landscaping plan shows the rain garden deeper than allowed. The location of the water meters will necessitate that the rain garden to be shallower than proposed. The rain garden standard is attached and a copy of rain garden standard will be mailed to Laurel Bay Gardens.