



City of Columbia DEVELOPMENT CENTER

1136 Washington Street
Columbia, SC 29201
803.545.3483
Fax: 803.733.8699

LANDSCAPE & TREE PROTECTION

Contact Land Development Planner with any questions

☐ **TREE INVENTORY/SURVEY – Determined by size of development**

- Site plan with existing conditions identifying **all** Grand trees, all preserved trees utilized for density credit, trees proposed for removal: 8+” DBH in protected zones & 12+” DBH on entire site. Indicate preserved or removed. If not applicable, submit statement that there are no existing trees.
- NOTE: If few trees are present, this may be combined with Landscape Plan or Site Plan.

LANDSCAPE PLAN: 18” x 24” Minimum

(May be provided on multiple pages)

- ☐ Location of all trees being preserved (scaled symbol(s) and labeled as existing with size & species);
- ☐ Location of any street trees within right-of-way (scaled and properly labeled);
- ☐ Tree Protection Detail and notes **required** if preserving existing trees;
 - Tree protection fencing type is based on level of disturbance
- ☐ **All** utility (water, sewer, gas, elec.) location(s) including street and parking lights;
- ☐ Curb stops, curbing or other devices to prevent vehicular intrusion **must be shown** on plan and installed if any plant material is located near vehicular surface areas.
- ☐ **Plant schedule** of all plantings indicating common & botanical names, quantity, caliper & height of trees and container size, minimum height, and spacing of shrubs/groundcover(s);
- ☐ **All beds** contain 60% living plant material;
- ☐ **Irrigation plan** or notation requiring mechanical irrigation system/as-built at final inspection;
- ☐ **Details**, if applicable: tree protection, dumpster enclosures (with size of dumpster), fences/screening.
- ☐ **Lighting plan**, if applicable. Must be shown in relation to existing/proposed trees.

PLAN(S) SHOULD INCLUDE THE FOLLOWING:

- ☐ Contact information for Landscape Architect &/or Engineer; (Sites over 1 acre require Landscape Architect stamp)
- ☐ Name of development, Address and/or Tax Map Number(s) of property
- ☐ Total acreage;
- ☐ Location of property lines, easements (including billboards)
- ☐ North Arrow and Scale;
- ☐ Location of buildings (including setbacks from property lines, distances between other proximate buildings, and height of buildings);
- ☐ Total square footage of vehicular surface area, location and dimensions of parking, access/driveways/curb cuts, Tree coverage circles
- ☐ **Revisions** shall be properly numbered, dated and clouded.

□ DENSITY FACTOR CALCULATIONS – if required – Calculations Worksheet provided on website

- Permission **required** to remove: any grand tree (24" or greater DBH hardwoods; 30" or greater DBH softwoods; 10" or greater DBH small hardwoods); Trees in protected zones (6" or greater DBH in: buffer transition or street protective yard; **any** *City-maintained* 2" or greater diameter tree in the right of way); **Any** tree identified for use in meeting the tree canopy retention standards or tree-density requirements.
- Tree Removal Permit provided on Landscape & Tree Ordinance page on www.columbiasc.gov
- Certified Arborist Report required for density unit reduction based on health.
- Calculations should be tabulated on the provided DFS spreadsheet provided on Landscape & Tree Ordinance page on www.columbiasc.gov.
- Required density factor for the site for single-family residential subdivisions is 20 units per acre.
- All other developments have a minimum density factor for the site of 30 units per acre.
- Any existing trees 6" or greater DBH in fair or better condition may be used to meet minimum tree-density requirements.

Landscape Package may include, but is not limited to:

- Existing Conditions plan,
- Tree survey/inventory,
- Demolition plan,
- Utility plan,
- Landscape plan
- or combination thereof to show compliance with the Landscape & Tree Ordinance

NOTE: Any revisions made after approval of plans will require re-review and written approval from City of Columbia Land Development Department

SIGNATURE OF DESIGN PROFESSIONAL

DATE

PRINT NAME