



**Planning, Development
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DATE: April 18, 2015

TO: **Doug Brown**
 NEWLAND
ERIC DAVIS
 Surface 678

FROM: Jim Diepenbrock
 Development Review Planner
 Planning Division

CC: KATHRYN ESPINOZA, PE
 Don Bennett, PE City Traffic Engineer
 Aaron Reese, City Arborist

■ **River Road Planting Plan (Planting/Landscape Plan Submission #1]**

☞ Initial Review Note ☞

All comments are made under the following assumptions; it is acknowledged that NNP-IV LLC and the CofW Development Agreement as Amended are integral to this review and:

1. It is anticipated that ROW maintenance agreement documents and declarations will be submitted in advance of the expected recordation date.
2. No City Maintenance of the new River Road Right of Way is to occur (although it's to be dedicated public).
3. City personnel will not be involved with maintenance of irrigation and related items in the Right of Way.
4. Review, approval and execution of Item #1 above are to occur with the involvement of the Assistant City Attorney.



CITY TRAFFIC ENGINEER'S COMMENTS:

- In a few selected areas, adjustments are needed in order to address this concern:
 - Left-turn entry movements in intersections onto River Road: In a few specific locations, **verify "Left turn out" sight distances** in relation to proposed median plantings.
 - There are only a few areas of concern and they are located on Sheets L-161, L-165 and L-167
 - In all applicable locations, areas where vegetation is proposed (in the sight triangle, medians, islands, etc) **may only have a height at maturity of 30" or less.**

COMMENTS FROM CITY PLAN REVIEW ENGINEER ROB GORDON, PE:

- It's expected of the engineer that:
 - Major trees shall be co-located in such a fashion tree placement and any possible root intrusion over storm drainage pipes is avoided
 - **Issues related to pipe conflicts:**

- It's the opinion of staff that street maintenance agreement(s) and covenant(s) shall specify that city maintenance exercises (e.g. pipes) may occur with no expectation that the City is responsible to replace vegetation that is removed or damaged.

COMMENTS FROM AARON REESE, CITY ARBORIST:

Request is made on a couple of issues that need attention:

- 1) The spacing for the large trees is too close. Spacing should be 30' minimum, but I would prefer to see 40'-50', depending on the species. (Larger spacing for wide-spreading species such as Live oak, smaller for species such as Japanese zelkova.)
- 2) *Acer rubrum* 'October Glory' and *Acer saccharum* 'Green Mountain' do not perform well in this area. These two canopy/shade tree species should be removed from the list.
- 3) *Quercus hemisphaerica* 'Darlington' is listed as an evergreen. It is not.

NEXT STEPS

- A. **Engineer (McKim & Creed)** shall be responsible to obtain revised drawings that serve as the second Landscape Plan submission. PE or LA shall arrange meeting at Don Bennett's office and cc Jim Diepenbrock. On this submission, please included the requested changes and discuss with Don. We are seeking to obtain his approval soon in order to meet the applicant's timing request.

MISCELLANEOUS:

- ❖ It is understood that your request is in order that developer can proceed with plant selection and nursery logistics.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.