



PRELIMINARY LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information. This checklist is provided as informational only and does not need to be submitted with the submittal.

PROJECT NAME _____ **FILE #:** _____

APPLICANT _____ **PLANNER** _____

1. General Submittal and Plan Requirements

- _____ a. Appendix I: Certification of Professional Qualifications (attach to Application) _____
- _____ b. Preliminary Landscape Plan Check List (attach to Application) _____
- _____ c. Base Information: North arrow, Vicinity Map, Scales, Street Classifications, All Zoning _____
- _____ d. Title Block Information: Correct plan title (Preliminary LP, current date(s), file number) _____
- _____ e. Plant Schedule: Appendix G format, plant list, and symbols _____
- _____ f. Appendix E: Schematic Landscape Diagram (includes hydrozones, plant communities, water use) _____
- _____ g. Appendix F: Site Category Calculations – Measurements (lf, sf), Required plants, shrub substitutes _____
- _____ h. Site Categories: Label & dimension site categories, and identify required screening locations _____
- _____ i. Wall locations and heights (screen, community and retaining walls, & general material) _____
- _____ j. Fence locations and heights (general description, i.e. wrought iron, wood, vinyl, etc.) _____
- _____ k. Ground Plane Legend: Identify i.e. wood & rock mulch, turf, meet all required % by site category _____
- _____ l. Maintenance Responsibility: District or HOA for landscape, medians, fence, walls _____
- _____ m. Appendix L: Alternative Compliance – Provide format with justification for consideration and file _____

2. Soil

- _____ a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps) _____
(Soil Analysis is submitted with Final LP with Building Permit)

3. Grading and Drainage

- _____ a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan) _____
 - Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements)

4. Conservation Measures (Includes Codes 315 Soils and Drainage, 316 On-Site Plants)

- _____ a. Show existing major vegetation to be retained and removed, by size and species, with elevation of retained plants, and protection measures. _____
- _____ b. Identify Natural Features, such as rock outcrops, ponds, lakes and streams _____
- _____ c. Hillside Overlay: Provide all pertinent information on the plan regarding existing vegetation and natural features. A separate plan can be helpful to clearly communicate the required information. _____
- _____ d. Streamside Overlay: Identify, per Streamside Manual, all buffers and flood plain lines required and integrate the proposed landscape with the Streamside natural feature and vegetation. When not in the Streamside delineate the 100 year flood plain on the plan as applicable. _____
- _____ e. Incorporate design elements which reduce storm water run off (volume or rate) and/or increases groundwater _____

re-charge. *Effective Low Impact Development concepts & Civil Engineering coordination are encouraged.* _____

5. Landscape Notes

- _____ a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation _____
- _____ b. Slope protection, reclamation and erosion control (Code 315) as needed over and above SWMP Permit for re-vegetation and establishment of Native Seed (or comparable) within the landscape process. _____
- _____ c. Provide this note in bold: (DRE Fee Calculator available on line for this separate submittal) _____

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. Site Elements or Amenities to be identified on the plan (and any not mentioned):

- _____ a. Structures; _____
- _____ b. Park and Open Space areas (pocket park, tract common areas, larger designated parks or OS) _____
- _____ c. Landscape Lighting (Designate fixture types (bollard/pole/down lights, and rough locations) _____
- _____ d. Walks, paths and pedestrian-oriented areas (plaza, public art, water features, etc) _____
Strong streetscape design is encouraged and provides a good alternative compliance option for downtown urban projects in lieu of the landscape Development Standard: Internal site category.

7. Irrigation

- _____ a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment _____

NOTE: **In preparation for the Irrigation Plan**, water conservation tools and techniques are required to achieve comprehensive best water management practices including implementation, establishment and long term maintenance planning. Coordination between the Landscape Architect, Irrigation Designer, installer, and the maintenance company is highly recommended to achieve a strong water management plan.

1) System Design

Components: Sensors, smart controllers, new technology, etc

Schedules: Application rates for turf types (new, established, long range reductions), seasonal adjustments, slopes, sun orientation & micro climates (north vs. south facing), and soil types.

Short Term and Long Term water schedule reductions, annual maintenance such as audits, part replacements, etc