Landscape Plan Review Checklist

OC PLANNING
A DIVISION OF OC PUBLIC WORKS

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PROJECT LOCATION _____ LS#_____

DISCRETIONARY PLANNING PERMIT NO. (AP/UP/SDP)_____

TRACT/TPM/PROJECT NO. _____TENTATIVE TRACT/PM NO. _____

Received Date: _____ Checked By:_____ Checked Date: _____

DESCRIPTION	Check					
	1st	2nd	3rd	4th	Final Mylar	Comments
Review AP/UP/SDP/Tent. map conditions						
Review Preliminary Landscape Plan						
1. TITLE SHEET						
Project Title including Tract, AP/UP/SDP NO.						
Vicinity Map						
Location Map						
Street configuration and names						
Lot Configuration						
Site Boundary						
Limits of all final tracts (if plan covers more than 1final map)						
Scale/ North Arrow						
Soils Report						
Identify limits of each Plan Sheet						
City Limits (where applicable)						
Certification Block with LS#, Tract#, AP/UP/SP#						
General Notes						
List approved deviations and Alternative Development Standards.						
Signature block for landscape architect						
Signature Block of Water Agencies for reclaimed water						
Orange County Encroachment Permit Number(s)						
Maintenance responsibility legend or statement						
Index of Sheets/Title & Revision Blocks						
All sheets in final set must have 'wet' signatures and stamps by licensed landscape architect						
Developer/Owner name						
Landscape Architect Certifies Compliance with the Specific Plan & OCPW 2010 Landscape Irrigation Code & Implementation Guidelines						
Title Block						
Information / Approval Block						
Revision Block						
Underground Service Alert (USA)						

DESCRIPTION	Check					
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2. CONSTRUCTION/LAYOUT PLANS						
Constructions Notes reference OCPW S.P.'s						
Use of Standard Symbols APWA SP 500-0						
Matchlines and Sheet reference						
Street Location and Name						
Limits of Construction						
Sidewalk						
Existing Facilities						
Property Lines						
City Limits (where applicable)						
Street Layout & Irrigation Line Trenches						
Driveways						
Street Lights						
Sidewalk Drain location						
Details for special paving						
Median drain per SP 1117						
Other Improvements Noted on Plan						
3. PLANTING PLAN.						
Plan requiring Fuel Modifications must be approved by O.C. Fire Authority.						
Ranch Plan Alternative Development Standards. for sight distance, limited use area and street trees						
Sight Distance (Per SP 1117):						
Line of sight must be shown at Streets, multifamily drives and commercial drives						
i) Traffic leaving side street						
ii) Traffic turning onto side street						
iii) Traffic at roundabouts per Ranch Plan						
Show Profile at line of sight if intersection is on a vertical curve.						
Limited Use Area (median and parkways):						
No Plants and shrubs may grow higher than 12"						
Vertical curve sight distance may require shorter plants						
No Trees allowed in LUA						
Medians: (Per S.P. #1114):						
Less than 6 feet wide must be paved						
No sprayheads allowed						
Must be 60% hardscape						
Street Trees (per S.P. #1700 Public Streets)						
Spacing correct for tree species						
Planting width correct for tree species						
50 feet from intersection						
35 feet from light pole or commercial driveway						
10 feet from SFD driveway, utility pole, hydrant or sign; Controller & Metal Separate (out of median)						
5 feet from building entry walk						
One – half minimum allowable planting width from sidewalk or curb						
Tree wells per SP519-3-OC provide 4 feet of clear						

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sidewalk						
Trees shall be planted in deep root containers if within 5 feet of paving or curb						
Ground Cover spaced to cover area 90% in 1 year						
Shrubs spaced to attain 75% cover/ screening in 3 years. If drip System Used-Emitter on Surface.						
Arrangement of Planting						
Shrubs broad informal masses to mound and textures slope surfaces						
Trees-random non formal to soften view of construction						
Ground cover- to harmonize with other elements and provide erosion control						
Water Conservation Measures:						
Drought Tolerant Plants (S.P. #1701):						
Use is mandatory if required by conditions of approval						
Use in street R/W must comply with SP1700						
Use near streets must comply with SP1117						
Arrange plants into zones with plants of similar water Demands						
Liberal use of mulch						
Restrict use of turf						
4. IRRIGATION PLAN						
Separate meters and controllers for different maintenance responsibility						
Proper backflow and anti-siphon equipment						
Calculations of **MAWA** and **EAWU**						
Calculations for pressure and flow						
Slopes- galvanized steel or brownline pipe.						
Pop up sprinklers along public walks						
Cover over Irrigation (SP1760)						
Non pressure lateral 12 inch						
Pressure line ≤2 ½" – 24 inch						
Pressure line >2 ½" – 36 inch						
Water conservation measures						
Irrigation separated by demand zones						
Use of Reclaimed Water (w/appropriate signs)						
Irrigation schedule on plan must show how to vary water application by season or month						
Use of "smart" controller which applies water as needed						
Irrigation management report for each landscape irrigation system						
5. WATER QUALITY REQUIREMENTS						
Show Stormwater Pollution Plan Notes						
List all applicable construction related Best Management Practices (BMPs)						
Show text and graphics of all applicable BMP's from Cal. Stormwater BMP Handbook						
6. PLANNING REQUIREMENTS						

DESCRIPTION	Check					
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a. Tract number listed						
b. Site Plan/Use Permit/LS/PA/CP/GB #'s						
c. WQMP number and BMP's Listed						
d. Compare with Tentative and Recorded Maps for proper lots						
i) Check easement locations and limits of work within easement areas						
ii) Obtain Encroachment permit or letter from easement holder for work in easement (attach clearance in APPS and attach to file)						
iii) Get HOA approval for encroachments into HOA property						
e. Compare Landscape Plan to approved Planning Application						
i) Compare to PA exhibits						
ii) Identify related Conditions of Approval						
iii) Identify issues from Minutes of Public Hearing						
iv) Review Development Agreement Obligations						
v) Relate LS permit to PA's and Tracts (in APPS)						
vi) Coastal Sage Impact consistent with prior approvals						
vii) Special PA conditions for Landscaping						
f. Structures – height and setback meet Zoning Code – compare to approved GB plans						
g. Work adjacent to NCCP, Resource Preservation or w/in Specific Plan						
i) Coast Sage Scrub impacts-coordinate with Environmental Planning.						
ii) Landscape Architect Certifies compliance with specific Plan						
iii) Plant Palette compatible with fuel mod zones and adjoining natural vegetation						
h. If Plan includes a park site improvement						
i) Check Consistency with local Park Implementation Plan						
i. Access restriction to public park not allowed						
j. WQMP list BMP's for Landscape Plan						
i) List matches WQMP						
ii) Semi permeable Paver areas identified; must meet minimum specifications 80mm/8k PSI						
iii) Filter pack locations shown						
k. Lighting per COA with associated approvals and certifications						
l. Coastal Development Permit approvals for park						
m. Parking / sidewalks consistent with PA's						

DESCRIPTION	Check					
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n. Monument walls, signs, garden walls, retaining wall heights and locations consistent with PA's						
o. Tree Preservation Plan Implementation shown;						
p. Detailed Cost Estimate for Bond Determination						
q. Return these correction sheets with next plan check set, when all corrections have been made. Additional corrections may be necessary.						

REVIEWED BY: _____ PRINTED NAME:_____

DATE: _____ COMPANY: _____