



Submittal Requirements Landscape Plan

CITY OF RIO VISTA COMMUNITY DEVELOPMENT DEPARTMENT

Applications for site plans and architectural review, planned unit developments, and major subdivisions must submit a detailed landscape plan application. Typically, this is required as a condition of approval following review of the application, but can be required at the same time the primary application is submitted for a large project such as a Planned Unit Development or large scale development project. This guide is provided to help you determine whether your landscape plan is complete before you submit it for review. Incomplete applications can result in delays of your project.

Submittal Requirements:

In preparing your plan application you must meet the following landscape requirements unless otherwise formally waived (in writing) by Community Development Department staff:

- A. The Landscape Plan - The following information must be included in your landscape plan.
 - o A landscape planting plan.
 - Drawn to scale (no smaller than 1:40; 1:10 for landscape feature elevations)
 - Include the location and design of landscaped yard and setback areas
 - The variety of plant materials. The use of drought tolerant plants is encouraged.
 - Other landscape features such as fountains, bar-b-cues, arbors, etc.
 - The location of all proposed plants
 - o A planting list and legend including, at a minimum:
 - The plant names (both common and Latin nomenclature)
 - Plants size e.g. 15 gallon specimen, 24 inch box, etc.
 - The quantity (specify number corresponding to each planting area) for each type of plant to be installed.
 - Legend explaining symbols used on plan
 - o The location of all buildings, property lines, fence walls, and above ground utilities.
 - o Hardscape and softscape areas e.g. colored concrete, brick, redwood bark. Graded slopes must be provided with sufficient landscaping and irrigation coverage for erosion control.
- B. The Irrigation Plan - A complete irrigation system, built to professional standards may be required on most projects subject to CDD staff requirement or condition of approval. Plan must include:

- o The use of water conservation systems;
 - o Water meter location and available pressure; and
 - o A water management plan.
 - o Drip irrigation for appropriate areas is highly recommended. Drip system tubing and emitters should be specified with connectors and staking indicated.
 - o Sprinkler head information, including brands, models, and specifications.
 - o Types of irrigation pipes, pipe ratings, and pipe sizes.
- C. Minimum Required Landscape Treatment Area - All R districts, C-1, C-2, and I-P-1 districts are subject to a minimum landscape treatment area according to City Ordinance 17.14.120. The Site Plan and Architectural Review process may require more landscaping, depending on project design.
- o More than three percent of the site area or gross floor area, whichever is greater, must be landscaped with plant materials suitable for ornamenting the site.
 - o Structures and hedges must not intrude into the sight distance triangle (line of sight) in front or street side yards and height limits apply. The applicant must demonstrate that the proposed landscaping and landscape features comply with City codes. This can be done by submitting diagrams showing the location of the proposed improvements and associated sight angles. (For more information, see Section 17.02.040 of the Zoning Code).
 - o Fences, walls, hedges and shrubs not over seven feet in height may be located in any interior side or rear yard, as defined by setbacks set forth in the regulations for the zoning district associated with the property.
- D. Other relevant information as deemed necessary by the City.

Additional Comments

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