



CITY OF POWAY

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

LANDSCAPE AND IRRIGATION PLAN REVIEW

STANDARD FILING REQUIREMENTS

Landscape and Irrigation plans are to be prepared to any special requirements specified in the project's Conditions of Approval, Chapter 17.41 of the Poway Municipal Code (PMC), and the City of Poway Landscape and Irrigation Design Manual (Manual). Please review these documents before submitting plans. The PMC and the Manual can be accessed at the City website (www.poway.org). For questions on City standards, or the submittal requirements specified below, contact the Planning Division at (858) 668-4600. You can also contact the City's Consulting Landscape Architect, Gary Hoyt, ASLA at (858) 486-4931 or ghoyt@garyfhoytinc.com. Be advised that incomplete submittals cannot be accepted for processing.

SUBMITTAL REQUIREMENTS:

1. A completed Standard Landscape and Irrigation Cost Estimate Form (attached) for all projects, including single-family residences. The cost estimate form is used to determine the plan check fee.
2. Payment of the landscape and irrigation plan check fee, or fee deposit, made payable to the City of Poway.
3. If recycled water is used for irrigation, a separate plan review submittal and fee is required for the County of San Diego, Environmental Health Department. Make your check payable to the County of San Diego and contact the County for current plan check fee and application form.
4. Three (3) bond sets of the landscape plans, irrigation plans, and grading plans. Four (4) sets are required if the project is using recycled water.
5. A Soil Management Report prepared pursuant to PMC 17.41.060.
6. A completed Water Efficient Landscape Worksheet pursuant to PMC 17.41.050 (attached).
7. A copy of the site plan from the building plan set or if a grading plan was associated with the project, the grading plans must be submitted with the landscape plans.

Advisory Notes:

- New development projects involving a landscape area of 2,500 square feet or less are not required to submit items 5 and 6 (as listed above), provided plans demonstrate compliance with all provisions in PMC 17.41.200.
- Be aware of recent changes to Fuel Modification Zone B and erosion control requirements which are specified in Chapter Section 6 of the Manual in developing the plans.

PLANS FORMAT AND OTHER REQUIRED INFORMATION:

- Plans must match the City-approved site development and grading plans on file with the City.
- Plans must be legible, professionally prepared bond prints of the original drawings (no photocopies) and provide complete project specification and details.
- The plans must be submitted on standard 30" x 42" or 24" x 36" sheets with appropriate title blocks. Scale should be a minimum of 1" = 40' - 0" for legibility.
- The plans must show grading, planting and irrigation for all areas that are required to be landscaped.
- Reference the project approval number (i.e., Minor Development Review, Development Review, etc.) and indicate this information on the title/cover sheet of the plan set on all submittals.
- Irrigation system pressure calculations must be shown on the irrigation plans.
- Plans prepared by a California licensed Landscape Architect require the signature on each sheet.
- A Certificate of Completion (attached) is required to be submitted to the City before final inspection.

CITY OF POWAY
STANDARD LANDSCAPE COST ESTIMATE***

PROJECT: _____

CALCULATED BY: _____ **DATE:** _____

Soil Preparation	_____	@ \$0.10	\$	_____
Concrete Mow Strip (6"x6")	_____	LF @ \$5.00	\$	_____
Root Barrier	_____	EA @ \$40.00	\$	_____
Mulch	_____	CY @ \$50.00	\$	_____
Automatic Irrigation (under 100,000 SF)	_____	SF @ \$0.65	\$	_____
Automatic Irrigation (Over 100,000 SF)	_____	SF @ \$0.35	\$	_____
1 Gallon Shrub/Tree	_____	EA @ \$5.00	\$	_____
5 Gallon Shrub	_____	EA @ \$14.00	\$	_____
5 Gallon Vines	_____	EA @ \$16.00	\$	_____
15 Gallon Espaliers	_____	EA @ \$58.00	\$	_____
5 Gallon Tree	_____	EA @ \$16.50	\$	_____
15 Gallon Tree	_____	EA @ \$55.00	\$	_____
24 Inch Box Tree & Larger	_____	EA @ \$*	\$	_____
Boulders	_____	TN @ \$75.00	\$	_____
Hydroseeded Slopes	_____	SF @ \$0.06	\$	_____
Hydroseeded Turf	_____	SF @ \$0.10	\$	_____
Groundcover (hand planted) @12" O.C.	_____	SF @ \$0.20	\$	_____
Groundcover (slope planting)	_____	SF @ \$0.35	\$	_____
Sodded Turf	_____	SF @ \$**	\$	_____
TOTAL COST			\$	_____

* All trees larger than 15 gallons shall be listed at the 15-gallon tree unit price.
 ** Sodded turf shall be listed at the hydroseeded turf price per square foot.
 *** Hardscape not included in cost estimate.

RESOLUTION 11-068
APPROVED DECEMBER 20, 2011

I.	Estimated Cost of Landscape Improvements*	Rate
	\$0 to 15,000	Flat Fee (No Deposit) \$720
	15,001 to 100,000	3.5%
	100,001 to 250,000	3.0%
	250,001 to 500,000	2.5%
	500,001 to 750,000	2.0%
	750,001 to 1,000,000	1.5%
	1,000,001 and over	1.0%

* Estimates of landscape improvement to be based on City standard unit price estimate sheet to be submitted with fees.

II. Deposit Calculation:

Cost Estimate x Rate = Deposit Amount

CERTIFICATE OF COMPLETION

This certificate is to be completed by the project applicant upon completion of the project's landscape and irrigation, and submitted to the City Planning Division prior to the City conducting a final inspection of the project. Please complete all sections below.

SECTION A -- PROJECT INFORMATION

<i>Date</i>		
<i>Project Name</i>		
<i>Project Number</i>		
<i>Name of Project Applicant</i>	<i>Telephone No.</i>	
	<i>Fax No.</i>	
<i>Title</i>	<i>Email Address</i>	
<i>Company</i>	<i>Street Address</i>	
<i>City</i>	<i>State</i>	<i>Zip Code</i>

Project Address and Location:

<i>Street Address</i>		<i>Parcel, tract or lot number, if available</i>
<i>City</i>		<i>Latitude/Longitude, if available</i>
<i>State</i>	<i>Zip Code</i>	

Property Owner or his/her Designee:

<i>Name</i>	<i>Telephone No.</i>	
	<i>Fax No.</i>	
<i>Title</i>	<i>Email Address</i>	
<i>Company</i>	<i>Street Address</i>	
<i>City</i>	<i>State</i>	<i>Zip Code</i>

"I acknowledge that I have received copies of all documents within the Landscape Documentation Package and the Certificate of Completion, and that it is my responsibility to maintain the landscaping and irrigation in accordance with the Schedule of Landscape and Irrigation Maintenance. I understand that I may be subject to fines or penalties if I fail to meet my responsibilities."

Property Owner Signature

Date

CERTIFICATE OF COMPLETION

SECTION B -- CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

<i>Project Name:</i>
<i>Project Number:</i>
<i>Project Address:</i>

“I certify under penalty of perjury under the laws of California that: 1) the landscaping and irrigation project approved by the City of Poway has been completed; 2) the landscaping and irrigation installation conforms with the criteria and specifications of the approved Landscape Documentation Package; and 3) the irrigation system operates and performs as designed and approved.”

<i>Signature*</i>	<i>Date</i>	
<i>Name (print)</i>	<i>Telephone No.</i>	
	<i>Fax No.</i>	
<i>Title</i>	<i>Email Address</i>	
<i>License No. or Certification No.</i>		
<i>Company</i>	<i>Street Address</i>	
<i>City</i>	<i>State</i>	<i>Zip Code</i>

*Signer of the landscape plan or signer of the irrigation plan.

SECTION C -- IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on each controller.

SECTION D -- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach Schedule of Landscape and Irrigation Maintenance.

SECTION E -- SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package.

Attach documentation verifying implementation of recommendations from soil analysis report.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required part of the Landscape Documentation Package. Please complete all sections of the worksheet.

PROJECT INFORMATION

<i>Project Name</i>		
<i>Project Number</i>		
<i>Name of Project Applicant</i>	<i>Telephone No.</i>	
	<i>Fax No.</i>	
<i>Title</i>	<i>Email Address</i>	
<i>Company</i>	<i>Street Address</i>	
<i>City</i>	<i>State</i>	<i>Zip Code</i>
<i>Name and contact information (if different than noted above)</i>		

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION A -- HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each irrigation point of connection. Use as many tables as necessary to provide information on the total landscaped area. Controller #, Hydrozone # and Valve Circuit # should correspond to the landscape and irrigation system plans.

Irrigation Point of Connection (P.O.C.) # _____									
A	B	C	D	E	F	G	H	I	J
Controller #	Hydrozone #	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (HA) (sf)	% of Total Landscaped Area	PF x HA	IE	PF x HA / IE
				SLA				1.0	
TOTAL						100%			

SLA = Special Landscaped Area

Hydrozone Category is based on the feature or plant within the hydrozone with the highest plant factor.

Hydrozone Category	PF – Plant Factor (average)
High Water Use	0.8
Moderate Water Use	0.5
Low Water Use	0.2
Special Landscaped Area	1.0

Irrigation Method Code	IE – Irrigation Efficiency *
S = Spray	0.55
R = Rotor	0.70
D = Drip	0.80

* *Turf and Landscape Irrigation Best Management Practices*, April 2005, Water Management Committee of the Irrigation Association

Artificial turf is considered Low Water Use.

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION B -- WATER CALCULATIONS

SECTION B1 -- MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$\text{MAWA} = (\text{ETo})(0.62)[(\text{ET Adjustment Factor} \times \text{LA}) + (0.3 \times \text{SLA})]$$

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration Appendix A (inches per year)

0.55 = ET Adjustment Factor for Residential

0.45 = ET Adjustment Factor for Non-Residential

LA = Landscaped Area including Special Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscaped area identified as Special Landscape Area (square feet)

0.45 = Additional ET adjustment Factor for Special Landscape Area for Residential

0.55 = Additional ET adjustment Factor for Special Landscape Area for Non-Residential

Show values:

ETo = 51.1 in./yr.

LA = _____ sq. ft. (Total from Column F of Hydrozone Information Table)

SLA = _____ sq. ft.

Show calculation:

Maximum Applied Water Allowance (MAWA): _____ **gallons/year**

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION B2 -- ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$\text{ETWU} = (\text{ETo})(0.62)(\text{Total of Column J from the Hydrozone Information Table})$$

Where:

ETWU = Estimated total water use per year (gallons)

ETo = Reference Evapotranspiration (inches)

Show value: ETo = 51.1 in./yr.

Show calculation:

Estimated Total Water Use = _____ gallons per year.