

REQUIREMENTS FOR LANDSCAPE PLANS

The following are required for each Landscape Plan submitted to Pima County for review.

1. Incorporate the Native Plant Preservation requirements into the Landscape Plan. An approved Native Plant Preservation Plan is required before a Landscape Plan can be approved.
2. Provide, when applicable, any rezoning or Design Review Committee conditions related to landscaping, native plant preservation, revegetation, buffering, screening, or other environmental concerns. Indicate how those conditions have been met.
3. Plan sheets must be 24 by 36 inches in size.
4. Include the following on the cover sheet:
 - a. Project name, P12 reference number (larger and more prominent than any other case file reference numbers), and the plan title.
 - b. Include in parenthesis that the requirement is for a (Plat), or a (Development Plan); whichever is applicable.
 - c. Where applicable, add Co9, Co20, and other special-case reference number in the title block.
 - d. Include the name, address and phone number of the firm that prepared the plan, and the name of the individual plan preparer.
 - e. Add a north arrow, scale and a location map. The scale should be the same as the Development Plan or Plat.
 - f. When the plan contains more than one sheet, include a key map showing the entire project layout with the areas covered by each sheet.
5. Show the following on the plan, using line types as approved by the SDRC:
 - a. Property lines, project limits, topographic lines and elevations;
 - b. Roadways, buildings, parking lots;
 - i. Label roads as public or private.
 - ii. Label the names and rights-of-way widths of adjacent roads
 - iii. Identify major and scenic routes.
 - c. 100 year floodplain boundaries, erosion hazard setback lines, and riparian habitat boundaries;
 - d. Show the conditionally approved, and/or existing, zoning and land use for the subject project; and the existing and approved use and zoning of adjacent properties.
6. The following are required for bufferyards:
 - a. Show boundaries for required bufferyards. Label by letter type and width.
 - b. Label bufferyard lengths.
 - c. Symbolically represent all materials provided to satisfy bufferyard requirements: plants (existing, relocated or newly introduced), sidewalks, berms, walls (with heights), etc.
 - d. Provide a chart with the following:
 - i. square footage of each bufferyard area.
 - ii. plants and quantities provided to meet the requirements for the chosen width option.
 - e. A cross section of any bufferyards containing stormwater drainage features, showing the following:
 - i. drainage structures,
 - ii. plants,
 - iii. property lines,
 - iv. walls, berms, or fences.
 - f. When the adjoining property owner is able to, and agrees to, provide area for the required bufferyard, a

recorded easement is required. Contact Real Property for easement requirements, forms and approvals. A copy of the recorded easement must be provided to the Planning Department before final approval of the Landscape Plan.

7. Where required, show any required parking area screening and planting, per Chapter 18.75.
8. If the project contains riparian habitat, provide a copy of Flood Control's approval and requirements. Show and label the plants required for mitigation and revegetation.
9. Any other required landscaping.
10. Provide a graphic representation of all landscape elements, including significant existing, preserved, relocated and introduced plant materials, inorganic groundcover, architectural features and their functions.
11. Include a plant list and legend with the following:
 - a. Scientific and common name of each plant species,
 - b. Plant sizes,
 - c. Plant symbols, with unique symbols indicating which plants are transplanted and which are preserved in place; in conformance with the approved Preservation Plan.
 - d. Plant quantities for the following, if applicable:
 - i. preserved in place, per the Native Plant Preservation Plan,
 - ii. transplanted, per the Native Plant Preservation Plan,
 - iii. newly introduced, and;
 - iv. total quantities for each plant species.
12. Provide the square footage for each of the following:
 - a. Total site area,
 - b. Building and storage yard footprints,
 - c. Gross parking and driveway areas,
 - d. Amenity landscaping required; and,
 - e. Amenity landscaping provided.
13. Show all easements (utility, drainage, access, sewer, etc.)
 - a. Provide a letter of permission from holders of easement rights allowing for any landscaping within easements in perpetuity.
 - b. When landscaping or bufferyards are required or used within or near sewer easements, elements such as walls, fences, boulders and trees should be placed so as not to interfere with access to manholes and sewer lines.
 - c. Trees must be located at least 7' from a sewer line easement centerline.
14. Specifically describe the irrigation method(s) and system(s) used in accordance with Section 18.73.030-B.8.
15. Address maintenance of the required landscaping in accordance with Section 18.73.080. Specifically describe and include a statement assuring the continued maintenance program of the required landscaping and assigning responsibility to the property owner or agent, the homeowners' association, or other liable entity.
16. Provide a graphic depiction of the extent of disturbed/graded areas and all materials and elements provided for the revegetation and/or slope stabilization of these areas (including detention/ retention basins) as may be required by the Grading Ordinance, Grading Design Manual, Hillside Development Zone Ordinance, and the Stormwater Detention/Retention Manual. For those projects requiring a Type II Grading Permit, provide a copy of the grading plan, or superimpose the landscape plan information on the grading plan.

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17. Include a design concept statement, plan notes, and or sketches that contain:
 - a. Plant selection.
 - b. Environmental zone and mini-oasis concepts, where applicable.
 - c. Irrigation: groundwater, effluent and stormwater runoff detention and use; temporary or permanent systems.
 - d. Site grading and how it benefits landscaping.
 - e. Use of groundcover, both organic and inorganic, and
 - f. Use or disposal of existing, on-site vegetation and a statement indicating compliance with ARS Section 3-904 (Native Plant Law).
18. If the project is phased, or a portion of an overall landscape plan, show the following:
 - a. The boundary limits of each phase, clearly labeled, and,
 - b. The total site boundaries.
 - c. The plant selection and design of subsequent phase must consistent with the overall plan.
19. Provide cross-corner sight distance triangles.
 - a. Landscape materials must be selected and placed so as not to interfere with drivers' visibility within cross-corner sight distance triangles and within a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
20. Plant materials with intrusive root systems shall not be placed within drainage basins with engineered bottoms.
21. When grading plans or a combination paving/grading plan is required, the landscaping plans shall be submitted (to the Subdivision Coordinator) concurrently with the first submittal of the grading plans (to Transportation Planning and Development).
22. A revised landscape plan must be submitted for approval of any revisions, or if slope treatments, etc., are modified on the approved paving/grading plans.
23. A 24 x 36" double matte reverse reading Mylar is required as part of the final Mylar package submitted to the Subdivision Coordinator.

REMINDERS:

1. Structures, parking, signs, paved areas etc, are not allowed within the bufferyards. All signs require separate review, approval, and permits in accordance with Chapter 18.79. Any sign proposed within a required bufferyard must also be reviewed and approved by the Design Review Committee.
2. No more than four parking spaces are allowed in a single row of parking spaces without a canopy tree and appropriate groundcover. No more than eight parking spaces are allowed in a double row without at least one canopy tree. Parking aisles must have at least one 48" planter containing a minimum of one canopy tree and appropriate groundcover.
3. An extra copy of the landscape plan must be submitted to the Subdivision Coordination Office for review by Floodplain Control Planning and Development if there is landscaping located within a detention/retention basin or channels.
4. **Any bufferyard encroachment into a Pima County right-of-way must be expressly permitted by the Pima County Department of Transportation.** At least the minimum bufferyard width option for the required bufferyard type must be located within the site boundary. Please contact the PCDOT to obtain the permit. Plans cannot be approved until we receive a copy of the right of use permit.
5. If a resubmittal is required, an itemized transmittal letter must be attached to ALL resubmitted plans indicating how each

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item in the comment memo was addressed and describing any revisions.

REQUIRED NOTE

Materials within sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.

REFERENCES

1. Chapter 18.73, LANDSCAPING, BUFFERING AND SCREENING STANDARDS
2. Pima County Landscape Design Manual
3. Chapter 18.75, OFF-STREET PARKING AND LOADING STANDARDS
4. Chapter 18.81, GRADING STANDARDS
5. Pima County Grading Design Manual
6. Pima County Stormwater Detention/Retention Manual
7. Pima County Subdivision Street Standards Manual