

CONSTRUCTION PLANS
SECTION 4-300
LANDSCAPE IMPROVEMENT PLANS

4-300 LANDSCAPE IMPROVEMENT PLANS

4-301 Purpose

Landscape improvement plans detail construction of landscape and irrigation facilities within public and private open space, right of way and park sites. These plans are generally associated with a tentative or final map for a major subdivision or with an application for a building permit for private construction. All landscaping and irrigation shall be designed in accordance with Titles 17 and 19 of the Chula Vista Municipal Code and the City of Chula Vista Landscape Manual.

4-302 Applicability

4-302.1 All building permit applications

for industrial, commercial, civic, or multi-family residential buildings or structures; residential developments with common areas; development of parklands, recreation facilities, maintenance districts, street medians; and all discretionary permit applications for the aforementioned types of land uses regulated in any manner by the provisions of Titles 17 and 19 of the Municipal Code shall be subject to review and approval in accordance with the provisions of the City Landscape Manual. Interior remodels or minor modifications to building exteriors constituting a valuation of less than \$20,000 are not subject to the provisions of the City Landscape Manual.

4-302.2 Applicants for the following types of projects

shall submit and obtain approval of Landscape Plans prior to the issuance of the applicable permit or other discretionary approval:

- (1) Multiple family (CVMC 19.14.485)
- (2) Commercial (CVMC 19.14.485)
- (3) Industrial (CVMC 19.14.485)
- (4) Planned Unit Developments (CVMC 19.14.485)
- (5) Unclassified uses (CVMC 19.14.485)
- (6) Remodels with a valuation of \$20,000 or more for the above uses (CVMC 19.14.485)
- (7) Projects requiring Precise Plans (CVMC 19.14.485)
- (8) Parking lots with five or more stalls (CVMC 19.14.485)
- (9) Graded slopes (CVMC 19.14.485)
- (10) Parks and open space (CVMC 17.10)

4-302.3 Model home complexes

for single family and/or multi-family projects shall submit a landscape plan for at least one model home. Construction of single-family homes or duplexes on individual lots are not normally required to submit a landscape plan. In addition, developers of single-family residential projects with 5 or more units shall provide written information on designing, installing and maintaining water efficient landscapes, to all new homeowners. At least one model home shall post a sign directing the attention of prospective purchasers to drought-tolerant features within the landscape design.

4-303 Form And Content

4-303.1 General

- (1) Planting and irrigation plans shall be prepared by a registered landscape architect and shall be accurate drawings which are technically correct and complete and shall show in detail all planting and facilities required to be constructed or installed.
- (2) Planting and Irrigations plans shall conform to the format set forth in the City of Chula Vista Landscape Manual.
- (3) Street trees, where required in parkways or in an adjacent street tree planting easement may be shown on the Street Improvement plans. The type, size, and location shall be in conformance with the details on the approved Tentative Map.

4-304 Processing

4-304.1 Erosion Control, Landscape & Irrigation Plans for Public Property, Right-of-Way, Public Parks & Open Space Maintenance Districts

- (1) First Submittal Requirements.
 - a) First Submittals of Landscape Improvement plans for public property associated with a subdivision shall be submitted to the Engineering Division when the second submittal of the associated grading plans is submitted to Public Works Operations Department and shall contain the number of bluelines specified in Section 5-200 of this manual.
 - b) The Landscape Improvement plans will be routed to the appropriate departments for review and final processing in accordance with the Chula Vista Landscape Manual.
 - c) Submittals will only be accepted in conformance with Section 5-203 of this manual
- (2) Final Submittal - Prior to approval two bluelines of the landscape improvement plans shall be submitted to the Engineering Division for review.
- (3) Landscape improvement plans and bonds must be submitted and approved prior to issuance of a Land Development (grading) permit unless otherwise approved by the Director of Development Services & Building (or the Director of the Office of Buildnig and Park Construction) or its designee.

4-304.2 Landscape Improvement plans

for privately maintained open space, parks, and/or common areas shall be processed as set forth in the Chula Vista Landscape Manual.