Residential Landscape Design Template Plan
Application Documents Package

Complete the Pre-Construction Permit Section when submitting the landscape plans for approval and sign the Certificate of Completion Section when project is complete and provide to the Building Inspector.

Pre-Construction Permit Section

Step 1: Project Information (to be filled out by Applicant)

Date: _____

Project Applicant (name): _____

Project Address: _____

Total project landscape area (≤ 2500 SF): _____ (SF)

Medium water use plant material area (≤ 25%): _____ (SF)

Low to very low plant material area (≥ 75%): _____ (SF)

Step 2: Sign Pre-Construction Agreement

To be signed by Applicant.

I agree to comply with the requirements of the Prescriptive Compliance Option of the Model Water Efficient Landscape Ordinance

_____

Applicant Name (please print)

_____

Applicant Signature Date

Step 3: Sign Disclaimer

To be signed by Applicant.

By using these plans, I agree to defend, indemnify and hold harmless the Sonoma-Marin Saving Water Partnership, its members (Sonoma County Water Agency, City of Santa Rosa, Marin Municipal Water District, North Marin Water District, City of Rohnert Park, City of Petaluma, City of Cotati, City of Sonoma, Valley of the Moon Water District and Town of Windsor) and their Directors, Officers, Agents, Employees and Landscape Design Consultants against any and all loss, liability, expense, claims, suits and damages, including attorney's fees, arising out of or resulting from the use of this landscape plan. I understand that it is my responsibility as the project owner to ensure that plan elements are implemented safely and according to applicable statutes, rules, regulations, ordinances and/or codes.

Sonoma-Marin Saving Water Partnership, its Members and Landscape Design Consultants make no representations and grant no warranties, express or implied, either in fact or by operation of law, by statute or otherwise, and Sonoma-Marin Saving Water Partnership, its members and Design Consultants each specifically disclaim any other warranties, whether written or oral, or express or implied, including any warranty of quality, merchantability or fitness for a particular use or purpose or any warranty as to the validity of any patents or the non-infringement of any intellectual property rights of third parties.

_____

Applicant Name (please print)

_____

Applicant Signature Date

Agency Stamp

Step 4: Provide Permit Agency Required Plan Sheets

Plan sheets to be provided by Applicant:

- Residential Landscape Design Template Plan Application Documents Package (This Packet)
- L-1.0 Landscape Design Plan Sheet(s)
- L-2.0 Irrigation Design Plan Sheet(s)
- Completed 75/25 Rule Worksheet
- All Required Details Sheets
- All Optional Details Sheets that apply to the plan

Certificate of Completion Section

Step 5: Post-Construction Certification

To be signed by Applicant.

I, the undersigned, certify that I have complied with the requirements of the Prescriptive Compliance Option of the Model Water Efficient Landscape Ordinance and have completed all elements in the approved plans or approved changes and have completed Step 6: The MWELO Final Inspection Checklist.

_____

Applicant Name (please print)

_____

Applicant Signature Date

Step 6: MWELO Final Inspection Checklist

PLANTING

Yes No N/A

☐ ☐ ☐ All plants installed are listed on plans or on approved plant substitution list

☐ ☐ ☐ 75% or more of the plants are low water use per WUCOLS Region 1

☐ ☐ ☐ No standard high water use turf has been installed

SOIL

Yes No N/A

☐ ☐ ☐ Compost has been applied at a rate of at least four (4) cubic yards per one thousand (1,000) square feet and has been incorporated to a depth of six (6) inches into the landscape area.

☐ ☐ ☐ A three (3) inch layer of organic mulch has been applied over all shrub planting areas

IRRIGATION

Yes No N/A

☐ ☐ ☐ No spray irrigation is used

☐ ☐ ☐ Static and dynamic water pressure noted at the point of connection

☐ ☐ ☐ Weather based self-adjusting controller with non-volatile memory is installed per manufacturer specifications

☐ ☐ ☐ Rain shutoff sensor and weather sensor (if required for weather data) installed per manufacturer's specification and is functioning

☐ ☐ ☐ Controller is accurately programmed

☐ ☐ ☐ Controller chart is placed in controller housing or adjacent to controller

☐ ☐ ☐ Controller chart clearly indicates stations and valve zones

☐ ☐ ☐ Controller chart clearly indicates July irrigation schedule for each zone and includes programs, days per week, start time, and run times

☐ ☐ ☐ Irrigation system shut off valve installed

☐ ☐ ☐ Irrigation system shut off valve location is as shown on plan or on as-built

☐ ☐ ☐ Drip irrigation control zone assemblies are installed and are functioning

☐ ☐ ☐ Drip irrigation lines are installed as shown on plan and details

IRRIGATION (Continued)

☐ ☐ ☐ Drip flush outs are installed at the lowest point of each zone and are functioning

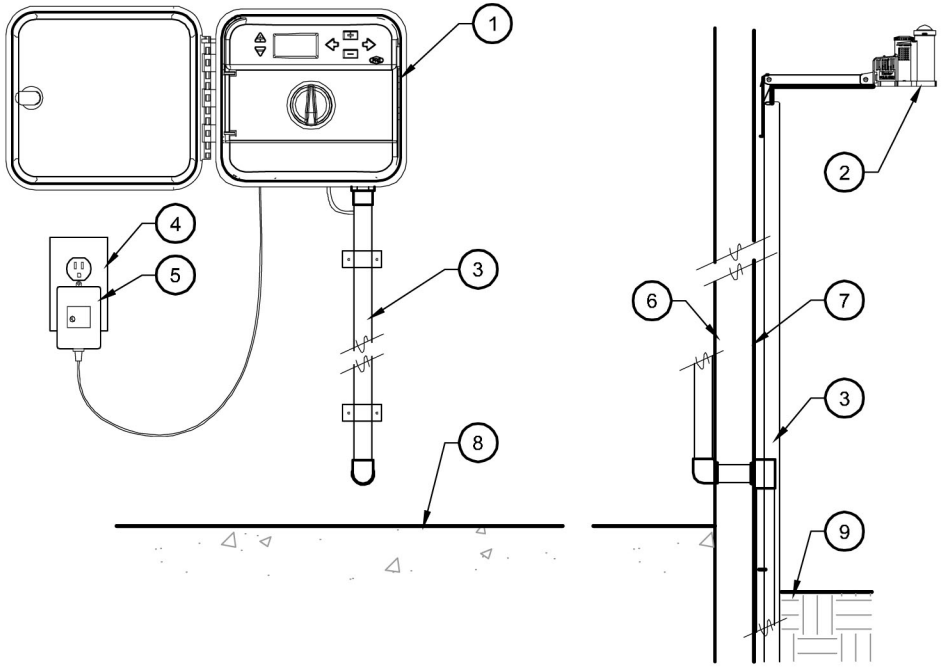
☐ ☐ ☐ System operates without leaks, breaks or runoff

☐ ☐ ☐ Equipment installed is as shown on approved irrigation equipment list, or equal

GENERAL

Yes No N/A

☐ ☐ ☐ Changes are noted on as-built plan and is provided at time of inspection

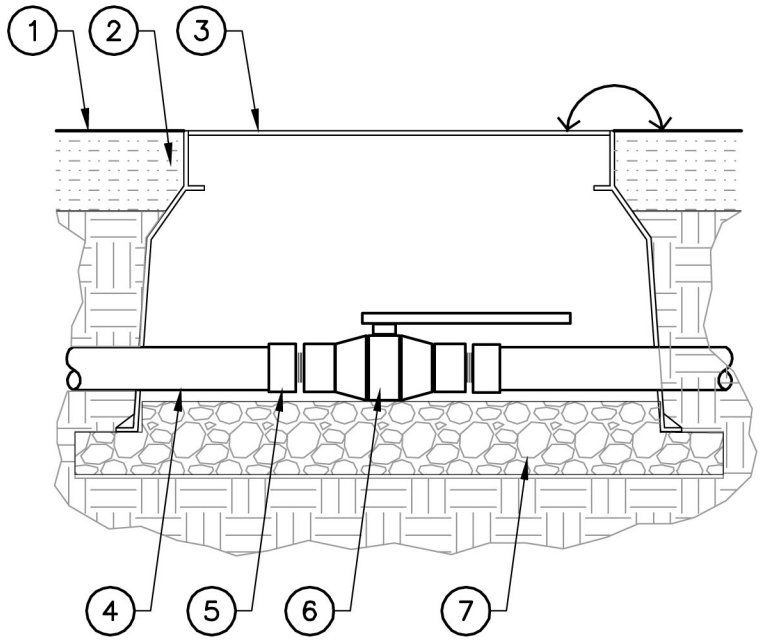


1. CONTROLLER MOUNTED ON INTERIOR WALL AT EYE LEVEL
2. SOLAR SYNC MOUNTED ON SUITABLE EXTERIOR POST, POLE OR GUTTER IN LOCATION WHERE SENSOR CAN RECEIVE UNOBSTRUCTED EXPOSURE TO SUN AND RAINFALL.
3. CONDUIT FOR VALVE CONTROL WIRE AND SOLAR SYNC COMMUNICATION WIRE. SIZE AND TYPE PER LOCAL CODES. MAX TOTAL WIRE DISTANCE 200 FT
4. EXISTING GROUNDED OUTLET
5. PLUG–IN TRANSFORMER
6. INTERIOR WALL
7. EXTERIOR WALL
8. FINISH GRADE INTERIOR FLOOR
9. FINISH GRADE EXTERIOR GRADE

NOTES:
1. OWNER'S REPRESENTATIVE TO VERIFY LOCATION IN FIELD
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES
3. DETAIL IS GENERIC
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 SMART CONTROLLER-INTERIOR

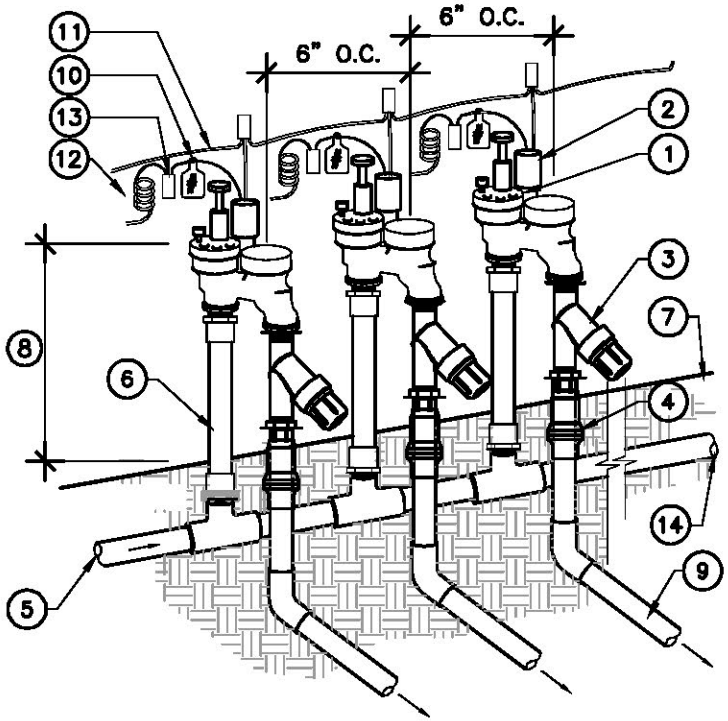
SCALE: N.T.S.



1. FINISH GRADE
2. MULCH
3. VALVE BOX
4. MAIN LINE
5. MALE ADAPTERS
6. BRASS BALL VALVE, SIZED TO MATCH PIPE
7. FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK

2 ISOLATION VALVE - BALL VALVE

SCALE: N.T.S.

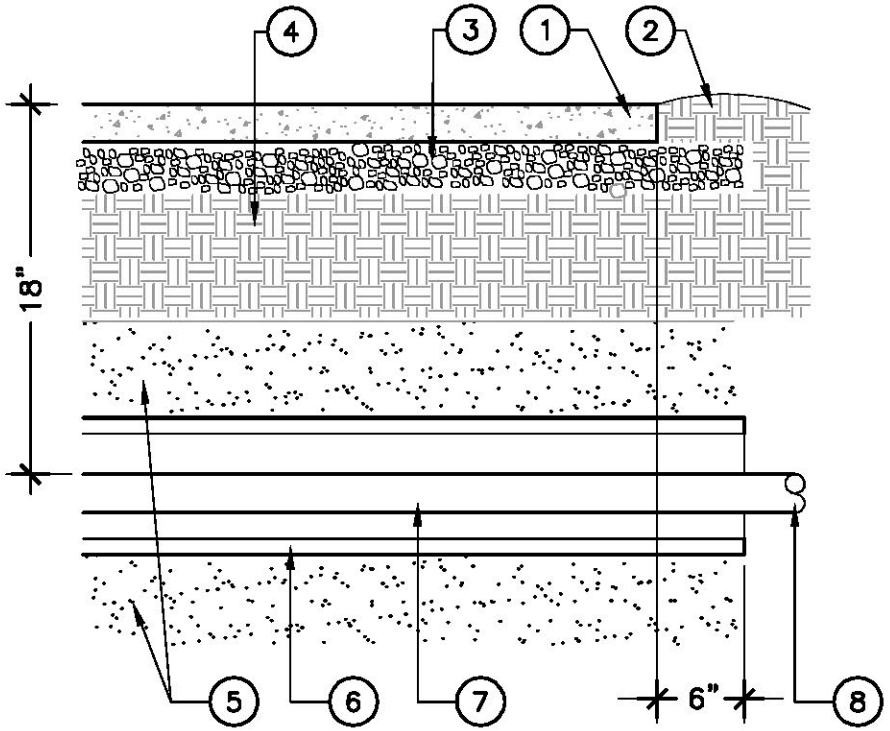


1. ANTI-SIPHON VALVE
2. SOLENOID
3. FILTER FOR DRIP ZONE VALVE
4. PRESSURE REGULATOR FOR DRIP ZONE VALVES
5. MAINLINE FROM WATER SUPPLY
6. SCHEDULE 80 UV RESISTANT PVC NIPPLES
7. FINISH GRADE
8. 6–12 INCHES MIN ABOVE HIGHEST POINT OF DISCHARGE
9. PVC LATERALS TO ZONES
10. ID TAG WITH VALVE ZONE NUMBER MATCHED TO CONTROLLER STATION
11. WIRES TO CONTROLLER
12. 30" LENGTH OF COILED WIRE
13. WATERPROOF SPLICE
14. PROVIDE STUBOUT FOR FUTURE EXPANSION

NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.

3 ANTI-SIPHON VALVE MANIFOLD

SCALE: N.T.S.

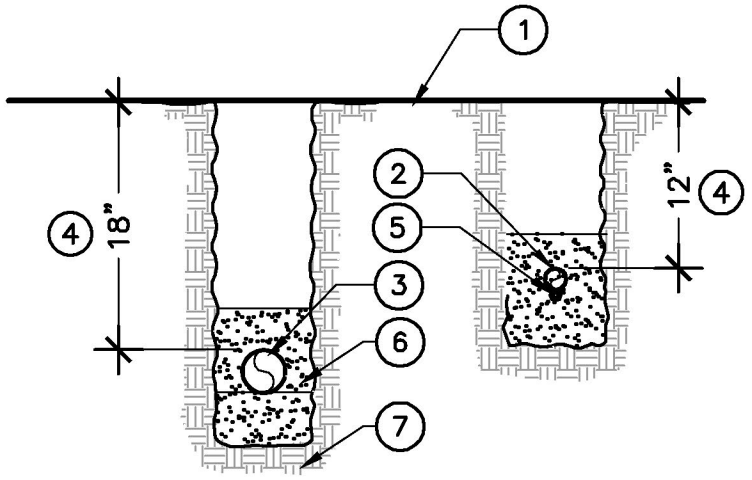


1. HARDSCAPE SURFACE
2. FINISH GRADE OF ADJACENT PLANTING AREA
3. AGGREGATE BASE
4. COMPACTED SUBGRADE
5. SAND ABOVE AND BELOW PIPE
6. IRRIGATION SLEEVE: PVC SCH 40
7. PVC LATERAL OR MAINLINE
8. TO DRIP TRANSITION

NOTES:
SIZE SLEEVE MIN 1.5X SIZE OF PIPES BEING SLEEVED

4 IRRIGATION SLEEVING

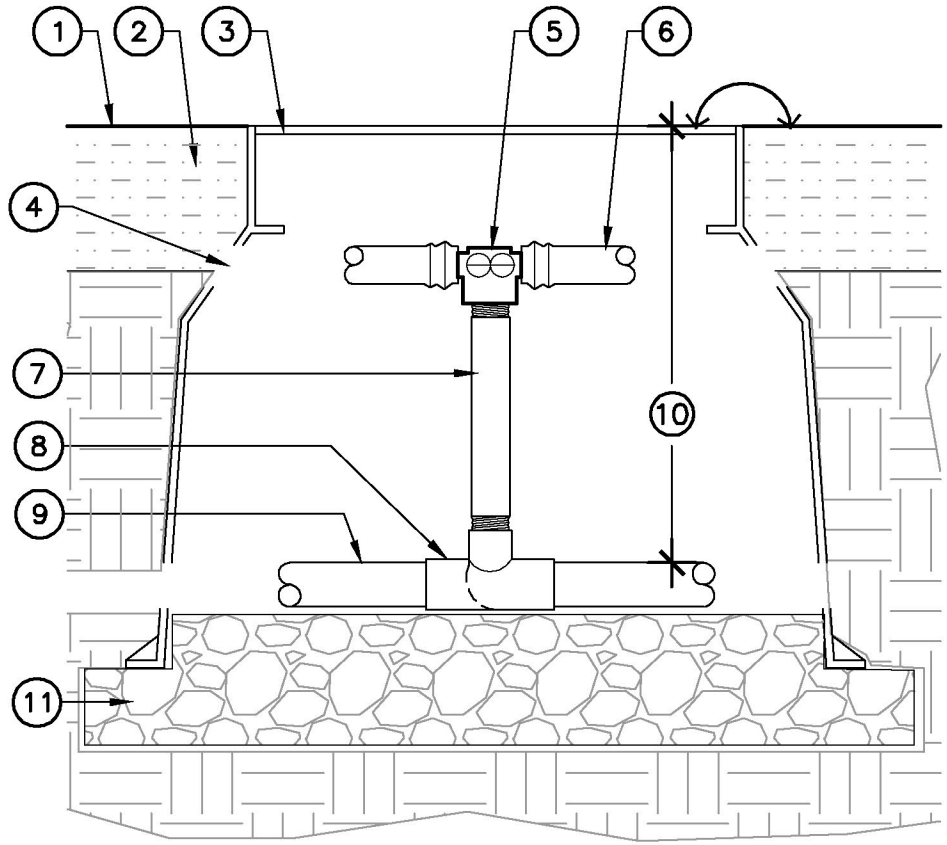
SCALE: N.T.S.



1. FINISH GRADE
2. LATERAL
3. MAINLINE SUPPLY
4. DEPTH OF PIPE COVER
5. WIRING, TYP.
6. 2" SAND SETTING BED ALL 4 SIDES
7. COMPACTED SOIL, TYP.

5 TRENCHING & PIPE COVER

SCALE: N.T.S.

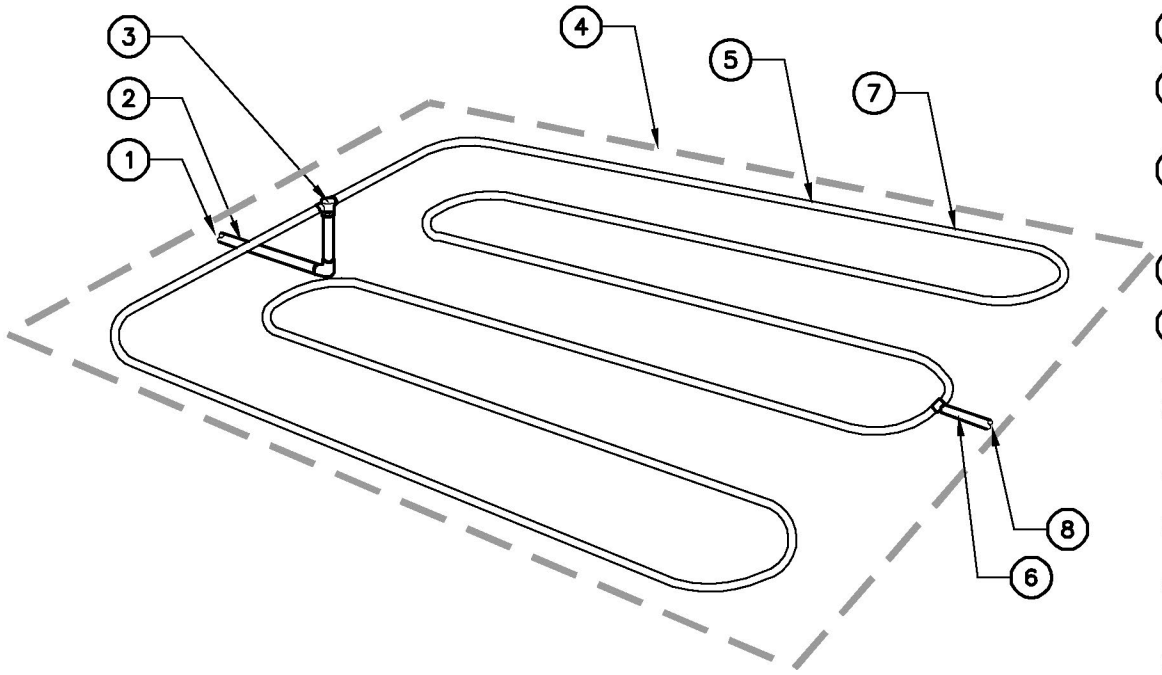


1. FINISH GRADE
2. MULCH
3. 10 INCH ROUND VALVE BOX.
4. CUT HOLES FOR PIPES TO EXIT WITHOUT KINKING, TYP.
5. TEE: PVC TO POLY TUBING
6. INLINE EMITTER TUBING
7. NIPPLE: SCH 40 LENGTH AS REQUIRED
8. PVC TEE (SXSXT)
9. PVC LATERAL
10. PIPE COVER, SEE DETAIL
11. 3 INCH DEPTH DRAIN ROCK

NOTE:
1. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
2. FOR MULCH DEPTH, PIPE COVER & PIPE SIZE SEE NOTES & LEGEND

6 DRIP TRANSITION

SCALE: N.T.S.

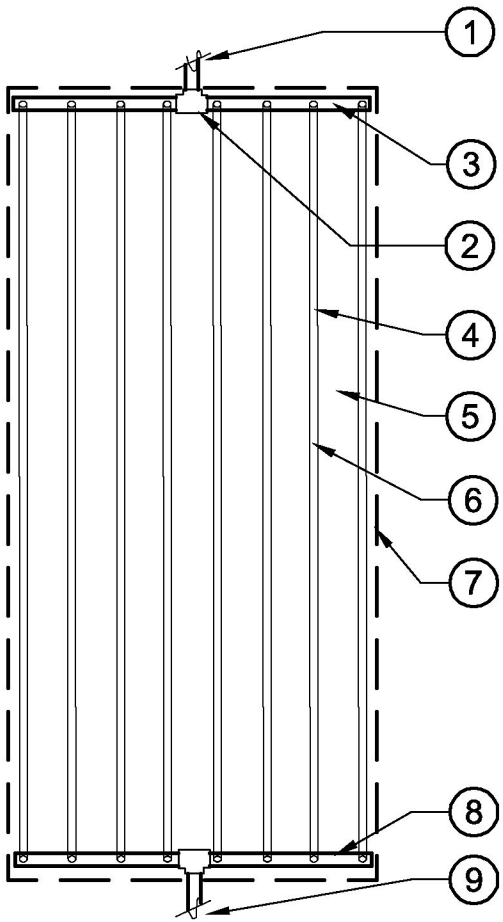


1. TO VALVE MANIFOLD
2. PVC LATERAL
3. TRANSITION FROM LATERAL TO DRIP ZONE
4. DRIP ZONE
5. IN–LINE DRIP TUBING, INSTALL PERPENDICULAR TO SLOPE
6. BLANK DRIP TUBING, USE TO EXTEND FLUSH–OUT TO ACCESSIBLE LOCATION
7. STAKE TUBING EVERY 2 FT.
8. TO FLUSHOUT

NOTES:
1. THIS LAYOUT FOR SMALL AREAS & TREE SPIRALS.
4. MAXIMUM LENGTH OF TUBING: 200 LF
5. MAXIMUM FLOW PER SUBZONE: 3 GPM
5. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
6. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS

7 DRIP SUB-ZONE LAYOUT - SINGLE LINE

SCALE: N.T.S.

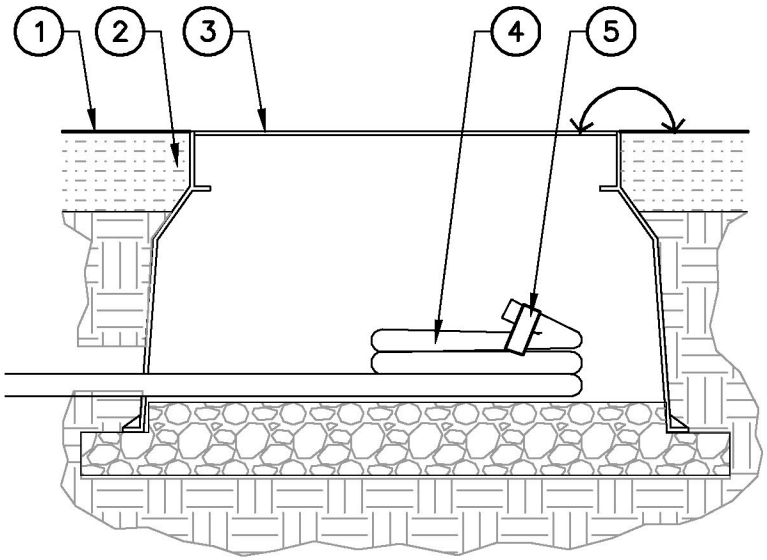


1. TO VALVE
2. DRIP TRANSITION, SEE DETAIL
3. SUPPLY HEADER
4. INDIVIDUAL LENGTHS OF TUBING
5. SEE LEGEND FOR EMITTER AND ROW SPACING
6. STAKE TUBING EVERY 2 FT.
7. AREA PERIMETER, VARIES
8. EXHAUST HEADER
9. FLUSHOUT, SEE DETAIL

NOTES:
1. THIS LAYOUT FOR MEDIUM AND LARGE AREAS.
2. INDIVIDUAL TUBING LENGTHS MAY NOT EXCEED 200 LF EACH
3. MAXIMUM FLOW PER SUBZONE: 3 GPM
4. DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.
5. SEE IRRIGATION VALVE TABLE FOR AREA LIMITATIONS

8 DRIP SUBZONE LAYOUT - MULTI-LINE

SCALE: N.T.S.

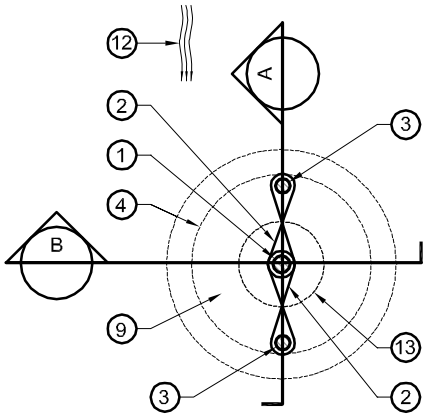


1. FINISH GRADE
2. MULCH
3. VALVE BOX
4. BLANK TUBING FED FROM TECHLINE LATERAL COILED 18" TO 24" IN BOX
5. FIGURE 8 END FITTING, TLFIG8
6. FILL BOTTOM OF BOX WITH 3" DEPTH DRAIN ROCK

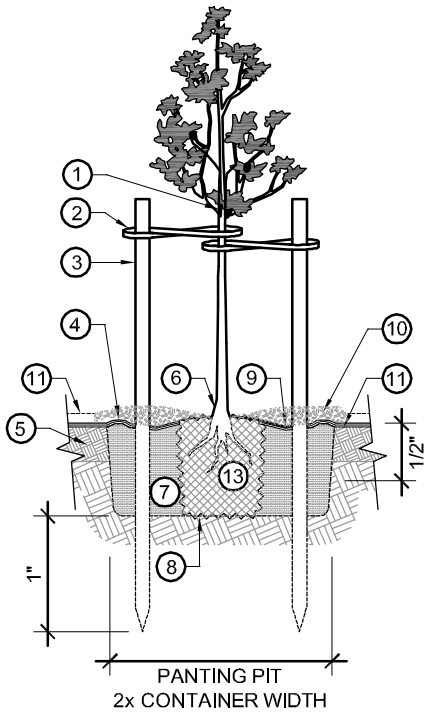
NOTE: DETAIL IS GENERIC, SEE LEGEND FOR SPECIFIC EQUIPMENT.

9 DRIP FLUSH VALVE

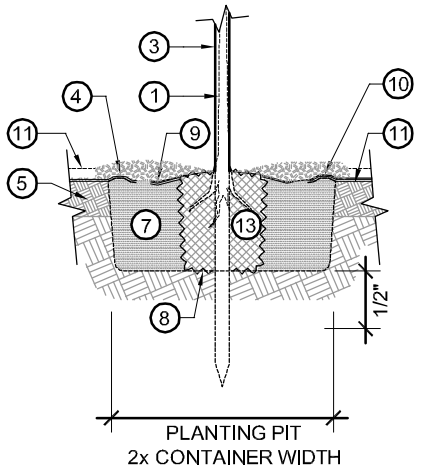
SCALE: N.T.S.



PLAN



SECTION A



SECTION B

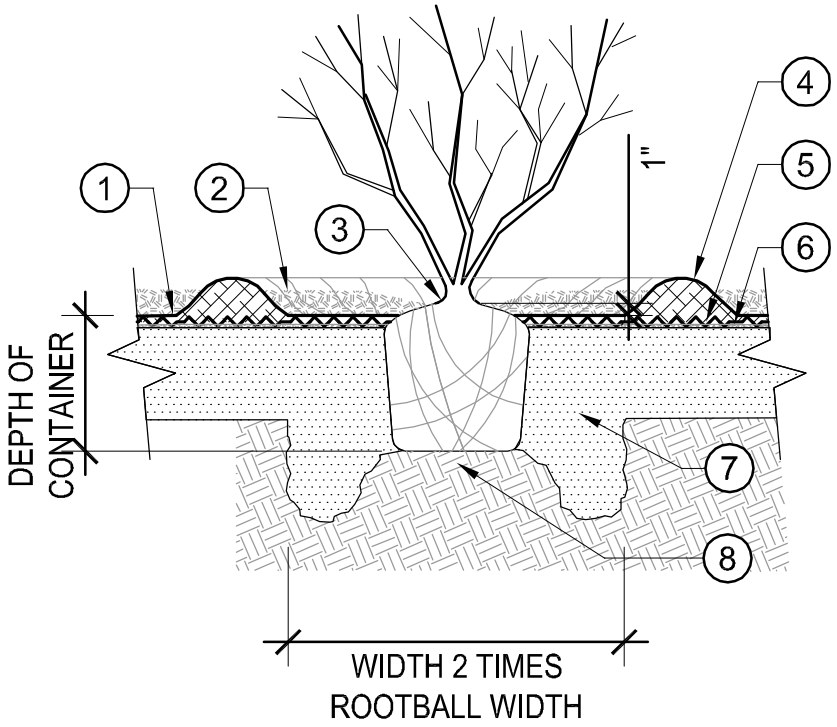
1. TREE, CENTRAL LEADER
2. SYNTHETIC STRAPPING, LOOP AROUND CENTRAL LEADER BELOW FIRST BRANCH, ONE STRAP PER STAKE, ATTACH TO STAKES W/ SHEET METAL SCREWS
3. WOOD STAKES, (2) PER TREE, SET PLUMB, OUTSIDE OF ROOTBALL, ON A LINE PARALLEL TO DIRECTION OF PREVAILING WIND, SET FAR ENOUGH FROM TREE THAT BRANCHES DO NOT TOUCH STAKES; STAKES SHALL BE SPACED AN EQUAL DISTANCE FROM THE CENTRAL LEADER.
4. WATERING BERM, 3"H
5. TOPSOIL, NATIVE. USE DIGGING FORK TO REMOVE COMPACTION, DO NOT TILL
6. CROWN OF ROOTBALL, SET 3" ABOVE FINISH GRADE
7. PLANTING PIT BACKFILL, PER SPECS
8. PLANTING PIT, SCARIFY EDGES, INSURE ROOT BALL RESTS ON FIRM SOIL AND WILL NOT SINK OVER TIME.
9. WATERING BASIN
10. MULCH, PER SPECS, 3" LAYER, KEEP 4" AWAY FROM TRUNK
11. SHEET MULCH: 2 LAYERS CARDBOARD, OR (5) LAYERS RECYCLED NEWSPAPER. $\frac{1}{2}$" OF COMPOST UNDER PAPER.
12. DIRECTION OF PREVAILING WIND
13. ROOTBALL, SCARIFY OUTER 1"

NOTES:

1. MAKE STAKES AS SHORT AS POSSIBLE, BUT HIGH ENOUGH TO HOLD THE TREE UPRIGHT UNDER CALM CONDITIONS. THE TREE SHOULD RETURN TO VERTICAL AFTER THE WIND HAS BENT THE TOP.
2. SUPPORT THE TRUNK AT JUST ONE LEVEL, NEAR THE TOPS OF THE STAKES.
3. PROVIDE FLEXIBLE MOVEMENT AT THE POINT WHERE STRAPPING WRAPS LOOSLY AROUND THE CENTRAL LEADER OF THE TREE.
4. TAKE CARE NOT TO CAUSE RUBBING OR GIRDLING INJURIES.
5. STAKES ARE FOR PROTECTION OF THE TREE FOR A PERIOD AFTER PLANTING. REMOVE STAKES AS SOON AS TREE ESTABLISHES IT ROOT SYSTEM - WITHIN 18 MONTHS MAX.

1 TREE PLANTING

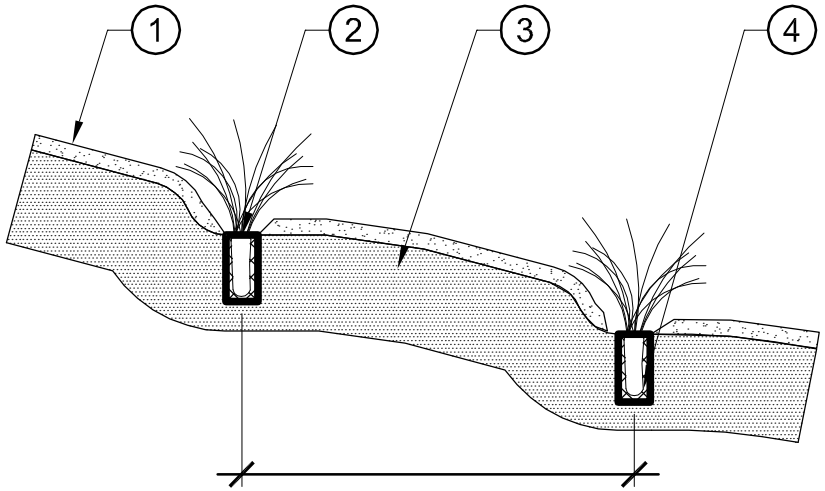
SCALE: NONE



1. FINISHED GRADE
2. 3" THICK MULCH: KEEP 3" AWAY FROM ROOT CROWN
3. ROOT CROWN: PLANT CROWN 1" ABOVE FINISHED GRADE
4. 3" HIGH BERM OF AMENDED SITE SOIL TO FORM WATERING BASIN
5. SHEET MULCH LAYER OF (5) PLY RECYCLED NEWSPAPER OR 1-2 LAYERS OF CARDBOARD.
6. 1/4" LAYER OF AMENDMENTS UNDER SHEET MULCH.
7. AMEND SITE SOIL W/ 4 CUBIC YARDS COMPOST PER 1000 SF.
8. NATIVE SOIL: REST PLANT ON FIRM SOIL. SCARIFY EDGES OF HOLE TO PROMOTE ROOT GROWTH.

2 PLANTING - SHRUBS, PERENNIALS, GRASSES

SCALE: NONE



1. MULCH: 2" FOR GRASS PLUGS. IF APPLYING WILDFLOWER SEED MULCH WITH RICE STRAW OR 3/4" OF COMPOST.

2. 2" PLUG OR STUBBIE. PLANT CROWN 1" ABOVE FINISHED GRADE

3. 6" AMENDED SOIL PER WELO REQUIREMENTS.

4. PLANTING HOLE: USE DIBBLE TO CREATE A HOLE SLIGHTLY LARGER THAN PLUG. PLACE PLUG FIRMLY IN HOLE WITH CROWN AT OR SLIGHTLY ABOVE HEIGHT OF SURROUNDING HOLE. LEAVE NO AIR OR MULCH AROUND ROOTS. BACKFILL HOLE WITH GARDEN SOIL, NOT MULCH.

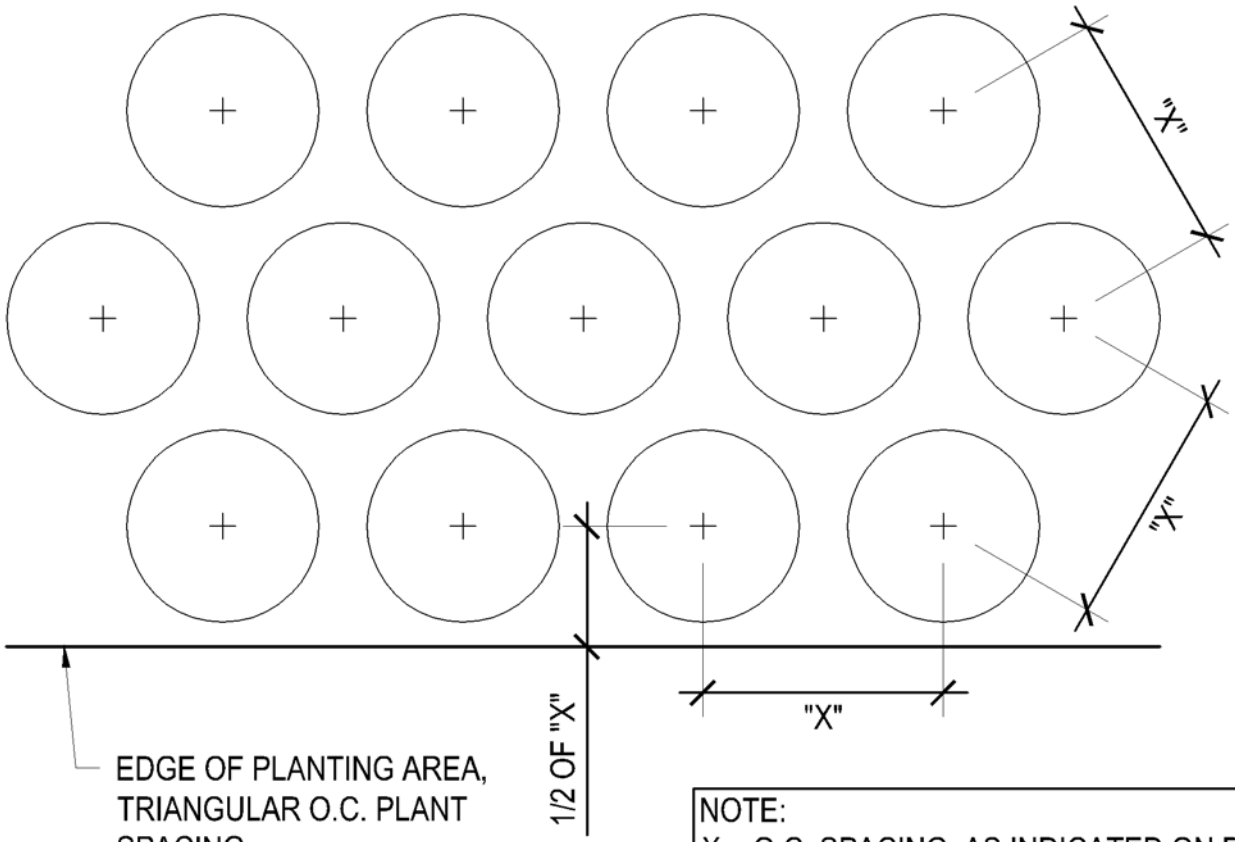
NOTES:

1. PLANT PLUG STRAIGHT UP (PLUMB), NOT AT AN ANGLE TO THE SLOPE.
2. GRASS PLUG PLANTINGS DO BETTER IN CERTIFIED WEED FREE STRAW MULCH OR 1-2" OF LESS WOODY MULCH.

3

PLUG PLANTING

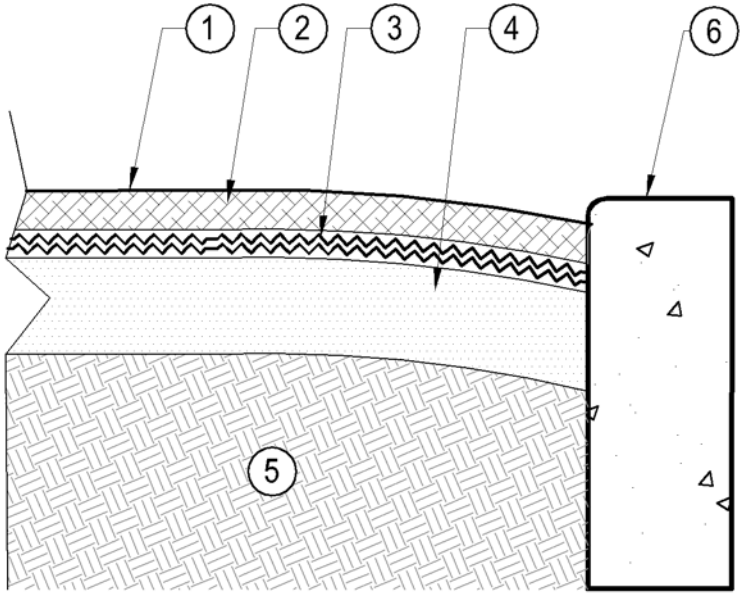
SCALE: NONE



NOTE:
X = O.C. SPACING, AS INDICATED ON PLANS

4 GROUNDCOVER PLANTING - TRI-SPACING

SCALE: NONE



1. FINISH GRADE, HOLD MULCH BELOW PAVING EDGE ½".
2. 3" THICK MULCH
3. 2 LAYERS OF CORRUGATED CARDBOARD
4. 6" AMENDED SITE SOIL PER WELO REQUIREMENTS
5. UNCOMPACTED SITE SOIL
6. PAVING/EDGE

5 SHEET MULCH (SUGGESTED)

SCALE: NONE

PLANT PIT & WATERING BERM TABLE

CONTAINER SIZE	PLANT PIT DIAMETER	WATERING BERM HEIGHT	WATERING BERM DIAMETER
1 GAL CAN	18" MIN	3" MIN	18" MIN
5 GAL CAN	30" MIN	4" MIN	30" MIN
15 GAL CAN	3' MIN	5" MIN	3' MIN
24" BOX	5' MIN	6" MIN	5' MIN

6 PLANT PIT AND WATERING BERM

NOT TO SCALE