

Civil and Landscape Refresher

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Grading and Drainage Commonly Missed Items

- ✓ Not following Current Checklists
- ✓ Plans are not clear or readable (minimum lettering size is 1/8-inch per checklist)
- ✓ Offsite improvements are NOT to be shown to be constructed on Grading and Drainage Plans - a *separate submittal* is required.
 - ✓ Exception-Driveways, ramps, and sidewalk/curb repair.
- ✓ Offsite flows need to be indicated on grading plans. Offsite flows *require a drainage report* indicating tributary areas.
- ✓ Retention Basin Access – needs to comply to Section 6.1 in the City of Phoenix Storm Water Policies and Standards.
- ✓ Parking Lots – Maximum ponding needs to comply to Section 6.8.8.

Civil Grading and Drainage & Storm Water Management Renewal

Storm Water Management Commonly Missed Items

- ✓ Not following Current Checklists
- ✓ Plans are not clear or readable (minimum lettering size is 1/8-inch per checklist)
- ✓ Storm Water Management Plans
 - *Most current BMPs from the Maricopa County Flood Control District are NOT shown*
 - *General Notes are NOT correct or most current*
 - *BMP callouts DO NOT match details provided*



Civil Grading and Drainage & Storm Water Management Renewal

Environmental and Landscaping Renewal



**Landscape Projects in the
Downtown Code (DTC) and
Walkable Urban (WU) Zoning
districts:
Require Automatic Audits**

Conflicts Between Zoning Ordinance and State Laws

Federal Laws → State Laws → Local (Ordinances)

Common Items Being Missed – Requiring Corrections

- Not following the Specific DTC or WU Landscape Requirements
- Not following Design Review Committee (DRC) Stipulations
- Not Complying with STATE Laws (Arizona Department of Water Resources)

Environmental and Landscaping Renewal

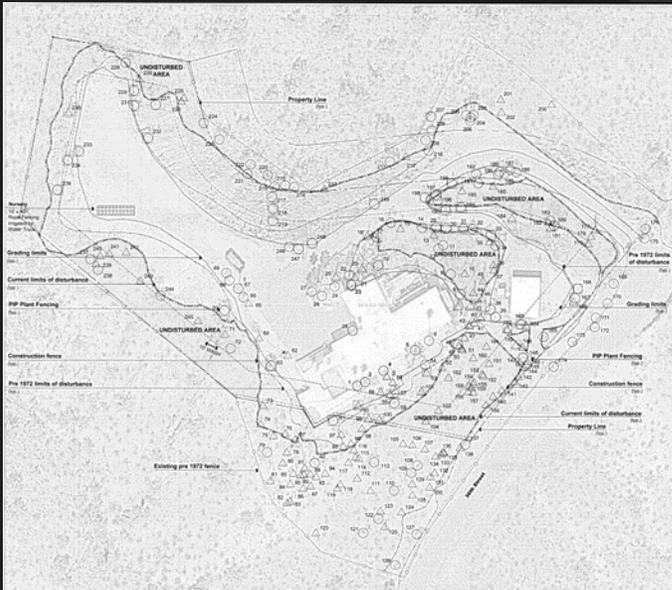
- ✓ Checklists are not submitted with the plans or not filled out
- ✓ Not following the most current checklist or the correct checklist for the desired submittal option
 - Over 50 plants – separate submittals (two separate checklists)
 - 11-50 plants – Combination inventory/salvage submittal (one checklist)
 - 10 or less plants – Separate inventory/salvage sheets may be included with the landscape plan submittal (two separate checklists – one for inventory/salvage plans; one for landscape plans)
- ✓ Plant condition is not sufficiently or clearly identified
- ✓ Plants that can and should remain protected-in-place
- ✓ Limits or plant inventory does not match scope of work areas
- ✓ Location of plant nursery and water sources

Inventory/Salvage Plans - Commonly Missed Items



Environmental and Landscape Renewal

- ✓ Plans are not legible – minimum 1/8-inch text size; base information/background too dark/too much information; must be legible when scanned
- ✓ Inventory/salvage plant tag number AND symbols do not match



Acceptable



Not Acceptable



Inventory/Salvage Plans



Environmental and Landscape Renewal

- ✓ Does not comply with State Laws – ADWR
- ✓ Does not meet minimum requirements
 - Zoning districts/adjustments, specific plans/overlays, stipulations
 - Minimum quantity or size of required plant material
 - Perimeter, setbacks, screening
- ✓ Does not match or conflicts with site plan or civil plans
 - Existing and proposed utilities; grading contours and structures
 - Paved areas, roof overhangs, walls and other structures
- ✓ Plant tag numbers and symbols do not match inventory/salvage plans



Landscape Plans – Commonly Missed Items



Questions?

