LANDSCAPE PLAN SUBMITTAL REVIEW			***INITIAL SUBMITTAL***
			Notes:
			1. City Standard Details refer to the DPW Standard Landscape Details and Specifications, dated 8/01/07
			2. Section's reference are found in the Guidelines for the Planning, Design and Construction of city streetscape projects, Updated June 2007
			3. The City Standard Details & Specifications and the Guidelines for the Planning, Design and Construction documents take precedence over these checklists.
Yes	**No**	**N/A**	**ITEM OR DESCRIPTION**
			Cover Sheet
☐	☐	☐	Includes Project Title (same as in Engineering plans) on 24"x36" sheet size, with DOT, SBWR, Ca. Department of Health Service cells in titleblock?
☐	☐	☐	Includes City Project file number?
☐	☐	☐	Includes Location & Vicinity Maps? Are these readable?
☐	☐	☐	Includes Drawing Index? Legend? Abbreviations?
☐	☐	☐	Are Legend symbols the same as those found in Dtl. G-1 & G-2 in gray book?
☐	☐	☐	Includes information (Company name, address & telephone numbers) of project's Civil, Soils Engineer, Landscape Architect, Irrigation, Street lighting consultants?
☐	☐	☐	Drawn clearly and readable?
☐	☐	☐	Include one of the following statements:
			"THIS IS A TYPE 1 - MEDIAN ISLAND LANDSCAPE PROJECT TO BE MAINTAINED BY THE CITY OF SAN JOSE."
			"THIS IS A TYPE 2 - LANDSCAPE IMPROVEMENTS PROJECT IN A COMMUNITY FACILITIES DISTRICT MAINTAINED BY THE CITY WITH SPECIAL DISTRICT FUNDS."
☐	☐	☐	site to use recycled water? (Refer to Section 4.12) Include one of the following statements:
			"THIS PROJECT'S IRRIGATION SYSTEM HAS BEEN DESIGNED TO BE RETROFITTED TO USE RECYCLED WATER FROM THE SOUTH BAY WATER RECYCLING PROGRAM WHEN IT BECOMES AVAILABLE."
			“THIS PROJECT'S IRRIGATION SYSTEM HAS BEEN DESIGNED AND IS INTENDED TO USE RECYCLED WATER FROM THE SOUTH BAY WATER RECYCLING PROGRAM"
☐	☐	☐	If project is adjacent to soundwall(s), does plan provide a graffiti abatement note as in Section 4.12?

Yes	No	N/A	ITEM OR DESCRIPTION
			All Plan Sheets
☐	☐	☐	Includes Project Title (same as in Engineering plans) on 24"x36" sheet size, with DOT, SBWR, Ca. Department of Health Service cells in titleblock?
☐	☐	☐	Includes Project Title (same as in Engineering Plans?)
☐	☐	☐	Plan drawn clearly, readable?
☐	☐	☐	Include a Key Map (if multiple sheets)
☐	☐	☐	Includes background information, same as in Civil Plans? List of existing trees to remain, caliper size; Tree removal (by Civil?), Existing & proposed street improvements, Road CL & stationing, existing and new underground utilities, Limits of any adjacent riparian corridors and/or the top of creek banks.
☐	☐	☐	Includes street survey monuments within proposed limits of landscaping?
☐	☐	☐	Show all existing / new electroliers, traffic signals, traffic signage within within the limits of work?
☐	☐	☐	Includes written & graphic scale? North arrow?
☐	☐	☐	Includes proposed Street Improvements? Limits of Work lines? Property Lines? R-O-W lines? Easements?
☐	☐	☐	Do all streets have names?
☐	☐	☐	Includes landscape architect's, Engineer's stamp?
☐	☐	☐	Includes one of the following statements:
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☐	☐	☐	site to use recycled water? (Refer to Section 4.12) Include one of the following statements:
			"THIS PROJECT'S IRRIGATION SYSTEM HAS BEEN DESIGNED TO BE RETROFITTED TO USE RECYCLED WATER FROM THE SOUTH BAY WATER RECYCLING PROGRAM WHEN IT BECOMES AVAILABLE."
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			Layout Plan(s)
☐	☐	☐	Includes Decorative Median Paving (per Sect. 4.14)? (Type 2 projects may include parkstrips that are planted and that may include permeable decorative paving for accessability and ease of maintenance around fixed objects.)
☐	☐	☐	Includes Maintenance Bands, Mowbands & Separator Bands (per Sect. 4.14.2)? (If applicable, are 12" wide Concrete Separator Bands shown and called out at limits of privately maintained and City maintained areas? (Refer to Sect. 2.3.1 and 2.3.3)
☐	☐	☐	Includes Grading & Drainage Plan of large areas if warranted due to size of landscaping in street R-O-W (per Section 4.15)?
☐	☐	☐	Identifies hardscape (D.G., Paving) and softscape (Mulch) areas on plan?
☐	☐	☐	In Type 1 projects, does the plan call for installing decorative mulch in median islands and decomposed granite in park strips and Tree wells, as specified in Sect. 2.1.1 & 2.1.3?
☐	☐	☐	In Type 2 projects, does the plan call for installing Pro-Chip Mulch, San Jose Medium Grind, to be 3" deep in all planted areas, as specified in Sect. 2.3.3?
☐	☐	☐	Includes a Layout Legend?
☐	☐	☐	Identifies retaining walls that may be required to eliminate long term erosion or maintenance problems (per Section 4.15.1)? Are they calledout as such?
☐	☐	☐	Does the background survey and/or Civil plan show / callout existing or new routing of recycled water mains in existing / new streets?
			Planting Plan(s)
☐	☐	☐	Do plans for Type 1 and Type 2 projects show location of new trees per Sect. 4.16.4 and Appendices A, D & E?
☐	☐	☐	Do plans for Type 2 projects show location of shrubs, sod, ground covers per Sect. 4.16.4 and Appendices A, D & E?
☐	☐	☐	Are trees evenly spaced and shown along the centerline of the median island?
☐	☐	☐	Are there existing or proposed underground utilities installed along median island that require offsetting trees per Sect. 4.16.4?
☐	☐	☐	Is Plant Legend and List in accordance to Sect.4.16.2?
☐	☐	☐	Is the plant material selection listed in Appendix F and in the Bay Area Recycled Water Landscape Guide (https://www.sanjoseca.gov/home/showdocument?id=75505)

Yes	No	N/A	ITEM OR DESCRIPTION
☐	☐	☐	Is Consultant including Planting Notes that conflict with City standard specs?
☐	☐	☐	Does plan Includes note stating that a Soil Analysis and Report will be provided prior to plan approval? (Note: Project that involve new median islands over existing street pavement require core drillings per Section 4.10 to determine feasibilty of amending existing subsoils for planting purposes.
			Irrigation Plan(s)
☐	☐	☐	Includes location of Irrigation Controller, Backflow Prevention Device (B.F.P.D.), Electrical source, water meter, all within the street R-O-W?
☐	☐	☐	Is there enough room within the R-O-W to install such equipment? (If there is not enough room, then Civil Engineer will need to prepare easements.)
☐	☐	☐	Does the Irrigation electrical service point appear as such in Civil, Street Lighting and or Electrical Plans?
☐	☐	☐	Does the Civil plan show sleeves for irrigation crossings?
☐	☐	☐	Includes an Irrigation Equipment Legend, per Section 4.17.2?
☐	☐	☐	Is project to be an immediate connect to use recycled water or will it be future retrofit site to use recycled water? (Refer to Section 4.12). Include one of the following statements:
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☐	☐	☐	Does Irrigation Legend call for the installation of purple PVC pipe for mainlines and laterals?
☐	☐	☐	Includes head layout (tree bubblers and spray heads).

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☐	☐	☐	Irrigation consultant is to inform Civil about the service line / meter requirements and the following notes must appear at the proposed irrigation Point of Connection:
			"P.O.C. #__WATER METER TO BE PAID BY THE DEVELOPER AND INSTALLED BY THE APPROPRIATE WATER RETAILER. THE INSTALLATION IS TO BE COORDINATED BY THE CONTRACTOR.
			__" SERVICE LINE AND __" WATER METER SHALL BE PROVIDED BY CIVIL. MAXIMUM IRRIGATION DEMAND IS __GPM AT __PSI MINIMUM STATIC PRESSURE AT WATER METER LOCATION. VERIFY PRESSURE AND REPORT ANY DIFFERENCE FROM PRESSURE STATED ON THE DRAWINGS TO IRRIGATION DESIGNER PRIOR TO CONSTRUCTION. LOCATE BACKFLOW PREVENTION DEVICE IN PUBLIC R-O-W."
☐	☐	☐	Do plans show a presssure regulating valve (P.R.V.) when the static pressure in the potable water main in the street exceeds 90PSI?
☐	☐	☐	If the project is to have an immediate connection to the recycled water system, does the plan show a P.R.V. per Sections 4.17.8 & Sect 4.17.16 and City recycled water details & specifications?
☐	☐	☐	The following notes must appear regarding final acceptance of project by DOT:
			"AT THE END OF MAINTENANCE PERIOD, THE CONTRACTOR SHALL PROVIDE COPIES OF CURRENT WATER AND ELECTRICAL METER(S) BILLS AND ACCOUNT(S) INFORMATION TO THE PROJECT LANDSCAPE INSPECTOR AND AS REQUESTED BY OTHERS. ALSO, CONTRACTOR SHALL PROVIDE COPY(IES) OF CLOSED ACCOUNT(S) INFORMATION TO PROJECT LANDSCAPE INSPECTOR, DURING FINAL ACCEPTANCE OF PROJECT BY THE CITY."
			Details & Specification Sheets
☐	☐	☐	For Type 1 projects, does the drawing set include City Standard Details & Specifications sheets 1, 2, 3, 4, 5, 7(if immediate connection to R.W.), 8, 9 and 10?
☐	☐	☐	For Type 2 projects, does the drawing set include City Standard Details & Specifications sheets 1, 2, 3, 4, 6, 7(if immediate connection to R.W.), 8, 9 and 10?