



Incline Village
General Improvement District
Public Works Department
1220 Sweetwater Road
Incline Village, NV 89451
(775) 832-1284

Landscaping Standards Packet

Applicability

1. Any plans with landscaping as defined in Article 18, Ordinance 4

Required Elements of Landscape Plans

1. Landscape Design

The following requirements shall be submitted as part of the Landscaping Plans. The landscape design proposal shall be drawn on project base sheets at a scale that accurately and clearly identifies:

- A. A calculation of the total turf area compared to property size. Turf area is limited to 33% of pervious coverage.
- B. Irrigation system type, location and designation of hydrozones. Hydrozones are areas in which plants with similar water requirements are grouped together for efficient watering.
- C. Landscape materials, trees, shrubs, groundcover, turf, and other vegetation. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing, and quantities of each group of plants indicated. Natural features such as rock outcroppings, existing trees, shrubs that will remain, shall be indicated
- D. Pools, ponds, water features, fences, and retaining walls.
- E. Maintenance plan.
- F. Contact information, property lines and street names, streets, driveways, walkways, and other paved areas. Existing and proposed buildings and structures including elevation if applicable.

2. Irrigation System Design

The following conditions shall be submitted as part of the Landscaping Plans. Refer to the Home Landscaping Guide for Lake Tahoe and Vicinity, Chapter 4 for more information on Irrigation System Design

- A. Runoff and Overspray: All irrigation systems shall be designed to avoid runoff, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures. Special attention shall be given to avoid runoff on slopes and to avoid overspray in planting areas with a width less than ten feet, and in median strips.
- B. Control Valves: Plants which require different amounts of water shall be isolated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Anti-drain (check) valves shall be installed to minimize or prevent low-head drainage.
- C. Backflow Devices: All irrigation systems shall be protected with the appropriate backflow prevention device.

3. Plant Selection

A list of plants proposed in landscape shall be submitted as a part of the Landscaping Standards Package. A Recommended Plant List is provided in the Home Landscaping Guide for Lake Tahoe and Vicinity (pg. 70-98). These are the "proven" plants that grow successfully in the Tahoe Basin recommended and approved by Tahoe Regional Planning Agency for landscape design and revegetation.

- A. Plants having similar water use shall be grouped together in distinct hydrozones.
 - B. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged.
 - C. Erosion control and Best Management Practices (BMPs) shall be addressed in all required areas.
4. Water Features
- A. Recirculating water only shall be used for decorative water features.
5. Maintenance Plan
- A regular maintenance schedule satisfying the following conditions shall be submitted as part of the Landscaping Plans:
- A. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to checking, adjusting, repairing irrigation equipment and resetting of automatic controllers.
6. Contact Information
- Contact Information shall be provided on the copy of the landscape plans including:
- A. Name, Address, Phone, Fax, Physical Address, APN#, Date and Proposed Occupancy Date
 - B. Project Site Description, Project Number and Contractor Contact Info

Landscaping Standards Checklist – Plan Review

Date: _____

Project Site: _____ Project Number: _____ Project Description: _____

Name: _____ Phone: _____ Fax: _____

APN #: _____ Proposed Occupancy Date: _____

Project Physical Address: _____ Mailing Address: _____

Contractor Contact Info: _____ Phone: _____

- Turf Coverage - *turf limited to 33% of total property less impervious coverage shall be indicated on the site plan* **Allowable Turf (SF)=** _____ **Proposed Turf (SF)=** _____
- Irrigation System Design - *mark location and type of irrigation system; system should include timer type written on site plan*
- Plant List –*use (Home Landscaping Guide for Lake Tahoe and Vicinity) as a reference; list major plant types on site plan*
- Water Features -*all water features shall be indicated on site plan; recirculating pumps and covers are required*
- Contact Info for resident or property management company -*contact info written directly on the site plans*
- Designer _____

Name	Address	Phone

Comments:

I/we certify that work has been proposed in accordance with the contract documents.

Contractor/Homeowner Signature, Date, (State License Number-if applicable)

I/we certify that irrigation systems will be maintained to a working level.

Contractor/Homeowner Signature, Date, (State License Number-if applicable)

I/we certify that based upon a plan review that the landscape planting and irrigation installation proposed conforms to the approved specifications.

Incline Village GID Staff Reviewer Signature, Date