

## Landscape Plan Review

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### Description:

All commercial and industrial projects, including multi-family projects, are governed by a set of landscape and irrigation design standards.

### The Process:

- **Application Review**  
Once your application and detailed plans are submitted; the Parks Planning & Development Division will review your application and plans for completeness.
- **Required Modifications**  
If the application or plans are incomplete, you will be notified by the Division and informed of what is still needed.
- **Plan Approval**  
Once the final, revised set of plans have been reviewed and meet all code requirements, the City will approve them.
- **Permit Issuance**  
Once your plans have been reviewed and approved by the Parks Planning and Development Division, this task will be signed off as complete on your permit. When all tasks have been completed, your permit will be issued.

## Development Resources

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### Departments & Divisions:

#### Community & Economic Development

Building & Development (209) 577-5232  
Planning (209) 577-5267  
Land Development (209) 577-5462  
Engineering  
Infrastructure Financing (209) 577-5211  
Programs Administration

#### Fire Department

Fire Prevention (209) 571-5553

#### Parks, Recreation & Neighborhoods

Parks Planning & Development Division (209) 571-5573

#### Public Works

Main Number (209) 571-5569

### Online Development Information:

City of Modesto Development Center  
[www.modestogov.com/development](http://www.modestogov.com/development)

Community & Economic Development  
[www.modestogov.com/ced](http://www.modestogov.com/ced)

Fire Department  
[www.modestogov.com/mfd](http://www.modestogov.com/mfd)

Parks, Recreation & Neighborhoods  
[www.modestogov.com/prnd](http://www.modestogov.com/prnd)

Public Works  
[www.modestogov.com/pwd](http://www.modestogov.com/pwd)

City of Modesto Web Site  
[www.modestogov.com](http://www.modestogov.com)



CITY OF MODESTO  
**DEVELOPMENT**CENTER

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# Landscape & Irrigation Plans

Guide to plan preparations

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[www.modestogov.com/development](http://www.modestogov.com/development)

This brochure is provided by the:  
Parks, Recreation & Neighborhoods Dept.  
1010 Tenth Street, Suite 4400  
Modesto, CA 95354  
(209) 571-5573

## Plan Submission Requirements

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### Prior to plan preparation:

- Ensure compatibility of design with the City's Tree Planting Plan
- Contact utility companies to avoid conflict with existing or proposed utility lines

### When submitting your plans, please provide:

- Project plans prepared by a licensed landscape professional
- Three (3) copies of landscape and irrigation plans.

#### Information provided on plans:

- Project title, street address, parcel number, vicinity map and zoning.
- Owner's name, address and telephone number.
- Plan preparer's name, address and telephone number. Additionally, a wet stamp and signature is required on each plan prepared by a licensed landscape professional.
- Drawing sheet size shall be 24" x 36".
- North reference and scale (nothing smaller than 1" = 20' will be accepted).
- Indicate all property boundaries.
- Locate all slopes, top and toe.
- Identify adjacent property uses (e.g., vacant lot, gas station, residential, etc.).
- One (1) set of building elevations and site grading plans

## Inspections

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An inspection of the irrigation lines is required before backfilling all trenches.

At completion of the landscape installation, schedule a final inspection to verify that the project has been installed as shown on the approved landscape plans.

Please contact the Parks Planning & Development Division at (209) 571-5573 to schedule each separate inspection.

## Street Trees

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Existing street trees must be preserved and protected during construction.

### New Trees

Spacing of new street trees shall be forty feet (40') on center. Contact Urban Forestry at (209) 342-2233 for more information regarding street trees and to locate them in the landscape.

Spacing of street trees in relation to obstructions shall be no closer than:

Street lights	25'	Utility lines	5'
Rockwells	10'	Intersection	25'
Fire plugs	8'	Private trees	20'
Driveways	10'		

When feasible, existing trees shall be watered by the new irrigation system

## Maintenance

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Whenever a landscape and irrigation plan is required by the Municipal Code, or as a condition of any action authorized by this code, it shall be a violation of this Code if a property owner fails to maintain the property in accordance with that approved landscape or irrigation plan.

### Please Note:

This information provided in this brochure does not cover all circumstances. Please contact the Parks Planning & Development Division for information.

## Specifications & Standards

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For landscape specifications, please see Modesto Municipal Code 12-1.03 a-f and Modesto Municipal Code 12-1.04 a-g.

For irrigation specifications, please see Modesto Municipal Code 12-1.05 a-o

## References

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Modesto Municipal Code  
[www.modestogov.com/ccl](http://www.modestogov.com/ccl)

California Model Water Efficient Landscape Ordinance  
[www.water.ca.gov](http://www.water.ca.gov)

Tree Protection During Construction  
City of Modesto Forestry Division  
(209) 342-2233

## Have questions?

We're here to help! Contact  
Parks Planning & Development at  
**(209) 571-5573**

