

Landscape Plan Review Checklist

A permit application will not be accepted unless all of the following items are submitted or completed with:

1. Submit completed ARC Plan Review Application form with all pertinent information including the specific type of project and signed by applicant.
2. Plan review fee of \$100 shall be paid at the time application is submitted.
3. Landscape Plan – Five (5) copies are required. Landscape plan shall be drawn to a scale of 1/8" = 1'-0" or 1" = 10'. The following information must be shown or noted on the landscape plan. (See the Architectural Review Committee Rules.)
 - a. Footprint of residence and other existing objects around perimeter.
 - b. Lot lines including adjacent lot lines, streets, utility easements, fire hydrant location, utility covers/manholes, utility pedestals/boxes, and any other existing objects within areas to be landscaped.
 - c. Walks, driveways, patios, decks, gazebos, retaining walls, fence enclosures, air conditioners, heat pump screens.
 - d. Downspout piping in underground conduits to street must be shown on drawing, including any catch basins and surface drainage.
 - e. Existing and proposed contours at one (1) or two (2) foot intervals.
 - f. Irrigation plan including description of proposed sprinkler heads, line sizes, drip system and emitter size, and anti-siphon device. Water conservation measures shall be incorporated in all irrigation designs to reduce water consumption by 20% minimum.
 - g. Proposed mulch (i.e. bark, humus, wood chips, rocks) and depth of application. Mulch shall be installed at a minimum depth of 3" in all planter areas.
 - h. Provide an accurate location of oak trees including their trunk diameter and drip lines.
 - i. Provide a plant legend identifying all plants, trees, or ground cover including description, location and quantities cross referenced to the landscape plan. Plant, tree, ground cover shall incorporate all native and drought tolerant plants and tree species in the design.
 - j. All grass shall be drought tolerant species compatible with heavy clay soil conditions.
 - k. See attached Exhibit of a landscape plan.
4. The landscape design shall incorporate the use of native as well as drought tolerant plant species in the design. The landscape design shall minimize the use of lawn or turf areas and shall be a drought tolerant species if used. The maximum lawn or turf area shall not exceed 25% of the total area to be landscaped. The landscape design shall effectively reduce water consumption by 20% minimum.

RANCHO MURIETA ASSOCIATION ARC PLAN REVIEW APPLICATION

Plans will be accepted at any time and reviewed as soon as possible. The ARC has 30-day minimum to review plans. Common Area Agreement Lease Applications take a minimum of 1) 60 days or 2) 150 days.

Type of Plan: _____ Owner(s): _____ Lot #: _____ Phone: _____ Lot Address: _____ Mailing Address: _____	Contractor Name, Address & Phone _____ _____ _____
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Contractor agrees to accept full responsibility for all work performed by sub-contractors including preliminary work done by equipment.

- New residences, re-models & room additions: submit two (2) complete sets & five (5) additional copies of the site plan. See checklist for detailed requirements.
- Landscaping, pool, perimeter fencing & other plans submitted separately: submit five (5) copies. See attached checklist.
- Minor alterations: (Minor changes i.e. existing landscaping, windows, service screens, spa, trellis structures). Submit five (5) copies.
- Refundable Construction Compliance Deposit Required: \$2,500 for New Homes and \$500 for Room Addition, Re-Models, or Swimming Pools. **DEPOSIT MUST BE SUBMITTED AT TIME OF APPLICATION.** Deposit will be returned upon successful completion of the final inspection performed by the ARC Manager.

I hereby agree to comply with all the conditions set forth in the "Architectural Review Committee (ARC) Rules". I waive the right of 24 hour written notice for RMA personnel access to inspect my property for compliance during construction.

 Builder/Owner Signature Date _____

HOUSE PLAN SUBMITTAL

SEPARATE PLAN SUBMITTAL FEES

House plans, landscape & pool plans are included in fee, if submitted prior to completion of house.	\$2,500	Common Area Lease Agreement plus Sq.Ft. Fee	\$500 +
		Landscape Plan	\$100
		Landscape – Drought Tolerant	-0-
		Home Re-builds	\$2,500
Total fee due at plan submittal:	\$2,500	Home Additions	\$1,000
		Home Additions (150 sq. ft. or less)	\$500
Road Mitigation: Due with Compliance Deposit	\$500 +	Home Re-Model (no additional sq. ft.)	\$500
	(Min)	Swimming Pool	\$500
Construction Compliance Deposit		Service Screen / Spa / Re-Roof / Misc. Ext.	\$100
Home Construction: \$0.50 per sq. ft.		Exterior Colors (new)	\$25
		Exterior Colors (re-paint existing)	-0-
The fee is based on total SQ.FT. of house and garage. The rate is set at \$0.50/per sq.ft. for all construction with a \$500.00 minimum.		Resubmit New Construction / Landscape Only	-0-
		Road Mitigation Fee: Swimming Pools	\$500
		Construction Compliance Deposit for Pools	\$500
		<i>Fees due at time of plan submittal</i>	
DATE:	CHECK #:	AMOUNT: \$	