



PARKS AND URBAN DESIGN
FACSIMILE: 720-898-7401 ▲ TDD: 720-898-7869
PHONE: 720-898-7400

GUIDE for PDP LANDSCAPE PLANS

The Preliminary Landscape Plan (PDP) should convey enough detail to describe the design intent, character, and dimensions of any outdoor space within the development area. When approved, the PDP landscape plan will ultimately become the basis for further refinement in the Final Development Plan (FDP) without substantial changes or new design elements.

Review the Arvada Land Development Code (LDC,) including but not limited to Section 6.4 OPEN SPACE and 6.5 LANDSCAPING, BUFFERING, SCREENING, FENCES, AND WALLS for technical requirements. For residential projects, review also LDC Section 7.11 PUBLIC PARK & TRAIL DEDICATIONS & FEES.

All public improvements must be in conformance with the City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements.

Items to include on PDP Landscape Plans:

- North arrow, written and graphic scale (i.e., 1" = 30', etc.)
- Property lines, utility lines & easements
- Open space, park and trail dedications, consistent with approved master plans
- Sight distance triangles at street accesses and intersections/ LDC 6.8.1.E.
- Structures and roads, parking stalls and handicap access stalls - labeled
- Permanent exterior areas and materials labeled, with preliminary details on a detail sheet, including:
 - Preliminary designs for any plazas, gathering areas, play areas, circulation routes with adequate information to understand structures, furnishings, lighting, surface treatment, finish and scale.
 - Identify concrete, pavers, site amenities, art, decks, fences, columns, walls, etc.
 - Preliminary details identifying materials, color, finish, dimensions of permanent exterior features above to convey design intent.
- Identify and depict any existing trees to remain. Include preliminary tree preservation notes and details explaining how trees will be protected during construction.
- If any trees are to be removed, provide a Tree Mitigation Plan prepared by a professional (arborist or forester) in conformance with LDC Section 6.5.2.C. showing intended tree removals and replacements in caliper inches of healthy trees
- All landscape areas graphically depicted and:
 - Differentiate among evergreen, deciduous & ornamental trees
 - Differentiate among mulched shrub areas, turfgrass, native seed, etc.
 - Ensure that trees are not planted within utility easements or within 10' of wet utility lines

- Preliminary Plant Palette using species from City-approved plant list. Include any other plant materials such as native seed mix, rate & method as applicable
- Preliminary Landscape Requirements Chart to meet Section 6: open space, landscape, buffer, parking lot, street frontage, and any other requirements as applicable
- Preliminary landscape installation details & notes
- Water Wise Standards – LDC 6.5.2.H. with information about plant selection, limited high water demand turf, plant grouping by water needs, soil amendments and topsoil reuse, rain sensors, drip or low volume irrigation and programmable irrigation controller, adjustable to the different water requirements by plant groups
- Landscape Maintenance – LDC 6.5.2.I., including the entire code requirement in landscape notes
- Drainage plans, including 1' contour intervals and drain structures with spot elevations expressing positive drainage throughout the project
- Specific recommendations for landscape and irrigation adjacent to foundations based on recent soils engineering

Please note at the time of Final Development Plan:

- All preliminary plan comments and requirements need to be resolved.
- The Final Development Plan must be prepared and stamped by a Registered State of Colorado Professional Landscape Architect.
 - Provide labels and quantities for individual plants are not required on PDP's