



## Landscape and Irrigation Checklist

### **\*Irrigation installation in accordance with City Code chapter 133\***

**Irrigation Requirements:** For all development except construction of individual residences, at the time of site plan or construction plan submittal, the applicant shall submit a separate landscape and irrigation system design plan. For construction of individual residences, at the time of applying for a building permit, the applicant shall submit a landscape design plan as well as an irrigation design plan. The landscape design plan shall include, but not be limited to, the location and size of all landscaped areas; a calculation of the amount of irrigated coverage; the location, species, quantity, spacing and size of all trees, hedges and shrubs as well as the proposed type of sod; and vegetation to be preserved. The landscape design plan shall also include any hardscape components including, but not limited to, walls and fences. The irrigation design plan shall include, but not be limited to, location, layout and design of the irrigation system, including location of proposed irrigation lines and heads; an inhibiting or interrupting device or switch on an automatic landscape irrigation system pursuant to Florida Statutes 373.62; and the persons, corporation or agent responsible for continued maintenance of landscape area. Submittals shall also adhere to the requirements of Section 4.4.D . in this Article.

- **Landscape:** Use Low water use plants: Landscape plants shall be selected based on appropriateness to the site considering conditions such as soil type, moisture, and sunlight using the principle of “right plant-right place,” as described in “Waterwise Florida Landscaping” published by the St. Johns River Water Management District. The plants shall be grouped in accordance with their respective water needs. **NO invasive exotic plant species** are in the landscaped area.
- **Mulch:** Use of organic mulch 2-4 inches deep in landscaped beds and around trees
- **Canopy Trees:** Each single-family or duplex lot shall provide canopy trees as follows:
  - 1) A minimum of **two (2) canopy trees** for lots **6,000 square feet or less**
  - 2) A minimum of **three (3) canopy trees** for lots **6,001 and 10,000 square feet.**
  - 3) A minimum of **four (4) canopy trees** for lots between **10,001 to 15,000 square feet.**
  - 4) A minimum of **five (5) canopy trees** for lots between **15,001 and 43,560 square feet.**
  - 5) A minimum of **eight (8) canopy trees** for lots larger than one acre up to two (2) acres.
  - 6) A minimum of **eleven (11) canopy trees** for lots larger than **two (2) acres and up to three acres.**
  - 7) A minimum of **fifteen (15) canopy trees** for lots larger than **three (3) acres up to five (5) acres.**
  - 8) A minimum of **twenty-five (25) trees** for **lots greater than (5) acres.**
  - 9) Street trees may not count towards the number of trees required for a lot.
  - 10) Canopy trees planted in the Front and Side yards should be a minimum of **three (3) Caliper** inches. Back yards should be a minimum of **two and one half (2 ½ ) Caliper inches** and should be measured at twelve (12) inches above grade.
  - 11) Minimum height of trees is eight (8) feet and the minimum spread is four (4) feet.
  - 12) All corner lots shall have shrubs wrapped around the street side along the side of the home.

- **Street Trees:** Canopy trees may not be utilized under or near utilities and utility easements; Rather ornamental/understory trees or palms must be utilized. **Street tree shall be every 35 feet on center**

**Irrigation Systems:** Efficient and well designed irrigation systems can be used **up to 2,800 square feet** of the lot on any single family or duplex, **not to exceed 40% of the pervious area**, excluding micro-irrigation and temporary irrigation necessary to establish new plantings.

- Every Irrigation System will require a separate Irrigation Meter
- Turf shall be installed so that it is irrigated on a different zone than other landscaped areas
- All irrigation systems shall include a rain sensor or other inhibiting or interrupting device or switch
- Precipitation rates for all sprinklers within a zone are matched
- Sprays and rotors used shall be either pressure regulating emitters, or multi stream (MP) rotors
- Rotors, sprays and drip lines should **NOT** be used on the same zone
- All areas sloped greater than fifteen (15%) percent are required to be irrigated with an installed irrigation system
- All irrigation systems shall use zones, automatic timers, and backflow preventers-micro, sprays, and rotors should be on separate zones. Mixed zones do not usually meet matched precipitation rate requirements.
- Landscaped areas less than five feet in width shall incorporate micro-irrigation, if irrigated
- Check valves shall be installed on all heads in lower-lying areas to eliminate low-head drainage



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## Irrigation Permit Checklist

Please read carefully

	Completed Permit Application
	For Commercial irrigation permits, 2 sets of signed and sealed Engineer plans
	<b>Irrigation drawing</b> (must be overlaid on property boundary survey) The design primary consideration shall be water conservation. It must depict irrigation heads, spray coverage, zones, timer location, backflow preventer, and all other components of the irrigation system.
	N.O.C. if over \$2,500 * Licensed Contractor if not by Owner/Builder
	To expedite the permitting process, please have a copy of your property records card available. Your property records card can be found on the internet at <a href="http://www.lakecopropappr.com">www.lakecopropappr.com</a> . <b>A renter cannot pull permits</b>
	All new irrigation will require a separate meter
	All irrigation systems that are using potable water shall use zones, automatic timers, and backflow preventers (Double check valve, (RPZ) Reduced pressure zone) No backflow is needed on reclaim water.
	Turf shall be installed so that it is irrigated on a different zone than other landscaped bed areas
	A maximum of 40% of the pervious area (50% for existing/replacement turf) may be irrigated, excluding micro-irrigation and temporary irrigation for establishment but not more than 2,800 sq. ft. per residential lot
	All irrigation systems shall include a rain sensor or other inhibiting or interrupting device or switch per F.S. 373.62
	Sprays and rotors used shall be either pressure regulating emitters, or multi stream (MP) rotors. Micro, sprays and rotors should be on separate zones
	All emitters in rotor and spray zones shall have matched precipitation rates
	Check valves shall be installed on all heads in lower-lying area to eliminate low-head drainage
	Please call for a final inspection within 7 days of completing your work
	During the construction process, your permit must be posted on the front door: window or place easily visible from the road, protected from the weather and be accessible at the time of the inspection.

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## Residential Lot and Street Trees

- NUMBER OF CANOPY TREES REQUIRED PER LOT IS IN ADDITION TO NUMBER OF STREET TREES REQUIRED BASED ON LOT SIZE

Canopy	Up to 6,000	Two canopy lot trees, plus street tree
Canopy	6,001 to 10,000	Three canopy lot trees, plus street tree
Canopy	10,001+	Four canopy lot trees, plus street tree

**\*Street trees shall be placed every 35 feet on center where practical along both sides of road\***

- SINGLE-FAMILY RESIDENTIAL

Type	Where Placed	Minimum Caliper Size
Canopy tree	Between sidewalk and curb (street tree)	3.0" caliper, measured 12" above final planting grade
Canopy tree	In front of house	3.0" caliper, measured 12" above final planting grade
Canopy tree	In rear of house	2.5" caliper, measured 12" above final planting grade
Understory	In front of house	2.5" caliper, measured 12" above final planting grade
Understory	In rear of house	2.5" caliper, measured 12" above final planting grade
Ornamental	In front of house	2.5" caliper, measured 12" above final planting grade
Ornamental	In rear of house	2.5" caliper, measured 12" above final planting grade
Multitrunk	In front of house	4" total combined caliper of trunks
		No single trunk to measure less than 1" in caliper measured 12" above final planting grade
Multitrunk	In rear of house	4" total combined caliper of trunks
		No single trunk to measure less than 1" in caliper measured 12" above final planting grade