

CITY OF MURRIETA
LANDSCAPE CONCEPT PLAN
5/15/12

INTENT:

This plan will provide the City with a clear impression of how a proposed development will look, work, and be maintained.

This plan will depict in a general way that the proposed project will conform to the City landscape policies and requirements.

PREPARER:

A landscape architect registered in the State of California shall prepare plans.

FORMAT:

Plan size may be variable as long as the presentation clearly portrays the design concepts.

Plan size should conform to site plan size 24" x 36" or equal.

Special areas may require enlargements as requested by the City.

After the staff has approved the project, the applicant may be required to provide the City with the approved plan in a reproducible or colored format (if specified by the City).

CONTENTS:

To include but not be limited to:

GENERAL

- 1) Existing conditions (slopes, mature trees, shrubs, etc.)
- 2) Existing improvements and utilities
- 3) Property lines and existing easements
- 4) Project address and vicinity map
- 5) North arrow and scale
- 6) Proposed grading consistent with grading plans for the project
- 7) Proposed walks, signage, fencing, utilities, site furniture and other required site elements
- 8) General description of specific materials proposed for item 7 above
- 9) Proposed soil berming for decorative or screening purposes.
- 10) Proposed mow curb or other appropriate physical separation of lawn and planter area (not applicable for residential single-family tract homes)

- 11) Show and identify shrub areas, lawn areas, color annual areas, California native plant areas, mitigation areas, seeded areas, non-irrigated areas (i.e. mulch, rock, etc.), landscape areas to be protected in place, bio-swale
- 12) Show and identify exact locations of utilities including water meter, building backflow unit, fire department double detector checks, overhead lights, and transformers

PLANTS

- 1) Proposed planting (using water efficient and hydro-zoned materials)
- 2) Identification and general location of proposed plantings on plan
- 3) A plant palette list indicating:
 - a. tree types and quantities
 - b. shrub and vine types and spacing (approximate)
 - c. ground cover types (including turf)
 - d. annual color areas (if applicable)
 - e. California native plants
 - f. proposed plant sizes (either by number or percentage of total quantity)
- 4) Generally identify all existing woody plant material to be removed or retained. Trees over 9.5" in diameter shall be identified on the plan individually as to caliper size, type, and labeled to be retained or removed (see Murrieta Municipal Code - Title 16.42 Tree Preservation).
- 5) Locate and identify all utilities. Place utilities in shrub planting areas if possible

PERCENTAGES

Indicate the percent of total site used for landscaping and the square footage of landscaping.

Indicate the percentage of landscaping and square footage within the public right-of-way

Indicate the percent shading provided by *realistic* 15-year growth of mature parking lot trees per Murrieta Municipal Code - Title 16.34, Table 3-9

MAINTENANCE AREAS

Outline the areas of landscape maintenance responsibilities (private, common area, homeowners' association, Murrieta Community Services Department—MCSD, etc.). Clearly delineate the MCSD areas from privately maintained landscape areas

ORDINANCE CONFORMANCE

Indicate that the landscape plans shall comply with all applicable codes of the Murrieta Municipal Code – Title 16.28 (see the City of Murrieta website, www.murrieta.org) and other codes as required. Incorporate drip irrigation, smart irrigation controller, and plant materials with low-water requirements (hydro-zoned).