



# SLOPE LANDSCAPING



## **City of Murrieta, Planning Department**

1 Town Square

Murrieta, CA 92562

**(951) 461-6061**

[www.murrieta.org](http://www.murrieta.org) - City Website

### **Hours of Operation**

Monday – Thursday 7:30a.m. – 5:30p.m.

Closed on Friday

**CITY OF MURRIETA**  
**PLANTING AND IRRIGATION CONSTRUCTION PLAN SUBMITTAL**  
**REQUIREMENTS FOR SUBDIVISION TRACT AND COMMERCIAL SLOPES**

May 15, 2012

**APPLICATION:**

All subdivision production and commercial landscaping projects, which include slopes of three foot (3') and above in vertical height requiring final landscape plans to be submitted in conjunction with a grading or building permit or other permit required to receive a certificate of occupancy. Plans shall be prepared in accordance with the Murrieta Municipal Code section 16.28. Submit the plans to the Planning Department.

**INTENT:**

This set of plans will provide the City with exact working documents required to construct all planting and irrigation for specific side and rear slopes of single-family residences within a specific tract and commercial projects.

**PREPARER:**

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

**FORMAT:**

Plan size shall be 24" by 36" or 30" by 42" with the title block in the lower right corner or along length of right margin of all sheets (including title sheet).

After final approval of the plans by the City, the applicant shall provide a complete set of reproducible bond drawings to the City. The reproducible set shall have wet signatures. From the approved set of reproducible drawings, the applicant shall provide the City with three sets of prints, 2 sets of reduced prints to 11" by 17", and 1 disc labeled with the project name, tract number-if applicable, city landscape case number, date of city landscape approval signature, and 'landscape plans'.

Plan scale may be no smaller than 1" = 40'-0" unless prior approval is received by the City Landscape Architect. Plans must be clear and legible.

Lettering shall be no smaller than 1/10" in height.

## **COVER SHEET**

A cover sheet is required for projects using more than 1 sheet each for planting plan, irrigation plan, details, and specifications.

The cover sheet shall include, but is not limited to:

1. Project title
2. Tract number
3. Phase number(s)
4. Vicinity map with north arrow
5. Location map
6. Notification of Dig Alert (800) 422-4133
7. Plan approval box including lines for approval and date by the City Landscape Architect
8. Sheet index
9. Projects with multiple sheets shall require a reduced map of the entire project showing the portion of the project covered on each sheet
10. Landscape architect's name, address, telephone number, facsimile number, email, seal of the landscape architect, signed and dated with renewal date
11. Owner/developer's name, address, telephone number, facsimile number, contact/project manager
12. Projects with only one sheet each for planting and irrigation plans, may include the cover sheet items on the first sheet of the set
13. Title block strip on right edge of first sheet identifying the project, owner information, tract number, landscape architect, phone and facsimile numbers, addresses, etc.

## **GENERAL CONTENTS**

Each sheet shall contain, but not be limited to the following items:

1. Bar scale
2. North arrow
3. Graphic key (if applicable, see below)
4. Landscape architect's name, address, telephone number, facsimile number, email
5. Seal of the landscape architect, signed and dated with renewal date
6. Owner/developer's name, telephone number, facsimile number, email, contact/project manager
7. Revision block and sheet number block (sheet \_\_\_\_\_ of \_\_\_\_\_)
8. Date plans were prepared
9. Project name
10. Tract number

## GRAPHIC KEY

For multiple sheet projects, each sheet shall provide a graphic key (reduced overall project map), indicating the portion of the project that each sheet covers.

## PLANTING PLANS

Shall include, but not be limited to:

1. Location, size, quantity and type of all proposed landscape materials. Common and botanical names shall be identified adjacent to all plant materials or by use of a key and legend
2. Landscape design and construction shall require water-efficient plant materials and/or California native plants, which are hydro-zoned for low water use according WUCOLS region 4. These shall include plant materials on the attached list or other approved spreading plants
3. Location, size and type of all major existing plant materials
4. Size, on center spacing, and quantities of all plants. The Planning Department reserves the right to handle each project's needs on a case-by-case basis. The allowable minimum ranges are, but not limited to:  
slopes 3' to 15' in vertical height:  
    spreading erosion control ground cover—1 gallon plants  
    at appropriate on center spacing (application  
    and spacing are subject to City approval)  
slopes above 15' in vertical height:  
    a combination of trees, shrubs, and ground covers  
    at equivalent spacing designated below  
    trees at not more than 20' on center (optional)  
    shrubs and/or spreading ground covers at not  
    more than 7' on center  
    ground covers from 1 gallon containers at no  
    farther than 3' to 6' on center with approved layer of  
    4" thick bark mulch
5. Trees shall be a minimum of 5 gallon container size. 50% of trees shall be a minimum of 5 gallon size and 50% of trees shall be a minimum of 15 gallon size
6. all trees (except multi trunk form) shall be double staked with lodge poles and rubber type tree ties—VIT, Century Products, or equal—at two vertical locations on each lodge pole (a total of 4 tie connection on each tree)
7. Shrubs shall be a minimum of 1 gallon container size. 50% of shrubs shall be a minimum of 5 gallon size and 50% of shrubs shall be a minimum of 1 gallon size
8. Planting design on slopes above 15' shall resemble a natural plant distribution cluster pattern massing.

9. Planting details and specifications necessary to complete the project including scope of work, materials to be used (plant species, organic fertilizer used and rate of application, etc.) construction methods and maintenance
10. Planting holes shall be excavated twice as wide as the root ball diameter. The planting hole shall be filled at least halfway with water and allowed to percolate into the subsoil prior to setting the plant into the hole. The root collar shall sit 1 inch higher than the slope finish grade on compacted native backfill. The planting holes shall be backfilled with a mixture of the native soil, imported soil amendments (as required) and an organic fertilizer.
11. The construction of a permanent watering basin at the base of all trees and shrubs at a distance encompassing the drip line (and beyond) is required in order to encourage deep percolation of irrigation and promote healthy plant growth. 4" of mulch shall be applied to the surface area of the watering basin and the entire slope to help minimize the amount of irrigation lost to evaporation. Keep the mulch 3" away from the trunk collar.
12. Slopes shall be raked clean and clear of all extraneous materials. Finish grading and drainage shall be restored to the approved specific grading plan (no steeper than 2:1) prior to installation of the plant materials
13. A 4" layer of approved bark mulch is required for SWPPP compliance to achieve 70% slope coverage year round and when determined to be necessary by a soil or civil engineer and/or licensed landscape architect in accordance with NPDES requirements
14. Fuel modification areas shall be incorporated into the landscape design as necessary when the slopes are adjacent or exposed to hazardous fire areas for the purpose of fire protection. A list of approved plant materials is available by contacting the City of Murrieta Landscape Architect
15. The plant legend shall be shown on each planting design sheet
16. All landscape materials shall be subject to approval by the City for hydro-zoning, drought tolerance, appropriateness and consistency with a list of approved plant materials listed below. Contact the City Landscape Architect to verify acceptance of plant materials that are not on the list

## TREES

Aesculus californica  
Acacia stenophylla  
Brachychiton populneus  
Ceratonia siliqua  
Chitalpa tashkentensis  
Lagerstroemia indica cultivars  
Olea europaea (Fruitless)  
Parkinsonia aculeata  
Pinus eldarica  
Quercus agrifolia and ilex  
Rhus lancea  
Schinus molle

California Buckeye  
Shoestring Acacia  
Bottle Tree  
Carob  
Chitalpa  
Crape Myrtle  
Fruitless Olive  
Mexican Palo Verde  
Mondell Pine  
Oak (California Live, Holly)  
African Sumac  
California Pepper

## SHRUBS

Arbutus unedo  
Callistemon 'Little John'  
Cassia artemesioides and phyllodenia  
Ceanothus spp.  
Cistus spp.  
Cotoneaster lacteus  
Dodonea viscosa 'Atropurpurea'  
Eleagnus pungens  
Escallonia exoniensis  
Feijoa sellowiana  
Grevillea species  
Heteromeles arbutifolia  
Leucophyllum frutescens cultivars  
Pennicetum setaceum 'Cupreum'  
Photinia fraseri  
Pyracantha species  
Rhamnus californica cultivars  
Salvia spp.  
Teucrium fruticans  
Xylosma congestum

Strawberry Tree  
Dwarf Bottlebrush  
Cassia (Feathery and Silver)  
California Lilac  
Rockrose (most species)  
Red Clusterberry  
Purple Hop Bush  
Silverberry  
Escallonia  
Pineapple Guava  
Grevillea  
Toyon  
Texas Ranger  
Purple Fountain Grass  
Fraser's Photinia  
Firethorn  
Coffeeberry  
Sage  
Bush Germander  
Shiny Xylosma

## GROUND COVERS

Acacia redolens 'Desert Carpet'	Prostrate Acacia
Baccharis pilularis 'Pigeon Point'	Coyote Brush
Cotoneaster species	Cotoneaster
Gazania rigens leucolaena	Gazania (trailing)
Myoporum parvifolium	Myoporum
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Pyracantha 'Santa Cruz'	Firethorn
Santolina spp.	Lavender Cotton
Verbena tenuisecta	Verbena

## **IRRIGATION PLANS**

Shall include, but not be limited to:

1. Automatic irrigation system shall be approved by the City. The system shall provide adequate coverage and irrigation. Efficient water conservation systems including drip irrigation and valve design by hydro-zone shall be required.
2. Graphic indication of all components in the systems
3. A legend explaining all symbols and stating the manufacturer, precipitation rate, gallons per hour, information about emitters, and detail reference call out, as well as any pertinent information about equipment used
4. All systems shall have their equipment sized, their control valve size and station number given, and their gallon per hour stated. Pipe sizes shall be indicated numerically (i.e. 1/2", 3/4", etc.)
5. All water meters or other points of connection (P.O.C.) shall be noted and sizes called out.
6. Main lines shall be clearly delineated and sized
7. Irrigation details
8. General irrigation notes
9. Irrigation specifications
10. Anti-siphon remote control valves
11. Angle valves and vacuum breaker
12. Check valves on low heads to eliminate drainage as necessary
13. V-ditch lateral line sleeves (irrigation shall not overspray v-ditch)
14. Locate contractor responsibility of rear slope mainline connection to front yard mainline by a ball valve in an approved plastic sub-grade box
15. If spray heads are approved (California native plants in certain situations), double swing joints for all pop up spray irrigation heads at the bottom of the slope. Pop ups shall be installed on sub-grade lateral pipe

16. If spray heads are approved, all spray heads in the middle or top of the slope may be fixed spray heads installed above grade using ultra violet resistant type lateral pipe (brown line) with appropriate head and pipe staking. No fixed heads shall be installed in locations adjacent to turf, paved areas or other such high traffic areas that fixed heads would present a hazard to the health, safety and welfare of the general public. Front yards of subdivisions shall not utilize fixed risers with re-bar stakes
17. Slope irrigation system for residences shall be tied into the front yard smart irrigation controller
18. All irrigation systems shall be designed to avoid runoff
19. Trees may be required to be installed on a separate valve with provisions made for deep root irrigation
20. Irrigation legend shall be shown on each irrigation design sheet

## **MAINTENANCE RESPONSIBILITY**

Shall include, but not be limited to:

1. Amount of time required by installer to complete maintenance period
2. Requirements for acceptance by owner including acts leading to nullification of maintenance period
3. Materials warranted and amount of warranty time for each
4. Maximum amount of time allowable to replace dead or dying plant materials and improperly functioning equipment
5. Specific duties required for maintenance (fertilization product and frequency; trimming and pruning heights, styles, frequency, etc.; weed control method, frequency, etc.)

## **NOTES:**

Current Plan Check Fee is \$275.00 per sheet (excluding the title sheet). This fee covers three (3) plan checks. If the plans are not approved within three reviews, or if revisions are required after approval of the landscape plans, additional fees based on an hourly rate, will be charged for each page requiring correction.

The first landscape plan check submittal shall consist of two sets of rolled drawings.

The City Landscape Architect will perform the first landscape plan check within ten (10) working days of receipt of plans, unless other arrangements have been made.

For final approval, the project landscape architect shall attach one plan review box / landscape approval to each sheet of the original set. The plan review box is available from the City of Murrieta Landscape Architect, and will be signed once all corrections have been made. The plan review box is available by email upon request.

The original title sheet (or the first page of the set if no title sheet is included) or a reproducible title sheet, which will be used to make prints used for construction, shall have wet signatures and dates of approval from the City Landscape Architect before prints for construction are made. All prints of plans for bid and construction shall be made from the original set of City signed documents only. No unapproved plans shall be acceptable on site.

Three (3) sets of approved final landscape plans (with all the required signatures) shall be submitted to the City Landscape Architect. The plans shall be prints with two (2) sets stapled and folded no larger than 8 1/2" x 11", (one) 1 set rolled, and two (2) set reduced to 11" x 17" and stapled. A disc shall be submitted with a pdf format of the approved plans. The disc shall be labeled: project name, tract number-if applicable, city landscape case number, date of city landscape approval signature, and 'landscape plans'.

All changes to approved plans must either be resubmitted to the City for approval or documented by letter to be placed in the applicant's file for use on the job. The changes to the approved plans must be available on the job site during landscape inspections.

All slope landscaping shall be inspected at the current City fee rates.

The City Landscape Inspector will conduct field inspections as required to certify that the landscape has been installed in substantial conformance with the signed, approved landscape plans.

The developer or his agent is responsible for picking up and delivering all required plans to the City. He shall reimburse the City for expenses accrued for express deliveries, courier services and the like.

# CITY OF MURRIETA

## PLAN REVIEW

These plans have been reviewed and are found to be in substantial compliance with the applicable codes adopted by ordinances. Approval is recommended for landscape construction pending approval by all applicable City departments and agencies. No changes, modifications, nor alterations shall be permitted without prior authorization from The Planning Department.

The permittee shall ensure that all plans, specifications and construction conducted hereunder shall comply in all respects to the applicable codes, ordinances, and these approved plans. By commencing construction thereunder, the contractor agrees to release and indemnify the City of Murrieta and its consultants from and against any code violations, errors, omissions, and deviations in the completed work.

The issuance or granting of a permit based on approval of these plans shall not allow nor approve any violation of the applicable codes or ordinances. No permit presumed to give authority to violate or cancel the provisions of such codes or ordinance shall be valid.

**BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**\*ALL REVISIONS OF APPROVED PLANS ARE REQUIRED TO BE RESUBMITTED TO THE CITY OF MURRIETA.**