



# RESIDENTIAL FRONT YARD LANDSCAPING



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## City of Murrieta, Planning Department

1 Town Square

Murrieta, CA 92562

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[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 HOUSING TRACT PRODUCTION FRONT YARDS**

June 20, 2012

**APPLICATION:**

All front yard typical landscaping projects for tract housing subdivision that require final landscape plans to be submitted in conjunction with a grading or building permit or other permit required to receive a building permit and 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 typical single-family residences within a specific tract.

**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.

After final approval of the plans by the City, the applicant shall provide a complete set of reproducible 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" = 20'-0".

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 line 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 above items on the first sheet of the set
13. Title block strip on right edge of first sheet identifying project, tract number, owner and 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, 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 with street names), indicating the portion of the project that each sheet covers.

## PLANTING PLANS

Shall include, but not be limited to:

1. Location, size, on center spacing 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 either low or medium water use according WUCOLS region 4. Plant palettes shall take into consideration the solar exposure of the various elevations and plans. These shall include continuity of established neighborhood landscape themes, if they exist.
3. Location, size and type of all major existing plant materials
4. Size, 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:

FRONT YARDS 6'-11" WIDE OR LESS FROM STRUCTURE TO SIDE PROPERTY LINE

One 24" box street tree planted outside the right of way

1 to 2-15 gallon trees (double staked with lodge poles and vinyl tree ties—VIT, Century Products, or equal)

8-5 gallon shrubs

1-5 gallon vine on wall or fence (or substitute 1-5 gallon shrub)

20-1 gallon shrubs and ground covers

Ground cover at 12" to 18" on center triangular spacing planted from rooted cuttings, or use additional 1 gallon shrubs at appropriate spacing to fill the shrub areas

FRONT YARDS 7'-0" WIDE OR MORE FROM STRUCTURE TO SIDE PROPERTY LINE

One 24" box street tree planted outside the right of way

2 to 3-15 gallon trees (double staked with lodge poles and decomposable ties)

10-5 gallon shrubs

1-5 gallon vine on wall or fence (or substitute 1-5 gallon shrub)

25-1 gallon shrubs and ground covers

Ground cover at 12" to 18" on center triangular spacing planted from rooted cuttings, or use additional 1 gallon shrubs at appropriate spacing to fill the shrub areas

CORNER LOTS WITH HOMEOWNER-MAINTAINED  
STREETSCAPE—ADDITION OF:

2-24" box street trees (with 20 lineal feet of "Bio-Barrier" root control device if planted within 6 feet of the sidewalk)

9-5 gallon shrubs

3-5 gallon vines (attached to the wall, or substitute 3-5 gallon shrubs)

Ground cover from rooted cuttings or use additional 1 gallon shrubs to fill the shrub areas

No lawn is allowed

5. Trees and shrubs should be planted in a manner that at maturity they do not interfere with utility lines, sight lines for traffic safety, encroach on adjacent property, or create barriers to the solar access right of adjoining property owners (at least 5 feet from all property lines).
6. Turf species type and sod installation notes. Turf size shall be minimized and reviewed to see if the same effect can be obtained with other plant materials. Turf covered areas shall be at a three-to-one slope, or less. Turf may not be less than 8 feet in width, if spray heads are utilized. Turf within 24" of sidewalk and paving shall utilize drip irrigation. No 24" wide strips are allowed using shrubs, ground cover, or mulch. Turf areas shall be designed in a natural shape with the shrub areas integrated into the overall design.
7. No hydro-seed is allowed
8. Planting details
9. General planting notes
10. Planting specifications
11. 3" medium grind bark mulch cover requirement in all planting areas with shrubs and ground cover
12. The Agronomic Soil Report analysis must be submitted to the City with the landscape plans, including the following:
  - Soil texture
  - Percentage of organic matter
  - Soil infiltration rate (measured or derived from soil texture/infiltration rate tables)
  - pH and total soluble salts
  - Macro-nutrients
  - Micro-nutrients
  - Recommendations for organic fertilizers and amendments
  - Long term fertilization recommendations
  - All fertilizer specified and applied shall be derived from organic sources (Gro-Power, Tri-C, or equal).
13. Note specifying organic soil amendment requirement
14. Tree trunk guard and 18" turf cut-out for all trees installed in turf areas, fill with 3" of mulch kept 3" away from the tree trunk

15. Note regarding type of separation between turf and shrub areas, including details
16. NOTE: 24" box street trees installed outside City right of way minimum 6'-8' from sidewalk, 10' away from street lights, 5' from driveway or walkways, 5' from fire hydrant, 3' from irrigation main line, 3' from all meters, vaults, and utilities, out of swales. On corner lots, do not block site lines for traffic safety
17. All landscape materials shall be subject to approval by the City for appropriateness and consistency with a list of approved plant materials on file with the Planning Department
18. Planting legend shall be shown on each planting design sheet

## **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 such as drip irrigation, micro-spray, and valve design by hydro-zone are required. Smart controllers are required. Drip irrigation is required in shrub areas
2. Graphic indication of all components in the systems
3. A legend explaining all symbols and stating the manufacturer, precipitation rate, g.p.m./g.p.h., radii of each head type, 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 minute/gallons 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.) both temporary and permanent, shall be noted and sizes called out. Any temporary elements shall note intended time of use
6. Main lines shall be clearly delineated and sized
7. Static water pressure, at each P.O.C., shall be stated for each water meter (or a typical may be designated). Note water district jurisdiction, design pressure, peak flow through the water meter in g.p.m.
8. Pressure regulators are required for any project with a present or future possibility of greater than 85 P.S.I.
9. Irrigation details
10. General irrigation notes
11. Irrigation specifications
12. All anti-siphon remote control valves shall provide pressure regulation at the valve
13. Check valves on low heads to eliminate drainage as necessary

14. Ball valve between point of connection and anti siphon valve in a sub-grade irrigation box
15. Double swing joints for all pop up spray heads
16. 4" pop up (minimum) for all turf areas
17. denote reclaimed water systems (if applicable)
18. Sleeve requirements minimum 2 times size of pipe or minimum
19. residential controller placement. The contractor is responsible for coordinating the electrical service to this location
20. Irrigation controller shall utilize a rain shut off device and be a weather-based (measures evapo-transpiration) controller (smart controller)
21. Mount inside controller a chart labeling each valve number and area of control written in English
22. Project landscape architect's on site observation schedule requirements
23. All lawn irrigation systems shall be designed and adjusted to eliminate runoff onto hardscape from over-spray and other similar conditions where water flows onto adjacent property, shrub areas, non-irrigated areas, walks, roadways or structures.
24. Utilize Teflon tape on threaded connections
25. Irrigation legend on each irrigation design sheet
26. Drip irrigation is required in shrub areas to conserve water. Lawn areas should include low-flow, water-saving spray heads and should be no more than 50% of the front yard area
27. Turf areas may not be less than 8 feet wide
28. Turf proposed adjacent to paved areas shall utilize drip irrigation within the 24 inches adjacent to the paved area

## **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
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. Detailed specific duties required for maintenance:
  - Landscape maintained to ensure water efficiency
  - Check, adjust, and repair irrigation equipment
  - Repair irrigation equipment with originally specified equipment or an approved equal with City Landscape Architect approval
  - Reset automatic controller as required
  - Aerate and de-thatch turf areas
  - Replenish mulch
  - Fertilization product and frequency
  - Pruning season and specific requirements for heights, etc
  - Weed control method and frequency

Disease and pest control  
Dead plant replacement  
Cleaning of debris and trash  
Special requirements unique to the project design

**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 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.**