



COMMERCIAL LANDSCAPING



City of Murrieta, Planning Department

1 Town Square
Murrieta, CA 92562

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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 COMMERCIAL PROJECT LANDSCAPING

May 15, 2012

APPLICATION:

All commercial, industrial, residential condominium, and residential apartment landscaping projects that require 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 a commercial, industrial and multi-family residential project.

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 for approval signatures. 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.

Plan scale may be no smaller than 1" = 20'-0" unless prior approval is received by the City Landscape Architect.

Hand lettering shall be no smaller than 1/8" in height.

Machine lettering shall be a minimum of 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. Vicinity map with north arrow
3. Location map
4. Notification of Dig Alert (800) 422-4133
5. Plan approval box including line for approval and date by the City Landscape Architect
6. Sheet index
7. Landscape architect's name, address, telephone number, facsimile number, email, seal of the landscape architect, signed and dated with renewal date
8. Owner/developer's name, address, telephone number, facsimile number, contact/project manager and email
9. Projects with only one sheet each for planting and irrigation plans, may include items a-e on the first sheet of the set
10. title block strip on right edge of first sheet identifying project, landscape architect, phone and facsimile numbers, addresses, etc
11. Square footage of total landscaping, square footage of the landscaping within the right-of-way, and total landscape area
12. Percentage of total landscaping to total site area

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 and email
7. Revision block and sheet number block (sheet _____ of _____)
8. Date plans were prepared
9. Project name and address

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 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. Specify in the plant legend the tree trunk type and shrub and ground cover on center spacing
2. Landscape design and construction shall emphasize water-efficient plant materials. These shall include continuity of established landscape themes if they exist. If no themes exist, a low to moderate water use theme requiring low maintenance plant materials is recommended. See City of Murrieta Water Guide to Trees, Shrubs and Ground Covers
3. Location, size and type of all major existing plant materials
4. Size and quantities of all plants. The Planning Department reserves the right to handle each project's needs on a case-by-case basis
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
6. Turf type and installation method. Turf covered areas shall be at a three-to-one slope, or less. Turf areas shall be limited to actual use areas when possible
7. hydro-seed mix information including, but not limited to:
 - rate
 - mix
 - mulch
 - binder
 - fertilization
 - inoculation (if applicable)
8. Planting details
9. General planting notes
10. Planting specifications
11. 3" mulch cover requirement in all planting areas with shrubs and/or ground cover areas from rooted cuttings
12. an agronomic soil report on the plans (with prior approval, if extensive grading is required, may be delivered to the City Landscape Architect prior to the pre-job meeting and prior to commencing with the landscape installation). The Agronomic Soil Report shall include recommendations for soil amendments, fertilizers, and long-term maintenance from a certified laboratory submitted to the city with the first landscape plan check. All materials must be organic

13. 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
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 a concrete mow curb separation between turf and shrub areas, including details
16. NOTE: street tree installed outside City right of way, unless other arrangements have been made, or if the City is maintaining the streetscape
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 or according to the Specific Plan requirements
18. Planting legend shall be provided 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 or equal 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. Remote control valves
13. Check valves on low heads to eliminate drainage as necessary
14. Ball valve between point of connection and remote control valve manifold in a plastic subterranean box
15. Double swing joints for all pop up (and fixed spray irrigation heads, if applicable)
16. 4" pop up (minimum) for all turf areas depending upon type of turf used
17. Denote reclaimed water systems (if applicable) and utilize applicable water district jurisdictional data
18. Sleeve requirements minimum 2 times size of pipe or minimum 3 inches (whichever is larger)
19. 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 enclosure a chart labeling each valve number and area of control
22. Mount inside the controller a chart outlining an irrigation program with estimated run times of each valve by month or by season, including establishment stage irrigation
23. Master valve (if applicable)
24. Project landscape architect's on site observation schedule requirements
26. All irrigation systems shall not permit runoff onto hardscape from overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures
27. utilize Teflon tape on threaded connections
28. provide irrigation legend on each irrigation design sheet
29. turf areas may not be less than 8 feet wide
30. 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 project landscape architect or a representative provided by the City is required to conduct at least one (1) field observation (except in the case of production front yards). The project landscape architect shall certify to the City Landscape Inspector in written form that the plants, irrigation, amendments, etc. have been installed as specified and designed.

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.**