

City of Riverside

NON-RESIDENTIAL LANDSCAPE PLAN CHECKLIST

DRAFT

A. TITLE SHEET

1. Maps:
 - a. Vicinity (Freeways, Major Arterials, Local Streets, etc.)
 - b. Site Plan, label project areas and adjacent land use
2. Sheet Index
3. Specify project type: New, Rehabilitated, Public, Private, Cemetery, Homeowner-installed, Commercial, or Industrial
4. Name, Address, Email Address and Telephone Number:
 - a. Owner
 - b. Applicant
 - c. Landscape Architect
5. Data:
 - a. Square footage of new landscape area
 - b. Square footage of rehabilitated area
 - c. Percentage of turf area
 - d. Tree total by species by street and grand total number of trees by Container size
 - e. Project area (Gross and net acres)
7. Revision Block (to be left blank)
8. Submittal Date Block (including submittal number and date of submittal)
9. Title block with project title, address, and subdivision assignment, (Lot or Tract No., APN, etc.)
10. Maintenance responsibility
11. Dig Alert
11. Plans stamped and signed by a professional landscape architect licensed by the State of California

B. PLAN SHEET

1. Legal boundaries (easements, tract/parcel/lot lines, etc.)
2. Label adjacent properties
3. Match lines, project limit lines
4. Structures, paving, walks, walls/fences/gates
5. Utilities, hydrants, transformers
6. Written and graphic scale
7. Dig Alert

C. HARDSCAPE

1. Public Access Ways (sidewalks, trails, paving, etc.). Referenced only on landscaping plans. All improvements to be constructed per grading or improvement plans
2. Parking reflects ADA requirements
3. Barriers (walls, fences, gates, etc.)
 - a. Landscape barriers between turf and planter areas
 - b. Indicate fences, gates, walls, curbs, etc. on plans. Retaining walls to be constructed under permit
4. Permeable hardscape identified

building

D. IRRIGATION

1. Equipment
 - a. Water supply type (i.e. potable, recycled, well or catchment systems) specified on plans
 - b. Backflow Device:
 - 1) Minimum 12" above finish grade
 - 2) Elevation at finish grade
 - c. Wye Strainer
 - d. Water Meter Information
 - 1) Location
 - 2) Meter size
 - 3) Water pressures, static and residual
 - 4) Point of connection, electrical and water
 - 5) Peak demand in gallons per minute (GPM)
 - 6) Highest elevation of irrigation head or drip system
 - e. Irrigation Control Valves
 - 1) Brass or commercial grade

- 2) Valve call out containing controller station, valve size, gpm flow, square footage, and hydrozone
- 3) Separate valves for top, middle and bottom of slope
- 4) Valves to be located outside of turf play areas
- 5) Detailed pressure calculations for worst condition for each point of connection
- f. Check Valves in sprinkler heads where low point drainage could occur
- g. Valves
 - 1) Gate valve at point of connection, prior to street crossing and additional points of isolation
 - 2) Pressure reducing valve with pressure setting indicated
 - 3) Master valve
 - 4) Flow sensor
- h. Legend
 - 1) Manufacturer
 - 2) Model
 - 3) Pressure in square inches
 - 4) Gallons per minute
 - 5) Precipitation rate
 - 6) Radius
 - 7) Pattern
 - 8) Description
- i. Sprinkler Heads
 - 1) Pop-Up:
 - a) 6" for turf areas
 - b) 12" for planting/ shrub areas
 - c) Swing joints on risers adjacent to high traffic areas
 - 2) Spacing not to exceed 50% of diameter to achieve head to head coverage
 - 3) Above-grade sprinklers allowed on slopes, but should be avoided adjacent to paved surfaces
 - 4) Planting areas less than 10' in width irrigated with subsurface or low volume irrigation system
 - 5) No overhead irrigation within 24 inches of any non-permeable surface that does not drain entirely to landscape area
- j. Quick-Coupling Valves
 - 1) Maximum 200' spacing
 - 2) Brass
 - 3) Installed 12" into paved medians
- k. Pump, if needed, provide the following:
 - 1) Grades at placement
 - 2) Electrical connection
 - 3) Switch panel
 - 4) Control switches
 - 5) Manufacturer specifications and calculations, provide contact information
- l. Automatic Rain shut-off
- m. Additional weather or soil moisture sensors
- n. Controller with the following:
 - 1) Smart automatic irrigation controller based on evapotranspiration or moisture sensors
 - 2) Grounding rod, if exterior pedestal mount
 - 3) Enclosure, if exterior installation
- o. Piping and Sleeving:
 - 2) Ultraviolet-resistant Polyvinyl Chloride above grade for private slope areas
 - 3) Schedule 40 Polyvinyl Chloride 1½" or less mainline buried 18" deep
 - 4) Class 315 Polyvinyl Chloride 2" or more mainlined buried 24" deep
 - 5) Schedule 40 Polyvinyl Chloride laterals buried 12" deep
 - 6) Galvanized pipe sleeving across terrace drains
 - 7) Polyvinyl Chloride sleeving below grade
- p. Testing: 150 pounds per square inch for 3-hour minimum
- q. Provide relevant information from agronomic soils report to include soil type and infiltration rate on irrigation plans
- r. Irrigation stations conform to the landscape hydrozones
- s. Reference all Improvements shall comply with the Standard Uniform Building Code
- t. Details of all major irrigation components
- 2. Water Efficient Landscape Worksheet that includes the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU)
- 3. Recycled Water:
 - a. Recycled Water Notes
 - b. Plans conform to Recycled Water Use Requirements, including any required infrastructure

E. PLANTING

1. Plans are in substantial conformance to City-approved preliminary landscape plans. City approved Preliminary Plan shall be submitted upon request.
2. Existing trees shown on plans, noted as to be removed or to remain
3. Planting
 - a. Street Trees
 - 1) Minimum 15 gallon
 - 2) Trees are regionally appropriate
 - 3) Conform to adjacent tracts
 - 4) Spacing on arterial streets
 - a) Minimum 30' from beginning of curb returns at intersections
 - b) Minimum 20' from electroliers or traffic signal standards
 - c) Minimum 10' from fire hydrants
 - d) Minimum 10' from water meters
 - e) Minimum 10' from sewer laterals (if location can be ascertained)
 - f) Minimum 15' from driveway approaches
 - g) Minimum 5' from service walks
 - 5) Trees do not obstruct an official traffic control device
 - B. On-site Trees
 - 1) Placement considering views
 - 2) No trees planted in underground utility easements or within utility setbacks
 - 3) Staked
 - 4) VIT Twist Tree Brace
 - 5) Root control containers 5' from any hardscape (indicate manufacturer and model no.)
 - 6) Represented graphically at mature size
 - 7) Tree guards or mulch tree rings in turf
 - c. Hydrozones
 - 1) Hydrozones coordinated with irrigation plans
 - 2) Plant material grouped into compatible hydrozones
 - 3) Special Landscape Areas identified, i.e. recreation, recycled water, edible plants
 - d. Slope Planting (5' or greater vertical height)
 - 1) Planted with ground cover and irrigated with permanent irrigation system
 - 2) **One 15-gallon tree per 150 SF of slope**
 - 3) **One 5-gallon shrub per 100 SF of slope**
 - 4) Stabilizing mulching material on slope 3:1 or greater
 - e. Fuel Modification Plan, if required
 - f. Hydroseed:
 - 1) Seed mix type (botanical and common names, purity and germination)
 - 2) Quantities in pounds per 1,000 SF or acre
 - 3) Slurry components, including mulch, stabilizer and fertilizer
 - g. Legend:
 - 1) Symbol
 - 2) Botanical and common names
 - 3) Quantities
 - 4) Size
 - 5) Spacing
 - 6) Notations
 - 7) WUCOLS
 - h. Visibility: Sight Distance Triangles at intersections/driveways, per City criteria
 - i. Shrubs:
 - 1) Shrubs are regionally appropriate
 - 2) 5-Gallon minimum
 - 3) Shrubs designed with a layering effect adjacent to buildings and in public view areas. (Transition from lower height shrubs in front of planting area to medium to tall height shrubs in rear of planting area)
 - 4) Shrubs planted in drifts spaced to appear as filled-in masses, in lieu of spotty placement of individual shrubs
 - j. Ground Cover
 - 1) 12" OC maximum spacing from flats
 - 2) 1-gallon (spacing per variety)
 - 3) 3" min. depth of shredded bark mulch in all planter areas, excluding turf, creeping or rooting ground cover, or hydroseed areas.
 - 4) Turf on slopes 4:1 and flatter
 - k. Water Features:
 - 1) Recirculating system
 - 2) Recycled Water
 - 3) Surface area included in water budget calculations

4) Pool and spa cover specified

F. STORM WATER MANAGEMENT:

1. On-site retention basin
 - a. High and low elevations indicated on landscape plans
 - b. Slopes planted
 - c. Inlets / outlets indicated on landscape plan
2. Bioswale / Vegetated Swale
 - a. Drainage / Flow direction shown
 - b. Natural, informal configuration
 - c. Connection to storm drain system indicated
 - d. Channel slope allows for functional trapping of particulates/ pollutants

G. SPECIFICATIONS: Specifications include only those elements that pertain to this project

H. MAINTENANCE: Show responsibility on title sheet

- a. All improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
- b. All improvements are to be maintained by the property owner
- c. All improvements are to be maintained by the City
- d. All improvements are to be maintained by the Association

I. Copy of City approved precise grading plan submitted (for reference only)

J. Current agronomic soils report, including soil analysis, amendment recommendations, and maintenance recommendations on plans. Deferral of soil report only allowed if rough grading has not taken place.

K. CONDITIONS OF APPROVAL: Plans are in conformance with the requirements of the Conditions of Approval. Submit a copy of the Conditions of Approval for reference.

L. ADDITIONAL INFORMATION REQUIRED: