



As of October 8, 2009

SECTION 4

General Requirements for Landscape Plans

4.1 Cover Sheet Requirements

All submittals shall comply with the standard County of Riverside Cover Sheet (shown in Figure 4-1 and available in CAD format online at www.rctlma.org/trans/land_dev_landscaping_guidelines.html) and shall include the following information:

- a. Project Name including street names
- b. Landscape Architect's name, address and phone number
- c. Vicinity Map (1/2 mile radius)
- d. Section, Township, Range listed
- e. Index map with sheet layout and numbering
- f. Ordinance 499 – Encroachment permit notes
- g. The following note shall be placed on the cover sheet:
 - “The contractor shall be responsible for the clearing of the proposed work area, and relocation costs of all utilities. Permittee must inform County of construction schedule at least 48 hours prior to beginning construction.
 - Phone: (951) 955-6790 for permit cases (C.U., P.U., or Voluntary), Cabazon and area west.
 - Phone: (951) 955-6885 for Parcel Maps and Tract Maps.
 - Phone: (760) 342-8267 for Permit cases east of Cabazon.”
- h. If a median is required, but is deferred to a future builder, the following note must be on cover sheet: “An amount of \$_____ has been placed into account #20000-3130100000-230106 for future construction of median (or facility type) on (street name or location) which is not feasible to build at this time.
- i. Maintenance Entity indicated and noted “Continued Landscape Maintenance provided by _____”. (*Enter the name of entity in the blank space*)
 - If unknown or if L&LMD No. 89-1-C, contact 951-955-6748
 - If Industrial / Commercial, contact 951-955-6748
 - HOA's are not permitted to provide landscape maintenance for right-of-way areas along County-maintained roads. However, the County L&LMD No. 89-1-C does not maintain landscaping in road right-of way areas on interior local streets within subdivisions, where residential driveways front the street, and including end of block side yards with fences or walls but no driveways. In these interior areas HOA maintenance may be permitted on a case by case basis if no other public LMD is available.
- j. Maintenance District signature block included



As of October 8, 2009

- k. If L&LMD No 89-1C maintained: Maintenance quantities shown on cover sheet, broken out in categories as follows:
- Median quantities - even if built in future
 - Parkway quantities (3:1 or less slope gradient)
 - Slope quantities (greater than 3:1 slope gradient)

Each category above (as applicable) shall include the following maintenance data:

- Quantity of trees
 - Square Feet of Shrub Area
 - Square Feet of Groundcover Area (dense groundcover areas don't require frequent mulch replacement)
 - Square Feet of D.G. Trail
 - Lineal Feet of PVC Rail Fence
 - Quantity of Water Meters
 - Quantity of Irrigation Pumps
- l. For Planning Department projects also include the following:
- Assessor's parcel number
 - Legal description of property
 - Thomas Brothers map coordinates
 - Zoning, Gross Acreage
 - Net Acreage
 - Case Number for Parent Approval (Parent Tract Number)

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SEE NEXT PAGE FOR STANDARD COVER SHEET



As of October 8, 2009

4.2 Title Block Requirements (all sheets)

All landscape plan sheets shall comply with the 24” x 36” “County of Riverside Standard Title Block” (shown in Figure 4-2 and available in CAD format online at www.rctlma.org/trans/land_dev_landscaping_guidelines.html) and the following:

- a. Minimum 0.12” lettering height
- b. If areas are shown outside ROW, add the following note above the signature block: “Approval by the Transportation Department is for work in the road right-of-way only”. (Not applicable if area outside of ROW is to be L&LMD No. 89-1-C maintained and an easement is dedicated to the public for this function.)
- c. IP Number
- d. Project Name and Street Name(s)
- e. Tract Number (if applicable)
- f. Space for County File number
- g. Sheet numbering each sheet
- h. For non general plan road projects, omit Transportation Department information

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SEE NEXT PAGE FOR STANDARD TITLEBLOCK



As of October 8, 2009

4.3 General Requirements (all sheets)

All landscape plan sheets (hardscape, planting, and irrigation) shall comply with the following:

- a. Minimum 0.12" lettering height
- b. Street names labeled on each plan sheet
- c. Station numbers shown on street centerlines
- d. Dimensions (centerline to curb, centerline to ROW, ROW to ROW)
- e. Indicate and label R.O.W., sidewalk, curb, easements, street lights, underground utility lines and above grade improvements
- f. Indicate contours and/or slope indicator symbols. Label slope gradient if not 2:1.
- g. Indicate bioswales, including all drainage structures, fossil filter, water quality swale entrance and outfall points, connections to underground storm drain lines, etc. Refer to water quality swale details in Riverside County Transportation Department Improvement Plan Check Policies & Guidelines, available on-line at http://rctlma.org/trans/gen_info_pamphlets.html#222

4.4 Standard Details

The standard details included in Appendix 'B' are required for all projects maintained by The County of Riverside Transportation Department L&LMD No. 89-1-C maintenance district. These standards may also be applied to other landscape projects within the County including HOA maintained landscape areas, private homeowner maintained landscape areas, and individual industrial/commercial maintained landscape areas.

It is the goal of the County to have the various County maintenance districts including Valley Wide Park and Recreation District, Jurupa Community Services District, and the Economic Development Agency/ County Service Areas also adopt these standards.

The details have an unspecified number (such as "I-XX" or "P-XX") at the bottom left corner of the tile block, in addition to the County standard detail reference number (such as STD. I-032). Consultants shall fill in the 'X's to reflect the project specific sequence of the details as shown on the consultant's plans. (The County standard detail reference number should not be altered.)

The details are included in these guidelines for reference and can also be downloaded in pdf format from the following web address:

www.rctlma.org/trans/land_dev_landscaping_guidelines.html



As of October 8, 2009

4.5 Standard Specifications

The standard specifications included in Appendix 'C' are required for all projects maintained by The County of Riverside Transportation Department L&LMD No. 89-1-C maintenance district. These standards may also be applied to other landscape projects within the County including HOA maintained landscape areas, private homeowner maintained landscape areas, and individual industrial/commercial maintained landscape areas.

It is the goal of the County to have the various County maintenance districts including Valley Wide Park and Recreation District, Jurupa Community Services District, and the Economic Development Agency/ County Service Areas also adopt these standards.

The specifications are included in these guidelines for reference and can also be downloaded in pdf format from the following web address:

www.rctlma.org/trans/land_dev_landscaping_guidelines.html