LANDSCAPE CONSTRUCTION DOCUMENTS

TRACT 30741

NO. TM-30741
GIBSON STREET
HOA MAINTAINED STREETSCAPE
MBK HOMES, LTD

OWNER

MBK HOMES LTD.
175 TECHNOLOGY DR.
IRVINE, CA 92618

DEVELOPER

MBK HOMES LTD.
175 TECHNOLOGY DR.
IRVINE, CA 92618

PROJECT SUMMARY

GROSS AREA: 7.87 ACRES

LOTS: RESIDENTIAL (3485 SF MIN.).....62
COMMON OPEN SPACE (39685 SF).....1

LAND USE/ZONING

EXISTING LAND USE: IBP (INDUSTRIAL BUSINESS PARK)

EXISTING ZONING: R - 1 - 65

PROPOSED LAND USE: RMH (RESIDENTIAL MEDIUM-HIGH DENSITY)

PROPOSED ZONING: R - 1 - 65

UTILITY PROVIDERS

WATER	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
ELECTRICITY:	CITY OF RIVERSIDE
GAS:	THE GAS COMPANY
TELEPHONE:	PACIFIC BELL
TELEVISION:	AIR WAVES CHARTER COMMUNICATIONS

ASSESSOR PARCEL NO.'S

BOOK	PAGE	PARCELS
233	170	006, 007, 008, 010, 013, 014, 016, 018, 019

GENERAL NOTE:

- CONTRACTOR SHALL NOTIFY **UNDERGROUND SERVICE ALERT (800) 422-4133** BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS).
- CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

DIG ALERT
TOLL FREE
1-800-227-2600
48 HOURS BEFORE YOU DIG

NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

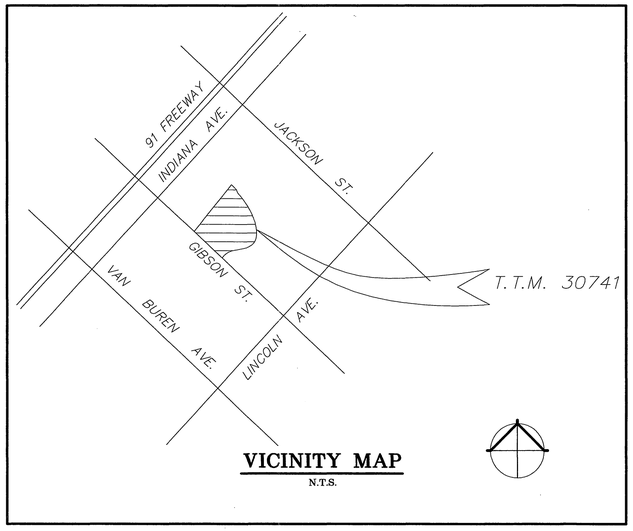
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

BENCHMARK:
POINT I.D. G3-Y3 ELEV. 859.915
FD. NAIL CITY ENG. TAG SET IN BASE OF CONCRETE LT.STD. EAST SIDE OF LA SIERRA AVE. 200' SLY OF ARLINGTON AVE.

GENERAL NOTES FOR HOA MAINTAINED PUBLIC LANDSCAPES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATION SECTIONS 02441 AND 02480).
2. A 'PUBLIC LANDSCAPE' PERMIT, AS ISSUED BY THE PARK AND RECREATION DEPARTMENT IS REQUIRED. CONTACT THE PARK MAINTENANCE INSPECTOR AT (909) 351-6254 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE REQUIRED PUBLIC LANDSCAPE PERMIT.
3. WHEN CALLING FOR INSPECTIONS CONTACT THE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
   A. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN IN THE PUBLIC RIGHT OF WAY;
   B. AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARK MAINTENANCE INSPECTOR);
   C. AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS;
   D. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS;
   E. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
   F. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
   G. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR THE CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
   H. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CONTACT THE PARK MAINTENANCE INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER CITY'S RECEIPT OF WRITTEN NOTIFICATION FROM THE HOA'S AUTHORIZED REPRESENTATIVE THAT THE HOA IS ASSUMING MAINTENANCE RESPONSIBILITIES, AND THE CITY'S ISSUANCE OF WRITTEN NOTIFICATION TO THE DEVELOPER THAT THE PROJECT HAS PASSED FINAL INSPECTION.
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTING FOR A MINIMUM PERIOD OF ONE (1) YEAR.

***NOTE:** IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE PARK MAINTENANCE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.



VICINITY MAP
N.T.S.

CLIENT

MBK HOMES, LTD
175 TECHNOLOGY DR.
IRVINE, CA 92618
(949) 789-8300
CONTACT: RUSS KHOURI
EMAIL: RUSSKHOURI@MBK.COM

LANDSCAPE ARCHITECT

SJA, INC.
30161 AVENIDA DE LAS BANDERAS, BUILDING C
RANCHO SANTA MARGARITA, CA 92688
(949) 635-1880
PROJECT MANAGER: ROB ANDERSON
E-MAIL: ROB@SJAINC.NET

CITY PLANNING DEPARTMENT REQUIREMENTS

NOTE:
BEFORE CALLING FOR A LANDSCAPE AND IRRIGATION INSPECTION, HAVE THE 'CERTIFICATE OF SUBSTANTIAL COMPLETION' FORM FILLED OUT AND SIGNED BY THE DESIGNER/AUDITOR RESPONSIBLE FOR THE PROJECT AND SUBMIT FORM TO DONALD T. DINKEL.

NOTE:
CALL DONALD T. DINKEL @ 951-826-5716 TO SCHEDULE THE LANDSCAPE INSPECTION AT LEAST A WEEK PRIOR TO NEEDING THE RELEASE OF UTILITIES.

SHEET INDEX

TITLE SHEET.....1
IRRIGATION PLAN.....2
PLANTING PLAN.....3
IRRIGATION / PLANTING DETAILS.....4

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY MBK HOMES, LTD. **PER AGREEMENT DATED** 9/21/04

REV. 9/23/04, 10/14/04

Underground Service Alert
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM — FOR SHTS 1 THRU 4
APPROVED BY MW Mitchell DATE 11/12/04

CITY OF RIVERSIDE — FOR SHTS 1 THRU 4
PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY Bill Mason DATE 11/17/04

REGISTERED LANDSCAPE ARCHITECT — DENNY L. SMITHGALL — 3132 — SIGNATURE — 11/10/04 — 01/30/06 — STATE OF CALIFORNIA

SJA LANDSCAPE ARCHITECTURE • LAND PLANNING
30161 AVENIDA DE LAS BANDERAS
MISSION VIEJO, CA 92691
BUILDING C
TELEPHONE 949.635.1880
FACSIMILE 949.635.9959
E-MAIL-ROB@SJAINC.NET

APPROVED BY: DENNY SMITHGALL, RLA 3132, EXP. 1/30/06 DATE: 11/10/04

MARK	REVISIONS	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED	DATE	APPROVED	DATE
					DESIGN ENG'R.		CITY ENG'R.	

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	11/16/04	
TRAFFIC DIVISION		

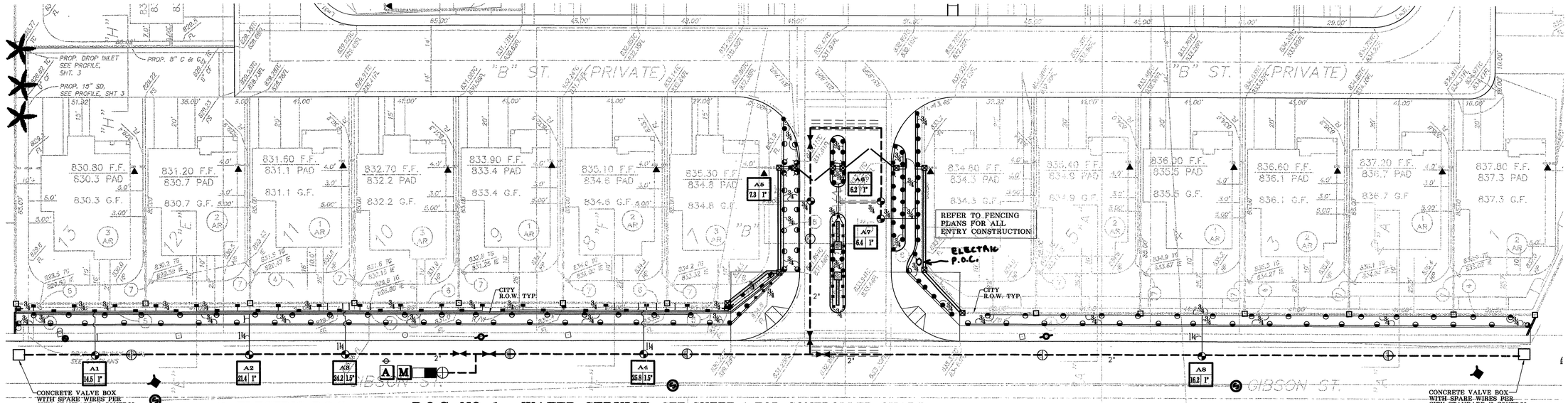
APPROVED BY: CITY ENGINEER
DATE 11/17/04

STREET IMPROVEMENT PLAN
TRACT NO. 30741
TITLE SHEET
PD-002-023

PW03-0170
R-3760-L
SHEET 1 OF 4
I.N.C.E.I. W.O. 185.004

HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: N/A

PC-4406-R/PRP03-0016



ELECTRIC P.O.C.

***THESE ITEMS TO BE FILLED - IN BY CONTRACTOR AS 'RECORD DRAWING' INFORMATION BASED ON AS - BUILT CONDITIONS**

***METER SIZE 20 AMPS.**
***METER SERVICE ADDRESS_____.**
***VOLTAGE 120/240 V.**
***ELECTRIC METER NO._____.**

P.O.C. NO. 1 - WATER SERVICE

SEE SHEET 4 FOR CONTROLLER CHART

APPROXIMATE POINT OF CONNECTION
STATIC PRESS. = 65-70 P.S.I.
NEW 1.5" WATER METER - POTABLE
NEW 1.5" BACKFLOW DEVICE
NEW 2" MASTER VALVE
DESIGN DEMAND = 22 GPM
TO BE LOCATED A MINIMUM OF 150' FROM BCR
***METER NO._____.**
***METER SERVICE ADDRESS_____.**

IRRIGATION LEGEND

SYM	MFGR.	MODEL#	GPM	ARC	PSI	RAD	COMMENTS	CITY DETAIL
■	RAINBIRD	1401	0.25	--	30	--	SEE NOTES	NO. 4040
●	RAINBIRD	1812-SAM-PRS-5H	0.2	180	30	5'	SEE NOTES	NO. 4040
◔	RAINBIRD	1812-SAM-PRS-8Q	0.26	90	30	8'	SEE NOTES	NO. 4040
◒	RAINBIRD	1812-SAM-PRS-8H	0.52	180	30	8'	SEE NOTES	NO. 4040
▼	RAINBIRD	1812-SAM-PRS-10Q	0.39	90	30	10'	SEE NOTES	NO. 4040
▟	RAINBIRD	1800-EST	1.21	--	30	--	SEE NOTES	NO. 4040
▬	RAINBIRD	1800-SST	1.21	--	30	--	SEE NOTES	NO. 4040
	FEBCO	825YA-BV 2" REDUCED PRESSURE BACKFLOW PREVENTER IN STAINLESS STEEL ENCLOSURE						NO. 4011
	RAINBIRD	PESB SERIES ELECTRIC CONTROL VALVE (SIZE PER PLAN).						NO. 4030
	GRISWOLD	2230 SERIES 2" COMB. SOLENOID/ PRESSURE REDUCING MASTER VALVE, PLACED IN AN APPROVED JUMBO 36" PLASTIC VALVE BOX						NO. 4030
12 STATION	RAINBIRD	ESP-SAT AUTOMATIC IRRIGATION CONTROLLER WITHIN UNITED GREEN SA5-RB1-12+C6/MVR/FS-200 SAT. CONTROLLER/STAINLESS STEEL ENCLOSURE						NO. 4070
	DATA IND.	FS200 FLOW SENSOR ASSEMBLY W/ IR220P-200 PLASTIC TREE TYPE SERIES MODEL 600 PULSE TRANS., MODEL 69300 PULSE DECODER WITH ARIZONA ELEC. FABRICATORS FLOW SENSOR CABLE						DETAIL H, SHEET 4
	NIBCO	T-FP-600 BALL VALVE - NON-FLANGED (LINE SIZE) (THREADED)						NO. 4052
	RAINBIRD	44LRC WITH LOCKING COVER						NO. 4050
———	PWP	SCHEDULE 40 PVC LATERAL LINE (SIZE PER PLAN). - 12" MIN. COVER - 16" MAX COVER						NO. 4010
— — —	PWP	MAINLINE- 18" MIN. COVER (SIZE PER PLAN). - 24" MAX COVER SCH 40 PVC MAINLINE SIZE 2" AND BELOW						NO. 4010 DETAIL G, SHEET 4
= = =	PWP	SCHEDULE 40 PVC SLEEVE						
M	P.O.C.	NEW 1-1/2" WATER METER - PROVIDED BY DEVELOPER						
	GLEN HILTON	MINI CLIK RAIN SHUT OFF SWITCH						

NEW VALVE
G.P.M. (GPH) — VALVE No. / VALVE SIZE

SEE SHEET 4 FOR CONTROLLER CHART

P.O.C. NO. 1
FRICTION LOSS CALCULATIONS

VALVE NO. A3
DEMAND 24.2 GPM

ORIGINAL STATIC PRESSURE	65	PSI
STATIC PRESSURE AT METER		
1.5" WATER METER	1.5	PSI
1.5" BACKFLOW PREVENTER	12	PSI
2" MASTER VALVE	3.2	PSI
PIPE (MAINLINE)	1.3	PSI
1.5" CONTROL VALVE	4.0	PSI
PIPE (LATERAL)	3.5	PSI
MISC. LOSSES	2.6	PSI
ELEVATION CHANGE	-	PSI
LESS TOTAL PSI LOSS	28.1	PSI
EQUALS PRESSURE AT HEAD	36.9	PSI
LESS PRESSURE REQUIRED AT HEAD	30	PSI
RESIDUAL PRESSURE	6.9	PSI

P.O.C. NO. 1
FRICTION LOSS CALCULATIONS

VALVE NO. A1
DEMAND 14.5 GPM

ORIGINAL STATIC PRESSURE	65	PSI
STATIC PRESSURE AT METER		
1.5" WATER METER	-	PSI
1.5" BACKFLOW PREVENTER	12	PSI
2" MASTER VALVE	-	PSI
PIPE (MAINLINE)	0.5	PSI
1.5" CONTROL VALVE	2.1	PSI
PIPE (LATERAL)	3	PSI
MISC. LOSSES	1.76	PSI
ELEVATION CHANGE	+2.6	PSI
LESS TOTAL PSI LOSS	16.8	PSI
EQUALS PRESSURE AT HEAD	48.2	PSI
LESS PRESSURE REQUIRED AT HEAD	30	PSI
RESIDUAL PRESSURE	18.2	PSI

P.O.C. NO. 1
FRICTION LOSS CALCULATIONS

VALVE NO. A6
DEMAND 6.2 GPM

ORIGINAL STATIC PRESSURE	65	PSI
STATIC PRESSURE AT METER		
1.5" WATER METER	-	PSI
1.5" BACKFLOW PREVENTER	12	PSI
2" MASTER VALVE	-	PSI
PIPE (MAINLINE)	0.04	PSI
1.5" CONTROL VALVE	2.2	PSI
PIPE (LATERAL)	3	PSI
MISC. LOSSES	1.7	PSI
ELEVATION CHANGE	-	PSI
LESS TOTAL PSI LOSS	18.9	PSI
EQUALS PRESSURE AT HEAD	46.1	PSI
LESS PRESSURE REQUIRED AT HEAD	30	PSI
RESIDUAL PRESSURE	16.1	PSI

IRRIGATION NOTES

1. INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR/REPLACE AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO PROJECT LANDSCAPE ARCHITECT AND CITY PARK MAINTENANCE INSPECTOR FOR DIRECTION. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
7. THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
8. REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION OF ALL COMPONENTS.
9. THE WORK SHOWN ON THESE PLANS IS DIAGRAMATIC, ALL ITEMS, IE. CONTROLLERS, VALVES, MAINLINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC... ARE SHOWN IN THIER APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DIMENSIONS, DETAIL DRAWINGS MAY CLARIFY LOCATION OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.
10. ADJUST ALL HEADS FOR MINIMUM OVERSPRAY ON ANY NONPLANTED AREAS AND COMPLETE COVERAGE OF LANDSCAPE AREAS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING CONDITIONS (USE VARIABLE ARC NOZZLES AS NECESSARY).
11. SEE CITY OF RIVERSIDE STANDARD IRRIGATION SPECIFICATIONS SECTION 02441

EQUIPMENT NOTES:

1. LOCATE ALL SPRAY HEADS 2"- 4" FROM EDGE OF PAVING.
2. USE "VAN" VARIABLE ARC NOZZLES FOR AREAS OTHER THAN 90, 180, OR 360 DEGREES.
3. SEPARATELY SLEEVE IRRIGATION WIRING FROM OTHER PIPING UNDER ALL PAVING. SLEEVE LATERALS UNDER ALL PAVING 5 FEET AND WIDER (SIZE 2X PIPE SLEEVED). SLEEVE MAINLINE UNDER ALL PAVING 5 FEET AND WIDER (SIZE 2X PIPE SLEEVED).
4. EXISTING IRRIGATION EQUIPMENT IS SHOWN DIAGRAMATICALLY, AS CLOSE TO ACTUAL FIELD LOCATIONS AS POSSIBLE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN THE FIELD WITH CITY PARK MAINTENANCE INSPECTOR
5. APPROX. PRESSURE AT REMOTE CONTROL VALVES IS +/- 65 PSI. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT & PARK MAINT. INSPECTOR WITH ANY DISCREPENCIES.
6. ALL CONTROL VALVES, QUICK COUPLERS, AND OTHER IRRIGATION EQIP. SHALL BE LOCATED IN SHRUB PLANTING AREAS.
7. ~~CONTRACTOR SHALL ADJUST PRESSURE REGULATOR ON MASTER VALVE TO 20 PSI ON WORST CASE CONDITION.~~
8. 12" POP - UPS FOR ALL NON - MOWED AREAS.
9. PROVIDE METERED ELECTRIC SERVICE TO CONTROLLER PER CITY STD. PER # 4062 & CITY UTILITY DEPT. STANDARDS.
10. CONTRACTOR SHALL COORDINATE W/ CITY UTILITIES - ELECTRIC FOR A METERED ELECTRIC SERVICE AT THE PROPOSED CONTROLLER LOCATION

HOA MAINTAINED AREAS

REFERENCE E.T. = 56
TOTAL LANDSCAPED AREA = 4,943

ESTIMATED ANNUAL WATER BUDGET =	**137,297 GALLONS**

56 X .8 X AREA X .62 = GALLONS

ESTIMATED ANNUAL WATER USE (EAWU) =	**87,870 GALLONS**

HYDROZONE AREAS

	AREA	KC	DE	EAWU
SHRUB SPRAY	4,943	0.32	0.625	87,870
TURF SPRAY	0	0.65	0.625	0

56 X KC X AREA X .62
EAWU = DE = GAL

SEE SHEET 4 FOR CONTROLLER CHART

NOTE:

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BENCHMARK:
POINT I.D. G3-Y3 ELEV. 859.915
FD. NAIL CITY ENG. TAG SET IN BASE OF CONCRETE LT.STD. EAST SIDE OF LA SIERRA AVE. 200' SLY OF ARLINGTON AVE.

DIG ALERT
TOLL FREE
1-800-227-2600
48 HOURS BEFORE YOU DIG

-RIGHT OF WAY SLOPES SHALL NOT EXCEED 4:1
-ADDITIONAL LANDSCAPE EASEMENT SLOPES SHALL NOT EXCEED 3:1

UTILITIES - ELECTRIC
APPROVED DATE:

UTILITIES - WATER
APPROVED DATE:

0 20' 40' 60'

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE
WATER SYSTEM
FOR SHTS 1 THRU 4
APPROVED BY DATE
CITY OF RIVERSIDE
PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
FOR SHTS 1 THRU 4
APPROVED BY Bill Manno DATE 11/10/04

REGISTERED LANDSCAPE ARCHITECT DENNY L. SMITHGALL No. 3132 SIGNATURE 11/10/04 (1/30/06) STATE OF CALIFORNIA

SJA LANDSCAPE ARCHITECTURE • LAND PLANNING
30161 AVENIDA DE LAS BANDERAS
MISSION VIEJO, CA 92691
BUILDING C
TELEPHONE 949.635.1880
FACSIMILE 949.635.9959
E-MAIL-ROB@SJAINC.NET
APPROVED BY: DENNY SMITHGALL, RLA #3132, EXP. 1/30/06 DATE: 11/10/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DESIGN ENG'R.		CITY ENG'R.

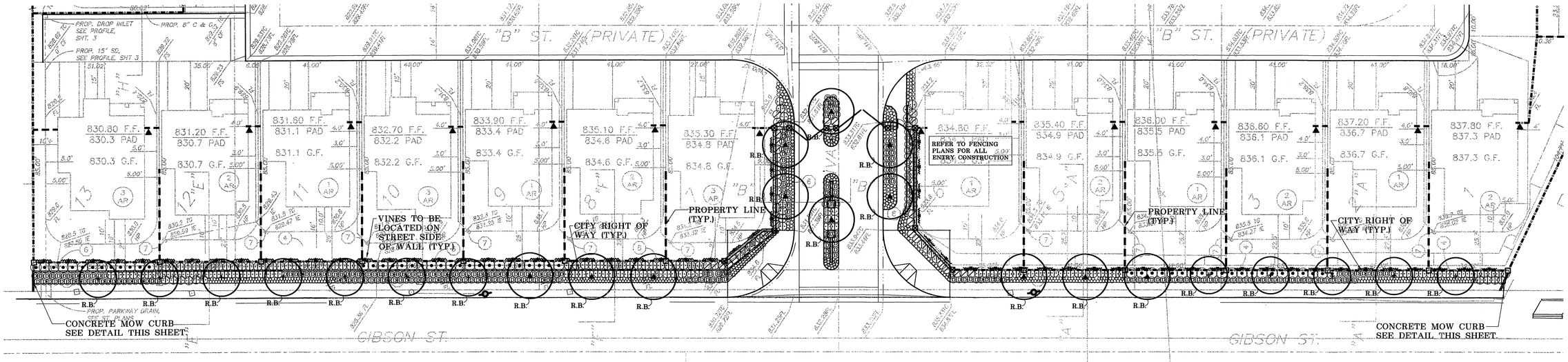
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	11/9/04	PD
TRAFFIC DIVISION		

APPROVED BY Dan Beck
CITY ENGINEER
DATE 11/9/04

STREET IMPROVEMENT PLAN
TRACT NO. 30741
IRRIGATION SHEET
PD-002-023
HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: N/A

PW03-0170
R-3760-L
SHEET 2 OF 4
LWCE1 W.O. 185.004
PC-4406-R/PRP03-0016



PLANTING NOTES

1. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK PRIOR TO CLARIFICATION BY LANDSCAPE ARCHITECT OR CITY INSPECTOR.
2. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
3. REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/ CERTIFICATION SCHEDULE. SHEET 22, SECTION 5.0
4. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
5. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED BY CITY PARK MAINT. INSPECTOR (P.M.I) (SEE SPECIFICATIONS).
6. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
7. LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REP. THESE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
8. THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE LANDSCAPE ARCHITECT AND THE CITY'S PARK MAINT. INSPECTOR (P.M.I) PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
9. SHREDDED MULCH INSTALLATION: INSTALL A 3" LAYER OF SHREDDED MULCH IN ALL SHRUB AND GROUNDCOVER AREAS
10. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB- CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATES OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
11. WHEREVER GROUNDCOVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOWSTRIP AS INDICATED ON DRAWINGS.
12. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS
13. WEED ABATEMENT: AFTER EARTHWORK, INSTALLATION OF IRRIGATION SYSTEM, AND SOIL PREPARATION, BUT PRIOR TO PLANTING, PERFORM WEED ABATEMENT PROGRAM TO ALL PLANTING AREAS AS FOLLOWS:

A. APPLY SULFATE OF AMMONIA AT THE RATE OF 5 LBS. PER 1,000 SQ. FT. TO ALL AREAS TO BE PLANTED.
B. KEEP AREA MOIST BY REGULAR IRRIGATION FOR A PERIOD OF TWO (2) WEEKS TO GERMINATE EXISTING WEED SEEDS.
C. AT THE END OF TWO WEEKS, APPLY 'ROUND UP' OR EQUAL SYSTEMIC HERBICIDE. DO NOT IRRIGATE WITHIN SIX (6) HOURS AFTER APPLICATION. REFER TO MFG. SPECIFICATIONS FOR PERIOD OF TIME REQUIRED FROM TIME OF APPLICATION TO TIME OF PLANTING. AFTER COMPLETE WEED KILL, REMOVE ALL WEED RESIDUE AND TOP GROWTH AND DISPOSE OF IN A LEGAL MANNER. CONTRACTOR SHALL REPEAT PROCESS FOR A SECOND TIME

ALTERNATIVE METHODS OF WEED KILL MAY BE VAPAM OR METHYL BROMIDE APPLIED BY A STATE OF CALIFORNIA LICENSED APPLICATOR

ALL HERBICIDES SHALL BE APPLIED ONLY BY A CALIFORNIA LICENSED APPLICATOR. NO HERBICIDES SHALL BE APPLIED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY INSPECTOR.

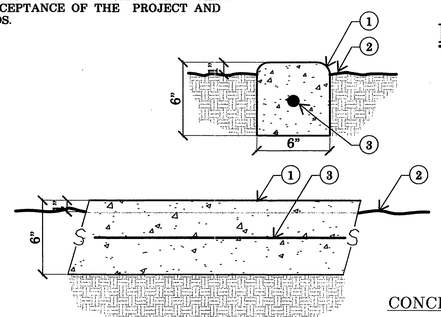
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PLANT MATERIAL INDICATED ON PLANS. QUANTITIES INDICATED ON PLAN ARE FOR ESTIMATION PURPOSES ONLY.
15. TREES WITHIN 5' OF PAVING SHALL HAVE ROOT BARRIERS INSTALLED PER MANUF. SPECIFICATIONS. ROOT BARRIER SHALL BE SHAWTOWN EP-24 - AVAILABLE THROUGH: NDS (800) 726-1994
16. CONTRACTOR SHALL CONTACT THE PARK MAINTENCE INSPECTOR FOR INSPECTION OF PLANTING & IRRIGATION INSTALLATION TO START THE ONE YEAR PLANT ESTABLISHMENT PERIOD & SHALL COMPLETE PLANT ESTABLISHMENT TO THE SATISFACTION OF THE CITY PARK MAINT. INSPECTOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT AND RELEASE OF DEVELOPERS BONDS.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QTY.	CITY DETAIL NO.
	TREES				
+	T4 SOPHORA JAPONICA	JAPANESE PAGODA	24" BOX	12	1001 & 1002
▲	T11 GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	12	1001 & 1002
	GROUND COVER / SHRUBS				
⊙	S1 ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL. @ 3'o.c.	172	1001
Ⓓ	S2 PITTOSPORUM VARIEGATA	MOCK ORANGE	5 GAL. @ 4'o.c.	55	1001
	S3 SALVIA LUECANTHA	SAGE	5 GAL. @ 3'o.c.	278	1001
○	S5 HEMEROCALLIS 'STELLA D' ORO'	DWARF DAYLILY	1 GAL. @ 18"o.c.	653	1001
⊘	S6 PHORMIUM T. 'BRONZE'	BRONZE NEW ZEALAND FLAX	5 GAL. @ 4'o.c.	32	1001
	VINES				
∿∿	V3 HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL. STKD. @ 10' O.C.	62	

- A ONE YEAR MAINTENANCE PERIOD IS REQUIRED PRIOR TO ACCEPTANCE AND APPROVAL OF ALL PLANT INSTALLATION.
- THE INDIVIDUAL SYMBOLS AND/OR QUANTITIES SHOWN ARE FOR REFERENCE ONLY. THE ON-CENTER SPACING SHOWN SHALL TAKE PRECEDENCE OVER THE ACTUAL SYMBOLS SHOWN.
- ALL TREES WITHIN INTERSECTION PARKWAYS SHALL HAVE ROOT BARRIERS.
- R.B.; ROOT BARRIER - AS INDICATED AND ANY TREES WITHIN 5' OF HARDSCAPE (MATURE TRUNK).
- SHREDDED MULCH INSTALLATION: INSTALL A 3" LAYER OF SHREDDED MULCH IN ALL SHRUB AND GROUNDCOVER AREAS
- CONTACT TREE MAINTENANCE INSPECTOR FOR SPOTTING @ 909.351.6126

NOTE:
THE PLANTING OF CITY STREET TREES IS THE RESPONSIBILITY OF THE DEVELOPER. UTILITIES AND/OR OCCUPANCY WILL BE WITHHELD UNTIL STREET TREES ARE INSTALLED. THE PARK AND RECREATION DEPARTMENT INSPECTS ALL STREET TREE PLANTINGS AND MUST BE CONTACTED BEFORE STREET TREES ARE PLANTED. MAKE SURE THE LANDSCAPE INSTALLER IS AWARE OF THIS AND CONTACTS THE PARK AND RECREATION DEPARTMENT 909.351.6168 AT LEAST 48 HOURS BEFORE STREET TREES ARE PLANTED



LEGEND

1. CONCRETE MOW CURB - RADIUS EXPOSED EDGES WASH NO COLOR
2. FINISHED GRADE
3. No. 3 REBAR CONTINUOUS

NOTE:
PROVIDE SCORE JOINTS AT 10'-0" O.C. AND 3/8" BITUMINOUS FELT EXPANSION JOINT EACH END

CONCRETE MOW CURB DETAIL

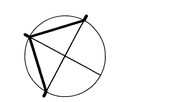
DIG ALERT
TOLL FREE
1-800-227-2600
48 HOURS BEFORE YOU DIG

NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

BENCHMARK:
POINT I.D. G3-Y3 ELEV. 859.915
FD. NAIL CITY ENG. TAG SET IN BASE OF CONCRETE LT.STD. EAST SIDE OF LA SIERRA AVE. 200' SLY OF ARLINGTON AVE.



REV. 6/16/04, 10/14/04

Underground Service Alert
DIG ALERT
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE WATER SYSTEM — FOR SHTS 1 THRU 4
APPROVED BY _____ DATE _____
CITY OF RIVERSIDE — FOR SHTS 1 THRU 4
PUBLIC UTILITIES DEPT. - ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY _____ DATE 11/29/04

REGISTERED LANDSCAPE ARCHITECT — DENNY L. SMITHGALL — 3132 — SIGNATURE — 11/10/04 — 07/30/06 — STATE OF CALIFORNIA

SJA LANDSCAPE ARCHITECTURE • LAND PLANNING
30161 AVENIDA DE LAS BANDERAS
MISSION VIEJO, CA 92691
BUILDING C
TELEPHONE 949.635.1880
FACSIMILE 949.635.9959
E-MAIL-ROB@SJAINC.NET
APPROVED BY: _____ DATE: 11/10/04
DENNY SMITHGALL, RLA #3132, EXP. 1/30/06

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE
DESIGNED BY: ____	DRAWN BY: ____	CHECKED BY: ____	DESIGN ENG' R.		CITY ENG' R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

	DATE	BY
APPROVED BY PRINCIPAL ENGINEER		
PARK DEPARTMENT	11/29/04	BS
TRAFFIC DIVISION		

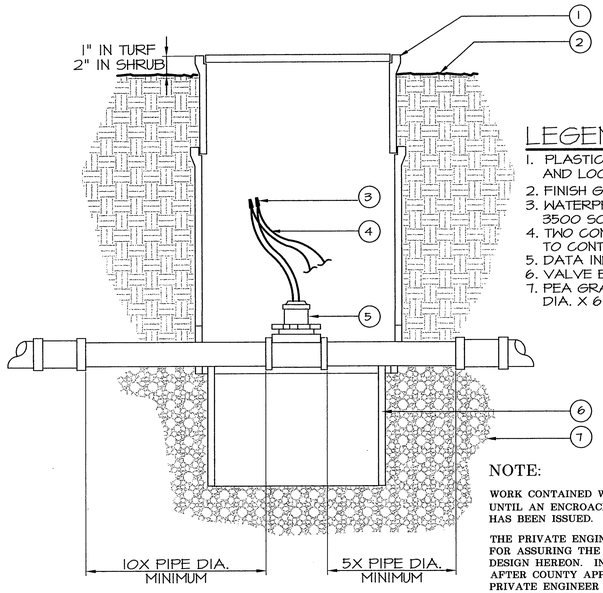
APPROVED BY _____ CITY ENGINEER
DATE 12/1/04

STREET IMPROVEMENT PLAN
TRACT NO. 30741
PLANTING SHEET
PD-002-023

PW03-0170
R-3760-L
SHEET 3 OF 4
HORIZONTAL SCALE: 1"=20' VERTICAL SCALE: N/A
I.W.C.E.I. W.O. 185.004
PC-4406-R/PRP03-0016

S:\MBK\ORANGEWOOD\STREETSCAPE\
10-14-2004 DW-ST-P.DWG

H FLOW SENSOR



LEGEND

1. PLASTIC VALVE BOX W/ 2- 6" EXTENTIONS AND LOCKING COVER
2. FINISH GRADE
3. WATERPROOF CONNECTION- 3M SERIES 3500 SCOTCH-LOK OR EQUAL.
4. TWO CONDUCTOR SHIELDED CABLE- ROUTE TO CONTROLLER VIA. CONDUIT.
5. DATA INDUSTRIAL FLOW SENSOR- PER PLAN
6. VALVE BOX EXTENTION
7. PEA GRAVEL DRAIN SUMP- 30" DIA. X 6" DEEP MIN.

NOTE:

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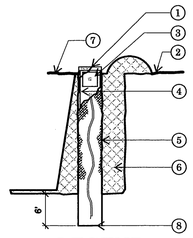
D BREATHER TUBE

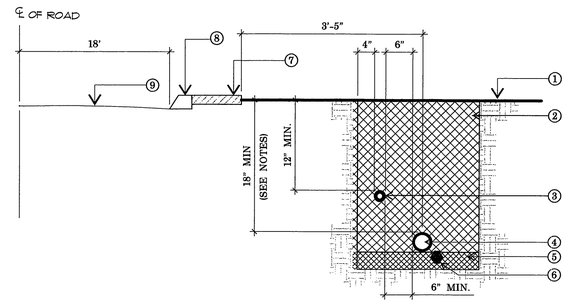


LEGEND

1. NDS SLOTTED GRATE-PIPE SIZE ATTACHED W/ SS. MACH. SCREWS (2 REQUIRED)
2. FINISH GRADE
3. DUCT TAPE OVER HOLES WITHIN 6" OF FINISH GRADE
4. RIGID PERFORATED SMOOTHWALL HANCORE PIPE. SEE SCHEDULE FOR SIZE AND NUMBER PER PLANT.
5. "DRAINGARD" SOCK
6. BACKFILL MIX PER SPECIFICATIONS
7. ROOT BALL
8. BREATHER TUBE TO EXTEND TO 6" PAST FULL DEPTH OF PLANTING HOLE.

INSTALL BREATHER TUBES ON ALL TREES* PER THE FOLLOWING SCHEDULE:	
15 GALLON	(1) - 3"
24" BOX	(2) - 3"
36" BOX	(2) - 4"
48" BOX	(3) - 4"
60" BOX	
OR LARGER	(4) - 4"
B & B PALMS	(4) - 4"

A PARKWAY PROFILE



LEGEND

1. FINISH GRADE
2. CLEAN BACKFILL - SEE SPECS. FOR MATERIAL, 90% COMPACTION REQUIRED
3. NON-PRESSURE LATERAL LINE
4. PRESSURE SUPPLY
5. NEW LINE PROVIDE 2" OF CLEAN BEDDING
6. CONTROL WIRES - BUNDLE AND TAPE AT 15' O.C. AND INSTALL BELOW PRESSURE SUPPLY LINE
7. ADJACENT SIDEWALK
8. CURB
9. ROAD

NOTES:

-PROVIDE AN 18" LOOP OF CONTROL WIRE AT ALL 90 DEGREE CHANGES IN DIRECTION

-SPLICING OF WIRE RUN PER CITY SPECIFICATIONS ONLY

F CONTROLLER SCHEDULE

IRRIGATION CONTROLLER 'A' SCHEDULE

DATE: 10/14/04
PROJECT: SOMERVALE 1
DIVISION:
PREPARED BY ROB ANDERSON

REVISION HISTORY: REVISED BY:

E.T. DATA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MONTHLY	1.9	2.2	3.4	4.8	5.8	6.3	6.5	6.2	4.8	3.7	2.4	1.9
WEEKLY	0.43	0.52	0.79	1.12	1.30	1.47	1.51	1.44	1.12	0.87	0.56	0.43

CITY: RIVERSIDE COUNTY
WUCOLS ZONE: ZONE # 6

IRRIGATION SCHEDULE MINS./DAY (ESTABLISHED LANDSCAPE) — CONTROLLER 'A' — SCHEDULING DATA

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOT.	STATION	PRECIP. RATE (IN./HR.)	KC VALUE	DAYS/WEEK
STATION	1	2	2	3	4	5	5	5	5	4	3	2	2	41	1	2.01	0.60	5
	2	2	2	3	4	5	6	6	6	4	3	2	2	45	2	1.83	0.60	5
	3	2	2	3	4	5	5	5	5	4	3	2	2	41	3	2.01	0.60	5
	4	2	2	3	4	5	5	5	5	4	3	2	2	41	4	2.01	0.60	5
	5	2	2	3	4	5	6	6	6	4	3	2	2	45	5	1.83	0.60	5
	6	2	2	3	4	5	6	6	6	4	3	2	2	45	6	1.83	0.60	5
	7	2	2	3	4	5	6	6	6	4	3	2	2	45	7	1.83	0.60	5
	8	2	2	3	4	5	6	6	6	4	3	2	2	45	8	1.83	0.60	5
GAL/MO.		6,787	8,173	12,442	17,514	20,360	22,987	23,753	22,622	17,514	13,573	8,757	6,787					
TOTAL MIN.		13	16	24	34	39	45	46	44	34	26	17	13	351				

1. THE ABOVE RUNTIMES ARE DERIVED FROM HISTORICAL PRECIPITATION RATES AND MANUF. CATALOG DATA FOR THE EQUIPMENT USED. THE RUNTIMES NOTED SHOULD BE USED AS A BASELINE AND ADJUSTED SEASONALLY AS ACTUAL WEATHER CONDITIONS DICTATE FOR OPTIMAL PLANT GROWTH.

TOTAL GAL./YR. 181,265

NOTE:

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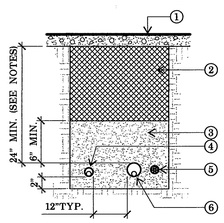
BENCHMARK:
POINT I.D. G3-Y3 ELEV. 859.915
FD. NAIL CITY ENG. TAG SET IN BASE OF CONCRETE LT.STD. EAST SIDE OF LA SIERRA AVE. 200' SLY OF ARLINGTON AVE.

I SLEEVING DETAIL



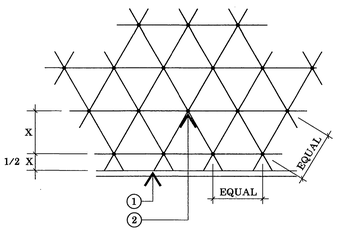
LEGEND

1. HARDSCAPING
2. CLEAN BACKFILL - SEE SPECS. FOR MATERIAL, 90% COMPACTION REQUIRED
3. SAND
4. NON-PRESSURE LATERAL LINE SLEEVE SIZE TWICE DIAMETER OF NON-PRESSURE LATERAL LINE
5. CONTROL WIRE SLEEVE - SIZE PER PLAN, INSTALL ADJACENT TO PRESSURE SUPPLY LINE
6. PRESSURE SUPPLY LINE SLEEVE - SIZE TWICE DIAMETER OF PRESSURE SUPPLY LINE

NOTES:

-ALL SLEEVES TO BE SCH. 40 PVC.
-EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPE AT BOTH ENDS
-RECLAIMED WATER SLEEVING TO BE 42"-48" DEPTH MINIMUM

C GROUND COVER



LEGEND

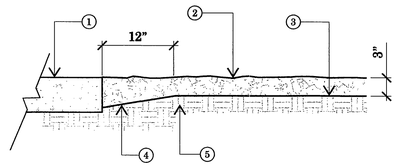
1. BACK OF CURB OR EDGE OF PAVING
2. PLANT LOCATION

NOTES:

ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS: SEE LEGEND FOR SPACING REQUIREMENTS

X=ON-CENTER SPACING INDICATED ON THE PLANTING LEGEND

B MULCH INSTALLATION DETAIL



LEGEND

1. HARDSCAPING/HEADERBOARD
2. MULCH - 3" DEPTH MINIMUM
3. FINISH GRADE
4. SHOVEL CUT EDGE
5. 90% RELATIVE COMPACTED NATIVE SOIL

NOTES:

-PRIOR TO PURCHASE/PLACEMENT OF THE MULCH, THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE INSPECTOR FOR APPROVAL.

-MULCH UNDER TREES AND SHRUBS AS DIRECTED ON THE PLANS AND BLEND INTO EDGES AT GROUND COVER AREAS.

-MOISTEN MULCH AFTER INSTALLATION TO ASSIST IN COMPACTION.

-PLACE NO MULCH WITHIN A 6" RADIUS OF THE CROWN OF A WOODY PLANT.

Underground Service Alert
DIAL BEFORE YOU DIG
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

CITY OF RIVERSIDE — FOR SHTS 1 THRU 4
WATER SYSTEM
APPROVED BY DATE
CITY OF RIVERSIDE — FOR SHTS 1 THRU 4
PUBLIC UTILITIES DEPT. — ELECTRIC OVERHEAD & UNDERGROUND
APPROVED BY DATE 11/17/04

REGISTERED LANDSCAPE ARCHITECT — DENNY L. SMITHGALL — 3132 — SIGN EXPIRES 11/30/06 — STATE OF CALIFORNIA

SJA LANDSCAPE ARCHITECTURE • LAND PLANNING
30161 AVENIDA DE LAS BANDERAS
MISSION VIEJO, CA 92691
BUILDING C
TELEPHONE 949.635.1880
FACSIMILE 949.635.9959
E-MAIL-ROB@SJAINC.NET
APPROVED BY: DENNY SMITHGALL, RLA 3132, EXP. 1/30/06 DATE: 11/10/04

MARK	REVISIONS	APPROVED	DATE	APPROVED	DATE

DESIGNED BY: ____ DRAWN BY: ____ CHECKED BY: ____
DESIGN ENG'R. | CITY ENG'R.

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER		
PARK DEPARTMENT	11/16/04	RDT
TRAFFIC DIVISION		

APPROVED BY
CITY ENGINEER
DATE

STREET IMPROVEMENT PLAN
TRACT NO. 30741
IRRIGATION / PLANTING DETAILS
PD-002-023

PW03-0170
R-3760-L
SHEET 4 OF 4
HORIZONTAL SCALE: VERTICAL SCALE: N/A
LW.C.E.I. W.O. 185.004
PC-4406-R/PRP03-0016