RIVERSIDE CITY OF RIVERSIDE CALIFORNIA

PUBLIC WORKS DEPARTMENT

TRAUTWEIN ROAD MEDIAN LANDSCAPING

(JOHN F. KENNEDY RD. TO MISSION VILLAGE RD.)

LANDSCAPING PLANS : SHEET L1 TO L6
IRRIGATION PLANS : SHEET I-1 TO I-5

GENERAL CONSTRUCTION NOTES

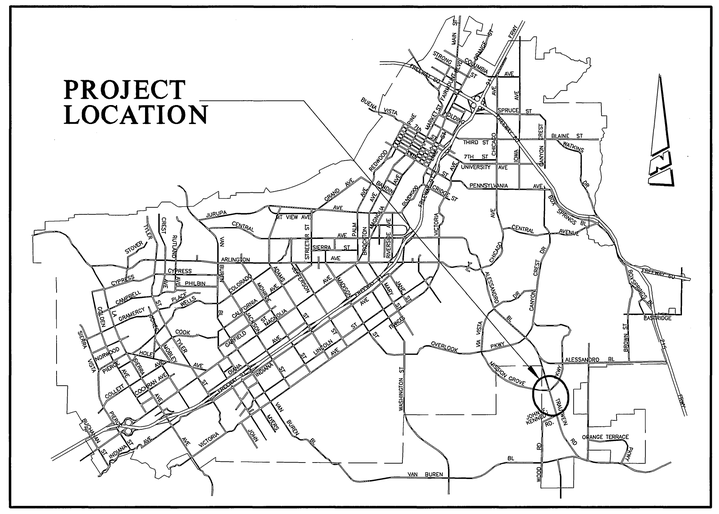
1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TWO TWELVE-FOOT-WIDE LANES FOR TWO-WAY TRAFFIC AT ALL TIMES. NO REDUCTION OF THE TRAVELED WAY WIDTH SHALL BE PERMITTED BEFORE 8:30 A.M. NOR AFTER 4:00 P.M. ON ANY STREET UNLESS PRIOR APPROVAL IN WRITING IS OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE STANDARD DRAWING AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2003 EDITION.
3. EXISTING UTILITIES SHOWN ON THIS PLAN ARE PLOTTED FROM UTILITY RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN.
4. PRIME CONTRACTORS BIDDING THIS WORK SHALL HAVE A CLASS "C-27" LICENSE.
5. ALL STREET PULL BOXES, AFFECTED BY CONSTRUCTION, SHALL BE ADJUSTED TO THE PROPOSED GRADE.

SPECIFIC CONSTRUCTION NOTES

- NUMBERS ABOVE 100 IN A HEXAGON ON THE PLAN REFER TO THE RESPECTIVE STANDARD DRAWING AND SHALL BE CONSTRUCTED ACCORDINGLY. UNLESS MODIFICATIONS ARE NOTED ON THE PLAN OR COVER SHEET. ANY NUMBER SHOWN BELOW THE STANDARD DRAWING NUMBER INDICATES THE SPECIFIC ALTERNATE TO BE CONSTRUCTED.
- CB 1218 — INSTALL 12"x18" CATCH BASIN (25" HEIGHT) & CAST IRON GRATE PER DWG. NO. 1218. SET GRATE GRADE 6" BELOW ADJACENT TC GRADE.
- MC — CONSTRUCT colored 6"x6" PCC MOW CURB WITH A #3 REBAR AT CENTER.
- SC — CONSTRUCT 3.5" THICK OF COLORED STAMPED CONCRETE PAVEMENT. THE COLOR AND PATTERN SHALL MATCH THE EXISTING MEDIAN NORTH OF MISSION VILLAGE DR.
- TS — CONSTRUCT ONE FOOT THICK OF CLASS "A" TOP SOIL IN THE PROPOSED LANDSCAPED AREAS.

GENERAL NOTES FOR 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. (SPECIFICATIONS SECTION 02210, 02441, 02480, AND 02481).
2. ONE FOOT THICK OF CLASS "A" TOP SOIL IN THE PROPOSED LANDSCAPE AREAS. THE SOIL SHALL BE COMPACTED TO 85% RELATIVE COMPACTION IN PLANTING TO FINISHED GRADE & 95% RELATIVE COMPACTION BENEATH THE DECORATIVE STAMPED CONCRETE. ALLOW FOR SOIL AMENDMENTS PER SECTION 02480 OF THE SPECIAL PROVISIONS. THE TREE WELL AREAS REQUIRE MORE EXTENSIVE SOIL REMOVAL AND TREATMENTS PER PARK DEPARTMENT TREE PLANTING SPECIFICATIONS.
3. WHEN CALLING FOR INSPECTIONS CONTACT THE ENGINEER A MINIMUM OF 48 HOURS (TWO WORKING DAYS) IN ADVANCE AT (951)826-5889 TO SCHEDULE AN INSPECTION. A LANDSCAPE INSPECTOR CARD WILL BE ISSUED FOR EACH STAGE OF INSPECTION. THE CONTRACTOR IS REQUIRED TO OBTAIN APPROVAL PRIOR TO COMMENCING WITH NEXT SCHEDULE TASK, A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTINS ARE REQUIRED PER THE STANDARD SPECIFICATION, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
   a. AFTER COMPLETION OF FINAL GRADING OF THE MEDIAN AREA AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK;
   b. AT TIME OF INSTALLATION OF IRRIGATION SYSTEMS AND CONSTRUCT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF LANDSCAPE INSPECTOR WITH 48 HOURS NOTICE.)
   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 CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
   h. AT THE COMMENCEMENT & COMPLETION, THE CONTRACTOR SHALL CALL THE ENGINEER AT (951)826-5889 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. CONTRACT BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PROJECT HAS PASSED FINAL ACCEPTANCE INSPECTION AND THE CITY IS ASSUMING MAINTENANCE RESPONSIBILITIES.
4. IN THE INTEREST OF PUBLIC SAFTEY AND MAINTENANCE, THE ENGINEER SHALL HAVE THE AUTHORITY TO REVISE THE TREE AND SHRUB QUANTITIES AND LOCATIONS SHOWN OF APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE SHRUBS AND TREES.
5. THE CONTRACTOR SHALL BE REPONSIBLE TO MAINTAIN ALL STREET TREES FOR A MINIMUM OF ONE YEAR (365) CONSECUTIVE CALENDAR DAYS AND TO MAINTAIN ALL SHRUBS AND SODS FOR A MINIMUM OF 90 CONSECUTIVE CALENDARD DAYS UNTIL ACCEPTED BY THE PARK AND RECREATION DEPARTMENT FOR ONGOING MAINTENANCE.



PROJECT LOCATION MAP
(NTS)

CONSTRUCTION LEGEND

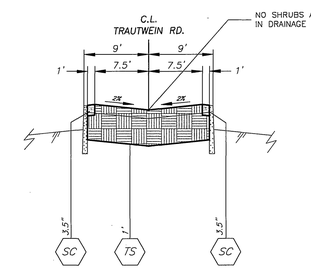
CENTER LINE — ℄ —
RIGHT-OF-WAY — R/W —
SUBDIVISION LOT LINE — PL —
TOP OF SLOPE
TOE OF SLOPE
DIRECTION OF FLOW

EXISTING UNDERGROUND UTILITIES:

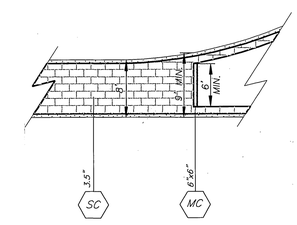
SANITARY SEWER — 8"S —
WATER LINE — 6"W —
STORM DRAIN — 24"SD —
GAS LINE — 3"G —
ABANDONED UTILITY — 6"G(ABAN'D.) —
TELEPHONE CONDUIT — T — T —
ELECTRICAL CONDUIT — E — E —
ELECTROLIER LIGHTING CONDUIT — ELC —
TRAFFIC SIGNAL — SIG — SIG —
FIRE ALARM — F — F —

EXISTING TOPOGRAPHY:

BLOCK WALL
BOARD FENCE
WIRE FENCE
CHAIN LINK FENCE
TOP OF SLOPE
TOE OF SLOPE
DIRECTION OF FLOW
SANITARY SEWER M.H.
SANITARY SEWER CLEANOUT
STORM DRAIN M.H.
IRRIGATION WEIR
WATER M.H.
GAS M.H.
ELECTRIC M.H.
TELEPHONE M.H.
WATER METER
FIRE HYDRANT
SPRINKLER HEAD
VALVE
AIR VALVE
AIR VENT
BUS STOP SIGN
BLOW-OFF VALVE
IRRIGATION STAND PIPE
POLE & GUY ANCHOR
POWER POLE
TELEPHONE POLE
TELEPHONE RISER
JOINT USE POLE
PULL BOX
TRAFFIC SIGN
PARKING METER
FIRE ALARM BOX
STREET NAME SIGN
GAS METER
MAIL BOX
FAUCET
WALK-DON'T WALK PEDESTRIAN SIGNAL
ELECTROLYSIS TEST STATION
WHEEL STOP
A.C. BERM
PEDESTRIAN PUSH BUTTON
RAILROAD TRACKS
RAILROAD SIGN
RAILROAD SIGNAL
TRAFFIC SIGNAL
TRAFFIC SIGNAL ON MAST ARM
TRAFFIC SIGNAL CONTROLLER
TRAFFIC SIGNAL PRESSURE DETECTOR
TRAFFIC SIGNAL LOOP DETECTOR
STREET LIGHT & TRAFFIC SIGNAL ON MAST ARM
STREET LIGHT (UPRIGHT)
STREET LIGHT ON MAST ARM
STEEL POST
WOOD POST
CONCRETE
ASPHALT
BUILDING
EDGE OF PAVEMENT



TYPICAL SECTION
NTS



MOW CURB LOCATION
NTS

PARK FILE: PC-3800-3001-M

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600

ENGINEER IN RESPONSIBLE CHARGE
PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/2006
DATE 7/19/05

REGISTERED PROFESSIONAL ENGINEER PHILIP HANNAWI No. 44747 Exp. 3-31-2006 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FYL DRAWN BY FYL CHECKED BY PH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		7/19/05
CONST. CONTRACT ADMIN.		7/19/05
STREET SERVICES		7/19/05
SURVEYOR		
TRAFFIC DIVISION		7/19/05
PARKS DEPARTMENT		

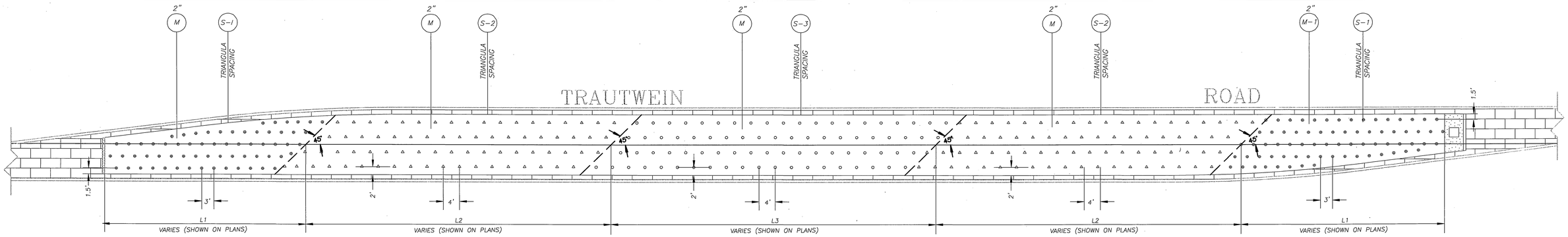
APPROVED BY
CITY ENGINEER
DATE 7/22/05

TRAUTWEIN ROAD MEDIAN LANDSCAPING
(FROM JOHN F. KENNEDY ROAD TO MISSION VILLAGE ROAD)

HORIZ. SCALE: -- VERT. SCALE: --

ACCT. NO.: 958223623 4-440304XX
R-3800
SHEET L1 OF 6
FILE: COMMON/COMPLETE/R3800

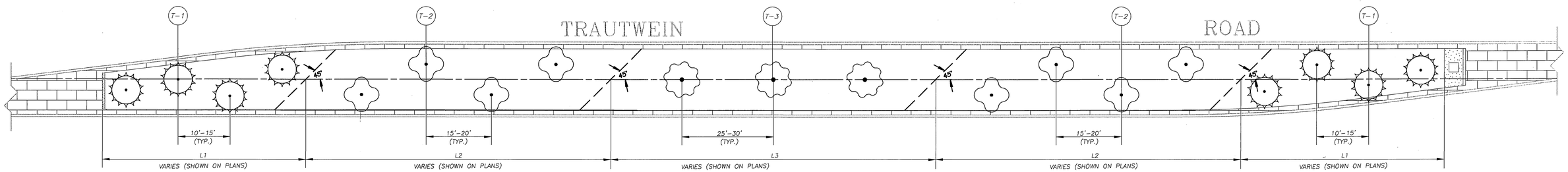
INDEXED 8-30-05 KH



A1/L2 TYPICAL SHRUB PLANTING DETAIL

NTS

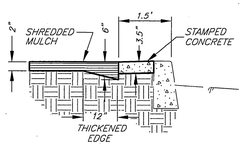
NOTE: NO PLANTING WILL BE PERMITTED IN THE DRAINAGE FLOW LINE.



A2/L2 TYPICAL TREE PLANTING DETAIL

NTS

NOTE: NO PLANTING WILL BE PERMITTED IN THE DRAINAGE FLOW LINE.



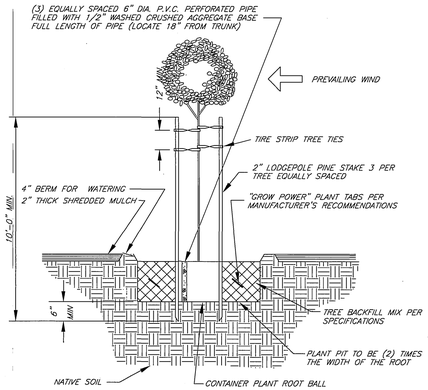
NOTE: MULCH TO BE UNIFORMLY APPLIED THROUGHOUT THE SHRUB AREAS EXCEPT WITHIN TREE BASINS.

SHREDDED MULCH IN PLANT BED (TYP.)

NTS

PLANTING NOTES:

1. CONTRACTOR SHALL CALL THE ENGINEER'S ATTENTION TO SITE CONDITIONS WHICH PREVENT HIS INSTALLATION PER PLAN IN A REASONABLE MANNER.
2. REPLACEMENT OF DAMAGED OR DESTROYED PLANTINGS SHALL TAKE PLACE WITHIN 48 HOURS OF NOTIFICATION BY THE ENGINEER, OR SAID REPLACEMENT ITEMS SHALL BE DEDUCTED FROM THE CONTRACTOR'S FINAL BILLING.
3. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIAL.
5. TREES SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE HAS BEEN APPROVED.
6. PLACE TREES BETWEEN SPRAY HEADS WHEREVER POSSIBLE.
7. A SITE SHALL BE PRE-SELECTED BY THE ENGINEER FOR PLANT DELIVERY AND APPROVAL, FOR MIXING OF BACKFILL.
8. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE CITY'S REPRESENTATIVE.
9. MAINTENANCE PERIOD SHALL BE A MINIMUM OF ONE YEAR (365) CONSECUTIVE CALENDER DAYS FOR STREET TREES AND A MINIMUM OF NINETY (90) CONSECUTIVE CALENDER DAYS FOR SHRUBS AND SODS FROM DATE OF ACCEPTANCE. MAINTENANCE SHALL INCLUDE (9)-WEEKLY WEED AND RODENT ABATEMENT PROCEDURES INCLUDING FOLIAR APPLICATION OF CHELATED IRON AND TRACE MINERALS 90 DAYS APART.

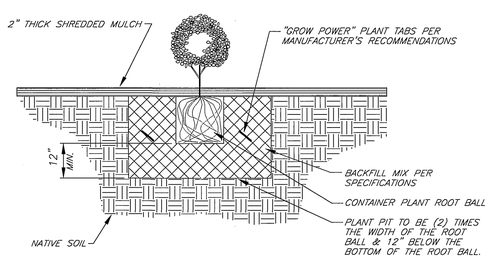


MEDIAN TREE PLANTING / STAKING DETAIL

NTS

NOTES:

1. STAKES SHALL NOT PIERCE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.
2. PLACE "GROW POWER" TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.



CONTAINER PLANTING MEDIAN PLANTER

NTS

NOTES:

1. UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL WITH WATER FROM HOSE. DO NOT CRACK ROOT BALL.
2. PLACE "GROW POWER" TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES.

PLANTING LEGEND

ITEM	SYMBOL	LEGEND	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
TREE T-1		T-1	TRISTANIA LAURINA	WATER GUM	24" BOX	SPACED @ 10'-15' LOCATIONS SHOWN ARE APPROX.	48
TREE T-2		T-2	CHIONANTHUS RETUSUS	CHINESE FRINGE	24" BOX	SPACED @ 15'-20' LOCATIONS SHOWN ARE APPROX.	65
TREE T-3		T-3	QUERCUS COCCINEA	SCARLET OAK	24" BOX	SPACED @ 25'-30' LOCATIONS SHOWN ARE APPROX.	38
SHRUB S-1		S-1	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	1 GAL.	SPACED @ 3'	690
SHRUB S-2		S-2	RAPHIOLEPIS INDICA "BALLERINA'	INDIA HAWTHORN BALLERINA	5 GAL.	SPACED @ 4'	1,270
SHRUB S-3		S-3	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM'	COMPACT TEXAS RANGER	5 GAL.	SPACED @ 4	1,100
MULCH MATERIAL M		M		SHREDDED MULCH	MEDIUM GRIND	2" THICK	43,400 S.F.

PARK FILE: PC-3800-3001-M

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/2006
DATE 7/19/05

REGISTERED PROFESSIONAL ENGINEER PHILIP HANNAWI No. 44747 Exp. 3-31-2006 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FYL DRAWN BY FYL CHECKED BY PH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	PH	7/19/05
CONSTRUCTION ADMIN.	BS	7/19/05
SURVEYOR	—	—
STREET SERVICES	BW	7/20/05
TRAFFIC DIVISION	R	7/19/05
PARK & REC. DEP.	—	—

APPROVED BY
CITY ENGINEER
DATE 7/22/05

TRAUTWEIN ROAD MEDIAN LANDSCAPING

(FROM JOHN F. KENNEDY ROAD TO MISSION VILLAGE ROAD)

HORIZ. SCALE: -- VERT. SCALE: --

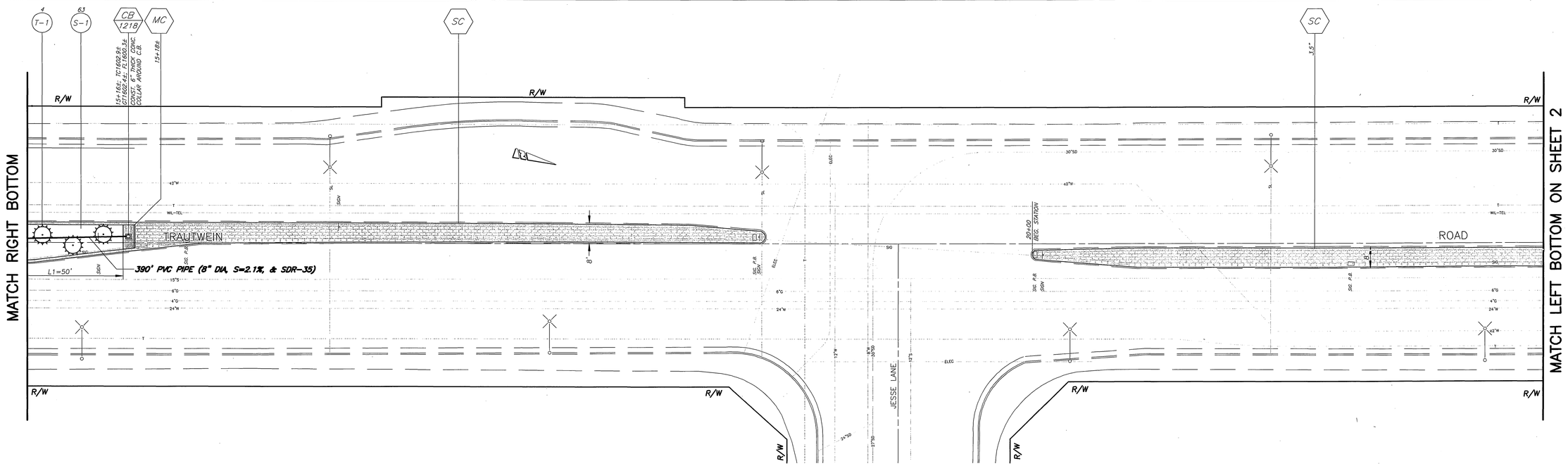
ACCT. NO.: 958223623 4-44030XX

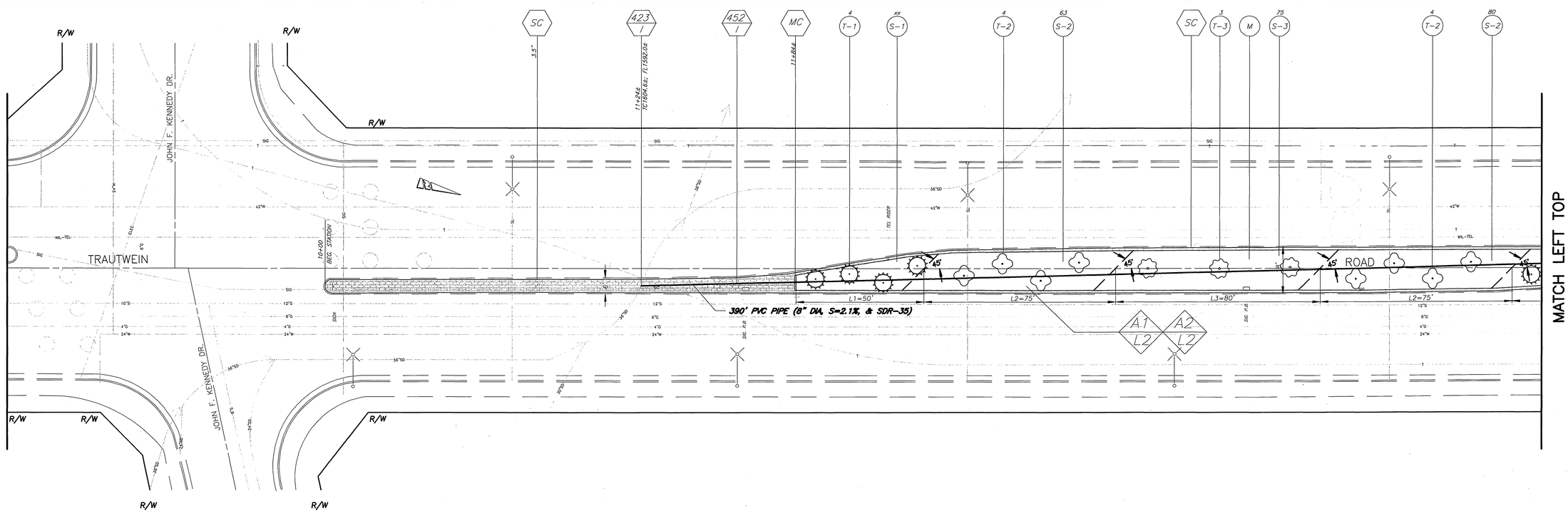
R-3800

SHEET L2 OF 6

FILE: COMMON/COMPLETE/R3800

INDEXED 8-30-05 LH





PARK FILE: PC-3800-3001-M

NOTE: NO PLANTING WILL BE PERMITTED IN THE DRAINAGE FLOW LINE.

PLANTING SYMBOLS					
ITEM	SYMBOL	LEGEND	ITEM	SYMBOL	LEGEND
WATER GUM T-1, SPACED @ 10'-15'		T-1	CRIMSON PYGMY BARBERRY 'CRIMSON PYGMY' S-1, SPACED @ 3'		S-1
CHINESE FRINGE T-2, SPACED @ 15'-20'		T-2	INDIA HAWTHORN BALLERINA 'BALLERINA' S-2, SPACED @ 4'		S-2
SCARLET OAK T-3, SPACED @ 25'-30'		T-3	COMPACT TEXAS RANGER 'COMPACTUM' S-3, SPACED @ 4'		S-3

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SURVEYOR	—	—
STREET SERVICES	DPW	7/20/05
TRAFFIC ENGINEER	TE	7/21/05
PARK & REC. DEP.	—	—

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TRAUTWEIN ROAD MEDIAN LANDSCAPING

(FROM JOHN F. KENNEDY ROAD TO MISSION VILLAGE ROAD)

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

ACCT. NO.: 9582236234-440304XX

R-3800

SHEET L3 OF 6

FILE: COMMON/COMPLETE/R3800

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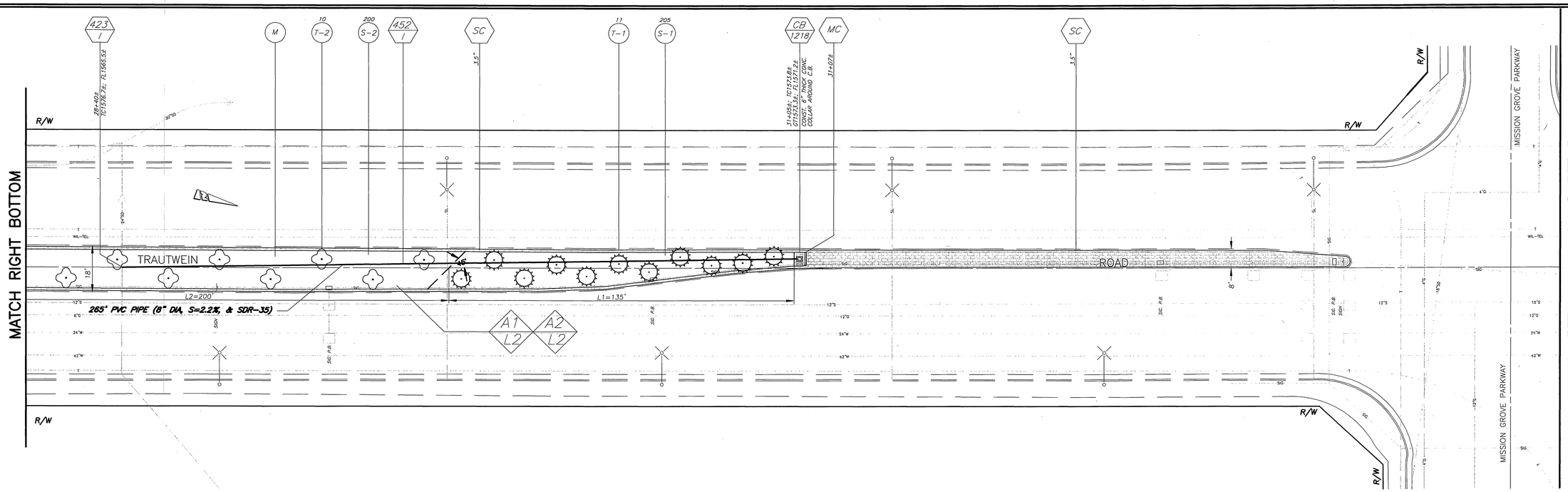

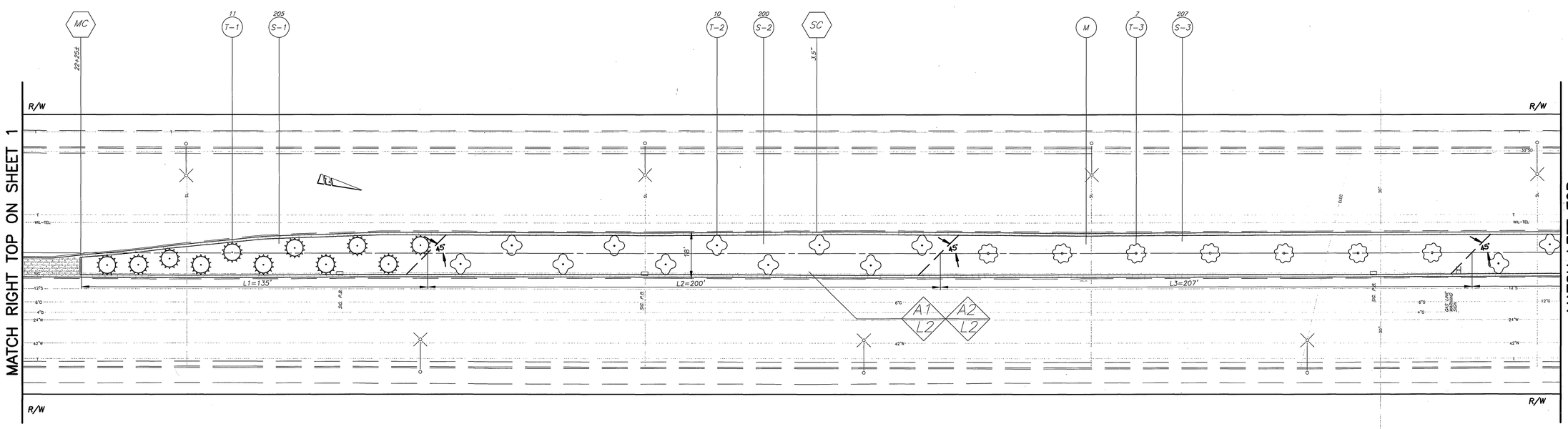

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PLANTING SYMBOLS

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SCARLET OAK T-3, SPACED @ 25'-30'		T-3	COMPACT TEXAS RANGER 'COMPACTUM' S-3, SPACED @ 4'		S-3

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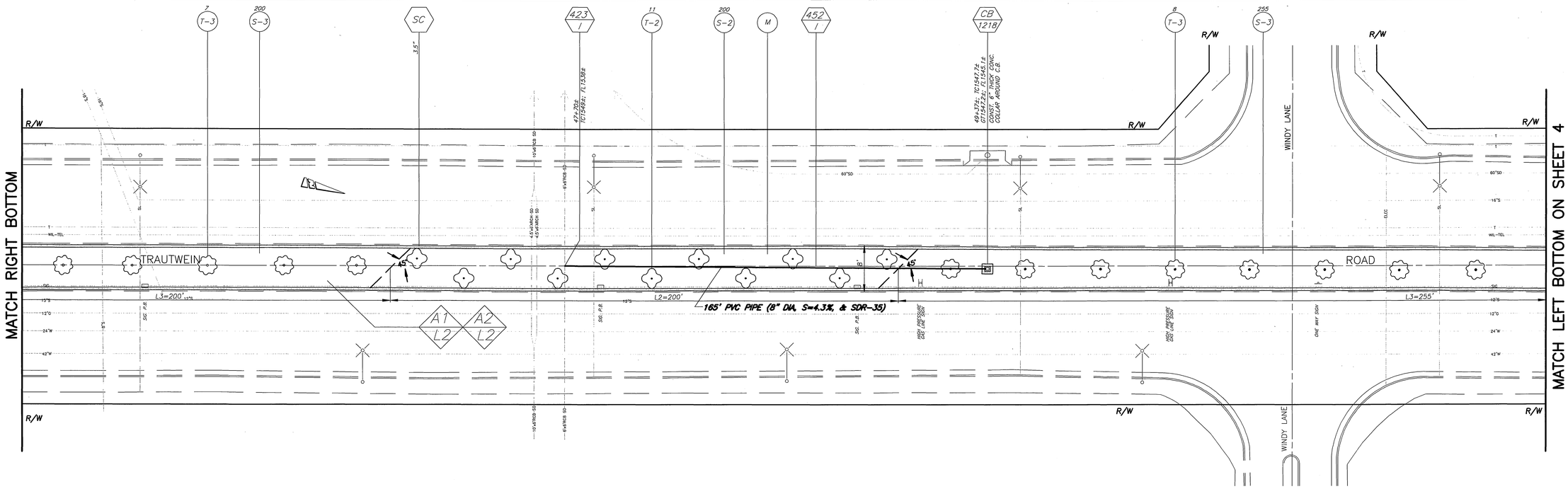
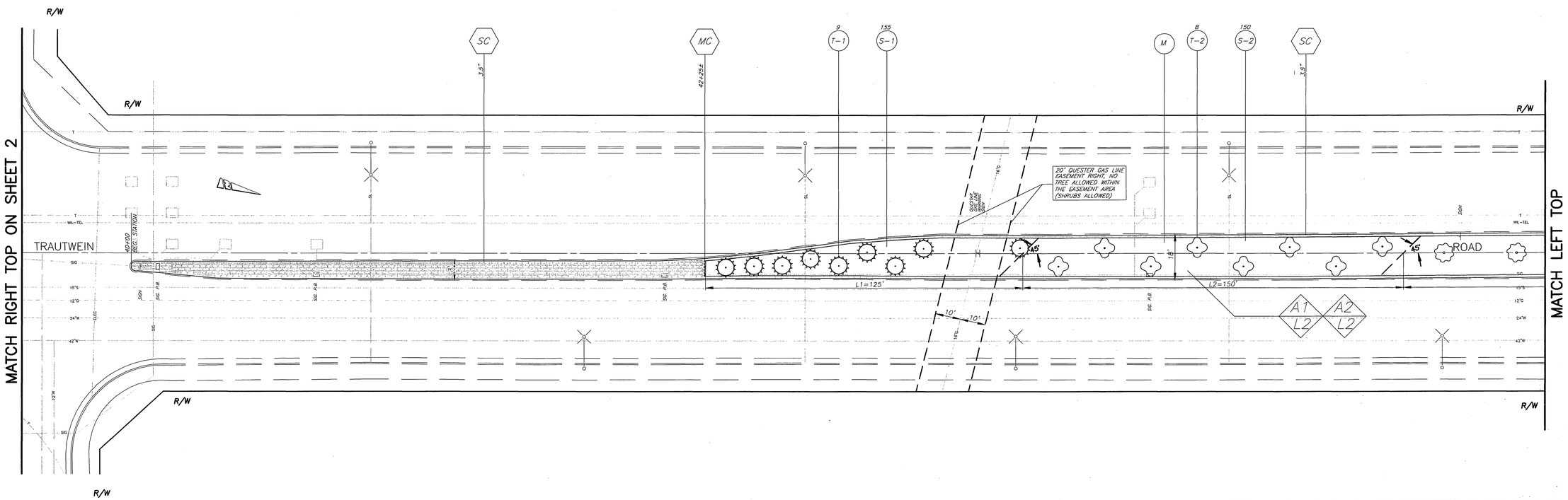
R-3800

SHEET L4 OF 6

FILE: COMMON/COMPLETE/R3800

INDEXED 8-30-05 44





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NOTE: NO PLANTING WILL BE PERMITTED IN THE DRAINAGE FLOW LINE.

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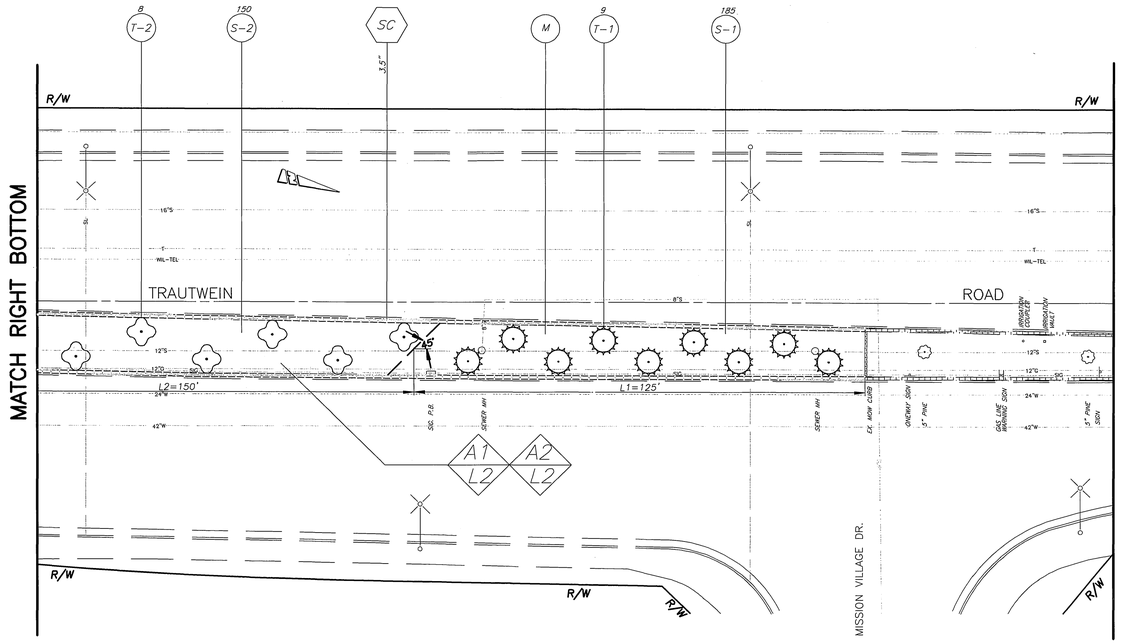
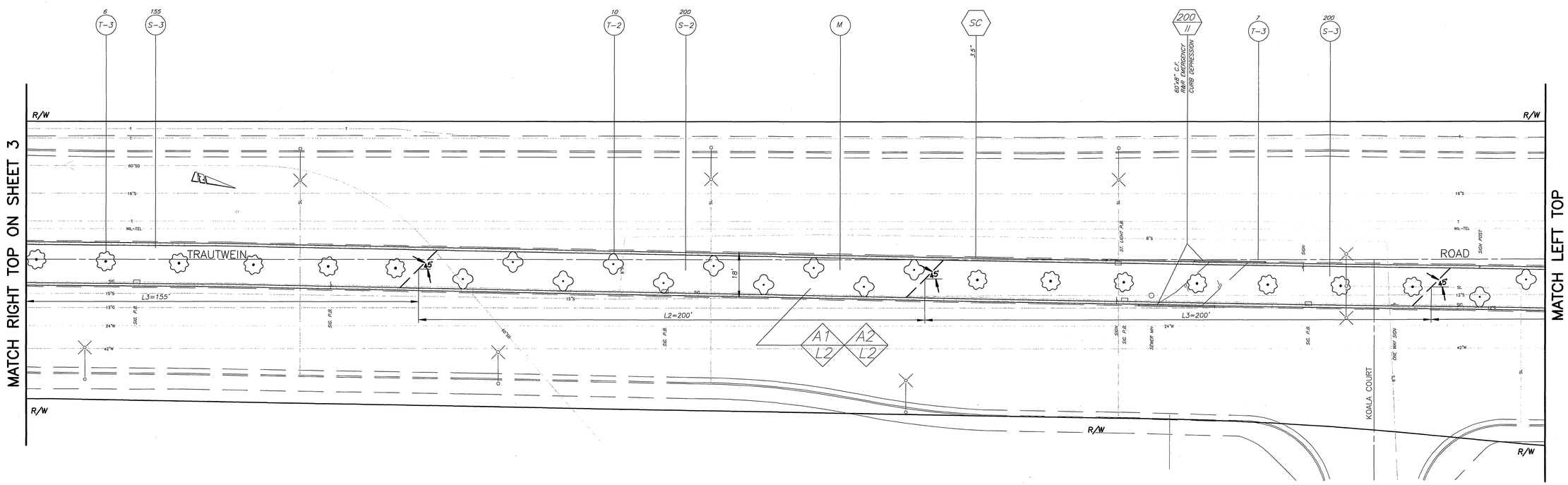
SHEET L5 OF 6

FILE: COMMON/COMPLETE/R3800

INDEXED 8-30-05 LH





PARK FILE: PC-3800-3001-M

PLANTING SYMBOLS					
ITEM	SYMBOL	LEGEND	ITEM	SYMBOL	LEGEND
WATER GUM T-1, SPACED @ 10'-15'		T-1	CRIMSON PYGMY BARBERRY 'CRIMSON PYGMY" S-1, SPACED @ 3'		S-1
CHINESE FRINGE T-2, SPACED @ 15'-20'		T-2	INDIA HAWTHORN BALLERINA 'BALLERINA' S-2, SPACED @ 4'		S-2
SCARLET OAK T-3, SPACED @ 25'-30'		T-3	COMPACT TEXAS RANGER 'COMPACTUM' S-3, SPACED @ 4'		S-3

NOTE: NO PLANTING WILL BE PERMITTED IN THE DRAINAGE FLOW LINE.

ENGINEER IN RESPONSIBLE CHARGE

PHILIP HANNAWI
R.C.E. No. 44747 expires 3/31/2006
DATE 7/19/05

REGISTERED PROFESSIONAL ENGINEER PHILIP HANNAWI No. 44747 Exp. 3-31-2006 CIVIL STATE OF CALIFORNIA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY FYL DRAWN BY FYL CHECKED BY PH

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		7/19/05
CONSTRUCTION ADMIN.		7/19/05
SURVEYOR		
STREET SERVICES		7/20/05
TRAFFIC ENGINEER		7/19/05
PARK & REC. DEP.		

APPROVED BY
CITY ENGINEER
DATE 7/22/05

TRAUTWEIN ROAD MEDIAN LANDSCAPING
(FROM JOHN F. KENNEDY ROAD TO MISSION VILLAGE ROAD)

HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 2'

ACCT. NO.: 9582236234-440304XX

R-3800

SHEET L6 OF 6

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