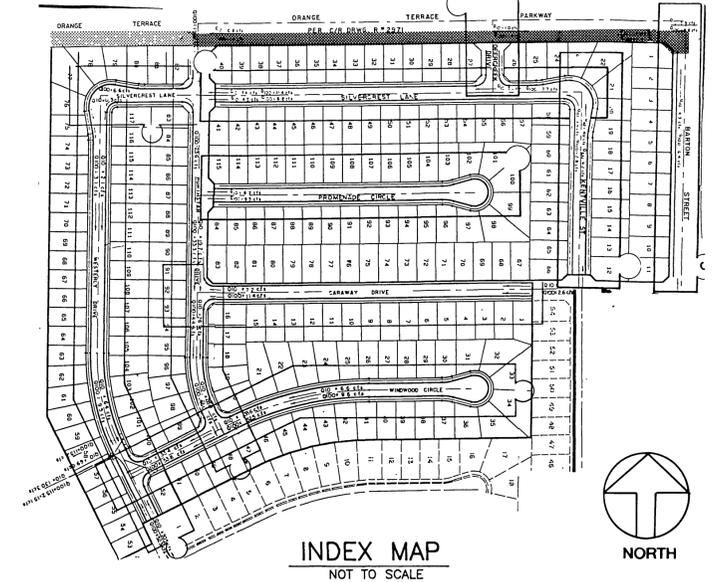


**REVERSE FRONTAGE
LANDSCAPE ARCHITECTURAL PLANS FOR:
ORANGE TERRACE
PARKWAY
TRACT #20393-3, 20393**

HOMESTEAD LAND DEVELOPMENT
365 N. SHERIDAN STE. 117
CORONA, CALIFORNIA 91720
(714) 279-1060



GENERAL NOTES

ALL WORK SHALL CONFORM TO ALL APPLICABLE CITY/COUNTY CODES. SEE CIVIL ENGINEERS PLANS FOR GRADES/ ELEVATIONS

LEGEND

APPROVALS

TITLE	SIGNATURE	DATE	TITLE	SIGNATURE	DATE
PLANNING	<i>[Signature]</i>	10/5/90	PRINC. ENGR. REVIEWED	<i>[Signature]</i>	10-4-90
PARKS & RECREATION	<i>[Signature]</i>	10/5/90	WMWD SHTS. L-2, L-3, L-7	RCE 2164	
			PUBLIC UTILITIES-ELECTRIC		

REVISIONS

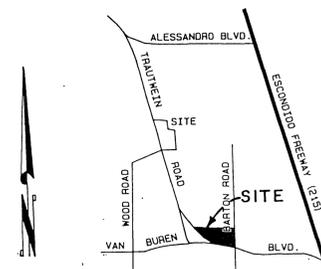
NO.	DATE	REVISIONS BY:	APPROVAL	DATE	NO.	DATE	REVISIONS BY:	APPROVAL	DATE

TOTAL S.F. IN R.O.W. - R.W. TOTAL - 14,561 S.F.
ACCENT PAVING - EXCLUDES - 4430 S.F.
PLANTING AREA - 10,131 S.F.
TOTAL TREES IN R.O.W. - 15 GAL. TREES - 31



Old City Hall - Third Floor • 3612 Seventh St. • Riverside, CA 92501 • (714) 781-1930

VICINITY MAP



SHEET INDEX

DESCRIPTION	SHEET NO.	DESCRIPTION	SHEET NO.
TITLE SHEET	TS		
IRRIGATION PLAN	L-2		
IRRIGATION PLAN	L-3		
IRRIGATION DETAILS	L-4		
PLANTING PLAN	L-5		
PLANTING PLAN	L-6		
PLANTING/IRR. PLAN	L-7		
PLANTING DETAILS	L-8		
CONSTRUCTION DETAILS	L-9		

CONSULTANTS BASE SHEETS DERIVED FROM: ENGINEERING PLANS
- J.F. DAVIDSON ASSOCIATES, INC.
3880 LEMON STREET SUITE
310 P.O. BOX 493 (714) 686-0844

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <i>[Signature]</i> DATE: 10/26/90 PRINCIPAL ENGINEER: <i>[Signature]</i> DATE: 10/26/90 PARK DEPARTMENT: <i>[Signature]</i> DATE: 10/26/90 TRAFFIC DIVISION: <i>[Signature]</i> DATE: 10/26/90 CHIEF P.W. ENGINEER: <i>[Signature]</i> DATE: 10/26/90		TRACT 20393 & 20393-3 REVERSE FRONTAGE LANDSCAPE ORANGE TERRACE PARKWAY HORIZ. SCALE: 1" = VERT. SCALE: 1" =	ACCOUNT NO. R-3048L TS SHEET 1 OF 9
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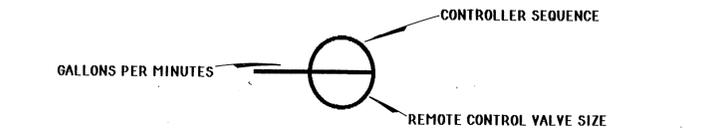
INDEXED 12-19-90, PH

UNAUTHORIZED CHANGES AND USES
CAUTION: SCALITER IRRIGATION ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THE IRRIGATION PLANS. ALL CHANGES TO THE IRRIGATION PLANS MUST BE IN WRITING AND MUST BE APPROVED BY SCALITER IRRIGATION ENGINEERING, INC.

IRRIGATION LEGEND

GENERAL LEGEND

SYM.	DESCRIPTION	MANUF. & PART NO.	REFERENCE
⊙	REMOTE CONTROL VALVE, SIZE INDICATED	RAINBIRD EFA-GP	DETAIL 4030
⊠	BACKFLOW PREVENTER	FEBCO 825Y	DETAIL 4011
⊗	GATE VALVE, PIPE SIZE	2" AND SMALLER NIBCO T-113 2-1/2" AND LARGER NIBCO WD-2100	DETAIL 4020 DETAIL 4020
⊙	QUICK COUPLING VALVE	RAIN BIRD 44LRG	DETAIL 4050
⊠	AUTOMATIC CONTROLLER 'A'	RAINBIRD ISC 24	DETAIL 4070
⊠	NEW 1" IRRIGATION METER BY DEVELOPER	N/A	N/A
—	PRESSURE SUPPLY LINE TO METER AND TO B.P.U. SIZE INDICATED	TYPE 'K' COPPER, OR AS PER LOCAL CODE INSTALLED BY W/MWD	SPECIFICATION
---	PRESSURE SUPPLY LINE, SIZE INDICATED	4" AND LARGER USE CLASS 200 (ASTM D 2241) 2", 2-1/2" AND 3" USE PVC CLASS 315	SPECIFICATION SPECIFICATION
---	NON PRESSURE LINE, SIZE INDICATED	PVC CLASS 200	SPECIFICATION
---	DENOTE MAIN LINE SLEEVE, SIZE INDICATED	PVC SC. 40	SPECIFICATION
---	DENOTE LATERAL LINE SLEEVE, SIZE INDICATED	PVC SC. 40	SPECIFICATION
---	DENOTE SLEEVE FOR WIRES, SIZE INDICATED	PVC SC. 40	SPECIFICATION
P	BOOSTER PUMP ASSEMBLY	SOUTHERN CALIFORNIA PUMPS (714) 966-1095 CONSTANTFLO MODEL 16BP45P4-1.0. EFGHJ	PER MANUFACTURER
⊠	PUMP ENCLOSURE	PACIFIC STRONG BOX	PER MFG



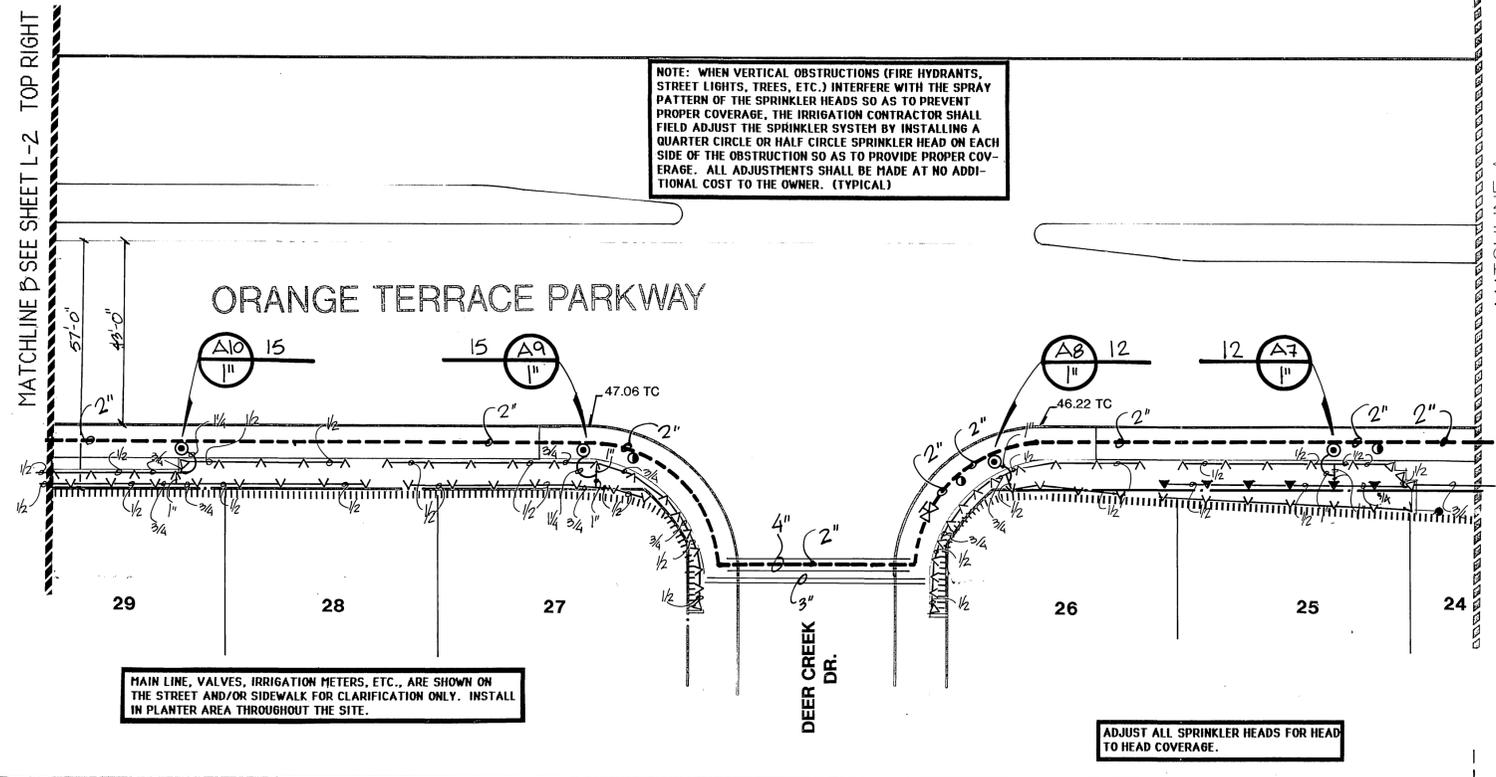
SPRINKLER HEADS

SYM.	DESCRIPTION	MANUF. & PART NO.	GPM	RAD	PSI	ARC	DETAIL NO.
▽	ADJ. CIRCLE SPRAY HEAD	RAIN BIRD 1812-1SWAN-SAM	N/A	25	N/A	N/A	4040
▽	HALF CIRCLE SPRAY HEAD	RAIN BIRD 1812-1OHLA-SAM	0.72	9	25"	180°	4040
▽	1/4 CIRCLE SPRAY HEAD	RAIN BIRD 1812-1OHLA-SAM	0.36	9	25"	180°	4040
▽	1/4 CIRCLE BUBBLER HEAD	RAIN BIRD 1802-50B-SAM	0.5	ADJ	25"	90°	4040
▽	FULL CIRCLE SPRAYHEAD	RAINBIRD1812-1OHLA-SAM	1.44	9	25	360	4040

NOTE:
 IN NARROW AREAS (6 FEET OR LESS) USE NOZZLE RAIN BIRD 10 SERIES, AS INDICATED ON DRAWINGS, WITH PRESSURE COMPENSATOR SCREENS RAIN BIRD PCS SERIES, TO PREVENT OVERSPRAY ON STREETS, SIDEWALKS, WALLS, ETC. AS SHOWN IN THE FOLLOWING TABLE. TYPICAL.

MODEL	PCS-020	PCS-030	PCS-040	PCS-060	PCS-090	PCS-125	PCS-175
G.P.M.	0.2	0.3	0.4	0.6	0.9	1.25	1.75
COLOR	BROWN	SILVER	ORANGE	BLACK	WHITE	GREEN	YELLOW
10F	N/A	N/A	3"	4"	5"	5"	10"
10H	N/A	N/A	5"	7"	10"		
10T	3	5	7	10			
10Q	5	5	10				

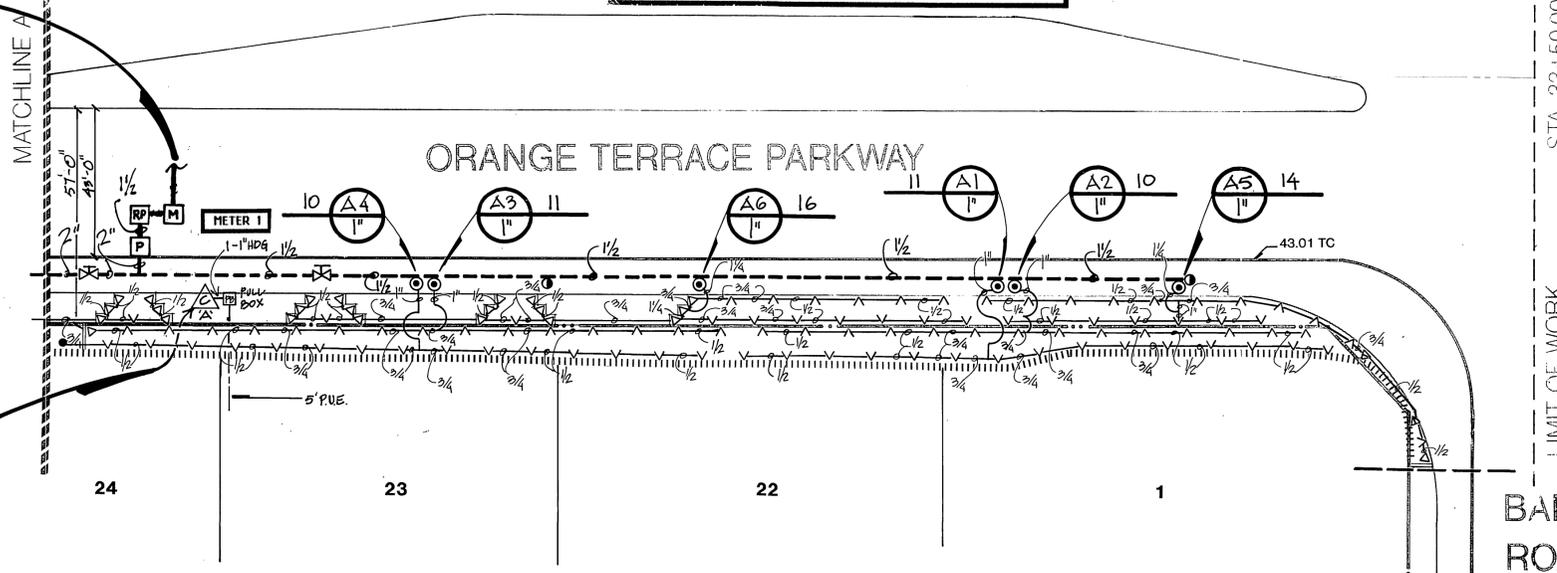
- GENERAL IRRIGATION NOTES:**
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN WITH IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. BELOW PAVED AREAS A MINIMUM OF 6" LAYER OF CLEAN FILL SAND SHALL BE INSTALLED ABOVE AND BELOW PIPING.
 - BEFORE ANY WORK COMMENCES, A CONFERENCE SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR REGARDING GENERAL REQUIREMENTS OF THIS WORK.
 - THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND HE IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
 - IRRIGATION CONTRACTOR AGREES THAT HE SHALL ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND IRRIGATION CONTRACTOR AGREES TO DEFEND AND INDEMNIFY AND HOLD OWNER AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
 - DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
 - THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
 - ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SIRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" (UNCH) ABOVE FINISHED GRADE.
 - ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
 - IN OPEN SERVICED LAWN AREAS SET TOP OF POP-UP TYPE SPRINKLER HEADS 2" ABOVE FINISH GRADE. WHEN LAWN IS ESTABLISHED, COVERING OF ALL LAWN HEADS BY THE IRRIGATION CONTRACTOR SO THAT THE TOP OF THE SPRINKLER HEAD IS 4" ABOVE FINISH GRADE, SHALL BE ACCOMPLISHED WITHIN 140 DAYS AFTER NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
 - 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL CONNECTION FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
 - INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
 - IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.



MAIN LINE, VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE.

NOTE:
 REFER TO SHEET L-1 FOR IRRIGATION LEGEND AND GENERAL NOTES.
 REFER TO SHEET L-2 FOR IRRIGATION SPECIFICATIONS.
 REFER TO SHEET L-3 FOR CONSTRUCTION DETAILS.

- MAKE POINT OF CONNECTION IMMEDIATELY DOWN STREAM OF NEW 1" IRRIGATION METER, TO BE PROVIDED BY GENERAL CONTRACTOR. REFER TO UTILITY PLANS FOR ADDITIONAL INFORMATION. EXTEND NEW 1-1/2" TYPE 'K' COPPER PIPE (OR AS PER LOCAL CODE) AND INSTALL:**
- 1" REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y-1. SEE CONSTRUCTION DETAIL NO. 4011, SHEET L-3. COORDINATE FINAL LOCATION OF RPV DEVICE WITH THE CITY PARKS AND RECREATION DEPARTMENT PRIOR TO INSTALLATION. (S AND W/MWD)
 - IRRIGATION PUMP ASSEMBLY, CONSTANTFLO MODEL 16-BP-45-P4-1.0-DEFGHJ AS MANUFACTURED BY SOUTHERN CALIFORNIA PUMP SALES, (714) 966-1095. ELECTRICAL POWER AND/OR ELECTRICAL METER FOR THE PUMP MOTOR TO BE PROVIDED BY GENERAL CONTRACTOR.
 - EXTEND NEW MAIN LINE TO VALVES AS SHOWN.
- EXISTING STATIC WATER PRESSURE _____ 40 PSI
 SYSTEM DESIGN PRESSURE _____ 60 PSI
 PEAK IRRIGATION DEMAND _____ 16 GPM



AUTOMATIC CONTROLLER 'A', RAIN BIRD ISC-24 TO BE ENCLOSED IN A 'LE MEUR' VANDAL-RESISTANT CONTROLLER ENCLOSURE. SEE CONSTRUCTION DETAIL NO. 4070, SHEET L-3. GROUND CONTROLLER WITH A 3/8" BY 8-FOOT COPPER GROUND ROD. ELECTRICAL METER AND/OR 110/120 VOLT POWER SUB-OUT AT THIS LOCATION BY GENERAL CONTRACTOR. COORDINATE LOCATION OF CONTROLLER WITH THE CITY PARKS AND RECREATION DEPARTMENT PRIOR TO INSTALLATION.

NOTE:
 AFTER ESTABLISHMENT OF ALL PLANT MATERIAL CONTROLLERS SHALL BE PROGRAMMED TO IRRIGATE SOLELY DURING NIGHTTIME. (TYPICAL)

DEPARTMENT	SIGNATURE	DATE
PLANNING	<i>Ramilo Peric</i>	10/5/90
PARK AND RECREATION	<i>Michael J. Patterson</i>	10/5/90
WMWD	<i>Signed SMT-1</i>	
PUBLIC UTILITIES-ELECTRIC	<i>Signed SMT-1</i>	

SECTION	HW 'C'	PIPE TYPE	IN. DIA.	PIPE LENGTH (FEET)	SYSTEM		CALCULATION	
					VALVE SECTION A16	FLOW 15 GPM	GPM	ACCUM. G.P.M.
1	150	PVC class 315	0.716	10	0.72	0.72	0.012	0.57
2	150	PVC class 315	0.716	10	0.72	1.44	0.04	1.15
3	150	PVC class 315	0.716	10	0.72	2.16	0.09	1.72
4	150	PVC class 315	0.716	10	0.72	2.88	0.15	2.29
5	150	PVC class 200	0.93	10	0.72	3.6	0.06	1.7
6	150	PVC class 200	0.93	5	0.72	4.32	0.05	2.04
7	150	PVC class 200	1.189	5	3.6	7.92	0.04	2.29
MAIN I	150	PVC class 315	2.023	1300	15.48	15.48	2.87	15.4
SUPP. I	140	Type 'K' Copper	0.995	50	15.48	15.48	3.96	6.38
							METER LOSS	1.3
							BACKFLOW PREVENTER	10
							FITTINGS	0.36
							GATE VALVE	0.2
							CONTROL VALVE	4.5
							ELEVATION CHANGES	2.2
							TOTAL SYSTEM LOSSES	25.83
							PRESSURE NEEDED AT FARTHEST HEAD	25
							PRESSURE NEEDED AT P.O.C.	50.83
							STATIC WATER PRESSURE	40
							ADDITIONAL PRESSURE BY NEW BOOSTER PUMP	20
							TOTAL AVAILABLE PRESSURE	60

ORANGE TERRACE PARKWAY TRACT 20393-4
 HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720



CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	DATE
PRINCIPAL ENGINEER	10/21/90	<i>John</i>	10/21/90
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	10/24/90	<i>Eric</i>	10/24/90

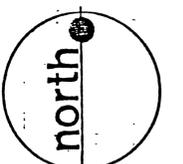
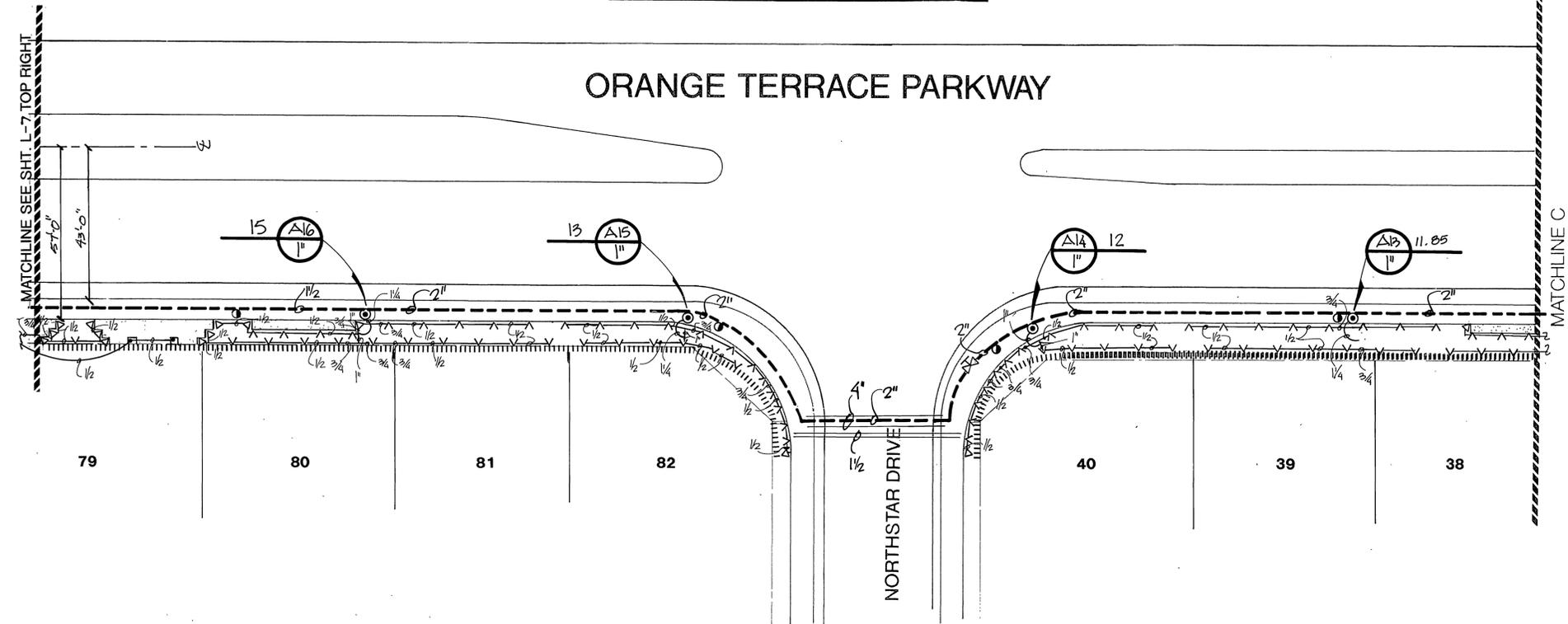
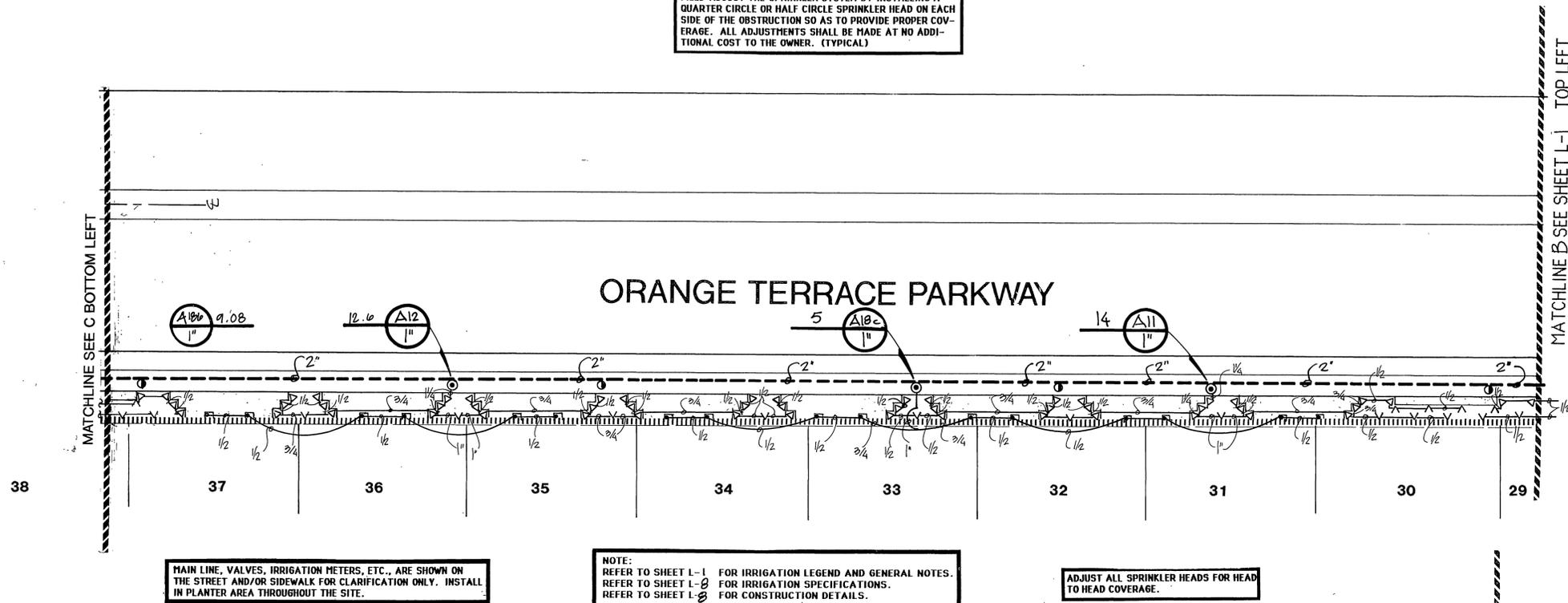
TRACT 20393 & 20393-3
 REVERSE FRONTAGE LANDSCAPE
 ORANGE TERRACE PARKWAY
 ACCOUNT NO. 89126
R-3048L
 IRRIG PLAN
 SHEET 2 OF 9
 INDEXED 12-19-90

UNAUTHORIZED CHANGES AND USES

CAUTION: SCALITER IRRIGATION ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THE IRRIGATION PLANS. ALL CHANGES TO THE IRRIGATION PLANS MUST BE IN WRITING AND MUST BE APPROVED BY SCALITER IRRIGATION ENGINEERING, INC.

SI SCALITER IRRIGATION ENGINEERING, INC.
IRRIGATION DESIGN-WATER MANAGEMENT
902 AARON DRIVE
REDLANDS, CALIFORNIA 92374
(714) 794-5811 (714) 794-5873

NOTE: WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)



DEPARTMENT	SIGNATURE	DATE
PLANNING	<i>B. Milosevic</i>	10/5/90
PARK AND RECREATION	<i>Michael A. Hutchinson</i>	10/5/90
WMWD	SIGNED SHT 1	
PUBLIC UTILITIES-ELECTRIC		

ORANGE TERRACE PARKWAY TRACT 20393-4

HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720



CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	10/26/90	<i>[Signature]</i>	APPROVED BY
PARK DEPARTMENT			<i>[Signature]</i>
TRAFFIC DIVISION			PUBLIC WORKS DIRECTOR
CHIEF P. W. ENGINEER	10/26/90	<i>[Signature]</i>	DATE

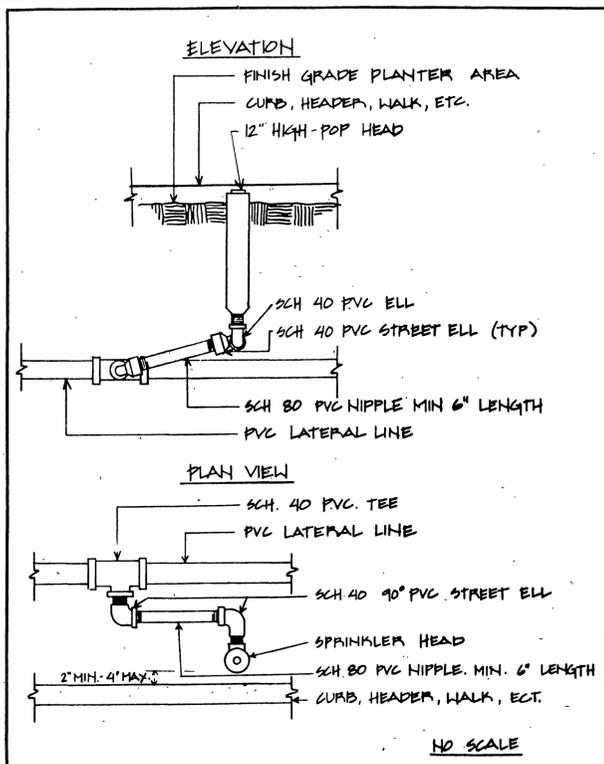
TRACT 20393 & 20393-3

REVERSE FRONTAGE LANDSCAPE
ORANGE TERRACE PARKWAY

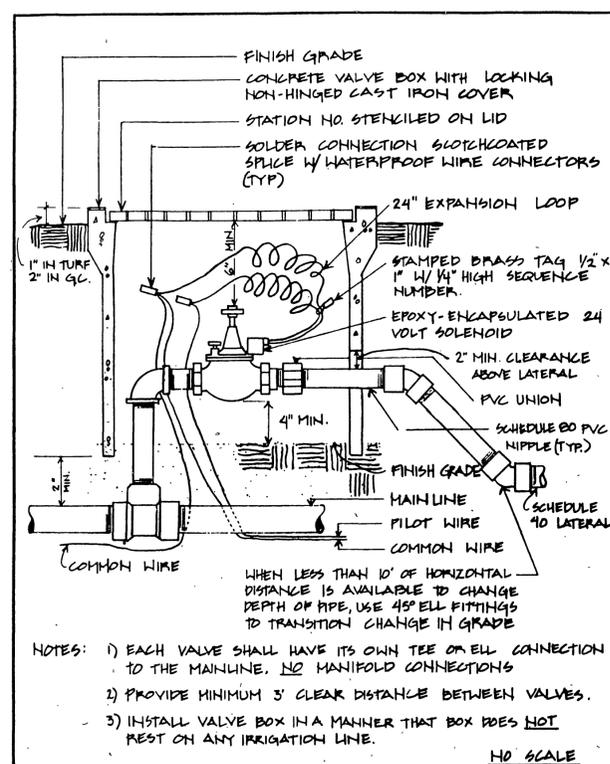
ACCOUNT NO.
R-3048L
IRRIG PLAN
SHEET 3 OF 9

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

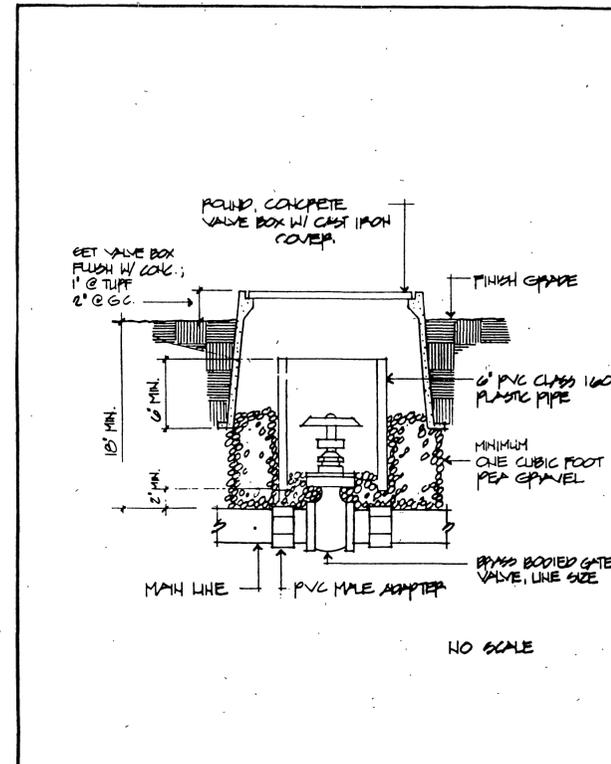
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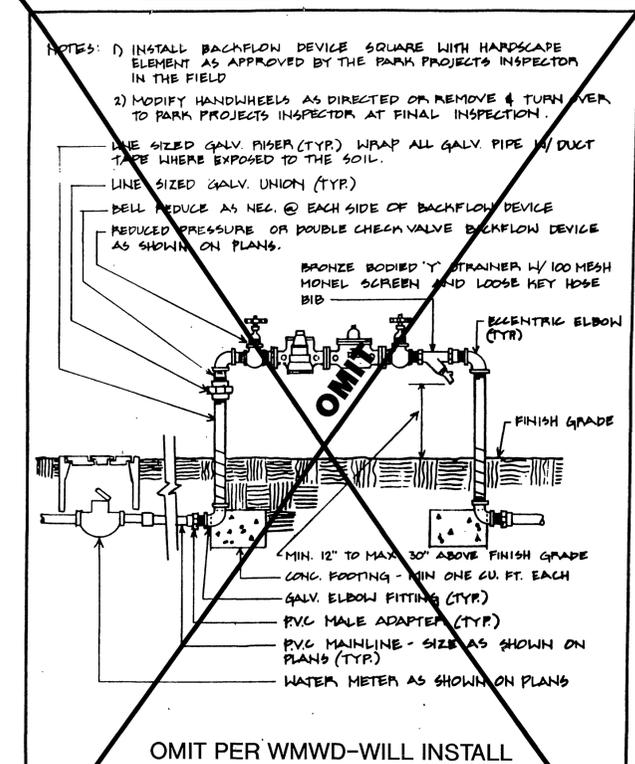
Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4040
		SPRAY HEAD	



Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4030
		AUTOMATIC VALVE	

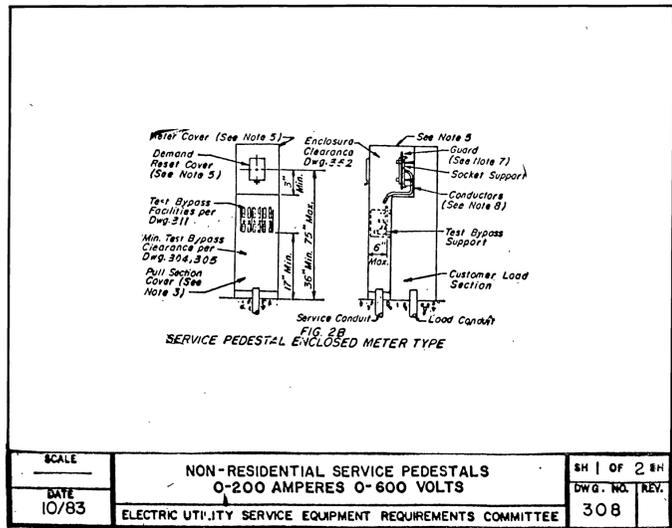


Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4020
		GATE VALVE	



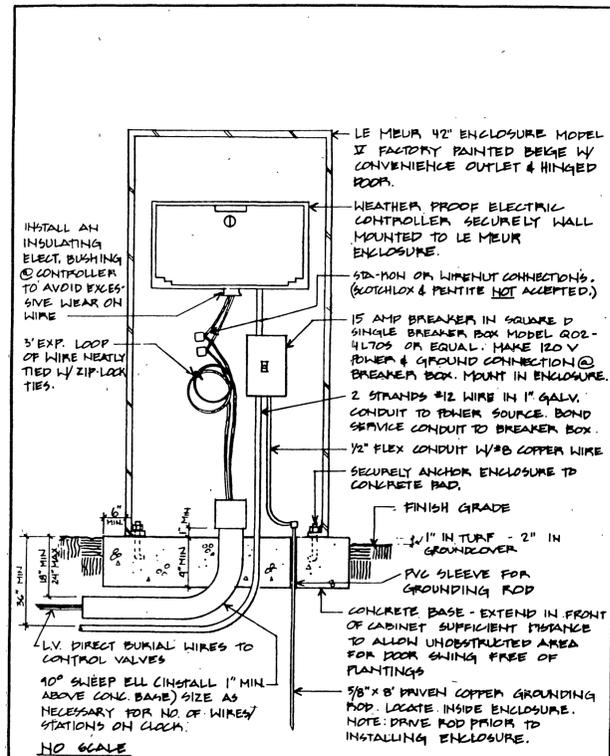
Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4011
		REDUCED PRESSURE/DOUBLE CHECK VALVE BACKFLOW DEVICE	

OMIT PER WMWD-WILL INSTALL

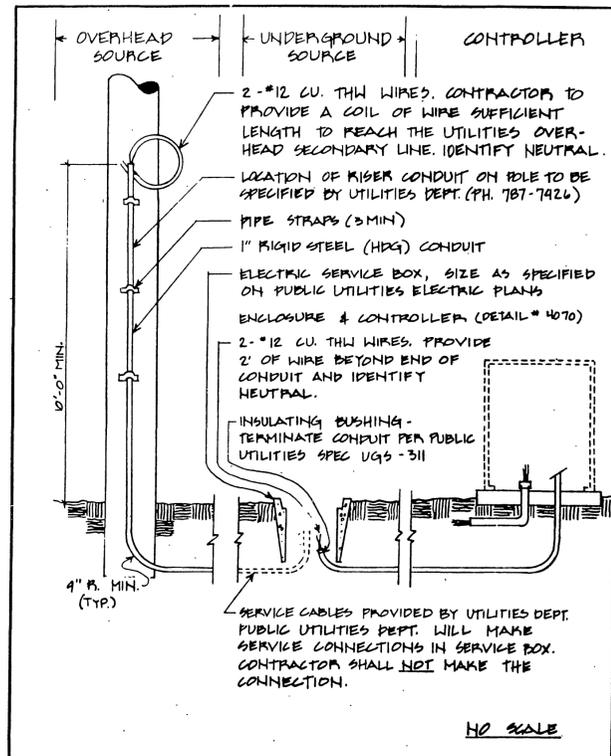


SCALE	NON-RESIDENTIAL SERVICE PEDESTALS 0-200 AMPERES 0-600 VOLTS	SH 1 OF 2 SH DWG. NO. REV. 308
DATE 10/83	ELECTRIC UTILITY SERVICE EQUIPMENT REQUIREMENTS COMMITTEE	

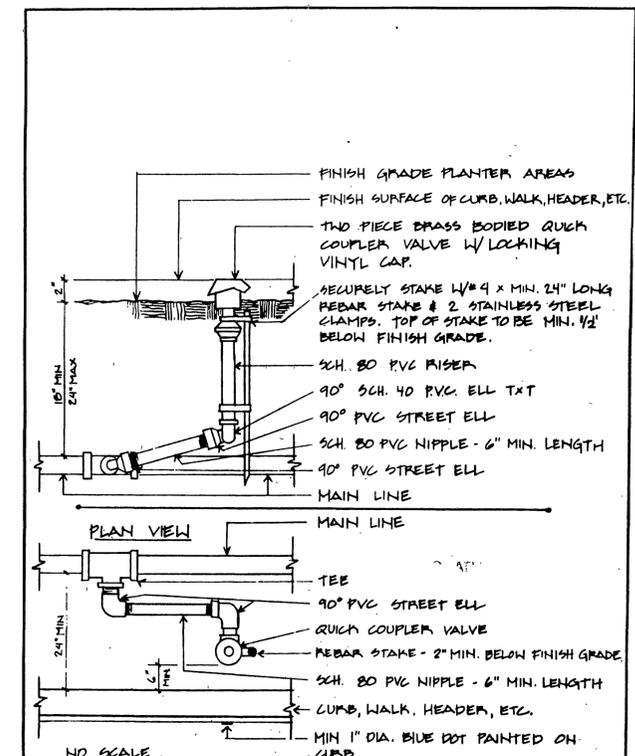
PEDESTAL



Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4070
		CONTROLLER	



Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4060
		UTILITY SERVICE	



Approved <i>[Signature]</i> Revised	Date 10-27-84 Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4050
		QUICK COUPLER	



ORANGE TERRACE PARKWAY TRACT 20393

HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720



**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**

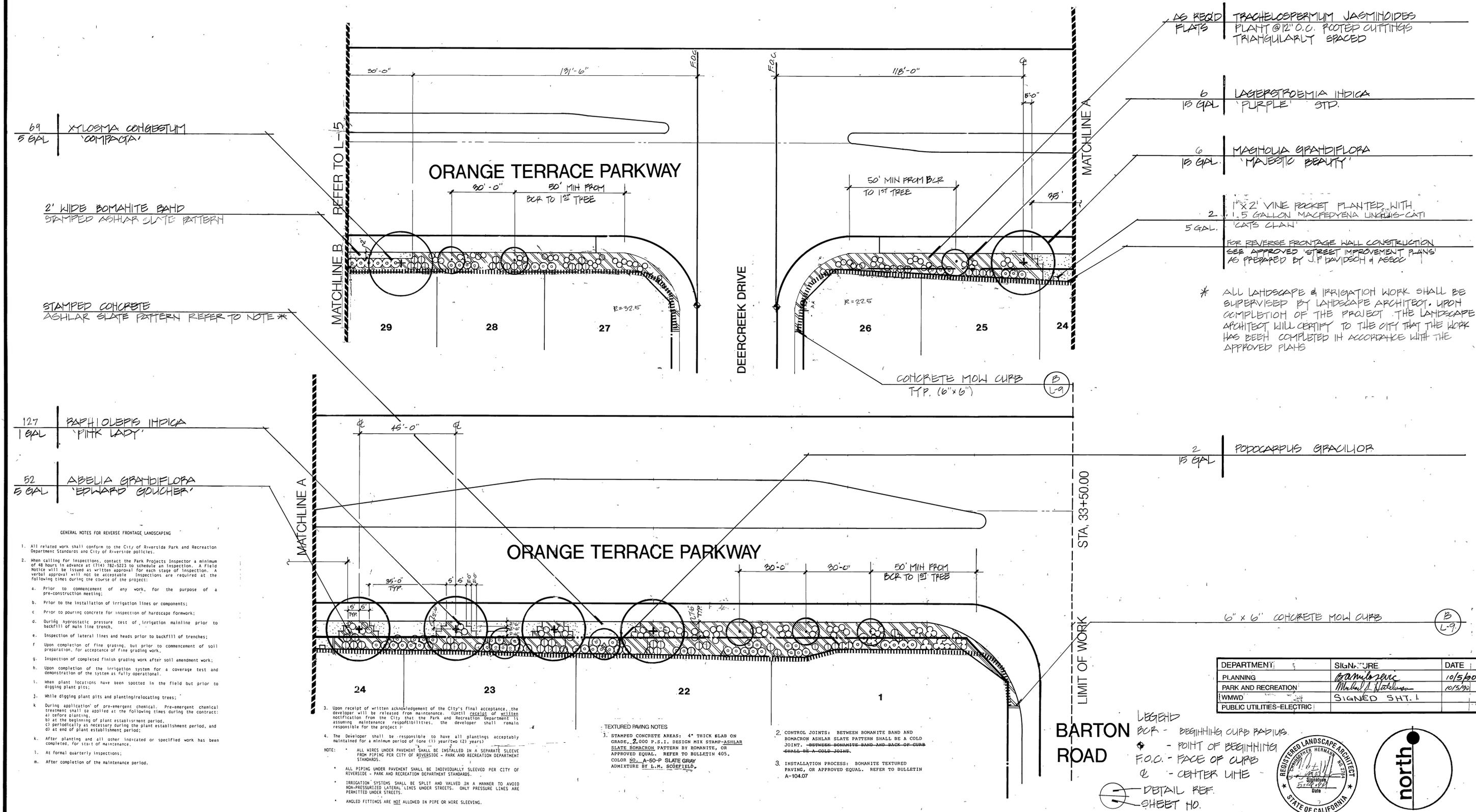
APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER	DATE 10/28/90 10/28/90 10/28/90 10/28/90	BY <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>	APPROVED BY PUBLIC WORKS DIRECTOR DATE 10/28/90
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TRACT 20393 & 20393-3

REVERSE FRONTAGE LANDSCAPE
ORANGE TERRACE PARKWAY
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 10'

ACCOUNT NO. 89126
R-3048L
IRRIG DETAILS
SHEET 4 OF 7

INDEXED 12-19-90



69 | XYLOSMA CONGESTUM
'COMPACTA'
5 GAL

2' WIDE BOMAHITE BAND
STAMPED ASHLAR SLATE PATTERN

STAMPED CONCRETE
ASHLAR SLATE PATTERN REFER TO NOTE *

127 | BAPHIOLEPIS INDICA
'PINK LADY'
1 GAL

52 | ABELIA GRANDIFLORA
'EDWARD GOUCHER'
5 GAL

AS REQ'D
PLANTS | TRACHELOSPERMUM JASMINOIDES
PLANT @ 12" O.C. FOOTED CUTTINGS
TRIANGULARLY SPACED

6 | LAGERSTROEMIA INDICA
15 GAL | 'PURPLE' STD.

6 | MAGNOLIA GRANDIFLORA
15 GAL | 'MAJESTIC BEAUTY'

2 | 1" X 2" VINE POCKET PLANTED WITH
1.5 GALLON MACFEDYENA UNIFLORIS-CATI
5 GAL | 'CATS CLAW'

FOR REVERSE FRONTAGE WALL CONSTRUCTION
SEE APPROVED STREET IMPROVEMENT PLANS
AS PREPARED BY J.F. DAVIDSON & ASSOC.

* ALL LANDSCAPE & IRRIGATION WORK SHALL BE
SUPERVISED BY LANDSCAPE ARCHITECT. UPON
COMPLETION OF THE PROJECT THE LANDSCAPE
ARCHITECT WILL CERTIFY TO THE CITY THAT THE WORK
HAS BEEN COMPLETED IN ACCORDANCE WITH THE
APPROVED PLANS

GENERAL NOTES FOR REVERSE FRONTAGE LANDSCAPING

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside policies.
- When calling for inspections, contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 782-5223 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required at the following times during the course of the project:
 - Prior to commencement of any work, for the purpose of a pre-construction meeting;
 - Prior to the installation of irrigation lines or components;
 - Prior to pouring concrete for inspection of hardscape formwork;
 - During hydrostatic pressure test of irrigation mainline prior to backfill of main line trench;
 - Inspection of lateral lines and heads prior to backfill of trenches;
 - Upon completion of fine grading, but prior to commencement of soil preparation, for acceptance of fine grading work;
 - Inspection of completed finish grading work after soil amendment work;
 - Upon completion of the irrigation system for a coverage test and demonstration of the system as fully operational;
 - When plant locations have been spotted in the field but prior to digging plant pits;
 - While digging plant pits and planting/relocating trees;
 - During application of pre-emergent chemical. Pre-emergent chemical treatment shall be applied at the following times during the contract:
 - at the beginning of plant establishment period,
 - periodically as necessary during the plant establishment period, and
 - at end of plant establishment period;
 - After planting and all other indicated or specified work has been completed, for start of maintenance.
 - At formal quarterly inspections;
 - After completion of the maintenance period.

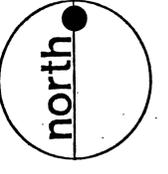
- Upon receipt of written acknowledgement of the City's final acceptance, the developer will be released from maintenance. Until receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities, the developer shall remain responsible for the project.
 - The Developer shall be responsible to have all plantings acceptably maintained for a minimum period of (one (1) year/two (2) years)
- NOTE: ALL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN A SEPARATE SLEEVE FROM PIPING PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- ALL PIPING UNDER PAVEMENT SHALL BE INDIVIDUALLY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
 - IRRIGATION SYSTEMS SHALL BE SPLIT AND VALVED IN A MANNER TO AVOID NON-PRESSURIZED LATERAL LINES UNDER STREETS. ONLY PRESSURE LINES ARE PERMITTED UNDER STREETS.
 - ANGLED FITTINGS ARE NOT ALLOWED IN PIPE OR WIRE SLEEVING.

TEXTURED PAVING NOTES

- STAMPED CONCRETE AREAS: 4" THICK SLAB ON GRADE, 2,000 P.S.I., DESIGN MIX STAMP-ASHLAR SLATE BOUQUIN PATTERN BY BONANITE, OR APPROVED EQUAL. REFER TO BULLETIN 405. COLOR NO. A-50-P SLATE GRAY ADMIXTURE BY L.M. SCOFIELD.
- CONTROL JOINTS: BETWEEN BONANITE BAND AND CONCRETE ASHLAR SLATE PATTERN SHALL BE A COLD JOINT. BETWEEN BONANITE BAND AND BACK OF CURB SHALL BE A COLD JOINT.
- INSTALLATION PROCESS: BONANITE TEXTURED PAVING, OR APPROVED EQUAL. REFER TO BULLETIN A-104.07

DEPARTMENT	SIGNATURE	DATE
PLANNING	<i>[Signature]</i>	10/5/90
PARK AND RECREATION	<i>[Signature]</i>	10/5/90
IWMWD	SIGNED SHT. 1	
PUBLIC UTILITIES-ELECTRIC		

BARTON ROAD
 LEGEND
 BCR - BEGINNING CURB RADIUS
 * - POINT OF BEGINNING
 F.O.C. - FACE OF CURB
 CL - CENTER LINE
 (B) - DETAIL REF.
 (L-9) - SHEET NO.



ORANGE TERRACE PARKWAY TRACT 20393

HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720



CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	10/26/90	<i>[Signature]</i>	<i>[Signature]</i>
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	10/26/90	RHG	

DESIGNED BY: JB DRAWN BY: AP CHECKED BY: RD DATE: 10/28/90

TRACT 20393 & 20393-3
REVERSE FRONTAGE LANDSCAPE
ORANGE TERRACE PARKWAY

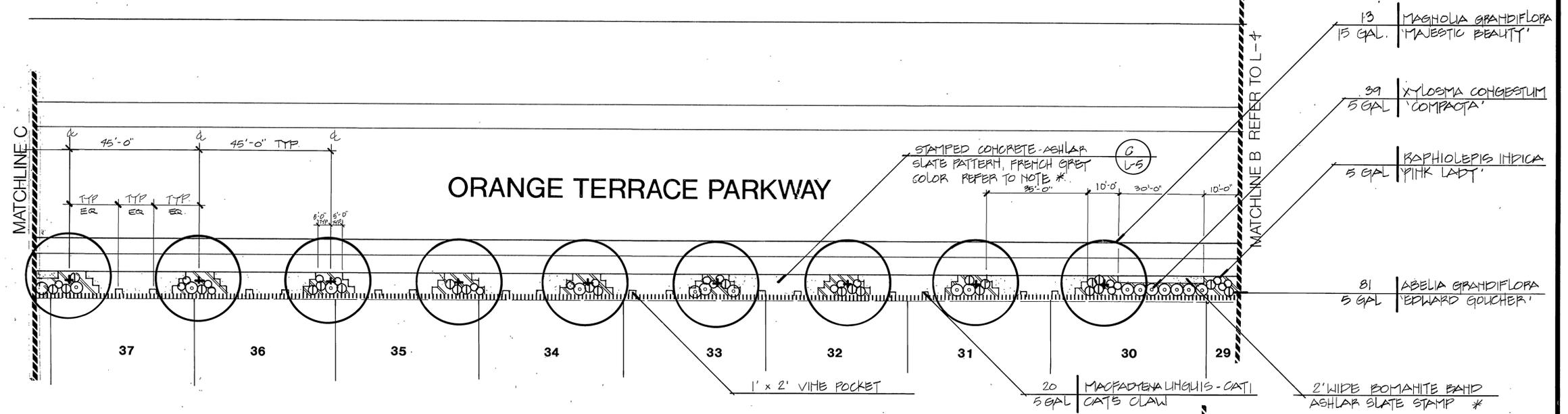
ACCOUNT NO.	PLANTING PLAN
89126	R-3048L
	SHEET 5 OF 9

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

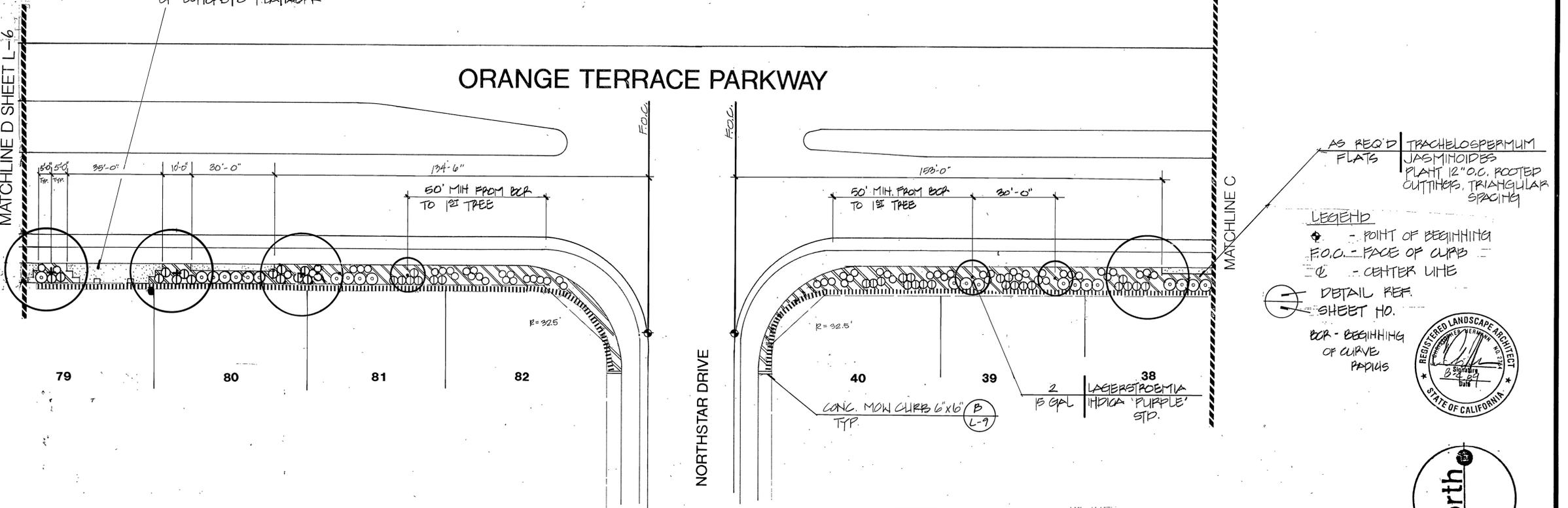
1. STAMPED CONCRETE AREAS: 4" THICK SLAB ON GRADE, 2,000 P.S.I. DESIGN MIX STAMP-ASHLAR SLATE BOMACRON PATTERN BY ROMANITE, OR APPROVED EQUAL. REFER TO BULLETIN 105. COLOR A-50-P SLATE GRAY ADMIXTURE BY L.M. SCOFIELD. CLEAN BRUSH - 3 COURSE OF GEMSTONE CLEAR - GRAINER BY L.M. SCOFIELD - APPLY PER MANUFACTURER'S INSTRUCTION NO. A-103. TEXTURE - ASHLAR SLATE BOMACRON.

2. CONTROL JOINTS - BETWEEN ROMANITE BAND AND BOMACRON-ASHLAR SLATE PATTERN SHALL BE A COLD JOINT. BETWEEN ROMANITE BAND AND BACK OF CURB SHALL BE A COLD JOINT.

3. INSTALLATION PROCESS: ROMANITE TEXTURED PAVING, OR APPROVED EQUAL. REFER TO BULLETIN A-104.07



REFER TO L-1 FOR LAYOUT OF CONCRETE FLATWORK



- GENERAL NOTES FOR REVERSE FRONTAGE LANDSCAPING
- All related work shall conform to the City of Riverside Park and Recreation Department Specifications and City of Riverside policies.
 - When calling for inspections, contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 785-5223 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required at the following times during the course of the project:
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 - Prior to the installation of irrigation lines or components;
 - Prior to pouring concrete for inspection of hardscape formwork;
 - During hydrostatic pressure test of irrigation mainline prior to backfill of main line trench;
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 - Inspection of completed finish grading work after soil amendment work;
 - Upon completion of the irrigation system for a coverage test and demonstration of the system as fully operational.
 - When plant locations have been spotted in the field but prior to digging plant pits:
 - While digging plant pits and planting/relocating trees;
 - During application of pre-emergent chemical. Pre-emergent chemical treatment shall be applied at the following times during the contract:
 - before planting;
 - at the beginning of plant establishment period;
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 - at end of plant establishment period.
 - After planting and all other indicated or specified work has been completed, for start of maintenance.
 - At formal quarterly inspections;
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 - Upon receipt of written acknowledgment of the City's final acceptance, the developer will be released from maintenance. (Until receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities, the developer shall remain responsible for the project.)
 - The Developer shall be responsible to have all plantings acceptably maintained for a minimum period of one (1) year/one (2) years.

NOTE: ALL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN A SEPARATE SLEEVE FROM PIPING PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.

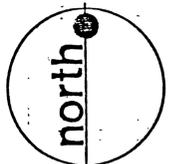
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ANGLED FITTINGS ARE NOT ALLOWED IN PIPE OR WIRE SLEEVING.

AS REQ'D TRACHELOSPERMUM FLATS JASMINOIDES PLANT 12" O.C. ROOTED CUTTINGS, TRIANGULAR SPACING

LEGEND
 ◆ - POINT OF BEGINNING
 F.O.C. - FACE OF CURB
 CL - CENTER LINE
 ⊕ - DETAIL REF. SHEET NO.
 BCR - BEGINNING OF CURVE RADIUS



DEPARTMENT	SIGNATURE	DATE
PLANNING	<i>Michael A. Stetson</i>	10/15/90
PARK AND RECREATION	<i>Michael A. Stetson</i>	10/15/90
WMWD	SIGNED SHT 1	
PUBLIC UTILITIES-ELECTRIC		

CITY OF RIVERSIDE TRACT 20393 & 20393-3
PUBLIC WORKS DEPARTMENT
 REVERSE FRONTAGE LANDSCAPE ORANGE TERRACE PARKWAY
 ACCOUNT NO. 89126
R-3048L
PLANTING PLAN
 SHEET 2 OF 9
 HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" = 1'

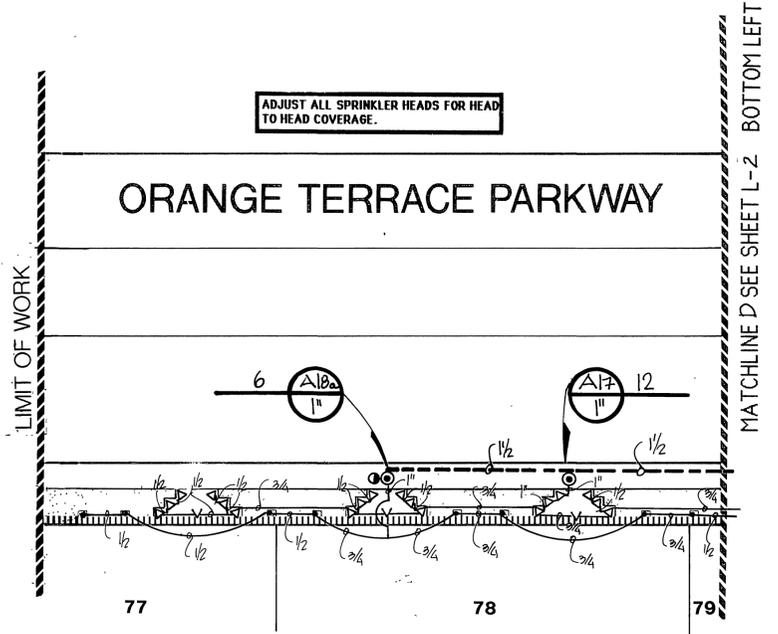
ORANGE TERRACE PARKWAY TRACT 20393-4
 HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720

Randolph Hlubik Associates, Inc.
 Landscape Architecture · Planning

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	IB	DRAWN BY	ALP
CHECKED BY	ED		

UNAUTHORIZED CHANGES AND USES
 CAUTION: SCALITER IRRIGATION ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THE IRRIGATION PLANS. ALL CHANGES TO THE IRRIGATION PLANS MUST BE IN WRITING AND MUST BE APPROVED BY SCALITER IRRIGATION ENGINEERING, INC.

MAIN LINE, VALVES, IRRIGATION METERS, ETC., ARE SHOWN ON THE STREET AND/OR SIDEWALK FOR CLARIFICATION ONLY. INSTALL IN PLANTER AREA THROUGHOUT THE SITE.



NOTE: WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

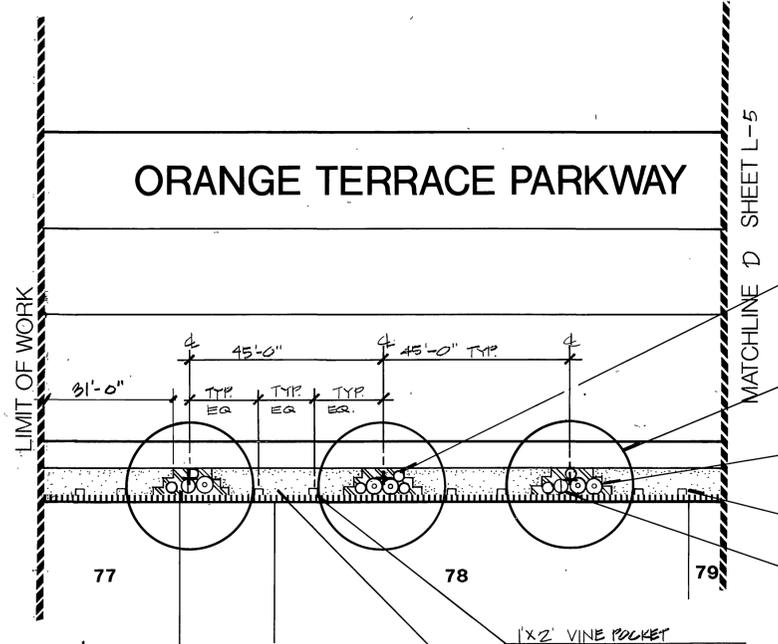
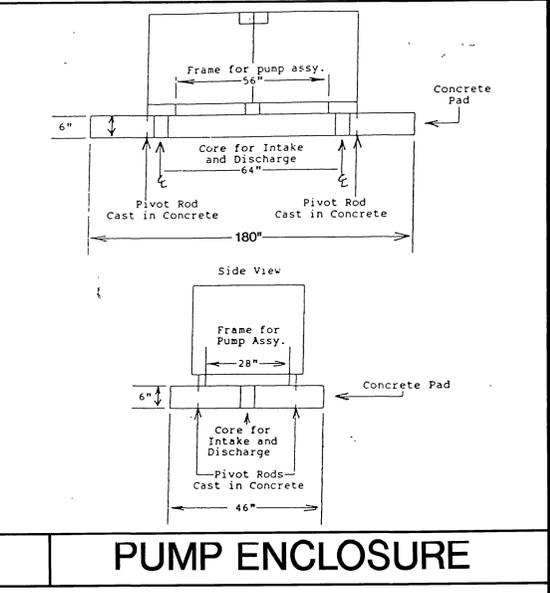
Type Project: Pump Enclosure
Pacific Strong Box

Description: Pump enclosure, center split/end pivot, 80" long (2 40" sections), 40" high, 34" wide. (Contractor to coordinate dimensions with pump requirements.)

Material: 5052-H32 marine grade aluminum 1/8", stainless hardware.
 Finish: Natural.
 Weight: 160 lbs. (80 lb. per side)

Delivery: 4 Weeks
 Available TSI (714) 784-7437

PUMP ENCLOSURE

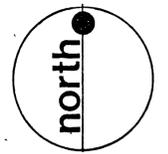


TRACHELOSPERMUM JASMINOIDES AS REQ'D
 PLANT 12" O.C. ROOTED CUTTINGS FLATS
 TRIANGULAR SPACING

- 7 RAPHIOLEPIS INDICA 'PINK LADY' 5 GAL
- 3 MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' 15 GAL
- 5 XYLOOMA CONGESTUM 'COMPACTA' 5 GAL
- 8 MACPADIENA UNGUIS-CATI 'CAT'S CLAW' 5 GAL
- 2 ABELIA GRANDIFLORA 'EDWARD GOUCHER' 5 GAL

LEGEND
 □ = CENTERLINE
 ○ = DETAIL REFERENCE
 ○ = SHEET NUMBER

REFER TO SHEET L-7 FOR
 - GENERAL PLANTING NOTES
 - REVERSE FRONTAGE CITY INSPECTION
 - TEXTURED PAVING NOTES



DEPARTMENT	SIGNATURE	DATE
PLANNING	<i>[Signature]</i>	10/5/90
PARK AND RECREATION	<i>[Signature]</i>	10/5/90
WMWD	SIGNED SHI	
PUBLIC UTILITIES-ELECTRIC		

ORANGE TERRACE PARKWAY TRACT 20393-4
 HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
 PUBLIC WORKS DEPARTMENT

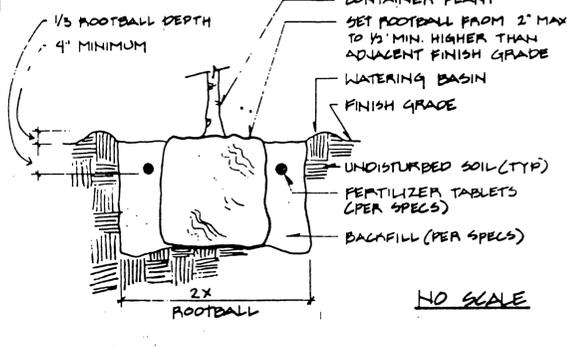
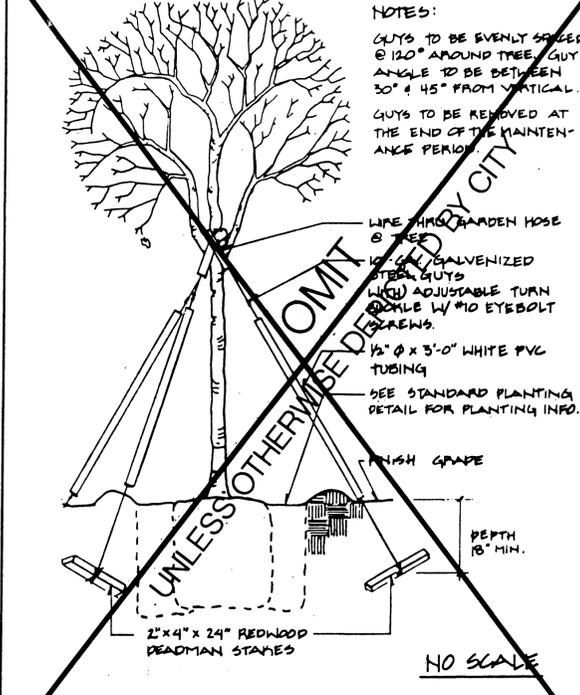
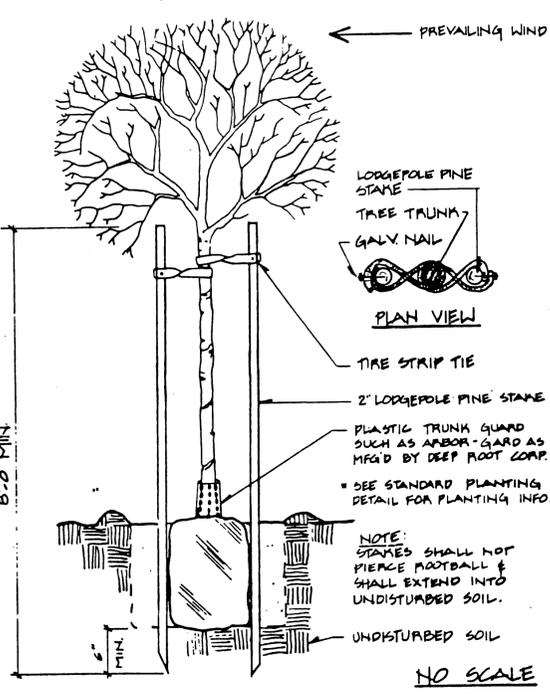
APPROVED BY: *[Signature]* DATE: 10/28/90
 PRINCIPAL ENGINEER: *[Signature]*
 PARK DEPARTMENT: *[Signature]*
 TRAFFIC DIVISION: *[Signature]*
 CHIEF P.W. ENGINEER: *[Signature]*

ACCOUNT NO. 89126
R-3048L
 PLANT IRRIG
 SHEET 7 OF 9

TRACT 20393 & 20393-3
 REVERSE FRONTAGE LANDSCAPE
 ORANGE TERRACE PARKWAY

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

INDEXED 12-19-90 FH



3.06 PLANTING BACKFILL:

A. Soil used for backfill of planting pits for container plants shall be enriched using the following blend per cubic yard (approximate soil test recommendations to be reviewed prior to soil mixing):

60% top soil	3 lbs. gypsum
40% Type I Organic Amendment	2 lbs. Iron sulphate
2 lbs. commercial fertilizer	

Bare root stock backfill shall consist of 100 wood shavings and 90% top soil with fertilizer and soil conditioners as specified for container plants.

B. All backfill materials shall be bulk mixed, not individually mixed at each plant site.

3.07 PLANTING:

A. Amend the Standard Specifications Section 308-4.5 to coordinate with Section 3.06 herein for specified backfill mix.

B. Add the following to the Standard Specifications Section 308-4.5:

- (1) Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8".
- (2) Backfill using specified soil mix to within 8" of finish grade. At this depth, place the plant fertilizer tablets Agriform 20-10-5, 21 grams each, or City approved equal. A minimum of 1 tablet for 1 gallon, 3 tablets for 5 gallons, 5 tablets for 15 gallons, and 8 tablets for a 24" box. Complete backfilling to finish grade.

C. Add the following to Standard Specifications Section 308-4.7:

- (1) On slopes exceeding 3:1 ratio, apply 5 gram Agriform tablets, one per plant in line of soil preparation work.
- (2) Mulch and fertilize groundcover using 1.5 cubic yards of wood shavings and 5 lbs. of the specified commercial fertilizer per 1,000 square feet. Repeat fertilization at 30 day intervals throughout the duration of the contract up to 4 applications, after which decrease frequency to once every 90 days.
- (3) All groundcover and bare dirt areas to be treated with a pre-emergent chemical (subject to approval by the Park Inspector prior to application). Chemicals are to be applied by a licensed Pest Control Agent. This treatment shall be applied at the following times during the contract: a) before planting, b) at beginning of plant establishment period, and c) at end of plant establishment period. The chemical shall be applied at a rate of 1/2 to 1 lb. per 1,000 sq. ft. of area to be treated. The chemical shall be applied other than in the presence of the Inspector.

3.08 TREE STAKING:

Amend the Standard Specifications Section 308-4.6.1 and 308-4.6.2 to read: Stake trees per Park and Recreation Department standard detail.

3.09 TURF PLANTING:

A. Add the following to Standard Specifications Section 308-8.2.2:

Mixing of hydroseed slurry: Mixing shall be performed in a tank with built-in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of fiber, M-Blender, seed, fertilizer and water in the designated unit proportions.

Fiber Mulch	1,500 lbs./acre
Fertilizers:	
CK	800 lbs./acre (200#/1000 SF)
Single superphosphate	200 lbs./acre (4 1/2#/1000 SF)
Seed	as specified in Subsection 2.03 above
M-Blender	100 lbs./acre (use on all slopes 5:1 and steeper)
Water	3,000 gal./acre (maximum)
Agricultural Grade Gypsum	500 lb./acre

With agitation system operating at part speed, water shall be added to the tank, good recirculation shall be established. Materials shall be added in a manner that they are uniformly blended into the mixture in the following sequence (assume a nominal 1500 gallon tank):

1. when tank is 1/3 filled with water.
2. Add binding agent - 1/2 acre requirement.
3. Add 5 - 50 pound bales of fiber mulch.
4. Add seed and gypsum.
5. Add fertilizer - 1/2 acre requirement.

Agitate mixture at full speed when the tank is half-filled with water.

Add reclaimer fiber mulch requirement, 10 bales, before tank is 3/4 full. Add reclaimer fertilizers, seed and gypsum. Slurry distribution should begin immediately.

Area to be hydroseeded shall be moistened to a depth of six inches just prior to application.

Application/hydroseed slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated. Care shall be exercised to assure that plants in place are not subjected to the force of the application. Slurry shall be immediately removed from walks, structures, plants, etc. that are inadvertently sprayed.

All bare spots shall be reseeded by the Contractor within 10 days. The Contractor shall be responsible for all reseeded areas for as long after seeding as necessary until acceptable germination and establishment is realized and approved by the City.

The slurry shall not be sprayed on undesignated areas. Any slurry spilled on areas other than designated areas shall be cleaned up at the Contractor's expense to the satisfaction of the City.

3.10 WATERING:

A. Add the following to Standard Specifications Section 308-4.9.5:

- A. It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.
- B. Immediately after planting, apply water to each plant. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.
- C. Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas moist at all times, well below the root system of plants.
- D. Irrigation:
 - (1) Contractor shall properly and completely maintain the irrigation system. A balanced water program shall be maintained to ensure proper germination and growth until final acceptance of the work. Plants which cannot be watered sufficiently with the irrigation system shall be watered by means of a hose.
 - (2) All controllers are to have each station individually adjusted on a weekly basis. System shall be considering the application of the project to the landscape as completed. The system shall operate on short intervals, with the cycle repeating at a later time to reduce runoff.

3.11 MAINTENANCE:

Amend the Standard Specifications Section 308-6 to read: All areas within the project limits of this contract shall be maintained by the contractor for the duration of the contract until final acceptance.

3.12 START OF PLANT ESTABLISHMENT: Add the following to Standard Specifications Section 308-6:

A. **Criteria for Start of Plant Establishment Period:**

- (1) The plant establishment period shall not start until all elements of the project that the project requires to be completed in accordance with the contract documents. Projects will not be segmented into phases.

A DOUBLE STAKING DETAIL B TREE GUYING DETAIL

BOTANIC NAME	SIZE	DETAIL REFERENCE	REMARKS
TREES			MIN HGT X WIDTH
LAGERFLORA INDICA 'PURPLE' STD.	15 GAL.	A, B, C	7-8' x 2-3'
MAGNOLIA GRANDIFLORA	"	"	7-8' x 2-3'
'MAJESTIC BEAUTY'	"	"	"
PINUS ELDERICA	"	"	3-6' x 2-3'
PODOCARPUS GRACILIOR	"	"	7-8' x 2-3'
SHRUBS			
ABELIA GRANDIFLORA	5 GAL.	C	WELL FORMED FULL & BUSHY
'EDWARD GOUCHER'	"	"	1-2' x 1-2'
RAPHI OLEPS INDICA 'CLARA'	"	"	1-2' x 1-2'
RAPHI OLEPS INDICA 'PINK LADY'	1 GAL.	"	1-2' x 1-2'
XYLOSMA COMESTUM 'COMPTONIA'	5 GAL.	"	1-2' x 1-2'
GROUNDCOVER			
TRACHELOSPERMUM JASMINOIDES	FLATS		12" O.C. ROOTED TIP CUTTINGS TRIANGULAR SPACING
VINES			
MACADYENA UNGUIS-CATI 'CAT'S CLAW'	1.5 GAL.	C	FULL AND VIGOROUS - ATTACH TO WALL
MULCH - MEDIUM GRIND SHREPPED MULCH 2" THICK			ALL PARKWAY AREAS EXCLUDING SLOPES 3:1 AND STEEPER. AVAILABLE FROM - BLUE RIPPLE LANDSCAPE, ORANGE COUNTY, CA (949) 699-2666 OR CITY APPROVED EQUAL.

DEPARTMENT	SIGNATURE	DATE
PLANNING	<i>[Signature]</i>	10/5/90
PARK AND RECREATION	<i>[Signature]</i>	10/5/90
WMWD	SIGNED SHT 1	
PUBLIC UTILITIES-ELECTRIC		

SECTION 0240 - PLANTING

PART 1 - GENERAL:

1.01 RELATED DOCUMENTS:

The provisions of the Standard Specifications for Public Works Construction shall apply except as modified herein.

1.02 SCOPE:

The work required is indicated on the drawings and includes, but is not necessarily limited to: soil preparation; finish grading (as distinguished from fine grading per Section 0220); planting trees; guying and staking trees; planting shrubs and groundcover; hydroseeding turf; soil erosion control; maintenance; plant establishment; guarantees; and replacements.

1.03 SOILS TEST:

The Contractor shall notify the Park Projects Inspector upon completion of fine grading and prior to commencement of soil preparation work. The City will obtain agronomic soil tests for all planting areas after completion of fine grading and prior to start of soil preparation work. Tests will be performed by an approved agronomic soil testing laboratory and will include a fertility and suitability analysis with written recommendations.

1.04 GUARANTEE:

The guarantee provisions of the Special Provisions are supplemented as follows as they pertain to the tree planting portion of the work:

- All trees installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year following final acceptance.
- During the guarantee period, any trees found to be dead, missing, or in poor condition shall be replaced by the contractor within ten (10) days of written notification. Park and Recreation Department shall be the sole judge as to the condition of the trees.
- Replacement shall be made in accordance with City standards.
- Material and labor involved in replacing trees shall be provided by the contractor at no additional cost to the City.

1.05 INSPECTIONS:

Inspections will be required. The Contractor shall contact the Park Projects Inspector at least 48 hours (2 working days) in advance of the anticipated inspection. An inspection will be required at each of the steps listed below:

- Upon completion of fine grading and prior to commencement of soil preparation, for acceptance of fine grading work and taking of soils samples.
- Inspection of completed finish grading work following soil preparation work.
- When container plants and/or bare root stock are spotted for planting, but before planting holes are excavated.
- When planting and all other indicated or specified work has been completed.
- During application of pre-emergent chemical.
- At start of plant establishment period.
- At end of the plant establishment period, prior to final acceptance of the project for maintenance by the City. This acceptance for maintenance will be confirmed in writing by the Park and Recreation Department.

1.06 FINISH GRADING:

All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen. The root condition of plants furnished in containers shall be determined by removal of earth from the roots of not less than two plants nor more than 2% of the total number of plants of each species or variety except when container-grown plants are from several different sources; in which case, the roots of not less than two plants of each species or variety from each source shall be checked by the Park Projects Inspector at his option. The selection of plants to be checked will be made by the Park Projects Inspector.

All plants rendered unsuitable for planting shall be considered as samples, and replacements shall be provided at no additional cost. In the case of plants represented by the defective samples will be rejected.

- Amend the Standard Specifications Section 212-1.4.2 and 212-1.4.3: All trees and shrubs supplied by contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock. The height of the trees shall be measured from the root crown to the last division of the terminal leader and the diameter shall be measured six (6) inches above the crown roots. The trees shall stand erect without support.
- Modify Standard Specifications Section 212-1.4.6: All cuttings used on the project shall be fully rooted cuttings unless otherwise approved in writing by the City.
- Bare root stock shall conform to the American Nurserymen's Association standards. Minimum caliper shall be two (2) inch diameter and minimum height shall be twelve (12) feet.

C PLANTING DETAIL

2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONS:

Add the following to Standard Specifications Section 212-1.2.3:

A. Planting Tablets: Tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 gram, with a potential acidity of not more than 5 percent by weight and having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis:

GUARANTEED ANALYSIS:

Total Nitrogen (N)	20%
Derived from urea formaldehyde	7.0% water soluble nitrogen
Derived from insoluble nitrogen	13.0% water insoluble nitrogen
Available Phosphoric Acid (P ₂ O ₅)	10%
Derived from calcium phosphate	
Soluble Potash (K ₂ O)	5%
Derived from potassium sulfate	
Combined Calcium (Ca)	2.6%
Derived from calcium phosphates	
Combined Sulfur (S)	1.6%
Derived from ferrous and potassium sulfates	
Iron (expressed as elemental Fe)	35%
Derived from ferrous sulfate	

B. Commercial fertilizer shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 16% nitrogen, 6% phosphoric acid, and 8% potash.

C. Organic Soil Amendment: Shall be type I organic soil amendment, wood based product, nitrogen stabilized, and free of foreign matter.

D. Soil Conditions: Add to Standard Specifications, new Section 212-1.2.6: Inorganic conditions shall be agricultural grade gypsum, soil sulfur and iron sulfate. Iron sulfate shall be ferric sulphate or ferrous sulphate in pelletized or granular form containing not less than 18.5% iron, expressed as metallic iron, and shall be registered as an agricultural mineral with the State Department of Food and Agriculture in compliance with Chapter 5 "Fertilizing Materials," of Division 7 of the Food and Agriculture Code of California, commencing at Section 14501.

2.06 HEADERS, STAKES AND TIES:

A. Add the following to Standard Specifications Section 212-1.5.3:

- (1) Tree stakes shall be straight-grained lodgepole pine, or City approved equal. Stakes shall be free from knots, checks, splits, or distortions.
- (2) Tree ties shall be made from tire casing, 22" long by 3/4" wide, fastened to tree stake with two galvanized 5d roofing nails each.

B. Add the following new section to Standard Specifications Section 212-1.5.4, Concrete Headers/How Curbing - Concrete shall be 5 sack mix with a maximum slump test of four inches (4"). Provide sufficient concrete forming and stakes (maximum 3" o.c.) to provide continuous line without waving.

2.07 JUTE NETTING:

Jute netting shall be new and shall be of uniform, plain-weave, flame-retardant mesh. The mesh shall be dyed green and shall be made from unbleached single jute yarn. The yarn shall be of loosely twisted construction and shall not vary in thickness by more than one-half its normal diameter. Jute netting shall be furnished in rolled strips and shall meet the following requirements:

- Width - 48 inches, with a tolerance of one inch wider or narrower.
- Minimum 78 warp ends per width of roll.
- Minimum 41 weft ends per yard of length.
- Weight shall average 1.22 pounds per linear yard, with a tolerance of 5 percent heavier or lighter.

PART 3 - EXECUTION

3.01 GENERAL:

All work shall conform with Section 308 of the Standard Specification, except as modified herein.

At the contractor's option, subject to the Park Project Inspector's acceptance of the material available and the appropriateness of the planting season, bare root stock may be substituted for 15 percent and 24 percent of the total number of plants. Bare root stock shall be of the same species and shall be of the same size as the container plants. The minimum caliper and height requirements of Subsection 2.05 supergraphed above are met, all to change in contract pricing.

3.02 WEED CONTROL MEASURES:

A. Upon completion of all fine grading work per Section 0220 Grading, and prior to soil preparation, perform weed control measures as follows:

1. Irrigate all areas designated to be planted for a minimum of 10 minutes per setting, two settings per day for seven days to germinate all weed seed possible.
2. Apply a contact weed killer and allow sufficient time to obtain complete kill of all weeds germinated.
3. Repeat step one above.

3.03 SOIL PREPARATION:

A. Add the following to Standard Specifications Section 308-2.3:

- A. All fine grading and mounding per Section 0220 and weed control measures shall be completed prior to soil preparation.
- B. This work shall not commence until the agronomic soils test has been completed. Should 30 calendar days elapse between completion of soil preparation and commencement of planting, all areas shall be prepared again.
- C. Planting areas with slopes 3:1 and steeper shall not be soil prepared. In lieu of soil preparation, such slopes will require fertilizer tablets for all plantings per Section 3.05, c. below. In all planting areas with gradients less than 3:1, a layer of soil amendments shall be spread and rotted into the soil to a minimum depth of 4 inches, or as recommended by the soils report, so that the soil shall be loose, friable, and free from rocks, sticks, and other objects undesirable to planting.
- D. The following soil amendments shall be added per 1,000 square feet to all planting areas with gradients less than 3:1 (agronomic soil test recommendations shall take precedence where these minimum amounts are exceeded):
 - (1) 6 cubic yards Type I organic soil amendment.
 - (2) 15 pounds commercial fertilizer.
 - (3) 100 pounds gypsum.
 - (4) Soil sulfur per soils report.

3.04 FINISH GRADING:

The Contractor shall finish grade all planting areas filling as needed or removing surplus dirt, raking to remove all rocks and debris over 1 inch in diameter, and floating to a smooth uniform grade. All areas shall slope to drain. Flow lines shall be established to existing roads, curbs, swales, and/or sidewalks as shown on the plans and as directed. All fill material within the top 12" from finish grade elevations in all planting areas shall be topsoil.

All landscape areas shall be finish graded, (as distinguished from fine grading specified in Section 0220) to "dress out," maintain, and/or re-establish finish grades and flow lines as approved prior to amending the soil. Contractor shall call for inspection upon completion of finish grading work. Contractor shall not proceed with planting work until finish grades have been inspected and accepted by the Park Projects Inspector.

3.05 EROSION CONTROL:

Add new section to the Standard Specifications: 308-4.9.6 Jute Netting:

All slopes areas exceeding 3:1 shall receive jute netting. Netting shall also be provided during the maintenance period, when and as directed by the Park Projects Inspector, along flow lines and other locations where erosion is evident. Jute netting shall be installed loosely, up and down the slope. The installed netting shall fit the soil surface contour and shall be held in place by 2-inch long, 11-gauge (minimum) steel wire staples driven vertically into the soil at approximately 24-inch spacing. Jute netting strips shall overlap along the sides at least 6 inches. Ends of strips shall be buried into the soil at least 6 inches. Lap all ends of rolls a minimum of 24".

3.04 GENERAL:

All work shall conform with Section 308 of the Standard Specification, except as modified herein.

At the contractor's option, subject to the Park Project Inspector's acceptance of the material available and the appropriateness of the planting season, bare root stock may be substituted for 15 percent and 24 percent of the total number of plants. Bare root stock shall be of the same species and shall be of the same size as the container plants. The minimum caliper and height requirements of Subsection 2.05 supergraphed above are met, all to change in contract pricing.

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ORANGE TERRACE PARKWAY TRACT 20393

HOMESTEAD LAND DEVELOPMENT 355 N. SHERIDAN STE 117 CORONA CA. 91720



CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	10/26/90	PUBLIC WORKS DIRECTOR	10/28/90
TRAFFIC DIVISION CHIEF P. W. ENGINEER	10/26/90		

TRACT 20393 & 20393-3

REVERSE FRONTAGE LANDSCAPE ORANGE TERRACE PARKWAY

ACCOUNT NO. 89126

R-3048L PLANT DETAILS

SHEET 5 OF 9

HORIZ. SCALE: 1" = 1/4" VERT. SCALE: 1" = 1'

INDEXED 12-19-90 LK

