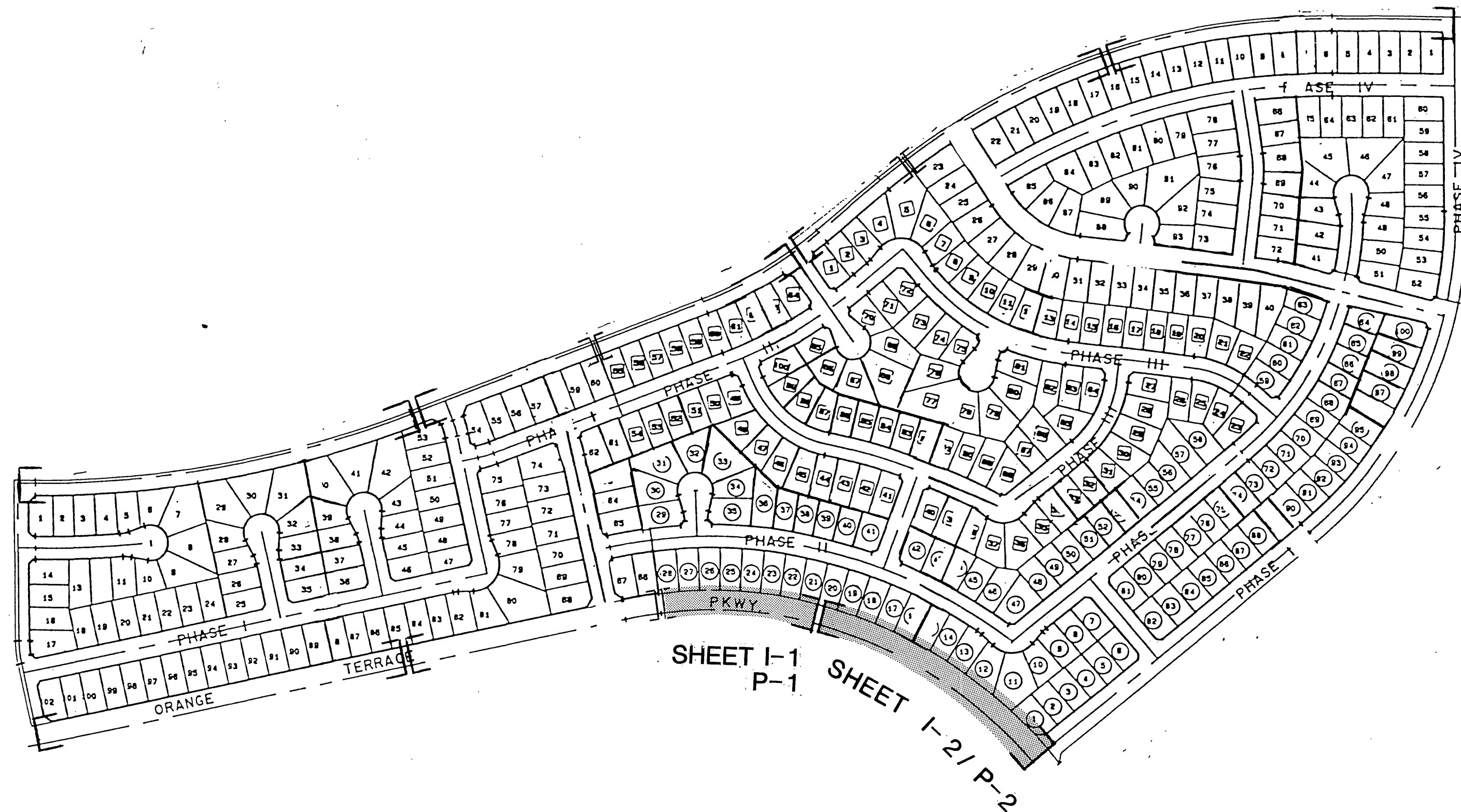


SIC CORPORATION
 9030 WOOD ROAD RIVERSIDE, CA 92504
 PROJECT MANAGER: MITCHELL SIEGAL (714) 780-7585
 REVERSE FRONTAGE LANDSCAPE / IRRIGATION PLANS FOR

TRACT 22275 PHASE 2
ORANGE TERRACE PARKWAY
 RIVERSIDE, CALIFORNIA

SHEET INDEX:

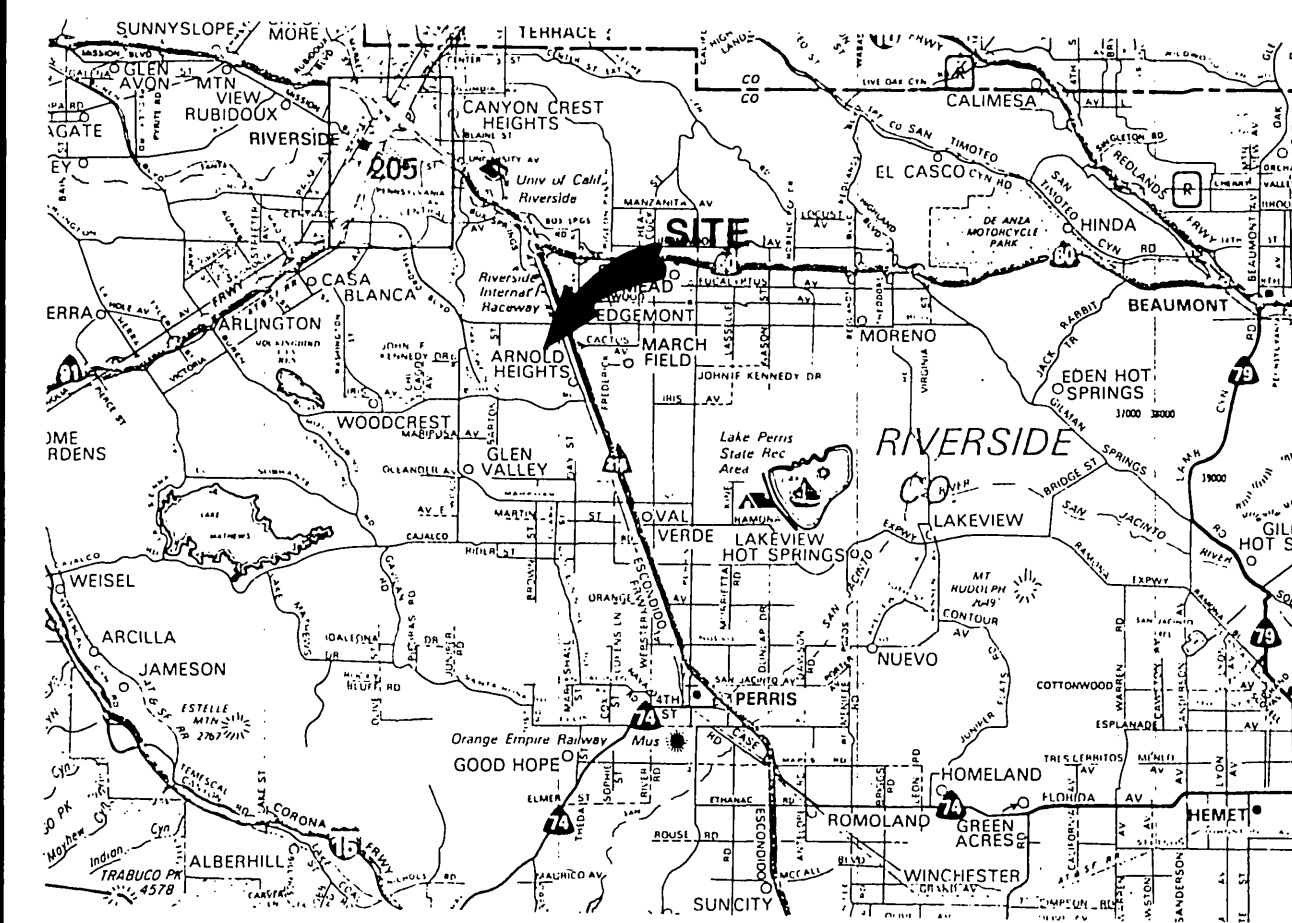
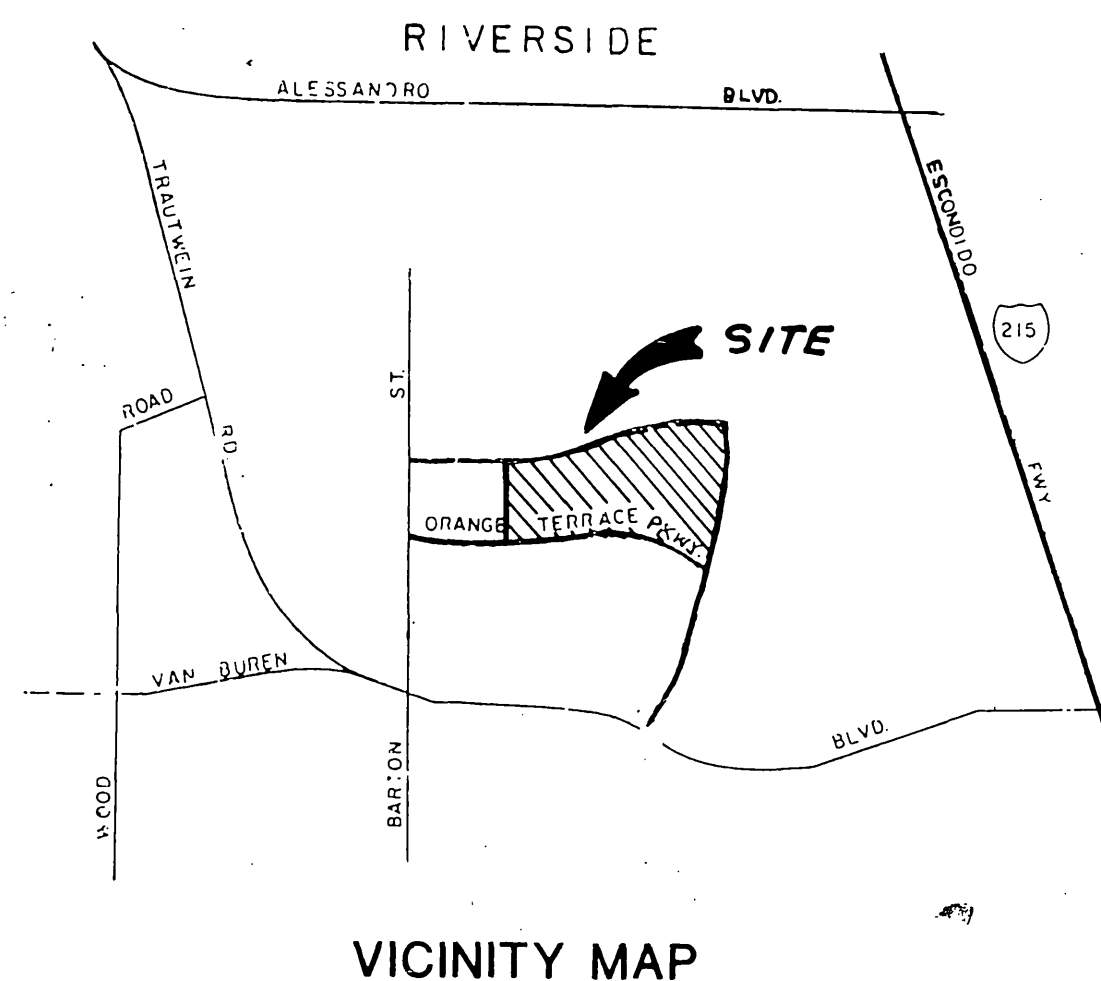
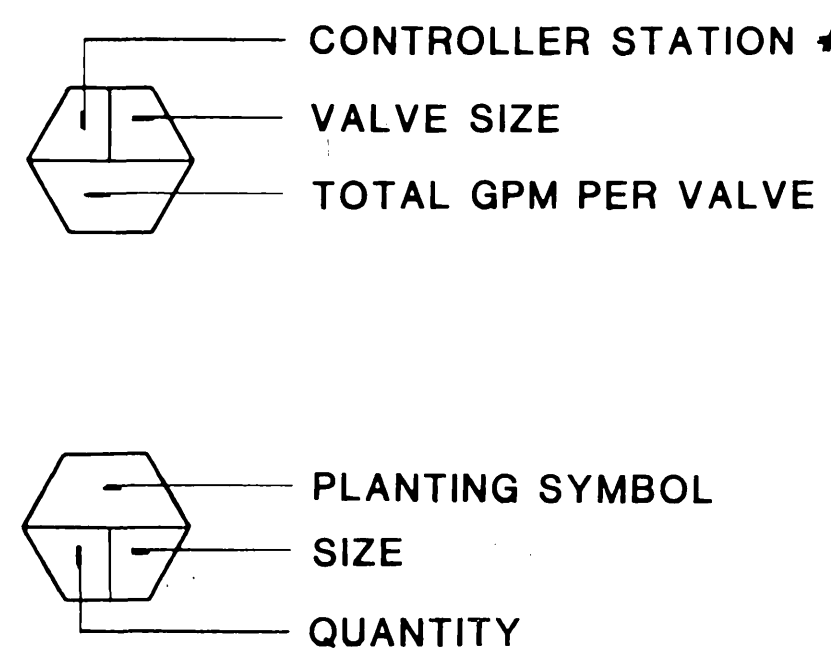
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|-------------------------------|-----------------------------|
| I-1 IRRIGATION PLAN | P-1 PLANTING PLAN |
| I-2 IRRIGATION PLAN | P-2 PLANTING PLAN |
| I-3 IRRIGATION DETAILS | P-3 PLANTING DETAILS |
| I-4 IRRIGATION SPECIFICATIONS | P-4 PLANTING SPECIFICATIONS |
| | P-5 PLANTING SPECIFICATIONS |



TOTAL SQUARE FOOTAGE IN ROW _____ 4690 S.F.
 TOTAL NUMBER OF TREES IN ROW BY SIZE 16, 15G

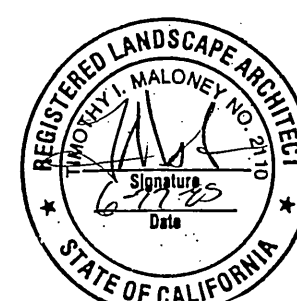
AGENCY SUBMITTAL

REVIEWED BY:
 WESTERN MUNICIPAL WATER DISTRICT
 SHEET 1 THRU 5
 SUPV. DESGN. ENG. R.C.E. 21643
 DATE: 11/14/87



LOCATION MAP

elliott/maloney
 landscape architecture • planning
 6180 Brockton Avenue, Suite 201, Riverside, California 92506, (714) 369-0700



APPROVED BY: _____ DATE: 2/19/90 BY: _____
 PLANNING: _____
 PARK AND RECREATION: _____
 PUBLIC UTILITIES/ELECTRIC: _____

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ DATE: 3/11/90 BY: _____	APPROVED BY: _____ DATE: 3/22/90
PRINCIPAL ENGINEER: _____	PUBLIC WORKS DIRECTOR: _____
PARK DEPARTMENT: _____	
TRAFFIC DIVISION: _____	
CHIEF P. W. ENGINEER: _____	

TRACT 22275-2

ACCOUNT NO. R-3009 L

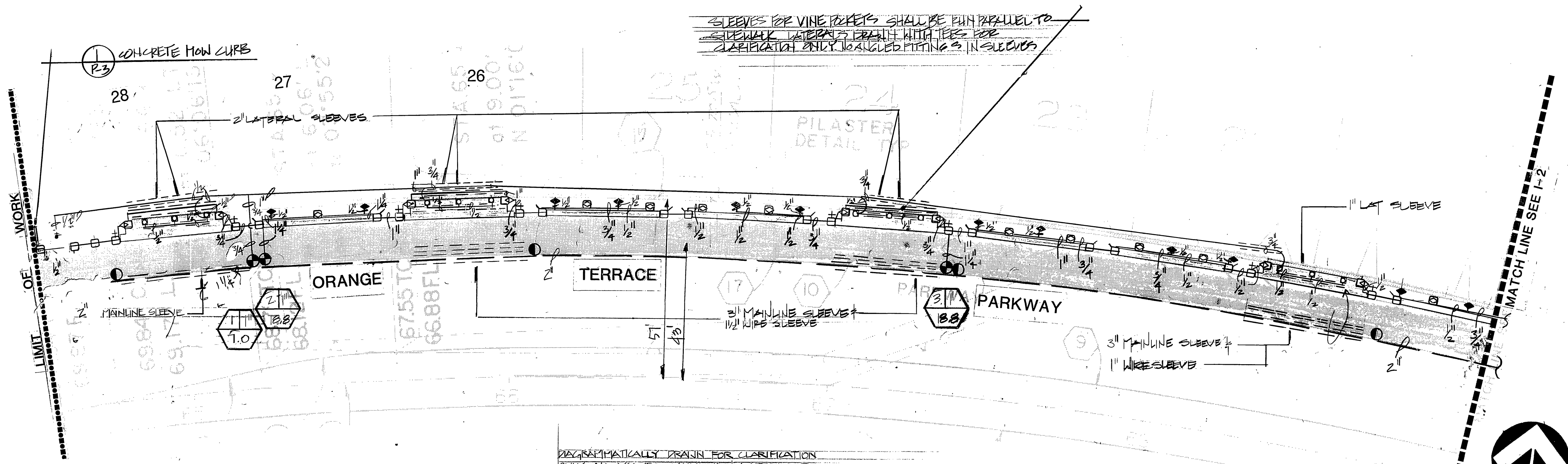
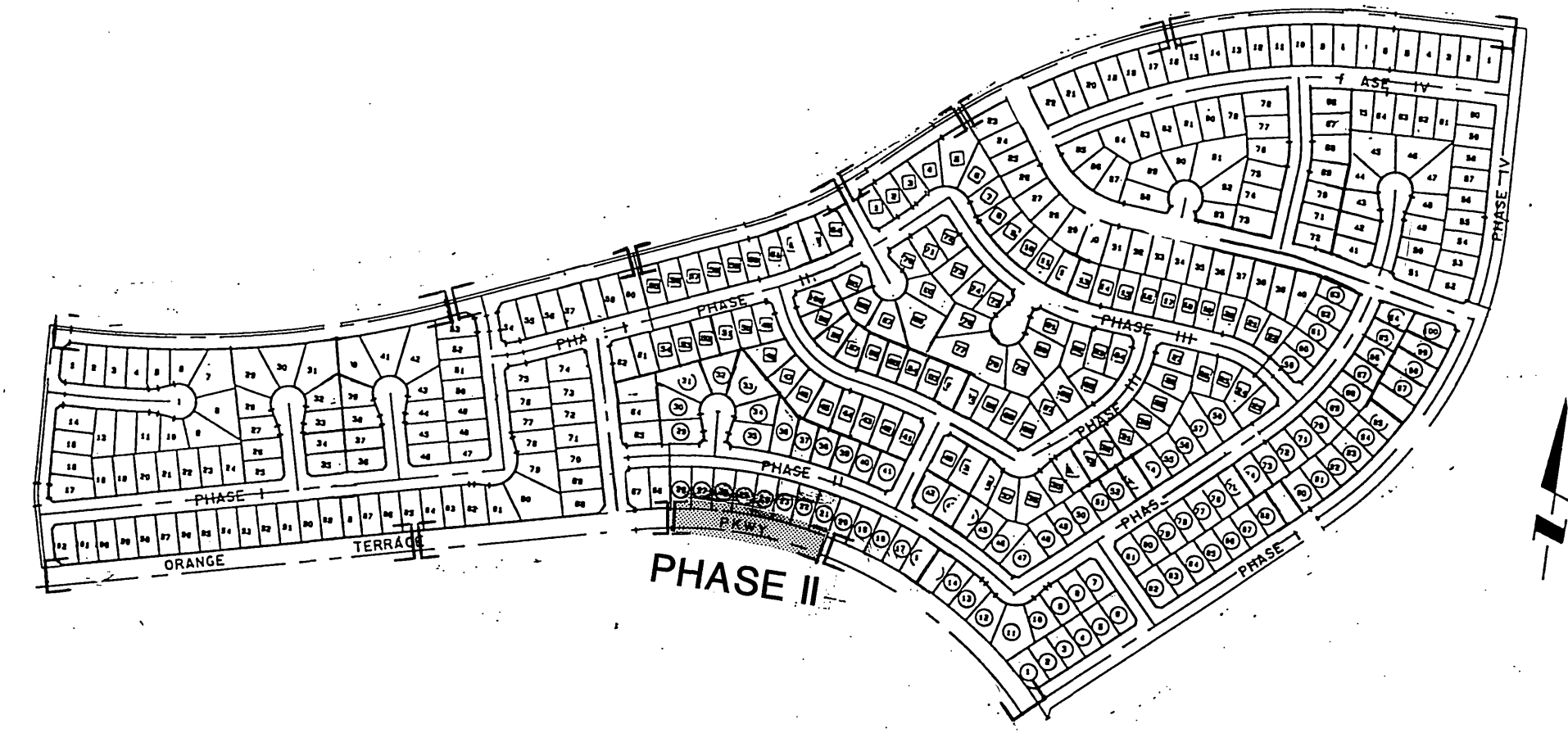
SHEET 1 OF 10

HORIZ. SCALE: 1" = _____ VERT. SCALE: 1" = _____

881287

INDEXED 3-16-90

PC 2646

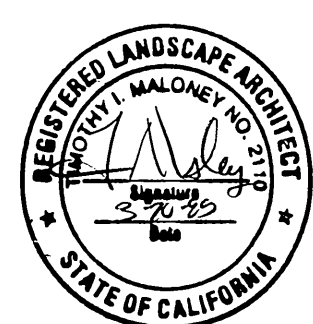


ALL LANDSCAPE AND IRRIGATION WORK SHALL BE SUPERVISED BY THE LANDSCAPE ARCHITECT. ~~THE CITY ENGINEER AND RECORDING DEPARTMENT.~~ UPON COMPLETION OF THE PROJECT, THE LANDSCAPE ARCHITECT WILL CERTIFY THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS. CONTACT THE PARK AND RECREATION DEPARTMENT BEFORE COMMENCING WORK.

SYMBOLICALLY DRAIN FOR CLARIFICATION ONLY. ALL VALVES, MAINLINE & LATERALS TO BE PLACED IN FLASHING AREAS WHERE POSSIBLE.

FOR REVERSE FRONTAGE WALL CONSTRUCTION AND PLACEMENT DETAILS, SEE APPROVED STREET IMPROVEMENT PLANS.

APPROVED BY	DATE	BY
PLANNING		
PARK AND RECREATION		
PUBLIC UTILITIES ELECTRIC		



MARK	REVISIONS	APPR.	DATE

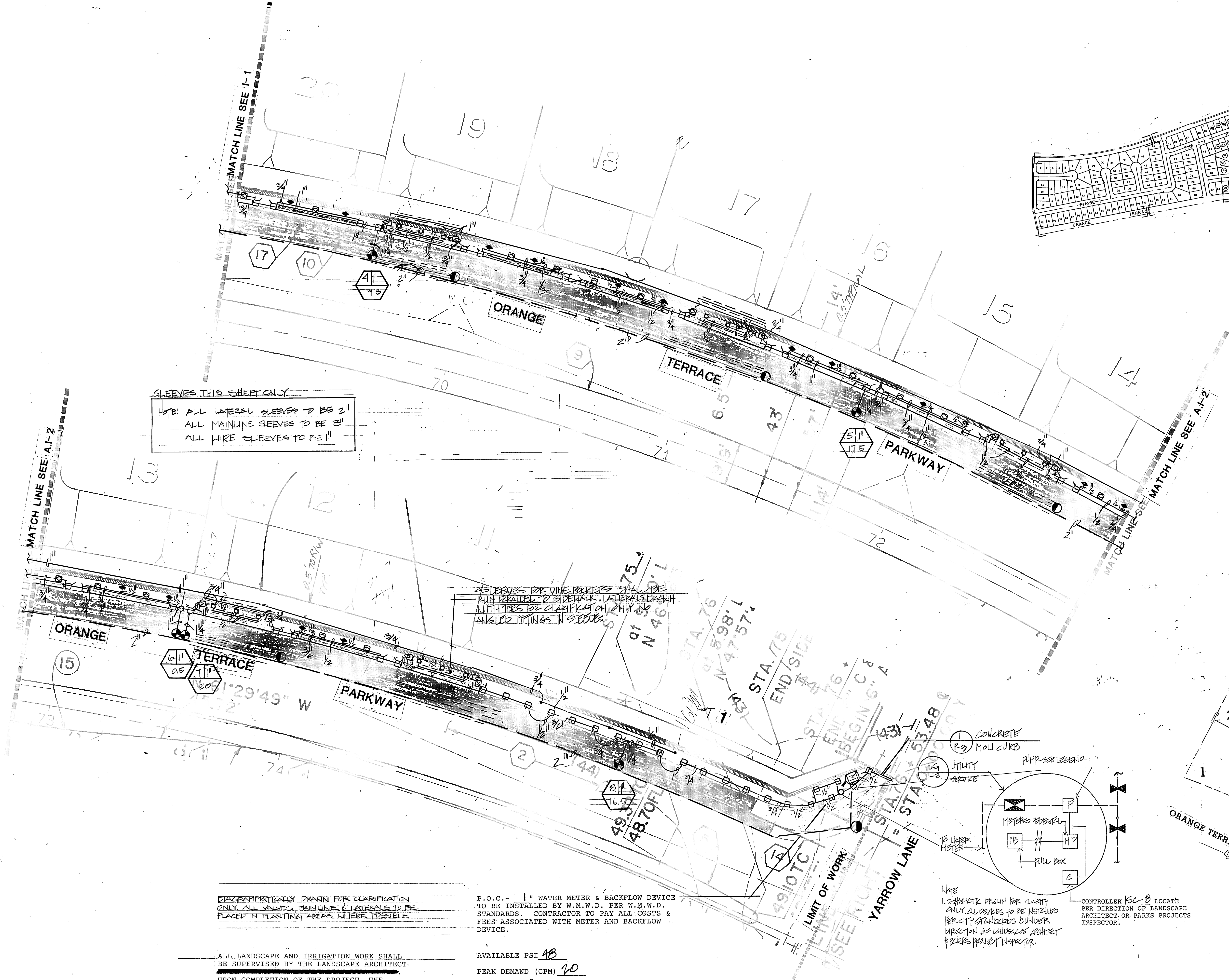
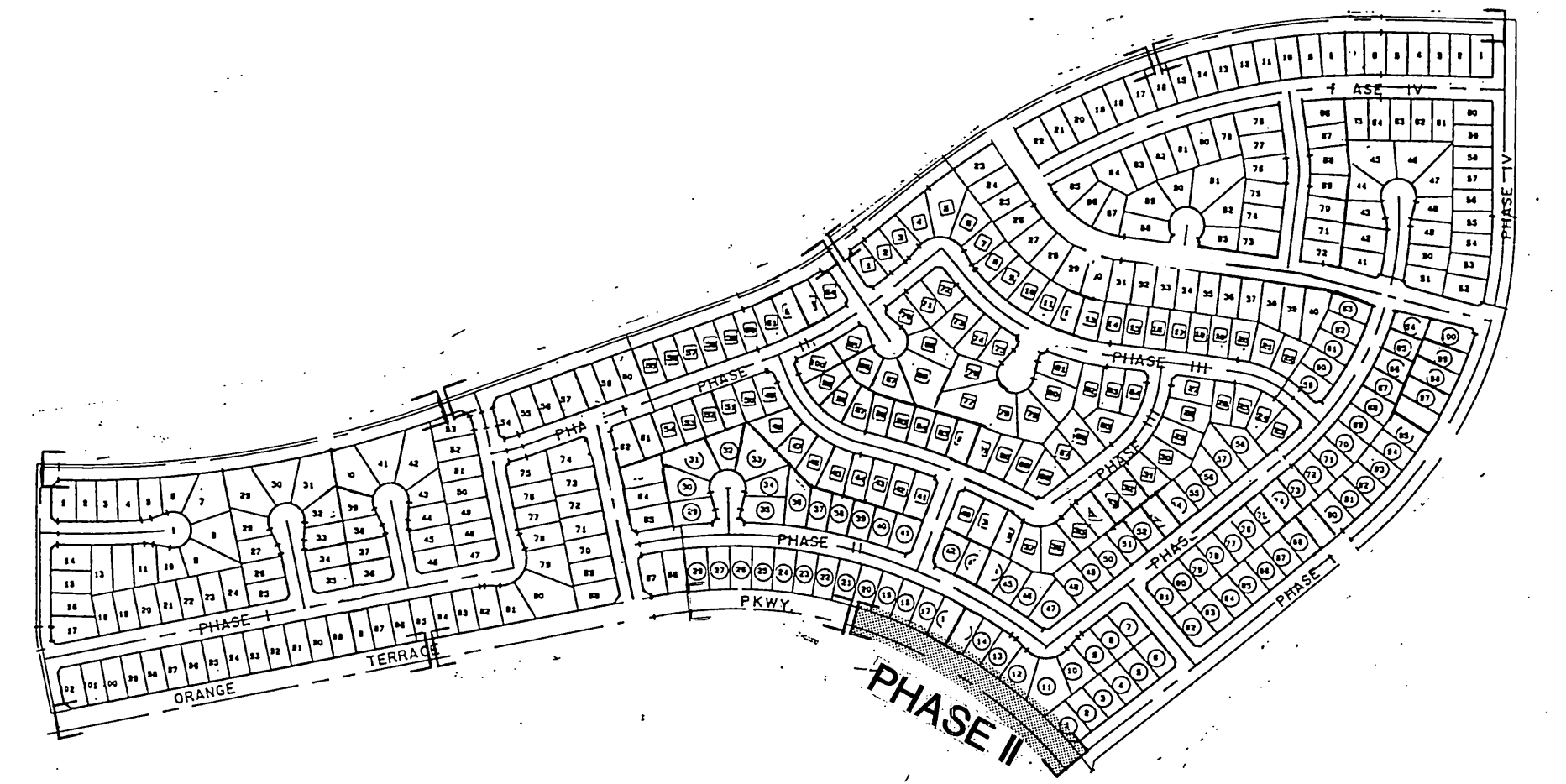
DESIGNED BY: *DEB* DRAWN BY: *DEB* CHECKED BY: _____

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT		
APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	3/17/90	<i>[Signature]</i>
PARK DEPARTMENT	2-19-90	<i>[Signature]</i>
TRAFFIC DIVISION		
CHIEF P. W. ENGINEER		
APPROVED BY	DATE	BY
PUBLIC WORKS DIRECTOR	3/2/90	<i>[Signature]</i>

IRRIGATION PLAN		PHASE II	ACCOUNT NO.
TRACT 22275			R-3009 L
RIVERSIDE, CA			I-1
ORANGE TERRACE PARKWAY			
S.I.C. CORPORATION			
			SHEET 2 OF 10
HORIZ. SCALE: 1" = 20'		VERT. SCALE: 1" =	881287

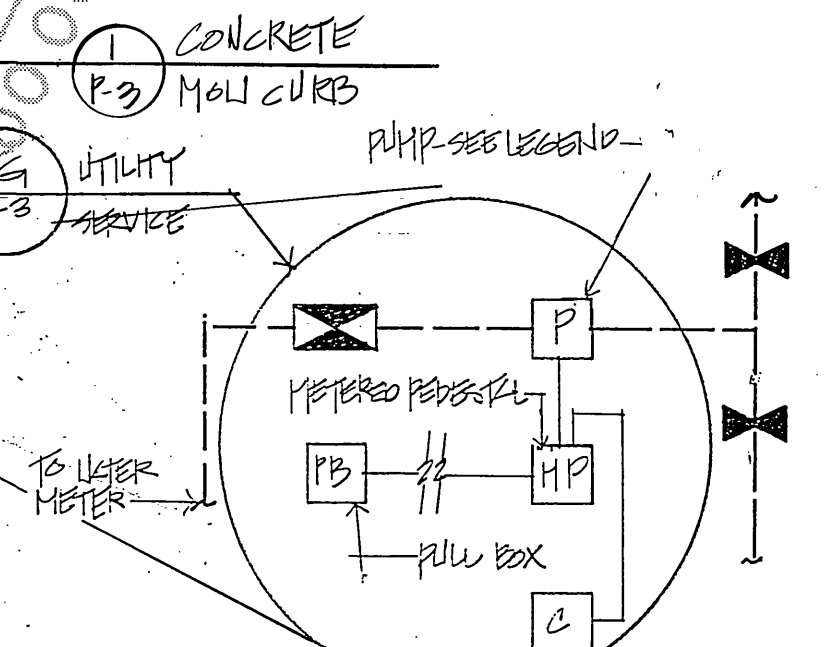
INDEXED 3-16-90 Lft

P.C. 2646



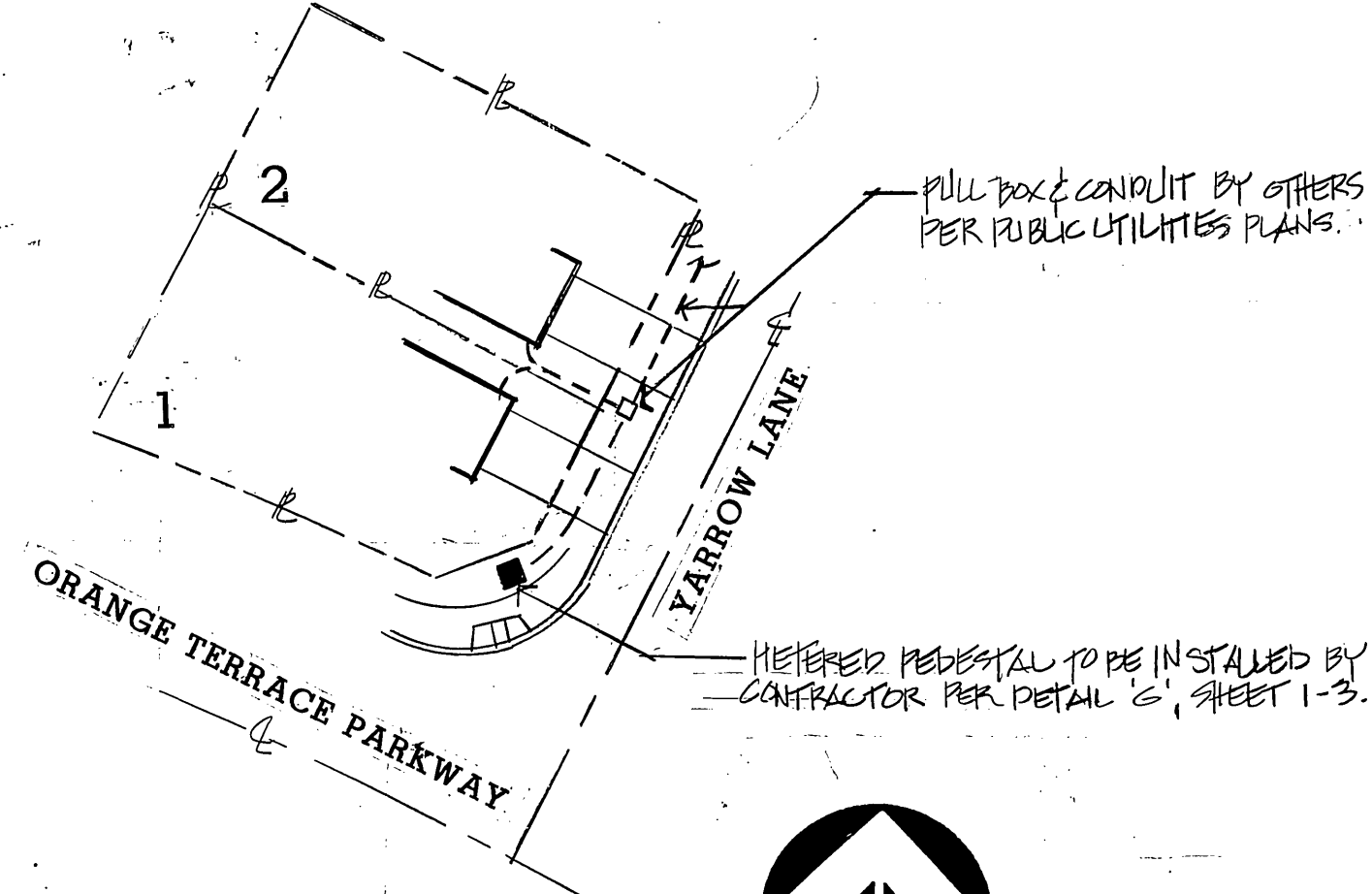
SLEEVES THIS SHEET ONLY
 NOTE: ALL LATERAL SLEEVES TO BE 2"
 ALL MAINLINE SLEEVES TO BE 2"
 ALL WIRE SLEEVES TO BE 1"

2" SLEEVES FOR VINE PIPES SHALL BE
 RUN PARALLEL TO SLEEVES. LATERALS SHALL
 BE WITH TEES OR CLARIFICS ONLY. NO
 ANGLED FITTINGS IN SLEEVES



NOTE:
 1. SCHEMATIC DRAWN FOR CLARITY
 ONLY. ALL DEVICES TO BE INSTALLED
 PER CITY STANDARDS & UNDER
 DIRECTION OF LANDSCAPE ARCHITECT
 & PARKS PROJECT INSPECTOR.

CONTROLLER 16C-8 LOCATE
 PER DIRECTION OF LANDSCAPE
 ARCHITECT OR PARKS PROJECTS
 INSPECTOR.



DIAGRAMMATICALLY DRAWN FOR CLARIFICATION
 ONLY. ALL VALVES, MAINLINE & LATERALS TO BE
 PLACED IN PLANTING AREAS WHERE POSSIBLE

P.O.C. - 1" WATER METER & BACKFLOW DEVICE
 TO BE INSTALLED BY W.M.W.D. PER W.M.W.D.
 STANDARDS. CONTRACTOR TO PAY ALL COSTS &
 FEES ASSOCIATED WITH METER AND BACKFLOW
 DEVICE.

ALL LANDSCAPE AND IRRIGATION WORK SHALL
 BE SUPERVISED BY THE LANDSCAPE ARCHITECT.
 UPON COMPLETION OF THE PROJECT, THE
 LANDSCAPE ARCHITECT WILL CERTIFY THAT
 THE WORK HAS BEEN COMPLETED IN ACCORDANCE
 WITH THE APPROVED PLANS. CONTACT THE PARK
 AND RECREATION DEPARTMENT BEFORE COMMENCING
 WORK.

AVAILABLE PSI 48
 PEAK DEMAND (GPM) 20
 HGL (LOW) 1800
 METER ELEVATION 1749'
 SERVE AREA HP 1770'
 SERVE AREA LOW POINT 1749'

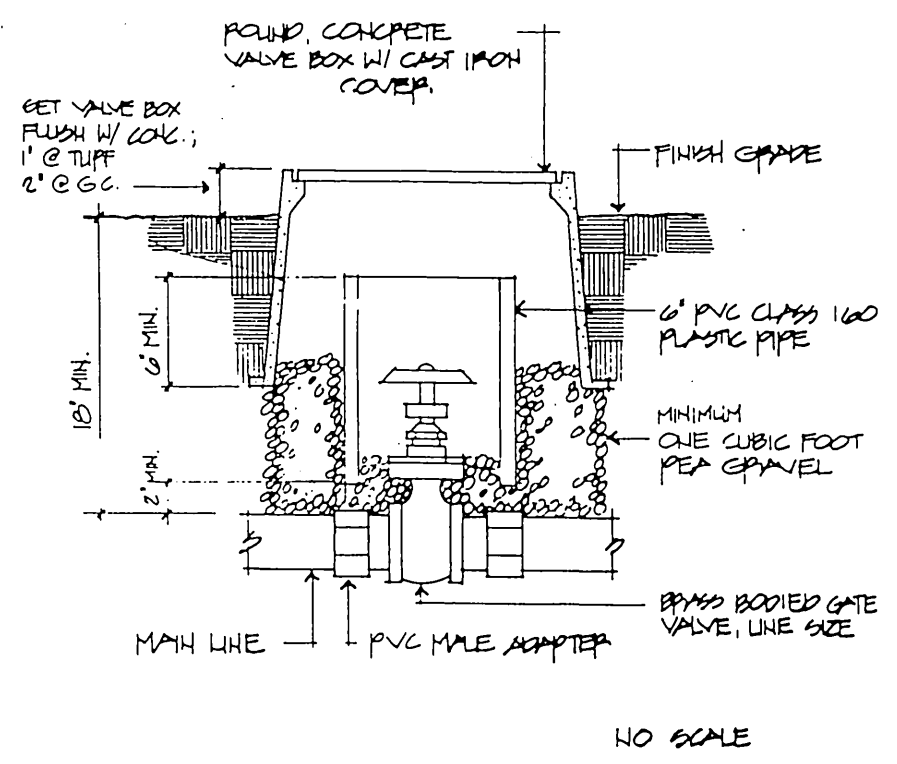
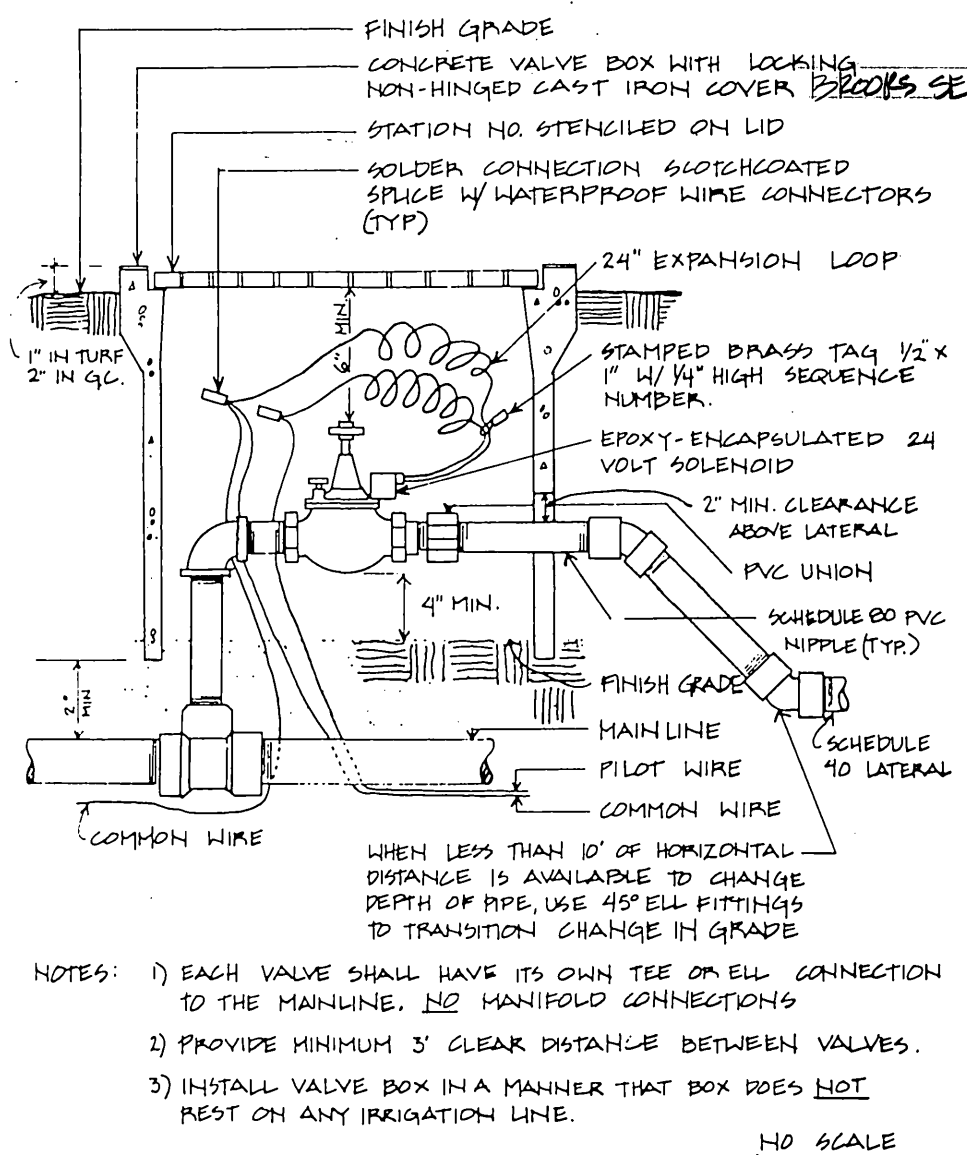
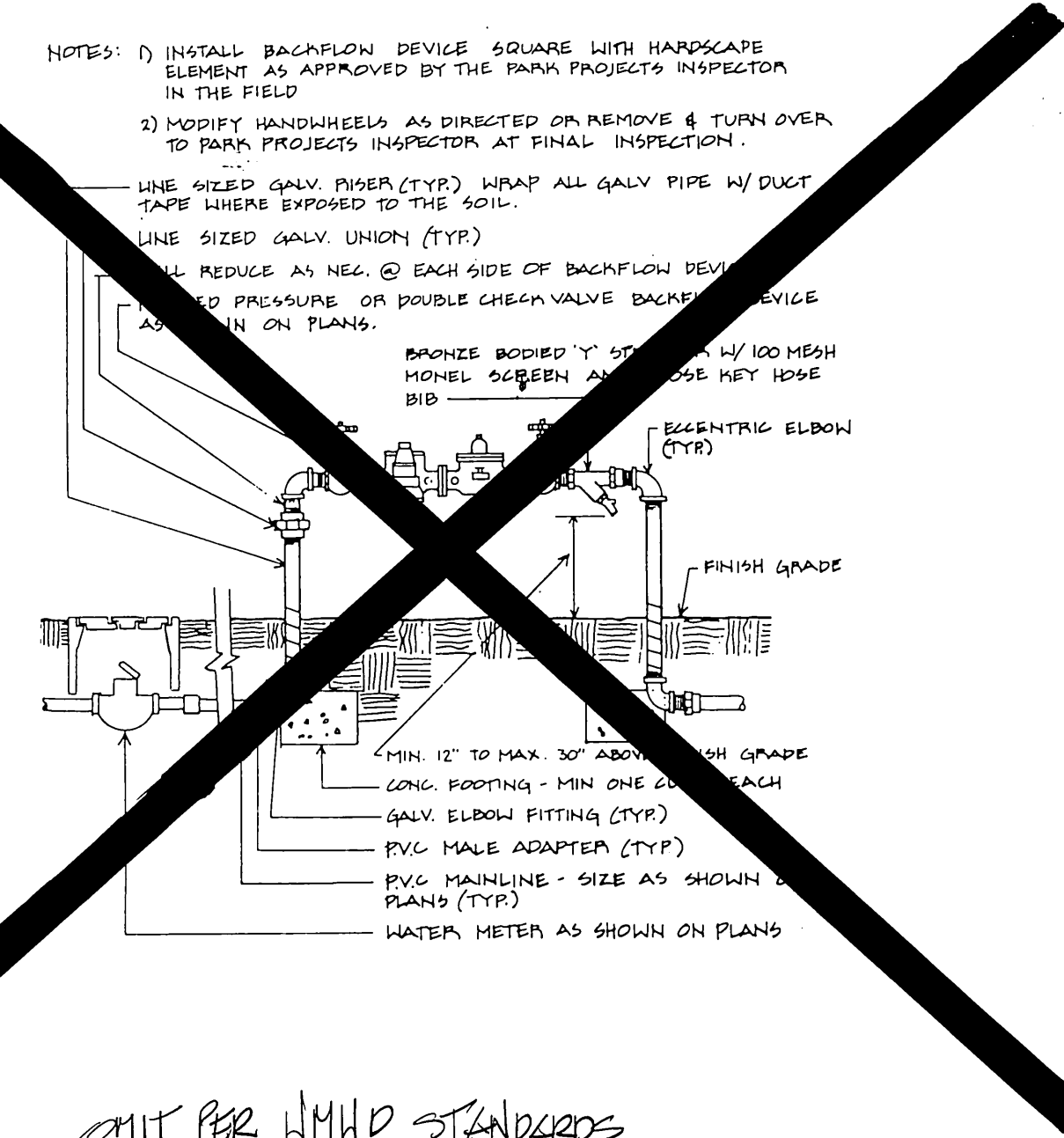
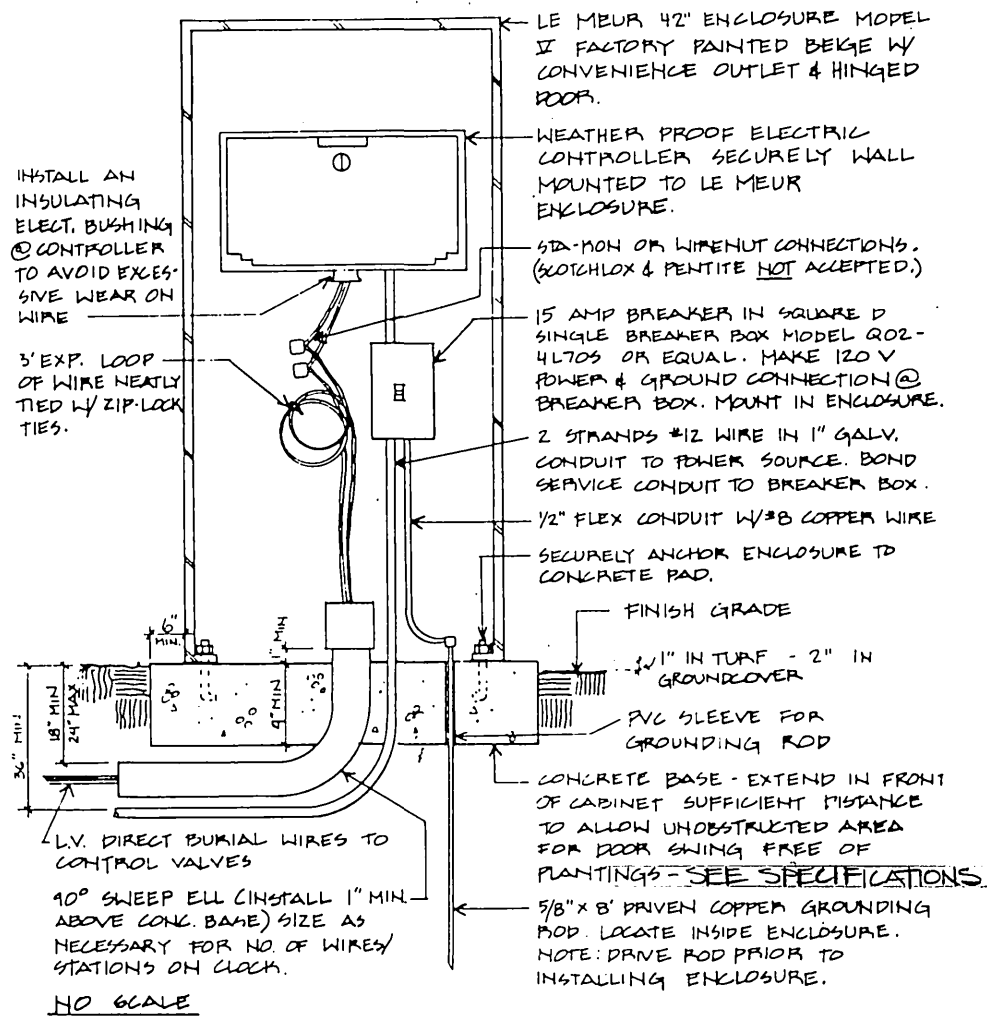
FOR REVERSE FRONTAGE WALL CONSTRUCTION
 AND PLACEMENT DETAILS, SEE APPROVED
 STREET IMPROVEMENT PLANS.

APPROVED BY	DATE	BY
PLANNING		
PARK AND RECREATION		
PUBLIC UTILITIES ELECTRIC	1/18/90	W



CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE
PRINCIPAL ENGINEER	3/1/90
PARK DEPARTMENT	2:15 PM
TRAFFIC DIVISION	
CHIEF P.W. ENGINEER	

IRRIGATION PLAN TRACT 22275 RIVERSIDE, CA ORANGE TERRACE PARKWAY S.I.C. CORPORATION		ACCOUNT NO. R-3009 L I-2 SHEET 3 OF 10
HORIZ. SCALE: 1" = 20' VERT. SCALE: 1" =		881287



A CONTROLLER

FINISH GRADE PLANTER AREA

FINISH SURFACE OF CURB, WALK, HEADER, ETC.

2" PIECE BRASS BODIED QUICK COUPLER VALVE W/ LOCKING VINYL CAP

REBAR STAKE - 2" MIN. BELOW FINISH GRADE

SCH. 80 PVC RISER

90° SCH. 40 PVC ELL TX

90° PVC STREET ELL

SCH. 80 PVC NIPPLE - 6" MIN. LENGTH

90° PVC STREET ELL

MAIN LINE

PLAN VIEW

TEE

90° PVC STREET ELL

QUICK COUPLER VALVE

REBAR STAKE - 2" MIN. BELOW FINISH GRADE

SCH. 80 PVC NIPPLE - 6" MIN. LENGTH

CURB, WALK, HEADER, ETC.

MIN. 1" DIA. BLUE DOT PAINTED ON CURB

NO SCALE

B BACKFLOW DEVICE

ELEVATION

FINISH GRADE PLANTER AREA

CURB, HEADER, WALK, ETC.

12" HIGH POP HEAD UNLESS OTHERWISE NOTED

SCH. 40 PVC ELL

SCH. 40 PVC STREET ELL (TYP)

SCH. 80 PVC NIPPLE MIN. 6" LENGTH

PVC LATERAL LINE

PLAN VIEW

SCH. 40 PVC TEE

PVC LATERAL LINE

SCH. 40 90° PVC STREET ELL

SPRINKLER HEAD

SCH. 80 PVC NIPPLE, MIN. 6" LENGTH

CURB, HEADER, WALK, ETC.

NO SCALE

C AUTOMATIC CONTROL VALVE

1 Electric Service Box (Pull Box), by others per Public Utilities plans.

2 Insulating bushing by others per Public Utilities specs.

3 2" DB conduit by others per Public Utilities plans.

4 Service cables provided by Utilities Dept. Public Utilities Dept. will make service connections in Metered Pedestal and Pull Box, contractor shall not make connection.

5 1" HDG conduit to be installed by contractor.

6 Customer load section.

7 Contractor to make connection in customer load section and provide 3-110 cu. THW wires to pump. Provide 2" of wire beyond end of conduit and I.D. neutral.

8 Contractor to make connection in customer load section and provide 2-112 cu. THW wires to controller. Provide 2" of wire beyond end of conduit and I.D. neutral.

9 Metered Pedestal to be installed by contractor per S.U.S.E.R.C. drawing 1308 Fig. 2U.

D GATE VALVE

REVERSE FRONTAGE

GENERAL NOTES FOR PLAN CHECK

- All related work shall conform to the City of Riverside Park and Recreation Department Standards.
- Contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 782-5223 to schedule inspection. Inspections shall be required:
 - Prior to the installation of irrigation lines or components.
 - Prior to installation of hardscape.
 - When plant locations have been spotted in the field prior to digging plant pits.
 - While digging plant pits and planting/relocating trees.
 - After planting and all other indicated or specified work has been completed for start of maintenance.
 - At end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
- The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.

NOTE:

- ALL WIRES UNDER CONCRETE SHALL BE SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- ALL PIPING UNDER CONCRETE SHALL BE SEPARATELY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.

E QUICK COUPLER

Sym.	Model/Description	PSI	Radius	Pattern/GPM	Detail	Remarks
				Q H V3 VAN SST EST		
☐ ☐ ☐	RAIN BIRD 1812-10 SERIES W/SAM	30	10'	.39 .79 .52	F	
◻	RAIN BIRD 1812-15 SST, 15 SST W/SAM	30	4' x 30' x 15'	1.21 .61	F	
◻	RAIN BIRD 1812-15 SST W/SAM	30	4' x 30'	1.21	F	
◻	RAIN BIRD 1812-15 SST W/SAM	30	1-3'	1.5	F	
◻	RAIN BIRD FREEIES BRASS REMOTE CONTROL VALVES (SIZE PER PLAN)				C	
◻	REDUCED PRESSURE BACKFLOW PREVENTOR BY IRIHD				H	CONTRACTOR TO BUY ASSOCIATED PEE'S
◻	NIBCO T-113 LINE SIZE GATE VALVE WITH BRONZE TURNING HANDLE (LINE SIZE)				D	
◻	RAIN BIRD 44 LRC QUICK COUPLING VALVE WITH LOCKING RUBBER CAP				E	
◻	RAIN BIRD 44 CONTROLLER WALL MOUNTED WITHIN A LE MEUR ENCLOSURE WITH OPTIONS 'A' AND 'B' LOCATION AND INSTALLATION OF 120V. JUNCTION BOX PER APPROVAL OF CITY PUBLIC UTILITIES DEPT.				A & G	
◻	WATER METER BY W.M.W.D. CONTRACTOR TO BUY ALL ASSOCIATED PEE'S					
— — —	CLASS 200 PVC LATERAL LINES - 12" MIN COVER (PLAN SIZE)					
— — —	PVC MAIN LINE - 18" MIN COVER (PLAN SIZE) PER SPECS.					
— — —	SCH 40 PVC SLEEVES, EXTEND ENDS 12" BEYOND HARDSCAPE, 24" MIN. COVER (PLAN SIZE)					
◻	PUMP - MODEL #408P84P4-3.0-DEFGH - INSTALL PER MANUFACTURER'S RECOMMENDATIONS & INSTALL ON 4" THICK CONC. SLAB ENCLOSE IN 24" x 36" x 42" PUMP SHELTER BY LE MEUR, PHONE # (714) 812-5100					AVAILABLE FROM S. CAL. PUMP SALES, PHONE # 714/831-3906

F SPRAY HEAD

G UTILITY SERVICE

APPROVED BY _____ DATE _____ BY _____

PLANNING _____

PARK AND RECREATION _____

PUBLIC UTILITIES/ELECTRIC _____

1/19/90

H BACKFLOW DEVICE

PRESSURE TEST/COVERAGE NOTE

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND CO-ORDINATE ALL OBSERVATIONS. CONTRACTOR SHALL REQUEST OBSERVATIONS BY THE LANDSCAPE ARCHITECT 48 HOURS (MIN.) PRIOR TO AN OBSERVATION.
- THE MAINLINE AND POC SHALL BE PRESSURE TESTED (PRIOR TO BACKFILL) AT NOT LESS THAN 150 PSI, FOR NOT LESS THAN TWO (2) HOURS AND PROVEN WATER TIGHT. THE TEST SHALL BE MADE IN THE PRESENCE OF THE LANDSCAPE ARCHITECT, SIGNED AND DATED.
- FINAL COVERAGE OBSERVATION - UPON COMPLETION OF THE IRRIGATION SYSTEMS, CONTRACTOR SHALL PERFORM A COVERAGE TEST WITH THE LANDSCAPE ARCHITECT ON ALL SYSTEMS TO VERIFY 100% DOUBLE COVERAGE. THE CONTRACTOR SHALL PERFORM ALL WORK AND FURNISH ALL MATERIALS NECESSARY TO CORRECT ANY INADEQUACIES AND ADJUST ARC OF SPRAY TO PREVENT OVERSPRAY.

LANDSCAPE ARCHITECT _____ DATE _____

LANDSCAPE ARCHITECT _____ DATE _____

IRRIGATION DETAILS

SPRAY HEAD W/RISER

EDGE OF PAVING OR FACE OF WALL

SHRUB HEAD

PVC 1/2" SCH. 80 END OF RISER TO PROVIDE PROPER COVERAGE

FINISH GRADE

12" MIN

12" MIN

1/2" PVC STREET ELL SWIVEL

LATERAL LINE PVC TEE OR ELL

APPROVED BY _____ DATE _____ BY _____

PLANNING _____

PARK AND RECREATION _____

PUBLIC UTILITIES/ELECTRIC _____

1/19/90

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY STANDARD DRAWING LANDSCAPE WATER SERVICE, 1/2", 2" ATOM C180 PVC

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY _____ DATE _____ BY _____

PRINCIPAL ENGINEER _____ DATE 3/1/90

PARK DEPARTMENT _____ DATE 2-19-90

TRAFFIC DIVISION _____

CHIEF P.W. ENGINEER _____

APPROVED BY _____ DATE _____ BY _____

PUBLIC WORKS DIRECTOR _____ DATE 3/2/90

TRACT 22275 PHASE II ACCOUNT NO. R-3009 L RIVERSIDE, CA I-3 S.I.C. CORPORATION SHEET 4 OF 10

HORIZ. SCALE: 1" = _____ VERT. SCALE: 1" = _____

INDEXED 3-16-90

PLANTING LEGEND

TREES

- T-1 LAGERSTROEMIA INDICA / CRAPE MYRTLE 'PURPLE' 15 GAL.
- T-2 MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA MAJESTIC BEAUTY 15 GAL.
- T-3 CUPANIOPSIS ANACARDIODES / CARROT WOOD 15 GAL.

SHRUBS

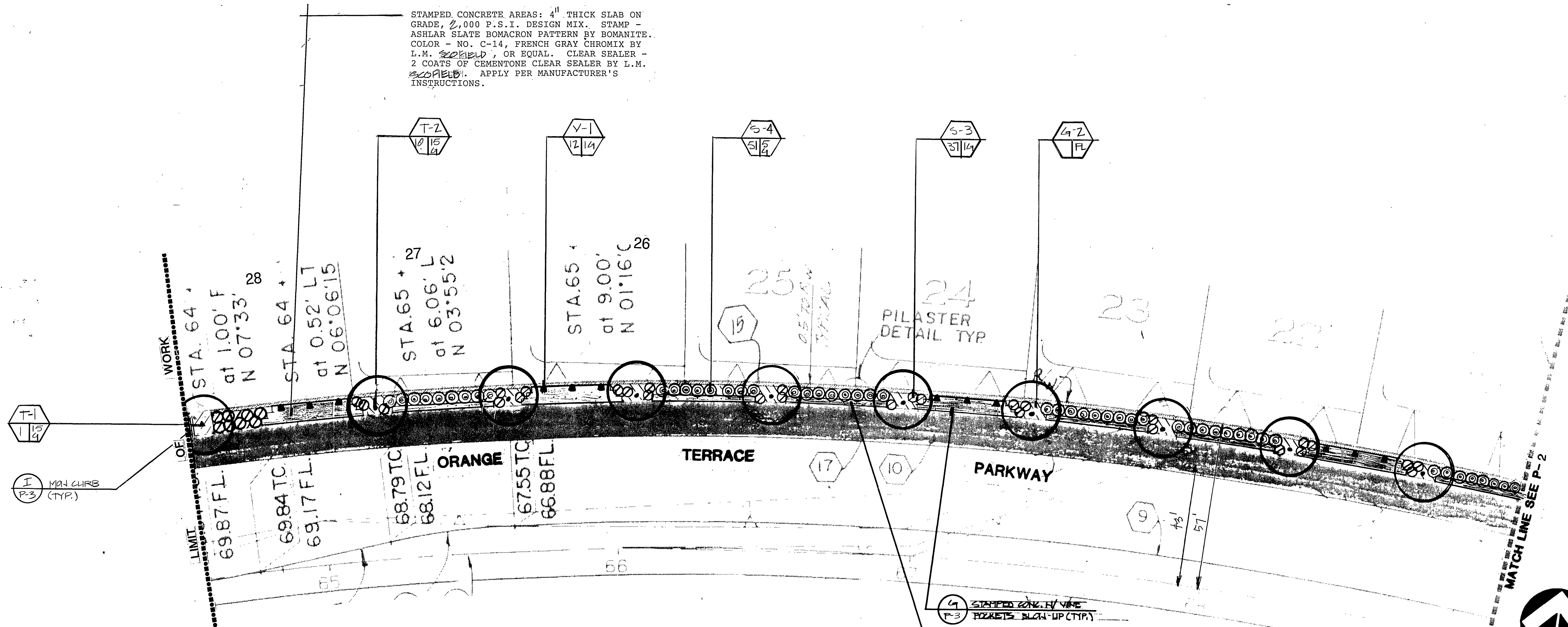
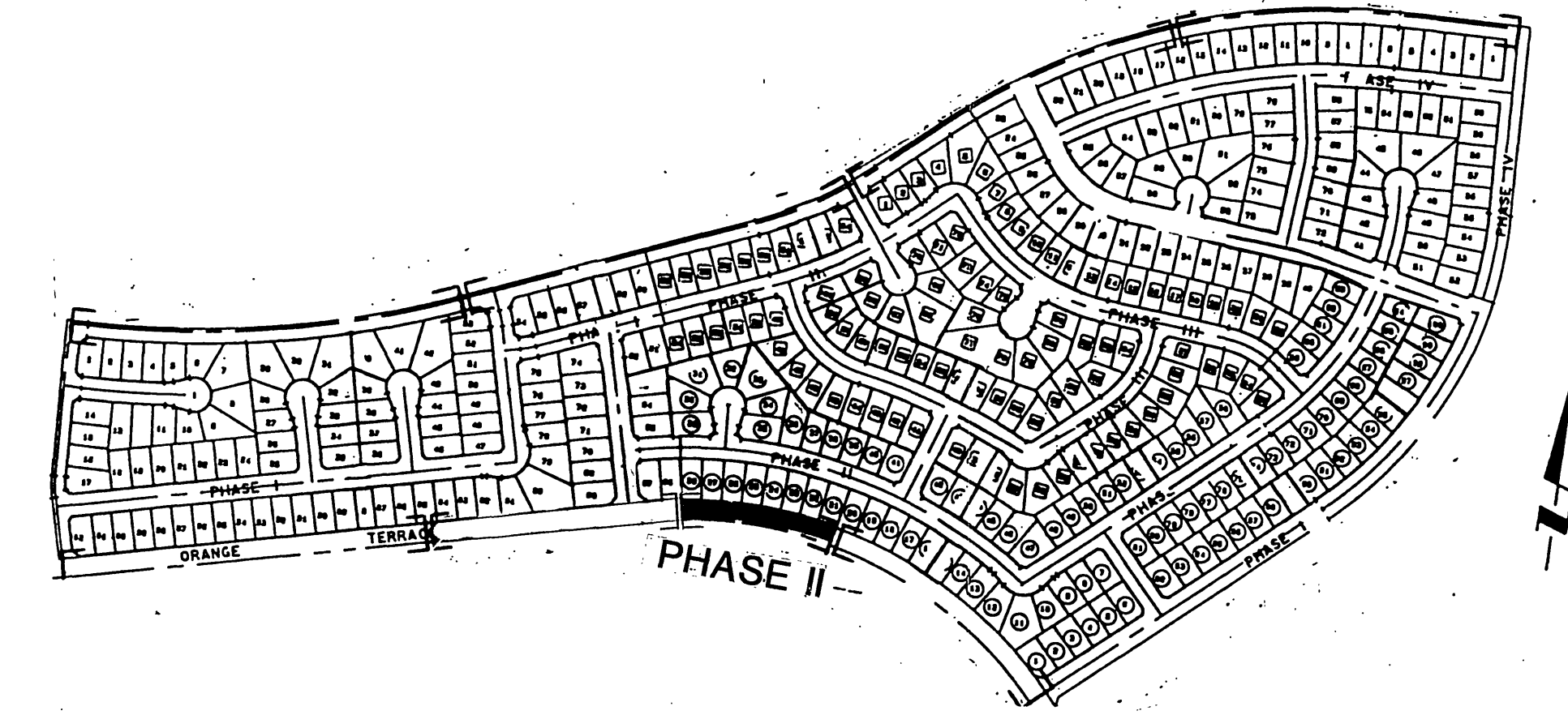
- S-1 ABELIA GRANDIFLORA 'EDWARD GOUCHER' / ABELIA 5 GAL.
- S-2 RAPHIOLEPIS INDICA 'CLARA' / INDIA HAWTHORNE 5 GAL.
- S-3 RAPHIOLEPIS INDICA 'PINK LADY' / INDIA HAWTHORNE 1 GAL.
- S-4 XYLOSMA CONGESTUM 'COMPACTA' / XYLOSMA 5 GAL.
- S-5 ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY 5 GAL.

VINES

- V-1 MACFADYENA LINGUIS-CATI / CAT'S CLAW VINE 1 GAL.

GROUND COVER

- G-2 ~~TEUCHOSMUM~~ JASMINOIDES / STAR JASMINE ROOTED CUTTING



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FOR REVERSE FRONTAGE WALL CONSTRUCTION AND PLACEMENT DETAILS, SEE APPROVED STREET IMPROVEMENT PLANS.

APPROVED BY	DATE	BY
PLANNING		
PARK AND RECREATION		
PUBLIC UTILITIES ELECTRIC		



CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	
APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER	DATE 3/18/01 PIZ
APPROVED BY PUBLIC WORKS DIRECTOR	DATE 3/2/01
DESIGNED BY DRAWN BY CHECKED BY	REVISIONS APPR. DATE

PLANTING PLAN

PHASE II

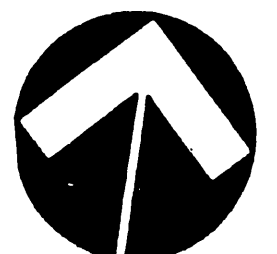
ACCOUNT NO. R-3009 L
P-1

TRACT 22275
RIVERSIDE, CA
ORANGE TERRACE PARKWAY
S.I.C. CORPORATION

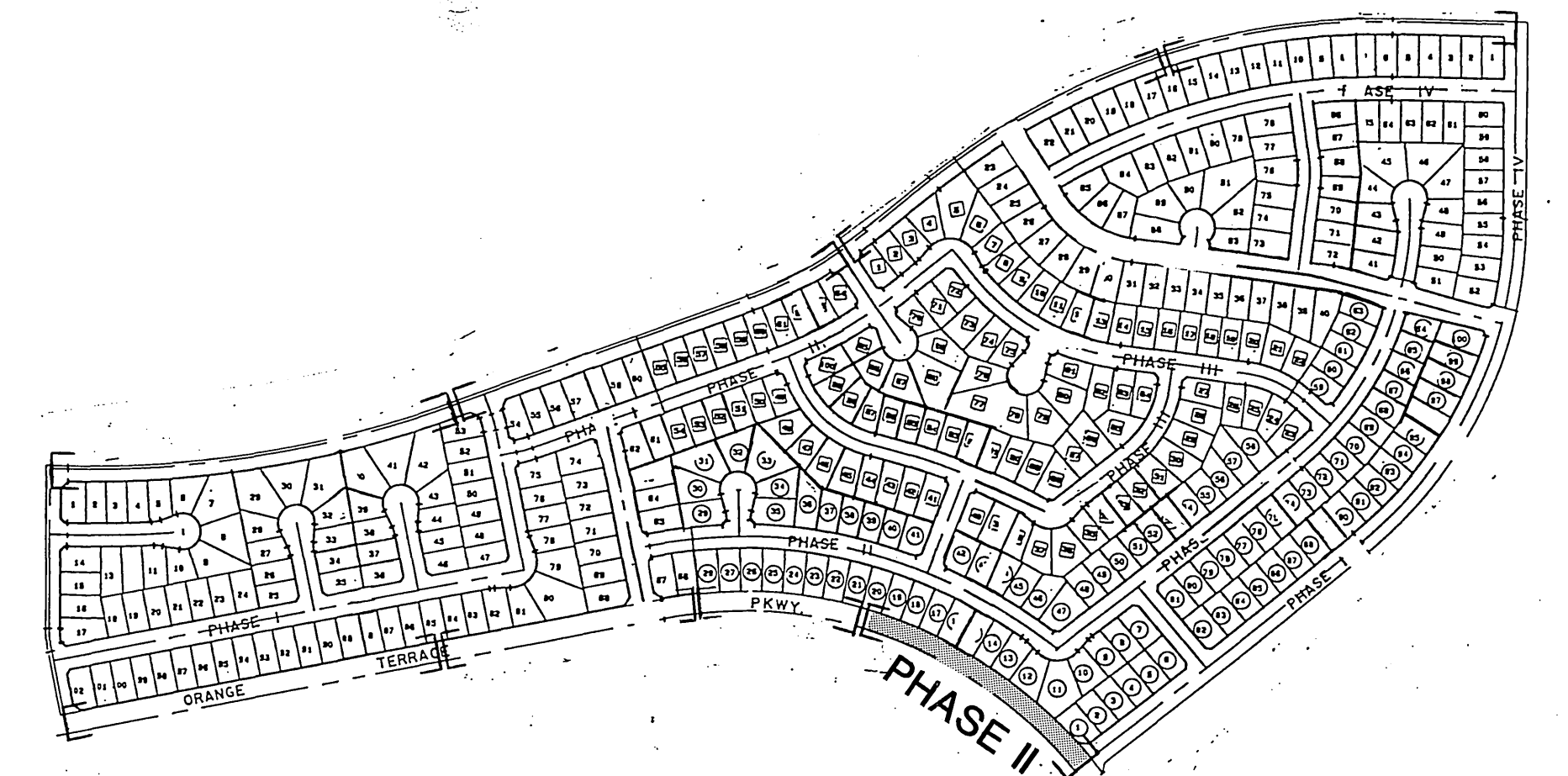
SHEET 6 OF 10

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

INDEXED 3-16-90 LFT



PC 2646



- ① STAMPED CONC.
- P-3 BUSH-UP (CIP)
- ① STAMPED CONC. 1/2" VINE
- P-3 BUSH-UP (CIP)

STAMPED CONCRETE AREAS: 4" THICK SLAB ON GRADE, 2,000 P.S.I. DESIGN MIX. STAMP - ASHLAR SLATE BOMACRON PATTERN BY BOMANITE. COLOR - NO. C-14, FRENCH GRAY CHROMIX BY L.M. FIELD OR EQUAL. CLEAR SEALER - 2 COATS OF CEMENTONE CLEAR SEALER BY L.M. FIELD. APPLY PER MANUFACTURER'S INSTRUCTIONS.

PLANTING LEGEND

TREES

T-1	LAGERSTROEMIA INDICA / CRAPE MYRTLE 'PURPLE'	15 GAL.
T-2	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA MAJESTIC BEAUTY	15 GAL.
T-3	CUPANIOPSIS ANACARDIODES / CARROT WOOD	15 GAL.

SHRUBS

S-1	ABELIA GRANDIFLORA 'EDWARD GOUCHER' / ABELIA	5 GAL.
S-2	RAPHIOLEPIS INDICA 'CLARA' / INDIA HAWTHORNE	5 GAL.
S-3	RAPHIOLEPIS INDICA 'PINK LADY' / INDIA HAWTHORNE	1 GAL.
S-4	XYLOSMA CONGESTUM 'COMPACTA' / XYLOSMA	5 GAL.
S-5	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	5 GAL.

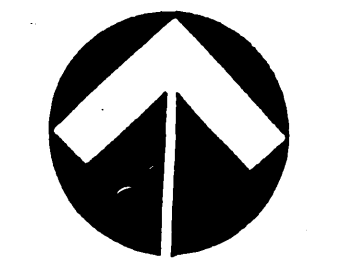
VINES

V-1	MACFADYENA UNGUIS-CATI / CAT'S CLAW VINE	1 GAL.
-----	--	--------

GROUND COVER

G-2	HELIOPSIS / JASMINOIDES / STAR JASMINE	ROOTED CUTTING
-----	--	----------------

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FOR REVERSE FRONTAGE WALL CONSTRUCTION AND PLACEMENT DETAILS, SEE APPROVED STREET IMPROVEMENT PLANS.

PLANTING PLAN

APPROVED BY	DATE	BY
PLANNING		
PARK AND RECREATION		
PUBLIC UTILITIES ELECTRIC		

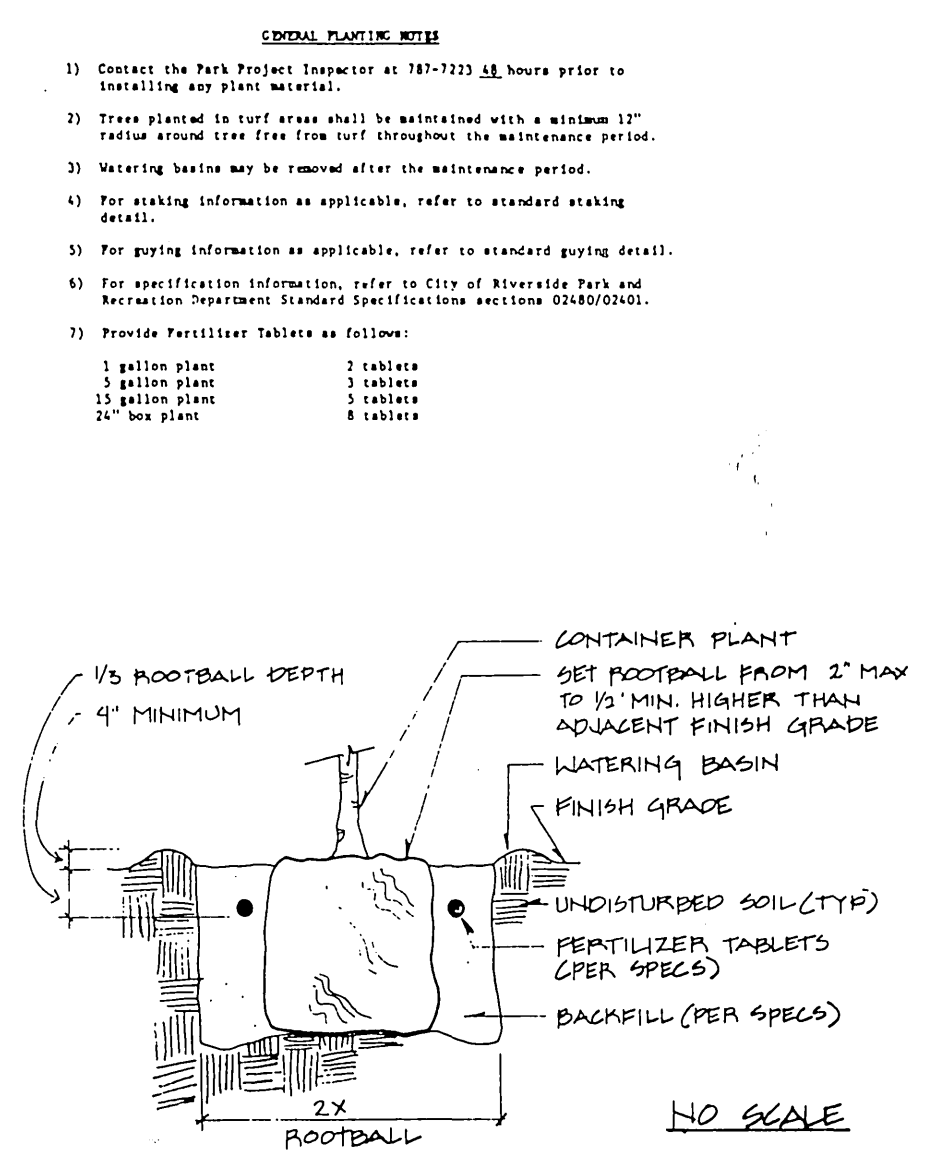
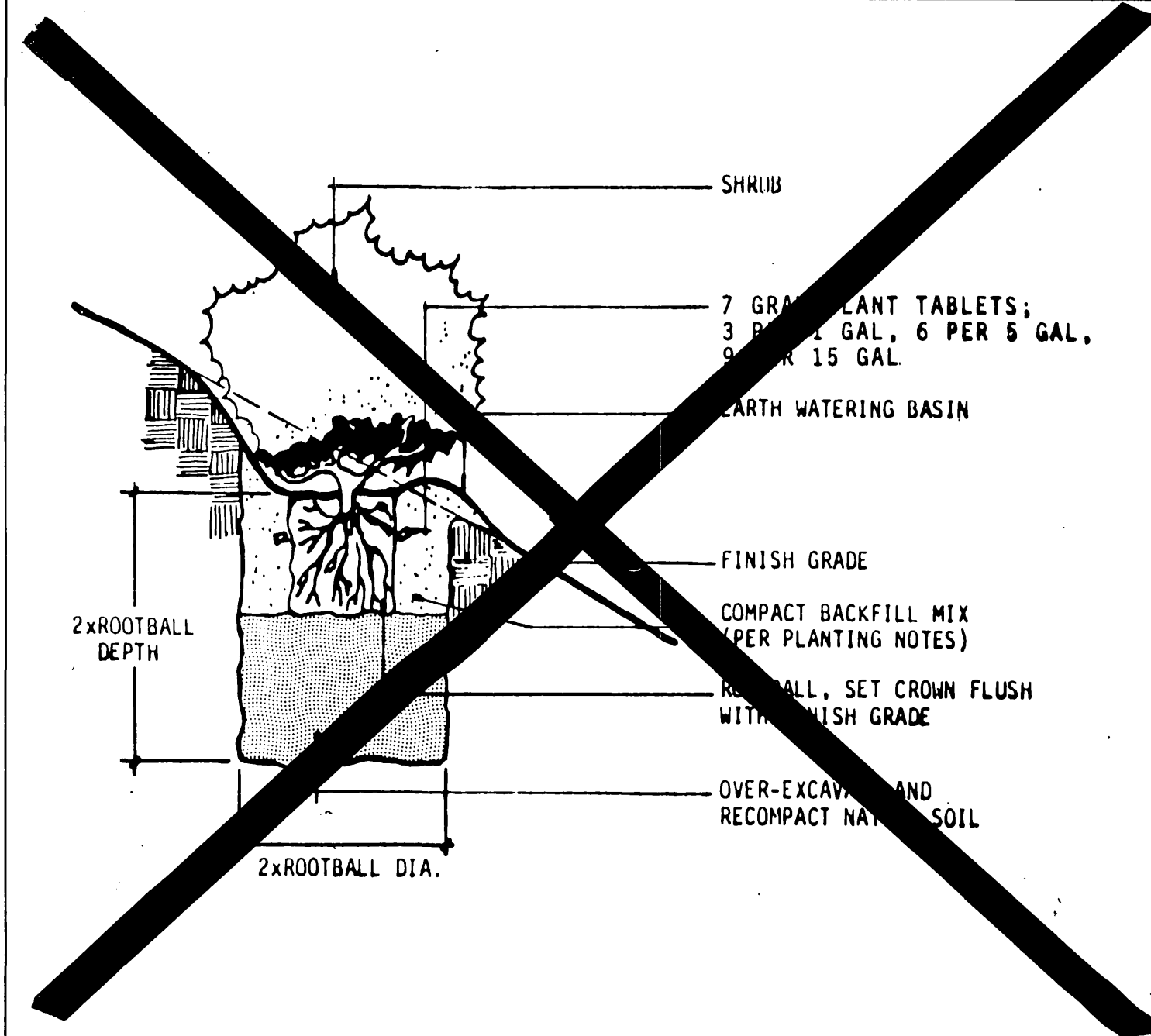
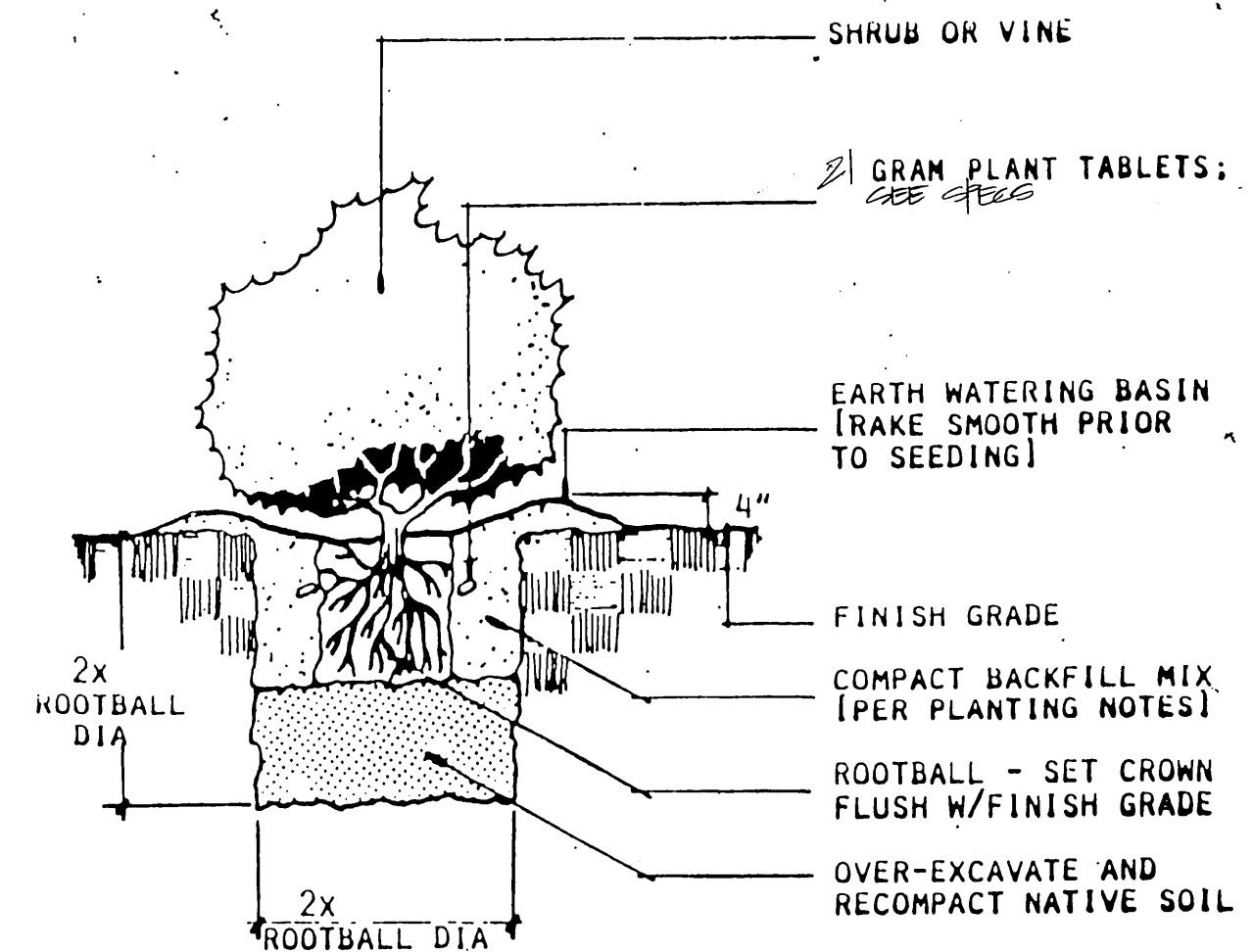
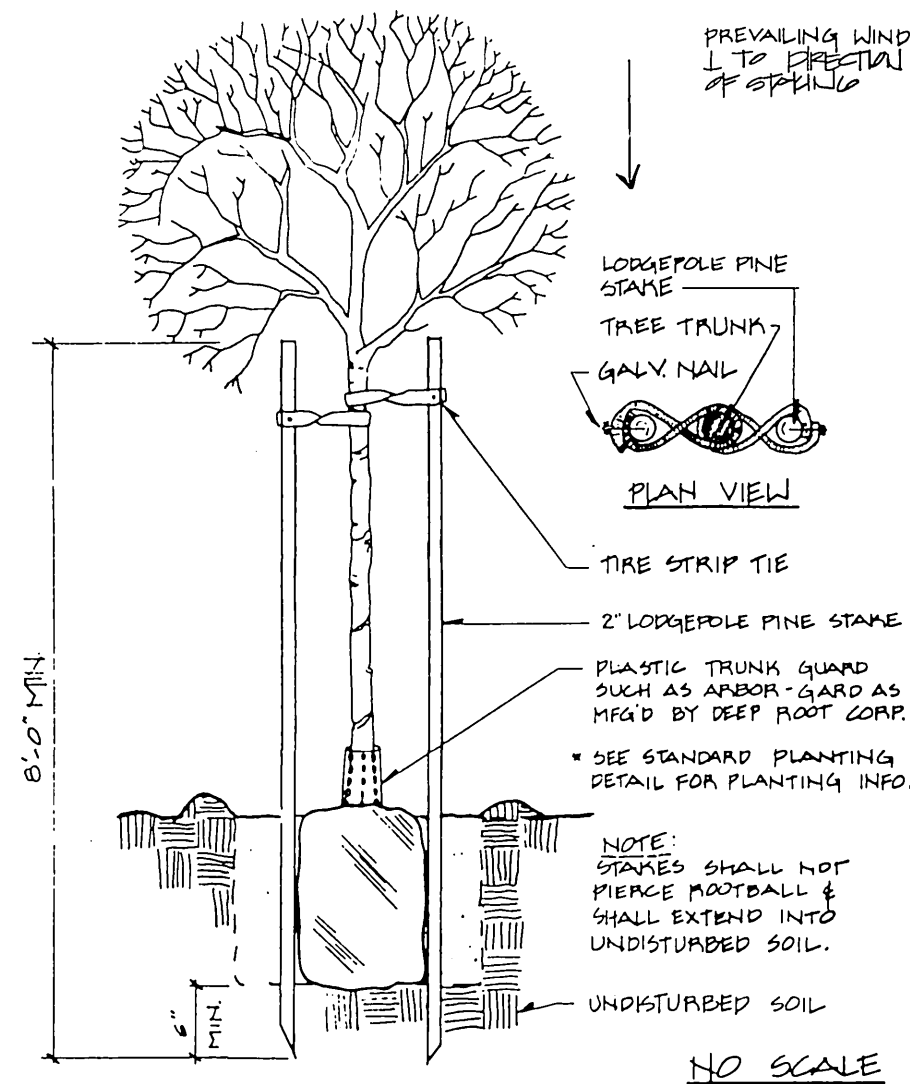


DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE		PUBLIC WORKS DEPARTMENT	
APPROVED BY	DATE	BY	
PRINCIPAL ENGINEER	3/1/90	via	
PARK DEPARTMENT	2/13/90		
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER			

TRACT 22275 PHASE II		ACCOUNT NO.
RIVERSIDE, CA		R-3009 L
ORANGE TERRACE PARKWAY		P-2
S.I.C. CORPORATION		SHEET 7 OF 10

HORIZ. SCALE: 1" = 20'	VERT. SCALE: 1" =
881287	

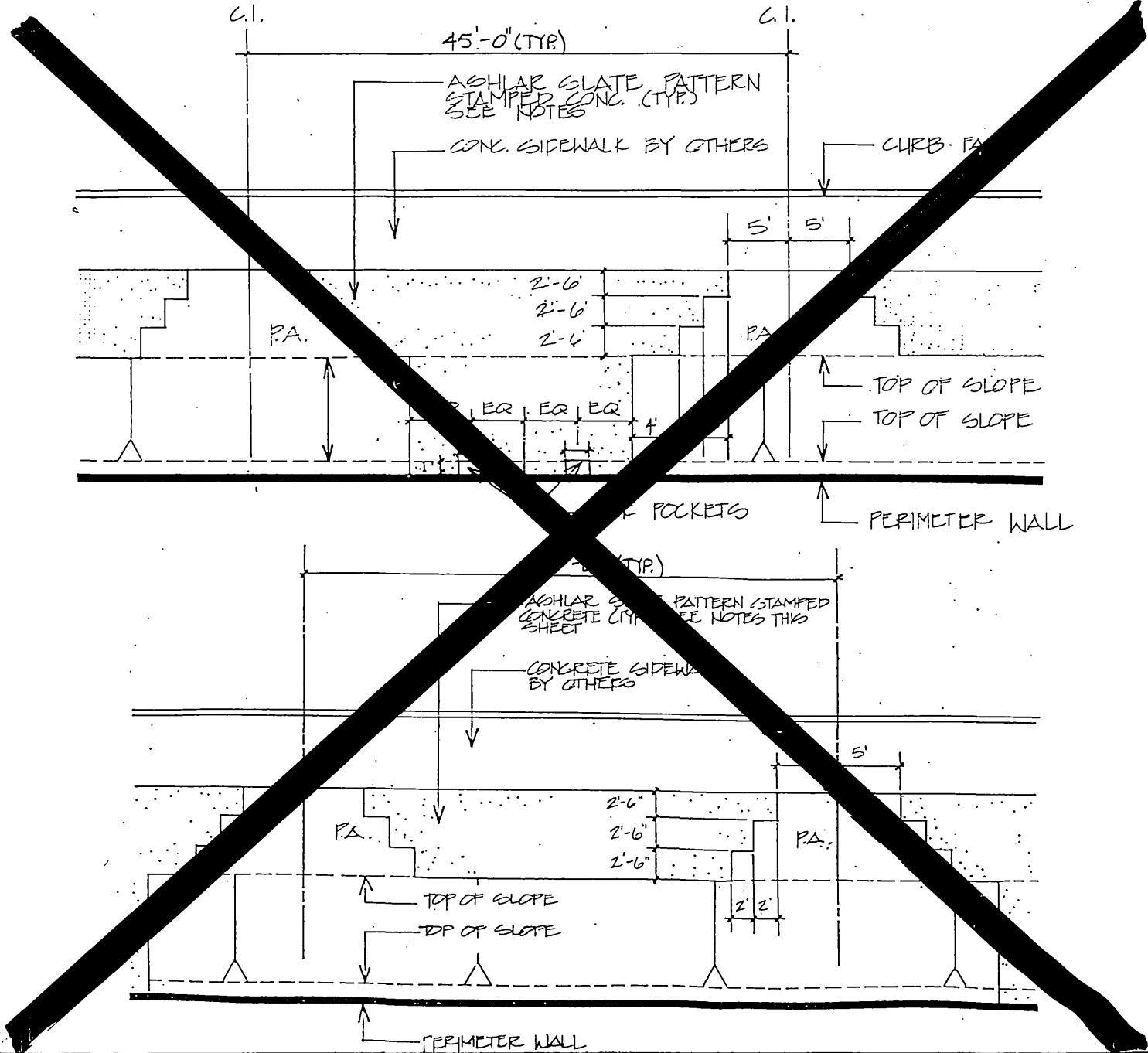
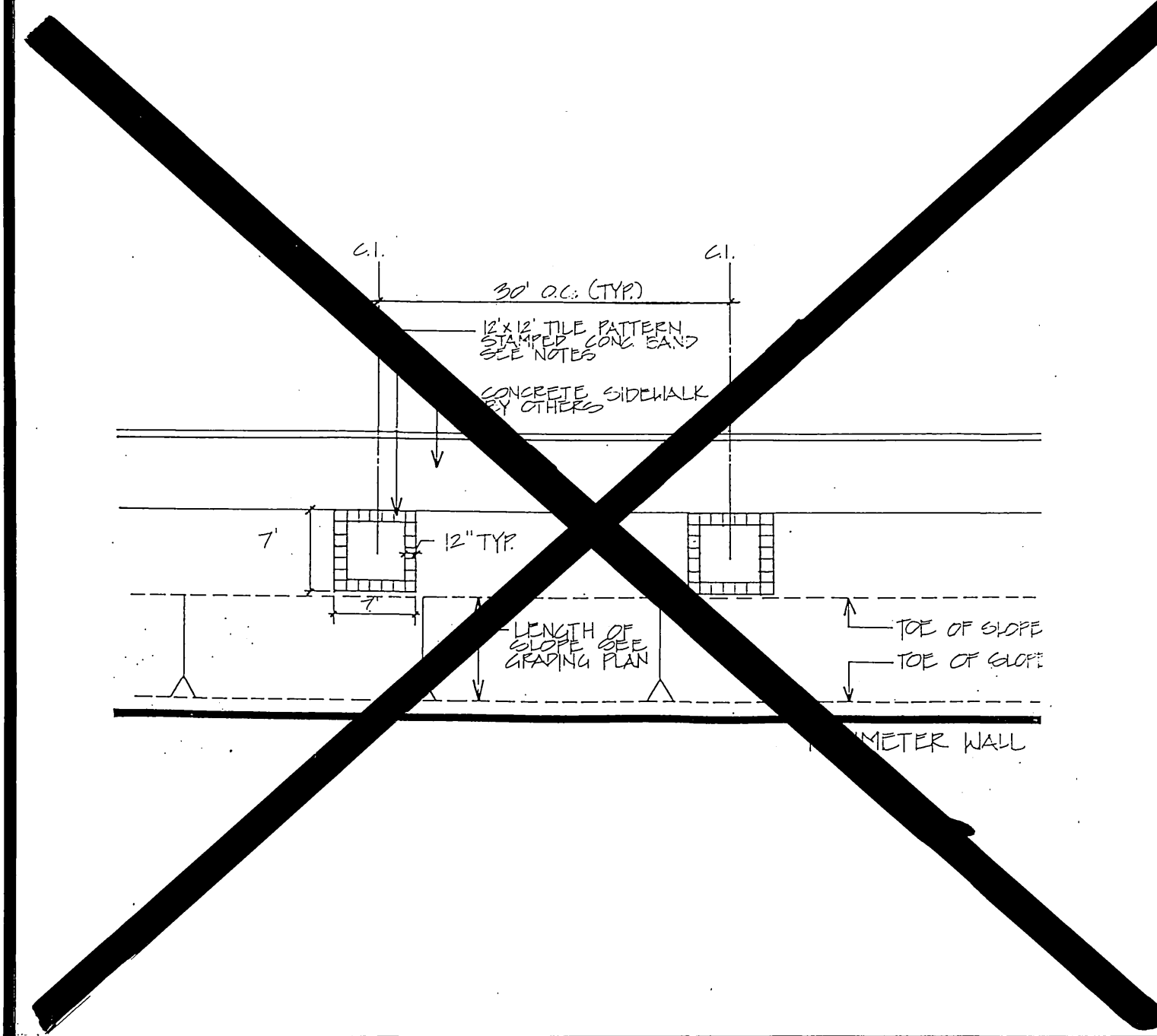


A TREE PLANTING

B SHRUB PLANTING

C SHRUB PLANTING ON SLOPE

D PLANTING DETAIL



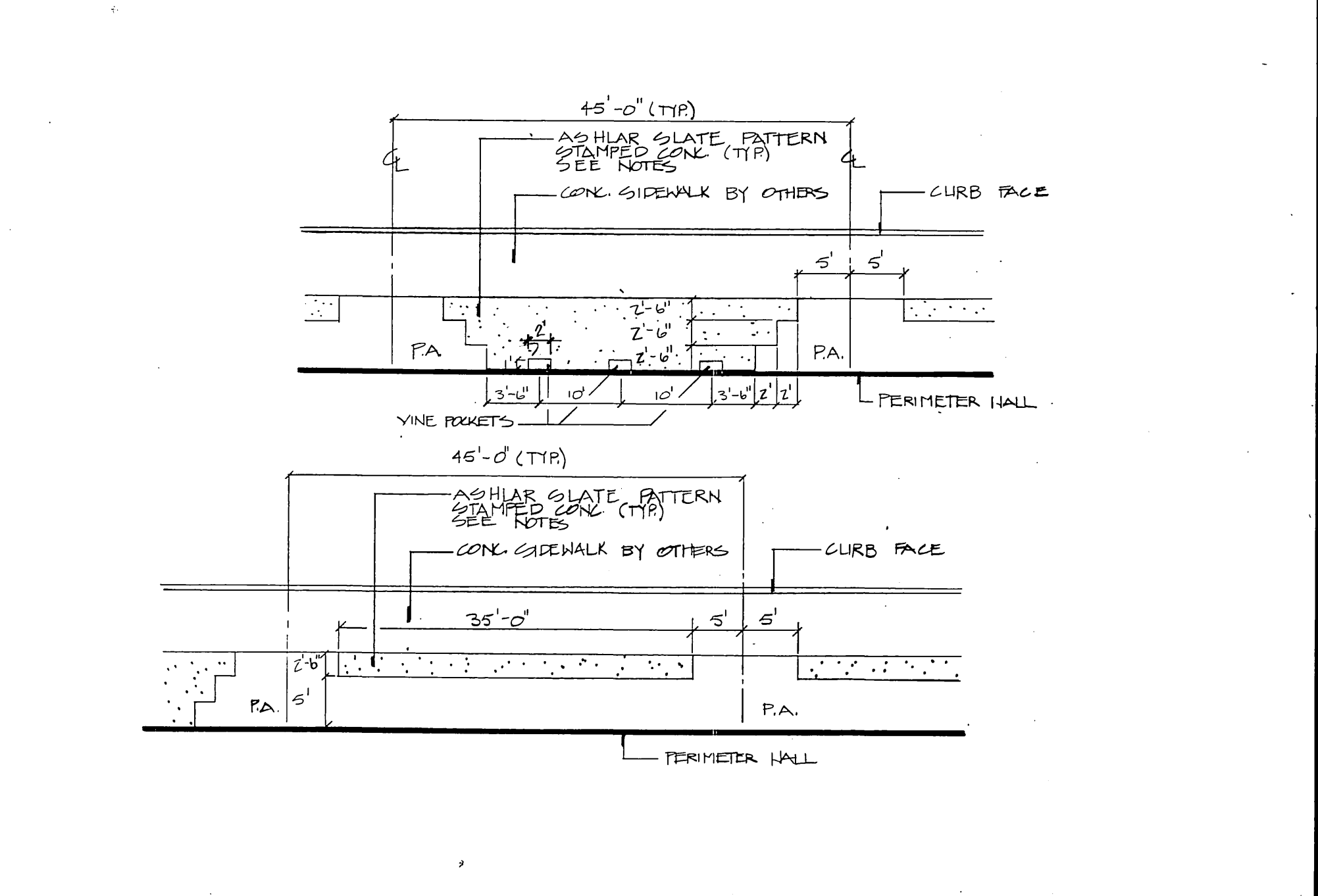
REVERSE FRONTAGE

GENERAL NOTES FOR PLAN CHECK

- All related work shall conform to the City of Riverside Park and Recreation Department Standards.
- Contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 782-5223 to schedule inspection. Inspections shall be required:
 - Prior to the installation of irrigation lines or components.
 - Prior to installation of hardscape.
 - When plant locations have been spotted in the field prior to digging plant pits.
 - While digging plant pits and planting/relocating trees.
 - After planting and all other indicated or specified work has been completed for start of maintenance.
 - At end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
- The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.

NOTE:

- ALL WIRES UNDER CONCRETE SHALL BE SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- ALL PIPING UNDER CONCRETE SHALL BE SEPARATELY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.



E PLANTER DETAIL

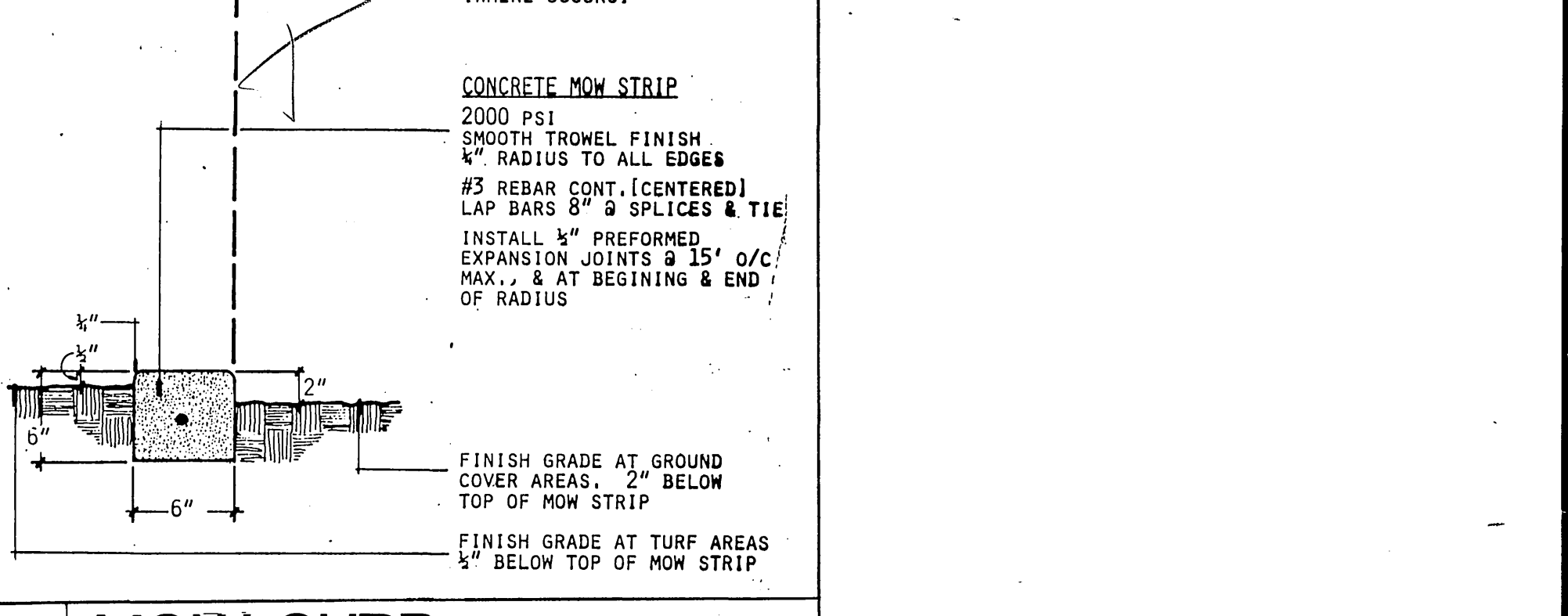
F STAMPED CONC. DETAILS/ORANGE TERRACE

G STAMPED CONC. DETAILS/ORANGE TERRACE

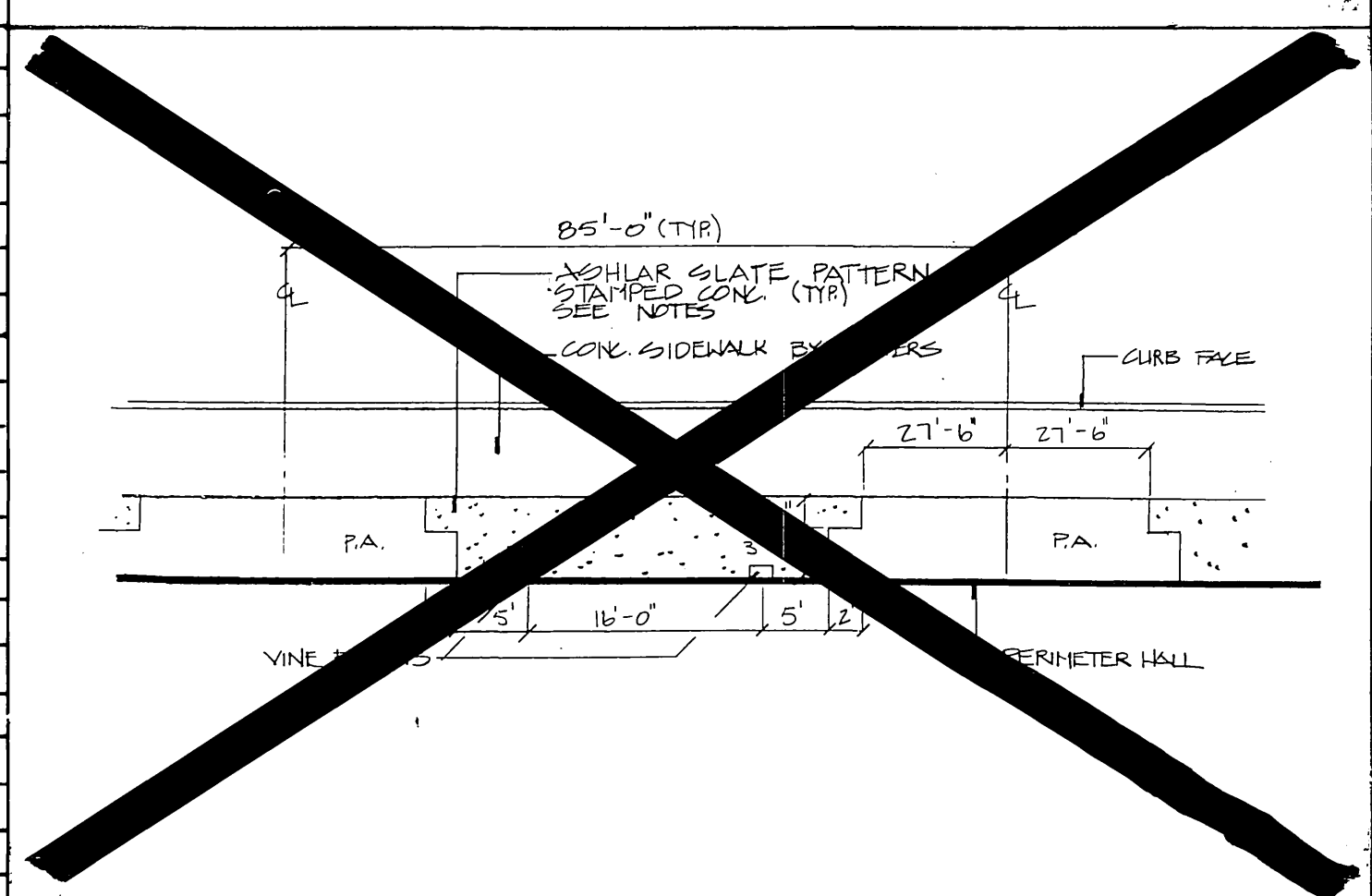
Botanical Name / Common Name	Size	Detail	Remarks
TREES			
T-1 LAGERSTROEMIA INDICA / GRAPE MYRTLE / PURPLE	15 GAL.	A	MIN. HEIGHT 7'-8" MIN. WIDTH 2'-3"
T-2 MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA / MAJESTIC BEAUTY		A	7'-8" 2'-3"
SHRUBS			
S-2 RAPHIOLEPIS INDICA CLARA / INDIA HANTHORNE	5 GAL.	B	
S-3 RAPHIOLEPIS INDICA 'PINK LADY' / INDIA HANTHORNE	1 GAL.	B	
S-4 XYLOSMA CONGESTUM COMPACTA / XYLOSMA	5 GAL.	B, C	
VINES			
V-1 MACFADYENA LINGUIS-CATI / CAT'S CLAW VINE	1 GAL.		
GROUNDCOVERS			
G-2 TRACHELOSPERUM JASMINOIDES / STAR JASMINE	ROOTED CUTTING		PLANTED 12" O.C. TRIANGULAR SPACING

Botanical Name / Common Name	Size	Detail	Remarks
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GROUNDCOVERS			
G-2 TRACHELOSPERUM JASMINOIDES / STAR JASMINE	ROOTED CUTTING		PLANTED 12" O.C. TRIANGULAR SPACING

G STAMPED CONC. DETAILS/ORANGE TERRACE



I MOW CURB



H STAMPED CONC. DETAIL/SIEGAL

APPROVED BY	DATE	BY
PLANNING		
PARK AND RECREATION		
PUBLIC UTILITIES ELECTRIC		

PLANTING LEGEND

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *Barry Bed* DATE: 3/2/90

PRINCIPAL ENGINEER: 3/1/90

PARK DEPARTMENT: 2/13/90

TRAFFIC DIVISION: [Signature]

CHIEF P.W. ENGINEER

DESIGNED BY: DRAWN BY: CHECKED BY:

PLANTING DETAILS

TRACT 22275 PHASE II RIVERSIDE, CA

S.I.C. CORPORATION

ACCOUNT NO. R-3009 L

P-3

SHEET 8 OF 10

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

881287

INDEXED 3-16-90 LfH

SECTION 02480-1 - STREET TREE PLANTING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

The provisions of the "Standard Specifications for Public Works Construction," Current Edition, 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: planting trees; guying and staking trees; maintenance; guarantee; and replacement. The plant quantities are approximate; the actual quantity of trees to be planted will be determined on-site by the Inspector to conform with site constraints while providing a minimum of one tree per lot and an average spacing of 45' O.C. whichever results in the greater number of trees.

1.03 GUARANTEE:

- A. 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. Guarantee period shall run concurrently with maintenance period.
- B. During the guarantee period, any material found to be dead, missing, or in poor condition, whether or not due to the fault of the contractor, 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 material.
- C. Replacement shall be made in accordance with City standards.
- D. Material and labor involved in replacing plant material shall be provided by the contractor at no additional cost to the City.

1.04 INSPECTIONS:

- A. Inspections will be required. The Contractor shall contact the Park Department Representative at least 48 hours (2 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:
- B. When plants are spotted for planting, but before planting holes are excavated.
- C. When planting and all other indicated or specified work has been completed.
- D. At start of plant establishment and maintenance period.
- E. Final inspection (end of maintenance) prior to release of project. This release will be confirmed in writing by the Park and Recreation Department.

PART 2 - MATERIALS

2.01 GENERAL:

All materials shall conform with Section 212 of the Standard Specifications except as modified herein.

2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS:

Add the following to Standard Specifications Section 212-1.2.3:

- A. Planting Tablets: Tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 grams, 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	
13.0% water insoluble nitrogen	
Available Phosphoric Acid (P ₂ O ₅)	10%
Derived from calcium phosphate	
Soluble Potash (K ₂ O)	5%
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)	3%
Derived from ferrous sulfate	

- B. Commercial fertilizer shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 14 - 16% nitrogen, 7% phosphoric acid, and 5% potash.

C. Organic Soil Amendment:

Type 1 organic soil amendment, nitrogen stabilized, shall be used.

D. Soil Conditioners:

Add to Standard Specifications, new Section 212-1.2.6: Inorganic conditioners shall be agricultural grade gypsum, soil sulfur and Iron sulfate.

2.03 PLANTS:

- A. Add the following to Standard Specifications Section 212-1.4.1:

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 may 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 may be checked by the Parks Department Representative at his option. The selection of plants to be checked will be made by the Park Representative. All plants rendered unsuitable for planting shall be considered as samples, and replacements shall be provided at no additional cost. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.

- B. Amend the Standard Specifications Section 212-1.4.2 and 212-1.4.3. All trees 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.

- C. Bare root stock shall conform to the American Nurseryman's Association standards. Minimum caliper shall be 2"0 and minimum height shall be 12 feet.

- ~~D. All palm trees shall be of a minimum overall height of 8 to 12 feet as measured from the crown of the rootball to the tip of the fronds, and shall be of a minimum diameter of 2 inches.~~

- D. All container grown plants shall be of a minimum 15 gallon container size, with minimum caliper and height in accordance with the American Association of Nurseryman standards for container plants.

2.04 BACKFILL MATERIAL:

Add the following to the Standard Specifications Section 212:

- A. Top soil shall be free of noxious weed seed and shall be of a loam characteristic, fertile and friable.
- B. Wood shavings shall be leached nitrogen fortified and shall be free of foreign matter.
- C. Soil used for backfill of planting pits for container plants shall be enriched using the following blend per cubic yard:
 60% site soil 3 lbs. gypsum
 40% wood shavings 2 lbs. iron sulphate
 2 lbs. commercial fertilizer
- D. Bare root stock backfill shall consist of 10% wood shavings and 90% site soil with fertilizer and soil conditioners as specified for container plants.

2.05 STAKES AND TIES:

Add the following to Standard Specifications Section 212-1.5.3:

- (1) Tree stakes shall be straight-grained lodgepole pine or approved equal. Stakes shall be free from knots, checks, splits, or disfigurements.
- (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.

PART 3 - EXECUTION

3.01 GENERAL:

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

3.02 PLANTING:

- A. Amend the Standard Specifications Section 308-4.5 to coordinate with Section 2.04 herein for specified backfill mix.
- B. Add the following to the Standard Specification Section 308-4.5:
 (1) Soil surrounding planting pit shall be in a friable condition and no more than a depth of 8".
 (2) Backfill using specified soil mix to within 8" of finish grade. At this depth place the plant fertilizer tablets periform 20-10-5, 21 grams each or equal. A minimum of 3 tablets for bare root stock, 8 tablets for 15 gallons, and 8 tablets for a 24" box. Complete backfilling to finish grade.
 (3) Trees shall be planted to such a depth that the crown roots bear the same relative position to finish grade as they did to the soils where they were grown. Backfill after planting shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball of earth surrounding the roots.

3.03 TREE STAKING:

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

3.04 WATERING:

Add the following to Standard Specifications Section 308-4.9.3:

- 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.

3.05 MAINTENANCE:

Amend the Standard Specifications Section 308-6 to read: All trees planted by the contractor under this contract shall be maintained by him for a period of not less than one calendar year from the date of written acceptance of start of maintenance. Start of maintenance date will be confirmed in writing by the Park and Recreation Department.

- A. Add the following to Standard Specifications Section 308-6: Start of maintenance criteria:

- (1) Maintenance period shall not start until all elements of the project are completed in accordance with the contract documents. Projects will NOT be segmented into phases.
- (2) Written acceptance of the City must be obtained prior to the beginning of the maintenance period.
- (3) If the project maintenance fails to continuously meet standards required for start of maintenance, the project will be placed on extended maintenance. The required one year maintenance period will not resume until Contractor has corrected all deficiencies.

B. End of Maintenance:

- (1) On completion of the maintenance period and meeting of the criteria required for the start of maintenance, the Contractor shall call for inspection of the project.

(2) Deficiencies noted during inspection shall extend the maintenance period until all are corrected.

(3) The contractor's responsibility for maintenance shall end only upon receipt of the City's written acceptance of the project.

- C. During the maintenance period provide all watering, weeding, fertilizing, cultivation, and spraying necessary to keep the plants in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All trees shall be pinched/pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old wilted flowers and dead foliage shall be immediately pinched or cut off. Do no major tree pruning without prior written approval of the City.
- D. After planting and during the maintenance period, in the event that trees exhibit iron chlorosis symptoms, apply FE 138 Dsfy or equivalent at manufacturer's recommended rates.

E. During the maintenance period, should the appearance of any plant indicate weakness, or should any plant be missing, that plant shall be replaced immediately with a new, healthy plant. At the end of the maintenance period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.

F. Damage to planting shall be repaired immediately and throughout the maintenance period.

- (1) Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled.
- (2) Exterminate gophers and moles, and repair damage as above.

G. Any plants that do not show a prompt establishment shall be replaced at 30-day intervals until plantings show evidence of establishment as accepted by the Park Department Representative.

3.06 DISEASE AND PEST CONTROL

Add the following to Standard Specifications Section 308-6: Throughout the maintenance period, all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the Contractor to recommend and apply all pesticides, herbicides, and fungicides.

3.07 CLEAN UP

Upon completion of the work, the Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters, walkways, and trails, and remove construction equipment from the premises.

END OF SECTION

BJ/O136/c
 05/28/07

APPROVED BY	DATE	BY
PLANNING		
PARK AND RECREATION		
PUBLIC UTILITIES ELECTRIC		



<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p>		<p>TRACT 22275 PHASE II RIVERSIDE, CA S.I.C. CORPORATION</p>	<p>ACCOUNT NO. R-3009 L P-5</p>
<p>APPROVED BY PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF P. W. ENGINEER</p>	<p>DATE 3/1/10 2-13-10 BY Bay Red</p>	<p>APPROVED BY PUBLIC WORKS DIRECTOR</p>	<p>SHEET 10 OF 10 881287</p>
<p>MARK REVISIONS APPR. DATE</p>		<p>DESIGNED BY: DRAWN BY: CHECKED BY:</p>	<p>HORIZ. SCALE: 1" = VERT. SCALE: 1" =</p>