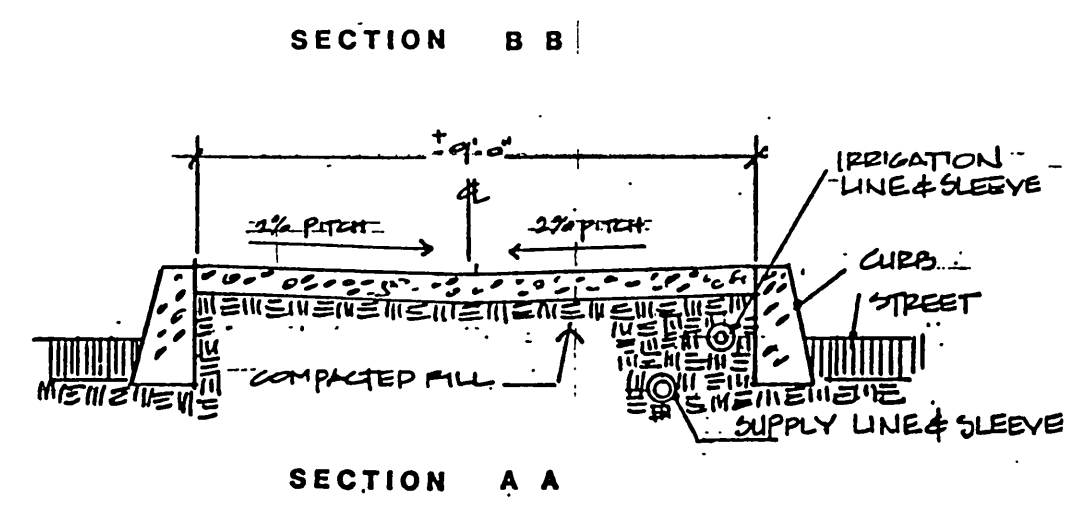
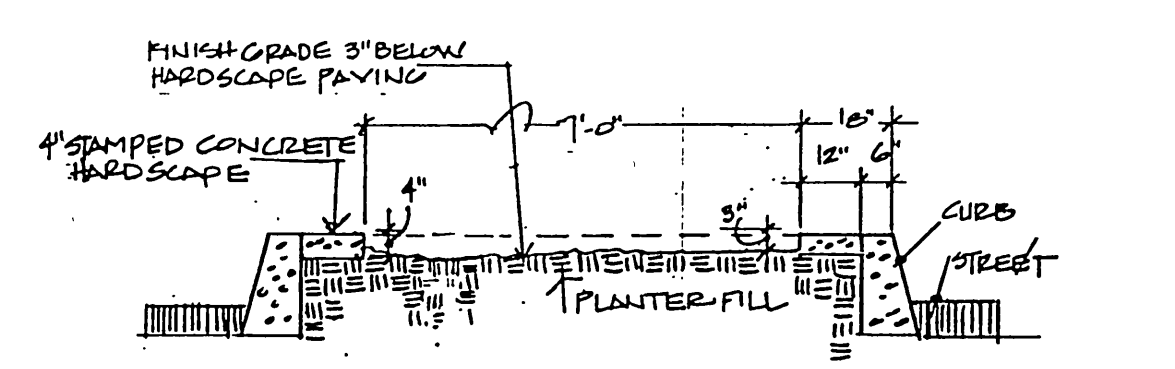


**48 HOURS BEFORE YOU DIG**  
CALL  
Underground Service Alert  
**1-800-422-4133**

STAMPED CONCRETE HARDSCAPE SHALL BE RUNNING BOND BRICK PATTERN. COLOR SHALL BE BRICK RED. PATTERN AND COLOR SHALL MATCH EXISTING CONCRETE WORK AT SOUTHERLY PORTION OF PARKWAY  
PC 2090

**GENERAL NOTES FOR PROJECT INSPECTIONS**  
Contact the Parks Projects Inspector at (714) 782-5223 two working days in advance of the following inspection:-  
\* Before commencing work.  
\* When trenching is complete.  
\* For pressure test when main line has been installed - 150 psi for not less than 2 hours.  
\* Coverage test.  
\* When plant pits are dug - before plants are installed.  
\* Final inspection at start of maintenance.  
\* Final acceptance after 1 year Maintenance.  
All irrigation and planting must conform to City of Riverside Standard Park & Recreation Specifications.



**MISSION GROVE PARKWAY NORTH**

STAMPED CONC. HARDSCAPE (TYPICAL) SEE DETAIL

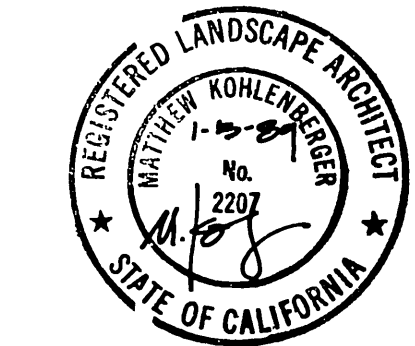
**Construction Plan**

Conceptual Landscape Design  
16672 Dolores Huntington Beach, Calif. 92649

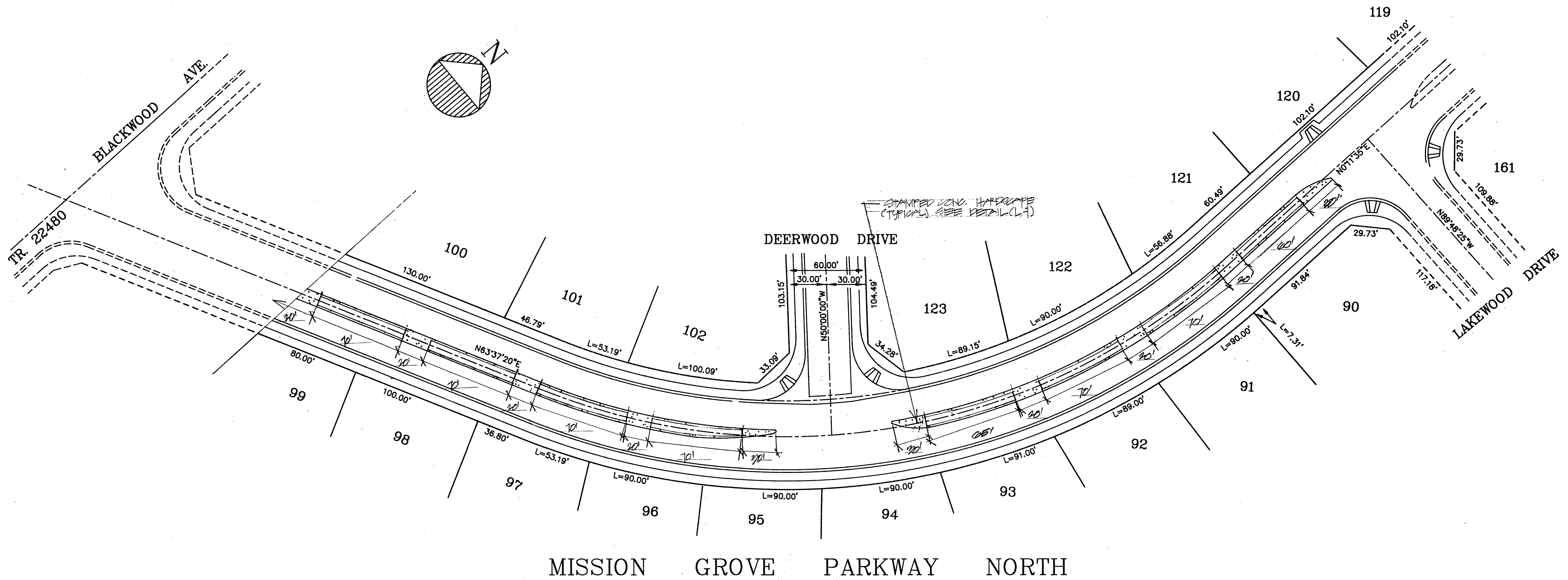
**BENCH MARK:**  
CITY OF RIVERSIDE B.M. FB-B P.K. NAIL AND TAG IN CONC. RETAINING WALL SE'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.  
ELEVATION = 116.07. 635

CITY OF RIVERSIDE PUBLIC WORK DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	7-30-98		PUBLIC WORKS DIRECTOR
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	6-13-98		DATE: 6/14/98

TRACT 21631  
HORIZ. SCALE 1" = AS SHOWN VERT. SCALE 1" = AS SHOWN



ACCOUNT NO.  
R - 3024 L  
SHEET 1 OF 9



Conceptual Landscape Design  
16672 Dolores Huntington Beach, Calif. 92649

**BENCH MARK:**  
CITY OF RIVERSIDE B.M. F8-B P.K. NAIL  
AND TAG IN CONC. RETAINING WALL SE'LY OF  
INTERSECTION OF ALESSANDKO BLVD. AND  
TRAUTWEIN RD.  
  
ELEVATION = 1607.635

MARK	REVISION	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE PUBLIC WORK DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	1-30-1985	[Signature]	PUBLIC WORKS DIRECTOR
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	3/31/89	[Signature]	DATE: 6/14/85

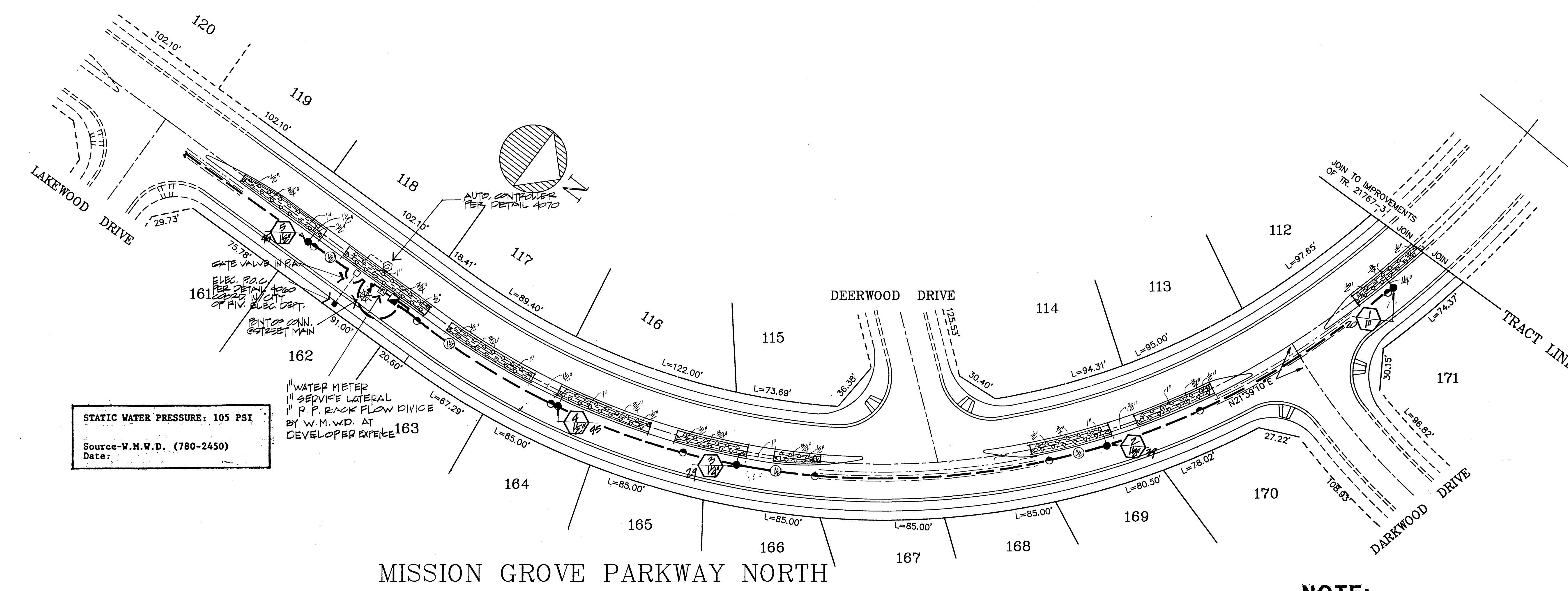
**Construction Plan**

TRACT 21631  
ACCOUNT NO.  
R-3024 L  
SHEET 2 OF 9



HORIZ. SCALE 1" = AS SHOWN VERT. SCALE 1" = AS SHOWN  
INDEXED 8-11-89 41

PC 2720



STATIC WATER PRESSURE: 105 PSI  
 Source-W.M.W.D. (780-2450)  
 Date:

WATER METER  
 SERVICE LATERAL  
 R.P. RACK FLOW DEVICE  
 BY W.M.W.D. AT  
 DEVELOPER EXPENSE 163

NOTE: DEVELOPER TO PAY ALL FEES FOR UTILITIES & METERS.

**SPRINKLER LEGEND**

SYMBOL	PART NO.	MANF'R.	DESCRIPTION	PSI	RAD.	GPM
▽	1812 SAM PRS	RAINBIRD	QUARTER ARC 12" POP-UP SHRUB SPRAY	30	7'	.65
▽	1812 SAM PRS	RAINBIRD	HALF ARC 12" POP-UP SHRUB SPRAY	30	7'	1.30

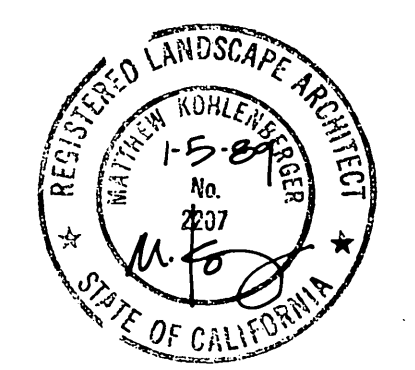
CONTRACTOR NOTE: USE B8Q FLT & B8H FLT-0 TRAJECTORY BRASS NOZZELS WITH 1812 SERIES POP-UP BODY - ADJUST ALL HEADS TO 7 FOOT RADIUS. NO OVERTHROW ONTO HARDSCAPE AREAS WILL BE ALLOWED.

- FC 1260 C RAINBIRD AUTOMATIC SPRINKLER CONTROLLER IN "LE MEUR" ENCLOSURE.
- 150' EPA CP RAIN BD PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVE.
- 33D R.C. 3/4" RAINBIRD QUICK COUPLER VALVE W/ VINYL LOCKING COVER.
- RFA 200 RAINBIRD 2" REDUCED PRESSURE BACKFLOW PREVENTER WITH GATE VALVES.
- 2001b Class NIBCO BRASS BODY RISING STEM GATE VALVE LINE SIZE IN CONC. VALVE BOX.
- CLASS 200 PVC IRRIGATION LINE (SLEEVE ALL LINES INSTALLED UNDER CONCRETE)
- 80H 40 PVC SUPPLY LINE
- 80H 40 PVC WIRE OLEIVE - 2"
- 80H 40 PVC MANNING OLEIVE 24 DIA. OF PIPE
- 1 INCH HDG CONDUIT
- PULL BOX

**NOTE:**

IRRIGATION PLAN IS DIAGRAMMATIC DRAWING, WITH SUPPLY LINES SHOWN OVER PAVING. SUPPLY LINES & IRRIGATION LINES SHALL BE INSTALLED PARALLEL AND ADJACENT TO PAVING WALLS, & CURBS, IN PLANTER AREAS. LINES SHOWN ACROSS PAVING SHALL BE SLEEVED.  
 COVERAGE TEST: UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND PRIOR TO ANY PLANTING THE CONTRACTOR SHALL ADJUST SPRINKLER HEADS TO EVENLY & PROPERLY DISTRIBUTE THE RATE OF PRECIPITATION OF WATER AND SHALL DETERMINE IF COVERAGE OF PLANTING AREAS IS COMPLETE AND ADEQUATE.  
 THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE DISCLOSED BY THE COVERAGE TEST. C/RS

**GENERAL NOTES FOR PROJECT INSPECTIONS**  
 Contact the Parks Projects Inspector at (714) 782-5223 two working days in advance of the following inspections:  
 \* Before commencing work.  
 \* When trenching is complete.  
 \* For pressure test when main line has been installed - 150 psi for not less than 2 hours.  
 \* Coverage test.  
 \* When plant pits are dug - before plants are installed.  
 \* Final inspection at start of maintenance.  
 \* Final acceptance after 1 year maintenance.  
 All irrigation and planting must conform to City of Riverside Standard Park & Recreation Specifications.



**Irrigation Plan**

Conceptual Landscape Design  
 16672 Dolores Huntington Beach, Calif. 92649

**BENCH MARK:**  
 CITY OF RIVERSIDE S.M. FB-B P.K. MAIL AND TAG IN CONC. RETAINING WALL SELY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.  
 ELEVATION = 1607.635

CITY OF RIVERSIDE  
 PUBLIC WORK DEPARTMENT

TRACT 21631

ACCOUNT NO.

R - 3024 L

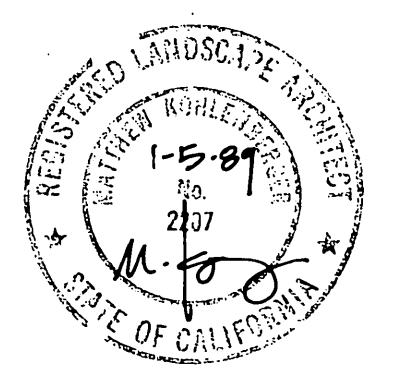
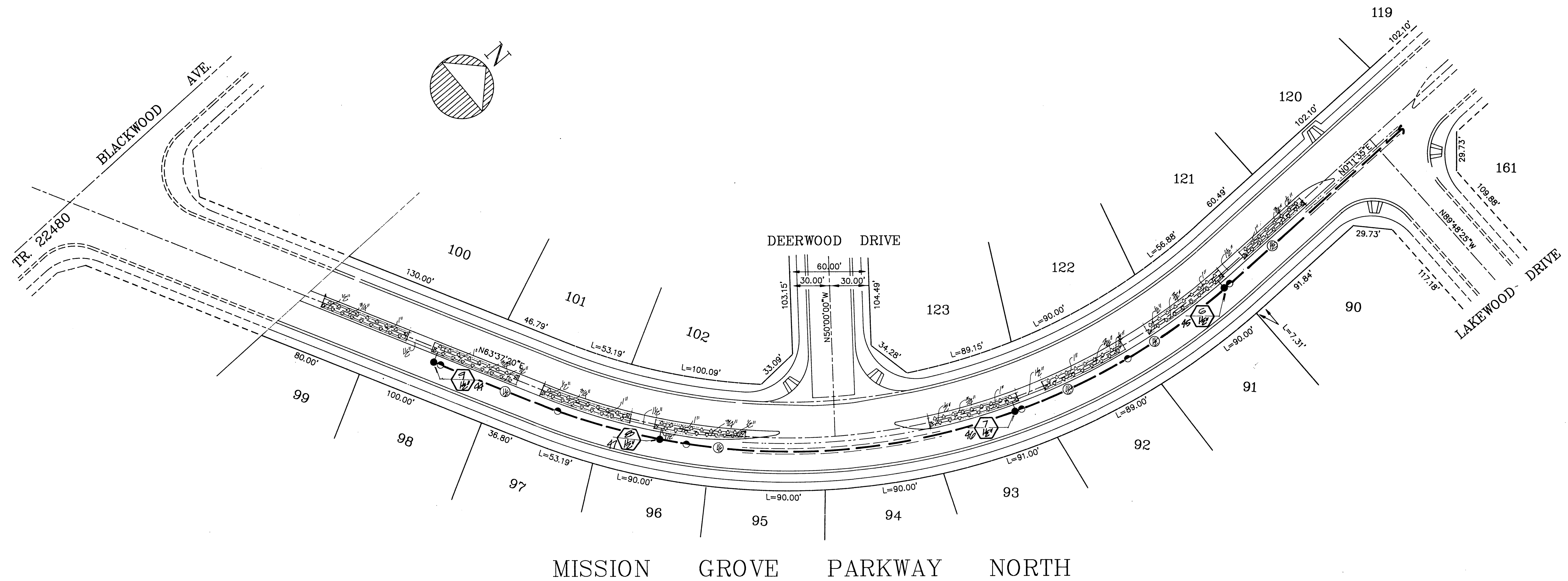
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PRINCIPAL ENGINEER	1-31-89	96	<i>[Signature]</i>
PARK DEPARTMENT			PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	3/1/89		DATE: 2/14/89

SHEET 2 OF 9

HORIZ. SCALE 1" = AS SHOWN VERT. SCALE 1" = AS SHOWN

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**Irrigation Plan**

Conceptual Landscape Design  
16672 Dolores Huntington Beach, Calif. 92649

**BENCH MARK:**  
CITY OF RIVERSIDE B.M. F&B P.K. NAIL  
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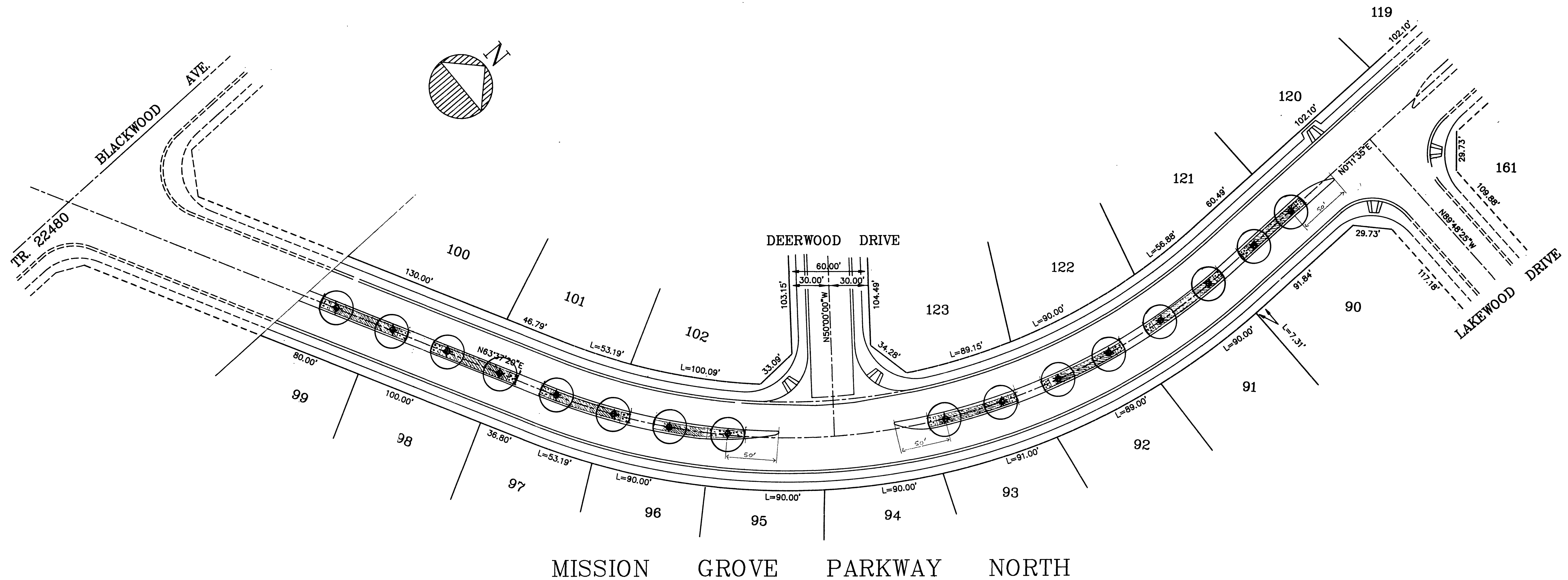
MARK	REVISION	APPR. DATE

CITY OF RIVERSIDE PUBLIC WORK DEPARTMENT			
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	7-30-89	[Signature]	PUBLIC WORKS DIRECTOR
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	3/2/89	[Signature]	DATE: 6/1/89

TRACT	21631	ACCOUNT NO.	
		R-3024 L	
		SHEET 4	OF 9
HORIZ. SCALE 1" = AS SHOWN		VERT. SCALE 1" = AS SHOWN	

INDEXED 8-11-89 4H

PC 2720



MISSION GROVE PARKWAY NORTH



Planting Plan

Conceptual Landscape Design  
16672 Dolores Huntington Beach, Calif. 92649

BENCH MARK:  
CITY OF RIVERSIDE B.M. F8-B P.K. NAIL  
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INTERSECTION OF ALESSANDRO BLVD. AND  
TEAUTWEIN RD.  
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MARK	REVISION	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE  
PUBLIC WORK DEPARTMENT

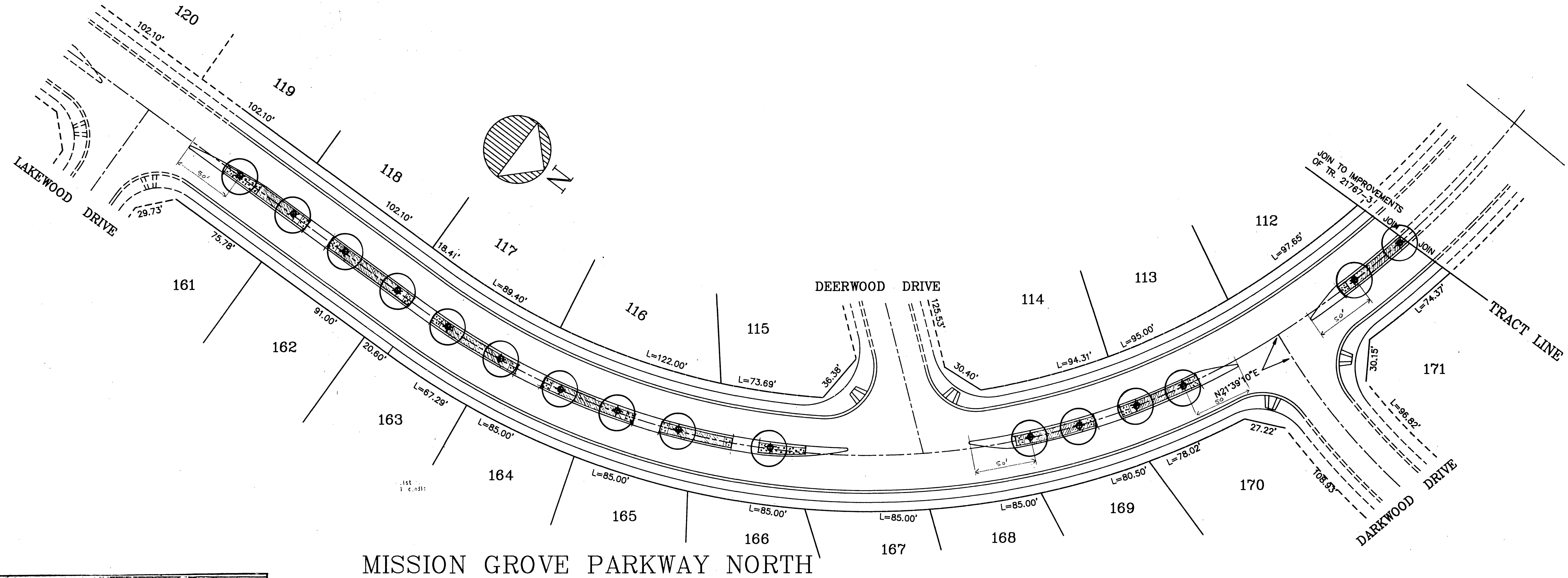
APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	1-30-89		PUBLIC WORKS DIRECTOR
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	3/3/89		DATE: 6/19/89

TRACT 21631

ACCOUNT NO.  
R-3024 L  
SHEET 5 OF 9

HORIZ. SCALE 1" = AS SHOWN VERT. SCALE 1" = AS SHOWN

INDEXED 8-11-89



MISSION GROVE PARKWAY NORTH

**GENERAL NOTES FOR STREET TREE PLANTING**

- All related work shall conform to the City of Riverside, Park and Recreation Department standards.
- Contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule inspections. Inspections shall be required: a) when plant locations have been spotted in the field prior to digging plant pits, b) while digging plant pits and planting/relocating trees, c) after planting and all other indicated or specified work has been completed for start of maintenance, and d) 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.
- Street Tree planting shall be as follows:  

Street Name	Botanical Name	Min. Size	Approx. Spacing	No. Req.
	<i>Platanus acerifolia</i> 'Bloodgood'			
	<i>Pittosporum tobira</i> 'Wheeleri'			
	<i>Lampranthus aurantiacus</i> 'Sunman'			
- Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

**SEE CALL OUTS ON PLANS**

**PLANT LIST**

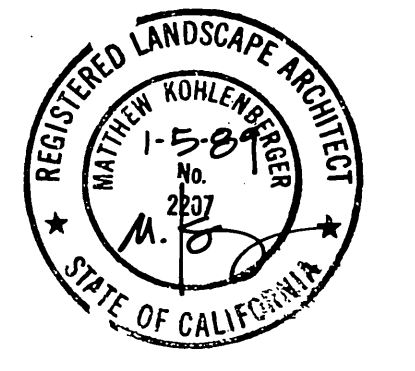
ITEM	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES:		<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree VARIETY 'Bloodgood'	15 GAL.	Stake per city standards.
SHRUBS:		<i>Pittosporum tobira</i> 'Wheeleri'	Dwarf Mock Orange	5 GAL.	36" on center Tri-angular spacing.
GROUND COVER:		<i>Lampranthus aurantiacus</i> 'Sunman'	Gold Flower Bush Ice Plant	FLATS	12" on center Tri-angular spacing.
			Medium Grind Chipper Mulch		2 inch thick covering in shrub areas only.

DO NOT PLANT GROUND COVER BENEATH SHRUBS - USE CHIPPER MULCH AS GROUND COVER

**NOTE:**

SOIL PREPARATION SHALL CONSIST OF CULTIVATING 2 YARDS OF REDWOOD SHAVINGS AND 20 lbs. 20-10-5 COMMERCIAL FERTILIZER PER 1000 SQ. FT. OF AREA INTO UPPER 6 INCHES OF SOIL.

BACKFILL ALL TREE AND SHRUB PLANTINGS WITH A MIXTURE OF 50% SOIL FROM PLANT PIT AND 50% REDWOOD SHAVINGS, WITH AGRIFORM 21 GRAM PLANTING TABLETS (20-10-5) FORMULA AS FOLLOWS: 1 TAB./1GAL., 2 TAB./3GAL., 3 TAB./5GAL., 4 TAB./15GAL., 6 TAB./24"BOX, 8 TAB./36"BOX.



**Planting Plan**

Conceptual Landscape Design  
 16672 Dolores Huntington Beach, Calif. 92649

**BENCH MARK:**  
 CITY OF RIVERSIDE S.M. FS-5 P.K. NAIL AND TAG IN CONC. RETAINING WALL SE'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.  
 ELEVATION = 1607.635

MARK	REVISION	APPR. DATE
DESIGNED BY	DRAWN BY	CHECKED BY

CITY OF RIVERSIDE  
 PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	APPROVED BY
PRINCIPAL ENGINEER	1-30-81	5/3	PUBLIC WORKS DIRECTOR
PARK DEPARTMENT			
TRAFFIC DIVISION			
CHIEF P.W. ENGINEER	6-13	3/3/81	DATE: 6/14/81

TRACT 21631

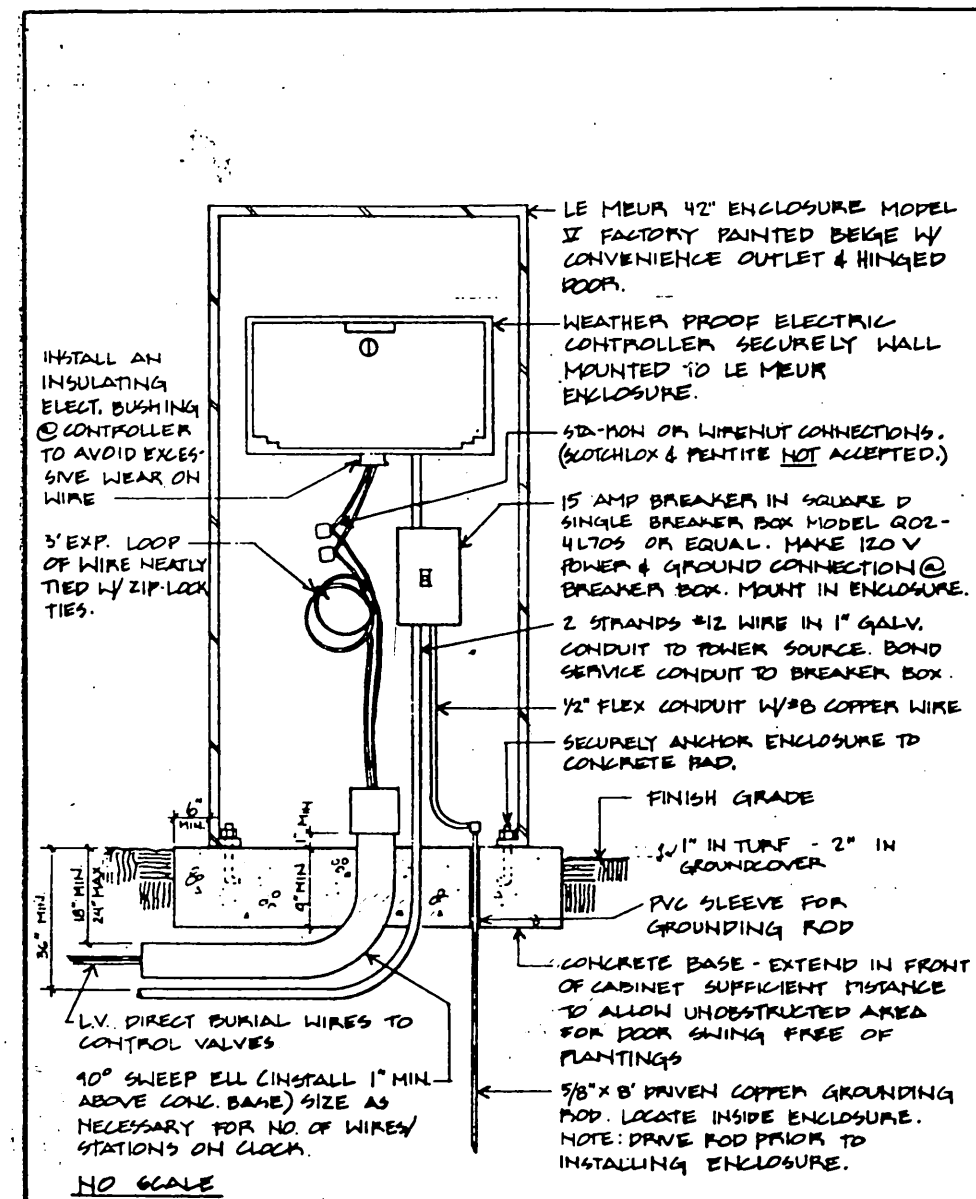
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ACCOUNT NO.  
 R-3024 L  
 SHEET 6 OF 9

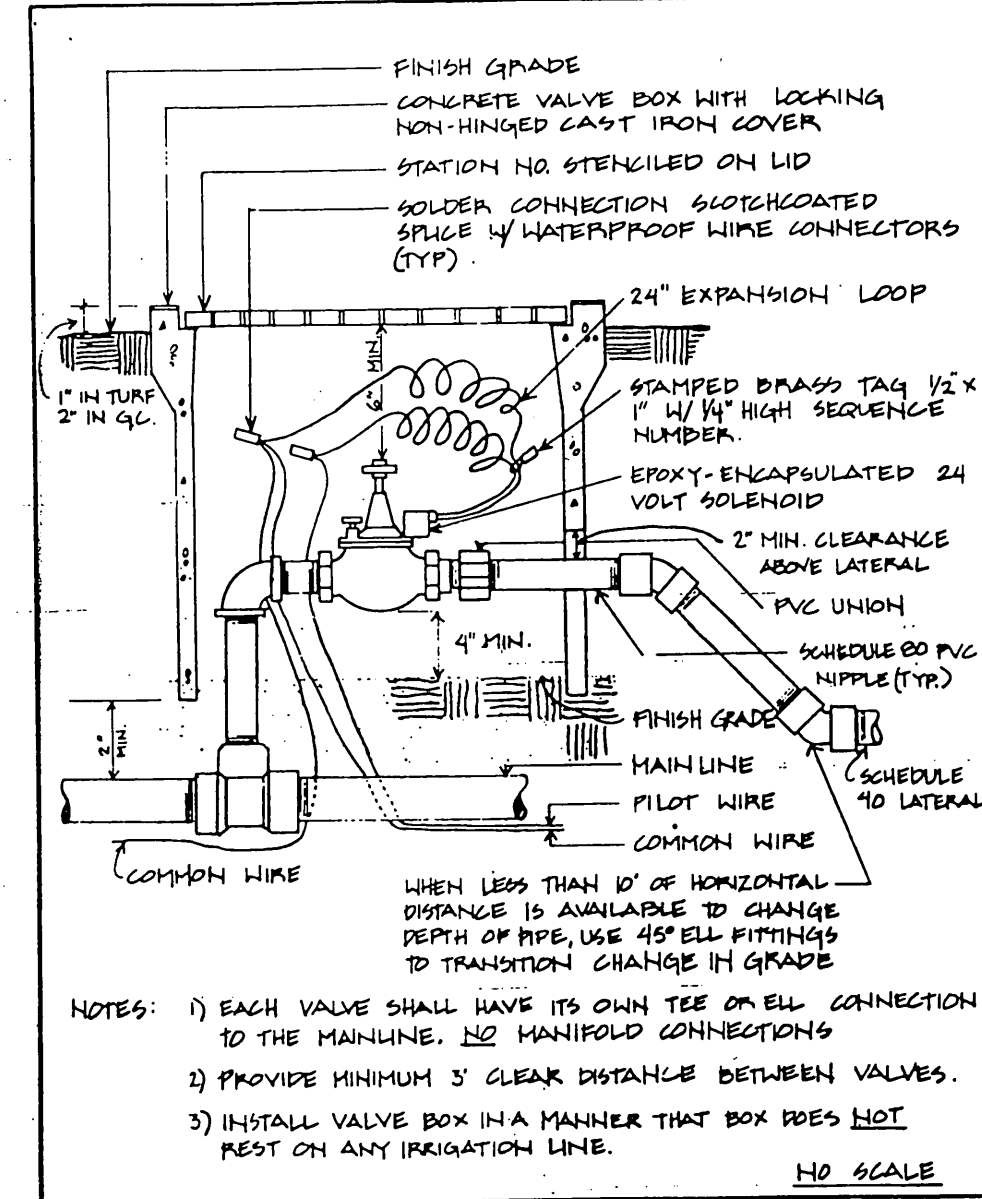




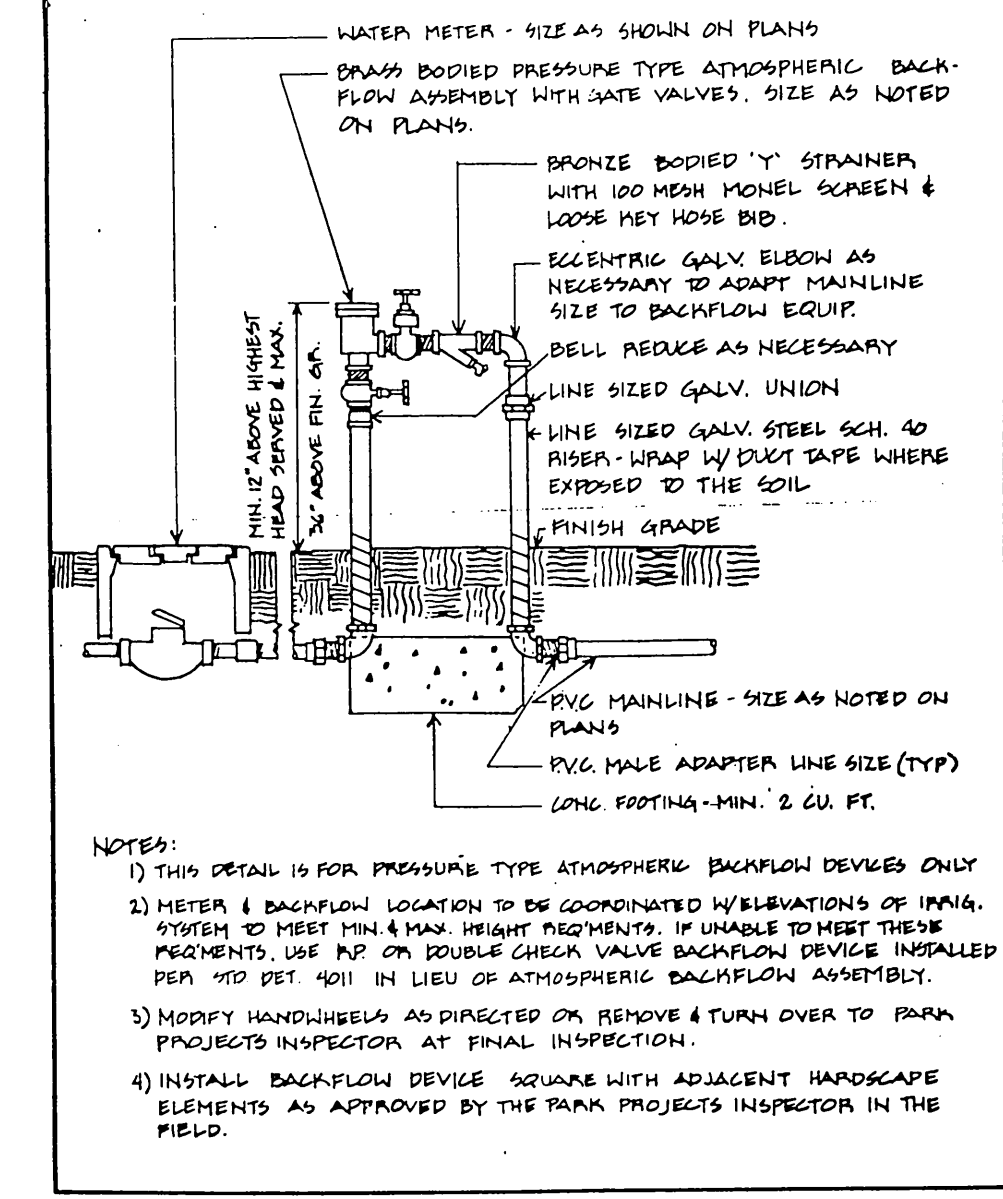




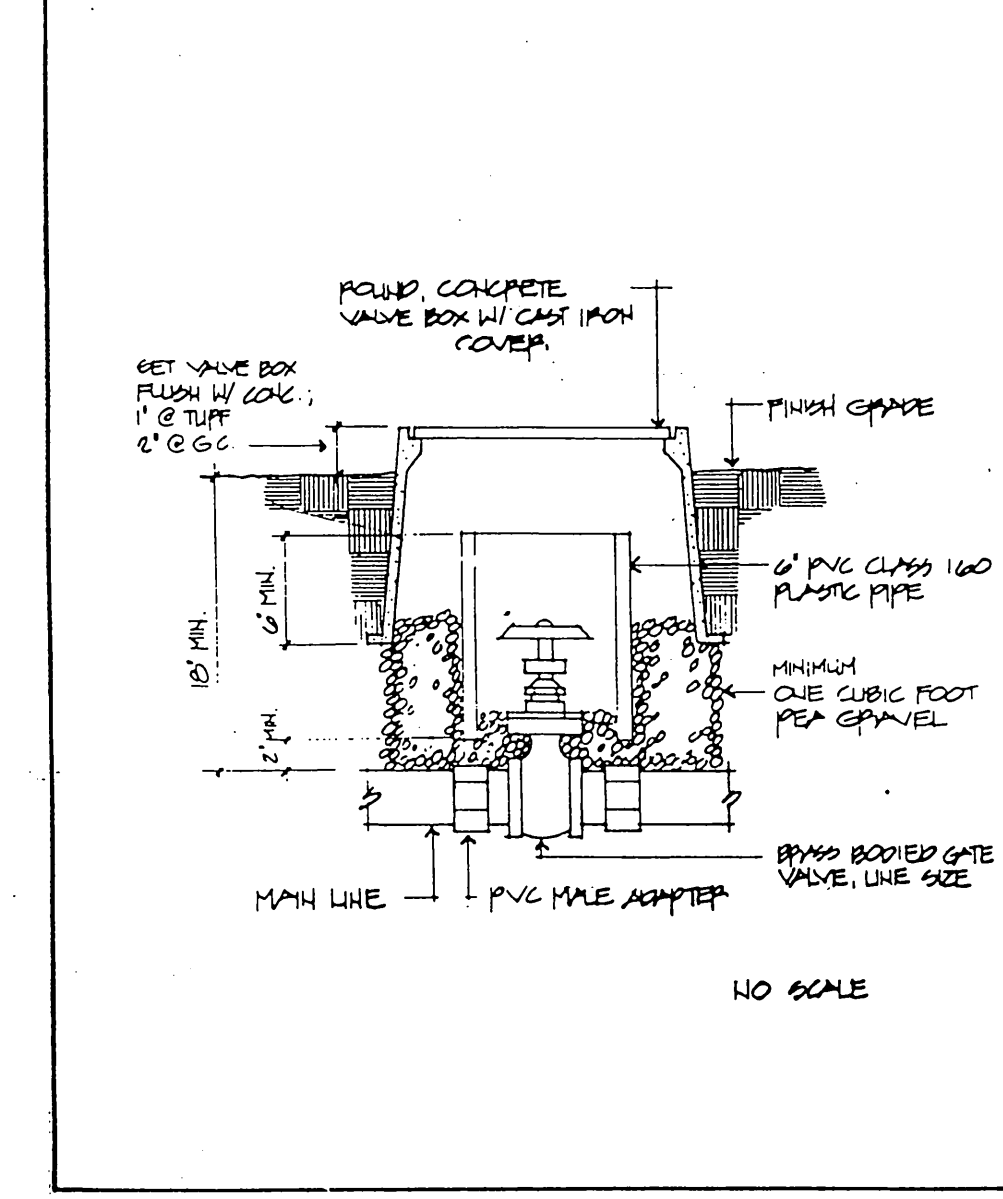
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 Revised: [Signature] Date: [Blank]  
 Park & Recreation Department  
 CITY OF RIVERSIDE  
**CONTROLLER**  
 Detail No. 4070



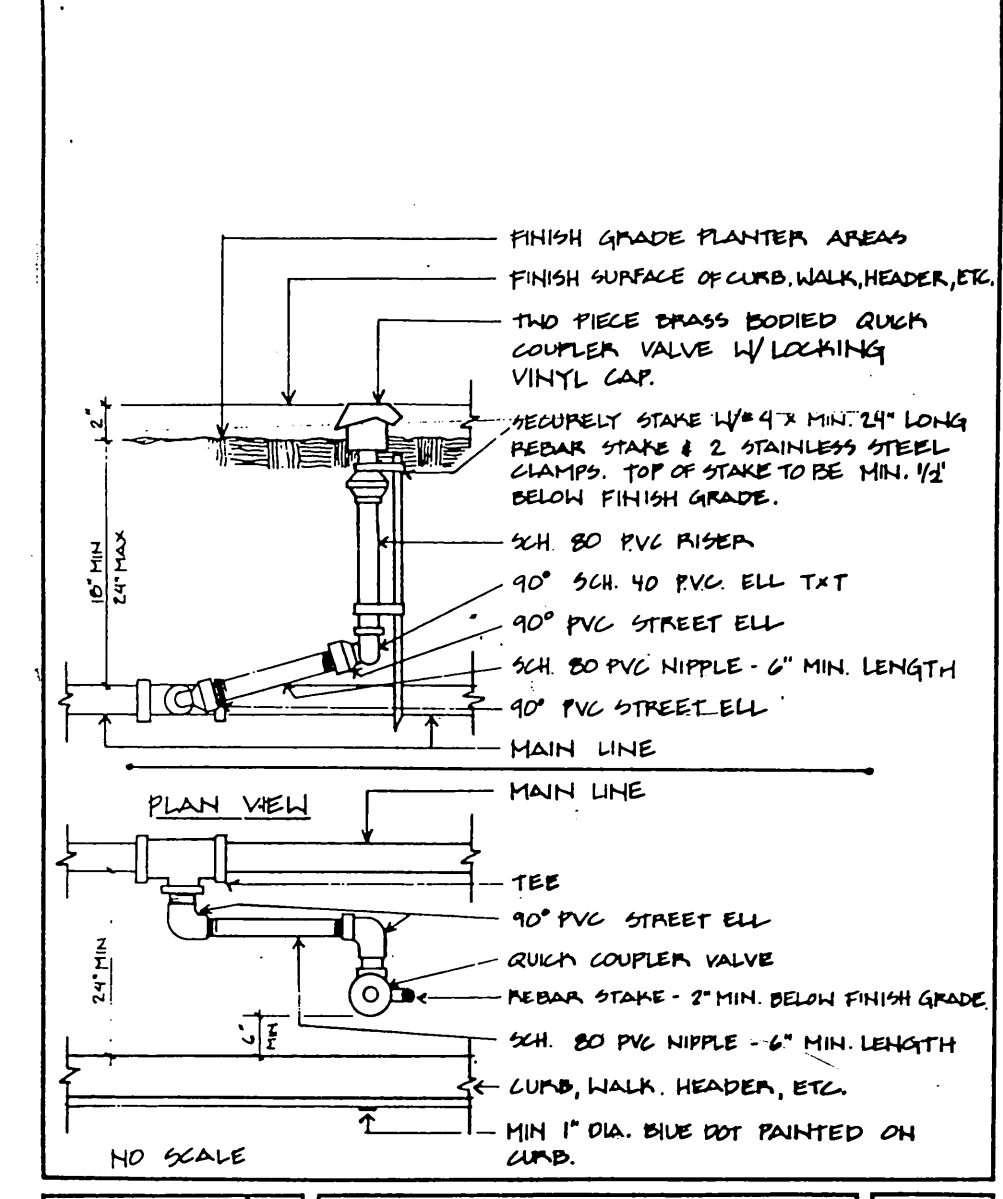
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 Park & Recreation Department  
 CITY OF RIVERSIDE  
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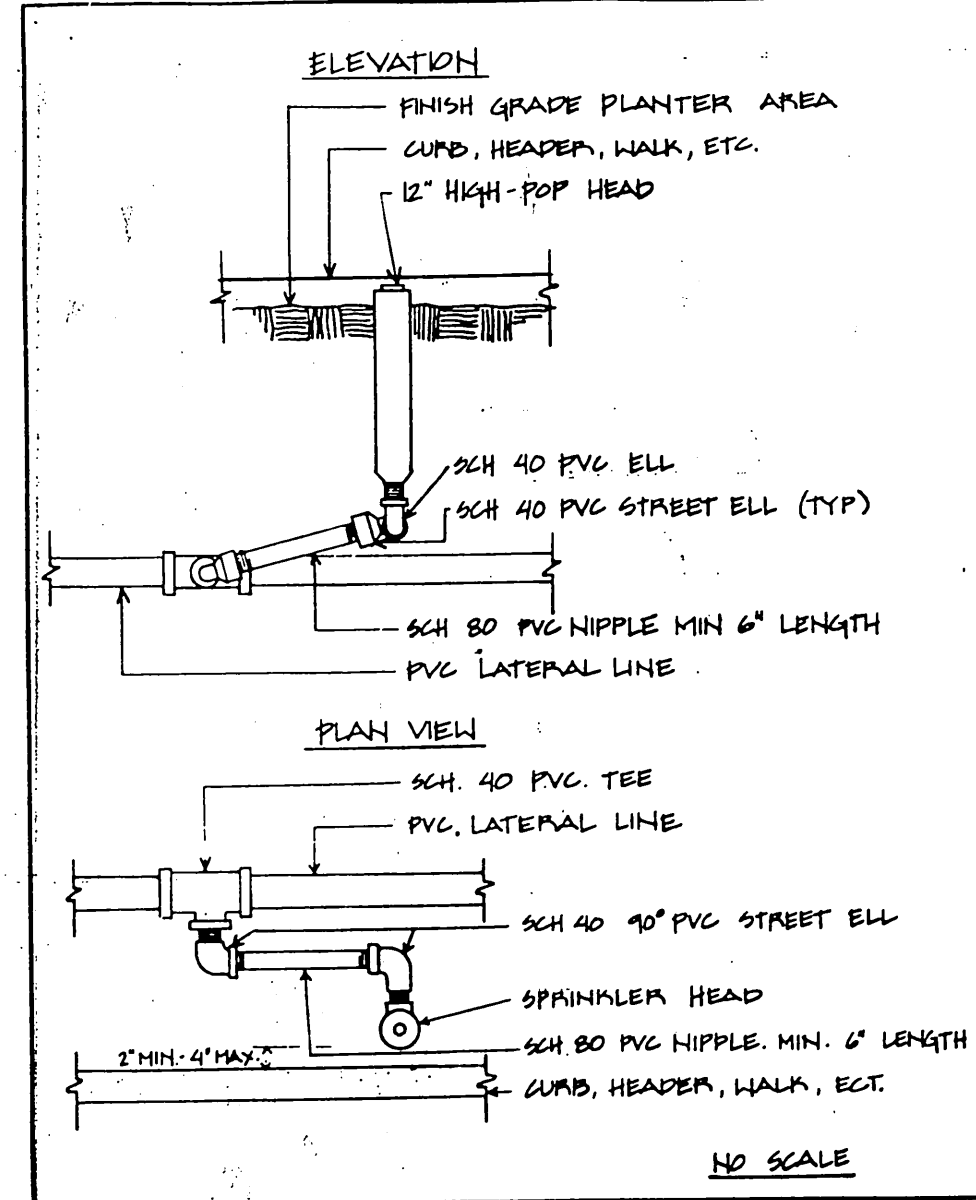
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 Park & Recreation Department  
 CITY OF RIVERSIDE  
**PRESSURE TYPE ATMOSPHERIC BACKFLOW DEVICE**  
 Detail No. 4010



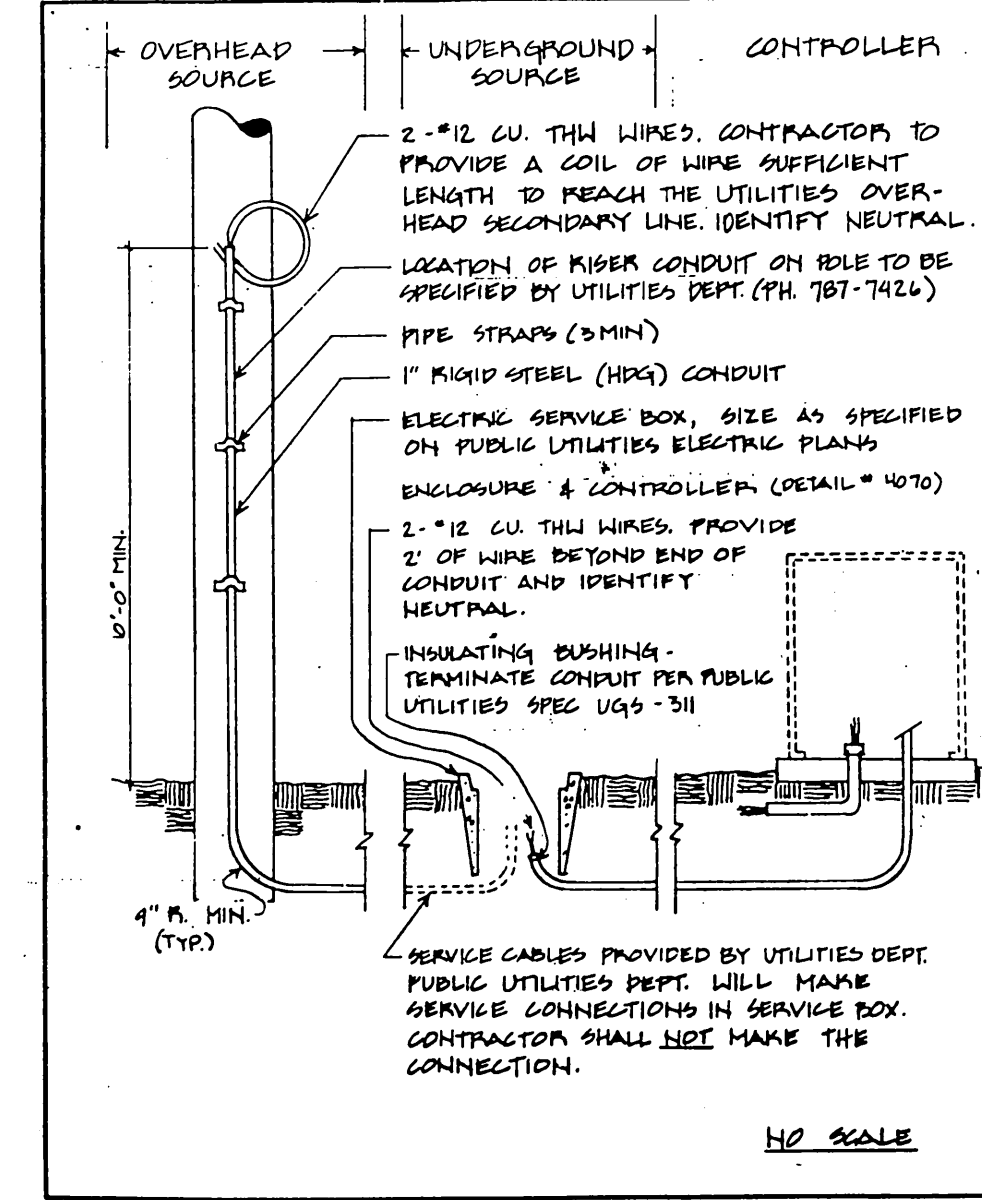
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 Park & Recreation Department  
 CITY OF RIVERSIDE  
**GATE VALVE**  
 Detail No. 4020



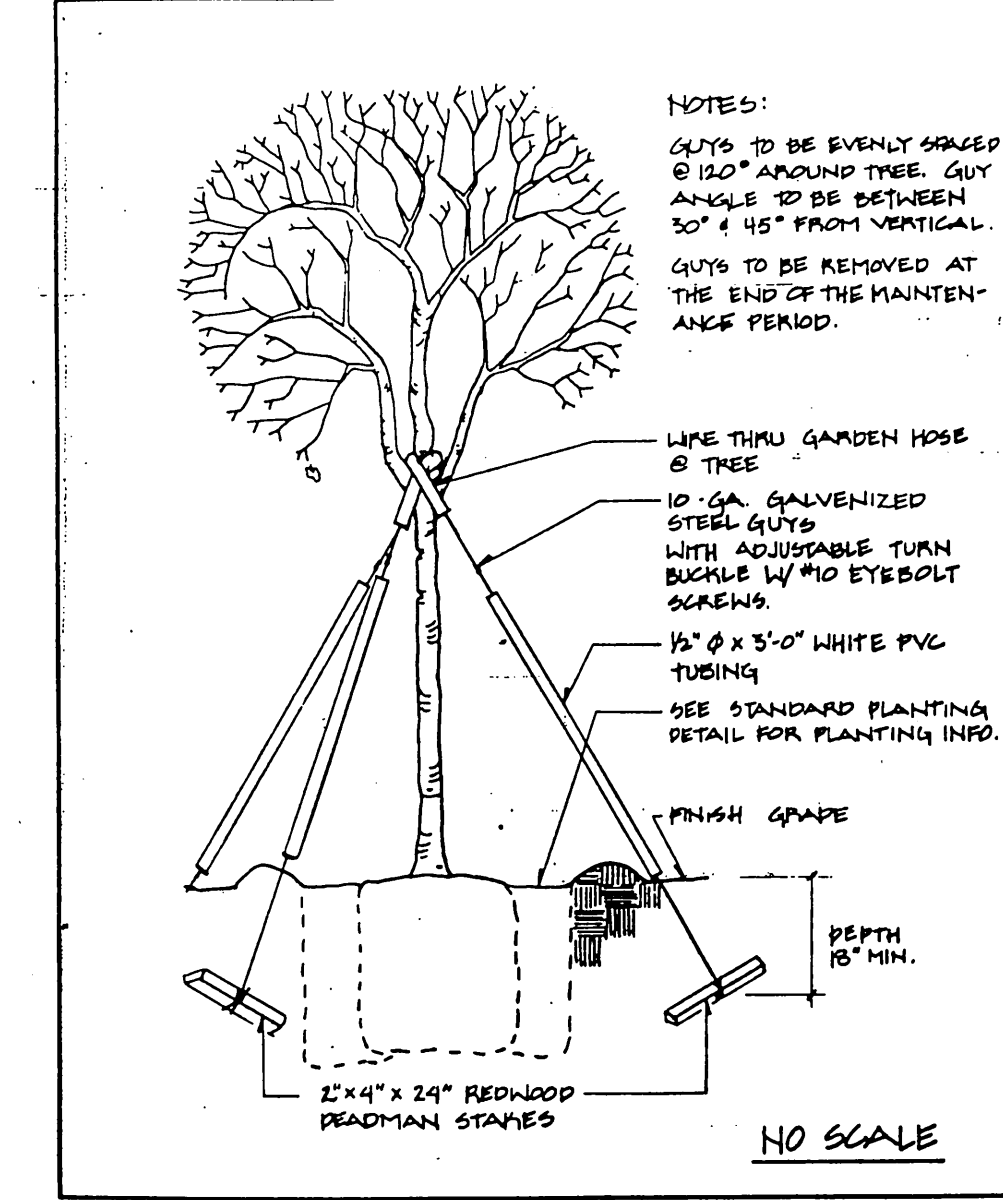
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 Park & Recreation Department  
 CITY OF RIVERSIDE  
**QUICK COUPLER**  
 Detail No. 4050



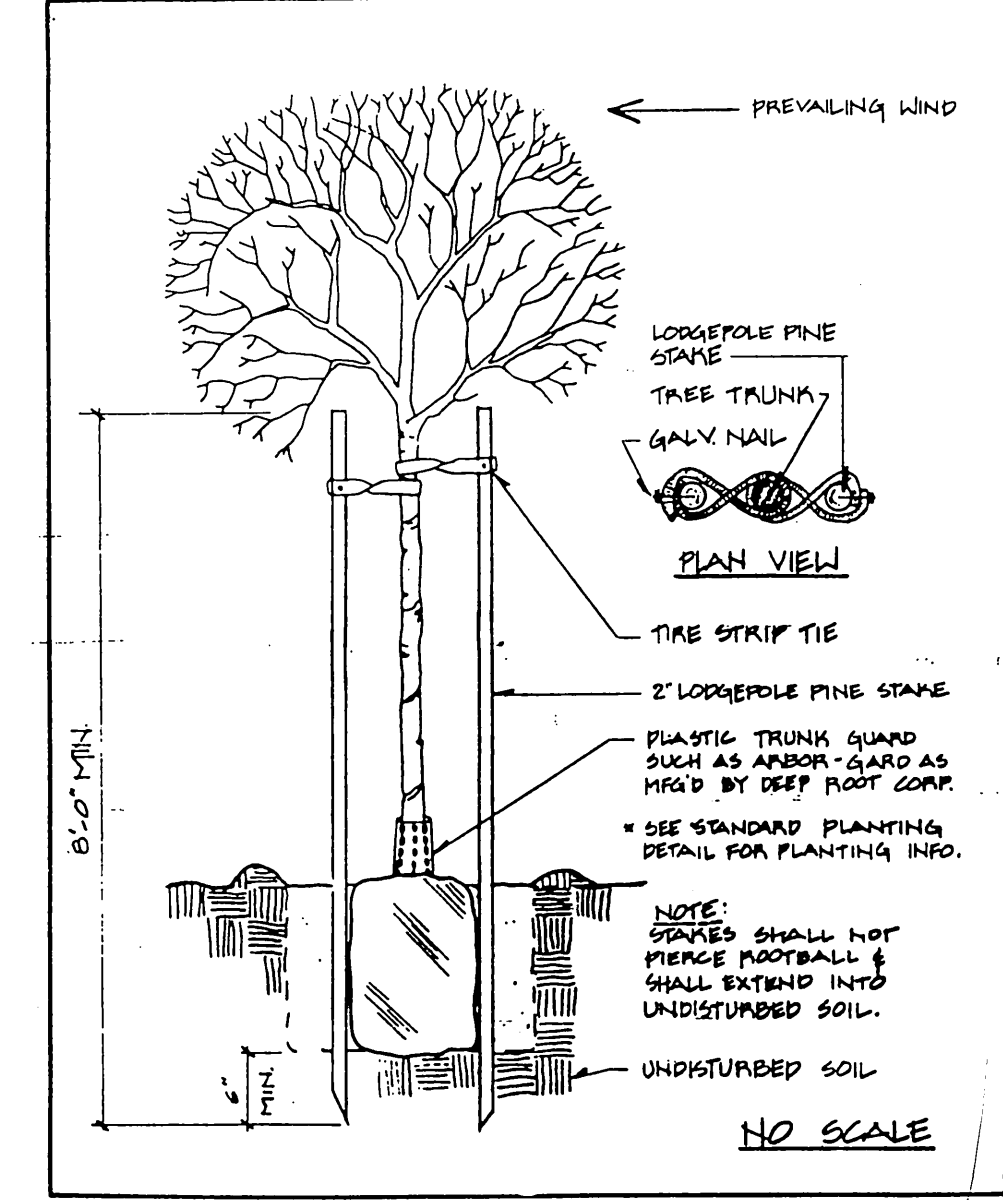
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 Park & Recreation Department  
 CITY OF RIVERSIDE  
**SPRAY HEAD**  
 Detail No. 4040



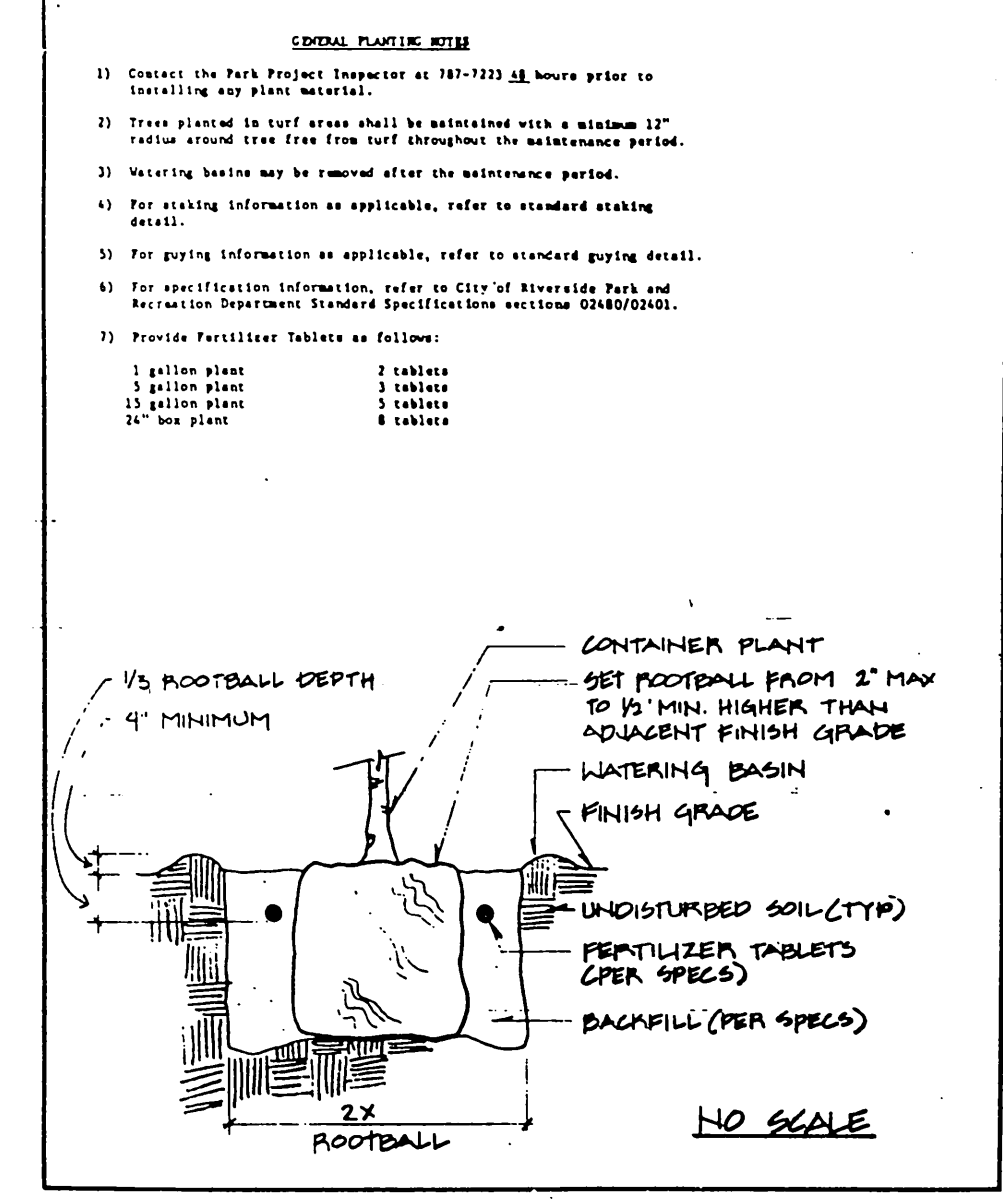
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 Park & Recreation Department  
 CITY OF RIVERSIDE  
**UTILITY SERVICE**  
 Detail No. 4060



Approved: [Signature] Date: 12/22/99  
 Revised: [Signature] Date: [Blank]  
 Park & Recreation Department  
 CITY OF RIVERSIDE  
**TREE GUYING DETAIL**  
 Detail No. 1003



Approved: [Signature] Date: 12/22/99  
 Revised: [Signature] Date: [Blank]  
 Park & Recreation Department  
 CITY OF RIVERSIDE  
**DOUBLE STAKING DETAIL**  
 Detail No. 1002



Approved: [Signature] Date: 12/22/99  
 Revised: [Signature] Date: [Blank]  
 Park & Recreation Department  
 CITY OF RIVERSIDE  
**PLANTING DETAIL**  
 Detail No. 1001



**Details**

Conceptual Landscape Design  
 16672 Dolores Huntington Beach, Calif. 92649

**BENCH MARK:**  
 CITY OF RIVERSIDE B.M. F8-B P.K. NAIL AND TAG IN CONC. RETAINING WALL SE'LY OF INTERSECTION OF ALESSANDRO BLVD. AND TRAUTWEIN RD.  
 ELEVATION = 1607.635

**CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT**  
 APPROVED BY: [Signature] DATE: 6/12/99  
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT 7-31-99 95  
 PUBLIC WORKS DIRECTOR  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGINEER 3/3/97 [Signature] DATE: 6/12/99

TRACT 21631

ACCOUNT NO.  
**R-3024L**  
 SHEET 9 OF 9

INDEXED 8-11-89 lft