

# City of Costa Mesa

## Inter Office Memorandum

**TO:** JENNIFER LE, DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES

**FROM:** CHRIS YEAGER, ASSOCIATE PLANNER

**DATE:** DECEMBER 12, 2023

**SUBJECT:** MINOR MODIFICATION PMND-23-0002 FOR REDUCED LANDSCAPE SETBACK AT 2701 HARBOR BLVD

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### BACKGROUND

The property at 2701 Harbor Boulevard is a mixed use, multi-tenant commercial development with anchor stores (Vons, CVS) and other smaller tenants including a mixture of restaurant uses, banks, yoga studio, and other commercial uses. The property is zoned C1-S (Shopping Center). The property owners, Segerstrom & Sons, requests a minor modification to reduce the existing landscape setback along Harbor Boulevard from 24 feet to 18 feet. The requested modification would allow the owner to widen the non-conforming parking drive aisle to provide a 25-foot back up distance between parking spaces to improve vehicle circulation in the lot.

### ANALYSIS

Pursuant to CMMC Section 13-28 (j), minor modifications can allow for a reduction in required setback depth of 20%. For the C1-S zone, this could allow for a reduced landscape setback of up to 16 feet.

The project proposes to modify the location of the curb of the existing parking spaces to be 20 feet from the property line and proposes a two-foot overhang into the landscaped berm area. This modification would reduce the depth of the landscaped berm area result in a total landscape setback of 18 feet from the property line and a parking space depth of 18 feet. Grading is proposed to modify the existing landscaped berm to allow for the reduced landscape setback. The landscaped berm would remain at the same height as existing. The number of parking spaces is proposed to remain the same as existing and the size of the parking spaces would conform to the City standard of 9 feet by 18 feet. In addition, the modified parking lot would allow for a conforming backup of 25 feet behind the parking spaces which does not exist under the current configuration.

Landscape is proposed to be upgraded as required by the CMMC. The landscape areas being modified are proposed to transition from high water use turf to drought tolerant landscaping. In addition, the drought tolerant landscaping will provide an additional vertical element and will reach approximately three feet in height once mature. The increased height of the vegetation

will result in additional screening and softening of the parking lot from Harbor Boulevard. At completion, the project will bring the property closer into conformance with the City's current landscape requirements. Landscape plans will be reviewed as part of the building permit submittal.

## **MINOR MODIFICATION FINDINGS**

CMMC Section 13-29(g)(6) specifies that Minor Modification findings must be made to approve a Minor Modification application. Findings and justification for the subject request are provided below:

**Finding:** *"The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood."*

**Justification:** The proposed improvements will not be materially detrimental to and may benefit health, safety, and general welfare of the employees and visitors to the commercial center by making onsite vehicular circulation and parking easier due to the proposed expanded drive aisle. The expanded drive aisle will allow for quicker parking and will reduce potential queueing in the main drive aisle of the parking lot and potentially onto Harbor Boulevard. The landscaping materials will be required to be replaced pursuant to the CMMC.

**Finding:** *"The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development."*

**Justification:** Although the paved drive aisle would be expanded by six feet, the proposed upgrading of the plant materials at the driveway entrances from Harbor Boulevard will result in a more attractive entryway to the commercial center as customers approach from Harbor Boulevard. Maintaining the height of the landscaped berm fronting Harbor Boulevard and the use of drought tolerant landscape materials where turf is removed would further screen and soften views from Harbor Boulevard and provide for a cohesive landscape palette consistent with the City's street medians on Harbor Boulevard. The project also includes some replacement of degraded asphalt and will include a complete slurry coat and restriping of all parking stalls that will provide a upgraded look to this parking lot.

## **RECOMMENDATION**

Approve the minor modification.

## **ATTACHMENTS**

1. APPLICANT LETTER
2. PLANS

**DIRECTOR DECISION**

THE MINOR MODIFICATION REQUEST IS  **APPROVED** /  **DENIED** BASED ON THE FOLLOWING FINDINGS:

The improvement  **will not be** /  **will be** materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

The improvement  **is** /  **is not** compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.

Zone: C1-S (Shopping Center) Approved by:  Decision Date: 12-12-23

Appeal of this decision shall be filed within 7 days of the decision date noted above by remittance of the appeal fee and according to the procedures set forth in Title 2, Chapter IX, of the Costa Mesa Municipal Code.

# LANDSCAPE CONSTRUCTION PLANS FOR: SHOPS AT MESA VERDE EAST PARKING

## 2701 HARBOR BLVD COSTA MESA, CA 92626

### LANDSCAPE MAINTENANCE SCHEDULE:

LANDSCAPING SHALL BE MAINTAINED BY THE DEVELOPER, ITS TENANT(S) OR THEIR CONTRACT MAINTENANCE COMPANY. LANDSCAPE SHALL BE IN AN ORDERLY AND HEALTHY CONDITION AT ANY TIME. A SCHEDULE FOR ON-GOING MAINTENANCE SHALL BE AVAILABLE ON SITE. MAINTENANCE ITEMS INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

### IRRIGATION:

INSPECT SYSTEM MONTHLY. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS WITH COMPONENTS EQUAL TO EXISTING COMPONENTS OR COMPONENTS WHICH MEET OR EXCEED AN IRRIGATION EFFICIENCY NECESSARY TO MEET CURRENT WATER CONSERVATION ORDINANCE.

INSPECT SPRAY THROW PATTERN MONTHLY. MAKE ADJUSTMENTS AND/OR REPAIR WHERE OVER SPRAY AND/OR WATER RUN-OFF OR OBSTRUCTION BY PLANT GROWTH ARE OBSERVED. PRUNING PLANTS OR PLACEMENT MODIFICATION MAY BE REQUIRED.

INSPECT ALL FILTER BASKETS AT VALVES SEMI-ANNUALLY AND CLEAN AS NEEDED. REMOVE EXCESS DEBRIS AND WATER IN ALL VALVE BOXES. INSPECT PROPER CONTROLLER WIRE CONNECTION.

REPLACEMENT OF IRRIGATION EQUIPMENT COMPONENT SHALL BE EQUAL TO ORIGINAL SPECIFICATION OR WITH COMPONENT WITH GREATER EFFICIENCY MET BY CURRENT WATER CONSERVATION ORDINANCE.

### LANDSCAPE PLANTING

REMOVE LITTER AND WEEDS WEEKLY.

MULCH SEMI-ANNUALLY TO CITY REQUIRED DEPTH OF 3 INCHES.

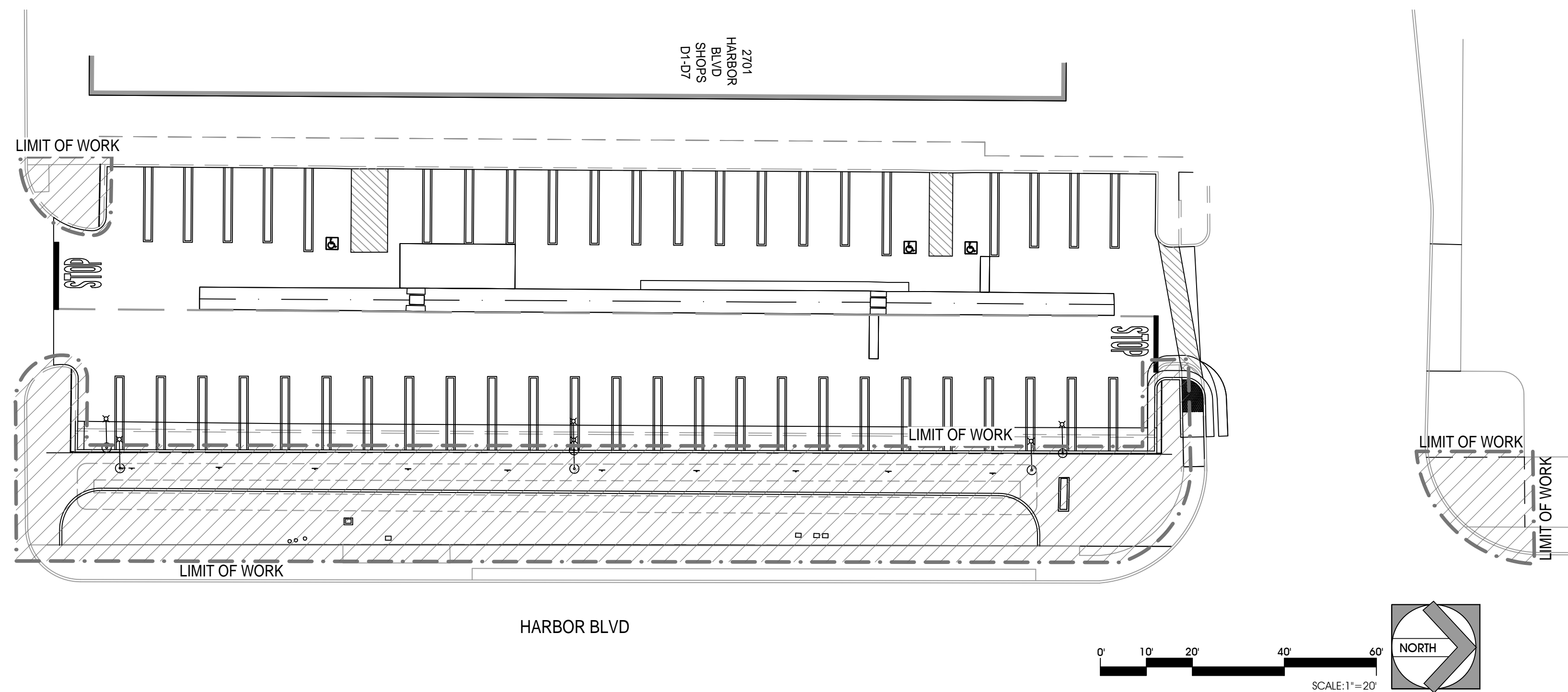
REPLACE DEAD OR DAMAGED PLANTS IMMEDIATELY. THE REPLACEMENT PLANTING MATERIALS SHALL BE THE SAME MATERIAL AS PLANT BEING REPLACED SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH OR MODERATE WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDRO ZONE. IF THE SAME PLANT MATERIAL IS NO LONGER IN PRODUCTION, SIMILAR PLANTS OF THE SAME SIZE AND WATER USE (SAME HYDROZONE) AS THE PLANTS BEING REMOVED MAY BE USED UPON OWNER APPROVAL.

PROPERLY PRUNE TREES, SHRUBS AND GROUND COVER AS REQUIRED DEPENDING ON THE SPECIES AND PURPOSE. DO NOT TOP TREES. TREE PRUNING BY TREE MAINTENANCE COMPANY WITH ARBORIST ON STAFF IS HIGHLY RECOMMENDED.

FERTILIZE TREES, SHRUBS AND GROUND COVER AS RECOMMENDED.

### NOTE

BUILDING MODIFICATIONS ARE NOT A PART OF THIS PERMIT AND THERE ARE NO PROPOSED BUILDING MODIFICATIONS AS A PART OF THESE PLANS.



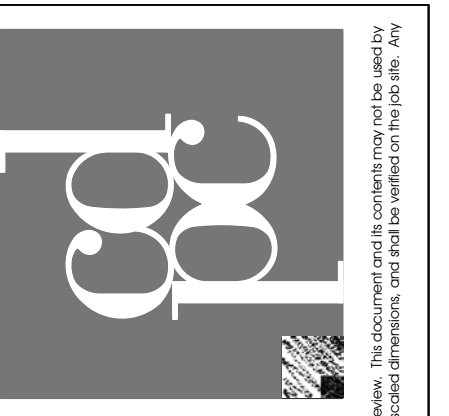
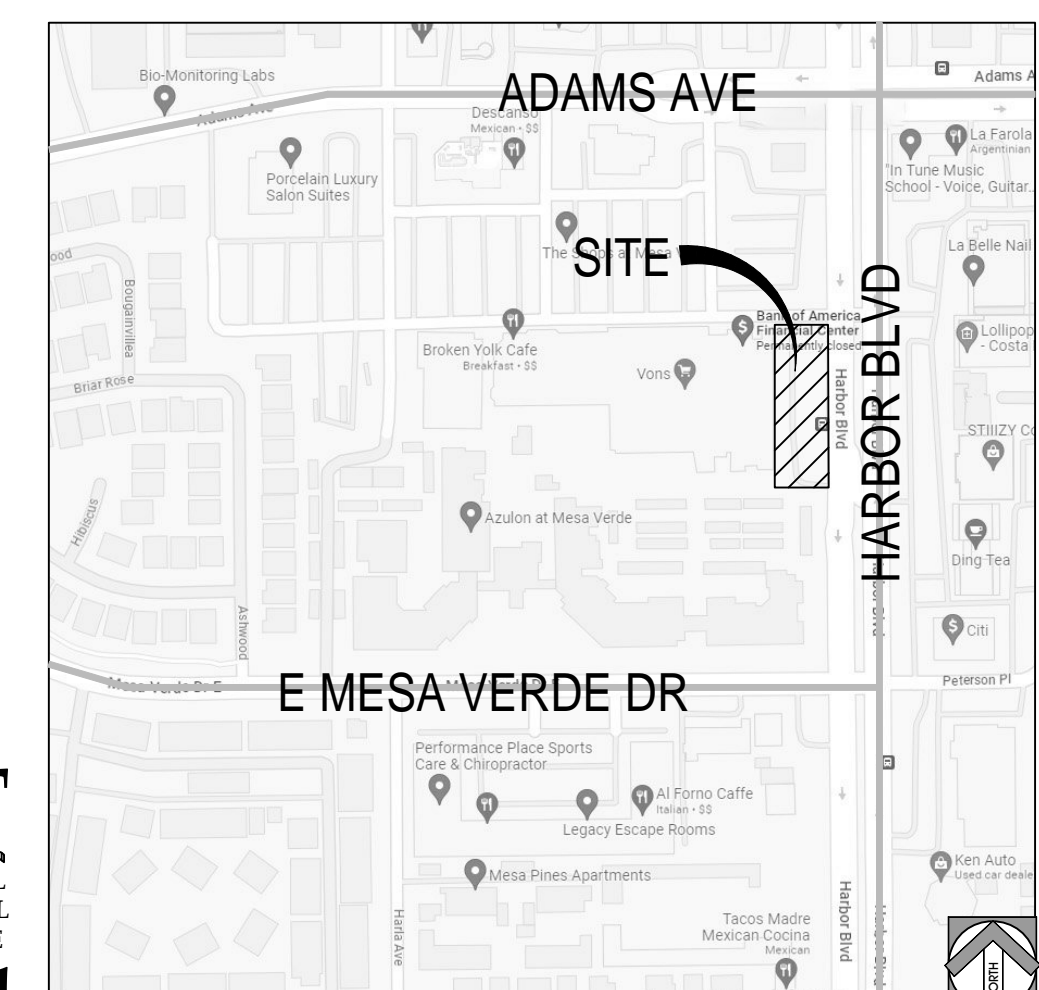
**OWNER/ APPLICANT:**  
C.J. SEGERSTROM & SONS  
3315 FAIRVIEW ROAD  
COSTA MESA, CA 92626  
CONTACT: GARY HEPBURN  
(714) 438-3261

**CIVIL ENGINEER:**  
INCLEDON CONSULTING GROUP  
1570 CORPORATE DRIVE  
SUITE A  
COSTA MESA, CA 92626  
CONTACT: MICHAEL INCLEDON  
(657) 622-2121

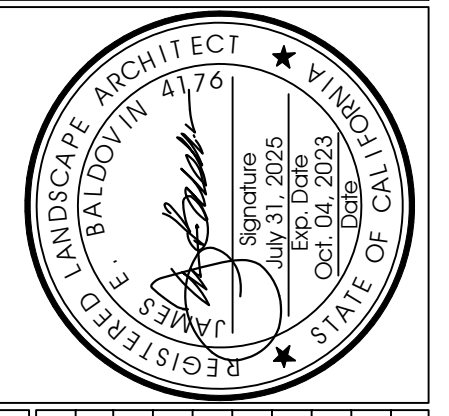
**LANDSCAPE ARCHITECT:**  
CONCEPTUAL DESIGN & PLANNING COMPANY  
3195-C AIRPORT LOOP DRIVE  
STUDIO ONE  
COSTA MESA, CA 92626  
CONTACT: ERIC PETERSON  
(949) 399-0870

### SHEET INDEX:

- L-1 TITLE SHEET
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION DETAILS AND NOTES
- L-4 SHRUB & GROUNDCOVER PLANTING PLAN
- L-5 PLANTING DETAILS AND NOTES
- L-6 SPECIFICATIONS
- L-7 SPECIFICATIONS



conceptual design & planning company  
Corporate Office: 3195-C Airport Loop Drive  
Studio One  
Costa Mesa, CA 92626  
www.cdpc.com  
COSTA MESA LAS VEGAS  
ATASCADERO



REVISIONS	Revised Issued:	
	No.	Description

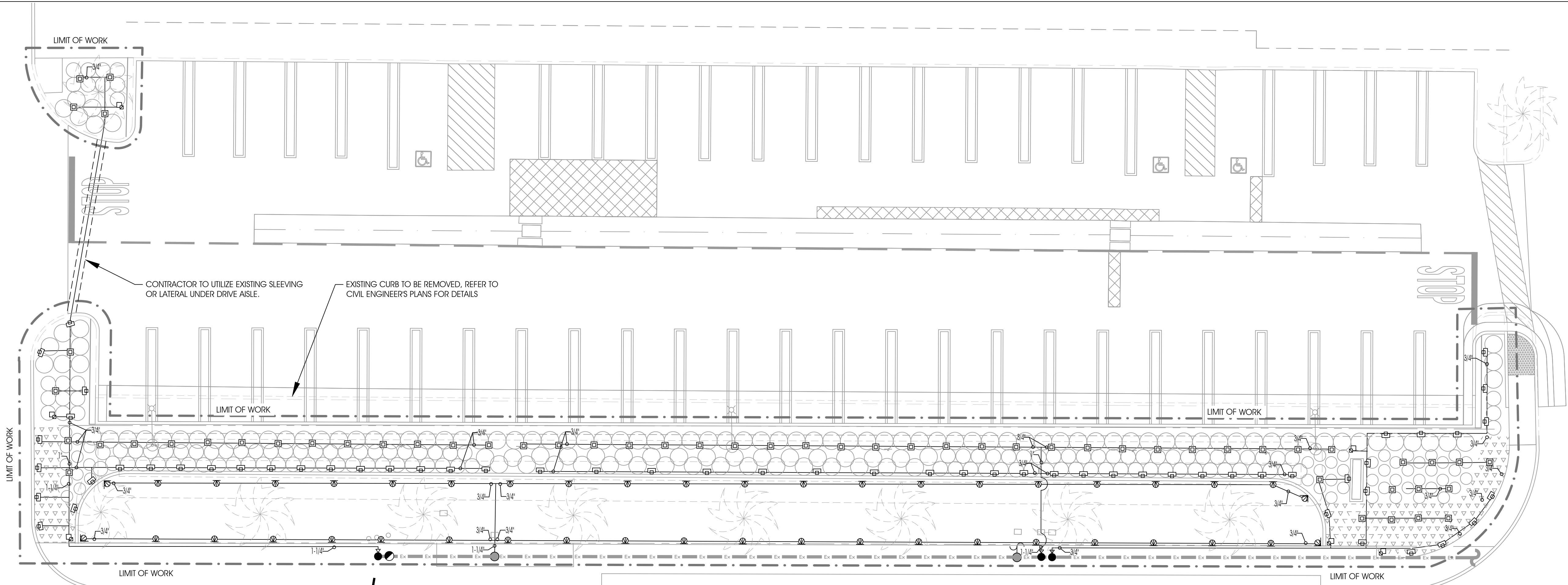

Project Title	SHOPS AT MESA VERDE EAST PARKING
Project No.	23053
Drawn	ME/EP
Checked	MK
File Name	23053 - TS.dwg
Date Issued	11-07-23
Sheet Number	L-1
Sheet 1 of 7	

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MATCHLINE - SEE ABOVE, RIGHT

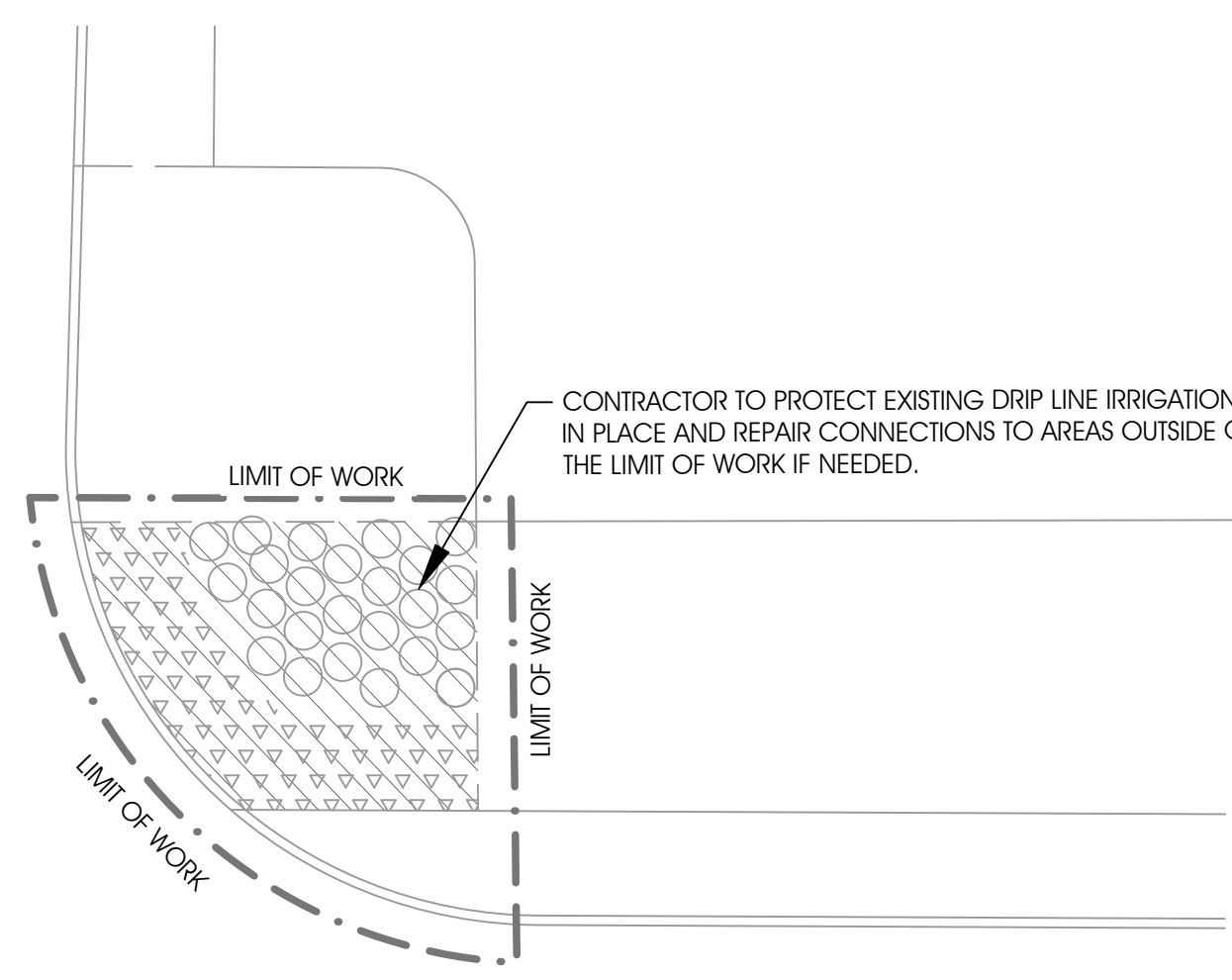


MATCHLINE - SEE BELOW, LEFT

conceptual design & planning company  
 Corporate Office: 1000 North Loop Drive  
 Studio One  
 Costa Mesa, CA 92626  
 www.cdprc.com  
 COSTA MESA • LAS VEGAS  
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HARBOR BLVD



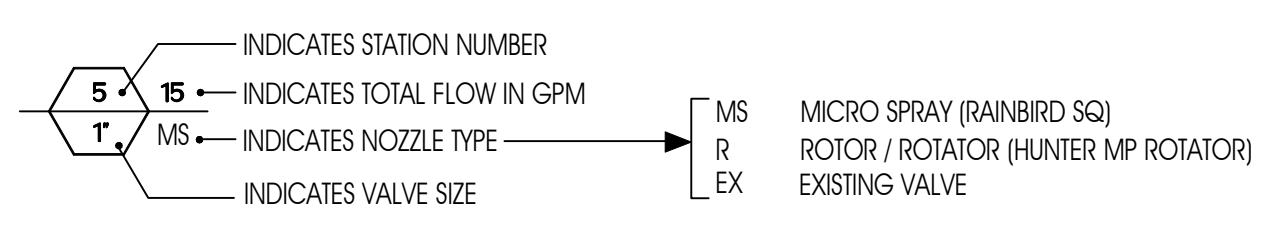
EXISTING VALVE #3. CONTRACTOR TO PROTECT IN PLACE AND REPAIR IF NEEDED. CONTRACT TO VERIFY CONNECTION TO LATERALS TO AREAS OUTSIDE OF THE LIMIT OF WORK.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	RADIUS	G.P.M.	PSI	PRECIP.
[Symbol]	RAINBIRD 1806-SAM-PRS-SQ-Q SQUARE MICROSPRAY ON 6" POP-UP	2.5'	0.12	30	1.90
[Symbol]	RAINBIRD 1806-SAM-PRS-SQ-H SQUARE MICROSPRAY ON 6" POP-UP	2.5'	0.20	30	1.57
[Symbol]	RAINBIRD 1806-SAM-PRS-SQ-F SQUARE MICROSPRAY ON 6" POP-UP	2.5'	0.40	30	1.55
[Symbol]	HUNTER PROS-12-PRS40-CV-MP800 90 MP ROTATOR @ 90°	8'-10"	.23	40	.96
[Symbol]	HUNTER PROS-12-PRS40-CV-MP800 90 MP ROTATOR @ 180° (up to 210°)	8'-10"	.42	40	.93
[Symbol]	HUNTER PROS-12-PRS40-CV-MP800 360 MP ROTATOR	8'-10"	.78	40	.91

- EXISTING QUICK COUPLING VALVE, CONTRACTOR TO VERIFY LOCATION AND WORKING CONDITION
- EXISTING REMOTE CONTROL VALVE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE AND REPAIR IF NEEDED.
- RAINBIRD PESB-PRS-D SERIES REMOTE CONTROL VALVE W/ QUICK CHECK BASKET FILTER (200 MESH) - SIZE AS INDICATED ON PLAN
- PVC CLASS 200 LATERAL LINE - 12" COVER IN PLANTING AREA. PVC SCHED. 40 - 24" COVER UNDER PAVING. SIZE AS NOTED ON PLAN.
- EXISTING IRRIGATION MAINLINE (ESTIMATED LOCATION), VERIFY LOCATION AND SIZE IN FIELD
- EXISTING SCH 40 PVC PIPE SLEEVE

CONTROL VALVE TAG LEGEND



SYSTEM INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC DESIGN CLARITY PURPOSES ONLY. EQUIPMENT SHALL BE LOCATED IN SHRUB PLANTING AREAS RATHER THAN TURF AREAS WHENEVER POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.

AS BUILT NOTE:  
 DURING THE CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL TAKE FIELD NOTES OF ACTUAL LOCATIONS WHERE IRRIGATION EQUIPMENT HAS BEEN INSTALLED ON A DAILY BASIS TO REFLECT WORK COMPLETED. PREPARE 'AS BUILT' DRAWING ON BOND PAPER COPY OF IRRIGATION PLAN PER SPECIFICATION V (FIVE), SUBSECTIONS A THROUGH G, AND REDLINE FIELD NOTES INDICATING 'AS BUILT' INFORMATION. SUBMIT TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PREPARATION OF FINAL 'AS-BUILT' DRAWING AND CONTROLLER CHART FOR SUBMITTAL TO THE OWNER.

EXISTING IRRIGATION RENOVATION NOTES:

- CONTRACTOR SHALL VERIFY EXISTING METER AND BACKFLOW PREVENTER ON SITE IS IN GOOD WORKING CONDITION AND THAT THE STATIC PRESSURE IS ADEQUATE. NOTIFY LANDSCAPE ARCHITECT IF MINIMUM PRESSURE IS NOT AVAILABLE.
- CONTRACTOR SHALL VERIFY EXISTING MAIN LINE, LATERAL LINE AND SLEEVING LOCATION IN FIELD. RELOCATE EXISTING VALVES AS NECESSARY.
- CONTRACTOR TO CONFIRM THAT THE EXISTING WEATHERTRAK OPTIFLEX-R 24 STATION CONTROLLER MEETS ALL REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION REMOVE AND REPLACE IF REQUIRED. VERIFY IF THERE IS ENOUGH EXCESS CONTROLLER STATIONS LEFT OR CAPABILITY OF EXPANDING, UTILIZING THE EXISTING CONTROLLER TO ACCOMMODATE NEW INSTALLATION. IF NEITHER IS POSSIBLE, REPLACE AND REWIRE OLD AND NEW WIRES TO A NEW CONTROLLER. NOTIFY LANDSCAPE ARCHITECT FOR SPECIFICATIONS.
- ALL NEW MATERIALS, EQUIPMENT AND INSTALLATION PRACTICES TO COMPLY WITH REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING CODE, STATE MODEL WATER ORDINANCE (AB 1881) AND OTHER APPLICABLE CODES AND ORDINANCES.
- FLUSH AND ADJUST ENTIRE SYSTEM, INCLUDING EXISTING AREAS OUTSIDE THIS SCOPE OF WORK THAT MAY BE AFFECTED BY NEW CONSTRUCTION. ALL IRRIGATION EQUIPMENT OUTSIDE THE LIMIT OF WORK TO BE PROTECTED IN PLACE.
- CONTRACTOR SHALL REPAIR ANY BROKEN LATERAL AND MAIN LINES AND REPLACE ANY BROKEN EQUIPMENT CAUSED BY CONSTRUCTION. FLUSH AND ADJUST ALL AFFECTED SYSTEMS.
- CUT AND CAP UPSTREAM SIDE OF LATERAL LINES IN A VALVE BOX WHERE EXISTING HEADS ARE DEMOLISHED.
- CONTRACTOR TO VERIFY THAT NO TWO VALVE STATIONS TO OPERATE SIMULTANEOUSLY. SEPARATE AS NEEDED.
- ENSURE THAT ALL EXISTING IRRIGATION SYSTEMS ARE IN AS GOOD OR BETTER THAN WORKING CONDITION AS PRIOR TO CONSTRUCTION.

MWEO Appendix B - Water Efficient Landscape Worksheet

Project Name:		SHOPS AT MESA VERDE EAST PARKING													
Project Location:		2701 HARBOR BLVD, COSTA MESA, CA 92626													
Reference Evapotranspiration (Eto):		CIMIS Station	Irvine	49.6				ETAF	Non-Residential	0.45					
Hydrozone	Planting Description	Plant's Water Use	Plant Factor (PF)	Shade/Sun	Irrigation Method Nozzle Type	Precip. Rate	Site specific Precip. Rate	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)			
<b>Regular Landscape Area</b>															
H2-1	Non-recreational Turf	Medium	0.5	Sun	Rotator-HUNTER MP 800 & 815	0.8	0.49	0.75	0.67	2380	1,586.7	48,793			
H2-2	Shrub/GC/Vine	Low	0.2	Sun	Micro Spray-RAINBIRD SQ 2.5'	1.57	0.50	0.75	0.27	3,470	925.3	28,456			
										Totals	(A)	(B)			
											5,850	2,512	77,249		
<b>Special Landscape Areas</b>															
SLA-1	No SLA											1	0	0	0
SLA-2	No SLA											1	0	0	0
										Totals	(C)	(D)			
											0	0	0		
										ETWU Total	77,249				
										Maximum Allowed Water Allowance (MAWA)	80,955				

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area  
 0.62 is a conversion factor that converts to acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SA is the total special landscape area in square feet, and ETAF is 0.55 for residential area and 0.45 for non-residential areas.

MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1-ETAF) X SLA)]

<b>ETAF Calculations</b>		Average ETAF for Regular landscape Area must be 0.55 or below for residential area, and 0.45 or below for non-residential areas.	
Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area (B)	2512.0	Total ETAF x Area (B+D)	2512.0
Total Area (A+C)	5850	Total Area (A+C)	5,850
Average ETAF (B/A)	0.43	Stewards ETAF (B+D) / (A+C)	0.43

1-888-90-BELOW  
 CALL BEFORE YOU DIG.

DIGALERT  
 AT LEAST TWO DAYS BEFORE YOU DIG.  
 811  
 UNDERGROUND SERVICE ALERT (USA)



Project Title: SHOPS AT MESA VERDE EAST PARKING  
 C. J. SEGERSTROM & SONS  
 3315 FAIRVIEW ROAD  
 COSTA MESA, CA 92626  
 (714) 438-9261

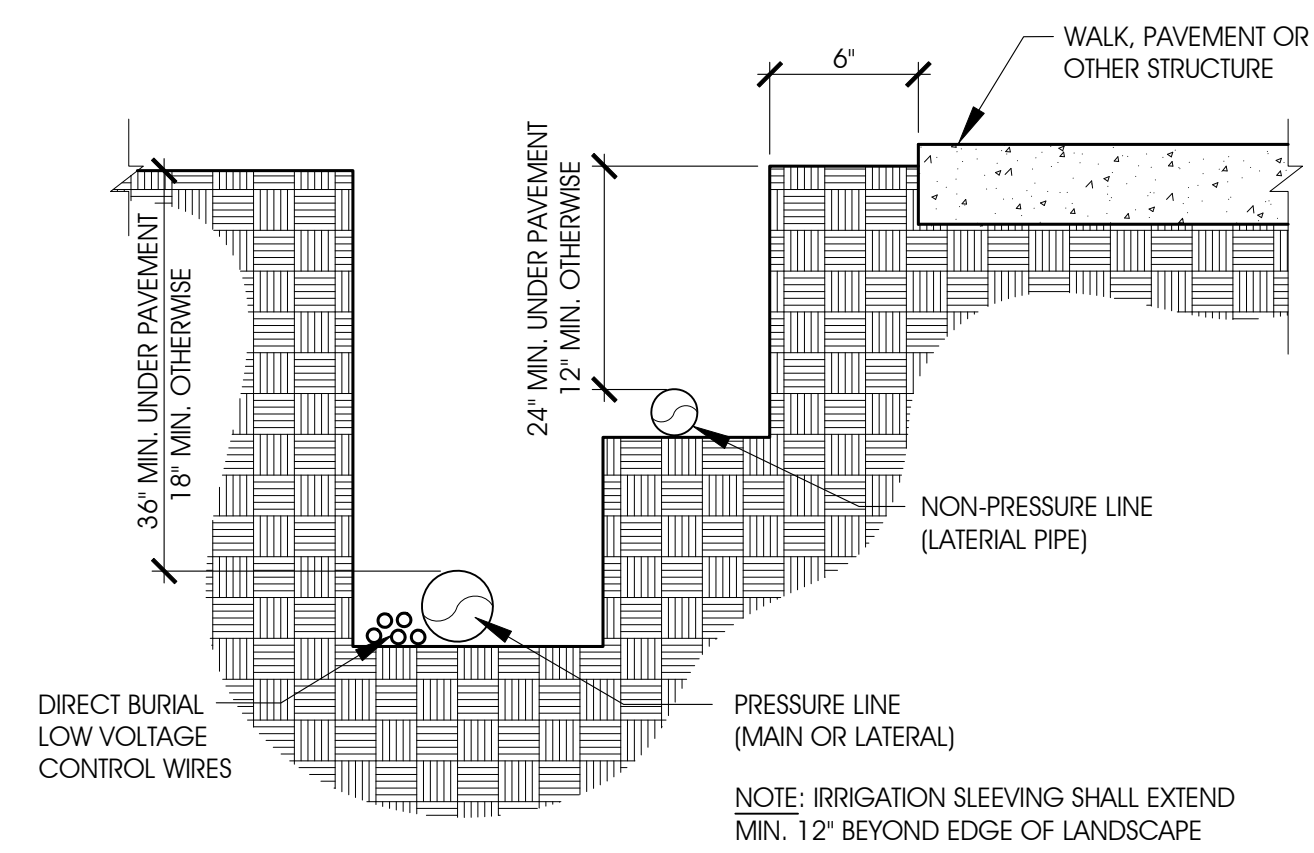
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Sheet 2 of 7	



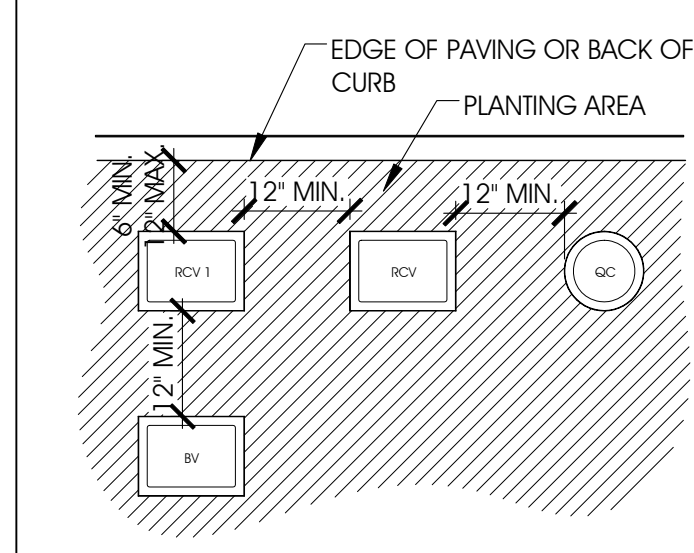
**IRRIGATION NOTES**

- EXISTING UTILITIES - INFORMATION ON THE DRAWINGS RELATING TO EXISTING UTILITY LINES AND SERVICES IS FROM THE BEST SOURCES AVAILABLE. ALL SUCH INFORMATION IS FURNISHED ONLY FOR INFORMATION AND IS NOT GUARANTEED. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS REQUIRED TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES. CALL UTILITY LOCATING SERVICE FOR PRECISE UTILITY LOCATIONS BEFORE BEGINNING ANY WORK. UNDERGROUND SERVICE ALERT (800) 227-2600.
- UTILITY REQUIREMENTS - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING AROUND ANY OF THEIR STRUCTURES. THE UTILITY COMPANIES LISTED BELOW SHALL BE CONTACTED:
  - GAS COMPANY
  - TELEPHONE COMPANY
  - ELECTRICAL
  - POWER COMPANY
  - CABLE TELEVISION COMPANY
  - WATER SUPPLY COMPANY

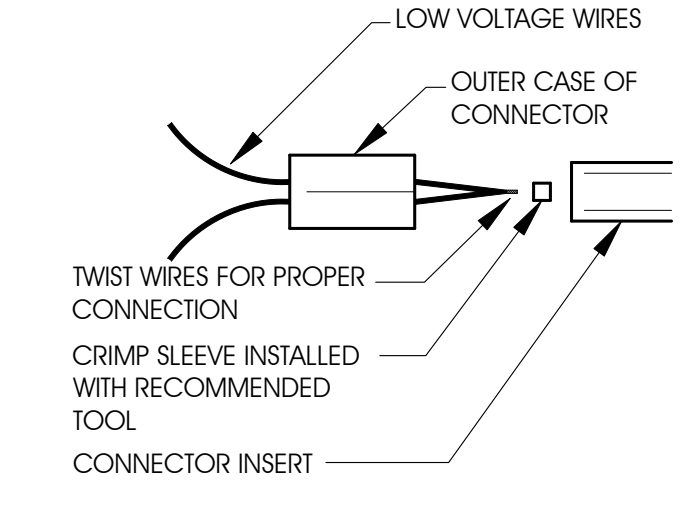
THE CALIFORNIA PUBLIC UTILITIES COMMISSION MANDATES THAT, IN THE INTEREST OF PUBLIC SAFETY, MAIN LINE GAS VALVES BE MAINTAINED IN A MANNER TO BE READILY ACCESSIBLE AND IN GOOD OPERATING CONDITION. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY'S HEADQUARTERS PLANNING OFFICE AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- SYSTEM INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR GRAPHIC CLARIFICATION PURPOSES ONLY. EQUIPMENT SHALL BE LOCATED IN SHRUB PLANTED AREAS RATHER THAN TURF AREAS WHENEVER POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING OR ARCHITECTURAL OR SITE UTILITY FEATURES.
- IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE, WATER CONSERVATION AND PREVENTION OF OVERSPRAY ONTO WALKS AND ROADWAYS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE SITE CONDITION AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- IRRIGATION CONTRACTOR SHALL NOT INSTALL THE SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS THAT OBSTRUCTION, GRADE DIFFERENCES OR AREA DIMENSION DIFFERENCES FROM THE PLAN EXIST ON SITE. NOTIFY THE OWNER OF ANY DISCREPANCIES. IN THE EVENT THAT NOTIFICATION IS NOT MADE, THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR NECESSARY CHANGES AND WORK.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH SITE CONDITION SUCH AS GRADE DIFFERENCES, WALL LOCATIONS, THAT WILL EFFECT HIS/HER WORK. ALSO, COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHERS FOR LOCATING PIPE AND WIRE SLEEVES THROUGH WALLS, STRUCTURES, AND UNDER ROAD PAVING.
- INSTALL ALL HEADS USING TRIPLE-SWING JOINTS PER DETAILS UNLESS NOTED OTHERWISE AND USE POP-UP HEADS WHEREVER PEDESTRIAN TRAFFIC COULD OCCUR. INSTALL ALL MAINLINE UNDER PAVING MINIMUM 36" DEEP IN SLEEVES TWICE THE SIZE OF THE PIPE BEING SLEEVED UNLESS LOCAL AGENCY REQUIREMENT IS GREATER THAN SPECIFIED FOR THE DEPTH OF THE PIPE. INSTALL ALL EQUIPMENT PER LOCAL CODES.
- THE IRRIGATION DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF XX PSI AND MAXIMUM DEMAND OF XX GPM AT THE POINT OF CONNECTION.
- A 120 VOLT ELECTRICAL POWER OUTLET AT EACH AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE NECESSARY POWER SOURCES AND TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER(S), INCLUDING PROPER GROUNDING AS REQUIRED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
- IN OPEN SEEDED LAWN AREAS, SET TOP OF POP-UP TYPE SPRINKLER HEADS 3" ABOVE FINISH GRADE UNTIL LAWN IS ESTABLISHED. LOWERING OF ALL LAWN HEADS BY THE IRRIGATION CONTRACTOR SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/2" ABOVE FINISH GRADE SHALL BE ACCOMPLISHED WITHIN TEN (10) 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.
- EXISTING TREES - WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.



**TRENCHING**



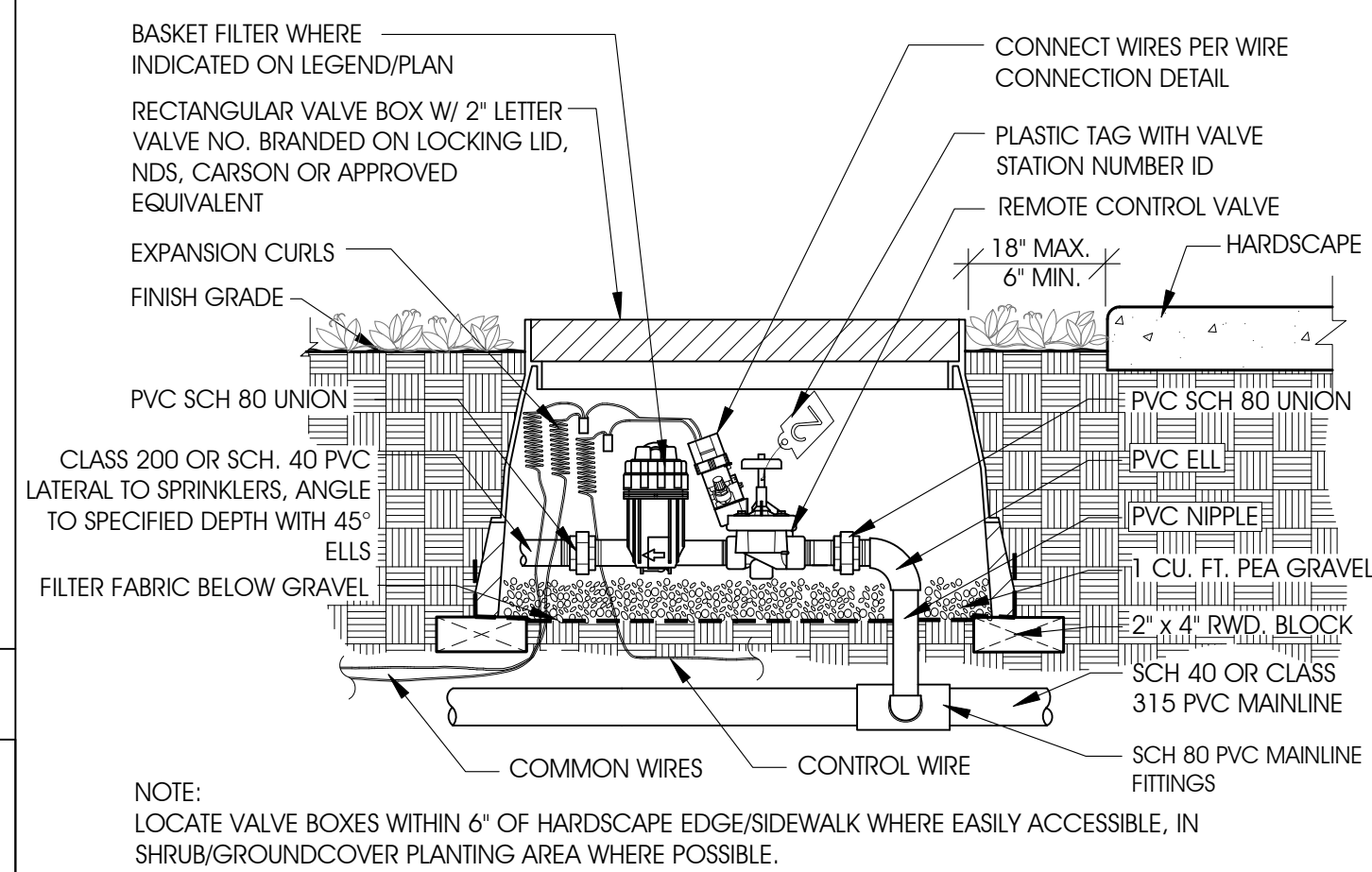
NOTE: PLACE ALL VALVE BOXES 12" MINIMUM APART, 6" MINIMUM - 12" MAXIMUM AWAY FROM HARDSCAPE EDGE



NOTE: FILL OUTER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY USE RAINBIRD 'SNAP TITE' OR APPROVED EQUAL

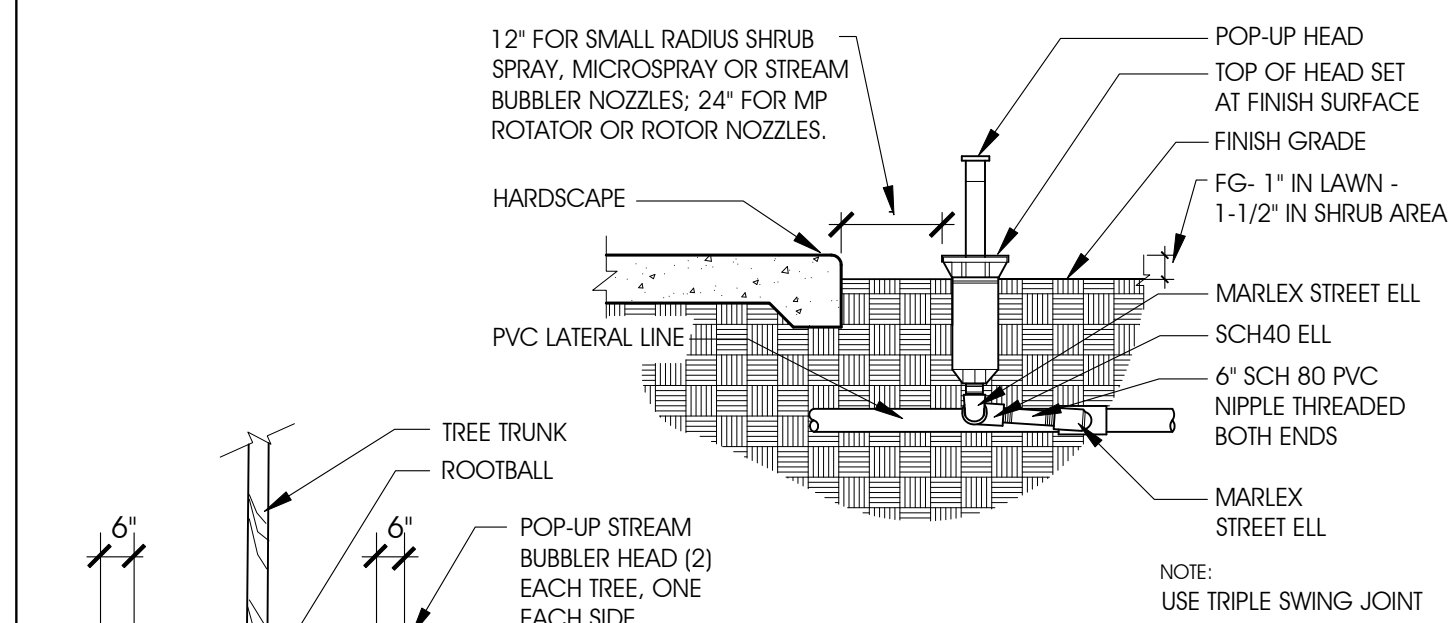
**VALVE BOX PLACEMENT**

**WIRE CONNECTION**

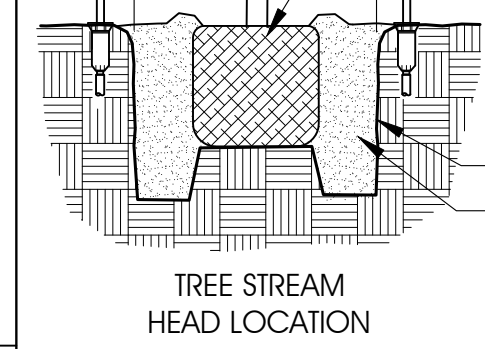


NOTE: LOCATE VALVE BOXES WITHIN 6" OF HARDSCAPE EDGE/SIDEWALK WHERE EASILY ACCESSIBLE, IN SHRUB/GROUND COVER PLANTING AREA WHERE POSSIBLE.

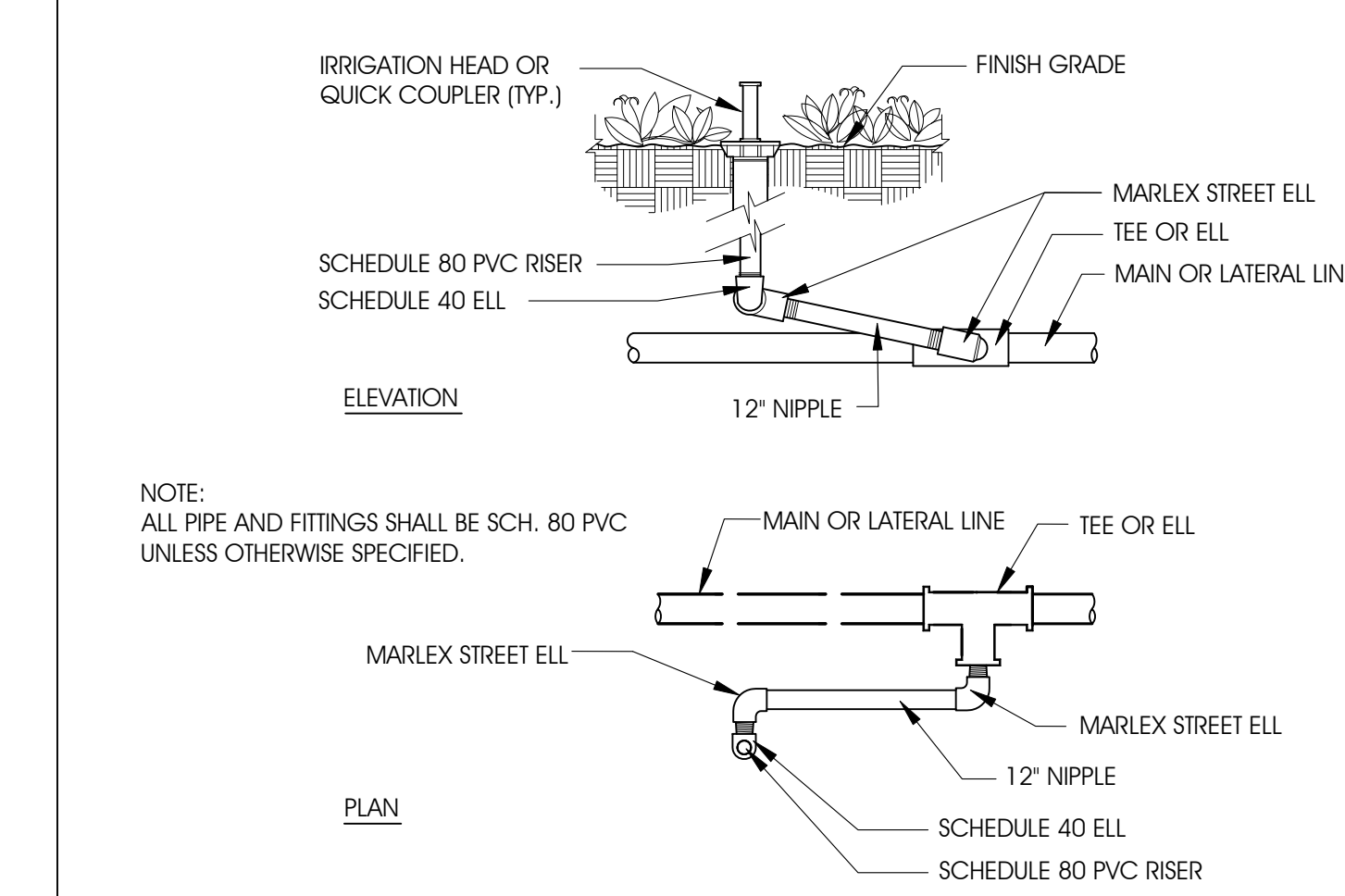
**REMOTE CONTROL VALVE**



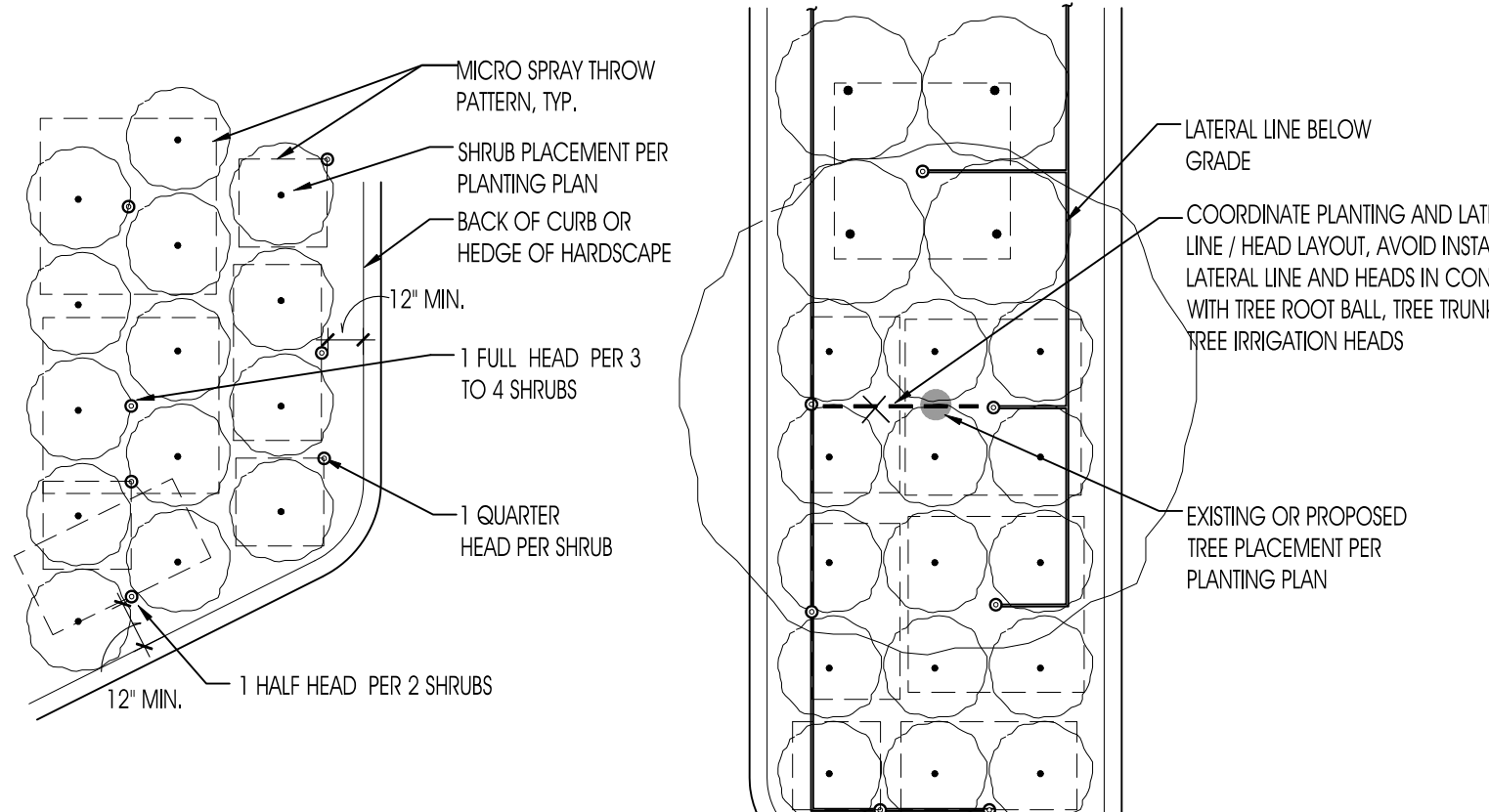
NOTE: USE TRIPLE SWING JOINT



**POP-UP SPRAY HEAD**



**TRIPLE SWING JOINT**



NOTE: MICRO SPRAY IS INTENDED TO IRRIGATE ROOT ZONE RATHER THAN SPRAYING OVER TOPS OF PLANTS. TYPICAL HEAD PLACEMENT (EXCEPTION MAY APPLY): (1) QUARTER HEAD PER 1 PLANT (1) HALF HEAD PER 2 PLANTS (1) FULL HEAD PER 3 TO 4 PLANTS COORDINATE PLANTING LAYOUT AND HEAD PLACEMENT TO ELIMINATE BACK-SPRAYING BLOCKED BY PLANTS ONTO HARDSCAPE SURFACES INSTALL HEADS AT MINIMUM OF 12" AWAY FROM EDGE OR PAVING OR BACK OF CURB. ADJUSTMENTS WILL BE REQUIRED TO ELIMINATE OVER-SPRAY ONTO HARDSCAPE.

**TYPICAL 2.5' SQUARE PATTERN MICRO SPRAY LAYOUT**

SCALE 3/16"=1'-0"(64)

**FORM NO. 1**

**CERTIFICATION OF LANDSCAPE DESIGN**

I hereby certify that:

- I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- The landscape design and water use calculations for the property located at 2701 HARBOR BLVD, COSTA MESA, CA 92626 (provide street address or parcel number(s)) were prepared by me or under my supervision.
- The landscape design and water use calculations for the identified property comply with the requirements of the City of Costa Mesa Water Efficient Landscape Ordinance (Municipal Code Sections 13-101 through 13-108) and the City of Costa Mesa Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Ordinance.
- The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Costa Mesa Water Efficient Guidelines for Implementation of the City of Costa Mesa Water Efficient Landscape Guidelines.

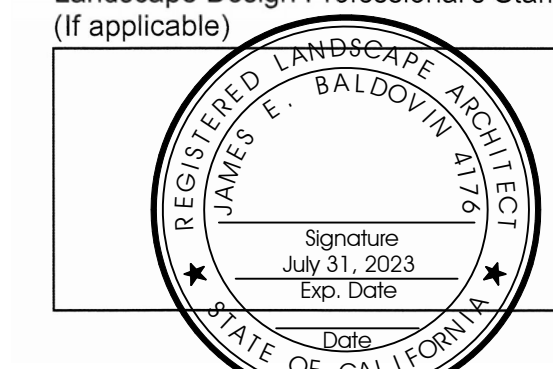
JIM BALDOVIN 11-06-22  
 Print Name Date

*[Signature]* 4176  
 Signature License Number

3195-C AIRPORT LOOP DRIVE COSTA MESA, CA 92626  
 Address

949-399-0870 JBALDOVIN@CDPCINC.COM  
 Telephone E-mail Address

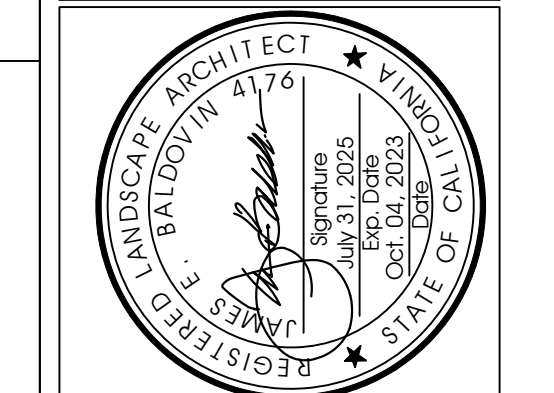
Landscape Design Professional's Stamp  
 (If applicable)



**conceptual design & planning company**

Corporate Office:  
 10000 Airport Loop Drive  
 Studio One  
 Costa Mesa, CA 92626  
 www.cdpcinc.com

COSTA MESA LAS VEGAS



REVISIONS	Date		Description
	No.		

Project Title	Project No.
SHOPS AT MESA VERDE EAST PARKING	23053

C. J. SEGERSTROM & SONS  
 3315 FAIRVIEW ROAD  
 COSTA MESA, CA 92626  
 (714) 438-5261

Project Title	Project No.	Drawn	Checked	File Name	Date Issued	Sheet Number
SHOPS AT MESA VERDE EAST PARKING	23053	ME/EP	MK	23053 - ID.dwg	11-07-23	L-3

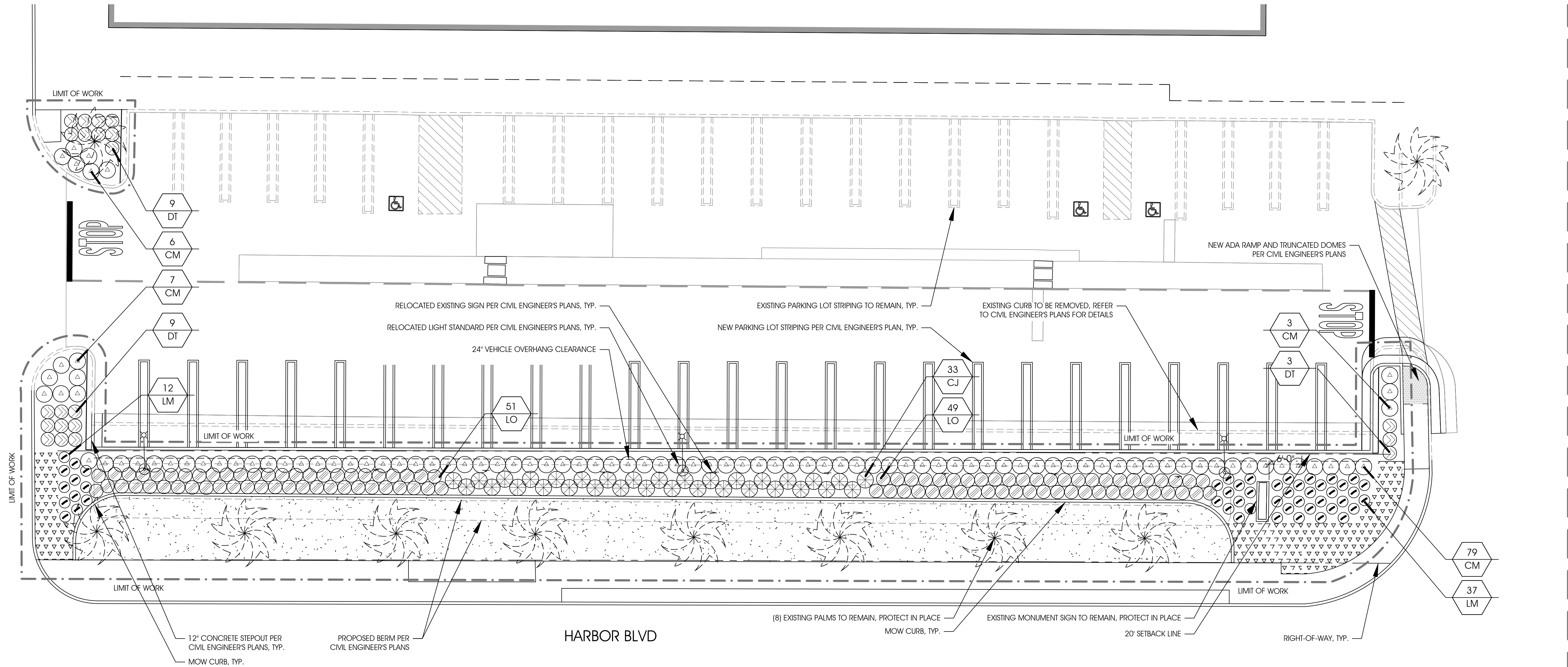
Sheet Title: **IRRIGATION DETAILS & NOTES**

Sheet 3 of 7

Conceptual Design & Planning Company - Nov 06, 2023, 5:58pm - P:\23053\03\_Mesa\_Verde\_Parking\_Renovation\1.dwg\CD005\_242506\_21003\_ID.dwg - soper

Conceptual Design & Planning Company - Nov 07, 2023, 9:53am, P:\323053 MESA VERDE Parking Renovation\Land\CD\CD02\_24506\_21003\_P\_Plan\_Superimposed

MATCHLINE - SEE ABOVE, RIGHT



MATCHLINE - SEE BELOW, LEFT

**conceptual design & planning company**  
 Corporate Office: 1000 North Loop Drive  
 Studio One  
 Costa Mesa, CA 92626  
 www.cdpc.com

**COSTA MESA** • **ATASCADERO** • **LAS VEGAS**

**REGISTERED LANDSCAPE ARCHITECT**  
 JAMES S. BALDWIN 4176  
 Signature: [Signature]  
 Date: July 31, 2023  
 State: CALIFORNIA

REVISIONS	No.	Date	Description

REVISIONS	No.	Date	Description

**Project Title:** SHOPS AT MESA VERDE EAST PARKING  
**Project No.:** 23053  
**Drawn:** ME/EP  
**Checked:** MK  
**File Name:** 23053 - P.dwg  
**Date Issued:** 11-07-23  
**Sheet Number:** L-4  
**Sheet 4 of 7**

**C. J. SEGERSTROM & SONS**  
 3315 FAIRVIEW ROAD  
 COSTA MESA, CA 92626  
 (714) 438-5261

**PLANTING LEGEND**

(Sunset Zone 24)  
 EXISTING PALMS

	Existing Palm Trees to Remain, Protect in Place	TOTAL	9
		EXISTING TREES TO BE REMOVED	0
		PROPOSED TREES TO BE PLANTED	0
		TOTAL TREES AFTER INSTALLATION	9

SHRUBS Sym.	Key	Botanical Name	Common Name	Size	WUCOLS (Region 3)
	CJ	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 gallon	Low
	CM	Carissa 'Green Carpet'	Dwarf Natal Plum	5 gallon	Low
	DT	Dianella 'Variegata'	Variegated Flax Lily	5 gallon	Low
	LM	Lavandula x allardii 'Meerlo'	Variegated Allard's Lavender	5 gallon	Low
	LO	Lomandra l. 'Platinum Beauty'	Platinum Beauty Lomandra	5 gallon	Low
		Tradescantia pallida	Purple Heart	1 gal. @ 36" o.c.	Low
		Marathon II	Turf-type tall fescue	Sod	High

**SIZING LEGEND**

GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.  
 INDICATES QUANTITY: 1 GALLON, 5 GALLON  
 INDICATES SPECIES: 1 GALLON, 5 GALLON

**SOILS REPORT**

SOIL TESTING SHALL OCCUR AFTER ROUGH GRADING AND SOIL IMPORT (IF REQUIRED) HAS BEEN COMPLETED, BUT PRIOR TO START OF ANY LANDSCAPE RELATED WORK. THE CONTRACTOR SHALL OBTAIN A STANDARD SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY AN APPROVED AGRICULTURAL TESTING LABORATORY. REPORT SHALL CONTAIN STANDARD SOIL TESTING DATA AND SHALL ALSO INCLUDE SOIL INFILTRATION RATE, SOIL TEXTURE AND PERCENTAGE OF ORGANIC MATERIAL CONTENT FOR EACH SAMPLE, AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO SAMPLES SHALL BE TAKEN AT EACH LOCATION INDICATED ON THE PLANTING PLAN, ONE AT GROUND LEVEL TO 1'0" DEEP, THE OTHER AT 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED BY LOCATION AND DEPTH.

**PLANT MATERIAL APPROVAL /LANDSCAPE SUPPLY SUBMITTAL**

AFTER OBTAINING APPROVAL OF THE AGRICULTURAL SUITABILITY REPORT, AND A MINIMUM OF TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE PLANT MATERIAL PHOTOS FOR APPROVAL. IF REQUESTED BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL.

ONE PRINTED PHOTOGRAPH OF EACH SPECIES SPECIFIED ON PLAN SHALL BE PROVIDED FOR REVIEW AND APPROVAL. SUBMIT PRINTED PHOTO SUBMITTAL OR DIGITAL PHOTOS BOUND TO ONE PDF FILE OF REASONABLE FILE SIZE, LESS THAN 5MB, WILL BE ACCEPTED.

NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES SHALL BE SUBJECT TO RESUBMITTAL.

EACH PHOTO SHALL CLEARLY SHOW FORM OF THE CROWN AND BRANCHING STRUCTURE OF A SINGLE PLANT WITHOUT OTHER TREES IN THE BACKGROUND.

EACH PHOTO SHALL BE LABELED WITH PLANT NAME, CONTAINER SIZE, SPECIFICATIONS (HEIGHT x CROWN, CALIPER SIZE FOR TREES).

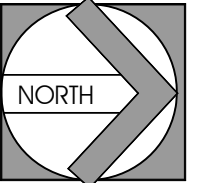
TREE PHOTO SHALL HAVE A MEASURING POLE OR A PERSON IN THE PHOTO FOR RELATIVE SCALE.

PLANTS DELIVERED TO THE PROJECT SITE WILL BE COMPARED TO THE APPROVED SUBMITTALS. IF THE PLANTS DELIVERED ARE FOUND TO BE SUBSTANDARD, THEY MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.

SUBMIT CUT SHEETS OF ALL LANDSCAPE SUPPLIES THAT WILL BE USED FOR LANDSCAPE INSTALLATION PRIOR TO INSTALLATION.

**BELOW**  
 SUBSURFACE IMAGING  
 1-888-90-BELOW  
 CALL BEFORE YOU DIG.

**DIGALERT**  
 DIGITAL TOLL FREE 811  
 AT LEAST TWO DAYS BEFORE YOU DIG.  
 UNDERGROUND SERVICE ALERT (USA)



HARBOR BLVD

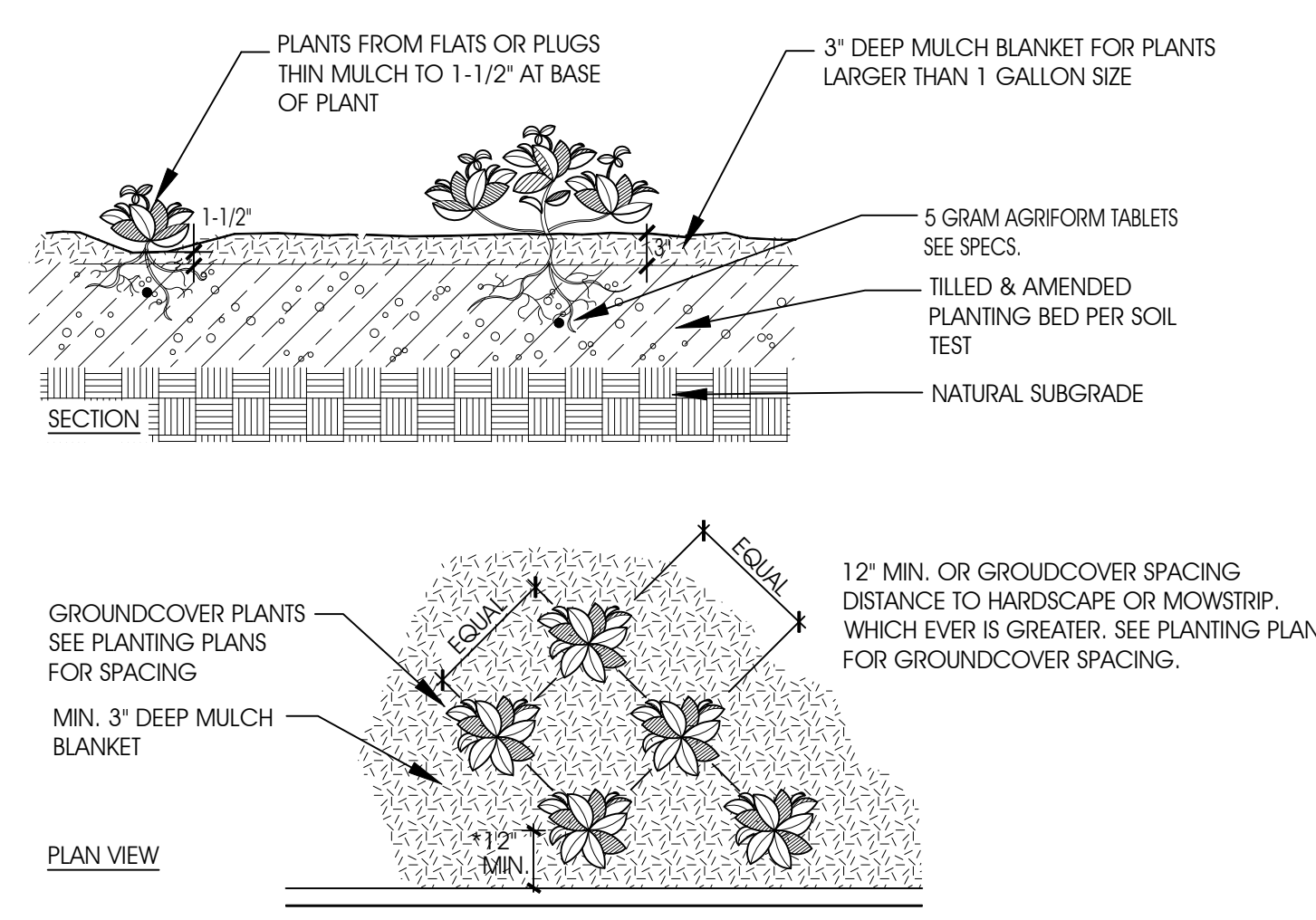


**PLANTING NOTES**

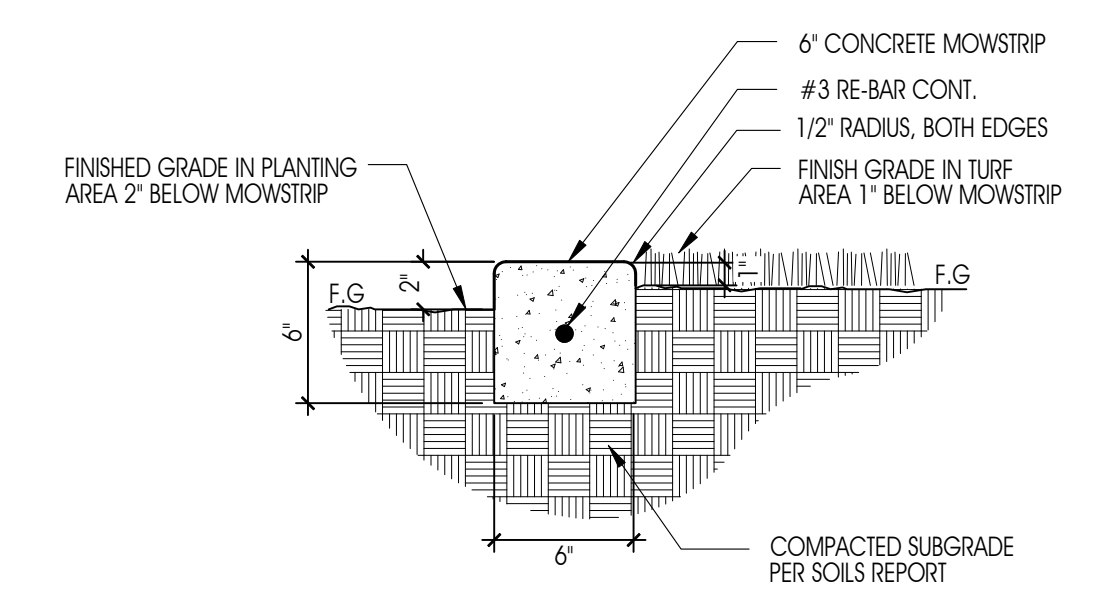
- EXISTING UTILITIES: INFORMATION ON THE DRAWINGS RELATING TO ALIGNMENT OF EXISTING UTILITY LINES AND SERVICES WAS PROVIDED BY OTHERS AND IS FROM THE BEST SOURCE AVAILABLE. ALL SUCH INFORMATION IS FURNISHED ONLY FOR INFORMATION AND IS NOT GUARANTEED. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS REQUIRED TO DETERMINE EXACT LOCATIONS OF ALL EXISTING UTILITIES. CALL UTILITY LOCATING SERVICE AND OBTAIN PRECISE UTILITY LOCATIONS MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY WORK. UNDERGROUND SERVICE ALERT (800)227-2600.
- UTILITY REQUIREMENTS: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING AROUND ANY OF THEIR STRUCTURES. THE UTILITY COMPANIES LISTED BELOW SHALL BE CONTACTED:
  - CITY/COUNTY PUBLIC WORKS/ ENGINEERING DEPARTMENT
  - GAS COMPANY
  - TELEPHONE COMPANY
  - ELECTRICAL POWER COMPANY
  - CABLE TELEVISION COMPANY
  - WATER SUPPLY COMPANY

THE CALIFORNIA PUBLIC UTILITIES COMMISSION MANDATES THAT, IN THE INTEREST OF PUBLIC SAFETY, MAIN LINE GAS VALVES BE MAINTAINED IN A MANNER TO BE READILY ACCESSIBLE AND IN GOOD OPERATING CONDITION. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY'S HEADQUARTERS PLANNING OFFICE AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- DO NOT WILLFULLY PROCEED WITH PLANTING AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES AND/OR AREA DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ANY SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH LANDSCAPE INSTALLATION OPERATIONS.
- CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING AND COORDINATE PROJECT REVIEWS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- CONTRACTOR TO PROVIDE A MINIMUM OF 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS. IN NO CASE SHALL WATER DRAIN TOWARDS BUILDINGS.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/0.10 FOOT. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
- WEED AND EXISTING GRASS CONTROL: WEED AND GRASS TYPES SHOULD BE IDENTIFIED BY AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICALS AND SEASON OF THE APPLICATION. DO NOT USE CHEMICAL/METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS. REMOVE EXISTING PERENNIAL WEEDS FROM SITE BY MOWING AND GRUBBING, FOLLOWING SOIL PREPARATION AND INSTALLATION OF ALL SPECIMEN TREES, PERFORM WEED ABATEMENT PROCEDURE AS FOLLOWS:
  - APPLY 100 LBS. 46-0-0 COMMERCIAL FERTILIZER PER ACRE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
  - WATER FOUR TIMES DAILY FOR 14 CONSECUTIVE DAYS TO PROMOTE EXISTING WEED/SEED GERMINATION.
  - CEASE WATERING FOR THREE DAYS.
  - SPRAY AREA WITH A NON-SELECTIVE/NON-RESIDUAL SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS.
  - LET WEEDS DIE FOR A PERIOD OF SEVEN DAYS MINIMUM WITHOUT IRRIGATION.
  - REMOVE ALL WEEDS FROM SITE BY HOING-AND RAKING TO A MINIMUM DEPTH OF 1/2" BELOW SOIL SURFACE.
  - IF WEEDS PERSIST, THE ABOVE ERADICATION PROCEDURE SHALL BE REPEATED.
- SOIL TESTING: THE CONTRACTOR SHALL OBTAIN A SOILS TEST FOR AGRICULTURAL SUITABILITY AND FERTILITY PREPARED BY AN APPROVED AGRICULTURAL TESTING LABORATORY. SOIL TESTING SHALL OCCUR AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADE ESTABLISHED, BUT PRIOR TO SOIL PREPARATION. REPORT SHALL CONTAIN RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. REPORT SHALL CONTAIN STANDARD SOIL TESTING DATA AND SHALL ALSO INCLUDE SOIL INFILTRATION RATE, SOIL TEXTURE, PH, TOTAL SOLUBLE SALTS, SODIUM AND % OF ORGANIC MATERIAL CONTENT FOR EACH SAMPLE, AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. THIS REPORT SHALL BE FURNISHED TO THE OWNER AND OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO IMPLEMENTATION. TWO (2) SAMPLES SHALL BE TAKEN AT EACH OF THE MINIMUM OF TWO (2) LOCATIONS. FROM ONE LOCATION, TAKE (1) SAMPLE AT 10" DEEP AND (1) SAMPLE FROM 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY ONE QUART OF SOIL AND BE LABELED PER LOCATION AND DEPTH, AND TESTED SEPARATELY. SEE PLANTING PLAN FOR SAMPLE LOCATIONS.
- SOIL PREPARATION: FOR BID PURPOSES, ASSUME THE ROTOTILLING OF THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES INDICATED PER 1,000 SQUARE FEET:
  - 5 C.Y. NITROGEN STABILIZED REDWOOD SHAVINGS
  - 150 LBS. GYPSUM
  - 125 LBS. GRO POWER PLUS
- BACKFILL: FOR BID PURPOSES, FOLLOW THE PLANTING SPECIFICATIONS SECTION VIII, H.
- ABOVE SOIL PREPARATION AND BACKFILL SPECIFICATIONS ARE FOR BIDDING PURPOSE ONLY. CONTRACTOR TO AMEND SOIL AND PREPARE BACKFILL IN ACCORDANCE WITH APPROVED SOIL FERTILITY ANALYSIS RECOMMENDATIONS.
- UNDER NO CIRCUMSTANCES, CONCRETE AND OTHER DEBRIS MAY BE CRUSHED AND REUSED AS FILL IN PLANTING AREA. SHOULD IMPORT SOIL BE NECESSARY, INDICATE SOURCE LOCATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS. SUBMIT AGRICULTURAL SUITABILITY AND FERTILITY TESTING FOR THIS IMPORT TO OWNER'S REPRESENTATIVE FOR APPROVED PRIOR TO SOIL IMPORTATION. TEST REPORT SHALL INCLUDE SOIL AMENDMENT RECOMMENDATIONS AND BE DONE BY AN APPROVED CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER.
- AFTER AMENDING SOIL, BUT PRIOR TO PLANTING, CONTRACTOR SHALL PERFORM PERCOLATION TEST AT SELECTED LOCATION(S) SHOWN ON TREE PLANTING PLAN. NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE TEST. TEST AS FOLLOWS. CONTRACTOR SHALL RECORD THE RESULT AND SUBMIT TO LANDSCAPE ARCHITECT:
  - DIG 24" BOX-SIZE PIT AND SCARIFY THE SIDES; FILL WITH CLEAN WATER BY HOSE AT THE BOTTOM OF THE PIT AND LET IT DRAIN.
  - IMMEDIATELY AFTER IT DRAINS COMPLETELY, REFILL 12" DEEP WITH CLEAN WATER AND RECORD THE WATER LEVEL AS IT DRAINS.

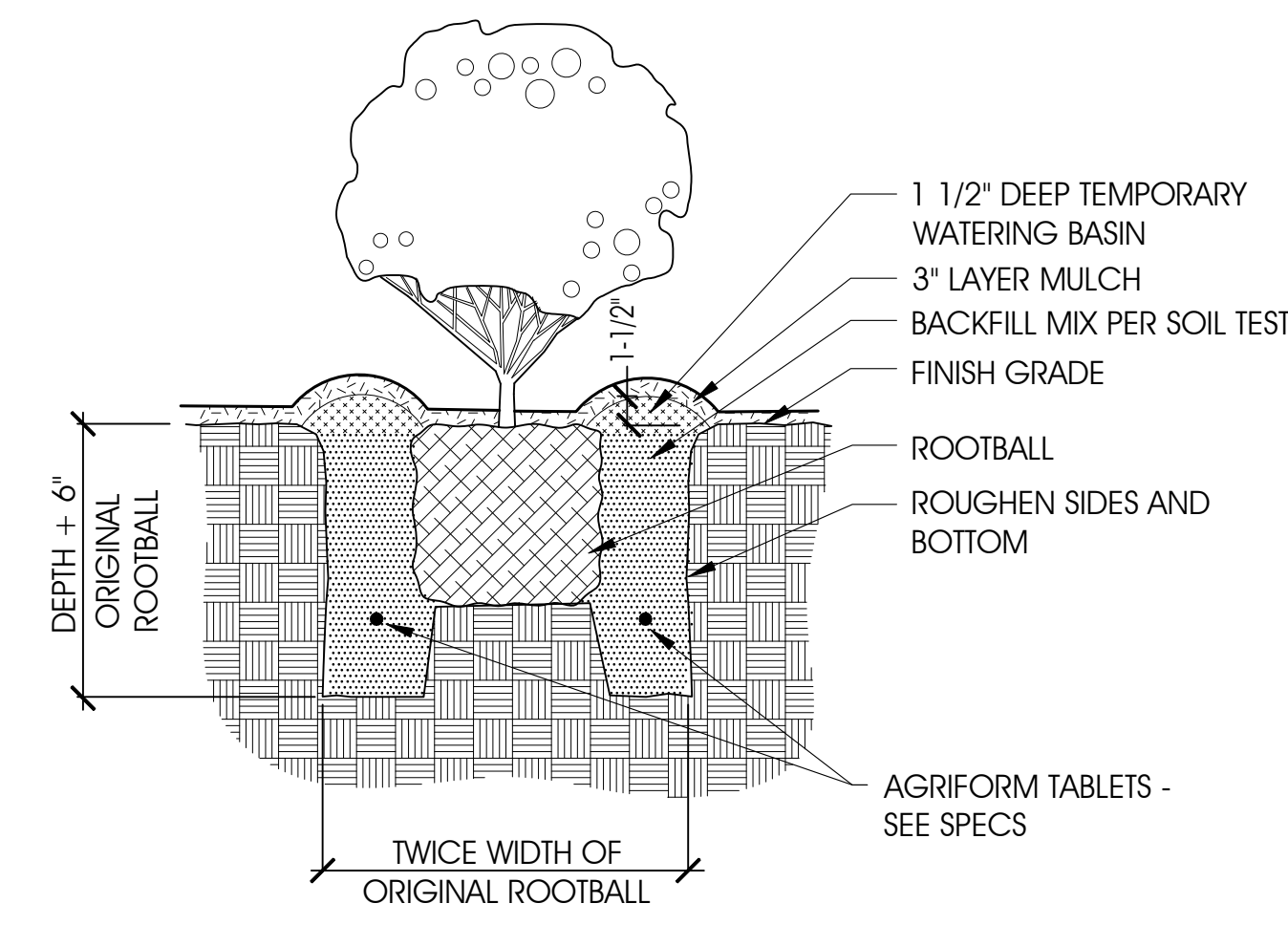
IF THE SECOND REFILLED WATER DRAINS 2 INCHES PER ONE HOUR OR FASTER, TREE MAY BE INSTALLED WITHOUT DRAIN SUMP. IF THE WATER DRAINS SLOWER, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE DRAIN SUMP PER DETAILS.
- CONTRACTOR'S INITIAL BID SHALL INCLUDE DRAIN SUMP WITH COST ITEMIZED. IF THE TEST PROVES THAT IT IS NOT NECESSARY, SUPPLY CREDIT TO THE OWNER.
- ALL SHRUB/GROUND COVER AREAS SHALL BE TOP DRESSED WITH A 3" DEEP LAYER OF SHREDDED, COMPOSTED WOOD FIBER MULCH FOREST FLOOR (1/2" TO 1-1/2" PIECES) BY AGUNAGA FERTILIZER COMPANY (949)786-9558 OR APPROVED EQUAL.
- CONCRETE MOWSTRIP, REDWOOD OR RECYCLED PLASTIC HEADERBOARD SHALL BE INSTALLED PER DETAIL WHEREVER GROUND COVER AREAS MEET TURF AREAS AS INDICATED ON THE DRAWINGS.
- PLANT MATERIAL APPROVAL: AFTER OBTAINING APPROVAL FOR AGRICULTURAL SOILS REPORT AND AMENDMENTS, AND TWO WEEKS PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT ONE PRINTED COLOR PHOTOGRAPH OF EACH SPECIES AND SIZE PLANT MATERIAL SPECIFIED ON PLAN FOR APPROVAL. PHOTOGRAPHS SHALL INCLUDE A PERSON OF AVERAGE HEIGHT FOR SCALE PURPOSES. ALL PLANT MATERIAL SHALL BE OF QUALITY AS DETERMINED BY THE OWNER'S REPRESENTATIVE. IF REQUESTED BY OWNER, LANDSCAPE ARCHITECT WILL TAG THE TREE MATERIAL. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL OF A GIVEN SPECIES SHALL HAVE MATCHING FORM UNLESS OTHERWISE SPECIFIED. ALL BOXED TREES SHALL BE OF QUALITY AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE FROM PESTS OR PLANT DISEASES. PRE-SELECTED OR TAGGED MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED TO BE PEST AND DISEASE FREE PRIOR TO SHIPMENT. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ANY REQUIRED CERTIFICATIONS AND WARRANTY FOR ALL PLANT MATERIAL PER THE SPECIFICATIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES ON THE PLAN. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- CONTRACTOR TO PROVIDE A MINIMUM OF 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS. IN NO CASE SHALL WATER DRAIN TOWARDS BUILDINGS.
- AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING UNLESS OTHERWISE INDICATED ON PLANS. GROUND COVER SHALL BE TRIANGULARLY SPACED.
- IN AREAS WITH EXISTING TURF OR GROUND COVER, CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF BARE SPOTS AND ALL SCARS DUE TO IRRIGATION INSTALLATION OR RE-GRADING, AND SHALL MATCH EXISTING PLANTING TO ACHIEVE A UNIFORM OVERALL APPEARANCE.
- LOCATION OF EXISTING TREES ARE APPROXIMATE. IF DURING GRADING OPERATION, EXISTING GRADE CANNOT BE MAINTAINED WITHIN DRUPLINE OF TREES, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION PRIOR TO GRADING.
- ALL TREES IN PARKING ISLANDS AND PLANTERS LESS THAN 10' WIDE SHALL HAVE RIBBED CONTINUOUS 24" DEEP ROOT BARRIERS BY CENTURY PRODUCTS CP-SERIES; PH: (714) 632-7083 OR DEEP ROOT CORPORATION UB 24-2; PH: (800) 458-7668.
- CONTRACTOR SHALL OBTAIN COPY OF THE LATEST PARKING LOT STRIPING PLAN. TREES THAT ARE INTENDED TO BE PLACED IN LINE WITH PARKING STRIPES SHALL CORRESPOND WITH THIS PLAN. CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY IF CONFLICTS OCCUR BETWEEN TREES AND LIGHT STANDARDS.
- ANNUAL COLOR SHALL BE SELECTED BY OWNER'S REPRESENTATIVE AT TIME OF INSTALLATION.
- EXCAVATION AROUND EXISTING TREES TO BE PRESERVED: THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION SHALL BE DONE BY HAND WHERE ROOTS THAT ARE TWO (2) INCHES OR LARGER IN DIAMETER OCCUR. ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH WET BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND-TRIMMED, MAKING CLEAN-CUTS THROUGH, WITH EQUIPMENT THAT HAS BEEN CLEANED AND DISINFECTED PRIOR TO USE ON SITE. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL. TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN TWENTY FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS AND KEPT DAMP.
- PROTECTION OF EXISTING TREES: CONSTRUCT 4' HIGH CHAINLINK FENCE OR OTHER APPROVED PROTECTIVE FENCING AROUND THE TREE PER ARBORISTS RECOMMENDATIONS. CONTACT OWNER'S REPRESENTATIVE FOR LOCATION OF THE FENCE IF NOT SHOWN ON THE PLAN. DO NOT ENTER, OR PLACE OBJECTS WITHIN FENCED AREA. PLACE 3" LAYER OF MULCH WITHIN THE FENCED AREA, BUT KEEP MULCH OFF TRUNK. POST AT LEAST THREE (3) LEGIBLE SIGNS ON THE FENCE STATING, DO NOT ENTER. NO DUMPING. DO NOT PLACE OBJECT INSIDE THE FENCE. CONTRACTOR SHALL MAINTAIN FENCED AREA CLEAR OF OBJECTS AT ALL TIMES. WASH FOLIAGE ONCE A WEEK AFTER CONSTRUCTION ACTIVITY HAS STOPPED FOR THE DAY.



**GROUND COVER PLANTING**



**6" CONCRETE MOWSTRIP**



**SHRUB PLANTING**

**conceptual design & planning company**  
 Corporate Office:  
 10000 North Loop Drive  
 Studio One  
 Costa Mesa, CA 92626  
 www.cdppc.com

**COSTA MESA LAS VEGAS**

REVISIONS		Bid Set Issued:	
No.	Date	Description	

Project No.	23053
Drawn	ME/EP
Checked	MK
File Name	23053 - PD.dwg
Date Issued	11-07-23

**Project Title:**  
**SHOPS AT MESA VERDE EAST PARKING**

**Client:**  
 C. J. SEGERSTROM & SONS  
 3315 FAIRVIEW ROAD  
 COSTA MESA, CA 92626  
 (714) 438-9261

**Sheet Title:**  
**PLANTING DETAILS & NOTES**

Project No. 23053  
 Drawn ME/EP  
 Checked MK  
 File Name 23053 - PD.dwg  
 Date Issued 11-07-23  
 Sheet Number **L-5** Sheet 5 of 7



GENERAL CONDITIONS

- A. CONTRACT DOCUMENTS: Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.
B. VERIFICATION: The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his work, he shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his failure to observe these instructions.
C. MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his work.
D. SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.
E. PROTECTION OF WORK, PROPERTY AND PERSON: The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his actions.
F. CHANGES IN THE WORK: The Owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.
G. CORRECTION OF WORK: The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.
H. LANDSCAPE COORDINATOR STATUS: The Landscape Coordinator acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.
I. CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.
J. SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
K. PRE-CONSTRUCTION CONFERENCE: Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

IRRIGATION SPECIFICATIONS

- I. SCOPE OF WORK:
A. The Contractor shall provide all labor, tools, machinery, and processes necessary to install a complete irrigation system as shown on the drawings and/or specified herein. When completed the irrigation system shall be a 100% coverage system in total functioning manner.
II. GENERAL REQUIREMENTS:
A. VERIFICATION OF DIMENSIONS: All scaled dimensions are approximated. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions. Spacing of irrigation heads, locations of valves and backflow preventers, and proposed P.O.C. shall be as indicated on the drawings. Any deviation from the plans must have the approval of the Owner's Representative.
B. VERIFICATION OF FINISH GRADE: The Contractor shall inspect the site and check all finish grades within the work area to ensure the proper soil coverage (as specified) of the irrigation system pipes.
C. WATER SUPPLY: The Contractor shall verify and be familiar with the source of water supply to the irrigation system as indicated on the drawings.
D. PERMITS AND FEES: The Contractor shall apply and pay for all necessary permits required in the pursuit of his work as required by the governing codes.
E. CARE OF EXISTING BUILDINGS AND STEPS: The Contractor shall be held responsible for the care and preservation of all existing buildings and structures on the property and adjacent premises and contiguous property. Any part of these properties injured, damaged or disturbed because of his work shall be repaired, replaced or cleared by the Contractor at his expense.
F. REVIEW OF DRAWINGS: It is the Contractor's responsibility to review irrigation drawings and note any areas he believes additional heads or valves are required prior to submitting a bid. If no changes are submitted, the Contractor is responsible for full coverage of equipment as necessary at the Contractor's expense.
G. GOVERNING REGULATION: All local, municipal and state laws, rules and regulations governing or relating to any portion of this work and hereby incorporated into and made part of these specifications, and their provisions shall be carried out by the

- Irrigation Contractor.
H. DIAGRAMMATIC DESIGN: The design is diagrammatic. All pipe, valves, etc., shown within paved areas are for design clarifications only and shall be installed in planted areas where possible. Never install the backflow preventers in lawn area; always in shrub areas.
I. INSTALLATION: All irrigation materials shall be installed in accordance with the techniques and specifications set forth by each respective manufacturer. All pertinent descriptive literature issued by these manufacturers become a part of these specifications after having been approved by the authorized Owner's Representative. Such installation practices shall be followed only if the directions of the irrigation drawings and specifications do not thoroughly and completely order the methods or techniques to be followed. Install all equipment and materials as shown per details.
J. SITE PROBLEMS: The Irrigation Contractor shall not willfully install the irrigation system as indicated on the drawings when it is obvious in the field that there are unknown obstructions, grade differences, and/or discrepancies in the area dimensions until such conditions are brought to the attention of the Owner's Representative.

III. MATERIALS:

- A. Irrigation materials and equipment shall be of type, size and location as noted and indicated on the drawings. Landscape Contractor shall be responsible for submittal to the Landscape Architect for approval prior to installation; (5) copies of printed or a bound PDF of cut-sheets (product information sheets) of each specified materials and equipment prior to installation. Materials and equipment shall be new and in perfect condition, no deviations from the specifications shall be allowed unless approved by the Landscape Architect. If material specified in this Construction Document is to be substituted, submit the product information at this time.

IV. INSTALLATION:

- A. EXCAVATION
1. The Contractor shall verify locations of all existing subsurface utilities (mechanical and electrical) prior to excavation. Any utilities, A.C. paving, concrete work, plant material, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the Contractor's expense.
2. Trenches for pipe shall be cut to required grade line at a true gradient to provide uniform support for the length of the pipe.
3. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as noted on the drawings.
B. JOINING PIPE
1. The Contractor is responsible to be familiar with the methods of assembling, joining, and installing the various types of pipes to be used. He will adhere in strict accordance with the manufacturer's recommended procedures.
2. PVC pipe shall not be threaded and all transition from PVC to metal piping shall be by PVC male threaded adaptor fittings.
C. BACKFLOW PREVENTER: The backflow prevention device specified herein shall be verified with local plumbing and health codes. In the event of any conflict on the device or the installation methods, the Owner's Representative shall be notified PRIOR TO BID OPENING.
D. TESTS
1. All main lines and lateral lines which have glued joints under paving in the system shall be capped and pressure tested at 150 PSI.
2. Pressure shall be sustained in the lines for not less than four (4) hours. If leaks develop, the joints shall be replaced and the test repeated until the entire system is watertight.
3. Test shall be observed and approved by the Owner's Representative prior to backfill.
4. When the irrigation system has been completed (and before planting has begun), the Contractor, in the presence of the approved Owner's Representative, shall test the coverage of water afforded to the lawn and planting areas as complete and adequate. The Contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage.
5. The Contractor shall inform the approved Owner's Representative of any deviations from the plan required by wind, plantings, soils, or site conditions that affect present irrigation coverage.

- E. IRRIGATION HEAD INSTALLATION:
1. Shrub and ground cover spray heads adjacent to curbs or walks shall be installed 12" away from the curb or walk and the heads shall be pop-up models as indicated on the drawings.
2. Shrub spray heads adjacent to building, fences, or similar structures shall be installed 1' away from the structure and the nozzle shall be 6" minimum above finish grade. Shrub spray heads not near paving or structures shall be set 8' above finish grade.
3. All irrigation heads are to have triple swing joints as detailed.
4. Install all irrigation heads per details.
F. IRRIGATION HEAD ADJUSTMENTS:
1. The Irrigation Contractor shall flush and adjust all irrigation heads for optimum performance and to prevent overspray onto walks and buildings as much as possible. This shall include selecting the best degree of arc to fit existing site situations. This also includes using the appropriate radius reduction equipment.

G. CLOSING OF UNINSPECTED WORK:

- 1. The Contractor shall not allow or cause any of his work to be covered or enclosed until it has been inspected, tested and approved by the authorized Owner's Representative. Should any of his work be enclosed or covered before such inspection and test, he shall uncover the work at his own expense and after it has been inspected, tested, and approved, he shall make all repairs with like materials necessary to restore all his work and that of other Contractors to its original condition.

H. BACKFILLING:

- 1. Backfill shall not be placed until the installed irrigation system has been inspected and approved by the Owner's Representative.
2. Trenches shall be backfilled with a minimum of 4' of fine, granular materials to protect the pipe from the clods or rocks. The remaining excavated dirt can be used as backfill. The Contractor shall not place detrimental subsoil or rocks in the top 6' of backfill.
3. If settlement occurs and adjustments in pipe, valves, irrigation heads, or any other irrigation device becomes necessary to bring the system to proper working order, the Contractor shall, as a part of his work under this contract, make all the necessary adjustments without extra cost to the Owner.

I. AUTOMATIC CONTROLLER VALVES:

- 1. A 120 volt electrical power outlet to the controller shall be provided by others. (Provided the Landscape Contractor has not included the electrical connection in his scope of work) The Irrigation Contractor shall be responsible for making the hookup from the outlet to the controller.
2. All wire from the controller to electric control valves shall be solid copper U.F. # 14-600 volt direct burial. Use white for common, blue for lawn systems, black for shrub systems and red for moisture sensors; common control wire. Install in common trench with main line pipe where possible. Tape control wire at 10' O.C. to main line pipe. Provide minimum 18" coverage.
3. Wire connections shall be made with "Scotch-Lok" wire connector sealing caps #3576 or Spears "Di-splice" with sealant DS 300 or approved equal.
4. There shall be a control wire from each control valve running to the controller, and each control valve shall be connected to the common ground wire.
5. All electrical work shall comply with the applicable codes.
6. Install all valves per details, and manufacturer's recommendations.

J. MOISTURE SENSOR INSTALLATION (if applicable):

- 1. Installations and wiring are to be done by the Contractor in compliance with installation and operating instructions enclosed with the moisture sensor and included with these special instructions.
2. The Contractor shall furnish 2-AWG-UF # 14 (or larger) wires from the controller to the moisture sensor control stations, locations shown on drawings. Provide additional 10' expansion lead to each station for finalty locating of sensors. All sensors are to be wired in parallel (see wire color note above).
3. Ametek 6' extension boxes No. 10-170-003 covered by Ametek green cover No. IVC-10-173-004, or approved equal, shall be installed as detailed.
4. All wiring connections of valve locations shall be water-proof.
5. One service unit will be purchased to properly prepare and service the moisture sensor. The service unit along with all printed operating instructions are to be furnished to the Owner by the Contractor at final inspection.
6. Moisture Sensor operating and service instruction and operators manual is to be placed in the controller.
7. Special depth and placement information to augment Moisture Sensor Installation and Operation Instruction, is to be provided by the Specified Manufacturer.
8. Installation must be inspected and accepted by the Manufacturer's Representative.

V. DRAWINGS OF RECORD (AS-BUILTS):

- A. GENERAL: The Contractor shall provide and keep up to date, in accordance with this section, a complete set of record "as-built" black line prints which shall be corrected daily and show every change from the original drawings and specifications and the exact "as-built" locations, sizes, depths and kinds of equipment. Prints for this purpose may be obtained from the Owner. This set of drawings shall be kept on the site and shall be used only as a record set. These drawings shall also serve as work progress sheets and the Contractor shall make neat and legible notations thereon daily, as the work proceeds, showing the work as actually installed. These drawings shall be available at the times for inspection and shall be kept in a location designated by the Owner's Representative.
B. REQUIRED NOTATIONS:
1. The Contractor shall indicate, in red, installed locations of the following items on plan and dimension from two (2) permanent reference points, such as building corners, back of curb, fire hydrant, etc. or road intersections.
a. All valves: master, remote control, quick coupler, ball and gate valves)
b. The routing of the irrigation mainlines

- c. Water meter and backflow device, connection to the existing water supply
d. Controller and sensors (rain, moisture and flow sensors)
e. Booster pump

- 2. The drawing shall show approved substitutions of sizes, materials, and manufacturer's name and catalog number.

- C. DELIVERY OF DRAWINGS OF RECORD: On or before the date of final inspection, the Contractor shall deliver the corrected and complete field as-builts to the Owner's Representative. Delivery of these drawings will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints. Once the Owner's Representative has reviewed the field as-builts and contractor has made the required corrections, Contractor shall prepare final "As-built" drawings in a neat and professional manner. Submit to Owner's Representative / landscape Architect for approval prior to preparation of controller charts.

D. CONTROLLER CHARTS:

- 1. As-built drawings shall be received and approved by the Owner's Representative prior to preparing controller charts.
2. Provide one controller chart for each controller supplied.
3. The chart shall be drawn on a reduced drawing of the actual as-built system to fit to 11x17" sheet format, using a different color to indicate the area of coverage for each station.
4. When the chart is completed and approved by the Owner's Representative, it shall be hermetically sealed and placed in the controller box.

VI. CLEAN UP:

- A. SCOPE AND FREQUENCY: After installation operations have been completed, remove all trash, excess soil and rubbish from property. All scars, ruts, or other marks in the area caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. The Contractor shall pick up all trash resulting from his work no less than each Friday before leaving the site, once a week and/or the last working day of each week. All trash shall be removed completely from the site.

VII. GUARANTEE:

- A. SCOPE: The entire irrigation system shall be guaranteed by the Contractor as to materials and workmanship, including setting of backfill areas below grade for a period of one (1) year following the date of final acceptance of the work. If, within one (1) year from date of completion, settling occurs, and adjustments in pipes, valves, and irrigation heads, soil, irrigation devices, or paving is necessary to bring the system, sod or paving to the proper level of the permanent grades, the Contractor, as part of the work under this contract, shall make all adjustments without extra cost to the Owner, including the complete restoration of all damaged planting, paving or other improvements of any kind.
B. RESPONSIBILITY: Should any difficulties in connection with the operation of the irrigation system occur within the specified guarantee period--which is in the opinion of the Owner's Representative due to inferior material and/or workmanship --said difficulties shall be immediately corrected by the Contractor to the satisfaction of the Owner's Representative at no additional cost to the Owner; including any and all other damage caused by such defects.
C. INSTRUCTIONS: After the irrigation system has been completed and the connections made, the Contractor shall instruct the Owner, or his representative, in the operation and maintenance of the system.

PLANTING SPECIFICATIONS

- I. SCOPE OF WORK:
A. Furnish all labor, materials and equipment necessary to provide and install plant materials as shown on the drawings or as specified herein.
B. Work included in this section (items included but not limited to):

- 1. Grade, including mounding, molding and shaping surface of all planting areas as indicated including the removal of existing vegetation unless otherwise specified.
2. Prepare and fill soil in planting areas including furnishing of all amendments as specified. Note that amendments indicated on the drawings (unless otherwise specified) are for bid purposes only. Actual soil amendments will be based on the soils test results.
3. Furnish and plant all plant materials as indicated in the drawings and specifications.
4. Perform all pruning as required.
5. Stake and tie all plant materials as specified
6. Provide for the maintenance of the planting until acceptance of the job by the Owner's Representative
7. Dispose of all debris and surplus materials
8. Clean-up
9. Guarantee
10. Maintenance

II. VERIFICATION OF SITE CONDITIONS:

- A. EXCAVATION: The Contractor shall verify exact locations of all existing sub-surface utilities (mechanical and electrical) prior to excavation. Any utilities, A.C. paving, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the Contractor's expense.
B. SUB-SURFACE DRAINAGE OR SOIL CONDITIONS: Should sub-

surface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material. The Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of correction. If the Contractor fails to notify the Owner's Representative of such conditions, he shall be responsible for plant material under the guarantee clause of the specifications.

- C. DIMENSIONS: All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

III. MATERIALS:

Landscape materials and equipment shall be of type, size and location as noted and indicated on the drawings. Landscape Contractor shall be responsible for submittal to the Landscape Architect for approval. (5) copies of printed or a bound PDF of all materials and equipment specified, and 1 quart bag of physical sample of mulch and soil amendment. Materials are to be new and in perfect condition, no deviations from the specifications shall be allowed unless approved by the Landscape Architect. If material specified in this Construction Document is to be substituted, submit the product information at this time.

A. SOIL AMENDMENTS:

- 1. Nitrogen stabilized wood shavings shall be 100% nitrogen stabilized (5% by dry weight) and free of shaving particles larger than 1/4" passing through a 100 mesh screen.
2. Soil sulfur shall be standard commercial grade.
3. Humus, "Gro-Power" 5-3-1 shall be manufactured by Southern California Organic Fertilizer Company, Glendale, CA (213) 245-6849 or (714) 750-3830.
4. Bone meal 2-22-0 shall be manufactured by Kellogg Supply, Wilmington, CA.
5. Azalea organic planter mix # 103 shall be manufactured by Bandini Fertilizer.
6. Ph Acidall shall be manufactured by Kellogg Supply, Wilmington, CA.
7. Par - 5 shall be manufactured by Kalbab Forest Products.
8. Commercial fertilizer shall be Best Products or approved equal.

B. TOP SOIL:

- 1. Topsoil consists of a fertile, friable natural loam of uniform quality, free from subsoil, stiff clay, hard clods, hard pan, sod, partially disintegrated debris, or other undesirable materials.
2. Topsoil shall not contain obnoxious weeds, such as morning glory, sorrel, oxalis, spurge, annual poa, nut grass or bermuda grass.

C. PLANT MATERIALS:

- 1. Plant names in the Plant List conform to "Standardized Plant Names" by American Joint Committee of Horticultural Nomenclature, except in cases not covered therein. In these instances the established custom of the nursery trade shall be followed.
2. Plants shall be sound, healthy, vigorous, free from disease and weeds, insect pests or their eggs and shall have healthy, normal root systems, well filling their container, but not to the point of being root bound.
3. Plants shall not be pruned prior to delivery except as authorized by the Owner's Representative. In no case shall trees be topped.
4. All plant materials shall be subject to approval of size, health, quality, character, etc., by the Owner's Representative.
5. The height and spread of all plant materials shall be measured with branches in their normal position.
6. The caliper of all trees shall be measured 4' above the surface of the ground.
7. Where caliper or other dimensions of any plant materials are omitted from the plant list, it shall be understood that these plant materials shall be normal stock for the type listed.
8. Plant material shall be symmetrical, typical for variety and species, and shall conform to measurements specified in the Plant List/Legend.
9. Plant material larger than those specified may be supplied if complying in all other respects and at no additional cost to the Owner, upon approval of the Owner's Representative.
10. All plant materials must have been previously inspected at the nursery by the County Horticultural Department and shall be subject to acceptance as to quality by the Owner's Representative.
11. Substitutions will be permitted only as indicated, or if proof is submitted that any plant specified is not available, a proposal will be considered for the use of the nearest equivalent size or variety with an equitable adjustment of the contract price.
12. Quantities shown on the call outs on the Planting Plan are for the convenience of the Contractor only. Quantities drawn on the plan (whether by circles, dots or triangles) are the final authority and shall be furnished and installed as drawn. The Owner's Representative shall have the final authority as to location of all plant material.

conceptual design & planning company
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COSTA MESA LAS VEGAS
Las Vegas Office: 1000 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89102



Table with 2 columns: No., Description. Includes rows for REVISIONS and Date.

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Project Title: SHOPS AT MESA VERDE EAST PARKING
C. J. SEGERSTROM & SONS
3315 FAIRVIEW ROAD
COSTA MESA, CA 92626
(714) 438-9261
Project No. 23053
Drawn ME/EP
Checked MK
File Name 23053 - S.dwg
Date Issued 11-07-23
Sheet Number L-6
Sheet 6 of 7



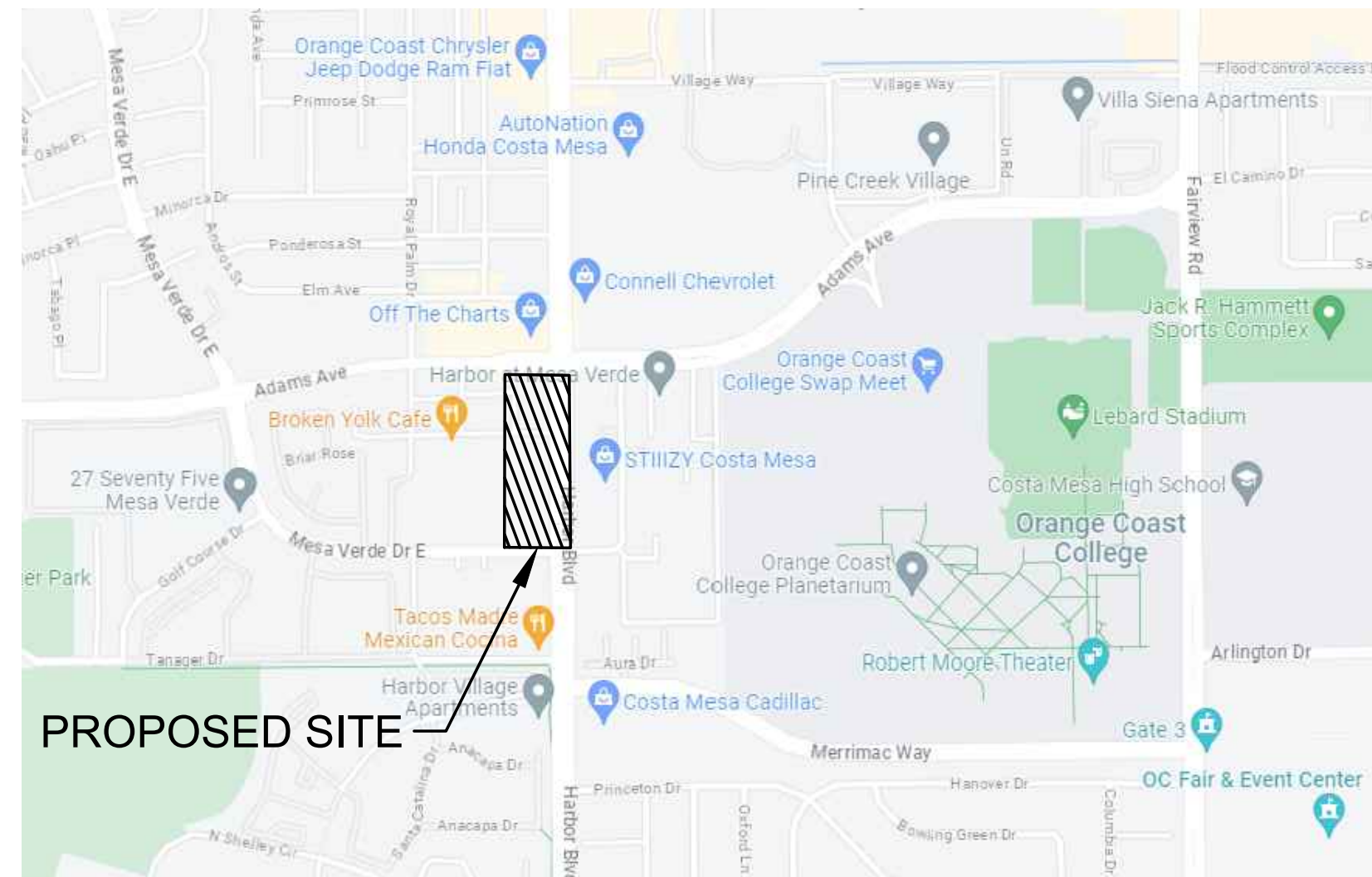




**GENERAL NOTES**

- WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING THE LOCATION AND ELEVATION OF ALL SURFACE JOIN CONDITIONS, AND INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ENGINEER.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. CONTRACTOR WILL VERIFY LOCATIONS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, INCLUDING BUT NOT LIMITED TO THE UNCOVERING OF ARTICLES POTENTIALLY ARCHEOLOGICAL IN NATURE, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED. CONTRACTOR WILL VERIFY LOCATION.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET DEEP OR DEEPER.
- A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER SHALL PERFORM CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- PRIOR TO EXCAVATION CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-422-4133) FOR PUBLIC UTILITIES.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF, OR FEET AND INCHES AS INDICATED.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE TOP OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF COSTA MESA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR THE DISCHARGE OF STORM WATER RUNOFF AND GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH THE EXCAVATIONS AND CONSTRUCTION WORK SHOWN ON THESE PLANS.
- ALL GRADING SHALL CONFORM TO REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND THE CITY OF COSTA MESA MUNICIPAL CODE. IF CONTRADICTIONS ARISE BETWEEN VARIOUS CODES, THE MOST RESTRICTIVE STANDARDS APPLY.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREENBOOK), CURRENT EDITION, ALL SUPPLEMENTS THERE TO, AND CITY OF COSTA MESA STANDARDS AS REQUIRED.
- GRADING, TRENCHING AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PLANS.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION PHASING PLAN, THE PLAN SHALL BE REVIEWED BY THE OWNER PRIOR TO CONSTRUCTION.
- ACREAGE OF THE PROJECT IS: 0.38 ACRE(S).
- CONSTRUCTION OF THE PROJECT WILL REQUIRE THE CONTRACTOR TO COORDINATE WITH THE OWNER AND MAINTAIN TRAFFIC IN THE AREAS OF CONSTRUCTION. CONTRACTOR WILL MAINTAIN ACCESS TO ADJOINING BUILDINGS AND DRIVEWAYS AT ALL TIMES. PROVIDE TEMPORARY DRIVEWAYS AND TRAFFIC-RATED PLATES OVER OPEN TRENCHES. CONTRACTOR SHALL LIMIT THE AMOUNT OF OPEN TRENCH SO THAT TRAFFIC CAN BE MAINTAINED, CONFORM TO THE GENERAL CONDITIONS. IF REQUIRED, CONTRACTOR SHALL IMPORT FILL MATERIAL FROM OFF-SITE.
- IN NO CASE IS ANY SLOPE TO EXCEED A GRADIENT OF TWO HORIZONTAL TO ONE VERTICAL (2:1).
- IF ANY UNFORESEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING FURTHER.
- THE EXISTING BOUNDARY AND EASEMENTS, AS SHOWN, WERE TAKEN FROM INFORMATION PROVIDED BY OTHERS.
- FILL MATERIAL SHALL MEET WITH THE APPROVAL OF THE ENGINEER PRIOR TO BEING IMPORTED. UNSUITABLE MATERIAL THAT IS EXCAVATED BY THE CONTRACTOR THAT CANNOT BE USED AS FILL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE ENGINEER.
- THE EXPOSED SOILS SHALL THEN BE OBSERVED BY THE ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REPLACE ANY SURFACE OR SUBSURFACE IMPROVEMENTS DAMAGED OR REMOVED DUE TO CONSTRUCTION AND IS REQUIRED TO REPLACE THEM TO THEIR ORIGINAL CONDITION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING FIRE LANES AT ALL TIMES. COORDINATE WITH FIRE AUTHORITY.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTIONS PRIOR TO POURING ANY CONCRETE.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
- THE TERM "INSPECTION" OR "INSPECT" AS USED IN THESE CONTRACT DOCUMENTS SHALL BE TAKEN TO MEAN "OBSERVE" OR "OBSERVATION". THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S CONSTRUCTION METHODS.
- SUBMIT SHOP DRAWINGS AND LAYOUT DRAWINGS FOR ALL MATERIALS PRIOR TO ANY MATERIAL PURCHASE OR INSTALLATION.
- REMOVE INTERFERING PORTIONS OF EXISTING ABANDONED UTILITIES AS REQUIRED TO CONSTRUCT PROJECT. VERIFY ABANDONED STATUS PRIOR TO REMOVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.

# IMPROVEMENT PLANS SHOPS AT MESA VERDE EAST PARKING 2701 HARBOR BLVD COSTA MESA, CA 92626



**LOCATION MAP**  
N.T.S.

**SHEET INDEX**

SHEET	NO.
TITLE SHEET	C-1.1
EXISTING CONDITIONS PLAN	C-1.2
SITE IMPROVEMENTS PLAN	C-2.1
DETAILS	C-2.2

**SCOPE OF WORK**

PROJECT INCLUDES THE PAVING, CONCRETE HARDSCAPING (INCLUDING CURB AND CURB AND GUTTER) AND ASPHALT PAVING, PLANTER AREA MODIFICATIONS, AND SLURRY SEAL OF EXISTING PAVEMENT. EXISTING BUILDING TO REMAIN. PROJECT INCLUDES PARKING STALL STRIPING AND DELINEATION OF STANDARD AND ACCESSIBLE PARKING STALLS.

**DEMOLITION NOTES**

- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR CLEARING THE SITE IN PREPARATION FOR CONSTRUCTION.
- PRIOR TO THE START OF GRADING, ALL EXISTING VEGETATION AND DEBRIS (INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES AND ROOT SYSTEMS) SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE ENGINEER.
- THE ENGINEER OF RECORD ASSUMES NO LIABILITY FOR THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITY LINES, STRUCTURES OR IRRIGATION LINES. THE CONTRACTOR IS TO MAKE AN ON-SITE INSPECTION AND NOTIFY ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK OR EXCAVATION TO DETERMINE THE EXACT LOCATION OF ANY AND ALL UNDERGROUND FACILITIES.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT SHALL BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
- CONTRACTOR TO CAP AND MARK ALL UTILITY SERVICES TO BUILDING TO BE DEMOLISHED.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL UTILITIES ENCOUNTERED DURING DEMOLITION, AND RECORD THE LOCATIONS OF ALL CAPPED UTILITIES.
- MAINTAIN A RECORD OF LOCATION OF UTILITY LOCATIONS ON THE AS-BUILT PLAN. INFORM THE SURVEYOR TO LOCATE AND RECORD ACTUAL LOCATIONS.
- ALL ITEMS OUTSIDE THE LIMIT OF WORK ARE TO BE PROTECTED IN PLACE.
- COORDINATE SALVAGE OF REMOVAL ITEMS/EQUIPMENT WITH THE OWNER.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- ALL DEMOLITION SHALL COMPLY WITH THE 2022 CALIFORNIA EXISTING BUILDING CODE, AND CHAPTER 33 OF THE 2022 CFC.
- CONTRACTOR TO FENCE SITE AS REQUIRED.

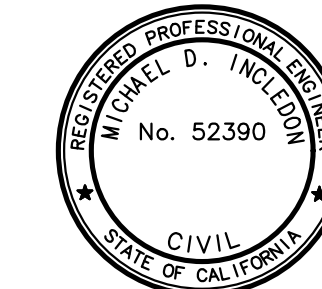
**PUBLIC SERVICES GENERAL NOTES**

- AN APPROVED ENCROACHMENT PERMIT FROM PUBLIC SERVICES IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- PUBLIC SERVICES INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT THE TIME OF INSPECTION, IF ANY EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE ARE DAMAGED, NEW CURB & GUTTER AND STREET PAVEMENT WILL BE REQUIRED.

**CITY OF COSTA MESA FIRE DEPARTMENT NOTES**

- FIRE DEPARTMENT ACCESS TO REMAIN CLEAR AT ALL TIMES (CCR TITLE-19 DIV.1, 3.05 (A); 2019 CFC 3310).
- IF A FIRE HYDRANT IS ADJACENT TO THE PROJECT ADDRESS, UNOBSTRUCTED ACCESS TO SAID FIRE HYDRANT WILL REMAIN CLEAR AT ALL TIMES (2019 CFC 507.5.4 (OBSTRUCTION)).

**SLOPE CERTIFICATION**



I UNDERSTAND THAT A MINIMUM SLOPE OF 2% IS A TYPICAL MINIMUM SLOPE FOR DRAINAGE ON HARDSCAPE.  
THESE PLANS CONTAIN DESIGN SLOPES ON HARDSCAPE PAVING THAT IS BELOW THE ABOVE MENTIONED 2% MINIMUM.  
IT IS MY PROFESSIONAL OPINION THAT THE DESIGN SLOPES SHOWN ON THESE PLANS ARE SUFFICIENT FOR DRAINAGE ON HARDSCAPE.

*Michael D. Hildebrand*  
NAME DATE 10/25/2023

**MINOR MODIFICATION NOTE**

THESE PLANS HAVE BEEN PREPARED SUCH THAT THEY ARE ASSOCIATED WITH A MINOR MODIFICATION REQUEST.

**CIVIL ENGINEER**

INCLEDON CONSULTING GROUP  
1570 CORPORATE DRIVE, SUITE A  
COSTA MESA, CA 92626  
T: (657) 622-2121  
JOB NO. 503.028

**REVISIONS**

NO.	DATE	DESCRIPTION

**INCLEDON CONSULTING GROUP**  
Civil Engineering & Surveying & Planning  
1570 Corporate Drive, Suite A, Costa Mesa, CA 92626  
Tel: 657.622.2121 / www.incledon.com

**C.J. SEGERSTROM & SONS**  
OWNER/DEVELOPER

**TITLE SHEET**  
PROJECT  
SHOPS AT MESA VERDE EAST PARKING



DATE: 09/01/2023  
SCALE: N/A  
DRAWN: JT CHECKED: KH  
JOB NUMBER: 503.028  
SHEET NO.

**C-1.1**

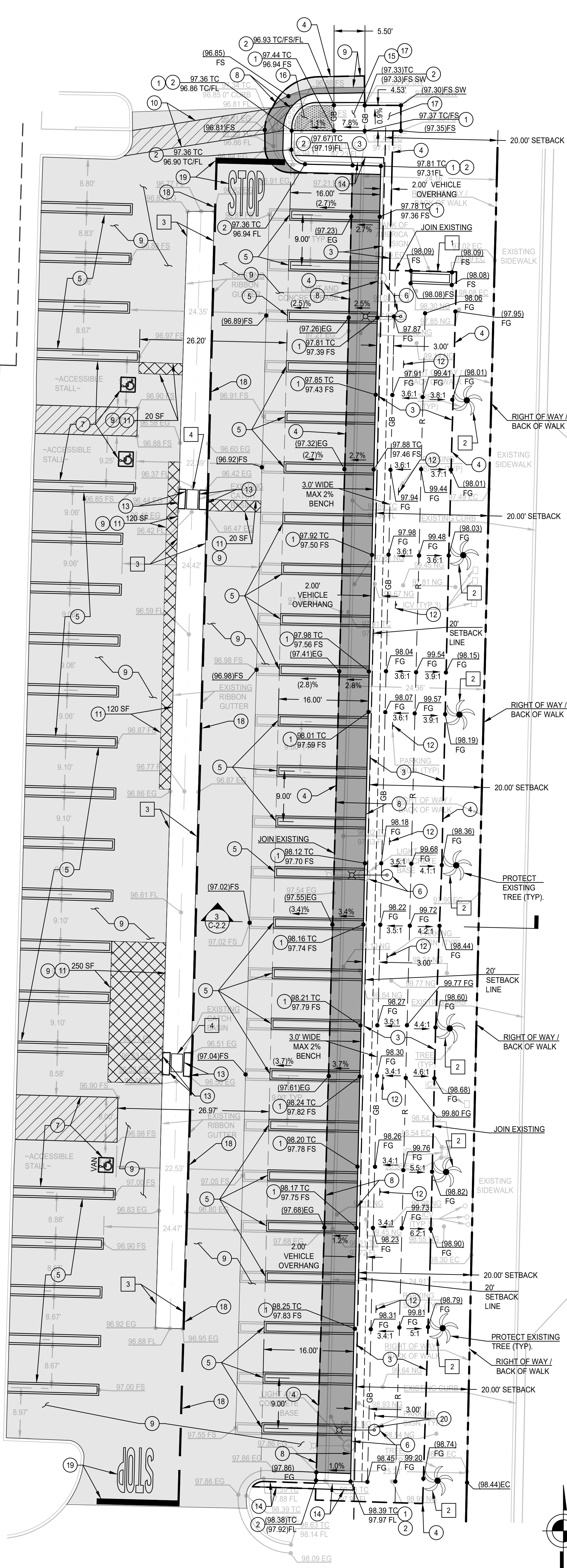








2701 HARBOR BLVD SHOPS D1-D7  
R BLVD 1-D7

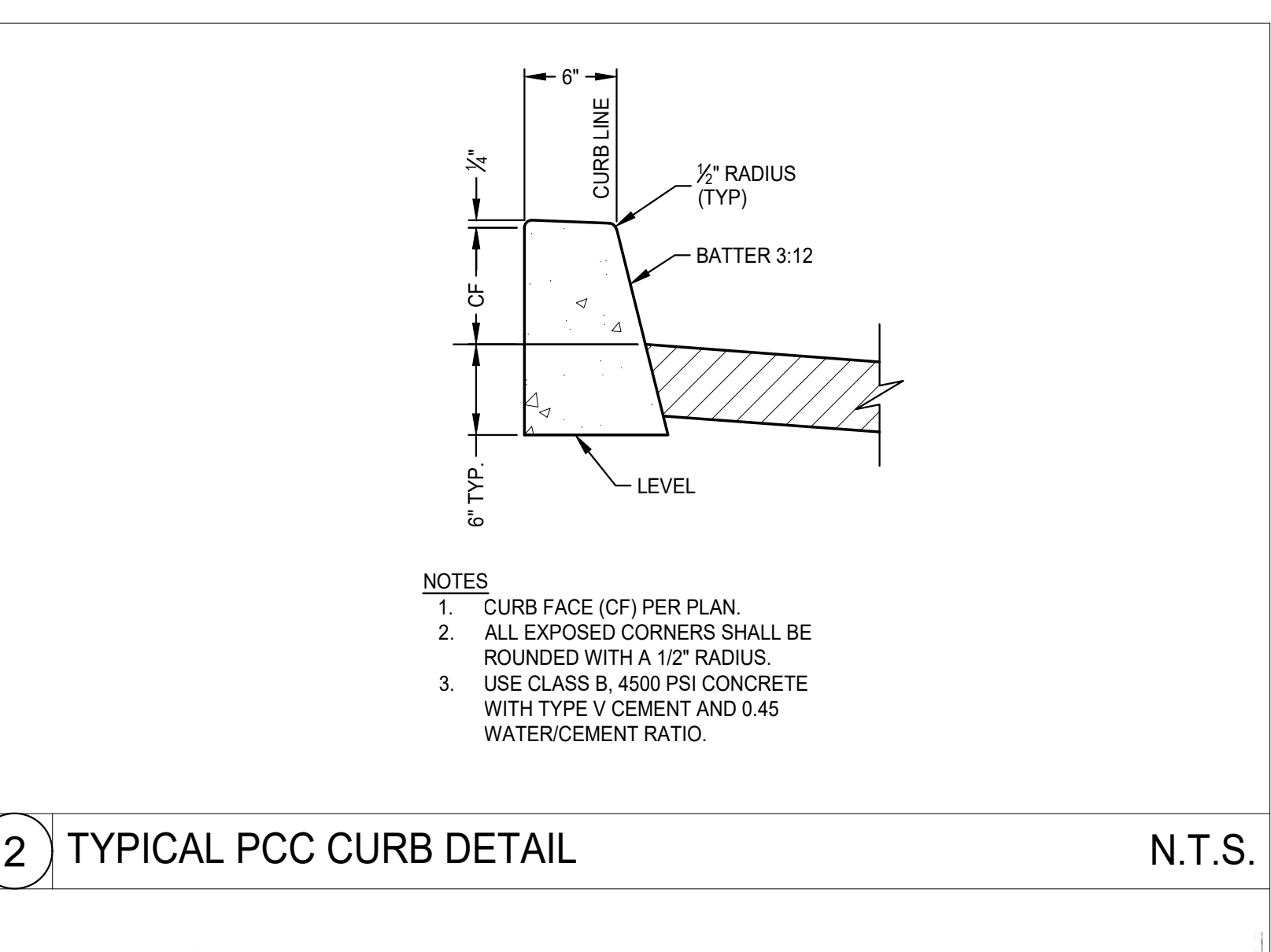
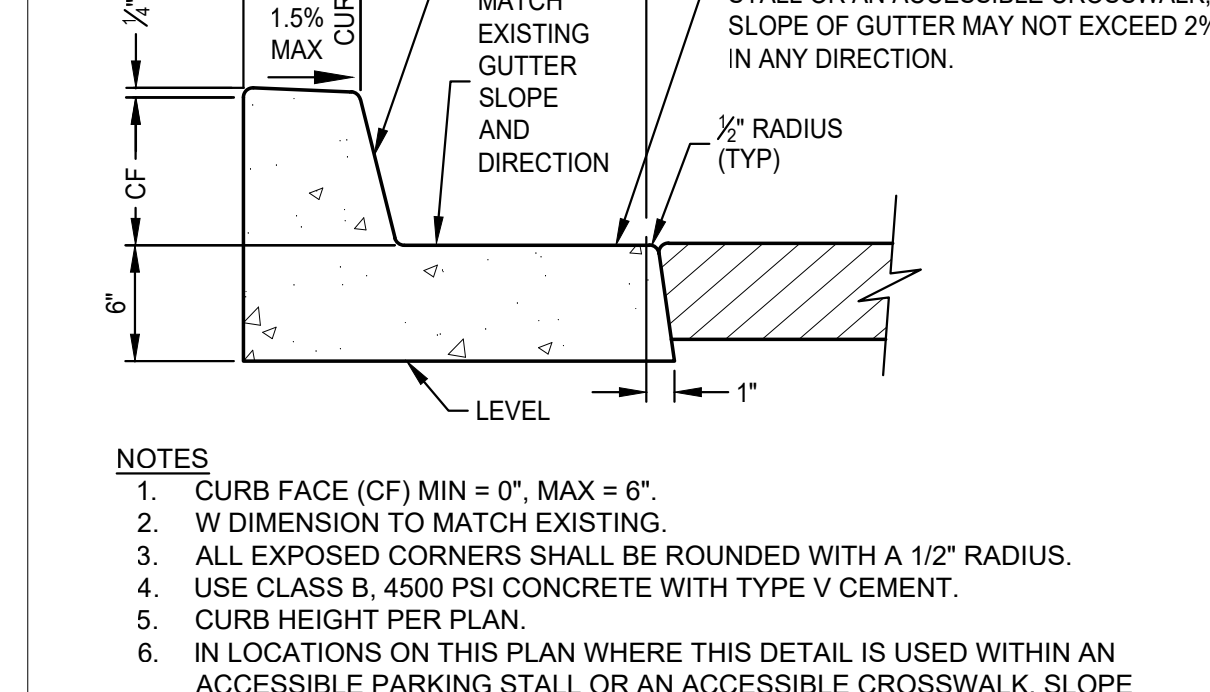
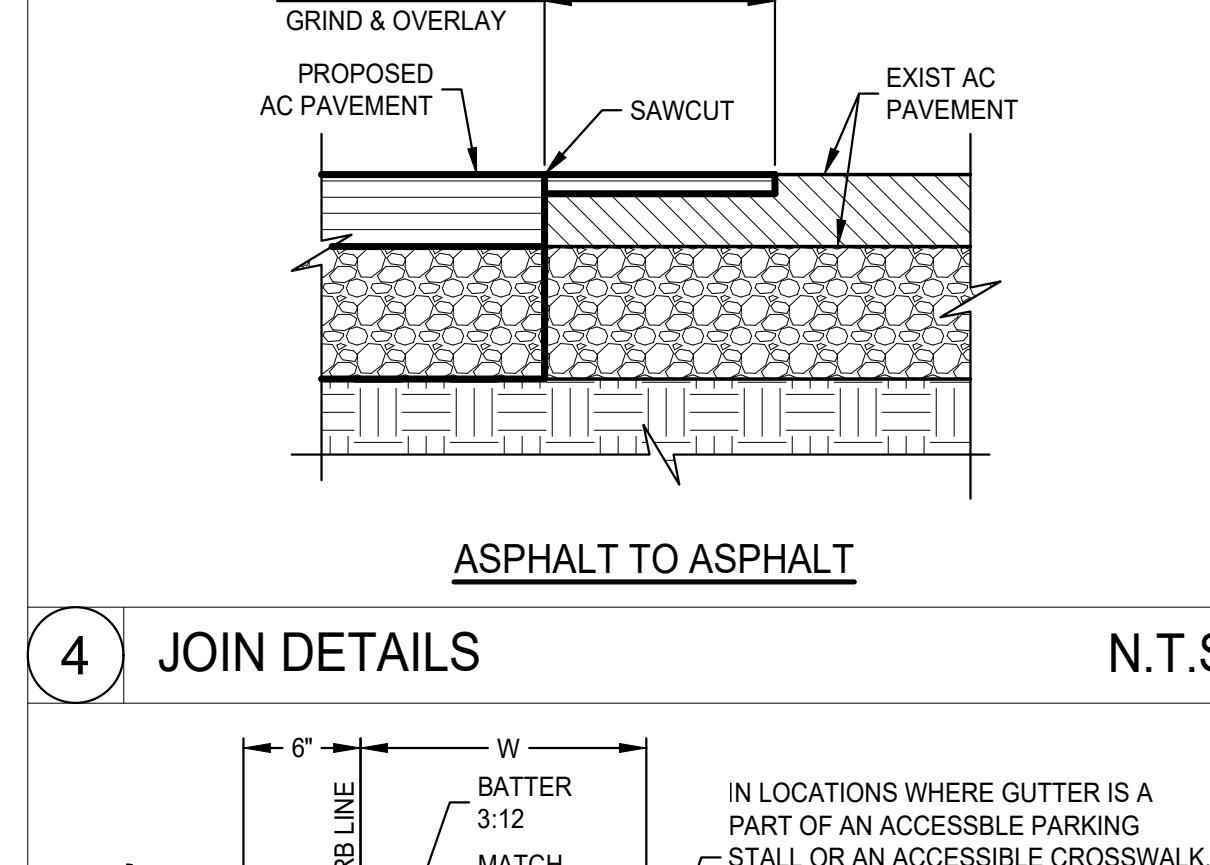
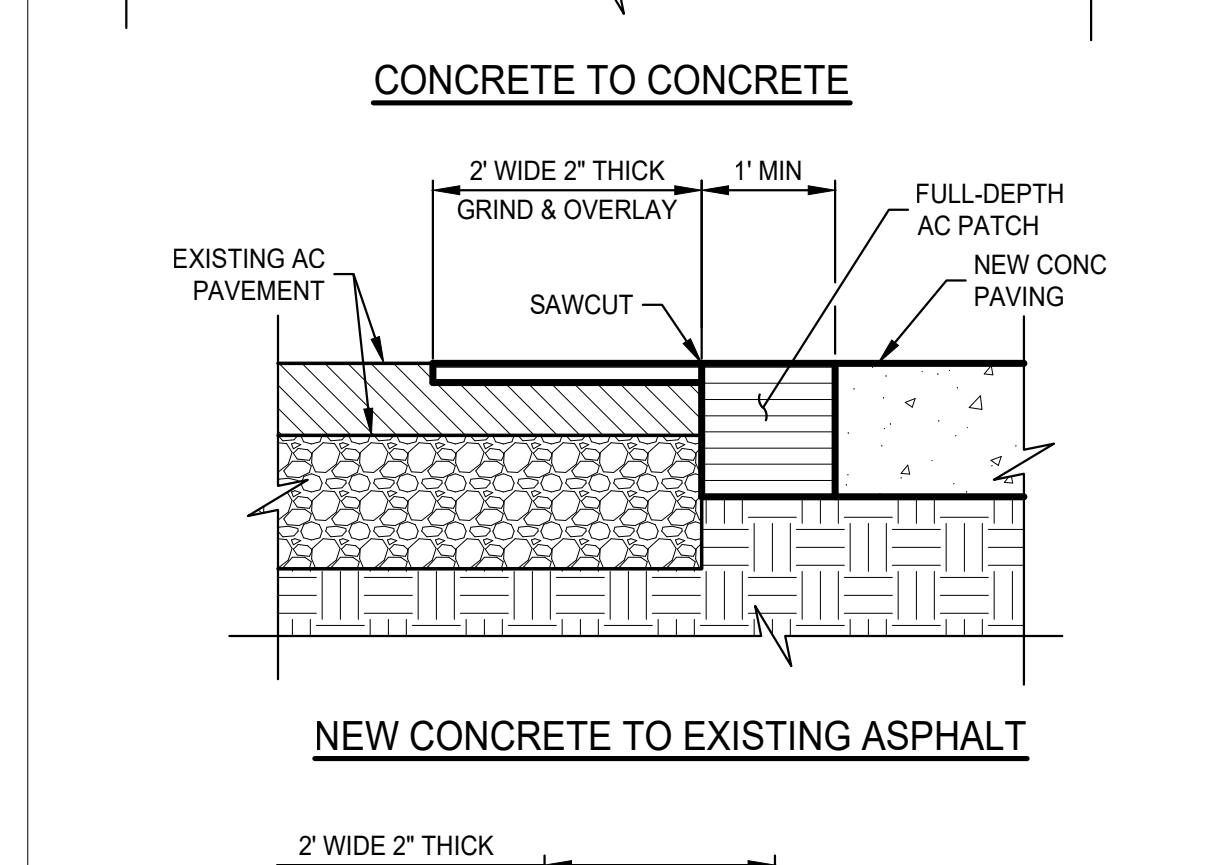
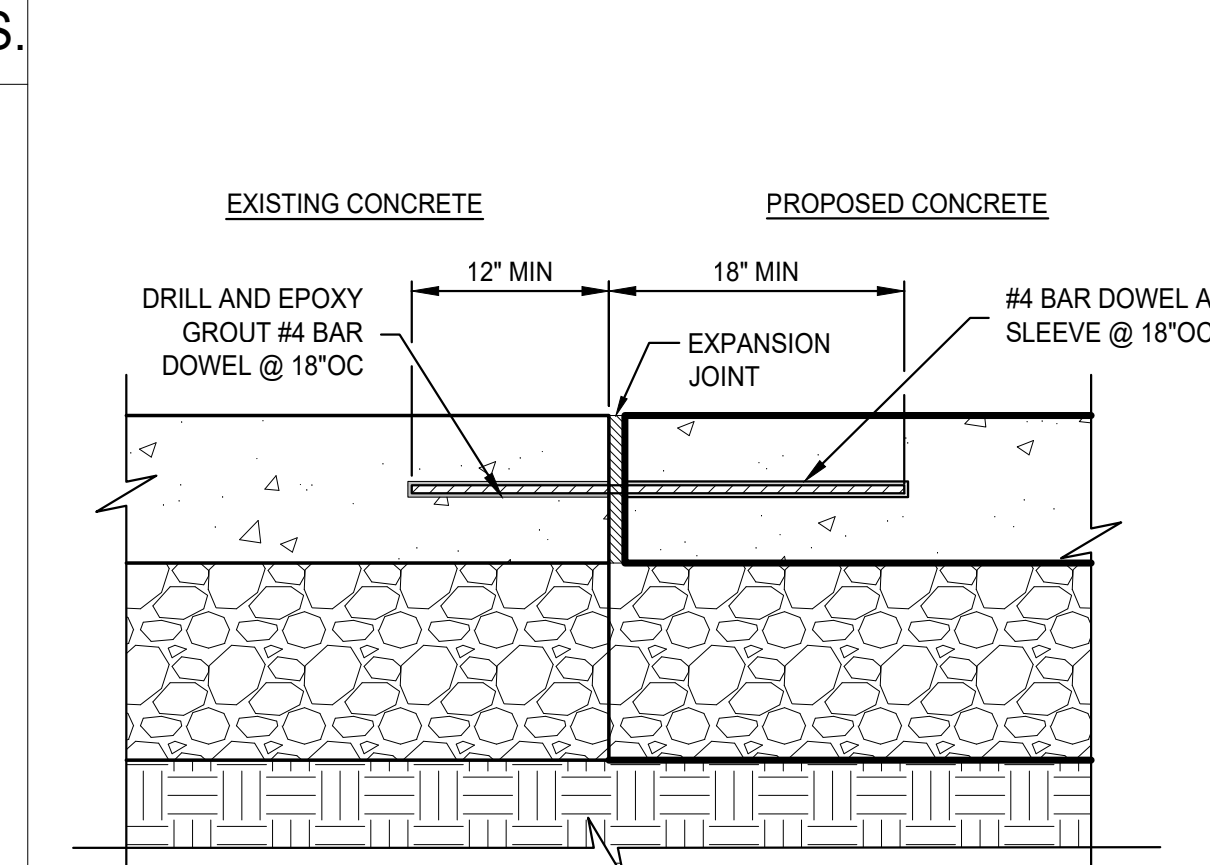
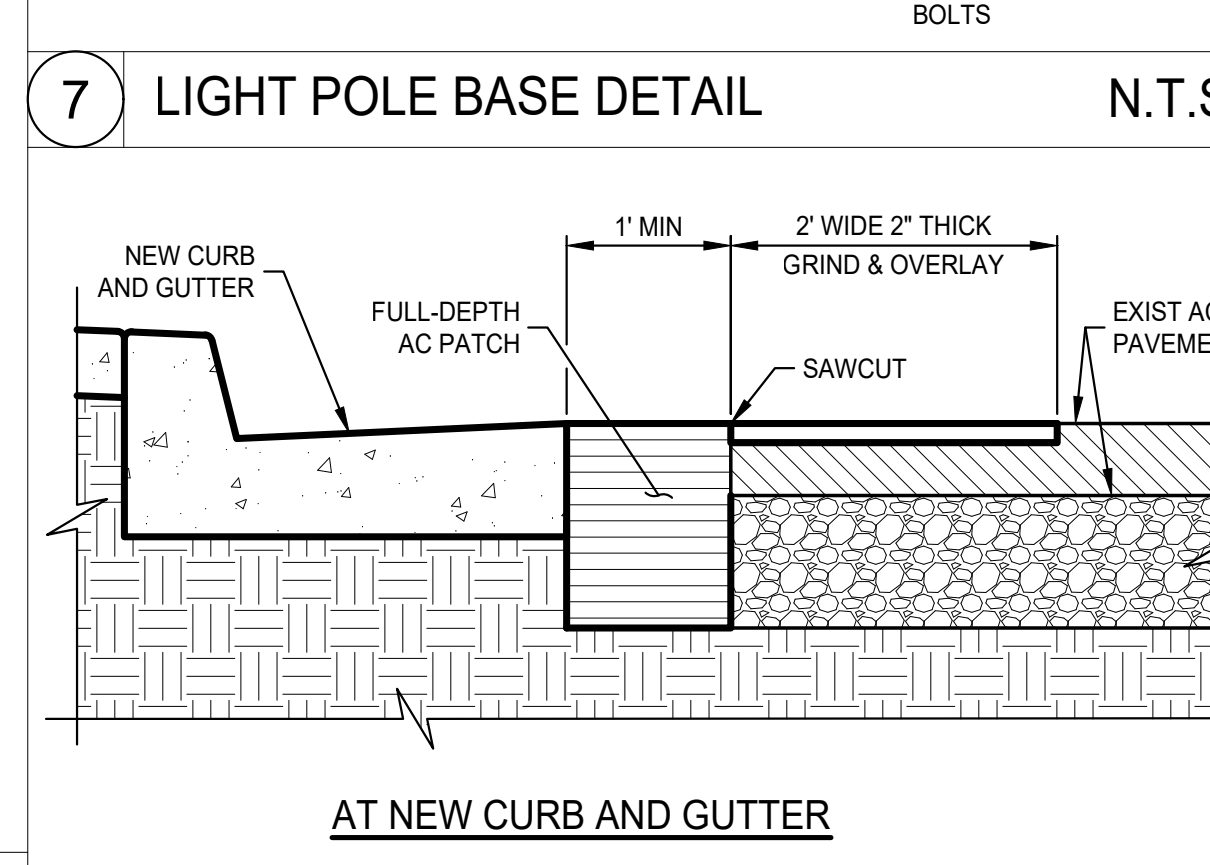
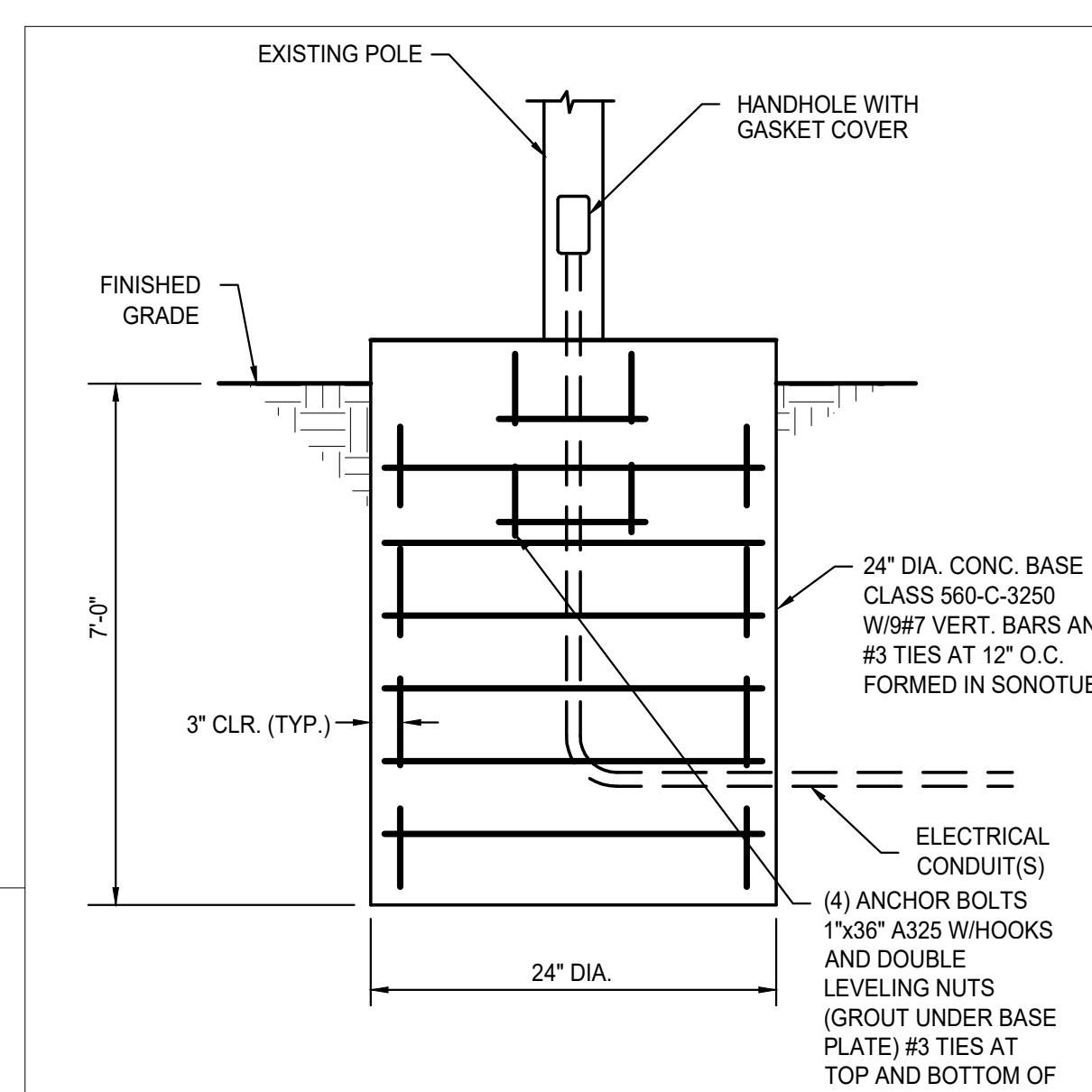
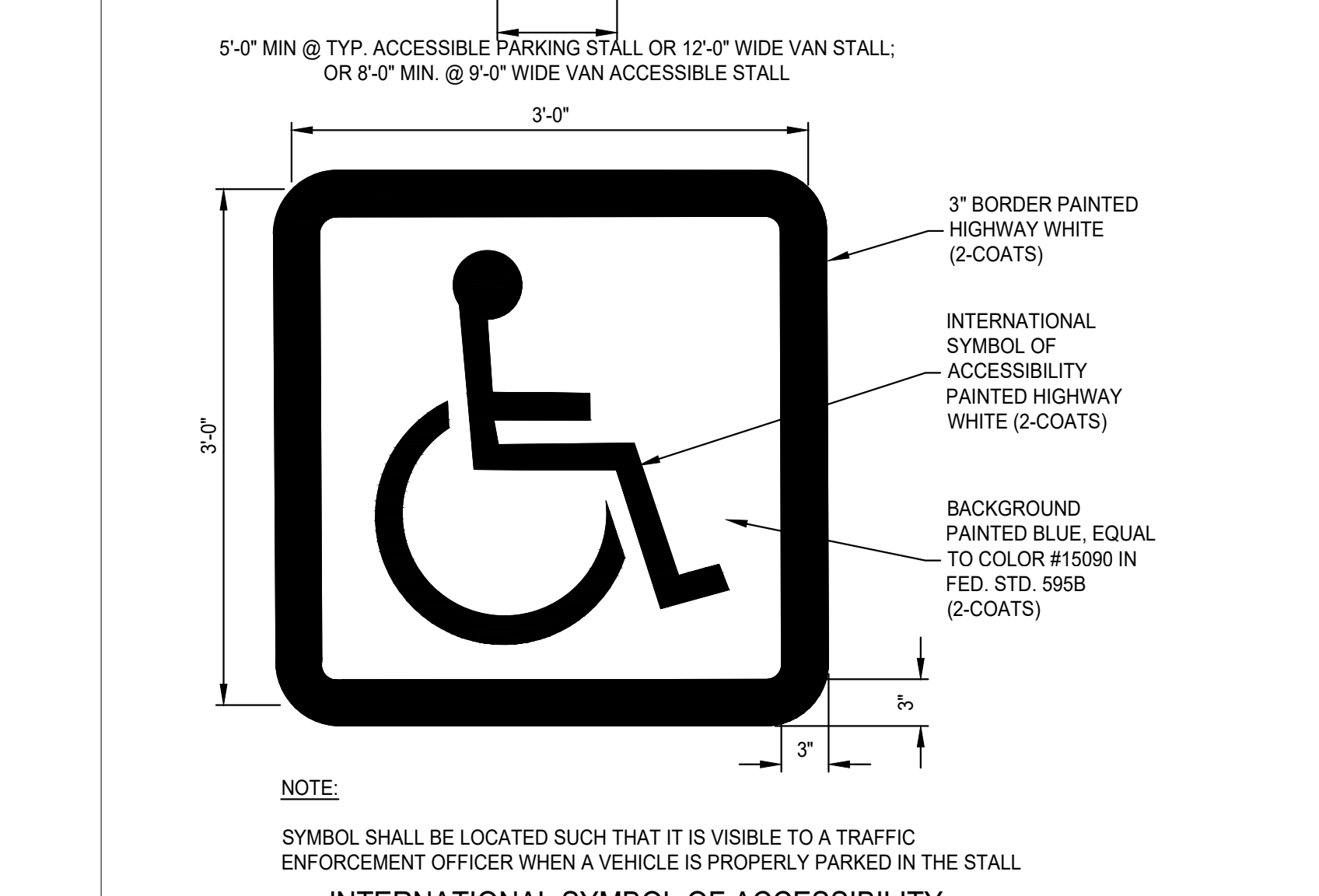
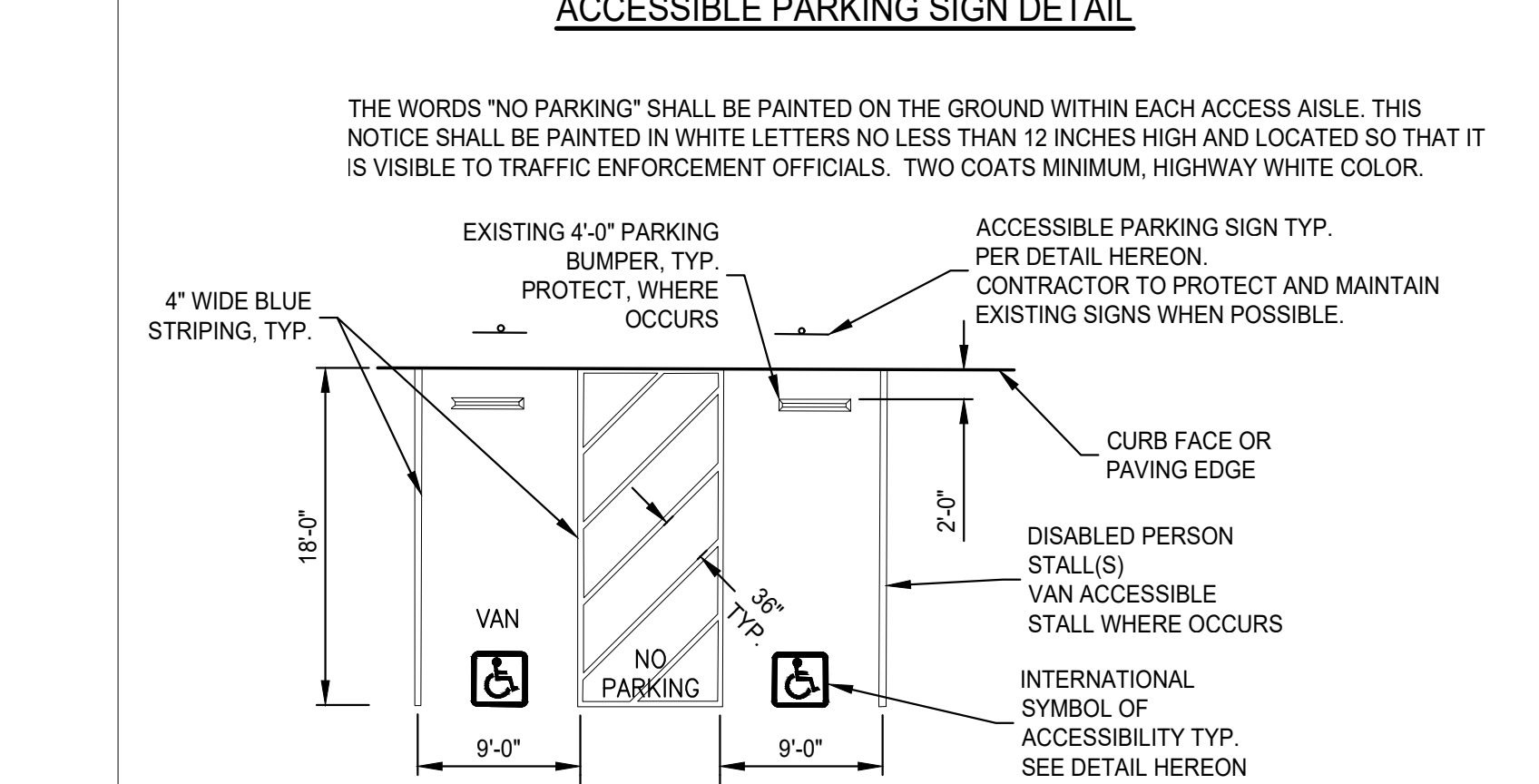
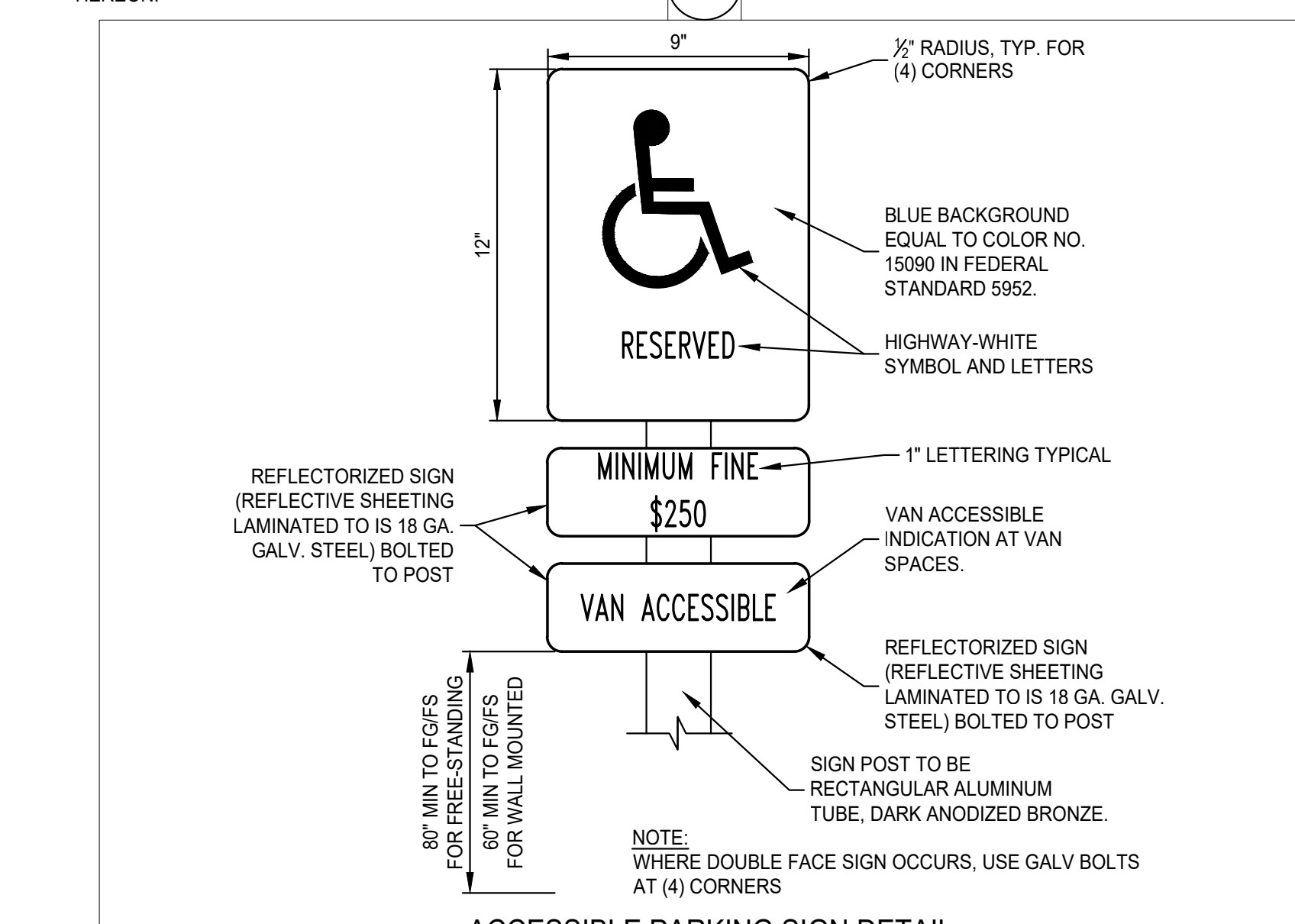
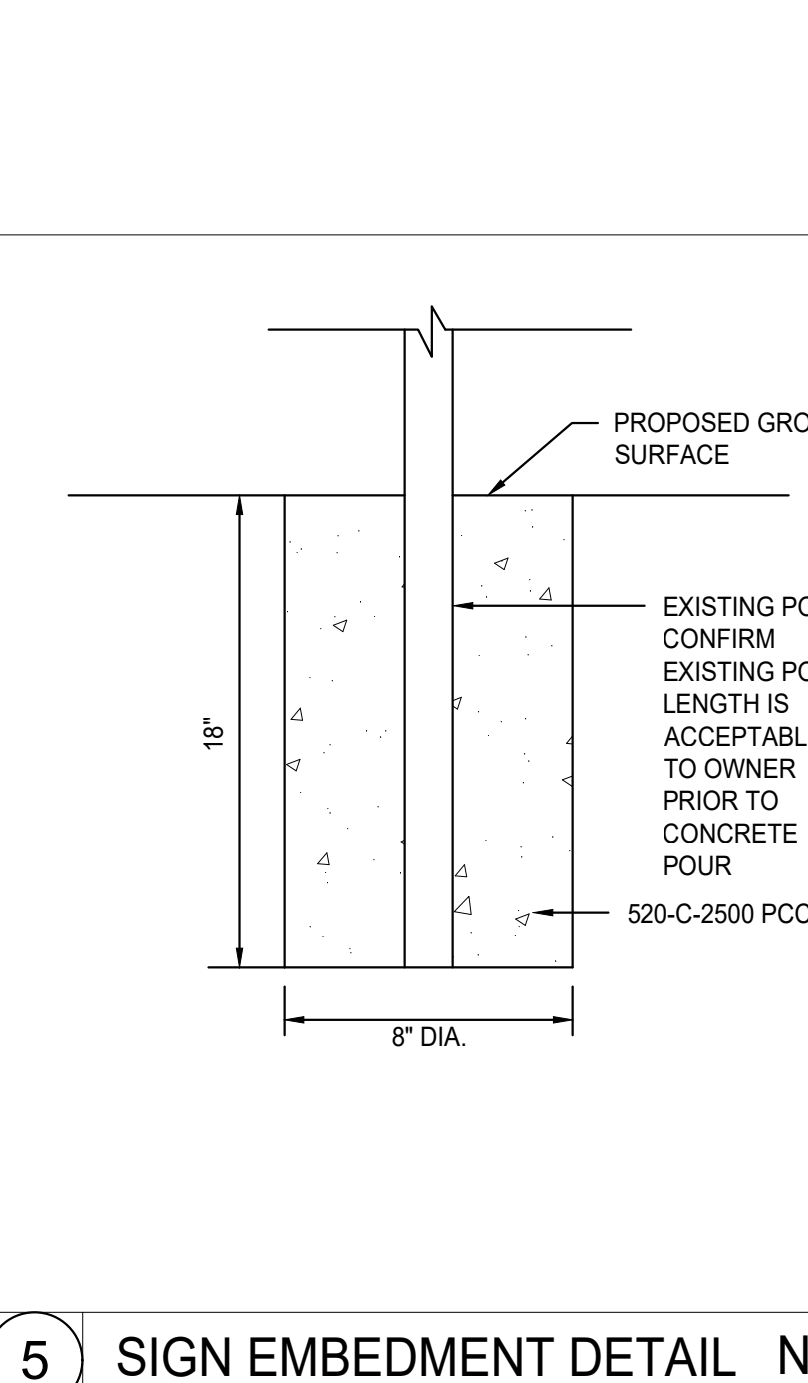
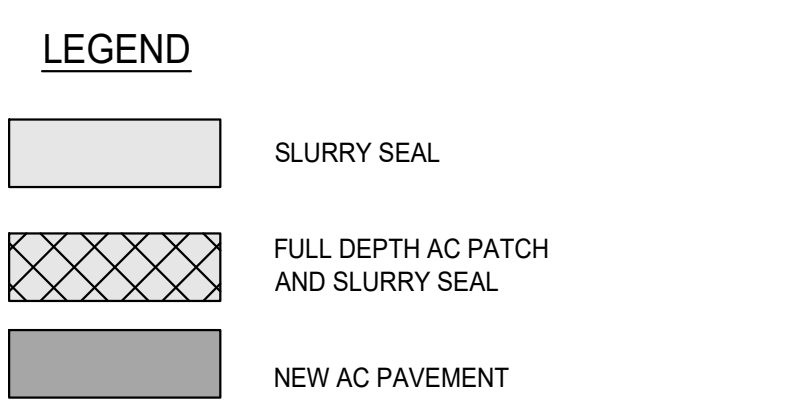


**CONSTRUCTION NOTES**

- INSTALL CURB PER DETAIL 2, HEREON.
- INSTALL CURB AND GUTTER PER DETAIL 3, HEREON. GUTTER SLOPE TO MATCH EXISTING ADJACENT GUTTER TO REMAIN.
- INSTALL LANDSCAPING PER LANDSCAPE ARCHITECT PLANS.
- JOIN EXISTING. SEE DETAIL 4 HEREON FOR JOIN DETAILS.
- INSTALL PARKING STRIPING. PAINT COLOR TO BE WHITE. MEDIA BLAST TO REMOVE EXISTING STRIPING AS NEEDED IN AREAS THAT ARE NOT TO BE REPAVED. SEE DETAIL 1, HEREON FOR CITY OF COSTA MESA STRIPING STANDARDS.
- RELOCATE EXISTING LIGHT POLE TO BOLDDED LOCATION SHOWN. SEE DETAIL 7, HEREON FOR LIGHT POLE BASE DETAIL. REROUTE ELECTRICAL CONDUIT AND WIRING PER CODE. MATCH EXISTING WIRING AND CONDUIT.
- MEDIA BLAST AND REPLACE ACCESSIBLE PARKING STRIPING AND SYMBOLS IN KIND. CONTRACTOR TO SUBMIT COLOR SAMPLE TO OWNER FOR APPROVAL. SEE DETAIL 6, HEREON.
- INSTALL NEW AC PAVEMENT IN DARK GRAY HATCHED AREA AS SHOWN. NEW PAVEMENT SECTION TO MATCH EXISTING SECTION. SEE DETAIL 4, HEREON FOR JOIN DETAILS.
- SLURRY SEAL IN LIGHT GRAY HATCHED AREA AS SHOWN.
- MEDIA BLAST AND REPLACE CROSS WALK STRIPING IN KIND. CROSS WALK TO MEET CITY OF COSTA MESA STANDARDS.
- SAWCUT AND PERFORM FULL DEPTH AC REPLACEMENT IN CROSS HATCHED AREA SHOWN.
- RESET SIGN IN GROUND PER DETAIL 5, HEREON.
- REPLACE CONCRETE IN KIND. SEE DETAIL 4, HEREON FOR JOIN DETAILS.
- INSTALL 12" WIDE PCC STEPUP PAD. STEPUP PAD TO BE 4" THICK 520-C-4000 TYPE V PCC ON COMPACTED NATIVE.
- INSTALL CURB RAMP PER DETAIL 1, SHEET C-2.2. OMIT GROOVING FROM CURB RAMP.
- INSTALL TRUNCATED DOMES PER DETAIL 2, SHEET C-2.2.
- INSTALL PCC SIDEWALK. MATCH EXISTING CONCRETE SECTION THICKNESS AND REINFORCEMENT. CONCRETE TO BE 520-C-4000 TYPE V.
- INSTALL 4" WIDE WHITE DASHED CENTER STRIPE. INSTALL PER THE REQUIREMENTS OF THE CITY OF COSTA MESA.
- PAINT 12" WIDE WHITE STOP BAR AND STOP LETTERING. INSTALL PER THE REQUIREMENTS OF THE CITY OF COSTA MESA.
- RELOCATE SIGN AND SET IN GROUND PER DETAIL 5, HEREON.

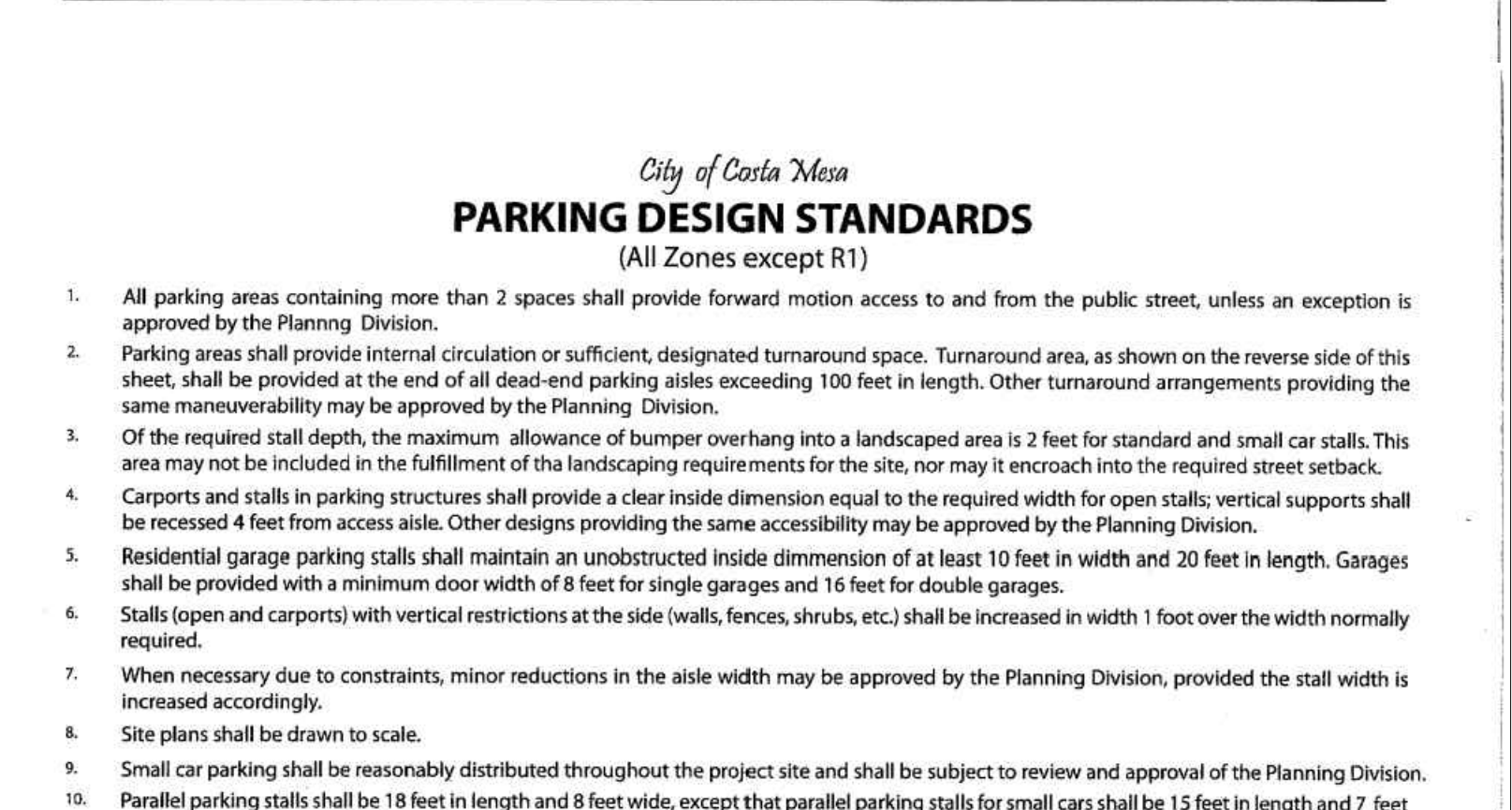
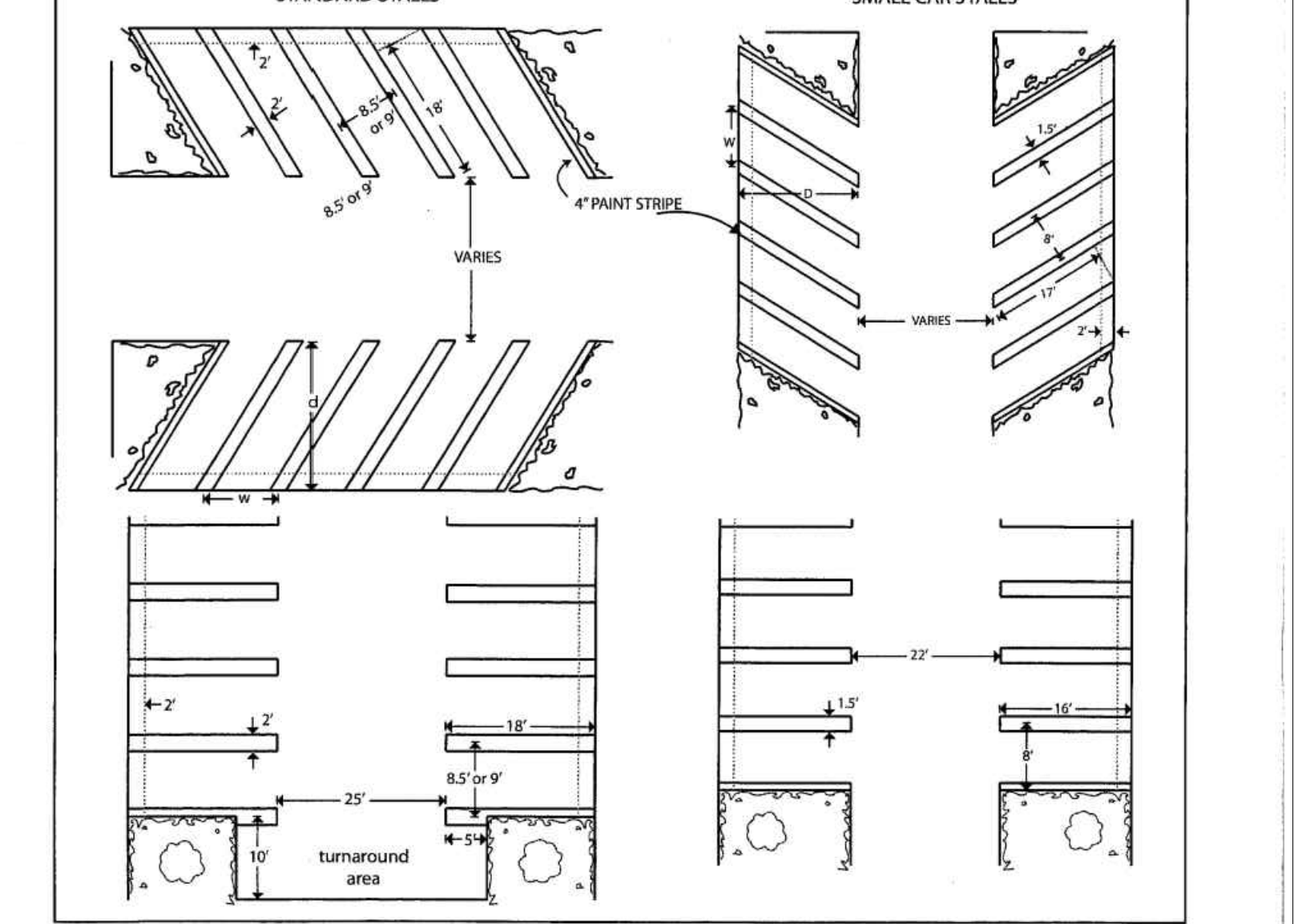
**DISPOSITION NOTES**

- PROTECT EXISTING BANK SIGN IN PLACE.
- PROTECT EXISTING TREE IN PLACE.
- PROTECT EXISTING GUTTER IN PLACE.
- PROTECT EXISTING CATCH BASIN IN PLACE.



**City of Costa Mesa PARKING DESIGN STANDARDS**  
(All Zones except R1)  
Revised November 1, 1999 per Resolution #99-74

Parking Angle	Aisle Width 1 way/2 way	STANDARDS STALLS			SMALL CAR STALLS		
		Stall Dimensions D	W (Commercial and Industrial)	W (Residential)	Parking Angle	Aisle Width 1 way/2 way	Stall Dimensions D W
30	15'/20'	16'	18'	17'	30	15'/20'	13' 16 1/2'
45	15'/20'	18 1/2'	13'	12'	45	15'/20'	14 1/2' 12'
50	15'/20'	19'	12'	11'	50	15'/20'	15' 11'
60	18'/20'	20'	10 1/2'	10'	60	15'/20'	16' 10'
70	21'/21'	18 1/2'	9 1/2'	9'	70	15'/20'	16' 9'
80	23'/23'	18'	9'	8 1/2'	80	18 1/2'/20'	16' 8'
90	25'/25'	18'	9'	8 1/2'	90	22'/22'	16' 8'



**STANDARD**

Total number of Parking Spaces	Required Minimum Number of Accessible Spaces
1-25	2
26-50	3
51-75	4
76-100	5
101-150	6
151-200	7
201-300	8
301-400	9
401-500	10
501-1000	11
1001+ over	11

**SMALL CAR**

Handicapped stalls shall be provided according to Title 24, Part 2 of the 2013 California Building Code (shown below), or any future amendment to the provisions.

**REVISIONS**

NO.	DATE	DESCRIPTION

**INGLEDEN CONSULTING GROUP**  
Civil Engineering & Surveying & Planning  
15100 Greenwood Ave., Suite A, Costa Mesa, CA 92626  
P: 562.827.2137 | www.ingleden.com

**C.J. SEGERSTROM & SONS**

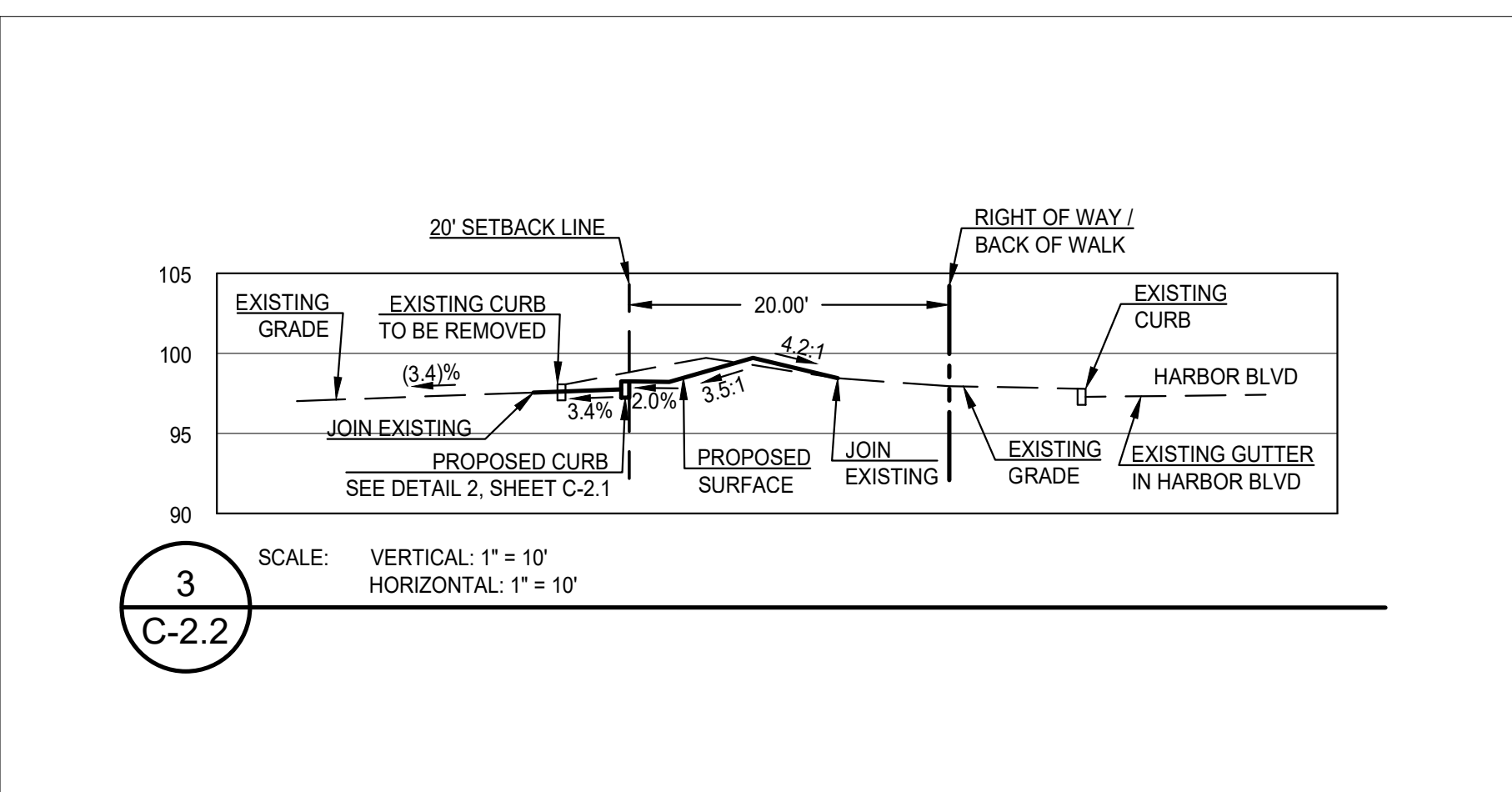
**SITE IMPROVEMENTS PLAN**  
PROJECT: SHOPS AT MESA VERDE EAST PARKING

**STAMP:**  
COSTA MESA ENGINEERING & PLANNING  
RCE 52390  
STATE OF CALIFORNIA

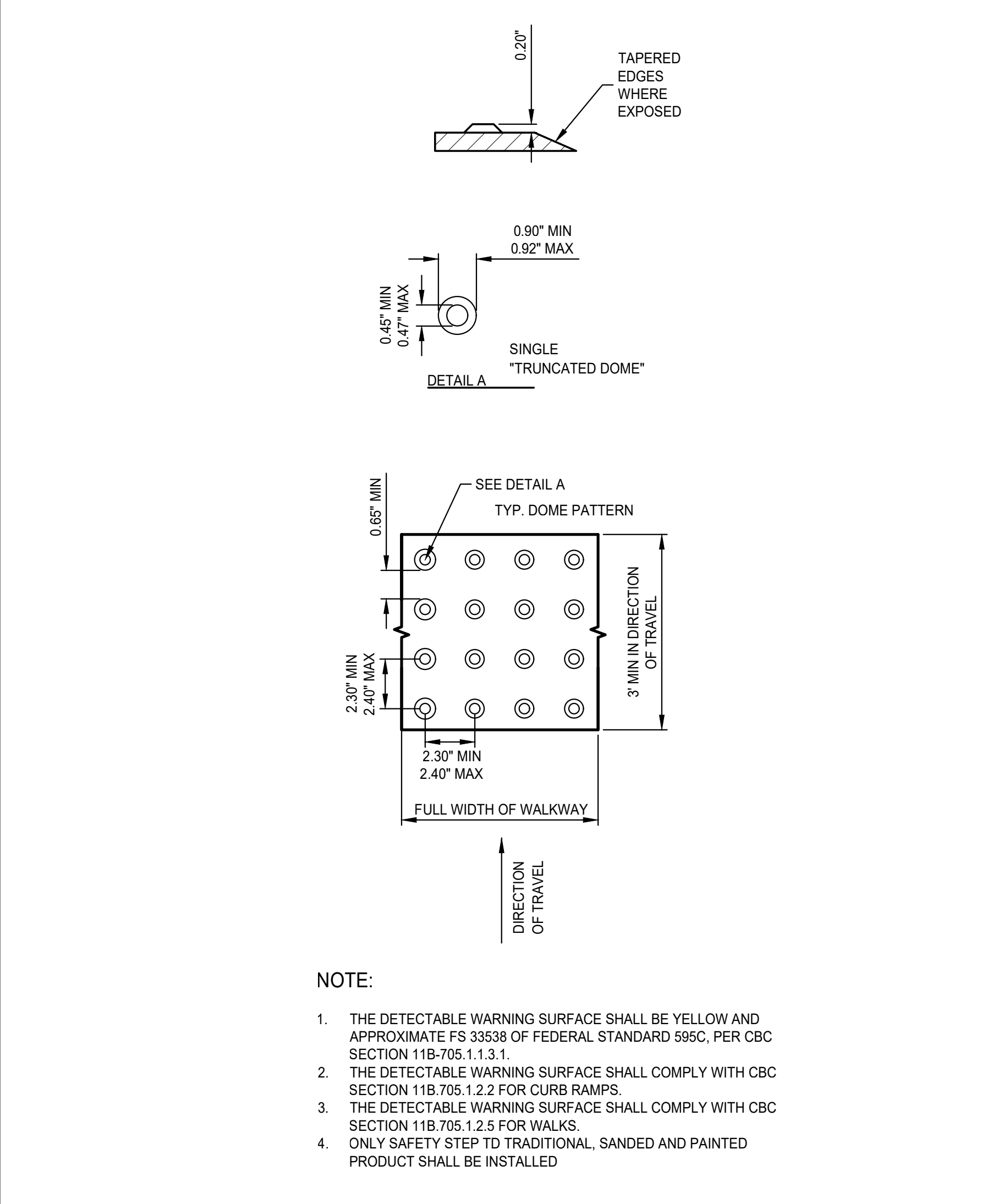
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SHEET NO. C-2.1



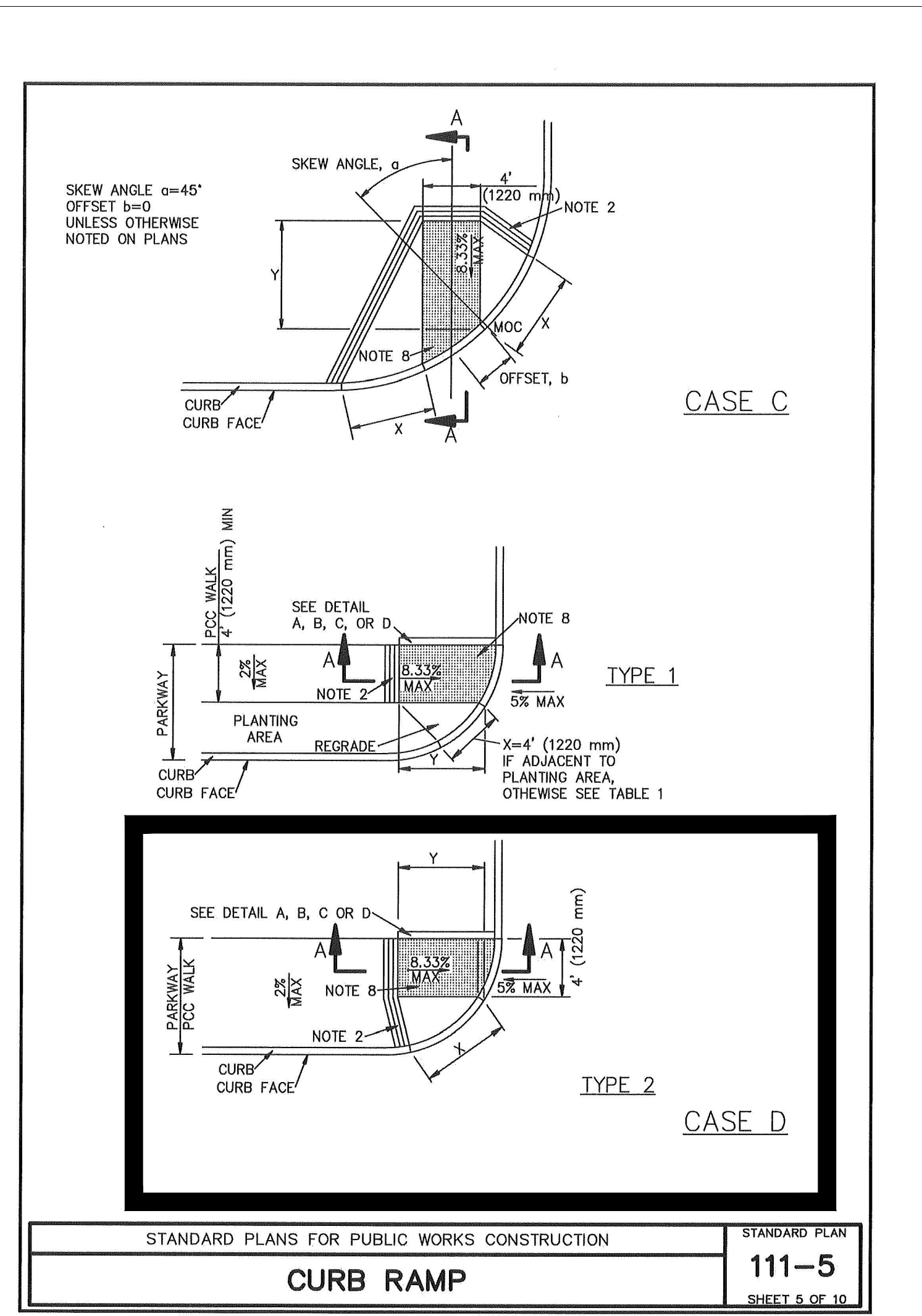
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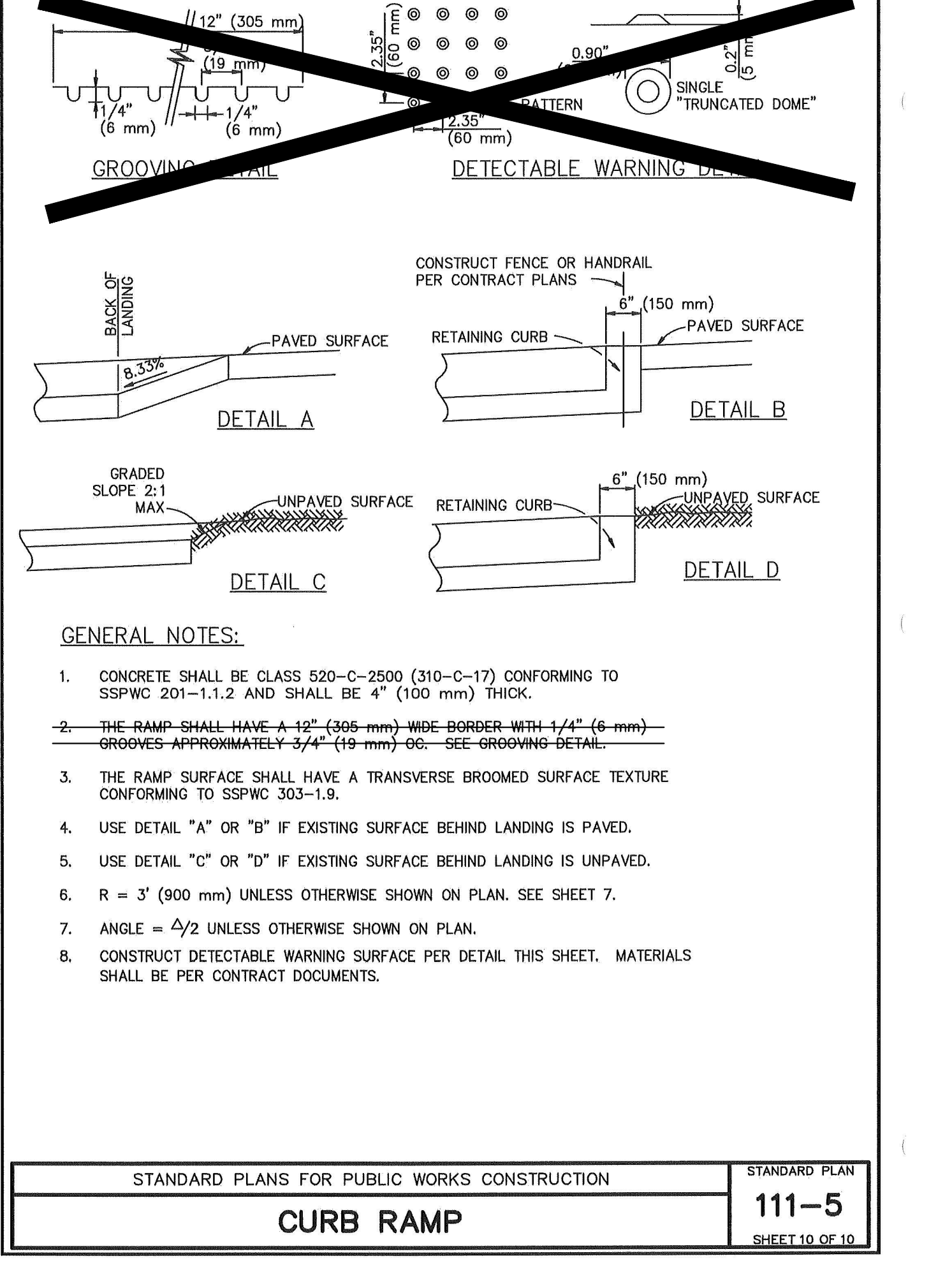
3 SECTION SCALE: 1" = 10'



2 TRUNCATED DOME DETAIL N.T.S.



1 CURB RAMP DETAILS N.T.S.



1 CURB RAMP DETAILS N.T.S.

GENERAL NOTES:  
 1. CONCRETE SHALL BE CLASS 520-C-2500 (310-C-17) CONFORMING TO SSPWC 201-1.1.2 AND SHALL BE 4" (100 mm) THICK.  
 2. THE RAMP SHALL HAVE A 1/2" (12.7 mm) WIDE BORDER WITH 1/4" (6.35 mm) GROOVES APPROXIMATELY 3/4" (19 mm) ON - SEE GROOVING DETAIL.  
 3. THE RAMP SURFACE SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE CONFORMING TO SSPWC 303-1.9.  
 4. USE DETAIL "A" OR "B" IF EXISTING SURFACE BEHIND LANDING IS PAVED.  
 5. USE DETAIL "C" OR "D" IF EXISTING SURFACE BEHIND LANDING IS UNPAVED.  
 6. R = 3' (900 mm) UNLESS OTHERWISE SHOWN ON PLAN. SEE SHEET 7.  
 7. ANGLE = 45° UNLESS OTHERWISE SHOWN ON PLAN.  
 8. CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL THIS SHEET. MATERIALS SHALL BE PER CONTRACT DOCUMENTS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
<b>CURB RAMP</b>	<b>111-5</b>
	SHEET 10 OF 10

<p>Chief Engineering &amp; Surveying &amp; Planning          1510 Corporate Plaza, Suite A, Costa Mesa, CA 92626          P: 651.827.1737 / www.ingledon.com</p>	
<p><b>C.J. SEGERSTROM &amp; SONS</b></p>	
<p>SHOPS AT MESA VERDE EAST PARKING</p>	
<p>PROJECT</p>	
<p>DATE: 10/25/2023</p>	
<p>SCALE: N/A</p>	
<p>DRAWN: JT CHECKED: KH</p>	
<p>JOB NUMBER: 503.028</p>	
<p>SHEET NO. C-2.2</p>	

REVISIONS		
NO.	DATE	DESCRIPTION

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