

City of La Quinta Public Works Department - Median Landscape (City R/W) Checklist

TITLE SHEET

- Maintenance Division comments obtained.
- Engineering Services Division comments obtained.
- CVWD Approval Box and Signed.
- Agriculture Commissioner Stamp obtained.
- City Engineer and Community Development Director Signature Blocks.
- Architects Signature Block.
- Title Box (Type/Tract/SDP, etc.).
- Revision Boxes.
- Engineer Sign, Phone, Address, etc.
- Sheet Numbers.
- Dig Alert (800) 227-2600

GENERAL NOTES

- Check for conflicts between Landscape Architect General Notes and City General Notes, as applicable.
- Landscape notes
- Vicinity map
- North arrow / scale
- Owners information
- Utility Agency Information
- Construction notes & quantities
- Conditions of Approval
- R/W
- Slopes
- 18 inch sprinkler offset from curb
- Required walls

LIGHTING, ELECTRICAL, WATER, IRRIGATION CONTROLLER

- Median lighting required on Image Corridors only (Washington, Jefferson, Highway 111, Fred Waring, Eisenhower (Avenue 50 to Washington), Avenue 52 @ SilverRock and Avenue 54 at PGA West.
- Walkway lighting on Highway 111 to utilize City Standard 715 on 40 ft spacing – alternating sides of meandering walkway.
- Call out electrical meter with pedestal in parkway per City Standard 730, as required Show Imperial Irrigation District approved point of connection. Electrical meter needs to be transferred to City of La Quinta's name just prior to acceptance of improvements.
- Call out irrigation controller in the median.
- Maxicom compatible clock is required. Typ. specification is Rainbird ESP SAT-12 LK with 'desert tan' "All-spec" enclosure or HTI-SW-PA(Tan)-LK-E12-MV-PT(1500)-FS-100-LP-TS (Freq-458.8875). Contact HiTech Irrigation for current model numbers - Phone (760) 347-4116.
- Show water meter in parkway. Show CVWD approved point of connection. Water meter to be installed by Coachella Valley Water District (CVWD) and paid by Contractor/Developer. Water meter needs to be transferred to City of La Quinta's name just prior to acceptance of improvements.

PLANT CRITERIA

- Verify plant material with approved species from Community Development Department. Blue Palo Verde, African Sumac, Sweet Acacia and Date Palms are not desired for medians (blocks sight distance and has high maintenance). Use single trunk Desert Museum Hybrid (thornless) or equal.
- No turf will be allowed.
- Double stake all trees.
- Earthen berm around trees and shrubs.
- Trees with possible heights exceeding 15 ft shall not be located under power lines. 50 ft minimum distribution is desired.
- Native backfill only to be used around trees and shrubs. No backfill w/sand is allowed.
- Date palm spacing 25 ft minimum, if date palms utilized.

SIGHT DISTANCE CRITERIA - USE GROUND COVERS UNDER 30 INCHES AND TREE LIMBS ABOVE 8 FT 6 INCHES IN AFFECTED LOCATIONS

- Check left turn at turn restrictors (triangle apex 5 ft off of inside curb).
- Check left turn at intersections.
- Check right turn out of minor and major roads (including signal right turn on red).

SURFACE & SUBSURFACE TREATMENTS

- City DG specification is Desert Gold Fines (3/8 inch minus, 2 inches minimum 90% compacted thickness over 90% compacted native soil). Stabilization additive (with additive specifications) is requested if material is to be placed on slopes or in heavy foot traffic areas (multi-purpose trail or equal). Contractor must supply sample for City approval. Eliminate use of wood mulch as cover or soil additive.
- River rock pattern on 350 ft spacing. Utilize Sun Pebble or Arizona Cobble.
- Boulders 1 – 3 ft x 2 ft, 30 inch maximum height.
- Root guard if 36 inch or closer to median curb.
- Native backfill is utilized with no import material.
- Topographic information of final median grading is shown. Berms shown do not create sight distance issues. Berms shall have a maximum height of 18 inches.
- Limited drainage depression shown (1½ inches below top of median curb), 18 inches wide at median perimeter.
- Plant installation details show perimeter berming around plants.

STAMPED CONCRETE

- Stamped concrete shown on civil and landscaping plans to 10 ft width (general specification for parabolic cigar nose or transitional curved median) with 10 ft width at median turn pocket noses. For narrow medians below 10 ft in width stamped concrete width may be reduced to 6ft. 50 ft length (general minimum) at each opposing median nose. Terminate stamped concrete with “S” transition to landscaped area. Stamped concrete specification - 4 inch x 8 inch running bond brick pattern, perpendicular to curb face, Minimum 4 inch depth, Color, L.M. Scofield, C-32, La Quinta Quarry Red or Equal. Rounded median noses with no parabolic narrowing and no sight distance issue, o.k. to landscape to median curb with shrubs.
- No trees or palms or fixed objects within 50 ft (minimum) of any median nose. CalTrans specification requires no fixed objects or equal within 100 ft of any median nose.
- Fire Dept Access over median every 1,760 ft. Utilize existing median breaks, turn pockets and intersections as possible. Alternatively, utilize grouted rip rap or brick pattern stamped concrete specification with 20 ft (minimum) opening mountable rolled curb (City Standard 203) as necessary with posted no U turn signage.

PIPING DESIGN – IRRIGATION AND CONDUIT SLEEVES

- Schedule 40 piping or greater is required. Class 200 may not be used.
- Call out lateral sizes, if not shown.
- Call out deep well (4 inch to 6 inch perforated PVC gravel filled) system detail for trees and palms. Callout earthen berm around trees. Callout a lateral with riser.
- Irrigation mainline shall be installed 24 inches below paved surfaces and 18 inches in all other areas.
- Irrigation laterals shall be installed minimum 12 inches below surface. Risers shall extend minimum 4 inches above grade and be a minimum of 16 inches high.
- Use purple pipe and valve boxes only with reclaimed water systems.
- Install connecting laterals/sleeves between median noses.
- Call out 6 inch diameter sleeves for utility and water crossings – all pipe 24 inches below finished surface of asphalt.
- Callout emitters for shrubs and bubblers for trees – clearly separate and utilize separate lines and valves.

VALVE BOXES

- Colors same as surrounding: Grass = Green and DG = Tan
- Place text on lid (Valve #, Flush Valve, etc).
- Backflow device cover not required.

MAINTENANCE AGREEMENT

- 1 year maintenance/plant replacement agreement required for irrigation and plants.