



Think Inside the Triangle™

City of Tracy

Engineering Design & Construction Standards



STANDARD PLANS

(Parks & Streetscape)

Development and Engineering Services Department
Resolution No. 2008-255 ♦ December 2008

PARKS AND STREETSCAPE STANDARD PLANS INDEX

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PARKS AND STREETScape STANDARD PLANS INDEX (CONT.)

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A 2.0	Glossary (5 sheets)
A 3.0	Local Climate and Soil Characteristics (4 sheets)
A 4.0	Parkways Wall Concept Matrix (2 sheets)
A 5.0	Streetscape Design Guidelines (31 sheets)

STANDARD FINISHES AND COLORS

<u>ITEM</u>	<u>FINISH</u>	<u>COLOR</u>
CONCRETE		
SIDEWALKS, STEPS, OTHER WALKING SURFACES	LIGHT BROOM	INTEGRAL COLOR 'DAVIS 5447 'MIAMI BUFF', 1 LB. PER SACK OF CEMENT OR EQUAL. NOTE: USE OF NON-COLORED CONCRETE WILL BE CONSIDERED WHERE COST AND MAINTENANCE ARE FACTORS. 1/2 LB. LAMPBLACK PER CUBIC YARD
WET WALKING SURFACES WALKING SURFACES	FLOAT FINISH	SAME
WALLS, SEATING SURFACES WALKING SURFACES	BROOM FINISH	SAME
LANDSCAPE MOW STRIPS, CURBS AND BANDS	FLOAT FINISH	STANDARD MIX, 1/2 LB. LAMPBLACK PER CUBIC YARD
PRECAST BOLLARDS	LIGHT SANDBLAST	COLOR PER PLAN
SPECIAL CONCRETE TRAFFIC SECTION	ROUGH BROOM FINISH	INTEGRAL COLOR SOLOMON #417 'APPLE RED', 4% LIQUID PER 100 LBS CEMENT OR 25 LBS DRY COLOR PER 1 CUBIC YARD CONCRETE, OR EQ.
CONCRETE BENCH, PICNIC TABLE	INTEGRAL COLOR, ANTI-GRAFFITI SEALER	COLOR PER PLAN
CONCRETE TRASH RECEPTACLE	INTEGRAL COLOR, ANTI-GRAFFITI SEALER	COLOR PER PLAN

CITY OF TRACY

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STANDARD FINISHES AND COLORS

<u>ITEM</u>	<u>FINISH</u>	<u>COLOR</u>
CHAIN LINK FENCE POSTS	POWDER COAT	BLACK
CHAIN LINK FABRIC	VINYL COATED	BLACK OR GREEN AS SPECIFIED
IRRIGATION CONTROLLER STRONG BOX	STAINLESS STEEL	STAINLESS STEEL
PLASTIC SLATS FOR PICNIC TABLES, BENCH SLATS, OTHER PLASTIC ITEMS	RECYCLED PLASTIC, STANDARD FINISH, ANTI-GRAFFITI SURFACE	CEDAR

WOOD ELEMENTS

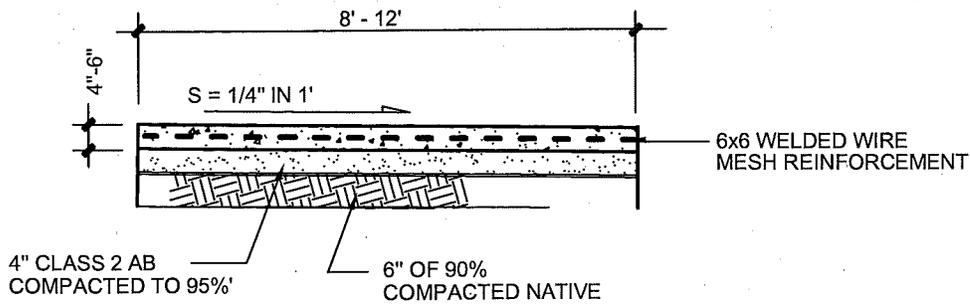
FENCES, SLATS, FABRICATED AND STRUCTURAL WOOD ELEMENTS	PENOFIN TRANSPARENT REDWOOD, MANUFACTURED BY 'PERFORMANCE COATING'	LIGHT NATURAL REDWOOD
PICKET FENCES, FABRICATED AND STRUCTURAL WOOD ELEMENTS	PRIMER AND 2 COATS SEMI-GLOSS EXTERIOR ENAMEL	IVORY WHITE

METAL ELEMENTS

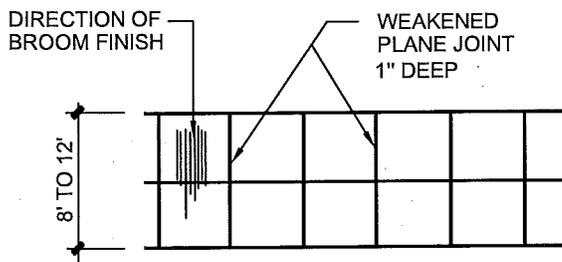
PLAY STRUCTURE METAL PARTS	POWDERCOATED BY MANUFACTURER	AS PER PLAN
BOLLARDS, HANDRAILS, BIKE RACK, DRINKING FOUNTAIN	POWDERCOATED BY MANUFACTURER	AS PER PLAN
BARBECUE UNIT	STANDARD AS SUPPLIED BY MANUFACTURER	BLACK
TRASH RECEPTACLE, BENCH AND PICNIC TABLE	STANDARD AS SUPPLIED BY MANUFACTURER	AS PER PLAN
SHADE STRUCTURE POSTS, FRAME	PRIMED AS SUPPLIED BY MANUFACTURER, PAINT WITH 2 COATS POLYURETHANE HIGH GLOSS, TNEMEC OR APPROVED EQUAL.	AS PER PLAN

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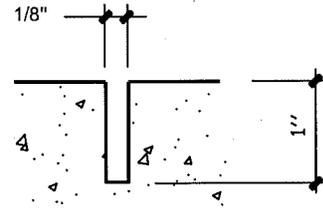
 TRACY <small>Think Inside the Triangle™</small>	REVIEWED BY: <i>K. Hume</i>		DETAIL No. D 0.0
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SECTION
N.T.S.



PLAN
N.T.S.



WEAKENED PLANE JOINT
N.T.S.

NOTES:

1. SUBGRADE SHALL BE 6" OF 90% COMPACTED NATIVE OR MOIST UNDISTURBED NATIVE SUBGRADE MAY BE APPROVED BY THE CITY ENGINEER.
2. CONCRETE SHALL BE: FIVE SACKS CLASS "B" 2500 PSI AT 28 DAYS: 4" MAXIMUM SLUMP; 3/4" MAXIMUM AGGREGATE SIZE; 1/2 LB. LAMPBLACK PER YARD.
3. EXPANSION JOINTS SHALL BE SHAPED TO FIT CONCRETE AND PLACED AT EC, BC, DROP INLETS AND AT 20' MAXIMUM INTERVALS.
4. THE TOP AND SURFACE OF THE CURB SHALL BE TRUE, STRAIGHT AND FREE OF IRREGULARITIES. THE SURFACE MUST NOT VARY MORE THAN 1/4" FROM A 10' STRAIGHT EDGE PLACED ON ITS SURFACE. THE WIDTH MUST BE UNIFORM.
5. SIDEWALKS, GUTTERS, ISLANDS AND DRIVEWAYS SHALL HAVE SURFACES FREE OF BLEMISHES. THE SURFACE SHALL NOT VARY MORE THAN 1/4" FROM A 10' STRAIGHT EDGE EXCEPT OF GRADE CHANGES.
6. ALL EXPOSED CORNERS SHALL HAVE A 1/2" RADIUS.
7. CONCRETE SHALL HAVE A LIGHT BROOM FINISH AND AN IMPERVIOUS MEMBRANE OR SPRAY CURE. 1 GAL./150 S.F. PIGMENTED CURING COMP. ASTM C309 TYPE Z, CLASS A OR B. APPLY IMMEDIATELY AFTER MOISTURE SHEEN DISAPPEARS.
8. FOR COLOR SEE D0.0.

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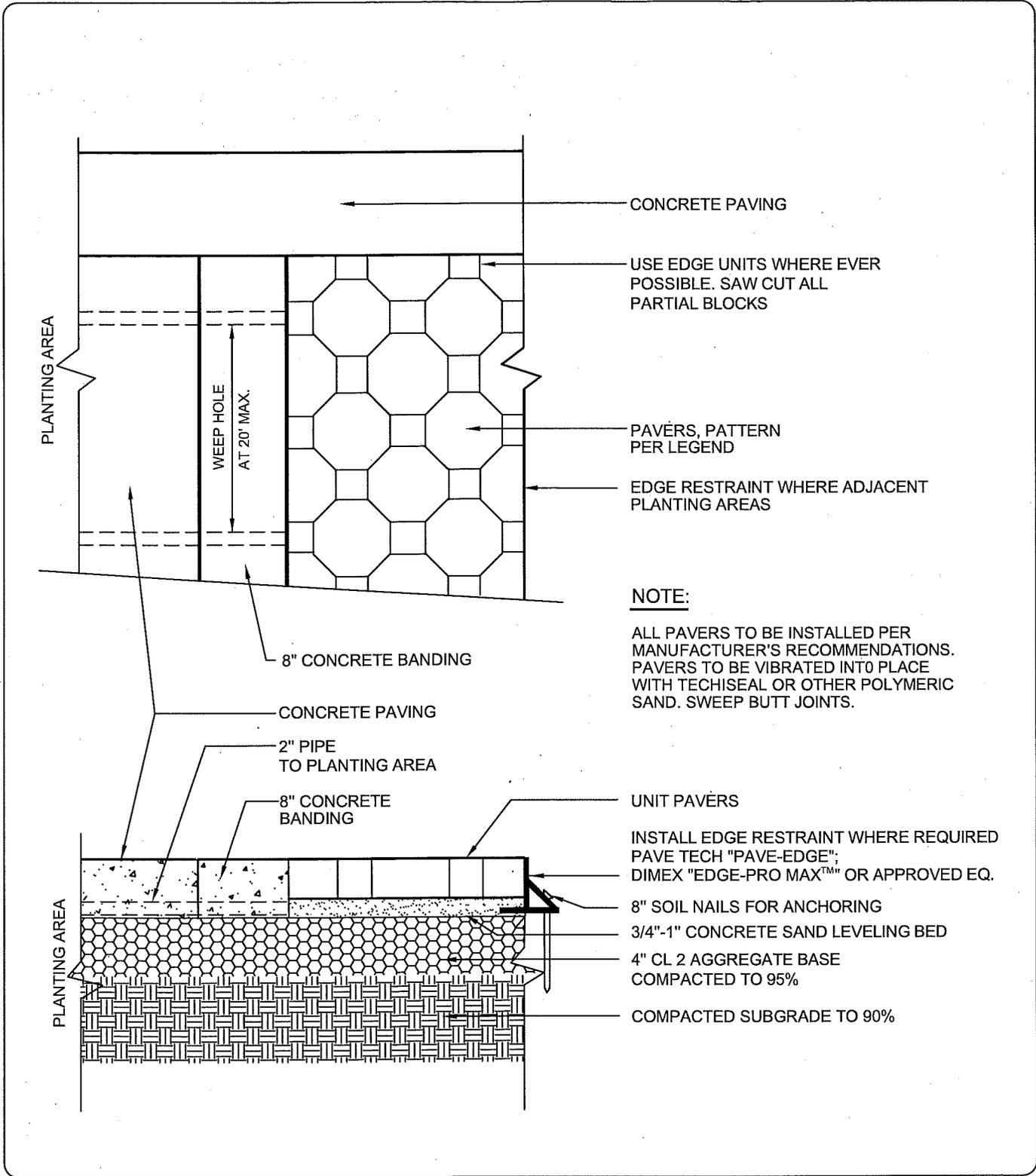


Think Inside the Triangle™

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SURFACES
8'-12' Walk/Vehicular Path



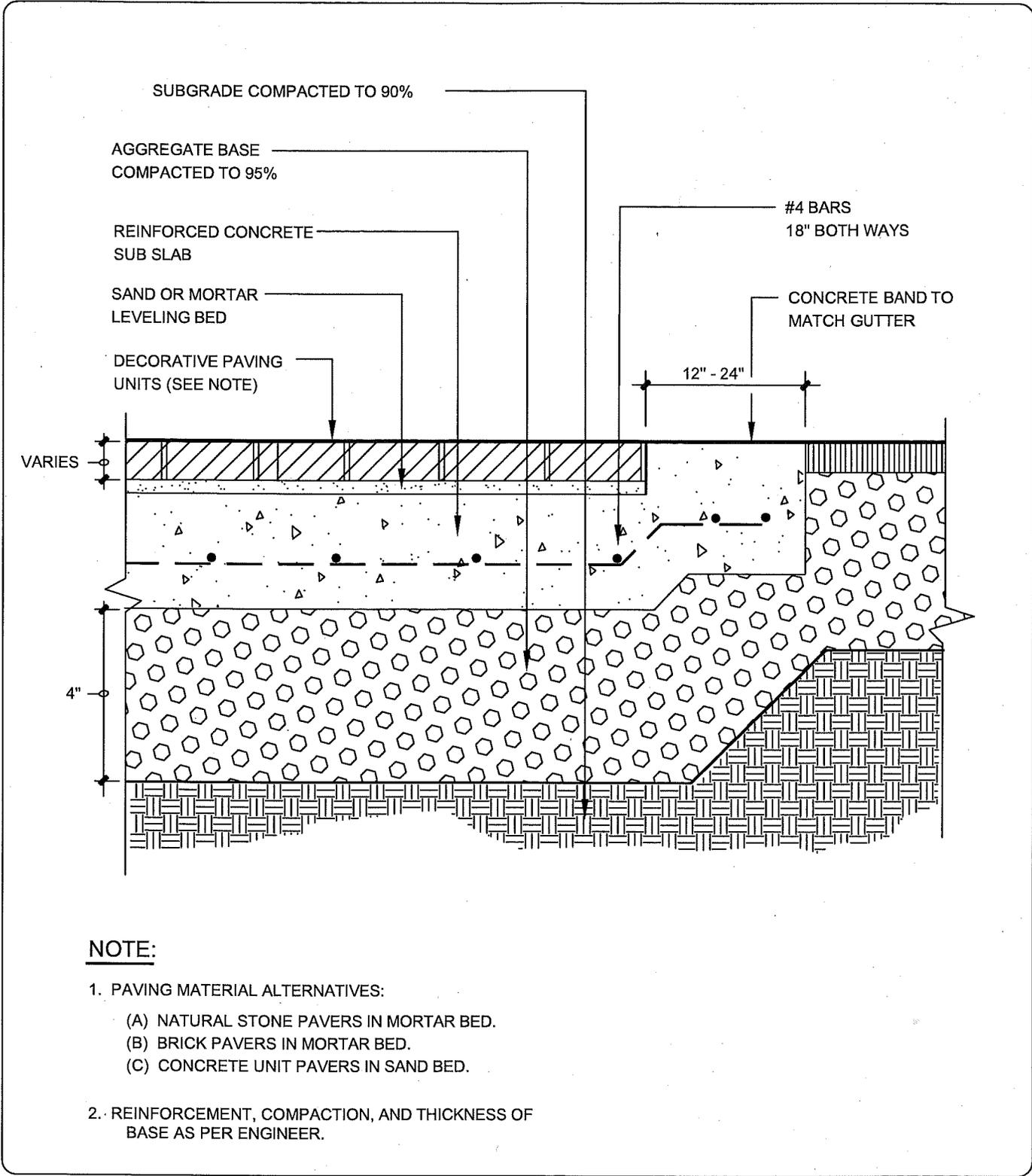
NOTE:

ALL PAVERS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PAVERS TO BE VIBRATED INTO PLACE WITH TECHISEAL OR OTHER POLYMERIC SAND. SWEEP BUTT JOINTS.

UNIT PAVERS
 INSTALL EDGE RESTRAINT WHERE REQUIRED PAVE TECH "PAVE-EDGE"; DIMEX "EDGE-PRO MAX"™ OR APPROVED EQ.
 8" SOIL NAILS FOR ANCHORING
 3/4"-1" CONCRETE SAND LEVELING BED
 4" CL 2 AGGREGATE BASE COMPACTED TO 95%
 COMPACTED SUBGRADE TO 90%

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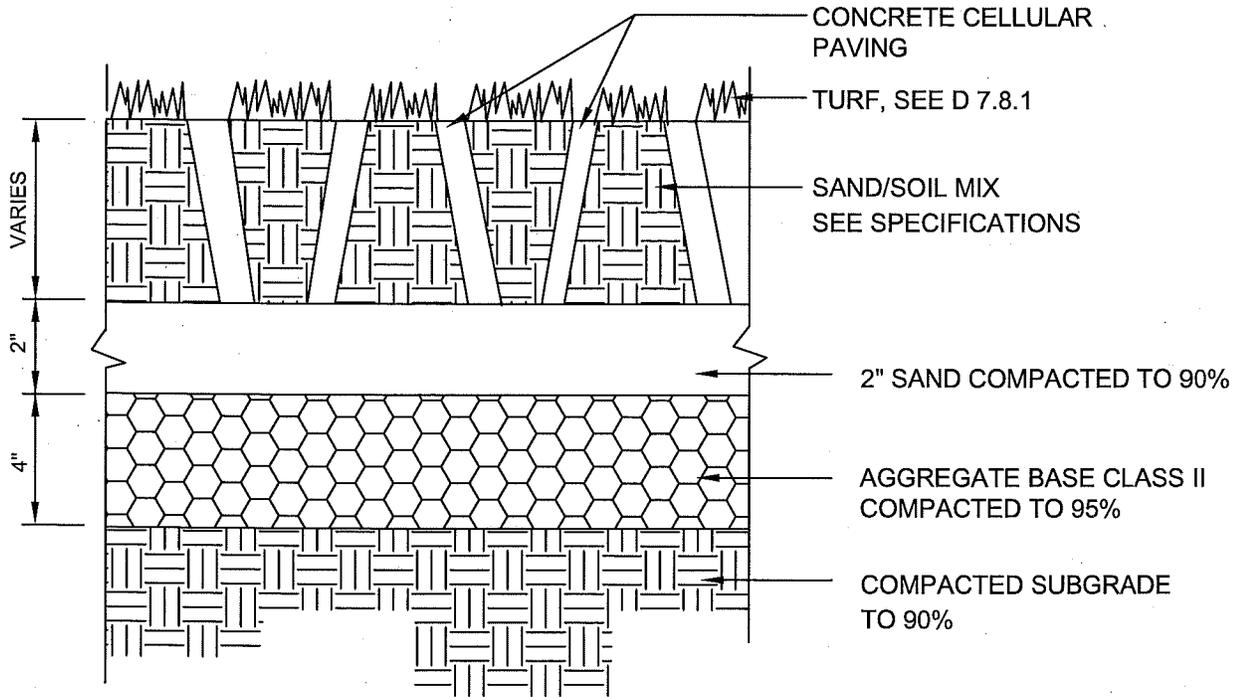
NOTE:

1. PAVING MATERIAL ALTERNATIVES:
 - (A) NATURAL STONE PAVERS IN MORTAR BED.
 - (B) BRICK PAVERS IN MORTAR BED.
 - (C) CONCRETE UNIT PAVERS IN SAND BED.

2. REINFORCEMENT, COMPACTION, AND THICKNESS OF BASE AS PER ENGINEER.

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	REVIEWED BY: <i>Alhanna</i> CITY ENGINEER RCE 37186	DETAIL No. D 1.3 Sheet 1 of 1
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NOTE:

1. CELLULAR CONCRETE PAVING SHALL BE 4000 PSI MIN. PREFORMED UNIT BLOCKS.

ACCEPTABLE MANUFACTURERS:

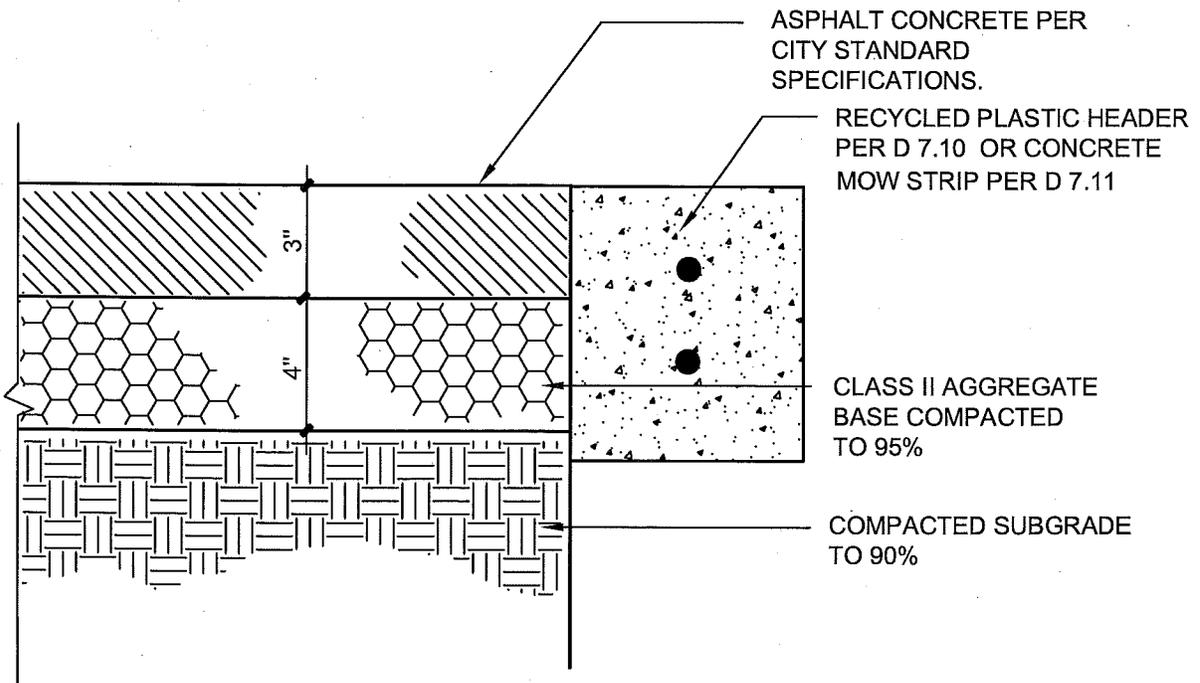
- TURFBLOCK BY TURFBLOCK INC.
- GRASSCRETE BY BOMANITE PAVING SYSTEMS.
- TURFSTONE BY MULLER SUPPLY.

2. INSTALLATION PER MANUFACTURERS RECOMMENDATIONS

3. VERIFY SUBBASE PREPARATION WITH ENGINEER

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	REVIEWED BY: <i>Alham</i>	DETAIL No. D 1.4
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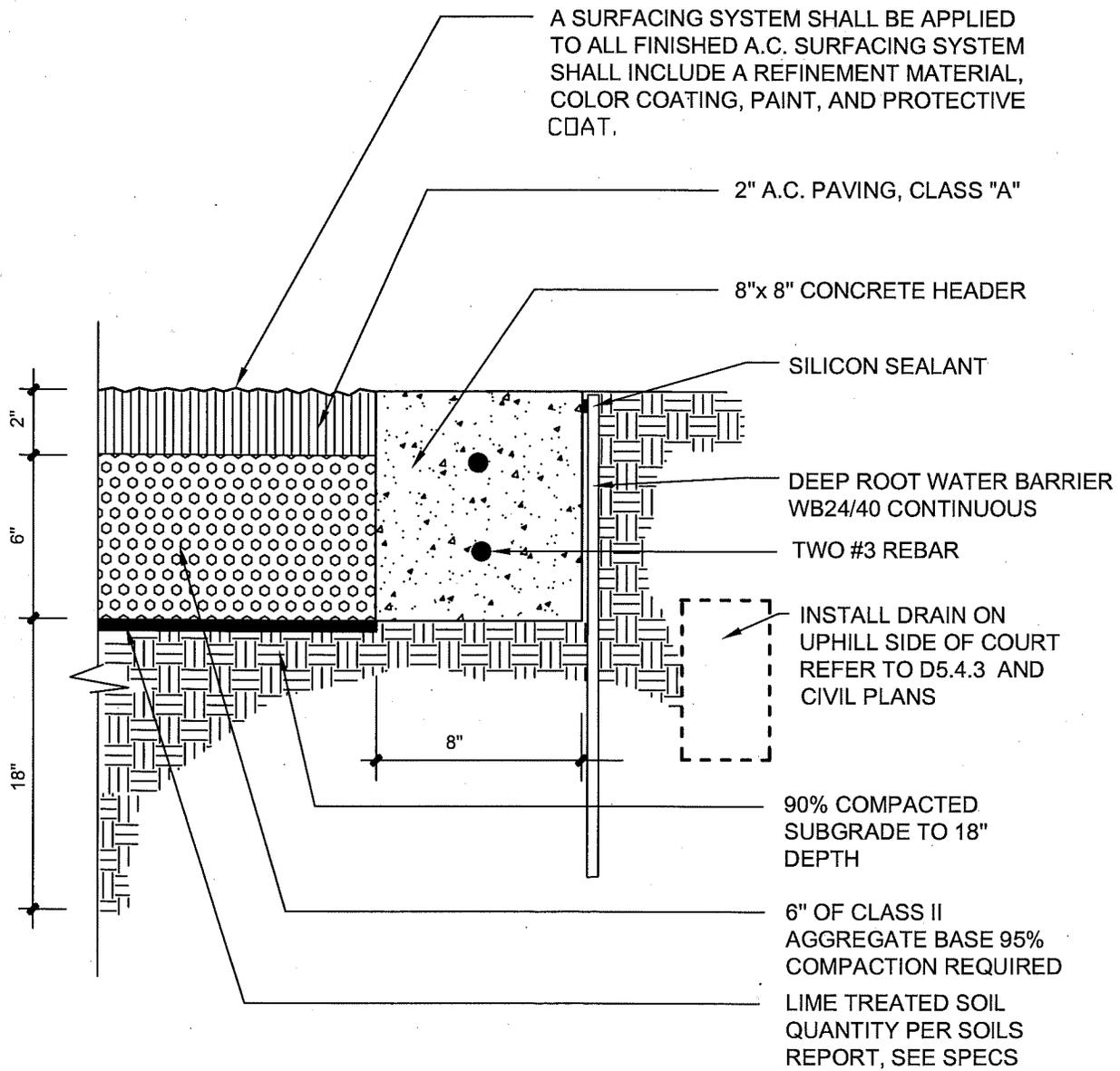


NOTE:

1. REINFORCEMENT, COMPACTION AND THICKNESS OF BASE AS PER ENGINEER.
2. DRAINAGE SHALL BE INSTALLED AT EDGES PER ENGINEERS PLAN.

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<p>TRACY Think Inside the Triangle™</p>	REVIEWED BY: <i>H. H. H.</i>	DETAIL No. D 1.6.1
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	Rev:	SURFACES Bike/Pedestrian Path

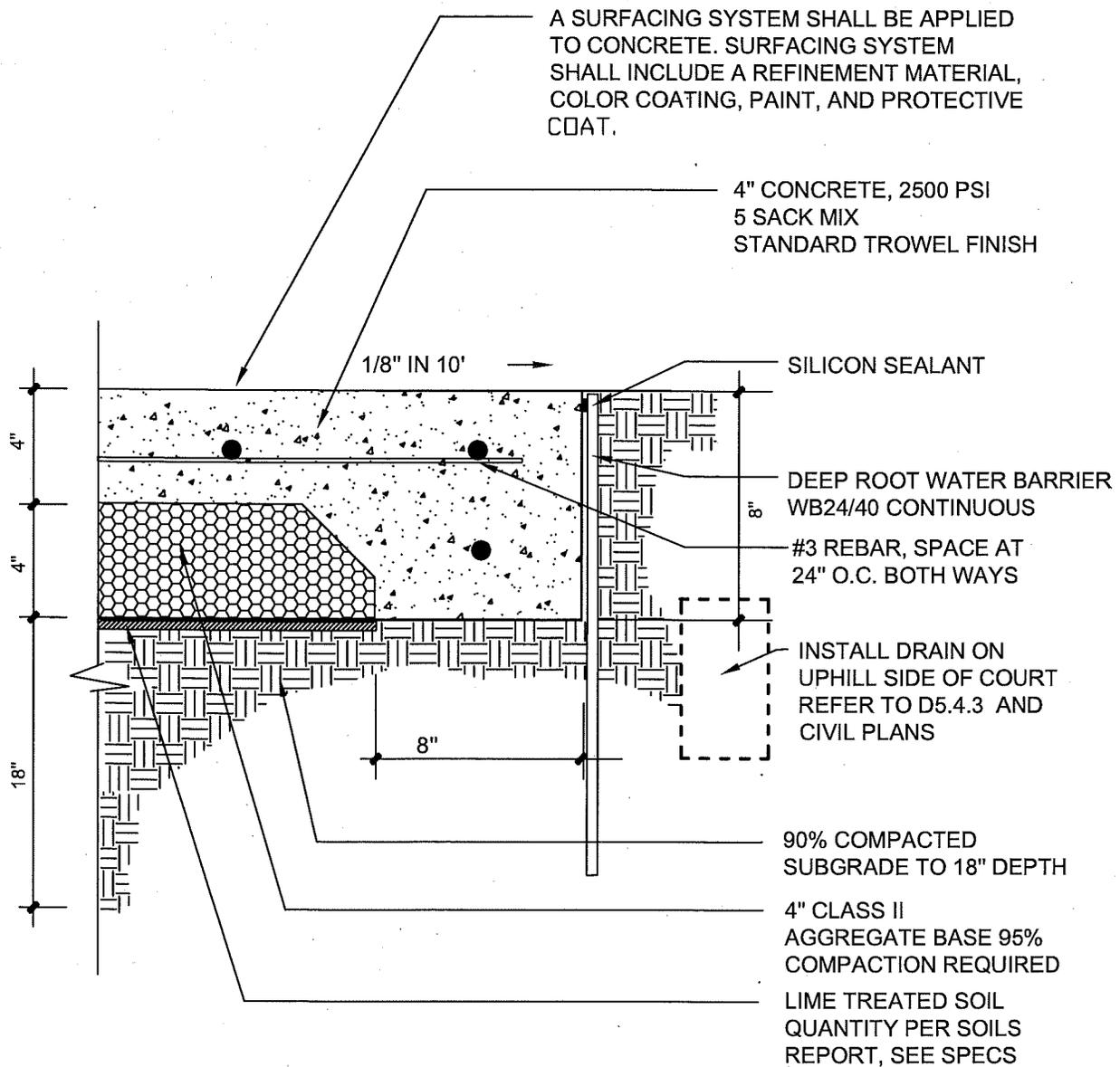


NOTES:
 1. DRAINAGE SHALL BE INSTALLED AROUND PERIMETER OF SPORTS COURT PER ENGINEERS PLAN OR LANDSCAPE GRADING PLAN.

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	REVIEWED BY: <i>Alhams</i>	DETAIL No. D 1.6.2
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SURFACES
Court Asphalt



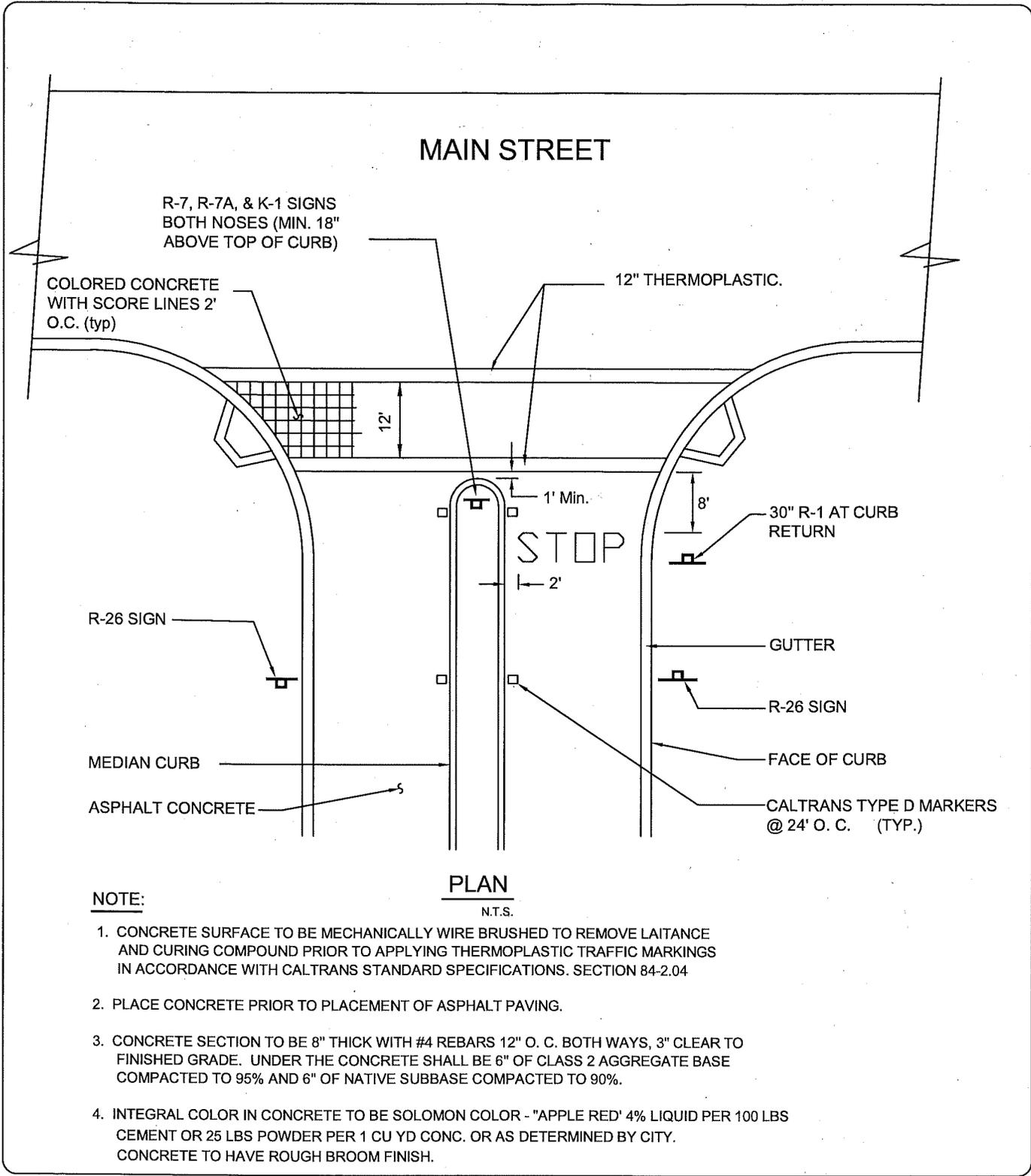
NOTES:

1. DRAINAGE SHALL BE INSTALLED AROUND PERIMETER OF SPORTS COURT PER ENGINEERS PLAN OR LANDSCAPE GRADING PLAN.
2. CONCRETE SHALL BE SAW CUT 1/2" DEEP ON A 10'X10' GRID PATTERN.
3. SEE D5.4 FOR FURTHER INFORMATION.

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SURFACES
Concrete Sport Court



PLAN

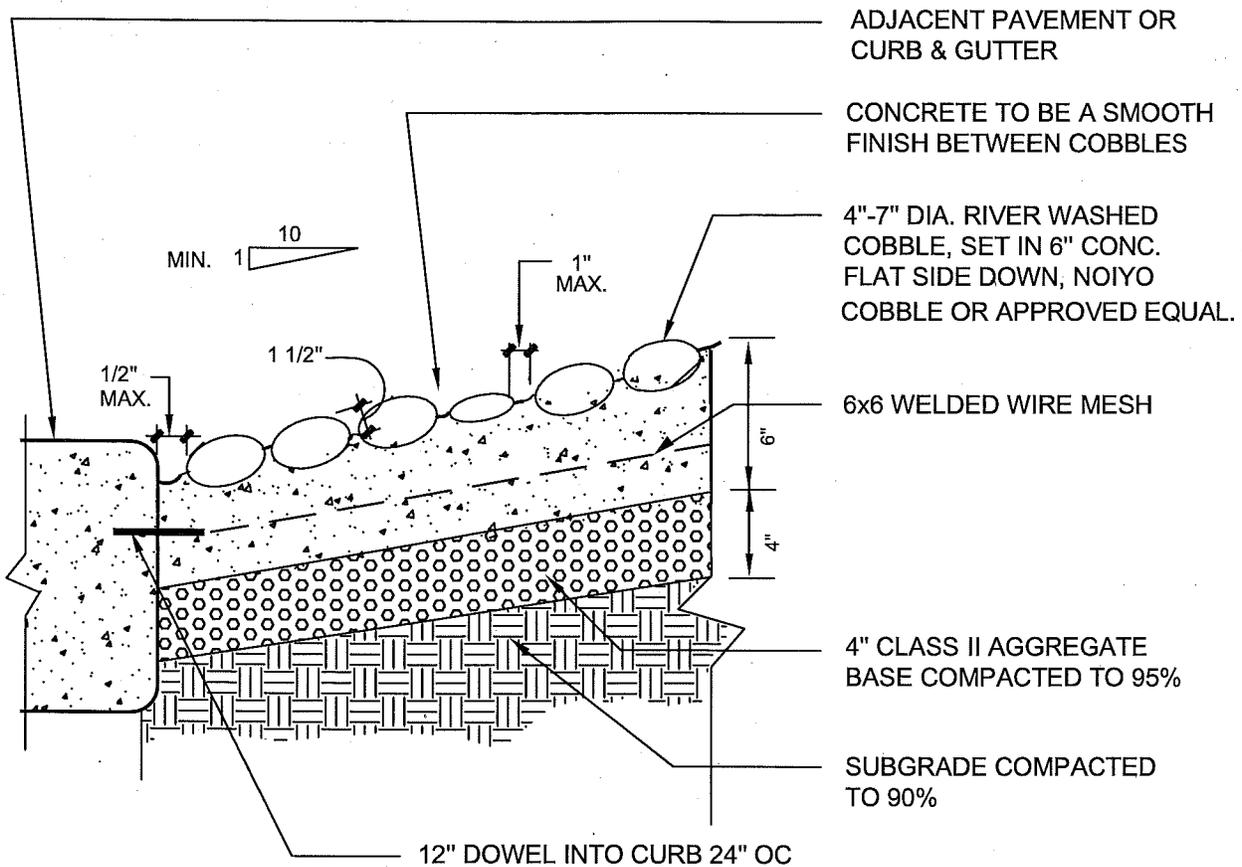
N.T.S.

NOTE:

1. CONCRETE SURFACE TO BE MECHANICALLY WIRE BRUSHED TO REMOVE LAITANCE AND CURING COMPOUND PRIOR TO APPLYING THERMOPLASTIC TRAFFIC MARKINGS IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS. SECTION 84-2.04
2. PLACE CONCRETE PRIOR TO PLACEMENT OF ASPHALT PAVING.
3. CONCRETE SECTION TO BE 8" THICK WITH #4 REBARS 12" O. C. BOTH WAYS, 3" CLEAR TO FINISHED GRADE. UNDER THE CONCRETE SHALL BE 6" OF CLASS 2 AGGREGATE BASE COMPACTED TO 95% AND 6" OF NATIVE SUBBASE COMPACTED TO 90%.
4. INTEGRAL COLOR IN CONCRETE TO BE SOLOMON COLOR - "APPLE RED" 4% LIQUID PER 100 LBS CEMENT OR 25 LBS POWDER PER 1 CU YD CONC. OR AS DETERMINED BY CITY. CONCRETE TO HAVE ROUGH BROOM FINISH.

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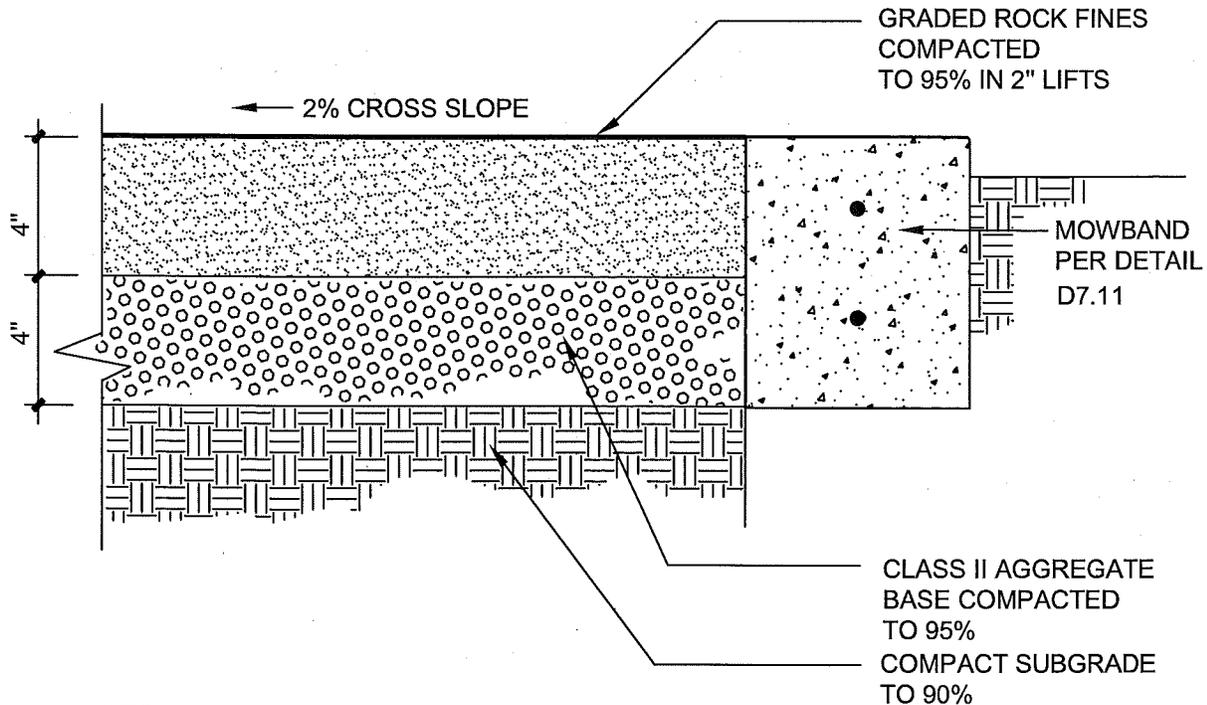


NOTE:

1. REINFORCEMENT, COMPACTION & THICKNESS OF BASE AS PER ENGINEER
2. CONCRETE TO BE COLORED CONCRETE, INTEGRAL COLOR DAVIS 5447 "MIAMI BUFF"
3. CONCRETE MIX TO USE 3/8" PEA GRAVEL
4. COBBLE SHALL BE HAND PLACED AROUND TREES. DEEP-ROOT BARRIERS SHALL BE INSTALLED WITH THOSE TREES. RUN BARRIER HORIZONTAL TO CONCRETE.
5. REINFORCE CONCRETE WITH POLYPROPYLENE FIBERS, 1/2 LB. PER CU. YD.

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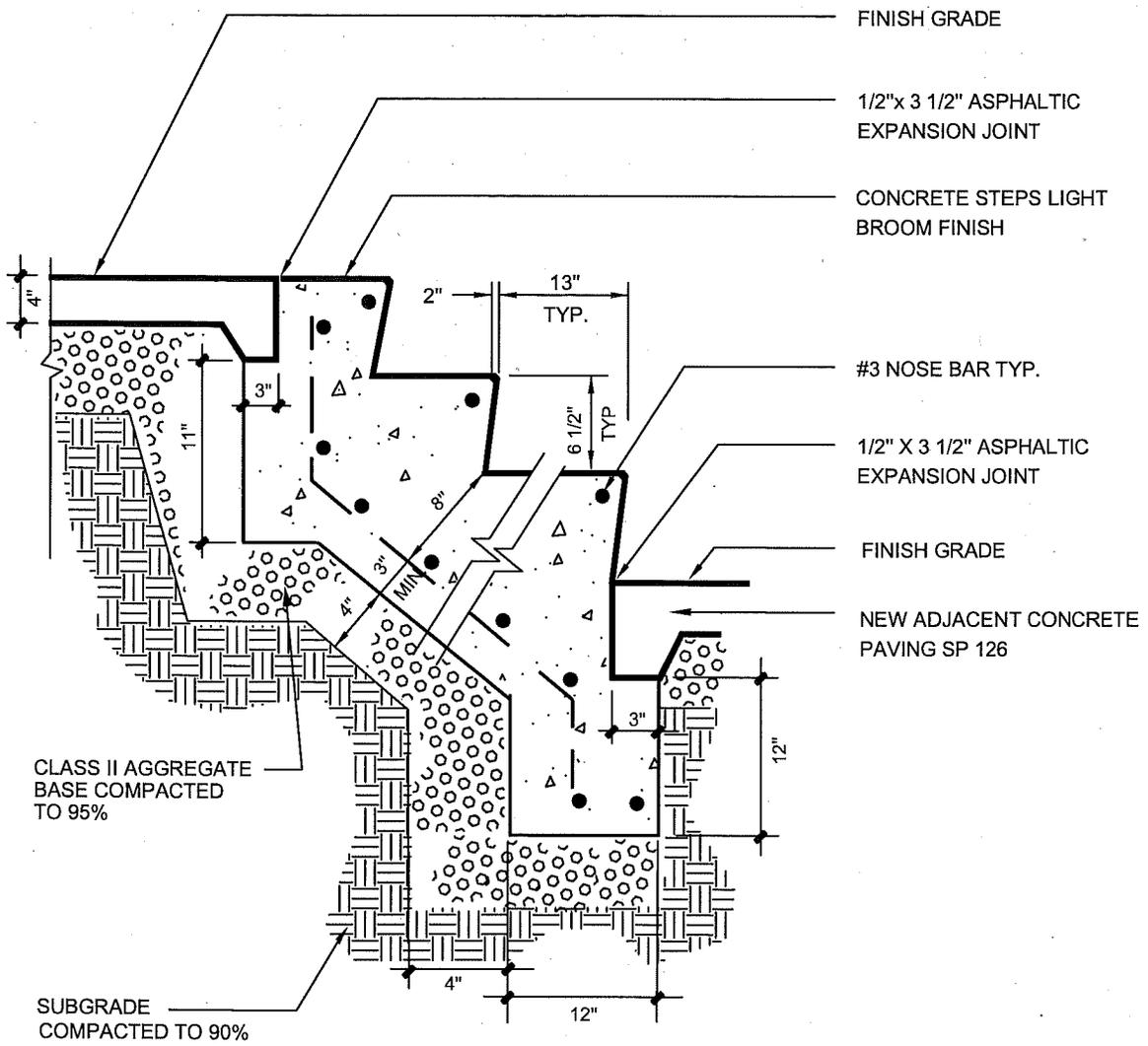


NOTES:

1. AGGREGATE BASE DEPTH AND COMPACTION TO BE VERIFIED BY ENGINEER.
2. PROVIDE HEADER AT PLANTER EDGES PER D 7.10 OR CONCRETE MOW STRIP PER D 7.11 AT LAWN EDGES AS PER SPECIFICATIONS.
3. ORGANIC STABILIZER POWDER SHALL BE ADDED TO ROCK FINES AT THE MANUFACTURERS RECOMMENDED RATE.
4. BEFORE INSTALLING ROCK FINES, APPLY AND ACTIVATE AN APPROVED PRE-EMERGENT HERBICIDE TO BASE.
5. ROCK FINES SHALL BE "GOLD PATH FINES" PROVIDED BY GRANITE CONSTRUCTION, (831) 335-3445 OR APPROVED EQUAL.
6. WHEN ROCK FINES PLACED IN TREE WELLS, COMPACTION SHALL NOT EXCEED 85%.

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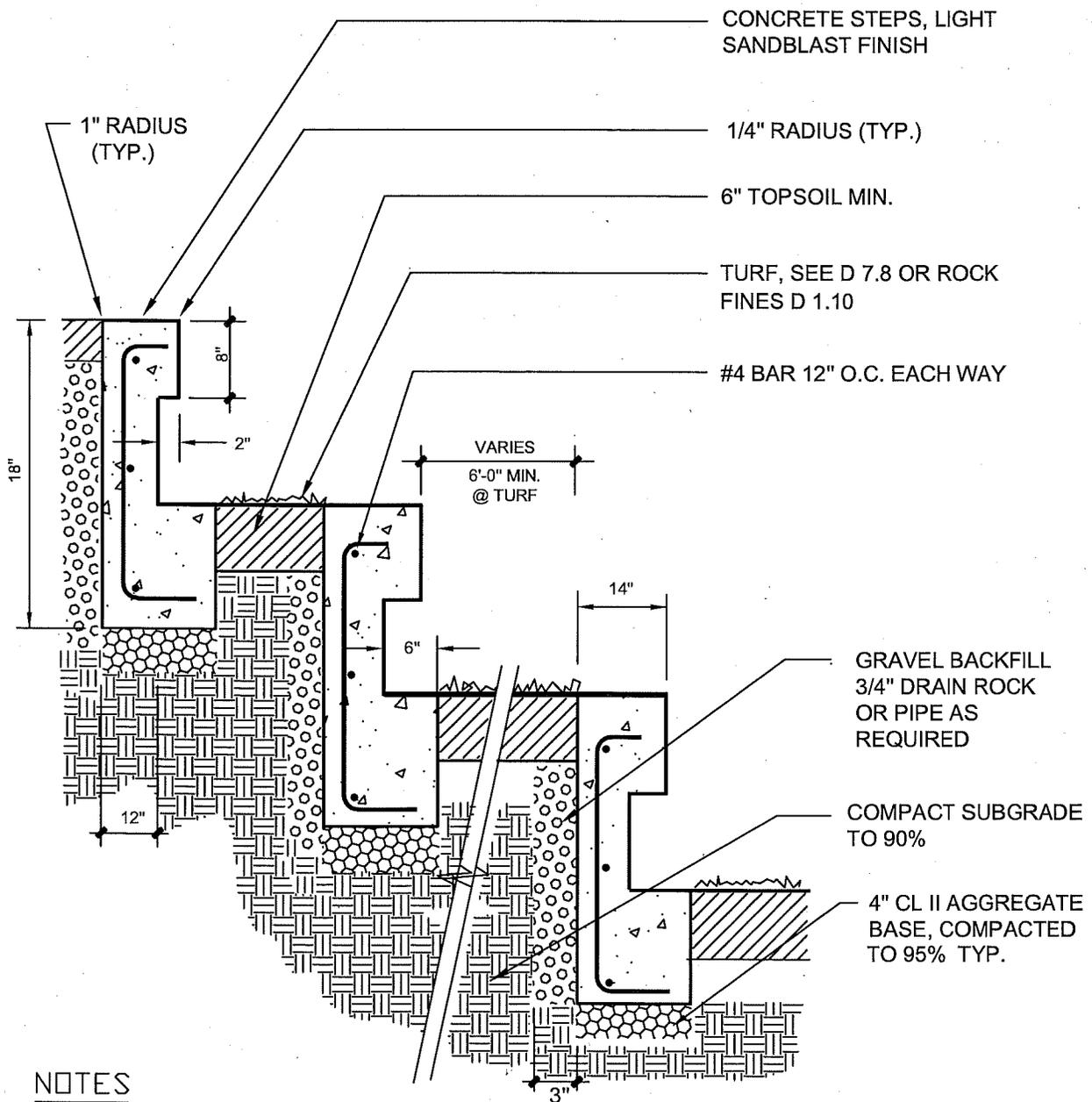


NOTES:

- 1. CONCRETE PER STANDARD CITY SPECIFICATIONS.
- 2. DESIGNER TO VERIFY SUBGRADE AND BASE WITH ENGINEER.
- 3. SEE D 0.0 FOR COLOR

CITY OF TRACY

	REVIEWED BY: <i>K. Alhanna</i>		DETAIL No. D 1.11
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NOTES

1. ALL CONCRETE PER CITY STD. SPECIFICATIONS.
2. SEE D 0.0 FOR CONCRETE COLOR.
3. ADDITIONAL SUBGRADE DRAIN SYSTEM MAY BE REQUIRED PER GEOTECHNICAL REPORT.

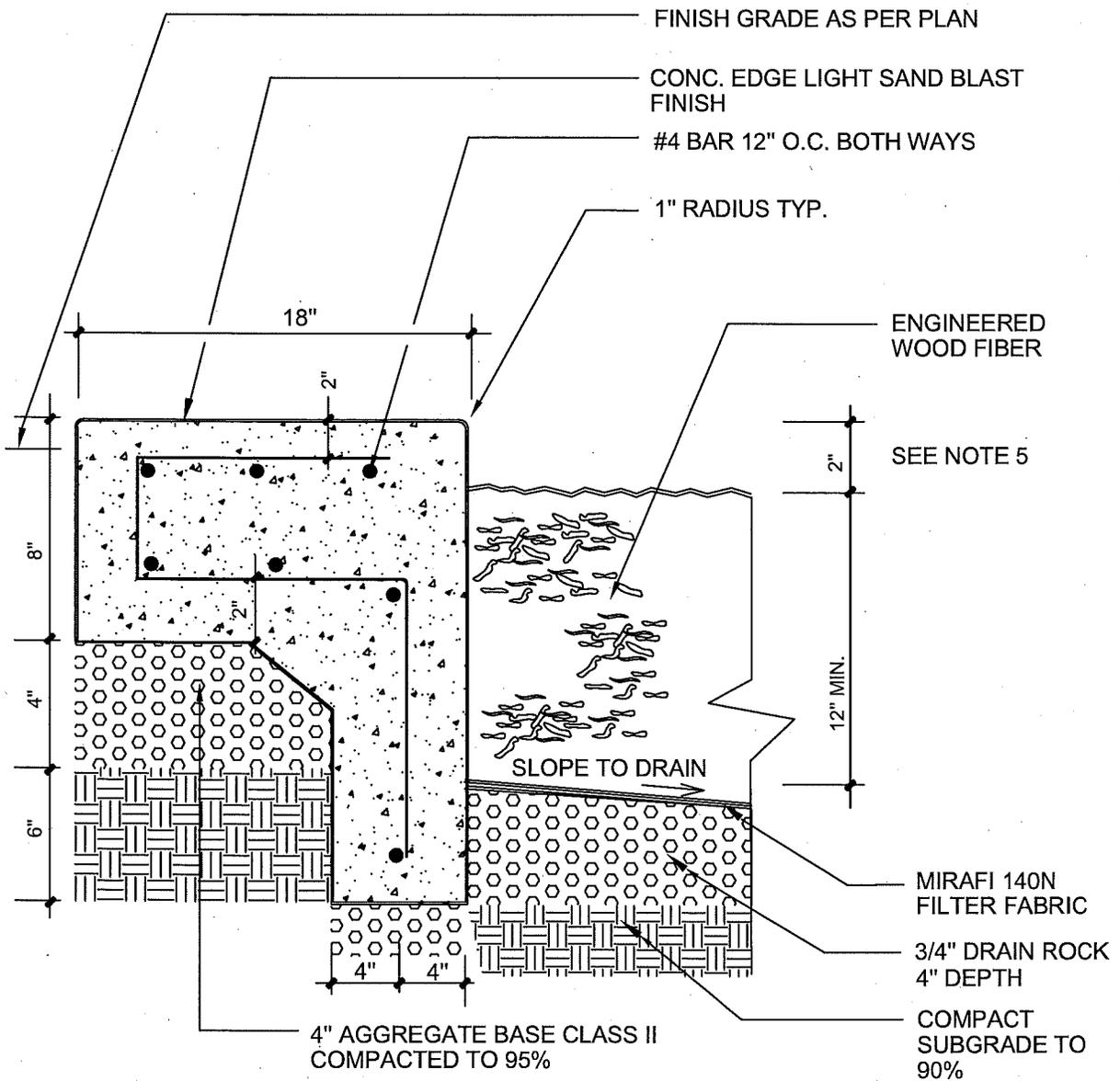
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SURFACES
Concrete Seating Steps

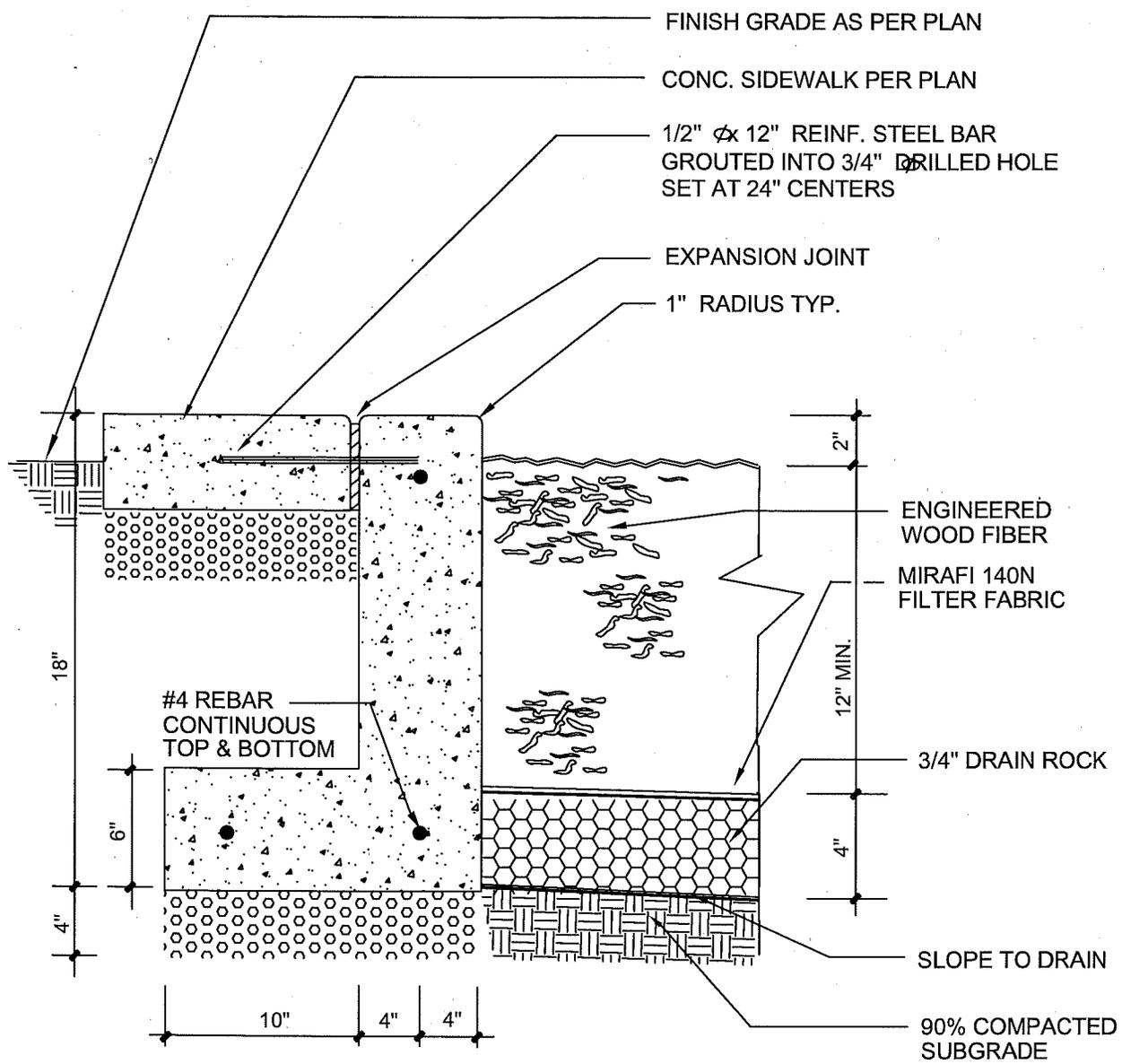


NOTES:

1. REINFORCING AND BASE PREPARATION TO BE VERIFIED BY ENGINEER.
2. CONCRETE PER CITY STANDARD SPECIFICATIONS.
3. SEE D 0.0 FOR CONCRETE COLOR.
4. WHERE PLAY AREA CURB IS ADJACENT TO CONCRETE SIDEWALK, SEE D1.14
5. WOOD FIBER TO BE PLACED IN SUFFICIENT QUANTITY TO RESULT IN 2" CLEARANCE AFTER SETTLEMENT.

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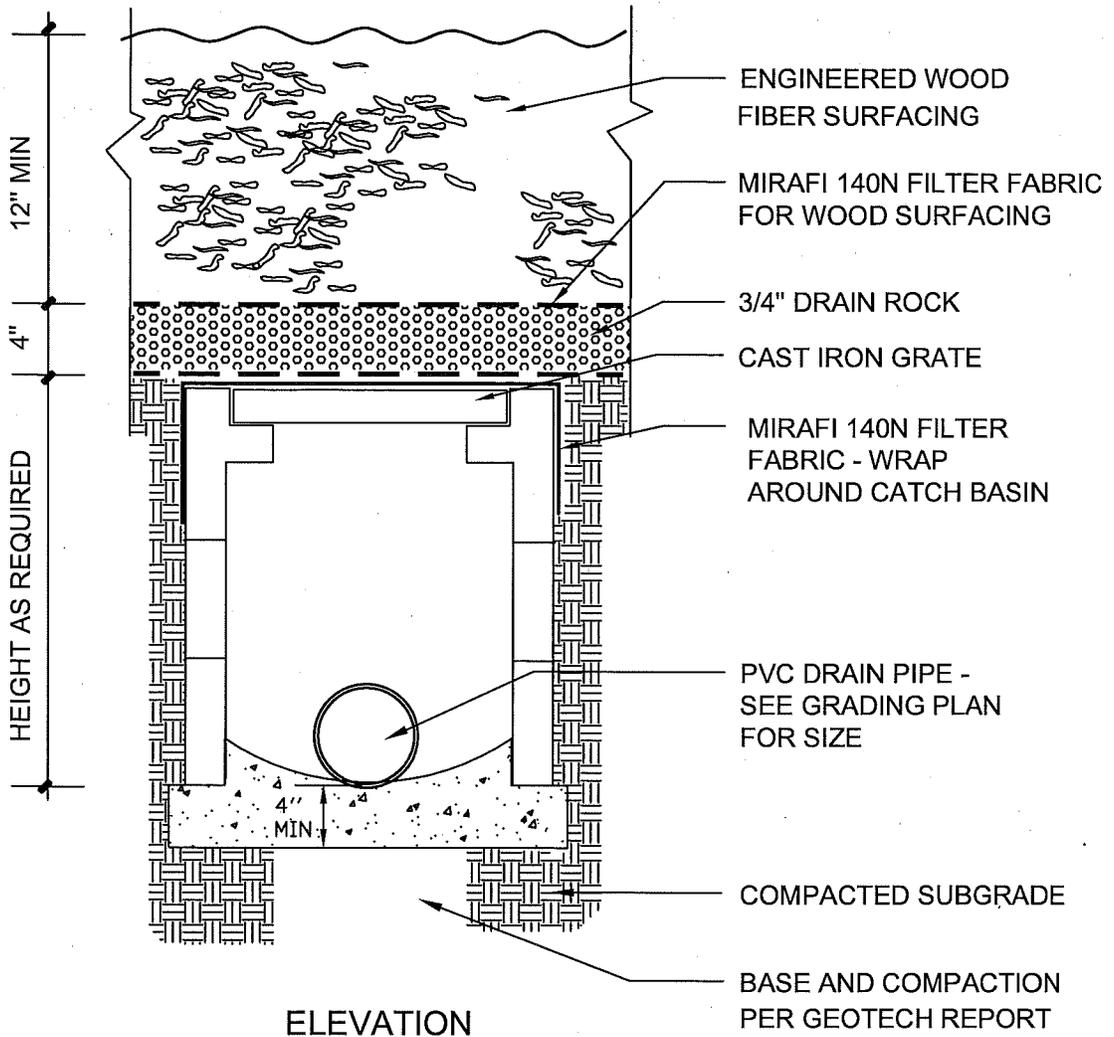


NOTES:

1. REINFORCING AND BASE PREPARATION TO BE VERIFIED BY ENGINEER.
2. CONCRETE PER CITY STANDARD SPECIFICATIONS.
3. SEE D 0.0 FOR CONCRETE COLOR.
4. WHERE PLAY AREA CURB IS ADJACENT TO TURF, SEE D1.13
5. WOOD FIBER TO BE PLACED IN SUFFICIENT QUANTITY TO RESULT IN 2" CLEARANCE AFTER SETTLEMENT.

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SURFACES Tot Lot Curbing		



ELEVATION
N.T.S.

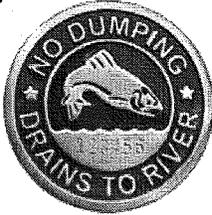
NOTES:

1. PVC SDR 35 DRAIN PIPE, SIZE PER PLAN
2. GROUT BETWEEN PIPE AND CATCH BASIN, INSIDE AND OUTSIDE OF BASE & EXTENSION
3. PRECAST OR Poured IN PLACE CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
4. MINIMUM PIPE COVER SHALL BE 24".

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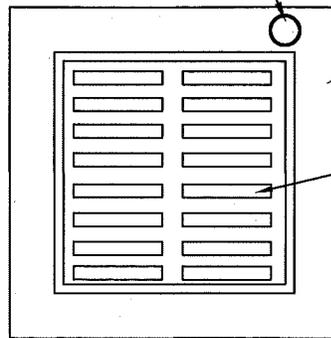
4" DIA DISK



STORM DRAIN MARKER

MARKER TO BE ALMETEK STAINLESS STEEL PAINTED DISK, BLUE WITH FISH LOGO AND LETTERING STATING "NO DUMPING, DRAINS TO RIVER." APPLY PER MANUFACTURERS RECOMMENDATION

STORM DRAIN MARKER



CHRISTY V64, OR SANTA ROSA DRAIN BOX OR PER PLAN.

BOLT DOWN GRATE

CAST IRON GRATE

FINISH GRADE

CHRISTY, SANTA ROSA OR EQUAL DRAIN BOXES WITH EXTENSIONS AS REQUIRED

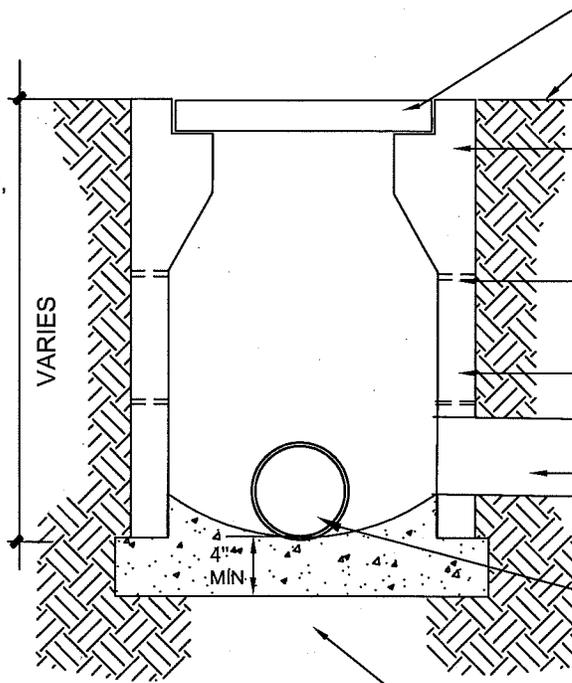
GROUT ALL JOINTS INSIDE AND OUTSIDE

THICKNESS VARIES WITH MODEL NUMBER

PVC SDR 35 DRAIN PIPE SEE GRADING PLAN FOR SIZE

PVC SDR 35 DRAIN PIPE SEE GRADING PLAN FOR SIZE

BASE AND COMPACTION PER GEOTECHNICAL REPORT

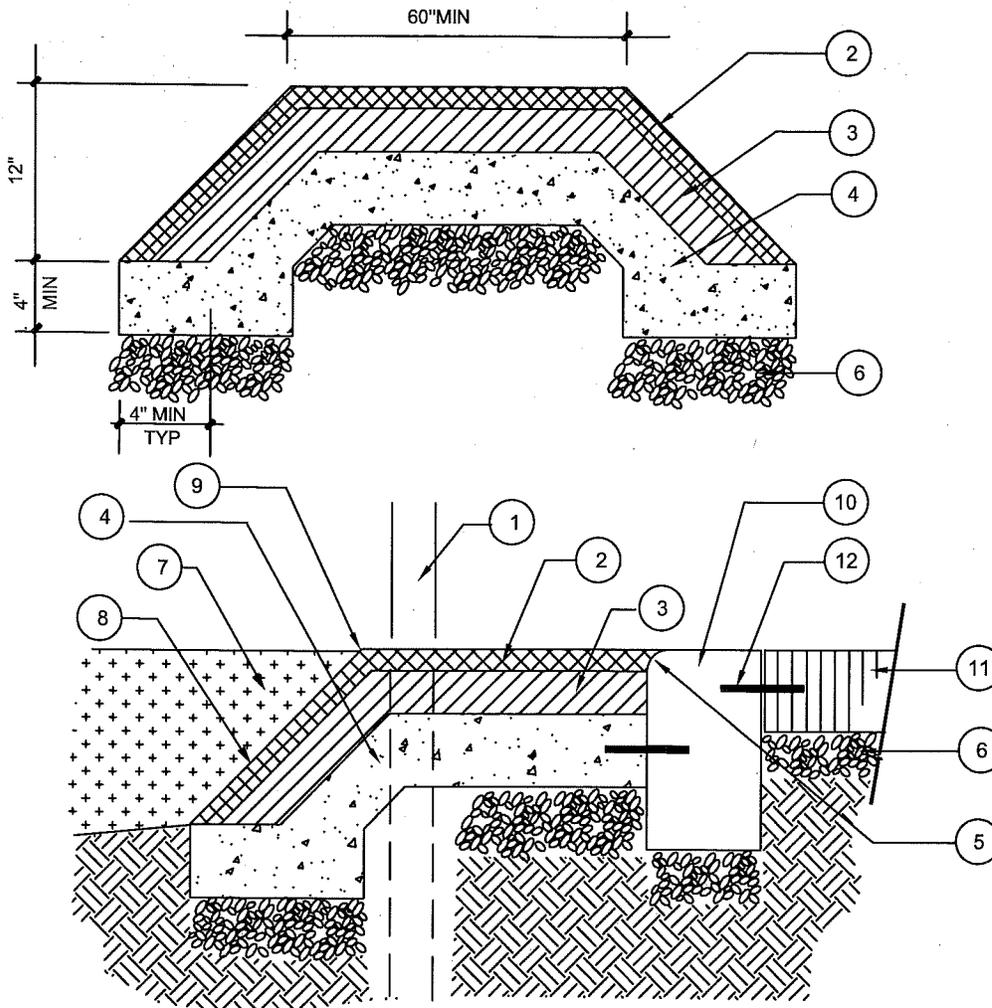


NOTES:

1. PVC SDR 35 DRAIN PIPE, SIZE PER PLAN, GROUT BETWEEN PIPE AND CATCH BASIN.
2. PRECAST OR POURED IN PLACE CONCRETE PER MANUFACTURER'S RECOMMENDATIONS.
3. GROUT INSIDE AND OUTSIDE OF BASE AND EXTENSIONS.
4. APPLY HENRY'S ROOF PATCH W/ PUTTY KNIFE TO CLEAN, DRY SURFACES BETWEEN GRATE AND FRAME.
5. MINIMUM PIPE COVER SHALL BE 24".

CITY OF TRACY

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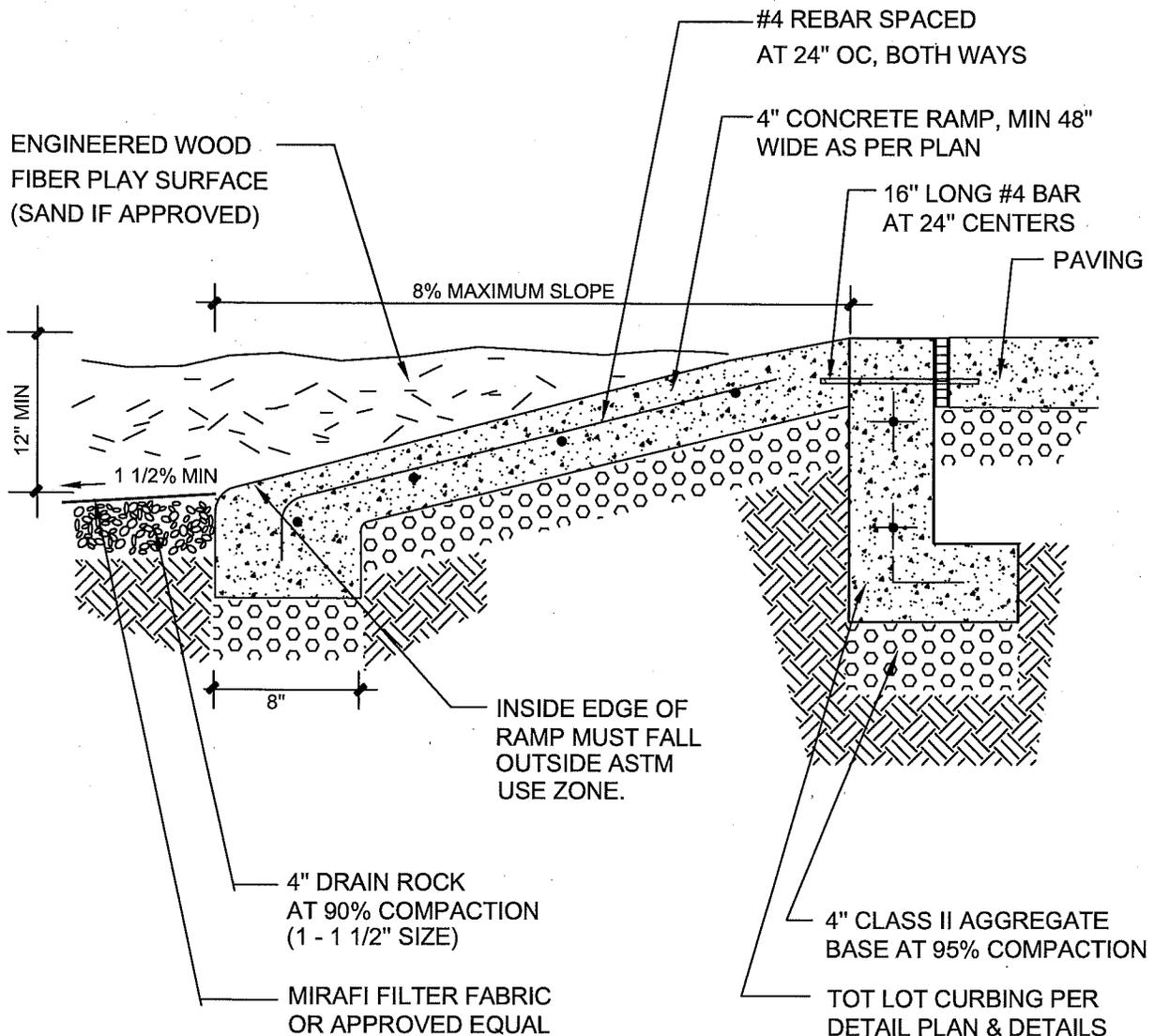


NOTES

1. POST TYPICAL PLACEMENT UNDER TRANSFER AREA
2. WEARING COURSE OF SURFACING -- THICKNESS PER MANUFACTURER.
3. BASE MAT. HEIGHT SHALL BE MANUFACTURER'S RECOMMENDATIONS.
4. CONCRETE BASE MATERIAL, SLOPED AT 2%
5. TYPICAL TRANSITION BETWEEN SURFACING AND CURBING
6. SUB-BASE CONCRETE OR 4" CL 2 AGGREGATE COMPACTED TO 90%.
7. PLAYGROUND ENGINEERED WOOD FIBER PER PLAN
8. ANGLE OF BEVEL TO BE 45° UNLESS NOTED
9. SURFACING SHOULD BE LEVEL WITH LOOSE FILL 1 1/2" BELOW SURFACING AT TRANSFER AREA.
10. TOT LOT CURBING
11. ADJACENT PAVING
12. DOWEL CURB TO PAVING AND BASE SLAB. 12" DOWELS TYP. @24" OC.
13. SURFACING SHALL BE OF MANUFACTURERS LISTED IN D 6.0.

CITY OF TRACY

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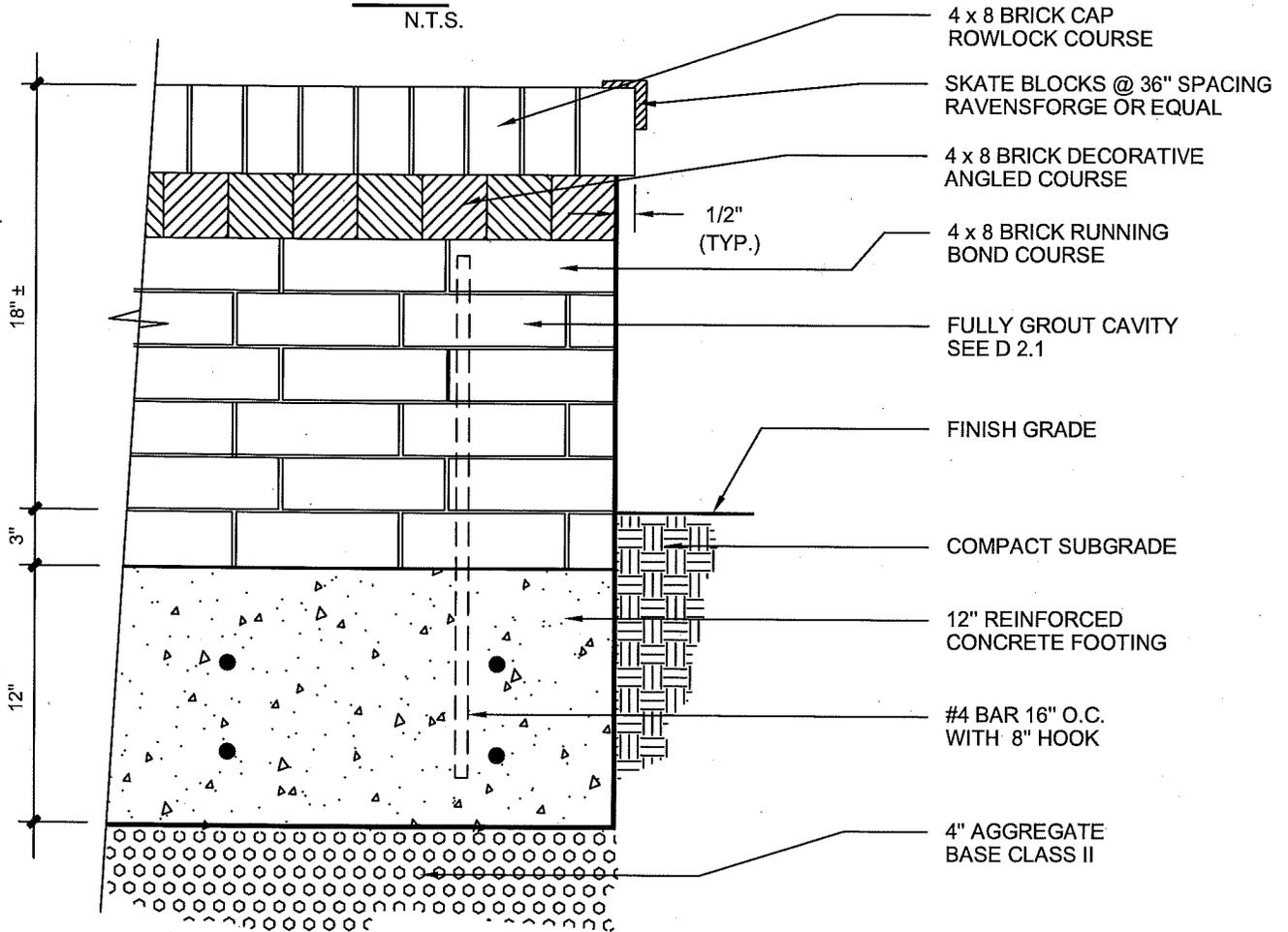
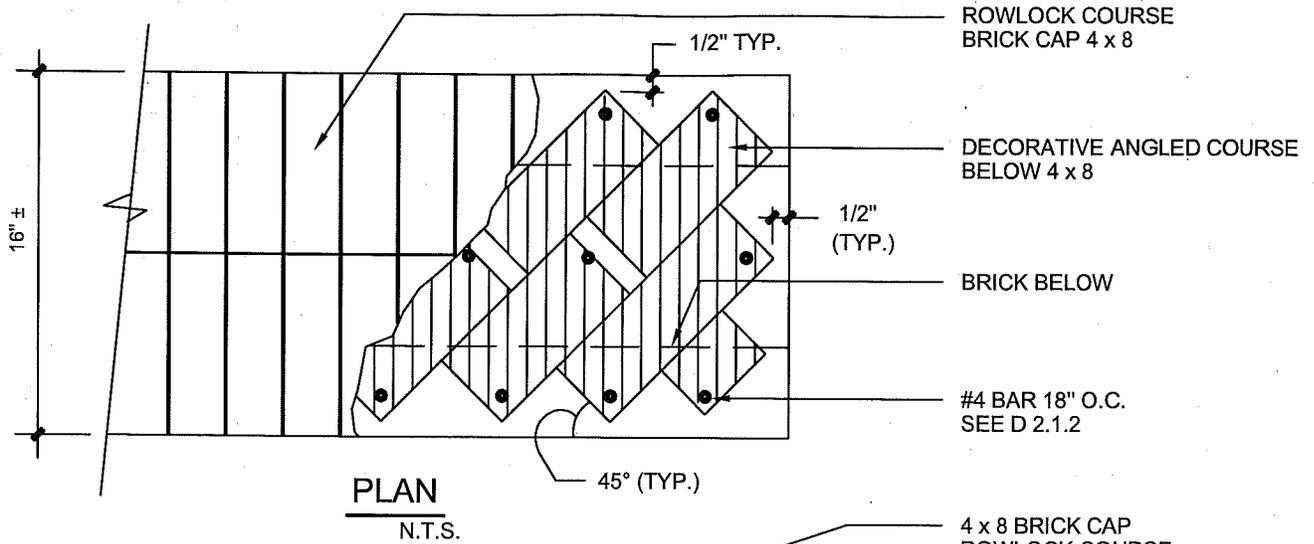


NOTES:

1. EPOXY FABRIC TO FACE OF CONCRETE RAMP ALL SIDES.
2. MAXIMUM SLOPE ON RAMP TO BE 8%.
3. CONCRETE RAMP TO BE MEDIUM BROOM FINISH.
4. DOWEL RAMP INTO CURBING AND SIDEWALK.
5. DIAGRAM NOT TO SCALE. FOR ILLUSTRATION PURPOSE ONLY.
6. RAMPS AND SURFACING TO MEET CURRENT ADA STANDARDS

CITY OF TRACY

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NOTE:

1. FOOTING TO BE VERIFIED BY ENGINEER.
2. CUT BRICK TO FIT AS NECESSARY.

CITY OF TRACY

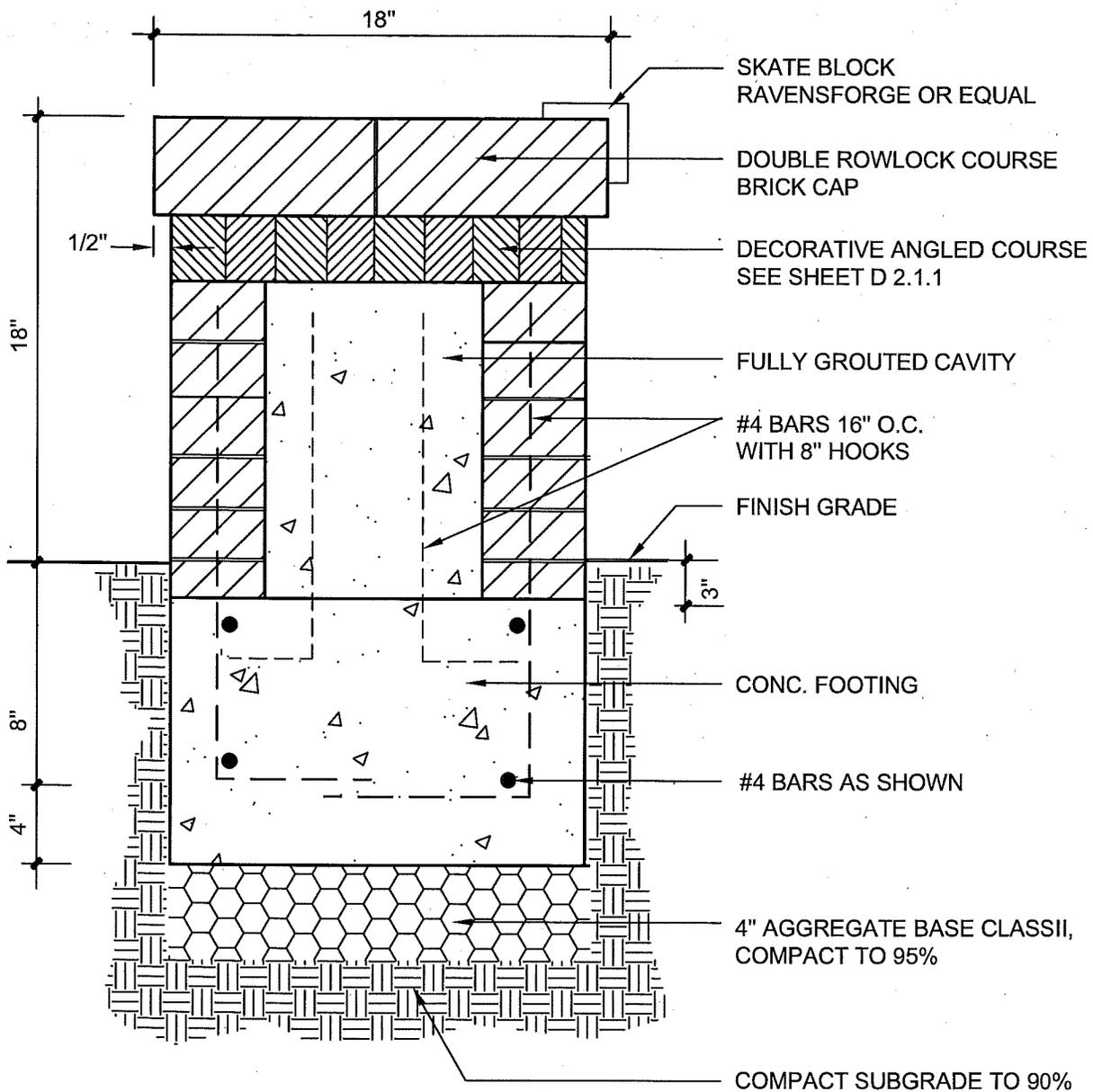


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D 2.1

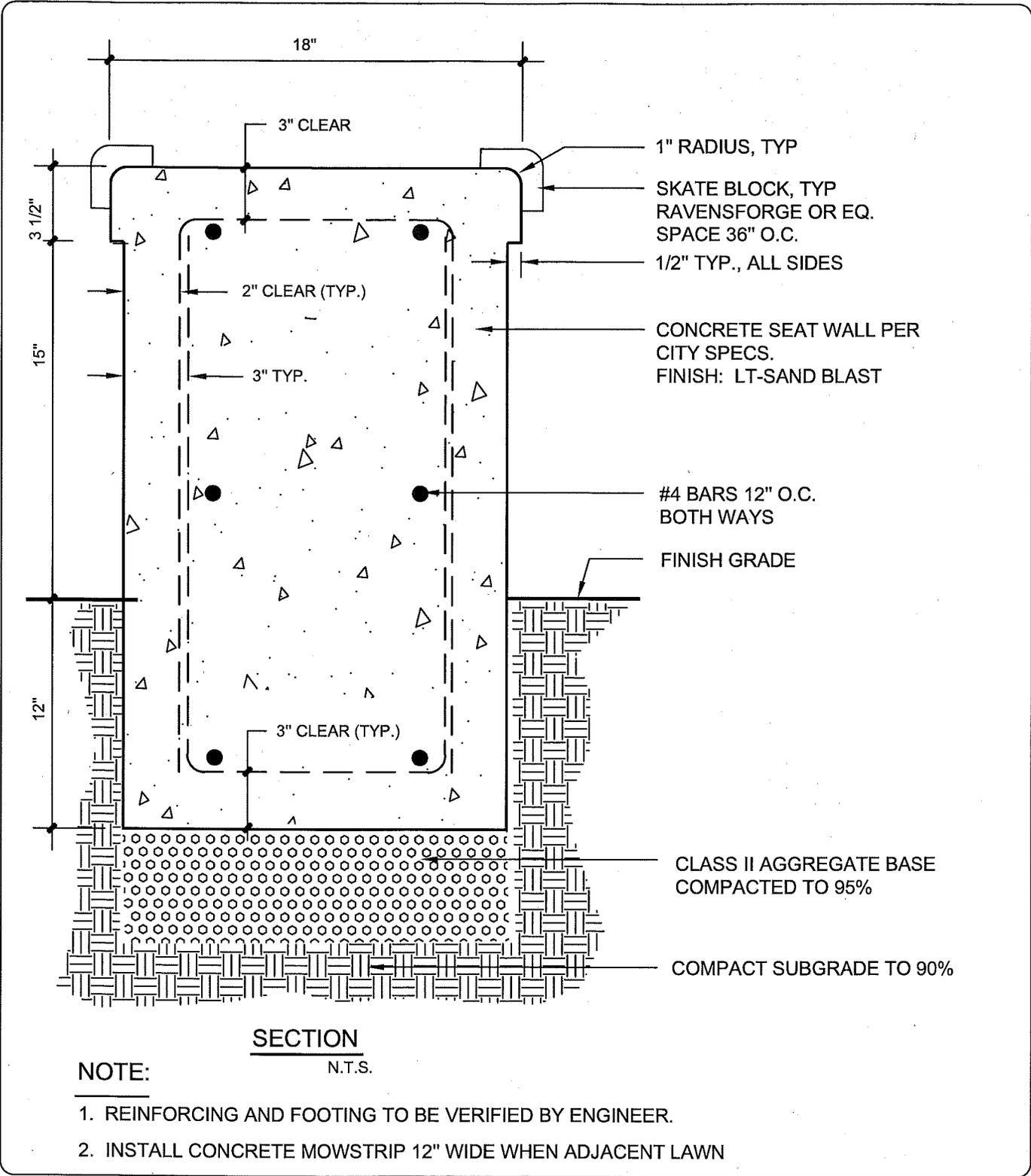
WALLS AND FENCES
Brick Seat Wall



SECTION
N.T.S.

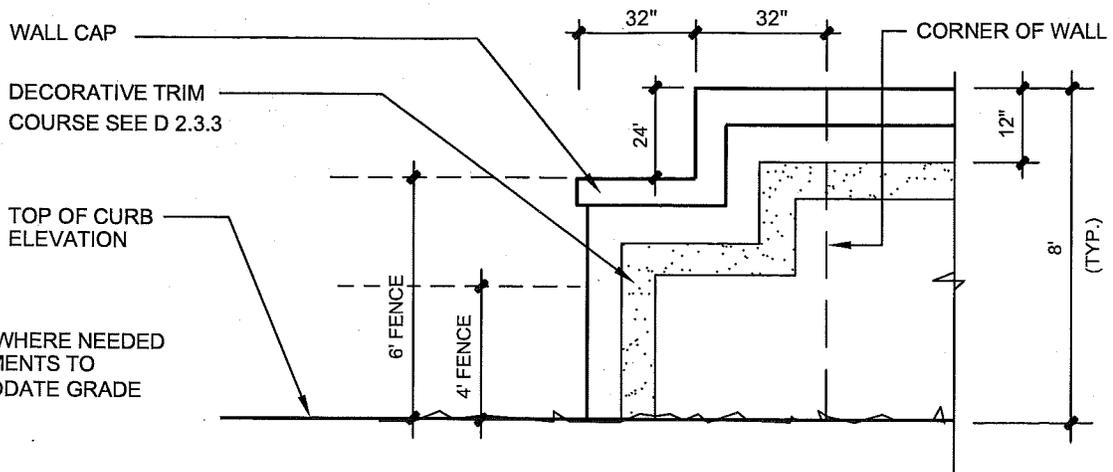
CITY OF TRACY

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	Rev:	



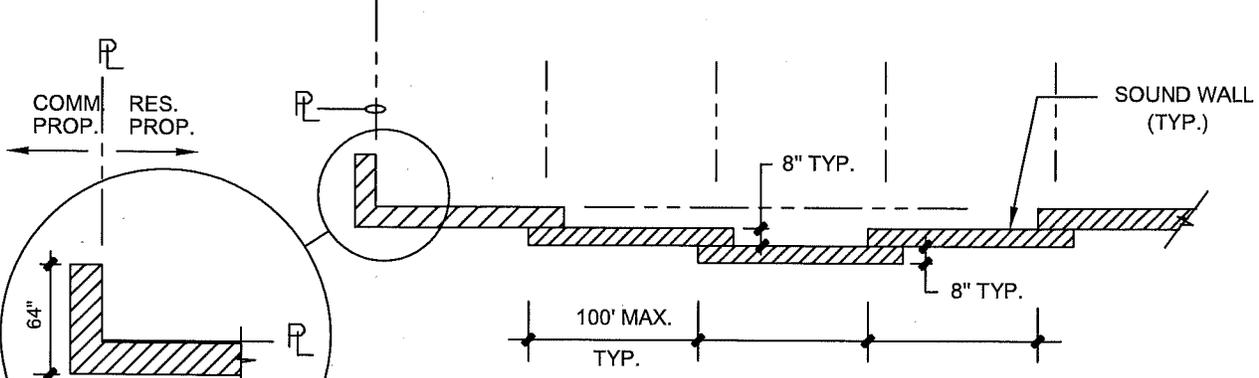
CITY OF TRACY

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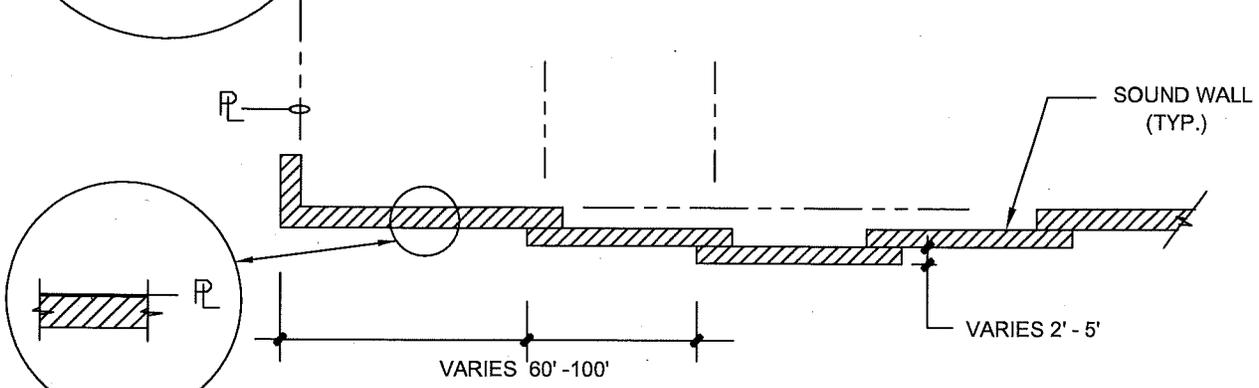


NOTE:
STEP WALL WHERE NEEDED
IN 8" INCREMENTS TO
ACCOMMODATE GRADE

SOUNDWALL END DETAIL ELEVATION



SOUNDWALL CONDITION AT CONTINUOUS LOT LINE

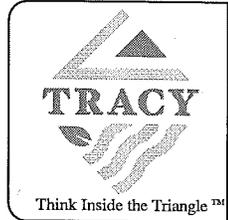


SOUNDWALL CONDITION AT STAGGERED LOT LINE

NOTES

1. FOR INDIVIDUAL WALL DETAILS SEE D2.3.3 ,D2.3.5
2. FOR CONDITION AT ENTRIES SEE D2.3.6
3. FOR CONDITION AT INTERSECTIONS SEE D2.3.2

CITY OF TRACY

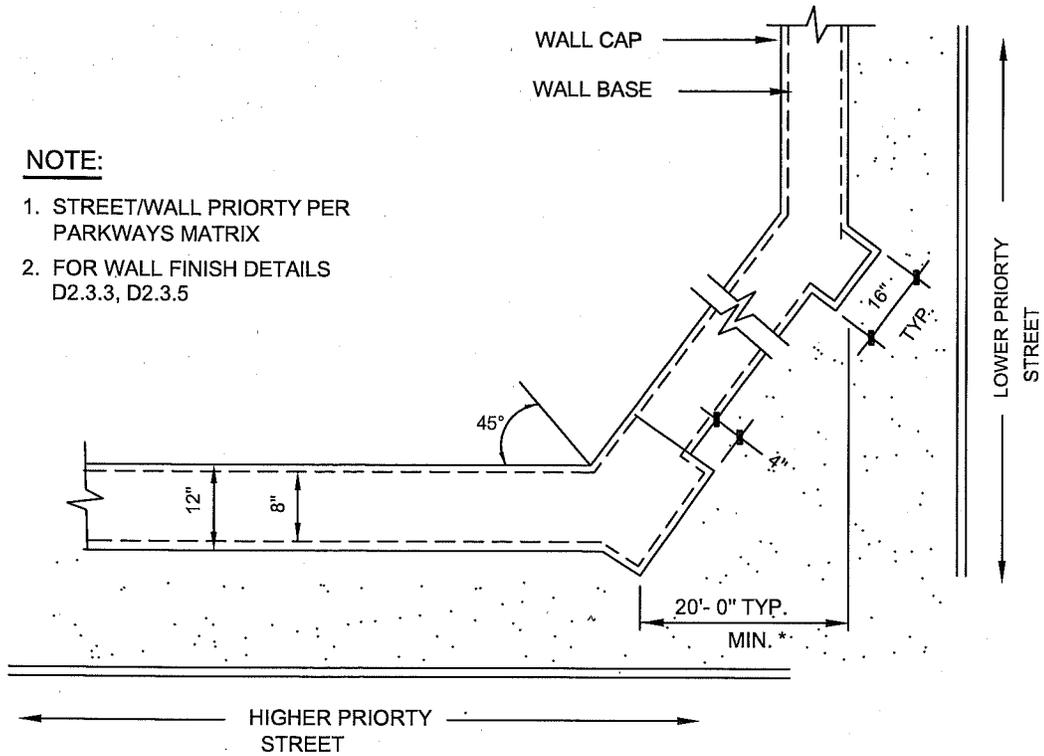


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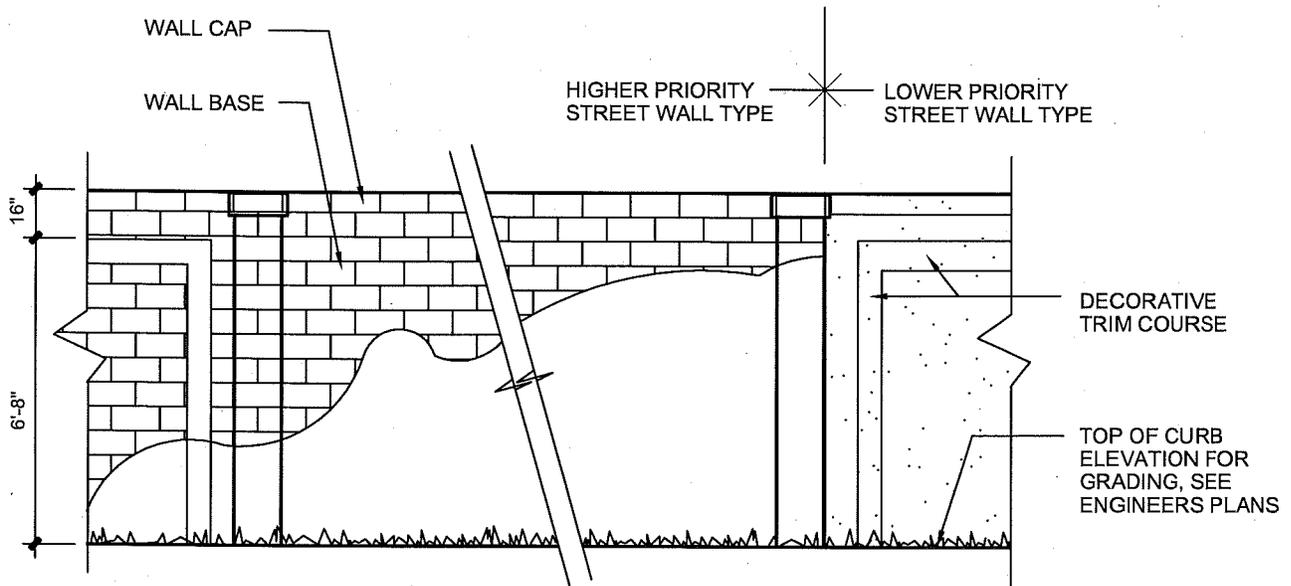
DETAIL No.	D 2.3.1
Sheet 1 of 1	
WALLS AND FENCES	
Soundwalls: Typical Layout	

NOTE:

1. STREET/WALL PRIORITY PER PARKWAYS MATRIX
2. FOR WALL FINISH DETAILS D2.3.3, D2.3.5



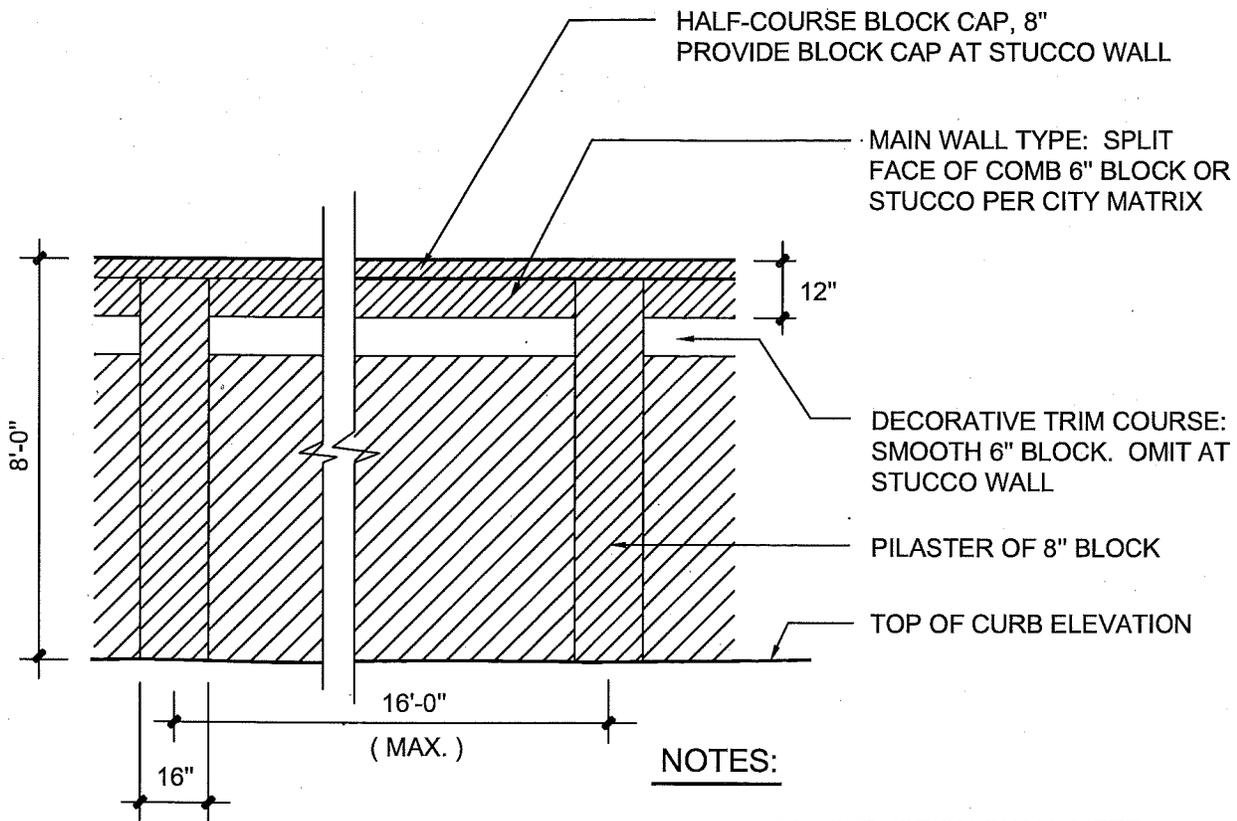
* NOTE 20'-0" MIN OR REQUIREMENT SET BY CALTRANS STANDARDS FOR SAFE SIGHT DISTANCES, WHICHEVER IS GREATER



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PARKS AND STREETSCAPE STANDARD PLANS



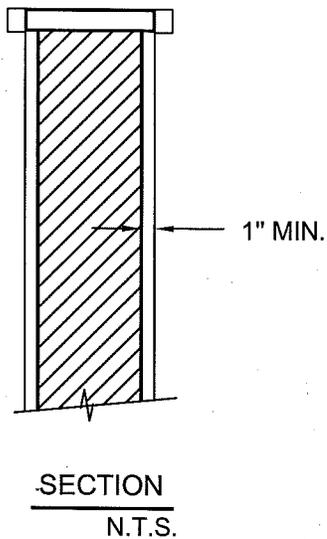
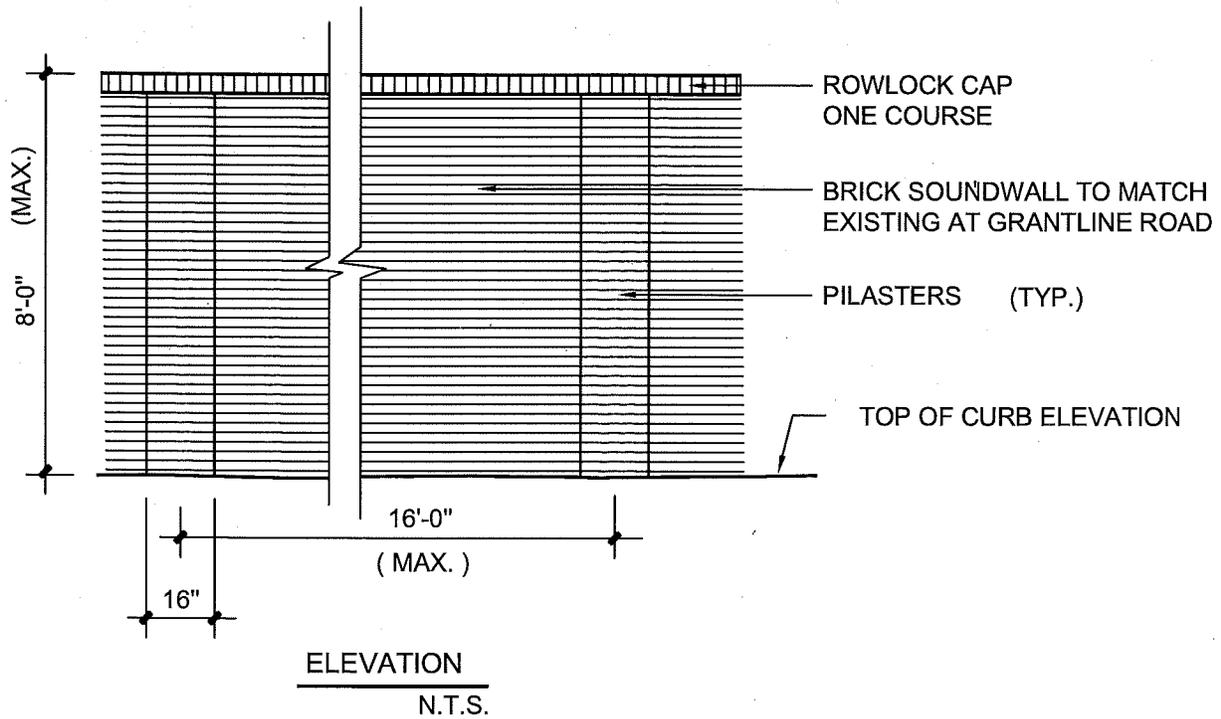
ELEVATION
N.T.S.

NOTES:

1. WALL CONSTRUCTION SHALL MEET CITY STANDARDS AND REQUIREMENTS OF SITE STRUCTURAL ENGINEER. DESIGN FOOTING TO ACCOMMODATE RETAINING ON ONE SIDE IF APPLICABLE. ACCEPTABLE MANUFACTURERS PER CITY STANDARD.
2. WALL TYPE, COLOR AND FINISH PER PARKWAYS CONCEPT MATRIX
3. FOR LAYOUT ALONG PROPERTY LINE AND AT WALL ENDS, SEE D 2.3.1
4. FOR CONDITION AT INTERSECTIONS ENTRIES, SEE D 2.3.2
5. FOR CONDITION AT NEIGHBORHOOD ENTRIES, SEE D 2.3.6
6. ALL BLOCKS SHALL BE SAME FINISH. FRONT AND BACK SIDES.

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	Rev:	WALLS AND FENCES
	Rev:	Soundwalls: Block/Stucco



NOTE:

1. ALL NOTES ON D 2.3.3 APPLY.

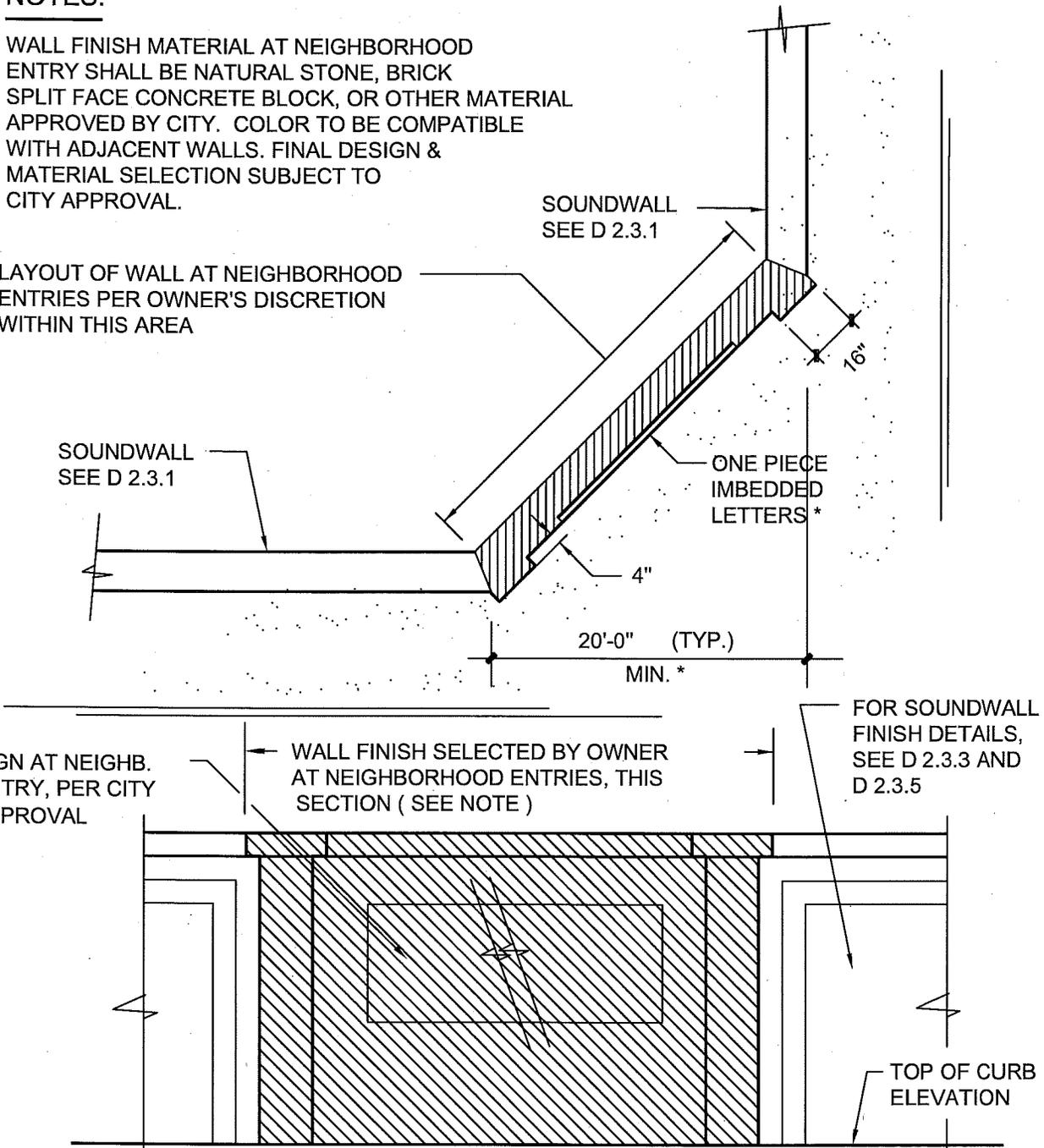
CITY OF TRACY

 <p>TRACY Think Inside the Triangle™</p>	REVIEWED BY: <i>Alhama</i>	DETAIL No. D 2.3.5
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	Rev:	WALLS AND FENCES
		Soundwalls: Brick

NOTES:

WALL FINISH MATERIAL AT NEIGHBORHOOD ENTRY SHALL BE NATURAL STONE, BRICK SPLIT FACE CONCRETE BLOCK, OR OTHER MATERIAL APPROVED BY CITY. COLOR TO BE COMPATIBLE WITH ADJACENT WALLS. FINAL DESIGN & MATERIAL SELECTION SUBJECT TO CITY APPROVAL.

LAYOUT OF WALL AT NEIGHBORHOOD ENTRIES PER OWNER'S DISCRETION WITHIN THIS AREA



SIGN AT NEIGHB. ENTRY, PER CITY APPROVAL

WALL FINISH SELECTED BY OWNER AT NEIGHBORHOOD ENTRIES, THIS SECTION (SEE NOTE)

FOR SOUNDWALL FINISH DETAILS, SEE D 2.3.3 AND D 2.3.5

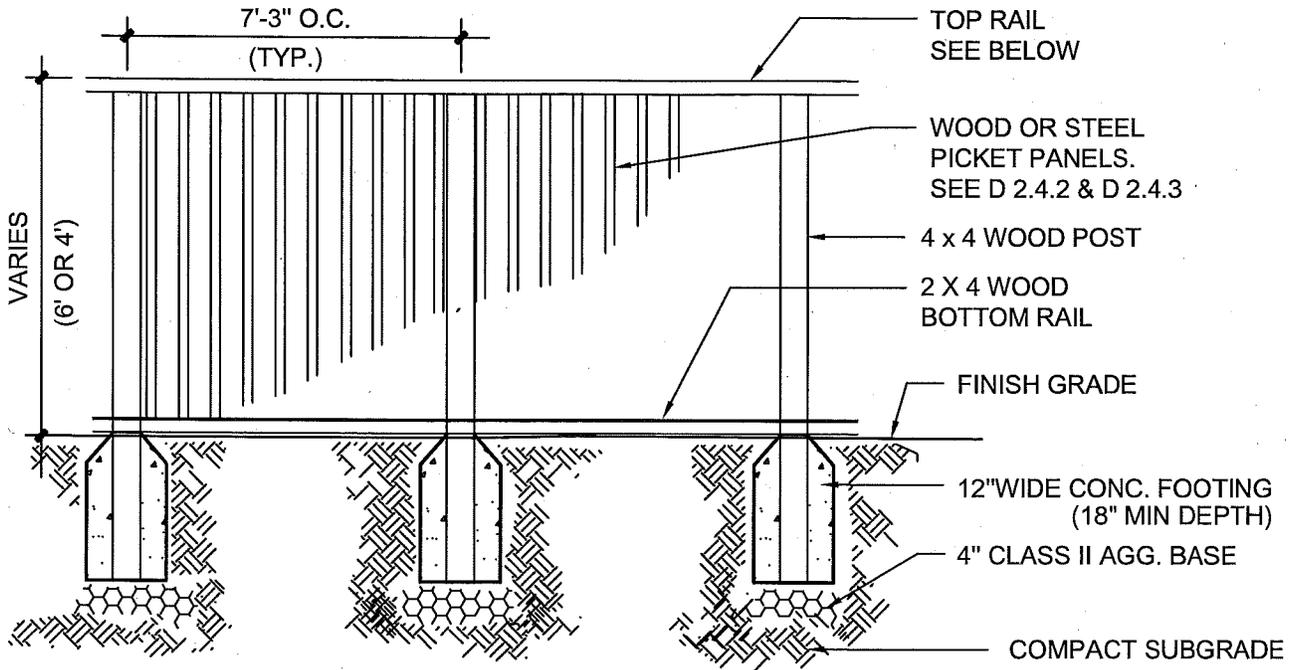
TOP OF CURB ELEVATION

* NOTE 20'-0" MIN OR REQUIREMENT SET BY CALTRANS STANDARDS FOR SAFE SIGHT DISTANCES WHICHEVER IS GREATER

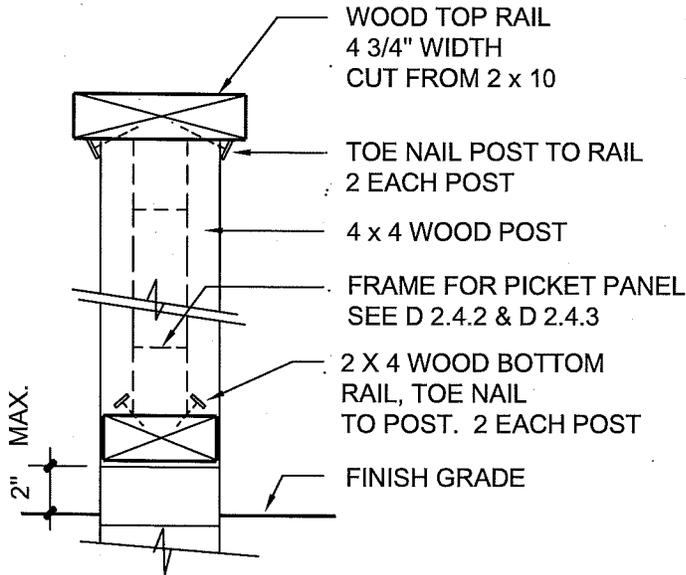
* LETTERING SHALL BE IMBEDDED, EMBOSSED OR ETCHED. NO BRASS LETTERS.

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WOOD FENCE
N.T.S.



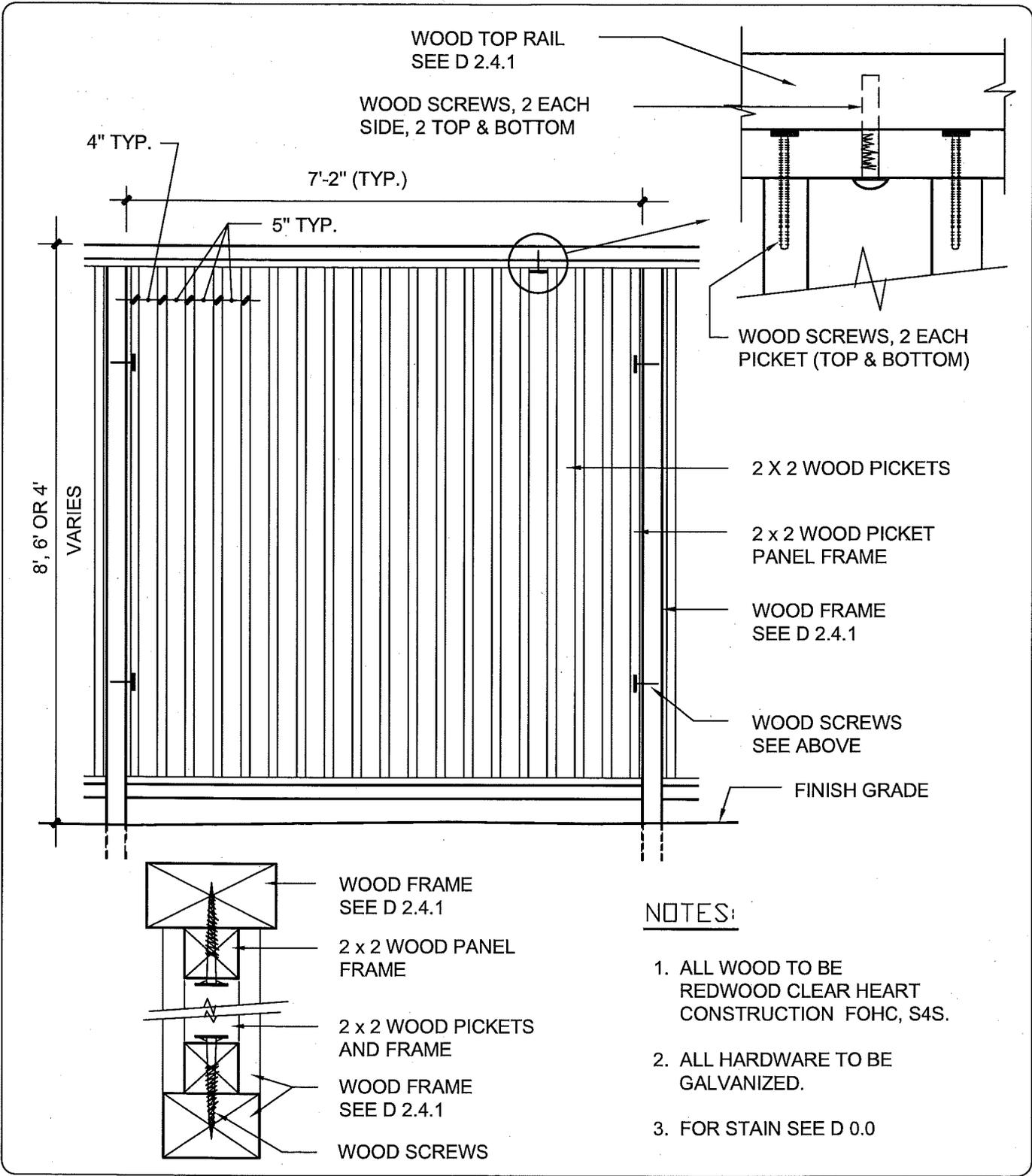
WOOD FRAME/SECTION
N.T.S.

- NOTES:**
1. ALL WOOD TO BE CLEAR HEART CONSTRUCTION REDWOOD FOHC. S4S.
 2. CONC. FOOTING SIZE AND DEPTH TO BE VERIFIED BY ENGINEER.
 3. DIP ALL PORTIONS OF POSTS TO BE IN CONTACT WITH FINISH GRADE IN COPPER NAPHTHANATE SOLUTION, 2 COATS.
 4. FOR STAIN SEE D 0.0

CITY OF TRACY

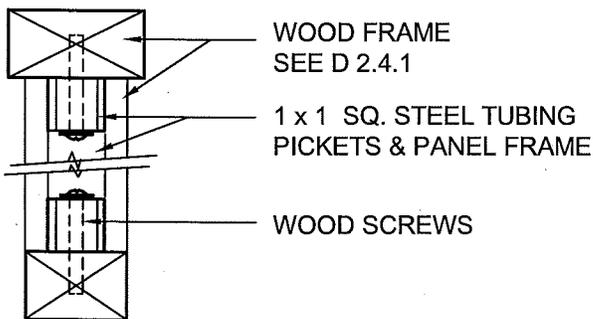
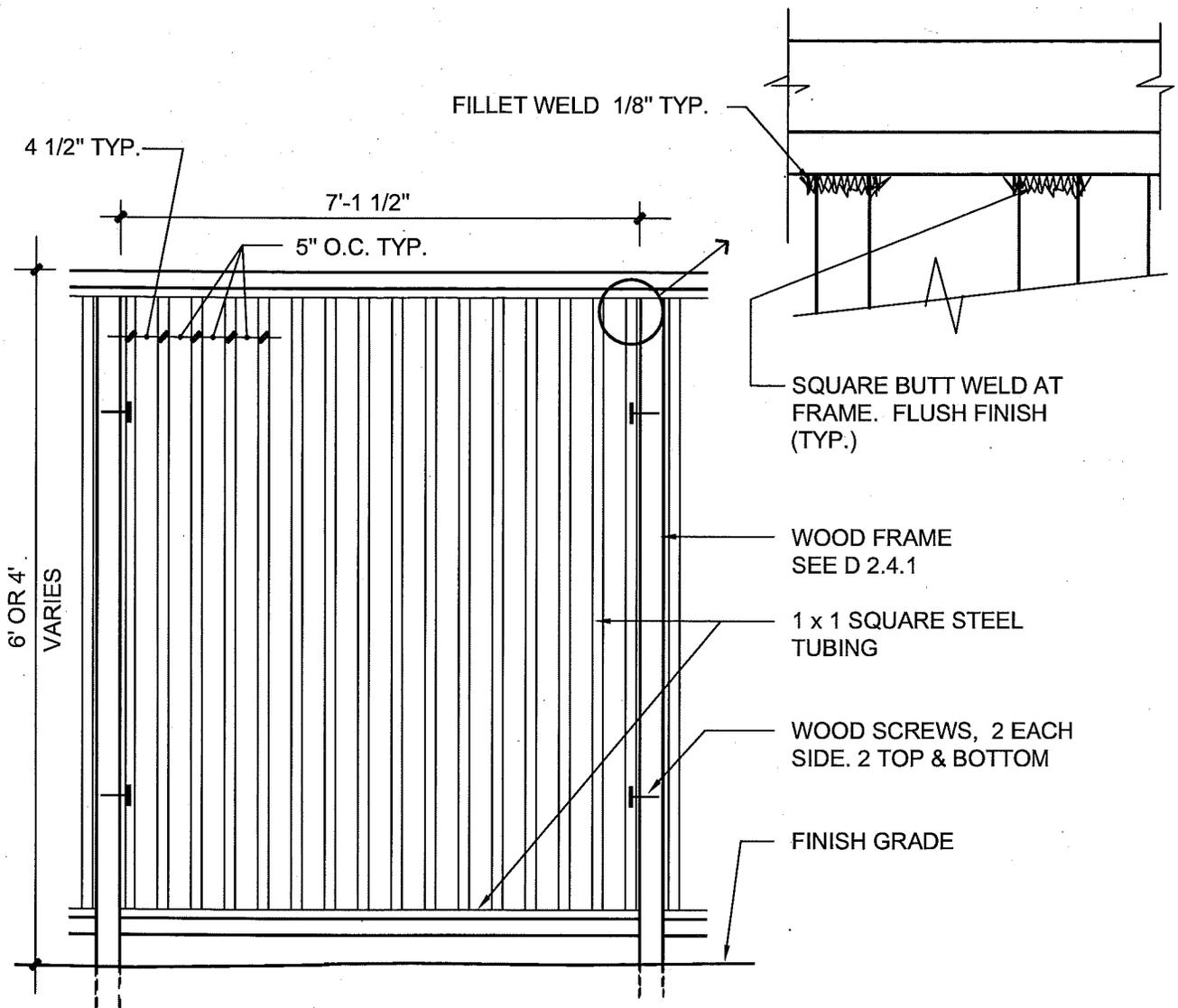
	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 2.4.1
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WALLS AND FENCES
Wood Fence Frame



CITY OF TRACY

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Rev:	Rev:	WALLS AND FENCES Wood Fence: Wood Pickets

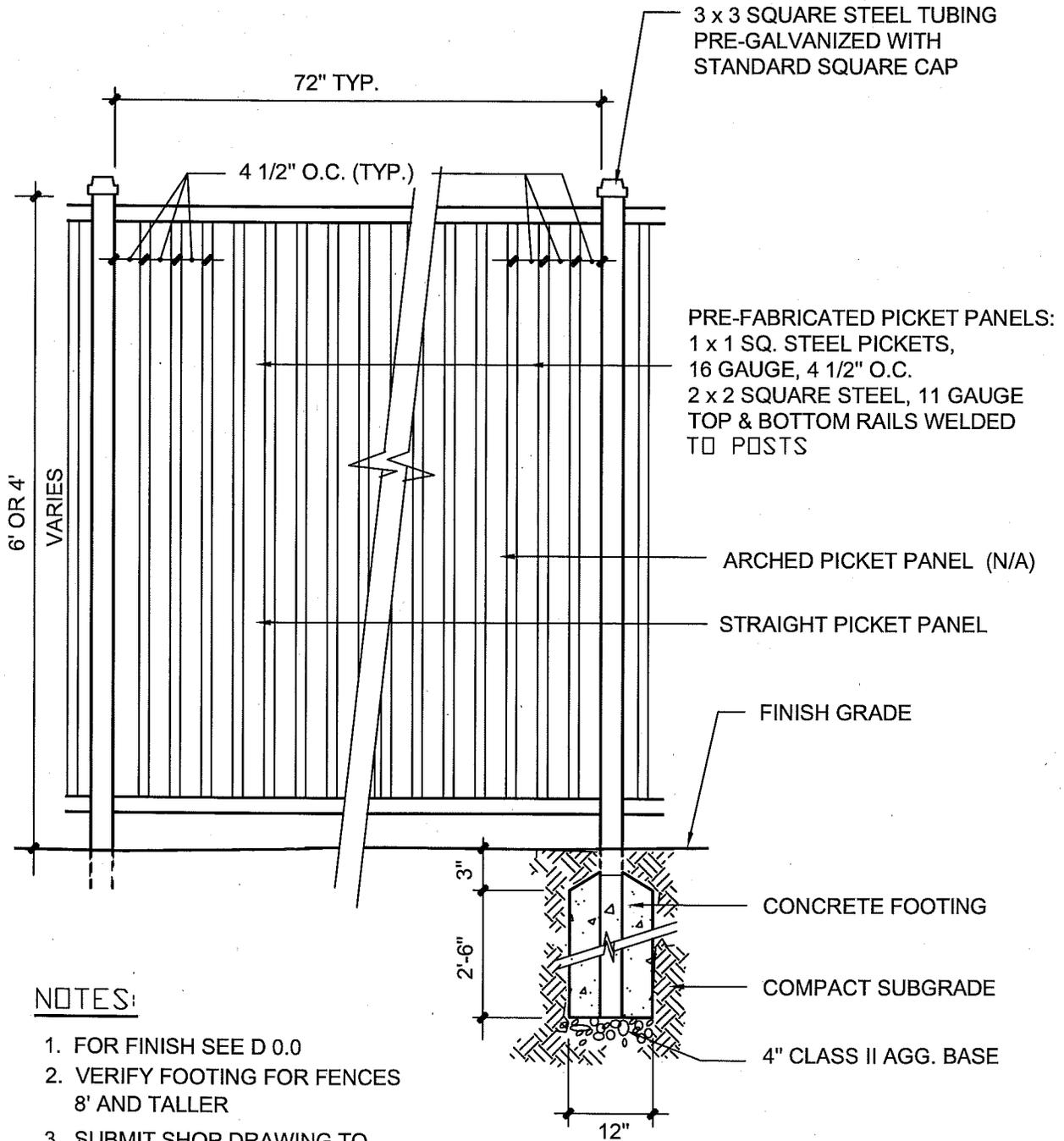


NOTES:

1. GRIND ALL WELDS SMOOTH. ALL WELDS PER INDUST. STANDARD, CONTINUOUS
2. SQUARE STEEL TUBING. 11 GAUGE PER ASTM.
3. FOR FINISH SEE D 0.0

CITY OF TRACY

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		Wood Fence: Metal Pickets



NOTES:

1. FOR FINISH SEE D 0.0
2. VERIFY FOOTING FOR FENCES 8' AND TALLER
3. SUBMIT SHOP DRAWING TO CITY FOR WRITTEN APPROVAL PRIOR TO FABRICATION

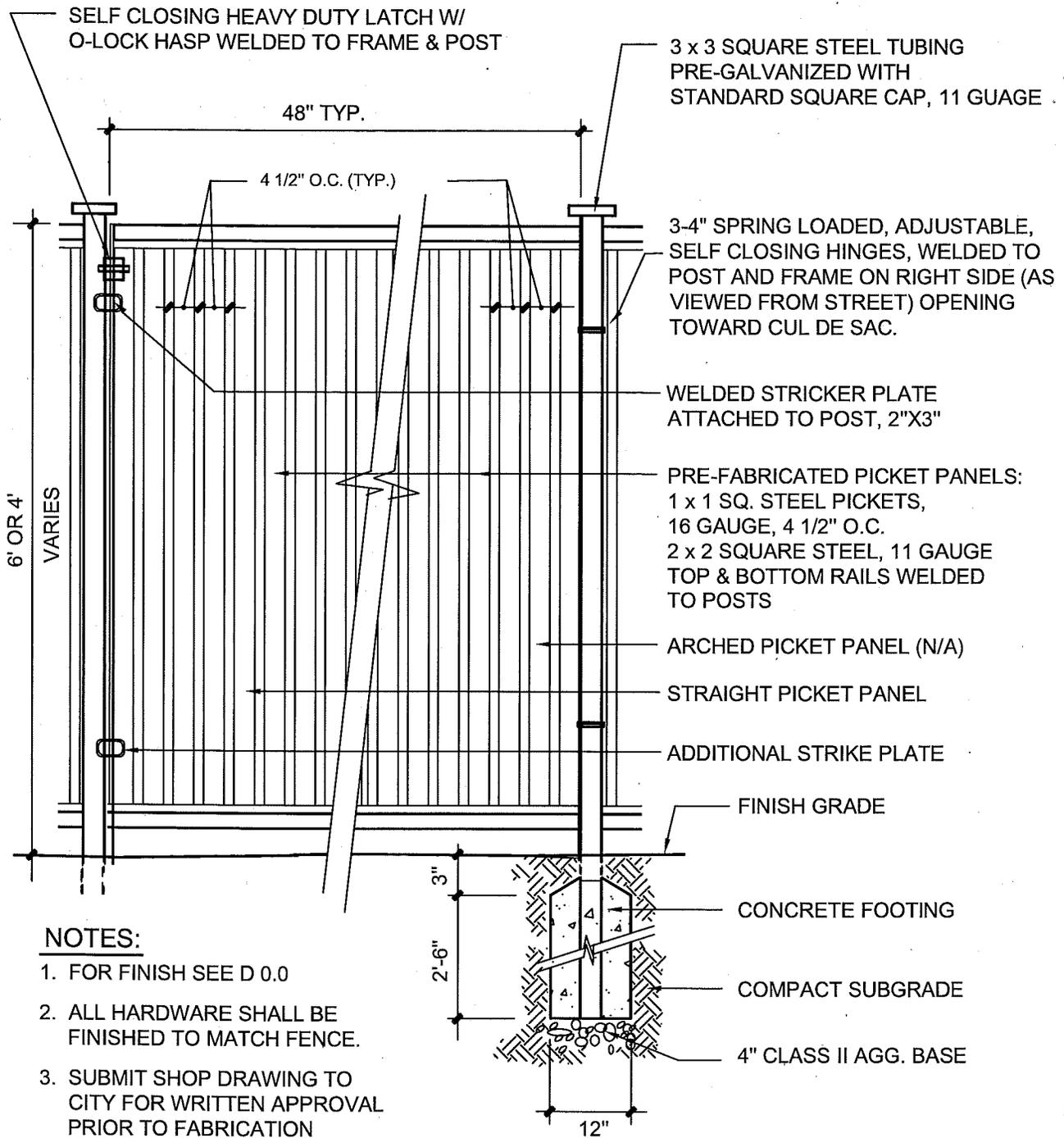
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Rev:	Rev:	

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WALLS AND FENCES
Metal Fence

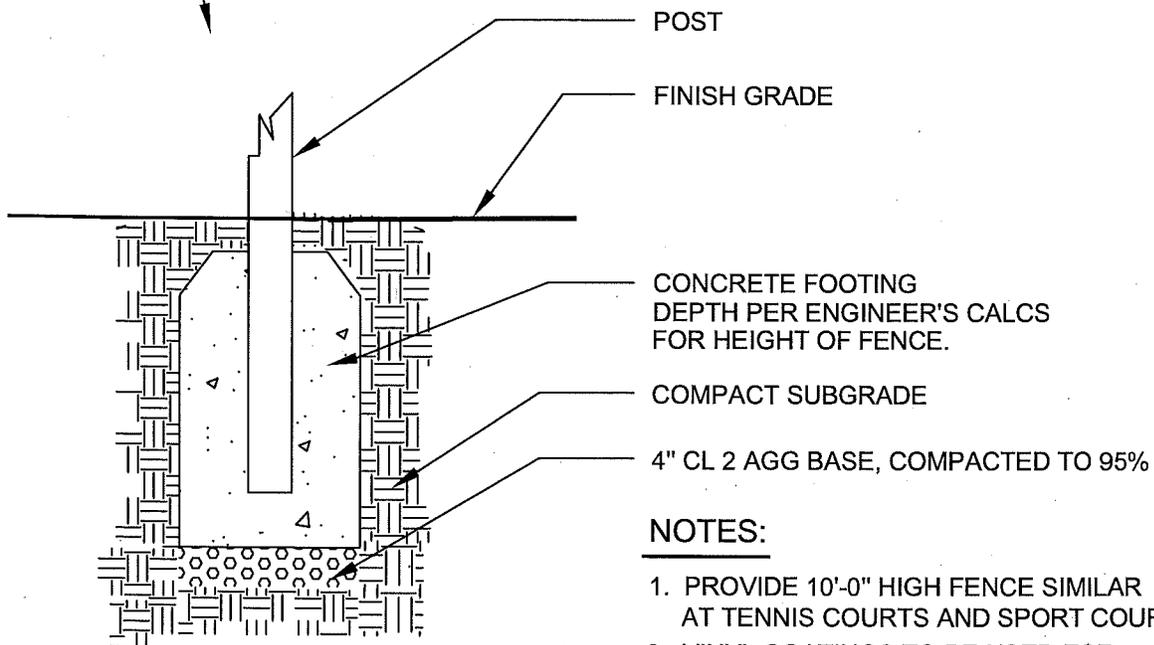
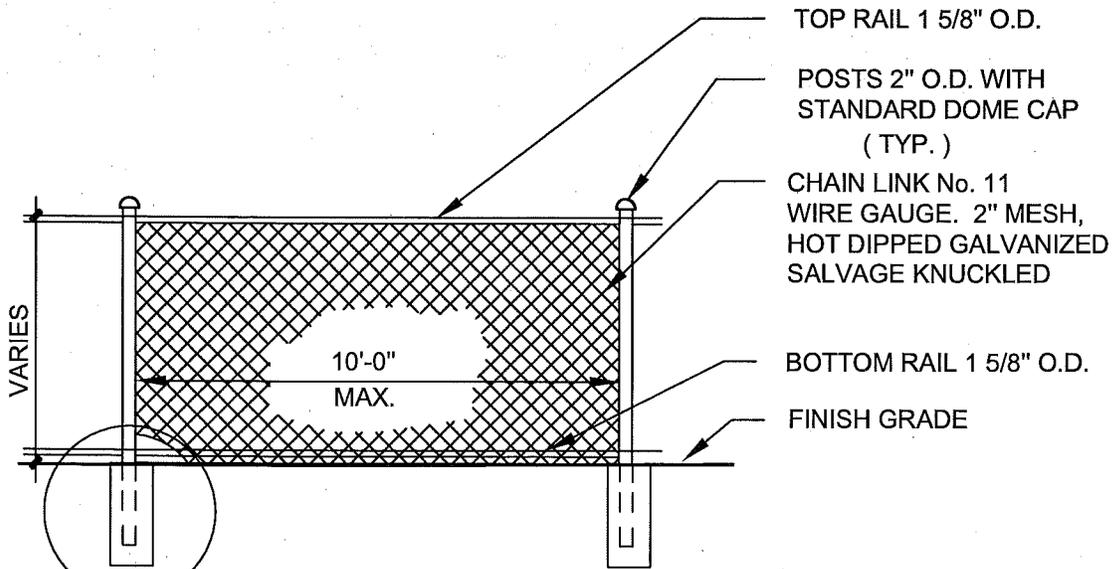


NOTES:

1. FOR FINISH SEE D 0.0
2. ALL HARDWARE SHALL BE FINISHED TO MATCH FENCE.
3. SUBMIT SHOP DRAWING TO CITY FOR WRITTEN APPROVAL PRIOR TO FABRICATION
4. ALL FENCE PANEL ELEMENTS, POSTS, FRAME AND FOOTING TO MATCH FENCE.

CITY OF TRACY

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	Rev: Rev:	

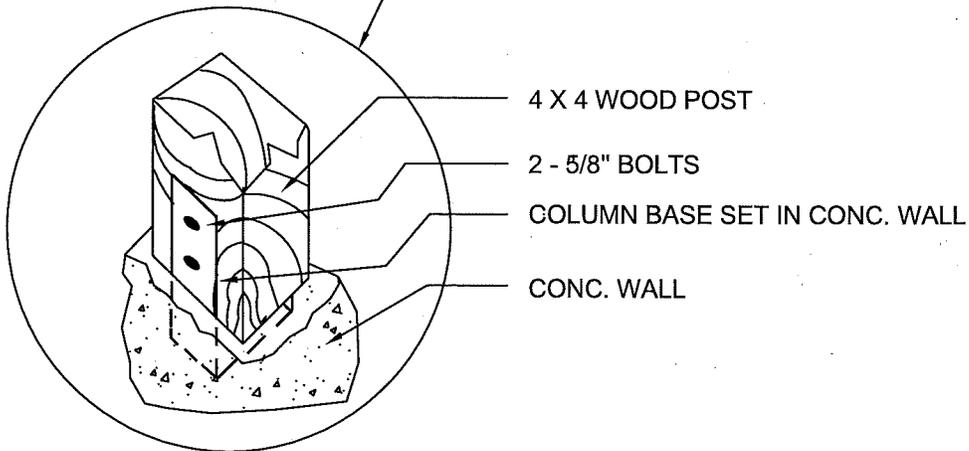
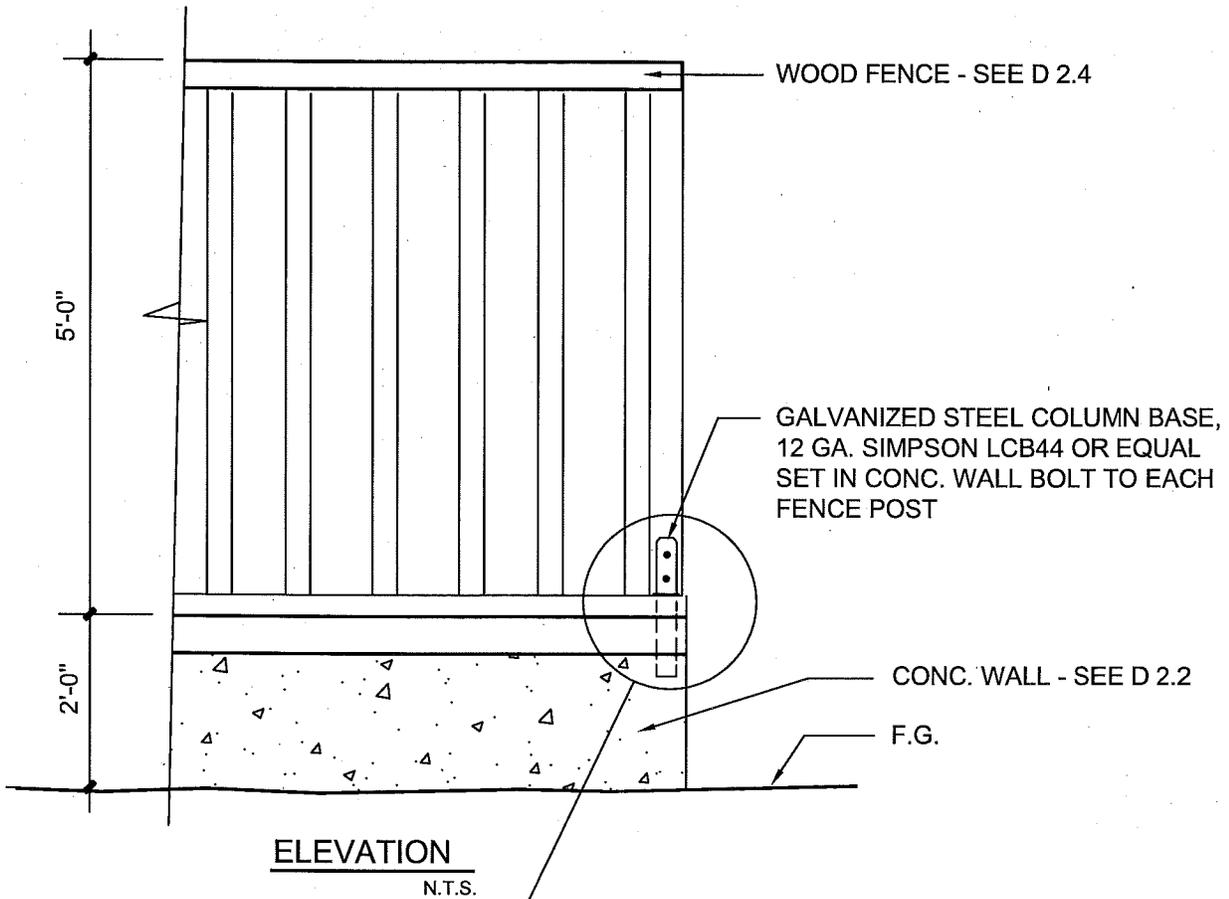


NOTES:

1. PROVIDE 10'-0" HIGH FENCE SIMILAR AT TENNIS COURTS AND SPORT COURTS.
2. VINYL COATINGS TO BE USED FOR SPECIALTY FENCES WHERE SPECIFIED.
3. FENCES GREATER THAN 6 FEET IN HEIGHT REQUIRE CITY BUILDING PERMIT.

CITY OF TRACY

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	Rev:	WALLS AND FENCES Vinyl Clad Chain Link Fence
Rev:	Rev:	



CITY OF TRACY

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	Rev:	Rev:		
Rev:	Rev:			

SHADE STRUCTURE GUIDELINES

1. GENERAL: SHADE STRUCTURES SHALL BE ERECTED IN EVERY PARK. LOCATION SHALL BE IN THE DESIGNATED PICNIC AREA, AND PROVIDE SHADE FOR HALF OF ALL THE PICNIC TABLES. LOCATION OF STRUCTURE SHALL TAKE INTO CONSIDERATION ORIENTATION FOR SUN AND WIND PROTECTION.
2. LOCATE PICNIC AND SHADE STRUCTURES ADJACENT TO OPEN TURF OR PLAY AREAS.
3. STRUCTURES SHALL HAVE A SOLID ROOF. ACCEPTED MANUFACTURES INCLUDE CLASSIC RECREATION SYSTEMS, LITCHFIELD INDUSTRIES, POLIGON PARK ARCHITECTURE OR EQUAL. CITY APPROVED CUSTOM STRUCTURES WILL BE CONSIDERED.
4. POST AND TRIM COLORS SHALL COORDINATE WITH OTHER PARK AMENITIES AND SHALL BE APPROVED BY THE CITY.
5. NO LIGHTS SHALL BE INSTALLED WITHIN STRUCTURES.
6. STRUCTURE AND ADJOINING FACILITY MUST COMPLY WITH TITLE 24, ACCESSIBILITY.
7. ALL SHADE STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODES. THIS DESIGN SHALL INCLUDE LATERAL ANALYSIS, DESIGN OF ALL MEMBERS, POSTS, BEAMS, RAFTERS, ETC. DESIGN MUST ALSO INCLUDE A FOOTING DESIGN TO RESIST WIND LOADS AND SEISMIC FORCES. ALL DESIGNS AND CALCULATIONS MUST BE STAMPED AND SIGNED BY A LICENSED CALIFORNIA ARCHITECT OR ENGINEER.
NOTE: DESIGN CRITERIA SHALL BE AS FOLLOWS:
WIND SPEED = 75 MPH, EXPOSURE "C"
SEISMIC ZONE = 3
8. UPRIGHT POSTS SHALL BE EMBEDDED IN CONCRETE. FOOTING, DEPTH PER ENGINEER.
9. SUBMIT PLANS TO BUILDING DEPARTMENT FOR REVIEW AND PERMITS.

CITY OF TRACY

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Rev:	Rev:		

SITE FURNISHINGS GUIDELINES

A. BENCHES

1. ALLOWABLE TYPES INCLUDE: COATED STRAP METAL (PREFERRED), OR CONCRETE. BENCHES SHALL BE SURFACE MOUNT. WOOD BENCHES ALLOWED ONLY FOR RETROFITS.
2. MANUFACTURER TO BE FAIRWEATHER MODEL PL-5 (TYPICAL) OR PL-4 OR APPROVED EQUAL. PREFERRED COLOR TO BE FOREST GREEN.
3. CONCRETE BENCHES SHALL BE OUTDOOR CREATIONS OR APPROVED EQUAL, ADHESIVE PER MFG.

B. PICNIC TABLES

1. ALLOWABLE TYPES INCLUDE: COATED STRAP METAL (PREFERRED), OR CONCRETE.
2. METAL STRAP TABLES SHALL FAIRWEATHER F-8 OR F-7, SURFACE MOUNT. PREFERRED COLOR TO BE FOREST GREEN.
3. CONCRETE TABLES SHALL BE OUTDOOR CREATIONS, QUICKCRETE OR EQUAL WITH INTEGRAL SKATE BLOCKS. ATTACHED TO CONCRETE PADS WITH MANUFACTURERS RECOMMENDED ADHESIVE
4. TABLES SHALL BE PLACED INDIVIDUALLY OR IN CLUSTERS WITH MINIMUM OF TWO TABLES PER ACRE, DEPENDING ON USE AND CONFIGURATION OF PARK, OR SPORTS FACILITY.
5. MINIMUM OF ONE HANDICAP ACCESSIBLE TABLE SHALL BE PROVIDED

C. BOLLARDS

1. REMOVABLE BOLLARDS SHALL BE INSTALLED AT WALK ENTRANCES 8 FEET AND WIDER.
2. INSTALL BOLLARDS AS PER DETAIL
3. BOLLARD COLOR SHALL BE BLACK OR APPROVED PER PLAN.

D. TRASH RECEPTACLES

1. TRASH RECEPTACLES SHALL BE PLACED THROUGHOUT PARK, MINIMUM ONE PER EVERY TWO PICNIC TABLES SUPPLIED. TYPE OF FACILITY WILL DICTATE QUANTITY.
2. TRASH RECEPTACLE SHALL BE COATED STRAP METAL, FAIRWEATHER T-3.2 (TYPICAL) OR T-3, OR CONCRETE; OUTDOOR CREATIONS, QUICKCRETE; MATCHING OTHER AMENITIES. WOOD RECEPTACLES ALLOWED ONLY FOR RETROFITS.
3. CONCRETE RECEPTACLE SHALL BE EPOXIED TO CONCRETE, METAL SHALL BE SURFACE MOUNT.
4. LINER FOR EACH RECEPTACLE SHALL BE GALVANIZED, 35 GALLON SIZE, POWDERCOATED IF PROVIDED BY MANUFACTURER.

E. DRINKING FOUNTAIN

1. EACH PARK SHALL HAVE A MINIMUM OF ONE DRINKING FOUNTAIN.
2. UNIT SHALL BE MOST DEPENDABLE FOUNTAIN, MODEL 440 SM OR 410 SM, COLOR PER PLAN
3. UNIT AND LOCATION SHALL BE HANDICAP ACCESSIBLE.

F. BIKE RACKS SHALL BE PROVIDED IN PARK OR SPORTS FACILITIES.

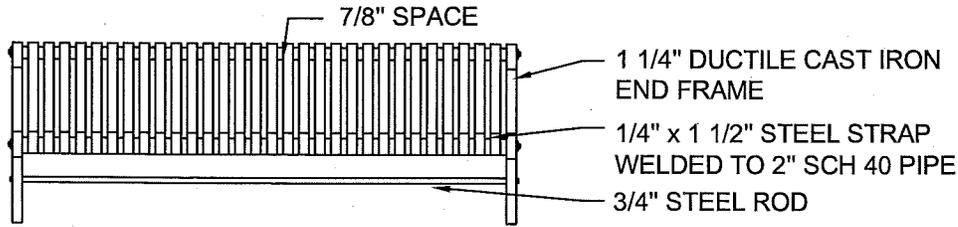
G. PARK SIGN

1. ONE PARK SIGN MINIMUM SHALL BE PROVIDED AT PARK ENTRY. DESIGN SHALL BE PER D9.1 FOR PARK LESS THAN 5 (FIVE) ACRES IN SIZE. DESIGN SHALL BE PER D9.2 FOR PARKS LARGER THAN 5 (FIVE) ACRES. COLORS TO BE PER D9.1 OR D9.2 UNLESS OTHERWISE SPECIFIED.

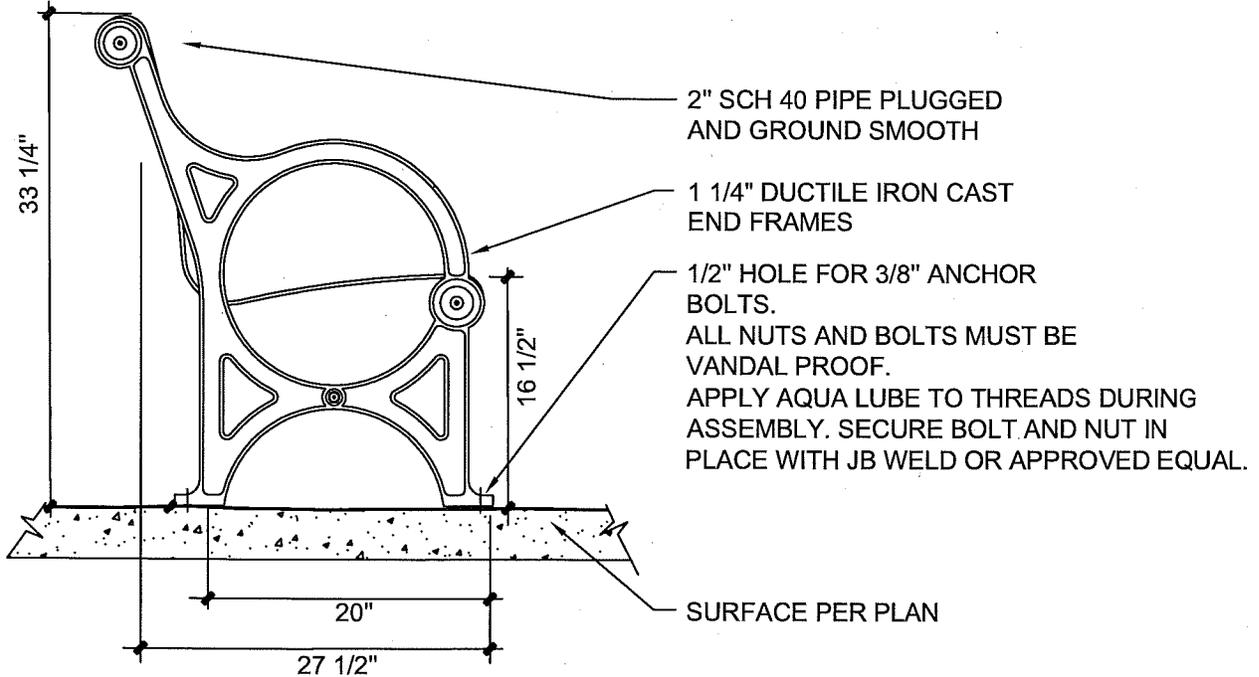
CITY OF TRACY

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Rev:	Rev:		

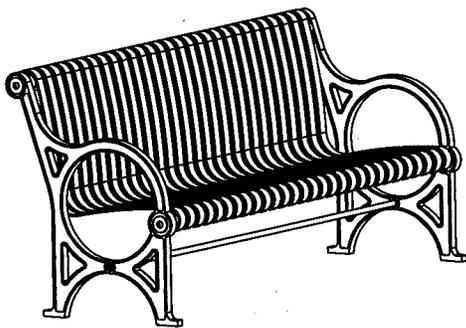
PARKS AND STREETSCAPE STANDARD PLANS



FRONT ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

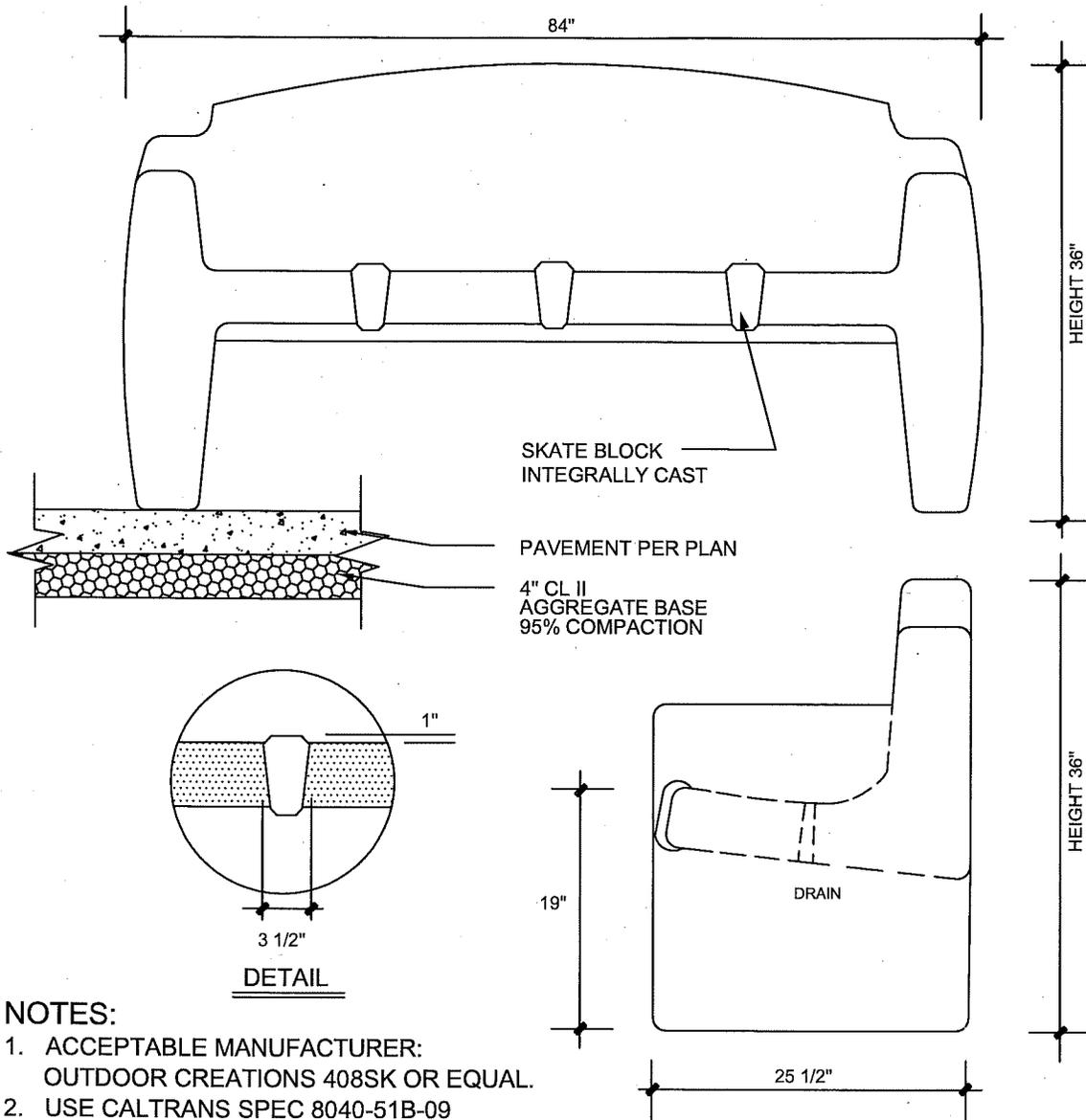


NOTES:

1. FOR FINISHES, SEE D 0.0
2. ACCEPTABLE MANUFACTURER: FAIRWEATHER, MODEL PL-5, (TYPICAL) OR PL-4 OR APPROVED EQUAL SPECIFY LENGTH AS REQUIRED.
3. MUST MEET A.D.A. STANDARDS

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Rev:	Rev:	Park, Streetscape or Transit Bench	

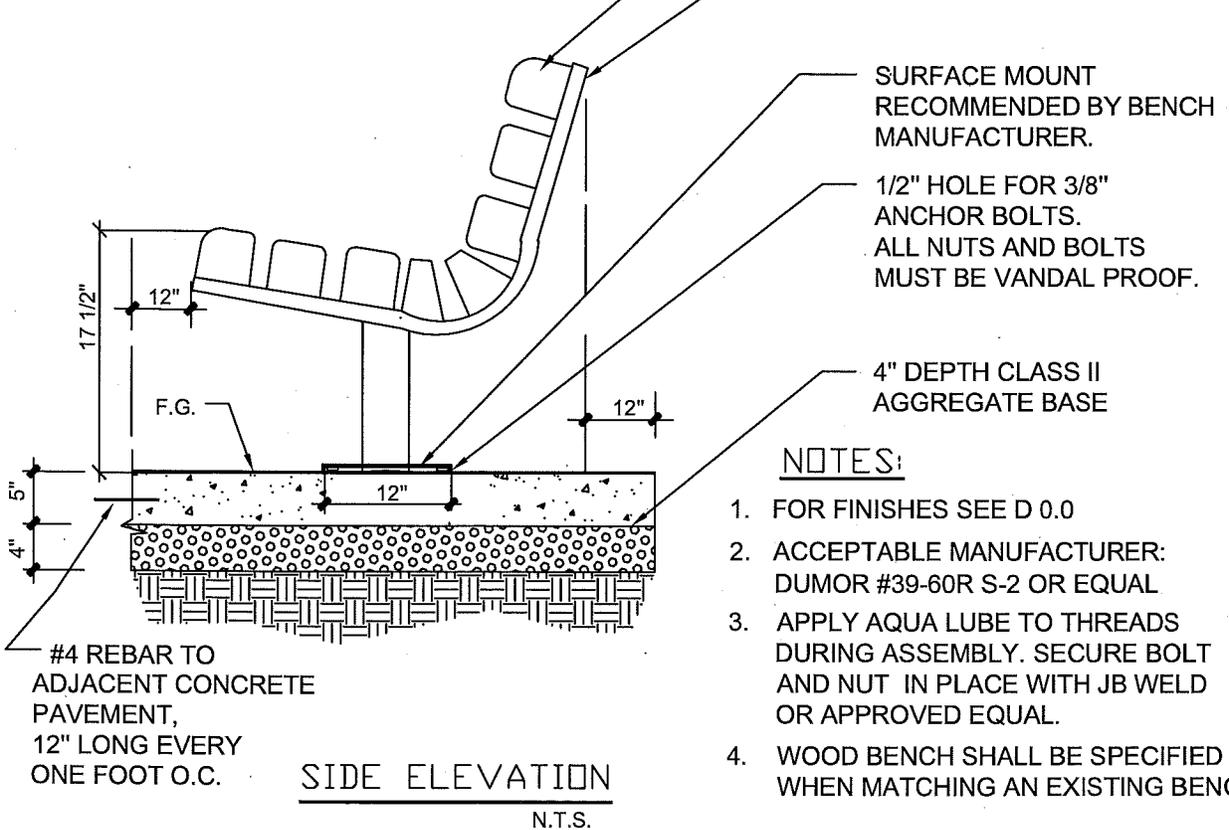
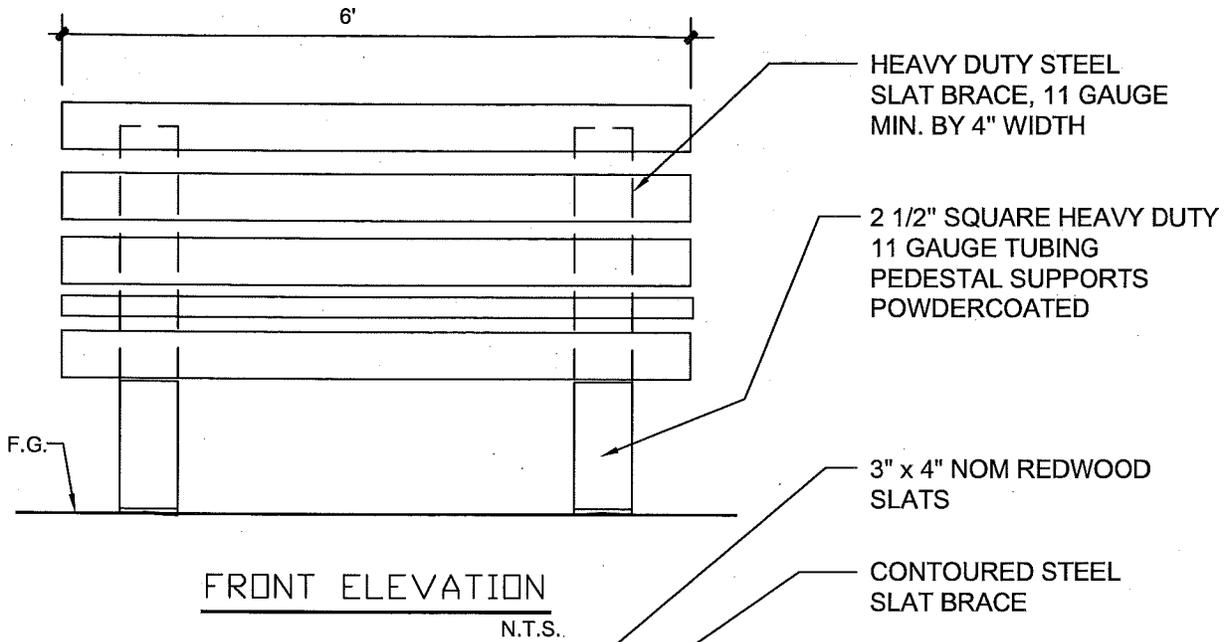


NOTES:

1. ACCEPTABLE MANUFACTURER:
OUTDOOR CREATIONS 408SK OR EQUAL.
2. USE CALTRANS SPEC 8040-51B-09
EPOXY ADHESIVE BETWEEN BENCH
AND PAVEMENT. COVER BOTTOM
OF ENTIRE LEG.
3. COLOR AS PER PLAN
4. ALL FORMED SURFACES AND EDGES SHALL
BE FULLY ROUNDED AND SMOOTH FINISHED.
APPLY GRAFFITI RESISTANT
SEALER TO ALL EXPOSED SURFACES.

CITY OF TRACY

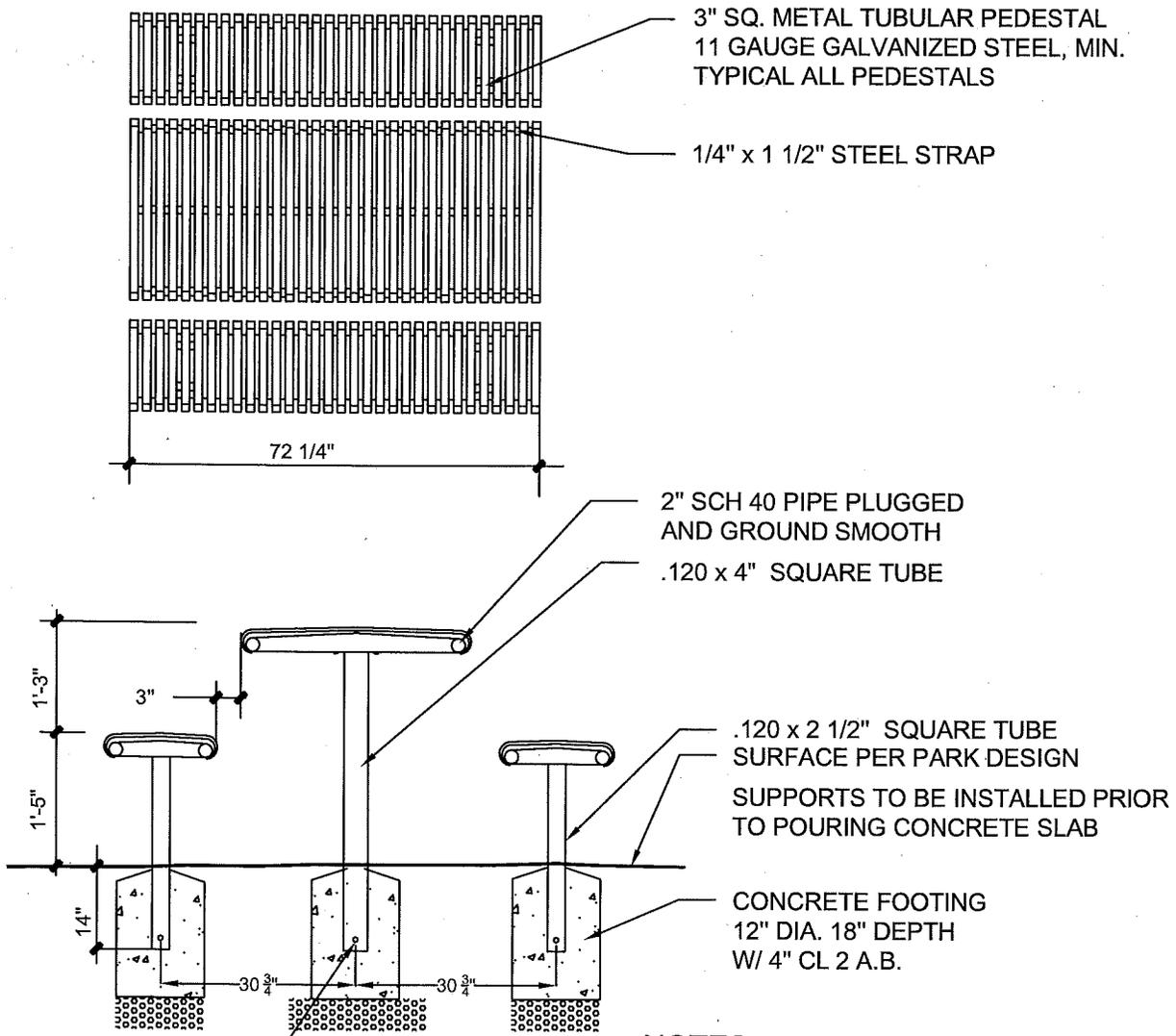
	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.1.2
	CITY ENGINEER RCE 37186	Sheet 1 of 1
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Rev:	Rev:	FURNISHINGS Park Bench



CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.1.3
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FURNISHINGS
Wood Bench



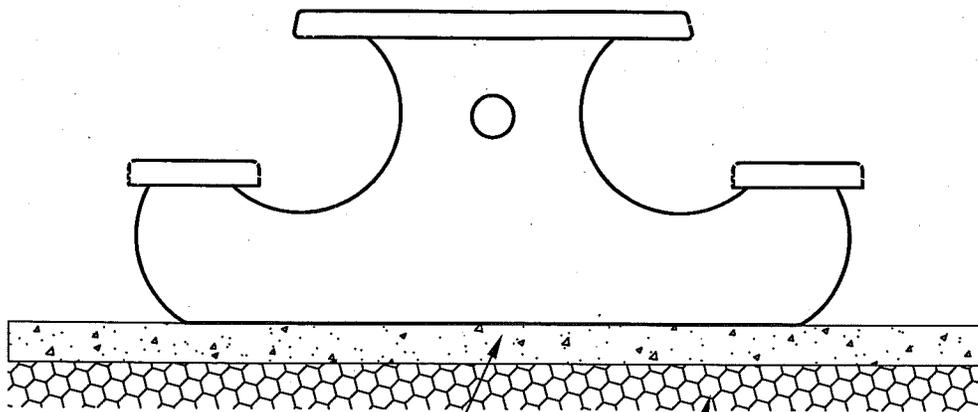
- NOTES:**
1. FOR FINISHES, SEE D 0.0
 2. COLOR TO BE GREEN OR PER PLAN.
 3. ACCEPTABLE MANUFACTURER:
FAIRWEATHER, MODEL F-7, F-8 OR EQ.
PROVIDE A HANDICAP MODEL AS REQ'D
 4. MUST MEET A.D.A. STANDARDS
 5. CONTRACTOR TO PROVIDE ANCHOR BOLTS FOR MOUNTING.

SIDE ELEVATION
N.T.S.

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.2.1
	CITY ENGINEER RCE 37186	Sheet 1 of 1
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FURNISHINGS
Metal Picnic Table

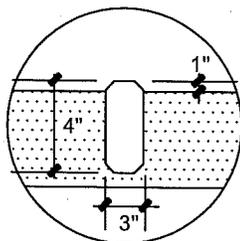


CONCRETE PAD PER PLAN

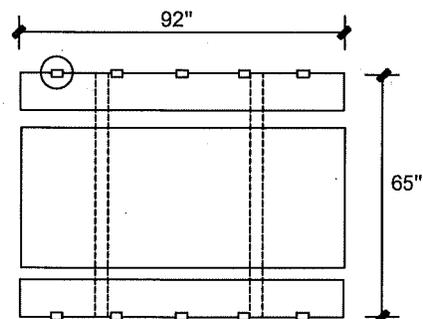
4" AGGREGATE BASE COMPACTED TO 95%

SUPPORT BASE

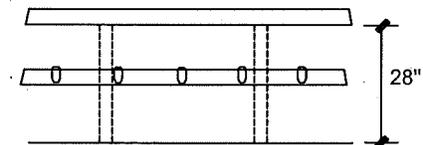
N.T.S.



INTEGRALLY CAST
ANTI-SKATEBOARD
SYSTEM



CONCRETE PICNIC TABLE
PLAN VIEW



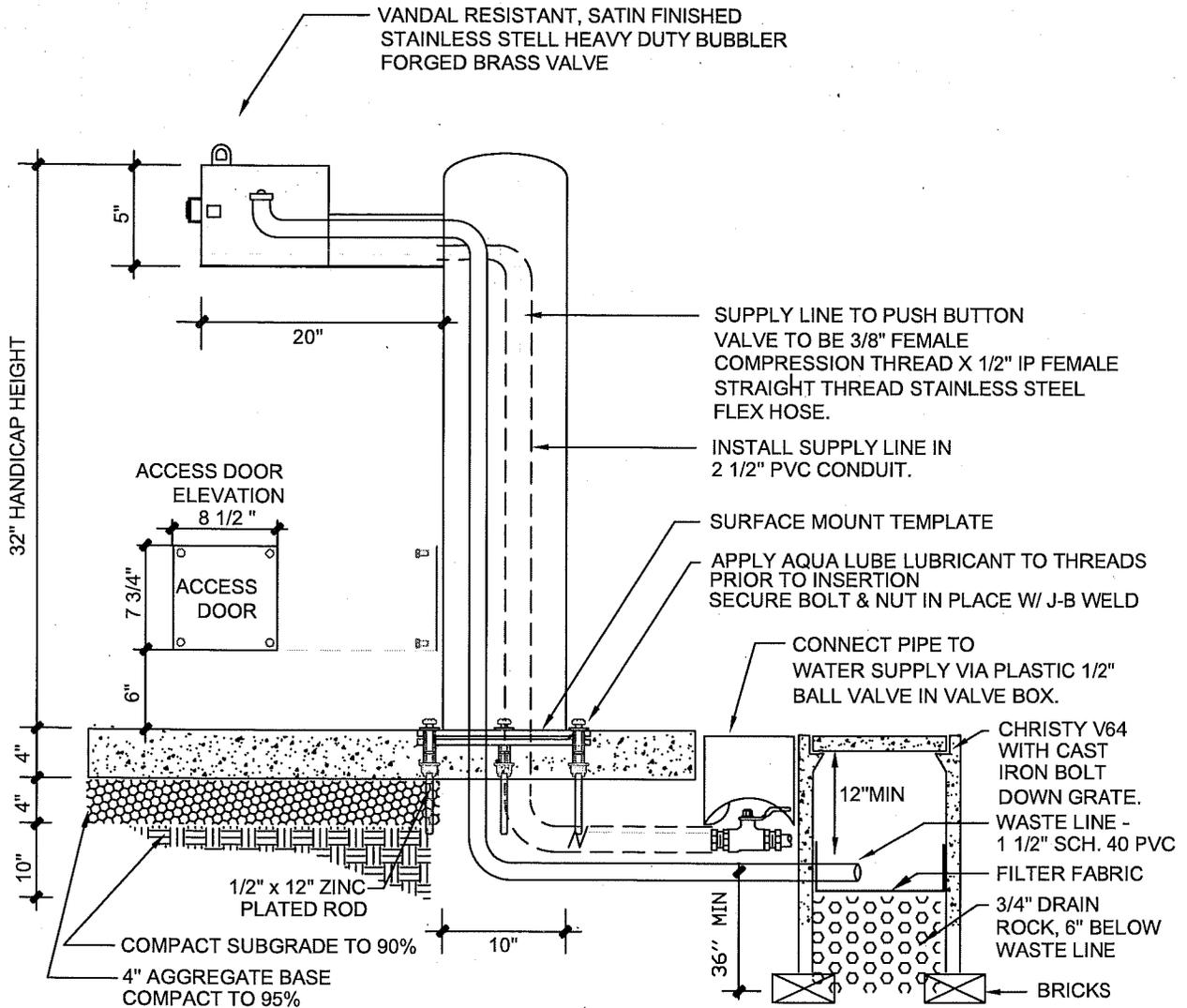
CONCRETE PICNIC TABLE
SIDE VIEW

NOTES:

1. ACCEPTABLE MANUFACTURER:
OUTDOOR CREATIONS 100SK OR EQUAL.
2. USE CALTRANS SPEC 8040-51B-09
EPOXY ADHESIVE BETWEEN TABLE
AND PAVEMENT
3. COLOR AS PER PLAN

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.2.2
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255 DATE:	FURNISHINGS Picnic Table / Concrete
	Rev:	
Rev:		

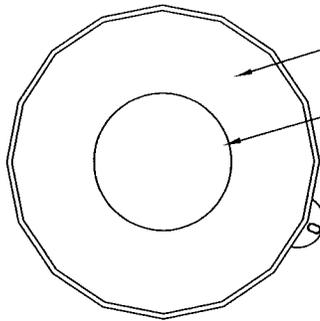


NOTES:

1. DRINKING FOUNTAIN TO BE M.D.F. (MOST DEPENDABLE FOUNTAINS) MODEL 410 SM (SHOWN) OR EQUAL USE MODEL 440SM IN LARGER PARKS OR AS DIRECTED.
2. BALL VALVE SHALL NOT BE MORE THAN 4' FROM FOUNTAIN.
3. ENLARGE DRAIN PITS SIZE AND/OR CONNECT TO SEWER SYSTEM AS DIRECTED BY ENGINEER.
4. LOCATE A QUICK COUPLER VALVE WITHIN A 20' RADIUS OF DRINKING FOUNTAIN
5. WATER LINE TO BE PRESSURE TESTED, FLUSHED AND CHLORINATED.
6. DEDICATE BACKFLOW DEVICE FOR DRINKING FOUNTAIN, MINIMUM 1"
7. PROVIDE CLEAN OUT ON WASTE LINE
8. COLOR TO BE AS PER PLAN

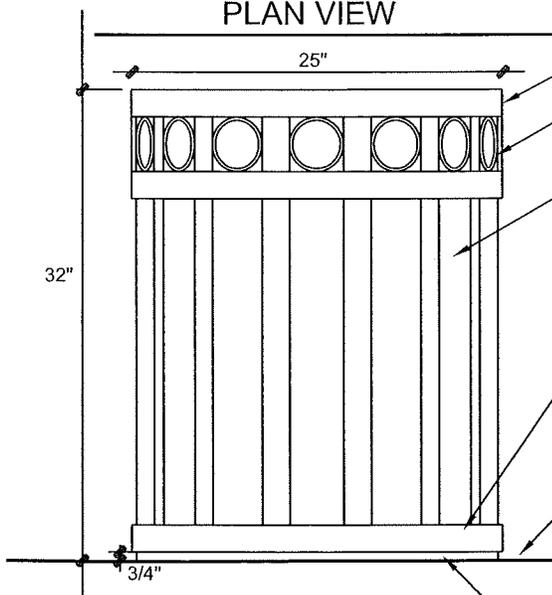
CITY OF TRACY

	REVIEWED BY: <i>Alhams</i>	DETAIL No. D 4.3.1
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
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	Rev:	FURNISHINGS Drinking Fountain



W/ OPTION 16 GA. SPUN STEEL
 FLAT TOP LID
 10" DIAMETER OPENING
 1/4" X 2" HOOP
 SECURE LID TO ENCLOSURE WITH CABLE
 AND SUPPLY CUSTOM LOCK TAB

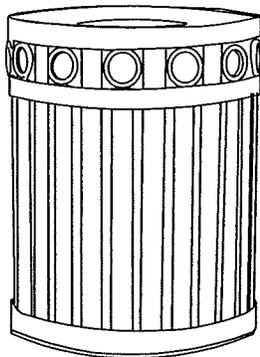
PLAN VIEW



1/4"X2" HOOPS (3 PLACES)
 3 1/2" X 1/2" DECORATIVE RINGS
 SCH 80 PIPE (13 PLACES)
 1/4" X 2" VERTICAL STRAPS
 (26 PLACES)
 3/8" X 3/4" BASE HOOP
 WHEN IN TURF, PAD TO BE 12" WIDER
 THAN DIAMETER OF CONTAINER
 FINISH GRADE
 4 EACH MOUNTING HOLES
 20-3/8" CENTER TO CENTER

ELEVATION

N.T.S.



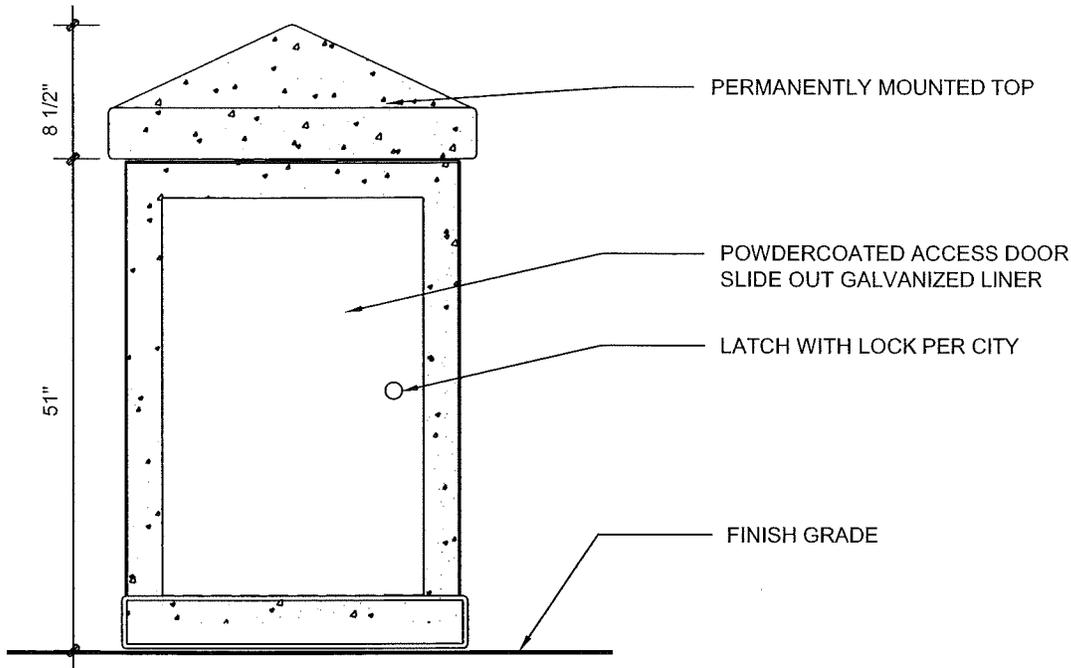
FAIRWEATHER MODEL TR-3.2

NOTES:

1. INSTALL TRASH RECEPTACLE PLUMB WITH FINISH GRADE PER MFG.
2. APPLY AQUA LUBE TO THREADS DURING ASSEMBLY. SECURE BOLT AND NUT IN PLACE WITH JB WELD OR APPROVED EQUAL.
3. FOR COLOR & FINISHES, SEE D 0.0
4. LINER: 35 GALLON STEEL CAN POWDER COATED TO MATCH RECEPTACLE. DRILL HOLE IN BOTTOM FOR DRAINAGE
5. ACCEPTABLE MANUFACTURER: FAIRWEATHER TR-3.2 OR TR-3 OR APPROVED EQUAL

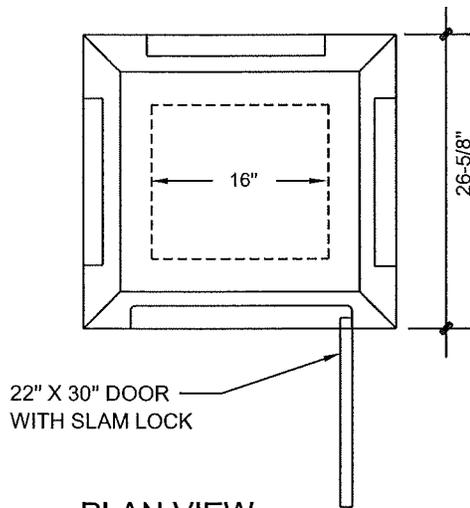
CITY OF TRACY

	REVIEWED BY: <i>Alhams</i> CITY ENGINEER RCE 37186	DETAIL No. D 4.4.1 Sheet 1 of 1
	Res No. 2008-255 DATE:	FURNISHINGS Trash Receptacle: Metal
	Rev:	
	Rev:	



ELEVATION FRONT

N.T.S.



PLAN VIEW

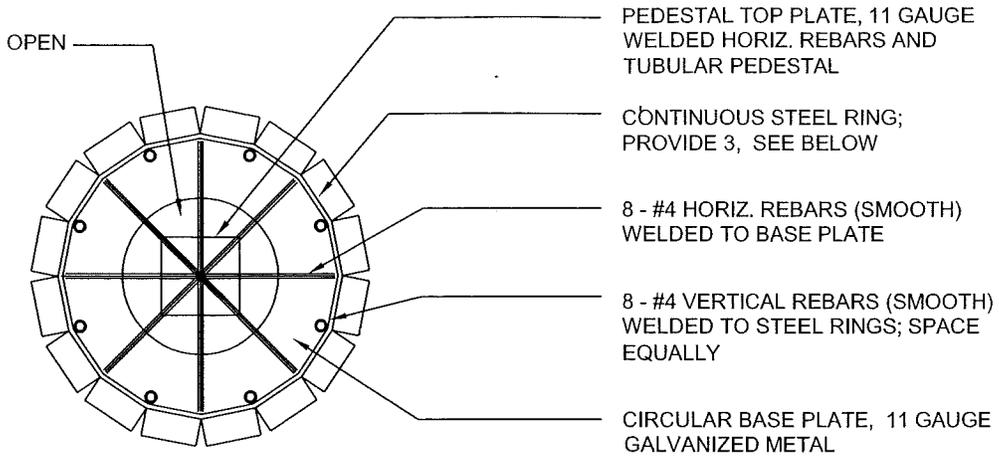
N.T.S.

NOTES:

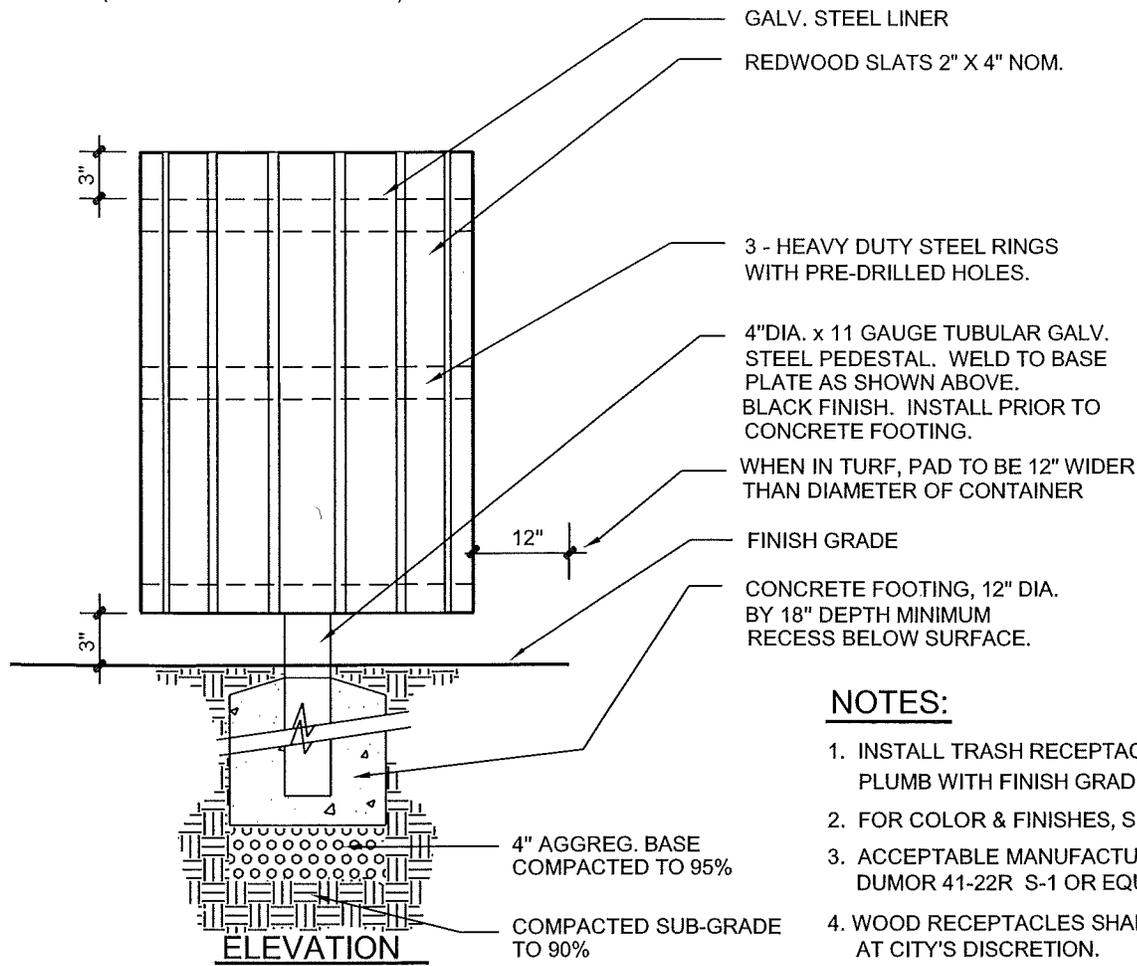
1. INSTALL TRASH RECEPTACLE OVER CONCRETE SURFACE
2. FINISH AND PIGMENT SHALL BE SPECIFIED ON DRAWING.
3. ACCEPTABLE MANUFACTURERS:
QUICKCRETE SANTA CLARA SERIES
QS-SC2651SDW
OUTDOOR CREATIONS #500
OR APPROVED EQUAL

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No.	D 4.4.2	
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	Rev:	Rev:		
Rev:	Rev:			



PLAN
(CONTAINER NOT SHOWN) N.T.S.



ELEVATION
N.T.S.

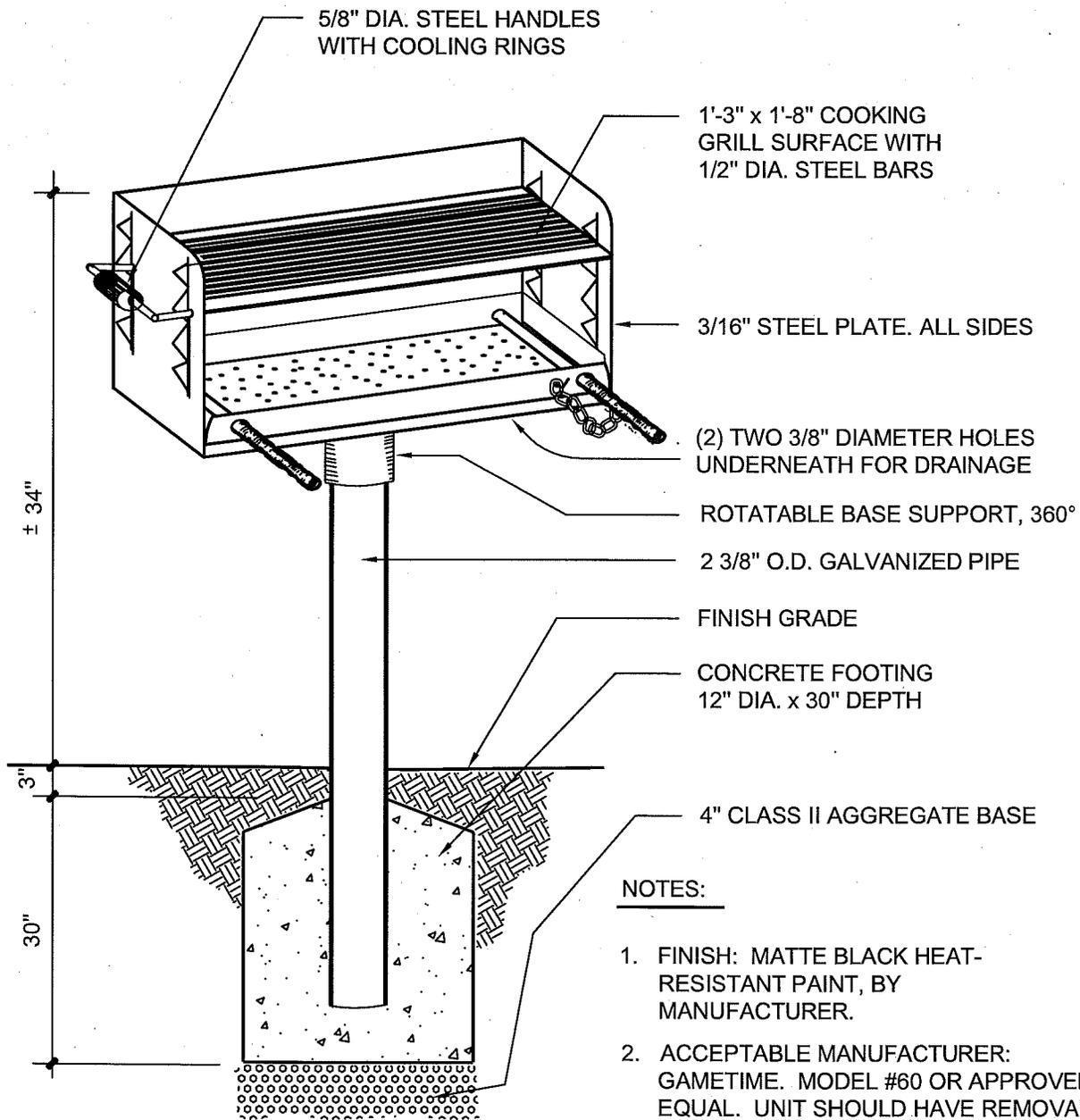
- PEDESTAL TOP PLATE, 11 GAUGE WELDED HORIZ. REBARS AND TUBULAR PEDESTAL
- CONTINUOUS STEEL RING; PROVIDE 3, SEE BELOW
- 8 - #4 HORIZ. REBARS (SMOOTH) WELDED TO BASE PLATE
- 8 - #4 VERTICAL REBARS (SMOOTH) WELDED TO STEEL RINGS; SPACE EQUALLY
- CIRCULAR BASE PLATE, 11 GAUGE GALVANIZED METAL

- GALV. STEEL LINER
- REDWOOD SLATS 2" X 4" NOM.
- 3 - HEAVY DUTY STEEL RINGS WITH PRE-DRILLED HOLES.
- 4" DIA. x 11 GAUGE TUBULAR GALV. STEEL PEDESTAL. WELD TO BASE PLATE AS SHOWN ABOVE. BLACK FINISH. INSTALL PRIOR TO CONCRETE FOOTING.
- WHEN IN TURF, PAD TO BE 12" WIDER THAN DIAMETER OF CONTAINER
- FINISH GRADE
- CONCRETE FOOTING, 12" DIA. BY 18" DEPTH MINIMUM RECESS BELOW SURFACE.

- NOTES:**
1. INSTALL TRASH RECEPTACLE PLUMB WITH FINISH GRADE.
 2. FOR COLOR & FINISHES, SEE D 0.0
 3. ACCEPTABLE MANUFACTURER: DUMOR 41-22R S-1 OR EQUAL
 4. WOOD RECEPTACLES SHALL BE USED ONLY AT CITY'S DISCRETION.

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.4.3
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
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	Rev:	FURNISHINGS
		Trash Receptacle: Wood



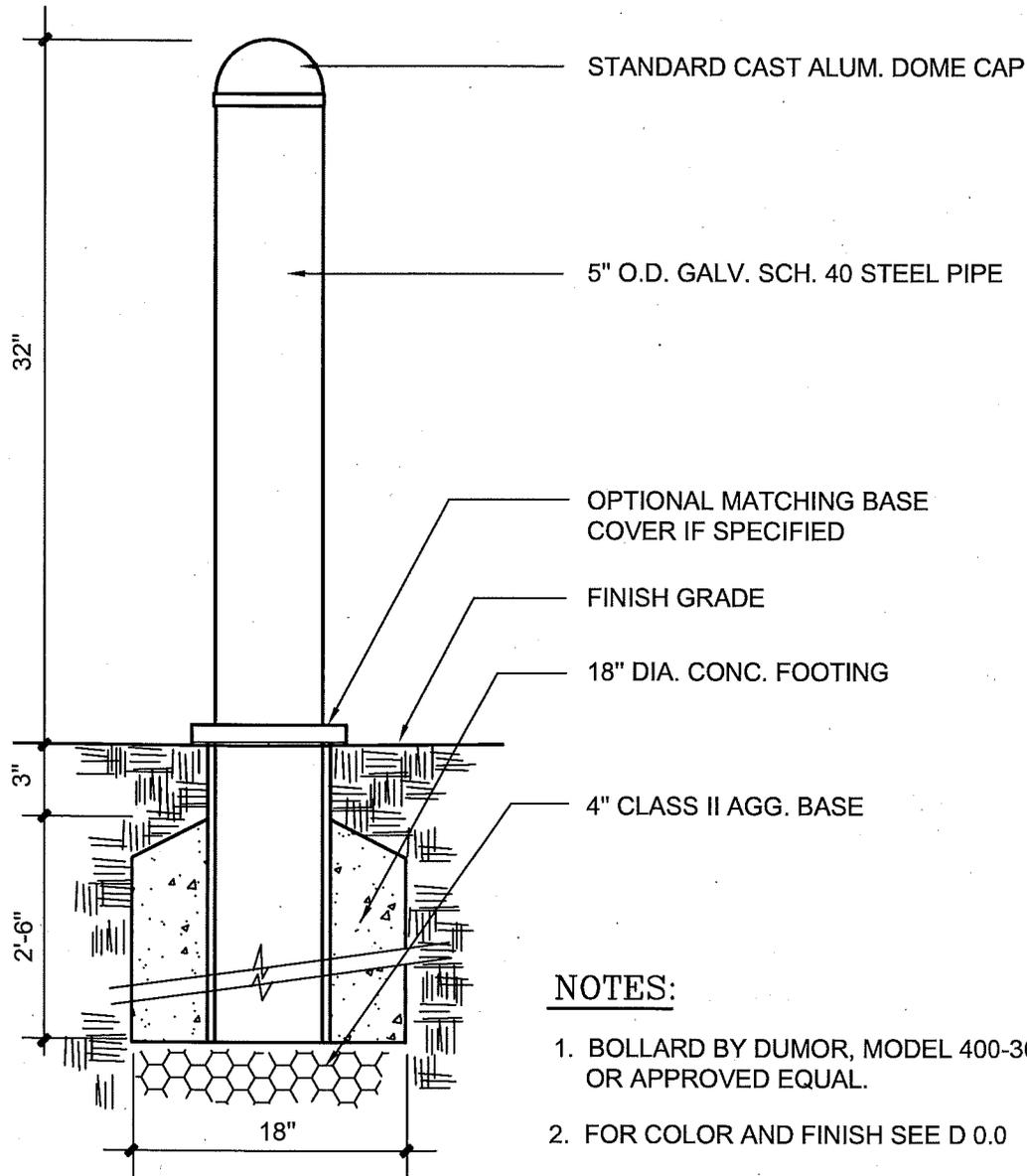
NOTES:

1. FINISH: MATTE BLACK HEAT-RESISTANT PAINT, BY MANUFACTURER.
2. ACCEPTABLE MANUFACTURER: GAMETIME. MODEL #60 OR APPROVED EQUAL. UNIT SHOULD HAVE REMOVABLE CHARCOAL TRAY, SIMILAR TO THE FIRE GRATE.
3. FIRE GRATE SHOULD BE REPLACEABLE.
4. BARBEQUES SHALL BE USED ONLY WHEN APPROVED BY CITY.

ELEVATION
N.T.S.

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.6
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255 DATE:	FURNISHINGS Barbeque Stand
	Rev:	
Rev:		

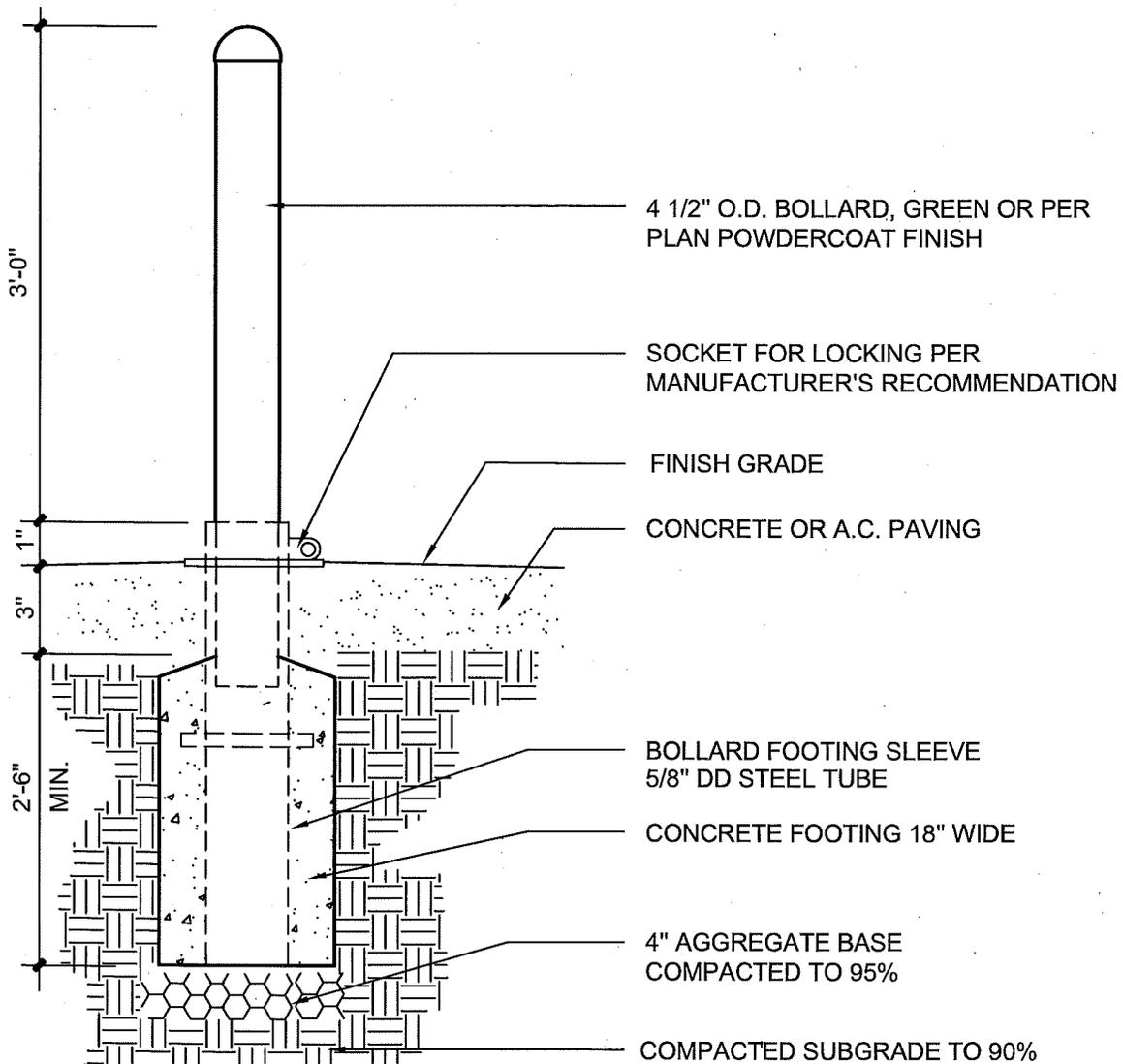


NOTES:

1. BOLLARD BY DUMOR, MODEL 400-36 S-1 OR APPROVED EQUAL.
2. FOR COLOR AND FINISH SEE D 0.0
3. FOR REMOVABLE METAL BOLLARD, SEE SHEET D 4.7.2

CITY OF TRACY

	REVIEWED BY: <i>Alhams</i>	DETAIL No. D 4.7.1
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255 DATE:	FURNISHINGS Bollard: Metal Pipe
	Rev: Rev:	
Rev: Rev:		



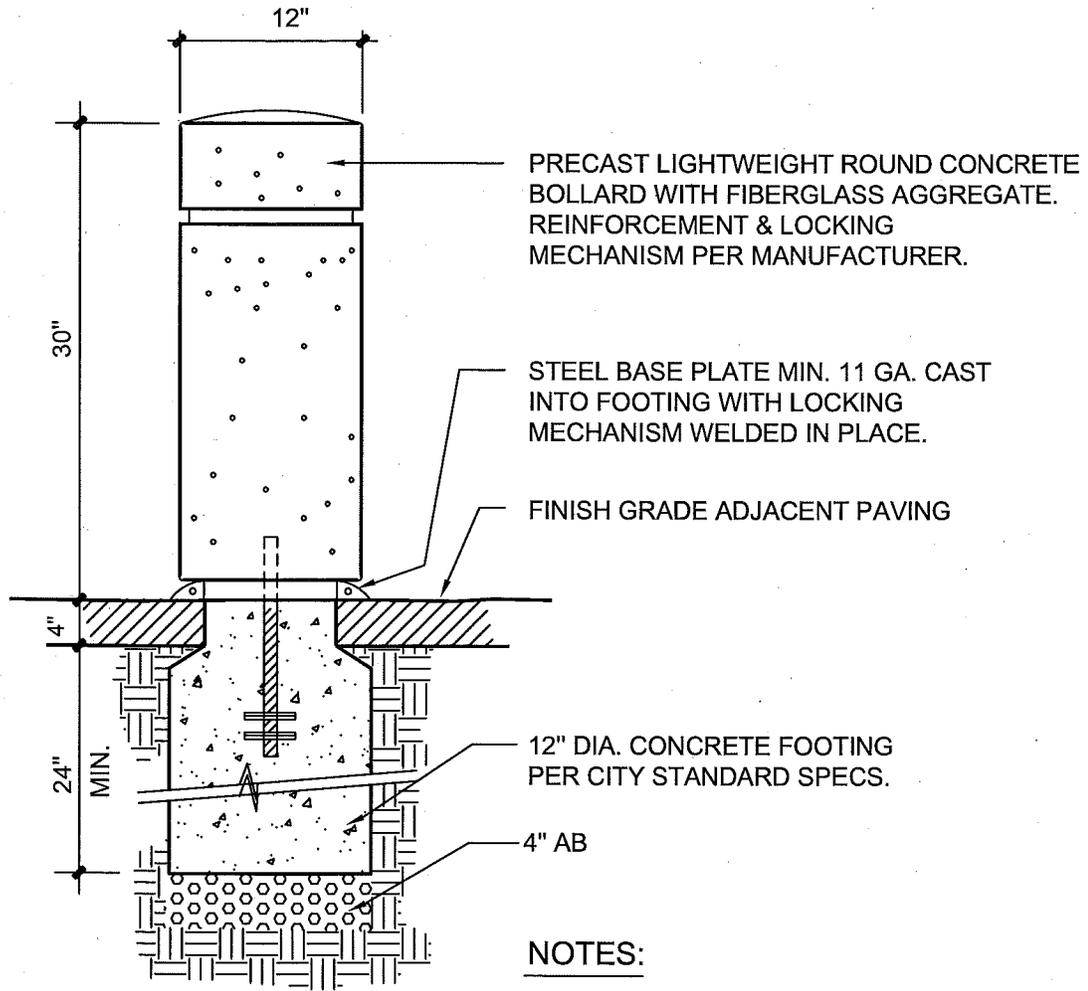
NOTE:

1. BOLLARD BY DUMOR, MODEL 400-36 S-1SL OR APPROVED EQUAL.

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 4.7.2
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
	Rev:	Rev:
Rev:	Rev:	FURNISHINGS Bollard: Metal Removable

PARKS AND STREETScape STANDARD PLANS



NOTES:

1. ACCEPTABLE MANUFACTURER: DURA ART STONE W-PB-H4-30-F OR APPROVED EQUAL.
2. WHERE PERMANENT BOLLARD IS SPECIFIED, USE DURA ART STONE S-PB-H4-30-A OR APPROVED EQUAL.
3. FOR COLOR SEE D 0.0

CITY OF TRACY

	REVIEWED BY: <i>Elhanna</i>	DETAIL No. D 4.7.3
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
	Rev:	Rev:
	Rev:	FURNISHINGS Bollard: Concrete Removable or Permanent

SPORT COURT SURFACING

PAVING FOR CONCRETE COURTS

1. LIME TREAT NATIVE SOIL PER SOILS REPORT.
2. INSTALL A 6 MIL PLASTIC LINER/VAPOR BARRIER BETWEEN NATIVE AND AB ROCK.
3. WOOD FLOAT OR MEDIUM BROOM FINISH CONCRETE ONLY
4. CURING COMPOUNDS SHALL NOT BE USED. SURFACE SHALL BE KEPT CONTINUALLY MOIST FOR SEVEN DAYS. COVER WITH PLASTIC POLY FILM OR WATER PROOF CURING PAPER. CONCRETE MUST CURE FOR A MINIMUM OF 28 DAYS.
5. SURFACE AREA SHOULD NOT EXCEED 1/8" IN 10' WHEN MEASURED IN ANY DIRECTION WITH A STRAIGHT EDGE AND SLOPE 1" IN 10' ALL IN ONE PLANE.
6. THOROUGHLY REMOVE ALL DUST, DIRT, OIL AND FOREIGN MATTER. FLOOD THE SURFACE, LOCATE AND MARK ALL DEPRESSIONS GREATER THAN THE THICKNESS OF A NICKEL.
7. CONCRETE SURFACE MUST BE ETCHED WITH A CONCRETE PREPARER SOLUTION. AFTER DRYING, ALL LATENT MATERIAL MUST BE REMOVED FROM SURFACE.
8. AFTER SURFACE HAS DRIED, FILL MARKED DEPRESSIONS WITH A COURT PATCH BINDER ACCORDING TO SPECIFICATIONS.
9. A TACK COAT IS NECESSARY UNDER PATCHES ONLY AND SHALL BE MIXED PER SPECIFICATINS. MIX AND APPLY PRIMER COAT PER SPECIFICATIONS.
10. A COAT OF ACRYLIC FILLER SHALL BE APPLIED WITHIN 1-3 HOURS OF THE APPLICATION OF THE PRIMER COAT WHILE STILL TACKY TO FINGERTIP TOUCH.
11. ACRYLIC TEXTURED COLOR COATS SHALL BE APPLIED ON THE CLEAN, DRY, UNDERLYING SURFACE IN 3 APPLICATIONS PER SPECIFICATIONS. NO APPLICATION SHALL BE COVERED BY A SUCCEEDING APPLICATION UNTIL THOROUGHLY DRIED. FOUR HOURS MINIMUM AFTER COMPLETION OF THE COLOR COATING, 2 INCH WIDE, TEXTURED PLAYING LINES SHALL BE ACCURATELY LOCATED, MARKED AND PAINTED WITH TEXTURED LINE PAINT PER SPECIFICATIONS.

FOR PLEXIPAVE FINISH SURFACE:

CRACK FILLER

MATERIALS FOR FILLING CRACKS SHALL BE OVER KOTE CRACK FILLER MANUFACTURED BY REED & GRAHAM, OR AN APPROVED EQUAL COMMERCIALY PREPARED CRACK FILLER.

REFINEMENT MATERIAL

MATERIAL FOR LEVELING LOW AREAS AND FOR THE REFINEMENT COURSE SHALL BE OVER KOTE PAVEMENT COATING MANUFACTURED BY REED & GRAHAM, OR AN APPROVED EQUAL MINERAL FILLED ASPHALT EMULSION PRODUCT.

COLOR COATING

COLOR COATING IS TO BE "PLEXI-PAVE" SYSTEM MANUFACTURED BY CALIFORNIA PRODUCTS CORP., OR APPROVED EQUAL. COLORS TO MEET CURRENT NCAA STANDARDS.

PAINT

PLEXICOLOR LINE PAINT BY CALIFORNIA PRODUCTS, OR APPROVED EQUAL.

PROTECTIVE COATING

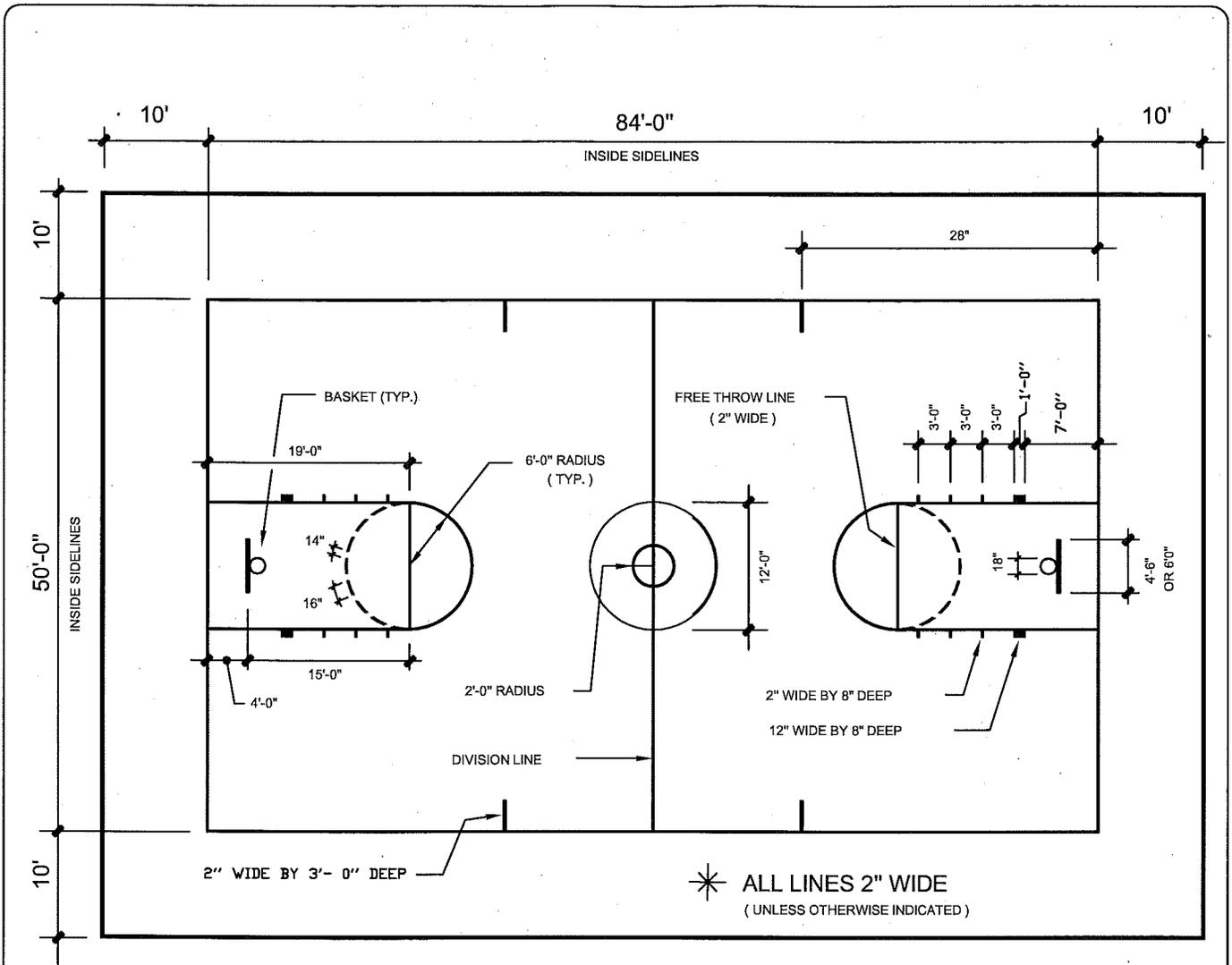
ON ALL SURFACES, APPLY TWO COATS OF "CLEAR-GLO 3", APPLIED OVER COLOR COATINGS, MANUFACTURED BY CALIFORNIA PRODUCTS CORP., OR APPROVED EQUAL.

NOTES:

SPORTS COURTS TO MEET CALTRANS STANDARD SPECIFICATIONS, SEC. 39-6.03C AND COMPLY WITH THE UNITED STATES TENNIS ASSOCIATION (USTA) STANDARDS THAT GIVES RISE TO AN INDUSTRY STANDARD REGARDING PUDDLES ON A TENNIS COURT

CITY OF TRACY

	REVIEWED BY: <i>Alhano</i>	DETAIL No. D 5.4
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255 DATE:	SPORTS FACILITIES Sport Court Surfacing
	Rev:	
Rev:		

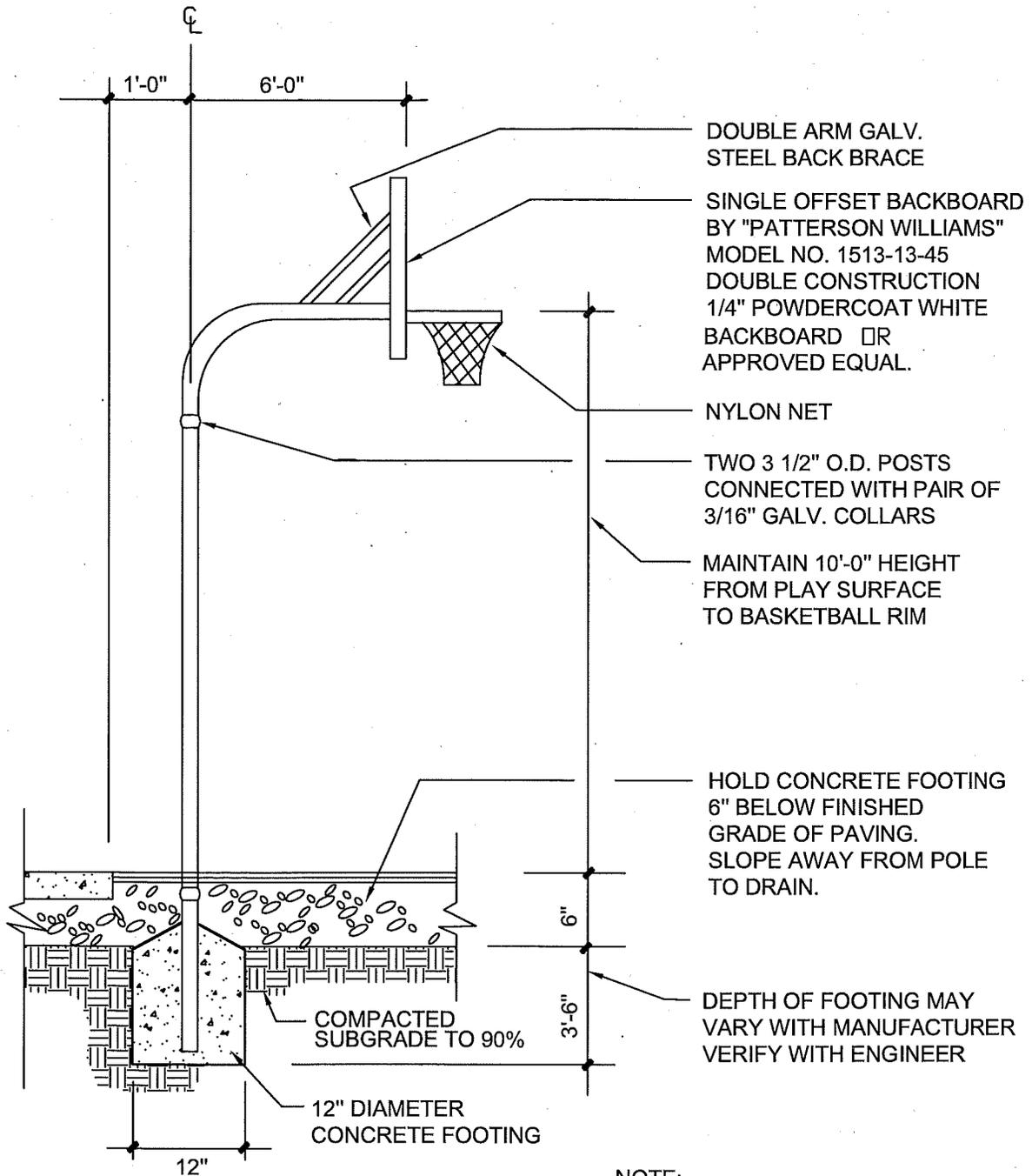


NOTES:

1. SEE D 1.6.2, D 1.6.3 AND D 5.4 FOR COURT SURFACING.
2. ALL LINES TO BE 2" WIDE.
3. VERIFY LAYOUT WITH CURRENT NCAA STANDARDS.
4. SEE D 5.4.2 FOR BASKETBALL STANDARD
4. INSTALL SUBSURFACE DRAIN SYSTEM PER ENGINEER'S PLAN AND D5.4.3.
5. FOR HALF COURT, PROVIDE MINIMUM SPACE OF 48' X 56'.

CITY OF TRACY

	REVIEWED BY: <i>Alhano</i>	DETAIL No. D 5.4.1
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
	Rev:	Rev:
Rev:	Rev:	SPORTS FACILITIES Basketball Court (Half, Full)



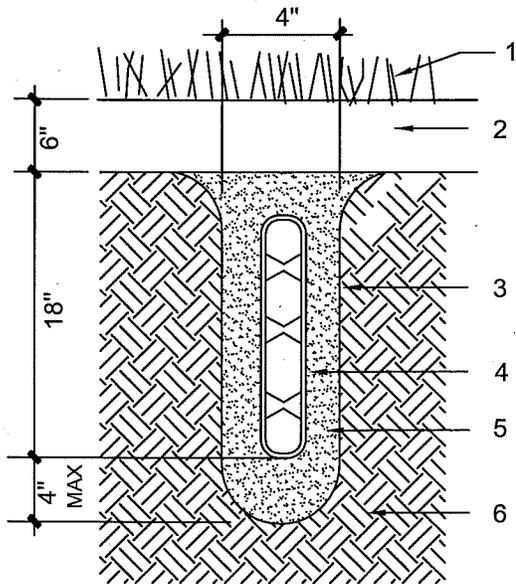
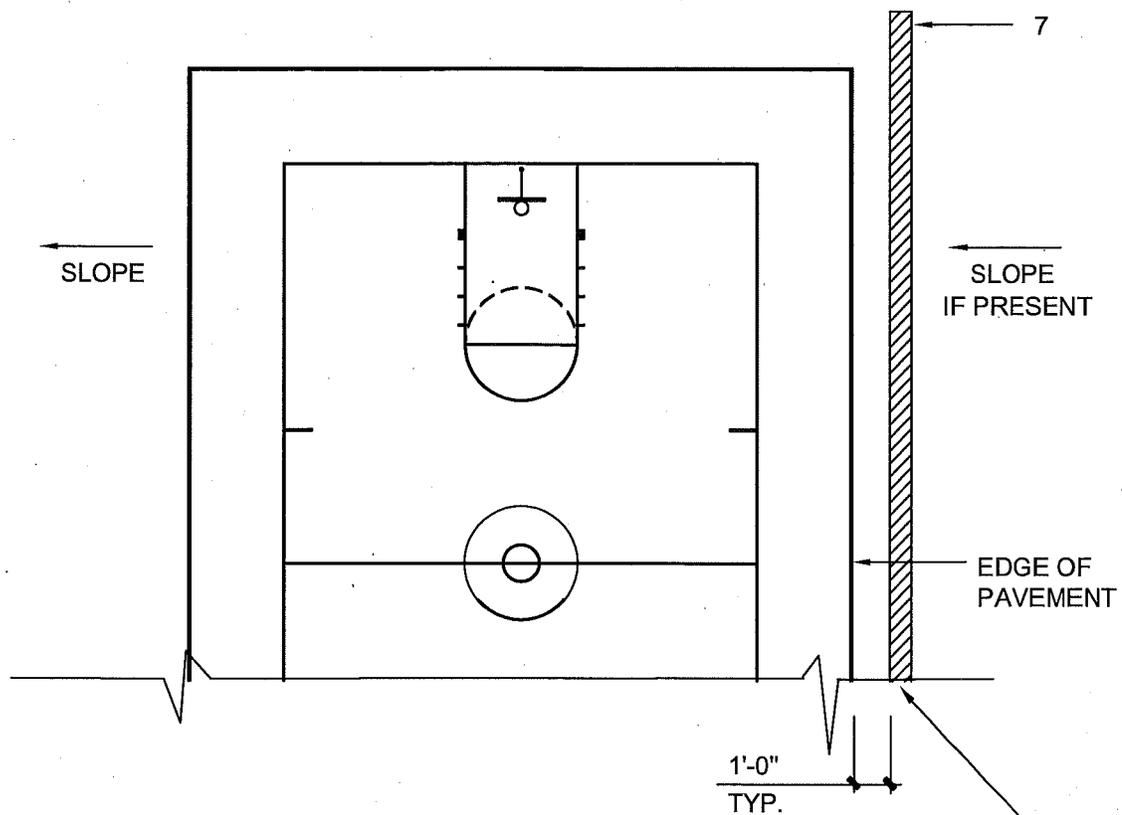
DIMENSIONS MAY CHANGE BASED UPON FINAL FIELD SIZE, REFER TO PLANS.

NOTE:

BACKBOARD AVAILABLE FROM PATTERSON WILLIAMS THRU PARK PACIFIC OR EQ. (888) 460-7275

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 5.4.2
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255 DATE:	SPORTS FACILITIES Basketball Standard
	Rev: Rev:	
Rev: Rev:		



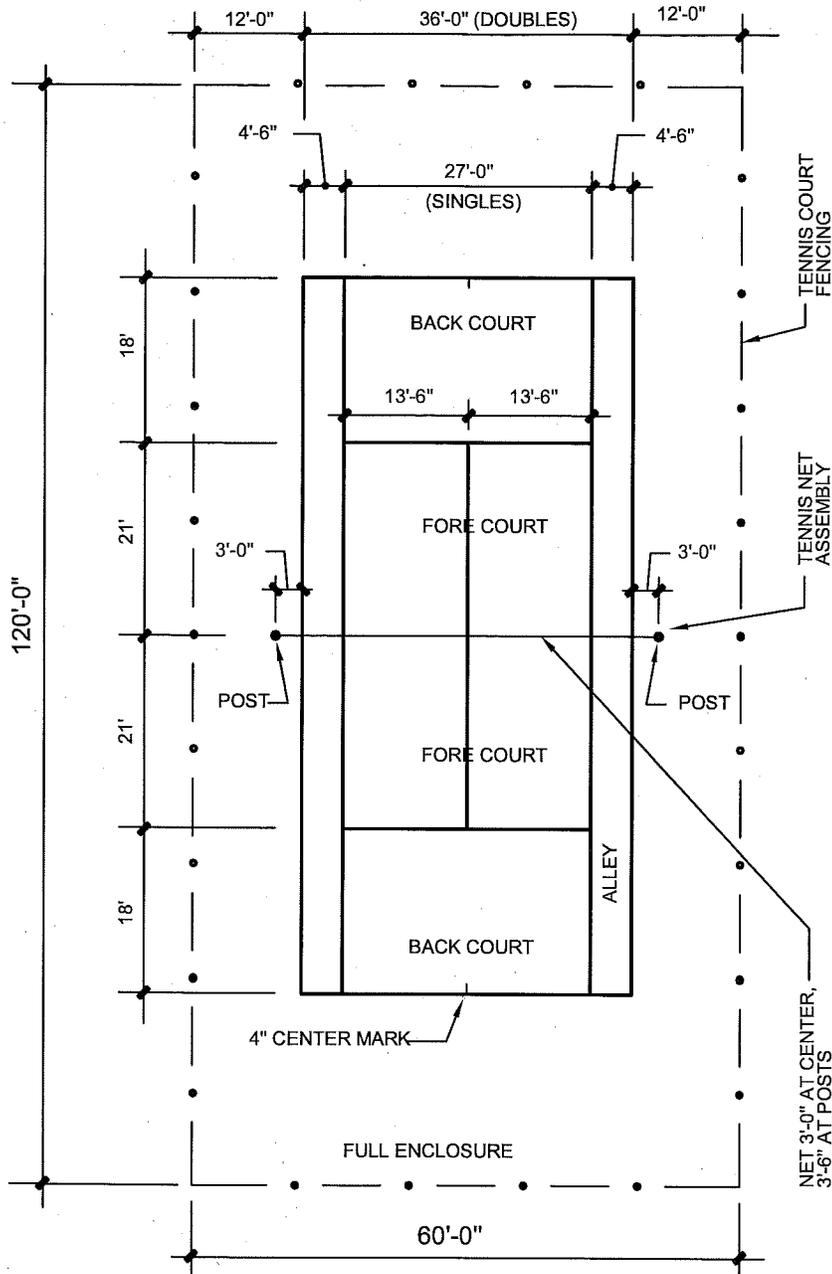
DRAINAGE ENVELOPE AT BASKETBALL COURT

NOTES:

1. ADJACENT TURF OR PLANTER
2. AMENDED SOIL
3. TRENCH LINE
4. ADVAN'EDGE DRAIN PIPE, AMERICAN WICK DRAIN CO. OR APPROVED EQUAL.
5. BACKFILL WITH COURSE SAND
6. SUB GRADE
7. INSTALL END OUTLET, DRAIN INTO STORM DRAIN SYSTEM PER DRAINAGE PLAN

CITY OF TRACY

	REVIEWED BY: <i>Alhano</i>	DETAIL No.	D 5.4.3	
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	Rev:	Rev:		
Rev:	Rev:			



* DIMENSIONS GIVEN TO OUTSIDE OF LINES EXCEPT CENTER LINE.
 LINES 2" WIDE EXCEPT BASE LINE TO BE 4" WIDE.

NOTES:

STANDARD COURT

N.T.S.

1. SEE D 1.6.2 AND D 5.5.1 FOR COURT SURFACING
2. VERIFY LAYOUT WITH CURRENT NCAA STANDARDS.
3. ORIENT IN A NORTH SOUTH DIRECTION.

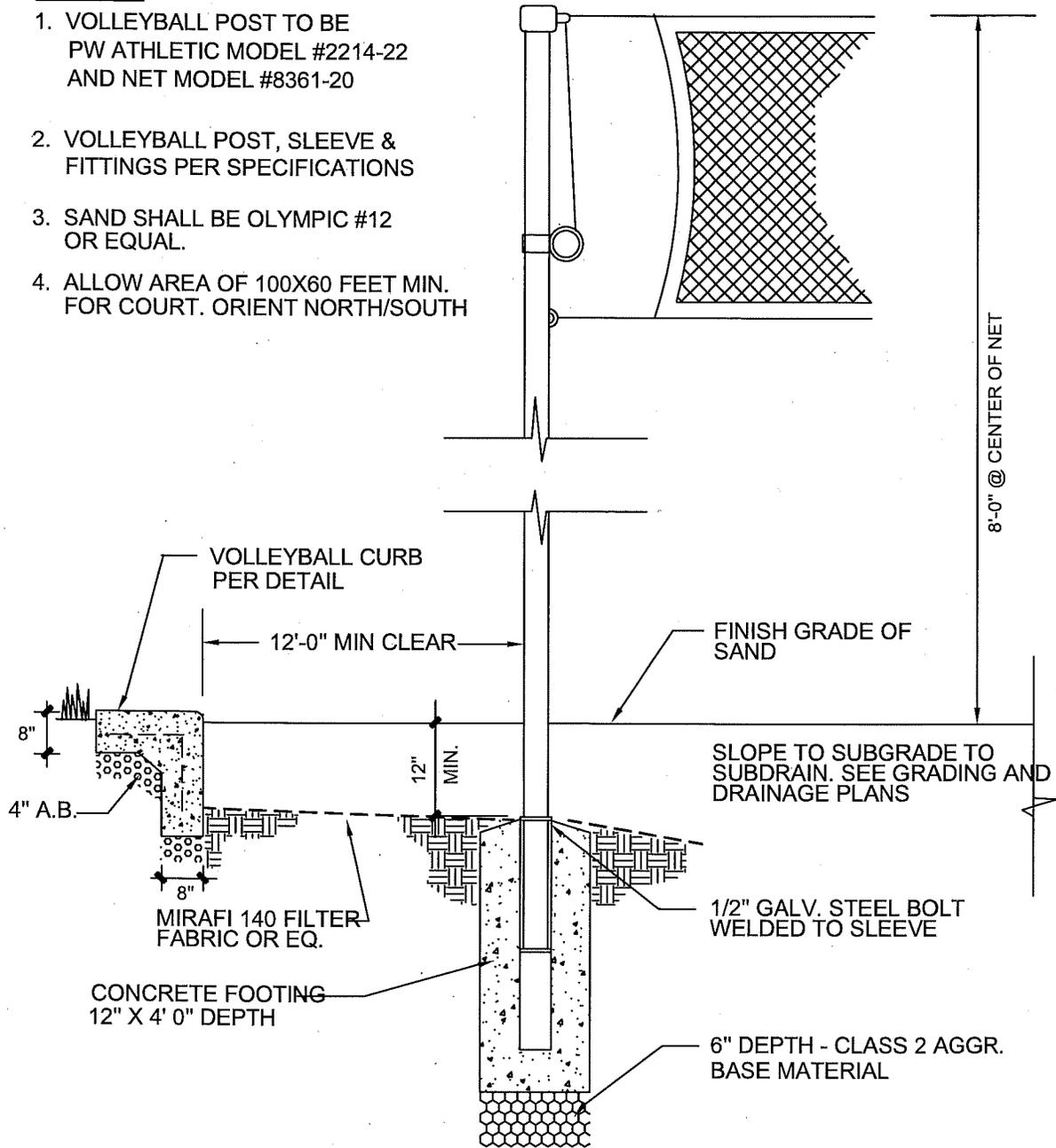
CITY OF TRACY

	REVIEWED BY: <i>[Signature]</i>	DETAIL No. D 5.5
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
	Rev:	Rev:
	Rev:	

**SPORTS FACILITIES
 Tennis Court**

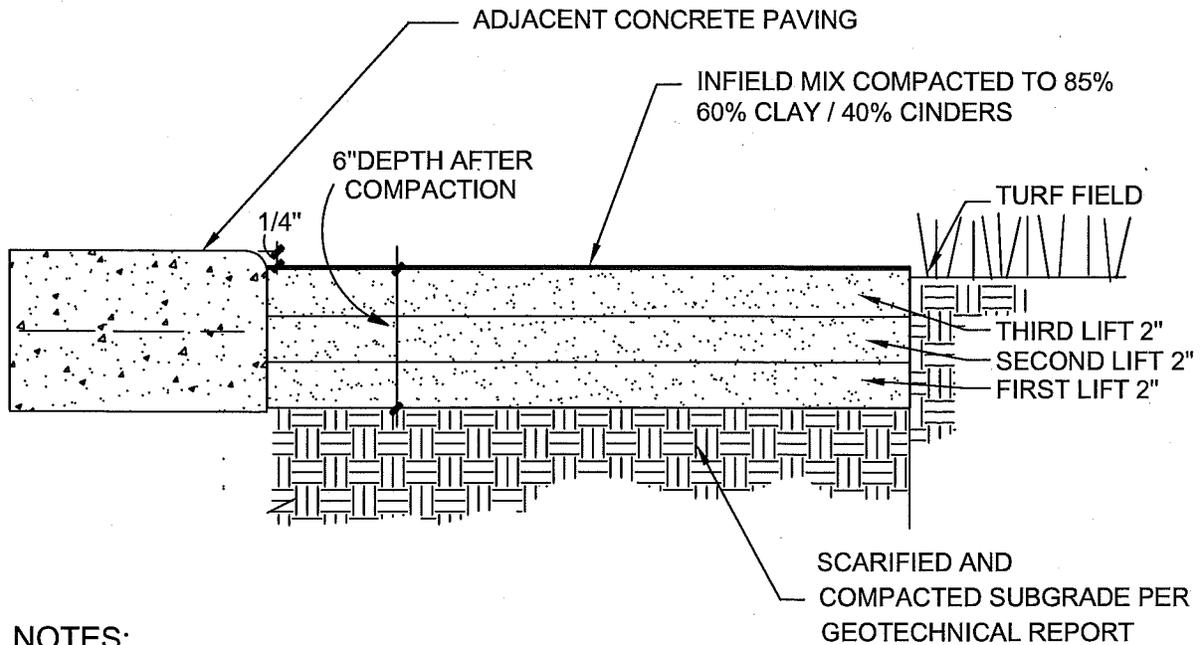
NOTES:

1. VOLLEYBALL POST TO BE PW ATHLETIC MODEL #2214-22 AND NET MODEL #8361-20
2. VOLLEYBALL POST, SLEEVE & FITTINGS PER SPECIFICATIONS
3. SAND SHALL BE OLYMPIC #12 OR EQUAL.
4. ALLOW AREA OF 100X60 FEET MIN. FOR COURT. ORIENT NORTH/SOUTH



CITY OF TRACY

	REVIEWED BY:		DETAIL No.	D 5.6
	CITY ENGINEER RCE 37186		Sheet 1 of 1	
	Res No. 2008-255	DATE:	SPORTS FACILITIES Sand Volleyball Court	
	Rev:	Rev:		
Rev:	Rev:			



NOTES:

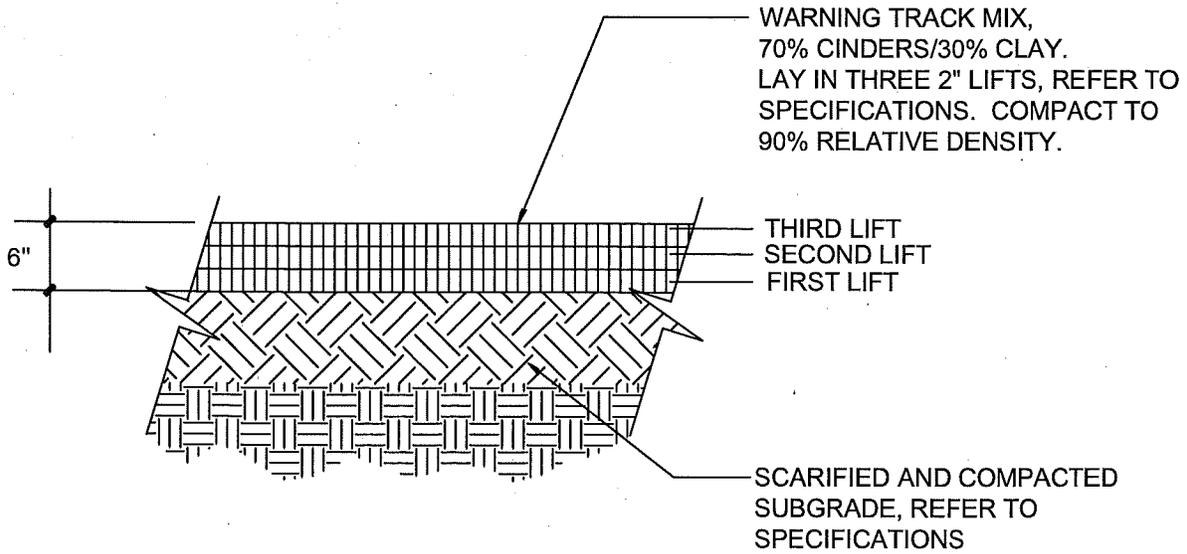
1. INFIELD MIX SHALL PASS PHYSICAL PROPERTIES LISTED BELOW:

SIEVE SIZE	% PASSING
5MM	100
2MM	95-100
1MM	70-95
.5MM	60-80
.05MM	20-30
<.05MM	20-30%

- ENTIRE INFIELD SKINNED SURFACE SHALL BE FREE OF ROCK, DEBRIS, VEGETATION, & FOREIGN MATERIAL.
- SUBSURFACE TO BE STERILIZED TO ELIMINATE POSSIBLE VEGETATIVE GROWTH.
- SPREAD INFIELD MIX IN 2" LIFTS. WATER LIGHTLY AND COMPACT WITH ROLLER AFTER EACH LIFT.
- INCORPORATE "PROS CHOICE SELECT RED" AT A RATE OF 1 TON/1000 SQ. FT. UNIFORMLY INTO THE TOP 3" OF THE SURFACE AFTER APPROXIMATE GRADE IS ESTABLISHED. DISTRIBUTED BY A.A. AND BOB ALLEN, INC., 800-509-3535 OR APPROVED EQUAL.
- RECOMPACT TO 85% UNTIL FINAL GRADE ELEVATION IS ACHIEVED.

CITY OF TRACY

	REVIEWED BY: <i>[Signature]</i>	DETAIL No. D 5.7
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255 DATE:	SPORTS FACILITIES Infield Surfacing
	Rev:	
Rev:		

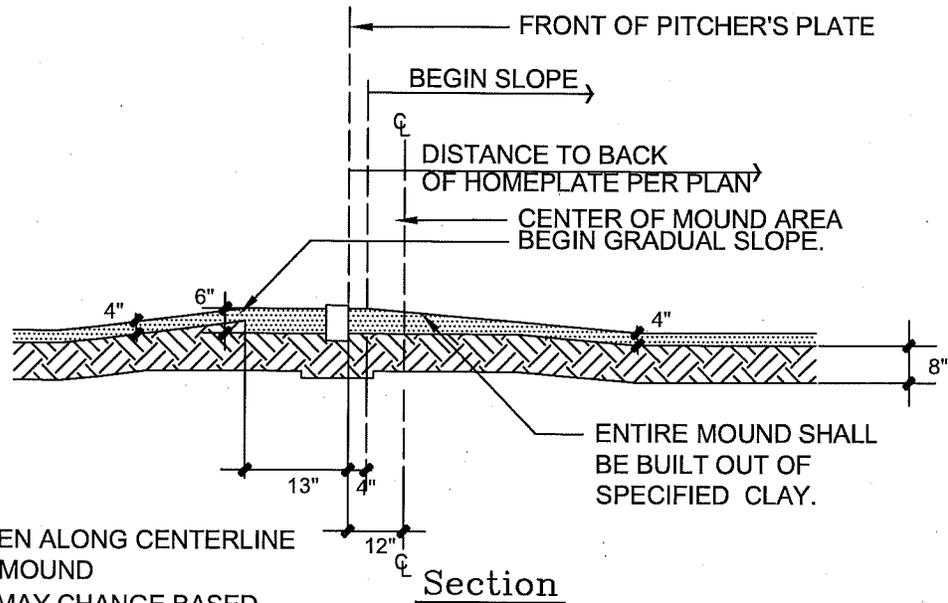
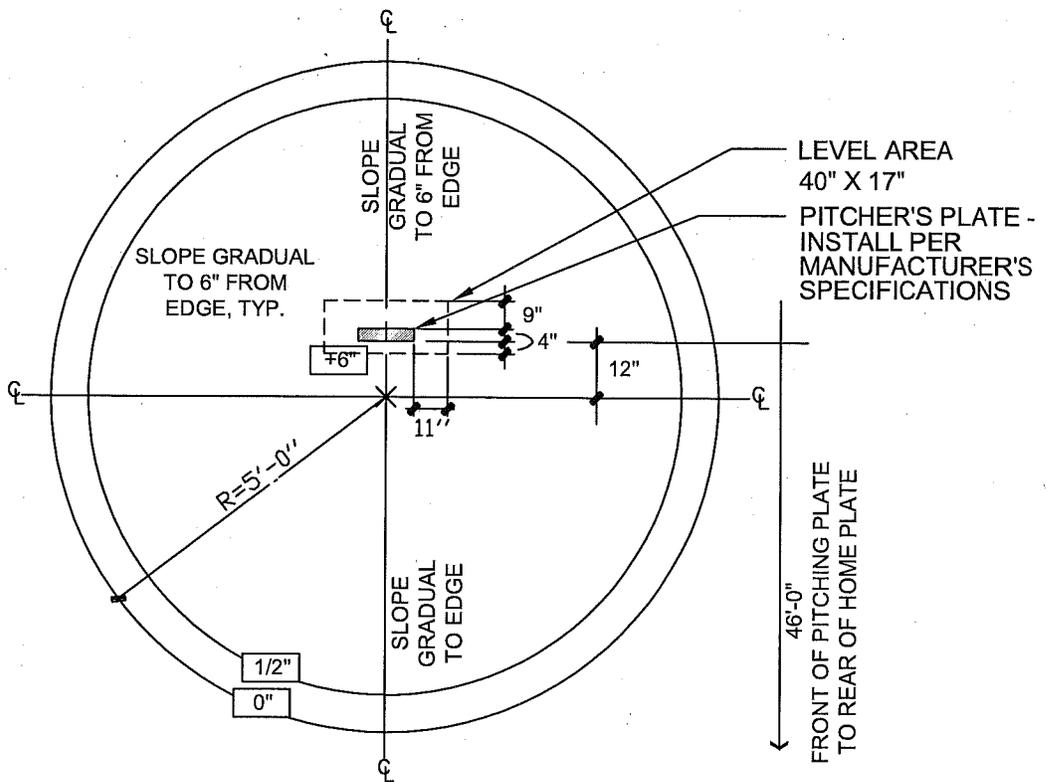


NOTES:

1. INSTALL WARNING TRACK AND FOUL LINE RUN ADJACENT TO FENCE WITH 4" DEPTH OF FINES.
2. WARNING TRACK SURFACE TO BE FREE OF ROCK, DEBRIS, VEGETATION, AND FOREIGN MATERIAL.
3. SUBSURFACE TO BE STERILIZED TO ELIMINATE POSSIBLE VEGETATIVE GROWTH.
4. SPREAD MIX IN 2" LIFTS. WATER LIGHTLY AND COMPACT WITH ROLLER AFTER EACH LIFT.

CITY OF TRACY

	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 5.7.1
	CITY ENGINEER RCE 37186	Sheet 1 of 1
	Res No. 2008-255	DATE:
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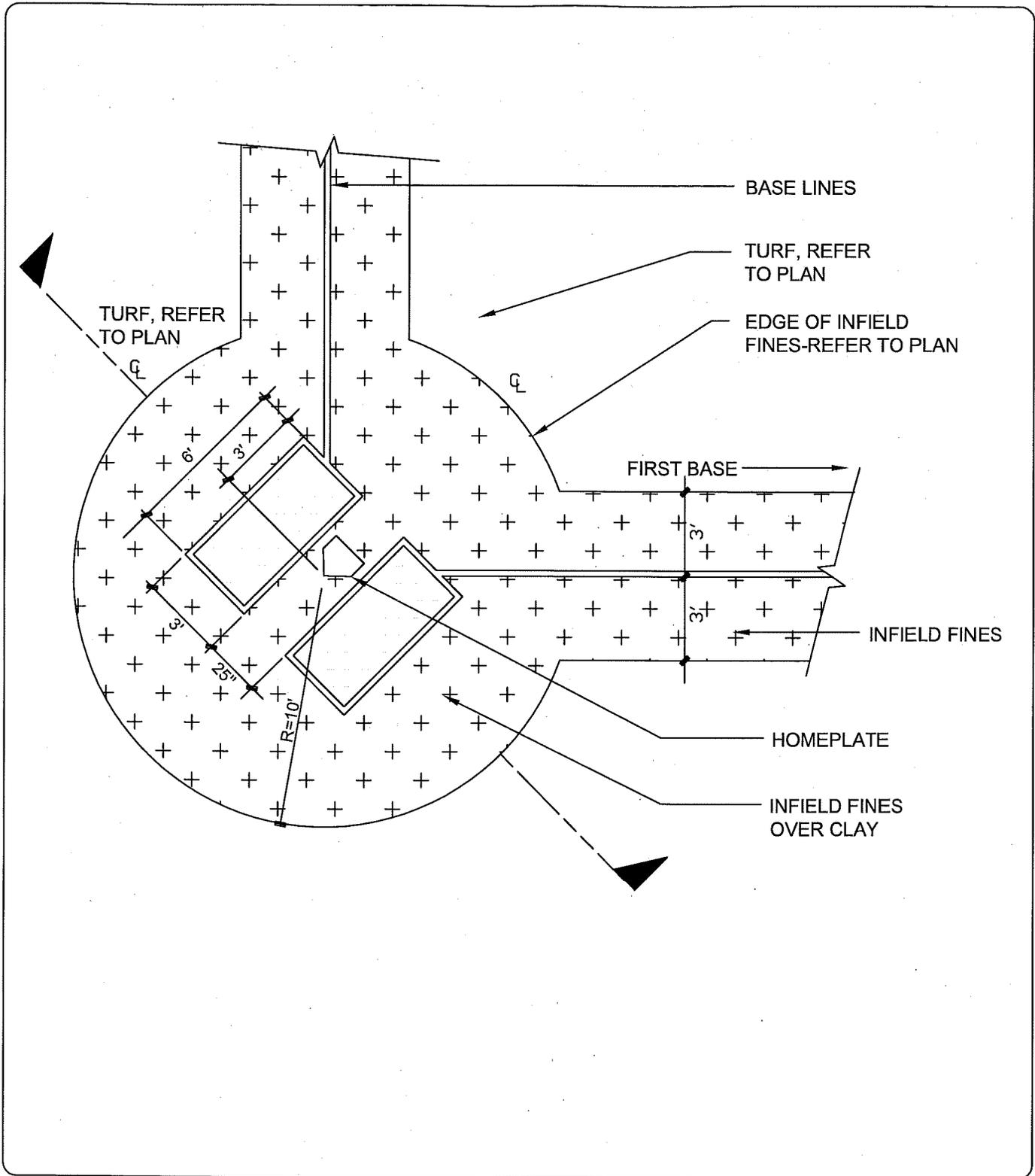


NOTES:

1. SECTION TAKEN ALONG CENTERLINE OF PITCHING MOUND
2. DIMENSIONS MAY CHANGE BASED UPON FINAL FIELD SIZE, REFER TO PLANS.

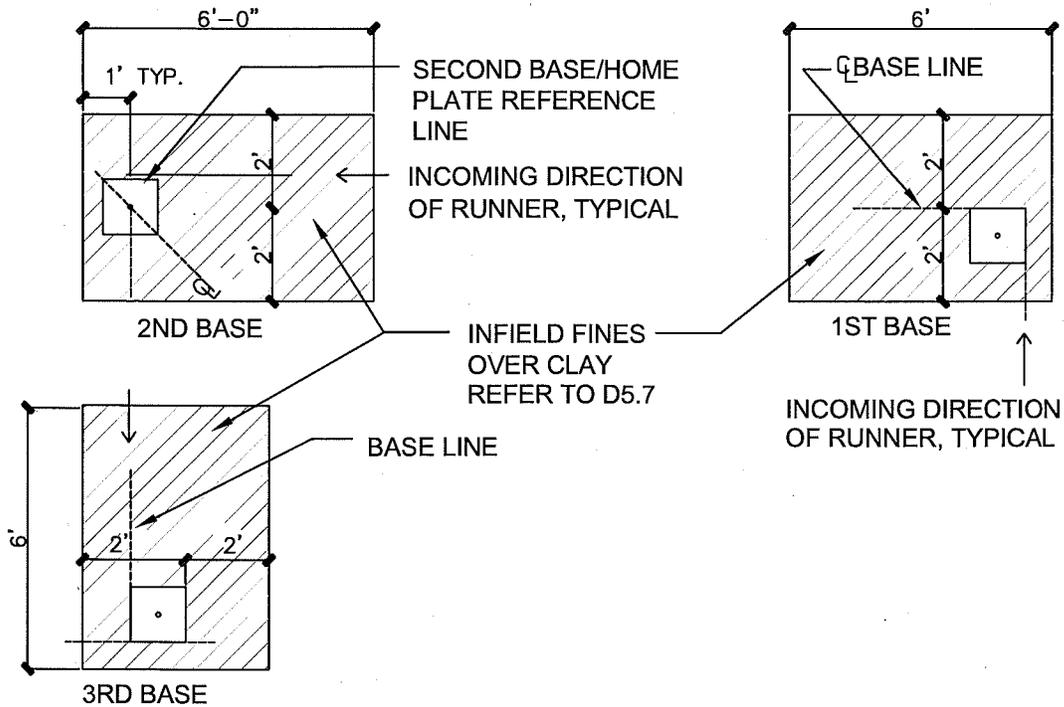
CITY OF TRACY

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CITY OF TRACY

 <p>TRACY Think Inside the Triangle™</p>	REVIEWED BY: <i>Alhanna</i>	DETAIL No. D 5.7.3
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NOTES:

1. PEGS LOCATED CENTERED ON BASE, 6" FROM INTERSECTION OF BASE LINE FOR 1ST AND 3RD BASES.
2. PEGS LOCATED ON INTERSECTION OF BASE LINE FOR 2ND BASE.
3. DETAIL PROVIDED FOR LOCATION ONLY.

CITY OF TRACY

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**SPORTS FACILITIES
Bases Layout**

PLAY EQUIPMENT SPECIFICATIONS

1. GENERAL: EACH PLAY EQUIPMENT INSTALLATION SHALL BE AN INTEGRATED MODULAR SYSTEM AS DESIGNED BY A SINGLE MANUFACTURER, AND SHALL INCLUDE ELEMENTS AS DESCRIBED IN THE PARKS SECTION. PLAY EQUIPMENT SHALL BE OF METAL POST CONSTRUCTION WITH PLASTIC, AND STEEL ATTACHMENTS CLAMPED TO IT. ALL EQUIPMENT, DESIGN, LAYOUT, INSTALLATION, AND ANY OPTIONS OR MODIFICATIONS SHALL BE IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS, MEET CURRENT U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PLAYGROUND SAFETY AND MEET CURRENT A.D.A. REQUIREMENTS AND CALIFORNIA CODE OF REGULATIONS, TITLE 22, DIVISION 4, CHAPTER 22.
2. POSTS: POSTS SHALL BE 4 1/2" MINIMUM OUTSIDE DIAMETER STEEL PIPE. ALL ENDS SHALL BE FITTED WITH CAST ALUMINUM OR GLASS FIBER-IMPREGNATED POLYETHYLENE ROUNDED CAPS, MOUNTED IN VANDAL PROOF PERMANENT FASHION.
3. FOOTINGS: SHALL BE PER MANUFACTURER'S SPECIFICATIONS, VERIFIED BY ENGINEER.
4. HARDWARE: CLAMPS SHALL BE CAST ALUMINUM ALLOY, MINIMUM TENSILE STRENGTH 45,000 PSI. BOLTS SHALL BE STAINLESS STEEL, TAMPER RESISTANT. SUPPLY ALL SPECIALTY TOOLS TO THE OWNER.
5. ATTACHMENTS: ALL HANDRAILS AND PIPE ATTACHMENTS SHALL BE GALVANIZED STEEL PIPE, SCHED. 40 OR APPROVED EQUAL. PLASTIC PANELS AND SLIDES SHALL BE MODOE MEDIUM DENSITY POLYETHYLENE, MINIMUM 7/16" THICK; CHAINS SHALL BE GALVANIZED STEEL LINK, MINIMUM 1/4" GAUGE. SLIDES SHALL BE ORIENTED TO THE NORTH WHENEVER POSSIBLE.
6. PAINT FINISHES: ALL METAL POSTS, HANDRAILS, HARDWARE, CLAMPS AND OTHER NON-STAINLESS STEEL PARTS OF THE ASSEMBLY SHALL RECEIVE ELECTROSTATICALLY APPLIED POWDERCOAT BONDED TO METAL TO PROHIBIT PEELING, PER MANUFACTURER'S SPECIFICATIONS. COLOR SHALL BE U.V.-STABILIZED. ACCESSORY CLAMPS MAY BE POWDER-COAT FINISHED, MINIMUM 5 MILS THICKNESS. ALL METAL PARTS SHALL BE GROUND SMOOTH AND DEBURRED PRIOR TO COATING.
7. ACCEPTABLE MANUFACTURERS: LANDSCAPE STRUCTURES; MIRACLE; GAMETIME; LITTLE TIKES COMMERCIAL GRADE SYSTEMS OR APPROVED EQUAL.
8. SURFACING SHALL MEET REGULATIONS AS NOTED IN ITEM 1 ABOVE AND BE ONE OR A COMBINATION OF THE FOLLOWING:
 - A) RESILIENT SURFACE: POLYURETHANE/FOAM COMPOSITE OVER A CONCRETE BASE (PREFERRED) OR COMPACTED. ROAD BASE. SURFACE SHALL MEET OR EXCEED THE STANDARDS SET FORTH BY THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PLAYGROUND SAFETY. MINIMUM THICKNESS OF RESILIENT SURFACE 2 1/4 INCHES. SURFACE SHALL BE SINGLE UNIT, SHRINK RESISTANT, SEAMLESS, BONDED TO SUBSTRATE WITH MANUFACTURER APPROVED ADHESIVE. EDGES SHALL BE BEVELED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ACCEPTABLE MANUFACTURERS: VITRI-TURF, SURFACE AMERICA, SPECTRA TURF OR TOT TURF BY ROBINSON OR APPROVED EQUAL TO SATISFY REQUIREMENTS OF PLAYGROUND MANUFACTURER.
 - B) ENGINEERED WOOD FIBERS, FIBAR OR EQUAL, MINIMUM OF 12" DEEP.
 - C) SAND, MINIMUM OF 12" DEEP, COLOR BROWN, LAPIS OR OLYMPIC #12 OR EQUAL. USE ONLY WHERE APPLICABLE. DEPTH TO CONFORM TO ASTM STANDARDS.
9. PLAY EQUIPMENT SHALL BE LAID OUT BY MANUFACTURER IN DESIGNED AREA AND SHALL SHOW ALL DIMENSIONS, OFFSETS, AREA CURB AND FALL ZONE REQUIREMENTS. OPERATORS SHALL HAVE PLAYGROUND EQUIPMENT ASSEMBLED AND INSTALLED IN COMPLIANCE WITH THE WRITTEN INSTRUCTIONS OF THE MANUFACTURER. THE PLAYGROUND EQUIPMENT SHALL BE ASSEMBLED AND INSTALLED BY OR UNDER THE DIRECT SUPERVISION OF AN INDIVIDUAL WHO IS AUTHORIZED BY THE MANUFACTURER TO ASSEMBLE AND INSTALL THE EQUIPMENT, AND, PRIOR TO ITS FIRST USE, THE PLAYGROUND EQUIPMENT SHALL BE INSPECTED BY AN INDEPENDENT CERTIFIED PLAYGROUND SAFETY INSPECTOR WHO SHALL CERTIFY TO THE CITY IN WRITING THAT THE EQUIPMENT IS IN COMPLIANCE WITH ALL REQUIREMENTS.

CITY OF TRACY

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PLANTING DESIGN GUIDELINES

A. GENERAL:

1. SELECT PLANTS ACCORDING TO THE FUNCTIONAL CHARACTERISTICS DESCRIBED IN THE PLANTING ZONES SECTION, AND D7.1
2. PLANT LISTS SPECIFIED IN THIS MANUAL ARE TO ESTABLISH FUNCTIONAL DESIGN INTENT AND CHARACTER (INFORMAL/FORMAL, EVERGREEN/DECIDUOUS). A REASONABLE ATTEMPT HAS BEEN MADE TO LIST PLANTS THAT WILL FLOURISH IN TRACY AND THAT CAN TOLERATE A WIDE RANGE OF SITE, SOIL AND MAINTENANCE CONDITIONS. HOWEVER, DUE TO UNPREDICTABLE VARIATIONS IN SITE CHARACTERISTICS AND SPECIFIC DESIGN SITUATIONS, IT IS THE SITE DESIGNER'S RESPONSIBILITY TO SELECT PLANTS THAT ARE SUITABLE FOR THE APPLICATION INTENDED. PLANTS NOT ON THE GUIDELINES LIST MAY BE SPECIFIED, PROVIDED THEY ARE CERTIFIED BY THE DESIGNER IN WRITING TO BE APPROPRIATE FOR THE INTENDED USE. SUCH PLAN RECOMMENDATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY. SPECIFIC GUIDELINES FOR MASSING, NUMBER OF SPECIES, FUNCTION AND CHARACTER, AS GIVEN IN THIS MANUAL, MUST IN ANY CASE BE FOLLOWED.
3. EXISTING SITE VEGETATION SHALL BE CHEMICALLY CONTROLLED AS SPECIFIED BY A LICENSED PEST CONTROL ADVISOR AND APPROVED BY CITY PRIOR TO CLEARING THE SITE, STRIPPING, OR SCARIFYING.
4. EXISTING TOPSOIL ON A SITE SHOULD BE STRIPPED AND STOCKPILED FOR REDISTRIBUTION IN THE PLANTING AREAS ONCE GRADING AND HEAVY CONSTRUCTION OPERATIONS ARE COMPLETE. IN ANY CASE, A MINIMUM OF 6" OF CLEAN, FRIABLE TOPSOIL MUST BE PROVIDED IN ALL PLANTING AREAS, OR THE DEPTH THAT ORIGINALLY EXISTED ON THE SITE, WHICHEVER IS DEEPER. WHERE IMPORT TOPSOIL MUST BE USED TO MEET THIS CRITERIA, IT SHALL BE CERTIFIED AS PHYSICALLY AND CHEMICALLY COMPATIBLE WITH THE UNDERLYING SOIL BY THE SOIL TESTING LABORATORY AS DESCRIBED BELOW.

B. SOIL TESTING:

1. GENERAL: PRIOR TO THE PLANTING DESIGN, PROVIDE A SOIL TEST AND RECOMMENDATIONS FOR EACH SITE DEVELOPED. AFTER THE FINAL GRADE HAS BEEN ESTABLISHED FOR THE PROJECT, THE SOIL SHALL BE RETESTED, AND THE FINAL SOIL AMENDMENTS DETERMINED. THE GUIDELINES FOR THE SOIL TESTING ARE AS FOLLOWS:
 - A. PARKS: MINIMUM 2 SAMPLES PER ACRE.
 - B. PARKWAYS: MINIMUM 1 SAMPLE PER 2000 LF OF EACH SIDE OF PARKWAY.
 - C. PROVIDE ONE ADDITIONAL SAMPLE FOR EVERY BATCH OF IMPORT SOIL; PROVIDE ONE ADDITIONAL SAMPLE PER ACRE FOR EVERY 3-FOOT DROP IN GRADE.
2. TESTING SHALL BE DONE BY A REPUTABLE CERTIFIED LABORATORY FOR SOIL AND PLANT DISEASE DIAGNOSIS AND ANALYSIS, WITH A MINIMUM OF FIVE YEARS EXPERIENCE. CITY MUST APPROVE SELECTED LABORATORY BEFORE SAMPLING AND TESTING BEGINS.
3. TAKE SOIL SAMPLES IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
 - A. A SOIL SAMPLE SHOULD REPRESENT ONLY ONE SOIL OR PLANT CONDITION. THE SAMPLE SHOULD BE A MIXTURE OF 10 OR MORE SUB-SAMPLES TAKEN FROM THE ROOTING DEPTHS OF EXISTING OR PROPOSED PLANTINGS. TYPICAL ROOTING DEPTHS ARE:
 - TURF AND HERBACEOUS GROUNDCOVERS: 0 TO 6"
 - SHRUBS: 0 TO 18"
 - TREES: 0 TO 12" AND 13" TO 36" (SAMPLE FROM EACH DEPTH)

CITY OF TRACY

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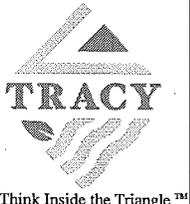
LANDSCAPE CONDITIONS REQUIRING DIFFERENT SAMPLES WOULD BE:
 DIFFERENT SOIL TEXTURES OR COLORS.
 DIFFERENT DRAINAGE PATTERNS.
 IMPORT FILLS.
 AREAS RECEIVING DIFFERENT FERTILIZER OR AMENDMENT TREATMENTS.

- B. SAMPLES SHOULD NOT CONTAIN ANY PLANT OR ORGANIC MATERIAL FROM THE SOIL SURFACE. THE BEST COLLECTING TOOL IS A SAMPLING TUBE WHICH REMOVES A CORE OF SOIL FROM THE SURFACE TO THE LOWER ROOTING DEPTHS. IF A SHOVEL IS USED, THEN A HOLE SHOULD BE DUG TO THE CORRECT DEPTH AND A VERTICAL 1" SLICE TAKEN FROM THE SIDE OF THE HOLE.
- C. THE SUB-SAMPLES SHOULD BE RANDOMLY COLLECTED FROM EACH REPRESENTATIVE AREA. THEY SHOULD BE MIXED THOROUGHLY AND PLACED IN A WATER PROOF BAG OR CONTAINER (GALLON ZIP-LOCK FREEZER BAGS WORK WELL). LABELS WITH ALL PERTINENT INFORMATION SHOULD BE PLACED ON THE OUTSIDE OF THE CONTAINER. COLLECT AT LEAST TWO CUPS OF SOIL FOR EACH SAMPLE.
- 4. SOIL ANALYSIS AT A MINIMUM SHOULD BE DONE FOR SOIL CHEMISTRY INCLUDING PH; FERTILITY; AGRICULTURAL SUITABILITY; PARTICLE SIZE ANALYSIS; PERCOLATION RATE; AND PRESENCE OF CALCAREOUS CONDITION. ADDITIONAL TESTS MAY BE REQUIRED.
- 5. SOIL TEST RESULTS SHALL BE PRESENTED IN A REPORT FORM, AND SHOULD INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZATION, DRAINAGE MITIGATION, AND OTHER NECESSARY MEASURES, FOR BOTH PLANTING AND DURING THE INITIAL 60 OR 90-DAY MAINTENANCE PERIOD. DEPTH OF WATER TABLE SHALL BE ASCERTAINED AND INCLUDED IN THE REPORT.
- 6. SOIL REPORT SHALL BE SUBMITTED TO THE CITY CONCURRENTLY WITH THE LANDSCAPE AND IRRIGATION PLANS FOR THE PROJECT, AND SHALL BE ACCOMPANIED BY A STATEMENT FROM A LANDSCAPE ARCHITECT, HORTICULTURAL CONSULTANT OR THE SOIL AND PLANT LABORATORY THAT THE PROPOSED PLANT LIST, PLANTING AND IRRIGATION METHODS ARE IN COMPLIANCE WITH THE SOIL REPORT RECOMMENDATIONS AND WITH THE INTENT OF THE DESIGN GUIDELINES MANUAL.

C. PLANTING:

- 1. PLANT SELECTION AND PLANTING METHODS SHALL COMPLY WITH THIS MANUAL, THE DESIGN DETAILS AND WITH ANY SPECIAL RECOMMENDATIONS GIVEN IN THE SOILS REPORT.
- 2. PLANT MATERIAL NEEDS TO BE SECURED FROM A NURSERY WITHIN 30 DAYS AFTER AWARD OF CONTRACT. IF UNAVAILABLE, SUBSTITUTIONS NEED TO BE REQUESTED DURING THIS TIME. AFTER 30 DAYS, NO SUBSTITUTIONS WILL BE ALLOWED.
- 3. ALL TREES SHALL BE STAKED RATHER THAN GUYED. A ROOTBALL ANCHORING SYSTEM MAY BE ALLOWED UNDER SPECIAL CIRCUMSTANCES. MINIMUM TREE SIZE SPECIFIED SHALL BE 15-GALLON CAN; MINIMUM SHRUB SIZE SHALL BE 5-GALLON CAN UNLESS UNAVAILABLE IN 5- GALLON; GROUNDCOVERS SHALL BE PROVIDED IN FLATS OR IN 1-GALLON CAN.
- 4. PRIOR TO PLANTING, CONTAINERIZED TREE AND SHRUB ROOTBALLS SHALL BE SCARIFIED.
- 5. ALL PLANTING INSTALLATION CONTRACTS SHALL INCLUDE PROVISION FOR A 60-90 DAY MAINTENANCE PERIOD AND CONFORM TO THE CITY'S STANDARD MAINTENANCE SPECIFICATIONS. THE 60-90 DAY MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL AFTER CITY HAS ACCEPTED ALL LANDSCAPING AND IRRIGATION FOR MAINTENANCE. FOLLOW THE GUIDELINES INDICATED IN SECTION ON MAINTENANCE.
- 6. TURF SHALL NOT BE PERMITTED IN PLANTED AREAS 6' OR LESS IN WIDTH.
- 7. TURF SHALL NOT BE INSTALLED ON SLOPES GREATER THAN 16% OR 1:6. THE TOE OF ANY SLOPING SECTION SHALL BE A MINIMUM OF 24" BEHIND A CURB OR SIDEWALK.
- 8. GRADES FOR SHRUB AREAS SHALL NOT EXCEED 25% OR 1:4.
- 9. SPORTS FIELDS AND LARGE AREAS SHALL BE LEVELED AND GRADED BY USE OF A LAND PLANE.

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PARKS AND STREETSCAPE STANDARD PLANS

D. HYDROSEEDING OR HYDRO SPRIGGING (OPTION):

1. HYDROSEED OR HYDRO-SPRIGGING MAY BE USED TO PLANT LAWN AREAS, AND MAY BE REQUIRED BY CITY FOR SPECIFIC PROJECTS WITH SOIL PREPARATION PER D7.8.1. HYDROSEED MIXTURE SHALL BE 90% TURF TYPE TALL FESCUE & 10% BLUEGRASS SEED PER CITY: HYDRO-SPRIG BERMUDA SHALL BE USED FOR SPORTS FIELDS.

VIRGIN WOOD FIBER	WEYERHEUSER SILVA CANFOR ECO-FIBER OR APPROVED EQUAL	2000 LBS/ACRE (46.0 LBS/1000 SQ. FT.)
SEED:	SPECIFY VARIETY	435 LBS/ACRE
STOLONS:	SPECIFY VARIETY	200-300 BUSHELS/ACRE
FERTILIZER:	6-20-20 OR PER SOILS REPORT	650 LBS/ACRE (11.5 LBS/1000 SQ. FT.)

3. SPRAY MIXTURE UNIFORMLY ON PLANTING AREA. USE A NOZZLE WHICH PRODUCES A SPRAY THAT DOES NOT CONCENTRATE OR ERODE THE MATERIAL. PROTECT BUILDINGS, TREES, SHRUBS, CARS, ETC. FROM SPRAY.
4. A DISPERSING AGENT MAY BE ADDED IF EVIDENCE IS PROVIDED THAT THE AGENT IS NOT HARMFUL TO THE MIXTURE OR TO PLANT GROWTH. MIX MATERIALS IN TANK HAVING A BUILT-IN CONTINUOUS AGITATION AND RECIRCULATION SYSTEM OF SUFFICIENT CAPACITY TO PRODUCE A HOMOGENEOUS SLURRY. IF APPLIED MATERIAL BEGINS TO DRY OUT, SPRAY DRIED AREA WITH WATER.
5. ALLOW LAWN TO GERMINATE AND GROW TO 3" BEFORE FIRST MOWING. MOW AT LEAST TWICE, AND ENSURE NO MORE THAN 2% WEEDS. ALL AREAS MUST BE FULLY GERMINATED. CONTACT THE CITY OF TRACY FOR A WALK-THROUGH BEFORE THE START OF THE MAINTENANCE OF LANDSCAPE AND IRRIGATION.
6. HYDROSEEDING WILL BE ALLOWED ONLY BETWEEN APRIL 1 AND OCTOBER 15. HYDRO SPRIGGING SHALL BE ALLOWED BETWEEN APRIL 1 AND SEPTEMBER 1. HYDRO-APPLICATIONS ARE NOT PERMITTED DURING THE WINTER MONTHS.

E. SOD PLANTING

1. SOD SHALL CONSIST OF 90% TALL FESCUE VARIETIES & 10% BLUEGRASS OR EQUAL PER PLAN.
2. GRADING FOR SOD SHALL BE LEVEL AND SMOOTH, ONE INCH BELOW TOP OF PAVEMENT OR AS DIRECTED. GRADING FOR SOD SHALL BE LEVEL AND SMOOTH, WITH NO LOW SPOTS ALLOWED.
3. SOIL SHALL BE MOISTENED TO A DEPTH OF 6" BEFORE SOD IS INSTALLED.
4. EDGES OF SOD SHALL BE LAID IN STAGGERED ROWS WITH EDGES BUTTING TIGHTLY TOGETHER.
5. AFTER LAYING, SOD SHALL BE WATERED AND ROLLED WITH A WEIGHTED ROLLER TO INSURE ADEQUATE CONTACT WITH THE SOIL.

F. MAINTENANCE:

1. MAINTENANCE SHALL INCLUDE THE FOLLOWING: MOWING, WATERING, WEEDING, ROLLING, TRIMMING, EDGING, FERTILIZING, SPRAYING INSECT AND PEST CONTROLS, RODENT CONTROL, RESEEDING, RESODDING, OR REPLACEMENT OF DAMAGED MATERIALS.
2. USE A PRE-EMERGENT WEED CONTROL BEFORE MAINTENANCE BEGINS AND AGAIN AT THE END OF THE MAINTENANCE PERIOD.
3. FERTILIZE AT 30 DAY INTERVALS AND AGAIN AT THE END OF THE MAINTENANCE PERIOD.
4. MAINTENANCE PERIOD SHALL BE FOR 90 DAYS.
5. ALL GUARANTEE BINDERS, SITE INFORMATION AND AS-BUILTS MUST BE TURNED OVER AT THE END OF THE MAINTENANCE PERIOD.
6. ALL TREES AND PLANTS SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR BEYOND THE END OF THE MAINTENANCE PERIOD.
7. ALL NURSERY STAKES SHALL BE REMOVED ON OR BEFORE THE END OF THE MAINTENANCE PERIOD.

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**PLANTING
General Guidelines**

PARKS AND STREETScape STANDARD PLANS

PLANTING DESIGN GUIDELINES

Trees

THE PLANT MATERIAL SHOWN ARE SELECTED SPECIES. IT IS NOT THE INTENT TO LIMIT THE DESIGNER/ARCHITECT FROM SELECTING OTHER SPECIES. HOWEVER, PLANTS SELECTED OUTSIDE THIS LIST MUST BE HARDY IN SUNSET ZONE 14 & GROW IN THE SOIL TYPE PRESENT AT THE SPECIFIC SITE.

BOTANICAL NAME (COMMON NAME)

ACER RUBRUM 'RED SUNSET' (RED SUNSET MAPLE)	LAGERSTROEMIA CVS. (GRAPE MYRTLE)	QUERCUS AGRIFOLIA (COAST LIVE OAK)
ACER RUBRUM 'OCTOBER GLORY' (OCTOBER GLORY MAPLE)	LIRIODENDRON TULIPIFERA (TULIP POPLAR)	QUERCUS COCCINEA (SCARLET OAK)
CALOCEDRUS DECURRENS (INCENSE CEDAR)	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	QUERCUS LOBATA (VALLEY OAK)
CARPINUS SPP. (HORNBEAM)	MAGNOLIA SOULANGEANA (TULIP MAGNOLIA)	QUERCUS RUBRA (RED OAK)
CEDRUS ATLANTICA GLAUCA (BLUE ATLAS CEDAR)	NYSSA SYLVATICA (TUPELO)	QUERCUS SHUMARDII (SHUMARD OAK)
CEDRUS DEODAR (CEDAR CEDAR)	PINUS CANARIENSIS (CANARY ISLAND PINE)	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
* CELTIS SPP. (HACKBERRY)	PINUS ELДАРICA (ELDARICA PINE)	SALIX MATSUDANA 'TORTUOSA' (CORKSCREW WILLOW)
CERCIS CANADENSIS 'FOREST PANSY' (FOREST PANSY REDBUD)	PINUS HALEPENSIS (ALEPPO PINE)	SAPIUM SEBIFERUM (CHINESE TALLOW)
CERCIS OCCIDENTALIS (WESTERN REDBUD)	PINUS PINEA (ITALIAN STONE PINE)	SCHINUS MOLLE (CALIFORNIA PEPPER)
CHIONANTHUS RETUSUS (FRINGE TREE)	PISTACHIA CHINENSIS 'KEITH DAVEY' (KEITH DAVEY CHINESE PISTACHE)	SEQUOIA SEMPERVIRENS 'APTOS BLUE' (COAST REDWOOD APTOS BLUE)
CRATAEGUS CORDATA (HAWTHORN)	PISTACHIA CHINENSIS 'PEARL STREET' (PEARL STREET CHINESE PISTACHE)	SEQUOIA SEMPERVIRENS 'SOQUEL' (COAST REDWOOD SOQUEL)
CRATAEGUS OXYCANTHA (HAWTHORN)	PLATANUS ACERIFOLIA 'YARWOOD' (SYCAMORE YARWOOD)	SOPHORA JAPONICA 'REGENT' (REGENT PAGODA TREE)
CRATAEGUS P. 'PAULS SCARLET' (PAULS SCARLET HAWTHORN)	PODOCARPUS GRACILIOR (FERN PINE)	SOPHORA JAPONICA (PAGODA TREE)
CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS)	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' (FLOWERING PLUM)	STYRAX JAPONICUS (STYRAX)
FRAXINUS A. 'AUTUMN APPLAUSE' (AUTUMN APPLAUSE ASH)	PYRUS CALLERYANA 'ARISTOCRAT' (ARISTOCRAT PEAR)	TILIA CORDATA (LINDEN)
FRAXINUS A. 'AUTUMN PURPLE' (AUTUMN PURPLE ASH)	PYRUS CALLERYANA 'CAPITAL' (CAPITAL PEAR)	TRISTANIA CONFERTA (BRISBANE BOX)
FRAXINUS VELUTINA 'RIO GRANDE' (RIO GRANDE ASH)	PYRUS CALLERYANA 'WHITEHOUSE' (WHITEHOUSE PEAR)	ULMUS 'FRONTIER' (FRONTIER ELM)
GINKGO BILOBA (MALE ONLY) (GINKGO)	PYRUS CALLERYANA 'NEW BRADFORD' (NEW BRADFORD PEAR)	ULMUS 'PROSPECTOR' (PROSPECTOR ELM)
GREVILLEA ROBUSTA (SILK OAK)	PYRUS KAWAKAMII (EVERGREEN FLOWERING PEAR)	ZELKOVA SERRATA 'GREEN VASE' (GREEN VASE ZELKOVA)
HETEROMELES ARBUTIFOLIA (TOYON)		ZELKOVA SERRATA 'VILLAGE GREEN' (VILLAGE GREEN ZELKOVA)

DESIGN GUIDELINES:

1. 15 GALLON CAN MINIMUM, HEIGHT AND CALIPER PER INDUSTRY STANDARD FOR SPECIES.
 2. INSTALL TWO BUBBLERS IN DRAIN SLEEVE AT EACH TREE
 3. PRUNE TO ISA OR ANSI 300 STANDARDS.
 4. DESIGN TOGETHER TREES WITH SIMILAR WATER REQUIREMENTS
 5. NO FRUIT BEARING CULTIVARS OR SPECIES SHALL BE PLANTED.
 6. TREES TO BE PLANTED MINIMUM 20' FROM STREETLIGHTS, 10' FROM FIRE HYDRANTS, 8' FROM UTILITIES (SS, STORM DRAINS)
 7. CONSIDERATION IS TO BE GIVEN FOR SELECTION OF TREES IN LAWN AREAS.
 8. ALSO SEE PARKWAYS MATRIX FOR APPROVED STREET TREE LIST
 9. SEE CITY OF TRACY STREETScape GUIDELINES FOR ADDITIONAL INFORMATION
- * INDICATES RESTRICTED MATERIAL - VERIFY WITH CITY

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PLANTING DESIGN GUIDELINES

Shrubs

THE PLANT MATERIAL SHOWN ARE SELECTED SPECIES. IT IS NOT THE INTENT TO LIMIT THE DESIGNER/ARCHITECT FROM SELECTING OTHER SPECIES. HOWEVER, PLANTS SELECTED OUTSIDE THIS LIST MUST BE HARDY WITHIN SUNSET ZONE 14 AND GROWS IN THE SOIL TYPE PRESENT AT THE SPECIFIC SITE.

BOTANICAL NAME / COMMON NAME

ABELIA GRANDIFLORA CVS (ABELIA)	DIETES VEGETA (FORTNIGHT LILY)	MYRSINE AFRICANA (AFRICAN BOX)
ACACIA SPP (ACACIA SPP)	DIETES BICOLOR (BUTTERFLY IRIS)	MYRTUS COMMUNIS 'COMPACTA' (COMPACT MYRTLE)
ARBUTUS UNEDO (STRAWBERRY TREE)	DODNAEA VISCOSA 'PURPUREA' (HOPSEED)	NANDINA DOMESTICA CVS (HEAVENLY BAMBOO)
ARCTOSTAPHYLOS SPP. (MANZANITA)	ELEAGNUS PUNGENS 'GILT EDGE' (SILVERBERRY)	NERIUM OLEANDER PETITE SERIES (DWARF OLEANDER)
ATRIPLEX LENTIFORMIS (SALT BUSH)	ESCALLONIA EXONIENSIS 'FRADES' (PINK ESCALLONIA)	OSMANTHUS BURKWOODII (BURKWOOD OSMANTHUS)
BERBERIS SP (BARBERRY)	EUONYMUS ALATA 'COMPACTA' (WINGED EUONYMUS)	PENNISETUM ALOPECUROIDES (FOUNTAIN GRASS)
BERBERIS THUNBERGII 'CRIMSON PYGMY' (DWARF BARBERRY)	EUONYMUS JAPONICA CVS (JAPANESE EUONYMUS)	PENNISETUM ALOPECUROIDES 'HAMELN' (FOUNTAIN GRASS)
BUDDLEIA DAVIDII CVS (BUTTERFLY BUSH)	EURYOPS PECTINATUS (YELLOW BUSH DAISY)	PITTIOSPORUM SPP (PITTIOSPORUMS)
BUXUS MICROPHYLLA JAPONICA (BOXWOOD)	FEIJOA SELLOWIANA (PINEAPPLE GUAVA)	PLUMBAGO AURICULATA (BLUE PLUMBAGO)
CALLISTEMON CITRINUS 'COMPACTA' (BOTTLEBRUSH)	GENISTA LYDIA (BROOM)	PRUNUS CAROLINIANA (CAROLINA CHERRY)
CARPENTERIA CALIFORNICA (BUSH ANEMONE)	LANTANA SPP (LANTANA SPP)	PRUNUS LYONII (CATALINA CHERRY)
CARYOPTERIS CLANDONENSIS (BLUEBEARD)	LAVANDULA SPP (LAVENDER)	PRUNUS LUSITANICA (PORTUGUESE CHERRY)
CEANOOTHUS SPP. (CEANOOTHUS SPP.)	LAVATERA THURINGIACA (ROSE MALLOW)	PUNICA GRANATUM (POMEGRANATE)
CHAENOMELES SPP. (FLOWERING QUINCE)	LEPTOSPERMUM CVS. (TEA TREE)	RHAPHIOLEPIS SPP (INDIAN HAWTHORN)
CISTUS SPP. (ROCKROSE)	LIGUSTRUM J. 'SUWANEE RIVER' (DWARF PRIVET)	RHAMNUS CALIFORNICA 'EVE CASE' (COFFEE BERRY)
COLEONEMA ALBUM (BREATH OF HEAVEN)	LIGUSTRUM SPP (PRIVET)	ROSA SPP (ROSE)
COLEONEMA PULCHRUM 'SUNSET GOLD' (GOLDEN BREATH OF HEAVEN)	LONICERA J. HALLIANA (HALLS HONEYSUCKLE)	THUJA ORIENTALIS CVS (ARBORVITAE)
COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)	LONICERA NITIDA (HONEYSUCKLE)	SPIRAEA SPP (SPIRAEA)
CORREA PULCHELLA (AUSTRALIAN FUCHSIA)	LOROPETALUM CHINENSE CVS (FRINGE FLOWER)	VIBURNUM TINUS (LAURESTINUS)
COTINUS COGGYGRIA (SMOKE TREE)	MAHONIA SPP (OREGON GRAPE)	XYLOSMA CONGESTUM (DENSE LOGWOOD)

DESIGN GUIDELINES:

1. USE SCREEN SHRUBS TO SERVE AS A VISUAL AND PHYSICAL SCREEN AND/OR WINDBREAK. 5-8' O.C.
2. USE MEDIUM SHRUBS AS TREE UNDERSTORY MASS, BORDER BACKGROUND, OR INFORMAL HEDGE MASS. SPACING 3-5' O.C. DO NOT OVERPLANT
3. USE LOW SHRUBS FOR FOUNDATION, OR BULKY GROUND COVER USE. TRIANGULAR SPACE 3 TO 5' O.C.
4. IRRIGATION WITH 6" OR 12" POP-UP SPRAY HEADS
5. MAINTAIN PER INDUSTRY PRACTICE TO OPTIMIZE APPEARANCE, HEALTH AND WATER USE. SIZES TO BE 5 GALLON.

CITY OF TRACY

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PLANTING DESIGN GUIDELINES

Ground Cover, Perennials & Vines

THE PLANT MATERIAL SHOWN ARE SELECTED SPECIES. IT IS NOT THE INTENT TO LIMIT THE DESIGNER/ARCHITECT FROM SELECTING OTHER SPECIES. HOWEVER, PLANTS SELECTED OUTSIDE THIS LIST MUST BE HARDY IN SUNSET ZONE 14 & GROW IN THE SOIL TYPE PRESENT AT THE SPECIFIC SITE.

BOTANICAL NAME (COMMON NAME)

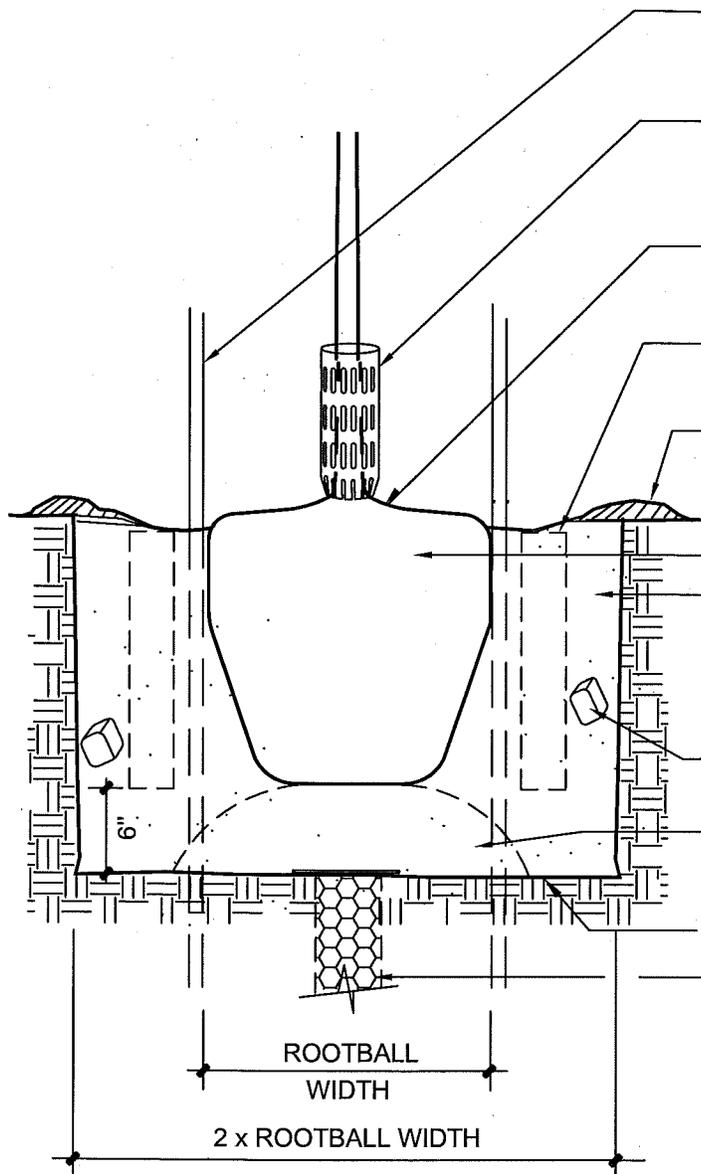
AGAPANTHUS SPP (LILY OF THE NILE)	HEMEROCALLIS CVS EVERGREEN (DAYLILY)	<u>VINES</u>
ARCTOSTAPHYLOS SPP (MANZANITA)	HEUCHERA SPP (CORAL BELLS)	CAMPISIS RADICANS (TRUMPET CREEPER)
ASPARAGUS SETACEUS (ASPARAGUS FERN)	HYPERICUM CORIS (ST. JOHNSWORT)	CLEMATIS ARMANDII (EVERGREEN CLEMATIS)
ASPARAGUS DENSIFLORUS 'MYERS' (MYERS FERN)	KNIPHOFIA UVARIA (RED HOT POKER)	CLYTOSTOMA CALLISTEGIOIDES (LAVENDER TRUMPET VINE)
AURINIA SAXATILIS (BASKET OF GOLD)	LANTANA SPP (LANTANA)	EUONYMUS FORTUNEI 'COLORATA' (PURPLE WINTER CREEPER)
BACCHARIS PILULARIS (COYOTE BRUSH)	MAHONIA REPENS (CREEPING BARBERRY)	FICUS REPENS (CREEPING FIG)
CAMPANULA SPP (BELLFLOWER)	NEPETA X FAASSENII (CATMINT)	MACFADYENA UNGUIS-CATI (CAT'S CLAW)
CHONDROPETALUM TECTORUM (CAPE RUSH)	OENOTHERA BERLANDIERII (EVENING PRIMROSE)	PARTHENOCISSUS TRICUSPIDATA (BOSTON IVY)
CONVOLVULUS MAURITANICUS (MORNING GLORY)	OSTEOSPERMUM FRUTICOSUM (AFRICAN DAISY)	PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER)
COPROSMA KIRKII 'VARIEGATA' (MIRROR SHRUB)	PELARGONIUM HORTORUM (GARDEN GERANIUM)	
COTONEASTER CVS (COTONEASTER)	PELARGONIUM PELTATUM (IVY GERANIUM)	
DELOSPERMA COOPERI (ICEPLANT)	PACHYSANDRA TERMINALIS (JAPANESE SPURGE)	
DROSANTHEMUM FLORIBUNDUM (ICEPLANT)	PENSTEMON HYBRIDS (BEARDTONGUE)	
EUONYMUS FORTUNEI CVS (WINTERCREEPER)	PENNISETUM ORIENTALE (DWARF FOUNTAIN GRASS)	
EUONYMUS FORTUNEI 'COLORATA' (WINTER CREEPER)	PHORMIUM SPP (NEW ZEALAND FLAX)	
EUONYMUS FORTUNEI 'RADICANS' (WINTER CREEPER)	ROSA FLORAL CARPETS (GROUND COVER ROSES)	
FESTUCA OVINA GLAUCA (BLUE FESCUE GRASS)	ROSMARINUS SPP (ROSEMARY)	
FRAGARIA CHILOENSIS (ORNAMENTAL STRAWBERRY)	SALVIA SPP (SAGES)	
GAURA LINDHEIMERI (GAURA)	STACHYS BYZANTINA (LAMBS EARS)	
GAZANIA SPP (GAZANIA SPP)	VERBENA SPP (VERBENA)	
HELIANTHEMUM NUMMULARIUM (SUNROSE)	VINCA MINOR (PERIWINKLE)	

DESIGN GUIDELINES:

1. PLANT PERENNIALS IN MASSES OF ONE SPECIES AS DELINIATED ON GUIDELINES
2. IRRIGATION WITH 6" OR 12" POP-UP SPRAY HEADS
3. PLANT FROM ONE GALLON CANS, SPACE TO ALLOW FOR COVERAGE IN TWO YEARS.
4. MAINTAIN PER INDUSTRY PRACTICE TO OPTIMIZE APPEARANCE, HEALTH AND WATER USAGE.

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- TREES: STAKE PER D 7.4 FOR STANDARD FORM, D 7.3 FOR MULTI AND LOW-BRANCHING
- ARBORGARD+, AG 9-4 BY DEEP ROOT OR EQUAL. FOR TREES IN LAWN AREAS
- SET ROOT CROWN 1" ABOVE SURROUNDING FINISH GRADE
- TWO IRRIGATION BUBBLERS PER D 8.11
- TEMPORARY EARTH BERM THROUGH END OF MAINTENANCE PERIOD WHERE BUBBLERS OR DRIP USED
- TREE ROOTBALL
- BACKFILL: ORGANIC AMENDMENT IF REQUIRED IN SOILS REPORT: FERTILIZER PER SOILS REPORT. INSTALL BACKFILL IN 6" LIFTS, WATER TO SETTLE.
- FERTILIZER PLANTING PACKETS PER SPECIFICATIONS
- SET ROOTBALL ON MOUND OF NATIVE BACKFILL COMPACTED TO 85%
- SCARIFY ROOTBALL AND PIT SIDES
- FOR ALL TREES, INSTALL A ROCK SUMP 12" DIAMETER. DRILL 2'-6" DEEP BELOW BOTTOM OF PLANTER HOLE. FILL WITH GRAVEL, COVER WITH FILTER FABRIC.

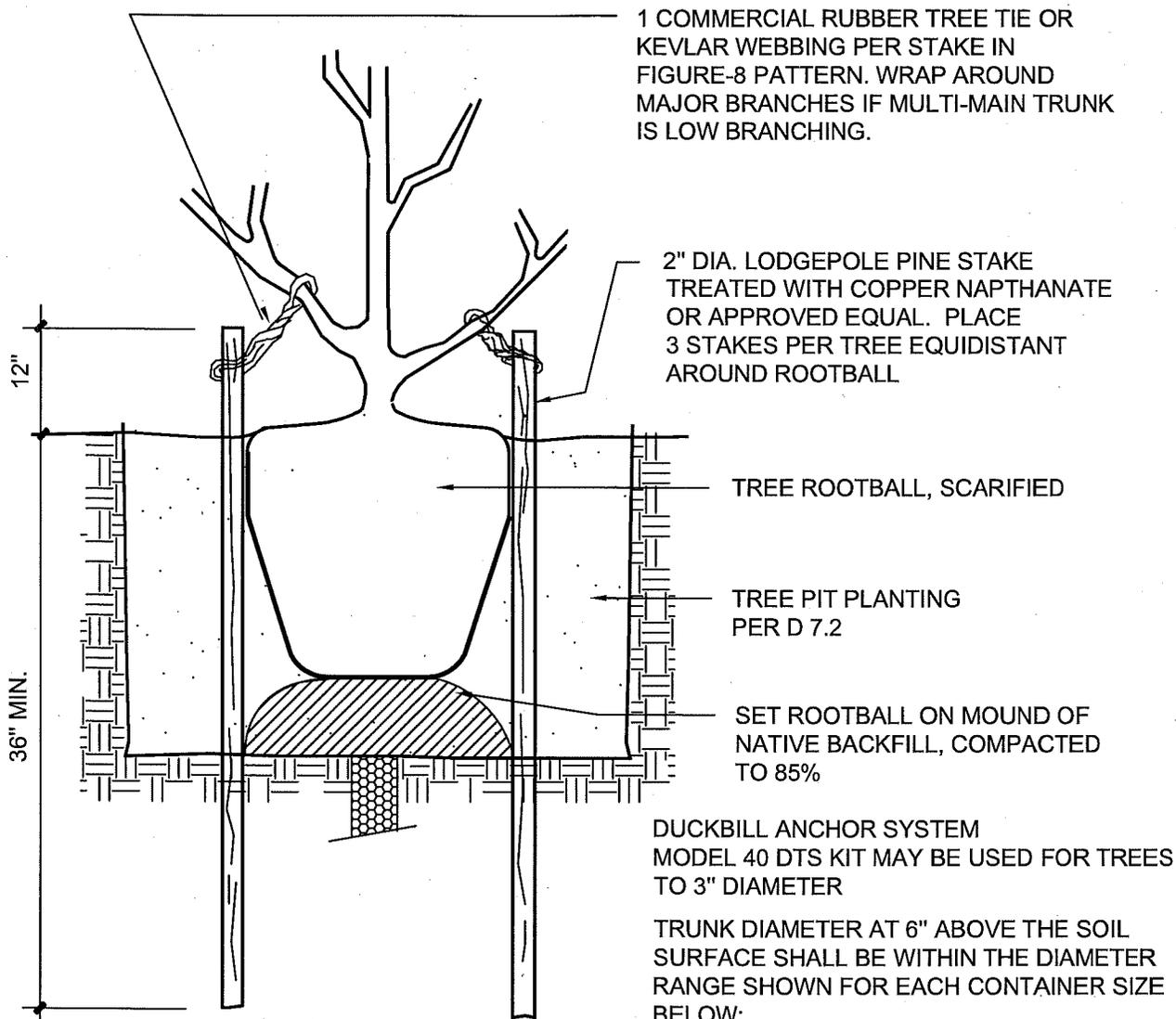
NOTE:

1. WHERE CONSTRUCTION COMPACTION HAS OCCURRED, RIP OR SCARIFY TOP 18" OF SUBGRADE IN A 10' DIAMETER CIRCLE MINIMUM AT EACH TREE LOCATION.

SECTION
N.T.S.

CITY OF TRACY

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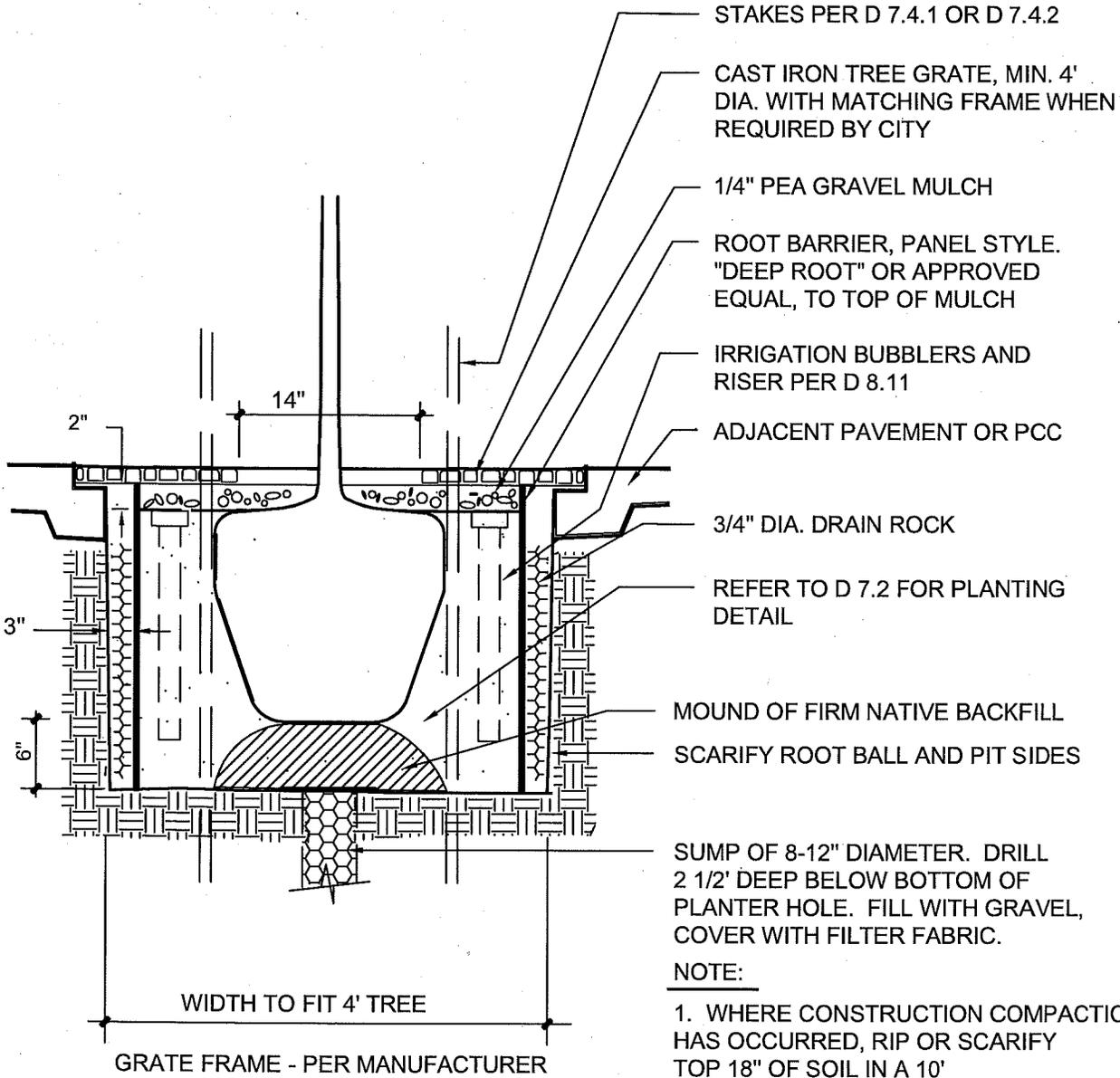


SECTION
N.T.S.

CONTAINER SIZE	TRUNK DIAMETER
5 GALLON	0.5" TO 0.75"
15 GALLON	0.75" TO 1.5"
24" BOX	1.5" TO 2.5"
36" BOX	2.5" TO 4"

CITY OF TRACY

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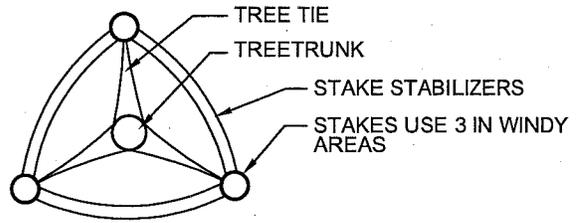
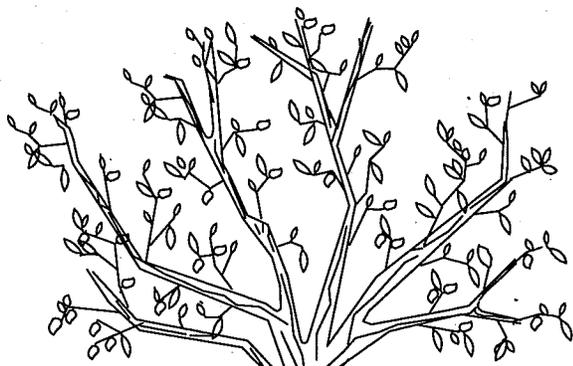


SECTION
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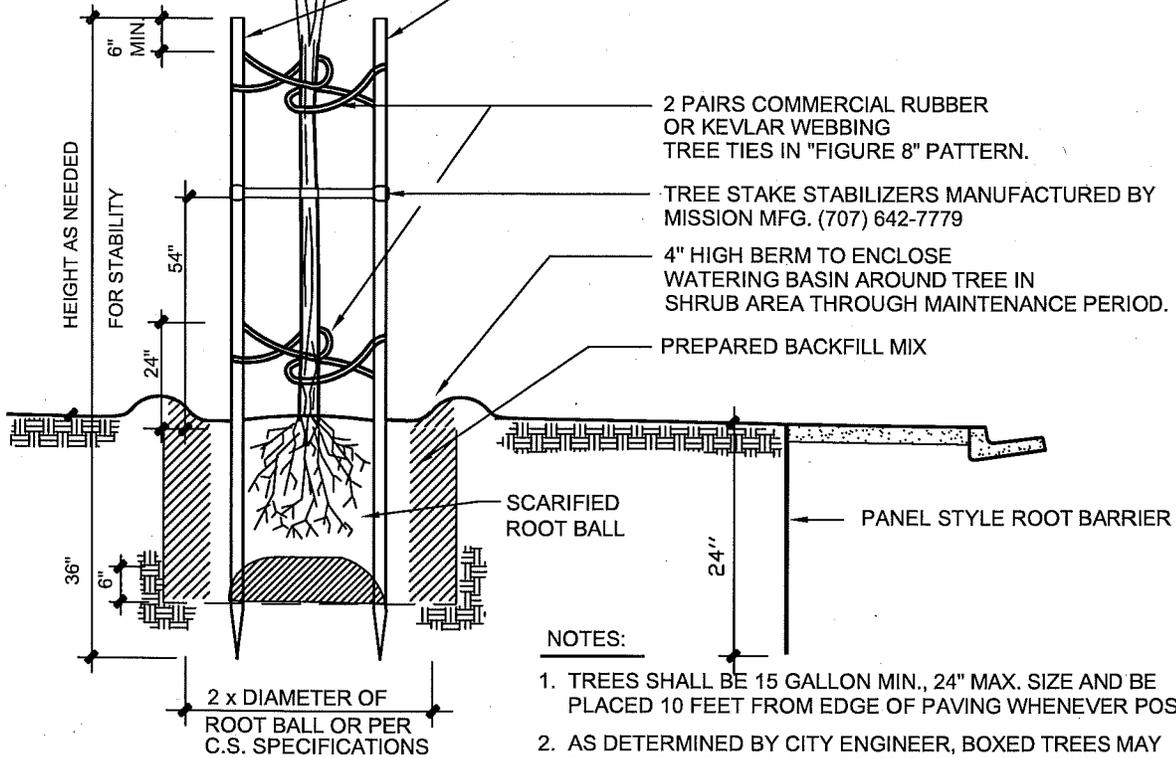
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**PLANTING
Tree Well**



2 - 2" LODGEPOLE PINE POLES
TREATED WITH COPPER NAPHTHANATE OR EQUAL.
ALIGN STAKES WITH N.E. / S.W. SIDE OF TREE



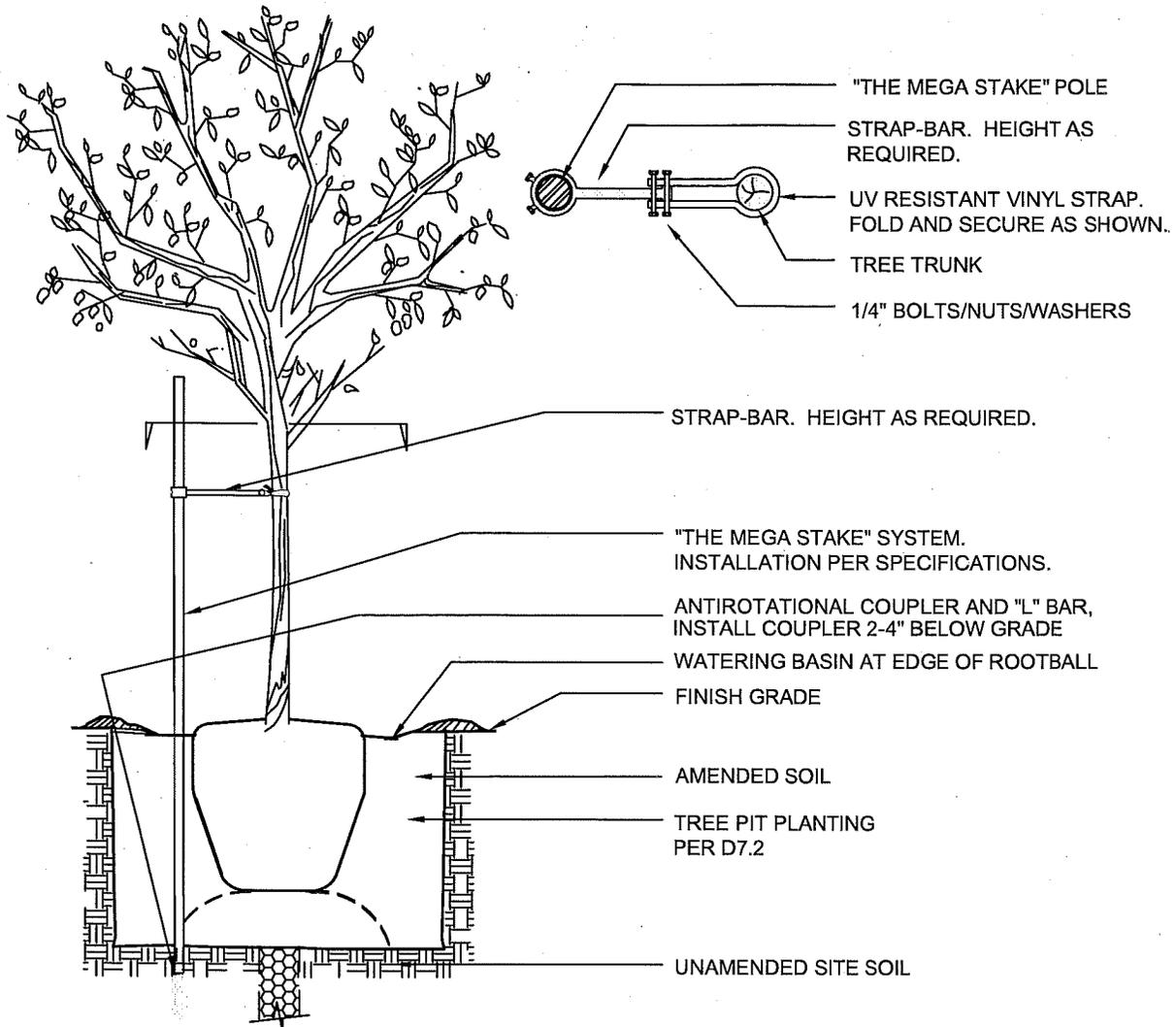
PLANT TREE AND
INSTALL SUMPS PER D7.2

NOTES:

1. TREES SHALL BE 15 GALLON MIN., 24" MAX. SIZE AND BE PLACED 10 FEET FROM EDGE OF PAVING WHENEVER POSSIBLE.
2. AS DETERMINED BY CITY ENGINEER, BOXED TREES MAY REQUIRE 3 STAKES, 3 PAIRS TIES, 3 LARGE STAKE STABILIZERS IN WINDY AREAS. LIKEWISE, 15 GAL. TREES MAY REQUIRE 3 STAKES, 3 PAIRS TIES, AND 3 STD. STAKE STABILIZERS
3. AS DETERMINED BY CITY ENGINEER, ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10 FEET OR LESS FROM EXISTING OR FUTURE SIDEWALK OR CURB. DEEP ROOT UB-24-2 OR EQUAL MAY BE USED. LENGTH OF BARRIER = 8' CENTERED ON TREE.
4. TREES SHALL BE PROVIDED W/ AUTOMATIC IRRIGATION SYSTEMS (INDIVIDUAL BUBBLERS WITH WATERING BASIN).
5. ROOT BARRIERS SHALL NOT BE CUT.
6. REFER TO D7.2 FOR PLANTING DETAIL.

CITY OF TRACY

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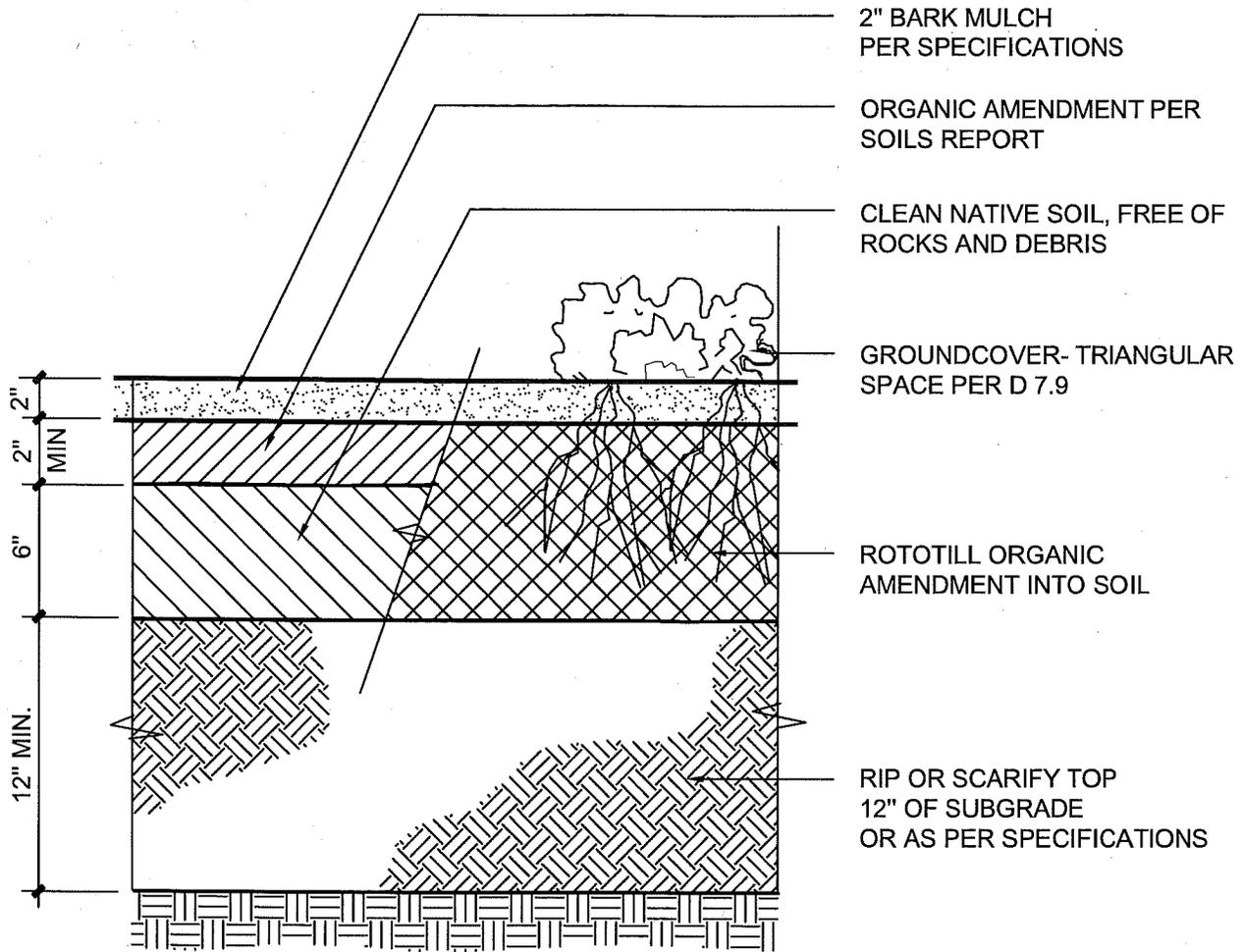
NOTES:

1. USAGE SHALL BE FOR TREES WITH A MINIMUM CALIPER OF 1 1/4" OR IN SPECIAL USE AREAS AS DESIGNATED BY CITY.
2. AS DETERMINED BY CITY ENGINEER, ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10 FEET OR LESS FROM EXISTING OR FUTURE SIDEWALK OR CURB. DO NOT CUT ROOT BARRIERS DEEP ROOT UB-24-2 OR EQUAL MAY BE USED. LENGTH OF BARRIER = 8' CENTERED ON TREE.
3. TREES SHALL BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEMS REFER TO D 8.11.
4. TREE STAKE TO BE LOCATED ON NORTH WEST SIDE OF TREE.
5. REDDY STAKE MEGA STAKE AVAILABLE THROUGH J.R. PARTNERS, TURLOCK, CA (888) 333-3090
6. REFER TO D 7.2 FOR ADDITIONAL PLANTING INFORMATION.

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**PLANTING
Reddy Stake System**



SECTION
N.T.S.

NOTE:

1. ORGANIC AMENDMENT SHALL BE NITROGEN-STABILIZED FIR OR REDWOOD BARK, MIN. DENSITY OF 300 LBS./CU. YD.
2. INCORPORATE FERTILIZER PER SOILS REPORT - SEE GENERAL GUIDELINES D 7.0.

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