TAYLOR MORRISON
SOMMERS BEND, PA22
TEMECULA, CA
TRACT MAP # 37341-14

LANDSCAPE DEVELOPMENT PLANS

VICINITY MAP

PROJECT SITE

NORTH
N.T.S.

LOCATION MAP

PROJECT SITE

NORTH
N.T.S.

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ADDITIONAL NOTES

NOTE:

REFER TO THE GEOTECHINICAL REPORT AND CIVIL ENGINEERING PLANS FOR FLATWORK REINFORCEMENT, SUB-BASE AND STRUCTURAL TIE RECOMMENDATIONS. ALL LANDSCAPE CONSTRUCTION DETAILS REFERENCE DESIGN INTENT, MATERIALS, COLOR AND FINISHES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS / SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

NOTE:

LANDSCAPING FOR THIS PROJECT SHALL BE DESIGNED TO COMPLY WITH AND BE IMPLEMENTED PER THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE AREA (SQ.FT.)
BACKYARD SLOPE: 17,485 SQ. FT.
HOA LANDSCAPE: 34,135 SQ.FT.

811 Know what's below. Call 811 before you dig.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
2. WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TEMECULA.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
4. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
6. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
7. LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
8. SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
   - A. PRE-CONSTRUCTION CONFERENCE
   - B. SELECTION AND TAGGING OF SPECIMEN TREES AND NURSERIES - LANDSCAPE CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT, ALLOW A MINIMUM OF 48 HOURS.
   - C. LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT
   - D. LAYOUT AND INSTALLATION OF IRRIGATION SYSTEM INCLUDING COVERAGE TEST
   - E. PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE
   - F. OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (FINAL)
   - G. FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL)

   NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
9. SITE OBSERVATION BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
10. THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OBSERVATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE; THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

NOTIFICATIONS

CLIENT
TAYLOR MORRISON
4695 MACARTHUR COURT, 8TH FLOOR
NEWPORT BEACH, CA 92660
PH. 959.341.1202
CONTACT: JARED ARONOWITZ
EMAIL: JARONOWITZ@TAYLORMORRISON.COM

LANDSCAPE ARCHITECT
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8 HUGHES, STE 150
IRVINE, CA 92618
PH. 949.238.4900
CONTACT: KEN PARK
EMAIL: KEN.PARK@BRIGHTVIEW.COM

CIVIL ENGINEER
ADAMS STREETER CIVIL ENGINEERS
16755 VON KARMAN AVE, STE 150
IRVINE, CA 92606
PH. 949.474.2330
CONTACT: NICK STREETER
EMAIL: NSTREETER@ADAMS-STREETER.COM

ARCHITECT
KTGY ARCHITECTURE + PLANNING
17911 VON KARMEN AVE., SUITE 200
IRVINE, CA 92614
PH.949.221.6227
CONTACT:TIEN-SHIN SHEN
EMAIL: TSHEN@KTGY.COM

SOILS ENGINEER
NMG GEOTECHNICAL, INC.
17991 FITCH
IRVINE, CA 92614
PH. 949.442.2442
CONTACT: BILL GOODMAN
EMAIL: WGOODMAN@NMGGEOTECH.COM

APPROVALS

PLAN CHECK #

PLANNING DEPARTMENT
CITY OF TEMECULA, CA

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

BUILDING & SAFETY DEPARTMENT
CITY OF TEMECULA, CA

ACCEPTED (PRINT NAME) | SIGNATURE | DATE

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.
APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
7/20/2020

UTILITIES [CONTRACTOR TO NOTIFY THE FOLLOWING AGENCIES OR UTILITIES 48 HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.]

ELECTRICAL COMPANY	SOUTHERN CALIFORNIA EDISON	800.684.8123
GAS COMPANY	SOUTHERN CALIFORNIA GAS COMPANY	800.427.2200
WATER DISTRICT	EASTERN MUNICIPAL WATER DISTRICT	951.296.6900
PHONE	SOUTHERN CALIFORNIA TELEPHONE COMPANY	800.840.6673

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT * STATE OF CALIFORNIA * DOUGLAS L. HOON 2000 — Renewal 08/31/2020 7/8/2020

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PLAN REVISION DESCRIPTION

△	
△	
△	
△	
△	

811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L0.000 FOR A COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
TITLE SHEET

SHEET NUMBER
L0.000

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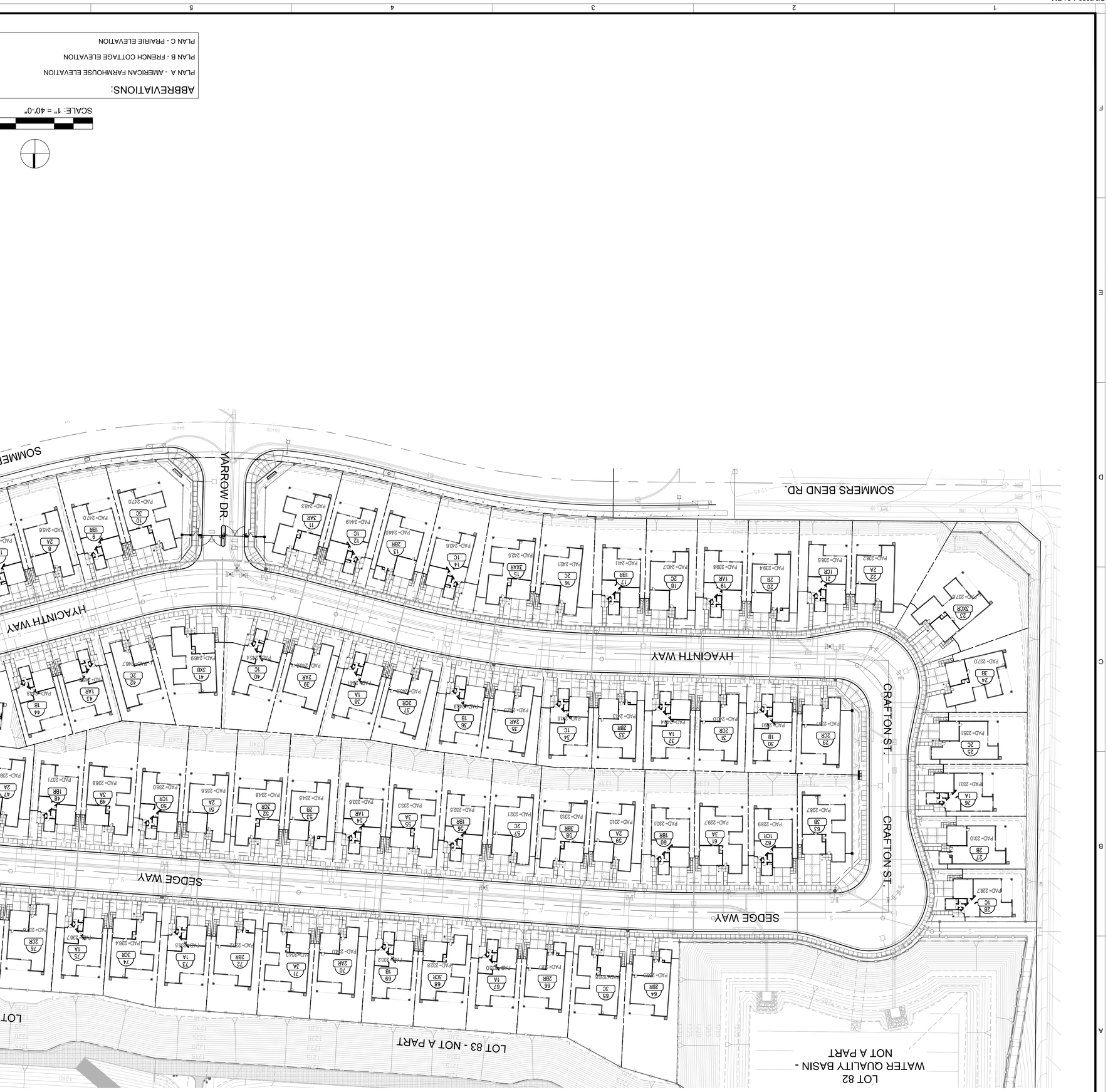
PRINT DATE: 07-08-20

C:\USERS\MZEPEDA\DESKTOP\1730722 - SOMMERS BEND\02-SHEETS\02_PROD_PA_22_23A_24\03-WD\PA22\1730761-L0.000 COVER (WD-22).DWG

7/7/2020 11:06 PM

APN #: 964-640-009, PA20-0328



SCALE: 1" = 40'-0"

ABBREVIATIONS:

PLAN A - AMERICAN FARMHOUSE ELEVATION

PLAN B - FRENCH COTTAGE ELEVATION

PLAN C - PRAIRIE ELEVATION

C:\USERS\MZEPEDA\DESKTOP\1730772 - SOMMERS BEND\02-SHEETS\02_PROD_PA_22_23A_24\03-WD\PA22\1730761-L0.001 KEY MAP (WD-22).DWG

1800 PCS SCREEN PERFORMANCE - MPR, BUBBLER AND STRIP SERIES NOZZLES

		PCS-010 1		PCS-020 2		PCS-030 3		PCS-040 4		PCS-060 6		PCS-090 9		PCS-125 1.25		PCS-175 1.75		PCS-260 2.6		PCS-370 3.7	
	GPM:	0.02 (0.01)		0.05 (0.01)		0.07 (0.02)		0.09 (0.03)		0.14 (0.04)		0.20 (0.06)		0.28 (0.08)		0.40 (0.11)		0.59 (0.16)		0.84 (0.23)	
	M/H (L/S)	PURPLE		BROWN		SILVER		ORANGE		BLACK		WHITE		GREEN		YELLOW		BLUE		RED	
	COLOR: DISTANCE	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS
MPR	5Q	5'	(1.5)																		
	5T	5'	(1.5)																		
	5H	4'	(1.2)	5'	(1.5)																
	5F					5'	(1.5)														
	8Q	4'	(1.2)	8'	(2.4)	9'	(2'7)														
	8T			6'	(1.8)	7'	(2,1)	8'	(2,4)												
	8H			5'	(1.5)	7'	(2,1)	8'	(2,4)												
	8F					4'	(1,2)	3'	(0,9)	8'	(2,4)										
	10Q	2'	(0.6)	6'	(1,8)	8'	(2,4)	10'	(3,1)												
	10T			4'	(1,2)	9'	(2,7)	10'	(3,1)												
	10H			3'	(0,9)	6'	(1,8)	8'	(2,4)	10'	(3,1)										
	10F							1'	(0,3)	4'	(1,2)	8'	(2,4)	10'	(3,1)						
	12Q			3'	(0,9)	8'	(2,4)	11'	(3,4)	12'	(3,7)										
	12T			2'	(0,6)	6'	(1,8)	10'	(3,1)	11'	(3,4)	12'	(3,7)								
	12H					4'	(1,2)	8'	(1,8)	10'	(3,1)	12'	(3,7)	14'	(4,3)						
	12TT					2'	(0,6)	4'	(1,2)	6'	(1,8)	9'	(2,7)	12'	(3,7)						
	12TQ					2'	(0,6)	3'	(0,9)	6'	(1,8)	8'	(2,4)	10'	(3,1)	12'	(3,7)				
	15F							2'	(0,6)	5'	(1,5)	7'	(2,1)	8'	(2,4)	12'	(3,7)				
	15Q			3'	(0,9)	5'	(1,5)	9'	(2,7)	12'	(3,7)	15'	(4,6)								
	15T					5'	(1,5)	7'	(2,1)	12'	(3,7)	14'	(4,3)	15'	(4,6)						
	15H					3'	(0,9)	4'	(1,2)	7'	(2,1)	11'	(3,4)	15'	(4,6)	17'	(5,2)				
	15TT					1'	(0,3)	2'	(0,6)	4'	(1,2)	8'	(2,4)	10'	(3,1)	13'	(4,0)	15'	(4,6)		
	15TQ											6'	(1,8)	8'	(2,4)	14'	(4,3)	15'	(4,6)		
	15F											4'	(1,2)	6'	(1,8)	10'	(3,1)	12'	(3,7)	15'	(4,6)
	16Q-SLA	1'	(0,3)	2'	(0,6)	8'	(2,4)	11'	(3,4)	16'	(4,9)	18'	(5,5)								
	16H-SLA			0.5'	(0,2)	1'	(0,3)	4'	(1,2)	9'	(2,7)	12'	(3,7)	16'	(4,9)	20'	(6,1)				
	16F-SLA							0.5'	(0,2)	2'	(0,6)	3'	(0,9)	6'	(1,8)	12'	(3,7)	16'	(4,9)		
	22Q-SS			2'	(0,6)	7'	(2,1)	12'	(3,7)	20'	(6,1)	22'	(6,7)								
	22H-SS					2'	(0,6)	4'	(1,2)	8'	(2,4)	14'	(4,3)	22'	(6,7)	25'	(7,7)				
	22F-SS									2'	(0,6)	5'	(1,5)	7'	(2,1)	18'	(5,5)	22'	(6,7)		
BUBBLER	5Q-B			2'	(0,6)	4'	(1,2)	5'	(1,5)												
	5H-B					1'	(0,3)	2'	(0,6)	5'	(1,5)										
	5F-B							1'	(0,3)	2'	(0,6)	3'	(0,9)	5'	(1,5)						
STRIP	5CST-B			1'	(0,3)	3'	(0,9)	5'	(1,5)												
	15SQ											4'x4'	(1,2x1,2)	7'x7'	(2'1x2,1)	11'x11'	(3,4x3,4)	15'x15'	(4,6x4,6)	16'x16'	(4,9x4,9)
	9SST											9'x9'	(2,7x2,7)	9'x11'	(2,7x2,7)	9'x13'	(2,7x4,3)	9'x14'	(2,7x4,3)		
	15CST							4'x6'	(1,2x1,8)	4'x12'	(1,2x3,7)	4'x15'	(1,2x4,6)	4'x17'	(1,2x5,2)	4'x18'	(1,2x5,5)				
	15SST							4'x5'	(1,2x2,1)	4'x10'	(1,2x3,1)	4'x15'	(1,2x4,6)	4'x16'	(1,2x4,9)						
	9EST					4'x12'	(1,2x4,6)	4'x15'	(1,2x4,6)	4'x21'	(1,2x6,4)										

BOLD TYPE INDICATES RECOMMENDED NOZZLE/SCREEN COMBINATION TO ACHIEVE CATALOG PERFORMANCE AT 30 PSI. NOTE: SCREENS WERE TESTED AT 50 PSI FOR 10 MINUTES PRIOR TO TAKING DISTANCE MEASUREMENTS.
DISTANCES MAY VARY SLIGHTLY WITH HIGHER PRESSURES AND LONGER RUN TIMES.

1800 PCS SCREEN PERFORMANCE - U-SERIES AND VAN NOZZLES

		PCS-010 1		PCS-020 2		PCS-030 3		PCS-040 4		PCS-060 6		PCS-090 9		PCS-125 1.25		PCS-175 1.75		PCS-260 2.6		PCS-370 3.7	
	GPM:	0.02 (0.01)		0.05 (0.01)		0.07 (0.02)		0.09 (0.03)		0.14 (0.04)		0.20 (0.06)		0.28 (0.08)		0.40 (0.11)		0.59 (0.16)		0.84 (0.23)	
	M/H (L/S)	PURPLE		BROWN		SILVER		ORANGE		BLACK		WHITE		GREEN		YELLOW		BLUE		RED	
	COLOR: DISTANCE	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS	FEET	METERS
U-SERIES	U-12Q			2'	(0,6)	7'	(2,1)	12'	(3,7)												
	U-12T					6'	(1,8)	9'	(2,4)	12'	(3,7)										
	U-12H					3'	(0,9)	4'	(1,2)	7'	(2,1)	11'	(3,4)	12'	(3,7)						
	U-12TT									5'	(1,8)	9'	(2,7)	11'	(3,4)	12'	(3,7)				
	U-12TQ									5'	(1,5)	8'	(2,4)	12'	(3,7)						
	U-12F							3'	(0,9)	6'	(1,8)	8'	(2,4)	9'	(2,7)	11'	(3,4)	12'	(3,7)		
	U-15Q			2'	(0,6)	6'	(1,8)	11'	(3,4)	15'	(4,6)										
	U-15T									10'	(3,0)	13'	(4,0)	14'	(4,3)	15'	(4,6)				
	U-15H					2'	(0,6)	3'	(0,9)	5'	(1,5)	9'	(2,7)	12'	(3,7)	15'	(4,6)				
	U-15TT													11'	(3,4)	12'	(3,7)	13'	(4,0)	14'	(4,3)
	U-15TQ													9'	(2,7)	11'	(3,4)	13'	(4,0)	14'	(4,3)
	U-15F									4'	(1,2)	6'	(1,8)	7'	(2,1)	10'	(3,1)	13'	(4,0)	15'	(4,6)
VAN	4(90°)			1'	(0,3)	3'	(0,9)	4'	(1,2)												
	4(180°)			1'	(0,3)	3'	(0,9)	4'	(1,2)	4'	(1,2)										
	4(270°)			1'	(0,3)	2'	(0,6)	4'	(1,2)	4'	(1,2)										
	4(330°)			1'	(0,3)	2'	(0,6)	4'	(1,2)	4'	(1,2)										
	6(90°)			1'	(0,3)	3'	(0,9)	5'	(1,8)												
	6(180°)					2'	(0,6)	4'	(1,2)	6'	(1,8)										
	6(270°)					0.5'	(0,2)	3'	(0,9)	5'	(1,5)	6'	(1,8)								
	6(330°)					0.5'	(0,2)	1'	(0,3)	3'	(0,9)	6'	(1,8)								
	8(90°)					1'	(0,3)	3'	(0,9)	6'	(2,4)										
	8(180°)					0.5'	(0,2)	2'	(0,6)	4'	(1,2)	8'	(2,4)								
	8(270°)							0.5'	(0,2)	3'	(0,9)	5'	(1,5)	8'	(2,4)						
	8(330°)							0.5'	(0,2)	3'	(0,9)	5'	(1,5)	8'	(2,4)						
	10(90°)					3'	(0,9)	5'	(1,5)	10'	(3,1)										
	10(180°)							1'	(0,3)	5'	(1,5)	7'	(2,1)	10'	(3,1)						
	10(270°)							1'	(0,3)	4'	(1,2)	6'	(1,8)	9'	(2,7)	10'	(3,1)				
	10(330°)					0.5'	(0,2)	1'	(0,3)	4'	(1,2)	6'	(1,8)	8'	(2,4)	10'	(3,1)				
	12(90°)			3'	(0,9)	8'	(2,4)	10'	(3,1)	12'	(3,7)										
	12(180°)					1'	(0,3)	2'	(0,6)	5'	(1,5)	8'	(2,4)	12'	(3,7)						
	12(270°)					0.5'	(0,2)	1'	(0,3)	3'	(0,9)	6'	(1,8)	8'	(2,4)	12'	(3,7)				
	12(330°)							1'	(0,3)	3'	(0,9)	5'	(1,5)	7'	(2,1)	12'	(3,7)				
	15(90°)					2'	(0,6)	5'	(1,5)	11'	(3,4)	15'	(4,6)								
	15(180°)					1'	(0,3)	3'	(0,9)	6'	(1,8)	9'	(2,7)	12'	(3,7)	15'	(4,6)				
	15(270°)											6'	(1,8)	8'	(2,4)	15'	(4,6)				
	15(330°)													8'	(2,4)	12'	(3,7)	14'	(4,3)	15'	(4,6)
	18(90°)					0.5'	(0,2)	2'	(0,6)	6'	(1,8)	12'	(3,7)	17'	(5,2)	18'	(5,5)				
	18(180°)							1'	(0,3)	3'	(0,9)	5'	(1,5)	9'	(2,7)	16'	(4,9)	18'	(5,5)		
	18(270°)							0.5'	(0,2)	1'	(0,3)	3'	(0,9)	5'	(1,5)	11'	(3,4)	15'	(4,6)		

BOLD TYPE INDICATES RECOMMENDED NOZZLE/SCREEN COMBINATION TO ACHIEVE CATALOG PERFORMANCE AT 30 PSI. NOTE: SCREENS WERE TESTED AT 50 PSI FOR 10 MINUTES PRIOR TO TAKING DISTANCE MEASUREMENTS.
DISTANCES MAY VARY SLIGHTLY WITH HIGHER PRESSURES AND LONGER RUN TIMES.

CONTRACTORS DRIP IRRIGATION INSTALLATION NOTES:

1. THE CONTRACTOR INSTALLING THE IN-LINE DRIP IRRIGATION SHALL RECEIVE AN INSTALLATION TRAINING CERTIFICATE FROM THE IRRIGATION PRODUCT SUPPLIER WITHIN THE LAST YEAR.
2. DRIP HEADER SUPPLY LAYOUT - THE CONTRACTOR SHALL INSTALL THE DRIP IRRIGATION SYSTEM TUBING USING A DRIP SUPPLY HEADER (INSTALLED AT THE SOURCE, RCV, AND HIGHPOINT OF THE SYSTEM). ALL TUBING SHALL CONNECT TO A DRIP SUPPLY HEADER. IF NECESSARY, INSTALL A BRANCH/SUB SUPPLY HEADER ON THE UPHILL SIDE OF THE SYSTEM TO CONNECT ALL DRIP SUPPLY TUBING. (REFER TO THE IRRIGATION LEGEND AND DETAIL FOR THE SUPPLY HEADER MATERIALS.)
3. DRIP HEADER DRAIN LAYOUT - THE CONTRACTOR SHALL CONNECT THE LOW END OF ALL IN-LINE DRIP TUBING WITH DRIP DRAIN HEADER. IF NECESSARY, INSTALL A DRAIN/SUB DRAIN HEADER ON THE DOWNHILL SIDE OF THE SYSTEM TO CONNECT ALL LOW DRAINING DRIP SUPPLY TUBING. (REFER TO THE IRRIGATION LEGEND AND DETAIL FOR THE SUPPLY HEADER MATERIALS).
4. INDICATOR HEAD - INSTALL A SYSTEM INDICATOR HEAD ON EVERY SYSTEM AT THE HIGH POINT OF THE SYSTEM, AS SPECIFIED ON THE PLANS.
5. AIR RELEASE VALVE - PROVIDE AN AIR RELEASE VALVE AT THE HIGH POINT OF THE DRIP SYSTEM. SYSTEMS WITH INTERCONNECTED PLANTERS SHALL HAVE INDIVIDUAL AIR RELEASE VALVES AT THE HIGH POINT OF EVERY SYSTEM. DRIP LINES WITH BUILT IN CHECK VALVES DO NOT REQUIRE AIR RELEASE VALVES.
6. FLUSH VALVE - PROVIDE A FLUSH VALVE AT THE LOW POINT OF THE DRIP SYSTEM. SYSTEMS WITH INTERCONNECTED PLANTERS SHALL HAVE INDIVIDUAL FLUSH VALVES AT THE LOW POINT OF EVERY SYSTEM.

811 Know what's below. Call 811 before you dig.

WATER EFFICIENT LANDSCAPE ORDINANCE
NOTIFICATION OF COMPLIANCE
REQUIRED OF IRRIGATION CONTRACTORS

THE IRRIGATION CONTRACTOR IS REQUIRED TO FULLY COMPLY WITH THE IRRIGATION PLANS DURING INSTALLATION OF THE IRRIGATION SYSTEM. ALL FIELD CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/LANDSCAPE IRRIGATION AUDITOR. ANY WORK NOT INSTALLED IN STRICT CONFORMANCE WITH THE LANDSCAPE IRRIGATION AUDITORS REQUIREMENTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR AND OWNER SHALL REFER TO THE IRRIGATION NOTES SHEET FOR IRRIGATION CONTRACTOR'S WORK RESPONSIBILITIES AND THE LANDSCAPE ARCHITECT'S REQUIRED FIELD OBSERVATION SCHEDULE.

IRRIGATION EQUIPMENT LEGEND - DOMESTIC WATER / 2 WIRE SYSTEM

SYMBOL	MANUFACTURER AND MODEL	SHEETS	REFERENCES DETAILS L3.401	L3.402	L3.403	NOTES L3.401	L3.001
W	EXISTING WATER METER (PER REC CENTER PLAN) - PROVIDED BY CONTRACTOR. VERIFY SERVICE, PRESSURE AND LOCATION IN FIELD.		-	-	-	-	I. THRU IV.
E	EXISTING ELECTRIC SERVICE (PER REC CENTER PLAN) - PROVIDED BY CONTRACTOR. VERIFY SERVICE AND LOCATION IN FIELD PER ELECTRICAL ENGINEERING PLANS.		-	-	-	-	I. THRU IV.
	WATTS LF009LF REDUCED PRESSURE TYPE BACKFLOW DEVICE W/ (20 MESH) "Y" STRAINER (SIZE PER PLAN) - TEST COCK CLEAN OUT VALVE, INSTALL BACKFLOW ASSEMBLY IN STRONG BOX SMOOTH TOUCH STAINLESS STEEL LOW PROFILE ENCLOSURE STRONG BOX MODEL #SBBC-XXCR BACKFLOW ENCLOSURE COLD ROLLED STEEL. CONTRACTOR SHALL VERIFY SIZE TO PROPERLY FIT BACKFLOW ASSEMBLY.	C,D	-	-	-	I. THRU IV.
	WILKINS 510XL SERIES PRESSURE REGULATOR 75-125 PSI. (SIZE PER PLAN)	E	-	-	-	-	I. THRU IV.
	GRISWOLD 2160-L-RE SERIES 2" REMOTE CONTROL, NORMALLY OPEN "MASTER" VALVE. (SIZE PER PLAN)	F	-	-	-	-	I. THRU IV.
F	CST FLOW SENSORS SERIES FSI-T (SIZE PER PLAN). INSTALL AND CALIBRATE FLOW SENSOR PER FLOW SENSOR AND CONTROLLER MANUFACTURERS SPECIFICATIONS.	I	-	-	-	-	I. THRU IV.
	APOLLO 102T-K SERIES 2 1/2" TO 3" THREADED CROSS TOP GATE VALVES. (SIZE PER MAINLINE PER PLAN)	G	-	-	-	-	I. THRU IV.
	RAINBIRD SERIES 44LRC - 1" QUICK COUPLER WITH LOCKING VINYL COVER. INSTALL ON MAINLINE PER PLANS, DETAILS AND SPECIFICATIONS.		-	-	-	-	I. THRU IV.
AR	NETAFIM 65ARIB1-150 1" COMBINATION AIR AND VACUUM RELIEF VALVE. INSTALL PER PLAN AND MANUFACTURERS SPECIFICATIONS.	J	-	-	-	-	I. THRU IV.
	RAINBIRD 100-PESB SERIES REMOTE CONTROL VALVE W/ PRS-D (5GPM TO 200GPM) AS NOTED ON PLANS. SIZE VALVE PER PLAN. ★ FOR FLOWS BELOW 10 GPM, RAINBIRD RECOMMENDS THE FLOW CONTROL STEM BE TURNED DOWN TWO (2) FULL TURNS FROM THE FULLY OPEN POSITION.		-	J,K	-	-	I. THRU IV.
	RAINBIRD 100-PESB SERIES REMOTE CONTROL VALVE W/OUT PRS-D (0.25GPM TO 200GPM) AS NOTED ON PLANS. SIZE VALVE PER PLAN. ★ FOR FLOWS BELOW 10 GPM, RAINBIRD RECOMMENDS THE FLOW CONTROL STEM BE TURNED DOWN TWO (2) FULL TURNS FROM THE FULLY OPEN POSITION.	K	-	-	-	-	I. THRU IV.
	RAINBIRD ASVF REMOTE CONTROL VALVE. SIZE PER PLAN. (HOMEOWNER LOTS ONLY)		-	-	F, I	-	I. THRU IV.
	RAINBIRD XACZ-075-PRF REMOTE CONTROL VALVE WITH PR FILTER. SIZE PER PLAN. (HOMEOWNER LOTS ONLY)		-	-	D,H	-	I. THRU IV.
	AQUALINE BRASS ATMOSPHERIC VACUUM BREAKER - (MODEL #AVB-075-3/4"). INSTALL PER PLANS, DETAILS AND NOTES. SIZE PER PLAN. (HOMEOWNER LOTS ONLY)		-	-	E	-	I. THRU IV.
F	EZ FLOW FERTILIZER INJECTOR FX & HC SERIES IN RECTANGULAR VALVE BOX WITH SOLVENT WELD BALL COUPLING. INJECTOR AND VALVE BOX. (SIZE PER LEGEND) LOCATED ON INJECTOR DETAIL.	J	-	-	-	-	I. THRU IV.
	ZURN 600XL SERIES PRESSURE REGULATOR (SIZE PER PLAN) (HOMEOWNER LOTS ONLY)		-	-	-	B	I. THRU IV.
R	RAINBIRD RAIN SENSOR. LOCATE OPPOSITE OF CONTROLLER ON SIDEYARD WALL. INSTALL PER MANUF. SPECS.		-	-	-	-	I. THRU IV.
CONTROLLER ■□	RAINBIRD ESP-LXD-IQ IRRIGATION CONTROLLER (PER PLANS) IN A IMPERIAL TECHNICAL SERVICE STRONG BOX (TOP MOUNT CONTROLLER ENCLOSURE) ASSEMBLY WITH SURGE PROTECTION, GROUNDING ROD OR PLATE, FLOW SENSOR, RAIN SENSOR, REMOTE CONTROL RECEIVER CONNECTOR ASSEMBLY, EXTERNAL ANTENNA, 1 YEAR OF PRE-PAID DATA SUBSCRIPTION & (FLOW SENSOR - SIZE PER PLAN). *NOTE: 1. PROVIDE GROUNDING FOR 2 WIRE PATH PER MANUFACTURER SPECIFICATIONS. 2. CONTACT: IMPERIAL TECHNICAL SERVICES - CONTACT DARYL GREEN 949-584-7311 3. COORDINATE WITH ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE ELECTRIC CONDUIT FROM THE METER TO THE IRRIGATION CONTROLLER.	A,B	-	-	-	I. THRU IV.
CONTROLLER P-XX	RAIN BIRD ESP-TM2-4-120 WALL MOUNT IRRIGATION CONTROLLER WITH LINK WIFI LINK/WR248. INSTALL PER PLANS, DETAILS AND NOTES. SIZE PER PLAN. (HOMEOWNER LOTS ONLY, INDOOR MOUNTED IN GARAGE) CONTRACTOR SHALL USE PAIGE 16/6 AWG MULTI-STRAND VALVE WIRE OR APPROVED EQUAL.		-	-	-	A	I. THRU IV.
	INLINE SURGE PROTECTION - INSTALL LINE SURGE PROTECTION PER MANUFACTURERS SPECIFICATIONS AND AT EACH END OF EACH TWO WIRE BRANCH. REFER TO RAINBIRD ESP-LXD SURGE PROTECTION MANUAL.	L	-	-	-	-	I. THRU IV.
CV	UVR SPRING CHECK VALVES. INSTALL ON ALL (DOWNWARD FLOWING) LATERAL LINES AT EVERY 10' (TEN FOOT) ELEVATION CHANGE AS NEEDED TO AVOID WATER DRAINAGE FROM SYSTEM PIPES. SIZE PER LINE SIZE.		-	-	-	-	I. THRU IV.
SV	UVR SWING CHECK VALVES. INSTALL ON ALL (UPWARD FLOWING) LATERAL LINES AT EVERY 10' (TEN FOOT) ELEVATION CHANGE AS NEEDED TO AVOID WATER DRAINAGE FROM SYSTEM PIPES. SIZE PER LINE SIZE.		-	-	-	-	I. THRU IV.
	IRRIGATION WIRE PULL BOX - INSTALL TWO-WIRE WITHIN AN 1 1/2" SCH. 40 PVC ELECTRICAL CONDUIT AND PULL BOX AT AND AROUND POOL AND INTERIOR AREA. PULL BOXES AND CONDUIT FOR TWO WIRE SHALL ALSO BE INSTALLED AT EVERY STREET CROSSING, WALKS GREATER THAN 8'-0" AND ACCESS DRIVE 5'-0" OR WIDER, TYPICAL.		-	A	K	-	I. THRU IV.
	DOMESTIC WATER "PVC" IRRIGATION MAINLINE (BURY 24" BELOW FINISH GRADE), SCH 40 PVC 2" AND SMALLER, CLASS 315 PVC 2 1/2" AND LARGER. (SIZE PER PLAN)	C,D,E,F, G,I,J	A,J,K	A	-	-	I. THRU IV.
	SCH 40 PVC LATERAL LINE (BURY 12" BELOW FINISH GRADE) (SIZE PER PLAN)		-	A,C,D,E, H,I,J,K	A,B,C	-	I. THRU IV.
	PVC SLEEVES - USE SCHEDULE 40 PVC (FOR 2 1/2" AND SMALLER), CLASS 315 PVC (FOR 4" THROUGH 6"). MAINLINE, LATERAL LINE AND WIRE SLEEVES - BURY BELOW FINISH GRADE PER TRENCHING DETAIL	H	-	-	-	-	I. THRU IV.
TWO WIRE CABLE	PAIGE TWO-WIRE MAXI DECODER CABLE MODEL P7072-D 14/2 AWG. CABLE SLEEVES SHALL BE DIFFERENT IN COLOR FOR EVERY 25 VALVE STATIONS BETWEEN ALL CONTROLLERS.		-	-	K	-	
TWO WIRE GROUND	RAINBIRD TWO-WIRE CABLE SURGE PROTECTION AND GROUNDING (SEE DETAIL 'D', L3.402). INSTALL PER MANUFACTURERS SPECIFICATIONS.REFER TO RAIN BIRD ESP-LXD GROUNDING RECOMMENDATIONS MANUAL.						
PVC PIPE FITTINGS	SCH 40 FITTINGS - PVC PIPE FITTINGS SHALL BE SCH 40 MINIMUM						
NOT SHOWN	USE NDS PRO OR APPROVED EQUAL VALVE BOXES. CONTRACTOR TO USE STANDARD VALVE BOXES FOR SINGLE VALVES AND JUMBO BOXES FOR DRIP VALVE ASSEMBLIES. ★ ALL VALVE BOXES SHALL BE AS FOLLOWS: SHRUB AREA (BLACK) IN COLOR, TURF AREAS (GREEN), IN COLOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT IS MANDATORY FOR ANY IRRIGATION BOXES PROPOSED TO BE INSTALLED WITHIN ANY AREA OTHER THAN SHRUBS.						

IRRIGATION HEAD LEGEND - DOMESTIC WATER SYSTEMS

SYMBOL	MANUFACTURER AND MODEL	P.S.I.	RADIUS MAX. FEET	PRECIP. INCH / HR.	PATTERN & GPM F	H	Q	V	REMARKS	SHEET	REFERENCES DETAILS L3.401	L3.402	L3.403	NOTES L3.401	L3.001
	RAINBIRD RD04-S-P30-1401 W/ PA-80 PLASTIC ADAPTER SHRUB POP-UP	30	-	-	0.50	-	-	-	2 BUBBLERS PER TREE-8' AND ABOVE SLOPES ONLY		-	D	-	I. THRU IV.	-
	RAINBIRD RD04-S-P30-F-SQ-B SHRUB STANDARD	30	5	-	-	-	0.50	-	2 BUBBLERS PER TREE	NOTE 1,2,3	-	D	-	I. THRU IV.	
	RAINBIRD RD12-S-P45-F - (8'~13') R-VAN14, (13'~16') R-VAN18, (16'+) R-VAN24 - * FULL ARC USE: (8'~13') R-VAN14 (360), (13'~16') R-VAN18-360, (16'~21') R-VAN 24 (360)	45	23	0.71	3.48	1.68	0.84	2.52	R-VAN SERIES POP-UPS FOR BOTTOM OF SLOPE STANDARD FOR TOP OF SLOPE	NOTE 1,2	-	C	-	I. THRU IV.	-
	RAIN BIRD RD12-S-P45-NP-F - SHRUB POP-UP R-VAN-LCS (LEFT CORNER), R-VAN-SST (SIDE STRIP) AND R-VAN-RCS (RIGHT CORNER)	45	23	.73	-	1.83	.91	-	R-VAN STRIP SERIES	NOTE 1	-	C	-	I. THRU IV.	-
	RAIN BIRD PA-8S-PRS-P45 - SHRUB STANDARD R-VAN-LCS (LEFT CORNER), R-VAN-SST (SIDE STRIP) AND R-VAN-RCS (RIGHT CORNER)	45	23	.73	-	1.83	.91	-	R-VAN STRIP SERIES	NOTE 1	-	C	-	I. THRU IV.	-
NOTE 1	RAINBIRD PRE-ASSEMBLED SA SERIES SWING JOINTS SHALL BE USED ON IRRIGATION SPRAY AND ROTOR POP-UP HEADS. MODELS - SA 6050 1/2" x 6" FOR 4" & 6" POP-UPS, SA125050 1/2" x 12" FOR 12" POP-UPS / SA127575 FOR 1/2" x 12" FOR 3/4" INLET ROTORS														
NOTE 2	USE ANTI-DRAIN DEVICES ON IRRIGATION HEADS TO PREVENT LOW HEAD DRAINAGE PER FIELD CONDITION - KINGS BROTHERS UCV SERIES CHECK VALVE.														
NOTE 3	IN PLANTING AREAS LESS THAN 15' THE CONTRACTOR SHALL INSTALL PCS SCREENS PER THE RAINBIRD PCS LEGEND.														

IRRIGATION DRIP SYSTEM LEGEND - DOMESTIC WATER SYSTEMS

SYMBOL	MANUFACTURER AND MODEL	SHEET	REFERENCES DETAILS L3.401	L3.402	L3.403	NOTES L3.001
	FLUSH VALVE MODEL AP-FV-600. INSTALL PER DETAILS AND MANUFACTURER'S SPECS.		-	-	B	I. THRU IV.
	DRIP SYSTEM INDICATOR - INSTALL A RAINBIRD RD12-S-P30-F-4' VAN NOZZLE (CLOSED POSITION) PER DETAILS		-	-	C	I. THRU IV.
	DRIP SYSTEM SCH. 40 PVC SUPPLY AND FLUSH LINE (BURY 4" BELOW FINISH GRADE).		-	-	A,B,C	I. THRU IV.
HATCH	DRIP SYSTEM DRIPLINE - RAINBIRD XFS-CV-06-12. BURY DRIP TUBING 4" BELOW FINISH GRADE AT 12" O.C. FOR TURF AND INSTALL DRIP LINE ON GRADE @ 18" O.C. FOR SHRUB AREAS. PREPARE AND COVER DRIP SYSTEM TUBING AND COMPONENTS WITH MULCH PER PLANTING PLANS.		-	-	A	I. THRU IV.
	RAINBIRD XCZ-100-PRB-COM (1") CONTROL ZONE KITS (0.3 GPM TO 20 GPM MAX.) & XCZ-150-LCS (1 1/2") CONTROL ZONE KITS (15 GPM TO 62 GPM MAX.). SIZE PER PLAN.		-	-	J,K	-	I. THRU IV.
NOT SHOWN	RAINBIRD QF HEADER (3/4" & 1") MAY BE USED IN PLACE OF PVC LATERAL PIPE. UTILIZE RAINBIRD DRIP COMPRESSION FITTINGS FOR 5/8" TUBING.		-	-	C	I. THRU IV.

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL
APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL
scott.cooper
7/20/2020

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT * STATE OF CALIFORNIA * JOHN P. DIXON * No. 2009 * Exp. 6/30/2020 * 7/6/2020

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PLAN REVISION DESCRIPTION

811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON COVER SHEET FOR A COMPLETE LIST OF DRAWINGS

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION LEGEND

SHEET NUMBER
L3.000

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PRINT DATE: 07-08-20

WATER EFFICIENCY LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) 52.48 — PRODUCTION - POC 1A — Non-Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Area							
SHRUB - LOW (PA23)	0.2	DRIP	0.81	0.25	887	219	7,126
SHRUB - MED (PA23)	0.5	DRIP	0.81	0.62	5,704	3,521	114,564
SHRUB - LOW (PA22)	0.2	DRIP	0.81	0.25	14,179	3,501	113,914
SHRUB - MED (PA22)	0.5	DRIP	0.81	0.62	2,892	1,785	58,086
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
Regular Landscape Area Totals:					23,662	9,026	
Special Landscape Area							
				0	-	-	-
				0	-	-	-
				0	0	-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	**293,690**
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					23,662	**MAWA Total:**	**346,457**

[a] **Hydrozone # / Planting Description** E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] **Irrigation Method** overhead spray or drip

[c] **Irrigation Efficiency** 0.75 for spray, 0.81 for drip

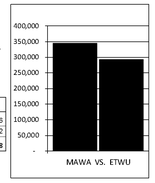
[d] **ETWU (Annual Gallons Required)** = Eto x where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

[e] **MAWA (Annual Gallons Allowed) =** (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45

ETAF Calculations

Regular Landscape Area		All Landscape Area (Including	
Total ETAF x Area	9,026	Total ETAF x Area	9,026
Total Area	23,662	Total Area	23,662
Average ETAF	**0.38**	**Sitewide ETAF**	**0.38**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



Reference Evapotranspiration (Eto) 52.48 — TYPICAL FRONT YARD - PLAN 1 — Residential

Hydrozone # / Planting descriptions	Plant Factor (PF)	Irrigation Method	Irrigation Efficency (IE)	ETAF (PF/IE)	Landscape Area (Sq.Ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Area							
SHRUB - LOW	0.3	DRIP	0.81	0.37	801	297	9,653
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
			1	0.00		-	-
Regular Landscape Area Totals:					801	297	
Special Landscape Area							
SP1				1	0	-	-
				1		-	-
				1		-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	**9,653**
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					801	**MAWA Total:**	**14,334**

[a] **Hydrozone # / Planting Description** E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] **Irrigation Method** overhead spray or drip

[c] **Irrigation Efficiency** 0.75 for spray, 0.81 for drip

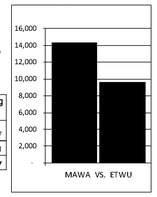
[d] **ETWU (Annual Gallons Required) =** Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

[e] **MAWA (Annual Gallons Allowed) =** (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 or residential areas and 0.45

ETAF Calculations

Regular Landscape Area		All Landscape Area (Including special landscape area)	
Total ETAF x Area	297	Total ETAF x Area	297
Total Area	801	Total Area	801
Average ETAF	**0.37**	**Sitewide ETAF**	**0.37**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



*RESIDENTIAL WATER EFFICIENT WORKSHEETS SHOW WORSE CASE FOR TYPICAL FRONT YARDS.

PRESSURE LOSS CALCULATIONS

Client :	TAYLOR MORRSON	**H.G.L :**	1469 ft		
Project Name :	SOMMERS BEND - PA22	**POC # :**	1A		
Job # :	1730761	**Elevation :**	1247 ft	**Static :**	96 psi
Date :	07/01/20	**GPM :**	70	**75% :**	72 psi

Valve #	1A-(xx)*
G.P.M	70

Equipment	Size	PSI Loss
Service	2 in	1.0
Water Meter	1 1/2 in	9.8
Backflow	0 in	0.0
Basket Strainer	2 in	1.0
Master Valve	2 in	2.3
Flow Sensor	1 1/2 in	0.0
R.C.V	1 1/2 in	4.5
Lateral Line	VARES	4.0
Elev. of Highest Head	1247 ft	0.0
Operating Pressure		45.0
Mainline (PVC - 3")	4521 ft	24.7
Miscellaneous	10%	6.8
Total Loss		99.0
% of Static		103%
Deficit		-3 psi
Pump		YES

*CALCULATED FLOW OF 70 GPM ACCOUNTS FOR AN AVERAGE OF (3) VALVES OPERATING SIMULTANEOUSLY.

IRRIGATION SCHEDULE

Project : SOMMERS BEND - PA 22
Job # : 1730761
Cont. # : 1A
W. M. # : 1A
Soil Type : SANDY LOAM
Int. Rate : 0.45 in/hr
Date : 7/1/2020
Prepared By : BVDG

ESTABLISHMENT

Evapotranspiration Rate

Month	Jan-Feb	Mar-Apr	May-Jun	Jul-Aug	Sep-Oct	Nov-Dec
Weekly E.T (inch)	0.60	0.98	1.33	1.44	1.15	0.52

Crop Coefficient

Turf	0.80	0.80	0.90	1.00	1.00	0.80
Shrubs	0.50	0.50	0.50	0.50	0.50	0.50

Cycles per Week

Turf	2	3	4	5	4	2
Shrubs	1	2	3	3	2	1

Zone	Head Types	Plant Types	PR in/hr	Irrigation Eff.	Jan-Feb (minutes)	Mar-Apr (minutes)	May-Jun (minutes)	Jul-Aug (minutes)	Sep-Oct (minutes)	Nov-Dec (minutes)
1A-01	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-02	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-03	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-04	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-05	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-06	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-07	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-08	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-09	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-10	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-11	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-12	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-13	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-14	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-15	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-16	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-17	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-18	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-19	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-20	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-21	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-22	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-23	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-24	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-25	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-26	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-27	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-28	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-29	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-30	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-31	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-32	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-33	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-34	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-35	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-36	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-37	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-38	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-39	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-40	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-41	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-42	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-43	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-44	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-45	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-46	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-47	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-48	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-49	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-50	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-51	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-52	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-53	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-54	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-55	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-56	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-57	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8
1A-58	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
1A-59	BUBBLER	TREE	2.45	0.8	9	7	7	7	9	8

ZONES SERVICING PA22 ONLY

NOTE:
FOR VALVE STATIONS 1A-01 THROUGH 1A-17, SEE PA23 IRRIGATION PLANS PREPARED BY BVDG PC# PA20-0329

NOTE:
OVERHEAD SPRAY WILL NOT BE ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE AS DIRECTED BY THE CITY OF TEMECULA.

I. CONTRACTOR'S IRRIGATION WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL IRRIGATION WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A STATE LICENSED LANDSCAPE IRRIGATION CONTRACTOR.

D. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS NECESSARY TO ACHIEVE THE INTENDED DESIGN OF THE IRRIGATION SYSTEM. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) IMMEDIATELY.

E. POINT OF CONNECTION VERIFICATION: THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE, METER SIZE AND SIZE OF SERVICE TO METER (P.O.C.) AT EACH POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF WORK.

F. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES OR OTHER MEANS ALL PRESSURE SUPPLY LINES, CONTROL EQUIPMENT, SHRUB / TURF DELINEATIONS AND HEADS FOR APPROVAL BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT.

G. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES THROUGH THE OWNER (JOB SUPERINTENDENT).

H. INTENDED DESIGN COVERAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETION, MODIFICATION OR REVISIONS OF THE SYSTEMS AS NECESSARY TO MAINTAIN THE CONSISTENT COVERAGE DESIGN OF THE CONTRACT DOCUMENTS. ANY DEVIATION FROM THE CONTRACT DOCUMENTS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT.

I. IRRIGATION PLANS: THE IRRIGATION PLANS, INCLUDING PIPING AND EQUIPMENT LOCATIONS, ARE DRAWN DIAGRAMMATICALLY. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO THE SYSTEM AS REQUIRED TO AVOID PHYSICAL ELEMENTS AND CONFORM TO THE SITE CONDITIONS. IN ALL CASES, THE CONTRACTOR SHALL INSURE THAT THERE ARE NO CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING ELEMENTS, CONSTRUCTION ELEMENTS, AND EXISTING UTILITIES.

J. ALL SPRAY SYSTEMS REQUIRE 100% DOUBLE COVERAGE PER THE DEPARTMENT OF WATER RESOURCES AB 1881 REQUIREMENTS. NOTE ALL OVERHEAD SPRAY AREAS MAY BE SUBJECT TO A THIRD PARTY IRRIGATION AUDIT. IRRIGATION ADJUSTMENTS AND ADDITION OF HEADS TO ACHIEVE UNIFORM COVERAGE SHALL BE INCLUDED IN THE CONTRACTORS BID/CONTRACT

K. ELECTRICAL CONNECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL CONNECTION FROM POWER SOURCE TO CONTROLLERS.

L. AS BUILTS: THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE 'AS BUILT' RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. DRAWINGS SHALL SHOW APPROVED SUBSTITUTIONS AND FINAL CHANGES, IF ANY, OF MATERIAL INCLUDING MANUFACTURER'S NAME AND CATALOG NUMBER. BEFORE THE TIME OF THE FINAL INSPECTION, THE CONTRACTOR SHALL TRANSFER ALL INFORMATION FROM THE 'AS BUILT' SET AND FIELD STAKING OF ALL EQUIPMENT LOCATED ON THE MAINLINE AND CONTROL WIRE LOCATION TO A REPRODUCIBLE PLAN, PROCURED FROM THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT. ALL WORK SHALL BE NEAT AND LEGIBLE. THE CONTRACTOR SHALL CERTIFY REPRODUCIBLES AS TO ACCURACY AND COMPLETENESS. ALL WORK SHALL BE NEAT AND LEGIBLE AND SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER.

1. THE CONTRACTOR SHALL DIMENSION FROM 2 PERMANENT POINTS OF REFERENCE, (IE: BUILDING CORNERS, SIDEWALK OR ROAD INTERSECTIONS, ETC.) THE LOCATION OF THE FOLLOWING ITEMS:

a. POINT OF CONNECTION.
b. ELECTRICAL SERVICE CONNECTION.
c. GATE VALVE
d. ROUTING OF SPRINKLER PRESSURE LINES (DIMENSION AT EVERY CHANGE IN DIRECTION / FITTING LOCATION)
e. SPRINKLER CONTROL VALVES.
f. ROUTING OF CONTROL WIRING.
g. QUICK COUPLING VALVES.

M. CONTROLLER CHARTS: PROVIDE 2 CONTROLLER CHARTS FOR EACH CONTROLLER. THE CHART SHALL BE A REDUCED DRAWING OF THE APPROVED AS-BUILT AND SHALL SHOW THE AREA CONTROLLED BY THE CONTROLLER. THE CHART SHALL INDICATE WITH A DIFFERENT COLOR THE AREA OF COVERAGE FOR EACH STATION. WHEN COMPLETED AND APPROVED BY THE OWNER, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN 2 PIECES OF 10 MIL PLASTIC AND TURNED OVER TO THE OWNER WHO WILL PLACE ONE COPY INSIDE THE CONTROLLER DOOR.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE IRRIGATION SYSTEM IS INSTALLED FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP AND IN FULL COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. THIS SHALL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS IRRIGATION AND STATE LICENSED CONTRACTOR'S LICENSE NUMBER.

O. TURNOVER ITEMS: THE CONTRACTOR SHALL SUPPLY TO THE OWNER (JOB SUPERINTENDENT), AS A PART OF THIS CONTRACT, THE FOLLOWING ITEMS PRIOR TO THE TIME OF THE FINAL SITE OBSERVATION:

1. A REPRODUCIBLE SET OF 'AS BUILT' DRAWINGS.
2. THE ORIGINAL OF ANY GUARANTEE LETTERS.
3. THE ORIGINAL OF THE CERTIFICATION LETTER.
4. TWO (2) KEYS FOR EACH AUTOMATIC CONTROLLER.
5. TWO (2) SETS OF ANY SPECIAL EQUIPMENT REQUIRED FOR OPERATING, ADJUSTING, ASSEMBLING AND REMOVING EACH TYPE OF EQUIPMENT SUPPLIED ON THIS PROJECT AS REQUESTED BY THE OWNER.
6. TWO (2) QUICK COUPLER QUILLS AND HOSE SWIVEL.

P. OPERATION AND MAINTENANCE MANUALS: PRIOR TO COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ONE (1) DIGITAL ELECTRONIC COPY AND A HARD COVER BINDER WITH THREE (3) RINGS CONTAINING THE FOLLOWING INFORMATION:

1. INDEX SHEET STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, LIST OF EQUIPMENT WITH NAME AND ADDRESSES OF LOCAL MANUFACTURER'S REPRESENTATIVES.
2. CATALOG AND PARTS SHEET ON EVERY TYPE OF MATERIAL AND EQUIPMENT BEING INSTALLED.
3. COMPLETE OPERATING AND MAINTENANCE INSTRUCTION ON ALL MAJOR EQUIPMENT.

II. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP FROM AND AGAINST ANY AND ALL CLAIMS.

III. LANDSCAPE ARCHITECT'S IRRIGATION FIELD OBSERVATION SCHEDULE:

A. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION AT THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGE OR MODIFICATION AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

B. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE PLANS AND SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT IRRIGATION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO THE MEETING, THE CONTRACTOR SHALL THOROUGHLY ACCQUAINT HIMSELF WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.

C. IRRIGATION MAINLINE AND EQUIPMENT LAYOUT: THIS OBSERVATION SHALL BE PERFORMED BY THE OWNER (JOB SUPERINTENDENT) FOLLOWING STAKING OF ALL PRESSURE MAINLINE AND CONTROL EQUIPMENT, VERIFICATION OF ALL SITE CONDITIONS AND PRIOR TO ANY TRENCHING. ANY DISCREPANCIES NOT PREVIOUSLY NOTED SHALL BE CORRECTED AT THIS TIME TO THE SATISFACTION OF THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

D. IRRIGATION MAINLINE AND PRESSURE TEST: THIS OBSERVATION IS FOR THE PURPOSE OF REVIEWING MAINLINE LAYOUT FOR COMPLIANCE TO SPECIFICATIONS AND VERIFYING THE WATER TIGHTNESS OF PRESSURE SYSTEMS PRIOR TO BACKFILLING TRENCHES. PRESSURE TESTS MUST CONFORM TO MANUFACTURER'S SPECIFICATIONS. ALL PRESSURE LINES SHALL BE TESTED UNDER A SUSTAINED HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS. THIS TEST SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER (JOB SUPERINTENDENT) TO MANUFACTURER'S ACCEPTED TESTING PROCEDURES AND APPROVED IN WRITING BY THE OWNER (JOB SUPERINTENDENT), PRIOR TO BACKFILLING ANY TRENCHES. CONTRACTOR SHALL FURNISH NECESSARY FORCE PUMP AND ALL OTHER NECESSARY TESTING EQUIPMENT.

E. PROGRESS INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY OWNER (JOB SUPERINTENDENT) DURING THE LAYOUT OF ALL LATERAL LINE SYSTEMS, WITH TRENCHES OPEN TO VERIFY CONFORMANCE TO DETAILS, DEPTH OF PIPE AND EQUIPMENT ASSEMBLIES.

F. IRRIGATION COMPLETION/COVERAGE TEST: THIS OBSERVATION IS TO INSURE CONFORMANCE OF ALL IRRIGATION EQUIPMENT WITH IRRIGATION CONTRACT DOCUMENTS AND WILL CONSIST OF OPERATION OF EACH SYSTEM TO INSURE INTENDED COVERAGE. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND BUILDINGS, ETC. PRIOR TO THIS OBSERVATION. THIS MAY INCLUDE CHANGES IN NOZZLE SIZES AND DEGREE OF ARC TO OPTIMIZE OPERATION.

G. IRRIGATION AUDIT - AN IRRIGATION THIRD PARTY AUDIT SHALL BE PERFORMED IF REQUIRED BY THE APPROVING AGENCY. ALL AUDIT MATERIALS WILL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL ATTEND THE AUDIT AND PROVIDE SUPPORT TO THE AUDITOR. THE IRRIGATION CONTRACTOR SHALL INCLUDE IN HIS CONTRACT MATERIALS AND LABOR TO COMPLY WITH THE AUDITORS REQUIREMENTS TO PASS THE AUDIT REQUIREMENTS.

IV. SCOPE OF LANDSCAPE CONSTRUCTION:

A. BASE SHEETS:

1. BASE SHEETS WERE DERIVED FROM PLANS:
PREPARED BY: ADAMS STREETER CIVIL ENGINEER
TITLED: REC PRECISE GRADING BASE
DATED: 02/24/2020 REVISED:
COPIES AVAILABLE FROM OWNER UPON REQUEST.

B. WATER INFORMATION:

1. WATER INFORMATION WAS DERIVED FROM:
MR/MS: VENESSA SCHLABOWSKE
OF: EASTERN MUNICIPAL WATER DISTRICT
PHONE: 951-928-3777 DATE: 02/24/2020

C. GENERAL IRRIGATION NOTES:

1. SPECIFIED EQUIPMENT: ALL EQUIPMENT SHALL BE AS LISTED IN THE LEGEND AND INSTALLED AS PER DETAILS AND SPECIFICATIONS, OR MANUFACTURER'S RECOMMENDATION. ANY SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT PRIOR TO ORDERING OR INSTALLATION.

2. ALTERNATE ITEMS: APPROVAL OF ANY ITEM OR ALTERNATE ITEM INDICATES ONLY THAT IT APPARENTLY MEETS THE REQUIREMENTS OF THE DRAWINGS ON THE BASIS OF THE INFORMATION SUBMITTED, AND DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE EQUIPMENT'S SUCCESSFUL OPERATION.

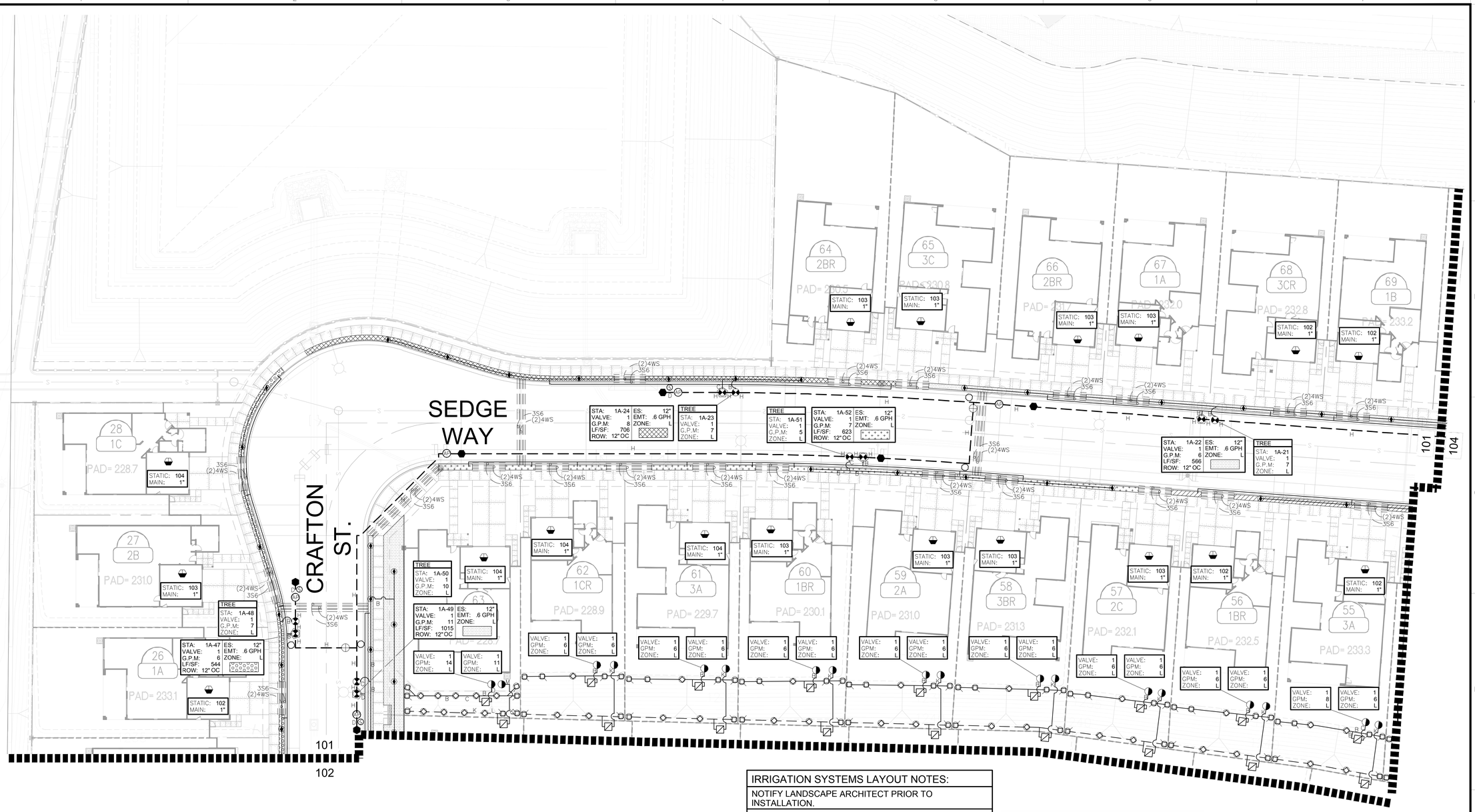
3. MANUFACTURER'S WARRANTY: MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF THIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES WILL ONLY SUPPLEMENT THE GUARANTEE.

4. SOLVENT WELD MAINLINE PIPE: PRESSURE MAINLINE PIPE SIZED 1-1/2" AND SMALLER SHALL BE IPS PRESSURE RATED PVC 1120 SCHEDULE 40 RATED PIPE. PRESSURE MAINLINE PIPE SIZED TWO INCHES (2") AND LARGER SHALL BE IPS PRESSURE RATED PVC 1120 SDR 13.5 315 PSI RATED PIPE PVC (CLASS 315) CONFORMING TO MATERIALS ASTM D1784 AND PRODUCT DESIGN ASTM D2214 FOR SDR 315 AND ASTM 1784 FOR SCHEDULE 40 PIPE, BURIED A MINIMUM OF TWENTY-FOUR INCHES (24") DEEP WITH SOLVENT WELD JOINTS MADE FROM NSF APPROVED, TYPE 1, GRADE 1 (PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784).

5. LATERAL LINE PIPE: NON-PRESSURE BURIED LATERAL LINE PIPE SHALL BE PRESSURE RATED PVC 1120 SDR 21 200 PSI RATED PIPE CONFORMING TO MATERIALS ASTM D1784 AND PRODUCT DESIGN ASTM D2214 FOR SDR 21 PIPE 200 PSI RATED PIPE CONFORMING TO MATERIALS ASTM D1784 AND PRODUCTS DESIGN ASTM D2214 FOR SDR 21 PIPE 200, BURIED A MINIMUM OF 12" DEEP WITH SOLVENT WELD JOINTS MADE FROM NSF APPROVED, TYPE 1, GRADE II PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784.

6. GASKET SEAL MAINLINE PIPE: PRESSURE MAINLINE PIPE SIZED FOUR INCHES (4") AND LARGER SHALL BE IPS PRESSURE RATED PVC 1120 SDR 21 200 PSI RATED PIPE, CONFORMING TO MATERIALS ASTM D1784, PRODUCT DESIGN ASTM D2214, GASKET JOINT ASTM DB139, GASKET ASTM F477, CELL CLASS ASTM 12454. BURIED A MINIMUM OF TWENTY FOUR INCHES (24") BELOW FINISH GRADE WITH THRUST BLOCKS PER MANUFACTURER'S INSTRUCTIONS.

7. SOLVENT CEMENT: SOLVENT PRIMER SHALL CONFORM TO AST



SCALE: 1" = 20'-0"

SPRAY HEAD 24" OFFSET NOTE:

PER CALIFORNIA TITLE 24, CHAPTER 2.7, SECTION 492.7 - OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACE OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:

a. THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACE AND NO RUNOFF OCCURS; OR
b. THE ADJACENT NON PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR
c. THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SECTION 492.7 (a)1)(H). PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.

* OVERHEAD SPRAY WILL NOT BE ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE AS DIRECTED BY THE CITY OF TEMECULA.

PIPE SIZING NOTES:

1. ALL PIPE SIZING CALLOUTS ARE IN INCHES, OR REFERENCE THE PIPE SIZING LEGEND.
2. PIPE SIZING CALLOUTS ARE SHOWN ONLY AT THE ENDS OF RUNS. ALL PIPE SIZED BETWEEN THESE CALLOUTS ARE SIZED THE SAME.
3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
4. ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4"

PIPE SIZING LEGEND

SCH 40 - PVC			SCH 40 UVR - PVC		
B	3/4"	7 GPM	K	3/4"	7 GPM
C	1"	10 GPM	L	1"	10 GPM
D	1 1/4"	20 GPM	M	1 1/4"	20 GPM
E	1 1/2"	30 GPM	N	1 1/2"	30 GPM
F	2"	50 GPM	O	2"	50 GPM

CLASS 315 - PVC			HDPE PIPE		
G	2 1/2"	65 GPM	Q	3"	100 GPM
H	3"	100 GPM	R	4"	180 GPM
I	4"	180 GPM	U	6"	100 GPM

SLEEVE SIZING LEGEND

PIPE SIZE	SLEEVE SIZE
3/4"	2" SCHEDULE 40
1"	
1 1/4"	3" SCHEDULE 40
1 1/2"	
2"	4" SCHEDULE 40
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" SCHEDULE 40 4" SCHEDULE 40

SLEEVING NOTES / KEY

(X)1S2 PIPE SIZING INDICATOR.
- SLEEVE PER LEGEND
- SLEEVE SIZE IN INCHES
- PIPE SIZE IN INCHES
- SLEEVE QUANTITY

2WS IRRIGATION WIRE SLEEVE. SLEEVE SHALL BE PER LEGEND
- SLEEVE SIZE IN INCHES

IRRIGATION SYSTEMS LAYOUT NOTES:

NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1. VALVE LOCATIONS -
   A. VALVE BOXES SHALL BE LOCATED OUT OF PRIMARY VIEW AREAS AND IN LOCATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
   B. LOCATE ALL VALVE BOXES IN SHRUB AREAS, TYPICAL.
2. BUILDING/WALLS -
   LOCATE ALL HEADS A MINIMUM OF 18 INCHES FROM BUILDINGS, WALLS AND FENCES, TYPICAL.
3. SLEEVES IN THE STREET -
   THE CONTRACTORS SHALL PROVIDE "AS-BUILT" DRAWINGS IDENTIFYING IRRIGATION SLEEVE LOCATIONS / CROSSINGS WITHIN THE STREET AND STATION # FOR ALL SLEEVES IN THE STREET
4. PLANTERS 8'-0" WIDE OR LESS -
   USE SUBSURFACE OR A LOW VOLUME IRRIGATION SYSTEM IN PLANTING AREAS WITHIN 8'-O" OR LESS, TYPICAL.
5. SHRUB OFFSET -
   LOCATE ALL SHRUBS OVER 1'-0" IN HEIGHT A MINIMUM OF 4'-0" AWAY FROM ANY IRRIGATION SPRAY HEAD.
6. OVER SPRAY -
   FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS, DRIVEWAYS OR ANY OTHER HARDSCAPE ELEMENTS.
7. GRADING -
   FOR ALL GRADING AND DRAINAGE: REFER TO THE CIVIL ENGINEER'S PRECISE GRADING PLANS.
8. PCS SCREENS -
   THE CONTRACTOR SHALL INSTALL PCS SCREENS ON BUBBLER AND SPRAY HEADS AS AN AID IN PREVENTING OVER SPRAY. RUNOFF/ OVER SPRAY ONTO ANY HARDSCAPE ELEMENT OR BUILDING IS NOT ALLOWED, TYPICAL.
9. IRRIGATION HEAD AT UTILITIES -
   THE CONTRACTOR SHALL IRRIGATE AROUND ALL STREET LIGHTS, UTILITY BOXES, STORM DRAINS, ETC.

STATION LEGEND

TREES • DENOTES TREE VALVE WHEN APPLICABLE
STA: • CONTROLLER & VALVE STATION NUMBER
VALVE: • VALVE SIZE IN INCHES
G.P.M: • FLOW IN GALLONS PER MINUTE
ZONE: • HYDRO ZONE

CONTROLLER & STATION VALVE SIZE IN INCHES
FLOW IN GALLONS PER MINUTE
EMITTER SPACING
EMITTER FLOW RATE
HYDRO ZONE
DENOTES DRIP AREA PER VALVE. REFER TO ENLARGED DRIP LINE IRRIGATION DETAILS FOR LAYOUT.
DRIPLINE LENGTH
DRIPLINE SPACING

STA: VALVE: G.P.M: LF: ROW: ES: EMT: ZONE: HATCH

MAINLINE LOCATION NOTE:

LANDSCAPE ARCHITECT SHALL APPROVE MAINLINE AND VALVE LOCATIONS PRIOR TO BEING INSTALLED, TYP.

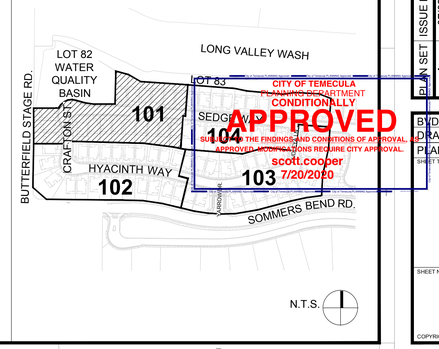
STREET SLEEVE NOTE:

ALL SLEEVES SHOWN IN THE STREET ARE EXISTING PER CIVIL ENGINEERS STREET IMPROVEMENT PLANS, TYP.

2 WIRE COLOR NOTE:

CONTRACTOR TO INSTALL SEPARATE COLOR JACKETED WIRE PATHS TO VALVES 1-25, 26-50, 51-75, AND 76-100. TWO WIRE PATH IS BLACK AND RED TO MATCH DECORDER. GROUNDING TO BE EVERY 500'.

KEY MAP



N.T.S.

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT L. HOON 2999 STATE OF CALIFORNIA
6/30/2020 Renewal 7/8/2020

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PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON THE COVER SHEET FOR A COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L3.101

PRINT DATE: 07-08-20

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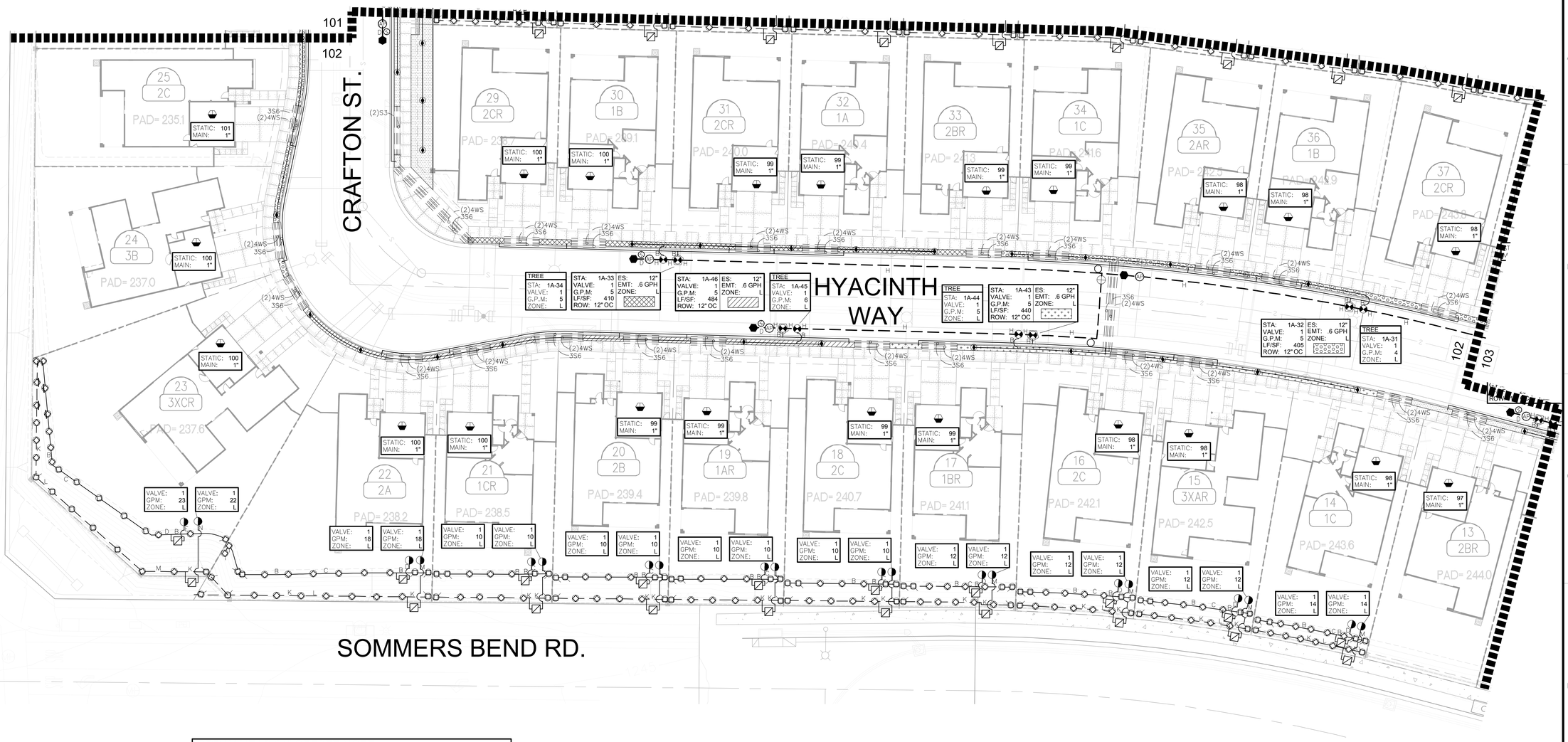
L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\03_PROD_PA_22_23A_24\03-WD\PA22\1730761-L3.101-104 IRRG_PLAN (WD-22).DWG

7/8/2020 2:38 PM

APN #: 964-640-009, PA20-0328



SOMMERS BEND RD.

SPRAY HEAD 24" OFFSET NOTE:

PER CALIFORNIA TITLE 24, CHAPTER 2.7, SECTION 492.7 - OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACE OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:

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3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
4. ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4"

PIPE SIZING LEGEND

SCH 40 - PVC			SCH 40 UVR - PVC		
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C	1"	10 GPM	L	1"	10 GPM
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CLASS 315 - PVC			HDPE PIPE		
G	2 1/2"	65 GPM	Q	3"	100 GPM
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SLEEVE SIZING LEGEND

PIPE SIZE	SLEEVE SIZE
3/4"	2" SCHEDULE 40
1"	
1 1/4"	3" SCHEDULE 40
1 1/2"	
2"	4" SCHEDULE 40
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" SCHEDULE 40 4" SCHEDULE 40

SLEEVING NOTES / KEY

(X)1S2 — PIPE SIZING INDICATOR.
- SLEEVE PER LEGEND
- SLEEVE SIZE IN INCHES
- PIPE SIZE IN INCHES
- SLEEVE QUANTITY

2WS — IRRIGATION WIRE SLEEVE.
- SLEEVE SHALL BE PER LEGEND
- SLEEVE SIZE IN INCHES

IRRIGATION SYSTEMS LAYOUT NOTES:

NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1. VALVE LOCATIONS -
   A. VALVE BOXES SHALL BE LOCATED OUT OF PRIMARY VIEW AREAS AND IN LOCATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
   B. LOCATE ALL VALVE BOXES IN SHRUB AREAS, TYPICAL.
2. BUILDING/WALLS -
   LOCATE ALL HEADS A MINIMUM OF 18 INCHES FROM BUILDINGS, WALLS AND FENCES, TYPICAL.
3. SLEEVES IN THE STREET -
   THE CONTRACTORS SHALL PROVIDE "AS-BUILT" DRAWINGS IDENTIFYING IRRIGATION SLEEVE LOCATIONS / CROSSINGS WITHIN THE STREET AND STATION # FOR ALL SLEEVES IN THE STREET
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5. SHRUB OFFSET -
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STATION LEGEND

TREES • — DENOTES TREE VALVE WHEN APPLICABLE
STA: • — CONTROLLER & VALVE STATION NUMBER
VALVE: • — VALVE SIZE IN INCHES
G.P.M: • — FLOW IN GALLONS PER MINUTE
ZONE: • — HYDRO ZONE

STA: / VALVE: / G.P.M: / LF: / ROW: • — CONTROLLER & STATION; VALVE SIZE IN INCHES; FLOW IN GALLONS PER MINUTE; DRIPLINE LENGTH; DRIPLINE SPACING
ES: — EMITTER SPACING
EMT: — EMITTER FLOW RATE
ZONE: — HYDRO ZONE
HATCH — DENOTES DRIP AREA PER VALVE. REFER TO ENLARGED DRIP LINE IRRIGATION DETAILS FOR LAYOUT.

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LANDSCAPE ARCHITECT SHALL APPROVE MAINLINE AND VALVE LOCATIONS PRIOR TO BEING INSTALLED, TYP.

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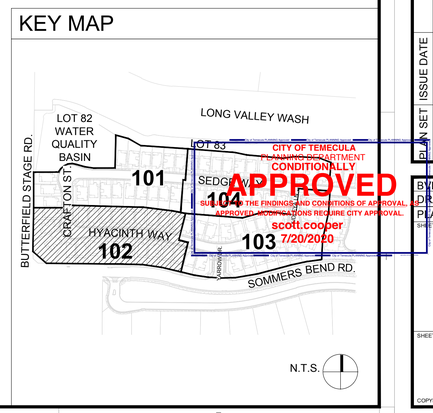
SCALE: 1" = 20'-0"

KEY MAP



CITY OF TEMECULA PLANNING DEPARTMENT CONDITIONALLY APPROVED SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AS APPROVED. ADDITIONS REQUIRE CITY APPROVAL.
scott.cooper 7/20/2020

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
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8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — DAVID L. HOON — 6466 — Exp. 08/31/2020 — 7.8.2020

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SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

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BVDG JOB NUMBER: 1730761
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PLAN CHECK NO:

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L3.102

PRINT DATE: 07-08-20

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PIPE SIZE	SLEEVE SIZE
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1"	
1 1/4"	3" SCHEDULE 40
1 1/2"	
2"	4" SCHEDULE 40
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" SCHEDULE 40 4" SCHEDULE 40

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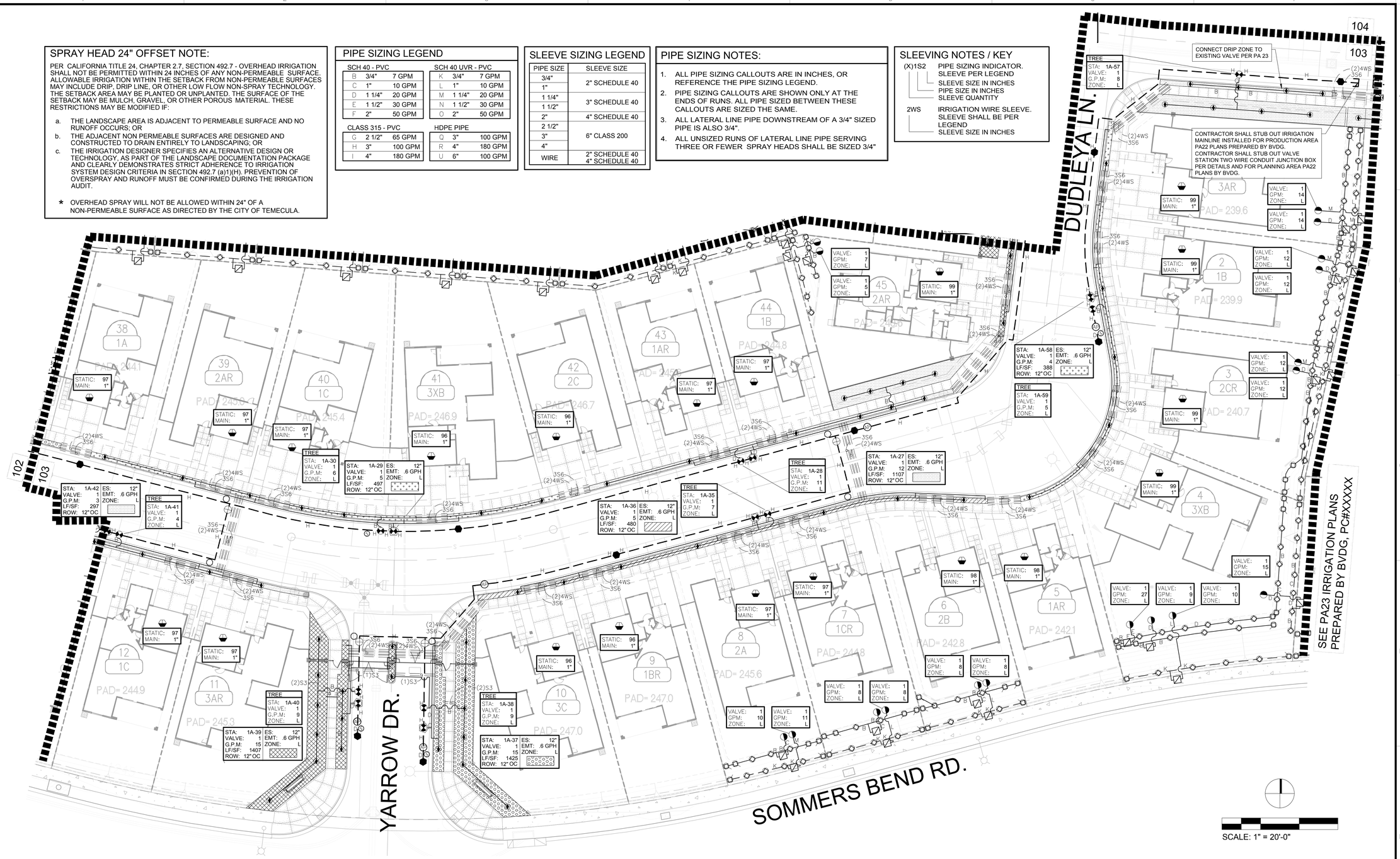

SCALE: 1" = 20'-0"

POC #1 LOCATION NOTE:

POC #1 IS LOCATED AT THE NORTH SIDE OF THE SOUTH WEST CORNER OF MELIC WAY AND GOLDBACK WAY AT REC. CENTER. CONTROLLER 1A IS LOCATED AT THE SOUTH WEST CORNER OF THE REC. CENTER BUILDING. CONTRACTOR SHALL VERIFY THE INSTALLATION AND OPERATION OF POC EQUIPMENT AND CONTROLLER EQUIPMENT PRIOR TO THE START OF WORK.

CONTROLLER #1A LOCATION NOTE:

CONTRACTOR SHALL LOCATE VALVE TWO WIRE JUNCTION BOX AND CONDUIT INSTALLED BACK TO CONTROLLER 1A PER RECREATION CENTER PLANS PREPARED BY BVDG. CONTRACTOR SHALL USE THIS JUNCTION BOX TO PULL VALVE STATION TWO WIRE BACK TO THE CONTROLLER.

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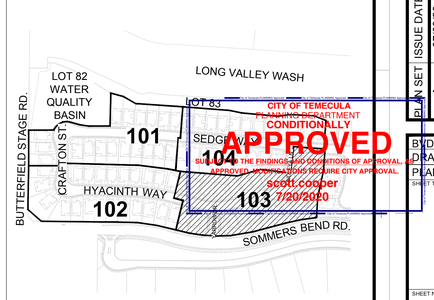

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scott.cooper 7/20/2020

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BVDG JOB NUMBER: 1730761
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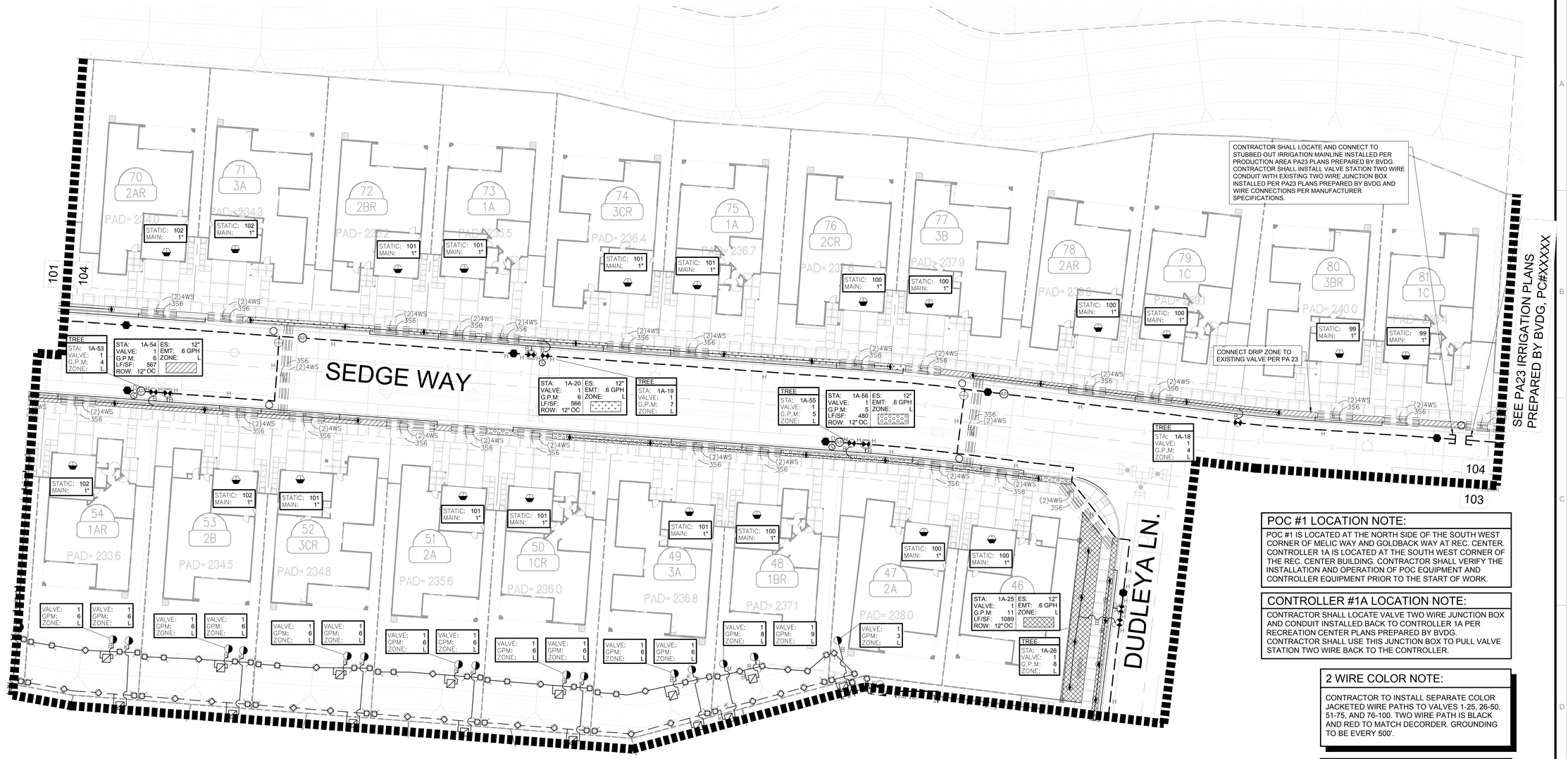

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P.O.C. SYSTEM #1 CONT. #1A DOMESTIC WATER

WATER METER [W]
CIVIL STATION NUMBER — 10+60.00 MELIC WAY
WATER METER ADDRESS —
STATIC WATER PRESSURE AT METER (HGL 1469) – 93 PSI
WATER METER SERVICE SIZE — 2 INCH
WATER METER SIZE — 1 1/2 INCH
DESIGN WATER PRESSURE — 70 PSI
MAXIMUM DESIGN FLOW — 70 GPM
IRRIGATED AREA PER METER — 23,662 SF
IRRIGATED AREA PER PA22 — 17,071 SF
THE CONTRACTOR SHALL VERIFY THE METER SIZE, LOCATION, AND STATIC WATER PRESSURE PRIOR TO PERFORMING ANY IRRIGATION WORK UNDER THIS CONTRACT.

CONTROLLER ■ 1-125 STATION CONTROLLER
APPROXIMATE LOCATION OF (1) RAIN BIRD ESP-LXD-IQ, TWO WIRE CONTROLLER
CONTROLLER ELECTRICAL SERVICE (BY CONTRACTOR). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE ELECTRICAL P.O.C.(S) AND STAKE THE EXACT CONTROLLER LOCATION FOR APPROVAL IN THE FIELD BY THE OWNER. THE CONTRACTOR SHALL PROVIDE AND INSTALL CONTROLLER(S) AND BACK BOARD FOR CONTROLLER IN A STAINLESS STEEL CONTROLLER ENCLOSURE.

GATE VALVE ⊕
APPROXIMATE LOCATION OF 1 APOLLO 2" 102T–K SERIES THREADED CROSS TOP GATE VALVES.

PRESSURE REGULATOR
APPROXIMATE LOCATION OF 1 WILKINS 510XL SERIES 2" PRESSURE REGULATOR PER THE IRRIGATION LEGEND.
SET PRESSURE REGULATOR IN THE FIELD AT 70 PSI.

BACKFLOW DEVICE
APPROXIMATE LOCATION OF 1 WATTS 2" REDUCED PRESSURE BACKFLOW PREVENTOR(S) INSTALLED IN ENCLOSURE PER PLAN(S), DETAIL(S) AND LEGEND. THE CONTRACTOR SHALL VERIFY THE INSTALLATION DETAILS AND LOCATION WITH THE OWNER AND WATER AGENCY PRIOR TO INSTALLATION.

MASTER VALVE
APPROXIMATE LOCATION OF 1 GRISWOLD 2160 2" NORMALLY CLOSED MASTER VALVE WITH A 24 VOLT IRRIGATION SOLENOID PER THE LEGEND.

FLOW SENSOR [F]
APPROXIMATE LOCATION OF ONE 1 CST 1 1/2" FLOW SENSORS PER THE IRRIGATION LEGEND.

FERTILIZER INJECTOR Ⓕ
APPROXIMATE LOCATION OF 1 EZ–FLO FERTILIZER INJECTOR PER THE IRRIGATION LEGEND.

CERTIFICATION NOTE:
GAIN INSTALLATION CERTIFICATION OF THE CONTROLLER, MASTER VALVE, AND FLOW SENSOR FROM IMPERIAL TECHNICAL SERVICES AND RAINBIRD PRIOR TO START OF ESTABLISHING MAINTENANCE. PROVIDE BRIGHTVIEW DESIGN GROUP WITH A WRITTEN COPY OF INSTALLATION CERTIFICATION.

SLEEVE SIZING LEGEND

PIPE SIZE	SLEEVE SIZE
3/4"	2" SCHEDULE 40
1"	
1 1/4"	3" SCHEDULE 40
1 1/2"	
2"	4" SCHEDULE 40
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" SCHEDULE 40 4" SCHEDULE 40

SLEEVING NOTES / KEY

(X)1S2 — PIPE SIZING INDICATOR. SLEEVE PER LEGEND; SLEEVE SIZE IN INCHES; PIPE SIZE IN INCHES; SLEEVE QUANTITY
2WS — IRRIGATION WIRE SLEEVE. SLEEVE SHALL BE PER LEGEND; SLEEVE SIZE IN INCHES

POC #1 LOCATION NOTE:

POC #1 IS LOCATED AT THE NORTH SIDE OF THE SOUTH WEST CORNER OF MELIC WAY AND GOLDBACK WAY AT REC. CENTER. CONTROLLER 1A IS LOCATED AT THE SOUTH WEST CORNER OF THE REC. CENTER BUILDING. CONTRACTOR SHALL VERIFY THE INSTALLATION AND OPERATION OF POC EQUIPMENT AND CONTROLLER EQUIPMENT PRIOR TO THE START OF WORK.

CONTROLLER #1A LOCATION NOTE:

CONTRACTOR SHALL LOCATE VALVE TWO WIRE JUNCTION BOX AND CONDUIT INSTALLED BACK TO CONTROLLER 1A PER RECREATION CENTER PLANS PREPARED BY BVDG. CONTRACTOR SHALL USE THIS JUNCTION BOX TO PULL VALVE STATION TWO WIRE BACK TO THE CONTROLLER.

2 WIRE COLOR NOTE:

CONTRACTOR TO INSTALL SEPARATE COLOR JACKETED WIRE PATHS TO VALVES 1-25, 26-50, 51-75, AND 76-100. TWO WIRE PATH IS BLACK AND RED TO MATCH DECORDER. GROUNDING TO BE EVERY 500'.

MAINLINE LOCATION NOTE:

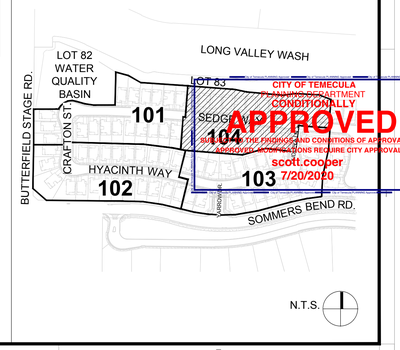
LANDSCAPE ARCHITECT SHALL APPROVE MAINLINE AND VALVE LOCATIONS PRIOR TO BEING INSTALLED, TYP.

STREET SLEEVE NOTE:

ALL SLEEVES SHOWN IN THE STREET ARE EXISTING PER CIVIL ENGINEERS STREET IMPROVEMENT PLANS, TYP.

SCALE: 1" = 20'-0"

KEY MAP



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SUBJECT TO THE PROVISIONS AND CONDITIONS OF APPROVAL.
ADDENDUM, MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
7/20/2020

BrightView Design Group
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LANDSCAPE ARCHITECTURE
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LICENSED LANDSCAPE ARCHITECT — DAVID L. HOON — 6466 — Renewal 8/31/2020 — 7/8/2020 — STATE OF CALIFORNIA

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PLAN REVISION DESCRIPTION

Know what's below. Call 811 before you dig.
REFER TO THE SHEET INDEX ON THE COVER SHEET FOR COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L3.104

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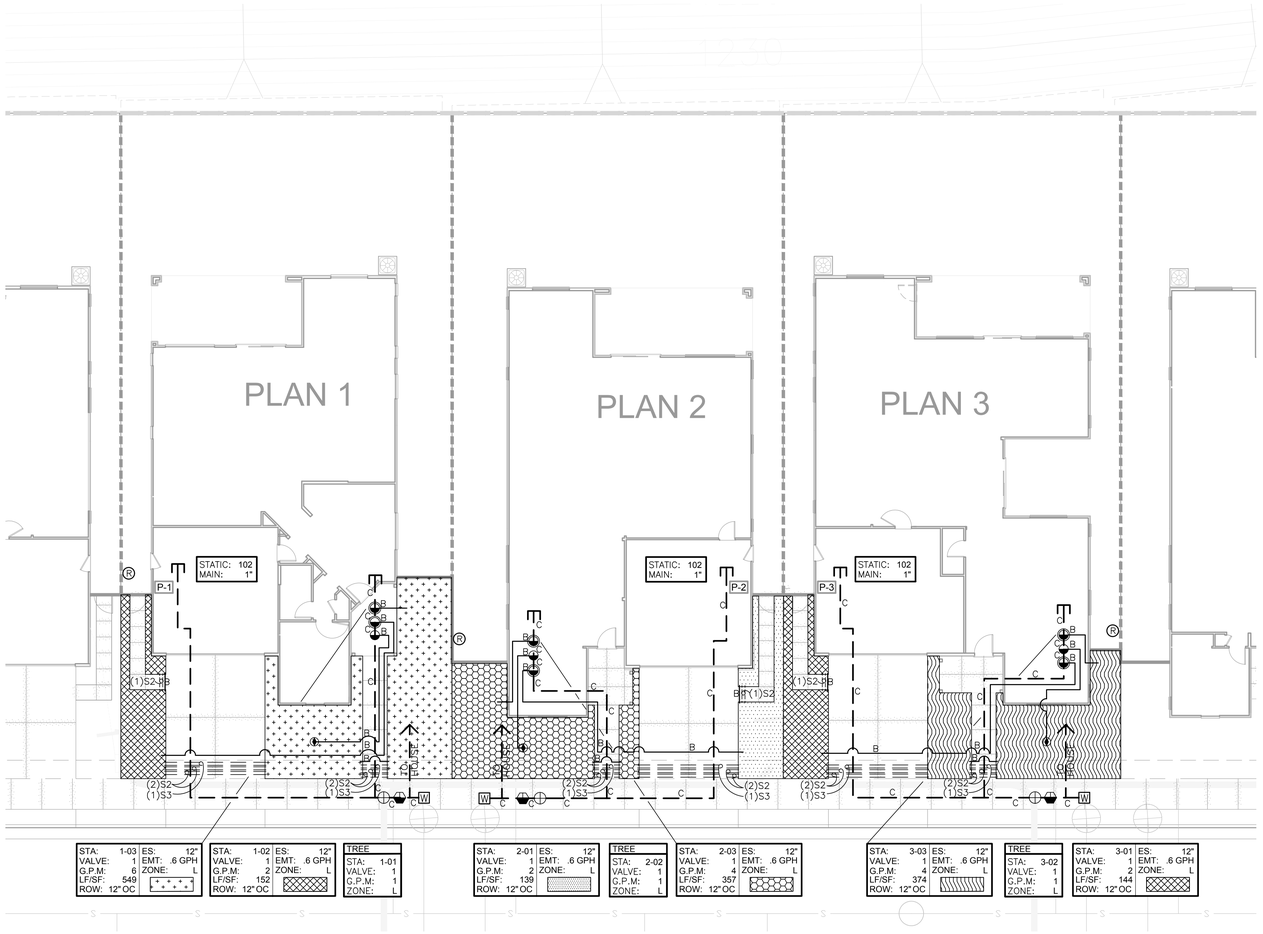
PRINT DATE: 07-08-20

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\03_PROD_PA_22_23A_24\03-WD\PA22\1730761-L3.101-104 IRRG_PLAN (WD-22).DWG

7/8/2020 2:39 PM

APN #: 964-640-009, PA20-0328



IRRIGATION SYSTEMS LAYOUT NOTES:

NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1. VALVE LOCATIONS -
   A. VALVE BOXES SHALL BE LOCATED OUT OF PRIMARY VIEW AREAS AND IN LOCATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
   B. INSTALL MAINLINE AT A MINIMUM OF 12" AWAY FORM EDGE OF ANY BUILDING FOOTING.

EXPOSURE NOTE:

THE REMOTE CONTROL VALVE LAYOUT MAY CHANGE IN THE FIELD FROM THE TYPICAL LAYOUT SHOWN. ISOLATE IRRIGATION SYSTEMS FOR NORTH/EAST, AND SOUTH/WEST EXPOSURE.
IE: PLANTERS AGAINST SOUTH AND WEST WALLS SHALL HAVE SEPARATE VALVES FROM NORTH AND EAST FACING PLANTERS.

IRRIGATION WATER POC NOTE:

COORDINATE THE INSTALLATION OF A 1 1/4" BALL VALVE AND TEE FOR THE IRRIGATION SYSTEM, WATER SERVICE TO BUILDING TO PROVIDED BY PLUMBER, TYPICAL.

SIDE RETURN WALL SLEEVES:

CONTRACTOR TO COORDINATE WITH WALL AND FENCE CONTRACTOR FOR THE INSTALLATION OF 2" SLEEVES UNDERNEATH THE SIDE RETURN WALL.

PRESSURE REDUCING VALVES:

CONTRACTOR IS RESPONSIBLE FOR PRESSURE REDUCING VALVES AS NECESSARY TO AVOID IRRIGATION DAMAGE FROM HIGH PRESSURE ZONES.

HOMEOWNER WATER METER NOTE:

CONTRACTOR SHALL LOCATE AND VERIFY FIELD INSTALLED HOMEOWNER WATER METERS PRIOR TO INSTALLING IRRIGATION MAINLINE, TYPICAL.

SPRAY HEAD NOTE:

SPRAY HEADS SHALL BE LOCATED 24" AWAY FROM NON-PERVIOUS PAVING TO PREVENT OVER SPRAY. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.

TREE IRRIGATION NOTE:

CONTRACTOR SHALL KEEP DRIPLINES AWAY FROM ANY TREE ROOT MULCH RING, TYPICAL.

PIPE SIZING NOTES:

1. ALL PIPE SIZING CALLOUTS ARE IN INCHES, OR REFERENCE THE PIPE SIZING LEGEND.
2. PIPE SIZING CALLOUTS ARE SHOWN ONLY AT THE ENDS OF RUNS. ALL PIPE SIZED BETWEEN THESE CALLOUTS ARE SIZED THE SAME.
3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
4. ALL UNSIZED RUNS OF LATERAL LINE PIPE SERVING THREE OR FEWER SPRAY HEADS SHALL BE SIZED 3/4"

PLAN 1 DOMESTIC WATER SERVICE

STATIC WATER PRESSURE	102	PSI
DESIGN WATER PRESSURE	30	PSI
MAXIMUM DESIGN FLOW	6	GPM

THE CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE PRIOR TO PERFORMING ANY IRRIGATION WORK. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IN FIELD IS DIFFERENT THAN SHOWN ON PLAN.

CONTROLLER P-1 1-12 STATION

APPROXIMATE LOCATION OF RAIN BIRD ESP-TM2/LINK-WIFI WALL MOUNT CONTROLLER WITH LINK WIFI/WR248. CONTRACTOR SHALL PROVIDE POWER FOR CONTROLLER. ALERT LANDSCAPE ARCHITECT IF THERE IS A CONFLICT WITH PROPOSED CONTROLLER LOCATION.

PLAN 2 DOMESTIC WATER SERVICE

STATIC WATER PRESSURE	102	PSI
DESIGN WATER PRESSURE	30	PSI
MAXIMUM DESIGN FLOW	4	GPM

THE CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE PRIOR TO PERFORMING ANY IRRIGATION WORK. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IN FIELD IS DIFFERENT THAN SHOWN ON PLAN.

CONTROLLER P-2 1-12 STATION

APPROXIMATE LOCATION OF RAIN BIRD ESP-TM2/LINK-WIFI WALL MOUNT CONTROLLER WITH LINK WIFI/WR248. CONTRACTOR SHALL PROVIDE POWER FOR CONTROLLER. ALERT LANDSCAPE ARCHITECT IF THERE IS A CONFLICT WITH PROPOSED CONTROLLER LOCATION.

PLAN 3 DOMESTIC WATER SERVICE

STATIC WATER PRESSURE	102	PSI
DESIGN WATER PRESSURE	30	PSI
MAXIMUM DESIGN FLOW	4	GPM

THE CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE PRIOR TO PERFORMING ANY IRRIGATION WORK. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IN FIELD IS DIFFERENT THAN SHOWN ON PLAN.

CONTROLLER P-3 1-12 STATION

APPROXIMATE LOCATION OF RAIN BIRD ESP-TM2/LINK-WIFI WALL MOUNT CONTROLLER WITH LINK WIFI/WR248. CONTRACTOR SHALL PROVIDE POWER FOR CONTROLLER. ALERT LANDSCAPE ARCHITECT IF THERE IS A CONFLICT WITH PROPOSED CONTROLLER LOCATION.

PIPE SIZING LEGEND

	SCH 40 - PVC			SCH 40 UVR - PVC	
B	3/4"	7 GPM	K	3/4"	7 GPM
C	1"	10 GPM	L	1"	10 GPM
D	1 1/4"	20 GPM	M	1 1/4"	20 GPM
E	1 1/2"	30 GPM	N	1 1/2"	30 GPM
F	2"	50 GPM	O	2"	50 GPM
	CLASS 315 - PVC			HDPE PIPE	
G	2 1/2"	65 GPM	Q	3"	100 GPM
H	3"	100 GPM	R	4"	180 GPM
I	4"	180 GPM	U	6"	100 GPM

SLEEVE SIZING LEGEND

PIPE SIZE	SLEEVE SIZE
3/4"	2" SCHEDULE 40
1"	
1 1/4"	3" SCHEDULE 40
1 1/2"	
2"	4" SCHEDULE 40
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" SCHEDULE 40 4" SCHEDULE 40

SLEEVING NOTES / KEY

(X)1S2 PIPE SIZING INDICATOR.
- SLEEVE PER LEGEND
- SLEEVE SIZE IN INCHES
- PIPE SIZE IN INCHES
- SLEEVE QUANTITY

2WS IRRIGATION WIRE SLEEVE. SLEEVE SHALL BE PER LEGEND
- SLEEVE SIZE IN INCHES

CONTRACTOR NOTE:

CONTRACTOR TO SET PRESSURE REGULATOR AT 60 PSI, TYP.

STATION LEGEND

TREES — DENOTES TREE VALVE WHEN APPLICABLE
STA: — CONTROLLER & VALVE STATION NUMBER
VALVE: — VALVE SIZE IN INCHES
G.P.M: — FLOW IN GALLONS PER MINUTE
ZONE: — HYDRO ZONE

CONTROLLER & STATION VALVE SIZE IN INCHES FLOW IN GALLONS PER MINUTE
EMITTER SPACING
EMITTER FLOW RATE
HYDRO ZONE
DENOTES DRIP AREA PER VALVE. REFER TO ENLARGED DRIP LINE IRRIGATION DETAILS FOR LAYOUT.
DRIPLINE LENGTH
DRIPLINE SPACING

STA: VALVE: G.P.M: LF: ROW: ES: EMT: ZONE: HATCH

MAINLINE LOCATION NOTE:

LANDSCAPE ARCHITECT SHALL APPROVE MAINLINE AND VALVE LOCATIONS PRIOR TO BEING INSTALLED, TYP.

CITY OF TEMECULA PLANNING DEPARTMENT
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.
APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
7/20/2020

SCALE: 1" = 10'-0"

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LICENSED LANDSCAPE ARCHITECT — L. HOON — 6000 — STATE OF CALIFORNIA — 7/8/2020

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PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON SHEET L.000 FOR A COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
TYPICAL FRONT YARD IRRIGATION PLAN

SHEET NUMBER
L3.105

PRINT DATE: 07-08-20

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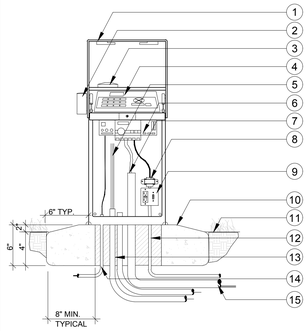
APN #: 964-640-009, PA20-0328

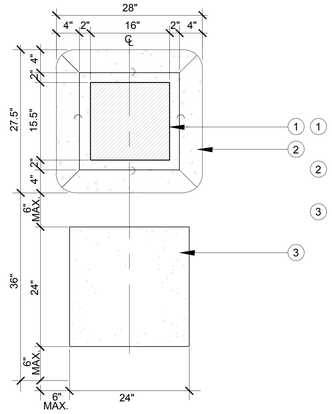


1. STAINLESS STEEL AUTOMATIC CONTROLLER ENCLOSURE ASSEMBLY PER IRRIGATION LEGEND.
2. RAIN SENSOR WITHIN VIT RAIN SENSOR ENCLOSURE.
3. LOW PROFILE ANTENNA.
4. CONTROLLER ASSEMBLY. SEE DRAWINGS, SPECIFICATIONS AND LEGEND FOR ADDITIONAL INFORMATION.
5. (2) EXTRA 2" SCH. 40 SLEEVES. (1) FOR OPTIONAL CONVENTIONAL FLOW SENSOR CABLE AND MASTER VALVE WIRES PER SPECIFICATIONS.
6. UNIVERSAL RADIO REMOTE INTERFACE. (TYPICAL)
7. NEATLY BUNDLE WIRES AND SECURE WITH WIRE TIES. (TYPICAL)
8. CONTROLLER TRANSFORMER.
9. GFI ON/OFF POWER SWITCH RECEPTACLE. (OPTIONAL)
10. POURED CONCRETE BASE. SLOPE TO DRAIN.
11. FINISH GRADE. 2" BELOW TOP OF CONCRETE BASE.
12. 1" PVC SWEEP ELL AND CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY.
13. 2" SCH. 40 PVC SWEEP ELL AND CONDUIT FOR OPTIONAL CONVENTIONALLY WIRED FLOW SENSOR AND MASTER VALVE WIRES.
14. 1" SWEEP ELL AND CONDUIT FOR #6 BARE COPPER GROUND WIRE CONNECTION PER MANUFACTURERS SPECIFICATIONS.
15. 1 1/4" PVC SWEEP ELL AND CONDUIT FOR 2-WIRE COMMUNICATION CABLE/S.

NOTES:
1. ALWAYS CONTACT 811 BEFORE YOU DIG OR INSTALL ANY TYPE OF GROUNDING.
2. MINIMUM CONCRETE BASE REQUIREMENTS. CONTRACTOR SHALL VERIFY NUMBER AND SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE INSTALLATION.
3. USE ENCLOSURE MANUFACTURER'S TEMPLATE FOR PROPER LAG BOLT PLACEMENT.
4. PROVIDE A MINIMUM 2" OF CONCRETE FROM LAG BOLT TO OPENING IN BASE AND FOR CONDUIT.
5. EXISTING CONTROLLER PER SOMMERS BEND RECREATION CENTER PLANS PREPARED BY BVDG, PC#-XXXX.

ELEV. VIEW
NOT TO SCALE

A SINGLE CONTROLLER ENCLOSURE

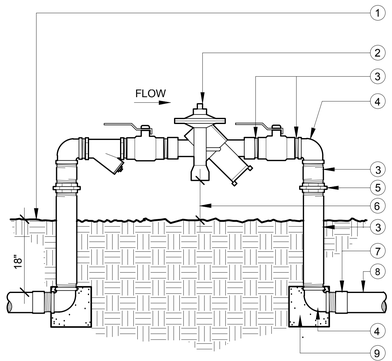


1. CONTROLLER ENCLOSURE PER IRRIGATION LEGEND, SPECIFICATIONS AND PLANS.
2. 6" THICK (MIN.) CONCRETE PAD WITH MANUFACTURER SUPPLIED MOUNTING BASE.
3. 24" X 24" X 4" CONCRETE STEPPING PAD. POUR IN PLACE OR EQUAL. CENTER STEPPING WITH IRRIGATION CONTROLLER AND CONCRETE BASE.

NOTE:
1. EXISTING CONTROLLER PER SOMMERS BEND RECREATION CENTER PLANS PREPARED BY BVDG, PC-XXXX.

PLAN VIEW
NOT TO SCALE

B SINGLE CONTROLLER STEPPING PAD LAYOUT



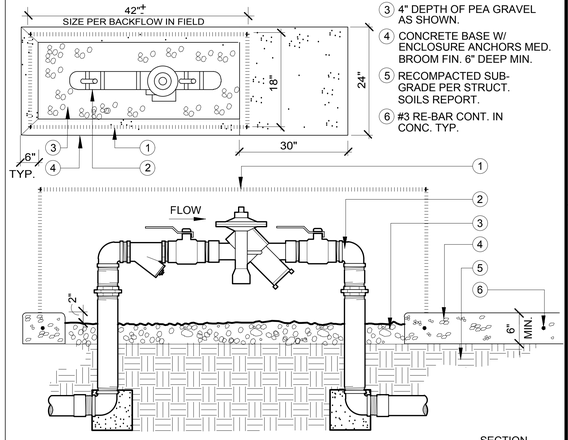
1. FINISH GRADE
2. REDUCED PRESSURE BACKFLOW ASSEMBLY WITH BALL VALVES AND WYE STRAINER PER LEGEND
3. BRASS NIPPLE (NINE REQUIRED).
4. BRASS 90 DEGREE ELL (TWO REQUIRED EACH SIDE) TYPICAL
5. BRASS UNION (ONE REQUIRED EACH SIDE)
6. HEIGHT PER CODE
7. PVC SCH. 40 MALE ADAPTER (ONE REQUIRED EA. SIDE), TYP.
8. PVC MAINLINE PER LEGEND
9. 12" CUBE MINIMUM CONCRETE THRUST BLK

NOTES:
1. ALL METAL THREADS SHALL BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. THE INSTALLING CONTRACTOR SHALL GAIN APPROVAL OF THE BACKFLOW ASSEMBLY DETAIL WITH THE BACKFLOW INSPECTOR PRIOR TO INSPECTION.

SECTION
NOT TO SCALE

C BACKFLOW W/'Y' STRAINER

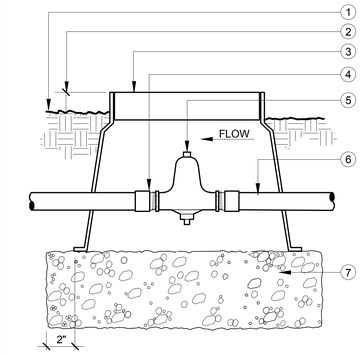
NOTES:
1. THE CONTRACTOR SHALL OFF-SET THE CONC. CURB TO CONFORM TO THE BACKFLOW DEVICE CONFIGURATION



1. LEMEUR BACKFLOW ENCLOSURE (OR EQUAL) PER LEGEND.
2. SEE BACKFLOW DETAIL 'C' THIS SHEET
3. 4" DEPTH OF PEA GRAVEL AS SHOWN.
4. CONCRETE BASE W/ ENCLOSURE ANCHORS MED. BROOM FIN. 6" DEEP MIN.
5. RECOMPACTED SUB-GRADE PER STRUCT. SOILS REPORT.
6. #3 RE-BAR CONT. IN CONC. TYP.

SECTION
NOT TO SCALE

D BACKFLOW COVER

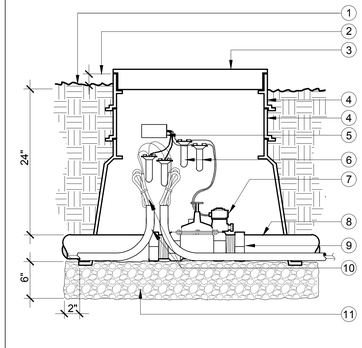


1. FINISH GRADE
2. 3" IN GROUND COVER, 1" IN TURF AREAS.
3. INSTALL PRESSURE REGULATOR IN A RECTANGULAR VALVE BOX WITH LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING - "PR"
4. MALE ADAPTER PER LEGEND, MAINLINE TYPE AND SPECIFICATIONS. (2) REQUIRED.
5. PRESSURE REGULATOR PER LEGEND, PLAN AND SPECIFICATIONS.
6. MAINLINE PER LEGEND, NOTES AND PLAN.
7. 6" MIN. 3/8" CRUSHED GRAVEL.

NOTES:
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. PROVIDE GREEN VALVE BOX LIDS FOR RECLAIMED WATER SYSTEMS.

SECTION
NOT TO SCALE

E PRESSURE REGULATOR

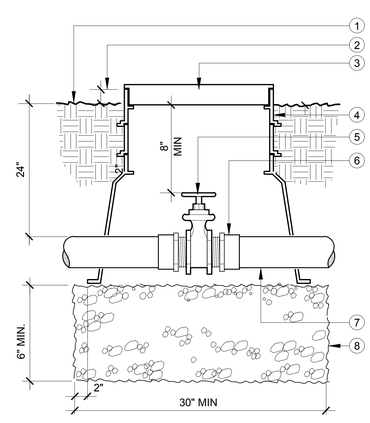


1. FINISH GRADE
2. 1" IN TURF AREAS, 3" IN SHRUB AREAS
3. RECTANGULAR PLASTIC VALVE BOX WITH 9 1/2" X 15 1/2" LOCKING COVER W/ HEAT BRANDED 2" LETTERS - "MV"
4. VALVE BOX EXTENSION(S)
5. VALVE DECODER PER LEGEND AND MANUFACTURERS SPECIFICATIONS.
6. WIRE CONNECTORS PER NOTES AND MANUFACTURERS SPECIFICATIONS.
7. ELECTRIC VALVE PER LEGEND
8. PVC MAINLINE PER LEGEND
9. SCH. 40 PVC MALE ADAPTOR
10. SCH. 40 PVC ELECTRICAL CONDUIT AND 2 WIRE CABLE PER LEGEND. INSTALL CONDUIT AND 2 WIRE AT SIDE OF MAINLINE TYPICAL.
11. 6" MIN. PEA GRAVEL

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. EXPANSION FOLD 5 TIMES x 12" LONG AND TAPE WIRE AT EACH SIDE CONDUIT.
3. CONTRACTOR SHALL INSTALL CONDUIT AND TWO WIRE TO JUNCTION BOX PER PLANS.
4. EXISTING CONTROLLER PER SOMMERS BEND RECREATION CENTER PLANS PREPARED BY BVDG, PC-XXXX.

SECTION
NOT TO SCALE

F MASTER CONTROL VALVE - 2 WIRE

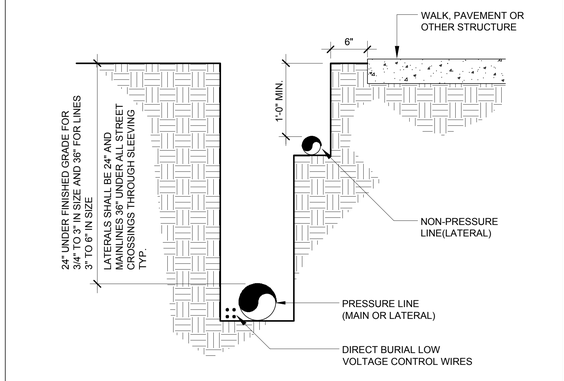


1. FINISH GRADE
2. 3" IN GROUND COVER AREAS
3. ROUND PLASTIC VALVE BOX WITH LOCKING COVER, MARKED BY HEAT BRANDING 2" LETTERS MARKED "G.V."
4. EXTENSION BOX
5. GATE VALVE PER LEGEND AND PLANS.
6. MALE ADAPTER TWO (2) REQUIRED
7. MAINLINE PER LEGEND AND PLANS.
8. 6" MIN. PEA GRAVEL

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

G GATE VALVE

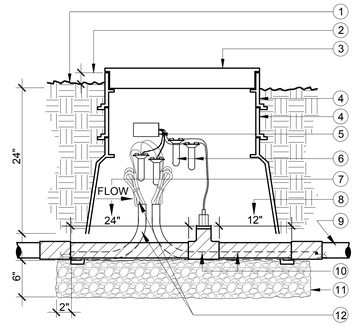


Know what's below. Call 811 before you dig.

NOTES:
1. TRENCHING & BACKFILLING SHALL BE PER 'STANDARD SPECIFICATIONS'.
2. MINIMUM BACKFILL RELATIVE COMPACTION SHALL BE 90%.
3. BUNDLE CONTROL WIRES TOGETHER & TAPE TO PIPE AT 10' INTERVALS.

SECTION
NOT TO SCALE

H TRENCHING DETAIL

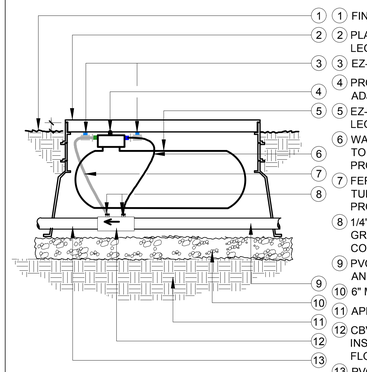


1. FINISH GRADE
2. 1" IN TURF AREAS, 3" IN SHRUB AREAS
3. RECTANGULAR PLASTIC VALVE BOX WITH 9 1/2" X 15 1/2" LOCKING COVER W/ HEAT BRANDED 2" LETTERS - "MV"
4. VALVE BOX EXTENSION(S)
5. VALVE DECODER PER LEGEND AND MANUFATURERS SPECIFICATIONS.
6. WIRE CONNECTORS PER NOTES AND MANUFACTURERS SPECIFICATIONS.
7. 24 INCH UPSTREAM MIN. LENGTH (10 X SENSOR SIZE PIPE DIAMETER)
8. 12 INCH DOWNSTREAM MIN. LENGTH (5 X SENSOR SIZE PIPE DIAMETER)
9. MAINLINE PER LEGEND AND SCHEDULE (SIZE PER PLAN)
10. FLOW SENSOR ASSEMBLY PER SCHEDULE. PIPE SIZE IS THE SAME AS FLOW SENSOR SIZE
11. 6" MIN. PEA GRAVEL
12. SCH. 40 PVC ELECTRICAL CONDUIT AND 2 WIRE CABLE PER LEGEND. INSTALL CONDUIT AND 2 WIRE AT SIDE OF MAINLINE TYPICAL.

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. EXPANSION FOLD 5 TIMES x 12" LONG AND TAPE WIRE AT EACH SIDE CONDUIT.
3. CONTRACTOR SHALL INSTALL CONDUIT AND TWO WIRE TO JUNCTION BOX PER PLANS.
4. EXISTING CONTROLLER PER SOMMERS BEND RECREATION CENTER PLANS PREPARED BY BVDG, PC-XXXX.

SECTION
NOT TO SCALE

I FLOW SENSOR - 2 WIRE



1. FINISHED GRADE.
2. PLASTIC VALVE BOX & COVER PER LEGEND.
3. EZ-FLO SHUT OFF VALVES.
4. PROPORTIONING CAP WITH FEED ADJUSTMENT KNOB.
5. EZ-FLO FERTILIZING SYSTEM PER LEGEND.
6. WATER IN - CONNECT BLACK TUBE TO BLUE CONNECTIONS ON PROPORTIONING CAP AND COUPLING.
7. FERTILIZER OUT - CONNECT CLEAR TUBE TO GREEN CONNECTIONS ON PROPORTIONING CAP AND COUPLING
8. 1/4" TUBING CLAMP - BOTH THE GREEN AND BLUE COUPLING TUBING CONNECTIONS.
9. PVC MAIN LINE FROM WATER METER AND POC EQUIPMENT.
10. 6" MIN. PEA GRAVEL
11. APPROVED BACKFILL
12. CBV COUPLING CONNECTION - INSTALL ACCORDING TO WATER FLOW DIRECTION ARROW.
13. PVC MAIN LINE TO VALVE MANIFOLD

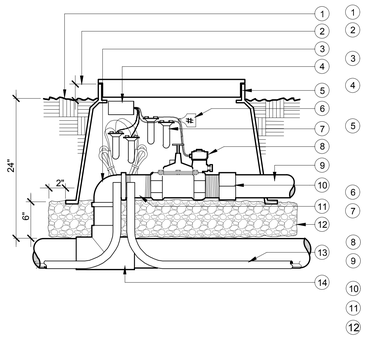
EQUIPMENT SIZE LEGEND

MODEL	SQUARE FOOTAGE	UNIT SIZE	BOX SIZE
EZ003-CX	UP TO 25,000 SQ. FT.	21"x8"x11"	20"x16"x12"
EZ005-FX	25,001 ~ 40,000 SQ. FT.	28"x10"x13"	30"x18"x17"
EZ010-FX	40,001 ~ 125,000 SQ. FT.	27"x12"x14"	30"x18"x17"
EZ010-HC	OVER 125,001 SQ. FT.	32"x12"x18"	36"x24"x24"

NOTES:
1. ITEMS 3, 4, 5, 6, 7 AND 8 ARE INCLUDED WITH THE EZ-FLO SYSTEM. ITEM 11 IS PURCHASED SEPARATELY.

SECTION
NOT TO SCALE

J FERTILIZER INJECTOR

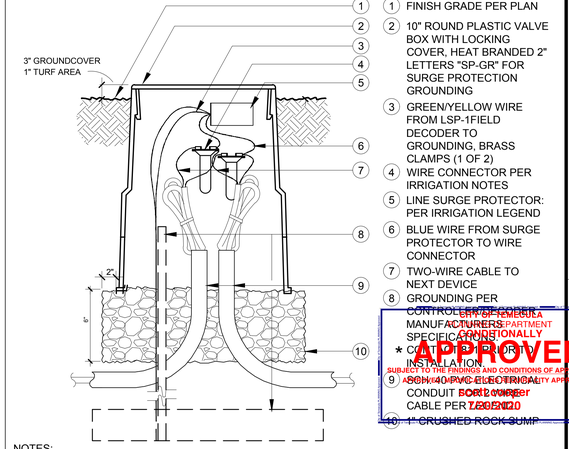


1. FINISH GRADE
2. 1" IN TURF AREAS, 3" IN SHRUB AREAS
3. PVC 90 DEG. ELL PER LEGEND, NOTES AND SPECIFICATIONS.
4. VALVE DECODER PER LEGEND AND MANUFACTURERS SPECIFICATIONS.
5. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING COVER, MARKED BY HEAT BRANDING 2" HIGH LETTERING W/ CONTROLLER STA. NUMBER
6. CHRISTY VALVE ID TAG
7. WIRE CONNECTORS PER NOTES AND MANUF. SPECIFICATIONS.
8. ELECTRIC VALVE PER LEGEND
9. PVC LATERAL LINE PER LEGEND
10. PVC MALE ADAPTOR
11. PVC SCH.80 3" NIPPLE
12. 6" MIN. PEA GRAVEL
13. SCH. 40 PVC ELECTRICAL CONDUIT AND 2 WIRE CABLE PER LEGEND. INSTALL CONDUIT AND 2 WIRE AT SIDE OF MAINLINE TYPICAL.
14. PVC MAINLINE AND FITTINGS (PER LEGEND)

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. EXPANSION FOLD 5 TIMES x 12" LONG AND TAPE WIRE AT EACH SIDE CONDUIT.

SECTION
NOT TO SCALE

K REMOTE CONTROL VALVE - 2 WIRE



1. FINISH GRADE PER PLAN
2. 10" ROUND PLASTIC VALVE BOX WITH LOCKING COVER, HEAT BRANDED 2" LETTERS "SP-GR" FOR SURGE PROTECTION GROUNDING
3. GREEN/YELLOW WIRE FROM LSP-1FIELD DECODER TO GROUNDING, BRASS CLAMPS (1 OF 2)
4. WIRE CONNECTOR PER IRRIGATION NOTES
5. LINE SURGE PROTECTOR: PER IRRIGATION LEGEND
6. BLUE WIRE FROM SURGE PROTECTOR TO WIRE CONNECTOR
7. TWO-WIRE CABLE TO NEXT DEVICE
8. GROUNDING PER CONTROLLER/SURGE MANUFACTURERS SPECIFICATIONS.
9. ★ CATHODIC PROTECTION INSTALLATION
10. SCH. 40 PVC ELECTRICAL CONDUIT AND 2 WIRE CABLE PER LEGEND
11. 1" CRUSHED ROCK SUMP

APPROVED
CITY OF TEMECULA
BUILDING & SAFETY DEPARTMENT
SPECIFICATIONS ONLY
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE CITY REGULATIONS
BOARD/COMMISSION
7/20/2020

NOTES:
1. SURGE PROTECTOR SHOULD BE INSTALLED PER MANUFACTURER SPECIFICATION ON TWO-WIRE PATH. VERIFY WITH CONTROLLER MANUFACTURER SPECIFICATIONS.
2. SURGE PROTECTOR TO BE INSTALLED AT END OF WIRE RUN THAT TERMINATES IN THE FIELD (STAR CONFIGURATION).
3. SHOWN FOR REFERENCE ONLY. VERIFY APPROVED SURGE PROTECTOR DETAIL WITH CONTROLLER MANUFACTURER BEFORE INSTALLATION.

L SURGE PROTECTOR

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

DAVID L. HOON — LICENSED LANDSCAPE ARCHITECT — No. 4659 — Renewal 8/31/2021 — Date 7/6/2020 — STATE OF CALIFORNIA

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PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON SHEET L0.00 FOR A COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION DETAILS

SHEET NUMBER
L3.401

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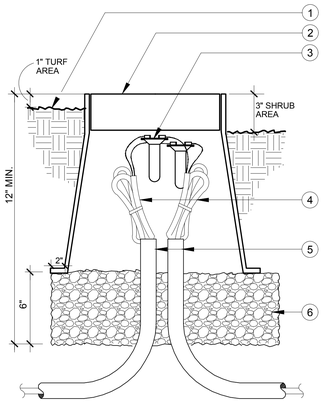
PRINT DATE: 07-08-20

A WIRE SPLICE BOX

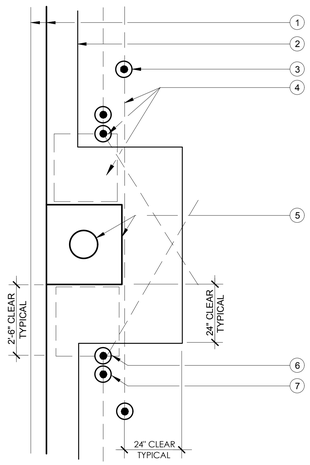


1. FINISH GRADE PER PLAN
2. 10" ROUND PLASTIC VALVE BOX WITH LOCKING COVER, HEAT BRANDED 2" LETTERS "SP-GR" FOR SURGE PROTECTION GROUNDING
3. WIRE SPLICE CONNECTOR PER MANUFACTURERS SPECIFICATIONS.
4. TWO-WIRE CABLE PER MANUFACTURERS SPECIFICATIONS. USE DIFFERENT COLORED JACKETED 2 WIRE CABLE FOR EVERY 25 VALVE STATIONS PER LEGEND, NOTES AND SPECIFICATIONS.
5. SCH. 40 PVC ELECTRICAL CONDUIT AND 2 WIRE CABLE PER LEGEND. INSTALL CONDUIT AND 2 WIRE AT SIDE OF MAINLINE TYPICAL.
6. 1" CRUSHED ROCK SUMP

NOTES:
1. ALL ENDS OF CONDUITS SHALL BE FILLED WITH AN APPROVED FOAM SEALANT THAT WILL PROTECT CONDUITS FROM FILLING WITH WATER.

SECTION
NOT TO SCALE

B SPRAY HEADS AT STREET LIGHT

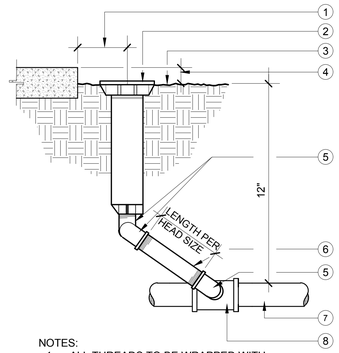


1. CURB AND GUTTER
2. PVC LATERAL LINE PER PLAN, NOTES AND LEGEND. INSTALL A MIN. OF 24" CLEAR FROM STREET LIGHT AND BASE TYPICAL.
3. HALF CIRCLE SPRINKLER HEAD LOCATION WHERE REQUIRED TO PREVENT OVER SPRAY ONTO LIGHT POLE.
4. LIMIT OF SPRAY PATTERN.
5. STREET LIGHT WITH CONCRETE BASE.
6. RAIN BIRD MODEL #SQ-QTR NOZZLE ON 4-INCH POP-UP BODY. ALIGN PATTERN WITH CURB. ADJUST NOZZLE FOR 2.5' RADIUS SETTING AND POSITION SPRINKLER TO PREVENT OVER SPRAY ONTO LIGHT POLE.
7. ADDITIONAL SPRINKLER - THIRD OR VAN NOZZLE (WHERE REQUIRED) ON 6" OR 12" POP-UP SPRAY HEAD BODY PER IRRIGATION PLAN, DETAILS NOTES AND LEGEND.

NOTES:
1. FIELD ADJUST SPRINKLER HEADS AROUND LIGHT POLES AND BASE AS NOTED ABOVE.
2. PROVIDE 24-INCHES MIN. CLEARANCE FOR ALL IRRIGATION PIPING AND SPRINKLER HEADS FROM CONCRETE STREET LIGHT BASE.

PLAN VIEW
NOT TO SCALE

C POP-UP SPRAY HEAD



1. 24" FROM EDGE OF PAVING TO CENTER OF SPRAY HEAD / NOZZLE. WHERE OCCURS.
2. POP-UP SPRAY HEAD PER LEGEND.
3. FINISH GRADE
4. 1" IN TURF AREAS, 3" IN GROUND COVER.
5. MARLEX STREET ELL (3 REQ.)
6. PVC SCH. 80 NIPPLE(S) LENGTH AS REQUIRED. OVERALL SWING JOINT SHOULD MATCH THE HEIGHT OF ROTOR HEAD AND BE NO LESS THAN 6" MIN.
7. PVC LATERAL LINE PER LEGEND.
8. PVC LATERAL LINE FITTING.

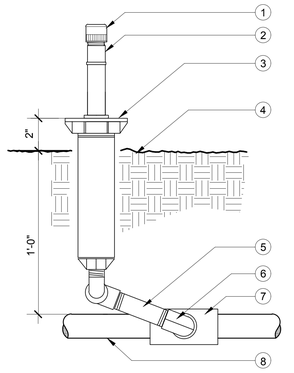
NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. USE ANTI DRAIN / CHECK VALVE DEVICE AT SWING SCH 80 NIPPLE WHEN NEEDED.

PER CALIFORNIA TITLE 24, CHAPTER 2.7, SECTION 492.7 - OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACE OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:

a. THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACE AND NO RUNOFF OCCURS; OR
b. THE ADJACENT NON PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR
c. THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SECTION 492.7 (a)1)H), PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.

SECTION
NOT TO SCALE

D POP-UP BUBBLER - AT SLOPE AREAS PER PLAN

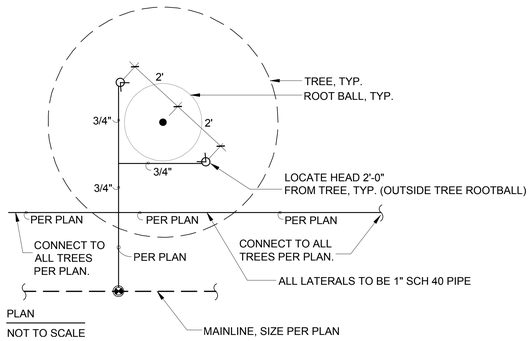


1. BUBBLER HEAD PER LEGEND
2. PLASTIC ADAPTER PA-80 PER RAINBIRD 1401 BUBBLER NOZZLE, PER PLAN AND LEGEND.
3. POP-UP HEAD PER LEGEND
4. FINISH GRADE
5. PVC NIPPLE LENGTH AS REQUIRED
6. MARLEX STREET ELL
7. PVC LATERAL LINE FITTING
8. PVC LATERAL LINE

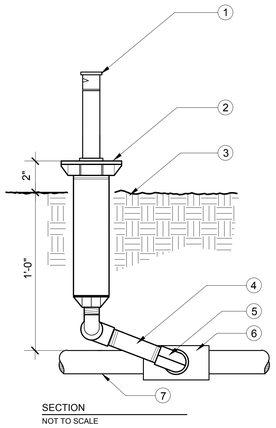
NOTE:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

E POP-UP ROTOR HEAD



PLAN
NOT TO SCALE

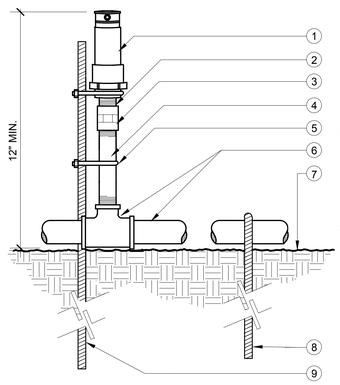


1. BUBBLER HEAD PER LEGEND
2. POP UP HEAD PER LEGEND
3. FINISH GRADE
4. PVC SCH. 80 NIPPLE LENGTH AS REQUIRED
5. PVC STREET ELLS - TWO (2) REQUIRED
6. PVC LATERAL LINE FITTING
7. PVC LATERAL LINE

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

F ROTOR HEAD ON GRADE

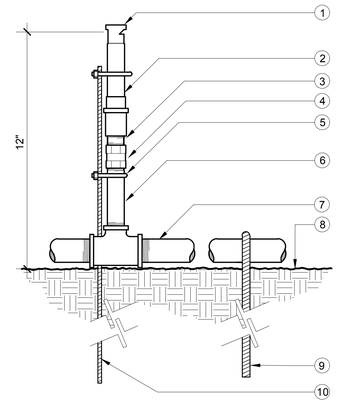


1. ROTOR HEAD PER LEGEND
2. UVR PVC SCH. 40 NIPPLE
3. ANTI-DRAIN EXCESS FLOW VALVE PER LEGEND
4. UVR PVC SCH.40 NIPPLE LENGTH AS REQUIRED.
5. V.I.T. TWIST TIE BANDS (TYP), 2 REQ. (TOP FASTENER SHALL SECURE HEAD)
6. UVR PVC SCH. 40 TEE AND LATERAL LINE INSTALLED ON GRADE PER LEGEND
7. FINISH GRADE
8. #4 X 24" REBAR WITH 'J' HOOKED RADIUS AT ONE END TO HOLD PIPE - INSTALL AT 5' ON CENTER MAX.
9. #4 X 30" REBAR (TYP.) INSTALL TO JUST BELOW NOZZLE

NOTES:
ALL THREADED CONNECTIONS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

G SHRUB HEAD ON GRADE

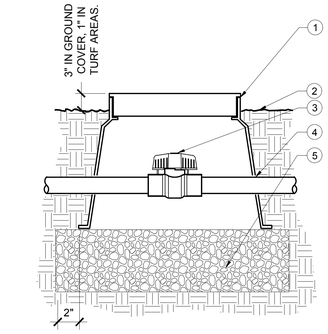


1. SHRUB HEAD PER LEGEND
2. RAIN BIRD PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER
3. PVC SCH 80 NIPPLE
4. ANTI-DRAIN EXCESS FLOW VALVE PER LEGEND
5. V.I.T. TWIST TIE BANDS (TYP.)
6. PVC SCH 80 NIPPLE LENGTH AS REQUIRED
7. BROWNLINE LATERAL LINE INSTALLED ON GRADE PER LEGEND
8. FINISH GRADE
9. #4 X 24" REBAR WITH 'J' HOOKED RADIUS TO HOLD PIPE - INSTALL AT 10' ON CENTER MAX.
10. #4 x 28 REBAR (TYP.)

NOTE:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

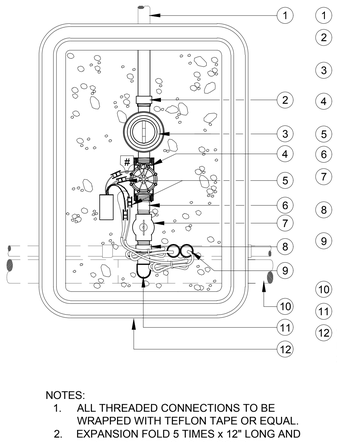
H BALL VALVE



1. INSTALL BALL VALVE IN ROUND VALVE BOX WITH LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "BV"
2. FINISH GRADE
3. NIBCO PVC BALL VALVE PER LEGEND
4. SCH. 40 PVC
5. 6" MIN. PEA GRAVEL

SECTION
NOT TO SCALE

I TREE BUBBLER - AT FLAT AREAS PER PLANS

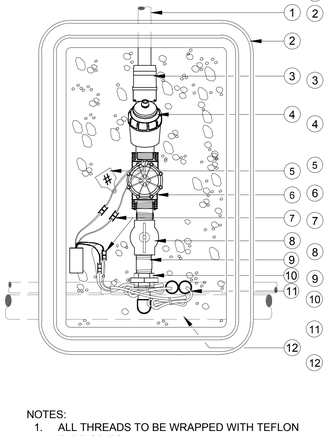


1. PVC LATERAL LINE PER LEGEND.
2. PVC SCH. 40 FEMALE ADAPTER. (T X S)
3. PRESSURE REGULATING QUICK CHECK BASKET FILTER.
4. DRIP REMOTE CONTROL VALVE PER LEGEND.
5. WIRE CONNECTORS PER NOTES.
6. SCH. 80 NIPPLE, AS REQUIRED.
7. FULL PORT BALL VALVE, SIZE PER LATERAL LINE.
8. PVC SCH 40 MALE ADAPTER, LINE SIZE.
9. 2 WIRE FROM 1 $\frac{1}{4}$ CONDUIT TO DECODER AND VALVE WIRE CONNECTIONS.
10. IRRIGATION MAINLINE PER LEGEND.
11. PVC SCH 40 ELL, LINE SIZE.
12. VALVE BOX W/ LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "DV"

NOTES:
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. EXPANSION FOLD 5 TIMES x 12" LONG AND TAPE WIRE AT EACH SIDE CONDUIT.

PLAN VIEW
NOT TO SCALE

J DRIP SYSTEM REMOTE CONTROL VALVE - .3 TO 20 GPM



1. SCH. 40 PVC LATERAL LINE PER LEGEND
2. JUMBO VALVE BOX W/ LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "DV". COLOR PER SPECIFICATIONS OR GREEN (IN TURF), TAN (IN D.G.),
3. PRESSURE REGULATOR - PER MANUFACTURER VALVE ASSEMBLY. MODEL PER LEGEND. SIZE PER PLANS.
4. DRIP FILTERS - PER MANUFACTURER VALVE ASSEMBLY. MODEL PER LEGEND. SIZE PER PLANS.
5. VALVE STATION I.D. TAG PER SPECIFICATIONS AND LEGEND.
6. DRIP REMOTE CONTROL VALVE ASSEMBLY PER LEGEND
7. WIRE CONNECTORS PER SPECIFICATIONS AND NOTES.
8. SCH. 80 FULL PORT BALL VALVE, SIZE PER VALVE SIZE
9. SCH. 80 NIPPLE, SIZE AS REQUIRED
10. SCH. 80 PVC UNION - SIZE PER VALVE SIZE.
11. 2 WIRE FROM 1 $\frac{1}{4}$ CONDUIT TO DECODER AND VALVE WIRE CONNECTIONS
12. IRRIGATION MAINLINE PER PLANS. NOTES AND LEGEND.

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. EXPANSION FOLD 5 TIMES x 12" LONG AND TAPE WIRE AT EACH SIDE CONDUIT.

SECTION
NOT TO SCALE

K DRIP SYSTEM REMOTE CONTROL VALVE - 15 TO 62 GPM

CITY OF TEMECULA
PLANNING DEPARTMENT
APPROVED
SIGNATURE OF APPROVAL DOES NOT CONSTITUTE CITY APPROVAL
scott Conner
7/20/2020

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — L. HOON — 4609 — Renewal 6/30/2020 — Date 7/6/2020 — STATE OF CALIFORNIA

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REFER TO THE SHEET INDEX ON SHEET L1.101 FOR A COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION DETAILS

SHEET NUMBER
L3.402

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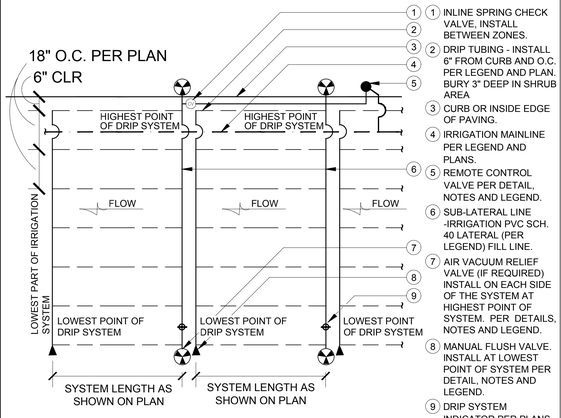
PRINT DATE: 07-08-20

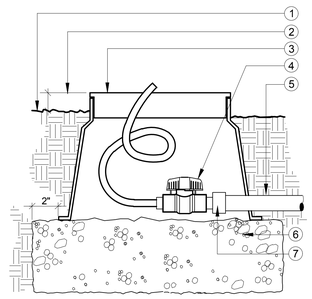


1. INLINE SPRING CHECK VALVE, INSTALL BETWEEN ZONES.
2. DRIP TUBING - INSTALL 6" FROM CURB AND O.C. PER LEGEND AND PLAN. BURY 3" DEEP IN SHRUB AREA
3. CURB OR INSIDE EDGE OF PAVING.
4. IRRIGATION MAINLINE PER LEGEND AND PLANS.
5. REMOTE CONTROL VALVE PER DETAIL, NOTES AND LEGEND.
6. SUB-LATERAL LINE -IRRIGATION PVC SCH. 40 LATERAL (PER LEGEND) FILL LINE.
7. AIR VACUUM RELIEF VALVE (IF REQUIRED) INSTALL ON EACH SIDE OF THE SYSTEM AT HIGHEST POINT OF SYSTEM. PER DETAILS, NOTES AND LEGEND.
8. MANUAL FLUSH VALVE, INSTALL AT LOWEST POINT OF SYSTEM PER DETAIL, NOTES AND LEGEND.
9. DRIP SYSTEM INDICATOR PER PLANS AND LEGEND.

NOTES:
1. CONTRACTOR SHALL VERIFY EXACT SITE GRADING CONDITION BEFORE INSTALLING FLUSH VALVE AND AIR RELIEF VALVE.
2. WHERE MORE THAN ONE HIGH POINT EXISTS IN THE FIELD INSTALL MULTIPLE AIR VACUUM RELIEF VALVE
3. PROVIDE CHECK VALVES IN SUB-LATERAL SYSTEM W/ MULTIPLE ZONE TO CONTROL LOW HEAD DRAINAGE

PLAN
NOT TO SCALE

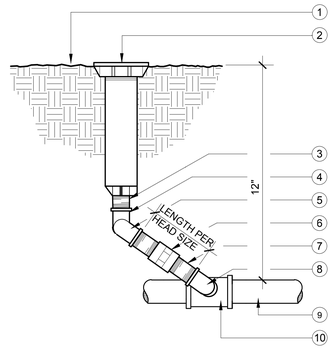
A DRIP-DRIPLINE LAYOUT ENLARGEMENT



1. FINISH GRADE
2. 1" IN TURF AREAS
   3" IN GROUND COVER AREAS
3. INSTALL BALL VALVE W/ COMPRESSION ADAPTER IN A ROUND VALVE BOX PER IRRIGATION SCHEDULE WITH LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING "FV" & CONTROLLER SYSTEM
4. 1/2" (S X S) PVC BALL VALVE
5. 3/4" SCH 40 DRIP SUPPLY LATERAL OR 5/8" DRIP TUBING.
6. 6" MIN. PEA GRAVEL
7. PVC SCH. 40 ADAPTER W/ REDUCER AND NIPPLE

SECTION
NOT TO SCALE

B DRIP - FLUSH VALVE ASSEMBLY

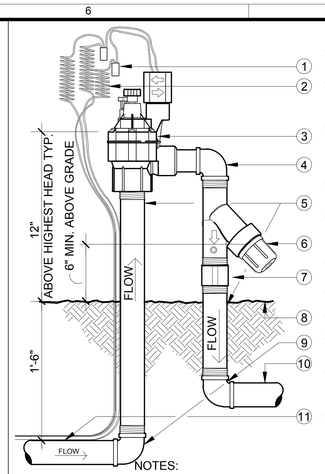


1. FINISH GRADE 1" IN TURF AREAS, 3" IN GROUND COVER
2. POP-UP DRIP SYSTEM INDICATOR SPRAY HEAD PER LEGEND.
3. PVC SCH. 80 NIPPLE(S) LENGTH AS REQUIRED.
4. PVC ELL (TXT)
5. MARLEX STREET ELL (3 REQ.)
6. ANTI-DRAIN VALVE PER LEGEND
7. PVC SCH. 80 NIPPLE(S) LENGTH AS REQUIRED. OVERALL SWING JOINT SHOULD MATCH THE HEIGHT OF ROTOR HEAD AND BE NO LESS THAN 6" MIN.
8. PVC DRIP SYSTEM LATERAL LINE (HEADER) PER DETAIL AND LEGEND.
9. PVC LATERAL LINE FITTING.

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

C POP-UP DRIP SYSTEM INDICATOR

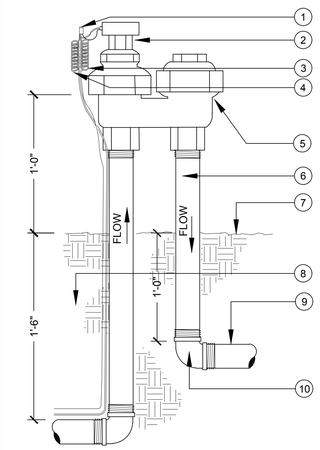


1. WATERPROOF CONNECTION PER SPECIFICATIONS
2. CONTROL WIRE WITH 6" MIN. EXPANSION CURL, BUNDLE AND TAPE PER SPECIFICATIONS
3. REMOTE CONTROL ANGLE VALVE PER IRRIGATION LEGEND INSTALL EVEN AND LEVE WITH VALVE ASSEMBLY TYPICAL
4. UVR PVC SCH 40 SxT ELL PVC SCH 40 MALE ADAPTER
5. SCH 80 PVC NIPPLE - LENGTH AS REQUIRED AT EACH SIDE
6. PRESSURE REG. FILTER PER IRRIGATION LEGEND
7. PVC SCH. 80 COUPLING
8. FINISH GRADE
9. PVC SCH 40 SxT ELL (2 REQUIRED)
10. PVC LATERAL PIPE PER IRRIGATION PLAN AND LEGEND.
11. PVC MAINLINE PIPE PER IRRIGATION PLAN AND LEGEND.

NOTES:
1. ALL THREADS SHALL BEWRAPPED WITH TEFLON TAPE OR EQUAL.
2. ALL NIPPLES AND FITTINGS SHALL BE SIZED PER THE VALVE SIZE
3. EXPANSION CURL WRAPWIRE AROUND 1/2" DIA. PIPE 15 TIMES.
4. HIDE REMOTE CONTROLVALVE(S) FROM OUT OF PRIMARY VIEW OF UNITS AND ALONG MODEL WALK.

SECTION
NOT TO SCALE

D DRIP ANGLE VALVE ASSEMBLY W/ PR FILTER

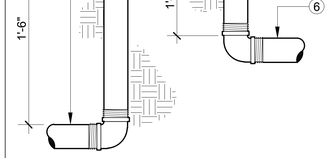


1. ATMOSPHERIC VACUUM BREAKER PER LEGEND
2. REQUIRED
3. PVC SCH 80 NIPPLE) THREE (3 REQUIRED
4. HEAVY-DUTY GALVANIZED STEEL "PUNCH-LOK" FASTNER TWO (2) REQUIRED
5. 1" X 1" X 30" GALV. ANGLE IRON STAKE
6. FROM VALVE - SCH 40 UVR PVC
7. FINISH GRADE
8. SCH 40 UVR PVC LATTERAL OR APPROVED EQUAL TO SYSTEMS.

NOTE:
ALL RISERS SHALL BE SCH 80 PVC OR APPROVED EQUAL ALL THREADED CONNECTION TO BE WRAPPED W/ TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

E ATMOSPHERIC VACUUM BREAKER ON GRADE

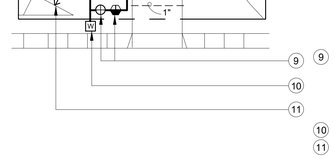


1. MANUAL VALVE PER LEGEND
2. REQUIRED
3. PVC SCH. 80 NIPPLE THREE (3) REQUIRED
4. FINISH GRADE
5. MAINLINE (SOURCE)
6. TO HEADS

NOTE:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. ALL NIPPLES AND FITTINGS SHALL BE SIZED PER THE VALVE SIZE

SECTION
NOT TO SCALE

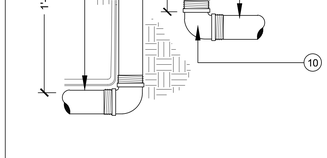
F MANUAL ANGLE VALVE



1. HOMEOWNER MAINTAINED SLOPE
2. SINGLE FAMILY RESIDENCE
3. TRENCH IRRIGATION MAINLINE AT TOE OF SLOPE, TEN FEET (10') FROM GARAGE DOOR AND FIVE FEET (5') FROM WALK TO FRONT DOOR, OR AS DIRECTED BY OWNER OR LOCAL CODE.
4. INSTALL ATMOSPHERIC VACUUM BREAKERS AT TOP OF SLOPE OR ONE FOOT (1') ABOVE THE HIGHEST HEAD ON EACH VALVE. TYP.
5. INSTALL FRONT YARD VALVE AT FRONT DOOR AND SIDE/REAR YARD SLOPE VALVES ON SLOPE ONE FOOT (1') UP FROM TOE. TYP.
6. WATER SERVICE TO HOUSE.
7. IRRIGATION MAINLINE SIZE PER PLAN.
8. INSTALL IRRIGATION MAINLINE AND ONE TWO INCH (2") CAPPED SLEEVE TEN FEET (10') FROM THE GARAGE DOOR ON ALL LOTS WITH IRRIGATION. (PROVIDE AN ADDITIONAL ONE INCH (1") WIRE SLEEVE FOR IRRIGATION CONTROL AND COMMON WIRES)
9. INSTALL BALL VALVE AND PRESSURE REGULATOR IN A TEN INCH (10") ROUND PLASTIC VALVE BOX AT THE WATER METER HOUSE SERVICE (TEE) AS PROVIDED BY PLUMBER.
10. WATER METER BY OWNER.
11. LATERAL TO HEADS TYP.

SECTION
NOT TO SCALE

G HOMEOWNER LOT P.O.C.



LEGEND
1. WIRE CONNECTORS PER NOTES
2. REMOTE VALVE PER LEGEND
3. COMMON WIRE WITH EXPANSION CURL
4. CONTROL WIRE WITH EXPANSION CURL (INSTALL WIRE PER LOCAL CODE BUNDLE AND TAPE PER NOTES)
5. INSTALL REMOTE VALUE WITH AVB AT LEAST 12" ABOVE HIGHEST HEAD IN SYSTEM
6. PVC SCH. 80 NIPPLE TWO (2) REQUIRED
7. FINISH GRADE
8. MAINLINE (SOURCE)
9. LATERAL TO HEADS
10. PRESSURE REGULATING FILTER

NOTES
1. ALL THREADS SHALL BE WRAPPED WITH TEFLON TAPE OR EQUAL
2. ALL NIPPLES AND FITTINGS SHALL BE SIZED PER THE VALVE SIZE
3. EXPANSION CURL WRAP WIRE AROUND ½" DIA. PIPE 15 TIMES
4. HIDE REMOTE CONTROL VALVE FROM VIEW OUT OF UNITS AND ALONG MODEL WALK.

SECTION
SCALE: NTS

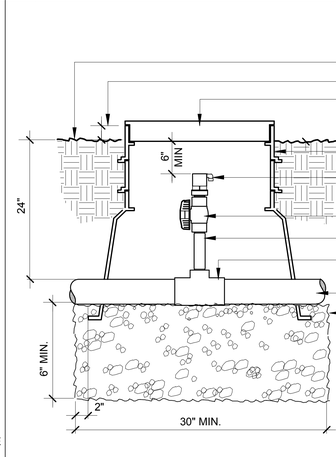
H DRIP VALVE ASSEMBLY W/ PR FILTER

LEGEND
1. WIRE CONNECTORS PER NOTES
2. REMOTE VALVE PER LEGEND
3. COMMON WIRE WITH EXPANSION CURL
4. CONTROL WIRE WITH EXPANSION CURL (INSTALL WIRE PER LOCAL CODE BUNDLE AND TAPE PER NOTES)
5. INSTALL REMOTE VALUE WITH AVB AT LEAST 12" ABOVE HIGHEST HEAD IN SYSTEM
6. PVC SCH. 80 NIPPLE TWO (2) REQUIRED
7. FINISH GRADE
8. MAINLINE (SOURCE)
9. LATERAL TO HEADS
10. PRESSURE REGULATING FILTER

NOTES
1. ALL THREADS SHALL BE WRAPPED WITH TEFLON TAPE OR EQUAL
2. ALL NIPPLES AND FITTINGS SHALL BE SIZED PER THE VALVE SIZE
3. EXPANSION CURL WRAP WIRE AROUND ½" DIA. PIPE 15 TIMES
4. HIDE REMOTE CONTROL VALVE FROM VIEW OUT OF UNITS AND ALONG MODEL WALK.

SECTION
SCALE: NTS

I REMOTE CONTROL VALVE

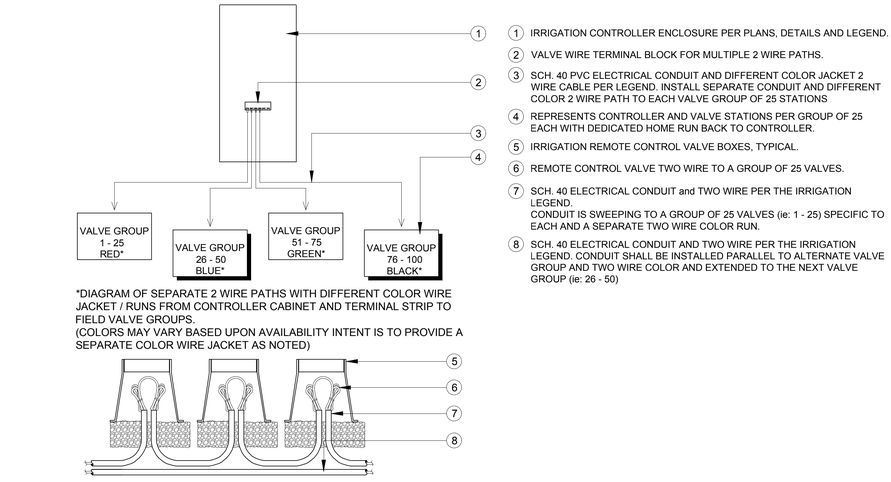


1. FINISH GRADE
2. 3" IN GROUND COVER AREAS
3. ROUND PLASTIC VALVE BOX WITH LOCKING COVER, MARKED BY HEAT BRANDING 2" LETTERS MARKED "A.V.R."
4. EXTENSION BOX(S)
5. COMBINATION AIR AND VACUUM RELIEF VALVE PER LEGEND.
6. SCH 80 BALL VALVE TxT
7. SCH 80 1" NIPPLE. LENGTH AS REQUIRED.
8. LINE SIZE MAINLINE FITTING WITH 3/4" FIPT OUTLET.
9. PVC MAINLINE PER LEGEND. SIZE PER PLAN.
10. 6" MIN. PEA GRAVEL

NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

J AIR RELIEF AND PRESSURE RELIEF



1. IRRIGATION CONTROLLER ENCLOSURE PER PLANS, DETAILS AND LEGEND.
2. VALVE WIRE TERMINAL BLOCK FOR MULTIPLE 2 WIRE PATHS.
3. SCH. 40 PVC ELECTRICAL CONDUIT AND DIFFERENT COLOR JACKET 2 WIRE CABLE PER LEGEND. INSTALL SEPARATE CONDUIT AND DIFFERENT COLOR 2 WIRE PATH TO EACH VALVE GROUP OF 25 STATIONS
4. REPRESENTS CONTROLLER AND VALVE STATIONS PER GROUP OF 25 EACH WITH DEDICATED HOME RUN BACK TO CONTROLLER.
5. IRRIGATION REMOTE CONTROL VALVE BOXES, TYPICAL.
6. REMOTE CONTROL VALVE TWO WIRE TO A GROUP OF 25 VALVES.
7. SCH. 40 ELECTRICAL CONDUIT and TWO WIRE PER THE IRRIGATION LEGEND.
   CONDUIT IS SWEEPING TO A GROUP OF 25 VALVES (ie: 1 - 25) SPECIFIC TO EACH AND A SEPARATE TWO WIRE COLOR RUN.
8. SCH. 40 ELECTRICAL CONDUIT AND TWO WIRE PER THE IRRIGATION LEGEND. CONDUIT SHALL BE INSTALLED PARALLEL TO ALTERNATE VALVE GROUP AND TWO WIRE COLOR AND EXTENDED TO THE NEXT VALVE GROUP (ie: 26 - 50)

*DIAGRAM OF SEPARATE 2 WIRE PATHS WITH DIFFERENT COLOR WIRE JACKET / RUNS FROM CONTROLLER CABINET AND TERMINAL STRIP TO FIELD VALVE GROUPS.
(COLORS MAY VARY BASED UPON AVAILABILITY INTENT IS TO PROVIDE A SEPARATE COLOR WIRE JACKET AS NOTED)

SECTION OF CONTROL VALVE AND 2 WIRE CONDUIT INSTALLATION.

NOTE:
CONTRACTOR SHALL PROVIDE UP TO 4 SEPARATE 1 1/4" CONDUIT (DIRECT RUN) TO EVERY VALVE GROUP OF 25 OR DEDICATED 1 1/4" CONDUIT TO REMOTE AREAS OF THE SITE (THIS AVOIDS PULLING UP TO 4 DIFFERENT COLOR 2 WIRE INTO EVERY VALVE BOX).

DIAGRAM & SECTION
NOT TO SCALE

K 2 WIRE VALVE GROUPING QUANTITIES AND CONTROLLER CONNECTIONS

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LICENSED LANDSCAPE ARCHITECT — DAVID L. HOON — 4609 — Renewal 8/31/2021 — Date 7/8/2020 — STATE OF CALIFORNIA

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PLAN REVISION DESCRIPTION

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TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL. NOT APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
7/20/2020

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION DETAILS

SHEET NUMBER
L3.403

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PRINT DATE: 07-08-20

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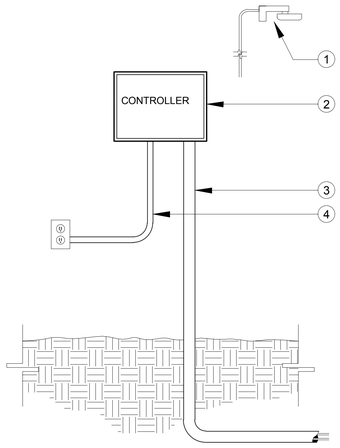
7/7/2020 9:35 PM

APN #: 964-640-009, PA20-0328

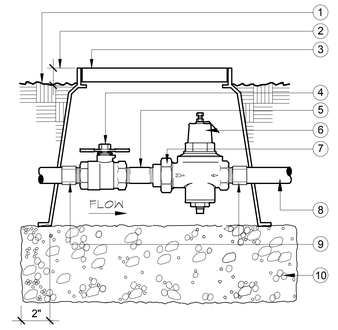


1. RAIN SHUTOFF DEVICE, PER LEGEND. INSTALL ON SIDEYARD WALL OPPOSITE CONTROLLER. PROVIDE WIRE CLIP TO SECURE WIRE. INSTALL PER MANUF. INSTRUCTION
2. WALL MOUNT CONTROLLER PER LEGEND. INSTALL PER MANUF.INSTRUCTION
3. 2" IRRIGATION CONTROL WIRE, CONDUIT AND CONTROL WIRE
4. 3/4" 120 VOLT CONDUIT AND WIRE

NOTES:
1. CONTROLLER TO BE INSTALLED INDOOR MOUNTED IN GARAGE.

SECTION
SCALE: NTS

A WALL MOUNTED CONTROLLER



1. FINISH GRADE
2. 1" IN TURF AREAS 3" IN GROUNDCOVER AREAS
3. RECTANGULAR PLASTIC VALVE BOX PER SCHEDULE WITH LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING W/ CONTROLLER STA. NUMBER.
4. THREADED BALL VALVE PER LEGEND
5. BRASS NIPPLE - LENGTH AS REQUIRED
6. PRESSURE REGULATOR
7. BRASS UNION PER LINE SIZE
8. MAINLINE PER PLAN DETAILS AND LEGEND
9. SCH. 40 MALE ADAPTER (ONE REQ. EACH SIDE)
10. 6" MIN. PEA GRAVEL

NOTES:
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.
2. PROVIDE GREEN VALVE BOX LIDS FOR HOMEOWNER / MODEL WATER SYSTEMS.

SECTION
NOT TO SCALE

B PRESSURE REGULATOR (HOMEOWNER)

C

D

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7/20/2020

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LICENSED LANDSCAPE ARCHITECT L. HOON 4609 Renewal 8/31/2021 7/6/2020 STATE OF CALIFORNIA

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PLAN REVISION DESCRIPTION

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TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION DRAWING SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	06/26/2020	90% CONSTRUCTION DRAWING SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
IRRIGATION DETAILS

SHEET NUMBER
L3.404

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PRINT DATE: 06-08-20

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7/7/2020 9:35 PM

APN #: 964-640-009, PA20-0328

50X90 - TYPICAL FRONT YARD PLANTING LEGEND (HOMEOWNER MAINTAINED)

PLAN 1A - AMERICAN FARMHOUSE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	ARBUTUS X `MARINA` ARBUTUS STANDARD	24" BOX - STANDARD TRUNK	1	E.A.	M	PER PLAN	---
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	60	E.A.	L	30" o.c.	---
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	6	E.A.	L	36" o.c.	---
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	22	E.A.	L	36" o.c.	---
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER	5 GAL	9	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	4	E.A.	M	60" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	2	E.A.	L	36" o.c.	---

PLAN 1B - FRENCH COTTAGE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	RHUS LAURINA LAUREL SUMAC	24" BOX - STANDARD TRUNK	1	E.A.	L	PER PLAN	---
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA	1 GAL	60	E.A.	L	30" o.c.	---
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	6	E.A.	L	36" o.c.	---
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	22	E.A.	L	36" o.c.	---
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER	5 GAL	9	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	4	E.A.	M	60" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	2	E.A.	L	36" o.c.	---

PLAN 2A - AMERICAN FARMHOUSE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	1	E.A.	L	PER PLAN	---
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	9	E.A.	L	36" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	3	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	1 GAL	11	E.A.	L	48" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	3	E.A.	L	36" o.c.	---
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	15	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	5	E.A.	L	48" o.c.	---

PLAN 2B - FRENCH COTTAGE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	ARBUTUS X `MARINA` ARBUTUS STANDARD	24" BOX - STANDARD TRUNK	1	E.A.	M	PER PLAN	---
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	LEUCOPHYLLUM CANDIDUM TEXAS SAGE	1 GAL	9	E.A.	L	36" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	3	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	1 GAL	11	E.A.	L	48" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	3	E.A.	L	36" o.c.	---
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	15	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	5	E.A.	L	48" o.c.	---

PLAN 3A - AMERICAN FARMHOUSE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	LAURUS NOBILIS `SARATOGA` SWEET BAY	24" BOX - STANDARD TRUNK	1	E.A.	L	PER PLAN	---
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	34	E.A.	L	30" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	1	E.A.	M	60" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	25	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	4	E.A.	L	36" o.c.	---
	SALVIA X `BEE`S BLISS` BEE`S BLISS SAGE	1 GAL	9	E.A.	L	48" o.c.	---

PLAN 3B - FRENCH COTTAGE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	1	E.A.	L	PER PLAN	---
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	34	E.A.	L	30" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	1	E.A.	M	60" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	25	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	4	E.A.	L	36" o.c.	---
	EUPHORBIA RIGIDA YELLOW SPURGE	1 GAL	9	E.A.	L	48" o.c.	---

TYPICAL PLANT QUANTITY NOTE:

THE PLANTING QUANTITIES ARE BASED ON THE SQ. FOOTAGES SHOWN ON THE TYPICAL FRONT YARD LOTS ON SHEET L4.105. THE FINAL PLANTING QUANTITY FOR EACH LOT WILL VARY. REFER TO THE KEY MAP ON SHEET L0.001 FOR ARCHITECTURE ELEVATION INFORMATION AND TOTALS.

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.
APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
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7/20/2020

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — LAURA L. HOON — 5899 — REGISTERED — 7/31/2020 — STATE OF CALIFORNIA

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TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
PLANTING LEGEND

SHEET NUMBER
L4.000

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PRINT DATE: 07-08-20

50X90 - TYPICAL FRONT YARD PLANTING LEGEND (HOMEOWNER MAINTAINED)

PLAN 1C - PRAIRIE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	CERCIDIUM X 'DESERT MUSEUM; THORNLESS PALO VERDE	24" BOX - STANDARD TRUNK	1	E.A.	L	PER PLAN	---
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' CHEF'S CHOICE ROSEMARY	1 GAL	60	E.A.	L	30" o.c.	---
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL	6	E.A.	L	36" o.c.	---
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	22	E.A.	L	36" o.c.	---
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER	5 GAL	9	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	4	E.A.	M	60" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	2	E.A.	L	36" o.c.	---

PLAN 2C - PRAIRIE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	RHUS LAURINA LAUREL SUMAC	24" BOX - STANDARD TRUNK	1	E.A.	L	PER PLAN	---
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS YUCCA	5 GAL	9	E.A.	L	36" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	3	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	1 GAL	11	E.A.	L	48" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	3	E.A.	L	36" o.c.	---
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	15	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	5	E.A.	L	48" o.c.	---

PLAN 3C - PRAIRIE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	ARBUTUS X `MARINA` ARBUTUS STANDARD	24" BOX - STANDARD TRUNK	1	E.A.	M	PER PLAN	---
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY (PER LOT)	UNITS	WUCOLS	SPACING	REMARKS
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	34	E.A.	L	30" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	1	E.A.	M	60" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	25	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	4	E.A.	L	36" o.c.	---
	GALVEZIA SPECIOSA ISLAND BUSH SNAPGRAGON	1 GAL	9	E.A.	L	48" o.c.	---

TYPICAL PLANT QUANTITY NOTE:

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PA 22 PRODUCTION PLANTING LEGEND (HOA MAINTAINED)

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS	WUCOLS	SPACING	REMARKS
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX - STANDARD TRUNK	73	E.A.	L	PER PLAN	---
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX - STANDARD TRUNK	39	E.A.	L	PER PLAN	---
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	6	E.A.	L	PER PLAN	---
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	15 GAL	47	E.A.	L	PER PLAN	---
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	24" BOX - MULTI TRUNK	19	E.A.	L	PER PLAN	---
	RHUS LAURINA LAUREL SUMAC	24" BOX - STANDARD TRUNK	19	E.A.	L	PER PLAN	---
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS	WUCOLS	SPACING	REMARKS
	ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW	5 GAL	363	E.A.	L	96" o.c.	---
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	202	E.A.	L	30" o.c.	---
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL	326	E.A.	L	72" o.c.	---
	EREMOPHILA GLABRA `MINGENEW GOLD` OUTBACK SUNRISE EMU BUSH	5 GAL	25	E.A.	L	72" o.c.	---
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	132	E.A.	L	36" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	120	E.A.	M	60" o.c.	---
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	58	E.A.	L	36" o.c.	---
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS	WUCOLS	SPACING	REMARKS
	DYMONDIA MARGARETAE DYMONDIA	FLATS	3,611	S.F.	L	18" o.c.	---
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL	917	E.A.	M	24" o.c.	---

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(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — L. HOON — 3999 — RENEWAL 8/31/2020 — STATE OF CALIFORNIA

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APN #: 964-640-009, PA20-0328

I. CONTRACTOR'S LANDSCAPE WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL PLANTING ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL PLANTING WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED CONTRACTOR.

D. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMEN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND BY THE OWNER (JOB SUPERINTENDENT).

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT -OF-WAYS, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTION EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REQUIRED ACTIVITIES WITH ALL OTHER TRADES THROUGH THE OWNER (JOB SUPERINTENDENT).

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONTAINER TREES, SHRUBS AND VINE LOCATIONS AND HEADER BOARD/MOW CURB LAYOUT FOR APPROVAL BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT.

J. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, MARKED OR UNMARKED, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN MANNER ACCEPTABLE TO THE OWNER (JOB SUPERINTENDENT).

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING FROM THE OWNER (JOB SUPERINTENDENT).

M. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE PLANTING WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS SIGNATURE AND **CALIFORNIA C-27** CONTRACTOR'S LICENSE NUMBER.

O. PLANT MATERIALS APPROVAL: THE CONTRACTOR SHALL WITHIN FIFTEEN (15) WORKING DAYS FOLLOWING AWARD OF CONTRACT, SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A COMPLETE LIST OF REQUIRED CONTAINER AND FLATTED GROUNDCOVER MATERIAL. THE LIST SHALL INCLUDE EACH TREE, SHRUB AND GROUNDCOVER, THEIR BOTANICAL AND COMMON NAME: EACH REQUIRED QUANTITY AND SIZE; THEIR NURSERY SOURCE LOCATIONS AND NURSERY SALES PERSON TO CONTACT. THEIR SPECIFICATIONS AS TO HEIGHT, SPREAD AND TRUNK CALIPER AT ONE FOOT (1') ABOVE GRADE (FOR TREES). A REPRESENTATIVE PHOTO OF EACH REQUIRED TREE SHALL ACCOMPANY THE SUBMITTAL.

P. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENT OF TITLE 7 OF THE CIVIL CODE.

II. OWNER'S CONSTRUCTION WORK RESPONSIBILITIES:

A. CONSTRUCTION RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL LANDSCAPE INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT) TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER (JOB SUPERINTENDENT) PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER (JOB SUPERINTENDENT) SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) AND ANY OTHER LEGAL OR PHYSICAL ELEMENTS AS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER (JOB SUPERINTENDENT) SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT FROM FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. IT IS THE OWNER'S (JOB SUPERINTENDENT'S) RESPONSIBILITY TO CONSULT THE LANDSCAPE ARCHITECT PRIOR TO ANY FURTHER WORK IN THE DISCREPANCY AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

E. CONTRACT FULFILLMENT: ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS, QUALITY OF WORK AND ACCEPTABLE FULFILLMENT OF INTENT OF THE CONTRACT DOCUMENTS SHALL BE DECIDED BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT CONCURRENTLY.

III. REQUIRED FIELD OBSERVATION WORK:

A. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE BRIGHTVIEW DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE BRIGHTVIEW DESIGN GROUP TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT BRIGHTVIEW DESIGN GROUP IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND BRIGHTVIEW DESIGN GROUP FROM AND AGAINST ANY AND ALL CLAIMS.

IV. LANDSCAPE ARCHITECT'S LANDSCAPE FIELD OBSERVATION SCHEDULE:

A. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

B. CONTRACTOR ORIENTATION/PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT LANDSCAPE WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO THE MEETING, CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.

C. WEED ABATEMENT: THIS OBSERVATION SHALL BE PERFORMED AFTER THE WEED ABATEMENT CYCLE HAS BEEN COMPLETED TO REVIEW THE DEGREE OF WEED KILL.

D. PLANT MATERIAL APPROVAL, LAYOUT AND FINE GRADE OBSERVATION: THIS OBSERVATION VISIT SHALL BE PERFORMED AFTER PLACEMENT OR STAKING IN THE FIELD OF ALL PLANT MATERIALS FOR THE PLANS. CONTAINER PLANTS SHALL BE PLACED ON SITE. BOXED SPECIMENS SHALL BE STAKED AS TO LOCATION. OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL TYPE AND QUALITY; LOCATIONS OF ALL PLANT MATERIAL; BACKFILL MIX AND FINE GRADE PRIOR TO ANY PLANTING WORK.

E. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER (JOB SUPERINTENDENT) DURING CONSTRUCTION OPERATIONS TO ENSURE CONFORMANCE TO PLANS AND SPECIFICATIONS.

F. PLANT MATERIAL/HYDROSEED/PRE-MAINTENANCE OBSERVATION: THIS OBSERVATION WILL BE PERFORMED TO REVIEW ALL WORK UNDER THE CONTRACT FOR COMPLETENESS. SCHEDULING SHALL COINCIDE WITH ANY HYDROSEEDING WORK TO BE PERFORMED UNDER THIS CONTRACT. THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT SHALL VERIFY CONFORMANCE OF HYDROSEED MATERIALS AND SEED PRIOR TO APPLICATION, AND PRIOR TO STARTING THE MAINTENANCE PERIOD.

G. MAINTENANCE OBSERVATIONS: THESE OBSERVATION VISITS SHALL BE PERFORMED AT THE END OF EACH THIRTY (30) DAY INTERVAL OF THE MAINTENANCE PERIOD WITH THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT TO ENSURE CONFORMANCE WITH THE MAINTENANCE SPECIFICATIONS. REFER TO SECTION VI, THIS SHEET FOR ADDITIONAL INFORMATION.

H. FINAL OBSERVATION/PROJECT SUBSTANTIAL CONFORMANCE: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

V. SCOPE OF LANDSCAPE CONSTRUCTION:

A. BASE SHEETS:

1. BASE SHEETS WERE DERIVED FROM PLANS:
PREPARED BY: ADAM STREETER CIVIL ENGINEERS
TITLED: CONCEPTUAL PLOTTING PLAN PA24 - TR37371-16
DATED: 08/22/2019 REVISED:
COPIES AVAILABLE FROM OWNER UPON REQUEST.

B. HORTICULTURAL REPORT:

1. THE HORTICULTURAL SOILS REPORT FOR PREPARATION OF THE PLANTING NOTES WAS PREPARED BY: SUMMIT TURF & HORT CONSULTANTS
TITLED: SOMMERS BEND - PA22, PA23A, PA23B & PA24
DATED: 03/20/2020
THE HORTICULTURAL SOILS REPORT SHALL BE CONSIDERED PART OF THE LANDSCAPE DOCUMENTS AND IS AVAILABLE UPON REQUEST FROM THE OWNER.

C. GENERAL PLANTING NOTES:

1. SITE PREPARATION: PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL ROCKS, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE AND DISPOSE OF IT OFF-SITE IN A SUITABLE AND LAWFUL MANNER.

2. PLANTING AREAS: UPON COMPLETION OF ALL IRRIGATION WORK, ALL PLANTING AREAS SHALL BE SPRAYED WITH A SYSTEMIC HERBICIDE, CLEARED AND GRUBBED OF SURFACE WEED GROWTH; AND SHALL BE WEED FREE PRIOR TO PROCEEDING WITH ANY PLANTING WORK.

3. FINISH GRADE: THE CONTRACTOR SHALL ESTABLISH FINISH GRADE A MINIMUM OF SIX INCHES (6") BELOW THE FINISH FLOOR OF BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SMOOTH EVEN FINISH GRADES AT BUILDINGS, WALKS, OTHER PERMANENT OBJECTS AND LIMITS OF WORK. ALL CHANGES IN GRADE SHALL BE BLENDED UNIFORM VERTICAL CURVES. ALL AREAS TO BE PLANTED IN TURF SHALL BE SMOOTHED WITH RAKES AND FLOATS TO THE OWNER'S (JOB SUPERINTENDENT) SATISFACTION. OBJECTS SUCH AS ROCKS, DEBRIS, CLODS OR OTHER EXTRANEOUS MATERIAL SHALL BE STOCK-PILED AND REMOVED.

4. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS AT A MINIMUM 2% GRADIENT.

5. IMPORT SOIL: ON-SITE SOIL SHALL BE USED FOR ALL LANDSCAPE BERMS AND MOUNDING. WHEN ON-SITE SOIL IS NOT AVAILABLE, IMPORT SOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

   SILT PLUS CLAY CONTENT OF THE IMPORT SOIL SHALL NOT EXCEED 20% BY WEIGHT WITH A MINIMUM 95% PASSING THE 2.0 MM SIEVE. THE SODIUM ABSORPTION RATIO (SAR) SHALL NOT EXCEED 6.0 MM AND THE ELECTRICAL CONDUCTIVITY (ECE) OF THE SATURATION EXTRACT OF THIS SOIL SHALL NOT EXCEED 3.0 MMHOS./CM AT 250C. THE BORON CONTENT OF THIS SOIL SHALL BE NO GREATER THAN 1 PPM AS MEASURED ON THE SATURATION EXTRACT. IN ORDER TO INSURE CONFORMANCE, SAMPLES OF THE IMPORT SOIL SHALL BE SUBMITTED TO THE SOIL LABORATORY FOR ANALYSIS PRIOR TO IMPORT ON SITE.

6. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE OF A SIZE, CHARACTER AND QUALITY WHICH MEETS THE ACCEPTED INDUSTRY STANDARDS FOR THAT PLANT AND BE FREE FROM INSECTS, THEIR EGGS, DISEASE, WEEDS, OR OTHER DETRIMENTAL CHARACTERISTICS.

7. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WINDBURN, VANDALISM OR ANY OTHER INJURY. FOR REJECTION OF PLANT MATERIAL, THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT MAY REJECT ANY AND ALL PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME. SUCH PLANTS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY AND BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

8. PLANTING: ALL PLANT MATERIAL SHALL BE AS SPECIFIED AND PLANTED AS DETAILED AND NOTED HEREIN.

9. GROUNDCOVER PLANTING: ALL GROUNDCOVER AREAS NOTED ON THE PLANS SHALL BE PLANTED WITH ROOTED CUTTINGS FROM FLATS IN STAGGERED ROWS CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON THE PLANS.

10. SOIL PREPARATION: ALL PLANTING AREAS TO RECEIVE GROUNDCOVER FROM FLATS AND/OR TURF (EXCEPT GROUNDCOVER AREAS ON SLOPES 3:1 OR GREATER) SHALL RECEIVE AMENDMENTS PER HORTICULTURAL SOILS REPORT AND SHALL BE UNIFORMLY BLENDED INTO THE UPPER SURFACE SOIL TO A DEPTH AS REQUIRED IN THE HORTICULTURAL SOILS REPORT. FOR AMENDMENT AMT./PER 1000 SQ. FT. REFER TO HORTICULTURAL SOILS REPORT

11. BACKFILL MIX: BACKFILL MIX AROUND ALL CONTAINER PLANT MATERIALS SHALL CONSIST OF THE FOLLOWING UNIFORMLY BLENDED MATERIALS:

    REFER TO HORTICULTURAL SOILS REPORT

12. PLANTING TABLETS: AS INDICATED ON THE DETAILS, PLANT TABLETS SHALL BE 'GRO-POWER' PLANTING TABLETS 12-8-8 (7 GRAM OR EQUAL) AND SHALL BE FURNISHED IN THE FOLLOWING RATES. PLANT TABLETS SHALL BE PLACED AT THE TOP OF THE ROOTBALL, APPROXIMATELY TWO INCHES (2") FROM ROOT TIP AT EVEN SPACING AROUND THE PLANT.

    A. THREE (3) TABLETS PER ONE (1) GALLON CONTAINER
    B. NINE (9) TABLETS PER FIVE (5) GALLON CONTAINER
    C. FIFTEEN (15) TABLETS PER FIFTEEN (15) GALLON CONTAINER
    D. SIXTEEN (16) TABLETS PER TWENTY INCH (20") BOX AND TWENTY-FOUR INCH (24") BOX
    E. TWENTY (20) TABLETS PER THIRTY INCH (30") BOX AND THIRTY-SIX INCH (36") BOX
    F. TWENTY-TWO (22) TABLETS PER FORTY-TWO INCH (42") BOX AND FORTY-EIGHT INCH (48") BOX
    G. THIRTY-SIX (36) TABLETS PER SIXTY INCH (60") BOX
    H. FORTY-FIVE (45) TABLETS PER SEVENTY-TWO INCH (72") BOX
    I. FORTY-EIGHT (48) TABLETS PER EIGHTY-FOUR INCH (84") BOX

13. VINES: ALL VINES SHALL BE PLANTED AS HAVE PER THE SHRUB/VINE PLANTING DETAIL AND SHALL THE WOOD SUPPORT STAKE CAREFULLY REMOVED WITHOUT DAMAGE TO THE PLANT OR ROOTBALL.

    A. MASONRY WALLS: ON MASONRY WALLS, USE ADHESIVE TYPE VINE SUPPORTS WITH SILICONE ADHESIVE AND HEAVY DUTY VINE TIES. ON MASONRY WALLS, INSTALL A MINIMUM OF FIVE (5) LOCATIONS PER EACH FIVE (5) GALLON VINE AND TEN (10) LOCATIONS PER EACH FIFTEEN (15) GALLON VINE.

VI. ESTABLISHMENT MAINTENANCE NOTES:

1. ESTABLISHMENT MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR THE PERIOD OF TIME AS FOLLOWS:

   NINETY (90) CONTINUOUS CALENDAR DAYS MIN. OR AS SPECIFIED BY THE OWNER.

2. MAINTENANCE PROCEDURES:

   A. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP AND AS NOTED BELOW.
   B. GROUNDCOVER FROM FLATS WITHOUT OVERSEED: APPLY PRE-EMERGENT HERBICIDE AT THE START OF MAINTENANCE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
   C. FERTILIZATION: MAINTENANCE WORK SHALL INCLUDE FERTILIZATION WITH THE FOLLOWING FERTILIZER AT THIRTY (30) DAY INTERVALS AFTER PLANTING. REFER TO HORTICULTURAL SOILS REPORT
   D. WEEDING: ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT TEN (10) DAY INTERVALS. THE CONTRACTOR SHALL REMOVE SUCH CONCENTRATIONS OF WEEDS INCLUDING THEIR ROOTS BY HAND OR IN A MANNER ACCEPTABLE TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT. NOTE: CULTIVATION OF GROUNDCOVER IS NOT ACCEPTABLE.
   E. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
   F. CLEAN-UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
   G. PROTECTION OF LANDSCAPE: DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
   H. FESCUE TURF AREA: EDGE AND MOW TURF TO HEIGHT OF 2 INCHES WHENEVER THE TURF REACHES A HEIGHT OF 3 INCHES (WHERE TURF OCCURS ON THE PLANS.)
   I. RE-HYDROSEEDING: THE CONTRACTOR SHALL RE-HYDROSEED ALL HYDROSEED AREAS ERODED OR NON-GERMINATING AT THE END OF EACH THIRTY (30) DAYS OF MAINTENANCE.
   J. FINAL ACCEPTANCE: WILL BE GIVEN AT THE END OF THE MAINTENANCE PERIOD FOR ALL PLANTED AREAS ONCE HYDROSEED GERMINATION HAS OCCURRED AND ESTABLISHMENT HAS BEEN OBTAINED.

GENERAL PLANTING PLAN NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (LC) PLANS AND CIVIL ENGINEERING PRECISE GRADING AND AREA DRAINAGE PLANS.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR ALL CONSTRUCTION FEATURE LOCATIONS SHOWN HEREON. FINAL SHRUB PLACEMENT LOCATIONS SHALL BE REVIEW/ APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING INSTALLATION.
3. REFER TO CIVIL ENGINEERING PLAN FOR LANDSCAPE AREA DRAINAGE FLOW LINE LOCATIONS. REMOVE ANY DEBRIS, MULCH, ETC FROM FLOW LINE TO PROMOTE UNOBSTRUCTED DRAINAGE FLOW TO AREA DRAINAGE. TYPICAL FLOWLINE/DIRECTION OF DRAINAGE @ 2% MINIMUM WITHIN SHOWN LANDSCAPE AREAS.
4. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A MINIMUM THREE (3") INCH LAYER OF LANDSCAPE MULCH. PROVIDE "FOREST FLOOR" MULCH 1/2"-1 1/2" IN APPEARANCE AND GRADE. MULCH TO BE REVIEWED/ APPROVED BY OWNER / LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.
5. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN AGENCY/ LANDSCAPE ARCHITECT APPROVED LINEAR ROOT BARRIER (RB). ROOT BARRIER FOR TREES CLOSER THAN 5' TO HARDSCAPE INCLUDE: TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
6. SHRUBS SHALL BE PLANTED AT 18" MIN. (UNLESS OTHERWISE SPECIFIED ON PLAN) FROM BACK OF WALKS AND EDGES OF PLANTED HARDSCAPE AREAS, OVERHEAD SPRAY IRRIGATION SHALL NOT BE ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. DRIP SHALL BE USED WHEREVER POSSIBLE.

SLOPE PLANTING NOTE:

SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLOPES BETWEEN 5:1 AND 2:1 SHALL, AT A MINIMUM, BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB RAINATER AND REDUCE RUNOFF FOR EROSION CONTROL. ALL TREES AND SHRUBS SHALL BE PLANTED IN STAGGERED CLUSTERS TO SOFTEN AND VARY THE SLOPE PLANE. IF DRIP IRRIGATION IS USED ON SLOPES, A FERTILIZER INJECTOR SYSTEM SHALL ALSO BE USED.

a. SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL, AT A MINIMUM, BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF FOR EROSION CONTROL, AND TO SOFTEN THEIR APPEARANCE AS FOLLOWS:
   i. ONE 15-GAL OR LARGER TREE PER EACH 600 SQ. FT. OF SLOPE AREA;
   ii. ONE 1-GAL OR LARGER SHRUB FOR EACH ONE HUNDRED SQ.FT. OF SLOPE AREA; AND
   iii. APPROPRIATE VEGETATIVE GROUND COVER OR MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF.

b. IN ADDITION TO THE REQUIREMENTS ABOVE, SLOPE BANKS IN EXCESS OF 10' IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO PROVIDE A 5-GAL OR LARGER TREE PER EACH ONE THOUSAND SQ.FT. OF SLOPE AREA.

NOTE:

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SUMMIT TURF & HORT CONSULTANTS
149 N. Citrus, Orange, CA 92868

SUMMIT TURF & HORT CONSULTANTS

March 20, 2020
BrightView Design
8 Hughes, suite 150
Irvine, CA 92618
Attn: Hwa Wang

Sommers Bend – PA 22, PA 23A, PA 23B & PA 24

Five soil samples were collected from the above mentioned project site by the undersigned and were analyzed in preparation for the installation of general ornamental plants. There areas sampled are indicated on the attached map. Four surface soil samples collected from a depth of 1 to 12 inches. Each sample is a composite of that was collected from multiple spots within the area it represents and was analyzed for general chemistry, and nutrient values. The soil physical properties throughout the site appeared to be similar and these four samples were grouped into a single composite sample which was analyzed to determine the average soil texture and organic content. At the same time, a composite subsoil sample collected from a depth of 12 to 24 inches, comprising subsoil from all four sample locations, and was analyzed for agricultural suitability to investigate subsoil chemistry.

Analytical Results

Surface Soil Sample

All four sample show safely low salinity values of less than 1.0 dS/m. Soluble sodium is at favorably low levels. Calcium and magnesium, as measured in saturation extract, are present at levels sufficient to balance the small amount of sodium in regards to its effect on soil structure and water infiltration. This is illustrated by the favorably low sodium adsorption ratios ranging from 3.04 in the 'PA 24' sample to 4.15 in the 'PA 23A' sample.

Boron is safely low and may be below optimum for plant nutrition. However, our local irrigation water typically provides sufficient boron for plants. Boron deficiencies are not likely to occur but if symptoms are seen once the plants are well established, then an application of a boron product, such as Solubor, at the manufacturer's label rate would be warranted. The most likely plants to show boron deficiency in Southern California tend to be palms. Boron deficiencies show as deformation of new growth.

All four samples show a moderately alkaline reaction ranging from a pH of 7.7 in the 'PA 22' sample to 7.9 in the 'PA 23B' samples. The soil is weakly buffered against pH changes by low qualitative lime. A downward pH adjustment would help to improve nutrient availability. This can be accomplished by incorporating soil sulfur at the provided rate and depth where it is feasible and safe to do so.

In all four samples, plant available calcium and magnesium are at sufficient levels to satisfy plant nutritional requirements for those elements. Nitrogen, phosphorous, potassium and the minor nutrients are at below optimum levels throughout. Use of a good quality greenwaste compost at the provided rates can improve availability of micronutrients. If deficiencies show once plants have become established, they may be addressed upon the first sign of deficiency. Symptoms of manganese deficiency may be seen as a general loss of color in the young leaves, followed by yellowing between veins and brownish-black spots appearing. Iron and zinc deficiency symptoms are often characterized by yellow, almost white, interveinal chlorosis on the youngest growth.

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BrightView Design
March 20, 2020

If these symptoms are apparent once plants are established, then application of iron, zinc, and/or manganese chelate at the manufacturer's label rate may improve appearance. Chelates are generally more effective on alkaline soils than some of the other forms of trace elements.

The average texture of the soil at this site is sandy loam based on USDA classification standards. The estimated water infiltration rate is 0.29 inches per hour. The actual rate of water infiltration may vary throughout the site depending on the degree of soil compaction.

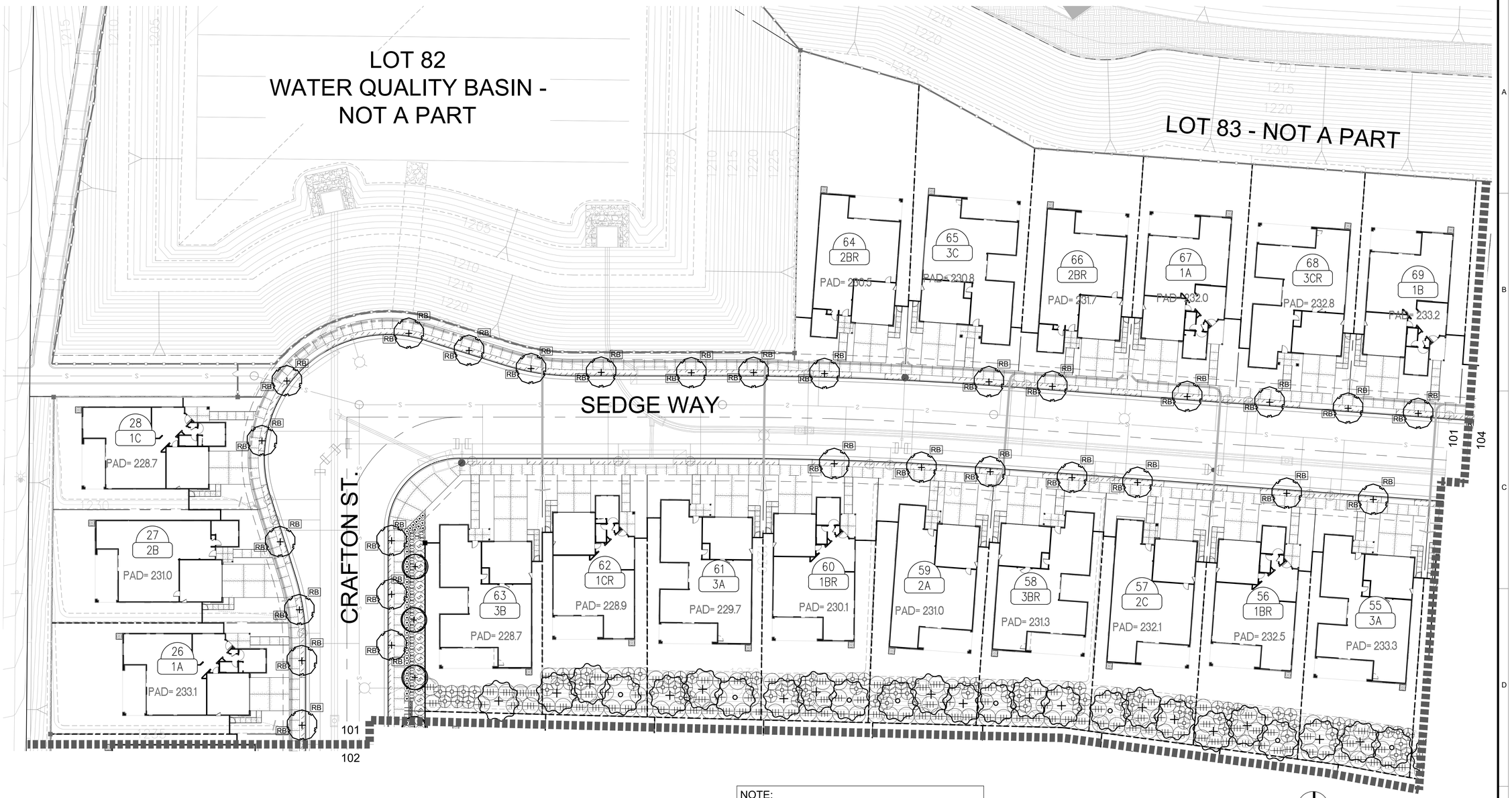
The organic content of the soil is low with an organic content of 1.38% by total dry weight being measured in the surface soil composite sample. An addition of organic amendment at the provided rate and depth will improve soil physical properties. Where it is not feasible or safe to incorporate organic amendment, a wood residual top mulch could provide some benefit.

Sub Soil

As with the four surface soil samples, salinity, sodium adsorption ratio and boron values in the subsoil are safely low. The subsoil is moderately alkaline with a pH of 7.9 and weakly buffered against change by the presence of low lime. The chemistry is suitable for general ornamental plants but plants that are particularly sensitive to alkaline soil conditions may show some yellowing as described above.

Comments

This area includes both sloped and flat areas. Amendments and fertilizers should be incorporated at the rates and depth



SCALE: 1" = 20'-0"

PLANT SCHEDULE PA 22			
TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	ACACIA STENOPHYLLA SHOESTRING ACACIA		ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW		CAREX DIVULSA BERKELEY SEDGE
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE		CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE
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	RHUS LAURINA LAUREL SUMAC		LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
			VERBENA LILACINA `DE LA MINA` LILAC VERBENA
		GROUND COVERS	BOTANICAL / COMMON NAME
			DYMONDIA MARGARETAE DYMONDIA
			TRACHELOSPERMUM ASIATICUM ASIAN JASMINE

NOTE:
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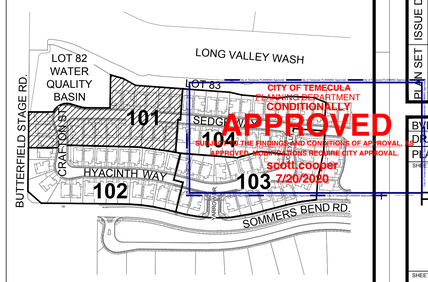
NOTE:
PER THE CITY OF TEMECULA PLANNING DEPARTMENT, PARKWAY TREES ARE REQUIRED TO BE PLANTED WITHIN THE LANDSCAPED PARKWAYS. THE LANDSCAPED PARKWAYS WITHIN THE PLANNING AREA ARE 30" WIDE (CURB TO SIDEWALK) PER THE SPECIFIC PLAN. TREES HAVE BEEN PROPOSED IN ORDER TO MEET THIS REQUIREMENT.

NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN ON SHEET L4.105 FOR FRONT YARD LANDSCAPE PLAN.

KEY MAP



N.T.S.

BrightView Design Group
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(949) 238-4900

LICENSED LANDSCAPE ARCHITECT * STATE OF CALIFORNIA * L. HOON * 6909 * Renewal 07/31/2020 7/8/2020

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PLAN REVISION DESCRIPTION

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811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON THE COVER SHEET FOR THE COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PROJECT STATUS LOG:		
PLAN SET	ISSUE DATE	CONSTRUCTION PLAN SUBMITTAL #1
A	07/08/20	

BYDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.101

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PRINT DATE: 07-08-20

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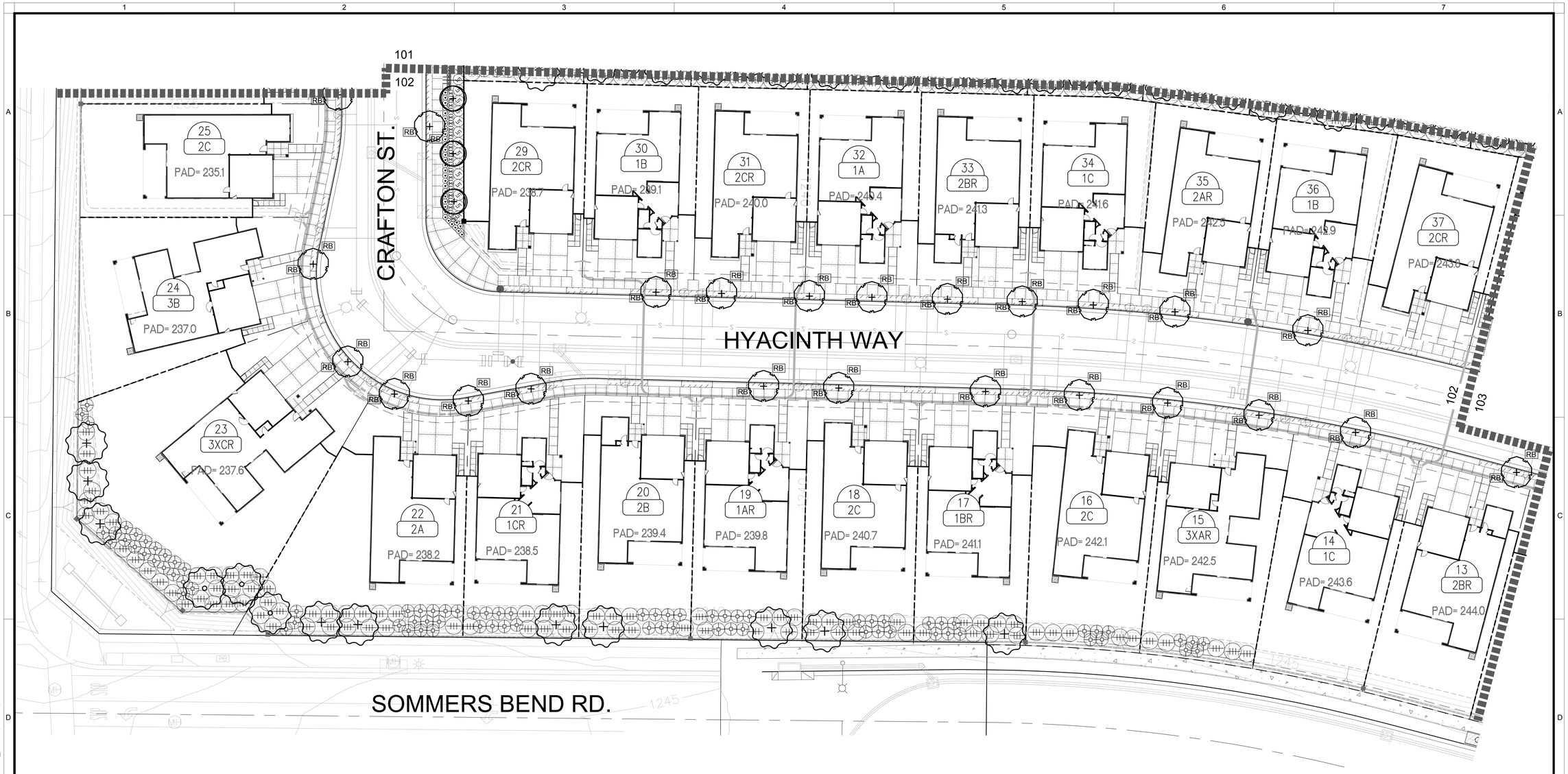
7/8/2020 2:10 PM

APN #: 964-640-009, PA20-0328



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NOTE:
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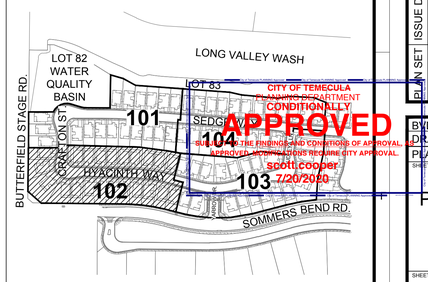
NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN ON SHEET L4.105 FOR FRONT YARD LANDSCAPE PLAN.

KEY MAP



CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL.
APPROVED DOES NOT CONSTITUTE FINAL CITY APPROVAL.
SCOTT COOPER
7/20/2020

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — L. HOON — 6909 — 7/31/2020 — STATE OF CALIFORNIA

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PLAN REVISION DESCRIPTION

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REFER TO THE SHEET INDEX ON SHEET L0.00 FOR THE COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

CONSTRUCTION PLAN SUBMITTAL #1

BYDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.102

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PRINT DATE: 07-08-20

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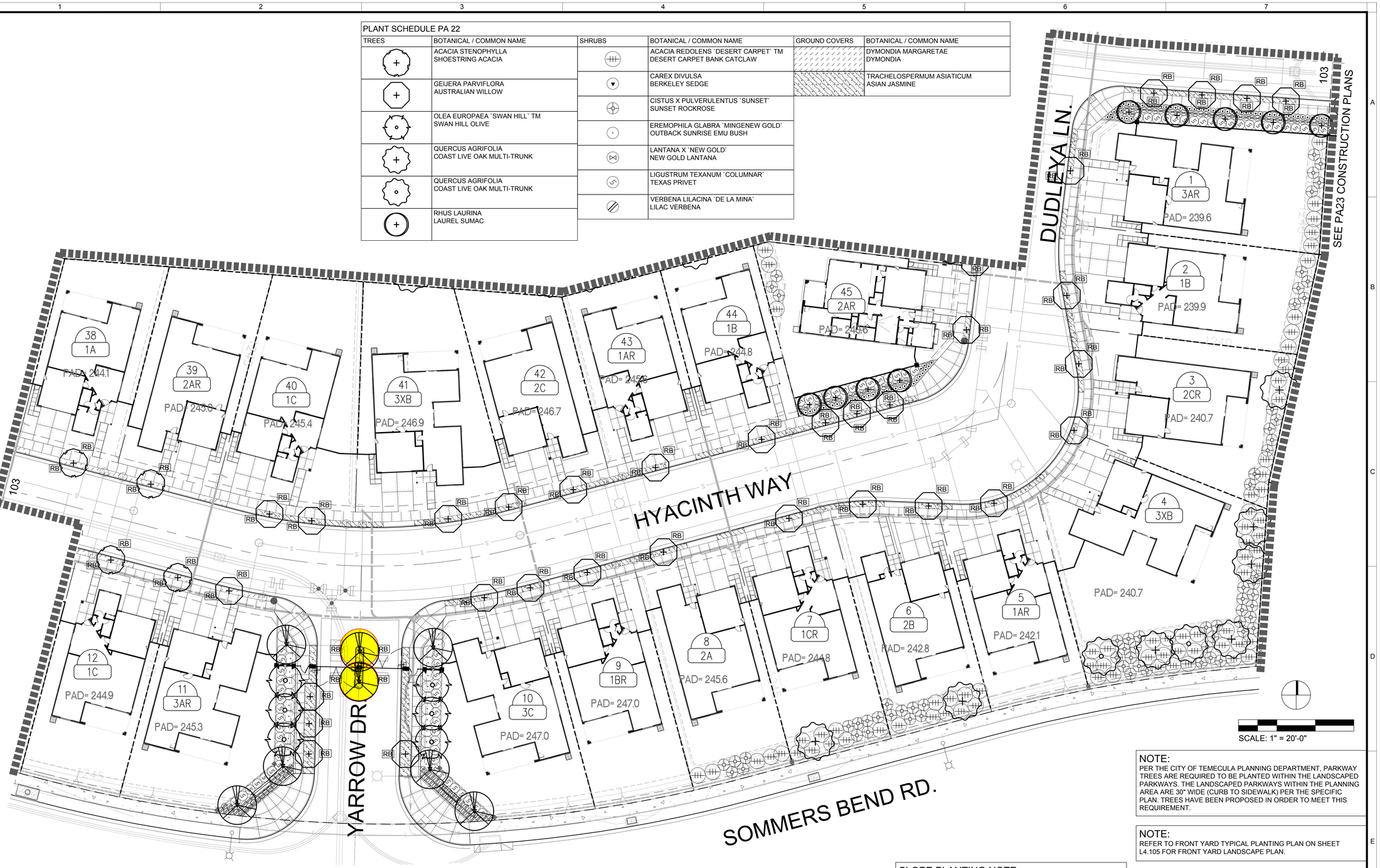
7/8/2020 2:08 PM

APN #: 964-640-009, PA20-0328

PLANT SCHEDULE PA 22					
TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME	GROUND COVERS	BOTANICAL / COMMON NAME
	ACACIA STENOPHYLLA SHOESTRING ACACIA		ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW		DYMONDIA MARGARETAE DYMONDIA
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW		CAREX DIVULSA BERKELEY SEDGE		TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE		CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE		
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK		EREMOPHILA GLABRA `MINGENEW GOLD` OUTBACK SUNRISE EMU BUSH		
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK		LANTANA X `NEW GOLD` NEW GOLD LANTANA		
	RHUS LAURINA LAUREL SUMAC		LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET		
			VERBENA LILACINA `DE LA MINA` LILAC VERBENA		



SCALE: 1" = 20'-0"

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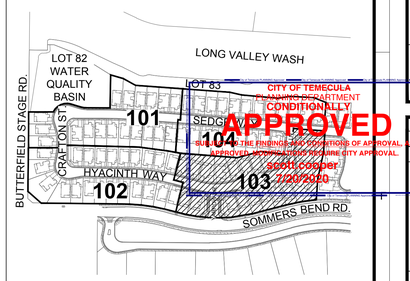

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ASSOCIATED PLANNING APPLICATION(S) AND CITY APPROVAL
scott cooper
7/20/2020

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT * STATE OF CALIFORNIA * L. HOON 6000 Renewal 8/31/2020 7/8/2020

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SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.103

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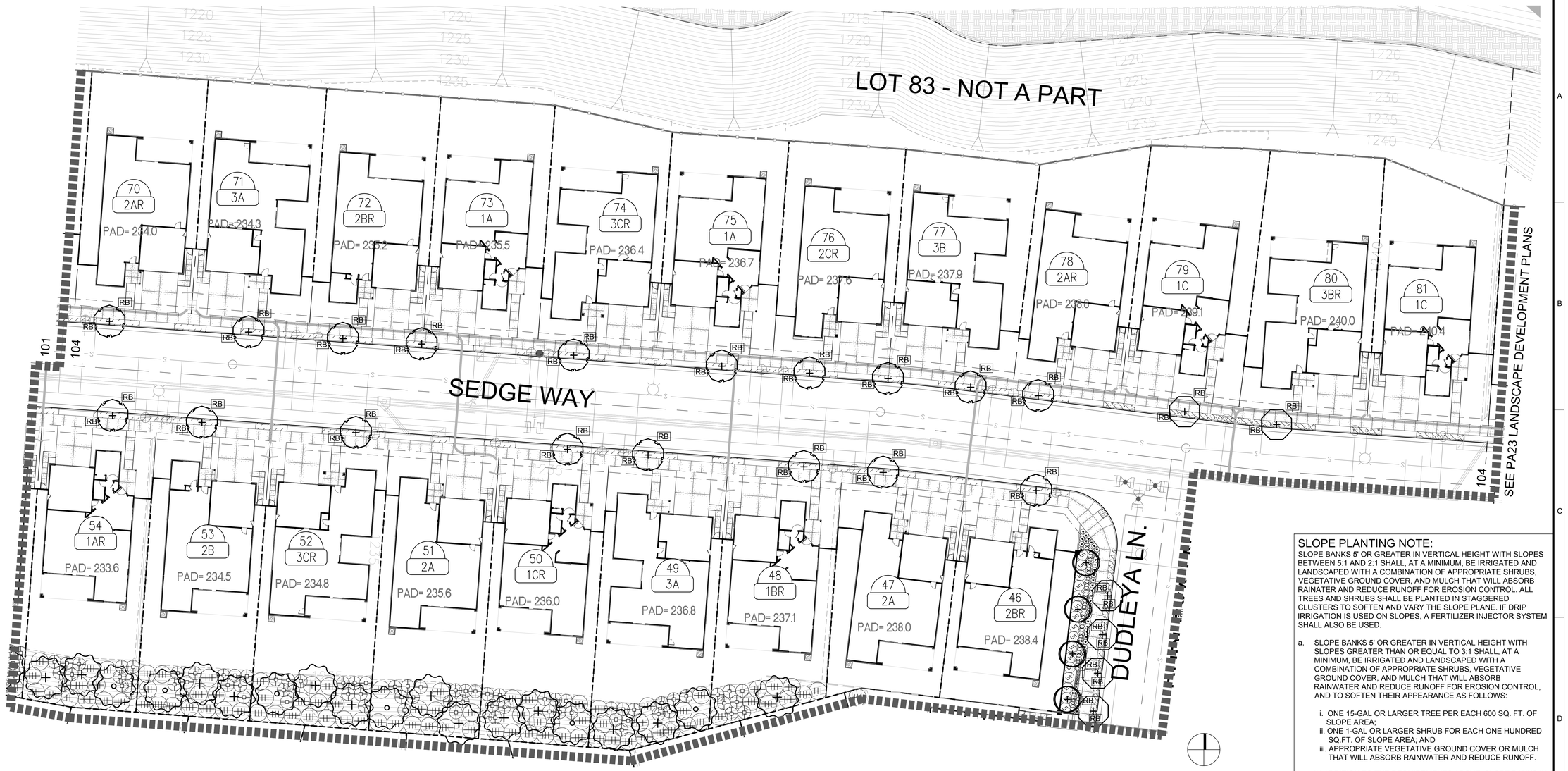
PRINT DATE: 07-08-20



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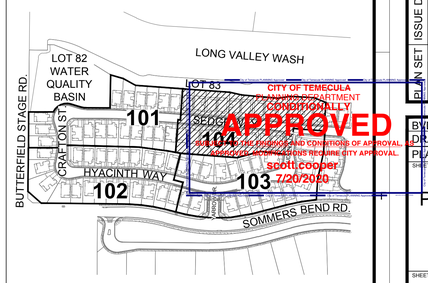

PLANT SCHEDULE PA 22

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	GEIJERA PARVIFLORA AUSTRALIAN WILLOW		CAREX DIVULSA BERKELEY SEDGE		TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE		CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE		
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK		EREMOPHILA GLABRA `MINGENEW GOLD` OUTBACK SUNRISE EMU BUSH		
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK		LANTANA X `NEW GOLD` NEW GOLD LANTANA		
	RHUS LAURINA LAUREL SUMAC		LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET		
			VERBENA LILACINA `DE LA MINA` LILAC VERBENA		

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LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — DOUGLAS L. HOON — 2600 — STATE OF CALIFORNIA — Renewal 08/31/2020 — 7/8/2020

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PLAN REVISION DESCRIPTION

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SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

SHEET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1
B		

BYDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.104

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PRINT DATE: 07-08-20

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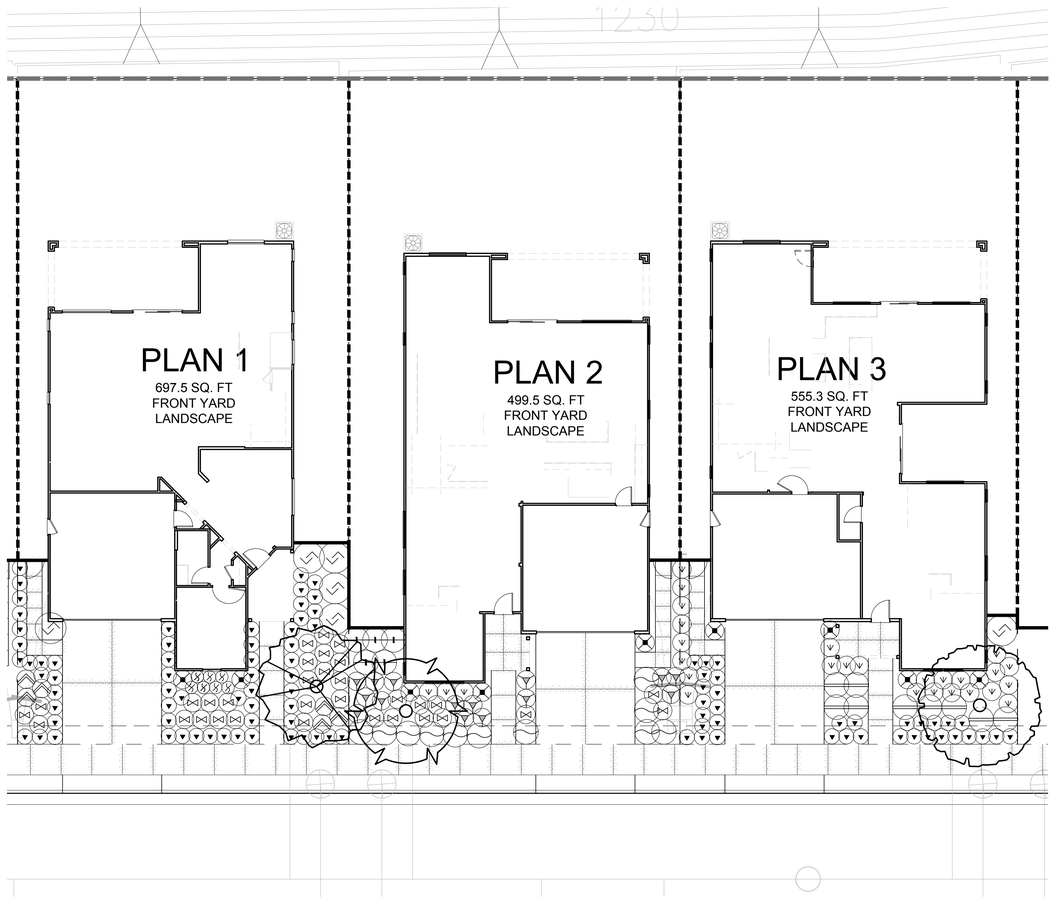

PLAN 1A - AMERICAN FARMHOUSE

TREES	BOTANICAL / COMMON NAME
	ARBUTUS X `MARINA` ARBUTUS STANDARD
SHRUBS	BOTANICAL / COMMON NAME
	CAREX DIVULSA BERKELEY SEDGE
	HESPERALOE PARVIFLORA RED YUCCA
	LANTANA X `NEW GOLD` NEW GOLD LANTANA
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY

PLAN 2A - AMERICAN FARMHOUSE

TREES	BOTANICAL / COMMON NAME
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE
SHRUBS	BOTANICAL / COMMON NAME
	LANTANA X `NEW GOLD` NEW GOLD LANTANA
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY
	TEUCRIUM CHAMAEDRYS GERMANDER
	WESTRINGIA FRUTICOSA COAST ROSEMARY

PLAN 3A - AMERICAN FARMHOUSE

TREES	BOTANICAL / COMMON NAME
	LAURUS NOBILIS `SARATOGA` SWEET BAY
SHRUBS	BOTANICAL / COMMON NAME
	CAREX DIVULSA BERKELEY SEDGE
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY
	SALVIA X `BEE`S BLISS` BEE`S BLISS SAGE

PLAN 1B - FRENCH COTTAGE

TREES	BOTANICAL / COMMON NAME
	RHUS LAURINA LAUREL SUMAC
SHRUBS	BOTANICAL / COMMON NAME
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA
	HESPERALOE PARVIFLORA RED YUCCA
	LANTANA X `NEW GOLD` NEW GOLD LANTANA
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY

PLAN 2B - FRENCH COTTAGE

TREES	BOTANICAL / COMMON NAME
	ARBUTUS X `MARINA` ARBUTUS STANDARD
SHRUBS	BOTANICAL / COMMON NAME
	LEUCOPHYLLUM CANDIDUM TEXAS SAGE
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY
	TEUCRIUM CHAMAEDRYS GERMANDER
	WESTRINGIA FRUTICOSA COAST ROSEMARY

PLAN 3B - FRENCH COTTAGE

TREES	BOTANICAL / COMMON NAME
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE
SHRUBS	BOTANICAL / COMMON NAME
	CAREX DIVULSA BERKELEY SEDGE
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY
	EUPHORBIA RIGIDA YELLOW SPURGE

PLAN 1C - PRAIRIE

TREES	BOTANICAL / COMMON NAME
	CERCIDIUM X 'DESERT MUSEUM; THORNLESS PALO VERDE
SHRUBS	BOTANICAL / COMMON NAME
	ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' CHEF'S CHOICE ROSEMARY
	HESPERALOE PARVIFLORA RED YUCCA
	LANTANA X `NEW GOLD` NEW GOLD LANTANA
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY

PLAN 2C - PRAIRIE

TREES	BOTANICAL / COMMON NAME
	RHUS LAURINA LAUREL SUMAC
SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS YUCCA
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY
	TEUCRIUM CHAMAEDRYS GERMANDER
	WESTRINGIA FRUTICOSA COAST ROSEMARY

PLAN 3C - PRAIRIE

TREES	BOTANICAL / COMMON NAME
	ARBUTUS X `MARINA` ARBUTUS STANDARD
SHRUBS	BOTANICAL / COMMON NAME
	CAREX DIVULSA BERKELEY SEDGE
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY
	GALVEZIA SPECIOSA ISLAND BUSH SNAPGRAGON

GENERAL PLANTING PLAN NOTES:

1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (LC) PLANS AND CIVIL ENGINEERING PRECISE GRADING AND AREA DRAINAGE PLANS.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR ALL CONSTRUCTION FEATURE LOCATIONS SHOWN HEREON. FINAL SHRUB PLACEMENT LOCATIONS SHALL BE REVIEW/ APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING INSTALLATION.
3. REFER TO CIVIL ENGINEERING PLAN FOR LANDSCAPE AREA DRAINAGE FLOW LINE LOCATIONS. REMOVE ANY DEBRIS, MULCH, ETC FROM FLOW LINE TO PROMOTE UNOBSTRUCTED DRAINAGE FLOW TO AREA DRAINAGE. TYPICAL FLOWLINE/DIRECTION OF DRAINAGE @ 2% MINIMUM WITHIN SHOWN LANDSCAPE AREAS.
4. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A MINIMUM THREE (3") INCH LAYER OF LANDSCAPE MULCH. PROVIDE "FOREST FLOOR" MULCH 1/2"-1 1/2" IN APPEARANCE AND GRADE. MULCH TO BE REVIEWED/ APPROVED BY OWNER / LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.
5. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN AGENCY/ LANDSCAPE ARCHITECT APPROVED LINEAR ROOT BARRIER (RB). ROOT BARRIER FOR TREES CLOSER THAN 5' TO HARDSCAPE INCLUDE: TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
6. SHRUBS SHALL BE PLANTED AT 18" MIN. (UNLESS OTHERWISE SPECIFIED ON PLAN) FROM BACK OF WALKS AND EDGES OF PLANTED HARDSCAPE AREAS. OVERHEAD SPRAY IRRIGATION SHALL NOT BE ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. DRIP SHALL BE USED WHEREVER POSSIBLE.

TYPICAL PLANT QUANTITY NOTE:

THE PLANTING QUANTITIES ARE BASED ON THE SQ. FOOTAGES SHOWN ON THE TYPICAL FRONT YARD LOTS SHOWN ABOVE. THE FINAL PLANTING QUANTITY FOR EACH LOT WILL VARY. REFER TO THE KEY MAP ON SHEET L0.001 FOR ARCHITECTURE ELEVATION INFORMATION AND TOTALS.

NOTE:

FOR CITY REPRESENTATIVE LANDSCAPE INSPECTIONS A MINIMUM OF THREE INSPECTIONS WILL BE REQUIRED PER CONSTRUCTION PHASING. THE FIRST IS AN IRRIGATIONS INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION MATERIAL CONFORM TO THE SECOND IS A LANDSCAPE INSPECTION TO VERIFY IRRIGATION COVERAGE AND OPERATION, AND TO VERIFY THAT ALL SHRUBS AND PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS. THE THIRD IS A FINAL INSPECTION ONCE MULCH HAS BEEN LAID AND ALL PLANT MATERIAL AND IRRIGATION SYSTEMS ARE IN PLACE. CONTACT THE CITY OF TEMECULA PLANNING DEPARTMENT TO SCHEDULE PERIODIC LANDSCAPE INSPECTIONS.

APPROVED
CONSTRUCTION MAY COMMENCE IMMEDIATELY
THIS APPROVAL IS SUBJECT TO ALL CONDITIONS OF APPROVAL.
ALL PLAN CHANGES AND DEVIATIONS REQUIRE CITY APPROVAL.
Aldo Licerio Cooper
7/20/2020

SCALE: 1" = 10'-0"

BrightView Design Group
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT — L. HOON 5666 — STATE OF CALIFORNIA — Renewal 08/31/2020 — 7/8/2020

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PLAN REVISION DESCRIPTION

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811 Know what's below. Call 811 before you dig.

REFER TO THE SHEET INDEX ON SHEET L0.001 FOR A COMPLETE LIST OF DRAWINGS.

TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
TYPICAL FRONT YARD PLANTING PLAN

SHEET NUMBER
L4.105

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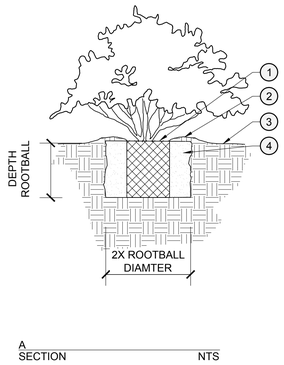
PRINT DATE: 07-08-20

A | SHRUB & GROUNDCOVER PLANTING



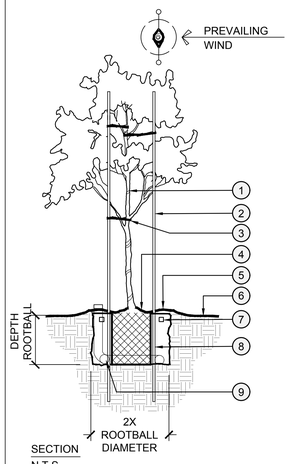
LEGEND

1. ROOTBALL CROWN SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING SHRUBS DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS PROVIDE CLEARANCE WHEN POSSIBLE,
2. 3" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
3. FINISH GRADE.
4. PREPARED BACKFILL PER PLANTING NOTES.

NOTES

1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.

B | STANDARD TREE STAKING



LEGEND

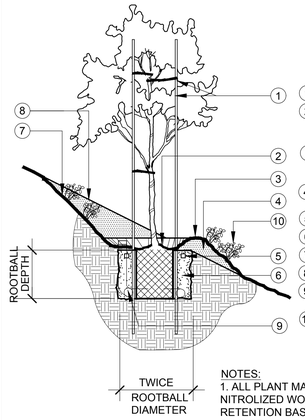
1. TREE TRUNK
2. 2" DIA. x 12' LONG MIN. LODGE POLE PINE STAKES: ONE STAKE FOR 5 GAL.,TWO STAKES FOR 15 GAL. AND LARGER TREES. (2) TWO - 3" DIA. STAKES FOR 36" BOX AND LARGER. TRIM POLES AS NEEDED TO AVOID CONFLICT WITH TREE BRANCHES.
3. EZ CINCH TREE TIE. LOOP CINCH TIE AROUND TREE BRANCH, TWIST TIE, THEN LOOP AROUND STAKE & DRIVE NAIL THROUGH THE TIE AT THE BACK OF STAKE. PROVIDE TWO TIES FOR 5 GAL. & 3 TIES FOR 15 GAL. & LARGER TREES PER MANUFACTURERS DIRECTION.
4. 5 GAL. & 15 GAL., 1" ABOVE GRADE. 24" BOX & LARGER, 3" ABOVE GRADE. TAPER ROOTBALL TO GRADE.
5. 4" HIGH WATER RETENSION BASIN. FORM FROM PLANT PIT EXCAVATION. MAY BE RAKED OUT PRIOR TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
6. FINISHED GRADE
7. FERTILIZER TABLETS PER PLANTING NOTES.
8. PREPARED BACKFILL PER PLANTING NOTES.
9. SEE ROOTBALL DRAINAGE AND AERATION DETAIL ON THIS SHEET.

NOTES:

1 ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.

2 LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM.

C | TREE PLANTING ON SLOPE

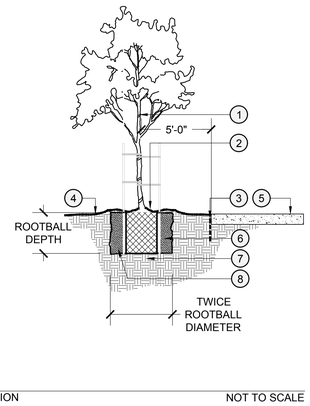


1. TREE STAKING PER DETAIL 'B', THIS SHEET
2. TREE ROOTBALL: 5 & 15 GAL 1" ABOVE GRADE, 24" BOX & LARGER 3" ABOVE GRADE, TAPER ROOTBALL TO GRADE
3. 6" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF TREE
4. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
5. FERTILIZER TABLETS PER PLANTING NOTES
6. PREPARED BACKFILL PER PLANTING NOTES
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE
9. SEE ROOTBALL DRAINAGE AND AERATION DETAIL ON THIS SHEET.
10. SHRUB PLANTING ON RETENTION BASIN

NOTES:
1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM.

SECTION
SCALE: NTS
SLOPTREE

D | TREE PLANTING W/ ROOT BARRIER



LEGEND

1. TREE TRUNK
2. TREE ROOTBALL, SEE ADDITIONAL PLANTING DETAILS THIS SHEET FOR SPECIFIC DIRECTION
3. ROOT BARRIER, REQUIRED IF 5' MIN. CLEARANCE FROM TREE TRUNK TO ADJACENT BUILT ELEMENT. ROOT BARRIER SHALL BE 12" DEEP MAX., TOP OF ROOT BARRIER'S BLACK LINEAR BARRIER, SIZE TO EQUAL TREE BOX SIZE, WITH 0.06" THICKNESS. ROOT-GUIDING-RIBS ON BARRIER TO FACE TOWARD TREE ROOT, DO NOT ENCIRCLE ROOTBALL.
4. FINISH GRADE
5. ADJACENT HARDSCAPE
6. PREPARED BACKFILL PER PLANTING NOTES.
7. 6" ZONE OF NATIVE SOIL
8. SEE TREE ROOTBALL DRAINAGE AND AERATION DETAIL FOR 36" OR LARGER UNLESS NOTED OTHERWISE.

E | SHRUB PLANTING ON SLOPE

LEGEND

1. SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FIN. SLOPS GRADE AT LOWER AND UPHILL SIDE
2. 3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
3. 1:1 MAX. COMPACTED TAPER FILL AT FRONT PLANT PIT
4. FERTILIZER TABLETS PER PLANTING NOTES
5. PREPARED BACKFILL PER PLANTING NOTES
6. SET ROOT BALL DIRECTLY ON UNDISTURBED NATIVE SOIL
7. 1:1 MAX. CUT SLOPE BEHIND PLANT PIT
8. EXISTING SLOPE

F | TREE DRAINAGE & AERATION

LEGEND

1. PROPOSED TREE; INSTALL PER SEPARATE TREE PLANTING DETAIL
2. PROPOSED TREE ROOT BALL; INSTALL PER SEPARATE PLANTING TREE PLANTING DETAIL
3. FINISH GRADE / NATIVE SOILS
4. 3" MIN. PREPARED AMENDED BACKFILL.
5. UNDISTURBED SUB-GRD. OR PROPERLY RE-COMPACTED FILL.
6. 1'-0" DIA. x 4'-0" DEEP AUGURED HOLE/SUMP WITH $\frac{3}{4}$" MINUS CRUSHED AGG. BACKFILL AROUND PERFORATED PIPE; HOLD 3" ABOVE BOTTOM OF HOLE.
7. 4" PERFORATED PIPE
8. 4" DIA. PVC RISER WITH BLACK END CAP; PROVIDE MINIMUM 3" HOLES IN CAP OR APPROVED EQUAL; PVC RISER TO TRANSITION INTO PERFORATED PIPE AT SUMP

NOTES

1. REFER TO SEPERATE TREE PLANTING DETAIL FOR ADDITIONAL TREE INSTALLATION INFORMATION

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL. NOT APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
scott.cooper
7/20/2020

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TAYLOR MORRISON
SOMMERS BEND, PA 22
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CONSTRUCTION PLAN SUBMITTAL #1

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	07/08/20	CONSTRUCTION PLAN SUBMITTAL #1

BVDG JOB NUMBER: 1730761
DRAWN BY: LZ
PLAN CHECK NO:

SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L4.401

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