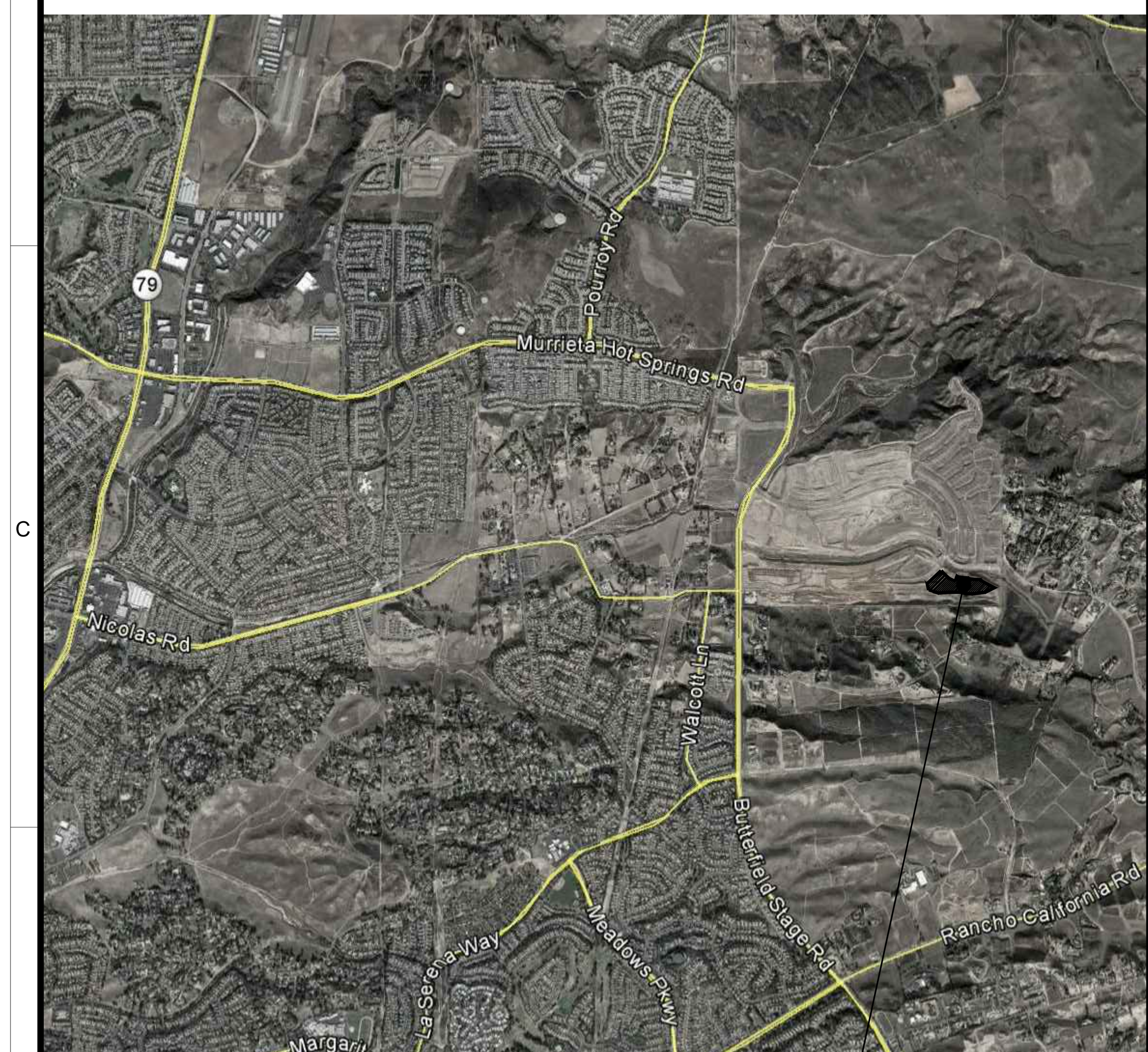
TAYLOR MORRISON
SOMMERS BEND
PLANNING AREA 20A PRODUCTION
TEMECULA, CA 92591
TRACT MAP 37341-11
APN #:964-640-006
LANDSCAPE DEVELOPMENT PLANS

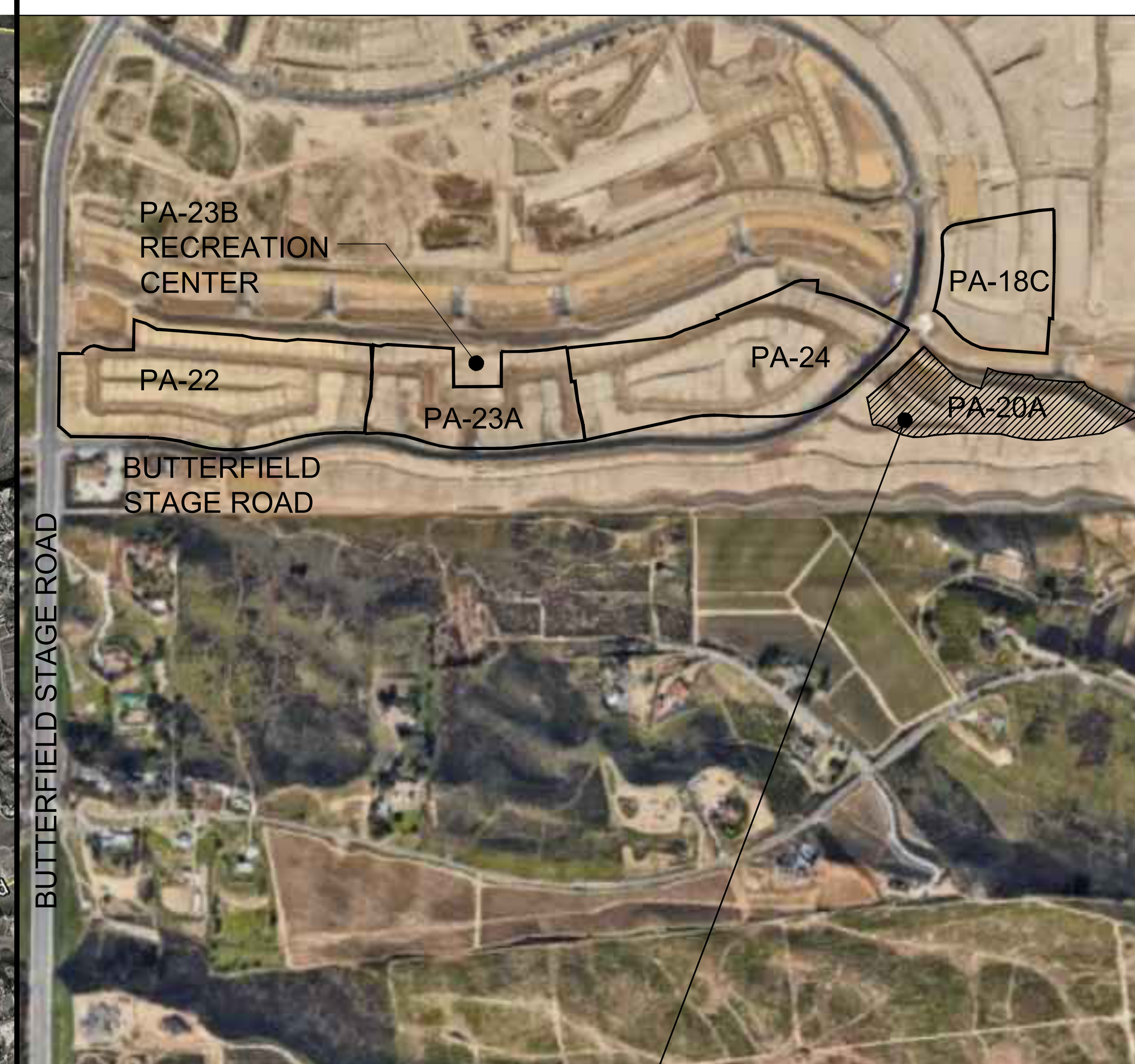
VICINITY MAP



PROJECT SITE

NORTH
N.T.S.

LOCATION MAP



PROJECT SITE

NORTH
N.T.S.

SHEET INDEX

ADDITIONAL NOTES

NOTE:

REFER TO THE GEOTECHICAL 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 EASTERN MUNICIPAL WATER DISTRICT'S WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE AREA (SQ.FT.)
BACKYARD SLOPE: 23,474 SQ.FT.
HOA LANDSCAPE: 36,800 SQ.FT.

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
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CONTACT: MELISSA VALLONE
EMAIL: MVALLONE@TAYLORMORRISON.COM

LANDSCAPE ARCHITECT
BRIGHTVIEW DESIGN GROUP
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
BASSENIAN LAGONI
2031 ORCHARD DR., STE 100
NEWPORT BEACH, CA 92660-0753
PH. 949.553.9100 EXT. 405
CONTACT: CARLOS MENESES
EMAIL: CMENESES@BASSENIANLAGONI.COM

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

DRY UTILITIES
UTILITY SPECIALISTS
41870 KALMIA ST, STE 125
MURRIETA, CA 92562
PH. 951.319.7757
CONTACT: TONY NISSEN
EMAIL: TLN@UTILITYSPECIALISTS.COM

SECURITY SYSTEMS
SMART SYSTEMS TECHNOLOGIES, INC.
9 GOODYEAR
IRVINE, CA 92618
PH. 949.289.4644
CONTACT: SEAN CURRAN
EMAIL: SCURRAN@SSTSUN.COM

SIGNAGE
FUSION SIGN AND DESIGN
680 COLUMBIA AVE
RIVERSIDE, CA 92807
PH. 951.682.9660
CONTACT: RAHEL OTERO
EMAIL: RACHEL@RUSIONSIGN.COM

LIGHTING/ELECTRICAL
CANDELA ENGINEERING
27201 CALLE JUANITA
DANA POINT, CA 92624
PH. 949.201.1333
CONTACT: DON DIDOMIZIO
EMAIL: DON@CANDELAENGINEERING.COM

STRUCTURAL ENGINEER
INNOVATIVE STRUCTURAL ENGINEERING
27369 VIA INDUSTRIA
TEMECULA, CA 92590
PH. 951.600.0032 EXT.1028
CONTACT: MANISHA KONICKI
EMAIL: MANISHA@ISEENGINEERS.COM

APPROVALS

PLAN CHECK #: PA21-0586

PLANNING DEPARTMENT
CITY OF TEMECULA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

BUILDING & SAFETY DEPARTMENT
CITY OF TEMECULA, CA

ACCEPTED (PRINT NAME) SIGNATURE DATE

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	951.928.3777
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
DANIEL L. HOON
5609
Signature
6/30/2023
Renewal Date
2/2/2022
Date

PLAN REVISION DESCRIPTION

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 20A TRACT 37341-11
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	04/05/2021	DESIGN DEVELOPMENT
B	09/17/2021	OWNER REVIEW SET
C	09/24/2021	CONSTRUCTION PLAN REVIEW #1
D	12/28/2021	CONSTRUCTION PLAN REVIEW #2
E	02/02/2022	CONSTRUCTION PLAN REVIEW #3

CONSTRUCTION PLAN REVIEW #3

BVDG JOB NUMBER: 1730760
DRAWN BY: KP
PLAN CHECK NO: PA21-0586
SHEET TITLE
TITLE SHEET
SHEET NUMBER
L0.000
BRIGHTVIEW DESIGN GROUP

PRINT DATE: 2/1/22

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\1730760-L0.001 KEY MAP_PA20.DWG

2/1/2022 4:57 PM

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
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SUBJECT TO THE FINDINGS AND
CONDITIONS OF APPROVAL. AS APPROVED.
MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

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

		PCS-010		PCS-020		PCS-030		PCS-040		PCS-O60		PCS-090		PCS-125		PCS-175		PCS-260		PCS-370	
	GPM:	.1		.2		.3		.4		.6		.9		1.25		1.75		2.6		3.7	
	M/H (L/S)	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)	
	COLOR:	PURPLE		BROWN		SILVER		ORANGE		BLACK		WHITE		GREEN		YELLOW		BLUE		RED	
	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)	6'	(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)				
	12F							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)						
	5CST-B			1'	(0,3)	3'	(0,9)	5'	(1,5)												
STRIP	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'	(1,2x3,1)	4'x10'	(1,2x3,1)	4'x15'	(1,2x4,6)	4'x16'	(1,2x4,9)						
	15EST					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		PCS-020		PCS-030		PCS-040		PCS-O60		PCS-090		PCS-125		PCS-175		PCS-260		PCS-370	
	GPM:	.1		.2		.3		.4		.6		.9		1.25		1.75		2.6		3.7	
	M/H (L/S)	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)	
	COLOR:	PURPLE		BROWN		SILVER		ORANGE		BLACK		WHITE		GREEN		YELLOW		BLUE		RED	
	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)	8'	(2,4)	12'	(3,7)										
	U-12H					3'	(0,9)	4'	(1,2)	7'	(2,1)	11'	(3,4)	12'	(3,7)						
	U-12TT									6'	(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	••••••			1'	(0,3)	3'	(0,9)	4'	(1,2)												
	•••••••			1'	(0,3)	2'	(0,6)	3'	(0,9)	4'	(1,2)										
	•••••••					1'	(0,3)	2'	(0,6)	4'	(1,2)										
	•••••••					1'	(0,3)	2'	(0,6)	4'	(1,2)										
	••••••			1'	(0,3)	3'	(0,9)	6'	(1,8)												
	•••••••					2'	(0,6)	4'	(1,2)	6'	(1,8)										
	•••••••					0.5'	(0,2)	1'	(0,3)	3'	(0,9)	6'	(1,8)								
	•••••••					0.5'	(0,2)	1'	(0,3)	3'	(0,9)	6'	(1,8)								
	••••••					1'	(0,3)	3'	(0,9)	8'	(2,4)										
	•••••••					0.5'	(0,2)	2'	(0,6)	4'	(1,2)	8'	(2,4)								
	•••••••							0.5'	(0,2)	3'	(0,9)	5'	(1,5)	8'	(2,4)						
	•••••••							0.5'	(0,2)	3'	(0,9)	5'	(1,5)	8'	(2,4)						
	•••••••					3'	(0,9)	5'	(1,5)	10'	(3,1)										
	••••••••							1'	(0,3)	5'	(1,5)	7'	(2,1)	10'	(3,1)						
	••••••••							1'	(0,3)	4'	(1,2)	6'	(1,8)	9'	(2,7)	10'	(3,1)				
	••••••••					0.5'	(0,2)	1'	(0,3)	4'	(1,2)	6'	(1,8)	8'	(2,4)	10'	(3,1)				
	•••••••			3'	(0,9)	8'	(2,4)	10'	(3,1)	12'	(3,7)										
	••••••••					1'	(0,3)	2'	(0,6)	5'	(1,5)	8'	(2,4)	12'	(3,7)						
	••••••••					0.5'	(0,2)	1'	(0,3)	3'	(0,9)	6'	(1,8)	8'	(2,4)	12'	(3,7)				
	••••••••							1'	(0,3)	3'	(0,9)	5'	(1,5)	7'	(2,1)	12'	(3,7)				
	•••••••					2'	(0,6)	5'	(1,5)	11'	(3,4)	15'	(4,6)								
	••••••••					1'	(0,3)	3'	(0,9)	6'	(1,8)	9'	(2,7)	12'	(3,7)	15'	(4,6)				
	••••••••											6'	(1,8)	8'	(2,4)	15'	(4,6)				
	••••••••													8'	(2,4)	12'	(3,7)	14'	(4,3)	15'	(4,6)
	•••••••					0.5'	(0,2)	2'	(0,6)	6'	(1,8)	12'	(3,7)	17'	(5,2)	18'	(5,5)				
	••••••••							1'	(0,3)	3'	(0,9)	5'	(1,5)	9'	(2,7)	16'	(4,9)	18'	(5,5)		
	••••••••							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.

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

LANDSCAPE IRRIGATION AUDITOR Certified

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	REFERENCES DETAILS SHEETS L3.401	L3.402	L3.403	L3.404	NOTES L3.001
W	EXISTING WATER METER (PER MASTER BUILDER) - PROVIDED BY CONTRACTOR. VERIFY SERVICE, PRESSURE AND LOCATION IN FIELD.	-	-	-	-	I. THRU IV.
E	ELECTRIC SERVICE - PROVIDED BY CONTRACTOR. VERIFY SERVICE AND LOCATION IN FIELD PER ELECTRICAL ENGINEERING PLANS.	-	-	-	-	I. THRU IV.
	WATTS LF009 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.
AP	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 X-DV-A REMOTE CONTROL VALVE. SIZE PER PLAN. (HOMEOWNER LOTS ONLY)	-	-	F	-	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.	-	-	-	A	I. THRU IV.
CONTROLLER ■□	RAINBIRD ESP-LXD-IQ IRRIGATION CONTROLLER (PER PLANS) IN A STAINLESS STEEL VIT 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. 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-ME3,120 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 L3.001	-
	RAINBIRD RD12-S-P30-F (15') SHRUB POP-UP	30	15	1.83	3.70	1.85	0.93	2.78	15' U-SERIES NOZZLES W/ 15' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD12-S-P30-F (12') SHRUB POP-UP	30	12	1.83	2.37	1.18	0.59	1.77	12' U-SERIES NOZZLES W/ 12' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD12-S-P30-F (10') SHRUB POP-UP	30	10	1.98	1.78	0.89	0.45	1.34	10' U-SERIES NOZZLES W/ 10' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD12-S-P30-F (8') SHRUB POP-UP	30	8	2.03	1.17	0.59	0.29	0.88	8' U-SERIES NOZZLES W/ 8' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD06-S-P30-F (15') TURF POP-UP	30	15	1.83	3.70	1.85	0.93	2.78	15' U-SERIES NOZZLES W/ 15' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD06-S-P30-F (12') TURF POP-UP	30	12	1.83	2.37	1.18	0.59	1.77	12' U-SERIES NOZZLES W/ 12' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD06-S-P30-F (10') TURF POP-UP	30	10	1.98	1.78	0.89	0.45	1.34	10' U-SERIES NOZZLES W/ 10' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD06-S-P30-F (8') TURF POP-UP	30	8	2.03	1.17	0.59	0.29	0.88	8' U-SERIES NOZZLES W/ 8' HE-VAN SERIES NOZZLES FOR VARIABLE ARC NEEDS	NOTE 1,2,3	-	C	-	I. THRU IV.	-
	RAINBIRD RD12-S-P30-F-SQ SHRUB POP-UP	30	4	0.61	0.40	0.20	0.12	-	SQUARE PATTERN NOZZLES (SQ)	NOTE 1,2	-	C	-	I. THRU IV.	-
	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-5Q-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	REFERENCES DETAILS SHEET 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.
PER 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.

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

LICENSED LANDSCAPE ARCHITECT DANIEL L. HOON 5609 Signature 6/30/2023 Renewal Date 2/2/2022 Date STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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 20A TRACT 37341-11
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

CONSTRUCTION PLAN REVIEW #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	04/05/2021	DESIGN DEVELOPMENT
B	09/17/2021	OWNER REVIEW SET
C	09/24/2021	CONSTRUCTION PLAN REVIEW #1
D	12/28/2021	CONSTRUCTION PLAN REVIEW #2
E	02/02/2022	CONSTRUCTION PLAN REVIEW #3

BVDG JOB NUMBER: 1730760
DRAWN BY: KP
PLAN CHECK NO: PA21-0586

SHEET TITLE
IRRIGATION LEGEND

SHEET NUMBER
L3.000

BRIGHTVIEW DESIGN GROUP

PRINT DATE: 2/1/22

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\1730760-L3.000-001 IRRG_LEGEND_PA20.DWG

2/1/2022 4:57 PM

APN #: 964-640-006, PA21-0586

IRRIGATION CONTROLLER SCHEDULE

Project : SOMMERS BEND - PA 20A   ESTABLISHMENT
Job # : 1730760
Cont. # : 3
W.M. # : 3
Soil Type : SANDY LOAM
Inf. Rate : 0.45 in/hr
Date : 7/19/2021
Prepared By : BVDG

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)
3-01	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-02	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-03	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-04	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-05	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-06	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-07	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-08	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-09	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-10	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-11	SPRAY	SHRUB	2.03	0.7	13	10	9	10	12	11
3-12	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-13	SPRAY	SHRUB	2.03	0.7	13	10	9	10	12	11
3-14	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-15	SPRAY	SHRUB	2.03	0.7	13	10	9	10	12	11
3-16	SPRAY	SHRUB	2.03	0.7	13	10	9	10	12	11
3-17	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-18	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-19	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-20	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-21	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-22	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-23	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-24	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-25	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-26	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-27	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-28	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-29	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-30	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-31	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-32	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28
3-33	SPRAY	TREE	2.03	0.7	13	10	9	10	12	11
3-34	DRIP	SHRUB	0.65	0.85	33	27	24	26	31	28

IRRIGATION PRESSURE LOSS CALCULATIONS

Client :	Taylor Morrison	H.G.L :	1469 ft		
Project Name :	SOMMERS BEND - PA20	POC # :	3		
Job # :	1730772	Elevation :	1246 ft	Static :	97 psi
Date :	04/1/21	GPM :	30		

Valve #	3-(13)
G.P.M	30

Equipment	Size	PSI Loss
Service	2 in.	1.0
Water Meter	1 in.	5.3
Backflow	1 in.	12.0
Basket Strainer	0 in.	0.0
Master Valve	2 in.	1.6
Flow Sensor	2 in.	0.0
R.C.V	1 in.	2.9
Lateral Line	VARIES	4.0
Elev. of Highest Head	1265 ft	8.2
Operating Pressure		45.0
Mainline (PVC - 2.5")	375 ft	5.0
Miscellaneous	10%	8.0
Total Loss		93.0
% of Static		96%
Deficit		N/A
Pump		N/A

IRRIGATION MAWA CALCULATIONS

Reference Evapotranspiration (Eto) 52.48   POC 3   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	0.33	DRIP	0.81	0.41	36,800	14,993	487,823
			0.81	0.00		-	-
			0.75	0.00		-	-
			0.75	0.00		-	-
			0.75	0.00		-	-
			0.75	0.00		-	-
			1	0.00	-	-	-
			1	0.00	-	-	-
			1	0.00		-	-
			1	0.00		-	-
Regular Landscape Area Totals:					36,800	14,993	
Special Landscape Area							
				0	-	-	-
				0	-	-	-
				0	0	-	-
Special Landscape Area Totals:					0	0	
						ETWU Total:	487,823
Maximum Allowed Water Allowance (MAWA)							
Over All Landscape Area Totals:					36,800	MAWA Total:	538,823

[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

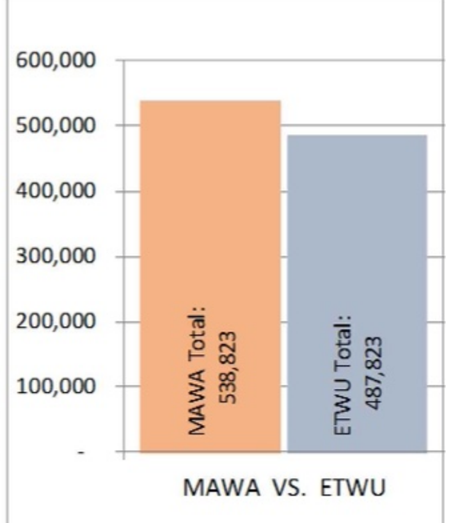
[d] *ETWU (Annual Gallons Required)* = Eto x ... where 0.62 is a conversion factor that acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed)* = (Eto) (0.62) [(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	14,993	Total ETAF x Area	14,993
Total Area	36,800	Total Area	36,800
Average ETAF	0.41	Sitewide ETAF	0.41

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



NOTE:
A MINIMUM OF THREE CITY REPRESENTATIVE LANDSCAPE INSPECTIONS ARE REQUIRED PER CONSTRUCTION PHASE. THE FIRST IS AN IRRIGATION INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION MATERIAL CONFORMANCE. THE SECOND IS A LANDSCAPE INSPECTION TO VERIFY IRRIGATION COVERAGE AND OPERATION, AND TO VERIFY THAT ALL 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.

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 ACQUAINT 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 ALL MAINLINE LAYOUT FOR CONFORMANCE 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 ENGINEERS
TITLED: PRODUCT PLACEMENT PLAN 373341-11 (PA 20A)
DATED: 02/15/2021 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 1245A, 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 ASTM D-2564. SOLVENT CEMENT SHALL CONFORM TO ASTM D2564.

8. SOLVENT FITTINGS: SOLVENT FITTINGS SHALL BE SCHEDULE 40 PRODUCED FROM PVC TYPE 1 CELL CLASSIFICATION B2454-B.

9. THREADED FITTINGS: THREADED FITTINGS SHALL BE SCHEDULE 40 AND THREADED NIPPLES SHALL BE SCHEDULE 80, PRODUCED FROM PVC TYPE 1 CELL CLASSIFICATION 12454-B. USE PERMATEX #51/TEFLON TAPE OR APPROVED PIPE JOINT COMPOUND PER FITTINGS MANUFACTURER'S RECOMMENDATIONS.

10. STEEL PIPE: GALVANIZED STEEL PIPE SHALL BE ASA SCHEDULE 40 MILLED STEEL SCREWED PIPE WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS.

11. STEEL PIPE BELOW GRADE: ALL GALVANIZED PIPE AND FITTINGS INSTALLED BELOW GRADE SHALL BE COATED WITH TWO (2) COATS OF KOPPERS #50 BITUMASTIC.

12. BRASS PIPE AND FITTINGS: BRASS PIPE SHALL BE 85% RED BRASS, AMERICAN NATIONAL STANDARD INSTITUTE (ANSI), SCHEDULE 40 SCREWED PIPE. FITTINGS SHALL BE MEDIUM BRASS, SCREWED, 125 POUND CLASS.

13. COPPER PIPE AND FITTINGS: COPPER PIPE SHALL BE TYPE K, (HARD) ASTM B88 SOLDER FITTINGS IN ACCORDANCE WITH ANSI B16.22. OLDER JOINTS SHALL BE 45% SILVER, 15% COPPER, 16% ZINC, 24% CADMIUM AND SOLIDUS AS 1125oF AND LIQUIDS AT 1145oF., CONFORMING TO ASTM B206 AND FS QQ-B-655C.

14. METAL PIPE JOINTS: ALL CONNECTIONS TO BE SEALED WITH PIPE JOINT COMPOUND FOR METAL JOINTS.

15. CONTROL WIRE: CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRIC CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL COPPER WIRE AWG-U.F. 600 VOLT UL APPROVED. MINIMUM SIZE IS #14 AWG, BURIED TWENTY FOUR (24") INCHES BELOW GRADE. USE DIFFERENT COLOR CONTROL WIRE FOR EACH CONTROLLER. COMMON WIRES SHALL BE WHITE OR A DIFFERENT COLOR FROM THE CONTROL WIRES FOR EACH OF AUTOMATIC CONTROLLER ON THE SITE,

(OR)

16. TWO (2) WIRE IRRIGATION CONTROLLERS UTILIZE A JACKETED 2 WIRE CABLE FOR IRRIGATION CONTROLLERS NOTED ON THE PLANS AS •• WIRE CONTROLLERS. WHERE NOTED THE WIRE RUNS SHALL BE INSTALLED IN A PVC CONDUIT WITH PULL-BOXES EVERY 200' MAXIMUM, PROVIDE ADDITIONAL PULL-BOXES AT CHANGES IN DIRECTIONS AND STREET/MEDIAN CROSSINGS.

a. WIRE/CABLE WIRE/CABLE IS TYPICALLY 14 GAUGE. EACH CONTROLLER MANUFACTURER HAS SPECIFIC SPECIFICATIONS FOR THE APPROVED WIRE/CABLE FOR THEIR CONTROLLER. WIRE/CABLE SHALL DIFFERENT COLORS AND BE A SEPARATE RUN FOR EVERY 24 STATIONS (IN LINE/SERIES) ON THE MAINLINE. EXAMPLE: A 48 STATION CONTROLLER SHALL HAVE 2 DIFFERENT HOMERUN WIRE FROM THE IRRIGATION CONTROLLER TO THE REMOTE CONTROL VALVES.

b. WIRE/CABLE SPLICES/CONNECTORS: THE CONTRACTOR SHALL BE •• • • • •• • • BY THE CONTROLLER MANUFACTURER TO INSTALL THE 2 WIRE COMPONENTS. PROPRIETARY TOOLS, WATERPROOF WIRE CONNECTORS AND TECHNIQUES ARE UNIQUE TO EACH MANUFACTURER. THE CONTRACTOR IS EXPECTED TO BE KNOWLEDGEABLE AT INSTALLING THE 2 WIRE SYSTEM IN CONFORMANCE WITH THE MANUFACTURES REQUIREMENTS.

c. SURGE PROTECTORS/GROUND RODS: INSTALL SURGE PROTECTORS/GROUND RODS PER THE MANUFACTURES SPECIFICATIONS. NOTE: EACH CONTROLLER MANUFACTURER HAS DIFFERENT REQUIREMENTS.

d. DECODERS: EACH CONTROLLER MANUFACTURER HAS DIFFERENT DECODER CONFIGURATIONS AND SPACING REQUIREMENTS. REFER TO THE PLANS AND THE CONTROLLER MANUFACTURERS DECODER REQUIREMENTS.

e. REWORK: THE CONTRACTOR IS RESPONSIBLE FOR LABOR AND MATERIALS SHOULD REWORK OF THE INSTALLATION BE REQUIRED.

17. SPARE CONTROL WIRE FOR CONVENTIONAL CONTROLLER: PROVIDE FOUR (4) UNUSED #14 AWG WIRES FROM EACH CONTROLLER TO THE LAST VALVE ON EACH SYSTEM. WHEN THE SYSTEM SPLITS INTO DIFFERENT DIRECTIONS WITHIN 100 FEET OF THE CONTROLLER PROVIDE FOUR (4) SPARE #14 AWG WIRES FROM THE CONTROLLER FOLLOWING EACH DIRECTION OF THE IRRIGATION MAINLINE. PROVIDE A THIRD (3RD) COLOR WIRE OR MARK THE WIRES •• • • • • • IN THE CONTROLLER CABINET.

18. WIRE TRENCH: WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY OR LATERAL LINES WHEREVER POSSIBLE. THE WIRES SHALL BE TAPED TOGETHER AT INTERVALS NOT EXCEEDING TEN (10) FEET.

19. EXPANSION CURL: A TWELVE INCH (12") EXPANSION CURL SHOULD BE PROVIDED WITHIN THREE (3) FEET OF EACH WIRE CONNECTION AND AT LEAST EVERY ONE HUNDRED (100) FEET OF WIRE LENGTH. AT STREET CROSSINGS AND GATE VALVE LOCATIONS THE CONTRACTOR SHALL BRING ALL THE WIRES TO GRADE AND PROVIDE A 12" EXPANSION CURL COVERED BY A RECTANGULAR VALVE BOX MARKED `IRRIGATION WIRE'.

20. WIRE SPLICES: ALL SPLICES SHALL BE MADE WITH SCOTCH-LOK #3577 CONNECTOR SEALING PACKS, PEN- TITE WIRE CONNECTOR, OR APPROVED EQUAL. USE ONE SPLICE PER CONNECTOR. ALL SPLICES SHALL BE MADE AT VALVES OR CONTROLLER. NO OTHER SPLICES WILL BE ALLOWED UNLESS APPROVED BY THE OWNER (JOB SUPERINTENDENT). ALL SPLICES NOT AT VALVES, SHALL BE MADE IN A RECTANGULAR VALVE BOX MARKED `IRRIGATION WIRE'.

21. TRENCHES: DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO AN EVEN GRADE.

22. BACKFILL: THE TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH APPROVED MATERIALS, FREE FROM CLODS OF EARTH OR STONES TWO INCHES (2") OR LARGER. BACKFILL SHALL BE MECHANICALLY COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT SURFACE GRADES WITHOUT IRREGULARITIES.

23. LINES UNDER PAVING: ALL IRRIGATION LINES, VALVES AND WIRING RUNS SHOWN ON PLANS IN THE STREET, PAVED AREAS AND UNDER HARDSCAPING ARE DIAGRAMMATIC. INSTALL THESE LINES, VALVES AND WIRING RUNS IN PLANTING AREAS EXCEPT WHERE IT IS OBVIOUS THAT THEY MUST CROSS THAT PAVED AREA TO GET FROM ONE PLANTING AREA TO ANOTHER OR UNLESS NOTED OTHERWISE.

24. STREETS: WHERE ANY CUTTING OR BREAKING OF CONCRETE OR OTHER PAVING SURFACE IS NECESSARY, IT SHALL BE DONE AND REPLACED TO MATCH THE EXISTING WORK TO THE OWNER'S (JOB SUPERINTENDENT'S) SATISFACTION, BY THE CONTRACTOR.

25. SLEEVES: SLEEVES SHALL BE INSTALLED UNDER ALL STREETS AND PAVEMENT WIDER THAN SEVEN FEET (7') PER THE IRRIGATION PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SLEEVES WITH THE OWNER (JOB SUPERINTENDENT) PRIOR TO THE PAVING BEING INSTALLED.

26. SLEEVE/PIPE COVER: ALL WIRE, PRESSURE AND NON-PRESSURE PIPE INSTALLED UNDER ASPHALTIC CONCRETE PAVING SHALL BE INSTALLED IN CLASS 315 PVC SLEEVES BURIED A MINIMUM OF TWENTY-FOUR INCHES (24") BELOW THE ROAD BED OR AS REQUIRED BY THE GOVERNING AGENCY AND BACKFILLED PER GEOTECHNICAL REPORT SPECIFICATIONS.

27. PIPE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX INCHES (6") FROM EACH OTHER. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

28. CONTROL VALVES: INSTALL EACH CONTROL VALVE IN A SEPARATE LOCKING VALVE BOX WITH A MINIMUM OF TWENTY FOUR INCHES (24") BETWEEN VALVE BOXES, AND A MINIMUM OF EIGHTEEN INCHES (18") BETWEEN VALVE BOXES AND ANY WALK OR STRUCTURE.

29. HEAD INSTALLATION: IRRIGATION HEADS SHALL BE INSTALLED ONLY AFTER THE SYSTEM HAS BEEN FLUSHED TO THE COMPLETE SATISFACTION OF THE OWNER (JOB SUPERINTENDENT).

30. HEAD SPACING: SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

31. INSTALLATION ANGLE OF IRRIGATION HEAD: ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADES UNLESS OTHERWISE DESIGNATED ON THE PLANS.

32. PIPE ON GRADE: ALL PIPE ON GRADE SHALL BE SECURED TO SLOPE SURFACES AT 10' O.C. AND TO FLAT AREAS AT 20' O.C. MAXIMUM WITH #4 X 24" REBAR WITH `J' HOOKED RADIUS AT ONE END TO HOLD PIPE SECURELY IN PLACE.

33. IRRIGATION SYSTEM REQUIREMENTS PRIOR TO PLANTING: THE ENTIRE SPRINKLER IRRIGATION SYSTEM SHALL BE UNDER FULL AUTOMATIC OPERATION PRIOR TO THE START OF ANY PLANTING WORK AND AN IRRIGATION COVERAGE TEST SHALL ALSO BE PERFORMED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY PLANTING.

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

LICENSED LANDSCAPE ARCHITECT DANIEL L. HOOM 5609 Signature 6/30/2023 Renewal Date 2/2/2022 Date STATE OF CALIFORNIA

PLAN REVISION DESCRIPTION

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 20A TRACT 37341-11
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CITY OF TEMECULA PLANNING DEPARTMENT CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

CONSTRUCTION PLAN REVIEW #3

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	04/05/2021	DESIGN DEVELOPMENT
B	09/17/2021	OWNER REVIEW SET
C	09/24/2021	CONSTRUCTION PLAN REVIEW #1
D	12/28/2021	CONSTRUCTION PLAN REVIEW #2
E	02/02/2022	CONSTRUCTION PLAN REVIEW #3

BVDG JOB NUMBER: 1730760
DRAWN BY: KP
PLAN CHECK NO: PA21-0586

SHEET TITLE
IRRIGATION SPECIFICATIONS

SHEET NUMBER
L3.001

BRIGHTVIEW DESIGN GROUP

PRINT DATE: 2/1/22

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" CLASS 315
1"	
1 1/4"	3" CLASS 315
1 1/2"	
2"	4" CLASS 315
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" CLASS 315 4" CLASS 315

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"

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.

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P.O.C. SYSTEM #3

WATER METER

CIVIL STATION NUMBER

STATIC WATER PRESSURE AT METER (HGL 14
WATER METER SERVICE SIZE
WATER METER SIZE
DESIGN WATER PRESSURE
MAXIMUM DESIGN FLOW
IRRIGATED AREA PER METER

THE CONTRACTOR SHALL VERIFY THE METER AND STATIC WATER PRESSURE PRIOR TO PE IRRIGATION WORK UNDER THIS CONTRACT.

CONTROLLER 1-50 STATION CONTRO

APPROXIMATE LOCATION OF (1) RAIN BIRD ES TWO WIRE CONTROLLER CONTROLLER ELECTR CONTRACTOR). THE CONTRACTOR SHALL VER LOCATION OF THE ELECTRICAL P.O.C.(S) AN EXACT CONTROLLER LOCATION FOR APPROVA BY THE OWNER. THE CONTRACTOR SHALL P AND INSTALL CONTROLLER(S) AND BACK BO CONTROLLER IN A STAINLESS STEEL CONTR

CERTIFICATION NOTE:
GAIN INSTALLATION CERTIFICATION OF THE SERVICES AND RAINBIRD PRIOR TO START WRITTEN COPY OF INSTALLATION CERTIFICA

NOTE:

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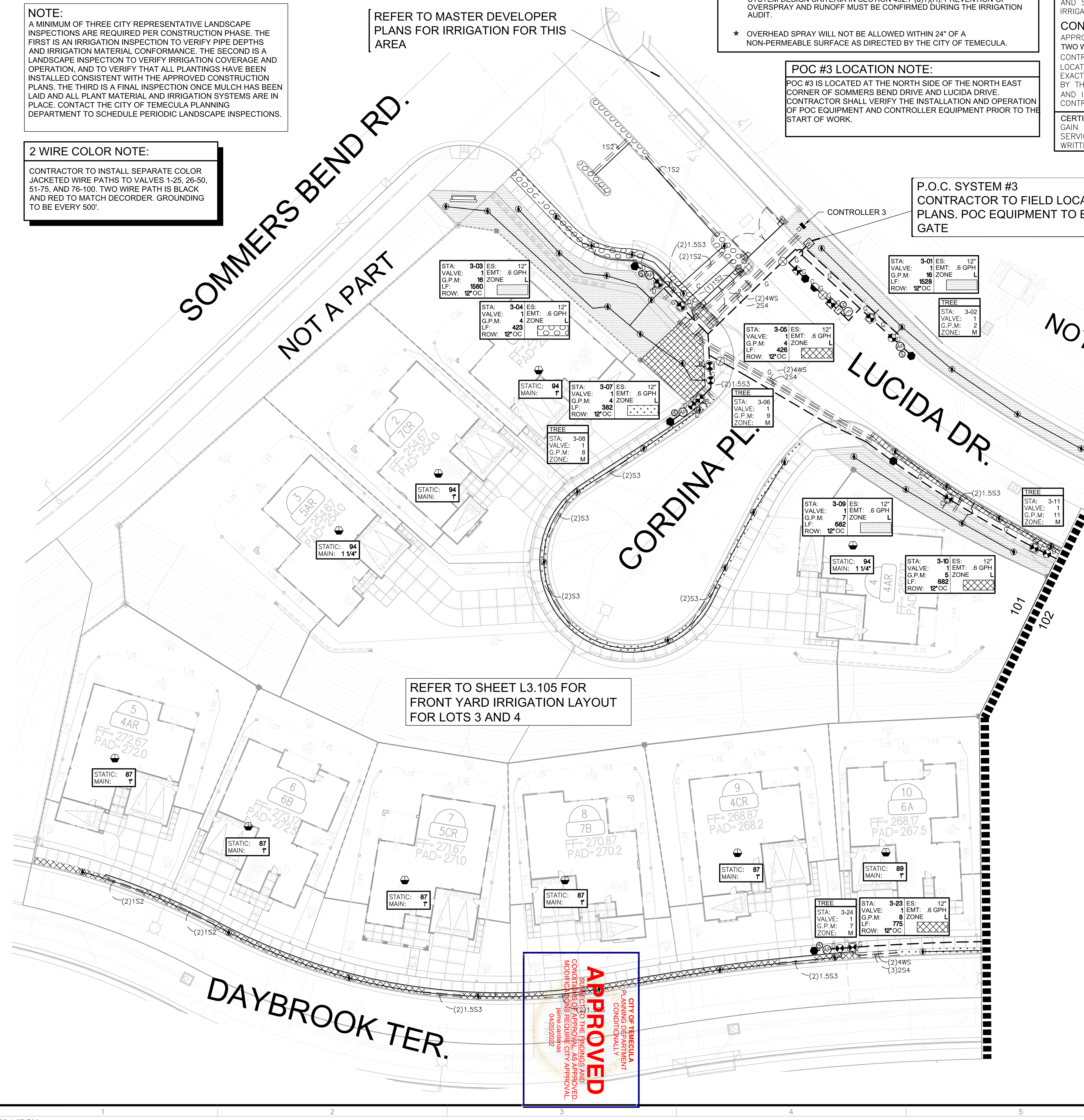
POC #3 LOCATION NOTE:

POC #3 IS LOCATED AT THE NORTH SIDE OF THE NORTH EAST CORNER OF SOMMERS BEND DRIVE AND LUCIDA DRIVE. CONTRACTOR SHALL VERIFY THE INSTALLATION AND OPERATION OF POC EQUIPMENT AND CONTROLLER EQUIPMENT PRIOR TO THE START OF WORK.

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'.



STATION LEGEND

TREES — DENOTES TREE VALVE
STA: — CONTROLLER & VALVE
VALVE: — VALVE SIZE IN INCHES
G.P.M: — FLOW IN GALLONS PER
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FLOW IN GALLONS PER
ES: EMT: ZONE: HATCH
DRIPLINE LENGTH
DRIPLINE SPACING

MAINLINE LOCATION

LANDSCAPE ARCHITECT SH MAINLINE AND VALVE LOCA BEING INSTALLED, TYP.

STREET SLEEVE NO

ALL SLEEVES SHOWN IN THE S EXISTING PER CIVIL ENGINEER IMPROVEMENT PLANS, TYP.

SLEEVING NOTES

(X)1S2 PIPE SIZING
SLEEVE PER
SLEEVE SIZE
PIPE SIZE IN
SLEEVE QUAN

2WS IRRIGATION
SLEEVE SHA
LEGEND
SLEEVE SIZE

SCALE: 1" =

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\1730760-L3.101-103 IRR_PLAN_PA20.DWG

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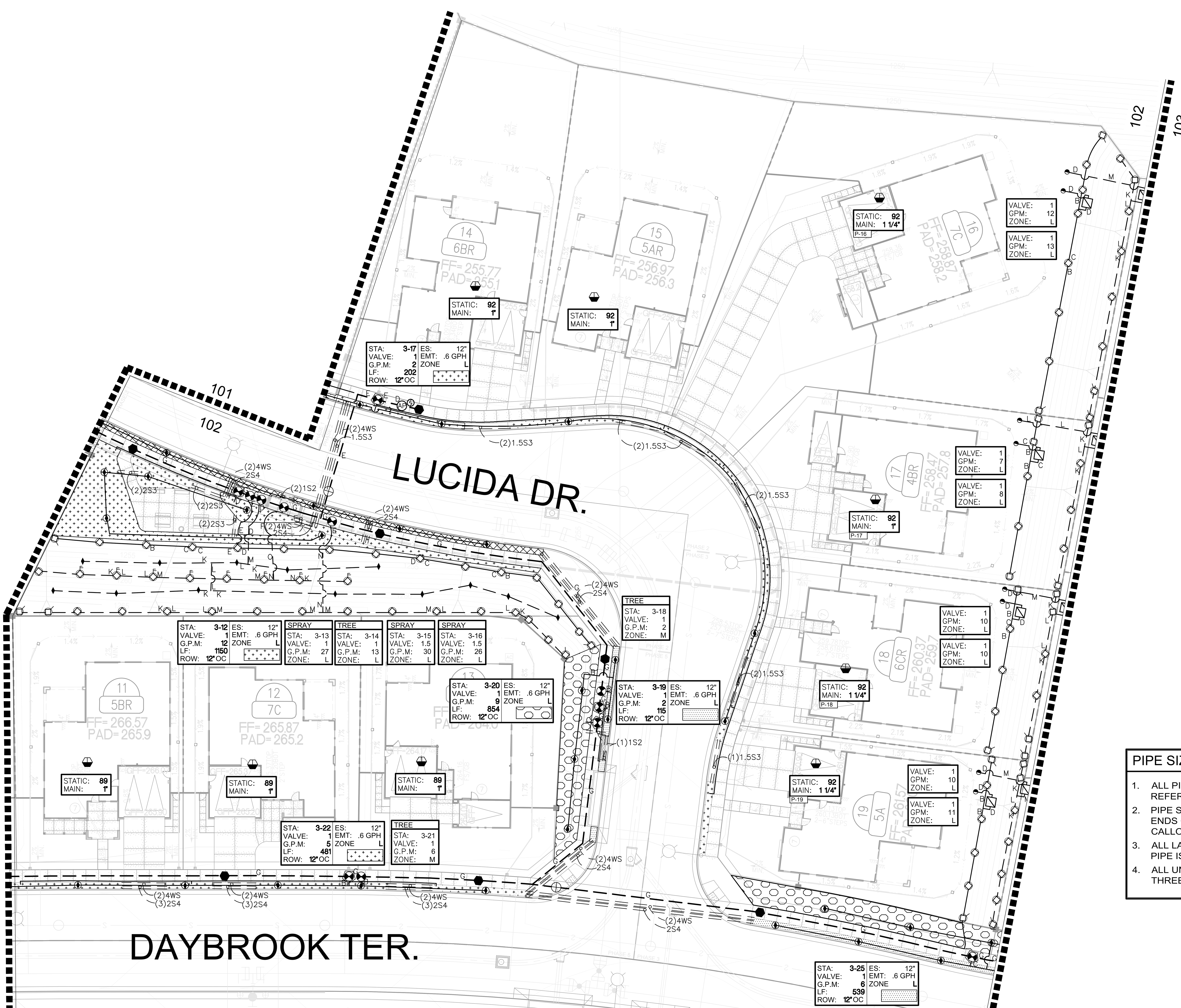

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PIPE SIZING LEGEND

SCH 40 - PVC

B	3/4"	7 GPM
C	1"	10 GPM
D	1 1/4"	20 GPM
E	1 1/2"	30 GPM
F	2"	50 GPM

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CLASS 315 - PVC

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HDPE PIPE

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WIRE	2" CLASS 315 4" CLASS 315

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G.P.M: — FLOW IN GALLONS PER M
ZONE: — HYDRO ZONE

STA: / VALVE: / G.P.M: / LF: / ROW: — CONTROLLER & STATION / VALVE SIZE IN INCHES / FLOW IN GALLONS PER M / DRIPLINE LENGTH / DRIPLINE SPACING
ES: / EMT: / ZONE: / HATCH — EMITTE / EMITTE / HYDRO / DENOT PER VA ENLAR IRRIGA FOR LA

MAINLINE LOCATION

LANDSCAPE ARCHITECT SHA MAINLINE AND VALVE LOCAT BEING INSTALLED, TYP.

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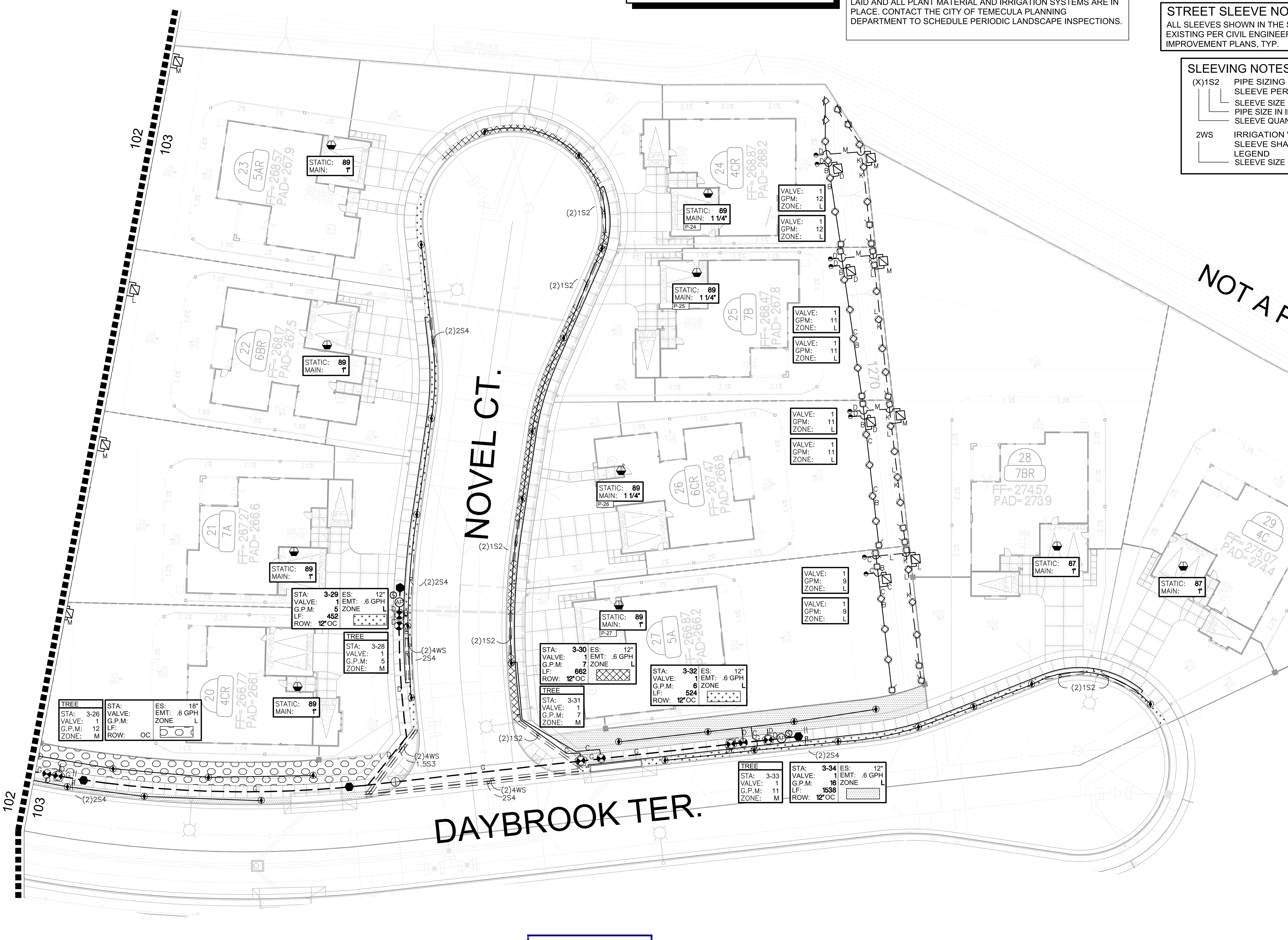
SLEEVING NOTES

(X)1S2 — PIPE SIZING IN / SLEEVE PER L / SLEEVE SIZE IN / PIPE SIZE IN INC / SLEEVE QUANT

2WS — IRRIGATION W / SLEEVE SHALL / LEGEND / SLEEVE SIZE IN



SCALE: 1" =

PLAN 7 DOMESTIC WATER SERVICE

STATIC WATER PRESSURE ———— 94 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-7 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 4 DOMESTIC WATER SERVICE

STATIC WATER PRESSURE ———— 94 PSI
DESIGN WATER PRESSURE ———— 30 PSI
MAXIMUM DESIGN FLOW ———— 5 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.

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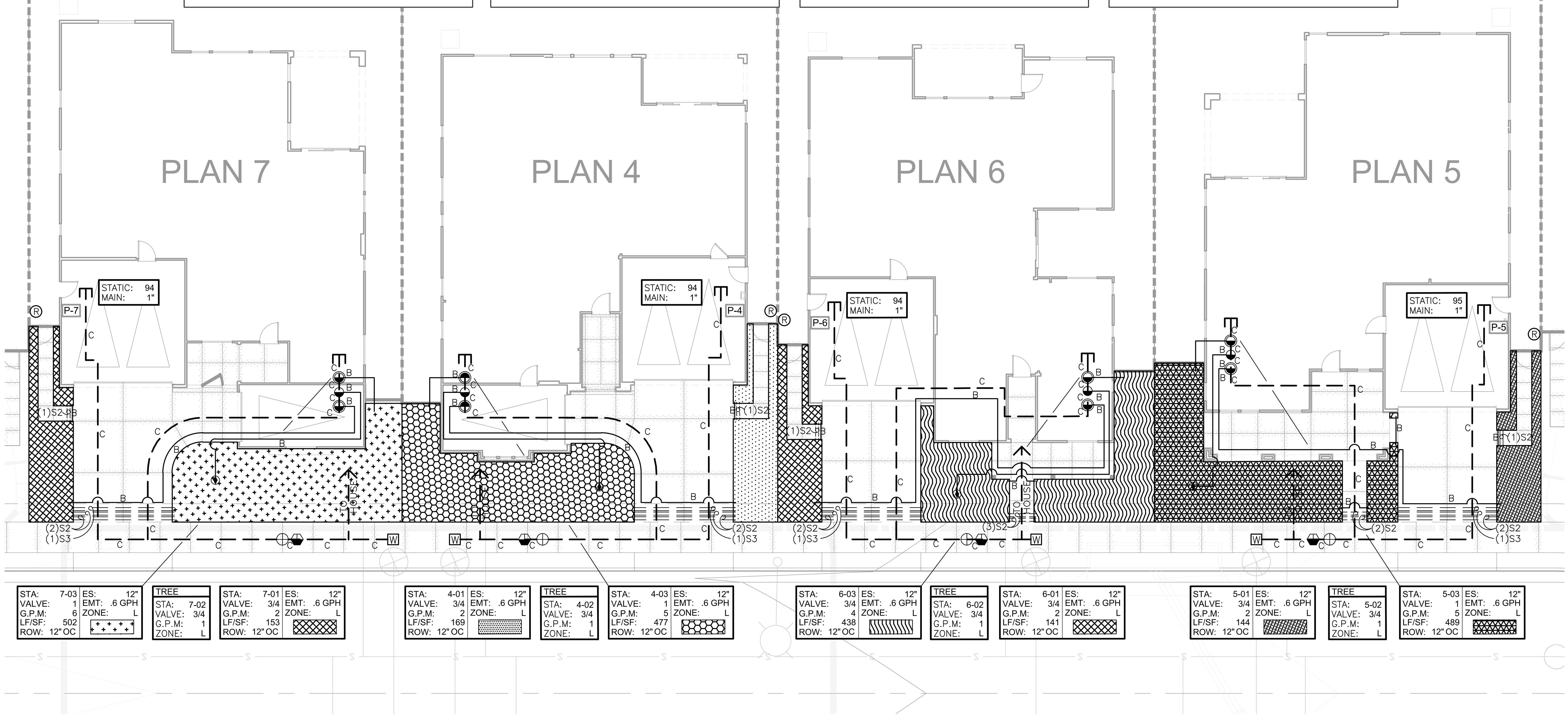

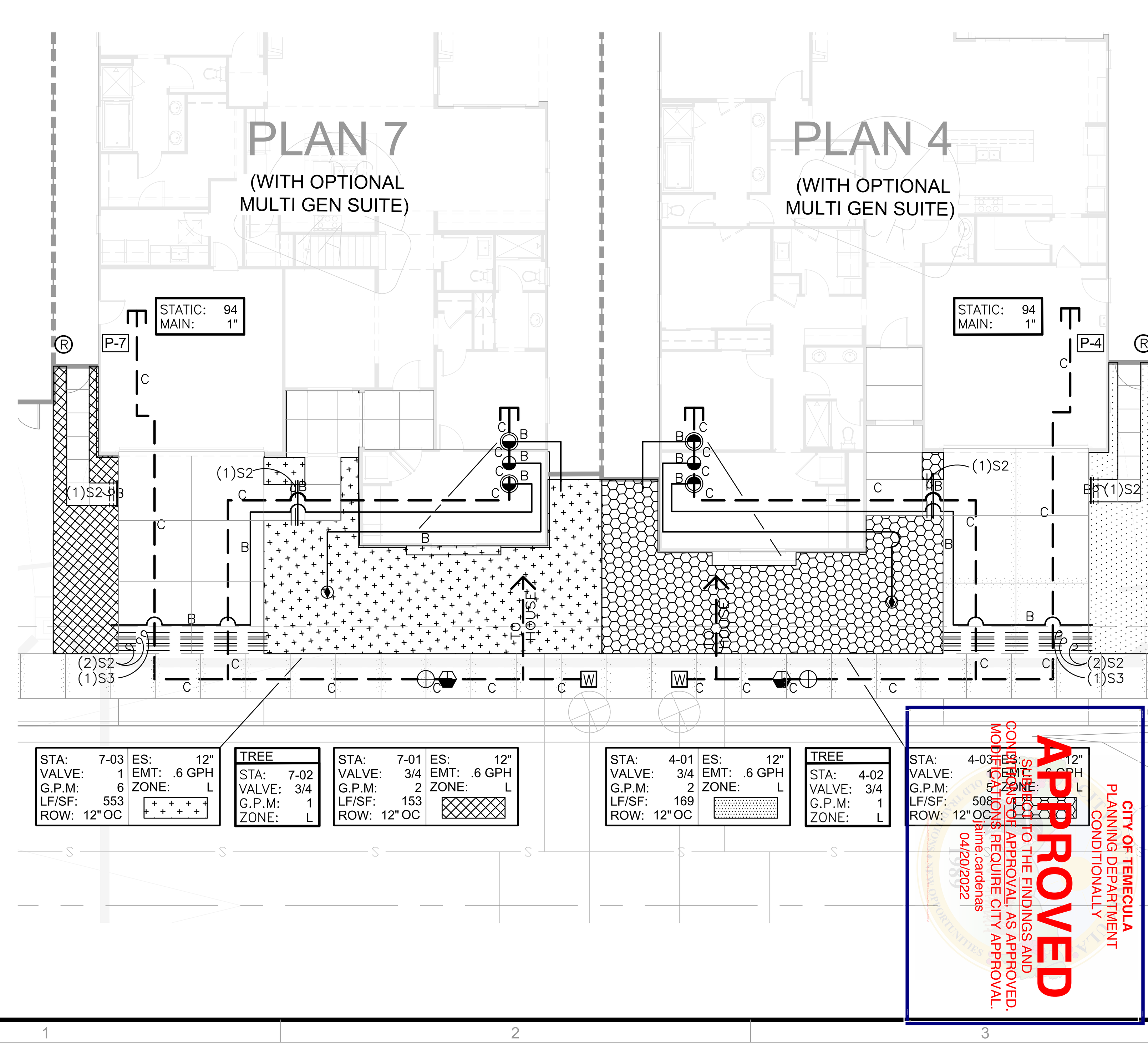

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jaime.cardenas
04/20/2022

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

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: — CONTROLLER & STATION
VALVE: — VALVE SIZE IN INCHES
G.P.M: — FLOW IN GALLONS PER MINUTE
LF: — DRIPLINE LENGTH
ROW: — 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.

MAINLINE LOCATION NOTE:

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

SCALE: 1" =

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CONTROLLER P-03 1-22 STATION

APPROXIMATE LOCATION OF RAIN BIRD ESP-ME3/LINK-WIFI WALL MOUNT CONTROLLER WITH LINK WIFI/WR2#8. CONTRACTOR SHALL PROVIDE POWER FOR CONTROLLER. ALERT LANDSCAPE ARCHITECT IF THERE IS A CONFLICT WITH PROPOSED CONTROLLER LOCATION.

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MAXIMUM DESIGN FLOW	20 GPM

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CONTROLLER P-04 1-22 STATION

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LUCIDA DR.

CORDINA PL.

SOMMERS BEND RD.

NOT A PART

SLEEVING NOTES / KEY

(X)152	PIPE SIZING INDICATOR. SLEEVE PER LEGEND
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C	1"	10 GPM
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CLASS 315 - PVC

G	2 1/2"	65 GPM
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I	4"	180 GPM

HDPE SCH 4

SLEEVE SIZING LEGEN

PIPE SIZE	SLEEVE SIZE
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1"	
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1 1/2"	
2"	4" CLASS 315
2 1/2"	6" CLASS 200
3"	
4"	
WIRE	2" CLASS 315
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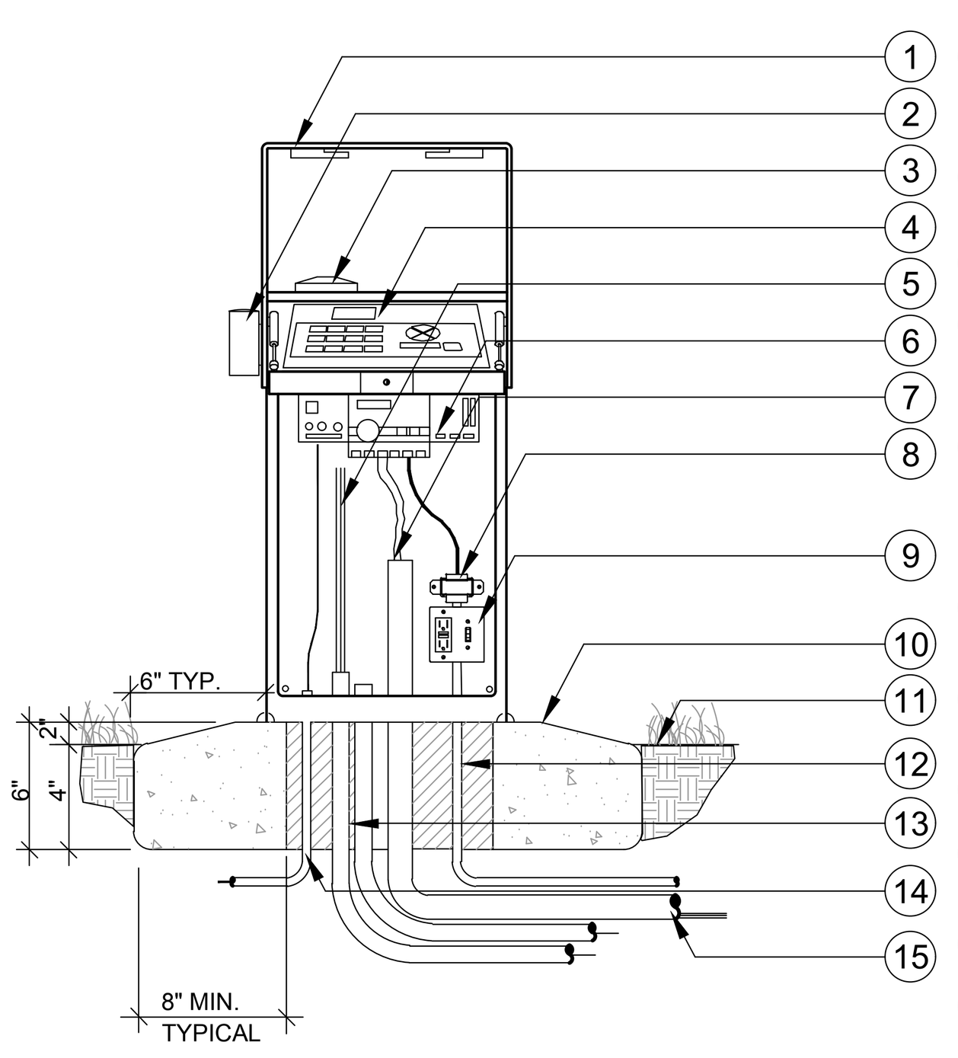
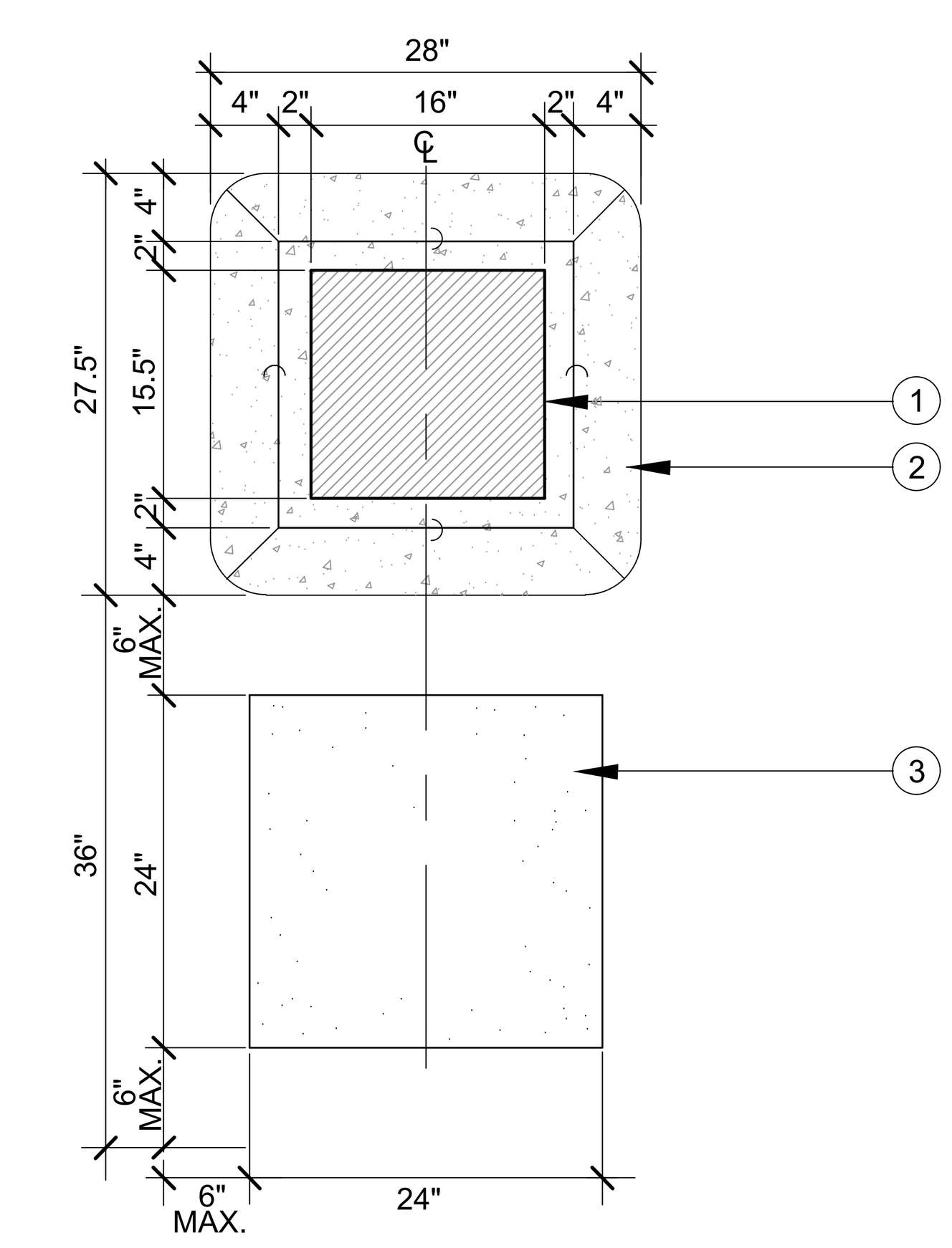


1. STAINLESS STEEL AUTOMATIC CONTROLLER ENCLOSURE ASSEMBLY PER IRRIGATION LEGEND.
2. RAIN SENSOR WITHIN VIT RAIN SENSOR ENCLOSURE.
3. LOW PROFILE ANTENNA.
4. CONTROLLER ASSEMBLY. SEE DRAWINGS, SPECIFICATIONS AND LEGEND FOR ADDITIONAL INFORMATION.
5. (2) EXTRA 2" SCH. 40 SLEEVES. (1) FOR OPTIONAL CONVENTIONAL 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

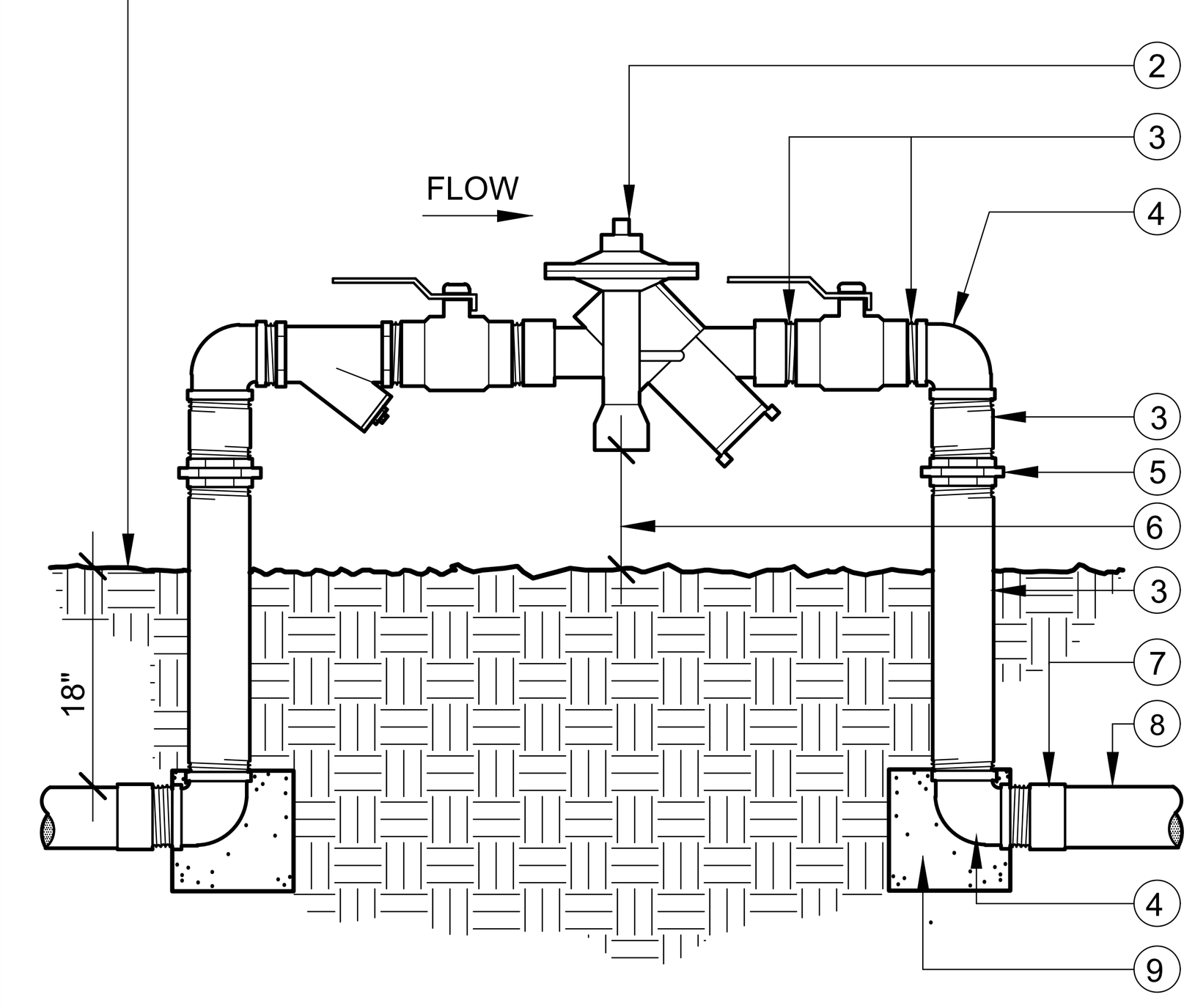


1. CONTROLLER ENCLOSURE PER IRRIGATION LEGEND, SPECIFICATIONS AND PLANS.
2. 6" THICK (MIN.) CONCRETE PAD WITH MANUFACTURER SUPPLIED MOUNTING BASE.
3. 24" X 24" X 4" CONCRETE STEPPING PAD. POUR IN PLACE OR EQUAL. CENTER STEPPING WITH IRRIGATION CONTROLLER AND CONCRETE BASE.

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



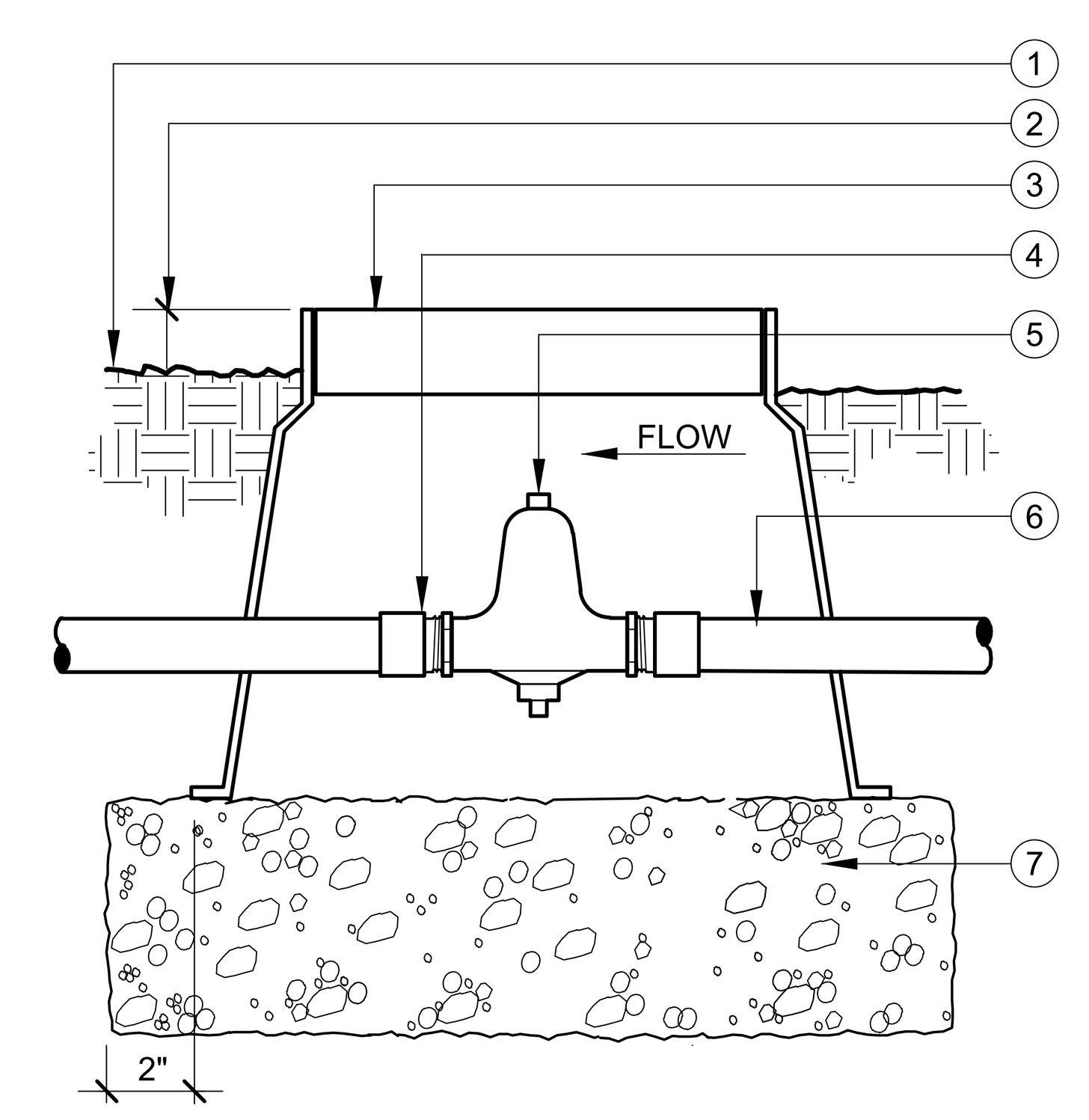
1. FINISH GRADE
2. REDUCED PRESSURE BACKFLOW ASSEMBLY WITH BALL VALVES AND WYE STRAINER PER LEGEND
3. BRASS NIPPLE (NINE REQUIRED).
4. BRASS 90 DEGREE ELL (TWO REQUIRED EACH SIDE) TYPICAL
5. BRASS UNION (ONE REQUIRED EACH SIDE)
6. HEIGHT PER CODE
7. PVC SCH. 40 MALE ADAPTER (ONE REQUIRED EA. SIDE), TYP.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

D BA

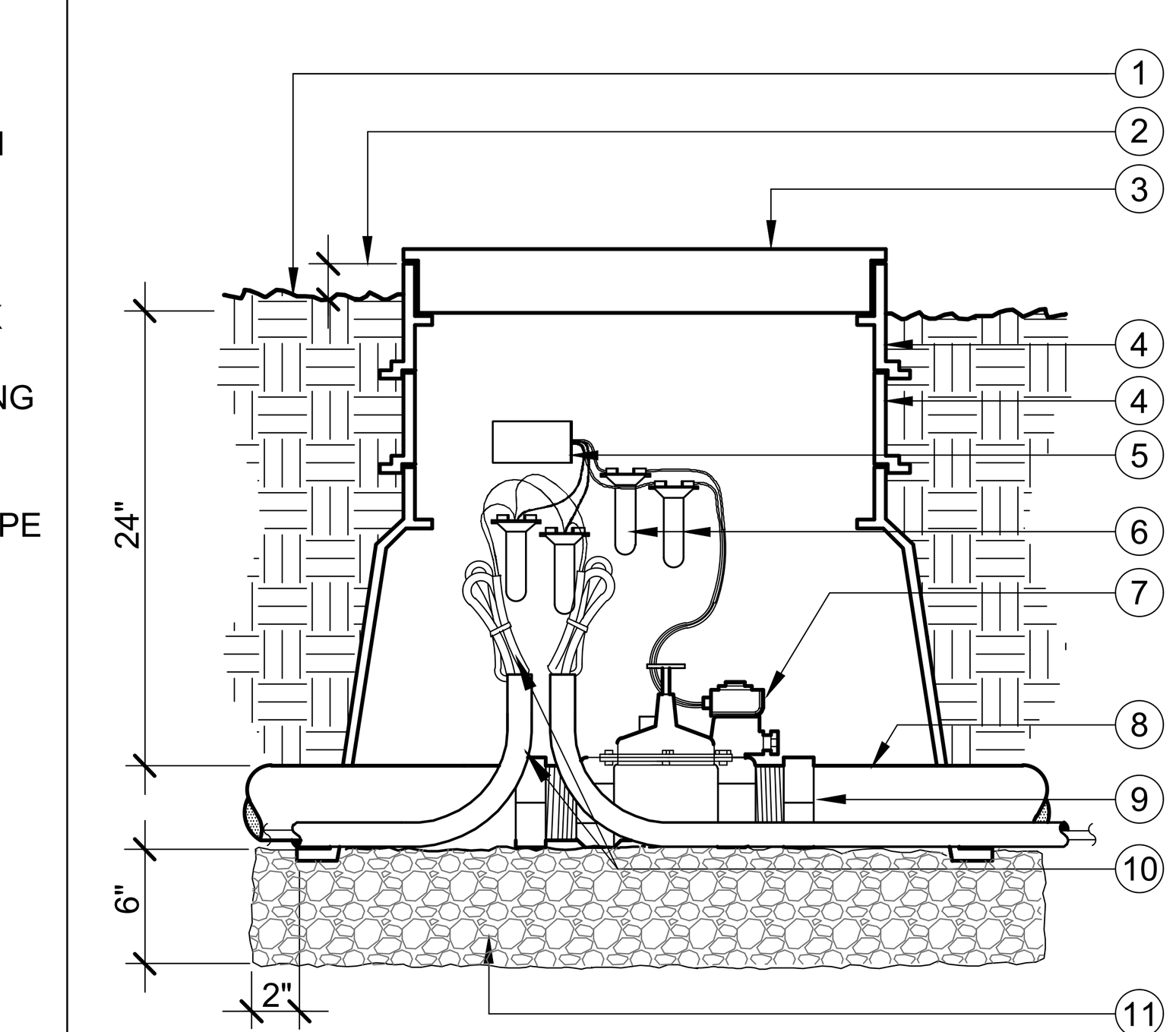


1. FINISH GRADE
2. 3" IN GROUND COVER, 1" IN TURF AREAS.
3. INSTALL PRESSURE REGULATOR IN A RECTANGULAR VALVE BOX WITH LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING - "PR"
4. MALE ADAPTER PER LEGEND, MAINLINE TYPE AND SPECIFICATIONS. (2) REQUIRED.
5. PRESSURE REGULATOR PER LEGEND, PLAN AND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

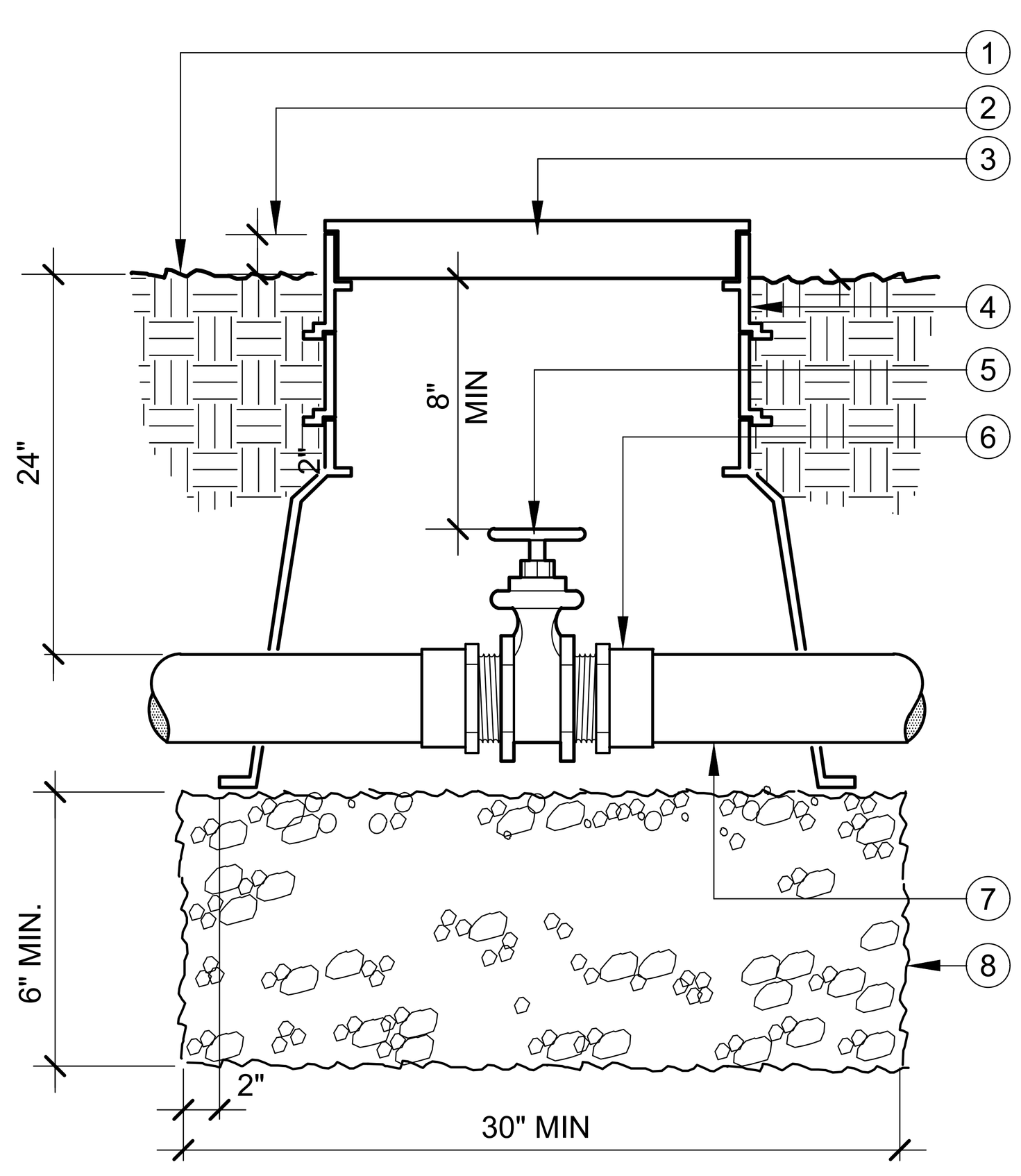


1. FINISH GRADE
2. 1" IN TURF AREAS, 3" IN SHRUB AREAS
3. RECTANGULAR PLASTIC VALVE BOX WITH 9 1/2" X 15 1/2" LOCKING COVER W/ HEAT BRANDED 2" LETTERS - "MV"
4. VALVE BOX EXTENSION(S)
5. VALVE DECODER PER LEGEND AND MANUFACTURERS SPECIFICATIONS.
6. WIRE CONNECTORS PER NOTES PER NOTES AND MANUFACTURERS 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.

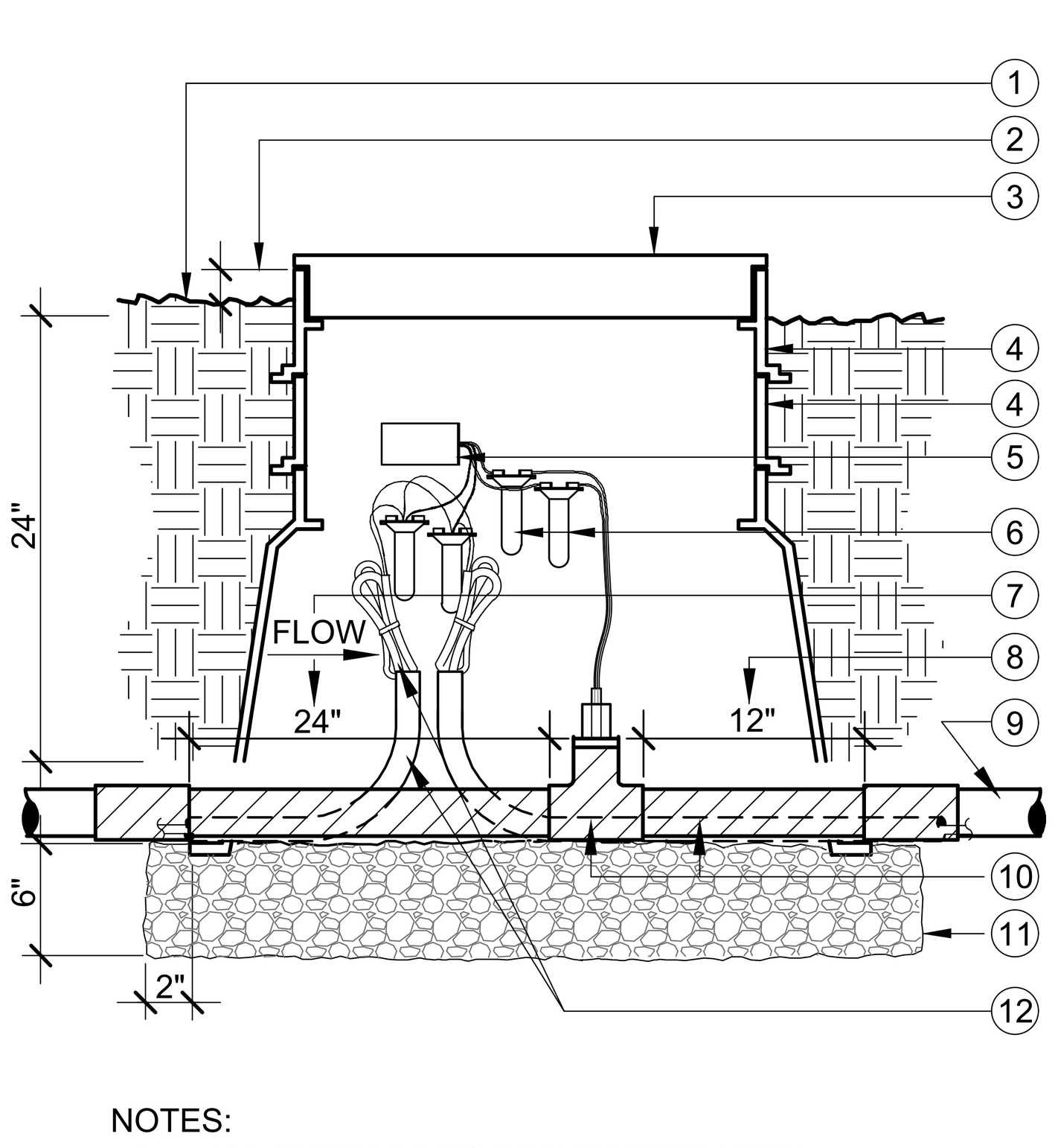
SECTION
NOT TO SCALE

G GATE VALVE

24" UNDER FINISHED GRADE FOR

Know wha
Call 8

H TF

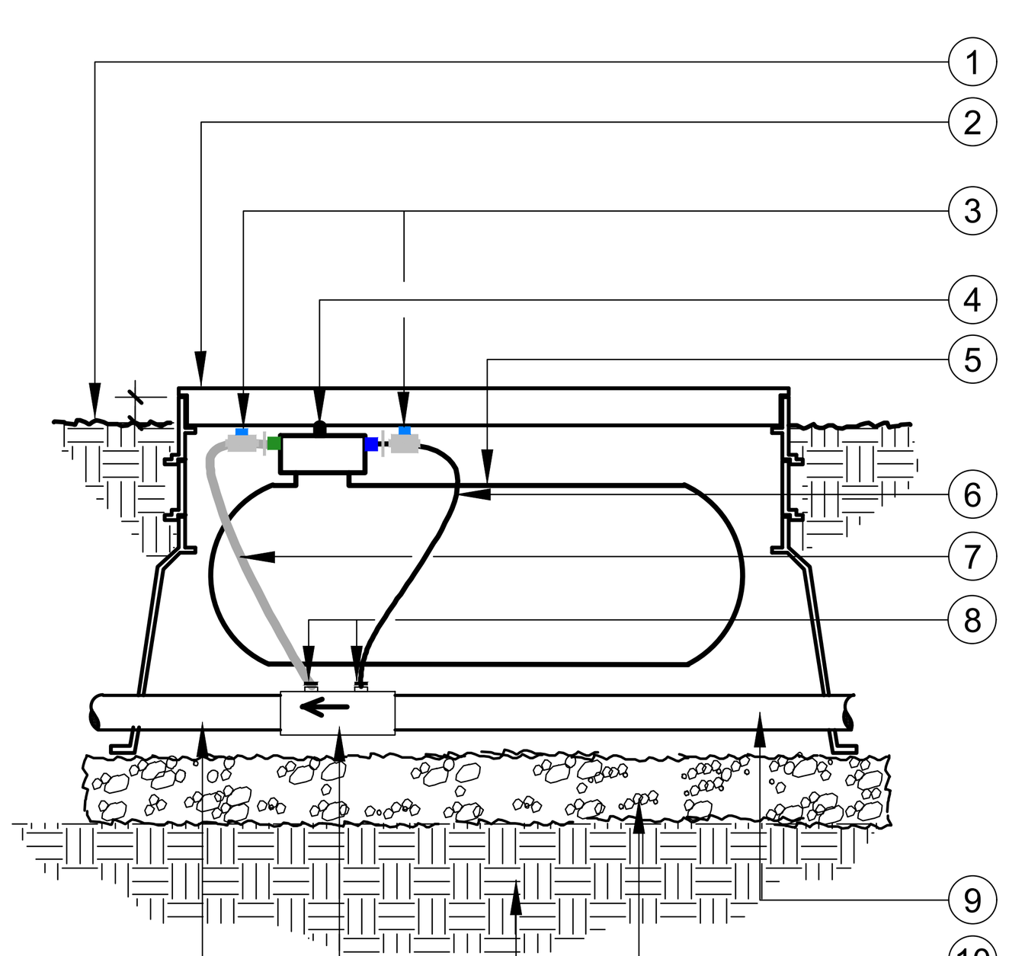


1. FINISH GRADE
2. 1" IN TURF AREAS, 3" IN SHRUB AREAS
3. RECTANGULAR PLASTIC VALVE BOX WITH 9 1/2" X 15 1/2" LOCKING COVER W/ HEAT BRANDED 2" LETTERS - "MV"
4. VALVE BOX EXTENSION(S)
5. VALVE DECODER PER LEGEND AND MANUFATURERS SPECIFICATIONS.
6. WIRE CONNECTORS PER NOTES AND MANUFACTURERS SPECIFICATIONS.
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

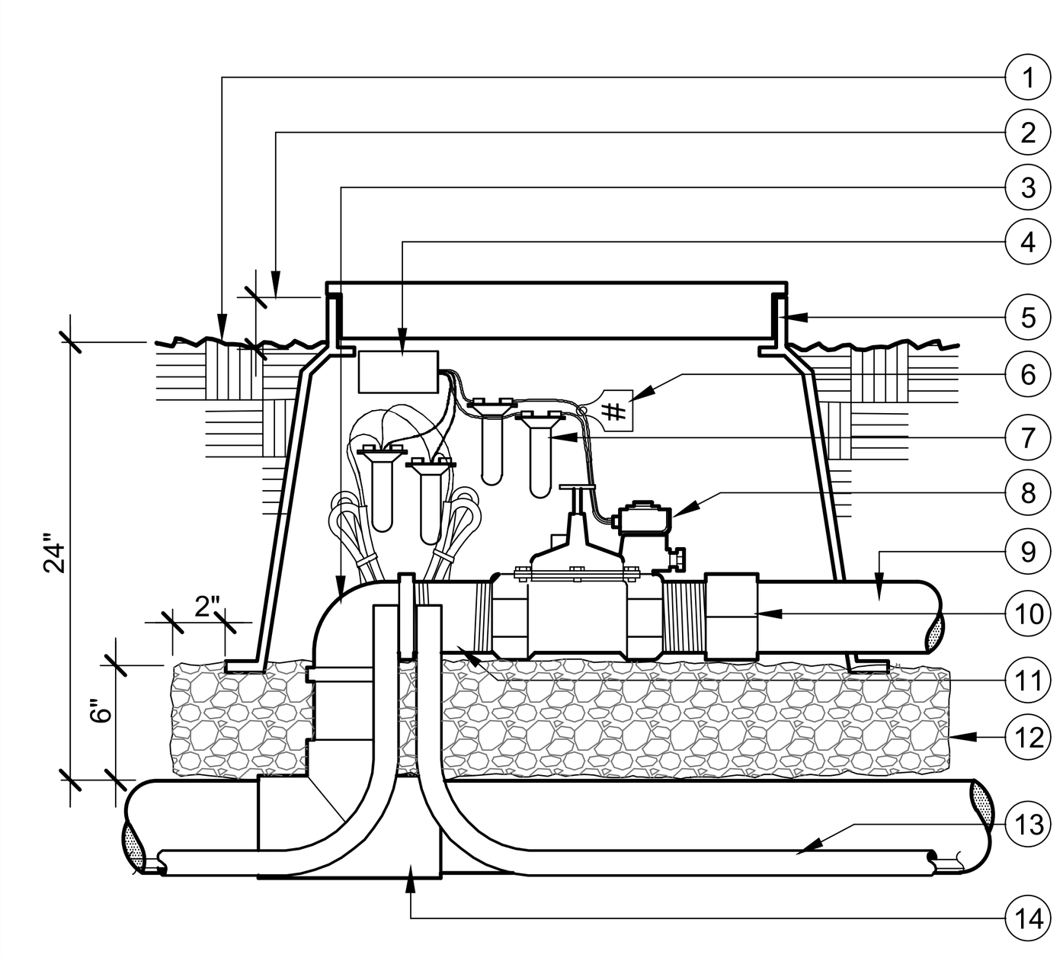
MODEL	SQUARE FOOTAGE	[illegible] SIZE	BOX SIZE
EZ003-CX	UP TO 25,000 SQ. FT.	21"x8"x11"	20"x16"x12"
EZ005-FX	25,001 ~ 40,000 SQ. FT.	28"x10"x13"	30"x18"x17"
EZ010-FX	40,001 ~ 125,000 SQ. FT.	[illegible]x12"x14"	30"x18"x17"
EZ010-HC	OVER 125,001 SQ. FT.	[illegible]x12"x18"	36"x24"x24"

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

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED.
MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

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

L SU

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\1730760-L3.401 IRRG_DETAILS_PA20.DWG

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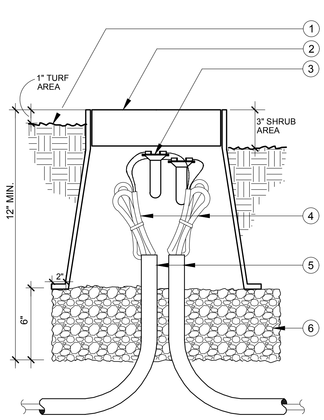
A WIRE SPLICE BOX

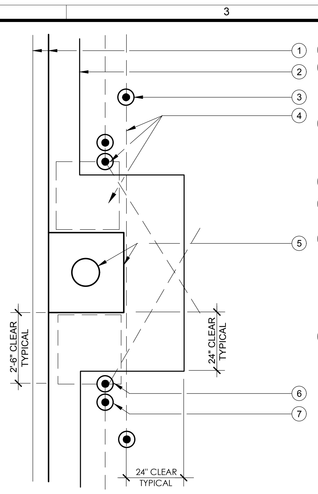


1. FINISH GRADE PER PLAN
2. 10" ROUND PLASTIC VALVE BOX WITH LOCKING COVER, HEAT BRANDED 2" LETTERS "SP-GR" FOR SURGE PROTECTION GROUNDING
3. WIRE SPLICE CONNECTOR PER MANUFACTURERS SPECIFICATIONS.
4. TWO-WIRE CABLE PER MANUFACTURERS SPECIFICATIONS. USE DIFFERENT COLORED JACKETED 2 WIRE CABLE FOR EVERY 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

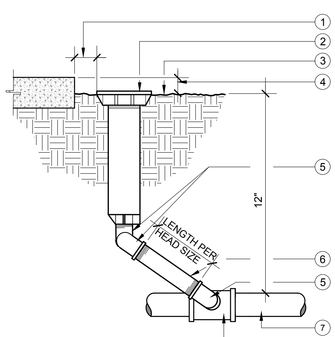


1. CURB AND GUTTER
2. PVC LATERAL LINE PER PLAN, NOTES AND LEGEND. INSTALL A MIN. OF 24" CLEAR FROM STREET LIGHT AND BASE TYPICAL.
3. HALF CIRCLE SPRINKLER HEAD LOCATION WHERE REQUIRED TO PREVENT OVER SPRAY ONTO LIGHT POLE.
4. LIMIT OF SPRAY PATTERN.
5. STREET LIGHT WITH CONCRETE BASE.
6. RAIN BIRD MODEL #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 EDGE 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.
3. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE.

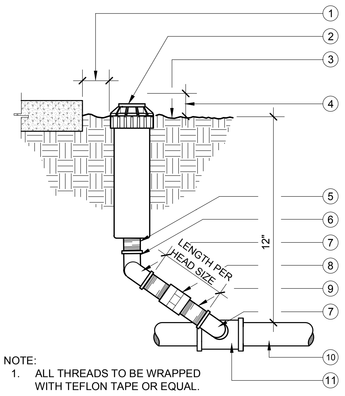
PER CALIFORNIA TITLE 24, CHAPTER 2.7, SECTION 492.7 - OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY 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 PO

A WIRE SPLICE BOX



1. 24" FROM EDGE OF PAVING TO EDGE OF SPRAY HEAD / NOZZLE, WHERE OCCURS.
2. POP-UP ROTOR HEAD PER LEGEND
3. FINISH GRADE
4. 1" IN TURF AREAS, 3" IN GROUND COVER
5. PVC SCH. 80 NIPPLE LENGTH AS REQ. (2"MIN)
6. PVC ELL (TXT)
7. MARLEX STREET ELL
8. ANTI-DRAIN VALVE PER LEGEND FOR ROTOR HEADS. (USE IN HEAD ANTI-DRAIN VALVE FOR SPRAY HEAD)
9. 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.
10. PVC LATERAL LINE PER LEGEND
11. PVC LATERAL LINE FITTING

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

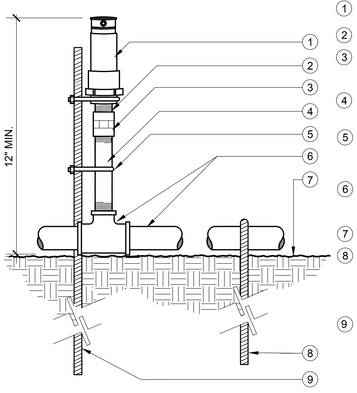
NOTE:
1. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE.

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

B SPRAY HEADS AT STREET LIGHT

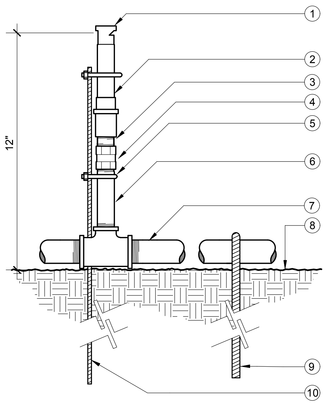


1. ROTOR HEAD PER LEGEND
2. UVR PVC SCH. 40 NIPPLE
3. ANTI-DRAIN EXCESS FLOW VALVE PER LEGEND
4. UVR PVC SCH.40 NIPPLE LENGTH AS REQUIRED.
5. V.I.T. TWIST TIE BANDS (TYP).2 REQ. (TOP FASTENER SHALL SECURE HEAD)
6. UVR PVC SCH. 40 TEE AND LATERAL LINE INSTALLED ON GRADE PER LEGEND
7. FINISH GRADE
8. #4 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

C POP-UP SPRAY HEAD



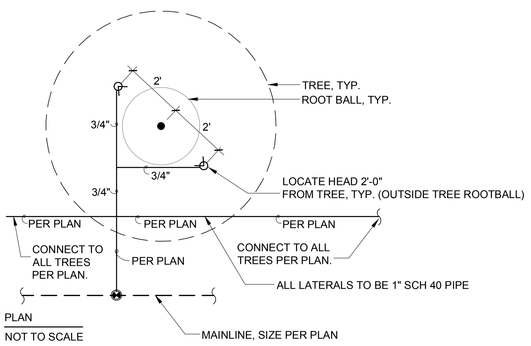
1. SHRUB HEAD PER LEGEND
2. RAIN BIRD PA-8S-PRS PRESSURE REGULATING SHRUB ADAPTER
3. PVC SCH 80 NIPPLE
4. ANTI-DRAIN EXCESS FLOW VALVE PER LEGEND
5. V.I.T. TWIST TIE BANDS (TYP.)
6. PVC SCH 80 NIPPLE LENGTH AS REQUIRED
7. BROWNLINE LATERAL LINE INSTALLED ON GRADE PER LEGEND
8. FINISH GRADE
9. #4 X 24" 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

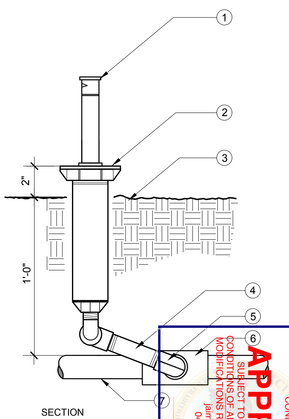
D PO

E POP-UP ROTOR HEAD



PLAN
NOT TO SCALE

F ROTOR HEAD ON GRADE



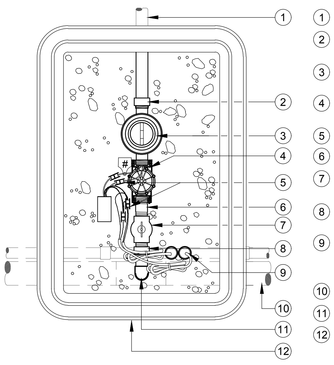
1. BUBBLER HEAD PER LEGEND
2. POP UP HEAD PER LEGEND
3. FINISH GRADE
4. PVC SCH. 80 NIPPLE LENGTH AS REQUIRED
5. PVC STREET ELLS - TWO (2) REQUIRED
6. PVC LATERAL LINE FITTING
7. PVC LATERAL LINE

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

SECTION
NOT TO SCALE

APPROVED
CITY OF TEMECULA
PLANNING DEPARTMENT
APPROVED CONDITIONALLY
SUBJECT TO THE ATTACHED CONDITIONS
CONDITIONS OF APPROVAL ARE APPROVED
MODIFICATIONS REQUIRE CITY APPROVAL
jaime.cardenas
04/20/2022

G SHRUB HEAD ON GRADE



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 $\frac{1}{2}$ 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

H BA

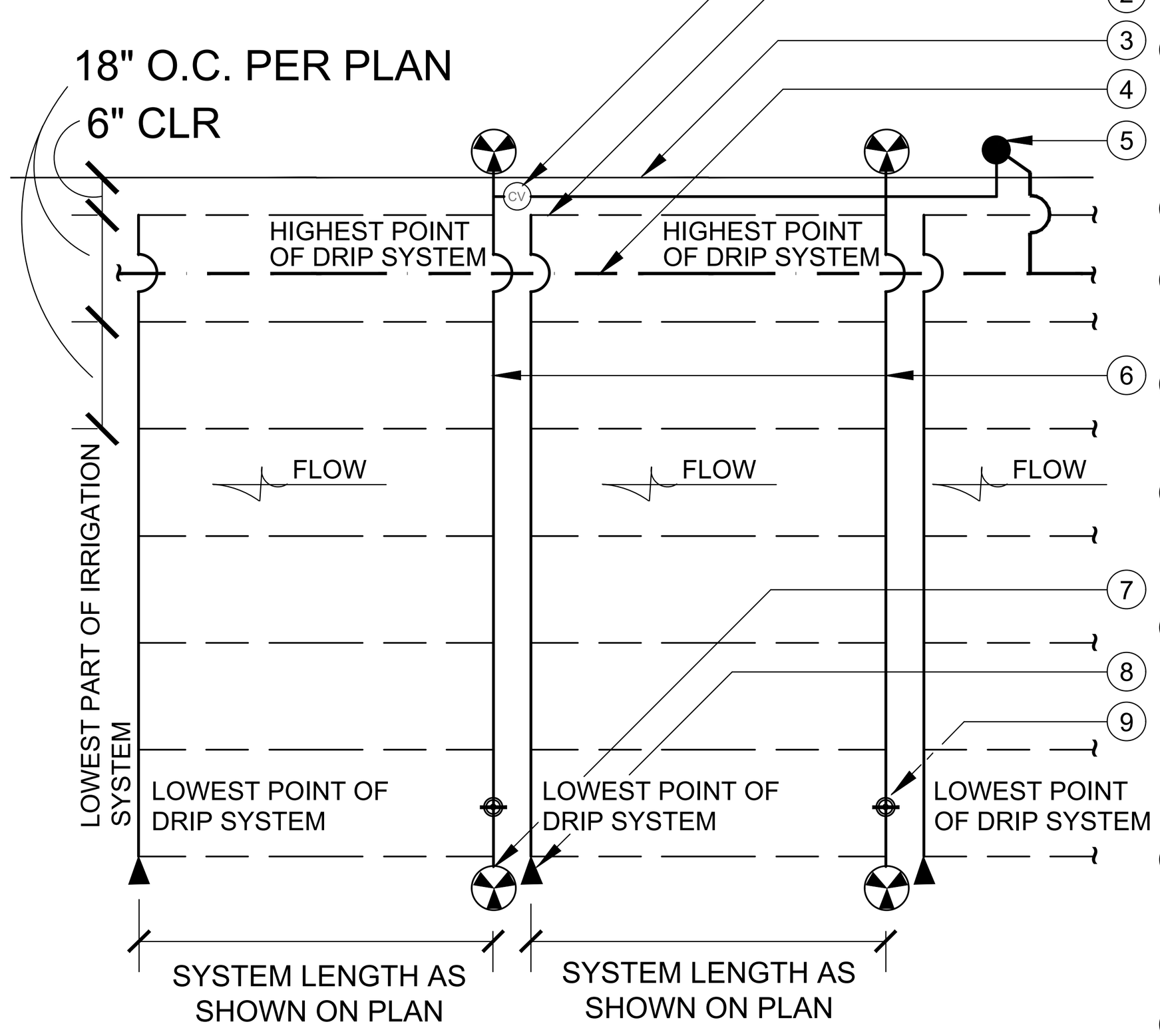
NOTES
1.
2.

I TREE BUBBLER - AT FLAT AREAS PER PLANS

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

K DRI

A DRIP-DRIPLINE LAYOUT ENLARGEMENT

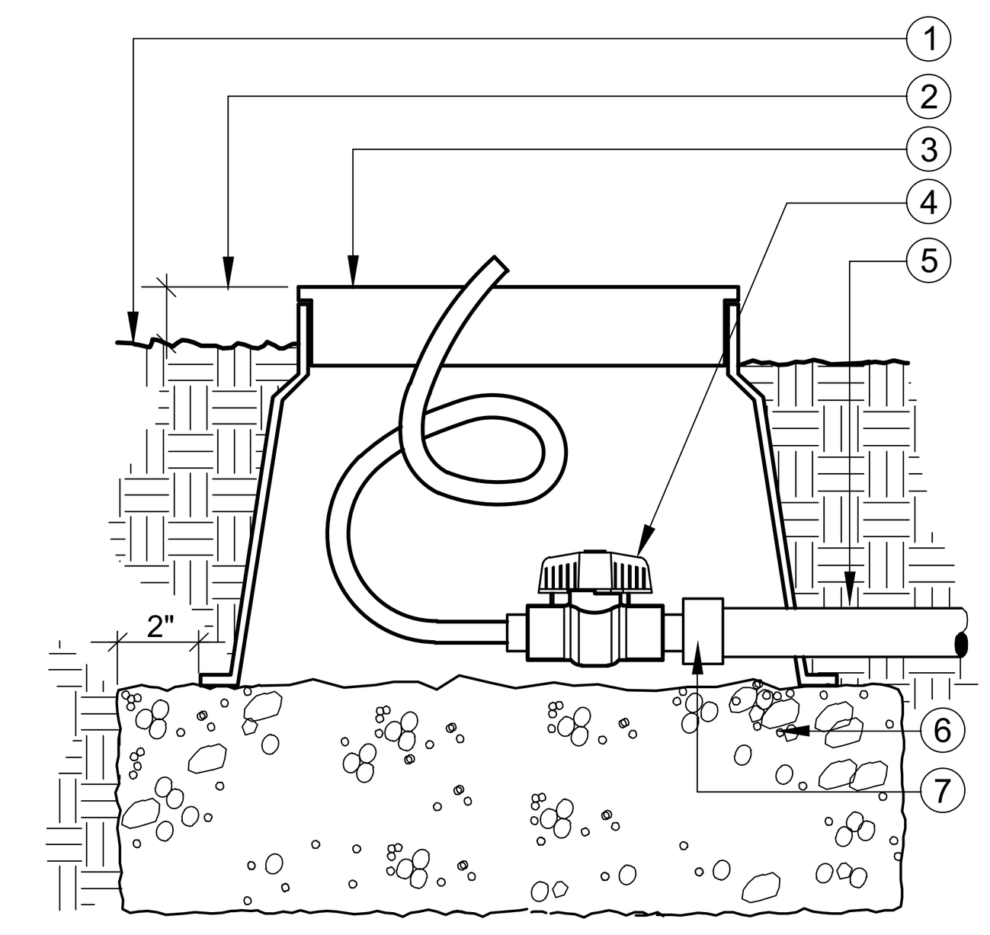


1. INLINE SPRING CHECK VALVE, INSTALL BETWEEN ZONES.
2. DRIP TUBING - INSTALL 6" FROM CURB AND O.C. PER LEGEND AND PLAN. BURY 3" DEEP IN SHRUB AREA
3. CURB OR INSIDE EDGE OF PAVING.
4. IRRIGATION MAINLINE PER LEGEND AND PLANS.
5. REMOTE CONTROL VALVE PER DETAIL, NOTES AND LEGEND.
6. SUB-LATERAL LINE -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

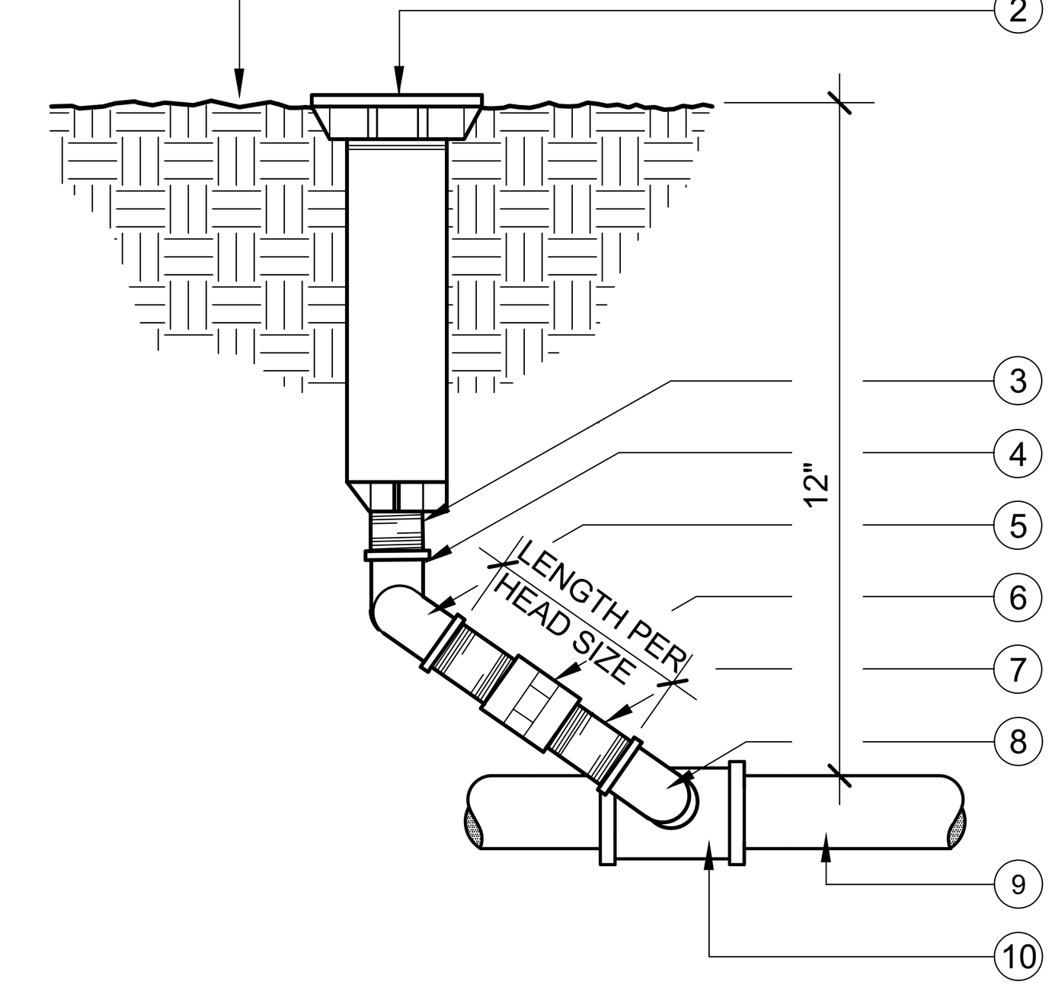
B DRIP - FLUSH VALVE ASSEMBLY



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

C POP-UP DRIP SYSTEM INDICATOR



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.

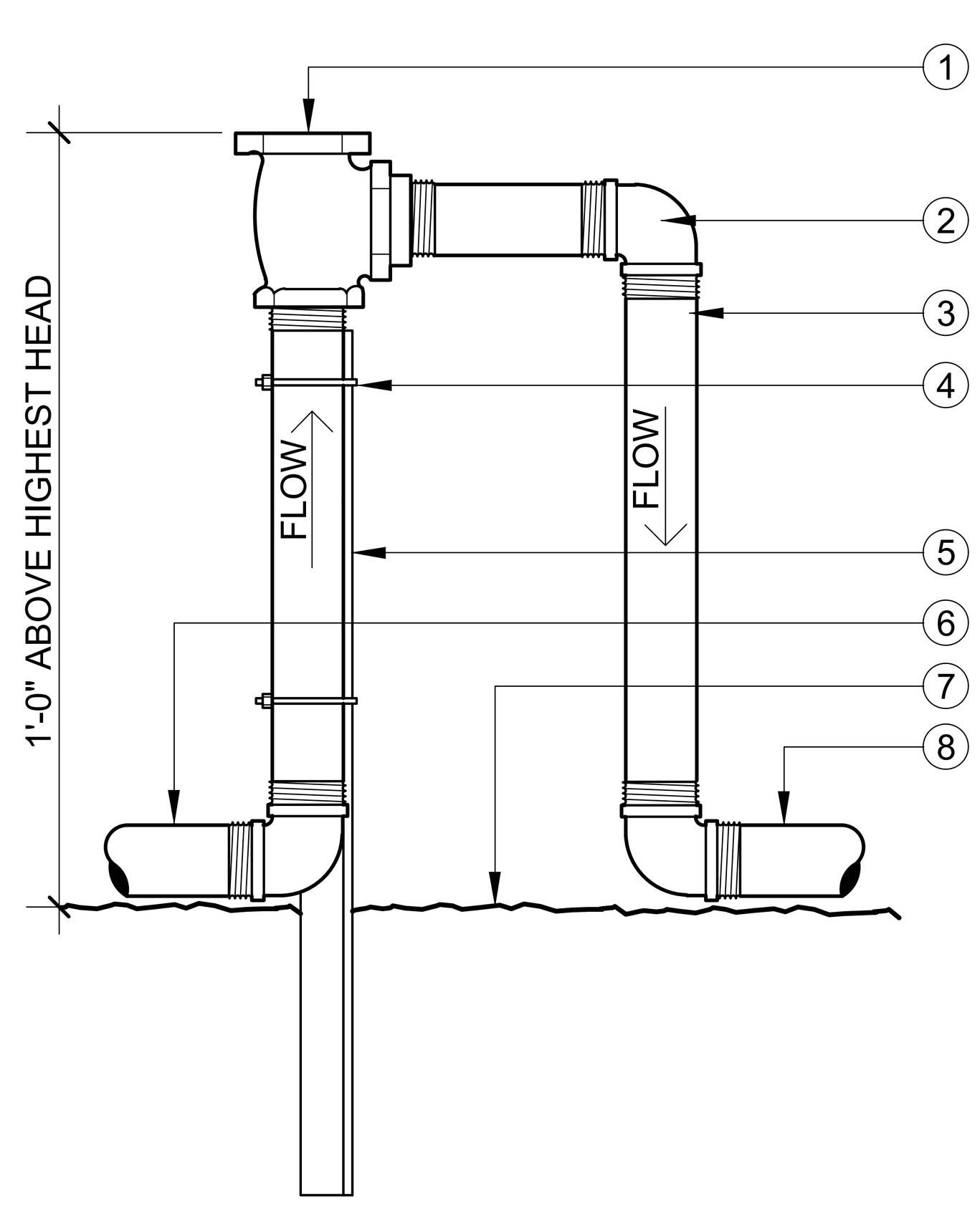
NOTES:
1. ALL THREADS TO BE WRAPPED WITH TEFLON TAPE OR EQUAL.

SECTION
NOT TO SCALE

D DR

12"
ABOVE HIGHEST HEAD TYP.
6" MIN. ABOVE GRADE
1'-6"

E ATMOSPHERIC VACUUM BREAKER ON GRADE

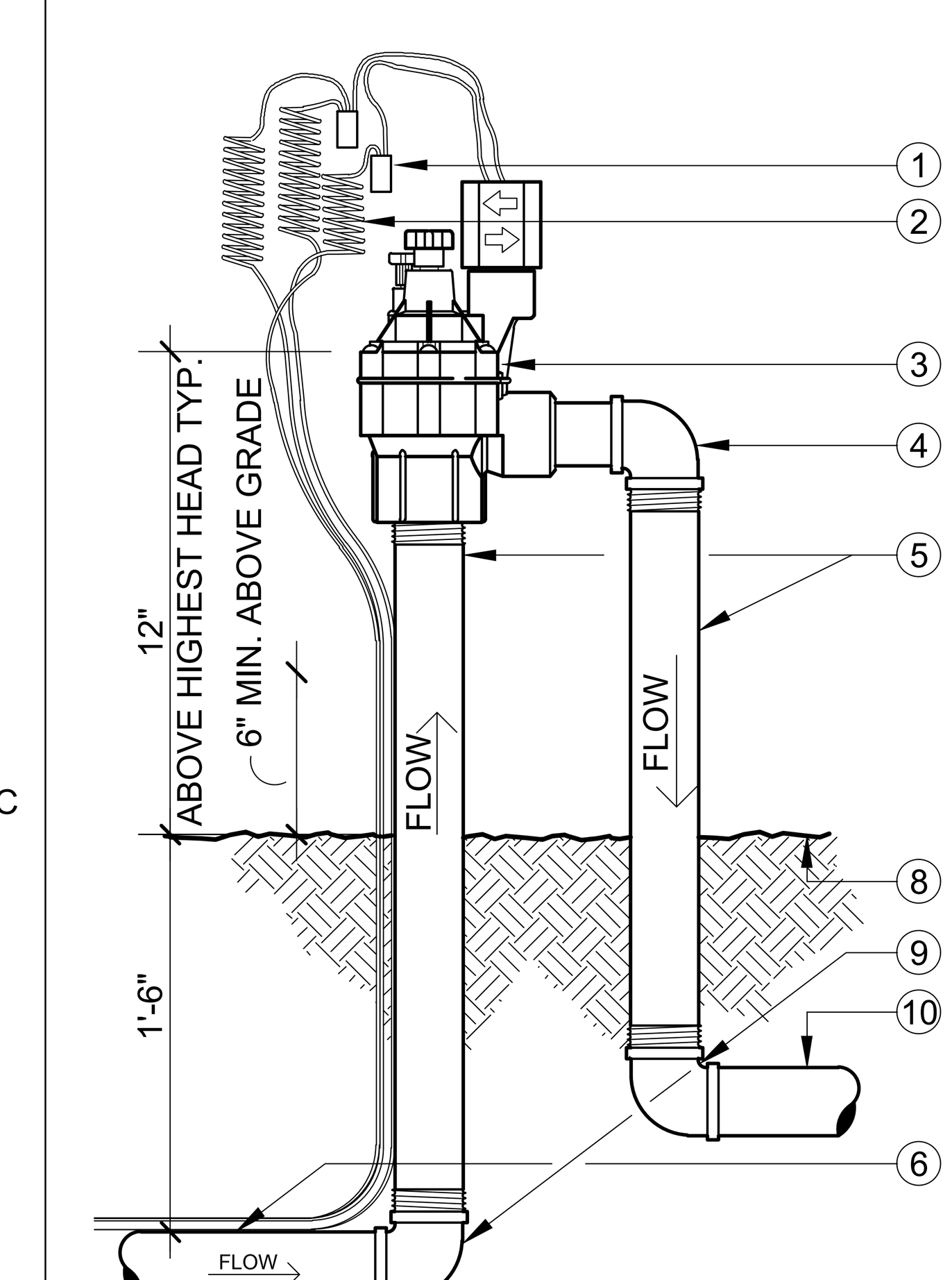


1. ATMOSPHERIC VACUUM BREAKER PER LEGEND
2. •••••••••••• REQUIRED
3. PVC SCH 80 NIPPLE) THREE (3 REQUIRED
4. HEAVY-DUTY GALVANIZED STEEL "PUNCH-LOK" FASTNER TWO (2) REQUIRED
5. 1" X 1" X 30" GALV. ANGLE IRON STAKE
6. FROM VALVE - SCH 40 UVR PVC
7. FINISH GRADE
8. SCH 40 UVR PVC LATTERAL OR APPROVED EQUAL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

F DRIP ANGLE VALVE ASSEMBLY

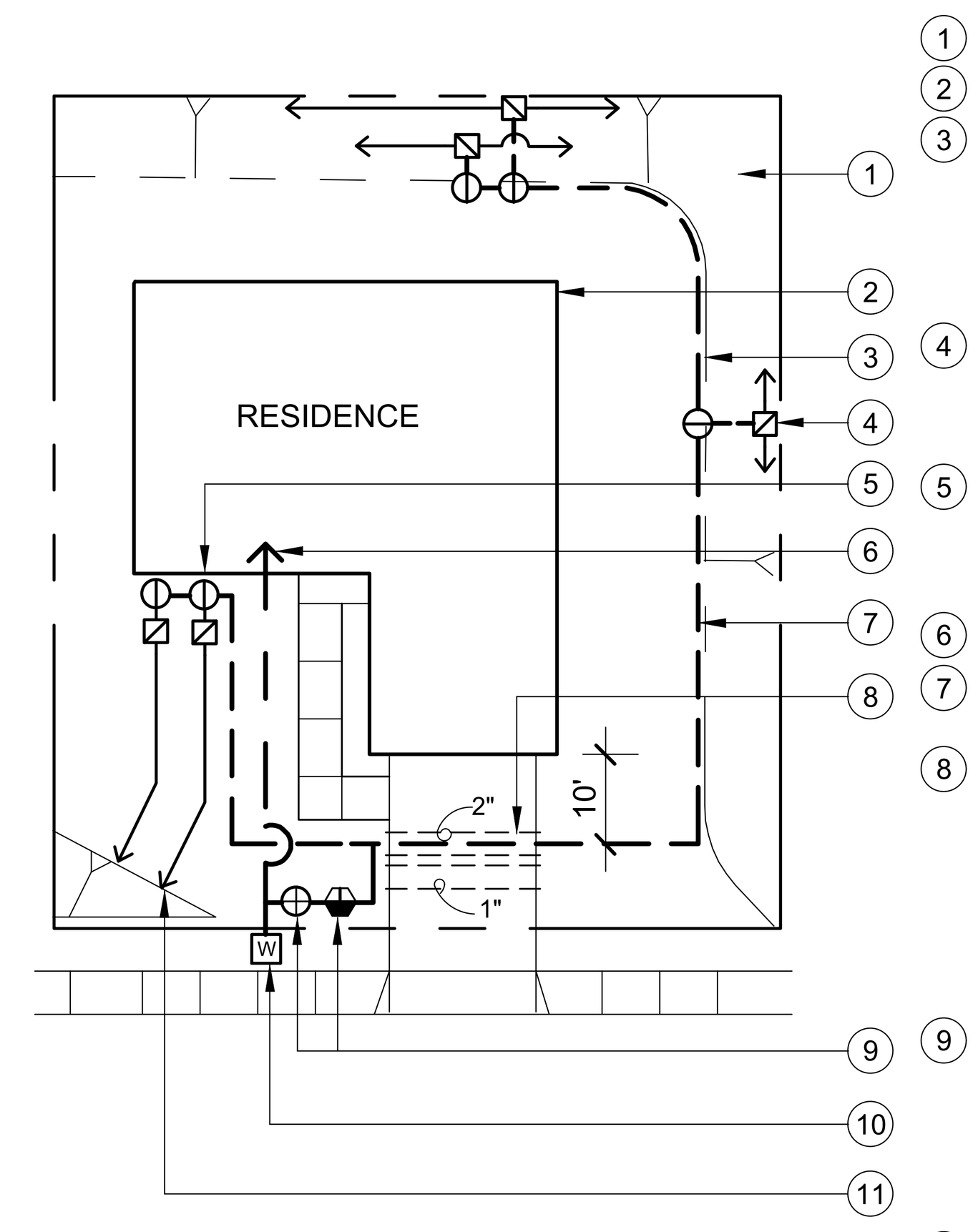


1. WATERPROOF CONNECTION PER SPECIFICATIONS
2. CONTROL WIRE WITH 6" MIN. EXPANSION CURL. BUNDLE AND TAPE PER SPECIFICATIONS
3. REMOTE CONTROL ANGLE VALVE PER IRRIGATION LEGEND INSTALL EVEN AND LEVE WITH VALVE ASSEMBLY TYPICAL
4. UVR PVC SCH 40 SxT ELL PVC SCH 40 MALE ADAPTER
5. SCH 80 PVC NIPPLE - LENGTH AS REQUIRED AT EACH SIDE
6. PVC MAINLINE PIPE PER IRRIGATION PLAN AND 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. •••••••••••••••••••••••••• TO BRING ABOVE GRADE AT SLOPE.

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 VIEW
NOT TO SCALE

G HOMEOWNER LOT P.O.C.



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

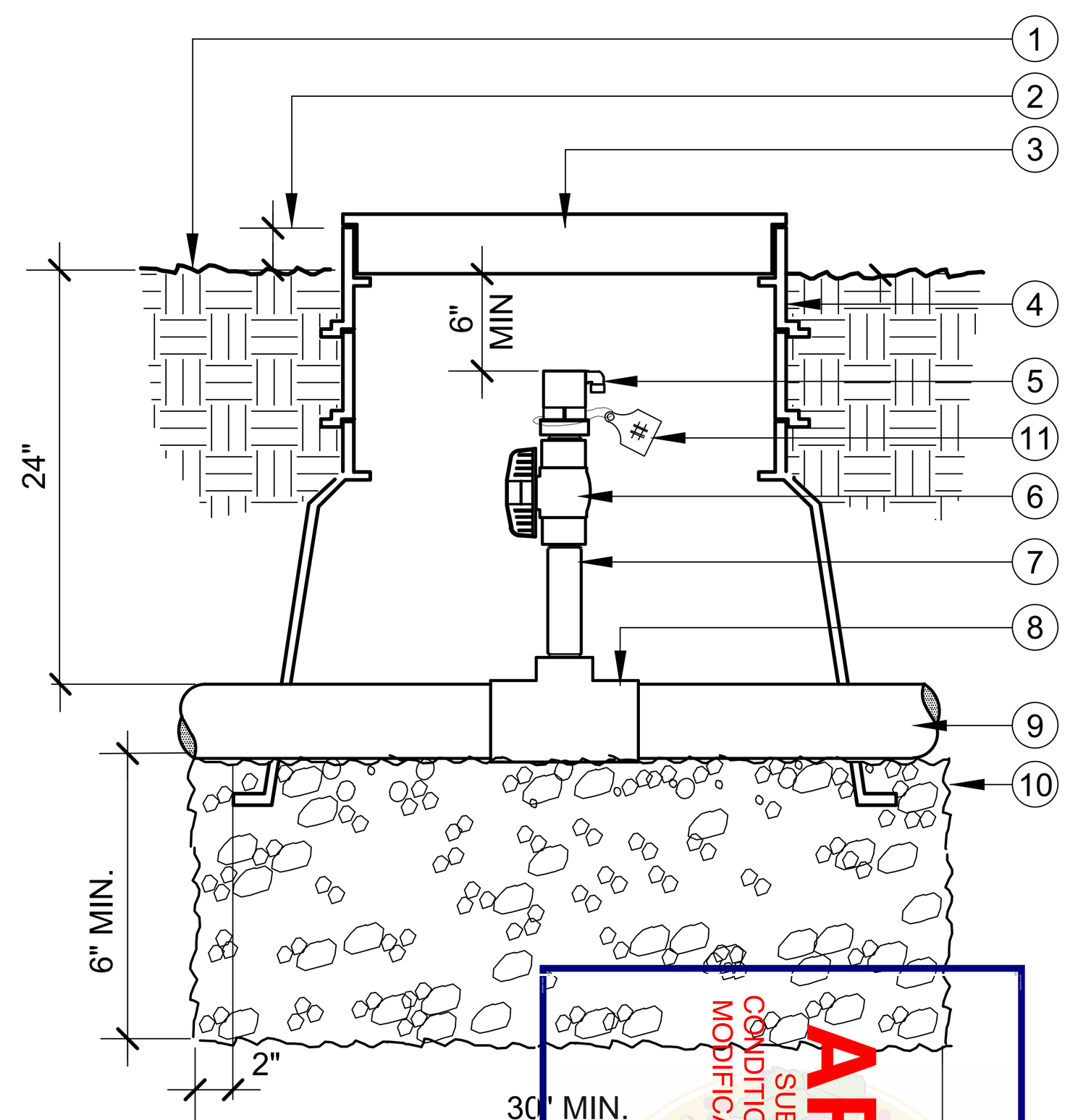
H DR

1'-0"
ABOVE HIGHEST HEAD TYP
1'-6"

SECTION
SCALE: NT

I

J AIR RELIEF AND PRESSURE RELIEF



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
11. IDENTIFICATION TAG PER NOTES AND SPECIFICATIONS. RECLAIMED WATER - "DO NOT DRINK"

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

SECTION
NOT TO SCALE

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

K 2 WIRE VALVE GROUPING QUANTITIES AN

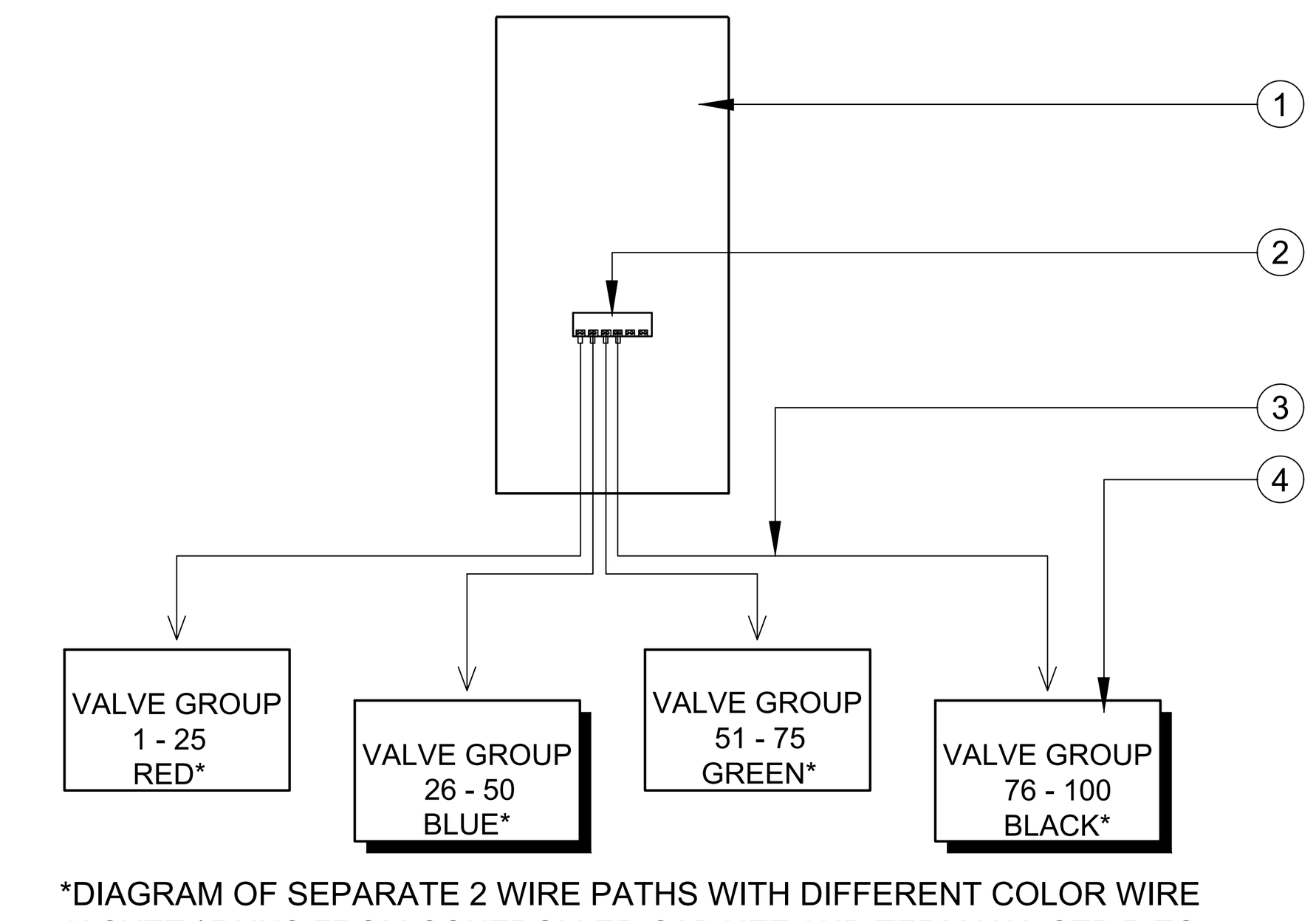
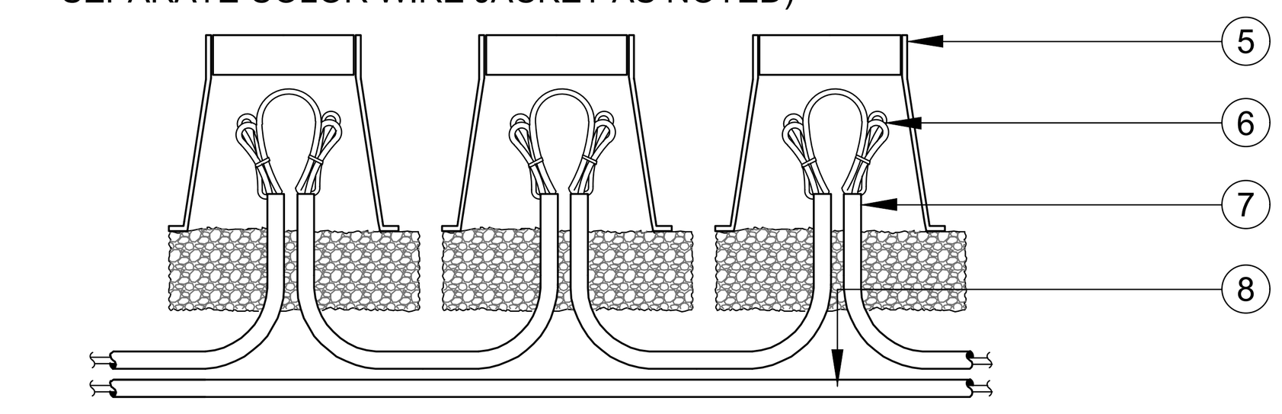


*DIAGRAM OF SEPARATE 2 WIRE PATHS WITH DIFFERENT COLOR WIRE JACKET / RUNS FROM CONTROLLER CABINET AND TERMINAL STRIP TO FIELD VALVE GROUPS.
(COLORS MAY VARY BASED UPON AVAILABILITY INTENT IS TO PROVIDE A SEPARATE COLOR WIRE JACKET AS NOTED)



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 GR
1/4" CONDUIT TO REMOTE AREAS OF THE SITE (THIS AVOIDS PULLING UP TO 4 DIFFERENT COLOR 2 W

1. IRRIGATION CONT
2. VALVE WIRE TER
3. SCH. 40 PVC ELEC WIRE CABLE PER COLOR 2 WIRE PA
4. REPRESENTS CO EACH WITH DEDIC
5. IRRIGATION REMO
6. REMOTE CONTRO
7. SCH. 40 ELECTRIC LEGEND. CONDUIT IS SWEE EACH AND A SEPA
8. SCH. 40 ELECTRIC LEGEND. CONDUI GROUP AND TWO GROUP (ie: 26 - 50

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\1730760-L3.401 IRRG_DETAILS_PA20.DWG
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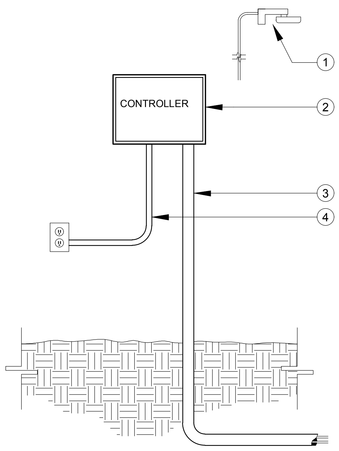
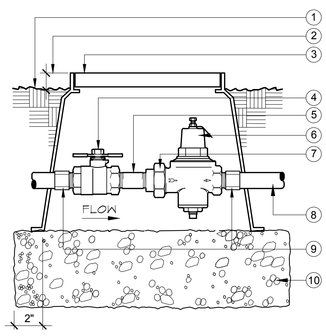


1. RAIN SHUTOFF DEVICE, PER LEGEND. INSTALL ON SIDEYARD WALL OPPOSITE CONTROLLER. PROVIDE WIRE CLIP TO SECURE WIRE. INSTALL PER MANUF. INSTRUCTION
2. WALL MOUNT CONTROLLER PER LEGEND. INSTALL PER MANUF.INSTRUCTION
3. 2" IRRIGATION CONTROL WIRE, CONDUIT AND CONTROL WIRE
4. 3/4" 120 VOLT CONDUIT AND WIRE

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

SECTION
SCALE: NTS

A WALL MOUNTED CONTROLLER

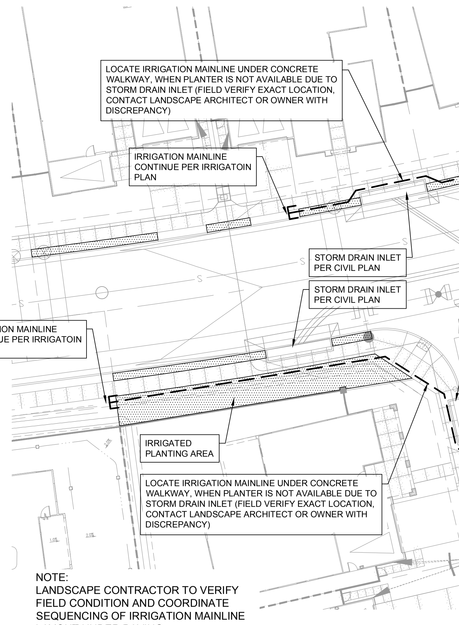


1. FINISH GRADE
2. 1" IN TURF AREAS 3" IN GROUNDCOVER AREAS
3. RECTANGULAR PLASTIC VALVE BOX. PER SCHEDULE WITH LOCKING COVER MARKED BY HEAT BRANDING 2" HIGH LETTERING W/ CONTROLLER STA. NUMBER.
4. THREADED BALL VALVE PER LEGEND
5. BRASS NIPPLE - LENGTH AS REQUIRED
6. PRESSURE REGULATOR
7. BRASS UNION 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)



NOTE:
LANDSCAPE CONTRACTOR TO VERIFY FIELD CONDITION AND COORDINATE SEQUENCING OF IRRIGATION MAINLINE LAYOUT UNDER PAVING.

TYPICAL PLAN VIEW
NTS

C TYPICAL MAINLINE ROUTING AT THE STORM D

CITY OF TEMECULA
PLANNING DEPARTMENT
APPROVED
CONDITIONALLY
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL. ALL MODIFICATIONS REQUIRE CITY APPROVAL
jaime.cardenas
04/20/22

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L:\17307\72-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\17307601-L3.401 IRRG_DETAILS_PA20.DWG

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60X90 - TYPICAL FRONT YARD PLANTING LEGEND (HOMEOWNER MAINTAINED)

PLAN 4A - AMERICAN FARMHOUSE

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)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL	4	5	E.A.	L	72" o.c.	---
	EUPHORBIA RIGIDA YELLOW SPURGE	1 GAL	4	4	E.A.	L	48" o.c.	---
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	44	42	E.A.	M	24" o.c.	---
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	1 GAL	4	4	E.A.	L	48" o.c.	---
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL	11	11	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	5	7	E.A.	L	48" o.c.	---
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	9	9	E.A.	L	48" o.c.	---

PLAN 5A - 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**
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	93	E.A.	M	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	2	E.A.	M	60" o.c.	---
	SALVIA CLEVELANDII `WINIFRED GILLMAN` CLEVELAND SAGE	1 GAL	19	E.A.	L	36" o.c.	---
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	11	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	2	E.A.	L	48" o.c.	---

PLAN 6A - 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	42	E.A.	L	30" o.c.	---
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER	5 GAL	29	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	4	E.A.	M	60" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	7	E.A.	L	36" o.c.	---
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	5	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	4	E.A.	L	48" o.c.	---

PLAN 7A - 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)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	11	11	E.A.	L	36" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	2	2	E.A.	M	60" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	3	4	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (SHRUB FORM) TUSCAN BLUE ROSEMARY	5 GAL	6	10	E.A.	L	36" o.c.	---
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	21	21	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA `MUNDI` COAST ROSEMARY	1 GAL	22	22	E.A.	L	48" o.c.	---

PLAN 4B - 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)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL	4	5	E.A.	L	72" o.c.	---
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	1 GAL	4	4	E.A.	L	48" o.c.	---
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	44	42	E.A.	M	24" o.c.	---
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	1 GAL	4	4	E.A.	L	48" o.c.	---
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL	11	11	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	5	7	E.A.	L	48" o.c.	---
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	9	9	E.A.	L	48" o.c.	---

PLAN 5B - FRENCH COTTAGE

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**
	ERIGERON 'WAYNE RODERICK' WAYNE RODERICK DAISY	1 GAL	93	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	2	E.A.	M	60" o.c.	---
	EURYOPS PECTINATUS GOLDEN SHRUB DAISY	1 GAL	19	E.A.	L	36" o.c.	---
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	11	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	2	E.A.	L	48" o.c.	---

PLAN 6B - 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**
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	11	E.A.	L	36" o.c.	---
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL	29	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	4	E.A.	M	60" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	7	E.A.	L	36" o.c.	---
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	5	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	4	E.A.	L	48" o.c.	---

PLAN 7B - FRENCH COTTAGE

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)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	11	11	E.A.	L	36" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	2	2	E.A.	M	60" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	3	4	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (SHRUB FORM) TUSCAN BLUE ROSEMARY	5 GAL	6	10	E.A.	L	36" o.c.	---
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL	21	21	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA `MUNDI` COAST ROSEMARY	1 GAL	22	22	E.A.	L	48" o.c.	---

PLAN 4C - PRAIRIE

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)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL	4	5	E.A.	L	72" o.c.	---
	BACCHARIS X 'STARN' TM STARN THOMPSON COYOTE BRUSH	1 GAL	4	4	E.A.	L	48" o.c.	---
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	44	42	E.A.	M	24" o.c.	---
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	1 GAL	4	4	E.A.	L	48" o.c.	---
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL	11	11	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	5	7	E.A.	L	48" o.c.	---
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY (PER LOT)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	SENECIO MANDRALISCAE BLUE FINGER	1 GAL	22	9	E.A.	L	30" o.c.	---

PLAN 5C - 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**
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER	5 GAL	29	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	2	E.A.	M	60" o.c.	---
	COMPACT TEXAS RANGER	1 GAL	19	E.A.	L	36" o.c.	---
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	11	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	2	E.A.	L	48" o.c.	---

PLAN 6C - 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'	1 GAL	42	E.A.	L	30" o.c.	---
	ACHILLEA MILLEFOLIUM YARROW	1 GAL	29	E.A.	L	24" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	4	E.A.	M	60" o.c.	---
	OLEA EUROPAEA `LITTLE OLLIE` TM LITTLE OLLIE OLIVE	5 GAL	7	E.A.	L	36" o.c.	---
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	5	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	4	E.A.	L	48" o.c.	---

PLAN 7C - PRAIRIE

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)**	**QTY (PER LOT) MULTI-GEN OPTION**	**UNITS**	**WUCOLS**	**SPACING**	**REMARKS**
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	11	11	E.A.	L	36" o.c.	---
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	2	2	E.A.	M	60" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (PYRAMID FORM) TUSCAN BLUE ROSEMARY	5 GAL	3	4	E.A.	L	36" o.c.	---
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (SHRUB FORM) TUSCAN BLUE ROSEMARY	5 GAL	6	10	E.A.	L	36" o.c.	---
	SANTOLINA CHAMAECYPARISSUS GRAY LAVENDER COTTON	1 GAL	21	21	E.A.	L	36" o.c.	---
	WESTRINGIA FRUTICOSA `MUNDI` COAST ROSEMARY	1 GAL	22	22	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 L4.107. THE FINAL PLANTING QUANTITY FOR EACH LOT WILL VARY. REFER TO THE KEY MAP ON SHEET L0.001 FOR ARCHITECTURE ELEVATION INFORMATION AND TOTALS.

BrightView Design Group

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

8 HUGHES, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 238-4900

LICENSED LANDSCAPE ARCHITECT ★ STATE OF CALIFORNIA ★
DANIEL L. HOON
5609
Signature
6/30/2023
Renewal Date
2/2/2022
Date

PLAN REVISION DESCRIPTION

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△	
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△	

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 20A TRACT 37341-11
LANDSCAPE DEVELOPMENT PLANS
TEMECULA, CA

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

CONSTRUCTION PLAN REVIEW #3

PROJECT STATUS LOG:

PLAN SET	ISSUE DATE	PROJECT STATUS LOG:
A	04/05/2021	DESIGN DEVELOPMENT
B	09/17/2021	OWNER REVIEW SET
C	09/24/2021	CONSTRUCTION PLAN REVIEW #1
D	12/28/2021	CONSTRUCTION PLAN REVIEW #2
E	02/02/2022	CONSTRUCTION PLAN REVIEW #3

BVDG JOB NUMBER: 1730760
DRAWN BY: KP
PLAN CHECK NO: PA21-0586

SHEET TITLE
TYPICAL FRONT YARD PLANTING LEGEND

SHEET NUMBER
L4.000

BRIGHTVIEW DESIGN GROUP

PRINT DATE: 2/1/22

L:\1730772-SOMMERS BEND\06-CAD\02-SHEETS\02_PROD_PA_18C_20A\04 CD\PA20A\1730760-L4.000 PLNT_SCHEDULE_PA20.DWG

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 PER 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: PRODUCT PLACEMENT PLAN 373341-11 (PA 20A)
DATED: 02/15/2021 REVISED: TBD
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 - PA20
DATED: 03/16/2020
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.

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

10. 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.

11. 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

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

REFER TO HORTICULTURAL SOILS REPORT

13. 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

14. 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.

SUMMIT TURF & HORT CONSULTANTS

March 16, 2020
BrightView Design
8 Hughes, suite 150
Irvine, CA 92618
Attn: Hwa Wang

Sommers Bend – PA 20

Attached are the results of two soil samples that were collected by the undersigned on March 7. The samples were collected in preparation for the installation of general landscape plants. 1 sample represents the surface soil and was collected from a depth of 1 to 12 inches. That sample is a composite of multiple sub samples that were collected from throughout the project site indicated on the attached map. That sample was analyzed for general chemistry, nutrient values, soil texture and organic content. At the same time, a composite subsoil sample collected from a depth of 12 to 24 inches and was analyzed for agricultural suitability to investigate subsoil chemistry.

Analytical Results

Surface Soil Sample

Salinity is at a safely low level and should not restrict the growth or performance of plants. The sodium adsorption ratio (SAR) is favorably low at 3.24, indicating that the small amount of sodium present in the sample is properly balanced by calcium and magnesium.

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.

The reaction of the soil is moderately alkaline at 7.7 on the pH scale. Low qualitative lime weakly buffers the soil in the alkaline range. Some plants could show yellowing of foliage, beginning on the youngest growth. Incorporation soil sulfur at the provided rate and depth can help to adjust the pH downward in the root zone over time.

Calcium and magnesium are sufficient for plant nutrition while the other major and minor nutrients are below sufficient levels. Nutrient availability can be improved with a complete fertilizer as described below. 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. 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.

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March 16, 2020

The texture of the soil at this site is 'sandy clay loam' based on USDA soil classification standards. The estimated water infiltration rate, which may vary with the degree of soil compaction, is a moderate 0.28 inches per hour. The organic content is low at 1.5% by total sample dry weight. Incorporating an organic amendment at the provided rate and depth will improve soil physical properties.

Sub Soil

Salinity, sodium adsorption ratio and boron values in the subsoil are safely low in the subsoil at levels similar to those in the surface soil. The subsoil is moderately alkaline with a pH of 7.7 and buffered by medium qualitative 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 provided where it is feasible and safe to do so.

Since incorporating amendments may not be feasible or safe on steep slopes, fertilizers that are applied in steeply sloped areas should be broadcast at half the provided rates and followed by thorough irrigation. Since soil sulfur only affects the soil pH as deeply as it is incorporated, sulfur application is not recommended for broadcast application in steeply sloped areas. Some downward soil pH adjustment can be made over time by supplying nitrogen in the regular maintenance program with acidifying fertilizers such as ammonium sulfate (21-0-0) and/or sulfur coated urea.

In areas where it would not be feasible or safe to incorporate organic amendment, consider applying a 3 to 4 inch layer of wood residual top mulch. In addition to aiding in water retention, weed control and soil temperature regulation, the mulch will improve the organic content of the soil as it decomposes.

It was also noted by the client that many of these areas will be drip irrigated. It is important to remember that in order for nutrients to be available to plants, they must be dissolved. Fertilizer that remains dry on the soil surface will not be available the plants. Therefore, fertilizer applications should be followed by a thorough over the top irrigation or timed to coincide with a strongly predicted rain event.

Another thing to keep in mind in regards to drip irrigation is that water should be applied to the part of the root zone that is most active and is responsible for the majority of water and nutrient uptake. This portion of the root zone is roughly at the drip line of the plants. It is important, especially for larger specimens, to move the drip emitters outward to match the drip line over time to ensure that water is being applied in the area that the plants will benefit most. Since, when that occurs, the irrigation will be servicing a larger area as the diameter of the drip line / active root zone increases, additional emitters may be required to ensure that the entire root zone receives sufficient water.

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March 16, 2020

Amendment Recommendations for General Ornamentals

Uniformly broadcast and blend the following with existing soil to a 6-inch depth where it is feasible and safe to do so. In steeply sloped areas, broadcast fertilizers at half the provided rate followed by thorough irrigation.

Material	Amount per 1000 sq. ft.
6-24-24 XB*	15 lbs.
Soil sulfur**	12 lbs
Good quality green waste compost**	4 cu. yds.

*Rates and fertilizers may have to be adjusted depending on analysis of selected compost.
**To be applied only where it is feasible and safe to incorporate amendments to a depth of 6 inches

Tree and Shrub Planting Guidelines

1. Planting pits should be excavated at least twice the size of the rootball.
2. Planting should be at a depth that will leave the top of the root ball slightly above final grade.
3. Organic amendment is not required in the backfill of trees and shrubs but could be blended with soil in the top 6 to 12 inches of backfill only at a rate of 20% by volume.
4. Blend 3/4 lbs. of soil sulfur with each cu. yd. of backfill soil to aid in pH adjustment.
5. To improve fertility, place planting tablets in the backfill at the manufacturer's label rate
6. Do not cover the original root ball with other soil. Building a temporary berm around the root ball would help to channel water into the root ball during establishment. The berm should straddle the outer edge of the root ball.
7. Keep a 2 to 3 foot weed and turf free zone around the trunks of new trees and shrubs.
8. Placement a 2 to 4 inch layer of a wood residual mulch would aid in weed control and moisture management.

Maintenance Fertilization for general Ornamentals

For groundcover and mass planting areas, uniformly broadcast sulfur coated urea at a rate of 5 lbs. per 1000 sq. ft. The first application should occur approximately 30 days after planting, with repeat applications every 60-90 days or as growth and color dictate. Tree and shrub plantings can be maintained with the above fertilizer; however, the frequency between applications should be every 90-120 days, with the first application 60 days after planting. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

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149 N. Citrus, Orange, CA 92868

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If we can be of further assistance, please feel free to contact us.
Sincerely,

Jason Gihring B.S.

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

STHC SUMMIT TURF & HORT CONSULTANTS
149 N. Citrus st.
Orange, CA 92868
Telephone: 951-258-7937

Date: 3/14/2020

General Chemistry / Texture

Client: BrightView Design
Project: Sommer's Bend PA 20
Sample: Surface Soil

Nutrient Levels		
Nitrate (NO_3)	PPM	0
	S.F.	0.2
Ammonium (NH_4)	PPM	6
	S.F.	0.2
Phosphorous (P_2O_5)	PPM	3
	S.F.	0.1
Potassium (K_2O)	PPM	59
	S.F.	0.5
Calcium (Ca)	PPM	1270
	S.F.	0.9
Magnesium (Mg)	PPM	276
	S.F.	1.4
Copper (Cu)	PPM	0.1
	S.F.	0.2
Zinc (Zn)	PPM	0.2
	S.F.	0.1
Manganese (Mn)	PPM	1
	S.F.	0.2
Iron (Fe)	PPM	4
	S.F.	0.2

Saturation extract values		
Salinity (ECe)	dS/m	0.7
SAR	n.u.	3.24
Calcium	meq/l	2.2
Magnesium	meq/l	1
Potassium	meq/l	0
Sodium	meq/l	4.1
Sulfate	meq/l	1.5
Sulfate	S.F.	0.5
Boron	ppm	0.04
Boron	S.F.	0.1
pH	s.u.	7.7
Lime Content		Low
Soil Texture		
Sand%		59.8
Silt%		18.6
Clay%		21.7
Texture		sandy clay loam
est. infiltration rate		0.28

Low / Sufficient / High

Sieve Analysis	Percents retained					
Coarse gravel	Fine gravel	very coarse sand	coarse sand	medium to v. fine sand	Organic%	1.5
12-5 mm	5 - 2 mm	2 - 1 mm	1 - 0.5 mm	0.5 - .05 mm	Half Sat.	17
0.4	13.5	6.7	11.3	41.8	TEC	91

STHC SUMMIT TURF & HORT CONSULTANTS
149 N. Citrus st.
Orange, CA 92868
Telephone: 951-258-7937

Date: 3/14/2020

Agricultural Suitability

Client: BrightView Design
Project: Sommer's Bend PA 20

Sample: Sub Soil			Sample:			Sample:		
Saturation extract values			**Saturation extract values**			**Saturation extract values**		
Salinity (ECe)	dS/m	1.1	Salinity (ECe)	dS/m		Salinity (ECe)	dS/m	
SAR	n.u.	3.32	SAR	n.u.		SAR	n.u.	
Calcium	meq/l	4.2	Calcium	meq/l		Calcium	meq/l	
Magnesium	meq/l	1.3	Magnesium	meq/l		Magnesium	meq/l	
Potassium	meq/l	0.1	Potassium	meq/l		Potassium	meq/l	
Sodium	meq/l	5.5	Sodium	meq/l		Sodium	meq/l	
Sulfate	meq/l	2.6	Sulfate	meq/l		Sulfate	meq/l	
Boron	ppm	0.03	Boron	ppm		Boron	ppm	
pH	s.u.	7.7	pH	s.u.		pH	s.u.	
Lime Content		Medium	Lime Content			Lime Content		
Soil Texture			**Soil Texture**			**Soil Texture**		
Sand%			Sand%			Sand%		
Silt%			Silt%			Silt%		
Clay%			Clay%			Clay%		
Texture			Texture			Texture		
est. inf. rate			est. inf. rate			est. inf. rate		
est. perc. rate			est. perc. rate			est. perc. rate		

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED. MODIFICATIONS REQUIRE CITY APPROVAL.
jaime.cardenas
04/20/2022

TREE LEGEND

TREES	BOTANICAL / COMMON NAME
	CERCIDIUM X 'DE... / THORNLESS PAL...
	GEIJERA PARVIF... / AUSTRALIAN WIL...
	LAURUS NOBILIS / SWEET BAY
	LAURUS NOBILIS / SWEET BAY
	OLEA EUROPAEA... / SWAN HILL OLIVE
	QUERCUS ILEX / HOLLY OAK
	RHUS LAURINA / LAUREL SUMAC

SHRUB LEGEND

SHRUBS	BOTANICAL / COMMON NAME
	ACACIA REDOLENS `DESERT CARPET` TM / DESERT CARPET BANK CATCLAW
	CAREX DIVULSA / BERKELEY SEDGE
	CISTUS X PULVERULENTUS `SUNSET` / SUNSET ROCKROSE
	EREMOPHILA GLABRA `MINGENEW GOLD` / OUTBACK SUNRISE EMU BUSH
	FESTUCA MAIREI / ATLAS FESCUE
	HESPERALOE PARVIFLORA / RED YUCCA
	LANTANA X `NEW GOLD` / NEW GOLD LANTANA
	LIGUSTRUM TEXANUM `COLUMNAR` / TEXAS PRIVET
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (SHR... / TUSCAN BLUE ROSEMARY
	SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE
	SALVIA CLEVELANDII `WINIFRED GILLMAN` / CLEVELAND SAGE
	TEUCRIUM CHAMAEDRYS / GERMANDER
	VERBENA LILACINA `DE LA MINA` / LILAC VERBENA
	WESTRINGIA FRUTICOSA / COAST ROSEMARY
GROUND COVERS	BOTANICAL / COMMON NAME
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPE... / HUNTINGTON CARPET ROSEMARY
	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE

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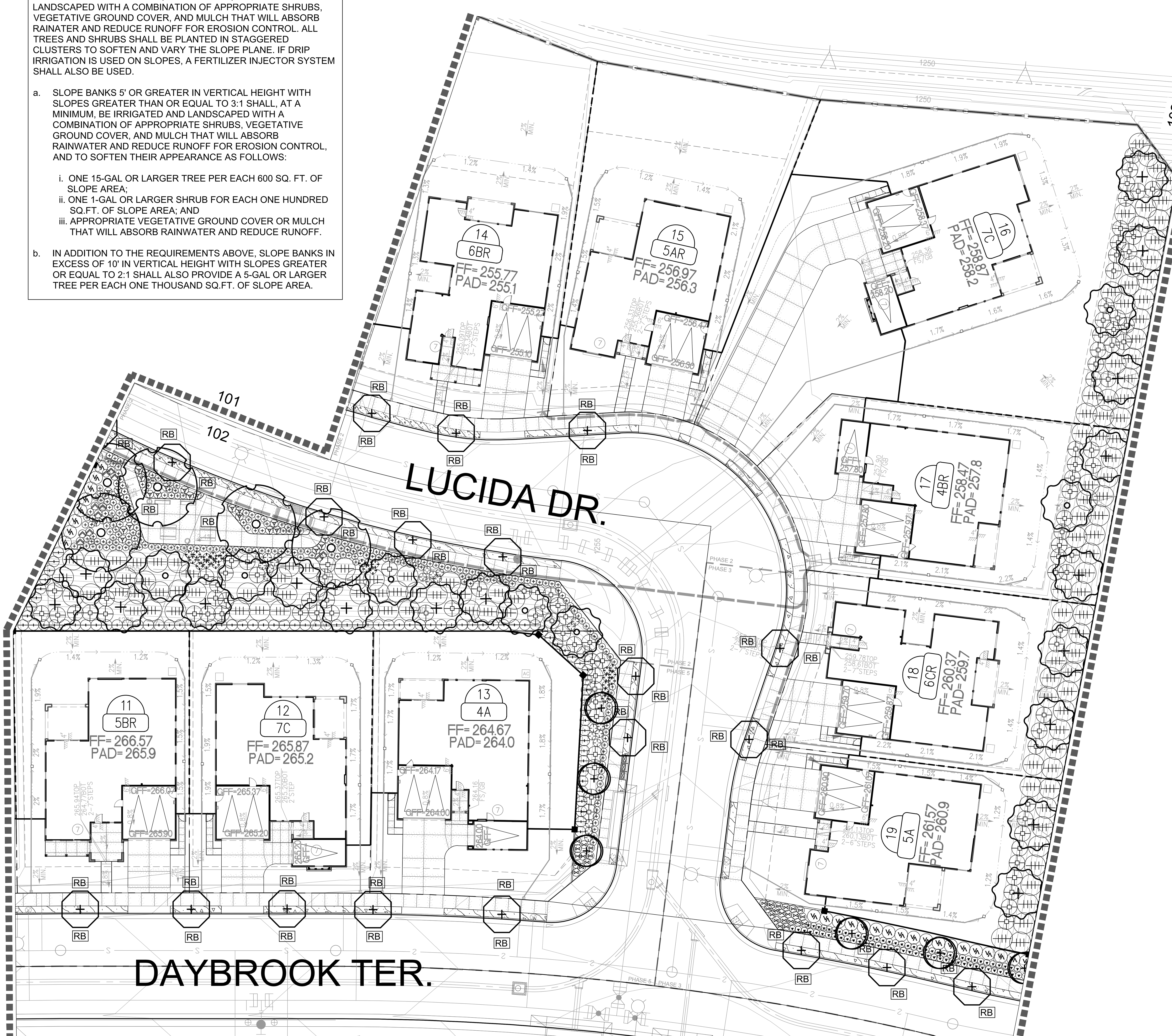
SLOPE PLANTING NOTE:

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

NOTE:
REFER TO FRONT YARD TYPICAL PLANTING PLAN O
L4.104 FOR FRONT YARD LANDSCAPE PLAN.

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). FOR TREES IN PARKWAY USE ROOT BARRIER ON BOTH CURB AND WALK SIDES INCLUDE: TREES AND LARGE 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 TRIANGULAR (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 WHENEVER POSSIBLE.

APPROVED

SCALE: 1" =

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SHRUB LEGEND

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW	5 GAL
	CAREX DIVULSA BERKELEY SEDGE	1 GAL
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL
	EREMOPHILA GLABRA `MINGENEW GOLD` OUTBACK SUNRISE EMU BUSH	5 GAL
	FESTUCA MAIREI ATLAS FESCUE	1
	HESPERALOE PARVIFLORA RED YUCCA	1
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	1
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	5
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (SHRUB FORM) TUSCAN BLUE ROSEMARY	5
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5
	SALVIA CLEVELANDII `WINIFRED GILLMAN` CLEVELAND SAGE	1
	TEUCRIUM CHAMAEDRYS GERMANDER	1
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5

GROUND COVERS	BOTANICAL / COMMON NAME	S
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	1
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1

SOMMERS BEND RD.

NOT A PART

LUCIDA DR.

CORDINA PL.

DAYBROOK TER.

AREA PER MASTER DEVELOPER

1 4B FF=253.07 PAD=252.4

2 7CR FF=254.67 PAD=254.0

3 5AR FF=254.67 PAD=254.0

4 4AR FF=252.37 PAD=251.7

5 4AR FF=272.67 PAD=272.0

6 6B FF=273.17 PAD=272.5

7 5CR FF=271.67 PAD=271.0

8 7B FF=270.87 PAD=270.2

9 4CR FF=268.87 PAD=268.2

10 6A FF=268.17 PAD=267.5

101

102

REFER TO SHEET L4.105 FOR PLANTING LAYOUT FOR LOTS 3 AND 4

SLOPE PLANTING NOTE:

SLOPE BANKS 5' OR GREATER IN VERTICAL HEIGHT WITH SLO
BETWEEN 5:1 AND 2:1 SHALL, AT A MINIMUM, BE IRRIGATED AN
LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUB
VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSOR
RAINATER AND REDUCE RUNOFF FOR EROSION CONTROL. AL
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 SYS
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
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AND TO SOFTEN THEIR APPEARANCE AS FOLLOWS:

i. ONE 15-GAL OR LARGER TREE PER EACH 600 SQ. FT.
SLOPE AREA;
ii. ONE 1-GAL OR LARGER SHRUB FOR EACH ONE HUNDR
SQ.FT. OF SLOPE AREA; AND
iii. APPROPRIATE VEGETATIVE GROUND COVER OR MUL
THAT WILL ABSORB RAINWATER AND REDUCE RUNOF

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

APPROVED
CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
CONDITIONS OF APPROVAL AND RED-LINES APPROVED
MODIFICATIONS REQUIRE CITY APPROVAL
jaime.cardenas
04/20/2022

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SHRUB LEGEND

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW	5 GAL
	CAREX DIVULSA BERKELEY SEDGE	1 GAL
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL
	EREMOPHILA GLABRA `MINGENEW GOLD` OUTBACK SUNRISE EMU BUSH	5 GAL
	FESTUCA MAIREI ATLAS FESCUE	1 GAL
	HESPERALOE PARVIFLORA RED YUCCA	1 GAL
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL
	ROSMARINUS OFFICINALIS `TUSCAN BLUE` (SHRUB FORM) TUSCAN BLUE ROSEMARY	5 GAL
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL
	SALVIA CLEVELANDII `WINIFRED GILLMAN` CLEVELAND SAGE	1 GAL
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	1 GAL
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	48" BOX
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX
	LAURUS NOBILIS `SARATOGA` SWEET BAY	24" BOX
	LAURUS NOBILIS `SARTOGA` SWEET BAY	15 GAL
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	36" BOX
	QUERCUS ILEX HOLLY OAK	36" BOX
	RHUS LAURINA LAUREL SUMAC	24" BOX

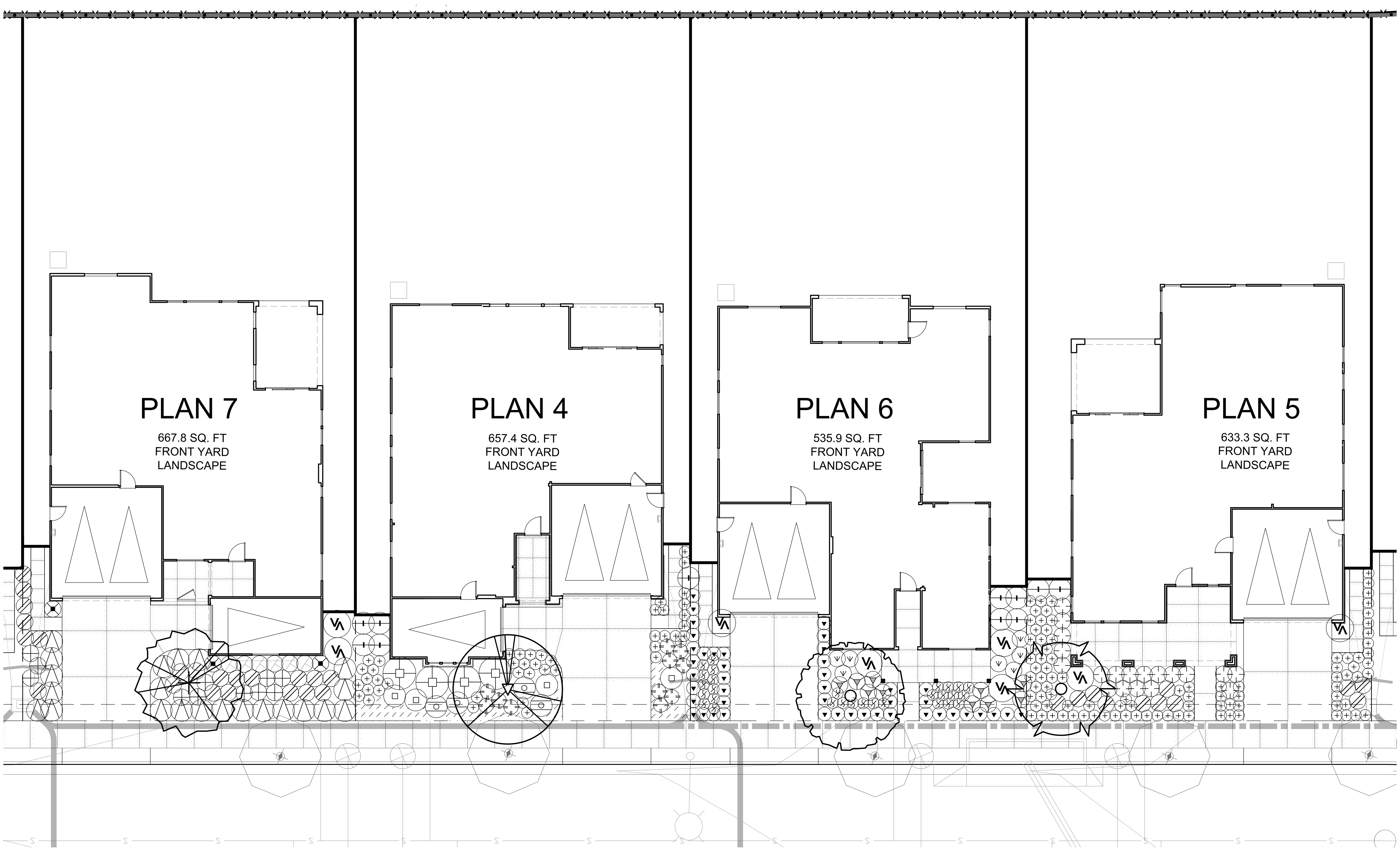
GENERAL PLANTING PLAN NOTES:

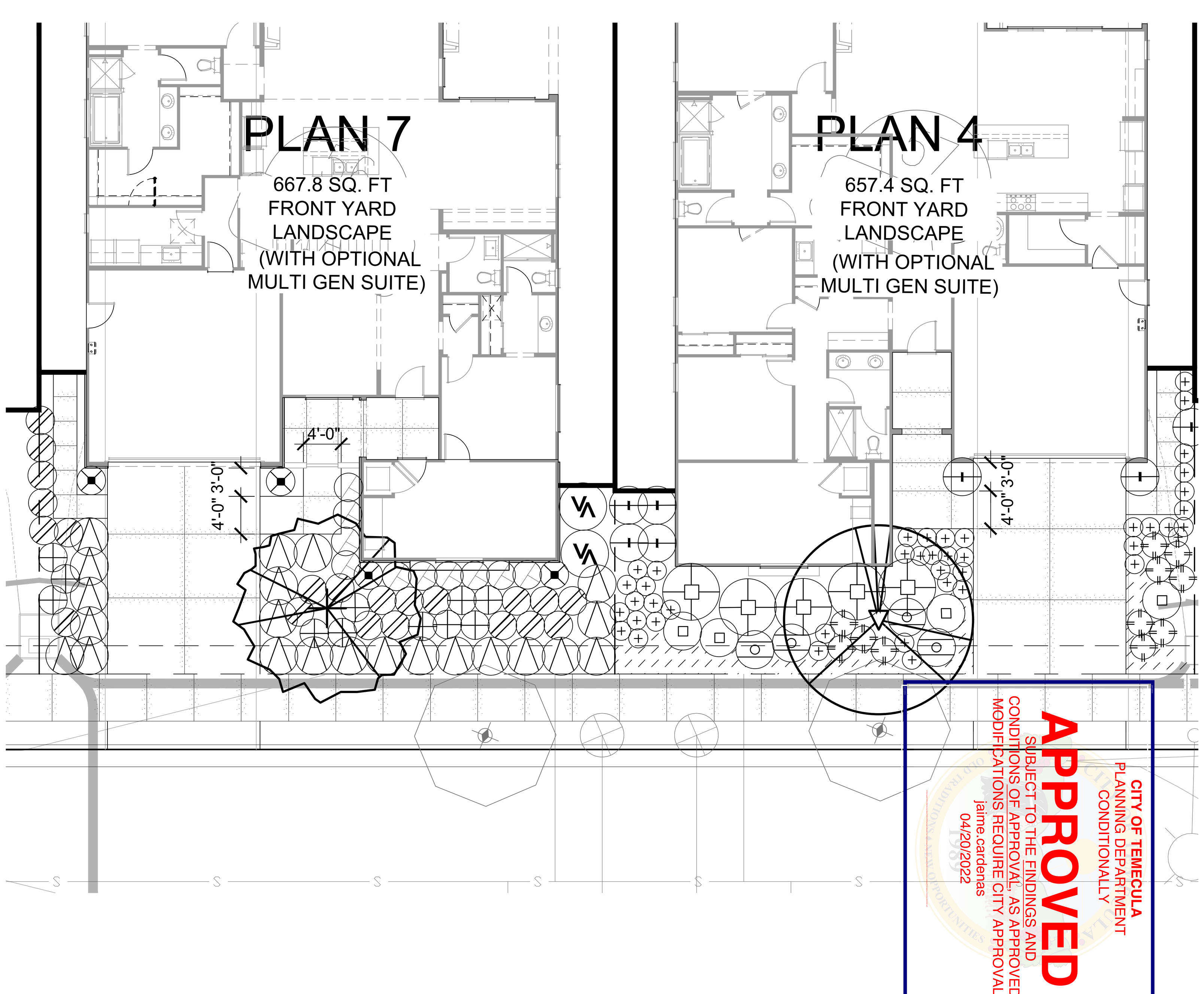
1. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (LC) PLANS AND CIVIL ENGINEERING PRECISE GRADING AND AREA DRAINAGE PLANS.
2. REFER TO THE CIVIL ENGINEERING PLANS FOR ALL CONSTRUCTION FEATURE LOCATIONS SHOWN HEREON. 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 "FORES 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 15' FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN AGENCY / LANDSCAPE ARCHITECT APPROVED LINEAR ROOT BARRIER (RB). FOR TREES IN PARKWAY USE ROOT BARRIER ON BOTH CURB AND WALK SIDES INCLUDE TREES AND LARGE 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 36" MAX. (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.

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 L4.104 FOR FRONT YARD LANDSCAPE PLAN.

SCALE: 1" =





PLAN 4A - AMERICAN FARMHOUSE	
TREES	BOTANICAL / COMMON NAME
	CERCIDIUM X 'DESERT MUSEUM' THORNLESS PALO VERDE
SHRUBS	BOTANICAL / COMMON NAME
	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE
	EUPHORBIA RIGIDA YELLOW SPURGE
	FESTUCA MAIREI ATLAS FESCUE
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE
	WESTRINGIA FRUTICOSA COAST ROSEMARY
GROUND COVERS	BOTANICAL / COMMON NAME
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY

PLAN 4B - FRENCH COTTAGE	
TREES	BOTANICAL / COMMON NAME
	ARBUTUS X 'MARINA' ARBUTUS STANDARD
SHRUBS	BOTANICAL / COMMON NAME
	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE
	FESTUCA MAIREI ATLAS FESCUE
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE
	WESTRINGIA FRUTICOSA COAST ROSEMARY
GROUND COVERS	BOTANICAL / COMMON NAME
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY

PLAN 4C - PRAIRIE	
TREES	BOTANICAL / COMMON NAME
	LAURUS NOBILIS 'SARATOGA' SWEET BAY
SHRUBS	BOTANICAL / COMMON NAME
	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE
	BACCHARIS X 'STARN' TM STARN THOMPSON COYOTE BRUSH
	FESTUCA MAIREI ATLAS FESCUE
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE
	WESTRINGIA FRUTICOSA COAST ROSEMARY
GROUND COVERS	BOTANICAL / COMMON NAME
	SENECIO MANDRALISCAE BLUE FINGER

PLAN 5A - AMERICAN FARMHOUSE	
TREES	BOTANICAL / COMMON NAME
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE
SHRUBS	BOTANICAL / COMMON NAME
	FESTUCA MAIREI ATLAS FESCUE
	LIGUSTRUM TEXANUM 'COLUMNAR' TEXAS PRIVET
	SALVIA CLEVELANDII 'WINIFRED GILLMAN' CLEVELAND SAGE
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA
	WESTRINGIA FRUTICOSA COAST ROSEMARY

PLAN 5B - FRENCH COTTAGE	
TREES	BOTANICAL / COMMON NAME
	CERCIDIUM X 'DESERT MUSEUM' THORNLESS PALO VERDE
SHRUBS	BOTANICAL / COMMON NAME
	ERIGERON 'WAYNE RODERICK' WAYNE RODERICK DAISY
	LIGUSTRUM TEXANUM 'COLUMNAR' TEXAS PRIVET
	EURYOPS PECTINATUS GOLDEN SHRUB DAISY
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA
	WESTRINGIA FRUTICOSA COAST ROSEMARY

PLAN 5C - PRAIRIE	
TREES	BOTANICAL / COMMON NAME
	ARBUTUS X 'MARINA' ARBUTUS STANDARD
SHRUBS	BOTANICAL / COMMON NAME
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	LIGUSTRUM TEXANUM 'COLUMNAR' TEXAS PRIVET
	COMPACT TEXAS RANGER
	VERBENA LILACINA 'DE LA MINA' LILAC VERBENA
	WESTRINGIA FRUTICOSA COAST ROSEMARY

PLAN 6A - AMER[illegible]	
TREES	BOTANICAL / C[illegible]
	LAURUS NOBILIS SWEET BAY
SHRUBS	BOTANICAL / C[illegible]
	CAREX DIVULSA BERKELEY SED[illegible]
	LAVANDULA AN[illegible] MUNSTEAD ENG[illegible]
	LIGUSTRUM TE[illegible] TEXAS PRIVET
	OLEA EUROPAE[illegible] LITTLE OLLIE O[illegible]
	TEUCRIUM CHA[illegible] GERMANDER
	WESTRINGIA FR[illegible] COAST ROSEMA[illegible]

PLAN 7A - AMER[illegible]	
TREES	BOTANICAL / C[illegible]
	ARBUTUS X 'MA[illegible] ARBUTUS STAN[illegible]
SHRUBS	BOTANICAL / C[illegible]
	HESPERALOE P[illegible] RED YUCCA
	LIGUSTRUM TE[illegible] TEXAS PRIVET
	ROSMARINUS O[illegible] (PYRAMID FORM[illegible] TUSCAN BLUE R[illegible]
	ROSMARINUS O[illegible] (SHRUB FORM) TUSCAN BLUE R[illegible]
	VERBENA LILAC[illegible] LILAC VERBENA
	WESTRINGIA FR[illegible] COAST ROSEMA[illegible]

CITY OF TEMECULA
PLANNING DEPARTMENT
CONDITIONALLY
APPROVED
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jaime.cardenas
04/20/2022

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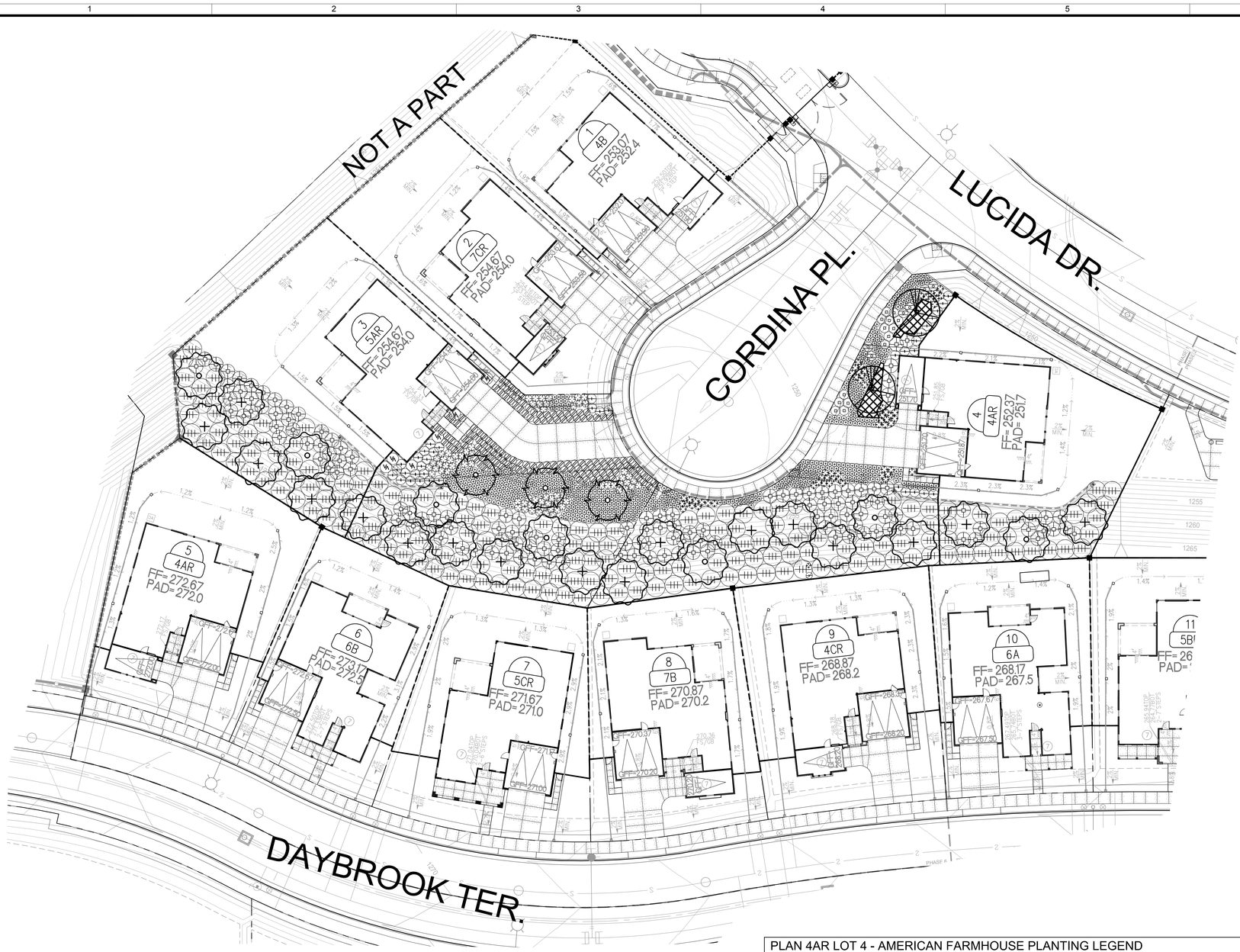


PLAN 5AR LOT 3 - AMERICAN FARMHOUSE PLANTING LEGEND

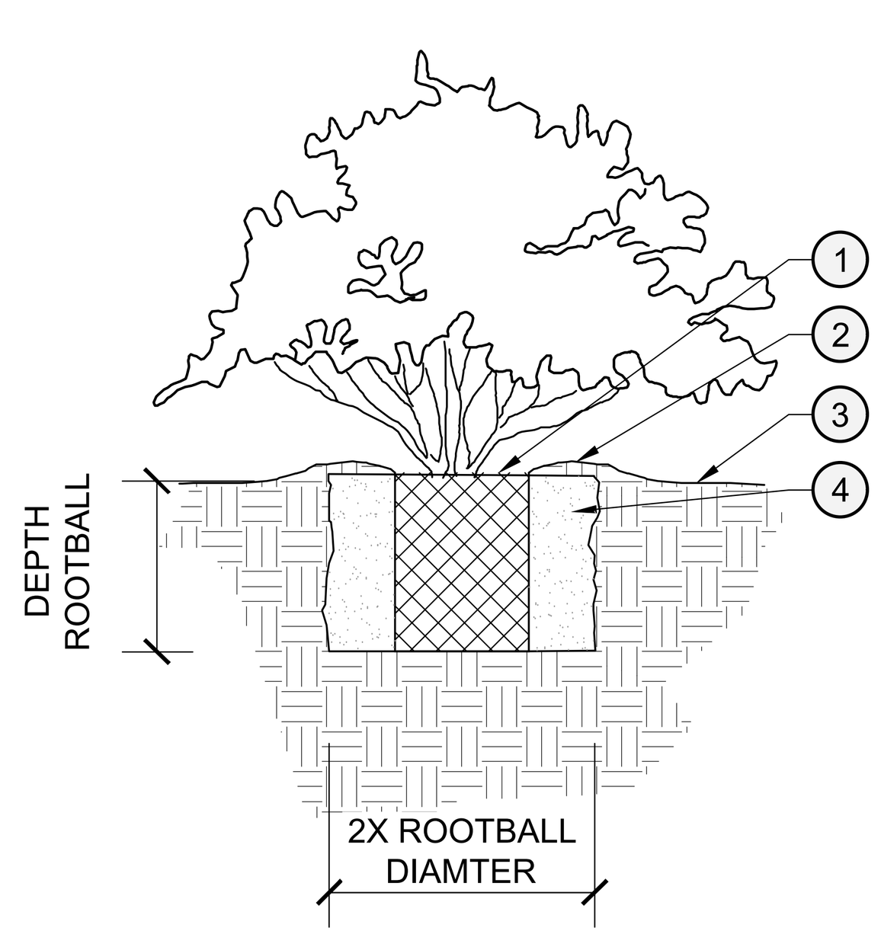
TREES	BOTANICAL / COMMON NAME	SIZE	UNITS	WUCOLS		QTY	REMARKS
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK		L		3	
	LAURUS NOBILIS `SARATOGA` SWEET BAY	24" BOX - STANDARD TRUNK		L		2	
	LAURUS NOBILIS `SARTOGA` SWEET BAY	15 GAL		L		5	
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**UNITS**	**WUCOLS**	**SPACING**	**QTY**	**REMARKS**
	ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW	5 GAL	E.A.	L	96" o.c.	55	
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL	E.A.	L	72" o.c.	33	
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	E.A.	M	30" o.c.	359	
	LIGUSTRUM TEXANUM `COLUMNAR` TEXAS PRIVET	15 GAL	E.A.	M	60" o.c.	6	
	SALVIA CLEVELANDII `WINIFRED GILLMAN` CLEVELAND SAGE	1 GAL	E.A.	L	36" o.c.	76	
	VERBENA LILACINA `DE LA MINA` LILAC VERBENA	1 GAL	E.A.	L	36" o.c.	146	
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	E.A.	L	48" o.c.	22	

CITY OF TEMECULA
PLANNING DEPARTMENT
APPROVED
CONDITIONALLY
AS SHOWN ON THE EXHIBITS APPROVED.
CONDITIONS OF APPROVAL.
MODIFICATIONS REQUIRE CITY APPROVAL
jaime.cardenas
04/20/2022

PLAN 4AR LOT 4 - AMERICAN FARMHOUSE PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	UNITS	WUCOLS		QTY
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	24" BOX - STANDARD TRUNK		L		2
	LAURUS NOBILIS `SARATOGA` SWEET BAY	24" BOX - STANDARD TRUNK		L		2
	LAURUS NOBILIS `SARTOGA` SWEET BAY	15 GAL		L		6
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**UNITS**	**WUCOLS**	**SPACING**	**QTY**
	ACACIA REDOLENS `DESERT CARPET` TM DESERT CARPET BANK CATCLAW	5 GAL	E.A.	L	96" o.c.	58
	CISTUS X PULVERULENTUS `SUNSET` SUNSET ROCKROSE	5 GAL	E.A.	L	72" o.c.	60
	EUPHORBIA RIGIDA YELLOW SPURGE	1 GAL	E.A.	L	48" o.c.	6
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	E.A.	M	30" o.c.	321
	GALVEZIA SPECIOSA ISLAND BUSH SNAPDRAGON	1 GAL	E.A.	L	48" o.c.	14
	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL	E.A.	L	36" o.c.	60
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	E.A.	L	48" o.c.	16
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**UNITS**	**WUCOLS**	**SPACING**	**QTY**
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET` HUNTINGTON CARPET ROSEMARY	1 GAL	E.A.	L	24" o.c.	66

A SHRUB & GROUNDCOVER PLANTING



A SECTION NTS

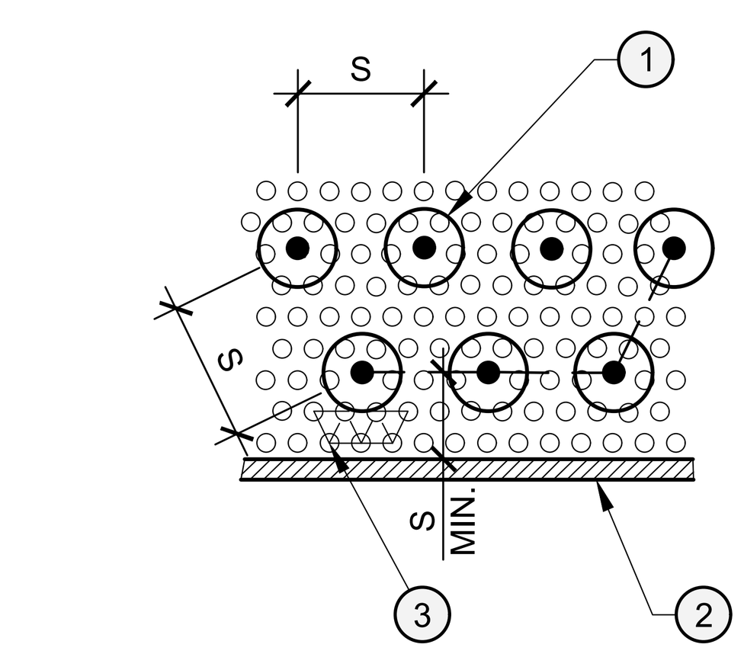
LEGEND

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.

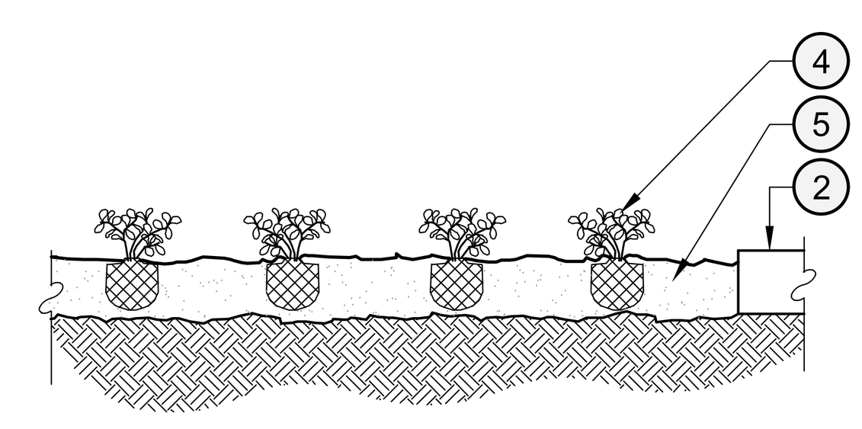
NOTES

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 SHRUB & GROUNDCOVER SPACING



TRIANGULAR SPACING PLAN NTS



A SECTION NTS

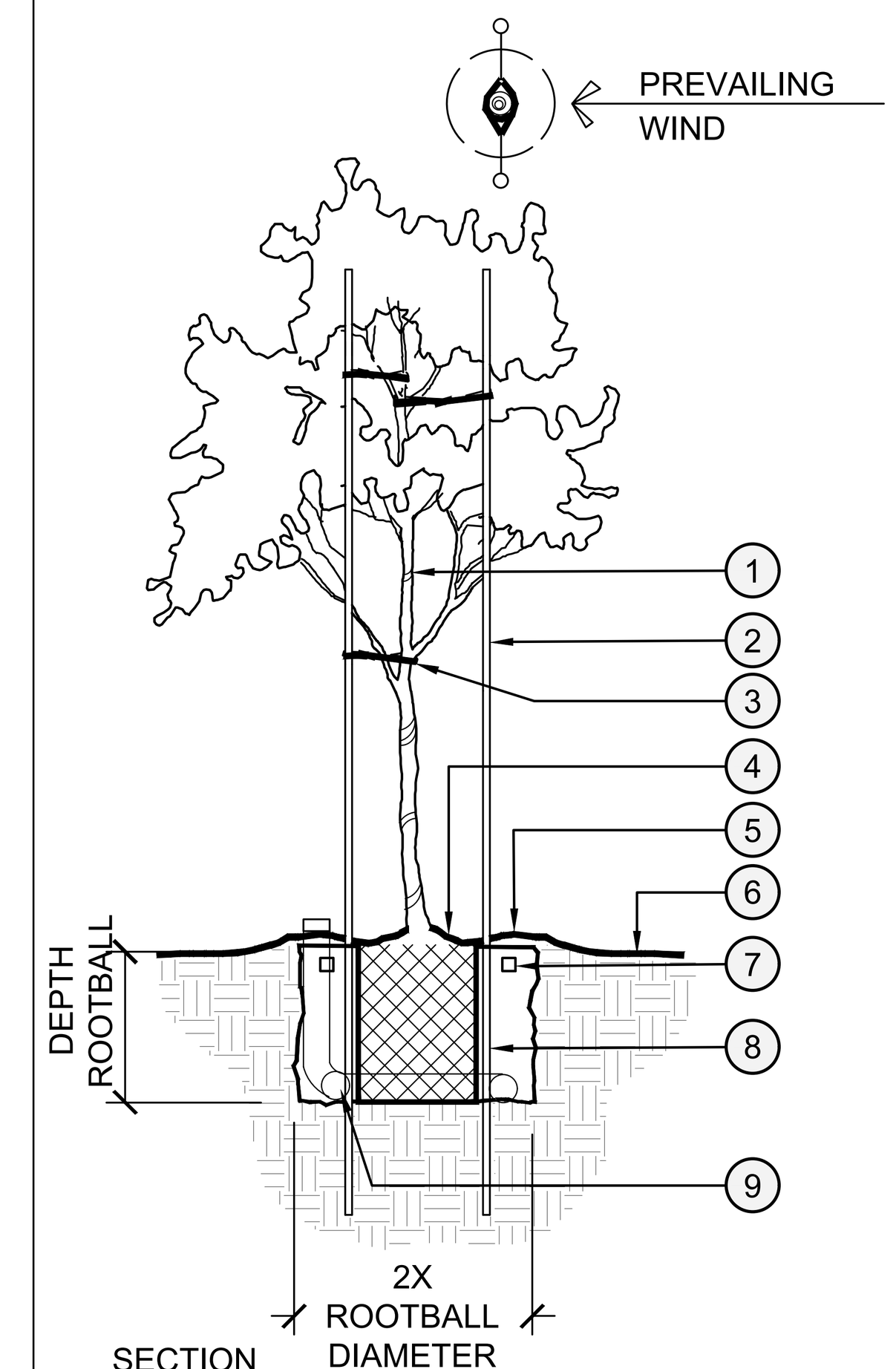
LEGEND

1. TRIANGULATED ROWS OF SHRUBS.
2. HARDSCAPE ELEMENT
3. TRIANGULATED ROWS OF GROUNDCOVER CONTINUE UP TO SHRUB WATERING BASING. SEE PLANT LEGEND FOR SPACING.
4. GROUND COVER TO BE PLANTED IN FLATS. CUTTING, LINERS OF 1 GAL. CONTAINERS PER PLANS.
5. SOIL PREP REFER TO PLANTING SPECS AND NOTES.

NOTES

1. S = FOR O.C. SPACING REFER TO SHEET L4.000, PLANTING LEGEND.
2. IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES.

C STANDARD TREE STAKING



SECTION N.T.S.

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:

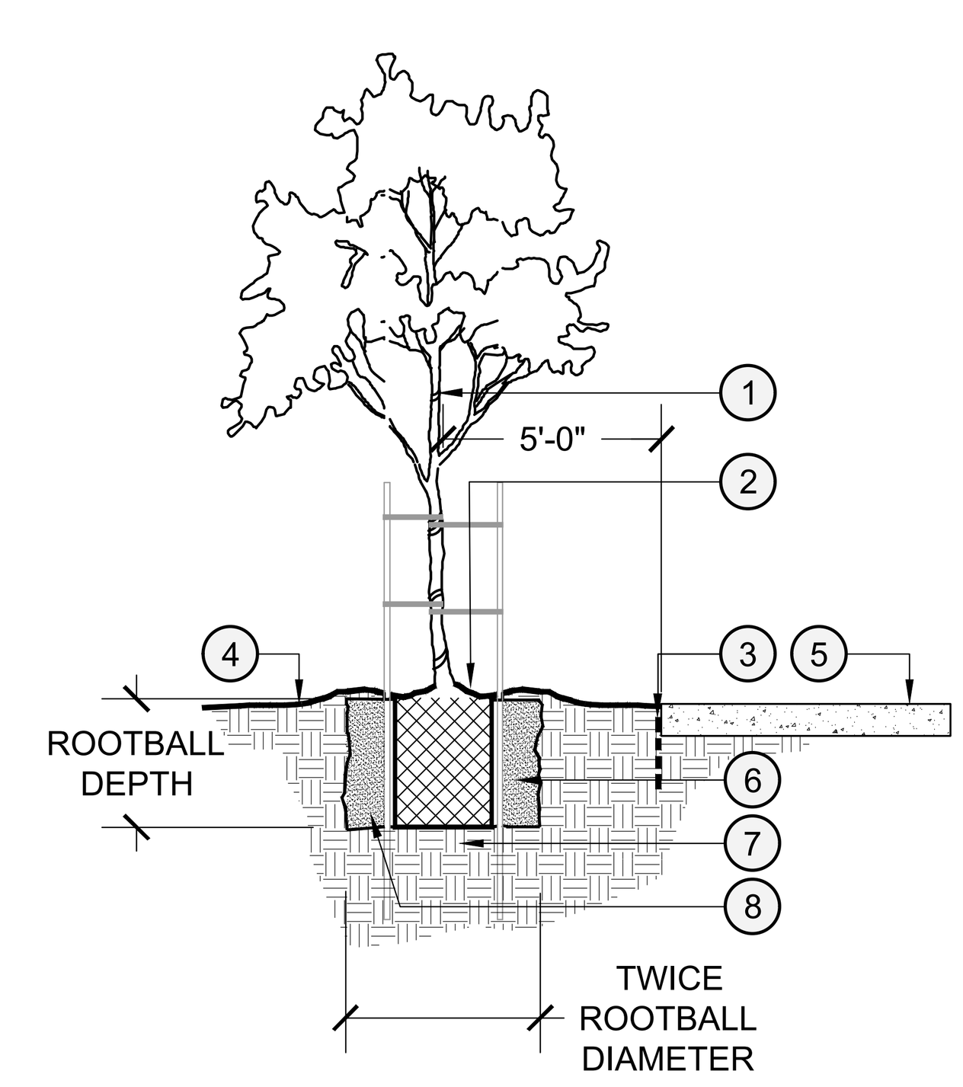
1. ALL PLANT MATERIAL SHALL HAVE 2" TO 4" LAYER OF NITROLIZED WOOD CHIP MULCH, TYP. PLACED IN WATER RETENTION BASIN.
2. LIBERALLY DUST SIDES AND BOTTOM OF PITS W/ FINELY GROUND AGRICULTURAL GYPSUM.

D TR

3" LAYER MULCH; BALL AND CLEAR A

PLAN VIE SCALE:

E TREE PLANTING W/ ROOT BARRIER

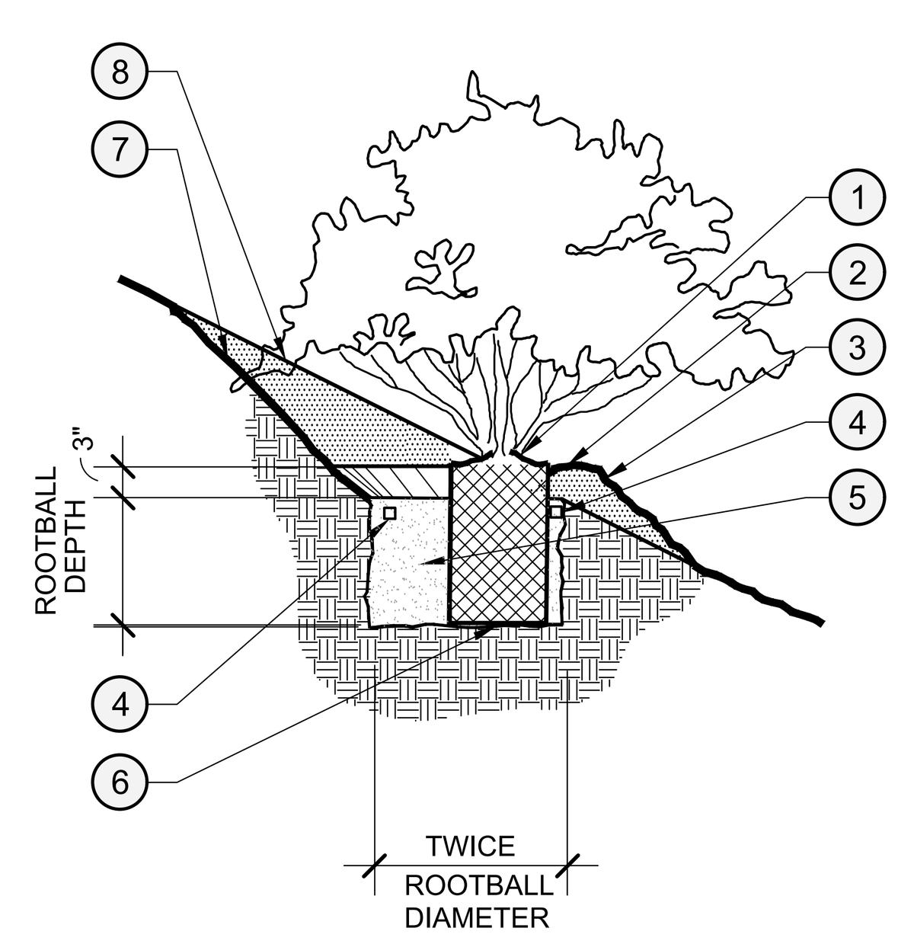


A SECTION NOT TO SCALE

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.

F SHRUB PLANTING ON SLOPE

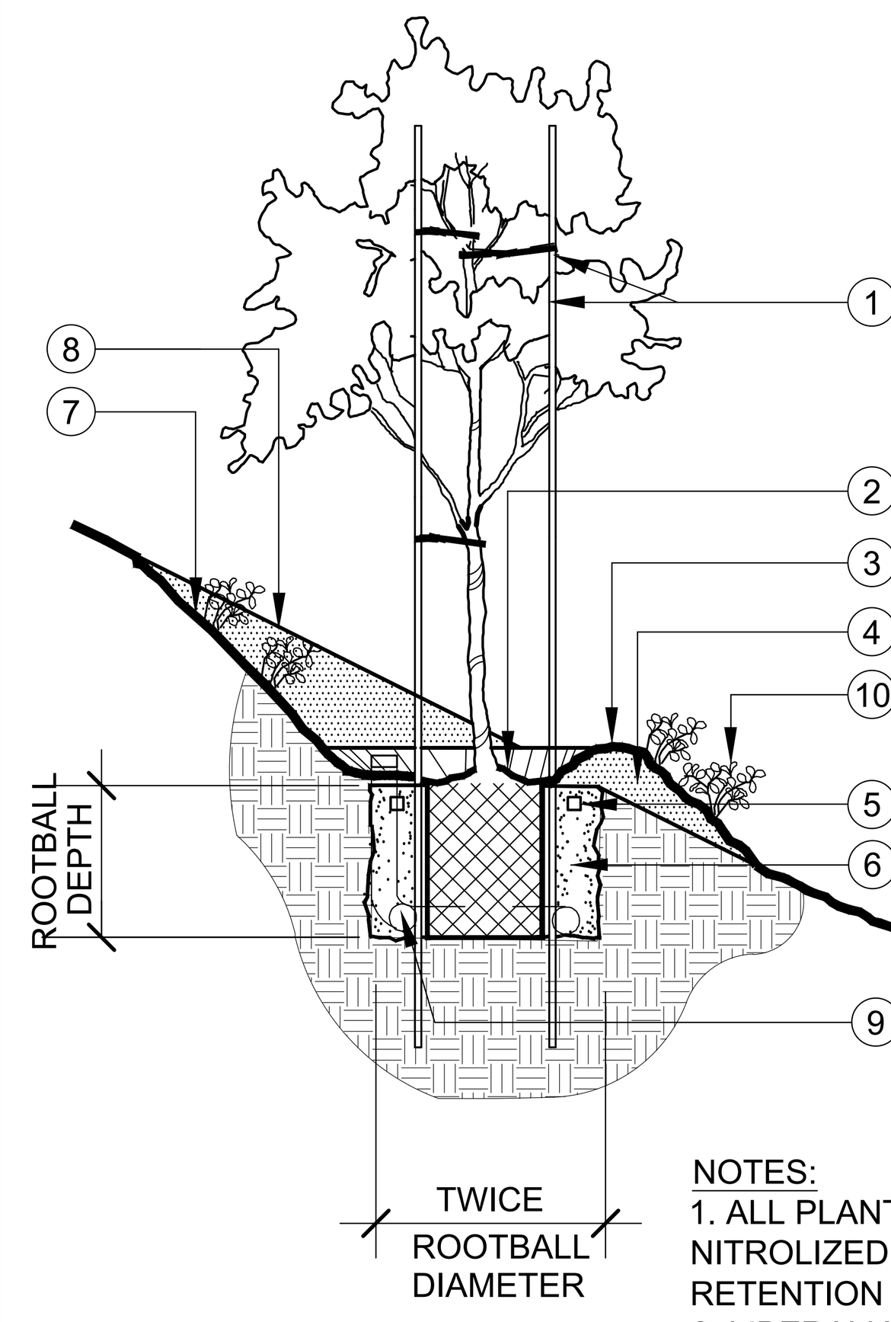


A SECTION NTS

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

G TREE PLANTING ON SLOPE



SECTION SCALE: NTS

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 RETENSION 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.

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