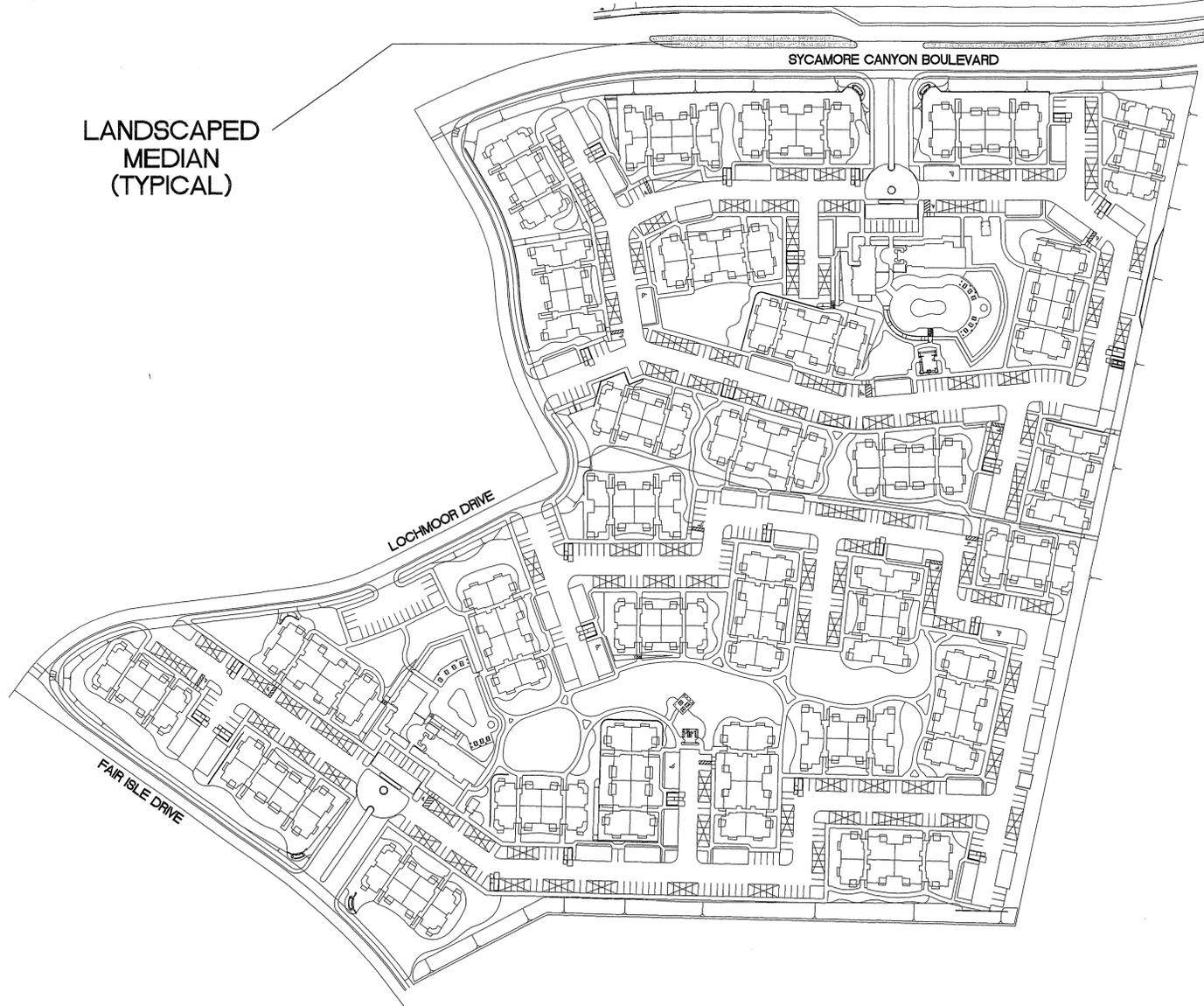


SITE PLAN:



NOT TO SCALE

PROJECT:

# PARCEL MAP NO. 28919 SYCAMORE CANYON BLVD. MEDIAN LANDSCAPING

PREPARED FOR:

**FAIRFIELD RESIDENTIAL LLC**  
**5510 MOREHOUSE DRIVE, SUITE 200**  
**SAN DIEGO, CA 92121**  
**PHONE: (619) 457-2123**  
**FAX: (619) 457-3982**  
**CONTACT: JON BRIGGS**

LANDSCAPE QUANTITIES:

PHASE V (PC-4120-R)  
 LINEAR FOOTAGE:  
 1,110 FT.  
 TOTAL SQUARE FOOTAGE:  
 7,030 SQ. FT.  
 15 GALLON TREES:  
 24  
 TOTAL PLANTING AREA:  
 4,395 SQ. FT.  
 TOTAL HARDSCAPE AREA:  
 2,635 SQ. FT.

**SPECIAL NOTE:**

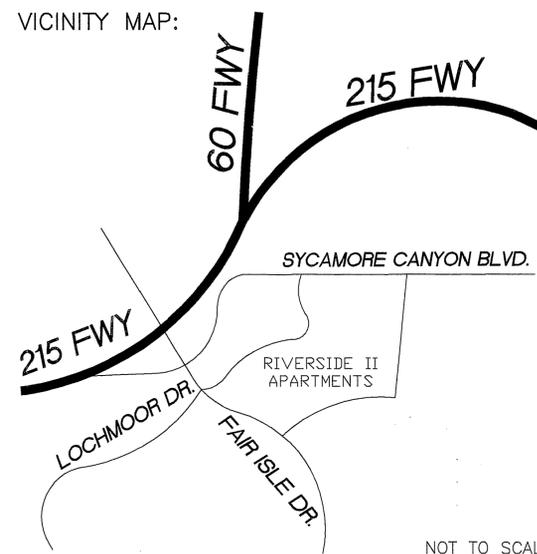
ALL LANDSCAPE AND IRRIGATION WORK SHALL BE SUPERVISED BY THE LANDSCAPE ARCHITECT. UPON COMPLETION OF THE PROJECT, THE LANDSCAPE ARCHITECT WILL CERTIFY THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS. CONTACT THE PARK AND RECREATION DEPARTMENT BEFORE COMMENCING WORK.

FOR REVERSE FRONTAGE WALL CONSTRUCTION AND PLACEMENT DETAILS, SEE APPROVED STREET IMPROVEMENT PLANS.

**GENERAL NOTES:**

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE POLICIES.
  2. WHEN CALLING FOR INSPECTIONS, CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 715-3469 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED AT THE FOLLOWING TIMES DURING THE COURSE OF THE PROJECT:
    - a. PRIOR TO COMMENCEMENT OF ANY WORK FOR THE PURPOSE OF A PRE-CONSTRUCTION MEETING;
    - b. PRIOR TO THE INSTALLATION OF IRRIGATION LINES OR COMPONENTS;
    - c. PRIOR TO POURING CONCRETE FOR INSPECTION OF HARDSCAPE FORMWORK;
    - d. DURING HYDROSTATIC PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF MAINLINE TRENCH;
    - e. INSPECTION OF LATERAL LINES AND HEADS PRIOR TO BACKFILL OF TRENCHES;
    - f. UPON COMPLETION OF FINE GRADING, BUT PRIOR TO COMMENCEMENT OF SOIL PREPARATION, FOR ACCEPTANCE OF GRADING WORK;
    - g. INSPECTION OF COMPLETED FINISH GRADING WORK AFTER SOIL AMENDMENT WORK;
    - h. UPON COMPLETION OF THE IRRIGATION SYSTEM FOR A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM AS FULLY OPERATIONAL;
    - i. WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD BUT PRIOR TO DIGGING PLANT PITS;
    - j. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
    - k. DURING APPLICATION OF PRE-EMERGENT CHEMICAL. PRE-EMERGENT CHEMICAL TREATMENT SHALL BE APPLIED AT THE FOLLOWING TIMES DURING THE CONTRACT:
      - 1) BEFORE PLANTING
      - 2) AT THE BEGINNING OF PLANT ESTABLISHMENT PERIOD
      - 3) PERIODICALLY AS NECESSARY DURING PLANT ESTABLISHMENT PERIOD, AND
      - 4) AT THE END OF PLANT ESTABLISHMENT PERIOD;
    - l. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
    - m. AT FORMAL QUARTERLY INSPECTIONS;
    - n. AFTER COMPLETION OF THE MAINTENANCE PERIOD.
  3. UPON COMPLETION OF WRITTEN ACKNOWLEDGMENT OF THE CITY'S FINAL ACCEPTANCE, THE DEVELOPER WILL BE RELEASED FROM MAINTENANCE. (UNTIL RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES, THE DEVELOPER SHALL REMAIN RESPONSIBLE FOR THE PROJECTS)
  4. THE DEVELOPER SHALL BE RESPONSIBLE TO HAVE ALL PLANTINGS ACCEPTABLY MAINTAINED FOR A MINIMUM PERIOD OF (ONE (1) YEAR).
- NOTE \* ALL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN A SEPARATE SLEEVE FROM PIPING PER CITY OF RIVERSIDE-PARK AND RECREATION DEPARTMENT STANDARDS.
- ALL PIPING UNDER PAVEMENT SHALL BE INDIVIDUALLY SLEEVED PER CITY OF RIVERSIDE-PARK AND RECREATION DEPARTMENT STANDARDS.
  - IRRIGATION SYSTEMS SHALL BE SPLIT AND VALVED IN A MANNER TO AVOID NON-PRESSURE LATERAL LINES UNDER STREETS.
  - ANGLED FITTINGS ARE NOT ALLOWED IN PIPE OR WIRE SLEEVING.

**VICINITY MAP:**



NOT TO SCALE

**SHEET INDEX:**

- L-1 COVER
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION DETAILS
- L-4 PLANTING PLAN
- L-5 PLANTING DETAILS

CITY OF RIVERSIDE  
 DESIGN REVIEW  
 APPROVED  
 BY [Signature] DATE 11/13/00  
 Construction [Signature]



3750 University Avenue Suite 175  
 Riverside, CA 92501  
 (909) 369-0700  
 Fax: (909) 369-4039  
 e-mail: comworks@pe.net  
 http://www.pe.net/comworks

PREPARED UNDER THE DIRECTION OF  
**TIMOTHY I. MALONEY**  
 REGISTERED LANDSCAPE ARCHITECT, RLA 2110  
 EXPIRATION DATE 10/31/01

SCALE: N.T.S. NORTH: [Compass Rose]

DATE: 12/9/99

**FAIRFIELD RESIDENTIAL LLC**  
**5510 MOREHOUSE DR., SUITE 200**  
**SAN DIEGO, CA 92121**

BENCHMARK  
 P.K. NAIL AND CITY ENGINEER TAGGED "1-1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE.  
 ELEV.: 1510.379

DESIGNED BY	RD	DRAWN BY	RD	CHECKED BY	TM
MARK		REVISIONS		APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[Signature]	11/13/00
PARK DEPARTMENT	[Signature]	11/13/00
TRAFFIC DIVISION		
CHIEF P.W. ENGR.	[Signature]	11/13/00
STREET SERVICES		

APPROVED BY [Signature]  
 DIRECTOR OF PUBLIC WORKS  
 DATE 11-13-00

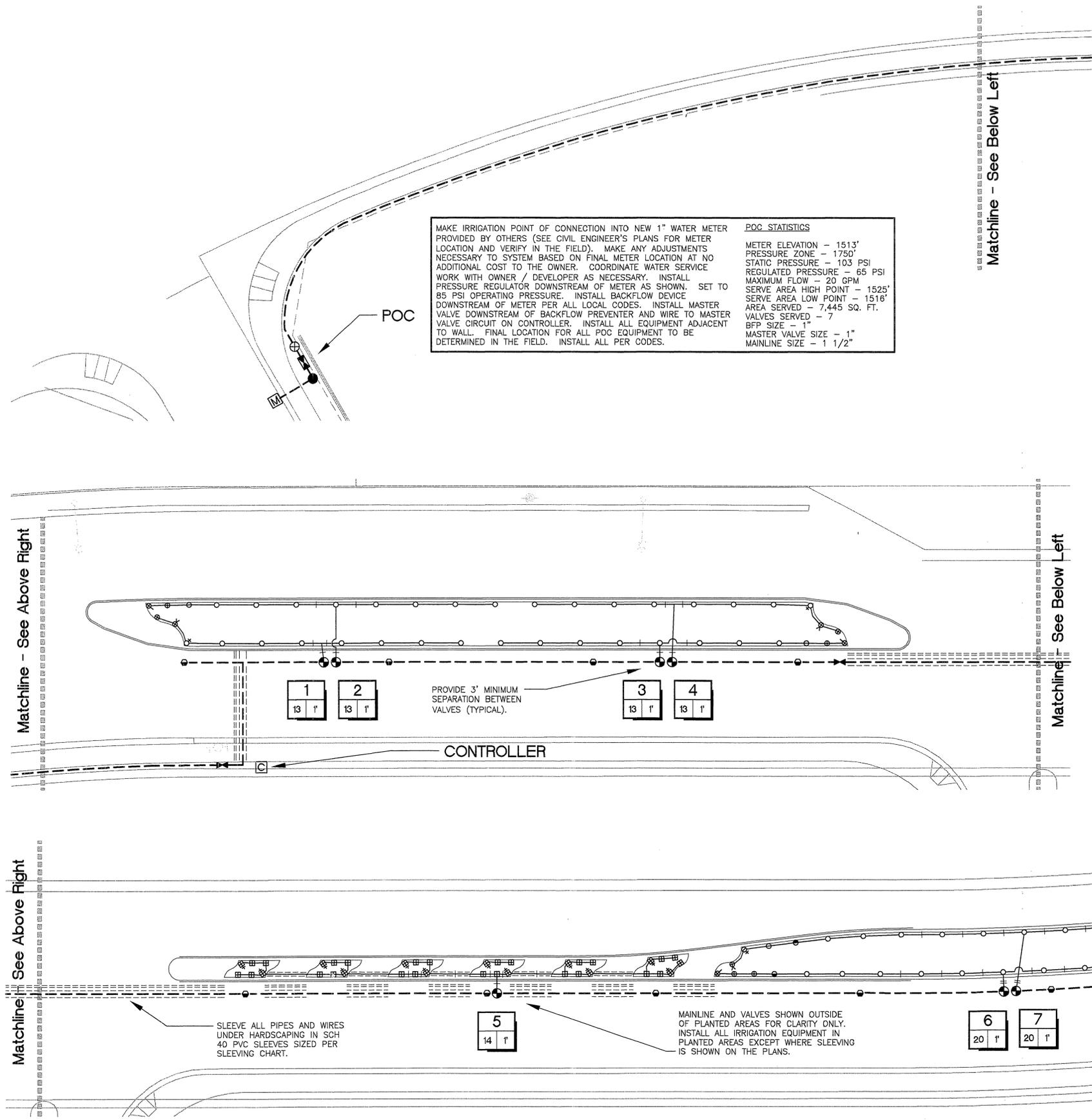
PARCEL MAP NO. 28919  
 STREET IMPROVEMENT PLANS  
 MEDIAN DESIGN  
 SYCAMORE CANYON BLVD.

PROJECT NO. 980728  
**R-3528-L**  
 SHEET 1 OF 5  
 FILE NO.

**Cover Sheet**

INDEXED 11-14-2000 4H

PC-4124-M



MAKE IRRIGATION POINT OF CONNECTION INTO NEW 1" WATER METER PROVIDED BY OTHERS (SEE CIVIL ENGINEER'S PLANS FOR METER LOCATION AND VERIFY IN THE FIELD). MAKE ANY ADJUSTMENTS NECESSARY TO SYSTEM BASED ON FINAL METER LOCATION AT NO ADDITIONAL COST TO THE OWNER. COORDINATE WATER SERVICE WORK WITH OWNER / DEVELOPER AS NECESSARY. INSTALL PRESSURE REGULATOR DOWNSTREAM OF METER AS SHOWN. SET TO 85 PSI OPERATING PRESSURE. INSTALL BACKFLOW DEVICE DOWNSTREAM OF METER PER ALL LOCAL CODES. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW PREVENTER AND WIRE TO MASTER VALVE CIRCUIT ON CONTROLLER. INSTALL ALL EQUIPMENT ADJACENT TO WALL. FINAL LOCATION FOR ALL POC EQUIPMENT TO BE DETERMINED IN THE FIELD. INSTALL ALL PER CODES.

**POC STATISTICS**

METER ELEVATION - 1513'  
 PRESSURE ZONE - 1750'  
 STATIC PRESSURE - 103 PSI  
 REGULATED PRESSURE - 65 PSI  
 MAXIMUM FLOW - 20 GPM  
 SERVE AREA HIGH POINT - 1525'  
 SERVE AREA LOW POINT - 1516'  
 AREA SERVED - 7,445 SQ. FT.  
 VALVES SERVED - 7  
 BFP SIZE - 1"  
 MASTER VALVE SIZE - 1"  
 MAINLINE SIZE - 1 1/2"

SPRINKLER LEGEND											
SYMBOL	MANUFACTURER/MODEL #	NOZZLE	RAD.	PSI	FLOW (GPM)					DETAIL	NOTES
					Q	T	H	TT	F		
SHRUB HI-POP SPRAY HEADS											
	TORO 5702-6P-8-PC-COM	Q/T/H/TT	6'-8'	30	.22	.29	.44	.58			'A', L-3 (1/2)
	TORO 5702-6P-10-PC-COM	Q/T/H/TT	9'-10'	30	.33	.44	.66	.88			'A', L-3 (1/2)
	TORO 5702-6P-12-PC-COM	Q/T/H/TT	11'-12'	30	.48	.64	.96	1.3			'A', L-3 (1/2)
	TORO 5702-6P-15-PC-COM	Q/T/H/TT	13'-15'	30	.75	1.0	1.5	2.0			'A', L-3 (1/2)
SHRUB HI-POP ROTOR HEADS											
	TORO 5702-12P-15-PC-COM	Q/T/H/TT	6'-8'	35	.22	.29	.44	.58			'A', L-3 (2)

(1) ALL TORO SPRAY HEADS TO HAVE PC (PRESSURE COMPENSATING) TYPE NOZZLES.  
 (2) USE BOTTOM INLET ONLY ON ALL HI-POP HEADS.

EQUIPMENT LEGEND				
SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL	NOTES
	IRRIGATION WATER METER BY OTHERS - VERIFY EXACT LOCATION IN THE FIELD	1"	N/A	(1)
	BRAUKMANN D08T SERIES PRESSURE REGULATING VALVE	1"	'B', L-3	(1)
	RAINBIRD EFB-CP SERIES AUTOMATIC MASTER VALVE	1"	'C', L-3	(1)
	FEBCO 825Y-BV-S REDUCED PRESSURE BACKFLOW PREVENTER	1"	N/A	(1)
	NIBCO T-585 SERIES BRONZE BALL VALVE	LINE SIZE	'E', L-3	
	RAINBIRD #44LRC SERIES QUICK COUPLER WITH LOCKING RUBBER CAP	1"	'F', L-3	
	RAINBIRD EFB-CP SERIES REMOTE CONTROL ELECTRIC VALVE	PLAN SIZE	'G', L-3	
	RAINBIRD ESP-MC SERIES AUTOMATIC WALL MOUNT CONTROLLER	8 STA.	'D/H', L-3	(2)
	SCHEDULE 40 PVC IRRIGATION MAINLINE - 18" MIN. COVER	1 1/2"	'I', L-3	(3)
	SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	PLAN SIZE	'I', L-3	
	SCH 40 PVC IRRIGATION PIPE / WIRE SLEEVE - 18" MIN. COVER	PER CHART	'J', L-3	(4)
	UF RATED CONTROL WIRE, 14 GA COMMON, 14 GA PILOT	14 GA	'K', L-3	

(1) SEE POC NOTES ON PLANS FOR DIRECTION ON METER, REGULATOR, BACKFLOW DEVICE, AND MASTER VALVE.  
 (2) SEE CONTROLLER NOTES ON PLANS FOR DIRECTION ON CONTROLLER AND CONTROLLER ENCLOSURE.  
 (3) LOCATE MAINLINES PARALLEL TO HARDSCAPE AT +/- 2' FROM EDGE (AT BASE OF SLOPE ONLY).  
 (4) ALL PIPES AND WIRES UNDER HARDSCAPING TO BE SLEEVED ACCORDING TO SLEEVING CHART.

PIPE SIZING CHART	
	3/4" PIPE
	1" PIPE
	1 1/4" PIPE
	1 1/2" PIPE
	2" PIPE
	2 1/2" PIPE
	3" PIPE
	4" PIPE
	6" PIPE
	8" PIPE

SCH 40 PVC SLEEVING CHART		
1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-20 WIRES	1" PIPE
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE
3" SLEEVE	31-40 WIRES	1 1/2" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
6" SLEEVE	61-99 WIRES	2 1/2"/3" PIPE
8" SLEEVE	100+ WIRES	4" PIPE
10" SLEEVE	N/A	6" PIPE

**Underground Service Alert**

CALL BEFORE YOU DIG

Call: TOLL FREE  
 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

STATION NUMBER	
FLOW (GPM)	VALVE SIZE

PRESSURE LOSS CALCULATIONS	
STATION #7 (HIGHEST FLOW/FARTHEST FROM POC)	
PRESSURE LOSS THRU 1" METER -	2.2 PSI
PRESSURE LOSS THRU 1" BFP -	12.0 PSI
PRESSURE LOSS THRU MASTER VALVE -	5.0 PSI
PRESSURE LOSS THRU 1100' 1 1/2" MAIN -	12.0 PSI
PRESSURE LOSS THRU CONTROL VALVE -	2.5 PSI
PRESSURE LOSS THRU LATERAL LINES -	3.0 PSI
SYSTEM LOSSES -	36.7 PSI
MISC LOSSES (10% OF ABOVE) -	3.7 PSI
ELEVATION LOSSES -	<5.2> PSI
TOTAL LOSSES -	45.6 PSI
PRESSURE REQUIRED AT HEAD -	30.0 PSI
TOTAL PRESSURE REQUIRED -	75.6 PSI
REGULATED PRESSURE -	85.0 PSI
RESIDUAL PRESSURE -	9.4 PSI

CONTROLLER TO BE RAINBIRD ESP-MC SERIES, 8 STATION MODEL. LOCATE ADJACENT TO WALK. FINAL CONTROLLER LOCATION TO BE DETERMINED IN THE FIELD BY THE CITY'S AUTHORIZED REPRESENTATIVE. INSTALL CONTROLLER IN STRONG BOX SB-16 STAINLESS STEEL ENCLOSURE. REFER TO DETAIL 'L', L-3 FOR ENCLOSURE PAD. INSTALL AND MOUNT ENCLOSURE PER MANUFACTURER'S DIRECTIONS. SEE THE PUBLIC UTILITY PLANS FOR CONDUITS AND PULL BOXES INTO THE ENCLOSURE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE CONTROLLER AND THE ENCLOSURE. THE OWNER IS RESPONSIBLE FOR ALL WORK, MATERIAL, COORDINATION, AND FEES FOR BRINGING POWER TO AND INSTALLING THE SERVICE. LANDSCAPE CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO THE SERVICE PER ALL LOCAL CODES. WIRE MASTER VALVE TO MASTER VALVE CIRCUIT.

**DIGALERT**

DIAL TOLL FREE  
 1-800-227-2600

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

**COMWORKS DESIGN GROUP**

3750 University Avenue  
 Suite 175  
 Riverside, CA 92501  
 (909) 369-0700  
 Fax: (909) 369-4039  
 e-mail: comworks@pe.net  
 http://www.pe.net/comworks

REGISTERED LANDSCAPE ARCHITECT  
 TIMOTHY I. MALONEY  
 STATE OF CALIFORNIA  
 EXPIRATION DATE 10/31/01

PREPARED UNDER THE DIRECTION OF  
**TIMOTHY I. MALONEY**  
 REGISTERED LANDSCAPE ARCHITECT, RLA 2110  
 EXPIRATION DATE 10/31/01

SCALE: 1"=20'-0" NORTH:

DATE: 12/9/99

**FAIRFIELD RESIDENTIAL LLC**  
 5510 MOREHOUSE DR., SUITE 200  
 SAN DIEGO, CA 92121

BENCHMARK P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ELEV.: 1510.379

MARK REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY RD DRAWN BY RD CHECKED BY TM

**CITY OF RIVERSIDE, CALIFORNIA**  
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY:   
 PRINCIPAL ENGINEER  
 PARK DEPARTMENT  
 TRAFFIC DIVISION  
 CHIEF P.W. ENGR.  
 STREET SERVICES

DATE 11-13-00

**PARCEL MAP NO. 28919**  
**STREET IMPROVEMENT PLANS**  
**MEDIAN DESIGN**  
**SYCAMORE CANYON BLVD.**

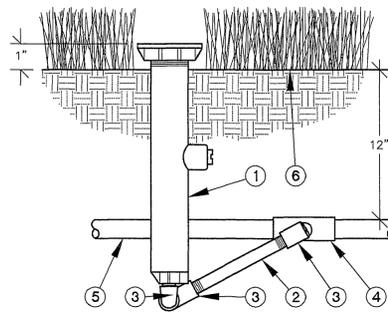
**Irrigation Plan**

PROJECT NO. 980728

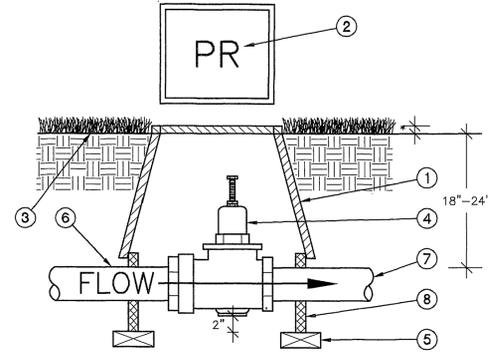
**R-3528-L**

SHEET 2 OF 5

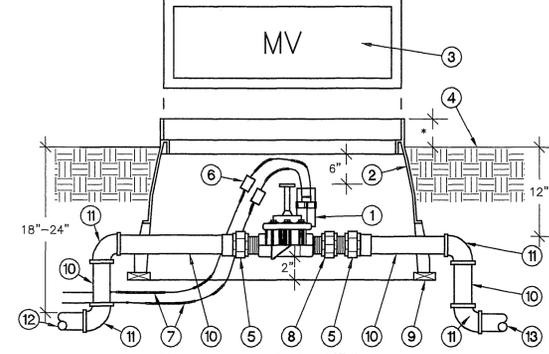
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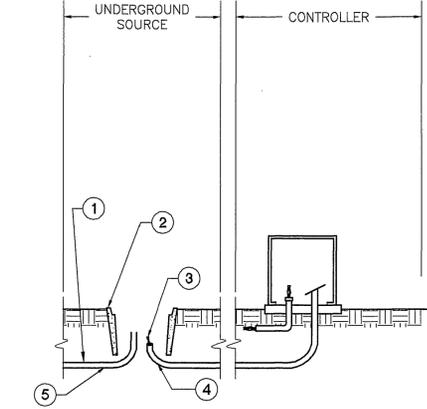
1. TURF / SHRUB POP-UP SPRAY HEAD PER LEGEND
  2. PVC SCH 80 NIPPLE - 12" MINIMUM LENGTH
  3. MARLEX STREET ELL - 1x1
  4. PVC SCH 40 LATERAL LINE FITTING
  5. LATERAL LINE PER LEGEND
  6. FINISH GRADE
- NOTES:  
USE TEFLON TAPE ON ALL MALE PIPE THREADS FOR PVC TO PVC CONNECTIONS. SET PERIMETER HEADS 2"-6" FROM EDGE OF CURBS AND WALKS, AND 6"-12" FROM FIXED VERTICAL OBJECTS SUCH AS FENCES, WALLS, AND BUILDINGS, ETC. BOTTOM INLET OF HEAD MUST BE USED.



1. 10" ROUND CONCRETE VALVE BOX WITH CAST IRON LID
2. STENCIL "PR" ON LID IN 2" HIGH CHARACTERS
3. FINISH GRADE
4. COMMON BRICK - 4 REQUIRED
5. PVC MAINLINE FROM POC - PER LEGEND
6. PVC MAINLINE TO SYSTEM - PER LEGEND
7. VALVE BOX EXTENSIONS AS REQUIRED
8. 1/2" IN TURF AREAS, 2" IN SHRUB AREAS



1. ELECTRIC CONTROL VALVE PER LEGEND
2. CONCRETE RECTANGULAR VALVE BOX WITH NON-HINGED LOCKING METAL LID
3. STENCIL "MV" ON LID IN 2" HIGH CHARACTERS
4. FINISH GRADE
5. PVC SCH 40 MALE ADAPTER
6. WATERPROOF WIRE CONNECTION W/36" EXPANSION LOOP
7. #14 UF WIRES TO CONTROLLER MASTER VALVE OUTPUT
8. SCH 80 PVC UNION
9. COMMON BRICK - 4 REQUIRED
10. PVC MAINLINE PER LEGEND - LENGTH AS REQUIRED
11. PVC SCH 40 ELL - SxS
12. MAINLINE PIPING FROM POINT OF CONNECTION
13. MAINLINE PIPING TO CONTROL VALVES
14. 1/2" IN TURF AREAS, 2" IN SHRUB AREAS



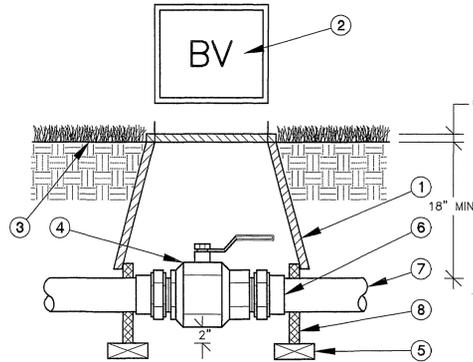
1. 1" RIGID STEEL (HDG) CONDUIT
2. ELECTRIC SERVICE BOX, SIZE AS SPECIFIED ON PUBLIC UTILITIES ELECTRIC PLAN
3. 2" O.D. THRU WIRES. PROVIDE 2' OF WIRE BEYOND END OF CONDUIT AND IDENTIFY NEUTRAL
4. INSULATING BUSHING - TERMINATE CONDUIT PER PUBLIC UTILITIES SPEC
5. SERVICE CABLES PROVIDED BY UTILITIES DEPT. PUBLIC UTILITIES DEPT. WILL MAKE SERVICE CONNECTIONS IN SERVICE BOX. CONTRACTOR SHALL MAKE THE CONNECTION

**A POP-UP SPRAY HEAD**

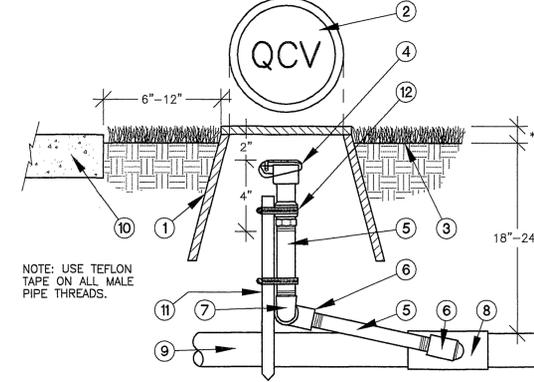
**B PRESSURE REGULATOR**

**C MASTER VALVE**

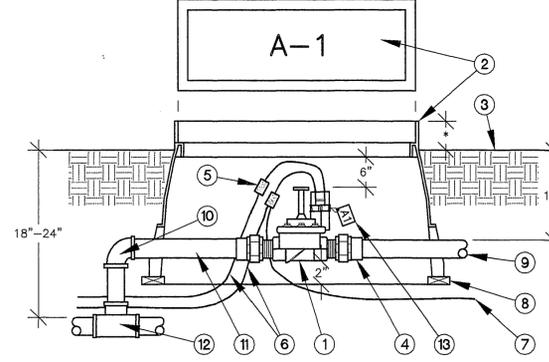
**D UNDERGROUND ELECTRIC SERVICE**



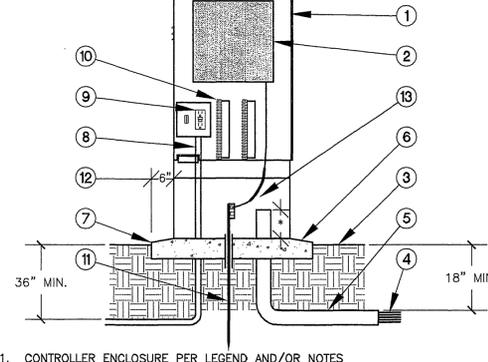
1. 12" X 18" CONCRETE VALVE BOX W/METAL LID
  2. STENCIL "BV" ON LID IN 2" HIGH CHARACTERS
  3. FINISH GRADE
  4. BALL VALVE PER IRRIGATION PLAN
  5. COMMON BRICK - 4 REQUIRED
  6. SCH 40 PVC MALE ADAPTER - 2 REQUIRED
  7. MAINLINE PIPING PER IRRIGATION PLAN
  8. VALVE BOX EXTENSION(S) AS REQUIRED
  9. 1/2" IN TURF AREAS AND 2" IN SHRUB AREAS
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.



1. 10" ROUND CONCRETE VALVE BOX WITH NON-HINGED METAL LID
  2. STENCIL "QCV" ON LID IN 2" HIGH CHARACTERS
  3. FINISH GRADE
  4. QUICK COUPLER PER LEGEND
  5. PVC SCH 80 NIPPLE
  6. PVC SCH 40 STREET ELL
  7. PVC SCH 40 ELL - T x T
  8. SCH 40 PVC MAINLINE FITTING
  9. PVC MAINLINE PIPING PER EQUIPMENT LEGEND
  10. WALK, CURB, OR WALL, ETC.
  11. 1" ANGLE IRON, 18" MINIMUM LENGTH SUPPORT STAKE
  12. STAINLESS STEEL CLAMP - 2
  13. 1/2" IN TURF AREAS, 2" IN SHRUB AREAS
- NOTE: USE TEFLON TAPE ON ALL MALE PIPE THREADS.



1. ELECTRIC CONTROL VALVE PER LEGEND
  2. 12"x18" CONCRETE VALVE BOX WITH NON-HINGED LOCKING METAL LID-STENCIL STATION NUMBER ON LID IN 2" HIGH CHARACTERS
  3. FINISH GRADE
  4. PVC SCH 40 MALE ADAPTOR - SIZE AS REQUIRED - TYP. OF 2
  5. WATERPROOF WIRE CONNECTOR WITH 36" COILED EXPANSION LOOP
  6. WIRES FROM CONTROLLER
  7. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER
  8. COMMON BRICK - 4 REQUIRED
  9. PVC SCH 40 ELL - PER LEGEND
  10. PVC SCH 40 ELL - SxS
  11. PVC MAINLINE PER LEGEND
  12. SCH 40 PVC MAINLINE FITTING
  13. CHRISTY'S I.D. TAG OR EQUAL
- NOTES:  
TEE OFF MAINLINE TO BE SAME SIZE AS LATERAL LINE EXITING VALVE. ONLY REDUCE PIPE SIZE AT VALVE.  
\* 1/2" IN TURF, 2" IN PLANTER



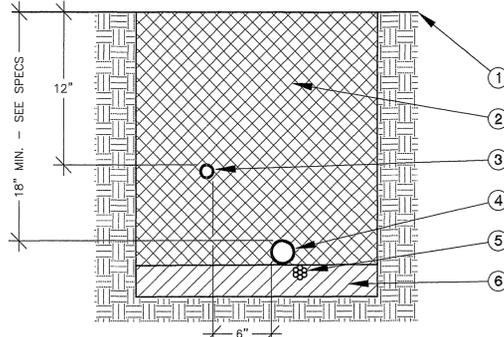
1. CONTROLLER ENCLOSURE PER LEGEND AND/OR NOTES
  2. AUTOMATIC CONTROLLER PER LEGEND
  3. FINISH GRADE
  4. DIRECT BURIAL CONTROL WIRES TO VALVES
  5. 3" PVC SWEEP ELL - EXTEND BEYOND EDGE OF BASE
  6. 6" THICK POURED CONCRETE BASE PER MANUFACTURER
  7. SLOPE EDGE OF BASE 1% TO DRAIN AWAY FROM ENCLOSURE
  8. 120V AC POWER IN CONDUIT
  9. 120V 15 AMP BREAKER WITH CONVENIENCE OUTLET IN SQUARE D SINGLE BREAKER BOX MODEL C02-4L70S OR EQUAL.
  10. TERMINAL STRIPS FOR CONTROL WIRES
  11. 5/8" X 8" MIN. LENGTH COPPER GROUNDING ROD W/PVC SLEEVE THRU CONC. BASE - DRIVE PRIOR TO INSTALLING ENCLOSURE
  12. EXTEND EDGE OF BASE 6" BEYOND EDGE OF ENCLOSURE
  13. GROUND CONTROLLER PER MANUFACTURER
  14. EXTEND 4" ABOVE TOP OF BASE
- NOTE: SEE DETAIL 'L' FOR TYPICAL ENCLOSURE PAD DETAIL.

**E BALL VALVE**

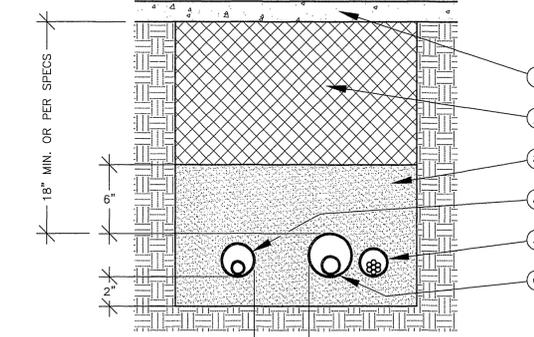
**F QUICK COUPLING VALVE**

**G ELECTRIC CONTROL VALVE**

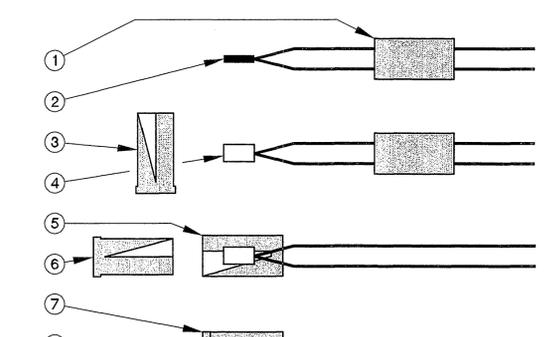
**H CONTROLLER**



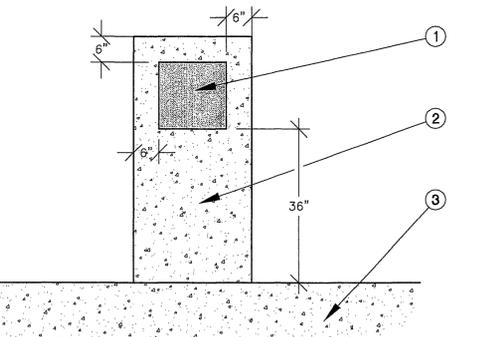
1. FINISH GRADE
  2. CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
  3. NON-PRESSURE LATERAL LINE PER LEGEND
  4. PRESSURE SUPPLY LINE PER LEGEND
  5. CONTROL WIRES - INSTALL BELOW PRESSURE SUPPLY LINE
  6. PROVIDE 2" OF CLEAN SAND BELOW PRESSURE MAINLINE
- NOTES:  
BUNDLE AND TAPE WIRES AT 12" O.C. PITGAL AND LOOP CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT ALLOWED UNLESS APPROVED BY THE CITY. 36" MIN. COVER IS REQUIRED FOR RECLAIMED WATER MAINLINE (WHERE APPLICABLE). INSTALL 1"x1" THRUST AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE AND AT ALL TERMINAL POINTS OF MAINLINE.



1. HARDSCAPE (TYPICAL)
  2. CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
  3. SAND (TYPICAL)
  4. NON-PRESSURE LATERAL LINE / SLEEVE (SIZE PER CHART)
  5. CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE (SIZE PER CHART)
  6. PRESSURE SUPPLY LINE / SLEEVE (SIZE PER CHART)
- NOTES:  
ALL SLEEVES TO BE SCH 40 PVC. SIZE ALL SLEEVES PER SLEEVING CHART ON PLANS. EXTEND SLEEVES 12" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS. RECLAIMED WATER SLEEVES TO BE MINIMUM 42"-48" DEEP (OR PER WATER DISTRICT STANDARDS) WHERE APPLICABLE.



1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION



1. CONTROLLER ENCLOSURE PER LEGEND / NOTES
  2. 6" THICK CONCRETE "ACCESS" PAD
  3. EXISTING SIDEWALK BY OTHERS
- NOTES:  
CONTROLLER ENCLOSURE TO HAVE A MINIMUM 6" CONCRETE EXTENDING BEYOND THE EDGES. SLOPE CONCRETE TO DRAIN AWAY FROM ENCLOSURE. FRONT OF ENCLOSURE TO BE 36" FROM BACK OF SIDEWALK. FINAL CONTROLLER LOCATION TO BE DETERMINED IN THE FIELD BY THE PARK PROJECTS INSPECTOR.

**I TRENCHING**

**J SLEEVING**

**K WIRE CONNECTOR**

**L CONTROLLER ENCLOSURE PAD**

**DIGALERT**  
DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

3750 University Avenue Suite 175  
Riverside, CA 92501  
(909) 369-0700  
Fax: (909) 369-4039  
e-mail: comworks@pe.net  
http://www.pe.net/comworks



PREPARED UNDER THE DIRECTION OF  
**TIMOTHY I. MALONEY**  
REGISTERED LANDSCAPE ARCHITECT, RLA 2110  
EXPIRATION DATE 10/31/01  
SCALE: N.T.S. NORTH: BENCHMARK

**FAIRFIELD RESIDENTIAL LLC**  
5510 MOREHOUSE DR., SUITE 200  
SAN DIEGO, CA 92121  
P.K. NAIL AND CITY ENGINEER TAGGED "1,1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE.  
ELEV.: 1510.379

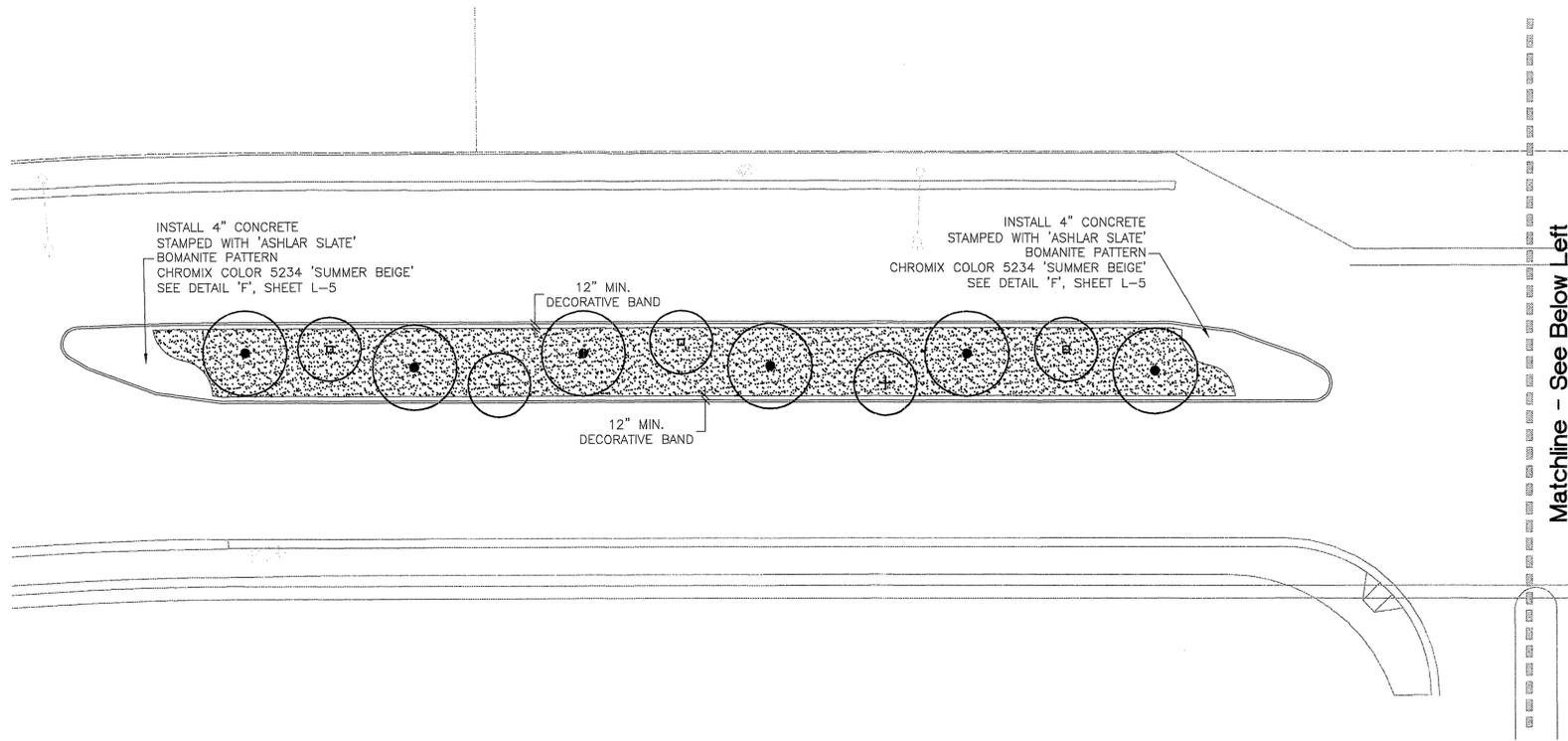
MARK	REVISIONS	APPR.	DATE

DESIGNED BY RD DRAWN BY RD CHECKED BY TM

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: [Signature] DATE: 11/13/00  
PRINCIPAL ENGINEER: [Signature] DATE: 11/24/00  
PARK DEPARTMENT: [Signature]  
TRAFFIC DIVISION: [Signature]  
CHIEF P.W. ENGR. STREET SERVICES: [Signature]

PARCEL MAP NO. 28919  
STREET IMPROVEMENT PLANS  
MEDIAN DESIGN  
SYCAMORE CANYON BLVD.  
Irrigation Details

PROJECT NO. 980728  
R-3528-L  
SHEET 3 OF 5  
FILE NO.

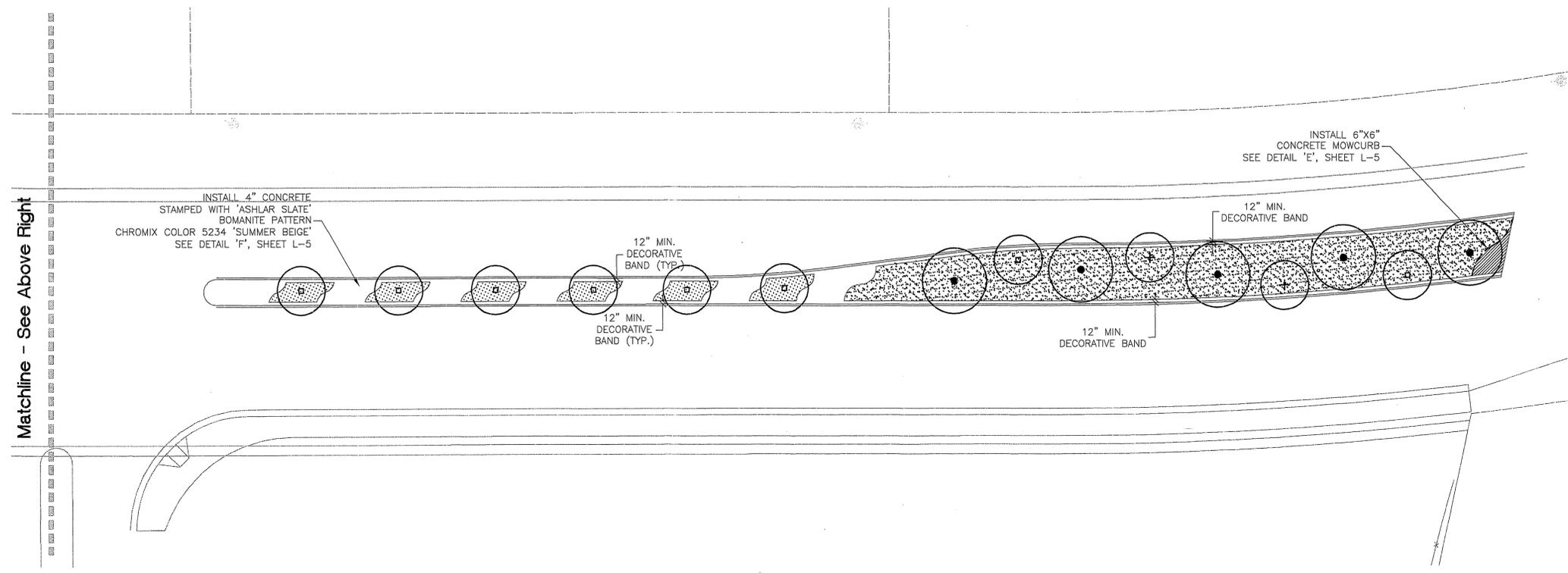


**TREES BOTANIC NAME COMMON NAME SIZE + SPACING DETAIL**

●	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	'A' & 'B'
□	PRUNUS BLIREIANA	FLOWERING PLUM	24" BOX	'A' & 'B'
+	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	'A' & 'B'

**GROUNDCOVER**

	HEMEROCALLIS HYBRID	DAYLILY	1 GAL. @ 18" O.C.	'C'
	BUXUS MICROPHYLLA 'Japonica'	JAPANESE BOXWOOD	5 GAL. @ 24" O.C.	'C'
	EXISTING PLANT MATERIAL TO REMAIN, PROTECT IN PLACE. CONTRACTOR TO REPLACE ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION			
	HYDROSEED TURF, SEE DETAIL 'D', SHEET L-5			



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**COMWORKS DESIGN GROUP**  
3750 University Avenue Suite 175  
Riverside, CA 92501  
(909) 369-0700  
Fax: (909) 369-4039  
e-mail: comworks@pe.net  
http://www.pe.net/comworks

REGISTERED LANDSCAPE ARCHITECT  
**TIMOTHY I. MALONEY**  
1-11-01  
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF  
**TIMOTHY I. MALONEY**  
REGISTERED LANDSCAPE ARCHITECT, RLA 2110  
EXPIRATION DATE 10/31/01  
SCALE: 1"=20'-0" NORTH:

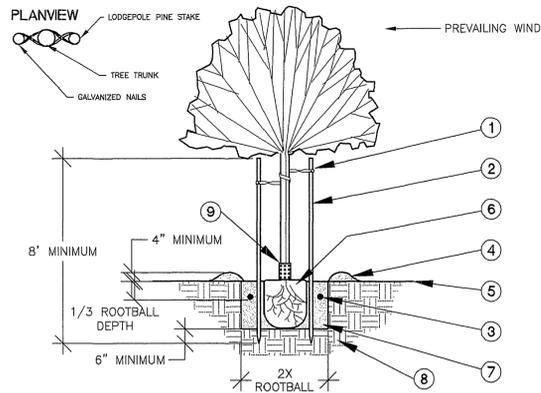
**FAIRFIELD RESIDENTIAL LLC**  
5510 MOREHOUSE DR., SUITE 200  
SAN DIEGO, CA 92121  
BENCHMARK P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ELEV.: 1510.379

MARK REVISIONS APPR. DATE  
DESIGNED BY CG DRAWN BY KK CHECKED BY TM

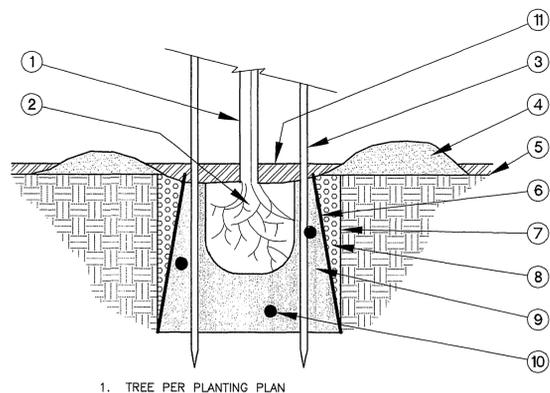
CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY DATE 11-13-00  
PRINCIPAL ENGINEER  
PARK DEPARTMENT  
TRAFFIC DIVISION  
CHIEF P.W. ENGR. STREET SERVICES

PARCEL MAP NO. 28919  
STREET IMPROVEMENT PLANS  
MEDIAN DESIGN  
SYCAMORE CANYON BLVD.  
**Planting Plan**

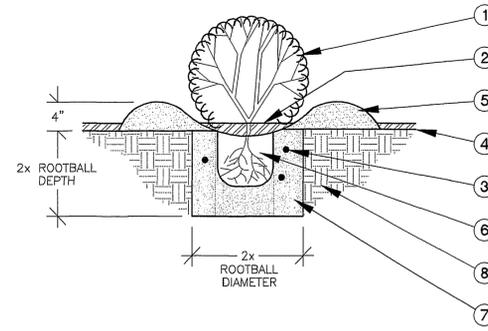
PROJECT NO. 980728  
**R-3528-L**  
SHEET 4 OF 5  
FILE NO.



1. TIRE STRIP TIE
  2. 2" LODGEPOLE PINE STAKE
  3. FERTILIZER TABLETS (PER SPECS)
  4. WATERING BASIN
  5. FINISH GRADE
  6. SET ROOTBALL FROM 2" MAX TO 1/2" MIN. HIGHER THAN ADJACENT FINISH GRADE
  7. BACKFILL (PER SPECS)
  8. UNDISTURBED SOIL (TYP.)
  9. PLASTIC TRUNK GUARD SUCH AS ARBOR-GARD AS MANUFACTURED BY DEEP ROOT CORP.
- NOTE: STAKES SHALL NOT PIERCE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.



1. TREE PER PLANTING PLAN
2. ROOTBALL
3. STAKE PER 'TREE PLANTING' DETAIL
4. EARTH WATERING BASIN PER 'TREE PLANTING' DETAIL
5. FINISH GRADE
6. DEEP ROOT BARRIER PER PLANTING SPECS / NOTES
7. TREE PLANTING PIT PER 'TREE PLANTING' DETAIL
8. 3/4"-1" CRUSHED ROCK / GRAVEL
9. COMPACTED BACKFILL MIX PER PLANTING SPECS / NOTES
10. PLANT TABLETS PER PLANTING SPECS / NOTES
11. 2" MINIMUM DEEP MULCH PER PLANTING PLAN



1. SHRUB PER PLANTING PLAN
2. 2" MINIMUM DEEP MULCH PER PLANTING PLAN
3. PLANT TABLETS PER PLANTING SPECS / NOTES
4. FINISH GRADE
5. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUND COVER)
6. ROOTBALL: SET CROWN FLUSH WITH FINISH GRADE
7. COMPACT BACKFILL MIX PER PLANTING SPECS / NOTES
8. NATIVE SOIL

**HYDROSEED NOTE:**

MIXING OF HYDROSEED SLURRY SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION AND RECIRCULATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY OF FIBER, M-BINDER, SEED, FERTILIZER, AND WATER.

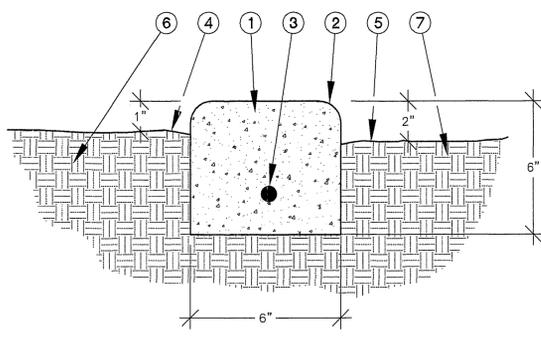
**SEED MIX:** 60% PERENNIAL RYE (50% 'CALIENTE FINE', 50% 'PRELUDE'); 10% PJ BLUEGRASS (50% 'RUGBY', 50% 'PARADE'); 30% UN-HULLED BERMUDA\* (CERTIFIED ARIZONA COMMON).  
\*NOTE: FOR APPLICATIONS IN MAY-SEPTEMBER, USE HULLED BERMUDA.

**APPLICATION:** 218 LBS/ACRE (5LBS/1000 S.F.), 1611 LBS/ACRE CELLULOSE WOOD FIBER MULCH, 87 LBS/ACRE ORGANIC BINDER, 196 LBS/ACRE 10-10-10 FERTILIZER

HYDROSEED SLURRY SHALL BE APPLIED UNDER HIGH PRESSURE EVENLY AND RESULT IN A UNIFORM COAT ON ALL AREAS TO BE TREATED. CARE SHALL BE EXERCISED TO ASSURE THAT ALL PLANTS IN PLACE ARE NOT SUBJECTED TO THE DIRECT FORCE OF THE APPLICATION. SLURRY SHALL BE IMMEDIATELY REMOVED FROM WALKS, PAVEMENT, STRUCTURES, AND GROUND COVER AREAS THAT ARE INADVERTENTLY SPRAYED. ALL BARE SPOTS SHALL BE RESEED BY THE CONTRACTOR WITHIN 15 DAYS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESEEDED AREAS FOR AS LONG AFTER SEEDING AS NECESSARY, UNTIL ACCEPTABLE GERMINATION AND ESTABLISHMENT IS REALIZED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

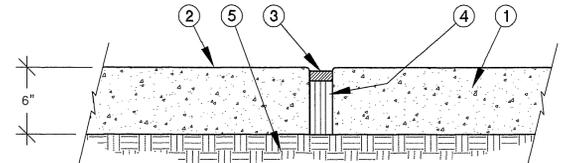
**OVERSEEDING FOR STOLONIZED TURF PLANTINGS:** (FOR USE DURING NON-STOLONIZING WHERE STOLONIZING OF TURF IS SPECIFIED, AND THE INSTALLATION IS SCHEDULED DURING NON-STOLONIZING MONTHS) OVERSEED THE STOLONIZED TURF AREA WITH 100% ANNUAL RYE.

**A STREET TREE PLANTING**

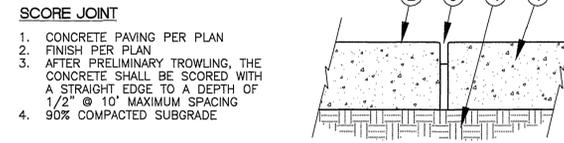


1. 2000 PSI NATURAL GRAY CONCRETE WITH SMOOTH TROWEL FINISH
  2. 1/2" RADIUS ALL EDGES
  3. #4 REBAR - PLACE IN BOTTOM 1/3 OF CURB, LAP BARS 8" @ SPLICES AND TIE
  4. FINISH GRADE IN TURF AREAS
  5. FINISH GRADE IN GROUND COVER AREAS
  6. UNDISTURBED NATIVE SOIL
  7. 90% COMPACTED SUBGRADE
- NOTES:  
INSTALL 1/2" PREFORMED EXPANSION JOINTS  
@ 15' O.C. MAXIMUM AND AT BEGINNING OF RADIUS

**B ROOT BARRIER**



- EXPANSION JOINT**
1. CONCRETE PAVING PER PLAN
  2. FINISH PER PLAN
  3. POLYURETHANE CAULKING TO MATCH CONCRETE FLOOR
  4. 1/2" PREFORMED FIBER EXPANSION JOINT @ 20' MAX. SPACING (EXCEPTION: JOINTS ON PERIMETER WALKS @ 50' MAX. SPACING)
  5. 90% COMPACTED SUBGRADE



- SCORE JOINT**
1. CONCRETE PAVING PER PLAN
  2. FINISH PER PLAN
  3. AFTER PRELIMINARY TROWLING, THE CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1/2" @ 10' MAXIMUM SPACING
  4. 90% COMPACTED SUBGRADE
- NOTES:  
WHERE PAVING IS BEING INSTALLED ADJACENT TO EXISTING PAVING, A LAYER OF TAR PAPER SHALL BE PLACED BETWEEN NEW AND EXISTING PAVING PRIOR TO POURING.

**C SHRUB PLANTING**

**D HYDROSEED TURF**

**GENERAL NOTES FOR STREET TREE PLAN CHECK**

A. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND THE CITY OF RIVERSIDE STREET TREE POLICIES.

B. WHEN CALLING FOR INSPECTIONS, CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 715-3469. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTED. INSPECTIONS ARE REQUIRED:

- 1) AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR.
- 2) WHILE DIGGING PLANT PITS AND PLANTING AND/OR RELOCATING TREES.
- 3) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE.
- 4) AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR AND/OR DEVELOPER SHALL CALL THE PARK PROJECTS INSPECTOR AT (909) 715-3469 FOR A FINAL ACCEPTANCE INSPECTION. IN ORDER TO BE RELEASED FROM MAINTENANCE, DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES

C. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.

D. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM OF ONE (1) YEAR.

E. STREET TREE PLANTINGS SHALL BE AS FOLLOWS:

STREET NAME: SYCAMORE CANYON DRIVE  
BOTANICAL / COMMON NAME: PLATANUS ACERIFOLIA / LONDON PLANE TREE  
MINIMUM SIZE: 24" BOX  
APPROXIMATE SPACING: 45' O.C.  
NUMBER REQUIRED: 11

F. A STREET OPENING PERMIT, AS ISSUED BY THE PUBLIC WORKS DEPARTMENT, IS REQUIRED PRIOR TO COMMENCEMENT OF WORK.

G. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED.

H. IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE PARK PROJECTS INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVAL PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

**E 6"x6" CONCRETE MOW CURB**

**F CONCRETE PAVING**

**G**

**H**

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Riverside, CA 92501  
(909) 369-0700  
Fax: (909) 369-4039  
e-mail: cornworks@pe.net  
http://www.pe.net/cornworks

PREPARED UNDER THE DIRECTION OF  
**TIMOTHY I. MALONEY**  
REGISTERED LANDSCAPE ARCHITECT, RLA 2110  
EXPIRATION DATE 10/31/01

SCALE: N.T.S. NORTH: BENCHMARK: P.K. NAIL AND CITY ENGINEER TAGGED "L1-C3" IN THE NORTHERLY CORNER OF A CATCH BASIN IN THE MEDIAN CURB OF SYCAMORE CANYON BLVD., 95 FEET SOUTHERLY OF FAIR ISLE DRIVE. ELEV.: 1510.379

DATE: 12/9/99

**FAIRFIELD RESIDENTIAL LLC**  
5510 MOREHOUSE DR., SUITE 200  
SAN DIEGO, CA 92121

DESIGNED BY RD DRAWN BY RD CHECKED BY TM

MARK	REVISIONS	APPR.	DATE

DESIGNED BY RD DRAWN BY RD CHECKED BY TM

CITY OF RIVERSIDE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	R. McE...	11/13/00
PARK DEPARTMENT		
TRAFFIC DIVISION		
CHIEF P.W. ENGR.		
STREET SERVICES		

APPROVED BY: R. McE...  
DIRECTOR OF PUBLIC WORKS  
DATE: 11-13-00

PARCEL MAP NO. 28919  
STREET IMPROVEMENT PLANS  
MEDIAN DESIGN  
SYCAMORE CANYON BLVD.  
Planting Details

PROJECT NO. 980728  
R-3528-L  
SHEET 5 OF 5  
FILE NO.

INDEXED 11-14-2000 lft