MISSION RANCH

WOOD ROAD- REVERSE STREET FRONTAGE

TRACT #31237
RIVERSIDE CA

CENTEX - INLAND EMPIRE

2280 Wardlow Circle, Suite 150, Corona, CA 92880-2896
Contact: Greg Mendoza 951-479-9386/Fax: 951-273-2100
gmendoza@centexhomes.com

LEGEND

GENERAL NOTES FOR HOA MAINTAINED PUBLIC LANDSCAPES

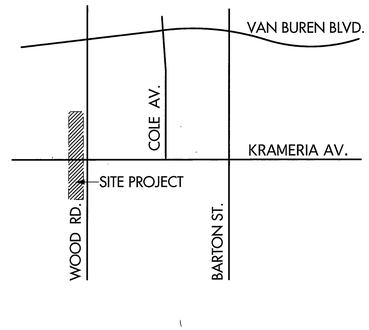
1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATION SECTIONS 02441 AND 02480).
2. A "PUBLIC LANDSCAPE" PERMIT, AS ISSUED BY THE PARK AND RECREATION DEPARTMENT IS REQUIRED, CONTACT THE ASSIGNED PARKS DEPARTMENT INSPECTOR AT (909) 351-6254 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.
3. WHEN CALLING FOR INSPECTIONS CONTACT THE PARKS DEPARTMENT INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

a. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN IN THE PUBLIC RIGHT OF WAY;
b. AT THE TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARKS DEPARTMENT I NSPECTOR);
c. AT THE TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS;
d. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS;
e. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
f. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
g. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
h. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/ DEVELOPER SHALL CONTACT THE PARKS DEPARTMENT INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCEE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER CITY'S RECEIPT OF WRITTEN NOTIFICATION FROM THE HOA'S AUTHORIZED REPRESENTATIVE THAT THE HOA IS ASSUMING MAINTENANCE RESPONSABILITIES, AND THE CITY'S ISSUANCE OF WRITTEN NOTIFICATION TO THE DEVELOPER THAT THE PROJECT HAS PASSED FINAL INSPECTION.

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

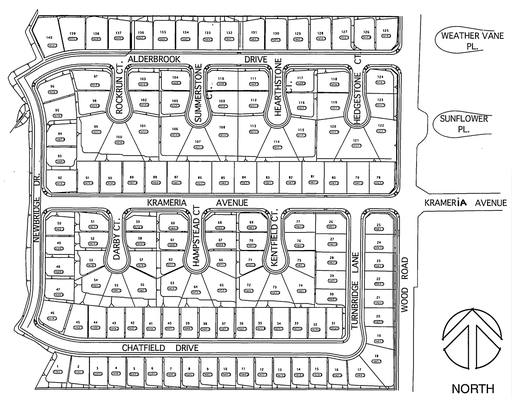
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE PARKS DEPARTMENT INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE THREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

VICINITY MAP



REVISIONS

KEY MAP



SHEET INDEX

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TOTAL LANDSCAPE AREA 11,507 S.F.
TOTAL TREE QUANTITY 22 - 15 gal.

CITY OF RIVERSIDE
PLANNING DEPARTMENT
SIGNATURE
7-26-05 DATE
P05-0356 RELATED DR CASE #

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY WMWD
SIGNED DATE
CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED 7/26/05 DATE

STATE BOARD OF REGISTERED LANDSCAPE ARCHITECTS
ARTHUR D GUY III
7-25-05
LIC. NO. 2214
STATE OF CALIFORNIA

BGB inc
Landscape Architecture
Planning
Urban Design
2212 DUPONT DR.
STE. A
IRVINE,CA. 92612
T-(949) 476-8616
F-(949) 476-8707

MARK	REVISION	APPR.	DATE
△			

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
STREET SERVICES		
SURVEYOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/17/05

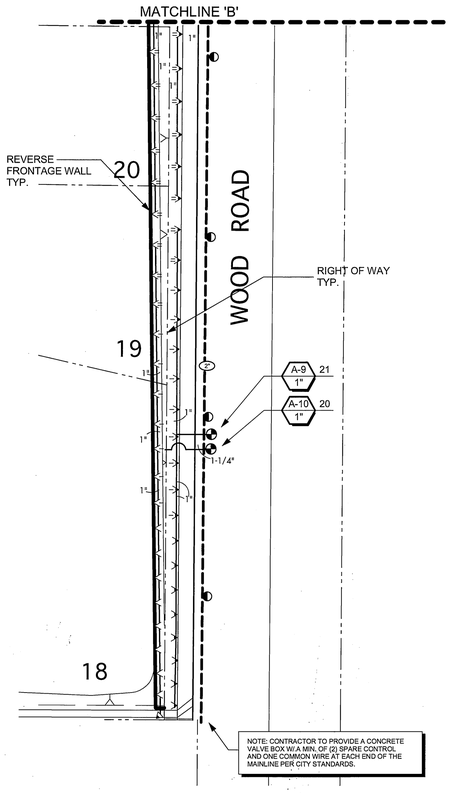
MISSION RANCH
TRACT #31237
WOOD ROAD REVERSE STREET FRONTAGE
COVER SHEET

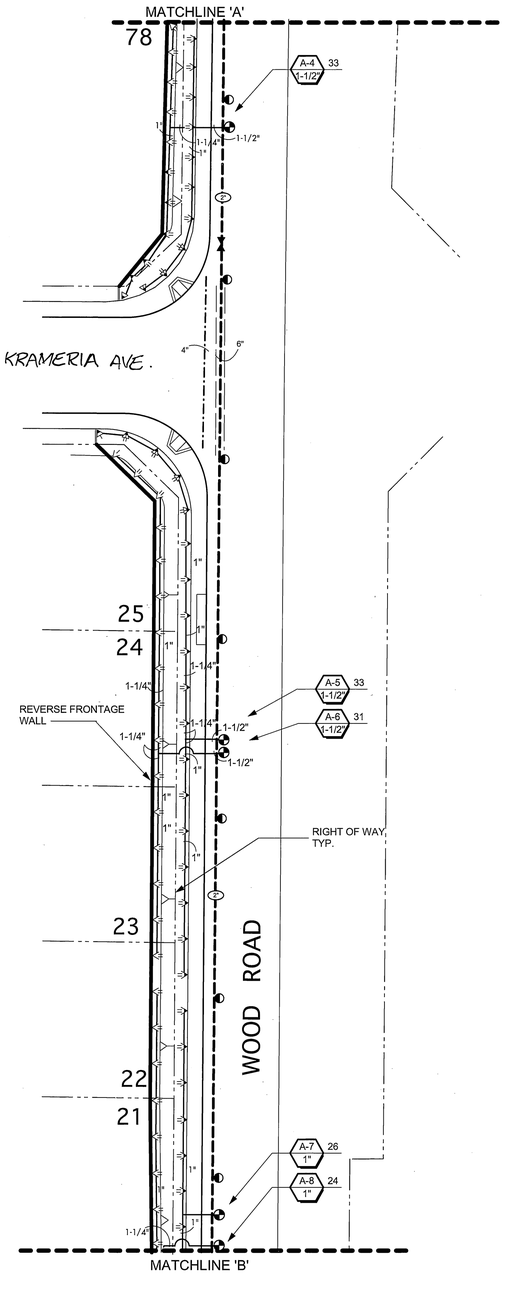
SCALE: NONE

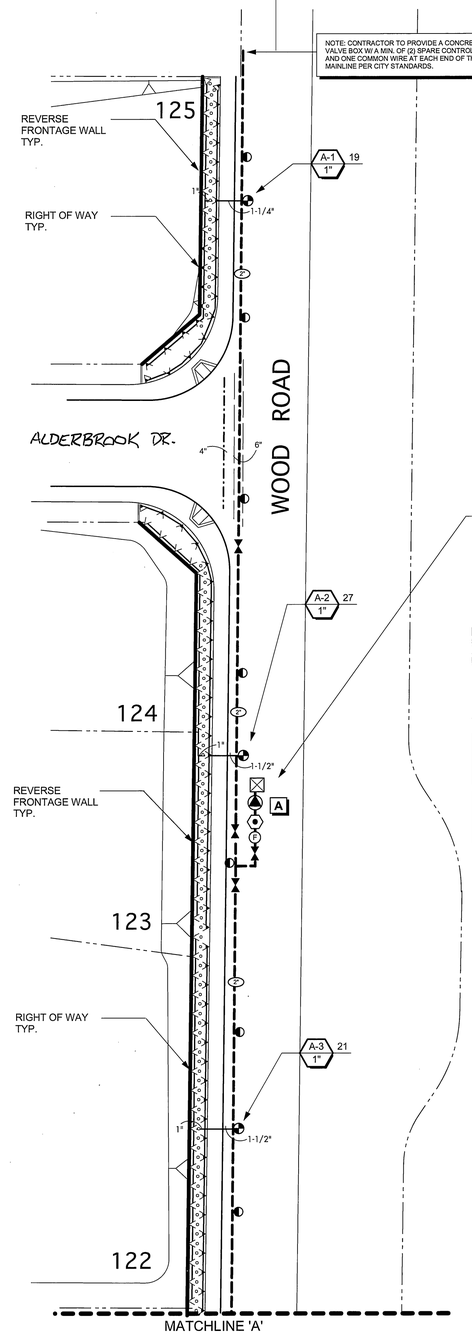
ACCT. NO.
R-3805-L
SHEET: 01 OF 4

PRP04-0014/PC-4416-R

INDEXED 10-11-05 YH







IRRIGATION LEGEND (Spray Heads)

SYMBOL	MANUFACTURER	BODY	NOZZLE	DESCRIPTION	GPM	PSI	RADIUS	ARC	DETAIL REF.
	RAIN BIRD	1812-SAM	8Q	SHRUB SPRAY	0.26	30	8'	90°	'400A'
	RAIN BIRD	1812-SAM	8H	SHRUB SPRAY	0.52	30	8'	180°	'400A'
	RAIN BIRD	1812-SAM	10Q	SHRUB SPRAY	0.39	30	10'	90°	'400A'
	RAIN BIRD	1812-SAM	10H	SHRUB SPRAY	0.79	30	10'	180°	'400A'
	RAIN BIRD	1812-SAM	12H	SHRUB SPRAY	1.30	30	12'	180°	'400A'
	RAIN BIRD	1812-SAM	15Q	SHRUB SPRAY	0.79	30	15'	90°	'400A'
	RAIN BIRD	1812-SAM	15H	SHRUB SPRAY	1.85	30	15'	180°	'400A'
	RAIN BIRD	1812-SAM	8Q	SHRUB POP-UP	0.26	30	8'	90°	'4040'
	RAIN BIRD	1812-SAM	8H	SHRUB POP-UP	0.52	30	8'	180°	'4040'
	RAIN BIRD	1812-SAM	10Q	SHRUB POP-UP	0.39	30	10'	90°	'4040'
	RAIN BIRD	1812-SAM	10T	SHRUB POP-UP	0.53	30	10'	120°	'4040'
	RAIN BIRD	1812-SAM	10H	SHRUB POP-UP	0.79	30	10'	180°	'4040'
	RAIN BIRD	1812-SAM	12Q	SHRUB POP-UP	0.65	30	12'	90°	'4040'
	RAIN BIRD	1812-SAM	12H	SHRUB POP-UP	1.30	30	12'	180°	'4040'
	RAIN BIRD	1812-SAM	15T	SHRUB POP-UP	1.23	30	15'	120°	'4040'
	RAIN BIRD	1812-SAM	15H	SHRUB POP-UP	1.85	30	15'	180°	'4040'

POINT OF CONNECTION: CONTRACTOR SHALL TIE INTO EXISTING 2" POTABLE WATER METER, AND RUN AN IRRIGATION SUPPLY LINE TO THE 2" REDUCED PRESSURE BACKFLOW PREVENTOR.
WATER SUPPLY: W.M.W.D. BILL BRIGHTON (909) 789-5000
METER ADDRESS: WOOD ROAD, ADJACENT TO LOT 123
PRESSURE HGL: 1836
METER ELEVATION: 1662.7
MINIMUM STATIC WATER PRESSURE: 75
MAXIMUM STATIC WATER PRESSURE: 85
SYSTEM DESIGN PRESSURE: 59.7 PSI
PEAK IRRIGATION DEMAND: 33 GPM'S
SET PRESSURE REGULATION TO: N/A
DATE INFORMATION OBTAINED: 05/05/04
APPROX. AREA SERVED BY WATER METER IS: 0.26 ACRES

AUTOMATIC CONTROLLER:
CONTROLLER SHALL BE A RAIN BIRD ESP MC-24 STATION IRRIGATION CONTROLLER.
INSTALL CONTROLLER INSIDE A STAINLESS STEEL ENCLOSURE (REFER TO LEGEND FOR TYPE). 120 VOLT ELECTRICAL POWER SHALL BE PROVIDED BY ELECTRICIAN. CONTRACTOR SHALL BE VERIFY THE ACTUAL LOCATION OF CONTROLLER AND POWER SUPPLY TO START WORK.

NOTE:
CONTRACTOR TO COORDINATE WITH CITY UTILITIES FOR ELECTRIC METER SERVICE AT PROPOSED CONTROLLER LOCATION.

NOTE:
CONTRACTOR TO BE PROVIDED W/ 8 1/2" x 11" PRINT OUTS OF CITY STANDARD DETAILS AS ISSUED BY CITY.

TO BE "FILLED-IN" BY THE CONTRACTOR AS "RECORD DRAWINGS" INFORMATION BASED ON AS-BUILT CONDITIONS:

WATER METER NUMBER*
ELECTRIC METER NUMBER *
ELECTRIC METER SERVICE ADDRESS*
VOLTAGE*
AMPS*
PURVEYOR: CITY OF RIVERSIDE PU-ELECTRIC

NOTES:
1. ALL LATERAL LINE PIPE TO BE 3/4" UNLESS OTHERWISE NOTED
2. ALL PIPE SIZING CALLOUTS ARE IN INCHES, OR REFERENCE THE PIPE SIZING LEGEND ABOVE.
3. PIPE SIZING CALLOUTS ARE SHOWN ONLY AT THE END OF RUNS. ALL PIPE SIZED BETWEEN THESE CALLOUTS ARE SIZED THE SAME.
4. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".

SIZING CHART	
PIPE SIZE	CL 200- GPM
3/4" PIPE	1-9
1" PIPE	9.1-15
1 1/4" PIPE	15.1-25
1 1/2" PIPE	25.1-34
2" PIPE	34.1-50
2 1/2" PIPE	50.1-80

CONSTRUCTION NOTE: INSTALL CONCRETE VALVE BOX WITH A MINIMUM OF (2) SPARE CONTROL & (1) COMMON WIRE AT EACH END OF THE MAINLINE PER CITY STANDARDS.

NOTE: SEE SHEET 3 FOR IRRIGATION LEGEND & NOTES.

NORTH

CITY OF RIVERSIDE
PLANNING DEPARTMENT
SIGNATURE
7-26-05 P05-0356
DATE RELATED DR CASE #

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
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TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY WMWD
SIGNED DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED 7/26/05 DATE

STATE BOARD OF REGISTERED LANDSCAPE ARCHITECTS
ARTHUR D GUY III
7-25-05
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STATE OF CALIFORNIA

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Landscape Architecture
Planning
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F-(949) 476-8707

MARK	REVISION	APPR.	DATE
△			

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
STREET SERVICES		
SURVEYOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/12/05

MISSION RANCH
TRACT #31237
WOOD ROAD REVERSE STREET FRONTAGE
IRRIGATION PLAN
SCALE: 1"=30'-0"

ACCT. NO. R-3805-L
SHEET: 02 OF 4

PRP04-0014/PC-4416-R

INDEXED 10-11-05 LH

IRRIGATION SCHEDULE

MISSION RANCH- TRACT #31237								WINTER (Dec., Jan. and Feb.)		
Project Name:	WOOD ROAD REVERSE STREET FRONTAGE							Water meter Number:		A
Designer Name:	BGB INC. - Alvin Co							Reclaimed / Potable:		P
Date Prepared:	MAR. 28, 2005									
Evapotranspiration Rates:			Plant Factors (% of ETo):					Irrigation Efficiency (%):		
Historical:	55.45	In. / Yr.			Turf:		0.8	Wetted % of Plant Area		0.75
Seasonal:	6.52	In.			Low Water Use Shrubs:		0.3	Spray Heads:		0.65
Seasonal:	0.50	In. / Wk.			Medium Water Use Shrubs:		0.4	Bubbler Heads:		0.85
					High Water Use Shrubs:		0.5	Drip Systems:		0.90
Controller Letter:	A									
VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK	
A-1	19	0.4	1.78	0.65	3	0.31	10	3	198	
A-2	27	0.4	1.78	0.65	3	0.31	10	3	281	
A-3	21	0.4	1.78	0.65	3	0.31	10	3	218	
A-4	33	0.4	1.78	0.65	3	0.31	10	3	343	
A-5	33	0.4	1.78	0.65	3	0.31	10	3	343	
A-6	31	0.4	1.78	0.65	3	0.31	10	3	323	
A-7	26	0.4	1.78	0.65	3	0.31	10	3	270	
A-8	24	0.4	1.78	0.65	3	0.31	10	3	250	
A-9	21	0.4	1.78	0.65	3	0.31	10	3	218	
A-10	20	0.4	1.78	0.65	3	0.31	10	3	208	

Run Time Totals:		Water Use Totals:		Water Cost Totals:	
104	Min. / Wk.	2,653 Gal. / Wk.	0.01 Acft / Wk.	$630.00	Cost / Acft.
1.73	Hrs. / Wk.	11,487 Gal. / Mo.	0.04 Acft / Mo.	$22.21	Cost / Mo.
3	Days / Wk.	34,488 Gal. / Ssn.	0.11 Acft / Ssn.	$69.68	Cost / Ssn.
0.58	Hrs. / Day	884 Gal. / Day	0.00 Acft / Day	$567.11	Cost / Yr.

MISSION RANCH- TRACT #31237								SPRING (Mar., April and May)		
Project Name:	WOOD ROAD REVERSE STREET FRONTAGE							Water meter Number:		A
Designer Name:	BGB INC. - Alvin Co							Reclaimed / Potable:		P
Date Prepared:	MAR. 28, 2005									
Evapotranspiration Rates:			Plant Factors (% of ETo):					Irrigation Efficiency (%):		
Historical:	55.45	In. / Yr.			Turf:		0.8	Wetted % of Plant Area		0.65
Seasonal:	14.42	In.			Low Water Use Shrubs:		0.3	Spray Heads:		0.65
Seasonal:	1.11	In. / Wk.			Medium Water Use Shrubs:		0.4	Bubbler Heads:		0.85
					High Water Use Shrubs:		0.5	Drip Systems:		0.90
Controller Letter:	A									
VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK	
A-1	19	0.4	1.78	0.65	3	0.68	23	7	437	
A-2	27	0.4	1.78	0.65	3	0.68	23	7	621	
A-3	21	0.4	1.78	0.65	3	0.68	23	7	483	
A-4	33	0.4	1.78	0.65	3	0.68	23	7	759	
A-5	33	0.4	1.78	0.65	3	0.68	23	7	759	
A-6	31	0.4	1.78	0.65	3	0.68	23	7	713	
A-7	26	0.4	1.78	0.65	3	0.68	23	7	598	
A-8	24	0.4	1.78	0.65	3	0.68	23	7	552	
A-9	21	0.4	1.78	0.65	3	0.68	23	7	483	
A-10	20	0.4	1.78	0.65	3	0.68	23	7	460	

Run Time Totals:		Water Use Totals:		Water Cost Totals:	
230	Min. / Wk.	5,467 Gal. / Wk.	0.02 Acft / Wk.	$630.00	Cost / Acft.
3.83	Hrs. / Wk.	25,406 Gal. / Mo.	0.08 Acft / Mo.	$49.12	Cost / Mo.
4	Days / Wk.	76,275 Gal. / Ssn.	0.23 Acft / Ssn.	$147.46	Cost / Ssn.
0.96	Hrs. / Day	1,467 Gal. / Day	0.00 Acft / Day	$567.11	Cost / Yr.

MISSION RANCH- TRACT #31237								SUMMER (Jun., Jul. and Aug.)		
Project Name:	WOOD ROAD REVERSE STREET FRONTAGE							Water meter Number:		A
Designer Name:	BGB INC. - Alvin Co							Reclaimed / Potable:		P
Date Prepared:	MAR. 28, 2005									
Evapotranspiration Rates:			Plant Factors (% of ETo):					Irrigation Efficiency (%):		
Historical:	55.45	In. / Yr.			Turf:		0.8	Wetted % of Plant Area		0.75
Seasonal:	22.08	In.			Low Water Use Shrubs:		0.3	Spray Heads:		0.65
Seasonal:	1.70	In. / Wk.			Medium Water Use Shrubs:		0.4	Bubbler Heads:		0.85
					High Water Use Shrubs:		0.5	Drip Systems:		0.90
Controller Letter:	A									
VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK	
A-1	19	0.4	1.78	0.65	3	1.05	35	10	669	
A-2	27	0.4	1.78	0.65	3	1.05	35	10	951	
A-3	21	0.4	1.78	0.65	3	1.05	35	10	740	
A-4	33	0.4	1.78	0.65	3	1.05	35	10	1,163	
A-5	33	0.4	1.78	0.65	3	1.05	35	10	1,163	
A-6	31	0.4	1.78	0.65	3	1.05	35	10	1,092	
A-7	26	0.4	1.78	0.65	3	1.05	35	10	916	
A-8	24	0.4	1.78	0.65	3	1.05	35	10	846	
A-9	21	0.4	1.78	0.65	3	1.05	35	10	740	
A-10	20	0.4	1.78	0.65	3	1.05	35	10	705	

Run Time Totals:		Water Use Totals:		Water Cost Totals:	
352	Min. / Wk.	9,984 Gal. / Wk.	0.03 Acft / Wk.	$630.00	Cost / Acft.
5.87	Hrs. / Wk.	38,901 Gal. / Mo.	0.12 Acft / Mo.	$75.22	Cost / Mo.
6	Days / Wk.	116,793 Gal. / Ssn.	0.36 Acft / Ssn.	$225.83	Cost / Ssn.
0.98	Hrs. / Day	1,497 Gal. / Day	0.00 Acft / Day	$567.11	Cost / Yr.

MISSION RANCH- TRACT #31237								AUTUMN (Sep., Oct. and Nov.)		
Project Name:	WOOD ROAD REVERSE STREET FRONTAGE							Water meter Number:		A
Designer Name:	BGB INC. - Alvin Co							Reclaimed / Potable:		P
Date Prepared:	MAR. 28, 2005									
Evapotranspiration Rates:			Plant Factors (% of ETo):					Irrigation Efficiency (%):		
Historical:	55.45	In. / Yr.			Turf:		0.8	Wetted % of Plant Area		0.75
Seasonal:	12.43	In.			Low Water Use Shrubs:		0.3	Spray Heads:		0.65
Seasonal:	0.96	In. / Wk.			Medium Water Use Shrubs:		0.4	Bubbler Heads:		0.85
					High Water Use Shrubs:		0.5	Drip Systems:		0.90
Controller Letter:	A									
VALVE NUMBER	FLOW IN GPM	PLANT FACTOR	PRECIP. RATE	IRRIG. EFFIC.	MAX. MIN./CYCLE	IR/WK INCHES	IR/WK MINUTES	CYCLES PER WK	GALLONS PER WK	
A-1	19	0.4	1.78	0.65	3	0.59	20	6	377	
A-2	27	0.4	1.78	0.65	3	0.59	20	6	536	
A-3	21	0.4	1.78	0.65	3	0.59	20	6	417	
A-4	33	0.4	1.78	0.65	3	0.59	20	6	655	
A-5	33	0.4	1.78	0.65	3	0.59	20	6	655	
A-6	31	0.4	1.78	0.65	3	0.59	20	6	615	
A-7	26	0.4	1.78	0.65	3	0.59	20	6	516	
A-8	24	0.4	1.78	0.65	3	0.59	20	6	476	
A-9	21	0.4	1.78	0.65	3	0.59	20	6	417	
A-10	20	0.4	1.78	0.65	3	0.59	20	6	397	

Run Time Totals:		Water Use Totals:		Water Cost Totals:	
198	Min. / Wk.	5,058 Gal. / Wk.	0.02 Acft / Wk.	$630.00	Cost / Acft.
3.31	Hrs. / Wk.	21,899 Gal. / Mo.	0.07 Acft / Mo.	$42.34	Cost / Mo.
4	Days / Wk.	65,749 Gal. / Ssn.	0.20 Acft / Ssn.	$127.13	Cost / Ssn.
0.83	Hrs. / Day	1,264 Gal. / Day	0.00 Acft / Day	$567.11	Cost / Yr.

NOTE: THE IRRIGATION SYSTEM IS CAPABLE OF APPLYING
1 1/2" OF WATER PER WEEK BETWEEN THE HOURS OF 11 PM & 6 AM.

IRRIGATION CALCS (STATION A-1)

PRESSURE LOSS CALCULATION	
METER: ELEVATION	1662.7 FT.
VALVE NUMBER AT 1661.6 FT. (19 GPM'S)	A-1
METER LOSS	1.3 PSI
BACKFLOW LOSS	12.0 PSI
VALVE LOSS	3.0 PSI
MASTER VALVE LOSS	1.6 PSI
FLOW METER	0.5 PSI
MAIN LINE LOSS	2.0 PSI
LATERAL LINE LOSS	2.0 PSI
10% SYSTEM LOSS	2.5 PSI
TOTAL SYSTEM LOSS	24.9 PSI
HEAD REQUIREMENT	30.0 PSI
TOTAL PRESSURE REQUIRED	54.9 PSI
ELEVATION PRESSURE LOSS	0 PSI
AVAILABLE STATIC PRESSURE	75.0 PSI
RESIDUAL PRESSURE	20.0 PSI

IRRIGATION CALCS (STATION A-2)

PRESSURE LOSS CALCULATION	
METER: ELEVATION	1662.7 FT.
VALVE NUMBER AT 1662.7 FT. (27 GPM'S)	A-2
METER LOSS	1.3 PSI
BACKFLOW LOSS	12.0 PSI
VALVE LOSS	5.6 PSI
MASTER VALVE LOSS	2.0 PSI
FLOW METER	0.5 PSI
MAIN LINE LOSS	1.0 PSI
LATERAL LINE LOSS	2.0 PSI
10% SYSTEM LOSS	2.7 PSI
TOTAL SYSTEM LOSS	27.1 PSI
HEAD REQUIREMENT	30.0 PSI
TOTAL PRESSURE REQUIRED	57.1 PSI
ELEVATION PRESSURE LOSS	0.0 PSI
AVAILABLE STATIC PRESSURE	75.0 PSI
RESIDUAL PRESSURE	17.9 PSI

IRRIGATION CALCS (STATION A-10)

PRESSURE LOSS CALCULATION	
METER: ELEVATION	1662.7 FT.
VALVE NUMBER AT 1664.3 FT. (20 GPM'S)	A-10
METER LOSS	1.3 PSI
BACKFLOW LOSS	12.0 PSI
VALVE LOSS	3.0 PSI
MASTER VALVE LOSS	2.0 PSI
FLOW METER	0.5 PSI
MAIN LINE LOSS	6.0 PSI
LATERAL LINE LOSS	2.0 PSI
10% SYSTEM LOSS	2.9 PSI
TOTAL SYSTEM LOSS	29.7 PSI
HEAD REQUIREMENT	30.0 PSI
TOTAL PRESSURE REQUIRED	59.7 PSI
ELEVATION PRESSURE LOSS (3 FT.)	1.5 PSI
AVAILABLE STATIC PRESSURE	75.0 PSI
RESIDUAL PRESSURE	13.9 PSI

IRRIGATION LEGEND (Equipment)

SYMBOL	MANUF. / ITEM:	MODEL NO: / DESCRIPTION	DETAIL REF.
	RAIN BIRD	RAIN BIRD #44LRC 1" SERIES QUICK COUPLER VALVE.	'4050'
	RAIN BIRD	Model No: RAINBIRD PEB SERIES REMOTE CONTROL VALVE. SEE PLAN FOR SIZE.	'4030'
	FEBCO	825YA REDUCED PRESSURE BACKFLOW PREVENTER (2") INSTALL IN VANDAL PROOF ENCLOSURE- BY STRONG BOX	'4011'
	NIBCO BALL VALVE	NIBCO BALL VALVE FOR 2"/ NIBCO GATE VALVE FOR 2-1/2" AND LARGER W/SQ. OPERATING NET AND NON-RISING STEM.	'4052'
A	RAIN BIRD CONTROLLER	RAIN BIRD ESP-MC SERIES AUTOMATIC IRRIGATION CONTROLLER INSTALL IN MANUF. VANDAL RESISTANT STAINLESS STEEL ENCLOSURE BY STRONG BOX (24 STATION). INSTALL RAIN SHUT OFF DEVICE W/ RAIN GUARD MODEL RG-DCC BY WCS.	'4070'
	APPROVED	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT.	-
	APPROVED LATERAL LINE	Model No: CLASS 200 PVC PIPE. SIZE AS NOTED ON PLAN - 12" MIN. COVER	'4010'
	APPROVED MAIN LINE	Model No: 1 1/2" OR SMALLER (SCH 40 PVC PIPE). 2" AND LARGER (CL. 315 PVC PIPE) SIZE AS NOTED ON PLAN - 18" MIN. TO 24" BOX MAX. COVER	'4010'
	APPROVED PIPE SLEEVE	Model No: SCH. 80 PVC IRRIGATION PIPE/ SEPARATE SCH 40 WIRE SLEEVE. EXTEND 12" PAST EDGE OF HARDSCAPE. 2X LINE SIZE.	'4010'
	WATER METER	2" WATER METER ALL PERMITS, FEES, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.	---

IRRIGATION NOTES

ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED OR AS INDICATED ON THE DRAWINGS. CONTROL WIRE SLEEVES SHALL BE OF SUFFICENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.

ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE SAID TIME OF REJECTION.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

120 V.A.C. ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.

ALL SPRINKLER HEADS SHALL BE PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DSIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

ADV (ANTI-DRAIN VALVES) UNITS AS SHOWN IN THE DETAILS ARE FOR TYPICAL INSTALLATION ONLY AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON-SITE GRADES. IF THERE IS AN ELEVATION DIFFERENCE OF 24" OR MORE BETWEEN THE HIGHEST HEAD AND THE LOWEST HEAD ON A SYSTEM, THE ADV'S SHALL BE INSTALLED PER THE DETAIL.

CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT WITH ANY WORK UNDER THIS CONTRACT.

THE CONTRACTOR SHALL CARRY ALL WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE OWNER.

INSTALL ALL EQUIPMENT AND MATERIALS AS SHOWN ON THE DRAWINGS AND PER THE SPECIFICATIONS.

PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS

EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES.

THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.

THIS SYSTEM DESIGN IS BASED ON THE REGULATED OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION.

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. BEFORE THE TIME OF THE FINAL INSPECTION, THE CONTRACTOR SHALL TRANSFER ALL INFORMATION FROM THE "AS-BUILT" SET TO A REPRODUCIBLE OZALID SEPIA PROCURED FROM THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE NEAT AND LEGIBLE.

THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO HIS WORK.

ALL PRESSURE LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR TWO HOURS AND SHALL BE PROVEN WATER TIGHT.

ALL IRRIGATION 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 THE WORK.

CONTRACTORS SHALL SUPPLY TWO QUICK-COUPLER KEYS AND HOSE ELLS TO THE OWNER.

ALL MATERIALS AND EQUIPMENT SHALL CONFORM TO APPLICABLE STATE OF CALIFORNIA AND LOCAL CODES.

CONTRACTOR TO COORDINATE WITH CITY UTILITIES - ELECTRIC FOR A METERED ELECTRIC SERVICE AT THE PROPOSED CONTROLLER LOCATION.

CITY OF RIVERSIDE
PLANNING DEPARTMENT

SIGNATURE

7-26-05 P05-0358
DATE RELATED DR CASE #

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

APPROVED BY WMWD

SIGNED DATE

CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC

SIGNED 7/26/05 DATE

STATE BOARD OF REGISTERED LANDSCAPE ARCHITECTS
ARTHUR D GUY III
7-25-05
LIC. NO. 2218
STATE OF CALIFORNIA

BGB inc
Landscape Architecture
Planning
Urban Design

2212 DUPONT DR.
STE. A
IRVINE,CA. 92612
T-(949) 476-8616
F-(949) 476-8707

MARK	REVISION	APPR.	DATE
△			

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
STREET SERVICES		
SURVEYOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT	RD	07/26/05

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/18/05

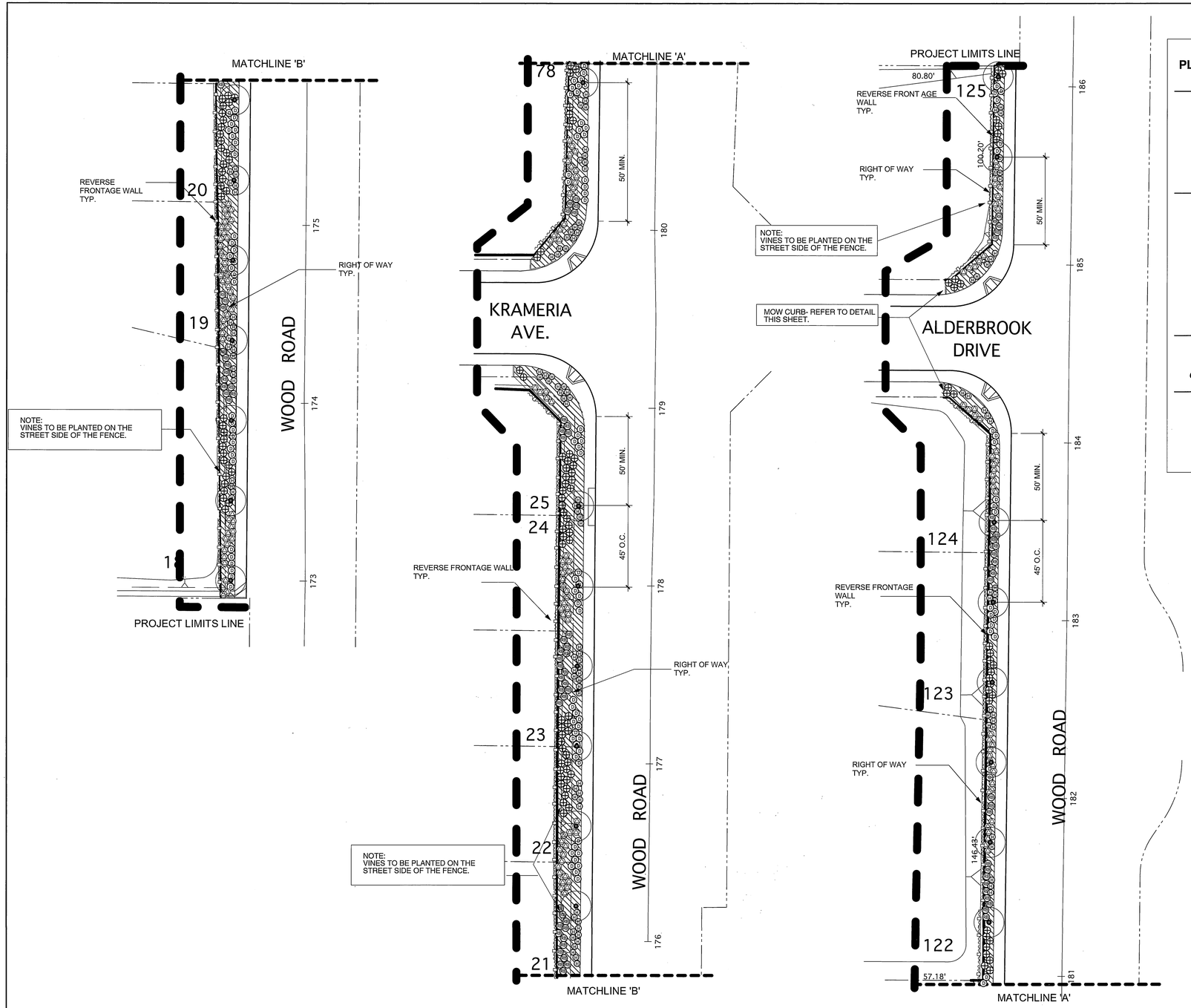
MISSION RANCH
TRACT #31237
WOOD ROAD REVERSE STREET FRONTAGE
IRRIGATION LEGEND, NOTES & DETAILS

SCALE: NONE

ACCT. NO.
R-3805-L
SHEET: 03 OF 4

PRD04-0014/PC-4416-R

INDEXED 10-11-05 KH



PLANT LEGEND

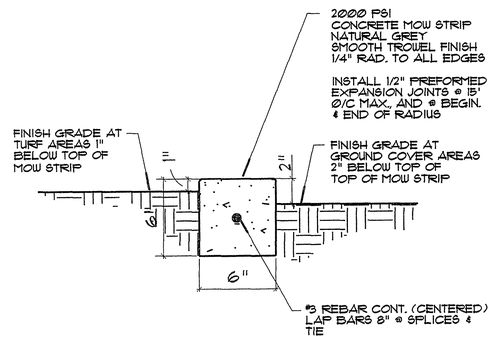
SYM	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL *QTY	DETAIL REFERENCE
TREES					
	MAGNOLIA GRANDIFLORA 'ST. MARY'	ST. MARY MAGNOLIA	15 GAL.	22	1001 & 1002
SHRUBS					
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	111	1001
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	1 GAL.	120	1001
	PHORMIUM TENAX 'MAORI MAIDEN'	MAORI MAIDEN FLAX	5 GAL.	146	1001
	RHAPIOLEPIS 'BALLERINA'	INDIAN HAWTHORN	5 GAL.	79	1001
	XYLOSMA COMPACTUM	N.C.N.	5 GAL.	121	1001
VINES					
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY @ 10' O.C.	1 GAL.	116	1001
GROUNDCOVER					
	DROSANTHEMUM HISPIDUM	N.C.N.	FLATTED 12"O.C.	11,411 S.F.	

PLANTING NOTES

FOR INTERIOR STREET TREE PLANTING AND KRAMERIA AVE. STREET TREE PLANTING, SEE HOMEOWNER SLOPE PLANS BY BGB.

FOR ALL SHRUB, TREE AND GROUNDCOVER PLANTING SEE THE CITY OF RIVERSIDE STANDARD DETAILS, SPECIFICATIONS AND NOTES.

CONCRETE MOW CURB DETAIL



NORTH

CITY OF RIVERSIDE
PLANNING DEPARTMENT
SIGNATURE
7-26-05 DATE
P05-0358 RELATED DR CASE #

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DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
STREET SERVICES		
SURVEYOR		
TRAFFIC DIVISION		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR
DATE 8/12/05

MISSION RANCH
TRACT #31237
WOOD ROAD REVERSE STREET FRONTAGE
PLANTING PLAN
SCALE: 1"=30'-0"

ACCT. NO.
R-3805-L
SHEET: 4 OF 4

PRP04-0014/PC-4416-R

INDEXED 10-11-05 LH