

LIBERTY SQUARE

TRACT 32046 RIVERSIDE, CALIFORNIA
DEWEY AVENUE & BEATTY DRIVE HOA REVERSE FRONTAGE PLANS

RICHMOND AMERICAN HOMES

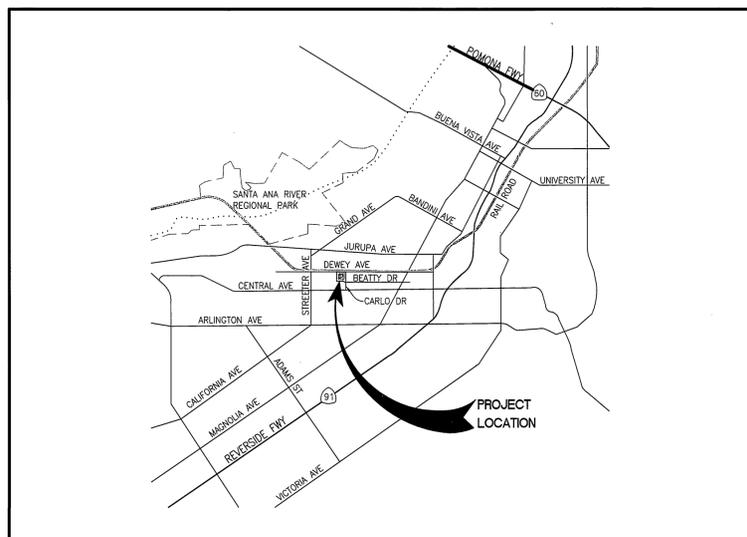
16845 Von Karman, Suite 100 - Irvine, CA. 92606

PH. (949) 756-7373

FAX (949) 757-4333

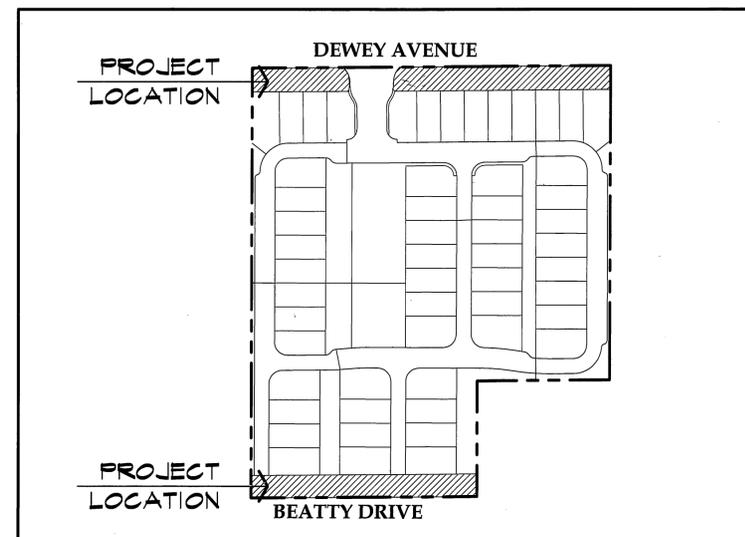
CONTACT: Keli Burton

E-MAIL: kaburton@mdch.com



VICINITY MAP

NO SCALE



LOCATION MAP

NOT TO SCALE



SHEET INDEX

- L-1 TITLE SHEET
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION SCHEMATIC PLAN
- L-4 PLANTING PLAN

GENERAL NOTES FOR IOA 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 Landscape Maintenance Inspectors at (951) 351-6254 to schedule a pre-construction meeting and to obtain the required Public Landscape Permit.
3. When calling for inspections contact the Inspector a minimum of 48 hours in advance to schedule an inspection. A written approval will be provided on the Public Landscape Permit card for each stage of 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 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 Landscape Maintenance Inspector);
 - c. At 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 Landscape Maintenance Inspector at the number listed above for a final acceptance 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 responsibilities, 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 Landscape Maintenance Inspector shall have the authority to revise the tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.

\\fs8\830\MD\TTL\830LMD v-3.dwg, 8/11/05 2:20:03 PM, bobmc, 1:1

| SUMMARY OF LANDSCAPE QUANTITIES | MAINTAINED BY THE CITY | MAINTAINED BY PRIVATE ENTITY | TOTAL LANDSCAPE QUANTITIES |
|--|------------------------|------------------------------|----------------------------|
| 2:1 SLOPE AREAS | | | |
| TURF | 6,370 S.F. | | 6,370 S.F. |
| GROUND COVER | | | |
| SUBTOTAL OF PLANTINGS BY TYPE | 6,370 S.F. | | 6,370 S.F. |
| DECORATIVE PAVEMENT | | | |
| DECOMPOSED GRANITE PAVEMENT | | | |
| GRAND TOTAL (ALL LANDSCAPE AREAS WITHIN THE PROJECT LIMITS) | 6,370 S.F. | | 6,370 S.F. |
| SPECIMEN TREES (24" BOX SIZE OR GREATER, 6" BROWN TRUNK OR LARGER) | | | |
| 0 | 24" BOX | | |
| 0 | 36" BOX | | |
| 0 | 48" BOX | | |
| 0 | 6'-8" BROWN TRUNK | | |
| 0 | 8'-10" BROWN TRUNK | | |
| 0 | 10'-12" BROWN TRUNK | | |
| 0 | 12'-14" BROWN TRUNK | | |
| TOTAL LINEAR FEET OF PLANTER EDGES WHERE EDGE TRIMMING IS REQUIRED (INCLUDING BOTH SIDES OF ALL MOW CURBS) | | | 1,579 L.F. |

2/25/2005



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:
ROBERT MITCHELL & ASSOCIATES
LAND SOLUTIONS
22982 EL TORO ROAD LAKE FOREST, CA. 92630
(949) 581-2112 FAX (949) 581-5809
rmitche@landolutions.com

BENCHMARK:

ELEVATION:

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
| | | | |

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 12/23/05
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
STREET SERVICES
PLANNING DEPARTMENT

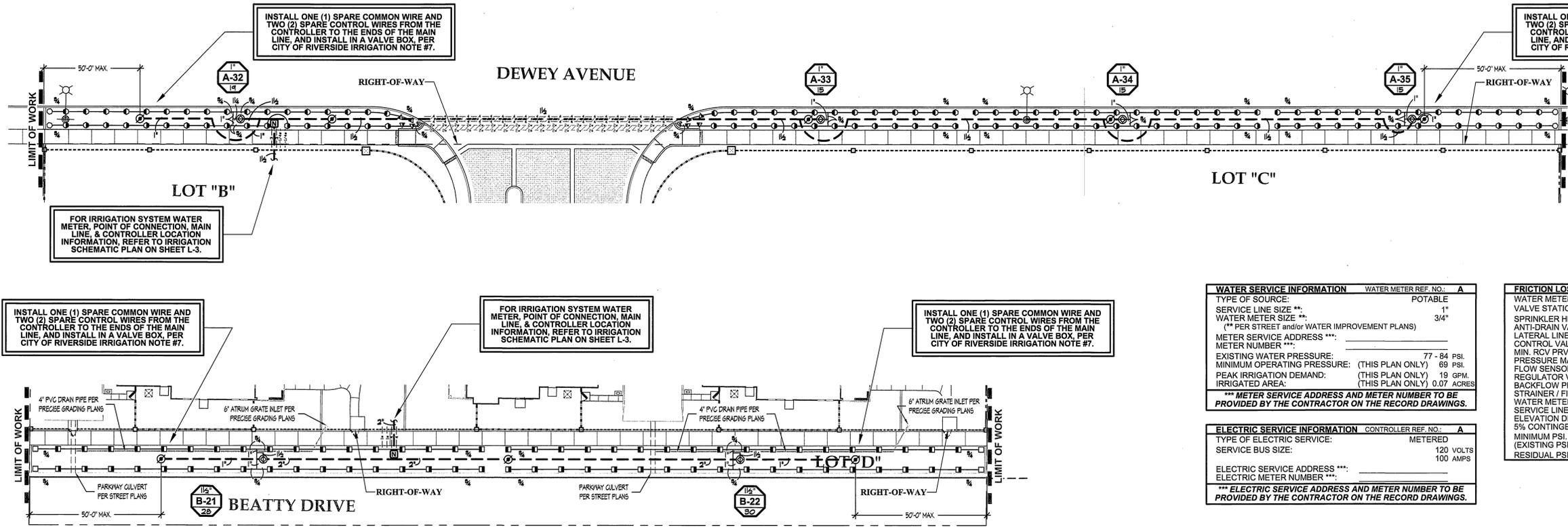
TITLE SHEET
LIBERTY SQUARE
Tr. 32046 - Riverside, California
DEWEY AVENUE & BEATTY DRIVE
REVERSE FRONTAGE PLANS

PLAN NO.: R-3857-L
L-1
SHEET 1 OF 4
SCALE: NONE
8/2/05
JOB NO. 830 LMD

DESIGN REVIEW CASE NO.: P05-0387

INDEXED 1-05-06 LFH

PC4428R / PRP05-0007



| WATER SERVICE INFORMATION | | WATER METER REF. NO.: | A |
|---|-----------------------------|-----------------------|---|
| TYPE OF SOURCE: | POTABLE | | |
| SERVICE LINE SIZE **: | 1" | | |
| WATER METER SIZE **: | 3/4" | | |
| (** PER STREET and/or WATER IMPROVEMENT PLANS) | | | |
| METER SERVICE ADDRESS ***: | | | |
| METER NUMBER ***: | | | |
| EXISTING WATER PRESSURE: | 77 - 84 PSI. | | |
| MINIMUM OPERATING PRESSURE: (THIS PLAN ONLY) | 69 PSI. | | |
| PEAK IRRIGATION DEMAND: (THIS PLAN ONLY) | 19 GPM. | | |
| IRRIGATED AREA: | (THIS PLAN ONLY) 0.07 ACRES | | |
| *** METER SERVICE ADDRESS AND METER NUMBER TO BE PROVIDED BY THE CONTRACTOR ON THE RECORD DRAWINGS. | | | |

| ELECTRIC SERVICE INFORMATION | | CONTROLLER REF. NO.: | A |
|--|-----------------------|----------------------|---|
| TYPE OF ELECTRIC SERVICE: | METERED | | |
| SERVICE BUS SIZE: | 120 VOLTS 100 AMPS | | |
| ELECTRIC SERVICE ADDRESS ***: | | | |
| ELECTRIC METER NUMBER ***: | | | |
| *** ELECTRIC SERVICE ADDRESS AND METER NUMBER TO BE PROVIDED BY THE CONTRACTOR ON THE RECORD DRAWINGS. | | | |

| FRICTION LOSS CALCULATION | | WATER METER REF. NO.: | A |
|------------------------------------|-------------|-----------------------|---|
| VALVE STATION NO.: | A-32 | | |
| SPRINKLER HEAD | 30.0 | | |
| ANTI-DRAIN VALVE (ADV) | --- | | |
| LATERAL LINE & FITTINGS | 1.2 | | |
| CONTROL VALVE | 5.9 | | |
| MIN. RCV PRV DIFFERENTIAL | --- | | |
| PRESSURE MAIN LINE | 5.0 | | |
| FLOW SENSOR | --- | | |
| REGULATOR VALVE | 2.0 | | |
| BACKFLOW PREVENTER | 13.5 | | |
| STRAINER / FILTER | 2.8 | | |
| WATER METER | 5.8 | | |
| SERVICE LINE | 1.8 | | |
| ELEVATION DIFFERENCE | 0.0 | | |
| 5% CONTINGENCY | 3.4 | | |
| MINIMUM PSI. REQ'D (EXISTING PSI.) | 71.4 (77.0) | | |
| RESIDUAL PSI. | 5.6 | | |

| FRICTION LOSS CALCULATION | | WATER METER REF. NO.: | A-35 |
|------------------------------------|-------------|-----------------------|------|
| VALVE STATION NO.: | A-35 | | |
| SPRINKLER HEAD | 30.0 | | |
| ANTI-DRAIN VALVE (ADV) | --- | | |
| LATERAL LINE & FITTINGS | 1.2 | | |
| CONTROL VALVE | 2.4 | | |
| MIN. RCV PRV DIFFERENTIAL | --- | | |
| PRESSURE MAIN LINE | 6.2 | | |
| FLOW SENSOR | --- | | |
| REGULATOR VALVE | 1.3 | | |
| BACKFLOW PREVENTER | 13.5 | | |
| STRAINER / FILTER | 1.8 | | |
| WATER METER | 3.6 | | |
| SERVICE LINE | 1.2 | | |
| ELEVATION DIFFERENCE | 2.3 | | |
| 5% CONTINGENCY | 3.2 | | |
| MINIMUM PSI. REQ'D (EXISTING PSI.) | 66.7 (77.0) | | |
| RESIDUAL PSI. | 10.3 | | |

| WATER SERVICE INFORMATION | | WATER METER REF. NO.: | B |
|---|-----------------------------|-----------------------|---|
| TYPE OF SOURCE: | POTABLE | | |
| SERVICE LINE SIZE **: | 2" | | |
| WATER METER SIZE **: | 1 1/2" | | |
| (** PER STREET and/or WATER IMPROVEMENT PLANS) | | | |
| METER SERVICE ADDRESS ***: | | | |
| METER NUMBER ***: | | | |
| EXISTING WATER PRESSURE: | 76 - 83 PSI. | | |
| MINIMUM OPERATING PRESSURE: (THIS PLAN ONLY) | 62 PSI. | | |
| PEAK IRRIGATION DEMAND: (THIS PLAN ONLY) | 30 GPM. | | |
| IRRIGATED AREA: | (THIS PLAN ONLY) 0.07 ACRES | | |
| *** METER SERVICE ADDRESS AND METER NUMBER TO BE PROVIDED BY THE CONTRACTOR ON THE RECORD DRAWINGS. | | | |

| FRICTION LOSS CALCULATION | | WATER METER REF. NO.: | B |
|------------------------------------|-------------|-----------------------|---|
| VALVE STATION NO.: | B-22 | | |
| SPRINKLER HEAD | 30.0 | | |
| ANTI-DRAIN VALVE (ADV) | --- | | |
| LATERAL LINE & FITTINGS | 2.0 | | |
| CONTROL VALVE | 3.6 | | |
| MIN. RCV PRV DIFFERENTIAL | --- | | |
| PRESSURE MAIN LINE | 7.2 | | |
| FLOW SENSOR | --- | | |
| REGULATOR VALVE | 1.3 | | |
| BACKFLOW PREVENTER | 12.0 | | |
| STRAINER / FILTER | 1.8 | | |
| WATER METER | 0.2 | | |
| SERVICE LINE | 0.9 | | |
| ELEVATION DIFFERENCE | 3.1 | | |
| 5% CONTINGENCY | 3.1 | | |
| MINIMUM PSI. REQ'D (EXISTING PSI.) | 63.3 (76.0) | | |
| RESIDUAL PSI. | 12.7 | | |

| ELECTRIC SERVICE INFORMATION | | CONTROLLER REF. NO.: | B |
|--|-----------------------|----------------------|---|
| TYPE OF ELECTRIC SERVICE: | METERED | | |
| SERVICE BUS SIZE: | 120 VOLTS 100 AMPS | | |
| ELECTRIC SERVICE ADDRESS ***: | | | |
| ELECTRIC METER NUMBER ***: | | | |
| *** ELECTRIC SERVICE ADDRESS AND METER NUMBER TO BE PROVIDED BY THE CONTRACTOR ON THE RECORD DRAWINGS. | | | |

city of Riverside IRRIGATION NOTES

- INSTALL ALL EQUIPMENT AS SHOWN HEREON, PER THE CITY STANDARD DETAILS, AND AS STATED IN THE CITY STANDARD SPECIFICATIONS (SECTION 02441 - IRRIGATION).
- THIS DESIGN IS DIAGRAMMATIC. ANY EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHEREVER POSSIBLE.
- THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY'S LANDSCAPE MAINTENANCE INSPECTOR AND THE LANDSCAPE ARCHITECT. OTHERWISE THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- THE SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO COMMENCING WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED IN THE FIELD BY THE CITY'S LANDSCAPE MAINTENANCE INSPECTOR.
- 117 VOLT 60HZ SINGLE PHASE ELECTRICAL POWER OUTLET FOR THE IRRIGATION CONTROLLER IS TO BE PROVIDED BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE HOOK-UP FROM THE POWER OUTLET TO THE CONTROLLER.
- ALL LOW-VOLTAGE CONTROL WIRE FROM THE CONTROLLER TO THE REMOTE CONTROL VALVES SHALL BE AWG-#14 DIRECT BURIAL COPPER WIRE. #14 CONTROL AND #12 COMMON CONTROL WIRES SHALL BE COLOR CODED BY CONTROLLER AND COMMON GROUND WIRES SHALL BE WHITE WITH IDENTIFYING COLOR STRIPE CODED FOR EACH CONTROLLER. CONTRACTOR SHALL INSTALL ONE (1) SPARE COLOR CODED COMMON AND TWO (2) SPARE CONTROL WIRES FROM THE CONTROLLER TO THE ENDS OF THE MAIN LINE, AND TERMINATE SAME WITHIN A VALVE BOX FOR FUTURE USE.
- ALL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES PER CITY STANDARDS. WIRE SPLICES ARE NOT PERMITTED EXCEPT AS APPROVED BY THE CITY'S LANDSCAPE MAINTENANCE INSPECTOR. WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES ONLY AND SHALL BE RECORDED ON THE RECORD DRAWINGS PER CITY STANDARDS AS SPECIFIED.
- PROVIDE A MINIMUM OF 18" TO A MAXIMUM OF 24" OF COVER OVER ALL PRESSURE MAIN LINE PIPING AND A MINIMUM OF 12" TO A MAXIMUM OF 16" COVER OVER ALL NON-PRESSURE LATERAL LINE PIPING. ALL MAIN LINE AND LATERAL LINE PIPING UNDER PAVED AREAS SHALL BE INSTALLED IN SCH 40 PVC SLEEVES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ALL WALKS, WALLS, FENCES, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS WORK SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ANY EXISTING SITE CONDITIONS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANTI-DRAIN VALVES AS REQUIRED BY FIELD CONDITIONS TO PREVENT DAMAGE AND EROSION DUE TO EXCESSIVE LOW HEAD RUNOFF. ANTI-DRAIN VALVES SHALL EITHER BE INTEGRAL TO THE IRRIGATION HEAD, OR SHALL BE INSTALLED WITHIN THE HEAD RISER ONLY. DO NOT INSTALL WITHIN LATERAL LINES.
- UPON COMPLETION OF THE JOB, THE CONTRACTOR IS TO PROVIDE THE OWNER WITH A SEPIA-MYLAR OF THE RECORD IRRIGATION PLANS, AND IS TO PROVIDE THE CITY WITH A PHOTO MYLAR OF THE RECORD DRAWINGS.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER(S).

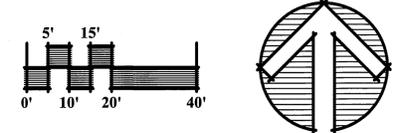
IRRIGATION LEGEND

| OVERHEAD SPRAY IRRIGATION | | 1806-SAM-PRS | | | | | | | | | | |
|---------------------------|--------|--------------|-------------|--------|---------|----------|----------|----------|----------|----------|------------|--------|
| RAINBIRD | NOZZLE | DESCRIPTION | NOZZ. COLOR | RADIUS | 90° GPM | 120° GPM | 180° GPM | 240° GPM | 270° GPM | 360° GPM | varies GPM | 30 PSI |
| 5 SERIES | SPRAY | RED | 4'-5' | 0.1 | 0.1 | 0.2 | | | | 0.4 | <1.2 | 4040 |
| 6 SERIES | SPRAY | GREEN | 6'-8' | 0.3 | 0.4 | 0.5 | | | | 1.1 | <1.7 | 4040 |
| 10 SERIES | SPRAY | BLUE | 8'-10' | 0.4 | 0.5 | 0.8 | | | | 1.6 | <2.6 | 4040 |

| SYMBOL | MFR. | MODEL NUMBER | DESCRIPTION | REMARKS | CITY DETAIL |
|------------------------|---------------|-----------------|---|---|-------------|
| (NIBCO) | NIBCO | T-580 | BRONZE BALL VALVE (THREADED) | LINE SIZE | 4052 |
| (EFC-CP) | EFC-CP SERIES | | ELECTRIC CONTROL VALVE | SIZES NOTED, w/ FLOW CONTROL | 4030 |
| (44LRC) | 44LRC | | QUICK-COUPLING VALVE w/ YELLOW RUBBER COVER | FOR POTABLE WATER, 1" LOCKING COVER | 4050 |
| (COMMERCIAL EQUIPMENT) | | | | | |
| (SCHEDULE 40 PVC) | (APPROVED) | SCHEDULE 40 PVC | PRESSURE MAIN LINE (POTABLE WATER SOURCE): | FOR UNDERGROUND INSTALLATION | 4010 |
| (CLASS 315 PVC) | (APPROVED) | CLASS 315 PVC | 1-1/2" DIAMETER AND SMALLER | SIZES NOTED | 4010 |
| (CLASS 200 PVC) | (APPROVED) | CLASS 200 PVC | 2" DIAMETER TO 3" DIAMETER | SIZES NOTED | 4010 |
| (SCHEDULE 40 PVC) | (APPROVED) | SCHEDULE 40 PVC | NON-PRESSURE LATERAL LINE (POTABLE SOURCE): | FOR UNDERGROUND INSTALLATION; SIZES NOTED (3/4" MIN.) | 4010 |
| (SCHEDULE 40 PVC) | (APPROVED) | SCHEDULE 40 PVC | MAIN LINE SLEEVE | 4" DIAMETER EACH | 4010 |
| (SCHEDULE 40 PVC) | (APPROVED) | SCHEDULE 40 PVC | MAIN LINE SLEEVE | 3" DIAMETER EACH | 4010 |
| (SCHEDULE 40 PVC) | (APPROVED) | SCHEDULE 40 PVC | LOW VOLTAGE CONTROL WIRE SLEEVE | 1-1/4" DIAMETER EACH | 4010 |
| (SCHEDULE 40 PVC) | (APPROVED) | SCHEDULE 40 PVC | LOW VOLTAGE CONTROL WIRE SLEEVE | 1" DIAMETER EACH | 4010 |
| (SCHEDULE 40 PVC) | (EXISTING) | SCHEDULE 40 PVC | MAIN LINE SLEEVE | 4" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRACT) | |
| (SCHEDULE 40 PVC) | (EXISTING) | SCHEDULE 40 PVC | LOW VOLTAGE CONTROL WIRE SLEEVE | 2" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRACT) | |

| SYMBOL | DESCRIPTION | REMARKS |
|----------|--------------------------------------|---------|
| (SIZE #) | INDICATES CONTROL VALVE SIZE | |
| (STA #) | INDICATES CONTROLLER STATION NUMBER | |
| (GPM) | INDICATES FLOW IN GALLONS PER MINUTE | |

WHENEVER ANY ITEM OF "DISTRIBUTION & CONTROL EQUIPMENT" IS SIZED SMALLER THAN THE MAIN LINE OR LATERAL LINE PIPING ON WHICH IT IS PLACED, THE REDUCTION IN PIPE SIZE SHALL ONLY OCCUR AT THE THREADED FITTING WHICH ADAPTS THE PIPE TO THE PIECE OF EQUIPMENT.



RICHMOND AMERICAN HOMES
16845 Von Karman, Suite 100 - Irvine, California 92606
Phone: (949) 756-7373
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Contact: Keli Burton
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email: rmlandsolutions.com

CONTACT: Bob McHenry
EMAIL: bmcHenry@rmlandsolutions.com

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
| | | | |

DESIGNED BY: **RWM** DRAWN BY: **RWM** CHECKED BY: **RWM**

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: [Date]
PRINCIPAL ENGINEER: [Signature]
PARK DEPARTMENT: [Signature]
TRAFFIC DIVISION: [Signature]
STREET SERVICES: [Signature]
PLANNING DEPARTMENT: [Signature]

IRRIGATION PLAN
LIBERTY SQUARE
Tr. 32046 - Riverside, California
DEWEY AVENUE & BEATTY DRIVE
REVERSE FRONTAGE PLANS

PLAN NO.: R-3857-L
L-2
SHEET 2 OF 4
SCALE: 1" = 20'-0"
8/2/05
JOB NO. 830 LMD
PC4428R / PRP05-0007

Water Supply Backflow Prevention Standards and Requirements

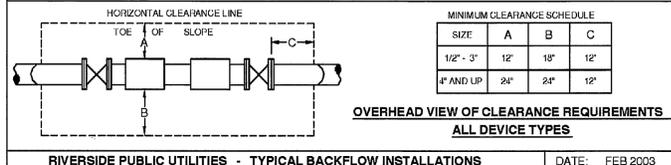
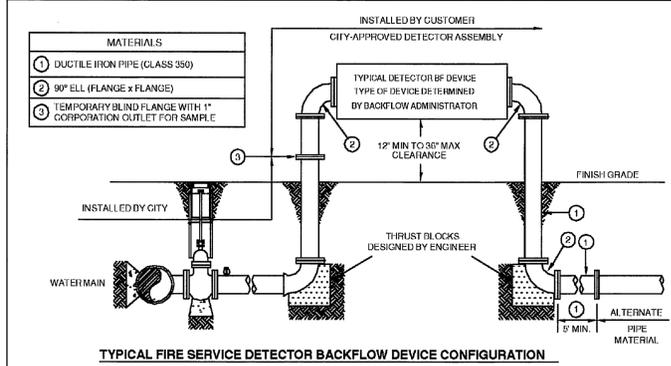
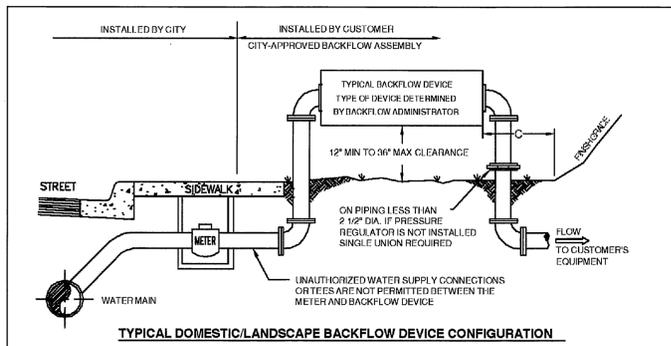
The City of Riverside Public Utilities Department has the responsibility of protecting our public water system from actual or potential pollutants and contaminants. The utility is committed to providing a safe supply of water to all our customers throughout the system. Failure to comply with any of the listed Backflow Requirements shall be cause for immediate discontinuance of service to the premises to insure the health and safety of the domestic customers.

All regulations and policies pertaining to backflow protection are in compliance with the California Code of Regulations, Title 17 - Public Health, Sections 7583-7622, and the Public Utilities Department Cross-Connection Control Program approved by the California Department of Health Services.

The following requirements pertain to all devices:

1. Devices are owned, installed and maintained by the Customer.
2. Devices installed must be from the approved list. The devices on the list have been approved for use as service protection by the California Department of Health Services and are the minimum allowable units for your degree of hazard. (See attached)
3. Device must be installed per City approved location. California State law requires that the device be installed as close as practical to the water meter and at a minimum of 12-inches above finish grade. See attached drawing for installation and clearance requirements.
4. All connections are to be made downstream and outside of the meter vault. Outlets or tees are not permitted between the meter and the device, unless the branch connection is provided with another backflow device of equal protection.
5. **Certified testing of device is required upon installation to ensure proper functioning and maximum effectiveness. Initial testing, at no cost, must be scheduled with the City Backflow Program Administrator at (909) 351-6320.**
6. Annual certified testing is the responsibility of the Customer. An annual testing notice will be sent by the Water Utility to notify the Customer when a backflow device needs to be tested.
7. Approval must be obtained from the Water Utility before a backflow device is removed, relocated or replaced.

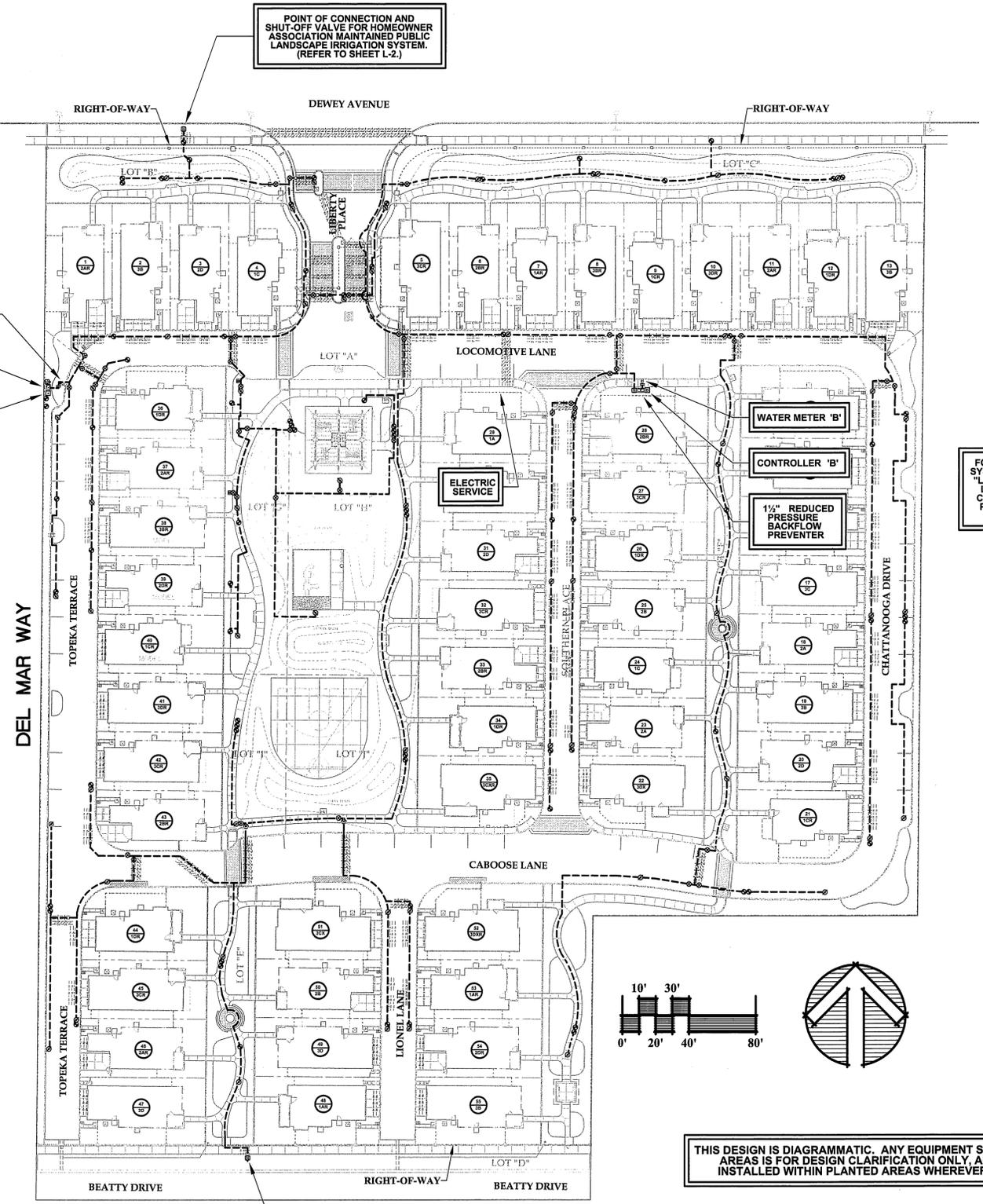
Please direct all questions regarding backflow to the City Backflow Program Administrator at (909) 351-6320.



FOR REMAINDER OF IRRIGATION SYSTEM 'A', REFER TO PLANS FOR "LIBERTY SQUARE, TRACT 32046, LOTS 1-37 & 41-55, RIVERSIDE, CALIFORNIA", PROJECT NO. 830 PHOA, PREPARED BY ROBERT MITCHELL & ASSOCIATES.

WATER METER 'A'
1" REDUCED PRESSURE BACKFLOW PREVENTER
CONTROLLER 'A'

FOR REMAINDER OF IRRIGATION SYSTEM 'B', REFER TO PLANS FOR "LIBERTY SQUARE, TRACT 32046, LOTS 1-37 & 41-55, RIVERSIDE, CALIFORNIA", PROJECT NO. 830 PHOA, PREPARED BY ROBERT MITCHELL & ASSOCIATES.



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FOR IRRIGATION LEGEND, SEE SHEET L-2

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - ELECTRIC
OVERHEAD & UNDERGROUND
APPROVED BY: *Val B. ...* DATE: 8/23/05

CITY OF RIVERSIDE PUBLIC UTILITIES DEPT. - WATER
APPROVAL OF PROPOSED WATER METER LOCATION.
APPROVED BY: DATE:

RICHMOND AMERICAN HOMES
16845 Von Karman, Suite 100 - Irvine, California 92606
Phone: (949) 756-7373
FAX: (949) 757-4333
Contact: Keli Burton
Email: kaburton@mdch.com



Underground Service Alert
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PLANS PREPARED BY:
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rmit@landolutions.com

PLANNING DESIGN LANDSCAPE ARCHITECTURE

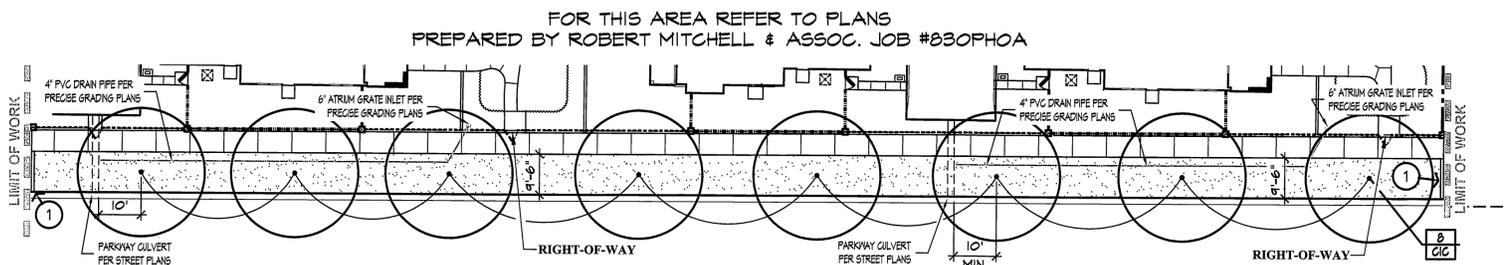
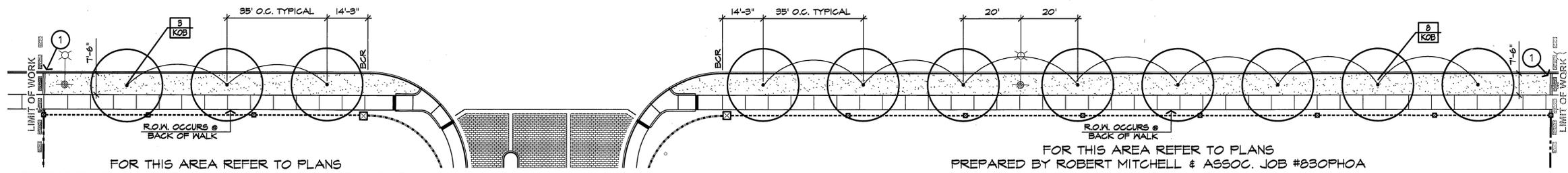
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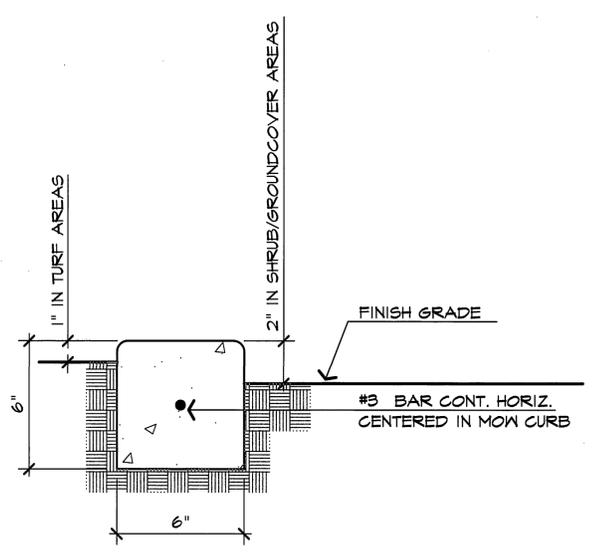
CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT
APPROVED BY: DATE BY: APPROVED BY: DATE
PRINCIPAL ENGINEER: *[Signature]*
PARK DEPARTMENT: *[Signature]* CIVIL ENGINEER
TRAFFIC DIVISION: *[Signature]*
STREET SERVICES: *[Signature]*
PLANNING DEPARTMENT: *[Signature]*

IRRIGATION SCHEMATIC PLAN
LIBERTY SQUARE
Tr. 32046 - Riverside, California
DEWEY AVENUE & BEATTY DRIVE
REVERSE FRONTAGE PLANS
SCALE: 1" = 40'-0"
8/2/05

PLAN NO.: R-3857-L
L-3
SHEET 3 OF 4
JOB NO. 830 LMD



- NOTES:
- MOW CURB TO BE PLAIN (NATURAL GREY) WITH A SMOOTH TROWELL FINISH.
 - PROVIDE 1/2" TOOLED RADIUS ON ALL EXPOSED EDGES.
 - PROVIDE 1" DEEP SCORE JOINTS AT 10'-0" O.C.



A CONCRETE MOW STRIP
3"=1'-0" CP-05-02

PLANT LIST

TREES:

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | KC CAT. | QTY. | CITY DETAIL |
|-----|------------------------|--------------------|-----------|---------|------|-------------|
| CIC | CINNAMOMUM CAMPHORA | CAMPHOR TREE | 15 GALLON | 3 | 8 | 1001 & 1002 |
| KOB | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 15 GALLON | 3 | 11 | 1001 & 1002 |

GROUND COVER:

| SYMBOL | NAME | REMARKS | KC CAT. | QTY. | CITY DETAIL |
|--------|----------------|---|---------|---------------|-------------|
| | LAWN FROM SOD: | "MARATHON II" BY SOUTHLAND SOD FARMS OR EQUAL | 4 | 6,370 SQ. FT. | 1001 |

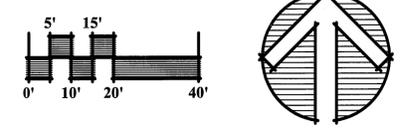
TOTAL PLANTING AREA: 6,370 SQ. FT.

PLANTING NOTES

1. REFER TO PLANTING DETAILS ON THIS SHEET. NOTE: STANDARD CITY OF RIVERSIDE PLANTING DETAILS ARE REFERENCED IN THE PLANTING LEGEND.
2. REFER TO CITY STANDARD SPECIFICATIONS (SECTION 02480 - PLANTING) FOR ACCEPTABLE STANDARDS OF MATERIAL AND WORKMANSHIP.
3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING CODES AND ORDINANCES OF THE CITY OF RIVERSIDE.
4. ASSUMED SMALLEST SIZE FOR THE PLANT SHOWN ON PLANT LIST, UNLESS OTHERWISE INDICATED ON THE PLAN.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ENSURE AVAILABILITY OF ALL PLANT MATERIAL SPECIFIED ON THE PLANS BEFORE ANY INSTALLATION IS BEGUN. IF SPECIAL ARRANGEMENTS NEED TO BE MADE TO OBTAIN PLANT MATERIAL THIS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT, SO THAT ANY ISSUES POTENTIALLY AFFECTING CONTINUITY AND DESIGN INTENT MAY BE RESOLVED IN A TIMELY MANNER.
6. OBTAIN INSPECTION AND APPROVAL OF THE CITY'S LANDSCAPE MAINTENANCE INSPECTOR FOR ALL PLANT MATERIAL, PLANT LOCATIONS AND PLANTING PITS PRIOR TO INSTALLATION OF PLANTINGS.
7. INSTALL TREES CLOSER THAN 5' TO THE HARDSCAPE WITH A "DEEP ROOT" PLANT BARRIER #UB 24-2 OR APPROVED EQUAL ON CURB AND/OR SIDEWALK SIDE ONLY. BARRIER SHALL HAVE 1/2" - 3/4" HIGH RAISED VERTICAL RIBS ON THE INNER SURFACE. SPACED NOT MORE THAN 8" APART. CHECK MANUFACTURER'S CALCULATOR CHART FOR NUMBER OF PANELS REQUIRED FOR EACH SIZE TREE. AVAILABLE THROUGH:
DEEP ROOT PARTNERS, L.P.
345 LORTON AVE., SUITE 305
BURLINGAME, CALIFORNIA 94010
(415) 344-1464 OR (800) ILV-ROOTS

CONSTRUCTION & PAVING LEGEND

- (FOR SHEET THIS ONLY)
- ① 6" WIDE PLAIN CONCRETE MOW CURB PER DETAIL "A" ON THIS SHEET.
 - PLAIN CONCRETE SIDEWALK PER THE CIVIL ENGINEER'S STREET IMPROVEMENT PLANS.



RICHMOND AMERICAN HOMES
16845 Von Karman, Suite 100 - Irvine, California 92606
Phone: (949) 756-7373
FAX: (949) 757-4333
Contact: Keli Burton
Email: kaburton@mdch.com



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TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:
ROBERT MITCHELL & ASSOCIATES
LAND SOLUTIONS
22982 EL TORO ROAD LAKE FOREST, CA. 92630
(949) 581-2112 FAX (949) 581-5809
rmit@landandassociates.com

CONTACT: Bob McHenry
EMAIL: bmcHenry@rmitandsolutions.com

BENCHMARK:

| MARK | REVISIONS | APPR. | DATE |
|------|-----------|-------|------|
| | | | |

ELEVATION:

DESIGNED BY: CAM DRAWN BY: DS CHECKED BY: _____

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ DATE: 8/2/05 BY: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
STREET SERVICES
PLANNING DEPARTMENT

PLANTING PLAN
LIBERTY SQUARE
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