CHICAGO AVE/ FLUSH BASIN LOT 118

TRACT NO. 29596
RIVERSIDE, CA

PREPARED FOR:

SHEFFIELD HOMES
3400 CENTRAL AVE - SUITE 325
RIVERSIDE, CA 92506
(909) 682-5352
(909) 682-0162 FAX
CONTACT: BILL WOOLSEY
Email: billw@sheffhomes.com

CONSULTANTS

ENGINEER:

ALBERT A. WEBB
3788 McCRAY STREET
RIVERSIDE, CA 92506
(909) 686-1070
(909) 788-1256 FAX

LEGEND

GENERAL NOTES

GENERAL NOTES FOR HOA MAINTAINED PUBLIC LANDSCAPES

1. ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATION FOR PLANTING AND IRRIGATION WORK. SPECIFICATIONS SECTION Ø2441 AND Ø2480).

2. A PUBLIC LANDSCAPE PERMIT, AS ISSUED BY THE PARK AND RECREATION DEPARTMENT IS REQUIRED. CONTACT THE PARK PROJECTS INSPECTOR AT (909) 351-6254 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN THE PERMIT.

3. WHEN CALLING FOR INSPECTIONS CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48, HOURS IN ADVANCE AT 909.351.6254 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 REQ'D PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

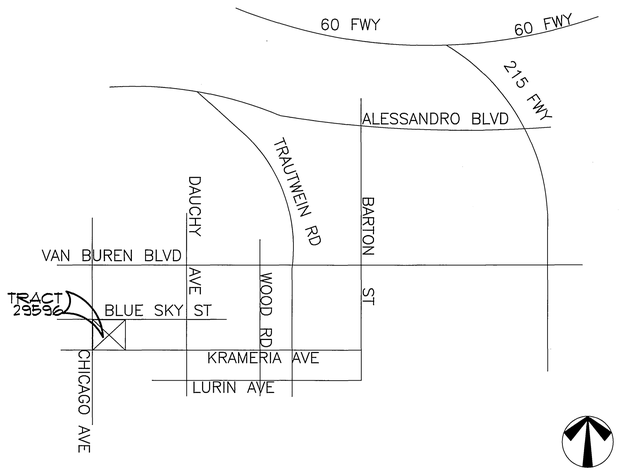
   a. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN IN THE PUBLIC RIGHT OF WAY.

   b. AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO MAINLINE BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARK PROJECTS 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 CALL THE PARK PROJECTS INSPECTOR AT (909) 351-6254 FOR FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER CITY 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.

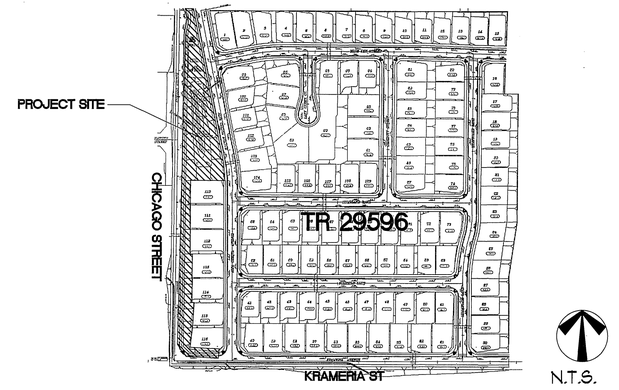
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PUBLIC LANDSCAPE PLANTINGS FOR A MINIMUM PERIOD OF ONE YEAR.

NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE, THE PARK PROJECT INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE TREE QUANTITES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FILED CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

VICINITY MAP



KEY MAP



SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	IRRIGATION PLAN
L-3	IRRIGATION PLAN
L-4	IRRIGATION PLAN
L-5	PLANTING PLAN
L-6	PLANTING PLAN
L-7	PLANTING PLAN

LANDSCAPE QUANTITIES FOR REFERENCE ONLY
24" BOX TREES - TOTAL 81
PARKWAY LANDSCAPE AREA -37,183 S.F.
FLUSH BASIN AREA -40,820 S.F.

PLANNING DEPARTMENT APPROVAL
DESIGN REVIEW CASE NO. P04-1145
APPROVED BY _____
DATE 8-25-05

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CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED _____ DATE 8/25/05

REGISTERED LANDSCAPE ARCHITECT — JOSE ANTONIO ESTRADA — 4/30/06 — 7/28/05 — STATE OF CALIFORNIA

HERMANN & ASSOCIATES
30 BELMONTE DRIVE
PALM DESERT, CA 92211
LIC# 2754
PH. (760) 776-0940
FAX (760) 776-0950
CONTACT: JOSE A. ESTRADA

MARK	REVISIONS	APPR.	DATE
△	CITY PLAN CHECK REVISION 9/13/04		11/18/04
	UPDATED CIVIL PLAN		11/18/04
	CITY PLAN CHECK REVISION DATED 12/8/04		1/4/05
	CITY PLAN CHECK REVISION DATED 4/19/05		6/3/05
	CITY PLAN CHECK REVISION DATED 7/8/05		7/28/05

DESIGNED BY JE DRAWN BY JE CHECKED BY _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT	RR	08/05/05

APPROVED BY ~~PUBLIC WORKS DIRECTOR~~ CITY ENGINEER
DATE 10/20/05

LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/ FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE
COVER SHEET

HORIZ. SCALE: NTS VERT. SCALE:

ACCT. NO. R-3865-L
SHEET L-1 OF 7

PLOT DATE: 7/28/05 File: TR 29596 _CVS.dwg INDEXED 10-31-05 YH

PC-4419R / PRP04-0011

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL *	SIZE	DETAIL
M	1½" WATER METER		
⋈	NIBCO T-580 BALL VALVE 2" AND SMALLER NIBCO BUTTERFLY VALVE FOR 2½" AND LARGER	LINE SIZE	4052
◒	RAINBIRD #44LRC SERIES QUICK COUPLING VALVE	1"	4050
⧓	FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW PREVENTER	2"	4011
◔	RAINBIRD PESB SERIES REMOTE CONTROL VALVE	PER PLAN	4030
⟨C⟩	RAINBIRD ESP-MC SERIES AUTOMATIC IRRIGATION CONTROLLER INSTALL IN MANUF. VANDAL RESISTANT STAINLESS STEEL ENCLOSURE BY STRONG BOX INSTALL RAIN SHUT OFF DEVICE W/ RAIN GUARD MODEL RG-DCC BY WCS METER SERVICE PER CITY STD. DETAIL 4062	36 STA.	4062 4070
==========	SCH 80 PVC IRRIGATION PIPE / SEPARATE SCH. 40 WIRE SLEEVE	2X LINE SIZE	4010
NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	4010
— — —	SCH 40 PVC 1½" AND SMALLER, CLASS 315 PVC 2" AND LARGER PRESSURED IRRIGATION MAINLINE	PLAN SIZE	4010
———	SCH 40 PVC IRRIGATION LATERAL LINE, PER PLAN	PLAN SIZE	4010

SPRINKLER LEGEND

SYMBOL	MANUFACTURER/MODEL *	NOZZLE	RAD.	PSI	FLOW (GPM) Q	H	F	VAN		DETAIL	NOTES
⊙ ⊙ ⊠ ⊠	RAINBIRD 1812-SAM-PRS-8	Q/H/F/V	8'	30	.26	.52	1.05	.79		4040	
⊙ ⊙ ⊠ ⊠	RAINBIRD 1812-SAM-PRS-10	Q/H/F/V	10'	30	.39	.79	1.58	.53			
● ● ■ ■	RAINBIRD 1812-SAM-PRS-12	Q/H/F/V	12'	30	.65	1.3	2.6	1.8			
◇ □ ⌑ ⌑	RAINBIRD 1812-SAM-PRS-15	Q/H/F/V	15'	30	.92	1.85	3.7	1.23			
▽ ⋁ ⋁ ⋁	RAINBIRD 1804-SAM-PRS-10	Q/H/F/V	10'	30	.39	.79	1.58	.53			
▼ ▼ ◉ ▼	RAINBIRD 1804-SAM-PRS-15	Q/H/F/V	15'	30	.92	1.85	3.7	1.23			
▽ ▼	HUNTER I-20-ADV W/ NOZZLE 12 - 6" POP-UP	Q/H	24'	40	1.0	1.8				L-2 / A	
◉	HUNTER I-20-36V W/ NOZZLE 4 - 6" POP-UP	F	24'	40			3.7			L-2 / A	
▽ ▼	HUNTER I-20-HP-ADV W/ NOZZLE 12 - 4" POP-UP	Q/H	24'	40	1.0	1.8				L-2 / A	
◉	HUNTER I-20-HP-36V W/ NOZZLE 4 - 4" POP-UP	F	24'	40			3.7			L-2 / A	

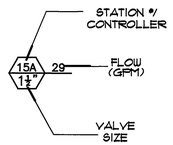
NOTE (TYPICAL)
1) CONTRACTOR SHALL ADJUST HEADS WHEN VERTICAL OBJECTS (TREES, FIRE HYDRANTS, STREET LIGHTS, ETC.) INTERRUPT THE SPRAY PATTERN OF THE SPRINKLER. THE CONTRACTOR SHALL INSTALL A QUARTER OR HALF CIRCLE SPRINKLER HEAD TO ACHIEVE HEAD TO HEAD COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

REFER TO CITY STD. IRRIGATION DETAILS
REFER TO CITY STD. IRRIGATION SPECIFICATION #2441

SCH 80 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

STATION/CONTROLLER KEY

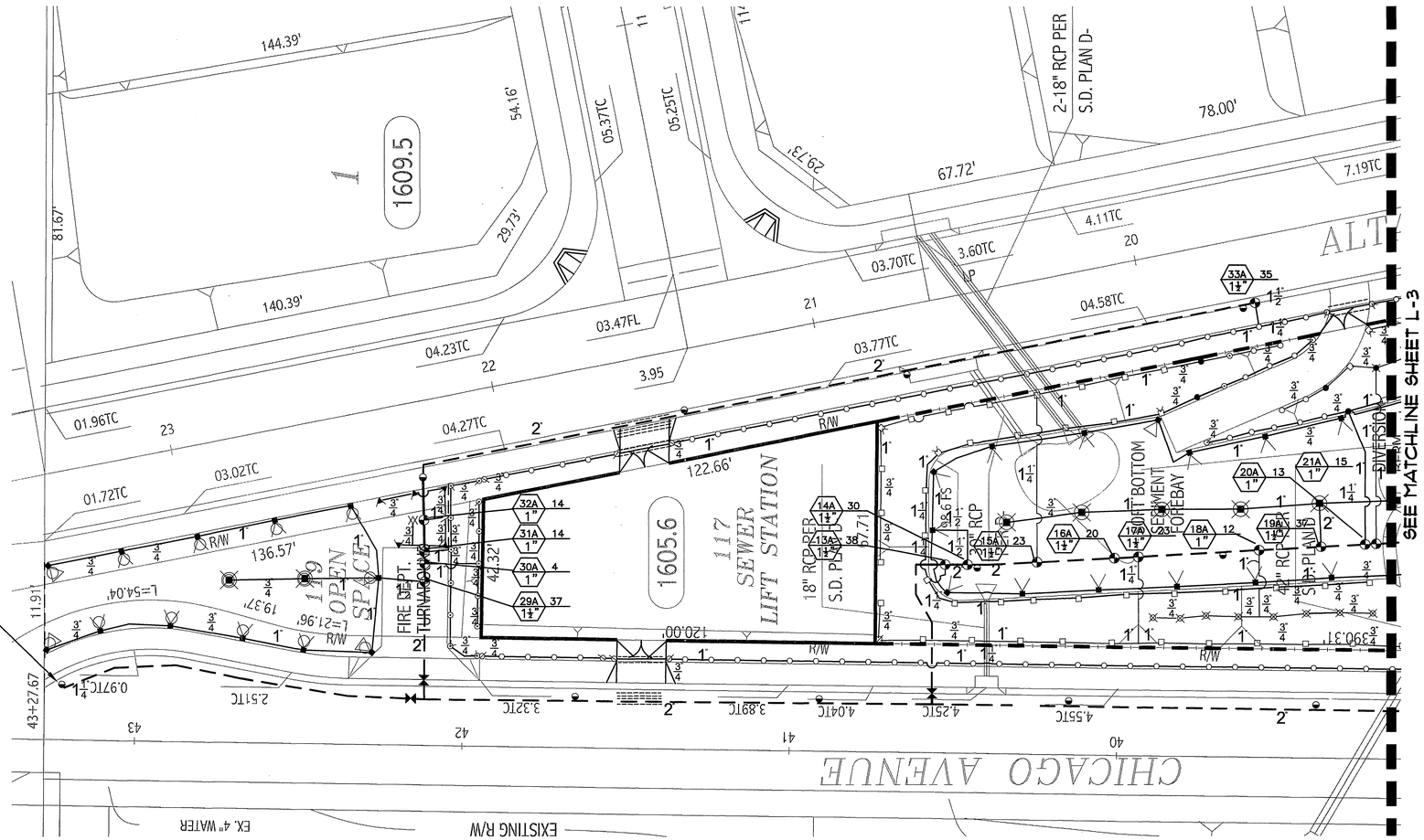


PRESSURE LOSS CALCULATIONS (VALVE # 15A @ 38 GPM)

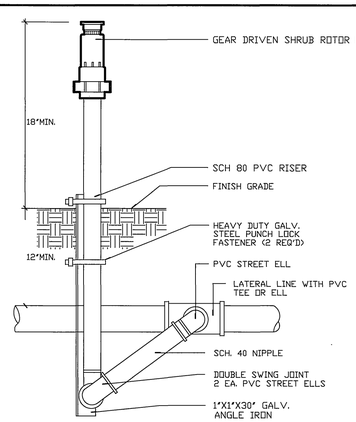
LOSS THRU 1½" WATER METER	3.6 PSI
LOSS THRU 2" R/P DEVICE	12.0 PSI
LOSS THUR 40' 2" MAIN	0.5 PSI
LOSS THRU GATE VALVES	2.5 PSI
LOSS THRU 1 1/2" VALVE	2.1 PSI
LOSS THRU LATERAL LINES	2.3 PSI
SUBTOTAL	23.6 PSI
MISC. LOSS THRU FITTINGS- 10%	2.36 PSI
TOTAL SYSTEM LOSSES	25.96 PSI
PRESSURE REQUIRED AT HEAD	30.0 PSI
PRESSURE REQUIRED	55.96 PSI
STATIC PRESSURE	75 PSI
RESIDUAL PRESSURE	19.04 PSI

PRESSURE LOSS CALCULATIONS (VALVE # 4A @ 22 GPM)

LOSS THRU 1½" WATER METER	1.0 PSI
LOSS THRU 2" R/P DEVICE	12.0 PSI
LOSS THUR 860' 2" MAINLINE	3.3 PSI
LOSS THRU GATE VALVES	2.1 PSI
LOSS THRU 1 1/2" VALVE	2.1 PSI
LOSS THRU LATERAL LINES	2.2 PSI
SUBTOTAL	23.9 PSI
MISC. LOSS THRU FITTINGS- 10%	2.39 PSI
TOTAL SYSTEM LOSSES	26.29 PSI
PRESSURE REQUIRED AT HEAD	30.0 PSI
PRESSURE REQUIRED	56.29 PSI
STATIC PRESSURE	75 PSI
RESIDUAL PRESSURE	18.71 PSI



EXTEND 2 PILOT AND COMMON WIRE. INSTALL IN VALVE BOX.



FOR INTERIOR BASIN ONLY
NOT FOR USE WITHIN PUBLIC R/W

A SPRAY/ROTOR ON RISER *

0' 20' 40' 60'

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CONTACT: BILL WOOLSEY

CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED DATE 8/25/05

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER HERMANN HERR 2754 4/30/06 RENEWAL DATE 7/28/05 STATE OF CALIFORNIA

HERMANN & ASSOCIATES
30 BELMONTE DRIVE
PALM DESERT, CA
92211
LIC# 2754
PH. (760) 776-0940
FAX (760) 776-0950
CONTACT: JOSE A. ESTRADA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JE DRAWN BY JE CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT		

APPROVED BY ~~PUBLIC WORKS DIRECTOR~~ CITY ENGINEER
DATE 10/20/05

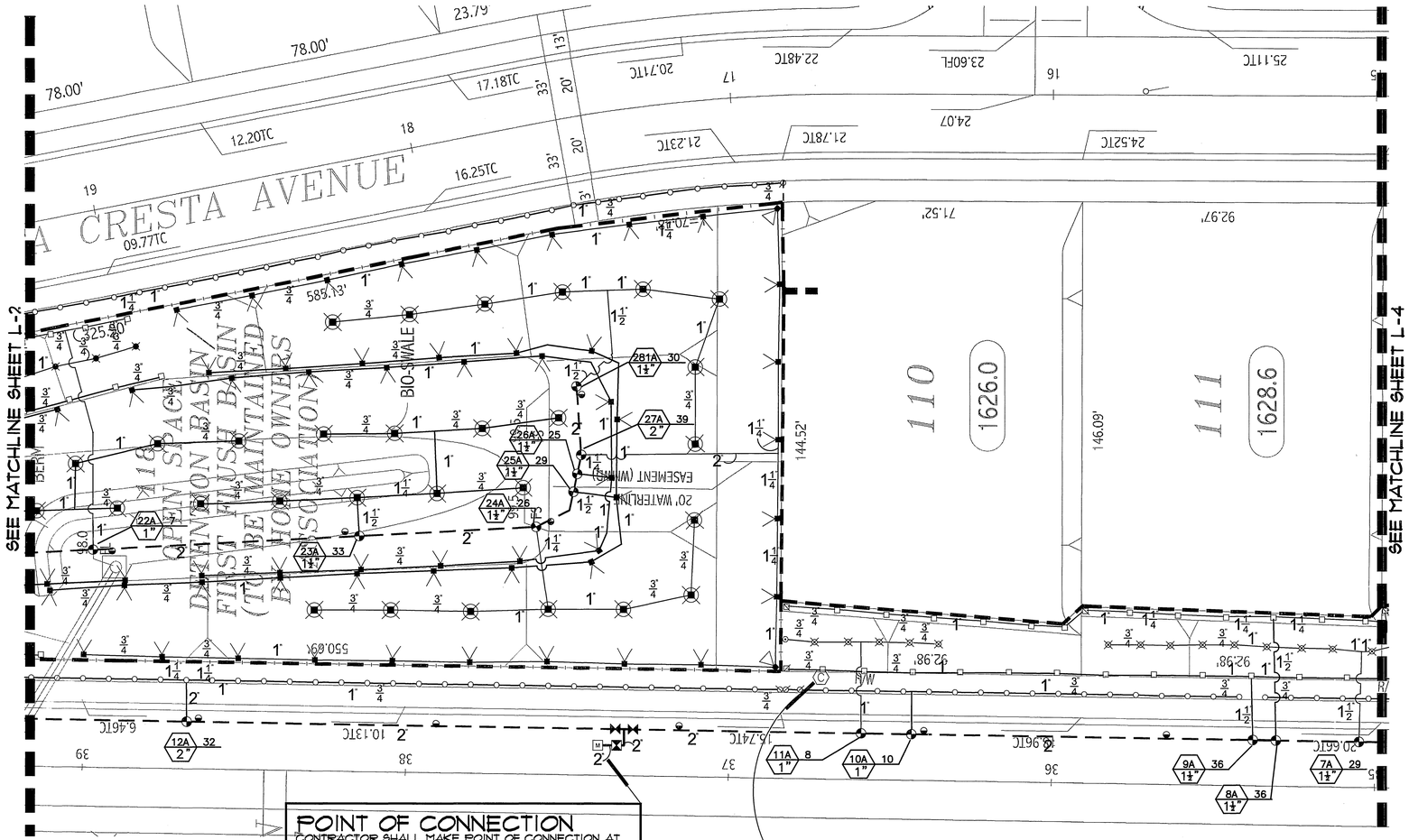
LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE
IRRIGATION PLAN

HORIZ. SCALE: 1" = 20' VERT. SCALE:

ACCT. NO. R-3865-L
SHEET L-2 OF 7

PLOT DATE: 7/28/05 File: TR 29596.dwg INDEXED 10-31-05 GH

PC-4419R / PRP04-0011



POINT OF CONNECTION

CONTRACTOR SHALL MAKE POINT OF CONNECTION AT AT PROPOSED 1 1/2" WATER METER BY OTHERS. INSTALL BACKFLOW AND EXTEND MAINLINE TO VALVES, AS SHOWN.

WATER METER SIZE _____ 1 1/2" POTABLE
WATER METER NO. _____ *
WATER METER ADDRESS _____ *
PEAK IRRIGATION DEMAND ____ 42 GPM
STATIC WATER PRESSURE ____ 75 PSI MIN. REQ.
SYSTEM DESIGN PRESSURE ____ 56 PSI
WATER PURVEYOR - WESTERN MUNICIPAL WATER DISTRICT

CONTRACTOR SHALL PROVIDE "AS-BUILT" WATER AND ELECTRICAL SERVICE METER INFORMATION.

AUTOMATIC CONTROLLER

CONTROLLER SHALL BE A RAINBIRD ESP MC - 40 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 VERIFY THE ACTUAL LOCATION OF CONTROLLER AND POWER SUPPLY PRIOR TO STARTING WORK.

ELECTRIC METER NO. _____ *
ELECTRIC METER SIZE 20 AMP MIN.
ELECTRIC SERVICE ADDRESS _____ *
SERVICE VOLTAGE : 120/240V 1 PHASE 3W

CONTRACTOR SHALL PROVIDE "AS-BUILT" WATER AND ELECTRICAL SERVICE METER INFORMATION.

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL *	SIZE	DETAIL
M	1 1/2" WATER METER		
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C	RAINBIRD ESP-MC SERIES AUTOMATIC IRRIGATION CONTROLLER INSTALL IN MANUF. VANDAL RESISTANT STAINLESS STEEL ENCLOSURE BY STRONG BOX INSTALL RAIN SHUT OFF DEVICE W/ RAIN GUARD MODEL RG-DCC BY WCS METER SERVICE PER CITY STD. DETAIL 4062	36 STA.	4062 4070
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NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	4010
— — —	SCH 40 PVC 1½" AND SMALLER, CLASS 315 PVC 2" AND LARGER PRESSURED IRRIGATION MAINLINE	PLAN SIZE	4010
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SPRINKLER LEGEND

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	RAINBIRD 1812-SAM-PRS-12	Q/H/F/V	12'	30	.65	1.3	2.6	1.8		
	RAINBIRD 1812-SAM-PRS-15	Q/H/F/V	15'	30	.92	1.85	3.7	1.23		
	RAINBIRD 1804-SAM-PRS-10	Q/H/F/V	10'	30	.39	.79	1.58	.53		
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	HUNTER I-20-36V W/ NOZZLE 4 - 6" POP-UP	F	24'	40			3.7		L-2 / A	
	HUNTER I-20-HP-ADV W/ NOZZLE 12 - 4" POP-UP	Q/H	24'	40	1.0	1.8			L-2 / A	
	HUNTER I-20-HP-36V W/ NOZZLE 4 - 4" POP-UP	F	24'	40			3.7		L-2 / A	

NOTE (TYPICAL)
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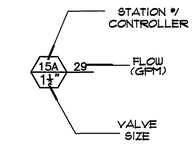

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4/30/06
7/28/05
STATE OF CALIFORNIA

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DESIGNED BY JE DRAWN BY JE CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT		

APPROVED BY _____ PUBLIC WORKS DIRECTOR / CITY ENGINEER
DATE 10/30/05

PLOT DATE: 7/28/05 RVZ

LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE
IRRIGATION PLAN
HORIZ. SCALE: 1" = 20' VERT. SCALE:

ACCT. NO. R-3865-L
SHEET L-3 OF 7

File: TR 29596.dwg INDEXED 10-31-05 GH

PC-4419R / PRP04-0011

EQUIPMENT LEGEND

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SPRINKLER LEGEND

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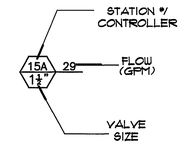
	RAINBIRD 1812-SAM-PRS-8	Q/H/F/V	8'	30	.26	.52	1.05	.79		4040	
	RAINBIRD 1812-SAM-PRS-10	Q/H/F/V	10'	30	.39	.79	1.58	.53			
	RAINBIRD 1812-SAM-PRS-12	Q/H/F/V	12'	30	.65	1.3	2.6	1.8			
	RAINBIRD 1812-SAM-PRS-15	Q/H/F/V	15'	30	.92	1.85	3.7	1.23			
	RAINBIRD 1804-SAM-PRS-10	Q/H/F/V	10'	30	.39	.79	1.58	.53			
	RAINBIRD 1804-SAM-PRS-15	Q/H/F/V	15'	30	.92	1.85	3.7	1.23			
	HUNTER I-20-ADV W/ NOZZLE 12 - 6" POP-UP	Q/H	24'	40	1.0	1.8				L-2 / A	
	HUNTER I-20-36V W/ NOZZLE 4 - 6" POP-UP	F	24'	40			3.7			L-2 / A	
	HUNTER I-20-HP-ADV W/ NOZZLE 12 - 4" POP-UP	Q/H	24'	40	1.0	1.8				L-2 / A	
	HUNTER I-20-HP-36V W/ NOZZLE 4 - 4" POP-UP	F	24'	40			3.7			L-2 / A	

STATION/CONTROLLER KEY



NOTE (TYPICAL)
1) CONTRACTOR SHALL ADJUST HEADS WHEN VERTICAL OBJECTS (TREES, FIRE HYDRANTS, STREET LIGHTS, ETC.) INTERRUPT THE SPRAY PATTERN OF THE SPRINKLER. THE CONTRACTOR SHALL INSTALL A QUARTER OR HALF CIRCLE SPRINKLER HEAD TO ACHIEVE HEAD TO HEAD COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

REFER TO CITY STD. IRRIGATION DETAILS
REFER TO CITY STD. IRRIGATION SPECIFICATION 2441

SCH 80 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

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3400 CENTRAL AVE - SUITE 325
RIVERSIDE, CA 92506
(951) 682-5352
(951) 682-0162 FAX
CONTACT: BILL WOOLSEY

CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED DATE 8/2/05

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER HERMANN HOLTZEN
Expiration 4/30/06
7/28/05
STATE OF CALIFORNIA

HERMANN & ASSOCIATES
30 BELMONTE DRIVE
PALM DESERT, CA
92211
LIC# 2754
PH. (760) 776-0940
FAX (760) 776-0950
CONTACT: JOSE A. ESTRADA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JE DRAWN BY JE CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR/
CITY ENGINEER
DATE 10/20/05

LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE
IRRIGATION PLAN
HORIZ. SCALE: 1" = 20' VERT. SCALE:

ACCT. NO. R-3865-L
SHEET L-4 OF 7

2/2 PLOT DATE: 7/28/05 File: TR 29596.dwg INDEXED 10-31-05 LH

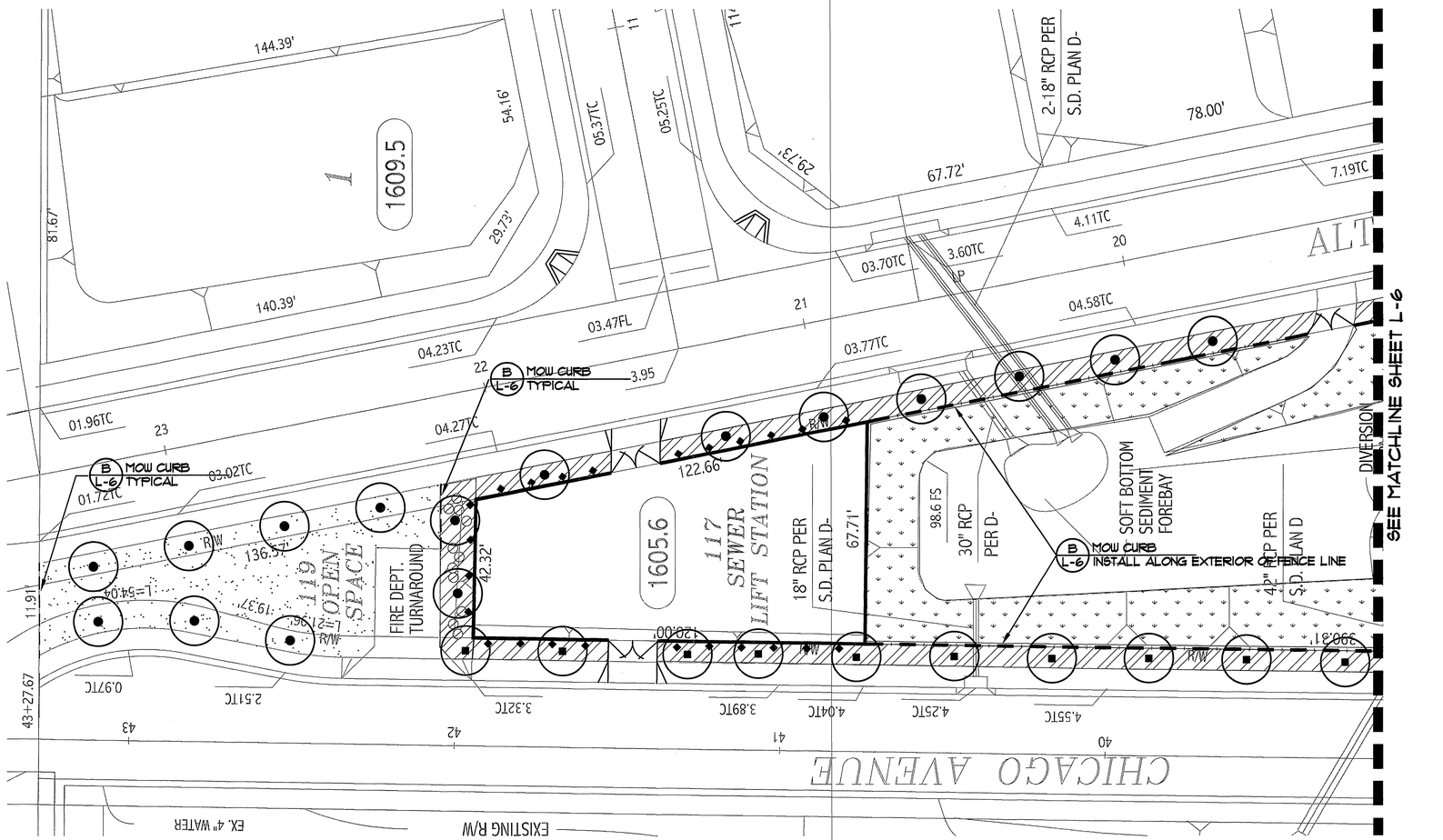
PC-4419R / PRP04-0011

PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
TREES			
■	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX.	INSTALL PER CITY STD. DETAILS 1001 AND 1002.
●	ALNUS RHOMBIFOLIA WHITE ALDER	24" BOX.	INSTALL PER CITY STD. DETAILS 1001 AND 1002.
SYMBOL	**COMMON NAME**	**SIZE**	**REMARKS**
SHRUBS			
○	HEMEROCALLIS HYBRIDS EVERGREEN DAYLILY	1 GAL.	INSTALL PER CITY STD. DETAIL 1001
⊗	PITTOSPORUM TOBIRA WHEELERI WHEELER'S DWARF	1 GAL.	
⊘	PHORMIUM TENAX 'BRONZE BABY'	5 GAL.	
○	XYLOSMA C. COMPACTA XYLOSMA	5 GAL.	
▽	PLUMBAGO AURICULATA CAPE PLUMBAGO	5 GAL.	

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
GROUNDCOVERS			
	LANTANA MONTEVIDENSIS 'GOLD MOUND'	1 GAL.	30" O.C.
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.	30" O.C.
	LANDSCAPE PALETTE TO BE PROVIDED BY GLENN LUKOS ASSOCIATES.		
	BERMUDA HYBRID SOD		
NOT SHOWN	HEDRA HELIX 'NEEDLE POINT	ROOTED CUTTINGS	12" O.C. THROUGHOUT ALL SLOPE PLANTING AREAS 2:1 AND OVER
SYMBOL	**BOTANICAL NAME COMMON NAME**	**SIZE**	**REMARKS**
VINES			
◆	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	1 GAL.	STAKED 10' O.C.

NOTE: INSTALL MIN. 2" THICK LAYER OF TREE MULCH PER CITY STANDARDS THROUGHOUT ALL PLANTING AREAS LESS THAN 3:1 SLOPE.



0' 20' 40' 60'

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(951) 682-5352
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CONTACT: BILL WOOLSEY

CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED 8/25/05 DATE

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER HERMANN HERRMANN 4/30/06 7/28/05 STATE OF CALIFORNIA

HERMANN & ASSOCIATES
30 BELMONTE DRIVE
PALM DESERT, CA
92211
LIC# 2754
PH. (760) 776-0940
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CONTACT: JOSE A. ESTRADA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JE DRAWN BY JE CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT		8/25/05

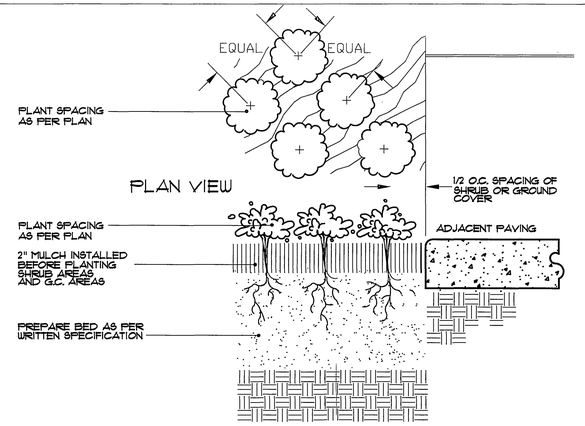
APPROVED BY
PUBLIC WORKS DIRECTOR/CITY ENGINEER
DATE 10/24/05

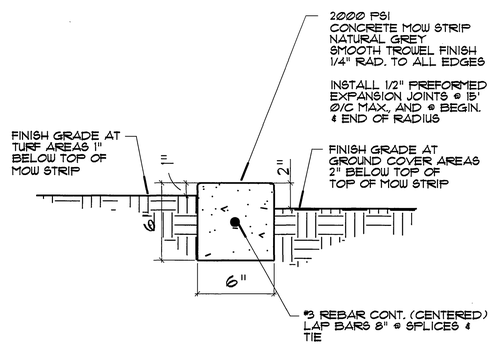
LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE
PLANTING PLAN
HORIZ. SCALE: 1" = 20' VERT. SCALE:

ACCT. NO. R-3865-L
SHEET L-5 OF 7

RN2 PLOT DATE: 7/28/05
File: TR 29596.dwg INDEXED 10-31-05 GH

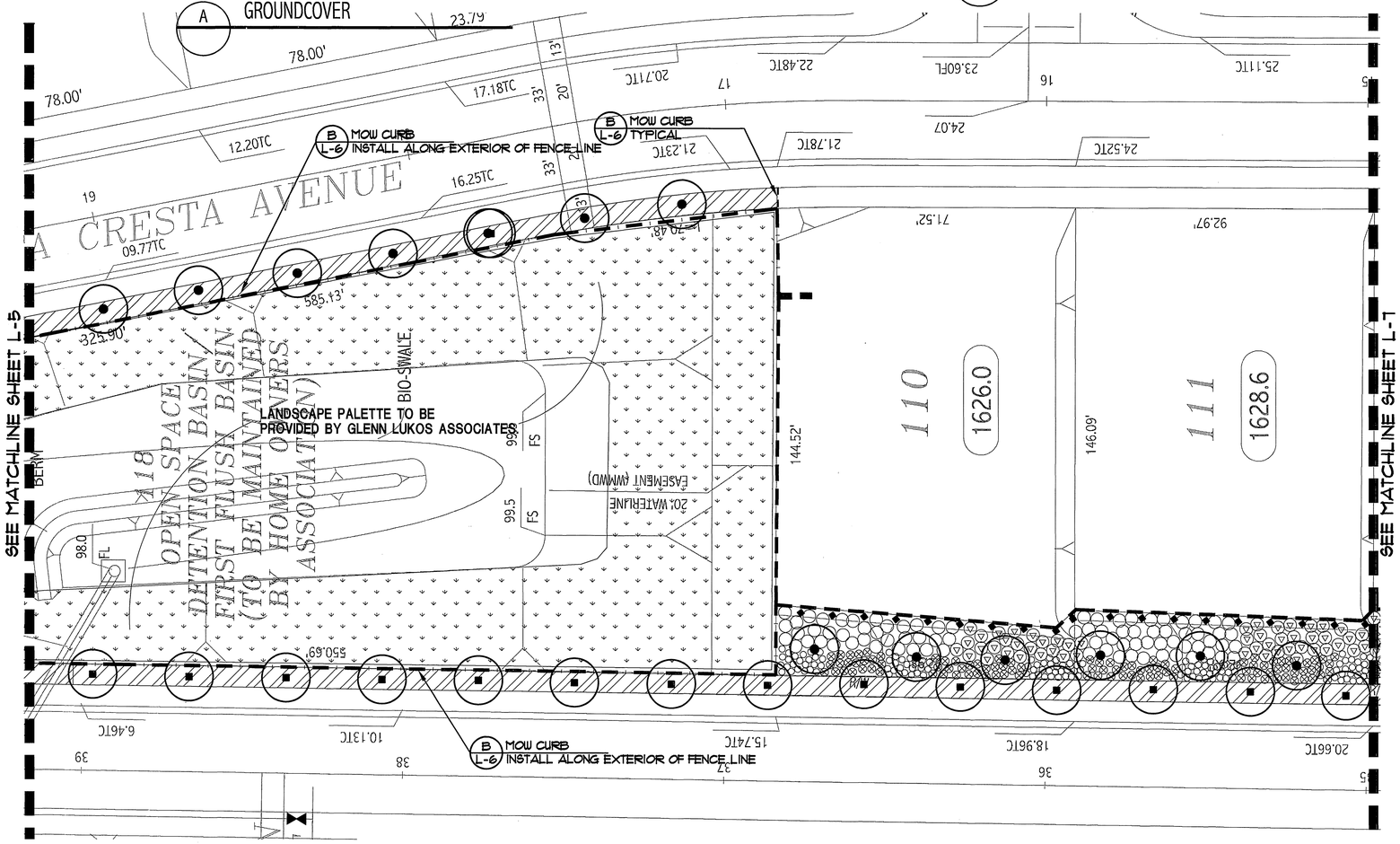
PC-4419R / PRP04-0011





SECTION A GROUNDCOVER

B CONCRETE MOW CURB



PLANTING LEGEND

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0' 20' 40' 60'

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(951) 682-0162 FAX
CONTACT: BILL WOOLSEY

CITY OF RIVERSIDE
PUBLIC UTILITIES ELECTRIC
SIGNED 8/25/05 DATE

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER HERMAN HEIDER No. 4128 EXPIRES 7/28/05 STATE OF CALIFORNIA

HERMANN & ASSOCIATES
30 BELMONTE DRIVE
PALM DESERT, CA
92211
LIC# 2754
PH. (760) 776-0940
FAX (760) 776-0950
CONTACT: JOSE A. ESTRADA

MARK	REVISIONS	APPR.	DATE

DESIGNED BY JE DRAWN BY JE CHECKED BY

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT		

APPROVED BY
PUBLIC WORKS DIRECTOR/ CITY ENGINEER
DATE 10/20/05

LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE
PLANTING PLAN

HORIZ. SCALE: 1" = 20' VERT. SCALE:

ACCT. NO. R-3865-L

SHEET L-6 OF 7

PLOT DATE: 7/28/05 File: TR 29596.dwg

INDEXED 10-31-05 LH

PC-4419R / PRP04-0011

PLANTING LEGEND

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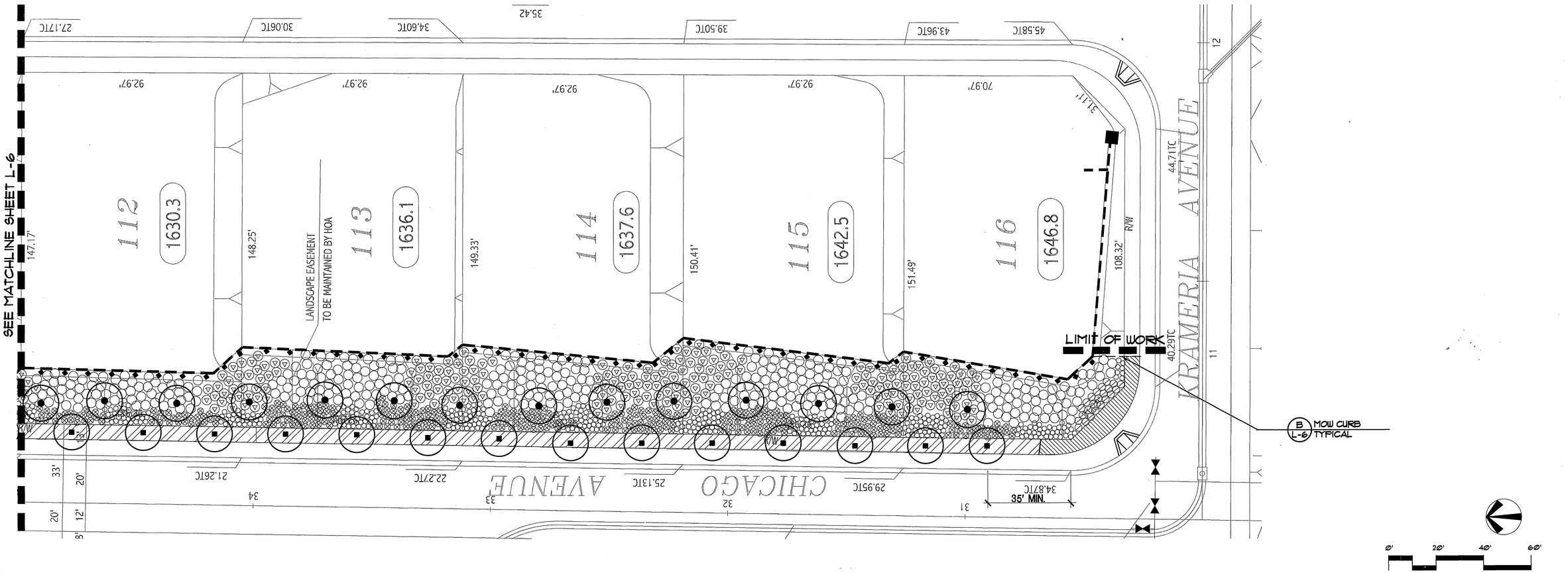

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CITY OF RIVERSIDE
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REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER HERMANN NO. 2754
4/30/06
7/28/05
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MARK	REVISIONS	APPR.	DATE
△			

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CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
WATER PURVEYOR		
ELECTRIC PURVEYOR		
PLANNING DEPARTMENT		
PARKS DEPARTMENT		08/25/05

APPROVED BY
~~PUBLIC WORKS DIRECTOR~~
CITY ENGINEER
DATE 6/30/05

LANDSCAPE IMPROVEMENT PLANS
TRACT 29596
CHICAGO AVE/FLUSH BASIN LOT 118
REVERSE FRONTAGE LANDSCAPE PLANTING PLAN
HORIZ. SCALE: 1" = 20' VERT. SCALE:

ACCT. NO. R-3865-L
SHEET L-7 OF 7

PC-4419R / PRP04-0011

PLOT DATE: 7/28/05 File: TR 29596.dwg INDEXED 10-31-05