

SITE APPROVAL PROCESS:

If plan review approval has been authorized, the owner/developer may proceed with installation. NO INSTALLATION CONSTRUCTION MAY BEGIN WITHOUT GRANTED APPROVAL. Contractor is responsible for notifying the project manager in advance for the following irrigation and planting inspections, according to the time indicated:

- Pre-job conference: 7 calendar days.
- Pressure mainline installation (prior to back fill) and testing: 48 hours.
- System layouts: 48 hours.
- Coverage tests: 48 hours.
- Final irrigation inspection: 48 hours.
- Prior to hydroseeding; 48 hours.
- At the final inspection of installation: Commencement of the 90-day maintenance period.
- Prior to the final acceptance of the 90-day maintenance period.
- Call City of San Bernardino Representative at (909) 384-5057.

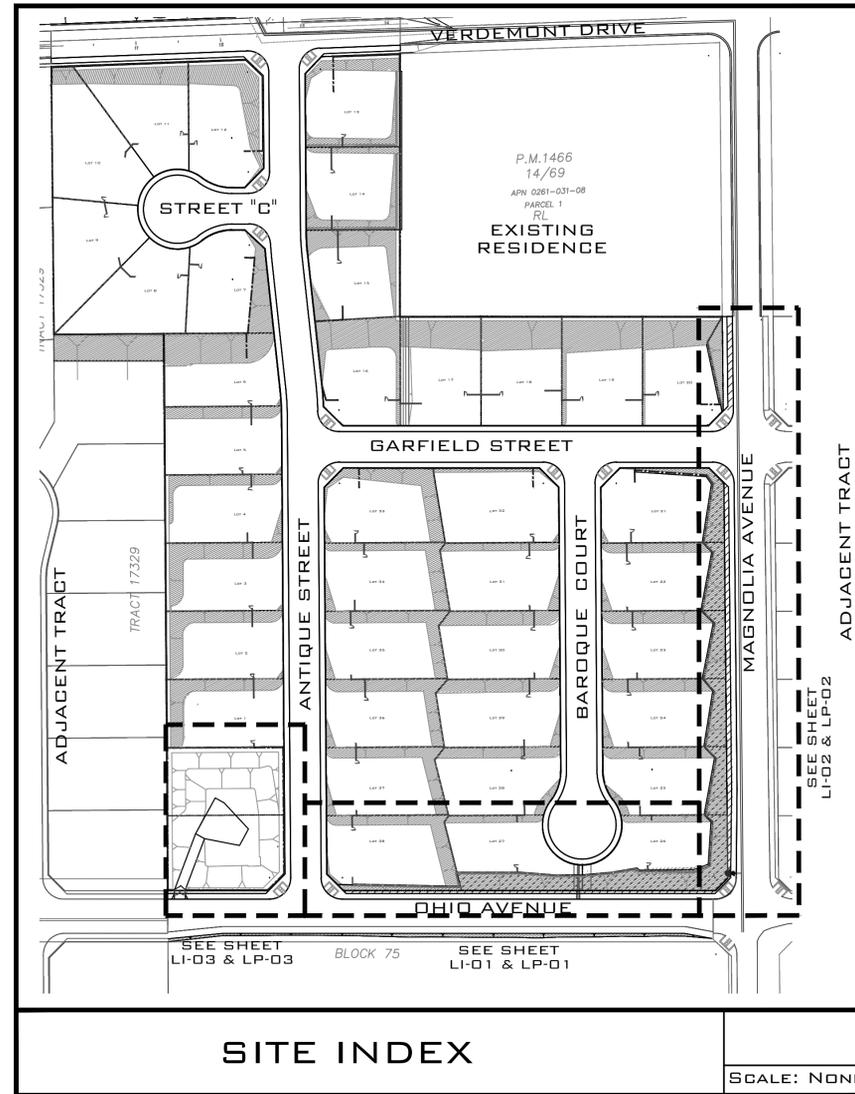
GENERAL NOTES:

- All Work shall conform to the requirements of the City of San Bernardino Landscape Standards. All water systems shall conform with City of San Bernardino Municipal Water Department at 909-384-5215.
- Provide all project as-builts required for City of San Bernardino site inspections.
- Verify location of all utility lines so that proper precautions may be taken not to disturb or damage such improvements. Project engineer is WEB Associates, Contact: Paul Peck 951-320-6038.
- Supply all work and materials, appliances, tools, equipment, facilities, transportation, and services necessary for performing all operations of the "Landscape Installation" as identified in the construction documents. The contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
- All construction shall be in conformance with current local building codes, permit requirements and state and health requirements.
- Prior to submitting bid, examine the site and the conditions thereof.
- The contractor shall carry workman's compensation, public liability and property damage insurance as required by the Owner/County.
- All specifications and installations shall conform to the details and legends and specifications.
- These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the Landscape Architect during the bid process.
- The drawings and specifications represent the finished structure. All barricades shall be signings, etc., is the sole responsibility of the contractor. Observation visits to the job site by the Landscape Architect do not include inspection of construction methods and safety conditions at the worksite. These visits shall not be construed as continuous and detailed inspections.
- Conditions not specifically shown shall be constructed similar to the details for the respective materials and completed to industry standards and complying to all local building and health codes.
- See City of San Bernardino Handbook for planting and irrigation specifications.
- Points of connection on all irrigation plans are approximate only. Water meter and all connections must be approved by City of San Bernardino Municipal Water Department. Contractor to verify existing pressure and available G.P.M. prior to construction.
- Contractor shall obtain and carry on the jobsite at all times a copy of the latest County of San Bernardino Landscape Specification Manual.
- It shall be the responsibility of the developer/owner or contractor to apply to the San Bernardino County Transportation Department, Permit Section, for an Encroachment Permit for all work performed within public right-of-way, dedicated and accepted for public; and to be responsible for satisfactory compliance for all current environmental regulations during the life of construction activities for this project. additional studies and/or permits may be required.

REQUIRED LANDSCAPE INSPECTIONS:

- Preconstruction Meeting
- Grading and Drainage
- Irrigation and Open Trench
- Irrigation Mainline Test
- Irrigation System Installation Inspection
- Irrigation Coverage Test
- Weed Abatement Program
- Tree Installation
- Plant & Ground Cover Installation
- Sod/Hydroseeding
- Installation Final Walk-Through to Start Maintenance
- Every 30 day Maintenance Walk-Through
- Final Maintenance Walk-Through to Release Project
- Final Acceptance and Turnover

CITY OF SAN BERNARDINO
TRACT # 16502
"VERDEMONT"
LANDSCAPE MAINTENANCE DISTRICT PLANS
BEAZER HOMES
310 COMMERCE, SUITE 150
IRVINE, CA 92602
PHONE: 714-672-7047 FACSIMILE: 714-484-8379



INSPECTION NOTES:

A. IRRIGATION SYSTEM

1. INSPECTION SHALL BE PERFORMED BY A PUBLIC WORKS DEPARTMENT REPRESENTATIVE AT THE FOLLOWING:

A. DEPTH OF IRRIGATION TRENCHING, SLEEVING, MAINLINE, LATERAL LINES (PRIOR TO BURIAL), VALVE INSTALLATION AND IRRIGATION HEAD ASSEMBLY.

B. PRESSURE TEST OF MAINLINE (2 HOUR 150 P.S.I.)

C. COVERAGE TEST AND FINAL ACCEPTANCE.

2. DO NOT ALLOW OR CAUSE THE ABOVE ITEMS TO BE BURIED PRIOR TO INSPECTIONS AND APPROVAL OF THE PARKS DEPARTMENT REPRESENTATIVE. A 24 HOUR NOTICE SHALL BE GIVEN PRIOR TO ANTICIPATED INSPECTIONS. CONTACT THE LANDSCAPE SECTIONS AT (909) 384-5217 OR 384-5233.

B. LANDSCAPING

1. INSPECTIONS SHALL BE PERFORMED BY A PUBLIC WORKS DEPARTMENT REPRESENTATIVE AT THE FOLLOWING:

A. UPON COMPLETION OF FINISHED GRADE, SOIL PREPARATIONS AND FINAL RAKE OUT.

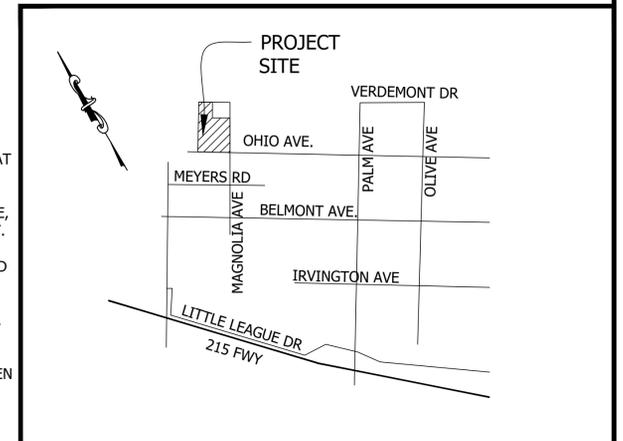
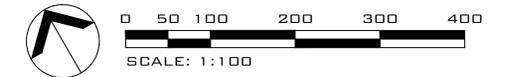
B. WHEN TREES AND SHRUBS ARE SPOTTED FOR PLANTING, WITH ONE EXAMPLE OF PLANTING HOLE FOR TREES AND SHRUBS. PROVIDE SAMPLES OF PLANT FERTILIZERS.

C. FINAL COMPLETION WHEN PLANTING AND ALL OTHER SPECIFIED WORK HAS BEEN COMPLETED.

2. A 24 HOUR NOTICE SHALL BE GIVEN TO ANTICIPATED INSPECTIONS. CONTACT THE LANDSCAPE SECTION AT (909) 384-5217 OR 384-5233.

SHEET INDEX

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VICINITY MAP

HOLD HARMLESS & INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, THE COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE DESIGNER.

IN THE CITY OF SAN BERNARDINO,
STATE OF CALIFORNIA

TRACT NO. 16502

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 1466, P.M.B. 14/69 AND A PORTION OF LOT 74 OF IRVINGTON LAND AND WATER COMPANY SUBDIVISION, M.B. 3/9, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
NOVEMBER, 2006

CONTACTS

COMPANY	COMPANY	ADDRESS	SUITE	CITY/ST/ZIP	PHONE	CONTACT
OWNER	BEAZER HOMES	310 COMMERCE	150	IRVINE, CA 92602	714-672-7017	LONNIE ELLISOR
LANDSCAPE ARCHITECT	WEILAND DESIGN GROUP	28924 OLD TOWN FRONT ST.	202	TEMECULA, CA, 92590	844 - WEILAND	KIM LONIGRO
CIVIL ENGINEER	WEBB ASSOCIATES	3788 MCCRAY ST.		RIVERSIDE, CA 92506	951-320-6038	LIN MCCAFFREY

Underground Service Alert

RECOMMENDED _____ 2017

Call: TOLL FREE 1-800-422-4133

JIM GONDOS
LANDSCAPE INSPECTION SUPERVISOR

RECOMMENDED _____ 2017

APPROVED _____ 2017

CITY ENGINEER _____
REGISTERED CIVIL ENGINEER NO. _____

DRAWN BY: _____

CHECKED BY: _____

RECOMMENDED BY: _____

WEILAND DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
 CORPORATE OFFICE
 28924 OLD TOWN FRONT ST. TEMECULA, CA 92590
 P (844) WEILAND XT.701
 EMAIL - KLONIGRO@W-D-G.COM

PREPARED BY: _____ R.L.A. NO. 5508
 DATE: 07/21/17

KIM LONIGRO

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK: _____

APPROVED _____ 2017

CITY ENGINEER _____
REGISTERED CIVIL ENGINEER NO. _____

DRAWN BY: _____

CHECKED BY: _____

RECOMMENDED BY: _____

CITY OF SAN BERNARDINO
PUBLIC WORKS/ENGINEERING

Landscape Maintenance District
FOR
TRACT 16502
FROM
Ohio Avenue to Magnolia Avenue

DRAWING NO. LT-01
SHEET 1 OF 12 SHEETS

FOR CITY USE ONLY: FILE NO. _____ W.O. NO. _____

LAST MODIFIED: Jul 21, 2017 - 4:15pm BY USER: WDG-kim
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 DATE: 07/21/17 07:21:17

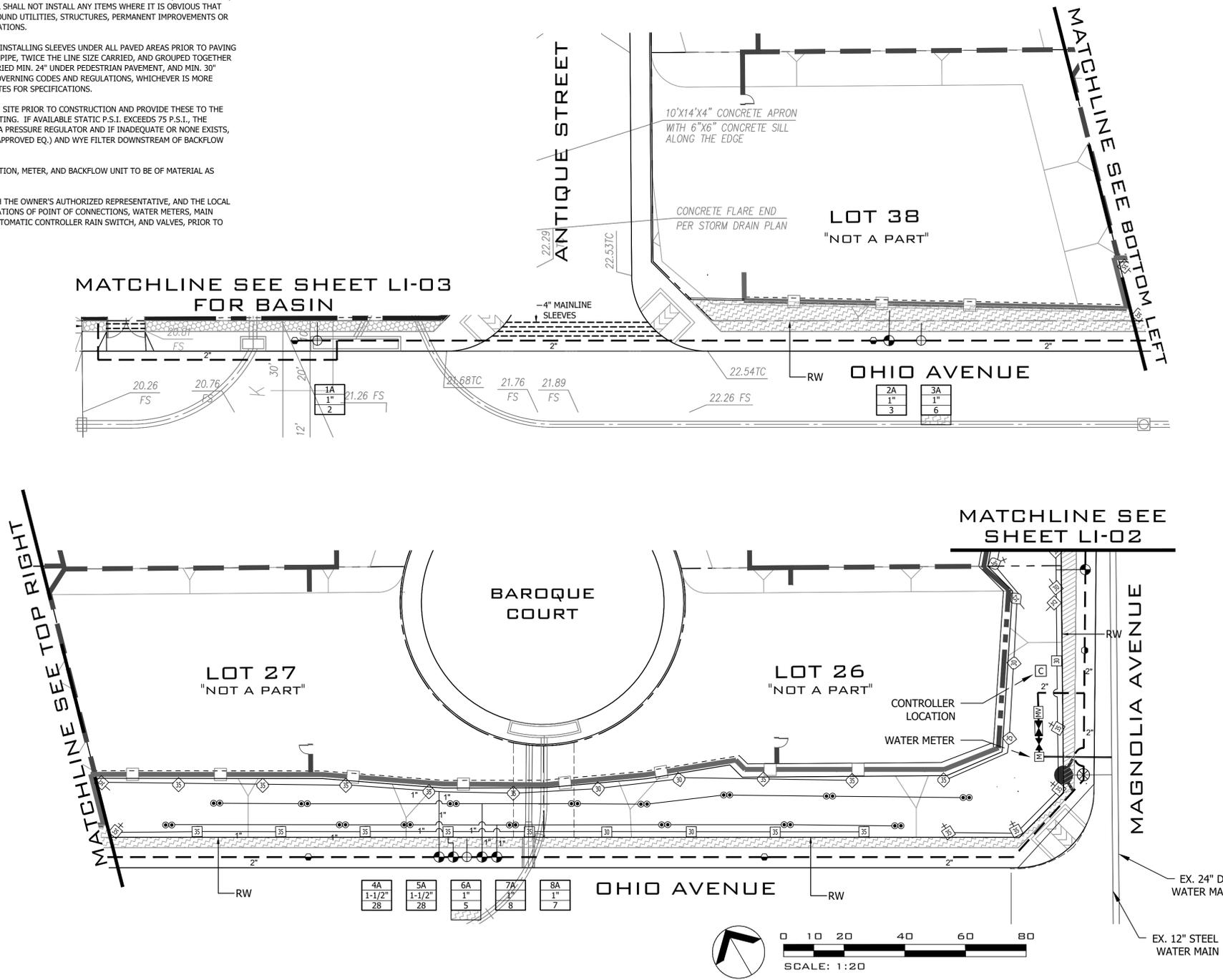
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IRRIGATION GENERAL NOTES

- IRRIGATION SYSTEM AS DRAWN ON PLANS IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS THAT THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST.
- IRRIGATION HEADS SHALL BE LOCATED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALKS, AND STRUCTURES AND NOT SCALED OFF OF DRAWINGS. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT ADEQUATE COVERAGE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE LATEST EDITION OF LOCAL GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENTS AT THE SITE AT ALL TIMES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, FENCES, WOOD STRUCTURES, CONCRETE STRUCTURES, BUILDINGS, UTILITIES, ETC. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND OTHER STRUCTURES. CONTRACTOR SHALL NOT INSTALL ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL PAVED AREAS PRIOR TO PAVING INSTALLATION. SLEEVING SHALL BE SCH. 40 PVC PIPE, TWICE THE LINE SIZE CARRIED, AND GROUPED TOGETHER WHERE FEASIBLE. SLEEVING SHALL ALSO BE BURIED MIN. 24" UNDER PEDESTRIAN PAVEMENT, AND MIN. 30" UNDER VEHICULAR PAVEMENT, OR PER LOCAL GOVERNING CODES AND REGULATIONS, WHICHEVER IS MORE STRINGENT. REFER TO IRRIGATION LEGEND/NOTES FOR SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND PROVIDE THESE TO THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IF AVAILABLE STATIC P.S.I. EXCEEDS 75 P.S.I., THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A PRESSURE REGULATOR AND IF INADEQUATE OR NONE EXISTS, INSTALL A WILKINS PRESSURE REGULATOR (OR APPROVED EQ.) AND WYE FILTER DOWNSTREAM OF BACKFLOW ASSEMBLY.
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW UNIT TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- CONTRACTOR SHALL VERIFY IN THE FIELD WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE LOCAL GOVERNING AGENCY REPRESENTATIVE, ALL LOCATIONS OF POINT OF CONNECTIONS, WATER METERS, MAIN WATER SUPPLY LINE, BACKFLOW PREVENTER, AUTOMATIC CONTROLLER RAIN SWITCH, AND VALVES, PRIOR TO CONSTRUCTION.

- POINT OF CONNECTION TO BE AT SERVICE LINE DOWNSTREAM OF WATER METER, VERIFY LOCATION, TYPE AND SIZE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL THOROUGHLY FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM SYSTEM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND STRUCTURES SUCH AS BUILDINGS, WALLS, FENCES, ETC. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL SHRUB / BUBBLER HEADS ADJACENT TO LAWN AND PAVED AREAS SHALL BE MOUNTED ON 6" BODIES MIN. OR PER LOCAL GUIDELINES.
- ALL CONTROL EQUIPMENT, SUCH AS REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLER VALVES SHALL BE LOCATED IN SHRUB PLANTER AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPING WITH THE LOCATION OF TREES (REFER TO PLANTING PLAN) AND SHALL MAINTAIN A MIN. OF 5 FEET CLEARANCE BETWEEN PIPING AND TRUNKS OF TREES WHEREVER POSSIBLE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL INSTALL BELOW HEAD CHECK VALVES AND/OR IN-LINE CHECK VALVES (SIZE AS REQUIRED) AS REQUIRED TO ELIMINATE ALL LOW HEAD DRAINAGE.
- ALL IRRIGATION CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- LOCATE ALL IRRIGATION HEADS AND LINES 8" FROM SIDEYARD PROPERTY LINES ADJACENT TO FENCES, WALLS, ETC. AND 2" FROM SIDEYARD PROPERTY LINES IN LAWN AREAS WHERE OCCURS.
- CONTRACTOR/OPERATOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR/ OPERATOR APPLY WATER AT A RATE OR FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
- CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. MEASUREMENTS FOR PROPER GROUND SHALL BE VERIFIED AT LEAST ONCE PRIOR TO HOMEOWNER OCCUPANCY, AND NECESSARY ADJUSTMENTS SHALL BE MADE TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS.



EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER/MODEL	SIZE	DETAIL
[C]	IC36-00-SS-PED-SS - 36 STATION HUNTER T-CORE CONTROLLER ASSEMBLY IN TOP MOUNTED STAINLESS STEEL CABINET	36 STA	N/A
[M]	WATER METER - SEE POINT OF CONNECTION ON PLANS	1"	N/A
[B]	FEBCO MODEL 825Y REDUCED PRESSURE BACKFLOW PREVENTER	1"	D, LI-04
[MV]	TORO 220-06-08 BRASS MASTER CONTROL VALVE	N/A	N/A
[V]	NIBCO T-580-70 BRONZE BALL VALVE	LINE SIZE	H, LI-04
[C]	TORO 100-SLVLC QUICK COUPLING VALVE WITH LOCKING VINYL COVER		E, LI-04
[C]	TORO P-220-27-04 PRESSURE REGULATING CONTROL VALVE	PER PLAN	B, LI-04
[C]	ICZ-1017 151-25 - 1" 1/2" TCV DRIP ZONE CONTROL KIT (SIZE PER PLAN) WITH 25 PSI REGULATOR	PER PLAN	L, LI-05
[---]	SCH 40 PVC IRRIGATION PRESSURE MAINLINE - 18" MINIMUM COVER	2"	N/A
[---]	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PER PLAN	N/A
[---]	SCH 40 PVC IRRIGATION PIPE/CONTROL WIRE SLEEVE - 18" MINIMUM COVER	PER PLAN	N/A

DISTRIBUTION EQUIPMENT LEGEND									
SYMBOL	MANUFACTURER/MODEL	NOZZLE	RAD	PSI	FLOW			DETAIL	
					Q	H	F		
SHRUB HI-POP SPRAY HEADS WITH CHECK VALVE AND PRESSURE REGULATION									
[1]	RAIN BIRD 1812-SAM-PRS	M1000 90/210/360	8'-15"	40	.19	.43	.75	F, LI-04	
[2]	RAIN BIRD 1812-SAM-PRS	MP2000 90/210/360	13'-21"	40	0.81	1.59	3.06	F, LI-04	
[3]	RAIN BIRD 1812-SAM-PRS	MP3000 90/210/360	22'-30"	40	1.13	2.37	4.66	F, LI-04	
[4]	RAIN BIRD 1812-SAM-PRS	MP3500 90	31'-35"	40	1.54	3.04	5.99	F, LI-04	
SHRUB FIXED RISER SPRAY HEADS WITH PRESSURE REGULATION									
[5]	RAIN BIRD PA-8S-PRS	M1000 90/210/360	8'-15"	40	.19	.43	.75	C, LI-04	
[6]	RAIN BIRD PA-8S-PRS	MP2000 90/210/360	13'-21"	40	0.81	1.59	3.06	C, LI-04	
[7]	RAIN BIRD PA-8S-PRS	MP3000 90/210/360	22'-30"	40	1.13	2.37	4.66	C, LI-04	
[8]	RAIN BIRD PA-8S-PRS	MP3500 90	31'-35"	40	1.54	3.04	5.99	C, LI-04	
[9]	RAINBIRD 1402	N/A	N/A	40		.5		C, LI-04	
[10]	HATCH ON PLANS	HUNTER PLD DRIPLINE	PLD-06-18	N/A	40		.6	L,M,N,P,Q,R LI-05	

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO NEW BUILDING AS SHOWN ON THE PLANS. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF BALL VALVE PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 30 GPM. STATIC PRESSURE AT METER IS ABOUT 78 PSI (INFORMATION FROM C. RODERICK AT SAN BERNARDINO CITY WATER DISTRICT (909-384-5141) ON 11/08/06). CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO START OF INSTALLATION. IF A PRESSURE RELATED ISSUE IS IDENTIFIED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

CONTROLLER
INSTALL IRRIGATION CONTROLLER ADJACENT TO BUILDING AS SHOWN ON THE PLANS. INSTALL IN STRONG BOX SB-18-SS STAINLESS STEEL ENCLOSURE. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. THE OWNER IS TO PROVIDE 120V AC POWER TO THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

SCH 40 PVC SLEEVING		
1.25" SLEEVE	1-8 WIRES	N/A
1.5" SLEEVE	9-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	0.75" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE
3" SLEEVE	39-54 WIRES	1.25" PIPE
4" SLEEVE	55-100 WIRES	1.572" PIPE
6" SLEEVE	100+ WIRES	2.572" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

LAST MODIFIED: Jul 21, 2017 - 4:16pm BY USER: WDG-kim
 DWG LOCATION: L:\Projects\Home Builders\Bazaar\16-035 Tr16502 Verdemont\Production\CA\16035b.LDW
 DWG NAME: 16-035 Tr16502 Verdemont\Production\CA\16035b.LDW

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

RECOMMENDED _____ 2017
 JIM GONDOS
 LANDSCAPE INSPECTION SUPERVISOR
 RECOMMENDED _____ 2017

W.D.G. WEILAND DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
 CORPORATE OFFICE
 28924 OLD TOWN FRONT ST. TEMECULA, CA 92590
 P (844) WEILAND.XT.701
 EMAIL - KLONIGRO@W-D-G.COM

PREPARED BY: _____ R.L.A. NO. 5508
 DATE: 07/21/17
 KIM KLONIGRO

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK: _____

APPROVED _____ 2017
 CITY ENGINEER
 REGISTERED CIVIL ENGINEER NO. _____
 DRAWN BY: _____
 CHECKED BY: _____
 RECOMMENDED BY: _____

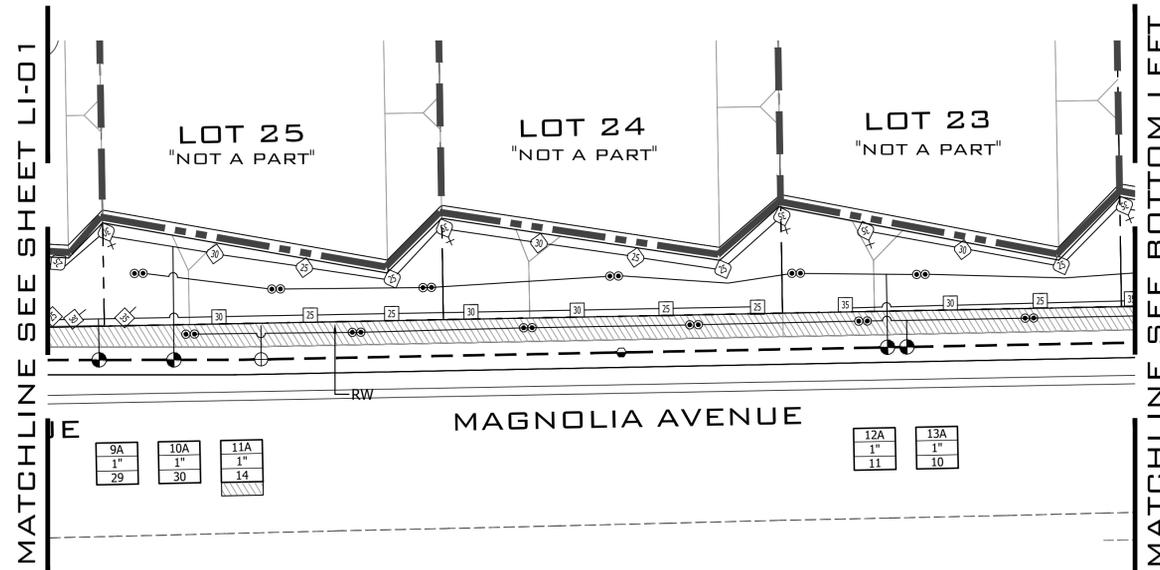
CITY OF SAN BERNARDINO
 PUBLIC WORKS/ENGINEERING
 Landscape Maintenance District
 FOR
TRACT 16502
 FROM
 Ohio Avenue to Magnolia Avenue
 FOR CITY USE ONLY: FILE NO. _____ W.O. NO. _____

DRAWING NO. LI-01
 SHEET 2 OF 12 SHEETS

PERMIT # E1600995, DRAWING # 13121

Pressure Loss Calculation		
Point of Connection Designation:	LMD	
Name of Water Purveyor:	San Bernardino Municipal Water District	
Contact Name:	C. Roderick	
Phone:	909-384-5141	
Size of Water Meter:	1"	
Size of Service Line:	78 PSI	
Static Water Pressure:	78 PSI	
Design Water Pressure:	69.51	
Designed Highest GPM / GPH Flow:	30	
WORST CASE PRESSURE LOSS CHART		
CONTROLLER / STATION:	10A	
POC ELEVATION:	31	
TOTAL SYSTEM GPM:	30	
PSI @ POC:	78	
ELEVATION OF HIGHEST IRRIG. HEAD	44	
IRRIGATION SYSTEM COMPONENTS:		
DESCRIPTION	SIZE	PSI LOSS
WATER METER	1"	5.3
BACKFLOW PREVENTER	2"	12
MASTER CONTROL VALVE	2"	3.1
FLOW METER	1-1/2"	3
MAINLINE, CL 315	2"	0.48
MAINLINE, SCH. 40	1-1/2"	0.00
MAINLINE, SCH. 40	1-1/4"	0.00
MAINLINE, SCH. 40	1"	0.00
FITTING LOSS (20% MAINLINE LOSS)		4.78
REMOTE CONTROL VALVE	1"	1.5
LATERAL LINE, Class 200	1-1/2"	0.00
LATERAL LINE, Class 200	1-1/4"	0.85
LATERAL LINE, Class 200	1"	2.91
LATERAL LINE, Class 200	3/4"	0.00
ELEVATION CHANGE FROM POC TO HIGHEST OUTLET		5.59
PRESSURE REQUIRED @ HEAD		30
(1) TOTAL SYSTEM LOSSES		69.51
SUMMARY:		
(2) AVAILABLE STATIC PRESSURE AT POC		78.00
(3) REQUIRED MINIMUM SYSTEM PRESSURE		69.51
(4) RESIDUAL PRESSURE		8.49

WAI Water Budget Calculations	
Maximum Applied Water Allowance	
MAWA = (Eto) (0.55) (LA) (0.62)	
Eto	55.60
LA	21,783
MAWA	412,997
Shrub (Drip)	
Estimated Annual Water Use	
EAWU = (Eto) (PF) (HA) (0.62) / (IE)	
Eto	55.60
PF	0.3
HA	6,370
IE	0.8
EAWU	82,345 (Shrub, Drip)
Shrub (MPR)	
Estimated Annual Water Use	
EAWU = (Eto) (PF) (HA) (0.62) / (IE)	
Eto	55.60
PF	0.3
HA	14,661
IE	0.75
EAWU	202,158 (Shrub, MPR)
Tree	
Estimated Annual Water Use	
EAWU = (Eto) (PF) (HA) (0.62) / (IE)	
Eto	55.60
PF	0.5
HA	752
IE	0.8
EAWU	16,202 (Tree)
Total EAWU	300,704
Total MAWA	412,997



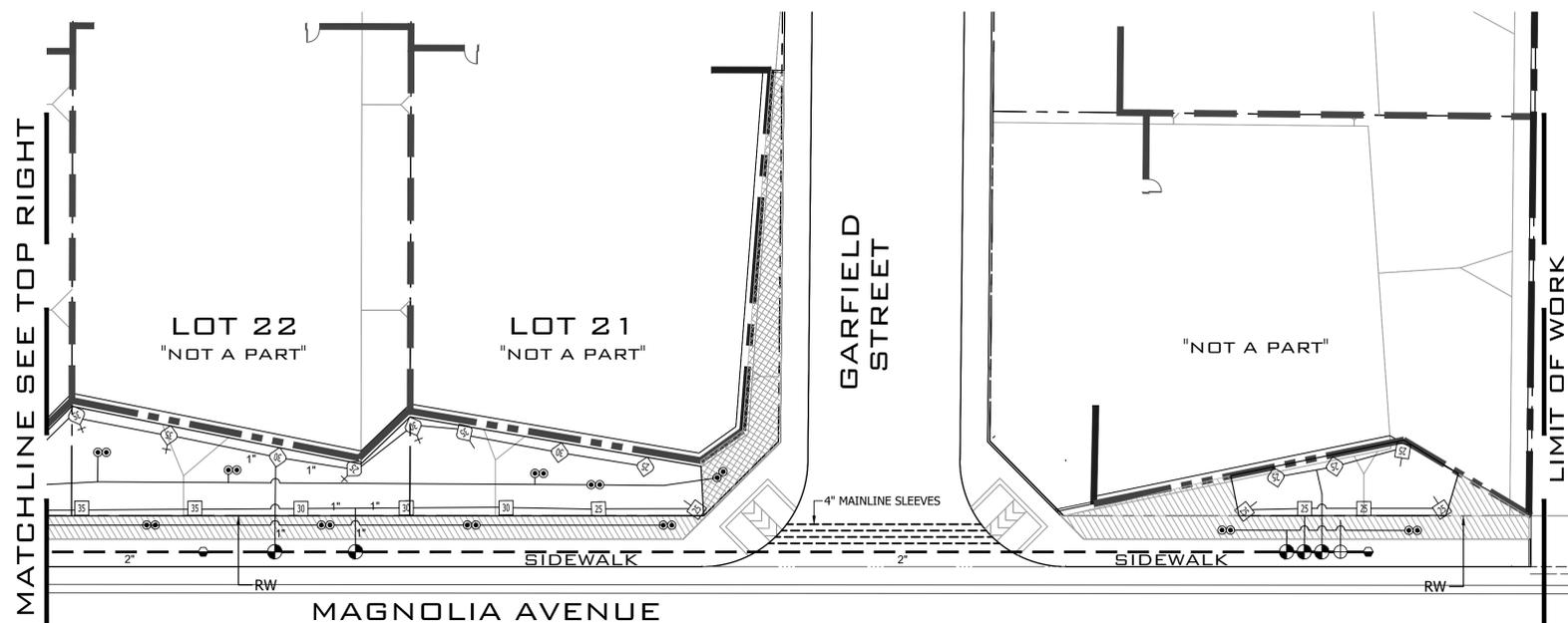
EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER/MODEL	SIZE	DETAIL
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[M]	WATER METER - SEE POINT OF CONNECTION ON PLANS	1"	N/A
[B]	FEBCO MODEL 825Y REDUCED PRESSURE BACKFLOW PREVENTER	1"	D, LI-04
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[V]	NIBCO T-580-70 BRONZE BALL VALVE	LINE SIZE	H, LI-04
[C]	TORO 100-SLVLC QUICK COUPLING VALVE WITH LOCKING VINYL COVER		E, LI-04
[C]	TORO P-220-27-04 PRESSURE REGULATING CONTROL VALVE	PER PLAN	B, LI-04
[C]	ICZ-101 / 151-25 - 1" / 1-1/2" TCV DRIP ZONE CONTROL KIT (SIZE PER PLAN) WITH 25 PSI REGULATOR	PER PLAN	L, LI-05
[---]	SCH 40 PVC IRRIGATION PRESSURE MAINLINE - 18" MINIMUM COVER	2"	N/A
[---]	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PER PLAN	N/A
[---]	SCH 40 PVC IRRIGATION PIPE/CONTROL WIRE SLEEVE - 18" MINIMUM COVER	PER PLAN	N/A

DISTRIBUTION EQUIPMENT LEGEND									
SYMBOL	MANUFACTURER/MODEL	NOZZLE	RAD	PSI	FLOW			DETAIL	
					Q	H	F		
SHRUB HI-POP SPRAY HEADS WITH CHECK VALVE AND PRESSURE REGULATION									
[1]	RAIN BIRD 1812-SAM-PRS	M1000 90/210/360	8'-15'	40	.19	.43	.75	F, LI-04	
[2]	RAIN BIRD 1812-SAM-PRS	MP2000 90/210/360	13'-21'	40	0.81	1.59	3.06	F, LI-04	
[3]	RAIN BIRD 1812-SAM-PRS	MP3000 90/210/360	22'-30'	40	1.13	2.37	4.66	F, LI-04	
[4]	RAIN BIRD 1812-SAM-PRS	MP3500 90	31'-35'	40	1.54	3.04	5.99	F, LI-04	
SHRUB FIXED RISER SPRAY HEADS WITH PRESSURE REGULATION									
[5]	RAIN BIRD PA-8S-PRS	M1000 90/210/360	8'-15'	40	.19	.43	.75	C, LI-04	
[6]	RAIN BIRD PA-8S-PRS	MP2000 90/210/360	13'-21'	40	0.81	1.59	3.06	C, LI-04	
[7]	RAIN BIRD PA-8S-PRS	MP3000 90/210/360	22'-30'	40	1.13	2.37	4.66	C, LI-04	
[8]	RAIN BIRD PA-8S-PRS	MP3500 90	31'-35'	40	1.54	3.04	5.99	C, LI-04	
[9]	RAINBIRD 1402	N/A	N/A	40		.5		C, LI-04	
[10]	HATCH ON PLANS	HUNTER PLD DRIPLINE	PLD-06-18	N/A	40		.6	L,M,N,P,Q,R, LI-05	

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO NEW SITE WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF BALL VALVE PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 30 GPM. STATIC PRESSURE AT METER IS ABOUT 78 PSI (INFORMATION FROM C. RODERICK AT SAN BERNARDINO CITY WATER DISTRICT (909-384-5141) ON 11/08/06). CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO START OF INSTALLATION. IF A PRESSURE RELATED ISSUE IS IDENTIFIED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

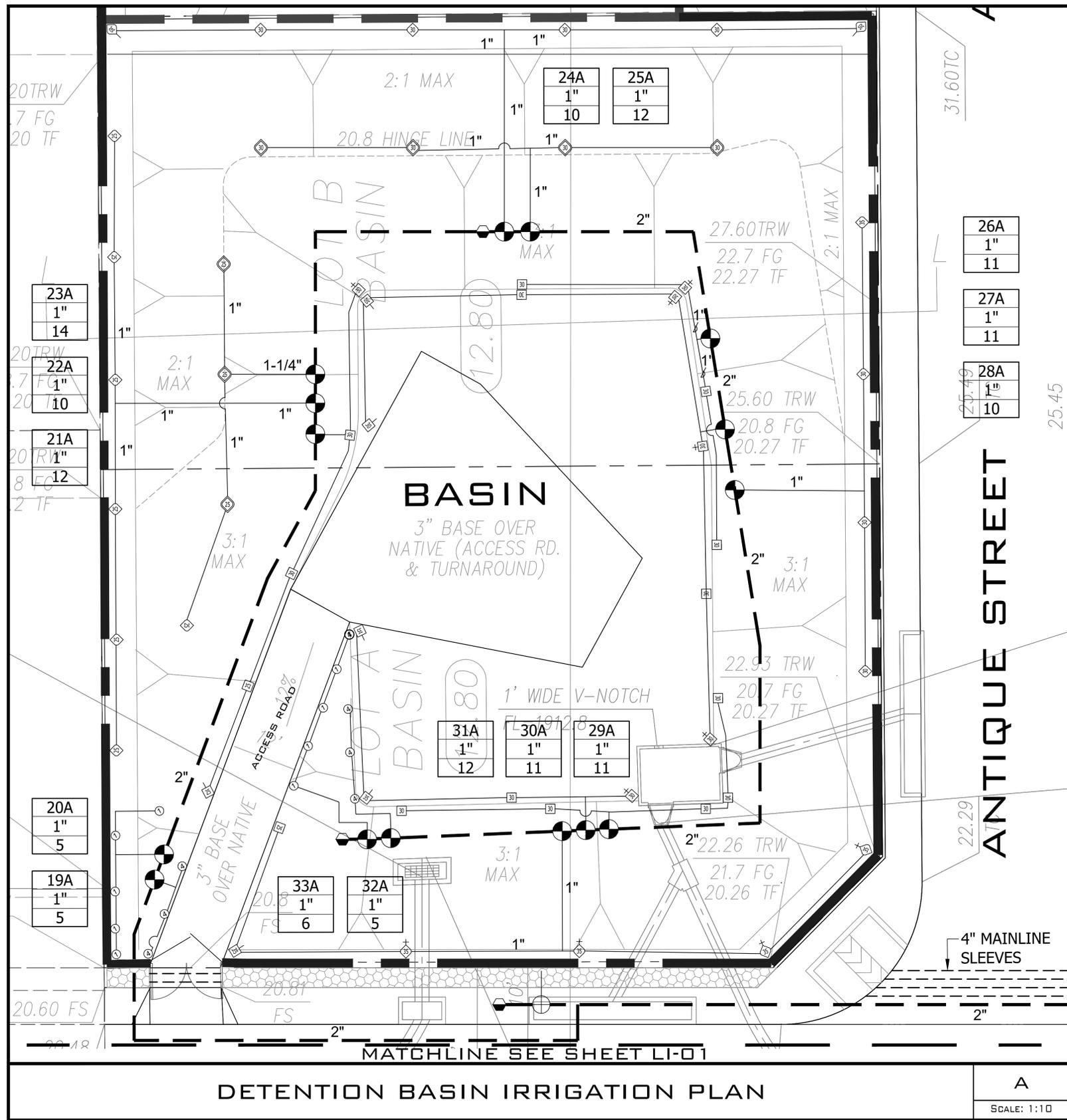
CONTROLLER
INSTALL IRRIGATION CONTROLLER ADJACENT TO BUILDING AS SHOWN ON THE PLANS. INSTALL IN STRONG BOX SB-18-SS STAINLESS STEEL ENCLOSURE. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. THE OWNER IS TO PROVIDE 120V AC POWER TO THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES.

SCH 40 PVC SLEEVING		
1.25" SLEEVE	1-8 WIRES	N/A
1.5" SLEEVE	9-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	0.75" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE
3" SLEEVE	39-54 WIRES	1.25" PIPE
4" SLEEVE	55-100 WIRES	1.572" PIPE
6" SLEEVE	100+ WIRES	2.573" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE



LAST MODIFIED: Jul 21, 2017 - 4:16pm BY USER: WDG-Kim
DWG: LOCATION: L:_WORK\Home Builders\Brazos\16-035_116502_Verismon\Production CD\A\160356_LMO\DWG-160356-16.dwg
DATE: 07/21/17

<p>Underground Service Alert</p> <p>Call: TOLL FREE</p> <p>1-800-422-4133</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>RECOMMENDED _____ 2017</p> <p>JIM GONDOS LANDSCAPE INSPECTION SUPERVISOR</p> <p>RECOMMENDED _____ 2017</p>	<p>WEILAND DESIGN GROUP, INC. LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT CORPORATE OFFICE 28924 OLD TOWN FRONT ST. TEMECULA, CA 92590 P (844) WEILAND.XT.701 EMAIL - KLONIGRO@W-D-G.COM</p> <p>PREPARED BY: _____ R.L.A. NO. 5598 KIM LONIGRO DATE: 07/21/17</p>	<p>APPROVED _____ 2017</p> <p>CITY ENGINEER REGISTERED CIVIL ENGINEER NO. _____</p> <p>DRAWN BY: _____</p> <p>CHECKED BY: _____</p> <p>RECOMMENDED BY: _____</p>	<p>CITY OF SAN BERNARDINO PUBLIC WORKS/ENGINEERING</p> <p>Landscape Maintenance District FOR TRACT 16502 FROM Ohio Avenue to Magnolia Avenue</p> <p>FOR CITY USE ONLY: FILE NO. _____ W.O. NO. _____</p>	<p>DRAWING NO. LI-02</p> <p>SHEET <u>3</u> OF <u>12</u> SHEETS</p>
	<p>MARK _____ REVISIONS _____ BY _____ APPR. _____ DATE _____</p> <p>BENCH MARK: _____</p>		<p>PERMIT # E1600995, DRAWING # 13121</p>		



EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER/MODEL	SIZE	DETAIL
[C]	IC-36-00-SS-PED-SS - 36 STATION HUNTER I-CORE CONTROLLER ASSEMBLY IN TOP MOUNTED STAINLESS STEEL CABINET	36 STA	N/A
[M]	WATER METER - SEE POINT OF CONNECTION ON PLANS	1"	N/A
[FB]	FEBCO MODEL 825Y REDUCED PRESSURE BACKFLOW PREVENTER	1"	D, LI-04
[MV]	TORO 220-06-08 BRASS MASTER CONTROL VALVE	N/A	N/A
[BV]	NIBCO T-580-70 BRONZE BALL VALVE	LINE SIZE	H, LI-04
[CV]	TORO 100-SLVLC QUICK COUPLING VALVE WITH LOCKING VINYL COVER		E, LI-04
[RV]	TORO P-220-27-04 PRESSURE REGULATING CONTROL VALVE	PER PLAN	B, LI-04
[DZ]	ICZ-101 / 151-25 - 1" / 1-1/2" TCV DRIP ZONE CONTROL KIT (SIZE PER PLAN) WITH 25 PSI REGULATOR	PER PLAN	L, LI-05
[SCH 40]	SCH 40 PVC IRRIGATION PRESSURE MAINLINE - 18" MINIMUM COVER	2"	N/A
[SCH 200]	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PER PLAN	N/A
[SCH 40]	SCH 40 PVC IRRIGATION PIPE/CONTROL WIRE SLEEVE - 18" MINIMUM COVER	PER PLAN	N/A

DISTRIBUTION EQUIPMENT LEGEND										
SYMBOL	MANUFACTURER/MODEL	NOZZLE	RAD	PSI	FLOW			DETAIL		
SHRUB HI-POP SPRAY HEADS WITH CHECK VALVE AND PRESSURE REGULATION										
[1]	[2]	[3]	RAIN BIRD 1812-SAM-PRS	M1000 90/210/360	8'-15'	40	.19	.43	.75	F, LI-04
[4]	[5]	[6]	RAIN BIRD 1812-SAM-PRS	MP2000 90/210/360	13'-21'	40	0.81	1.59	3.06	F, LI-04
[7]	[8]	[9]	RAIN BIRD 1812-SAM-PRS	MP3000 90/210/360	22'-30'	40	1.13	2.37	4.66	F, LI-04
[10]	[11]	[12]	RAIN BIRD 1812-SAM-PRS	MP3500 90	31'-35'	40	1.54	3.04	5.99	F, LI-04
SHRUB FIXED RISER SPRAY HEADS WITH PRESSURE REGULATION										
[13]	[14]	[15]	RAIN BIRD PA-8S-PRS	M1000 90/210/360	8'-15'	40	.19	.43	.75	C, LI-04
[16]	[17]	[18]	RAIN BIRD PA-8S-PRS	MP2000 90/210/360	13'-21'	40	0.81	1.59	3.06	C, LI-04
[19]	[20]	[21]	RAIN BIRD PA-8S-PRS	MP3000 90/210/360	22'-30'	40	1.13	2.37	4.66	C, LI-04
[22]	[23]	[24]	RAIN BIRD PA-8S-PRS	MP3500 90	31'-35'	40	1.54	3.04	5.99	C, LI-04
[25]	[26]	[27]	RAINBIRD 1402	N/A	N/A	40		.5		C, LI-04
[28]	[29]	[30]	HATCH ON PLANS	HUNTER PLD DRIPLINE	PLD-06-18	N/A	40		.6	L,M,N,P,Q,R, LI-05

POINT OF CONNECTION
 MAKE IRRIGATION POINT OF CONNECTION INTO NEW SITE IRRIGATION METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF BALL VALVE PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 30 GPM. STATIC PRESSURE AT METER IS ABOUT 78 PSI (INFORMATION FROM C. RODERICK AT SAN BERNARDINO CITY WATER DISTRICT (909-384-5141) ON 11/08/06). CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO START OF INSTALLATION. IF A PRESSURE RELATED ISSUE IS IDENTIFIED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

CONTROLLER
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SCH 40 PVC SLEEVING		
1.25" SLEEVE	1-8 WIRES	N/A
1.5" SLEEVE	9-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	0.75" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE
3" SLEEVE	39-54 WIRES	1.25" PIPE
4" SLEEVE	55-100 WIRES	1.572" PIPE
6" SLEEVE	100+ WIRES	2.573" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

DETENTION BASIN IRRIGATION PLAN



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 DWG: LOCATION: L:\W04\Home Builders\Brazos\16-035 Tr16502_Vietnam\Production CD\A\160356_LMD
 DWG: SCALE: 1:10

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 LANDSCAPE INSPECTION SUPERVISOR
 RECOMMENDED _____ 2017

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 CORPORATE OFFICE
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 P (844) WEILAND.XT.701
 EMAIL - KLONIGRO@W-D-G.COM

PREPARED BY: _____ R.L.A. NO. 5508
 KIM LONGIRO DATE: 07/21/17

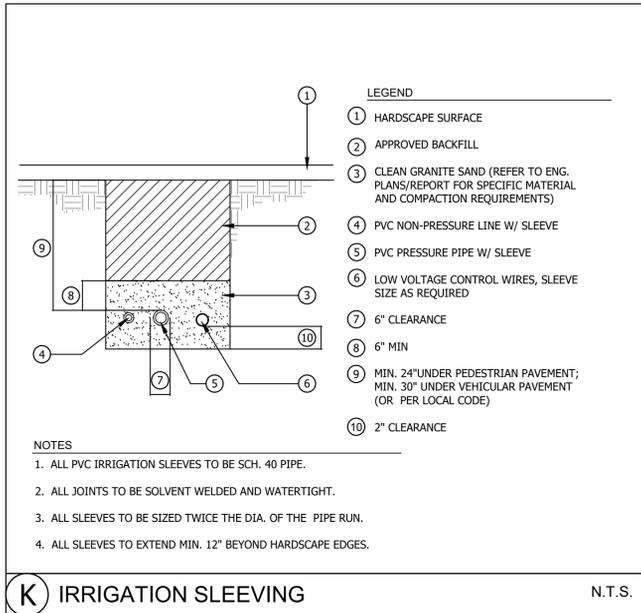
MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK: _____

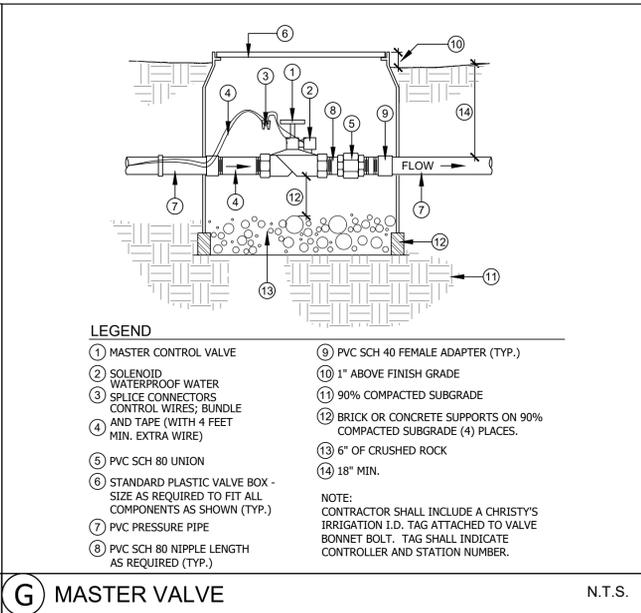
APPROVED _____ 2017
 CITY ENGINEER
 REGISTERED CIVIL ENGINEER NO. _____
 DRAWN BY: _____
 CHECKED BY: _____
 RECOMMENDED BY: _____

CITY OF SAN BERNARDINO
 PUBLIC WORKS/ENGINEERING
 Landscape Maintenance District
 FOR
TRACT 16502
 FROM
 Ohio Avenue to Magnolia Avenue
 FOR CITY USE ONLY: FILE NO. _____ W.O. NO. _____

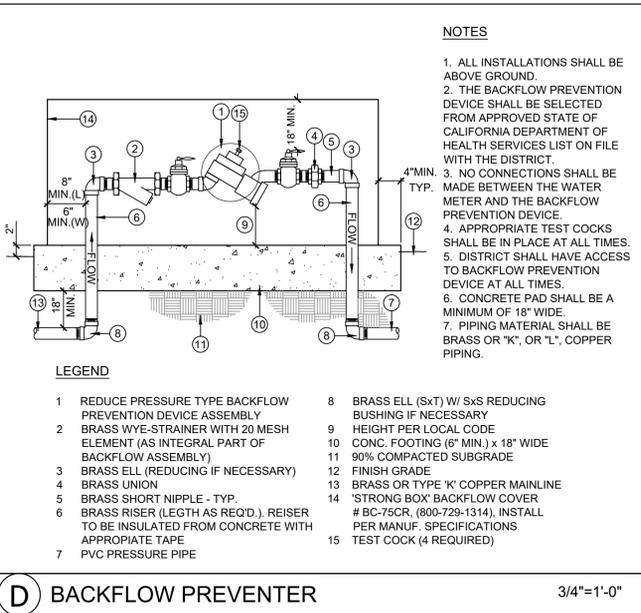
DRAWING NO. LI-03
 SHEET 4 OF 12 SHEETS
 PERMIT # E1600995, DRAWING # 13121



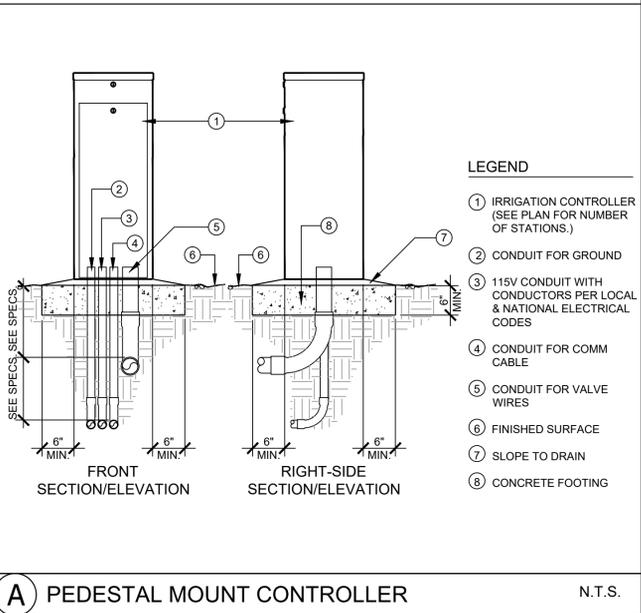
K IRRIGATION SLEEVE N.T.S.



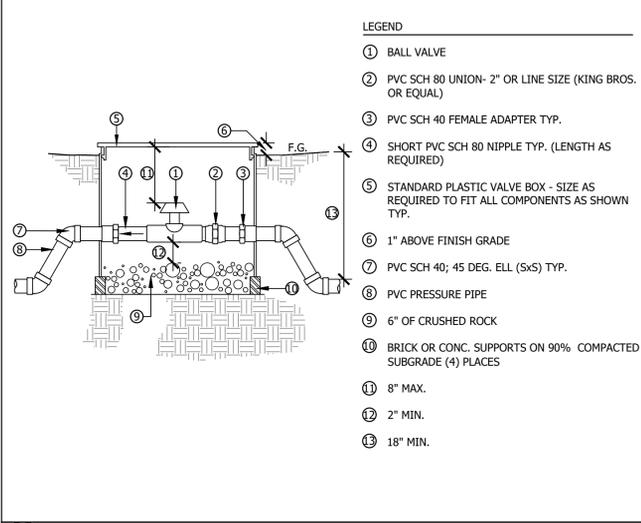
G MASTER VALVE N.T.S.



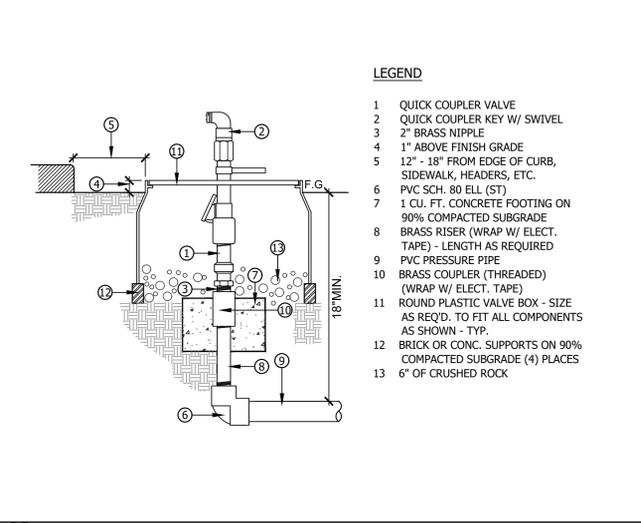
D BACKFLOW PREVENTER 3/4"=1'-0"



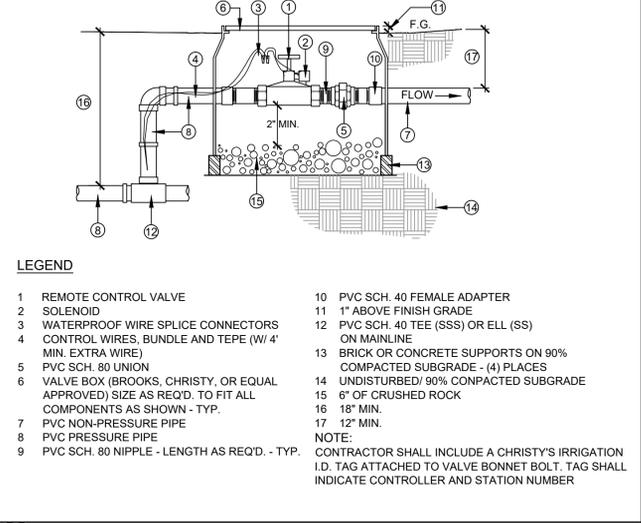
A PEDESTAL MOUNT CONTROLLER N.T.S.



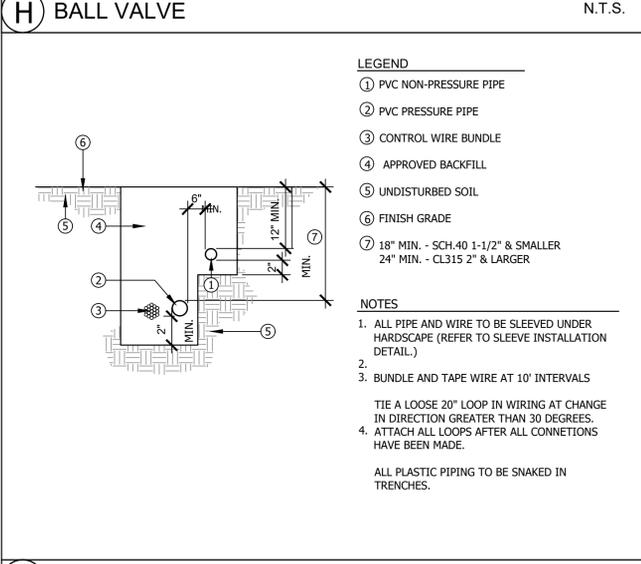
H BALL VALVE N.T.S.



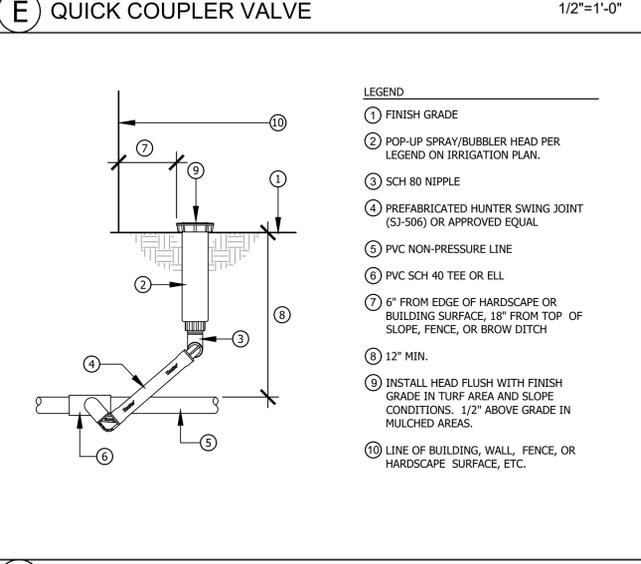
E QUICK COUPLER VALVE 1/2"=1'-0"



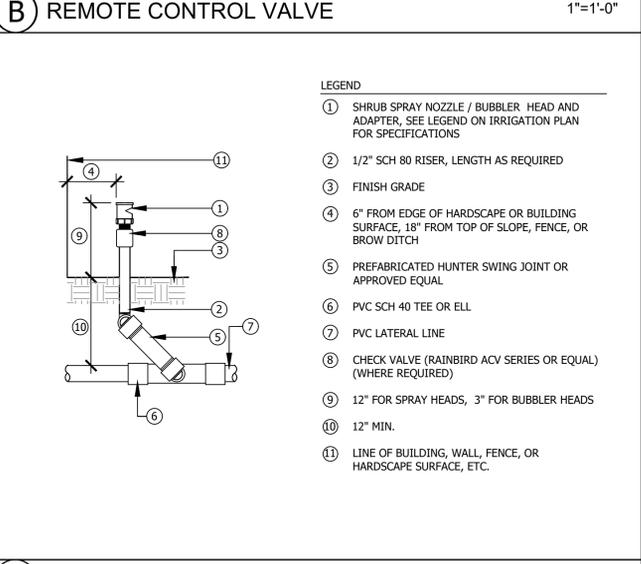
B REMOTE CONTROL VALVE 1"=1'-0"



J IRRIGATION TRENCHING N.T.S.



F POP-UP SPRAY N.T.S.



C SPRAY HEAD / BUBBLER ON RISER N.T.S.

LAST MODIFIED: Jul 21, 2017 - 4:17pm BY USER: WDG-Kim
 DWG: LOCATION: L:\WORK\Home Builders\Brazos\16-035 T16502 Veritemora\Production CD\A160356 LMD
 DWG: NAME: 16-035 T16502.dwg

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 CORPORATE OFFICE
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 P (844) WEILAND.XT.701
 EMAIL - KLONIGRO@W-D-G.COM

PREPARED BY: KIM LONGIRO R.L.A. NO. 5598 DATE: 07/21/17

MARK	REVISIONS	BY	APPR.	DATE

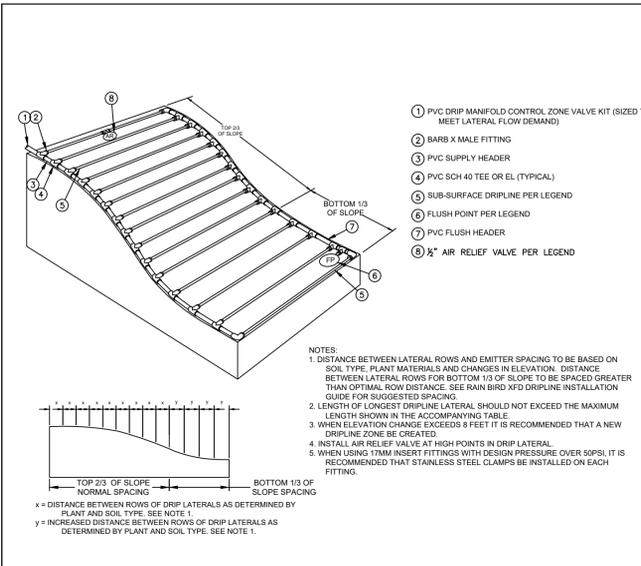
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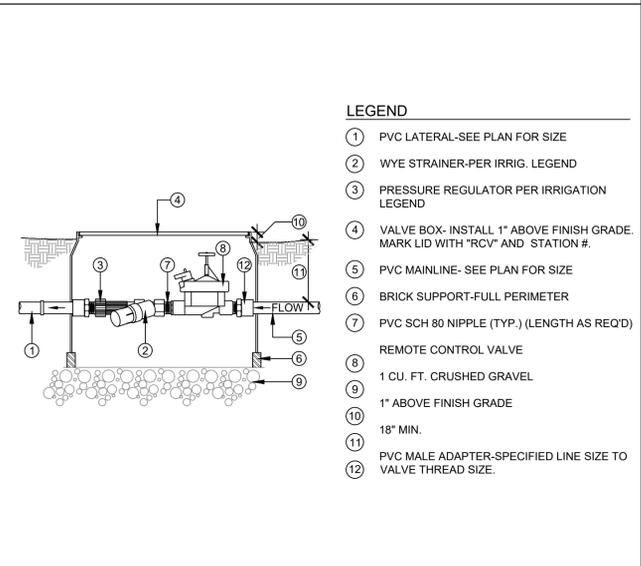
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 PUBLIC WORKS/ENGINEERING
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 FOR
TRACT 16502
 FROM
 Ohio Avenue to Magnolia Avenue
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DRAWING NO.
LI-04
 SHEET 5 OF 12 SHEETS

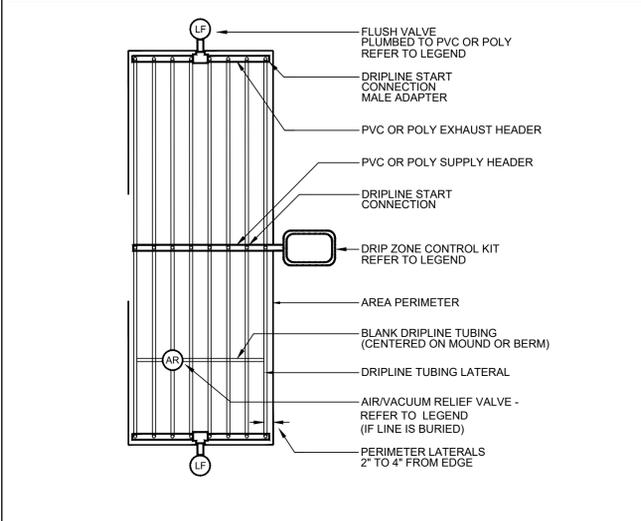
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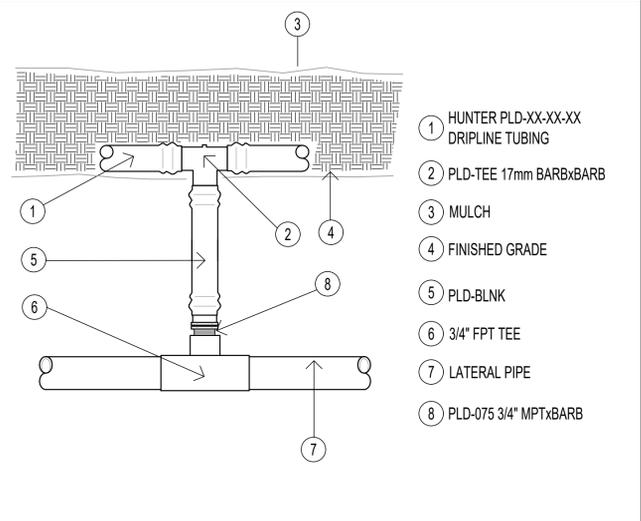
P DRIPLINE (SLOPE) N.T.S.



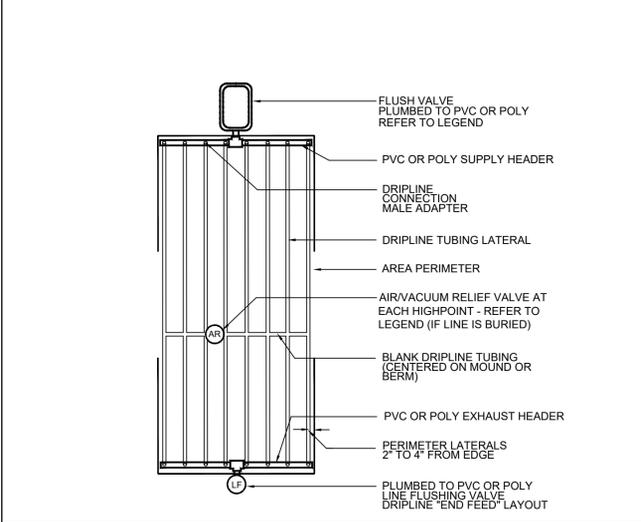
L DRIP VALVE N.T.S.



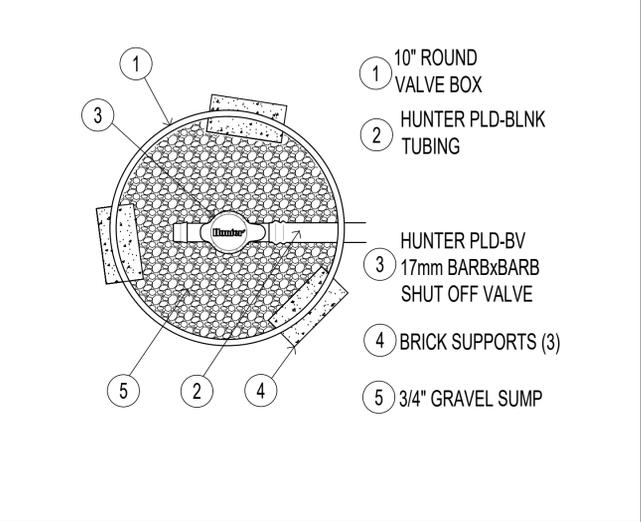
Q DRIPLINE - CENTER FEED N.T.S.



M DRIP TUBING CONNECTION N.T.S.



R DRIPLINE - END FEED N.T.S.



N FLUSH VALVE - MANUAL N.T.S.

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PREPARED BY: KIM LONGIRO R.L.A. NO. 5508 DATE: 07/21/17

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK:

APPROVED _____ 2017

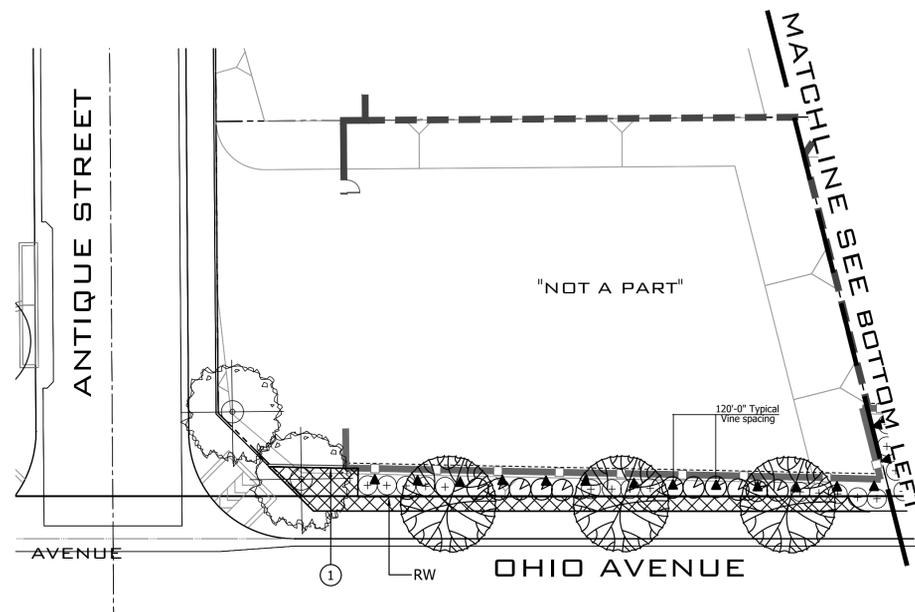
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DRAWING NO. LI-05
 SHEET 6 OF 12 SHEETS

PERMIT # E1600995, DRAWING # 13121



PLANTING NOTES

- ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.
- LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
- ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
- ALL LEVEL SHRUB AREAS SHALL BE TOP DRESSED (AFTER INSTALLATION OF GROUND COVER) WITH A 3" LAYER OF SHREDDED "WALK-ON" BARK MULCH OR APPROVED EQUAL (PROVIDE SAMPLE TO DEVELOPER). LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.
- ALL TREES SHALL BE LOCATED AS FOLLOWS:
 - MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE.
 - MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
 - MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.
 - MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
 - MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES.
 CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
- ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "BIO-BARRIER" ROOT BARRIER TO A DEPTH OF 19", UNLESS OTHERWISE NOTED ON THE PLANS. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.
- REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.
- PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.
- PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	DETAIL	REMARKS
	<i>Pistacia chinensis</i> Chinese Pistache	24" Box	2	A, B, C, LP-04	Standard
	<i>Pistacia chinensis</i> Chinese Pistache	24" Box	2	See Landscape Production Plans prepared by P&D Consultants	Standard
	<i>Pinus canariensis</i> Canary Island Pine	24" Box	15	A, B, C, LP-04	Standard
	<i>Koeleruteria paniculata</i> Goldenrain Tree	24" Box	17	A, B, C, LP-04	Standard
	<i>Lagerstroemia indica</i> Crape Myrtle	24" Box	12	A, B, C, LP-04	Standard
	<i>Platanus racemosa</i> California Sycamore	24" Box	7	A, B, C, LP-04	Standard

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	DETAIL	REMARKS
	<i>Diets Bicolor</i> (Fortnight Lily)	5 gal	203	A, B, LP-04	Bushy & full to the ground
	<i>Xylosma Congestum</i> (Xylosma)	5 gal	188	A, B, LP-04	Bushy & full to the ground
	<i>Dodonaea Viscosa</i> (Hop bush)	5 gal	171	A, B, LP-04	Bushy & full to the ground
	<i>Phormium Tenax 'Bronze Baby'</i> (New Zealand Flax)	5 gal	149	A, B, LP-04	Bushy & full to the ground

VINE LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	DETAIL	REMARKS
	<i>Parthenocissus tricuspidata</i> (Boston Ivy)	5 gal @ 10' o.c.	118	F, LP-04	Bushy & full to the ground

GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	SF./QTY.	LOCATION
	All planters to receive 3" min. Forest Blend Mulch. Contact: www.pacificsod.com		E, LP-04	Slopes
	<i>Myoporum parvifolium</i>	1 gal @ 6' o.c.	7,378 sf	Planter

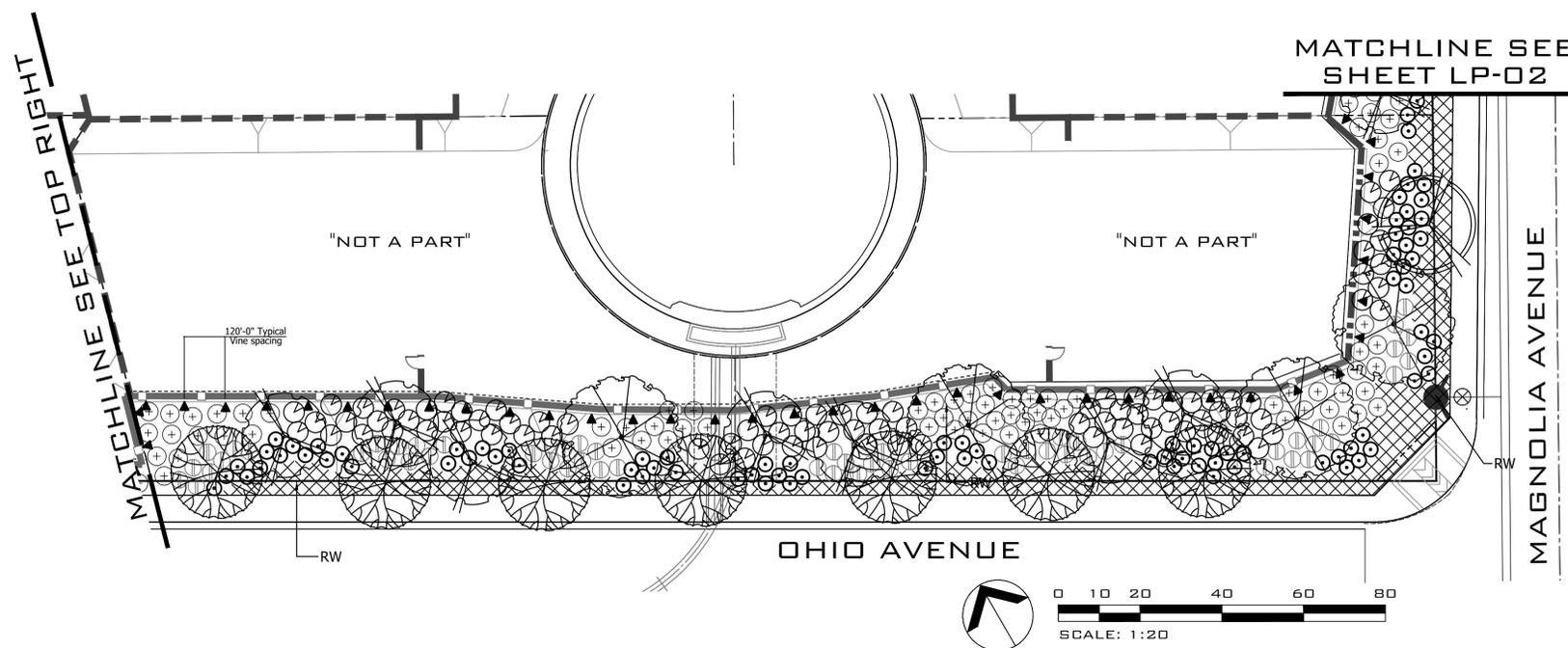
IMPROVEMENTS PER SEPARATE PLANS BY OTHERS, SHOWN FOR REFERENCE PURPOSES ONLY

WALL & FENCE LEGEND

SYMBOL	WALL DESCRIPTION
	6'-0" High Slump stone wall (Perimeter Walls).
	5'-6" High Slump stone wall (Street Adjacent).
	5'-6" High Wood fence (Side & Rear yards).
	5'-6" High Slump stone (Wall Returns).
	5'-6" High wood gate.

CONSTRUCTION NOTE:

SYM	NOTE
1	Construction 6"x6" concrete mowcurb. See sheet L2.2/ 8.



LAST MODIFIED: JUL 21, 2017 - 3:56pm BY USER: WDG-Kim
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 DATE: 07/21/17

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 CORPORATE OFFICE
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 EMAIL - KLONIGRO@W-D-G.COM

PREPARED BY: KIM LONIGRO R.L.A. NO. 5508 DATE: 07/21/17

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 Landscape Maintenance District
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TRACT 16502
 FROM
 Ohio Avenue to Magnolia Avenue

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DRAWING NO. LP-01

SHEET 8 OF 12 SHEETS

PERMIT# E1600995, DRAWING# 13121

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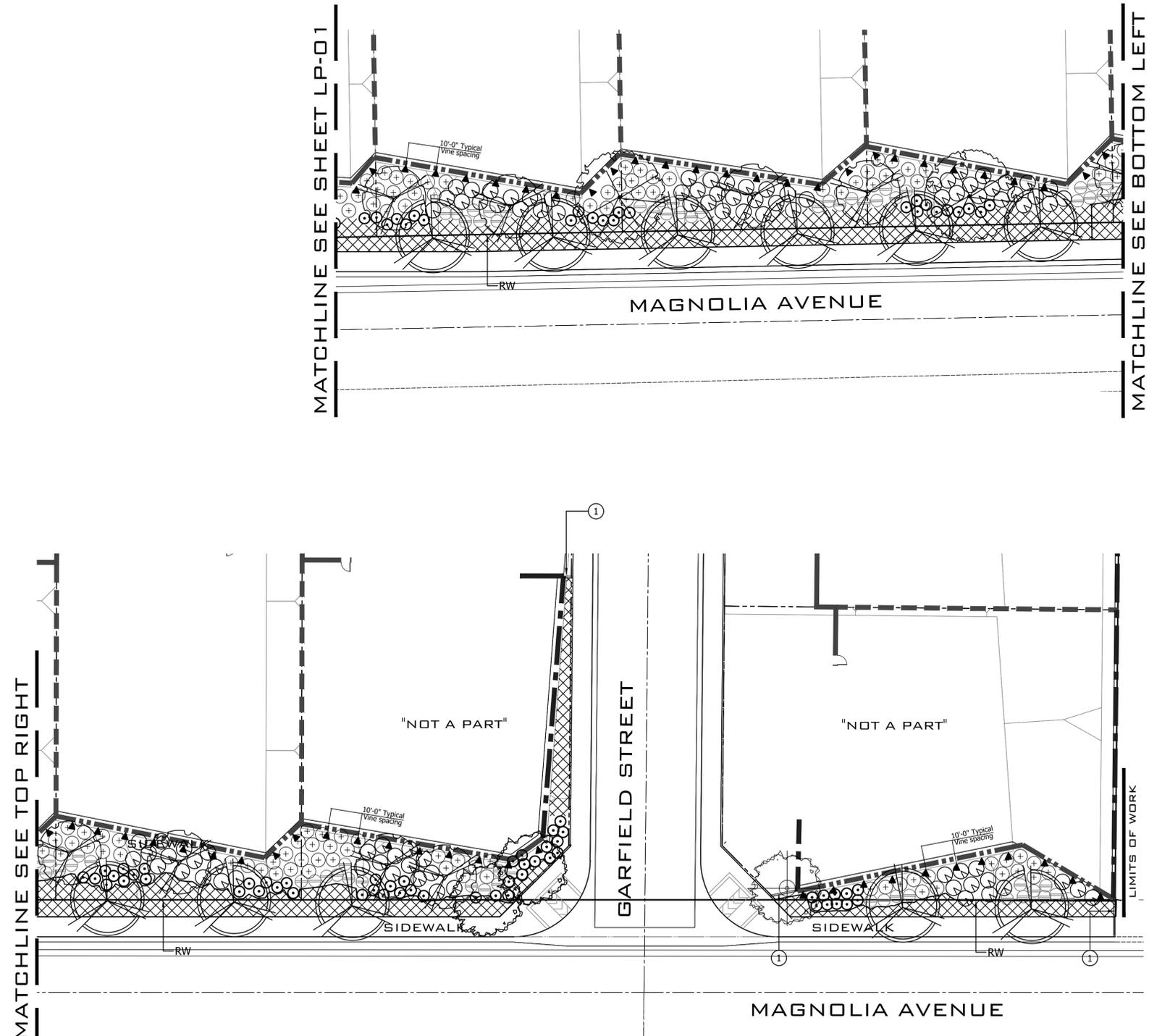
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 EMAIL - KLONIGRO@W-D-G.COM

PREPARED BY: KIM LONIGRO R.L.A. NO. 5508
 DATE: 07/21/17



TREE LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	DETAIL	REMARKS
	Pistacia chinensis Chinese Pistache	24" Box	2	A, B, C, LP-04	Standard
	Pistacia chinensis Chinese Pistache See Landscape Production Plans prepared by P&D Consultants	24" Box	2	See Landscape Production Plans	Standard
	Pinus canariensis Canary Island Pine	24" Box	15	A, B, C, LP-04	Standard
	Koeleruteria paniculata Goldenrain Tree	24" Box	17	A, B, C, LP-04	Standard
	Lagerstroemia indica Crape Myrtle	24" Box	12	A, B, C, LP-04	Standard
	Platanus racemosa California Sycamore	24" Box	7	A, B, C, LP-04	Standard

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	DETAIL	REMARKS
	Dietes Bicolor (Fortnight Lily)	5 gal	203	A, B, LP-04	Bushy & full to the ground
	Xylosma Congestum (Xylosma)	5 gal	188	A, B, LP-04	Bushy & full to the ground
	Dodonaea Viscosa (Hop bush)	5 gal	171	A, B, LP-04	Bushy & full to the ground
	Phormium Tenax 'Bronze Baby' (New Zealand Flax)	5 gal	149	A, B, LP-04	Bushy & full to the ground

VINE LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	DETAIL	REMARKS
	Parthenocissus tricuspidata (Boston Ivy)	5 gal @ 10' o.c.	118	F, LP-04	Bushy & full to the ground

GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	SF./QTY.	LOCATION
	All planters to receive 3" min. Forest Blend Mulch. Contact: www.pacificsod.com		E, LP-04	Slopes
	Myoporum parvifolium	1 gal @ 6' o.c	7,378 sf	Planter

IMPROVEMENTS PER SEPARATE PLANS BY OTHERS, SHOWN FOR REFERENCE PURPOSES ONLY

WALL & FENCE LEGEND

SYMBOL	WALL DESCRIPTION
	6'-0" High Slump stone wall (Perimeter Walls).
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	5'-6" High Wood fence (Side & Rear yards).
	5'-6" High Slump stone (Wall Returns).
	5'-6" High wood gate.

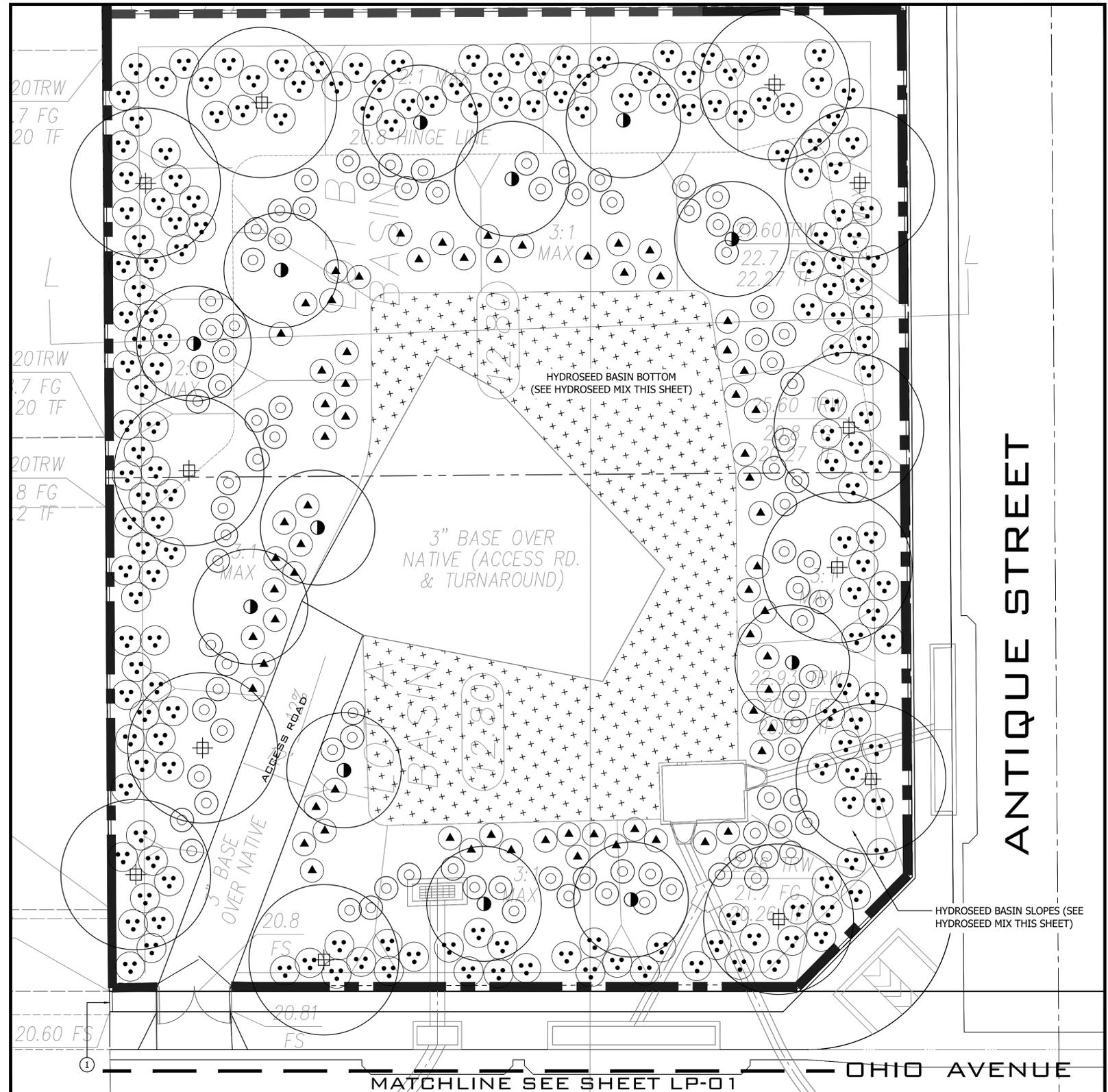
CONSTRUCTION NOTE:

SYM	NOTE
1	Construction 6"x6" concrete mowcurb. See sheet L2.2/ 8.

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DRAWING NO. LP-02
SHEET 9 OF 12 SHEETS

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TREE LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	LOCATION
	PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	24" Box	12	BASIN SLOPE
	RHUS LANCEA (AFRICAN SUMAC)	24" Box	12	BASIN SLOPE

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON	SIZE	QTY.	LOCATION
	BACCHARIS PILULARIS (COYOTE BUSH)	1 GAL	95	BASIN SLOPE
	JUNIPERUS CALIFORNICA (CALIFORNIA JUNIPER)	1 GAL	69	BASIN SLOPE
	ARCTOSTAPHYLOS GLAUCA (EASTWOOD MANZANITA)	1 GAL	188	BASIN SLOPE

HYDROSEED LEGEND (BASIN BOTTOM)

SYMBOL	BOTANICAL NAME	SIZE	SF./QTY.	LOCATION
	PLANTAGO OVATA (PLANTAGO)	POUNDS / ACRE	#15	BASIN BOTTOM
	LEYMUS CONDENSATUS (GIANT WILD RYE)	POUNDS / ACRE	#4.0	BASIN BOTTOM
	MIMULUS AURANTICUS (STICKY MONKEY FLOWER)	POUNDS / ACRE	#4.0	BASIN BOTTOM
	LOTUS SCOPULARUS (DEERWEED)	POUNDS / ACRE	#2.0	BASIN BOTTOM
	LUPINUS BICOLOR (LUPINE)	POUNDS / ACRE	#2.0	BASIN BOTTOM
	NASSELLA LEPIDA (FOOTHILL NEEDLEGRASS)	POUNDS / ACRE	#1.5 (DEAWNED)	BASIN BOTTOM
	ERIOPHYLLUM CONFERTFLORIUM (GOLDEN YARROW)	POUNDS / ACRE	#1.0	BASIN BOTTOM
	GNAPHALIUM CALIFORNICUM (CALIFORNIA EVERLASTING)	POUNDS / ACRE	#0.5	BASIN BOTTOM

BASIN SLOPE: HYDROSEED MIX				
NO SYMBOL	ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	POUNDS / ACRE	#1.0	BASIN SLOPE
	ERIOGONOM FASCICULATUM CALIFORNIA BUCKWHEAT	POUNDS / ACRE	#4.0	BASIN SLOPE
	SALVIA APIANA WHITE SAGE	POUNDS / ACRE	#0.5	BASIN SLOPE
	LOTUS SCOPULARUS DEERWEED	POUNDS / ACRE	#2.0	BASIN SLOPE
	NASSELLA LEPIDA FOOTHILL NEEDLEGRASS	POUNDS / ACRE	#1.5	BASIN SLOPE
	GNAPHALIUM CALIFORNICUM CALIFORNIA EVERLASTING	POUNDS / ACRE	#0.5	BASIN SLOPE

IMPROVEMENTS PER SEPARATE PLANS BY OTHERS, SHOWN FOR REFERENCE PURPOSES ONLY

WALL & FENCE LEGEND

SYMBOL	WALL DESCRIPTION
	6'-0" High Slump stone wall (Perimeter Walls).
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	5'-6" High wood gate.

CONSTRUCTION NOTE:

SYM	NOTE
1	Construction 6"x6" concrete mowcurb. See sheet L2.2/ 8.

DETENTION BASIN PLANTING PLAN

ANTIQUE STREET

OHIO AVENUE



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PREPARED BY: KIM LONGIRO R.L.A. NO. 5508 DATE: 07/21/17

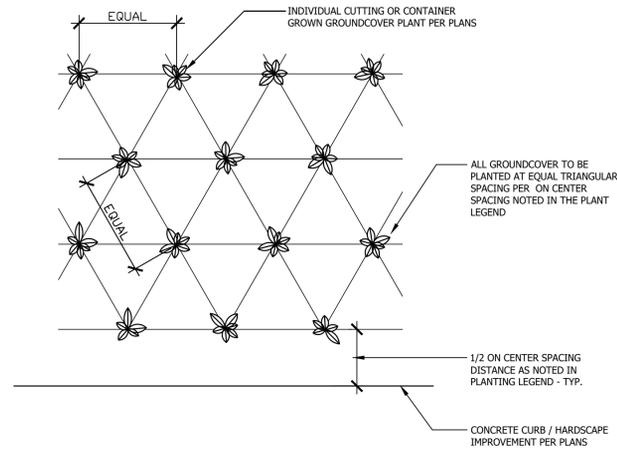
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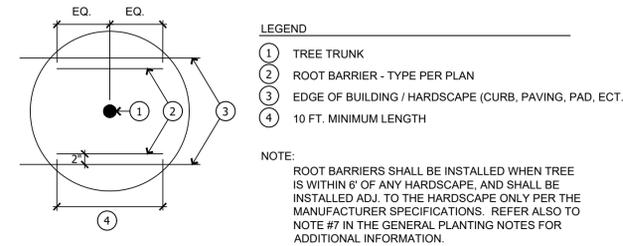
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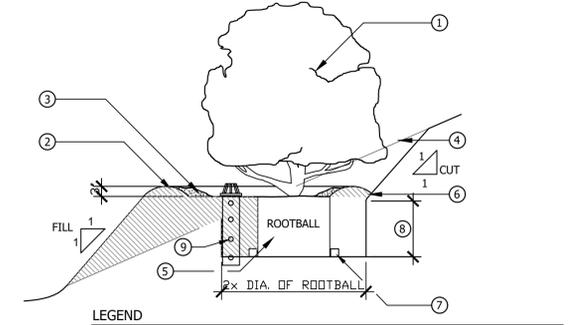
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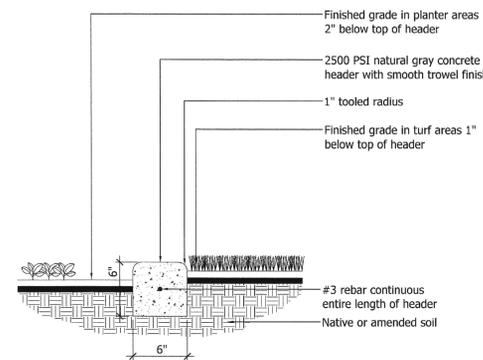
G GROUNDCOVER PLANTING N.T.S.



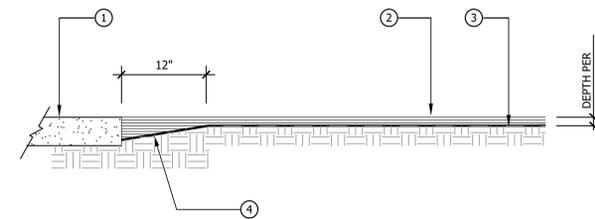
D ROOT BARRIER 1 1/2" = 1'-0"



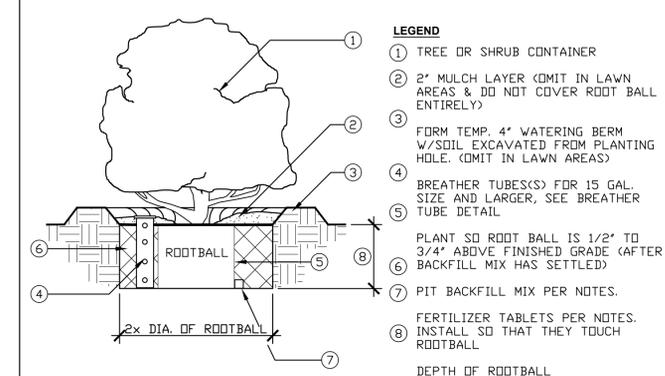
A TREE/SHRUB CONTAINER PLANTING (SLOPE) N.T.S.



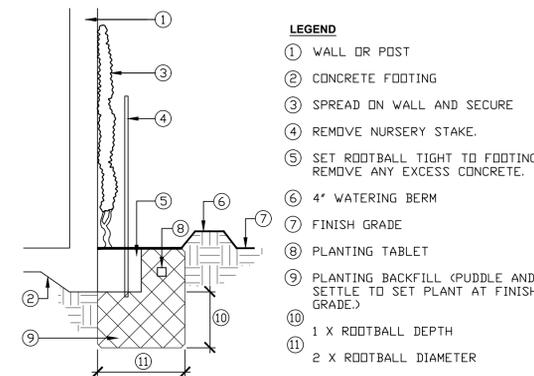
H CONCRETE MOWCURB N.T.S.



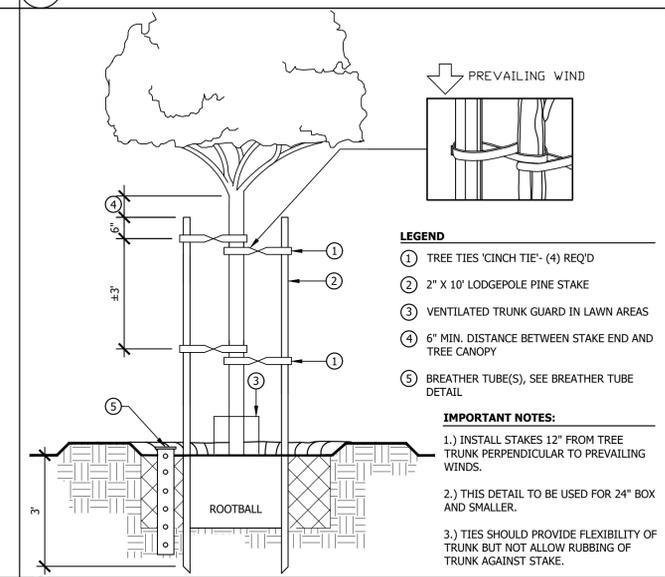
E MULCH INSTALLATION



B TREE/SHRUB CONTAINER PLANTING



F VINE PLANTING



C TREE PLANTING

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LANDSCAPE INSPECTION SUPERVISOR

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PREPARED BY: KIM LONGIRO R.L.A. NO. 5598 DATE: 07/23/17

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