LOT 11 TR. 3177 FFE. 115.67 PAD 115.00 CONTROLLER ~~~~~ NURSERY

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 EXISTENCE LOCATION OF ANY UNDERGROUND UTILITIES, PIPES,

THE CONTRACTOR SHALL AS CERTAIN THE TRUE VERTICAL AND

ANY PUBLIC OR PRIVATE UTILITIES AS SHOWN HEREON.

HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED OF ANY

AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A

SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE,

THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS.

UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO

LANDSCAPE:

ENGINEER'S NOTE TO CONTRACTOR:

MIRSERY

THESE PLANS HAVE BEEN EXAMINED AND IS APPROVED ONLY AS TO

COMPATIBILITY WITH ADJOINING EXISTING OR FUTURE IMPROVEMENTS

AND CONFORMANCE WITH CITY OF ANAHEIM STANDARD DETAILS AND

THE REQUIREMENTS FOR THE FOLLOWING APPLICABLE FACTORS:

CHANNEL ALIGMENTS, GRADES, SIZES AND MATERIALS.

NO. INIT. DATE

RIGHT-OF-WAY, ROADWAY MATERIALS, ALIGNMENTS AND GRADES,

HYDROLOGY AND HYDRAULIC DESIGN OF STORMDRAIN OR SANITARY

SEWER SYSTEMS AND UNDER GROUND CONDUIT OR OPEN CHANNEL

REVISIONS

DESCRIPTION

LOW FLOW BUBBLER SCHEDULE

NUMBER OF TUBES (OUTLETS) TO EACH PLANT: MEYER'S LEMON NAVAL ORANGE TUSCARORA CRAPE MYRTLE

CDM CITRUS 'IMPROVED MEYERI'
CNO CITRUS NAVAL ORANGE
LTO LAGERSTROEMIA INDICA 'TUSCARORA' SHRUBS:

RCA ROSA CALIFORNICA

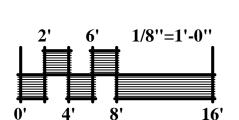
AGE ABELIA GRANDIFLORA 'EDWARD GOUCHER' AES AEONIUM 'SUNBURST' OPPER PINWHEEL AEONIUM AAP AGAPANTHUS AFRICANUS 'PETER PAN' PETER PAN LILY OF THE NILE

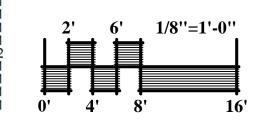
CALIFORNIA ROSE

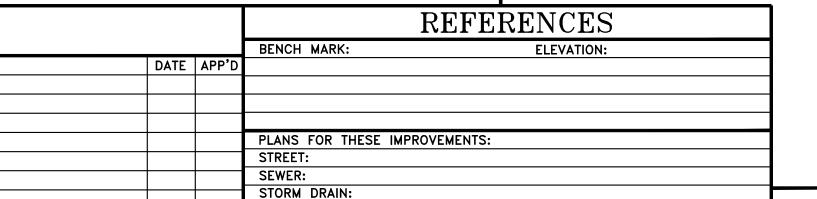
AAQ AGAPANTHUS AFRICANUS 'QUEEN ANNE' CISTUS PURPUREUS EBR ECHEVERIA 'BIG RED' KNU KNIPHOFIA UVARIA (HYBRIDS) LJT LIGUSTRUM JAPONICUM 'TEXANUM'
NDH NANDINA DOMESTICA 'HARBOUR DWARF' RIB RHAPHIOLEPIS INDICA 'BALLERINA' RRF ROSE RED CARPET

QUEEN ANNE LILY OF THE NILE ORCHID ROCKROSE BIG RED ECHEVERIA RED-HOT POKER TEXAS PRIVET HARBOUR DWARF HEAVENLY BAMBOO BALLERINA PINK INDIAN HAWTHORN RED CARPET ROSE

7/1/15







MINIMUM OPERATING PRESSURE OF THIS IRRIGATION SYSTEM HAS BEEN CALCULATED TO BE **34** P.S.I. AT **4** G.P.M. FLOW, AT THE POINT OF CONNECTION OF THE 1" DOMESTIC WATER SUPPLY LINE TO THE WATER MAIN IN THE STREET. (AVAILABLE STATIC PRESSURE = 68 P.S.I.)

FOR APPROVAL SEE PLAN

IRRIGATION LEGEND

LOW VOLUME SURFACE IRRIGATION									
SYMBOL	MFR.	MODEL NUMBER	COLOR	DESCRIPTION	REMARKS	GPH.	GPM.	PSI.	DETAIL
×	AGRIFIM	CFL 2	BLUE	CUATRO-FLO BUBBLER w/ DISTRIBUTION TUBING	4 OUTLETS	1.9 GPH / outlet	0.13	25	G-1
					INSTALL (4) TUE	BES FROM EACH BU	IBBLER TO EAC	H TREE	G-50
0	AGRIFIM	CFL 2	BLUE	CUATRO-FLO BUBBLER W/ DISTRIBUTION TUBING	4 OUTLETS	1.9 GPH / outlet	0.13	25	G-1
©	AGRIFIM	MFBL 2	BLUE	MAXI-FLO BUBBLER w/ DISTRIBUTION TUBING	6 OUTLETS	2.3 GPH / outlet	0.23	25	G-2
					INSTALL THE NU	JMBER OF TUBES (0	OUTLETS) TO EA	CH SHRUB	G-50
					& VINE AS LIST	ED IN THE "LOW FL	OW BUBBLER S	BLER SCHEDULE"	
(no symbol)	AGRIFIM	A 250		POLYETHYLENE BUBBLER DISTRIBUTION TUBING	INSTALL TUBING	ON GRADE, BELO	W MULCH; MAX	. 15 FT. RUN	G-50
(no symbol)	AGRIFIM	PC 250		PLUG FOR BUBBLER OUTLET	INSTALL ON ALL	UNUSED BUBBLEF	OUTLETS		G-1, G-
(no symbol)	AGRIFIM	BP 250		INSECT PLUG FOR DISTRIBUTION TUBING	INSTALL AT THE	END OF DIST. TUB	ES TO SHRUBS	& VINES	G-1, G-
(no symbol)	AGRIFIM	S6		PLASTIC SUPPORT STAKE	INSTALL (1) AT	THE END OF DIST.	Tubes to shru	JBS & VINES	G-1, G-
(no symbol)	AGRIFIM	\$8		8" GALV. WIRE STAKE (12-gauge)	INSTALL AT A M	IAX. OF 3'-0" O.C. A	LONG DIST. TUI	BING	G-1, G-
(no symbol)	(APPROVED)	6" x 1" x 6" 11-0	lande	GALV WIRE STAPLE FOR FROSION CONTROL FARRIC	MAY RE SURSTIT	TUTED FOR S8 WIRE	E STAKE ON DIS	T TURING	G-1 G-

DRIP IF	RIGATIO	N							
SYMBOL	MFR.	MODEL NUMBER	COLOR	DESCRIPTION	EMITTERS	GPH.	GPM.	PSI.	DETAIL
	TORO	RGP-212	BLACK	DL2000 PRESSURE COMP. DRIPLINE w/ ROOTGUARD	12" O.C.	0.53 GPH.	0.88 / 100'	15 - 60	H-12, H-1
				(FACTORY PRE-ASSEMBLED)	INSTALL ROWS /	AT 12" O.C. THROU	GHOUT PLANTE	D AREA	1
					INSTALL DRIPLIN	NE 4" BELOW FINIS	H GRADE		
	TORO	T-FAM16		"LOC-EZE" PVC TO DRIPLINE MALE ADAPTER	1/2" MIPT x DRIPLINE				H-12
-4	TORO	T-FTF16		"LOC-EZE" PVC TO DRIPLINE ADAPTER TEE	1/2" FIPT x DRIPLINE x DRIPLINE			H-13	
×	T <mark>ORO</mark>	T-YD-500-34		AIR VACUUM RELIEF VALVE (1/2" MIPT)	INSTALL IN #T-FTF16 TEE IN A 6" ROUND VALVE BOX			H-14	
×	TORO	T-FJJ16		"LOC-EZE" MANUAL FLUSH CAP	FOR IN-LINE INSTALLATION, INSTALL OFF SIDE OUTLET OF		TLET OF	H-17	
					#T-FTT16 TEE	USING SHORT PIE	CE OF DRIPLINE	E	

DISTRII	BUTION &	CONTROL EQUIPMENT			
SYMBOL	SYMBOL MFR. MODEL NUMBER		DESCRIPTION	REMARKS	DETAIL
A	HUNTER	PC-400i	PRO-C "SMART" CONTROLLER	4 STA., INDOOR, WALL MOUNT	B-2
(no symbol)	HUNTER	WSS-SEN	WIRELESS SOLAR-SYNC SENSOR	INSTALL ONE FOR EACH CONTROLLER	B-21
\otimes	NIBCO	T-580	BRONZE BALL VALVE (THREADED)	LINE SIZE	C-2
Z	TOR0	DZK-EZF-075-LF	DRIP ZONE VALVE KIT w/ AVB, Y-FILTER & REGULATOR	3/4", 150 MESH, 0.25 - 8 GPM, 25 PSI.	A-21, E-81
	(APPROVED)	SCHEDULE 40 PVC	PRESSURE MAIN LINE (POTABLE WATER SOURCE):	FOR UNDERGROUND INSTALLATION; SIZES NOTED	A-1
	(APPROVED)	SCHEDULE 40 PVC	NON-PRESSURE LATERAL LINE (POTABLE SOURCE)	FOR UNDERGROUND INSTALLATION; SIZES NOTED (3/4" MIN.)	A-1
-3-3- -3-3-	(APPROVED)	SDR 35 ABS	MAIN LINE, LATERAL LINE, & CONTROL WIRE SLEEVE	3" DIAMETER EACH	A-3

SYMBOL	DESCRIPTION	REMARKS	DETAIL
(no symbol)	nbol) WATER METER 3/4" POTABLE WATER METER (BY OTHERS)		
		(WATER METERS ARE INSTALLED UNDER SEPARATE CONTRACT PER THE STREET and/or WATER IMPROVEMENT PLANS)	
	POINT OF CONNECTION (P.O.C.)	CONNECT TO EXISTING 1" WATER SUPPLY LINE AT TEE PROVIDED NEAR SHUT OFF VALVE FOR HOUSE.	C-2
//	FOR IRRIGATION SYSTEM	SUPPLY LINE & P.O.C. LOCATIONS ARE APPROXIMATE IRRIGATION CONTRACTOR SHALL VERIFY IN THE FIELD.	
	SCHEDULE 40 PVC CAP	CAP PIPE FOR FUTURE USE. MARK LOCATION ON SITE.	
		NOTE LOCATION ON RECORD DRAWINGS USING MEASUREMENTS FROM FIXED OBJECTS.	
STA.#	INDICATES CONTROL VALVE SIZE INDICATES CONTROLLER STATION NUMBER 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.

IRRIGATION NOTES (Residential Systems)

1. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND/OR AS STATED IN THE WRITTEN SPECIFICATIONS PREPARED BY THE LANDSCAPE ARCHITECT AND THE MANUFACTURERS.

. 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. 3. 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 OWNER'S AUTHORIZED REPRESENTATIVE, OR THE LANDSCAPE ARCHITECT, OTHERWISE THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

4. 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.

5. FINAL LOCATION OF AUTOMATIC CONTROLLERS IS TO BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

6. 117-VOLT 60HZ SINGLE PHASE ELECTRICAL POWER OUTLETS FOR IRRIGATION CONTROLLERS ARE TO BE PROVIDED BY THE OWNER/DEVELOPER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE HOOK-UP FROM THE POWER OUTLETS TO THE

7. ALL WIRE FROM THE CONTROLLER TO THE ELECTRIC CONTROL VALVES SHALL BE MINIMUM #18-AWG SOLID CORE COPPER WIRE, UL-LISTED, AND RATED 'UF' FOR DIRECT BURIAL. WIRE MEETING THIS SPECIFICATION AND BUNDLED INTO MULTI-CONDUCTOR CABLES WITH POLYETHYLENE JACKETING IS ACCEPTABLE. CONTROL, COMMON, AND SPARE WIRES SHALL EACH BE UNIQUELY COLOR-CODED. CONTRACTOR SHALL INSTALL (2) SPARE WIRES FROM THE CONTROLLER TO EACH VALVE GROUP FOR FUTURE USE. INSTALL WIRES IN COMMON TRENCH WITH MAIN LINE PIPING WHEREVER POSSIBLE. FASTEN WIRES TO UNDERSIDE OF MAIN LINE WITH NYLON WIRE TIES AT 10 FT. INTERVALS. PROVIDE A MINIMUM OF 18" OF COVER.

8. ALL WIRE CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS. WIRE SPLICES WILL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, OR THE LANDSCAPE ARCHITECT. WIRE SPLICES SHALL BE LOCATED ON RECORD DRAWINGS AS PER THE SPECIFICATIONS.

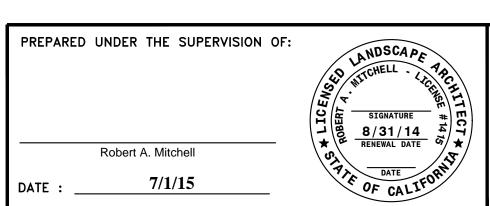
9. PROVIDE A MINIMUM OF 24" OF COVER OVER ALL PRESSURE MAIN LINE PIPING 3" AND LARGER, 18" OF COVER OVER ALL OTHER PRESSURE MAIN LINE PIPING, AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPING. PROVIDE A MINIMUM OF 36" COVER OVER ALL SLEEVES UNDER STREETS AND VEHICULAR TRAFFIC AREAS. ALL SLEEVES SHALL BE INSTALLED UNDER PAVED AREAS PRIOR TO PAVING.

10. 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.

11. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL ANTI-DRAIN VALVES, TO PREVENT DAMAGE AND EROSION DUE TO EXCESSIVE LOW HEAD RUNOFF, CAUSED BY ELEVATION DIFFERENCES IN THE FIELD CONDITIONS.

12. UPON COMPLETION OF THE JOB, THE CONTRACTOR IS TO PROVIDE THE OWNER WITH A RECORD DRAWING OF THE IRRIGATION PLANS.

13. THE 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).



LANDSCAPE ARCHITECT: ROBERT MITCHELL & ASSOCIATES 2982 El TORO ROAD LAKE FOREST, CA. 92630 (949) 581-2112 FAX (949) 581-5809 rmalandsolutions.com (rmals.co

OWNER/DEVELOPER: SILVEROAK INVESTMENT CORP. 19100 Von Karman, Suite 400 Irvine, California 92612

(949) 254-0135 **Contact: Jeff Weber**

TRACT No. 3177 Lot 11

PRIVATE STREET IMPROVEMENT PLANS

PLAN NO.

SHEET 2 OF _

CITY OF ANAHEIM