

**Skyview Road Pedestrian Bridge
Over French Valley Channel
Community of French Valley
Project No. C9-0015**

**As-Built Plans
Tract 29114 Skyview Road Landscape Plans**

Notice regarding these As-Built Plans:

These plans are provided for reference only.

Although this information represents the latest information available, the County of Riverside Transportation Department does not guarantee the accuracy of this data.

COUNTY OF RIVERSIDE

TRACT 29114
SKYVIEW ROAD
LANDSCAPE PLANS

APN NUMBER

No. 467-240-027

PROJECT DIRECTORY

OWNER:
BELLACAP, LLC
3470 WILSHIRE BLVD., SUITE 1020
LOS ANGELES, CA 90010
CONTACT PERSON: JOSEPH RIVANI

LANDSCAPE DESIGNER:
ADAME LANDSCAPE, INC.
41863 JUNIPER ST.
MURRIETA CA, 925630
(951) 698-3090
CONTACT PERSON: JAMES POTTER

CIVIL ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DR., SUITE 300
SAN DIEGO, CA 92130
(858) 472-7093
CONTACT PERSON: JEFF ANDERSON

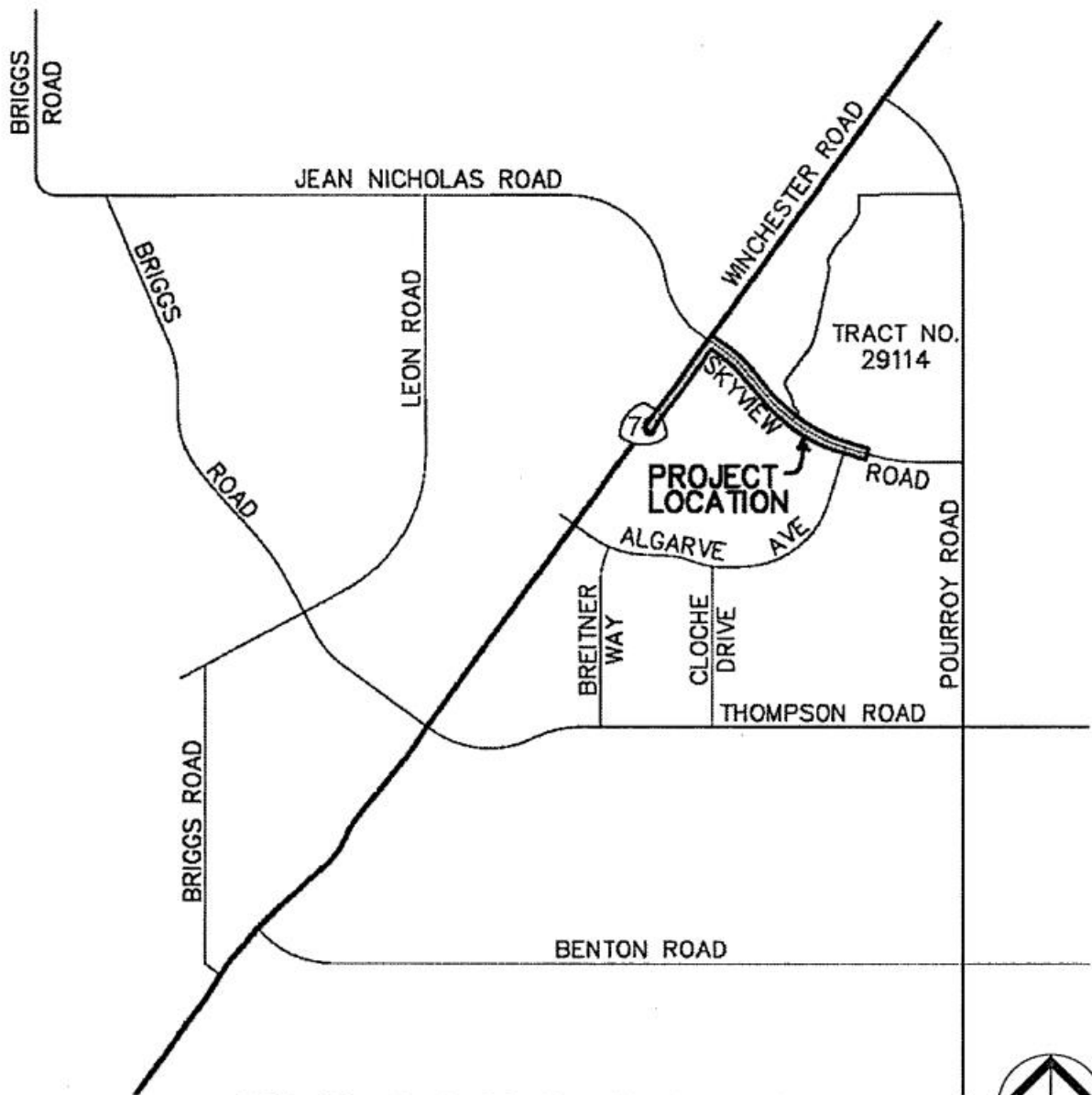
MAINTENANCE QUANTITIES

(OFFSITE)

1.	LANDSCAPED FLAT AREAS:	17,800	S.F.
2.	LANDSCAPED SLOPE AREAS:	N/A	S.F.
3.	TOTAL PROJECT SITE AREA:	21,120	S.F.
4.	TOTAL LANDSCAPE AREA:	17,800	S.F.
5.	TOTAL HARDSCAPE AREA:	3,320	S.F.
6.	NET LANDSCAPE AREA PERCENTAGE (4/3):	84%	
7.	WATER QUALITY SWALES:	N/A	S.F.
8.	TOTAL NUMBER OF TREES:	28	EA.
9.	TOTAL NUMBER OF PALM TREES:	N/A	EA.
10.	DECOMPOSED GRANITE:	N/A	S.F.
11.	CONCRETE HEADER:	55	L.F.
12.	3 RAIL PVC FENCING:	N/A	L.F.
13.	WALL FACE GRAFFITI ABATEMENT:	N/A	S.F.
14.	LANDSCAPE LIGHTING:	N/A	EA.
15.	TURF:	N/A	S.F.
16.	FUTURE MEDIAN:	N/A	S.F.

PLAN CHECK OVERSIGHT LLA / CIDREGISTRATION NUMBER
DATE SIGNED
TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



SEC 32, T. 6 SOUTH, R. 2 WEST
THOMAS BROTHERS 2000 EDITION, PG 899-06

VICINITY MAP

Approved
Electronically
As a TIFF
MyLars do not
Exist

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-6790 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CABAZON AND AREA WEST
PHONE: (951) 955-6885 FOR PARMEL MAPS AND TRACT MAPS
PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON

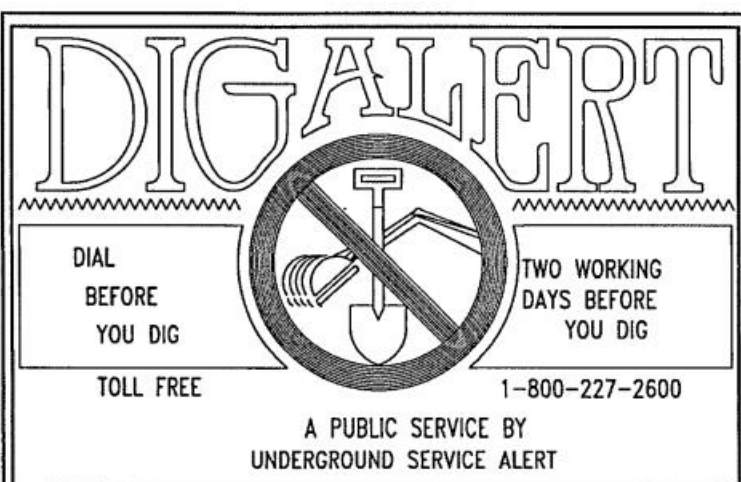
REQUIRED LANDSCAPE INSPECTIONS

Pre-construction conference	7 days
Mainline/valve layout	48 hours
Pressure line/wiring installation and testing	48 hours
Lateral line and sprinkler installation	48 hours
Coverage test	48 hours
Soil preparation & weed-abatement	48 hours
Tree and shrub layout	48 hours
Plant material review	48 hours
Tree and shrub planting pits	48 hours
Final grade prior to mulching or hydro-seeding	48 hours
Final Inspection	7 days

Call (951) 660-4700 for all inspections

No field inspections will commence unless record drawings are current and available for observation upon request by the Owner's representative. Contractor must be on site for all inspections. Any work not completed when inspector arrives which was requested shall be billed to the contractor at the current non-productive inspection rate. Any work completed without inspection or approval shall be uncovered, exposed and/or reviewed at the cost of the contractor. All rejected work shall be removed and replaced at the cost of the contractor.

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCELS 1,2,3, PARCEL MAO 30239 AS FILED IN BOOK 202 PG. 5-6 RECORDER OF RIVERSIDE COUNTY.

SPECIFIC PLAN # 284 PLANNING AREA 18 UNINCORPORATED AREA OF RIVERSIDE TEMECULA AREA.

MAINTENANCE DISTRICT NOTES

ALL LANDSCAPE AREAS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY VALLEY WIDE RECREATION & PARK DISTRICT.

Approval Time Limitation

APPROVAL SHALL BE SIX (6) MONTHS FROM THE DATE OF APPROVAL SIGNATURE. IF CONSTRUCTION HAS NOT COMMENCED WITHIN THE LISTED TIME, VALLEY-WIDE RECREATION AND PARK DISTRICT RESERVES THE RIGHT TO REVIEW DRAWINGS FOR POSSIBLE REVISIONS DUE TO CHANGES IN SPECIFICATIONS AND STANDARDS



AMERICANS WITH DISABILITIES NOTES

- ALL SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITY ACT ACCESS GUIDE (A.D.A.A.G.) IN ORDER TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH A.D.A.A.G. AND IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT THAN SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO A.D.A.A.G. ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR A CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY A.D.A.A.G. ARE SUBJECT TO REJECTIONS BY THE COUNTY AND MAY BE REQUIRED TO BE REMOVED AND REPLACED.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUB-CONTRACTOR DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR FINAL ACCEPTANCE OF A.D.A.A.G. RELATED ITEMS OF THIS PROJECT BY THE COUNTY, ANY OTHER AUTHORITY OR OTHER AFFECTED PARTIES.

COMPLIANCE WITH A.D.A.A.G. CONSTRUCTION REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTOR(S).

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.

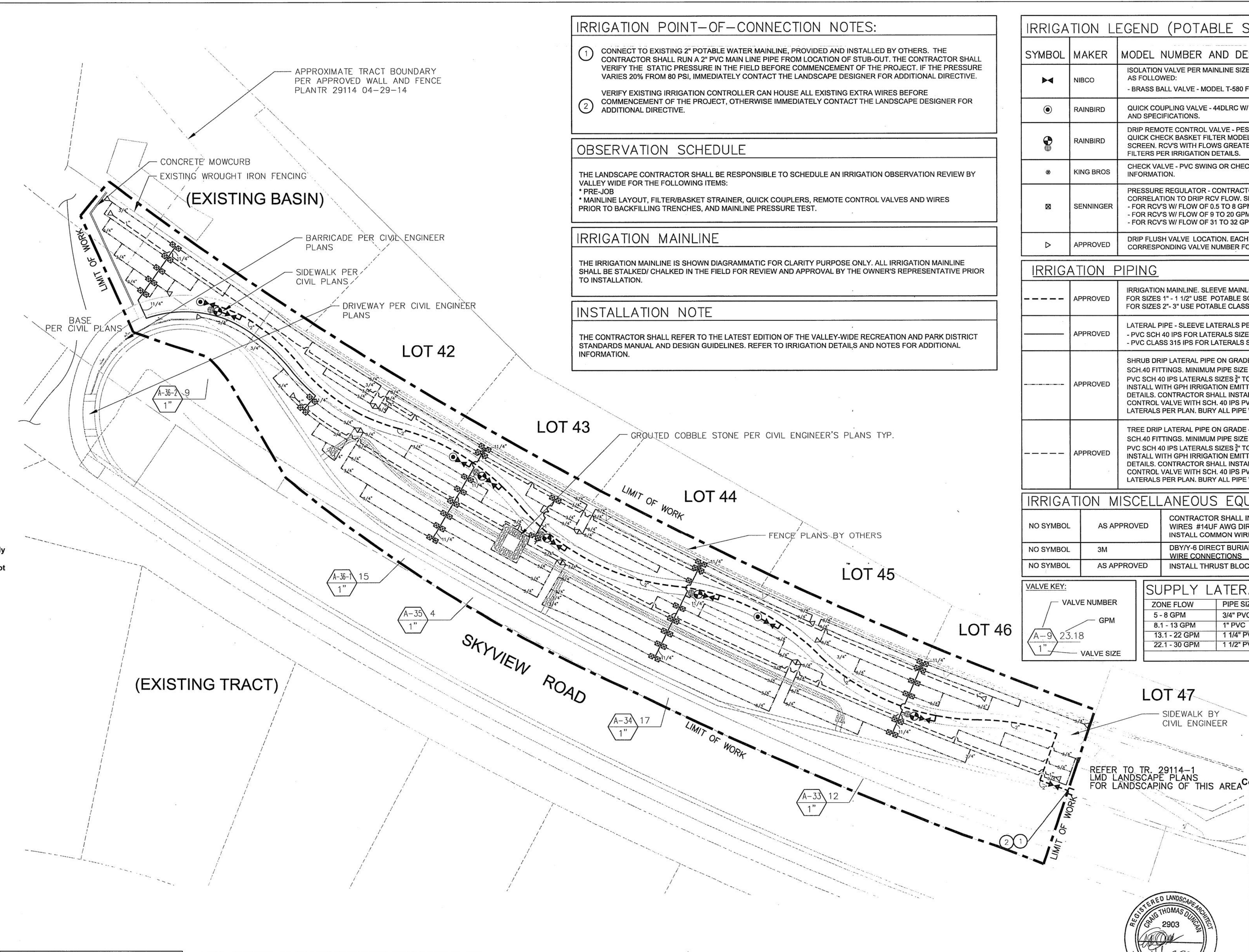


ADAME LANDSCAPE, INC.
Lic. No. C-27 643164
41863 Juniper Street
Murrieta, CA 92562
Ph (951) 698-3090
Fax (951) 696-9698

SCALE:	1"=20'
DESIGN:	IFV
DRAWN:	IFV
CHECKED:	
APPROVED:	
DATE:	8-7-2017

BENCHMARK:	LOCATED 3.7 MILES NORTH OF CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATIONED 1+45.84 RESET 1997. A 10" X 10" ALUM. DISC IN CONC. CURB FROM THE NE. OF RANCHO CALIF. ROAD AND FRONT STREET 1.7 MILES NW ON FRONT STREET - JEFFERSON AVENUE TO THE INT. OF JEFFERSON AND WINCHESTER (HWY 78).
SCALE:	1"=20'

TRACT 29114	I.P. No. 020095	SHEET NO.
COUNTY OF RIVERSIDE SKYVIEW ROAD PARKWAY SKYVIEW ROAD		LS-1
TITLE SHEET		1 OF 8 SHTS
FDR:	BELLACAP, LLC	W.D.
COUNTY FILE NO.	944-X	



IRRIGATION POINT-OF-CONNECTION NOTES:

- CONNECT TO EXISTING 2" POTABLE WATER MAINLINE, PROVIDED AND INSTALLED BY OTHERS. THE CONTRACTOR SHALL RUN A 2" PVC MAIN LINE PIPE FROM LOCATION OF STUB-OUT. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT. IF THE PRESSURE VARIES 20% FROM 80 PSI, IMMEDIATELY CONTACT THE LANDSCAPE DESIGNER FOR ADDITIONAL DIRECTIVE.
- VERIFY EXISTING IRRIGATION CONTROLLER CAN HOUSE ALL EXISTING EXTRA WIRES BEFORE COMMENCEMENT OF THE PROJECT, OTHERWISE IMMEDIATELY CONTACT THE LANDSCAPE DESIGNER FOR ADDITIONAL DIRECTIVE.

OBSERVATION SCHEDULE

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE AN IRRIGATION OBSERVATION REVIEW BY VALLEY WIDE FOR THE FOLLOWING ITEMS:

- * PRE-JOB
- * MAINLINE LAYOUT, FILTER/BASKET STRAINER, QUICK COUPLERS, REMOTE CONTROL VALVES AND WIRES PRIOR TO BACKFILLING TRENCHES, AND MAINLINE PRESSURE TEST.

IRRIGATION MAINLINE

THE IRRIGATION MAINLINE IS SHOWN DIAGRAMMATIC FOR CLARITY PURPOSE ONLY. ALL IRRIGATION MAINLINE SHALL BE STALKED/ CHALKED IN THE FIELD FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTE

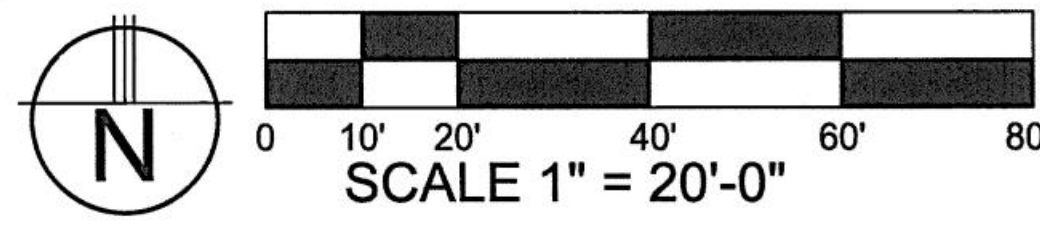
THE CONTRACTOR SHALL REFER TO THE LATEST EDITION OF THE VALLEY-WIDE RECREATION AND PARK DISTRICT STANDARDS MANUAL AND DESIGN GUIDELINES. REFER TO IRRIGATION DETAILS AND NOTES FOR ADDITIONAL INFORMATION.

IRRIGATION LEGEND (POTABLE SYSTEM)			
SYMBOL	MAKER	MODEL NUMBER AND DESCRIPTION	DETAIL
	NIBCO	ISOLATION VALVE PER MAINLINE SIZE. INSTALL PER DETAILS AND REFER FOR MODEL AND TYPE AS FOLLOWED: - BRASS BALL VALVE - MODEL T-580 FOR MAINLINE 2" AND SMALLER.	IR-03 IR-04
	RAINBIRD	QUICK COUPLING VALVE - 44DLRC W/ KEY LOCKING COVER. REFER TO IRRIGATION DETAIL AND SPECIFICATIONS.	IR-03
	RAINBIRD	DRIIP REMOTE CONTROL VALVE - PESB. SEE PLAN FOR SIZE. INSTALL WITH 1" RAINBIRD QUICK CHECK BASKET FILTER MODEL QK-CHK-100 W/ 200 MESH STAINLESS STEEL SCREEN. RCV'S WITH FLOWS GREATER THAN 20.1 GPM, CONTRACOR TO INSTALL TWO 1" FILTERS PER IRRIGATION DETAILS.	IR-02 IR-07 IR-08
	KING BROS	CHECK VALVE - PVC SWING OR CHECK VALVE. LINE SIZE. SEE DETAILS FOR ADDITIONAL INFORMATION.	IR-30 IR-35
	SENNINGER	PRESSURE REGULATOR - CONTRACTOR SHALL USE THE FOLLOWING MODEL NUMBERS IN CORRELATION TO DRIP RCV FLOW. SEE DETAIL. - FOR RCV'S W/ FLOW OF 0.5 TO 8 GPM CONTRACTOR SHALL INSTALL A SENNINGER PMR-30LF - FOR RCV'S W/ FLOW OF 9 TO 20 GPM CONTRACTOR SHALL INSTALL A SENNINGER PMR-30MF - FOR RCV'S W/ FLOW OF 31 TO 32 GPM CONTRACTOR SHALL INSTALL A SENNINGER PMR-30HF	IR-30 IR-35
	APPROVED	DRIIP FLUSH VALVE LOCATION. EACH FLUSH VALVE SHALL BE LABELED WITH ITS CORRESPONDING VALVE NUMBER FOR I.D. SEE DETAILS FOR FURTHER INFORMATION.	IR-34

IRRIGATION PIPING			
	APPROVED	IRRIGATION MAINLINE. SLEEVE MAINLINE PER NOTES AND IRRIGATION DETAILS. FOR SIZES 1" - 1 1/2" USE POTABLE SCH. 40 PVC. SOLVENT WELD. FOR SIZES 2" - 3" USE POTABLE CLASS 315. SOLVENT WELD.	IR-23 IR-24
	APPROVED	LATERAL PIPE - SLEEVE LATERALS PER NOTES AND IRRIGATION DETAILS. SIZE PER PLAN. - PVC SCH 40 IPS FOR LATERALS SIZES 3/4" TO 1 1/2". - PVC CLASS 315 IPS FOR LATERALS SIZES 2" AND LARGER.	IR-23
	APPROVED	SHRUB DRIP LATERAL PIPE ON GRADE - UVR PROTECTED PIPE WITH UVR PROTECTED PVC SCH.40 FITTINGS. MINIMUM PIPE SIZE SHALL BE 3/4". PVC SCH 40 IPS LATERALS SIZES 3/4" TO 1 1/2". INSTALL WITH GPH IRRIGATION EMITTER MODEL #GSL220 PER VALLEY WIDE IRRIGATION DETAILS. CONTRACTOR SHALL INSTALL HEADER 3' OFF THE MAIN LATERAL FROM REMOTE CONTROL VALVE WITH SCH. 40 IPS PVC BURIED TO PREVENT TRIP HAZARDOUS. SIZE LATERALS PER PLAN. BURY ALL PIPE WITHIN 8" OF HARDSCAPE.	IR-30 IR-31 IR-32
	APPROVED	TREE DRIP LATERAL PIPE ON GRADE - UVR PROTECTED PIPE WITH UVR PROTECTED PVC SCH.40 FITTINGS. MINIMUM PIPE SIZE SHALL BE 3/4". PVC SCH 40 IPS LATERALS SIZES 3/4" TO 1 1/2". INSTALL WITH GPH IRRIGATION EMITTER MODEL #GSL240 PER VALLEY WIDE IRRIGATION DETAILS. CONTRACTOR SHALL INSTALL HEADER 3' OFF THE MAIN LATERAL FROM REMOTE CONTROL VALVE WITH SCH. 40 IPS PVC BURIED TO PREVENT TRIP HAZARDOUS. SIZE LATERALS PER PLAN. BURY ALL PIPE WITHIN 8" OF HARDSCAPE.	IR-30 IR-31 IR-32 IR-33

IRRIGATION MISCELLANEOUS EQUIPMENT			
NO SYMBOL	AS APPROVED	CONTRACTOR SHALL INSTALL IRRIGATION CONTROL PILOT WIRES & EXTRA WIRES #14UF AWG DIRECT BURIAL (U.L. APPROVED). CONTRACTOR SHALL INSTALL COMMON WIRE #12UF AWG DIRECT BURIAL (U.L. APPROVED).	IR-23
NO SYMBOL	3M	DBY7Y-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS	IR-28
NO SYMBOL	AS APPROVED	INSTALL THRUST BLOCK ON ALL CHANGE OF DIRECTION OF MAINLINE.	IR-24

VALVE KEY:		SUPPLY LATERAL PIPE SIZING:	
	VALVE NUMBER GPM VALVE SIZE	ZONE FLOW	PIPE SIZE
		5 - 8 GPM	3/4" PVC
		8.1 - 13 GPM	1" PVC
		13.1 - 22 GPM	1 1/4" PVC
		22.1 - 30 GPM	1 1/2" PVC



County Approved Based on October 17, 2017 Valleywide Letter

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY OFF-SITE: VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER

Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

IP030178

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

ADAME LANDSCAPE REPLACEMENT SET				MPH	10/20/17
WORK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				COUNTY

ADAME LANDSCAPE, INC.
Lic. No. C-27 643164
41863 Juniper Street
Murrieta, CA 92562
Ph (951) 698-3090
Fax (951) 696-9698

SCALE: 1"=20'

DESIGN: IFV

DRAWN: IFV

CHECKED:

APPROVED:

DATE: 8-7-2017

BENCH MARK

LOCATED 1.7 MILES NORTH OF CITY OF THERESA, COUNTY OF RIVERSIDE, SHARPS 1-45-84 0037 0097 A 31/2" ALUM DISC IN CONC. CURB FROM THE INT. OF RANCHO CALE, ROAD AND FRONT STREET 1.7 MILES NW ON FRONT STREET - JEFFERSON AVENUE TO THE INT. OF JEFFERSON AND WINCHESTER (HWY 78) 2.0 MILE NE ON WINCHESTER ROAD (HWY 78) TO A BRIDGE OVER THE SANTA GERTRUDIS CREEK, 55.5' ELY OF CENTERLINE OF WINCHESTER ROAD (HWY 78) AT SILEY CREEK BRIDGE OVER SANTA GERTRUDIS CREEK 4.5' WELY OF SILEY SIDE OF CREEK.

SCALE: H: V:

TRACT 29114 I.P. No. 020095

COUNTY OF RIVERSIDE
SKYVIEW ROAD PARKWAY
SKYVIEW ROAD

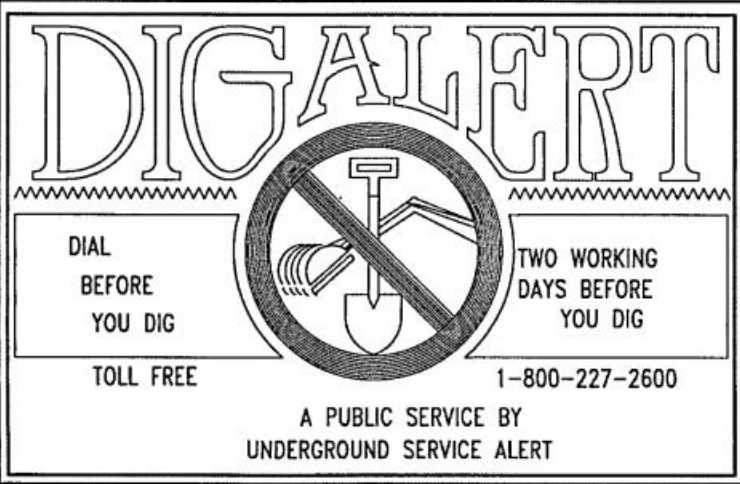
IRRIGATION PLAN

FDR: BELLACAP, LLC W.D. COUNTY FILE NO. 944-X

SHEET NO.

LS-2

2 OF 8 SHTS



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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SKYVIEW ROAD												
Reference Evapotraspiration (Eto) Amounts												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2.50	2.90	4.20	5.30	5.90	6.60	7.20	6.90	5.40	4.10	2.90	2.50	
Total Yearly Eto:		56.40 Inches										
Irrigation System Information												
Station	PF (Average)	Irr. Type	SQ Ft Area	ppt	Efficiency	GPM	Run Days	Cycle/Day				
CONTROLLER 'A'												
A-33	0.2	Drip	4600	0.43	90%	12	5	2				
A-34	0.2	Drip	4700	0.43	90%	17	5	2				
A-35	0.5	Drip	1000	0.43	90%	4	5	2				
A-36-1	0.2	Drip	4300	0.43	90%	15	5	2				
A-36-2	0.2	Drip	3200	0.43	90%	9	5	2				
THE MAXIMUM APPLIED WATER ALLOWANCE (WAMA)												
Formula for (WAMA)=(Eto)(.62)(0.7xLA)+(.3xSLA)												
Eto:56.40			LA: 17,800.00		SLA: 0							
MAWA=		58,249 Cu ft / yr										
ESTIMATED TOTAL WATER USE												
Formula = (Eto)(PF)(HA)(.62) / (IE)												
Eto is the evapotranspiration rate per year (not month).												
PF is the plant factor for plants watered by the station (Hydrozone)												
HA is area in square feet watered by irrigation station (Hydrozone)												
IE is the irrigation efficiency of this station (Hydrozone)												
Station	Eto	PF	HA	IE	Sub Total							
A-33	56.4	0.2	4600	90%	35745							
A-34	56.4	0.2	4700	90%	36522							
A-35	56.4	0.5	1000	90%	19427							
A-36-1	56.4	0.2	4300	90%	33414							
A-36-2	56.4	0.2	3200	90%	24866							
Annual ETWU =					149974 Gallons							
					20309 cu ft / yr (7.48 conversion factor for gallons to cubic feet)							

Establishment Irrigation Schedule														
(FOR FIRST 90 DAYS AFTER PLANTING)														
Station	Run Days Per Week	Cycle(s) (Start Times)	Jan	Feb	Mar	Apr	May	Minutes Per Cycle		Aug	Sep	Oct	Nov	Dec
								Jun	Jul					
A-33	5	2	8	10	13	16	18	20	22	21	17	12	9	8
A-34	5	2	8	10	13	16	18	20	22	21	17	12	9	8
A-35	5	2	4	5	6	8	9	9	11	10	8	6	4	4
A-36-1	5	2	7	9	12	14	17	18	20	19	15	11	8	7
A-36-2	5	2	5	7	9	11	13	14	15	14	11	8	6	5

Established Irrigation Schedule														
(STARTING 90 DAYS AFTER CONSTRUCTION)														
Station	Run Days Per Week	Cycle(s) (Start Times)	Jan	Feb	Mar	Apr	May	Minutes Per Cycle		Aug	Sep	Oct	Nov	Dec
								Jun	Jul					
A-33	5	2	6	8	10	13	15	16	18	17	13	10	7	6
A-34	5	2	6	8	10	13	15	16	18	17	13	10	7	6
A-35	5	2	3	4	5	6	7	8	9	8	6	5	3	3
A-36-1	5	2	5	7	9	11	13	14	16	15	12	9	6	5
A-36-2	5	2	4	5	7	9	10	11	12	11	9	7	5	4

Estimated Gallons Per Established Irrigation Schedule															
(STARTING 90 DAYS AFTER CONSTRUCTION)															
Station	GPM	Run Days Per Week	Cycle(s) (Start Times)	Jan	Feb	Mar	Apr	May	Gallons Per Month		Aug	Sep	Oct	Nov	Dec
									Jun	Jul					
A-33	17.77	5	2	1074	1358	1831	2242	2589	2810	3158	2937	2368	1737	1263	1074
A-34	17.96	5	2	1097	1387	1871	2290	2645	2871	3226	3000	2419	1774	1290	1097
A-35	8.53	5	2	247	313	422	517	597	648	728	677	546	400	291	247
A-36-1	16.11	5	2	882	1116	1505	1843	2128	2310	2595	2414	1946	1427	1038	882
A-36-2	12.22	5	2	508	642	866	1060	1224	1329	1493	1389	1120	821	597	508
												Total			
												(7.48 conversion factor for gallons to cubic feet)	Cu ft		

Riverside County Ordinance 859 Landscape Water Use Calculations

SKYVIEW ROAD

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 17,800 S.F.

INPUT the Hist. Eto for the area = 56.4

MAWA = 58,249 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone # 33 INPUT Plant Factor = 0.2

INPUT square footage of hydrozone = 4,600

INPUT hydrozone irrigation efficiency = 0.9 Bubblers

EAWU = 4,779 cu ft / yr

Hydrozone # 34 INPUT Plant Factor = 0.2

INPUT square footage of hydrozone = 4,700

INPUT hydrozone irrigation efficiency = 0.9 drip

EAWU = 4,883 cu ft / yr

Hydrozone # 35 INPUT Plant Factor = 0.5

INPUT square footage of hydrozone = 1,000

INPUT hydrozone irrigation efficiency = 0.9 drip

EAWU = 2,597 cu ft / yr

Hydrozone # 36-1 INPUT Plant Factor = 0.2

INPUT square footage of hydrozone = 4,300

INPUT hydrozone irrigation efficiency = 0.9 (drip)

EAWU = 4,467 cu ft / yr

Hydrozone # 36-2 INPUT Plant Factor = 0.2

INPUT square footage of hydrozone = 3,200

INPUT hydrozone irrigation efficiency = 0.9 (drip)

EAWU = 3,324 cu ft / yr

SubTotal EAWU = 20,050 cu ft / yr

Input Irrigation System Operation Factor = 0.85

Total EAWU = 23,588

MAWA - EAWU = 34,661 cu ft / yr

(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 60%

County Approved Based on October 17, 2017 Valleywide Letter

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY OFF-SITE: VALLEY-WIDE RECREATION & PARK DISTRICT



VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER

Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

IP030178

TRACT 29114

I.P. No. 020095

COUNTY OF RIVERSIDE
SKYVIEW ROAD PARKWAY
SKYVIEW ROAD

WATER CALCULATIONS

FDR: BELLACAP, LLC

W.D.

COUNTY FILE NO.

944-X

LS-3

3 OF 8 SHTS

SHEET NO.

ADAME LANDSCAPE, INC.
Lic. No. C-27 643164
41863 Juniper Street
Murrieta, CA 92562
Ph (951) 698-3090
Fax (951) 696-9698



ADAME LANDSCAPE REPLACEMENT SET

MPH 10/20/17

REVISIONS

APPR. DATE

ENGINEER

DATE

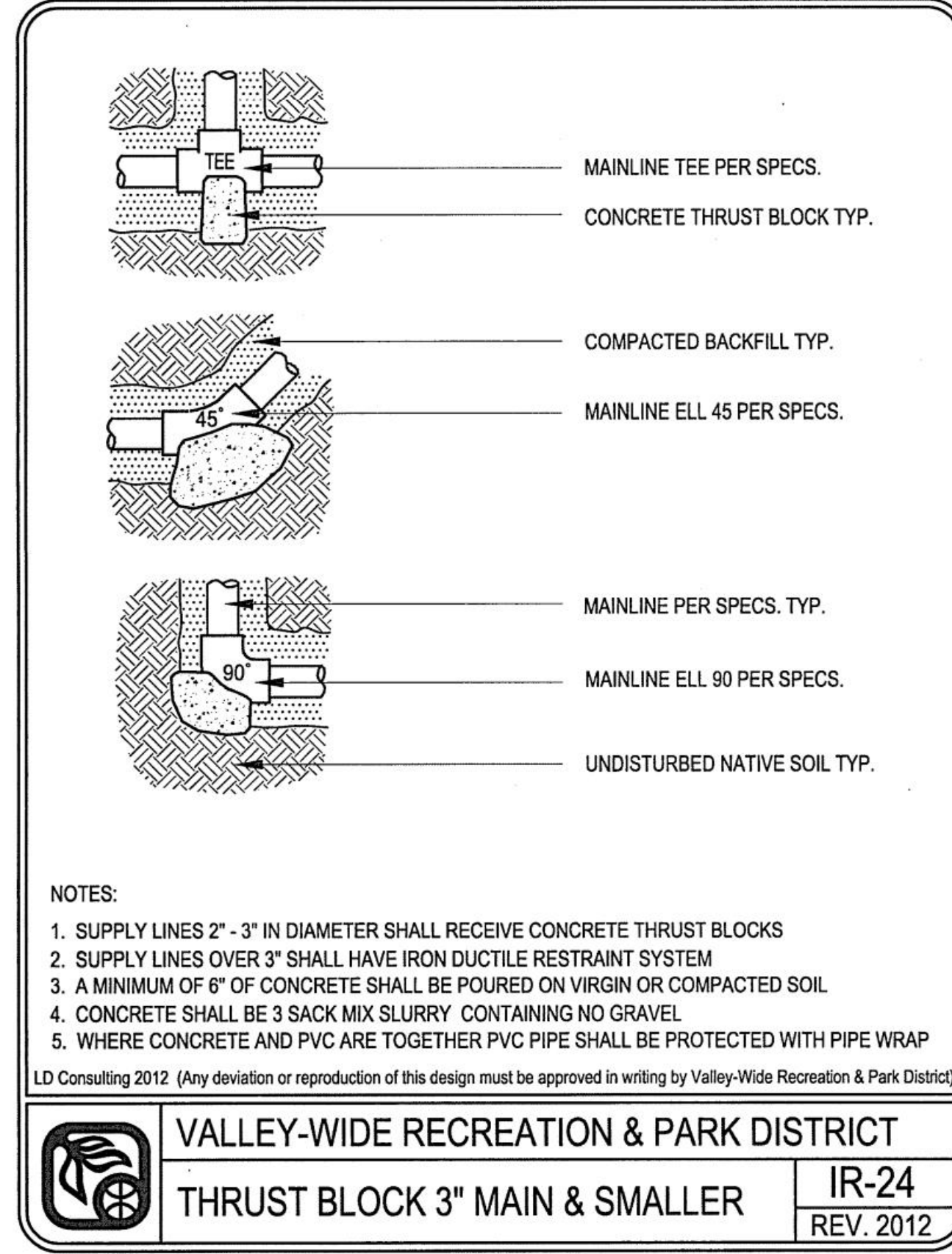
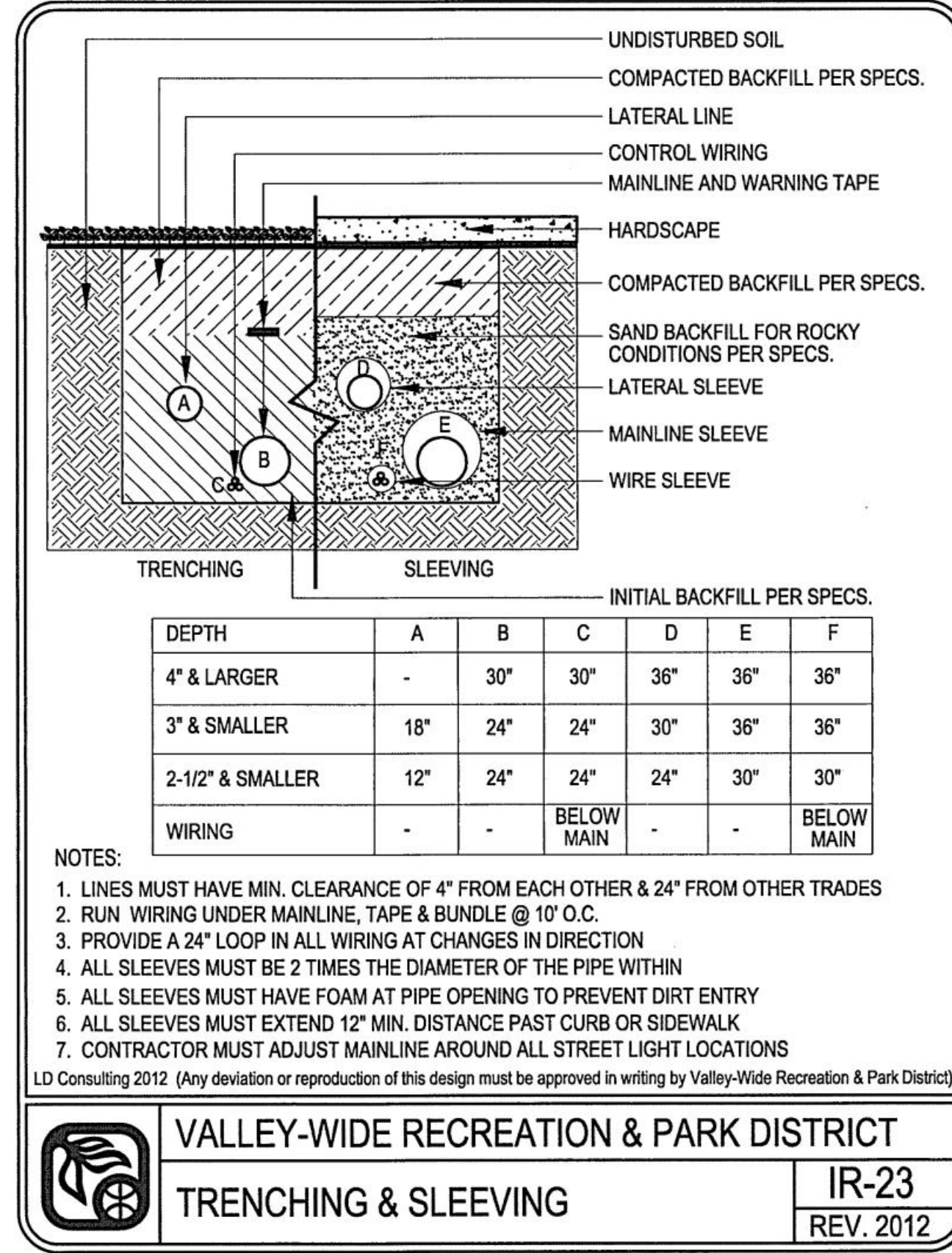
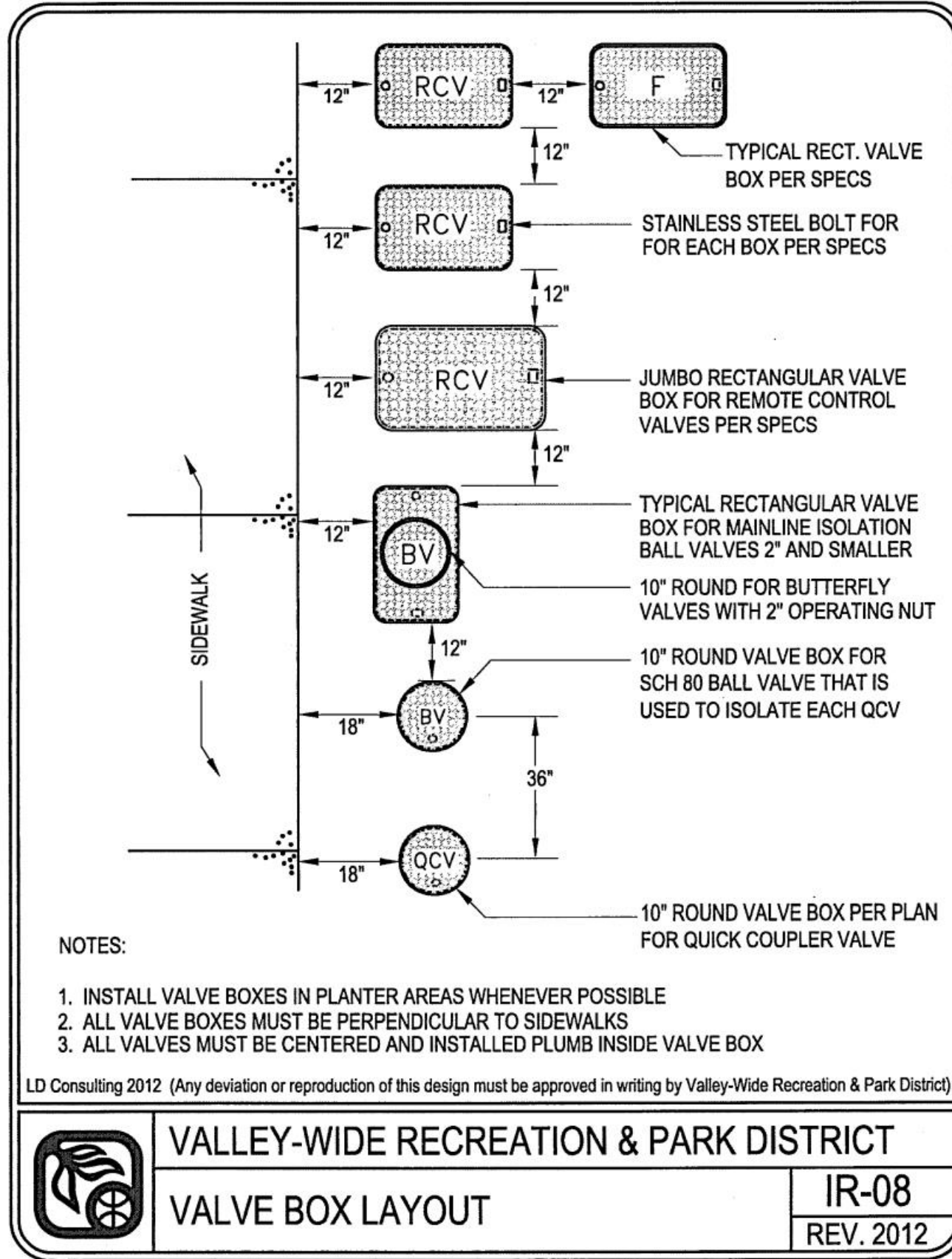
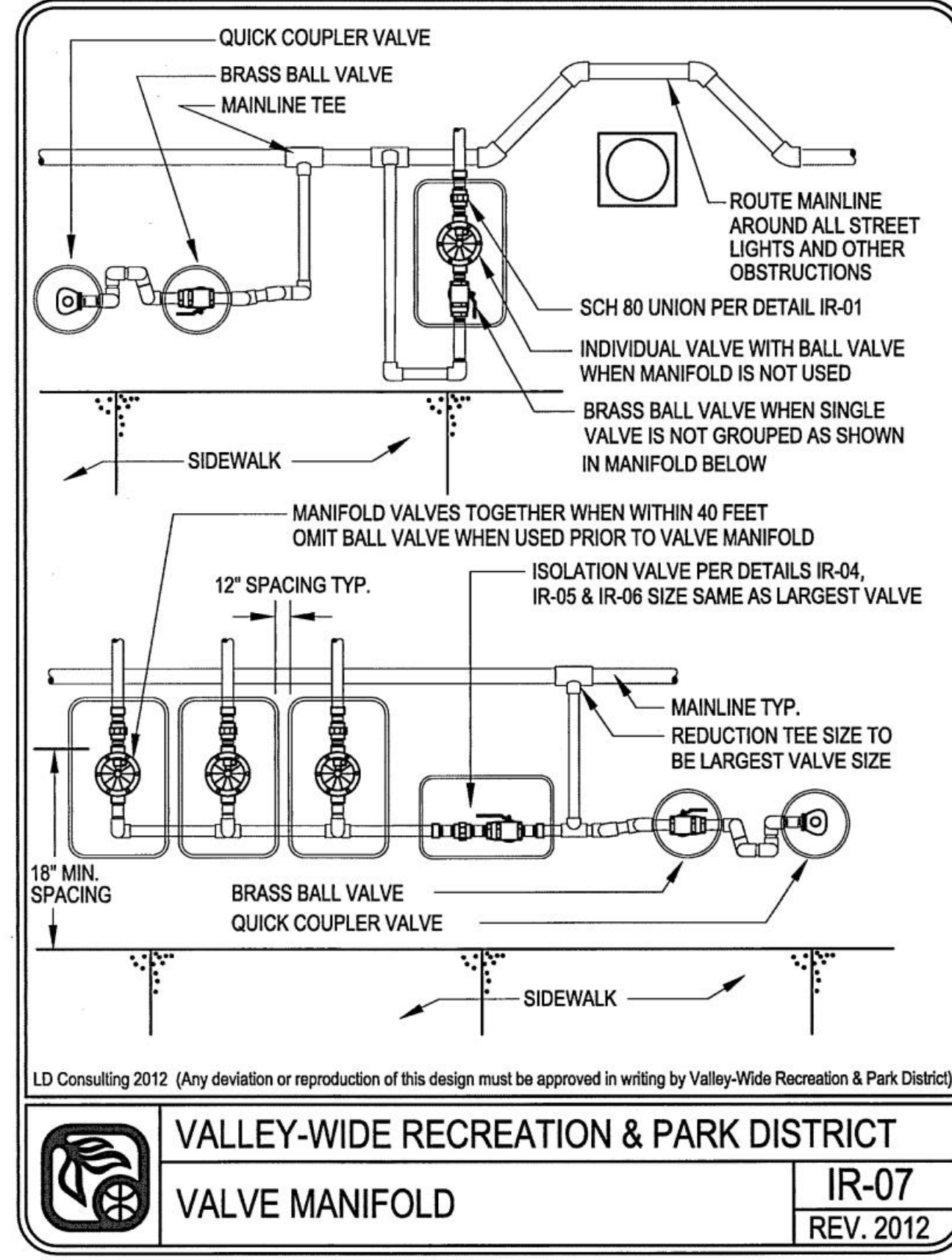
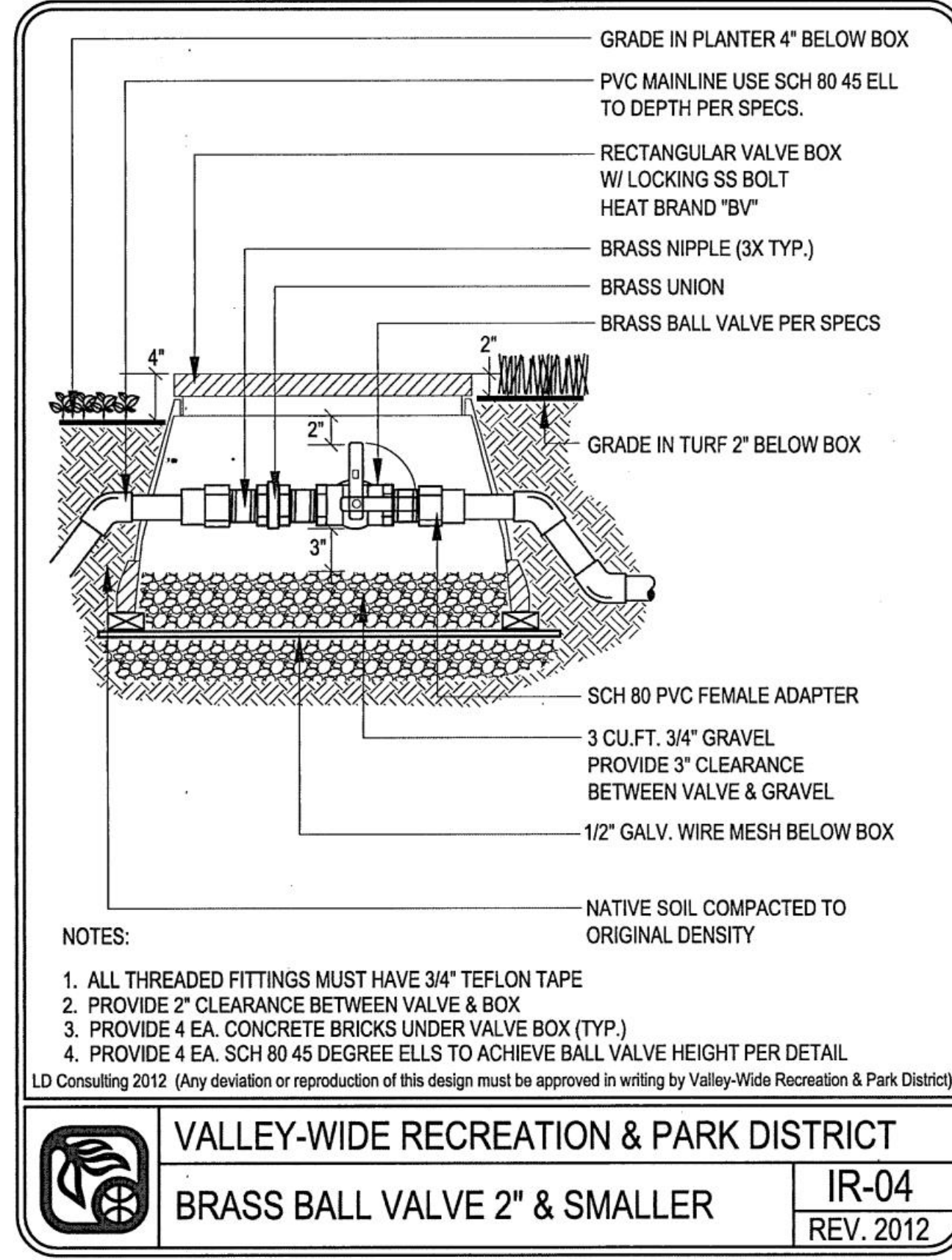
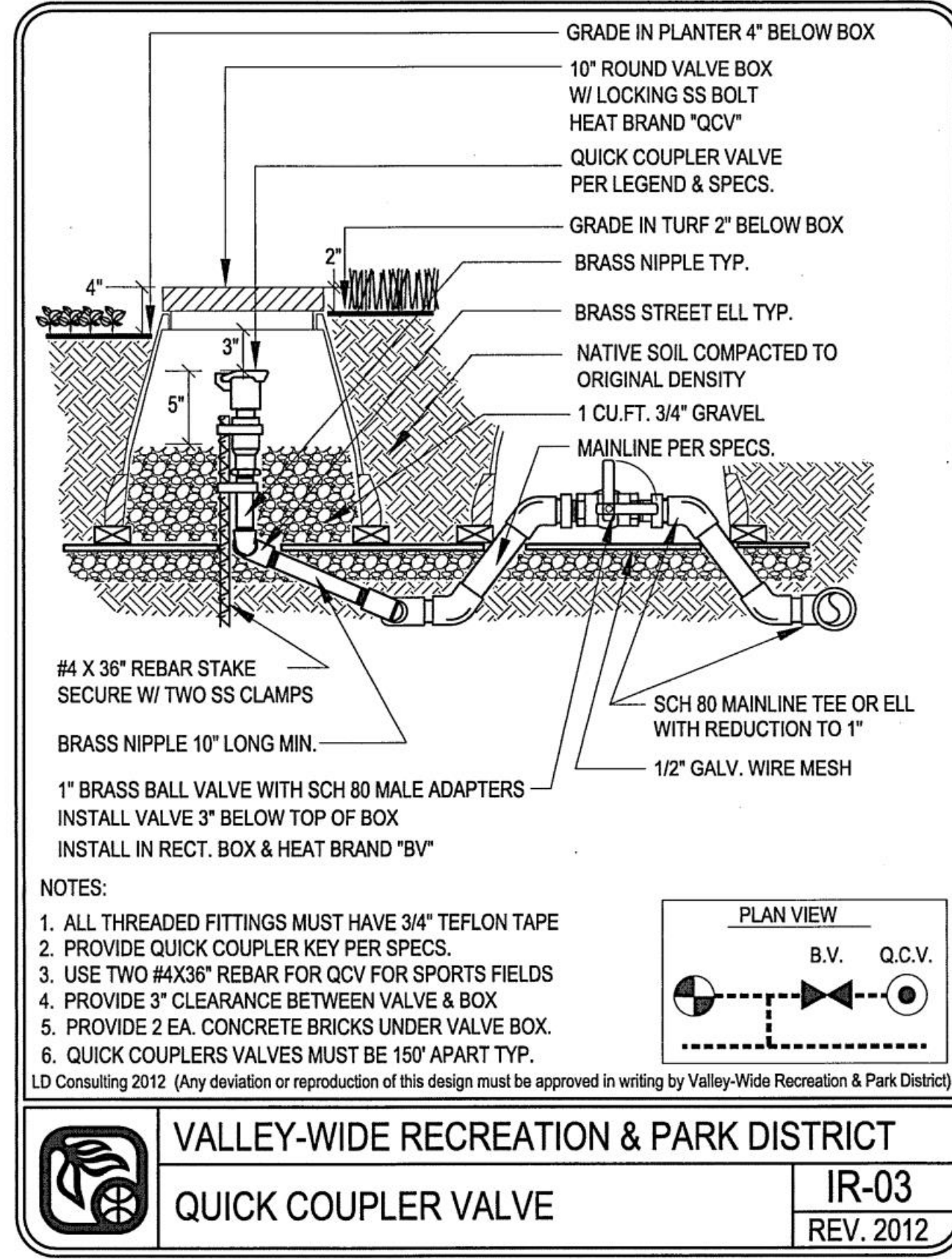
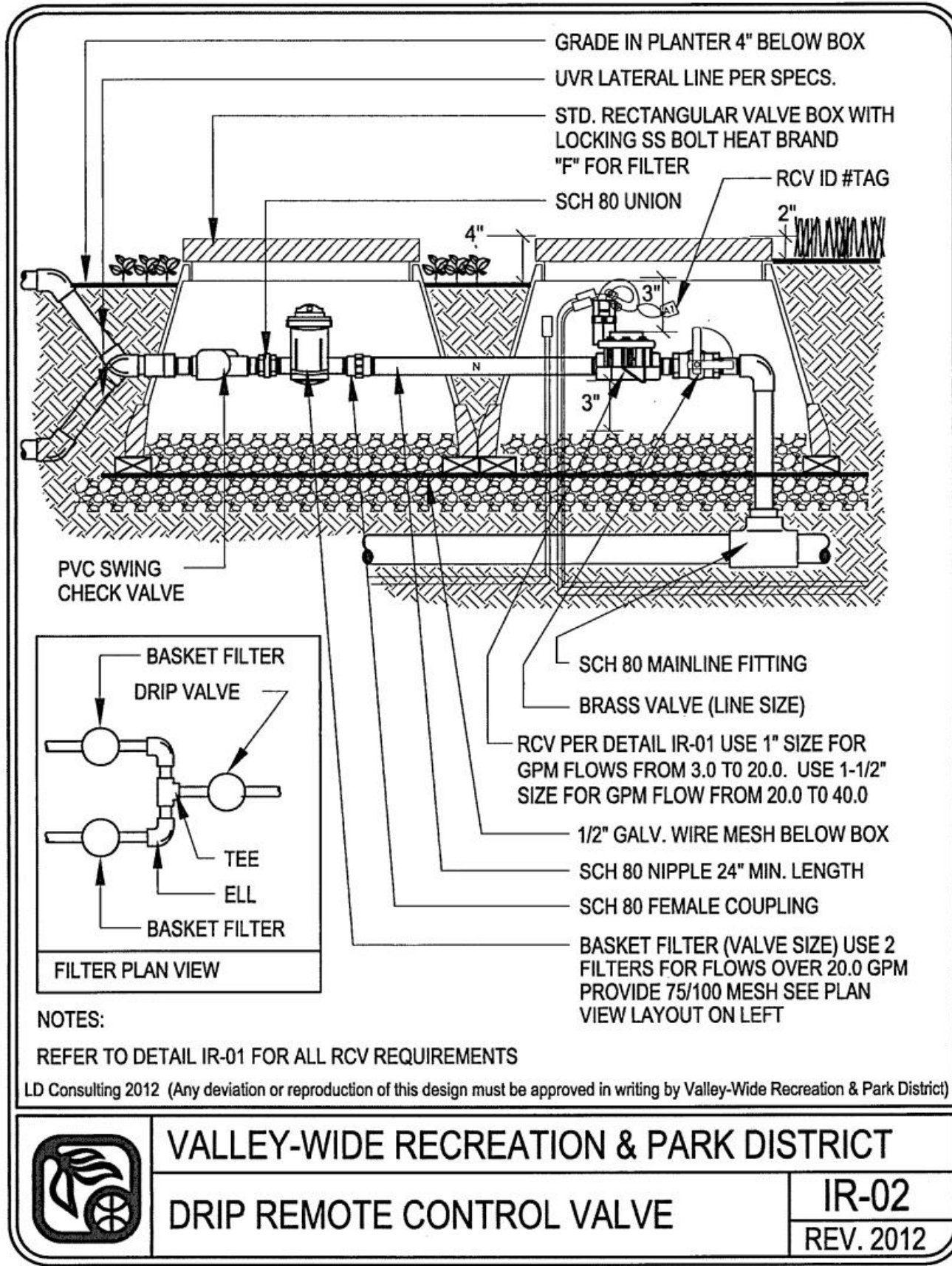
BY

MARK

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

Approved Electronically
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Exist

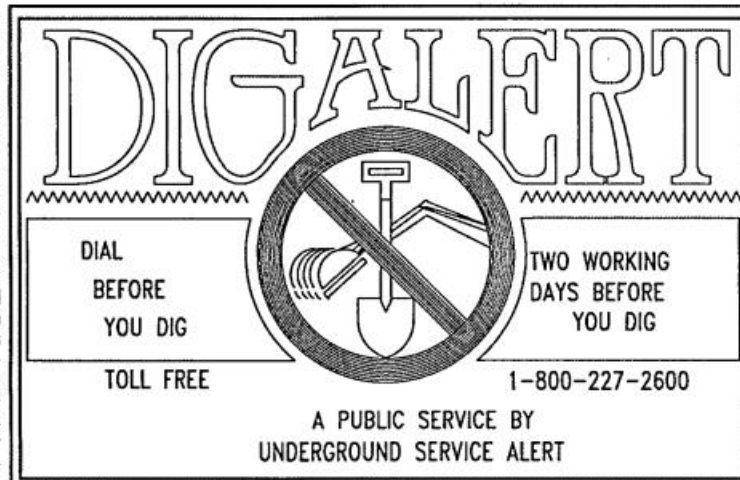
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).



County Approved Based on October 17, 2017 Valleywide Letter

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY OFF-SITE: VALLEY-WIDE RECREATION & PARK DISTRICT

VALLEY-WIDE RECREATION & PARK DISTRICT
DEAN WETTER
Date:
APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The private landscape architect, signing these plans is responsible for ensuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

ADAME LANDSCAPE REPLACEMENT SET			MPH	10/20/17
MARK	BY	DATE	APPR.	DATE
ENGINEER			COUNTY	
REVISIONS				



ADAME LANDSCAPE, INC.
Lic. No. C-27 643164
41863 Juniper Street
Murrieta, CA 92562
Ph (951) 698-3090
Fax (951) 696-9698

SCALE:	1"=20'
DESIGN:	IFV
DRAWN:	IFV
CHECKED:	
APPROVED:	
DATE:	4-16-17

BENCHMARK
LOCATED 3.7 MILES NORTH OF CITY OF TEMECULA, COUNTY OF RIVERSIDE, SHAWNEE T-46-84 RESET 1997
A 31/2" ALUM. DISC IN CONC. CURB FROM THE INT. OF RANCHO CALIF. ROAD AND FRONT STREET 1.7 MILES NW ON FRONT STREET - JEFFERSON AVENUE TO THE INT. OF JEFFERSON AND WINCHESTER (RAMP 70)
2.0 MILE NE ON WINCHESTER ROAD (RAMP 70) TO A BRIDGE OVER THE SANTA ANITA CREEK, 55.5 ELY OF COURTESY OF WINCHESTER ROAD (RAMP 70) AT SELV COR. BRIDGE OVER SANTA ANITA CREEK 4.5 WLY OF SELV SIDE OF CREEK.

TRACT 29114 I.P. No. 020095
COUNTY OF RIVERSIDE
SKYVIEW ROAD PARKWAY
SKYVIEW ROAD
IRRIGATION DETAILS
FDR: BELLIACAP, LLC W.D. COUNTY FILE NO. **944-X**

SHEET NO. **LS-4**
4 OF 8 SHTS

DIGALERT

DIAL
BEFORE
YOU DIG

TWO WORKING
DAYS BEFORE
YOU DIG

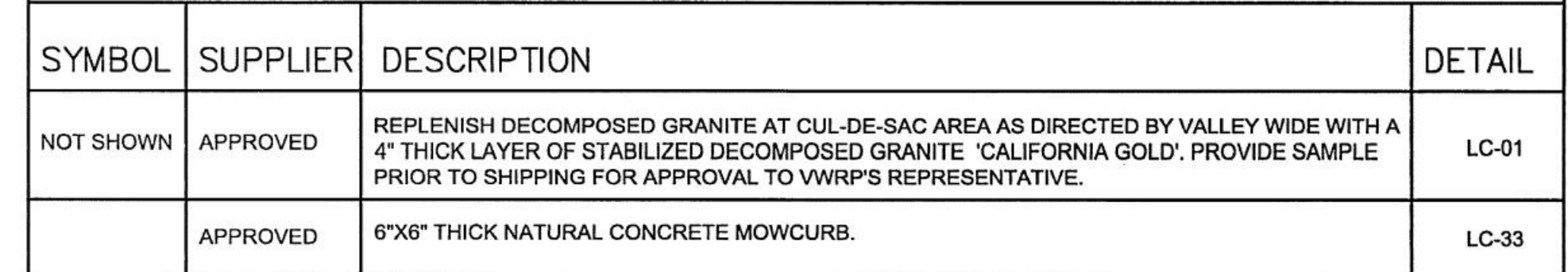
TOLL FREE

1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

			ADAME LANDSCAPE REPLACEMENT SET	MPH	10/20/1
MARK	BY	DATE	REVISITORS	APPR.	DATE
ENGINEER				COUNTY	

TRACT 29114		I.P. No. 020095		SHEET NO.	
COUNTY OF RIVERSIDE SKYVIEW ROAD PARKWAY SKYVIEW ROAD		PLANTING PLAN		LS-6	
				6 OF 8 SHTS	
FOR: BELLAPAC, LLC		W.D.		COUNTY FILE NO. 944-X	



CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
OFF-SITE: VALLEY-WIDE RECREATION & PARK DISTRICT



VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER	Date:
APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY	

IP030178

TRACT 29114 IP No 020095

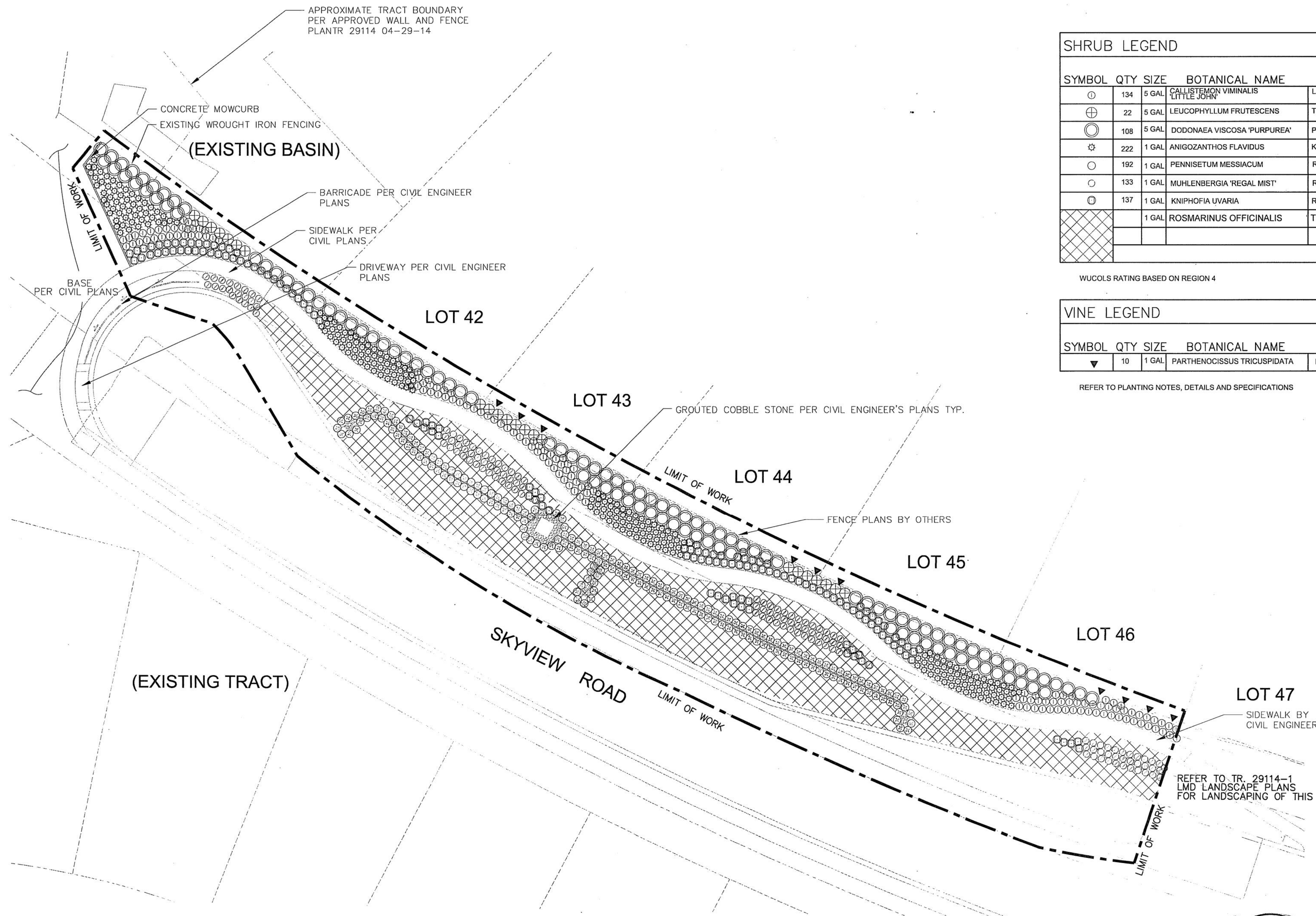
COUNTY OF RIVERSIDE
SKYVIEW ROAD PARKWAY
SKYVIEW ROAD

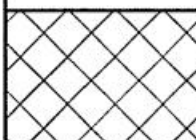
PLANTING PLAN

FOR: BELLACAP, LCC	W.D.	COUNTY FILE NO.	944-X
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SUPPLEMENTAL PROJECT INFORMATION, AS-BUILT LANDSCAPE PLANS, Sheet 6 of 8

Approved
Electronically
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Exist

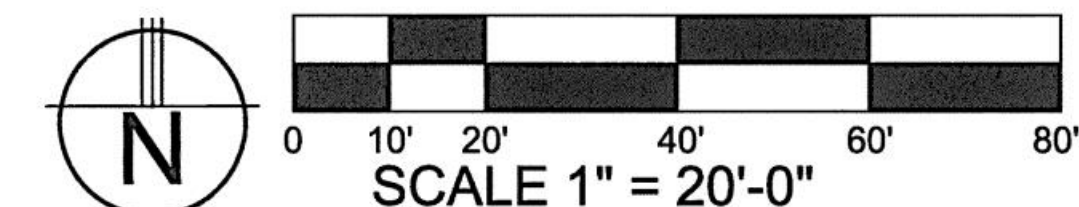


SHRUB LEGEND							
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	RATING
①	134	5 GAL	CALISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	3'-0" O.C.	LOW	
⊕	22	5 GAL	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	4'-0" O.C.	LOW	
⊗	108	5 GAL	DODONAEA VISCOSA 'PURPUREA'	PURPLE-LEAFED HOP BUSH	5'-0" O.C.	MEDIUM	
⊛	222	1 GAL	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW 'YELLOW'	3'-0" O.C.	LOW	
○	192	1 GAL	PENNISSETUM MESSIACUM	RED BUNNY TAILS	3'-0" O.C.	LOW	
○	133	1 GAL	MUHLENBERGIA 'REGAL MIST'	REGAL MIST MUHLY	3'-0" O.C.	LOW	
⊙	137	1 GAL	KNIPHOFIA UVARIA	RED HOT POKER	3'-0" O.C.	LOW	
	1	GAL	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	3'-6" O.C.	LOW	

WUCOLS RATING BASED ON REGION 4

VINE LEGEND							
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	RATING
▼	10	1 GAL	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	10'-0" O.C.	MEDIUM	

REFER TO PLANTING NOTES, DETAILS AND SPECIFICATIONS



County Approved Based on October 17, 2017 Valleywide Letter

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY
OFF-SITE: VALLEY-WIDE RECREATION & PARK DISTRICT



VALLEY-WIDE RECREATION & PARK DISTRICT

DEAN WETTER

Date:

APPROVAL BY VALLEYWIDE RECREATION & PARK DISTRICT IS FOR VALLEYWIDE MAINTENANCE AREAS ONLY.

IP030178

SHEET NO.

TRACT 29114	I.P. No. 020095
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COUNTY OF RIVERSIDE
SKYVIEW ROAD PARKWAY
SKYVIEW ROAD

SHRUB PLANTING PLAN

FOR: BELLACAP, LCC

	W.O.
--	------

COUNTY
FILE NO.

944-X



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			ADAME LANDSCAPE REPLACEMENT SET	MPH	10/20/1
MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	



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SCALE:	1"=20'
DESIGN:	IFV
DRAWN:	IFV
CHECKED:	
APPROVED:	
DATE:	8-7-2017

LOCATED 3.7 MILES NORTH OF CITY OF TEMECULA,
COUNTY OF RIVERSIDE. STAMPED 1-46-84 RESET 1997
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RANCHO CALIF. ROAD AND FRONT STREET 1.7 MILES NW ON
FRONT STREET - JEFFERSON AVENUE TO THE INT. OF
JEFFERSON AND WINCHESTER (HWY 79).
2.0 MILE NE ON WINCHESTER ROAD (HWY 79) TO A BRIDGE
OVER THE SANTA GERTRUDIS CREEK, 55.5' ELY OF
CENTERLINE OF WINCHESTER ROAD (HWY 79) AT SELY COR
BRIDGE OVER SANTA GERTRUDIS CREEK 4.5' NLY OF SLY
SIDE OF CREEK.

SCALE:
H: _____ V: _____

80'

Letter

SUPPLEMENTAL PROJECT INFORMATION: AS-BUILT LANDSCAPE PLANS. Sheet 7 of 8

