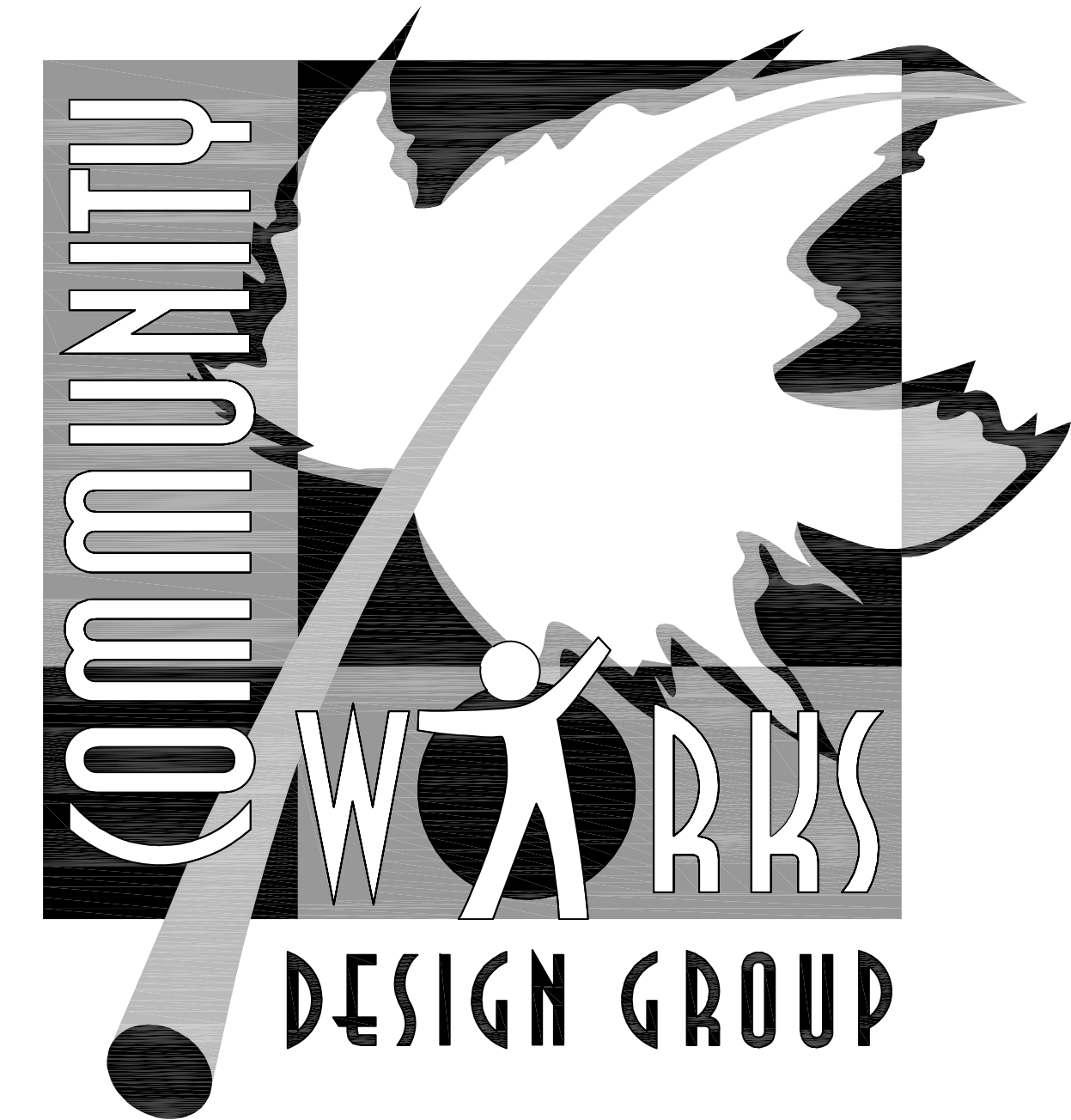


YUCCA VALLEY WASTE TRANSFER FACILITY

98925 & 98935
SUNNYSLOPE DR.
YUCCA VALLEY, CA 92284



LANDSCAPE ARCHITECTURE

4649 Brockton Avenue

Riverside, CA 92506

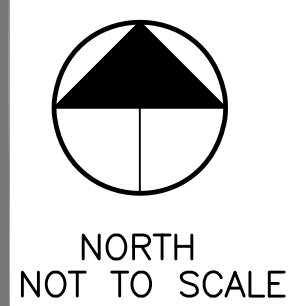
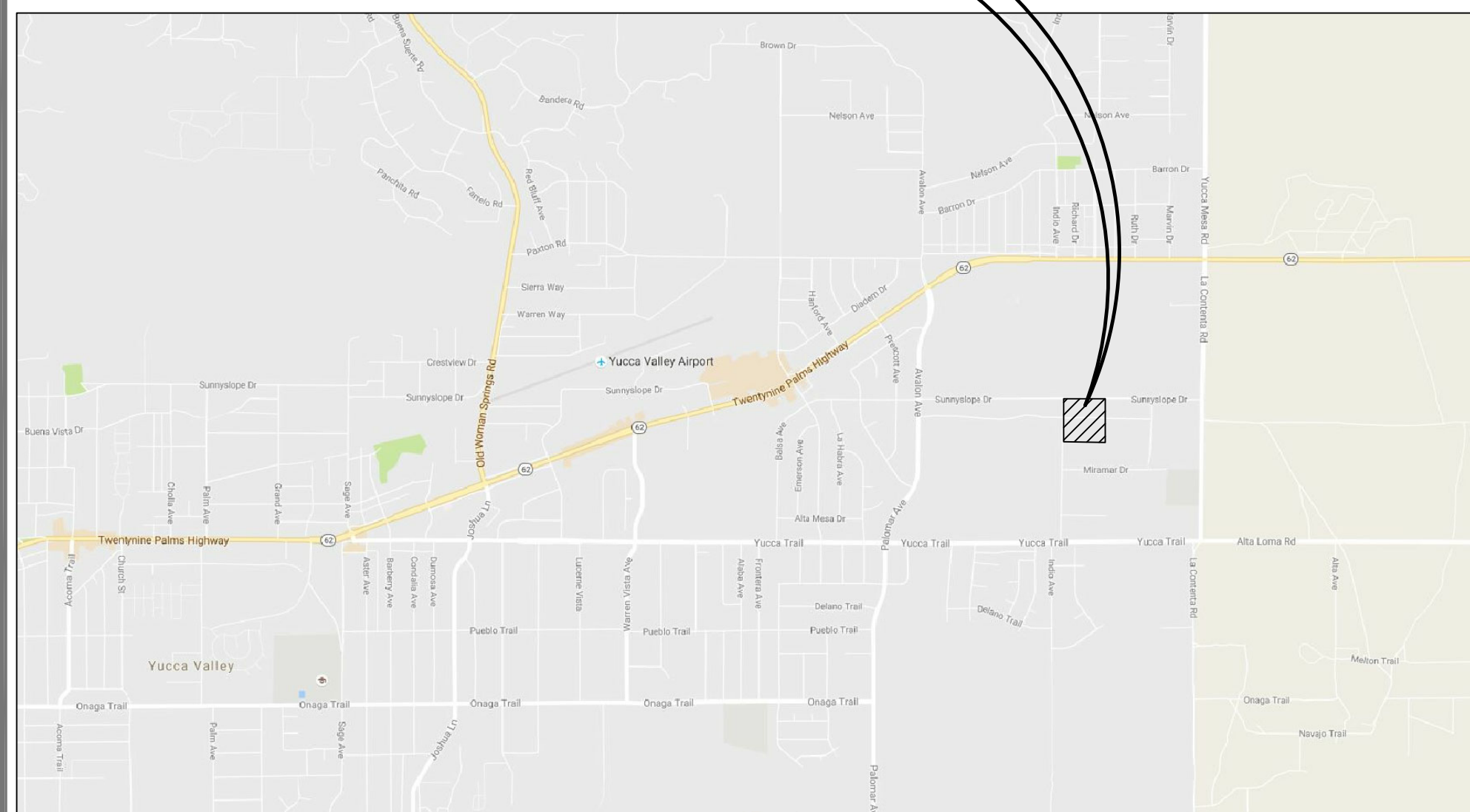
Phone: (951) 369-0700

Fax: (951) 369-4039

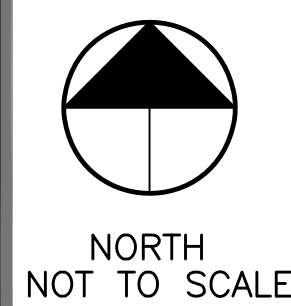
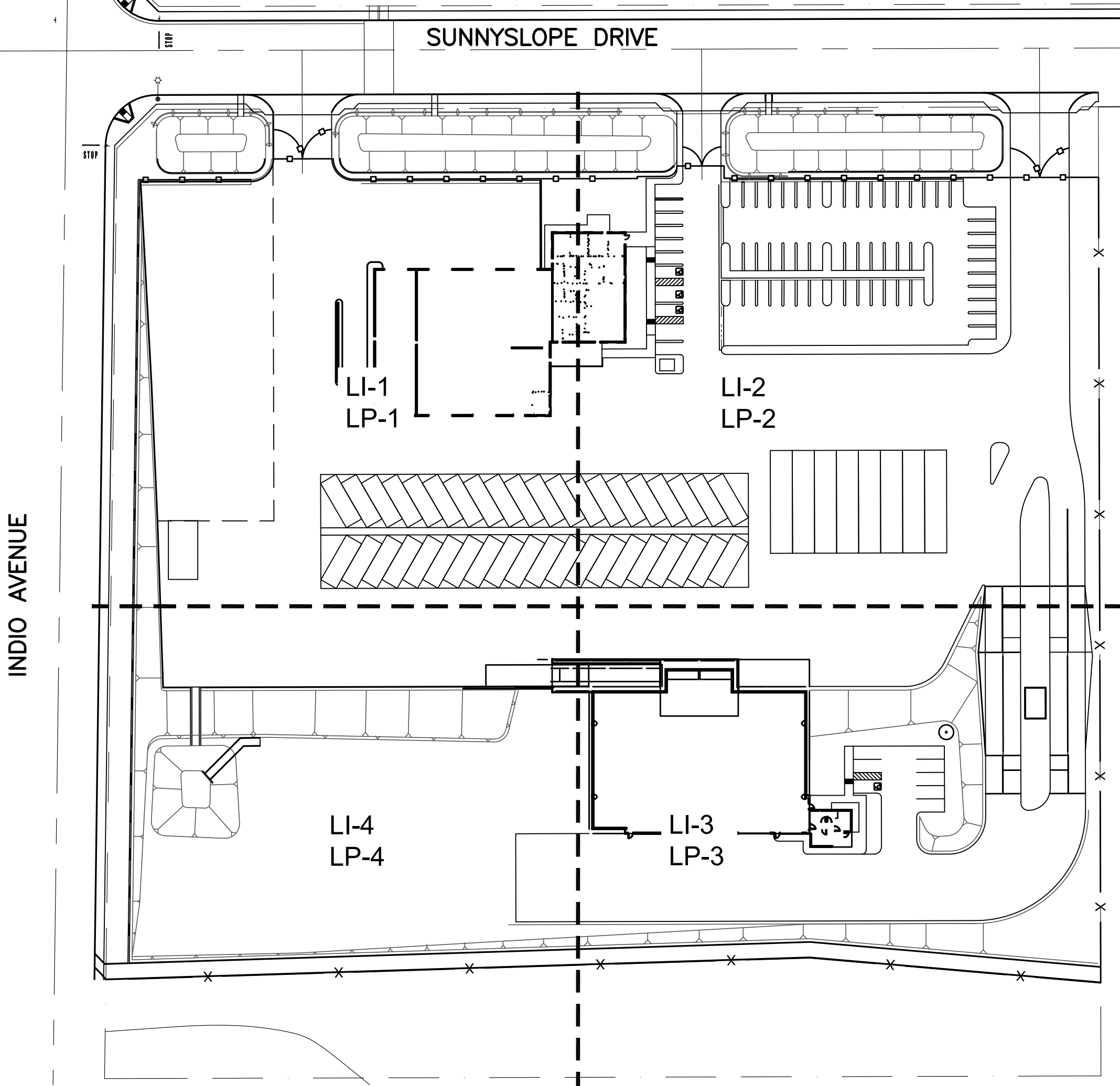
www.comworksdg.com

Contact: Kay Kite

VICINITY MAP:



SITE PLAN:



TOTAL LANDSCAPE AREA: 82,390 S.F.

CONSULTANTS:

CIVIL ENGINEER:
W.J. MCKEEVER, INC.
900 E. WASHINGTON STREET, SUITE 208
COLTON, CA 92324
909-825-8048
CONTACT: WILLIAM MCKEEVER



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SHEET INDEX:

T-1	TITLE SHEET	LP-1	PLANTING PLAN
LI-1	IRRIGATION PLAN	LP-2	PLANTING PLAN
LI-2	IRRIGATION PLAN	LP-3	PLANTING PLAN
LI-3	IRRIGATION PLAN	LP-4	PLANTING PLAN
LI-4	IRRIGATION PLAN	LP-5	PLANTING DETAILS
LI-5	IRRIGATION DETAILS		
LI-6	IRRIGATION DETAILS		

HIGH DESERT WATER DISTRICT

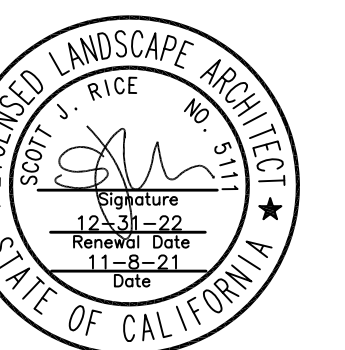
DATE

YUCCA VALLEY
WASTE TRANSFER
FACILITY

98925 & 98935
SUNNYSLOPE DR.
YUCCA VALLEY, CA 92284
CONTACT: GARY KOONTZ

JOB NUMBER: 150419
DRAWN BY: KCK
CHECKED BY: SJR
DATE: 7/13/2020

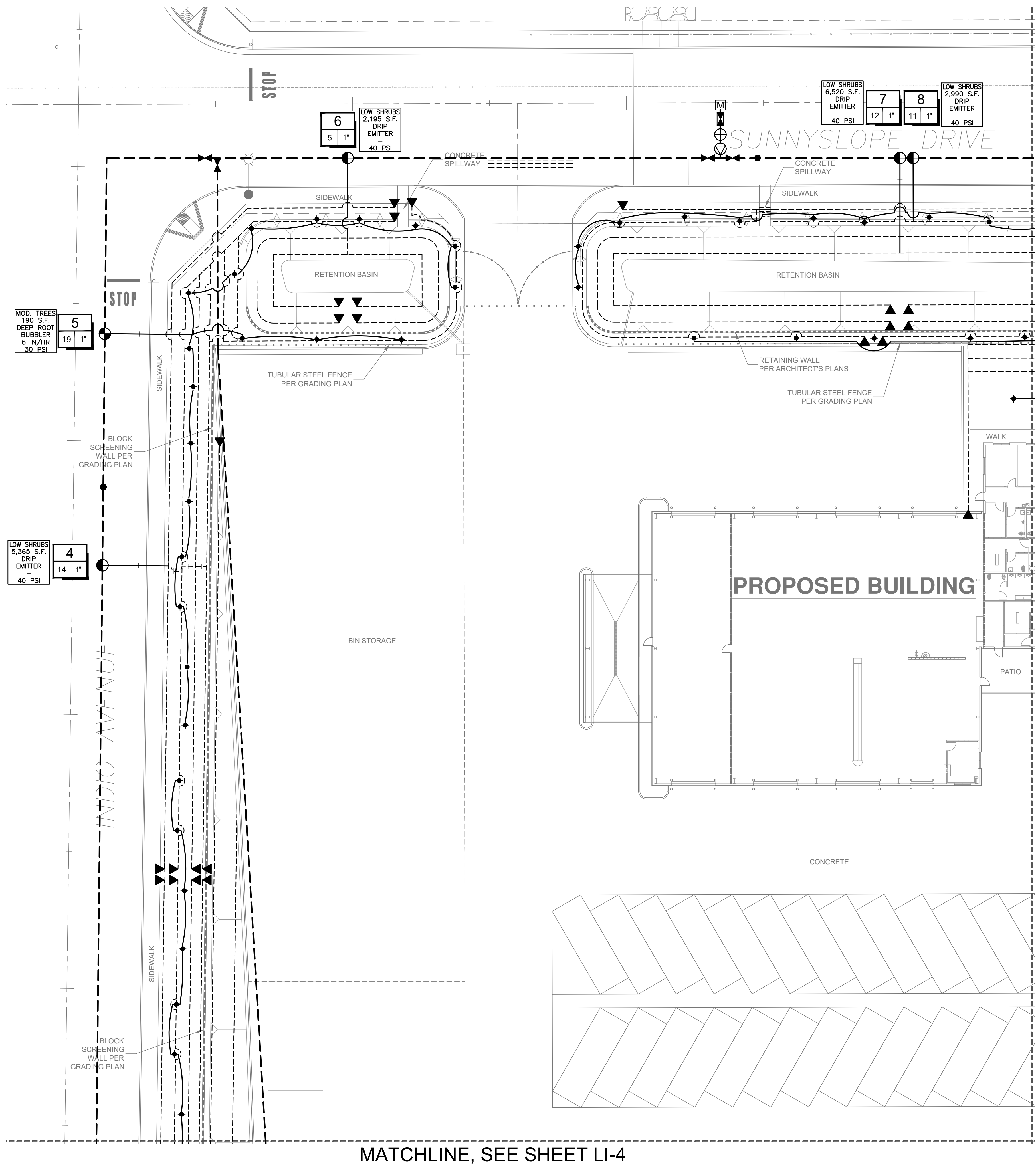
REVISIONS:
2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



TITLE SHEET

T-1

SHEET 1 OF 12



IRRIGATION PLANS ARE DIAGRAMMATIC IN NATURE. IRRIGATION MAINLINE AND ALL VALVES TO BE LOCATED ON PROJECT PROPERTY, IN PLANTER AREAS WHERE POSSIBLE. NO IRRIGATION EQUIPMENT IS TO BE INSTALLED IN STREETS, DRIVE AISLES OR BUILDINGS.

EQUIPMENT LEGEND				
SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL	NOTES
[M]	IRRIGATION WATER METER	1"	N/A	-
[C]	WEATHERMATIC SLM2400 IRRIGATION CONTROLLER EQUIPPED WITH SMARTLINK AIRCARD & SLW5 WEATHER STATION LOCATED IN A STRONG BOX SB-18SSW WALL MOUNT ENCLOSURE	24 STA.	'A', LI-5	(1)
[B]	FEBCO 825V REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN A STRONG BOX SBBC-30SS VANDAL RESISTANT ENCLOSURE	1"	'B', LI-5	(3)
[V]	GRISWOLD 2260 NORMALLY OPEN PRESSURE REDUCING MASTER VALVE	2"	'C', LI-5	(2)
[S]	WEATHERMATIC SLFSI-T10 FLOW SENSOR	1"	'D', LI-5	(2)
[B]	NIBCO T-585 BRONZE BALL VALVE	2"	'E', LI-5	(2)
[C]	RAINBIRD #33DLRC SERIES QUICK COUPLING VALVE	3/4"	'F', LI-5	(2)
[C]	RAINBIRD PEB SERIES ELECTRIC CONTROL VALVE WITH PRS-D	1"	'G', LI-5	(2)
[C]	RAINBIRD XCZ-100-PRB-COM DRIP CONTROL ZONE ASSEMBLY - USE LOW FLOW VALVE FOR VALVE FLOWS UNDER 3 GPM	1"	'H', LI-5	(2)
[V]	SALCO SLV-AFV-075L AUTOMATIC FLUSH VALVE	3/4"	'I', LI-5	-
[L]	SCH. 40 PVC IRRIGATION MAINLINE - 18" MIN. COVER	PLAN SIZE	'J', LI-5	(2)
[L]	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	PLAN SIZE	'J', LI-5	-
[L]	CLASS 200 PVC DRIP DISTRIBUTION LINE - 8" MIN. COVER	3/4"	'J', LI-5	-
[L]	SCH 40 PVC IRRIGATION PIPE / WIRE SLEEVE - 24" MIN. COVER	SEE CHART	'K', LI-5	-
[W]	NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	'D', LI-6
[W]	[S]	SPARE WIRES PULLED	-	'A', LI-6

(1) LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL POWER W/ ELECTRICAL CONTRACTOR
 (2) PIPING AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY.
 (3) CONTRACTOR TO LOCATE BACKFLOW PREVENTER IN SHRUB AREA AND SCREEN WHENEVER POSSIBLE.

DRIP EMITTER LEGEND									
SYMBOL	MANUFACTURER/MODEL #	NOZZLE	PSI	FLOW (GPH)			DETAIL	NOTES	
				Q	T	H	F	Vgn	
[B]	EMITTERS/ BUBBLERS								
[B]	NOT SHOWN	RAINBIRD SXB-180-1032	F	40					'B', LI-6 (1,2,5)
[B]		RAINBIRD RWS-B-C-1402 WITH RWS-GRATE-P	F	30		0.50			'C', LI-6 (3,4)

(1) FLOW IS IN GALLONS PER HOUR
 (2) SEE DRIP NOTE FOR EMITTER ASSIGNMENTS
 (3) FLOW IS IN GALLONS PER MINUTE
 (4) EACH TREE TO RECEIVE TWO BUBBLERS FOR A TOTAL OF 1.0 GPM PER SYMBOL
 (5) HALF-CIRCLE TO FACE SHRUB

- DRIP EMITTER ASSIGNMENTS:**
- PLANT MATERIAL TO RECEIVE TWO SXB-180-1032 EMITTERS SET AT 4.0 GPH (8 CLICKS) - ARCTOSTAPHYLOS, GLAUCA, CAELSALPINIA PULCHERRIMA
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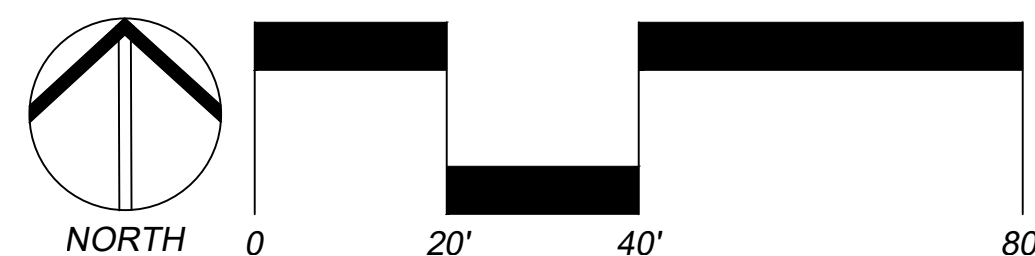
3/4" PIPE	1" PIPE
1 1/4" PIPE	1 1/2" PIPE
2" PIPE	2 1/2" PIPE
3" PIPE	4" PIPE
6" PIPE	8" PIPE

FLOW (GPM)	VALVE SIZE
------------	------------

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

HYDROZONE
 LANDSCAPE AREA
 IRRIGATION TYPE
 PRECIP RATE
 PRESSURE

HIGH DESERT WATER DISTRICT
 DATE



MATCHLINE, SEE SHEET LI-2

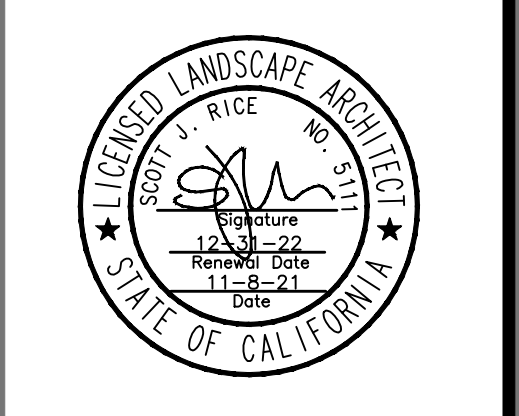
MATCHLINE, SEE SHEET LI-4

COMMUNITY WORKS DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 4649 Brockton Ave.
 Riverside, CA 92506
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 Fax: (951) 369-4039
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YUCCA VALLEY WASTE TRANSFER FACILITY
 98925 & 98935
 SUNNYSLOPE DR.
 YUCCA VALLEY, CA 92284

JOB NUMBER: **150419**
 DRAWN BY: **KCK**
 CHECKED BY: **SJR**
 DATE: **7/13/2020**

REVISIONS:
 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



IRRIGATION PLAN

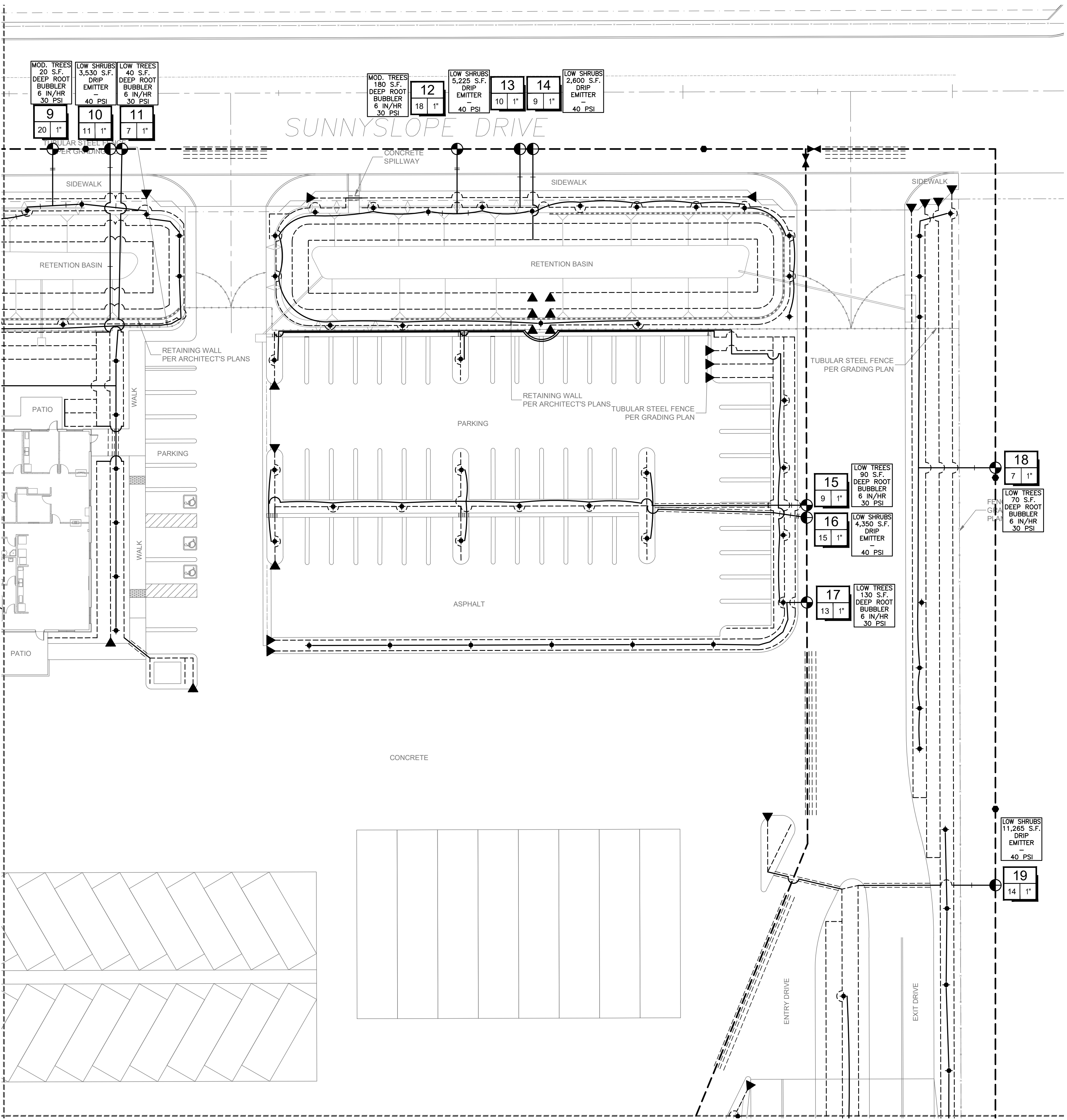
SCALE: **1"=20'-0"**

811
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LI-1
 SHEET 2 OF 12

Nov 08, 2021 - 9:40am kay kite
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MATCHLINE, SEE SHEET LI-1



MATCHLINE, SEE SHEET LI-3

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[X]	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN A STRONG BOX SBBC-30SS VANDAL RESISTANT ENCLOSURE	1"	'B', LI-5	(3)
[⊕]	GRISWOLD 2260 NORMALLY OPEN PRESSURE REDUCING MASTER VALVE	2"	'C', LI-5	(2)
[⊙]	WEATHERMATIC SLFSI-T10 FLOW SENSOR	1"	'D', LI-5	(2)
[X]	NIBCO T-585 BRONZE BALL VALVE	2"	'E', LI-5	(2)
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[⊙]	RAINBIRD PEB SERIES ELECTRIC CONTROL VALVE WITH PRS-D	1"	'G', LI-5	(2)
[⊙]	RAINBIRD XCZ-100-PRB-COM DRIP CONTROL ZONE ASSEMBLY - USE LOW FLOW VALVE FOR VALVE FLOWS UNDER 3 GPM	1"	'H', LI-5	(2)
[▽]	SALCO SLV-AFV-075L AUTOMATIC FLUSH VALVE	3/4"	'I', LI-5	-
[---]	SCH. 40 PVC IRRIGATION MAINLINE - 18" MIN. COVER	2"	'J', LI-5	(2)
[---]	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	PLAN SIZE	'J', LI-5	-
[---]	CLASS 200 PVC DRIP DISTRIBUTION LINE - 8" MIN. COVER	3/4"	'J', LI-5	-
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[---]	NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	'D', LI-6
[⊙]	SPARE WIRES PULLED	-	'A', LI-6	-

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DRIP EMITTER LEGEND								
SYMBOL	MANUFACTURER/MODEL #	NOZZLE	PSI	FLOW (GPH)			DETAIL	NOTES
				Q	T	F		
EMITTERS/ BUBBLERS								
NOT SHOWN	RAINBIRD SXB-180-1032	F	40				'B', LI-6	(1,2,5)
	RAINBIRD RWS-B-C-1402 WITH RWS-GRATE-P	F	30		0.50		'C', LI-6	(3,4)

(1) FLOW IS IN GALLONS PER HOUR
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PIPE SIZING CHART	
---	3/4" PIPE
---	1" PIPE
---	1 1/4" PIPE
---	1 1/2" PIPE
---	2" PIPE
---	2 1/2" PIPE
---	3" PIPE
---	4" PIPE
---	6" PIPE
---	8" PIPE

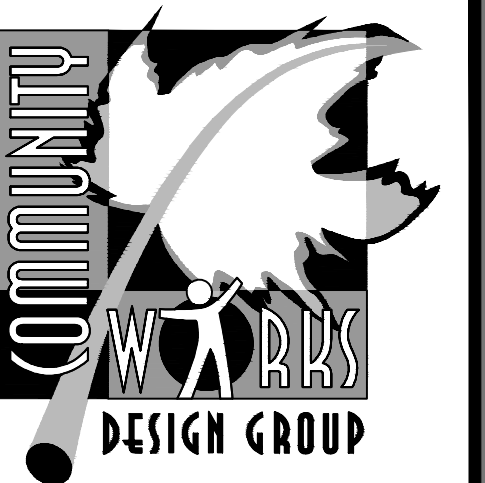
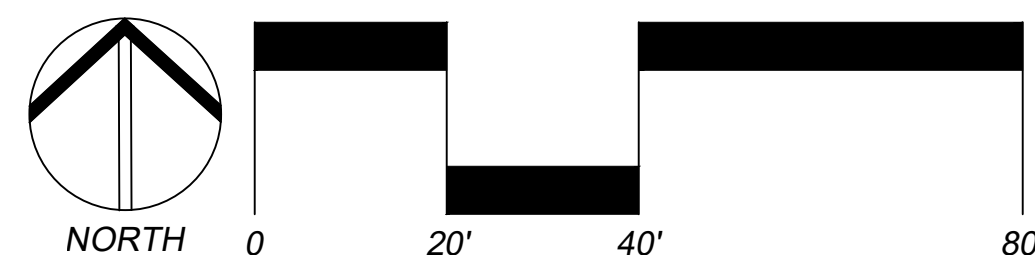
STATION # / CONTROLLER	
FLOW (GPM)	VALVE SIZE

SCH 40 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

HYDROZONE
 LANDSCAPE AREA
 IRRIGATION
 TYPE
 PRECIP RATE
 PRESSURE

HIGH DESERT WATER DISTRICT

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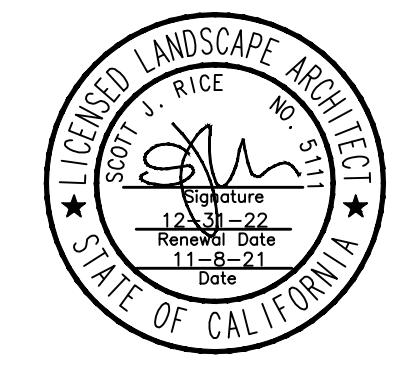


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YUCCA VALLEY
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 98925 & 98935
 SUNNYSLOPE DR.
 YUCCA VALLEY, CA 92284

JOB NUMBER: 150419
 DRAWN BY: KCK
 CHECKED BY: SJR
 DATE: 7/13/2020

REVISIONS:
 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



IRRIGATION
 PLAN

SCALE: 1"=20'-0"

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 Know what's below.
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LI-2
 SHEET 3 OF 12



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1 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



**IRRIGATION
PLAN**

SCALE: **1"=20'-0"**

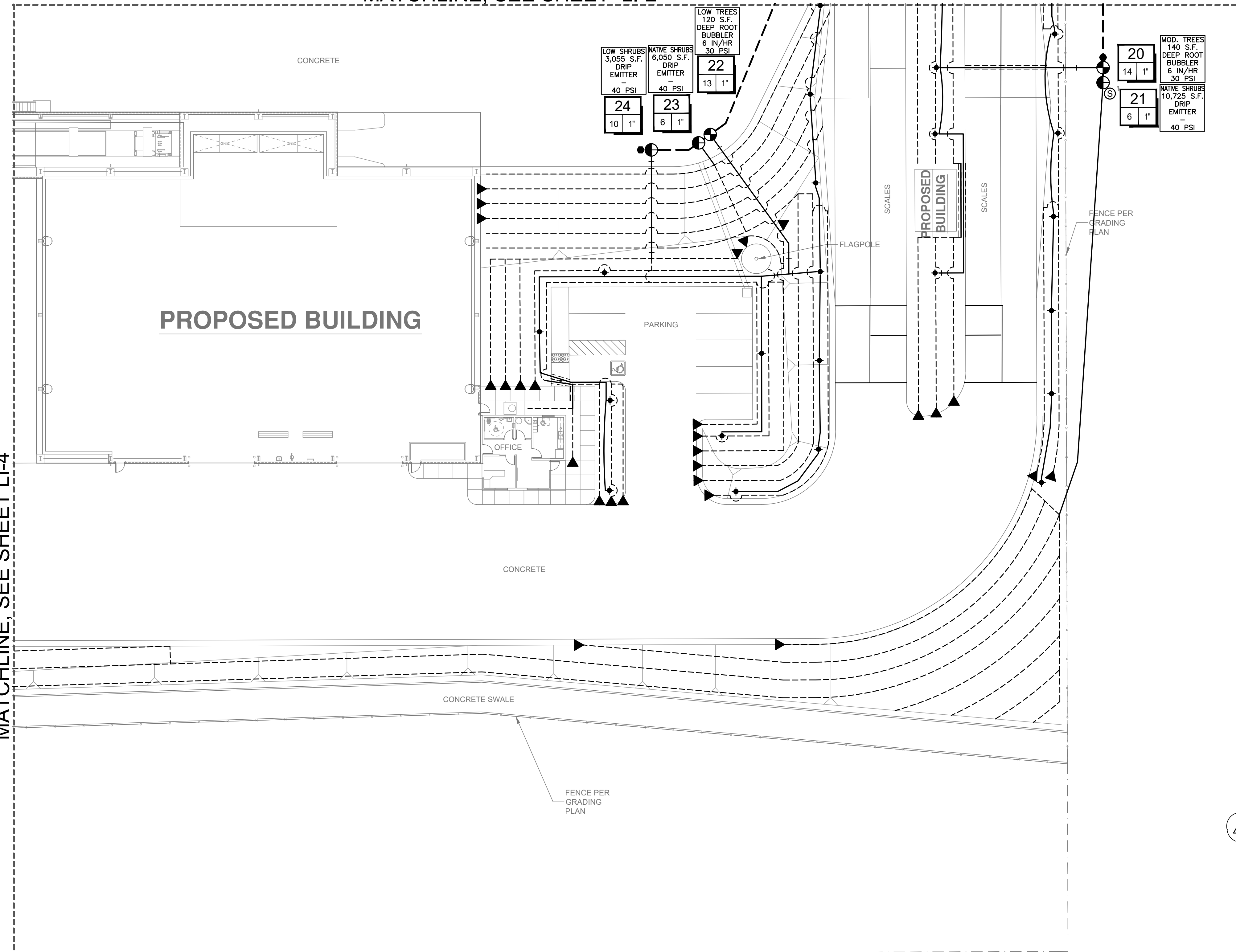


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LI-3

SHEET 4 OF 12

MATCHLINE, SEE SHEET LI-2



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				Q	T	H		
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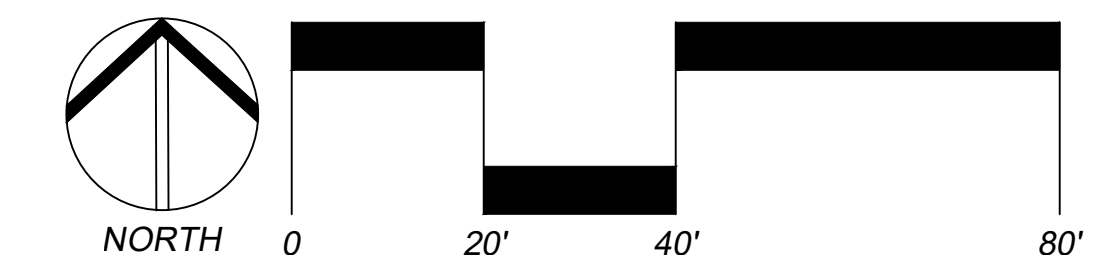
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STATION # / CONTROLLER	
FLOW (GPM)	VALVE SIZE

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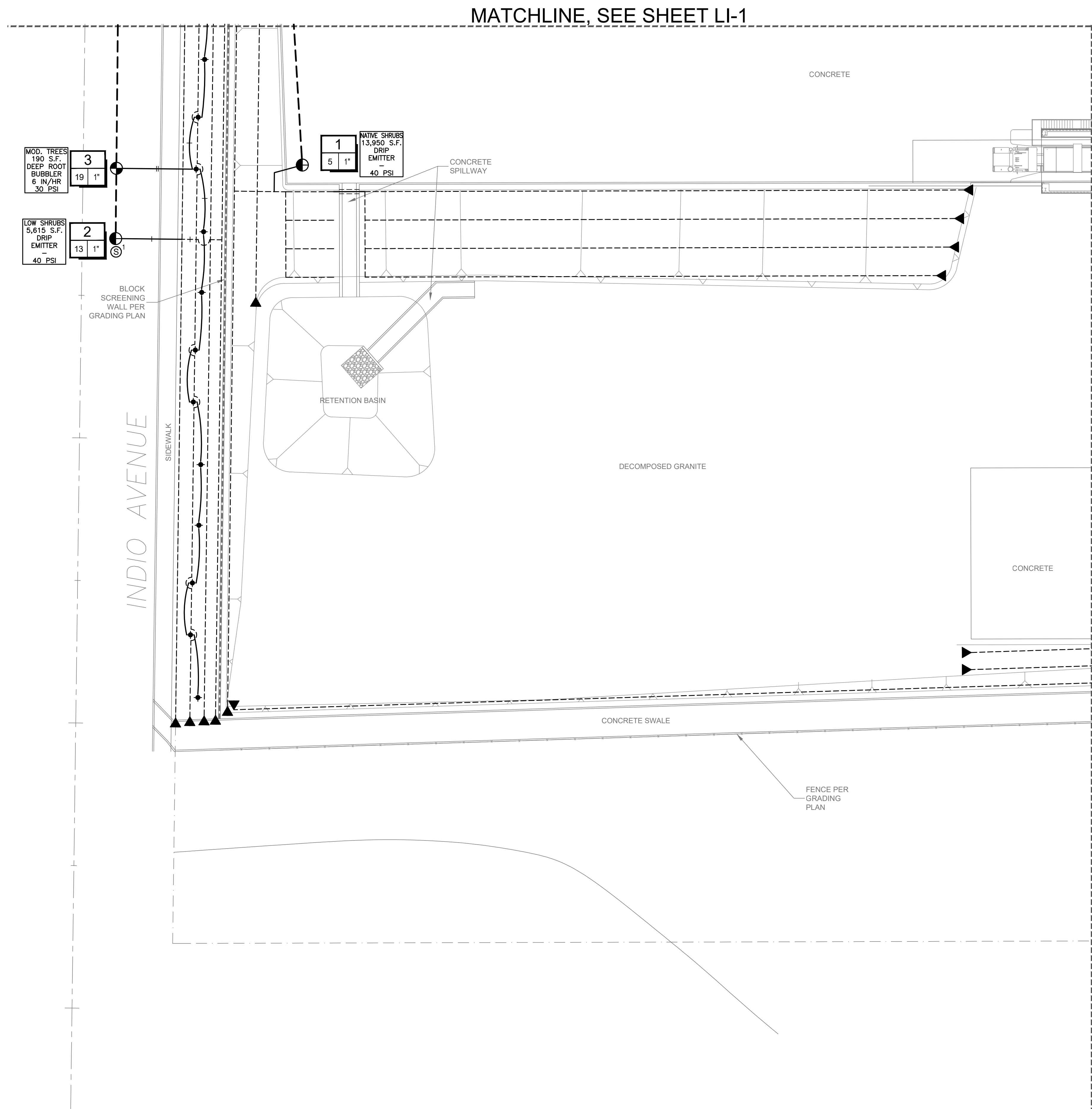
HYDROZONE
LANDSCAPE AREA
IRRIGATION
TYPE
PRECIP RATE
PRESSURE

HIGH DESERT WATER DISTRICT
DATE



Nov 08, 2021 - 9:40am kay kite
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MATCHLINE, SEE SHEET LI-4



MATCHLINE, SEE SHEET LI-1

MATCHLINE, SEE SHEET LI-3

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[M]	IRRIGATION WATER METER	1"	N/A	-
[C]	WEATHERMATIC SLM2400 IRRIGATION CONTROLLER EQUIPPED WITH SMARTLINK AIRCARD & SLW5 WEATHER STATION LOCATED IN A STRONG BOX SB-18SSW WALL MOUNT ENCLOSURE	24 STA.	'A', LI-5	(1)
[B]	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN A STRONG BOX SBBC-30SS VANDAL RESISTANT ENCLOSURE	1"	'B', LI-5	(3)
[P]	GRISWOLD 2260 NORMALLY OPEN PRESSURE REDUCING MASTER VALVE	2"	'C', LI-5	(2)
[S]	WEATHERMATIC SLFSI-T10 FLOW SENSOR	1"	'D', LI-5	(2)
[V]	NIBCO T-585 BRONZE BALL VALVE	2"	'E', LI-5	(2)
[R]	RAINBIRD #33DLRC SERIES QUICK COUPLING VALVE	3/4"	'F', LI-5	(2)
[E]	RAINBIRD PEB SERIES ELECTRIC CONTROL VALVE WITH PRS-D	1"	'G', LI-5	(2)
[Z]	RAINBIRD XCZ-100-PRB-COM DRIP CONTROL ZONE ASSEMBLY -USE LOW FLOW VALVE FOR VALVE FLOWS UNDER 3 GPM	1"	'H', LI-5	(2)
[F]	SALCO SLV-AFV-075L AUTOMATIC FLUSH VALVE	3/4"	'I', LI-5	-
[L]	SCH. 40 PVC IRRIGATION MAINLINE - 18" MIN. COVER	2"	'J', LI-5	(2)
[L']	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	PLAN SIZE	'J', LI-5	-
[L'']	CLASS 200 PVC DRIP DISTRIBUTION LINE - 8" MIN. COVER	3/4"	'J', LI-5	-
[L''']	SCH 40 PVC IRRIGATION PIPE / WIRE SLEEVE - 24" MIN. COVER	SEE CHART	'K', LI-5	-
[W]	NOT SHOWN UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	'D', LI-6	-
[W']	SPARE WIRES PULLED	-	'A', LI-6	-

(1) LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL POWER W/ ELECTRICAL CONTRACTOR
 (2) PIPING AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY.
 (3) CONTRACTOR TO LOCATE BACKFLOW PREVENTER IN SHRUB AREA AND SCREEN WHENEVER POSSIBLE.

DRIP EMITTER LEGEND								
SYMBOL	MANUFACTURER/MODEL #	NOZZLE	PSI	FLOW (GPH)			DETAIL	NOTES
				Q	T	H F Vgn		
[B]	RAINBIRD SXB-180-1032	F	40			-	'B', LI-6	(1,2,5)
[B']	RAINBIRD RWS-B-C-1402 WITH RWS-GRATE-P	F	30			0.50	'C', LI-6	(3,4)

(1) FLOW IS IN GALLONS PER HOUR
 (2) SEE DRIP NOTE FOR EMITTER ASSIGNMENTS
 (3) FLOW IS IN GALLONS PER MINUTE
 (4) EACH TREE TO RECEIVE TWO BUBBLERS FOR A TOTAL OF 1.0 GPM PER SYMBOL
 (5) HALF-CIRCLE TO FACE SHRUB

- DRIP EMITTER ASSIGNMENTS:**
- PLANT MATERIAL TO RECEIVE TWO SXB-180-1032 EMITTERS SET AT 4.0 GPH (8 CLICKS) - ARCTOSTAPHYLOS GLAUCA, CAELSALPINIA PULCHERRIMA
 - PLANT MATERIAL TO RECEIVE TWO SXB-180-1032 EMITTERS SET AT 3.0 GPH (6 CLICKS) - BACCHARIS PILULARIS, DALEA GREGGII, ISOMERIS ARBOREA
 - PLANT MATERIAL TO RECEIVE TWO SXB-180-1032 EMITTERS SET AT 2.0 GPH (5 CLICKS) - LARREA TRIDENTATA, SIMMONDSIA CHINENSIS, ZIZYPHUS PARRY
 - PLANT MATERIAL TO RECEIVE TWO SXB-180-1032 EMITTERS SET AT 1.0 GPH (4 CLICKS) - SALVIA DORRIL, YUCCA SCHIGIDERA

PIPE SIZING CHART	
—	3/4" PIPE
—	1" PIPE
—	1 1/4" PIPE
—	1 1/2" PIPE
—	2" PIPE
—	2 1/2" PIPE
—	3" PIPE
—	4" PIPE
—	6" PIPE
—	8" PIPE

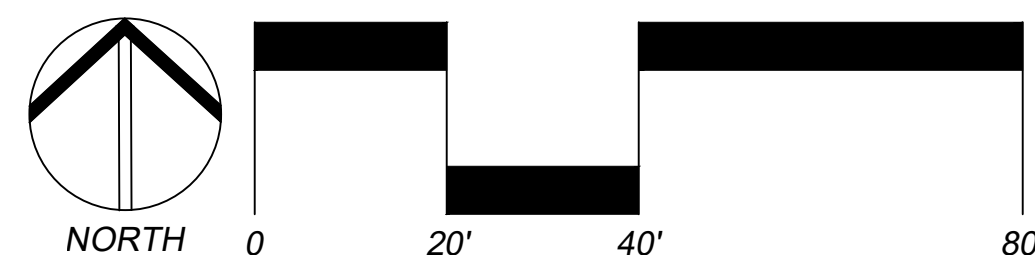
STATION # / CONTROLLER	
FLOW (GPM)	VALVE SIZE
1-4	1/2"
5-10	3/4"
11-20	1"
21-30	1 1/4"
31-40	1 1/2"
41-60	2"
61-99	2 1/2"-3"
100+	4"
N/A	6"

SCH 40 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

HYDROZONE
 LANDSCAPE AREA
 IRRIGATION TYPE
 PRECIP RATE
 PRESSURE

HIGH DESERT WATER DISTRICT

 DATE

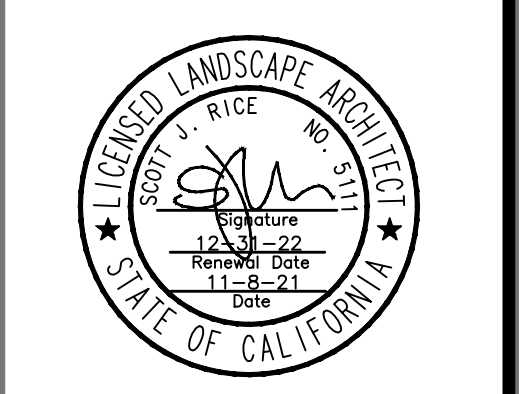


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 98925 & 98935 SUNNYSLOPE DR.
 YUCCA VALLEY, CA 92284

JOB NUMBER: 150419
 DRAWN BY: KCK
 CHECKED BY: SJR
 DATE: 7/13/2020

REVISIONS:
 1 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA

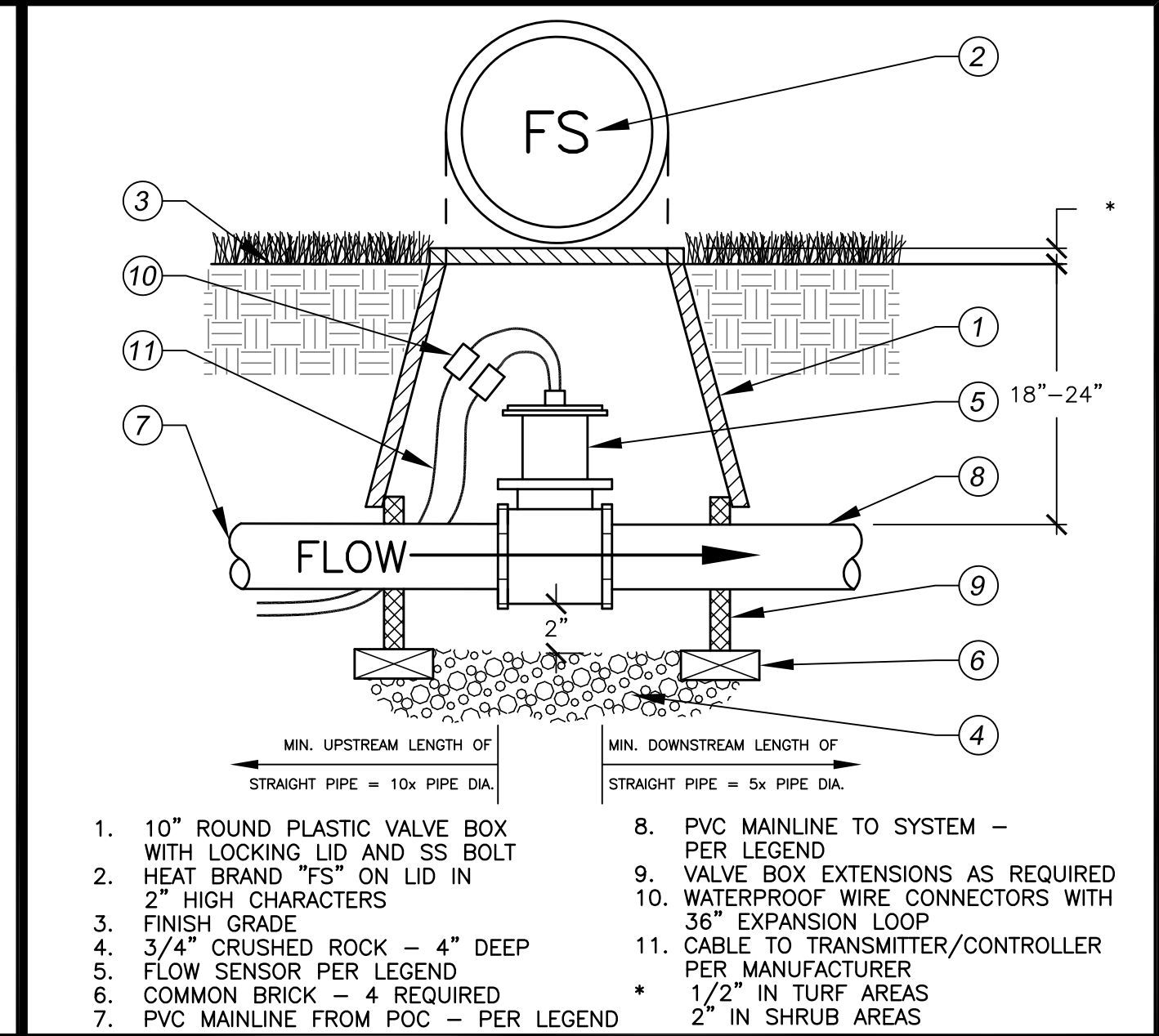


IRRIGATION PLAN

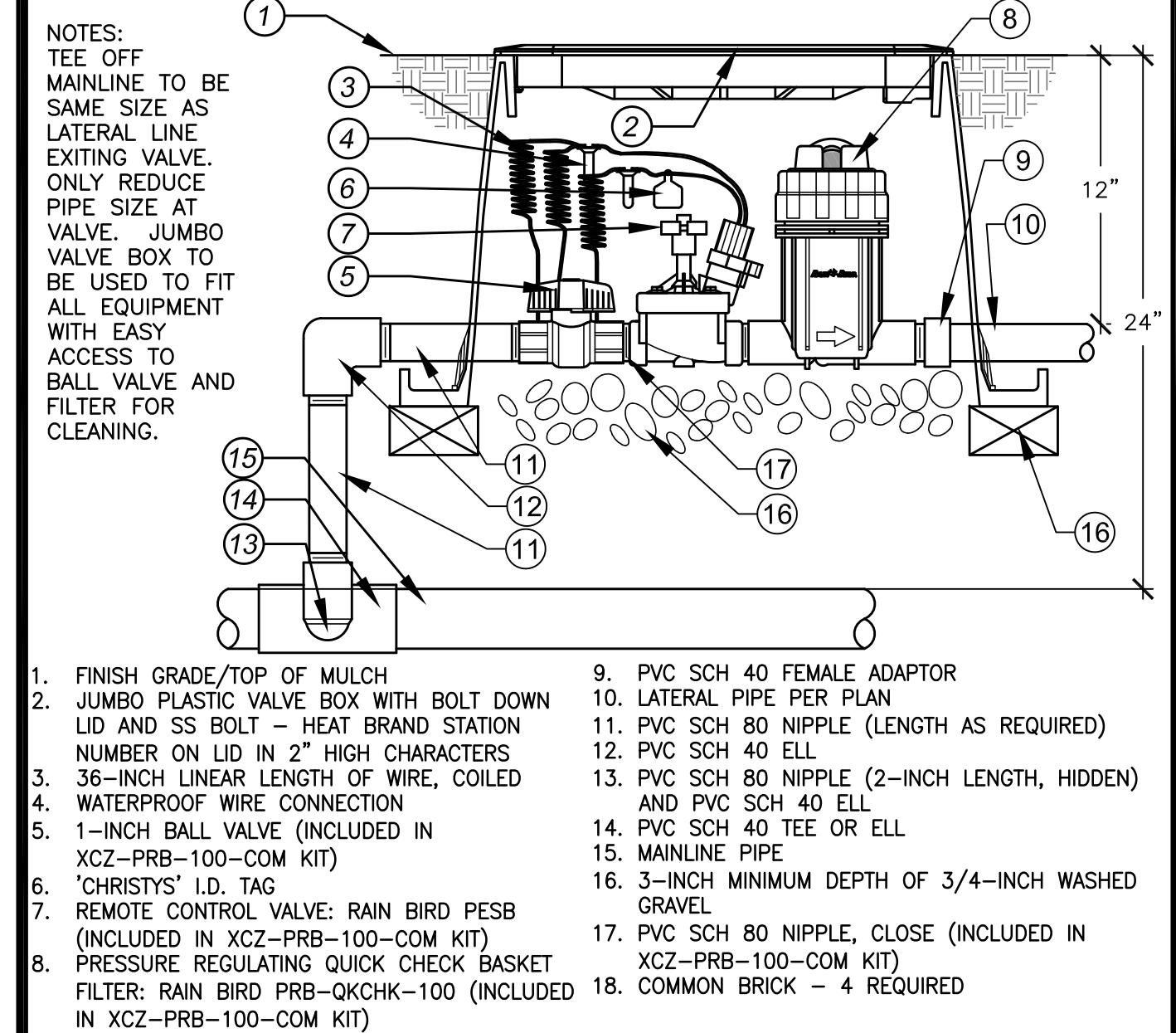
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811 Know what's below. Call before you dig.

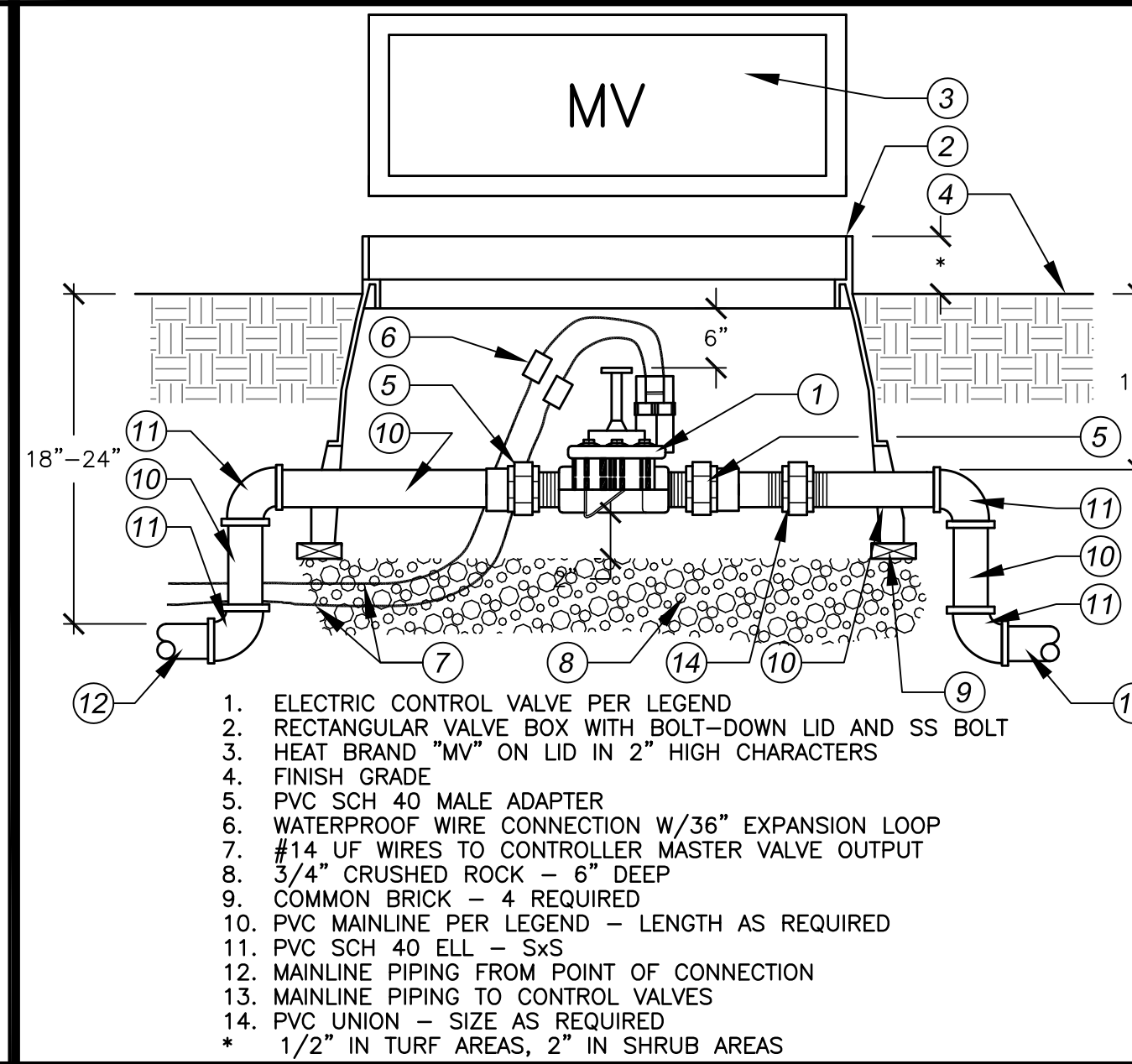
LI-4
 SHEET 5 OF 12



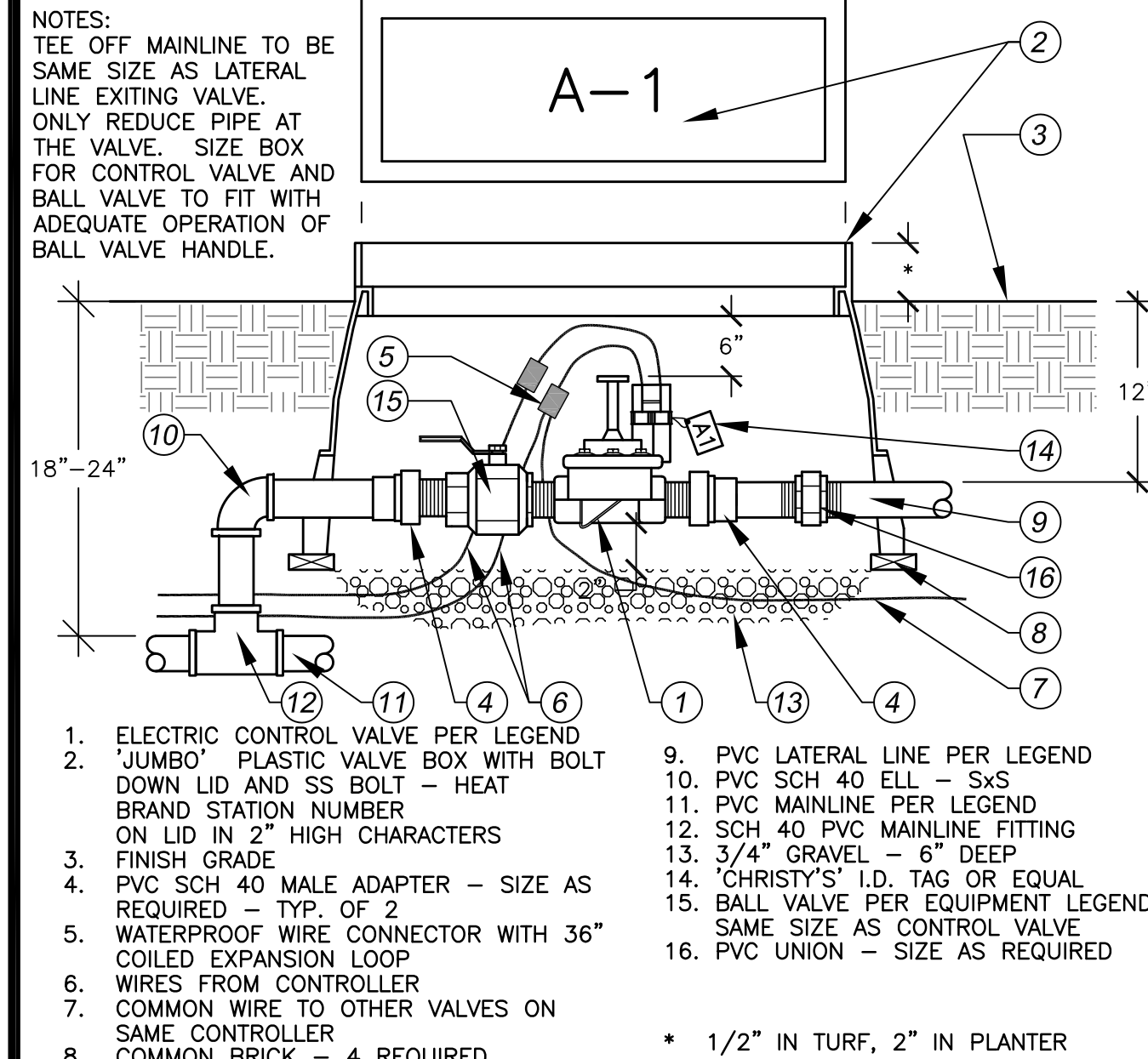
D | Flow Sensor



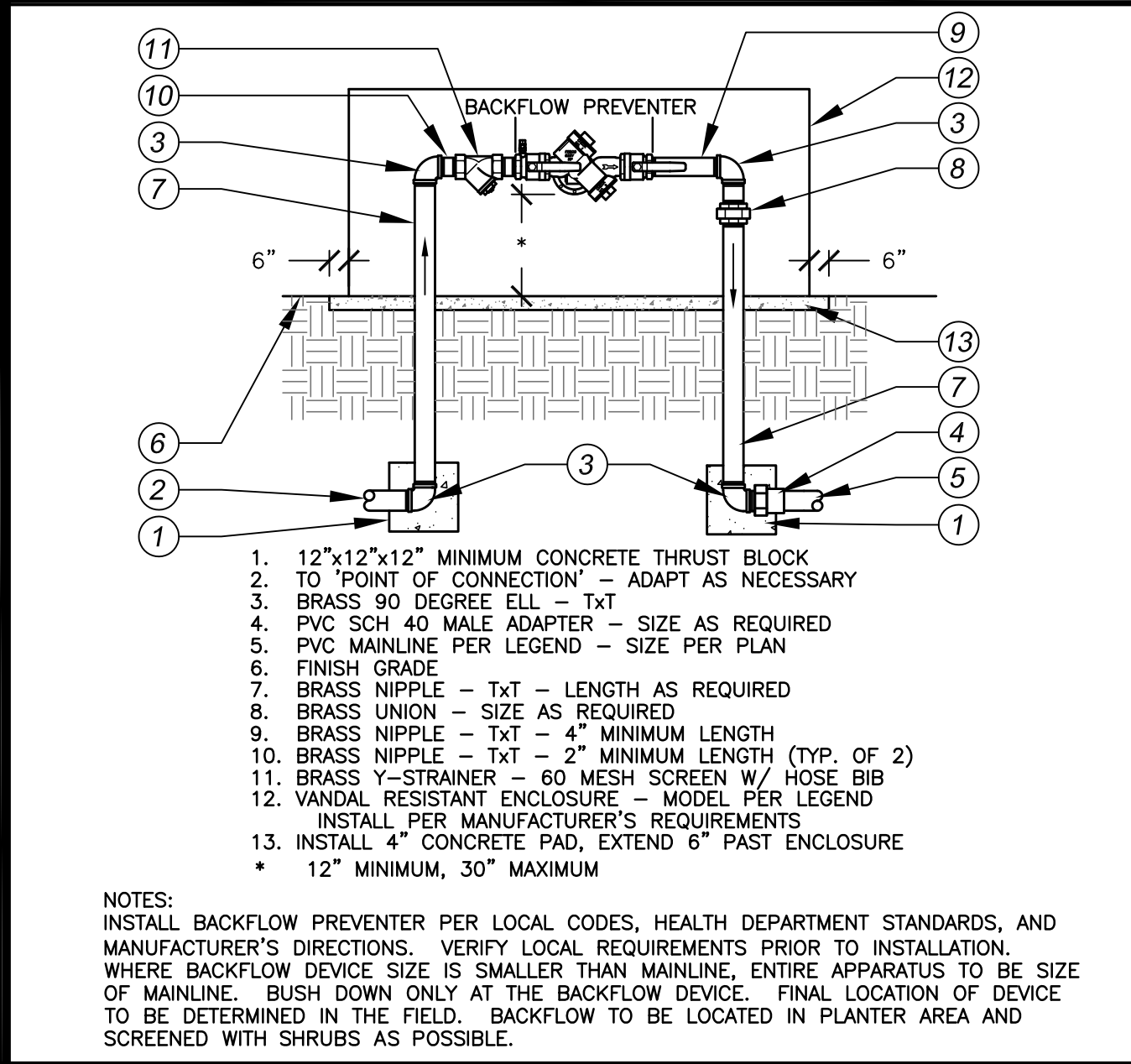
H | Drip Control Valve Assembly



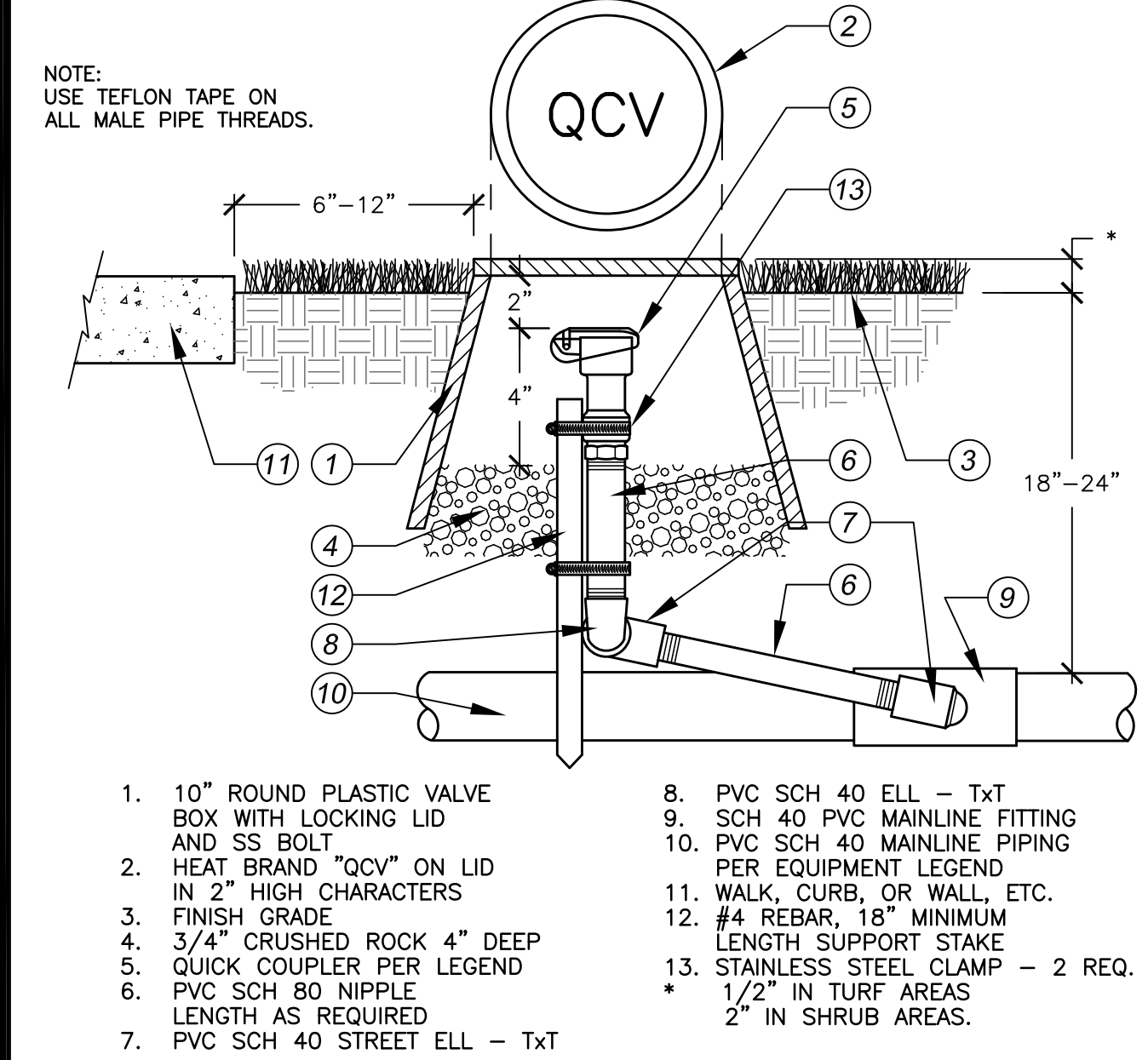
C | Master Valve



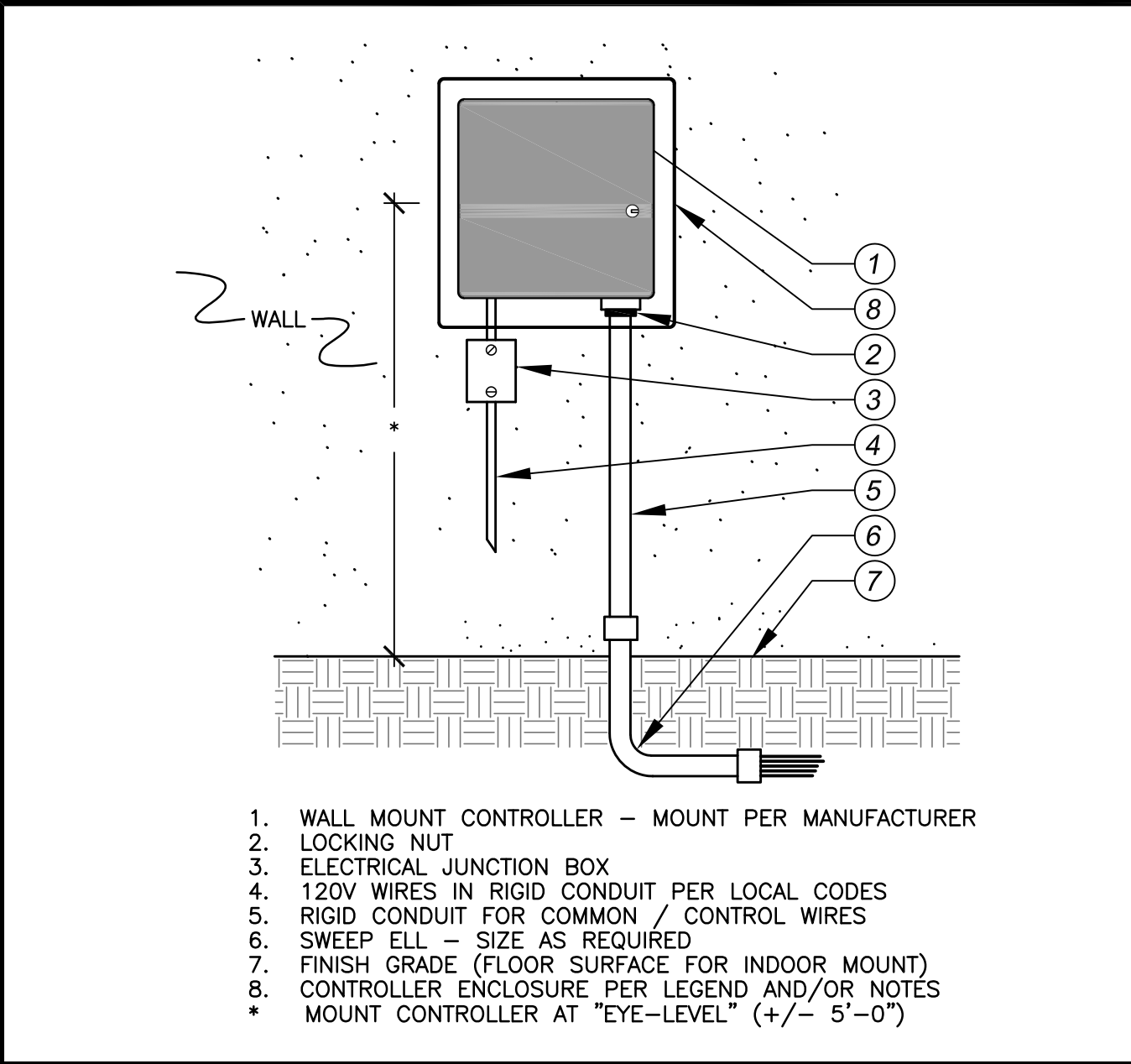
G | Remote Control Valve



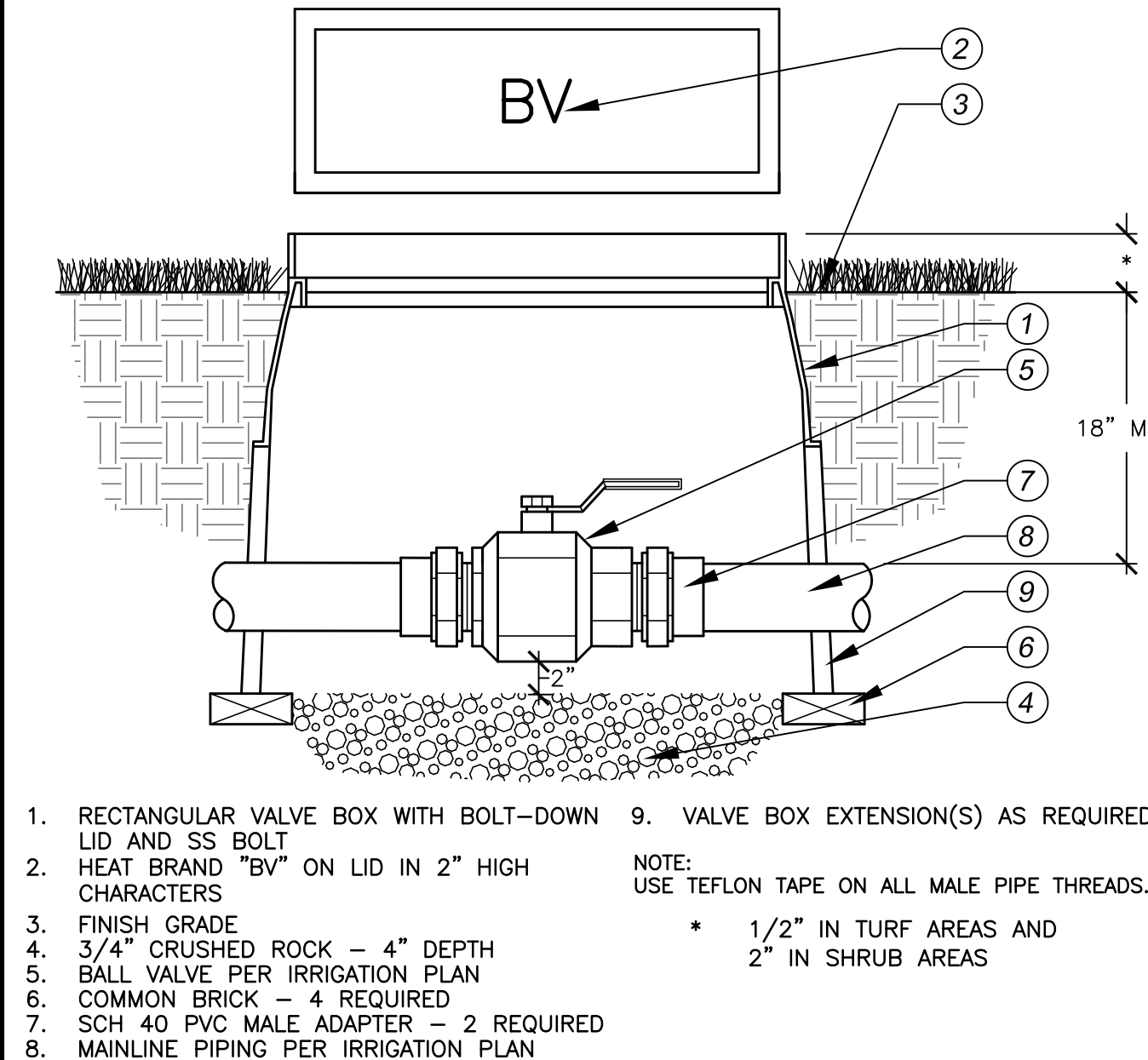
B | Backflow Preventer



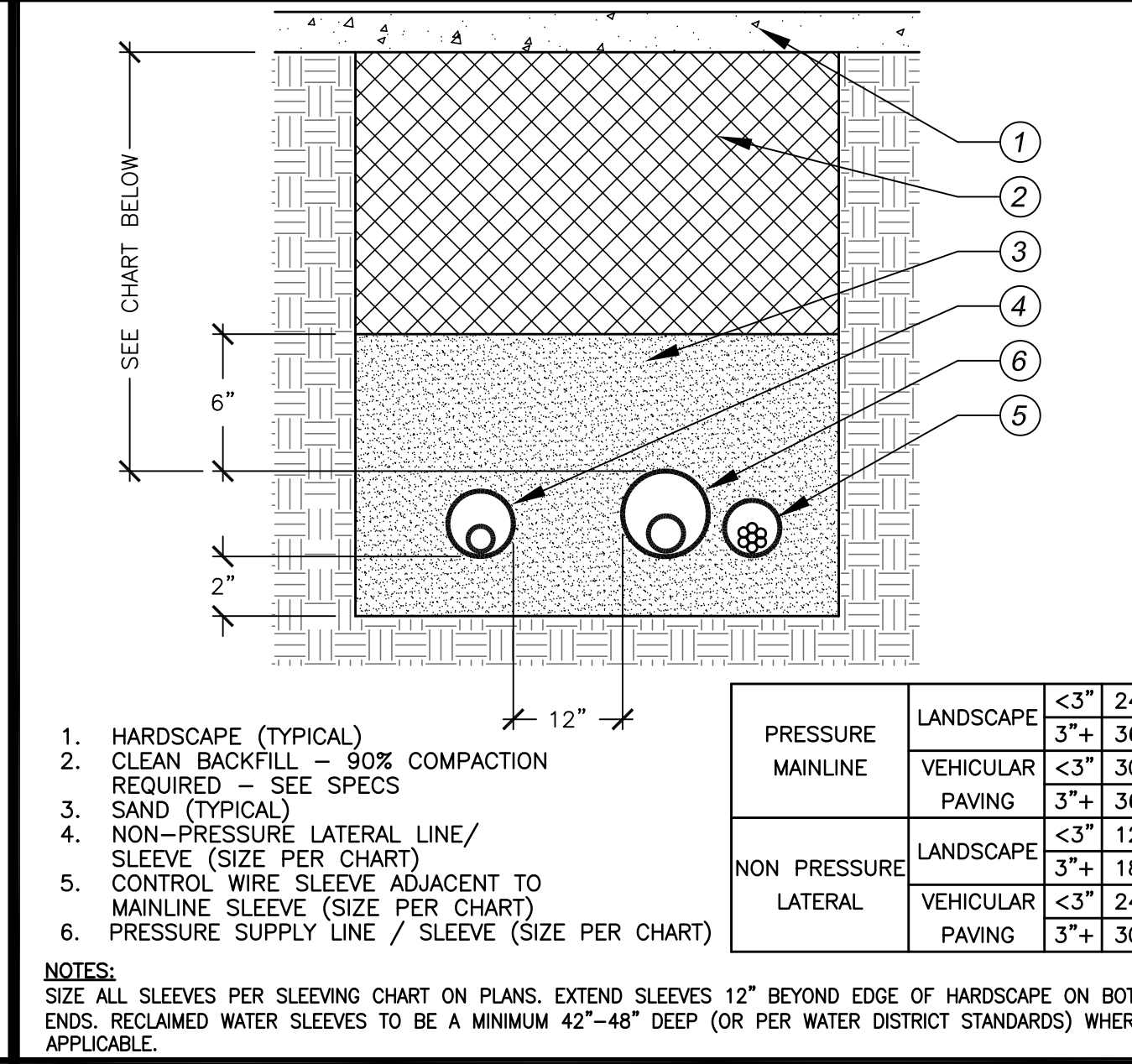
F | Quick Coupler Valve



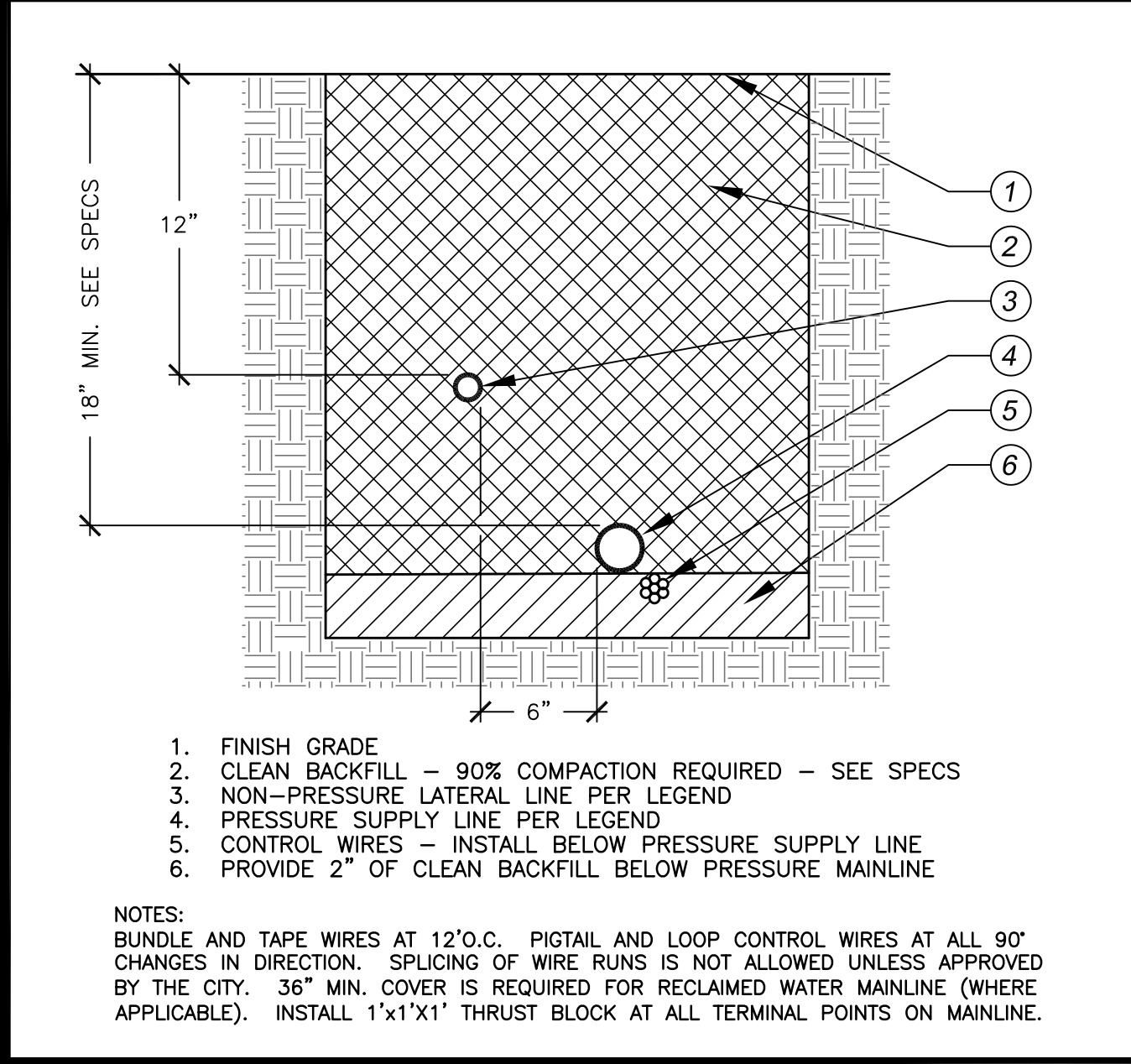
A | Controller



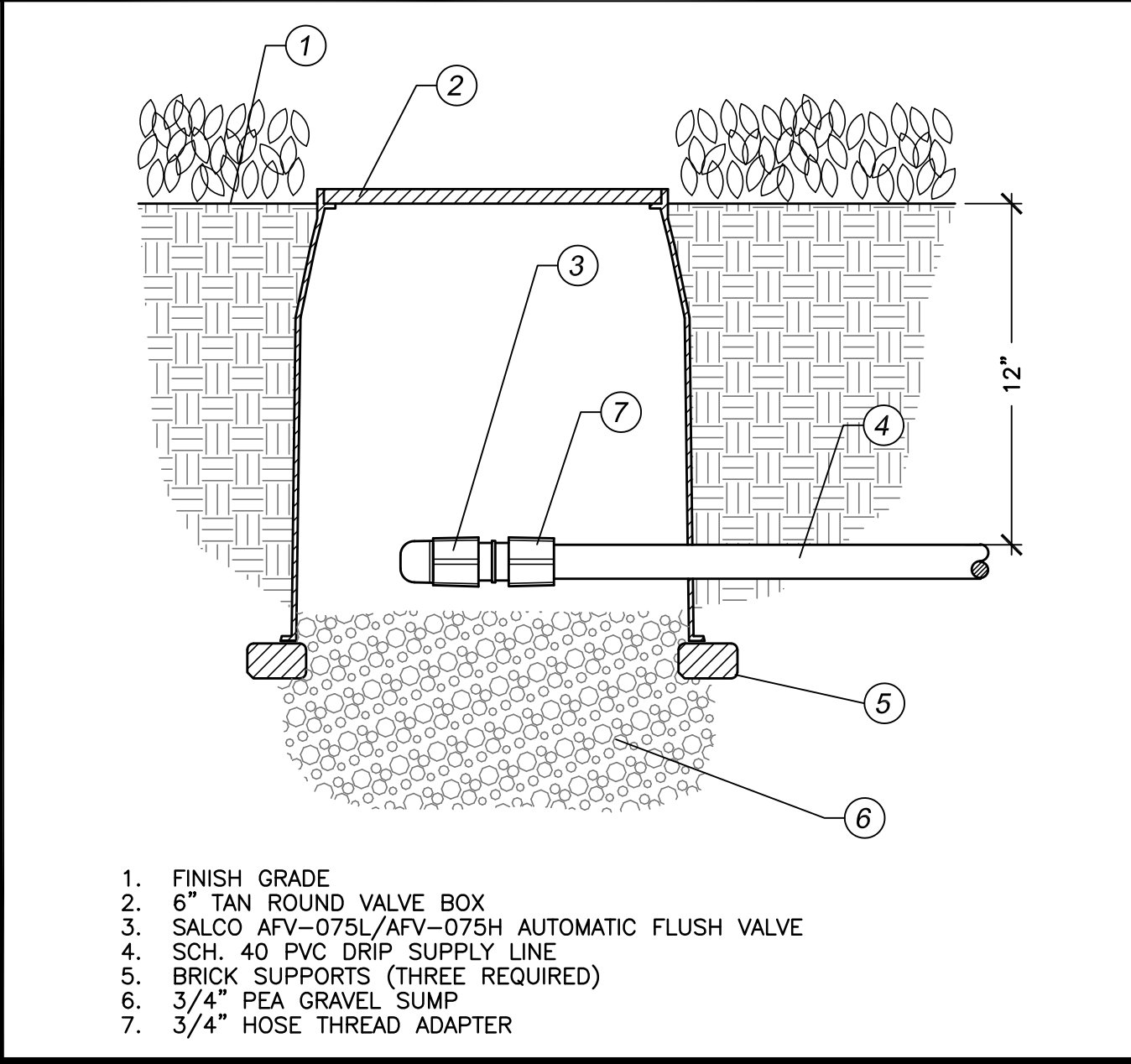
E | Ball Valve



K | Sleeving



J | Trenching



I | Automatic Flush Valve

- 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID AND SS BOLT
- HEAT BRAND "FS" ON LID IN 2" HIGH CHARACTERS
- FINISH GRADE
- 3/4" CRUSHED ROCK - 4" DEEP
- FLOW SENSOR PER LEGEND
- COMMON BRICK - 4 REQUIRED
- PVC MAINLINE FROM POC - PER LEGEND
- PVC MAINLINE TO SYSTEM - PER LEGEND
- VALVE BOX EXTENSIONS AS REQUIRED
- WATERPROOF WIRE CONNECTORS WITH 36" EXPANSION LOOP
- CABLE TO TRANSMITTER/CONTROLLER PER MANUFACTURER
- 1/2" IN TURF AREAS
- 2" IN SHRUB AREAS

- ELECTRIC CONTROL VALVE PER LEGEND
- RECTANGULAR VALVE BOX WITH BOLT-DOWN LID AND SS BOLT
- HEAT BRAND "MV" ON LID IN 2" HIGH CHARACTERS
- FINISH GRADE
- PVC SCH 40 MALE ADAPTER
- WATERPROOF WIRE CONNECTION W/36" EXPANSION LOOP
- #14 UF WIRES TO CONTROLLER MASTER VALVE OUTPUT
- 3/4" CRUSHED ROCK - 6" DEEP
- COMMON BRICK - 4 REQUIRED
- PVC MAINLINE PER LEGEND - LENGTH AS REQUIRED
- PVC SCH 40 ELL - 6x6
- MAINLINE PIPING FROM POINT OF CONNECTION
- MAINLINE PIPING TO CONTROL VALVES
- PVC UNION - SIZE AS REQUIRED
- 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

- 12"x12"x12" MINIMUM CONCRETE THRUST BLOCK TO POINT OF CONNECTION - ADAPT AS NECESSARY
- BRASS 90 DEGREE ELL - 1/2"
- PVC SCH 40 MALE ADAPTER - SIZE AS REQUIRED
- PVC MAINLINE PER LEGEND - SIZE PER PLAN
- FINISH GRADE
- BRASS NIPPLE - T x T - LENGTH AS REQUIRED
- BRASS UNION - SIZE AS REQUIRED
- BRASS NIPPLE - T x T - 2" MINIMUM LENGTH (TYP. OF 2)
- BRASS Y-STRAINER - 60 MESH SCREEN W/ HOSE BIB
- VANDAL RESISTANT ENCLOSURE - MODEL PER LEGEND
- INSTALL PER MANUFACTURER'S REQUIREMENTS
- INSTALL 4" CONCRETE PAD, EXTEND 6" PAST ENCLOSURE * 12" MINIMUM, 30" MAXIMUM

- WALL MOUNT CONTROLLER - MOUNT PER MANUFACTURER
- LOCKING NUT
- ELECTRICAL JUNCTION BOX
- 120V WIRES IN RIGID CONDUIT PER LOCAL CODES
- RIGID CONDUIT FOR COMMON / CONTROL WIRES
- SWEEP ELL - SIZE AS REQUIRED
- FINISH GRADE (FLOOR SURFACE FOR INDOOR MOUNT)
- CONTROLLER ENCLOSURE PER LEGEND AND/OR NOTES
- MOUNT CONTROLLER AT "EYE-LEVEL" (+/- 5'-0")

PRESSURE	LANDSCAPE	<3"	24"
		MAINLINE	3"+
NON PRESSURE	LANDSCAPE	<3"	12"
	LATERAL	3"+	18"
NON PRESSURE	LANDSCAPE	<3"	24"
	PAVING	3"+	30"

- HARDSCAPE (TYPICAL)
- CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
- SAND (TYPICAL)
- NON-PRESSURE LATERAL LINE/SLEEVE (SIZE PER CHART)
- CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE (SIZE PER CHART)
- PRESSURE SUPPLY LINE / SLEEVE (SIZE PER CHART)

- FINISH GRADE
- CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
- NON-PRESSURE LATERAL LINE PER LEGEND
- PRESSURE SUPPLY LINE PER LEGEND
- CONTROL WIRES - INSTALL BELOW PRESSURE SUPPLY LINE
- PROVIDE 2" OF CLEAN BACKFILL BELOW PRESSURE MAINLINE

- FINISH GRADE
- 6" TAN ROUND VALVE BOX
- SALCO AFV-075L/AFV-075H AUTOMATIC FLUSH VALVE
- SCH. 40 PVC DRIP SUPPLY LINE
- BRICK SUPPORTS (THREE REQUIRED)
- 3/4" PEA GRAVEL SUMP
- 3/4" HOSE THREAD ADAPTER

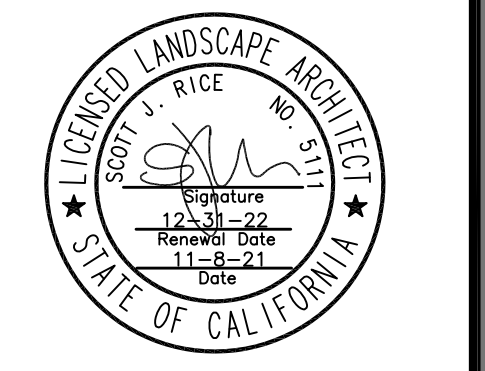


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YUCCA VALLEY WASTE TRANSFER FACILITY
98925 & 98935 SUNNYSLOPE DR.
YUCCA VALLEY, CA 92284

JOB NUMBER: **150419**
DRAWN BY: **KCK**
CHECKED BY: **SJR**
DATE: **7/13/2020**

REVISIONS:
2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA

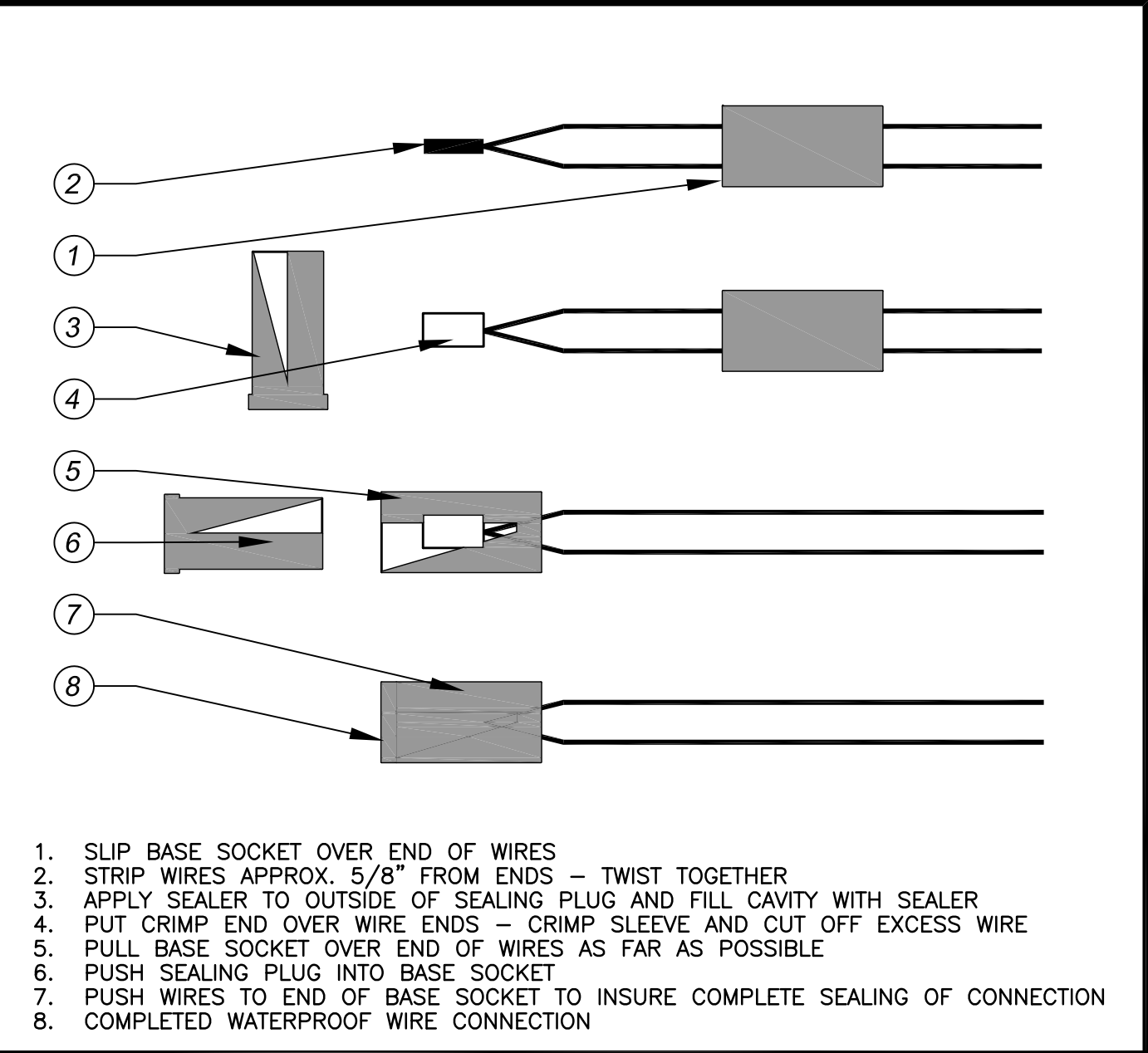


IRRIGATION DETAILS

SCALE: **N.T.S.**

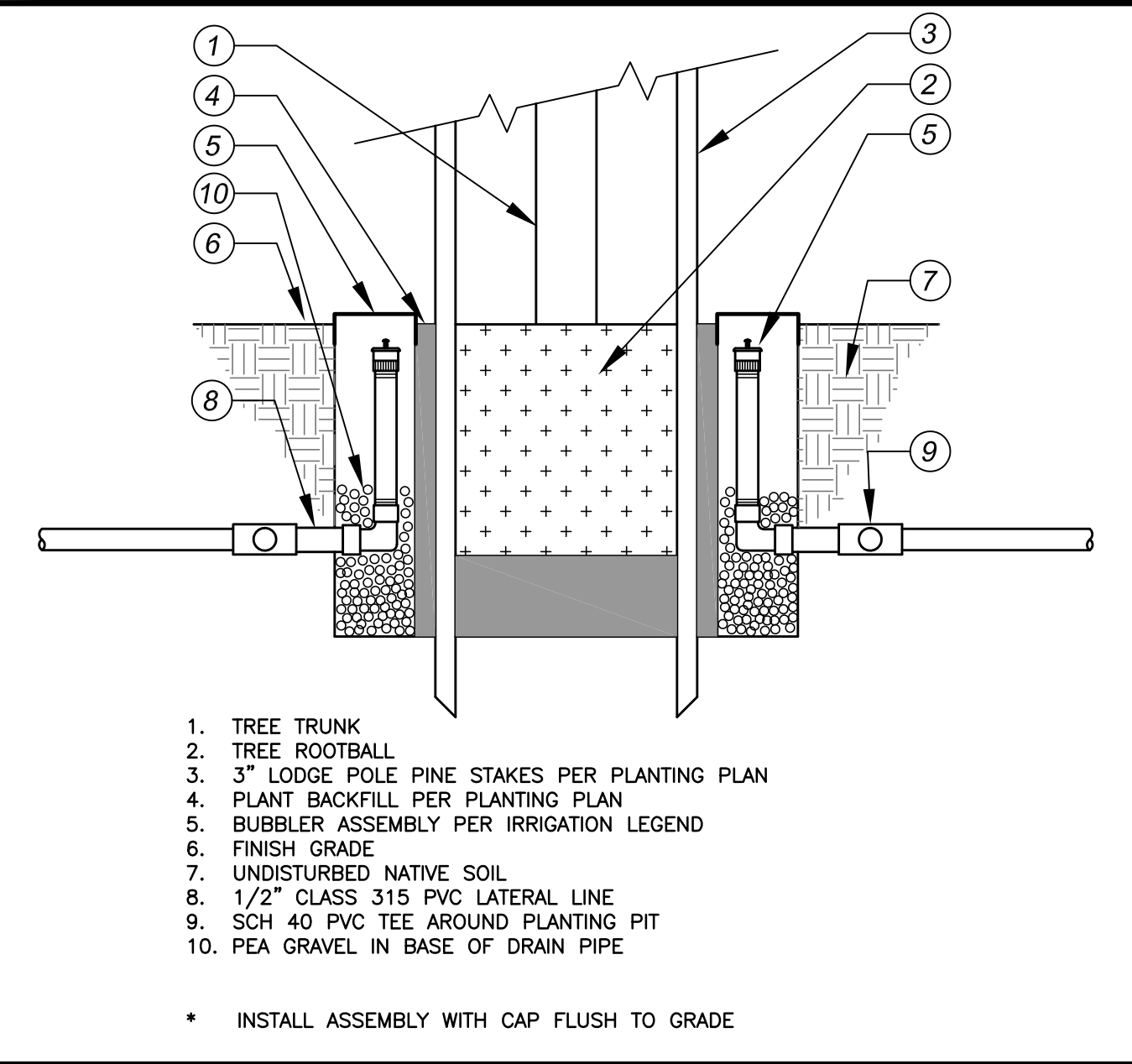
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LI-6



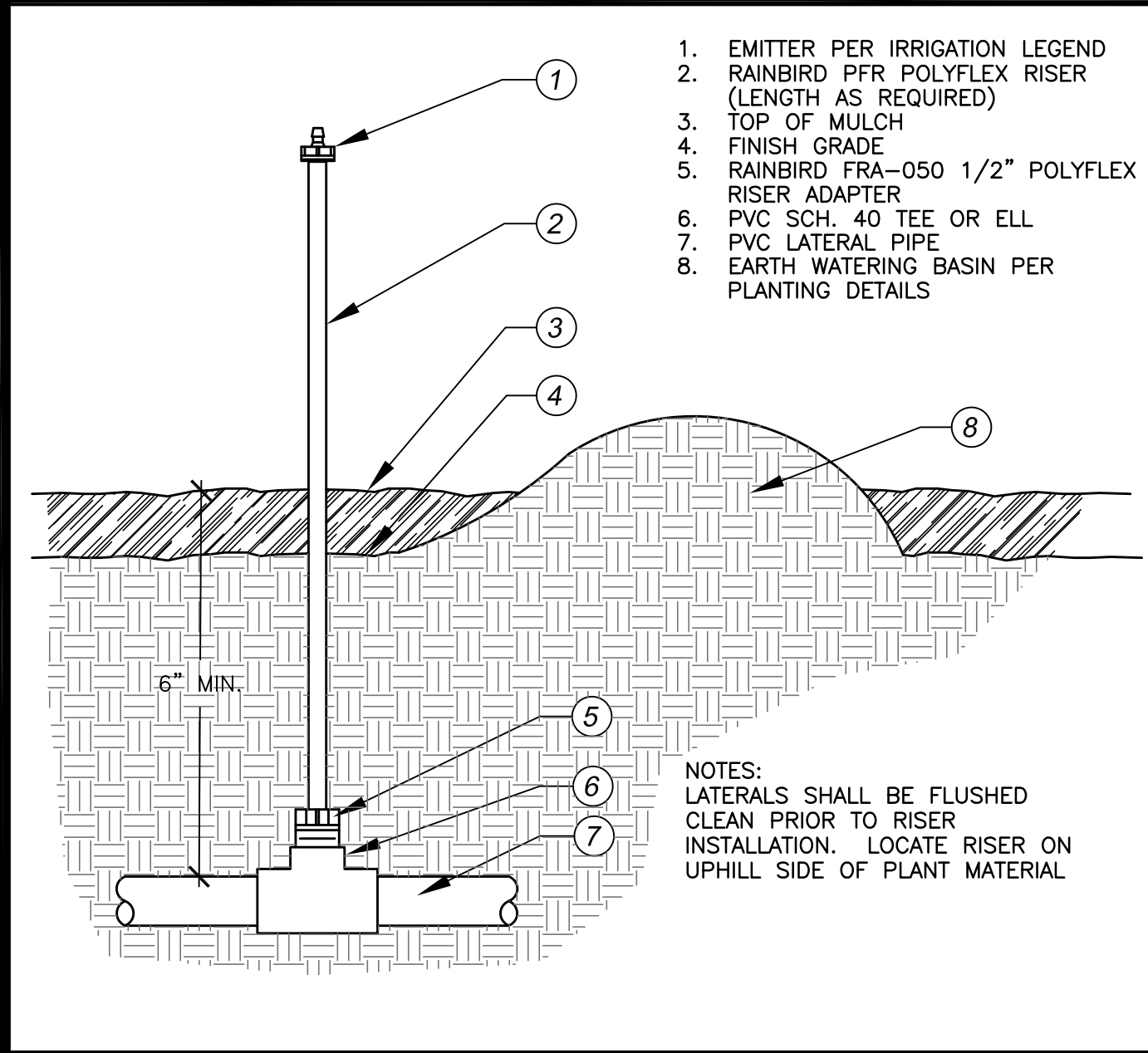
D Wire Connections

- LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18"-24" MINIMUM COVER (PER DETAIL). LATERAL LINES TO HAVE 12" MINIMUM COVER.
- THE RADIUS OF EACH HEAD IS TO BE ADJUSTED TO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVERSPRAY ON BUILDINGS, WALKS, AND WALLS, ETC. IS MINIMIZED.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
 - A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
 - 2 KEYS FOR EACH CONTROLLER AND CONTROLLER ENCLOSURE (AS APPLICABLE).
 - 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
 - 4 OF EACH SPRINKLER HEAD SPECIFIED.
- AS-BUILT DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE "AS-BUILT" SET TO A REPRODUCIBLE MYLAR, PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLERS, AND OTHER PERTINENT UNDERGROUND ITEMS.
- CONTROLLER CHART - UPON APPROVAL OF THE FINAL "AS-BUILT" DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED AS FOLLOWS:
 - THE CHART IS TO BE A REDUCED COPY OF THE APPROVED "AS-BUILT" SYSTEM (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION).
 - WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO (2) PIECES OF 20 MIL CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.



C Tree Bubbler Heads

- EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.
- IRRIGATION DESIGN IS BASED ON 60 PSI AVAILABLE WATER PRESSURE AT 16 GPM. CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO CONSTRUCTION; SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
- CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION AS NOTED ON THE PLANS.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING 120 VOLT SERVICE TO THE CONTROLLER; ELECTRICAL POWER WILL BE PROVIDED BY OWNER AT THE CONTROLLER LOCATION SHOWN ON THE PLANS.
- ALL WIRES SHALL BE SOLID COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #12 WHITE; ALL CONTROL WIRE SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES WHEN TWO OR MORE CONTROLLERS ARE ON PROJECT.
- ALL CONTROL WIRES AND IRRIGATION PIPE LINES THAT RUN UNDER PAVING SHALL BE ENCASED IN SCH 40 PVC PIPE SLEEVES. SLEEVES SHALL BE SIZED ACCORDING TO THE CHART ON THE PLANS.
- FINAL LOCATION OF CONTROL VALVES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS ON OUTSIDE OF ALL VALVE BOX LIDS.
- ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR LED-LUBE JOINT COMPOUND (OF APPROVED EQUAL). ALL PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
- ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.



B Drip Emmitter on Poly Flex Riser

- IRRIGATION NOTES:**
- GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE CITY / OWNER.
 - SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLATION AND TESTING OF ALL MAINLINE, POINT OF CONNECTION, LATERAL LINES, RISERS, AND FITTINGS; AND THE FURNISHING AND INSTALLATION OF SPRINKLER HEADS, CONTROLLERS, ELECTRIC CONTROL VALVES, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED, BY THE DRAWINGS, DETAILS, AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING:
 - INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, NOTES, AND LEGENDS.
 - ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE, FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
 - THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
 - PIPING AND VALVES SHOWN ON THE PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS.
 - THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER / CITY.

E General Irrigation Notes

Yearly ET0												ET0
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	74.4
2.98	3.53	6.28	6.45	7.58	8.32	9.02	9.89	8.25	5.85	3.63	2.62	
0.33	0.39	0.70	0.72	0.84	0.92	1.00	1.10	0.91	0.65	0.40	0.29	

IRRIGATION CONTROLLER SCHEDULE FOR FIRST SIX MONTHS AFTER PLANTING

CONTROLLER													
Station	Flow (gpm)	Sprinkler Type	Plant Type	App.Rate Inches/Hr.	Water Days	Daily Run Time, Min.	Station	Flow (gpm)	Sprinkler Type	Plant Type	App.Rate Inches/Hr.	Water Days	Daily Run Time, Min.
1	5	Emit	Nat Shb	n/a	3	48	13	10	Emit	Shrub	n/a	3	60
2	13	Emit	Shrub	n/a	3	60	14	9	Emit	Shrub	n/a	3	60
3	19	Bubbler	Mod Tree	6	3	5	15	10	Bubbler	Low Tree	6	3	3
4	14	Emit	Shrub	n/a	3	60	16	15	Emit	Shrub	n/a	3	60
5	19	Bubbler	Mod Tree	6	3	5	17	13	Bubbler	Low Tree	6	3	3
6	5	Emit	Shrub	n/a	3	60	18	11	Bubbler	Low Tree	6	3	3
7	12	Emit	Shrub	n/a	3	60	19	14	Emit	Shrub	n/a	3	60
8	11	Emit	Shrub	n/a	3	60	20	14	Bubbler	Mod Tree	6	3	5
9	20	Bubbler	Mod Tree	6	3	5	21	6	Emit	Nat Shb	n/a	3	48
10	5	Emit	Shrub	n/a	3	60	22	13	Bubbler	Low Tree	6	3	3
11	4	Bubbler	Low Tree	6	3	3	23	6	Emit	Nat Shb	n/a	3	48
12	18	Bubbler	Mod Tree	6	3	5	24	10	Emit	Shrub	n/a	3	60

Yearly ET0												ET0
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	74.4
2.98	3.53	6.28	6.45	7.58	8.32	9.02	9.89	8.25	5.85	3.63	2.62	
0.33	0.39	0.70	0.72	0.84	0.92	1.00	1.10	0.91	0.65	0.40	0.29	

IRRIGATION CONTROLLER SCHEDULE AFTER SIX MONTH PLANT ESTABLISHMENT PERIOD

CONTROLLER													
Station	Flow (gpm)	Sprinkler Type	Plant Type	App.Rate Inches/Hr.	Water Days	Daily Run Time, Min.	Station	Flow (gpm)	Sprinkler Type	Plant Type	App.Rate Inches/Hr.	Water Days	Daily Run Time, Min.
1	5	Emit	Nat Shb	n/a	3	30	13	10	Emit	Shrub	n/a	3	40
2	13	Emit	Shrub	n/a	3	40	14	9	Emit	Shrub	n/a	3	40
3	19	Bubbler	Mod Tree	6	3	4	15	10	Bubbler	Low Tree	6	3	2
4	14	Emit	Shrub	n/a	3	40	16	15	Emit	Shrub	n/a	3	40
5	19	Bubbler	Mod Tree	6	3	4	17	13	Bubbler	Low Tree	6	3	2
6	5	Emit	Shrub	n/a	3	40	18	11	Bubbler	Low Tree	6	3	2
7	12	Emit	Shrub	n/a	3	40	19	14	Emit	Shrub	n/a	3	40
8	11	Emit	Shrub	n/a	3	40	20	14	Bubbler	Mod Tree	6	3	4
9	20	Bubbler	Mod Tree	6	3	4	21	6	Emit	Nat Shb	n/a	3	30
10	5	Emit	Shrub	n/a	3	40	22	13	Bubbler	Low Tree	6	3	2
11	4	Bubbler	Low Tree	6	3	2	23	6	Emit	Nat Shb	n/a	3	30
12	18	Bubbler	Mod Tree	6	3	4	24	10	Emit	Shrub	n/a	3	40

Irrigation Maintenance	January	February	March	April	May	June	July	August	September	October	November	December
Test Entire System (weekly)	X	X	X	X	X	X	X	X	X	X	X	X
Flush out drip systems	X	X	X	X	X	X	X	X	X	X	X	X
Test Backflow Preventer				X								
Flush Drip Valve Filter	2X	2X	2X	2X	2X	2X	2X	2X	2X	2X	2X	2X
Check for Clogged/Non-Functioning Nozzles	X	X	X	X	X	X	X	X	X	X	X	X
Clean Vlye Strainers	X	X	X	X	X	X	X	X	X	X	X	X
Check all Valves for Leaks	X	X	X	X	X	X	X	X	X	X	X	X

REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS

HIGH DESERT WATER DISTRICT

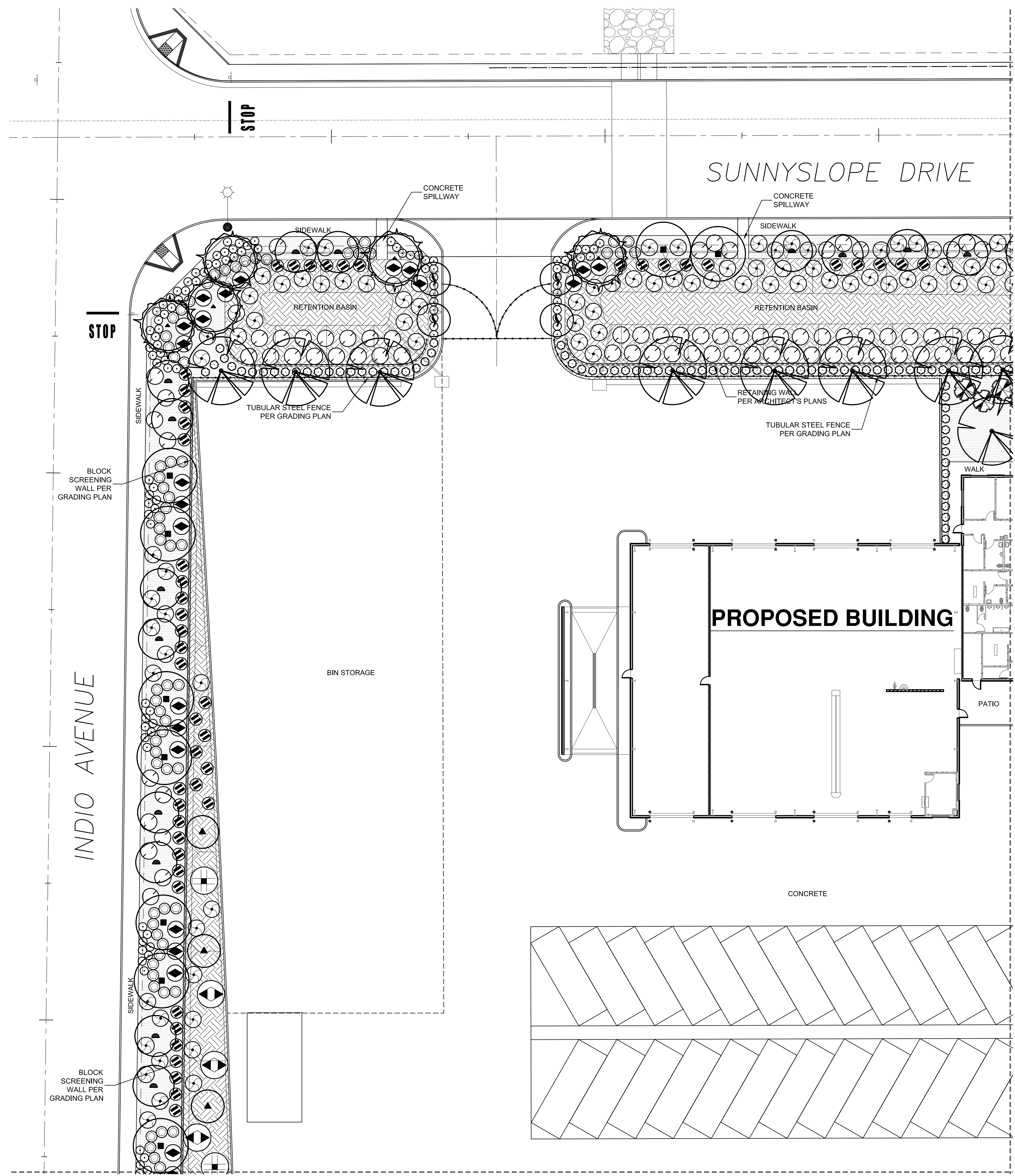
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A Spare Wire Box

- 10" ROUND VALVE BOX WITH BOLT DOWN COVER. (INDEPENDENT FROM ALL OTHER BOXES) USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE.
- HEAT BRAND "SW" ONTO LID IN 2" CHARACTERS
- SPARE WIRES (PER PLAN) AND ONE COMMON WIRE CONTINUOUS FROM CONTROLLER. SEE EQUIPMENT LEGEND FOR SIZE AND COLOR.
- FINISH GRADE IN SHRUB AREAS - 3" BELOW TOP OF BOX
- PRESSURE SUPPLY LINE PER PLAN
- 3/4" PEA GRAVEL. FILL TO TOP OF VALVE BOX HOLES
- LANDSCAPE FABRIC
- CAP WIRES WITH APPROVED WATERTIGHT WIRE CONNECTOR
- FINISH GRADE IN TURF AREAS - 1" BELOW TOP OF BOX
- CAP PRESSURE SUPPLY LINE DIRECTLY BELOW CENTER OF SPARE WIRE VALVE BOX (WHERE OCCURS)

F Irrigation Schedules

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PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	QTY.	WUCOLS	DETAIL
ACACIA GREGGII (N)	CATCLAW ACACIA	24" BOX	17	LOW	'A', SHEET LP-5
CERCIDIUM FLORIDUM 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX MULTI	9	LOW	'A', SHEET LP-5
CHILOPSIS LINEARIS (N)	DESERT WILLOW	24" BOX	4	MODERATE	'A', SHEET LP-5
PINUS ELДАРICA	AFGHAN PINE	15 GAL	21	MODERATE	'A', SHEET LP-5
PROSOPIS GLANDULOSA	HONEY MESQUITE	24" BOX	53	LOW	'A', SHEET LP-5
QUERCUS SUBER	CORK OAK	15 GAL	36	LOW	'A', SHEET LP-5
YUCCA SCHIDIGERA (N)	MOJAVE YUCCA	1 GAL	40	VERY LOW	'C' & 'E', SHEET LP-5
EXISTING YUCCA BREVIFOLIA (N) TO REMAIN, PROTECT IN PLACE					
SHRUBS / VINES					
ARCTOSTAPHYLOS GLAUCA	BIGBERRY MANZANITA	5 GAL	59	LOW	'D' & 'G', SHEET LP-5
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL	206	LOW	'D' & 'G', SHEET LP-5
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	56	LOW	'D', SHEET LP-5
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL	278	LOW	'D', SHEET LP-5
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ZIZIPHUS PARRYI (N)	WILD PLUM	5 GAL	20	VERY LOW	'C' & 'E', SHEET LP-5
GROUNDCOVERS					
2" MINIMUM DEPTH DECOMPOSED GRANITE MULCH. COLOR TO BE 'PALM SPRINGS GOLD' AVAILABLE FROM SOUTHWEST BOULDER & STONE 877-792-7625					
NATIVE SOIL. APPLY NON-TOXIC SPRAY SOIL STABILIZER FOR NON-TRAFFIC AREAS					

- NOTES:**
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER SEE DETAIL 'B', SHEET LP-5
 - PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST FOR YUCCA VALLEY
 - YUCCA BREVIFOLIA TO BE RELOCATED PER TREE TRANSPLANT REPORT
 - PLANT SPECIES NOTED WITH (N) ARE NATIVE AND SHOULD BE INSTALLED USING THE RECOMMENDATIONS FOR NATIVE PLANT SPECIES IN THE AGRONOMIC SOILS REPORT

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YUCCA VALLEY WASTE TRANSFER FACILITY
 98925 & 98935
 SUNNYSLOPE DR.
 YUCCA VALLEY, CA 92284

JOB NUMBER: **150419**
 DRAWN BY: **KCK**
 CHECKED BY: **SJR**
 DATE: **7/13/2020**

REVISIONS:

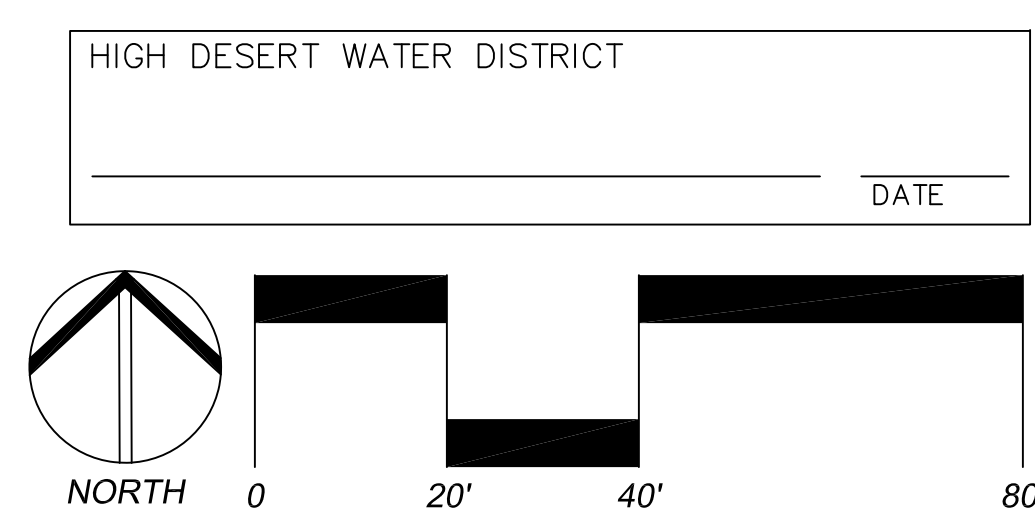
1	2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA
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PLANTING PLAN

SCALE: 1"=20'-0"

811
 Know what's below.
 Call before you dig.



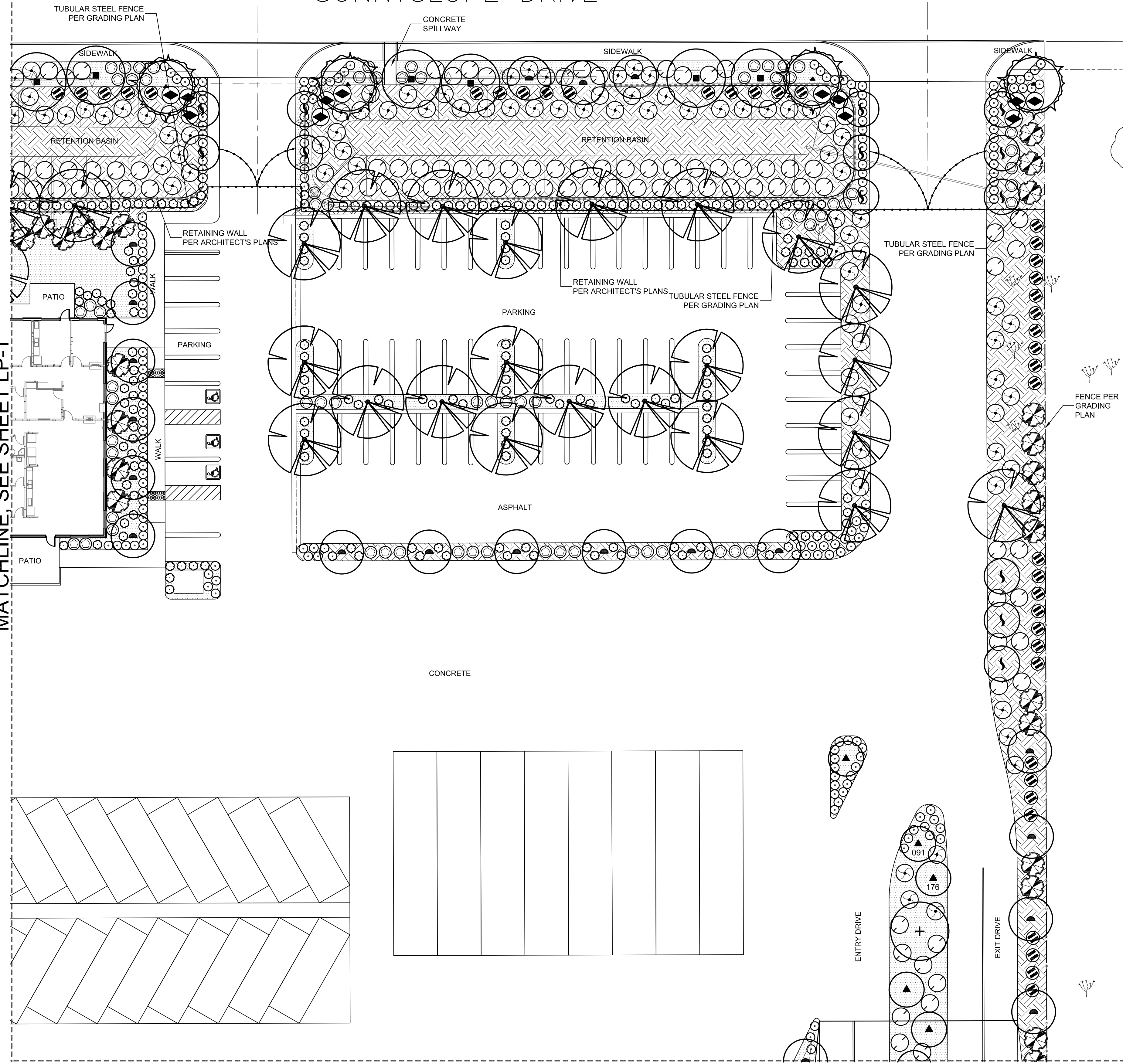
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 DATE _____

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MATCHLINE, SEE SHEET LP-1

MATCHLINE, SEE SHEET LP-3

SUNNYSLOPE DRIVE



PLANTING LEGEND:

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SHRUBS / VINES					
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REVISIONS:
 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



PLANTING PLAN

SCALE: 1"=20'-0"

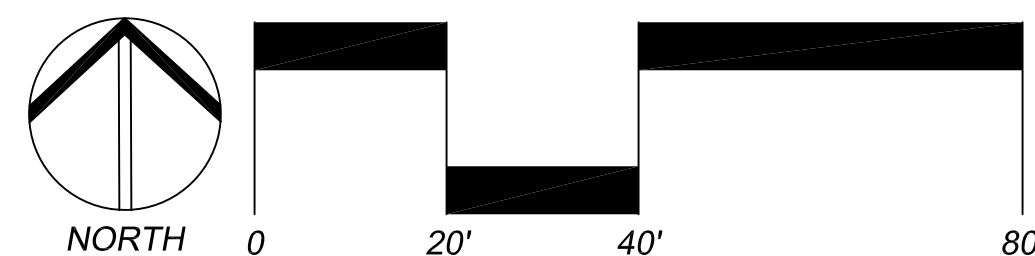


LP-2

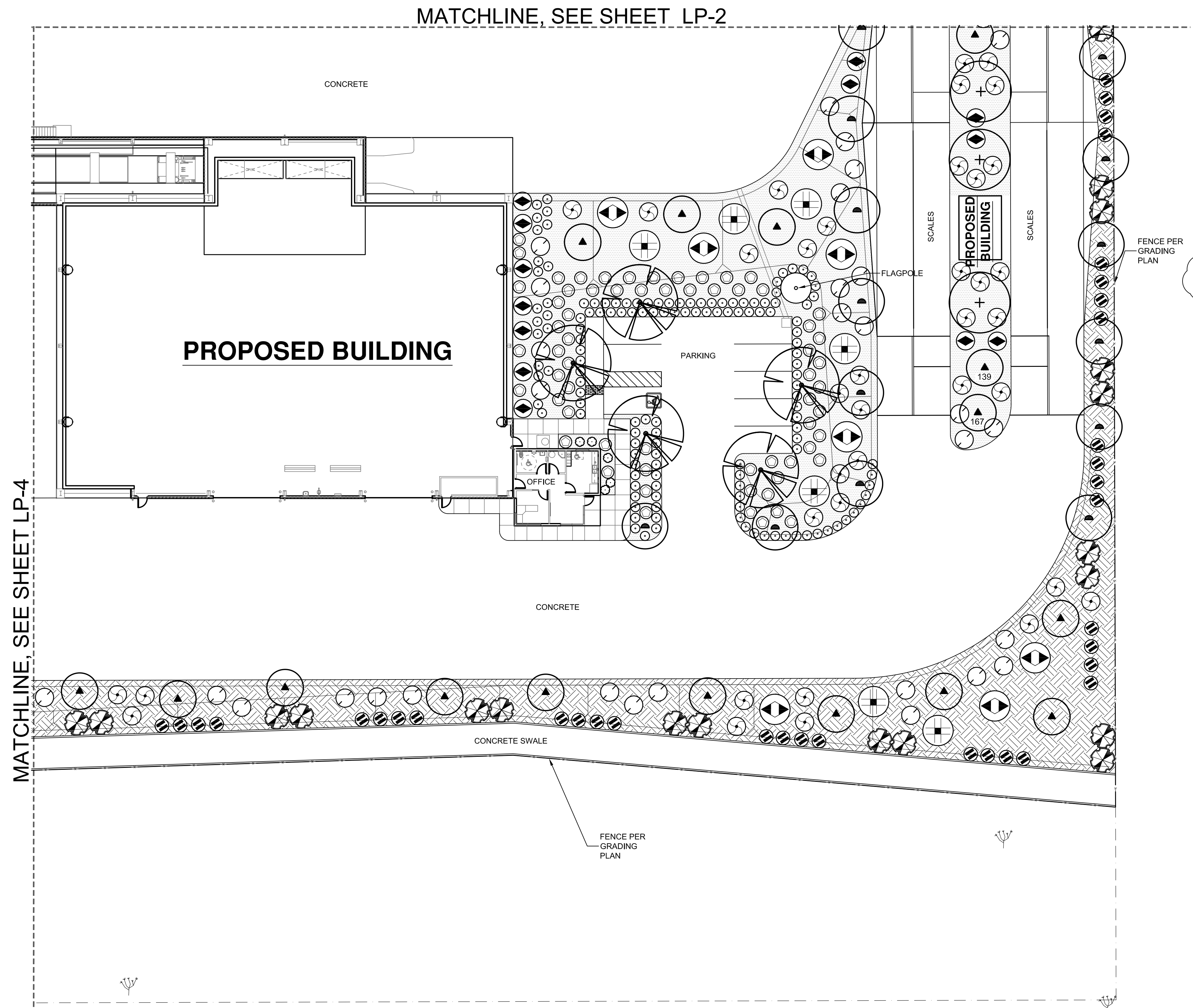
SHEET 9 OF 12

HIGH DESERT WATER DISTRICT

 DATE



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REVISIONS:

1 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



PLANTING PLAN

SCALE: 1"=20'-0"



LP-3

SHEET 10 OF 12

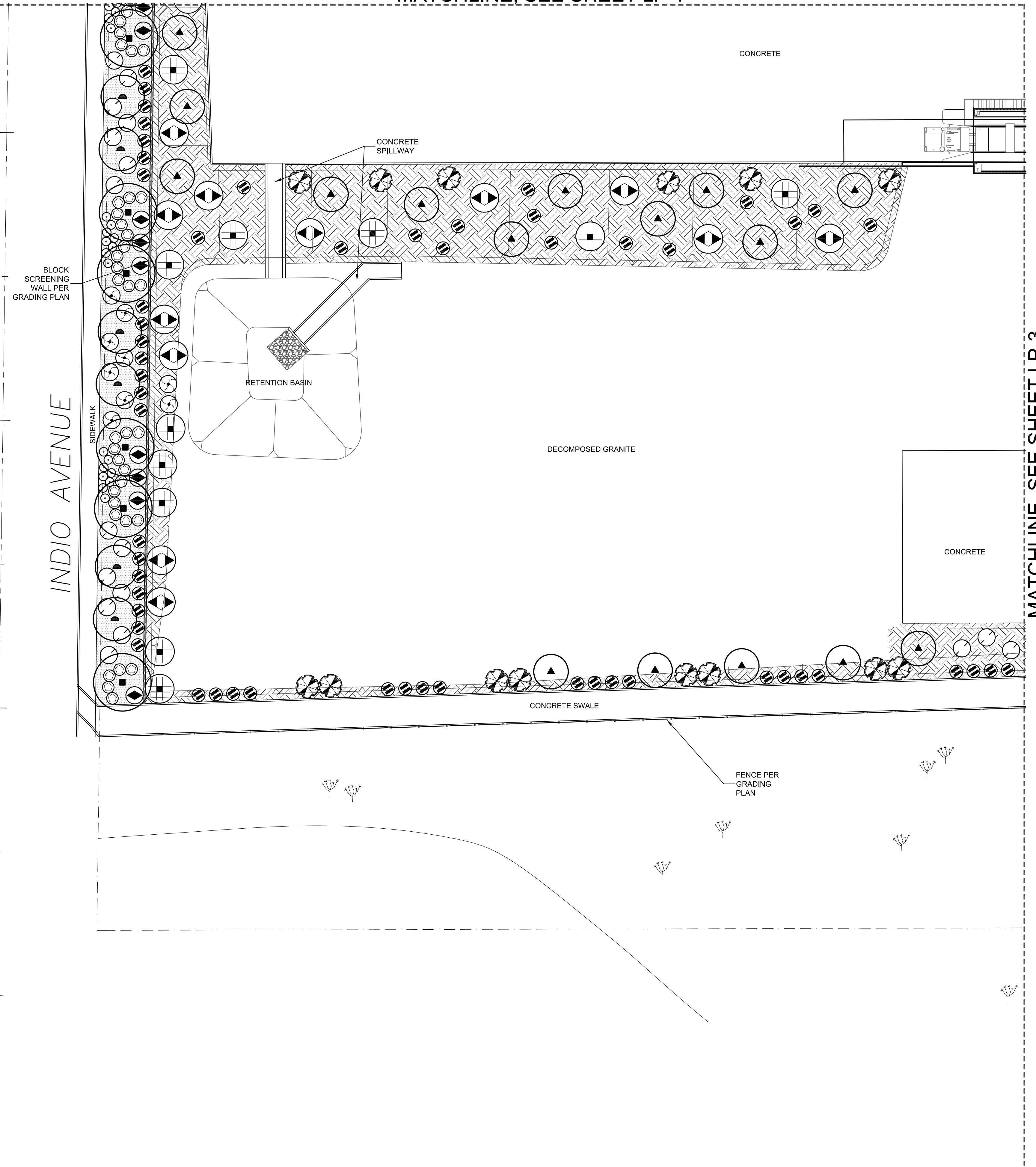
HIGH DESERT WATER DISTRICT

DATE _____

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MATCHLINE, SEE SHEET LP-1



MATCHLINE, SEE SHEET LP-3

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NOTES:					

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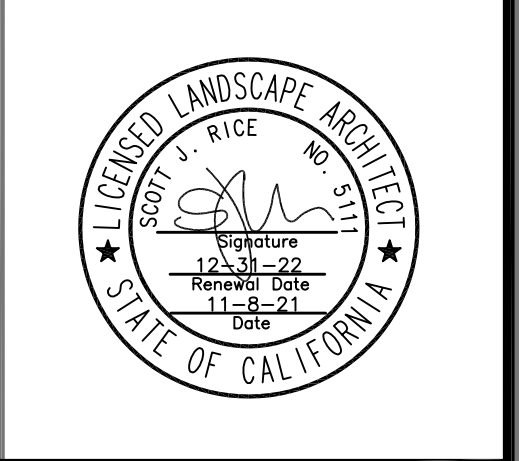
YUCCA VALLEY WASTE TRANSFER FACILITY

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 SUNNYSLOPE DR.
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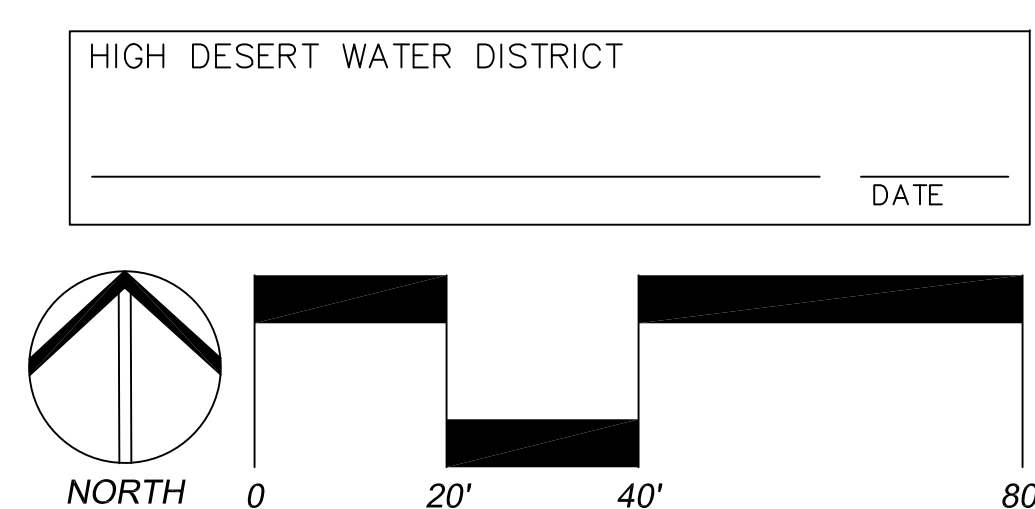
1	2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA
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PLANTING PLAN

SCALE: 1"=20'-0"

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YUCCA VALLEY
WASTE TRANSFER
FACILITY
98925 & 98935
SUNNYSLOPE DR.
YUCCA VALLEY, CA 92284

JOB NUMBER: 150419
DRAWN BY: DAL
CHECKED BY: KCK
DATE: 7/13/2020

REVISIONS:
1. 2021-11-8 REPLACE JOSHUA TREE WITH MOJAVE YUCCA



PLANTING
DETAILS

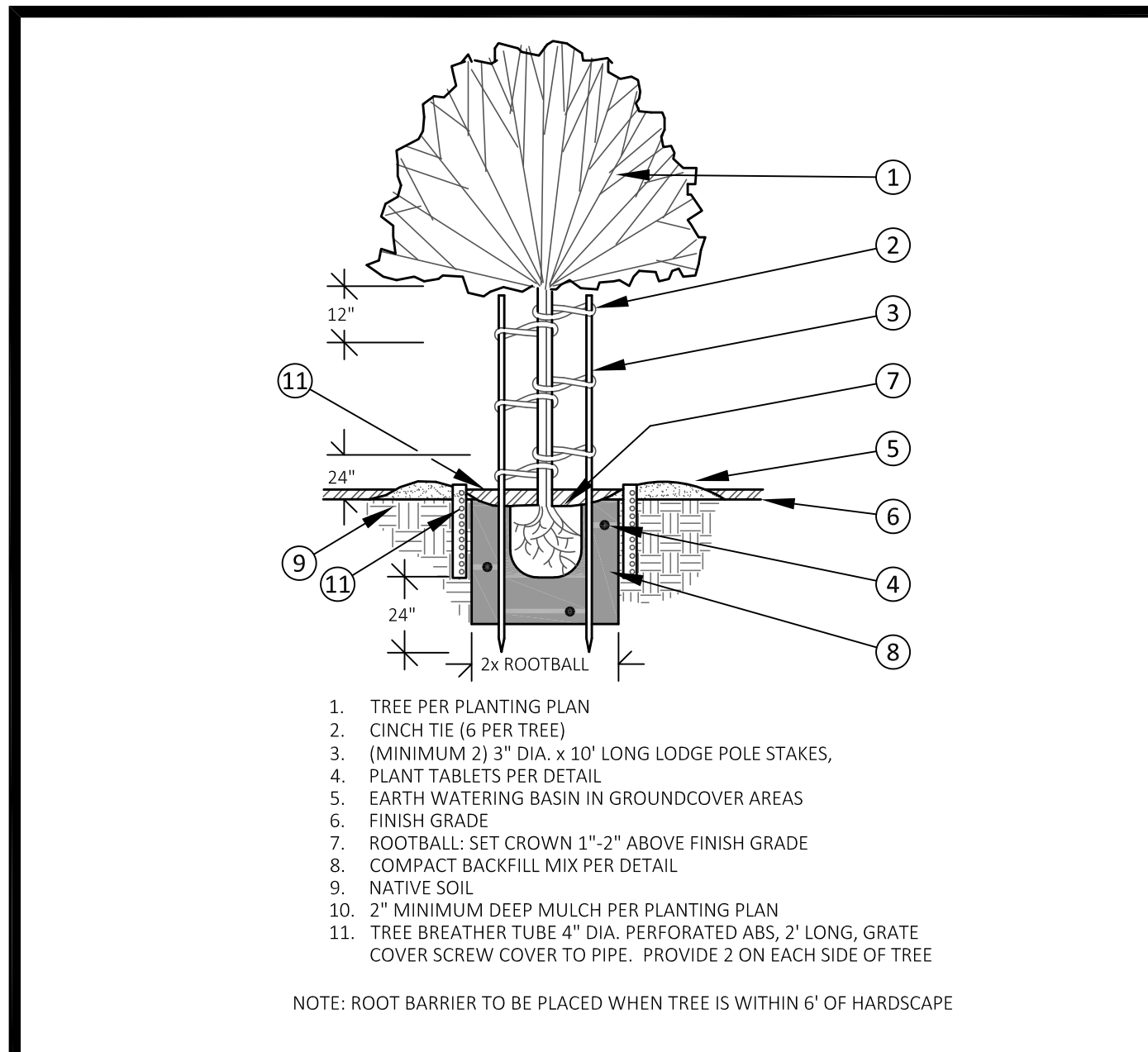
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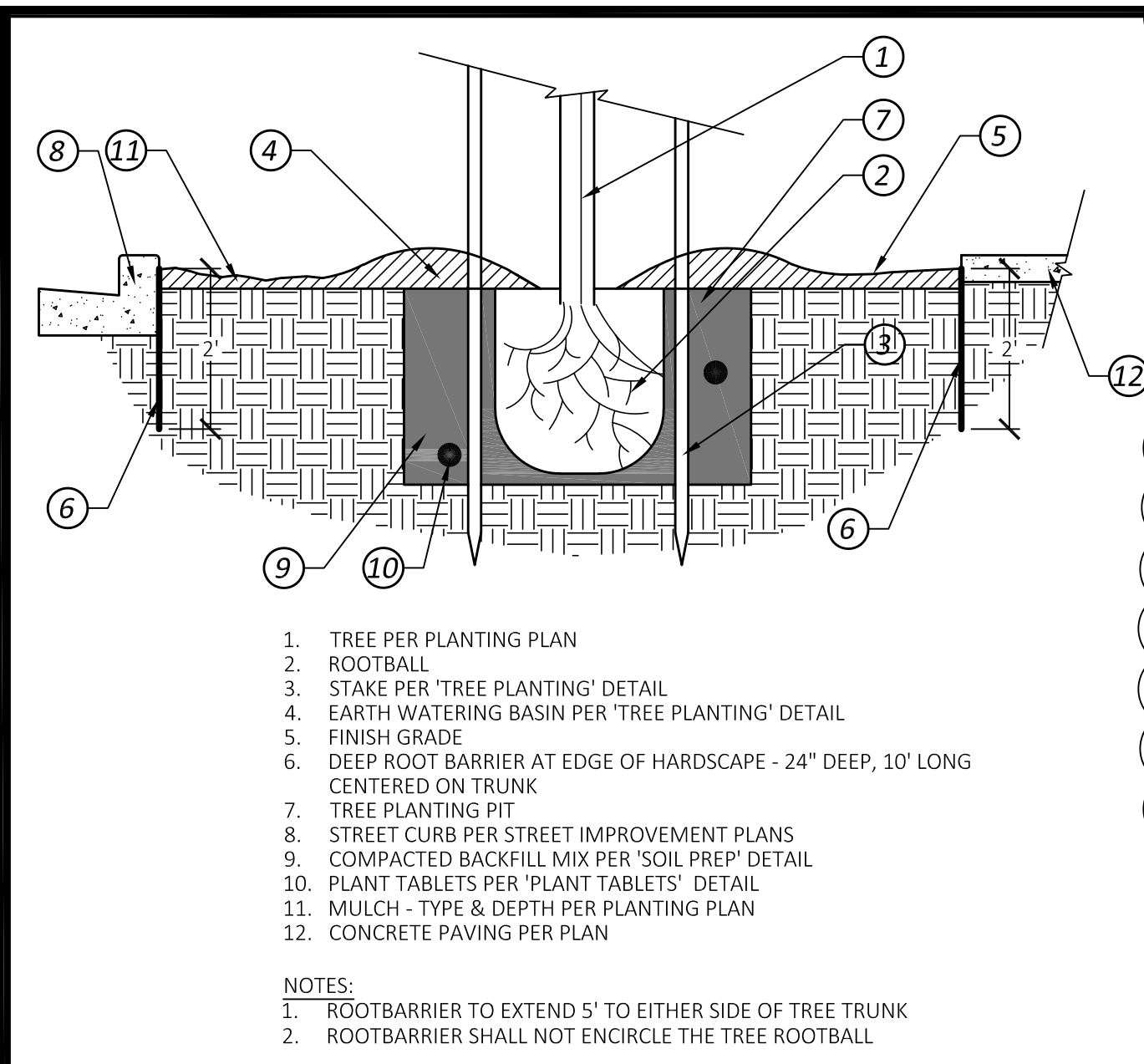
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LP-5

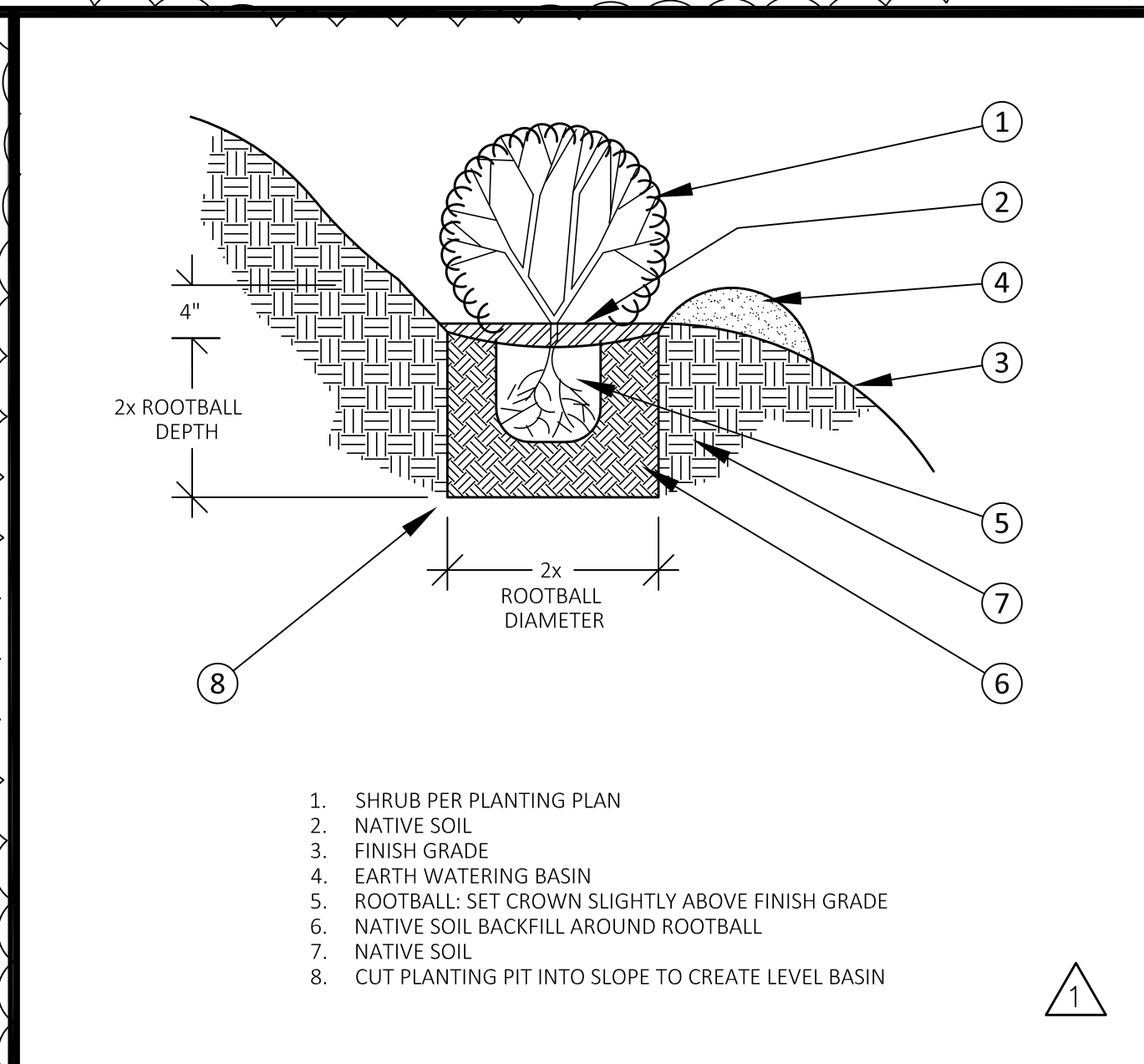
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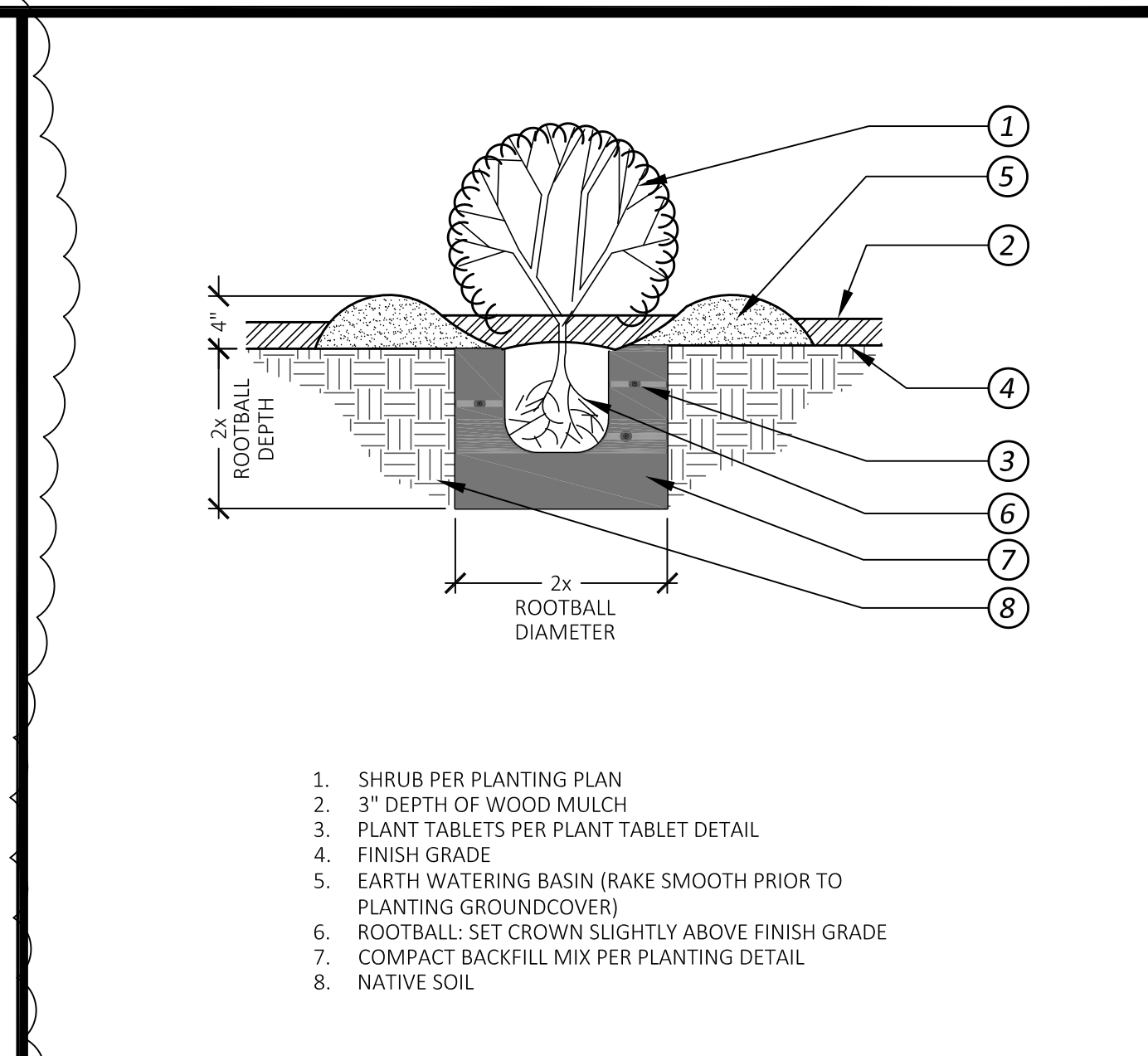
A Tree Planting SCALE: N.T.S.



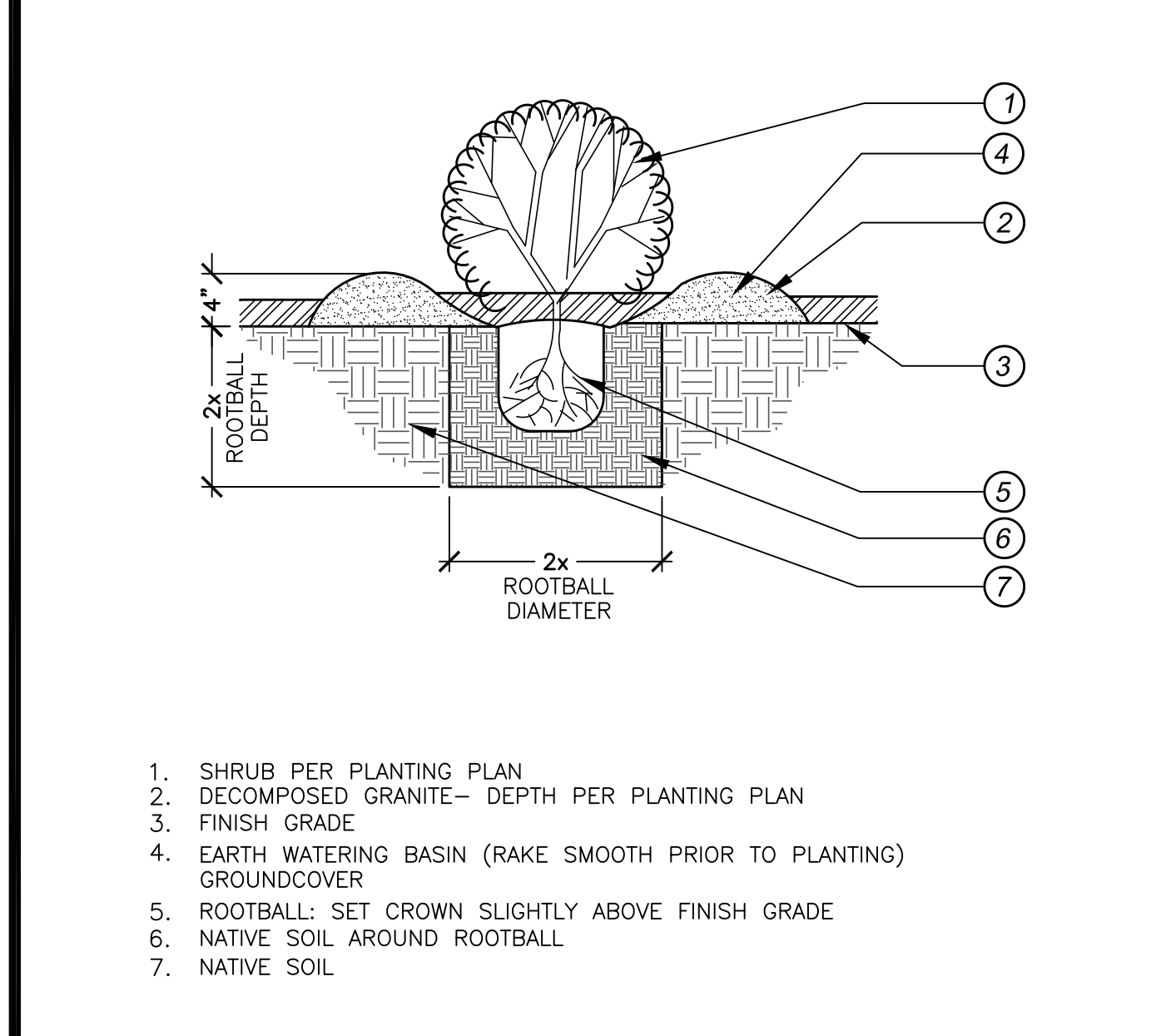
B Linear Root Barrier SCALE: N.T.S.



C Shrub on Slope Planting SCALE: N.T.S.



D Shrub Planting SCALE: N.T.S.

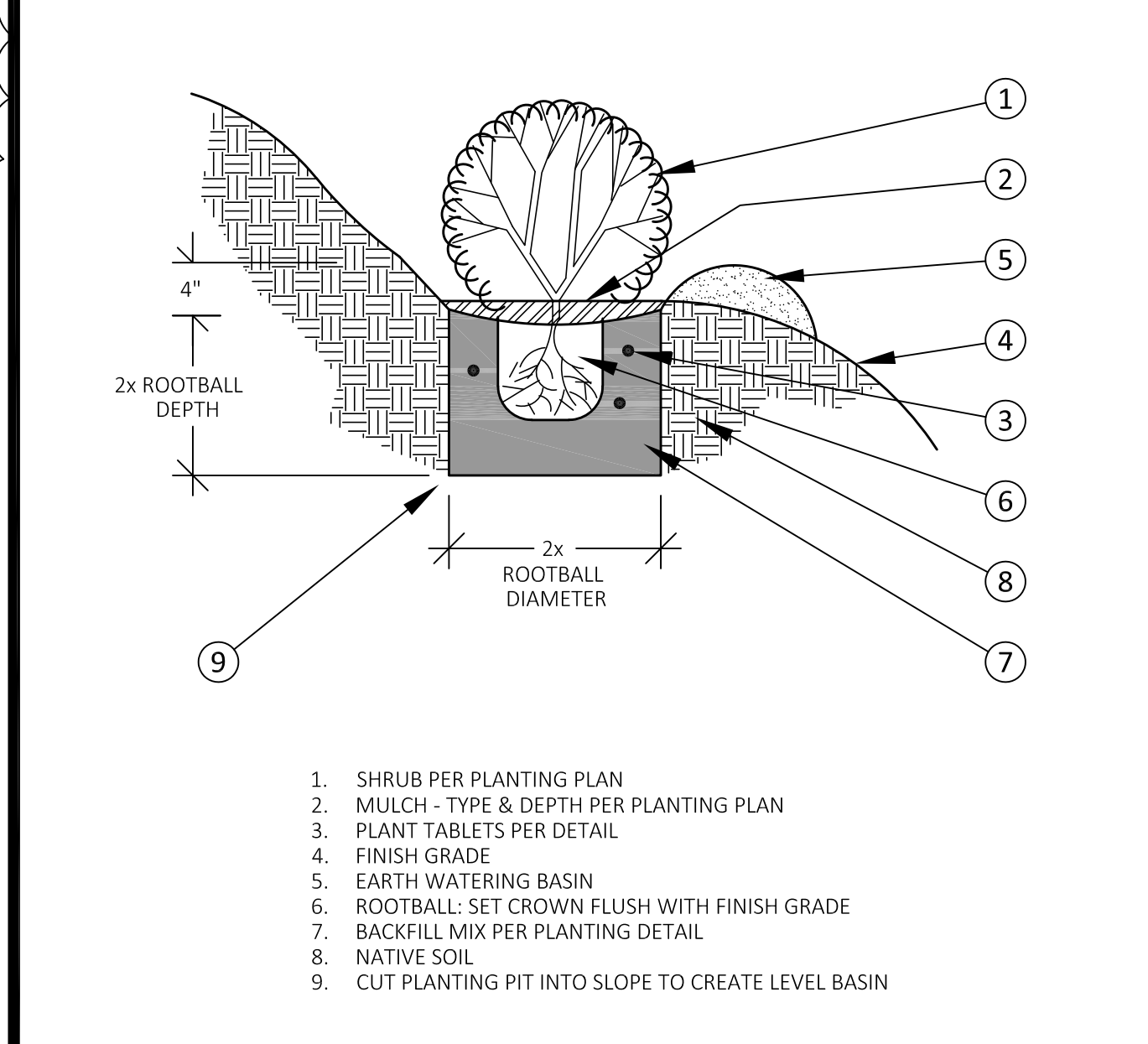


E Native Shrub Planting SCALE: N.T.S.

F Fertilizer & Soil Preparation:
AFTER ALL SITE GRADING HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, AN AGRONOMIC SOILS TEST. THE TEST SHALL BE PERFORMED BY AN APPROVED SOIL LAB AND SHALL INCLUDE AND WILL INCLUDE A FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL PREPARATION, PLANTING BACKFILL MIX, AUGER HOLE REQUIREMENTS, AND POST PLANT FERTILIZATION PROGRAM FOR BOTH ORNAMENTAL AND NATIVE PLANT TYPES. THE RECOMMENDATIONS OF THIS REPORT SHALL BE USED TO DETERMINE FERTILIZER TYPE, QUANTITY, AND APPLICATION INTERVAL DURING MAINTENANCE PERIOD. THE RECOMMENDATIONS OF THIS REPORT SHALL ALSO BE USED TO DETERMINE BACKFILL MIX.

PLANT SPECIES NOTED WITH (N) ARE NATIVE AND SHOULD BE INSTALLED USING THE RECOMMENDATIONS FOR NATIVE PLANT SPECIES IN THE REPORT

F Soil Prep / Fertilizer SCALE: N/A



G Shrub on Slope Planting SCALE: N.T.S.

PLANTING NOTES:
1. GENERAL - ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LOCAL CODES AND THESE PLANS.
A. THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
B. THE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
C. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
D. ALL IRRIGATION WORK SHALL HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY GROUND COVER PLANTING WORK.
E. THE OWNER'S SUPERINTENDENT AND THE LANDSCAPE ARCHITECT WILL INSPECT THE PLANTING WORK PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS.
F. THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER/LANDSCAPE ARCHITECT IN PRODUCING THE BEST POSSIBLE PRODUCT. UPON COMPLETION OF EACH PHASE OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE SITE OF ALL ACCUMULATED RUBBISH, DEBRIS, AND OTHER EXTRANEOUS MATERIAL.
2. SCOPE OF WORK - CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS AND OR NOTES.
A. INCLUDED AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS; PREPARATION OF ALL PLANTING AND TREE HOLES; FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS; PROVIDING MAINTENANCE THROUGHOUT THE PROJECT PERIOD; PROVIDING PLANT ESTABLISHMENT WORK THROUGHOUT THE SPECIFIED PERIOD; CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS; GUARANTEE OF ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR.
3. THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" DIAMETER, DEBRIS AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10th OF 1 FOOT OF FINISH GRADE, INCLUDING ANY MINOR ADJUSTMENTS TO EARTH BERM AND SLOPE SHAPES. PROVIDE FINISH GRADE IN PLANTING AREAS TO 1% MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS, ETC. IN GROUND COVER AREAS AND 1" BELOW IN TURF.

5. ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIAL, FULL AND BUSHY; OF HINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING, AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE. ALL SPECIMEN MATERIAL TAGGED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT WILL BE AVAILABLE AT VALLEY CREST NURSERY, SEA TREE NURSERY, OR OTHER SOURCE EQUAL IN QUALITY. CONTRACTOR SHALL PURCHASE TAGGED MATERIAL, ARRANGE DELIVERY, PAY FOR SAME, AND INSTALL PER PLAN.
6. THE LANDSCAPE ARCHITECT SHALL APPROVE THE LOCATION OF ALL OF THE ONE GALLON, FIVE GALLON, AND FIFTEEN GALLON PLANT MATERIAL AS APPROXIMATELY SPOTTED IN THE FIELD BY THE CONTRACTOR. ALL BOXED MATERIAL SHALL BE STAKED FOR LOCATION APPROVAL PRIOR TO PLANT PIT EXCAVATION. PRIOR TO PLANTING, THE OWNER'S REPRESENTATIVE WILL SELECT THE BEST SIDE AND FACE ALL SPECIMEN TREES.
7. TREE TIES SHALL BE "CINCH TIE" AVAILABLE FROM "V.I.T. COMPANY" OF ESCONDIDO, CA (619) 480-6702 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE ROOTED TIP CUTTINGS FROM FLATS OR LINERS UNLESS OTHERWISE SPECIFIED, AND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. ALL GROUND COVER AND SHRUB AREAS SHALL HAVE A MINIMUM DEPTH OF 3" MULCH, TYPE PER PLAN (WOOD MULCH TO BE MAX. 1" IN DIAMETER).
9. TO ALL PLANTING AREAS AND PRIOR TO IRRIGATION SYSTEM INSTALLATION, CROSS RIP OR OTHERWISE TILL 12" DEEP. AFTER CROSS RIPPING, ROTO-TILL SOIL PREP AMENDMENTS 6" DEEP (SEE SOIL PREP / BACKFILL NOTE).
10. FOR BACKFILL AROUND TREES AND SHRUBS, USE THE FORMULA AS INDICATED IN THE SOIL PREP / BACKFILL NOTE. MIXING SHALL BE DONE AT ONE LOCATION.
11. WEED ABATEMENT - TO ALL PLANTING AREAS, AFTER EARTHWORK, INSTALLATION OF IRRIGATION SYSTEM AND SOIL PREPARATION, THE FOLLOWING WEED ABATEMENT WORK SHALL BE DONE:

A. KEEP AREAS MOIST BY REGULAR IRRIGATIONS FOR A PERIOD OF TWO WEEKS (MINIMUM) TO GERMINATE EXISTING WEED SEEDS.
B. KILL WEEDS WITH CONTACT WEED KILLER PER LICENSED HERBICIDE AGENCY SPECIFICATIONS. AFTER COMPLETE WEED KILL, REMOVE WEED RESIDUE AND TOP GROWTH.
12. PRE-EMERGENT PROGRAM - PRIOR TO INSTALLATION OF GROUND COVER, CONTRACTOR SHALL INSTALL A PER-EMERGENT HERBICIDE, EPTAM OR EQUAL, TO ALL PROPOSED GROUND COVER AREAS PER MANUFACTURER'S RECOMMENDATIONS.
13. MAINTENANCE - THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS THROUGHOUT THE CONTRACT PERIOD. MAINTENANCE SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, AND GENERAL CLEAN-UP. PLANTS SHALL BE KEPT IN A HEALTHY GROWING CONDITION.
14. PLANT ESTABLISHMENT PERIOD - THE PLANT ESTABLISHMENT PERIOD SHALL COMMENCE UPON THE OWNER'S AND THE LANDSCAPE ARCHITECTS WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR NINETY (90) CONTINUOUS CALENDAR DAYS. PLANT ESTABLISHMENT WORK SHALL INCLUDE THREE (3) FERTILIZER APPLICATIONS TO ALL PLANTED AREAS DURING THIRTY (30) DAY INTERVALS DURING THE PLANT ESTABLISHMENT PERIOD (REFER TO FERTILIZER PROGRAM NOTE FOR TYPE AND APPLICATION RATES).
15. PLANT ESTABLISHMENT PROCEDURES - THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, CLEAN-UP, AND AS FOLLOWS:
A. CULTIVATE AND WEED AT NOT LESS THAN TEN (10) WORKING DAY INTERVALS.
B. THREE (3) FERTILIZER APPLICATIONS PER NOTE ABOVE WITH FERTILIZER AT THE RATE AND FORMULA AS INDICATED IN THE SOIL PREP/BACKFILL NOTE.
C. CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEMS IN A LIKE NEW, OPERATING CONDITION, ADJUSTING HEAD HEIGHTS, THROW AND SPRAY ARCS AS NECESSARY. THE CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING OF ALL PLANTED AREAS, AND SHALL REPLACE ANY MATERIAL DAMAGED DUE TO IMPROPER MOISTURE.
D. ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING PLANT ESTABLISHMENT PERIOD SHALL BE REMOVED AT THIRTY (30) DAY INTERVALS. THE CONTRACTOR MAY ELECT TO REMOVE SUCH CONCENTRATIONS OF WEEDS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM.
E. DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
F. DURING THE PLANT ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION FOR ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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