• CARMEL ESTATES PARK • APN: 017-080-006 PARK PLAN LANDSCAPED AREA = 61,911 S.F./ 1.42 Acres Brentwood, California

ROBERT MOWAT ASSOCIATES LAND PLANNING + LANDSCAPE ARCHITECTURE **2068 THIRD STREET SUITE 6**

SAN FRANCISCO, CA 94107 PHN: (415) 777-4656 FAX: (415) 777-0420

GENERAL NOTES

NOTED.

	그는 것이 이렇게 하는 것이 같아요. 이렇게 하는 것이 같아요. 이렇게 하는 것이 같아요. 이렇게 하는 것이 같아요. 이렇게 같아요. 이렇게 하는 것이 같아요. 이렇게 하는 것이 같아요. 이렇게 가지 않는 것이 같아요. 이렇게 하는 것이 같아요. 이렇게 아니		的复数形式的现在分词 化化化学 化化化学 化化化学 网络拉拉斯 化分子 化分子分子 化分子分子	一般的生产方法 化乙基甲基丙基丙基丙基丙基丙基丙基丙基丙基丙基 化分配子 化分配子 化分配子 网络小花花 化分配分子 化乙基乙基 化乙基乙基
1.	ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PLANS, NOTES, AND DETAILS HEREIN. ALL REQUIREMENTS STANDARDS AND SPECIFICATIONS OF ALL AGENCIES HAVING JURISDICTION OVER THE WORK SHALL BE ADHERED TO AND ALL ALL WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER, LANDSCAPE ARCHITECT, AND JURISDICTIONAL AGENCIES. FIELD CHANGES WITHOUT NOTIFICATION MAY HAVE IMPLICATIONS NOT FORSEEN BY THE CONTRACTOR AS TO ENGINEERING, SAFETY, DESIGN AESTHETICS, AND CONSTRUCTION METHODOLOGIES.	11. 12.	CONTRACTOR SHALL KEEP EXISTING STREET CONSTRUCTION. EXISTING UTILITIES MUST NOT BE INTERUPTE FACILITIES AND HAS APPROVED THE INTERUPT	S FREE FROM DIRT AND DEBRIS AT ALL TIMES DURING ALL PHASES OF D UNTIL THE UTILITY PROVIDER HAS APPROVED ALTERNATIVE SERV TION. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS N
2.	THE CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH THE PLANS, NOTES, AND DETAILS PRIOR TO THE START OF CONSTRUCTION.	12	WITH JURISDICTIONAL AGENCIES AND UTILIT	Y PROVIDERS.
3.	THE CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF AGENCIES HAVING JURISDICTION OVER THE WORK. AGENCY STANDARDS SHALL GOVERN WHEN IN CONFLICT WITH THE PLANS	15.	OTHERWISE SPECIFIED ON THESE PLANS.	S TO PROTECT IN PLACE ALL EXISTING IMPROVEMENTS AND UTILITIES
4.	SPECIFICATIONS, SPECIFIC NOTES AND DETAIL DRAWINGS HEREIN TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS, UNLESS OTHERWISE SPECIFICALLY DIRECTED IN WRITING BY THE LANDSCAPE ARCHITECT. ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE TWO WORKING DAYS WRIITEN NOTICE TO THE LANDSCAPE ARCHITECT AND OTHER APPROPIATE PUBLIC AGENCIES/OWNER AND APPROVAL BY THE SAME.	14.	THE CONTRACTOR SHALL INITIALLY EXPOSE AREAS OF WORK, AT TIE-IN POINTS AND POSSI OR OTHER FACILITIES PRIOR TO ANY UTILITY OR OTHER UTILITIES. ANY EXCAVATIONS, TRF VERIFICATION OF THE LOCATION AND DEPTH CONTRACTOR'S OWN RISK.	ALL EXISTING UTILITY FACILITIES WITHIN AND IMMEDIATELY ADJAC IBLE AREAS OF CONFLICT, AND VERIFY THE LOCATION AND DEPTH OI EXCAVATION, TRENCHING OR LAYING OF ANY PROPOSED PIPES, STRI INCHING, OR LAYING OF PIPES, STRUCTURES, OR OTHER UTILITIES PR OF UNDERGROUND FACILITIES AND TIE-IN POINTS SHALL BE AT THE
5.	IN THE EVENT THE CONTRACTOR DISCOVERS A DEFICIENCY OR CONFLICT IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.	15.	IT SHALL BE THE CONTRACTOR'S RESPOSIBILI OR EXISTENCE OF EXISTING UTIL ITIES FROM 1	TY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DIFFERENCE IN L
б.	NO OFF-SITE WORK IS TO BE PERFORMED BY THE CONTRACTOR UNTIL A "RIGHT-OF-ENTRY" AND/OR EASEMENT DOCUMENTS ARE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S) BY THE OWNER, APPROVED BY JURISDICTIONAL AGENCY(S), AND FURNISHED TO THE CONTRACTOR.	16.	BEFORE CONTINUING WITH WORK IN THAT AF THE CONTRACTOR IS RESPONSIBLE FOR MAIN	TAINING AS-BUILT INFORMATION. THE CONTRACTOR SHALL MAINTA
7.	A PRE-CONSTRUCTION MEETING WITH THE OWNER AND CONTRACTOR SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.		WRITTEN RECORD AND A MARKED-UP PLAN S CONTRACTOR SHALL SUBMIT ALL AS-BUILT R ANY PORTION OF WORK SO THAT THE LANDSO	HOWING ANY VARIATION OF THE APPROVED PLAN AND REVISIONS. T ECORDS TO THE LANDSCAPE ARCHITECT PRIOR TO THE ACCEPTANCE CAPE ARCHITECT MAY PREPARE FINAL RECORD DRAWINGS.
8.	CONTRACTOR WILL NOT MAKE ANY REVISIONS OR FIELD CHANGES WITHOUT THE OWNER'S AND LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CHANGE ORDER STATING ADDITIONAL COST OR CREDIT FOR CHANGE, IF ANY. ANY REVISIONS OF FIELD CHANGES PERFORMED WITHOUT THIS AUTHORIZATION WILL BE AT THE CONTRACTOR'S SOLE RISK. THE CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE COST OF CORRECTING REMEDYING SUCH CHANGES. ANY REVISIONS REQUIRE JURISDICTIONAL AGENCY APPROVAL PRIOR TO START OF WORK. FIELD CHANGES WITHOUT NOTIFICATION MAY HAVE IMPLICATIONS NOT FORSEEN BY THE CONTRACTOR AS TO	17.	THE CONTRACTOR SHALL KEEP THE SITE FREI THE CONTRACTOR SHALL BE RESPONSIBLE FO BROKEN, OR DISCARDED MATERIALS, SHIPPIN OWNER AT THE COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL BE KNOWLEDGEAB	E FROM LITTER AND WASTE DURING THE CONSTRUCTION OPERATION OR THE CLEAN-UP, REMOVAL, AND DISPOSAL OF ALL EXCESS MATERL IG MATERIALS, AND DIRT STOCKPILES, TO THE SATISFACTION OF THE ION. LE OF THE USUAL AND PECULIAR HAZARDS ASSOCIATED WITH THE G
9. 10.	ENGINEERING, SAFETY, DESIGN AESTHETICS, AND CONSTRUCTION METHODOLOGIES. ANY DEVIATION OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE LANDSCAPE ARCHITECT SHALL ABSOLVE THE LANDSCAPE ARCHITECT FROM ANY AND ALL RESPOSIBILITY OF SAID DEVIATION OR CHANGE. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE LANDSCAPE ARCHITECT, THEIR OFFICERS AND EMPLOYEES, FROM ANY AND ALL LABULITY, CLAIMS, LOSSES, OR DAMAGES ARISING, OR ALLEGED TO ARISE, EROM THE DEPEORMANCE OF THE WORK	19.	CLASS AND TYPE OF WORK CALLED FOR IN TH AND SKILLED IN THE PROTECTIVE MEASURES THE CONTRACTOR SHALL PROVIDE ALL LIGHT PUBLIC SAFETY.	IE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPET NECESSARY FOR THE SAFE PERFORMANCE OF THE CONSTRUCTION W TS, BARRICADES, SIGNS, FLAGGERS, OR OTHER DEVICES NECESSARY F
	DESCRIBED HERIN, EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE AFOREMENTIONED INDIVIDUALS AND ENTITIES. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.		CONTRACTOR'S SIGNATURE	DAT
	APPROVED BY:			
	C RW		5/8/12	
	CRAIG D BRONZAN DIRECTOR OF PARKS AND RECREATION		DATE 5/4/17	
	BALWINDER S. GREWAL CITY ENGINEER/DIRECTOR OF PUBLIC WORKS, RC	E 49122	e, EXP. 9-30-08 DATE	
	REVIEWED FOR CONFORMANCE WITH THE CITY OF BRENTWOOD STANDARDS A FOR CONSTRUCTION IS SUBJECT TO THE INFORMATION SHOWN HEREIN. CITY O UNDERSIGNED ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT M ALL WORK SHALL CONFORM TO THE CURRENTLY ADOPTED EDITIONS OF THE S' SPECIFICATIONS AND ENGINEERING PROCEDURE MANUAL OF THE CITY OF BRE	ND REG F BREN IAY EX TANDA NTWOO	QUIREMENTS. APPROVAL ITWOOD AND THE IST ON THESE PLANS. RDS AND OD UNLESS OTHERWISE	



OT BE INTERUPTED UNTIL THE UTILITY PROVIDER HAS APPROVED ALTERNATIVE SERVICE VED THE INTERUPTION. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK NCIES AND UTILITY PROVIDERS. IAKE ALL EFFORTS TO PROTECT IN PLACE ALL EXISTING IMPROVEMENTS AND UTILITES UNLESS

VITIALLY EXPOSE ALL EXISTING UTILITY FACILITIES WITHIN AND IMMEDIATELY ADJACENT TO OINTS AND POSSIBLE AREAS OF CONFLICT, AND VERIFY THE LOCATION AND DEPTH OF THE LINES TO ANY UTILITY EXCAVATION, TRENCHING OR LAYING OF ANY PROPOSED PIPES, STRUCTURES, XCAVATIONS, TRENCHING, OR LAYING OF PIPES, STRUCTURES, OR OTHER UTILITIES PRIOR TO

FOR'S RESPOSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DIFFERENCE IN LOCATION UTILITIES FROM THAT SHOWN ON THESE PLANS, OR OF ANY CONFLICTS WITH THE DESIGN

NSIBLE FOR MAINTAINING AS-BUILT INFORMATION. THE CONTRACTOR SHALL MAINTAIN A ARKED-UP PLAN SHOWING ANY VARIATION OF THE APPROVED PLAN AND REVISIONS. THE FALL AS-BUILT RECORDS TO THE LANDSCAPE ARCHITECT PRIOR TO THE ACCEPTANCE OF THAT THE LANDSCAPE ARCHITECT MAY PREPARE FINAL RECORD DRAWINGS.

E KNOWLEDGEABLE OF THE USUAL AND PECULIAR HAZARDS ASSOCIATED WITH THE GENERAL CALLED FOR IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT TIVE MEASURES NECESSARY FOR THE SAFE PERFORMANCE OF THE CONSTRUCTION WORK. ROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGGERS, OR OTHER DEVICES NECESSARY FOR

DATE

12 DATE

ROVAL NS.

GOVERNING AGENCY

CITY OF BRENTWOOD PARKS AND RECREATION DEPARTMENT 708 THIRD STREET BRENTWOOD, CA 94513 T (925) 516-5444 F (925) 516-5445

MERITAGE HOMES

1671 EAST MONTE VISTA AVENUE, SUITE 214 VACAVILLE, CA 95688

PHN: (925) 288-0088

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3-22-12

8-14-08

7-18-08

DATE

C.A.D.

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8311 AS-builts Park YE

SHEET NO. 0 OF 17 SHEETS

BY:<u>JD</u>

CHECKED BY: RJM

DATE: <u>2-28-2012</u>

PROJ. MGR. : <u>J</u>D

1.	GENERAL NOTES ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE MOST CURRENT CITY OF BRENTWOOD STANDARD PLANS AND SPECIFICATIONS. IN CASE OF A CONFLICT BETWEEN THE CITY OF BRENTWOOD STANDARD PLANS AND SPECIFICATIONS AND THE PLANS AND SPECIFICATIONS SHOWN HERE, THE CITY STANDARD PLANS SHALL GOVERN.	16	5. ALL DRIVEWAY LOCATIONS AN THE DEVELOPER/OWNER. IF DEVELOPER/OWNER SHALL WI
2.	AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF BRENTWOOD FOR ANY WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. (NOTE ALL OTHER PERMIT REQUIREMENTS FROM ANY OTHER AFFECTED AGENCIES.)	17	. IF DRIVEWAY DEPRESSIONS AN TO BE PART OF THE IMPROV CITY OF BRENTWOOD STANDA
3.	APPROVAL OF THESE PUBLIC IMPROVEMENTS PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.	18	. MONUMENTS ARE TO BE SET SUBDIVISION MAP ACT, LAND IN ACCORDANCE WITH THE RI
4.	THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS.		ALL LOT CORNERS AND TRAC WITH THE RECORDED TRACT I CERTIFICATION TO THE CITY E
	HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY WHETHER OR NOT IT IS SHOWN HEREON, AND IS RESPONSIBLE FOR CORRECTING ANY DAMAGE TO SAID FACILITIES.	19	. TREES SHALL NOT BE PLANTE HAS BEEN OBTAINED FROM TH PLANTED IN ACCORDANCE WIT
5.	LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (800–227–2600) TO OBTAIN A U.S.A. IDENTIFICATION NUMBER AND HAVE EXISTING UTILITIES LOCATED.	20	. JOINTS BETWEEN NEW PAVEM EXISTING PAVEMENT TO EFFEC FEATHERING NEW ASPHALT PA
	CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING UTILITIES.	21	. THE CONTRACTOR SHALL NOT COSTA IRRIGATION DISTRICT P COORDINATE ALL WORK WITH
6.	"CITY ENGINEER" SHALL MEAN THE CITY ENGINEER OR HIS/HER AUTHORIZED AGENT ACTING WITHIN THE SCOPE OF HIS/HER AUTHORITY.	22.	. LOCATION AND HEIGHT OF AL WALLS HIGHER THAN ONE FOR
7.	THE DEVELOPER SHALL TELEPHONE THE CITY OF BRENTWOOD PARK AND RECREATION DEPARTMENT, 925–516–5377, AT LEAST TWO (2) WORKING DAYS PRIOR TO STARTING CONSTRUCTION WORK.		CITY ENGINEER PRIOR TO CON DETAILS).
8.	THE CONTRACTOR SHALL CALL 925–516–5377 TO SCHEDULE A PRECONSTRUCTION CONFERENCE AT THE JOB SITE WITH THE CITY, DEVELOPER, SUBCONTRACTOR AND OTHER AFFECTED AGENCIES AT LEAST TWO (2) WORKING DAYS PRIOR TO STARTING ANY CONSTRUCTION WORK.	23.	. IT SHALL BE THE RESPONSIBI AGENCIES, ADVISE THE AGENC RELOCATION, IF NEEDED.
9.	TRAFFIC CONTROL SHALL BE PROVIDED IN CONFORMANCE WITH THE LATEST EDITION OF THE "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" ISSUED BY THE STATE	24.	. NO FINAL PAVING SHALL BE I ARE RELOCATED OUTSIDE THE
	OF CALIFORNIA, DEPARTMENT TRANSPORTATION AND AS REQUIRED BY THE CITY ENGINEER AND APPROVED BY THE CITY ENGINEER.	25.	. SUBGRADE FOR ALL STREET, TO NINETY-FIVE PERCENT (95
10.	IF ANY CULTURAL FEATURES OR ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION WORK, ALL WORK WITHIN ONE HUNDRED FEET (100') OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE SOCIETY	26.	ALL UNDERGROUND UTILITIES UNLESS APPROVED BY THE C
	OF CALIFORNIA ARCHAEOLOGY (SOPA) AND/OR THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND APPROPRIATE MITIGATION MEASURES ARE DETERMINED AND IMPLEMENTED.	27.	ALL PAVEMENT MARKINGS IN SPECIFICALLY CALLED OUT AS TRAFFIC ENGINEER, CITY ENGII
11.	REGULAR HOURS OF WORK WILL BE LIMITED TO 7:00 A.M. TO 3:30 P.M., MONDAY THROUGH FRIDAY. THE OWNER OR DEVELOPER MUST SUBMIT A WRITTEN REQUEST FOR APPROVAL BY THE CITY ENGINEER AT LEAST TWO (2) WORKING DAYS IN ADVANCE TO WORK DURING ANY OTHER HOURS, WEEKENDS, OR HOLIDAYS.	28.	BLUE REFLECTIVE PAVEMENT N SHOWN ON THE CITY OF BREI
	THE FOLLOWING SPECIAL HOURS OF WORK WILL BE ENFORCED FROM MONDAY THROUGH FRIDAY:	29.	ALL TRAFFIC SIGNS AND STRE
	A. WORK AFFECTING TRAFFIC ON BALFOUR ROAD, BRENTWOOD BOULEVARD, FAIRVIEW AVENUE, LONE TREE WAY, SAND CREEK ROAD, CENTRAL BOULEVARD OR WALNUT BOULEVARD WILL BE LIMITED TO 9:00 A.M. TO 3:00 P.M.	30.	THE IMPROVEMENT PLANS SHA BE "NO DUMPING DRAINS TO OF THE CURB ADJACENT TO T
	B. WORK ADJACENT TO OR WITHIN FIFTEEN HUNDRED FEET (1500') OF ANY SCHOOL WHILE THE SCHOOL IS IN SESSION WILL BE LIMITED TO 9:00 A.M. TO 3:00 P.M.		THE PROJECT PLANS SHALL A AND DEBRIS FROM ENTERING OUTLINED IN THE ASSOCIATION HANDBOOK.
	C. WORK WITHIN THREE HUNDRED FEET (300') OF OCCUPIED RESIDENTIAL UNITS AND NOT AFFECTING BALFOUR ROAD, BRENTWOOD BOULEVARD, FAIRVIEW AVENUE, LONE TREE WAY OR WALNUT BOULEVARD SOUTH OF BALFOUR ROAD WILL BE LIMITED TO 8:30 A.M. TO 4:30 P.M.	31.	PRIOR TO THE PLACEMENT OF GUTTERS AND SIDEWALKS.
	D. WORK IN EXCESS OF THREE HUNDRED FEET (300') FROM OCCUPIED RESIDENTIAL UNITS AND NOT AFFECTING BALFOUR ROAD, BRENTWOOD BOULEVARD, FAIRVIEW AVENUE, LONE TREE WAY OR WALNUT BOULEVARD SOUTH OF BALFOUR ROAD, WILL BE LIMITED TO 7:00 A.M. TO 5:00 P.M.	32.	ALL STORM DRAIN STRUCTURE WEEP HOLES AT SUBGRADE EI
	E. ALL SATURDAY WORK SHALL BE RESTRICTED TO 9:00 A.M. TO 4:00 P.M.	33.	THE CONTRACTOR SHALL REVIE PROVIDED BY THE OWNER. IT
12.	CONTRACTOR'S OPERATIONS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO TRENCHES AND EXCAVATIONS.		OPERATIONS IN ADHERENCE TO DELAYS, AND/OR DAMAGE RES CAUSED BY THE OPERATION O
13.	CONTRACTOR SHALL PROVIDE AT LEAST TWO (2) WORKING DAYS ADVANCE NOTICE TO THE CITY ENGINEER PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. THE MANIPULATION OF EXISTING VALVES SHALL BE DONE UNDER THE DIRECTION OF THE CITY WATER DIVISION PERSONNEL.	34.	MINIMUM SERVICE LINE SIZES SIZES UP TO AND INCLUDING ANODES SHALL BE PROVIDED
14.	THE INSTALLATION OF EROSION CONTROL FACILITIES AND MEASURES IS NECESSARY AT ALL TIMES. (EROSION CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEER.)	76	BRENTWOOD STANDARD PLANS.
15.	MAILBOXES SHALL BE INSTALLED IN LOCATIONS APPROVED BY THE LOCAL POSTMASTER AND PER CITY OF BRENTWOOD STANDARD PLANS.	55.	PROVIDE A MINIMUM OF THIRTY SUBGRADE. IN CASE OF UTILITY ANOTHER UTILITY, CITY STANDA
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	HE CITY OF	.07	1 MOVE MAIN & VALVES I 2 MOVE VALVES OUT OF 3 CITY COMMENTS

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BRENTWOOD

ND WIDTHS ARE APPROVED BASED ON THE INFORMATION PROVIDED BY THERE IS A REQUIRED CHANGE IN THE FLOOR PLAN. THE IDEN OR RELOCATE THE DRIVEWAY SOLELY AT HIS/HER OWN COST.

ARE MADE IN ANY CURB, DRIVEWAY APPROACHES ARE THEN CONSIDERED VEMENT PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RD PLANS.

AS SHOWN ON THE PLANS AND PER THE REQUIREMENTS OF THE SURVEYORS ACT, AND THE CITY SUBDIVISION ORDINANCE AND SHALL BE ULES AND PROCEDURES APPROVED BY THE COUNTY SURVEYOR.

CT BOUNDARIES SHALL BE LOCATED AND MONUMENTED IN ACCORDANCE MAP. THE PROJECT CIVIL ENGINEER SHALL SUBMIT A WRITTEN NGINEER

ED WITHIN THE CITY OF BRENTWOOD RIGHT-OF-WAY UNLESS A PERMIT HE PARKS AND RECREATION DEPARTMENT, OR IF THE TRESS ARE TH A LANDSCAPE PLAN APPROVED BY THE CITY ENGINEER AND THE CTOR.

IENT AND EXISTING PAVEMENT SHALL BE MADE BY SAW-CUTTING ECT A NEAT BUTT JOINT AS DEPICTED ON THE CITY STANDARD PLANS. AVING OVER EXISTING PAVEMENT IS NOT ALLOWED

TIFY THE CONTRA COSTA FLOOD CONTROL DISTRICT AND EAST CONTRA RIOR TO STARTING WORK NEAR DISTRICT'S FACILITIES AND SHALL DISTRICT'S REPRESENTATIVES.

L RETAINING WALLS SHALL BE SHOWN ON THESE PLANS. RETAINING OT (1') SHALL BE STRUCTURALLY DESIGNED AND APPROVED BY THE NSTRUCTION (SEE STANDARD PLANS G–3A, G–3B, G–4A AND G–4B FOR

ILITY OF THE APPLICANT/ENGINEER TO CONTACT THE VARIOUS UTILITY CIES OF THE PROPOSED IMPROVEMENTS. AND PAY FOR THE COST OF

DONE UNTIL EXISTING POWER POLES AND OTHER EXISTING FACILITIES, AREAS TO BE PAVED.

CURB AND GUTTER, AND CONCRETE FLATWORK SHALL BE COMPACTED 5%) RELATIVE COMPACTION.

SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASEROCK ITY ENGINEER.

THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC UNLESS FAINT. NO PERMANENT MARKINGS SHALL BE PLACED UNTIL THE CITY INEER OR HIS/HER REPRESENTATIVE APPROVES CAT TRACKING IN THE

MARKERS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION AS NTWOOD STANDARD PLANS

REET NAME SIGNS SHALL BE HIGHLY REFLECTIVE GRADE MATERIALS.

ALL REFLECT THAT ALL ON-SITE/OFF-SITE STORM DRAIN INLETS SHALL CREEK" STENCILED, USING A TWO-STEP THERMOPLASTIC ON THE FACE THE INLET.

ALSO INCLUDE EROSION CONTROL MEASURES TO PREVENT SOIL, DIRT THE STORM DRAIN SYSTEM. IN ACCORDANCE WITH THE REGULATIONS N OF BAY AREA GOVERNMENTS (ABAG) EROSION AND SEDIMENT CONTROL

CONCRETE THE CITY ENGINEER MUST APPROVE FORMS FOR CURBS.

RES SHALL BE CONSTRUCTED TO CITY OF BRENTWOOD STANDARDS (WITH LEVATION) UNLESS OTHERWISE NOTED.

IEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, SULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS OF THE CONTRACTOR OR HIS/HER SUBCONTRACTORS.

TO DRINKING FOUNTAINS SHALL BE ONE INCH (1"). SERVICE LINES IN TWO INCHES (2") SHALL BE TYPE K SOFT COPPER TUBING. ZINC AND INSTALLED AT THE LOCATIONS SHOWN ON THE CITY OF

MAINS AND SERVICES SHALL BE INSTALLED AT A DEPTH WHICH WILL Y-SIX INCHES (36") COVER FROM THE TOP OF THE PIPE TO THE ITY CONFLICT IN WHICH THE WATER MAIN IS REQUIRED TO GO OVER DARD PLAN W-14, "CONCRETE CAP OVER WATER MAIN," APPLIES. END OF GENERAL NOTES

4 CITY COMMENTS

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CITY COMMENTS

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GRADING & DRAINAGE NOTES

- 1. THE CONTRACTOR SHALL BRING GRADES TO WITHIN ONE-TENTH OF ONE FOOT (0.1') OF FINAL GRADES AND OBTAIN GRADE CERTIFICATION PRIOR TO PLACEMENT OF ANY HARDSCAPE, IRRIGATION PIPING, STORM DRAIN PIPING OR PLANTING. CERTIFICATION LETTER SHALL BE SUBMITTED TO CITY INSPECTOR.
- 2. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT AND SUPPLEMENTED BY THE SPECIFIC GEOTECHNICAL RECOMMENDATIONS
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR EFFECT THE EARTHWORK QUANTITY.
- 4. CUT/FILL BALANCE: IF THE SITE GRADING GENERATES EXCESS MATERIAL, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR POSSIBLE ONSITE ADJUSTMENT OF GRADE. IF GRADES CANNOT BE ADJUSTED ONSITE, EXCESS MATERIALS SHALL BE DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE. ALL GRADE ADJUSTMENTS SHALL BE APPROVED BY CITY ENGINEER.

IF THE SITE REQUIRES EXCESS FILL MATERIAL. THE OWNER SHALL FURNISH FILL MATERIAL AS REQUIRED FOR THE SITE. THE CONTRACTOR SHALL SPREAD THE MATERIAL AS NECESSARY TO ACHIEVE THE LINES AND GRADES SHOWN ON THE DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.

5. ACCEPTABLE MATERIAL: MATERIAL ACCEPTABLE FOR USE IN FILLS, EMBANKMENTS, BACKFILL, OR OTHER USES AS DIRECTED SHALL BE SUITABLE FOR COMPACTION, HAVE NO CEMENTED LUMPS AND/OR ROCKS LARGER THAN 3 INCHES (3") IN GREATEST DIMENSION. ALL FILL MATERIAL SHALL BE SUBJECT TO 'COMPLETE ANALYSIS' TESTING FOR UNACCEPTABLE COMPONENTS SUCH AS HEAVY METAL, HERBICIDES, NITRATES, BORON, HYDROCARBONS, ETC.

IT SHALL BE FREE OF TOPSOIL, ORGANIC AND OTHER DELETERIOUS SUBSTANCES WHICH MIGHT BE HARMFUL TO PLANT GROWTH. SEE PLANTING NOTES FOR ADDITIONAL REQUIREMENTS FOR IMPORT SOIL THE ROOT AREA OF LANDSCAPE PLANTING.

- 6. FOR PUBLICLY MAINTAINED PIPES THE MINIMUM PIPE SLOPE FOR ANY STORM DRAINPIPE SHALL BE 2%. MINIMUM DEPTHS SHALL BE TWO FEET (2') BELOW STREET SUBGRADE. MAXIMUM MANHOLF SPACING SHALL BE THREE HUNDRED FEET (300'). THE CITY ENGINEER SHALL APPROVE ANY DEVIATION FROM THESE MINIMUM ALLOWED CRITERIA.
- 7. ALLOWABLE PIPE MATERIALS: ONLY VITRIFIED CLAY, SDR 35, AND DUCTILE IRON PIPE WILL BE ALLOWED. REFER TO SECTION 71, "SEWERS," AND SECTION 76, "STORM DRAIN FACILITIES," OF THE STANDARD PLANS AND SPECIFICATIONS.
- 8. PREPARATION: FOR AREAS TO RECEIVE FILL, ALL LOOSE SURFACE SOILS, EXISTING FILLS AND VEGETATION SHOULD BE STRIPPED TO EXPOSE COMPACTED SUBGRADE.
- 9. ALL EXPLORATORY TRENCHES AND PITS SHALL BE EXCAVATED AND RECOMPACTED, UNDER THE TESTING AND OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- 10. TRENCH BACKFILL: TRENCH BACKFILL SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. PIPE ZONE BACKFILL (MATERIAL BENEATH AND IMMEDIATELY SURROUNDING PIPE) SHALL CONSIST OF A WELL-GRADED IMPORT OR NATIVE MATERIAL LESS THAN THREE-QUARTER INCH (3/4") MAXIMUM DIMENSION COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED FOR FILL COMPACTION.

TRENCH ZONE BACKFILL (MATERIAL PLACED BETWEEN THE PIPE ZONE BACKFILL AND THE GROUND SURFACE) SHALL CONSIST OF NATIVE SOIL COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS FOR FILL COMPACTION. WHERE IMPORT MATERIAL IS USED FOR PIPE ZONE BACKFILL, IT SHALL CONSIST OF FINE TO MEDIUM GRAINED SAND OR WELL GRADED SAND AND GRAVEL AND THIS MATERIAL SHALL NOT BE USED WITHIN TWO FEET (2') OF FINISH GRADE.

UNIFORMLY GRADED GRAVEL SHOULD NOT BE USED FOR PIPE OR TRENCH ZONE BACKFILL. UTILITY TRENCHES ENTERING PAVED AREAS MUST BE PROVIDED WITH AN IMPERVIOUS SEAL CONSISTING OF NATIVE MATERIALS OR CONCRETE WHERE THE TRENCHES PASS UNDER PAVEMENT, EXTENDING AT LEAST THREE FEET (3') EITHER SIDE OF THE CROSSING.

- 11. GRADES, LINES AND LEVELS: ALL ELEVATIONS SHOWN ON THE DRAWINGS ARE FINISH GRADE UNLESS OTHERWISE NOTED. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN TOP AND TOE OF SLOPES. FINISH GRADE SHALL BE A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. ADJUSTMENTS OF FINISH GRADES SHALL BE MADE AT THE DIRECTION OF THE CITY INSPECTOR IF REQUIRED.
- 12. SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS AND SHALL DIRECT WATER TO STREET CURBS, SWALES, OR EXISTING DRAINAGE STRUCTURES. SURFACES SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AND SHALL CONFORM TO THE INTENT OF THE DRAWINGS AFTER THOROUGH SETTLEMENT AND COMPACTION OF THE SOILS.

LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY. SLOPES SHALL BE AS FOLLOWS, UNLESS OTHERWISE SHOWN ON THE PLANS: PAVEMENT - 1.5% MINIMUM. 4.9% MAXIMUM PLANTING AREAS - 2% MINIMUM, 3:1 MAXIMUM

- 13. THE OWNER SHALL BE RESPONSIBLE FOR LOCATING CONTROL POINTS AND BENCH MARKS. THE CONTRACTOR SHALL ESTABLISH ANY CONSTRUCTION STAKES NECESSARY TO ESTABLISH ALL LINES AND GRADES REQUIRED FOR THE COMPLETE LAYOUT AND EXECUTION OF THE WORK. SURVEYING SHALL BE PERFORMED USING A LASER TRANSIT OR METHOD APPROVED BY CITY REPRESENTATIVE. ALL BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED AND PROTECTED.
- 14. ALL ABANDONED UNDERGROUND PIPELINES EXPOSED DURING GRADING SHALL BE REMOVED AND THE ENDS SHALL BE ADEQUATELY PLUGGED.

ONS	BY	APP	DATE	DESIGNED UNDER THE DIRECTION OF:	an an an ann an Anna Anna an Anna an An				an a shi a shi a shi a sa shi a sa shi ka sa shi a sa shi a sa shi a		
DUT OF HOA EASEMENT	1		7-18-08				IMPROVEMENT PLAN	CARMEL ESTATES PARK	SUBDIVISION	SHEET	
HDA EASEMENT			8-14-08	POPERT I MOMAT DI A 2050							
			3-22-12	ROBERT MOWAT ASSOCIATES	DATE		CITY ()F BRENTWOOD STANDARD NOTES			
			4-3-12	DESIGN: RJM	DATE:	1					
			4-9-12	DRAWN: JD	DATE: 2-28-12	1					
			5-2-12	CHECKED: RJM	DATE:		BRENTWOOD		CALIFORNIA	OF 17 SHEETS	
							11-2	28-12 AS-BUIL	DRAWIN	IG SET	2/18

15. PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF

FENCES, PLANTING. AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL

MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY GRADING OPERATIONS.

16. EXCAVATIONS: ALL EXCAVATIONS SHALL BE MADE TRUE TO THE GRADES AND ELEVATIONS SHOWN ON

18. DEWATERING: PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO

19. MATERIAL STORAGE: STOCKPILE SATISFACTORY EXCAVATED MATERIALS UNTIL REQUIRED FOR BACKFILL

IN HEIGHT AND SHALL BE A MINIMUM OF FIFTY FEET (50') FROM ANY BASIN INLET.

20. GRADE CERTIFICATION: OWNER/CONTRACTOR WILL OBTAIN GRADE CERTIFICATION FROM

OR FILL. PLACE, GRADE AND SHAPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT FROSION.

SUPERVISOR/ENGINEER FOR ALL HARDSCAPE. IMPROVEMENTS PRIOR TO CONSTRUCTION/PLACEMENT

21. SCARIFICATION: PRIOR TO FINISH GRADING, ALL LANDSCAPE AREAS SHALL BE RIPPED AND SCARIFIED

22. MAINTENANCE: PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION. KEEP FREE OF TRASH

SETTLING IS MEASURABLE OR OBSERVABLE AT EXCAVATED AREAS DURING GENERAL PROJECT

23. CLEANUP: THE CONTRACTOR SHALL DISPOSE OF UNACCEPTABLE SOIL AND EXCAVATED MATERIAL,

END OF GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE MOST CURRENT CITY OF

WORK AND ELIMINATE EVIDENCE OF RESTORATION TO GREATEST EXTENT POSSIBLE.

AND DEBRIS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS. WHERE

WARRANTY PERIOD, REMOVE SURFACE (PAVEMENT, LAWN OR OTHER FINISH), ADD BACKFILL MATERIAL.

RESTORE APPEARANCE, QUALITY AND CONDITION OF SURFACE OR FINISHES TO MATCH ADJACENT

TRASH AND DEBRIS OUTSIDE THE LIMITS OF THE PROPERTY IN A LEGAL MANNER AT NO ADDITIONAL

COST TO THE OWNER. LOCATION OF DUMP AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S

2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE INSTALLATION OF

AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.

3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN

4. CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD. ANY DISCREPANCIES

SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.

8. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH SOILS ENGINEERING RECOMMENDATIONS.

GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

9. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS

BASED UPON RECORD INFORMATION AVAILABLE TO THE LANDSCAPE ARCHITECT AT THE TIME OF THE

PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO

THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST TWO (2) WORKING DAYS IN ADVANCE

EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD

ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF

EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY

10. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE

COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY INSPECTOR. AT THE CONTRACTOR'S SOLE

OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT

800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE

THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

5. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS MAY OTHERWISE BE REQUIRED.

6. ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS.

7. ALL CURVED PAVEMENT AND MOWBANDS SHALL BE SMOOTH AND CONTINUOUS.

THIS PROJECT AS SPECIFIED ON THE PLANS. THE CONSTRUCTION WORK SHALL INCLUDE ALL LABOR

TO A MINIMUM TEN INCH (10") DEPTH IN FOUR DIRECTIONS. USING TRACK LAYING OR RUBBER TIRED

VEHICLES EQUIPPED WITH SUITABLE RIPPING TEETH SPACED NOT MORE THAN 15 INCHES (15") APART

COVER AS NECESSARY TO PREVENT DUST. STOCKPILED MATERIALS ARE NOT TO EXCEED SIX FEET (6')

EXCAVATIONS OR TRENCHES AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. ESTABLISH

THE PLANS. THE EXCAVATED SURFACES SHALL BE PROPERLY GRADED TO PROVIDE GOOD DRAINAGE

THIS WORK AND POST WITH WARNING LIGHTS. PROTECT EXISTING STRUCTURES. UTILITIES. PAVEMENT

DURING CONSTRUCTION.

OF HARD SURFACES.

RESPONSIBILITY.

17. STABILITY OF EXCAVATIONS: SEE CONSTRUCTION NOTES.

TEMPORARY DRAINAGE DITCHES AS REQUIRED.

ACROSS THE FULL WIDTH OF THE WHEFT BASE

COMPACT AND REPLACE SURFACE TREATMENT.

CONSTRUCTION AND LAYOUT NOTES

BRENTWOOD PLANS AND SPECIFICATIONS.

AUTHORIZATION FROM THE CITY INSPECTOR.

BY LOCATING SERVICES.

EXPENSE.

ETC.

CONSTRUCTION AND LAYOUT NOTES CONTINUED ON NEXT SHEET

OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS,

11. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL

CONDITIONS. ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE

REQUIREMENTS OF THE UTILITY COMPANY INCLUDING FEES, BONDS, PERMITS AND WORKING

12. TI	HE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE		ΠΙςτανία	
DI	UST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO O SO DUST CONTROL MEASURES AS APPROVED BY THE CITY SHALL BE FOLLOWED AT ALL TIMES		SPLICES	E FROM FORM FACE. AND INTERSECTIONS.
13. TI PI	HE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR CITY OF BRENTWOOD APPROVAL RIOR TO START OF CONSTRUCTION.	10	. INSERTS ACCESS CONCRE	: THE CONTRACTOR S ORIES EMBEDDED IN (TE SHALL BE ACCURA
14. TH NI	HE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES ECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.	11	OF CON . EXPANS	CRETE. ION JOINTS: JOINTS S
15. TH T(HE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR ANY PRIVATE PROPERTY ADJACENT O THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.	12	SPECIFIC	ATIONS. CONTROL JOINTS: JO
16. EI SI PI Al	XCAVATIONS SHALL BE ADEQUATELY SHORED BRACED AND SHEETED SO THAT THE EARTH WILL NOT LIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY ROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING ND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT	13	AND SP . DOWELE WRAPPE	ECIFICATIONS. D JOINTS: DOWEL JOI D ON ONE END WITH
NI W FC CC	ECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. HERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS OUR FEET (4') DEEP OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE ONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF	14	CONCRE CONCRE CONCRE INGREDII	TE PLACEMENT: PLACI TE WORK SHALL BE T TE SHALL BE DONE II ENTS.
17. U	NDERGROUND UTILITIES: THE CONTRACTOR SHALL COORDINATE SANITARY SEWER, STORM DRAIN AND		THOROU	GHLY COMPACTED BY JRFACES WITH ROCK
W. 01 (S	ATER CONSTRUCTION IN A MANNER TO PREVENT ANY CONFLICTS WHERE UTILITY LINES CROSS EACH THER. SUFFICIENT INFORMATION SHALL BE SHOWN TO ESTABLISH THE ELEVATION AND/OR PROFILE F WATER SERVICES AND SEWER LATERALS AT CROSSINGS WITH OTHER UNDERGROUND UTILITIES STORM DRAIN, JOINT TRENCH, ETC.).	15	. FINISH: BRISTLE DIRECTIC CITY RE	GENERAL PAVING SHA) BROOM ACROSS A)NS OF BROOMING TO PRESENTATIVE. PAVINO
TI M SI J(HE PLANS SHALL ENSURE THAT MINIMUM CLEARANCES AT PIPE CROSSINGS ARE MAINTAINED. INIMUM CLEARANCE IS ONE FOOT (1') BETWEEN ALL OTHER UNDERGROUND PIPES AND FACILITIES IS IX INCHES (6"). SERVICES AND LATERALS SHALL CROSS ABOVE OR BELOW THE CONDUIT BANK IN DINT TRENCHES.	16	JOINTS . TOP OF SURFACI TOOLED.	Carefully troweled Exposed footings E without sharp rid
18. Al Ff	LL DEBRIS AND ACCUMULATION OF DEBRIS DURING CONSTRUCTION PERIOD SHALL BE REMOVED ROM THE SITE DAILY AND THE AREA SHALL BE LEFT CLEAN AND IN A CONDITION ACCEPTABLE TO	17	. GROUTIN	IG SHALL BE DONE II
19. A Cl	HE CLIENT. 10' WIDE BENCH MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL SLOPES ADJACENT TO ITY OWNED OPEN SPACE OR PARK PROPERTY FOR MAINTENANCE REQUIREMENTS.	18	CURING THE PR COMPOL DEFACE	AND PROTECTION: AL DVISIONS IN SECTION INDS SHALL NOT BE O OR DAMAGED DURIN
20. Al Al	NY FEES ASSOCIATED WITH SOIL COMPACTION, MOISTURE, CONCRETE, SUBGRADE OR SUB-BASE SOIL NALYSIS TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. END OF CONSTRUCTION AND LAYOUT NOTES	, 19	CONTRA	CTOR AT NO ADDITION
(1. C C/	CONCRETE NOTES ONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT TO PROVIDE ALL AST-IN-PLACE CONCRETE AS SHOWN ON THE DRAWINGS. AND NOTED HEREIN, INCLUDING BUT		FOOT. S SHALL M BIRDBAT PITCH C	URFACE SMOOTHNESS IOT BE MORE THAN (HS OR OTHER SURFA IF 1.5% UNLESS OTHI
LI FI	MITED TO EXTERIOR PAVING, FOOTINGS, MOWBANDS, BASE ROCK, REINFORCING AND CONCRETE NISHES.	20	0. NO ADV CONCRE	ERTISING IMPRESSION TE SURFACES.
2. C TH W	ONTRACTOR SHALL COMPLY WITH CITY OF BRENTWOOD STANDARD PLANS AND SPECIFICATIONS AND HE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, JULY 1999, HERE REFERENCED.	G	IRRIG	ATION NOTES
3. S Cl	UBMITTALS: SUBMIT CONCRETE MIX DESIGNS, AND A 4'X4'X4" SAMPLE OF CONCRETE WITH FINISH TO ITY INSPECTOR FOR APPROVAL FIVE (5) WORKING DAYS PRIOR TO INSTALLATION.	1.	PROVIDE OF A Q	. INSTALLATION BY PE JALIFIED SUPERVISOR.
4. IN 01	SPECTION: THE CONTRACTOR SHALL NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE POURING F THE CONCRETE PAVING AFTER ALL FORMWORK, REINFORCING, AND INSERTS ARE IN PLACE FOR	2.	obtain Comple	THE PERMITS REQUIR TE THE WORK IN ACC
IN 5 P	ISPECTION.	3.	LOCATE SERVICE	AND PROTECT NEW A ALERT (U.S.A.), AT {
T(W Al	O THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. EXAMINE THE AREAS AND CONDITIONS UNDER HICH WORK OF THIS SECTION WILL BE INSTALLED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY ND PROPER COMPLETION OF WORK.	4.	do not With Af City.	DAMAGE EXISTING U 'PROVAL OF APPROPR
D A: Bl	O NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. ANY FEES SSOCIATED WITH SOIL COMPACTION, MOISTURE, CONCRETE, SUB-GRADE OR SUB-BASE TESTS SHALL E THE RESPONSIBILITY OF THE CONTRACTOR.	5.	REMOVE FROM T	DEBRIS AND ACCUMI HE SITE AND LEAVE #
6. B. Cl Cl	ASE ROCK: AGGREGATE BASE ROCK MATERIALS SHALL MEET CURRENT CITY REQUIREMENTS FOR LASS 2 AGGREGATE BASE ROCK. BASE ROCK SHALL BE INSTALLED WHERE INDICATED ON DRAWINGS. OMPACT TO 95% OF MAXIMUM DRY DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT. NO	6.	FOLLOW TO THE PERIOD.	NG ACCEPTANCE OF IRRIGATION AS DIREC
7. Fi Ci	ORMWORK: FORMS SHALL CONFORM STRICTLY TO SHAPE, LINES, DIMENSIONS AND DETAILS FOR ONCRETE WORK. TRANSITION OF CURVES TO STRAIGHT	7.	THE DR PLANTIN SLEEVES FINISHEL	AWINGS ARE DIAGRAMI G AREAS WHERE POS G, ETC. WHICH MAY B D CONDITIONS AFFECT
LI R/ W	INES AND OF CURVES TO CURVES SHALL BE SMOOTH, CONTINUOUS, AND UNINTERRUPTED, WITH 90" ADIUS ALIGNMENT AS POINT OF TANGENCY. FORMS SHALL BE CLEANED AND THOROUGHLY COATED 'ITH FORM OIL.		DIFFERE WHERE AND AP	NCES OR AREA DIFFE FIELD CHANGES EXIST PROVAL OF THE CITY
8. F(M. S(OOTING FORMS: IF EARTH BANKS WILL STAND WITHOUT CLUMPING OR CAVING, CONCEALED FOOTINGS AY BE CAST IN NEAT TRENCHES. IF EXCAVATIONS RAVEL OR CAVE, FOOTINGS SHALL BE FORMED. OIL SHALL BE MOIST, BUT NOT MUDDY OR PUDDLED PRIOR TO POURING CONCRETE.		IRRIGATI INSTALL/ WALLS I FOR RE	ON CONTRACT WORK ATION OF PIPE, COND ROADWAYS, PAVING, S QUIRED REVISIONS IF
9. R Ri Si	EINFORCING STEEL: CONFORM TO THE PLACEMENT, CLEAR SPACING AND LAPPING REQUIREMENTS OF EFERENCE STANDARDS. REINFORCING SHALL BE ACCURATELY LOCATED AND HELD IN PLACE BY UPPORTS ADEQUATE TO PREVENT DISPLACEMENT AND MAINTAIN REINFORCEMENT AT PROPER	8.	the int Require	ENT OF THIS IRRIGATI D TO SUSTAIN GOOD
			NO.	REVI
_	PUBLIC WORKS DEPARTMENT ROBERT MOWAT ASSOCIATES		1 2	MOVE MAIN & VALVES MOVE VALVES OUT D
∕ BR	ALE CITY OF	07	3 4 5	CITY COMMENTS CITY COMMENTS CITY COMMENTS

REINFORCING SHALL BE SECURELY TIED WITH STEEL TIE WIRE AT ALL STAGGER SPLICES IN ADJACENT BARS WHEREVER POSSIBLE

SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL CONCRETE POSTS, ANCHOR BOLTS AND OTHER ITEMS EMBEDDED IN ATELY SECURED SO THAT THEY WILL NOT BE DISPLACED DURING PLACING

HALL CONFORM TO THE REQUIREMENTS OF CITY STANDARDS AND

OINTS SHALL CONFORM TO THE REQUIREMENTS OF CITY STANDARD PLANS

INTS WHERE INDICATED ON DRAWINGS WITH PLAIN BARS GREASED OR BUILDING PAPER.

CONCRETE IN ACCORDANCE WITH REFERENCE STANDARDS. ALL TRUE TO LINE AND GRADE AS SHOWN ON THE DRAWINGS. PLACING OF IMMEDIATELY AFTER MIXING AND DEPOSITED WITHOUT SEPARATION OF THE

ROPPED FREELY MORE THAN SIX FEET (6'). ALL CONCRETE SHALL BE MEANS OF SPADING AND INTERNAL MECHANICAL VIBRATORS. CONCRETE POCKETS OR HONEY COMBING SHALL NOT BE ACCEPTED.

ALL HAVE A MEDIUM BROOM FINISH OBTAINED BY DRAWING A STIFF FLOATED FINISH. UNLESS OTHERWISE SHOWN ON THE DRAWINGS. BE PERPENDICULAR TO DIRECTION OF TRAVEL, OR AS DIRECTED BY SHALL HAVE TROWEL MARKS RESULTING FROM TOOLING OF EDGES AND OUT.

SHALL HAVE A FLOAT FINISH WITH SMOOTH, LEVEL, EVEN-TEXTURED DGES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS. EDGES TO BE

N STRICT CONFORMANCE TO THE MANUFACTURER'S RECOMMENDATIONS.

NEWLY PLACED CONCRETE SHALL BE CURED IN ACCORDANCE WITH 90 OF THE STANDARD SPECIFICATIONS. THE USE OF PIGMENTED CURING ALLOWED. PROTECT NEWLY PLACED CONCRETE. CONCRETE WHICH IS NG THE COURSE OF THIS CONTRACT SHALL BE REPLACED BY THE VAL COST TO THE OWNER.

CAL DEVIATION FROM ESTABLISHED GRADES SHALL NOT EXCEED 0.04 DEVIATIONS SHALL EXCEED 0.02 FEET IN TEN FEET (10'). THICKNESS 0.01 FOOT LESS THAN PLANNED THICKNESS AT ANY POINT. NO CE IRREGULARITIES WILL BE PERMITTED. PAVING SHALL HAVE A MINIMUM ERWISE SHOWN ON DRAWINGS OR APPROVED BY CITY REPRESENTATIVE.

S, STAMP OR MARK OF ANY DESCRIPTION WILL BE PERMITTED ON THE

END OF CONCRETE NOTES

CITY COMMENTS

ERSONS FAMILIAR WITH IRRIGATION WORK AND UNDER THE SUPERVISION

RED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY CORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.

AND EXISTING UTILITIES PRIOR TO EXCAVATION. CALL UNDERGROUND 800-642-2444.

TILITIES, PAVING OR STRUCTURES. PROVIDE THE NECESSARY REPAIRS RIATE AGENCY BEFORE BACKFILLING AND AT NO ADDITIONAL COST TO THE

ULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION DAILY AREA IN A CLEAN CONDITION ACCEPTABLE TO THE CITY ENGINEER.

WORK BY THE CITY MAINTAIN SITE AND MAKE CORRECTIONS OR REPAIRS CTED BY THE CITY ENGINEER AT THE COMPLETION OF THE MAINTENANCE

MATIC. EQUIPMENT SHOWN IN PAVING IS FOR CLARITY ONLY - INSTALL IN SIBLE DUE TO THE SCALE OF THE DRAWINGS. ALL OFFSETS. FITTINGS. REQUIRED ARE NOT INDICATED. INVESTIGATE THE STRUCTURAL AND ING THE CONTRACT WORK INCLUDING OBSTRUCTIONS. GRADE RENCES, WHICH MAY HAVE NOT BEEN CONSIDERED IN THE ENGINEERING.

, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION ENGINEER AS PER THE CONTRACT SPECIFICATIONS. COORDINATE WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND DUIT, OR SLEEVES OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER TRUCTURE, ETC. BEFORE CONSTRUCTION. ASSUME FULL RESPONSIBILITY THESE NOTIFICATIONS ARE NOT PERFORMED.

ION SYSTEM DESIGN IS TO PROVIDE THE MINIMUM AMOUNT OF WATER PLANT HEALTH.

- AND LANDSCAPE COEFFICIENT FOR EACH ZONE.
- PERFORM FINAL GRADING AFTER 14-DAY PERIOD.
- ENGINEER.

- PLANS.
- TO BE ON A PAD 12" ABOVE FINISHED GRADE.

- PAINTED.
- LAYOUT PLANS.
- REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. WEATHERPROOF UNUSED WIRE ENDS AND PRESSURE TEST, COVERAGE REVIEW, GRADING REVIEW, BACKFLOW CERTIFICATION, AND AUTOMATIC OPERATION INSTALL IN LAST VALVE BOX. OF CONTROLLER(S) IS COMPLETED, CERTIFIED BY THE VENDOR, AND APPROVED BY THE CITY ENGINEER. 33. IRRIGATION CONTROL WIRES: SOLID STRAND COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE AWG-UF #14-1. COMMON GROUND WIRE: #12 WITH WHITE INSULATING JACKET. CONTROL WIRE: INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES: MADE WITH 3M-DBY SEAL PACKS. TRACER WIRE: INSULATED 10-GAUGE WIRE, BLACK IN COLOR, LOOPED INTO ALL ISOLATION VALVE CANS FOR ENTIRE LENGTH OF MAINLINE. MULTIPLE CONTROLLERS: COLOR CODE WIRES FOR EASE OF IDENTIFICATION BY PROVIDING DIFFERENT COLOR CONTROL WIRE FOR EACH CONTROLLER. REFER TO CITY DETAILS AND SPECIFICATIONS. 34. SPLICING OF 24-VOLT WIRES IS NOT PERMITTED EXCEPT AT RCV SOLENOIDS OR BEYOND 2500' OF WIRE LENGTH. PROVIDE A 36" LONG 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE. PROVIDE A 36" LONG 1" DIAMETER EXPANSION LOOP EVERY 100 FEET AND TAPE WIRES TOGETHER EVERY TEN FEET ALONG THE WIRE RUN. DO NOT TAPE WIRES TOGETHER INSIDE SLEEVES. ALL APPROVED SPLICES SHALL BE INSTALLED IN A LABELED SPLICE BOX AS DIRECTED BY CITY REPRESENTATIVE. 35. FOR EASE IN IDENTIFICATION COLOR CODE LOW VOLTAGE WIRE AS FOLLOWS: HAVE A 5' OFFSET FROM ADJACENT PATH OR PAVED AREA AND SHALL BE CLEARLY IDENTIFIED ON ALL RED = TURF ZONESGREEN = TREE AND/OR SHRUB BUBBLER ZONESMAIN LINE OR MANIFOLD ISOLATION VALVES: METER PEDESTAL AND IRRIGATION CONTROLLER BOXES SHALL HAVE SLANT TOP LIDS. THE SLANT TOP 36. MAIN LINE OR MANIFOLD ISOLATION VALVES ARE TO BE INSTALLED IN THE FULL OPEN POSITION UNLESS ENCLOSURES MAY LIMIT CONFIGURATIONS REQUIRING MORE THAN ONE CONTROLLER OR DEVICE. ENCLOSURES OTHERWISE NOTED. 37. PROVIDE ONE GATE VALVE KEY TO CITY FOR OPERATION OF MAIN LINE ISOLATION VALVES, TWO KEYS FOR PROJECT. MASTER CONTROL VALVE AND FLOW SENSOR: NUMBER ON LID OF VALVE BOX. (2-1/2) LETTERS AND NUMBERS) IN A PERMANENT FASHION, NOT 38. INSTALL FLOW SENSOR CABLE IN 1.5" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE, WITH PULL BOXES EVERY 100', IF APPLICABLE. MAKE SPLICES ONLY IN CONTROLLER ENCLOSURES OR IN AN APPROVED PULL BOX. 39. DO NOT SPLICE SENSOR CABLE BETWEEN THE CONTROLLER AND FLOW SENSOR. DO NOT EXCEED A MAXIMUM OF 2000' OF SENSOR CABLE. HEALTH. MAKE ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER 40. ALL IRRIGATION SYSTEMS SHALL INCLUDE FLOW SENSORS AND MASTER CONTROL VALVES. THESE SHALL WORK INTEGRALLY WITH THE CONTROLLER. THE FLOW SENSOR SHALL CONNECT TO SATELLITE COMPONENTS INCLUDE A PEAK DEMAND IRRIGATION SCHEDULE BY STATION IN IRRIGATION PLAN AND A LAMINATED COPY NECESSARY FOR OPERATION. OF SCHEDULE IN CONTROLLER ENCLOSURE. REMOTE CONTROL VALVE: 41. PROVIDE PLASTIC VALVE BOXES WITH BOLT DOWN (STAINLESS STEEL BOLTS AND WASHERS), NON-HINGED LOCATION(S) TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL COVER HEAT BRANDED WITH THE WORD "IRRIGATION" AND THE IDENTITY OF THE BOX'S CONTENTS, SUCH AS CONNECTION FROM ELECTRICAL SUB-OUT TO CONTROLLER(S) AND PROVIDE PROPER GROUNDING PER QUICK COUPLING VALVE, REMOTE CONTROL VALVE (WITH VALVE ID#), ETC. BOX BODY SHALL HAVE KNOCK CONTROLLER MANUFACTURER'S INSTRUCTIONS. ALL BREAKERS MUST BE LABELED. OUTS. MANUFACTURER: CARSON, NDS OR APPROVED EQUAL AS PER CITY DETAIL. 42. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE 12" APART. SHORT SIDE OF GRADE. CONNECT #10 AWG WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND GROUND RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC., REFER TO BOX INSTALLATION SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. PROVIDE WIRE AS SHORT AS POSSIBLE. DETAIL. REFER TO CITY DETAILS AND SPECIFICATIONS. AVOIDING ANY KINKS. REMOTE CONTROL VALVES PLACED IN GROUPS CAN BE PLACED ON A MANIFOLD WITH A BALL VALVE AT THE START OF THE MANIFOLD AND QUICK COUPLER AT THE END OF THE MANIFOLD. THE MAINTENANCE PERSONNEL. THE CITY ENGINEER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER. 43. VALVE LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN TURF AREA). THE FIELD. CONTACT CITY INSPECTOR ON FINAL LOCATION AND ORIENTATION OF THE IRRIGATION CONTROLLER 44. INSTALL REGULATORS AFTER BACKFLOW VALVE ASSEMBLY FOR POTABLE IRRIGATION SYSTEMS AND AT AND ELECTRIC METER PEDESTAL. BOOSTER PUMP FOR NON-POTABLE IRRIGATION SYSTEMS. SPRINKLERS: MASTER PRO MAX-RMR-RAC. 45. FLUSH AND ADJUST SPRINKLER HEADS FOR EFFICIENT PERFORMANCE. PREVENT OVERSPRAY ON THE WALKS, ROADWAYS. SIGNS. LIGHTS. AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL OR PRESSURE REGULATION DEVICE AT EACH VALVE TO CONNECTED TO THE FINAL ELECTRICAL SOURCE, CONNECTED TO THE PHONE LINE, AND ABLE TO OBTAIN THE BEST OPERATING PRESSURE FOR EACH SYSTEM. COMMUNICATE TO THE CENTRAL CITY COMPUTER SYSTEM. 46. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS. 47. IRRIGATION HEAD LAYOUT AND PIPING AS SHOWN ON THE DRAWINGS IS INDICATIVE OF THE WORK TO BE INSTALLED. IRRIGATION HEADS, ARC OF SPRAY, RADIUS OF SPRAY AND PIPING AT CERTAIN LOCATIONS MAY - VARIABLE FREQUENCY DRIVE - STATION DISCONNECT BE REQUIRE FIELD ADJUSTMENT TO PREVENT HARM TO TREE ROOTS AND INTERFERENCE OF TREES TO - BY-PASS ISOLATION VALVE - PRESSURE SWITCH GAUGE IRRIGATION SPRAY. EXERCISE PARTICULAR ATTENTION AT ALL TREES TO ELIMINATE DIRECT SPRAY OF - TEMPERATURE SENSOR - STATION ISOLATION VALVE IRRIGATION HEADS ON TREE TRUNKS, ESPECIALLY OAK TREES. - PRESSURE GAUGE – STATION FAN – FLOW SENSOR - PRESSURE TRANSDUCER 48. IRRIGATION HEAD LAYOUT PARAMETERS: - UPSTREAM PRESSURE REGULATOR - PRESSURE REGULATOR 1. SPRAY HEADS: HEAD-TO-HEAD SPACING OR CLOSER 2. NOZZLES HAVE MATCHED PRECIPITATION RATES, +/-10%3. ROTORS ARE SPACED AT 45% OF THE DIAMETER AND/OR HAS LARGE TURF ROTORS. ALL OTHER SYSTEMS SHALL BE DESIGNED TO OPERATE AT 50 PSI. OR LESS. WITHOUT A BOOSTER PUMP. CITY RESERVE SHALL BE 20% HIGHER THAN DESIGN PRESSURE AS 49. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE TO ALLOW THE FLOW OF WATER TO FLOW INTO THE RECOREDED ON CITY WATER CHART, OR BOOSTER PUMP REQUIRED. ROOTBALL AREA. 50. BUBBLER SPRINKLER RATIO SHALL BE 1 PER SHRUB AND 2 PER TREE. IN LAWN AREAS ALL TREES SHALL CONCRETE BASE. HAVE 2 POP-UP BUBBLERS AND SHALL ALSO BE ON AN INDEPENNDENT VALVE CIRCUIT. GALLONAGE PER SHRUB OR TREE SHOULD BE MATCHED TO OVERALL PLANT REQUIREMENT. 51. SPRINKLERS AND PIPING IS TO BE NO CLOSER THAN 4" FROM WALKWAYS, FENCES, CURBS, DRIVEWAYS AND COLOR, FOR EACH CONTROLLER (NOT USED). LOOP SPARE COMMON WIRE INTO ALL VALVES BOXES AND UTILITY PADS AND 8" FROM BUILDINGS OR OTHER PERMANENT STRUCTURES. RUN ENTIRE LENGTH OF MAINLINE. 52. INSTALL TRIPLE SWING JOINTS ON ALL HEADS, NO MARLEX TO MARLEX FITTINGS. SIX (6) STATIONS USED ON THE CLOCK. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE IRRIGATION NOTES CONTINUED ON NEXT SHEET **VEMENT PLAN** SHEET **CARMEL ESTATES PARK** SUBDIVISION | LS - 2 CITY OF BRENTWOOD STANDARD NOTES

9. PLANTING IS NOT TO START UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND HYDROSTATIC 10. SPRINKLER SYSTEM GUARANTEE SHALL BE ONE (1) YEAR INCLUDING MANUFACTURER'S WARRANTIES. 11. AT TIME OF AS-BUILT SUBMITTAL, PROVIDE ACTUAL FLOW RATE, PRECIPITATION RATE, CYCLE AND SOAK TIME, 12. PROVIDE A COVERAGE CHECK AND 14-DAY WATERING PERIOD BEFORE PLANTING. REMOVE WEEDS AND 13. PROVIDE A CERTIFIED WATER AUDIT OF IRRIGATION SYSTEM AND PROVIDE WRITTEN RESULTS TO THE CITY 14. STRAINER AND SPOOL ASSEMBLY SHALL BE LINE SIZE OR AS APPROVED BY CITY OF BRENTWOOD. 15. THE BACKFLOW PREVENTION DEVICE IS TO BE CERTIFIED BY A CITY APPROVED BACKFLOW INSPECTOR. 16. BOOSTER PUMP, ELECTRIC METER PEDESTAL, CONTROLLER AND ALL OTHER IRRIGATION ENCLOSURES SHALL 17. ALL IRRIGATION ENCLOSURES, INCLUDING BACKFLOW ENCLOSURE, SHALL BE STAINLESS STEEL. ELECTRICAL CONTROLLER: 18. SEQUENCE VALVES TO OPERATE IN GEOGRAPHIC ORDER. TAG AND MARK (BY HEAT BRANDING) VALVE 19. SUPPLY TWO SETS OF LAMINATED, COLOR COATED (BY STATION), REDUCED SCALE, AS BUILT 8-1/2"x11" 20. PROGRAM THE CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT 21. 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER 22. PROVIDE ONE DEDICATED GROUND FOR CONTROLLER AS DETAILED. GROUND ROD: TEN FEET LONG BY 3/4" 23. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER. 24. SATELLITE CONTROLLER LOCATION IS DIAGRAMMATIC. THE CITY ENGINEER WILL SET THE EXACT LOCATION IN 25. ALL CONTROLLERS SHALL INCLUDE A RAIN MASTER PRO MAX RECEIVER PMR-CAC. FURNISH ONE RAIN 26. PRIOR TO THE START OF PLANTING, THE SATELLITE CONTROLLERS ARE TO BE FULLY OPERATIONAL 27. SATELLITE CONTROLLERS ARE TO BE CERTIFIED BY THE VENDOR AFTER INSTALLATION IS COMPLETE BOOSTER PUMP: 28. BOOSTER PUMP SHALL INCLUDE THE FOLLOWING MINIMUM SPECIFICATIONS: 29. BOOSTER PUMPS SHALL BE USED ON ANY JOB THAT WILL USE RECLAIMED WATER OR NON-POTABLE WATER 30. BOOSTER PUMP AND EXTERNAL BREAKERS TO BE INSTALLED WITH STAINLESS STEEL ENCLOSURE AND LOW VOLTAGE WIRE: 31. PROVIDE A DEDICATED COMMON GROUND WIRE PLUS ONE SPARE COMMON 12-GAUGE WIRE, WHITE IN 32. SPARE WIRES SHALL RUN ALONG ENTIRE LENGTH ON MAIN LINE AT A RATIO OF ONE (1) EXTRA WIRE PER

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REVISION	DATE:	3/12/07
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DOD

CALIFORNIA OF 17 SHEETS 11-28-12 AS-BUILT DRAWING SET 3/10



1. THE BACKFLOW PREVENTION DEVICE IS CERTIFIED BY A CITY APPROVED BACKFLOW INSPECTOR. 2. A HYDROSTATIC PRESSURE TEST ON IRRIGATION MAINS AND LATERALS IS PERFORMED. 3. IRRIGATION CONTROLLER SHALL BE FULLY OPERATIONAL AND CONNECTED TO FINAL ELECTRICAL SOURCE AND AND PHONE LINE AND SHALL BE ABLE TO COMMUNICATE WITH CENTRAL CITY

2. ALL PLANTING SHALL CONFORM TO THE CITY OF BRENTWOOD STANDARDS, TREE SPECIES MUST CONFORM TO THE CITY OF BRENTWOOD URBAN FOREST GUIDELINES.

3. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE

4. CONTRACTOR SHALL PROVIDE 1-YEAR GUARANTEE ON TREE AND SHRUBS FROM DATE OF

5. CONTRACTOR SHALL INSPECT AND BE FAMILIAR WITH SITE CONDITIONS. ANY DISCREPANCIES WHICH EXIST BETWEEN OBSERVED SITE CONDITIONS AND THE DRAWINGS SHALL BE BROUGHT TO THE

6. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC, UNLESS OTHERWISE NOTED, AND ARE SUBJECT TO CHANGE IN THE FIFLD BY THE OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AFTER CONSULTING WITH THE LANDSCAPE ARCHITECT. AND IF APPROVED BY THE CITY OF BRENTWOOD.

7. CONTRACTOR SHALL PROVIDE A CITY APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN FIVE FEET (5') OF CURB OR PAVING, PER CITY OF BRENTWOOD DETAIL. INSTALL LINEAL PANELS PARALLEL AND ADJACENT TO EDGE OF PAVEMENT, 12' TOTAL LENGTH, 6' ON EITHER SIDE OF TREE. SEE CITY

8. PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF THREE FEET (3') OR DOWN TO NATIVE SOIL IN AREAS WHERE COMPACTION HAS PREVIOUSLY OCCURRED SUCH AS IN MEDIANS AND PARKING LOTS, ESPECIALLY IF ROAD BASE WAS INSTALLED IN THE PLANTING LOCATION. ALL ROAD

9. ALL CONSTRUCTION MATERIAL AND DEBRIS SHALL BE REMOVED PRIOR TO SOIL PREPARATION.

10. CITY SHALL COLLECT SOIL SAMPLES FROM POST-GRADED LANDSCAPE AREAS FOR ANALYSIS BY APPROVED TESTING LABORATORY. CONTRACTOR SHALL COORDINATE AND PAY FOR TESTS. SOIL SAMPLES SHALL BE TAKEN AT APPROXIMATELY SIX INCH (6") DEPTHS AS PER THE CITY OF

11. SOIL TEST/RECOMMENDATION RESULTS SHALL BE DISTRIBUTED BY THE CONTRACTOR TO THE CITY, OWNER, LANDSCAPE ARCHITECT AND PROJECT HORTICULTURALIST.

12. A REVISED SOIL AMENDMENT AND PLANT PIT BACKFILL SPECIFICATION SHALL BE DEVELOPED BY THE CITY STAFF IN COOPERATION WITH LANDSCAPE ARCHITECT AND HORTICULTURIST BASED ON SOILS TEST. CONTRACT ADJUSTMENT MAY BE REQUIRED AS A RESULT OF SOILS TEST.

13. PLANT SPECIES LIST SHALL BE EVALUATED BY HORTICULTURIST IN TERMS OF APPROPRIATENESS TO THE SOILS TEST AND SHALL BE REVISED ACCORDINGLY TO LEVELS OF BORON OR SODIUM PRESENT

14. SOIL AMENDMENTS SHALL MEET CITY STANDARDS AND SPECIFICATIONS, AND SHALL CONFORM TO THE

15. CONTRACTOR SHALL PAY FOR SUBSEQUENT POST-AMENDMENT SOIL TESTING AS DIRECTED BY THE CITY PRIOR TO PLANTING TO VERIFY COMPLIANCE OF RECOMMENDATIONS.

16. THE FOLLOWING RECOMMENDATIONS ARE FOR BID PURPOSES ONLY. CONTRACTOR SHALL FOLLOW

2. INCORPORATE THE FOLLOWING MATERIAL INTO SOIL PER 1000 SQ. FT.

- SIX CUBIC YARDS NITROGEN FORTIFIED ORGANIC AMENDMENT

17. SPECIFICATIONS AND SAMPLE OF NITROGEN FORTIFIED ORGANIC AMENDMENT SHALL BE SUBMITTED TO

18. AMENDMENTS SHALL BE ADDED WHEN GRADING IS AT PLUS OR MINUS 1/10 FOOT OF FINISH GRADE.

19. CITY SHALL BE NOTIFIED 3 DAYS PRIOR TO AMENDING OR FERTILIZING PLANTING AREAS FOR

20. ALL TREES PLANTING HOLES SHALL BE SCARIFIED ON SIDES AND BOTTOM TO REMOVE AND GLAZING.

21. DRAIN TUBES, AS PER CITY OF BRENTWOOD DETAIL, MAY NOT BE NECESSARY. CONSULT SOILS REPORT FOR

22. NO PLANTING OR HARDSCAPE WILL BE INSTALLED UNTIL GRADE IS CERTIFIED TO BE WITHIN PLUS OR MINUS 1/10 FOOT OF FINISH GRADE. FINISH GRADE WILL BE CERTIFIED AT CONTRACTOR'S EXPENSE.

23. FOR 24-INCH BOX AND LARGER MATERIAL, PLANT PIT BACKFILL TO BE PLACED AROUND THE SIDES OF THE ROOTBALL BELOW A ONE FOOT (1') DEPTH SHOULD NOT CONTAIN THE ORGANIC AMENDMENT BUT SHOULD BE NUTRITIONALLY IMPROVED BY BLENDING 2 POUNDS GYPSUM PER CUBIC YARD OF PULVERIZED SITE SOIL.

- 24. SOIL AMENDED ON THE SITE OR THE FOLLOWING BACKFILL MIX IS RECOMMENDED FOR PL THE TOP 12 INCHES (12") OF BACKFILL AROUND THE SIDES OF THE ROOTBALL FOR CON GROWN PLANTS:
 - 2 PARTS PULVERIZED SITE SOIL - 1 PART ORGANIC AMENDMENT
 - 2 POUNDS GYPSUM PER CUBIC YARD OF BACKFILL MIX
- 25. ALL PLANT MATERIAL TO BE INSPECTED BY CITY PRIOR TO INSTALLATION. NOTIFY CITY 48 PRIOR TO INSPECTION.
- 26. CITY HAS THE RIGHT TO REJECT PLANT MATERIAL IF IT DOES NOT MEET MINIMUM PLANT REQUIREMENTS. ALL PLANT MATERIAL MUST BE IN HEALTHY CONDITION AND WITHOUT KINK OR ENCIRCLING ROOTS.
- 27. APPLY PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION GROUNDCOVER, NON-PLANTED AREAS AND TOT LOTS PRIOR TO SAND AND BARK INSTALLA CONTACT CITY 24 HOURS PRIOR TO APPLICATION. AREAS SHALL BE WATERED-IN IMMEDIAT APPLICATION.
- 28. FERTILIZER TABLETS SHALL BE BEST PAKS (20-10-5) TABLETS INSTALLED AT MANUFACTU RECOMMENDED RATES UNDER ALL TREES AND SHRUBS.
- 29. FERTILIZER SHALL BE CITY APPROVED PRODUCT. AT A RECOMMENDED RATE BASED ON SO ANALYSIS.
- 30. REFER TO CITY OF BRENTWOOD STANDARD DETAILS L-1, L-2, L-4 FOR TREE AND SHRU AND GROUNDCOVER SPACING. LODGE POLES WITH FOUR TIES SHALL BE USED ON ALL PA PROJECTS.
- 31. STREET TREE PLANTING SHALL NOT INTERFERE WITH CITY OF BRENTWOOD REQUIRED LINE REFER TO CITY OF BRENTWOOD STANDARD DETAIL ST-11 FOR NECESSARY CLEARANCES.
- 32. MINIMUM CONTAINER PLANT SIZE:
 - 1 GALLON SHRUB: 1' HEIGHT X 1' DIAMETER 5 GALLON SHRUB: 1-1/2' HEIGHT X 1-1/2' DIAMETER 15 GALLON TREE: 6' HEIGHT X 5' CROWN DIAMETER
 - 24" BOX TREES: 8' HEIGHT X 4' CROWN DIAMETER
- 33. FOR TREES WITH SELF-SUPPORTING CENTRAL LEADERS, REMOVE NURSERY STAKES AT TIN PLANTING. FOR TREES WITHOUT SELF-SUPPORTING CENTRAL LEADERS OR FLOPPY CROWN NURSERY STAKE FOR A 3 MONTH PERIOD OR AT THE END OF THE MAINTENANCE PERIOD IS SHORTER.
- 34. MULCH PLANTING AREAS WITH A 3" LAYER OF 1/2"-3/4" DIAMETER "WALK-ON" TYPE FIL MULCH. DO NOT ALLOW BARK MULCH TO COME WITHIN 2" OF THE PLANT'S PARENT TRUI
- 35. REAPPLY PRE-EMERGENT HERBICIDE AT END OF MAINTENANCE PERIOD.
- 36. TREES SHALL MAINTAIN THE FOLLOWING CLEARANCES FROM UTILITIES UNLESS OTHERWISE BY THE OWNER'S REPRESENTATIVE OR REQUIRED BY THE CITY OF BRENTWOOD:
 - -STOP SIGNS, STREET SIGNS AND DIRECTIONAL SIGNAGE-35'
 - -LIGHT STANDARDS (STREET AND PARK)-20'
 - -PROPERTY LINE, FENCES/WALLS-10'
 - -SANITARY SEWER MAINS/LATERALS, WATER MAINS, POWER MAIN CONDUIT-5' --WATER AND POWER LATERALS. TELEPHONE. GAS. STORM DRAIN LINES-5'

TREES PLANTED WITHIN 15' OF PROPERTY LINES SHALL BE COMPACT VARIETIES. TREES F CLOSER THAN 10' FROM STREETS OR SIDEWALKS SHALL ALSO BE COMPACT, SMALL VARI

- 37. IF TREES ARE PLANTED WITHIN 10' OF SOUNDWALLS OR PROPERTY LINES, A 36" DEEP ROOT BARRIER SHALL BE INSTALLED AT PROPERTY LINE AND OR AT THE BASE OF SOUN
- 38. CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL HYDROSEED AND HYDROSOD ARE GERMINATED AND FREE OF ALL BARE SPOTS AND WEEDS. CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATER IN ORDER TO ESTABLISH A FULL STAND.
- 39. HYDROSEED AREAS SHALL RECEIVE SEASONAL MOWINGS, AT THE DIRECTION OF THE FIRE OF THE CITY OF BRENTWOOD FIRE DEPARTMENT. END OF PLANTING NOTES

MAINTENANCE PERIOD

- 1. UPON COMPLETION OF FINAL PUNCH LIST ITEMS, NOTICE SHALL BE GIVEN TO THE OWNE CITY REPRESENTATIVE TO REVIEW THE WORK. MYLAR (4MM) RECORD PLANS, PREPARED E CONTRACTOR, SHALL BE PROVIDED TO THE CITY AT THAT TIME, AS DESCRIBED UNDER SUBMITTALS/RECORD PLANS/REDLINES.
- 2. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SIGN A STATEMENT OF COMPLIAN VERIFYING THAT ALL MATERIALS AND EQUIPMENT ARE INSTALLED PER PLAN AND ARE IN OPERATING ORDER.
- 3. ALL MANUFACTURER AND CONTRACTOR WARRANTIES SHALL COMMENCE AFTER CITY ACCEF THE JOB.
- 4. CONTRACTOR SHALL PROVIDE 90-DAY MAINTENANCE PERIOD AFTER FINAL INSPECTION OF AND THE CITY COUNCIL HAS ACCEPTED THESE IMPROVEMENTS. MAINTENANCE PERIOD SHA SCHEDULED, WEEKLY MAINTENANCE. CONTRACTOR SHALL PROVIDE A SCHEDULE PRIOR TO 90-DAY

MAINTENANCE PERIOD: SCHEDULE ONE INSPECTION EVERY 30 DAYS WITH THE CITY. IF A PROVISIONS ARE NOT MET, INSPECTION PERIOD SHALL RE-COMMENCE AT THE BEGINNING DAYS.

ONS	BY	APP	DATE	DESIGNED UNDER THE DIRECTION OF:			IMPROV
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			3-22-12	ROBERT MOWAT ASSOCIATES	2/112		
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MENT PLA	N CARMELESTATES PARK SUBDIVISION SHEET
OF THESE OF THE 90	PROVIDED ALONG ALL TURF INTERFACE AREAS. END OF PARKING LOTS/PATHWAYS/TRAILS NOTES
BEGINNING	5. A 24" WIDE MOWBAND SHALL BE PROVIDED AT THE BASE OF A FENCE, A 12" WIDE MOWBAND SHALL
LL AREAS REQUIRF	AGGREGATE PER CITY SPECIFICATIONS.
NCE OF	3. MAIN ACCESS PATH SHALL BE A TEN-FOOT (10') WIDTH PAVING, SIX INCHES (6") THICK CONCRETE WITH #4 REBAR AT 24" O.C. AND $1-1/2$ LBS. OF FIBER MESH PER CUBIC YARD ON 6" COMPACTED
DD	PAVING: 2. PAVING FOR PARKS AND TRAILS SHALL BE CONCRETE, UNLESS OTHERWISE APPROVED BY THE CITY OF BRENTWOOD.
THE	DEVELOPERS TO PROVIDE AND INSTALL STANDARD CITY PARK NAME SIGNS AS PER CITY DETAIL. COLOR FOR PARK SIGN CONCRETE FOOTING SHALL MATCH PARK SIGN.
and the	PRIVATE STREETS, PARKING LOTS, AND COMMERCIAL DEVELOPMENTS SHALL USE LOCAL RESIDENTIAL REQUIREMENTS AS A MINIMUM. OFF-STREET PARKING SHALL BE PROVIDED, DESIGNED, AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL ORDINANCE AND AS REQUIRED BY THE CITY ENGINEER.
ARSHALL	NO STRUCTURAL ALLOWANCE WILL BE MADE FOR THE GEOGRID. THE MINIMUM STREET SECTION SHALL NOT BE LESS THAN FOUR INCHES (4") OF ASPHALT CONCRETE AND EIGHT INCHES (8") OF AGGREGATE BASE. AGGREGATE BASE AND SUBBASE SHALL CONFORM TO THE STATE STANDARD SPECIFICATIONS, SECTIONS 25 AND 26. THE USE OF "SIERRACRETE" MANUFACTURED BY DUPONT IS NOT PERMITTED.
12' LONG ALL.	HIGHWAYS DESIGN METHOD. IF SUBGRADE HAS AN "R" VALUE OF 10 OR LESS, GEOGRID SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION ON SUBGRADE PRIOR TO PLACEMENT OF AB MATERIAL.
NTED ES.	STREET SECTIONS SHALL BE CALCULATED BASED ON "R" VALUES OBTAINED FROM MATERIAL GATHERED FROM THE LEVEL OF THE PROPOSED SUBGRADE USING THE STATE OF CALIFORNIA DIVISION OF
	GENERAL: 1. FOR PURPOSES OF GEOMETRIC AND STRUCTURAL DESIGN, STREETS SHALL BE CLASSIFIED ACCORDING TO THE CITY OF BRENTWOOD GENERAL PLAN. ANY DEVIATION FROM THE STANDARD SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEER
PROVED	end of submittal/record plan/redlines notes Parking i ats/pathways/trails/signage
ΟΑΚΚ	EQUIPMENT, PLANT COUNTS, AND AREA MEASUREMENTS SUCH AS TURF, GROUNDCOVER AND HARDSCAPING. 7. A WRITTEN CONSTRUCTION SCHEDULE SHALL BE PROVIDED TO THE CITY BEFORE WORK COMMENCES.
HICHEVER	 6. AN INVENTORY SHALL BE SUBMITTED FOR ALL AREAS. INFORMATION SHALL INCLUDE ALL IRRIGATION
)F	BY THE PRE-CONSTRUCTION MEETING. 5. OPERATIONS MANUAL MUST BE SUPPLIED IN THREE-RING BINDER. IT MUST INCLUDE MANUFACTURER
	OF FURNISHING ANY REQUIRED INFORMATION. 4. FOUR (4) SETS OF SUBMITTALS IN INDIVIDUAL THREE-RING BINDERS SHALL BE GIVEN TO THE CITY
	ALSO PROVIDE ONE FULL SIZE REPRODUCIBLE SEPIA MYLAR SET OF THE CORRECTED RECORD PLANS. REPRODUCIBLE PRINTS FOR PREPARING THE RECORD PLANS MAY BE OBTAINED FROM THE OWNER. DFI IVERY OF THESE PLANS TO THE CITY WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY
- SIGHTS.	THE CONTRACTOR SHALL THEN MAKE CORRECTIONS AS NECESSARY, REDUCE THE PLANS TO 8-1/2"X11" OR 11"X17", AND SEND THREE (3) COPIES BACK TO THE CITY. PLANS MUST BE SUBMITTED TO THE CITY BEFORE PROJECT WILL BE FORMALLY ACCEPTED. THE CONTRACTOR SHALL
PLANTING	3. ON OR BEFORE THE DATE OF THE PRE-MAINTENANCE FINAL INSPECTION, THE CONTRACTOR SHALL DELIVER TO THE CITY, A CORRECTED, NEATLY DRAFTED, COMPLETE SET OF THESE REDLINE DRAWINGS. THESE PLANS SHALL BE FIRST SUBMITTED TO THE CITY AT FULL SIZE. THE CITY REPRESENTATIVE WILL REVIEW THE PLANS, MAKE ANNOTATIONS IF NECESSARY, AND RETURN TO THE CONTRACTOR.
R'S	LEGIBLE ANNOTATION THEREON DAILY AS THE WORK PROCEEDS, SHOWING THE WORK, INCLUDING THE EXACT LOCATIONS, SIZES, AND KINDS OF EQUIPMENT AS ACTUALLY INSTALLED. THESE PLANS SHALL BE AVAILABLE AT ALL TIMES FOR THE INSPECTION BY THE CITY.
TO ALL NS. AFTER	THE PLANS OR IN THE SPECIFICATIONS, SUCH WORK SHALL BE INDICATED AND DIMENSIONED ACCURATELY ON THESE REDLINE (AS-BUILT) DRAWINGS. 2. THESE PLANS SHALL ALSO SERVE AS WORK PROGRESS SHEETS. THE CONTRACTOR SHALL MAKE NEAT,
GIRDLED	SUBMITTALS/RECORD PLANS/REDLINES 1. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE, ONE (1) COMPLETE SET OF ALL PLANS INCLUDED IN THIS CONTRACT. WHEN ANY WORK IS NOT INSTALLED AS INDICATED ON
URS	6. AFTER SATISFACTORY COMPLETION OF THE MAINTENANCE PERIOD AS DETERMINED BY THE CITY THE OWNER SHALL CONTACT THE CITY, 925–516–5377, AND SCHEDULE A CLOSE–OUT MEETING TO HAND OVER ALL AS–BUILT DRAWINGS, MANUALS, BINDERS, KEYS AND ANY OTHER ITEMS REQUESTED IN THE PUNCHLIST. THE CITY OF BRENTWOOD WILL THEN ASSUME MAINTENANCE OF THE LANDSCAPE AND CIVIL IMPROVEMENTS THAT HAVE BEEN COMPLETED AND ACCEPTED. END OF MAINTENANCE PERIOD NOTES

REVISION DATE: 3/12/07

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A RESOLUTION OF THE CITY OF BRENTWOOD'S PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL REZONE (RZ 06-02) PLANNED DEVELOPMENT NO. 26 (PD 26) ZONING DISTRICT TO INCLUDE SPECIFIC DEVELOPMENT STANDARDS FOR THE APPROXIMATELY 37 ACRE CARMEL ESTATES PROJECT, LOCATED SOUTH OF CARMEL PARKWAY, IMMEDIATELY EAST OF MINNESOTA AVENUE, AND WEST OF MARSH CREEK (APN 017-080-

WHEREAS, the applicant has applied to amend roughly 37 acres within PD-26 Zone to establish development standards for the Carmel Estates project and submitted a Tentative Subdivision Map application for a proposed mixed use planned development as shown and described in the application materials for the Carmel Estates project submitted to the City; and

WHEREAS, the applicant has filed an application to amend the PD-26 zoning district and establish specific regulations and standards for the development and use of the site consistent with the project as shown and described in the companion Design and Site Development Review and Tentative Subdivision Map applications filed by the applicant, and;

WHEREAS, at a duly noticed public hearing on June 6, 2006, this Planning Commission passed Resolution No. 06-52 in which it certified the Mitigated Negative Declaration (MND) and adopted a Mitigation Monitoring and Reporting Plan (MMRP), and,

WHEREAS, a Notice of Public Hearing on this application for approval of the amendment to PD-26 zone and the Tentative Subdivision Map application was legally advertised in the Brentwood Press on May 5, 2005, and mailed to all property owners of record within 300 feet of the subject property according to City policies and Government Code Section

NOW, THEREFORE, BE IT RESOLVED, on June 6, 2006, the Planning Commission conducted a duly noticed public hearing on this application to amend the PD-26 Zone, and has reviewed and considered all of the evidence in the record of these proceedings, including the MND, the MMRP, and the project testimony and written information presented during the public hearing, and

- A. The Planning Commission hereby finds as follows.
 - 1. Is consistent with and implements the intent of the General Plan as amended.
 - 2. Will be consistent with and establish clear development standards for the uses permitted under the General Plan.
 - 3. Will provide standards resulting in development that is consistent and compatible with surrounding uses
 - Will provide for adequate public uses and private open space.
- 5. Will generate a level of traffic that can be accommodated by the public circulation system, existing or planned.
- 6. Will serve the housing needs of the City and the region and will not create a detrimental imbalance between the public service needs of its residents and available fiscal and environmental resources (Government Code Section 65863.6)
- 7. That the proposed Project will clearly result in a more desirable use of land and a better physical environment than would be possible under any single or combination of zones.
- 8. That the PD-26 Zone is on property which has a suitable relationship to one or more thoroughtares; and that said thoroughtares as planned are adequate to carry any traffic generated by development consistent with the proposed PD-26 Standards
- 9. That the site plan for the proposed Project presents a unified and organized arrangement of buildings and service facilities which are appropriate in relation to adjacent or nearby properties and that adequate landscaping and/or screening is included if necessary to insure compatibility,
- 10. The natural and scenic quasties of the site are protected with adequate available public and private open spaces designated on the proposed development plans for the Project
- 11. That the development of the Project, in the manner proposed by the applicant will not be detrimental to the public welfare, will be in the best interests of the City and will be in keeping with the general intent and spirit of the Zoning Ordinance and with the City's General Plan, including all relevant Elements
- The Planning Commission recommends that the City Council approve the rezoning of PD-26 in the form of the amended PD-26 Development Standards attached to this resolution as Exhibit A.

Chairman Stirling, Commissioners Cushing, Gildersleeve, Londos, and Pitkin

PASSED by the Planning Commission of the City of Brentwood on June 6, 2006 by the oliowing vole

ATTEST:

None

None.

None

EXHIBIT A PLANNED DEVELOPMENT 26 (PD-26) ZONE PLANNING AREA 16 DEVELOPMENT STANDARDS

AYES

NOES:

ABSENT:

ABSTAIN

:17.476.078 - Regulations for Planning Area 16 - lot area, yards, height and other regulations A. 7,000 to 10,000 Sq. Ft. Lot Size

- 1. Minimum Lot Area: 7,000 square feet,
- 2 Minimum Lot Width: 65 feet as measured at the front setback line
- 3. Minimum Lot Depth: 90 feet as measured at the side setback line.
- 4. Minimum Lot Frontage: 35 feet.
- 5. Minimum Front Yard Setback. 20 feet for street facing garages, 15 feet to any primary building wall or side-entry garage.
- 6. Minimum Side Yard Setback: 5 feet and a total of 15 feet for both sides. For corner lots the street side yard shall be a minimum of 10 feet
- 7. Minimum Rear Yard Setback. 20 feet
- 8. Maximum Building Height: 30 feet
- B. 10,000 to 20,000 Sq. Ft. Lot Size
 - Minimum Lot Area: 10,000 square feet.
- 2. Minimum Lot Width: 80 feet as measured at the front setback line
- 3. Minimum Lot Depth: 90 feet as measured at the side setback line.
- 4. Minimum Lot Frontage: 35 feet
- 5. Minimum Front Yard Selback: 20 feet for street facing garages, 15 feet to any primary building wall or side-entry garage.
- 6. Minimum Side Yard Setback. 5 feet and a total of 15 feet for both sides. For corner lots the street side yard shall be a minimum of 10 feet.
- 7. Minimum Rear Yard Setback: 20 feet.
- 8. Maximum Building Height: 30 feet
- 20,000 Square Foot + Product

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- 2. Minimum Lot Width 100 feet as measured at the front setback line.

- 3. Minimum Lot Depth: 100 feet as measured at the side setb
- 4. Minimum Lot Frontage: 50 feet
- 5. Minimum Front Yard Setback. 20 feet for street facing garages, 15 leet for living space and side-entry garage, and 10 feet for front porches
- 6. Minimum Side Yard Setback: 10 feet and a total of 12 feet for both sides. For corner lots the street side yard shall be a minimum of 10 feet.
- 7. Minimum Rear Yard Setback 25 feet
- 8 Maximum Building Height: 30 feet and two stories for main residence
- Duet Units
- 1. Minimum Lot Area: 4,000 square feet.
- 2. Minimum Lot Width: 35 feet
- 3. Minimum Lot Depth: 55 feet
- 4. Minimum Lot Frontage: 30 feet
- 5. Minimum Front Yard Setback: 20 feet for front facing garages, 15 feet for living space.
- 6. Minimum Side Yard Setback: Zero (0) feet and a total of 7.5 feet for both sides. Five (5) feet and a total of 15 feet for both sides on corner lots. For corner lots the street side shall be a minimum of 10 feet.
- 7. Maximum Building Height: 30 feet
- E. Other Regulations
 - 1. Design and Site Development shall be required for all housing units pursuant to Sections 17 100.003 and 17, 100.004H.
 - 2 Off-street parking shall be provided pursuant to Chapter 17,620 and Section 17 100.004H
 - 3. The parking and storage of boats, trailers and similar vehicles and equipment shall be subject to the provisions of Section 17.620.016.
 - 4. Accessory buildings and structures shall be permitted pursuant to the provisions of Chapter 17.660 provided lot coverage does not exceed 50 percent
 - 5. Architectural features may project into any required yard pursuant to the provision of Chapter 17,660.
 - 6. Fencing on corner lots, all fencing shall be set back a minimum of 5 feet from the street side yard property line; all other tencing shall adhere to the requirements of Chapter 17.660 of the Municipal Code
 - 7. No building permit for a primary dwelling unit shall be issued until a residential growth management program (RGMP) allocation is received for the unit
- 17.476.150 Subarea Map

Planned Development 26 (PD-26) Planning



PLANNING COMMISSION RESOLUTION NO. 06-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD APPROVING TENTATIVE SUBDIVISION MAP NO. 8311 TO ALLOW THE SUBDIVISION OF 38 ACRES INTO 106 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE, 1.71 ACRE PARK, OPEN SPACE, AND TRAILS, LOCATED SOUTH OF CARMEL PARKWAY, WEST OF MARSH CREEK AND EAST OF MINNESOTA AVENUE (APN 017-080-006).

WHEREAS, Pulte Homes has requested that he City approve a tentative subdivision map to subdivide approximately 38 acres into 106 single-family residential lots, a 1.71 acre park, open space and trails, as well as related improvements; and

WHEREAS, said tentative map was referred to various public utility companies, public districts, and pertinent City departments for review and recommendations; and

WHEREAS, a Notice of Public Hearing was distributed to all property owners of record within 300 feet of the project site and published in the Brentwood Press on May 6, 2006 in accordance with City policies and Government Code Section 65090; and

WHEREAS, the Planning Commission of the City of Brentwood held a public hearing on this project at its regular meeting of June 6, 2006, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Brentwood has considered the staff report, Mitigated Negative Declaration, supporting documents, public testimony, and all appropriate information that has been submitted with the purposed project and

- A Hereby finds that
 - 1. The proposed territative subdivision map, together with the provisions for the design and improvement of the proposed subdivision, are in conformance with the City General Plan, Zoning Ordinance, and Subdivisions and Land Development Ordinance; and
 - 2 The discharge of waste from the proposed subdivision will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board because the applicant will be required to make the necessary improvements to be in to the City's Stormwater and sewer facilities; and
 - 3. The site is physically suitable for the type and the density of development proposed because it does meet the General Plan and Zoning designations development requirements; and

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4. The design of the subdivision is not likely to cause serious public health problems due to the fact that this project will be required to construct all of the necessary improvements needed to ensure a safe and healthy development

Hereby take the following actions:

this project; and 2. That this tentative subdivision map is valid for two years and will expire on

June 6, 2008, unless a final map is recorded prior to that date, or a written extension is requested by the applicant and approved by the Planning Commission prior to the expiration date.

PASSED by the Planning Commission of the City of Brentwood at its regular meeting of June 6, 2006 by the following vote:

Chairman Stirling, Commissioners Londos and Pitkin NOES: **Commissioners Cushing and Gildersleeve** ABSENT: None. ABSTAIN; None

APPROVED.

Planning Manag

ATTEST

Attachments Exhibit "A" - Conditions of Approval for Tentative Subdivision Map No. 8311

EXHIBIT A CONDITIONS OF APPROVAL FOR **TENTATIVE SUBDIVISION MAP 8311**

- 1. The Standard Conditions of Approval for Tentative Subdivision Maps, dated May 2005. are hereby incorporated by reference and shall be satisfied by the Developer, unless modified by any of the conditions below,
- 2. The Final Map shall be in substantial compliance with the Vesting Tentative Map Subdivision 8311, prepared by CBG, Inc., date stamped received May 8, 2006.
- 3. Developer shall design and construct improvements to Minnesota Avenue along the project frontage to the satisfaction of the City Engineer and Parks and Recreation Director prior to issuance of the 1" building permit excluding models. Improvements shall include but are not limited to pavement, soundwall, curb, gutter, skiewalk, utilities, 20' parkway, landscape, irrigation, signing, marking, and striping.
- 4. The Developer shall install a 16' wide landscaped center median in Minnesota Avenue from Sand Creek Road to approximately Randy Way to the satisfaction of the City Engineer. A portion of these improvements will be tee creditable per the Development Fee Program.
- 5. Developer shall design and construct improvements to Carmel Parkway along the project frontage to the satisfaction of the City Engineer and Parks and Recreation Director prior to issuance of the 1st building permit excluding models. Improvements shall include but are not limited to pavement, brick wall, curb, gutter, sidewalk, trait, 25' parkway, landscape, irrigation, signing, marking, and striping.
- 5. Developer shall design and construct a 35' wide emergency vehicle access road between lots 4 and 5 aligned with Laurel Drive with storm drain, sewer, and water infrastructure to the satisfaction of the City Engineer. The access road shall consist of turf block or pavement acceptable to the City Engineer. A storm drain connection to the existing drainage channel running along the southern project boundary shall also be provided within Laure! Drive
- 7. Developer shall dedicate a public utility easement over the emergency vehicle access road on the final map to the satisfaction of the City Engineer.
- 8. If funding is provided by the proposed Randy Way assessment district, developer shall design and construct a sanilary sewer system serving the Randy Way assessment district properties as and when required by the City Engineer. This work shall be reimbursable.
- 9. The developer shall design and construct 'D' Street south of 'A' Street, to the satisfaction of the City Engineer, to provide for potential extension as a vehicular access for the future development of the southerly adjacent property (APN 017-080-007). If the streets in TSM 8311 are private, an access easement over them shall be granted to the adjacent southern property owner if Street *D* is approved as the sole access point for any subsequent subdivision of that property. "D' Street shall also include well utility stubs to serve development of the southerly adjacent property and provide for overland drainage release to the satisfaction of the City Engineer.
- 10 Developer shall design and construct a traffic signal system at the intersection of Carmel Parkway and Minnesota Avenue prior to issuance any building permit excluding models to the satisfaction of the City Engineer.
- 11. Developer shall design and construct a 6 foot 8 inch high masonry wall along the southerly project boundary to the satisfaction of the City Engineer. Design and construction shall be coordinated with adjacent property owners to mitigate potential impacts.
- 12 Developer shall construct Minnesota Avenue sidewalk improvements as specified in City CIP project 336-3154 prior to issuance of the 50th building permit excluding models to the satisfaction of the City Engineer. Improvements include but are not limited to new pavement, right of way, sidewalks, lighted crosswalks at Deer Creek and Sand Creek trail crossings, signing, marking and striping. These improvements shall be reimbursable.
- 13. The Developer shall construct additional pavement and sidewalk along the east side of Minnesola Avenue from the bridge at Sand Creek to the south side of the Deer Creek Channel to provide a Bike Lane with a minimum wight of five (5) feet wide, and a sidewalk with a width of five (5) feet. The sidewalk shall be separated from the traffic lanes by a curb satisfactory to the City Engineer. Bike lane construction shall include all signs and pavement markings as required by the City Engineer.
- 14. Developer shall process a (conditional) letter of map revision prior to approval of grading plans or final map to the satisfaction of the City Engineer.
- 15. The developer shall dedicate a parcel for park and open space, in fee, to the City of Brentwood on the final map to the satisfaction of the City Engineer. Parcel A shall be constructed, completed, and open to the public prior to the issuance of the 53rd building permit to the satisfaction of the Parks and Recreation Director and prior to the issuance of building permits for Lots 1 and 44.
- 16. The Developer shall install all signs and pavement markings including lane lines, legends, limit lines, etc., satisfactory to the City Engineer, and consistent with the Traffic Division Guidelines for Preparation of Effective Signing and Striping Plans for Residential Development.
- 17. A phasing plan for this subdivision shall be submitted for the review and approval of the City Engineer to allow the filing of multiple final maps. No final map shall be recorded for more than 93 market-rate units and four affordable units until subsequent residential growth management program (RGMP) allocations are granted by the City.
- 18. The ultimate "A" Street connection to Minnesota Avenue layout and configuration shati be determined during the design and shall be to the satisfaction of the City Engineer.
- 20. The developer shall identify park and trail locations within the subdivision with signage, prior to, through construction and during the maintenance period to the satisfaction of the Director of Parks and Recreation,
- 21. The developer shall establish a homeowners association to maintain streets, open space, detention areas, common area fencing, gates, and walls, and any other area deemed appropriate by the Community Development Director, within the proposed development. CC&Rs shall be submitted for the review and approval of the Community. Development Director with consultation of the City Attorney prior to recordation of a final map for any portion of the project. Special legal counsel may review the CC&R's on behalf of the City Attorney and the cost for any such review shall be reimbursed by the developer prior to recordation of the parcel map. The CC&R's shall provide the City with the rights and remedies of the association, but not the obligation, to enforce the maintenance responsibilities of the homeowners association. A map shall be part of the CC&Rs to show what areas and structures within the development are maintained by the homeowners association and which are maintained by the LL&D.

- 22. Prior to recordation of the final map, the boundaries of Lot 1 shall be reduced to provide for reconfiguration of Parcel B, in a southerly direction, to the satisfaction of the City Engineer and Parks and Recreation Director
- 23. At the discretion of the Parks and Recreation Director, the developer may be required to install a bridge across Marsh Creek to connect with the Marsh Creek trail. The design of the bridge and its location shall be subject to the review and approval of the City Engineer and Parks and Recreation Director and shall be reimbursable under the City's Development Fee Program.
- 24. The developer shall design and build landscape and trail improvements on City-owned property west of the UPRR rail tracks starting at Sungold Court northerly to Minnesota Avenue. The landscape and trail improvements shall be designed, constructed, and open to the public to the satisfaction of the Director of Parks and Recreation prior to issuance of the 53^{to} building permit.
- 25. The proposed project shall be designed to include all mitigation measures listed in the adopted mitigated negative declaration for this development.
- 26. The developer shall ensure that the subdivision and its related improvements and house designs comply with all improvements and commitments made in conjunction with the RGMP allocation approved by the City Council on August 23, 2005
- 27 The Developer shall install a landscaped center median in Minnesota Avenue from Sand Creek Road to approximately Randy Way to the satisfaction of the City Engineer. A portion of these improvements will be fee creditable per the Development Fee Prooram
- 28. A recent aerial photograph of the project site and surrounding area shall be posted in a prominent location in the sales office for the subdivision. The disclosure notice to prospective buyers within this subdivision shall also be posted, as well as noted on sales brochures distributed to the prospective purchasers, with a final copy given to the

shall advise that the eBART or other commuter rail service is planned immediately to the east of the proposed subdivision

- 29. Parcels E, F, G, and H shall be configured by the developer to establish separate parcels at the entrance to "D" and "E" Streets that shall be owned and maintained by the project homeowners association to the satisfaction of the City Engineer and Parks and Recreation Director.
- 30. All gates within the project shall be equipped with Opticon control devices and all

PLANNING COMMISSION RESOLUTION NO. 05-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD APPROVING DESIGN REVIEW NO. 05-20 FOR THE DESIGN OF 5 PLANS FOR 102 SINGLE FAMILY HOMES AND ONE (1) PLAN FOR FOUR (4) DUET SINGLE-FAMILY HOMES, ALL WITHIN TENTATIVE SUBDIVISION MAP 8311 LOCATED SOUTH OF CARMEL PARKWAY, WEST OF MARSH CREEK AND EAST OF MINNESOTA AVENUE (APN 017-080-006).

WHEREAS, the Planning Commission of the City of Brentwood has considered the request for Design Review 05-20 submitted by Pulla Homes to allow for five plans on 102 single-family residential lots and one duet plan on four single-family residential lots within Tentative Subdivision Map 8311; and

WHEREAS, the Planning Commission of the City of Brentwood has recommended approval of Rezone 06-02 amending the PD-26 Zoning District by providing specific development standards on June 6, 2006 for this project site; and

WHEREAS, the Planning Commission of the City of Brentwood has recommended approval of Tentative Subdivision Map 8311 on June 6, 2006, with conditions for the project site, and

WHEREAS, the City has reviewed this project in accordance with the California Environmental Quality Act (CEQA) and has determined that this design review application and its impacts were considered as part of the Mitigated Negative Declaration (MND) prepared for Rezone 06-02 and Tentative Subdivision Map 8311 and were determined to be less than significant after mitigation, and

WHEREAS, the Planning Commission has considered the staff report, MND, all appropriate project information including testimony received from the applicant and other interested parties; and

WHEREAS, a duly noticed public hearing was advertised in the Brentwood Press on lay 6, 2006, and mailed to prop ers within you need of the site as required by only Ordinance and Government Code 650901 for necessary entitlements related to this design review request; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission has reviewed said Design Review request and has studied the compatibility of this request with adjacent land uses, and has considered the project in accordance with the design and site development review onteria identified in Section 17 820 006, 007 and 008 of the Brentwood Municipal Code, and

A. Hereby finds that.

- 1. The location and design of the proposed use as conditioned will not adversely affect abutting properties and the surrounding neighborhood, and
- 2. The proposed development as conditioned shall create a well-composed urban design, harmoniously related to other planned facilities in the immediate area, and
- 3. The location and internal arrangements of all structures and other facilities as conditioned on the site, including land uses, internal circulation and parking shall be conducive to an orderly, attractive, efficient, and harmonious development
- 4 The proposed development shall be of a quality and character appropriate to. and serving to protect and enhance the value of, private and public investments in the immodiate area.
- 5. The requested architectural design, site improvements, etc., as conditioned, are compatible with City plans for the surrounding neighborhood; and
- 6. The subject site (as conditioned) has adequate pedestnan, vehicular circulation and parking and will not have any adverse environmental impacts on surrounding properties; and
- 7. The availability of public facilities and utilities as conditioned is adequate to serve the proposed use.
- Hereby approves Design Review No. 05-20 for five plans to be constructed on 102 lots and one dust model to be constructed on 4 lots, located within Tentative Subdivision Map 8311 subject to the conditions of approval in Exhibit A.
- C. This permit shall terminate on July 5, 2006, one (1) year from the effective date of the granting, unless actual construction or alteration under valid permits has begun and is diligently pursued within said period, or as provided by a valid development agreement. However, such period of time may be extended by the Planning Commission upon application filed at any time before said period has expired

This action is final unless an appeal is filed pursuant to Chapter 17.880 of the Brentwood Municipal Code within ten (10) calendar days following Planning Commission action.

PASSED AND ADOPTED by the Planning Commission of the City of Brentwood on June 6, 2006, by the following vote:

Charman Stirling, Commissioners Cushing, Gildersleeve, Londos, and Pitkin. AYES: NOES: ABSENT : None. ABSTAIN: None.

ALLEST:

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11. PRIOR TO ANYWORK, THE BUILDER SHALL SURVEY THE PARK RIGHT-OF-WAY BY A CALIFORNIA STATE REGISTERED LAND SURVEYOR. Image: Constraint of the park right-of-way by a california state registered land surveyor. 6 Image: Constraint of the park right-of-way by a california state registered land surveyor. Image: Constraint of the park right-of-way by a california state registered land surveyor. 6 Image: Constraint of the park right-of-way by a california state registered land surveyor. Image: Constraint of the park right-of-way by a california state registered land surveyor. 6 Image: Constraint of the park right-of-way by a california state registered land surveyor. Image: Constraint of the park right-of-way by a california state registered land surveyor. 6 Image: Constraint of the park right-of-way by a california state registered land surveyor. Image: Constraint of the park right-of-way by a california state registered land surveyor. 6 Image: Constraint of the park right-of-way by a california state registered land surveyor. Image: Constraint of the park right-of-way by a california state registered land survey of the park right-of-way by a california state registered land survey of the park right-of-way by a california state registered land survey of the park right-of-way by a california state registered land survey of the park right-of-way by a california state registered land survey of the park right-of-way by a california state californi californi state right-of-way by a californi	OWN PLAN	IER . ANY UNAUTHORIZED (IS AT NO COST TO THE BUIL	JHANGES SHALI DER OR CITY.	L BE CORRECTED TO CONFORM WITH THE		I = .700.,
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MERITAGE HOMES CARMEL ESTATES PARK, BRENTWOOD, CA



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,	V	HYDRANT, SEE CIVIL I	DWGS.			onsent o
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	<del>* *</del>	VINYL CLAD CHAIN L	INK FENCE, SEE			ted, or
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		6'-0" HIGH GOOD NEIG (OR MASONRY WALL) SEE PROTOTYPICAL L	HBOR FENCE BY OTHERS, ANDSCAPE PLANS		R Ea avill 288-	be repr
	•	(OR MASONRY WALL I BLUEBIRD NESTING B	PLANS BY CBG). N.I.C. OXES BY OTHERS. N.I.C.		E (671 /aci 925)	ng may
		UTILITY BOXES BY OT	HERS,			is drawi
	NOTES	SEE CIVIL AND JOINT	FRENCH PLANS.			on of th
THESE NO	DTES AR WOODS	RE IN ADDITI STANDARD	ON NOTES.)			. No porti
					7	ssociates
1. ALL DIMENSION	S ARE TAKEN FI	ROM FACE OF CURB, WA	ALL, OR BUILDING ETC.		Al	owat As
2. ALL CURVED PO	ORTIONS OF REE	WOOD HEADER ARE TO	BE SMOOTH AND CONTINUOUS CU	RVES.		obert M
ANY DISCREPAN DECISION BEFOR	ICIES TO THE A	TTENTION OF THE CITY WITH THE WORK.	AND LANDSCAPE ARCHITECT FOR A	RING A		T 2012 Re
4. SITE INFORMATIO BARBEE & GIBSC	ON WAS TAKEN DN INC., 6111 BO	FROM DRAWINGS PRE ELLINGER ROAD, SUITE 1	PARED BY CARLSON, 50 SAN RAMON, CA 94583 (925) 866	-0322.		YRIGH
DATED 8-25-05 & PRIOR TO START	REVISED 4-3-07	, 7-26-11, 2-17-12, AND 3- KAND BRING ANY DISCH	2-12. DISTANCES AND DIMENSIONS REPANCIES TO THE BUILDER AND		۲ ۲	COP
LANDSCAPE ARC	THITECT FOR A	DECISION.			A I	
5. THE BUILDER'S F FEATURES PRIO NOTICE TO POUR	REPRESENTATIV R TO CONSTRU( S.	VE SHALL APROVE THE CTION. CALL BUILDER'S	LAYOUT OF ALL WALKS AND PAVIN REPRESENTATIVE WITH 2 DAYS PRI	NG IOR	_	
ANY REQUIREM	ENTS IN THE PL	ANS AND/OR SPECS SH			DATE	
DISCREPANCIES IMMEDIATELY FO	SHALL BE REPORT OR A DECISION.	ORTED TO THE BUILDER	ALL BE CONSIDERED BINDING. ANY AND LANDSCAPE ARCHITECT		2-28-12 . REVISIONS	
7. THE CONTRACTO COURSE OF THE	OR SHALL CLEA IR WORK, THE (	N THE SITE DAILY OF T	HEIR DEBRIS CREATED IN THE	ATED	3 - 22 - 12	٩
BY THEIR WORK 3. ALL WORK SHAL	AT THE END OF	THEIR CONTRACT.	ITH ALL APPLICABLE CODES AND		4-9-12	, 0
ORDINANCES BY	ZEXPERIENCED	WORKMEN AND A LICE	INSED LANDSCAPE CONTRACTOR.		<u>20</u> J-2-12	
.0. CONTRACTOR SH	ALL NOT MAK	E ANY FIELD CHANGES	UNLESS AUTHORIZED BY THE			R E N
OWNER . ANY UN PLANS AT NO CO	NAUTHORIZED	CHANGES SHALL BE CO DER OR CITY.	RRECTED TO CONFORM WITH THE		1 = 20-0	Ш У
1. PRIOR TO ANYW CALIFORNIA STA	ORK, THE BUIL TE REGISTEREI	DER SHALL SURVEY TH D LAND SURVEYOR.	E PARK RIGHT-OF-WAY BY A			ARF
	OMMENTS	5-2-12	C.A.D. BY: <u>JD</u>			ញ ហ្លូល
4 CITY C	OMMENTS	4-9-12	CHECKED BY: RJM	-	NORTH	ΔTE
3 CITY C	DMMENTS	3-22-12	PROJ. MGR. : <u>JD</u> Date: 2-28-12	-	SHEET	Ш Н П
			SCALE: <u>1'=20'-0"</u>		1-6	L E L
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IGATION LE	EGEND					ria 94107
NEW 2" & 1-1/2" WATER M SUPERINTENDENT AND ( 42 STATION 'RAINMASTE INSTALL A FLOW SENSO TO CONTROLLER. INSTALL PER MFG.'S SPE CONTROLLER SHALL HA	METER. VERIFY LOC ON SITE. MIN. STATIO R' IRRIGATION CONT R CABLE (MODEL #F CCS; SEE PLAN FOR L VE (4EA.) HIGH GAIN	ATION, GPM AND C PRESSURE REQU ROLLER: MODEL EV-CAB-SEN) IN 1" OCATIONS; SEE DI I ANTENNA.	PRESSURE W/ JOB JIRED = 61 PSI. , #SA6-RM-7-42/FSA , CONDUIT FROM F ETAILS FOR SPECS	AVC-250B/PMP LOW SENSOR		+ LAND PLA + LAND PLA ncisco, Califor 0420
30 STATION 'RAINMASTE INSTALL PER MFG.'S SPE CONTROLLER SHALL HA	R' IRRIGATION CONT CS; SEE PLAN FOR L VE (4EA.) OPEN STA	ROLLER: MODEL OCATIONS; SEE DI TIONS. TO BE MA	#CA6-RM2-30-FSM ETAILS FOR SPECS INTAINED BY HOA	V-150B 		<b>NSS</b> TURE an Fra 15.777.
2 - 2" NIBCO CAST IRON ( 'GRISWOLD' 2160 MASTE DEVICE AT EACH POINT CONTROLLER. WATERTRONICS BOOST CONCRETE BASE. INSTA 2-1/2" NIBCO CAST IRON SIZE PER IRRIGTION MA RAINBIRD PESP-NP-HAN SIZE PER PLAN. 100 AMP ELECTRIC MET NEW 2" FEBCO 825Y RED W/STAINLESS STEEL EN TORO 340 - 00 - 15 - COM TORO 340 - 00 - 15 - COM	GATE VALVE $(2-1/2P-4)$ R CONTROL VALVE OF CONNECTION W/ ER PUMP MODEL #SS LL PER MFG.'S SPECS GATE/ ISOLATION V INLINE, SEE PLAN. SERIES REMOTE CO ER PEDESTAL, SEE E UCED PRESSURE BAY CLOSURE & FREEZE I - E - 29' - F 6" POP-1 - E - 29' - 135 " - E - 29' - Q " - E - 18' - F 6" POP-1 - E - 18' - F 6" POP-1 - E - 18' - H "	619-RW) IN AMETI (NORMALLY CLOS SCH 40 PVC CODI SCH 40 PVC CODI (STBV-1.5 W/ STAIN S. WATERTRONIC (ALVE (P-619-RW)) (ALVE (P-619-RW)) (ALV	EK BOX WITH GRA SED) AND FLOW CO UIT FROM MASTER LESS STEEL ENCLO S, HARTLAND, WI IN AMETEK BOX W ITH PURPLE CAP A S FOR DETAILS (UI TER ASSEMBLY HEADS 7.54 GPM "5.66 GPN "3.77 GPN "2.83 GPN "1.89 GPN HEADS 3.74 GPM "2.81 GPN	AVEL PLUS ONROL. VALVE TO OSURE & (262) 367-5000 /ITH GRAVEL. ND GRAVEL, DI) ( @ 50 P.S.I. A @ 50 P.S.I.		ROBERT MOWAT A LANDSCAPE ARCHITECT 2068 Third Street Suite 6 Sa Phone 415.777.4656 Fax 41! www.rmalandscape.com
TORO 340 - 00 - 15 - COM TORO 340 - 00 - 15 - COM TORO 570 - ZPRX - 6P - 12 TORO 570 - ZPRX - 6P - 12 TORO 570 - ZPRX - 12' -H TORO 570 - ZPRX - 6P - 12 TORO 570 - ZPRX - 6P - 8' TORO 570 - ZPRX - 6P - 4 TORO 340 - 12P - 25 - COM TORO 570 - ZPRX - 12P - 1 TORO 570 - ZPRX - 12P - 1 TORO 570 - ZPRX - 12P - 1 TORO 570 - ZPRX - 12P - 8 TORO 570 SERIES PRESSI	$\begin{array}{c} -E - 18' - 135 \\ -E - 18' - Q \\ -E - 18' - Q \\ -E - 18' - Q \\ -F - PC \\ -270 - PC \\ -PC \\ -PC \\ -270 - PC \\$	UP LAWN SPRAY	<ul> <li>1.40 GPN</li> <li>0.94 GPN</li> <li>HEADS</li> <li>1.65 GPN</li> <li>1.30 GPN</li> <li>1.30 GPN</li> <li>0.60 GPN</li> <li>0.86 GPN</li> <li>0.26 GPN</li> <li>0.26 GPN</li> <li>1.04 GPN</li> <li>1.65 GPN</li> <li>0.60 GPN</li> <li>1.30 GPN</li> <li>0.60 GPN</li> <li>0.60 GPN</li> <li>0.60 GPN</li> <li>0.58 GPN</li> <li>0.58 GPN</li> <li>0.58 GPN</li> <li>0.58 GPN</li> <li>0.26 GPN</li> <li>TORO-570-4P-COM</li> <li>TORO-570-4P-COM</li> </ul>	A @ 50 P.S.I. A @ 50 P.S.I. A @ 40 P.S.I. M @ 40 P.S.I. M @ 40 P.S.I. M @ 40 P.S.I. A @ 40 P.S.I. A @ 40 P.S.I. A @ 40 P.S.I. A @ 40 P.S.I. M @ 50 P.S.I. M @ 40 P.S.I. M @ 50		MERITAGE HOMES 1671 East Monte Vista Ave, Suit 214 Vacaville, CA 95688 (925) 288-0088
TORO 570 - ZPRX - 12P - 5 TORO 570 - ZPRX - 12P - 5 SCH 40 PVC SLEEVE, BUF EXTEND 12" PAST HARD SCH 40 PVC MAINLINE, E ALL MAINLINE FITTINGS SCH 40 PVC LATERAL, BN 1 1/4" \$\u03c6 BROWNLINE PIP INDICATES ST/ INDICATES GPI INDICATES GPI INDICATED VA ALL SHRUB HEADS NEX DRINKING FOUNTAIN SU QUICK COUPLER VALVE,	' - EST - PC 12" POP- ' - CST - PC " RY 18" DEEP, SIZE PEI SCAPED EDGES. RURY 18" DEEP, SIZE 1 S SCH 80 (USE CLASS URY 12" DEEP, SIZE P E WITH GALVANIZEI ATION NUMBER M DEMAND PER VAL LVE SIZE T TO ALL WALKS AN IPPLY LINE SHALL BI RAINBIRD MODEL #	UP SHRUB SPRAY R PLAN, 24" UNDE PER PLAN. 24" UNI 315 FOR ALL MAII ER PLAN. O STAPLES 24" O.C VE ND DRIVES SHALL E 1" SCH. 40 PVC (' 44DLRC; IN PLAST	THEADS 0.53 GPM " 1.04 GPM R ROADWAYS. DER ROADWAYS. NLINES OVER 2" D 2. BE 12" POP-UP HE TYP.) FIC VALVE BOX W/	<ul> <li>@ 40 P.S.I.</li> <li>@ 40 P.S.I.</li> </ul> IA.) ADS. / LOCKING LID.		IRRIGATION PLAN
						DATE 2-28-12 REVISIONS 3-22-12 4-3-12 4-9-12 5-2-12 SCALE 1'' = 20'-0''
6 CITY COMMEN 5 CITY COMMEN 4 CITY COMMEN 3 CITY COMMEN 2 1 REVIS	nts nts nts sidns	5-2-12 4-9-12 4-3-12 3-22-12 I S DATE	C.A.D. BY: CHECKED BY: PROJ. MGR. : DATE: <u>2-28</u> SCALE: <u>1'=</u> SHEET NO. 8	<u>JD</u> RJM <u>JD</u> 3-12 20'-0" DF 17 SHEET:	s	NORTH SHEET L B OF 17



	<ul> <li>NEW 2" &amp; 1-1/2" WATER METER. VERIFY LOCATION, GPM AND PRESSURE W/ JOB SUPERINTENDENT AND ON SITE. MIN. STATIC PRESSURE REQUIRED = 61 PSI.</li> <li>42 STATION 'RAINMASTER' IRRIGATION CONTROLLER: MODEL #SA6.RM7-42/BAVC-250B/PMP INSTALL A FLOW SENSOR CABLE (MODEL #EV-CAB-SEN) NI '' CONDUIT FROM FLOW SENSOR TO CONTROLLER.</li> <li>10 STATION 'RAINMASTER' IRRIGATION CONTROLLER: MODEL #CA6-RM2-30.FSMV-150B INSTALL PER MFG'S SPECS; SEE PLAN FOR LOCATIONS; SEE DETAILS FOR SPECS.</li> <li>10 STATION 'RAINMASTER' IRRIGATION CONTROLLER: MODEL #CA6-RM2-30.FSMV-150B INSTALL PER MFG'S SPECS; SEE PLAN FOR LOCATIONS; SEE DETAILS FOR SPECS.</li> <li>10 STATION 'RAINMASTER' IRRIGATION CONTROLLER: MODEL #CA6-RM2-30.FSMV-150B INSTALL PER MFG'S SPECS; SEE PLAN FOR LOCATIONS; SEE DETAILS FOR SPECS.</li> <li>10 STATION 'RAINMASTER' IRRIGATION CONTROLLER: MODEL #CA6-RM2-30.FSMV-150B INSTALL PER MFG'S SPECS; SEE PLAN FOR LOCATIONS; SEE DETAILS FOR SPECS.</li> <li>10 STATION 'RAINMASTER' ONTROL 'QALVE (\normall', 1200) AND FLOW CONROL. DEVICE AT EACH POINT OF CONNECTION W/ SCH 40 PVC CODUIT FROM MASTER VALVE TO CONTROLLER.</li> <li>WATERTRONICS BOOSTER PUMP MODEL #SSTBV-1.5 W/ STAINLESS STEEL ENCLOSURE &amp; CONCETE BASE. INSTALL PER MFG'S SPECS. WATERTRONICS, HARTLAND, WI (262) 367-5000</li> <li>2.1/2" NIBCO CAST IRON GATE / ISOLATION VALVE (P-619-RW) IN AMETEK BOX WITH GRAVEL. SIZE PER IRRIGITON MAINLINE, SEE PLAN.</li> <li>100 AMP ELECTRIC METER PEDESTAL, SEE ELECTRICAL PLANS FOR DETAILS (UDI)</li> <li>NEW 2" FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY W/STAINLESS STEEL ENCLOSURE &amp; FREEZE PROTECTION.</li> <li>100 AMP ELECTRIC METER PEDESTAL, SEE ELECTRICAL PLANS FOR DETAILS (UDI)</li> <li>NEW 2" FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY W/STAINLESS STEEL ENCLOSURE &amp; FREEZE PROTECTION.</li> <li>100 340 -00 -15 - COM - E - 29' - 7 " SCA 6GPM @ 50 P.S.I. 1000 340 -00 - 15 - COM - E - 29' - 135 " 2.83 GPM @ 50 P.S.I. 1000 340 -00 - 15 - COM - E - 29' - 0 " SCA BORTAL STATION SPRAY HEADS 37.4 GPM @ 50 P.S.</li></ul>	ROBERT MOWAT ASSOCIATESFOMFOMLANDSCAPE ARCHITECTURE + LAND PLANNING2068 Third Street Suite 6 San Francisco, California 94107Phone 415.777.4656 Fax 415.777.0420www.rnalandscape.com	isent of Robert Mowat Associates. This drawing is prepared for this particular site and may not be utilized for another site location.
	TORO 340 - 00 - 15 - COM - E - 18' - Q       " " " 0.94 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 12' - 70 - PC       " POP-UP LAWN SPRAY HEADS       2.35 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 12' - 70 - PC       " " " 1.30 GPM @ 40 P.S.I.       130 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 12' - 2P.C       " " " 0.60 GPM @ 40 P.S.I.       100 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 8' - 7- PC       " " 0.86 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 8' - 70 - PC       " " 0.86 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 8' - 9 - PC       " " 0.26 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 8' - 270 - PC       " " 0.26 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 8' - 9 - PC       " " 0.26 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 6P - 4 - EST - PC       6" POP-UP LAWN SPRAY HEADS       0.53 GPM @ 40 P.S.I.         TORO 370 - ZPRX - 6P - 4 - EST - PC       " " " 3.77 GPM @ 50 P.S.I.       100 GPM @ 40 P.S.I.         TORO 340 - 12P - 25 - COM - E - 29' - F       12" POP-UP SHRUB SPRAY HEADS       7.56 GPM @ 50 P.S.I.         TORO 340 - 12P - 25 - COM - E - 29' - PC       " " " 1.36 GPM @ 50 P.S.I.       1000 340 - 12P - 25 - COM - E - 29' - Q       " " 1.66 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 12P - 12' - P - PC       12" POP-UP SHRUB SPRAY HEADS       2.35 GPM @ 40 P.S.I.         TORO 570 - ZPRX - 12P - 12' - 4P - PC       " 1.30 GPM @ 40 P.S.I.       1000 GPM	GATION PLAN 1671 East Monte Vista Ave, Suit 214 Vacaville, CA 95688 (925) 288-0088	COPYRIGHT 2012 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written cons
RESSUR AT 32.0 IE CITY DBERT I ATER P ND SUN F BREN ONTRAC S 70 P.S.	E LOSS CALCULATIONS FOR VALVE DI-20 5 GPM DEMAND AT 55 P.S.L. AND 75 P.S.L.         OF BRENTWOOD PUBLIC WORKS REPORTED TO MOWAT ASSOCIATES ON MARCH 8, 2007 THAT THE STATIC RESSURE AT THE INTERSECTION OF CARMEL PARKWAY GOLD COURT IS FROM 61 P.S.L TO 69 P.S.L FROM THE CITY WOOD.         TOR TO VERIFY WATER PRESSURE AT POINT OF CONNECTION L MINIMUM REQUIRED.         CAD CURVENTS       5-2-12 4 CITY COMMENTS         4 CITY COMMENTS       4-9-12 4 CITY COMMENTS         3 CITY COMMENTS       3-22-12 3 CITY COMMENTS         2 MOVE VALVES OUT OF HOA EASEMENT       8-14-08 7-18-08         1 MOVE MAIN & VALVES OUT OF REVISIONS       DATE	DATE 2-28-12 REVISIONS A 7-18-08 A 4-9-12 A 8-14-08 A 5-2-12 A 3-22-12 A 3-22-12 A 4-3-12 SCALE 1" = 20'-0" NORTH SHEET L 9 OF 17	MERITAGE HOMES CARMEL ESTATES PARK, BRENTWOOD, CA



14"/Q BROWNLINE PIPE W/ GALV. STAPLES AT 24" O.C. /INSTALL FULL HEADS ON /4"x4"x18" HIGH RWD RISER TO ACHIEVE HEAD TO HEAD COVERAGE IF REQ'D DUE TO ANGLE OF SLOPE.

A	CARMEL ES ESTIMATED	WATER USE	CONL & HY	Y DROZONE T	ABLE
	HYDROZONE TYPE:	VALVE NUMBERS:	PLANT FACTOR	HYDROZONE AREA / % OF LANDSCAPE AREA:	PLANT FACTOR X HYDROZONE AREA
REK	H-1 SHRUBS LOW WATER USE TORO ROTOR HEADS	D1-19, D1-20, D1-21	0.3	3,378 SF (7%)	1,013
j ü	H-2 SHRUBS MEDIUM WATER USE TORO ROTOR HEADS	D1-2, D1-3, D1-7, D1-8,	0.5	9,390 SF (18%)	4,695
26.39 D2X D2 13	H-3 SHRUBS LOW WATER USE TORO SPRAY	D1-12, D1-22, D1-23, D1-27	0.3	7,900 SF (15%)	2,370
$\frac{22.62}{\text{GROUND}} = \frac{12}{12}$	H-4 SHRUBS MEDIUM WATER USE TORO SPRAY	D1-6	0.5	201 SF (0.5%)	100
COVER 12 22.62 218 GROUND 13	H-5 SHRUBS MEDIUM WATER USE BUBBLERS	D1-28, D1-29, D1-30, D1-31	0.5	5,453 SF (11%)	2,727
COVER 26.39 DIA GROUND 1111	H-6 TREES LOW WATER USE BUBBLERS	D1-35	0.3	288 SF (0.5%)	86
LEASE NOTE	H-7 TREES MEDIUM WATER USE BUBBLERS	D1-1, D1-4, D1-5, D1-11, D1-13, D1-18, D1-24, D1-25, D1-32,	0.5	3,985 SF (8%)	1,993
HAT ALL THE HOA RIGATION ORKS OFF A ORMALLY					12,984
LOSED MASTER ALVE	H-8 SLA LAWN MEDIUM WATER USE TORO ROTOR HEADS	D1-9, D1-10, D1-14, D1-15, D1-16, D1-17, D1-26, D1-33, D1-34	1.0	20,606 SF (40%)	20,606
	ESTIMATED TOTAL WATE	ER USE: 51 X 0.62 (12,984 0.71 ER ALLOWANCE: 51 X 0.62 [	$(0.7 \times 51,201 \text{ s}) =$	1,229 SF) + (0.3 X 20,606 SF)] = 1,328	9,796 GAL / YF 8,735 GAL / YF
	ESTIMATED TOTAL	WATER USE CALCULATIO	ENCE	$ = \frac{ * \text{USE ONLY} }{\text{INCLUDES} } $	IF PROJECT SLA
 2 1	ETo: REFERENCE I 0.62: CONVERSION PF: PLANT FACTO HA: HYDROZONE IE: IRRIGATION I SLA: SPECIAL LAN MAXIMUM APPLIED (GALLONS PER YEA	EVAPOTRANSPIRATION (51 IN I FACTOR (INCHES PER SQAU) OR FROM WUCOLS AREA [HIGH, MEDIUM AND L EFFICIENCY (MINIMUM 0.70) IDSCAPED AREA (SQUARE FEE O WATER ALLOWANGE CAL AR)	ICHES PER YE RE FOOT TO C LOW WATER U ET)	AR IN CITY OF BRENTWOOD) FALLONS PER SQUARE FEET) JSE AREAS] (IN SQUARE FEET ETo X 0.62 X [(0.7 X LA) +	(0.3 X SLA)]
	ETo: REFERENCED 0.62: CONVERSION 0.7: REFERENCE I LA: LANDSCAPEI 0.3: ADDITIONAL SLA: SPECIAL LAN	D EVAPOTRANSPIRATION (51 I I FACTOR (INCHES PER SQAU) EVAPOTRANSPIRATION ADJU D AREA INCLUDING SLA (SQU WATER ALLOWANCE FOR SL IDSCAPED AREA (SQUARE FEE	INCHES PER Y RE FOOT TO C STMENT FACT ARE FEET) A ET)	EAR IN CITY OF BRENTWOOI GALLONS PER SQUARE FEET) FOR (ETAF)	<b>D</b> )

ESTIMATED WATER USE NOTE CALCULATIONS DO NOT INCLUDE HOA MAINTAINED LANDSCAPE & WATER QUALITY BASIN.

SEE SHEET L-12 FOR PARK IRRIGATION WATERING SCHEDULE SEE SHEET L-12 FOR EXPANDED PARK HYDROZONE TABLE

SEE SHEET L-12 FOR HOA LANDSCAPE ESTIMATED WATER USE CALCS., HYDRO-ZONE TABLE & WATERING SCHEDULE



_____ ____

PUBLIC CONTROLLEGEND         NEW 2" & 1-1/2" WATER METER. VERIFY LOCATION, GPM AND PRESSURE W/JOB SUPERINTENDENT AND ON SITE. MIN. STATIC PRESSURE REQUIRED = 61 PSI.         AS TATION "RAINMASTER" IRRIGATION CONTROLLER: MODEL #SA6-RM-7-42/FSAVC-250B/PMP INSTALL A FLOW SENSOR CABLE (MODEL #EV-CAB SEN) IN I" CONDUT FROM TWOW SENSOR CONTROLLER.         INSTALL PER MEG'S SPECS: SEE PLAN FOR LOCATIONS; SEE DETAILS FOR SPECS.         CONTROLLER SHALL HAVE (4EA.) HIGH GAIN ANTENNA.         30 STATION "RAINMASTER" IRRIGATION CONTROLLER: MODEL #CA6-RM2-30-FSMV-150B INSTALL PER MFG'S SPECS; SEE PLAN FOR LOCATIONS; SEE DETAILS FOR SPECS.         CONTROLLER SHALL HAVE (4EA.) OPEN STATIONS. TO BE MAINTAINED BY HOA.         1.2" NIBCO CAST IRON GATE VALVE (2-1/2P-619-RW) IN AMETEK BOX WITH GRAVEL PLUS GRISWOLD 2160 MASTER CONTROL VALVE (NORMALLY CLOSED) AND FLOW CONROL. DEVICE AT EACH POINT OF CONNECTION W/ SCH 40 PVC CODUIT FROM MASTER VALVE TO CONTROLLER.         WATER TRONCS BOOSTER PUMP MODEL #SSTBV-1.5 W/ STAINLESS STEEL ENCLOSURE & CONCRETE BASE. INSTALL PER MEG'S SPECS. WATERTRONICS, HARTLAND, WI (262) 367-5000         1.2.1" NIBCO CAST IRON GATE / ISOLATION VALVE (P-619-RW) IN AMETEK BOX WITH GRAVEL. SIZE PER RIGHTION MAINLINE, SEE PLAN.         RAIBIRD PESP-NF-HAN SERIES REMOTE CONTROL VALVE WITH PURPLE CAP AND GRAVELS.         1.0 AMP ELECTRIC METER PEDESTAL, SEE ELECTRICAL PLANS FOR DETAILS (UDI)         NEW 2" FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY WSTAINLESS STEEL ENCLOSURE & FREEZE PROTECTION.         10 AMP ELECTRIC METER PEDESTAL, SEE ELECTRICAL PLANS SPRA HEADS	OBERT MOWAT ASSOCIATES         Image: Comparison of the state of the strength of the	Towat Associates. This drawing is prepared for this particular site and may not be utilized for another site location.
TORO 340 - 00 - 15 - COM - E - 29 - Q       *       *       *       1.89 GFM @ 50 P.S.I.         TORO 340 - 00 - 15 - COM - E 18' - 170       *       *       *       2.81 GFM @ 50 P.S.I.         TORO 340 - 00 - 15 - COM - E 18' - 170       *       *       *       2.81 GFM @ 50 P.S.I.         TORO 340 - 00 - 15 - COM - E 18' - 130       *       *       *       1.87 GFM @ 50 P.S.I.         TORO 340 - 00 - 15 - COM - E 18' - 135       *       *       1.40 GFM @ 50 P.S.I.         TORO 370 - D78X - 69 - 12' - 70 - PC       *       *       1.53 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 12' - 70 - PC       *       *       0.66 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 12' - 70 - PC       *       *       0.66 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 8' - 12' - 70 - PC       *       *       0.68 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 8' - 12' - 20 - PC       *       *       0.68 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 8' - 20 - FC       *       *       0.68 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 8' - 20 - FC       *       *       0.53 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 12' - 20 - FC       *       *       1.04 GFM @ 40 P.S.I.         TORO 570 - ZPRX - 69 - 12' - 20 - FC       *       *       1.04 GFM @	IRRIGATION PLAN 1671 East Monte Vista Ave, Suit 214 Vacaville, CA 95688 (925) 288-0088	🔘 COPYRIGHT 2012 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written consent of Robert
6       CITY COMMENTS       5-2-12         5       CITY COMMENTS       4-9-12         4       CITY COMMENTS       4-3-12         3       CITY COMMENTS       3-22-12         2       MOVE MAIN & VALVES DUT DF HDA       8-14-08         1       HDVE MAIN & VALVES DUT DF       7-18-08         2       REVISIONS       DATE         SCALE:	DATE 2-28-12 REVISIONS A 7-18-08 A 4-9-12 A 8-14-08 5-2-12 A 3-22-12 A 4-3-12 SCALE 1" = 20'-0" NORTH SHEET L 10 OF 17	MERITAGE HOMES



CAR IRRI	MEL ESTA GATION S	TES Chei	PARE	< DN :	LY					CARM HYDRI	
STATION NUMBER:	IRRIGATION TYPE:	ES SPRING	STABLISHN SUMMER	IENT PERIO FALL	DD WINTER	EST SPRING	ABLISHED SUMMER	LANDSCAI FALL	PE WINTER	STATION	HI
D1-1	BUBBLERS TREES	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8/1	5/1	2 / 1	NUMBER	NE (SQ.
D1-2	ROTORS SHRUBS	7/1	10 / 1	7 / 1	5/1	5/1	8/1	5/1	3 / 1	1	
D1-3	ROTORS SHRUBS	7/1	10 / 1	7 / 1	5/1	5 / 1	8/1	5/1	3 / 1	3	
D1-4	BUBBLERS TREES	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8/1	5/1	2 / 1	<u>4</u> <u>5</u>	
D1-5	BUBBLERS TREES	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8 / 1	5/1	2 / 1	6 7	
D1-6	SPRAY SHRUBS	7 / 1	10 / 1	7/1	5/1	5/1	8 / 1	5/1	3 / 1	9	
D1-7	ROTORS SHRUBS	7/1	10 / 1	7/1	5/1	5/1	8/1	5/1	3 / 1	10 11	
D1-8	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5/1	5 / 1	8/1	5 / 1	3 / 1	12 13	
D1-9	ROTORS LAWN	7 / 1	10 / 1	7 / 1	5/1	5/1	8 / 1	5/1	3 / 1	14	
D1-10	ROTORS LAWN	7 / 1	10 / 1	7 / 1	5/1	5/1	8 / 1	5/1	3 / 1	16 17	
D1-11	BUBBLERS TREES	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8 / 1	5 / 1	2 / 1	18 19	
D1-12	SPRAY SHRUBS	7 / 1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1	20 21	
D1-13	BUBBLERS TREES	6/1	10 / 1	8 / 1	3 / 1	4 / 1	8/1	5/1	2 / 1	22 23	
D1-14	ROTORS LAWN	7 / 1	10 / 1	7/1	5 / 1	5/1	8 / 1	5 / 1	3 / 1	24 25	
D1-15	ROTORS LAWN	7/1	10 / 1	7/1	5 / 1	5 / 1	8/1	5/1	3 / 1	26 27	
D1-16	ROTORS LAWN	7/1	10 / 1	7/1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1	28 29	
D1-17	ROTORS LAWN	7 / 1	10 / 1	7/1	5/1	5 / 1	8 / 1	5/1	3 / 1	30 31	
D1-18	BUBBLERS TREES	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8/1	5/1	2 / 1	32 33	
D1-19	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5/1	5/1	8/1	5/1	3 / 1	34	
D1-20	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1	36 TOTALS	
D1-21	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5 / 1	5 / 1	8/1	5 / 1	3 / 1		
D1-22	SPRAY SHRUBS	7/1	10 / 1	7/1	5 / 1	5/1	8 / 1	5/1	3 / 1		
D1-23	SPRAY SHRUBS	7 / 1	10 / 1	7/1	5/1	5/1	8/1	5/1	3 / 1		
D1-24	BUBBLERS TREES	6 / 1	10 / 1	8/1	3 / 1	4 / 1	8 / 1	5 / 1	2 / 1		
D1-25	BUBBLERS TREES	6 / 1	10 / 1	8/1	3 / 1	4 / 1	8/1	5 / 1	2 / 1		
D1-26	ROTORS LAWN	7 / 1	10/1	7 / 1	5 / 1	5/1	8 / 1	5/1	3 / 1		
D1-27	SPRAY SHRUBS	7 / 1	10 / 1	7 / 1	5 / 1	5/1	8/1	5/1	3 / 1	CA FS	
D1-28	BUBBLERS SHRUBS	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8/1	5/1	2 / 1		
D1-29	BUBBLERS SHRUBS	6 / 1	10 / 1	8 / 1	3 / 1	4 / 1	8 / 1	5 / 1	2 / 1	HY	DROZO
D1-30	BUBBLERS SHRUBS	6 / 1	10 / 1	8/1	3 / 1	4 / 1	8/1	5 / 1	2 / 1		H-I SHRU
D1-31	BUBBLERS SHRUBS	6/1	10 / 1	8 / 1	3 / 1	4 / 1	8 / 1	5 / 1	2 / 1		оw WA RO ROT
D1-32	BUBBLERS TREES	6/1	10 / 1	8 / 1	3 / 1	4 / 1	8/1	5 / 1	2/1	MEL	SHRU SHRU DIUM V RO ROT
D1-33	ROTORS LAWN	7 / 1	10 / 1	7 / 1	5 / 1	5 / 1	8 / 1	5/1	3 / 1		H-: SHRU
D1-34	ROTORS LAWN	7 / 1	10 / 1	7 / 1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1		TORO S
D1-35	BUBBLERS TREES	6/1	10 / 1	8 / 1	3 / 1	4 / 1	8 / 1	5/1	2 / 1	MED	H- SHRU IUM W TORO S
D1-36	SPARE	_	-	_	-		-		-		H-: 
L	TOTAL HOURS PER DAY	3.9	5.8	4.3	2.5	2.7	4.6	3.0	1.5	MEI	DIUM V BUBE
		<b>L</b>	1	1	1	J L	8	1	· · · · · · · · · · · · · · · · · · ·	TOTAL	

* 7 / 1: INDICATES STATION RUN TIME / CYCLES PER DAY **** DAILY APPLICATION FOR IRRIGATION 7 DAYS PER WEEK** 

*** ACTUAL RUN TIMES MAY VARY IN ACCORDANCE WITH VARYING SITE CONDITIONS. IT IS THE RESPONSIBILITY OF THE ON-SITE WATER MANAGER TO DETERMINE OPTIMUM RUN TIMES.

# MEL ESTATES PARK ONLY ROZONE TABLE

HIGH WATER NEEDS (SQ. FT.)	MEDIUM WATER NEEDS (SQ. FT.)	LOW WATER NEEDS (SQ. FT.)	VERY LOW WATER NEEDS (SQ. FT.)	SPECIAL LANDSCAPE AREA (SQ. FT.)
	442.77			
	2,347.5			
	2,347.5			
	442.77			
	442.77			
******	201			
	2,347.5			
	2,347.5			
				2,289.55
				2,289.55
	442.77			
		1,975		
	442.78			
				2,289.55
				2,289.55
				2,289.55
				2,289.55
	442.77			
		1,126		
		1,126		
		1,126		
		1,975		
		1,975		
	442.77			
	442.77			
				2,289.55
		1,975		
	1,363.25			
	1,363.25			
	1,363.25			
	1,363.25			
	442.77			
				2,289.55
				2,289.55
		144		
		144		
	19,029 SQ. FT.	11,566 SQ. FT.		20,606 SQ. FT.

# CARMEL ESTATES HOA LANDSCAPE ONLY IRRIGATION SCHEDULE

RRI	MEL ESTA GATION S	TES Chec		LAN :			JNLY			HOA LA		APE D	NLY .E			TES ANNING ornia 941
TATION IUMBER:	IKRIGATION TYPE:	ES SPRING	SUMMER	IENT PERIC	WINTER	EST SPRING	ABLISHED SUMMER	LANDSCAI FALL	WINTER	STATION	HIGH	MEDIUM	LOW	VERY LOW	SPECIAL	JIA JD PL , Calif
D2-1	SPRAY SHRUBS	7/1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1	NUMBER	WATER NEEDS (SQ. FT.)	WATER NEEDS (SQ. FT.)	WATER NEEDS (SQ. FT.)	WATER NEEDS (SQ. FT.)	AREA (SQ. FT.)	- LAN Icisco, 420
D2-2	BUBBLERS TREES	6/1	10 / 1	8 / 1	3 / 1	4 / 1	8 / 1	5 / 1	2 / 1	1			274	· · · · · · · · · · · · · · · · · · ·		SS JRE + 1 Fran 777.0
D2-3	SPRAY SHRUBS	7 / 1	10 / 1	7 / 1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1	2 3		176	793			A San 5 San x 415.
D2-4	SPRAY SHRUBS	7 / 1	10 / 1	7/1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1	4 5			793 793			CHITI Suite ( 6 Fay
D2-5	SPRAY SHRUBS	7 / 1	10 / 1	7 / 1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1	6			793 542			W A M A C ARC treet S T.465 Iscape
D2-6	SPRAY SHRUBS	7 / 1	10 / 1	7/1	5 / 1	5/1	8 / 1	5/1	3 / 1	8		022.5	368			CAPE ird St 115.77
<b>D2</b> -7	SPRAY SHRUBS	7 / 1	10 / 1	7/1	5/1	5 / 1	8 / 1	5/1	3 / 1	10		932.5				NDS 68 Th one 4
D2-8	SPRAY SHRUBS	7/1	10 / 1	7/1	5/1	5/1	8 / 1	5 / 1	3 / 1	11 12		988	3,087.3			
D2-9	SPRAY SHRUBS	7/1	10 / 1	7/1	5/1	5/1	8/1	5/1	3/1	13 14			3,087.3 3,087.3			
D2-10	SPRAY SHRUBS	7/1	10 / 1	7/1	5/1	5/1	8/1	5/1	3/1	15 16		988 988				5 / )
D2 10			10 / 1	7/1			0/1			17		988	3,087.3			
D2-11			10/1	//1	5/1	5/1	8/1	5/1	3/1	19		988	3.087.3			
D2-12	KUTOKS SHRUBS	7/1	10 / 1	7/1	5/1	5/1	8/1	5/1	3/1	21		988	3 027 3			E 4 N
D2-13	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3/1	22		700000	3,087.3			it 21,
D2-14	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3/1			/,909 SQ. FT.	23,907 SQ. FT.	1		Sui O
D2-15	ROTORS SHRUBS	7 / 1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1							Ave
D2-16	ROTORS SHRUBS	7/1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1							s is ta
D2-17	ROTORS SHRUBS	7/1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1							)568
D2-18	ROTORS SHRUBS	7/1	10 / 1	7/1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1							
02-19	ROTORS SHRUBS	7/1	10 / 1	7/1	5 / 1	5 / 1	8 / 1	5 / 1	3 / 1							lille, 1
02-20	ROTORS SHRUBS	7/1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1							E 1 E 1 E 28
 D2-21	ROTORS SHRUBS	7/1	10 / 1	7/1	5/1	5 / 1	8 / 1	5 / 1	3 / 1							
 D2-22	ROTORS SHRUBS	7/1	10/1	7 / 1	5/1	5/1	8 / 1	5/1	3/1							
	ROTORS SHRUBS	7/1	10/1	7/1	5/1	5/1	8/1	5/1	3/1							
J	TOTAL HOURS	2 C	20	) / I ) 77	10	10	2.0	10	11							
* 7 / 1: * DAILY * ACTUA THE RE	PER DAY INDICATES STATION F APPLICATION FOR IR L RUN TIMES MAY VA SPONSIBILITY OF THI	RUN TIME / C RIGATION 7 ARY IN ACC E ON-SITE W	CYCLES PEI DAYS PER ORDANCE VATER MAN	R DAY WEEK WITH VAR NAGER TO	YING SITE CO DETERMINE	ONDITIONS. OPTIMUM R	IT IS RUN TIMES.									ATION AILS
	LY TABLE	CA	LCUI			EFER	ENC									
JE AREA CAPE ARI	PLANT / FACTOR X EA: HYDROZONE AREA	ESTI (GAL	MATED TO	OTAL WA	TER USE C	ALGULATI	ION:	ЕТо Х 0.62	$2\left(\frac{PFXHA}{IE}+\right)$	* USE ONLY IF PROJECT INCLUDES SLA - SLA*)						
(64%)	6,483	ETo: 0.62: PF: HA:	REFERI CONVE PLANT HYDRO	ENCE EVAI RSION FAC FACTOR F ZONE ARE	POTRANSPIR CTOR (INCHI ROM WUCOI EA [HIGH, MI	RATION (51 ES PER SQA LS EDIUM AND	INCHES PE URE FOOT LOW WAT	R YEAR IN ( TO GALLO) TER USE AR	CITY OF BRE NS PER SQUA EAS] (IN SQU	NTWOOD) RE FEET) ARE FEET)						DATE 2-28-12
(17%)	2,964	SLA :	SPECIA	L LANDSC	CIENCY (MIN CAPED AREA	NIVIOM 0. /0) . (SQUARE FI	EET)									REVISIONS 3-22-12
(13%)	1,307	MAX (GAL ETo: 0.62:	INUM API LONS PE REFERI CONVE	PLIED WA R YEAR) ENCED EV RSION FA(	ATER ALLO APOTRANSP CTOR (INCHI	WANGE CA TRATION (5 ES PER SQA	ALGULATI 1 INCHES P URE FOOT	DN: ETO ER YEAR IN TO GALLO FACTOR (T)	X 0.62 X [(0. N CITY OF BR NS PER SQUA	7 x la) + (0.3 x sla)] Entwood) RE FEET)						<u>/4</u> 4-3-12
(5.5%)	933	0.7 : LA : 0.3 : SLA :	LANDS ADDITI SPECIA	CAPED AR CONAL WA	EA INCLUDI TER ALLOW CAPED AREA	ATION ADJ ING SLA (SQ ANCE FOR S (SQUARE F)	UARE FEET SLA EET)	тасток (E	ілг <i>)</i>							
(0.5%)	88		[													
	11,775			TENED LAN	NDSCAPE ARCI	5					4-2-		.A.D. H HECKED H	3Y: <u>JD</u> 3Y: <u>RJM</u>		
1	524,386 GAL / YEAR			↓ 12.1	The second secon	3		ENTS			3-22	-12 P	ROJ. MGR. Ate: <u>2</u>	; <u>JD</u> -28-12		SHEET
= '	751,133 GAL / YEAR			STATE OF	CALIFORNIT								UALL: HEET NO.	12 DF 1	 7 Sheets	L-12
	••••••••••••••••••••••••••••••••••••••						KEV	T2TUN2		KUVED BY	DAI			<b></b> ,		

### ARMEL ESTATES HOA LANDSCAPE STIMATED WATER USE & HYDROZO

HYDROZONE TYPE:	VALVE NUMBERS:	PLANT FACTOR	HYDROZONE AREA / % OF LANDSCAPE AREA:	PLANT FACTOR X HYDROZONE AREA
H-1 SHRUBS LOW WATER USE ORO ROTOR HEADS	D2-12, D2-13, D2-14, D2-17 D2-20, D2-22, D2-23	0.3	21,611 SF (64%)	6,483
H-2 SHRUBS MEDIUM WATER USE TORO ROTOR HEADS	D2-11, D2-15, D2-16, D2-18 D2-19, D2-21	0.5	5,928 SF (17%)	2,964
H-3 SHRUBS LOW WATER USE TORO SPRAY	D2-1, D2-3, D2-4, D2-5, D2-6 D2-7, D2-8	0.3	4,356 SF (13%)	1,307
H-4 SHRUBS EDIUM WATER USE TORO SPRAY	D2-9, D2-10	0.5	1,865 SF (5.5%)	933
H-5 TREES MEDIUM WATER USE BUBBLERS	D2-22	0.5	176 SF (0.5%)	88

7/1 6/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7	10 / 1 10 / 1	7 / 1 8 / 1 7 / 1	5/1 3/1 5/1 5/1 5/1 5/1 5/1 5/1 5/1 5	5/1     4/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1	8 / 1 8 / 1	5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1     5/1	3 / 1 2 / 1 3 / 1	Image: Strands       1       2       3       4       5       6       7       8       9       10       11       12       13       14       15       16       17       18       19       20	WATER NEEDS (SQ. FT.)	WATER NEEDS (SQ. FT.) 176 932.5 932.5 932.5 988 988 988 988 988	WATER NEEDS (SQ. FT.) 274 793 793 793 793 793 542 368 3,087.3 3,087.3 3,087.3 3,087.3	WATER NEEDS (SQ. FT.)	LANDSCAPE AREA (SQ. FT.)	S ROBERT MOWAT ASSOC LANDSCAPE ARCHITECTURE + LAN 2068 Third Street Suite 6 San Francisco, Phone 415.777.4656 Fax 415.777.0420 www.rmalandscape.com	ten consent of Robert Mowat Associates. This drawing is prepared for this particular site and may not be utili
7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1	10 / 1 10 / 1	7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1 7/1	5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1       5/1	5/1 5/1 5/1 5/1 5/1 5/1 5/1 5/1 5/1	8/1 8/1 8/1 8/1 8/1 8/1 8/1 8/1	5 / 1 5 / 1	3/1 3/1 3/1 3/1 3/1 3/1 3/1 3/1 3/1 2/1	21 22 23 TOTALS		988 7,969 SQ. FT.	3,087.3 3,087.3 25,967 SQ. FT.			MERITAGE HOME, 1671 East Monte Vista Ave, Suit 214 Vacaville, CA 95688 (925) 288-0088	t of this drawing may be reproduced, duplicated, or copied in any way without the express wri
7/1 7/1 2.6 N TIME / C GATION 7 I Y IN ACCO DN-SITE W CA ESTI (GAL ETO : 0.62 : PF :	1071 1071 3.8 EYCLES PER DAYS PE	T / 1 7 / 1 2.7 R DAY WEEK WITH VAR NAGER TO D LATIN LATIN ENCE EVAN R YEAR) ENCE EVAN R SION FAC FACTOR F	5/1 5/1 1.9 YING SITE C DETERMINE	S/1 5/1 1.9 ONDITIONS. OPTIMUM R EFER SALGULATI RATION (51 I ES PER SQAT LS	8 / 1 8 / 1 3.0 IT IS UN TIMES. ENCI NCHES PER URE FOOT	5 / 1 5 / 1 1.9 ETo X 0.62 R YEAR IN C TO GALLON	3/1 3/1 1.1 $(\frac{PF X HA}{IE})$	* USE ONLY IF PROJECT INCLUDES SLA - + SLA*) RENTWOOD) JARE FEET)						DATE	© COPYRIGHT 2012 Robert Mowat Associates. No portion
HA : IE : SLA : MAXI (GAL ETo : 0.62 : 0.7 : LA : 0.3 : SLA :	HYDRO IRRIGA SPECIA MUM API LONS PE REFERI LANDS ADDITI SPECIA	ZONE ARE TION EFFIC L LANDSC PLIED WA R YEAR) ENCED EVA ENCED EVA CAPED AR IONAL WA L LANDSC	A [HIGH, M. CIENCY (MIN APED AREA ATER ALLO APOTRANSP CTOR (INCH POTRANSPII EA INCLUD TER ALLOW APED AREA	EDIUM AND NIMUM 0.70) (SQUARE FI WANCE CA PIRATION (5) ES PER SQA RATION ADJ ING SLA (SQ ANCE FOR S (SQUARE FI 5 4 3 2 1	LOW WAT EET) LCULATIN INCHES PI URE FOOT USTMENT H UARE FEET LA EET) CITY COMME CITY COMME CITY COMME	ER USE ARI	EAS] (IN SC X 0.62 X [( CITY OF E (S PER SQU AF)	QUARE FEET) (0.7 X LA) + (0.3 X SL BRENTWOOD) JARE FEET) PPROVED BY	A)] 4-3- 3-22 DAT	C. 12 C. 12 Pf 12 DA 50 E St	A.D. E HECKED B Roj. Mgr. Ate: Cale: Heet No.	Y: <u>JD</u> Y: <u>RJM</u> : <u>JD</u> -28-12 12 □F 1	7 SHEETS	2-28-12 REVISIONS 3-22-12 4-3-12 SHEET L-12 OF 17	MERITAGE HOMES

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MAXIMUM APPLIED WATER ALLOWANCE: 51 X 0.62 [(0.7 X 33,936 SF) + (0.3 X 0 SF)

ESTIMATED TOTAL WATER USE:  $51 \times 0.62 \left(\frac{11,775}{0.71}\right) =$ 



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<form><form><form></form></form></form>	SYMBOL	SIZE E	BOTANICAL NAME	, (	COMMON NAME	HEIGHT/WIDTH	QTY.	WATER REQ.		H NINN Ninia 9	her site ]
<form><form><form></form></form></form>	Arb. mar. Mag. gra.	24" Box 24" Box	Arbutus "Marina" Magnolia grandiflor	a	Strawberry Tree Southern Magnolia	40' / 40' 20' / 20' 30' / 30'	° 14 5	MOD. LOW		LAN	r anoth
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<form></form>	Pyr. cal. Que. agr.	24" Box 24" Box	Pyrus calleryana 'Br Quercus agrifolia	adtord'	Coast Live Oak	25' / 25' 30' - 40'	8	VERY LOW		E + ) 7.04	may no
<form><form><form></form></form></form>	SYMBOL Arc. den.	SIZE E 5 G.	BOTANICAL NAME Arctostaphylos dens	; iflora 'Howard McMinn'	COMMON NAME Vine Hill Manzanita	HEIGHT/WIDTH 4' / 5'	QTY. 126	WATER REQ. LOW			ite and
<form><form><form></form></form></form>	Fre. cal. Lav. bic.	15 G. 5 G.	Fremontodendron ca Lavatera bicolor	alifornicum	Flannel Bush Lavatera	20' / 12' 6' / 4'	0 22 70	VERY LOW LOW			cular s
<form><form><form></form></form></form>	Ole. eur. Pen. hyb.	5 G. 1 G.	Olea europaea 'Little Penstemon hybrids -	e Ollie' - Red	Dwarf Olive Red Flowering Beard Tongue Fountain Grass	3' /3' 3' /3'	42 146	MOD. LOW		HIT uite 5 Fa 3. Con	is parti
<form><form><form><form></form></form></form></form>	Plu. cap. Rha. cal.	1 G. 1 G. 5 G.	Plumbago capensis ' Rhamnus californica	'Imperial Blue' a	Cape Plumbago Imperial Blue Coffeeberry	6 '/ 8' 3' / 6'	45 20	MOD. LOW		V A ARC eet S 465( cape	d for th
<form></form>	SYMBOL	BOTANI	CAL NAME	COMMON NAME	SPACING	WATER REQ.				PE . PE . TTT ands	repare
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<form><form></form></form>		2" LAYE	ER OF BARK CHIPS	S PER CITY BARK CHI	P STANDARD.						ciates.
<text><text><section-header></section-header></text></text>		COCO N	MAT PER BUILDER	'S DIRECTION.							at Asso
<form><form><form></form></form></form>		*INSTA Stadi	LL JUTE MESH NE	TTING ON ENTIRE SL P INSTALL A 1" LAYF	OPE AREA. LAP MIN. 2'-0", A' R OF SHREDDED FIR BARK (	TTACH WITH 6" GAL ^V ON NETTING, BY OTH	V. IERS.			$\Im$	art Mow
<section-header><section-header><section-header><section-header><form></form></section-header></section-header></section-header></section-header>	NOTE:		ESALIO O.C. III	DOM: THE WATER CI	ASSIFICATION OF LANDSCA	APE SPECIES (WULCO	LS III) 1999	EDITION			of Rohe
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							<b>达到15%</b> 2			<b>√ 1</b> t 21∠	he expres
<form></form>	1.	ALL WOI PERSONN QUALIFIE	RK SHALL BE PER JEL FAMILIAR WI ED PLANTING FORI	FORMED BY A LICEN TH THE WORK AND U EMAN.	SED LANDSCAPE CONTRACT NDER THE SUPERVISION OF .	OR AND A				e, Sui	y without t
<form></form>	2.	PLANT M	ATERIAL LOCATI	IONS ARE DIAGRAMM IE LANDSCAPE ARCH	AATIC AND SUBJECT TO CHA ITECT. LOCATE PLANT MAT	NGE IN THE ERIALS TO				a Ave	in any wa
ALL FREMERATIONAL SECTIONARY NAMES DEFINITIONS       Constructions         ALL FREMERATIONAL SECTIONARY AND ADDRESS TO THE ADDRESS TO THE ADDRESS TO THE ADDRESS AD		ACCESS 1	THEM.	TION DEVICES, ETC.	AS MUCH AS POSSIBLE TET A					88 88	copied
<form></form>	3.	ALL TRE	ES SHALL BE STA	KED AS SHOWN IN TH	E DETAILS.	ND				565 G	ated, or
	4.	DELETIO	NS IN THE PLANT	ING SCHEME AS NEC	ESSARY WHILE WORK IS IN F	PROGRESS.					duplic
<ul> <li> 1. BEE FLANT COUNT IS TOK THE FUNDAL CURVE LEVEL IN CASE OF A DECISION IS TOKEN THE FUNDAL BEING AND ADDRESS AND</li></ul>		SUCH CA CONTRAC	SES ARE TO BE A CT PRICE IF/WHEN	CCOMPANIED BY EQU I NECESSARY.	JITABLE ADJUSTMENTS IN T.	nc				e, C	duced,
	5.	THE PLAT DISCREP	NT COUNT IS FOR ANCY, THE PLAN S	THE CONTRACTOR'S SHALL GOVERN.	CONVENIENCE. IN CASE OF	Α				Ea tvill 288-(	be repre
<form></form>	6.	THE LAN	IDSCAPE CONTRA	CTOR SHALL GUARA	NTEE ALL TREES, SHRUBS A	ND,				E71 671 (aca 25)	ıg may
	7.	ANY REC	QUIREMENTS IN T	HE PLANS SHALL BE	CONSIDERED BINDING. IN C	ASE OF					drawir
8       INDER SIGNAL BE REFUZER VERTS BY THE LANDSCAPE ACCHIPTER         9.       INDER TRADUCTION CONSTRUCTION AND A PRIAD SIMPLY         9.       INTER SIGNAL BE REFUZER VERTS         9.       INTER SIGNAL DE FINIT VERTS         9.       INTER SIGN		DISCREP	ANCIES THE OWN N BEFORE PROCE	ER AND LAND. ARCH EDING WITH THE WO	1. SHALL BE IMMEDIATELY I RK.	NOTIFIED FOR A					of this
<ul> <li>1. TO INSPECT FLAMS ON ARRIVAL FROM NERSERY</li> <li>3. ATTIME OF THANKS</li> <li>4. ATTIME OF THANKS</li> <li>4. ATTIME OF THANKS</li> <li>4. THE DESIGN FORCE ON TRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.</li> <li>4. THE DESIGN FORCE AND SCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.</li> <li>4. THE DESIGN FORCE AND SCAPE THANKS</li> <li>4. THE DESIGN FORCE AND SCAPE CONTRACTOR SHALL OBTAINS AND THANKS</li> <li>5. THE LANDSCAPE SHALL BE THERE FOR INCICK SUMMURATION AND THENSIT CONTRACTOR SHALL OBTAINS AND THANKS CONTRA</li></ul>	8.	THERE S	HALL BE REGULA	AR SITE VISITS BY TH DISTRUCTION AND A	E LANDSCAPE ARCHITECT A FINAL SITE REVIEW.	ND THE					portion
1. A HANA. SITUE HEAVEST       9. ALL WORK SHALL BE NAME CAPITAL CONTRACTOR SHALL OBTAN ALL REQUIRED PERMITS.         9. ALL WORK SHALL BE NAME CAP. CONTRACTOR SHALL OBTAN ALL REQUIRED PERMITS.       9. POTICET LEVENTING TREES AS INCLESSARY. FREVE AS INCLUSIANT, LOCATE ALL UTILITIES BEFORE TROCEDED WITH THE WORK CONTRACTOR STREAMENT DUAL UNIVERSITY.       9. POTICET LEVENTING TREES AS INCLESSARY. FREVE AS INCLUSIANT, LOCATE ALL UTILITIES BEFORE TROCED TO THE PLANTING CONTRACTOR STREAMENT DUAL UNIVERSITY.       9. POTICET LEVENTING TO THE PLANTING CONTRACTOR STREAMENT DUAL UNIVERSITY.       9. POTICET LEVENTING TO THE PLANTING CONTRACTOR STREAMENT DUAL UNIVERSITY.       9. POTICET LEVENTING TO THE PLANTING CONTRACTOR STREAMENT DUAL UNIVERSITY.       9. POTICET LEVENTING TO THE PLANTING CAPES AND AND ALL REVENDES.       9. POTICET LEVENTING TO THE PLANTING TO THE AND AND TABLES AS PARTON CAPES.       9. POTICET LEVENTING TO THE PLANTING CAPES AND AND CAPES AND ADDRESS AS PART OF AN ON-GONDAL OF THE PLANT.       9. POTICET LEVENTING TO THE PLANTING CAPES AND ADDRESS AS PART OF AN ON-GONDAL OF THE PLANT.       9. POTICET LEVENTING TO THE PLANTING TO THE PLANTING TAPE THE PLANT DAVA.       9. POTICET LEVENTING TO THE PLANTING TO THE PLANTING TO THE PLANT DAVA.       POTICET LEVENTING TO THE PLANTING TO THE PLANT DAVA.       POTICET LEVENTING TO THE PLANTING TO THE PLANT DAVA.       POTICET LEVENTING TO THE PLANTING TO THE PLANT DAVA.       POTICET LEVENTING TO		1. T( 2 A ²	O INSPECT PLANTS	S ON ARRIVAL FROM	NURSERY					Z	tes. No
<ul> <li>A. N. WORK SHALL BE ENSTALLED IN CONTORMANCE WITH ALL LOCAL CODES AND ORDINANCES. THE LINDBOGAE CONTRACTOR SHALL DIALAUL REQUEDER PENTITS.</li> <li>PROTECT EXISTING TREES AS INCRESSARY. FLEXCLAS NEERSBARY, LOCATE ALL UTILITIES BEROGE PROCEEDING. WITH THE WORK CASENERSBARY. LOCATE ALL UTILITIES BEROGE PROCEEDING WITH THE WORK CASENERSBARY. LOCATE ALL UTILITIES BEROGE PROCEEDING WITH THE WORK CASENERSBARY. LOCATE ALL UTILITIES BEROGE PROCEEDING THE THE ANTION CADD THE READING TO CARD THE PROCEEDING. PROFE PROCEEDING THE THE ANTION CADD THE READING TO CARD THE PROCEEDING. ATTRACTIVE AND MATTRE LANDSCARE APPEARANCE. UTILIES HAAT GROWTH WILL NECESSITATE TRADMANDES. SHAPING, PROFENANCE TO ROTE AND NO STRUITS AS PART OF AN ON-GOING MAINTENANCE TRACKERS RECES. THE LANDSCARE SCHEME, THE INTERIOR TO ALL PLANTING AREAS. APPIN HEBRICORE IN STRICT ACCORDANCE WITH ANNIHAUT THREES SPECES. THE ENDANCEMENT OF THE INAL THE CONTROL OF THE ROAD. WALK THE NOVEL HEBRICORE OF THE TON OF THE FRAILED EVED THE THE AND THE ROAD CARD. THE ROAD AND THE ROAD AND THE 30 DAY MAINTENNANCE THE ROAD CARD. THE ROAD AND THE ROAD AND THE 30 DAY MAINTENNANCE TO AND APPENDENCE TO THE TOOL MAD APPENDENCE TO THE ROAD AND THE THE AND AND APPENDENCE TO THE TOOL MAD AND THE ROAD AND THE 30 DAY MAINTENNANCE TOOL OF THE ROAD AND THE ROAD AND THE ROAD AND THE 30 DAY MAINTENNANCE TOOL OF THE ROAD AND THE ROAD AND THE STRUCTURE.</li> <li>CONTRACTOR TO NOTION THE MAINTAIN LANDSCARE CONTINNE OF TAXIS TO THE ROAD OF THE THE AND AND ADD CONTRACTOR THE AND THE STRUCTURE.</li> <li>CONTRACTOR TO NAILS AND ADD THE ROAD AND THE STRUCTURE.</li> <li>CONTRACTOR TO NAILS AND ADD THE ROAD AND THE STRUCTURE.</li> <li>CONTRACTOR TO NAILS AND AND THE ROAD AND THE STRUCTURE.</li> <li>SCALE THE TAXIS AND AND THE ROAD AND THE STRUCTURE.</li> <li>CONTRACTOR TO AND AND ADD CONTRACTOR TO ACCEPT TAXIS TO ALL AND ADD THE ROAD AND THE STRUCTURE.</li> <li>SCALE THE TAXIS AND ADD THE ROAD AND THE STRUCTURE.</li> <li>SCALE THE</li></ul>		3. A	FINAL SITE REVIE	W						A-	Associa
10. PROTECT EXISTING THEER SA RECEIVERANT, PICKIE AS NECESSARY, TOCATE ALL UTILITIES PROTECT EXISTING THE PARISH, COMMANDEL SUFFICIENT (DEVELOPED FIRST.         11. THE DECOMPTING WORK WITH THE PROJECT SUFFICIENT (DEVELOPED FIRST.         12. THE DECOMPTING WORK WITH THE PROJECT SUFFICIENT (DEVELOPED FIRST.         13. THE DECOMPTING THE PLANT OF PARISH OF THE ALL DIRING MANDAL OF THESE AND SHELTER AND MATURE LANDS, CAPE APPRAINCE, LUTLIER IN ALL DIRICH PLANT PROFEMAN.         14. THE DESIGN TIETE OF AN ON-GOODS GAMAINTENANCE PROGRAM.         15. APPLY TRONSTAFY OF TEALNO AL' PRE-MERICIDNI HERBICIDE TO ALL PLANTICO AND SHELTER AND ALL HER TRUE FROM HOCKS AND DEBRES GREATER THAN 2' IN DAMITHAN.         15. APPLY TRONSTAFY OF TEALNO AL' PRE-MERICIDNI HERBICIDE OF 90 DAYS FOLLOWING CUTY'S ACCEPTRACE BY CITY COUNCIL OF THE COMPLETION OF 90 DAYS FOLLOWING CUTY'S ACCEPTRACE BY CITY COUNCIL OF THE COMPLETION OF 90 DAYS FOLLOWING CUTY'S ACCEPTRACE BY CITY COUNCIL OF THE COMPLETION OF 90 DAYS FOLLOWING CUTY'S ACCEPTRACE BY CITY COUNCIL OF THE COMPLETION OF 90 DAYS FOLLOWING CUTY'S ACCEPTRACE BY CITY COUNCIL OF THE COMPLETION OF 90 DAYS FOLLOWING CUTY'S ACCEPTRACE BY CITY COUNCIL OF THE COMPLETION OF 90 DAYS MAINTENANCE DEDING CONSTRUCTUO MARK FERTILIZUNG, MOTHIC, CLEAN UP AND ASSOCIATE DANDACAPE UNTIL ROLAL ACCEPTANCE BY CITY COUNCIL.         15. CONTRACTOR TO SUBMIT UNTIT RECEIVES STRUCE AND AND THE 55 ACCEPTANCE BY CITY COUNCIL.         16. CONTRACTOR TO SUBMIT UNTIT RECEIVES THE STATILL INCLUDED.         16. CONTRACTOR TO SUBMIT UNTIT RECEIVES THE STATIL LINEAL PARTIES PROFEMANDOL DETERMENT AND RECEIVES THE STATIL LINEAL PARTIES PROFEMANDOL DETERMENT ANALSAFT PROFEMANCE.         16. CONTRACTOR SINALL HERKING DESCONTE STRUCE STRUC	9.	ALL WO	RK SHALL BE INS NCES. THE LAND	TALLED IN CONFORM SCAPE CONTRACTOR	IANCE WITH ALL LOCAL CO SHALL OBTAIN ALL REQUIT	DES AND RED PERMITS.				ЪГ	Mowat .
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<ul> <li>1. THE DESIGN NITEST OF THE PLANTING PLANTS TO SUBJECT ADDITIONATION AND IN MOST CASES, REMOVAL OF TREES AND SHALPS AND THE LANSCARE PEPERARANG. AND IN MOST CASES, REMOVAL OF TREES AND SHRUBS AS PART OF AN IN ADDITION AND IN MOST CASES, REMOVAL OF TREES AND SHRUBS AS PART OF AN IN ADDITION AND IN MOST CASES, REMOVAL OF TREES THE LANSCARE OF THE FAMILY PLANTS OF THE PROGRAM.</li> <li>2. ALL PLANT PITS SHALL BE FREE FROM ROCKS AND DHARLS GREATER THAN 2" IN DAMETER.</li> <li>3. APPLY TRONSTAR" OR "ELANCO XL" PRE-BERGENT HEREICID: TO ALL PLANTD AND FOR A PERIOD OF THE FINAL PLANTS OF THE PART OF THE FINAL VALCE THE SPECES. THE LANSCARE DURING CONSTRUCTION AND FOR A PERIOD OF THE FINAL MALES THEOROGY.</li> <li>3. CONTRACTOR TO PROVIDE MAINTENANCE DURING CONSTRUCTION AND FOR A PERIOD OF THE FINAL MALES THEOLOGY.</li> <li>4. CONTRACTOR TO PROVIDE MAINTENANCE DURING CONSTRUCTION AND FOR A PERIOD OF THE FINAL MALES THE COMPLETION OF THE SPECES. THE MAINTENANCE FERIOD DOES NOT IND UNTUF INTAL ACCEPTANCE BY CITY CONTEL OF THE SPECES.</li> <li>5. CONTRACTOR TO SUBMIT UNIT PRICES FOR ITE DOTORS AND THE PLANTING LOCATIONS TO THE FINAL MALE THROUGH AND CITY ACCEPTS MAINTENANCE FERIOD DOES NOT IND UNTUF FINAL ACCEPTANCE BY CITY CONTEL.</li> <li>6. CONTRACTOR TO SUBMIT UNIT PRICES FOR ITE DOTORS AND THE SPECES.</li> <li>7. CONTRACTOR TO SUBMIT UNIT PRICES FOR THE DOTOR THE SPECES.</li> <li>8. ROOT DEFLECTION FANNES ON ALL THEOUGH AND CITY ACCEPTS DATE DOTORS AND THE SPECES AND THE SPECES AND THE DOTORS AND THE SPECES.</li> <li>8. ROOT DEFLECTION FANNES ON ALL THEOUGH AND THE SPECES.</li> <li>9. ROOT DEFLECTION FANNES ON ALL THEOUGH AND THE SPECES.</li> <li>9. ROOT DEFLECTION FANNES ON ALL THEOUGH AND THE SPECES.</li> <li>9. ROOT DEFLECTION FANNES ON ALL THEOUGH AND THE SPECES.</li> <li>9. ROOT DEFLECTION FANNES ON ALL THEOUGH AND THE SPECES.</li> <li>9. ROOT DEFLECTION FANNES ON ALL THEOUGH AND THE SPECES.</li> <li>9.</li></ul>		PRIOR TO	O BEGINNING WO	RK WITH THE PROJE	CT SUPERINTENDENT (DEVE	LOPER) FIRST.				Z	2012 F
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DRAW 3 SAMPLES FROM DIFFERENT AREAS OF PROJECT SITE. SEE CITY STANDARD NOTES FOR REQUIREMENTS.       Image: City comments of project site. See City standard notes for PARALLEL TO PAVEMENT 20'IN LENGTH (10' ON EITHER SIDE OF TREE.)         Image: City comments of project site. See City standard notes for PARALLEL TO PAVEMENT 20'IN LENGTH (10' ON EITHER SIDE OF TREE.)       C.A.D.       BY:	17	TO TIE ' 7. SOILS I	VINES TO WALLS TEST BY LANDSCA	AND POSTS AS NEEDI	ED. ) ASCERTAIN HORTICULTUR.	AL SUITABILITY				SCALE 1'' = 20'-0''	3R E
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11-28-12 AS-BUILT DRAWING SET		° ² AT	OF CALIFORN'			SUALE: SHEET NO.	13 OF	17 SHEETS			л Т Т Т
11-28-12 AS-BUILT DRAWING SET				L KEVIJIU	INS DATE						Σü
				11-	28-12 A	S-BU		DRA		NG SE1	13/10



A-A' MATCH LINE, SEE SHEET L-14

 $\bigvee \bigvee \bigvee$  N

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RAILROAD

TRACKS



EGE	ND					4107 4107	ocation.
ICAL NAM	ME	COMMON NAME	HEIGHT/WIDTH	QTY.	WATER REQ.	ia 9. NIN	er site l
is "Marina' olia grandif	lora	Strawberry Tree Southern Magnolia	40' / 40' 20' / 20' 30' / 30'	8 14 5	MOD.	LAN	r anoth
a confictions as acerifoli as racemos	a 'Columbia' a - Multi-trunk	London Plane Tree California Sycamore	50' / 40' 50' / 40'	16 1	MOD. MOD.		lized fo
selected b cerasifera	y Landscape Architect.) I 'Krauter Vesuvius' 'Bradford'	Prurple Leaf Plum Ornamental Pear	40' / 30' 25' / 25'	8 20	MOD. MOD.	LAN COCisco,	of be uti
us agrifolia		Coast Live Oak	30' - 40'	8 0TV	VERY LOW	S.C.	l may ne
ICAL NAI taphylos de	ME ensiflora 'Howard McMinn' a californiaum	COMMON NAME Vine Hill Manzanita	HEIGH1/WIDTH 4'/5' 20'/12'	126 0	LOW	AS an F is.77	site and
ntodendrof ra bicolor	ittle Ollie	Flannel Bush Lavatera Dwarf Olive	20 / 12 6' / 4' 5' / 5'	22 79	LOW VERY LOW		icular s
mon hybric	ds - Red	Red Flowering Beard Tongue	3' /3'	42	MOD.	uite .con	s parti
ago capens	sis 'Imperial Blue'	Cape Plumbago Imperial Blue	6 '/ 8' 3' / 6'	45	MOD. LOW	V A NRC et S 4656 4656	for thi
AME	COMMON NAME	SPACING	WATER REQ.			PE A Stre	epared
	Red Fescue	SOD	MOD.			hird A15. Mala	ng is pr
ifolium	Myoporum	36" O.C. FROM 1 GAL. POTS	LOW				drawi
аШ)- вн	D ALTERNATE - Hy	rdroseed	MOD.			Photo	This
BARK CH	IPS PER CITY BARK CHI	P STANDARD.					ates.
R BUILD	ER'S DIRECTION.						t Associ
E MESH	NETTING ON ENTIRE SI	LOPE AREA. LAP MIN. 2'-0", AT	TACH WITH 6" GAL	V.			Mowal
18" O.C. T	TYP. INSTALL A 1" LAYE	ER OF SHREDDED FIR BARK C	N NETTING. BY OTH	HERS.			Robert
RE TAKEN	N FROM: THE WATER C	LASSIFICATION OF LANDSCA	PE SPECIES (WULCO	)LS III) 1999 (	EDITION		isent of
NG ON '	NOTES (T TO BRENT	HESE NOTES WOOD STD.	5 ARE IN NOTES.)				written co
SHALL BI	E PERFORMED BY A LIC	CENSED LANDSCAPE CONTRA	CTOR AND			it 214	t the expres
FAMILIA LANTINC ERIAL LO	AR WITH THE WORK AN 3 FOREMAN. DCATIONS ARE DIAGRA	D UNDER THE SUPERVISION ( AMMATIC AND SUBJECT TO C	DF A HANGE IN THE			Ve, Su	way withou
RECTED I LITIES, IF THEM.	BY THE LANDSCAPE AI RRIGATION DEVICES, E	RCHITECT. LOCATE PLANT M TC. AS MUCH AS POSSIBLE YE	ATERIALS TO ET ALLOW				opied in any
SHALL B	E STAKED AS SHOWN IN	N THE DETAILS.					3d, or c
IN THE P	LANTING SCHEME AS N	E SUBSTITUTIONS, ADDITION	N PROGRESS.			A onto	uplicate
S ARE TO PRICE IF/V	BE ACCOMPANIED BY WHEN NECESSARY.	EQUITABLE ADJUSTMENTS IN	N THE				iced, di
COUNT IS	S FOR THE CONTRACTO	R'S CONVENIENCE. IN CASE	OF A			last ille,	eprodu
CAPE CO	NTRACTOR SHALL GUA	ARANTEE ALL TREES, SHRUBS	S AND,			71 H cav	lay he r
VER FOR REMENTS	A PERIOD OF ONE YEAD	R. BE CONSIDERED BINDING. IN	I CASE OF			167 Va (925	wing m
CIES THE	OWNER AND LAND. A	RCH. SHALL BE IMMEDIATEL	Y NOTIFIED FOR A			$\mathbf{Z}$	this dra
LL BE RE	GULAR SITE VISITS BY	THE LANDSCAPE ARCHITECT	AND THE				tion of t
ROUGHOU SPECT PL	UT CONSTRUCTION AND LANTS ON ARRIVAL FRO	D A FINAL SITE REVIEW. OM NURSERY					No port
ME OF PL AL SITE F	ANTING REVIEW						ciates.
SHALL B	E INSTALLED IN CONF(	ORMANCE WITH ALL LOCAL (	CODES AND				at Asso
USTING T	TREES AS NECESSARY.	FENCE AS NECESSARY. LOC	CATE ALL UTILITIES				t Mow
) CEEDIN EGINNIN	G WITH THE WORK. CO G WORK WITH THE PRO	ORDINATE ALL DIGGING AN	D TRENCHING VELOPER) FIRST.			Ľ	Rober
I INTENT	OF THE PLANTING PLA	AN IS TO ESTABLISH AND IMM	IEDIATE,			Z	T 2012
E AND M. E TRIMM	ATURE LANDSCAPE AF IING, SHAPING, PRUNIN	PEARANCE. FUTURE PLANT G AND IN MOST CASES, REM	GROWTH WILL OVAL OF TREES				RUGH
S AS PAR' PITS SHA	T OF AN ON-GOING MA	INTENANCE PROGRAM. XKS AND DEBRIS GREATER TI	HAN 2" IN				) copy
NSTAR" ( PLY HERI	SR "ELANCO XL" PRE-E BICIDE IN STRICT ACCO	MERGENT HERBICIDE TO ALI DRDANCE WITH MANUFACTU	L PLANTED RER'S SPECS.				
CAPE SH	IALL BE WEED FREE AT	I THE TIME OF THE FINAL WA	LK-THROUGH.				
FOLLOW	VING CITY'S ACCEPTAN	CE BY CITY COUNCIL OF THE	COMPLETION			DATE	
LEAN-UI	P AND ASSOCIATED LA	NDSCAPE PRACTICES SHALL	BE INCLUDED.			2-28-12 REVISIONS	
GRANTEI	ENANCE PERIOD DOES D. BUILDER TO MAINT.	NOT END UNTIL FINAL ACCE.	ACCEPTS			4 3 - 22 - 12	<b>∠</b>
NCE FOL OR TO SI	UBMIT UNIT PRICES FO	R THE POSSIBLE ADDITION O	BY CHY COUNCIL. F PLANTS			<u>4</u> 4-3-12 <u>4</u> 4-9-12	Ó
DJECT. SU SHRUBS, 1	UBMIT UNIT PRICES FO LAWN AND GROUND C	R 15 GALLON TREES, 5 GALLO OVER AT SQ. FT. PRICES.	ON SHRUBS,			5-2-12	
OR SHAL	LL INSTALL EPOXY VIN	TE TIES AT ALL VINES PLANTI EDED.	NG LOCATIONS			7	A L
BY LAN	DSCAPE CONTRACTOR	TO ASCERTAIN HORTICULT	RAL SUITABILITY	FOR		SCALE 1'' = 20'-0''	а П П
ENTS.	DANDY C ON 127 -						Υ Έ
TO PAVE	PANELS ON ALL TREE EMENT 20' IN LENGTH (	S WITHIN 5' OF PAVEMENT. II (10' ON EITHER SIDE OF TREE.)	nstall lineal PAN )	ILLO			λR
]	6 CITY COMMENTS	5-2-12	C.A.D. RY				ហូហ
	5 CITY COMMENTS	4-9-12	CHECKED BY	: <u>RJM</u>		NORTH	ATE ATE
	3 CITY COMMENTS	3-22-12	PROJ. MGR. :	JD		SHEET	H S I S I S I S I S I S I S I S I S I S
<b>*</b>	2		DATE: 2-2	8-12			
//	1		SUALE: <u>1'=</u> Shfft ND 1	<u>-2U'-U"</u> 4 NF 17	–		RIT
		S   DALF		, ⊥/		OF 17	ΩE
	11-2	28-12 A	B-BUI		DRAW	ING SE	T (4/18







![](_page_18_Figure_0.jpeg)

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