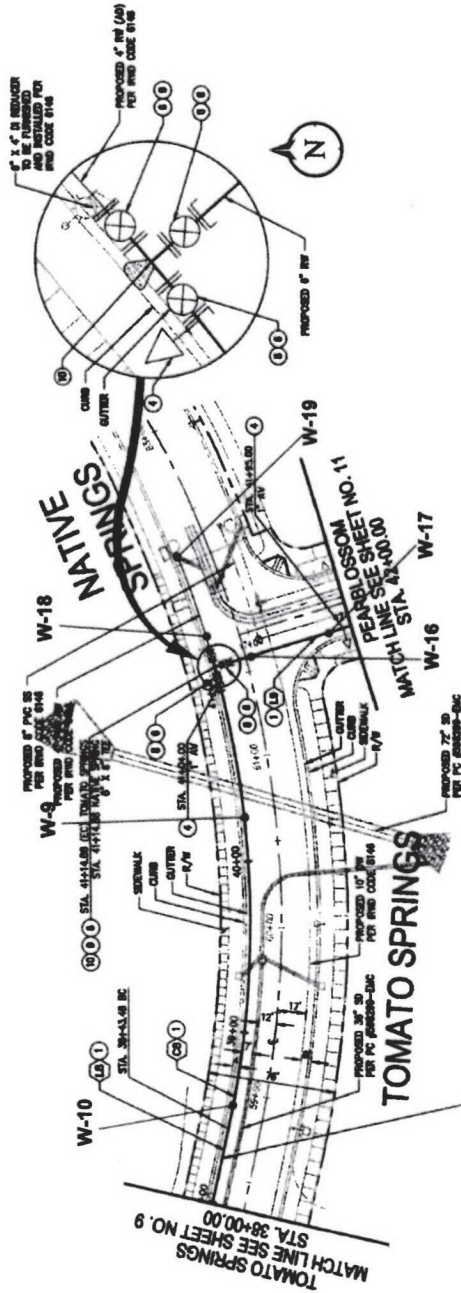
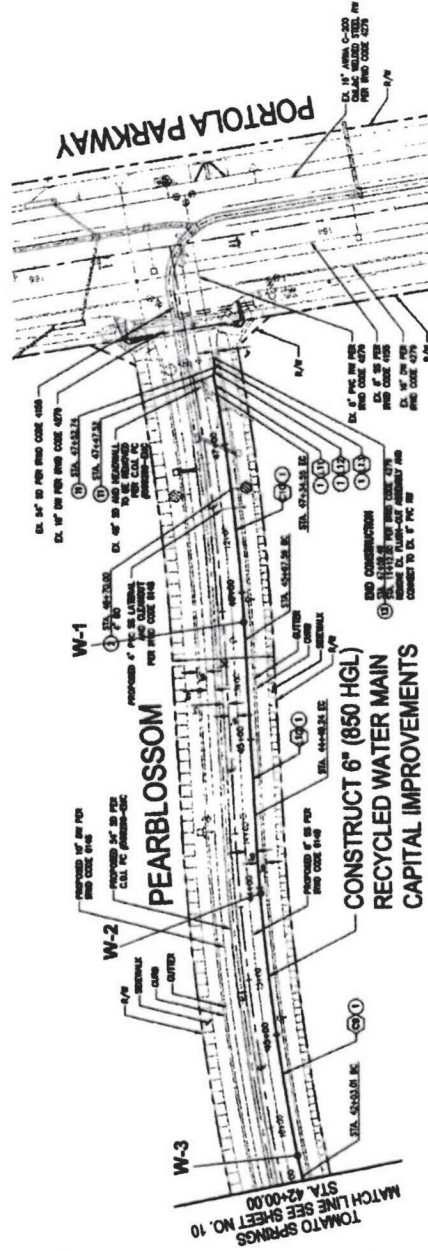




CONSTRUCT 6" (850 HGL)
RECYCLED WATER MAIN
CAPITAL IMPROVEMENTS

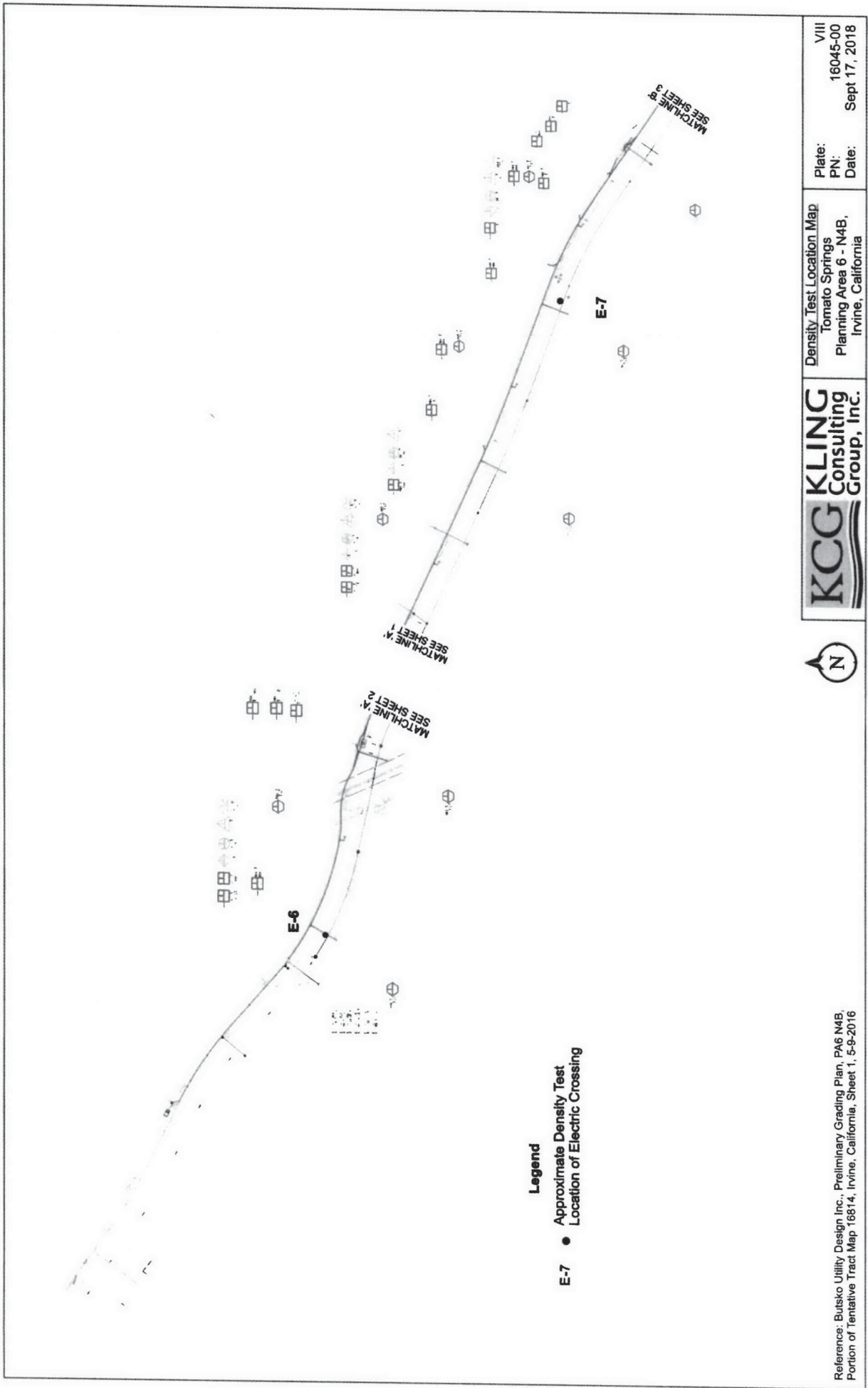
Legend

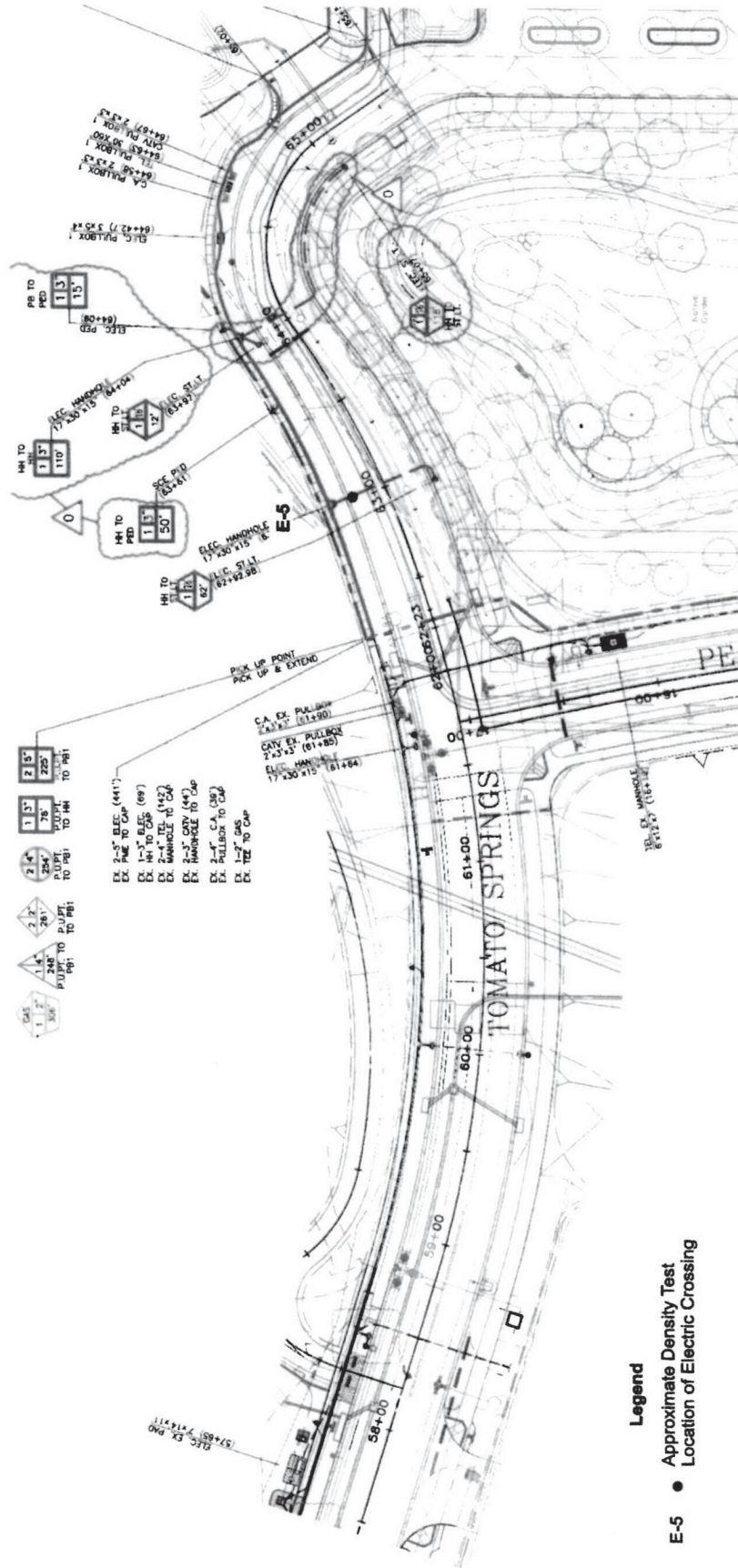
- W-19 • Approximate Density Test Location of Water



Density Test Location Map
Tomato Springs
Planning Area 6 - N4B,
Irvine, California

Plate:
PN: 16045-00
Date: Sept 17, 2018





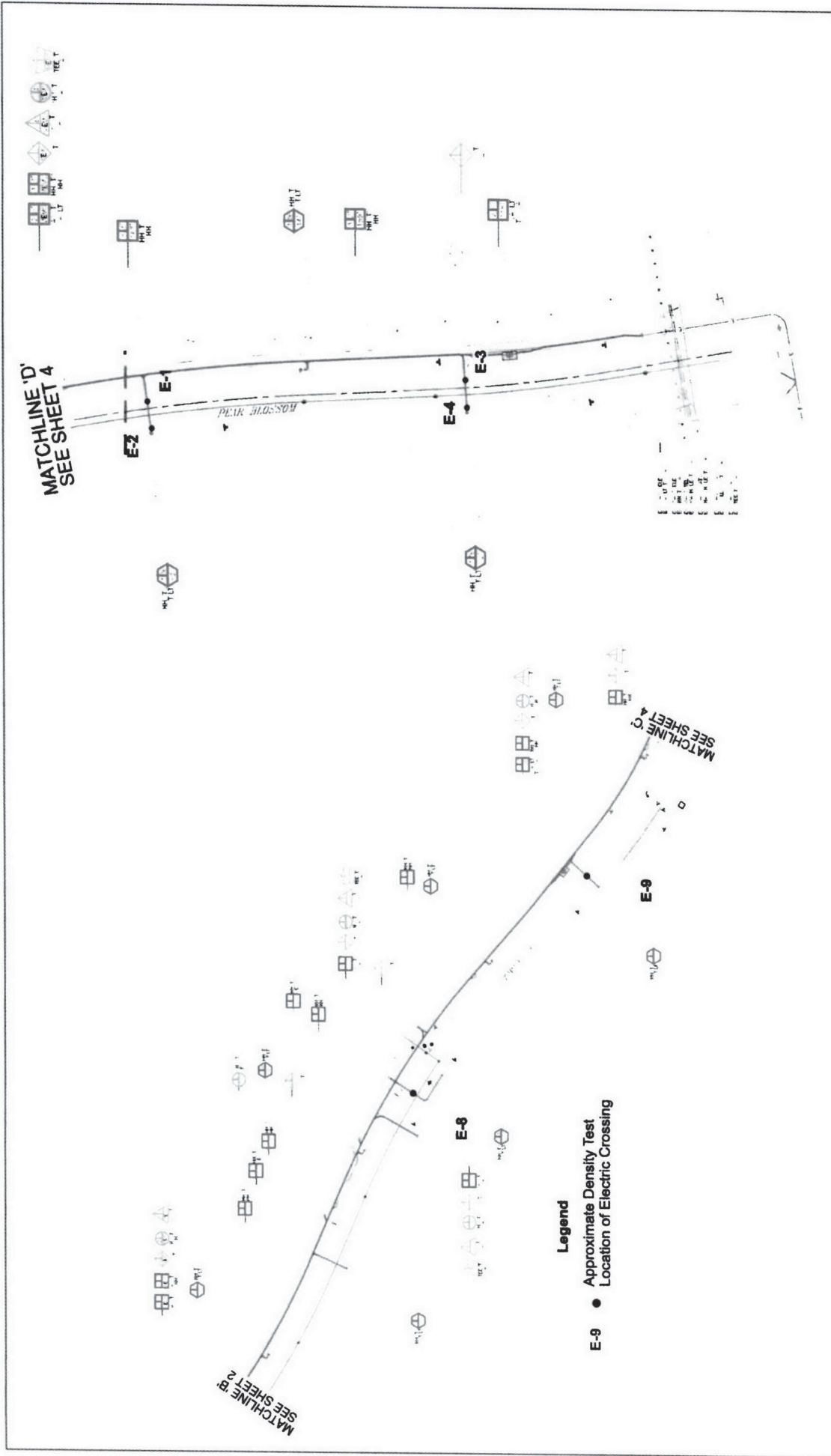
IX
16045-00
Plate:
PN:
Date: Sept 17, 2018

Density Test Location Map
Tomato Springs
Planning Area 6 - N4B,
Irvine, California

KCG KKLING
Consulting
Group, Inc.



Reference: Butsko Utility Design Inc., Preliminary Grading Plan, PA6 N4B,
Portion of Tentative Tract Map 16814, Irvine, California, Sheet 1, 5-19-2016



- Legend**
- Approximate Density Test
 - Location of Electric Crossing



KCG KLING
Consulting
Group, Inc.

Density Test Location Map
Tomato Springs
Planning Area 6 - N4B,
Irvine, California

Plate: X
PN: 16045-00
Date: Sept 17, 2018

Reference: Butsko Utility Design Inc., Preliminary Grading Plan, P46 N4B,
Portion of tentative Tract Map 16814, Irvine, California, Sheet 3, 5-19-2016

**ENGINEERING – PW CASE FILES
SCAN SHEET**

PW CASE TYPE: LANDSCAPE

CASE #: 00680295-LCE

DESCRIPTION: LOCATION: 900 TOMATO SPRINGS - LANDSCAPE &
IRRIGATION FOR PUBLIC NEIGHBORHOOD PA6 PORTOLA
SPRINGS. TRACT 17769, LOT 1.

RECORDATION #:

APPROVAL 03/13/2019
DATE:

City of Irvine
Development Engineering
Public Works Dept.
One Civic Center Plaza
PO Box 19575 Irvine, CA 92623-9575
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501



Landscape Eng Permit

ADDRESS: 900 TOMATO SPGS

TRACT: 17769 LOT: 1 APN:

PLANNING AREA:

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class A Lic No 976420

Date 06/09/2017 Contractor IRVINE COMMUNITY DEVELOPMENT COMPANY LLC

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
- ☐ I am exempt under Sec. B&PC, for this Reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☒ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number: Police American

Policy # PWLRCA 102487

- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 6/9/17 Applicant Christi Blanchard

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Christi Blanchard 6/9/17
Signature of Applicant or Agent Date
Christi Blanchard
Print Applicant's/Agent's Name

CONTRACTOR

OWNER-BUILDER

WORKERS' COMPENSATION

LENDER

OWNER: << IRVINE COMPANY

ADDRESS: 550 NEWPORT CENTER DR

CITY, ST ZIP: NEWPORT BEACH CA 92660

PHONE: (949) 720-2000

APPLICANT: > EPT DESIGN

ADDRESS: 401 GIFFNEY ST

CITY, ST ZIP: LAGUNA BEACH CA 92651

CONTACT: MATTHEW DURHAM 949-502-4500

PHONE: (949) 502-4500

CONTRACTOR: IRVINE COMMUNITY DEVELOPMENT

ADDRESS: 550 NEWPORT CENTER DR

CITY, ST ZIP: NEWPORT BEACH CA 92660

CONTR LIC EXP: 9/30/2018

IRV BUS LIC: 1203431 EXP DATE: 11/30/2017

INSURANCE POLICY:

PROFESSIONAL:

ADDRESS:

CITY, ST ZIP:

PHONE:

LICENSE #:

GEOTECHNICAL:

ADDRESS:

CITY, ST ZIP:

LICENSE#:

SITE AC:

TOT SQFT: 0

AD ACQUISITION:

ASSESSMENT DISTRICT: AD#:

Total Permit Fees: \$19,402.40

Receipt# 00155782

CIP #:

PLAN CHECK # :00675452-PARK

APPROVAL BY: TIM KIRKHAM

05/04/17

PERMIT ISSUED BY: BRANDI POWERS-PAYNE 6/9/2017

PERMIT FEES

LandscapePark Min Insp NewCom

Issuance Fee Comm

19,365.40

37.00

00680295-LCE

DESCRIPTION OF WORK:

Landscape & Irrigation for Public Neighborhood PA6 Portola Springs. TR. 17769. Lot 1.

NOTICE: Pursuant to Assembly Bill 3020, no excavation permit is valid unless the following is performed:
1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number
2. The applicant agrees to contact and obtain an inquiry I.D. Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

CONSTRUCTION WORKING HOURS
Weekdays: 7 AM - 7 PM, Saturday: 9 AM - 6 PM
Sunday/Holiday: PROHIBITED

PERMIT EXPIRATION: This form when properly validated is a permit to do the work described for a period of 360 calendar days from the date of issuance. Permit becomes null & void if work has not started and/or is suspended for 60 calendar days or more.
Permits may be extended upon written request from the Applicant and approval by the City Engineer.

CERTIFICATION OF COMPLETION

I certify that under date _____ of _____ that I made a final inspection of all work under the following permit types and from this inspection it appears that the Building or Facility is now ready for occupancy. By _____ Date _____

INDIVIDUAL APPROVAL

Plumbing By _____	Date _____
Mechanical By _____	Date _____
Electrical By _____	Date _____
Fire Sprinkler By _____	Date _____
Swimming Pool By _____	Date _____
Building By _____	Date _____
Grading By _____	Date _____
Encroachment By _____	Date _____
Landscaping By <u>CTV</u>	Date <u>3/13/19</u>
Construction Permit By _____	Date _____
OTHER _____ By _____	Date _____

UTILITY RELEASES

Electrical By _____	Date _____
Gas By _____	Date _____

BOND RELEASE

Bond Released By _____	Date _____
------------------------	------------



COMMUNITY DEVELOPMENT
Building and Safety

GRADING, STREET IMPROVEMENT AND LANDSCAPE PROJECT DOCUMENTATION CHECKLIST

PROJECT ADDRESS	PERMIT
900 TOMATO SPRINGS	00680295-LCE

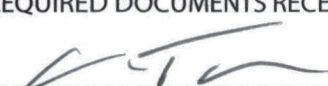
GRADING/STREET IMPROVEMENT PROJECT

DOCUMENTATION	REQUIRED	DATE	RECEIVED
Civil Engineer Certification	☐ YES ☐ NO		
Soils Certification and Final Soils Report	☐ YES ☐ NO		
Individual PDF files of drawing and AutoCAD files; Permit number and words "RECORD DRAWING" shall appear on all sheets	☐ YES ☐ NO		
Land Use Conditions	☐ YES ☐ NO		
WQMP Operations and Maintenance Plan Sheet	☐ YES ☐ NO		
Other:	☐ YES ☐ NO		

LANDSCAPE PROJECT

DOCUMENTATION	REQUIRED	DATE	RECEIVED
Landscape Architect Certification	☒ YES ☐ NO	9/30/18	10/23/18
Individual PDF files of drawing and AutoCAD files; Permit number and words "RECORD DRAWING" shall appear on all sheets	☒ YES ☐ NO		
Operating Maintenance Manuals, Warranties (NOTE: Applies only to projects which will be maintained by the City of Irvine)	☒ YES ☐ NO		
Land Use Conditions	☐ YES ☒ NO		
Other:	☐ YES ☒ NO		

ALL REQUIRED DOCUMENTS RECEIVED.


CITY INSPECTOR

3/13/19
DATE



COMMUNITY DEVELOPMENT
Building and Safety

GRADING, STREET IMPROVEMENT AND LANDSCAPE PROJECT DOCUMENTATION CHECKLIST

PROJECT ADDRESS	PERMIT
900 TOMATO SPRING	00680295-LCE

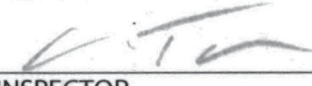
GRADING/STREET IMPROVEMENT PROJECT

DOCUMENTATION	REQUIRED	DATE	RECEIVED
Civil Engineer Certification	☐ YES ☐ NO		
Soils Certification and Final Soils Report	☐ YES ☐ NO		
Individual PDF files of drawing and AutoCAD files; Permit number and words "RECORD DRAWING" shall appear on all sheets	☐ YES ☐ NO		
Land Use Conditions	☐ YES ☐ NO		
WQMP Operations and Maintenance Plan Sheet	☐ YES ☐ NO		
Other:	☐ YES ☐ NO		

LANDSCAPE PROJECT

DOCUMENTATION	REQUIRED	DATE	RECEIVED
Landscape Architect Certification	☒ YES ☐ NO	9/30/18	10/23/18
Individual PDF files of drawing and AutoCAD files; Permit number and words "RECORD DRAWING" shall appear on all sheets	☒ YES ☐ NO		
Operating Maintenance Manuals, Warranties (NOTE: Applies only to projects which will be maintained by the City of Irvine)	☒ YES ☐ NO		
Land Use Conditions	☐ YES ☒ NO		
Other:	☐ YES ☒ NO		

ALL REQUIRED DOCUMENTS RECEIVED.


CITY INSPECTOR

3/13/19
DATE



PROJECT ACCEPTANCE



CIP / AD / PERMIT #: 00680295-LCE
PLAN CHECK #: 00675452-PARK
PROJECT NAME: PORTOLA SPRINGS 4B COMMUNITY PARK
CONTRACTOR: CONSOLIDATED CONTRACTORS

STREETS DEPARTMENT: By: _____ Date: _____

		New	Rehab			New	Rehab				
Unimproved Rdwy Shoulder:	_____	SF	<table border="1"><tr><td></td><td></td></tr></table>			Storm Drain Pipe	_____	LF	<table border="1"><tr><td></td><td></td></tr></table>		
Open "V" Ditch:	_____	LF	<table border="1"><tr><td></td><td></td></tr></table>			Sidewalk:	_____	SF	<table border="1"><tr><td></td><td></td></tr></table>		
OffStreet Bike Trail:	_____	LF	<table border="1"><tr><td></td><td></td></tr></table>			Curb and Gutter:	_____	LF	<table border="1"><tr><td></td><td></td></tr></table>		
Storm Drain Structures	_____	EA	<table border="1"><tr><td></td><td></td></tr></table>			AC Paving	_____	SF	<table border="1"><tr><td></td><td></td></tr></table>		

COMMUNITY SERVICES: By: _____ Date: _____

UTILITIES:	TYPE	METER ADDRESS	METER #	METER READING
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

TRAFFIC OPERATIONS: By: _____ Date: _____

INTERSECTION	METER ADDRESS	METER #	METER READING	Safety Lights
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

LANDSCAPE DEPARTMENT: By: Devin Chioth Date: 1-1-19

INSPECTION ACCEPTANCE:

By: _____ Date: _____

A. TAYLOR

COMMUNITY DEVELOPMENT DEPARTMENT

ONE CIVIC CENTER PLAZA
P.O. Box 19575
Irvine, CA 92623-9575
949.724.6300

**GRADING, STREET IMPROVEMENT AND LANDSCAPE PROJECT
DOCUMENTATION CHECKLIST**

POCULA SPRINGS YB COMMUNITY PACK

ST ADDRESS: 900 TOMATO SPRING IRVINE, CA	PERMIT: 00680295 - LCE
--	----------------------------------

id	Date	Req'd		GRADING/STREET IMPROVEMENT PROJECT DOCUMENTATION
		Yes	No	
				Civil Engineer Certification
				Soils Certification and Finals Soils Report
				Individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets
				Land Use Conditions
				WQMP Operations and Maintenance Plan Sheet
				Other:
LANDSCAPE PROJECT DOCUMENTATION				
		X		Landscape Architect Certification
		X		Individual PDF files of the drawing and AutoCAD files. The permit number and the words "RECORD DRAWING" shall appear on all of the sheets
		X		Operating Maintenance Manuals, Warranties (Note: Applies only to projects which will be maintained by the City of Irvine)
			X	Land Use Conditions
			X	Other:

**REQUIRED
MENTS RECEIVED**

City Inspector

Date



COMMUNITY DEVELOPMENT
Building and Safety

FINAL LANDSCAPE

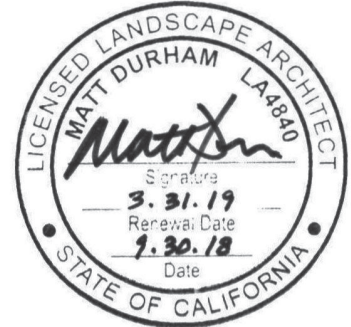
Director of Community Development
Building and Safety Division
Department of Community Development
City of Irvine
One Civic Center Plaza
Irvine, CA 92606-5208

ATTENTION: Mr. Tim Anderson, City Grading Inspector

SUBJECT: Landscape Architect's Certificate of Compliance for landscape installations according to approved plan

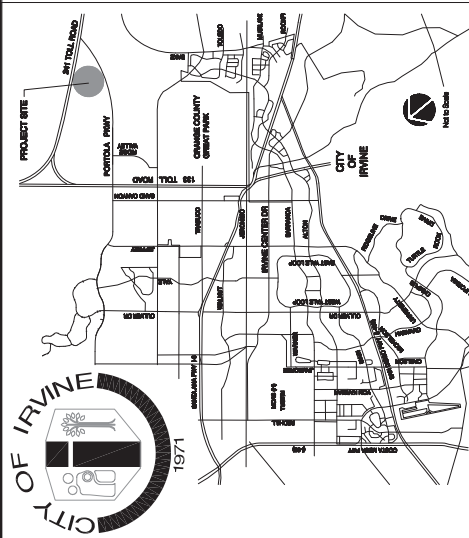
REFERENCE PROJECT:

LANDSCAPE PERMIT NUMBER 00680295-LCE
JOB ADDRESS 900 Tomato Springs, Irvine, CA
OWNER Irvine Company Community Development
GENERAL CONTRACTOR Buccola Landscape Services
WORK BEGAN May 22, 2017
WORK COMPLETED September 30, 2018



I certify that EPTDESIGN has periodically observed the installation of the landscape improvements for Portola Springs PA 6 - Portola Springs Community Park in accordance with our contractual obligations, culminating in observations shown in Portola Springs Community Park Planting Punch Walk Field Report, dated July 25, 2018 and Portola Springs Community Park Irrigation Walk Through, dated July 27 and July 31, 2018. To the extent of these observations, subject to the presumption that these punch list items have been addressed and that no adverse changes to the improvements have occurred since these observations, the improvements are in substantial compliance with the intent of the plans approved by the City of Irvine.

SIGNATURE Matthew Durham DATE September 30, 2018
PRINT NAME AND TITLE Matthew Durham, Principal LA No. 4840
LICENSE NUMBER

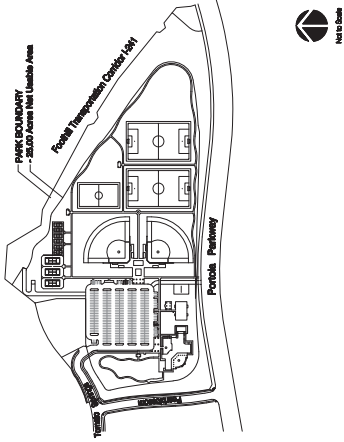


VICINITY MAP

THE CITY OF IRVINE



Portola Springs Community Park Construction Document Package



LOCATION MAP

GENERAL NOTES

REVISIONS

- All work shall be in accordance with the latest edition of the Standard Specifications for Highway Construction, California Manual of Uniform Traffic Control Devices, California MUTCD and the Work Area Traffic Control Handbook, as they may be amended from time to time. The City Engineer or his representative shall determine which version of the manual shall be used for the project.
- The City Engineer or his representative shall be notified before starting any work. The Contractor shall request a pre-job meeting and shall be present to review plans, specifications, and any other information that may be required for the project.
- All inspections shall be made by the City Inspection Services Division. The Contractor shall request inspection and deliver required materials at least 48 hours in advance of the inspection. The Contractor shall be responsible for covering or protecting any work that is not to be inspected and approved by the City Engineer or his representative. The Contractor shall be responsible for the removal of any materials that are not approved by the City Engineer or his representative. The Contractor shall be responsible for the removal of any materials that are not approved by the City Engineer or his representative.
- The Contractor shall maintain record drawings at the job site at all times. The Contractor shall maintain a set of record drawings at the job site at all times. The Contractor shall maintain a set of record drawings at the job site at all times. The Contractor shall maintain a set of record drawings at the job site at all times.
- The Contractor shall submit all drawings to the City Engineer or his representative for review and approval. The Contractor shall submit all drawings to the City Engineer or his representative for review and approval. The Contractor shall submit all drawings to the City Engineer or his representative for review and approval. The Contractor shall submit all drawings to the City Engineer or his representative for review and approval.
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COMPUTERIZED IRRIGATION CONTROL SYSTEM SPECIFICATIONS

- All materials, methods, and equipment shall be used and shall conform to the Standard Specifications for Highway Construction, California Manual of Uniform Traffic Control Devices, California MUTCD and the Work Area Traffic Control Handbook, as they may be amended from time to time. The City Engineer or his representative shall determine which version of the manual shall be used for the project.
- All materials and methods of construction shall be approved by the City Engineer or his representative. The Contractor shall be responsible for the removal of any materials that are not approved by the City Engineer or his representative. The Contractor shall be responsible for the removal of any materials that are not approved by the City Engineer or his representative.
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CITY OF IRVINE PUBLIC WORKS DEPARTMENT

This set of plans and specifications must be kept on the job site at all times. The Contractor shall be responsible for the removal of any materials that are not approved by the City Engineer or his representative. The Contractor shall be responsible for the removal of any materials that are not approved by the City Engineer or his representative.



Underground Service Alert of Southern California

AB Compliance Calculations

Maximum allowable water allowance:
MAWA = 48.2 x 1 x sq./ft. x 82 = Gallons per year
MAWA = 48.2 x 1 x 1051600 sq./ft. x 82 = 32,322,654 Gal./Yr.
Estimated applied water use:
MAWA = 48.2 x 1 x sq./ft. x 82 = Gallons per year
MAWA = 48.2 x 1 x 1051600 sq./ft. x 82 = 32,322,654 Gal./Yr.
EAWU (IRVINE) = 48.2 x 1 x 480,750 sq./ft. x 82 = 30,475,980 Gal./Yr.
EAWU (IRVINE) = 48.2 x 1 x 480,750 sq./ft. x 82 = 30,475,980 Gal./Yr.
EAWU (TOTAL) = 30,475,980 Gal./Yr.

DESIGN TEAM

OWNER	STRUCTURAL ENGINEER
IRVINE PUBLIC WORKS DEPARTMENT	IRVINE PUBLIC WORKS DEPARTMENT
APPROVED PARK DESIGN NO. 00875452-PARK	APPROVED PARK DESIGN NO. 00875452-PARK
ARCHITECTURAL REVIEW SUBMITTAL NO. 00875452-PARK	ARCHITECTURAL REVIEW SUBMITTAL NO. 00875452-PARK
PLAYGROUND SUBMITTAL NO. 00875452-PARK	PLAYGROUND SUBMITTAL NO. 00875452-PARK
IRVING BOWER AND WATER PLAN CHECK NO. 3701	IRVING BOWER AND WATER PLAN CHECK NO. 3701
OCFA FIRE MASTERPLAN SUBMITTAL REVIEW NO. SR 23182	OCFA FIRE MASTERPLAN SUBMITTAL REVIEW NO. SR 23182

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CONSTRUCTION DOCUMENT PACKAGE

Client
**Irvine Community
Development Comp**
550 Newport Center Drive
Newport Beach, CA 92660
T 949.720.2000
F 949.720.2120

Record Duration 09:30.18

PA6
Portola Springs
Community Park

900 Tomato Springs
Irvine, California
Tract 17759, Lot 1
Site Area: 52.51 acres gross
52.51 acres gross

Client
**Irvine Community
Development Company**
550 Newport Center Drive
Newport Beach, CA 92660
T 949.720.2000
F 949.720.2120

EPTDESIGN
landscape architecture | urban design | planning
401 Glenview Street, First Floor | Laguna Beach, CA 92651 | T 949.502.4500 F 949.502.4510
844 East Green Street, Suite 201 | Pasadena, CA 91101 | T 626.795.2008 F 626.795.2427



RECORD DRAWINGS
THIS SET AS A WHOLE, OR RECORD DRAWINGS HAVE BEEN
COMPLETED AND FORWARDED TO THE CITY OF IRVINE
FOR REVIEW AND RECORDING. THE CITY OF IRVINE
DOES NOT GUARANTEE THE ACCURACY OF THE RECORDING
DATE: 05/20/19

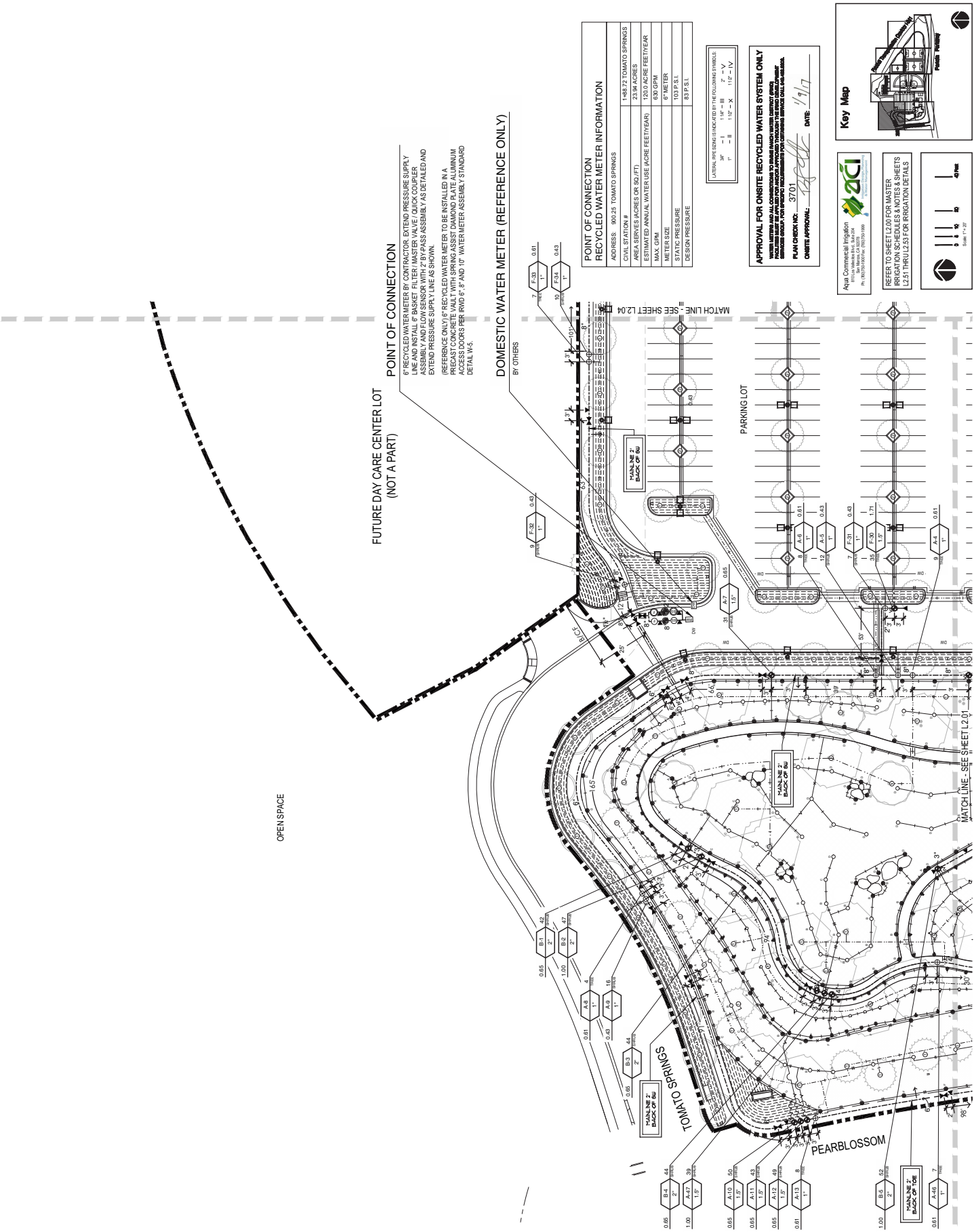
LANDSCAPE PERMIT NO. 00000205-002

Revisions	By	Date

Job Number: E15-027
Design Staff: LI
Project Manager: KK
Principal: MD

**Irrigation
Plan**

Record Drawing - Sept. 30, 2019
L2.02
Plan View
For Client Review: 05/20/2019
This drawing is for client review only. It is not to be used for construction. The client is responsible for ensuring that the drawing is accurate and complete. The client is also responsible for ensuring that the drawing is used for the intended purpose. The client is not responsible for any errors or omissions in this drawing. The client is not responsible for any damages or liabilities arising from the use of this drawing.



**POINT OF CONNECTION
RECYCLED WATER METER INFORMATION**

ADDRESS:	900.25 TOMATO SPRINGS
CIVIL STATION #	148.72 TOMATO SPRINGS
AREA SERVED (ACRES OR SQ.FT.)	23.94 ACRES
ESTIMATED ANNUAL WATER USE (ACRE FEET/YEAR)	120.0 ACRE FEET/YEAR
MAX. GPM	630 GPM
METER SIZE	6\"/>
STATIC PRESSURE	103 P.S.I.
DESIGN PRESSURE	80 P.S.I.

LATERAL PIPE SIZES INDICATED BY THE FOLLOWING SYMBOLS:

3\"/>	1\"/>	1 1/2\"/>	2\"/>	2 1/2\"/>
4\"/>	5\"/>	6\"/>	8\"/>	10\"/>

APPROVAL FOR ONSITE RECYCLED WATER SYSTEM ONLY
I, the undersigned, being a duly Licensed Professional Engineer in the State of California, do hereby certify that I am the Engineer of Record for the above project, and that I am a duly Licensed Professional Engineer in the State of California. I am not responsible for any errors or omissions in this drawing. I am not responsible for any damages or liabilities arising from the use of this drawing.

PLAN CHECK NO.: 37.01
DATE: 1/9/17

Key Map

Agri Commercial Irrigation
10000 Irvine Blvd., Suite 200
Irvine, CA 92618
PH: 949.260.0000 FAX: 949.260.0000

SEESETO SHEET L2.00 FOR MASTER
IRRIGATION SCHEDULES & NOTES & SHEETS
L2.51 THRU L2.53 FOR IRRIGATION DETAILS

Scale: 1" = 30'

900 Tomato Springs
Irvine, California
Tract 17769, Lot 1
Site Area: 25.00 net acres
32.51 acres gross

Client
**Irvine Community
Development Company**
550 Newport Center Drive
Newport Beach, CA 92660
T 949.720.2000
F 949.720.2120

EPTDESIGN | landscape architecture | urban design | planning

401 Glenneyre Street, First Floor	T 949.502.4500	F 949.502.4510
Laguna Beach, CA 92651		
244 East Green Street, Ste. 201	T 626.795.2008	F 626.795.2547
Pasadena, CA 91101		



RECORD DRAWINGS

THESE AS-BUILT OR RECORD DRAWINGS HAVE BEEN PREPARED IN PART ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. **EPRI** WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

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DAI TR-700-20218

REPORT

LANDSCAPE PERMIT NO.: 00680294-LCE

[illegible]

Job Number	E13-527
Design Staff	LJ
Project Manager	KK
Principal	MD

Irrigation
Plan

L2.03

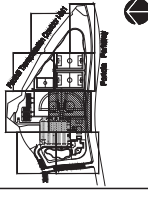
Plan Check Number: 0076545-PARRK

This is a drawing for the purpose of an initial SPEDESIGN review. It is not a final drawing and is not to be used for construction. It is the responsibility of the owner to ensure that the drawing is used for the intended purpose and is not used for any other purpose. It is the responsibility of the owner to ensure that the drawing is used for the intended purpose and is not used for any other purpose.

Record Drawings - Sept. 30, 2018

Plan Set

Project Number: 0076545-PARRK

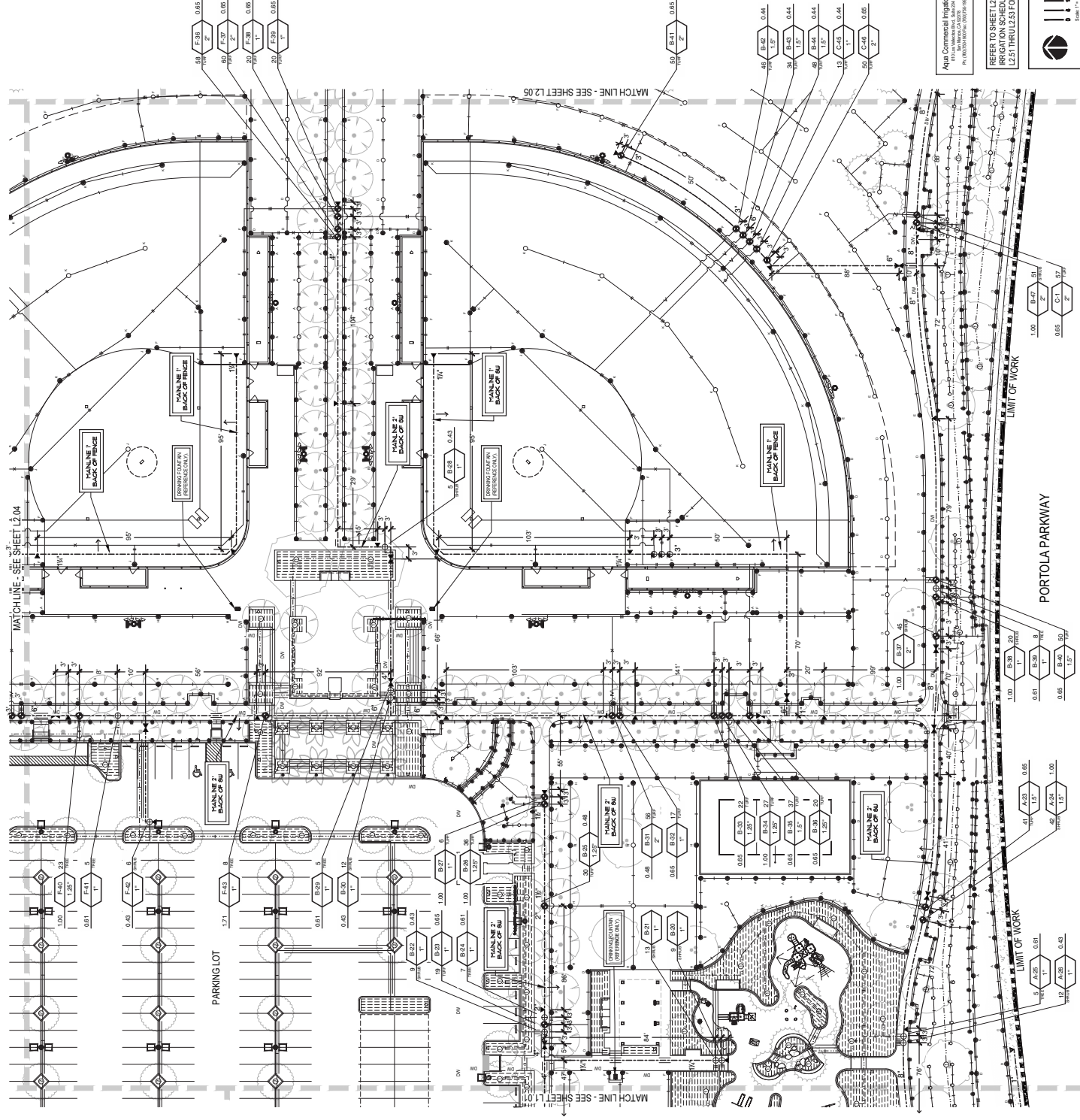


REFER TO SHEET L2.00 FOR MASTER
IRRIGATION SCHEDULES & NOTES & SHEETS
12.51 THROUGH 12.53 FOR IRRIGATION DETAILS

PLAN CHECK NO: 3701
ONSITE APPROVAL: 
DATE: 1/9/17

Aqua Commercial Irrigation
810 Lee Valley Blvd., Suite 204
San Marcos, CA 92078
Ph: (760) 750-1500 Fax: (760) 750-1669

REFER TO SHEET L2.00 FOR MASTER
IRRIGATION SCHEDULES & NOTES & SHEETS
12.51 THROUGH 12.53 FOR IRRIGATION DETAILS



PA6
Portola Springs
Community Park

900 Tomato Springs
Irvine, California
Tract 17769, Lot 1
Site Area: 52.51 acres gross
52.51 acres gross

Client
**Irvine Community
Development Company**
550 Newport Center Drive
Newport Beach, CA 92660
T 949.720.2000
F 949.720.2120

EPTDESIGN
landscape architecture | urban design | planning
401 Glenview Street, First Floor | Laguna Beach, CA 92651 | T 626.795.2008 | F 626.795.2427
484 East Green Street, Suite 201 | Pasadena, CA 91101 | T 626.792.4000 | F 626.792.4010



RECORD DRAWINGS
THIS SET OF RECORD DRAWINGS HAVE BEEN
COMPILED AND PREPARED BY EPTDESIGN
FOR THE RECORD DRAWING SET. THE RECORD
DRAWING SET SHALL BE USED FOR THE
CONSTRUCTION OF THE PROJECT.

DATE: 10/26/2018

Revisions	By	Date

LANDSCAPE PERMIT NO. 20082056-02
Job Number: E13-27
Design Staff: LI
Project Manager: KK
Principal: AD

Irrigation
Plan

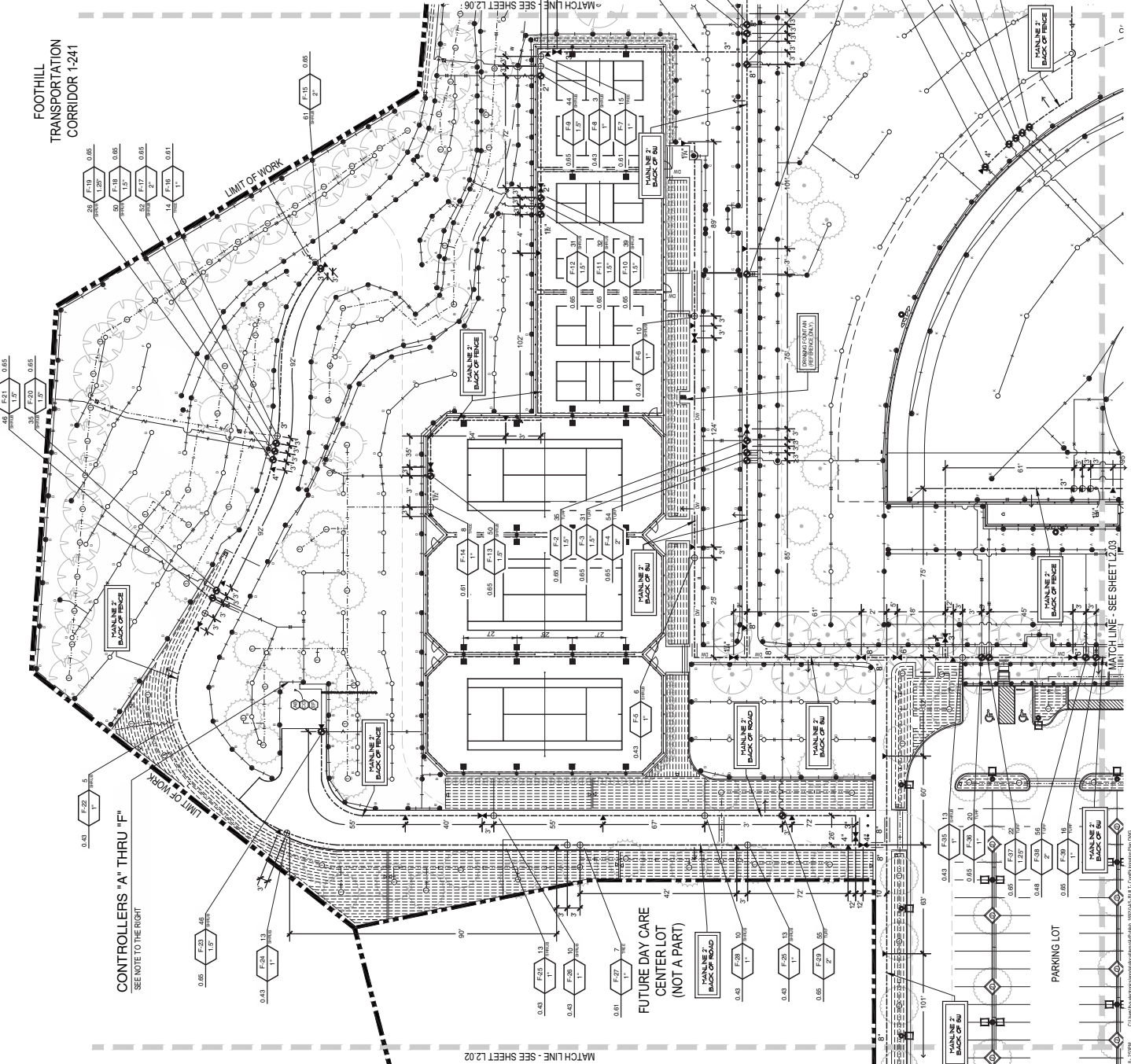
Record Drawing - Sept. 30, 2018
L2.04
Per Client Number: 000002-0000
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ELECTRIC METER LOCATION
ADDRESS: 900.50 TOMATO SPRINGS
CIVIL STATION # 1+81.73 TOMATO SPRINGS

CONTROLLERS "A" THRU "F"

INSTALL THE FOLLOWING CAUSEUSE CS3000 CONTROLLERS "A" & "B", "C" & "D", "E" & "F" IN
(A) ONE (1) CS34-S01 / CS34-STAKIT (10) / CS3GR / CS3MSSEKIT (2) / CS3FL (2) / GR-STLBBY /
COMM 5VRA / CS3-2W-APT / CS3-2W-PO22 / FMI 25 / FMBX
(C) ONE (1) CS34-S01 / CS34-STAKIT (10) / CS3MSSEKIT (2) / CS3FL (2)
(E) ONE (1) CS34-S01 / CS34-STAKIT (10) / CS3MSSEKIT (2) / CS3FL (2)
CONTROLLER "B" IS TO HARDWIRE TO CONTROLLER "C" AND CONTROLLER "D" IS TO BE HARD
WIRE TO CONTROLLER "E" WITH PAIR CABLE 17H-0 IN CONDUIT.

INSTALL CONTROLLER IN EACH AREA WITHIN GROUP PLANTING AREA ADJACENT TO WALK
FRONT OF ENCLOSURE SMALL FACE WALK. REFER DETAILS FOR INSTALLATION. CONTRACTOR IS
RESPONSIBLE FOR 10V ELECTRICAL CONNECTION TO CONTROLLERS AS PROVIDE FOR ON
ELECTRICAL PLANS.



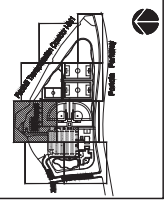
LATERAL PIPE SIZES ARE RELATED BY THE FOLLOWING RATIO:

1"	1 1/2"	2"	3"	4"	6"
1"	1 1/2"	2"	3"	4"	6"

APPROVAL FOR ONSITE RECYCLED WATER SYSTEM ONLY
THIS SYSTEM IS DESIGNED TO BE USED FOR IRRIGATION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THIS SYSTEM IS TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS SYSTEM IS TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS SYSTEM IS TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

APPROVED FOR CONSTRUCTION
APR 11/17
DATE: 11/17

Key Map
Aqua Commercial Irrigation
1000 West 10th Street
Pasadena, CA 91106
Phone: 626.795.2008



REFER TO SHEET L2.00 FOR MASTER
IRRIGATION SCHEDULES & NOTES & SHEETS
L2.51 THRU L2.57 FOR IRRIGATION DETAILS



