



BACKFLOW PREVENTER ASSEMBLY:

REDUCED PRESSURE ASSEMBLY ----- 


CONTROLLER ----- 

PIPE:

PRESSURE MAIN LINE ----- 1 1/2" -----

LATERAL LINE ----- 3/4" -----

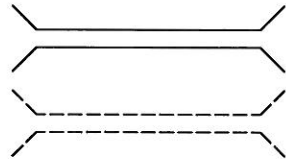
POINT OF CONNECTION ----- P O C

PUMP ----- 

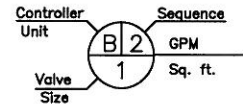
SLEEVE

NEW -----


EXISTING -----





STATION DESIGNATION (REMOTE CONTROL VALVE) -----





BALL VALVE ----- 


QUICK COUPLER (BELOW GRADE) ----- 

REMOTE CONTROL VALVE ----- 

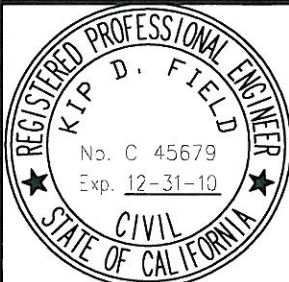
WATER METER ----- 


MASTER VALVE ----- 

FLOW METER ----- 

ET GAUGE ----- 

RAIN GAUGE ----- 



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 CITY ENGINEER DATE
 KIP D. FIELD

CITY OF CORONA

LANDSCAPE IRRIGATION SYMBOLS

REVISION	DESCRIPTION	BY	DATE

STANDARD PLAN NUMBER: **600** SHT 1 of 5

COMMUNITY FACILITIES DISTRICT AND LANDSCAPE MAINTENANCE DISTRICT
FORMATION INFORMATION, DESIGN GUIDELINES AND STANDARD DETAILS

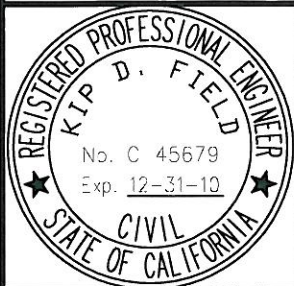
I. DESIGN GUIDELINES

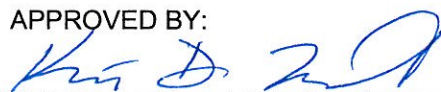
- A. All areas to be publicly maintained shall be of benefit to the community assessed. (NOTE: Since drainage facilities can only be included as incidental to the landscaping, detention basins shall be designed as greenbelt lots if they are to be included in the CFD/LMD).
- B. The CFD/LMD must be constructed to minimize maintenance costs liabilities. Typical areas, which are not acceptable, are slopes along private property (not adjacent to master plan streets); land not viewable from master planned streets, property without access for maintenance and property which is an attractive nuisance.

If property does not qualify for inclusion in a CFD/LMD, the landscaping needs to be placed in a privately held Homeowners Association (HOA) for the maintenance of the property.

- C. Acceptable areas that meet the requirements of public landscape benefit areas are the following:
 1. Master planned street right-of-way, e.g. medians and parkways.
 2. Down slopes adjacent to master planned street right-of-way, where development is above and backs up to the street right-of-way.
 3. Improvements in the above mentioned items shall be designed to minimize the City's liabilities and maintenance costs. Therefore, garden walls, retaining walls, fountains, irrigation pump station, steep slopes steeper than 2:1, and accent lighting are not acceptable.

LMD/CFD's are established for the purpose of maintaining fully improved areas. Open space/fuel modification areas do not qualify for inclusion and maintenance in a LMD/CFD.



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DESIGN GUIDELINES

REVISION	DESCRIPTION	BY	DATE

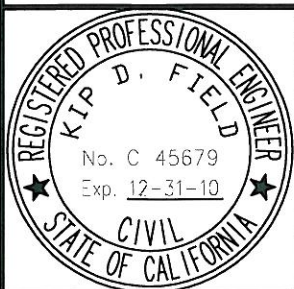
STANDARD PLAN NUMBER: **600** SHT 2 OF 5

I. PLAN SUBMISSION GUIDELINES

1. Each area or zone within the district shall have separate water meters.
 - A. Each CFD/LMD shall have automatic irrigation controllers with electric meters.
 - B. A clear permanent physical demarcation shall be provided to separate public property from private (i.e. wrought iron fence, wall, brow ditch, 6" concrete mow strip, etc.). All property lines must be pinned prior to installing mow curb, fence or wall.
 - C. Final "as built" photo Mylar plans showing the actual improvements as indicated on site shall be furnished to the City Public Works Department and the Parks and Community Services Department prior to acceptance.
 - D. CFD/LMD plans must be received, reviewed and approved by the Directors of Public Works and Parks and Community Services, prior to construction.
 - E. Prior to final map approval, bonds to guarantee the construction of the landscaping and irrigation shall be submitted along with inspection fees.

II. ACCESS GUIDELINES

1. Accessibility
 - A. All lots shall front public streets or have approved access to public streets.
 - B. All slopes (steeper than 3:1) over 15 feet in vertical height shall have a 5-foot level area at the top and toe of the slope.
 - C. All slopes (manufactured and natural slope) shall have an approved continuous maintenance walkway (as outlined in VII Grading Guidelines C, D, E, and F).
 - D. No point on a slope shall be more than 45 feet from an approved continuous maintenance walkway (as further outlined in CFD/LMD Grading Guidelines").
 - E. No natural slope steeper than 2:1 will be accepted by CFD/LMD.

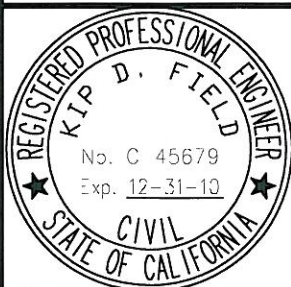


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CITY OF CORONA	
PLAN SUBMISSION & ACCESS GUIDELINES	
STANDARD PLAN NUMBER: 600	SHT 3 OF 5

I. GRADING GUIDELINES

- A. All grading shall conform to the public standards as herein modified.
 - 1. Maximum 2' horizontal to 1' vertical slope for slopes 25' high or less (may be extended to 30 vertical feet upon written approval of City Engineer).
 - 2. Maximum 3' horizontal to 1' vertical for entire slopes higher than 25' vertical.
 - 3. Maximum 5' horizontal to 1' vertical for areas planted with turf.
 - 4. No earth mounds shall be constructed within the street right-of-way.
- B. The entire slope shall be within the landscape lot, except special circumstances (i.e. very large natural slope) if otherwise approved in which case (Section II B. 3.) a clear physical demarcation shall be specially designed.
- C. The large continuous maintenance walkway shall be sufficient for workmen and equipment to gain access to the slope. The continuous maintenance walkway may include sidewalks, concrete terrace drains or 3" A.C. walkways (with minimum standards of the 5' wide and a maximum slope of 10%).
- D. The continuous maintenance walkway shall terminate at a vehicle parking location where maintenance vehicles servicing the slope may park.
- E. All points in the slope shall be no further than 500' from a maintenance vehicle parking location as measured along the "continuous maintenance walkway."
- F. All plans approved by the Public Works Director shall take precedence over landscaping plans.
 - 1. Street improvement plans
 - 2. Storm drain plans
 - 3. Rough and/or precise grading plans.



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CITY OF CORONA

GRADING GUIDELINES

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STANDARD PLAN NUMBER: **600**

V. WATER MANAGEMENT PROGRAM

The project applicant (Developer in most cases) is responsible to commission a water management consultant to perform a study in all CFD/LMD landscape areas to establish the optimal watering schedule for all valves in an automatic controlling system. Any questions can be directed to (951) 817-5728, the Department of Parks and Community Services. Developer is to submit the study to the Parks and Community Services Department and have the Contractor complete the controller stations programming accordingly prior to the acceptance of the CFD/LMD lots by the City.



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CITY OF CORONA

WATER MANAGEMENT PROGRAM

REVISION	DESCRIPTION	BY	DATE

STANDARD PLAN NUMBER: **600** SHT 5 OF 5