

Improvement District No. N/A

**MISSION SPRINGS WATER DISTRICT
SEWER SYSTEM CONSTRUCTION AGREEMENT
(DEVELOPER INITIATED/CONTRACTOR INSTALLED)**

THIS SEWER SYSTEM CONSTRUCTION AGREEMENT ("Agreement") is made on this **10th day of June, 2025** by and between MISSION SPRINGS WATER DISTRICT, a County Water District ("District") with its headquarters at 66575 2nd Street, Desert Hot Springs, Riverside County, California," and **Modern Development, LLC** ("Developer") located at 129 E. Linden Avenue, Burbank, CA 91502, phone No. (818) 535-2682.

RECITALS

WHEREAS, Developer is planning the construction of an industrial project commonly known as '13500 Little Morongo Road' ("Project") which is subject to **Conditional Use Permit No. 21-25** and identified on the map attached to and made a part of this Agreement as Exhibit "A" ("Property") and which is subject to the Landscape Plan attached hereto and made a part hereof by this reference as Exhibit "B"; and

WHEREAS, the Project will require a sewer distribution system to provide sewer service to the to be designed and built by Developer (the "System"); and

WHEREAS, said Developer is desirous of having the District provide sewer service to said Project and is willing to convey to the District the System after the construction thereof, contingent upon the District's acceptance of such conveyance on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1. Compliance with Law.** Developer will comply with all applicable state, federal and local laws, statutes and ordinances and the District's ordinances, policies and regulations for planning and constructing the System ("Requirements"). The forgoing laws and regulations, as amended from time to time, are hereby incorporated herein by reference.
- 2. District Expenses Covered.** The Developer shall deposit, with the District, costs to cover necessary engineering and other services, permits, inspections and sewer system connection costs in an amount estimated by the District. Said deposit shall be increased and/or replenished if District determines that the amount deposited is not sufficient to cover the costs as estimated by the District from time to time.
- 3. Completion of Work.** The Developer shall contract for the design of the System by a licensed civil engineer experienced in the design of similar systems. The System to service the Project shall comply with the Requirements and construction plans for the same shall be presented to the District for approval by the District prior to the presentation thereof to Contractors for bidding purposes. Such System shall include all pipelines, pumps, manholes, lift stations, cleanouts and appurtenances as required by District subject to the Requirements. The

Developer shall at its sole cost and expense secure title to property, easements, and rights of way needed for the System prior to the commencement of construction and shall convey offers of dedication or grant deeds along with necessary roads for ingress and egress and for maintenance and operation of the sewer system. The Developer shall file a Notice of Completion upon completion of the sewer system.

4. **Licensed Contractor.** The Developer will contract for the services of a licensed and qualified contractor ("Contractor") to construct the System. Said contract shall be signed by Developer and the licensed Contractor. Said Contractor shall be currently licensed by the State of California with a General engineering Contractor, "A" license and/or other appropriate license needed to construct the System. Said Contractor shall be experienced in the construction of sewer systems and shall have been reviewed by the District and listed by the District as qualified contractors before a contract is signed and actual system construction begins. However, the District's approval of the Contractor shall in no way be deemed to impose on District any liability for the acts or omissions of said Contractor.
5. **Payment and Performance.** The entire cost of the construction of the System shall be paid by the Developer as and when the amounts are due in such regards. Developer and Contractor shall assure that such construction is inspected by District personnel for conformance with the approved plans and specifications and the Requirements. Whenever the Contractor desires to work outside the regular or specified work periods or to vary the work period during any particular day, Contractor shall request permission from the District at least 24 hours in advance so that inspection services may be provided. If the District grants permission and if the work period includes hours outside the normal work hours of the District, the Developer shall pay for the inspection services provided outside of normal work hours in accordance with established District rates. Construction shall not begin until the "Notice to Proceed" is given by the District inspector nor until the Developer, or other authorized party, completes a "CERTIFICATION OF STREETS TO FINAL GRADE" for the streets in which the sewer pipelines are to be constructed. District inspection is for the purpose of conformance of construction with District requirements, and not for compliance by the Contractor with safety requirements. Inspection or final acceptance shall not constitute a waiver by the District of any claims against Developer and/or Contractor for any defects in the work performed hereunder and shall not result in the imposition on District of any liability with regards to the same. Developer shall guarantee the completion of construction of the Work by December 31, 2025. Developer agrees to pay all costs incurred by the District as it may incur and as may be necessary in connection with Contractor completing the Work, including administrative costs.
6. **Insurance and Indemnity.** Developer's contractor shall provide required insurance certificates and endorsements as outlined below:

6.1 Indemnification: To the extent permitted by law, Developer (as well as Contractor and any other contractors or subcontractors hired to do any construction work), shall defend, indemnify and hold harmless Mission Springs Water District, its directors, officers, employees, and authorized volunteers from and against all claims, damages, losses and expenses, including reasonable attorneys' fees and costs to defend arising out of the performance of the work described herein, and caused in whole or in part by any negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct of the Mission Springs Water District, its directors, officers, employees, and authorized volunteers.

6.2 Minimum Insurance Requirements: The Developer shall require Contractor (including any contractors or subcontractors hired to do any construction work) to procure and maintain for the duration of the proposed construction, insurance against claims for injuries or death to persons or damages to property which may arise from or in connection with the proposed construction and the activities of the Contractor, guests, agents, representatives, employees or contractors and subcontractors. The Developer's contractor shall provide and maintain the following commercial general liability, automobile liability, workers' compensation coverages as permitted by law:

6.3 Coverage: Coverage shall be at least as broad as the following:

- a) **General Liability** - Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 00 01) including products and completed operations, property damage, bodily injury and personal & advertising injury with limits of at least five million dollars (\$5,000,000) per occurrence or the full per occurrence limits of the policies available, whichever is greater. If Commercial General Liability Insurance or other form with a general aggregate limit, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 25 03, or ISO CG 25 04, or insurer's equivalent endorsement provided to MSWD) or the general aggregate limit shall be twice the required occurrence limit.
- b) **Automobile Liability** - Insurance Services Office (ISO) Business Auto Coverage (Form CA 00 01), covering Symbol 1 (any auto) or if Contractor has no owned autos, Symbol 8 (hired) and 9 (non-owned) with limit of one million dollars (\$1,000,000) for bodily injury and property damage each accident.
- c) **Workers' Compensation Coverage** – By his/her signature hereunder, Developer certifies that it is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and it shall cause Contractor to comply with such provisions before commencing the performance of the work of this agreement. Contractors and sub-contractors will keep workers' compensation insurance for their employees in effect during all work covered by this agreement. The Contractor shall provide workers' compensation coverage as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of no less than \$1,000,000 per accident for bodily injury or disease. **Waiver of Subrogation** (also known as Transfer of Rights of Recovery Against Others to Us): The Contractor will be required to waive rights of subrogation to obtain endorsement necessary to affect this waiver of subrogation in favor of the Mission Springs Water District, its directors, officers, employees, and authorized volunteers, for losses paid under the terms of this coverage which arise from work performed by the Named Insured for the Mission Springs Water District; this provision applies regardless of whether or not the Mission Springs Water District has received a waiver of subrogation from the insurer.
- d) **Builder's Risk** – (Course of Construction) if necessary- insurance utilizing an "All Risk" (Special Perils) coverage form with limits equal to the completed value of the project and no coinsurance penalty provision.

- e) Contractor's Pollution Liability – (optional: if project involves environmental hazards) with limits no less than \$5,000,000 per occurrence or claim, and \$10,000,000 policy aggregate.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the District requires and shall be entitled to the broader coverage and/or higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the District.

6.4 Required Provisions - The Commercial General Liability policies are to contain, or be endorsed to contain, the following provisions:

- a) **Additional Insured Status:** MSWD, its directors, officers, employees, and authorized volunteers are to be given insured status (at least as broad as ISO Form CG 20 12 05 09 or for projects including construction ISO Form CG 20 10 11 85 or both CG 20 10 10 01 and CG 20 37 10 01 including ongoing and completed operations), as respects: liability arising out of the work or activities performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations, and automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to District, its directors, officers, employees, and authorized volunteers.
- b) **Primary Coverage:** For any claims related to this project, the Contractor's insurance coverage shall be primary at least as broad as ISO CG 20 01 04 13 as respects to the District, its directors, officers, employees, and authorized volunteers. Any insurance or self-insurance maintained by the District, its directors, officers, employees, and authorized volunteers; shall be excess of the Contractor's insurance and shall not contribute with it.

6.5 Notice of Cancellation: Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Mission Springs Water District.

6.6 Acceptability of Insurers: Insurance is to be placed with insurers having a current A.M. Best rating of no less than A: VII, or as otherwise approved by Mission Springs Water District.

The Contractor agrees and he/she will comply with such provisions before commencing project. All of the insurance shall be provided on policy forms and through companies satisfactory to Mission Springs Water District. Mission Springs Water District reserves the right to require complete, certified copies of all required insurance policies, including policy Declaration and Endorsement pages. Failure to continually satisfy the Insurance requirements is a material breach of contract.

6.7 Verification of Coverage: Contractor shall furnish the District with certificates and amendatory endorsements affecting coverage required by the above provisions. All certificates and endorsements are to be received and approved by the District least five days before the Contractor commences activities.

6.8 Contractors and Subcontractors: Contractor shall require and verify that all Contractors and subcontractors maintain the liability insurance requirements stated herein, and Contractor shall ensure that Mission Springs Water District, its directors,

officers, employees, and authorized volunteers are additional insureds on the commercial general liability insurance policy of all Contractors who hire subcontractors to perform work on the scheduled project with a form at least as broad as CG 20 38 04 13.

6.9 Continuation of Coverage: The Contractor shall, Contractor shall maintain for the duration of the contract, and for 5 years thereafter, insurance against claims for injuries or death to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees, or subcontractors. Contractor shall be required to waive all rights of subrogation under this Agreement. If any of the required coverages expire during the term of this Agreement, the Contractor shall be required to provide a renewal Certificate including the Additional Insured endorsement to the District at least ten (10) days prior to the expiration date.

6.10 Other Considerations/Exceptions: When the Mission Springs Water District determines that any construction work may involve potential environmental pollution liability, the Commercial General Liability policy shall include Contractor's Pollution Liability –with limits no less than \$5,000,000 per occurrence or claim, and \$10,000,000 policy aggregate.

7. Bonds. Developer shall provide the District with bonds or evidence of bonds as follows:

- a) Performance bond with corporate surety or sureties satisfactory to the District said performance bond being for not less than one hundred percent (100%) of the total contract price.
- b) A labor and materials payment bond being for not less than one hundred percent (100%) of the total contract price.

8. Notice of Completion. The District's Inspector shall complete a "Notice of Final Inspection" when all work has been completed in accordance with District requirements and prior to the Acceptance of said sewer system by the District. An executed Notice of Completion shall be filed by the District. The Developer shall comply with the following requirements:

- a) A Bill of Sale executed by the Developer vesting title of said sewer system and appurtenances to the District;
- b) A copy of the contract between Developer and Developer's Contractor or other documents which verify the actual cost of the sewer system as installed.
- c) Payment to the District by the Developer of any and all applicable fees including, but not limited to Connection Charge, Fire flow or front footage fee, and meter installation fees.

9. Warranty. The Developer shall guarantee the entire work shall be constructed in a good and workman like manner and all materials furnished shall be new and of high quality and both of the forgoing will meet all the requirements specified herein. This warranty shall include both the quality of the workmanship and the materials used as well as that of subcontractors and suppliers.

- a) The Developer shall agree to make any repairs or replacements made necessary by defective materials or workmanship in the pipe materials supplied which have become

evident within one year after date of recording Notice of Completion, and to restore to full compliance with the requirements of these specifications, including the test requirements, any part of the sewer system, which during said one-year period, is found to be deficient with respect to any provision of this specification.

- b) The Developer shall make all repairs and replacements promptly upon receipt of written orders from MSWD or if, in the event the repair work must be performed by MSWD, shall reimburse MSWD for actual labor, equipment and material expenses incurred to perform such corrective work. If the Developer fails to make the repair and replacements promptly, MSWD may do the work, and the Developer shall be liable to MSWD for the cost thereof as described above.

10. Sewer Services. The District will not furnish service to the sewer system until the completed system passes final inspection by the District, and Developer has fully complied with all provisions of this Agreement. Following fulfillment of the terms and conditions herein and acceptance by the District of said sewer system, the District will provide service to said lands in accordance with the District's rules and regulations governing the provisions of such service. District requires that a permanent meter must be installed prior to landscaping.

11. Successors and Assigns. This agreement is binding on the assigns of the District and on the assigns, successors and representatives of the Developer. Assignment of this agreement by the Developer shall require the prior written consent of the District.

12. Contractor's License. The Contractor must possess at the time of commencing work and throughout the Project duration, a Contractor's License, issued by the State of California, which is current and in good standing. The Developer and Contractor shall ensure that any subcontractor working on the Project possesses at the time of commencing work and throughout the Project duration, a Contractor's License, issued by the State of California, which is current and in good standing.

13. Corporation In Good Standing. If Contractor and/or Developer is a corporation or other entity, the undersigned hereby represents and warrants that the corporation or other entity is duly incorporated and in good standing in the State of California, and that the undersigned is authorized to act for and bind the corporation.

14. Provisions Required by Law. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not currently inserted, then upon application of either party the Agreement shall forthwith be physically amended to make such insertion or correction.

15. Attorneys' Fees. In the event that either party brings an action to enforce this Agreement, the prevailing party in such action shall be entitled to an award of the costs and expenses incurred in connection with such action including but not limited to attorneys fees, expert witness fees, and filing fees.

16. Entire Agreement. This Agreement and the Exhibits and Recitals to this Agreement, which are incorporated herein by this reference, constitute the entire contract of the parties. No other agreements or contracts, whether oral or written, pertaining to the work to be performed, exists

between the parties. This Agreement can be modified only by an amendment in writing, signed by both parties.

EXHIBITS:

Project Overview Map – Exhibit A
Approved Landscape Plan – Exhibit B

MISSION SPRINGS WATER DISTRICT

By: _____

Name: Brian Macy

Title: General Manager / Chief Engineer

Date: _____

DEVELOPER

Company: Modern Development LLC

By: 

Name: Henrik Artonian

Title: President

Date: June 10, 2025

See Attached
Notary Certificate

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 06/10/2025 before me, Linda Ohannis, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Henrik Artonian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature L. Ohannis
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Mission Springs Water District

Title or Type of Document: Sewer System Construction Agreement

Document Date: June 10, 2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Project Overview



1" = 153 ft

APN 663-280-026

07/02/2025



This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

LANDSCAPE PLANS FOR:
Little Morongo

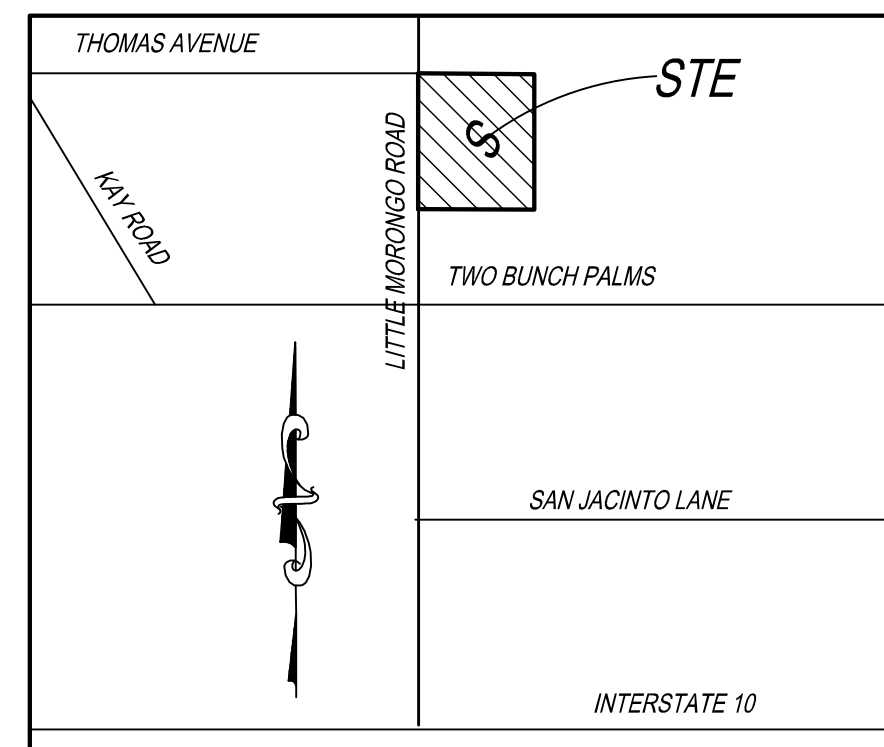
A.P.N. 663-280-026
MSWD Project Name: 13500 LITTLE MORONGO
DESERT HOT SPRINGS, CALIFORNIA
NEW COMMERCIAL BUILDING
20,800 sq.ft. of landscape
2.11 ACRE
WATER TYPE: POTABLE

SHEET INDEX

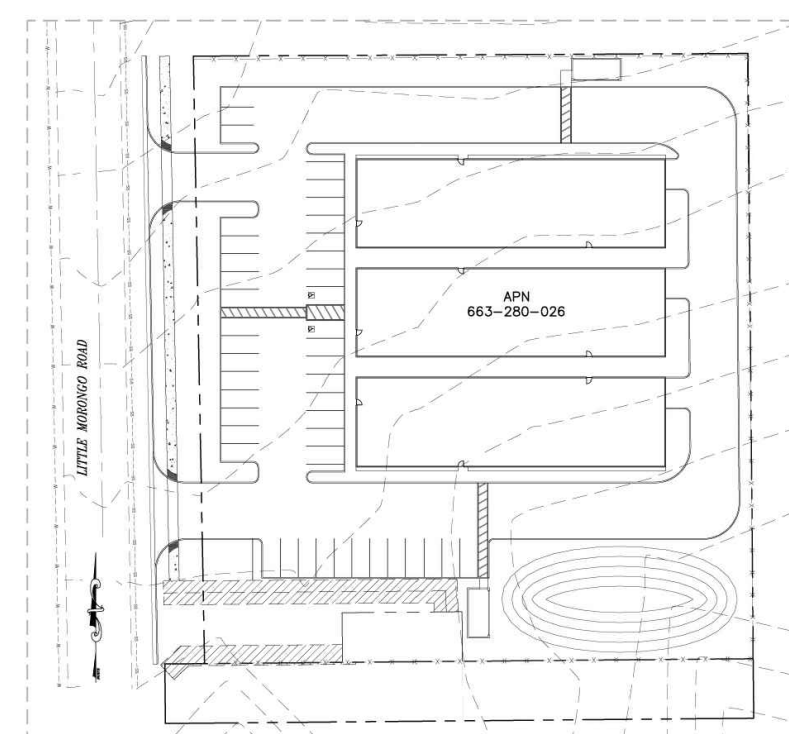
L-CS COVER SHEET
L-1 PLANTING PLAN
L-2 IRRIGATION PLAN
LD-1 PLANTING DETAILS
LD-2 IRRIGATION DETAILS

OWNERS/ DEVELOPER/
APPLICANT:

HENRIK ARTONIAN
129 E. LINDEN AVENUE
BURBANK, CA. 91502
TELEPHONE: (818) 535-2682



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

WATER EFFICIENT LANDSCAPE CHECKLIST

Project Site: APN 663-280-026 Case Number: _____
13500 Little Morongo
Project Location: Desert Hot Spring, California
Landscape Architect/Irrigation Designer/Contractor: Desert Modern Landscape Design
Included in this project submittal package are: (Check to indicate completion)
PARCEL 1
X 1. Maximum Annual Applied Water Allowance: 728.50 100 cubic feet / year
X 2. Estimated Annual Applied Water Use by Hydrozone:

Low Plant Hydrozones: 130.76 100 cubic feet/year
Medium Plant Hydrozones: 490.34 100 cubic feet/year

Estimated Annual Total Applied Water Use: 621.10 100 cubic feet/year

- X 3. EATAWU<MAAWA
X 4. Landscape Design Plan
X 5. Irrigation Design Plan
X 6. Grading Design Plan - See Civil Engineer
X 7. Soil Chemical Analysis - Soils Management Plan

Description of Project: (Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use:
The Commercial Project is designed to utilize low and moderate water use plants along with Drip Irrigation to conserve and efficiently use water.
Also, with the use of Deep Watering Irrigation practices for Trees and shrubs will further promote low water conserving methods, thus providing a better sustainable environment and pleasing landscape setting for this project.

Date: October 2023 Prepared By: Elena Adina Peterson



NOTE:

1. CONTRACTOR SHALL PROVIDE THE OWNER/ OWNER'S REPRESENTATIVE WITH A SOIL MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK.
2. SOIL SHALL BE AMENDED PER SOIL MANAGEMENT PLAN PRIOR TO PLANTING.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER! OWNER'S REPRESENTATIVE AFTER THE SOIL HAS BEEN AMENDED AND PRIOR TO PLANTING SO OWNER'S REPRESENTATIVE CAN PERFORM AN INSPECTION.
4. SOILS MANAGEMENT PLAN SHALL BE SUBMITTED TO MSWD PRIOR TO THE COMMENCEMENT OF WORK. SOIL MANAGEMENT PLAN SHALL BE SUBMITTED AFTER GRADING IS COMPLETED AND BEFORE LANDSCAPE INSTALLATION BEGINS. LANDSCAPE INSPECTION WILL NOT BE CONDUCTED UNTIL THE SOIL MANAGEMENT PLAN IS COMPLETED AND SOIL AMENDED PER S.M.P. BEFORE LANDSCAPE INSTALLATION.

	These plans have been reviewed by the Mission Springs Water District (MSWD) or their designated agent in accordance with the District's Water Efficient Landscaping Guidelines. Approval of this drawing by MSWD staff does not constitute approval of the project by the local governing agency (City or County) for permitting purposes, nor does it signify acceptance of the completed landscape installation which is subject to inspection by MSWD upon notification of substantial completion of the landscaping and irrigation systems.
	APPROVED BY: Brian Macy, Interim General Manager
66575 Second Street Desert Hot Springs, CA 92240 760.329.5169	DATE: 11/13/2023

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:
13500 LITTLE MORONGO
A.P.N. 663-280-026
13500 LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CALIFORNIA

Owners/ Developer/ Applicant:
HENRIK ARTONIAN
129 E. LINDEN AVENUE
BURBANK, CA. 91502
TELEPHONE: (818) 535-2682

DESERT MODERN
LANDSCAPE DESIGN
11725 SAN Geronimo ROAD
MIRAGE, CALIFORNIA 92551
TELEPHONE: (760) 664-8741 E-mail: adp@desertmodern.com
www.desertmodernlandscape.com
Designer:
Elena Adina Peterson
Signature:

REVISION

SCALE:

SHEET
L-CS
1-OF-5

PLANTING LEGEND

PALMS	PLANTING SIZE	SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR
TREES	8	6'-8" HT. SKINNED	WASHINGTONIA HYBRID	HYBRID FAN PALM	MODERATE 0.5
SHRUBS	11	24"-BOX Multi tr.	QUERCUS VIRGINIANA	LIVE OAK	MODERATE 0.5
	7	5-GAL	LEUCOPHYLUM F. 'SILVER CLOUD'	GRAY CLOUD TEXAS RANGER	LOW 0.2
	21	5-GAL	or CAESALPINIA PUCHERRIMA or DALEA GREGGII	MEXICAN BIRD OF PARADISE TRAILING INDIGO BUSH	MODERATE 0.5
	16	5-GAL	ENCELIA FARINOSA	BRITTLEBUSH	LOW 0.2
	58	5-GAL	HESPERALOE PARVIFOLIA	RED YUCCA	LOW 0.2
	9	5-GAL	LANTANA 'NEW GOLD'	YELLOW LANTANA	MODERATE 0.5
	29	5-GAL	LEUCOPHYLUM LANGAMANIAE 'LYNN'S LEGACY'	NO SUBSTITUTIONS	LOW 0.2
	12	5/15-GAL	DASYLIRION WHEELERI	DESERT SPOON	LOW 0.2
	25	5-GAL	ROSMARINUS O. 'PROSTRATUS' ROSMARY		MODERATE 0.5
	15-GAL ESP.	PYRACANTHA COCCINEA	SCARLET FIRETHORN	MODERATE 0.5	
	15-GAL ESP.	TECOMA STANS	YELLOW BELLS	MODERATE 0.5	
	3'-4" DIA. COOPER CANYON BOULDERS BY SOUTHWEST BOULDER AND STONE				
	3/8" MOHAVE GOLD CRUSHED ROCK IN ALL PLANTERS BY SOUTHWEST BOULDER AND STONE 3" DEEP MIN.				
	4"-6" DIA. COOPER CANYON FRACTURED GRANITE BY SOUTHWEST BOULDER AND STONE				
	3/4" MOHAVE GOLD CRUSHED ROCK ON ALL SLOPES WITH STABILIZATION BY SOUTHWEST BOULDER AND STONE 3" DEEP MIN.				

PLANTING NOTES

- PLANT QUANTITIES INDICATED IN THE PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY PLANT QUANTITIES PER PLAN TO BID. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANTS INDICATED PER PLAN.
- ALL TREES WITHIN FIVE FEET OF PAVING SHALL BE INSTALLED WITH APPROVED

Minimum Recommended Yearly Maintenance Schedule

Month	Adjust irrigation schedule	Inspect tree staking	Flush drip valves	Add mulch or DG	Prune trees & shrubs	Fertilize as needed
January	✓	✓			✓	
February	✓	✓				✓
March	✓	✓	✓	✓		
April	✓	✓			✓	
May	✓	✓				✓
June	✓	✓	✓	✓		
July	✓	✓				
August	✓	✓				
September	✓	✓	✓	✓		
October	✓	✓			✓	✓
November	✓	✓	✓			
December	✓	✓	✓	✓		

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

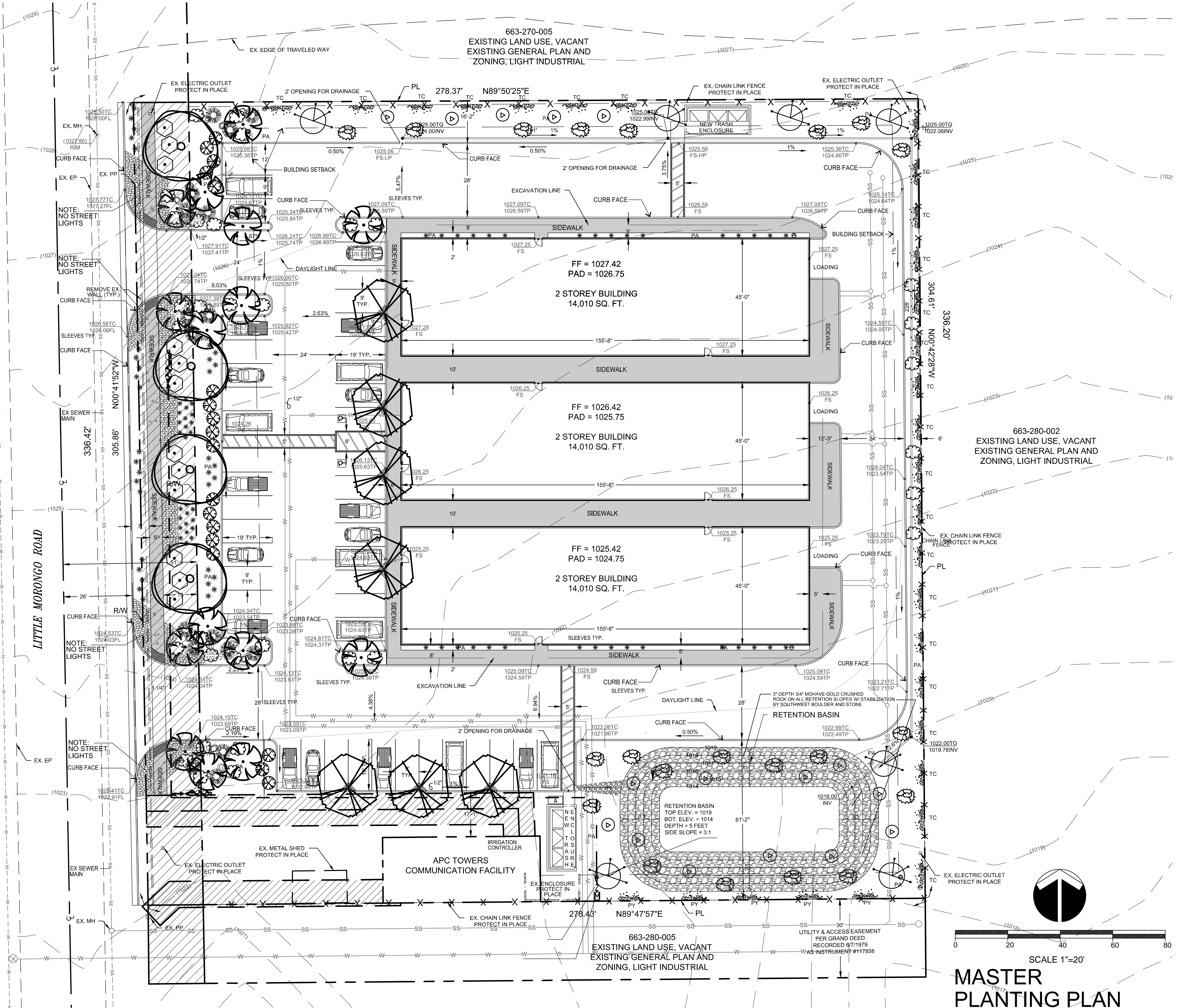
- * Check all irrigation equipment and adjust / align as required.
- * Inspect all landscape areas for pests / pathogens.
- * Weed all shrub / groundcover areas as needed.
- * Remove landscape debris.
- * Repair planting wells and / or grade around plants to eliminate runoff.
- * Perform corrective pruning to eliminate hazards and damage to plant.
- * Repair irrigation equipment with originally specified materials.

NOTE:

SLOPES THAT ARE 2' OR GREATER IN VERTICAL HEIGHT SHALL BE LANDSCAPED FOR EROSION CONTROL (E.G. CRUSHED ROCK, RIP RAP, GROUND COVER PLANTINGS OR APPROVED EQUAL). FIELD VERIFY.

" RECOMMENDED IRRIGATION SCHEDULES (NEWLY PLANTED & ESTABLISHED) "

LITTLE MORONGO ROAD



MASTER PLANTING PLAN

DIAL BEFORE YOU DIG

1-800-422-4133

DIGALERT

PLAY IT SAFE,
DIAL BEFORE
YOU DIG!



AT LEAST TWO
WORKING DAYS
PRIOR TO
EXCAVATING



66575 Second Street
Desert Hot Springs,
CA 92240

760.329.5169

These plans have been reviewed by the Mission Springs Water District (MSWD) or their designated agent in accordance with the District's Water Efficient Landscaping Guidelines. Approval of this drawing by MSWD staff does not constitute approval of the project by the local governing agency (City or County) for permitting purposes, nor does it signify acceptance of the completed landscape installation which is subject to inspection by MSWD upon notification of substantial completion of the landscaping and irrigation systems.

APPROVED BY:

Brian Macy, Interim General Manager

DATE:

11/15/2023

LANDSCAPE ARCHITECTURAL SERVICES BY:

DESERT MODERN
LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:

13500 LITTLE MORONGO

A.P.N. 663-280-026

13500 LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CALIFORNIA

Owners/ Developer/ Applicant:

HENRIK ANTONIAN
120 E. LINDEEN AVENUE
BURBANK, CA 91502
TELEPHONE: (818) 536-2682

DESERT MODERN
LANDSCAPE DESIGN

71-755 SAN Geronimo ROAD
BANKS, MINNEAPOLIS, CALIFORNIA 92120
TELEPHONE (916) 642-0791 E-mail: andrea@desertmodern.com
www.desertmodernlandscape.com

Designer:

Elena Adina Peterson

Signature

REVISION

SCALE: 1" = 20'-0"

SHEET

L-1.0

2 OF 5

EMITTER / BUBBLER LEGEND		SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR	BUBBLER / EMITTER
	PALMS	8	WASHINGTONIA HYBRID	HYBRID FAN PALM	MODERATE	0.5 (2) 1402
	TREES	11	QUERCUS VIRGINIANA	LIVE OAK	MODERATE	0.5 (2) 1402
	SHRUBS	7	LEUCOPHYLUM F. 'SILVER CLOUD'	GRAY CLOUD TEXAS RANGER	LOW	0.2 XB-10 PC-1032
			or CAESALPINIA PUCHERRIMA or MEXICAN BIRD OF PARADISE		MODERATE	0.5 XB-20 PC-1032
		21	DALEA GREGGII	TRAILING INDIGO BUSHLOW	0.2	XB-10 PC-1032
		16	ENCELIA FARINOSA	BRITTLBUSH	LOW	0.2 XB-10 PC-1032
		58	HESPERALOE PARVIFOLIA	RED YUCCA	LOW	0.2 XB-10 PC-1032
		9	LANTANA 'NEW GOLD'	YELLOW LANTANA	MODERATE	0.5 XB-20 PC-1032
		29	LEUCOPHYLUM LANGAMANIAE 'LYNN'S LEGACY'	NO SUBSTITUTIONS	LOW	0.2 XB-10 PC-1032
		12	DASYLIRION WHEELERI	DESERT SPOON	LOW	0.2 XB-10 PC-1032
		25	ROSMARINUS O. 'PROSTRATUS'	ROSMARY	MODERATE	0.5 XB-20 PC-1032
	5	PYRACANTHA COCCINEA	SCARLET FIRETHORN	MODERATE	0.5	XB-20 PC-1032
	26	TECOMA STANS	YELLOW BELLS	MODERATE	0.5	XB-20 PC-1032

IRRIGATION LEGEND		SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	FLOW GPM	PSI	PATTERN
	RAINBIRD	PFR/FRA	XERI-BUG EMITTER	XB-20PC-1032		.20	30		DRIP
	RAINBIRD	PFR/FRA	XERI-BUG EMITTER	XB-10PC-1032		.10	30		DRIP
	RAINBIRD	SCH. 80 RISER	BUBBLER	1402		.50	30		TRICKLE PATTERN
	RAINBIRD	ESP-ME3 CONTROLLER	FS 100B	16 STATION IRRIGATION CONTROLLER	NO SUBSTITUTION ALLOWED				Install: Rain Bird Link2 i Wif module and a WR2 Rain Sensor.
		MANUFACTURER	DESCRIPTION	PART NUMBER	MODEL NUMBER	QUANTITY			
		RAINBIRD	IQ CARTRIDGE	IQ 4613 B	IQ3G-USA/NCC GPRS	1			
		RAINBIRD	IQ ANTENNA	IQ 4640	IQEXTANTGP	1			
	RAINBIRD	100-EFB-CP	FS 100 B	MASTER BRASS VALVE WITH 1" BRASS TEE FLOW SENSOR					
	RAINBIRD	PEB SERIES	100-PEB-PRS-D	ELECTRIC CONTROL VALVE FOR TREE & PALM TREE BUBBLERS. SIZE AS NOTED ON PLAN. REFER TO DETAIL ON IRRIGATION DETAIL SHEET					
	RAINBIRD	XCZ-075-PRF		ELECTRIC CONTROL VALVE FOR DRIP AREAS. SIZE AS NOTED ON PLAN.					
	NETAFIM			3" AUTOMATIC END FLUSH VALVE BY NETAFIM OR APPROVED EQUAL					
	NIBCO	T-113		FULL PORT VALVE (LINE SIZE). REFER TO DETAIL ON IRRIGATION DETAIL SHEET LD-2.					
	RAINBIRD	33DRC		3/4" QUICK COUPLER REFER TO DETAIL ON IRRIGATION DETAIL SHEET					
	RAINBIRD	RWS-B-C-1402		ROOT WATERING SYSTEM SEE E SHEET LD-2					
	FEBCO	805Y		1" BACKFLOW PREVENTOR PER LOCAL CODES CONTRACTOR TO ENSURE THAT BACK FLOW IS SCREENED FROM PUBLIC VIEW.					
				1" PRESSURE MAINLINE PIPING USE SCHEDULE 40 - SIZE AS NOTED					
				NON-PRESSURE LATERAL LINE PIPING - PVC CLASS 200					
				3/4" POINT OF CONNECTION FOR THE IRRIGATION SYSTEM WILL BE A DEDICATED IRRIGATION METER NOTE: WATER TYPE: POTABLE					
				PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.					
				INDICATES CONTROLLER NUMBER					
				INDICATES FLOW IN GALLONS PER MINUTE					
				INDICATES ZONE TYPE					
				INDICATES ELECTRIC CONTROL VALVE SIZE					

- NOTES:
- IRRIGATION LAYOUT IS DIAGRAMMATIC.
 - ALL VALVES AND MAINLINE ARE TO BE LOCATED ON PROPERTY AND IN THE PLANTING AREAS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE
 - NO OVER SPRAY ON HARDSCAPE OR WALLS WILL BE PERMITTED.
 - CONTRACTOR TO SLEEVE ALL LATERALS UNDER HARDSCAPE USING SCH. 40 PVC 2 TIMES LATERAL SIZE.
 - VALVE BOXES WILL BE BASED WITH PEA GRAVEL.
 - VALVE BOXES WILL BE TAN COLOR WHEN IN DG AREAS
 - THERE ARE NO CONFLICTING UTILITIES WITHIN THE PROJECT AREA.
 - LANDSCAPE CONTRACTOR TO LOCATE ELECTRICAL SOURCE FOR IRRIGATION CONTROLLER. CONTRACTOR TO INSTALL A NEW SMART CONTROLLER.
 - LANDSCAPE CONTRACTOR TO SIZE ALL LATERALS ACCORDING TO WATER DEMANDS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR DRIP IRRIGATION LAYOUT. ALL PLANTS ARE TO RECEIVE 100% IRRIGATION.
 - EMITTERS/BUBBLERS TO BE PLACED ON UP-HILL SIDE OF THE PLANT/TREE.
 - NO LOW-HEAD DRAINAGE ALLOWED.
 - REPAIR IRRIGATION EQUIPMENT WITH ORIGINALLY SPECIFIED MATERIALS.

NOTE: MAINLINE, LATERALS AND VALVES ARE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. THEY SHOULD BE INSTALLED IN SHRUB AREAS WITHIN THE PROPERTY LINES.

LANDSCAPE CONTRACTOR TO LOCATE ELECTRICAL SOURCE FOR IRRIGATION CONTROLLER.

LANDSCAPE CONTRACTOR IS TO RUN A PRESSURE TEST AT THE P.O.C. LOCATION TO ASSURE ADEQUATE PRESSURE.

EXISTING STATIC PRESSURE AT P.O.C. IS 110 PSI.

THE ACTUAL PRESSURE IN THE WATER MAIN SHALL BE WITHIN A RANGE OF 5 PSI.

DIAL BEFORE YOU DIG

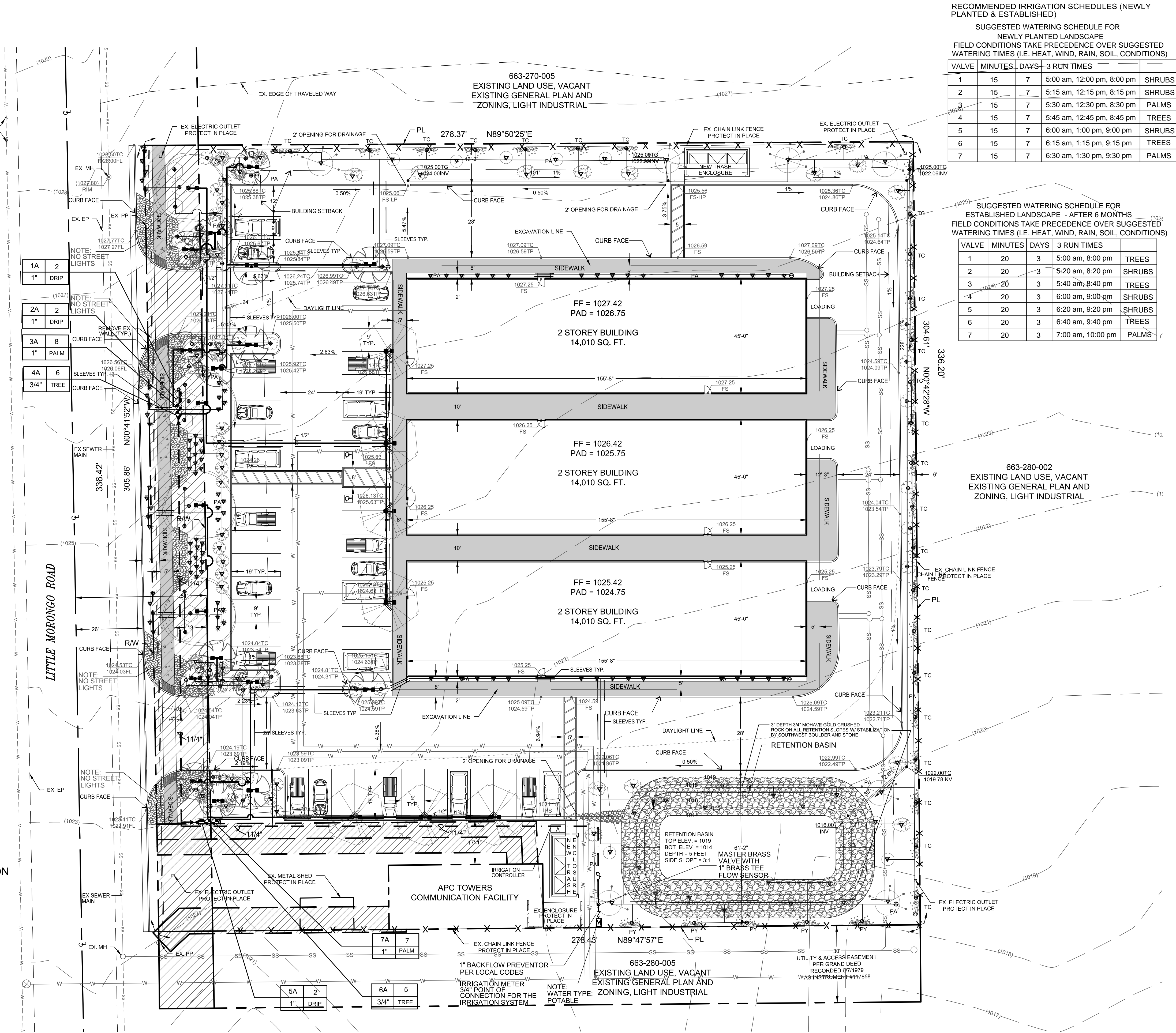
1-800-422-4133

DIGALERT



PLAY IT SAFE. DIAL BEFORE YOU DIG!

AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING



PIPE SIZING CHART

PIPE SIZE	MAX. ALLOWABLE FLOW
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1-1/4"	26 GPM
1-1/2"	40 GPM
2"	60 GPM

WATER USE CALCULATIONS

Zone # 5 ETo= 93.90" 20800 square feet - Proposed Landscape Area
Low Plants EAAW= 93.90 x 0.2 x 7560 s.f. x 0.62 / 748 / 0.90 = 130.76 CCF
Moderate Plants EAAW= 93.90 x 0.5 x 11340 s.f. x 0.62 / 748 / 0.90 = 490.34 CCF
Crushed Rock EAAW= 93.90 x 0 x 1900 s.f. x 0.62 / 748 / 0.90 = 0 CCF
TOTAL = 621.10 CCF
Maximum Water Allowance = 93.90 x 0.45 x 20800 s.f. x 0.62 / 748 = 728.50 CCF

NOTE: The Civil Engineer or Landscape Contractor will provide a soil management plan after the mass grading is complete.
NOTE Repair irrigation equipment with originally specified materials.
No low-head drainage allowed.

RECOMMENDED IRRIGATION SCHEDULES (NEWLY PLANTED & ESTABLISHED)

SUGGESTED WATERING SCHEDULE FOR NEWLY PLANTED LANDSCAPE					FIELD CONDITIONS TAKE PRECEDENCE OVER SUGGESTED WATERING TIMES (I.E. HEAT, WIND, RAIN, SOIL, CONDITIONS)	
VALVE	MINUTES	DAYS	3 RUN TIMES			
1	15	7	5:00 am, 12:00 pm, 8:00 pm	SHRUBS		
2	15	7	5:15 am, 12:15 pm, 8:15 pm	SHRUBS		
3	15	7	5:30 am, 12:30 pm, 8:30 pm	PALMS		
4	15	7	5:45 am, 12:45 pm, 8:45 pm	TREES		
5	15	7	6:00 am, 1:00 pm, 9:00 pm	SHRUBS		
6	15	7	6:15 am, 1:15 pm, 9:15 pm	TREES		
7	15	7	6:30 am, 1:30 pm, 9:30 pm	PALMS		

SUGGESTED WATERING SCHEDULE FOR ESTABLISHED LANDSCAPE - AFTER 6 MONTHS

FIELD CONDITIONS TAKE PRECEDENCE OVER SUGGESTED WATERING TIMES (I.E. HEAT, WIND, RAIN, SOIL, CONDITIONS)						
VALVE	MINUTES	DAYS	3 RUN TIMES			
1	20	3	5:00 am, 8:00 pm	TREES		
2	20	3	5:20 am, 8:20 pm	SHRUBS		
3	20	3	5:40 am, 8:40 pm	TREES		
4	20	3	6:00 am, 9:00 pm	SHRUBS		
5	20	3	6:20 am, 9:20 pm	SHRUBS		
6	20	3	6:40 am, 9:40 pm	TREES		
7	20	3	7:00 am, 10:00 pm	PALMS		

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:
13500 LITTLE MORONGO
A.P.N. 663-280-026
13500 LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CALIFORNIA

Owners/ Developer/ Applicant:
HENRIK ANTONIAN
125 E. LINCOLN AVENUE
BURBANK, CA 91502
TELEPHONE: (818) 250-2882

DESERT MODERN
LANDSCAPE DESIGN

77-735 SAN Geronimo ROAD
BAGUIO, MARIQUITA, CALIFORNIA 92013
TELEPHONE (760) 845-9771 Email: info@desertmodern.com

Designer:
Elena Adina Peterson
Signature
REVISION

SCALE: 1"= 20'-0"

SHEET

L-2.0

3 OF 5



66575 Second Street
Desert Hot Springs,
CA 92240
760.329.5169

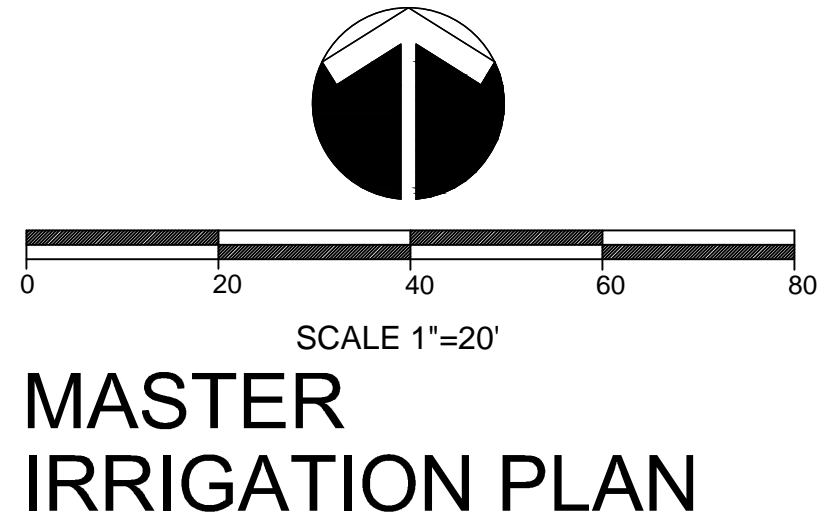
These plans have been reviewed by the Mission Springs Water District (MSWD) or their designated agent in accordance with the District's Water Efficient Landscaping Guidelines. Approval of this drawing by MSWD staff does not constitute approval of the project by the local governing agency (City or County) for permitting purposes, nor does it signify acceptance of the completed landscape installation which is subject to inspection by MSWD upon notification of substantial completion of the landscaping and irrigation systems.

APPROVED BY:

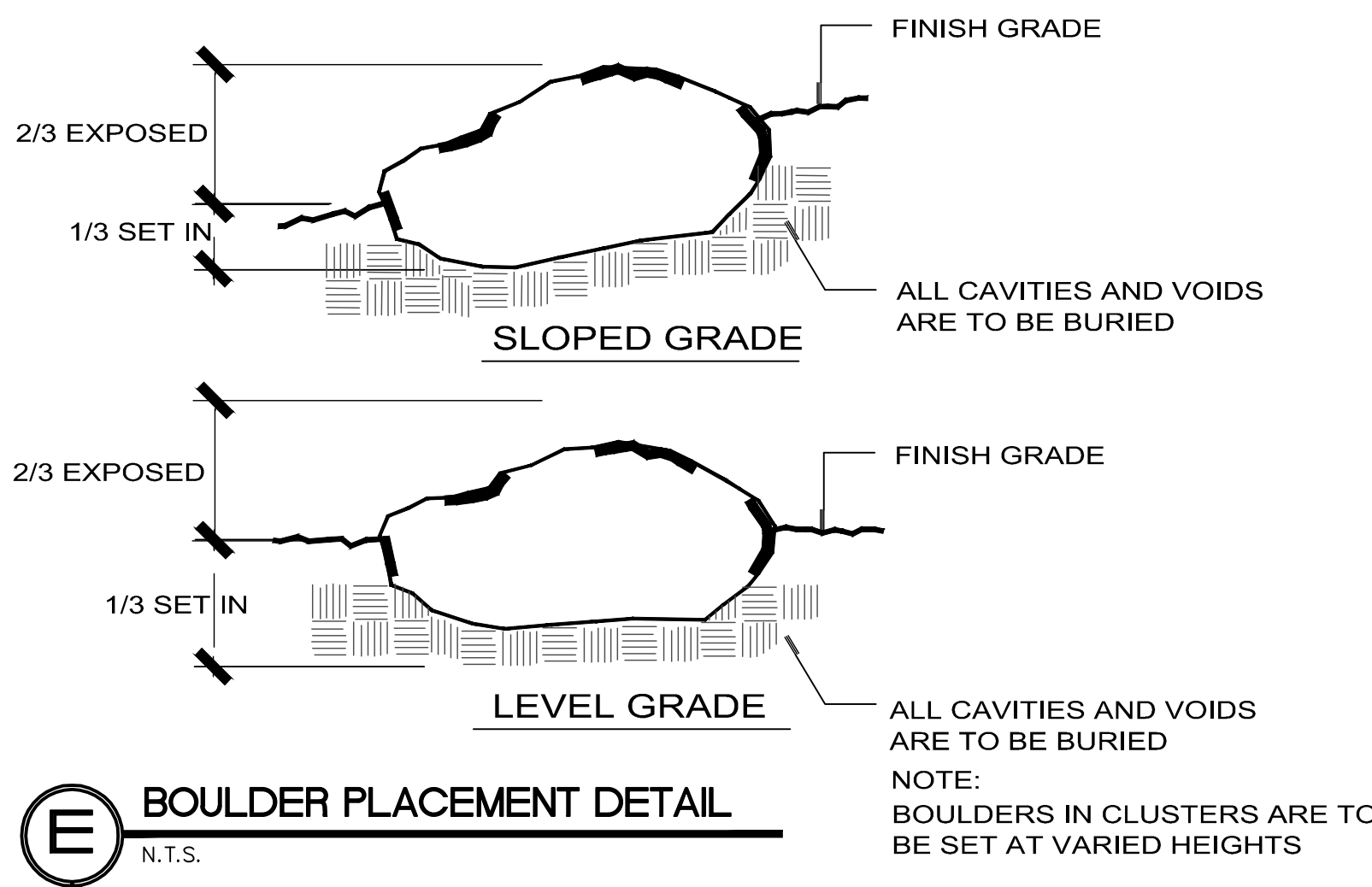
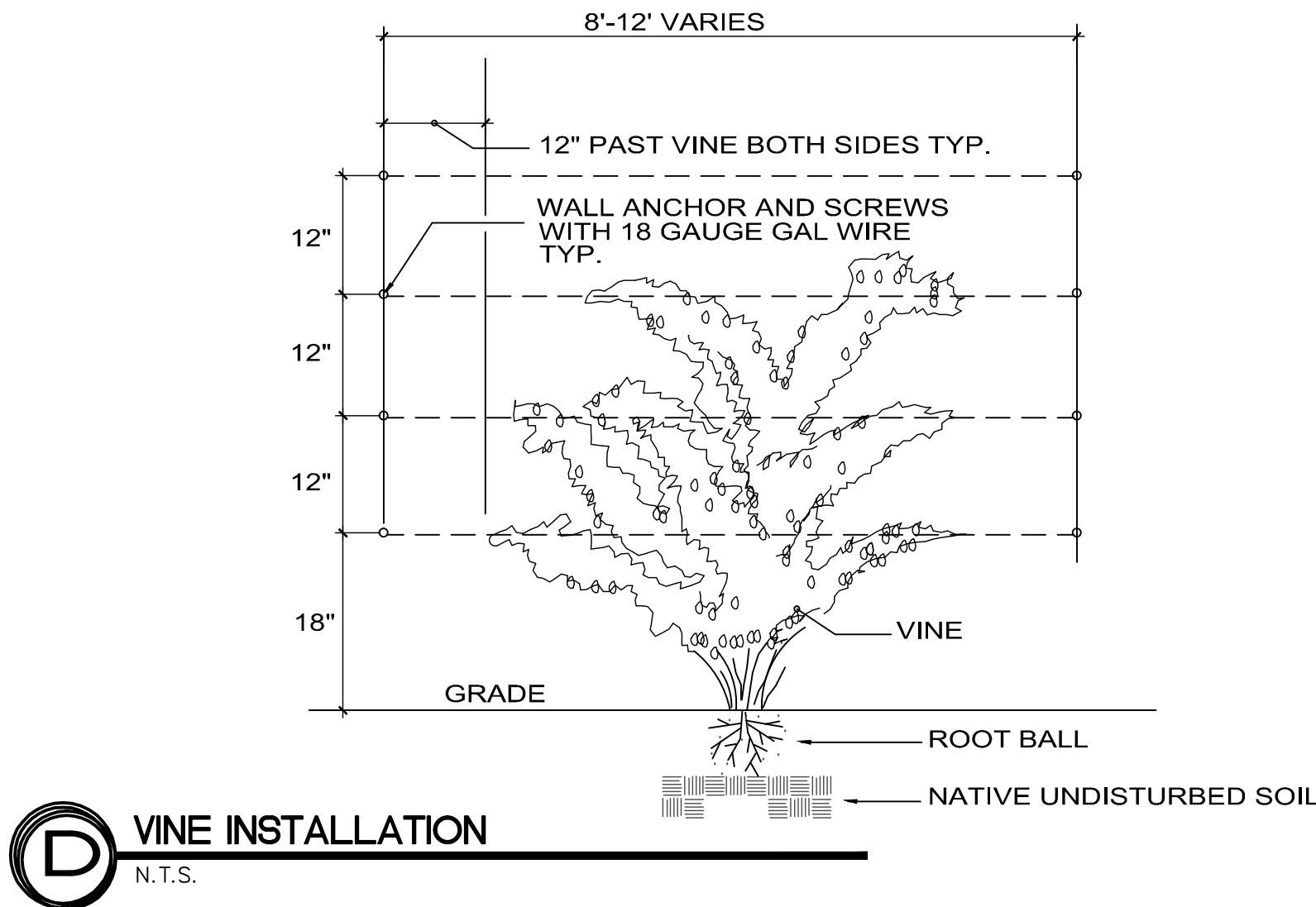
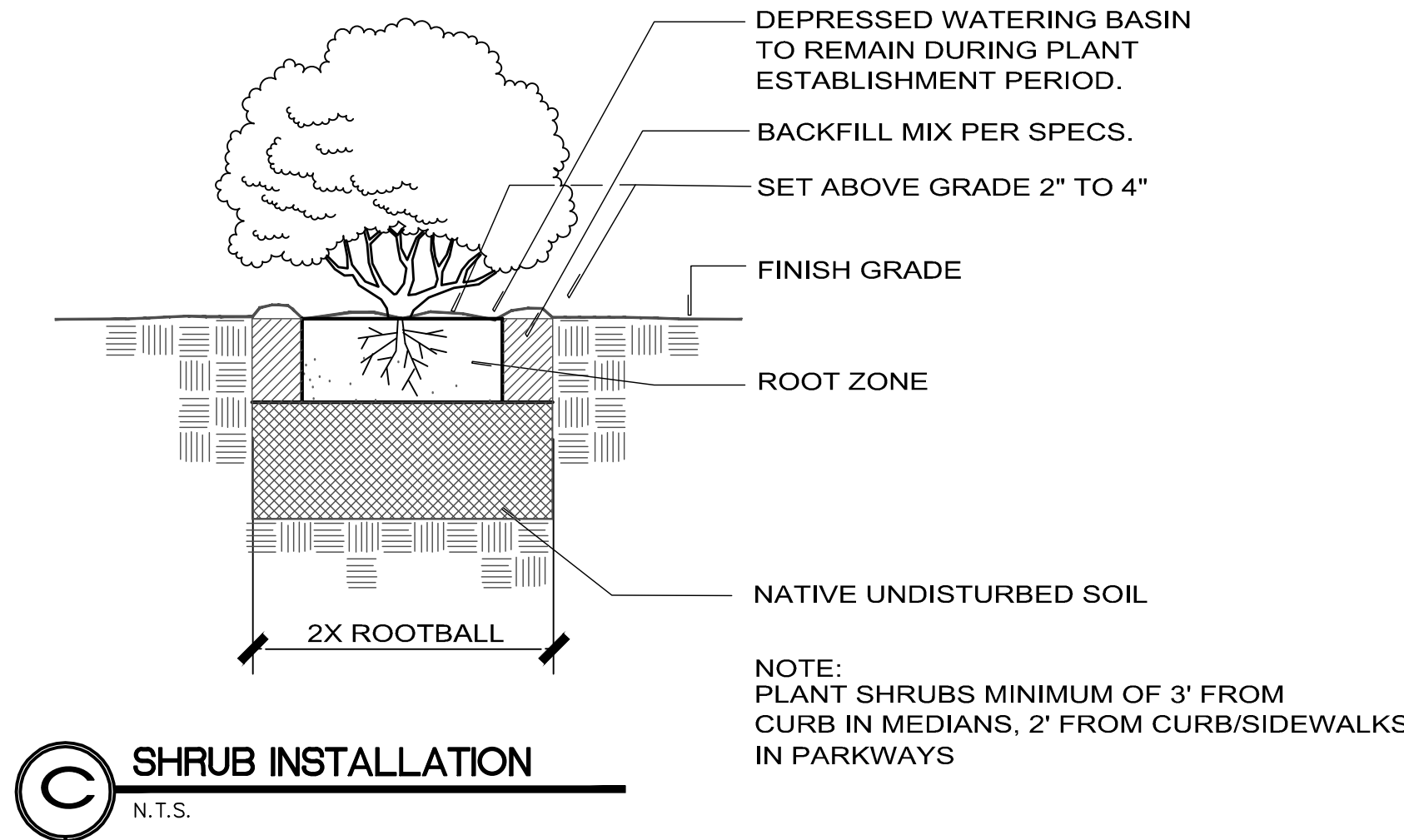
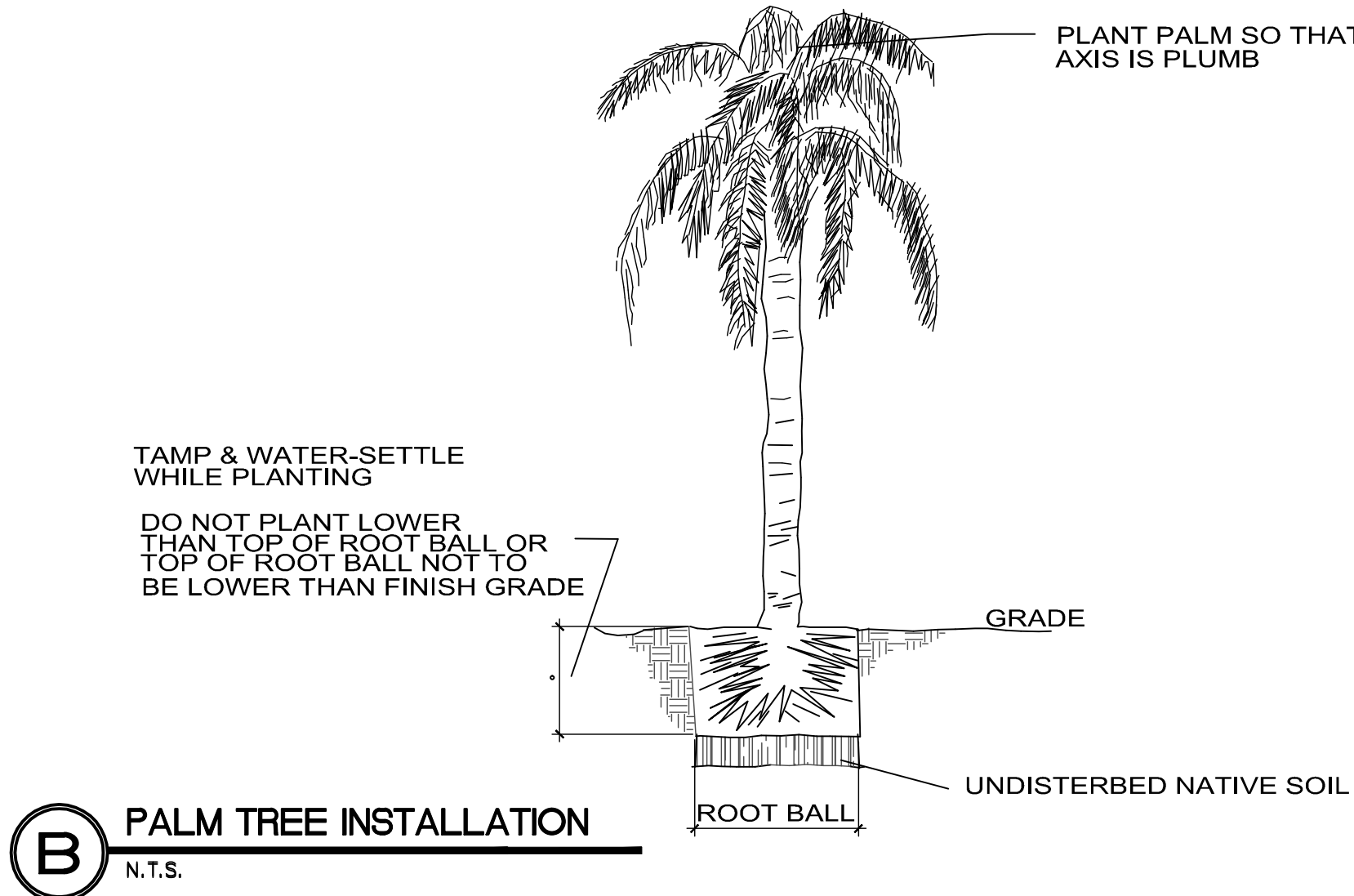
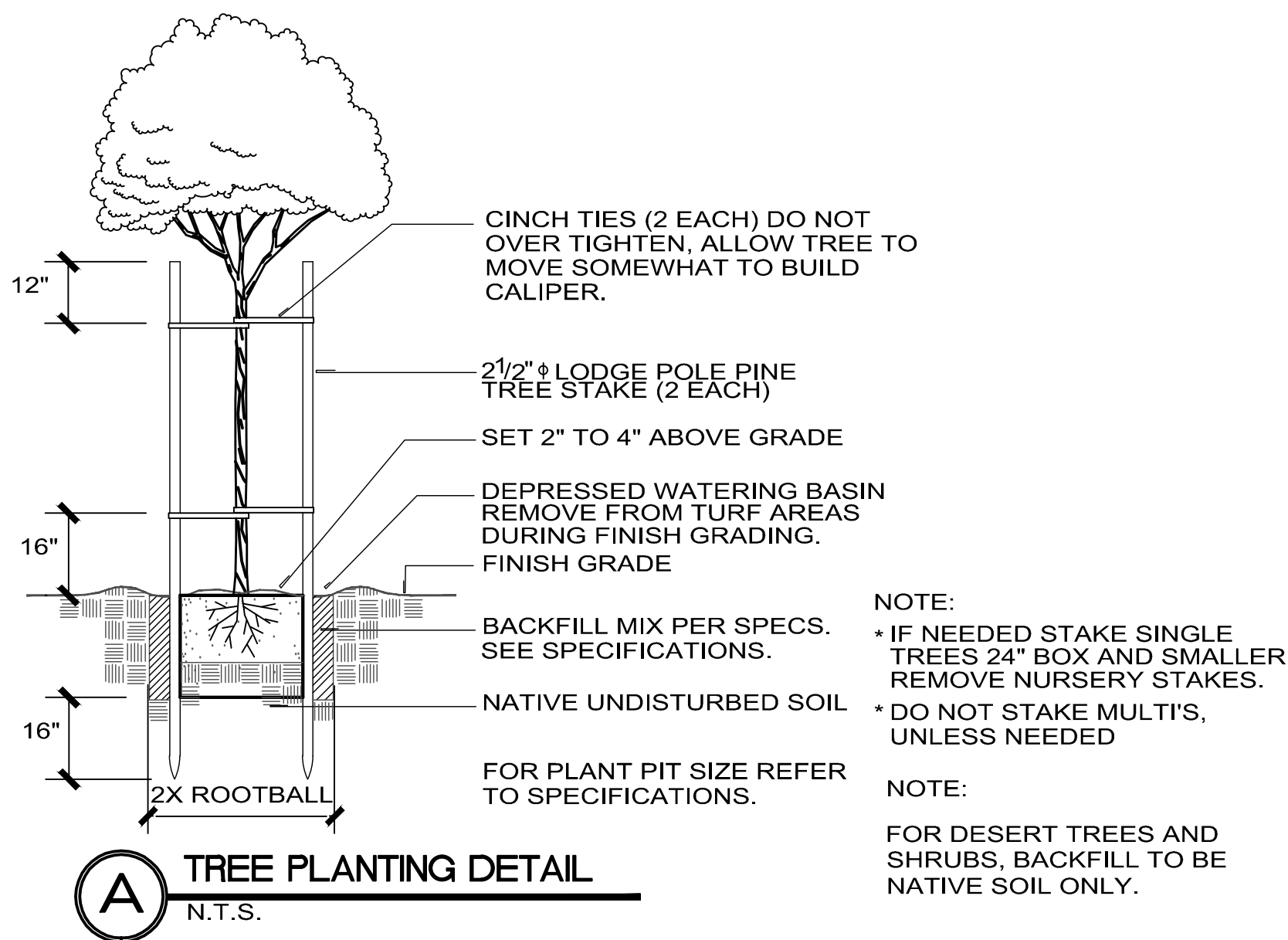
Signature
Bryan Macy, Interim General Manager

DATE:

11/13/2023



MASTER
IRRIGATION PLAN



NOTE:
"RECOMMENDED IRRIGATION SCHEDULES
(NEWLY PLANTED AND ESTABLISHED)"

PLANTING DETAILS

SCALE: N.T.S.

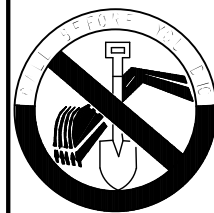
PALM TREE PLANTING NOTES

- Palms shall be planted using established planting procedures. Refer to palm tree planting detail.
- Palm tree root balls shall be trimmed or cut to ensure recovery from transplanting shock.
- Palms must be in a healthy condition at time of delivery. Palms determined unhealthy or damaged at time of delivery or installation shall be rejected by contractor.
- All palms shall be cleaned of excessive dead and ragged fronds or frond stubble. Cut fronds should be cut to a maximum length of 6".
- Called out heights of palms shall be the height from top of root ball to bottom of live fronds.
- Palms shall be properly watered in and soils properly tamped around the root balls when planting, leaving no voids of soil around root balls.
- Palms shall be planted vertically, unless noted otherwise.
- Trunks should be rough with frond bases still securely attached.
- Trunks may not be totally skinned unless noted to do so.
- Trunk bases may be skinned to a maximum height of 3'-4" (taller trees 6').
- Skinned areas above the 6' level will be accepted, at the direction of the Owner's Representative.
- Care should be exercised in the cabling during transport and planting so as not to damage or loosen bark.
- Severe cracking or holes in the basal trunk area will not be acceptable.
- One initial watering will be performed by subcontractor, Basin will be left on each palm so subsequent watering can be performed by others. Basin is to be removed during finish grading.
- Subcontractor to untie frond tops (60) days after planting.
- Palms shall be planted a minimum of 2' away from building eaves.
- It is recommended any palm tree planted within 5' of any walk, wall or structure be planted with Deep Root root barrier to a depth of 2' minimum to protect against root damage.

NOTE:
NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO RELOCATION AND PLANTING.

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66575 Second Street Desert Hot Springs, CA 92240 760.329.5169	APPROVED BY: Brian Macy, Interim General Manager DATE: 11/17/2023

Important Notice - Underground Service Alert

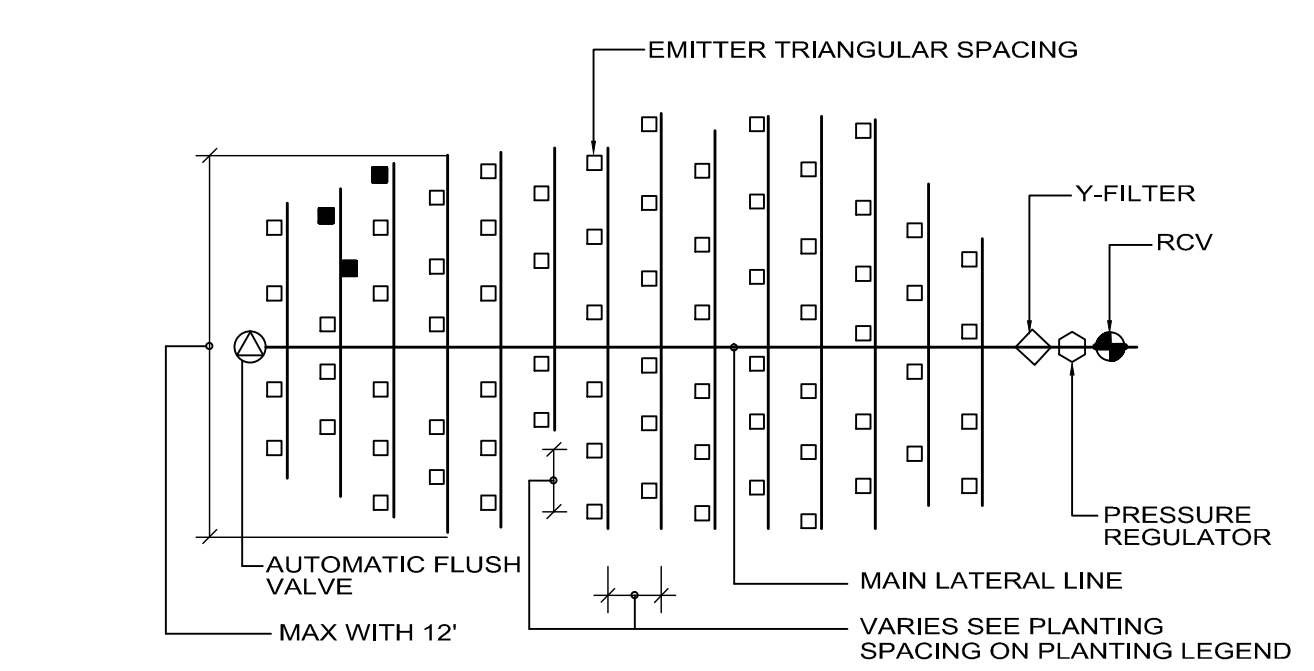
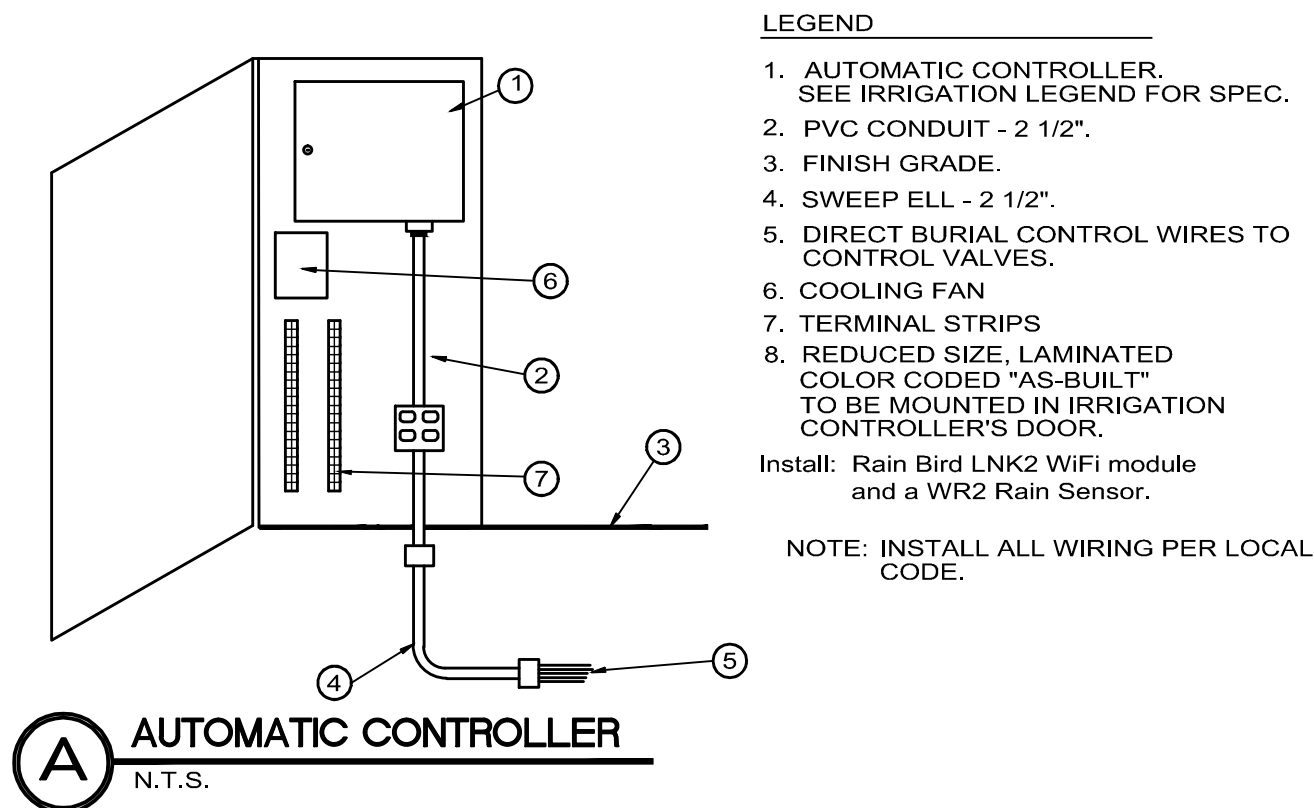


Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a 'Permit to Excavate' will be valid. For your Dig Alert Identification Number call Underground Service Alert TOLL FREE at 1-800-227-2600 two working days before you dig.

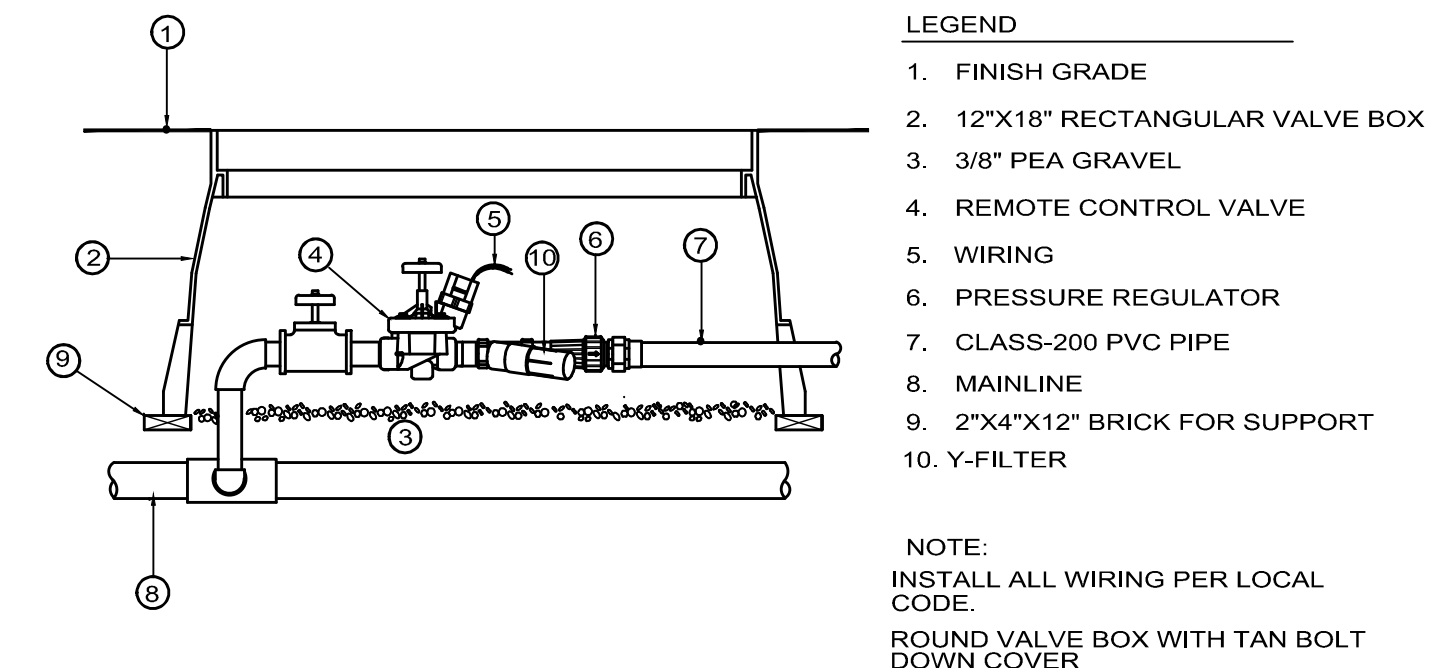
Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

- ALL PLANT MATERIAL SHALL BE FULL, HEALTHY, SHAPELY, DISEASE-FREE, AND INSECT-FREE, BEING OF A SIZE THAT IS STANDARD FOR THE NURSERY INDUSTRY, AND PER THE PLANT LEGEND. ALL PLANTS ARE SUBJECT TO THE OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
- BEFORE EXCAVATION, PLANTS IN CONTAINERS SHALL BE PLACED AS INDICATED ON PLANTING PLAN. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 36HRS IN ADVANCE AND SHALL CHECK LOCATION OF ALL PLANTS IN THE FIELD AND SHALL INDICATE THE EXACT POSITIONS BEFORE ACTUAL PLANTING OPERATIONS PROCEED.
- ALL LARGE PLANTS SHALL BE HANDLED WITH CARE USING THE NECESSARY PROPER EQUIPMENT. THE CONTRACTOR WILL BE REQUIRED TO REPLACE ALL DAMAGED PLANTS.
- CONTRACTOR SHALL ADD PLANT TABLETS TO ALL PLANT MATERIAL PER MANUFACTURERS SPECIFICATIONS FOR CONTAINER SIZE.
- ALL PLANTS SHALL BE PLANTED IN HOLES AS PER PLANTING DETAIL (SEE DETAIL THIS SHEET). TREE AND SHRUB ROOT CROWNS SHALL BE SET FLUSH WITH THE ADJACENT FINISH GRADE. ALL SHRUBS TO HAVE BELOW GRADE WATER RETENTION BASIN WITH GRADUAL 2" SWALE. ALL TREES TO HAVE BELOW GRADE WATER RETENTION BASIN WITH A 3" GRADUAL SWALE IN PLANTER BEDS AND 2" IN TURF AREAS. WATER BASIN TO BE LARGE ENOUGH SO THAT THERE IS NO WATER RUN-OFF.
- ALL HOLES SHALL BE THOROUGHLY PRE-SOAKED WITH WATER AND ALLOWED TO DRAIN PRIOR TO PLANTING.
- ALL SHRUBS AND TREES SHALL BE BACKFILLED WITH 100% NATURAL SOIL.

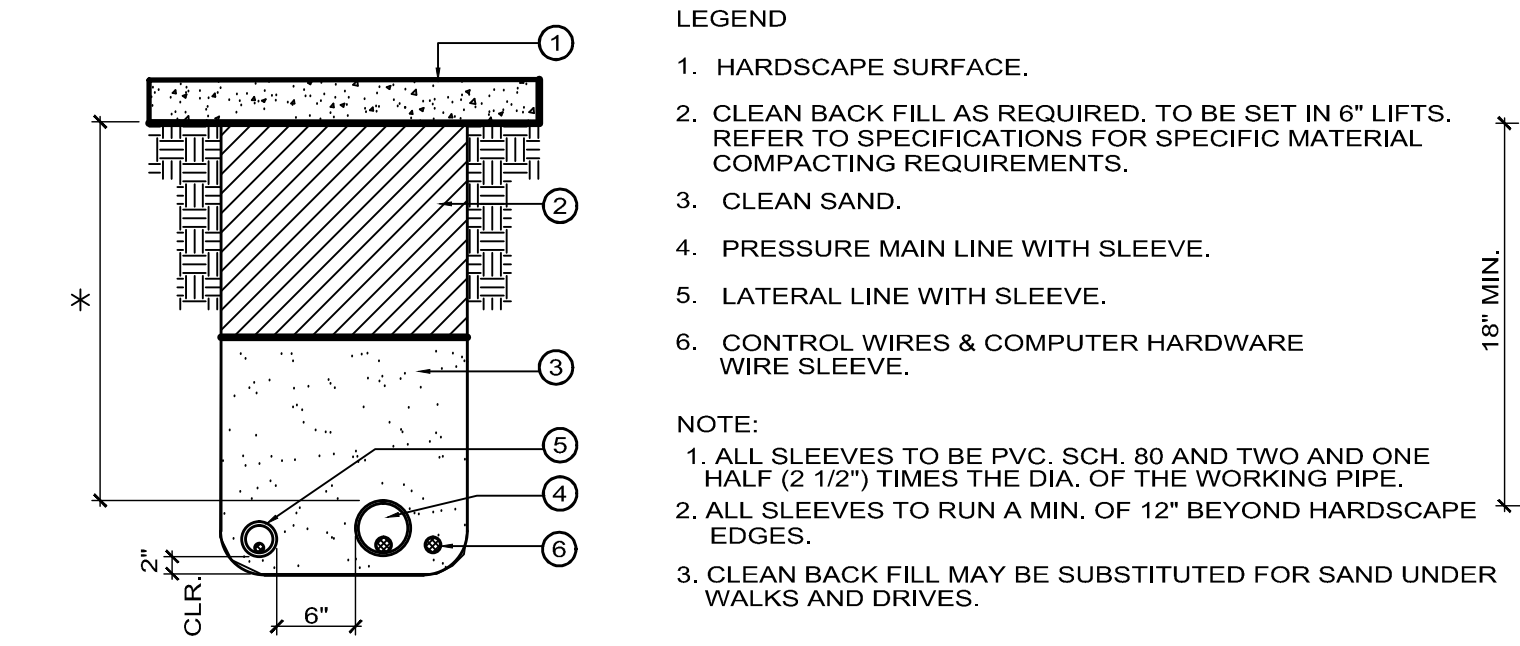
- CONTRACTOR SHALL PROVIDE WATERING BASINS AROUND ALL PLANT MATERIAL.
- TREES (ONLY IF STAKING IS REQUIRED) 15-GALLON OR LARGER ARE TO BE STAKED WITH 2" DIAMETER LODGEPOLE PINE STAKES, 2 PER TREE. REFER TO PLANTING DETAILS FOR PLANTING, STAKING, AND GUYING.
- ALL BOULDERS (WHERE APPLICABLE) SHALL BE SET INTO SOIL 33% OF BOULDER SIZE.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS, PLANT BOXES AND CONTAINERS, MATERIALS, SUPPLIES OR EQUIPMENT, LEAVING THE SITE IN A CLEAN CONDITION UPON COMPLETION OF LANDSCAPE INSTALLATION.
- UPON ACCEPTANCE OF THE COMPLETED PROJECT, THE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR A 90-DAY MAINTENANCE PERIOD. THE CONTRACTOR SHALL WEED ALL PLANTING AREAS AS NEEDED TO MAINTAIN A NEAT AND CLEAN APPEARANCE; MAINTAIN IRRIGATION AND LIGHTING SYSTEMS (WHERE APPLICABLE) IN A LIKE-NEW CONDITION; AND APPLY A UNIFORM FERTILIZER APPLICATION AT 30 DAYS, 60 DAYS, AND 90 DAYS, AS NEEDED TO MAINTAIN PROPER GROWTH FOR ALL PLANTING.
- ACCEPTANCE OF LANDSCAPE INSTALLATION AND MAINTENANCE WILL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL WHETHER CAUSED BY OTHER TRADE ACTIVITY AND/OR NATURAL CAUSES AT NO EXTRA COST TO OWNER.



D TYPICAL EMITTER LAYOUT PLAN
N.T.S.



G DRIP VALVE ASSEMBLY
N.T.S.



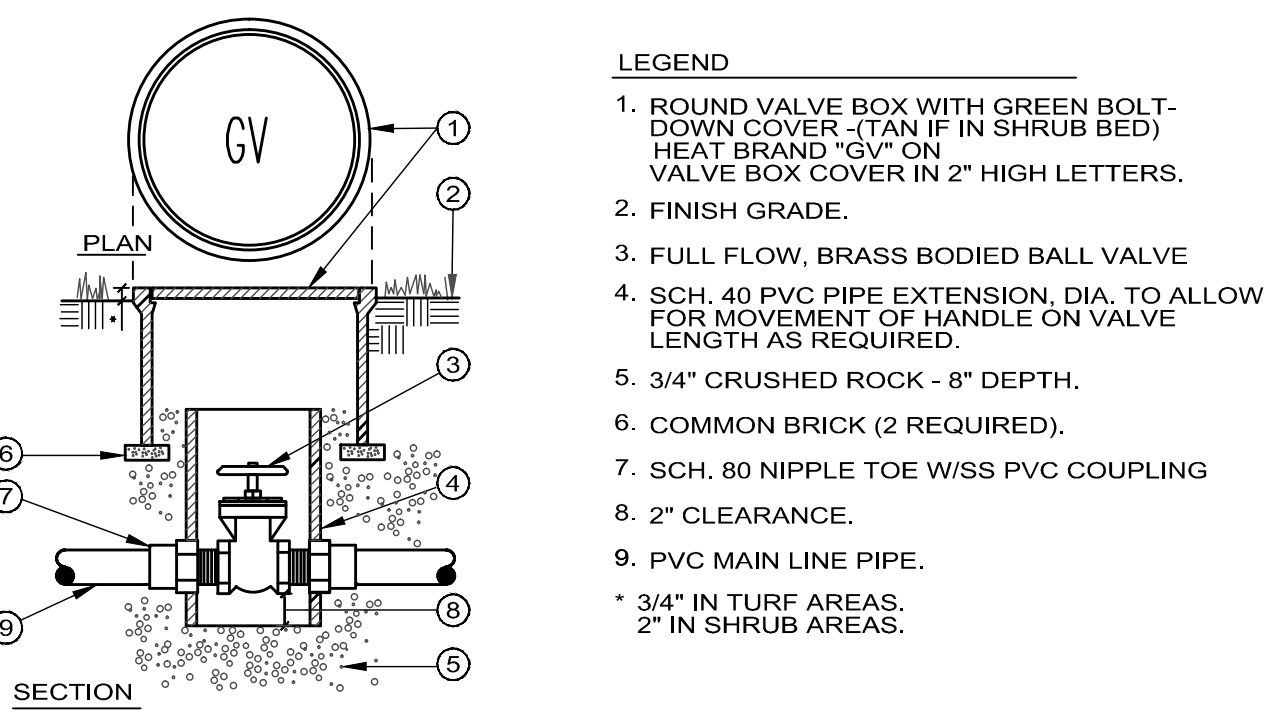
J SLEEVING DETAIL
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Important Notice - Underground Service Alert

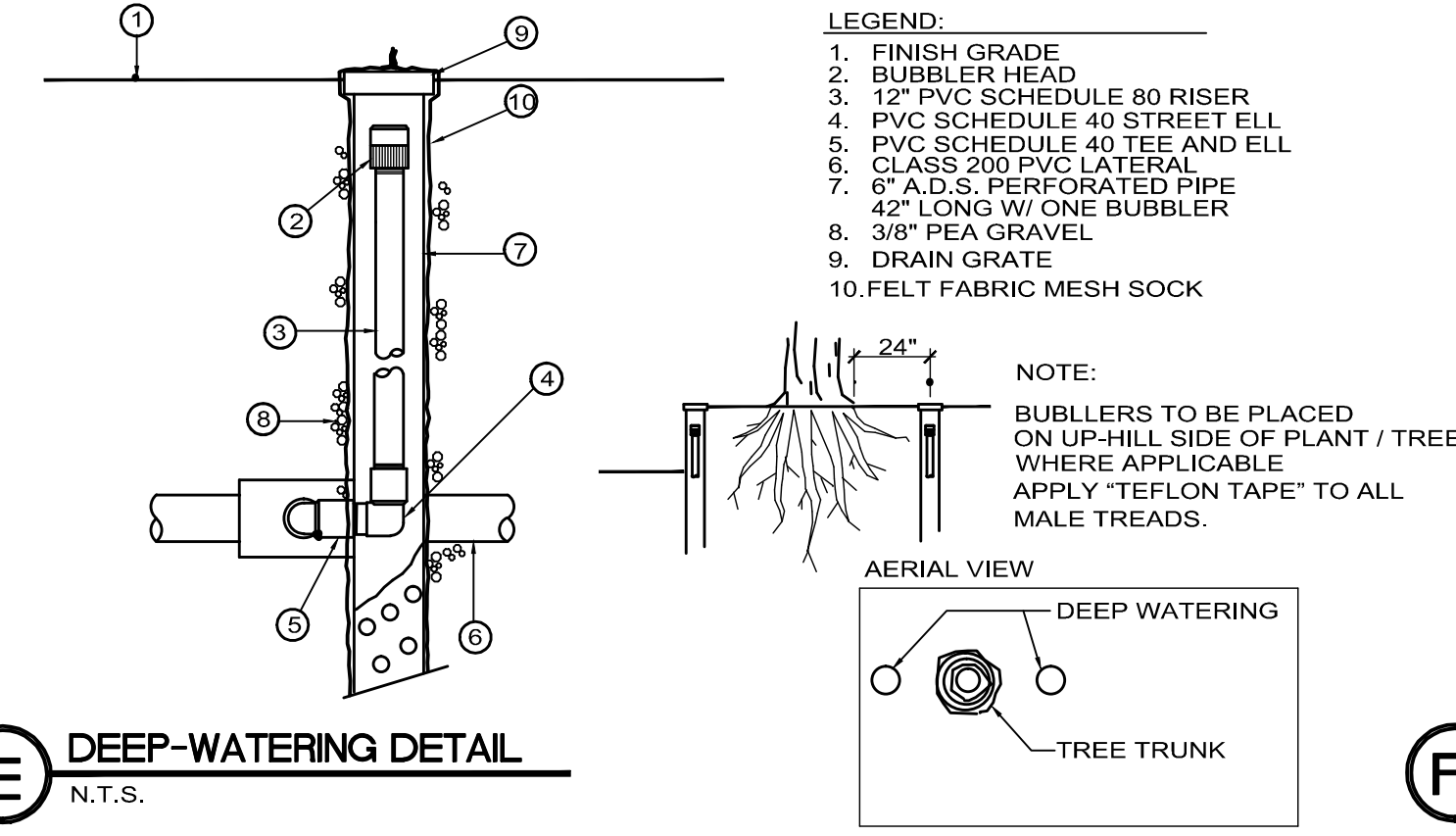


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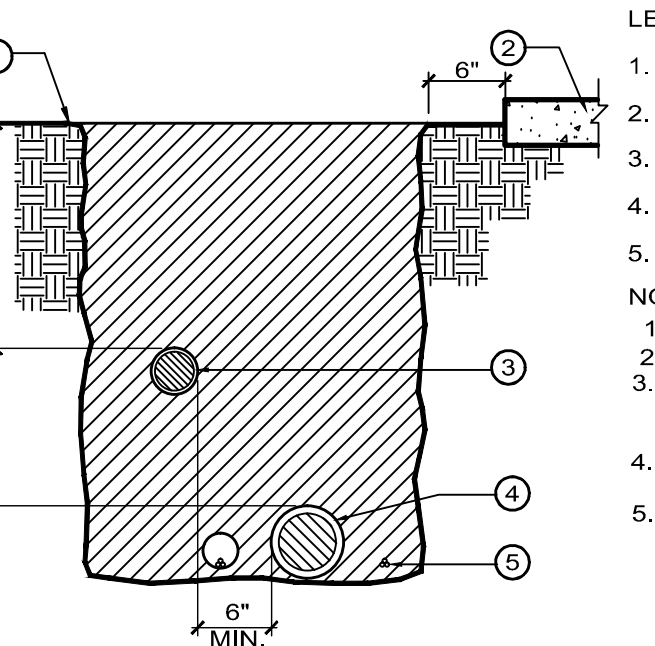


B GATE VALVE
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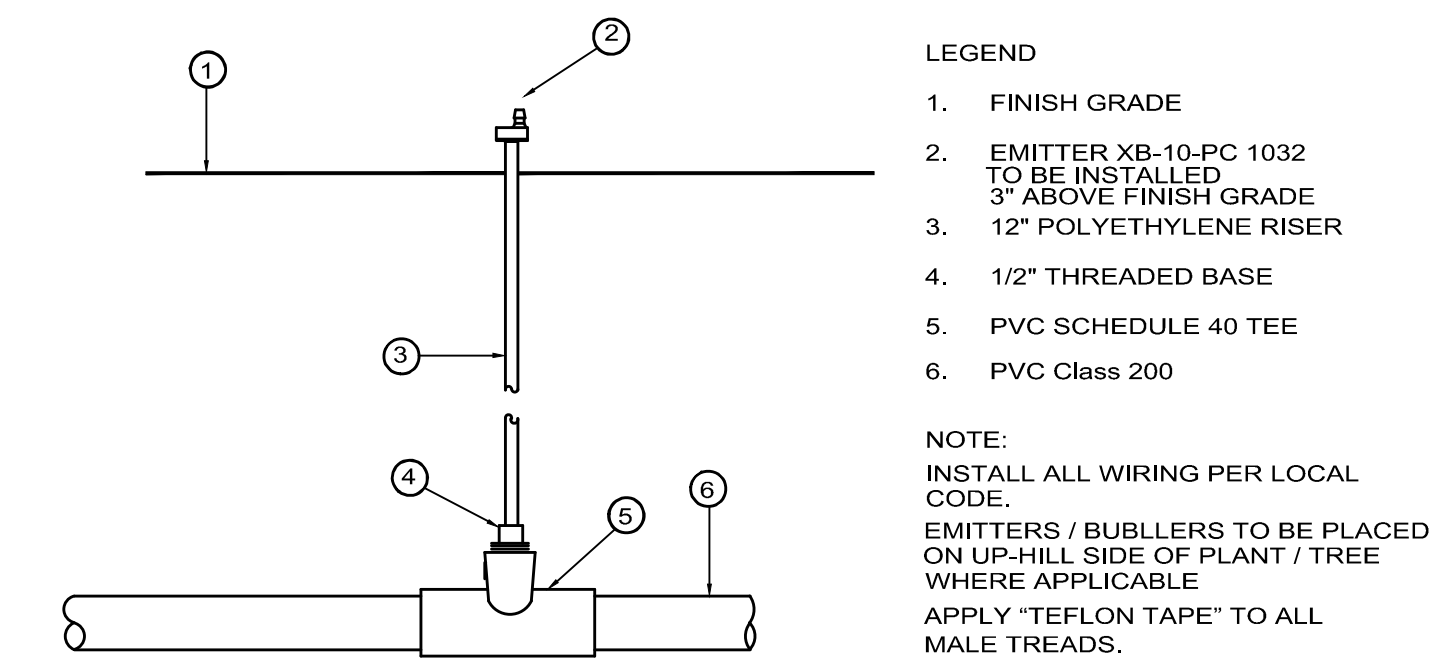


E DEEP-WATERING DETAIL
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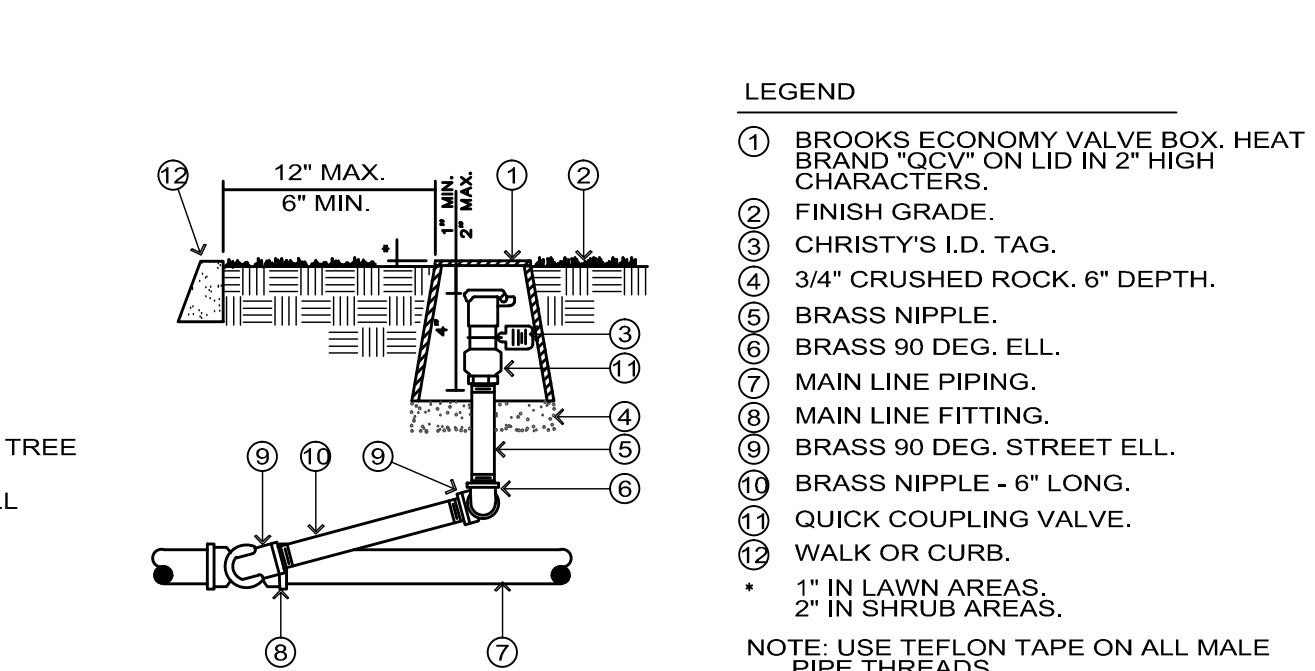
H AUTOMATIC FLUSH VALVE
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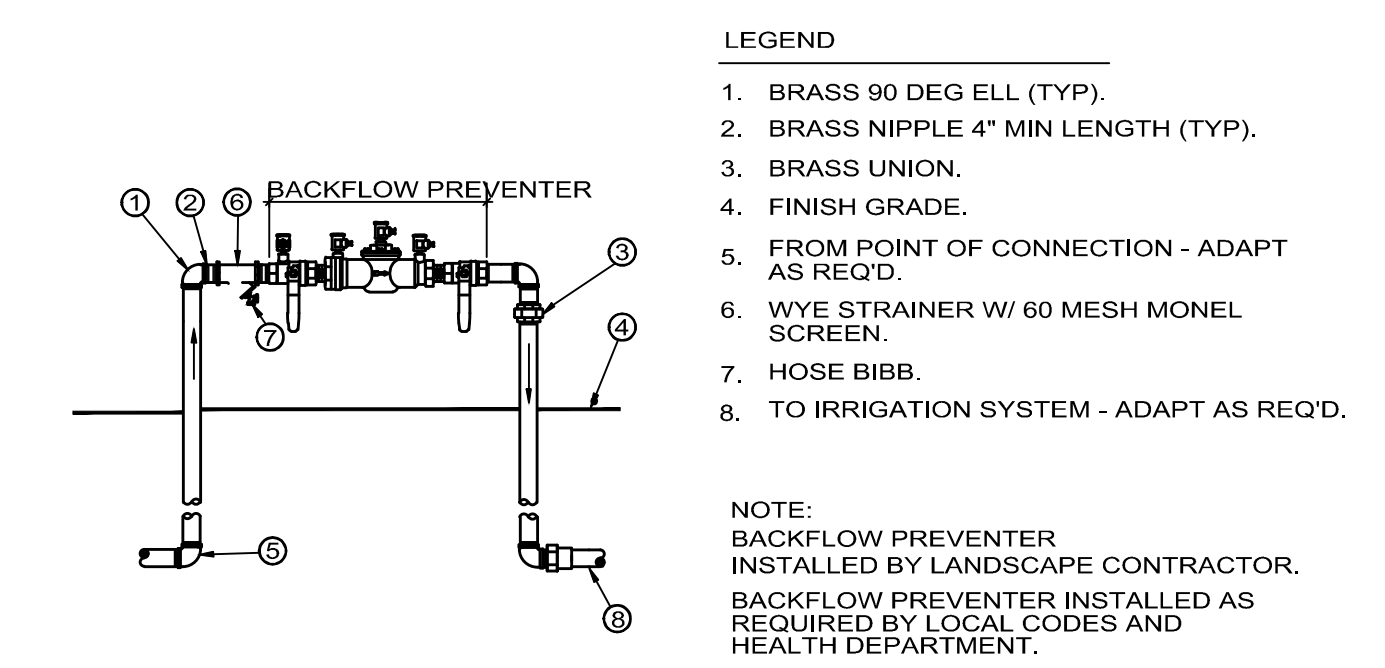
K TRENCHING DETAIL
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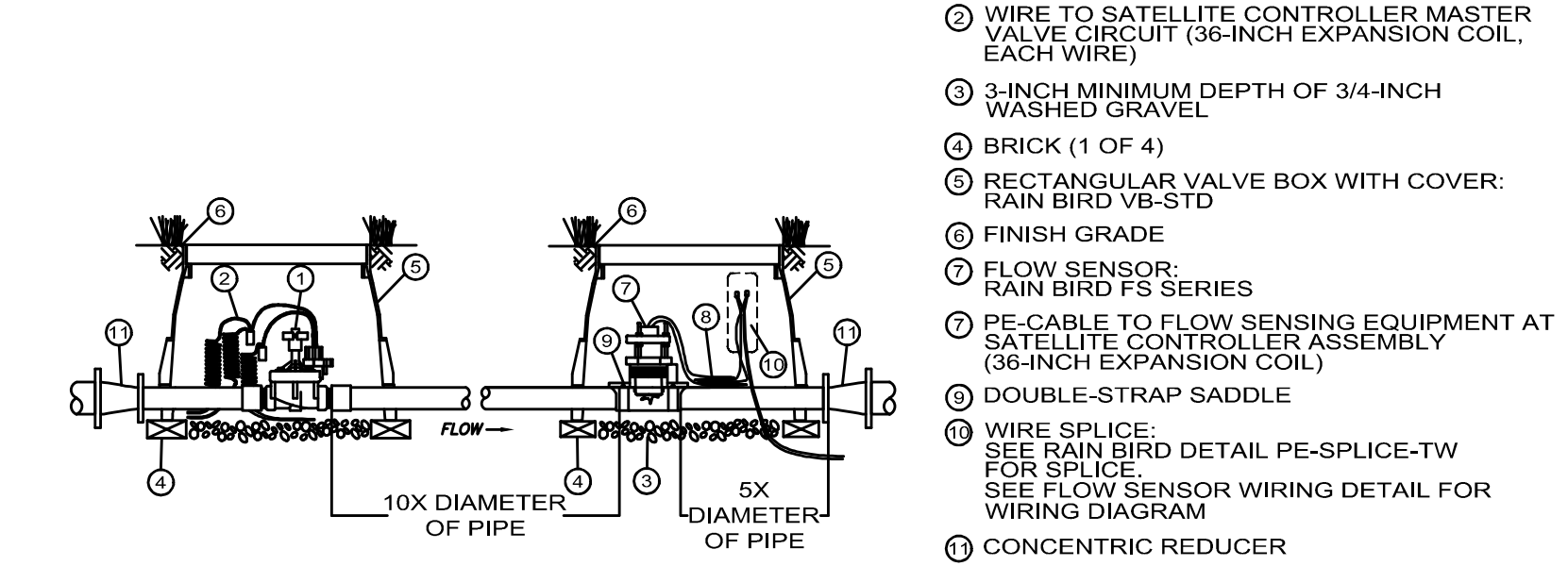
C DRIP EMITTER
N.T.S.



F QUICK COUPLING VALVE
N.T.S.

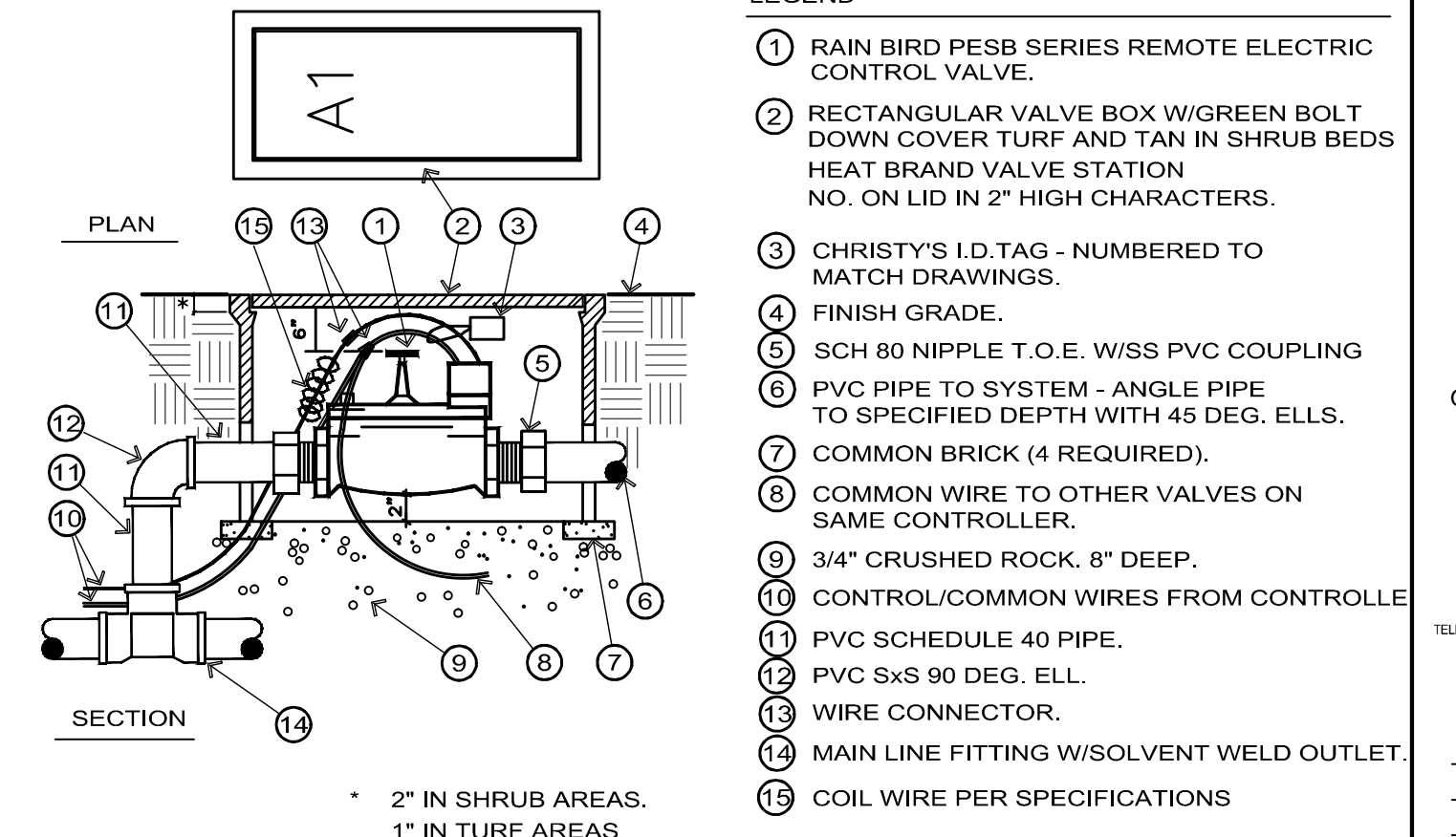


I REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.



L ID MASTER VALVE (NORMALLY OPEN) AND INSERTION STYLE FLOW SENSOR
N.T.S.

- GENERAL INSTALLATION NOTES**
1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
 2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
 3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFG.'S INSTRUCTIONS AND SPECIFICATIONS.
 4. BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODED.
 5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
 6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS AND IF RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
 7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14 TYPE UF, DIRECT BURIAL WIRE USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
 8. ALL TRENCH BACK FILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
 9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS AND PRIOR TO INSTALLING NOZZLES.
 10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
 11. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER(S) FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
 12. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE PLACEMENT AND INSTALLATION OF THE BACK FLOW DEVICE AND WATER METER .
 13. SHRUB DRIP EMITTERS AND TREE BUBLERS SHALL BE PLACED ON SEPARATE VALVES.
 14. CONTRACTOR SHALL INSTALL MIPT X FIPT 'HEAD LOK' BELOW GRADE AS MFG. BY KING BROTHERS IND. OR EQUIVALENT UNDER EACH EMITTER THAT MIGHT BE SUSCEPTIBLE TO HEAD LOSS OR VANDALISM.
 15. ALL EMITTERS TO BE PLACED 6"-12" FROM EACH CENTER OF PLANT AND AT THE TOP OF SLOPE WHERE APPLICABLE.
 16. CONTRACTOR TO PROVIDE A DRIP EMITTER FOR EACH PLANT WITHIN DRIP ZONES.
 17. CONTRACTOR TO PROVIDE REDUCED SIZE, COLOR CODED "AS-BUILT" TO BE MOUNTED IN IRRIGATION CONTROLLER'S DOOR. "AS-BUILT" TO BE LAMINATED.
- NOTE: "RECOMMENDED IRRIGATION SCHEDULES (NEWLY PLANTED AND ESTABLISHED)"



M PALM / TREE VALVE ASSEMBLY
N.T.S.

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	APPROVED BY: Brian Macy, Interim General Manager
66575 Second Street Desert Hot Springs, CA 92240	DATE: 11/13/2023
760.329.5169	

LANDSCAPE ARCHITECTURAL SERVICES BY:

DESERT MODERN

LANDSCAPE DESIGN

LANDSCAPE PLANS FOR:

13500 LITTLE MORONGO

A.P.N. 663-280-026

13500 LITTLE MORONGO ROAD

DESERT HOT SPRINGS, CALIFORNIA

Owners/ Developer/ Applicant:

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Designer:
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Signature

REVISION

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

SHEET

LD-2

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