

SEE SHEET G-3 FOR THE LOCATION TO PLACE EXCESS SOIL.

GRADING NOTES

1. INSTALL 12x12 CATCH BASIN. SEE DETAIL 'A' SHEET G-1. **FOR CATCH BASIN IN PARKING LOTS, INCLUDE A FLO-GARD #FF-12F FILTER.
2. INSTALL 6" DIAMETER SCH 40 PVC DRAIN LINE. SEE DETAIL 'B' SHEET G-1.
3. EXISTING DRAINAGE CULVERT. SEE RIVERSIDE COUNTY FLOOD CONTROL PLANS. DRAWING: 11-2931 MITCHELL AVE. STORM DRAIN.
4. CURB AND GUTTER PER CITY OF RIVERSIDE STD. DETAIL #200 TYPE I WITH 6" CURB FACE.
5. 48" CONCRETE SWALE. SEE DETAIL 'E', SHEET G-1.
6. EXISTING CURB TO REMAIN. PROTECT IN PLACE.
7. ACCESSIBLE RAMP. SEE DETAILS 'D' & 'P', SHEET CD-1.
8. CURB PER CITY OF RIVERSIDE STD. DETAIL #200 TYPE II WITH 6" CURB FACE.
9. EXISTING SIDEWALK.
10. DRIVE APPROACH PER CITY OF RIVERSIDE STD. DRAWING #302 TYPE PL-L, B=28".
11. 3" ASPHALT PAVING OVER 4" CLASS II AGGREGATE BASE.
12. 4" THICK CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DRAWING.
13. EXISTING CURB AND GUTTER.
14. SAW CUT.
15. MEET AND MATCH.
16. DRIVE APPROACH CITY OF RIVERSIDE STD. DRAWING #302 TYPE PL-L, B=16". NO SIDEWALK.
17. TRASH ENCLOSURE CITY OF RIVERSIDE STD. DETAIL H, SHT. CD-1.
18. TREE WELLS. SEE CONSTRUCTION PLANS (6 PLACES).
19. EXISTING BUILDING.
20. REFER TO CONSTRUCTION PLANS FOR BALL FIELD IMPROVEMENTS.
21. LANDSCAPE AND IRRIGATION.
22. EXISTING 20" WIDE SEWER EASEMENT.
23. EXISTING STORM DRAIN (BOX CULVERT).
24. ELECTRICAL TRANSFORMER PAD.
25. ELECTRICAL ENCLOSURE.
26. PROPOSED BUILDING EXPANSION BY OTHERS.
27. INSTALL 24x24 CATCH BASIN W/STEEL GRATE. SEE DETAIL 'C' SHT. G-1. **FOR CATCH BASIN WITHIN PARKING LOTS, INCLUDE A FLO-GARD #FGP-24F FILTER.
28. INSTALL 24x24 CATCH BASIN W/STEEL GRATE. SEE DETAIL 'C' SHT. G-1. **FOR CATCH BASIN WITHIN PARKING LOTS, INCLUDE A FLO-GARD #FGP-24F FILTER.
29. CONNECT 6" SCH. 40 DRAINLINE TO EXISTING 12" RCP WITH SADDLE CONNECTION. SEE CITY OF RIVERSIDE STD. DETAIL NO. 423.
30. CONNECT 6" SCH. 40 DRAINLINE TO EXISTING MAN HOLE. EXTEND DRAINLINE INTO MANHOLE. GROUT IN PLACE.
31. EXISTING 12" RCP PIPE.
32. EXISTING 18" RCP PIPE.
33. EXISTING MAN HOLE.
34. INSTALL FLO-GARD #FGP-24F FILTER IN EXISTING 24"x24" CATCH BASIN.

GRADING LEGEND

- 2nd PROPOSED CONTOUR
- (2nd) EXISTING CONTOUR
- 870.22 EXISTING ELEVATION
- DIRECTION OF FLOW
- FLOW LINE
- DRAIN LINE
- CENTER LINE
- DAYLIGHT LINE
- EXISTING RIGHT OF WAY
- EXISTING TREE, TYPICAL, PROTECT.
- ★ EXISTING PALM, TYPICAL, PROTECT.
- CATCH BASIN
- FG FINISHED GRADE
- FS FINISHED SURFACE
- HP HIGH POINT
- INV INVERT ELEVATION OF PIPE
- TC TOP OF GRATE
- TC TOP OF CURB
- GB GRADE BREAK

REV	DATE	DESCRIPTION	BY
DELTA			HIRSCH
DELTA			

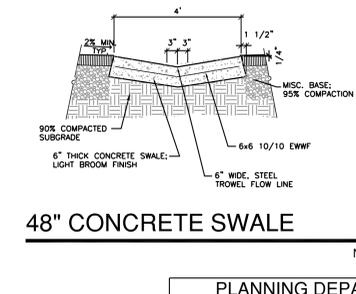
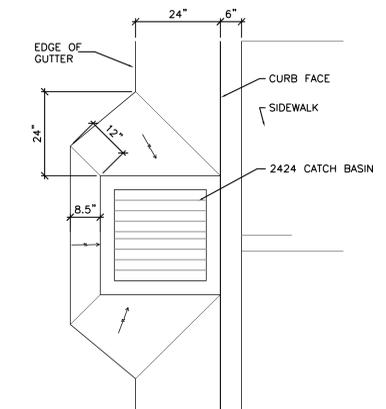
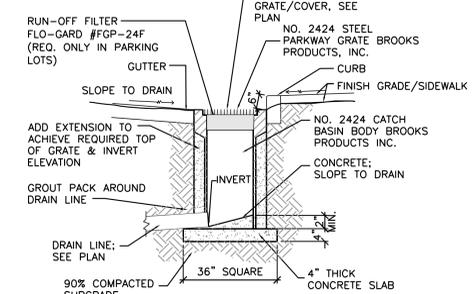
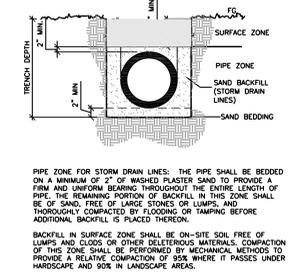
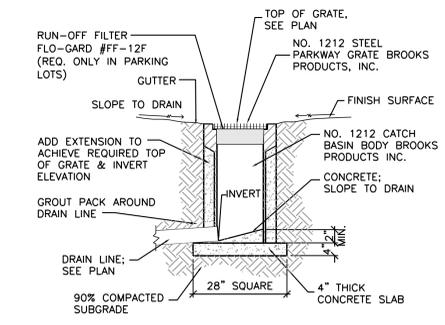
Project:
LA SIERRA PARK PHASE 2
 5215 LA SIERRA AVENUE
 RIVERSIDE, CALIFORNIA



Date: 10-18-04
 Design: P. HIRSCH
 Job No: 0228

Description:
GRADING PLAN I

Sheet 2
G-1
 of 05



PLANNING DEPARTMENT
 APPROVED BY _____ DATE _____

WDID# 833M00102
 PW04-0578

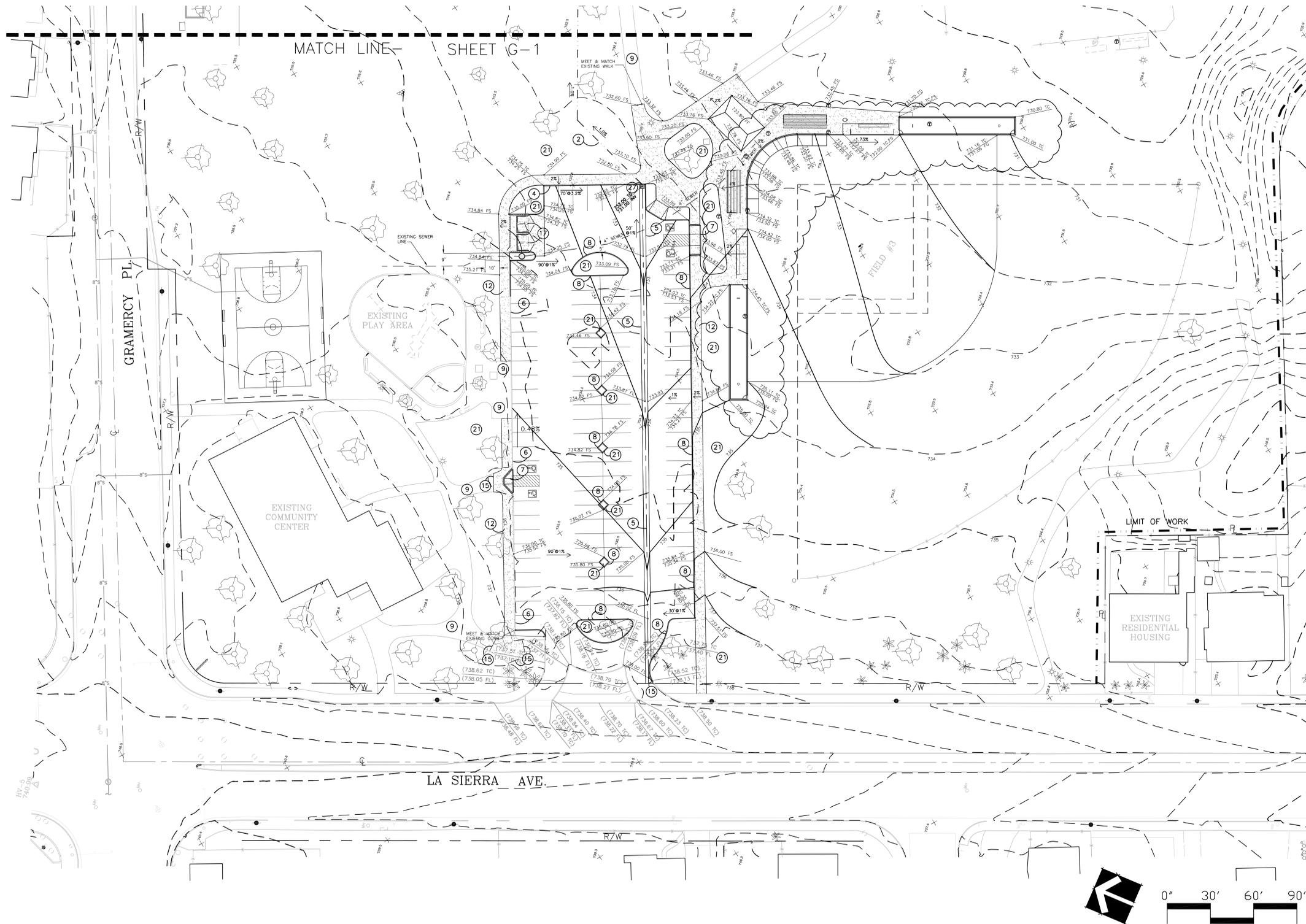
AS-BUILT

Landscape Architecture
 Park Planning & Design
 Project Management

Hirsch & Associates Inc.

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CITY OF RIVERSIDE BUSINESS TAX NO. 101911 EXPIR. DATE: 07/01/2005



GRADING KEY NOTES

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3. EXISTING DRAINAGE CULVERT SEE RIVERSIDE COUNTY FLOOD CONTROL PLANS(DRWG. 1-295) MITCHELL AVE. STORM DRAIN
4. CURB AND GUTTER PER CITY OF RIVERSIDE STD. DETAIL #200 TYPE I WITH 6" CURB FACE.
5. 48" CONCRETE SWALE, SEE DETAIL E, SHEET G-1.
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8. CURB PER CITY OF RIVERSIDE STD. DETAIL #200 TYPE II WITH 6" CURB FACE.
9. EXISTING SIDEWALK.
10. DRIVE APPROACH PER CITY OF RIVERSIDE STD. DRAWING #302 TYPE PL-1, B=26".
11. 3" ASPHALT PAVING OVER 4" CLASS II AGGREGATE BASE.
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GRADING LEGEND

- 240 PROPOSED CONTOUR
- (241) EXISTING CONTOUR
- 870.22 EXISTING ELEVATION
- DIRECTION OF FLOW
- FLOW LINE
- DRAIN LINE
- CENTER LINE
- DAYLIGHT LINE
- EXISTING RIGHT OF WAY
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- CATCH BASIN
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- HP HIGH POINT
- INV INVERT ELEVATION OF PIPE
- TG TOP OF GRATE
- TC TOP OF CURB
- GB GRADE BREAK

REV	DATE	DESCRIPTION	BY
DELTA			HIRSCH
DELTA			

GRADING NOTES

1. CONTRACTOR SHALL PERFORM ALL EXCAVATION, COMPACTED BACKFILL AND GRADING WORK TO ESTABLISH ALL SUBGRADES AND FINISH GRADES FOR ALL EARTHWORK, CONCRETE FLOWWORK, FOOTINGS, WALLS, DECKS, CURBING, WALKS AND DRIVES AS INDICATED ON PLAN.
2. CONTRACTOR SHALL ESTABLISH ALL ELEVATIONS AND DIMENSIONS, AND PROVIDE ALL SURVEY WORK NECESSARY FOR PROPER EXECUTION OF PLAN.
3. COMPACTION FOR ALL LANDSCAPED AREAS SHALL BE 80% RELATIVE COMPACTION.
4. CONCRETE SLAB AND WALK AREAS PROPOSED TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF 12" AND COMPACTED TO 90% PRIOR TO PLACEMENT OF FILL.
5. CONCRETE SLAB AND WALK AREAS PROPOSED FOR CUTS SHALL BE SCARIFIED TO A DEPTH OF 6" AFTER EXCAVATION OF CUT MATERIAL AND COMPACTED TO 90%.
6. ALL EXCESS SOIL GENERATED FROM FOOTINGS & SIDEWALK & PARKING EXCAVATION SHALL BE SPREAD ON SITE AS DIRECTED BY THE CITY AT NO EXTRA COST.
7. COMPACT ALL AGGREGATE BASE MATERIALS TO 95%. SCARIFY TOP 12" OF SUBGRADE BELOW AGGREGATE BASE AND COMPACT TO 90% PRIOR TO PLACEMENT OF BASE.
8. EARTHWORK QUANTITIES STATED ARE ARCHITECT'S ESTIMATE ONLY. CONTRACTOR SHALL PERFORM ALL EARTHWORK AS INDICATED ON PLANS. NO ADDITIONAL COST WILL BE ALLOWED OR PAID BY THE CITY FOR GRADING OPERATION.
9. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL AND STORM WATER RUN-OFF ADJACENT TO SITE. CONTRACTOR MUST PREPARE AND SUBMIT AN EROSION CONTROL AND STORM WATER CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO STARTING GRADING OPERATIONS.
10. CONTRACTOR SHALL REMOVE ALL VEGETATION FROM AREAS TO BE GRADED PRIOR TO START OF GRADING OPERATIONS. ALL VEGETATION REMOVED SHALL BE DISPOSED OF OFF-SITE AT A LICENSED DISPOSAL FACILITY ACCEPTING SUCH MATERIAL.
11. CONTRACTOR SHALL APPLY FOR ALL PERMITS REQUIRED FOR EARTHWORK OPERATIONS THROUGH THE CITY. CITY WILL ISSUE PERMITS AT NO COST TO THE CONTRACTOR.
12. INITIAL INSPECTION: PRIOR TO ANY GRADING OR PREPARATORY TO GRADING, THERE SHALL BE A PRE-GRADING MEETING HELD ON THE SITE. THE CONTRACTOR SHALL CONTACT THE CITY AT LEAST 48 HOURS PRIOR AND SHALL CONTACT THE FOLLOWING PRINCIPALS TO BE REPRESENTED AT THE MEETING: CITY REPRESENTATIVE, LANDSCAPE ARCHITECT, AND GRADING/BUILDING INSPECTOR.
13. SUBSEQUENT INSPECTIONS: REQUEST FOR INSPECTION BY THE GRADING/BUILDING INSPECTOR OF RECORD OF THE FOLLOWING ITEMS SHALL BE MADE IN THE FORM AND MANNER AS REQUIRED BY THE CITY:
 - (A) SITE CLEANUP: AFTER ALL BRUSH AND UNSUITABLE MATERIAL HAS BEEN REMOVED AND AN ACCEPTABLE BASE HAS BEEN EXPOSED, BUT BEFORE FILL IS PLACED.
 - (B) DRAINAGE DEVICE INSPECTION: CONTRACT GRADING/BUILDING INSPECTOR OF RECORD FOR REQUIREMENTS.
 - (C) PAVING: FOR ON-SITE PAVING AND/OR PAVING IN PUBLIC RIGHT OF WAY, CONTACT ENGINEERING INSPECTOR FOR REQUIREMENTS AND INSPECTION.
14. THE PROJECT SITE SHALL BE MAINTAINED IN A "WET DOWN" CONDITION TO THE DEGREE NECESSARY TO PREVENT EXCESSIVE DUST, PERIODICALLY, SPILLAGE AND DUST SHALL BE REMOVED FROM THE PUBLIC RIGHT OF WAY BY SWEEPING OR SPRINKLING. HOWEVER, WATERING THAT RESULTS IN MUD ON PUBLIC STREETS IS NOT PERMITTED AS A SUBSTITUTE FOR OTHER CLEANING METHODS.
15. CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNS, LIGHTS, BARRICADES, FLASHING ARROW BOARD AND ANY OTHER TRAFFIC CONTROL OR WARNING DEVICES, INCLUDING FLAGMEN, AS MAY BE REQUIRED BY THE CITY ENGINEER. ALL ITEMS MENTIONED SHALL BE IN CONFORMANCE WITH THE CURRENT REQUIREMENTS AS SPECIFIED IN THE LATEST EDITION OF THE CONSTRUCTION SAFETY ORDERS AND W.A.T.C.H. FAILURE TO DO SO WILL BE CITED UNDER THE APPLICABLE SECTION OF THE C.V.C. AND CORRECTIVE COSTS TO THE CITY WILL BE CHARGED.
16. THE CITY SHALL PAY FOR THE INITIAL SOIL AND MATERIAL TESTS. CONTRACTOR WILL PAY FOR ANY SUBSEQUENT SOIL AND MATERIAL TESTS DEEMED NECESSARY DUE TO THE FAILURE OF THE INITIAL TESTS, AS DETERMINED BY THE BUILDING OFFICIAL OR DESIGNER.
17. NO WORK SHALL BE DONE ON ADJACENT PROPERTIES OR ADJACENT OWNERS IMPROVEMENTS WITHOUT OBTAINING WRITTEN PERMISSION FROM THE OWNERS OF THE ADJACENT PROPERTIES AND SUBMITTING A COPY THEREOF TO THE CITY ENGINEERING DIVISION.
18. ALL EXISTING DRAINAGE COURSES ON THE PROJECT MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS, AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTION OF NATURAL DRAINAGE PATTERNS. IF THE FOREGOING CANNOT BE COMPLIED WITH, A FULLY EXECUTED, NOTARIZED AND RECORDED AGREEMENT BETWEEN THE AFFECTED PARTIES SHALL BE EXECUTED.
19. WORK, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.
20. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID CREATING ANY DRAINAGE PROBLEMS FOR PROPERTIES ADJACENT TO OR IN THE VICINITY OF THE PROPOSED DEVELOPMENT. IF ANY SUCH DRAINAGE PROBLEMS ARE EVIDENT OR DO OCCUR, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND IMPLEMENT A SOLUTION ACCEPTABLE TO THE CITY ENGINEER AT NO COST TO THE CITY AND TO SUBMIT A RECORD INSTRUMENT TO INSURE THE FUTURE OF THE SOLUTION.
21. ALL OFFSITE GRADING WILL REQUIRE WRITTEN PERMISSION OF THE CITY. SAID WRITTEN NOTICE SHALL BE NOTARIZED AND FILED WITH THE CITY ENGINEER PRIOR TO ISSUANCE OF PERMITS.
22. ANY CONNECTIONS TO THE CITY STORM DRAINS FROM PRIVATE ON-SITE DRAINS MUST BE APPROVED BY THE CITY ENGINEER. A PERMIT FOR WORK IN THE RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION PRIOR TO CONNECTION.
23. CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOLID OR LIQUID CHEMICAL SPILLS, WATER FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVE AND SOLVENTS, ASBESTOS FIBERS, RADIATOR OR BATTERY FLUID, FERTILIZERS, VEHICLE EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING, AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIAL SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATE FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
24. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
25. TOLERANCE FOR FINISH GRADE SHALL BE ONE TENTH OF A FOOT IN TEN FEET, MEASURED WITH A TWENTY FOOT STRAIGHT EDGE.

Landscape Architecture
Park Planning & Design
Project Management

Hirsch
& Associates Inc.

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101911 EXPIR. DATE: 07/01/2005

Project:
LA SIERRA PARK PHASE 2
5215 LA SIERRA AVENUE
RIVERSIDE, CALIFORNIA

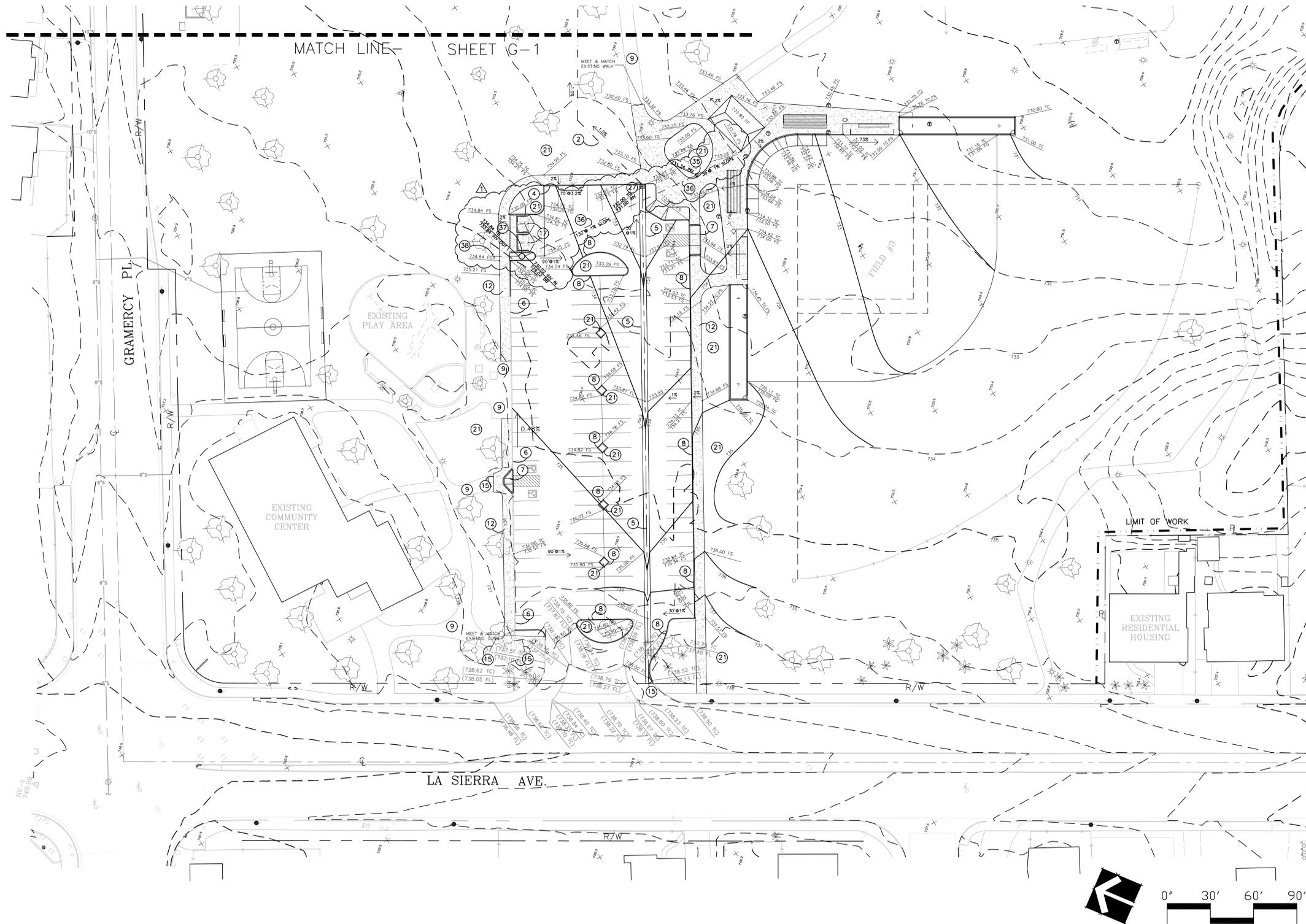


Date: 10-18-04
Design: P. HIRSCH
Job No: 0228

AS-BUILT

Description:
GRADING PLAN II

PLANNING DEPARTMENT	WDID# 833M00102	Sheet 3
APPROVED BY _____ DATE _____	PW04-0578	G-2
		of 05



- GRADING KEY NOTES**
- INSTALL 12x12 CATCH BASIN, SEE DETAIL 'A' SHEET G-1. **FOR CATCH BASIN IN PARKING LOTS, INCLUDE A FLO-GARD #FF-12F FILTER.
 - INSTALL 6" DIAMETER SCH 40 PVC DRAIN LINE, SEE DETAIL 'B' SHEET G-1.
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 - CURB AND GUTTER PER CITY OF RIVERSIDE STD. DETAIL #200 TYPE I WITH 6" CURB FACE.
 - 48" CONCRETE SWALE, SEE DETAIL E, SHEET G-1.
 - EXISTING CURB TO REMAIN, PROTECT IN PLACE.
 - ACCESSIBLE RAMP, SEE DETAILS 'O&P', SHEET CD-1
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 - MEET AND MATCH.
 - DRIVE APPROACH CITY OF RIVERSIDE STD. DRAWING #302 TYPE PL-1, B=16". NO SIDEWALK.
 - TRASH ENCLOSURE CITY OF RIVERSIDE STD. DETAIL H, SHT. CD-1
 - TREE WELLS, SEE CONSTRUCTION PLANS (6 PLACES).
 - EXISTING BUILDING.
 - REFER TO CONSTRUCTION PLANS FOR BALL FIELD IMPROVEMENTS.
 - LANDSCAPE AND IRRIGATION.
 - EXISTING 20" WIDE SEWER EASEMENT.
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 - CONNECT 6" SCH. 40 DRAINLINE TO EXISTING MAN HOLE EXTEND DRAINLINE INTO MANHOLE, GROUT IN PLACE.
 - EXISTING 12" RCP PIPE
 - EXISTING 18" RCP PIPE
 - EXISTING MAN HOLE
 - INSTALL FLO-GARD #FGP-24F FILTER IN EXISTING 24X24" CATCH BASIN.
 - INSTALL CLEAN OUT PER CITY OF RIVERSIDE PUBLIC WORKS STD. DETAIL 560.
 - INSTALL 4" V.C.P. PIPE
 - INSTALL NEW SEWER LIFT STATION, SEE DETAILS 'A', 'B', & 'C' SHEET GD-1.
 - CONNECT LIFT STATION OUTFLOW TO EXISTING SEWER LATERAL PER GRAMERCY SEWER RELIEF PLANS DRAWING NO. S-1059.

- GRADING LEGEND**
- 240 PROPOSED CONTOUR
 - (241) EXISTING CONTOUR
 - 870.22 EXISTING ELEVATION
 - DIRECTION OF FLOW
 - FLOW LINE
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- COMPACTION FOR ALL LANDSCAPED AREAS SHALL BE 80% RELATIVE COMPACTION.
- CONCRETE SLAB AND WALK AREAS PROPOSED TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF 12" AND COMPACTED TO 90% PRIOR TO PLACEMENT OF FILL.
- CONCRETE SLAB AND WALK AREAS PROPOSED FOR CUTS SHALL BE SCARIFIED TO A DEPTH OF 6" AFTER EXCAVATION OF CUT MATERIAL AND COMPACTED TO 90%.
- ALL EXCESS SOIL GENERATED FROM FOOTINGS & SIDEWALK & PARKING EXCAVATION SHALL BE SPREAD ON SITE AS DIRECTED BY THE CITY AT NO EXTRA COST.
- COMPACT ALL AGGREGATE BASE MATERIALS TO 95% SCARIFY TOP 12" OF SUBGRADE BELOW AGGREGATE BASE AND COMPACT TO 90% PRIOR TO PLACEMENT OF BASE.
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 - DRAINAGE DEVICE INSPECTION: CONTRACT GRADING/BUILDING INSPECTOR OF RECORD FOR REQUIREMENTS.
 - PAVING: FOR ON-SITE PAVING AND/OR PAVING IN PUBLIC RIGHT OF WAY, CONTACT ENGINEERING INSPECTOR FOR REQUIREMENTS AND INSPECTION.
- ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE BUILDING OFFICIAL HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS, UNDER NORMAL CIRCUMSTANCES, ALL SUBGRANS AND SLOPE DRAINS SHALL BE IN PLACE AND APPROVED AS A CONDITION OF ROUGH GRADING RELEASE.
- FINAL: ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND ALL WRITTEN PROFESSIONAL APPROVALS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED, AN AS-BUILT PLAN WILL BE REQUIRED IF, IN THE OPINION OF THE BUILDING OFFICIAL, THE FINISHED SITE SIGNIFICANTLY DEVIATES FROM THE APPROVED GRADING PLAN.
- THE PROJECT SITE SHALL BE MAINTAINED IN A "WET DOWN" CONDITION TO THE DEGREE NECESSARY TO PREVENT EXCESSIVE DUST, PERIODICALLY, SPILLAGE AND DUST SHALL BE REMOVED FROM THE PUBLIC RIGHT OF WAY BY SWEEPING OR SPRINKLING. HOWEVER, WATERING THAT RESULTS IN MUD ON PUBLIC STREETS IS NOT PERMITTED AS A SUBSTITUTE FOR OTHER CLEANING METHODS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNS, LIGHTS, BARRICADES, FLASHING ARROW BOARD AND ANY OTHER TRAFFIC CONTROL OR WARNING DEVICES, INCLUDING FLAGMEN, AS MAY BE REQUIRED BY THE CITY ENGINEER. ALL ITEMS MENTIONED SHALL BE IN CONFORMANCE WITH THE CURRENT REQUIREMENTS AS SPECIFIED IN THE LATEST EDITION OF THE CONSTRUCTION SAFETY ORDERS AND W.A.T.C.H. FAILURE TO DO SO WILL BE CITED UNDER THE APPLICABLE SECTION OF THE C.V.C. AND CORRECTIVE COSTS TO THE CITY WILL BE CHARGED.
- THE CITY SHALL PAY FOR THE INITIAL SOIL AND MATERIAL TESTS. CONTRACTOR WILL PAY FOR ANY SUBSEQUENT SOIL AND MATERIAL TESTS DEEMED NECESSARY DUE TO THE FAILURE OF THE INITIAL TESTS, AS DETERMINED BY THE BUILDING OFFICIAL OR DESIGNER.
- NO WORK SHALL BE DONE ON ADJACENT PROPERTIES OR ADJACENT OWNER'S IMPROVEMENTS WITHOUT OBTAINING WRITTEN PERMISSION FROM THE OWNERS OF THE ADJACENT PROPERTIES AND SUBMITTING A COPY THEREOF TO THE CITY ENGINEERING DIVISION.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS, AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTION OF NATURAL DRAINAGE PATTERNS. IF THE FOREGOING CANNOT BE COMPLETED WITH A FULLY EXECUTED, NOTARIZED AND RECORDED AGREEMENT BETWEEN THE AFFECTED PARTIES SHALL BE EXECUTED.
- WORK, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID CREATING ANY DRAINAGE PROBLEMS FOR PROPERTIES ADJACENT TO OR IN THE VICINITY OF THE PROPOSED DEVELOPMENT. IF ANY SUCH DRAINAGE PROBLEMS ARE EVIDENT OR DO OCCUR, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND IMPLEMENT A SOLUTION ACCEPTABLE TO THE CITY ENGINEER AT NO COST TO THE CITY AND TO SUBMIT A RECORD INSTRUMENT TO INSURE THE FUTURE OF THE SOLUTION.
- ALL OFFSITE GRADING WILL REQUIRE WRITTEN PERMISSION OF THE CITY. SAID WRITTEN NOTICE SHALL BE NOTARIZED AND FILED WITH THE CITY ENGINEER PRIOR TO ISSUANCE OF PERMITS.
- ANY CONNECTIONS TO THE CITY STORM DRAINS FROM PRIVATE ON-SITE DRAINS MUST BE APPROVED BY THE CITY ENGINEER. A PERMIT FOR WORK IN THE RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION PRIOR TO CONNECTION.
- POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOLID OR LIQUID CHEMICAL SPILLS, WATER FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVE AND SOLVENTS, ASBESTOS FIBERS, RADIATOR OR BATTERY FLUID, FERTILIZERS, VEHICLE EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING, AND SUPER OXIDIZED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIAL SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATE FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- TOLERANCE FOR FINISH GRADE SHALL BE ONE TENTH OF A FOOT IN TEN FEET, MEASURED WITH A TWENTY FOOT STRAIGHT EDGE.

Landscape Architecture
Park Planning & Design
Project Management

Hirsch
& Associates Inc.

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RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 747-1470
FAX: (714) 776-4395

CITY OF RIVERSIDE BUSINESS TAX NO. 101911 EXPIR. DATE: 07/01/2005

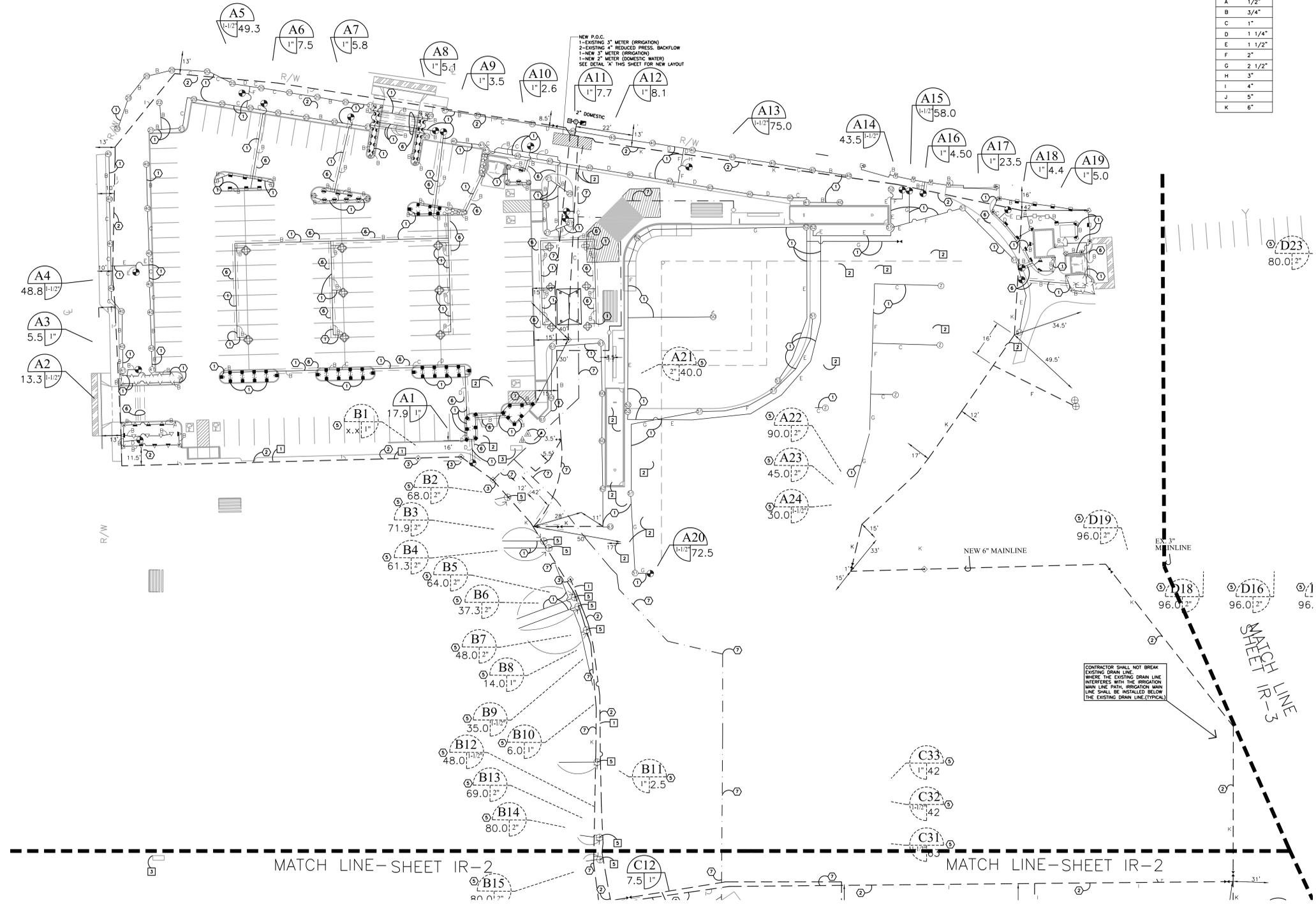
Project:
LA SIERRA PARK PHASE 2
5215 LA SIERRA AVENUE
RIVERSIDE, CALIFORNIA



Date: 04-19-05
Design: P. HIRSCH
Job No: 0228

Description:
GRADING PLAN II

PLANNING DEPARTMENT		WDID# 833M000102	Sheet 3
APPROVED BY _____	DATE _____	PW04-0578	G-2
			of 06



PIPE LEGEND

SYMBOL	SIZE
○	A 1/2"
○	B 3/4"
○	C 1"
○	D 1 1/4"
○	E 1 1/2"
○	F 2"
○	G 2 1/2"
○	H 3"
○	I 4"
○	J 5"
○	K 6"

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PSI	RADIUS	GPM	PREC. RT	DETAIL
○	TORO 570Z-6P-PRX-COM-5H	30	5'	0.19	1.47	A,4040
○	TORO 570Z-6P-PRX-COM-5Q	30	5'	0.09	1.40	A,4040
○	TORO 570Z-12P-PRX-COM-5H	30	5'	0.19	1.47	A,4040
○	TORO 570Z-12P-PRX-COM-5Q	30	5'	0.09	1.40	A,4040
○	TORO 570Z-6P-PRX-COM-8F	30	8'	1.00	1.75	A,4040
○	TORO 570Z-6P-PRX-COM-8H	30	8'	0.50	1.75	A,4040
○	TORO 570Z-6P-PRX-COM-8Q	30	8'	0.24	1.68	A,4040
○	TORO 570Z-12P-PRX-COM-8F	30	8'	1.00	1.75	A,4040
○	TORO 570Z-12P-PRX-COM-8H	30	8'	0.50	1.75	A,4040
○	TORO 570Z-12P-PRX-COM-8Q	30	8'	0.24	1.68	A,4040
○	TORO 570Z-6P-PRX-COM-10F	30	10'	1.49	1.67	A,4040
○	TORO 570Z-6P-PRX-COM-10H	30	10'	0.71	1.59	A,4040
○	TORO 570Z-6P-PRX-COM-10Q	30	10'	0.40	1.79	A,4040
○	TORO 570Z-12P-PRX-COM-10F	30	10'	1.49	1.67	A,4040
○	TORO 570Z-12P-PRX-COM-10H	30	10'	0.71	1.59	A,4040
○	TORO 570Z-12P-PRX-COM-10Q	30	10'	0.40	1.79	A,4040
○	TORO 570Z-12P-PRX-COM-12F	30	12'	2.19	1.70	A,4040
○	TORO 570Z-12P-PRX-COM-12H	30	12'	1.45	1.46	A,4040
○	TORO 570Z-12P-PRX-COM-12I	30	12'	1.09	1.69	A,4040
○	TORO 570Z-12P-PRX-COM-12J	30	12'	0.72	1.45	A,4040
○	TORO 570Z-12P-PRX-COM-12K	30	12'	0.50	1.55	A,4040
○	TORO 570Z-6P-PRX-COM-15H	20	15'	1.37	1.55	A,4040
○	TORO 570Z-6P-PRX-COM-15Q	20	15'	0.68	1.79	A,4040
○	TORO 570Z-6P-PRX-COM-4SST	30	4'x30'	0.90	1.44	A,4040
○	TORO 570Z-6P-PRX-COM-4EST	30	4'x15'	0.45	1.44	A,4040
○	TORO 316-00-15-COM	35	21'	4.58	1.00	B,4040
○	TORO 308-00-15-COM	35	21'	2.29	1.00	B,4040
○	TORO 304-00-15-COM	35	21'	1.15	1.00	B,4040
○	TORO 308-00-15-COM	35	26'	2.88	0.82	B,4040
○	TORO 304-00-15-COM	35	26'	1.44	0.82	B,4040
○	TORO 308-00-15-COM	35	30'	3.75	0.80	B,4040
○	TORO 304-00-15-COM	35	30'	1.88	0.80	B,4040
○	TORO 644-02-43	50	59'	14.5	0.46	C,4040
○	TORO 642-02-43	50	59'	14.5	0.93	C,4040
○	TORO 641-02-43	50	59'	14.5	1.85	C,4040
○	TORO XP300-F-07	35	36'	5.70	0.42	B,4040
○	TORO XP300-TQ-07	35	36'	4.28	0.42	B,4040
○	TORO XP300-H-07	35	36'	2.85	0.42	B,4040
○	TORO XP300-Q-07	35	36'	1.43	0.42	B,4040
○	THOMPSON 287T-1-1-0-W-H	50	60'	16.2	0.60	C,4040
○	THOMPSON 287T-1-1-0-W-Q	50	60'	16.2	0.60	C,4040

EXISTING THOMPSON 186 180° ARC

EXISTING THOMPSON 186 360° ARC

EXISTING ROTOR HEAD 360° ARC

EXISTING BUCKNER SPRAYHEAD 90° ARC

EXISTING BUCKNER SPRAYHEAD 180° ARC

EXISTING TORO 570P-12 SERIES-90° ARC

EXISTING TORO 570P-12 SERIES-180° ARC

EXISTING TORO 570P-12 SERIES-90° ARC

EXISTING REMOTE CONTROL VALVE

EXISTING CONSTANT PRESSURE MAIN LINE

EXISTING INTERMITTENT PRESSURE LATERAL LINE

CALSENSE ET2000 CONTROLLERS

A-ET2000-32-SR-RR/TPP

B-ET2000-24-SR/TPP

C-ET2000-40-SR/TPP

D-ET2000-24-SR/TPP

4" CALSENSE FLOW METER FMBX-4

4" GRISWOLD 2230 VALVE WITH FUSED EPOXY OPTION

TORO QUICK COUPLER VALVE MODEL 474-03.

TORO P220 ELECTRIC REMOTE CONTROL VALVE

SEE PLAN FOR VALVE SIZE AND FLOW.

NIBCO T-PP-600 BRASS BALL VALVE FOR 4" PIPE SIZE AND SMALLER.

WILKINS MODEL 48 GATE VALVE W SCH. 80 PVC COMPANION FLANGE FOR PIPE SIZE OVER 4"

NEW INTERMITTENT PRESSURE LATERAL LINE TO BE SCH. 40 PVC WITH SCH. 40 PVC SOLVENT WELD FITTINGS.

NEW PRESSURE MAIN LINE SHALL BE CLASS 315 PVC RINGED PIPE WITH SCH. 40 PVC SOLVENT WELD FITTINGS.

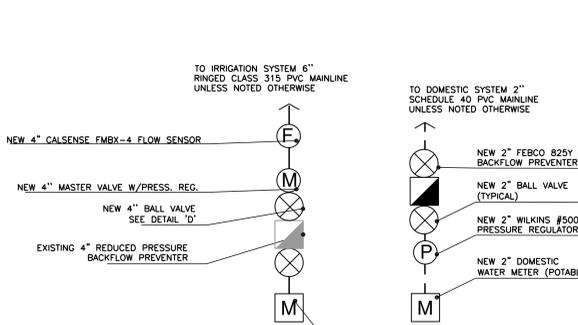
NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. ALL MAINLINE AND LATERAL LINE TO BE PLACED IN LANDSCAPE AREAS WHENEVER POSSIBLE. VALVES TO BE LOCATED IN SHRUB AREAS WHENEVER POSSIBLE.

CONTROLLER AND STATION NUMBER

VALVE SIZE

GPM OF SYSTEM

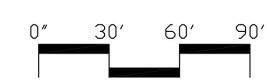
EXISTING REMOTE CONTROL VALVE



- KEY NOTES:**
- IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE & OPERATIONAL IRRIGATION SYSTEM PROVIDING FULL COVERAGE & READY FOR USE BY THE OWNER. THE DRAWINGS ARE BASED ON LANDSCAPE AND GRADING PLANS IN EFFECT AT THE TIME THESE DRAWINGS WERE MADE. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., ON THESE DRAWINGS OR ON SITE CHANGES DO NOT & SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE SYSTEM AS SHOWN. IF NECESSARY, THE CONTRACTOR MAY, WHERE CHANGES OCCUR, ADD OR DELETE SPRINKLERS, RE-ROUTE PIPE, ETC., TO ASSURE ADEQUATE & FULL COVERAGE PER APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL VERIFY & BE FAMILIAR WITH THE LOCATION, SIZE AND DETAIL OF UTILITIES PROVIDED, AS SHOWN ON THE PLANS. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. THE CONTRACTOR SHALL CALL DIG-ALERT (1-800-422-4133) PRIOR TO ANY WORK TAKING PLACE AND CONTACT THE GENERAL CONTRACTOR FOR LOCATION OF NEWLY INSTALLED UTILITIES.
 - THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, EQUIPMENT, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS.
 - THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTION OR DIFFERENCES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS THAT ARE NECESSARY.
 - MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE NEW AND OF THE HIGHEST QUALITY IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
 - THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THIS WORK.
 - ADJUST ALL SPRINKLERS & VALVES OR CHANGE NOZZLE SIZE & TYPE TO PROVIDE COVERAGE WITH MINIMAL OVER-SPRAY. DO NOT ALLOW OVER-SPRAY ON BUILDINGS, WALLS, & SIDEWALKS.
 - INSTALL APPROPRIATE MAIN LINE PIPING FROM METER TO BACKFLOW PREVENTER PER LOCAL CODE.
 - CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR ELECTRICAL POWER TO CONTROLLER LOCATIONS AND MAKE FINAL HOOK-UP. FINAL HOOK-UP SHALL BE PERFORMED BY LICENSED CONTRACTOR.
 - IRRIGATION DESIGN PRESSURE IS 119 PSI STATIC PRESSURE AT THE WATER METER, AT A MAXIMUM DESIGN DEMAND OF 400 GPM. CONTRACTOR SHALL VERIFY STATIC PRESSURE ON THE SITE AT POINT OF CONNECTION PRIOR TO START OF WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 - ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION AS WELL AS LOCAL ORDINANCES.
 - IRRIGATION SYSTEM SHALL NOT BE MODIFIED OR CHANGED IN ANY WAY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - INSTALL CONSTANT MAIN LINE 24 INCHES BELOW FINISH GRADE AND 32 INCHES BELOW SUBGRADE OF STREETS AND/OR DRIVEWAYS.
 - INSTALL INTERMEDIATE PRESSURE LATERAL LINE 18 INCHES BELOW FINISH GRADE AND 24 INCHES BELOW SUBGRADE OF STREETS AND/OR DRIVEWAYS.
 - ALL SLEEVING SHALL BE PVC SCH 40
 - REFER TO SPECIFICATIONS FOR FURTHER INFORMATION. THE GENERAL REQUIREMENTS OF THE SPECIFICATIONS SHALL BECOME PART OF THE IRRIGATION WORK.
 - ALL VALVE WIRING SHALL BE #14 GAUGE.
 - INSTALL 2 SPARE VALVE WIRES FROM THE CONTROLLER THE FULL LENGTH OF THE MAIN LINE FOR FUTURE USE. LABEL WIRES AT CONTROLLER AND AT LAST VALVE STATION.
 - INSTALL TAGS AT CONTROLLER FOR ALL CONTROL VALVE WIRING INDICATING STATION NUMBER.

- ITEMS TO INSTALL**
- INSTALL NEW IRRIGATION.
 - INSTALL NEW IRRIGATION MAIN LINE.
 - CONNECT NEW MAIN LINE TO EXISTING MAIN LINE.
 - INSTALL NEW CONTROLLER. SEE DETAIL XX SHEET XX.
 - INSTALL NEW CONTROL WIRES TO EXISTING REMOTE CONTROL VALVES.
 - INSTALL NEW SLEEVES.
 - INSTALL NEW DOMESTIC WATER LINE.
- ITEMS TO REMOVE/RELOCATE**
- REMOVE EXISTING MAINLINE.
 - REMOVE EXISTING IRRIGATION, SALVAGE SPRAY/ROTOR HEADS AND TURN OVER TO PARKS AND REC. DEPT.
 - REMOVE EXISTING IRRIGATION CONTROLLER, TURN OVER TO PARKS AND REC. DEPT.
 - RELOCATE EXISTING ROTOR HEAD.
 - RELOCATE EXISTING REMOTE CONTROL VALVE.
 - RELOCATE EXISTING SPRAY HEAD.

AS-BUILT



Landscape Architecture
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Project Management

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& Associates Inc.

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A S L A

Project:

LA SIERRA PARK PHASE TWO (AS-BUILT)

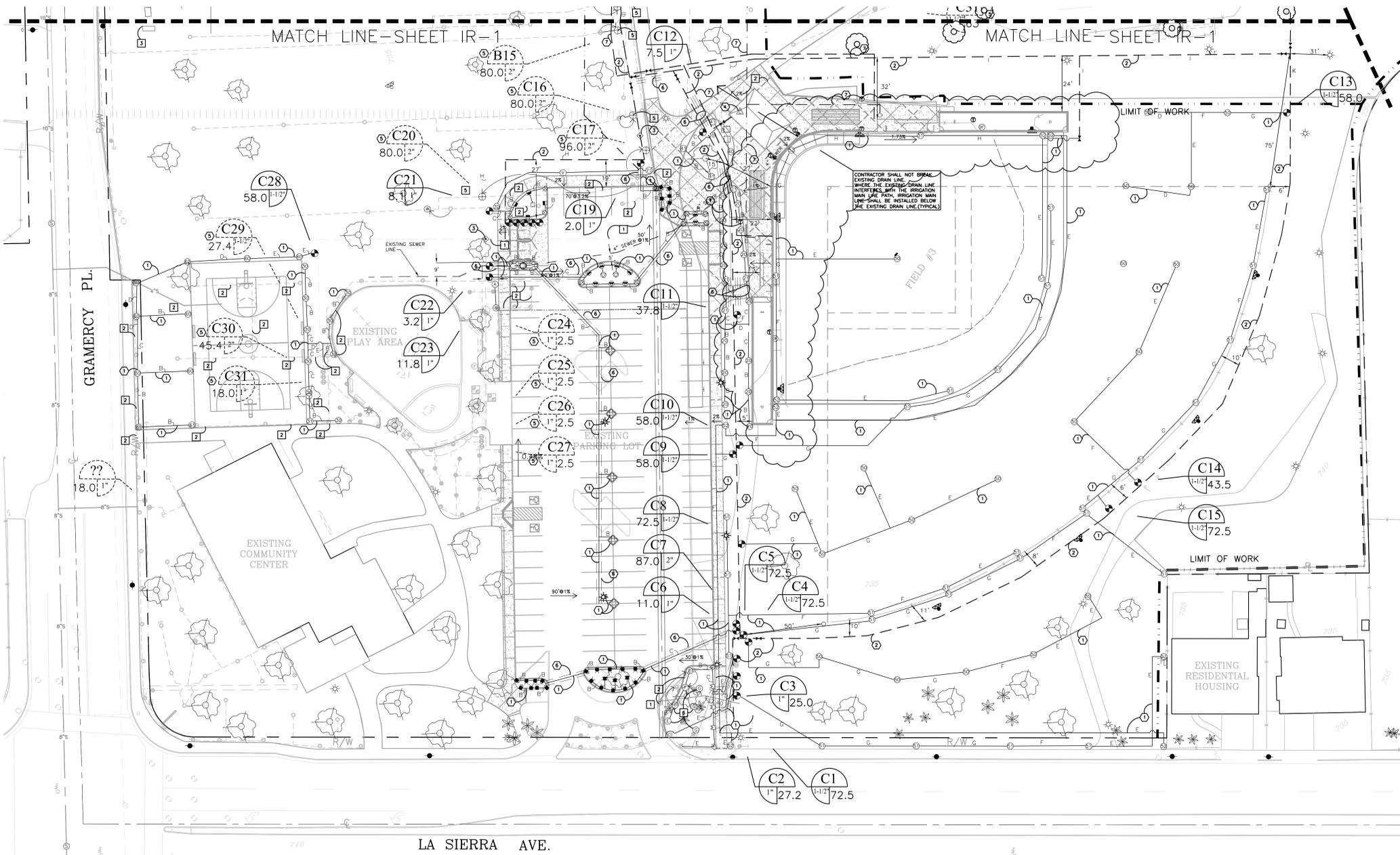
5215 LA SIERRA AVENUE
RIVERSIDE, CALIFORNIA



Date: 06-15-06
Design: P. HIRSCH
Job No: 0228

Description:
IRRIGATION
PLAN I

Sheet 12
IR-1
of 29



SYMBOL	DESCRIPTION	PSI	RADIUS	GPM	PREC.	RT	DETAIL
⊕	TORO 5702-6P-PRX-COM-5H	30	5'	0.19	1.47		A,4040
⊕	TORO 5702-6P-PRX-COM-5Q	30	5'	0.09	1.40		A,4040
⊕	TORO 5702-12P-PRX-COM-5H	30	5'	0.19	1.47		A,4040
⊕	TORO 5702-12P-PRX-COM-5Q	30	5'	0.09	1.40		A,4040
⊕	TORO 5702-6P-PRX-COM-8F	30	8'	1.00	1.75		A,4040
⊕	TORO 5702-6P-PRX-COM-8H	30	8'	0.50	1.75		A,4040
⊕	TORO 5702-6P-PRX-COM-8Q	30	8'	0.24	1.68		A,4040
⊕	TORO 5702-12P-PRX-COM-8F	30	8'	1.00	1.75		A,4040
⊕	TORO 5702-12P-PRX-COM-8H	30	8'	0.50	1.75		A,4040
⊕	TORO 5702-12P-PRX-COM-8Q	30	8'	0.24	1.68		A,4040
⊕	TORO 5702-6P-PRX-COM-10F	30	10'	1.49	1.67		A,4040
⊕	TORO 5702-6P-PRX-COM-10H	30	10'	0.71	1.59		A,4040
⊕	TORO 5702-6P-PRX-COM-10Q	30	10'	0.40	1.79		A,4040
⊕	TORO 5702-12P-PRX-COM-10F	30	10'	1.49	1.67		A,4040
⊕	TORO 5702-12P-PRX-COM-10H	30	10'	0.71	1.59		A,4040
⊕	TORO 5702-12P-PRX-COM-10Q	30	10'	0.40	1.79		A,4040
⊕	TORO 5702-12P-PRX-COM-12F	30	12'	2.19	1.70		A,4040
⊕	TORO 5702-12P-PRX-COM-12H	30	12'	1.45	1.46		A,4040
⊕	TORO 5702-12P-PRX-COM-12Q	30	12'	1.09	1.69		A,4040
⊕	TORO 5702-12P-PRX-COM-12T	30	12'	0.72	1.45		A,4040
⊕	TORO 5702-12P-PRX-COM-12Q	30	12'	0.50	1.55		A,4040
⊕	TORO 5702-6P-PRX-COM-15H	20	15'	1.37	1.55		A,4040
⊕	TORO 5702-6P-PRX-COM-15Q	20	15'	0.68	1.79		A,4040
⊕	TORO 5702-6P-PRX-COM-4ASST	30	4'x30'	0.90	1.44		A,4040
⊕	TORO 5702-6P-PRX-COM-4EST	30	4'x15'	0.45	1.44		A,4040
⊕	TORO 316-00-15-COM	35	21'	4.58	1.00		B,4040
⊕	TORO 308-00-15-COM	35	21'	2.29	1.00		B,4040
⊕	TORO 304-00-15-COM	35	21'	1.15	1.00		B,4040
⊕	TORO 308-00-15-COM	35	26'	2.88	0.82		B,4040
⊕	TORO 304-00-15-COM	35	26'	1.44	0.82		B,4040
⊕	TORO 308-00-15-COM	35	30'	3.75	0.80		B,4040
⊕	TORO 304-00-15-COM	35	30'	1.88	0.80		B,4040
⊕	TORO 644-02-43	50	59'	14.5	0.46		C,4040
⊕	TORO 642-02-43	50	59'	14.5	0.93		C,4040
⊕	TORO 641-02-43	50	59'	14.5	1.85		C,4040
⊕	TORO XP300-F-07	35	36'	5.70	0.42		B,4040
⊕	TORO XP300-TQ-07	35	36'	4.28	0.42		B,4040
⊕	TORO XP300-H-07	35	36'	2.85	0.42		B,4040
⊕	TORO XP300-Q-07	35	36'	1.43	0.42		B,4040
⊕	THOMPSON 287T-1-1-0-W-H	50	60'	16.2	0.60		C,4040
⊕	THOMPSON 287T-1-1-0-W-Q	50	60'	16.2	0.60		C,4040

- ⊕ EXISTING THOMPSON 186 180° ARC
- ⊕ EXISTING THOMPSON 186 360° ARC
- ⊕ EXISTING ROTOR HEAD 360° ARC
- ⊕ EXISTING BUCKNER SPRAYHEAD 90° ARC
- ⊕ EXISTING BUCKNER SPRAYHEAD 180° ARC
- ⊕ EXISTING TORO 570P-12 SERIES-90° ARC
- ⊕ EXISTING TORO 570P-12 SERIES-180° ARC
- ⊕ EXISTING TORO 570P-12 SERIES-90° ARC
- ⊕ EXISTING REMOTE CONTROL VALVE
- ⊕ EXISTING CONSTANT PRESSURE MAIN LINE
- ⊕ EXISTING INTERMITTENT PRESSURE LATERAL LINE
- ⊕ CALSENSE ET2000 CONTROLLERS
A-ET2000-32-SR-RR-TTP
B-ET2000-24-SR-TTP
C-ET2000-40-SR-TTP
D-ET2000-24-SR-TTP
- ⊕ 4" CALSENSE FLOW METER FMBX-4
- ⊕ 4" GRISWOLD 2230 VALVE WITH FUSED OPOXY OPTION
- ⊕ TORO QUICK COUPLER VALVE MODEL 474-03.
- ⊕ TORO P220 ELECTRIC REMOTE CONTROL VALVE
SEE PLAN FOR VALVE SIZE AND FLOW.
- ⊕ NIBCO T-FP-600 BRASS BALL VALVE FOR 4" PIPE SIZE AND SMALLER.
WILKINS MODEL 48 GATE VALVE W SCH. 80 PVC COMPANION FLANGE
FOR PIPE SIZE OVER 4"
- ⊕ NEW INTERMITTENT PRESSURE LATERAL LINE TO BE SCH. 40
PVC WITH SCH. 40 PVC SOLVENT WELD FITTINGS.
- ⊕ NEW PRESSURE MAIN LINE SHALL BE CLASS 315 PVC RINGED PIPE
WITH SCH. 40 PVC SOLVENT WELD FITTINGS.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. ALL MAINLINE AND LATERAL LINE TO BE PLACED IN LANDSCAPE AREAS WHENEVER POSSIBLE. VALVES TO BE LOCATED IN SHRUB AREAS WHENEVER POSSIBLE.



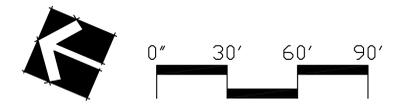
PIPE LEGEND

SYMBOL	SIZE
A	1/2"
B	3/4"
C	1"
D	1 1/4"
E	1 1/2"
F	2"
G	2 1/2"
H	3"
I	4"
J	5"
K	6"

- KEY NOTES:**
- 1. IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE & OPERATIONAL IRRIGATION SYSTEM PROVIDING FULL COVERAGE & READY FOR USE BY THE OWNER. THE DRAWINGS ARE BASED ON LANDSCAPE AND GRADING PLANS IN EFFECT AT THE TIME THESE DRAWINGS WERE MADE. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC. ON THESE DRAWINGS OR ON SITE CHANGES DO NOT & SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE SYSTEM AS SHOWN. IF NECESSARY, THE CONTRACTOR MAY, WHERE CHANGES OCCUR, ADD OR DELETE SPRINKLERS, RE-ROUTE PIPE, ETC., TO ASSURE ADEQUATE & FULL COVERAGE PER APPROVAL OF THE LANDSCAPE ARCHITECT.
 - 2. THE CONTRACTOR SHALL VERIFY & BE FAMILIAR WITH THE LOCATION, SIZE AND DETAIL OF UTILITIES PROVIDED, AS SHOWN ON THE PLANS. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. THE CONTRACTOR SHALL CALL DIG-ALERT (1-800-422-4133) PRIOR TO ANY WORK TAKING PLACE AND CONTACT THE GENERAL CONTRACTOR FOR LOCATION OF NEWLY INSTALLED UTILITIES.
 - 3. THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, EQUIPMENT, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS.
 - 4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTION OR DIFFERENCES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS THAT ARE NECESSARY.
 - 5. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE NEW AND OF THE HIGHEST QUALITY IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
 - 6. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THIS WORK.
 - 7. ADJUST ALL SPRINKLERS & VALVES OR CHANGE NOZZLE SIZE & TYPE TO PROVIDE COVERAGE WITH MINIMAL OVER-SPRAY. DO NOT ALLOW OVER-SPRAY ON BUILDINGS, WALLS, & SIDEWALKS.
 - 8. INSTALL APPROPRIATE MAIN LINE PIPING FROM METER TO BACKFLOW PREVENTER PER LOCAL CODE.
 - 9. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR ELECTRICAL POWER TO CONTROLLER LOCATIONS AND MAKE FINAL HOOK-UP. FINAL HOOK-UP SHALL BE PERFORMED BY LICENSED CONTRACTOR.
 - 10. IRRIGATION DESIGN PRESSURE IS 119 PSI STATIC PRESSURE AT THE WATER METER. AT A MAXIMUM DESIGN DEMAND OF 400 GPM, CONTRACTOR SHALL VERIFY STATIC PRESSURE ON THE SITE AT POINT OF CONNECTION PRIOR TO START OF WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 - 11. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION AS WELL AS LOCAL ORDINANCES.
 - 12. IRRIGATION SYSTEM SHALL NOT BE MODIFIED OR CHANGED IN ANY WAY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - 13. INSTALL CONSTANT MAIN LINE 24 INCHES BELOW FINISH GRADE AND 32 INCHES BELOW SUBGRADE OF STREETS AND/OR DRIVEWAYS.
 - 14. INSTALL INTERMEDIATE PRESSURE LATERAL LINE 18 INCHES BELOW FINISH GRADE AND 24 INCHES BELOW SUBGRADE OF STREETS AND/OR DRIVEWAYS.
 - 15. ALL SLEEVING SHALL BE PVC SCH 40
 - 16. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION. THE GENERAL REQUIREMENTS OF THE SPECIFICATIONS SHALL BECOME PART OF THE IRRIGATION WORK.
 - 17. ALL VALVE WIRING SHALL BE #14 GAUGE.
 - 18. INSTALL 2 SPARE VALVE WIRES FROM THE CONTROLLER THE FULL LENGTH OF THE MAIN LINE FOR FUTURE USE. LABEL WIRES AT CONTROLLER AND AT LAST VALVE STATION.
 - 19. INSTALL TAGS AT CONTROLLER FOR ALL CONTROL VALVE WIRING INDICATING STATION NUMBER.

- ITEMS TO INSTALL**
1. INSTALL NEW IRRIGATION.
 2. INSTALL NEW IRRIGATION MAIN LINE.
 3. CONNECT NEW MAIN LINE TO EXISTING MAIN LINE.
 4. INSTALL NEW CONTROLLER, SEE DETAIL XX SHEET XX.
 5. INSTALL NEW CONTROL WIRES TO EXISTING REMOTE CONTROL VALVES.
 6. INSTALL NEW SLEEVES.
 7. INSTALL NEW DOMESTIC WATER LINE.
- ITEMS TO REMOVE/RELOCATE**
1. REMOVE EXISTING MAINLINE.
 2. REMOVE EXISTING IRRIGATION, SALVAGE SPRAY/ROTOR HEADS AND TURN OVER TO PARKS AND REC. DEPT.
 3. REMOVE EXISTING IRRIGATION CONTROLLER, TURN OVER TO PARKS AND REC. DEPT.
 4. RELOCATE EXISTING ROTOR HEAD.
 5. RELOCATE EXISTING REMOTE CONTROL VALVE.
 6. RELOCATE EXISTING SPRAY HEAD.

AS-BUILT



Landscape Architecture
Park Planning & Design
Project Management

Hirsch
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A S L A

Project:

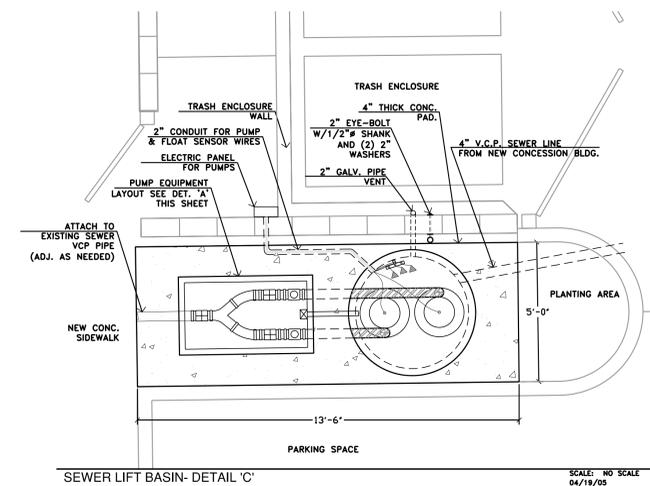
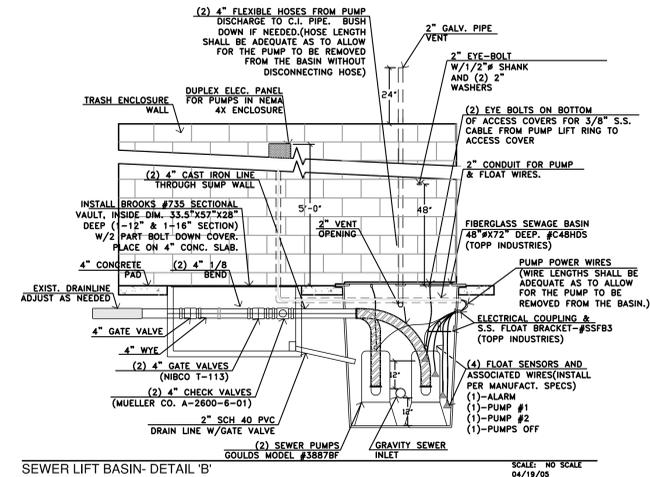
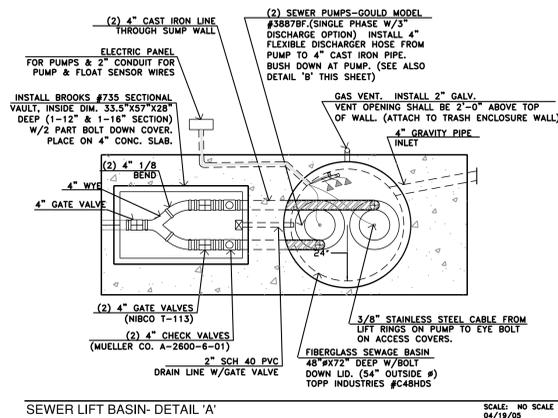
LA SIERRA PARK PHASE TWO (AS-BUILT)
5215 LA SIERRA AVENUE
RIVERSIDE, CALIFORNIA



Date: 06-15-06
Design: P. HIRSCH
Job No: 0228

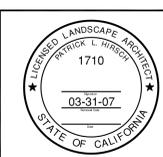
Description:
IRRIGATION
PLAN II

Sheet 13
IR-2
of 29



REV	DATE	DESCRIPTION	BY
DELTA 1	04/19/05	ADD LIFT STATION DETAILS	HIRSCH
DELTA			

Project:
LA SIERRA PARK PHASE 2
5215 LA SIERRA AVENUE
RIVERSIDE, CALIFORNIA



Date: 04-19-05
Design: P. HIRSCH
Job No: 0228

Description:
SEWER DETAILS

NEW SHEET

PLANNING DEPARTMENT	WDID# 833M000102	Sheet 6
APPROVED BY _____	DATE _____	PW04-0578
		GD-1
		of 06