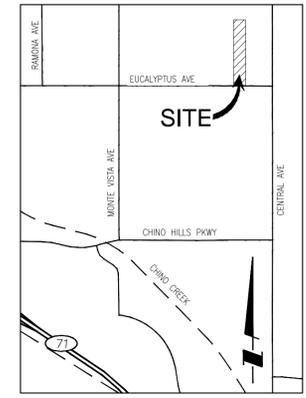
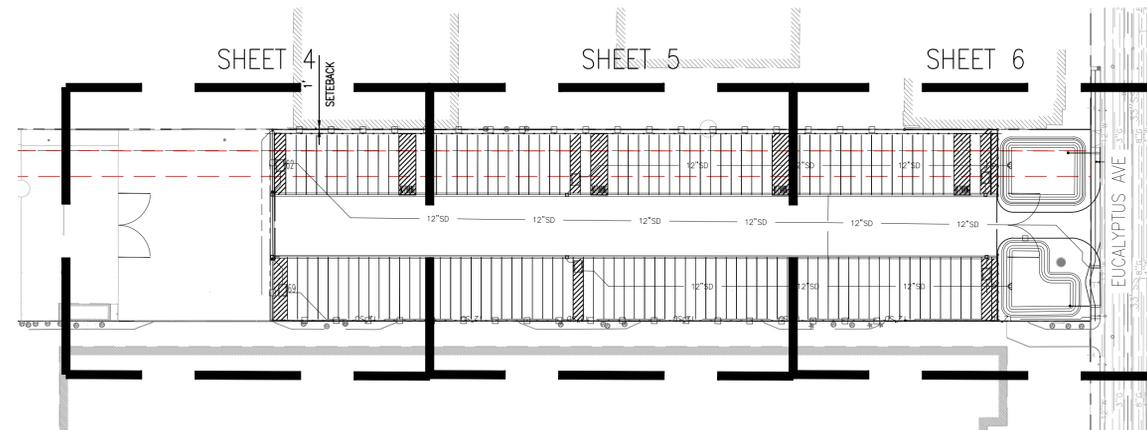


# PROPOSED PARKING LOT FOR 5158 EUCALYPTUS AVENUE IN THE CITY OF CHINO



### DEVELOPER/OWNER

TADASHI NAKASE TRUST  
ATTN: NAKASE TADASHI  
1400 GOLDENWEST ST-SUITE 210  
WESTMINSTER, CA 92683  
(714) 412-7326  
TADASHIN@HOTMAIL.COM

### ENGINEER

BLUE ENGINEERING AND  
CONSULTING, INC.  
10535 FOOTHILL BLVD-SUITE 440  
RANCHO CUCAMONGA, CA 91730  
ATTN: ANGEL CESAR, P.E.  
(909) 970-5654  
INFO@BLUECIVILENG.COM

### SURVEYOR

GEOCULUS  
ATTN: FRANCIS LIN  
(626) 344-9062  
FRANCIS.K.L@GEOCULUS.NET

### SOILS ENGINEER

NTS GEOTECHNICAL, INC.  
ATTN: NADIM SUNNA, MS, PE, GE  
5319 UNIVERSITY DRIVE  
IRVINE, CA 92612  
(657) 888-4608  
NADIM@NTSGEO.COM

REPORT NAME: "PRELIMINARY GEOTECHNICAL  
ENGINEERING REPORT PROPOSED TRUCK STORAGE  
YARD APN 1021-361-20, CHINO, COUNTY OF SAN  
BERNARDINO, CALIFORNIA 91710"  
PROJECT NO: 24202  
DATE: 5-3-24

### SOILS ENGINEER

PLANS HAVE BEEN REVIEWED FOR CONFORMANCE TO GEOTECHNICAL  
REPORT FOR THE PROPOSED DEVELOPMENT - SOUTHEAST CORNER OF  
EUCALYPTUS AND CENTRAL, PREPARED BY NTS GEOTECHNICAL, INC,  
DATED 5-3-24.

NADIM SUNNA, MS, PE, GE #3172 DATE

### SITE DISTURBANCE AREA

5.00 AC

### FEMA FLOOD DATA

FLOOD ZONE X, PANEL 06071C9330H,  
DATE 8/28/2008  
ZONE DEFINITION: AREA OF MINIMAL FLOOD HAZARD

### LEGAL DESCRIPTION

PARCEL 1

PARCEL 62 OF PARCEL MAP NO. 1665, IN THE CITY OF CHINO, COUNTY  
OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 15 PAGES 18 TO 20 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 1021-361-20

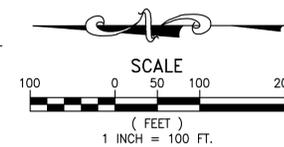
### BASIS OF BEARINGS

BEARING BETWEEN N.G.S. CONTROL STATION. NO AA7146 AND STATION NO.  
DX4284 BEING N68°48'49"W PER RECORDS ON FILE IN NATIONAL GEODETIC  
SURVEY.

### SHEET INDEX

SHEET DESCRIPTION	SHEET #
TITLE SHEET	1
GENERAL NOTES	2
SITE PLAN & NOTES	3
PRECISE GRADING	4-5
PRECISE GRADING & PEDESTRIAN ACCESS PLAN	6
SITE SECTIONS	7
EROSION CONTROL NOTES	8
EROSION CONTROL PLAN	9
SITE UTILIZATION MAP	10
TRUCK TURNING TEMPLATE	11
WALL/FENCE/GATE/LANDSCAPE PLANS	L1.0 -L4.1

### INDEX MAP



### Steeler Storage, LLC Business Description

Mr. Tadashi Nakase, property owner and Mr. Michael Orduno, Project Manager have teamed up to create Steeler Storage, LLC, a truck and trailer storage company in the City of Chino. The facility will accommodate trucks and trailers owners with a safe and secure storage facility which will remove hundreds of trucks and trailers from the streets of Chino. Besides the storage of the trailers, Steeler Storage LLC will offer storage of personal vehicles while truck drivers secure their trucks for travel along with offering local car dealers the opportunity to store their inventory and possibly delivery vehicles like Amazon and bus companies. The hours of operation will be from 6:00am to 11:00pm and because of the location, the facility will not impact any residents and/or businesses. There will be no employees on site during business operation except at time, a maintenance crew to make sure the facility is pristine and secure. The facility will consist of 163 spaces, 12 feet in width and 75 feet in length. There will be lighting along with a state of the art monitoring and security system with the addition of a security company to monitor the facility. Because of the nature of the business, we anticipate 5-10 daily trips at the facility which can vary depending on the time of the year. Clients will secure spaces via advertising, letters, over the phone and via email. Mr. Nakase and Mr. Orduno do not have any other facilities of this kind but because of their knowledge of the business and financial ability, their vision of the future will be to open another facility or more.

**Tadashi Nakase**, President of Steeler Storage LLC and property owner of 5158 Eucalyptus Avenue in the City of Chino has over 60 years experience in development projects and owner and manager of various business developments including but not limited to strip malls, apartment complexes, residential development, nursery land and other properties. Mr. Nakase is a graduate of Cal Poly Pomona with a Bachelor of Science degree in Landscape Architecture and Urban Planning. He is also the founder and partner of Nakase Brothers Wholesale Nursery in Huntington Beach and El Toro since 1968 along with being the founder and owner of Master Landscape and Maintenance in Westminster and New Earth Nursery in Chino.

**Michael Orduno**, Chief Executive Officer of Steeler Storage, LLC is a Real Estate Consultant specializing in development projects involving various utilities including but not limited to Southern California Edison and Los Angeles Department Water and Power. Assist developers in working with utilities on both easement and fee owned properties in the Southern California area. In addition to working with developers, works with the horticulture community in securing properties and managing properties within the rights of ways of utilities. Also assist property owners in understanding easement rights impacting fee owned properties.

Mr. Orduno was employed by Southern California Edison Company for 37 years in SCE's Corporate Real Estate Department and the last 12 years in the private sector offering consulting services involving various utilities. Project Manager with years of experience negotiating, marketing and developing projects including but not limited to truck parking, RV storage facilities, office buildings, self storage facilities and managing hundreds of nurseries in the Southern California area. With Edison, was the Project Manager on the Tower RV Facility in Chino and Ontario along with the development of parking facilities in Anaheim, Orange, Santa Ana, Irvine, San Gabriel to name a few. Vast knowledge in utility rights of ways and real estate rights of both fee and easement properties. Experience working with small and large development companies and private property owners in securing approval for their projects. Working experience with architects and engineers in the design and layout of projects along with understanding the restraints, guidelines and restrictions placed on developers and property owners by utilities.

### UTILITIES

#### TELEPHONE

FRONTIER COMMUNICATIONS  
1400 E. PHILLIPS BLVD.  
POMONA, CA 91766

#### CABLE

CHARTER COMMUNICATIONS  
7337 CENTRAL AVE  
RIVERSIDE, CA 92504  
(951) 466-1627

#### GAS

SOCALGAS COMPANY  
13525 12TH ST  
CHINO, CA 91710-5208  
(909) 613-1529

#### ELECTRIC

SOUTHERN CALIFORNIA EDISON (SCE)  
1351 E FRANCIS ST  
ONTARIO, CA 91761  
(909) 930-8582

#### FIRE DEPARTMENT

CHINO VALLEY FIRE DISTRICT  
14011 CITY CENTER DRIVE  
CHINO, CA 91709  
(909) 902-5280

#### WATER

CITY OF CHINO PUBLIC WORKS  
DEPARTMENT ENGINEERING DIVISION -  
WATER SECTION  
13220 CENTRAL AVENUE  
CHINO, CA 91708-0667  
(909) 334-3264

#### SEWER

CITY OF CHINO PUBLIC WORKS  
DEPARTMENT ENGINEERING DIVISION -  
SEWER SECTION  
13220 CENTRAL AVENUE  
CHINO, CA 91708-0667  
(909) 334-3264

### SURVEY MONUMENT NOTE

SURVEY MONUMENTS THAT EXIST AS SHOWN ON RECORDED MAPS, HIGHWAY MAPS, OR POINTS THAT PROVIDE SURVEY CONTROL WITHIN THE CONSTRUCTION AREA, SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER (AUTHORIZED TO PRACTICE LAND SURVEYING). BEFORE THE START OF CONSTRUCTION, CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR. THESE CORNER RECORDS SHALL DESCRIBE THE MONUMENTS FOUND WITH TIE DISTANCES TO REFERENCE POINTS FOR THE RESETING OF A SURVEY MONUMENT. WHEN CONSTRUCTION IS COMPLETED, MONUMENTS SHALL BE SET AND CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR SHOWING THE NEW MONUMENTS.

### DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT IN MY PROFESSIONAL OPINION, THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH THE CURRENT PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ACCEPT FULL RESPONSIBILITY FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF ADELANTO IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THESE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE CODES AND ORDINANCES. THE PLAN REVIEW PROCESS IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY DESIGN RESPONSIBILITY.

AS THE ENGINEER OF RECORD, I AGREE TO DEFEND AND INDEMNIFY THE CITY OF CHINO, ITS OFFICERS, ITS AGENTS, AND ITS EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY ARISING FROM NEGLIGENCE, ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, HIS EMPLOYEES, HIS AGENTS, OR HIS CONSULTANTS.

  
ANGEL CESAR, P.E. 87222 DATE 01/14/26



Know what's below.  
Call before you dig.

FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

PREPARED BY	REVISIONS	BENCHMARK DATA	REFERENCE DRAWINGS	REVIEWED BY STAFF	BY	DATE	CITY ENGINEER'S STAFF	BY	DATE	RECOMMENDED BY:	CITY OF CHINO ENGINEERING DIVISION	TRACT NO.
FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: RCE C87222 DATE:	▲ ▲ ▲ ▲	NO. ... CITY B.M. NO. 137-57 ... A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'		WATER: SEWER: FIRE: PLANNING: TRAFFIC: SERVICES:			DRAWN: DESIGNED: CHECKED: RECOMMENDED:			CITY ENGINEER DATE:	5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN TITLE SHEET	TR XXXXX SHEET 1 OF 11 DRAWING NO. GP-XXXX

**GENERAL NOTES**

- THESE DRAWINGS AND THE DATA HEREIN ARE MADE PART OF THE SPECIFICATIONS. THE APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING THE CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHINO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, THESE PLANS, THE PROJECT SPECIFICATIONS AND SPECIAL PROVISIONS, NOTICE INVITING BIDS AND THE STANDARD SPECIFICATIONS AND PLANS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) LATEST REVISION AND ERRATA AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. THE DRAWINGS SHALL BECOME A PART OF THE PROJECT REQUIREMENTS. ANY VARIATION FROM, OR EXCEPTION TO, THE STANDARDS OR THESE NOTES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PROCEEDING WITH ANY CHANGE.
- IN THE EVENT OF ANY UNFORESEEN CONDITION NOT COVERED IN THE PROJECT PLANS THE CITY ENGINEER OR CITY ENGINEER'S REPRESENTATIVE SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION PRIOR TO PROCEEDING.
- ALL MATERIALS AND METHODS PROPOSED FOR USE SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. SUBMIT A REQUEST FOR SUBSTITUTION FOR ALL ALTERNATE MATERIALS WHICH SHALL BE APPROVED PRIOR TO PURCHASE AND INSTALLATION INTO THE WORK.
- PRIOR TO CONSTRUCTION WORK, THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A VALID CITY BUSINESS LICENSE, AN ENCROACHMENT PERMIT AND ALL OTHER REQUIRED PERMITS.
- THE CONTRACTOR SHALL OBTAIN A CITY FIRE HYDRANT WATER METER FROM THE CITY FINANCE DEPARTMENT AT (909) 334-3353 PRIOR TO USING WATER FROM THE HYDRANT.
- STATE LAW SB 3019 REQUIRES THE CONTRACTOR TO OBTAIN AN IDENTIFICATION NUMBER FROM THE UNDERGROUND SERVICE ALERT (USA) PRIOR TO THE ISSUANCE OF THE CITY ENCROACHMENT PERMIT. THE CONTRACTOR SHALL NOTIFY USA TWO FULL WORKING DAYS (48 HOUR MINIMUM) IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ASCERTAIN THE SIZE AND TRUE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS TO ANY DAMAGED PUBLIC AND/OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN ON THE PROJECT PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS TO THE PROJECT FOR LACK OF UTILITY LOCATION OR COORDINATION.
- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SUCH EXISTING FACILITIES ARE SHOWN ON THE PLANS.
- HOURS OF OPERATION SHALL BE FROM 7:00 AM TO 5:30 PM, MONDAY THROUGH FRIDAY. ROAD/LANE CLOSURES SHALL BE FROM 8:30 AM TO 3:30 PM. OTHER HOURS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR CITY BUILDING OFFICIAL.
- IF EXISTING UTILITIES OR OTHER FACILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS THE ENGINEER OR ENGINEER'S REPRESENTATIVE SHALL BE IMMEDIATELY NOTIFIED ALONG WITH THE OWNER OF THE UTILITY OR FACILITY AND WORK SHALL STOP IN THAT LOCATION UNTIL A SOLUTION CAN BE DETERMINED. GAS, ELECTRICAL AND TELECOMMUNICATION UTILITIES SHALL BE MODIFIED OR RELOCATED BY THE RESPECTIVE UTILITY OWNER OR THEIR REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE EXISTING UTILITIES AND RELATED EQUIPMENT, STRUCTURES, IMPROVEMENTS, AS A RESULT OF THEIR OPERATIONS AND WILL BE REQUIRED TO REPAIR OR REPLACE IN KIND TO THE SATISFACTION OF AND AS DIRECTED BY THE CITY ENGINEER, CITY ENGINEER'S REPRESENTATIVE OR THE UTILITY OWNER.
- SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR IN COMPLIANCE WITH THE SUBDIVISION MAP ACT.
- THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT IN PLACE EXISTING UTILITY LINES SHOWN ON THE PROJECT PLANS OR OTHER EXISTING LINES NOT OF RECORD AND NOT SHOWN ON THE PROJECT PLANS. THE CONTRACTOR SHALL REPLACE OR REPAIR ALL DAMAGED IMPROVEMENTS TO THE SATISFACTION OF THE UTILITY OWNER AND THE ENGINEER'S REPRESENTATIVE.
- EXISTING UTILITIES NOT REMOVED OR RELOCATED BY THE UTILITY OWNER SHALL BE RELOCATED BY THE CONTRACTOR AS REQUIRED TO INSTALL THE PROJECT IMPROVEMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY PRIOR TO ANY REMOVALS OR RELOCATION.
- THE CONTRACTOR SHALL POTHOLE, MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO CONFIRM THE LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS AND THE NEW PROJECT IMPROVEMENTS. IF REVISIONS ARE NECESSARY BECAUSE OF THE ACTUAL LOCATION OF EXISTING UTILITIES OR FACILITIES THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR ENGINEER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PROJECT PLANS AND ACTUAL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND/OR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE OCCUPANTS OR OWNERS OF PROPERTY ADJACENT TO THE PROJECT LIMITS ONE WEEK NOTIFICATION OF THE UPCOMING CONSTRUCTION WORK IN THEIR AREA.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.
- THE CONTRACTOR SHALL REMOVE/REPLACE/RELOCATE ANY LANDSCAPING AND/OR HARDSCAPE OR OTHER IMPROVEMENTS PREVIOUSLY MADE BY THE PROPERTY OWNER THAT CONFLICT WITH THE PROJECT IMPROVEMENTS SHALL BE RESTORED OR REPLACED OR RELOCATED IN KIND TO THE SATISFACTION OF THE CITY ENGINEER'S REPRESENTATIVE AND/OR THE PROPERTY OWNER.
- NEITHER THE AGENCY NOR THE CITY ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS; THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

**GENERAL NOTES (CONT)**

- THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS AND REGULATIONS. SAFETY FENCES SHALL BE PROVIDED BY THE CONTRACTOR TO PROTECT THE PUBLIC IF NECESSARY.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION INCLUDING SAFETY OF ALL PERSONS PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY AND ALL LIABILITY, SOLE NEGLIGENCE OF THE CITY.
- DURING ACTIVE CONSTRUCTION THE CONTRACTOR SHALL WATER THE AREA TO REDUCE FUGITIVE DUST. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT OF WAYS IN A CLEAN, SAFE AND USEABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE AFFECTED AREA DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USEABLE CONDITION.
- RECYCLED WATER SHALL BE USED FOR ALL CONSTRUCTION PURPOSES WHEN FEASIBLE.
- ALL CONSTRUCTION DEBRIS MUST BE DISPOSED OF THROUGH THE SOLID WASTE SYSTEM OR REMOVED TO AN APPROPRIATE DISPOSAL SITE. IT IS STRICTLY PROHIBITED TO WASH ANY DUST, DIRT, SCRAP OR OTHER MATERIAL TO THE STREET AND/OR STORM DRAIN SYSTEM.
- WATER VALVES SHALL BE TURNED OFF AND ON BY THE CITY'S PERSONNEL ONLY. SHUT OFF TIMES SHALL BE SCHEDULED THROUGH THE PROJECT INSPECTOR WITH A SEVENTY-TWO HOUR ADVANCED NOTICE. THE WATER DEPARTMENT IS NOT AVAILABLE ON FRIDAYS AND CITY HOLIDAYS.
- ALL WORK IS SUBJECT TO INSPECTION BY THE CITY'S INSPECTOR. THE CONTRACTOR SHALL GIVE NOTICE TO THE CITY ASSIGNED INSPECTOR AT LEAST 48 HOURS NOTICE PRIOR TO THE COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS. ANY WORK COVERED OR PLACED WITHOUT PROPER INSPECTION IS SUBJECT TO REJECTION AND REWORK AT THE CONTRACTOR'S EXPENSE.
- NO TRENCH BACKFILL SHALL TAKE PLACE PRIOR TO APPROVAL FROM THE PROJECT INSPECTOR AND SHALL BE DONE IN ACCORDANCE WITH CITY STANDARD DRAWING 109.
- CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO GRADE. MODIFICATIONS OF PROPOSED IMPROVEMENTS TO MEET EXISTING CONDITIONS SHALL BE APPROVED BY THE PROJECT INSPECTOR.
- ALL IMPROVEMENTS SHALL BE INSTALLED TO MEET THE CURRENT CITY OF CHINO ACCESSIBILITY POLICY AND THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- AS BUILT DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE PROJECT INSPECTOR AS PART OF THE PROGRESS PAYMENT REQUEST AND PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY COUNCIL. THE AS BUILT DRAWINGS SHALL BE FURNISHED TO THE CITY PRIOR TO PROJECT ACCEPTANCE AND NOTICE OF COMPLETION IS FILED.

**GENERAL GRADING NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, MUNICIPAL CODE SECTIONS 15.05.192, 19.07.140, AND 19.09.030, APPENDIX J OF THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND PRELIMINARY SOILS REPORT DATED \_\_\_\_\_ DONE UNDER THE DIRECTION AND SUPERVISION OF A LICENSED SOILS ENGINEER. DEVIATION FROM THE APPROVED GRADING PLAN SHALL BE APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- HOURS OF OPERATION FOR ON-SITE WORK SHALL BE FROM 7:00 AM TO 8:00 PM, MONDAY THROUGH FRIDAY. OTHER HOURS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR THE BUILDING OFFICIAL. ROAD/LANE CLOSURES SHALL BE LIMITED TO THE HOURS 8:30 AM TO 3:30 PM ON WEEKDAYS.
- PRIOR TO CONSTRUCTION WORK, ALL CONTRACTORS, INCLUDING SUBCONTRACTORS, SHALL OBTAIN A CITY BUSINESS LICENSE AND AN ENCROACHMENT PERMIT.
- NO WORK SHALL BE UNDERTAKEN WITHOUT OBTAINING A PERMIT FROM THE CITY. THE CITY INSPECTOR SHALL BE NOTIFIED AT (909) 334-6250 AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.
- ANY MATERIAL INCORPORATED AS PART OF THE COMPACTED FILL SHALL BE APPROVED BY A SOILS ENGINEER. INSPECTION AND CERTIFICATION OF FILL PLACEMENT SHALL BE PROVIDED BY A SOILS ENGINEER DURING THE PROCESS OF GRADING. NO ROCK OR SIMILAR MATERIAL GREATER THAN EIGHT INCHES IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY A SOILS ENGINEER IN ADVANCE AND APPROVED BY THE CITY ENGINEER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES, ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. HE SHALL BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY HIS OPERATIONS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS. CONSTRUCTION SHALL BE TERMINATED, AND STREETS RESTORED UNTIL CORRECTIVE MEASURES HAVE BEEN APPROVED BY THE CITY ENGINEER.
- ANY UNKNOWN SUB-SURFACE STRUCTURES ENCOUNTERED DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF A SOILS ENGINEER AND THE CITY ENGINEER PRIOR TO PROCEEDING WITH GRADING OPTIONS.
- ALL AREAS SHALL SLOPE A MINIMUM OF 1.0% TO STREET, DRIVE OR SWALE UNLESS SHOWN OTHERWISE

**GENERAL GRADING NOTES (CONT.)**

- MAXIMUM FILL SLOPE SHALL NOT EXCEED 2:1 UNLESS APPROVED BY A SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D 1557-70 AND CERTIFIED BY A SOILS ENGINEER. TOES OF SLOPES SHALL BE LOCATED PER APPENDIX J OF THE CALIFORNIA BUILDING CODE.
- SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK IN THE PUBLIC RIGHT-OF-WAY.
- BACKFILL OF TRENCHES SHALL BE CERTIFIED BY A SOILS ENGINEER (90% MINIMUM COMPACTION) PER CITY STANDARDS AND SPECIFICATIONS. EXCAVATIONS, CONSTRUCTION AND INSTALLATIONS IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE INSPECTION BY THE CITY INSPECTOR. FAILURE TO HAVE INSPECTION MAY REQUIRE RE-EXCAVATION OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL SWEEP DAILY AND CLEAN UP ALL VISIBLE DIRT, SILT, SAND OR OTHER SUBSTANCES DEPOSITED IN PUBLIC STREETS BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT.
- EARTHWORK QUANTITIES FOR STREET AND SITE GRADING ARE ESTIMATED TO BE:
- CUT: 9.704.3 C.Y. FILL: 347.9 C.Y. EXPORT: 9.356.5 C.Y.
- THESE QUANTITIES ARE BASED ON THE ASSUMPTION THAT A \_\_\_\_\_
- SUBSIDENCE WILL OCCUR OVER THE ENTIRE SITE.
- THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THAT THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION J AND SECTION 1705.6 OF THE CALIFORNIA BUILDING CODE.
- 87222
- SIGNATURE \_\_\_\_\_ R.C.E. NO. \_\_\_\_\_ DATE \_\_\_\_\_
- AN "AS-BUILT" OR RECORD DRAWING OF THE GRADING PLAN SHALL BE SUBMITTED BY THE DEVELOPER ALONG WITH A FINAL GRADE CERTIFICATION PRIOR TO AN ISSUANCE OF OCCUPANCY.
- NO WATER SHALL BE TAKEN FROM CITY FIRE HYDRANTS WITHOUT AN AUTHORIZED HYDRANT METER.
- THE CITY ENGINEER MAY REQUIRE PROTECTIVE MEASURES AND/OR TEMPORARY DRAINAGE PROVISIONS TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS AND PERIODS OF HEAVY RAINFALL. EROSION CONTROL PLANS SHALL BE APPROVED FOR THE PROJECT PRIOR TO ISSUANCE OF A GRADING PERMIT.
- UTILITY LINES ADJOINING AND INTERIOR TO THE PROJECT, INCLUDING POWER LINES OF 34.5KV OR LESS, SHALL BE UNDERGROUNDED IN ACCORDANCE WITH CHAPTER 13.32 OF THE CITY CODE.
- THESE PLANS ARE APPROVED FOR GRADING ONLY. RETAINING WALLS AND NON-RETAINING WALLS SHALL REQUIRE SEPARATE PERMITS AND INSPECTION.
- APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- ALL EARTH MOVING OPERATIONS SHALL CEASE IF WIND VELOCITIES EXCEED 25 M.P.H. THE SITE SHALL BE KEPT REGULARLY WATERED TO MITIGATE BLOWING DUST FOR THE DURATION OF THE HIGH WINDS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING TO THE CITY PROOF THAT A NOTICE OF INTENT (NOI) FOR THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAS BEEN FILED WITH AND APPROVED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB). CONSTRUCTION SHALL NOT COMMENCE WITHOUT THIS APPROVAL. THE DEVELOPER SHALL BE RESPONSIBLE TO COMPLY WITH THE GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT BY IMPLEMENTING THEIR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL WATER ALL ACTIVE CONSTRUCTION SITES AND UNPAVED ROAD SURFACES AS NECESSARY TO CONTROL BLOWING DUST.
- THE CONTRACTOR SHALL WATER OR COVER ANY STORED OR STOCKPILED SOIL, SAND, OR OTHER FINE PARTICLE SUBSTANCE OR SOIL AMENDMENTS AS REQUIRED TO CONTROL BLOWING DUST.
- GRADING ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE THE AREA OF EXPOSED EXCAVATED SOIL AND SHALL ESTABLISH VEGETATIVE COVER OR APPLY STABILIZATION MATERIAL TO EXPOSED SURFACE AREAS IN A TIMELY MANNER, FOLLOWING GRADING AND CONSTRUCTION.
- ALL EQUIPMENT/TRUCKS EXPORTING SOIL, CEMENT, OR OTHER DRY, POWDERY SUBSTANCES OR BUILDING MATERIALS ON ANY PUBLIC STREET SHALL BE COVERED.
- PARKING OF EMPLOYEE VEHICLES ARE UNPAVED AREAS OF THE CONSTRUCTION SITE SHALL BE PROHIBITED.
- THE DEVELOPER SHALL PREPARE AN EROSION CONTROL PLAN (ECP) TO PREVENT SEDIMENT FROM ENTERING STORM DRAINS OR WATER BODIES FOR CONSTRUCTION PROJECTS DISTURBING LESS THAN 1 ACRE OF SOIL.
- DEVELOPER SHALL SUBMIT THE ECP TO THE CITY'S PROJECT ENGINEER FOR REVIEW AND APPROVAL, PRIOR TO ISSUANCE OF A GRADING PERMIT.
- FOR PROJECTS REQUIRING COVERAGE UNDER THE NPDES GENERAL CONSTRUCTION ACTIVITIES STORM WATER PERMIT (1 ACRE OR MORE OF SOIL DISTURBANCE), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY QSD. AFTER FILING THE NOI AND RECEIVING A WASTE DISCHARGER'S IDENTIFICATION NUMBER (WDID) FROM THE SWRCB, THE DEVELOPER SHALL PROVIDE A COPY OF THE WDID LETTER AND THE SWPPP TO THE CITY ENGINEER PRIOR TO ISSUANCE OF A GRADING PERMIT.
- A SIX-FOOT HIGH SCREENING FENCE WITH FABRIC SHALL BE INSTALLED ALONG THE PROJECT BOUNDARIES EXPOSED TO PUBLIC VIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- RECYCLED WATER SHALL BE USED FOR ALL CONSTRUCTION PURPOSES, WHERE FEASIBLE.

**GENERAL STORM DRAIN IMPROVEMENT NOTES**

- THESE DRAWINGS AND THE DATA HEREIN ARE MADE PART OF THE SPECIFICATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHINO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS; STANDARD SPECIAL PROVISIONS; SPECIAL PROJECT PROVISIONS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION WITH SUPPLEMENTS, AND THE CITY ACCESSIBILITY POLICY ANY VARIATION FROM, OR EXCEPTION TO, THE STANDARDS OR THESE NOTES SHALL BE APPROVED BY THE CITY ENGINEER.
- MATERIALS AND METHODS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- HOURS OF OPERATION SHALL BE FROM 7:00 AM TO 5:30 PM, MONDAY THROUGH FRIDAY. OTHER HOURS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR THE BUILDING OFFICIAL. ROAD/LANE CLOSURES SHALL BE LIMITED TO THE HOURS OF 8:30 AM TO 3:30 PM ON WEEKDAYS.
- THE CITY INSPECTOR SHALL BE NOTIFIED AT THE NUMBER PROVIDED ON THE PERMIT AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.
- PRIOR TO CONSTRUCTION WORK, ALL CONTRACTORS, INCLUDING SUBCONTRACTORS, SHALL OBTAIN A CITY BUSINESS LICENSE AND AN ENCROACHMENT PERMIT.
- STATE LAW SB 3019 REQUIRES THE CONTRACTOR TO OBTAIN AN IDENTIFICATION NUMBER FROM UNDERGROUND SERVICE ALERT PRIOR TO THE ISSUANCE OF A CITY ENCROACHMENT PERMIT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO FULL WORKING DAYS (48 HOURS MINIMUM) IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ASCERTAIN THE SIZE AND TRUE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS TO ANY DAMAGED PUBLIC AND/OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.
- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING UNDERGROUND UTILITY LINE AND SUBSTRUCTURES AND SHALL PROTECT THEM FROM DAMAGE.
- PRIOR TO ANY CONSTRUCTION WORK WHICH COULD DAMAGE OR CONFLICT WITH UNDERGROUND STRUCTURES OR UTILITIES, THE CONTRACTOR SHALL EXCAVATE INSPECTION HOLES TO DETERMINE THE LOCATION AND DEPTH OF SAID STRUCTURES AND UTILITIES IN THE VICINITY OF, OR WHICH MAY BE AFFECTED BY, THE PROPOSED IMPROVEMENT WORK.
- IF EXISTING UTILITIES OR OTHER FACILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS, WORK SHALL STOP, AND THE CITY ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED OR ALTERED EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.
- PRIOR TO TAKING WATER FROM A FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO OBTAIN A CITY HYDRANT WATER METER.
- EXISTING IRRIGATION LINES SHALL BE REMOVED, RELOCATED OR RECONSTRUCTED AS SHOWN OR AS DIRECTED BY THE WATER DEPARTMENT.
- NEW AND EXISTING MANHOLES AND VALVE CANS SHALL BE DOUBLE ADJUSTED TO GRADE.
- ALL CONSTRUCTION DEBRIS INCLUDING DUST, DIRT, AND ANY TYPE OF SCRAP MUST BE DISPOSED OF THROUGH THE SOLID WASTE SYSTEM. IT IS STRICTLY PROHIBITED TO WASH ANY DUST, DIRT, SCRAP, OR OTHER MATERIAL TO THE STREET AND/OR STORM DRAIN SYSTEM.
- NO TRENCH BACKFILL SHALL TAKE PLACE PRIOR TO APPROVAL FROM THE CITY INSPECTOR AND SHALL BE DONE IN ACCORDANCE WITH STANDARD DRAWING 109.
- THE CONTRACTOR SHALL NOT ORDER OR PLACE ANY CONCRETE UNTIL FORMS AND REINFORCING STEEL HAVE BEEN APPROVED BY THE INSPECTION.
- "AS-BUILT" RECORD DRAWINGS IN THE FORM OF PDF, CAD, AND GIS SHALL BE FURNISHED TO THE CITY UPON COMPLETION OF CONSTRUCTION.
- APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OR THE APPLICANT FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE REVISIONS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- RECYCLED WATER SHALL BE USED FOR ALL CONSTRUCTION PURPOSES, WHERE FEASIBLE.
- TRENCH REPAIR AND/OR MAINTENANCE OF STORM DRAIN IMPROVEMENTS SHALL COMPLY WITH SECTION H (ALTERATION OF ROADWAYS) OF CITY ACCESSIBILITY POLICY.
- ALL STREET MARKINGS SHALL BE RESTORED IN KIND BY THE CONTRACTOR, IF DISTURBED.
- PROVIDE A CLOSED-CIRCUIT TELEVISION (CCTV) INSPECTION IN THE PRESENCE OF THE CITY INSPECTOR OF THE NEW OR REPLACEMENT STORM DRAIN LINES.

**TEMPORARY EROSION CONTROL NOTES**

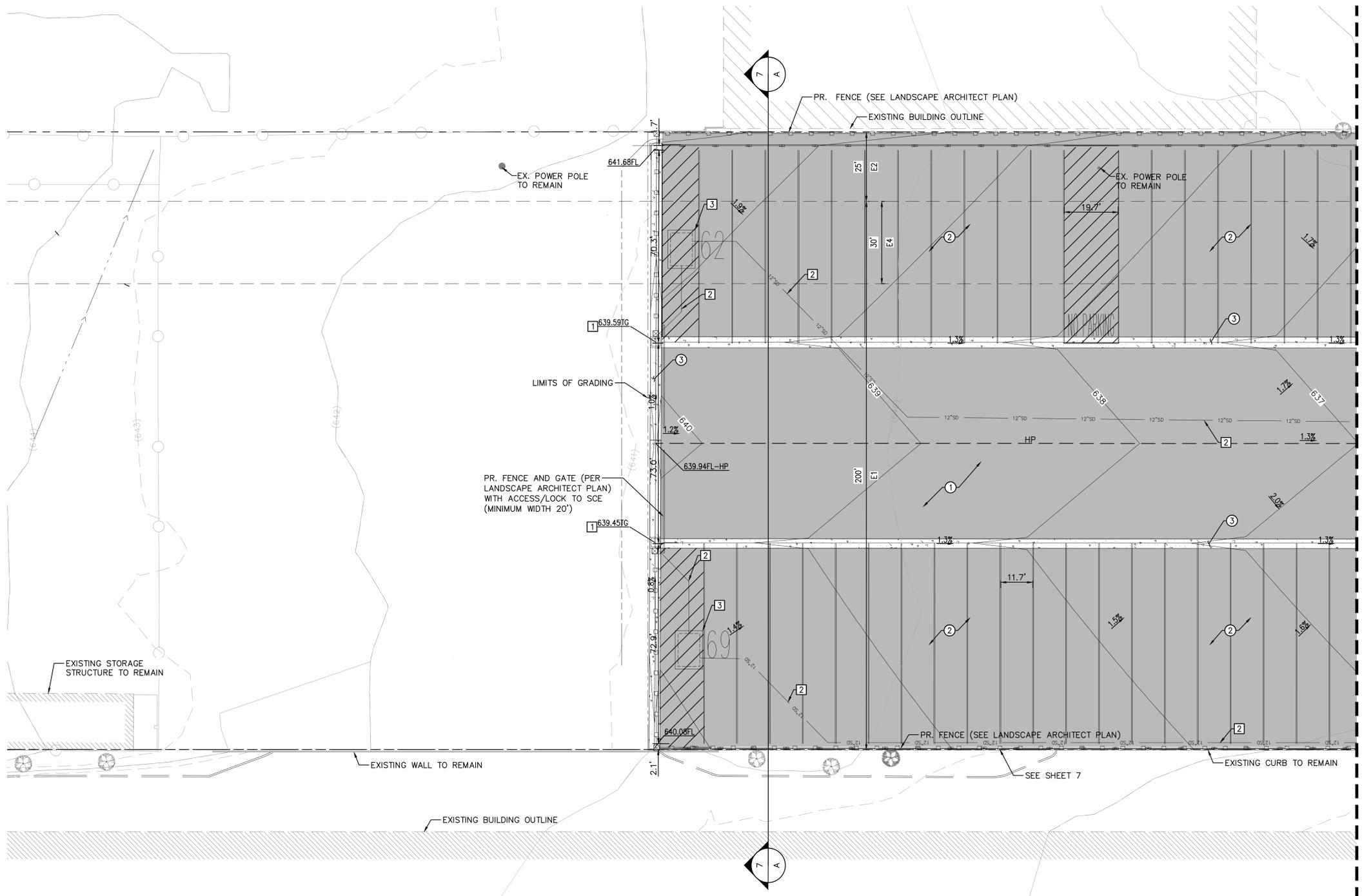
- EROSION CONTROL SHALL BE REQUIRED FOR GRADING OPERATIONS AT ALL TIMES.
- THE DESIGN CIVIL ENGINEER SHALL SUPERVISE AND ENSURE EROSION CONTROL WORK IS IN ACCORDANCE WITH APPROVED PLANS. THE QSP SHALL OVERSEE THE IMPLEMENTATION OF ALL BMP'S.
- IN CASE OF EMERGENCY, CALL:  
 \_\_\_\_\_ (RESPONSIBLE PERSON)  
 \_\_\_\_\_ (FIRM NAME)  
 \_\_\_\_\_ (TELEPHONE NUMBER)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL PREVENT THE TRESPASS OF IMPOUND WATER ON PUBLIC AREAS OR THE CREATION OF HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO THAT RUNOFF IS CONTAINED WITHIN THE PROJECT AREA OR CHANNLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE DIVERTED TO ANOTHER RUNOFF AREA.
- NO CHANGES TO EXISTING OR NATURAL DRAINAGE COURSES SHALL BE PERMITTED DURING THE RAINY SEASON UNLESS THE APPROVED DRAINAGE FACILITIES HAVE BEEN COMPLETED.
- CLEARING AND GRUBBING SHALL BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES SHALL BE REQUIRED AND MAY INCLUDE GRADED DITCHES, BRUSH BARRIERS AND SILT FENCING. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
- DESILTING BASINS SHALL BE CONSTRUCTED AS INDIVIDUAL ROUGH GRADING AREAS ARE COMPLETED.
- GRADED AREAS AROUND THE TRACT PERIMETER SHALL DRAIN AWAY FROM THE TOE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
- TEMPORARY EROSION PROTECTION SHALL BE REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
- FILL AREAS, DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED TO LIMIT EROSION AND THE SILTATION OF DOWNSTREAM PROPERTY. PROTECTION MEASURES MAY INCLUDE TEMPORARY DOWNDRAINS USING PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS, DESILTING PONDS, CHECK DAMS, SANDBAG PROTECTION AROUND INLETS NOT YET BROUGHT TO GRADE AND APPROPRIATE CHANNEL GRADING TO DIRECT RUNOFF AWAY FROM AREAS WHERE EARTHWORK IS NOT UNDERWAY.
- PROJECT AREAS, AS WELL AS NEIGHBORING PROPERTY AREAS, SHALL HAVE MAINTAINED FRIEZE ACCESS AT ALL TIMES.
- EQUIPMENT AND PERSONNEL FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT.
- REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT APPROVAL FROM THE CITY ENGINEER OR CITY INSPECTOR.
- AFTER A RAINSTORM, SILT AND DEBRIS SHALL BE IMMEDIATELY REMOVED FROM CHECK BERMS, SILT FENCES AND OTHER IMPACTED AREAS.
- AN UPDATED COPY OF THE EROSION CONTROL PLAN AND SWPPP SHALL BE KEPT AVAILABLE TO THE CITY AT THE PROJECT SITE. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS (I.E. LOGS, INSPECTION REPORTS, ETC.).
- INFORMATION ON THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY. THE CITY ENGINEER MAY MODIFY THIS PLAN AS NECESSARY.
- APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITIES TO HIS SITE OR ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL INCLUDE CONSTRUCTION MEASURES NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC OR PRIVATE PROPERTY IMPACTED BY HIS CONSTRUCTION ACTIVITIES.
- APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS SHALL NOT RELIEVE THE CONTRACTOR OR THE APPLICANT OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- ALL BMP DEVICES MUST BE INSTALLED ACCORDING TO THE CASQA MANUAL, LATEST EDITION.



Know what's below.  
**Call before you dig.** FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

PREPARED BY		REVISIONS		BENCHMARK DATA		REFERENCE DRAWINGS		REVIEWED BY STAFF		BY		DATE		CITY ENGINEER'S STAFF		BY		DATE		RECOMMENDED BY:		CITY OF CHINO ENGINEERING DIVISION		TRACT NO.	
FIRM: BLUE ENGINEERING & CONSULTING, INC.				No. CITY B.M. NO. 137-57				WATER						DRAWN:						CITY ENGINEER		5158 EUCALYPTUS AVENUE CHINO, CA 91710		TRACT NO. TR XXXXX	
ADDRESS: 10535 FOOTHILL BLVD-SUITE 440				A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'				SEWER:						DESIGNED:						DATE:		PRELIMINARY GRADING & UTILITY PLAN		SHEET 2 OF 11	
RANCHO CUCAMONGA, CA 91730								FIRE:						CHECKED:								GENERAL NOTES		DRAWING NO. GP-XXXX	
TELEPHONE: (909) 970-5654								PLANNING:						RECOMMENDED:											
FAX:								TRAFFIC:																	
SIGNATURE RCE CB9222								SERVICES:																	
DATE																									





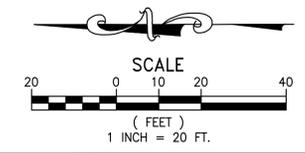
- ### GRADING CONSTRUCTION NOTES
- ① INSTALL 6" AC OVER 14" AB PER SOILS REPORT DATED 5/3/24 (PROJECT 24202)
  - ② INSTALL 4" AC OVER 6" AB PER SOILS REPORT DATED 5/3/24 (PROJECT 24202)
  - ③ CONSTRUCT RIBBON GUTTER PER CITY OF CHINO STANDARDS
  - ④ CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF CHINO STANDARD DRAWING NO. 250. W=30'
  - ⑤ CONSTRUCT DETENTION BASIN
  - ⑥ INSTALL 6" CURB PER CITY OF CHINO STD DWG NO 200
  - ⑦ PROPOSED PARKWAY LANDSCAPING
  - ⑧ PROPOSED GRADED SWALE
  - ⑨ PROPOSED 5" WIDE (MIN) SIDEWALK PER CITY OF CHINO STANDARD DRAWING NO 230

- ### STORM DRAIN CONSTRUCTION NOTES
- ① INSTALL 36"x36" BROOKS BOX WITH STEEL GRATE
  - ② INSTALL 12" STORM DRAIN LINE
  - ③ INSTALL 8'x12' MODULAR WETLANDS

- ### EASEMENT NOTES:
- E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADS, INGRESS, EGRESS, CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE PURPOSES PER DEED RECORDED ON JUNE 6, 1938, IN BOOK 1283, PAGE 284, OF OFFICIAL RECORDS.
  - E2 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADS, INGRESS, EGRESS, CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE PURPOSES PER DEED RECORDED ON AUGUST 20, 1941, IN BOOK 1497, PAGE 32, OF OFFICIAL RECORDS.
  - E4 EASEMENT TO SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR RAILROAD, TRANSPORTATION AND COMMUNICATION PURPOSES PER DEED RECORDED ON SEPTEMBER 24, 1975 IN BOOK 8770, PAGE 588, OF OFFICIAL RECORDS.



Know what's below.  
Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION



PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: _____ DATE: _____		REVISIONS ▲ ▲ ▲		BENCHMARK DATA NO. CITY B.M. NO. 137-57 A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'		REFERENCE DRAWINGS WATER: SEWER: FIRE: PLANNING: TRAFFIC: SERVICES:		REVIEWED BY STAFF BY: _____ DATE: _____ CITY ENGINEER'S STAFF DRAWN: _____ DESIGNED: _____ CHECKED: _____ RECOMMENDED: _____		RECOMMENDED BY: _____ CITY ENGINEER DATE: _____		CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN PRECISE GRADING		TRACT NO. TR XXXXX SHEET 4 OF 11 DRAWING NO. GP-XXXX	
--	--	--------------------------	--	--	--	---	--	--	--	--	--	---	--	--	--

Z:\Shared\Bua\2023258 - Eucalyptus Storage\Area\Plan Set\Construction Documents\2023258-RGP.dwg - LAST PLOTTED ON Wed 01/14/26 - 09:58AM BY WilliamHernandez

**GRADING CONSTRUCTION NOTES**

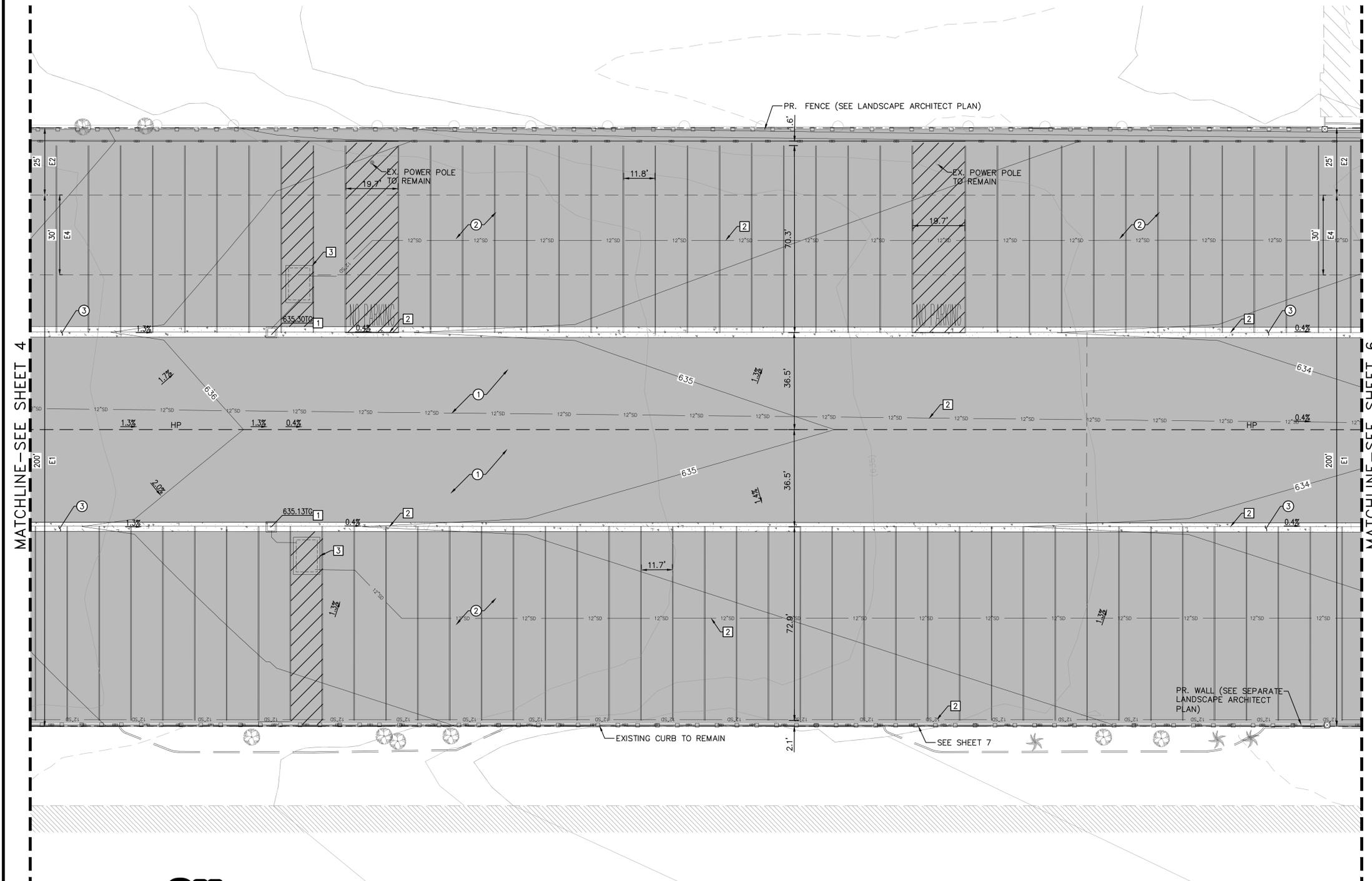
- ① INSTALL 6" AC OVER 14" AB PER SOILS REPORT DATED 5/3/24 (PROJECT 24202)
- ② INSTALL 4" AC OVER 6" AB PER SOILS REPORT DATED 5/3/24 (PROJECT 24202)
- ③ CONSTRUCT RIBBON GUTTER PER CITY OF CHINO STANDARDS
- ④ CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF CHINO STANDARD DRAWING NO. 250. W=30'
- ⑤ CONSTRUCT DETENTION BASIN
- ⑥ INSTALL 6" CURB PER CITY OF CHINO STD DWG NO 200
- ⑦ PROPOSED PARKWAY LANDSCAPING
- ⑧ PROPOSED GRADED SWALE
- ⑨ PROPOSED 5" WIDE (MIN) SIDEWALK PER CITY OF CHINO STANDARD DRAWING NO 230

**STORM DRAIN CONSTRUCTION NOTES**

- ① INSTALL 36"X36" BROOKS BOX WITH STEEL GRATE
- ② INSTALL 12" STORM DRAIN LINE
- ③ INSTALL 8'X12' MODULAR WETLANDS

**EASEMENT NOTES:**

- E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADS, INGRESS, EGRESS, CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE PURPOSES PER DEED RECORDED ON JUNE 6, 1938, IN BOOK 1283, PAGE 284, OF OFFICIAL RECORDS.
- E2 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADS, INGRESS, EGRESS, CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE PURPOSES PER DEED RECORDED ON AUGUST 20, 1941, IN BOOK 1497, PAGE 32, OF OFFICIAL RECORDS.
- E4 EASEMENT TO SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR RAILROAD, TRANSPORTATION AND COMMUNICATION PURPOSES PER DEED RECORDED ON SEPTEMBER 24, 1975 IN BOOK 8770, PAGE 588, OF OFFICIAL RECORDS.

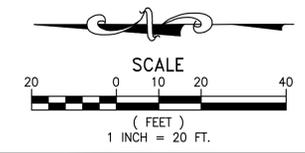


MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6



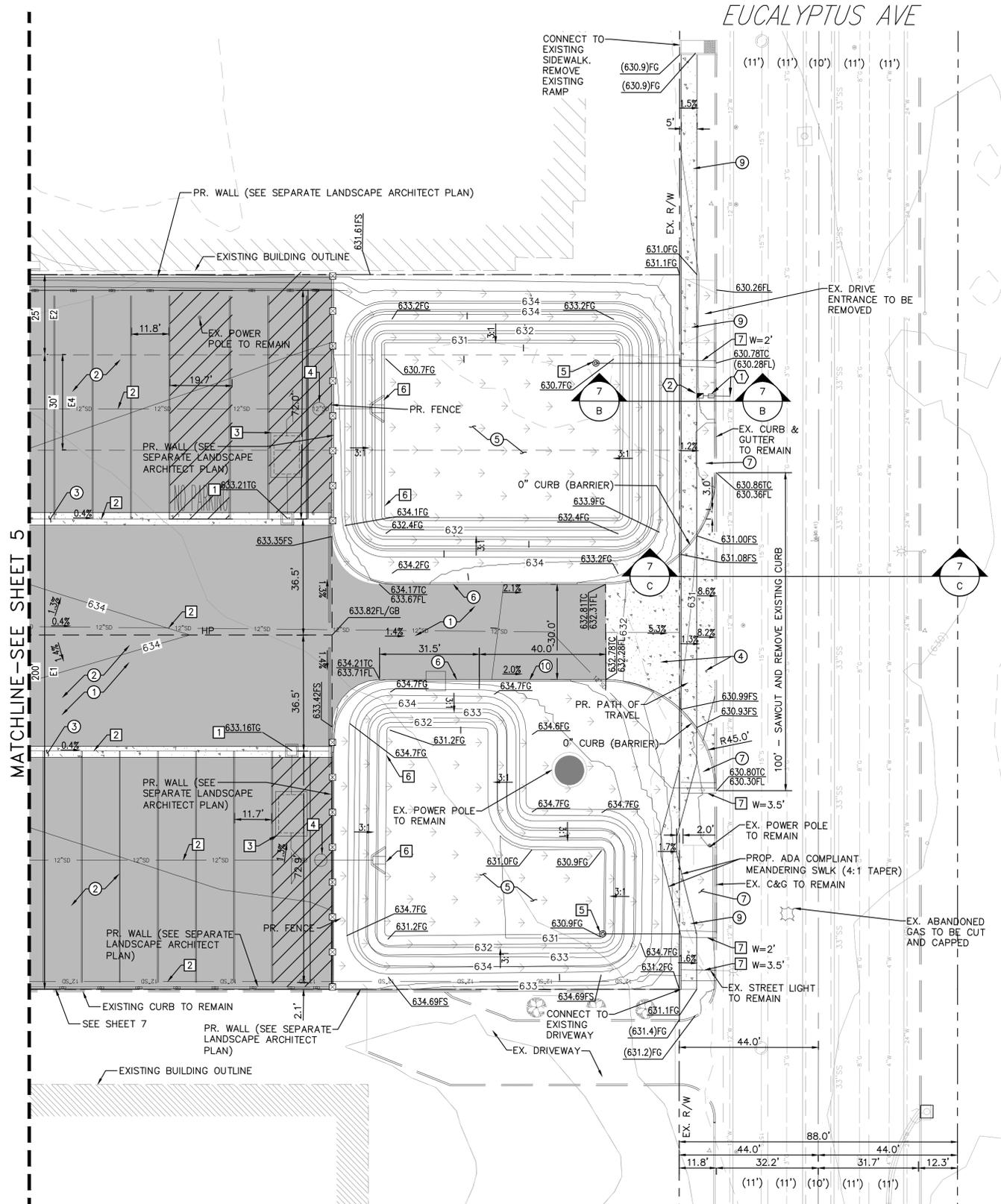
Know what's below.  
Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION



PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: _____ DATE: _____	REVISIONS ▲ ▲ ▲	BENCHMARK DATA NO. ... CITY B.M. NO. 137-57 ... A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'	REFERENCE DRAWINGS _____	REVIEWED BY STAFF WATER: _____ SEWER: _____ FIRE: _____ PLANNING: _____ TRAFFIC: _____ SERVICES: _____	BY DATE _____ _____ _____ _____ _____	CITY ENGINEER'S STAFF DRAWN: _____ DESIGNED: _____ CHECKED: _____ RECOMMENDED: _____	RECOMMENDED BY: _____ CITY ENGINEER DATE: _____	CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN PRECISE GRADING	TRACT NO. TR XXXXX SHEET 5 OF 11 DRAWING NO. GP-XXXX
--	--------------------------	---	-----------------------------	--	--	--	--	---	--

Z:\Shore\Blue\2023258 - Eucalyptus Storage\Area\Plan\_Set\Construction Documents\2023258-RGP.dwg - LAST PLOTTED ON Wed 01/14/26 - 09:58AM BY WilliamHernandez

EUCALYPTUS AVE

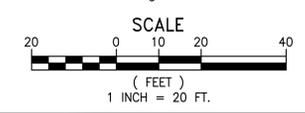
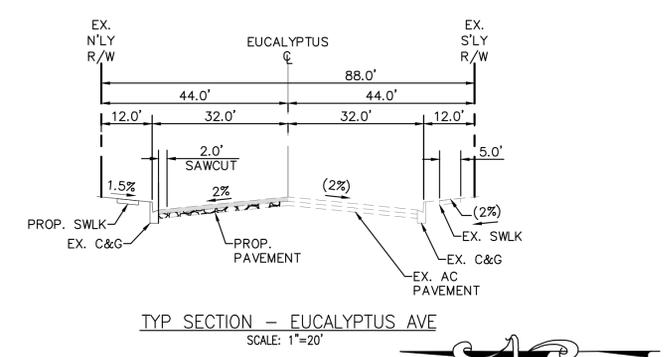


- ### GRADING CONSTRUCTION NOTES
- ① INSTALL 6" AC OVER 14" AB PER SOILS REPORT DATED 5/3/24 (PROJECT 24202)
  - ② INSTALL 4" AC OVER 6" AB PER SOILS REPORT DATED 5/3/24 (PROJECT 24202)
  - ③ CONSTRUCT RIBBON GUTTER PER CITY OF CHINO STANDARDS
  - ④ CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF CHINO STANDARD DRAWING NO. 250. W=30'
  - ⑤ CONSTRUCT DETENTION BASIN
  - ⑥ INSTALL 6" CURB PER CITY OF CHINO STD DWG NO 200
  - ⑦ PROPOSED PARKWAY LANDSCAPING
  - ⑧ PROPOSED GRADED SWALE
  - ⑨ PROPOSED 5" WIDE (MIN) SIDEWALK PER CITY OF CHINO STANDARD DRAWING NO 230
  - ⑩ INSTALL 6" ROLLED CURB PER CITY OF CHINO STANDARDS

- ### STORM DRAIN CONSTRUCTION NOTES
- ① INSTALL 36"X36" BROOKS BOX WITH STEEL GRATE
  - ② INSTALL 12" STORM DRAIN LINE
  - ③ INSTALL 8'X12' MODULAR WETLANDS
  - ④ INSTALL 4' STORM DRAIN MANHOLE
  - ⑤ INSTALL CMP RISER
  - ⑥ INSTALL WING TYPE HEADWALL
  - ⑦ INSTALL PARKWAY CULVERT PER SPPWC STD DWG NO 151-2 (W PER PLAN)

- ### WATER CONSTRUCTION NOTES
- ① INSTALL 1" IRRIGATION SERVICE LATERAL WITH 3/4" METER PER CITY OF CHINO STD DWG NO 405A
  - ② INSTALL 3/4" BACKFLOW DEVICE PER CITY OF CHINO STD DWG NO 471. SEE LANDSCAPE PLANS FOR CONT.

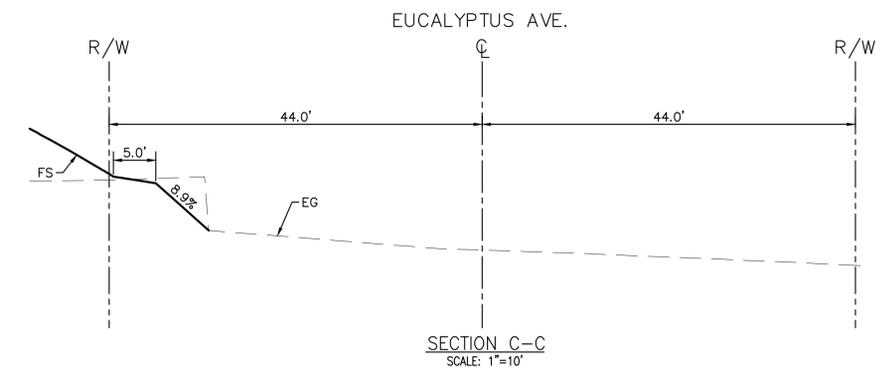
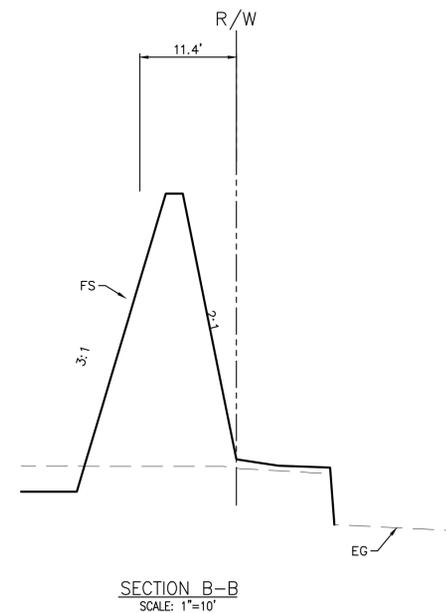
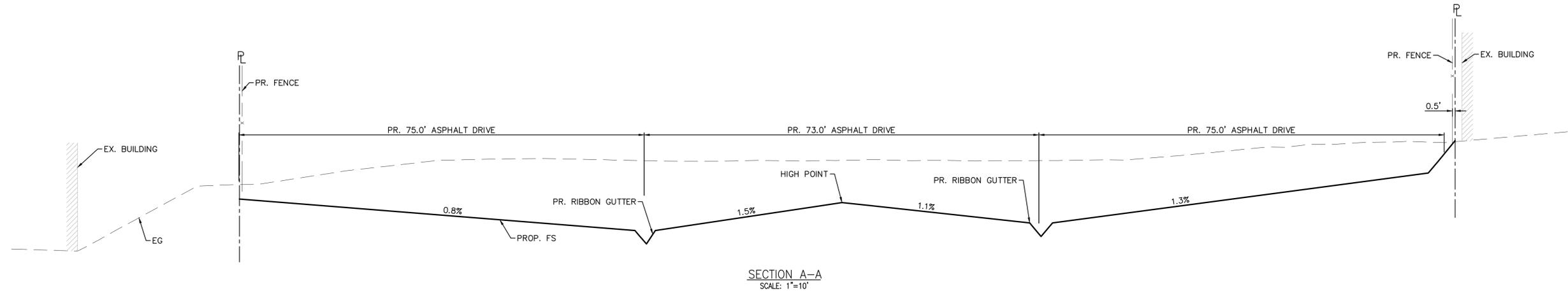
- ### EASEMENT NOTES:
- E1 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADS, INGRESS, EGRESS, CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE PURPOSES PER DEED RECORDED ON JUNE 6, 1938, IN BOOK 1283, PAGE 284, OF OFFICIAL RECORDS.
- E2 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADS, INGRESS, EGRESS, CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE PURPOSES PER DEED RECORDED ON AUGUST 20, 1941, IN BOOK 1497, PAGE 32, OF OFFICIAL RECORDS.
- E4 EASEMENT TO SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR RAILROAD, TRANSPORTATION AND COMMUNICATION PURPOSES PER DEED RECORDED ON SEPTEMBER 24, 1975 IN BOOK 8770, PAGE 588, OF OFFICIAL RECORDS.



Know what's below.  
Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

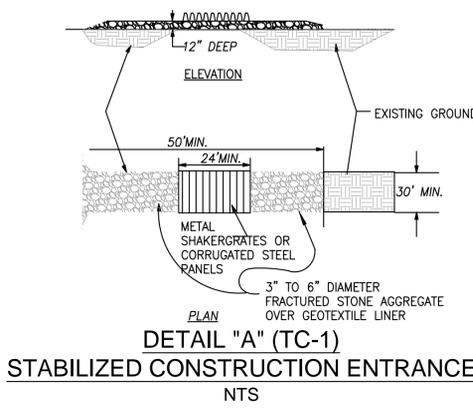
PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: _____ DATE: _____		REVISIONS	BENCHMARK DATA NO. ... CITY B.M. NO. 137-57 ... A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'	REFERENCE DRAWINGS	REVIEWED BY STAFF WATER: _____ SEWER: _____ FIRE: _____ PLANNING: _____ TRAFFIC: _____ SERVICES: _____	BY DATE	CITY ENGINEER'S STAFF DRAWN: _____ DESIGNED: _____ CHECKED: _____ RECOMMENDED: _____	BY DATE	RECOMMENDED BY: CITY ENGINEER DATE: _____	CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN PRECISE GRADING & PEDESTRIAN ACCESS PLAN	TRACT NO. TR XXXXX SHEET 6 OF 11 DRAWING NO. GP-XXXX
--	--	-----------	---	--------------------	--	---------	--	---------	---	--	--

Z:\Shore\Blue\2023258 - Eucalyptus Storage\Draw\Plan\_Set\Construction Documents\2023258-RGP.dwg - LAST PLOTTED ON Wed 01/14/26 - 09:58AM BY WilliamHertz



Know what's below.  
Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: _____ DATE: _____		REVISIONS △ △ △ △		BENCHMARK DATA NO. ... CITY B.M. NO. 137-57 A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'		REFERENCE DRAWINGS		REVIEWED BY STAFF WATER: SEWER: FIRE: PLANNING: TRAFFIC: SERVICES:		BY DATE CITY ENGINEER'S STAFF DRAWN: DESIGNED: CHECKED: RECOMMENDED:		RECOMMENDED BY: _____ CITY ENGINEER DATE: _____		CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN SITE SECTIONS		TRACT NO. TR XXXXX SHEET 7 OF 11 DRAWING NO. GP-XXXX	
--	--	-------------------------------	--	---	--	--------------------	--	--	--	---	--	--	--	---	--	--	--



**NPDES NOTES:**

1. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE AND/OR PREVENT THE ENTRAPMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
2. SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL PERMIT-CONSTRUCTION. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT IS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE REGIONAL BOARD.
10. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
11. BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.

**BMPs TO BE USED ON SITE:**

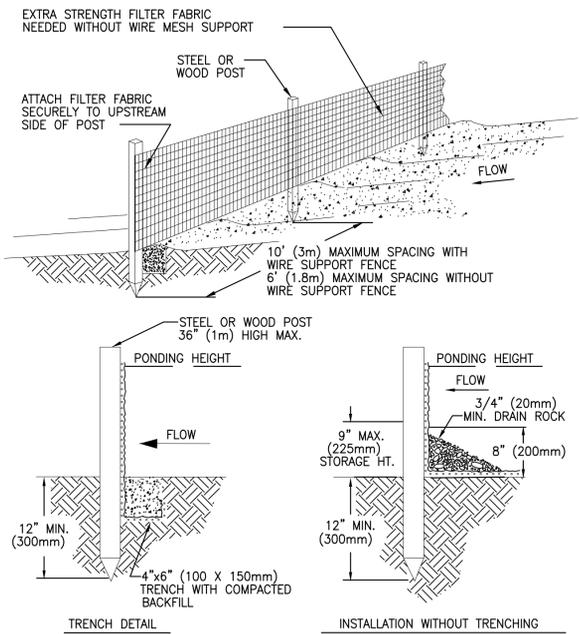
- FOR ALL CONSTRUCTION ACTIVITIES, THE FOLLOWING BMPs FROM THE 2009 EDITION OF THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) BMP CONSTRUCTION HANDBOOK MUST BE IMPLEMENTED AS APPLICABLE. REFER TO SWPPP REPORT FOR BMPs BEING USED FOR THIS PROJECT.
- |                                      |   |
|--------------------------------------|---|
| 1. EROSION CONTROL:                  | 5. NON-STORM WATER MANAGEMENT:          |
| EC-1 SCHEDULING                      | NS-1 WATER CONSERVATION PRACTICES       |
| EC-7 GEOTEXTILES & MATS              | NS-3 PAVING AND GRINDING OPERATIONS     |
| EC-9 EARTH DIKES AND DRAINAGE SWALES | NS-8 VEHICLE AND EQUIPMENT CLEANING     |
|                                      | NS-9 VEHICLE AND EQUIPMENT FUELING      |
|                                      | NS-10 VEHICLE AND EQUIPMENT MAINTENANCE |
|                                      | NS-12 CONCRETE CURING                   |
|                                      | NS-13 CONCRETE FINISHING                |
2. SEDIMENT CONTROL:
- |                                    |  |
|------------------------------------|--|
| SE-1 SILT FENCE                    | 6. WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL: |
| SE-6 GRAVEL BAG BERM               | WM-1 MATERIAL DELIVERY AND STORAGE                 |
| SE-7 STREET SWEEPING AND VACUUMING | WM-2 MATERIAL USE                                  |
| SE-10 STORM DRAIN INLET PROTECTION | WM-3 STOCKPILE MANAGEMENT                          |
|                                    | WM-4 SPILL PREVENTION AND CONTROL                  |
|                                    | WM-5 SOLID WASTE MANAGEMENT                        |
|                                    | WM-6 HAZARDOUS WASTE MANAGEMENT                    |
|                                    | WM-8 CONCRETE WASTE MANAGEMENT                     |
|                                    | WM-9 SANITARY/SEPTIC WASTE MANAGEMENT              |
3. WIND EROSION CONTROL:
- WE-1 WIND EROSION CONTROL
4. TRACKING CONTROL:
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

**DESIGN PROFESSIONAL'S STATEMENT  
TEMPORARY DRAINAGE AND EROSION CONTROL**

THIS DRAINAGE AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION. BERMS, SWALES, SANDBAGS, AND OTHER TEMPORARY DRAINAGE FACILITIES SHOWN HERE ARE TO BE INSTALLED AND MAINTAINED DURING THE CONSTRUCTION PHASE OF THE PROJECT. IN MY OPINION, ADEQUATE PROVISIONS HAVE BEEN MADE TO PROVIDE DRAINAGE OF SURFACE WATER FROM THE SITE WITHOUT CAUSING FLOODING OR SEDIMENTATION PROBLEMS ON PUBLIC RIGHTS-OF-WAY OR SURROUNDING PRIVATE PROPERTY.

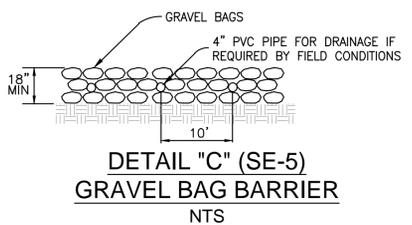
BLUE ENGINEERING & CONSULTING, INC.  
FIRM NAME

SIGNATURE \_\_\_\_\_  
CEO 87222  
TITLE RCE#  
5/28/24  
DATE

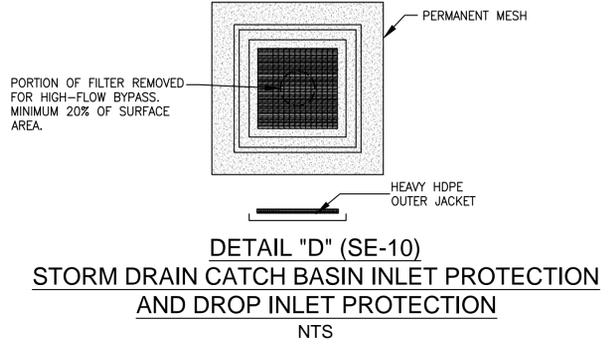


- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
  3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

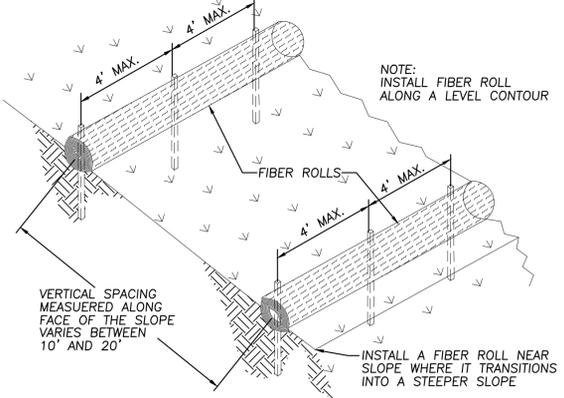
**DETAIL "B" (SE-1)  
SILT FENCE INSTALLATION  
NTS**



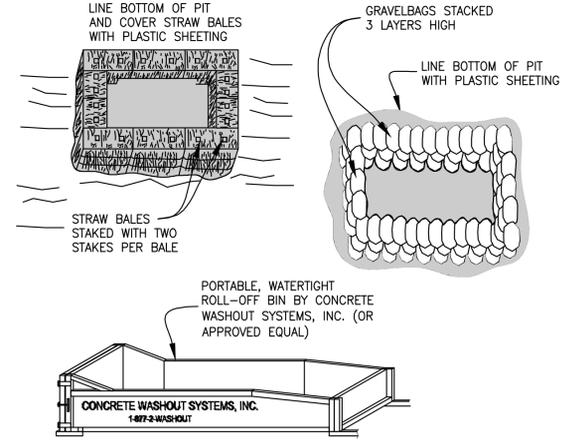
**DETAIL "C" (SE-5)  
GRAVEL BAG BARRIER  
NTS**



**DETAIL "D" (SE-10)  
STORM DRAIN CATCH BASIN INLET PROTECTION  
AND DROP INLET PROTECTION  
NTS**



**DETAIL "E" (SE-5)  
SILT FENCE INSTALLATION  
NTS**



**DETAIL "F" (WM-8)  
WASH-OUT PITS  
NTS**

\*NOTE: STORM WATER MAY BE REQUIRED TO BE PUMPED FROM EXCAVATION, DEWATERING CONTRACTOR SHALL BE CONSULTED FOR PROPER PROCEDURES. NO STORM WATER IS TO BE DISCHARGED FROM SITE UNFILTERED.  
\*NOTE: PORTABLE TOILETS SHALL BE INSTALLED ATOP PLASTIC AND ENCASED BY GRAVEL BAGS. TOILETS SHALL NOT BE LOCATED IN PUBLIC RIGHT-OF-WAY OR WITHIN CLOSE PROXIMITY TO CATCH BASINS.

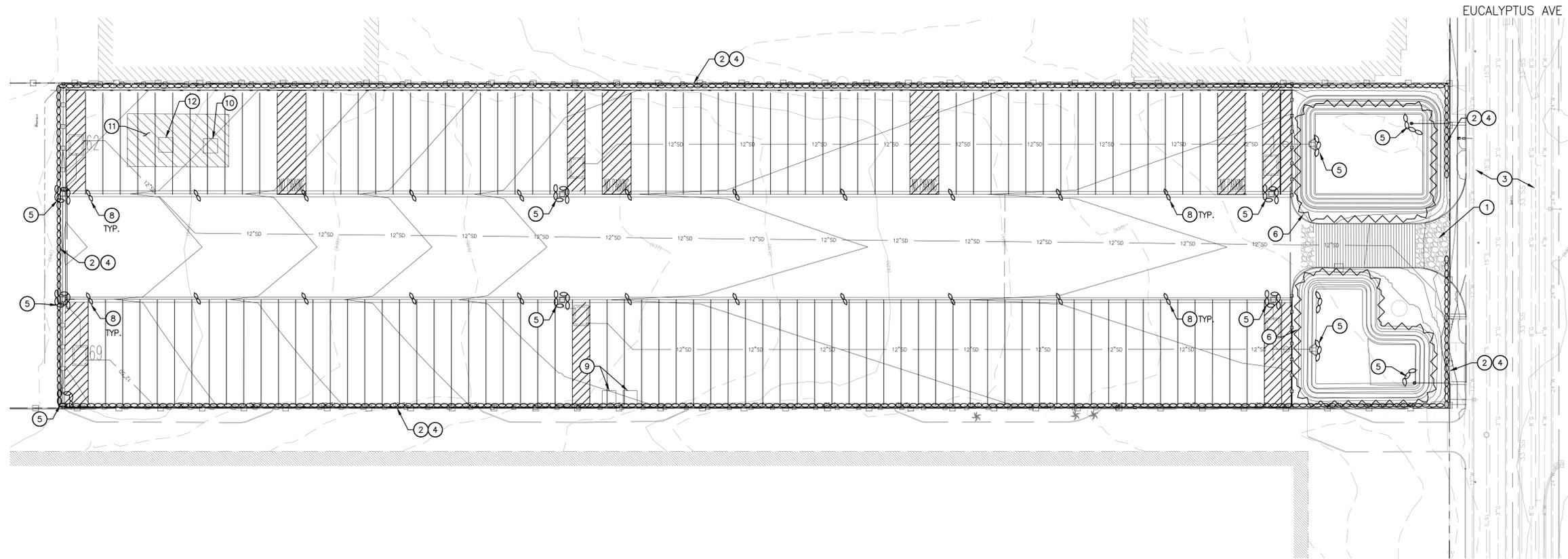


Know what's below.  
Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

- CONTRACTOR NOTES:**
- A. SITE INTERIOR BMPs SHALL BE INSTALLED IN PHASES AS GRADING ACTIVITIES PROGRESS AND/OR AS WEATHER INDICATES
  - B. CONTRACTOR TO MOVE ANY BMPs ON THE MAP AS SITE CONDITIONS CHANGE.
  - C. CONTRACTOR TO ADD ANY BMPs TO THE MAP WHICH ARE NOT CURRENTLY SHOWN.

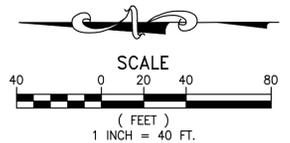
PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: RCE C87222 DATE:	REVISIONS	BENCHMARK DATA NO. CITY B.M. NO. 137-57 A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE E.C.R. OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'	REFERENCE DRAWINGS	REVIEWED BY STAFF WATER: SEWER: FIRE: PLANNING: TRAFFIC: SERVICES:	BY DATE	CITY ENGINEER'S STAFF DRAWN: DESIGNED: CHECKED: RECOMMENDED:	BY DATE	RECOMMENDED BY: CITY ENGINEER DATE:	CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN EROSION CONTROL NOTES	TRACT NO. TR XXXXX SHEET 8 OF 11 DRAWING NO. GP-XXXX
---	-----------	--	--------------------	--	---------	--	---------	---	---	--

Z:\Shared\Bua\2023258 - Eucalyplus Storage\Yara\Plan\_Set\_Construction Documents\2023258-EC.dwg - LAST PLOTTED ON Wed 01/14/26 - 10:00AM BY WilliamHanz



**EROSION CONTROL CONSTRUCTION NOTES**

- ① CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE PER C.A.S.Q.A. BMP TC-1, SEE DETAIL "A" ON SHEET 8
- ② CONSTRUCT SILT FENCE PER C.A.S.Q.A. BMP SE-1; SEE DETAIL "B" ON SHEET 8
- ③ SWEEP STREET PER C.A.S.Q.A. BMP SE-7
- ④ CONSTRUCT GRAVELBAG SILT BARRIER PER C.A.S.Q.A. BMP SE-6; SEE DETAIL "C" ON SHEET 8
- ⑤ CONSTRUCT STORM DRAIN INLET PROTECTION PER C.A.S.Q.A. BMP SE-10; SEE DETAIL "D" ON SHEET 8
- ⑥ CONSTRUCT GEOTEXTILE MAT PER C.A.S.Q.A. BMP EC-7
- ⑦ CONSTRUCT FIBER ROLLS PER C.A.S.Q.A. BMP SE-5; SEE DETAIL "E" ON SHEET 8
- ⑧ CONSTRUCT SANBAG VELOCITY REDUCER PER C.A.S.Q.A. BMP SE-8; 75' SEPARATION TYPICAL
- ⑨ INSTALL TEMPORARY SANITARY FACILITIES PER C.A.S.Q.A. BMP WM-9
- ⑩ CONCRETE WASTE MANAGEMENT AREA PER C.A.S.Q.A. BMP WM-8, SEE DETAIL "F" ON SHEET 8
- ⑪ MATERIAL DELIVERY AND STORAGE AREA PER C.A.S.Q.A. BMP WM-1
- ⑫ SOLID WASTE MANAGEMENT AREA PER C.A.S.Q.A. BMP WM-5



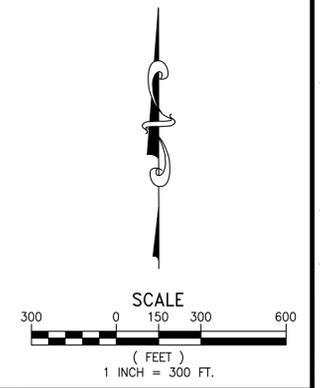
Know what's below.  
Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: _____ DATE: _____		REVISIONS ▲ ▲ ▲ ▲	BENCHMARK DATA NO. ... CITY B.M. NO. 137-57 ... A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE ECR OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'	REFERENCE DRAWINGS	REVIEWED BY STAFF WATER: SEWER: FIRE: PLANNING: TRAFFIC: SERVICES:	BY DATE	CITY ENGINEER'S STAFF DRAWN: DESIGNED: CHECKED: RECOMMENDED:	BY DATE	RECOMMENDED BY: CITY ENGINEER DATE: _____	CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN EROSION CONTROL PLAN	TRACT NO. TR XXXX SHEET 9 OF 11 DRAWING NO. GP-XXXX
--	--	-------------------------------	---	--------------------	--	------------	--	------------	---	--	---

Z:\Shore\Blue\2023258 - Eucalyptus Storage Area\Plan Set\Construction Documents\2023258-EC.dwg - LAST PLOTTED ON Wed 01/14/26 - 10:00AM BY WilliamHaince



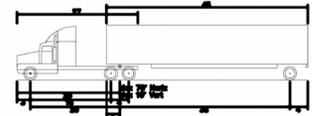
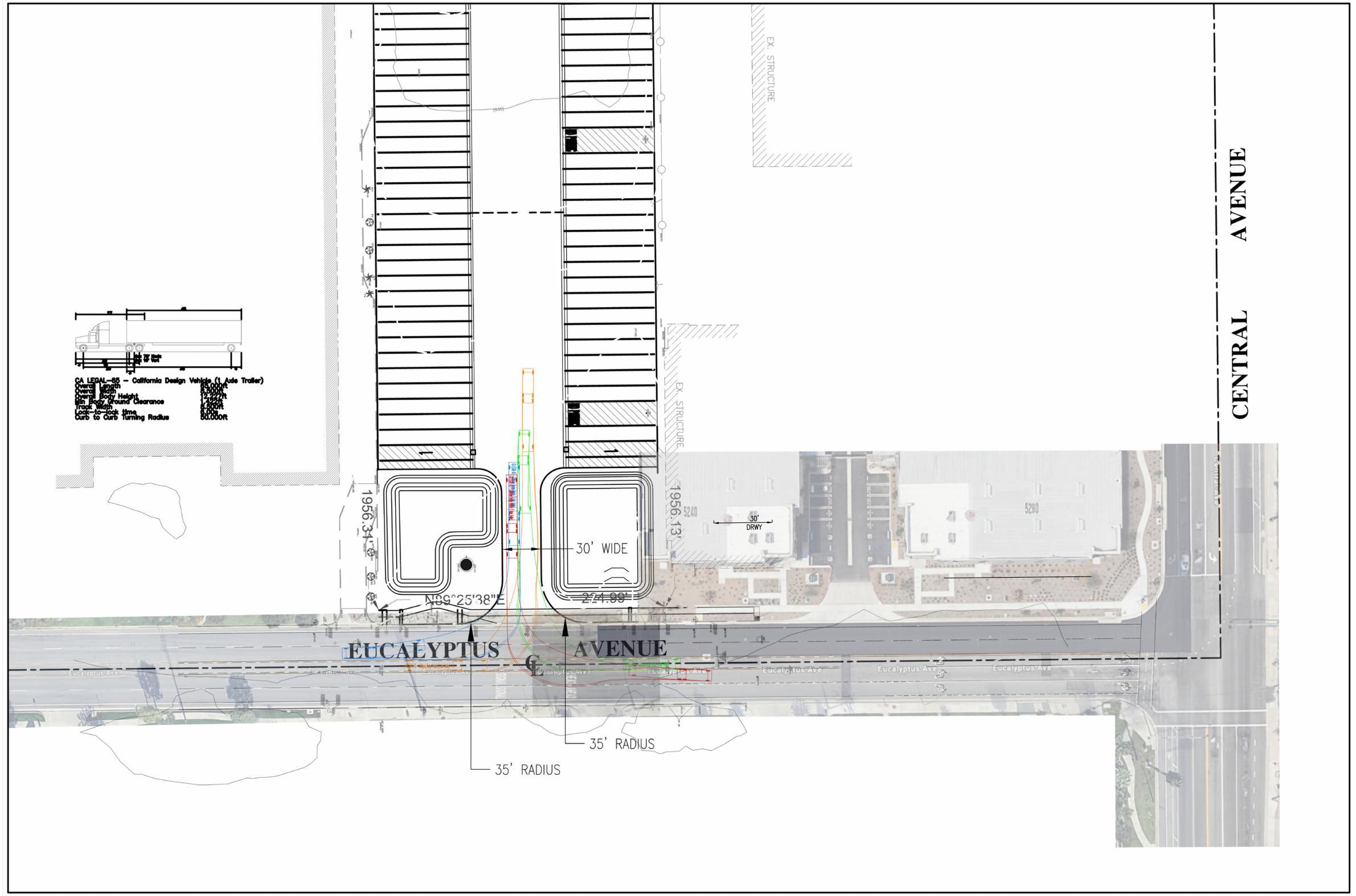
NOTES:  
 (\*) THE PROPERTY TOWARDS THE NORTH (MOON VALLEY NURSERIES - 2021-361-210) IS OWNED BY THE SAME PROPERTY OWNER AS OUR PROJECT SITE: 1021-361-200. MOON VALLEY NURSERIES WILL ENCROACH 1021-361-200 BY ROUGHLY 810-FEET.



Know what's below.  
 Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

PREPARED BY		REVISIONS		BENCHMARK DATA		REFERENCE DRAWINGS		REVIEWED BY STAFF		BY DATE		CITY ENGINEER'S STAFF		BY DATE		RECOMMENDED BY:		CITY OF CHINO ENGINEERING DIVISION		TRACT NO.	
FIRM: BLUE ENGINEERING & CONSULTING, INC.		▲		NO. CITY B.M. NO. 137-57				WATER				DRAWN:				CITY ENGINEER		5158 EUCALYPTUS AVENUE CHINO, CA 91710		TR XXXX	
ADDRESS: 10535 FOOTHILL BLVD-SUITE 440		▲		A 2-1/2" BRASS DISC STAMPED 137/57 RESET				SEWER:				DESIGNED:				DATE:		PRELIMINARY GRADING & UTILITY PLAN		SHEET 10 OF 11	
RANCHO CUCAMONGA, CA 91730		▲		6-01", LOCATED IN TOP OF CURB, 5' EAST OF				FIRE:				CHECKED:						SITE UTILIZATION MAP		DRAWING NO.	
TELEPHONE: (909) 970-5654		▲		58.5' WEST AND 36.5' NORTH OF THE CENTERLINE				PLANNING:				RECOMMENDED:						GP-XXXX		GP-XXXX	
FAX:		▲		INTERSECTION OF BENSON AVENUE AND SCHAEFER				TRAFFIC:													
SIGNATURE		DATE		AVENUE.				SERVICES:													
RCE C87222				ELEVATION: 697.504'																	

Z:\Shore\Blue\2023258 - Eucalyptus Storage\Area\Plan Set\Construction Documents\2023258-PGP-SUM.dwg - LAST PLOTTED ON Wed 01/14/26 - 10:02AM BY WilliamHenz



CA LEGAL-85 - California Design Vehicle (1-Axis Trailer)  
 Overall Length  
 Overall Wheelbase  
 Min Body Height  
 Min Body Ground Clearance  
 Front Width  
 Lock-to-Lock Time  
 Curb to Curb Turning Radius 50.000ft

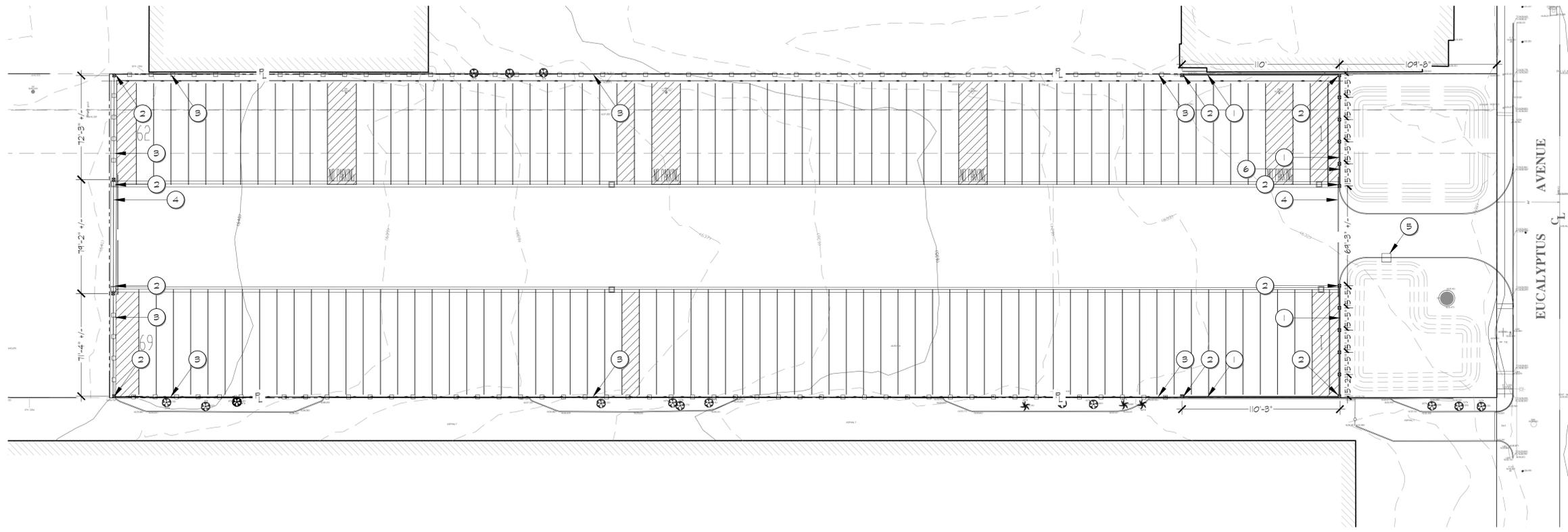
CENTRAL AVENUE



Know what's below.  
 Call before you dig. FOR PLAN CHECK ONLY, NOT FOR CONSTRUCTION

PREPARED BY FIRM: BLUE ENGINEERING & CONSULTING, INC. ADDRESS: 10535 FOOTHILL BLVD-SUITE 440 RANCHO CUCAMONGA, CA 91730 TELEPHONE: (909) 970-5654 FAX: SIGNATURE: RCE C87222 DATE:		REVISIONS ▲ ▲ ▲ ▲		BENCHMARK DATA NO. CITY B.M. NO. 137-57 A 2-1/2" BRASS DISC STAMPED 137/57 RESET 6-01", LOCATED IN TOP OF CURB, 5' EAST OF THE E.C.R. OF THE NORTHWEST CURB AND BEING 58.5' WEST AND 36.5' NORTH OF THE CENTERLINE INTERSECTION OF BENSON AVENUE AND SCHAEFER AVENUE. ELEVATION: 697.504'		REFERENCE DRAWINGS		REVIEWED BY STAFF WATER: SEWER: FIRE: PLANNING: TRAFFIC: SERVICES:		BY DATE CITY ENGINEER'S STAFF DRAWN: DESIGNED: CHECKED: RECOMMENDED:		RECOMMENDED BY: CITY ENGINEER DATE:		CITY OF CHINO ENGINEERING DIVISION 5158 EUCALYPTUS AVENUE CHINO, CA 91710 PRELIMINARY GRADING & UTILITY PLAN TRUCK TURNING TEMPLATE		TRACT NO. TR XXXXX SHEET 11 OF 11 DRAWING NO. GP-XXXX	
---	--	-------------------------------	--	--	--	--------------------	--	--	--	---	--	---	--	--	--	---	--





**CONSTRUCTION SCHEDULE**

SYM.	DESCRIPTION	DTL / SHT
1	10' H. BLOCK WALL	B/C / S-1.0
2	10'-8" H. PILASTER	H / S-1.0
3	10' H. METAL FENCE	XX / S-X
4	VEHICULAR SLIDE GATE	XX / S-X
5	VEHICULAR ENTRY KEY PAD	--
6	WALL MOUNTED ADDRESS SIGNAGE	--

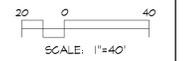
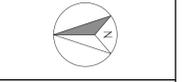
**MATERIALS / FINISHES / PRODUCTS SCHEDULE**

- DESCRIPTION
- 10' HIGH BLOCK WALL: ORGO CMU PRODUCT; TEXTURE: SHOT BLAST, COLOR: SOURDOUGH (OR EQUAL)
  - 10'-8" HIGH X 24" SQ. PILASTER: ORGO CMU PRODUCT; TEXTURE: SPLIT FACE, COLOR: SOURDOUGH (OR EQUAL)
  - 10' HIGH METAL FENCE: COLOR: SEMI-GLOSS BLACK
  - VEHICULAR SLIDE GATE: (BY OTHERS)
    - PANELS TO BE METAL PICKET TO MATCH PERIMETER FENCE
    - COLOR TO BE BLACK
    - GATE OPERATOR & KEY PAD COORDINATED WITH GATE COMPANY
  - WALL MOUNTED ADDRESS SIGNAGE (BY OTHERS)



SITE SECTION  
SCALE: 1/8" = 1'

PLANS PREPARED BY:  
 CHERYL FIELDS & KAY KITE  
 LANDSCAPE ARCHITECTURE  
 836 N. AZUSA AVE. #A  
 AZUSA, CA 91702



SHEET TITLE:  
**FENCE & WALL  
 PLAN**

PLANS PREPARED FOR:  
**CHINO TRUCK PARKING  
 5155 EUCALYPTUS AVENUE  
 CHINO, CA 91710**  
 APN NO. 021-561-200

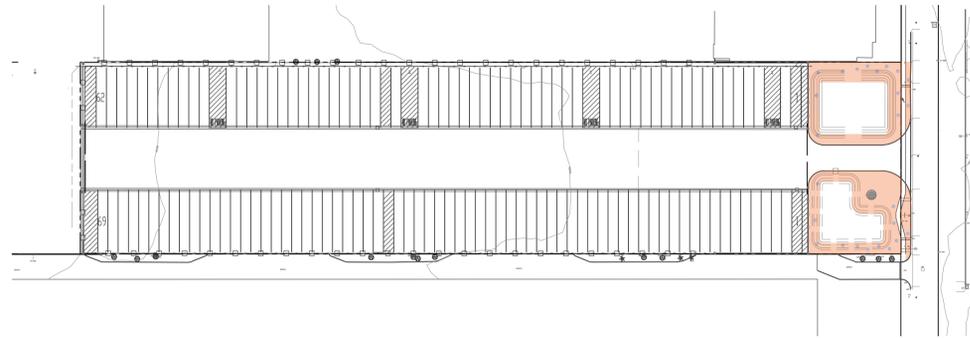
REVISIONS	DATE
DESIGN REVIEW	08.15.2024
DESIGN REVIEW	08.11.2023
SUBMITTAL	08.14.2023
SUBMITTAL	01.13.2026

DRAWN	CF/KK
CHECKED	CF
DATE	01.13.2026
SCALE	PER PLAN @ 24X36

L2.0



SITE PLAN  
SCALE: 1" = 100'



**HYDROZONE:**

SYMBOL	DESCRIPTION
	LOW WATER USE SHRUBS - DRIPLINE IRRIGATION
	TREES - BUBBLER IRRIGATION

**EQUIPMENT LEGEND**

SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL	NOTES
	IRRIGATION WATER METER PER CIVIL ENGINEER'S PLANS	3/4"	N/A	-
	HUNTER HPC-400 IRRIGATION CONTROLLER EQUIPPED WITH (1) PCM-900 EXPANSION MODULE AND RAIN-CLICK RAIN SENSOR INSTALLED IN A STRONG BOX SB-1055 VANDAL RESISTANT ENCLOSURE	13 STA.	"A", L-3.1	(1,2)
	FESCO 825VA-LF LEAD FREE BACKFLOW PREVENTER INSTALLED IN STRONG BOX SB8BC-3055 VANDAL RESISTANT ENCLOSURE	3/4"	"B", L-3.1	(3,4)
	RAINBIRD PEB-100 NORMALLY CLOSED MASTER VALVE	1"	"C", L-3.1	(4)
	HUNTER HC-100 FLOW FLOW SENSOR	1"	"D", L-3.1	(4)
	NIBCO T-585 BRONZE BALL VALVE	2"	"E", L-3.1	(4)
	RAINBIRD 330NP QUICK COUPLING VALVE	3/4"	"F", L-3.1	(4)
	RAINBIRD PESB SERIES REMOTE CONTROL ELECTRICAL VALVE	1"	"G", L-3.1	(4)
	RAINBIRD KC2-100-PRBR DRIP CONTROL ZONE ASSEMBLY	1"	"H", L-3.1	(4)
	SCH. 40 NON-POTABLE PURPLD PVC IRRIGATION MAINLINE - 18" MIN. COVER			(4)
	SCH. 40 NON-POTABLE PURPLE PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	3/4" *	"I", L-3.1	(4)
	SCH 40 PVC NON-POTABLE PURPLE IRRIGATION PIPE / WIRE SLEEVE - 24" MIN. COVER		"J", L-3.1	-
	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	"K", L-3.1	-
	HUNTER PLD-BV MANUAL FLUSH VALVE		"L", L-3.1	(4)
	SCH. 40 NON-POTABLE PURPLE PVC DRIPLINE HEADER	3/4"	"A-C", L-3.2	(4)
	NETAFIM TLHCVR6-RW-18 LANDSCAPE DRIPLINE	17 MM	"A-C", L-3.2	-

(1) LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL POWER W/ ELECTRICAL CONTRACTOR  
 (2) RAIN SENSOR TO BE INSTALLED ON CONTROLLER ENCLOSURE IN VANDAL RESISTANT CASE.  
 (3) LOCATE BACKFLOW PREVENTER IN SHRUB AREA AND SCREEN WITH SHRUB MATERIAL.  
 (4) ALL IRRIGATION EQUIPMENT TO HAVE RECYCLED WATER MARKINGS AND COMPONENTS

\* = UNLESS OTHERWISE NOTED

**SPRINKLER LEGEND**

SYMBOL	MANUFACTURER/MODEL #	NOZZLE	RAD.	PSI	FLOW (GPM)					PRECIP RATE	DETAIL	NOTES	
					Q	T	H	TT	TQ				
	RAINBIRD RWS-1401-B-C WITH PURPLE CAP	F		30						0.25	3.00	"E", L-3.2	(1)

(1) BUBBLERS TO BE INSTALLED ON OPPOSITE SIDE OF TREE, 18" MIN. CLEAR OF TRUNK

**STATION # / CONTROLLER**

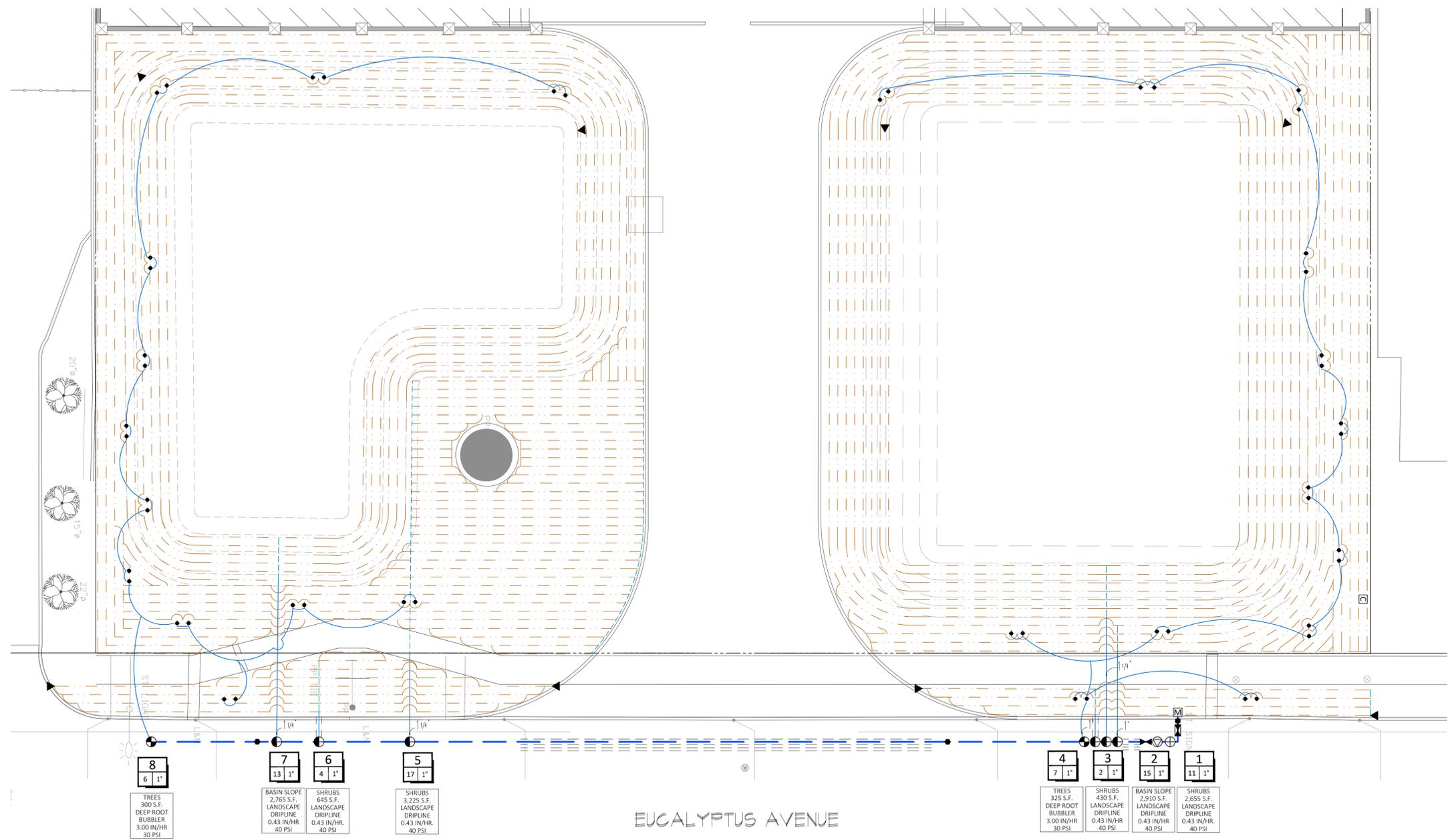
FLOW (GPM)	VALVE SIZE

HYDROZONE  
AREA  
TYPE  
IRRIGATION  
PRECIP RATE  
PRESSURE

**SCH 40 PVC SLEEVING CHART**

SLEEVE SIZE	WIRES	PIPE SIZE
1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-20 WIRES	1" PIPE
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE
3" SLEEVE	31-40 WIRES	1 1/2" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
6" SLEEVE	61-99 WIRES	2 1/2"-3" PIPE
8" SLEEVE	100+ WIRES	4" PIPE
10" SLEEVE	N/A	6" PIPE

**IRRIGATION PLANS ARE DIAGRAMMATIC IN NATURE. IRRIGATION MAINLINE AND ALL VALVES TO BE LOCATED ON PROJECT PROPERTY, IN PLANTER AREAS WHERE POSSIBLE. NO IRRIGATION EQUIPMENT IS TO BE INSTALLED IN STREETS, DRIVE AISLES OR BUILDINGS.**

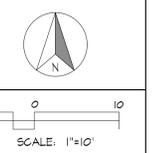


<b>8</b> 6 1"	<b>7</b> 13 1"	<b>6</b> 4 1"	<b>5</b> 17 1"
TREES 300 S.F. DEEP ROOT BUBBLER 3.00 IN/HR 30 PSI	BASIN SLOPE 2,765 S.F. LANDSCAPE DRIPLINE 0.43 IN/HR 40 PSI	SHRUBS 645 S.F. LANDSCAPE DRIPLINE 0.43 IN/HR 40 PSI	SHRUBS 3,225 S.F. LANDSCAPE DRIPLINE 0.43 IN/HR 40 PSI

<b>4</b> 7 1"	<b>3</b> 2 1"	<b>2</b> 15 1"	<b>1</b> 11 1"
TREES 325 S.F. DEEP ROOT BUBBLER 3.00 IN/HR 30 PSI	SHRUBS 430 S.F. LANDSCAPE DRIPLINE 0.43 IN/HR 40 PSI	BASIN SLOPE 2,910 S.F. LANDSCAPE DRIPLINE 0.43 IN/HR 40 PSI	SHRUBS 2,655 S.F. LANDSCAPE DRIPLINE 0.43 IN/HR 40 PSI

EUCALYPTUS AVENUE

PLANS PREPARED BY:  
 CHERYL FIELDS & KAY KITE  
 LANDSCAPE ARCHITECTURE  
 5386 N. AZUSA AVE #A  
 AZUSA, CA 91702



SHEET TITLE:  
IRRIGATION PLAN

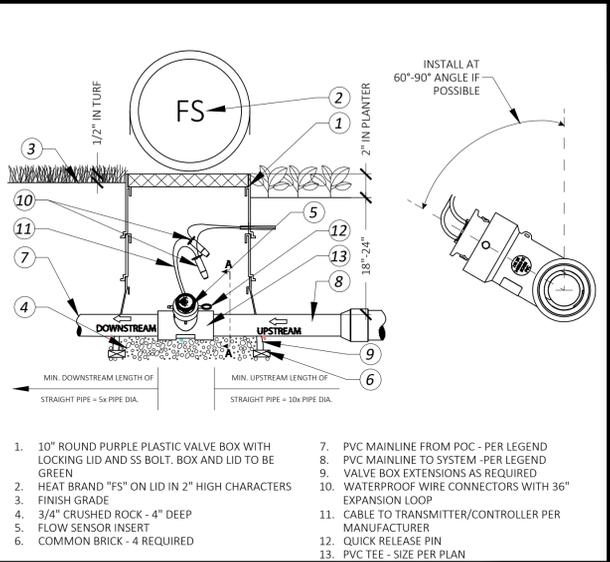
PLANS PREPARED FOR:  
 CHINO TRUCK PARKING  
 5155 EUCALYPTUS AVENUE  
 CHINO, CA 91710  
 APN NO. 021-561-200

REVISIONS

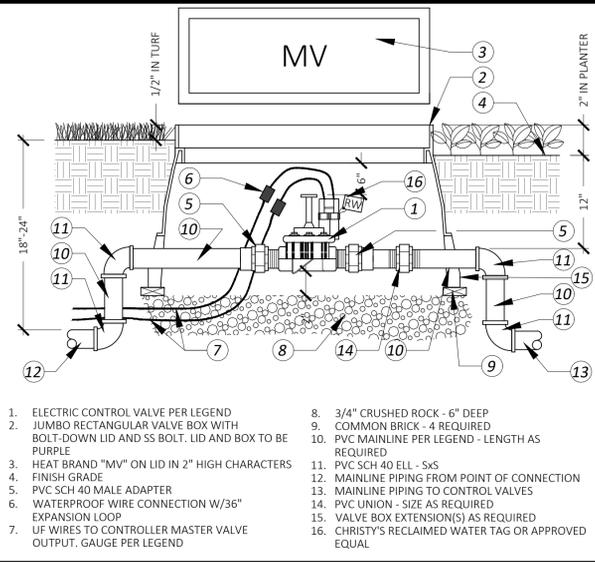
DESIGN REVIEW	DATE
DESIGN REVIEW	08.15.2024
DESIGN REVIEW	08.11.2025
SUBMITTAL	08.14.2025
SUBMITTAL	01.13.2026

DRAWN: CF/KK  
 CHECKED: CF  
 DATE: 01.13.2026  
 SCALE: PER PLAN @ 24X36

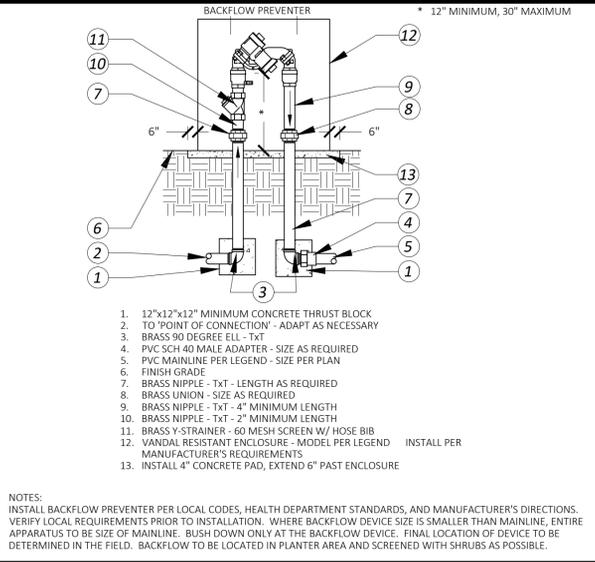
L3.0



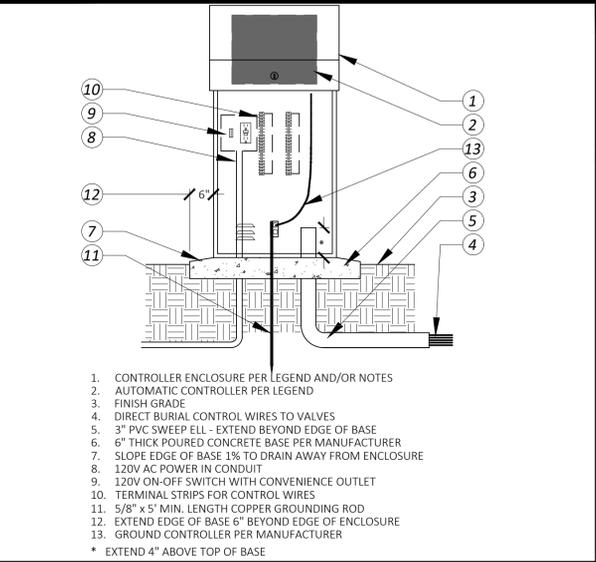
**D | Flow Sensor**



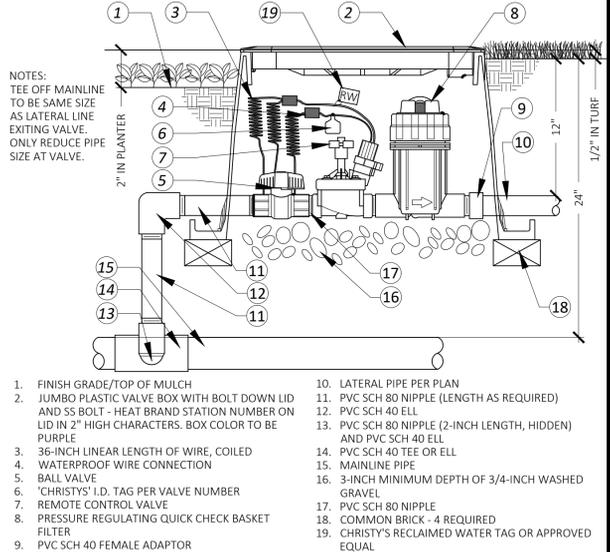
**C | Master Valve**



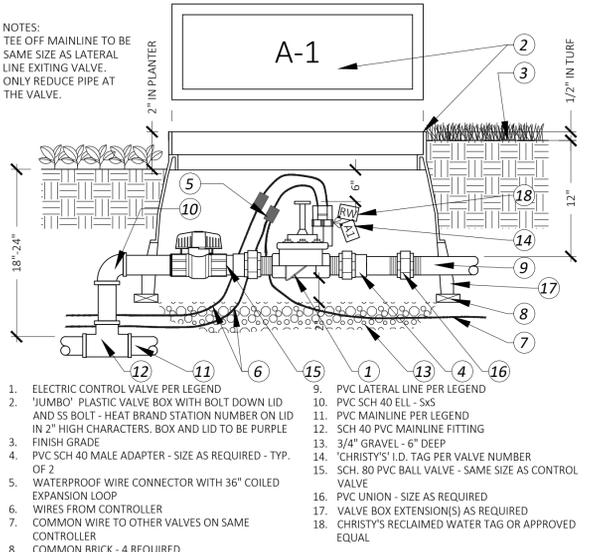
**B | Backflow Preventer**



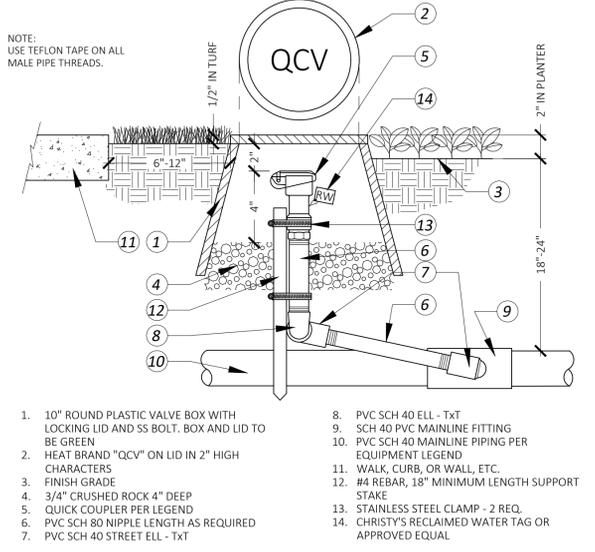
**A | Controller**



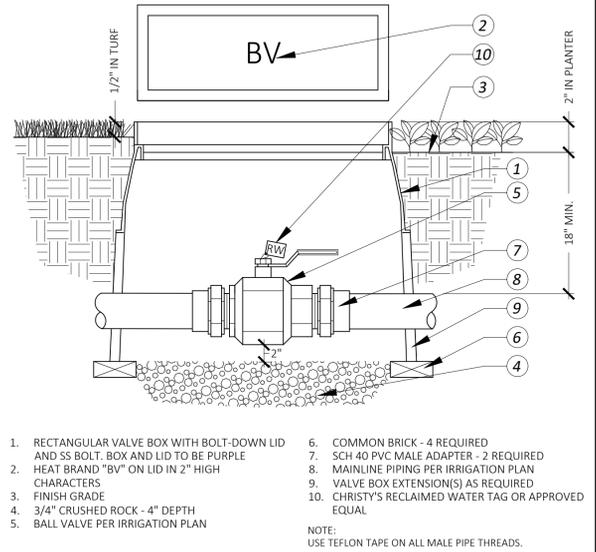
**H | Drip Control Valve Assembly**



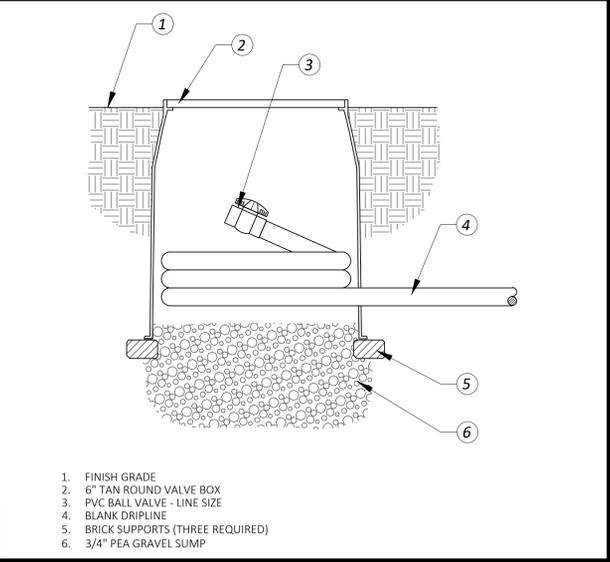
**G | Remote Control Valve**



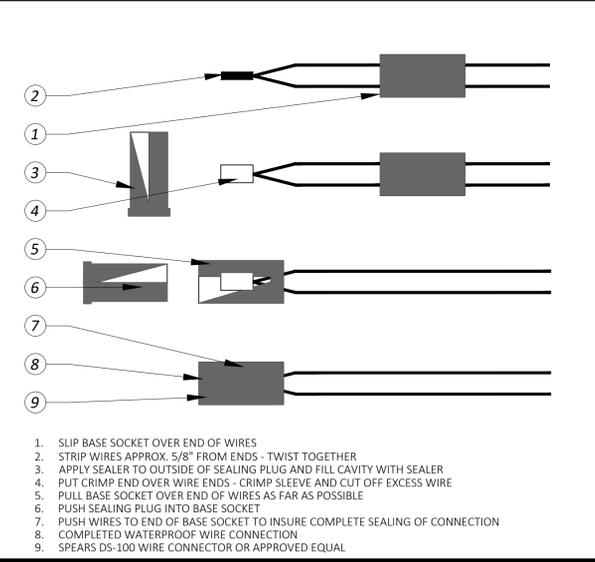
**F | Quick Coupler Valve**



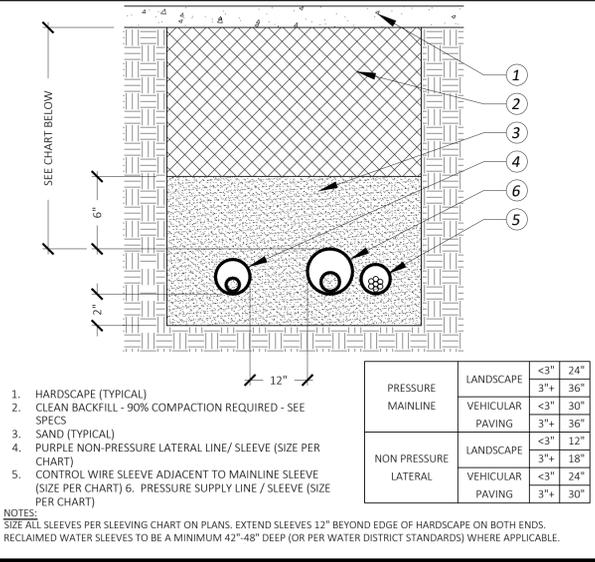
**E | Ball Valve**



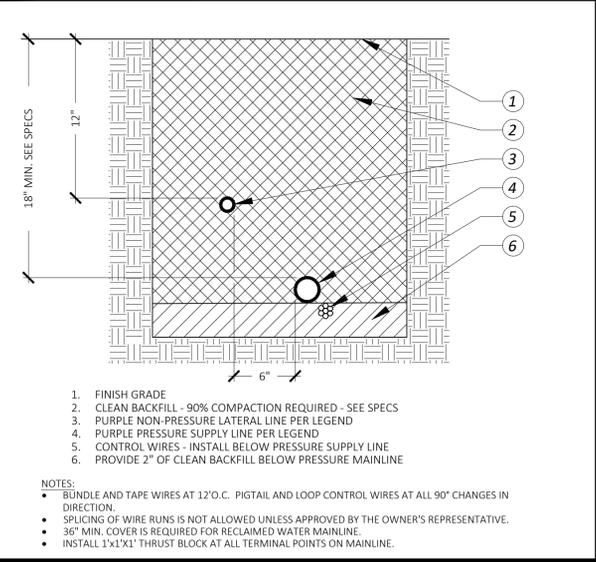
**L | Dripline Flush Valve**



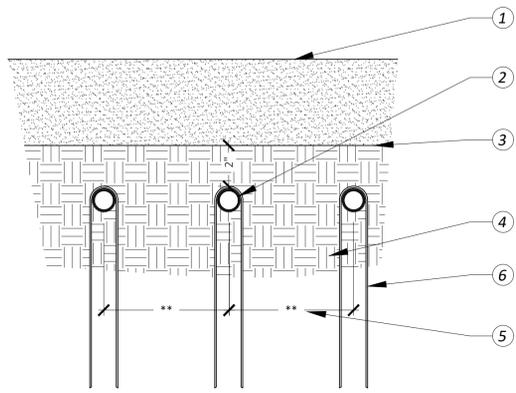
**K | Wire Connections**



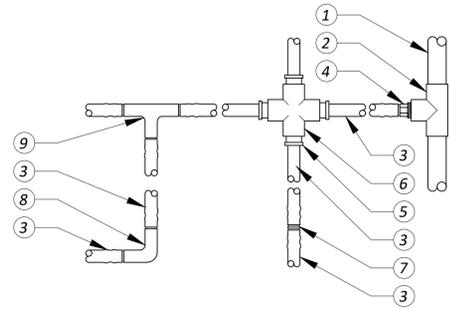
**J | Sleeve**



**I | Trenching**

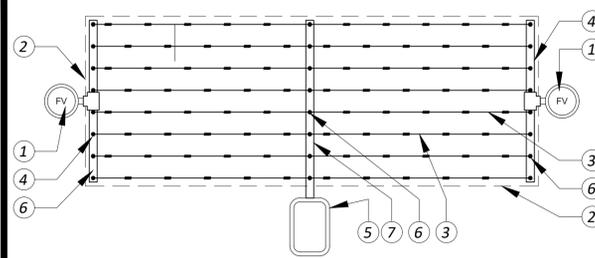


1. TOP OF MULCH
2. LANDSCAPE DRIP LINES
3. FINISH GRADE IN PLANTER AREAS, BACKFILL OVER DRIPLINE
4. SUB-GRADE OF NATIVE SOIL
5. (\*\*\*) LATERAL DRIP LINE SPACING PER PLAN
6. RAINBIRD TDS-050 TIE-DOWN STAKE AT 3' O.C. MAX.



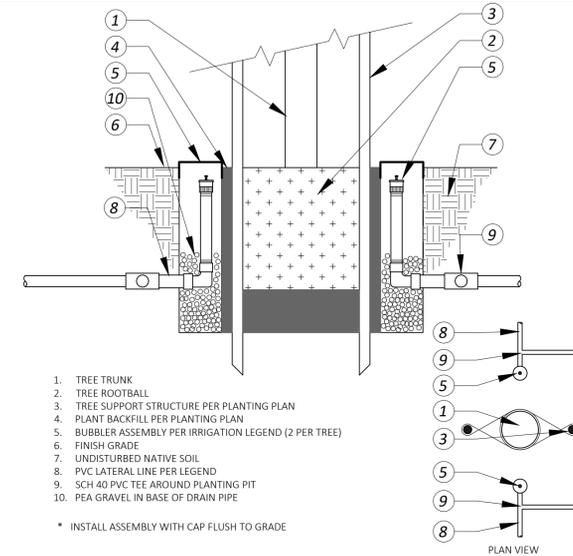
1. PVC PIPE (PER LEGEND)
2. SCH. 40 PVC TEE
3. LANDSCAPE DRIP TUBING (PER LEGEND)
4. SCH. 40 PVC MALE ADAPTER
5. COMPRESSION ADAPTER FITTING
6. SCH. 40 PVC CROSS
7. COMPRESSION COUPLING
8. COMPRESSION ELBOW FITTING
9. COMPRESSION TEE FITTING

NOTES:  
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA. CONTRACTOR TO SIZE PVC SUPPLY MANIFOLD TO COMPENSATE FOR FLUSH VALVE FLOWS. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1. AUTOMATIC FLUSH VALVE (PER LEGEND) PLUMBED TO TUBING
2. AREA PERIMETER
3. LANDSCAPE DRIP TUBING (PER LEGEND)
4. PVC FLUSH MANIFOLD
5. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR (SEE RCV DETAIL)
6. MANIFOLD-TO-ELBOW CONNECTION
7. PVC SUPPLY MANIFOLD

NOTES:  
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA.



1. TREE TRUNK
2. TREE ROOTBALL
3. TREE SUPPORT STRUCTURE PER PLANTING PLAN
4. PLANT BACKFILL PER PLANTING PLAN
5. BUBBLER ASSEMBLY PER IRRIGATION LEGEND (2 PER TREE)
6. FINISH GRADE
7. UNDISTURBED NATIVE SOIL
8. PVC LATERAL LINE PER LEGEND
9. SCH 40 PVC TEE AROUND PLANTING PIT
10. PEA GRAVEL IN BASE OF DRAIN PIPE

\* INSTALL ASSEMBLY WITH CAP FLUSH TO GRADE

**A Dripline Burial**

**B Dripline Fittings**

**C Dripline Center Connection**

**D Tree Bubbler Heads**

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET <sub>c</sub> )	49.97	Project Type	Non-Residential		0.45		
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
Low Water Use Shrubs	0.3	Drip	0.81	0.37	13,630	5,048	156,399
Mod. Water Use Trees	0.5	Bubbler	0.81	0.62	625	386	11,953
Totals					14,255	5,434	168,351
ETWU Total							168,351
Maximum Allowed Water Allowance (MAWA)							198,738
<b>ETAF Calculations</b>							
<b>Regular Landscape Areas</b>							
Total ETAF x Area	5434						
Total Area	14255						
Average ETAF	0.38						

IRRIGATION CONTROLLER SCHEDULE																		
Initial Watering Schedule																		
Station	Ap.Rt. "/Hour	Min./Wk. Ap.Rt.x60	Irr.Days Per Wk.	Plant Factor	Base Run Time	Month Weekly Eto	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
8, 4	1.5	40.00	4	0.5	5.00	Run Time	0.58	0.65	0.95	1.20	1.27	1.31	1.43	1.41	1.10	0.88	0.64	0.55
1, 2, 3, 5, 6, 7	0.43	139.53	4	0.3	10.47	Run Time	4	5	7	9	10	10	11	11	8	7	5	4
<b>Established Watering Schedule</b>																		
Station	Ap.Rt. "/Hour	Min./Wk. Ap.Rt.x60	Irr.Days Per Wk.	Plant Factor	Base Run Time	Month Weekly Eto	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
8, 4	1.6	37.50	4	0.5	4.69	Run Time	0.49	0.62	0.94	1.19	1.31	1.50	1.69	1.62	1.23	0.88	0.59	0.45
1, 2, 3, 5, 6, 7	0.43	139.53	4	0.3	10.47	Run Time	2	3	4	6	6	7	8	8	6	4	3	2
							5	6	10	12	14	16	18	17	13	9	6	5

**E**

**F Water Use Calculations**

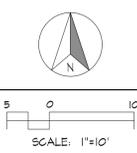
**G Water Use Calculations**

**I**

**J**

**K**

PLANS PREPARED BY:  
CHERYL FIELDS & KAY KITE  
LANDSCAPE ARCHITECTURE  
838 N. AZUSA AVE #A  
AZUSA, CA 91702



SHEET TITLE:  
IRRIGATION DETAILS

PLANS PREPARED FOR:  
CHINO TRUCK PARKING  
5155 EUCALYPTUS AVENUE  
CHINO, CA 91710  
APP NO. 1021-561-200

REVISIONS	
DESIGN REVIEW	08.15.2024
DESIGN REVIEW	08.11.2025
SUBMITTAL	08.14.2025
SUBMITTAL	01.13.2026

DRAWN: CF/KK  
CHECKED: CF  
DATE: 01.13.2026  
SCALE: PER PLAN @ 24x36

L3.2

# IRRIGATION SPECIFICATIONS

## PART 1 - GENERAL

REFER TO STANDARD CONTRACT DOCUMENTATION FOR ITEMS OUTSIDE OF TECHNICAL INSTALLATION SCOPE.

### 1.01 GENERAL CONDITIONS:

A. PROVIDE ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, EQUIPMENT AND INCIDENTALS NECESSARY TO PERFORM THE WORK AS INDICATED ON THE IRRIGATION PLANS AND AS HEREIN SPECIFIED TO INSTALL A COMPLETE AND FULLY FUNCTIONING AUTOMATIC IRRIGATION SYSTEM PROVIDING FULL COVERAGE OF ALL PLANTED AREAS.

### 1.02 SCOPE OF WORK:

- A. IRRIGATION MATERIALS AND EQUIPMENT.
- B. INSTALLATION STANDARDS.
- C. SYSTEM LOCATION AND LAYOUT.
- D. EXCAVATION AND BACKFILL.
- E. INSTALLATION OF PIPE, EQUIPMENT, AND APPURTENANCES.
- F. WATER FLOW METERS.
- G. FIELD QUALITY CONTROL - COVERAGE TESTS, AS BUILTS, AND 3RD PARTY WATER AUDIT.
- H. PLANT IRRIGATION ESTABLISHMENT PERIOD.
- I. CLEAN UP.

### 1.03 REFERENCES:

- A. THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, "GREENBOOK", LATEST EDITION AT THE TIME OF BID, IS REFERENCE AS IF HEREIN CONTAINED AND THE CONTRACTOR SHALL KEEP A COPY AT THE PROJECT SITE. THESE SPECIFICATIONS SHALL SUPERSEDE CONFLICTS WITH INFORMATION GIVEN IN THE "GREENBOOK", UNLESS OTHERWISE DETERMINED BY THE OWNER OR THEIR DESIGNATED REPRESENTATIVE.
- B. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
  - 1. ASTM A53, ASTM D1557, ASTM D1785, ASTM D2241, ASTM D2464, ASTM D2466, ASTM D2564.
- C. CALIFORNIA CODE OF REGULATIONS, TITLE 24:
  - 1. PART 3 - CALIFORNIA ELECTRICAL CODE
- D. UNDERWRITERS LABORATORIES INC. (UL):
  - 1. UL 651 SCHEDULE 40 AND 80 RIGID PVC CONDUIT.

### 1.04 VERIFICATION OF DIMENSIONS:

A. DIMENSIONS AND LAYOUT ARE APPROXIMATE, BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR SHALL VERIFY ALL DIMENSION AND SHALL IMMEDIATELY INFORM THE L.A. AND OWNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL FIELD CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL HAS BEEN GIVEN BY L.A. AND OWNER. ANY WORK DONE WITHOUT NOTIFICATION AND PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY AS REQUIRED BY L.A. AND OWNER.

### 1.05 SUBMITTALS:

- A. EXISTING STATIC WATER PRESSURE/ WATER SERVICE SIZE VERIFICATION:

CONTRACTOR TO DOCUMENT READINGS IN WRITING ON CONTRACTORS FORM THAT LIST TIME & DATE, READING IN PSI, LOCATION, AND TYPE OF GAUGE USED IN ADDITION TO DATE STAMPED PHOTOGRAPHS OF READINGS. CONTRACTOR TO DOCUMENT ALL POINTS OF SERVICE INCLUDING BOTH POTABLE AND RECYCLED. FINAL RESULTS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE PRIOR TO PURCHASE OF EQUIPMENT AND MATERIAL.
- B. MATERIALS LIST:
  - 1. COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. CATALOG DATA AND FULL DESCRIPTIVE LITERATURE MUST BE SUBMITTED WHERE THE ITEM IS DIFFERENT THAN THOSE SPECIFIED IS REQUESTED. NOTARIZED CERTIFICATE MUST BE SUBMITTED BY PLASTIC PIPE AND FITTINGS MANUFACTURER INDICATING THAT MATERIAL COMPLIES WITH SPECIFICATIONS, UNLESS MATERIAL HAS BEEN PREVIOUSLY APPROVED.
  - 2. MATERIAL LIST SHALL BE SUBMITTED USING THE FOLLOWING FORMAT (DOUBLE SPACED BETWEEN EACH ITEM):

ITEM	DESCRIPTION	MANUFACTURER	MODEL
1. PRESSURE PIPE	LASCO	SCH. 40	
2. LAWN HEAD	RAINBIRD	1804-SAM-PRS	ETC.
ETC.	ETC.	ETC.	ETC.

### C. RECORD DRAWINGS:

- 1. RECORD ACCURATELY ON ONE SET OF CONTRACT DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS DAILY INCLUDING NOTING WHEN WORK WAS DONE.
- 2. THE CHANGES AND DIMENSIONS SHALL BE RECORDED IN A LEGIBLE AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. PRIOR TO FINAL INSPECTION OF WORK, SUBMIT RECORD DRAWINGS TO OWNERS REPRESENTATIVE FOR APPROVAL.
- 3. DIMENSIONS SHALL BE FROM TWO PERMANENT POINTS OF REFERENCE (BUILDINGS, MONUMENTS, SIDEWALKS, CURBS, PAVEMENT, ETC.). DATA TO BE SHOWN ON RECORD DRAWING SHALL BE RECORDED DAY TO DAY AS THE PROJECT IS BEING INSTALLED. ALL LETTERING ON DRAWINGS SHALL BE MINIMUM 1/8 INCH IN SIZE.
- 4. SHOW LOCATIONS AND DEPTHS OF THE FOLLOWING ITEMS:
  - a. POINT OF CONNECTION.
  - b. ROUTING OF SPRINKLER PRESSURE LINES (DIMENSION MAXIMUM 100 FEET ALONG ROUTING) AND ROUTING OF CONTROL WIRES.
  - c. GATE VALVES/ ISOLATION VALVES AND SPRINKLER CONTROL VALVES.
  - d. QUICK COUPLING VALVES.
  - e. RELATED EQUIPMENT (AS MAY BE DIRECTED).
- 5. MAINTAIN RECORD DRAWINGS ON-SITE AT ALL TIMES. UPON COMPLETION OF WORK, TRANSFER ALL AS-BUILT INFORMATION TO CLEAN BLACKLINE PRINT FOR REPRODUCTION AND CREATE A DIGITAL PDF.
- D. OPERATION AND MAINTENANCE MANUAL: (INCLUDING AND MAINTENANCE DATA, FOR SUBMITTAL REQUIREMENTS. AS A MINIMUM, PROVIDE OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING ITEMS:
  - 1. ELECTRIC REMOTE-CONTROL VALVES (OPERATING MASTER CONTROL VALVES);
  - 2. IRRIGATION CONTROLLER INCLUDING SATELLITE IRRIGATION CONTROLLERS;
  - 3. WATER FLOW METERS; AND
  - 4. IRRIGATION CONTROLLER SUPPORT SOFTWARE AND ACCESSORIES.

### 1.05 QUALITY ASSURANCE:

- A. THE LANDSCAPE IRRIGATION SYSTEM SHALL CONSIST OF A COMPLETELY AUTOMATIC, ELECTRICALLY-CONTROLLED BUBBLER, DRIP, AND SPRAY IRRIGATION SYSTEM. THE SYSTEM SHALL BE INSTALLED TO PROVIDE COMPREHENSIVE WATER WITH MINIMUM MAINTENANCE. THE IRRIGATION SYSTEM SHALL BE INSTALLED TO PREVENT OVERSPRAY ONTO WALKS AND STRUCTURES.
- B. THE IRRIGATION SYSTEM SHALL AVOID CONFLICTS WITH PLANT MATERIALS, LIGHTING STANDARDS, SIGN POSTS, ARCHITECTURAL FEATURES, ABOVE AND BELOW GROUND UTILITIES, AND DRAINAGE SYSTEM. CONTRACTOR RESPONSIBLE FOR COORDINATION WITH OTHER TRADES TO VERIFY ACCEPTABLE LOCATIONS TO AVOID CONFLICTS IN ADDITION TO PROVIDING ADDITIONAL HEADS OR ADJUSTMENTS AS REQUIRED.
- C. IRRIGATION PIPING LAYOUT IS SCHEMATIC, SHOWING LOCATION OF PIPES AND FITTINGS CLOSE TO LANDSCAPE AREAS IS NOT ALWAYS POSSIBLE GRAPHICALLY. ALL EQUIPMENT SHALL BE LOCATED INSIDE THE LANDSCAPE AREAS.
- D. PLANTING IRRIGATION ESTABLISHMENT PERIOD IS SPECIFIED IN THE PLANTING SPECIFICATIONS. AND IS THE SAME DURATION AS THE PLANT ESTABLISHMENT PERIOD.

### 1.06 SEQUENCE AND SCHEDULING:

- A. CONTRACTOR TO COORDINATE LAYOUT AND INSTALLATION OF IRRIGATION SLEEVES, CONDUITS, AND PIPING UNDER PAVED AREAS AND OTHER FEATURES PRIOR TO THEIR CONSTRUCTION WITH OTHER TRADES.
- B. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXCAVATION OF PLANTING BEDS AND BACKFILLING OF PLANTING BEDS WITH TOPSOIL.
- C. THE IRRIGATION SYSTEM SHALL BE INSTALLED, TESTED, AND FULLY AUTOMATIC PRIOR TO INSTALLATION OF PLANT MATERIAL.
- D. TREE AND PLANT LOCATIONS SHALL BE STAKED OR FLAGGED IN THE FIELD PRIOR TO INSTALLATION OF IRRIGATION PIPE AND HEADS/EMITTERS. REFER TO THE PLANT LIST ON THE CONTRACT DRAWINGS FOR PLANT SETBACKS AND SPACING REQUIREMENTS.

### 1.07 EXISTING UTILITIES:

- A. EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, SEWER LINES, SEPTIC SYSTEMS, AND OTHER UTILITIES COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY THE L.A. AND OWNER WHO WILL GIVE DIRECTION. PROCEED IN THE SAME MANNER IF A ROCK LAYER OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.
- 1. WHERE INVESTIGATION OF SUBSURFACE CONDITIONS HAS BEEN MADE BY A QUALIFIED BODY IN AREAS IN WHICH LOCAL MATERIALS MAY BE OBTAINED, THE CONTRACTOR MAY REQUEST THE USE OF SUCH INFORMATION BUT WILL BE SOLELY RESPONSIBLE FOR ITS VERIFICATION AND ACCURACY
- 2. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ANY LOCATED OR DEMARKED UTILITIES VIA POT HOLES OR OTHER METHOD PRIOR TO START OF EXCAVATION. FAILURE TO DO SO WILL RESULT IN ALL DAMAGES BEING THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

### 1.08 INSPECTIONS:

- A. INSPECTIONS WILL BE REQUIRED FOR:
  - 1. PRESSURE TEST OF IRRIGATION MAIN LINE.
  - 2. COVERAGE TEST.
  - 3. MANUFACTURE CERTIFICATION, FOR WARRANTY, VERIFICATION OF INSTALLATION PER MANUFACTURE REQUIREMENTS.
  - 4. FINAL INSPECTION/START OF MAINTENANCE. FINAL INSPECTIONS SHALL BE PERFORMED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. ALL SENSORS, GAUGES, GROUNDING, AND ACCESSORIES MUST BE INSTALLED AND FUNCTIONING/PROGRAMMED PER MANUFACTURE. A THIRD PARTY WATER AUDIT BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR PER MWEL0
- 5. COMPLETION OF MAINTENANCE AND OWNER'S FINAL ACCEPTANCE.
- B. INSPECTION REQUESTS:
  - 1. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN ADVANCE FOR REQUESTING ALL INSPECTIONS AS FOLLOWS:
    - PRESSURE SUPPLY LINE INSTALLATION AND TESTING - 36 HOURS (1- 2 WORKING DAYS)
    - SYSTEM LAYOUT - 36 HOURS (1- 2 WORKING DAYS)
    - COVERAGE TESTS - 36 HOURS (1- 2 WORKING DAYS)
    - FINAL INSPECTION - 48 HOURS (2 WORKING DAYS)
  - 2. WHEN INSPECTIONS HAVE BEEN CONDUCTED BY OTHER APPROVED PERSONNEL, THE CONTRACTOR SHALL SHOW EVIDENCE IN WRITING OF WHEN AND BY WHOM THESE INSPECTIONS WERE MADE INCLUDING A SIGNATURE OF THE REFERENCED INSPECTOR.
  - 3. NO INSPECTION WILL COMMENCE WITHOUT UPDATED "RECORD" PRINTS. IN THE EVENT THE CONTRACTOR CALLS FOR AN

INSPECTION WITHOUT THE APPROPRIATE REQUIRED INFORMATION OR COMPLETED WORK THE THE INSPECTION WILL BE TERMINATED AND THE CONTRACTOR CHARGED FOR THE INSPECTORS TIME AND MUST RESCHEDULE.

### C. CLOSING IN UN-INSPECTED WORK:

- 1. DO NOT ALLOW OR CAUSE ANY OF THE WORK OF THIS SECTION TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNERS REPRESENTATIVE.
- 2. ANY ADDITIONAL INSPECTIONS REQUIRED DUE TO THE CONTRACTORS ACTIONS, SUCH AS FAILING TO HAVE WORK INSPECTED OR COVERING IT PRIOR WILL RESULT IN ADDITIONAL INSPECTIONS CHARGED BY THE CURRENT HOURLY RATE OF THE LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER/AUDITOR INCLUDING TRAVEL TIME AND EXPENSES.
- D. COVERAGE TEST/ ADJUSTMENTS:
  - 1. WHEN THE SPRINKLER SYSTEM IS COMPLETED, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO DETERMINE IF THE WATER COVERAGE FOR PLANTING AREAS IS COMPLETE AND ADEQUATE. THIS TEST SHALL BE ACCOMPLISHED BEFORE ANY PLANTING.
  - 2. ANY ADJUSTMENT REQUIRED FOR PROPER COVERAGE SHALL BE THE CONTRACTORS RESPONSIBILITY, AND SHALL INCLUDE FIELD ADJUSTMENTS AND ADDITIONS AS NEEDED TO HEAD LAYOUT AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL ADDITIONAL COST ASSOCIATED WITH FINAL SYSTEM TUNING AND ADJUSTMENTS SHALL BE THE CONTRACTORS RESPONSIBILITY.
- E. HYDROSTATIC TESTS:
  - 1. ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 150 PSI FOR A PERIOD OF NOT LESS THAN TWO HOURS OR PER LOCAL GOVERNING REGULATION, WHICHEVER IS GREATER.
  - 2. ALL HYDROSTATIC TESTS SHALL BE MADE IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. NO PRESSURE LINE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED IN WRITING.
  - F. CONTRACTOR SHALL FURNISH NECESSARY FORCE PUMP AND ALL OTHER TEST EQUIPMENT.

### 1.09 TURNOVER ITEMS:

- A. CONTROLLER CHARTS:
  - 1. RECORD DRAWINGS MUST BE APPROVED BY OWNERS REPRESENTATIVE BEFORE CHARTS ARE PREPARED.
  - 2. PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER. CHART SHALL SHOW THE AREA COVERED BY CONTROLLER.
  - 3. THE CHART IS TO BE A REDUCED COPY OF THE ACTUAL "RECORD" DRAWING. IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A READABLE SIZE.
  - 4. CHART SHALL BE A BLACKLINE PRINT WITH A DIFFERENT COLOR USED TO SHOW THE AREA OF COVERAGE FOR EACH STATION.
  - 5. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 30 INCHES IN THICKNESS.
- B. OPERATION AND MAINTENANCE MANUALS:
  - 1. TWO INDIVIDUALLY BOUND COPIES OF OPERATION AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE OWNERS REPRESENTATIVE 10 CALENDAR DAYS PRIOR TO FINAL INSPECTION. THE MANUALS SHALL DESCRIBE THE MATERIAL INSTALLED.
  - 2. EACH COMPLETE, BOUND MANUAL SHALL INCLUDE THE FOLLOWING INFORMATION:
    - a. INDEX SHEET STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, DURATION OF GUARANTEE PERIOD, LIST OF EQUIPMENT INCLUDING NAMES AND ADDRESSES OF LOCAL MANUFACTURER REPRESENTATIVES.
    - b. COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
    - c. SPARE PARTS LISTS AND RELATED MANUFACTURER INFORMATION FOR ALL EQUIPMENT.
  - C. EQUIPMENT:
    - 1. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING ITEMS:
      - a. 4 ADDITIONAL SPRINKLER HEADS AND OR EMITTER OF EACH TYPE AND SPRAY PATTERN SHOWN.
      - b. TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTMENT OF EACH TYPE OF SPRINKLER HEAD INVOLVED.
      - c. 10 ADDITIONAL DRIP EMITTERS OF EACH TYPE AND FLOW RATE SHOWN.
      - d. 25' OF EACH TYPE OF DRIP TUBING USED PER PLAN, AND 6' OF EACH FITTINGS USED.
      - e. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
    - D. CONTRACTOR TO SUPPLY AND VERIFY WITH THE OWNERS REPRESENTATIVE WHAT TYPE OF PADLOCKS AND KEYS ARE REQUIRED FOR ENCLOSURES THAT CAN BE PADLOCKED. EACH LOCKING MECHANISM MUST HAVE 4 COPIES OF THE CORRECT KEY FOR TURNOVER TO THE OWNERS REPRESENTATIVE. DEPENDING ON ACTUAL ENCLOSURES PER PLAN THIS INCLUDES LOCKS FOR GATES, ANY NEEDED CHAINS/CABLES, AND OTHER SECURITY INSTRUMENTS FOR THE PROTECTION OF IRRIGATION EQUIPMENT.

### 1.12 GUARANTEE:

A. GENERAL:

THE ENTIRE SPRINKLER SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE FILING OF THE NOTICE OF COMPLETION. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF ONE (1) YEAR.

SHOULD ANY PROBLEM WITH THE IRRIGATION SYSTEM BE DISCOVERED WITHIN THE GUARANTEE PERIOD, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER WITHIN TEN (10) CALENDAR DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE OWNERS REPRESENTATIVE. WHEN THE NATURE OF THE REPAIRS AS DETERMINED BY THE OWNERS REPRESENTATIVE CONSTITUTE AN EMERGENCY (E.G. BROKEN PRESSURE LINE) THE OWNER MAY PROCEED TO MAKE REPAIRS AT THE CONTRACTOR'S EXPENSE. ANY AND ALL DAMAGES TO EXISTING IMPROVEMENT RESULTING EITHER FROM FAULTY MATERIALS OR WORKMANSHIP, OR FROM THE NECESSARY REPAIRS TO CORRECT SAME, SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE BY THE CONTRACTOR, ALL AT NO ADDITIONAL COST TO THE OWNER.

## PART 2 - MATERIALS

### 2.01 GENERAL:

- A. MATERIALS AND OR EQUIPMENT INSTALLED OR FURNISHED SHALL BE NEW AND IN PRISTINE CONDITION. MATERIALS THAT HAVE FADDED, ARE DIRTY, OR HAVE BEEN IMPROPERLY STORED WILL BE REJECTED AND SHALL BE REMOVED FROM THE SITE AND REPLACED AT NO EXPENSE TO THE OWNER.
- B. ALL MATERIALS SHALL BE STORED PER MANUFACTURERS RECOMMENDATION AND PROTECTED FROM WEATHER, CONSTRUCTION ACTIVITIES, AND VANDALISM/THEFT.

### 2.02 PIPE:

- A. PRESSURE SUPPLY LINE FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT SHALL BE TYPE "K" BRASS OR COPPER PIPE OR PER LOCAL CODE REQUIREMENTS.
- B. PRESSURE SUPPLY LINES 2-1/2 INCHES IN DIAMETER AND UP TO 6 INCHES IN DIAMETER DRAINAGE OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 315 PVC.
- C. PRESSURE SUPPLY LINES 2 INCHES IN DIAMETER AND SMALLER DOWNSTREAM OF THE BACKFLOW PREVENTION UNIT SHALL BE SCHEDULE 40 SOLVENT WELD PVC.
- D. NON-PRESSURE LINES SHALL BE SCHEDULE 40 SOLVENT WELD PVC.

### 2.03 COPPER PIPE AND FITTINGS:

- A. COPPER PIPE SHALL BE TYPE "K", HARD TEMPERED ASTM B 88 AND FITTINGS SHALL BE WROUGHT SOLDER JOINT TYPE IN ACCORDANCE WITH ANSI B16.22.
- B. JOINTS SHALL BE SOLDERED WITH SILVER SOLDER, CONFORMING TO ASTM B206.

### 2.04 BRASS PIPE AND FITTINGS:

- A. BRASS PIPE SHALL BE 85 PERCENT RED BRASS, ANSI, SCHEDULE 40 SCREWED PIPE.
- B. FITTINGS SHALL BE MEDIUM BRASS, SCREWED 125-POUND CLASS.

### 2.05 GALVANIZED STEEL PIPE AND FITTINGS:

- A. ALL GALVANIZED STEEL PIPE SHALL BE SCHEDULE 40, THREADED, COUPLED, AND HOT-DIPPED GALVANIZED, AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A 120-66 OR ASTM A 53-67.
- B. ALL FITTINGS FOR GALVANIZED STEEL PIPE SHALL BE 150-POUND RATED GALVANIZED MALLEABLE IRON, BANNED PATTERN.
- C. PIPE SIZES INDICATED ON THE DRAWINGS ARE NOMINAL INSIDE DIAMETER, UNLESS OTHERWISE NOTED.

### 2.06 CONDUIT:

- A. CONDUIT: PROVIDE RIGID NON-METALLIC CONDUIT CONFORMING TO UL STANDARD NO. 651 FOR RIGID NON- METALLIC CONDUIT, SUCH AS SCHEDULE 40 PVC CONDUIT, UNLESS OTHERWISE INDICATED.

### 2.07 PLASTIC PIPE AND FITTINGS:

- A. ALL PLASTIC PIPE SHALL BEAR THE FOLLOWING MARKINGS: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, TYPE OF MATERIAL, PRESSURE RATING IN PSI, NSF SEAL OF APPROVAL, AND THE DATE OF EXTRUSION.
- B. ALL PLASTIC PIPE SHALL BE EXTRUDED OF AN IMPROVED PVC VIRGIN PIPE COMPOUND.
- C. RUBBER GASKET PVC PIPE, COUPLINGS, AND FITTINGS SHALL CONFORM TO ASTM D 1784 TYPE I, GRADE I, 2,000-PSI DESIGN STRESS. COUPLINGS, RUBBER GASKETS, AND FITTINGS SHALL BE AS APPROVED BY THE PIPE MANUFACTURER.
- D. RING-TYPE RUBBER GASKET COUPLINGS SHALL PERMIT A 5 DEGREE DEFLECTION OF THE PIPE AT EACH COUPLING (2-1/2 DEGREE EACH SIDE) WITHOUT EXFILTRATION OR INFILTRATION, CRACKING OR BREAKING.
- E. ALL FITTINGS SHALL BE STANDARD WEIGHT SCHEDULE 40 AND SHALL BE INJECTION MOLDED OF AN IMPROVED PVC FITTING COMPOUND. THREADED PLASTIC FITTINGS SHALL BE INJECTION MOLDED. ALL TEES AND ELBS SHALL BE SIDE GATED.
- F. WHEN CONNECTION IS PLASTIC TO METAL, MALE ADAPTERS SHALL BE USED. THE MALE ADAPTER SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE NONHARDENING SEALING COMPOUND COMPATIBLE WITH PLASTICS. COMPOUND MUST NOT LUBRICATE THE JOINT.
- G. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 WITH MOLDED THREADS.
- H. ALL SOLVENT CEMENTING OF PLASTIC PIPE AND FITTINGS SHALL BE A TWO-STEP PROCESS, USING PRIMER AND SOLVENT CEMENT APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. CEMENT SHALL BE OF A FLUID CONSISTENCY, NOT GEL-LIKE OR ROPY.
- I. SOLVENT CEMENTING SHALL BE NEAT AND DEMONSTRATE QUALITY WORKMANSHIP. PRIMER AND GEL SHALL NOT BE USED IN EXCESS OR APPLIED IN A WAY TO AFFECT THE PORTIONS OF THE PIPE THAT ARE NOT PART OF THE ACTUAL CONNECTED JOINT. ANY JOINTS WITH EXCESSIVE RUNS/DROPS, TRAILS, OR GLOBING OF GUE AND OR PRIMER SHALL BE CUT OUT IN WHOLE AND REPLACED AT COST BY THE CONTRACTOR UNTIL AN ACCEPTABLE PROFESSIONAL PRODUCT IS COMPLETED AND ACCEPTED BY THE OWNERS REPRESENTATIVE.

### 2.08 BACKFLOW PREVENTION UNITS:

- A. THE BACKFLOW PREVENTION UNIT SHALL BE AS INDICATED ON THE DRAWINGS.

### 2.09 BACKFLOW PREVENTION ENCLOSURE:

- A. THE BACKFLOW PREVENTION DEVICE ENCLOSURE SHALL BE AS INDICATED ON THE DRAWINGS OR APPROVED SUBSTITUTE. INSTALL ONE FOR EACH BACKFLOW DEVICE.

### 2.10 VALVES:

- A. GATE AND BALL VALVES:
  - 1. BALL VALVES 2 INCHES OR SMALLER SHALL HAVE SCREWED JOINTS AND BRASS BODIES.
  - 2. ALL GATE VALVES LARGER THAN 3 INCHES IN DIAMETER SHALL HAVE 2-INCH-SQUARE OPERATING UNITS AND HAVE AN ARROW CAST IN THE METAL INDICATING THE DIRECTION OF OPENING. VALVES SHALL HAVE IRON BODY AND BE BRONZE MOUNTED.
  - 3. ALL GATE VALVES LARGER THAN 2 INCHES AND UP TO 3 INCHES IN DIAMETER SHALL CONFORM TO (1) OR (2) ABOVE.
  - 4. ALL GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF NOT LESS THAN 150 PSI AND SHALL CONFORM TO AWWA STANDARDS.

### B. QUICK COUPLING VALVES:

- 1. BODY OF VALVES SHALL BE BRASS WITH A WALL THICKNESS GUARANTEED TO WITHSTAND NORMAL WORKING PRESSURE OF 150 PSI WITHOUT LEAKAGE. VALVES UP TO HAVE 3/4-INCH FEMALE THREADS OPENING AT BACK WITH TWO-PIECE BODY. CONSTRUCT VALVES TO BE OPERATED ONLY WITH A COUPLER, DESIGNED FOR THAT PURPOSE. COUPLER IS INSERTED INTO VALVE AND A POSITIVE, WATER-TIGHT CONNECTION SHALL BE MADE BETWEEN COUPLER AND VALVE. HINGE COVER SHALL BE BRASS WITH A YELLOW RUBBER-LIKE VINYL COVER BONDED TO IT.

### C. REMOTE CONTROL VALVES:

- 1. VALVES SHALL BE SPRING-LOADED, SELF-CLEANING, PACKLESS DIAPHRAGM ACTIVATED, OF A NORMALLY CLOSED TYPE.

### 2.11 VALVE BOXES:

- A. VALVE BOXES SHALL BE FABRICATED FROM A DURABLE, WEATHER-RESISTANT PLASTIC MATERIAL RESISTANT TO SUNLIGHT AND CHEMICAL ACTION OF SOILS, COLOR TO BE GREEN UNLESS OTHERWISE SPECIFIED BY PLANS.
- B. THE VALVE BOX COVER SHALL BE SECURED WITH A HIDDEN LATCH MECHANISM OR BOLTS.
- C. THE COVER AND BOX SHALL BE CAPABLE OF SUSTAINING A LOAD OF 1,500 POUNDS.
- D. VALVE BOX EXTENSIONS SHALL BE BY THE SAME MANUFACTURER AS THE VALVE BOX.
- E. GATE VALVE BOXES SHALL BE ROUND PLASTIC BOXES WITH BOLT-DOWN COVERS MARKED "GV"; HEAT BRANDED IN 2" HIGH CHARACTERS; AMETEK OR APPROVED EQUAL.
- F. REMOTE CONTROL VALVE BOXES SHALL BE RECTANGULAR PLASTIC BOXES WITH BOLT-DOWN COVERS MARKED "RCV"; AND WITH THE VALVE IDENTIFICATION NUMBER HEAT BRANDED IN 2" HIGH CHARACTERS; AMETEK OR APPROVED EQUAL.
- G. VALVE BOXES SHALL BE SIZED TO FIT ALL EQUIPMENT WITH AMPLE ROOM FOR OPERATION AND ANY REQUIRED MAINTENANCE TASKS, CONTRACTOR TO ADJUST AS NEEDED PER FIELD CONDITIONS AND FINAL ASSEMBLY OF COMPONENTS AT NO ADDITIONAL COST.

### 2.12 AUTOMATIC CONTROLLER:

- A. AUTOMATIC CONTROLLER AND ENCLOSURE SHALL BE AS CALLED FOR ON THE PLANS

### 2.13 ELECTRICAL:

- A. ALL ELECTRICAL EQUIPMENT SHALL BE NEMA TYPE 3, WATERPROOFED FOR EXTERIOR INSTALLATION.
- B. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

### 2.14 WIRING:

- A. REMOTE CONTROL WIRE SHALL BE DIRECT-BURIAL AWG-UF TYPE, SIZED ACCORDING TO MANUFACTURER'S SPECIFICATIONS PER THE DRAWINGS, AND IN NO CASE SMALLER THAN 14 GAUGE.
- B. CONNECTIONS SHALL BE EITHER SPEARS DRILL SPLICE OR 3M DBR/Y DIRECT BURIAL TYPE CONNECTORS PER THE DETAILS.
- C. COMMON WIRES SHALL BE WHITE IN COLOR. (WHEN TWO OR MORE CONTROLLERS ARE USED, THE COMMON WIRES SHALL BE WHITE WITH A DIFFERENT COLOR STRIPE FOR EACH CONTROLLER.) CONTROL WIRES SHALL BE BLACK (WHERE TWO OR MORE CONTROLLERS ARE USED, THE CONTROL WIRES SHALL BE A DIFFERENT COLOR FOR EACH CONTROLLER.) THESE COLORS SHALL BE NOTED ON AS-BUILT PLANS LOCATED ON CONTROLLER DOOR.
- D. TWO WIRE SYSTEMS SHALL USE THE REQUIRED SPECIFIED WIRE AND CONNECTORS PER THE MANUFACTURE.

### 2.15 SPRINKLERS:

- A. SPRINKLERS SHALL BE AS CALLED FOR ON THE PLANS.

## PART 3 - EXECUTION

### 3.01 GENERAL:

- A. WATER SUPPLY:
  - 1. CONNECTIONS TO OR FOR THE INSTALLATION OF THE WATER SUPPLY SHALL BE AT THE LOCATIONS SHOWN ON THE DRAWINGS. ANY CHANGES CAUSED BY ACTUAL SITE CONDITIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- B. ELECTRICAL SERVICE:
  - 1. CONTRACTOR SHALL MAKE AND SUPPLY ALL ELECTRICAL CONNECTIONS INCLUDING CONDUIT, WIRING, AND SUPPORT BREAKERS/SWITCHES TO SUPPLY THE IRRIGATION CONTROLLER, BOOSTER PUMP, AND FERTIGATION SYSTEM IN ADDITION TO ANY REQUIRED ANCILLARY EQUIPMENT.
- C. LAYOUT:
  - 1. LAYOUT IRRIGATION SYSTEM PRIOR TO EXCAVATION AND MAKE MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DIAGRAMMATIC DRAWINGS/PLANS. ALL EQUIPMENT TO BE LOCATED WITHIN PLANTER AREAS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY ITEMS OF CONCERN PRIOR TO START OF INSTALLATION. ANY CHANGES IN LAYOUT OR DESIGN BY THE CONTRACTOR NOT DISCLOSED AND APPROVED PRIOR BY THE LANDSCAPE ARCHITECT ARE MADE AT THE CONTRACTORS SOLE RESPONSIBILITY.
  - D. DIAGRAMMATIC INTENT:
    - 1. THE DRAWINGS ARE PURPOSELY DIAGRAMMATIC, DUE TO SCALE IT IS IMPOSSIBLE TO SHOW ALL ITEMS IN THEIR ACTUAL LOCATION ON THE PLAN. THE SIZE AND LOCATION OF EQUIPMENT AND FIXTURES ARE DRAWN TO SCALE WHERE POSSIBLE TO SHOW OVERALL SYSTEM MAKEUP AND DESIGN. PROVIDE OFFSETS IN PIPING AND CHANGE IN EQUIPMENT LOCATIONS AS NECESSARY TO CONFORM WITH STRUCTURES, HARDSCAPE, AND TO AVOID OBSTRUCTIONS OR CONFLICTS WITH OTHER WORK. CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT THAT WOULD BE OUT OF PLACE, CAUSE ISSUE/ INTERFERENCE WITH OTHER WORK, OR APPEAR TO BE OUT OF LOCATION PER INDUSTRY STANDARDS. ALL EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS WITH CONSISTENT OFFSETS FROM HARDSCAPE UNLESS SPECIFICALLY APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION FOR ANY NON-CONFORMING CIRCUMSTANCES.

### E. MODIFICATIONS:

- 1. CONTRACTOR SHALL MAKE MODIFICATIONS TO THE IRRIGATION SYSTEM TO AVOID BLOCKAGE OF SPRINKLER IRRIGATION PATTERNS, TO PREVENT OVERSPRAY AND EXCESSIVE RUNOFF ONTO WALKWAY AND PARKING AREAS, AND TO PROVIDE FULL IRRIGATION COVERAGE TO THE PLANTED AREAS. SUCH MODIFICATIONS ALSO INCLUDE ADJUSTING LOCATIONS AND OR ADDING HEADS AS REQUIRED TO SPRAY ROADS AND TREES, LIGHT POLES, SIGN POSTS, OTHER OBJECTS THAT OBSTRUCT SPRAY PATTERN, AND ANY OTHER ADJUSTMENTS REQUIRED DUE TO FIELD CONDITIONS UNKNOWN AT THE TIME OF DESIGN. ALL COSTS ASSOCIATED WITH MODIFICATIONS ARE THE CONTRACTORS SOLE RESPONSIBILITY AS THEY SHALL BE CONSIDERED INCLUDED AS PART OF THE BID.

### F. GRADES:

- 1. BEFORE STARTING WORK, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT THE SITE IS PROPERLY GRADED AND WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS WITH RESPECT TO FINISH GRADE.
- G. INSPECTIONS:
  - 1. PRIOR TO ALL WORK OF THIS SECTION, CAREFULLY INSPECT THE CURRENT WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE. ANY INSTALLATION PRIOR TO THE COMPLETION OF OTHER TRADES THAT REQUIRES WORK TO BE ADJUSTED OR REDONE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - 2. VERIFY EXISTING GRADES ARE CORRECT AND THAT PROPER COVERAGE PER THE DETAILS AND FINAL EQUIPMENT LOCATIONS AND HEIGHTS ARE CORRECT. ANY WORK INSTALLED THAT IS FOUND TO BE INCORRECTLY INSTALLED PER THE DETAILS THAT REQUIRES ADJUSTMENT TO EQUIPMENT OR PIPE RELOCATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - 3. VERIFY THAT IRRIGATION SYSTEM MAY BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, THE ORIGINAL DESIGN, THE REFERENCED STANDARDS, AND THE MANUFACTURER'S RECOMMENDATIONS.
- H. DISCREPANCIES:
  - 1. IN THE EVENT OF DISCREPANCY, NOTIFY THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
  - 2. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED AND APPROVAL OF SOLUTION HAS BEEN GRANTED IN WRITING.
  - 3. FAILURE OF THE CONTRACTOR TO ACCURATELY LAY OUT OR KNOWINGLY INSTALL THE SYSTEM IN A WAY THAT CREATES DESIGN INADEQUACIES WITHOUT PRIOR ACKNOWLEDGMENT TO THE OWNERS REPRESENTATIVE WILL BE THE DIRECT RESPONSIBILITY OF THE CONTRACTOR TO REMEDY WITHOUT ANY ADDITIONAL COSTS OR IMPACT TO THE OWNER.

### I. FIELD MEASUREMENTS:

- A. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL NECESSARY MEASUREMENTS IN THE FIELD TO ENSURE PRECISE FIT OF ITEMS IN ACCORDANCE WITH THE ORIGINAL DESIGN. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS WITH ALL OTHER TRADES, INCLUDING THE PROPER LOCATION OF REQUIRED SLEEVES, AND SUPPORT ITEMS THAT MAY INVOLVE OTHER TRADES.

### 3.02 INSTALLATION STANDARDS:

- A. THE LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND CALIFORNIA ELECTRICAL CODE, AND THE REQUIREMENTS OF THE JURISDICTIONAL WATER COMPANY OR UTILITY DISTRICT.
- B. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S INSTRUCTIONS FOR THE LOCATION AND CONDITIONS INCLUDING ANY MANUFACTURE SPECIFIC REQUIREMENTS SUCH AS SPECIALIZED CONNECTORS AND OR HARDWARE REGARDLESS OF THERE SPECIFIC INCLUSION IN THE PLANS OR DETAILS.

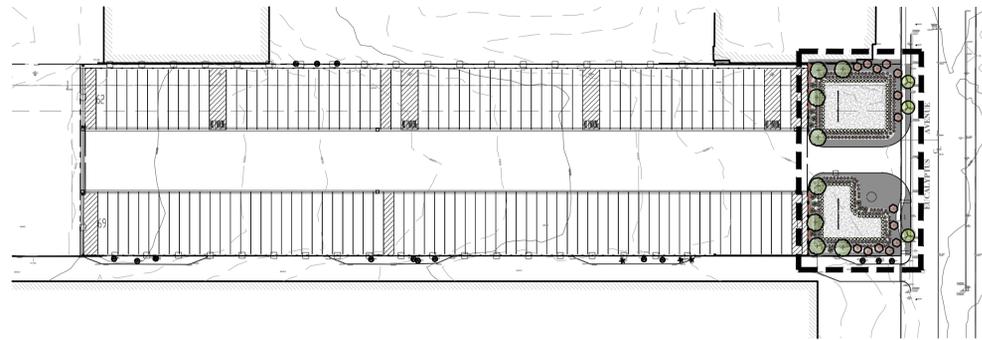
### 3.03 TRENCHING:

- A. DIG TRENCHES AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE AND SNAKE FOR CONTRACTION AND EXPANSION REQUIREMENTS. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS TO THE DEPTHS BELOW FINISHED GRADE AND AS NOTED. WHERE LINES OCCUR UNDER PAVED AREA, THESE DIMENSIONS SHALL BE CONSIDERED BELOW SUBGRADE.
- B. CONTRACTOR RESPONSIBLE FOR ALL TRENCHING ACTIVITIES WHICH SHALL BE IN ACCORDANCE WITH CURRENT SAFETY AND OSHA REQUIREMENTS.
- C. PROVIDE MINIMUM COVER OF 24 INCHES, MAXIMUM 30 INCHES ON PRESSURE SUPPLY LINES 3 INCHES AND LARGER.
- D. PROVIDE MINIMUM COVER OF 18 INCHES, MAXIMUM 24 INCHES ON PRESSURE SUPPLY LINES 2-1/2 INCHES AND SMALLER.
- E. PROVIDE MINIMUM COVER OF 4" FOR SUBSURFACE DRIP LINES, OR AS RECOMMENDED BY THE SUBSURFACE DRIP LINE MANUFACTURE.
- F. PROVIDE MINIMUM COVER OF 18 INCHES, MAXIMUM 24 INCHES FOR CONTROL WIRES.
- G. PROVIDE MINIMUM COVER OF 12 INCHES, MAXIMUM 16 INCHES FOR NON-PRESSURE LINES.
- H. PROVIDE MINIMUM COVER OF 24 INCHES, MAXIMUM 30 INCHES FOR ALL PIPE LINED UNDER PAVING.
- I. PROVIDE MINIMUM COVER OF 36 INCHES IN INFILTRATION AREAS (6" MINIMUM BACKFILL COVER OVER PIPE BENEATH GRAVEL LAYER).
- J. WHEN TWO PIPES ARE TO BE PLACED IN THE SAME TRENCH, MAINTAIN A SIX-INCH SPACE BETWEEN PIPES AS A MINIMUM. NO PIPE SHALL BE INSTALLED DIRECTLY OVER OR NEXT TO ANOTHER.
- K. FOR PRESSURIZED LINES, SNAKE AS NEEDED IN THE TRENCH TO ALLOW FOR MINOR EXPANSION AND CONTRACTION DEPENDING ON THE TYPE OF PIPE USED. FOLLOW MANUFACTURERS RECOMMENDATIONS.
- L. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2-INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ALL ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH WET BURLAP TO PREVENT SCARRING OR DRYING. WHERE TRENCHING MACHINE IS RUN CLOSE TO TREES HAVING ROOTS SMALLER THAN 2 INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING A CLEAN CUT THROUGH THE ROOTS. ROOTS 1 INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR APPROVED EQUAL. TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS. ANY DAMAGE TO TREE ROOT STRUCTURE AND RESULTING DECLINE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- M. AFTER TRENCHES HAVE BEEN EXCAVATED, PIPE SHALL BE INSTALLED, TESTED, AND INSPECTED, AND THE TRENCH SHALL BE BACKFILLED AND COMPACTED WITHOUT UNDUE DELAY.

### 3.04 PIPING:

- A. PIPING UNDER EXISTING PAVEMENT MAY BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING. NO HYDRAULIC DRIVING IS PERMITTED UNDER ASPHALTIC CONCRETE PAVEMENT.
- B. CUTTING OR BREAKING OF EXISTING PAVEMENT IS NOT PERMITTED.

- C. CAREFULLY INSPECT ALL PIPE AND FITTINGS BEFORE INSTALLATION, REMOVING DIRT, SCALE, AND BURRS AND REAMING; INSTALL PIPE WITH ALL MARKINGS UP FOR VISUAL INSPECTION AND VERIFICATION.
- D. EXERCISE CARE IN HAND

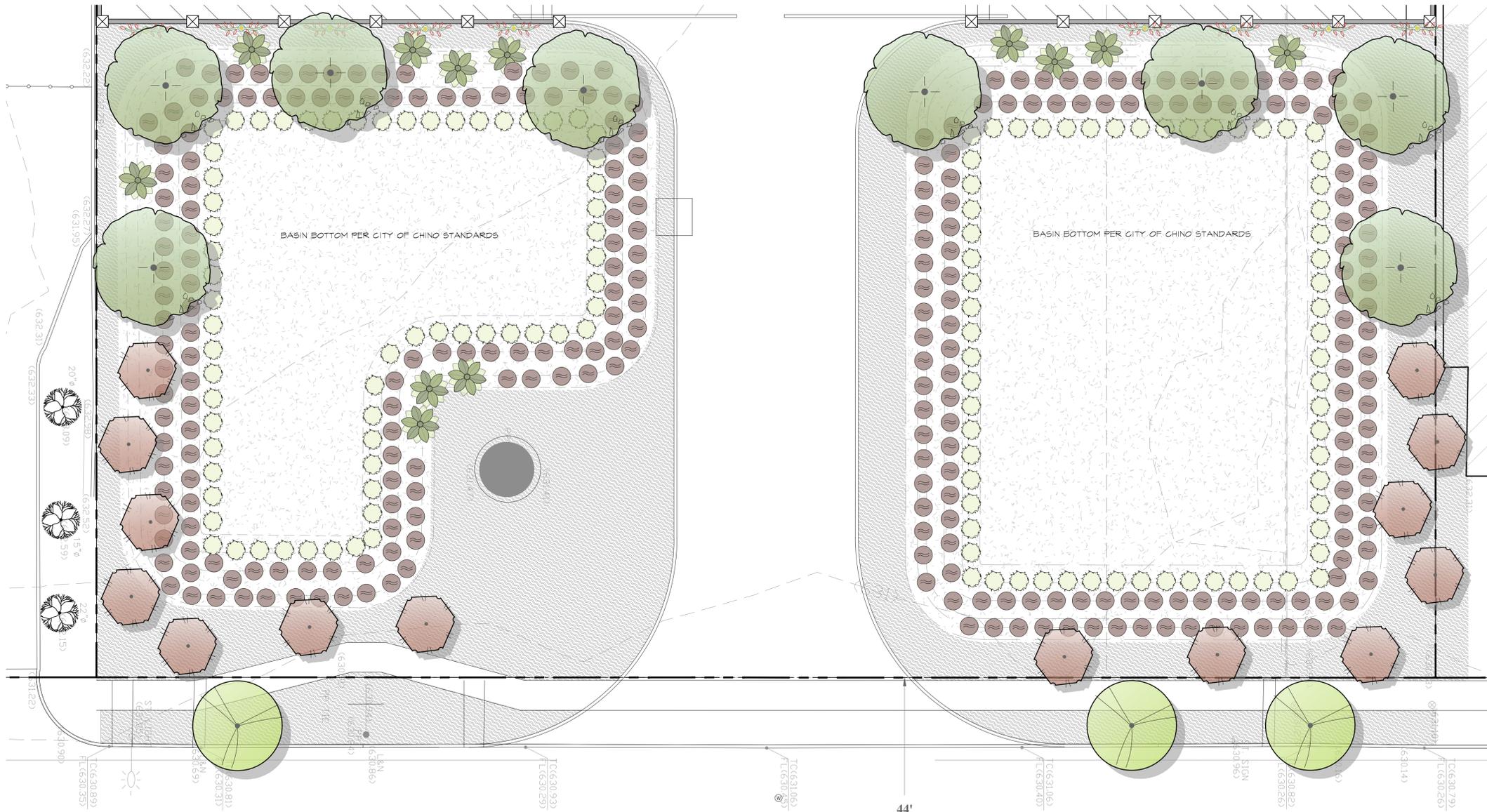


SITE PLAN  
SCALE: 1" = 100'

LANDSCAPE CALCULATIONS:  
TOTAL SITE: 217,800 S.F.  
ON-SITE LANDSCAPE: 20,987.03 S.F.  
OFF-SITE LANDSCAPE: 8,123.97 S.F.  
TOTAL LANDSCAPE: 21,860 S.F. = 10%

PLANT SCHEDULE

SHRUBS/PERENNIALS								
	LAGERSTROEMIA X TUSCARORA	TUSCARORA GRAPE MYRTLE	24" BOX	AS SHOWN	14		M	20'H X 10'W
	PITTOSPORUM UNDULATUM	VICTORIAN BOX	36" BOX	AS SHOWN	8		L	30'H X 30'W
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	AS SHOWN	3		L	25'H X 25'W
SHRUBS/PERENNIALS								
	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	AS SHOWN	12	Z-AB	L	4'H X 8'W
	MONARDELLA VILLOSA	COYOTE MINT	1 GAL.	AS SHOWN	276	RAIN GARDEN	VL	2'H X 3'W
	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	5 GAL.	AS SHOWN	127	RAIN GARDEN	M	5'H X 3'W
VINES								
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	1 GAL.	AS SHOWN	9	NATIVE	L	20'H X 5'W
GROUND COVER						SQ. FT.		
	GAZANIA 'COPPER KING'	COPPER KING GAZANIA	1 GAL.	18" O.C.	6,979	Z-AB	L	8'H X 12'W
	GRAVEL MULCH	3/8" DEL RIO GRAVEL			14,881	HOLD 6" FROM PLANT BASES		



- NOTES:
- MUCOLS IV; REGION 4 - SOUTH COASTAL, CIMIS ETO ZONE 3.
  - TILL ALL PLANTING BEDS & AMEND PER SOIL MANAGEMENT REPORT
  - COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.
  - SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
  - A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH SHOULD NOT BE USED.
  - HOWEVER, FOR FUEL MODIFICATION AREAS ORGANIC MULCH, WOOD CHIPS OR SIMILAR COMBUSTIBLE PRODUCTS SHALL NOT BE PLACED WITHIN 15 FEET OF ANY STRUCTURE OR WITHIN 5 FEET OF ANY COMBUSTIBLE PERIMETER FENCE. STONE MULCH 3/8" +/- RECOMMENDED

EUCALYPTUS

AVENUE



CHERYL FIELDS & KAY KITE  
LANDSCAPE ARCHITECTURE  
538 N. AZUSA AVE. #A  
AZUSA, CA 91702



Know what's below.  
Call before you dig.



PLANTING PLAN

CHINO TRUCK PARKING  
5155 EUCALYPTUS AVENUE  
CHINO, CA 91710  
APN NO. 021-561-500

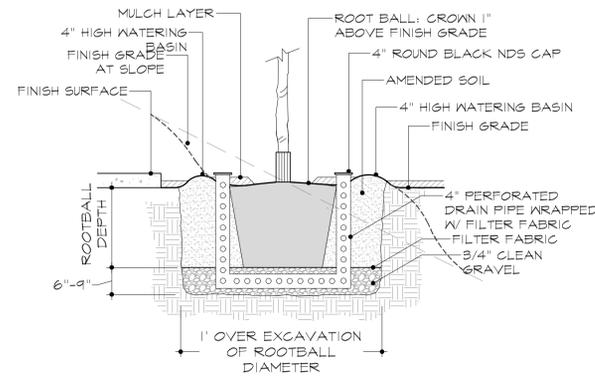
REVISIONS	
DESIGN REVIEW	08.15.2024
DESIGN REVIEW	08.11.2023
SUBMITTAL	08.14.2023
SUBMITTAL	01.13.2026

DRAWN: CF/KK  
CHECKED: CF  
DATE: 01.13.2026  
SCALE: PER PLAN @ 24X36

L4.0

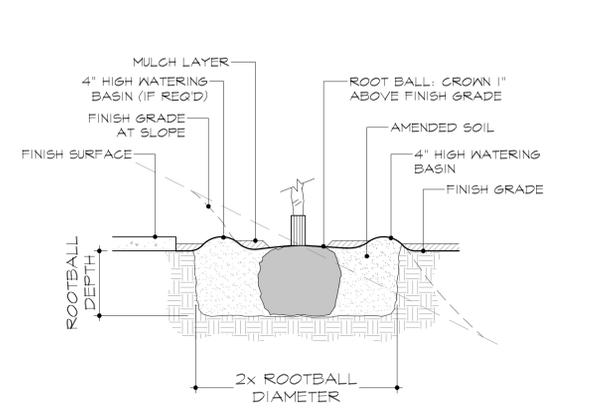
# PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC TO THE EXTENT THAT ALL PLANT LOCATIONS ARE SUBJECT TO ADJUSTMENTS IN THE FIELD BY THE LANDSCAPE ARCHITECT, AND SUBSTITUTION OF PLANTS MAY BE MADE BY THE LANDSCAPE ARCHITECT OR BY THE CONTRACTOR (SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT), DEPENDING ON AVAILABILITY, PHYSICAL CONDITION OR HEALTH OF THE PLANTS, OR FOR HORTICULTURAL, MICRO-CLIMATIC AND/OR AESTHETIC REASONS.
2. CONTRACTOR SHALL PROVIDE A RUNNING TALLY OF ALL PLANT SUBSTITUTIONS AND PROVIDE TO THE LANDSCAPE ARCHITECT AND OWNER UNIT COST ADJUSTMENTS AS NECESSARY.
3. IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES OF PLANTS SHOWN IN THE PLANT LEGEND(S) AND QUANTITIES OF PLANTS SHOWN ON THE PLAN DRAWINGS, THE DRAWINGS TAKE PRECEDENCE OVER THE PLANT LEGEND(S). CONTRACTOR IS RESPONSIBLE FOR QUANTITY TAKE-OFFS BASED ON THE PLAN DRAWINGS.
4. APPLY A CONTACT HERBICIDE IF NECESSARY TO CONTROL WEED GROWTH PRIOR TO PLANTING OPERATIONS. SUBMIT PRODUCT RECOMMENDATION(S) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT AND APPLICATION OF THE PRODUCT.
5. SEND SAMPLES OF EXISTING SOILS TO WALLACE LABS (USWALLABS.COM), OR SIMILAR EQUALLY-QUALIFIED SOIL TESTING LABORATORY, FOR SOIL ANALYSES AND RECOMMENDATIONS REGARDING SOIL AMENDMENTS. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT OF AMENDMENTS AND TILLING OPERATIONS.
6. NURSERY STOCK SHALL MEET CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) REGARDING CONTAINER SIZE, PHYSICAL CONDITION OF PLANTS AND OTHER CRITERIA THAT PERTAIN TO THE QUALITY OF NURSERY STOCK. ENSURE THAT PURCHASED PLANT MATERIAL HAD BEEN PROPERLY GROWN AND SHIPPED, AND THAT IT IS PROPERLY HANDLED DURING THE DELIVERY PROCESS.
7. FULLY SCARIFY THE BOTTOM AND SIDES OF PLANTING PITS AND HOLES PRIOR TO INSTALLATION OF PLANTS TO REMOVE ALL EVIDENCE OF GLAZING BY EXCAVATION EQUIPMENT. DEEPLY FRACTURE COMPACTED OR CLAYEY SUBSOILS, HARDPAN AND ANY OTHER SOIL CONDITION WITHIN PLANTING PITS THAT WOULD IMPEDE GROWTH OF PLANT ROOTS.
8. ENSURE THAT SPRINKLER HEADS ARE LOCATED AT LEAST 12" FROM INSTALLED PLANTS.
9. PRIOR TO PLANTING OPERATIONS, PROPERLY REMOVE ALL REMNANT CONCRETE FOUNDATIONS, PADS, WALLS, COLUMNS AND ANY OTHER MATERIALS THAT MAY BE DELETERIOUS TO THE HEALTH GROWTH OF PLANTS AND THEIR ROOT SYSTEMS.
10. PROVIDE SOIL AMENDMENTS AS RECOMMENDED BY THE TESTING LABORATORY.
11. EXTEND LATERAL EXCAVATION OF PLANTING PITS WELL BEYOND THE DIMENSIONS OF THE PLANT CONTAINER, THE EXTENT DEPENDING ON SOIL TEXTURE. COARSE-TEXTURED SOILS REQUIRE LESS EXCAVATION, FINE-TEXTURED SOILS REQUIRE GREATER EXCAVATION, ESPECIALLY IN THE UPPER 12" TO 24" OF GRADE.
12. ENSURE THAT THE BOTTOM OF TREE PITS IS EITHER UN-EXCAVATED OR SUFFICIENTLY COMPACTED AND STABLE TO PREVENT SUBSEQUENT SETTLEMENT OF THE TREE.
13. ENSURE THAT ALL PLANT PITS ARE FREE-DRAINING.
14. INSTALL ALL PLANTS AT PROPER ELEVATION WITH RESPECT TO FINISH GRADE. ENSURE THAT THE ROOT CROWN OF TREES IS PLANTED SLIGHTLY ABOVE GRADE AND THAT GIRDLING ROOTS ARE NOT PRESENT.
15. BACKFILL PLANTS WITH NATIVE OR AMENDED SOIL AS NECESSARY TO PROMOTE LONG-TERM GROWTH AND HEALTH OF THE PLANT. REMOVE AIR POCKETS AND PROPERLY COMPACT BACKFILL.
16. MAINTAIN ALL PLANTINGS ON A DAILY OR WEEKLY BASIS AS NECESSARY FOR A PERIOD OF 60 DAYS AFTER PLANTING. KEEP ALL PLANTED AREAS CLEAN AND WEED-FREE.
17. WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS AFTER PLANTING. REPLACE DEAD OR UNDER-PERFORMING PLANTS IMMEDIATELY UPON DISCOVERY OR NOTICE FROM THE OWNER OR LANDSCAPE ARCHITECT.
18. ENSURE THAT ALL TREES REMAIN PERFECTLY UPRIGHT UNTIL THEIR ROOT SYSTEM IS SUFFICIENTLY ESTABLISHED TO NO LONGER REQUIRE SUPPORT. ENSURE THAT ALL SHRUBS AND PERENNIALS REMAIN PERFECTLY UPRIGHT UNTIL THEIR ROOT SYSTEM IS SUFFICIENTLY ESTABLISHED TO NO LONGER REQUIRE ADJUSTMENT.
19. CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.

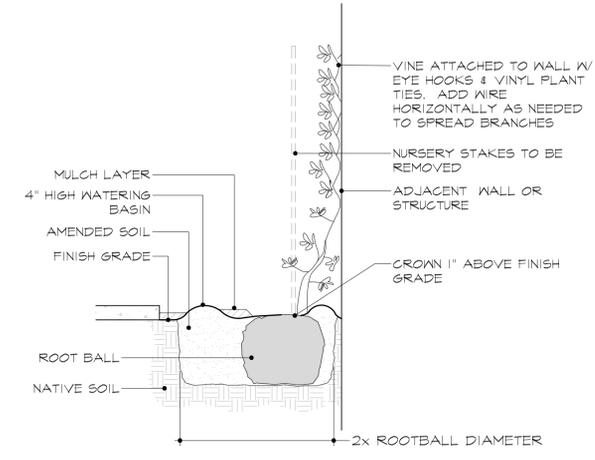


NOTE: WHERE TREES ARE PLANTED IN TURF AREAS, REMOVE TURF A MIN. OF 12" DIA. AT THE BASE OF THE TREE. INSTALL AN ARBOR GUARD AT THE BASE OF THE TRUNK IF NECESSARY

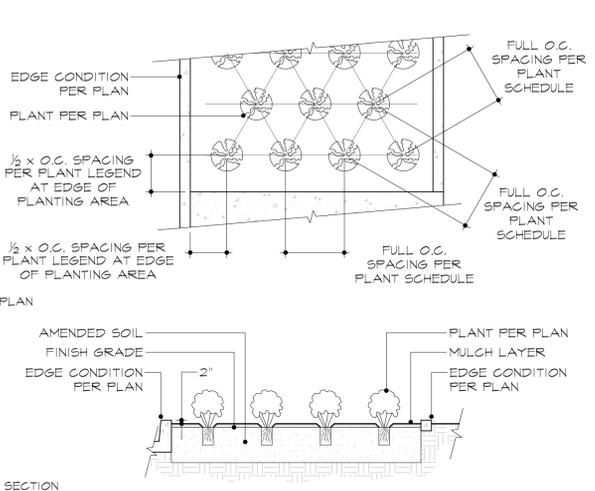
A) TREE PLANTING SCALE: 1/2" = 1'-0"



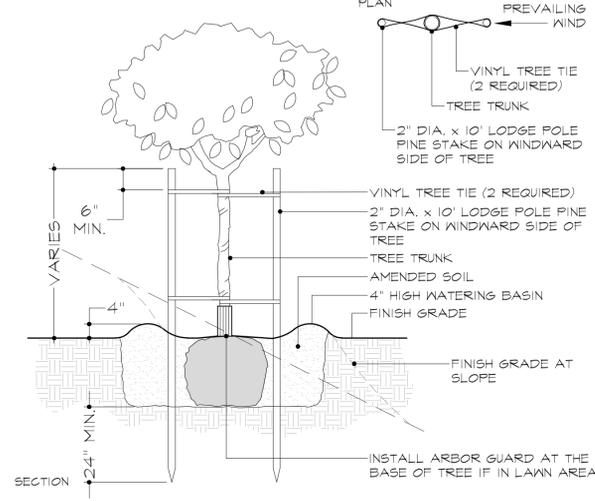
B) SHRUB - ROOTBALL PLANTING SCALE: 1/2" = 1'-0"



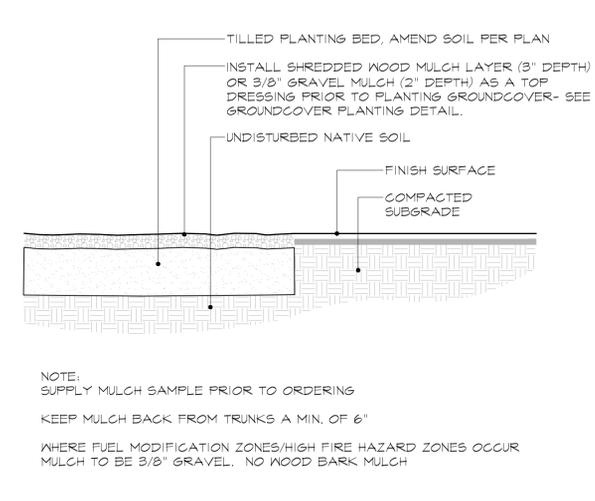
C) VINE PLANTING SCALE: 1/2" = 1'-0"



D) GROUNDCOVER PLANTING (TRIANGULATED) SCALE: 1/4" = 1'-0"



E) TREE - DOUBLE STAKING SCALE: 1/2" = 1'-0"



F) MULCH LAYER SCALE: 1/2" = 1'-0"

PLANS PREPARED BY:  
 CHERYL FIELDS & KAY KITE  
 LANDSCAPE ARCHITECTURE  
 5358 N. AZUSA AVE. #A  
 AZUSA, CA 91702



SHEET TITLE:  
**PLANTING DETAILS & NOTES**

PLANS PREPARED FOR:  
**CHINO TRUCK PARKING**  
 5358 EUCALYPTUS AVENUE  
 CHINO, CA 91710  
 APN NO. 021-561-5200

REVISIONS	
DESIGN REVIEW	08.15.2024
DESIGN REVIEW	08.11.2023
SUBMITTAL	08.14.2023
SUBMITTAL	01.13.2026

DRAWN: CF/KK  
 CHECKED: CF  
 DATE: 01.13.2026  
 SCALE: PER PLAN @ 24X36