

EL NOPAL ESTATES II

GRADING PLAN

ENGINEER OF WORK'S DESIGN CERTIFICATION

I, **THOMAS H. KOERNER**, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE ENGINEERING DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

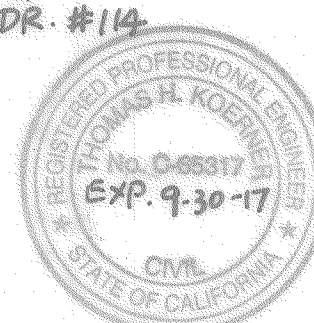
SIGNED: Thomas H. Koerner DATE: 7/12/11
 REGISTRATION NO. 65317, MY REGISTRATION EXPIRES ON 09/30/11
 FIRM: KOERNER-MAGEE CONSULTING ENGINEERS
 ADDRESS: 5725 KEARNY VILLA ROAD, SUITE "D"
SAN DIEGO, CA 92123
 TELEPHONE: (858) 278-2446



ENGINEER OF WORK'S RECORD DRAWING CERTIFICATION

I, **THOMAS H. KOERNER**, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE PREPARATION OF THE ENGINEERING PORTION OF THE AS-BUILT DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON AN INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF 08-20-10 AND 08-20-10. TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED: Thomas H. Koerner DATE: 11-9-16
 REGISTRATION NO. 65317, MY REGISTRATION EXPIRES ON 09/30/11
 FIRM: KOERNER-MAGEE CONSULTING ENGINEERS - KOERNER ENGINEERING
 ADDRESS: 5725 KEARNY VILLA ROAD, SUITE "D" 7361 MISSION TRAILS DR. #114
SAN DIEGO, CA 92123 SANTEE, CA 92071
 TELEPHONE: (858) 278-2446 (619) 591-9857



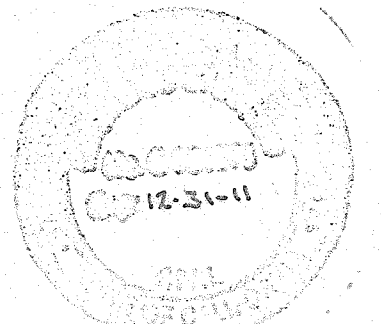
SOIL ENGINEER'S DESIGN CERTIFICATION

I, **MAMADOU SALIOU DIALLO**, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER BETWEEN THE DATES OF 3-21-10 AND 11-15-10. THREE COMPLETE COPIES OF THE SOILS REPORT HAVE BEEN SUBMITTED TO THE OFFICE OF THE DIRECTOR OF DEVELOPMENT SERVICES. I AM SATISFIED WITH THE WORK PERFORMED AND CONCUR WITH THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS THEREIN.

I HAVE REVIEWED THE PROJECT DESIGN AND THE GRADING SHOWN HEREON IS CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED SOILS AND GEOTECHNICAL REPORTS FOR THE PROJECT.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

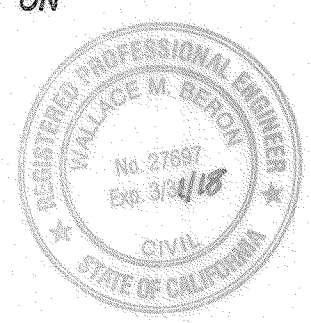
SIGNED: Mamadou Salio Diallo DATE: 08-01-11
 REGISTRATION NO. 54071, MY REGISTRATION EXPIRES ON 12/30/11
 FIRM: EAST COUNTY SOIL CONSULTATION AND ENGINEERING, INC.
 ADDRESS: 10925 HARTLEY ROAD, SUITE 1
SANTEE, CA 92071
 TELEPHONE: (619) 258-7901



SOIL ENGINEER'S AS-BUILT CERTIFICATION

I, **WALLACE M. BERON**, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE GEOTECHNICAL ASPECTS OF THE GRADING OF THIS PROJECT. TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE GRADING CONFORMS WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORTS AND PLANS WITH THE EXCEPTION THAT ANY CHANGES OR DEVIATIONS FROM THE PLANS DUE TO UNFORESEEN FIELD CONDITIONS HAVE BEEN IDENTIFIED IN THE FINAL SOILS REPORT FOR THE PROJECT.

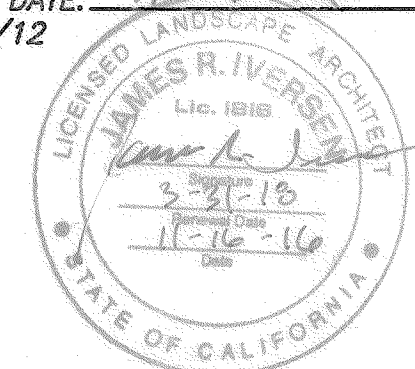
SIGNED: Wallace M. Beron DATE: 11/16/2016
 REGISTRATION NO. 59115, MY REGISTRATION EXPIRES ON 11/16/2016
 FIRM: ALPINE ENGINEERING
 ADDRESS: PO BOX 8155
ALPINE CA 91903
 TELEPHONE: 619-445-2024



LANDSCAPE ARCHITECT'S RECORD DRAWING CERTIFICATION

I, **JAMES R. IVERSEN**, A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PREPARATION OF THESE RECORD DRAWINGS AS THEY PERTAIN TO THE LANDSCAPE IMPROVEMENTS. THE INFORMATION SHOWN IS BASED ON ACTUAL SITE INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF 11-16-10 AND 11-16-10. TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED: James R. Iversen DATE: 11-16-10
 REGISTRATION NO. 1816, MY REGISTRATION EXPIRES ON 3/31/12
 FIRM: JAMES R. IVERSEN
 ADDRESS: 1415 MACKINNON AVENUE
CARDIFF, CA. 92007
 TELEPHONE: (760) 942-1742



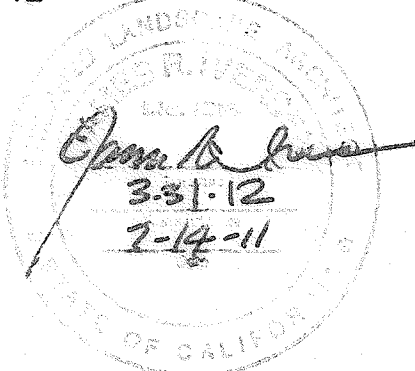
LANDSCAPE ARCHITECT'S DESIGN CERTIFICATION

I, **JAMES R. IVERSEN**, HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN THE BUSINESS AND PROFESSIONS CODE, OVER THE DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS IN THE CITY OF SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE LANDSCAPE ARCHITECT OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

SIGNED: James R. Iversen DATE: 7-14-11
 REGISTRATION NO. 1816, MY REGISTRATION EXPIRES ON 3/31/12
 FIRM: JAMES R. IVERSEN
 ADDRESS: 1415 MACKINNON AVENUE
CARDIFF, CA. 92007
 TELEPHONE: (760) 942-1742



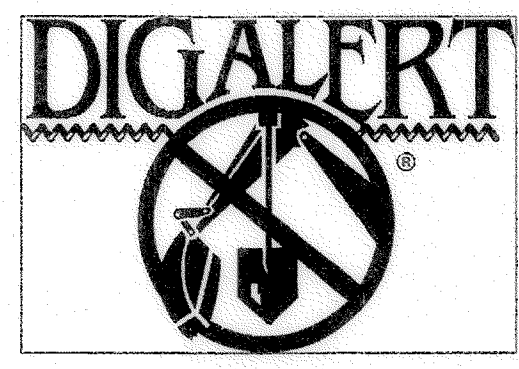
OWNER'S ACCEPTANCE

I, **GREG BROWN**, AS OWNER OF THE PROPERTY DESCRIBED HEREON ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION AND WITH MY FULL CONSENT. I UNDERSTAND ALL CONSTRUCTION MUST CONFORM TO CURRENT CITY STANDARDS AND BE COMPLETED IN ACCORDANCE WITH THESE PLANS. ANY CHANGES TO THE WORK MUST BE APPROVED IN WRITING, IN ADVANCE, IN ACCORDANCE WITH THE CITY'S CONSTRUCTION CHANGE POLICY. I AGREE TO REMOVE AND RECONSTRUCT AT MY COST ANY WORK NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS OR ANY CONSTRUCTION CHANGES APPROVED INCIDENTAL THERETO.

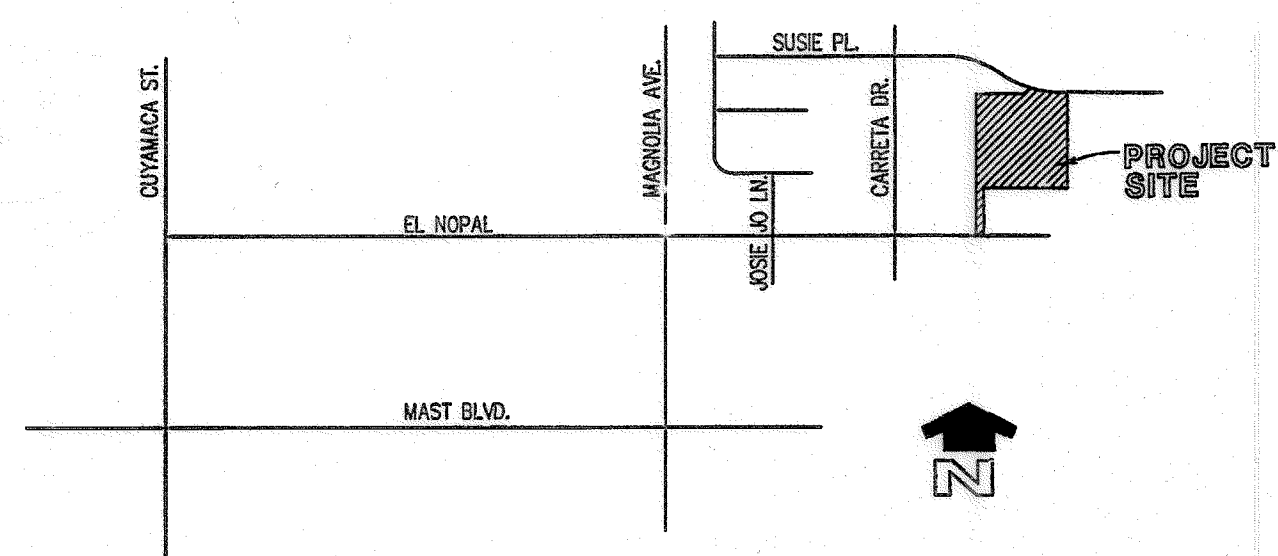
SIGNED: Greg Brown DATE: 7/22/11
 ADDRESS: NEW WEST INVESTMENT GROUP, INC.
3511 CAMINO DEL RIO SOUTH #307
SAN DIEGO, CA. 92108
 TELEPHONE: (619)281-9264

SHEET INDEX

NOTES, DETAILS	SHEET 1-2
ROUGH GRADE PLANS	SHEET 3
EROSION CONTROL PLAN	SHEET 4
EROSION CONTROL NOTES	SHEET 5
PLANTING PLAN	SHEET 6
IRRIGATION PLAN	SHEET 7
WALL AND FENCE PLAN	SHEET 8
PLANTING SPECIFICATIONS	SHEET 9
IRRIGATION SPECIFICATIONS	SHEET 10
PLANTING AND IRRIGATION DETAILS	SHEET 11



CALL TOLL FREE 800-227-2600
 2 WORKING DAYS BEFORE YOU DIG



VICINITY MAP

THOS. BROS. 1231/E-3
 NTS

RESIDENTIAL FLOOD STATEMENT

I, **THOMAS H. KOERNER**, A REGISTERED CIVIL ENGINEER/LAND SURVEYOR HEREBY CERTIFY THAT THE PAD ELEVATIONS SHOWN ON THIS AS-BUILT GRADING PLAN HAVE BEEN VERIFIED BY ME AND THAT SAID ELEVATIONS ARE AT OR ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY THE BASE FLOOD DISCHARGE RATES SET FORTH IN THE FLOOD DAMAGE PREVENTION ORDINANCE - CHAPTER 15.52 OF THE SANTEE MUNICIPAL CODE.

SIGNED: Thomas H. Koerner DATE: 11-9-16
 REGISTRATION NO. 65317, MY REGISTRATION EXPIRES ON 9/30/11

LEGAL DESCRIPTION

LOTS 5-14 OF EL NOPAL ESTATES II UNIT NO. 2, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15347, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON MAY 22, 2008.

ASSESSOR PARCEL NUMBER

381-750-01 THRU 381-750-10

GENERAL STANDARDS OF CONSTRUCTION

UNLESS OTHERWISE NOTED ON THE PLANS, ALL WORK SHALL CONFORM WITH THE FOLLOWING STANDARD SPECIFICATIONS AND DRAWINGS:

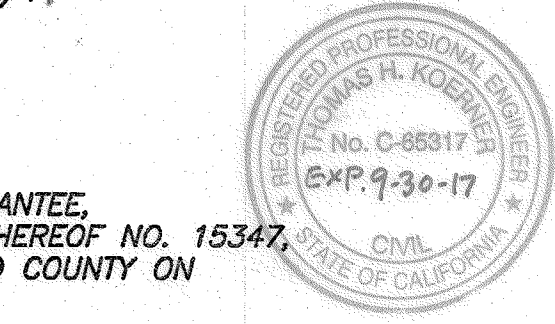
- STANDARD SPECIFICATIONS:
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - STANDARD SPECIAL PROVISIONS.
 - CITY OF SANTEE PUBLIC WORKS STANDARDS, SEPTEMBER 1982.
 - CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES," LATEST EDITION.
 - STANDARD SPECIFICATIONS OF THE WATER AGENCIES STANDARDS COMMITTEE (WAS).
 - CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), STORMWATER BEST MANAGEMENT HAND BOOK CONSTRUCTION, LATEST EDITION.
- STANDARD DRAWINGS:
- CITY OF SANTEE STANDARD DRAWINGS.
 - SAN DIEGO REGIONAL STANDARD DRAWINGS (S.D.R.S.D.) AS RECOMMENDED BY THE REGIONAL STANDARDS COMMITTEE, MAINTAINED AND PUBLISHED BY THE SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS, LATEST EDITION.
 - STANDARD DRAWINGS OF THE WATER AGENCIES STANDARDS COMMITTEE (WAS).

LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
SUBDIVISION BOUNDARY		---
RIGHT OF WAY		---
LOT LINE		---
LOT NO		9
EASEMENT		---
TYPE "F" CATCH BASIN	S.D.R.S.D. D-7	☒
STRAIGHT HEADWALL	S.D.R.S.D. D-30	≡≡≡
18" RCP	S.D.R.S.D. D-60	≡≡≡
TYPE "B" CURB INLET	S.D.R.S.D. D-2	☐
STRAIGHT HDWL - TYPE B	S.D.R.S.D. D-32	≡≡≡
PROPOSED SPOT ELEVATIONS		125.3
EARTHEN SWALE		←
CUT/FILL LINE		CUT
TOP/TOE OF SLOPE		---
SLOPE EMBANKMENT (2:1 MAX FILL; 1.5:1 MAX. CUT)		≡≡≡
EXISTING CONTOUR		180
FINISH CONTOUR		180
TYPE B BROW DITCH (WIDTH = 24")	S.D.R.S.D. D-75	←
BROW DITCH (WIDTH = 12")	MOD. S.D.R.S.D. D-75	←
PAD ELEVATION		453.0
RETAINING WALL	S.D.R.S.D. C-6	---
RIP RAP ENERGY DISSIPATOR	S.D.R.S.D. D-40	☒
KEYSTONE RETAINING WALL	CURRENT "KEYSTONE" STDS	---
PRIVATE CATCH BASIN W/ 6" PVC DRAIN	"U.S. CONCRETE" 1212VF W/TRAFFIC GRATE	---
PRIVATE CATCH BASIN	6" ATRIUM GRATE ("NDS" OR EQUIV.) W/4" PVC RISER	☐
BIORETENTION SWALE		---
LIMITS OF LANDSCAPE MAINTENANCE DISTRICT FOR STORMWATER TREATMENT CONTROL		---

LEGEND OF ABBREVIATIONS

TC	TOP OF CURB	N.T.S.	NOT TO SCALE
GB	GRADE BREAK	TW	TOP OF WALL
BC	BEGIN CURVE	TF	TOP OF FOOTING
EC	END CURVE	C.I.	CURB INLET
HP	HIGH POINT	C.O.	CLEANOUT
LP	LOW POINT	RCP	REINFORCED CONCRETE PIPE
FL	FLOW LINE	C.B.	CATCH BASIN
ST	STREET	EVC	END VERTICAL CURVE
RT	RIGHT	BVC	BEGIN VERTICAL CURVE
LT	LEFT	FG	FINISHED GRADE
FS	FINISHED SURFACE	PP	POWER POLE
CDS	CUL-DE-SAC	CB	CURB



KM KOERNER-MAGEE CONSULTING ENGINEERS

5725 Kearny Villa Rd., Suite D • San Diego CA, 92123
 phone: (858) 278-2446 • fax: (858) 571-0562

SEWER & WATER AGENCY

PADRE DAM MUNICIPAL WATER DISTRICT
 APPROVED BY: Nelva DATE: 7/10/11
 Director of Engineering and Planning
 59053
 R.C.E. No. _____ Date: 6/30/13
 EL NOPAL ESTATES II 20009 JCO No. WSA
 Project File Name: _____ SA
 VALID FOR ONE YEAR FROM DATE OF SIGNATURE.
 SIGNATURE OF THESE PLANS IS NOT A COMMITMENT TO SERVE.

CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES

ROUGH GRADING PLAN FOR:
EL NOPAL ESTATES II TM 2000-01
 CITY W.O. NO. **G-1129**
 DRAWING NO. **2011-121**
 SHEET 1 OF 11

CITY OF SANTEE	
FIRE DEPARTMENT	<u>James M. Keel</u> 9/29/11
DEPUTY FIRE CHIEF	DATE
COMMUNITY SERVICES DEPARTMENT	<u>John</u> 10/31/11
PUBLIC SERVICES MANAGER	DATE
ENGINEERING DIVISION	<u>John</u> 11/1/11
FOR CITY ENGINEER	DATE
RCE No. 42731, EXPIRES 03/31/12	
PLANNING DIVISION	<u>John</u> 9-29-2011
PROJECT PLANNER	DATE
TRAFFIC SECTION	<u>John</u> 9/30/2011
PRINCIPAL TRAFFIC ENGINEER	DATE

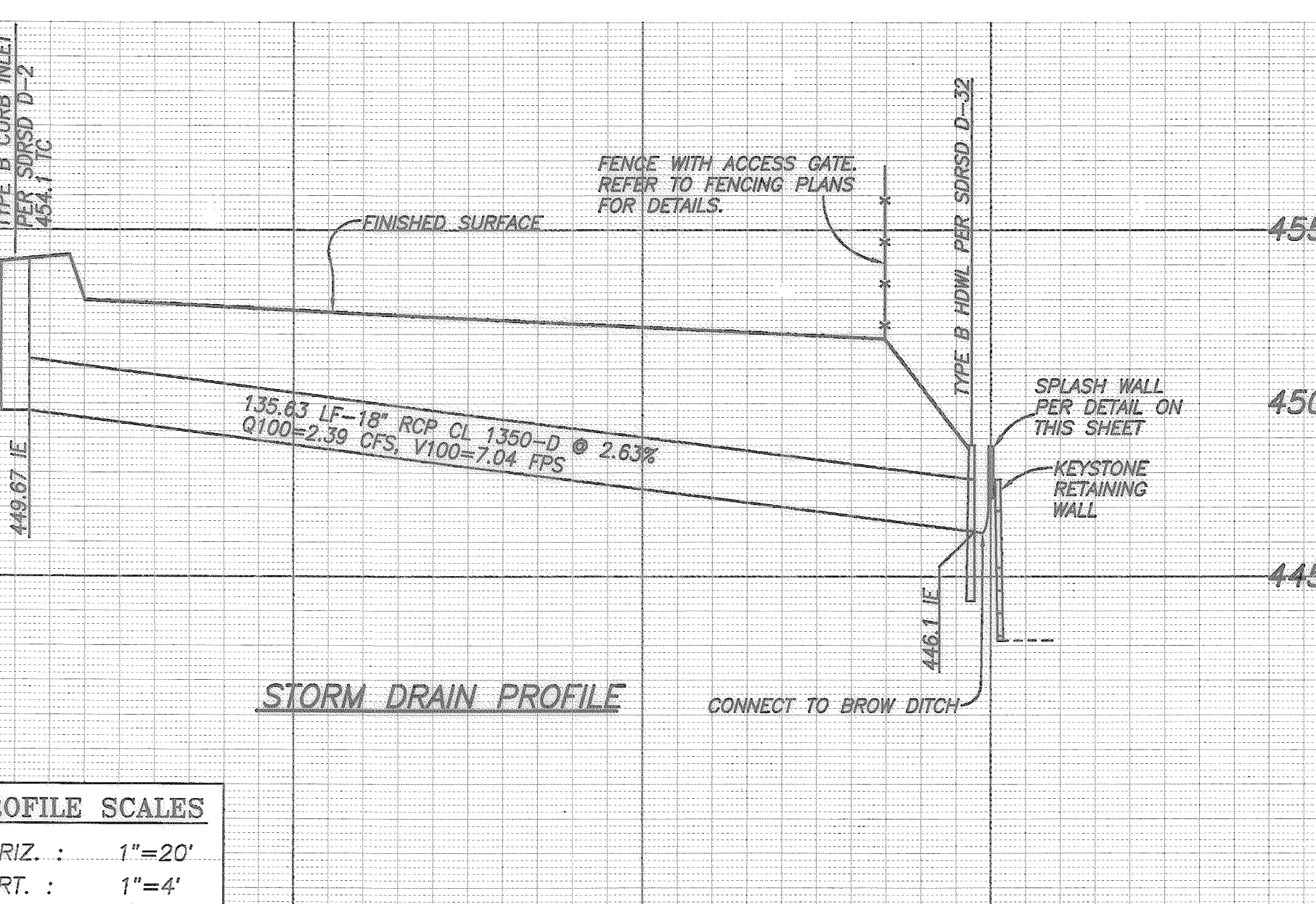
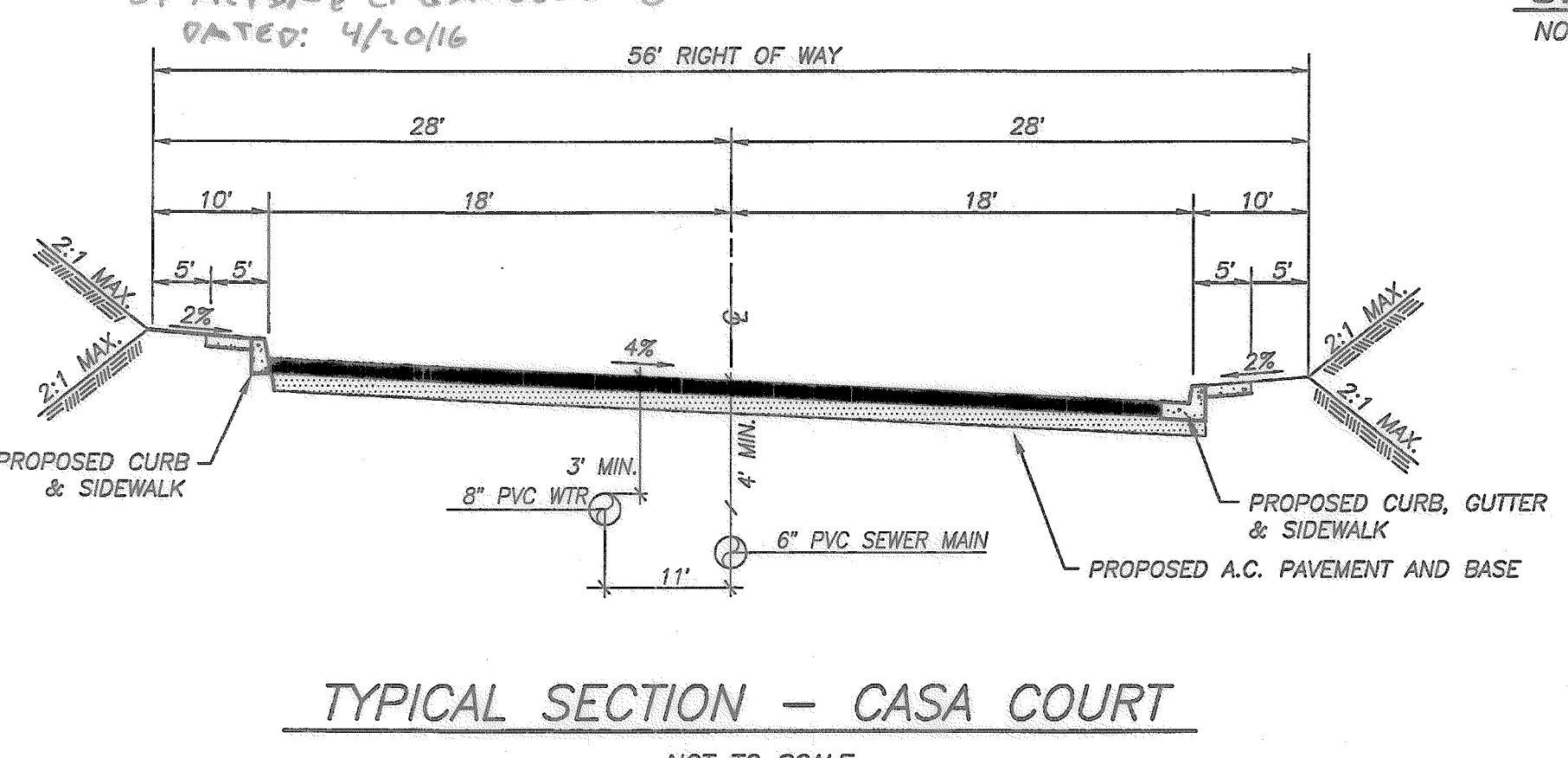
CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCHMARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED
		11/9/16	KE	AS-BUILT	591						9/21/2011
CONTRACTOR		7/17/11	EM	REVISE PER MWD APPROVAL DATE		BENCHMARK STA. NO. 2125		TK	TB	TK	
INSPECTOR		11/16/11	KE	REVISE WALLS		PER ROS NO. 11252, ELEV. 448.85		THOMAS H. KOERNER			7/12/11
DATE COMPLETED		11/17/11	KE	REVISE B'Y PADS & BIO-SWALE		CENTER LINE OF INTERSECTION		RCE NO. 65317			
		11/17/11	KE	REVISE LOT 8-13 PADS		OF EL NOPAL AND HOLBORN		EXPIRES 09/30/11			

CONSTRUCTION CHANGE SET EL NOPAL ESTATES II - GRADING PLAN

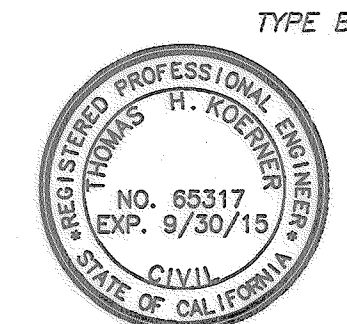
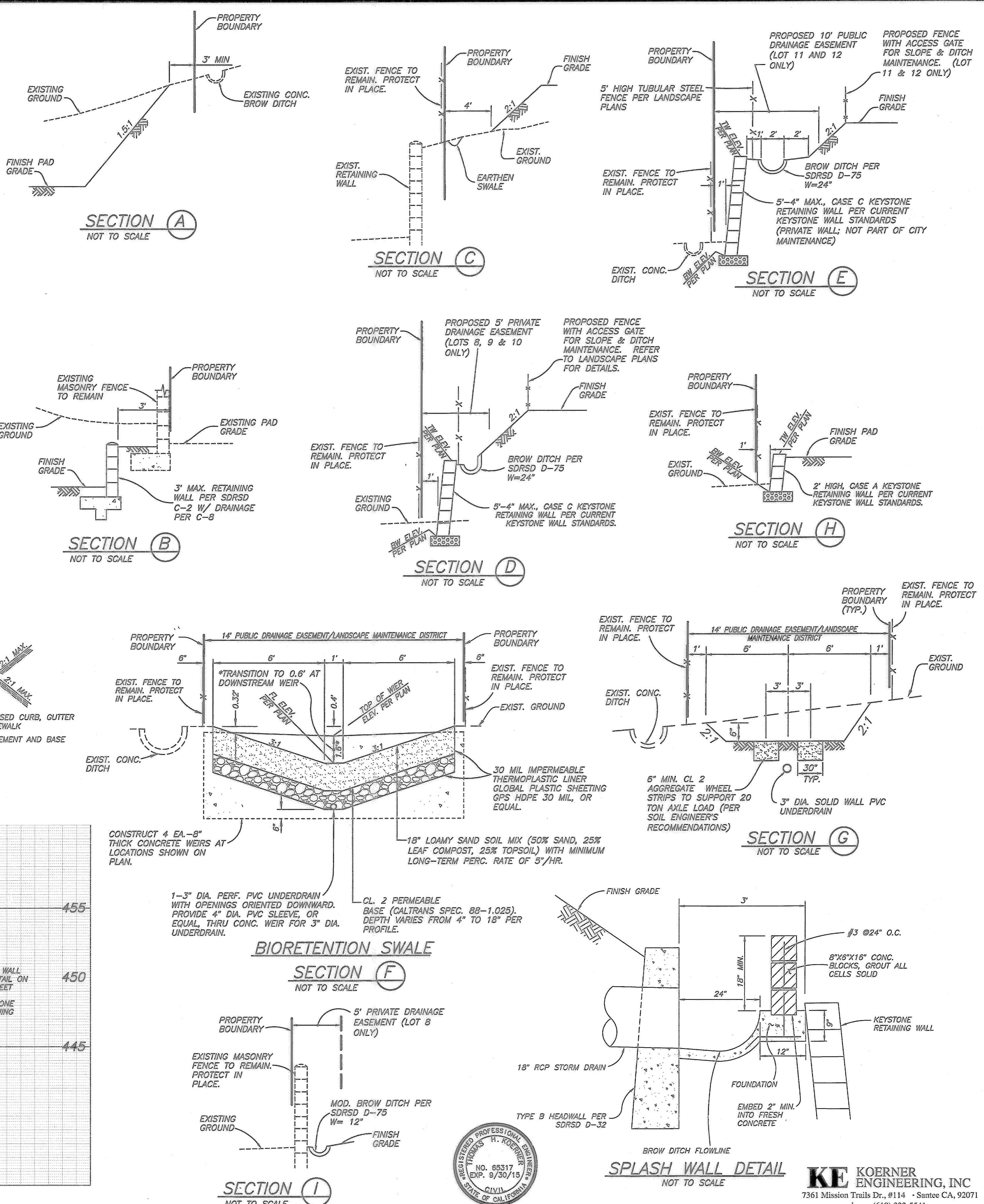
GENERAL NOTES

- SUBDIVISION MONUMENTATION SHALL BE PROTECTED AT ALL TIMES. PRIOR TO ISSUANCE OF GRADING PERMIT THE SUBDIVISION BOUNDARY SHALL BE STAKED AND FLAGGED, WITH LATHES AT LEAST THREE FEET IN HEIGHT, AT ALL SUBDIVISION CORNERS, ANGLE POINTS, AND POINTS OF CURVE. WHERE BOUNDARY LINES EXCEED THREE HUNDRED FEET IN LENGTH STAKES SHALL BE PLACED ON LINE AT NOT OVER THREE HUNDRED FOOT INTERVALS. WHERE PERMISSION FOR OFFSITE GRADING HAS BEEN GRANTED THE LIMITS OF OFF-SITE WORK SHALL BE STAKED AND FLAGGED ALSO. OFF-SITE WORK SHALL BE CLEARLY IDENTIFIED WITH DIFFERENT COLOR FLAGGING OR MARKINGS FROM THE SUBDIVISION BOUNDARY FLAGGING. THE CONTRACTOR SHALL AT ALL TIMES PROTECT THE SUBDIVISION BOUNDARY AND OFF-SITE MARKERS AND SHALL IMMEDIATELY REPLACE ANY MARKERS THAT ARE DISTURBED OR DESTROYED.
- ACCEPTANCE OF THIS GRADING PLAN DOES NOT CONSTITUTE ACCEPTANCE OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR PUBLIC ROAD PURPOSES.
- FINAL ACCEPTANCE OF THESE GRADING PLANS IS SUBJECT TO FINAL ACCEPTANCE OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- WASTE MATERIAL GENERATED FROM GRADING OPERATIONS SHALL BE HAULED TO A LEGAL DUMP SITE AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.
- AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
 SAN DIEGO GAS & ELECTRIC 1-800-422-4133
 PACIFIC BELL TELEPHONE 1-800-422-4133
 COX CABLE 1-819-263-5793
 PADRE DAM MUNICIPAL WATER DISTRICT 1-619-448-3111
 (water and sewer)
- REQUESTS FOR RELEASE OF GRADING AND EROSION CONTROL SECURITIES UPON COMPLETION OF THE WORK SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF SANTEE LAND DEVELOPMENT MANUAL.
- ACCEPTANCE OF THESE PLANS BY THE DIRECTOR OF DEVELOPMENT SERVICES DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF DEVELOPMENT SERVICES ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIALS' ACCEPTANCE OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED IN THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTION 15.58.590, SANTEE MUNICIPAL CODE).
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 7:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY. NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAY OR CITY HOLIDAYS. WORK ON SATURDAY REQUIRES THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A SMOOTH CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE ACCEPTANCE OF THESE GRADING PLANS, THE PERMITEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- ALL OFFSITE HAUL ROUTES ARE SUBJECT TO THE ACCEPTANCE OF THE CITY ENGINEER. THE CONTRACTOR SHALL MAKE APPLICATION FOR A HAUL PERMIT, IN A FORMAT SUITABLE TO THE DEPARTMENT OF DEVELOPMENT SERVICES, A MINIMUM OF 72 HOURS PRIOR TO BEGINNING WORK. THE GRADING PERMIT SHALL NOT BE ISSUED PRIOR TO ISSUANCE OF THE HAUL PERMIT.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THESE PLANS SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. IF ANY PORTION OF THIS PROJECT IS TO BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR ACCEPTANCE.
- FINISH GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1 OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES BETWEEN OCTOBER 1 AND APRIL 1. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE ACCEPTED LANDSCAPING AND IRRIGATION PLANS.

- THE CONTRACTOR SHALL NOTIFY THE CITY OF SANTEE-DEPARTMENT OF DEVELOPMENT SERVICES AT (619) 258-4100 A MINIMUM OF 48 HOURS BEFORE ANY WORK COMMENCES AND 24 HOURS PRIOR TO REQUESTS FOR INSPECTION. CALL (619) 258-4100 x 168 FOR ALL INSPECTION REQUESTS. ALL WORK PERFORMED UNDER THIS PERMIT IS SUBJECT TO THE INSPECTION REQUIREMENTS OF THE SANTEE GRADING ORDINANCE. THE CONTRACTOR IS REFERRED TO SECTION 15.58.930 OF THE SANTEE MUNICIPAL CODE FOR A LIST OF DETAILED INSPECTION REQUIREMENTS. FAILURE TO PROVIDE ADEQUATE NOTIFICATION TO THE DEPARTMENT OF DEVELOPMENT SERVICES REQUESTING INSPECTION OF THE WORK AT THE APPROPRIATE TIMES MAY RESULT IN ISSUANCE OF A STOP WORK ORDER FOR THE GRADING OPERATIONS.
- TO ENSURE COMPLIANCE WITH THE ACCEPTED GRADING PLAN AND AS A CONDITION OF ACCEPTANCE OF THE GRADING PLAN, THE OWNER, ITS TENANTS, ITS CONTRACTORS, AND ITS SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES SUBJECT TO THE GRADING PLAN OPEN FOR INSPECTION BY CITY REPRESENTATIVES AT ALL TIMES GRADING OPERATIONS ARE OCCURRING, AND AT ALL OTHER TIMES, UPON REASONABLE DEMAND BY THE CITY.
- UPON COMPLETION OF THE GRADING WORK SHOWN ON THESE PLANS AND PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY, THE OWNER SHALL HAVE AS-BUILT GRADING PLANS PREPARED. PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF SANTEE-DEPARTMENT OF DEVELOPMENT SERVICES POLICY REGARDING CONSTRUCTION CHANGES AND AS-BUILT DRAWINGS FOR PRIVATE DEVELOPMENT.
- SLOPE RATIOS:
 CUT 2:1 FILL 2:1
 EXCAVATION: 9,580 C.Y. FILL: 9,580 C.Y. IMPORT: 0 C.Y.
 (Note: A separate valid permit must exist for either waste or import areas).
 SHRINKAGE/EXPANSION: %
- EARTHWORK QUANTITIES SHOWN ARE FOR BOND ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.
- ACCEPTANCE OF THESE PLANS BY THE CITY OF SANTEE IS VALID FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. FAILURE TO COMMENCE CONSTRUCTION WITHIN ONE YEAR VOIDS ACCEPTANCE OF THE PLANS.
- THE FOLLOWING SOILS REPORT(S) SHALL BE CONSIDERED PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT(S).
 A) SOILS REPORT AND UPDATE AND PROJECT FINAL SUMMARY SOILS REPORT PREPARED BY: EAST COUNTY SOIL CONSULTATION AND ENGINEERING, INC. DATED FEB. 5, 2004 & APRIL 28, 2010
 B) FINAL COMPACTION REPORT BY ALPINE ENGINEERING DATED: 4/20/16

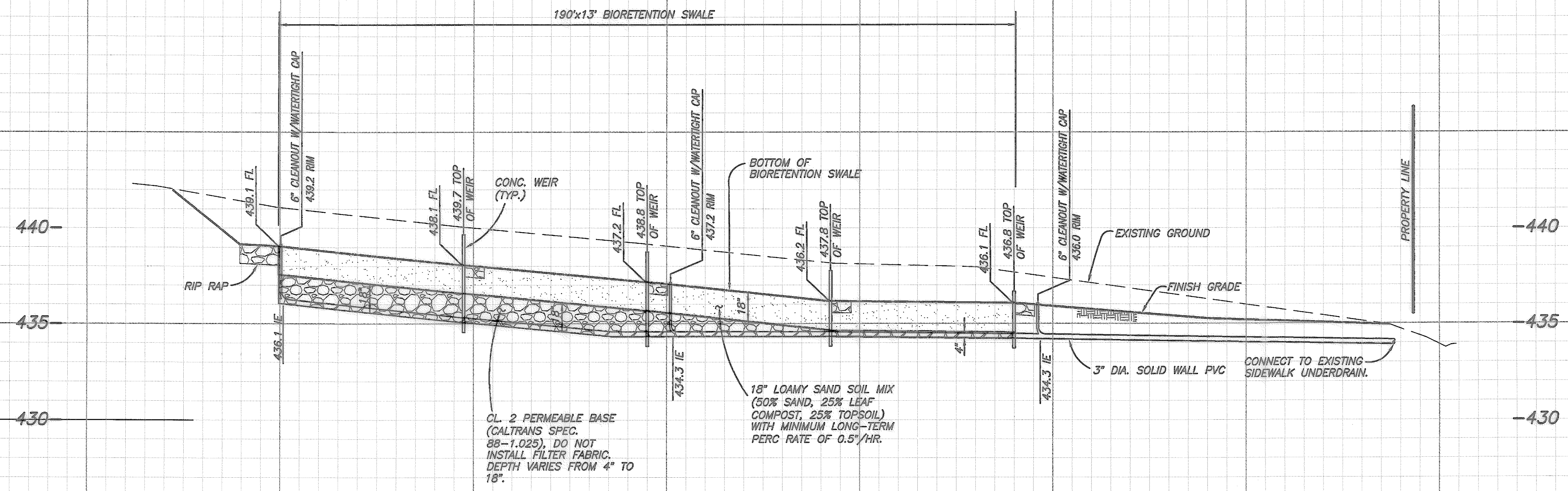


PROFILE SCALES
 HORIZ. : 1"=20'
 VERT. : 1"=4'



CONTRACTOR	INSPECTOR	DATE COMPLETED	CONSTRUCTION RECORD	REFERENCES	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
							BENCHMARK STA. NO. 2125 PER ROS NO. 11282, ELEV. 448.85 CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN	HORIZ: N/A VERT: N/A	TK	TK	TK	4/29/15	ROUGH GRADING PLAN FOR EL NOPAL ESTATES II		G-1129	2011-122
													TM 2000-01	SHEET 28 OF 11		

CONSTRUCTION CHANGE SET
EL NOPAL ESTATES II - GRADING PLAN



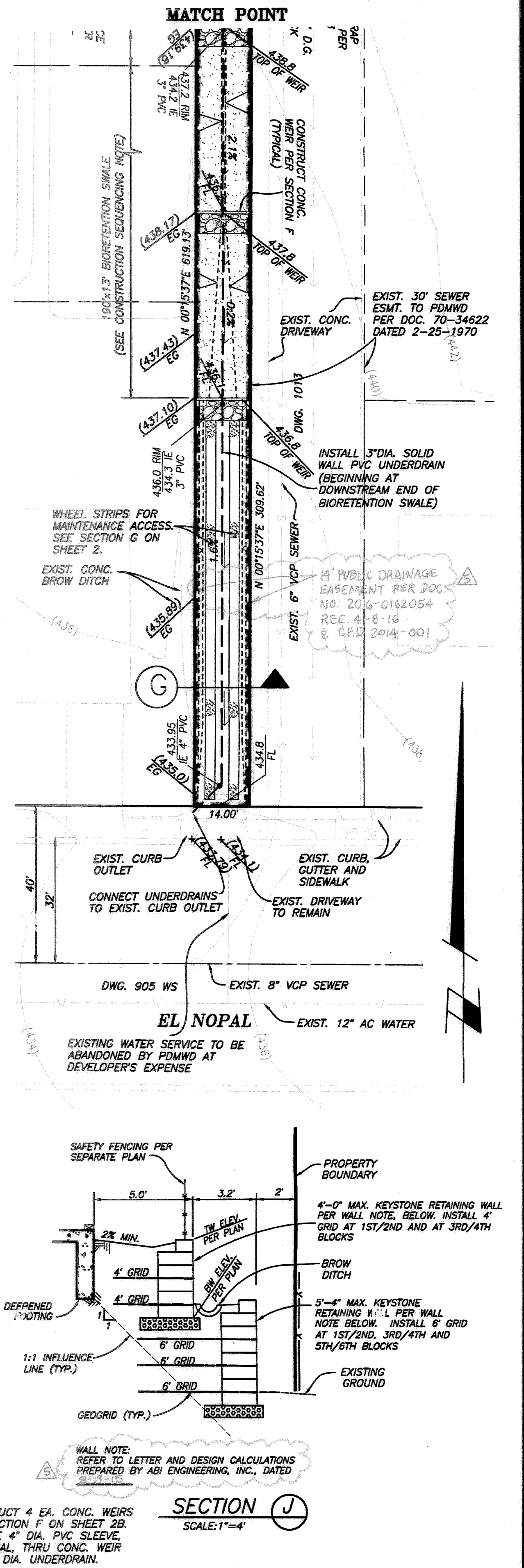
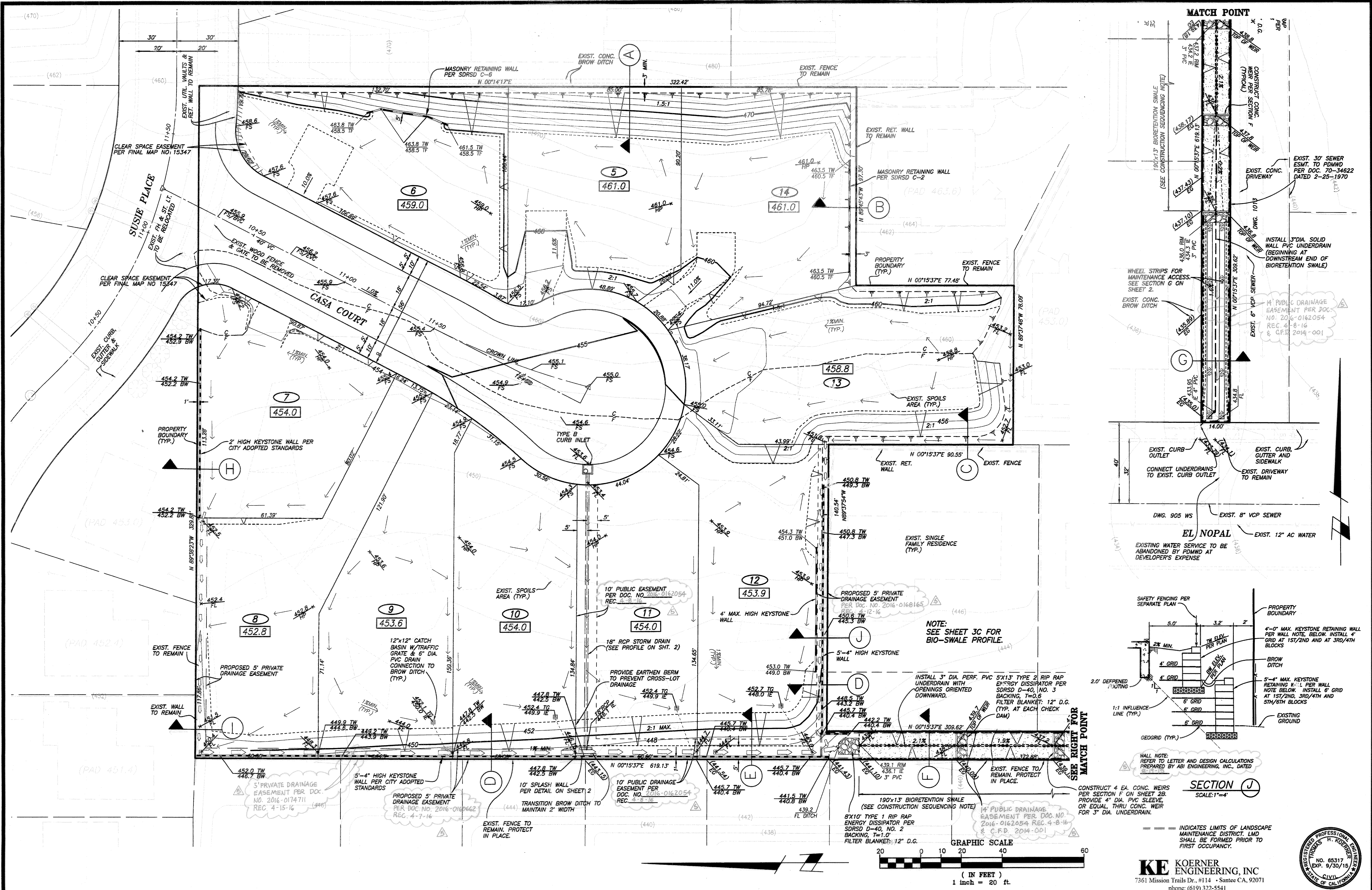
PROFILE-BIORETENTION SWALE

PROFILE SCALES
 HORIZ. : 1"=20'
 VERT. : 1"=4'

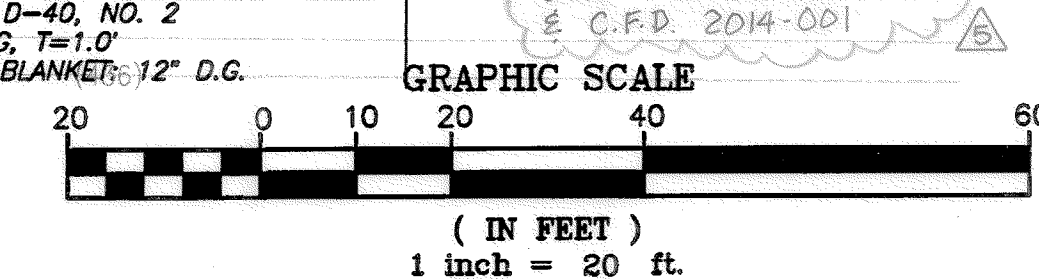
KE KOERNER ENGINEERING, INC
 7361 Mission Trails Dr., #114 • Santee CA, 92071
 phone: (619) 322-5541



CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
		4/1/15	KE	REPLACEMENT SHEET	TK	BENCHMARK STA. NO. 2125	HORIZ: 1"=20'	TK	TK	TK	4/21/15	ROUGH GRADING PLAN FOR:			
INSPECTOR		4/16	KE	A5-BUILT	TK	PER ROS NO. 11252, ELEV. 448.85	VERT: 1"=4'	THOMAS H. KOERNER	THOMAS H. KOERNER	THOMAS H. KOERNER	PROJECT ENGINEER	EL NOPAL ESTATES II	TM 2000-01	G-1129	2011-123C
DATE COMPLETED						CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN		RCE NO. 88317	EXPIRES 09/30/11						SHEET 3C OF 11



NOTE: SEE SHEET 3C FOR BIO-SWALE PROFILE.



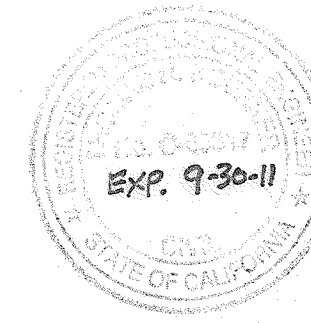
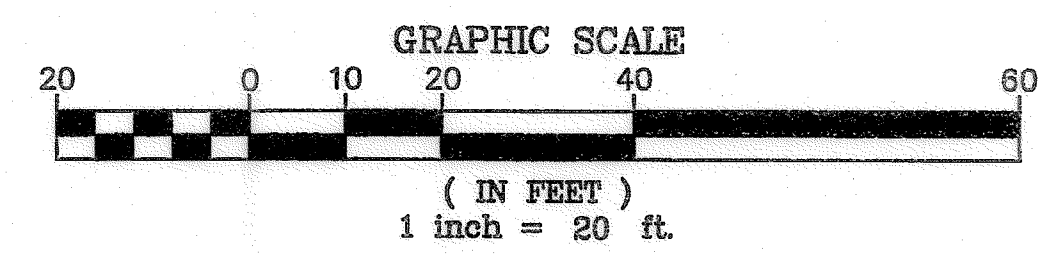
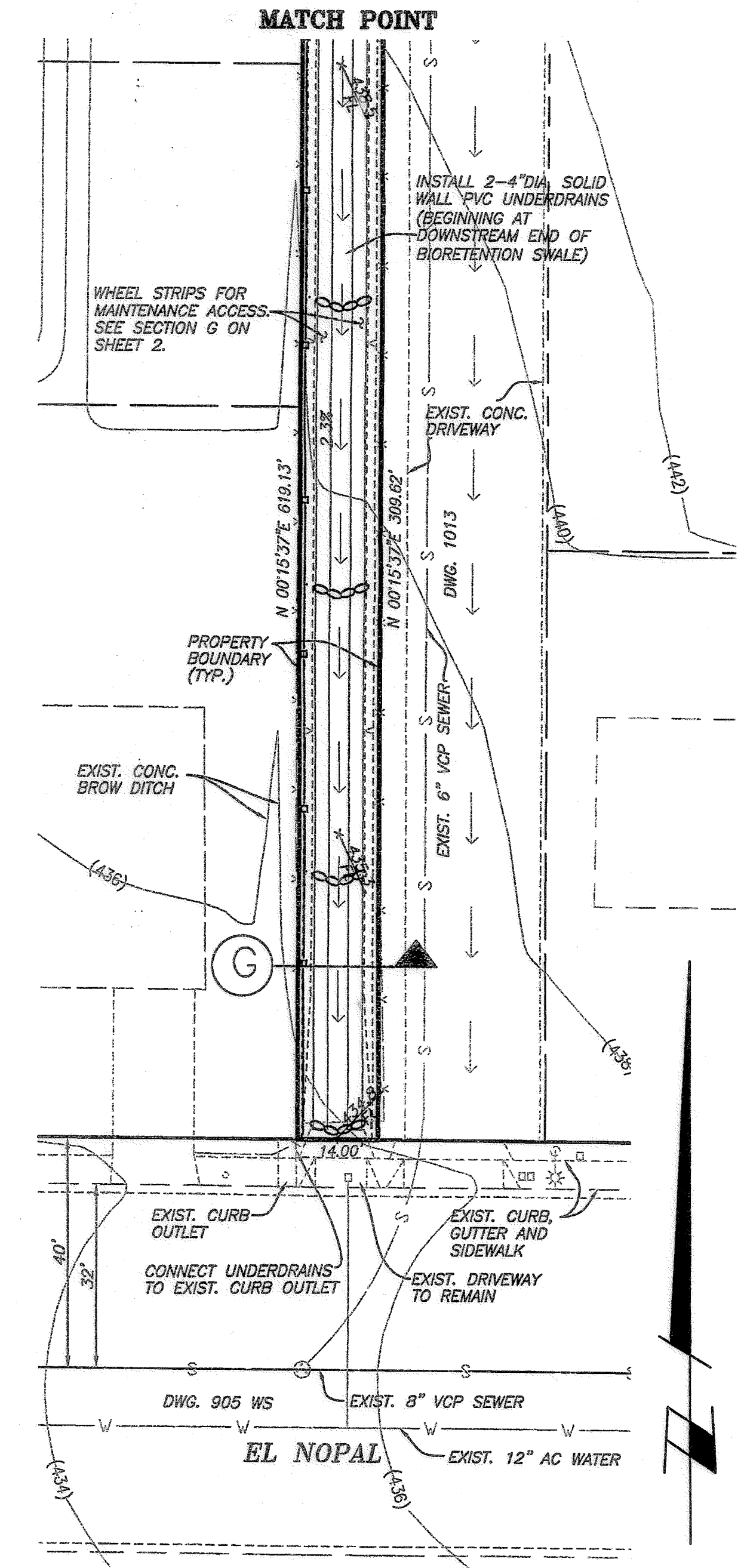
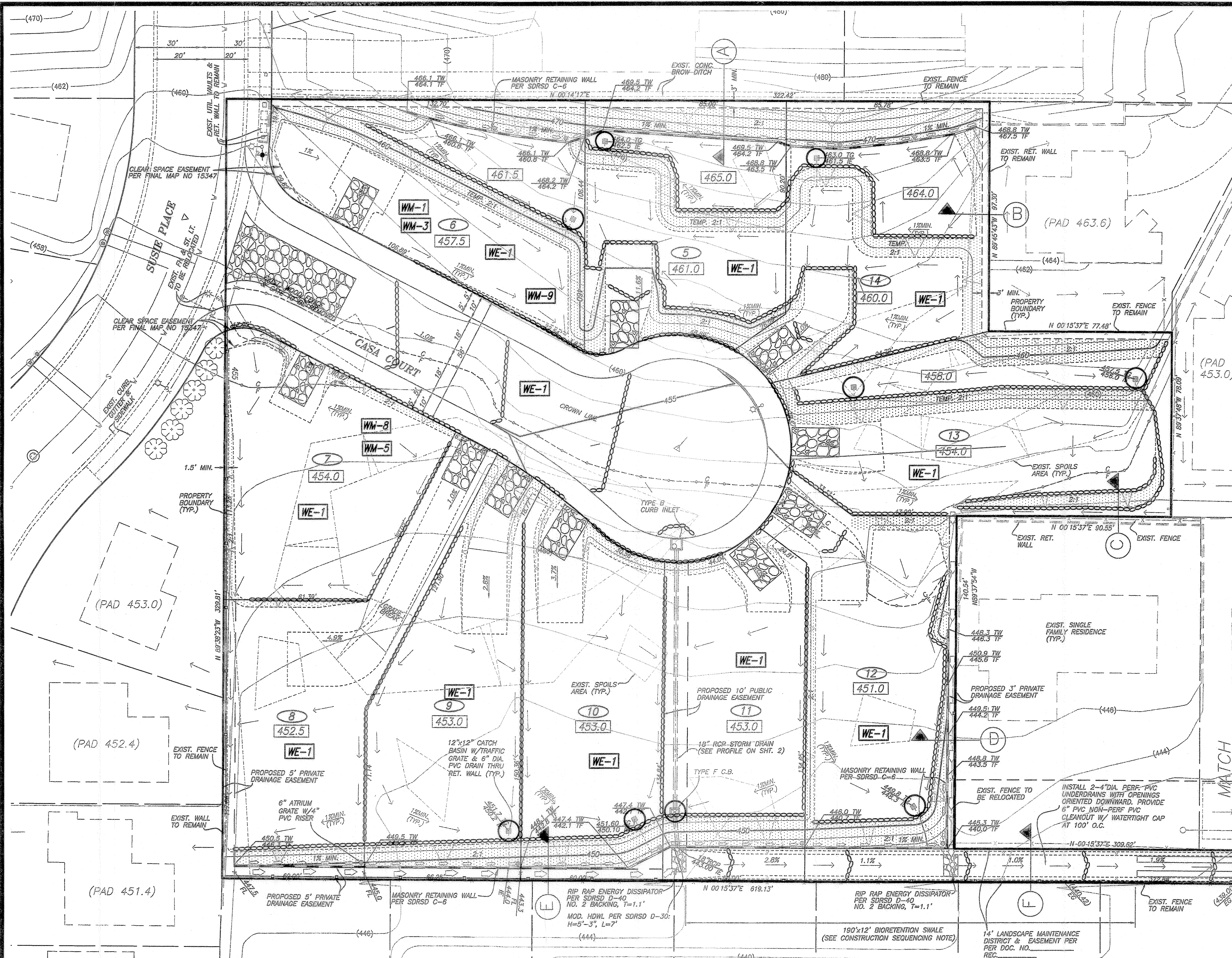
INDICATES LIMITS OF LANDSCAPE MAINTENANCE DISTRICT. LMO SHALL BE FORMED PRIOR TO FIRST OCCUPANCY.

KE KOERNER ENGINEERING, INC.
 7361 Mission Trails Dr., #114 - Santee CA, 92071
 phone: (619) 322-5541

REGISTERED PROFESSIONAL ENGINEER
 H. KOERNER
 NO. 65317
 EXP. 9/30/15
 CIVIL
 STATE OF CALIFORNIA

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCHMARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR INSPECTOR DATE COMPLETED			KE	REPLACEMENT SHEET AS-BUILT		BENCHMARK STA. NO. 2125 PER ROS NO. T1252, ELEV. 448.85 CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN	HORIZ: 1"=20' VERT: N/A	THOMAS H. KOERNER	DATE: 9-17-15	PROJECT ENGINEER	ROUGH GRADING PLAN FOR: EL NOPAL ESTATES II	TM 2000-01	G-1129	2011-123D SHEET 3D OF 11

CONSTRUCTION CHANGE SET



KM KOERNER-MAGEE CONSULTING ENGINEERS
 5725 Kearny Villa Rd., Suite D • San Diego CA, 92123
 phone: (858) 278-2446 • fax: (858) 571-0562

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR			KE	AS-BUILT		BENCHMARK STA. NO. 2125 PER ROS NO. 11252, ELEV. 448.85	HORIZ: 1"=20' VERT: N/A	TK	TB	TK	7/12/11	EROSION CONTROL PLAN FOR:			
INSPECTOR						CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN		THOMAS H. KOERNER				EL NOPAL ESTATES II		G-1129	2011-124
DATE COMPLETED								RCE NO. 85317					TM 2000-01		SHEET 4 OF 11

CONSTRUCTION CHANGE SET
EL NOPAL ESTATES II - GRADING PLAN

CONSTRUCTION BMP LEGEND

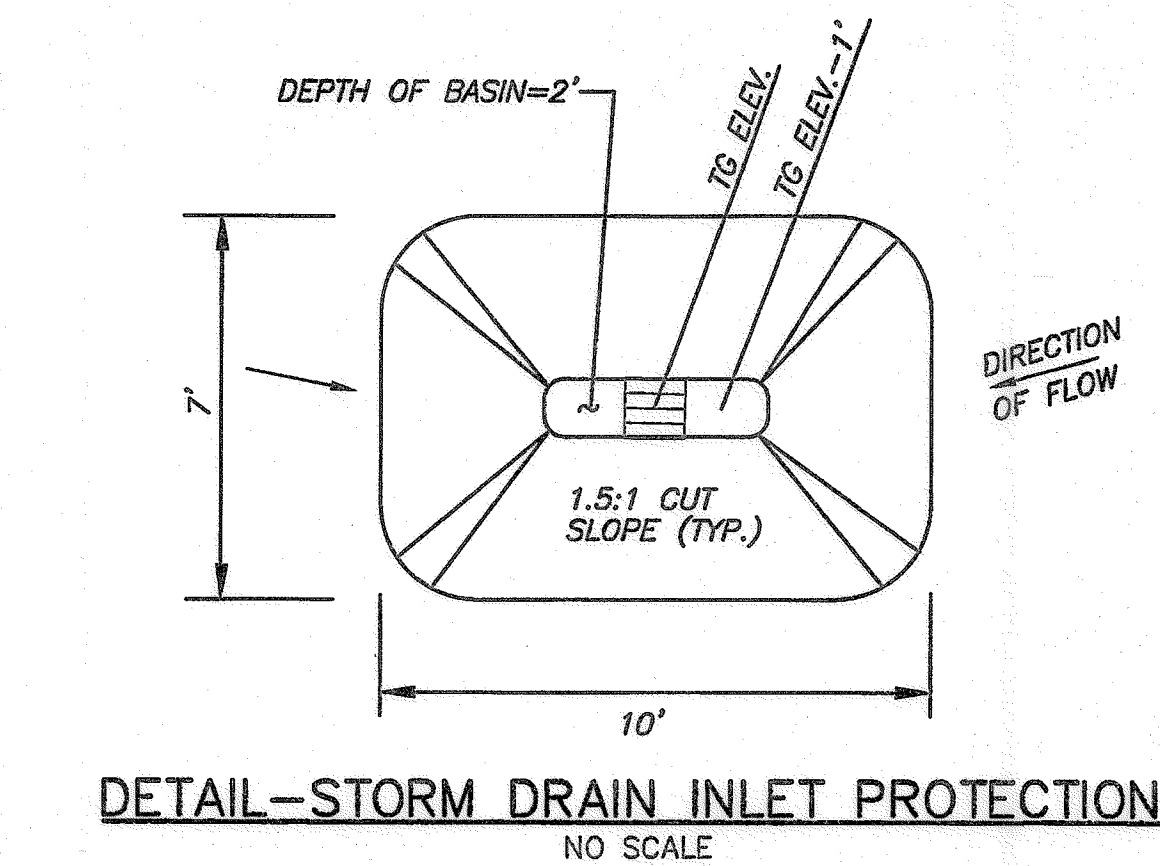
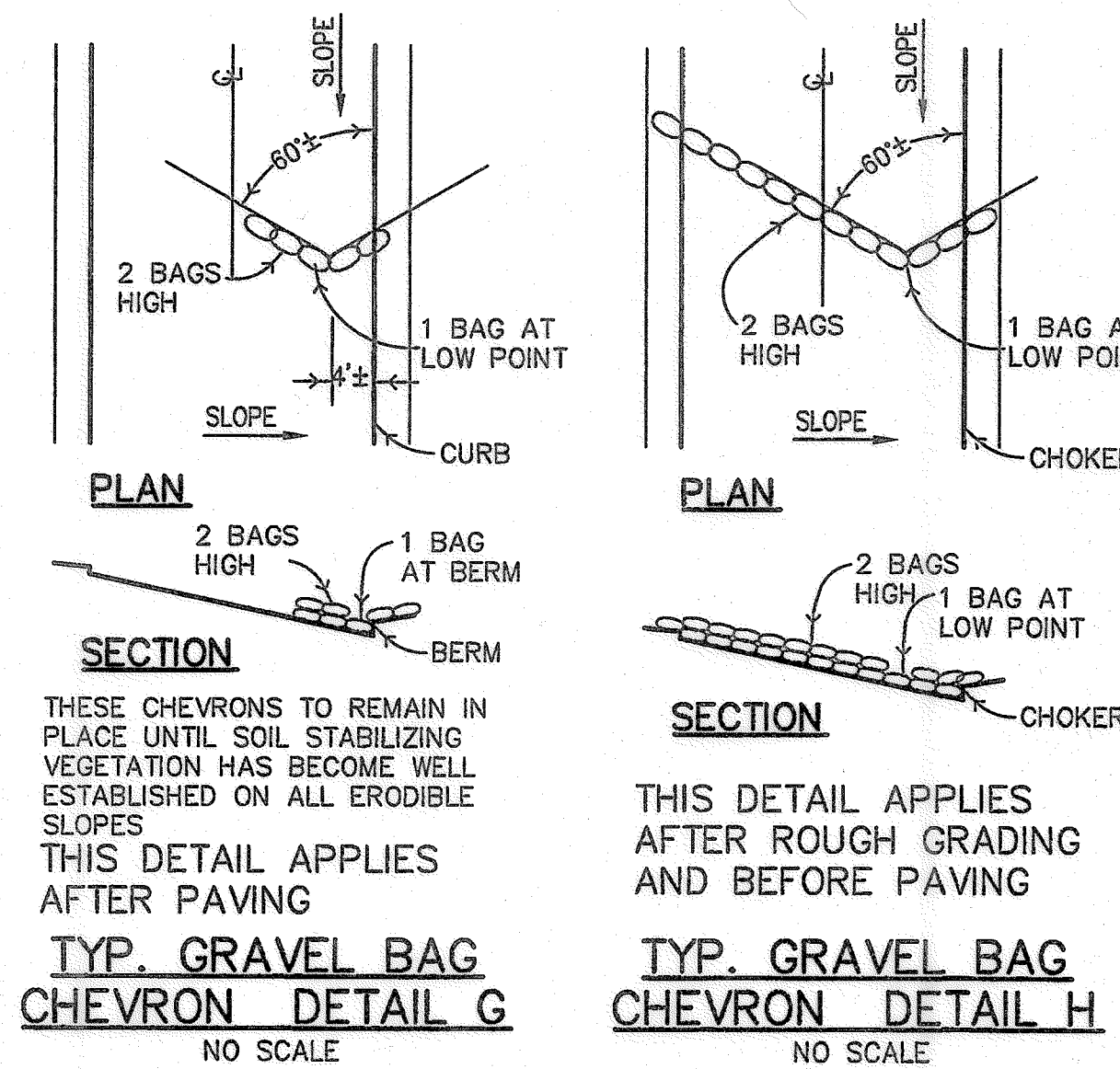
ITEM	CASQA REF.	SYMBOL
SAND/GRAVEL BAGS:	SE-8/SE-6 & DETAILS G & H	
CONSTRUCTION ENTRANCE:	TC-1	
SLOPE STABILIZATION	EC-4	
SILT FENCE/FIBER ROLLS	SE-1/SE-5	
STORM DRAIN INLET PROTECTION	SEE DETAIL	
WIND EROSION CONTROL (WATERING)	WE-1	
MATERIAL DELIVERY AND STORAGE	WM-1	
STOCKPILE MANAGEMENT	WM-3	
SOLID WASTE MANAGEMENT	WM-5	
CONCRETE WASTE MANAGEMENT	WM-8	
SANITARY WASTE MANAGEMENT	WM-9	

STORMWATER POLLUTION PREVENTION NOTES:

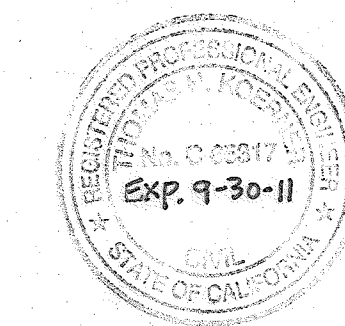
- APPROPRIATE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED AT ALL TIMES.
- THE TOPS OF ALL SLOPES SHALL HAVE A DIKE OR TRENCH TO PREVENT WATER FROM FLOWING OVER THE CRESTS OF SLOPES.
- CLEAN GRAVEL ONLY WILL BE USED IN GRAVEL BAGS.
- CATCH BASINS, DESILTING BASINS, GRAVEL BAGS, CHECK DAMS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER. THESE FACILITIES SHALL BE CLEANED ON A REGULAR BASIS, AND KEPT FREE OF SOIL ACCUMULATION.
- GRAVEL BAG CHECK DAMS SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES, AND AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOWS LEAVE THE DEVELOPMENT.
- GRAVEL BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY ERODED SLOPES.
- ROADWAYS AND ENTRANCES TO AND FROM THE SITE SHALL BE SWEEPED ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION.
- CONTRACTOR SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. WATERING SHALL BE PERFORMED ON A CONTINUOUS BASIS ANY TIME THESE CONDITIONS ARE PRESENT AND AT ALL OTHER TIMES AS DIRECTED BY THE CITY ENGINEER. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
- STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO PRELIMINARY RAIN EVENTS. ASPHALT SHALL BE STORED ON A LAYER OF PLASTIC SHEETING, OR EQUIVALENT.
- ALL PORTABLE TOILETS SHALL HAVE A SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR A STORM DRAIN (I.E. CATCH BASIN OR STREET).
- INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED WITHIN 10 CALENDAR DAYS OF LAST BEING WORKED, OR ON THE DIRECTION OF THE CITY. ACTIVE SLOPES SHALL BE STABILIZED PRIOR TO RAIN.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:

NON-IRRIGATED HYDROSEED MIX

LBS. PER ACRE	% PURITY PER ACRE	SEED SPECIES
20	70% PLS.	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLS.	EXCHSCHOLTZIA CALIF.
97 LBS.		



- VEHICLE MAINTENANCE, REPAIR AND STORAGE BMPS WILL BE IMPLEMENTED INCLUDING: USE OF DRIP PANS OR EQUIVALENT UNDER VEHICLE STORED OVERNIGHT; DAILY INSPECTION FOR LEAKS AND SPILLS; PROMPT REMOVAL OF SPILLS; AVAILABILITY OF OIL-ABSORBENT SPILL REMOVAL MATERIALS ON SITE.
- HEAVY EQUIPMENT WILL NOT BE STORED ON THE PUBLIC RIGHT-OF-WAY.
- TRASH SHALL BE PLACED IN DUMPSTERS. OFFCUTS FROM FRAMING WILL BE STORED APPROPRIATELY AND NOT ALLOWED TO ACCUMULATE IN STOCKPILES AROUND THE SITE.
- TRASH DUMPSTERS WILL HAVE LIDS. THE LIDS WILL REMAIN CLOSED AND THE DUMPSTERS WILL NOT BE OVERFILLED. ADDITIONAL TRASH PICK UPS SHALL BE MADE AS NECESSARY.
- LIQUID MATERIALS WILL BE STORED IN CLOSED CONTAINERS IN SECONDARY CONTAINMENT AND UNDER COVER. SOLID MATERIALS WILL BE STORED ON PALLETS AND BE COVERED DURING RAIN.
- A MATERIALS WASHOUT WILL BE AVAILABLE ONSITE WHENEVER LIQUID MATERIALS ARE USED. THE WASHOUT WILL FULLY CONTAIN THOSE MATERIALS AND THE SURROUNDING AREA SHALL BE KEPT FREE OF SPILLS.
- DISCHARGE OF POTABLE WATER (SUCH AS FROM POWERWASHING OR FILLING WATER TRUCKS) WILL BE PREVENTED.
- 125 PERCENT OF THE MATERIALS REQUIRED TO MAINTAIN STORM WATER BMPS SHALL BE PRESENT ON THE SITE AT ALL TIMES.
- STORMWATER CONTROL MEASURES SHOWN HEREON ARE BEST MANAGEMENT PRACTICES FOR THIS SITE BASED ON THE ANTICIPATED PROGRESS OF THE WORK. ADDITIONAL MEASURES MAY BE REQUIRED AT ANY TIME AT THE DISCRETION OF THE CITY ENGINEER AS THE WORK PROGRESSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE PROTECTION IS IN PLACE AT ALL TIMES TO PREVENT ANY DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENT, FROM THE EXPOSED SITE AREAS. BMPS WILL BE MAINTAINED UNTIL REMOVAL.



KM KOERNER-MAGEE CONSULTING ENGINEERS
5725 Kearny Villa Rd., Suite D • San Diego CA, 92123
phone: (858) 278-2446 • fax: (858) 571-0562

CONTRACTOR	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
		11/16	TK	A-S-BUILT	SAJ	BENCHMARK STA. NO. 2125 PER ROS NO. 11252, ELEV. 448.85 CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN	HORIZ: N/A VERT: N/A	TK	TK	TK	7/12/11	EL NOPAL ESTATES II		G-1129	2011-125
DATE COMPLETED								THOMAS H. KOERNER RCE NO. 62317			PROJECT ENGINEER	EROSION CONTROL NOTES FOR:		TM 2000-01	SHEET 5 OF 11

CONSTRUCTION CHANGE SET
EL NOPAL ESTATES II - GRADING PLAN

MAWA Calculations (See packet for full calculations)

Lot 5 - 10245 Casa Court, MAWA 130,458 GPY, ETWU 122,881 GPY
Lot 6 - 10257 Casa Court, MAWA 164,611 GPY, ETWU 154,017 GPY
Lot 7 - 10260 Casa Court, MAWA 144,637 GPY, ETWU 110,147 GPY
Lot 8 - 10256 Casa Court, MAWA 131,791 GPY, ETWU 125,206 GPY
Lot 9 - 10252 Casa Court, MAWA 129,391 GPY, ETWU 124,911 GPY
Lot 10 - 10248 Casa Court, MAWA 129,636 GPY, ETWU 127,808 GPY
Lot 11 - 10244 Casa Court, MAWA 141,546 GPY, ETWU 135,113 GPY
Lot 12 - 10242 Casa Court, MAWA 200,993 GPY, ETWU 172,473 GPY
Lot 13 - 10230 Casa Court, MAWA 210,430 GPY, ETWU 203,332 GPY

Legend

- Irrigation controller
- Irrigation Valve
- 1" Main Drip Line
- 1.4" drip to each plant
- HES Irrigation Lines
- City of Santee
Department of Development Services
16801 Magnolia Avenue
Santee, CA 92071-1305
- Re: The El Nopal Estates II - G1129 - MAWA Certification
Alex John Odonnell City Planner

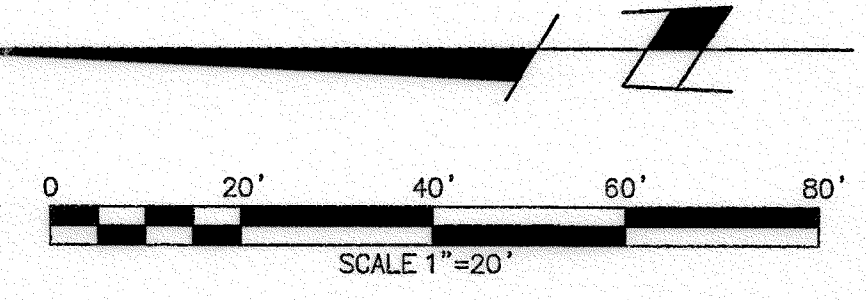
Plant Legend - Casa Court, Santee

- Eschscholzia California - California Poppy
- Mimulus Pinnatus - Red Monkey Flower
- Lonicera Spicata - Dwarweed
- Lupinus Succulentus - Arrow Lupine
- Allysam - Carpet of Snow

To whom it may concern, this letter is to certify that the as built landscaping on the above referenced project meets or improves upon the MAWA of the original approved landscaping plan. The project has been placed on drip irrigation and has implemented the use of drought tolerant plants. The replacement of the front yard lawns with decorative gravel will significantly reduce the amount of water used on an annual basis.

Please feel free to call me with any questions.

James Iverson
James Iverson
Landscape Architect
Lic. 1916

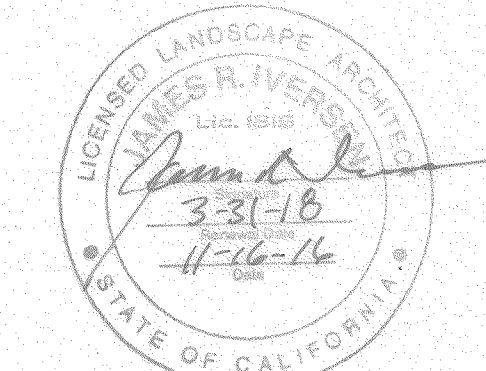


Plant Legend - Casa Court, Santee

Symbol	Botanical Name	Common Name	Qty.	Size
Zinnia				
A	Olea europaea	Olive	2	1 1/2 gal.
B	Cercidium "Desert Manzanita"	Pala Verde	2	1 1/2 gal.
C	Synedrella monniflora	Queen Palm	2	1 1/2 gal.
D	Dioscorea	Turkey Tail Palm	18	1 1/2 gal.
E	Phoenix roebelinii	Pygmy Date Palm	5	3 gal.
Shrub/Creosotebush				
F	Senna arbuscula	Gray Fuchsia Cassia	10	5 gal.
G	Rapanea fastuosa "Victoria's Low"	Catalpa	6	1 gal.
H	Asparagus densiflorus "Myers"	Heavenly Fern	4	1 gal.
I	Kalanchoe thyrsiflora "Flapjack"		4	1 gal.
J	Senecio	Wind of Paradise	21	1 1/2 gal.
K	Manisotia venusta	Manisotia Feather Grass	57	1 gal.
L	Andropogon x hypochondriacus	Carpe Meadow	7	3 gal.
M	Cyperus prostratus	Sage Palm	3	3 gal.
N	Agave attenuata	Agave	5	5 gal.
O	Callitriche "Little John"	Dwarf Dotted Bush	8	5 gal.
P	Yucca glauca - Yellow Bell		14	5 gal.
Q	Leucostemum - Yellow Bell	Yellow Lantern	18	5 gal.
R	Bougainvillea "Barbosa Kiss"		1	5 gal.
S	Echinacea alba	Yarrow	1	5 gal.
T	Scorzonilla	Purple Fan Flower	25	1 gal.
U	Rosa "New Dawn"	Rose	1	5 gal.
V	Salvia leucantha	Chalk Paint Sage	2	5 gal.
W	Calceolaria	Yellow Dregs	3	1 gal.
X	Manisotia	Heavenly Bamboo	2	5 gal.
Y	Hebe	Green Ball	7	1 gal.
Z	Salvia splendens	Salvia (Red Flower)	1	5 gal.

- NOTES:**
- Queen Palms - Choose a variety of sizes for visual interest.
 - Yucca glauca - Choose a variety of sizes for visual interest.
 - Wind of Paradise - Choose a variety of sizes for visual interest.
 - All 1" wide cover plastics - except small succulents or annual color.
 - Regrading material TBD
 - Match All trees to be planted with Plants of.
 - Large crushed rock - 1" Minus - 1/4" Max
 - Small crushed rock - 3/8" - 1/2" Apical Stone
 - Carpet of Snow to be planted with Plants of.
 - Eschscholzia California - California Poppy
 - Mimulus Pinnatus - Red Monkey Flower
 - Lonicera Spicata - Dwarweed
 - Lupinus Succulentus - Arrow Lupine
 - Allysam - Carpet of Snow

**EL NOPAL
(PUBLIC ROAD)**

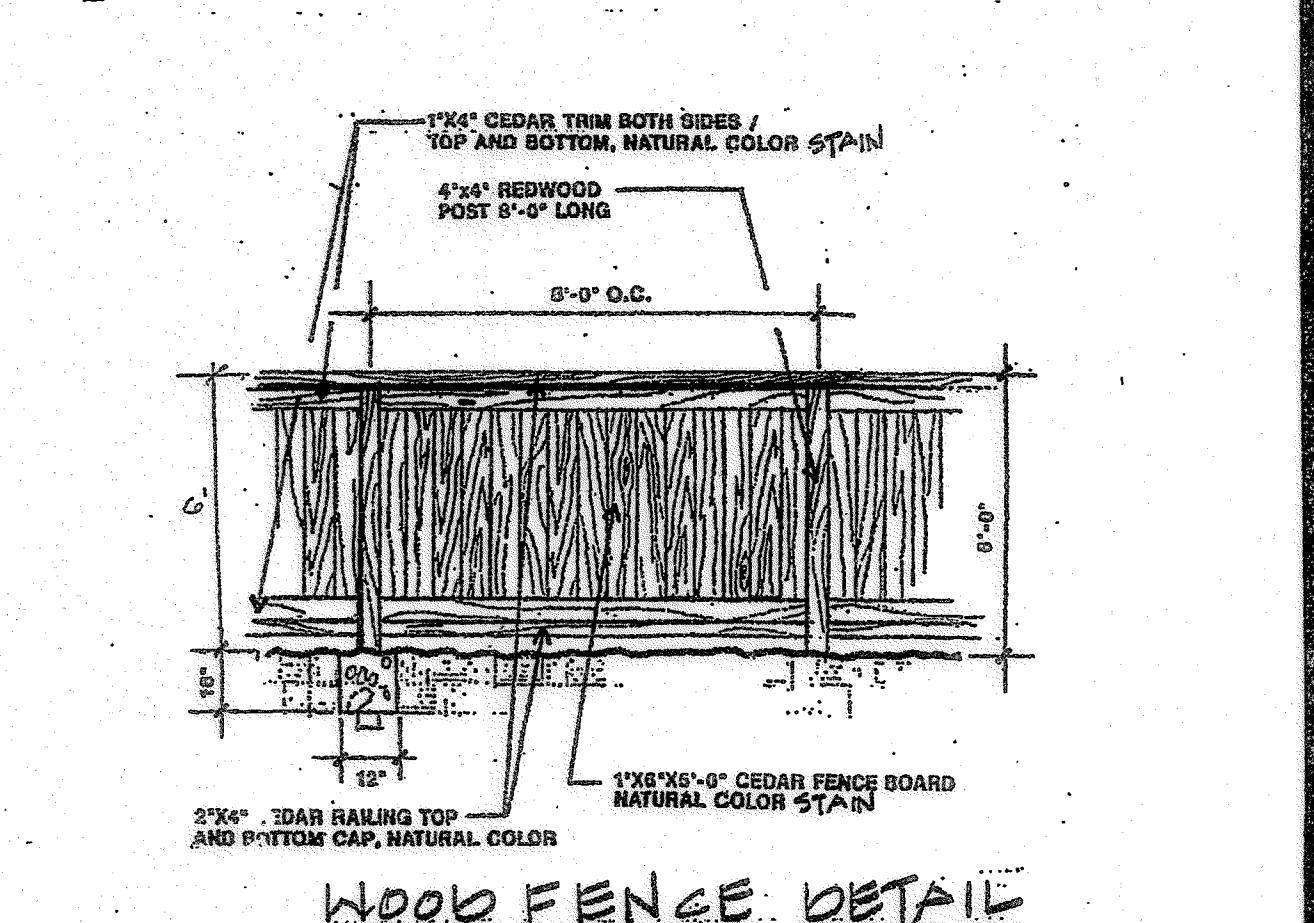
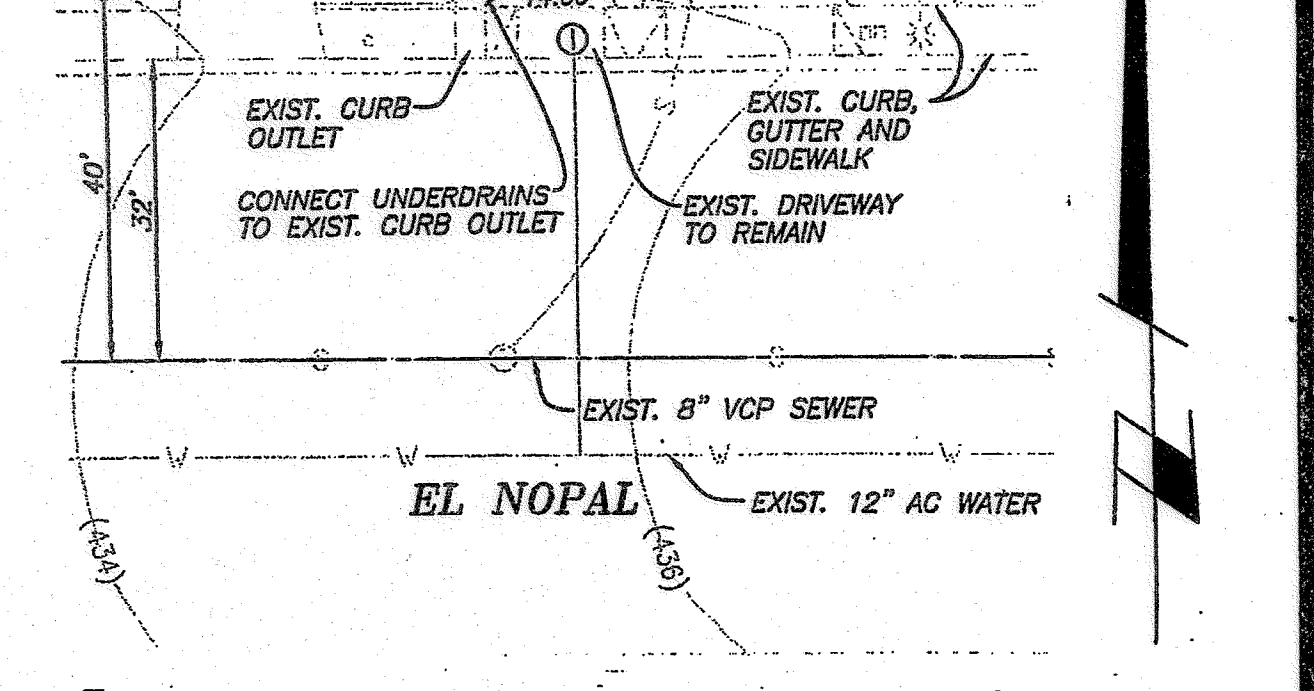
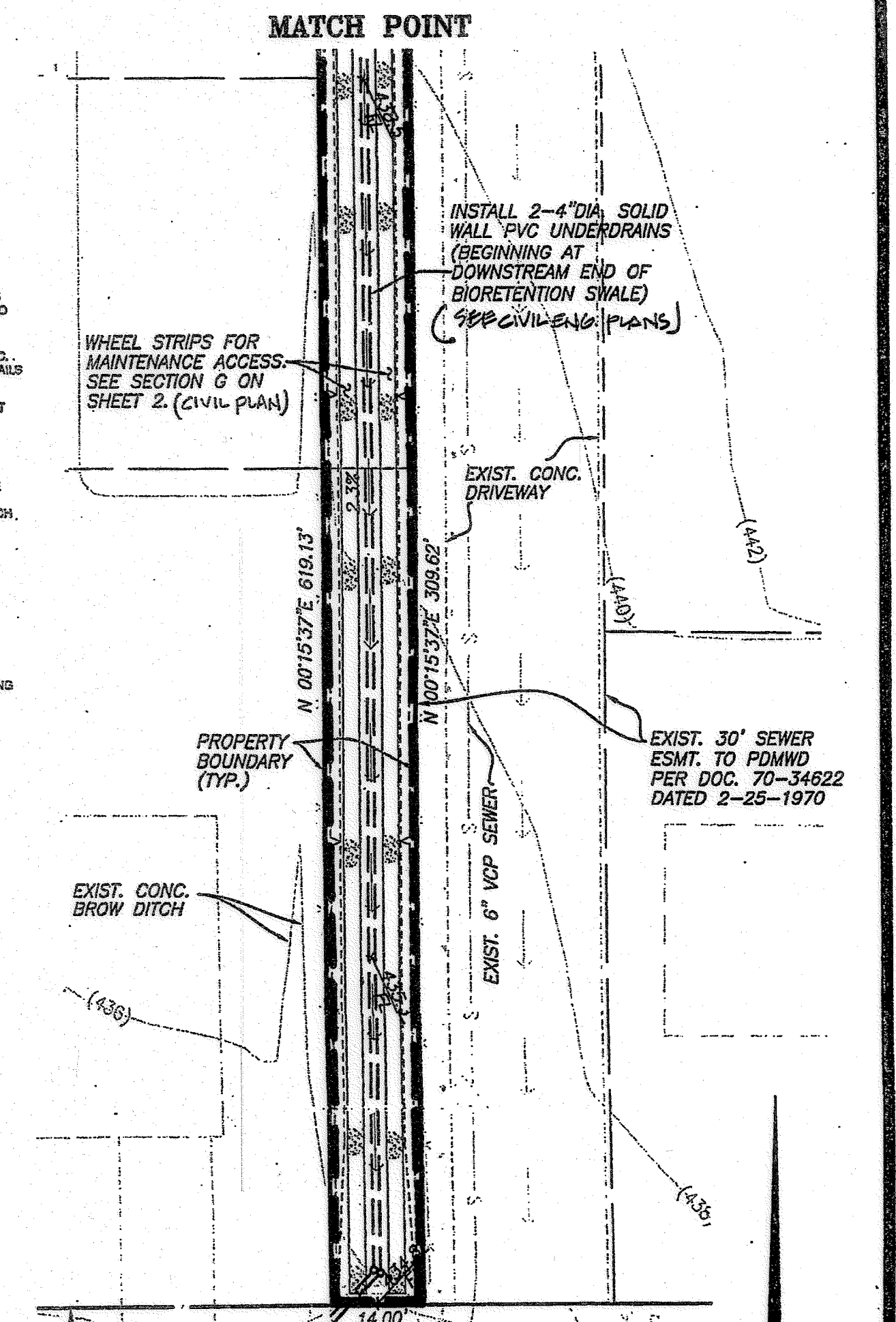
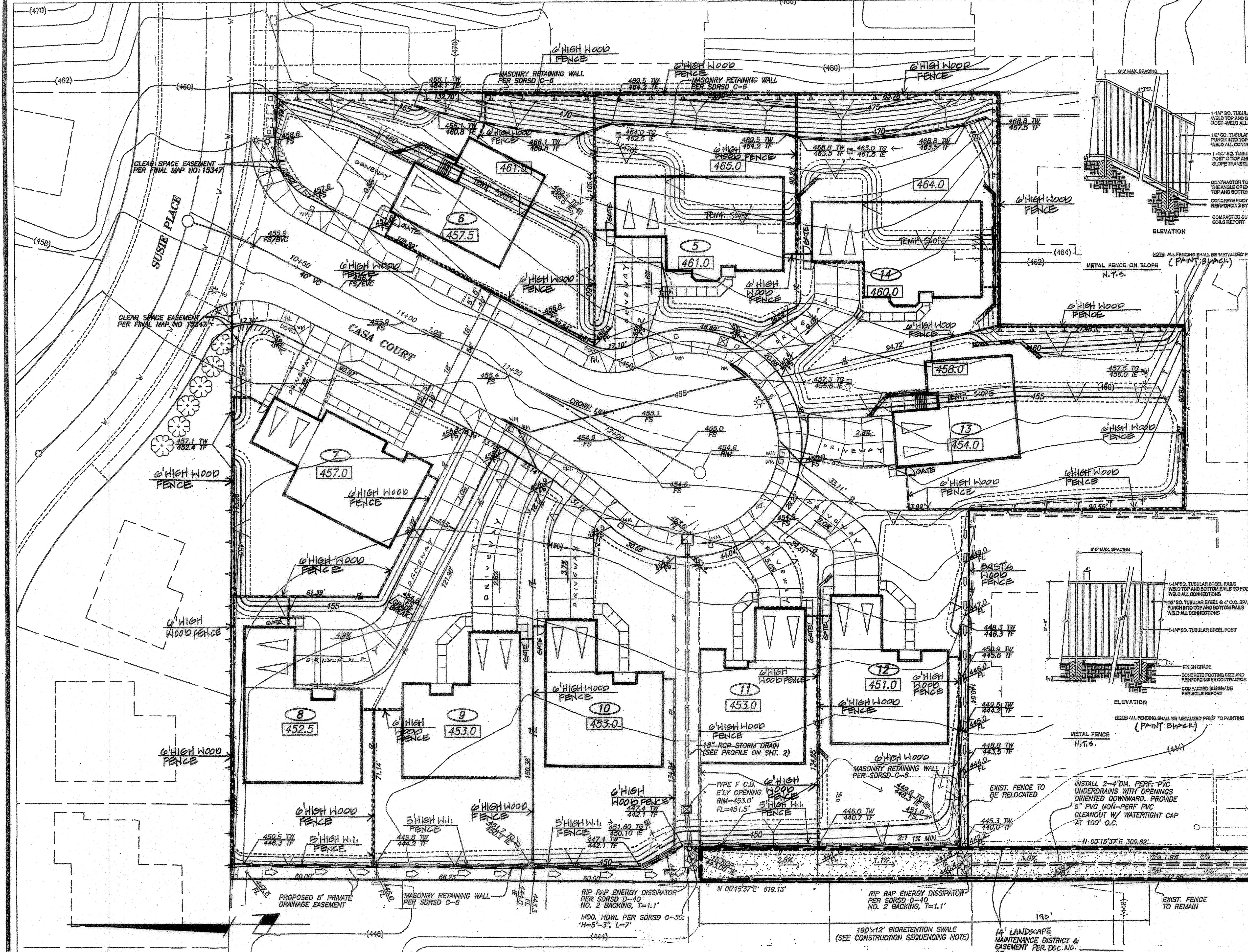


CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD
	6-1129 = 2011-121 THRU 131	10/10	TAT	AS BUILT	59
	TM 00-01 UNIT 2 = 2011-118 THRU 120				

BENCHMARK STA. NO. 2125 PER ROS NO. 11292, ELEV. 448.85 STANDARD STREET SURVEY MONUMENT STAMPED LS 2276 PER MAP 7495. CENTERLINE INTERSECTION OF EL NOPAL AND CLEARY STREET.	SCALE HORIZ: 1"=20' VERT: NONE	DESIGNED BY JI	DRAWN BY TAT	CHECKED BY JI	REVIEWED BY
		PLANS PREPARED UNDER THE SUPERVISION OF JIM IVERSON		DATE 10/10/2016	EXPIRES 3/31/18

CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO. G-1129	DRAWING NO. 2015-126
PLOT PLANS FOR: EL NOPAL ESTATES II LOTS 5 - 14		SHEET OF
TM 2000-01		

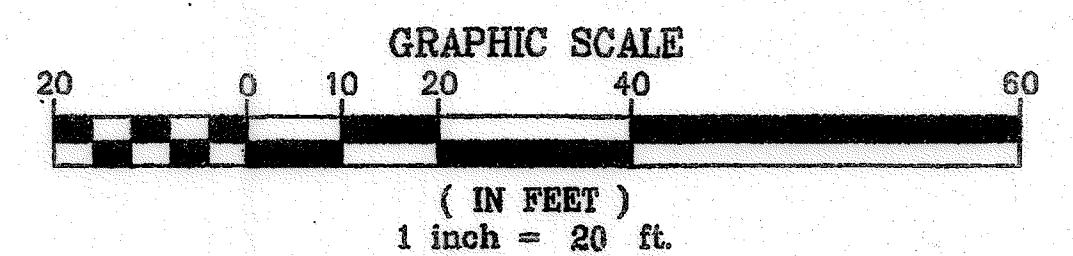
EL NOPAL ESTATES II - Landscape and Irrigation As Built



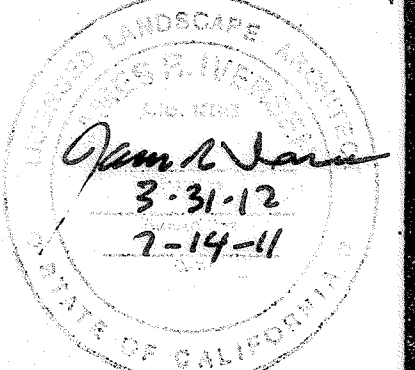
SEE RIGHT FOR MATCH POINT

NOTES: I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

OWNER
 GREG BROWN
 3511 CAMINO DEL RIO SOUTH
 SUITE 307
 SAN DIEGO, CA. 92108
 (619) 281-9264



LANDSCAPE ARCHITECT 1816
JAMES R. IVERSEN
 1415 MACKINNON AVENUE
 CARDIFF, CALIFORNIA 92007
 (760) 942-1742



CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCHMARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR		PER ROS NO. 11252, ELEV. 448.85			AS-BUILT		BENCHMARK STA. NO. 2125	HORIZ: 1"=20'	JRI	JRI	JRI	9-29-2011	WALL & FENCE PLAN			
INSPECTOR		CENTER LINE OF INTERSECTION					OF EL NOPAL AND HOLBORN	VERT: NONE	JAMES R. IVERSEN			5-25-11	EL NOPAL ESTATES II		G-1129	2011-128
DATE COMPLETED									RJA NO. 1216			PROJECT MANAGER	EL NOPAL ESTATES II	TM 2000-01	G-1129	SHEET 8 OF 11

CONSTRUCTION CHANGE SET

PLANTING SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF CONSTRUCTING AND INSTALLING THE LANDSCAPING BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS.
- B. THAT THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

II. SCOPE OF WORK

- A. WORK: THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS DATED: _____
- B. DEVIATIONS: NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY AUTHORIZED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS

A. INTERPRETATION OF PLANS AND SPECIFICATIONS:

1. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
 2. SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATIONS, AND PLANTING LISTS, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS RESPONSIBILITY.
- B. QUALITY OF WORK: THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE, SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER, AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES AND LAWS, VA AND FHA SPECIFICATIONS (WHEN APPLICABLE). ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- C. PERMITS: THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AUTHORITIES.
- D. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. C-27.
- E. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LIEN ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF ABOVE INDICATED INSURANCE COVERAGE.
- F. PROPERTY, ETC., DAMAGE RESPONSIBILITY:
1. THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE, AND TO REPAIR OR REPLACE ANY DAMAGED ITEM IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB; AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH HIS WORK, OR IS DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.
 2. SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES, AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.
- G. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS; AND SHALL HAVE VERIFIED ALL DIMENSIONS, AS WELL AS ASCERTAINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.
- H. SEGREGATION OF COSTS: AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR PURPOSES OF ACCOUNTING AND SCHEDULING, A SEGREGATED COSTS SCHEDULE OR BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS A BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

IV. SPECIAL CONDITIONS

- A. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADES AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" FOR GROUND COVER AREAS, 1" FOR LAWN AREAS.
- B. MOISTURE CONTENT: THE SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR SHALL IT BE SO DRY THAT DUST WILL OCCUR AND FORM IN THE AIR OR THAT CLOUDS WILL NOT BREAK READILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING.
- C. WEED REMOVAL: WEEDS, PLUS BERMUDA GRASS, ETC., SHALL BE DUG OUT FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISCOURAGE REOCCURRENCE OF THIS MATERIAL, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF A SATISFACTORY CHEMICAL PER MANUFACTURER'S DIRECTIONS IN REGARD TO CONCENTRATION, PLUS ALLOWANCE OF AN AMPLIFIED PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.
- D. PLANTS:
1. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND/OR THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK, FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.
 2. CONDITIONS: PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.
- E. PROTECTION: MAINTAIN AND PROTECT ALL PLANTS FROM SUN, DROUGHT, WIND, THEFT, RAIN AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.
- F. PLANTING REQUIREMENTS FOR TREES AND SHRUBS: PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.
- G. SOIL PREPARATION:
1. THE FOLLOWING SHALL BE APPLIED PER 1000 SQ. FT. OF PLANTING AREA AND TILLED INTO THE SOIL TO A DEPTH OF 6" (EXCLUDING SLOPES)
 - a. NITROLIZED WOOD SHAVINGS 3 CU YDS.
 - b. 12-8-8 GROPOWER 200 LBS.
 - c. AGRICULTURAL GYPSUM 200 LBS.
 2. BACKFILL FOR ALL SHRUBS AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 10-CU YDS.
 - a. ON SITE SOIL 6 CU YDS.
 - b. NITROLIZED WOOD SHAVINGS 4 CU YDS.
 - c. 12-8-8 GROPOWER 50 LBS.

3. SUBMIT ALL RECEIPTS AND RETAIN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.

H. PLANTING:

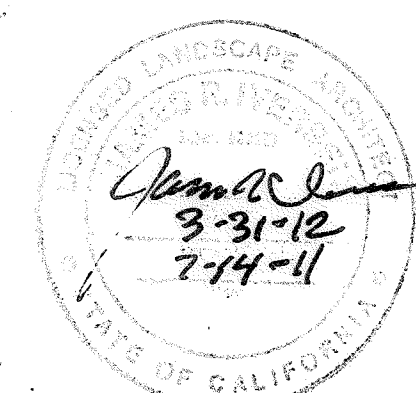
1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS (2) TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF (1 1/2) TIMES THE HEIGHT OF PLANT CONTAINER. U.O.N. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.
 2. PRUNE PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.
 3. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
 4. ALL AREAS RECEIVING PLANTS AND/OR HYDROSEEDING SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.
 5. USE AGRIFORM, 20-10-5; 21 GRAM TABLETS PER MANUFACTURER'S SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER LINER OR 1 GALLON, 2 PER 5 GALLON, 3 PER 15 GALLON & 4 PER FOOT OF BOX WIDTH.
 6. PROVIDE (1) "AGRIFORM" 20-10-5 FERTILIZER TABLET WITH EACH FLATTED PLANT - 5 GRAM SIZE.
 7. PLANT ALL PLANTS 5' MINIMUM FROM IRRIGATION HEADS (SLOPES ONLY).
 8. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.
 9. PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT GUARANTEED TO BE ACCURATE.
 10. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.
- I. FIELD REPRESENTATIVE: ALL WORK SHALL BE AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

J. MAINTENANCE:

1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.
2. MAINTENANCE SHALL BE FOR A PERIOD OF 90 DAYS.
3. ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATIONS BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD:

TREES AND SHRUBS - 15 GAL. AND LARGER	90 DAYS
SHRUBS 5 GALLON AND SMALLER	90 DAYS
GROUND COVER	90 DAYS
LAWN	90 DAYS
4. ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, INCLUDING SODDED AND SEEDED LAWNS AND GROUND COVER, SHALL BE REPLACED AT TWO WEEK INTERVALS.
5. FERTILIZE WITH 2 LBS. ACTUAL NITROGEN PER 1000 SQ. FT. PERFORM LAST FERTILIZATION AT END OF MAINTENANCE PERIOD IN THE PRESENCE OF THE LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT 1816
JAMES R. IVERSEN
 1415 MACKINNON AVENUE
 CARDIFF, CALIFORNIA 92007
 (760) 942-1742



PLANTING SPECIFICATIONS

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCHMARK STA. NO. 2125 PER ROS NO. 11252, ELEV. 448.85 CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN	SCALE HORIZ: 1"=20' VERT: N/A	DESIGNED BY JRI	DRAWN BY JRI	CHECKED BY JRI	REVIEWED 9-29-2011	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR				AS-BUILT											
INSPECTOR															
DATE COMPLETED															
												EL NOPAL ESTATES II	TM 2000-01	G-1129	2011-129
														SHEET 9 OF 11	

CONSTRUCTION CHANGE SET

IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR THE OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

II. SCOPE OF WORK

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS, DATED _____.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE UNLESS THE WRITTEN AUTHORIZATION THEREFOR, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS

- A. EXECUTION, CORRELATION AND INTENT OF DOCUMENTS: THE CONTRACTOR SHALL ABIDE BY, AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVOID HIMSELF TO THE DETRIMENT OF THE WORK OF ANY MANIFEST ERROR OR OMISSION SHOULD ANY FIGURES, DIMENSIONS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

- B. SURVEYS, PERMITS AND REGULATIONS: THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

- C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

- 1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE, IN WRITING, ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.
- 3. IF THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUPPLY ALL ITEMS INDICATED BY THE PLOT PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ADDITIONS.

- D. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND BACKFLOW DEVICES SHALL BE LOCATED IN PLANTING AREAS (LOCATE IN SHRUB AREAS WHEN POSSIBLE). ALL PIPING SHALL BE LOCATED ALONG EDGES OF PLANTING AREAS EXCEPT WHERE INFEASIBLE TO DO.

- E. CHANGES: THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

- F. EXISTING CONDITIONS: PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

- G. SITE CONFERENCE: PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER, AND AT THIS TIME THE CONTRACTOR SHALL LAY OUT THE SYSTEM FOR APPROVAL.

- H. CODES: ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

- I. QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

- J. PROTECTION OF WORK AND PROPERTY: THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

- 1. ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, GROUND, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

- 2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

- 3. CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

K. ACCESS TO AND INSPECTION, TESTING AND APPROVAL OF WORK:

- 1. CLOSING IN UNINSPECTED WORK; CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER.
- 2. REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION; WORK WHICH FAILS INITIAL INSPECTION OR TESTING SHALL BE REINSPECTED OR RETESTED. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIPS. FOR REINSPECTION OR RETESTING AT THE RATE OF \$75.00 PER HOUR OF THE OWNER'S (OR HIS AUTHORIZED REPRESENTATIVE'S) TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE THE CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

- L. SUPERINTENDENCE - SUPERVISION: THE CONTRACTOR SHALL KEEP ON HIS WORK DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTION GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

IV. SPECIAL CONDITIONS

A. IRRIGATION SYSTEM:

- 1. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.
- 2. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
- 3. SUBSTITUTION OF MATERIALS: SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AND CITY MANAGER AGREE TO ANY PROPOSED CHANGES IN WRITING.

B. CLEAN UP:

- 1. KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- 2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY:

- 1. PROTECT WORK OF THIS SECTION AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF WORK OF THIS SECTION.
- 2. PROTECT ALL MATERIALS FROM THEFT, ALL CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.
- 3. CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

D. MATERIALS

- 1. GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACK-FLOW PREVENTION UNITS, HOSE BIBBS, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

- 2. PIPE LINES (REFER TO DRAWINGS).

- 3. PIPE: EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE PVC, TYPE 1, GRADE II, CLASS 1120 MATERIAL.

ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN P.S.I.

MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.

ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE BEEN OPENED OVERNIGHT.

4. FITTINGS:

PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.

PVC, TYPE I, IPS SCHEDULE 40 NSF APPROVED ON ALL NON-PRESSURE LINES.

COUPLINGS: SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.

ALL PLASTIC FITTINGS: A MOLDED FITTING.

5. GALVANIZED PIPE:

GALVANIZED PIPE (STEEL) SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE ASTM A120-S11 THREADED, COUPLED AND HOT DIP GALVANIZED STEEL W/150 POUNDS; GALVANIZED MALLEABLE IRON FITTINGS, AND GALVANIZED STEEL COUPLINGS. PIPE SIZE NOMINAL INSIDE DIAMETER UNLESS OTHERWISE NOTED OR INDICATED.

STREET ELBOWS MAY BE INSTALLED ONLY AS A PART OF THE ADJUSTABLE RISER ASSEMBLY UNDER ROTOR POP-UP SPRINKLER, OR WHERE SHOWN ON PLANS.

6. ASBESTOS CEMENT PIPE:

ALL ASBESTOS CEMENT PIPE SHALL BE AUTOCLAVE CURED AND SHALL CONTAIN NOT MORE THAN ONE PERCENT UNCOMBINED CALCIUM HYDROXIDE SHALL BE IN ACCORDANCE WITH THE APPENDIX TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD.

- 7. ALL SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

- 8. GATE VALVES: GATE VALVES 2" IN-SIZE AND SMALLER SHALL BE SCREWED, 150 LBS. W.O.G., WITH HANDWHEEL FOR OPERATION. EACH GATE VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS. SEE LEGEND FOR TYPE & MODEL.

- 9. REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

- 10. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 600V. SINGLE CONDUCTOR SOLID COPPER, U.F., U.L. APPROVED. 14 GA. MINIMUM PLOT WIRE, PER VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUND RETURN WIRE.

E. SITE CONDITIONS:

- 1. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLECT.
- 2. COORDINATE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION.

F. PHYSICAL LAYOUT:

- 1. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.
- 2. ALL LAYOUTS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- 3. ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SO THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

G. WATER SUPPLY:

- 1. CONNECT SPRINKLER IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.
- 2. CONNECTION SHALL BE MADE AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITION.
- 3. WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.

H. ASSEMBLIES:

- 1. ROUTING OF PRESSURE SUPPLY LINES AND LATERALS, AS INDICATED ON DRAWINGS; IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.
- 2. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

- I. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM OF SIX (6) INCHES CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

- J. TRENCHING: DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

- K. TRENCH WIDTH: TRENCHES FOR IRRIGATION PRESSURE LINES SHALL BE EXCAVATED WIDE ENOUGH TO ALLOW A MINIMUM OF FOUR INCHES BETWEEN PARALLEL PIPE LINES AND EIGHT INCHES FROM LINES OF OTHER TRADES. LINES SHALL NOT BE INSTALLED PARALLEL AND DIRECTLY OVER ONE ANOTHER. MAINTAIN THREE INCHES VERTICAL CLEARANCE BETWEEN CROSSING IRRIGATION LINES; MINIMUM TRANSVERSE ANGLE IS 45 DEGREES.

L. SLEEVING:

- 1. ALL PIPE AND WIRE UNDER VEHICULAR PAVING SHALL BE INSTALLED IN PVC SCHEDULED 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLES TO BE ENCLOSED, WITH A MINIMUM OF TWO INCH SIZE.
- 2. SLEEVING SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT ON THE BACK FACE OF THE CURB OR OTHER SIMILAR MARKING.
- M. MARKING TAPE: METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12" INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN TWO INCH CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.
- N. BACKFILLING: COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL OF ALL NON-PRESSURE LINES OF A FINE GRANULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

O. TESTING:

- 1. NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
- 2. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.
- 3. SUSTAIN PRESSURES IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.
- 4. TESTS SHALL BE OBSERVED AND APPROVED BY ARCHITECT PRIOR TO BACKFILL.
- 5. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.
- 6. THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.
- 7. HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- P. INSPECTION OF WORK: INSTALLATION AND OPERATIONS MUST BE APPROVED BY ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.
- Q. COVERAGE TEST: WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

R. ADJUSTING OF SYSTEM:

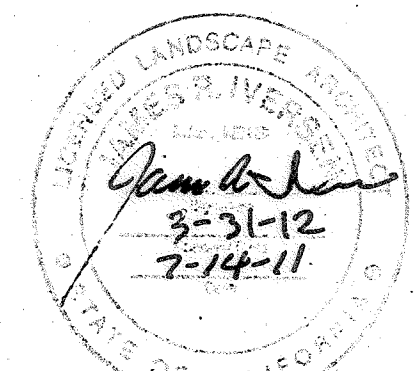
- 1. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
- 2. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.
- 3. ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

S. GUARANTEE:

- 1. THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR, IN AN EXPEDIENT MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.
- 2. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.
- 3. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.
- 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.
- 5. THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

- 1. MANUAL VALVE KEY PER EACH ANGLE CONTROL VALVE.
- 2. CONTROLLER KEYS PER EACH CONTROLLER.
- 1 SET OF "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, AND BELOW GRADE HEADS HAVING A RADIUS OF 30'-0". LOCATE BY DIMENSIONING FROM TWO (2) FIXED POINTS, ON REPRODUCIBLE MATERIAL.
- 1 PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER. MOUNT A PLAN INSIDE EACH CONTROLLER.
- 4. QUICK COUPLER KEYS & HOSE SWIVELS.
- 4. VALVE BOX LID KEYS.

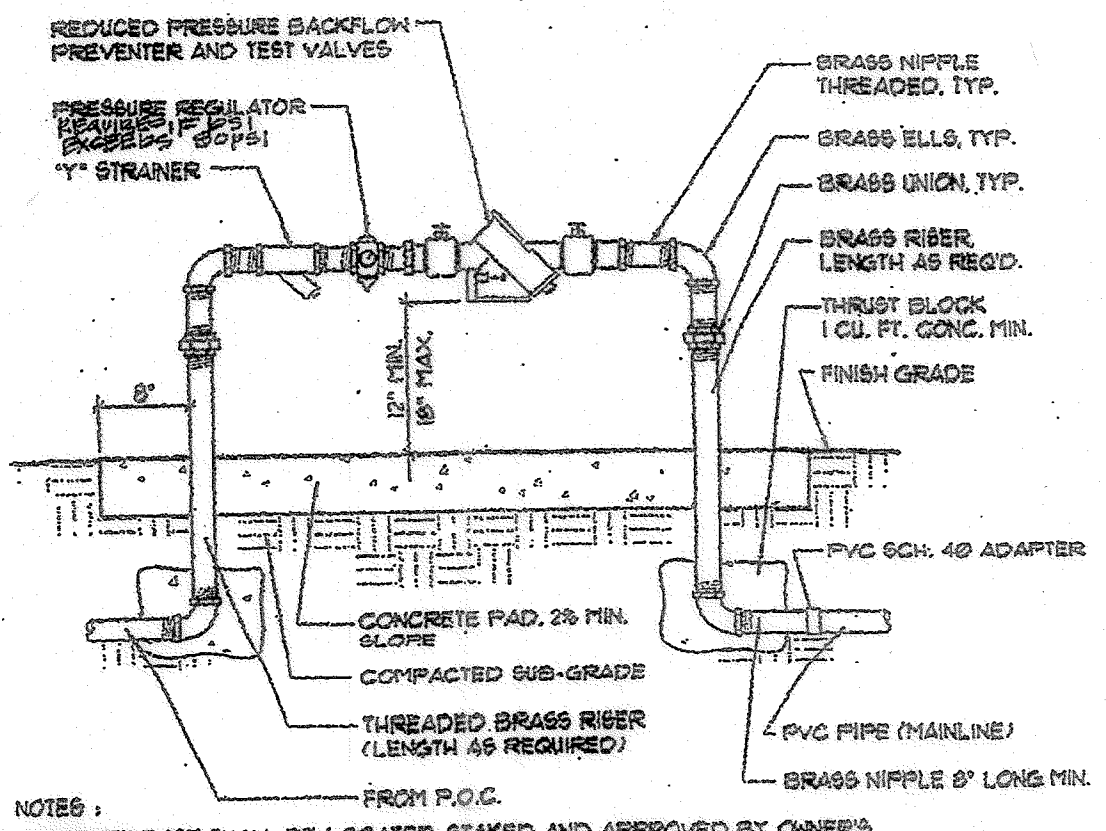
LANDSCAPE ARCHITECT 1818
JAMES R. IVERSEN
 1415 MACKINNON AVENUE
 CARDIFF, CALIFORNIA 92007
 (760) 942-1742



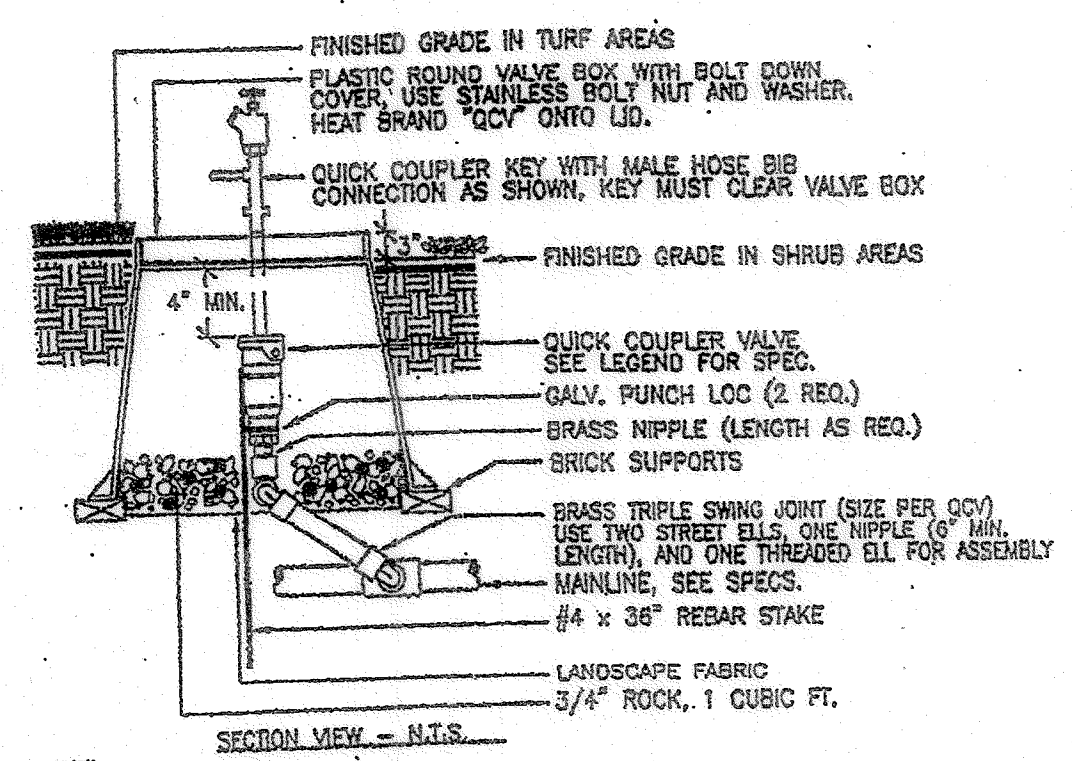
IRRIGATION SPECIFICATIONS

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCHMARK STA. NO. 2125 PER ROS NO. 11252, ELEV. 448.85 CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN	SCALE HORIZ: 1"=20' VERT: N/A	DESIGNED BY JRI	DRAWN BY JRI	CHECKED BY JRI	REVIEWED 9-29-2011 BY K. McElroy PROJECT MANAGER	CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO. G-1129	DRAWING NO. 2011-130 SHEET 13 OF 11
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CONSTRUCTION CHANGE SET

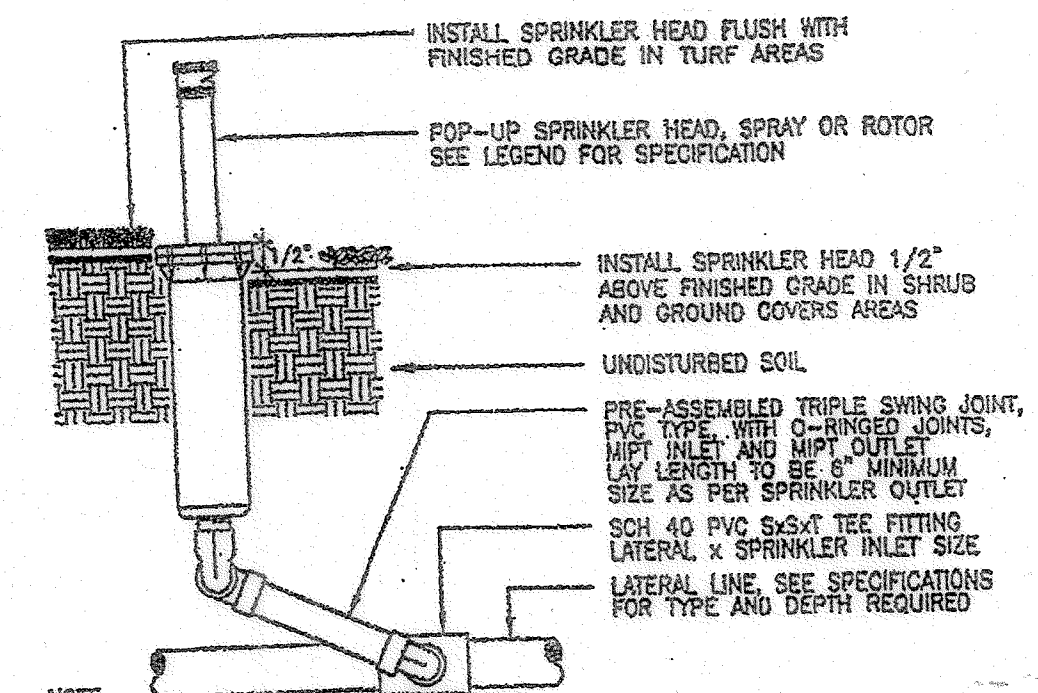


A BACKFLOW DEVICE

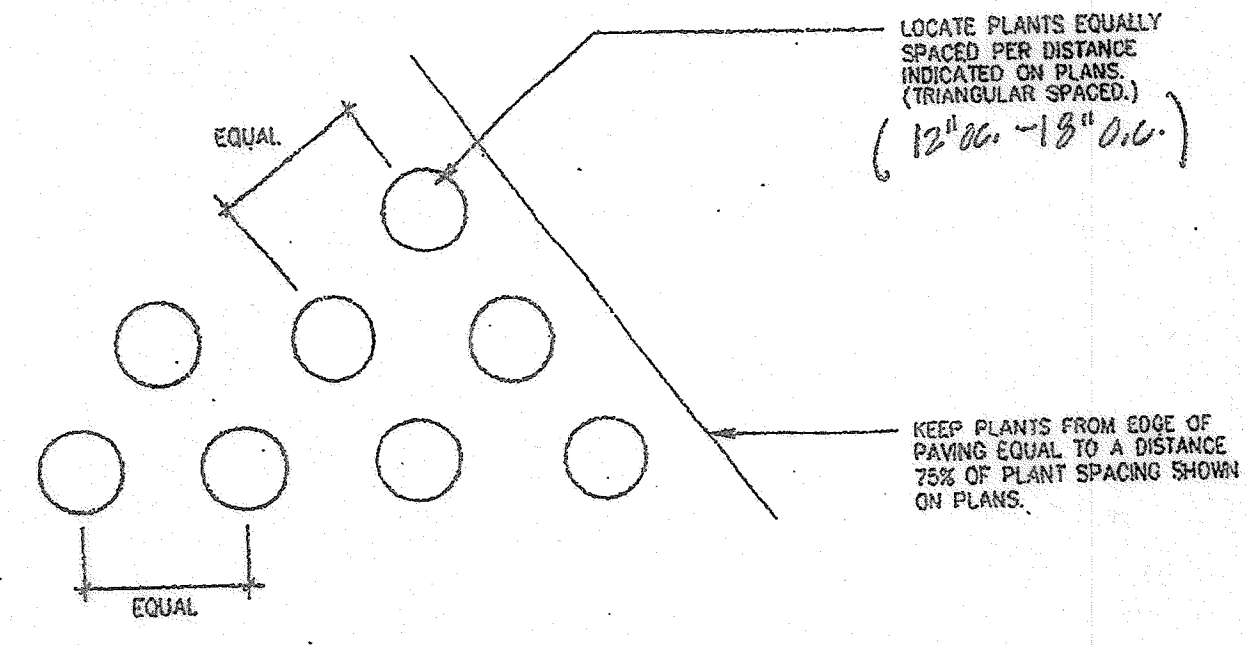


B REMOTE CONTROL VALVE

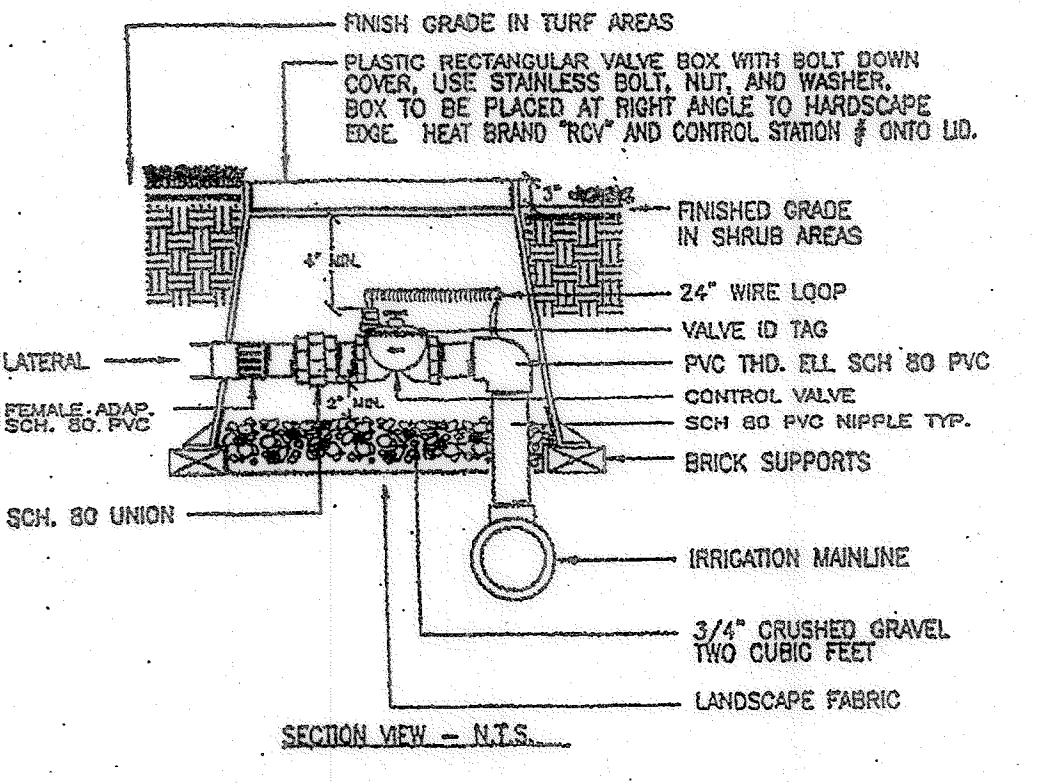
F QUICK COUPLER



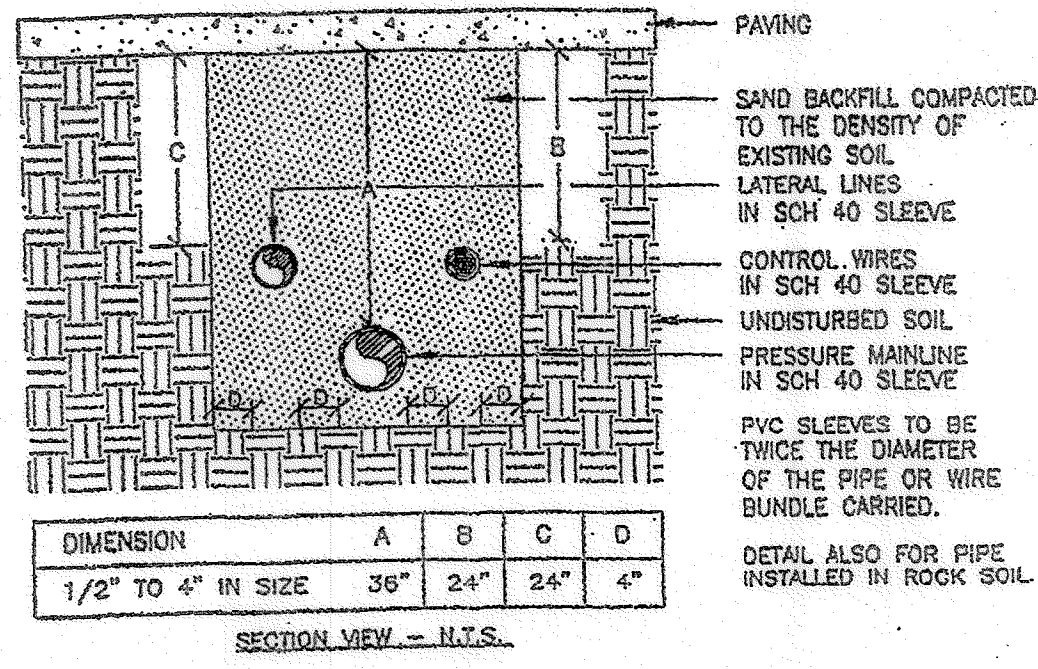
I POP-UP SPRINKLER



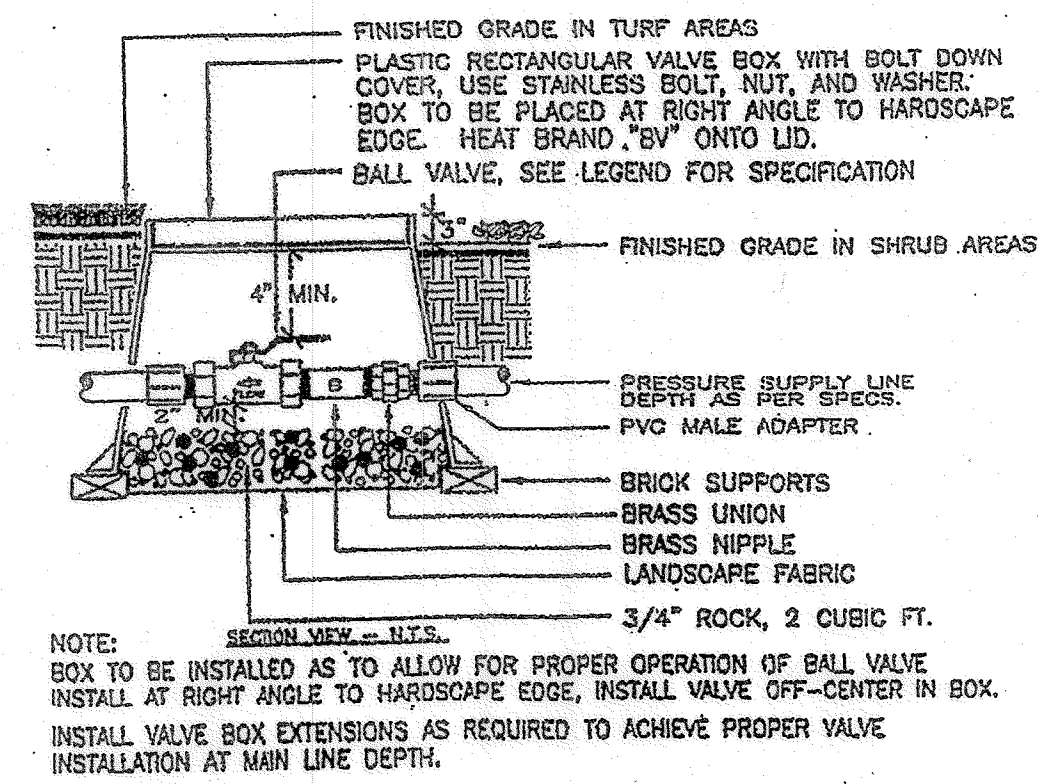
N GROUND COVER SPACING DETAIL



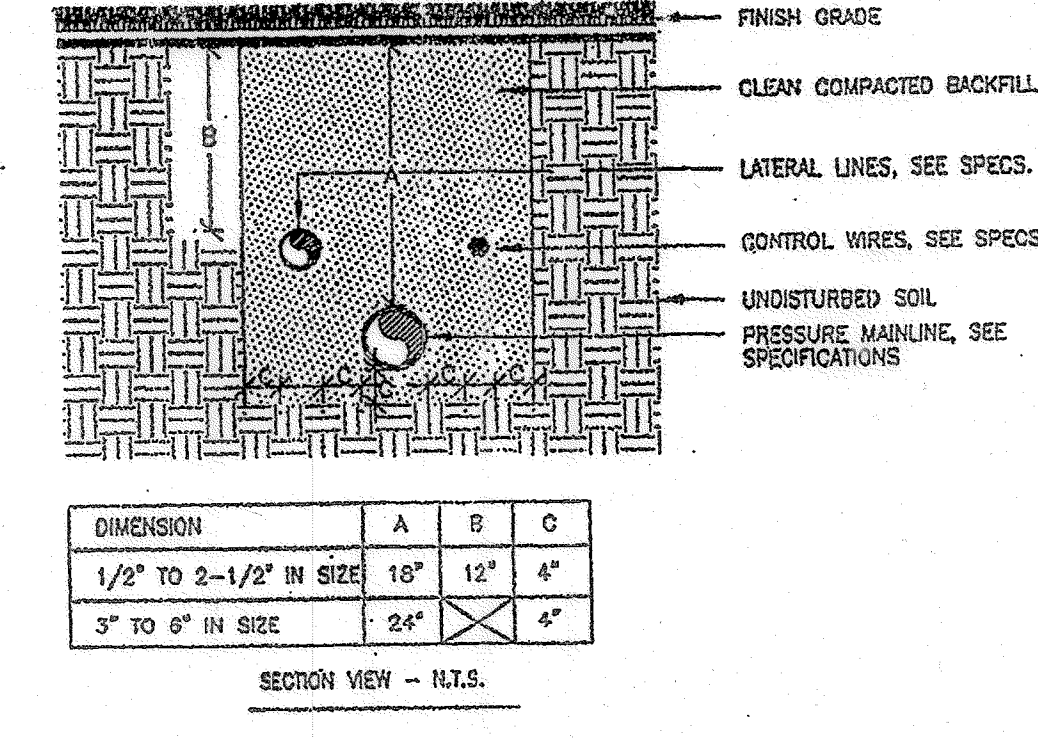
B REMOTE CONTROL VALVE



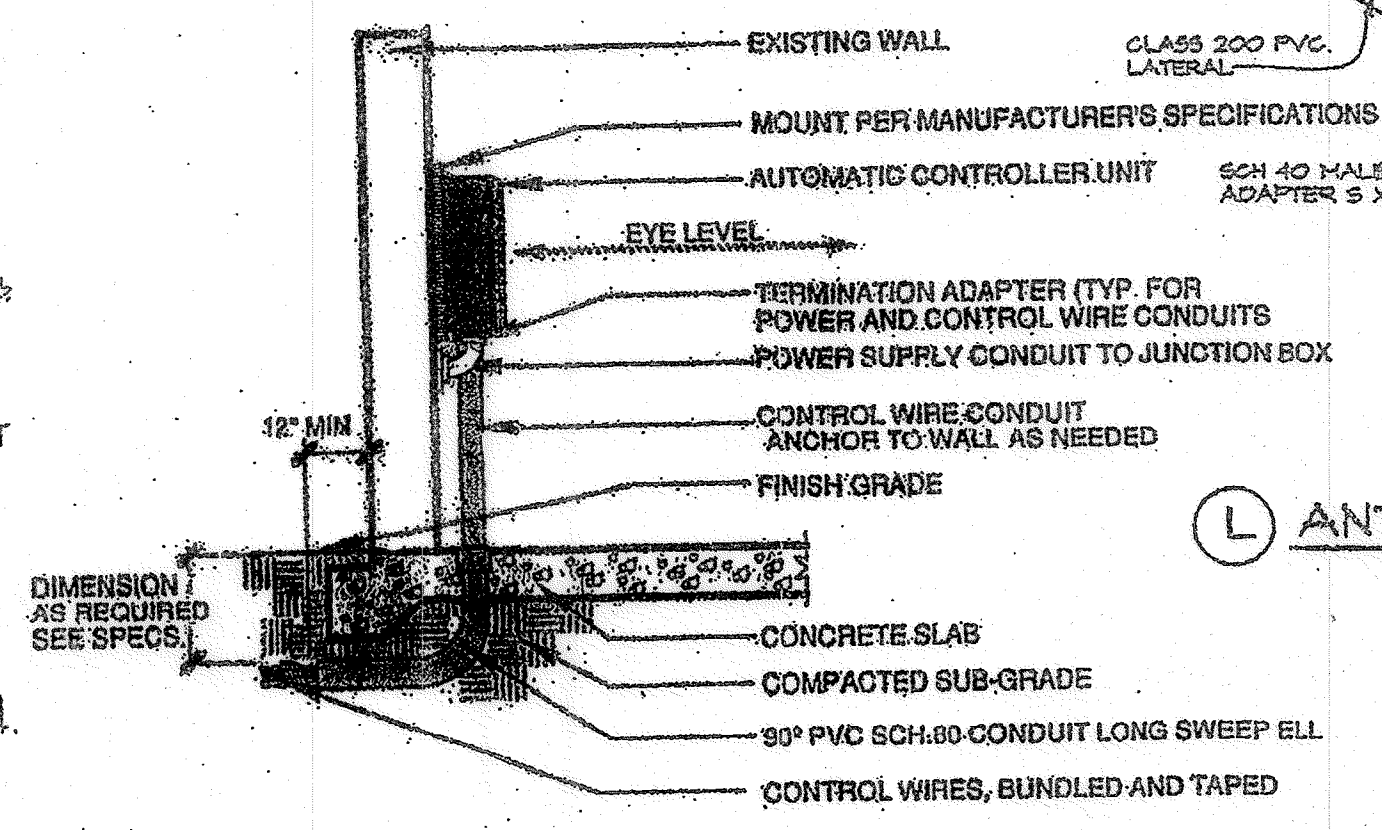
G SLEEVE INSTALLATION



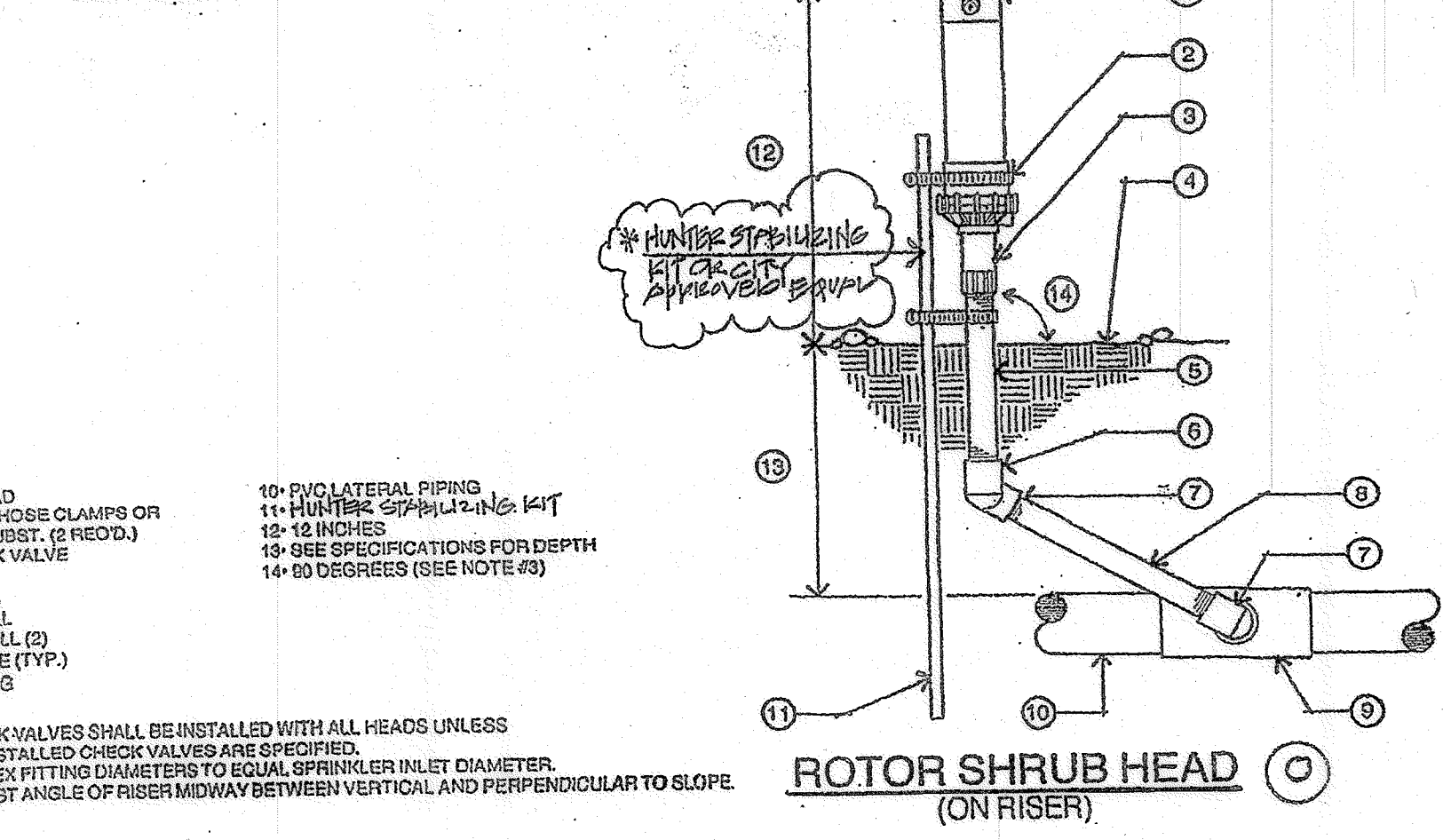
C BALL VALVE



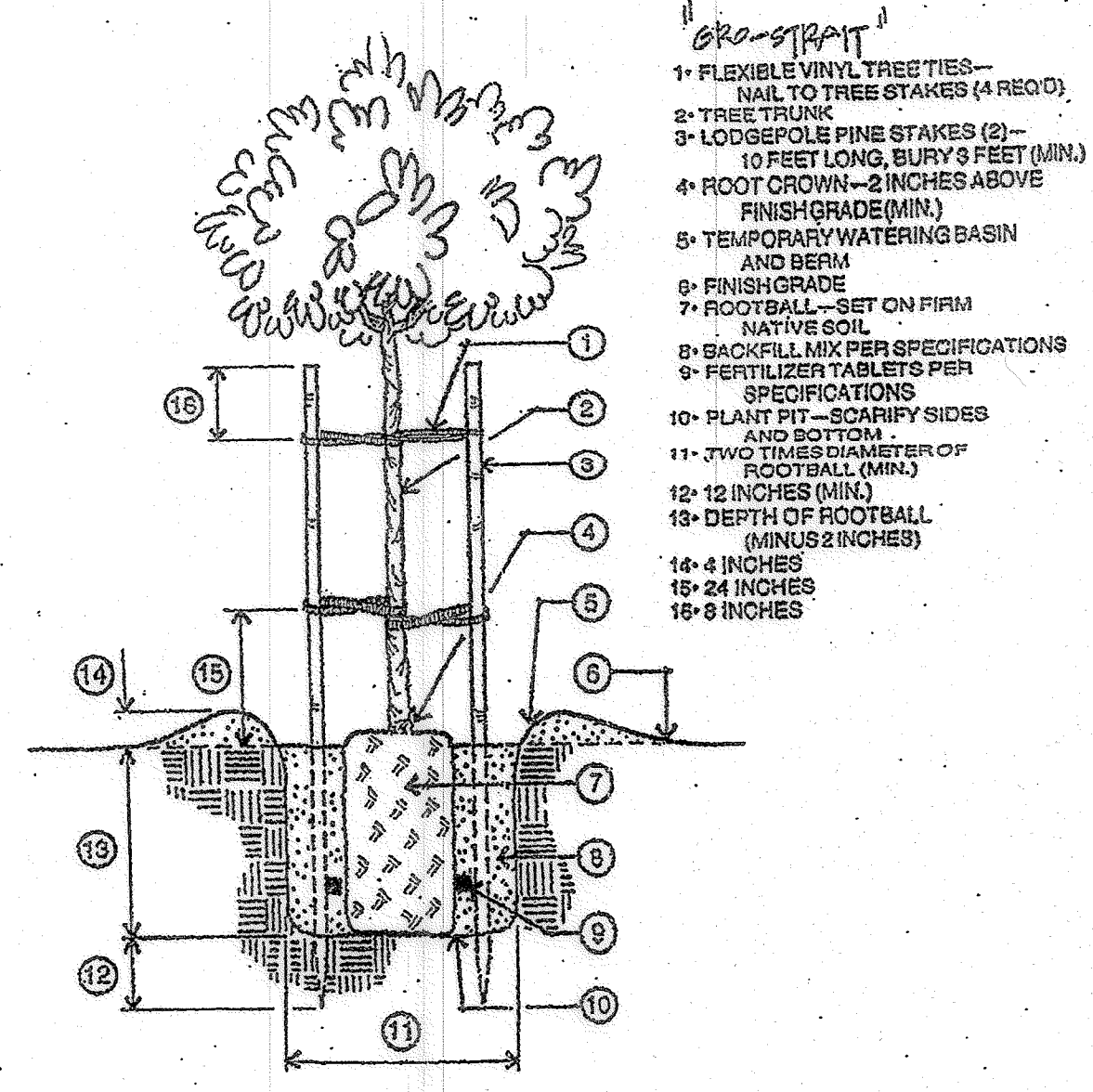
H PIPE INSTALLATION



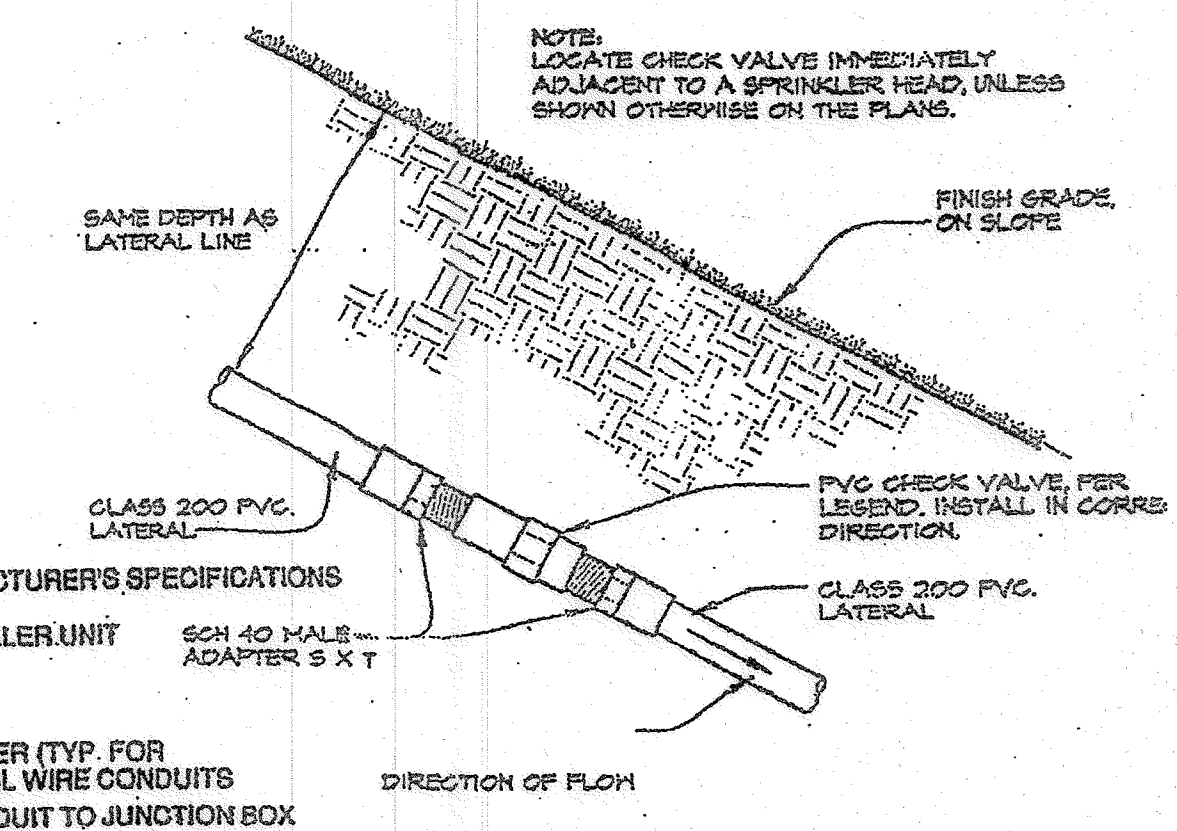
K AUTOMATIC CONTROLLER - WALL MOUNTED INTERIOR



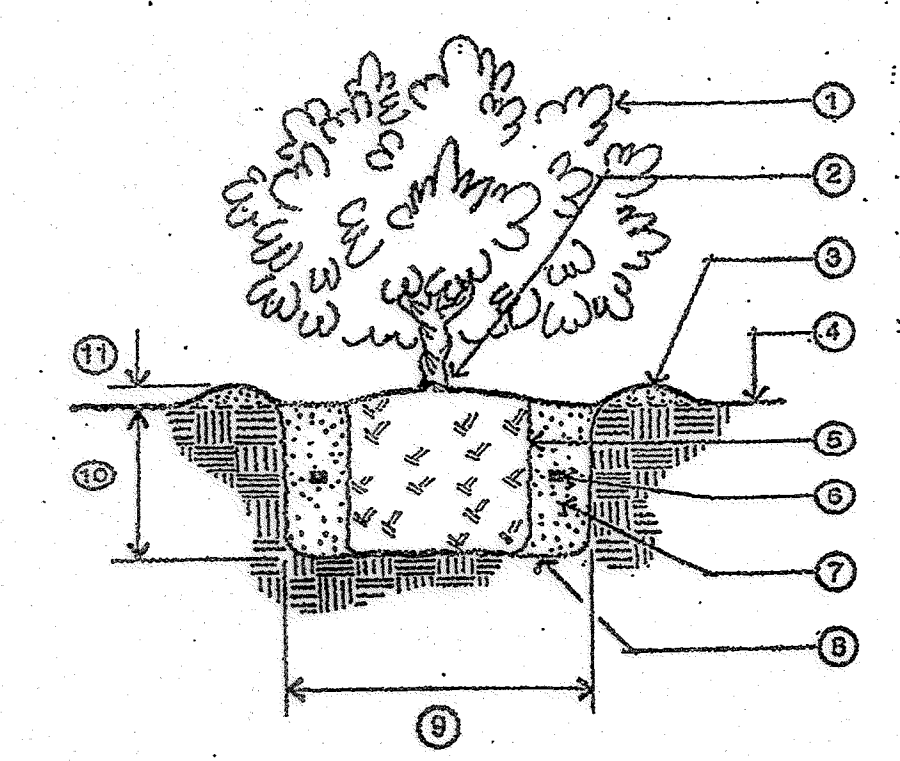
O ROTOR SHRUB HEAD (ON RISER)



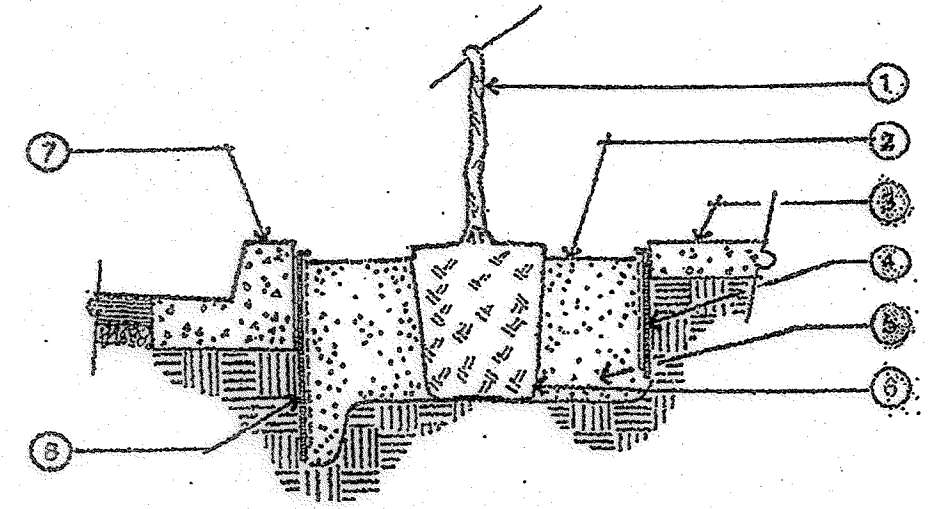
D TREE PLANTING/STAKING



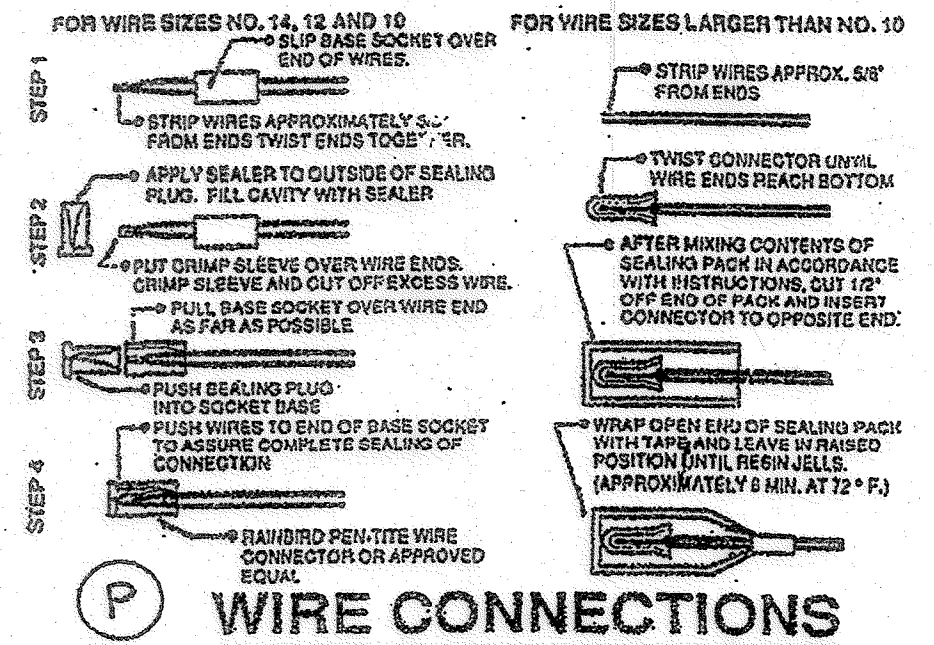
L ANTI DRAIN VALVE



E SHRUB PLANTING

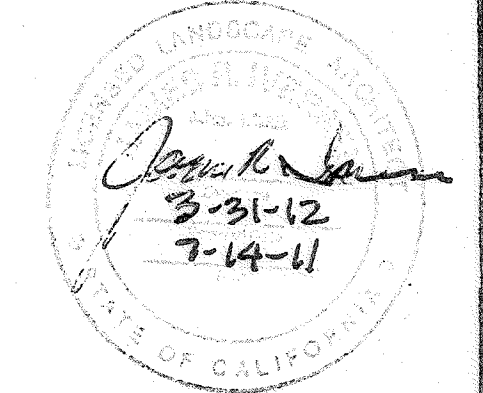


M ROOT CONTROL BARRIER (LINEAR INSTALLATION)



P WIRE CONNECTIONS

LANDSCAPE ARCHITECT 1816
JAMES R. IVERSEN
 1415 MACKINNON AVENUE
 CARDIFF, CALIFORNIA 92007
 (760) 942-1742



PLANTING & IRRIGATION DETAILS

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCHMARK STA. NO. 2125 PER ROS NO. 11252, ELEV. 448.65 CENTER LINE OF INTERSECTION OF EL NOPAL AND HOLBORN	SCALE HORIZ: 1" = 20' VERT: N/A	DESIGNED BY JRI	DRAWN BY JRI	CHECKED BY JRI	REVIEWED 9-29-2011 BY J. Madley PROJECT PLANNING	CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO. G-1129	DRAWING NO. 2011-131 SHEET 11 OF 11
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CONSTRUCTION CHANGE SET