

ABBREVIATIONS

FF	FINISHED FLOOR
FS	FINISHED SURFACE
FG	FINISHED GRADE
TG	TOP OF GRATE
INV	INVERT
FL	FLOW LINE
GB	GRADE BREAK
RL	RIDGE LINE
TC	TOP OF CURB
TRW	TOP OF RETAINING WALL
BRW	BOTTOM OF RETAINING WALL
TW	TOP OF WALL
BW	BOTTOM OF WALL
EG	EXISTING GROUND

PLAN NOTES

- THIS PLAN IS ACCURATE FOR GRADING AND DRAINAGE, ONLY.
- DRAINAGE PIPES ARE 4" PVC PIPES, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE PIPES SHALL BE INSTALLED AT 1/2" (MIN) BELOW FINISHED SURFACE PER MANUFACTURER'S SPECIFICATION UNLESS OTHERWISE NOTED ON PLANS.
- ALL DRAINAGE PIPES TO BE SLOPED 1.4% MINIMUM.
- CONNECT ALL ROOF DRAINS TO BELOW GROUND DRAINAGE SYSTEM PIPES, S=1.4% MIN. ALL DOWNSPOUTS TO DRAIN TO BIORETENTION BASIN.
- SURVEYOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
- ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICES (BWMP) MUST OBTAIN WRITTEN APPROVAL FROM THE CITY'S DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION OF BWMP.
- WALL HEIGHTS SHOW AN APPROXIMATE RETAINED HEIGHT, TOP OF WALL ELEVATIONS, RETAINED HEIGHT PLUS FREE-BOARD, PER ARCHITECT AND/OR STRUCTURAL ENGINEER.
- ALL SLOPES TO BE VEGETATED.
- ARCHITECT TO PROVIDE 42" MIN. RAILING WHEREVER A DROP OF MORE THAN 3" OCCURS.
- ALL WORK WITH PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS WILL REQUIRE ENCROACHMENT PERMIT.
- UTILITIES SERVING THE DEVELOPMENT, SUCH AS ELECTRIC, CABLE TELEVISION, STREET LIGHTING AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND, COMPLETED AND APPROVED BY THE APPROPRIATE UTILITY PROVIDER.
- ANY GRADING OUTSIDE OF THE OWNER'S PROPERTY BOUNDARY SHALL REQUIRE THE APPLICANT TO EITHER OBTAIN A TEMPORARY CONSTRUCTION EASEMENTS OR PERMISSION BY ADJACENT PROPERTY OWNERS IN A FORM SUITABLE TO THE PUBLIC WORKS DIRECTOR.

CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT RETAINING WALL PER SEPARATE PLAN AND PERMIT	720 LF
2	CONSTRUCT 4" SDR35 SOLID DRAIN PIPE @ MIN. 1.4% SLOPE PER DETAIL 1 ON SH-5	1025 LF
3	CONSTRUCT CONCRETE HARDSCAPE PER ARCH	1,639 SF
4	CONSTRUCT LANDSCAPE AREA PER ARCH	16,500 SF
5	INSTALL NDS 12"X12" CATCH BASIN PER DETAIL	9 UNIT
6	INSTALL BIORETENTION BASIN PER DETAIL ON SH-5	1,341 SF
7	INSTALL DOWNSPOUT PER DETAIL 4 ON SH-5	15 UNIT
8	CONSTRUCT CURB PER CITY OF RIVERSIDE STANDARD DRAWING 200	1,472 LF
9	INSTALL NDS 18"X18" CATCH BASIN WITH TRAFFIC FRIENDLY GRATES	5 UNIT
10	CONSTRUCT CONCRETE DRIVEWAY PER ARCH	25,091 SF
11	INSTALL SUMP PUMP BY OTHERS	1 UNIT
12	INSTALL HYDRODYNAMIC SEPARATOR PER CONTECH	2 UNIT
13	SAW CUT, REMOVE AND REPLACE 1" WIDE STRIP OF AC PAVEMENT AND BASE, MATCH EXISTING PAVEMENT SECTION	60 LF
14	CONSTRUCT NEW DRIVEWAY APPROACH PER CITY OF RIVERSIDE STANDARD DRAWING, NO 302	2 UNIT
15	CONSTRUCT ADA RAMP PER CITY OF RIVERSIDE STANDARD DRAWING, NO 304, TYPE III	3 UNIT
16	CONSTRUCT GUTTER PER CITY OF RIVERSIDE STANDARD DRAWING 220	510 LF

LEGEND

	PVC PIPE PER CONSTRUCTION NOTES BELOW, 1.4% SLOPE MIN.
	RETAINING WALL PER SEPARATE PLAN
	FLOW LINE
	DIRECTION OF FLOW
	DOWNSPOUT PER DET. ON SH-5
	18X18" CATCH BASIN WITH TRAFFIC FRIENDLY GRATE PER DET. ON SH-5
	12X12" CATCH BASIN PER DET. ON SH-5
	SUMP PUMP

PATTERN LEGEND

	6" HARDSCAPE PER ARCH (CONSTRUCTION NOTE 3)
	LANDSCAPE PER ARCH (CONSTRUCTION NOTE 4)



APARTMENT HOMES DEVELOPMENT
5131 & 5127 LA SIERRA AVE,
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PROJECT NO.: 24001 DATE: OCTOBER 9, 2024
DESIGNED BY: JCW DRAWN BY: JCW CHECKED BY: DB SCALE: AS SHOWN

GRADING PLAN

GRADING AND DRAINAGE PLAN DRAWING NUMBER:
3 OF 6

NO.	REVISION DESCRIPTION	BY	DATE

