

Unison: F:\PROJECTS\14107\dwg\14107_Composite_Utility.dwg Wed, Jan 31 2018 02:18:06 pm



Call: TOLL FREE
811
TWO WORKING DAYS
BEFORE YOU DIG

NOTE TO CONTRACTOR:

PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES. NOTIFY ENGINEER IF LOCATIONS OR DEPTH CONFLICT WITH NEW WORK.

DRY UTILITY NOTES:

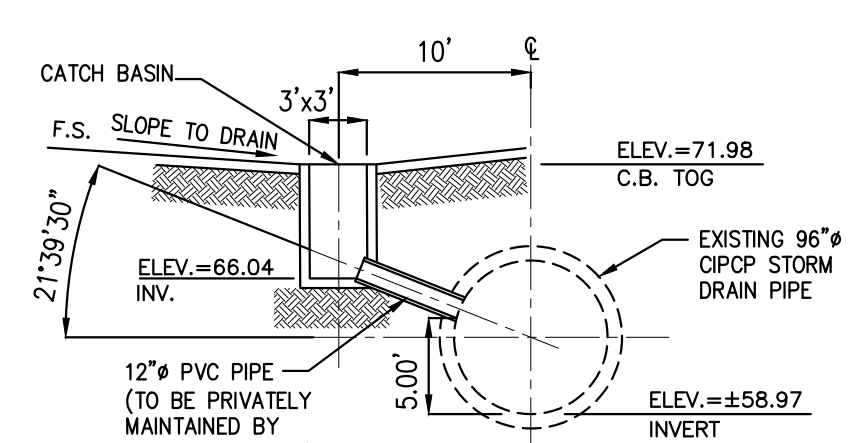
1. SEE GAS CO. PLANS FOR ACTUAL LOCATION AND SIZE OF SUPPLY MAINS & LATERAL. ALSO SEE BLDG. MECHANICAL PLANS FOR GAS METERS, PIPES SIZES, ETC.
2. SEE SCE PLANS FOR LOCATIONS AND SIZES OF TRANSFORMER PAD AND CONDUITS. SEE BLDG. ELECTRICAL PLANS FOR METER AND PANEL, ETC.
3. SEE TELEPHONE CO. PLANS FOR ACTUAL SIZE AND LOCATION OF CONDUIT. SEE BLDG. ELECTRICAL PLANS FOR TELEPHONE BOARD, ETC.
4. SEE CATV (SPECTRUM) PLANS FOR ACTUAL SIZE AND LOCATION OF CONDUIT. SEE BLDG. ELECTRICAL PLANS FOR CABLE T.V.
5. UTILITY AS BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER AND OWNER, INCLUDING IRRIGATION SYSTEM.

FOR REFERENCE ONLY:
APPROVALS FOR PROJECT UTILITIES SHALL BE OBTAINED FROM APPROPRIATE AGENCIES.

CONSTRUCTION NOTES:

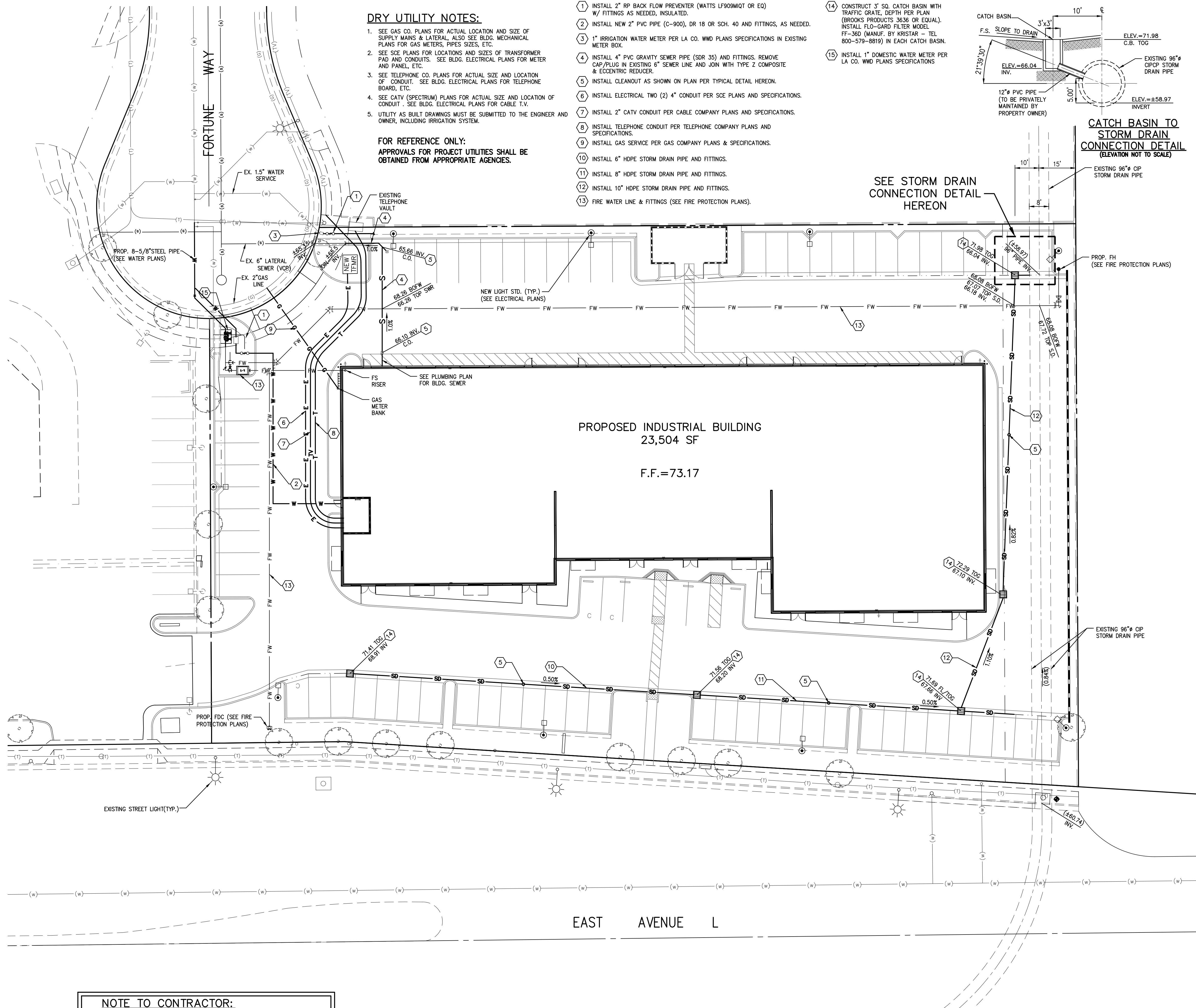
1. INSTALL 2" RP BACK FLOW PREVENTER (WATTS LF909MIQT OR EQ) W/ FITTINGS AS NEEDED, INSULATED.
2. INSTALL NEW 2" PVC PIPE (C-900), DR 18 OR SCH. 40 AND FITTINGS, AS NEEDED.
3. 1" IRRIGATION WATER METER PER LA CO. WWD PLANS SPECIFICATIONS IN EXISTING METER BOX.
4. INSTALL 4" PVC GRAVITY SEWER PIPE (SDR 35) AND FITTINGS. REMOVE CAP/PLUG IN EXISTING 8" SEWER LINE AND JOIN WITH TYPE 2 COMPOSITE & ECCENTRIC REDUCER.
5. INSTALL CLEANOUT AS SHOWN ON PLAN PER TYPICAL DETAIL HEREON.
6. INSTALL ELECTRICAL TWO (2) 4" CONDUIT PER SCE PLANS AND SPECIFICATIONS.
7. INSTALL 2" CATV CONDUIT PER CABLE COMPANY PLANS AND SPECIFICATIONS.
8. INSTALL TELEPHONE CONDUIT PER TELEPHONE COMPANY PLANS AND SPECIFICATIONS.
9. INSTALL GAS SERVICE PER GAS COMPANY PLANS & SPECIFICATIONS.
10. INSTALL 6" HDPE STORM DRAIN PIPE AND FITTINGS.
11. INSTALL 8" HDPE STORM DRAIN PIPE AND FITTINGS.
12. INSTALL 10" HDPE STORM DRAIN PIPE AND FITTINGS.
13. FIRE WATER LINE & FITTINGS (SEE FIRE PROTECTION PLANS).

14. CONSTRUCT 3' SQ. CATCH BASIN WITH TRAFFIC GRATE, DEPTH PER PLAN (BROOKS PRODUCTS 3636 OR EQUAL). INSTALL FLO-GARD FILTER MODEL FF-360 (MANUF. BY KRISTAR - TEL 800-579-8819) IN EACH CATCH BASIN.
15. INSTALL 1" DOMESTIC WATER METER PER LA CO. WWD PLANS SPECIFICATIONS



CATCH BASIN TO STORM DRAIN CONNECTION DETAIL (ELEVATION NOT TO SCALE)

SEE STORM DRAIN CONNECTION DETAIL HEREON



GENERAL NOTES

1. APPROVAL OF THIS PLAN BY THE ENGINEER DOES NOT CONSTITUTE A REPRESENTATION AS TO ACCURACY OF, THE LOCATION OF, OR THE EXISTENCE OF OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
2. ALL WORK SHALL CONFORM AND COMPLY TO THE CALIFORNIA OR COUNTY PLUMBING CODE REGULATIONS AND PROVISIONS, LATEST EDITION, AS APPLICABLE.
3. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION IN REGARD TO SAFETY ORDERS AND SHALL CONFORM TO THE "MINIMUM PUBLIC SAFETY REQUIREMENTS" AS SHOWN ON LOS ANGELES DEPARTMENT OF PUBLIC WORKS STANDARD 8008-1.
4. ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1988.
5. AS BUILT PLANS MUST BE SUBMITTED TO ENGINEER.

STORM DRAIN NOTES

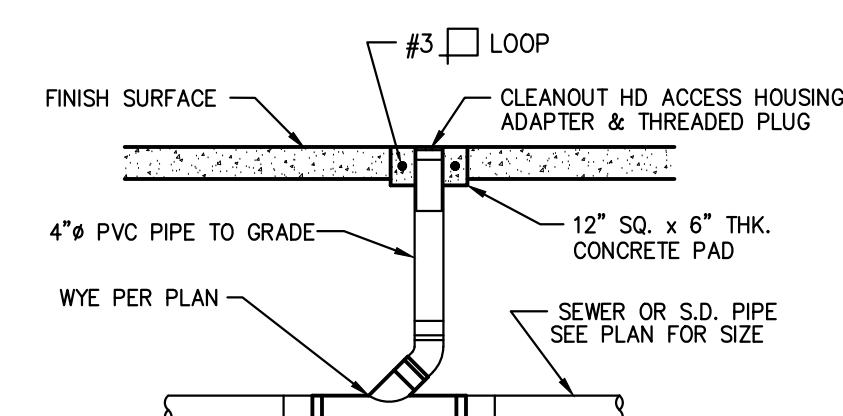
1. ALL MATERIAL SHALL BE INSPECTED AND ACCEPTED BY THE CITY INSPECTOR PRIOR TO BEING USED FOR CONSTRUCTION. THE CITY INSPECTOR HAS THE AUTHORITY TO REJECT THE USE OF MATERIALS WHICH ARE DAMAGED OR NOT IN COMPLIANCE WITH PLANS OR STANDARDS.
2. THE CONTRACTOR SHALL PROVIDE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES AND TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES AND IMPROVEMENTS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK, TO THE SATISFACTION OF THE CITY ENGINEER.
3. ALL FITTINGS TO BE ECCENTRIC (FL TO FL) UNLESS NOTED OTHERWISE.
4. PIPE TO BE HDPE 'ADS INC. TYPE N-12' (WATER TIGHT) OR APPROVED EQUAL.
5. HDPE STORM DRAIN PIPE TO HAVE WATER TIGHT JOINTS AND FITTINGS.
6. PVC PIPE AND FITTINGS (MIN. SDR 35) CAN BE SUBSTITUTED FOR HDPE PIPE WHERE DEPTH OF COVER > 3.0 FT.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE, LATEST EDITION.
8. FILL BOTTOM OF CATCH BASINS WITH CONCRETE AS NEEDED TO MATCH INVERT LEVELS, ELEVATIONS, IF REQUIRED.
9. SLURRY BACKFILL PIPE, 3' MIN. EACH SIDE OF CROSSING, WHERE NOTED.

LEGEND:

- TV PROPOSED CATV (SPECTRUM)
- E PROPOSED ELECTRIC POWER (SOUTHERN CALIFORNIA EDISON)
- G PROPOSED GAS (SOUTHERN CALIFORNIA GAS CO.)
- W PROPOSED DOMESTIC WATER
- S PROPOSED SEWER
- SD PROPOSED STORM DRAIN
- FW PROPOSED FIRE WATER
- T PROPOSED TELEPHONE
- (S) EXIST. SEWER (CITY OF LANCASTER/ LA CO. SANITATION DISTRICT)
- (W) EXIST. WATER (LA. CO. WATERWORKS DISTRICT)
- (G) EXIST. GAS (SOUTHERN CALIFORNIA GAS CO.)
- (TV) EXIST. CABLE TV (SPECTRUM)
- (T) EXIST. TELEPHONE (FRONTIER)
- (SD) EXIST. STORM DRAIN (CITY OF LANCASTER)

NOTES:

1. ALL WORK DONE WITHIN THE STREET RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.

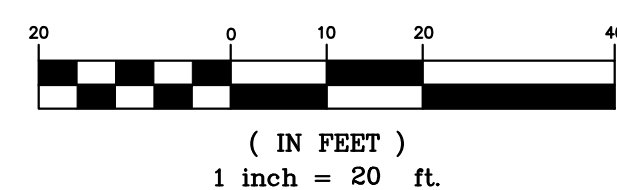


TYPICAL CLEANOUT DETAIL FOR ON-SITE UTILITIES (ELEVATION NOT TO SCALE)

DRAWING SHEETS:

- 1.) ADD 2400' TO ELEVATIONS AS APPLICABLE.
- 2.) SEE SHEET 'G1' FOR 'COVER SHEET'.
- 3.) SEE SHEET 'G2' FOR 'HORIZONTAL CONTROL PLAN'
- 4.) SEE SHEET 'G3' FOR 'DEMOLITION PLAN'
- 5.) SEE SHEET 'G4' FOR 'GRADING PLAN'
- 6.) SEE SHEET 'G5' FOR 'PAVING PLAN'.
- 7.) SEE SHEET 'G6' FOR 'GRADING SECTIONS'.
- 8.) SEE SHEET 'G7' FOR 'GRADING DETAILS'.
- 9.) SEE SHEET 'U1' FOR 'ON SITE COMPOSITE UTILITY PLAN'

GRAPHIC SCALE



REV.	DESCRIPTION	DATE
1		-/-/-

OWNER
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511

PROJECT
PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123

SHEET TITLE
ON SITE COMPOSITE UTILITY PLAN

PRELIMINARY FOR REVIEW
REGISTERED PROFESSIONAL ENGINEER JUSTIN A. KENNEDY CIVIL STATE OF CALIFORNIA PLANS PREPARED BY: antelope valley engineering inc. 128 West Pondera St. Lancaster, Ca 93534 Tel: (661) 948-0805 Fax: (661) 945-8170 Email: info@antelopevalleyengineering.com

DRAWN:	VL
DATE:	01-31-18
JOB No.:	14107
SHEET:	U1
OF 7 SHEETS	