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GRADING GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT CALIFORNIA BUILDING CODE, STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION AND "ALL STANDARD PLANS" AND "SPECIAL PROVISIONS" REFERENCED.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CURRENT CITY OF LANCASTER STANDARDS, POLICIES, CODES, AND PERMIT REQUIREMENTS, AND SHALL BE DONE UNDER THE INSPECTION OF, AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS OR HIS REPRESENTATIVE. APPLICATION FOR INSPECTION BY THE CITY OF LANCASTER SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED. PHONE (661)723-6157.
3. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF THE CITY OF LANCASTER HIGHWAY PERMIT ORDINANCE.
4. GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF LANCASTER DEPARTMENT OF PUBLIC WORKS PRIOR TO START OF WORK. PRECONSTRUCTION MEETING ONSITE IS ALSO REQUIRED PRIOR TO START OF WORK.
5. THE ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS.
6. PRIOR TO REMOVAL OF VEGETATION AND GRADING OF THE SITE, ALL MITIGATION MONITORING AS IDENTIFIED AND ITEMIZED IN THE PLANNING COMMISSION CONDITIONS OF APPROVAL SHALL BE ADDRESSED TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND THE DIRECTOR OF PUBLIC WORKS. FIELD MONITORING SHALL BE ESTABLISHED AND PERFORMED AS REQUIRED. ANY TIME LIMITATIONS PRESCRIBED SHALL BE STRICTLY ENFORCED.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE EXCAVATION AND BUILDING CODE OF THE CITY OF LANCASTER AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION WILL RESULT IN THE STOPPING OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
8. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE SOILS ENGINEER.
9. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE SOILS ENGINEER.
10. FILLS SHALL BE COMPACTED THROUGHOUT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557.
11. THE SOILS ENGINEER SHALL CERTIFY THAT THE REQUIRED INSPECTIONS AND TESTS HAVE BEEN PERFORMED AND THAT SUCH TESTS COMPLY WITH THE CODE.
12. FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND INSPECTED BY THE GRADING INSPECTOR AND SOILS ENGINEER PRIOR TO THE PLACING OF FILL.
13. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
14. DUST SHALL BE CONTROLLED AS SPECIFIED IN THE DUST CONTROL METHOD LETTER, AVAQMO APPROVED PLANS, GENERAL NOTE 33 AND/OR BY WATERING TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR.
15. AFTER ALL WORK, INCLUDING THE INSTALLATION OF DRAINAGE STRUCTURES AND PROTECTIVE DEVICES, HAS BEEN COMPLETED AND REQUIRED REPORTS HAVE BEEN SUBMITTED, THE PERMITTEE SHALL REQUEST A ROUGH GRADING INSPECTION FROM THE CITY OF LANCASTER BUILDING INSPECTOR.
16. ALL PUBLIC STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.
17. COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT. DATED: 7-8-2016
PREPARED BY: BRUN GEOTECHNICAL SERVICES, INC.
ENGINEER: RYAN DUKE
18. ALL CESSPOOLS, SEPTIC TANKS, ETC., TO BE ABANDONED SHALL BE FILLED OR REMOVED IN ACCORDANCE WITH THE CITY OF LANCASTER STANDARDS AND CERTIFIED BY THE SOILS ENGINEER.
19. ANY EXISTING WELLS NOT TO BE USED SHALL BE DESTROYED IN ACCORDANCE WITH WATERWELL STANDARDS: STATE OF CALIFORNIA (SECTIONS 22 AND 23, BULLETIN 74-81, DECEMBER 1981 EDITION).
20. THIS PLAN CONFORMS WITH THE SITE PLAN REVIEW NO. 15-04
CONDITIONALLY APPROVED BY THE CITY OF LANCASTER PLANNING COMMISSION FOR SITE PLAN REVIEW NO. 15-04 ON DEC. 4, 2015
21. THE ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE PLACING CONCRETE.
22. THE SOILS ENGINEER MUST APPROVE ALL GRADING INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
23. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FOOT VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
24. FINISH GRADING WILL BE COMPLETED AND APPROVED, AND SLOPE PLANTING INCLUDING PERMANENT EROSION CONTROL AND IRRIGATION SYSTEMS INSTALLED, BEFORE OCCUPANCY OF BUILDINGS.
25. ESTIMATED CUT = 3,981 CUBIC YARDS.
ESTIMATED FILL = 4,303 CUBIC YARDS.
26. PROPOSED STARTING DATE: JULY 2017
COMPLETION DATE: NOVEMBER 2017
27. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. D1556, UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE BUILDING OFFICIAL. IN FINE-GRAINED, COHESIVE SOILS, FIELD DENSITY MAY BE DETERMINED BY THE NUCLEAR DENSITY METHOD, A.S.T.M. D2922 & D3017, PROVIDED NOT LESS THAN 10% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.

GRADING GENERAL NOTES (CONT.)

28. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
29. DENSITY TESTS WILL BE MADE OF POINTS APPROXIMATELY 1 FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE AND NOT LESS THAN ONE TEST FOR EACH 10 FOOT VERTICAL OF SLOPE HEIGHT.
30. ALL PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET OR DESIGNED DRAINAGE OUTLET.
31. CONTOURS SHOWN IN PARENTHESIS REPRESENT ORIGINAL GROUND.
32. THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE OBSERVED AND INSPECTED IN ACCORDANCE WITH APPENDIX CHAPTER 33 OF THE CITY BUILDING CODE.
- _____
R.C.E. NUMBER
33. MONUMENTATION
- A. ANY EXISTING SURVEY MONUMENTS WITHIN THE CONSTRUCTION AREA SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR PRIOR TO THE APPROVAL OF GRADING PLANS. A CORNER RECORD OF THE EXISTING MONUMENTS AND REFERENCES SET TO PERPETUATE THE MONUMENTS SHALL BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE ISSUANCE OF A PERMIT TO START CONSTRUCTION.
- ALL MONUMENTS AND REFERENCE TIES DESTROYED BY CONSTRUCTION SHALL BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION. ALL SECTION CORNERS, QUARTER SECTION CORNERS, AND CENTER OF SECTION CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH STANDARD PLANS PW-3. A NEW CORNER RECORD SHOWING THE AFTER CONSTRUCTION MONUMENTS SHALL THEN BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE ACCEPTANCE OF IMPROVEMENTS.
- B. ALL NEW SURVEY MONUMENTS SHOWN AS TO BE SET ON A FINAL TRACT MAP OR PARCEL MAP SHALL BE SET PER THE RECORDED TRACT OR PARCEL MAP AND FIELD BOOK SURVEY TIE NOTES SHALL BE FILED WITH THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE STREET IMPROVEMENTS.
- C. I HEREBY CERTIFY THAT I HAVE IDENTIFIED ALL EXISTING SURVEY MONUMENTS WITHIN THE CONSTRUCTION AREA. ALL SAID MONUMENTS WHICH CURRENTLY EXIST IN THE FIELD ARE SHOWN ON THESE PLANS AND ARE DESCRIBED AS FOLLOWS:
- _____
THERE ARE NO MONUMENTS OF RECORD WITHIN THE LIMITS OF
THE GRADING WORK SHOWN
- _____
Exp. 12/31/16
NO. 8767

STATE OF CALIFORNIA
- DATED: _____ L.S. NUMBER: 8767
- SURVEYOR'S NAME: _____ SIGNATURE: _____
34. DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS, UNLESS OTHERWISE SPECIFIED BY THE BUILDING OFFICIAL, UNTIL PERMANENT GROUND COVERING (BUILDING, ROADS, LANDSCAPING) IS PROVIDED. ON-SITE SPRINKLERS ARE REQUIRED FOR SITES OF 5 ACRES OR MORE AND TRUCK WATERING MAY BE USED FOR SITES LESS THAN 5 ACRES.
35. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES ARE REQUIRED.
36. WHEN MATERIAL IS BEING IMPORTED FROM AN APPROVED CITY BORROW SITE, THE AFTER TOPOGRAPHICAL SURVEY OF THE EXCAVATED PORTION OF THE BASIN SHALL BE SUBMITTED ALONG WITH THE ROUGH GRADING CERTIFICATE(S).
37. HAULING PERMIT IS REQUIRED IF HAULING MORE THAN 100 CUBIC YARDS OF DIRT. STOCKPILE PERMIT IS REQUIRED IF STOCKPILING MORE THAN 100 CUBIC YARDS OF DIRT.
38. PERIMETER WALL SHALL BE APPLIED WITH GRAFFITI BARRIER FILM TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND KEEP THE PERIMETER WALL FREE OF GRAFFITI DURING CONSTRUCTION AND PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
39. ALL REVISIONS TO GRADING PLANS, OR MATERIAL SUBSTITUTION REQUESTS, PROPOSED DURING CONSTRUCTION SHALL BE SUBMITTED IN WRITING TO THE DEVELOPMENT ENGINEERING DIVISION AND SHALL FOLLOW THE PROCEDURES FOR APPROVAL OUTLINED IN THE MOST CURRENT CITY OF LANCASTER ENGINEERING DESIGN GUIDELINES.
40. WHEN IMPROVEMENT PLANS HAVE BEEN SUBMITTED TO THE CITY FOR CHECKING AND THE CHECKING PROCESS HAS BEEN INTERRUPTED FOR A PERIOD OF ONE YEAR OR MORE, THE PLANS SHALL BE DEEMED ABANDONED. APPROVED IMPROVEMENT PLANS SHALL BE DEEMED ABANDONED IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS OF THE LATEST APPROVAL DATE. IF CONSTRUCTION IS INTERRUPTED FOR A PERIOD OF ONE YEAR OR MORE, THE PLANS SHALL BE DEEMED ABANDONED. ABANDONED PLANS SHALL BE RE-SUBMITTED FOR REVIEW AND ALL FEES SHALL BE PAID IN ACCORDANCE WITH THE CITY'S ABANDONED PLANS POLICY PRIOR TO ANY PERMITS BEING ISSUED.
41. ALL OFF-SITE IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE ENCROACHMENT PERMITS.
42. ALL ON-SITE WET UTILITIES (SEWER, WATER, STORM DRAIN) TO BE REVIEWED/APPROVED BY BUILDING & SAFETY DIVISION AND REQUIRE SEPARATE PERMITS.
43. ALL OTHER UTILITIES (GAS, ELECTRIC, CABLE, ETC.) TO BE REVIEWED/APPROVED BY UTILITY COMPANIES/BUILDING & SAFETY AND REQUIRE SEPARATE PERMITS.

SPECIAL NOTE A:

WORK ON PUBLIC IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY MAY BE SUBJECT TO PAYMENT OF "PREVAILING WAGES". CONTACT THE DEPARTMENT OF INDUSTRIAL RELATIONS FOR A DETERMINATION REGARDING THE PAYMENT OF "PREVAILING WAGES".

CONDUCT OF CONSTRUCTION:

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK AND ENGINEER'S RIGHT TO INSPECT OR SUSPEND THE WORK IS LIMITED THERETO. THE ENGINEER WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER WILL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

STATEMENT OF RESPONSIBILITY

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION DETERMINING AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

SOILS ENGINEER:

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS OF THE REPORT DATED 7/8/2016 BY EARTH SYSTEMS SOUTHERN CALIFORNIA, INC. FILE NO. PL-07826-01 AND ANY ADDENDA THERETO.

WE MAKE NO REPRESENTATIONS AS TO DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

PROJECT ENGINEER: JAMES P. TOMPKINS, P.E. 82397

DATE: _____

GRADING PLAN

CITY OF LANCASTER
PROPOSED INDUSTRIAL BUILDING
441 EAST AVENUE L
D.R. 14-123

CONSTRUCTION NOTES:

(A) - (E) SEE SHT. 07 FOR ON-SITE CONSTRUCTION DETAILS, AS APPLICABLE.

- ① CONSTRUCT 3 1/2" MIN. THICK ASPHALT CONCRETE PAVEMENT ON 4" THICK CRUSHED AGGREGATE BASE ON 18" MIN. COMPACTED SUB-GRADE. PAVEMENT AND BASE THICKNESS MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.
- ② CONSTRUCT 6" MIN. THICK PCC PAVEMENT W/ #3 BARS @ 18" O.C. EACH WAY AT MID-DEPTH OF THE SLAB, ON 18" MIN. COMPACTED (95%) SUB-GRADE. (SEE PROJECT GEOTECHNICAL REPORT.)
- ③ CONSTRUCT 4" MIN. THK. P.C.C. SIDEWALK (2% MAX. CROSS SLOPE) ON 12" MIN. THICK COMPACTED SUBGRADE (PER PROJECT GEOTECHNICAL ENGINEERING REPORT).
- ④ COLD PLANE 1.5" MIN. THICK A.C. PAVEMENT AND OVERLAY 1.5" MIN. THICK A.C. PAVEMENT - 3' MIN. WIDE (LAP JOINT).
- ⑤ CONSTRUCT 4" MIN. THICK ASPHALT CONCRETE PAVEMENT ON 5" THICK CRUSHED AGGREGATE BASE ON 18" MIN. COMPACTED SUB-GRADE (SEE TI INDEX 7.0 SECTION). PAVEMENT AND BASE THICKNESS MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.
- ⑥ INSTALL NEW DRIVEWAY APRON AT EXISTING CURB AND GUTTER PER CITY OF LANCASTER STANDARD PLAN PW-7 RETROFIT DETAIL JOIN EXISTING DRIVEWAY AS APPLICABLE.
- ⑦ CONSTRUCT MODIFIED CURB RAMPS PER SPPWC STANDARD PLAN 111-5, CASE A, TYPE 1. (WIDTH VARIES, SEE PLAN)
- ⑨ CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD PLAN 151-2, INLET TYPE 2. S=24"
- ⑩ TRASH ENCLOSURE PER DETAILS ON BUILDING PLANS.
- ⑪ CONSTRUCT 3' SQ. CATCH BASIN WITH TRAFFIC GRATE (BROOKS PRODUCTS 3636 OR EQUAL), DEPTH PER PLAN (SEE SHEET U1). INSTALL FLO-GARD FILTER MODEL FF-360 (MANUF. BY KRISTAR - TEL 800-579-8819) IN EACH CATCH BASIN.
- ⑫ CONSTRUCT 3' MAX. RETAINING WALL PER DETAIL ON SHEET G7.
- ⑬ INSTALL TRUNCATED DOMES 3' WIDE MIN. IN DIRECTION OF TRAVEL PER ADA STANDARDS. REFER TO CALTRANS STD. PLAN A88A(B) FOR DETAILS.
- ⑭ INSTALL FLO-GARD TRASH & DEBRIS GUARD WITH HYDROCARBON POUCHES - MODEL NO. FG-TDG24 (MANUF. BY KRISTAR - TEL 800-579-8819). INSTALL ACROSS RECTANGULAR GUTTER AS SHOWN.
- ⑮ CONSTRUCT 2' HIGH PCC STEP WITH ADJACENT PCC OVERFLOW CHANNEL (1' WIDE) TO ACCOMMODATE DRAINAGE OVERFLOW.

ESTIMATED EARTHWORK VOLUMES (C.Y.)

ITEMS	CUT	FILL
LOT (RAW)* : (COMPUTER GENERATED)	3,088	249
OVEREX & SCARIFICATION (SERVICE BLDG): (27,796 S.F. x 3.5' DEEP FOR BLDG PAD) (27,796 S.F. x 6" DEEP FOR BLDG PAD)	3,603 515	3,603 515
OVEREX & SCARIFICATION (PARKING): (42,462 S.F. x 18" DEEP)	2,359	2,359
SHRINKAGE (12%) (OVEREX & RAW FILL)		807
SUBSIDENCE (0.10'): (SITE AREA = ±70,258 S.F.)		260
TOTAL :	9,565	7,793
EXPORT:	1,770	

LEGAL DESCRIPTION

LOT 2 OF TRACT NO. 48978, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1180, PAGES 52 TO 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 3126-009-146

THE LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE.
BEFORE STARTING EXCAVATION, THE CONTRACTOR MUST CONTACT:
UNDERGROUND SERVICE ALERT



NOTE TO CONTRACTOR:

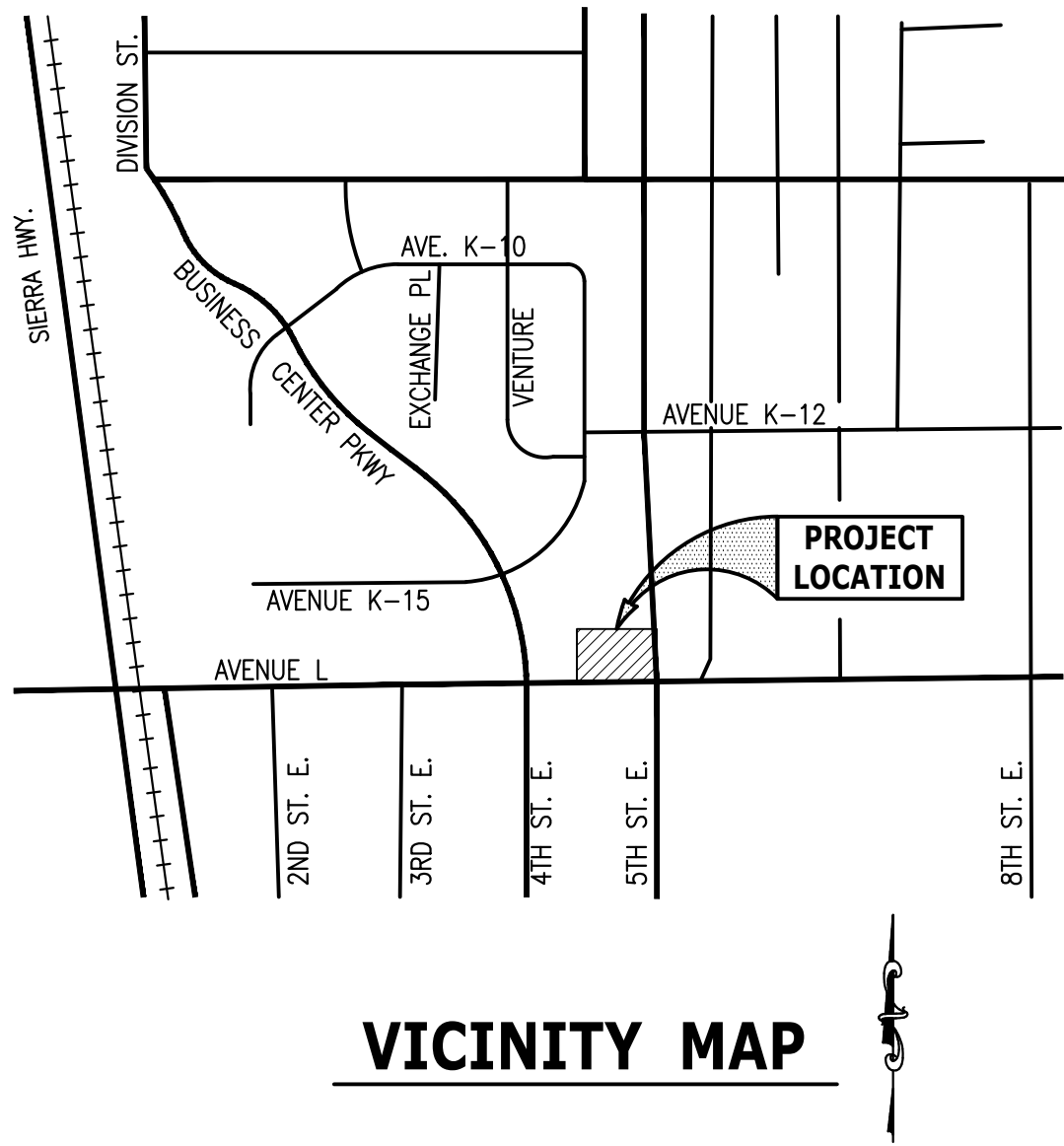
PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES. NOTIFY ENGINEER IF LOCATIONS OR DEPTH CONFLICT WITH NEW WORK.

BENCH MARK: L 2009
ELEV. 2522.088

CSBM MON 100MM(4IN) UP @ NW COR AVE
M & 5TH ST E 12M(39.4FT) N &
30.5M(100FT) W/O C/L INT MKD (BM 121-1
1961) MKR POST 600MM(2FT) S/O MON

LANCASTER QUAD (2004 ADJUSTMENT)
NAVD 88 DATUM

PROJECT TBM: USGS DISC LOCATED IN NORTH
CURB AVENUE L AS SHOWN ON PLAN.
ELEV=2471.28



LEGEND:

- TC = BLOCKWALL
TL = TOP OF CURB
FL = FLOWLINE
FS = FINISHED SURFACE
FG = FINISHED GRADE
EP = EDGE OF PAVEMENT
HP = HIGH POINT
GB = GRADE BREAK
BW = BACK OF WALK
UNO = UNLESS NOTED OTHERWISE
TW = TOP OF WALL
---(2633.5)--- = EXISTING GROUND CONTOURS
- - - - - = PROPERTY LINE

GRADING PERMIT #EN 17-02844

DRAWING SHEET INDEX

G1	COVER SHEET
G2	HORIZONTAL CONTROL PLAN
G3	DEMOLITION PLAN
G4	GRADING PLAN
G5	PAVING PLAN
G6	GRADING SECTIONS
G7	GRADING DETAILS

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
COVER SHEET



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: JA/VL

DATE: 10-30-17

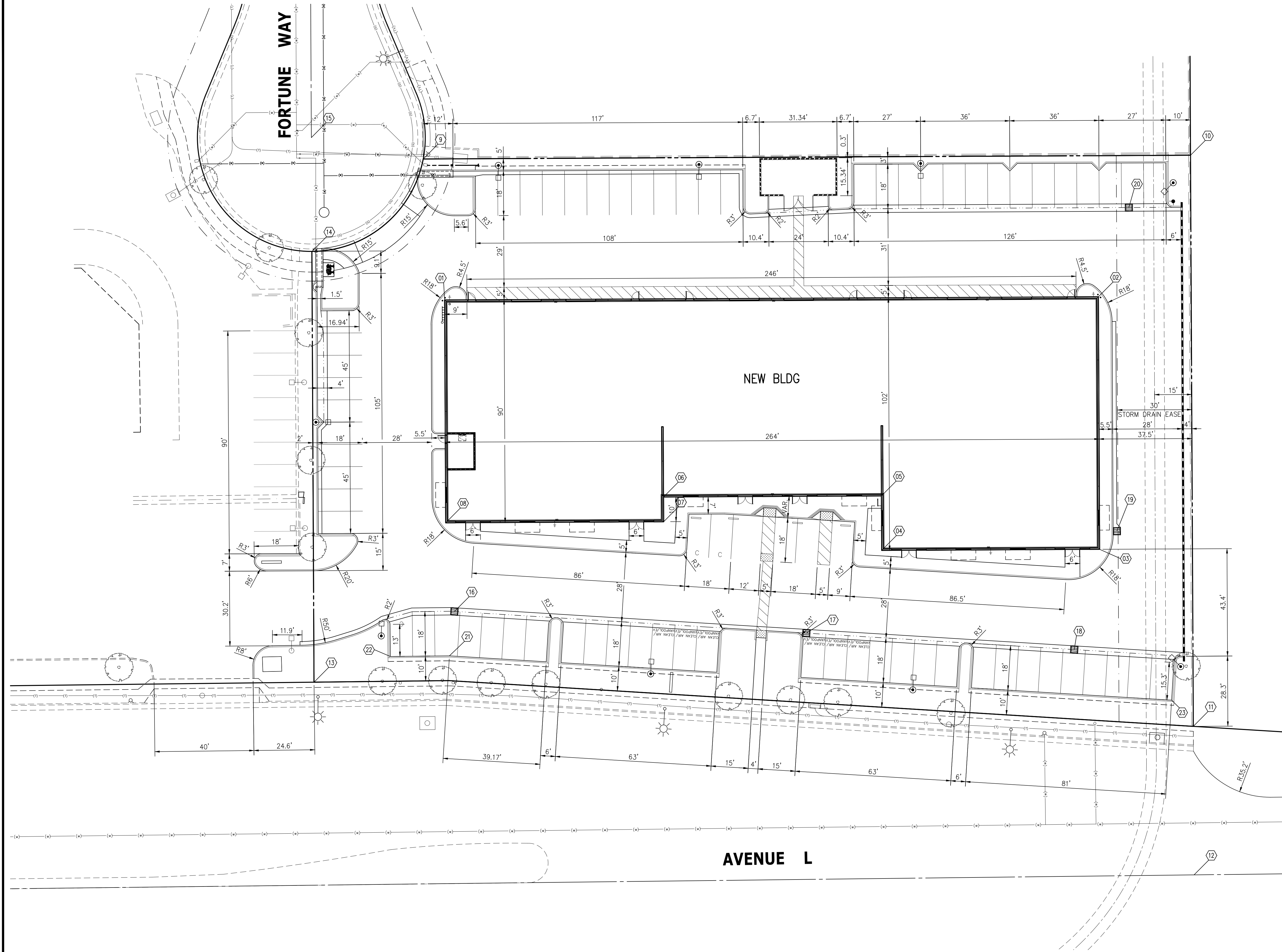
JOB No.: 14107

SHEET:

G1

OF 7 SHEETS

Revised: F:\PROJECTS\14107\dwg\14107_Horizontal_Control.dwg Wed, Jan 31 2018 11:52:25 am



COORDINATE TABLE			
ID	NORTHING	EASTING	DESCRIPTION
01	5232.23	4697.36	BLDG CORNER
02	5233.52	4961.36	BLDG CORNER
03	5131.52	4961.86	BLDG CORNER
04	5131.09	4873.86	BLDG CORNER
05	5153.09	4873.75	BLDG CORNER
06	5152.66	4785.75	BLDG CORNER
07	5142.66	4785.80	BLDG CORNER
08	5142.23	4697.80	BLDG CORNER
09	5289.19	4688.72	PL
10	5290.70	4998.58	PL
11	5060.00	4999.71	PL
12	5000.00	5000.00	MON
13	5077.85	4644.62	PL
14	5251.84	4643.77	PL
15	5287.84	4643.54	SPK & WASH
16	5106.40	4701.31	CATCH BASIN
17	5087.66	4843.42	CATCH BASIN
18	5091.01	4951.61	CATCH BASIN
19	5138.83	4968.82	CATCH BASIN
20	5269.58	4973.68	CATCH BASIN
21	5088.49	4699.31	TC ANGLE
22	5088.21	4675.47	TC COR.
23	5070.56	4990.93	TC COR.

- NOTES:
- 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'.

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.

REV.	DESCRIPTION	DATE
1	---	-/-/-

OWNER

RD PROPERTIES
ATTN: RAMI DARGHALLI
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

HORIZONTAL CONTROL

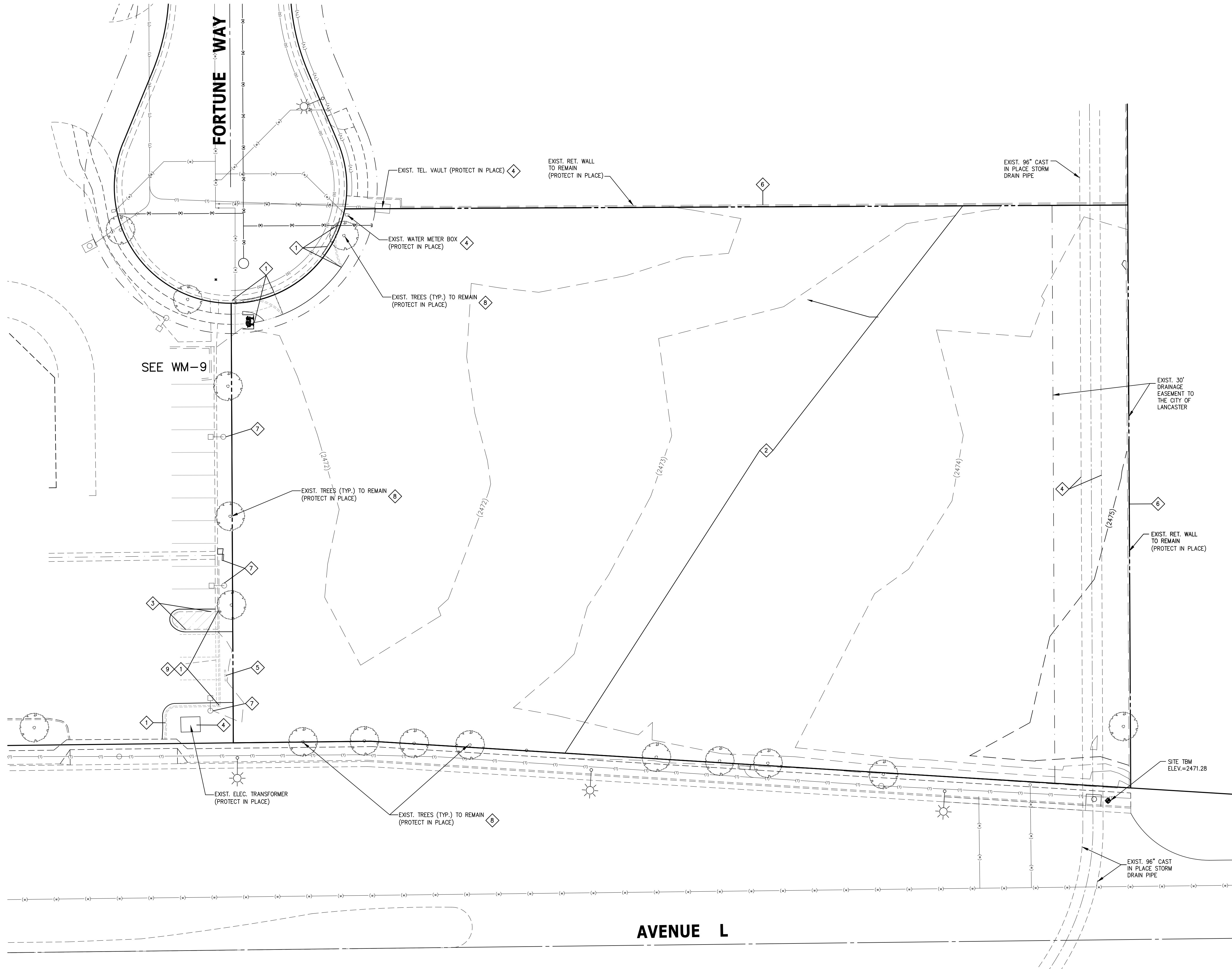


PLANS PREPARED BY:

antelope valley engineering inc.
128 West Pondera St. Lancaster, Ca 93534
Tel: (661) 948-0805 Fax: 661-945-8170
Email: info@antelopevalleyengineering.com

DRAWN:	JA/VL
DATE:	10-30-17
JOB No.:	14107
SHEET:	G2
OF 7 SHEETS	

Unison: F:\PROJECTS\14107\dwg\civil\14107_drawing.dwg Wed, Jan 31, 2018 11:52:25 am



GENERAL DEMOLITION NOTES

REGULATORY REQUIREMENTS :

- CONFORM TO APPLICABLE LOCAL CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL AND RUNOFF CONTROL.
- OBTAIN REQUIRED PERMITS AND LICENSES FROM AUTHORITIES. PAY ASSOCIATED FEES INCLUDING DISPOSAL CHARGES.
- NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
- DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS OR HYDRANTS WITHOUT PERMITS.
- CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.
- TEST SOILS AROUND BURIED TANKS FOR CONTAMINATION. CONTACT OWNER IMMEDIATELY IF CONTAMINATION IS DISCOVERED.

PREPARATION :

- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
- MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION THE UTILITIES TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

DEMOLITION REQUIREMENTS :

- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES OR PAVEMENTS.
- CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS. MAINTAIN ACCESS AND EGRESS AT ALL TIMES.
- OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
- SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES, WATER TRUCKS AND WATER CONNECTIONS FOR THIS PURPOSE.
- COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.
- SALVAGE MATERIAL AS DIRECTED. ALL SALVAGED MATERIAL SHALL BE TURNED OVER TO THE OWNER. SOME SALVAGED MATERIAL MAY BE REUSED AS DIRECTED BY OWNER.

PROTECTION :

- LOCATE AND IDENTIFY EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
- PROTECT TREES, PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE.
- CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES. MAINTAIN ACCESS AND EGRESS AT ALL TIMES AND CLEAN OR SWEEP ANY ROADWAYS DAILY OR AS REQUIRED BY THE GOVERNING AUTHORITY. AT SUCH TIMES AS DEEMED NECESSARY BY THE OWNER, DUST CONTROL SHALL BE PROVIDED WITH SPRINKLING SYSTEMS OR EQUIPMENT PROVIDED BY THE CONTRACTOR.
- PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY THE SAME.
- PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE STATE HIGHWAY DEPARTMENT REQUIREMENTS.
- CLEAR AREAS REQUIRED FOR ACCESS TO SITE AND EXECUTION OF WORK.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING. SATISFACTORY FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8" LOOSE DEPTH, AND THOROUGHLY COMPACTED PER FILL REQUIREMENTS.
- REMOVE GRASS, TREES, PLANT LIFE, STUMPS AND ALL OTHER CONSTRUCTION DEBRIS FROM THE SITE TO A DUMP SITE THAT IS SUITABLE FOR HANDLING SUCH MATERIAL ACCORDING TO STATE LAWS AND REGULATIONS.
- CLEARING TO BE PERFORMED IN ACCORDANCE WITH SOILS REPORT.
- INSTALL 6" HIGH TEMPORARY CHAIN LINK FENCE AROUND BUILDING DEMOLITION AND STORAGE SITES. FENCE SHALL BE REMOVED UPON COMPLETION OF DEMOLITION.

DEMOLITION NOTES: (THIS SHEET ONLY)

- SAW OUT AND REMOVE EXISTING CURB, GUTTER, SIDEWALK AND H.C. RAMP AS NEEDED FOR NEW WORK COVERED UNDER GRADING PERMIT.
- CLEAR AND GRUB AREA AS REQUIRED FOR NEW WORK.
- SAW OUT AND REMOVE EXISTING AC PAVEMENT AND BASE. AC PAVEMENT AND BASE CAN BE GRIND UP FOR USE AS FILL MATERIAL.
- PROTECT EXISTING UTILITY IN PLACE.
- EXISTING SIGN TO BE RELOCATED.
- EXISTING RETAINING WALL TO REMAIN IN PLACE.
- PROTECT EXISTING PARKING LIGHTS IN PLACE.
- PROTECT EXISTING TREES (LANDSCAPING) IN PLACE.
- SAND BLAST EXIST. STRIPING.

NOTE TO CONTRACTOR:

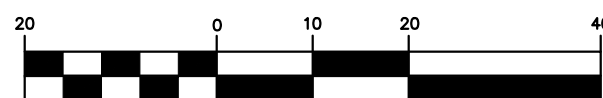
PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES. NOTIFY ENGINEER IF LOCATIONS OR DEPTH CONFLICT WITH NEW WORK.

NOTES:

- ADD 2'400' TO ELEVATIONS AS APPLICABLE.
- SEE SHEET 'G1' FOR 'COVER SHEET'.
- SEE SHEET 'G2' FOR 'HORIZONTAL CONTROL PLAN'.
- SEE SHEET 'G3' FOR 'DEMOLITION PLAN'.
- SEE SHEET 'G4' FOR 'GRADING PLAN'.
- SEE SHEET 'G5' FOR 'PAVING PLAN'.
- SEE SHEET 'G6' FOR 'GRADING SECTIONS'.
- SEE SHEET 'G7' FOR 'GRADING DETAILS'.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

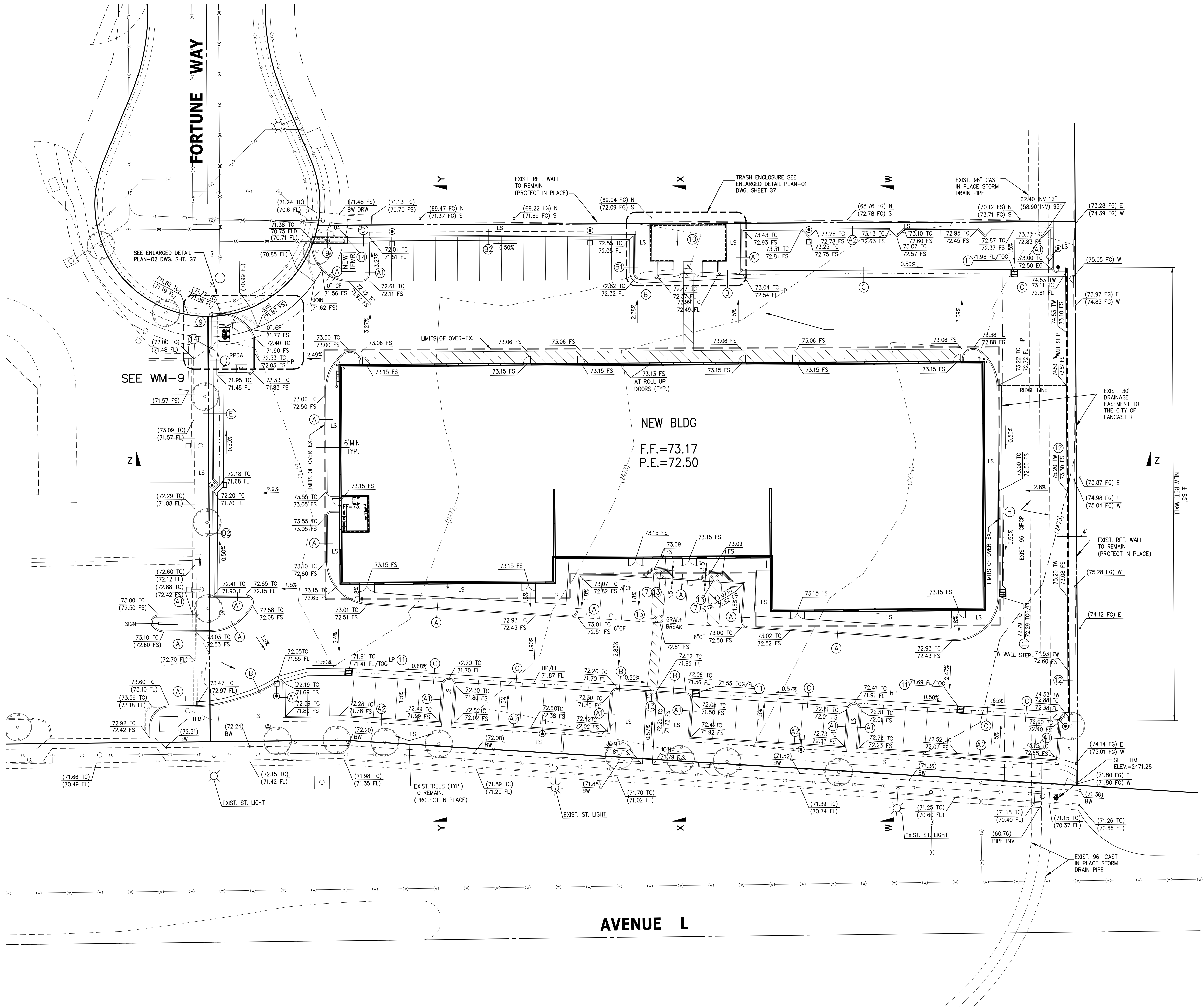
REV.	DESCRIPTION	DATE
1	---	-/-/-

OWNER	PROJECT	SHEET TITLE
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511	PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123	DEMOLITION PLAN



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:	JA/VL
DATE:	10-30-17
JOB No.:	14107
SHEET:	G3
OF	7 SHEETS



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.

CONSTRUCTION NOTES:

- (A)-(E) SEE SHT. G7 FOR ON-SITE CONSTRUCTION DETAILS, AS APPLICABLE.
- (7) CONSTRUCT MODIFIED CURB RAMP PER SPPWC STANDARD PLAN 111-5, CASE A, TYPE 1. (WIDTH VARIES, SEE PLAN)
- (9) CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD PLAN 151-2, INLET TYPE 2. S=24"
- (10) TRASH ENCLOSURE PER DETAILS ON BUILDING PLANS.
- (11) CONSTRUCT 3' SQ. CATCH BASIN WITH TRAFFIC GRATE (BROOKS PRODUCTS 3636 OR EQUAL), DEPTH PER PLAN (SEE SHEET U1). INSTALL FLO-GARD FILTER MODEL FF-36D (MANUF. BY KRISTAR - TEL 800-579-8819) IN EACH CATCH BASIN.
- (12) CONSTRUCT 3' MAX. RETAINING WALL PER DETAIL ON SHEET G7.
- (13) INSTALL TRUNCATED DOMES 3' WIDE MIN. IN DIRECTION OF TRAVEL PER ADA STANDARDS. REFER TO CALTRANS STD. PLAN A88A(B) FOR DETAILS.
- (14) INSTALL FLO-GARD TRASH & DEBRIS GUARD WITH HYDROCARBON POUCHES - MODEL NO. FG-TDG24 (MANUF. BY KRISTAR - TEL 800-579-8819). INSTALL ACROSS RECTANGULAR GUTTER AS SHOWN.

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.

NOTES:

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'.

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.

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

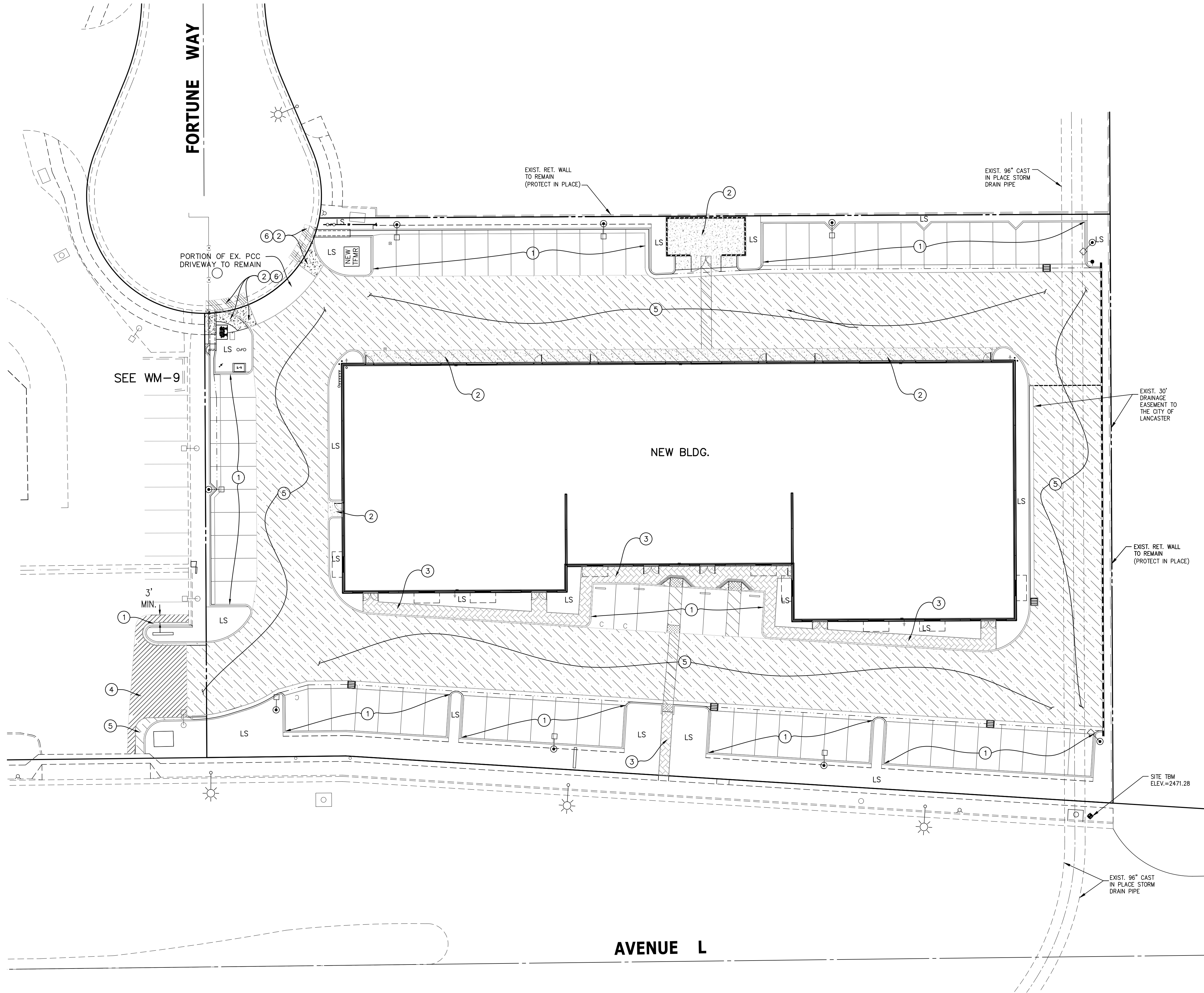
SHEET TITLE
GRADING PLAN



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:	JA/VL
DATE:	10-30-17
JOB No.:	14107
SHEET:	G4
OF 7 SHEETS	

Unison: F:\PROJECTS\14107\dwg\civil\14107_paving.dwg Wed, Jan 31, 2018 11:52:28 am



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.

CONSTRUCTION NOTES:

- (A)-(E) SEE SHT. G7 FOR ON-SITE CONSTRUCTION DETAILS, AS APPLICABLE.

1. CONSTRUCT 3 1/2" MIN. THICK ASPHALT CONCRETE PAVEMENT ON 4" THICK CRUSHED AGGREGATE BASE ON 18" MIN. COMPACTED SUB-GRADE. PAVEMENT AND BASE THICKNESS MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.
2. CONSTRUCT 6" MIN. THICK PCC PAVEMENT W/ #3 BARS @ 18" O.C. EACH WAY AT MID-DEPTH OF THE SLAB, ON 18" MIN. COMPACTED (95%) SUB-GRADE. (SEE PROJECT GEOTECHNICAL REPORT.) DOWEL INTO EXISTING PCC WITH EPOXY LINED STEEL DOWELS.
3. CONSTRUCT 4" MIN. THK. P.C.C. SIDEWALK (2% MAX. CROSS SLOPE) ON 12" MIN. THICK COMPACTED SUBGRADE (PER PROJECT GEOTECHNICAL ENGINEERING REPORT).
4. COLD PLANE 1.5" MIN. THICK A.C. PAVEMENT AND OVERLAY 1.5" MIN. THICK A.C. PAVEMENT - 3' MIN. WIDE (LAP JOINT).
5. CONSTRUCT 4" MIN. THICK ASPHALT CONCRETE PAVEMENT ON 5" THICK CRUSHED AGGREGATE BASE ON 18" MIN. COMPACTED SUB-GRADE (SEE TI INDEX 7.0 SECTION). PAVEMENT AND BASE THICKNESS MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.
6. SAWCUT, REMOVE & REPLACE 2' WIDE STRIP OF PAVEMENT, CONSTRUCT CURB & GUTTER, WINGS SHOULD BE BASED ON MODIFIED SPPWC STANDARD PLAN 110-2 TYPE C WITH R=15'. JOIN EXISTING DRIVEWAY AS APPLICABLE.

NOTES:

- 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'.

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.

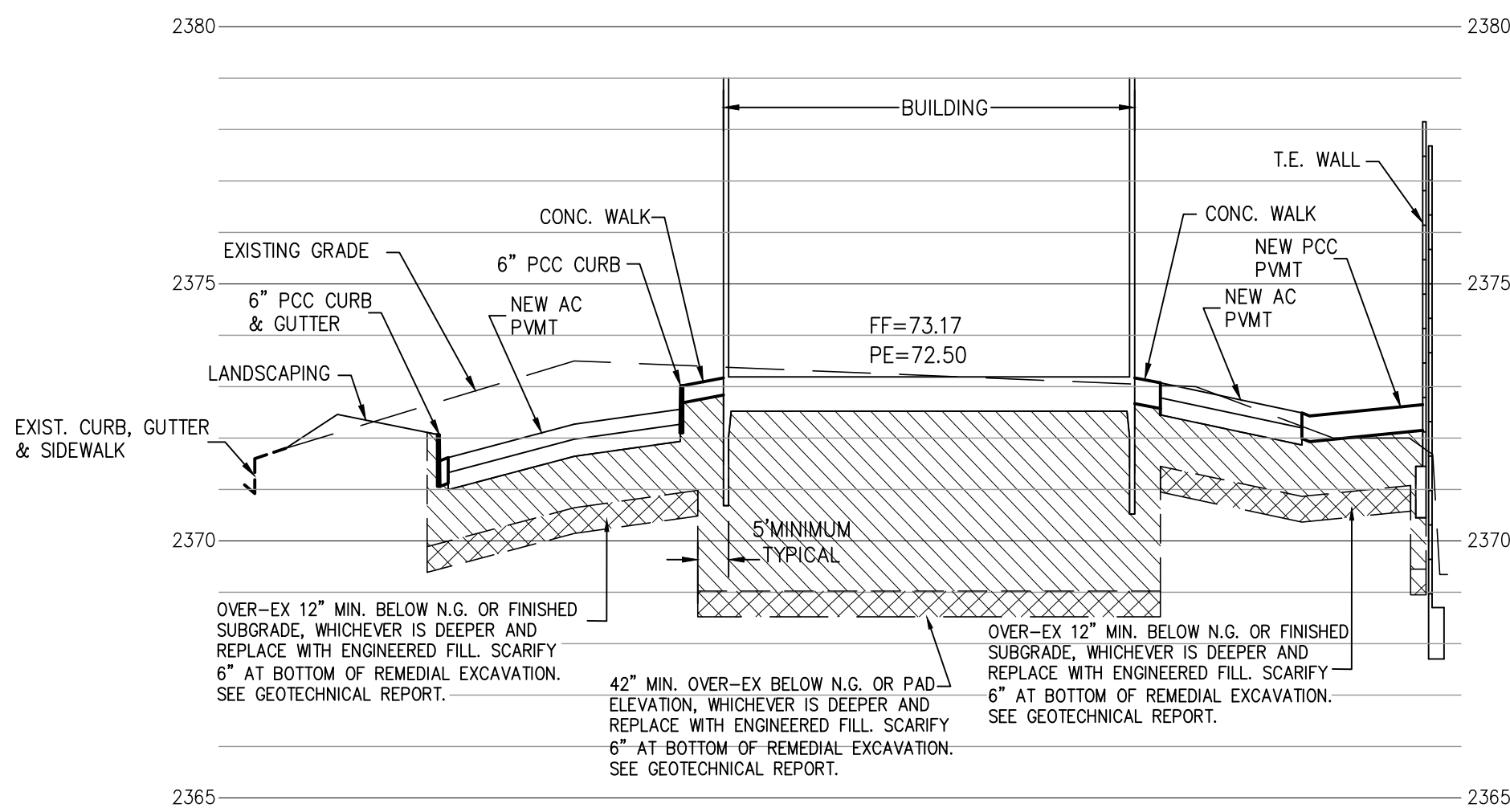
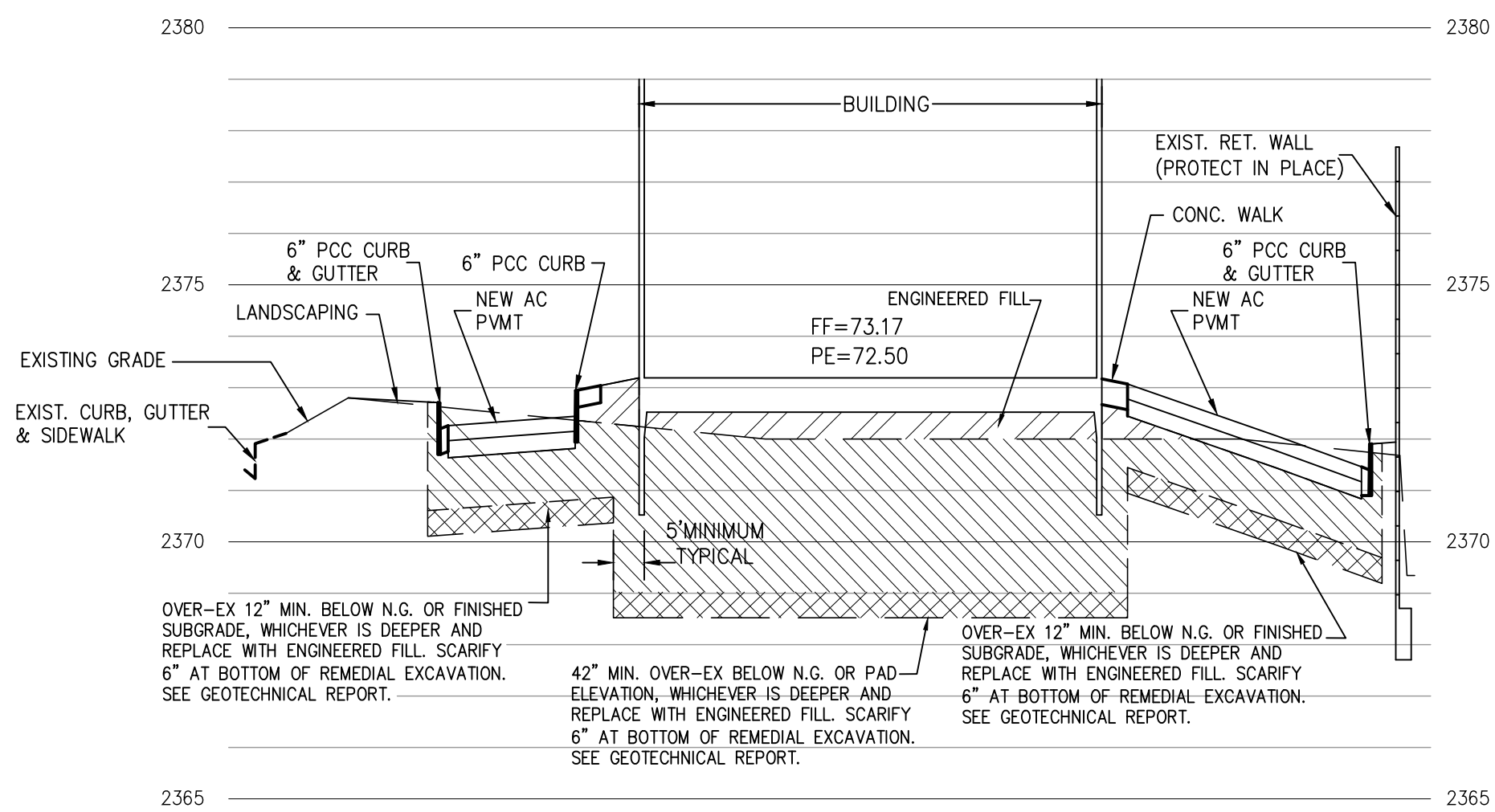
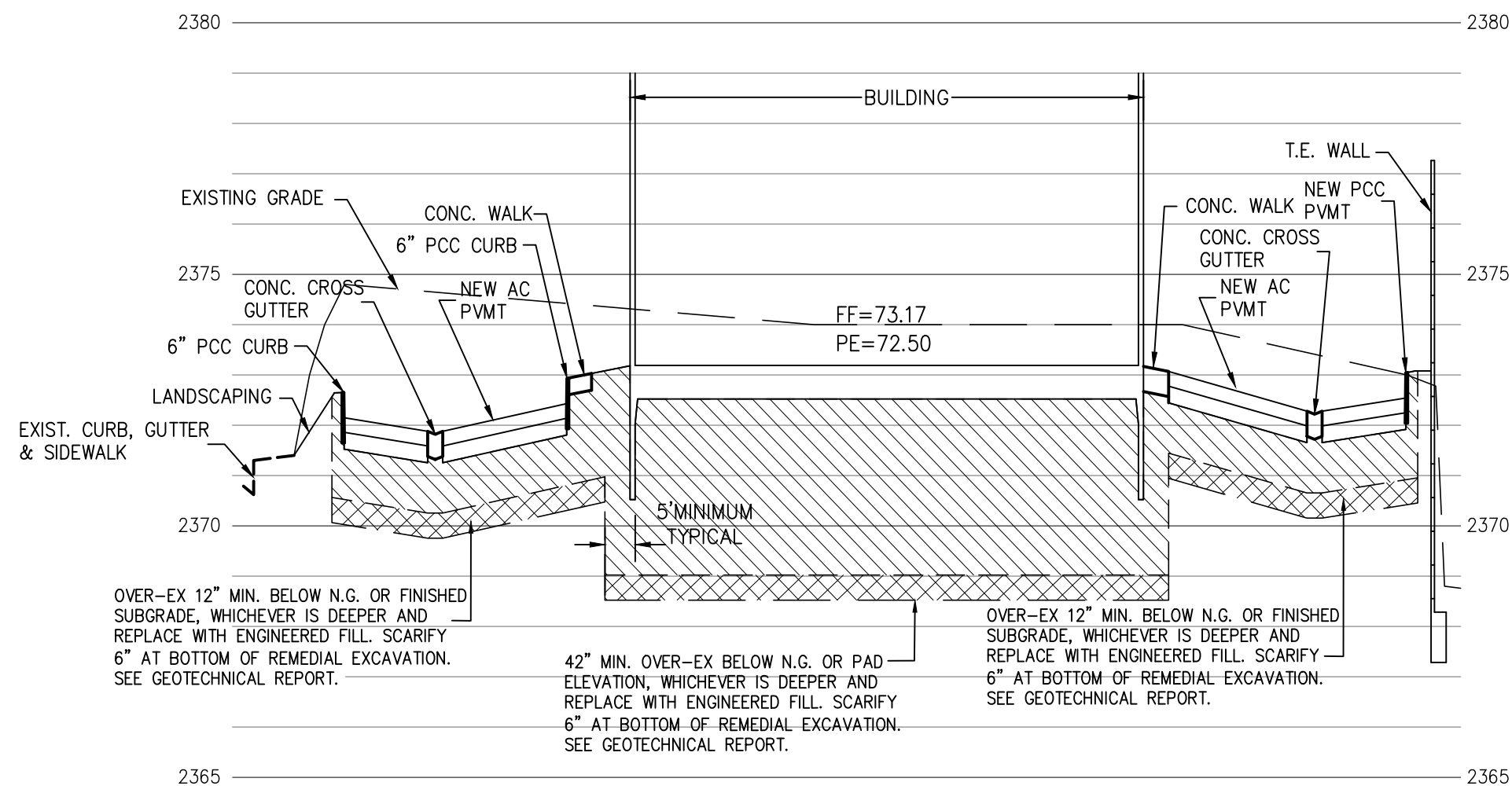
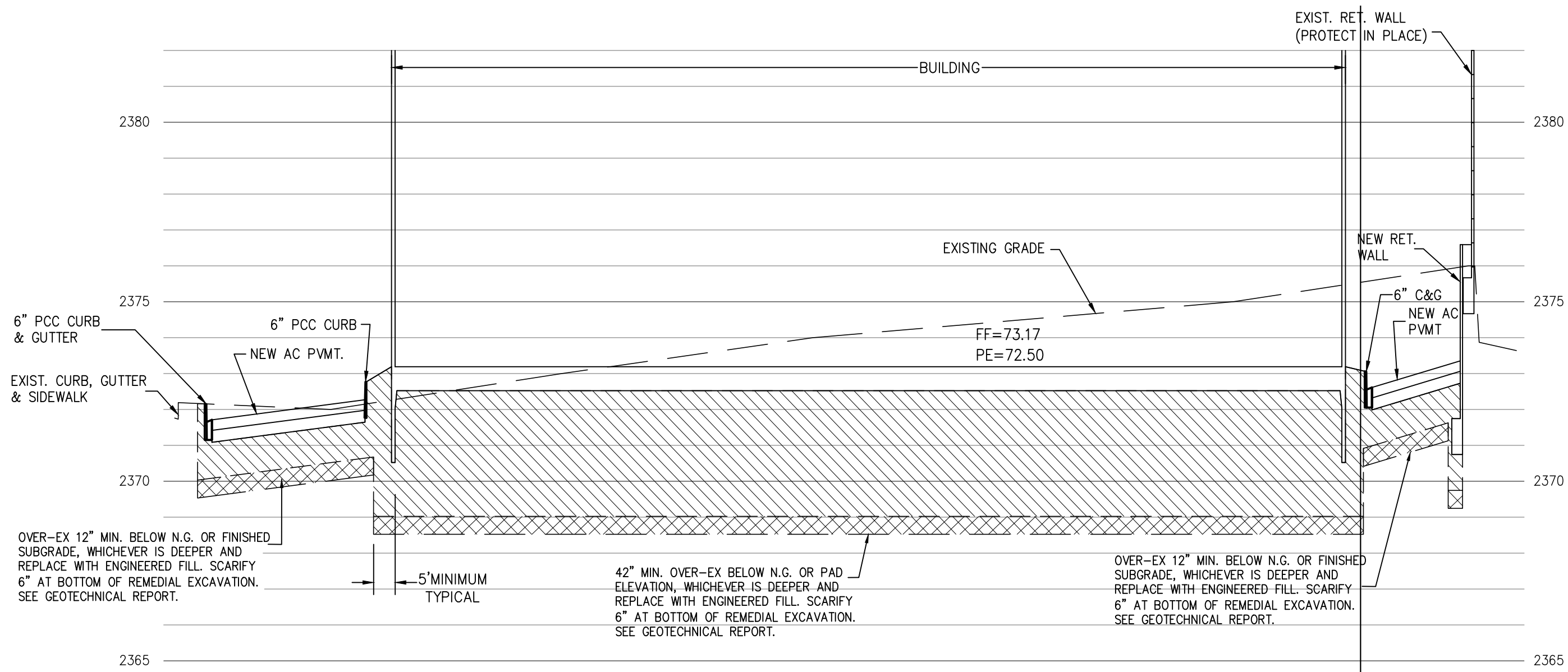
REV.	DESCRIPTION	DATE
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OWNER	PROJECT	SHEET TITLE
RD PROPERTIES ATTN: RAMI DARGHALI 42913 CAPITAL DRIVE, STE. 111 LANCASTER, CA 93535 PHONE: (661) 341-1511	PROPOSED INDUSTRIAL BUILDING APN 3126-009-146 441 EAST AVENUE L LANCASTER, CA 93535 DR. #14-123	PAVING PLAN



PLANS PREPARED BY:
antelope valley engineering inc.
129 West Pondera St. Lancaster, Ca 93534
Tel: (661) 948-0805 Fax: (661) 945-8170
Email: info@antelopevalleyengineering.com

DRAWN:	JA/VL
DATE:	10-30-17
JOB No.:	14107
SHEET:	G5
OF	7 SHEETS



NOTES:

- 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'.

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.

NOTE TO CONTRACTOR:

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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

GRADING SECTIONS



PLANS PREPARED BY:

antelope valley engineering inc.

125 West Pondera St. Lancaster, Ca 93534
Tel: (661) 948-0805 Fax: 661-945-8170
Email: info@antelopevalleyengineering.com

DRAWN: /VL

DATE: 10-30-17

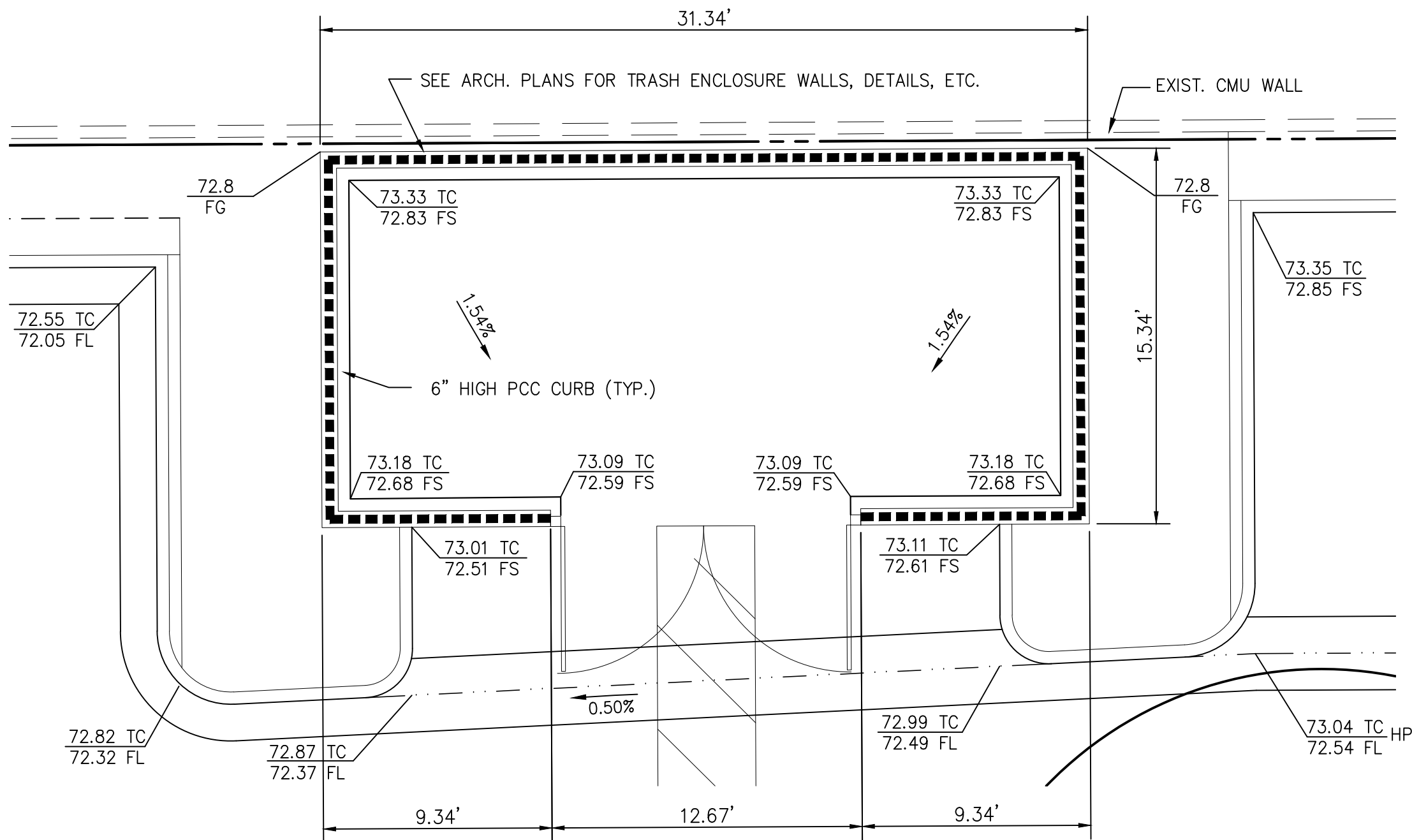
JOB No.: 14107

SHEET:

G6

OF 7 SHEETS

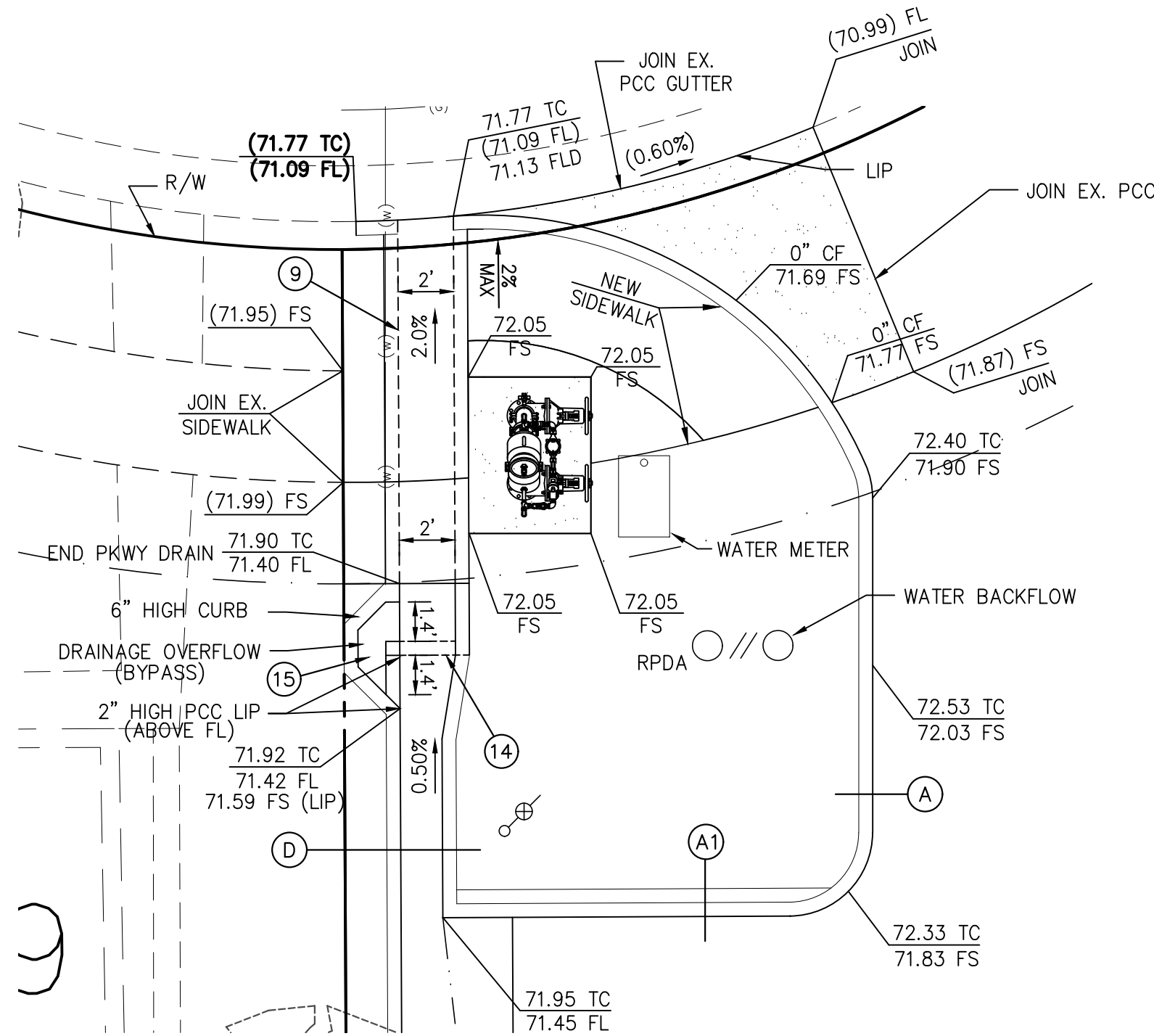
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ENLARGED DETAIL PLAN-01

SCALE: 1"=5'-0"

NOTE: SEE ARCH PLAN FOR TRASH ENCLOSURE DETAILS

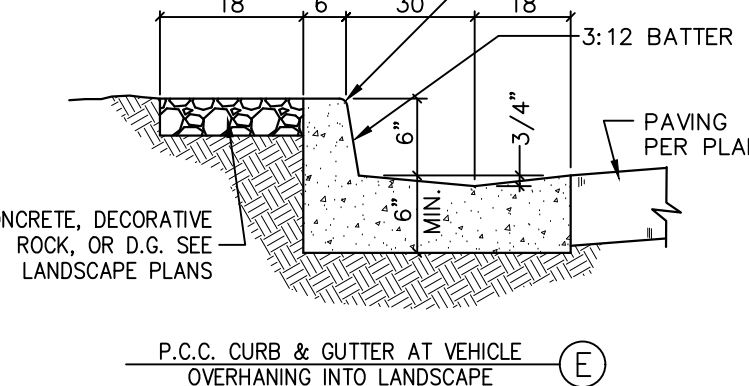
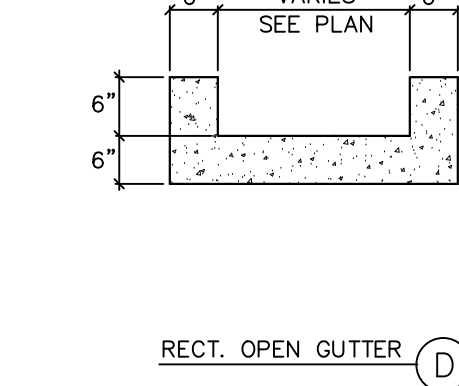
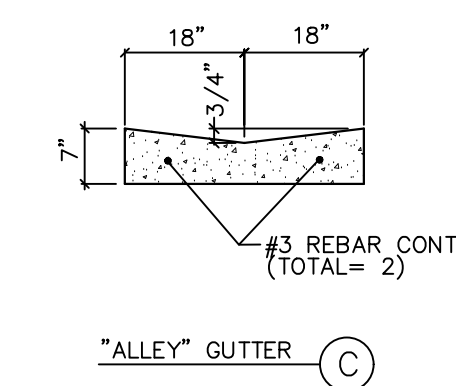
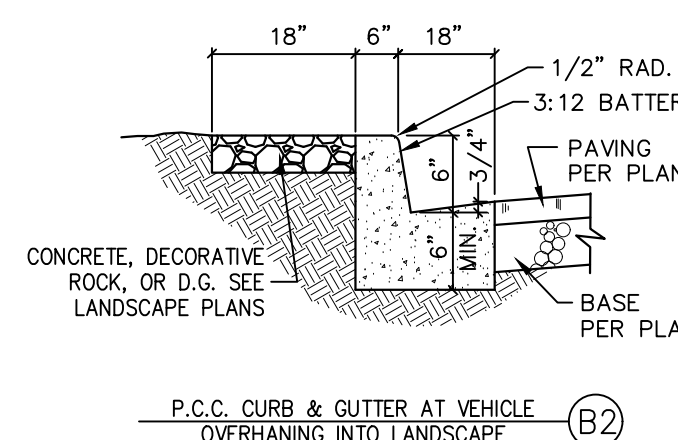
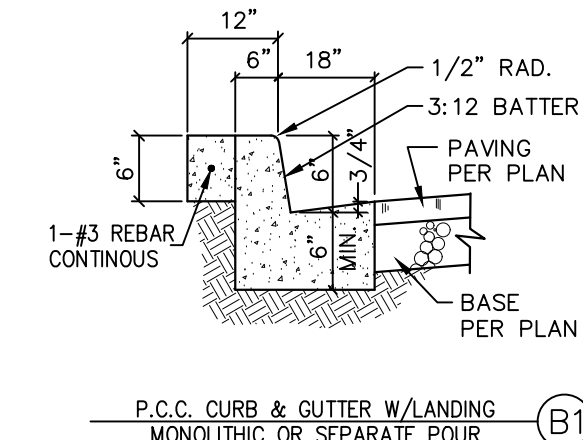
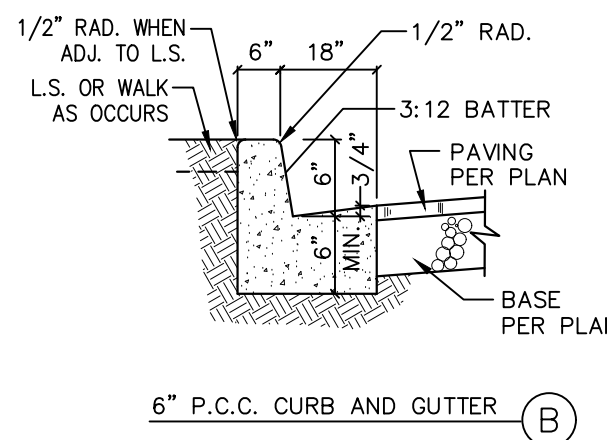
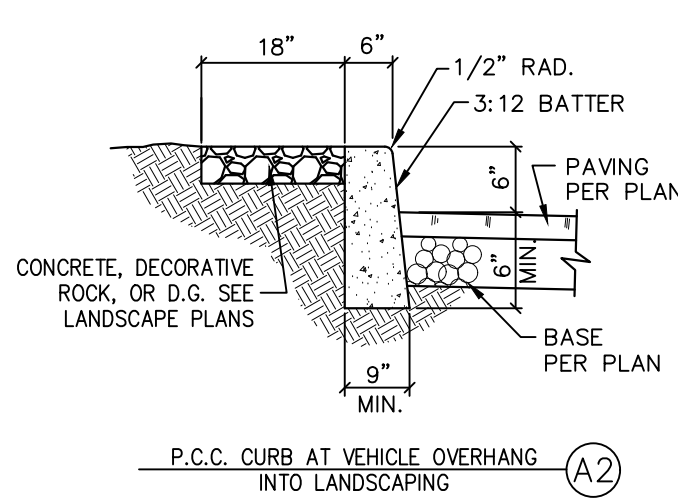
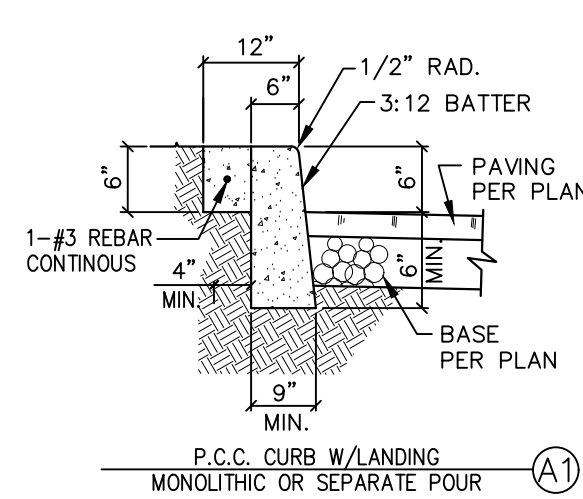
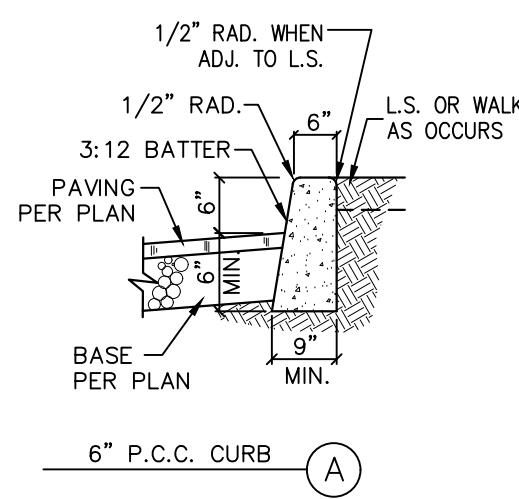


ENLARGED DETAIL PLAN-02

SCALE: 1"=5'-0"

CONSTRUCTION NOTES:

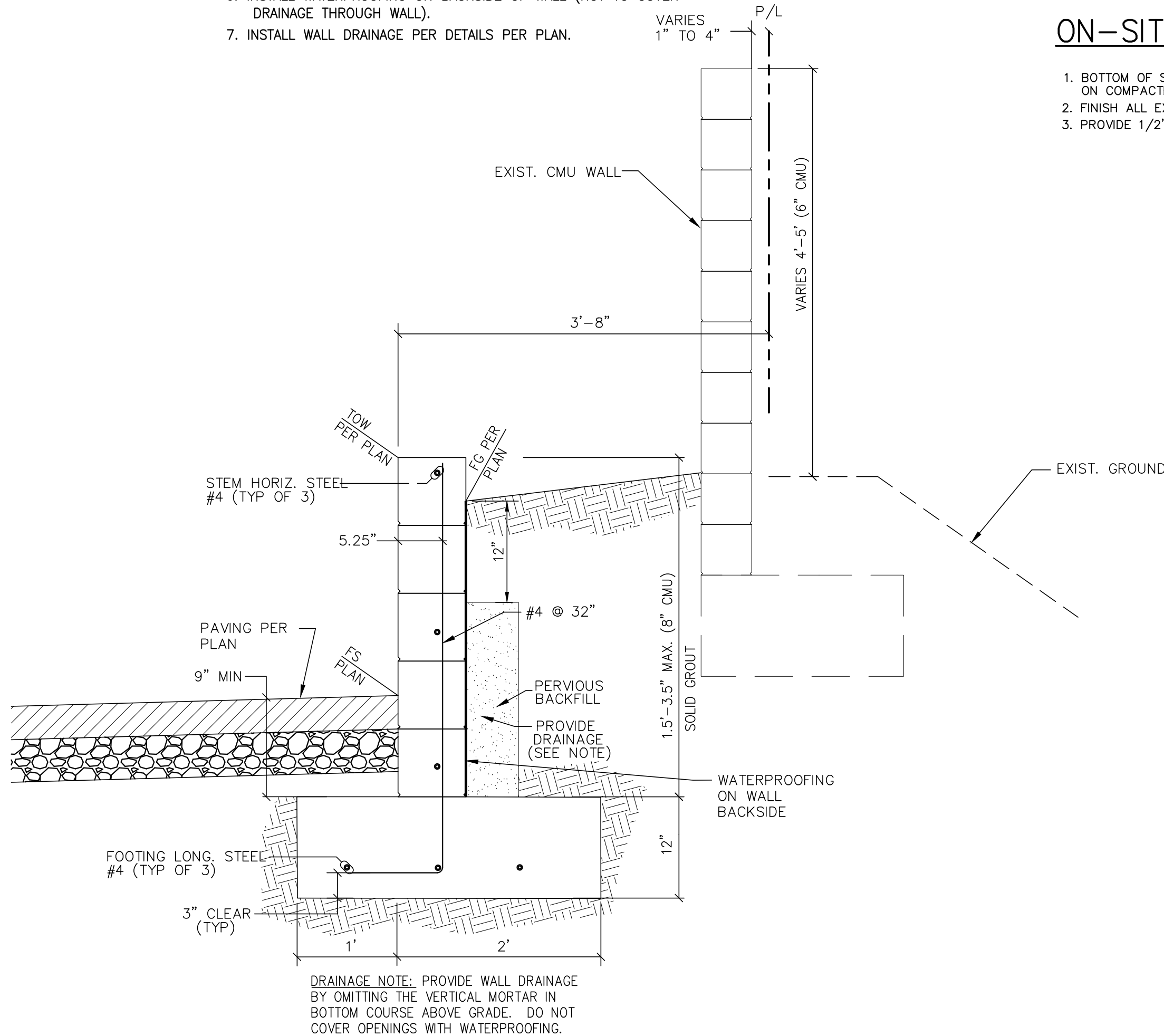
- (A)-(E) SEE SHIT. G7 FOR ON-SITE CONSTRUCTION DETAILS, AS APPLICABLE.
- 9 CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD PLAN 151-2, INLET TYPE 2. S=24"
- 14 INSTALL FLO-GARD TRASH & DEBRIS GUARD WITH HYDROCARBON POUCHES - MODEL NO. FG-TD024 (MANUF. BY KRISTAR - TEL 800-579-8819). INSTALL ACROSS RECTANGULAR GUTTER AS SHOWN.
- 15 CONSTRUCT 2" HIGH PCC STEP WITH ADJACENT PCC OVERFLOW CHANNEL (1" WIDE) TO ACCOMMODATE DRAINAGE OVERFLOW.



NOTE:
HEIGHT OF CURB FACE MAY VARY. SEE
PLAN WHERE OCCURS

RETAINING WALL GENERAL NOTES

1. GROUT WALLS SOLID. CEMENT PER ASTM C150.
 - 1 PART PORTLAND CEMENT
 - 2 TO 3 PARTS LOOSE SAND
 - 2 PARTS COARSE AGGREGATE
2. REINFORCING STEEL: F_s=20,000 PSI, ASTM A165 GRADE 40, LAP ALL STEEL MINIMUM OF 40x DIAMETER.
3. CONCRETE: F_c=2,500 PSI @ 28 DAYS, CEMENT PER ASTM C150.
4. MASONRY: F_m=1,500 PSI, ASTM C-90. NORMAL WEIGHT
5. POUR FOOTINGS AGAINST NATURAL UNDISTURBED SOIL OR ENGINEERED FILL
6. INSTALL WATERPROOFING ON BACKSIDE OF WALL (NOT TO COVER DRAINAGE THROUGH WALL).
7. INSTALL WALL DRAINAGE PER DETAILS PER PLAN.



3' MAX. RET. WALL DETAIL

1" = 1'

ON-SITE CONSTRUCTION DETAILS

1. BOTTOM OF STRUCTURE TO BE SET ON BASE PER SOILS REPORT ON COMPACTED SUBGRADE
2. FINISH ALL EXPOSED SURFACES SMOOTH WITH 1/2" RADIUS ON CORNERS
3. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT 25' O.C.

NOTES:

- 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'.

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.

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.

DATE	1/31/18
DESCRIPTION	---
REV.	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	GRADING DETAILS
<div>REGISTERED PROFESSIONAL ENGINEER JUSTIN A. HENDRICKS CIVIL STATE OF CALIFORNIA PRELIMINARY FOR REVIEW</div> <div>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</div>	
DRAWN:	/VL
DATE:	10-30-17
JOB No.:	14107
SHEET:	G7
OF 7 SHEETS	