CITY OF LANCASTER
ESSEX TOWER
GRADING IMPROVEMENT PLANS

CITY OF LANCASTER GRADING NOTES

1. THE ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS.
2. PRIOR TO REMOVAL OF VEGETATION AND GRADING OF 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 COMMUNITY DEVELOPMENT AND THE CITY ENGINEER. FIELD MONITORING SHALL BE ESTABLISHED AND PERFORMED AS REQUIRED. ANY TIME LIMITATIONS PRESCRIBED SHALL BE STRICTLY ENFORCED.
3. 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.
4. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
5. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE SOILS ENGINEER.
6. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE SOILS ENGINEER.
7. FILLS SHALL BE COMPACTED THROUGHOUT, TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-78.
8. THE SOILS ENGINEER SHALL CERTIFY THAT THE REQUIRED INSPECTIONS AND TESTS HAVE BEEN PERFORMED AND THAT SUCH TESTS COMPLY WITH THE CODE.
9. 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.
10. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
11. DUST SHALL BE CONTROLLED BY WATERING TO THE SATISFACTION OF THE CITY ENGINEERING GRADING INSPECTOR.
12. 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 DEPARTMENT.
13. ALL PUBLIC STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.
14. COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT DATED AUGUST 31ST, 2007 - CCL ENGINEERING
    BY: THOMAS J. HOWSER GE 421
15. 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.
16. 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)
17. THIS PLAN CONFORMS WITH THE EXISTING TENTATIVE MAP CONDITIONALLY APPROVED BY THE CITY OF LANCASTER PLANNING COMMISSION FOR TRACT NO. 69587 ON _____
18. THE ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE PLACING CONCRETE.
19. THE SOILS ENGINEER MUST APPROVE ALL GRADING, INCLUDING THE STABILITY OF ANY SLOPES CREATED, EXISTING, OR REMAINING.
20. 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.
21. FINISH GRADING WILL BE COMPLETED AND APPROVED, AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED, BEFORE OCCUPANCY OF BUILDINGS.
22. ESTIMATED CUT = 785 CU. YDS.
    ESTIMATED FILL = 396 CU. YDS.
23. PROPOSED STARTING DATE: JUNE 30, 2008
    PROPOSED COMPLETION DATE: JULY 30, 2008
24. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. D1556-65, 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.
25. 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.
26. 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.
27. ALL PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET OR DESIGNED DRAINAGE OUTLET.
28. CONTOURS SHOWN IN PARENTHESIS REPRESENT ORIGINAL GROUND.
29. THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE OBSERVED AND INSPECTED IN ACCORDANCE WITH APPENDIX CHAPTER 33 OF THE CITY BUILDING CODE.

KARL MALLICK R.C.E. NUMBER 042529

30. 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.
31. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON WILL BE SUBMITTED PRIOR TO OCTOBER 1. THE CONTROL DEVICES SHOWN ON SAID PLANS WILL BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN AN OPERABLE CONDITION UNTIL APRIL 15.
32. 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).
33. 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.

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".

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

1. SECURE AN ENCROACHMENT PERMIT FROM THE CITY OF LANCASTER FOR CONSTRUCTION SECURE PERMITS WITHIN THE CITY RIGHT-OF-WAY.
2. AMOUNT OF REQUIRED A.C. PAVEMENT AND BASE SHALL BE DETERMINED BY THE DEVELOPER'S SOILS ENGINEER AND SHALL BE BASED ON SUBGRADE SOILS TESTS AND THE CITY-SUPPLIED TRAFFIC INDICES. PLANS SHALL BE REVISED TO SHOW ACTUAL PAVEMENT AND BASE SECTION TO BE CONSTRUCTED ON OR OFF-SITE.
3. EXISTING CONTOURS AND ELEVATIONS ARE TAKEN FROM SURVEY BY CCL ENGINEERING INC. DATED MARCH, 2004.
4. BACKFILL BETWEEN FOOTINGS UNDER SLAB TO BE CLEAN FILL SAND ONLY. WHERE BACKFILL EXCEEDS 2FT. PROVIDE CERTIFICATION OF COMPACTION FROM SOILS ENGINEER. ENGINEER.
5. ALL GRADES TO BE CONSIDERED STRAIGHT GRADE BETWEEN ELEVATIONS SHOWN ON THESE PLANS.
6. SECURE PERMISSION FROM THE CITY OF LANCASTER FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.

ONSITE UTILITY NOTES -- GENERAL

1. ALL WORK SHALL BE PERFORMED ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF LANCASTER BUILDING CODE AND LA COUNTY FIRE DEPARTMENT.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR WORK IN PUBLIC STREETS.
3. CONTRACTOR SHALL NOTIFY CITY INSPECTOR, ENGINEER AND ANY AFFECTED UTILITIES 48 HOURS BEFORE COMMENCING WORK.
4. CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE SAFETY AND TRAFFIC CONTROL. CONTRACTOR SHALL COMPLY WITH C.D.P.W. STANDARDS, MINIMUM PUBLIC SAFETY REQUIREMENTS FOR OPEN EXCAVATIONS.
5. CONTRACTOR SHALL PROVIDE FOR DRAINAGE CONTROL IN ALL ASPECTS OF THE WORK. CONTRACTOR SHALL TAKE NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES AND HIS WORK. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE THAT MAY OCCUR TO PREVIOUSLY FINISHED OR PARTIALLY FINISHED WORK AND/OR ADJACENT PROPERTIES.
6. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE PRIVATE ENGINEER.
7. IMPORTANT NOTICE - SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE ANY "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133, TWO WORKING DAYS BEFORE YOU DIG.
8. EXISTING UNDERGROUND UTILITIES SHALL BE MAINTAINED IN PLACE, UNLESS OTHERWISE REQUIRED BY UTILITY COMPANY OR NOTED HEREON. ALL EXISTING ABOVE GROUND UTILITIES SHALL BE RELOCATED OR UNDERGROUND PER CITY STANDARDS AND UTILITY COMPANY REQUIREMENTS, AS REQUIRED HEREON.
9. DUST SHALL BE CONTROLLED BY WATERING TO THE SATISFACTION OF THE CITY INSPECTOR. ALL PUBLIC STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATION.
10. ELEVATIONS SHOWN ON DRAWINGS ARE TO FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929, USING ADJUSTMENT SHOWN.
11. CONTRACTOR SHALL VERIFY ALL SITE UTILITY ROUTES, STRUCTURE LOCATIONS, AND ASSOCIATED REQUIREMENTS WITH RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING WORK ON THOSE UTILITIES.
12. ALL TRENCHES SHALL BE BACK FILLED PER SECTION 306-1.3 OF THE STANDARD SPECIFICATIONS AND COMPACTED TO 90% OF MAXIMUM DENSITY PER ASTM D-78. THIS SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER.
13. ALL PIPELINES SHALL BE TESTED FOR LEAKAGE PER SECTION 306-1.4 OF THE STANDARD SPECIFICATION
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL GRADE STAKES UNTIL AUTHORIZED BY SURVEYOR TO REMOVE.

ADDITIONAL NOTES:

1. "THE PLANS FOR A DESIGN IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY INSPECTOR" HOSE BIBS MAY BE USED FOR SLOPES UP TO 20 FEET IN HEIGHT WHEN PLACED SO THAT ALL PORTIONS OF THE SLOPES CAN BE WATERED WITH A 50 FOOT HOSE; SPRINKLERS ARE REQUIRED FOR HIGHER SLOPES.
2. FINISH GRADING WILL BE COMPLETED AND APPROVED SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.
3. SECURE ENCROACHMENT PERMIT FROM THE CITY OF LANCASTER FOR CONSTRUCTION, GRADING AND OR DISHCARGE OF DRAINAGE WITHIN THE STREET RIGHT OF WAY.

LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP NO. 19231, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 209 PAGES 11 AND 12 OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ONE-HALF OF ALL COAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEEDS FROM S. B. GLEASON AND WIFE, RECORDED MARCH 30, 1951 IN BOOK 35923 PAGE 397, AND IN BOOK 35923, PAGE 399, OFFICIAL RECORDS.

SUMMARY OF EARTHWORK QUANTITIES

ITEM	A CUT/CUBIC YDS..	B FILL/CUBIC YDS.
1. LAND DEVELOPMENT PROGRAM FOR PURE VOLUME (RAW)	638	606
2. SUBSIDENCE LOSS - 0.10' 105,405 S.F. X 0.10 FT/27 C.F.		390
3. OVER EXCAVATION - PARKING 12" 29,203 S.F. X 1 FT/27 C.F.	1,082	1,082
4. OVER EXCAVATION - BUILDING 5' 32,531 S.F. X 5 F.T. /27 C.F.	6.024	6,024
5. SUBTOTALS	7,744	8,102
6. SHRINKAGE @ 10% (7,744 *.10)-7,744	-774	
7. TOTALS	6,970	8,102
8. IMPORT		1,132

GRADING CONTRACTOR TO DETERMINE HIS/HER OWN EARTHWORK QUANTITIES
EARTHWORK VOLUMES ARE LISTED FOR CITY PERMIT PURPOSES ONLY.
QUANTITIES SHOWN ARE NOT FOR BIDDING PURPOSES.
*COMPACTED FILL

NOTE:

PRIOR TO CONSTRUCTION OF WATER IMPROVEMENTS, CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING GAS AND WATER MAINS AND APPURTENANCES TO MAKE SURE THAT THE IMPROVEMENTS CAN BE INSTALLED AS SHOWN ON PLAN. IT IS SUGGESTED THAT THE CONTRACTOR POTHOLE THE LOCATION TO VERIFY THE EXISTING WATER AND SEWER SYSTEM TO DETERMINE THE MATERIALS NEEDED FOR THE INTERCONNECTION.

REFER TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS REGARDING SAFETY ORDERS

NOTE:

CONTRACTOR TO SCHEDULE USA TO VERIFY AND LOCATE ALL EXISTING UTILITIES AND INFRASTRUCTURE BEFORE DIGGING AND CONSTRUCTION.

LEGEND

EXISTING SEWER			
PROPOSED SEWER			
EXISTING WATER	W		
PROPOSED WATER	W		
EXISTING STORM DRAIN			
PROPOSED STORM DRAIN			
PROPOSED CURB			
EXISTING CURB			
EXISTING FIRE HYDRANT	(E) F.H.	EXISTING GRADE CONTOURS	(95)
PROPOSED FIRE HYDRANT	(N) F.H.	FINISH GRADE CONTOURS	95
EXISTING METER		EDGE OF PAVEMENT	
EXIST STREET LIGHT		TOP OF CURB	TC
DAYLIGHT LINE	C / F	FLOWLINE	FL
EXIST IRRIGATION BOX		FINISH SURFACE	FS
SEWER CLEAN - OUT		AC PAVEMENT	

ADDITIONAL GRADING NOTES:

A. FILL TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. COMPACTION TEST D1557-70.

B. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. D1556-64. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRY-CYLINDER METHOD, A.S.T.M. D2937-71 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. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.

C. A MINIMUM OF ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FOOT VERTICAL LIFT OF FILL AND NOT LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.

D. NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUB DRAINS, IF ANY HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.

E. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6 INCHES IN DIAMETER WILL BE PLACED IN FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.

F. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE WILL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS. THIS APPLIES WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR A SLOPE SURFACE STEEPER THAN 2:1.

G. DENSITY TESTS WILL BE MADE AT POINTS APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE OR THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT VERTICAL OF SLOPE HEIGHT.

H. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE PLACING CONCRETE.

I. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.

J. SECURE ENCROACHMENT PERMIT FOR LOS ANGELES COUNTY ROAD DEPARTMENT, CALTRANS, CITY OF LANCASTER) FOR CONSTRUCTION, GRADING, AND OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT OF WAY.

GRADING NOTES:

1. CONSTRUCT MIN. 3" THICK AC PAVEMENT C2-AR4000 ON MIN 4" THICK CRUSHED AGGREGATE BASE COMPACTED TO 95% OF MAX. RELATIVE DRY DENSITY PER ASTM D-1557.
2. CONSTRUCT MIN. 4" THICK AC PAVEMENT C2-AR4000 ON MIN 6" THICK CRUSHED AGGREGATE BASE COMPACTED TO 95% OF MAX. RELATIVE DRY DENSITY PER ASTM D-1557.
3. CONSTRUCT 6" PCC CURB PER APWA STD. PLAN 120-1, TYPE A1-150(6). SEE DETAIL 'A' HEREON.
4. CONSTRUCT 6" PCC CURB & GUTTER PER APWA STD. PLAN 120-1, TYPE A2-150(6). SEE DETAIL 'B' HEREON.
5. CONSTRUCT CURB RAMP PER APWA STANDARD PLAN 111-3, CASE B, TYPE 1. WITH DETECTABLE WARNING SURFACE THAT EXTENDS FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. SEE DETAILS 'A' AND 'B' ON SHEET 2. DETECTABLE WARNING SURFACE SHALL CONFORM TO DETAIL 'C' HEREON.
6. CONSTRUCT DECORATIVE CONCRETE PER ARCHITECTURAL PLANS.
7. CONSTRUCT 4" THICK PCC CONCRETE WALKWAY.
8. COLD PLANE 5' MINIMUM AND OVERLAY WITH 1 1/2" MINIMUM THICKNESS A.C. PAVEMENT PER CITY INSPECTOR'S DIRECTION TO ENSURE PROPER TRANSITION TO EXISTING A.C. PAVEMENT. THE EXTENT OF ANY ADDITIONAL COLD PLANING TO BE DETERMINED IN THE FIELD. THE PLAN SHOWS MINIMAL AREA TO BE COLD PLANED.
9. CONSTRUCT CURB RAMP PER APWA STANDARD PLAN 111-3, CASE A, TYPE 1. WITH DETECTABLE WARNING SURFACE THAT EXTENDS FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACE SHALL CONFORM TO DETAIL 'C' HEREON.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

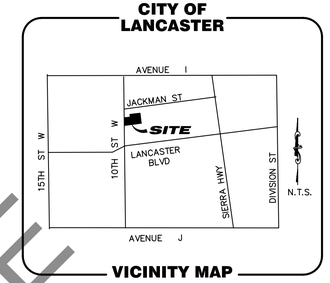
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FARTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

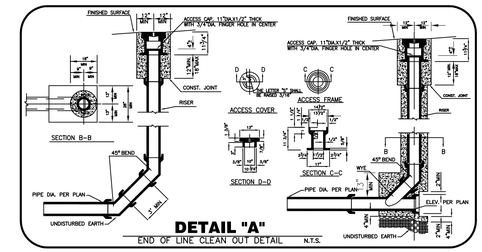
KARL MALLICK R.C.E. C042529 DATE

BENCH MARK L 5750
DPW BM TAG IN N CB 11M(36.1FT) W/O BCR @ NW COR AVE I & 10TH ST W 30M(98FT) W/O & 11.6M(38FT) N/O C/L INT
ELEV=2329.395 (2004 ADJ)

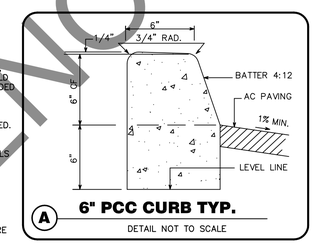
CHECKED BY:
PLAN CHECK ENGINEER DATE
REVIEWED BY:
ASSOCIATE CIVIL ENGINEER DATE
APPROVED BY: JAMES R. WILLIAMS - PUBLIC WORKS DIRECTOR
BY SENIOR CITY ENGINEER DATE



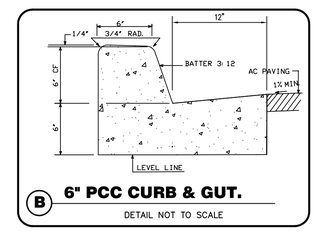
VICINITY MAP



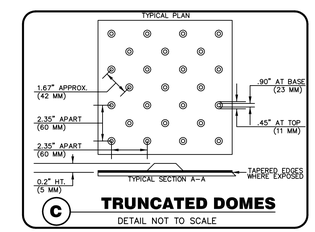
DETAIL "A"
END OF LINE CLEAN OUT DETAIL N.T.S.



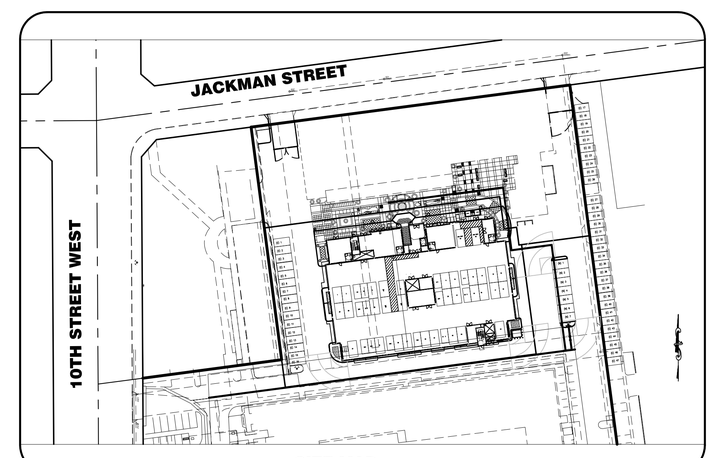
A 6" PCC CURB TYP.
DETAIL NOT TO SCALE



B 6" PCC CURB & GUT.
DETAIL NOT TO SCALE



C TRUNCATED DOMES
DETAIL NOT TO SCALE



SITE MAP
SCALE: 1"= 200'

UTILITIES:

POWER UTILITY - SOUTHERN CALIF EDISION
(661)726-5630 P.O. BOX 4349
42060 10TH ST. WEST
LANCASTER, CA. 93534

GAS UTILITY - THE GAS COMPANY
(661)945-7381 44416 DIVISION STREET
LANCASTER, CA 93536

WATER UTILITY - L.A. COUNTY WATERWORKS
(661)942-1157 DISTRICT 40 REGION 34
419 WEST AVENUE "J"
LANCASTER, CA 93534

SEWER UTILITY - DEPARTMENT OF PUBLIC WORKS
(661)942-6042 LANCASTER SEWER MAINT.
45712 DIVISION ST
LANCASTER, CA. 93535

TELEPHONE - VERIZON
(661)948-4847 P.O. BOX 1929
LANCASTER, CA. 93539

TV CABLE - TIME WARNER CABLE
(661)947-2810 41551 10TH ST. WEST
PALMDALE, CA 93551

SHEET INDEX

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SHEET 5	DEMOLITION PLAN
SHEET 6	EROSION CONTROL PLAN
SHEET 7	EROSION CONTROL DETAILS

PREPARED FOR:
MR. SCOTT EHRLICH
IRONWOOD MANAGEMENT
17207 VENTURA BLVD.
SUITE 2
ENCINO, CA 91316 E-MAIL:
SCOTTE@GGRE.COM

CCL ENGINEERING, INC.
CIVIL ENGINEERING, LAND SURVEYING, GEOTECHNICAL ENGINEERING
43434 SANJUAN STREET (661)949-9500
LANCASTER, CA. 93535 (661)949-8380 FAX

KARL MALLICK RCE C042529 DATE

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK C042529 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA

REV#	RECORD RCE		REVISIONS	CITY PLAN CKR.	
△	APPR.		DESCRIPTION	APPR.	DATE

RECORD DRAWING
THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION FURNISHED ENTIRELY OR IN PART BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE OR INTENDED BY THE ENGINEER OF RECORD AS TO COMPLETENESS OR ACCURACY OF DATA INCORPORATED INTO THESE DRAWINGS AS A RESULT OF WORK BY OTHERS.
RECORD ENGINEER DATE
CITY STAFF DATE
CITY ENGINEER DATE

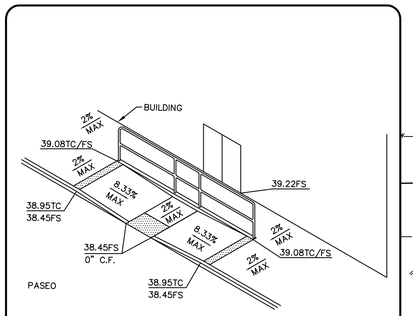
CITY OF LANCASTER
GRADING IMPROVEMENT PLAN
ESSEX TOWER
858 W JACKMAN STREET
LANCASTER, CA 93535
CCL DWG FILE: G:\2079\GRADING\01COVER.dwg PLOT DATE: 06-23-08

SCALE: N/A
DESIGNED: NR
DRAWN: LT
CHECKED:
CCL JN 2079F
SHEET NO.
1 OF 7

PC 07-04417

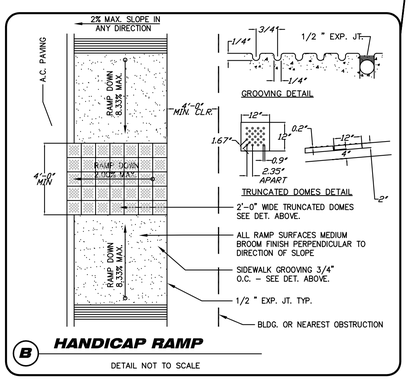
FOR REFERENCE

CITY OF LANCASTER
ESSEX TOWER
GRADING IMPROVEMENT PLANS



A HANDICAP RAMP

DETAIL NOT TO SCALE

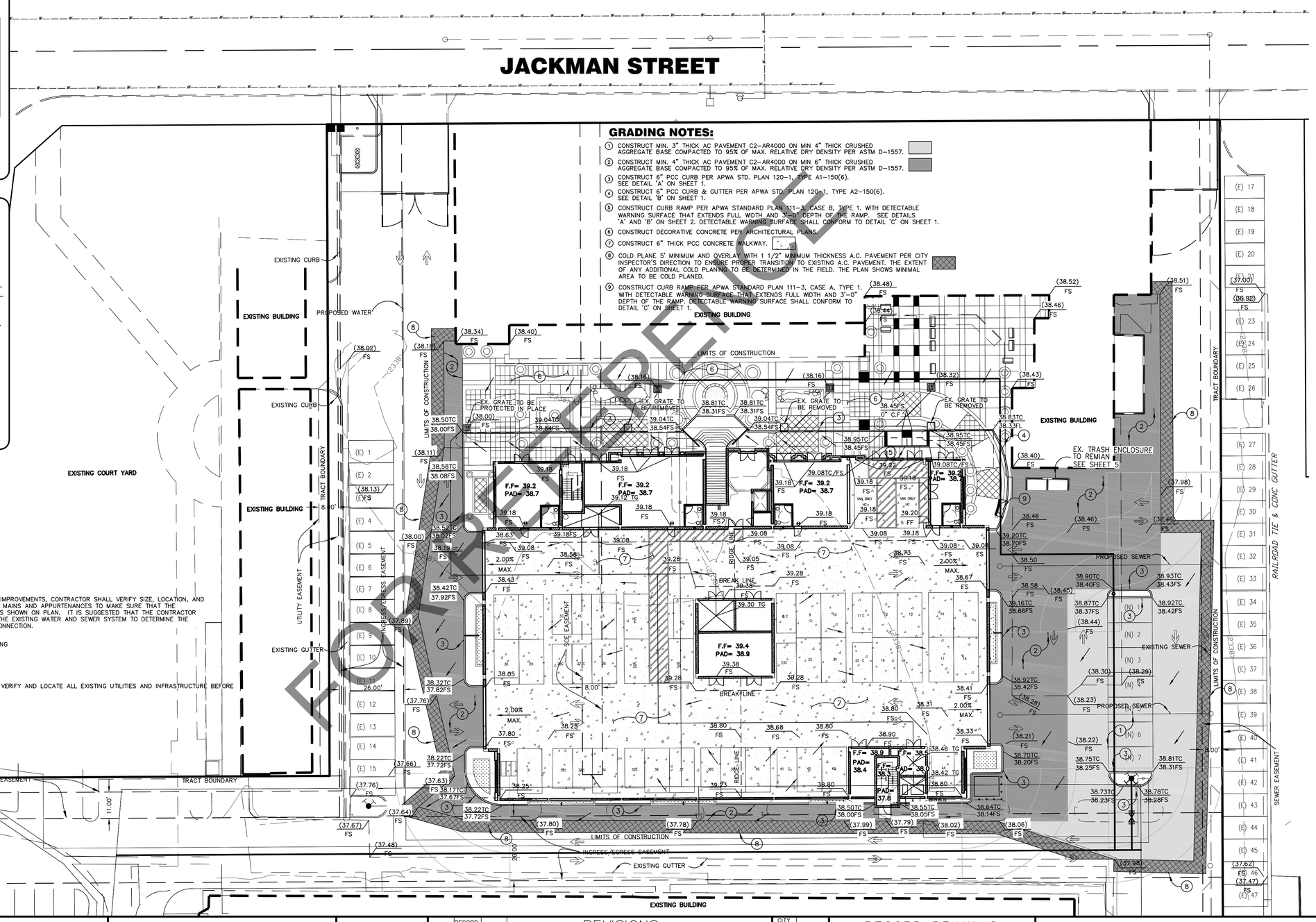


B HANDICAP RAMP

DETAIL NOT TO SCALE

GRADING NOTES:

1. CONSTRUCT MIN. 3" THICK AC PAVEMENT C2–AR4000 ON MIN 4" THICK CRUSHED AGGREGATE BASE COMPACTED TO 95% OF MAX. RELATIVE DRY DENSITY PER ASTM D–1557.
2. CONSTRUCT MIN. 4" THICK AC PAVEMENT C2–AR4000 ON MIN 6" THICK CRUSHED AGGREGATE BASE COMPACTED TO 95% OF MAX. RELATIVE DRY DENSITY PER ASTM D–1557.
3. CONSTRUCT 6" PCC CURB PER APWA STD. PLAN 120–1, TYPE A1–150(6). SEE DETAIL 'A' ON SHEET 1.
4. CONSTRUCT 6" PCC CURB & GUTTER PER APWA STD. PLAN 120–1, TYPE A2–150(6). SEE DETAIL 'B' ON SHEET 1.
5. CONSTRUCT CURB RAMP PER APWA STANDARD PLAN 111–3, CASE B, TYPE 1. WITH DETECTABLE WARNING SURFACE THAT EXTENDS FULL WIDTH AND 3'–0" DEPTH OF THE RAMP. SEE DETAILS 'A' AND 'B' ON SHEET 2. DETECTABLE WARNING SURFACE SHALL CONFORM TO DETAIL 'C' ON SHEET 1.
6. CONSTRUCT DECORATIVE CONCRETE PER ARCHITECTURAL PLANS.
7. CONSTRUCT 6" THICK PCC CONCRETE WALKWAY.
8. COLD PLANE 5" MINIMUM AND OVERLAY WITH 1 1/2" MINIMUM THICKNESS A.C. PAVEMENT PER CITY INSPECTOR'S DIRECTION TO ENSURE PROPER TRANSITION TO EXISTING A.C. PAVEMENT. THE EXTENT OF ANY ADDITIONAL COLD PLANING TO BE DETERMINED IN THE FIELD. THE PLAN SHOWS MINIMAL AREA TO BE COLD PLANED.
9. CONSTRUCT CURB RAMP PER APWA STANDARD PLAN 111–3, CASE A, TYPE 1. WITH DETECTABLE WARNING SURFACE THAT EXTENDS FULL WIDTH AND 3'–0" DEPTH OF THE RAMP. DETECTABLE WARNING SURFACE SHALL CONFORM TO DETAIL 'C' ON SHEET 1.



NOTE:

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REFER TO SECTION 7–10.4.1 OF THE STANDARD SPECIFICATIONS REGARDING SAFETY ORDERS

NOTE:

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FOR REFERENCE

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ENCINO, CA 91316 E-MAIL:
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LANCASTER, CA. 93535
(661)949-9500
(661)949-8380 FAX

KARL MALLICK RCE C042529 DATE

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK C042529 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA

REV#	RECORD RCE		REVISIONS	CITY PLAN CKR	
△	APPR.		DESCRIPTION	APPR.	DATE

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RECORD ENGINEER DATE
CITY STAFF DATE
CITY ENGINEER DATE

CITY OF LANCASTER
GRADING IMPROVEMENT PLAN
ESSEX TOWER
858 W JACKMAN STREET
LANCASTER, CA 93535

CCL DWG FILE: G:\2079\GRADING\02GRADING.dwg PLOT DATE: 06-23-08

SCALE: 1" = 20'
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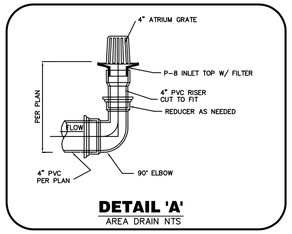
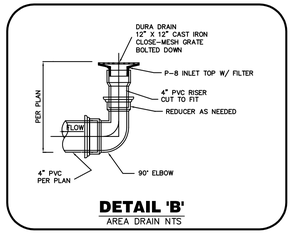
SHEET NO.
2 OF 7

PC 07–04417

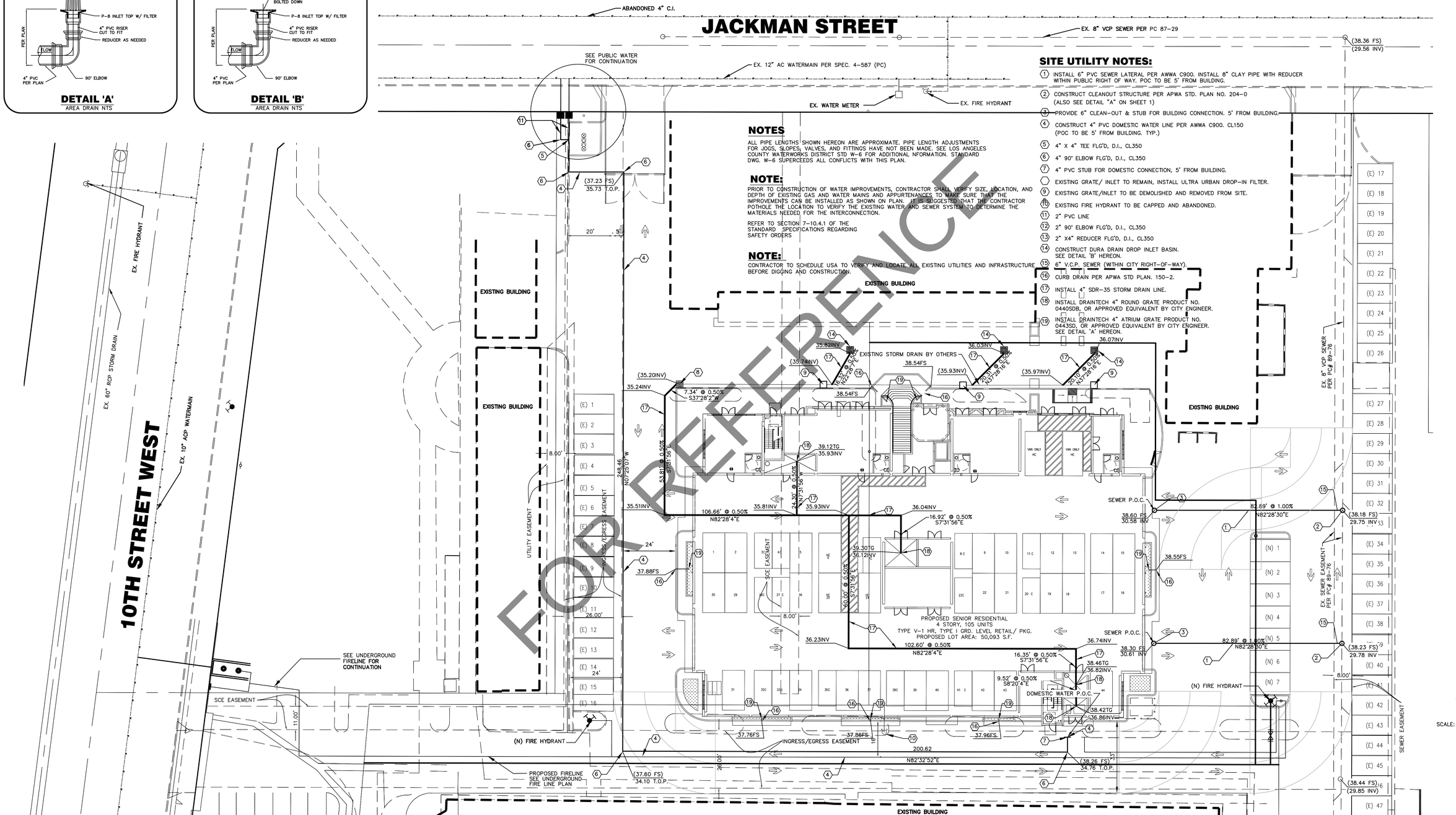
CITY OF LANCASTER
ESSEX TOWER
ON-SITE UTILITY PLANS



DETAIL 'A'
AREA DRAIN NTS



DETAIL 'B'
AREA DRAIN NTS



NOTES

ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE. PIPE LENGTH ADJUSTMENTS FOR JOGS, SLOPES, VALVES, AND FITTINGS HAVE NOT BEEN MADE. SEE LOS ANGELES COUNTY WATERWORKS DISTRICT STD W-6 FOR ADDITIONAL NFORMATION. STANDARD DWG. W-6 SUPERCEEDS ALL CONFLICTS WITH THIS PLAN.

NOTE:

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SITE UTILITY NOTES:

1. INSTALL 6" PVC SEWER LATERAL PER AWWA C900. INSTALL 8" CLAY PIPE WITH REDUCER WITHIN PUBLIC RIGHT OF WAY. POC TO BE 5' FROM BUILDING.
2. CONSTRUCT CLEANOUT STRUCTURE PER APWA STD. PLAN NO. 204-0 (ALSO SEE DETAIL "A" ON SHEET 1)
3. PROVIDE 6" CLEAN-OUT & STUB FOR BUILDING CONNECTION. 5' FROM BUILDING.
4. CONSTRUCT 4" PVC DOMESTIC WATER LINE PER AWWA C900. CL150 (POC TO BE 5' FROM BUILDING. TYP.)
5. 4" X 4" TEE FLG'D, D.I., CL350
6. 4" 90° ELBOW FLG'D, D.I., CL350
7. 4" PVC STUB FOR DOMESTIC CONNECTION, 5' FROM BUILDING.
8. EXISTING GRATE/ INLET TO REMAIN, INSTALL ULTRA URBAN DROP-IN FILTER.
9. EXISTING GRATE/INLET TO BE DEMOLISHED AND REMOVED FROM SITE.
10. EXISTING FIRE HYDRANT TO BE CAPPED AND ABANDONED.
11. 2" PVC LINE
12. 2" 90° ELBOW FLG'D, D.I., CL350
13. 2" X4" REDUCER FLG'D, D.I., CL350
14. CONSTRUCT DURA DRAIN DROP INLET BASIN. SEE DETAIL 'B' HEREON.
15. 6" V.C.P. SEWER (WITHIN CITY RIGHT-OF-WAY).
16. CURB DRAIN PER APWA STD PLAN. 150-2.
17. INSTALL 4" SDR-35 STORM DRAIN LINE.
18. INSTALL DRAINTECH 4" ROUND GRATE PRODUCT NO. 0440SDB, OR APPROVED EQUIVALENT BY CITY ENGINEER.
19. INSTALL DRAINTECH 4" ATRIUM GRATE PRODUCT NO. 0443SD, OR APPROVED EQUIVALENT BY CITY ENGINEER. SEE DETAIL 'A' HEREON.

FOR REFERENCE

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LANCASTER, CA. 93535 (661)949-8380 FAX

KARL MALLICK RCE C042529 DATE

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK C042529 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA

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RECORD ENGINEER DATE
CITY STAFF DATE
CITY ENGINEER DATE

CITY OF LANCASTER
ON-SITE UTILITY PLAN
ESSEX TOWER
858 W JACKMAN STREET
LANCASTER, CA 93535

CCL DWG FILE: G:\2079\GRADING\03UTILITY PLAN.dwg PLOT DATE: 06-23-08

SCALE: 1" = 20'
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SHEET NO.
3 OF 7

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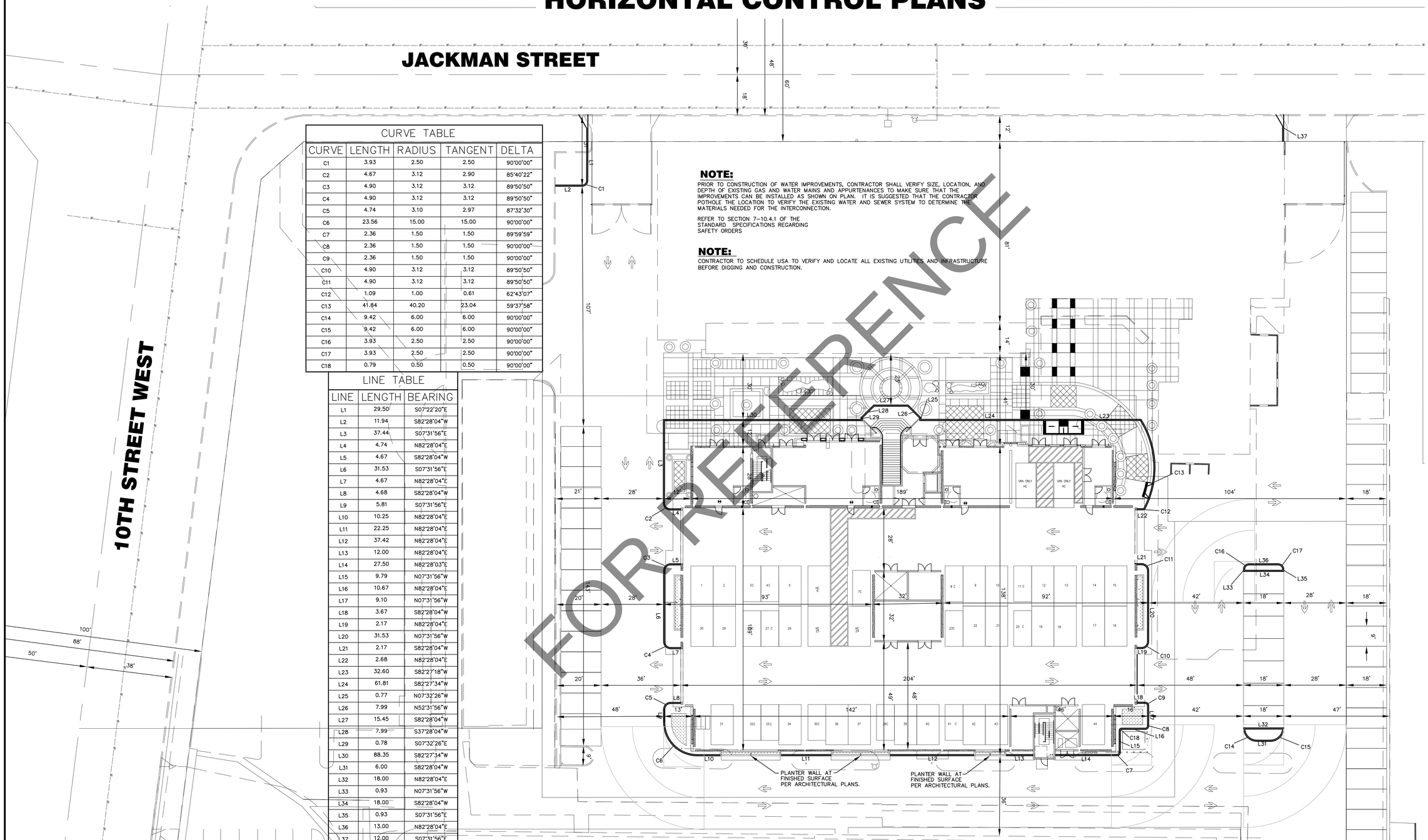
CITY OF LANCASTER
ESSEX TOWER
HORIZONTAL CONTROL PLANS



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NOTE:

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	3.93	2.50	2.50	90°00'00"
C2	4.67	3.12	2.90	85°40'22"
C3	4.90	3.12	3.12	89°50'50"
C4	4.90	3.12	3.12	89°50'50"
C5	4.74	3.10	2.97	87°32'30"
C6	23.56	15.00	15.00	90°00'00"
C7	2.36	1.50	1.50	89°59'59"
C8	2.36	1.50	1.50	90°00'00"
C9	2.36	1.50	1.50	90°00'00"
C10	4.90	3.12	3.12	89°50'50"
C11	4.90	3.12	3.12	89°50'50"
C12	1.09	1.00	0.61	62°43'07"
C13	41.84	40.20	23.04	59°37'58"
C14	9.42	6.00	6.00	90°00'00"
C15	9.42	6.00	6.00	90°00'00"
C16	3.93	2.50	2.50	90°00'00"
C17	3.93	2.50	2.50	90°00'00"
C18	0.79	0.50	0.50	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	29.50	S07°22'20"E
L2	11.94	S82°28'04"W
L3	37.44	S07°31'56"E
L4	4.74	N82°28'04"E
L5	4.67	S82°28'04"W
L6	31.53	S07°31'56"E
L7	4.67	N82°28'04"E
L8	4.68	S82°28'04"W
L9	5.81	S07°31'56"E
L10	10.25	N82°28'04"E
L11	22.25	N82°28'04"E
L12	37.42	N82°28'04"E
L13	12.00	N82°28'04"E
L14	27.50	N82°28'03"E
L15	9.79	N07°31'56"W
L16	10.67	N82°28'04"E
L17	9.10	N07°31'56"W
L18	3.67	S82°28'04"W
L19	2.17	N82°28'04"E
L20	31.53	N07°31'56"W
L21	2.17	S82°28'04"W
L22	2.68	N82°28'04"E
L23	32.60	S82°27'18"W
L24	61.81	S82°27'34"W
L25	0.77	N07°32'26"W
L26	7.99	N52°31'56"W
L27	15.45	S82°28'04"W
L28	7.99	S37°28'04"W
L29	0.78	S07°32'26"E
L30	88.35	S82°27'34"W
L31	6.00	S82°28'04"W
L32	18.00	N82°28'04"E
L33	0.93	N07°31'56"W
L34	18.00	S82°28'04"W
L35	0.93	S07°31'56"E
L36	13.00	N82°28'04"E
L37	12.00	S07°31'56"E

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KARL MALLICK RCE C042529 DATE

REGISTERED PROFESSIONAL ENGINEER
KARL MALLICK
C042529
Exp. 3-31-08
CIVIL
STATE OF CALIFORNIA

REV#	RECORD RCE APPR.	DESCRIPTION	CITY PLAN CKR. APPR.	DATE

REVISIONS

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CITY OF LANCASTER
HORIZONTAL CONTROL PLAN
ESSEX TOWER
858 W JACKMAN STREET
LANCASTER, CA 93535

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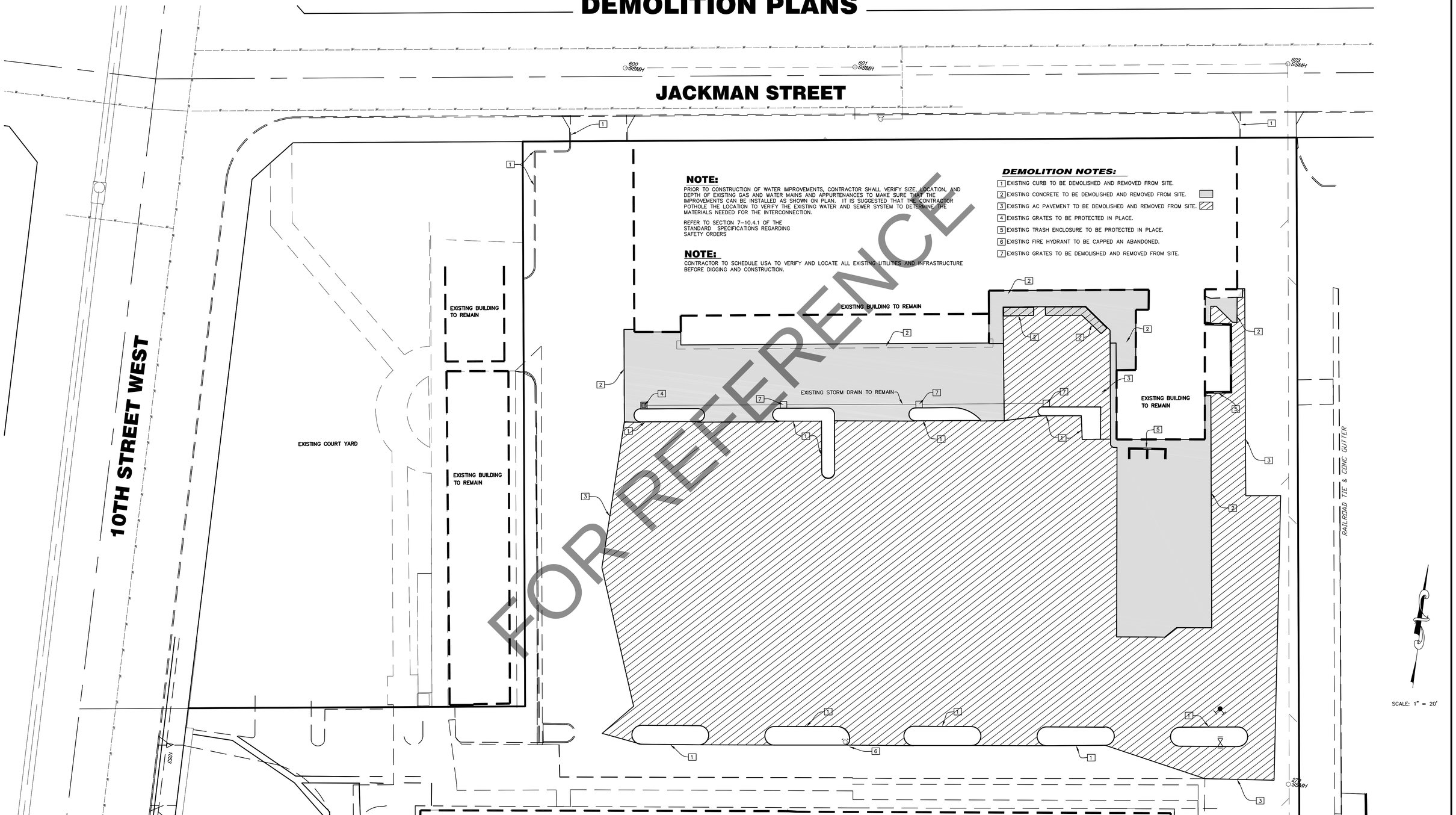
CITY OF LANCASTER
ESSEX TOWER
DEMOLITION PLANS



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DEMOLITION NOTES:

1. EXISTING CURB TO BE DEMOLISHED AND REMOVED FROM SITE.
2. EXISTING CONCRETE TO BE DEMOLISHED AND REMOVED FROM SITE.
3. EXISTING AC PAVEMENT TO BE DEMOLISHED AND REMOVED FROM SITE.
4. EXISTING GRATES TO BE PROTECTED IN PLACE.
5. EXISTING TRASH ENCLOSURE TO BE PROTECTED IN PLACE.
6. EXISTING FIRE HYDRANT TO BE CAPPED AN ABANDONED.
7. EXISTING GRATES TO BE DEMOLISHED AND REMOVED FROM SITE.

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KARL MALLICK RCE C042529 DATE

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C042529
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CIVIL
STATE OF CALIFORNIA

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CITY STAFF DATE
CITY ENGINEER DATE

CITY OF LANCASTER
DEMOLITION PLAN
ESSEX TOWER
858 W JACKMAN STREET
LANCASTER, CA 93535

CCL DWG FILE: G:\2079\GRADING\05DEMO.dwg PLOT DATE: 06-23-08

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5 OF 7

PC 07-04417

CITY OF LANCASTER
ESSEX TOWER
EROSION CONTROL PLANS

SANDBAG NOTE:

ALL SANDBAGS SHALL BE AMERICAN BUILDERS SUPPLY SIZE 18" x 30" PROPYLENE SANDBAG OR EQUAL:

10x12 WEAVE
950 DENIER
1200 HOUR U.V. RATING
MILKWHITE COLOR
1000 PER BALE

CONSTRUCTION NOTES:
TEMPORARY EROSION CONTROL STRUCTURES

1 SANDBAG STRUCTURE AT PROPERTY LINE & SETBACK LINE – SEE DETAIL 2

STORMWATER POLLUTION PLAN NOTES

ATTACHMENT "A" NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON–STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

9. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME_____ EMERGENCY TELEPHONE NUMBER_____

SIGNATURE_____ DATE_____

ATTACHMENT "B" NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS):

CA001 – DEWATERING OPERATIONS
CA002 – PAVING OPERATIONS
CA003 – STRUCTURE CONSTRUCTION AND PAINTING
CA010 – MATERIAL DELIVERY AND STORAGE
CA011 – MATERIAL USE
CA012 – SPILL PREVENTION AND CONTROL
CA020 – SOLID WASTE MANAGEMENT
CA021 – HAZARDOUS WASTE MANAGEMENT
CA022 – CONTAMINATED SOIL MANAGEMENT
CA023 – CONCRETE WASTE MANAGEMENT
CA030 – VEHICLE AND EQUIPMENT CLEANING
CA031 – VEHICLE AND EQUIPMENT FUELING
CA032 – VEHICLE AND EQUIPMENT MAINTENANCE
CA040 – EMPLOYEE/SUBCONTRACTOR TRAINING
ESC01 – SCHEDULING
ESC02 – PRESERVATION OF EXISTING VEGETATION
ESC10 – SEEDING AND PLANTING
ESC11 – MULCHING
ESC20 – GEOTEXTILES AND MATS
ESC21 – DUST CONTROLS
ESC22 – TEMPORARY STREAM CROSSING
ESC23 – CONSTRUCTION ROAD STABILIZATION
ESC24 – STABILIZED CONSTRUCTION ENTRANCE
ESC30 – EARTH DIKE
ESC31 – TEMPORARY DRAINS AND SWALES
ESC32 – SLOPE DRAIN
ESC40 – OUTLET PROTECTION
ESC41 – CHECK DAMS
ESC42 – SLOPE ROUGHENING/TERRACING
ESC50 – SILT FENCE
ESC51 – STRAW BALE BARRIERS
ESC52 – SAND BAG BARRIER
ESC53 – BRUSH OR ROCK FILTER
ESC54 – STORM DRAIN INLET PROTECTION
ESC55 – SEDIMENT TRAP
ESC56 – SEDIMENT BASIN

CITY OF LANCASTER
EROSION CONTROL PLAN GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL SCOTT ELRICH AT (818) 789–5550.

2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON–SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING AND SAFETY INSPECTOR IF THE GRADING OPERATIONS HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.

5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.

6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.

7. EXCEPT AS OTHERWISE APPROVED BY THE BUILDING AND SAFETY INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5–DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFF–SITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.

9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE CITY ENGINEER.

10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 WITHOUT THE APPROVAL OF THE CITY INSPECTOR.

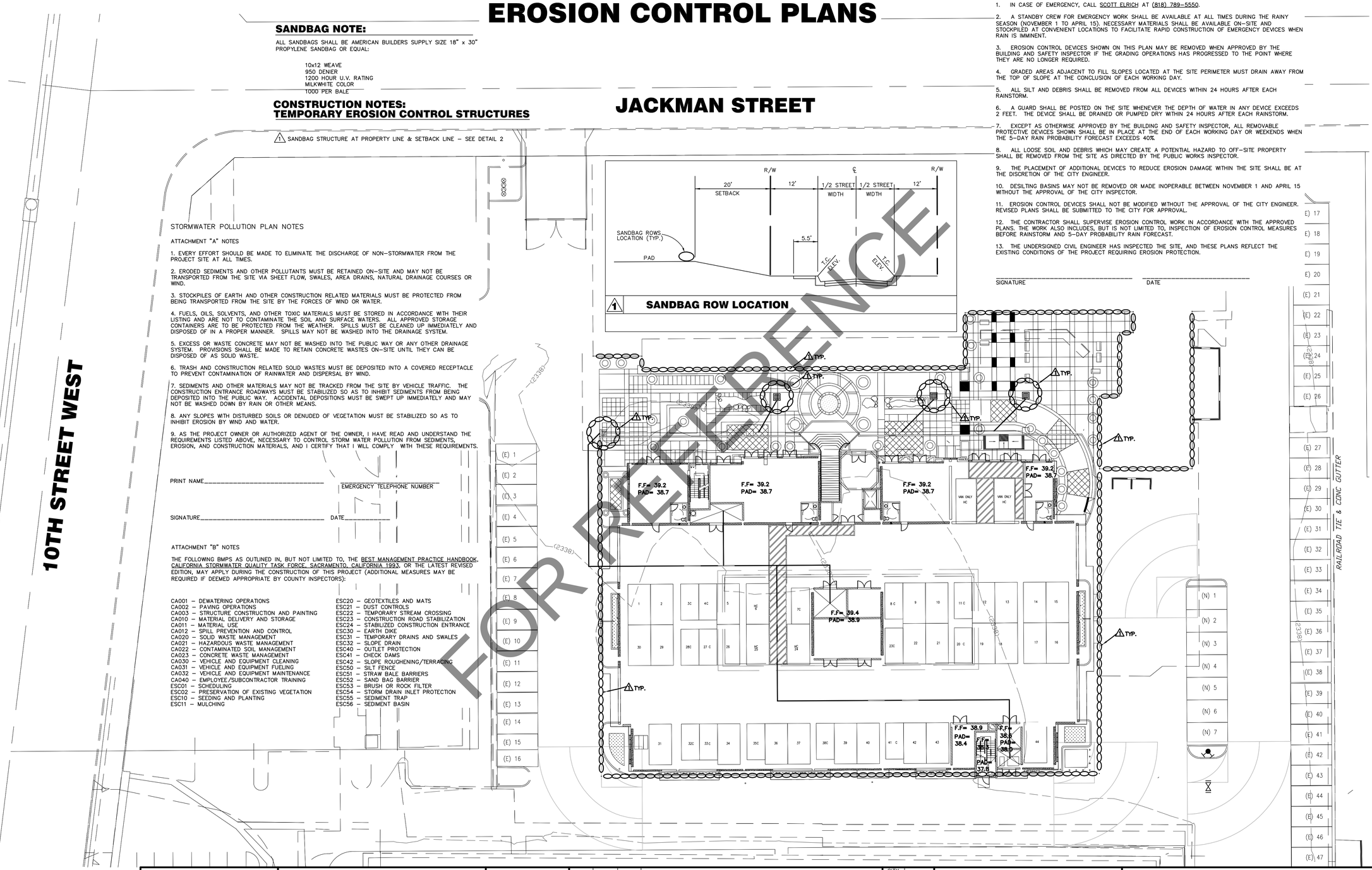
11. EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER. REVISED PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.

12. THE CONTRACTOR SHALL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE RAINSTORM AND 5–DAY PROBABILITY RAIN FORECAST.

13. THE UNDERSIGNED CIVIL ENGINEER HAS INSPECTED THE SITE, AND THESE PLANS REFLECT THE EXISTING CONDITIONS OF THE PROJECT REQUIRING EROSION PROTECTION.

SIGNATURE_____ DATE_____

1 SANDBAG ROW LOCATION



FOR REFERENCE

UNDERGROUND SERVICE ALERT
call: TOLL FREE
1–800–422–4133
TWO WORKING DAYS BEFORE YOU DIG

PREPARED FOR:

MR. SCOTT EHRLICH
IRONWOOD MANAGEMENT
17207 VENTURA BLVD.
SUITE 2
ENCINO, CA 91316 E–MAIL:
SCOTTE@GGRE.COM

CCL ENGINEERING, INC.
CIVIL ENGINEERING, LAND SURVEYING, GEOTECHNICAL ENGINEERING
43434 SAHUAYO STREET (661)949–9500
LANCASTER, CA. 93535 (661)949–8380 FAX

KARL MALLICK RCE C042529 DATE

REGISTERED PROFESSIONAL ENGINEER KARL MALLICK C042529 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA

REV#	RECORD RCE	REVISIONS	CITY PLAN CKR	
△	APPR.	DESCRIPTION	APPR.	DATE

RECORD DRAWING

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RECORD ENGINEER DATE
CITY STAFF DATE
CITY ENGINEER DATE

CITY OF LANCASTER
EROSION CONTROL PLAN
ESSEX TOWER
858 W JACKMAN STREET
LANCASTER, CA 93535

CCL DWG FILE: G:\2079\GRADING\06_07EROSION.dwg PLOT DATE: 06–23–08

SCALE: 1" = 20'
DESIGNED: NR
DRAWN: LT
CHECKED:
CCL JN 2079F
SHEET NO.
6 OF 7

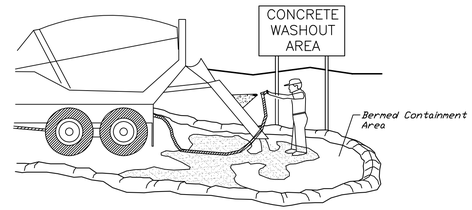
PC 07–04417

General Notes

1. Best Management Practices (BMP's) contained herein reflect minimum requirements. For additional BMP's refer to California Stormwater BMP Handbooks.
2. All construction activity shall be performed in accordance with a Stormwater Pollution Control Plan (SWPCP) developed and implemented in compliance with requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollution Discharge Elimination System (NPDES) Permit No. CAS063339.
3. The SWPCP shall:
   a. Identify potential pollutant sources and include the design and placement of BMP's to effectively prohibit the entry of pollutants from the construction site into and onto the street and storm drain system during construction.
   b. Be kept on site and amended to reflect changing conditions throughout the coarse of construction.
   c. Be kept up to date. Any additional updates requested by agency representative are to be made immediately.
4. Non–Stormwater discharges are prohibited from entering any storm drain system and/or street.
5. Discharges of pumped ground water require a discharge permit from the State of California Regional Water Quality Control Board (RWQCB).
6. Pollutants shall be removed from stormwater discharges to the Maximum Extent Practicable (MEP) through design & implementation of the SWPCP.
7. A standby crew for emergency work shall be available at all time during the rainy season (Nov. 1 to Apr. 15). Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
8. Portable sanitary facilities shall be located on relatively level ground away from traffic areas, drainage courses, and storm drain inlets.
9. Employees, subcontractors and suppliers shall be educated on all BMP's including concrete waste storage and disposal procedures.
10. Sediment control practices shall effectively prevent a net increase of sediment load in stormwater discharge.

A

Concrete Waste Management

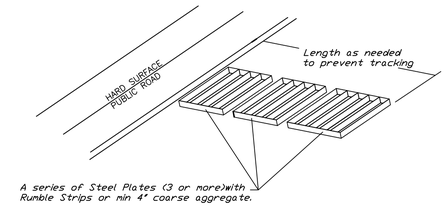


Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

B

Stabilized Construction Entrance



Notes:

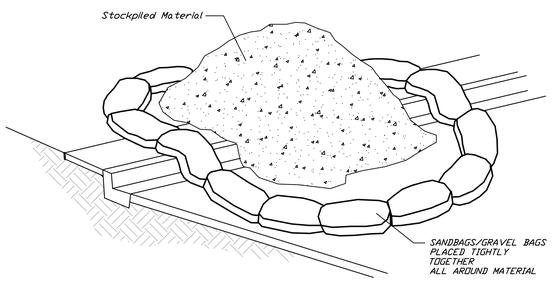
1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
2. Stabilized construction entrance shall be:
   a.
   b.
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

C

Material Storage

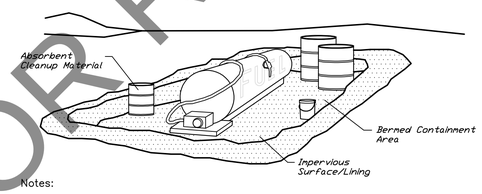


Notes:

1. Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.
2. Any construction material stored or stockpiled on–site shall be protected from being transported by the force of wind or water.

D

Vehicle/Equipment Fueling

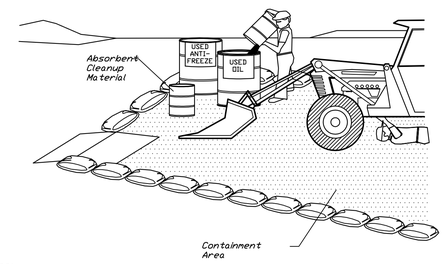


Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

E

Equipment Repair/Maintenance



Notes:

Leaking vehicles and equipment shall not be allowed on–site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately.
Clean up spills and leaks promptly with absorbent materials; do not flush with water.
Vehicles and equipment shall be maintained, and repaired on–site only in designated areas. Prevent run–on and run–off from designated areas.
Containment devices shall be provided and areas shall be covered if necessary.
Designate on–site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
Legally dispose of used oils, fluids, and lubricants.
Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
Maintain an adequate supply of absorbent spill cleanup materials in designated area.

FOR REFERENCE

PREPARED FOR:
MR. SCOTT EHRLICH
IRONWOOD MANAGEMENT
17207 VENTURA BLVD.
SUITE 2
ENCINO, CA 91316 E–MAIL: SCOTTE@GGRE.COM

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