BONITA CANYON GATEWAY
TRACT NO. 69609
PRECISE GRADING PLAN
SAN DIMAS, CALIFORNIA

GRADING NOTES

1. FILL TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557.
2. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. D1556064. IN FINE GRAINED, COHESIVE SOILS, FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD D2937 A.S.T.M. PROVIDED NOT LESS THAN 20% 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.
3. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH TWO-FOOT VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
4. NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF ANY) HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
5. NO ROCK OR SIMILAR MATERIAL GREATER THAN 8" 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.
6. FINISH GRADING WILL BE COMPLETED AND APPROVED BEFORE OCCUPANCY OF BUILDINGS.
7. CUT YARDAGE: 6,600 CUBIC YARDS FILL YARDAGE: 16,300 CUBIC YARDS

   OVEREXCAVATION: 3,010 CUBIC YARDS SQUARE FOOTAGE OF DISTURBED AREA: 6.1 ACRES
8. FILL SLOPES SHALL NOT BE STEEPER THAN 2.1.
9. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, SUBMIT A SOIL'S ENGINEER REPORT ON THE EXPANSIVE PROPERTIES OF SOIL AS SUCH SOILS ARE DEFINED BY THE BUILDING CODE, SECTION 2904(B) ON ALL BUILDING SITES IN THE PROPOSED SUBDIVISION.
10. DENSITY TESTS WILL BE MADE AT POINTS APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE. ONE TEST WILL BE MADE FOR EACH 1,000 SQ. FT. OF SLOPE SURFACE, BUT NOT LESS THAN ONE TEST FOR EACH 10 FT. VERTICAL OF SLOPE HEIGHT..
11. ALL PADS AT ROUGH GRADING WILL HAV.E A MINIMUM SLOPE OF 1% TOWARDS THE STREET OR DESIGNED DRAINAGE OUTLET.
12. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
13. PROPOSED STARTING DATE: 12-01-08 AND COMPLETION DATE: 2-01-09 OF GRADING.
14. IF ANY DEVELOPMENT IS SCHEDULED TO BE DONE BETWEEN OCTOBER 15 AND APRIL 15, THE ENGINEER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN INCLUDING DESILTING BASINS OR OTHER TEMPORARY DRAINAGE OR CONTROL MEASURES, OR BOTH, AS MAY BE NECESSARY TO PROTECT ADJOINING PUBLIC AND PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING OR THE DEPOSITION OF MUD OR DEBRIS WHICH MAY ORIGINATE FROM THE SITE OR RESULT FROM SUCH DEVELOPMENT.
15. IF THE DEVELOPMENT IS OVER 1 ACRE, OR THE PROPOSED TYPE OF INDUSTRY IS SUBJECT TO APPLICABLE FEDERAL STORM WATER REGULATIONS UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), A GENERAL CONSTRUCTION ACTIVITIES STORMWATER PERMIT (GCASP) MUST BE OBTAINED FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
16. THE CIVIL ENGINEER SHALL SIGN THE FOLLOWING STATEMENTS ON THE PLANS:
    a. "I CERTIFY THAT I WILL SUPERVISE THIS GRADING IN ACCORDANCE WITH SECTION 7014 (C) OF THE BUILDING CODE TO INCLUDE INCORPORATING ALL RECOMMENDATIONS OF THE SOILS ENGINEER, REPORT AND BE RESPONSIBLE FOR PROFESSIONAL INSPECTION AND CERTIFICATION OF THE GRADING. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTION AND CERTIFICATION AS TO THE ESTABLISHMENT OF LINE GRADE AND DRAINAGE OF THE DEVELOPMENT AREA. I WILL ALSO BE RESPONSIBLE FOR THE PREPARATION OF REVISED PLANS AND THE SUBMISSION OF "AS GRADED" GRADING PLANS UPON THE COMPLETION OF THE WORK."

    _____
    SUPERVISING ENGINEER R.C.E. DATE

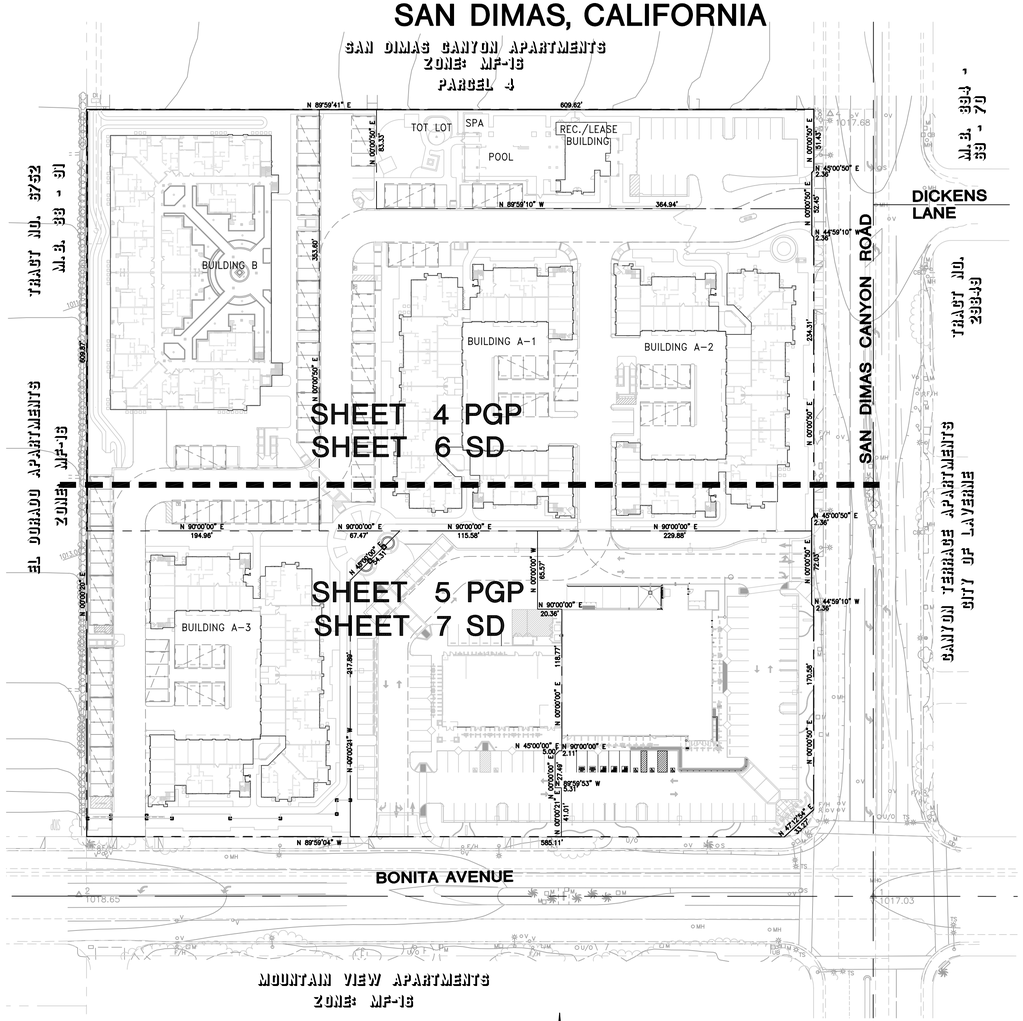
    b. "I CERTIFY THAT THIS PROJECT (IS/IS NOT) SUBJECT TO THE GENERAL CONSTRUCTION ACTIVITIES STORMWATER PERMIT (GCASP) FOR THE FOLLOWING REASON:

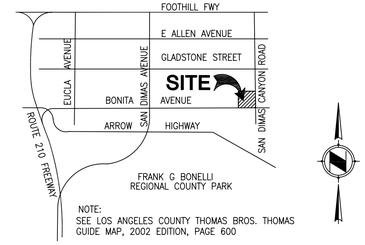
    _____
    (STATE THE REASON THAT THE PROJECT IS/IS NOT SUBJECT TO GCASP REQUIREMENTS)

    c. THE WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER ASSIGNED TO THIS PROJECT BY THE STATE WATER RESOURCES CONTROL BOARD IS:

    _____
    (IF "NOT APPLICABLE", STATE NA)
17. THE SOILS ENGINEER SHALL SIGN THE FOLLOWING STATEMENT ON THE PLAN: "I CERTIFY THAT I SHALL PROVIDE PROFESSIONAL INSPECTION AND CERTIFICATION CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION STABILITY OF ALL FINISHED SLOPES AND INCORPORATING THE DATA SUPPLIED BY THE ENGINEERING GEOLOGIST AND THE PREPARATION OF THE SOILS GRADING REPORT."

    _____
    SUPERVISING ENGINEER R.C.E. DATE
18. APPROVAL OF THIS PLAN BY THE CITY OF SAN DIMAS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
19. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL ON PLAN.
20. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING CODE.
21. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
22. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
23. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
24. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
25. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
26. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO PROVIDE CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
27. THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING AND CONSTRUCTION FOR CONSULTATION
28. THE SITE SHALL BE TREATED WITH WATER OR OTHER SOIL-STABILIZING AGENT (APPROVED BY SCAQMD AND REGIONAL WATER QUALITY CONTROL BOARD [RWQCB]) DAILY TO REDUCE PM10 EMISSIONS, IN ACCORDANCE WITH SCAQMD RULE 403. SUSPEND GRADING OPERATIONS DURING HIGH WINDS (I.E., WIND SPEEDS EXCEEDING 25MPH) IN ACCORDANCE WITH RULE 403 REQUIREMENTS.
29. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
30. THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
31. THE CUT PORTION OF CUT/FILL TRANSITION LOTS SHOULD BE OVEREXCAVATED 36" AND BE REPLACED WITH COMPACTED FILL TO A MINIMUM RELATIVE COMPACTION OF 90%.
32. A GRADING PLAN CHECK FEE AND GRADING PERMIT FEE SHALL BE PAID PER THE ESTABLISHED FEE SCHEDULE
33. GRADING OF OVER 5,000 CUBIC YARDS SHALL BE "ENGINEERED GRADING" PURSUANT TO APPENDIX, CHAPTER 33, SECTION 3309.3 OF THE UNIFORM BUILDING CODE.
34. A GRADING BOND MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT. SEE APPENDIX, CHAPTER 33, SECTION 3311, OF THE UNIFORM BUILDING CODE FOR REQUIREMENTS.





NOTE:
SEE LOS ANGELES COUNTY THOMAS BROS. THOMAS GUIDE MAP, 2002 EDITION, PAGE 600

VICINITY MAP
NTS

GENERAL NOTES:

1. CONTRACTOR TO FOLLOW ALL BEST MANAGEMENT PRACTICES (BMP'S) FOR DUST CONTROL AND STORM WATER CONTROL RELATED ACTIVITIES.
2. PROVIDE GRAVEL AND/OR RUMBLE STRIP WHEEL WASH(S) AT ALL CONSTRUCTION ENTRANCES/EXITS.
3. HAUL TRUCKS TRANSMITTING MATERIAL CAPABLE OF EMITTING DUST SHALL BE COVERED. HAUL TRUCK DELIVERIES SHALL NOT TAKE PLACE BETWEEN THE HOURS OF DUSK AND 7:00 A.M. ON WEEKDAYS, INCLUDING SATURDAY, NOR SHALL TAKE PLACE AT ANY TIME ON SUNDAY OR A CITY OBSERVED HOLIDAY. ADDITIONALLY, IF HEAVY TRUCKS USED FOR HAULING WOULD EXCEED 100 DAILY TRIPS (COUNTING BOTH TO AND FROM THE CONSTRUCTION SITE), THEN THE DEVELOPER SHALL PREPARE A NOISE MITIGATION PLAN DENOTING ANY CONSTRUCTION TRAFFIC HAUL ROUTES. TO THE EXTENT FEASIBLE, THE PLAN SHALL DENOTE HAUL ROUTES THAT DO NOT PASS SENSITIVE LAND USES OR RESIDENTIAL DWELLINGS.
4. DURING AND AFTER DEMOLITION, SITE SHALL REMAIN ADEQUATELY WATERED TO PREVENT DUST PASSING FROM CONSTRUCTION SITE TO ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL BE REQUIRED TO VISIT SITE PRIOR TO PREBID MEETING TO FAMILIARIZE HIMSELF WITH DEMOLITION, GRADING, ETC. AND IMPROVEMENTS TO REMAIN.
6. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL ITEMS NOT OTHERWISE LISTED HEREIN THAT CONFLICT WITH THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE ANY ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY AND COST FOR REMOVING ITEMS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR REVIEWING (IF APPLICABLE) ALL KNOWN ENVIRONMENTAL INVESTIGATION STUDIES AND REPORTS PRIOR TO BIDDING. REPORTS ARE INCLUDED IN PROJECT SPECIFICATIONS.CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER ON EXACT AREAS OF CONTAMINATION, IF ANY, (PER M-3F.1).
8. CONTRACTOR TO DISPOSE OF ALL DEBRIS AND EXCESS MATERIAL ACCORDING TO LOCAL REQUIREMENTS.
9. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES WHETHER SHOWN OR NOT.
10. CONTRACTOR WILL REMOVE AND PROPERLY DISPOSE OF ALL PLANTS, TREES, AND VEGETATION EXCEPT AS NOTED. ALL ON-SITE TREES TO BE EVALUATED PRIOR TO DEMOLITION. A PORTION OF THE TREES WILL BE TAGGED TO REMAIN IN PLACE OR TO BE DUG UP AND BOXED FOR RELOCATION. THE REMAINING UNUSED TREES SHALL BE DISPOSED OF, (PER M3A.3 & M3A.4) SEE NOTE ON SHEET 2 AND 3.
11. PRIOR TO START OF CONSTRUCTION, CONTRACTOR IS TO NOTIFY UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES IN THE AREA, AND CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO START OF CONSTRUCTION.
12. DEMOLITION CONTRACTOR TO SUBMIT TRUCK ROUTE, SCHEDULE OF DEMOLITION, TRAFFIC CONTROL PLAN (IF APPLICABLE), METHOD OF DEMOLITION, AND DUST AND NOISE CONTROL MEASURES, AS REQUIRED, TO OBTAIN EXCAVATION PERMIT.
13. ALL DEMOLISHED ASPHALTIC CONCRETE AND PORTLAND CEMENT CONCRETE IS EXPECTED TO BE GROUND UP AND USED FOR FILL OR REMOVE FROM SITE AS DIRECTED.
14. CONTRACTOR TO INSTALL SECURITY FENCE SURROUNDING PROPERTY DURING DEMOLITION WORK.
15. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF ANY AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM FAILURE TO FOLLOW CITY GUIDELINES.
16. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES UPON THE REMOVAL OF UTILITIES IN ADVANCE OF DEMOLITION CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
17. ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DOCUMENT PRIOR DAMAGES.
18. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY, (PER M3D.2 & M3D.3).
19. NO CONSTRUCTION WORK SHALL OCCUR WITHIN 500 FEET OF A RESIDENTIAL ZONE BETWEEN THE HOURS OF 8:00 P.M. OF ONE DAY AND 7:00 A.M. OF THE NEXT DAY OR AT ANY TIME ON SUNDAY OR ANY PUBLIC HOLIDAY WITHOUT OBTAINING A PERMIT FROM THE CITY. CONSTRUCTION OR GRADING NOISE LEVELS SHALL NOT EXCEED THE STANDARDS SPECIFIED IN MUNICIPAL CODE CHAPTER 8.36. IF NOISE LEVELS EXCEED THE ABOVE STANDARDS, THEN CONSTRUCTION ACTIVITIES SHALL BE REDUCED IN INTENSITY TO A LEVEL OF COMPLIANCE WITH THE ABOVE NOISE STANDARDS OR HALTED.
20. SWEEP STREETS ACCORDING TO A SCHEDULE ESTABLISHED BY THE CITY IF SILT IS CARRIED OVER TO ADJACENT PUBLIC THOROUGHFARES OR OCCURS AS A RESULT OF HAULING. TIMING MAY VARY DEPENDING UPON TIME OF YEAR OF CONSTRUCTION.

LEGEND AND ABBREVIATIONS:

CENTERLINE		A.C., AC	ASPHALT CONCRETE
PROPERTY LINE		A.B.	AGGREGATE BASE
EXISTING SEWER	SS	CB	CATCH BASIN
EXISTING RECLAIMED WATER	RW	C/L, CL, ℄	CENTER LINE
EXISTING WATER	W	CONC.	CONCRETE
EXISTING GAS	G	CY	CUBIC YARD
EXISTING STORM DRAIN		E.A., EA	EACH
EX. CONTOUR	1015	EG	EXISTING GROUND
PROPOSED WATER	W	EX., EXIST.	EXISTING
PROPOSED STORM DRAIN	SD	FH	FIREHYDRANT
PROPOSED SEWER	SS	FG	FINISH GRADE
PROPOSED FIRE WATER	FW	GB	GRADE BREAK
PROPOSED RECYCLE WATER	RW	L.F., LF	LINEAL FEET
DRAIN INLET		L.S.	LUMP SUM
CATCH BASIN		MAX	MAXIMUM
SEWER MANHOLE		MIN	MINIMUM
JUNCTION STRUCTURE		MH	MANHOLE
FIRE HYDRANT		P/L	PROPERTY LINE
WATER VALVE		PROP.	PROPOSED
WATER METER		R/W	RIGHT OF WAY
STREET LIGHT		R	RIDGE
STREET NAME SIGN		SD	STORM DRAIN
FLOW ARROW & GRADE	2%	S, SW, SS	SEWER
TOP OF SLOPE		SIM.	SIMILAR
TOE OF SLOPE		TYP.	TYPICAL
AC PAVEMENT		TSW	TOP OF STEM WALL
CONC. PAVEMENT		W, DW	WATER, DOMESTIC WATER
LANDSCAPE			

ESTIMATED EARTHWORK QUANTITY

EARTHWORK	CUT	FILL	NET
VOLUME (RAW)	6,600 CY	16,300 CY	9,700 CY
SHRINKAGE (20%)	1,320 CY		
SUBSIDENCE (0.1')	504 CY		
TOTAL	4,776 CY	16,300 CY	11,524 CY (IMPORT)

OWNER
VALLEY COMMUNITY HOMES, INC.
590-G BRUNKEN AVENUE
SALINAS, CA 93901
CONTACT: BRAD SMITH
PHONE: (831) 753-6487
FAX: (831) 753-6487

ARCHITECT
KTGY GROUP, INC.
17992 MITCHELL SOUTH
IRVINE, CA 92614
CONTACT: SARAH AIMEE SINDIAN
PHONE: (949) 851-2133
FAX: (949) 474-8489

SOILS AND GEOTECHNICAL CONSULTANTS
GORIAN & ASSOCIATES, INC.
3595 OLD CONEJO ROAD
THOUSAND OAKS, CA 91320
CONTACT: JEROME J. BLUNCK, GPE151
PHONE: (805) 375-9262
FAX: (805) 375-9263
WORK ORDER: 2508-1-0-100R

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N00°00'50"E OF THE CENTERLINE OF SAN DIMAS CANYON ROAD AS SHOWN ON MAP OF PARCEL MAP NO. 2668, P.M.B. 38-29.

ASSESSOR'S PARCEL NUMBER
8390-013-010, -011, -012

INDEX MAP
SCALE: 1"=60'

PLAN CHECKED BY:

_____
DAVID G. GILBERTSON RCE 46624 DATE
RKA CONSULTING GROUP

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SECTION AND CONSTRUCTION NOTES
3	DETAIL SHEET
4	PRECISE GRADING PLAN
5	PRECISE GRADING PLAN
6	PRIVATE STORM DRAIN IMPROVEMENT PLAN
7	PRIVATE STORM DRAIN IMPROVEMENT PLAN
8	EROSION CONTROL PLAN
9	HORIZONTAL CONTROL PLAN
10	ACCESSIBILITY ROUTE PLAN

SHEET 1 OF 10

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCH MARK :
LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. G 4366 L & PK IN W CB 300MM N/O BCR @ SW COR DAMIEN AVENUE AND BONITA AVENUE 18M S & 5.5M W/O C/L INT.

ELEVATION: 1051.831 (2000 ADJUSTMENT) SAN DIMAS.

February 02, 2009
FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B, Ontario, California 91764
tel 909.581.0676 fax 909.581.0696 www.fuscoe.com

Name Date

REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/09 CIVIL STATE OF CALIFORNIA

APPROVED BY CITY OF SAN DIMAS:

_____
CITY ENGINEER DATE

REVIEWED BY CITY OF SAN DIMAS:

_____
DIRECTOR OF DEVELOPMENT SERVICES DATE

DATE	BY	REVISIONS	DATE	APP'D

CITY OF SAN DIMAS

BONITA CANYON GATEWAY
TRACT NO. 69609
PRECISE GRADING PLAN
TITLE SHEET

R:\RANCHO CUCAMONGA\PROJECTS\30071\01\GRADING\PGP-ULTIMATE\30071PG01TS.DWG (06-09-09 12:27:48PM) Plotted by: Jose Sanchez

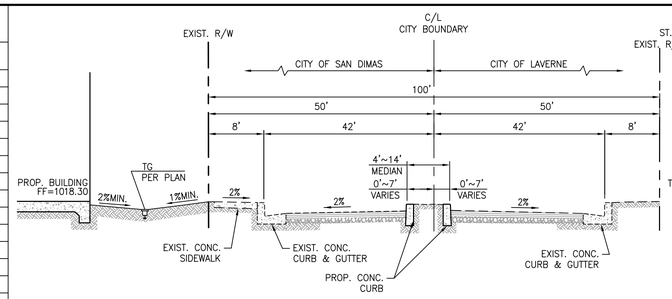
GRADING CONSTRUCTION NOTES & QUANTITIES

NO.	DESCRIPTION	QUANTITIES	UNITS
1	CONSTRUCT 3.0" AC/4.5" A.B. IN PARKING AREAS PER GEOTECHNICAL REPORTS	31,828	SF
2	CONSTRUCT 3.5" AC/11" A.B. IN DRIVE AISLES PER GEOTECHNICAL REPORTS	92,809	SF
3	CONSTRUCT 6" CURB ONLY PER DETAIL A/3 (+ 12' CONCRETE STRIP WHERE ADJOINS PARKING SPACE SIDE)	5,611	LF
4	CONSTRUCT 6" CURB AND GUTTER PER DETAIL B/3	1,140	LF
5	CONSTRUCT 0" CF PER DETAIL E/3	552	LF
6	CONSTRUCT 3' VALLEY GUTTER PER DETAIL C/3	820	LF
7	CONSTRUCT STONE PAVING PER LANDSCAPE ARCHITECT'S PLAN	520	SF
8	CONSTRUCT LOCAL DEPRESSION AND CURB OPENING CATCH BASIN PER DETAIL ON SHEET 3	5	EA
9	CONSTRUCT ACCESSIBLE RAMP PER DETAIL F/3	16	EA
10	CONSTRUCT ACCESSIBLE PARKING STALL AND SYMBOL PER DETAIL G/3	12	EA
11	CONSTRUCT WHEEL STOP PER DETAIL H/3	8	EA
12	PAINT 4" WIDE SOLID WHITE PARKING STRIPE	6,730	LF
13	CONSTRUCT 4" THICK CONCRETE SIDEWALK ON 12" OF COMPACTED FILL PER GEOTECHNICAL REPORT (W=6')	16,630	SF
14	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS	5	EA
14A	CONSTRUCT LIGHT POLE PER ARCHITECT'S PLANS	13	EA
15	CONSTRUCT 6" THICK CONCRETE ON 6" BASE MATERIAL	1,485	SF
15A	CONSTRUCT 6" THICK CONCRETE ON 0" BASE PER GEOTECHNICAL REPORT	19,171	SF
16	CONSTRUCT 6" THICK CONCRETE DRIVEWAY APRON PER DETAIL I/3	908	SF
17	CONSTRUCT PERIMETER FENCE AND GATES PER LANDSCAPE ARCHITECT'S PLAN	1,110	LF
18	CONSTRUCT RETAINING WALL, PER SEPARATE PLAN & PERMIT, COLOR AND FINISH PER ARCHITECTURAL PLANS	44	LF
18A	CONSTRUCT 6' SCREEN WALL PER ARCHITECT'S PLANS	1,763	LF
19	LANDSCAPE AND PLANTING AREA PER LANDSCAPE ARCHITECT'S PLAN	70,257	SF
19A	POOL AREA DRAINS PER LANDSCAPE ARCHITECT'S PLAN	4	EA
20	CONSTRUCT MOW STRIP PER LANDSCAPE ARCHITECT'S PLAN (FOR REFERENCE ONLY)	14,900	LF
21	CONSTRUCT ELECTRICAL VEHICLE PARKING STALL AND SYMBOL BY OTHERS	2	EA
22	CONSTRUCT ENHANCED PAVING PER LANDSCAPE ARCHITECT'S PLAN	14,890	SF
23	CONSTRUCT WARNING STRIPE PER LANDSCAPE ARCHITECT'S PLAN	78	LF
23A	CONSTRUCT BOLLARDS PER LANDSCAPE ARCHITECT'S PLAN	15	EA
24	CONSTRUCT CART BIN PER LANDSCAPE ARCHITECT'S PLAN	2	EA
25	CONSTRUCT VEGETATED SWALE PER PLAN AND SECTION J/3	385	LF
26	CONSTRUCT 6" THICK CONCRETE RAMP PER SECTION K/2	142	SF
27	INSTALL TRUNCATED DOMES PER PLAN AND DETAIL ON SHEET 3	530	SF
28	CONSTRUCT CURB-THRU-PLANTER PER DETAIL M/2	36	LF
28A	CONSTRUCT 3' CURB CUT PER DETAIL N/2	3	EA
29	CONSTRUCT 4" CURB ONLY PER DETAIL N/3	75	LF

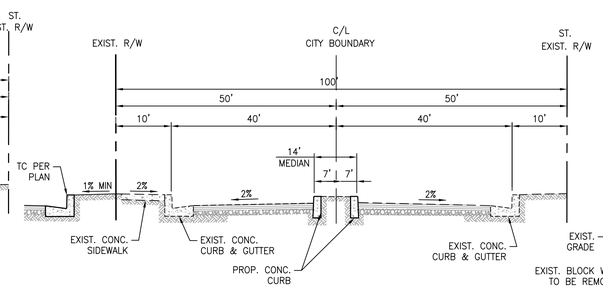
STORM DRAIN CONSTRUCTION NOTES & QUANTITIES

NO.	DESCRIPTION	QUANTITIES	UNITS
30	CONSTRUCT 4" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL	1,388	LF
31	CONSTRUCT 6" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL	948	LF
32	CONSTRUCT 8" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL	251	LF
33	CONSTRUCT 12" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL	462	LF
34	CONSTRUCT 18" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL	588	LF
35	CONSTRUCT 24" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL	940	LF
36	CONSTRUCT 12"X12" NDS 1212 CATCH BASIN OR APPROVE EQUAL PER DETAIL K/3	58	EA
37	CONSTRUCT 18" x18" BROOKS BOX OR APPROVED EQUAL	8	EA
38	CONSTRUCT 6" NDS 1290 ATRIUM GRATE INLET OR APPROVED EQUAL PER DETAIL L/3	7	EA
39	CONSTRUCT CURB OPENING CATCH BASIN PER DETAILS ON SHEET 3	4	EA
40	CONSTRUCT CONCRETE HEADWALL	2	EA
41	INSTALL NDS DURA SLOPE CHANNEL DRAIN PER DETAIL P/2	28	LF
42	INSTALL SUMP PUMP PER MECHANICAL PLANS	1	EA
43	CONSTRUCT STORM DRAIN CLEANOUT	12	EA
44	CONSTRUCT 24"X24" BROOKS BOX OR APPROVED EQUAL	1	EA
45	INSTALL 60" CMP CONTECH UNDERGROUND RETENTION SYSTEM	474	LF
46	SEE PLUMBING PLANS FOR CONTINUATION	–	–
47	INSTALL DECK DRAIN PER ARCHITEC'S AND/OR PLUMBING PLANS		

NOTE: QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID A COMPLETE JOB.



SAN DIMAS CANYON ROAD SECTION (A/2)
N.T.S.



BONITA AVENUE SECTION (B/2)
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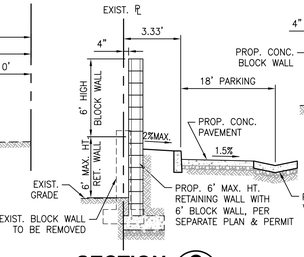
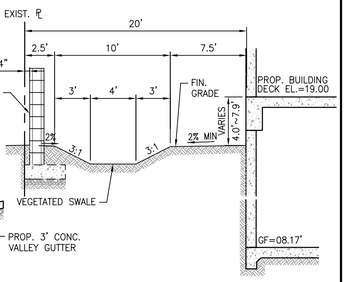


SECTION (C/2)
N.T.S.



SECTION (D/2)
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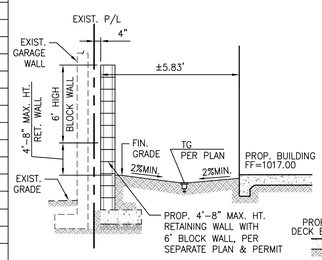

SECTION (E/2)
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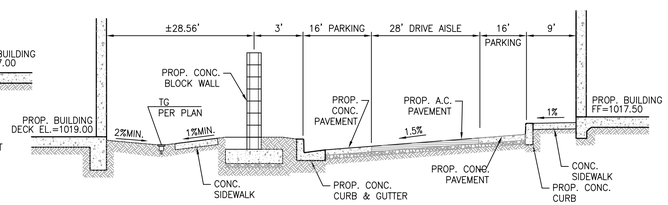

SECTION (F/2)
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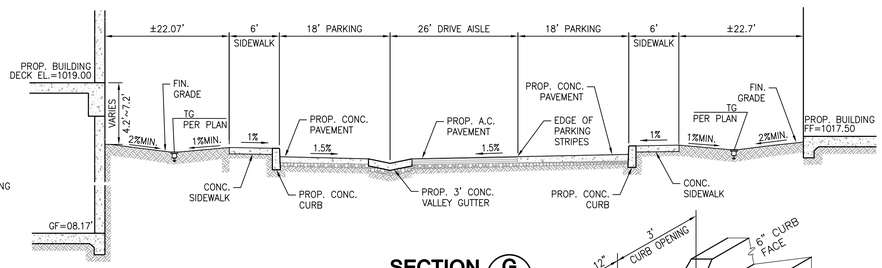

SECTION (G/2)
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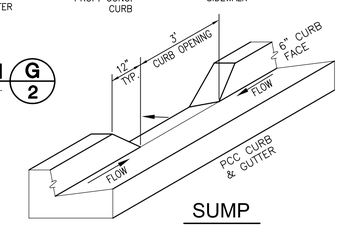
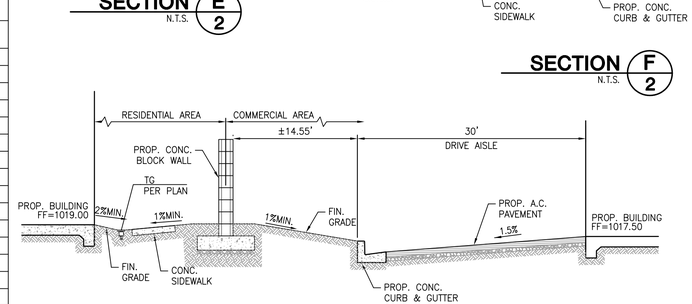


SUMP

CONCRETE CURB OPENING (N/2)
N.T.S.



SECTION (H/2)
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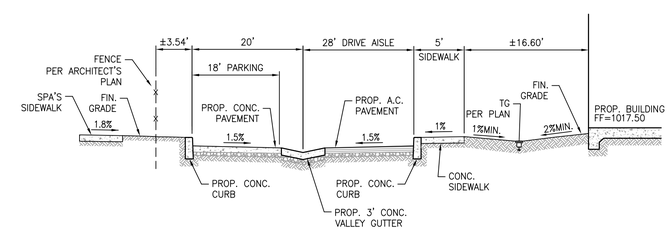
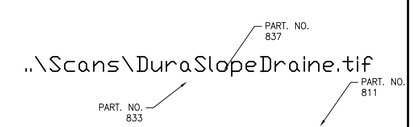
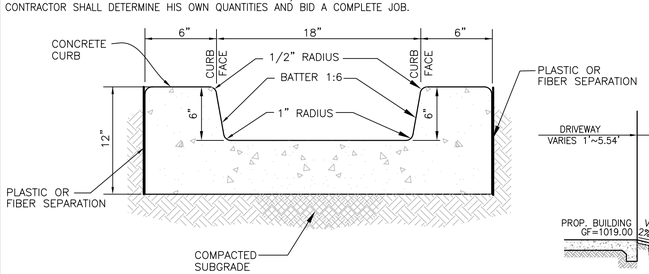
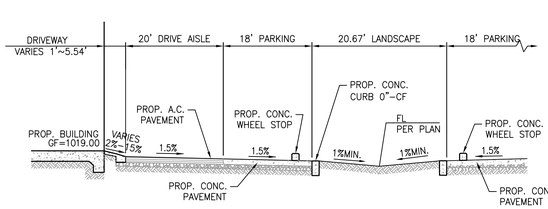


SECTION (I/2)
N.T.S.

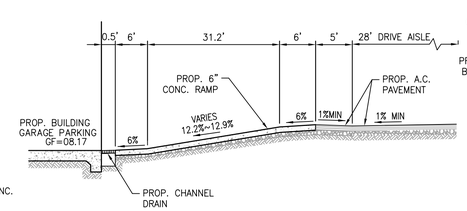




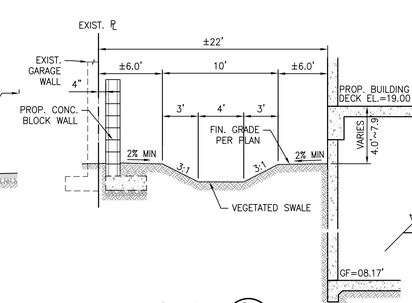
CURB THRU PLANTER DETAIL (M/2)
N.T.S.



SECTION (J/2)
N.T.S.

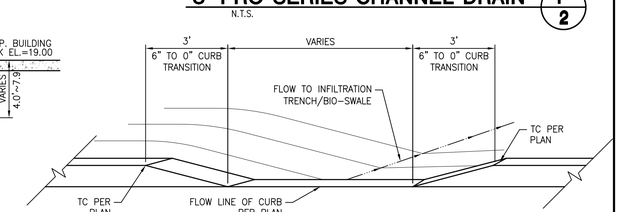


SECTION (K/2)
N.T.S.



SECTION (L/2)
N.T.S.

8" PRO SERIES CHANNEL DRAIN (P/2)
N.T.S.



CONCRETE CURB TRANSITION (Q/2)
N.T.S.

SHEET 2 OF 10

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCH MARK :
LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. G 4366 L & PK IN W CB 300MM N/O BCR @ SW COR DAMIEN AVENUE AND BONITA AVENUE 18M S & 5.5M W/O C/L INT.

ELEVATION: 1051.831 (2000 ADJUSTMENT) SAN DIMAS.

February 02, 2009
FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B, Ontario, California 91764
tel 909.581.0676 fax 909.581.0696 www.fuscoe.com
Name Date

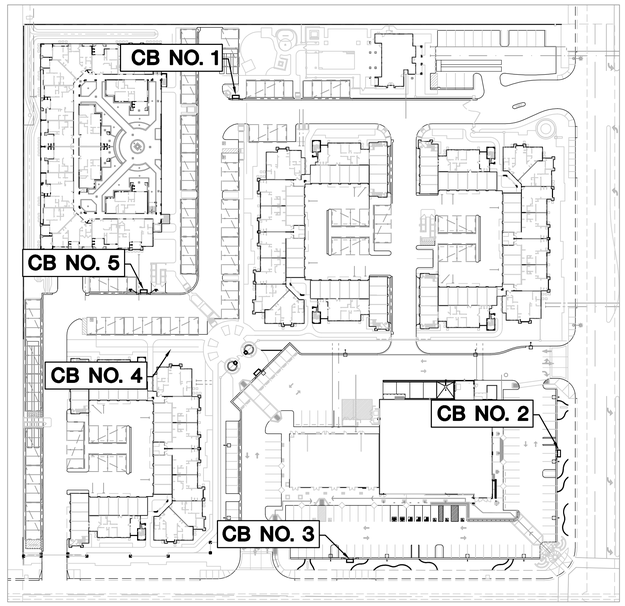
REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/09 CIVIL STATE OF CALIFORNIA

APPROVED BY CITY OF SAN DIMAS:
CITY ENGINEER DATE
REVIEWED BY CITY OF SAN DIMAS:
DIRECTOR OF DEVELOPMENT SERVICES DATE

DATE	BY	REVISIONS	DATE	APP'D

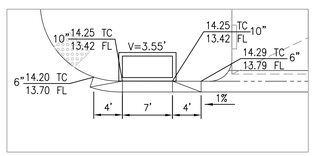
CITY OF SAN DIMAS
BONITA CANYON GATEWAY
TRACT NO. 69609
PRECISE GRADING PLAN
SECTION AND CONSTRUCTION NOTES

R:\RANCHO CUCAMONGA\PROJECTS\30071\01\GRADING\PGP-ULTIMATE\30070PG02DT.DWG (06-09-09 12:29:03PM) Plotted by: Jose Sanchez



CATCH BASIN LOCATION INDEX MAP

SCALE: 1"=80'



CATCH BASIN #1

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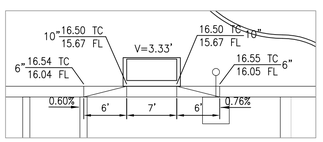

CATCH BASIN #2

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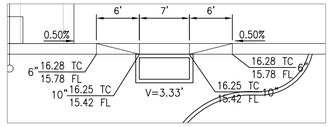
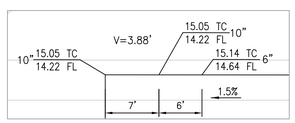


CATCH BASIN #3

N.T.S.



CATCH BASIN #4

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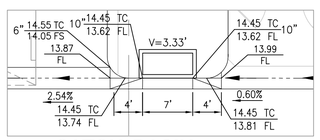
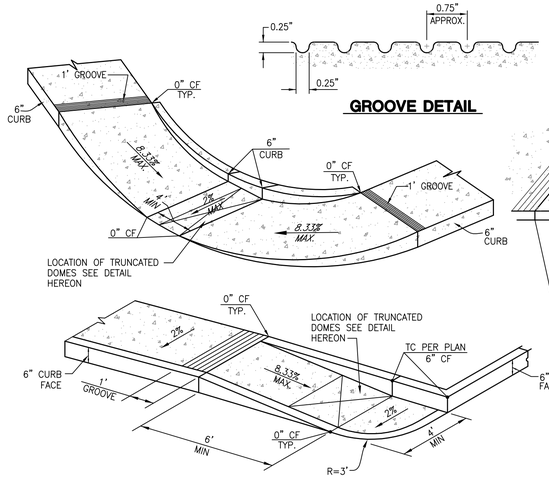
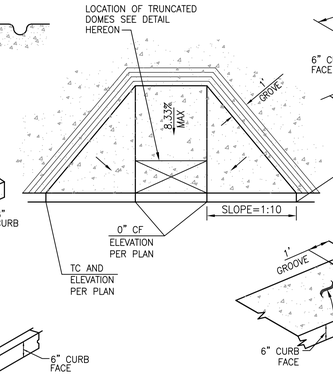
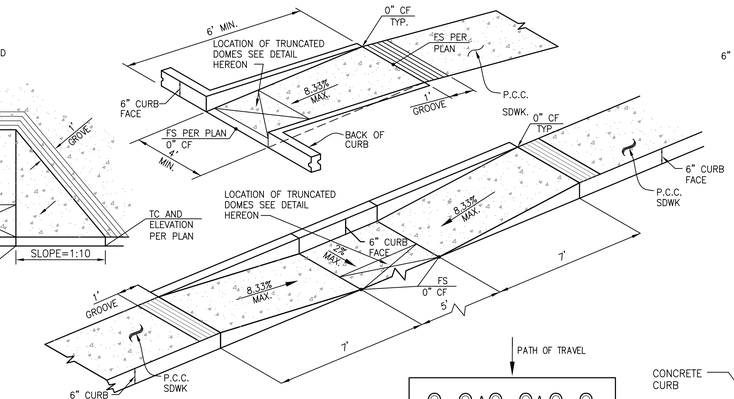


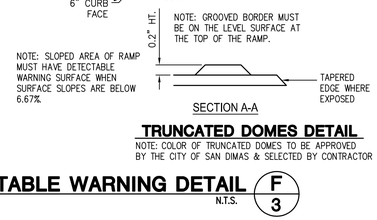
CATCH BASIN #5

N.T.S.



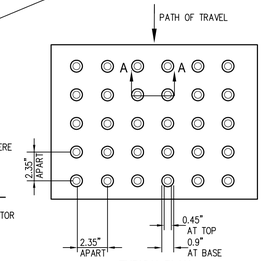






TRUNCATED DOMES DETAIL

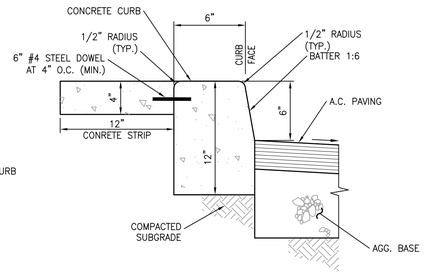
NOTE: COLOR OF TRUNCATED DOMES TO BE APPROVED BY THE CITY OF SAN DIMAS & SELECTED BY CONTRACTOR



TYPICAL PLAN

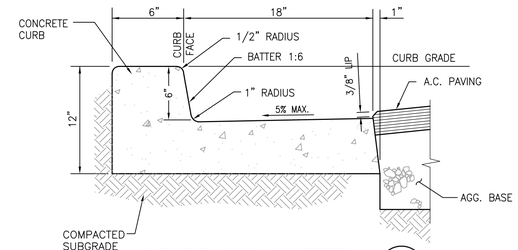
ACCESS RAMP DETECTABLE WARNING DETAIL (F/3)

N.T.S.



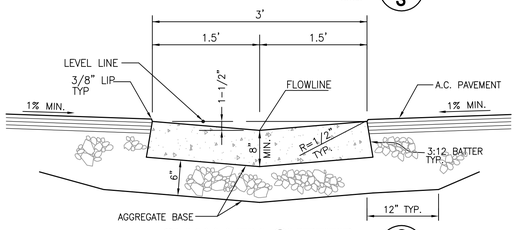
6" CURB DETAIL (A/3)

N.T.S.



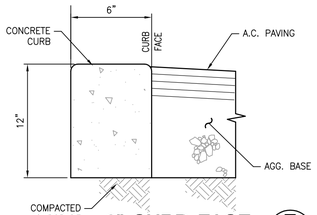
6" CURB AND GUTTER (B/3)

N.T.S.



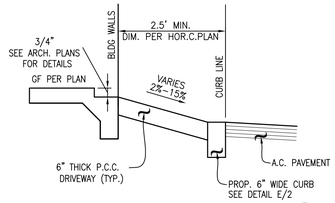
3' VALLEY GUTTER (C/3)

N.T.S.



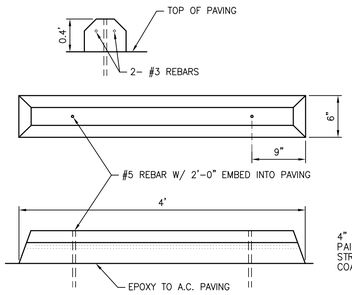
0" CURB FACE (E/3)

N.T.S.



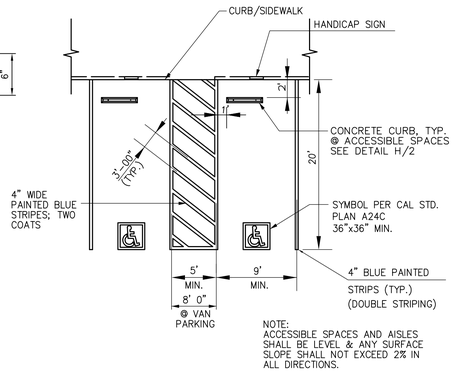
CONC. DRIVEWAY APRON (I/3)

N.T.S.



WHEEL STOP DETAIL (H/3)

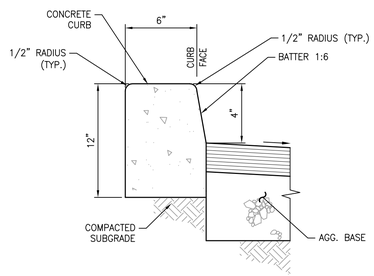
N.T.S.



NOTE:
ACCESSIBLE SPACES AND AISLES SHALL BE LEVEL & ANY SURFACE SLOPE SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

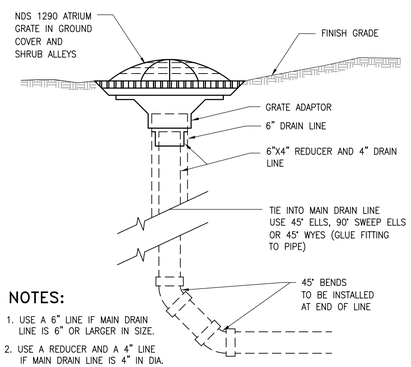
ACCESSIBLE PARKING STALL (G/3)

N.T.S.



4" CURB DETAIL (N/3)

N.T.S.

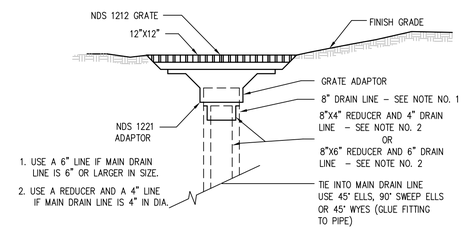


NOTES:

1. USE A 6" LINE IF MAIN DRAIN LINE IS 6" OR LARGER IN SIZE.
2. USE A REDUCER AND A 4" LINE IF MAIN DRAIN LINE IS 4" IN DIA.

6" ATRIUM DRAIN (L/3)

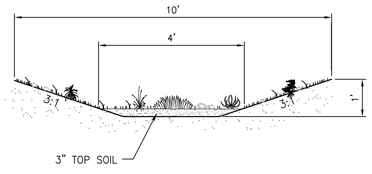
N.T.S.



1. USE A 6" LINE IF MAIN DRAIN LINE IS 6" OR LARGER IN SIZE.
2. USE A REDUCER AND A 4" LINE IF MAIN DRAIN LINE IS 4" IN DIA.

12" SQ. GRATE DRAIN (K/3)

N.T.S.



VEGETATED SWALE TYPICAL CROSS SECTION (J/3)

N.T.S.

HANDICAP PARKING NOTES :

1. ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE, CONSISTING OF:
   - A) A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND.
   - B) THE SIGN SHALL BE ≥70 IN^2 IN AREA
   - C) WHEN IN THE PATH OF TRAVEL, THEY SHALL BE POSTED ≥80" FROM THE BOTTOM OF THE SIGN TO PARKING SPACE FINISHED GRADE.
   - D) SIGNS MAY ALSO BE CENTERED ON THE WALL OF THE INTERIOR END OF THE PARKING SPACE ≥36" FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
   - E) SPACES COMPLYING WITH SECTION 1129B.4.2 SHALL HAVE AN ADDITIONAL SIGN "VAN–ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER SECTION 1129B.5.
   - F) IN ADDITION, THE SURFACE OF EACH ACCESSIBLE SPACE IS REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE ≥17"x22" WITH LETTERING NOT <1" IN HEIGHT. PER SECTION 1129B.5 REQUIRED WORDING IS AS FOLLOWS. "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACE NOT DISPLAYING DISTINGUISHED PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONE _____".

SHEET 3 OF 10

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCH MARK :
LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. G 4366 L & PK IN W CB 300MM N/O BCR @ SW COR DAMIEN AVENUE AND BONITA AVENUE 18M S & 5.5M W/O C/L INT.

ELEVATION: 1051.831 (2000 ADJUSTMENT) SAN DIMAS.

February 02, 2009
FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B, Ontario, California 91764
tel 909.581.0676 fax 909.581.0696 www.fuscoe.com
Name Date

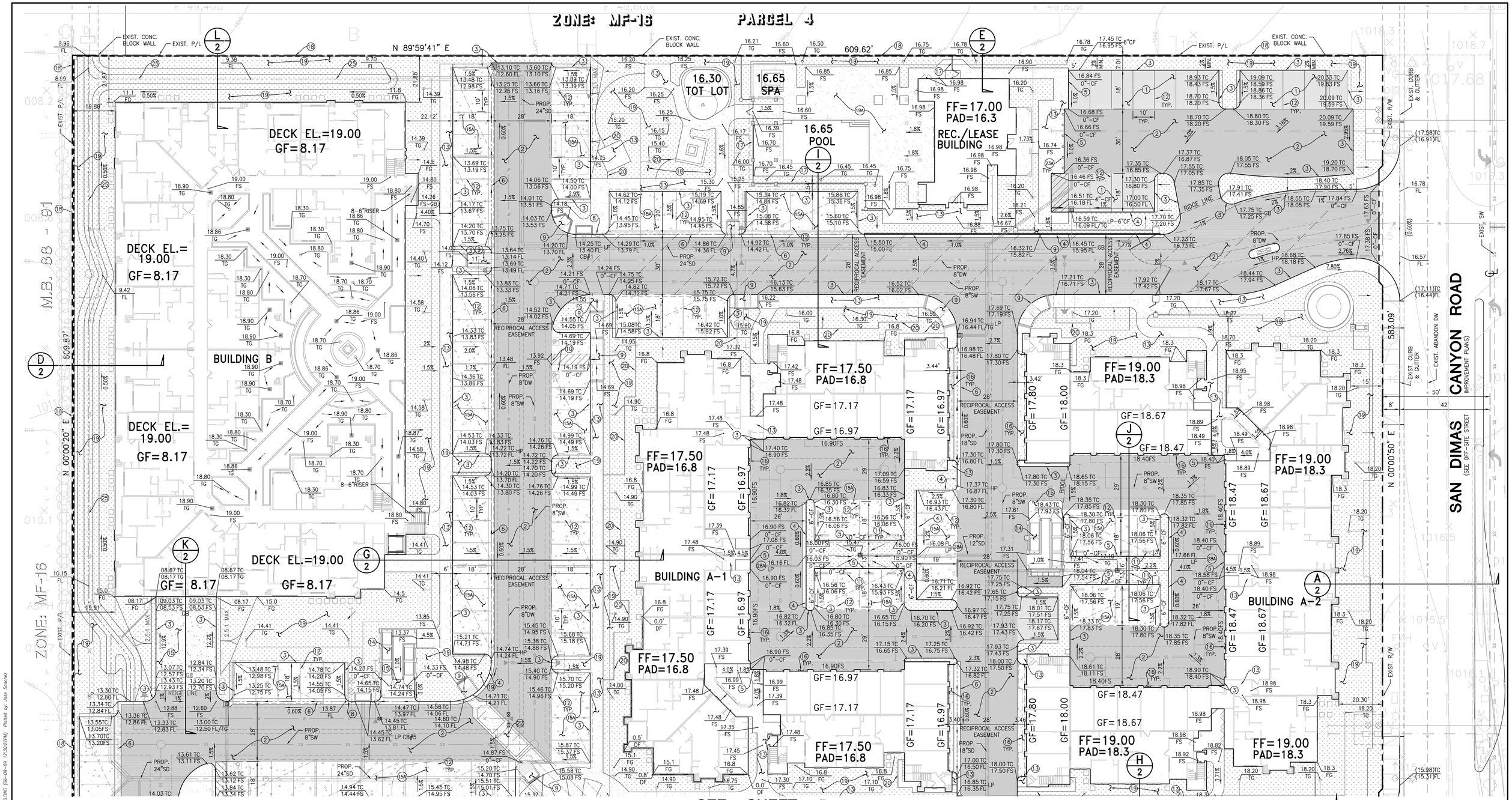
REGISTERED PROFESSIONAL ENGINEER
STEVEN L. ELLIS
NO. C 047255
Exp. 12/31/09
CIVIL
STATE OF CALIFORNIA

APPROVED BY CITY OF SAN DIMAS:
CITY ENGINEER DATE
REVIEWED BY CITY OF SAN DIMAS:
DIRECTOR OF DEVELOPMENT SERVICES DATE

DATE	BY	REVISIONS	DATE	APP'D

CITY OF SAN DIMAS
BONITA CANYON GATEWAY
TRACT NO. 69609
PRECISE GRADING PLAN
DETAIL SHEET

R:\RANCHO CUCAMONGA\PROJECTS\30070\01\GRADING\PGP-ULTIMATE\30070TPG03DT.DWG (06-09-09 12:29:51PM) Plotted by: Jose Sanchez



SEE SHEET 5

GRADING CONSTRUCTION NOTES

1. CONSTRUCT 3.0" AC/4.5" A.B. IN PARKING AREAS PER GEOTECHNICAL REPORTS
2. CONSTRUCT 3.5" AC/11" A.B. IN DRIVE AISLES PER GEOTECHNICAL REPORTS
3. CONSTRUCT 6" CURB ONLY PER DETAIL A/3 (+ 12' CONCRETE STRIP WHERE ADJOINS PARKING SPACE SIDE)
4. CONSTRUCT 6" CURB AND GUTTER PER DETAIL B/3
5. CONSTRUCT 0" CF PER DETAIL E/3
6. CONSTRUCT 3' VALLEY GUTTER PER DETAIL C/3
8. CONSTRUCT LOCAL DEPRESSION AND CURB OPENING CATCH BASIN PER DETAIL ON SHEET 3
9. CONSTRUCT ACCESSIBLE RAMP PER DETAIL F/3
10. CONSTRUCT ACCESSIBLE PARKING STALL AND SYMBOL PER DETAIL G/3
11. CONSTRUCT WHEEL STOP PER DETAIL H/3
12. PAINT 4" WIDE SOLID WHITE PARKING STRIPE
13. CONSTRUCT 4" THICK CONCRETE SIDEWALK ON 12" OF COMPACTED FILL PER GEOTECHNICAL REPORT (W=6')
14. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
15. CONSTRUCT 6" THICK CONCRETE ON 6" BASE MATERIAL
15A. CONSTRUCT 6" THICK CONCRETE ON 0" BASE PER GEOTECHNICAL REPORT
16. CONSTRUCT 6" THICK CONCRETE DRIVEWAY APRON PER DETAIL I/3
17. CONSTRUCT PERIMETER FENCE AND GATES PER LANDSCAPE ARCHITECT'S PLAN
18. CONSTRUCT RETAINING WALL, PER SEPARATE PLAN & PERMIT, COLOR AND FINISH PER ARCHITECTURAL PLANS
19. LANDSCAPE AND PLANTING AREA PER LANDSCAPE ARCHITECT'S PLAN
19A. POOL AREA DRAINS PER LANDSCAPE ARCHITECT'S PLAN
20. CONSTRUCT MOW STRIP PER LANDSCAPE ARCHITECT'S PLAN (FOR REFERENCE ONLY)
23A. CONSTRUCT BOLLARDS PER LANDSCAPE ARCHITECT'S PLAN
25. CONSTRUCT VEGETATED SWALE PER PLAN AND SECTION J/3
26. CONSTRUCT 6" THICK CONCRETE RAMP PER SECTION K/2
27. INSTALL TRUNCATED DOMES PER PLAN AND DETAIL ON SHEET 3
28. CONSTRUCT CURB-THRU-PLANTER PER DETAIL M/2
28A. CONSTRUCT CURB TRANSITION PER DETAIL Q/2
29. CONSTRUCT 4" CURB ONLY PER DETAIL N/3

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

SHEET 4 OF 10

DIG ALERT

DIAL TOLL FREE
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AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BENCH MARK :

LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NO. G 4366 L & PK IN W CB 300MM N/O BCR @ SW COR DAMIEN AVENUE AND BONITA AVENUE 18M S & 5.5M W/O C/L INT.

ELEVATION: 1051.831 (2000 ADJUSTMENT) SAN DIMAS.

February 02, 2009

FUSCOE ENGINEERING
2850 Inland Empire Boulevard, Suite B, Ontario, California 91764
tel 909.581.0676 fax 909.581.0696 www.fuscoe.com

Name Date

REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/09 CIVIL STATE OF CALIFORNIA

APPROVED BY CITY OF SAN DIMAS:

CITY ENGINEER DATE

REVIEWED BY CITY OF SAN DIMAS:

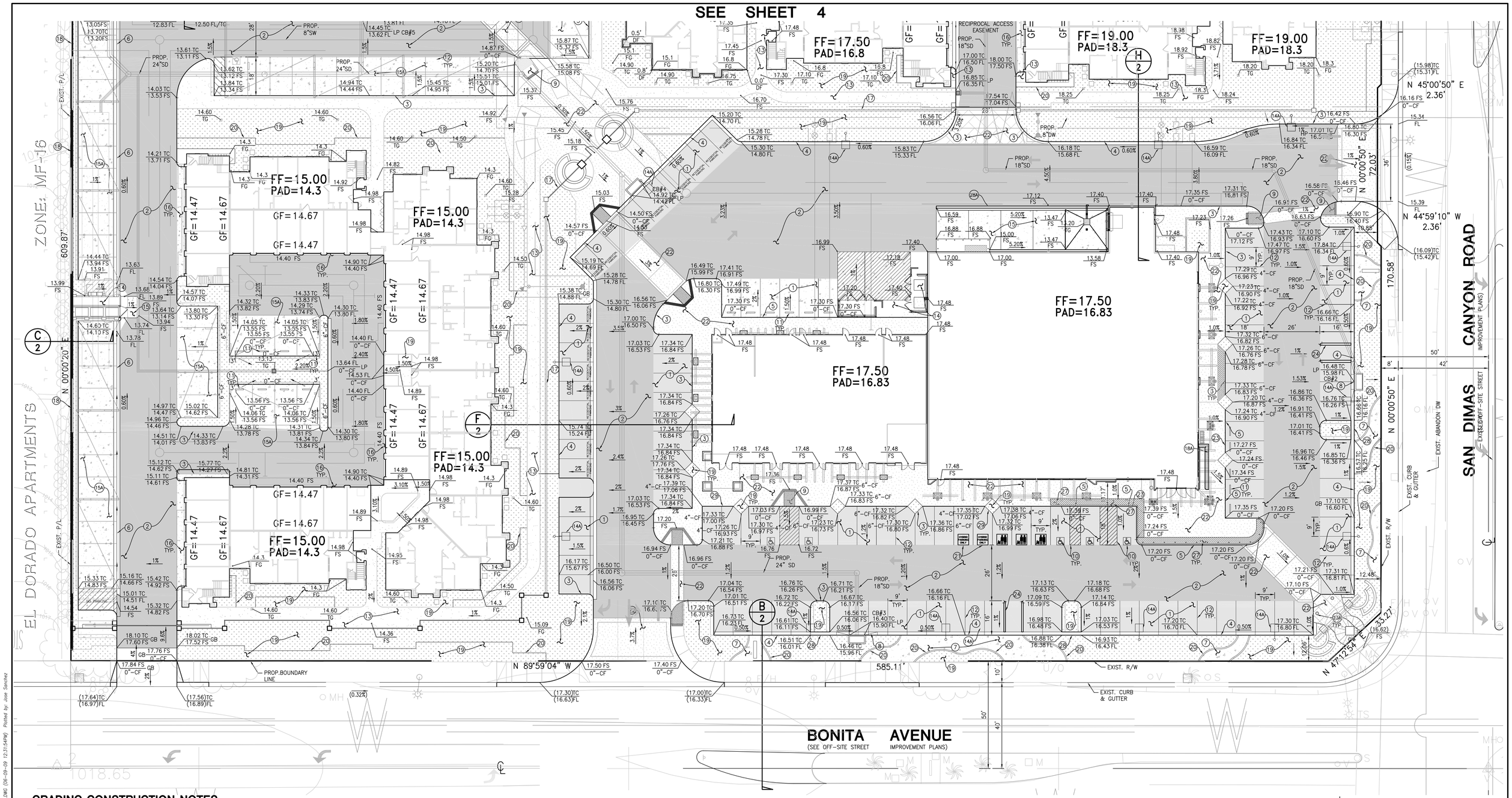
DIRECTOR OF DEVELOPMENT SERVICES DATE

DATE	BY	REVISIONS	DATE	APP'D

CITY OF SAN DIMAS

BONITA CANYON GATEWAY
TRACT NO. 69609
PRECISE GRADING PLAN

R:\RANCHO CUCAMONGA\PROJECTS\30070\01\GRADING\PGP-ULTIMATE\30070TPGP4PC.DWG (06-09-09 12:30:22PM) Plotted by: Jose Sanchez



GRADING CONSTRUCTION NOTES

1. CONSTRUCT 3.0" AC/4.5" A.B. IN PARKING AREAS PER GEOTECHNICAL REPORTS
2. CONSTRUCT 3.5" AC/11" A.B. IN DRIVE AISLES PER GEOTECHNICAL REPORTS
3. CONSTRUCT 6" CURB ONLY PER DETAIL A/3 (+ 12' CONCRETE STRIP WHERE ADJOINS PARKING SPACE SIDE)
4. CONSTRUCT 6" CURB AND GUTTER PER DETAIL B/3
5. CONSTRUCT 0" CF PER DETAIL E/3
6. CONSTRUCT 3' VALLEY GUTTER PER DETAIL C/3
7. CONSTRUCT STONE PAVING PER LANDSCAPE ARCHITECT'S PLAN
8. CONSTRUCT LOCAL DEPRESSION AND CURB OPENING CATCH BASIN PER DETAIL ON SHEET 3
9. CONSTRUCT ACCESSIBLE RAMP PER DETAIL F/3
10. CONSTRUCT ACCESSIBLE PARKING STALL AND SYMBOL PER DETAIL G/3
11. CONSTRUCT WHEEL STOP PER DETAIL H/3
12. PAINT 4" WIDE SOLID WHITE PARKING STRIPE
13. CONSTRUCT 4" THICK CONCRETE SIDEWALK ON 12" OF COMPACTED FILL PER GEOTECHNICAL REPORT (W=6')
14. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
14A. CONSTRUCT LIGHT POLE PER ARCHITECT'S PLANS
15. CONSTRUCT 6" THICK CONCRETE ON 6" BASE MATERIAL
15A. CONSTRUCT 6" THICK CONCRETE ON 0" BASE PER GEOTECHNICAL REPORT
16. CONSTRUCT 6" THICK CONCRETE DRIVEWAY APRON PER DETAIL I/3
17. CONSTRUCT PERIMETER FENCE AND GATES PER LANDSCAPE ARCHITECT'S PLAN
18. CONSTRUCT RETAINING WALL, PER SEPARATE PLAN & PERMIT, COLOR AND FINISH PER ARCHITECTURAL PLANS
18A. CONSTRUCT 6' SCREEN WALL PER ARCHITECT'S PLANS
19. LANDSCAPE AND PLANTING AREA PER LANDSCAPE ARCHITECT'S PLAN
20. CONSTRUCT MOW STRIP PER LANDSCAPE ARCHITECT'S PLAN (FOR REFERENCE ONLY)
21. CONSTRUCT ELECTRICAL VEHICLE PARKING STALL AND SYMBOL BY OTHERS
22. CONSTRUCT ENHANCED PAVING PER LANDSCAPE ARCHITECT'S PLAN
23. CONSTRUCT WARNING STRIPE PER LANDSCAPE ARCHITECT'S PLAN
23A. CONSTRUCT BOLLARDS PER LANDSCAPE ARCHITECT'S PLAN
24. CONSTRUCT CART BIN PER LANDSCAPE ARCHITECT'S PLAN
27. INSTALL TRUNCATED DOMES PER PLAN AND DETAIL ON SHEET 3
28. CONSTRUCT CURB-THRU-PLANTER PER DETAIL M/2
28A. CONSTRUCT CURB TRANSITION PER DETAIL Q/2
29. CONSTRUCT 4" CURB ONLY PER DETAIL N/3

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SHEET 5 OF 10

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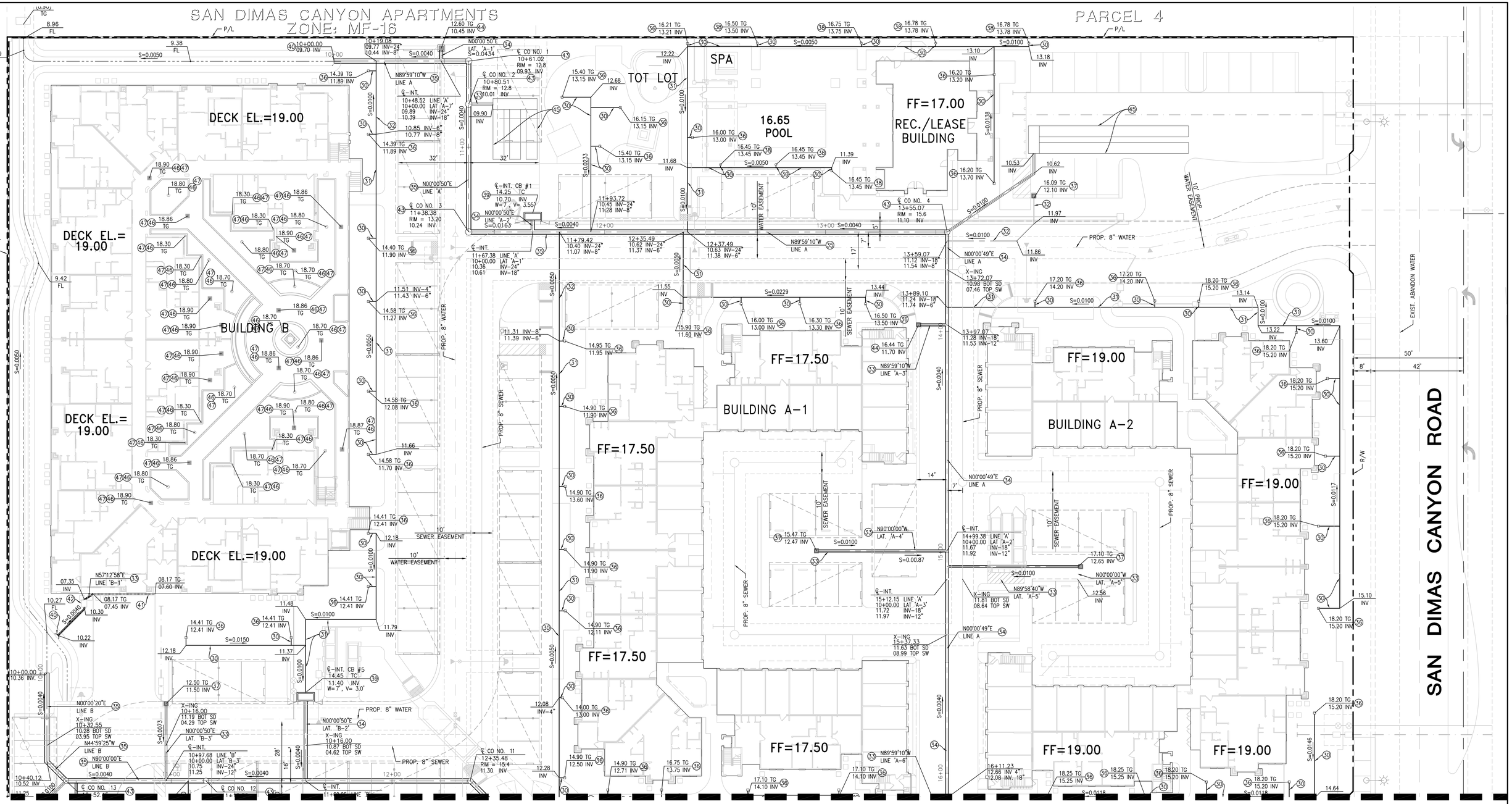
TRACT NO. 69609
PRECISE GRADING PLAN

R:\RANCHO CUCAMONGA\PROJECTS\30071\01\GRADING\PGP-ULTIMATE\30070PGDGPC.DWG (06-09-09 12:31:54PM) Plotted by: Jose Sanchez



STORM DRAIN CONSTRUCTION NOTES

(30) CONSTRUCT 4" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL
(31) CONSTRUCT 6" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL
(32) CONSTRUCT 8" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL
(33) CONSTRUCT 12" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL
(34) CONSTRUCT 18" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL
(35) CONSTRUCT 24" CONTECH A-2000 PVC DRAIN LINE OR APPROVED EQUAL
(36) CONSTRUCT 12"X12" NDS 1212 CATCH BASIN OR APPROVE EQUAL PER DETAIL K/3
(37) CONSTRUCT 18" x18" BROOKS BOX OR APPROVED EQUAL
(38) CONSTRUCT 6" NDS 1290 ATRIUM GRATE INLET OR APPROVED EQUAL PER DETAIL L/3
(39) CONSTRUCT CURB OPENING CATCH BASIN PER DETAILS ON SHEET 3
(40) CONSTRUCT CONCRETE HEADWALL
(41) INSTALL NDS DURA SLOPE CHANNEL DRAIN PER DETAIL P/2
(42) INSTALL SUMP PUMP PER MECHANICAL PLANS
(43) CONSTRUCT STORM DRAIN CLEANOUT
(44) CONSTRUCT 24"x24" BROOKS BOX OR APPROVED EQUAL
(45) INSTALL 60" CMP CONTECH UNDERGROUND RETENTION SYSTEM

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
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SHEET 6 OF 10

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R:\RANCHO CUCAMONGA\PROJECTS\3007\01\GRADING\PGP-ULTIMATE\300701PGD650.DWG (06-09-09 12:32:48PM) Plotted by: Jose Sanchez