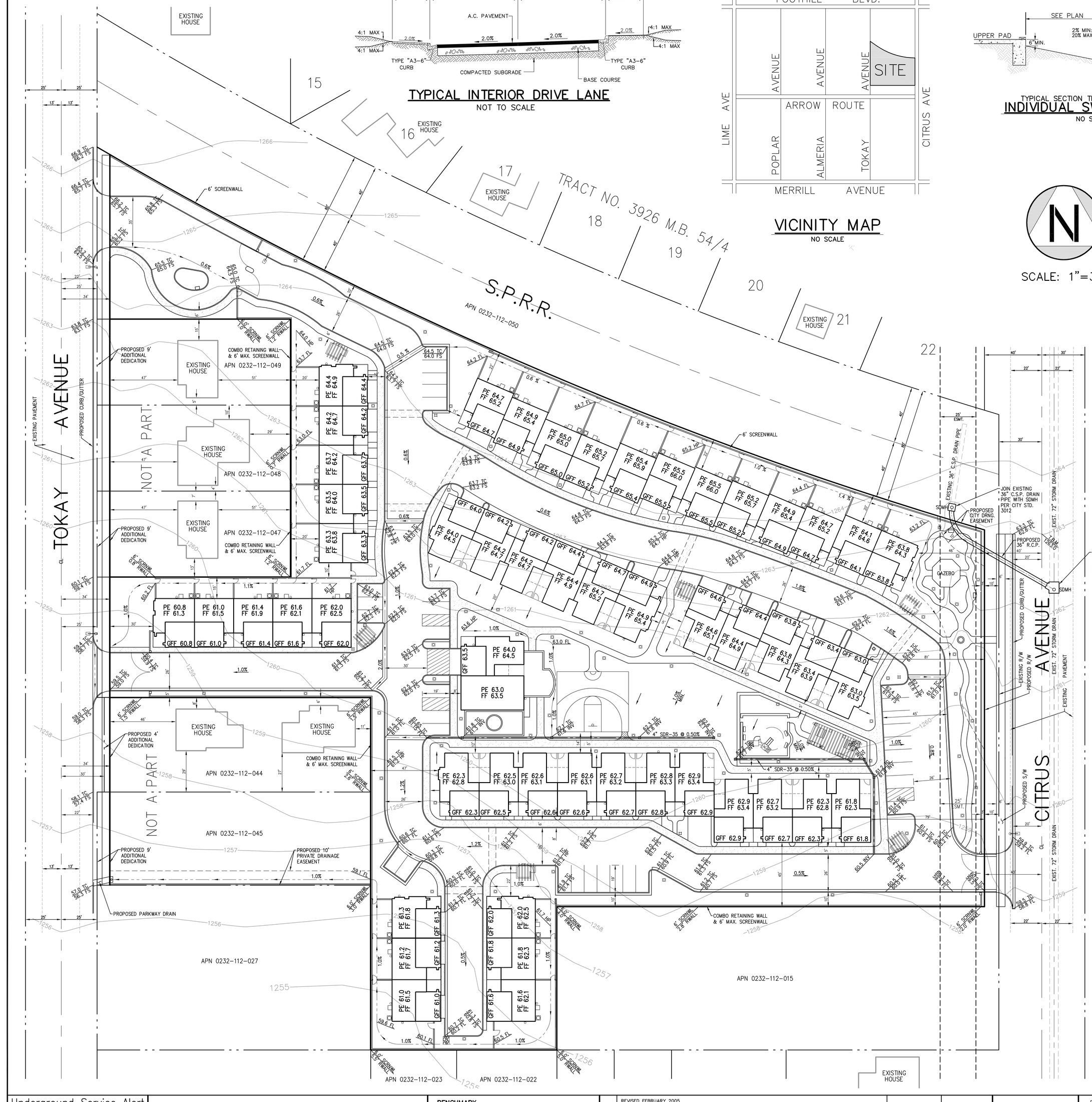
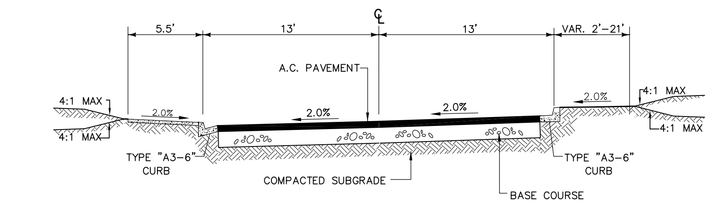
CITY OF FONTANA, CALIFORNIA

PRELIMINARY GRADING PLAN
CITRUS AVENUE APARTMENTS

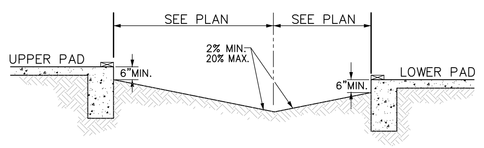
JUNE 2007





TYPICAL INTERIOR DRIVE LANE
NOT TO SCALE

VICINITY MAP
NO SCALE



TYPICAL SECTION THROUGH SIDEYARDS

INDIVIDUAL SWALES DETAIL
NO SCALE

SCALE: 1"=30'

OWNER:
OASIS HOMES
9267 HAVEN AVENUE, SUITE 240 B
RANCHO CUCAMONGA, CA. 91730
PH: (909) 481-9400

ENGINEER/MAP PREPARER:
SITETECH, INC.
38248 POTATO CANYON RD.
OAK GLEN, CA. 92399
PH: (909) 864-3180

SITE ADDRESS
CITRUS AVENUE
FONTANA, CA 92336

LEGAL DESCRIPTION
A PORTION OF LOT 176 & 177 OF ETIWANDA VINEYARDS TRACT, RECORDED IN MAP BOOK 17, PAGE 29, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA. 92335
(909) 350-6632

PACIFIC BELL CO.
ATTN: NORMA GUILLOT
1265 N. VAN BUREN STREET
SUITE 180
ANAHEIM, CA. 92807
(714) 666-5401

SO. CALIFORNIA GAS COMPANY
ATTN: GREG GASPAR
6231 VALLEY BLVD.
FONTANA, CA 92335
(909) 428-8411
EMERGENCIES: (800) 427-2200

COMCAST (CABLE TV)
ATTN: JACK HAYES 1205
DUPONT AVENUE, ONTARIO, CA. 91761
(909) 390-4738

VERIZON
ATTN: STEVE HOCK
1400 E. PHILLIPS BLVD.
POMONA, CA. 91766
(909) 469-6327

SO. CALIFORNIA EDISON COMPANY
7951 REDWOOD AVE.,
FONTANA, CA. 92335
(909) 820-5598- UNDERGROUND
(909) 875-5100- TRANSMISSIONS
(213) 637-1233- PIPELINES
(909) 357-6233- DISTRIBUTION

FONTANA WATER COMPANY
ATTN: MICHAEL J. McGRAW
8840 NUEVO AVENUE
FONTANA, CA. 92335
(909) 822-2201
FAX (909) 823-5046

CRAWFORD CANYON MUTUAL WATER CO.
ATTN: BASIL J. FABRIZIO
(909) 463-9580

WEST SAN BERN WATER CO.
ATTN: LON TSAI
855 W. BASELINE ROAD
RIALTO, CA. 92377

RAW EARTHWORK QUANTITIES:

EXCAVATION	EMBANKMENT
655 C. YDS.	6,985 C. YDS.
IMPORT REQUIRED	6,330 C. YDS. (IN PLACE)

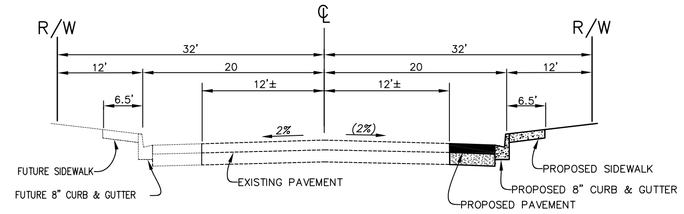
SITE ACREAGE
4.88 GROSS ACRES
4.48 NET ACRES

LEGEND:

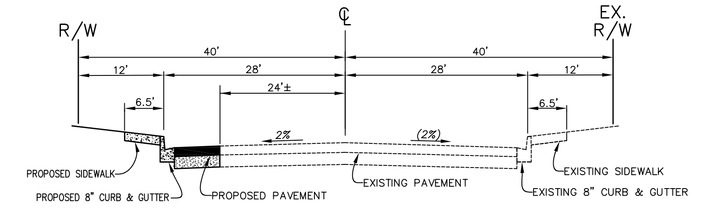
- 1400 — INDICATES EXISTING CONTOUR
- — INDICATES STREET CENTERLINE
- — INDICATES CURB LINE
- — INDICATES EX STREET RIGHT-OF-WAY
- — INDICATES BOUNDARY LINE
- — INDICATES FLOW LINE
- — INDICATES SLOPED AREA
- — INDICATES RETAINING WALL
- — INDICATES SCREENING WALL
- — INDICATES FENCING
- — INDICATES PLANTER CURBING
- P.E.=50.0 — INDICATES PAD ELEVATION
- F.F.=50.5 — INDICATES FINISH FLOOR ELEVATION
- TC — INDICATES TOP OF CURB
- FL — INDICATES FLOW LINE
- FG — INDICATES FINISH GRADE
- FS — INDICATES FINISH SURFACE

PRELIMINARY GRADING NOTES:

1. ALL WORK SHOWN HERE ON SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND SPECIFICATIONS, AND CHAPTER 33 OF THE UNIFORM BUILDING CODE, LATEST EDITION, AND THE CONTRACT DOCUMENTS.
2. MINIMUM GRADES SHALL BE:
   (A) CONCRETE STRUCTURES, "V" GUTTERS, CURB AND GUTTER, ETC. =0.50%
   (B) ASPHALT, TURF, GRADED SOIL, ETC. =1.0%
3. ALL MANUFACTURED SLOPES ARE 2(H): 1(V) UNLESS OTHERWISE NOTED ON THE PLANS. NO SLOPE SHALL BE CONSTRUCTED STEEPER THAN 2(H): 1(V).
4. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING, RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
5. AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
6. THE EXPOSED SOILS SHALL BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATION AND AS CONTAINED IN THE SOILS REPORT.
7. THE EXPOSED SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES, BROUGHT TO A PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE APPENDIX SECTION 3305 OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER, PER LATEST U.B.C.
8. IF ANY UNFORESEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
9. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO BE DEPOSITED ONTO PUBLIC OR ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATION.
10. PRIOR TO THE START OF ANY BUILDING CONSTRUCTION THE CONTRACTOR SHALL FURNISH THE CITY WITH CERTIFICATION FROM THE CIVIL ENGINEER AND SOILS ENGINEER THAT BUILDING SUB-GRADE PADS ARE WITHIN 0.10 FOOT OF THE APPROVED PLANS AND THAT THE PROPER COMPACTION AND PREPARATION HAS BEEN OBTAINED.
11. NO GRADING SHALL COMMENCE WITHOUT OBTAINING GRADING PERMIT AND NOTIFYING GRADING INSPECTOR 24 HOURS PRIOR TO STAR OF WORK.
12. RESPONSIBILITY FOR GRADING AND INSPECTION SHALL BE ASSUMED BY THE ENGINEERS OF WORK IN ACCORDANCE WITH APPENDIX 3317.2 OF THE UNIFORM BUILDING CODE, LATEST EDITION.
13. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILLING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
14. CERTIFICATES OF FINAL LOT GRADING ARE TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL BUILDING INSPECTION.
15. AN AS-GRADED GRADING PLAN AND CERTIFICATION OR COMPLIANCE WITH SAID GRADING PLAN IS TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO THE RELEASE OF THE GRADING BOND AND PRIOR TO THE FINAL GRADING INSPECTION.
16. NO ADJUSTMENT OF ELEVATION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE BUILDING OFFICIAL AND THE CIVIL ENGINEER OF RECORD.
17. ALL P.C.C. WATER CARRYING DEVICES WITH MINIMUM SLOPES LESS THAN 0.5% WILL BE WATER TESTED PRIOR TO FINAL FINISH. ANY RESIDENTIAL PONDING IN EVIDENCE AT TIME OF INSPECTION SHALL BE CAUSE FOR REMOVAL AND REPLACEMENTS.
18. ALL WALLS OVER 3 FEET IN FINISH HEIGHT REQUIRES SEPARATE PERMITS AND INSPECTION ISSUED BY ENGINEERING DIVISION.
19. ALL WORK WITHIN PUBLIC RIGHTS OF WAY REQUIRES SEPARATE PERMITS AND INSPECTION ISSUED BY ENGINEERING DIVISION.
20. ALL TRENCH BACKFILL TO BE CERTIFIED BY SOILS ENGINEER.
21. GRADING CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER NOT LESS THAN 72 HOURS IN ADVANCE OF THE LOCATION OF ANY SOILS PROPOSED FOR IMPORT EACH PROPOSED IMPORT SOURCE SHALL BE SAMPLED, TESTED, AND APPROVED PRIOR TO DELIVERY OF SOILS FOR USE ON THE SITE.
22. THIS PLAN SUBSTANTIALLY CONFORMS TO THE SOILS REPORT
23. GRADING CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FPR RESOLUTIONS PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.
24. GRADING CONTRACTOR SHALL IMPLEMENT SAND BAG EROSION CONTROL MEASURES AS NECESSARY TO PROTECT THE GRADING OPERATIONS AND ADJACENT PROPERTY. EROSION CONTROL MEASURES TO BE IMPLEMENTED IN ACCORDANCE WITH THE CHAPTER 33 OF THE U.B.C., LATEST EDITION.
25. ALL GRADING SHALL CEASE DURING PERIODS OF WINDS IN EXCESS OF 25 MPH. SITE SHALL BE KEPT CONTINUOUSLY WATERED DURING PERIODS OF HIGH WINDS TO PREVENT AIRBORNE EROSION



TOKAY AVENUE
NO SCALE



CITRUS AVENUE
NO SCALE

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

BENCHMARK
SOUTHWEST CORNER OF WALNUT AND SIERRA AVENUES, 32 FEET SOUTH OF WALNUT AVENUE, 42 FEET WEST OF SIERRA AVENUE, DRIVE PIN IN P.P.#144113E, 70-63. FACES INTERSECTION. ELEV: 1470.7550

T.B.M. – TOP OF EXISTING CL PAVEMENT IN CITRUS AVENUE N.E. CORNER OF PROJECT. ELEV.=1263.0

SYM	REVISIONS	DATE	BY
	REVISED FEBRUARY 2005		

REGISTERED PROFESSIONAL ENGINEER — BERNARD K. MATSEN — NO. 36866 Exp. 6-30-08 — CIVIL — STATE OF CALIFORNIA

SITETECH INC.
38248 POTATO CANYON RD., OAK GLEN, CALIFORNIA 92399
PH: (909) 864-3180 FAX: (909) 864-0850

ENGINEER:

SCALE	1"=30'
JOB NO.	
DESIGN	
DRAWN	
CHECKED	

CITY OF FONTANA

CITRUS AVENUE APARTMENTS
PRELIMINARY GRADING PLAN

SHEET 1 OF 1 SHEETS

PROJECT No.