

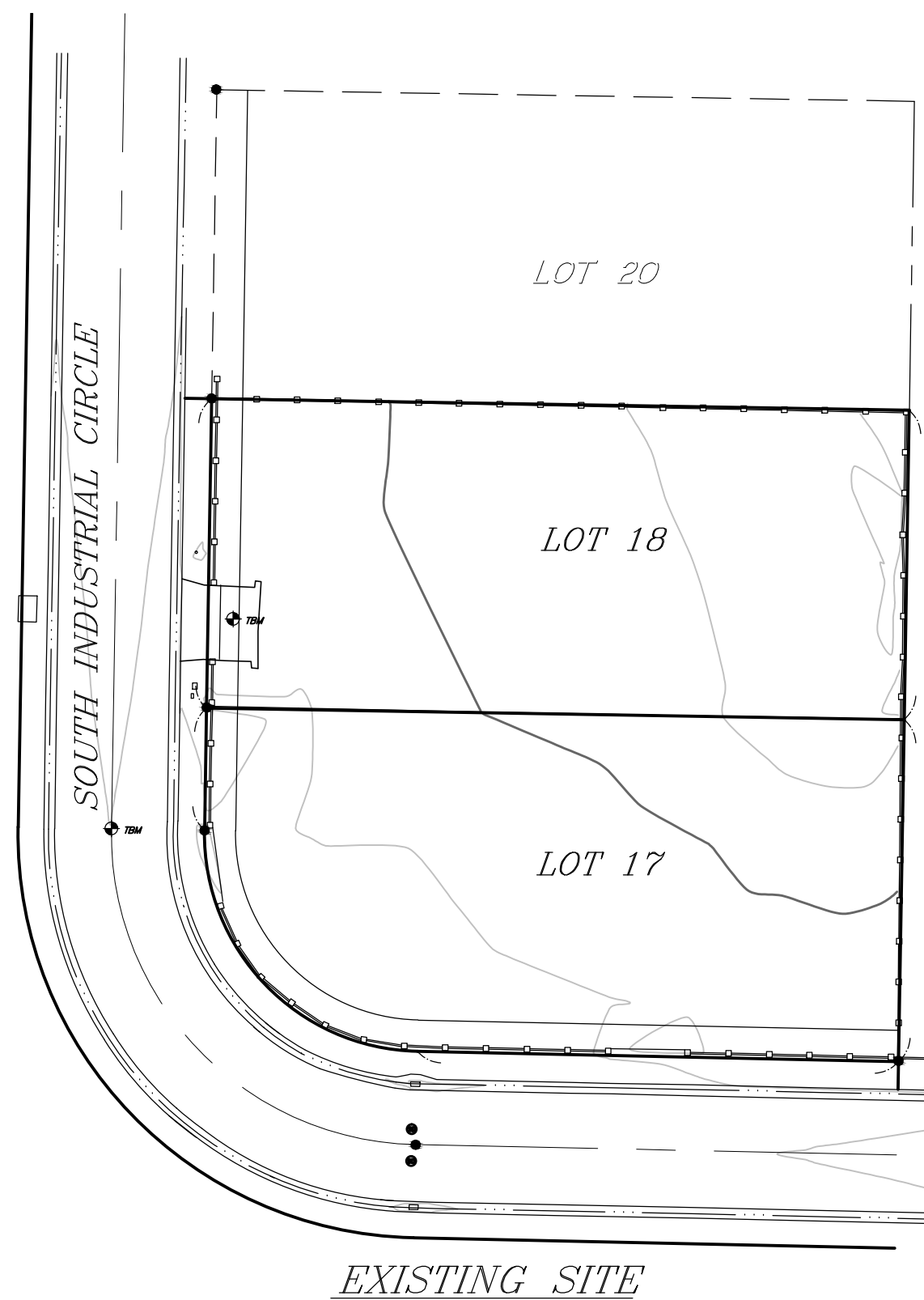


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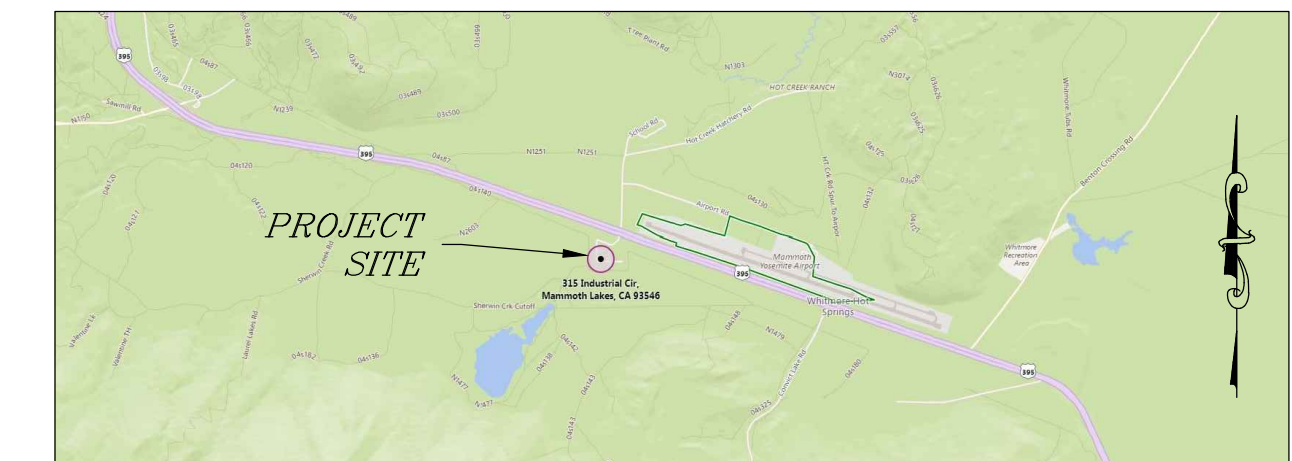
GRADING AND DRAINAGE PLAN

315 INDUSTRIAL CIRCLE
MONO COUNTY, CALIFORNIA



UTILITY NOTE

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS...



VICINITY MAP
N. T. S.

ABBREVIATIONS

Table listing abbreviations such as AB (Aggregate Base), AC (Asphalt Concrete), CONC (Concrete), CY (Cubic Yards), EL (Elevation), EX, EXIST (Existing), FL (Flow Line), FS (Finished Surface Elevation), GB (Grade Break), HP (High Point), INV (Invert Elevation), ROW (Right of Way), SF (Square Feet), TC (Top of Curb), TG (Top of Grate), and TYP (Typical).

LEGEND

Legend table defining symbols for Property Line, Ex. Fence, Existing Ground Contour & Elev., Grade Rate, Spot Elevation, Existing Spot Elevation, Storm Drain Manhole, Fire Hydrant, and Temporary Benchmark.

BENCHMARK NOTE:

ELEVATIONS ARE BASED ON NAVD 1988 DATUM. BENCHMARK IS THE REBAR IN CENTER LINE MONUMENT AS SHOWN. ELEVATION = 7108.89'

GRADING AND SITEWORK SPECIFICATIONS

GENERAL:

- 1. CONTRACTOR SHALL PERFORM PROJECT ACTIVITIES IN CONFORMANCE WITH MONO COUNTY ORDINANCES AND STANDARDS...
2. ALL WORK SHALL CONFORM TO THESE PLANS, SPECIFICATIONS, MONO COUNTY STANDARDS, AND THE "STANDARD SPECIFICATIONS" (2015 EDITION) ISSUED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)...

Table with columns for INSPECTION, CONSTRUCTION STAKING, and SOILS TESTING, listing Triad/Holmes Assoc. and Sierra Geotechnical Services.

- 8. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 8:00 PM MONDAY THROUGH SATURDAY (NO OPERATIONS ALLOWED ON SUNDAY)...
9. THE LIMITS OF CONSTRUCTION SPECIFIED ON THESE PLANS SHALL BE CAREFULLY AND FULLY FLAGGED PRIOR TO START OF CONSTRUCTION...

GRADING:

- 12. AREAS TO BE GRADED SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS...
13. TOPSOIL REMOVED DURING CLEARING ACTIVITIES SHALL BE STOCKPILED WITHIN THE APPROVED LIMITS OF CONSTRUCTION FOR RE-APPLICATION TO SLOPES AND DISTURBED AREAS...

EROSION CONTROL:

- 18. CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR REPORT OF WASTE DISCHARGE, AS APPLICABLE...
19. CONSTRUCTION ACTIVITIES SHALL CEASE BY OCTOBER 15 AND THE PROJECT SHALL BE PREPARED FOR WINTER CONDITIONS AT THAT TIME...

20. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF...

21. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.

22. ALL EXPOSED SOIL SURFACES TO REMAIN SHALL BE STABILIZED AND/OR RESEEDED IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN OR AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AS APPLICABLE...

Table listing seeding rates: HARD FESCUE GRASS (20 LB./ACRE), LUPIN (5 LB./ACRE), CRESTED WHEAT GRASS (20 LB./ACRE), SAGEBRUSH (5 LB./ACRE), and PUBESCENT WHEAT GRASS (20 LB./ACRE).

23. SEEDED SLOPES SHALL BE PROTECTED BY INSTALLATION OF AN EROSION CONTROL BLANKET, "NORTH AMERICAN GREEN SC150", OR APPROVED EQUAL, SECURED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

24. AT NO TIME SHALL THE CONTRACTOR DENATURE THE PROJECT SITE BY PUMPING INTO BODIES OF WATER, STORM DRAINS, OR A SUBDRAIN SYSTEM.

MATERIALS:

25. CONTRACTOR SHALL CONTACT MONO COUNTY DEPARTMENT OF PUBLIC WORKS TO SCHEDULE FIELD OBSERVATION PRIOR TO BACKFILLING ANY UTILITY TRENCH OR CULVERT AND PRIOR TO PAVING OR INSTALLATION OF CONCRETE.

26. COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OR TESTING FIRM IDENTIFIED IN THESE SPECIFICATIONS ON EACH LIFT OF FILL. ALL COMPACTION TESTS REQUIRED BY THESE SPECIFICATIONS SHALL BE PERFORMED PURSUANT TO ASTM D-1557-03 (OR MOST RECENT EDITION)...

27. SUBGRADE IN AREAS TO RECEIVE FILL SHALL BE SCARIFIED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY FOR THE UPPER 12 INCHES.

28. SUBGRADE IN AREAS TO BE PAVED SHALL BE SCARIFIED, MOISTURE-CONDITIONED, AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY FOR THE UPPER 12 INCHES.

29. STRUCTURAL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO A MINIMUM OF 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY (NON-STRUCTURAL FILL WILL BE COMPACTED TO A MINIMUM 85% OF THE MATERIAL'S MAXIMUM DRY DENSITY)...

30. EARTHEN MATERIAL IMPORTED OR EXCAVATED ON THE PROPERTY MAY BE UTILIZED IN THE FILL, PROVIDED THAT EACH MATERIAL HAS BEEN DETERMINED TO BE SUITABLE BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES IN DIAMETER AND ORGANIC AND OTHER DELETERIOUS MATERIAL...

31. AGGREGATE BASE SHALL BE CLASS 2, 3/4-INCH MAXIMUM GRADING, AND CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASES", OF THE CALTRANS "STANDARD SPECIFICATIONS". AGGREGATE BASE SHALL BE MOISTURE-CONDITIONED AND COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.

32. ASPHALT CONCRETE PAVING SHALL BE GRADE PG 64-28 PM WITH 1/2" MAXIMUM, MEDIUM GRADING, CONFORMING TO THE PROVISIONS OF SECTION 39, "ASPHALT CONCRETE", OF THE CALTRANS "STANDARD SPECIFICATIONS". PAVEMENT LIFTS SHALL NOT EXCEED 3" IN THICKNESS AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.

33. A FOG SEAL COAT OF SS-1 OR CSS-1 ASPHALT SHALL BE APPLIED AT A RATE OF 0.05 TO 0.15 GALLONS PER SQUARE YARD TO THE FINAL SURFACE OF ALL ASPHALT CONCRETE PAVING. A TACK COAT OF SS-1 OR CSS-1 ASPHALT SHALL BE APPLIED BETWEEN PAVEMENT LIFTS AT A RATE OF 0.10 GALLONS PER SQUARE YARD. SEAL COAT AND TACK COAT MATERIALS AND APPLICATION SHALL CONFORM TO THE PROVISIONS OF SECTION 94, "ASPHALTIC EMULSIONS", OF THE CALTRANS "STANDARD SPECIFICATIONS".

34. CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 90 OF THE CALTRANS "STANDARD SPECIFICATIONS". CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 5,000 PSI (CLASS A). CONCRETE SHALL BE 7.2 SACK MIX (WITH 25% FLY ASH REPLACEMENT), 1/2 INCH MAX AGGREGATE COMBINED, NON-REACTIVE, AIR ENTRAINED AT 5% + OR - 1% WRDA ADDITIVE AND CONTAINING FIBER ADDITIVE PER MANUFACTURERS RECOMMENDATIONS. REINFORCING STEEL SHALL BE DEFORMED BILLET-STEEL BARS CONFORMING TO SPECIFICATIONS OF ASTM A 615 GRADE 60.

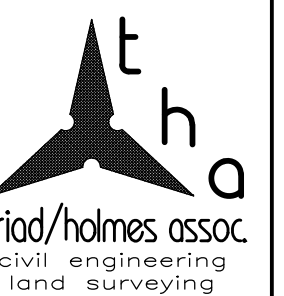
35. CORRUGATED METAL PIPE SHALL BE 14 GAUGE AND ITS FABRICATION AND INSTALLATION SHALL CONFORM TO THE PROVISIONS OF SECTION 66, "CORRUGATED METAL PIPE", OF THE CALTRANS "STANDARD SPECIFICATIONS".

36. FABRICATION AND INSTALLATION OF CORRUGATED PLASTIC PIPE SHALL CONFORM TO THE PROVISIONS OF SECTION 64, "PLASTIC PIPE", OF THE CALTRANS "STANDARD SPECIFICATIONS".

37. FLARED END SECTIONS, DROP INLETS, AND GRATES SHALL CONFORM TO THE PROVISIONS OF SECTION 75, "MISCELLANEOUS METAL", AND SECTION 70, "MISCELLANEOUS FACILITIES", OF THE CALTRANS "STANDARD SPECIFICATIONS".

38. BACKFILL AND BEDDING MATERIAL FOR CULVERTS AND UTILITY TRENCHES SHALL COMPLY WITH PROJECT PLANS AND APPLICABLE PROVISIONS OF THE CALTRANS "STANDARD SPECIFICATIONS". SLURRY CEMENT BACKFILL SHALL CONFORM TO THE PROVISIONS OF SECTION 19-3.062, "SLURRY CEMENT BACKFILL", OF THE CALTRANS "STANDARD SPECIFICATIONS".

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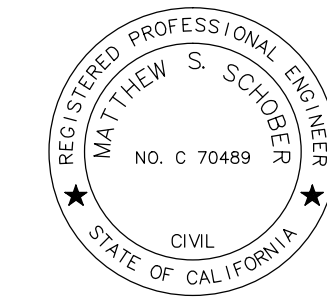
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DWG 01.4146grad.dwg

SHEET 1

OF 2 SHEETS



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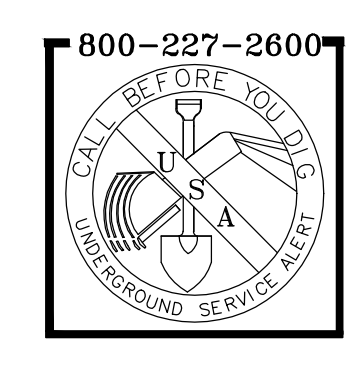
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P.E. C 70489

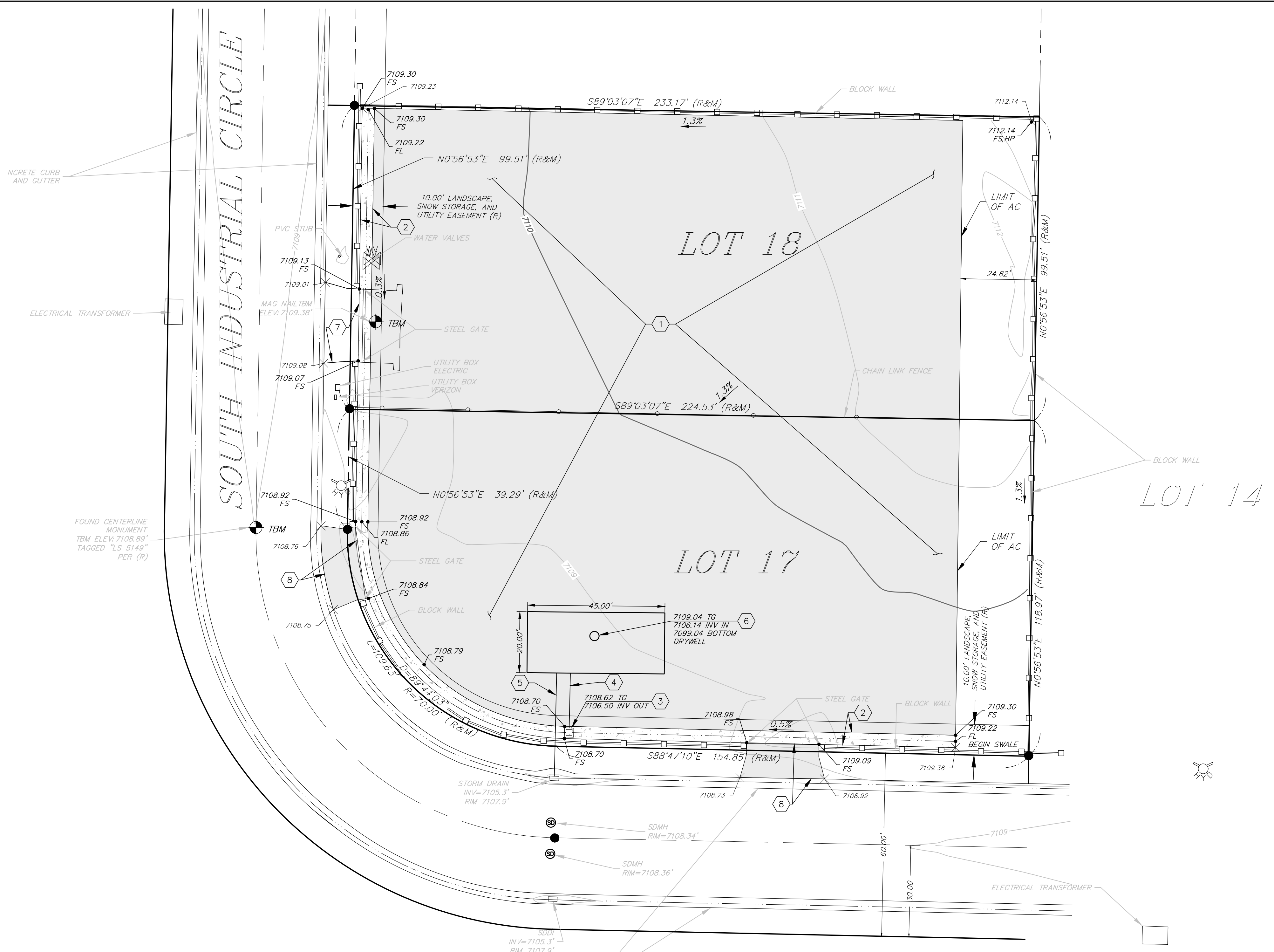
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04/11/2018

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MAMMOTH LAKES, CALIFORNIA



CONSTRUCTION NOTES

- 1 CONSTRUCT AC PAVING, 4" ASPHALT ON 6" CLASS II AB.
- 2 CONSTRUCT CONCRETE SWALE PER DETAIL HEREON.
- 3 INSTALL 24"x24" PRECAST DROP INLET, JENSEN OR EQUAL, WITH OLDCASTLE FLOGARD PLUS CATCH BASIN INSERT FILTER.
- 4 INSTALL 4" SCH40 PVC DRAIN PIPE.
- 5 INSTALL 2" SCH40 PVC DRAIN PIPE, CONNECT TO EXISTING STORM DRAIN DROP INLET.
- 6 CONSTRUCT 20"x45" DRYWELL PER DETAIL HEREON.
- 7 REPAVE (E) DRIVEWAY AS NEEDED TO MATCH (E) CURB & GUTTER AND (N) EDGE OF PAVEMENT.
- 8 CONSTRUCT 24" WIDE AC DRIVEWAY, 4" ASPHALT ON 6" CLASS II AB.

SITE COVERAGE

TOTAL LOT AREA (INCLUDING SOUTH INDUSTRIAL CIRCLE PARKWAY) 47,479 SF
 TOTAL PAVED AREA 37,984 SF
 LOT COVERAGE 80.0%

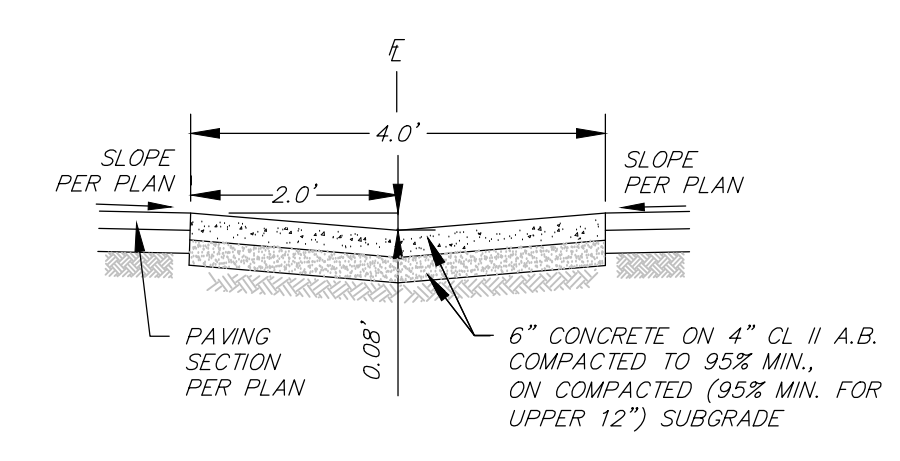
DRYWELL SIZING CALCULATIONS

PAVED AREA = 37,984 SF
 $V_{REQD} = \frac{1}{2}(0.9(37,984)) = 2,849 CF$
 $V_{SUPPLIED} = \frac{\pi r^2 h + (L * W * D * n - \pi r^2 / h)}{2.3} = \frac{\pi * 3^2 * 8 + (45 * 20 * 10 * 0.3 - \pi * 3^2 / 8)}{2.3} = 2,923 CF$

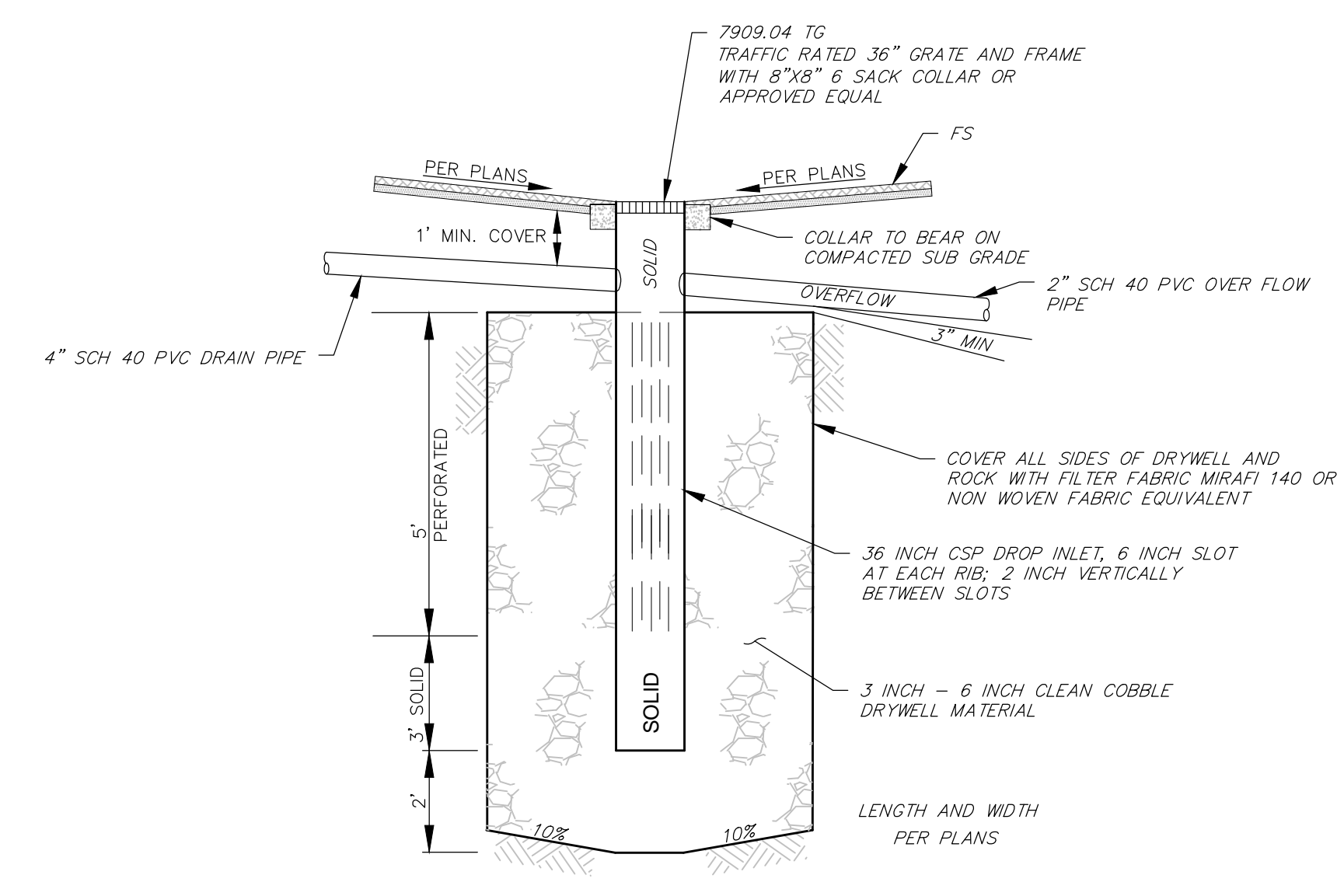
EARTHWORK QUANTITIES

CUT = 1400 CY
 FILL = 0 CY
 NET = 1400 CY CUT

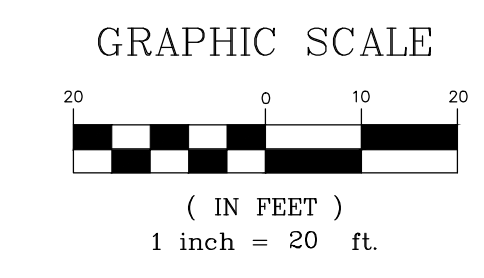
EARTHWORK QUANTITIES ARE ESTIMATE ONLY AND DO NOT ACCOUNT FOR REMOVALS OF UNSUITABLE MATERIALS. CONTRACTOR SHALL PERFORM OWN TAKEOFF IN CONJUNCTION WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



2 CONCRETE SWALE NTS



6 DRYWELL DETAIL NTS



PREPARED AND SUBMITTED BY:
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GRADING AND DRAINAGE PLAN
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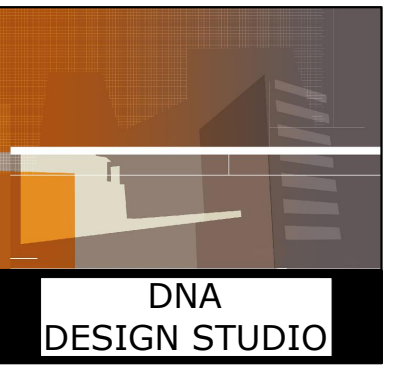
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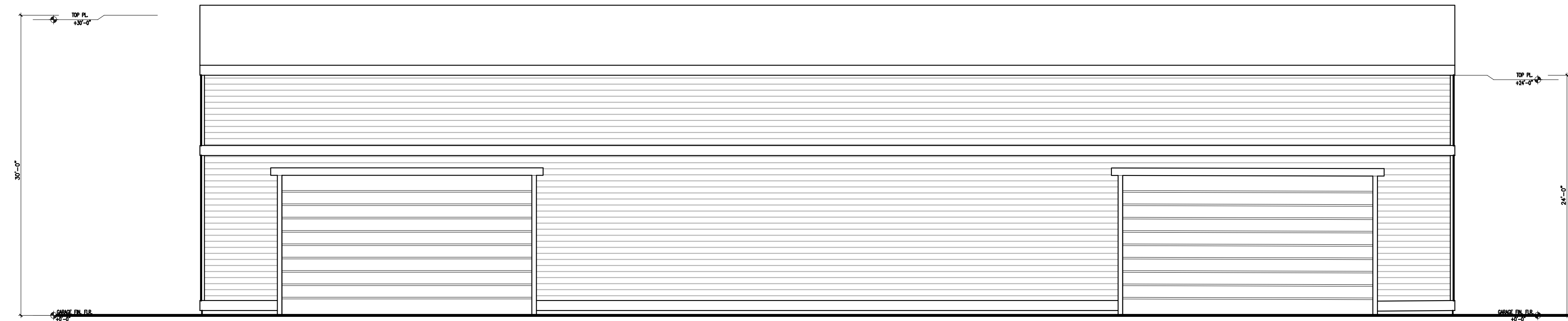


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SOUTH ELEVATION
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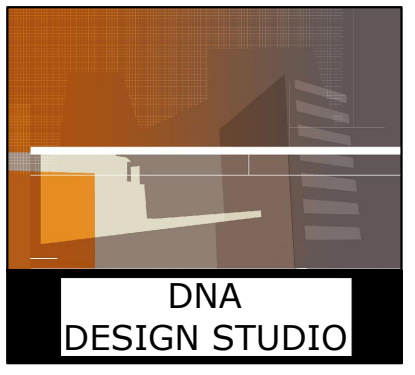


EAST ELEVATION
 SCALE 1/8"=1'-0"

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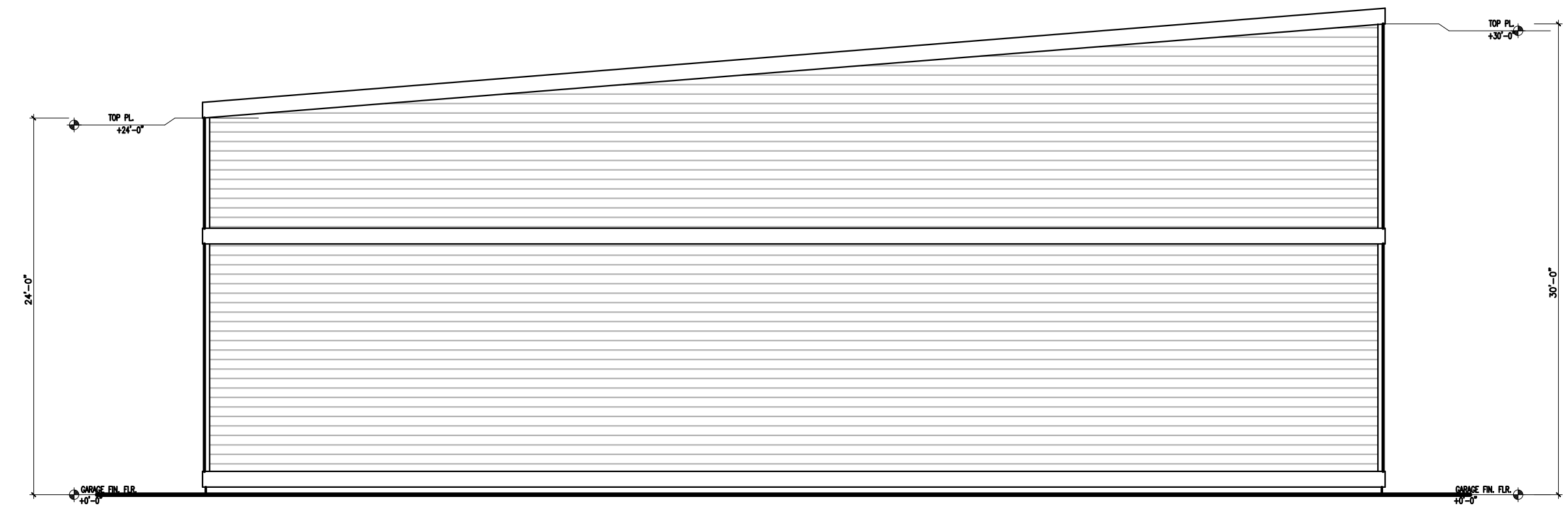


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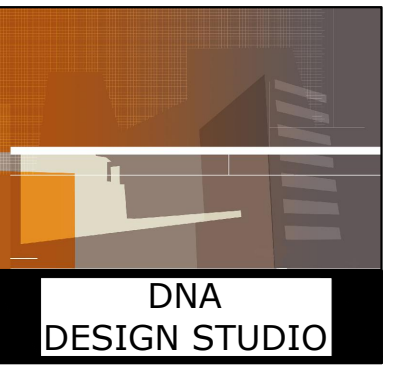


WEST ELEVATION
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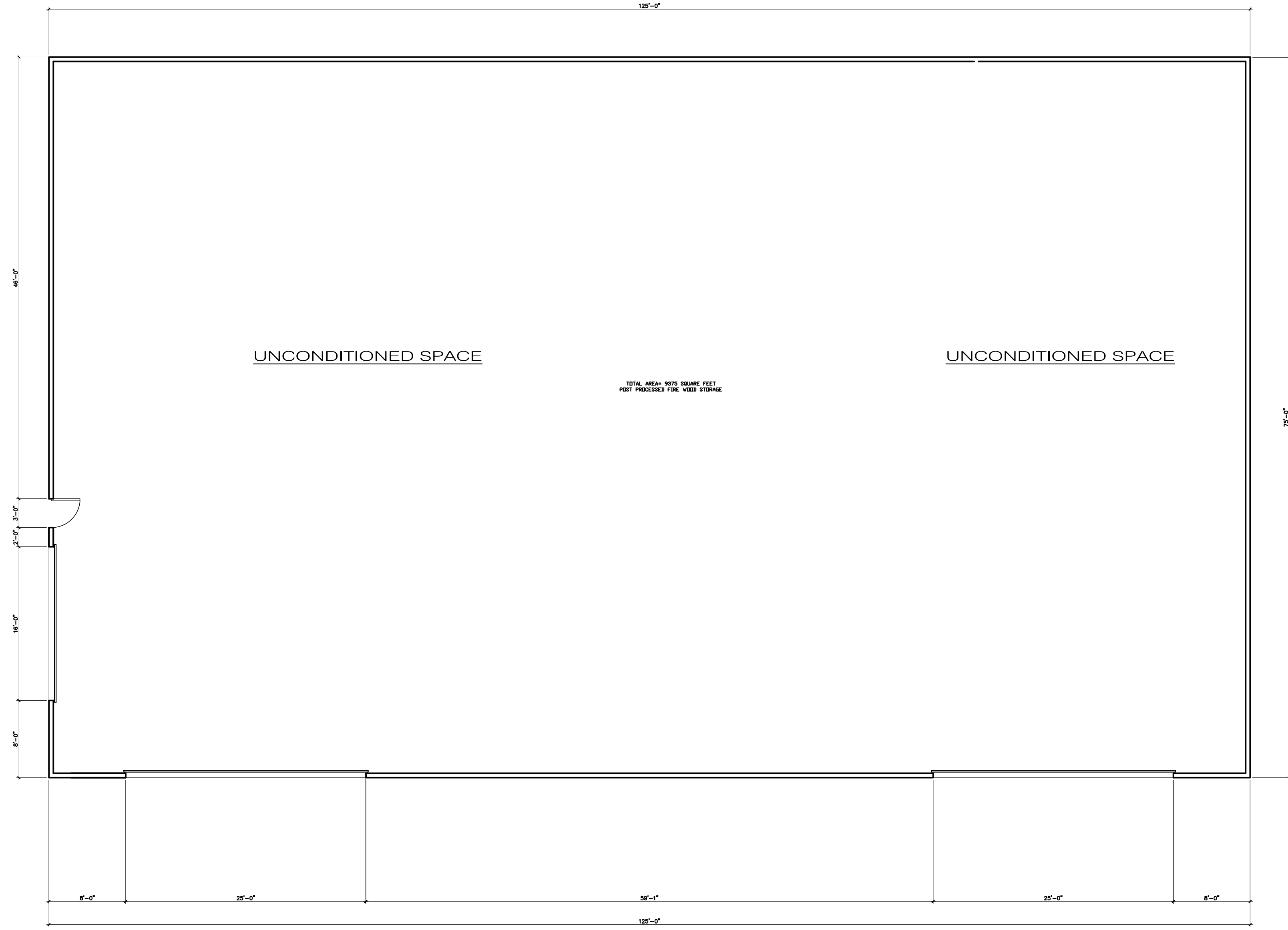


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PROPOSED FLOOR PLAN

SCALE 1/8" = 1'-0"

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