

**GRADING NOTES:**

ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THIS PLAN, THE REQUIREMENTS OF THE GOVERNMENT AGENCY WHICH HAS JURISDICTION OVER THIS SITE AND WILL ISSUE THE GRADING PERMIT AND THE UNIFORM BUILDING CODE, LATEST EDITION.

IN ACCORDANCE WITH THE KERN COUNTY GRADING ORDINANCE, THIS GRADING PLAN MUST CONFORM TO THE REQUIREMENTS OF THE K.C. GRADING CODE, 1997 UNIFORM BUILDING CODE, ALL TESTING REQUIRED BY 1997 U.B.C. SHALL BE PERFORMED.

THE DIMENSIONS SHOWN ON THIS GRADING PLAN ARE SUBJECT TO CHANGE. CONTRACTOR SHALL REFER TO THE LATEST EDITION OF THE ARCHITECT'S SITE PLAN FOR THE MOST CURRENT DIMENSIONS.

CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT AND/OR OTHER PERMITS FROM THE APPROPRIATE PUBLIC AGENCY BEFORE START OF CONSTRUCTION.

AN OSHA PERMIT IS REQUIRED WHEN WORKERS MUST ENTER TRENCHES OR EXCAVATIONS.

THE BUILDING OFFICIAL SHALL BE NOTIFIED 48 HOURS PRIOR TO PLACING OF FILL MATERIAL. IF THE CONTRACTOR FAILS TO MAKE NOTIFICATION, ALL WORK DONE ON THE SITE WILL BE DONE AT THEIR OWN RISK AND CAN BE REJECTED. ANY REGRADING REQUIRED SHALL BE DONE AT THE CONTRACTORS OWN EXPENSE.

ALL FILL TO BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY U.B.C. STANDARD NO. 70-1 AND SO CERTIFIED BY TESTS AND REPORTS FROM THE SOILS ENGINEER. THE SOILS ENGINEER OR STRUCTURAL ENGINEER MAY REQUIRE A MINIMUM THAT EXCEEDS THIS REQUIREMENT.

THE ENGINEER HAS MADE A DILIGENT SEARCH OF RECORDS, CONTACTED UTILITY COMPANIES AND OTHERWISE ENDEAVORED TO INDICATE ON THE DRAWINGS ALL UTILITIES WHICH EXIST WITHIN THE LIMITS OF THE WORK OF THIS PROJECT. HOWEVER THE ENGINEER MAKES NO GUARANTEE THAT ALL UTILITIES HAVE BEEN SHOWN ON THE PLANS, SINCE THE LOCATIONS AND DESCRIPTIONS WERE NOT ALL OBTAINED FROM ACTUAL FIELD SURVEYS AND SOME UNDERGROUND UTILITIES MAY NOT SHOW UP IN THE RECORDS. THE CONTRACTOR SHALL CONTACT THE OWNERS OF THE UNDERGROUND UTILITIES AND ALL UTILITY COMPANIES REQUESTING THEY LOCATE AND MARK THEIR FACILITIES PRIOR TO BEGINNING WORK. PRIOR TO DELIVERY OF ANY MATERIALS OR BEGINNING OF ANY EXCAVATION AND PRIOR TO BRINGING ANY CREWS OR EQUIPMENT ON THE JOB, THE CONTRACTOR SHALL EXPOSE AND CONFIRM THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT TO THE ENGINEER SAID LOCATIONS AND ANY POSSIBLE CONFLICT WITH THE WORK TO BE PERFORMED. THE ENGINEER SHALL THEN DETERMINE IF ANY REVISIONS TO THE DESIGN ARE REQUIRED AND PREPARE ANY NECESSARY REVISIONS TO THE PLANS PRIOR TO THE CONTRACTOR PROCEEDING WITH ANY WORK ON OR AROUND THE AFFECTED LINE OR LINES. NO EXTRA COMPENSATION WILL BE ALLOWED FOR EXTRA COSTS INCURRED DUE TO CONTRACTORS FAILURE TO STRICTLY FOLLOW THIS PROCEDURE.

THE CUT AND FILL QUANTITIES SHOWN ARE CALCULATED USING A COMPACTION FACTOR OF 1.5. THE ENGINEER MAKES NO WARRANTY EITHER DIRECT OR IMPLIED THAT THIS WILL BE THE ACTUAL COMPACTION FACTOR. IF CONTRACTOR, DURING THE PROGRESS OF CONSTRUCTION BELIEVES THERE IS A DEFICIENCY OR AN EXCESS OF SOIL, HE SHALL IMMEDIATELY CONTACT THE ENGINEER WHO SHALL DETERMINE IF ADJUSTMENTS CAN BE MADE TO PROVIDE A BALANCE BETWEEN CUT AND FILL.

FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 6" IN COMPACTED THICKNESS AND COMPACTED OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD, OR AS DIRECTED BY THE SOILS ENGINEER.

ALL SLOPES SHALL BE NO STEEPER THAN 2:1 UNLESS OTHERWISE NOTED AND APPROVED BY THE SOILS ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING OF PAD AREA TO WITHIN + OR - 0.1 FOOT OF DESIGN GRADE. IF THE PAD SHOULD BE FOUND TO BE MORE THAN THIS THE CONTRACTOR SHALL BE REQUIRED TO REGRADE AND RECOMPACT THE PAD AREA UNTIL IT IS WITHIN THESE REQUIRED GRADE TOLERANCES AT THEIR OWN EXPENSE.

QUANTITIES WERE CALCULATED ON THE ASSUMPTION THAT EXISTING GROUND WILL BE COMPACTED AN AVERAGE 1.0 FEET DUE TO CLEARING AND GRUBBING OPERATIONS AND COMPACTION FROM EQUIPMENT.

AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE COUNTY FOR ANY WORK PERFORMED WITHIN EXISTING ACCEPTED COUNTY RIGHTS-OF-WAY.

SURFACE DRAINAGE TO BE 1% MINIMUM, EXCEPT WHERE CONCRETE SWALES ARE PROVIDED. A MINIMUM OF 2% AWAY FROM ALL STRUCTURES.

YARDAGES ARE FOR PERMIT PURPOSES ONLY. ACTUAL YARDAGE MAY VARY, THEREFORE THESE NUMBERS SHOULD NOT BE USED FOR BIDDING OR PAYMENT.

**NOTES**

EXISTING USE- VACANT LOT  
PROPOSED USE-METAL BUILDING  
PROPERTY AREA- 6.67 AC GR.  
ADDRESS- 3551 PEGASUS DR.  
ZONE- M-2 H PD

**LEGAL DESCRIPTION**

PARCEL 39 OF PARCEL MAP NO. 6097

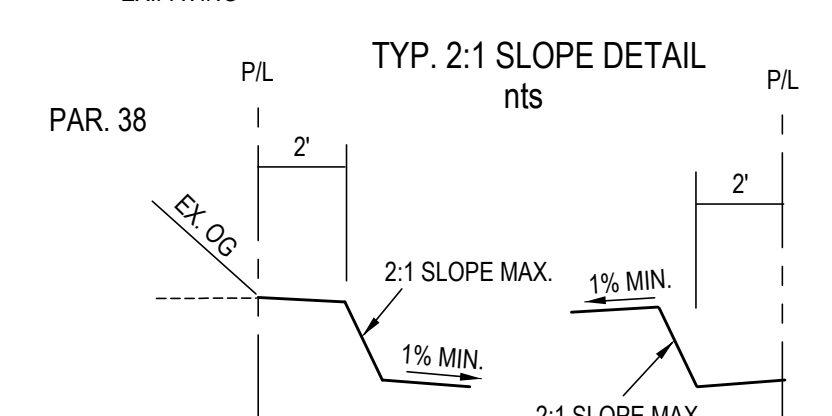
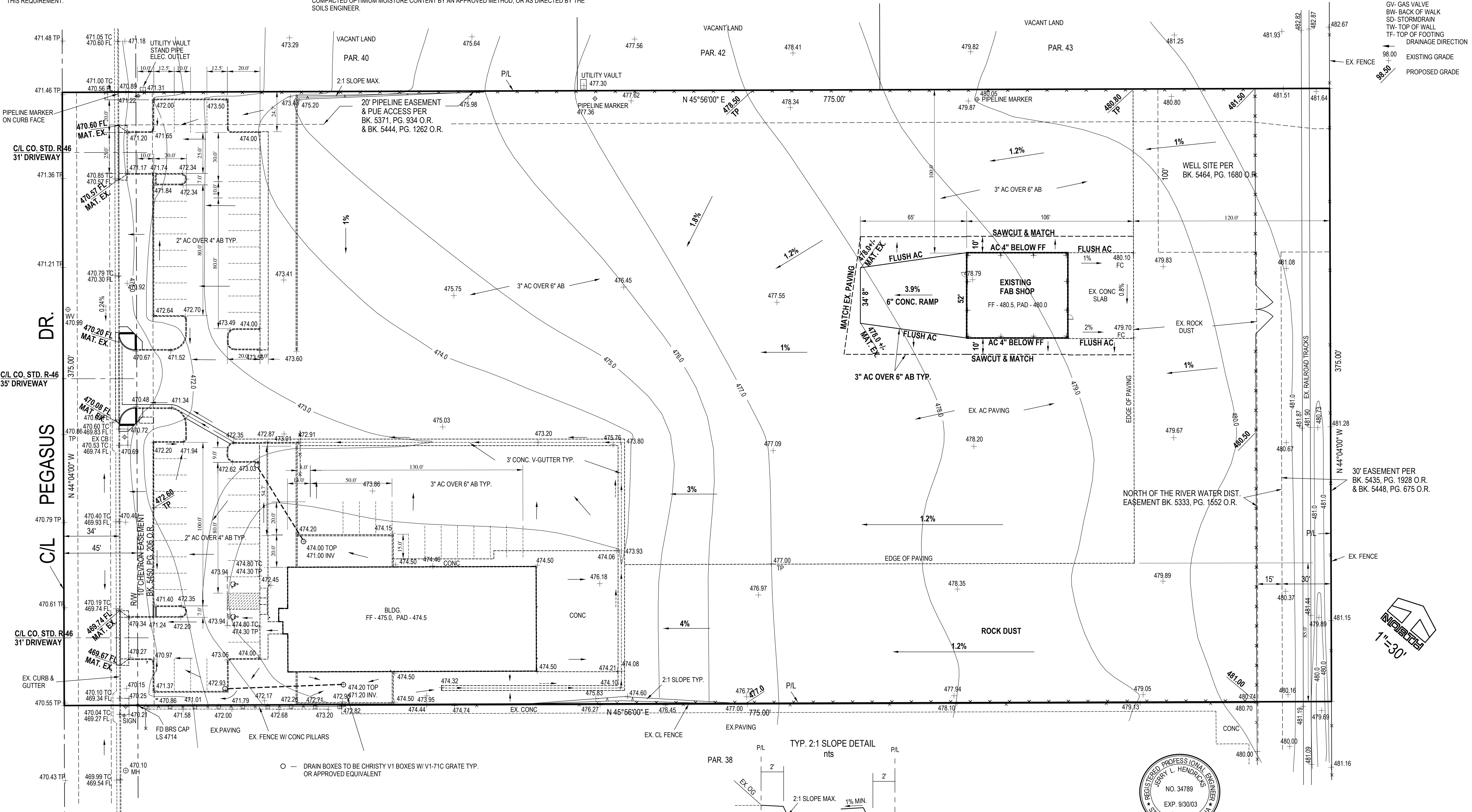
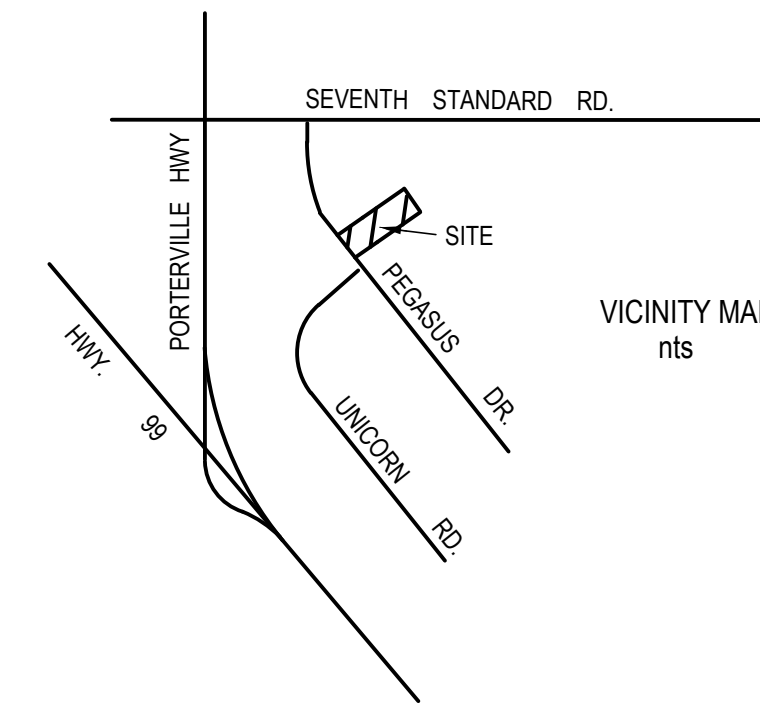
BM - CHISELED "O" AT THE SOUTH END OF THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF SATURN COURT AND PEGASUS ROAD. PER KERN COUNTY SURVEYOR FB. 1135, PG. 10. ELEV. = 467.948

**DIRT QUANTITIES:**

333+/- CY CUT - 222+/- CY FILL (1.5)  
333+/- CY FILL

**ABBREVIATIONS**

- COB- CITY OF BAKERSFIELD
- AB- AGGREGATE BASE
- AC- ASPHALT CONCRETE
- BM- BENCHMARK
- TBM- TEMPORARY BENCH MARK
- EX- EXISTING
- FF- FINISH FLOOR
- LP- LIGHT POLE
- LS- LANDSCAPING
- FI- FIRE HYDRANT
- FL- FLOWLINE
- GB- GRADE BREAK
- HC- HANDICAPPED
- IP- IRON PIPE
- MH- MANHOLE
- NTS- NOT TO SCALE
- OG- ORIGINAL GRADE
- PP- POWER POLE
- TC- TOP OF CURB
- CONC- CONCRETE
- CB- CATCH BASIN
- PUE- PUBLIC UTILITY EASEMENT
- TP- TOP OF PAVING
- WW- WATER VALVE
- GV- GAS VALVE
- BW- BACK OF WALK
- SD- STORMDRAIN
- TW- TOP OF WALL
- TF- TOP OF FOOTING
- DRAINAGE DIRECTION
- 98.00 EXISTING GRADE
- 98.30 PROPOSED GRADE



JERRY L. HENDRICKS RCE 34789  
EXP. 9/30/03

**FRANK A SLINKARD**  
 CIVIL ENGINEERING LAND SURVEYING  
 2003 20th STREET BAKERSFIELD CA. 93301  
 (661) 328-9638 FAX (661) 328-0421

**GRADING PLAN FOR**  
**PARCEL 39 OF PARCEL**  
**MAP NO. 6097**

SHEET 1 OF 1 SHEETS