

HOUSING AUTHORITY OF THE COUNTY OF KERN 3403 BERNARD STREET CITY VIEW HOME DEVELOPMENT PLANNED DEVELOPMENT REVIEW 24-0345

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF BAKERSFIELD ORDINANCES AND STANDARDS PERTAINING THERETO (CALIFORNIA BUILDING CODE, 2022 APPENDIX J) AND SHALL BE SUPERVISED AS ENGINEERED GRADING IN ACCORDANCE WITH CITY OF BAKERSFIELD ORDINANCES.

2. THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.

3. THE SOIL ENGINEER, DESIGN ENGINEER, AND BUILDING OFFICIAL SHALL BE NOTIFIED 48 HOURS PRIOR TO PLACING ANY MATERIAL.

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

5. THE GRADING CONTRACTOR SHALL CONTACT ALL COMPANIES WITH UNDERGROUND FACILITIES PRIOR TO BEGINNING CONSTRUCTION AND VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES, INCLUDING TELEPHONE, ELECTRIC, WATER, SEWER, OIL AND GAS LINES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED LINES NOT INDICATED ON THE PLAN OR FOR INFORMATION OBTAINED FROM OUTSIDE SOURCES. (8/1)

6. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS TO + OR - 0.10 FOOT. IF AN AREA SHOULD BE FOUND TO BE MORE THAN 0.10 FOOT OUT OF TOLERANCE AFTER COMPACTING AND COMPLETION OF GRADING, THE CONTRACTOR SHALL RETURN AND CORRECT THE GRADING AT NO COST TO THE OWNER.

7. THE CONTRACTOR SHALL WATER AS REQUIRED DURING THE GRADING OPERATIONS TO PREVENT THE OCCURRENCE OF A DUST NUISANCE AND SHALL PROTECT CURBS AND OTHER OBJECTS WHICH ARE TO REMAIN. DUST CONTROL SHALL CONFORM TO THE SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT REGULATIONS.

8. EXCAVATION - EXCAVATION SHALL CONSIST OF ALL EXCAVATION INVOLVED IN GRADING THE PROJECT AS SHOWN ON THE PLANS.

9. EMBANKMENTS - EMBANKMENT CONSTRUCTION SHALL CONSIST OF CONSTRUCTING EMBANKMENTS, INCLUDING THE PREPARATION OF AREAS WHERE THEY ARE TO BE PLACED, THE CONSTRUCTION OF SLOPES WITHIN OR OUTSIDE THE CONSTRUCTION AREA, THE PLACING AND COMPACTING OF APPROVED MATERIAL WITHIN THE CONSTRUCTION AREA WHERE UNSUITABLE MATERIAL HAS BEEN REMOVED, AND THE PLACING AND COMPACTING OF EMBANKMENT MATERIAL IN VULNERABLE AREAS, AND DEPRESSIONS. IT SHOULD ALSO CONSIST OF PREPARING SLOPES, CONFORMING TO THE GRADE TOLERANCE, DOING NECESSARY PLACING OR BENCHING, IMPORTING OR BORROWING, PLACING AND COMPACTING MATERIAL TO THE LINE AND GRADES SHOWN ON THE PLANS. ALL EMBANKMENT CONSTRUCTION SHALL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE.

10. THE WORK EMBRACED HEREIN SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (LATEST EDITION) AND THE SAME MAY APPLY IN ACCORDANCE WITH THE NOTES HEREIN IN CASE OF CONFLICT WITH THE STANDARD SPECIFICATIONS AND ANY NOTES HEREIN. THE NOTES HEREIN SHALL TAKE PRECEDENCE OVER AND BE USED IN LIEU OF SUCH CONFLICTING PORTIONS. SAID SPECIFICATIONS SHALL APPLY BUT NOT BE LIMITED TO THE FOLLOWING:

A) ALL CONCRETE SHALL BE CLASS "C" USING TYPE I/II CEMENT AS IN ACCORDANCE WITH SECTION 90 AND SHALL HAVE AT LEAST 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.

B) ASPHALTIC CONCRETE SHALL BE TYPE "D", 1/2" MAXIMUM MEDIAN GRADED, AND INTIMATEDLY MIXED WITH 5-6.5% ASPHALT. NO R.A.P. (RECLAIMED ASPHALT PAVEMENT) SHALL BE USED. ASPHALT SHALL BE PERFORMANCE GRADE PG64-10.

11. SWANSON ENGINEERING SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED, IN WRITING, BY SWANSON ENGINEERING.

12. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL POT-HOLE ALL UTILITIES THAT WILL BE AFFECTED BY THIS CONSTRUCTION TO DETERMINE IF ANY UTILITY CONFLICTS EXIST. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THAT DESIGN CHANGES CAN BE MADE PRIOR TO THE START OF CONSTRUCTION.

13. UPON COMPLETION OF GRADING AND BEFORE THE START OF CONSTRUCTION, A FINAL SOILS REPORT SHALL BE PREPARED BY THE SOIL ENGINEER.

14. THE SOIL ENGINEER SHALL REVIEW ALL EXCAVATIONS PRIOR TO BACKFILLING AND SHALL BE NOTIFIED OF ANY ITEM ENCOUNTERED DURING THE GRADING OPERATIONS THAT MOST AFFECT FOUNDATION STABILITY SO THAT RECOMMENDATIONS CAN BE MADE BY THE SOIL ENGINEER.

15. CUT AND FILL SLOPES NEARER THAN FIVE FEET FROM THE BUILDING FOUNDATIONS SHALL NOT BE STEEPER THAN 5:1. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 FOR SLOPES FARTHER THAN FIVE FEET FROM FOOTING LINES.

16. ALL SLOPES GREATER THAN THREE FEET IN VERTICAL HEIGHT SHALL BE PREPARED AND MAINTAINED TO PREVENT EROSION.

17. IMPORTED FILL MATERIAL SHOULD CONSIST OF ESSENTIALLY GRANULAR, SILTY SANDS WITH LOW EXPANSION POTENTIAL AND FREE OF GRASSES, WEEDS, ROCKS LARGER THAN TWO INCHES IN DIAMETER, DEBRIS, AND SOLUBLE SULFATES IN EXCESS OF 200 PARTS PER MILLION. IMPORTED FILL SHOULD CONTAIN SUFFICIENT SILT AND CLAY FINER TO PREVENT FLOODING AND CHANGING OF MAINTAINING SPECIFIED ELEVATION TOLERANCES DURING FUTURE MAINTENANCE. ANY EARTHEN MATERIALS PROPOSED TO BE BROUGHT ON-SITE SHALL BE SUBJECT TO TESTING TO VERIFY THEY ARE IN COMPLIANCE WITH DTSC STANDARDS. OWNERS SHALL DETERMINE IF TESTING OF MATERIALS IS REQUIRED PRIOR TO ANY MATERIAL BEING BROUGHT ONTO THE SITE. TESTING OF MATERIALS MAY TAKE UP TO TWO WEEKS TO VERIFY COMPLIANCE WITH DTSC STANDARDS.

IMPORTED SOILS SHOULD ALSO MEET THE FOLLOWING CRITERIA:

- A) MAXIMUM # PASSING #200 SIEVE 45
- B) MAXIMUM LIQUID LIMIT 40
- C) MAXIMUM PLASTICITY INDEX 12
- D) MINIMUM R-VALUE 50
- E) MAXIMUM EXPANSION INDEX 20

18. CLEARING AND GRUBBING - REMOVE ALL DEBRIS, SUCH AS METAL, TRASH, BROKEN CONCRETE, VEGETATION, OTHER BIODEGRADABLE SUBSTANCES, AND UNSUITABLE SOIL FROM AREAS TO BE GRADED. UNSUITABLE SOIL IS SOIL THAT, IN THE OPINION OF THE BUILDING OFFICIAL, SOIL ENGINEER, OR CIVIL ENGINEER, IS NOT COMPETENT TO SUPPORT OTHER SOIL OR STRUCTURES, OR TO SATISFACTORILY PERFORM ANY OTHER FUNCTIONS FOR WHICH THE SOIL IS INTENDED.

19. AREAS TO RECEIVE FILL SHALL BE SCARIFIED EIGHT INCHES, OR AS RECOMMENDED IN THE SOIL REPORT, WHICHEVER IS GREATER, UNTIL THE SURFACE IS FREE FROM ROOTS, HUMMOUS OR OTHER UNDESIRABLE MATERIALS WHICH WOULD TEND TO PREVENT UNIFORM COMPACTION BY THE EQUIPMENT TO BE USED. MASTERS AND COMPACT TO AT LEAST 90% OF THE MAXIMUM DENSITY PER ASTM D1557 UNLESS OTHERWISE SPECIFIED.

20. ENGINEERED FILL MATERIALS SHOULD BE PLACED IN THIN LAYERS (LESS THAN EIGHT INCHES UNCOMPACTED THICKNESS), BROUGHT TO NEAR THE OPTIMUM MOISTURE CONTENT OR TO A MOISTURE CONTENT COMPENSATORY WITH EFFECTIVE COMPACTION AND SOIL STABILITY, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DENSITY OBTAINABLE BY ASTM TEST METHOD D1557.

21. QUANTITIES FOR EARTHWORK

- EXCAVATION - 56,400 C.Y.
- EMBANKMENT - 0 C.Y.

QUANTITIES ARE FOR GRADING PERMIT ONLY. THE ENGINEER MAKES NO WARRANTY OF THE ANTICIPATED SHRINKAGE FACTOR. THE CONTRACTOR SHALL NOT USE THESE QUANTITIES TO BASE HIS BID. THE GRADING PLAN DOES NOT NECESSARILY INDICATE A BALANCED SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING MATERIALS FROM AN OFF-SITE LOCATION OR EXPORTING EXCESS MATERIAL TO AN OFF-SITE LOCATION, AS NEEDED.

22. CONTRACTOR TO VERIFY DIMENSIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS IN THE FIELD BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES THAT WILL AFFECT THE WORK TO EXISTING IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

23. PAVEMENT AND FLATWORK AREA PREPARATION: GROUND SURFACES TO RECEIVE CONCRETE DRIVEWAY AND BITUMINOUS PAVEMENTS SHOULD BE SCARIFIED AND COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE GRADING PLANE IN CUT AREAS OR TO 12 INCHES IN AREAS TO RECEIVE FILL. CRACKED FILL PLACED IN PROPOSED PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DENSITY AS OBTAINED BY ASTM TEST METHOD D1557, AND SHOULD EXTEND TO A MINIMUM OF TWO FEET BEYOND THE OUTSIDE EDGES OF PAVEMENT.

24. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHIELDING DESIGN AND INSTALLATION. CONTRACTORS SHALL OBTAIN APPLICABLE O.S.H.A. PERMITS WHEN WORKMEN MUST ENTER TRENCHES GREATER THAN FIVE FEET.

25. MAXIMUM SLOPE RATIO FROM BACK OF SIDEWALK TO FACE OF WALL OR STRUCTURE SHALL BE 4:1, EXCEPT FOR TWO FEET BEHIND THE SIDEWALK WHERE THE MAXIMUM SLOPE SHALL BE 2:1. ALTERNATIVELY, THE CITY ENGINEER MAY APPROVE CURBING BEHIND THE SIDEWALK OR OTHER METHOD TO PREVENT EROSION ONTO THE STREET.

26. AN OPEN STREET PERMIT SHALL BE OBTAINED FROM THE CITY OF BAKERSFIELD PUBLIC WORKS DEPARTMENT FOR ANY WORK PERFORMED WITHIN EXISTING ACCEPTED STREET RIGHT-OF-WAY, UNLESS SECURED BY A IMPROVEMENT AGREEMENT, SECURITY BASED ON AN APPROVED ENGINEER'S ESTIMATE FOR THE WORK PERFORMED WITHIN RIGHT-OF-WAY AND INSURANCE AS REQUIRED SHALL BE PROVIDED PRIOR TO ISSUANCE OF A PERMIT.

27. IF THE PROJECT IS SUBJECT TO THE PROVISIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), A "NOTICE OF INTENT" (NOI) TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (SWDRO ORDER NO. 2002-0057-CWO) SUPERSEDED ORDER 2009-009-000-000 WITH EXISTING PROVISIONS RETAINING SELECT PROVISIONS FROM ORDERS 2010-004-000 AND 2012-006-000 MUST BE FILED WITH STATE WATER RESOURCES CONTROL BOARD IN SACRAMENTO BEFORE THE BEGINNING OF ANY CONSTRUCTION ACTIVITY. COMPLIANCE WITH THE GENERAL PERMIT REQUIRES THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE PREPARED, CONTINUOUSLY CARRIED OUT, AND ALWAYS BE AVAILABLE FOR INSPECTION DURING NORMAL CONSTRUCTION. WASTE DISCHARGE CERTIFICATION (WDC) NUMBER SP15C406348 HAS BEEN ISSUED BY THE STATE WATER RESOURCES BOARD FOR THIS PROJECT.

28. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE PRELIMINARY SOILS REPORT, MADE A PART HEREOF, PREPARED BY KRAZAN AND ASSOCIATES, PROJECT NO. 022-1710, DATED DECEMBER 13, 2017, TITLED "PRELIMINARY GEOTECHNICAL ENGINEERING INVESTIGATION PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING, 3403 BERNARD STREET, BAKERSFIELD, CA, AND ALL ADDENDA THERETO. IN CASE OF A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, AND SOILS RECOMMENDATIONS, THE MORE STRINGENT REQUIREMENTS SHALL TAKE PRECEDENCE.

29. 24 HOUR NOTICE: PRIOR TO THE START OF ANY PHASE OF WORK WITHIN THE CITY RIGHT-OF-WAY, THE CITY CONSTRUCTION INSPECTION SECTION SHALL BE GIVEN AT LEAST 24 HOUR NOTICE. THE SECTION MAY BE NOTIFIED AT (805) 326-3049.

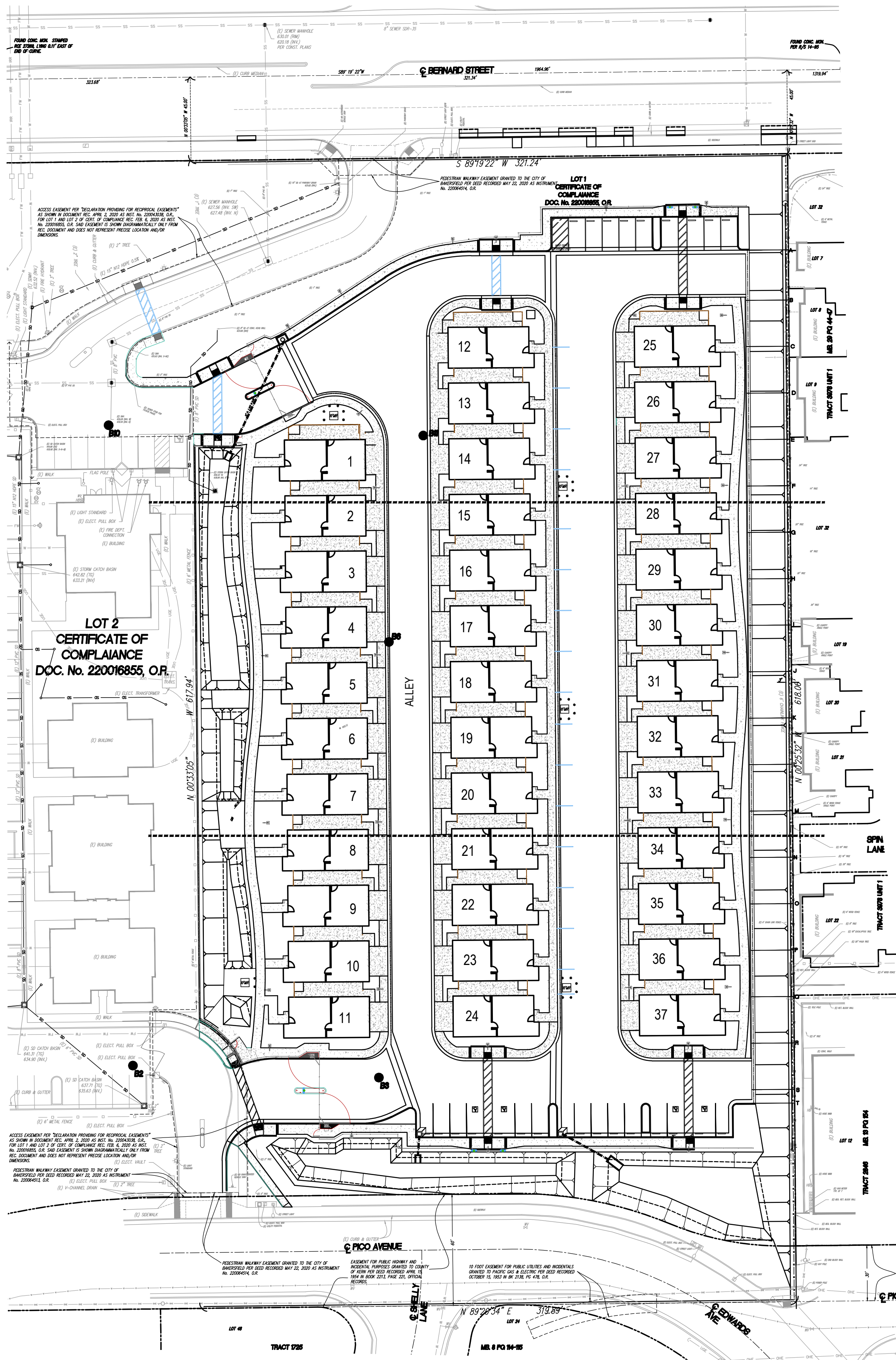
30. COMPACTION TEST NOTE - COMPACTION TESTS FOR WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/SUBDIVIDER/CONTRACTOR. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE CITY ENGINEER.

31. ANY PUBLIC FACILITIES IN THE STREET RIGHT-OF-WAY WITHIN THE PROPERTY FRONTAGE WHICH ARE STANDARD OR DAMAGED WILL REQUIRE RECONSTRUCTION OR REPAIR AS DETERMINED BY THE CITY ENGINEER.

32. BUILDING PAD PREPARATION: EXCAVATE EARTH MATERIAL TO A MINIMUM DEPTH OF ONE (1) FOOT BELOW THE FINISH PAD GRADE. PROOF-ROLL THE EXCAVATION BOTTOM IN THE PRESENCE OF THE SOIL ENGINEER. BACKFILL WITH NATIVE SOILS, MOISTENED TO TWO PERCENT ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACT TO 90% OF THE MAXIMUM DENSITY PER ASTM D1557. WORK TO LINES AT LEAST FIVE FEET BEYOND THE OUTSIDE EDGES OF EXISTING FOOTINGS. IN ADDITION, THE TWO INCHES WITHIN PROPOSED SLAB-ON-GRADE AND EXISTING FLATWORK AREAS CONSIST OF NON-EXPANSIVE ENGINEERED FILL, OR LIME-TREATED ENGINEERED FILL. THE NON-EXPANSIVE ENGINEERED FILL MATERIAL SHALL BE A WELL-GRADED SILTY SAND OR SANDY SILT SOIL (NOT A CLEAN SAND OR SANDY SOIL).

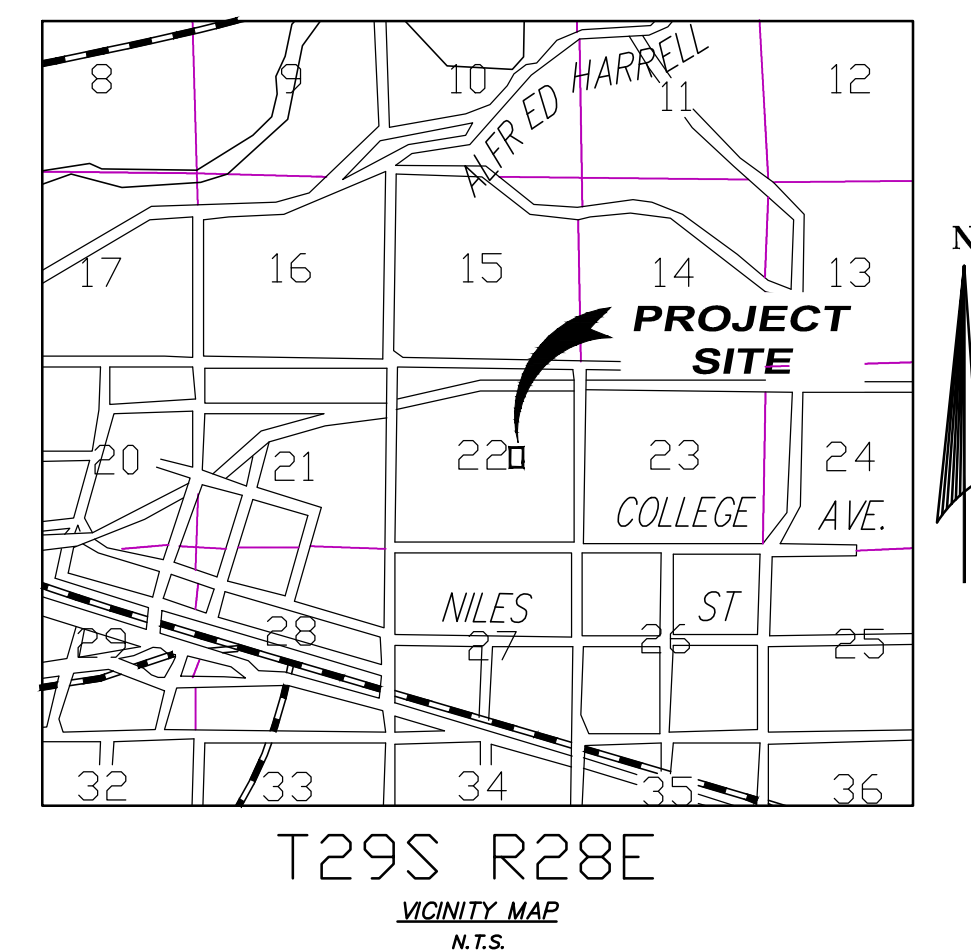
33. CONTRACTOR SHALL COMPLY WITH ALL RULES AND REQUIREMENTS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT.

34. FEDERAL AND STATE LAWS PROTECT CERTAIN SPECIES OF PLANTS, FISH, AND WILDLIFE THAT ARE LISTED OR PROPOSED FOR LISTING AS ENDANGERED OR THREATENED, OR DESIGNATED AS CRITICAL HABITAT. THE PRESENCE OF AN ENDANGERED OR THREATENED SPECIES ON PRIVATE LAND THAT OVERLAPS WITH DEVELOPMENT MAY IMPOSE CERTAIN DUTIES, SUCH AS AVOIDING UNAUTHORIZED TAKE AND, IN SOME CASES, REQUIRING CONSULTATION WITH THE UNITED STATES FISH AND WILDLIFE SERVICE AND/OR CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE AGENCY. PROPERTY OWNERS AND DEVELOPERS SHALL TAKE THE NECESSARY STEPS TO ENSURE COMPLIANCE WITH FEDERAL AND STATE LAWS. IF UNAUTHORIZED TAKE OCCURS, A VIOLATION OF THE PROHIBITION ON UNAUTHORIZED TAKE CAN LEAD TO CIVIL AND CRIMINAL PENALTIES BY FEDERAL AND STATE AGENCIES.



LEGEND:	
EXISTING	EXISTING FIRE HYDRANT
TYPICAL	EXISTING WATER METER
FOUND	EXISTING STREET VALVE
BOOK	EXISTING HOSE BIB
PRICE	EXISTING POWER POLE
CITY OF BAKERSFIELD	EXISTING STREET LIGHT
OFFICIAL RECORDS	FOUND MONUMENT
CONCRETE	EXISTING TRAFFIC SIGN
ASPHALT PAVEMENT	EXISTING SENIOR MANHOLE
FINISH GRADE	EXISTING STORM DRAIN MANHOLE
EDGE OF PAVEMENT	EXISTING SENIOR CLEAFOUT
TOP OF CURB	EXISTING IRRIGATION VALVE
FLOWLINE	EXISTING TELEPHONE PULL BOX
CENTERLINE	EXISTING GAS METER
FINISHED FLOOR	EXISTING ELECTRICAL PULL BOX
TOP OF FLOOR	EXISTING LIGHT POLE
GRADE BREAK	
TOP OF WALL	

EXISTING STORM DRAIN LINE
EXISTING FIBER OPTIC LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING GAS LINE
EXISTING FENCELINE
EXISTING ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING CURB & GUTTER



BENCHMARK

CONCRETE MONUMENT WITH BRASS CAP, AT THE CENTERLINE OF BERNARD STREET, NEAREST THE NORTHWESTERLY CORNER OF PARCEL 4. PER TOPOGRAPHIC SURVEY PREPARED BY LANDMARK SURVEYING & ENGINEERING, ON 05-31-2018.

ELEVATION DATUM (NOT SPECIFIED): 622.82 FEET

BASIS OF BEARINGS

THE BEARING OF S 89°19'22" W FOR THE CENTERLINE OF BERNARD STREET PER RECORD OF SURVEY RECORDED IN BOOK 14 AT PAGE 36 IN THE OFFICE OF THE KERN COUNTY RECORDER WAS USED AS THE BASIS OF ALL BEARINGS FOR THIS SURVEY MAP.

LEGAL DESCRIPTION

LOT 1 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 6, 2020 AS INSTRUMENT NO. 220016855, OFFICIAL RECORDS OF THE COUNTY OF KERN, AND ACCESS, UTILITY, DRAINAGE, AND MAINTENANCE EASEMENTS AS DESCRIBED IN A DOCUMENT TITLED "RECORDATION PROCEEDING FOR RECORDATION EASEMENTS" RECORDED APRIL 2, 2020 AS INSTRUMENT NO. 220043038, OFFICIAL RECORDS, AND BEING A PORTION OF SECTION 22, T29S, R28E, M.D.B.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

ADDRESS

3403 BERNARD STREET, BAKERSFIELD, CA, 93306

APN

APN: 130-162-26

UTILITY NOTE

NOT ALL UTILITIES WERE LOCATED BY THIS SURVEY AND SWANSON ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES OR FACILITIES NOT SHOWN OR FOR INFORMATION OBTAINED FROM OUTSIDE SOURCES.

NOTE

ALL EXTERIOR BUILDING FOUNDATIONS SHALL HAVE A MINIMUM 6" STARTER WALL.

PARCEL AREA/DISTURBED AREA

PARCEL AREA = 4.5 ACRES
DISTURBED AREA = 4.0 ACRES

PROPERTY OWNER

HOUSING AUTHORITY OF THE COUNTY OF KERN
801 14TH STREET
BAKERSFIELD, CA 93301
ATTN: STEPHEN PELZ
(805) 633-1531

EXPORT DIRT LOCATION

EXCESS DIRT WILL BE EXPORTED TO 4215 LEEZING LANE, BAKERSFIELD, 93304.

STORM DRAIN SYSTEM

THE ON-SITE STORM DRAIN SYSTEM, INCLUDING THE STAMPS, WILL BE PRIVATELY MAINTAINED.

OFF-SITE CONCRETE REPLACEMENT

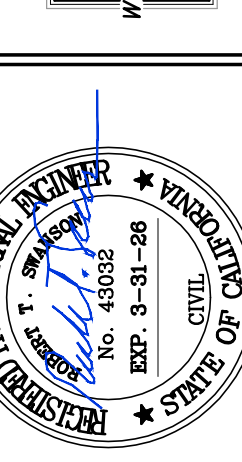
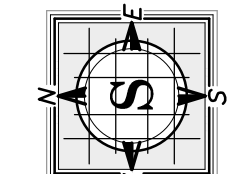
NOT WITH BENT LOCUS ON 4-14-25 AT 10 AM TO MAKE THE FRONTAGE OF BERNARD STREET AND PICO STREET. AREAS NEARING REMOVAL AND REPLACEMENT WERE MARKED WITH PINK PAINT. NO RETAINING WALLS WERE NOTED ON PICO STREET. THE GRADING PLAN SHEET C4 SHOWS THE REQUIRED REMOVAL AND REPLACEMENT.

SHEET INDEX

- C1 - TITLE SHEET
- C2 - GRADING PLAN - SOUTH
- C3 - GRADING PLAN - CENTRAL
- C4 - GRADING PLAN - NORTH
- C5 - GRADING DETAILS
- C6 - PAVEMENT PLAN
- C7 - SITE UTILITY DETAILS
- C8 - SECTIONS
- C9 - DEMOLITION PLAN
- C10 - DRAINAGE STUDY
- C11 - EROSION CONTROL PLAN
- C12 - BMP DETAILS

SWANSON
ENGINEERING, INC.

2000 Oak Street, Suite 150 ~ Bakersfield, CA 93307
P: (805) 831-4919; F: (805) 873-1777



DATE: 4/23/25
DESCRIPTION: GRADING PLAN - SOUTH

DATE: 4/23/25
DESCRIPTION: GRADING PLAN - CENTRAL

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DATE: 4/23/25
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HOUSING AUTHORITY OF THE COUNTY OF KERN
3403 BERNARD STREET
BAKERSFIELD, CA 93306

TITLE SHEET

GP 24-0016
PDR 24-0345

6.9-572

CITY RECORDS NO:

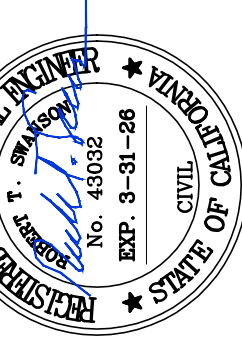
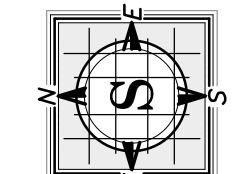
C1

SHEET 1 OF 12

Monday, April 14, 2025 3:32:49 PM



SWANSON
ENGINEERING, INC.



DATE: 4-14-25

DESCRIPTION: GRADING PLAN - NORTH

ENGINEER: RTS

DATE: 4-14-25

DOB NO.: 23-022

MR 29 PG 44-47

TRACT 3978 UNIT 1

HOUSING AUTHORITY OF THE COUNTY OF KERN

3403 BERNARD STREET
BAKERSFIELD, CA 93306

GRADING PLAN - NORTH

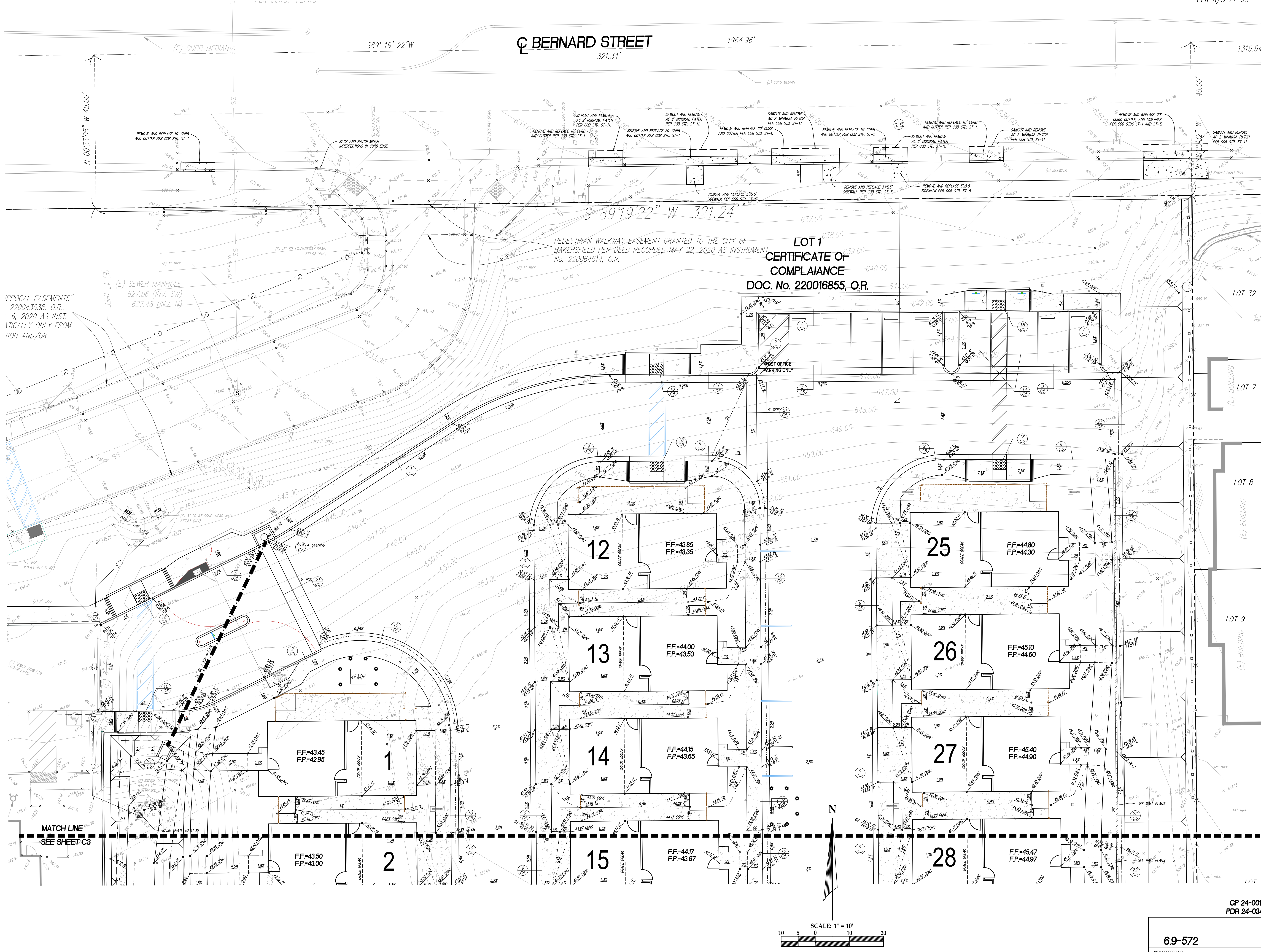
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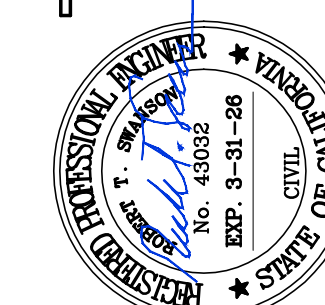
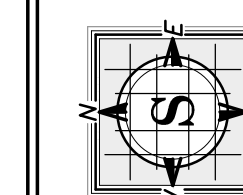
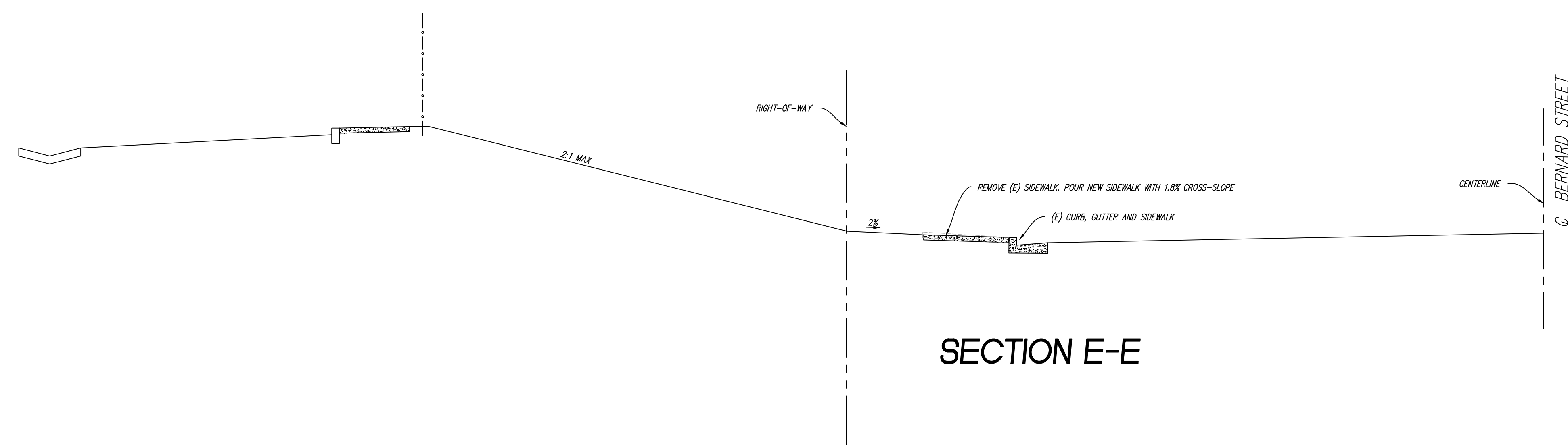
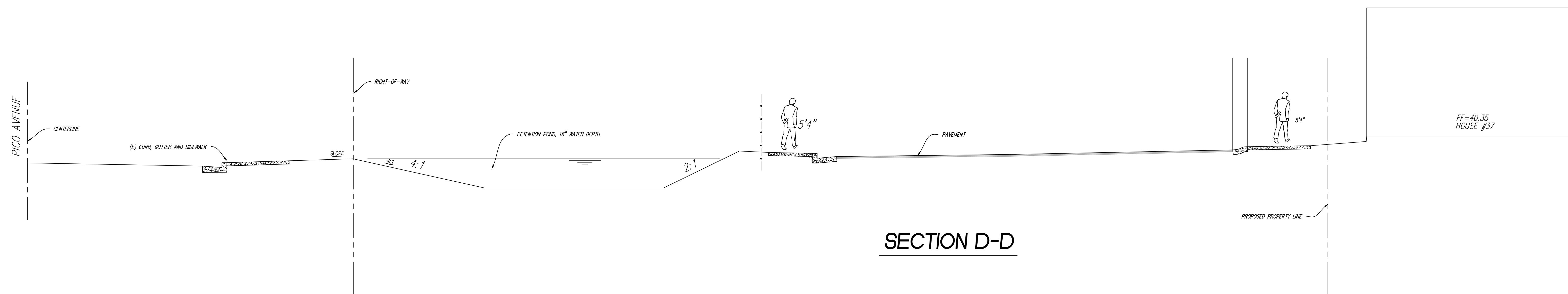
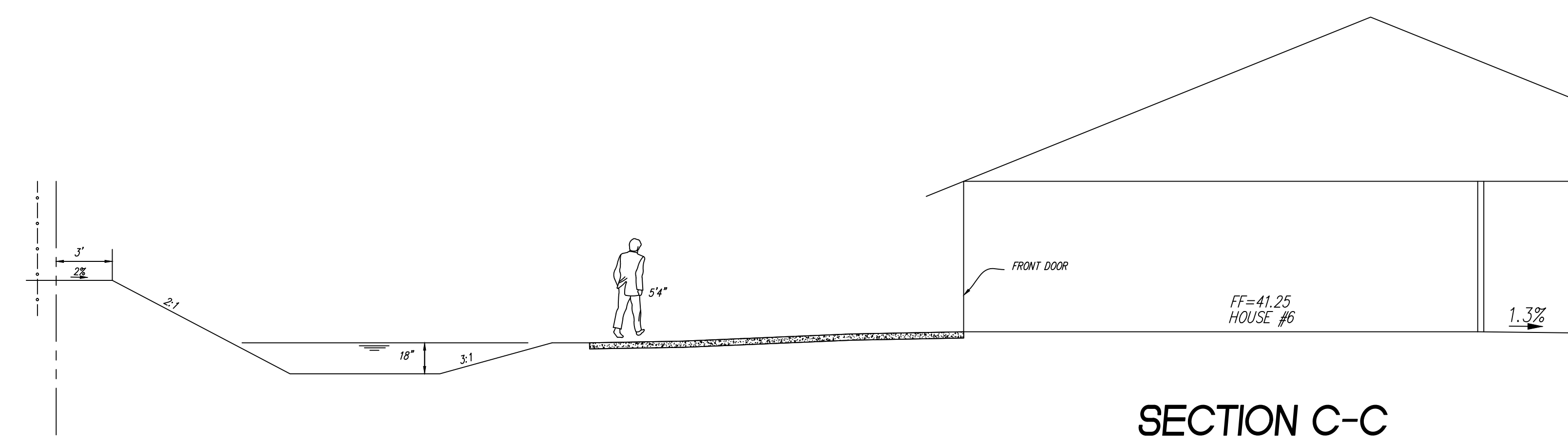
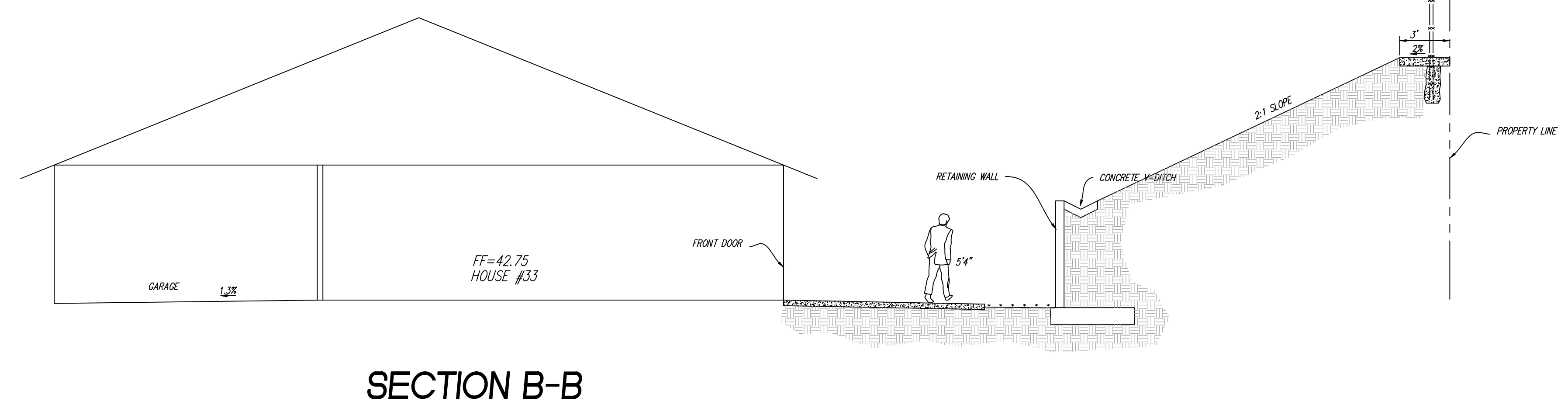
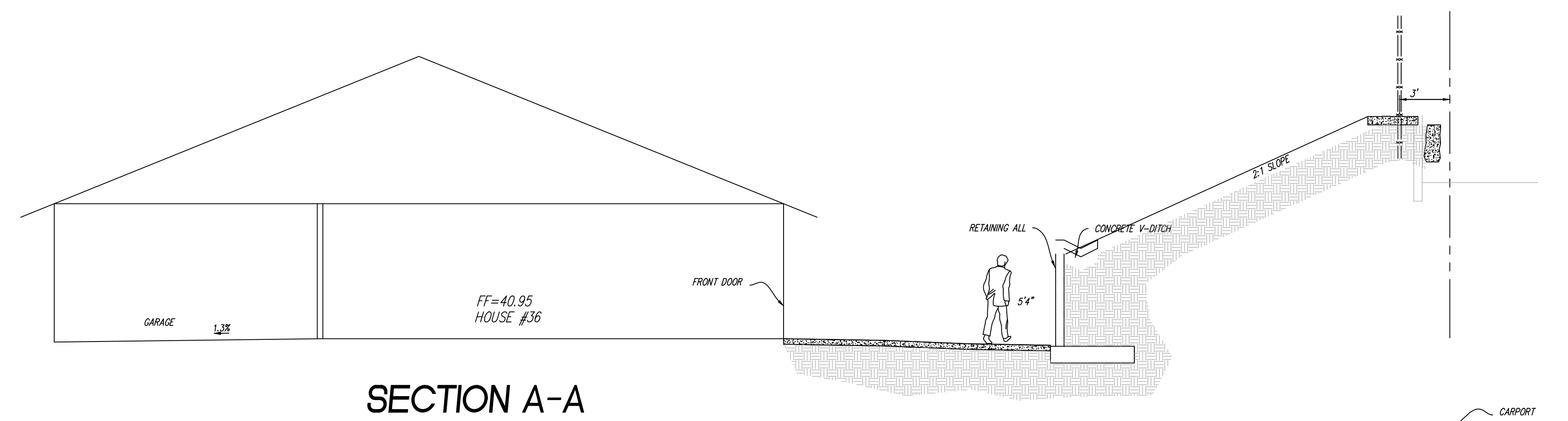
CITY RECORDS NO:

69-572

C4

SHEET 4 OF 12



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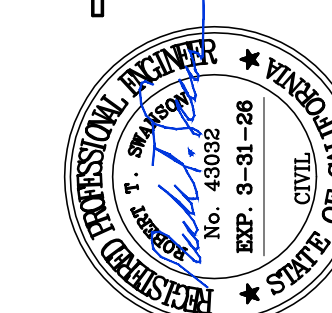
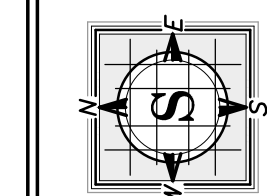
HOUSING AUTHORITY OF THE COUNTY OF KERN
3403 BERNARD STREET
BAKERSFIELD, CA 93306
CROSS-SECTIONS

80

SHEET 8 OF 12

6.9-572

CITY RECORDS NO.

[illegible]

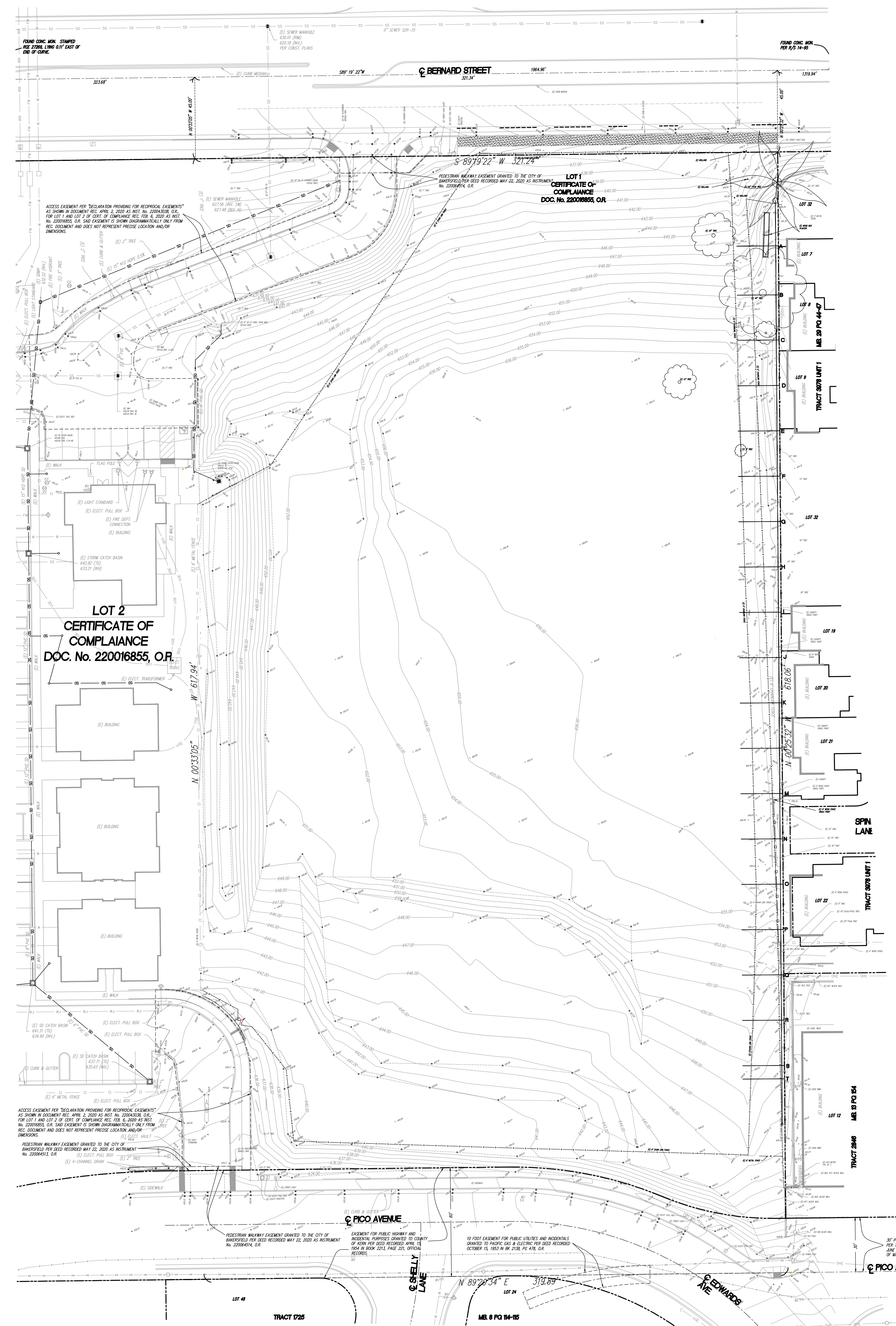
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3403 BERNARD STREET
BAKERSFIELD, CA 93306

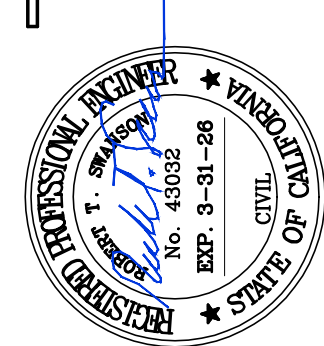
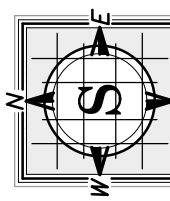
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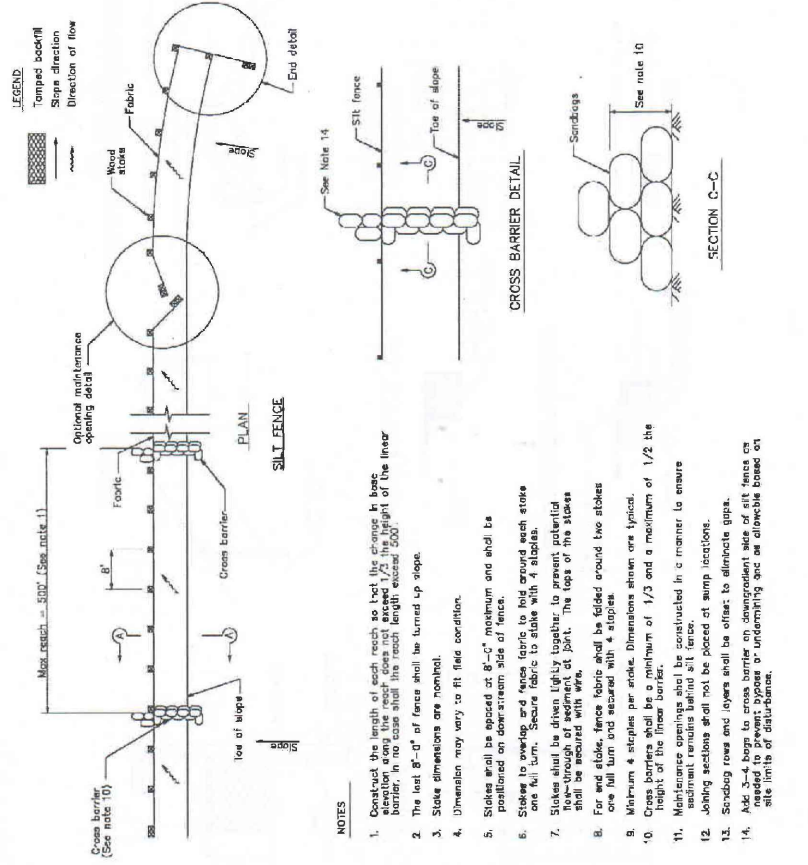
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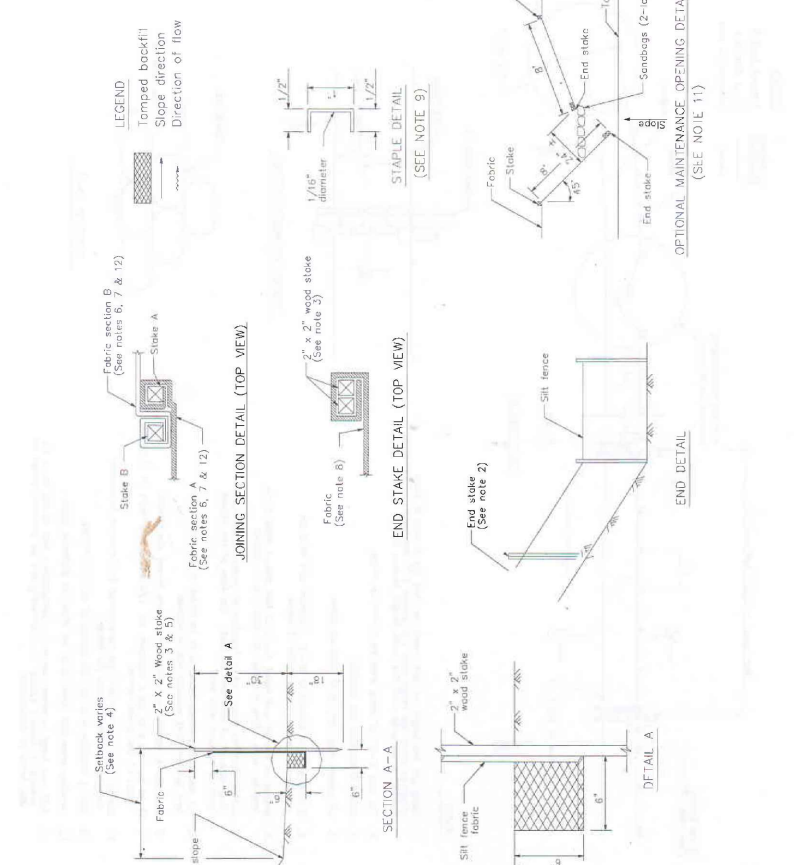


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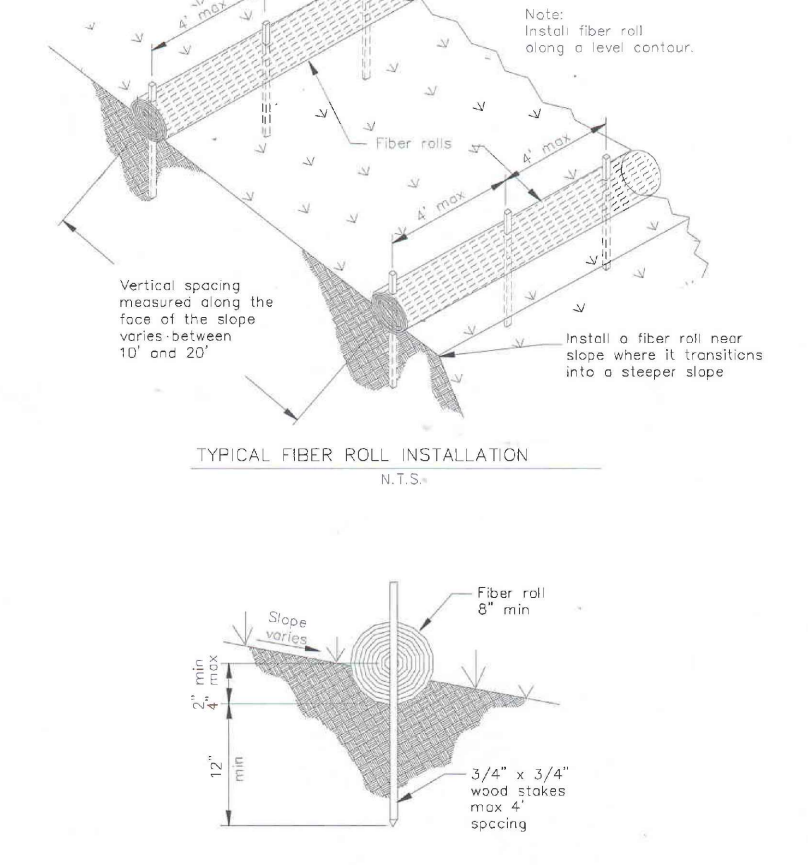
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 7 of 8

Silt Fence SE-1



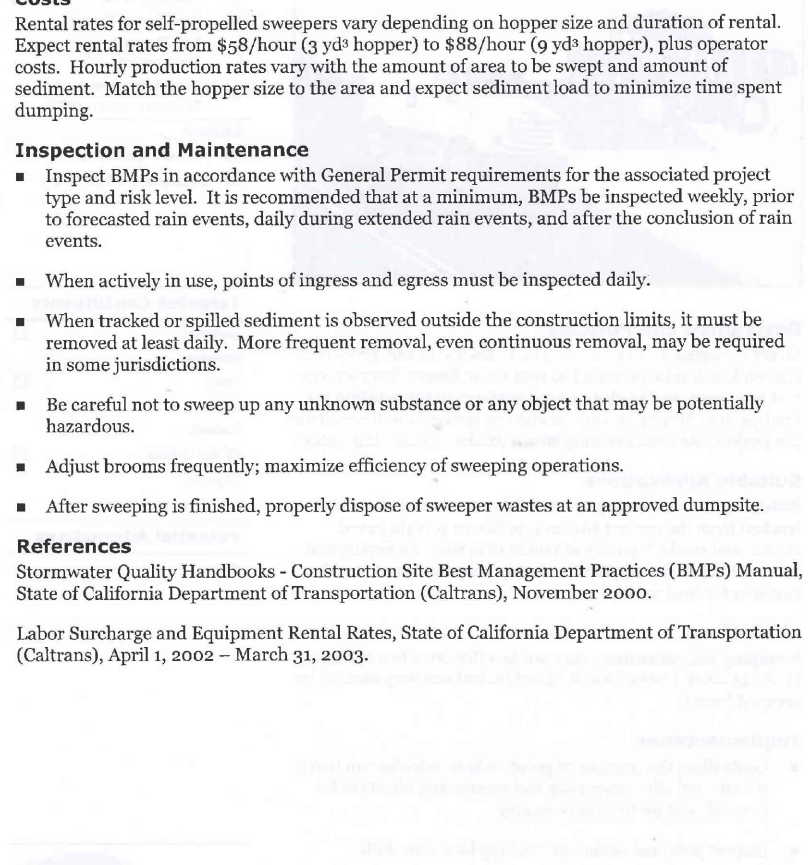
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 8 of 8

Fiber Rolls SE-5



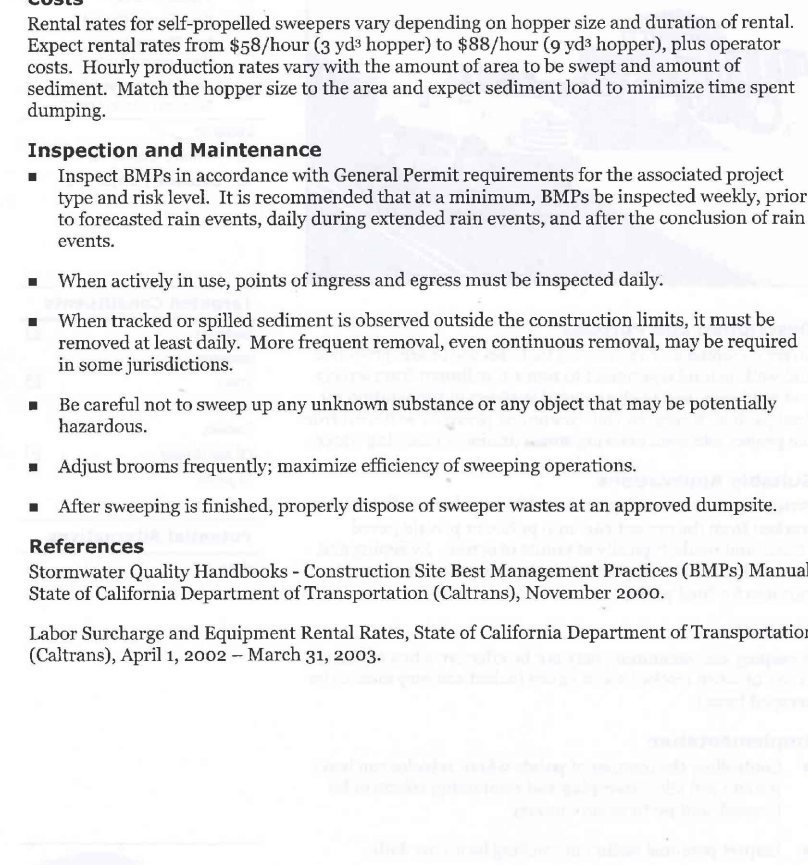
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 5 of 5

Street Sweeping and Vacuuming SE-7



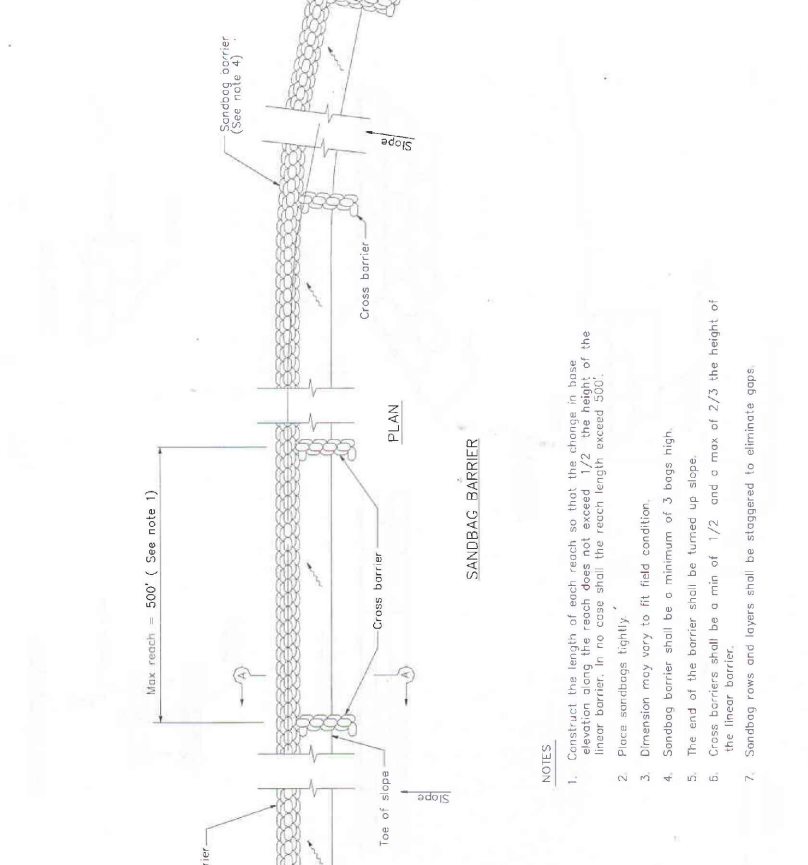
January 2011 California Stormwater BMP Handbook Construction www.casqa.org 2 of 2

Street Sweeping and Vacuuming SE-7



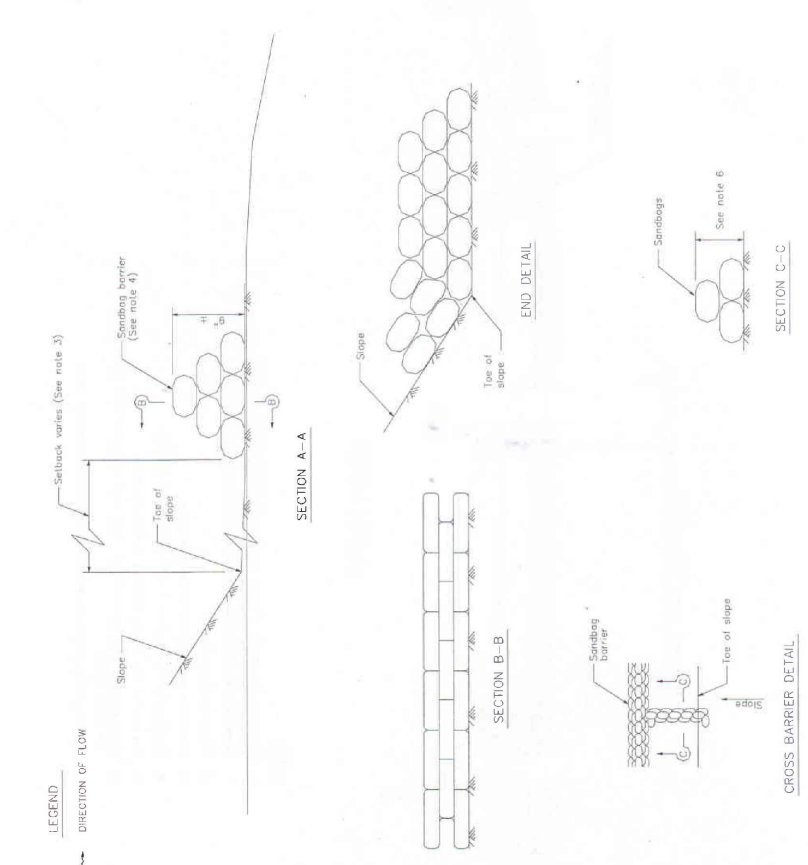
January 2011 California Stormwater BMP Handbook Construction www.casqa.org 1 of 2

Sandbag Barrier SE-8



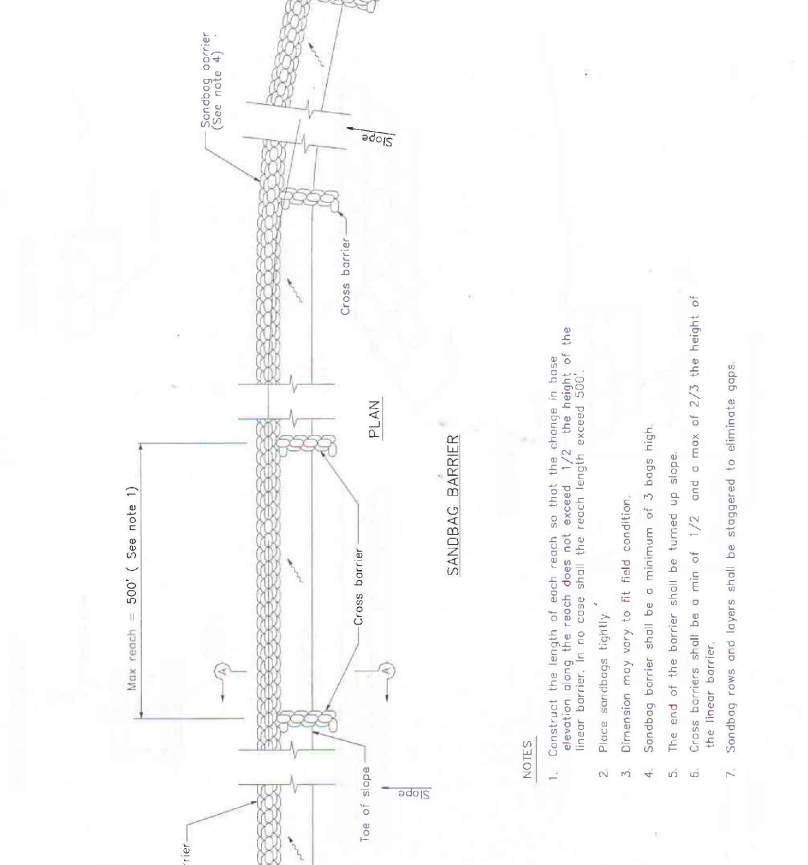
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 5 of 6

Sandbag Barrier SE-8



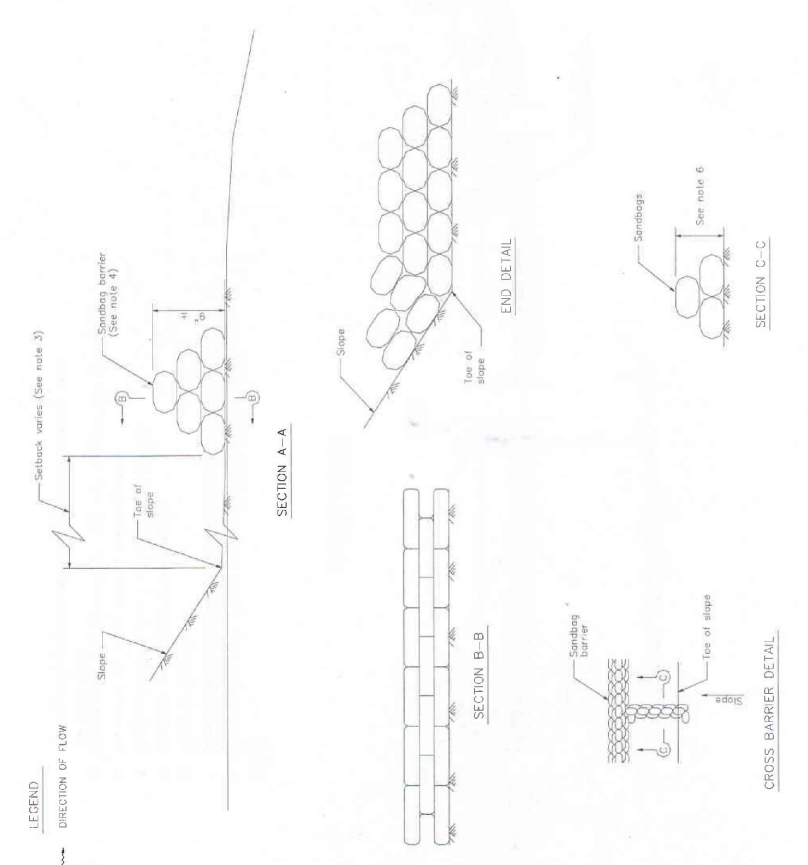
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 6 of 6

Sandbag Barrier SE-8



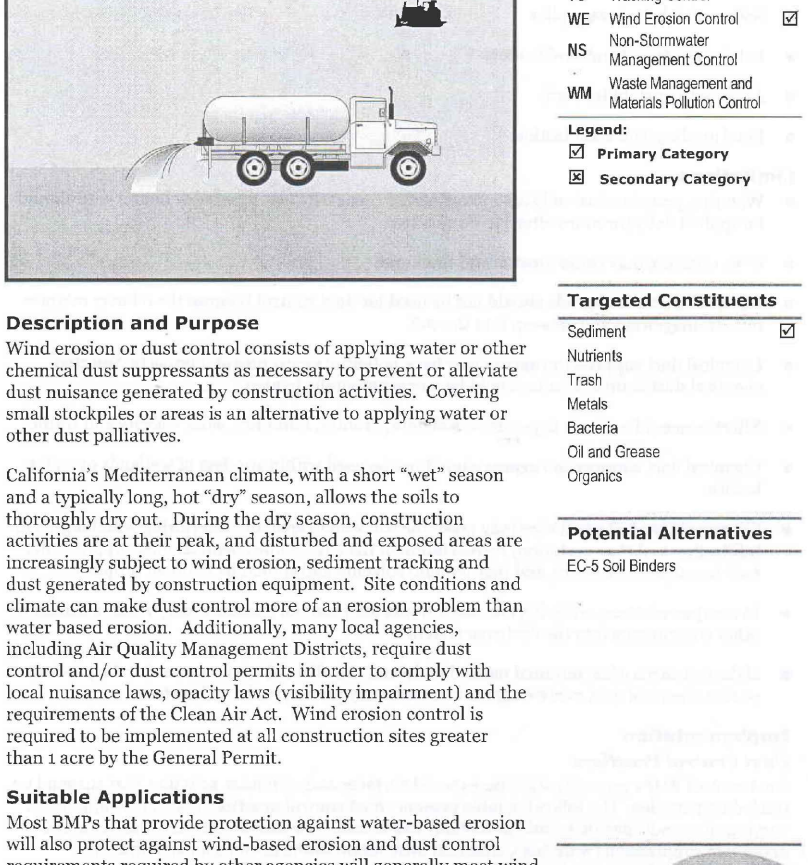
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Sandbag Barrier SE-8



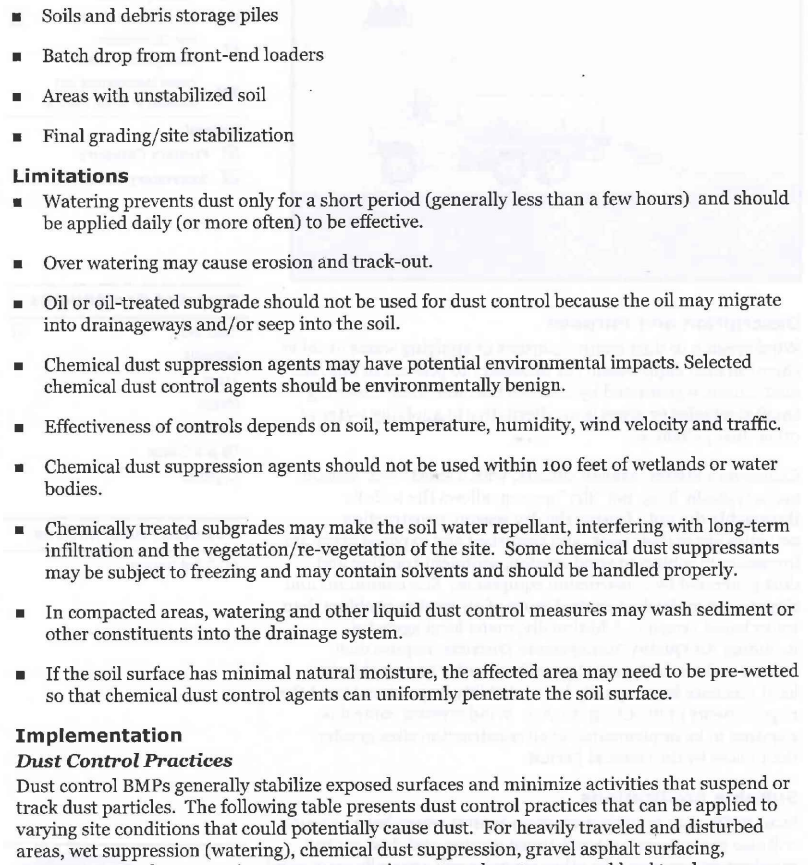
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 6 of 6

Wind Erosion Control WE-1



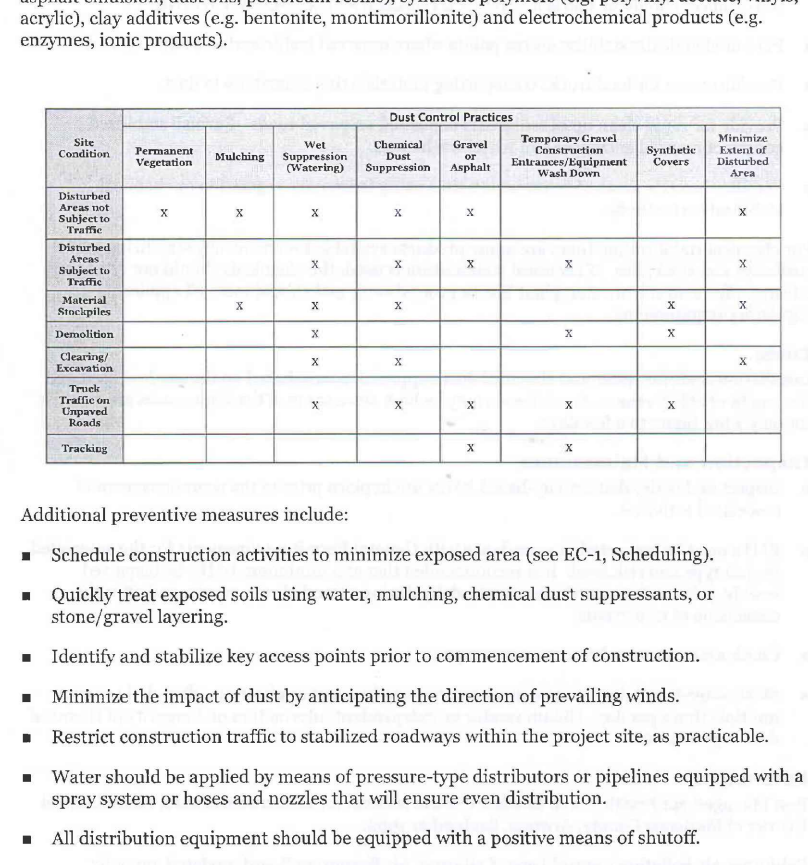
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 1 of 5

Wind Erosion Control WE-1



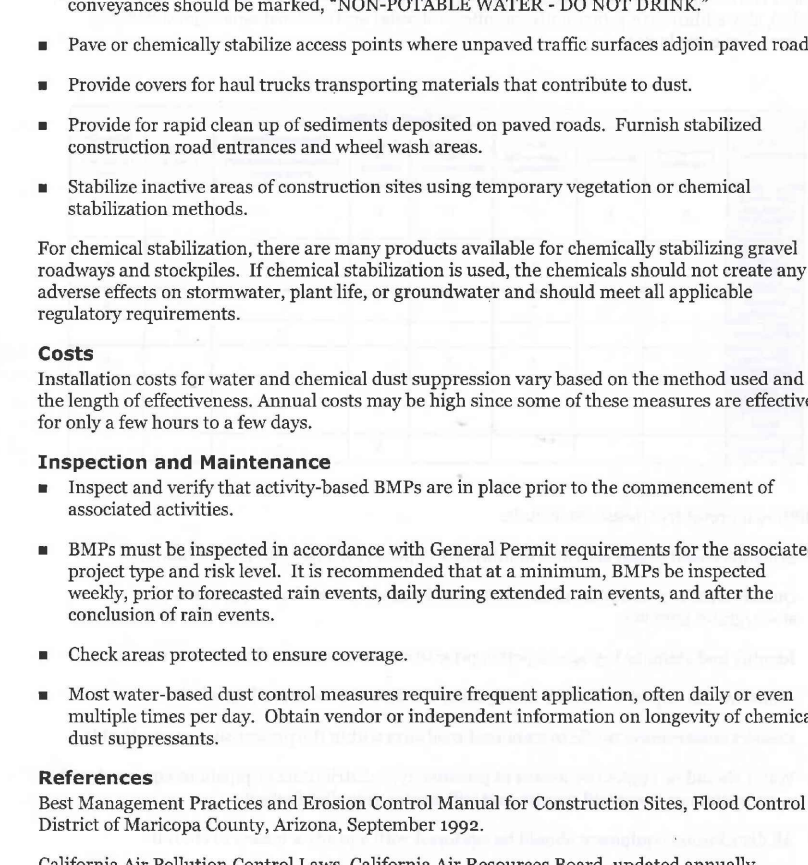
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 2 of 5

Wind Erosion Control WE-1



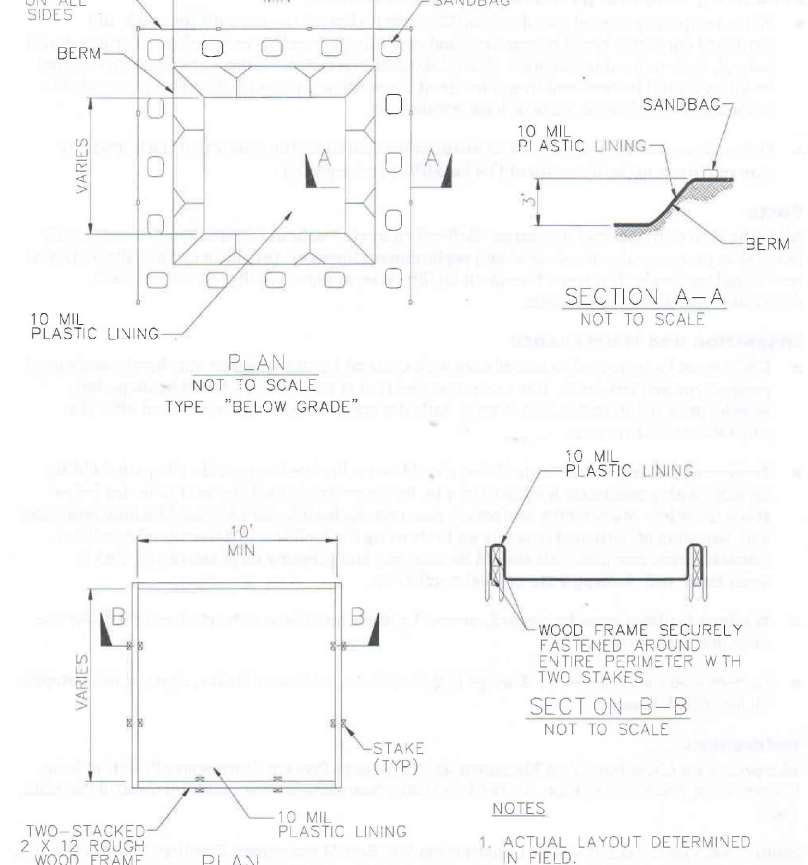
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 3 of 5

Wind Erosion Control WE-1



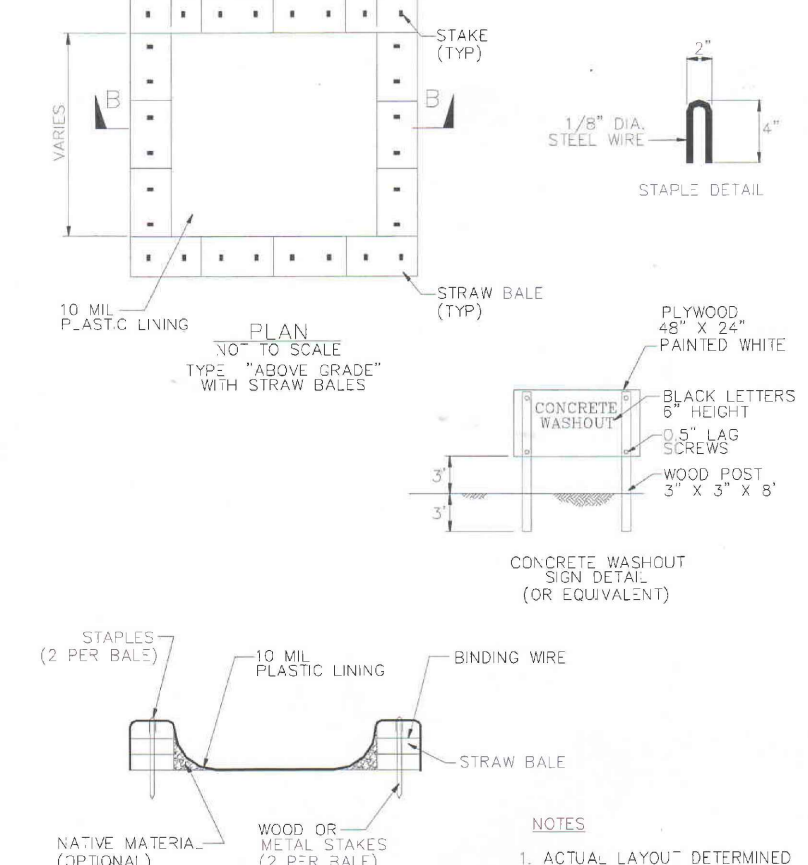
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 4 of 6

Concrete Waste Management WM-8



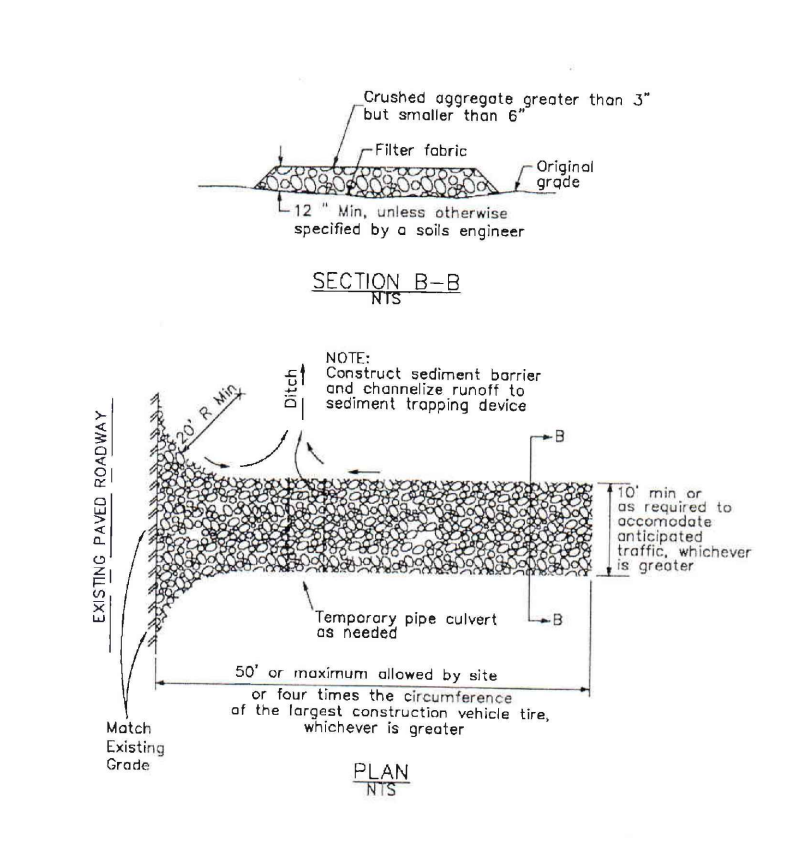
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 6 of 7

Concrete Waste Management WM-8



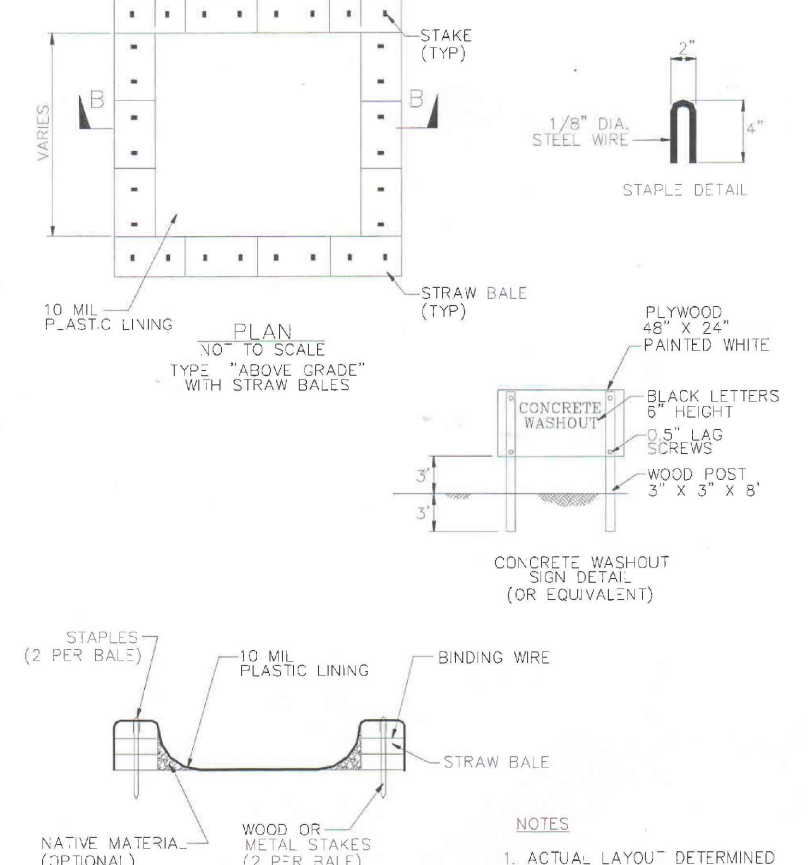
November 2009 California Stormwater BMP Handbook Construction www.casqa.org 7 of 7

Stabilized Construction Entrance/Exit TC-1



January 2011 California Stormwater BMP Handbook Construction www.casqa.org 3 of 6

Concrete Waste Management WM-8



November 2009 California Stormwater BMP Handbook Construction www.casqa.org 7 of 7