

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY DOES NOT AUTHORIZE THE SUBDIVIDER AND/OR OWNER TO VIOLATE ANY FEDERAL, STATE, COUNTY, OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES.
3. GRADING PLANS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES:
  - 2016 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS
  - 2016 CALIFORNIA FLOODING CODE AND ITS APPENDICES AND STANDARDS
  - 2016 CALIFORNIA GREEN STANDARDS CODE AND ITS APPENDICES AND STANDARDS
  - CITY OF ONTARIO ORDINANCES AND REGULATIONS
4. THE CONTRACTORS SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF ONTARIO MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
5. ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DEMARKED AND STAKED IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE SUPERVISION OF A SOLS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SOLS REPORT. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SOLS REPORT.
6. THE CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL OBTAIN A BUSINESS ENFORCEMENT PERMIT FROM THE CITY OF ONTARIO. THE CONTRACTOR SHALL OBTAIN A BUSINESS ENFORCEMENT PERMIT FROM THE ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO START OF ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
7. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL OBTAIN A BUSINESS ENFORCEMENT PERMIT FROM THE CITY OF ONTARIO. THE CONTRACTOR SHALL OBTAIN A BUSINESS ENFORCEMENT PERMIT FROM THE ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO START OF ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT 48 HOURS PRIOR TO THE TIME OF CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS REFERRED TO SECTION 7-10.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
9. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED. RENEWAL OF TRAFFIC STRIPPING AND MARKINGS SHALL BE DONE USING REFLECTIVE THERMO-PLASTIC MARKINGS IN CONFORMANCE WITH SECTION 94 & 95 OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE REGULATOR, WARNING, AND GUIDE SIGNS SHALL HAVE 3M DIAMOND, VIF GRADE SHEETING WITH SERIES 160 PROTECTIVE OVERLAY FILM.
10. THE LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS & PROFESSIONS CODE OF THE STATE OF CALIFORNIA, REQUIRES THAT THE CONTRACTOR SHALL REQUIRE THAT SURVEY MONUMENTS SHALL BE PROTECTED AND REPERCUATED. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR OTHERS PERFORMING THE CONSTRUCTION WORK TO RETAIN A QUALIFIED REGISTERED CIVIL ENGINEER AND/OR LICENSED LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION TO LOCATE, REFERENCE AND FILE THE NECESSARY CORNER RECORDS WITH THE COUNTY CLERK OF THE COUNTY OF ONTARIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MONUMENTS AND/OR CONTROL. SURVEY POINTS SHALL BE RESET TO THE NEW SURFACE IN CONFORMANCE WITH CURRENT PROFESSIONAL LAND SURVEYING PRACTICES. CORNER RECORDS SHALL BE FILED WITH THE COUNTY SURVEYOR FOR ALL THE NEW MONUMENTS SET.
11. THE DEVELOPER SHALL PROVIDE THE CITY WITH A COMPLETED SET OF "AS BUILT" MISC. DRAWINGS PRIOR TO THE FINAL INSPECTION.
12. A CITY ACCEPTED/APPROVED SET OF PLANS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
13. A PRE-CONSTRUCTION MEETING SHALL OCCUR PRIOR TO CONSTRUCTION. ATTENDEES SHALL INCLUDE A CITY REPRESENTATIVE AND THE CONTRACTOR WHO WILL PERFORM THE WORK. "CUT-SHEETS" SHALL BE PROVIDED TO THE CITY AT THIS MEETING FOR ITS REVIEW.
14. CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST OF THE CITY INSPECTOR, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW.
15. ANY REQUIRED RIGHT-OF-WAY OR EASEMENT SHALL BE DEDICATED TO AND ACCEPTED BY THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE REQUIRED RIGHT-OF-WAY OR EASEMENT.

GENERAL NOTES CONTINUED:

1. ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE CURRENT CITY OF ONTARIO STANDARD SPECIFICATIONS AND STANDARD DRAWINGS AND CURRENT STANDARD SPECIFICATIONS AND STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS/HER OPERATIONS, WHETHER OR NOT THE FACILITY IS SHOWN ON THESE PLANS.
3. ALL OBSTRUCTIONS WITHIN THE AREA TO BE IMPROVED SHALL BE REMOVED AND/OR RELOCATED AT THE DIRECTION OF THE CITY ENGINEER. UTILITIES ARE TO BE RELOCATED BY THEIR RESPECTIVE OWNERS UNLESS NOTED OTHERWISE. THE PUBLIC WORKS CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. UTILITY LINE LOCATIONS WERE TAKEN FROM AVAILABLE RECORD DATA AND WERE NOT LOCATED IN THE FIELD. UNLESS OTHERWISE NOTED ON THE PLAN, THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
5. IN CASE OF ANY ACCIDENTS INVOLVING SAFETY MATTERS COVERED BY SECTION 848(b) OF THE CALIFORNIA LABORS CODE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE STATE DIVISION OF INDUSTRIAL SAFETY.
6. STATE LAW (SB 3019) REQUIRES THE CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AND OBTAIN AN IDENTIFICATION NUMBER PRIOR TO THE ISSUANCE OF CITY'S ENCROACHMENT PERMIT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 422-4135 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
7. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL OBTAIN A BUSINESS ENFORCEMENT PERMIT FROM THE CITY OF ONTARIO. THE CONTRACTOR SHALL OBTAIN A BUSINESS ENFORCEMENT PERMIT FROM THE ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO START OF ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
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15. ANY REQUIRED RIGHT-OF-WAY OR EASEMENT SHALL BE DEDICATED TO AND ACCEPTED BY THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE REQUIRED RIGHT-OF-WAY OR EASEMENT.

ABLE INDUSTRIES  
ON-SITE IMPROVEMENT PLANS, PRECISE GRADING PLAN, UTILITY PLAN & STORM DRAIN PLAN

2006 S. BAKER AVENUE  
ONTARIO, CA 91761

REQUIREMENTS FOR CERTIFICATION

**BEFORE FOUNDATION APPROVALS.**  
BEFORE FOUNDATION APPROVALS, THE SOLS ENGINEER OF RECORD SHALL CERTIFY TO THE BUILDING DEPARTMENT IN WRITING THAT THE COMPACTATION, TRANSITION LINES, AND DESIGN PARAMETERS HAVE BEEN FOLLOWED OR INDICATE CORRECTIVE RECOMMENDATIONS THAT HAVE BEEN MADE.  
BEFORE FOUNDATION APPROVALS, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING DEPARTMENT IN WRITING THAT THE ROAD GRADIES AND DRAINAGE WERE DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS.  
BEFORE FOUNDATION APPROVALS, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING DEPARTMENT IN WRITING THAT THE FOUNDATION FORMS ARE PLACED PER THE APPROVED BUILDING SETBACKS.  
**BEFORE FINAL INSPECTION.**  
PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION, THE CIVIL ENGINEER OF RECORD SHALL CERTIFY TO THE BUILDING DEPARTMENT IN WRITING THAT THE PRELIMINARY TITLE REPORT, PREPARED BY STEWART TITLE CO., ORDER NO. 01180-260922, DATED FEBRUARY 28, 2017, IS IN CONFORMANCE WITH THE APPROVED GRADING PLANS.

REQUIRED VERIFICATION AND INSPECTION OF SOILS

TABLE 1705.6 VERIFICATION AND INSPECTION TASK		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.			X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTATION OF COMPACTED FILL.		X	
5. VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			X

EXCAVATION AND FILL NOTES:

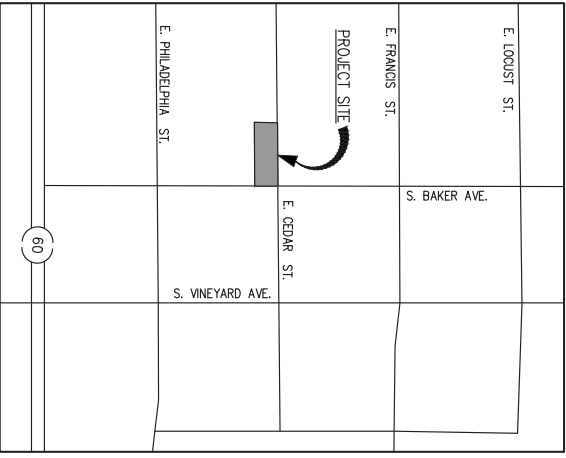
- THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHALL BE MONITORED FOR SETTLEMENTS. THE NOTICE SHALL BE NOT LESS THAN 10-DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION. [CBC 3307.1]
- EXCAVATIONS FOR ANY PURPOSE SHALL NOT REQUIRE LATERAL SUPPORT FROM THE FOUNDATION TO WHICH THEY FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT, OR BOTH. [CBC 1804.1]
- THE EXCAVATION DISTURB THE FOUNDATION SHALL BE REINFORCED WITH SOIL BOLDS, OR A CONTROLLED LOW-STRENGTH MATERIAL (CLSM) [CBC 1804.3]
- THE EXCAVATION DISTURB THE FOUNDATION SHALL BE REINFORCED WITH SOIL BOLDS, OR A CONTROLLED LOW-STRENGTH MATERIAL (CLSM) [CBC 1804.3]
- THE FILL MATERIAL SHALL NOT INCLUDE ORGANIC OR OTHER DELETERIOUS MATERIALS. [CBC 3107.4]
- NO ROCK OR SIMILAR REFRACTIVE MATERIAL GREATER THAN 12" OR AS INDICATED IN THE SOIL REPORT (WHICHEVER IS SMALLER), IN ANY DIMENSION SHALL BE INCLUDED IN FILLS. [CBC 3107.4]
- ALL FILL MATERIAL SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12" CONSERVATIVE. [CBC 3107.2]
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARPING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. [CBC 3107.2]
- PROVIDE BENCHMARK WHERE EXISTING GRADE IS AT A SLOPE STEEPER THAN 5% HORIZONTAL TO 1 VERTICAL (20%) AND THE DEPTH OF THE FILL EXCEEDS 5', AND MUST BE IN ACCORDANCE WITH CBC FIGURE J 107.3. A KEY SHALL BE PROVIDED THAT IS AT LEAST 10 FEET IN WIDTH AND 2 FEET IN DEPTH. [CBC 107.3]
- THE REQUIRED PERMANENT EROSION CONTROL DEVICES AND/OR METHODS SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTIONS [CBC 3101.1]

SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
①	SEWER MANHOLE	②	STORM DRAIN MANHOLE
③	SEWER CLEANOUT	④	CATCHBASIN DROP INLET
⑤	WATER METER	⑥	GAS VALVE
⑦	WATER VALVE	⑧	GAS METER
⑨	RECLAIMED WATER METER	⑩	ELECTRICAL MANHOLE
⑪	RECLAIMED WATER VALVE	⑫	EXISTING POWER POLE
⑬	FIRE HYDRANT	⑭	LIGHT POLE
⑮	FIRE DEPT. CONNECTION	⑯	WALL LIGHT
⑰	HOSEBIB	⑱	TRAFFIC SIGNAL, PULL BOX
⑲	POST INDICATOR VALVE	⑳	STREET LIGHT PULL BOX
㉑	WATER VAULT	㉒	EXISTING TREE LIGHT
㉓	HORIZONTAL CONTROL POINT MARKER		

EARTHWORKS\*:

CUT: 404 CY  
FILL: 309 CY  
EXPORT: 95 CY  
\*QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR BIDDING ON THIS JOB SHALL PERFORM HIS/HER OWN ESTIMATES.



VICINITY MAP

NTS  
THOMAS GUIDE PAGE 685-10

FLOOD ZONE

FLOOD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE PER FIRM MAP NO. 0607108636 EFFECTIVE DATE FEBRUARY 18, 2015.

CIVIL ENGINEER

CORNERSTONE LAND SURVEYING, INC.  
STEFAN LANTHER, PE  
20730 KNOB PLACE  
PERRIS, CA 92570  
PHONE: 951.736.0200

SOILS ENGINEER

T.L.N. ENGINEERING COMPANY  
TONY S.C. LEE, M.S. PE  
17834 BAILEY DRIVE  
TORRANCE, CA 90504  
PHONE: 310.371.7045

ALL OF THE GRADING PROCEDURES, RECOMMENDATIONS, AND SPECIFICATIONS THAT ARE INDICATED ON THE GEOTECHNICAL REPORT NO. 172272, DATED JULY 18, 2017 PREPARED BY T.L.N. ENGINEERING COMPANY MUST BE ADHERED TO.  
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS PROVIDED IN THE SOIL REPORT DATED JULY 18, 2017.

SIGNATURE AND DATE

SHEET INDEX

SHEET 1: TITLE SHEET	TS	= TOP OF GRATE
SHEET 2: DEMOLITION PLAN	TR	= TOP OF ROOF
SHEET 3: PRECISE GRADING PLAN	TW	= TOP OF WALL LEFT
SHEET 4: DETAILS SHEET	TWR	= TOP OF WALL RIGHT
SHEET 5: DETAILS SHEET	WLY	= WESTERLY FROM PL
SHEET 6: EROSION CONTROL PLAN		
SHEET 7: EROSION CONTROL PLAN DETAILS		
SHEET 8: COMPOSITE UTILITY PLAN & STORM DRAIN PLAN		
SHEET 9: COMPOSITE UTILITY PLAN DETAILS AND NOTES		
SHEET 10: HORIZONTAL CONTROL PLAN		
SHEET 11: STANDARD DRAWING DETAILS		
SHEET 12: STANDARD DRAWING DETAILS		
SHEET 13: STATEMENT OF SPECIAL INSPECTION		

WDID# 8 36C383435

ABLE INDUSTRIES

2006 S. BAKER AVENUE  
ONTARIO, CA 91761  
TITLE SHEET

B201801883

SHEET 1 of 13

NO WORK SHALL BE DONE ON THIS PROJECT UNTIL A PERMIT HAS BEEN OBTAINED FROM THE CITY OF ONTARIO. THE CITY ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF ONTARIO MUST BE NOTIFIED, IN WRITING, AT LEAST THREE (3) DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

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TITLE SHEET