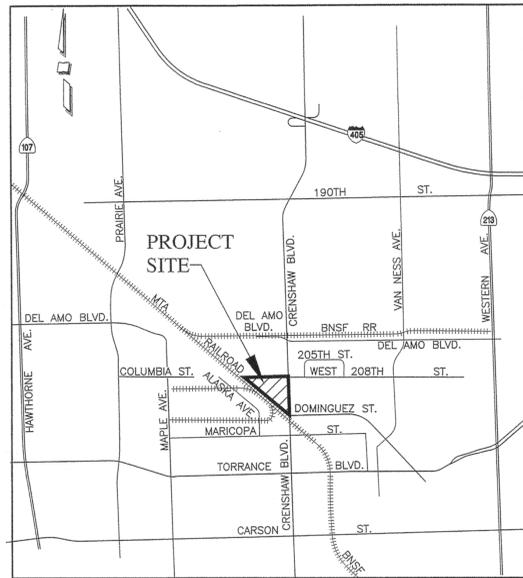
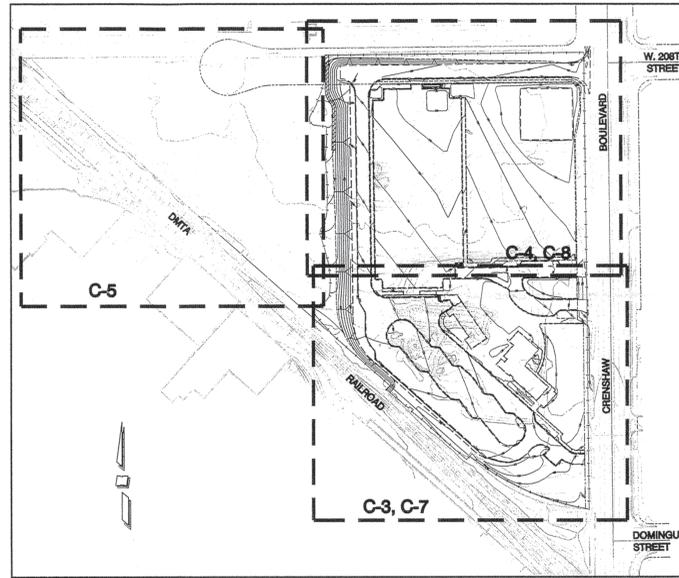


CITY OF TORRANCE
LOS ANGELES COUNTY, CALIFORNIA

ADVANCED / ROUGH GRADING PLANS FOR THE TORRANCE TRANSIT PARK & RIDE REGIONAL TERMINAL



VICINITY MAP
N.T.S.



KEY MAP
SCALE: 1=150'

SURVEY MONUMENTS

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS THAT ARE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OF SURVEY AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT FOR ANY REPLACED MONUMENTATION.

BASIS OF BEARINGS

THE BEARING OF THE CENTERLINE OF CRENSHAW BOULEVARD, SHOWN AS N00°34'10"W ON RECORD OF SURVEY FILED IN BOOK 230, PAGE 47 OF RECORDS OF SURVEYS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

LEGAL DESCRIPTION

THAT PORTION OF LOT 8 OF TRACT NO. 7873, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109, PAGES 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF PARCEL 130 OF SUBDIVISION OF PORTIONS OF THE 730.61 ACRE TRACT ALLOTTED TO SUSANA DOMINGUEZ BY A FINAL DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO IN CASE NO. 3384 OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST ON AND ALONG THE EAST LINE OF SAID LOT 8, 981.22 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS WEST 1204.43 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND DISTANT 5 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, AS CONVEYED TO SANTA FE AND LOS ANGELES HARBOR RAILWAY COMPANY, BY DEED OF EASEMENT RECORDED OCTOBER 9, 1942 AS INSTRUMENT NO. 1327 IN BOOK 19635, PAGE 64, OFFICIAL RECORDS; THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS EAST 1247.12 FEET, MORE OR LESS, ALONG SAID PARALLEL LINE AND THE SOUTHEASTERLY PROLONGATION THEREOF TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 546.438 FEET AND WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 321.98 FEET TO THE POINT OF BEGINNING.

APN
7352-002-008

BENCHMARK

BENCH MARK: Y10874
DPW BM TAG IN E. CB 1M(3.3FT)
N/O BCR @ NE COR CRENSHAW
BLVD & 208TH ST
TORRANCE QUAD 2005 EL. 72.904

SOURCE OF TOPOGRAPHY

PHOTOGRAMMETRIC TOPOGRAPHY PROVIDED BY: PSOMAS
DATED: 09/10/2013

EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY EROSION DAMAGE TO THE SLOPES, PADS OR STREETS SHOWN ON THESE PLANS WHETHER THE SLOPES ARE EXISTING OR NEW SLOPES, UNTIL THE PROJECT IS ACCEPTED BY THE CITY ENGINEER.

LIST OF DRAWINGS

SHEET No.	DESCRIPTION
C-1	TITLE SHEET
C-2	NOTES AND LEGENDS
C-3 THRU C-5	ADVANCED/ROUGH GRADING PLANS
C-6	SITE SECTIONS
C-7 THRU C-8	HORIZONTAL CONTROL PLAN
C-9	DETAILS

FOR EROSION AND WATER POLLUTION CONTROL PLANS, SEE THE SWPPP PREPARED FOR THIS PROJECT.

NOTICE
Approval must be received from the Engineering Dept. for all work proposed within the Public Right-of-Way.

No.	Distribution/Revision	Date

PSOMAS

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San Diego, CA 92108
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CIVIL ENGINEER



City of Torrance
Torrance Transit Park & Ride
Regional Terminal
465 Crenshaw Blvd.
Torrance, CA 90503

**Torrance Transit
Park and Ride
Regional
Terminal**

CLIENT PROJECT #: B2013-15
Drawing Title

TITLE SHEET

Scale: AS SHOWN
DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Project Manager	Project No.	Date Plotted
LA	13025	
JSB		

Drawing No. **C-1**

ENGINEERED GRADING
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APPROVED
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ERRORS OR OMISSIONS
DATE 7/27/15
GRADING DIVISION
SLOTT & SAFETY DEPT.
CITY OF TORRANCE

7/27/2015 9:29:30 AM C:\Users\jblisco\Documents\Projects\Torrance\Torrance Transit Park & Ride\Advanced\GP-C-1.dwg C-1 gsm

GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, VERIFY DEPTH AND PROTECT ALL STRUCTURES...
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AND ALL PUBLIC UTILITY COMPANIES...
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE ENGINEERING DIRECTOR BEFORE COMMENCING WORK...
5. CAUTION: REVIEW APPROVED CONSTRUCTION PLAN. IF CONSTRUCTION REQUIRES WORKERS AND/OR EQUIPMENT TO BE WITHIN 6 FEET OR CRANES OR HOISTING DEVICES TO BE WITHIN 10 FEET OF OVERHEAD ELECTRIC LINES...
6. PRIOR TO COMMENCEMENT OF WORK, ALL SURVEY MONUMENTS IN THE PROJECT AREA SHALL BE LOCATED AND TIED OUT...
7. GRADE SHEETS PREPARED AND STAMPED BY A LICENSED ENGINEER OR SURVEYOR SHALL BE DELIVERED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK...
8. THE CONTRACTOR SHALL NOTIFY THE CITY STREET DEPARTMENT AT 310-781-6900 PRIOR TO TRIMMING, REMOVING OR RELOCATING ANY EXISTING TREES...
9. UNLESS OTHERWISE SHOWN, ALL TRAFFIC SIGNS SHALL BE RELOCATED OR REMOVED BY THE CITY...

STORM DRAIN NOTES:

- 1. STORM DRAIN CONNECTIONS TO THE L.A. COUNTY STORM DRAIN SYSTEM REQUIRE A PERMIT FROM L.A. COUNTY...
2. IN CASE OF CONFLICT BETWEEN A CONNECTOR PIPE AND AN EXISTING UNDERGROUND LINE, THE CONNECTOR PIPE MAY BE REALIGNED OVER OR UNDER THE CONFLICTING LINE...
3. MANHOLE AND CATCH BASIN COVERS SHALL BE CAST WITH THE WORDS "TORRANCE DRAIN" FOR CITY MAINTAINED LINES...
4. DURING NON-CONSTRUCTION HOURS, ALL EXCAVATIONS MUST BE APPROPRIATELY SHORED, PLATED OR BACKFILLED EXCEPT BORE PITS WHICH SHALL BE SECURED WITH K-RAIL AND 6" HIGH CHAIN LINK FENCE...

GRADING NOTES:

- 1. GRADING PLAN OPERATIONS SHALL BE IN ACCORDANCE WITH THE CODE OF THE CITY OF TORRANCE AND ALL REVISIONS THERETO...
2. A PRE-JOB MEETING WITH THE CITY GRADING INSPECTOR, (310) 618-5915, IS REQUIRED PRIOR TO THE START OF GRADING OPERATIONS...
3. ESTIMATED EARTHWORK IN YARDAGE INCLUDING RECOMPACTION OF SUMPS OR EXISTING LOOSE FILL: FILL IN LOTS: 48,340 CUBIC YARDS...
NOTES: EARTHWORK VOLUMES ABOVE ARE PROVIDED FOR BIDDING PURPOSES ONLY...
4. EXISTING GROUND UPON WHICH FILL OR BASE IS TO BE PLACED SHALL BE CLEARED OF WEEDS, DEBRIS, TOPSOIL, AND OTHER DELETERIOUS MATERIALS...
5. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR AND THE OWNER TO PROTECT THE ADJACENT PROPERTY...
6. ALL LIABILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES, WHETHER SHOWN OR NOT ON THE PLAN...
7. WATER CONTENT SHALL BE CONTROLLED AS DETERMINED BY THE OWNER'S SOILS ENGINEER AND THE CITY INSPECTOR...
8. PERMISSION SHALL BE SECURED FROM THE ENGINEERING DEPARTMENT IF THE TRUCKS ARE LOADED IN THE STREET...
9. UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE...
10. ALL SLOPES SO DESIGNATED SHALL BE PLANTED WITH AN APPROVED PERENNIAL FOR EROSION CONTROL...
11. ALL LOOSE ON SITE FILL SHALL BE REMOVED AND COMPACTED...
12. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN THE SOILS REPORT DATED APRIL 14, 2014 BY DIAZ-YOURLMAN & ASSOCIATES...
13. ALL MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF THE MAXIMUM DRY DENSITY OF THE FILL MATERIAL PER THE LATEST VERSION OF ASTM D1557...
14. SUFFICIENT TESTING OF THE FILL SOIL SHALL BE MADE BY THE CITY TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
A. ONE TEST FOR EACH TWO FEET OF VERTICAL LIFT.
B. ONE TEST FOR EACH 500 CUBIC YARDS OF MATERIAL PLACED.
C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE IN EACH FOUR FOOT VERTICAL LIFT OR PORTION THEREOF.
D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR FOOT VERTICAL LIFT OR PORTION THEREOF.
15. IMPORT SOILS SHOULD CONSIST OF CLEAN, COMPACTABLE MATERIALS POSSESSING EXPANSION CHARACTERISTICS SIMILAR TO OR BETTER THAN THE UPPER ON-SITE SOILS...
16. ALL FILL UNDER THE BUILDING FOUNDATION MUST BE CERTIFIED BY THE OWNER'S SOILS ENGINEER AS TO PROPER BEARING VALUE DESIGN AND ITS COMPLIANCE WITH THE PRELIMINARY SOILS REPORT ON NOTE 12...
17. ALL SUBGRADE UNDER AREAS TO BE PAVED SHALL BE CERTIFIED BY THE SOILS ENGINEER IN COMPLIANCE WITH SECTION 81.2.34(g) OF THE TORRANCE MUNICIPAL CODE...
18. THE OWNER'S ENGINEERING GEOLOGIST, SOILS ENGINEER, AND CIVIL ENGINEER, IN COMPLIANCE WITH SECTION 81.2.37(g) OF THE TORRANCE MUNICIPAL CODE, SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB...
19. AN AS-GRADED PLAN PREPARED BY THE CIVIL ENGINEER OF RECORD SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION...
20. APPROVAL OF THIS PLAN IS FOR GRADING AND PAVING ON-SITE ONLY AND DOES NOT CONSTITUTE APPROVAL OF ANY BUILDING, WALL OR OTHER STRUCTURE SHOWN ON SITE NOR ANY OFF-SITE IMPROVEMENTS SHOWN...
21. NO FILL SHALL BE PLACED DURING UNFAVORABLE WEATHER CONDITIONS...
22. ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY SHALL BE UNDER SEPARATE PERMIT AND APPROVED BY THE ENGINEERING DIVISION.

ABBREVIATIONS

Table with 4 columns: ABBREVIATION, ABBREVIATION, MAT'L, MATERIAL. Includes items like ABAND, ABANDONED, MAT'L MATERIAL, ASS'Y ASSEMBLY, MIN MINIMUM, etc.

ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS... THESE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR...

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION...

GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, TORRANCE TRANSIT PARK & RIDE REGIONAL TERMINAL - PHASE III, 465 CRENSHAW BLVD., TORRANCE, CALIFORNIA" PREPARED BY DIAZ-YOURLMAN & ASSOCIATES DATED APRIL 14, 2014 HAS BEEN PREPARED FOR THIS PROJECT AND IS AVAILABLE FOR REVIEW BY THE CONTRACTOR FOR REFERENCE AT THE OFFICE OF THE CITY ENGINEER.

SWPPP NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE PROVISIONS SET FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT... CONTRACTOR MUST MAINTAIN THE SERVICES OF A QUALIFIED SWPPP PRACTITIONER (QSP) DURING WORK OPERATIONS TO MONITOR OR THE WORK AND PROVIDE REQUIRED REPORTING INTO SMARTS.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

- 1. OWNER SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION...
2. THE EXPORT OR IMPORT MATERIAL IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST...
3. A STAGING AREA SHALL BE DESIGNATED WHERE EACH TRUCK IS PREPARED FOR ROAD TRAVEL AND ALL LOOSE MATERIAL REMOVED...
4. EROSION CONTROL MEASURES SHALL BE IN PLACE FROM NOVEMBER 15 THROUGH APRIL 15.

TOXIC SUBSTANCES NOTE

PRIOR TO EXECUTING ANY EARTHWORK OR IMPORT OF MATERIAL TO THE SITE, THE CONTRACTOR MUST ESTABLISH COMMUNICATION AND NOTIFY DTSC OF ALL EARTHWORK ACTIVITIES... MATERIALS DO NOT EXCEED HAZARDOUS LEVELS ALLOWABLE BY U.S. EPA REGIONAL SCREENING LEVELS (RSL'S)... REPORTS WILL BE PROVIDED AT THE CONTRACTORS EXPENSE...

HTTPS://WWW.DTSC.CA.GOV/SCHOOLS/UPL040/SMP_FS_CLEANHILL-SCHOOLS.PDF

CONTAMINATION WAS NOT OBSERVED DURING THE FIELD EXPLORATION. HOWEVER, THERE IS A HISTORY OF CONTAMINATION AT THE SITE DUE TO THE PREVIOUS INDUSTRIAL FACILITY... THE AWARDED CONTRACTOR IS TO MAKE PROVISIONS FOR THE HANDLING OF CONTAMINATED SOIL DURING CONSTRUCTION...

SPECIAL NOTES

- 1. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 6:00 AM AND 7:00 PM EACH DAY...
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE CITY OF TORRANCE WILL ENFORCE SECTION 7-9 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...
3. THE CONTRACTOR SHALL DESIGN, PLACE AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND BARRICADING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS...
4. ANY CONTRACTOR PERFORMING WORK ON THE PROJECT SITE SHALL FAMILIARIZE SELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM OPERATIONS...
5. ACCESS FOR FIRE AND OTHER EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES DURING PROJECT CONSTRUCTION...
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT CONSTRUCTION...
7. ALL DISTANCES AND DIMENSIONS SHOWN ON THE PLANS ARE IN A HORIZONTAL PLANE UNLESS OTHERWISE NOTED...
8. APPROVAL OF THESE PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT LIMITS OF WORK...
9. LOCATION AND ELEVATION OF IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION...
10. NEITHER THE OWNER, NOR THE ENGINEER OF WORK, WILL ENFORCE SAFETY MEASURES OR REGULATIONS...
11. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION...
12. THE ENGINEER OF WORK SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS...

GRADING PERMIT REQUIREMENTS

CONTRACTOR IS RESPONSIBLE FOR PULLING THE GRADING PERMIT, INCLUDING PAYMENT OF ALL PERMIT FEES, FROM THE CITY FOR THIS PROJECT PRIOR TO THE START OF CONSTRUCTION.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS LISTED BELOW.

STANDARD SPECIFICATIONS

- 1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)
2) CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" (MAY 19, 2004)

STANDARD DRAWINGS

CITY OF TORRANCE STANDARD DRAWINGS, (LATEST EDITION)
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)

NEW IMPROVEMENTS

Table with 3 columns: DESCRIPTION, STD DWG NO./DETAIL NO., SYMBOL. Lists items like FUTURE 6" CURB, STORM DRAIN CLEANOUT, CONCRETE CATCH BASIN, etc.

EXISTING CONDITIONS

Table with 2 columns: ITEM, SYMBOL. Lists existing items like EXISTING SEWER LINE, EXISTING WATER LINE, EXISTING FIRE HYDRANT, etc.

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Table with 3 columns: No., Distribution/Revision, Date. A revision table for the drawing.

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Torrance Transit Park and Ride Regional Terminal

CLIENT PROJECT #B2013-15
Drawing Title

NOTES AND LEGENDS

Scale: NONE
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Table with 2 columns: Field, Value. Includes Project Manager (JA), Project No. (13025), Date Plotted.

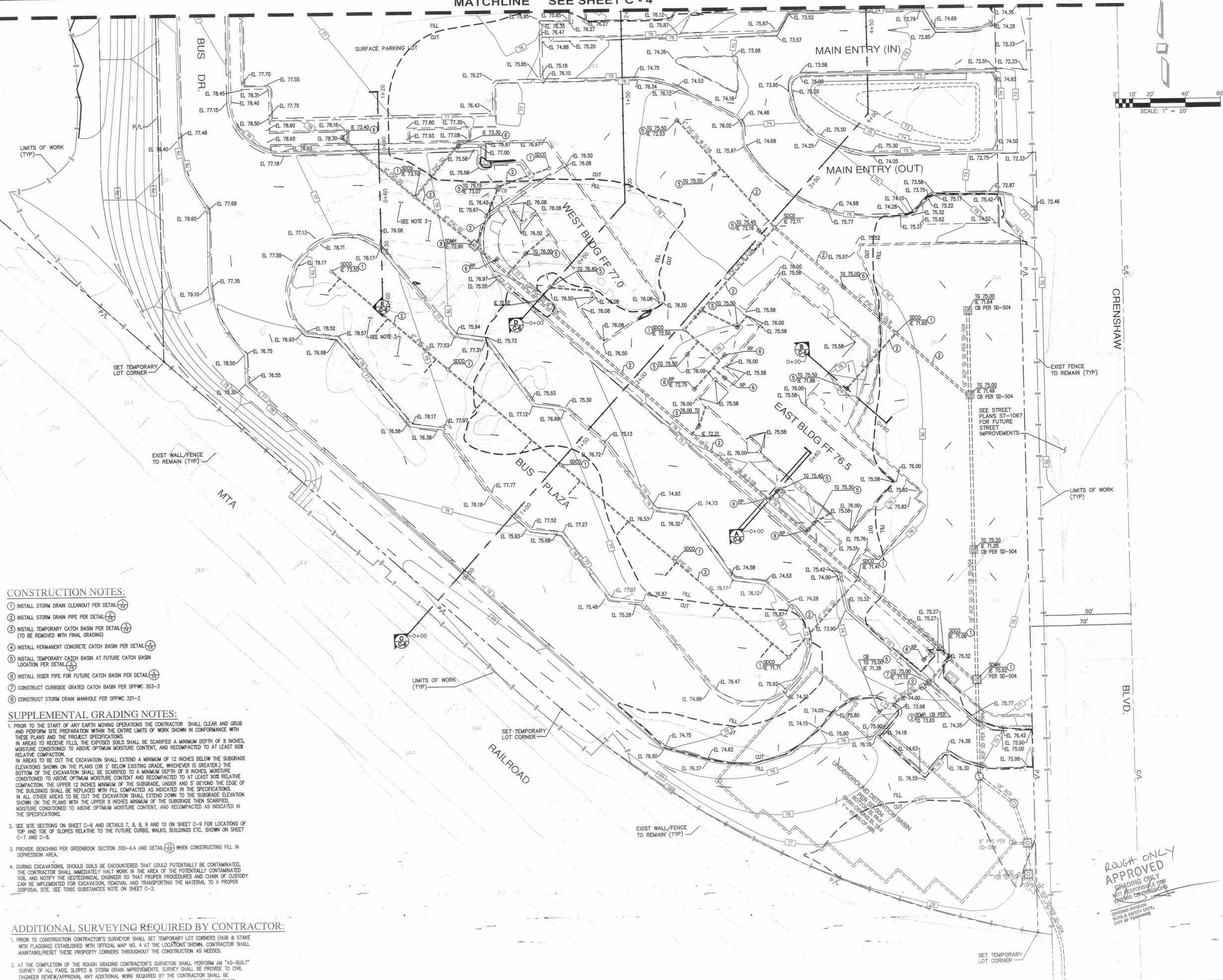
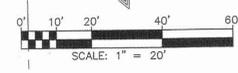
C-2

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MATCHLINE SEE SHEET C - 4

SEE SHEET C - 5

MATCHLINE



CONSTRUCTION NOTES:

- 1. INSTALL STORM DRAIN CLEANOUT PER DETAIL (C-1)
- 2. INSTALL STORM DRAIN PIPE PER DETAIL (C-2)
- 3. INSTALL TEMPORARY CATCH BASIN PER DETAIL (C-3) (TO BE REMOVED WITH FINAL GRADING)
- 4. INSTALL PERMANENT CONCRETE CATCH BASIN PER DETAIL (C-4)
- 5. INSTALL TEMPORARY CATCH BASIN AT FUTURE CATCH BASIN LOCATION PER DETAIL (C-5)
- 6. INSTALL RISER PIPE FOR FUTURE CATCH BASIN PER DETAIL (C-6)
- 7. CONSTRUCT CURBSIDE GRATED CATCH BASIN PER SPPWC 303-3
- 8. CONSTRUCT STORM DRAIN MANHOLE PER SPPWC 321-2

SUPPLEMENTAL GRADING NOTES:

1. PRIOR TO THE START OF ANY EARTH MOVING OPERATIONS THE CONTRACTOR SHALL CLEAR AND GRUB AND PERFORM SITE PREPARATION WITHIN THE ENTIRE LIMITS OF WORK SHOWN IN CONFORMANCE WITH THESE PLANS AND THE PROJECT SPECIFICATIONS. IN AREAS TO RECEIVE FILLS, THE EXPOSED SOILS SHALL BE SCARIFIED A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 90% RELATIVE COMPACTION. IN AREAS TO BE CUT THE EXCAVATION SHALL EXTEND A MINIMUM OF 12 INCHES BELOW THE SUBGRADE ELEVATIONS SHOWN ON THE PLANS (OR 2' BELOW EXISTING GRADE, WHICHEVER IS GREATER.) THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 90% RELATIVE COMPACTION. THE UPPER 12 INCHES MINIMUM OF THE SUBGRADE, UNDER AND 5' BEYOND THE EDGE OF THE BUILDINGS SHALL BE REPLACED WITH FILL COMPACTED AS INDICATED IN THE SPECIFICATIONS. IN ALL OTHER AREAS TO BE CUT THE EXCAVATION SHALL EXTEND DOWN TO THE SUBGRADE ELEVATION SHOWN ON THE PLANS WITH THE UPPER 8 INCHES MINIMUM OF THE SUBGRADE THEN SCARIFIED, MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED AS INDICATED IN THE SPECIFICATIONS.
2. SEE SITE SECTIONS ON SHEET C-6 AND DETAILS 7, 8, 9 AND 10 ON SHEET C-9 FOR LOCATIONS OF TOP AND TOE OF SLOPES RELATIVE TO THE FUTURE CURBS, WALKS, BUILDINGS ETC. SHOWN ON SHEET C-7 AND C-8.
3. PROVIDE BENCHING PER GREENBOOK SECTION 300-4.4 AND DETAIL (C-7) WHEN CONSTRUCTING FILL IN DEPRESSION AREA.
4. DURING EXCAVATIONS, SHOULD SOILS BE ENCOUNTERED THAT COULD POTENTIALLY BE CONTAMINATED, THE CONTRACTOR SHALL IMMEDIATELY HALT WORK IN THE AREA OF THE POTENTIALLY CONTAMINATED SOIL AND NOTIFY THE GEOTECHNICAL ENGINEER SO THAT PROPER PROCEDURES AND CHAIN OF CUSTODY CAN BE IMPLEMENTED FOR EXCAVATION, REMOVAL AND TRANSPORTING THE MATERIAL TO A PROPER DISPOSAL SITE. SEE TOXIC SUBSTANCES NOTE ON SHEET C-2.

ADDITIONAL SURVEYING REQUIRED BY CONTRACTOR:

1. PRIOR TO CONSTRUCTION CONTRACTOR'S SURVEYOR SHALL SET TEMPORARY LOT CORNERS (HUB & STAKE WITH FLAGGING) ESTABLISHED WITH OFFICIAL MAP NO. 4 AT THE LOCATIONS SHOWN. CONTRACTOR SHALL MAINTAIN/RESET THESE PROPERTY CORNERS THROUGHOUT THE CONSTRUCTION AS NEEDED.
2. AT THE COMPLETION OF THE ROUGH GRADING CONTRACTOR'S SURVEYOR SHALL PERFORM AN "AS-BUILT" SURVEY OF ALL PADS, SLOPES & STORM DRAIN IMPROVEMENTS. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER REVIEW/APPROVAL ANY ADDITIONAL WORK REQUIRED BY THE CONTRACTOR SHALL BE COMPLETED AT NO ADDITIONAL COST BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.

No.	Distribution/Revision	Date

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CLIENT PROJECT #B2013-15
Drawing Title

ADVANCED / ROUGH GRADING PLAN

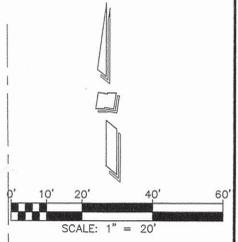
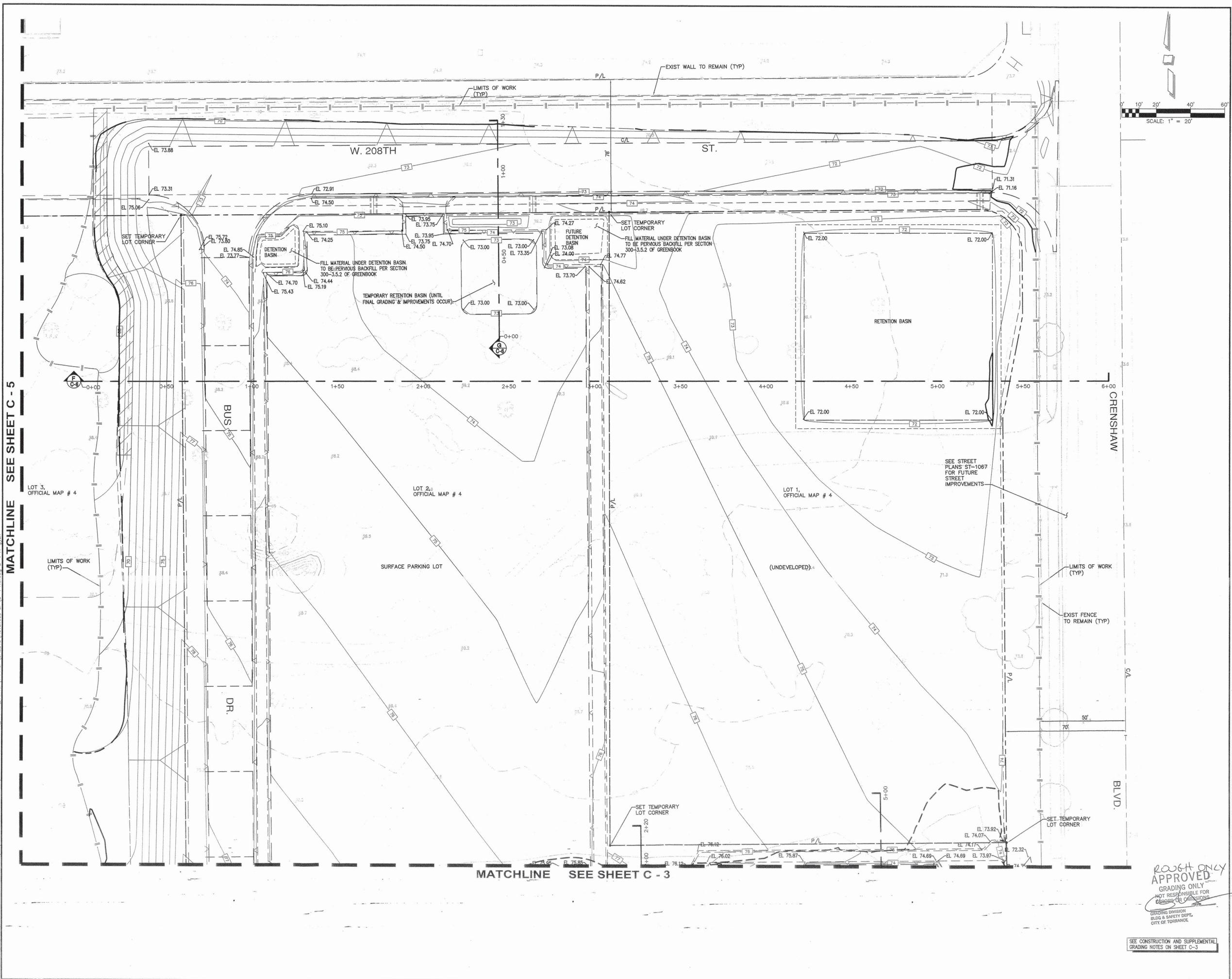
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Project Manager	LA
Project No.	JSB
Date Plotted	13025

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C-3



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MATCHLINE SEE SHEET C-5

MATCHLINE SEE SHEET C-3

SEE STREET PLANS ST-1067 FOR FUTURE STREET IMPROVEMENTS

ASTORIA BALANCE CITY
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Torrance Transit Park and Ride Regional Terminal
 CLIENT PROJECT #B2013-15
 Drawing Title

ADVANCED / ROUGH GRADING PLAN

Scale: 1" = 20'
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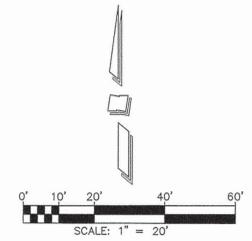
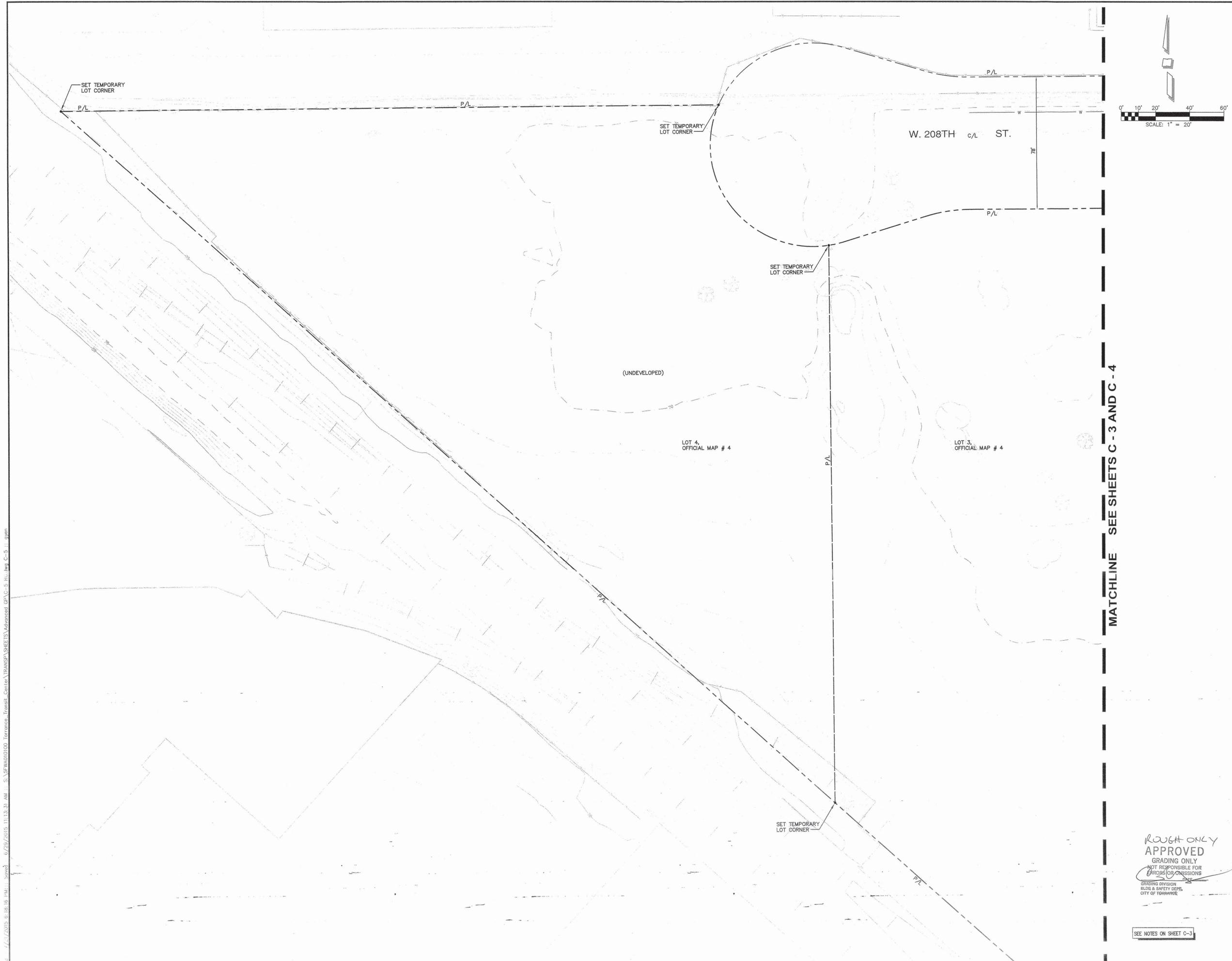
Project Manager: LA
 Project No.: JSB
 Date Plotted: 1/30/25

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 BLDG & SAFETY DEPT.
 CITY OF TORRANCE

SEE CONSTRUCTION AND SUPPLEMENTAL GRADING NOTES ON SHEET C-3

C-4

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MATCHLINE SEE SHEETS C-3 AND C-4



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 465 Crenshaw Blvd.
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**Torrance Transit
 Park and Ride
 Regional
 Terminal**

CLIENT PROJECT #B2015-15
 Drawing Title

**ADVANCED / ROUGH
 GRADING PLAN**

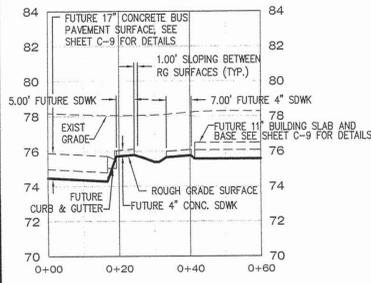
Scale: 1" = 20'
 IF DRAWING IS NOT 30x42 THEN IT IS NOT TO SCALE

Project Manager: LA
 Project No.: 13025
 Date Plotted: 1/1/2015 6:18:16 PM
 Drawing: C-5

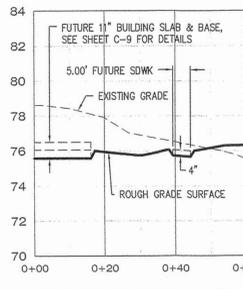
ROUGH ONLY
APPROVED
 GRADING ONLY
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 GRADING DIVISION
 BLDG & SAFETY DEPT.
 CITY OF TORRANCE

SEE NOTES ON SHEET C-3

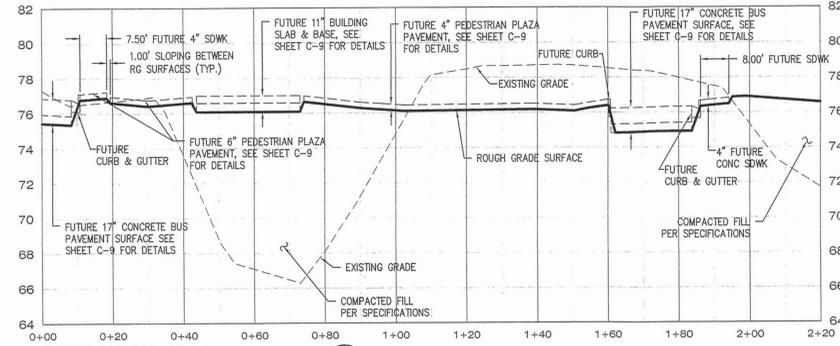
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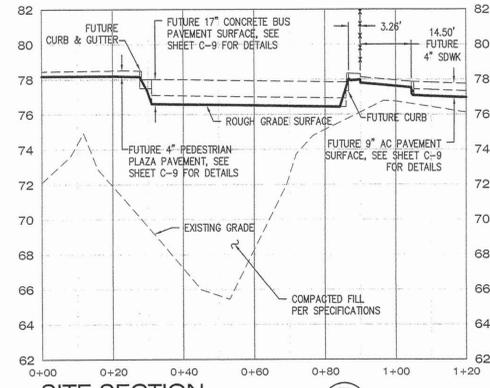
SITE SECTION A
SCALE: 1"=20' H, 1"=4' V



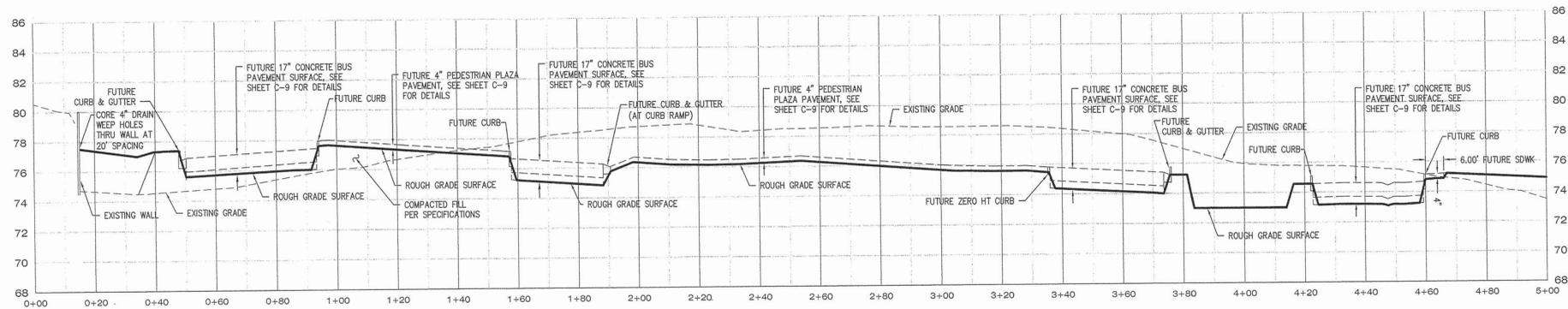
SITE SECTION B
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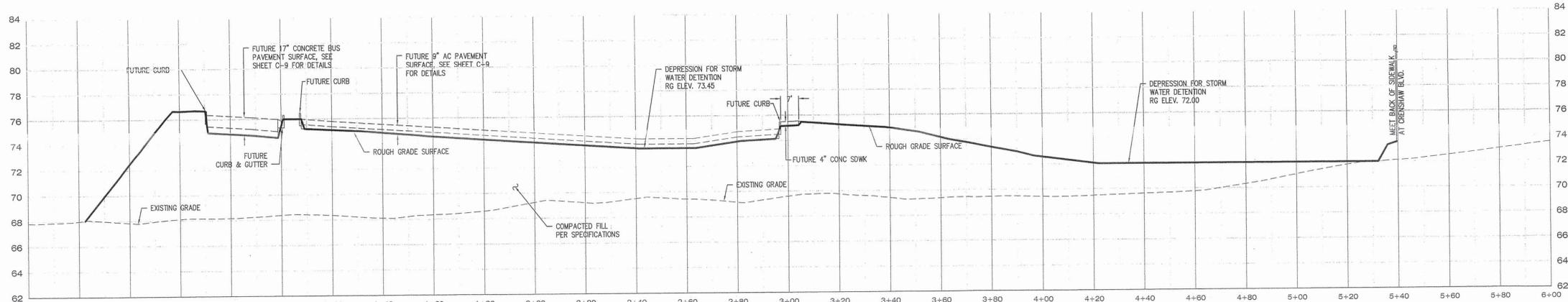
SITE SECTION D
SCALE: 1"=20' H, 1"=4' V



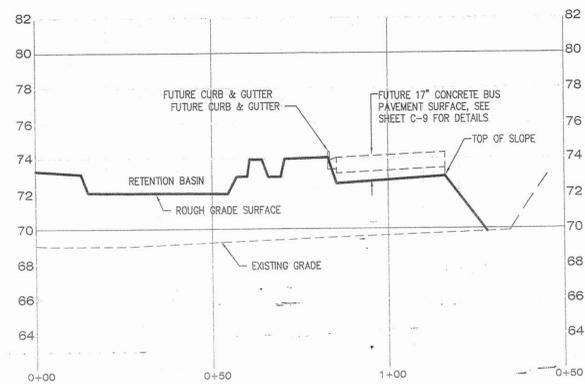
SITE SECTION E
SCALE: 1"=20' H, 1"=4' V



SITE SECTION C
SCALE: 1"=20' H, 1"=4' V



SITE SECTION F
SCALE: 1"=20' H, 1"=4' V



SITE SECTION G
SCALE: 1"=20' H, 1"=4' V

No.	Distribution/Revision	Date

PSOMAS

3111 Camino Del Rio North, Suite 702
San Diego, CA 92108
(619) 961-2800 (619) 961-2392 fax
www.psomas.com



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Torrance Transit Park & Ride
Regional Terminal
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Torrance, CA 90503

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CLIENT PROJECT #B2013-15
Drawing Title

SITE SECTIONS

Scale: NONE
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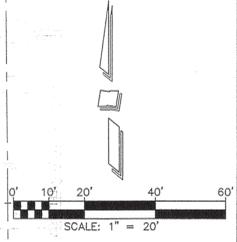
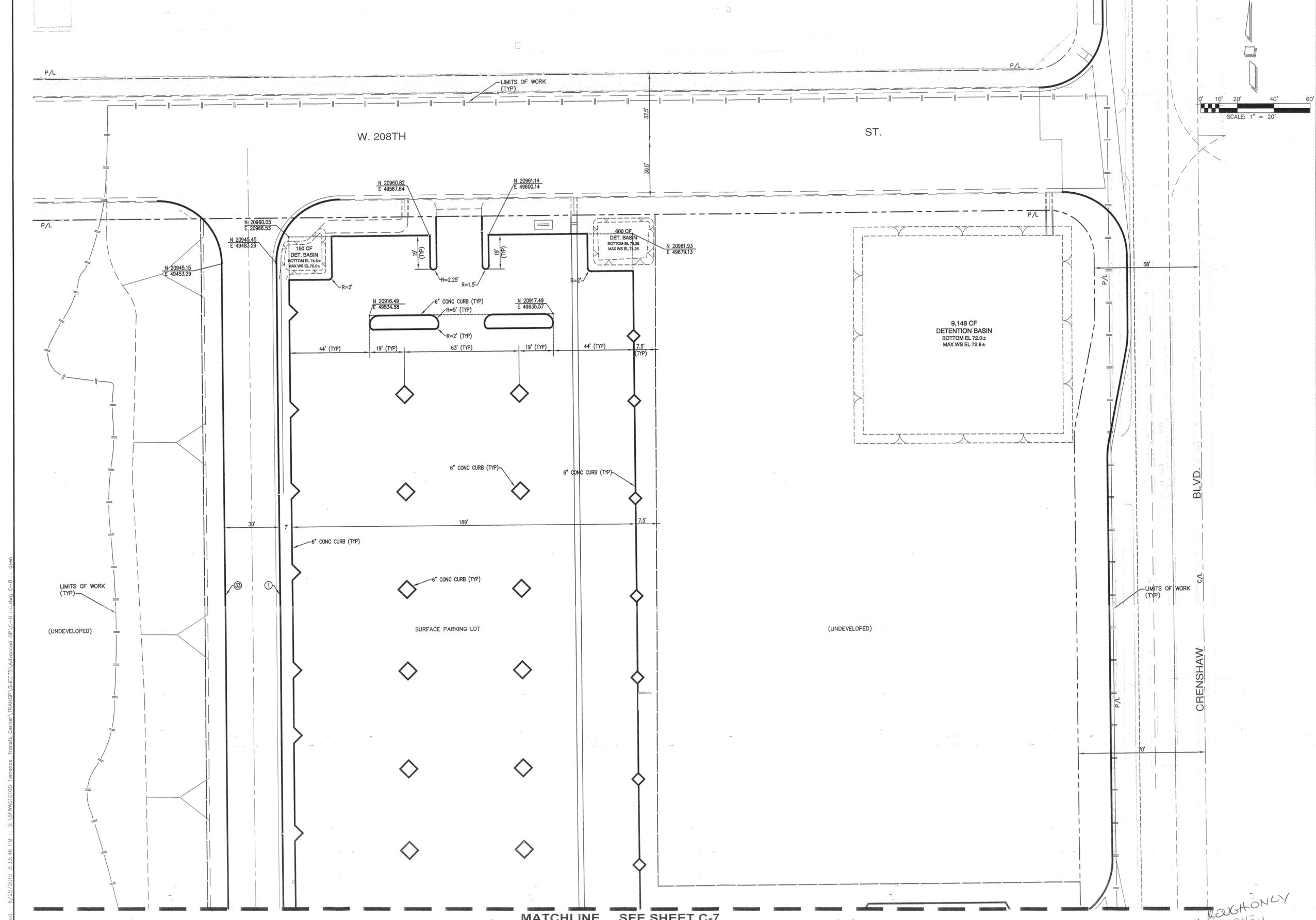
Project Manager	LA
Project No.	JSB
Date Plotted	13025

C-6

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GRADING DIVISION
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CITY OF TORRANCE

S:\5454010100 Torrance - Transit\Center\TRANS\SP\SHEETS\Advanced GP\C-6.XS.dwg, C-6 : : gwen



No.	Distribution/Revision	Date

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CLIENT PROJECT #B2013-15
 Drawing Title

**HORIZONTAL CONTROL
 PLAN**

Scale: 1" = 20'
 IF DRAWING IS NOT 30x42 THEN IT IS NOT TO SCALE

Project Manager: LA
 Project No.: JSB
 Date Plotted: 13025

C-8

FUTURE CURB DATA - BUS DRIVE / PLAZA

NO.	DELTA/BRC	RADIUS	LENGTH	REMARKS
1	S00° 34' 10"E	—	399.71'	6" CURB & GUTTER
35	N00° 34' 10"W	—	424.32'	6" CURB

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 CITY OF TORRANCE

Plotted: 7/21/2015 6:19:32 PM :: Saved: 6/29/2015 3:33:48 PM :: S:\F\W\010100_Torrance_Transit_Terminal_Center_TRANSPARENCY_SHEETS_Advanced_GPC-8_ILC.dwg, C-8 :: open

