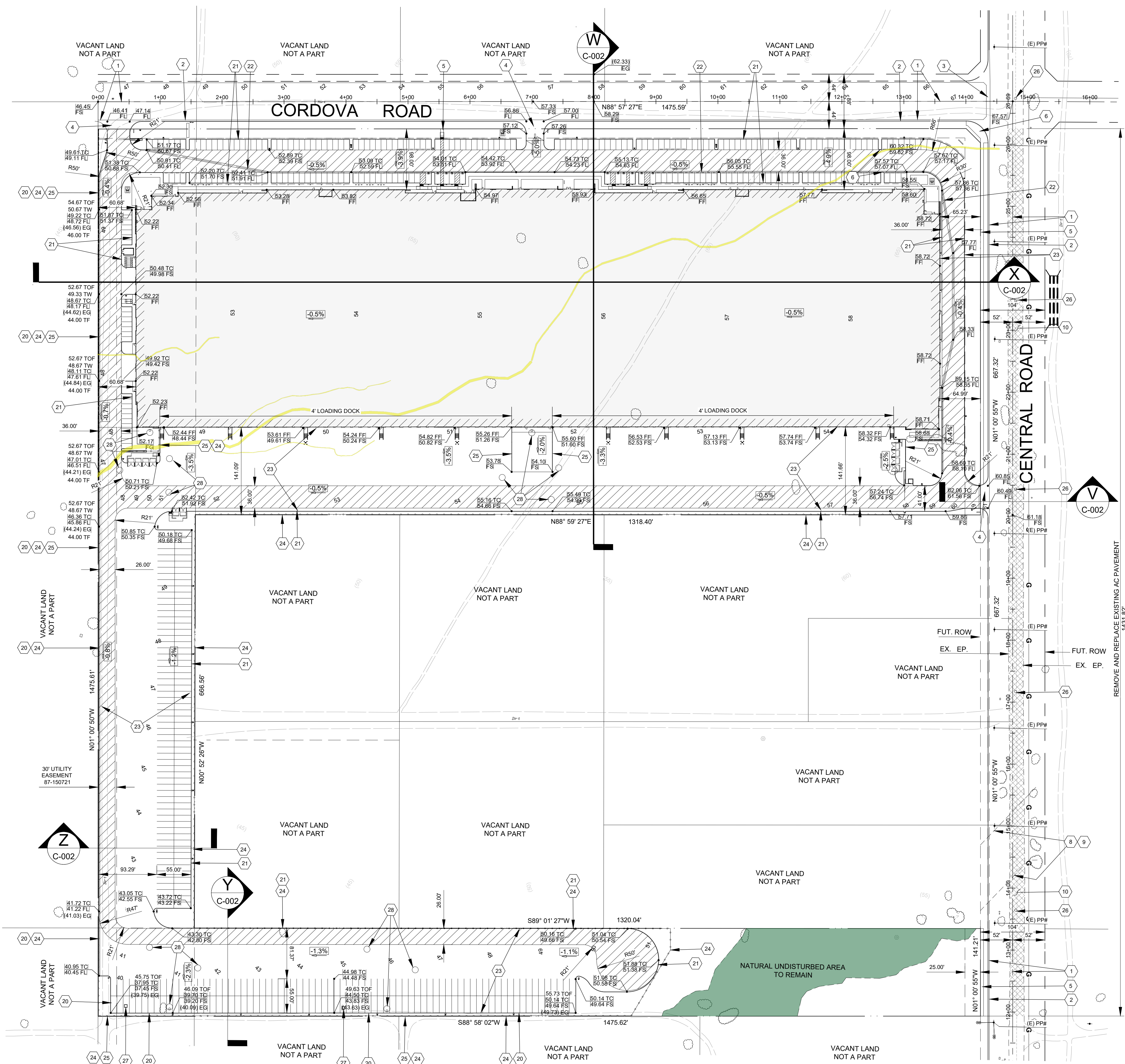
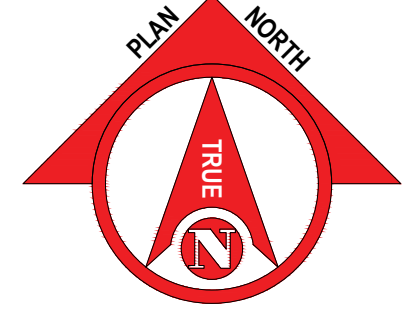
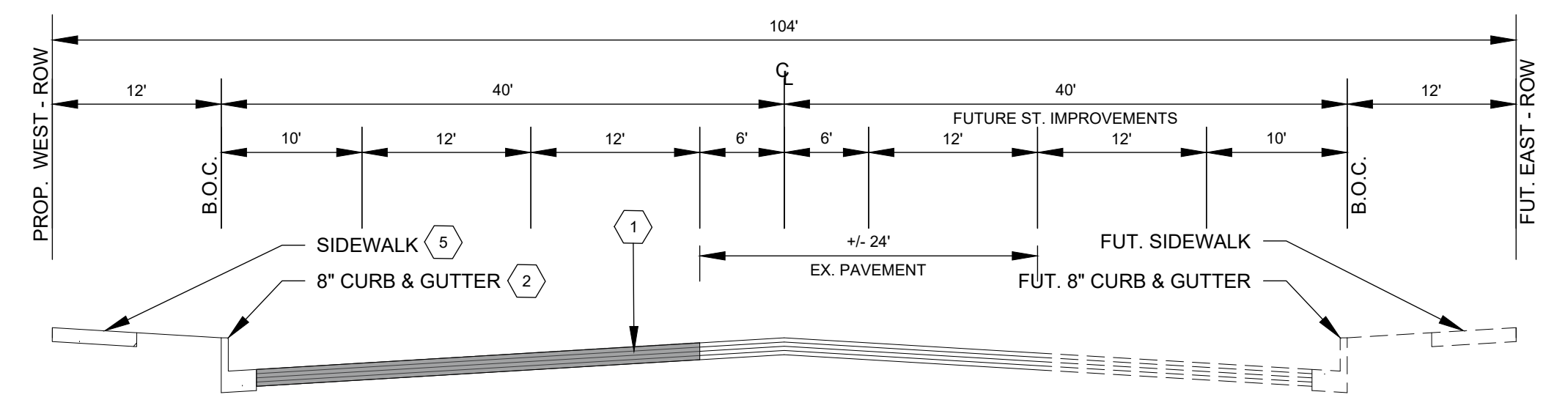
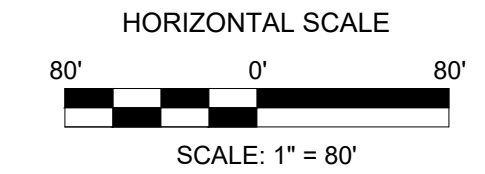


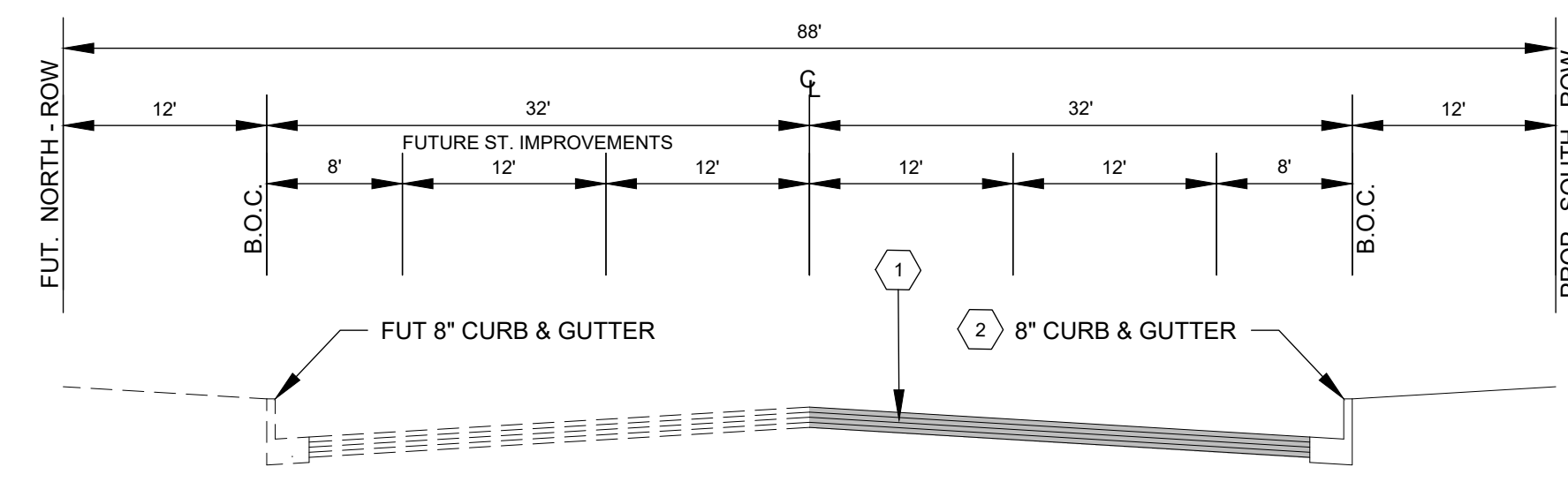
APPENDIX 2.0 – Conceptual Grading Plans and Utility Plans



PRELIMINARY GRADING PLAN
SCALE: 1"=80'



CENTRAL ROAD
MAJOR ROAD 104' RIGHT-OF-WAY
TYPICAL ROAD SECTION
PER NAVISP SECTION IV FIGURE IV-2



CORDOVA ROAD
SECONDARY ROAD 88' RIGHT-OF-WAY
TYPICAL ROAD SECTION
PER NAVISP SECTION IV FIGURE IV-2

KEYNOTES

- PROPOSED PUBLIC STREET IMPROVEMENTS
 - 1 PROPOSED A.C. PAVEMENT SEE SOILS REPORT
 - 2 PROPOSED 8" CURB AND GUTTER PER COUNTY OF SAN BERNARDINO STD. NO. 115
 - 3 PROPOSED CROSS GUTTER PER COUNTY OF SAN BERNARDINO STD. NO. 119
 - 4 PROPOSED PCC CONCRETE DRIVEWAY
 - 5 PROPOSED PUBLIC SIDEWALK
 - 6 PROPOSED ACCESS RAMP
 - 7 PROPOSED PARKWAY DRAIN
 - 8 PROPOSED BOX CULVERTS
 - 9 PROPOSED PCC ROAD TILT SECTION
 - 10 EXISTING AC PAVEMENT TO BE REMOVED
- PROPOSED ON-SITE IMPROVEMENTS
 - 20 PROPOSED 6" PCC CURB AND GUTTER
 - 21 PROPOSED 6" PCC CURB
 - 22 PROPOSED RIBBON GUTTER
 - 23 PROPOSED A.C. PAVEMENT
 - 24 PROPOSED FENCING SEE ARCH
 - 25 PROPOSED RETAINING WALL
 - 26 PROPOSED SSMH SEE SHT C-003
 - 27 PROPOSED SD DROP INLET SEE SHT C-003
 - 28 PROPOSED SD DRY WELL SEE SHT C-003

SUMMARY OF PRELIMINARY EARTHWORK QUANTITIES

| ITEM | A CUT/CUBIC YDS. | B FILL/CUBIC YDS. |
|---|------------------|-------------------|
| 1. LAND DEVELOPMENT PROGRAM FOR PURE VOLUME (RAW) | 73,883 | 41,456 |
| 2. OVER EXCAVATION - PAVED AREAS | 30,735 | 30,735 |
| 3. OVER EXCAVATION - BUILDING | 35,140 | 35,140 |
| 4. SUBSIDENCE/GRUBING 0.25' | -9,388 | - |
| 5. SUBTOTALS | 130,370 | 107,331 |
| 6. SHRINKAGE 18% | - | 22,767 |
| 7. TOTALS | 130,370 | 130,098 |
| 8. EXPORT | 272 | - |

ABBREVIATIONS

- AB = AGGREGATE BASE
- AC / ASPH = ASPHALT CONCRETE
- APN = ASSESSOR'S PARCEL NUMBER
- BVC / EVC = BEGIN/END VERTICAL CURVE
- BW = BACK OF SIDEWALK
- CL = CENTERLINE
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DI / DO = DRAIN INLET/OUTLET
- DRWG = DRAWING
- DWY = DRIVEWAY
- (E) EX. ELEV. = EXISTING ELEVATION
- EG = EX. GROUND ELEV.
- EP = EDGE OF PAVEMENT
- FG = FINISH GRADE
- FF = FINISH FLOOR
- FL = FLOW LINE
- FS = FINISH SURFACE
- FDC = FIRE DEPARTMENT CONNECTION
- FTG = FOOTING
- GB = GRADE BREAK
- FTG = FOOTING
- GB = GRADE BREAK
- GL = GROUND LINE
- HP = HIGH POINT
- INV / IE = INVERT / INV. ELEVATION
- IP = INTERSECTION POINT
- LG = LIP OF GUTTER
- LF = LINEAL FEET
- LTRT = LEFT/RIGHT
- N/E/S/W = NORTH/EAST/SOUTH/WEST
- NG = NATURAL GRADE/GROUND
- PI = POINT OF INTERSECTION
- PL = PROPERTY LINE
- PROP. = PROPOSED
- DWY = DRIVEWAY
- R/CB/RCP = REINFORCED CONCRETE BOX/PIPE
- (E) EX. ELEV. = EXISTING ELEVATION
- RPDA = REDUCED PRESSURE DETECTOR ASSEMBLY
- ROW = RIGHT OF WAY
- SCE = SOUTHERN CALIFORNIA EDISON
- SW = SIDEWALK
- SMH = SEWER MANHOLE
- THK = THICKNESS
- TC = TOP OF CURB
- TB = TOP OF BERM
- TOP = TOP OF FENCE
- TWBW = TOP/BOTTOM OF WALL
- TYP. = TYPICAL
- VC = VERTICAL CURVE

LEGEND

- 33.10 TC / 22.60 FS = TOP OF CURB ELEVATION / FINISH SURFACE OR FL ELEV.
- 53.10 FS = SPOT ELEVATION
- (53.10) FS = DESCRIPTION OF ELEVATION
- TOP = PROPOSED SLOPE
- TOE = PROPOSED CONTOUR
- 1150 = EXISTING CONTOUR
- RETAINING WALL
- MONUMENT
- WATER METER
- BENCH MARK
- POWER POLE
- NEW FIRE HYDRANT
- EXISTING TREES
- EXISTING ELEVATION
- CONSTRUCTION NOTE
- FIRE LANE ACCESS
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING TRAFFIC SIGN
- CENTERLINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRICAL LINE
- EXISTING RIGHT OF WAY LINE
- FUTURE RIGHT OF WAY LINE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING WATER VALVE/WATER METER
- EXISTING GAS VALVE/GAS METER
- TELEPHONE PEDESTAL
- EXISTING TREE
- CONCRETE
- EARTH
- GRAVEL
- PROPOSED BUILDING AREA
- EXISTING AC PAVEMENT
- REMOVE EXISTING AC PAVEMENT
- CDFW EPHEMERAL JURISDICTIONAL PERMANENT IMPACT AREA (0.21 AC)
- CDFW EPHEMERAL JURISDICTIONAL NON - IMPACT AREA (0.88 AC)

NOTE: ADD 3100 FEET TO ALL ELEVATIONS SHOWN ON PLAN VIEW, EQUAL T.O.A.V. BM 1-23

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CORDOVA BUSINESS CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

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Cordova Road
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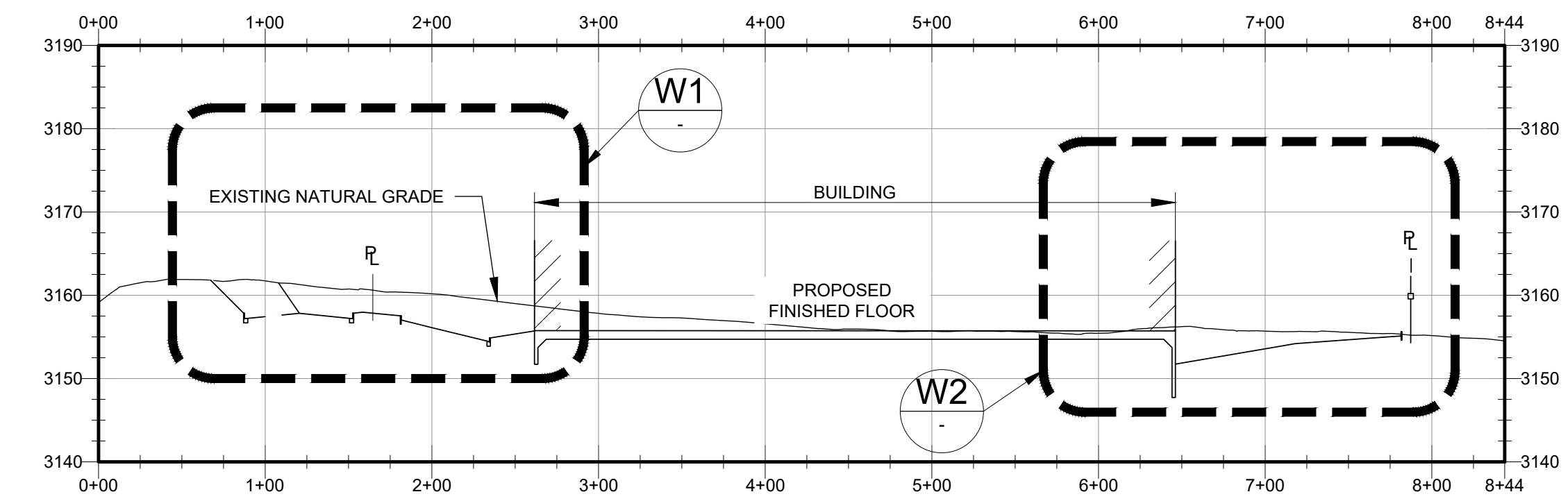


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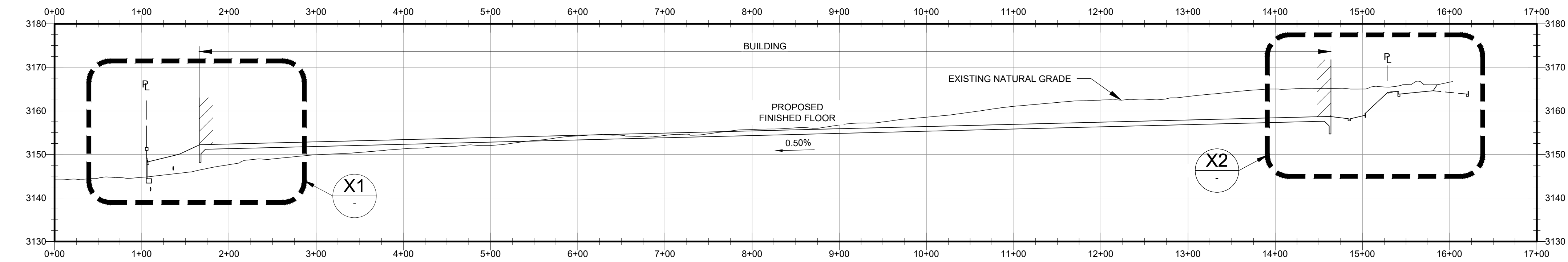
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PRELIMINARY GRADING AND DRAINAGE PLAN

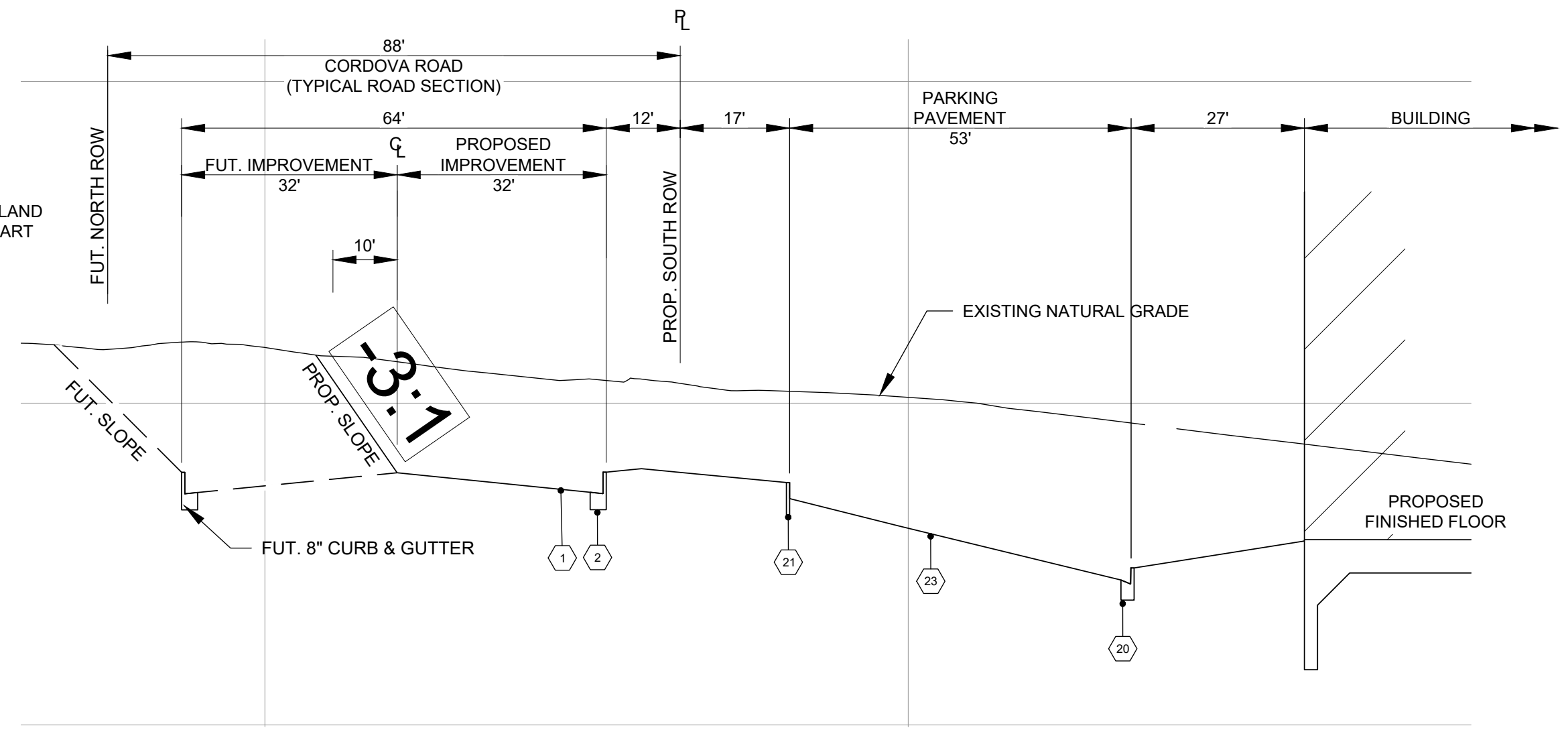
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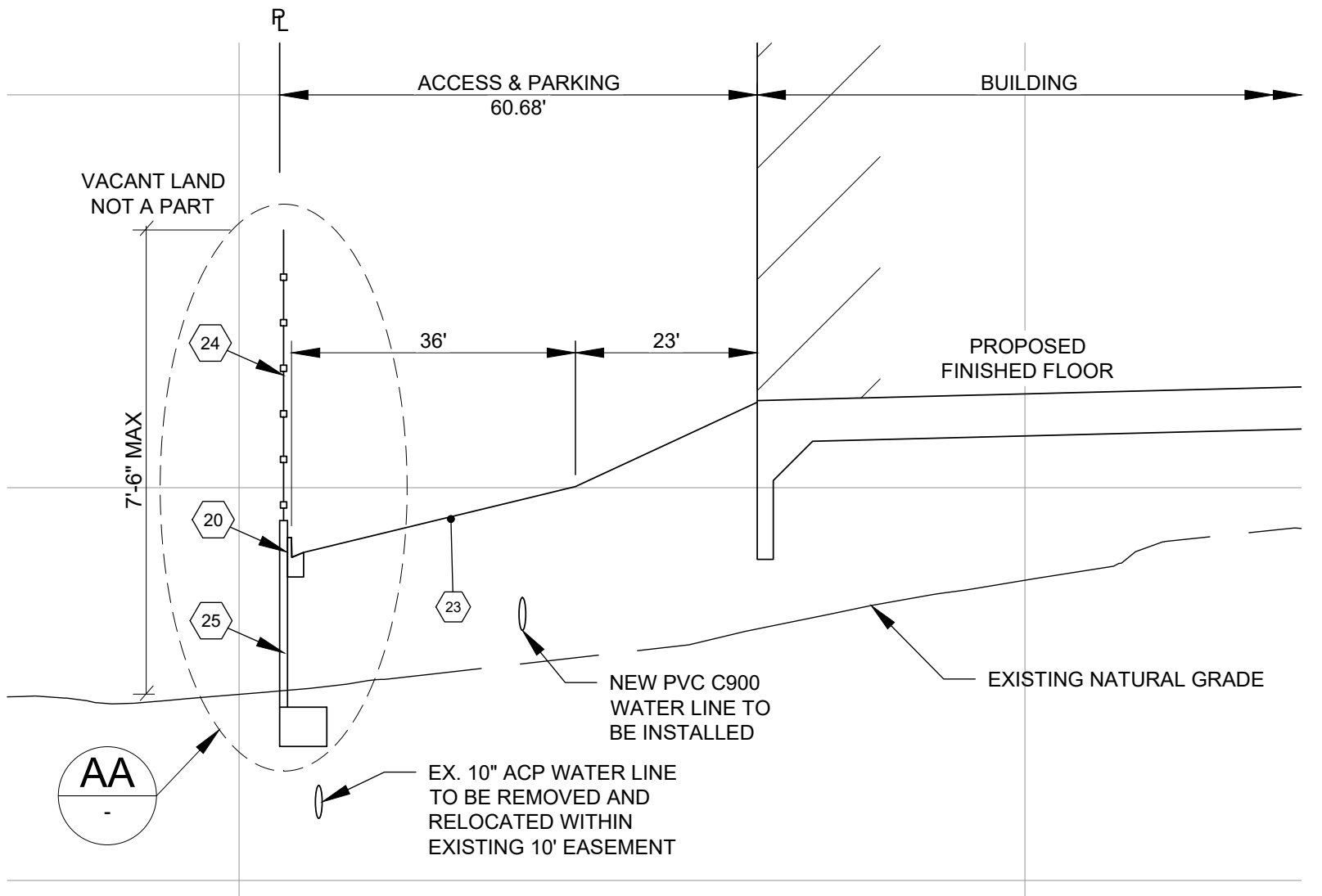
W SECTION VIEW
SCALE: VER 1" = 20'
HOR 1" = 80'



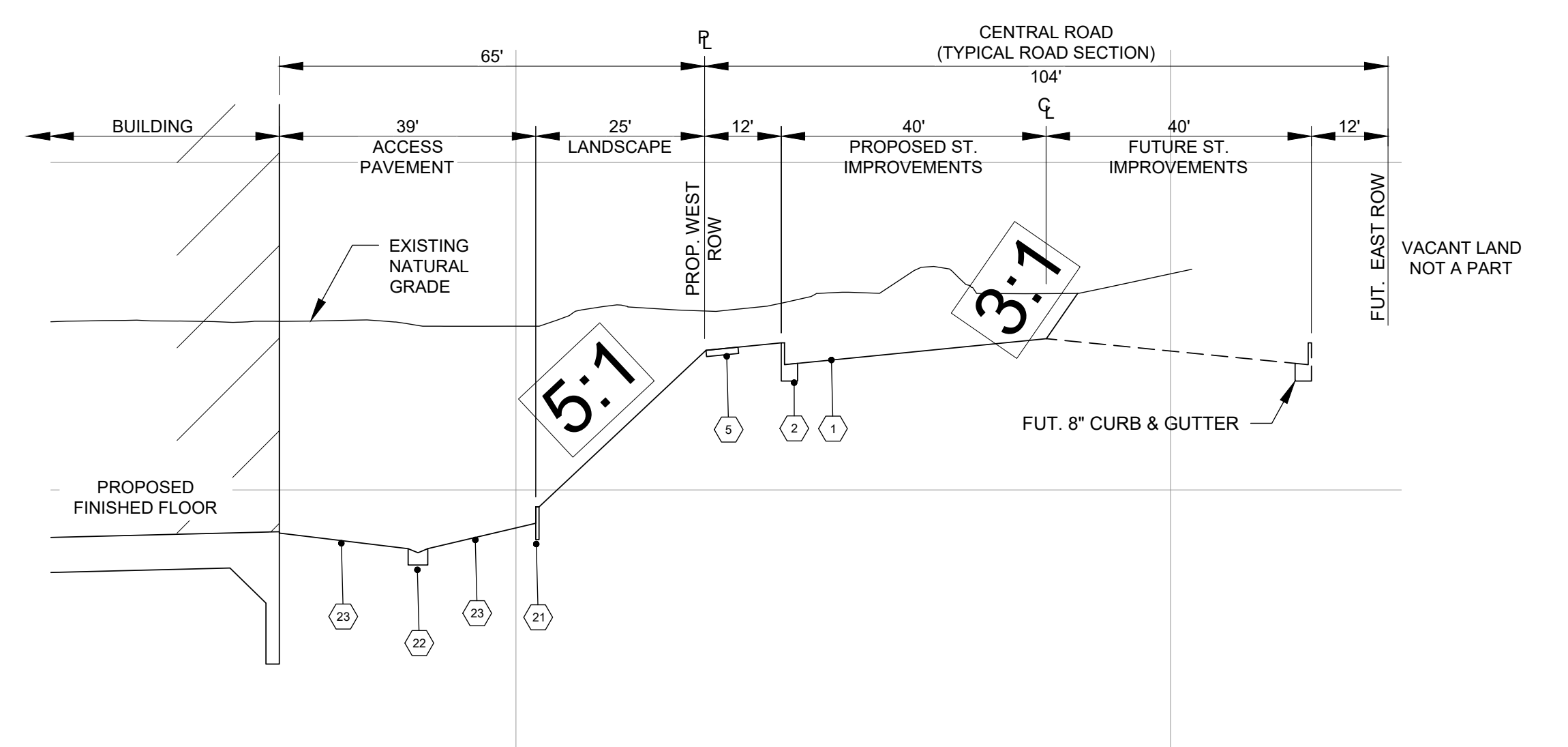
X SECTION VIEW
SCALE: VER 1" = 20'
HOR 1" = 80'



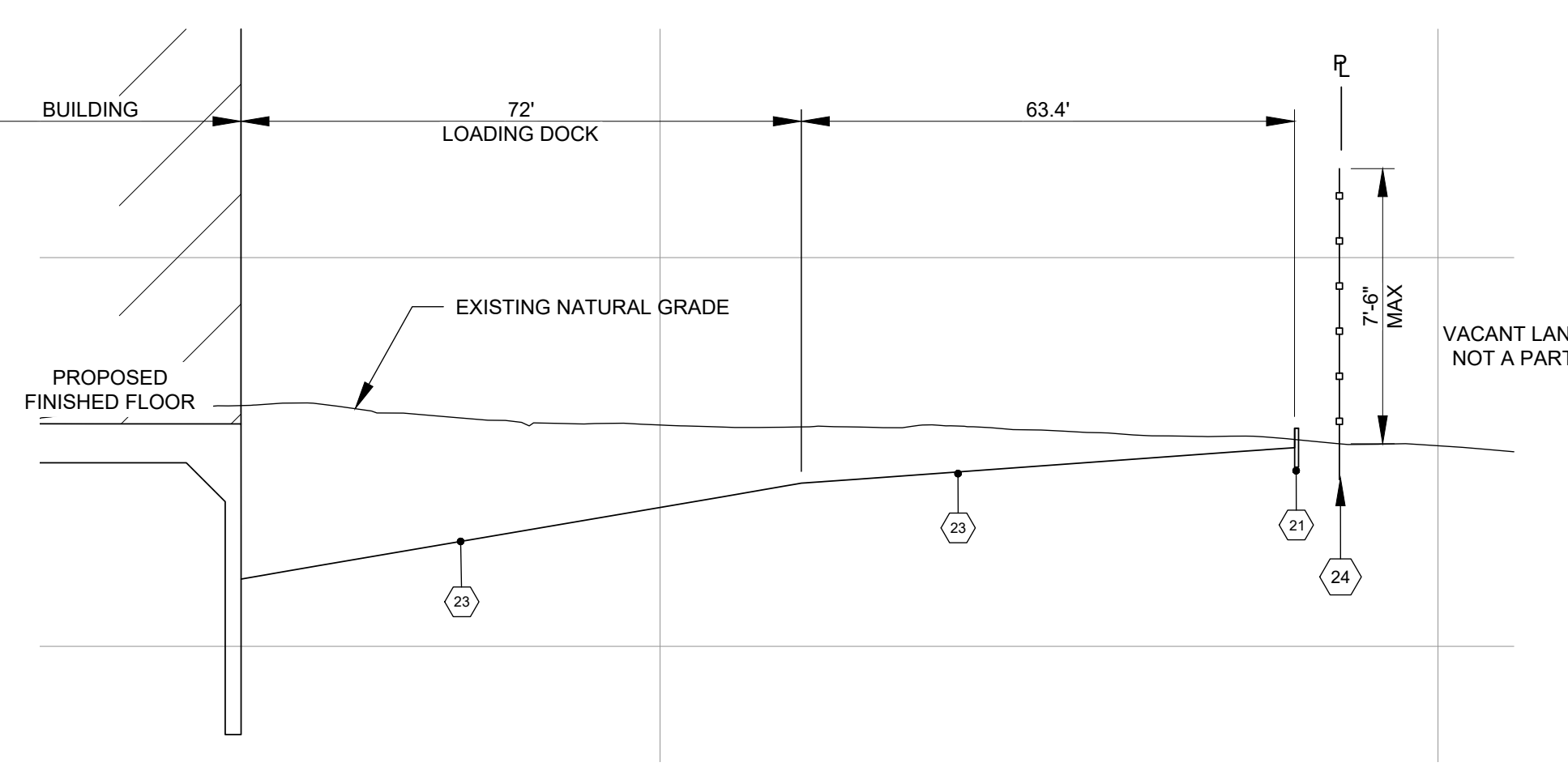
W1 ENLARGED VIEW
SCALE: HOR 1" = 20'
VERT 1" = 4'



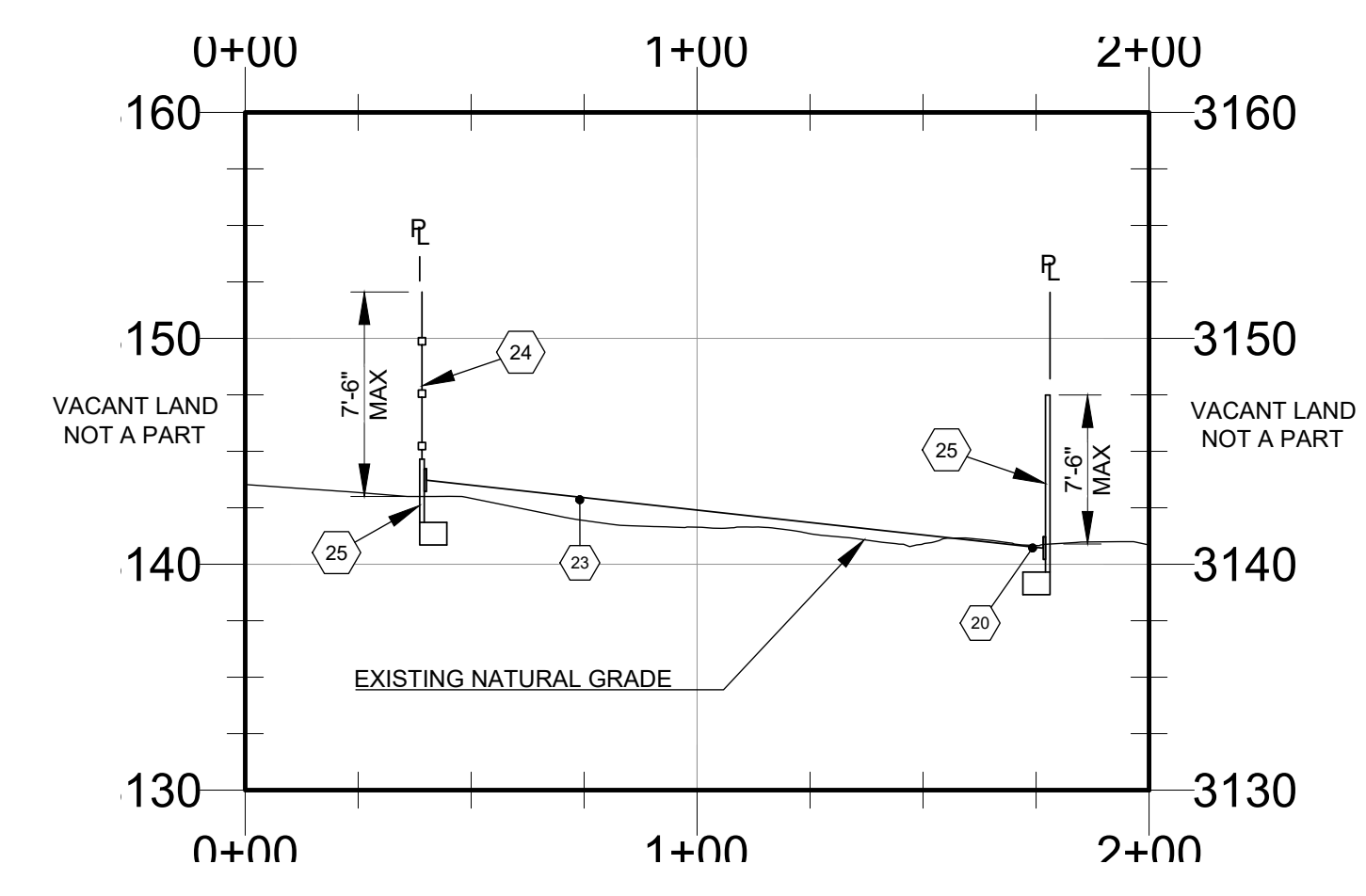
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SCALE: HOR 1" = 20'
VERT 1" = 4'



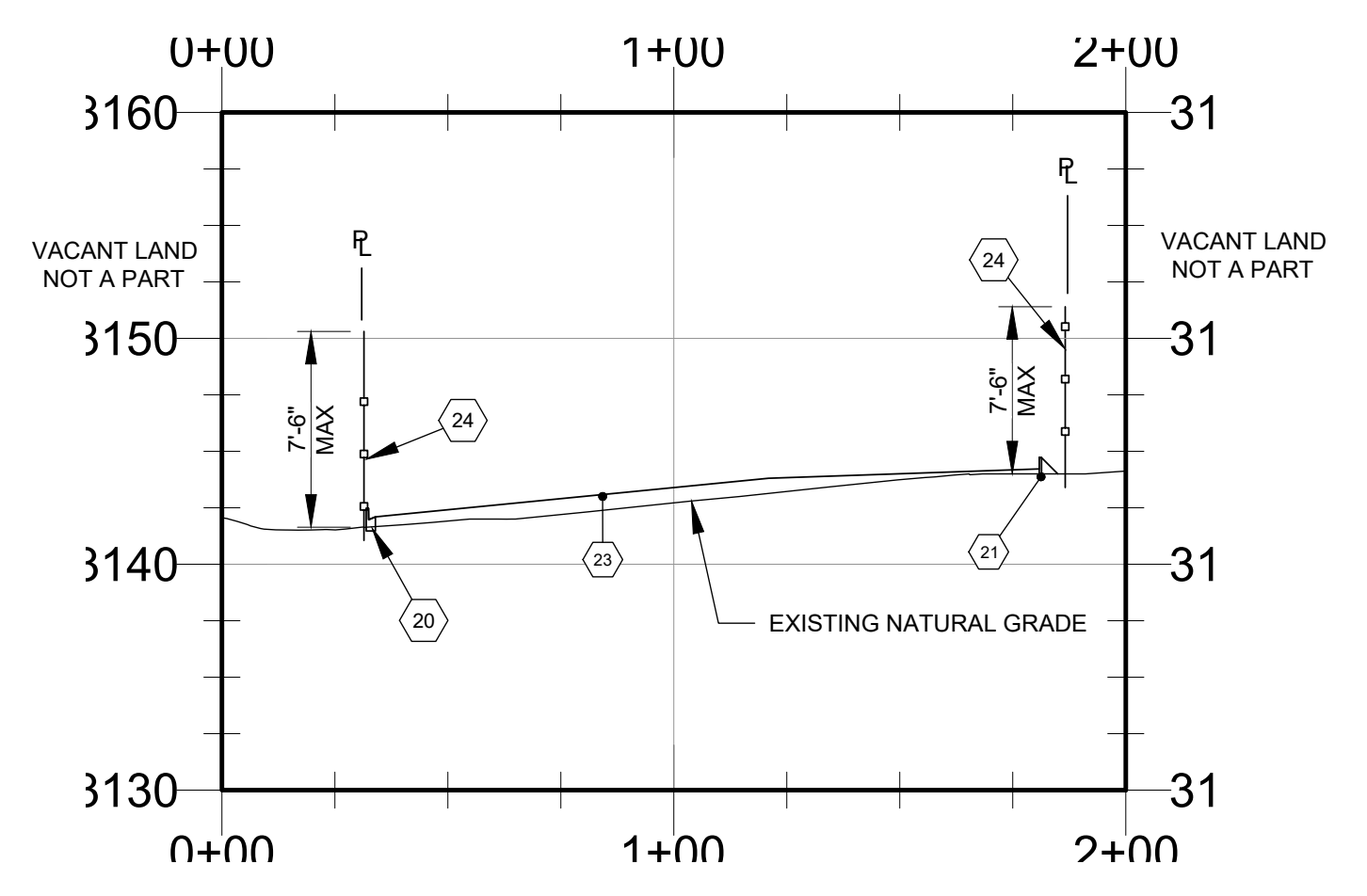
X2 ENLARGED VIEW
SCALE: HOR 1" = 20'
VERT 1" = 4'



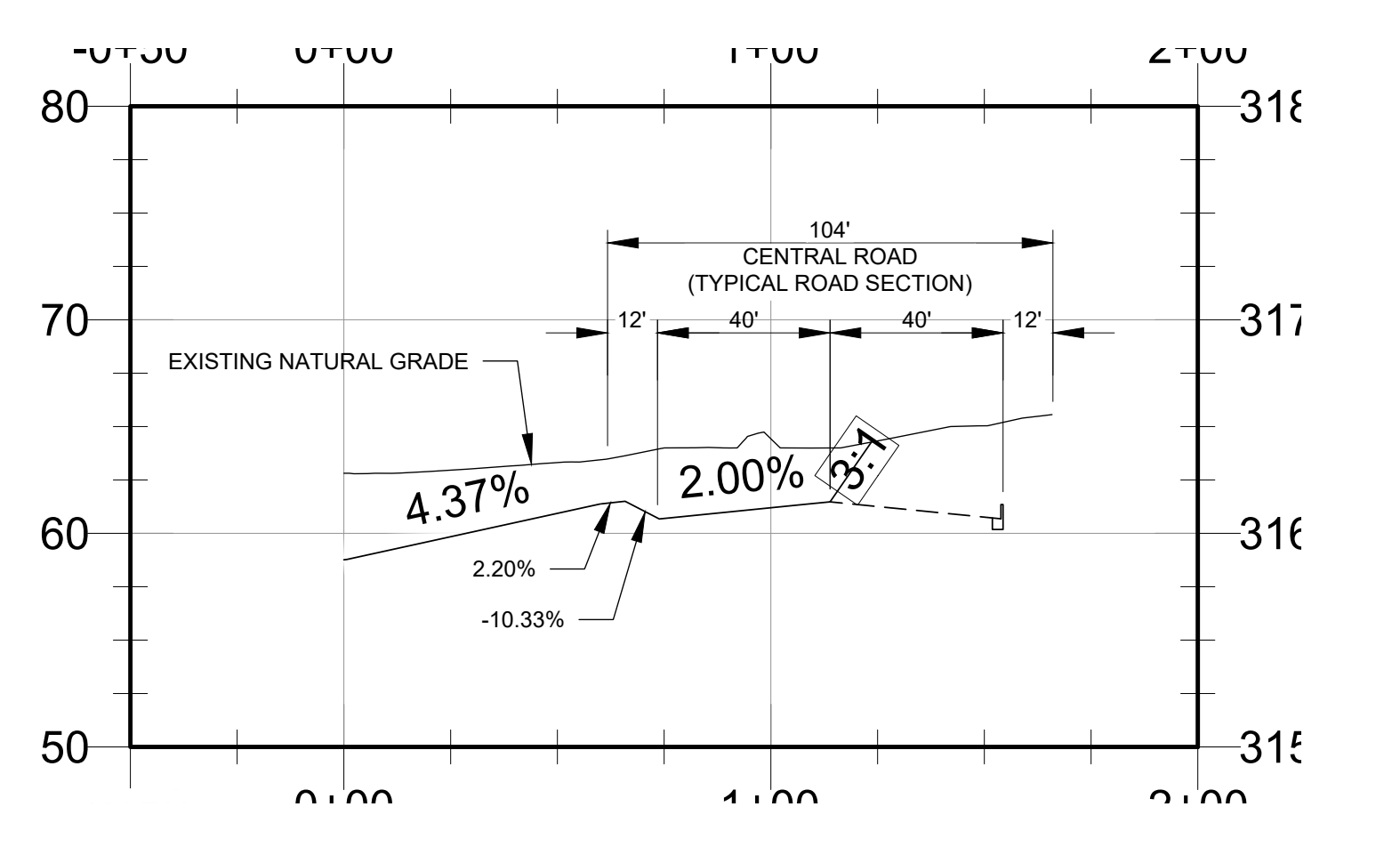
W2 ENLARGED VIEW
SCALE: VER 1" = 4'
HOR 1" = 20'



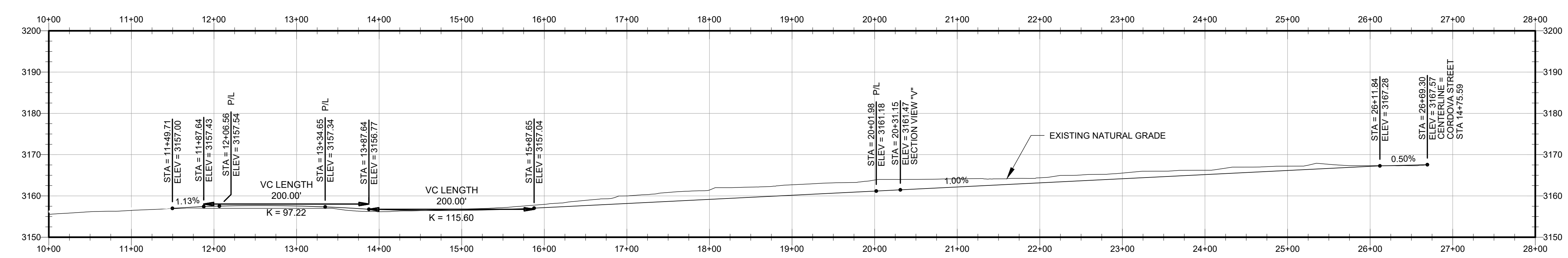
Y SECTION VIEW
SCALE: VER 1" = 8'
HOR 1" = 40'



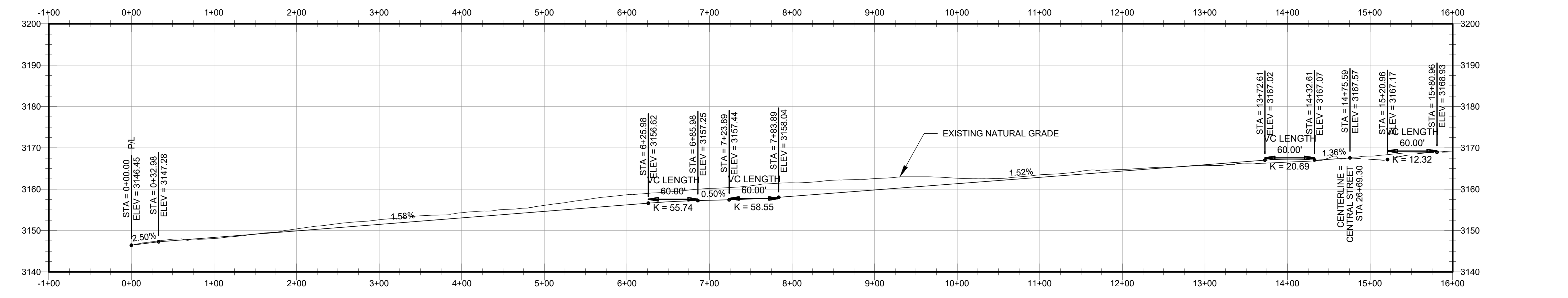
Z SECTION VIEW
SCALE: VER 1" = 8'
HOR 1" = 40'



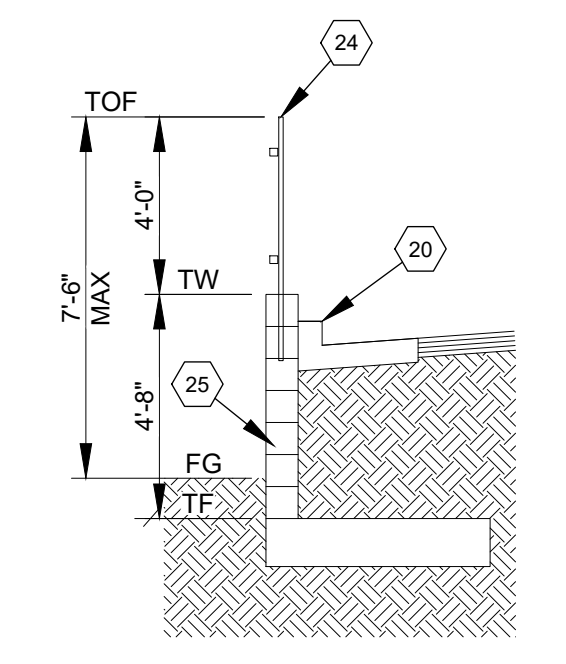
V SECTION VIEW
SCALE: VER 1" = 8'
HOR 1" = 40'



CENTRAL STREET CENTERLINE PROFILE
SCALE: VER 1" = 20'
HOR 1" = 80'



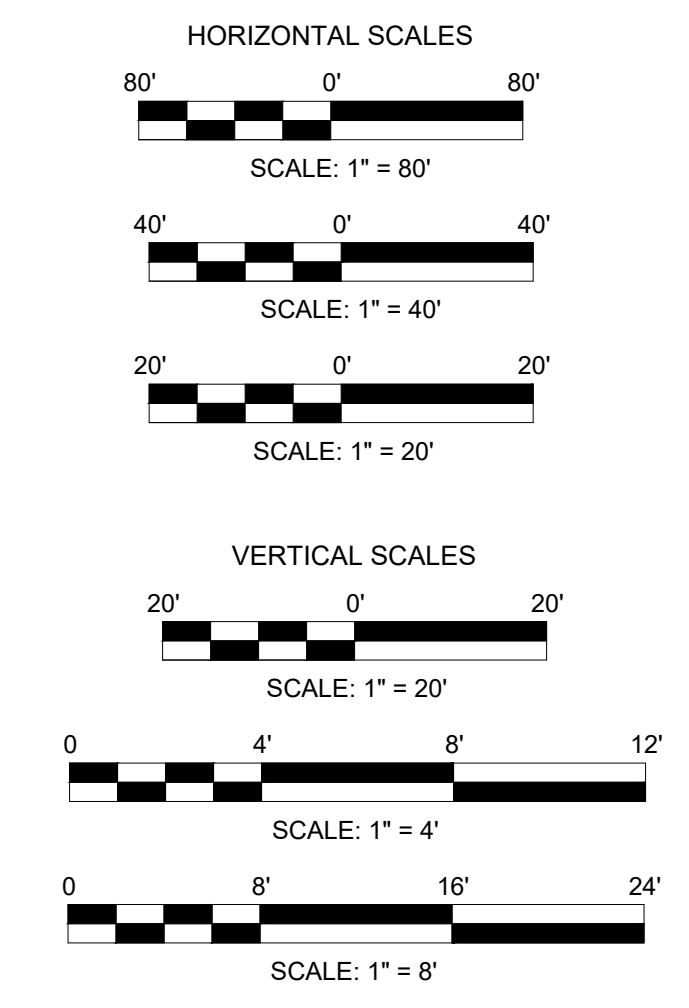
CORDOVA STREET CENTERLINE PROFILE
SCALE: VER 1" = 20'
HOR 1" = 80'



AA COMBO WALL DETAIL
SCALE: 1" = 4'

KEYNOTES

- | | |
|---|--|
| <p>PROPOSED PUBLIC STREET IMPROVEMENTS</p> <ul style="list-style-type: none"> 1) PROPOSED A.C. PAVEMENT SEE SOILS REPORT 2) PROPOSED 8" CURB AND GUTTER PER COUNTY OF SAN BERNARDINO STD. NO. 115 3) PROPOSED CROSS GUTTER PER COUNTY OF SAN BERNARDINO STD. NO. 119 4) PROPOSED PCC CONCRETE DRIVEWAY 5) PROPOSED PUBLIC SIDEWALK 6) PROPOSED ACCESS RAMP 7) PROPOSED PARKWAY DRAIN 8) PROPOSED BOX CULVERTS 9) PROPOSED PCC ROAD TILT SECTION 10) EXISTING AC PAVEMENT TO BE REMOVED | <p>PROPOSED ON-SITE IMPROVEMENTS</p> <ul style="list-style-type: none"> 20) PROPOSED 6" PCC CURB AND GUTTER 21) PROPOSED 6" PCC CURB 22) PROPOSED RIBBON GUTTER 23) PROPOSED A.C. PAVEMENT 24) PROPOSED FENCING SEE ARCH 25) PROPOSED RETAINING WALL 26) PROPOSED SSMH SEE SHT C-003 27) PROPOSED SD DROP INLET SEE SHT C-003 28) PROPOSED SD DRY WELL SEE SHT C-003 |
|---|--|



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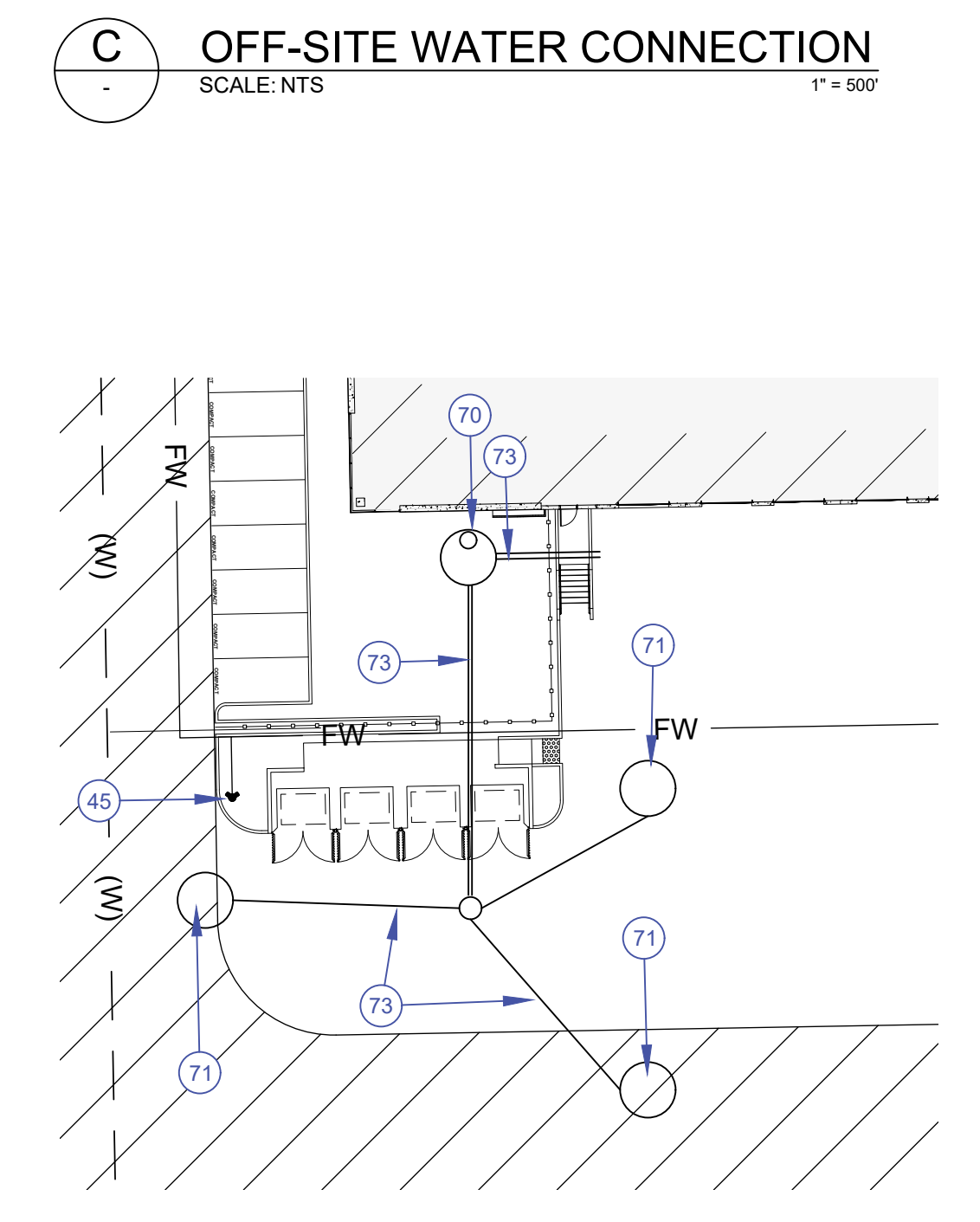
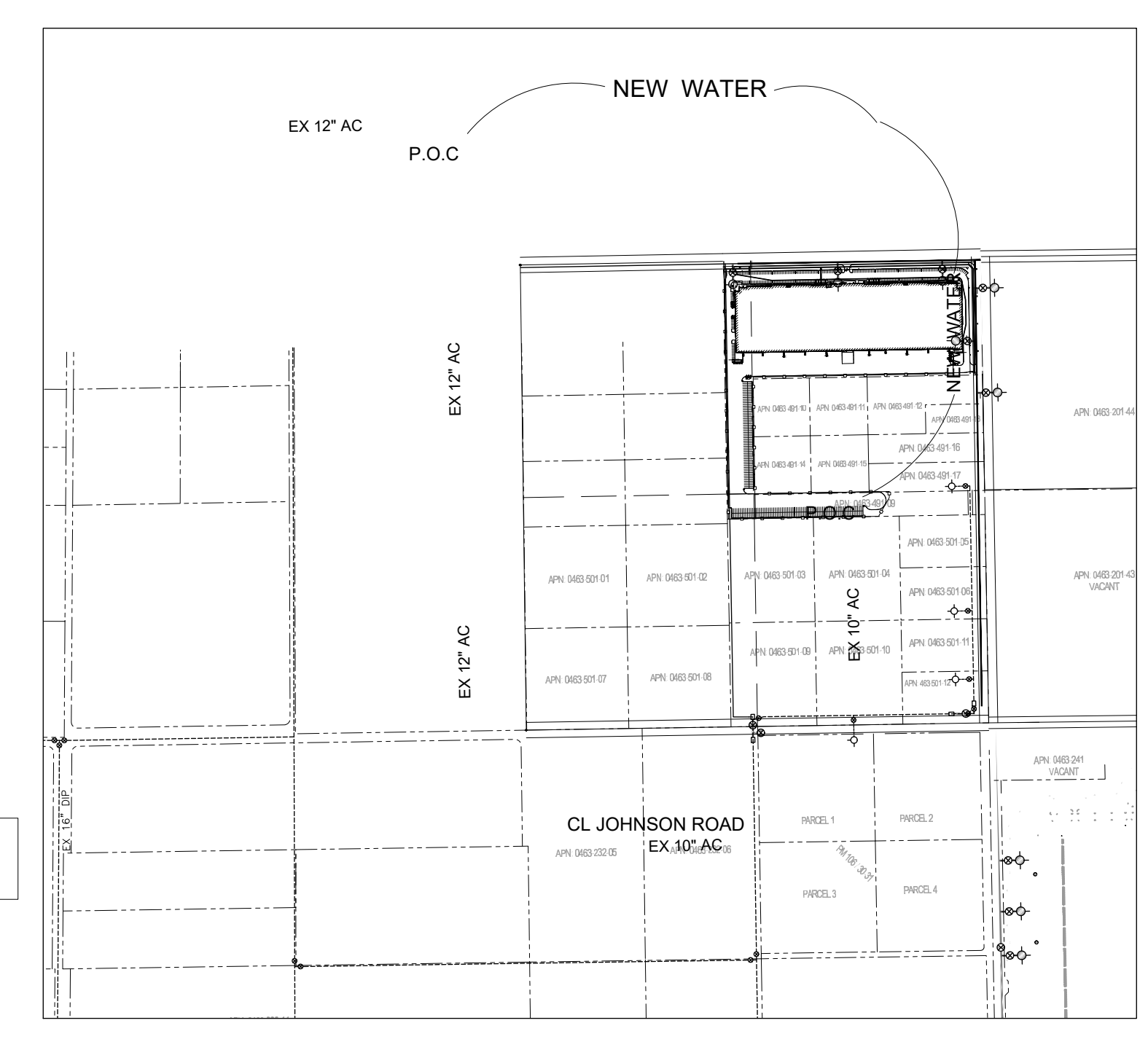
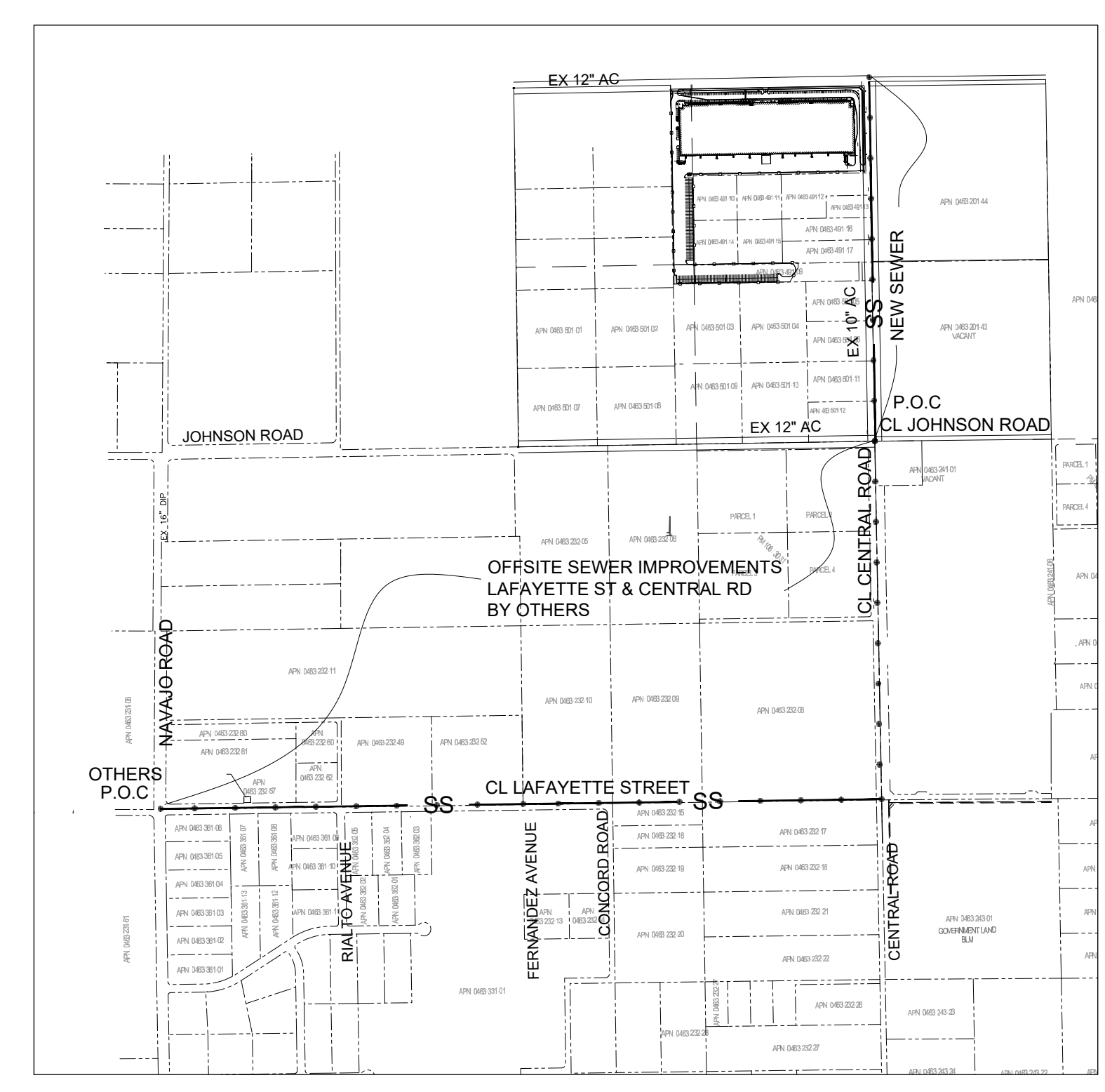
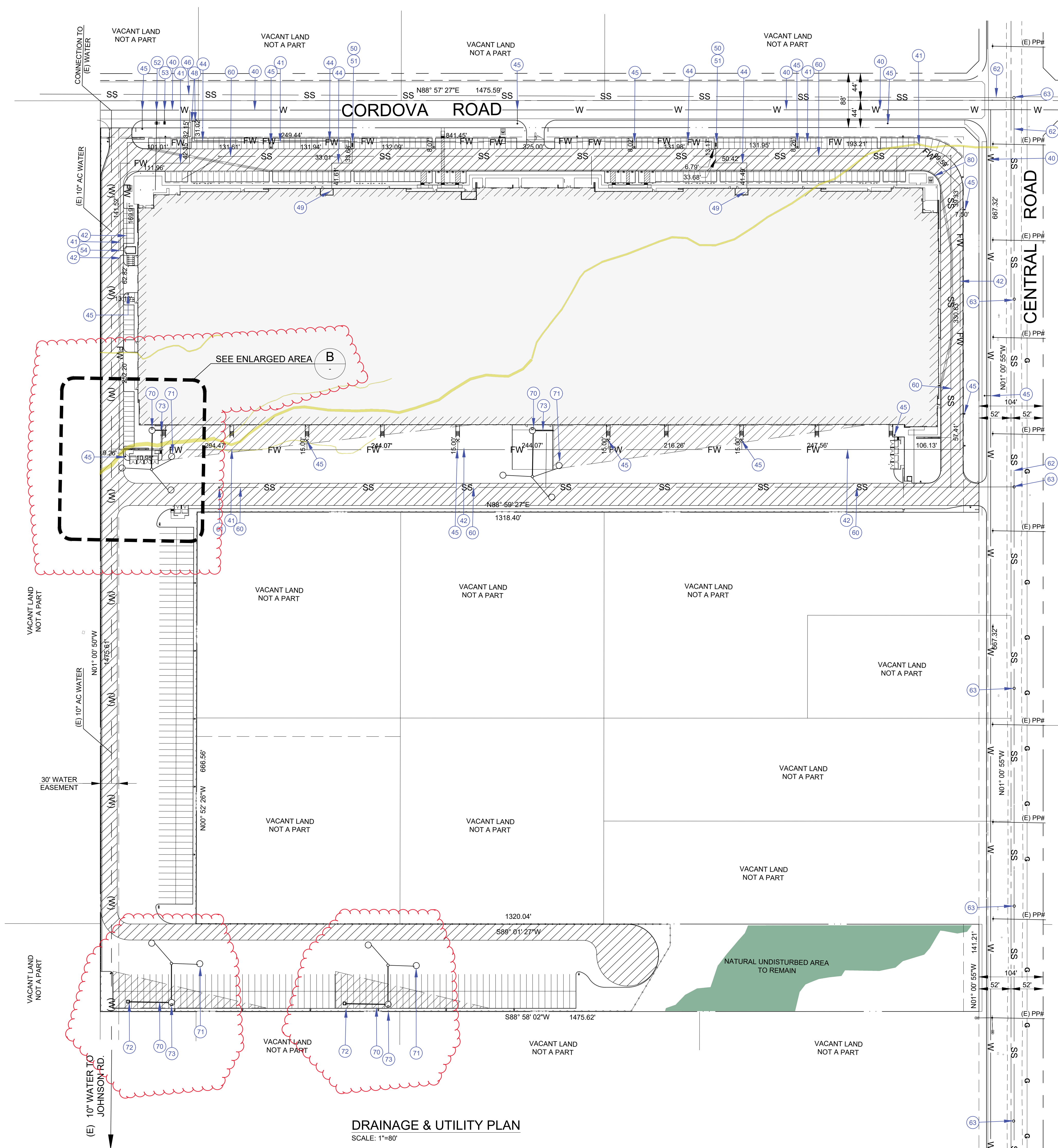
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Suite 100
San Diego, California
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(858) 398-3800
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PRELIMINARY
GRADING AND
DRAINAGE PLAN

C-002



- KEYNOTES**
- 40 PROPOSED AWWA C300 PUBLIC WATER MAIN
 - 41 PROPOSED 12-INCH AWWA C300 WATER MAIN
 - 42 PROPOSED 10-INCH AWWA C300 WATER MAIN
 - 43 PROPOSED 8-INCH AWWA C300 WATER MAIN
 - 44 PROPOSED 6-INCH AWWA C300 WATER MAIN
 - 45 PROPOSED 6-INCH FIRE HYDRANT SERVICE
 - 46 PROPOSED 12-INCH RPDA
 - 47 PROPOSED 15 X12 RPDA EASEMENT
 - 48 PROPOSED FIRE DEPT. CONNECTION (FDC)
 - 49 PROPOSED AUTOMATIC SPRINKLER RISER (ASR)
 - 50 PROPOSED POST INDICATOR VALVE (PIV)
 - 51 PROPOSED CHECK VALVE
 - 52 PROPOSED 1-INCH DOMESTIC WATER SERVICE
 - 53 PROPOSED 1-INCH LANDSCAPE WATER SERVICE
 - 54 PROPOSED BOOSTER PUMP HOUSE
 - 55 SANITARY SEWER
 - 56 PROPOSED 6-IN SDR 35 SANITARY SEWER PIPE
 - 57 PROPOSED 4-IN SANITARY SEWER CLEAN OUT
 - 58 PROPOSED 8-IN CLAY PUBLIC SANITARY SEWER PIPE
 - 59 PROPOSED 4-FT DIA. SANITARY SEWER MANHOLE
 - 60 ELECTRICAL PROPOSED TRANSFORMER
 - 70 PROPOSED CONTECH STORMCEPTOR
 - 71 PROPOSED MAXWELL DRYWELL SYSTEM
 - 72 PROPOSED 4848 JENSEN CONC DROP INLET
 - 73 PROPOSED 12-INCH SDR-35 STORM DRAINPIPE
 - 80 ELECTRICAL PROPOSED TRANSFORMER

- LEGEND**
- TRUCK WELL DRAINAGE AREA
 - PROPOSED BLD'G AREA
 - CDFW EPHEMERAL JURISDICTIONAL PERMANENT IMPACT AREA (0.21 AC)
 - CDFW EPHEMERAL JURISDICTIONAL NON - IMPACT AREA (0.88 AC)

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CENTRAL BUSINESS CENTER LLC

1019 Avenue P
 Suite 501
 Brooklyn, NY 11223

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SPR 23-006

Cordova Road
 Apple Valley, CA 92307

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CONSULTANT

RED BRICK CONSULTING
 ENGINEERS & ARCHITECTS

RED BRICK CONSULTING ENGINEERS & ARCHITECTS, LLC
 2992 S. KOLLMAN LANE
 SAN JOAQUIN SPRINGS, UTAH 84048
 T 801.224.5335
 M 866.816.5378

REGISTRATION

PROFESSIONAL ENGINEER
 No. C-32911
 Exp 12-31-2024
 CIVIL
 STATE OF CALIFORNIA

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11750 Sorrento Valley Rd
 Suite 100
 San Diego, California
 92121 USA
 (858) 398-3800
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