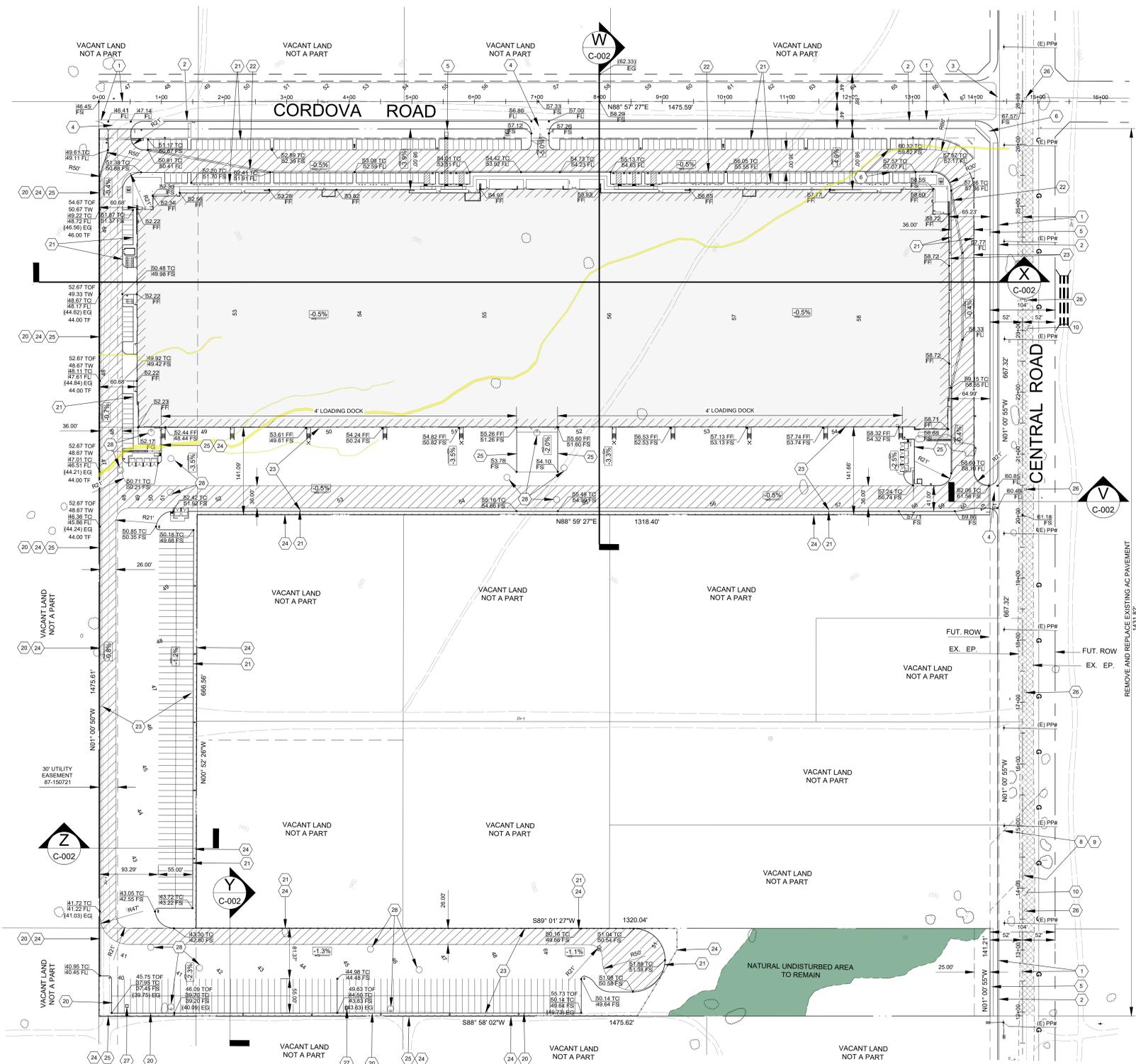
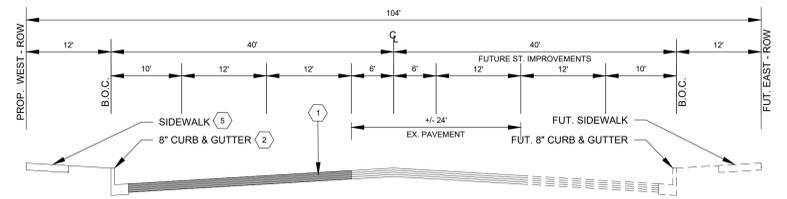


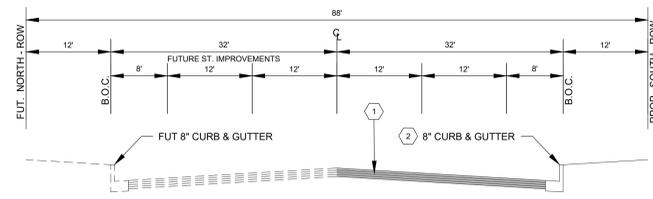
# APPENDIX 2.0 – Conceptual Grading Plans and Utility Plans



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
- 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

- 53.10 TC = TOP OF CURB ELEVATION
- 52.60 FS = 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

OWNER NAME  
**CORDOVA BUSINESS CENTER LLC**

1019 Avenue P  
Suite 501  
Brooklyn, NY 11223

PROJECT NAME  
**CORDOVA BUSINESS CENTER**  
**SPR-23-006**

Cordova Road  
Apple Valley, CA 92307

Date Issued For  
05.03.2024 SPR Package



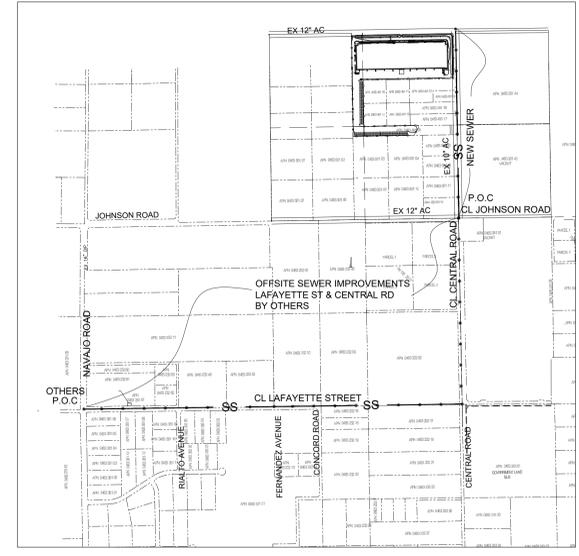
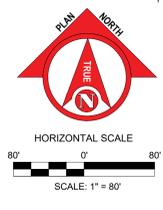
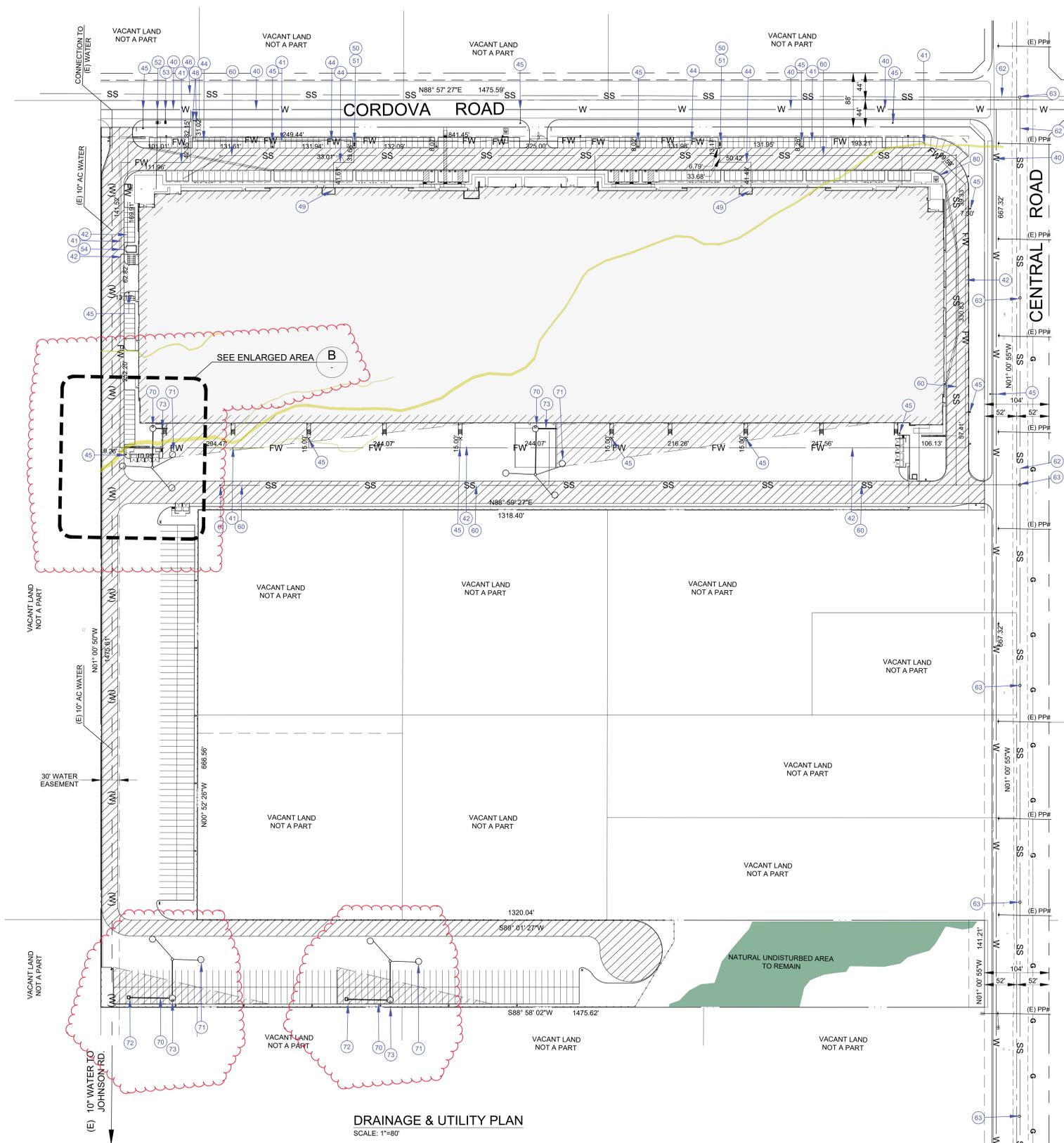
**HED**  
11750 Sorrento Valley Rd  
Suite 100  
San Diego, California  
92121 USA  
(858) 398-3800  
WWW.HED.DESIGN

NOT FOR CONSTRUCTION

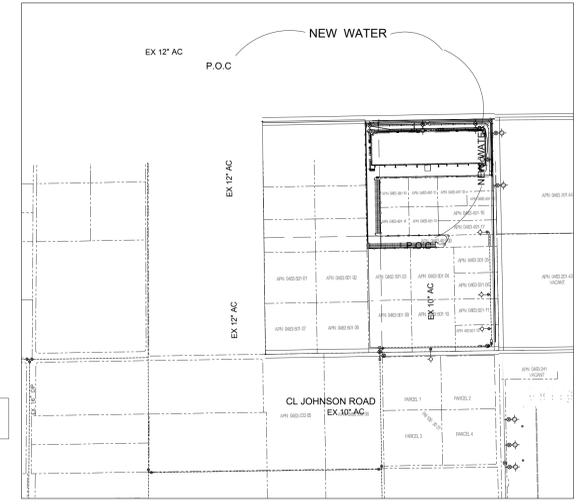
PRELIMINARY GRADING AND DRAINAGE PLAN

C-001

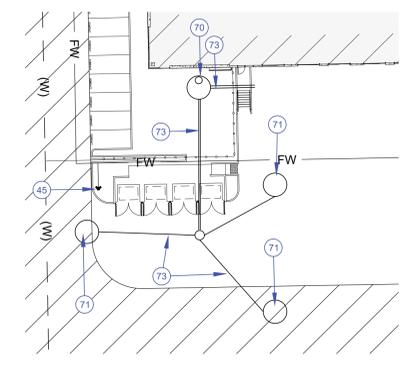




**D OFFSITE SEWER CONNECTIONS**  
SCALE: N.T.S. SCALE: 1"=1000'



**C OFF-SITE WATER CONNECTION**  
SCALE: N.T.S. SCALE: 1"=500'



**KEYNOTES**

- PUBLIC WATER
- 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
- SANITARY SEWER
- 60 PROPOSED 6-IN SDR 35 SANITARY SEWER PIPE
- 61 PROPOSED 4-IN SANITARY SEWER CLEAN OUT
- 62 PROPOSED 8-IN CLAY PUBLIC SANITARY SEWER PIPE
- 63 PROPOSED 4-FT DIA. SANITARY SEWER MANHOLE
- 64 ELECTRICAL PROPOSED TRANSFORMER
- 70 PROPOSED CONTECH STORMCEPTOR
- 71 PROPOSED MAXWELL DRYWELL SYSTEM
- 72 PROPOSED 48X48 JENSEN CONC DROP INLET
- 73 PROPOSED 12-INCH SDR-35 STORM DRAINPIPE

**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)

OWNER NAME  
**CENTRAL BUSINESS CENTER LLC**

1019 Avenue P  
Suite 501  
Brooklyn, NY 11223

PROJECT NAME  
**CENTRAL BUSINESS CENTER**  
**SPR 23-006**

Cordova Road  
Apple Valley, CA 92307

Date Issued For  
05.03.2024 SPR Package

CONSULTANT

**RED BRICK CONSULTING**  
ENGINEERS & ARCHITECTS

RED BRICK CONSULTING ENGINEERS & ARCHITECTS, LLC  
2992 S. KOLLMAN LANE  
SANTA ROSA SPRINGS, UTAH 84046  
T 801.224.5335  
M 866.816.5378



**HED**

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

**NOT FOR CONSTRUCTION**

2022-RR019-003

PRELIMINARY UTILITY PLAN

**C-003**