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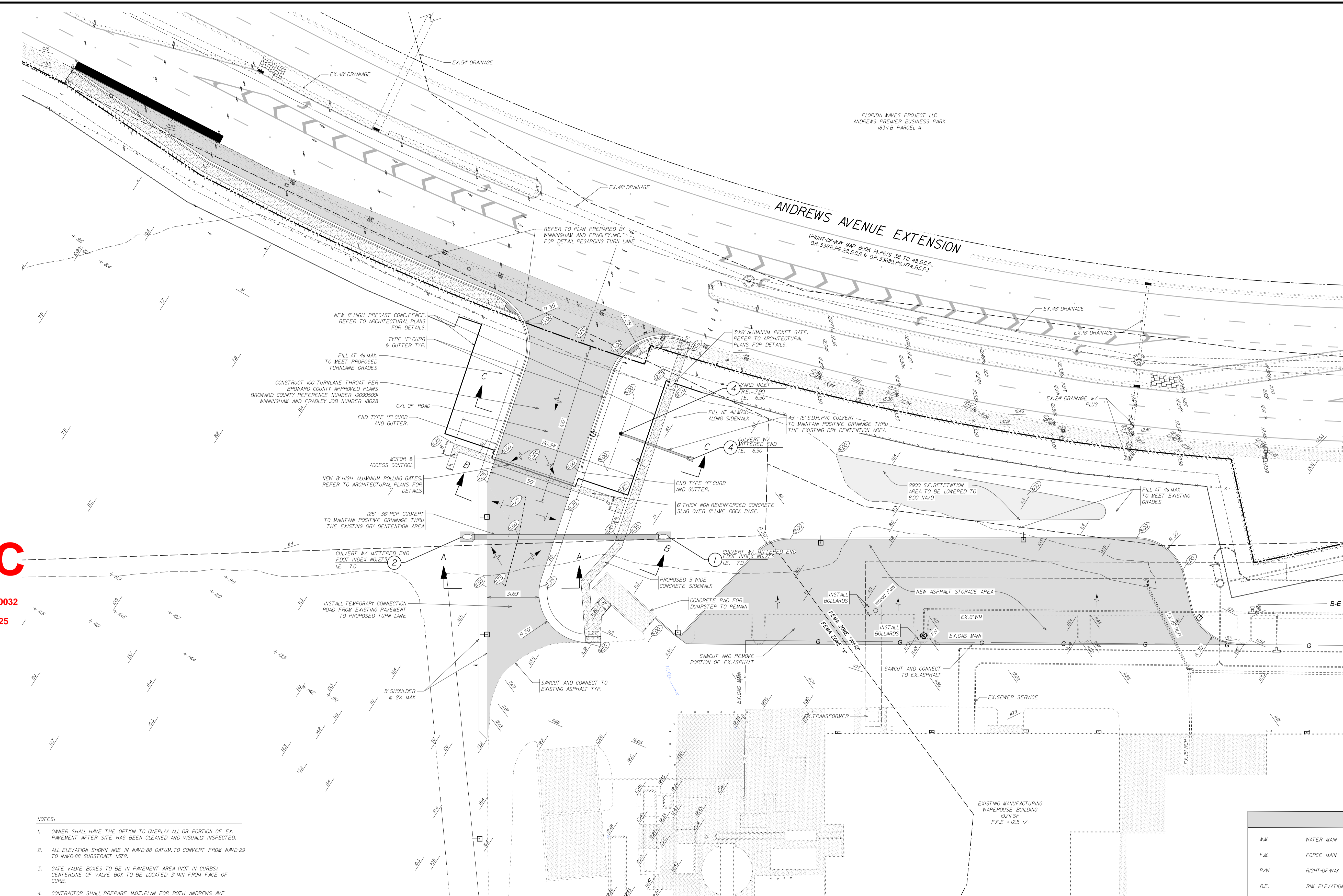
PZ23-1200032

02/19/2025

DRC

PZ23-1200032

12/04/2024



PROPOSED LEGEND	
	PROPOSED ASPHALT
	PROPOSED CONC.
	PROPOSED DRAINAGE
	PROPOSED PRECAST CONC.FENCE
	PROPOSED GRADE
	EXISTING ASPHALT / CONCRETE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB (8\"/>
	EXISTING WATER MAIN / FORCE MAIN
	EXISTING TEE
	EXISTING BENDS
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING SANITARY MANHOLE
	EXISTING SEWER MAIN & DIRECTION OF FLOW
	EXISTING DRAINAGE INLET
	EXISTING SPOT ELEVATION
	EXISTING CONC. L. WOOD POWER POLE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING BURIED TELEPHONE LINE
	EXISTING BURIED GAS MAIN
	EXISTING FENCE
	R/W LINE / PROPERTY LINE
	EASEMENT LINE
	TYPE 'F' CURB & GUTTER
	TYPE 'D' CURB
	FLUSH HEADER CURB
	CENTER LINE
	PARCEL LINE

- NOTES:
- OWNER SHALL HAVE THE OPTION TO OVERLAY ALL OR PORTION OF EX. PAVEMENT AFTER SITE HAS BEEN CLEANED AND VISUALLY INSPECTED.
  - ALL ELEVATION SHOWN ARE IN NAVD-88 DATUM, TO CONVERT FROM NAVD-29 TO NAVD-88 SUBTRACT 1572.
  - GATE VALVE BOXES TO BE IN PAVEMENT AREA (NOT IN CURBS). CENTERLINE OF VALVE BOX TO BE LOCATED 3' MIN FROM FACE OF CURB.
  - CONTRACTOR SHALL PREPARE MOT. PLAN FOR BOTH ANDREWS AVE TURN LANE CONSTRUCTION AND CONSTRUCTION WORK ON NW 18TH ST AND OBTAIN CITY/COUNTY APPROVALS, AS WELL AS COORDINATE WITH ADJACENT PROPERTY OWNER ON NORTH SIDE OF NW 18TH ST WHILE WATER MAIN CONSTRUCTION NEAR SITE ACCESS AS WELL AS WITH BONSAI PROPERTY MANAGER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PREPARE A SCHEDULE TO SUBMIT TO ENGINEER OF RECORD & OWNER FOR APPROVAL AT TIME OF PRE-CONSTRUCTION MEETING.
  - DESIGN WATER ELEVATION IS 45' NAVD.
  - THIS PROPERTY IS A 24 HR WORKING FACILITY. CONTRACTOR SHALL FIELD VERIFY ALL CONNECTIONS PRIOR TO FABRICATING ANY STRUCTURES OR DELIVERING ANY PROPOSED MATERIAL ON-SITE. CONTRACTOR SHALL PLAN ACCORDINGLY TO MINIMIZE ANY POTENTIAL DISRUPTION TO EXISTING FACILITY PRODUCTION. DETAILED DISCUSSION REGARDING PLANT OPERATION TO BE PROVIDED AT PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL PROVIDE CONSTRUCTION SEQUENCES AND PRELIMINARY SCHEDULES TO OWNER/ENGINEER 48 HOUR MINIMUM PRIOR TO PRE-CONSTRUCTION MEETING. IT IS RECOMMENDED THAT PROSPECTIVE BIDDERS MEET WITH PLANT MANAGER (FRANK KETCHUM) PRIOR TO SUBMITTING PROPOSAL. CONTACT INFORMATION TO BE PROVIDED BY ENGINEER OF RECORD UPON REQUEST.

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NOT FOR CONSTRUCTION

ABBREVIATIONS			
W.M.	WATER MAIN	W.P.P.	WOOD POWER POLE
F.M.	FORCE MAIN	V.C.P.	VITRIFIED CLAY PIPE
R/W	RIGHT-OF-WAY	R.C.P.	REINFORCED CONCRETE PIPE
R.E.	R/W ELEVATION	P.V.C.	POLYVINYL CHLORIDE PIPE
I.E.	INVERT ELEVATION	SV.	SEWER VALVE
L.F.	LINEAR FEET	AR.V.	AIR RELEASE VALVE
D.W.E.	DESIGN WATER ELEVATION	B.F.P.	BACKFLOW PREVENTOR
NAVD.	NORTH AMERICAN VERTICAL DATUM	W.M.	WATER METER/MAIN
U.E.	UTILITY EASEMENT	D.I.P.	DUCTILE IRON PIPE
D.E.	DRAINAGE EASEMENT	M.E.G.	MEET EX.GRADE
G.V.	GATE VALVE		
F.H.	FIRE HYDRANT		

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BONSAL AMERICAN POMPANO  
OLDCASTLE COASTAL

PHASE I - SITE IMPROVEMENT  
PLAN

APPROVED:  
DATE:  
PROJECT NUMBER 18028 SHEET 51 OF 4