

EATM AVIARY SITE IMPROVEMENT PLANS

MOORPARK COLLEGE ZOO

7075 CAMPUS RD. MOORPARK

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
CL OR CIL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
PL OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
WI	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
Δ	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

CUT: 100 CUBIC YARDS

FILL: 0 CUBIC YARDS

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

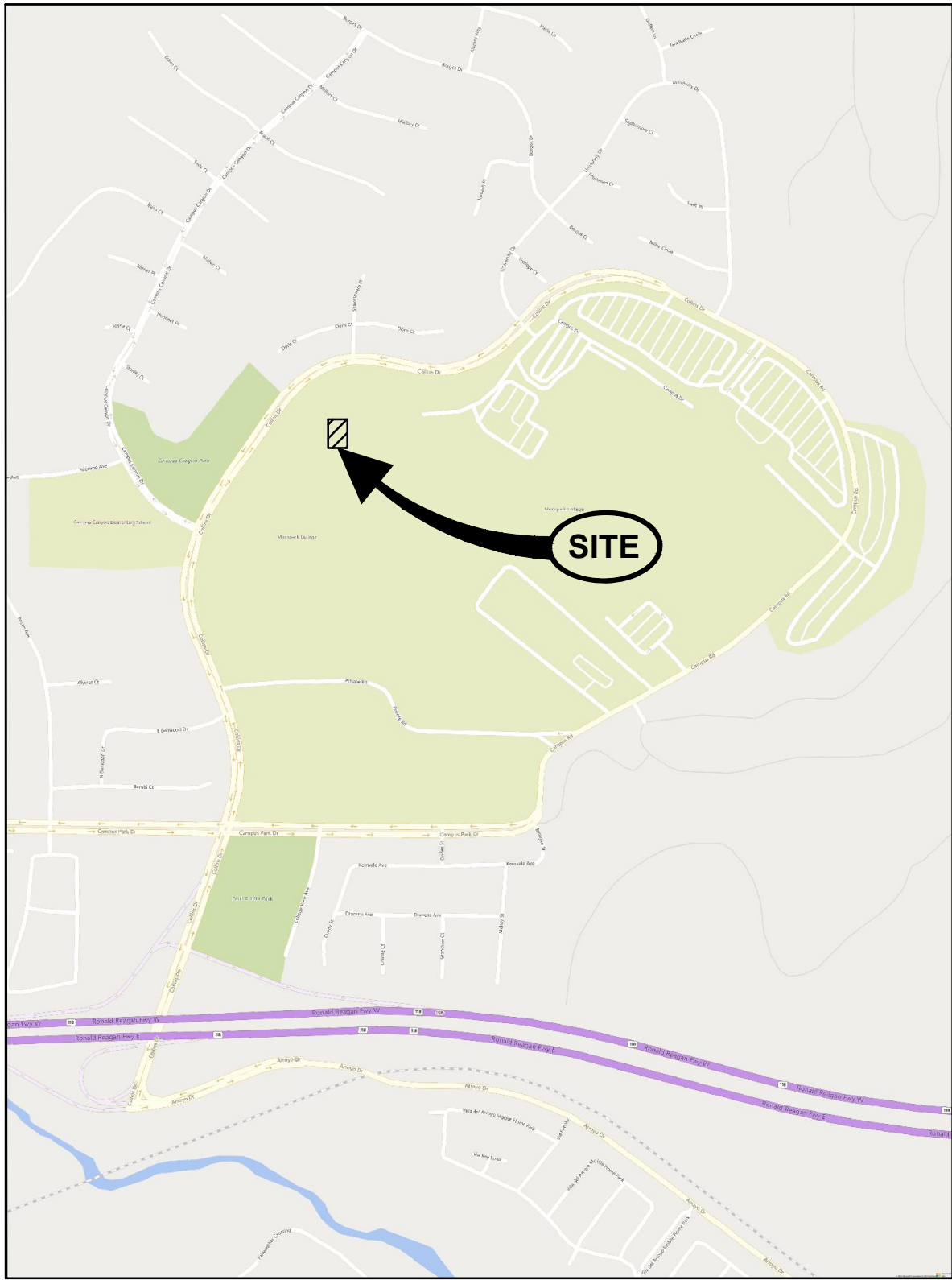
CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION. SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.



Know what's below.
Call before you dig.



VICINITY MAP

NOT TO SCALE

OWNERS RESPONSIBILITIES:

- A. PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES. AN SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND AGENCY REQUIREMENTS. THE OWNER SHALL ALSO ASSURE THAT CONTRACTOR(S) ENGAGED TO PROPERLY IMPLEMENT THE CONSTRUCTION CALLED FOR ON THESE PLANS, SPECIFICATIONS AND DETAILS INCLUDING THOSE TASKS CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN DOCUMENT OR EROSION CONTROL PLAN SHEETS ATTACHED AS PART OF THESE PLANS.

B. GEOTECHNICAL ENGINEER'S RESPONSIBILITIES:

- A GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS WITH RESPECT TO GENERAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS PRESENTED IN THE PROJECT SOILS ENGINEERING REPORT. THE PLAN REVIEW SHALL BE PERFORMED SPECIFICALLY WITH RESPECT TO GEOTECHNICAL FACTORS DISCUSSED IN THE REFERENCED REPORT. IN PERFORMING THE REVIEW, A GEOTECHNICAL ENGINEER SHALL ATTEMPT TO VERIFY THAT THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE REPORT ARE GENERALLY INCORPORATED INTO THE PLANS. IN ACCORDANCE WITH THIS LEVEL REVIEW, THE PLANS ARE TO BE FOUND IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE NOTED REPORT.
- UPON BEING RETAINED BY THE OWNER, PRIOR TO CONSTRUCTION THE GEOTECHNICAL, ENGINEER SHALL RECOMMEND TO THE OWNER AND THE CONTRACTOR THE LEVEL OF OBSERVATION AND TESTING THAT WILL BE PROVIDED DURING CONSTRUCTION. PROVIDED THAT THE CONTRACTOR FULFILLS HIS OR HER RESPONSIBILITY FOR TIMELY REQUESTS FOR THOSE SERVICES DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK IS PERFORMED IN GENERAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, AND WITH THE REQUIREMENTS OF THE CITY OF MOORPARK.
- UPON COMPLETION OF EARTHWORK, THE GEOTECHNICAL ENGINEER SHALL, UPON REQUEST, PROVIDE A FINAL REPORT WITH RESULTS OF THEIR OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS. PROVIDED THAT THE WORK IS PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THE REPORT WILL STATE THEIR OPINION THAT THE GRADING WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

C. CONTRACTORS STORM WATER POLLUTION CONTROL RESPONSIBILITIES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN POLLUTION PREVENTION MEASURES, INCLUDING THOSE FOR EROSION AND SEDIMENT CONTROL, AS NECESSARY TO PREVENT ANY POLLUTANT AT ANY LEVEL FROM BEING CONVEYED OFF THE CONSTRUCTION SITE AND THAT THESE MEASURES MUST CONTINUE TO BE MAINTAINED UNTIL THE REQUIRED POST-CONSTRUCTION POLLUTION PREVENTION MEASURES ARE IN PLACE AND COMPLETELY FUNCTIONAL, INCLUDING PERMANENT LANDSCAPING.
- THE SPECIFIC MEASURES WHICH MAY BE CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN CANNOT ADDRESS ALL SITE DEVELOPMENT AND STORM CHARACTERISTICS WHICH WILL EVOLVE OVER THE COURSE OF CONSTRUCTION AND THAT IT IS THE CONTRACTORS RESPONSIBILITY TO NOT ONLY IMPLEMENT THE PLAN, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND SCHEDULE AND ADDRESS EVOLVING SITE CONDITIONS AND ACTUAL WEATHER CONDITIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE EMPLOYEES AND SUBCONTRACTORS ARE TRAINED REGARDING THESE REQUIREMENTS AND TO MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION, INSPECTION, AND MAINTENANCE OF STORM WATER POLLUTION PREVENTION MEASURES INCLUDING, BUT NOT LIMITED TO: TRAINING, INSPECTION, MAINTENANCE LOG, RECORD DRAWINGS SHOWING LOCATIONS, LIMITS, AND DATES OF INSTALLATION FOR VARIOUS MEASURES, DATED PHOTOGRAPHERS AND FIELD SKETCHES.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AND AGREE TO IMPLEMENT THE MEASURES AND INSTALLATIONS DEPICTED ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN INCLUDING INSTALLATION, ROUTINE INSPECTION AND MAINTENANCE, ADJUSTMENTS AND EXPANSION DUE TO EVOLVING SITE CONDITIONS, EMERGENCY MAINTENANCE AND ADJUSTMENTS DUE TO ACTUAL STORM AND SITE CONDITIONS, AND DOCUMENTATION.

USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

BENCHMARK:

VERIFY WITH SURVEYOR.

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (BENNER AND CARPENTER, INC.) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY FIELD SURVEY(S) BY BENNER AND CARPENTER, INC. DATED 12/8/2022.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	SP-1 SITE PLAN
3	C-1 SITE IMPROVEMENT PLAN
4	CD-1 DETAILS

TITLE SHEET

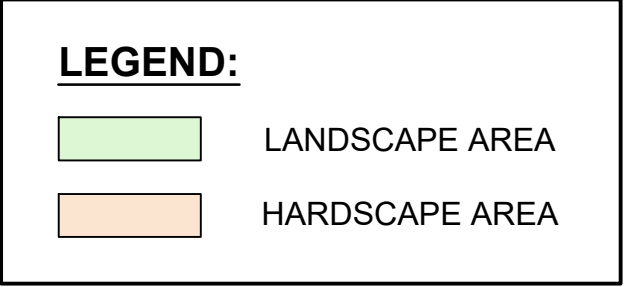
SITE IMPROVEMENT PLANS
MOORPARK COLLEGE ZOO
7075 CAMPUS RD. MOORPARK
COUNTY OF VENTURA, CALIFORNIA

G-1

DATE: 09/28/2023

SHT. 1 OF 4

W.O. 22102

[illegible]

*UNLESS OTHERWISE SPECIFIED ON PLAN



CONSTRUCT EXPANSION JOINTS BETWEEN
WALKWAY AND ALL EXISTING OR
PROPOSED STRUCTURES AND/OR WALLS
PER 2/CD-1 WITH FIXED END OF
DOWEL INTO WALKWAY OR STRUCTURE



- 2** **REINFORCED CONCRETE WALKWAY JOINTS DETAIL**
NOT TO SCALE



F&A
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CONSTRUCTION ENGINEERING

CD-1

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