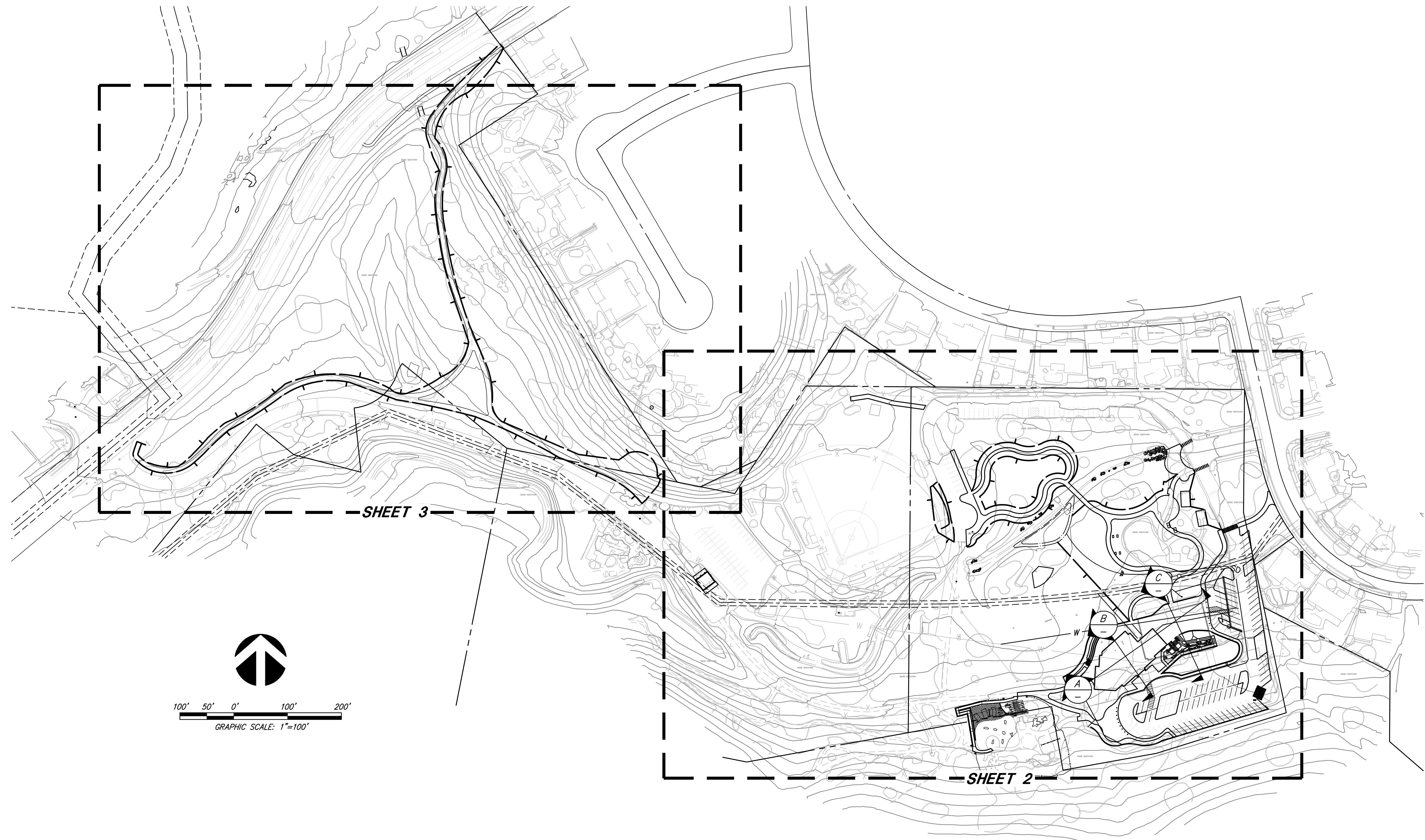


Appendix B

50% Grading Plans



LEGEND & ABBREVIATIONS:

ABBREVIATIONS	PROPOSED	EXISTING
EG = EXISTING GRADE	===== BLOCK WALL	===== BLOCK WALL
FG = FINISHED GRADE	----- CUT/FILL	10 ----- CONTOUR LINE
FH = FIRE HYDRANT	----- DAYLIGHT	⊕ ----- FIRE HYDRANT
FL = FLOW LINE	----- EASEMENT LINE	----- GAS
FS = FINISHED SURFACE	----- FENCE	----- OVERHEAD ELEC.
GB = GRADE BREAK	---x--- FIRE HYDRANT	----- RECLAIMED WATER
INV = INVERT	---x--- FLOWLINE/SWALE	----- SEWER
MH = MANHOLE	---x--- RETAINING WALL	---x--- STREET LIGHT
SD = STORM DRAIN	---x--- SURFACE DRAIN	---x--- STREET SIGN
TC = TOP OF CURB	---x--- STREET LIGHT	---x--- STORM DRAIN
TG = TOP OF GRATE	---x--- STREET SIGN	---x--- WATER
TW = TOP OF WALL	---x--- STORM DRAIN	---x--- WATER VALVE
	---x--- SEWER	---x--- TELEPHONE
	---x--- SLOPE	---x--- FENCE
	---x--- WATER	---x--- SEWER MANHOLE
	---x--- PROPERTY LINE	---x--- (00.00 TC) EXISTING
	---x--- GRADE BREAK	---x--- (00.00 FL) EXISTING
	---x--- ADA PATH OF TRAVEL	
	---x--- ASPHALT PAVEMENT	
	---x--- CONCRETE PAVEMENT	
	---x--- TREE	

EASEMENT TABLE

1. 12' UTILITY EASEMENT TO CONEJO VALLEY SANITARY COMPANY.

ENGINEERING DATA

SITE DATA:

DEVELOPMENT AREA: 4.55 ACRES (APPROX.)

COMMUNITY CENTER PARKING:

PROVIDED PARKING = 79 SPACES

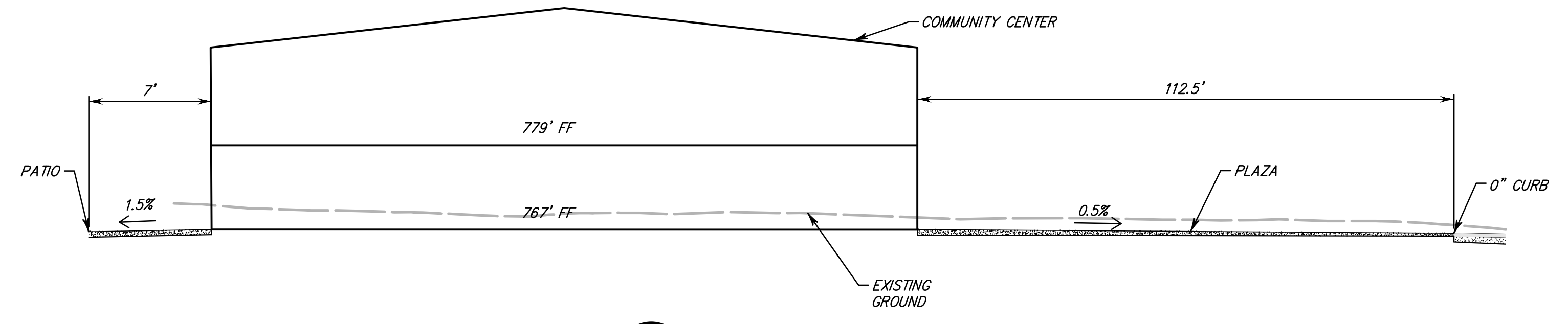
PROVIDED ADA PARKING = 4 ADA SPACES

APPROXIMATE EARTHWORK VOLUMES:

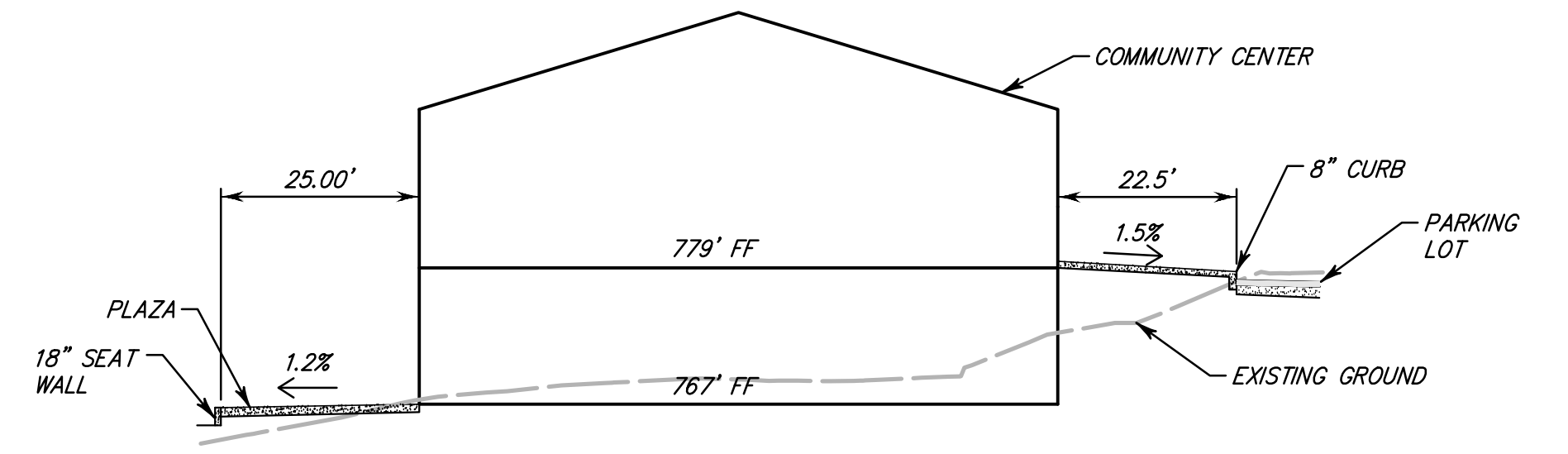
CUT: 4,000 C.Y.

FILL: 4,000 C.Y.

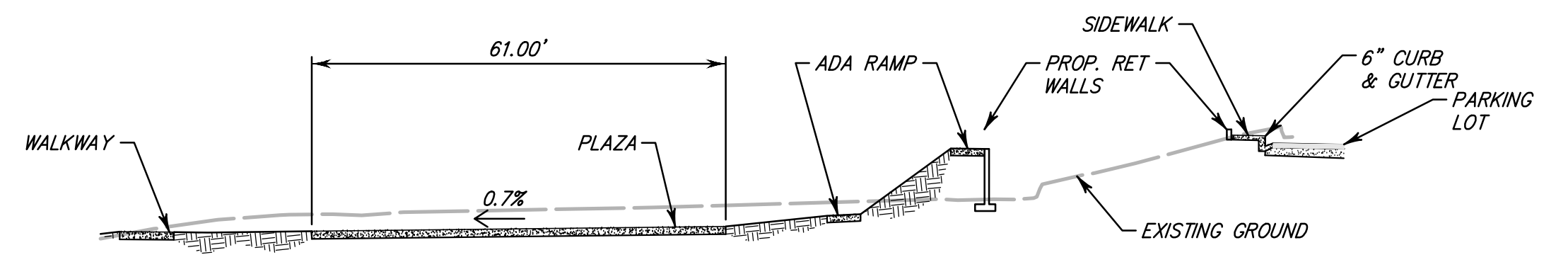
NET: BALANCED ON SITE



A SECTION A-A
NOT TO SCALE



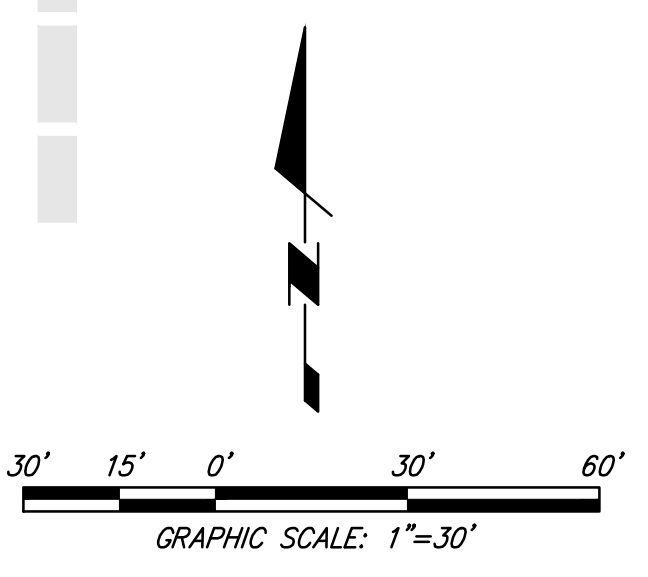
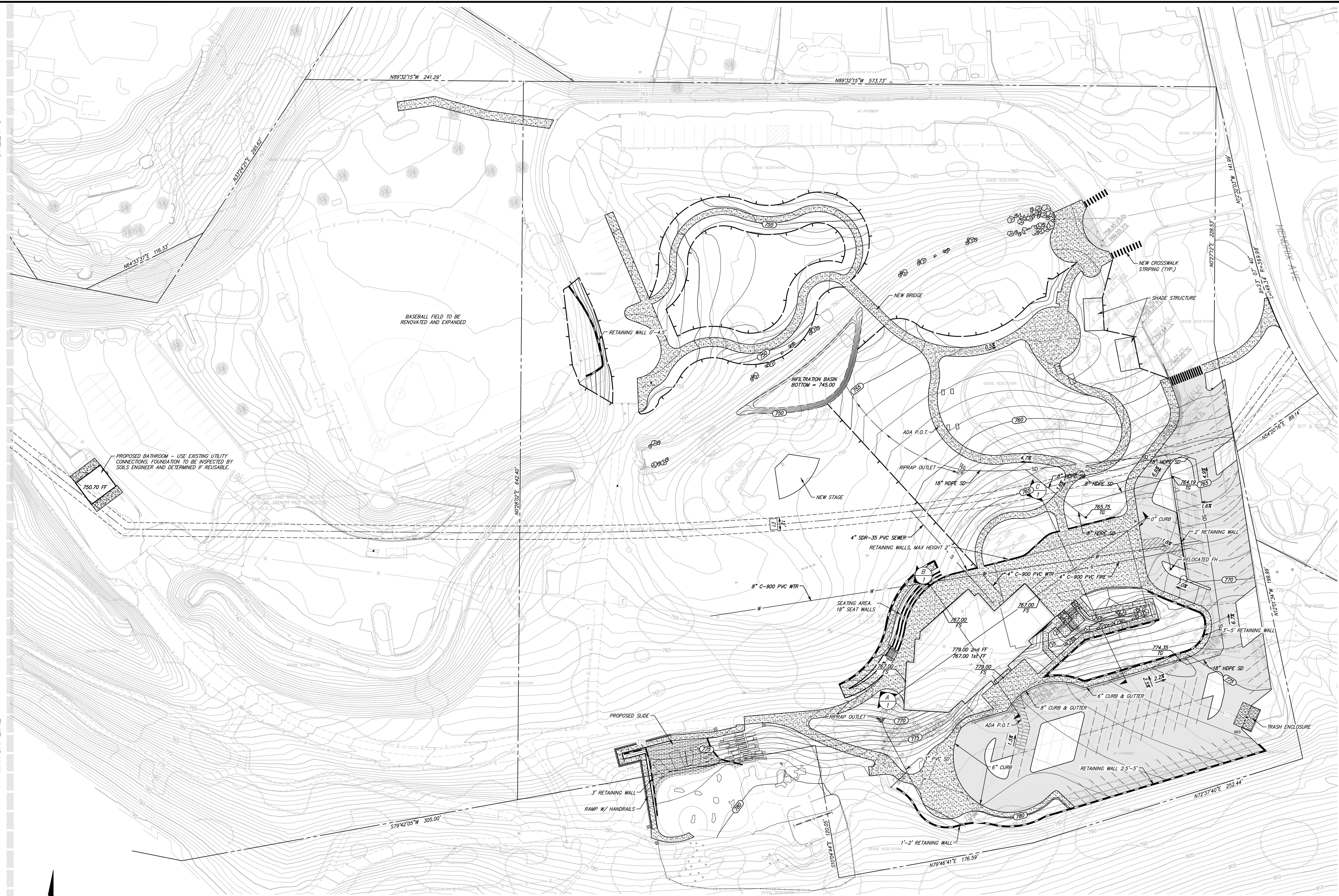
B SECTION B-B
NOT TO SCALE




C SECTION C-C
NOT TO SCALE

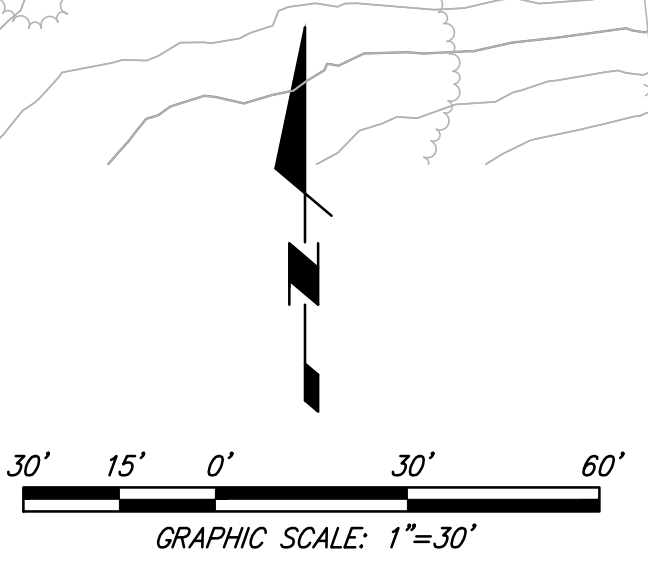
<p>JENSEN DESIGN & SURVEY, INC. www.jdschil.com</p>	<p>1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979</p>	<p>PRELIMINARY GRADING PLAN FOR CONEJO COMMUNITY PARK DISTRICT</p> <p>1175 HENDRIX AVE City of Thousand Oaks COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p>SHEET 1 OF 4</p>
	<p>SCALE: 1"=100'</p> <p>DATE: Jan 25, 2021</p>		

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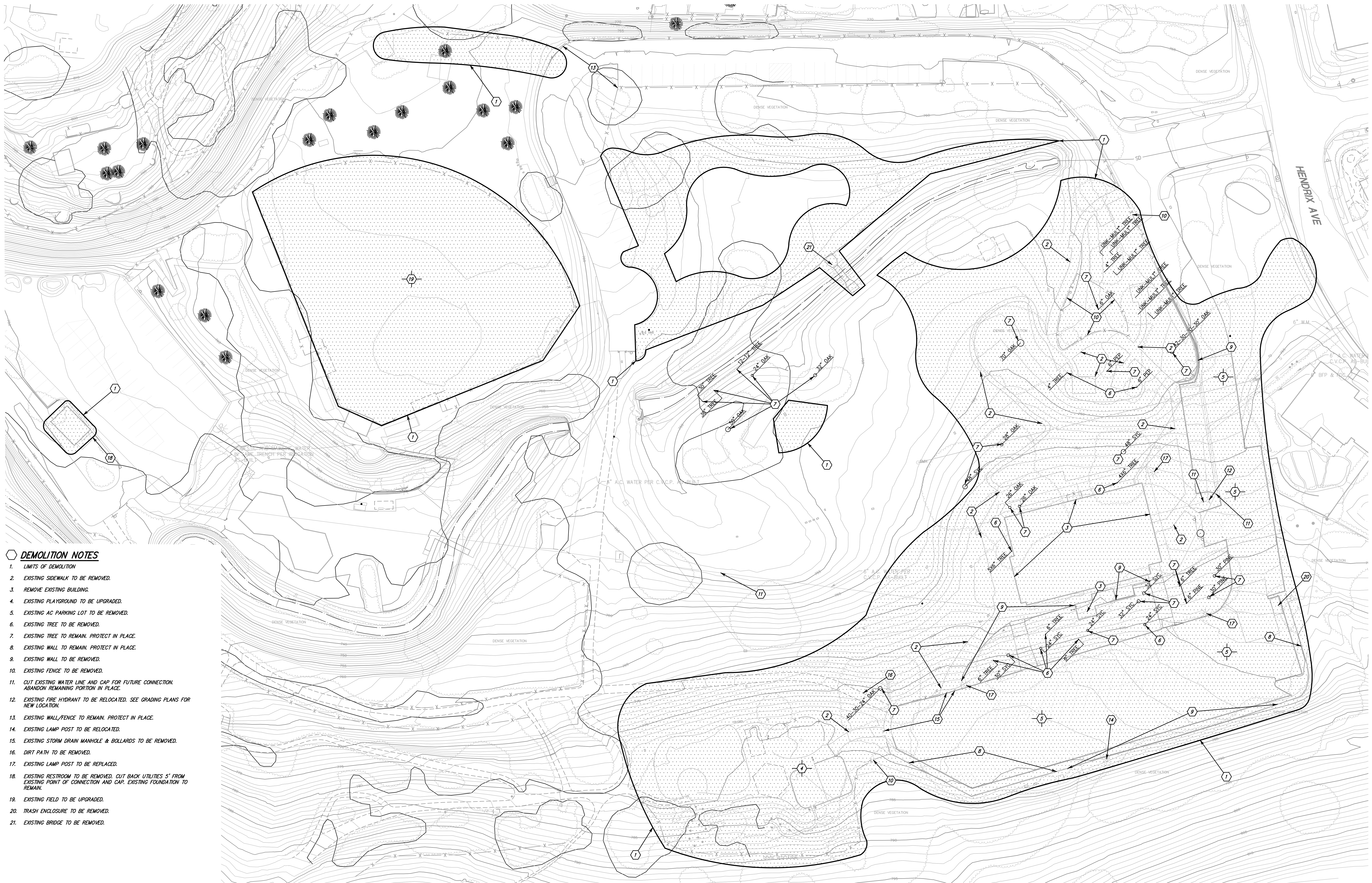
 <p>JENSEN DESIGN & SURVEY, INC. www.jdschli.com</p>	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979	PRELIMINARY GRADING PLAN FOR CONEJO COMMUNITY PARK DISTRICT	SHEET 2
	SCALE: 1" = 30' DATE: Jan 25, 2021	J.N.: AGD01.6204 DWG. NAME: 6024.PGP	1175 HENDRIX AVE City of Thousand Oaks COUNTY OF VENTURA STATE OF CALIFORNIA

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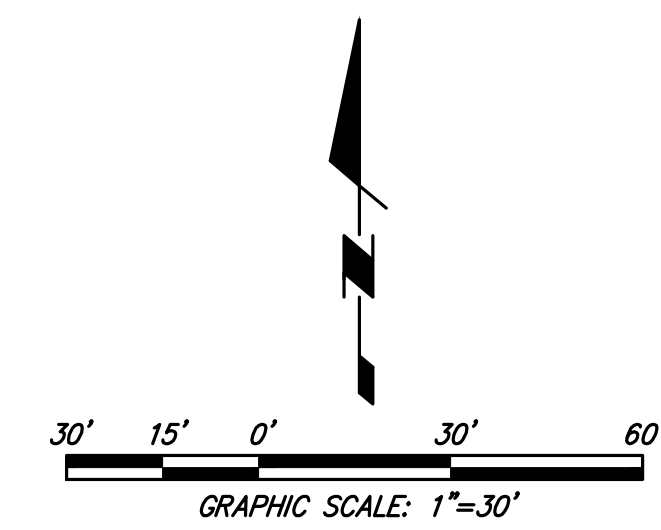
<p>JENSEN DESIGN & SURVEY, INC. www.jdsurvey.com</p>	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979	<p>PRELIMINARY GRADING PLAN FOR CONEJO COMMUNITY PARK DISTRICT</p> <p>1175 HENDRIX AVE City of Thousand Oaks COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p>SHEET 3 OF 4</p>
	<p>SCALE: 1" = 30'</p> <p>DATE: Jan 25, 2021</p>		


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DEMOLITION NOTES

1. LIMITS OF DEMOLITION
2. EXISTING SIDEWALK TO BE REMOVED.
3. REMOVE EXISTING BUILDING.
4. EXISTING PLAYGROUND TO BE UPGRADED.
5. EXISTING AC PARKING LOT TO BE REMOVED.
6. EXISTING TREE TO BE REMOVED.
7. EXISTING TREE TO REMAIN. PROTECT IN PLACE.
8. EXISTING WALL TO REMAIN. PROTECT IN PLACE.
9. EXISTING WALL TO BE REMOVED.
10. EXISTING FENCE TO BE REMOVED.
11. CUT EXISTING WATER LINE AND CAP FOR FUTURE CONNECTION. ABANDON REMAINING PORTION IN PLACE.
12. EXISTING FIRE HYDRANT TO BE RELOCATED. SEE GRADING PLANS FOR NEW LOCATION.
13. EXISTING WALL/FENCE TO REMAIN. PROTECT IN PLACE.
14. EXISTING LAMP POST TO BE RELOCATED.
15. EXISTING STORM DRAIN MANHOLE & BOLLARDS TO BE REMOVED.
16. DIRT PATH TO BE REMOVED.
17. EXISTING LAMP POST TO BE REPLACED.
18. EXISTING RESTROOM TO BE REMOVED. CUT BACK UTILITIES 5' FROM EXISTING POINT OF CONNECTION AND CAP. EXISTING FOUNDATION TO REMAIN.
19. EXISTING FIELD TO BE UPGRADED.
20. TRASH ENCLOSURE TO BE REMOVED.
21. EXISTING BRIDGE TO BE REMOVED.



 <p>JENSEN DESIGN & SURVEY, INC.</p> <p>ROBERT H. HARVEY SCALE: AS NOTED DATE: 12/22/2020</p>	<p>1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979</p>	<p>DEMO PLAN FOR CONEJO COMMUNITY PARK</p> <p>1175 HENDRIX AVE CITY OF THOUSAND OAKS COUNTY OF VENTURA STATE OF CALIFORNIA</p>	<p>SHEET 4 OF 4</p>
	<p>K.C.C. C 96476 JIN: AGD01.6204 DWG. NAME: 6204 DEMO PLAN.dwg</p>		