

GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE OC GRADING CODE AND OC GRADING MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE GRADING PLANS, A COPY OF OC PUBLIC WORKS STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE ASSIGNED OC GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, OC GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST, PALEONTOLOGIST, AND SURVEYOR. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE MEETING.
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE APPROVED GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE GRADING WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS, AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC DEVELOPMENT SERVICES, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE OC GRADING CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, OC GRADING CODE, AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY, AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED OR REVISED PLANS.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE OC BUILDING OFFICIAL PRIOR TO PLACING FILL.
- FILLS SHALL BE BENCHMARKED INTO COMPETENT MATERIAL PER OC PUBLIC WORKS STANDARD PLAN NO.1322.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE OC BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY ASTM D1557 OR APPROVED EQUIVALENT AND FILED DENSITY BY ASTM D1556 (SAND-CONE) AND ASTM D6938 (NUCLEAR GAUGE METHOD) OR AN APPROVED EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FEET HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED BY THE OC BUILDING OFFICIAL.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE OC BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE OC BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED, AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE OC GRADING CODE.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE OC BUILDING OFFICIAL AND THE SOIL ENGINEER.
- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY AND DIVISION OF ENVIRONMENTAL HEALTH.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE TO THE APPROVAL OF OC BUILDING OFFICIAL.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE OC BUILDING OFFICIAL PRIOR TO EXCAVATION.
- EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE OC BUILDING OFFICIAL OR HIS/HER DESIGNEE.
- THE PERMITTEE SHALL COMPLY WITH THE OC GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
- THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF THE EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- ALL CONCRETE STRUCTURES THAT ARE EXPOSED TO THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE OC BUILDING OFFICIAL.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL, HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:30 A.M. DAILY, ON SUNDAYS, OR ON A FEDERAL HOLIDAY.
- a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATIONAL AND MAINTAINED MUFFLERS.
- b. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
- c. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICAL FROM DWELLINGS AND WITHIN THE LIMITS OF THE GRADING PERMIT.
- GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD RULE 403, HIGH WIND CONDITIONS MEANS INSTANTANEOUS WIND SPEEDS EXCEED 25 MPH. THIS LEVEL OCCURS ONLY UNDER EXTREME CONDITIONS SUCH AS SANTA ANA WIND CONDITIONS.
- ASPHALT SECTIONS MUST BE PER OC GRADING CODE: PARKING STALL – 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMMERCIAL), AND 12" (INDUSTRIAL). OR, PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE ASSIGNED GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL PAVEMENT SECTION RECOMMENDATIONS, BASED ON R" VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO.1805.
- AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO. 1804.
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES, WITH APPROPRIATE DOWN SPOUTS AND OUTLETS.
- THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS, AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.

- PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE OC BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE ASSIGNED GRADING INSPECTOR THAT THE GRADING IS IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED, THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY THE OC HEALTH CARE AGENCY/ENVIRONMENTAL HEALTH AND OC DEVELOPMENT SERVICES.

EROSION CONTROL

- IN THE CASE OF EMERGENCY (24-HOUR/DAY), CALL _____ BLAKE STREET AT _____ WORK PHONE # _____ (949) 648-6909 OR HOME TELEPHONE # _____
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- EROSION, SEDIMENT AND CHEMICAL CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE OC BUILDING OFFICIAL.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
- GRADED AREAS OF THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARDS DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.

ENVIROMENTAL NOTES

- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINT, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATION 40 CFR PARTS 117 AND 302.
- DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

SPECIAL NOTE

"SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONAL CODE."

OSHA EXCAVATION NOTES

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA), THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK, CONTACT CAL/OSHA AT (714) 558-4451 FOR ADDITIONAL INFORMATION.

NOTICE TO CONTRACTOR

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY THE SURVEY CREW UNDER HIS DIRECT SUPERVISION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND, ANY DAMAGE TO THESE LINES OR STRUCTURES.

SITE DATA:

TOTAL PROJECT AREA: 36,319 SQ.FT.
DISTURBED AREA: 23,824 SQ.FT.
EXISTING IMPERVIOUS AREA: 7,017 SQ.FT.
EXISTING PERVIOUS AREA: 29,302 SQ.FT.
PROPOSED IMPERVIOUS AREA: 17,249 SQ.FT.
PROPOSED PERVIOUS AREA: 19070 SQ.FT.
PROPOSED ADDITION AND REPLACEMENT OF IMPERVIOUS AREA: 10,232 SQ.FT.

RELATED PERMIT NUMBERS

SWP24-0266
BLD24-2153
BLD24-2198
BLD24-2199
BLD24-2200
RWP24-0161

NPDES NOTES

- IN THE CASE OF EMERGENCY, CALL _____ BLAKE STREET AT _____ WORK PHONE # _____ (949) 648-6909 OR HOME PHONE # _____
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

EARTHWORK QUANTITIES:

THE EARTHWORK QUANTITIES SHOWN ARE FOR THE PURPOSE OF CALCULATING THE PLAN CHECK FEES BY THE GOVERNING AGENCY. THE GRADING CONTRACTOR SHALL SUPPLY THE PROJECT OWNER WITH A COMPLETE BID BASED UPON A COMPLETE GRADING PROJECT. CUT/FILL ESTIMATE IS BASED ON BANK VOLUMES, AND THE ACTUAL CUT/FILL MAY BE DIFFERENT BASE ON SHRINKAGE AND SWELL PERCENTAGE.

EARTHWORK QUANTITY TABLE	CUT (C.Y.)	FILL (C.Y.)
ROUGH GRADE	2833	1560
R&R QUANTITY		632
IMPORT		1273
TOTAL GRADING (CUT+FILL)		4393

SLOPES NOTE:

THE SLOPES FROM AFFECTED AREAS FOR THIS PROJECT VARY BETWEEN 30% AND 50%. THESE SLOPES ARE DETAILED ON THE GRADING PLANS IN SHEETS 2, 3 & 4, AND ARE ALSO DEPICTED IN THE CUT AND FILL DIAGRAM ON SHEET 5.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES ON SITE, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

CONTRACTOR TO FOLLOW CHAPTER 33 (SAFEGUARDS DURING CONSTRUCTION) PER CBC 2022.

SPECIAL INSPECTION NOTES:

STRUCTURAL OBSERVATION BY THE GEOTECHNICAL ENGINEER IS REQUIRED.

NO.	REVISION DESCRIPTION	BY	DATE

GRADING PLANS

FOR

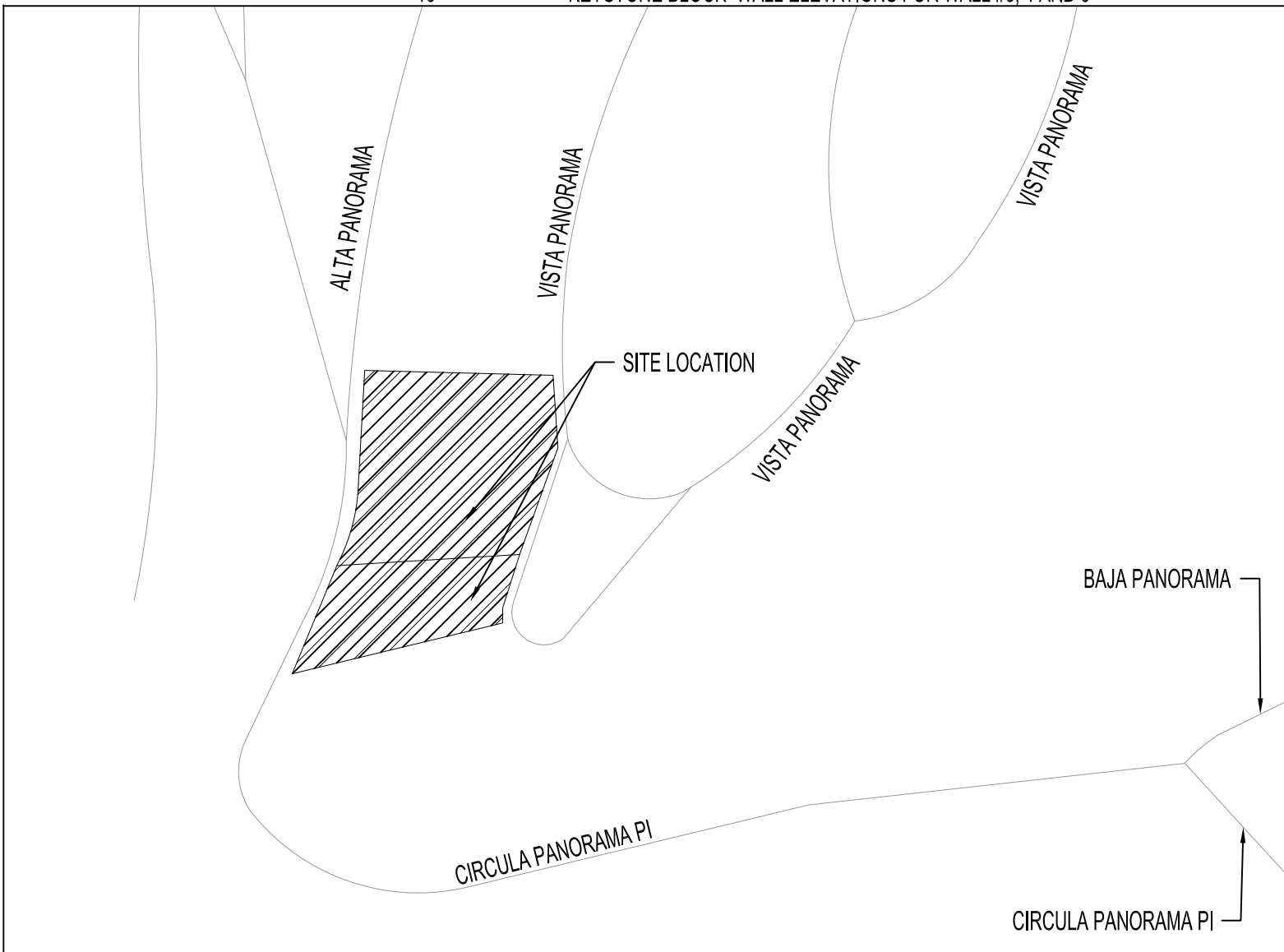
12251 & 12612 VISTA PANORAMA

SANTA ANA, CALIFORNIA 92705

APN: 094-241-42 AND 094-191-01

NUMBER	TITLE
1	GENERAL NOTES
2	GRADING AND DRAINAGE PLAN
3	GRADING AND DRAINAGE PLAN
4	GRADING, DRAINAGE PLAN AND SECTION
5	SECTIONS/DETAILS SHEET
6	SECTIONS/DETAILS SHEET
7	SECTIONS/CUT & FILL DIAGRAM
8	EROSION CONTROL PLAN
9	OFFSITE GRADING PERMISSION-LOT 21
10	KEYSTONE BLOCK WALL PLAN GENERAL NOTES & TYPICAL DETAILS
11	KEYSTONE BLOCK WALL TYPICAL SECTIONS FOR WALL #1, 2, 3 & 4
12	KEYSTONE BLOCK WALL TYPICAL SECTIONS FOR WALL #4 & 5 AND ELEVATIONS FOR WALL #1 & 2
13	KEYSTONE BLOCK WALL ELEVATIONS FOR WALL #3, 4 AND 5

STAMP



VICINITY MAP

NOT TO SCALE



OWNER
BLAKE STREET
12251 VISTA PANORAMA
SANTA ANA, CALIFORNIA 92701
TEL: (949) 648-6909

SOIL ENGINEER
ABI ENGINEERING CONSULTANTS, INC.
1701 EAST EDINGER AVENUE, #A9
SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596

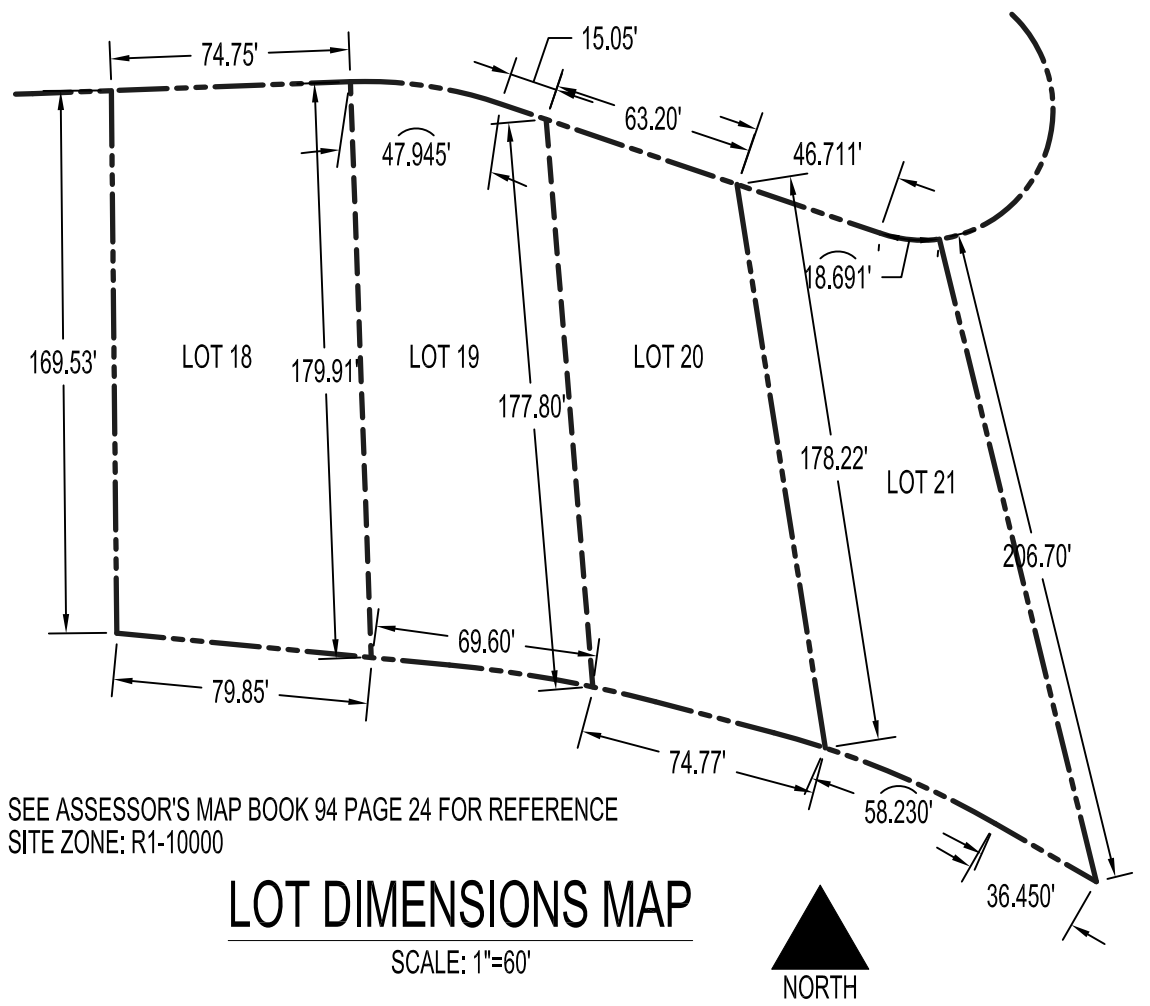
CIVIL ENGINEER
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BASIS OF BEARINGS
THE CALCULATED BEARING BEING N11°23'11"E AS SHOWN ON SHEET 2 BASED ON TRACT NO. 917, BOOK 28, PAGES 39-40, OF MISCELLANEOUS MAPS AS FILED IN THE COUNTY OF ORANGE RECORDER'S OFFICE.

LEGAL DESCRIPTION
LOT 18, 19, 20 & 21 AS SHOWN ON TRACT NO. 917, BOOK 28, PAGES 39-40, OF MISCELLANEOUS MAPS, AS FILED IN THE COUNTY OF ORANGE RECORDER'S OFFICE.
LOT 18, 19 & 20 APN: 094-241-42
LOT 21 APN: 094-191-01

COUNTY BENCHMARK
BENCHMARK: 3A-130-09 ALUM. DISK SET IN S.E. CORNER OF A 4' BY 8' C.B. MONUMENT LOCATED IN N.W. CORNER INTERSECTION OF FAIRHAVEN AND CIRCULA PANORAMA. OCS 2009 - FOUND 3 3/4" OCS ALUMINUM DISK STAMPED 3A-129-09 SET IN THE SOUTHERLY FOOTING OF WALL FOR A PRIVATE DRIVEWAY APPROACH AT 12396 CIRCULA PANORAMA. MONUMENT IS LOCATED 20' WESTERLY OF CIRCULA PANORAMA AND ALONG THE CENTERLINE PROJECTION OF BAJA PANORAMA. MONUMENT IS SET 2-FEET BELOW ROAD

DATUM: NAVD83
YEAR ELEVATED: 2010
ELEVATION: 416.189 FT



SEE ASSESSOR'S MAP BOOK 94 PAGE 24 FOR REFERENCE
SITE ZONE: R1-10000

LOT DIMENSIONS MAP

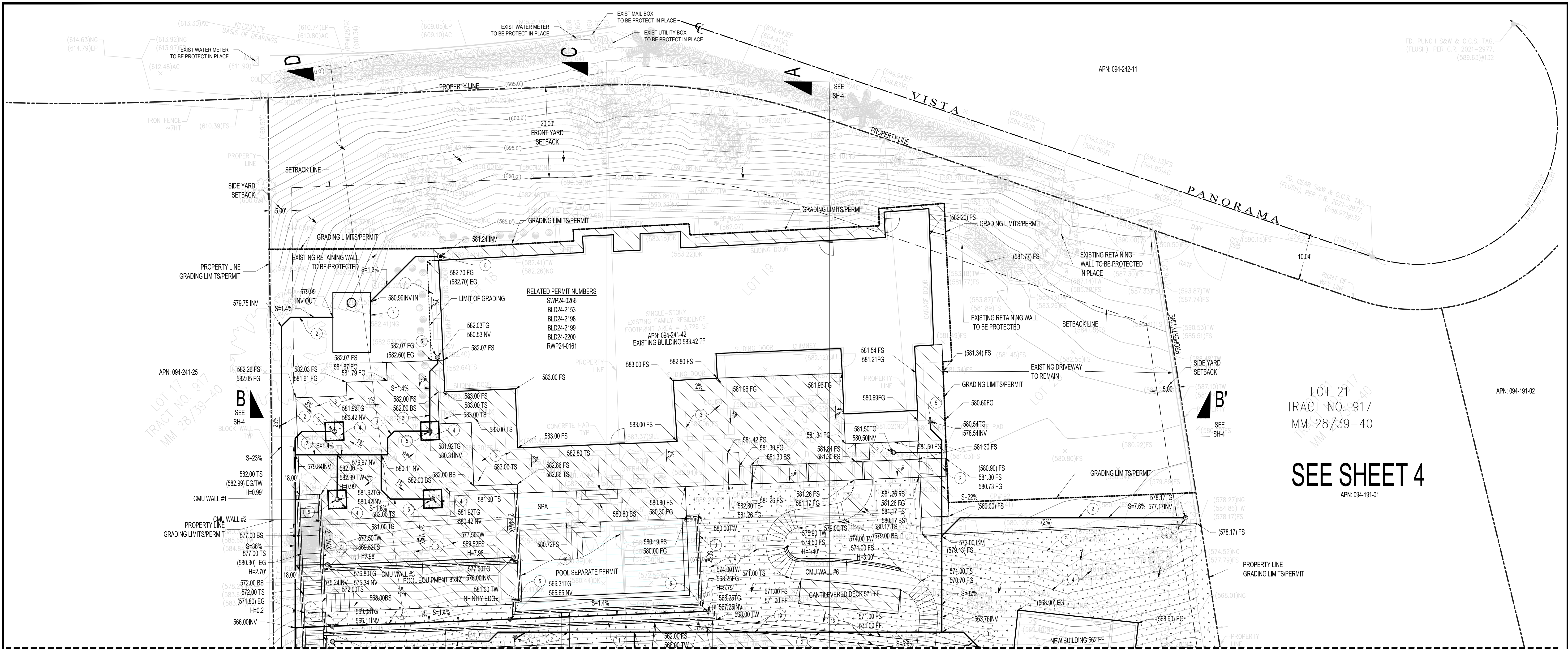
SCALE: 1"=60'



GRD24-0066	WQ24-0027
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12251 & 12612 VISTA PANORAMA
SANTA ANA, CALIFORNIA

PROJECT NO.: 24018	DATE: JANUARY 17, 2025
DESIGNED BY: JCW	DRAWN BY: JCW
CHECKED BY: DB	SCALE: N/A
GRADING PLANS	
TITLE SHEET/GENERAL NOTES	
DRAWING NUMBER: 1 OF 13	



CONSTRUCTION NOTES		
NO.	DESCRIPTION	QUANTITIES
1	CONSTRUCT RETAINING WALL PER SEPERATE PLAN AND PERMIT	335 LF
2	CONSTRUCT 6"Ø SDR35 SOLID DRAIN PIPE @ MIN. 1.4% SLOPE PER DETAIL 1 ON SH-5	1025 LF
3	CONSTRUCT CONCRETE HARDSCAPE PER ARCH SEE DETAIL 6 ON SH-5	9,152 SF
4	CONSTRUCT LANDSCAPE AREA PER LANDSCAPE PLAN SHEET L-2	19,070 SF
5	CONSTRUCT AREA DRAIN PER DETAIL 2 ON SH-5	16 EA
6	INSTALL UNDERGROUND TANK (3525 GALLONS) PER DETAIL 2 ON SH-6	2 EA
7	INSTALL UNDERGROUND TANK (2500 GALLONS) PER DETAIL 3 ON SH-6	1 EA
8	INSTALL DOWNSPOUT PER DETAIL 4 ON SH-5	2 EA
9	CONSTRUCT RIP RAP PER DETAIL 5 ON SH-5	1 EA
10	EXISTING DECK TO BE DEMOLISHED	307 SF
11	EXISTING WOOD FENCE TO BE DEMOLISHED	60 LF
12	INSTALL POP-UP EMITTER PER DETAIL 3 ON SH-5	2 UN
13	CONSTRUCT SEAT WALL PER LANDSCAPE PLAN SHEET L-3	70 LF
14	CONSTRUCT CURB PER STANDARD DRAWING 120-2 SEE DETAIL 1 ON SH-6	175 LF
15	CONSTRUCT KEYSTONE BLOCK WALL PER DETAILS ON SHEETS 10 THRU 13	750 LF

PLAN NOTES

- THIS PLAN IS ACCURATE FOR GRADING AND DRAINAGE, ONLY.
- DRAINAGE PIPES ARE 6" PVC PIPES, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE PIPES SHALL BE INSTALLED AT 12" (MIN) BELOW FINISHED SURFACE PER MANUFACTURER'S SPECIFICATION UNLESS OTHERWISE NOTED ON PLANS.
- ALL DRAINAGE PIPES TO BE SLOPED 1.00% MINIMUM, UNLESS OTHERWISE NOTED.
- CONNECT ALL ROOF DRAINS TO BELOW GROUND DRAINAGE SYSTEM PIPES. S=0.8% MIN. ALL DOWNSPOUTS TO DRAIN TO TANKS.
- SURVEYOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
- ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICES (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM THE CITY'S DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION OF BMPS.
- WALL HEIGHTS SHOW AN APPROXIMATE RETAINED HEIGHT, TOP OF WALL ELEVATIONS, RETAINED HEIGHT PLUS FREE-BOARD, PER ARCHITECT AND/OR STRUCTURAL ENGINEER.
- ALL SLOPES TO BE VEGETATED.
- ARCHITECT TO PROVIDE 42" MIN. RAILING WHEREVER A DROP OF MORE THAN 30" OCCURS.
- ALL WORK WITH PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS WILL REQUIRE ENCROACHMENT PERMIT.
- UTILITIES SERVING THE DEVELOPMENT, SUCH AS ELECTRIC, CABLE TELEVISION, STREET LIGHTING AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND, COMPLETED AND APPROVED BY THE APPROPRIATE UTILITY PROVIDER.
- ANY GRADING OUTSIDE OF THE OWNER'S PROPERTY BOUNDARY SHALL REQUIRE THE APPLICANT TO EITHER OBTAIN A TEMPORARY CONSTRUCTION EASEMENTS OR PERMISSION BY ADJACENT PROPERTY OWNERS IN A FORM SUITABLE TO THE PUBLIC WORKS DIRECTOR.

ABBREVIATIONS

FF	FINISHED FLOOR
FS	FINISHED SURFACE
FG	FINISHED GRADE
TG	TOP OF GRATE
INV	INVERT
FL	FLOW LINE
GB	GRADE BREAK
RL	RIDGE LINE
TC	TOP OF CURB
TRW	TOP OF RETAINING WALL
BRW	BOTTOM OF RETAINING WALL
TW	TOP OF WALL
BW	BOTTOM OF WALL
EG	EXISTING GROUND

PATTERN LEGEND

	6" HARDSCAPE PER ARCH. (CONSTRUCTION NOTE 3)
	LANDSCAPE PER ARCH. (CONSTRUCTION NOTE 4)

LEGEND

	PVC PIPE PER CONSTRUCTION NOTES BELOW, 1% SLOPE MIN.
	DIRECTION OF FLOW
	DOWNSPOUT PER DET. #/SH-5
	AREA DRAIN PER NDS OR EQ. SEE DET. #/SH-5
	PROPERTY LINE
	KEYSTONE BLOCK WALL
	CMU WALL
	CURB
	POP UP EMITTER
	RIP-RAP
	UNDERGROUND TANK 2500/3525 GALLONS CAPACITY



10	0	10	20 Feet
SCALE: 1" = 10'			
BY	DATE		

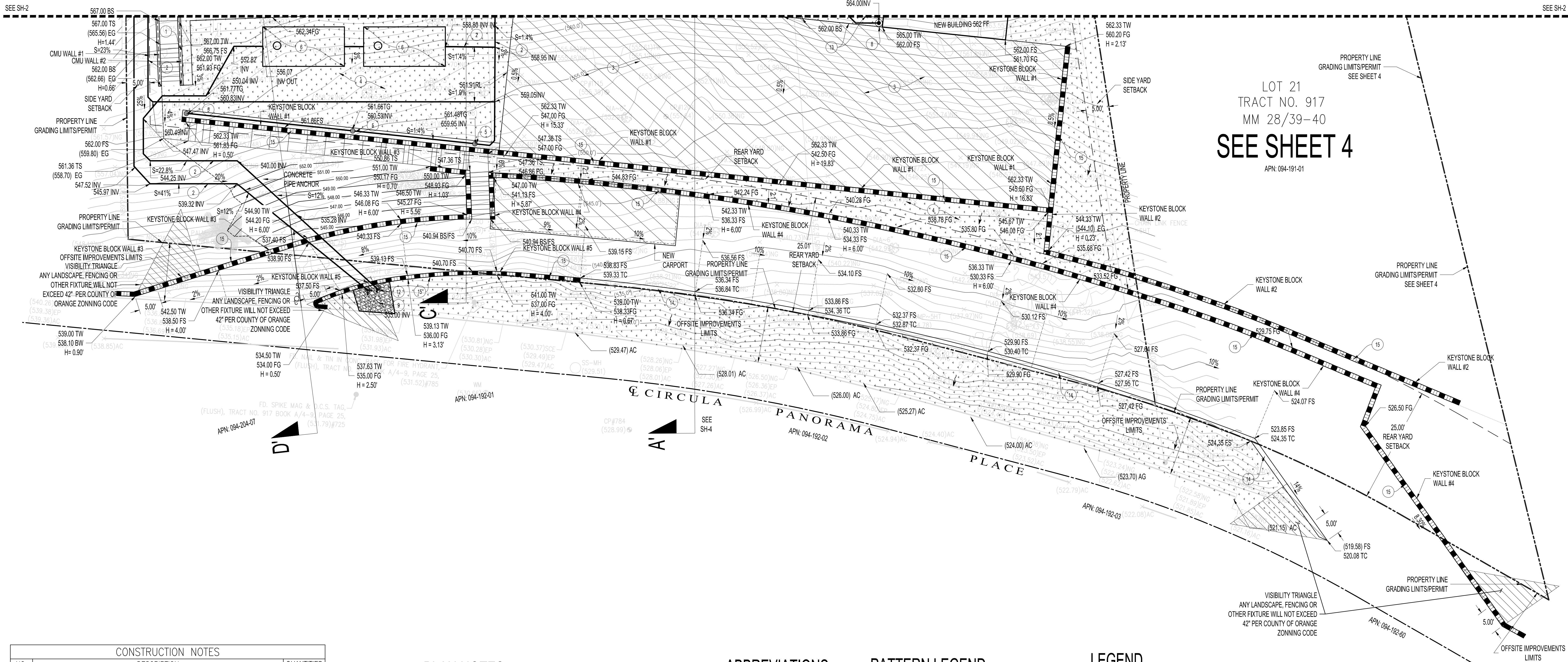
PREPARED BY:
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SANTA ANA, CALIFORNIA 92705
TEL: (888) 220-5596 FAX: (714) 866-4171

PREPARED FOR:
BLAKE STREET
12251 VISTA PANORAMA,
SANTA ANA, CALIFORNIA 92705

GRD24-0066 WQ24-0027

12251 & 12612 VISTA PANORAMA
SANTA ANA, CALIFORNIA

PROJECT NO.: 24018	DATE: JANUARY 17, 2025
DESIGNED BY: JCW	DRAWN BY: JCW
CHECKED BY: DB	SCALE: 1"=10'
GRADING PLANS	
GRADING AND DRAINAGE PLANS	DRAWING NUMBER: 2 OF 13



CONSTRUCTION NOTES		
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	RIP-RAP
	UNDERGROUND TANK 2500/3525 GALLONS CAPACITY



GRD24-0066

WQ24-0027

12251 & 12612 VISTA PANORAMA
SANTA ANA, CALIFORNIA

PROJECT NO.: 24018

DATE: JANUARY 17, 2025

DESIGNED BY: JCW

DRAWN BY: JCW

CHECKED BY: DB

SCALE: AS SHOWN

GRADING PLANS

GRADING AND DRAINAGE PLANS

DRAWING NUMBER:
3 OF 13

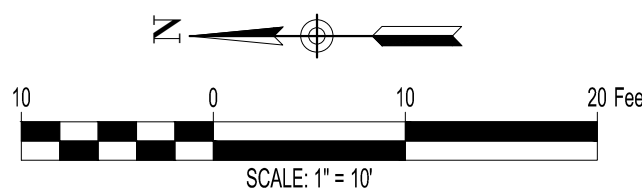
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BY

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