

GENERAL GRADING NOTES

48 HOUR ADVANCE NOTICE IS REQUIRED PRIOR TO THE START OF ANY WORK (714) 741-5887

- 1. ALL WORK SHALL CONFORM TO THE CITY OF GARDEN GROVE LATEST ORDINANCE NO. 2835 STANDARD PLANS AND SPECIFICATIONS, THE 2013 STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, THE CITY OF GARDEN GROVE ORDINANCE NO. 2590 THE 2013 CALIFORNIA BUILDING CODE, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2012 EDITION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY THE CITY OF GARDEN GROVE WATER DEPARTMENT AND ALL OTHER UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PHASES OF CONSTRUCTION WITH THE VARIOUS UTILITY COMPANIES INVOLVED.
3. SUBMITTAL DOCUMENT REQUIREMENTS SHALL AT A MINIMUM, CONFORM TO ALL REQUIREMENTS OF SECTIONS 107 AND 110 OF THE CALIFORNIA BUILDING CODE, INCLUDING THE FOLLOWING:
A. GRADING PLAN WITH SITE PLAN SHOWING TO SCALE THE SIZE AND LOCATION OF NEW CONSTRUCTION AND EXISTING STRUCTURES ON THE SITE AND ADJACENT TO THE SITE A MINIMUM OF THIRTY FEET (30') FROM THE PROPERTY BOUNDARY;
B. HORIZONTAL AND VERTICAL DISTANCES AND ELEVATIONS IN RELATION TO THE PROPERTY LOT LINES AND NEAREST CITY BENCHMARKS FOR TOPOGRAPHIC CONTROL. (TEMPORARY BENCH MARKS SHALL NOT BE USED FOR TOPOGRAPHIC CONTROL.);
C. EXISTING STREET GRADES AND PROPOSED DESIGN GRADES FOR ALL PROJECT FRONTAGES AND ADJACENT ACCESS IMPROVEMENTS.
D. ALL SITE/GRADING PLANS SHALL BE BASED UPON AN ACCURATE BOUNDARY LINE SURVEY WITH MONUMENT AND HORIZONTAL/VERTICAL CONTROL DISPOSITION SHOWN ON THE PLANS; (SECTION 107.2.5 CALIFORNIA BUILDING CODE);
E. DEMOLITION WORK FOR IMPROVEMENTS TO BE REMOVED AND/OR PROTECTED IN PLACE;
F. ANY PHASING OF IMPROVEMENTS AS ALLOWED BY THE CITY.

- 4. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ALL WORK WITHIN THE STREET RIGHT-OF-WAY. TEMPORARY A.C. PAVING SHALL BE PLACED WHERE SIDEWALK REMOVALS EXTEND LONGER THAN (24) TWENTY-FOUR HOURS AS DIRECTED BY THE CITY INSPECTOR.
5. DUST SHALL BE CONTROLLED BY WATERING AND IF FULL CONFORMANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT GUIDELINES.
6. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE. FACILITIES SHALL BE LOCATED SUCH THAT SPILLS SHALL BE CONTAINED AND AT NO TIME ENTER A PUBLIC OR PRIVATE STORM DRAIN.
7. PRIOR TO THE POURING OF ANY FOUNDATION MATERIALS, THE PAD ELEVATION AND THE BUILDING CORNERS MUST BE VERIFIED IN WRITING TO THE BUILDING SECTION BY THE REGISTERED CIVIL ENGINEER OR THE LICENSED LAND SURVEYOR IN CONFORMANCE WITH SECTION 1612 OF THE CALIFORNIA BUILDING CODE.
8. NO FILL SHALL BE PLACED UNTIL THE BUILDING OFFICIAL AND THE SOILS ENGINEER APPROVE PREPARATION OF GROUND.
9. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY A.S.T.M. D1557, A.S.T.M. D1556 (SAND CONE), AND/OR A.S.T.M. D2922, (NUCLEAR). SAND CONE METHOD MUST REPRESENT NO MORE THAN 20% OF TESTING. DRIVE TUBE TESTING IS NOT PERMITTED.
10. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISH SURFACE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE UTILITIES OF EVERY NATURE WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR TOTAL COST OF REPAIR OR REPLACEMENT OF SAID UTILITIES DAMAGED BY OPERATIONS.
12. A CONSTRUCTION DEMOLITION PLAN AND SCHEDULE SHALL BE PREPARED IN CONFORMANCE WITH CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.
13. THE CONTRACTOR SHALL MAKE PROVISIONS TO HAVE ALL EXISTING ON-SITE SEWER, WATER, GAS, ELECTRIC, IRRIGATION OR TELEPHONE LINES REMOVED, ABANDONED, OR RELOCATED IF THEY ARE INTERFERING WITH THE PROPOSED CONSTRUCTION.
14. THE CONTRACTOR SHALL REMOVE, CAP, AND ABANDON ALL EXISTING ON-SITE WATER WELLS, CESSPOOLS, OR SEPTIC TANKS ENCOUNTERED DURING GRADING IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM PLUMBING CODE, THE DEPARTMENT OF HEALTH AND THE CITY MUNICIPAL CODE.
15. ANY BROKEN OR DAMAGED IMPROVEMENTS ON ADJACENT PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY SHALL BE REPLACED OR REPAIRED IN KIND AS DIRECTED BY THE CITY ENGINEER.
16. TEMPORARY TRAFFIC CONTROL AND PEDESTRIAN ACCESS AND PROTECTION DURING CONSTRUCTION SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT'S LATEST "PUBLIC CONVENIENCE AND TRAFFIC CONTROL SPECIFICATION" SHEET, AND THE "WATCH MANUAL" AS PUBLISHED BY THE APWA, CHAPTER 33 OF THE CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CITY ENGINEER.
17. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED, RELOCATED, OR REMOVED TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
18. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER PRIOR TO THE REMOVAL, PARTIAL REMOVAL OR TRIMMING OF TREES OVERHANGING OR LYING PARTIALLY OR FULLY WITHIN EXISTING RIGHT-OF-WAY.
19. THE SOILS REPORT PREPARED BY LAN & ASSOCIATES, DATED MARCH 10, 2014, AND ALL RECOMMENDATIONS CONTAINED THEREIN, SHALL BE MADE A PART OF THESE PLANS. SOILS REPORTS AND TESTING SHALL BE DONE BY A CIVIL OR GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.
20. PRIOR TO THE IMPORTATION OF ANY SOIL MATERIAL TO THIS SITE, AN INVESTIGATION SHALL BE MADE AND A REPORT FILED WITH THE BUILDING OFFICIAL. USE OF THE SOIL WILL NOT BE PERMITTED IF IT IS DETERMINED BY THE TEST RESULTS THAT THE EXPANSION INDEX IS IN EXCESS OF TWENTY (20). AN "R" VALUE TEST SHALL ALSO BE PERFORMED ON IMPORT SOIL AND RESULTS SUBMITTED TO THE GRADING ENGINEER. IMPORT SOIL SHALL BE CLEAN AND FREE OF ANY DEBRIS. FAILURE TO CONFORM TO THESE REQUIREMENTS SHALL BE CAUSE FOR REMOVAL AND REPLACEMENT OF SAID SOIL.
21. STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING AS RECOMMENDED IN THE SOILS REPORT;
Q CUT \_\_\_\_\_ CUBIC YARDS (GROSS) (SEE EARTHWORK TABLE THIS SHEET)
Q FILL \_\_\_\_\_ CUBIC YARDS (GROSS)

- 22. ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY - NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE ESTIMATE.
23. WATER METER AND SERVICE TO BE INSTALLED BY CITY FORCES UPON PAYMENT OF APPLICABLE FEES.
24. PRIOR TO PLACEMENT OF PARKING LOT STRUCTURAL SECTION, DEVELOPER SHALL COMPACT SUB-GRADE TO 90% MIN. RELATIVE COMPACTION. AGGREGATE BASE SHALL BE CLASS II 3/4" COMPACTED TO 90% RELATIVE COMPACTION. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL SUBMIT COMPACTION TESTS TO THE CITY PER ASTM D1557 (METHOD C FOR AGGREGATE BASE). ASPHALT CONCRETE SHALL BE CLASS C2 DENSE MEDIUM ASPHALT CONCRETE MIX PER TABLE 203-6.4.3(A) (THE "GREENBOOK" 2012 EDITION CONFORMING TO PAGE 70-10).
25. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SIX (6) FOOT HIGH CHAIN LINK FENCE TO SECURE THE PROJECT PERIMETER. THE FENCE SHALL BE REMOVED UPON CONSTRUCTION OF PERMANENT PERIMETER FENCING AND/OR COMPLETION OF THE PROJECT.
26. CONCRETE FORM ELEVATIONS FOR CURB AND DRAINAGE GUTTERS ARE TO BE VERIFIED FOR PLAN GRADE BY A LICENSED SURVEYOR PRIOR TO CONCRETE POUR. ANY DEVIATIONS FROM THESE APPROVED PLANS SHALL REQUIRE APPROVAL BY THE CITY ENGINEER OR CORRECTED PRIOR TO PLACEMENT OF CONCRETE BY SUBMITTAL OF A REQUEST FOR REVISION TO THE APPROVED PLAN.

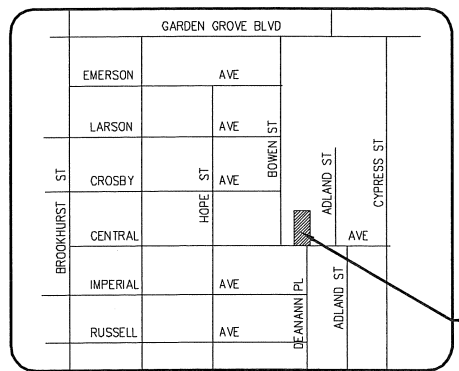
LEGEND

- Fire Hydrant
Power Pole
Manhole
Water Valve
Driveway
Limits of Removal
Gas Line
Sewer Line
Telephone Line
Water Line
P.C.C.
Red Curb
F.L. FLOWLINE
F.S. FINISHED SURFACE
F.F. FINISHED FLOOR
T.W. TOP OF WALL
T.R. TOP OF RETAINING WALL
F.S. FINISHED SURFACE
T.C. TOP OF CURB
INV. INVERT
C.F. CURB FACE
T.G. TOP OF GRATE
E.G. EXIST. GRADE
F.G. FINISHED GRADE

- 27. UPON COMPLETION OF ALL WORK, THE REGISTERED CIVIL ENGINEER OF RECORD SHALL CERTIFY IN WRITING THAT THE PROJECT IS IN COMPLIANCE WITH THE LINES, GRADES, AND ELEVATIONS ON THE APPROVED GRADING PLAN. IF THE BUILDING IS IN A FLOOD ZONE HAZARD AREA, THE CIVIL ENGINEER SHALL SUPPLY ADDITIONAL CERTIFICATIONS VERIFYING THAT THE LOWEST FINISH FLOOR ELEVATION(S) COMPLY WITH THE FEMA FLOOD HAZARD ELEVATIONS AS REQUIRED UNDER 1612A OF THE CALIFORNIA BUILDING CODE. (CERTIFICATION FORMS SHALL BE OBTAINED FROM THE CITY AND MET-SIGNED BY THE ENGINEER OF RECORD).
28. ALL CONCRETE FOR CURBS, GUTTERS, AND SIDEWALKS SHALL BE 2500 PSI AT 28 DAYS. CATCH BASINS AND TRUCK WELLS SHALL BE 3000 PSI AT 28 DAYS.
29. PROVIDE THE FOLLOWING SIGNING AND STRIPING. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN THE PATH OF TRAVEL, SHALL BE FINISHED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK. PARKING STALL LAYOUT SHALL CONFORM TO TITLE 24 2013 CALIFORNIA BUILDING CODE, CHAPTERS 11A AND 11B, AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
30. AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES X 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:
31. "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLE MAY BE RECLAIMED BY TELEPHONING (714) 741-5704
\*MERIT NUMBER WITH POLICE DEPARTMENT PRIOR TO FABRICATION OF SIGNS.
32. IN ADDITION TO THE ABOVE-REQUIRED SIGNS, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION OF EITHER OF THE FOLLOWING:
A. OUTLINE THE STALL IN BLUE AND PROVIDE A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE (OR OTHER CONTRASTING COLOR).
B. PROVIDE A 36 INCHES X 36 INCHES PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON A BLUE BACKGROUND. SYMBOL SHALL BE LOCATED SUCH THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN THE VEHICLE IS PARKED.
C. ALL COMPACT PARKING STALLS SHALL BE INDIVIDUALLY STRIPED AND MARKED ON THE PARKING SPACE SURFACE. ALL PARKING STALLS SHALL BE HARPIN STRIPED. ALL CURBS NOT ASSOCIATED WITH A PARKING STALL SHALL BE PAINTED RED.

PRECISE GRADING PLAN
10261 CENTRAL AVENUE

GARDEN GROVE, CA



UTILITY OWNERS

Table with columns: UTILITY, CONTACT PERSON, PHONE NO. Includes entries for Garden Grove Sewer Division, Garden Grove Water Division, Southern California Edison Co., AT & T, Time Warner Communications, O.C. Sanitation District, and Verizon.

INDEX TO DRAWINGS

Table with columns: SHEET, TITLE. Includes entries for Sheet 1 Title Sheet, Sheet 2 Grading Plan, Sheet 3 Erosion Control Plan, and Sheet 4 Existing Topographic Plan.

LEGAL DESCRIPTION

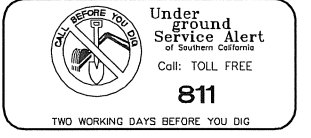
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
THE SOUTHERLY 148 FEET OF THE FOLLOWING:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND RUNNING THENCE SOUTH 0°03' 08" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 660.42 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°50'00" EAST ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 149.85 FEET; THENCE NORTH 0°29'10" EAST, 660.45 FEET TO A POINT IN THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, DISTANT THEREON NORTH 89°49'05" EAST 155 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°49'05" WEST ALONG SAID NORTH LINE, 155 FEET TO THE POINT OF BEGINNING.
APN: 099-06-066-10

CONSTRUCTION NOTES

- 1. REMOVE EXIST. AND CONSTRUCT PROPOSED SECTION "A-A".
2. REMOVE EXIST. DRIVEWAY AND CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF GARDEN GROVE STD. PLAN B-122.
3. CONSTRUCT 6" THICK CONCRETE APRON
4. CONSTRUCT 4" THICK CONCRETE WALKWAY
5. CONSTRUCT 4" PVC DRAIN PIPE.
6. CONSTRUCT DRAIN INLET PER DETAIL SHEET 2.
7. CONSTRUCT EARTH RETAINING WALL W/6' HIGH BLOCK WALL (STRUCTURAL CALCS BY OTHERS)
8. CONSTRUCT 6' HIGH BLOCK WALL PER CITY OF GARDEN GROVE STD. PLAN B-505.
9. CONSTRUCT FULL DEPTH AC (2' WIDE X 1' DEEP)
10. CONSTRUCT PARKWAY DRAIN (INLET TYPE 1, S=1') PER APWA STD. PLAN 151-2. (MODIFIED PER DETAIL "A", SEE PLAN FOR LOCATION).
11. CONSTRUCT SIDEWALK PER CITY OF GARDEN GROVE STD. PLAN B-105.
12. REMOVE EXISTING CURB & GUTTER.
13. REMOVE EXISTING BLOCK WALL.
14. CONSTRUCT CURB & GUTTER (6"CF) PER CITY OF GARDEN GROVE STD. PLAN B-113 (TYPE D-6)

DISPOSITION NOTES

- 1. PROTECT IN PLACE
2. REMOVE EXISTING FENCE



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE.
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 811.

BENCH MARK

BM NO. GG-6-5-64
ELEV: 86.063
(1972 ADJ.)
STANDARD C.G. CITY BENCHMARK AT THE INTERSECTION OF LAMPSON AVE. AND NUTWOOD ST. IN THE SW QUADRANT, 51.50' S/O C/L OF LAMPSON AVE. AND 23' N/O NUTWOOD ST., 2.50' W/O CURB FACE.

EARTHWORK QUANTITIES

Table with columns: DESCRIPTION, CUT, FILL. Includes rows for Earthwork, Overexcavation, Shrinkage, Import, and Total.

NOTE: INCLUDES SHRINKAGE FACTOR OF 15%

APN: 099-06-066-10

G-1297

CITY OF GARDEN GROVE

PRECISE GRADING PLAN
TITLE SHEET
10261 CENTRAL AVENUE
GARDEN GROVE, CA

DATE: 07/28/14

SHEET 1 OF 4

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, STREET IMPROVEMENT PLAN DRAWING NO. A-594-20, PLANS PREPARED UNDER THE SUPERVISION OF SURENDER DEWAN, DATE 09/30/15, RCE NO. 34559.

Table with columns: NO., DATE, BY, DESCRIPTION, APP'D. Includes a row for Revisions.

DMS CONSULTANTS, INC. logo and contact information.

OWNER information with redacted name.

ARCHITECT: NUGEN INC. 10321 CALLE INDEPENDENCIA FOUNTAIN VALLEY, CA-92708 TEL: (714) 904-9518

PLANS PREPARED FOR information with redacted name.