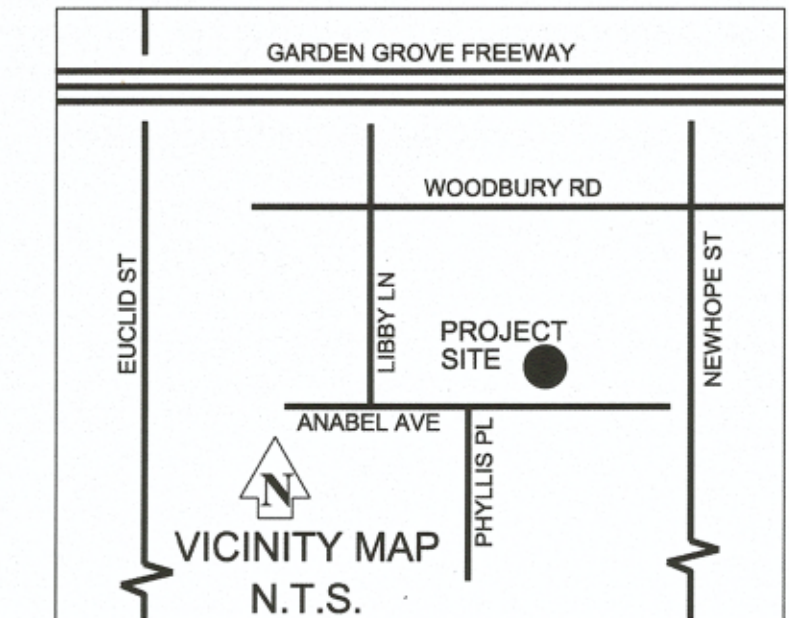


GRADING PLAN

PROPOSED SINGLE FAMILY HOUSE

11341 ANABEL AVE

GARDEN GROVE, CA 92843



STANDARD GRADING GENERAL 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 2018 STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, THE CITY OF GARDEN GROVE ORDINANCE NO. 2590 THE 2019 CALIFORNIA BUILDING CODE, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2018 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. NOT USED
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 SHALL 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;
 - i. CUT 22 CUBIC YARDS (GROSS) (SEE TABLE)
 - ii. FILL 45 CUBIC YARDS (GROSS) (SEE TABLE)
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" 2018 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.
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 ELEVATIONS 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 WET-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 POSTED 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 2019 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 OWNERS EXPENSE. TOWED VEHICLE MAY BE RECLAIMED BY TELEPHONING (714) 741-5704
*VERIFY 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 HAIRPIN STRIPED. ALL CURBS NOT ASSOCIATED WITH A PARKING STALL SHALL BE PAINTED RED.
33. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE, AT THE LEVEL SURFACE OR LANDING OF THE SIDEWALK ALONG THE TOP OF THE RISE AND EACH SIDE APPROXIMATELY SPACED 3/4 INCHES ON CENTER OF THE GROOVES. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET RIGHT OF WAY SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OR LANDING OF THE SIDEWALK. RAMPS SHALL BE SHOWN ON THESE APPROVED PLANS AND IN CONFORMANCE WITH TITLE 24, 2019 CALIFORNIA BUILDING CODE, CHAPTER 11A AND 11B, AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
34. FOR EXTERIOR WALKWAYS AND PATHS OF TRAVEL, OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY NOT PROTRUDE ANY AMOUNT.
35. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION.
36. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80 INCHES MINIMUM CLEAR HEADROOM. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4 INCHES IN A VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF.
37. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO CURB IS REQUIRED WHEN A GUIDE RAIL IS PROVIDED CENTERED 3 INCHES PLUS OR MINUS ONE INCH ABOVE THE SURFACE OF THE WALK OR SIDEWALK. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24, 2019 CALIFORNIA BUILDING CODE, CHAPTER 11A AND 11B AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
38. ALL HANDICAP PARKING STALLS SHALL CONFORM TO THE DETAIL(S) SHOWN ON THE PLANS, AND TITLE 24, 2019 CALIFORNIA BUILDING CODE CHAPTER 11A AND 11B, AND THE DEPARTMENT OF JUSTICE STANDARDS, LATEST EDITION.
39. DRAINAGE SHALL BE CHECKED BY FLOODING OF PAVED AREAS AND CONCRETE GUTTERS. ANY CONCRETE AREAS HOLDING WATER SHALL BE REMOVED AND REPLACED. ANY PAVEMENT AREAS HOLDING WATER SHALL BE REMOVED AND REPLACED OR GROUND TO A UNIFORM DEPTH OF 1" AND CAPPED TO THE SATISFACTION OF THE CITY ENGINEER.
40. LANDSCAPE TREATMENT AND GROUND CONTOURING AS PER THE APPROVED LANDSCAPE PLAN, INCLUDING LIGHTING STANDARDS, SHALL BE SHOWN ON THE GRADING PLAN. LOCATION OF TREES SHALL ALSO BE SHOWN.
41. THE DEVELOPER SHALL SWEEP ALL STREETS IN THE AREA OF THE CONSTRUCTION SITE ON A DAILY BASIS AS REQUIRED BY THE CITY ENGINEER. WASHING DOWN OF ANY STREET SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER AFTER ALL DEBRIS AND SILT HAVE BEEN REMOVED. FAILURE TO COMPLY WITH THIS SECTION SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF ALL WORK ON THE DEVELOPMENT AS WELL AS SUSPENSION OF ALL PERMITS APPROVED TO DATE.
42. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST NPDES PERMIT AND CITY OF GARDEN GROVE LOCAL IMPLEMENTATION PLAN (LIP) AND ADOPTED LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS. COPIES OF APPROVED EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHERE REQUIRED, SHALL BE AT THE CONSTRUCTION SITE AT ALL TIMES AND MADE AVAILABLE UPON REQUEST FOR REVIEW AND IMPLEMENTATION.
43. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL IMPORTED AND EXPORTED SOIL IS FREE OF THE RED IMPORTED FIRE ANT (RIFA).
44. ALL ON-SITE CATCH BASINS SHALL BE STENCILED NOTIFYING THE PUBLIC THAT NO DUMPING IS PERMITTED AND THAT ALL FLOWS DRAIN TO THE OCEAN. THE CONTRACTOR SHALL OBTAIN THE LATEST STENCIL FROM THE CITY STREETS DIVISION-714.741.5278.

| UTILITY | Contact | Address | Tel | Cell | Fax | Email |
|---|---|--|----------------|--------------|----------------|---|
| AT&T | Yvette Martinez-Garafano MAP REQUEST | *1285 N Van Buren Rm 180 Anaheim CA 92807 | 714.666.5692 | | 714.630.6617 | ym7532@att.com atsubstructure@att.com |
| AT&T (Construction & Engineering) | Robert Fleisher | *5959 E Coronado Anaheim CA 92807 | 714.237.6165 | | | rf3259@att.com |
| City of Garden Grove Sanitary Division | Brent Hayes | 13802 Newhope Street Garden Grove CA 92840 | 714.741.5976 | 714-290-9318 | 714.638.9906 | brenthill@nncitv.org |
| City of Garden Grove Water Division | Carina Dan | 13802 Newhope Street Garden Grove CA 92840 | 714.741.5346 | 714.448-1456 | 714.638.9906 | carinadr@nncitv.org |
| City of Garden Grove Traffic Division | Dai Vu | 11222 Acacia Parkway Garden Grove, CA 92840 | 714.741.5189 | | 714.741.5578 | daiivr@nncitv.org |
| EDISON | EDISON MAP REQUEST | MUST COMPLETE FORM | | | | MaoReouestsla@ace.com |
| Edison | *UTILITY NOTICES Gail Gardner | *SCE Attn: Design Support/UNO 9901 Geary Ave, Santa Fe | 562.903.3167 | | | UND@sce.com |
| Edison | Jodie Reyes | 1241 S Grand Avenue Santa Ana, CA 92705 | 714.973.5406 | | 714.973.5790 | jodie.reves@sce.com |
| EDISON | *Isaac Puente SCE Ryan Lopez | MAP REQUEST & PRECON MAP REQUEST | MEETINGS | | | *ipuente@semprautilities.com rlopez2@semprautilities.com |
| GASCO | Don J. Amador | 1919 S State College Blvd Anaheim CA 92806-6114 | 714.634.3039 | | 714.634.7287 | damador@semprautilities.com |
| GAS CO -Transmission Dept. MAP REQUEST | Rosalyn Squires | Southern Region Transmission 8400 Calistate Ave | 818.701.4546 | | | *Rsquires@semprautilities.com socialastransmissionutilirequest@semprautilities.com |
| Maps of Edison Facilities | Kim Gurule | Building D P.O. Box 11982 Santa Ana CA 92711-1982 | 714.796.9932 | | | |
| OCSO | Quynh Nguyen - MAP REQUEST | 10844 Ellis Avenue Fountain Valley CA 92708 | | | | onouven@ocsd.com |
| Regional Pipeline Manager | Greg Kern | | 714.634.5005 | | 714.634.3101 | |
| TIME WARNER/Jaka Spectrum/Charter Communications | Curtis Vasquez | 12051 Industry Ave Garden Grove CA 92841 | 714.719.7880 | | | curtis.vasquez@charter.com |
| XO Communications | Lee Arnold | 1924 Deere Ave | (949) 417-7700 | | (949) 417-7762 | lee.arnold@xlv.com |
| FrontierNerizon | Mike Madrid | 7352 Slater Huntington Beach 92647 | 714.375.6720 | | | mike.madrid@ftr.com |
| Red Flex System INC | Marc Carroll | 5835 A Uplander Way Culver City, CA 90230 | 530.957.2856 | | | mcarroll@redf.ex.com |
| Crimson Pipeline Land Dept | Jennifer Longville | 3780 Kilroy Airport Wy #300 Long Beach, CA 90805 | 562.285.4195 | | | ilonville@crim.sonol.com |
| Conflict Inquiry Specialist CA Asset Mgmt Chevron Pipe Line Company | *Dave Aerier Pascual Alvarez | 2600 Homestead Pl Long Beach CA 90806 | 310.669.4014 | | | *davezter@chevron.com PDZP@chevron.com |

BASIS OF BEARING:

APN: 100-621-13
TR 2179, LOT 125, BOOK 51, PAGE 16-19
THE CENTER LINE OF ANABEL AVENUE IN TRACT NO. 2179 RECORDED
IN BOOK 51, PAGE 16-19 OF MISCELLANEOUS MAPS SHOWN THEREON AS N 89°01'03" W

NOTES

PRIOR TO FINAL OF THE STRUCTURE, THE ELEVATION OF THE LOWEST FLOOR SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, AND VERIFIED BY THE CITY OF GARDEN GROVE BUILDING INSPECTOR TO BE PROPERLY ELEVATED.

ESTIMATE OF EARTHWORK QUANTITIES:

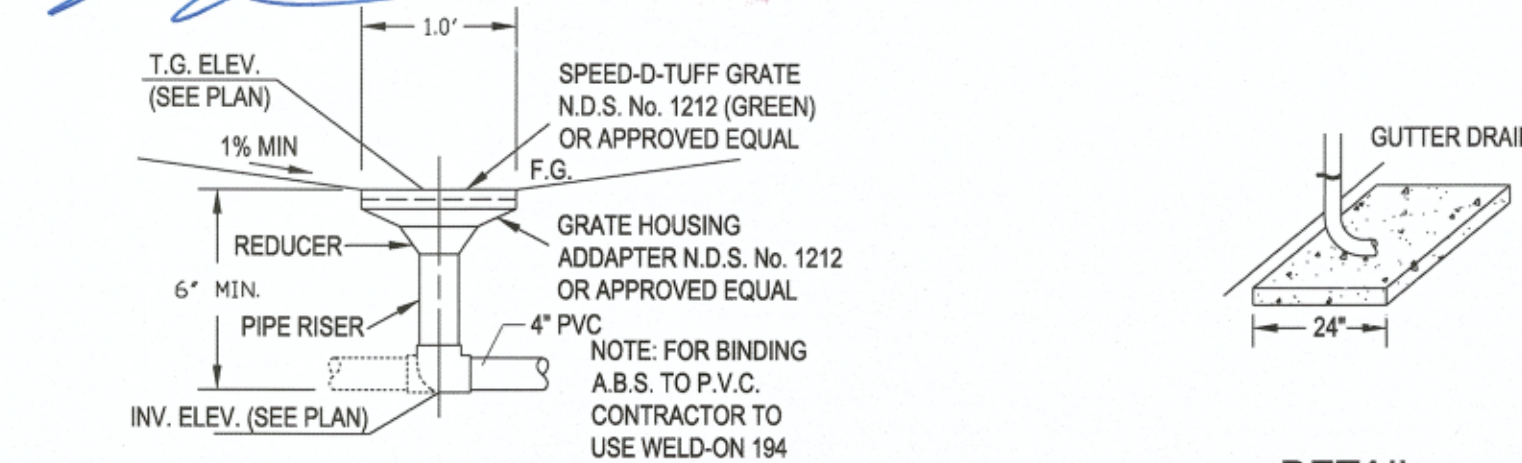
CUT = 22 C.Y. FILL = 45 C.Y.
OVER EXCAVATION = 20 C.Y.
IMPORT = 30 C.Y.
EXPORT = 0 C.Y.
ACREAGE = 0.18 ACRE

INDEX TO PROJECT DRAWINGS

| SHEET NO. | DESCRIPTION |
|-----------|--|
| 1 | TITLE SHEET |
| 2 | EXISTING SITE PLAN PRECISE GRADING, DETAILS, AND SECTIONS |
| 3 | EROSION & HORIZONTAL CONTROL PLAN |

CITY OF GARDEN GROVE
Public Works / Engineering Services
This plan and all related documents have been reviewed and approved for compliance with Federal, State, and Local laws. The City is not responsible for the accuracy of the work. Corrections required as a result of errors in calculations or design submitted by the engineer, contractor, and/or consultants on behalf of the project owner(s) shall be the responsibility of the project owner(s) and done at NO cost to the City.

By: *[Signature]* Date: 7/26/20



DETAIL N.T.S. 16

DETAIL N.T.S. 6

WATER

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
GG-143; 82.610 (NAV088 GG2012 ADJ)
MONUMENT IS LOCATED IN THE NORTHWEST QUADRANT OF TRASK AVE. & EUCLID ST., 9' NORTH OF B.C.R., 4' WEST OF CURB FACE, IN SOUTHWEST CORNER 8' X 4' CATCH BASIN

REVISIONS

| REV. | DATE | BY | DESCRIPTION | APP'VD |
|------|------|----|-------------|--------|
| | | | | |

DEVELOPER/OWNER
[Redacted]
SOILS ENGINEER
[Redacted]

LY PHAN
P.E.
RCE 63381
EXP. 9-30-2020
X:10820 KEENAN PL.
STANTON, CA 90680
TEL: (714) 487-7037



DRAWN BY: KN DATE 01/2020
DESIGNED BY: LP DATE 01/2020
CHECKED BY: LP DATE 01/2020
PREPARED UNDER THE SUPERVISION OF:
[Signature]
R.C.E. NO.: 63381, EXP. DATE: 9/30/2020

GRADING PLAN G-1417
11341 ANABEL AVE
GARDEN GROVE, CA 92843
SHEET 1 OF 3

LEGEND

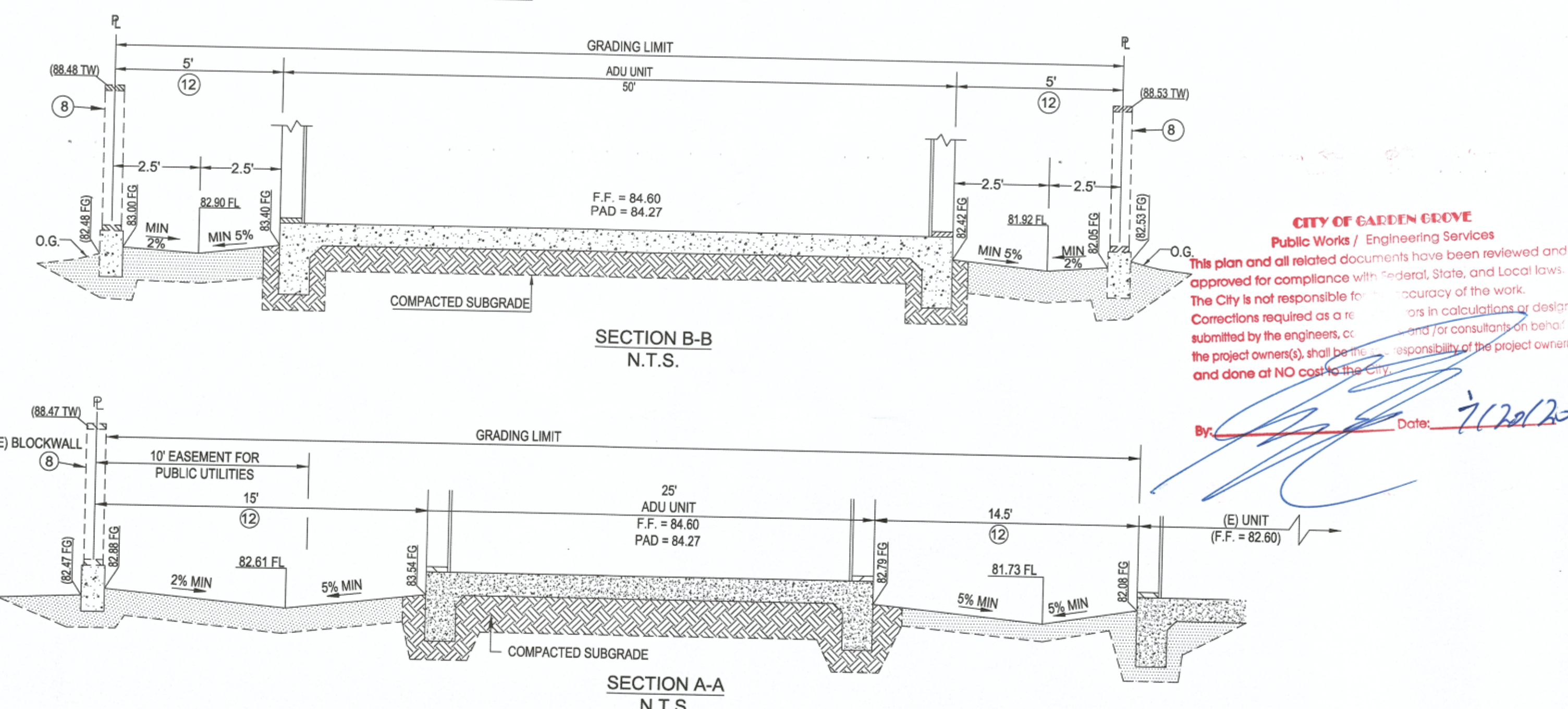
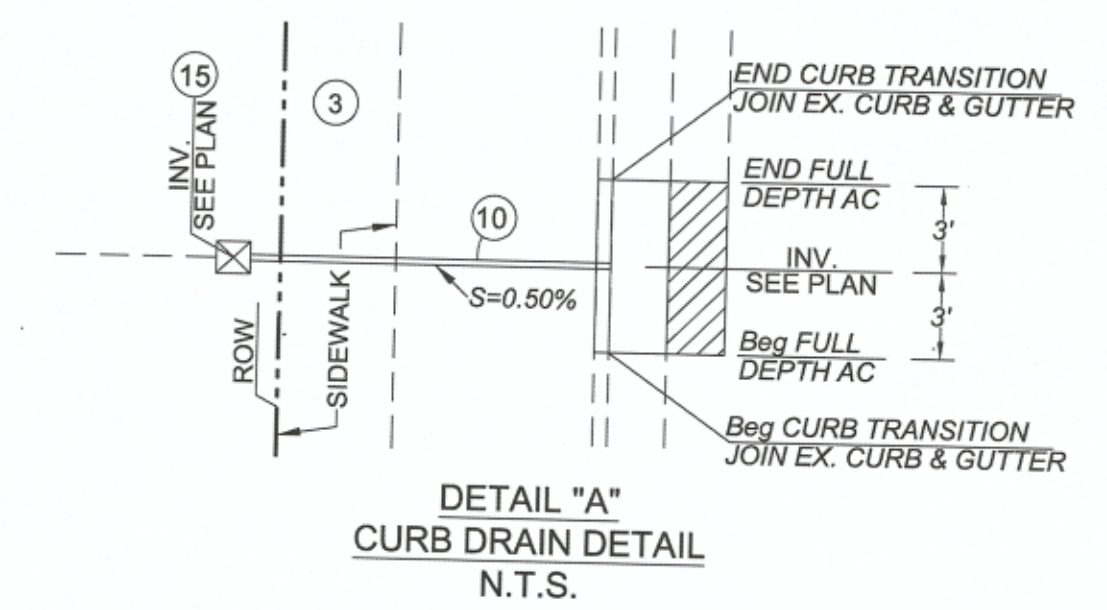
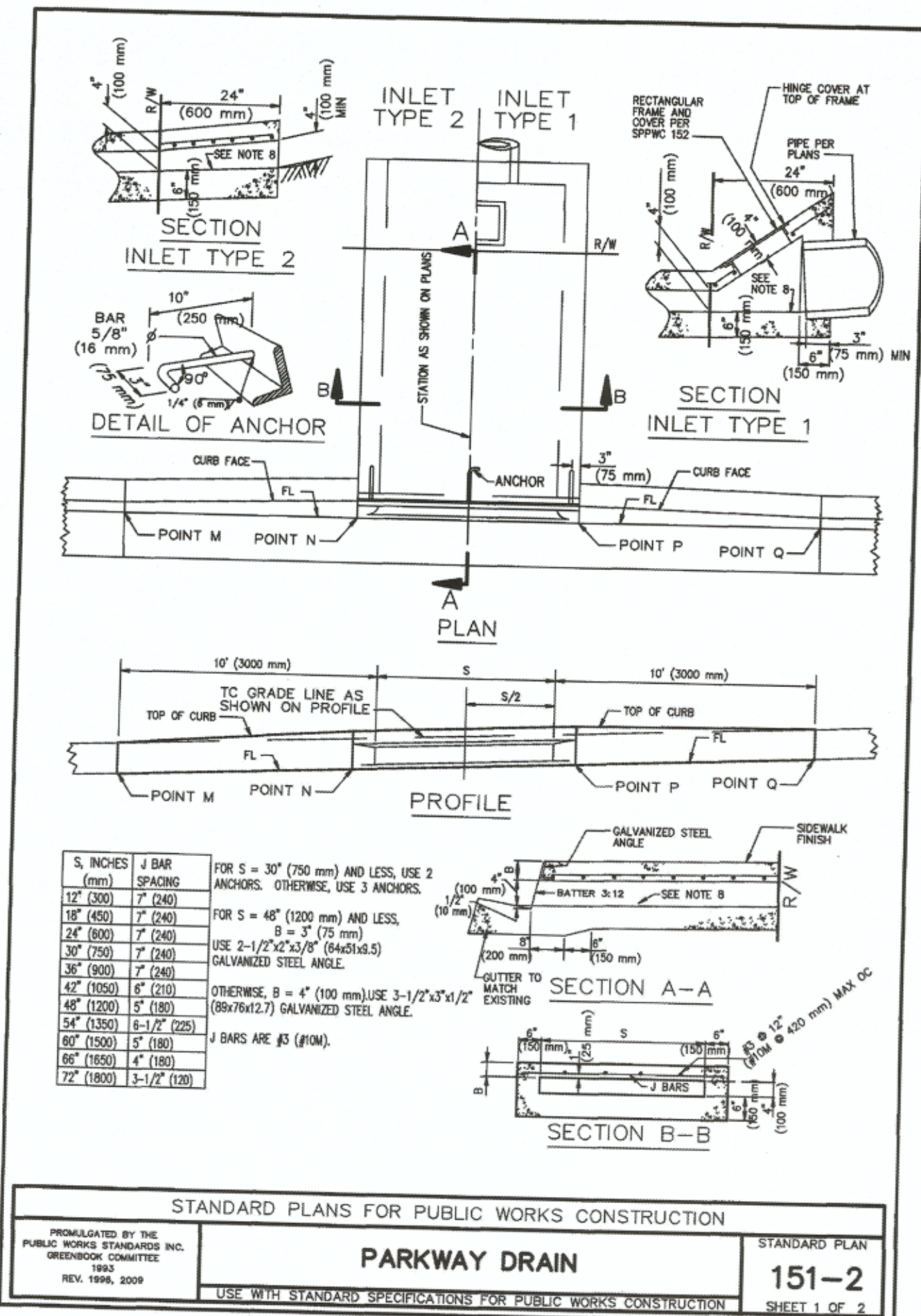
| | | | | | |
|----------|---------------------|--------|--------------------------|-------|----------------|
| XXX.XX | PROPOSED ELEVATIONS | BSW | BACK OF SIDEWALK | INV | INVERT |
| (XXX.XX) | EXISTING ELEVATIONS | CL | CENTERLINE | IRRBX | IRRIGATION BOX |
| --- | PROPERTY LINE | CO | CLEANOUT | LF | LINEAR FEET |
| E | ELECTRICAL LINE | CONC | CONCRETE | LS | LUMP SUM |
| X | CHAIN LINK FENCE | CP | SURVEY CONTROL POINT | LT | LIGHT |
| RW | RECLAIMED WATER | DCK | TOP OF DECK | R/W | RIGHT-OF-WAY |
| S | SEWER LINE | DWNSPT | DOWN SPOUT | S | PIPE SLOPE |
| T | TELEPHONE LINE | EG | EXISTING GRADE | SF | SQUARE FEET |
| W | WATER LINE | EP | EDGE OF PAVEMENT | SGN | SIGN |
| --- | BLOCK WALL | FF | FINISHED FLOOR | TCN | TOP OF CURB |
| --- | EDGE OF PAVEMENT | FG | FINISHED GRADE | TG | TOP CONC. WALL |
| --- | EXISTING BUILDING | FH | FIRE HYDRANT | TP | TOP OF GRADE |
| --- | CONCRETE | FL | FLOW LINE | TR | TOP OF PIPE |
| --- | ASPHALTIC CONCRETE | FTG | TOP OF FOOTING | TR | TOP OF RAIL |
| --- | DRAINAGE DIRECTION | FS | FINISHED SURFACE | TOR | TOP OF RAMP |
| | | GB | GRADE BREAK | WV | WATER VALVE |
| | | GM | GAS METER | | |
| | | HP | HIGH POINT | | |
| | | I | OVERFLOW DRAIN DIRECTION | | |

CONSTRUCTION NOTES - ESTIMATED QUANTITIES

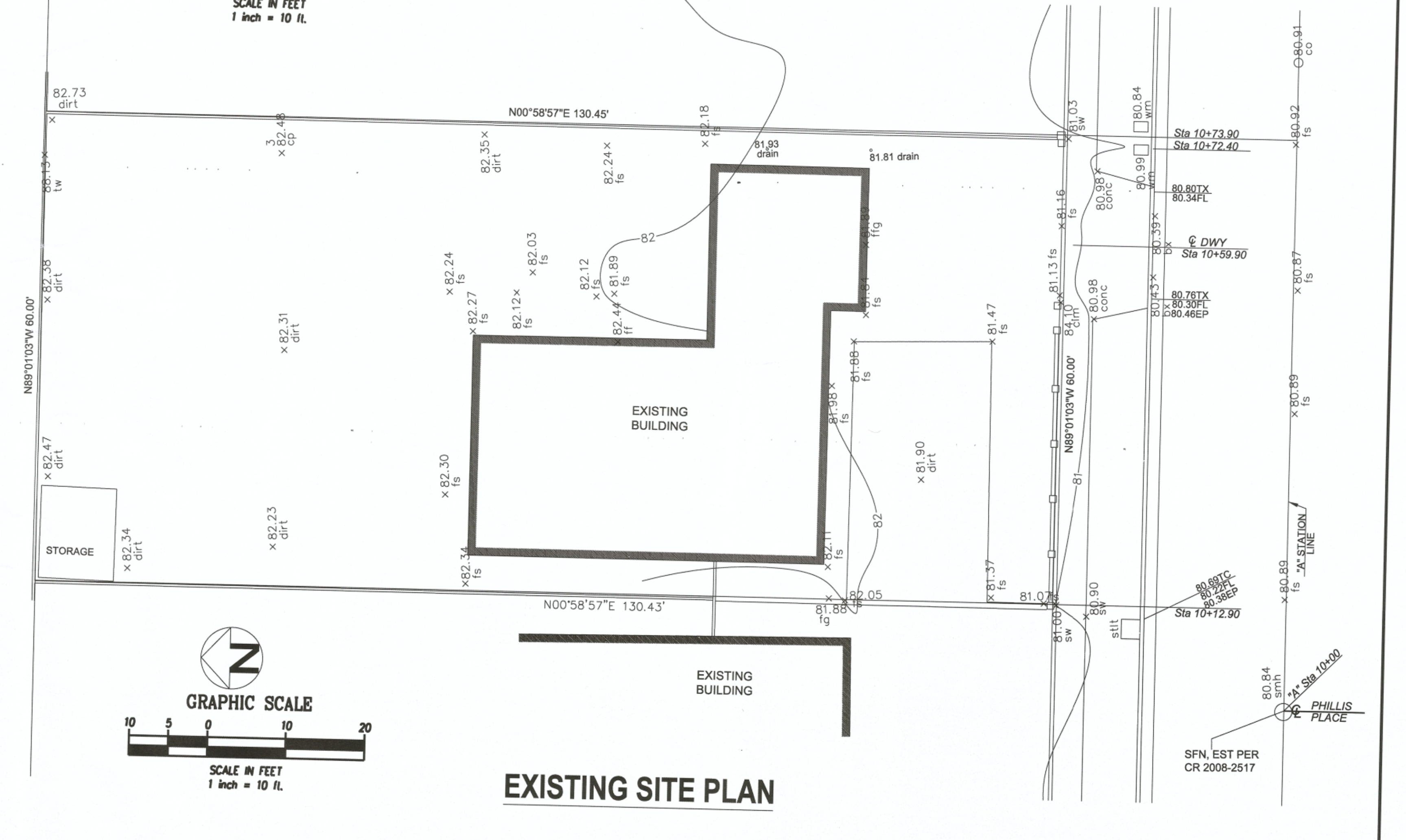
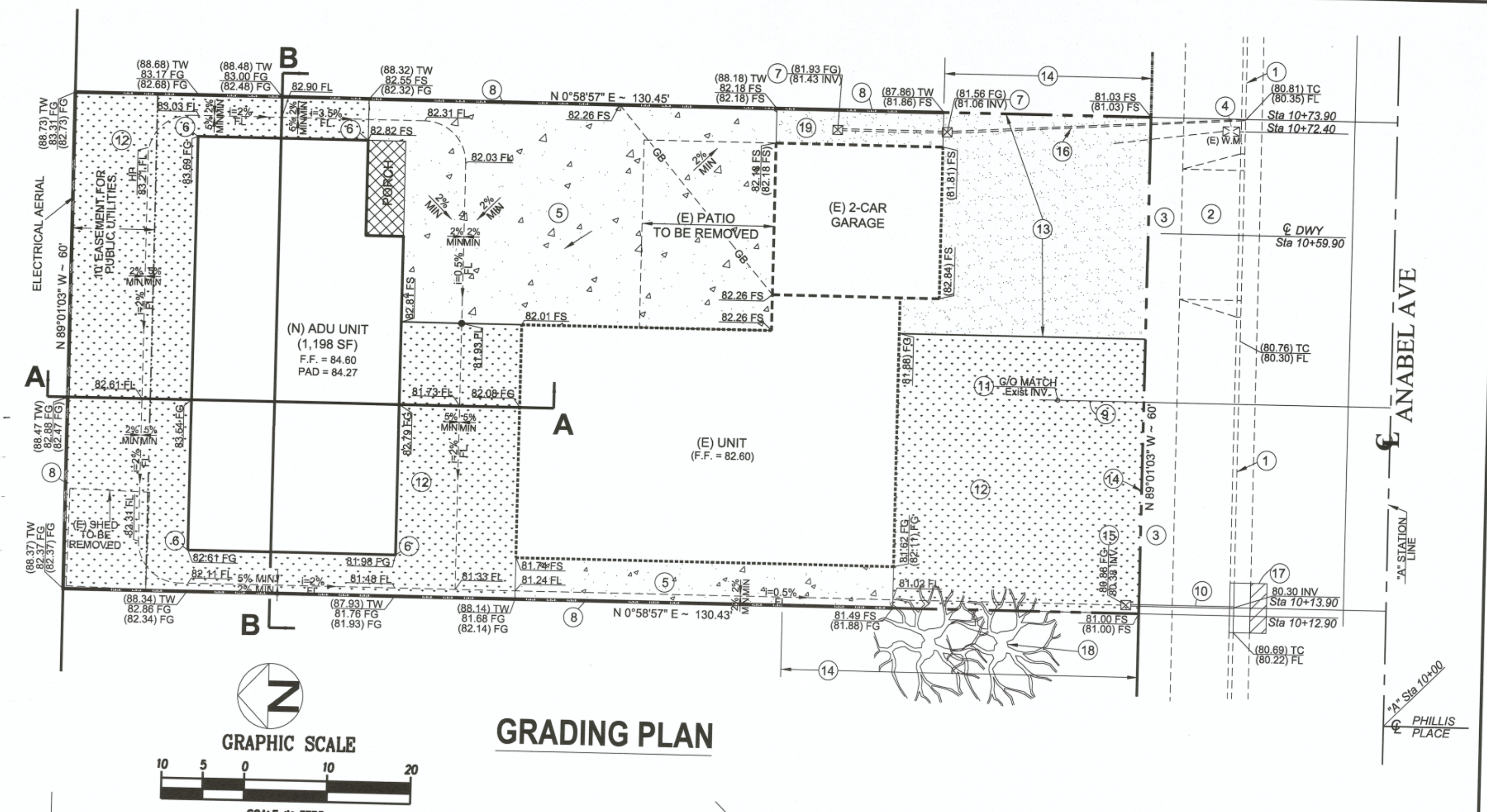
| ITEM | DESCRIPTION | ON-SITE | OFF-SITE |
|------|---|----------|----------|
| 1 | PROTECT IN PLACE EXISTING CONCRETE CURB & GUTTER | | |
| 2 | PROTECT IN PLACE EXISTING DRIVEWAY APPROACH | | |
| 3 | PROTECT IN PLACE EXISTING CONCRETE SIDEWALK | | |
| 4 | PROTECT IN PLACE EXISTING WATER METER | | 1 EACH |
| 5 | (N) 4" THICK CONCRETE WALKWAY | 1,500 SF | |
| 6 | INSTALL DOWNSPOUT PER DETAIL ON SHEET-1 | 4 EACH | |
| 7 | PROTECT IN PLACE EXISTING INLET | 2 EACH | |
| 8 | PROTECT IN PLACE EXISTING BLOCKWALL/FENCE | | |
| 9 | PROTECT IN PLACE EXISTING SEWER LATERAL | | 1 EACH |
| 10 | CONSTRUCT PARKWAY DRAIN (INLET TYPE 1, S=1) PER APWA STD. PLAN 151-2 (MODIFIED PER DETAIL "A" HEREON) | | 1 EACH |
| 11 | (N) LATERAL CLEAN-OUT PER CITY STD S-105 | 1 EACH | |
| 12 | LANDSCAPE AREA | 2,600 SF | |
| 13 | PROTECT IN PLACE EXISTING CONCRETE DRIVEWAY | | |
| 14 | PROTECT IN PLACE EXISTING 6" CHAIN LINK FENCE | | |
| 15 | CONSTRUCT DRAIN BOX INLET PER DETAIL ON SHEET-1 | 1 EACH | |
| 16 | PROTECT IN PLACE EXISTING PIPE | | |
| 17 | CONSTRUCT FULL DEPTH AC (2' WIDE X 1' DEEP) | | 12 SF |
| 18 | PROTECT IN PLACE EXISTING TREE | | |
| 19 | PROTECT IN PLACE EXISTING CONCRETE WALKWAY | | |

THE FOLLOWING ITEMS REQUIRE A SEPARATE PUBLIC WORKS ENCROACHMENT PERMIT:

NOTES
IF CONSTRUCTION OF PARKWAY DRAIN INTERFERES IN ANY WAY WITH THE LOCATION OF THE EXISTING WATER METER, THIS WATER METER SHALL BE RELOCATED AT THE OWNER EXPENSE.
MINIMUM DISTANCE BETWEEN THE PARKWAY DRAIN AND WATER METER TO BE 3 FT.



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Public Works / Engineering Services
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By: [Signature] Date: 7/20/20



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TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
GG-143: 82.610 (NAVD88 GG2012 ADJ)
MONUMENT IS LOCATED IN THE NORTHWEST QUADRANT OF TRASK AVE. & EUCLID ST., 9' NORTH OF B.C.R., 4' WEST OF CURB FACE, IN SOUTHWEST CORNER 8' X 4' CATCH BASIN

REVISIONS

| REV. | DATE | BY | DESCRIPTION | APP'VD |
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| | | | | |

DEVELOPER/OWNER
[Redacted]

SOILS ENGINEER
[Redacted]

LY PHAN
P.E.
RCE 63381
EXP. 9-30-2020
101020 KEENAN PL.
STANTON, CA 90686
TEL. (714) 487-7037

DRAWN BY: KN DATE: 01/20/20
DESIGNED BY: LP DATE: 01/20/20
CHECKED BY: LP DATE: 01/20/20
PREPARED UNDER THE SUPERVISION OF:
[Signature]

GRADING PLAN G-1417

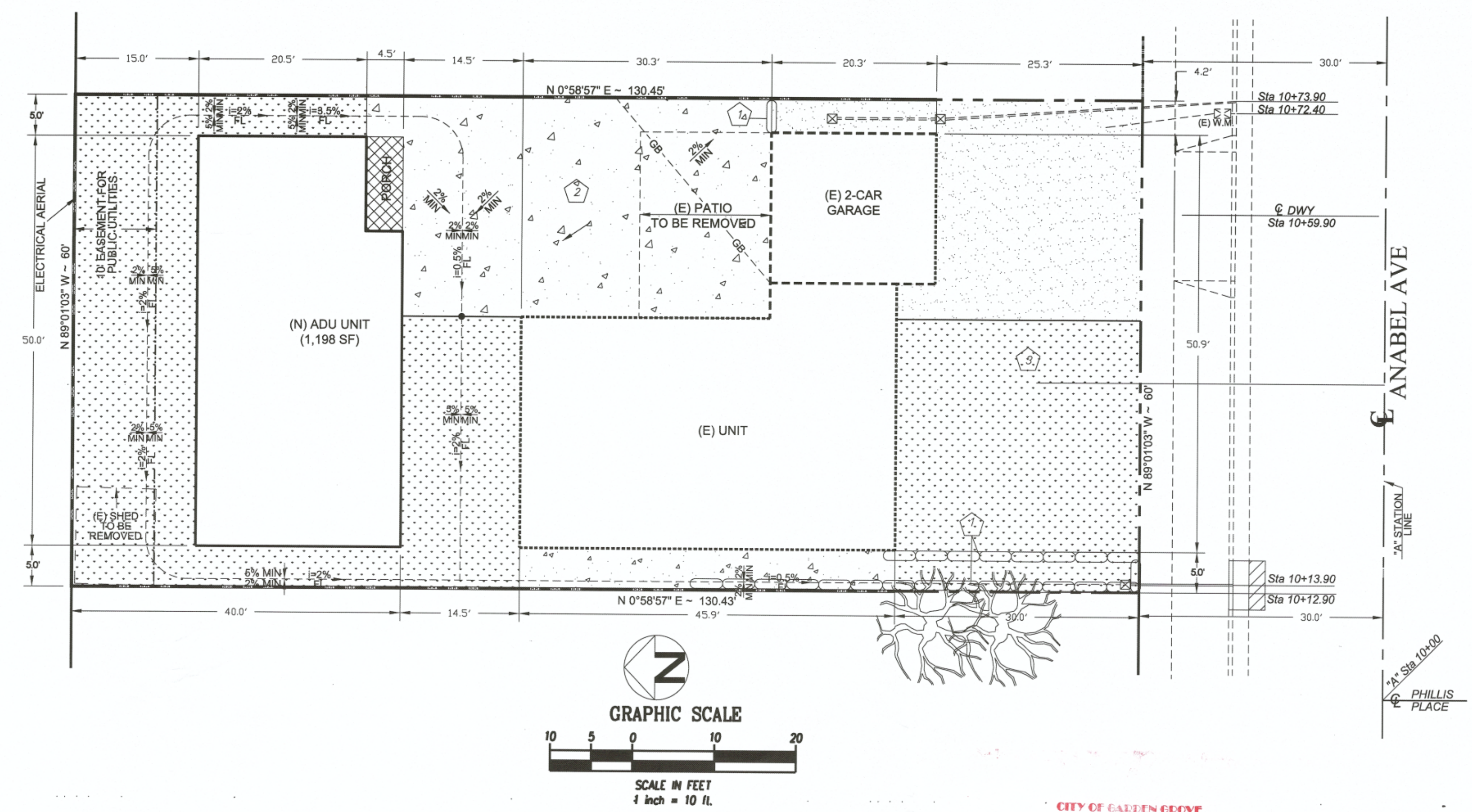
11341 ANABEL AVE
GARDEN GROVE, CA 92843

R.C.E. NO.: 63381 EXP. DATE: 9/30/2020

SHEET 2 OF 3

EROSION CONTROL, SEDIMENT CONTROL AND WATER QUALITY NOTES:

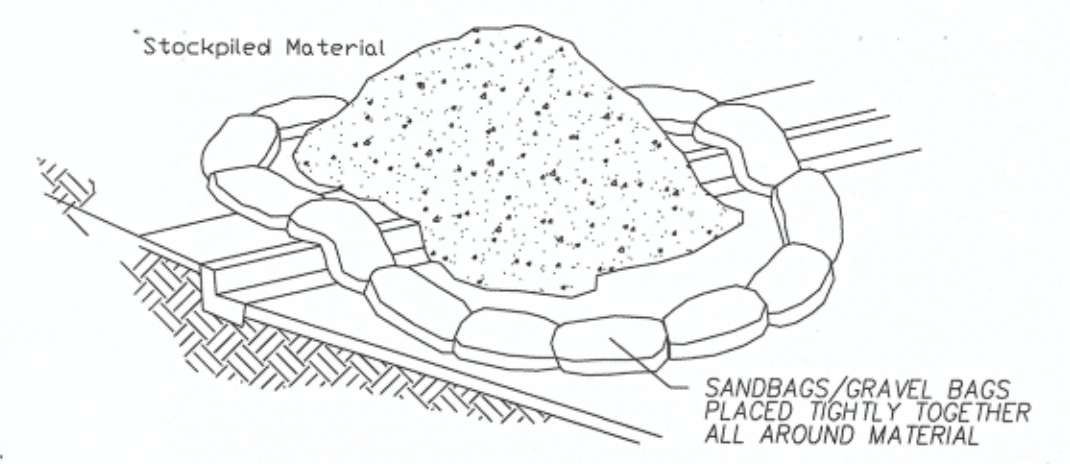
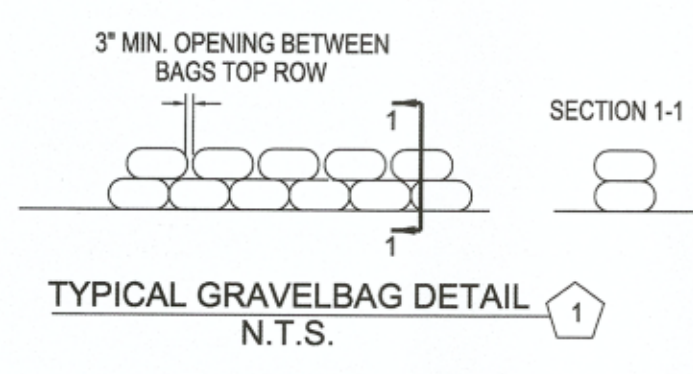
- IN CASE OF EMERGENCY, CALL TUAN NGUYEN AT: (714) 724-2937 DURING BUSINESS HOURS, AND ALL OTHER TIMES.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
- EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
- INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
- 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 BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO 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.
- FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
- 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 ARE ALLOWED 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, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR 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 (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
- PLACE EROSION PROTECTION AROUND ALL OUTLETS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
- PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.
- RESTORE ALL VEGETATION AND PLANTING ON THE EXISTING SLOPE TO ORIGINAL CONDITION.



| EROSION CONTROL NOTES | |
|-----------------------|---|
| ITEM | DESCRIPTION |
| 1 | INSTALL TYPICAL GRAVELBAG PER DETAIL HEREON |
| 2 | MATERIAL STORAGE PER DETAIL HEREON |
| 3 | CONCRETE WASTE MANAGEMENT PER DETAIL HEREON |

EROSION & HORIZONTAL CONTROL PLAN

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By: [Signature] Date: 7/22/20



- Notes:
- Excess and waste concrete shall not be washed into the street or into a drainage system. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
 - Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

- Notes:
- Dirt and other construction related materials placed in the street or on other impervious surfaces must be contained with sandbags or other measures to prevent transport to the stormdrain system.
 - Any construction material stored or stockpiled on-site shall be protected from being transported by the force of wind or water.

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GRADING PLAN G-1417
11341 ANABEL AVE
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3 OF 3