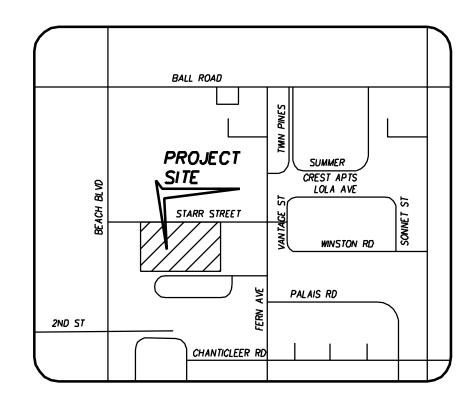
### OF STANTON

## TRACT NO. 17286

# PRECISE GRADING PLAN FOR





TITLE SHEET

PRECISE GRADING PLAN

HORIZONTAL CONTROL PLAN

RIDGE LINE

SOILS ENGINEER CERTIFICATION

THE CITY OF STANTON.

ACCEPTABLE DESIGN STANDARDS.

CITY ENGINEER

SOILS ENGINEER:

344 N. LINCOLN STREET

ORANGE, CA 92866

JOB NUMBER:

EROSION CONTROL PLAN RETAINING WALL DETAILS - SOUTHERN GAS COMPANY

ELECTRICAL - SOUTHERN CA. EDISON COMPANY WATER - SOUTHERN CA. WATER COMPANY

CABLE - TIMES WARNER (CABLE TELEVISION)

- CITY OF STANTON DRAINAGE

- CITY OF STANTON

EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	<u>470</u> CY	<u>9,275</u> CY
OVEREXCAVATION	<u>8.345</u> CY	<u>8.345</u> CY
SUBSIDENCE AT 0.20'		<u>880</u> CY
IMPORT	<u>9.685</u> CY	
TOTAL	18,500 CY	<u>18,500</u> CY

22. DEWATERING OF CONTAMINATED GROUNDWATER. OR DISCHARGING CONTAMINATED SOIL VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NPDES PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

23. THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION OF ANY UNDERGROUND UTILITY PRIOR TO LAYING ANY LINES WHICH ARE TO CONNECT TO EXISTING SEWERS OR STORM DRAINS. THESE LINES SHALL BE EXPOSED AND JOIN ELEVATIONS VERIFIED. ANY CHANGE OR DEVIATION FROM THE PLANS

MUST BE APPROVED BY THE CITY ENGINEER.

24. ALL RECOMMENDATIONS CONTAINED IN THE APPROVED PRELIMINARY SOIL REPORT PREPARED FOR THIS PROJECT BY H&T SOILS TESTING DATED, SEPTEMBER, 2008, SHALL BE A PART OF APPROVAL OF THIS PLAN. CONTRACTOR SHALL ADHERE TO ALL PROVISIONS AND RECOMMENDATIONS, ALONG WITH ALL APPROVED REVISIONS OF THE SOIL REPORT.

25. THE TOP OF CURB SHALL BE "ETCHED" SHOWING LATERAL LOCATIONS: "S" FOR SEWER, "G" OF GAS, "E" FOR ELECTRICAL, AND "W" FOR WATER.

26. THE LOCATIONS OF ALL PROPOSED DRIVE APPROACHES SHALL CONFORM TO THE APPROVED SITE PLAN. DESIGN CIVIL ENGINEER SHALL VERIFY THE LOCATIONS OF ALL PROPOSED DRIVE APPROACH LOCATIONS, AND PROVIDE FIELD STAKING.

27. NOTICE TO CONTRACTORS: APPROVAL OF THESE PLANS BY THE CITY OF STANTON DOES NOT CONSTITUTE A WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR EXISTENCE OF NON-EXISTENCE OF ANY UNDERGROUND CONDUIT OR STRUCTURES WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES OR STRUCTURES, WHETHER THEY ARE OF RECORD OR NOT.

28. GRADING OPERATIONS AND MAINTENANCE OF EQUIPMENT SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. OR ANY TIME ON A SUNDAY OR ON ANY FEDERAL HOLIDAYS.

29. NOTICE TO CONTRACTORS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE CITY ENGINEER (714) 379-9222, EXTENSION 201, AT LEAST 24 HOURS PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

30. CONTRACTOR SHALL CONTACT — "UNDERGROUND SERVICE ALERT — USA" 1-800-422-4133 AT LEAST TWO (2) WORKING DAYS BEFORE PERFORMING ANY EXCAVATIONS.

31. ALL BROKEN OFF-SITE IMPROVEMENTS INCLUDING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER | H&T SOILS TESTING PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

FIRE HYDRANT ——6"S — SEWER MAIN POWER POLE TOP OF RETAINING WALL SEWER MANHOLE TOP OF FOOTING

WATER VALVE CLEANOUT FINISHED GRADE FINISHED SURFACE TOP OF CURB

WE HEREBY CERTIFY THAT THE DESIGN OF THESE GRADING

REQUIREMENTS CONTAINED IN THE APPROVED SOIL REPORT

REG. EXPIRES

THE APPROVAL OF THESE PLANS IS LIMITED TO COMPLIANCE WITH THE REQUIREMENTS OF THE CITY

STANTON. DESIGN ENGINEER IS RESPONSIBLE FOR TECHNICAL CORRECTNESS AND CONFORMANCE WITH

DESIGNED BY | SD

PLANS COMPLIES WITH ALL RECOMMENDATIONS AS OF

PREPARED BY H&T SOILS TESTING ON FILE WITH

DEEPENED FOOTING FLOWLINE CURB FACE FINISHED FLOOR

3726 AND GPS NO. 3729A BEING "NO0'29'38"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING

BETWEEN O.C.S. HORIZONTAL CONTROL STATIONS GPS NO.

BM 1B-83-74

ARCHITECT:

ELEV: 64.618 (NAVD88, OCS 1995 ADJ.)

LOCATED AT THE NORTHEAST PART OF THE INTERSECTION OF KATELLA AVENUE AND BEACH BOULEVARD; 47 FT. NORTHERLY OF THE CENTERLINE OF THE AVENUE; 22.5 FT. EASTERLY FROM THE EASTERLY END OF CURB OF THE AVENUE; 22.5 FT. EASTERLY FROM THE EASTERLY END OF CURB RETURN; 11.2 FT. WESTERLY OF A FIRE HYDRANT; 40 FT. SOUTHEAST OF A STEEL PIPE POST FOR A KENTUCKY FRIED CHICKEN SIGN; SET AT OF A STEEL PIPE POST FOR A KENTUCKY FRIED CHICKEN SIGN; SET AT SOUTHEAST CORNER OF A 4 FT. BY 15 FT. CONCRETE CATCH BASIN AND 1 FT. ABOVE THE GUTTER.

LANGSTON-STEICHEN ASSOCIATES

2021 4TH STREET

Santa Ana, CA. 92705

PHONE (714) 667-8247

INSTALL SIGN ON POST "GUEST PARKING ONLY" CONSTRUCT CURB RAMP WITH TRUNCATED DOME AS SHOWN ON PLANS

CONSTRUCTION NOTES

1) CONSTRUCT 3"AC OVER 5"AB

FACING STARR STREET ONLY)

BED PER DETAIL SHEET 4

CONSTRUCT 4" THICK CONC. APRON

CONSTRUCT 4"ø (SCH40) PVC DRAIN PIPE.

CONSTRUCT WOODEN FENCE PER DETAIL SHEET 4

CONSTRUCT 6' HIGH SPLIT FACE BLOCK WALL (ONE SIDE ONLY - SIDE

CONSTRUCT 6" PVC (SCH40) PERFORATED DRAIN PIPE WITH GRAVEL

CONSTRUCT CURB TYPE A1-150 (6"CF) PER APWA STD PLAN 120-1

CONSTRUCT CATCH BASIN WITH FLO-GARD INSERT PER APWA STD

INSTALL 5800 LUMEN STREET LIGHT (HPSV) ON 26' BLACK AND

WHITE OCTAGONAL POLES, NO ACRYLIC COATING, SINGLE HEAD

CONSTRUCT CONCRETE SIDEWALK PER APWA STD. PLAN 113-1

STD PLAN 305-2 (1 GRATE) FOR STENCILING SEE SHEET 4

CONSTRUCT CURB TRANSITION FROM ROLLED CURB & GUTTER TO

CURB AND GUTTER TYPE A2-150 (6"CF) PER APWA STD PLAN 120-1

CONSTRUCT GRATING CATCH BASIN WITH FLO GARD INSERT PER APWA

PLAN 305-2 (2 GRATE). FOR STENCILING SEE SHEET 4

CONSTRUCT 6" THICK DECORATIVE STAMPED CONCRETE

CONSTRUCT ALLEY GUTTER PER DETAIL SHEET 4

CONSTRUCT DRAIN INLET PER DETAIL SHEET 4

COBRA FIXTURES ON A 4' MAST ARMS

CONSTRUCT 6"ø (SCH40) PVC DRAIN PIPE

COSNTRUCT 8" DIA. (SCH40) PVC DRAIN PIPE

CONSTRUCT 6" THICK STAMPED CONCRETE PAVEMENT

CONSTRUCT CLEANOUT PER APWA STD PLAN 204-1

CONSTRUCT 12"ø (SCH40) PVC DRAIN PIPE

(STRUCTURAL CALCS BY OTHERS)

SIDE FACING STARR STREET ONLY)

FACING TOT LOT SIDE ONLY)

CONSTRUCT PARKWAY DRAIN PER APWA STD PLAN 151-1,

CONSTRUCT 5'x4" RECTANGULAR CHANNEL PER DETAIL SHEET 5

CONSTRUCT 2'x4" RECTANGULAR CHANNEL PER DETAIL SHEET 5

CONSTRUCT TRANSITION FROM 12" PIPE TO RECTANGULAR BOX

CONSTRUCT CURB & GUTTER TYPE A2-150 (6"CF) PER APWA STD

REMOVE EXISTING BLOCK WALL AND CONSTRUCT EARTH RETAINING

WALL WITH 6' HIGH BLOCK WALL, LENGTH AND HEIGHT PER PLAN

STD PLAN 303-2 (2 GRATE). FOR STENCILING SEE SHEET 4.

CONSTRUCT GRATING CATCH BASIN WITH FLO GARD INSERT PER APWA

CONSTRUCT 2' HIGH (MAX) SPLIT FACE BLOCK WALL (ONE SIDE ONLY,

CONSTRUCT EARTH RETAINING WALL WITH 6' HIGH BLOCK WALL, LENGTH

(31) CONSTRUCT 6' HIGH SPLIT FACE BLOCK WALL (ONE SIDE ONLY - SIDE

INSTALL WHEEL STOPS

CONSTRUCT ROLLED CURB AND GUTTER PER DETAIL SHEET 4

AND HEIGHT PER PLAN (STRUCTURAL CALCS BY OTHERS)

CONSTRUCT 4'x4" RECTANGULAR CHANNEL PER DETAIL SHEET 5

CONSTRUCT NOTCH CURB PER DETAIL SHEET 2.

#### UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCES OF UNDERGROUND FACILITIES NOT SHOWN 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 UTILITIES SERVICE

ASSESSOR PARCEL NO. 126-282-03,22

OWNER BRANDYWINE

ALERT AT 1-(800)-422-4133.

16580 Aston-Irvine, CA 92606 Tel: (949) 296-2400 Fax: (949) 296-2420 STONE CITY LAND INVESTMENT GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

DATED: SEPTEMBER 19, 2008 REVISIONS REFERENCES NUMBER DATE INITIALS

ALL GRADING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY

THE CITY ENGINEER, (714) 379-9222, EXTENSION 202, AT LEAST 48 HOURS PRIOR

INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF

VEGETATION AND ALL UNAPPROVED FILL HAS BEEN REMOVED AND

ROUGH GRADING INSPECTION: WHEN ROUGH SITE GRADING COMPLETED, AND BUILDING PAD HAS BEEN MANUFACTURED TO GRADE.

DESIGN CIVIL ENGINEER WILL BE REQUIRED AT THE TIME OF THIS

AND FORMS FOR ALL DRAINAGE DEVICES HAVE BEEN PLACED, AND

BEFORE ANY CONCRETE OR SITE PAVING MATERIAL HAS BEEN PLACED.

PAVING, AND LANDSCAPING IS IN PLACE. FINAL GRADE CERTIFICATION PREPARED BY THE PROJECT DESIGN CIVIL ENGINEER WILL BE REQUIRED

THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE

PROGRESS REPORTS AND A FINAL COMPACTION REPORT CERTIFYING THAT ALL

4. THE DESIGN CIVIL ENGINEER SHALL FURNISH GRADE SHEETS TO THE CITY

THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING THE GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE

PREPARATION, PLACEMENT, AND COMPACTION OF THE SITE. THE SOIL

ENGINEER SHALL SUBMIT TO THE CITY ENGINEER, WRITTEN INSPECTION

ENGINEER FOR THE CONSTRUCTION OF ALL ON-SITE IMPROVEMENTS.

PLANS, SPECIFICATIONS, AND CODE WITHIN HIS PURVIEW.

GRADING AND COMPACTION WAS PERFORMED IN ACCORDANCE WITH THE

RECOMMENDATIONS OF THE SOIL REPORT, THE APPROVED PLANS, AND ALL

6. STRUCTURAL SECTION FOR ALL PAVEMENTS TO BE PLACED SHALL BE DETERMINED BY THE SOIL ENGINEER, AND APPROVED BY THE CITY ENGINEER

DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION.

CLEANING OF THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED TO THE

9. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

7. ALL PUBLIC ROADWAYS SHALL BE CLEANED DAILY OF ALL DIRT, MUD AND

8. DUST SHALL BE CONTROLLED AT ALL TIMES BY WATER UNLESS OTHERWISE

10. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS

11. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF

12. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO PAVING;

ALL TRENCHES SHALL BE FULLY COMPACTED, TESTED AND CERTIFIED TO THE

13. DESIGN ENGINEER SHALL CERTIFY THAT PAD ELEVATIONS ARE PER THE

14. PRIOR TO FINAL GRADING APPROVAL, THE DESIGN CIVIL ENGINEER SHALL

15. A ROUGH GRADING CERTIFICATION AND FINAL COMPACTION REPORT MUST BE

17. ALL EXISTING PAVEMENT WITHIN THIS PROJECT SHALL EITHER BE REMOVED OR

STRUCTURALLY TESTED TO VERIFY THE STRUCTURAL CAPABILITIES AND THE

18. COMPACTION TESTS SHALL BE PERFORMED BY THE SOIL ENGINEER AS

19. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS,

SATISFACTORY TO THE CITY ENGINEER, INCLUDING NECESSARY SAW CUTTING,

ASPHALT PAVING OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN

CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER

20. A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR ANY WORK IN THE

PROPERLY POSTED, DELINEATED AND LIGHTED IN CONFORMANCE WITH THE

STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, LATEST EDITION. ALL EXCAVATIONS IN THE

WITH MINIMUM 4" WIDE ASPHALT AT THE END OF EACH WORKING DAY.

STREETS SHALL BE COVERED WITH METAL PLATES AND SEALED ALL AROUND

21. CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN

ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.

PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE

SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF

CERTIFY TO THE CITY ENGINEER ACTUAL EARTH QUANTITIES PERFORMED

16. PROPOSED GRADING TO BEGIN <u>MAY 2009</u>, TO BE COMPLETED

RESULTS SHALL BE APPROVED BY THE CITY ENGINEER.

APPROVED GRADING PLAN OR APPROVED REVISED GRADING PLAN.

MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING

FINAL COMPACTION REPORT PREPARED BY THE PROJECT SOIL ENGINEER AND A ROUGH GRADING CERTIFICATE PREPARED BY THE PROJECT

DRAINAGE DEVICE INSPECTION: AFTER PLACING ALL BASE MATERIAL,

4. FINAL GRADING INSPECTION: AFTER ALL DRAINAGE DEVICES AND SITE

TO START OF CONSTRUCTION IN ORDER TO SCHEDULE A PRE-GRADING SITE CONFERENCE. AND THEREAFTER NOTIFY THE CITY AT LEAST 24 HOURS PRIOR

STANTON GRADING MANUAL; THE CITY OF STANTON GRADING ORDINANCE; THE ORANGE COUNTY RDMD STANDARD PLANS; THE 2007 CBC; AND THE

SOILS REPORT PREPARED BY H&T SOILS TESTING

TO EACH OF THE FOLLOWING INSPECTIONS:

AT THE TIME OF THIS INSPECTION.

APPLICABLE CODE REQUIREMENTS.

PRIOR TO CONSTRUCTION.

SATISFACTION OF THE CITY ENGINEER.

SATISFACTION OF THE CITY ENGINEER.

DURING THE GRADING OPERATION.

DIRECTED BY THE CITY ENGINEER.

REMOVAL REPLACEMENT AND CAPPING.

BY <u>AUGUST 2009</u>

DIRECTED BY THE CITY ENGINEER.

BOTTOMS EXPOSED.

INSPECTION.





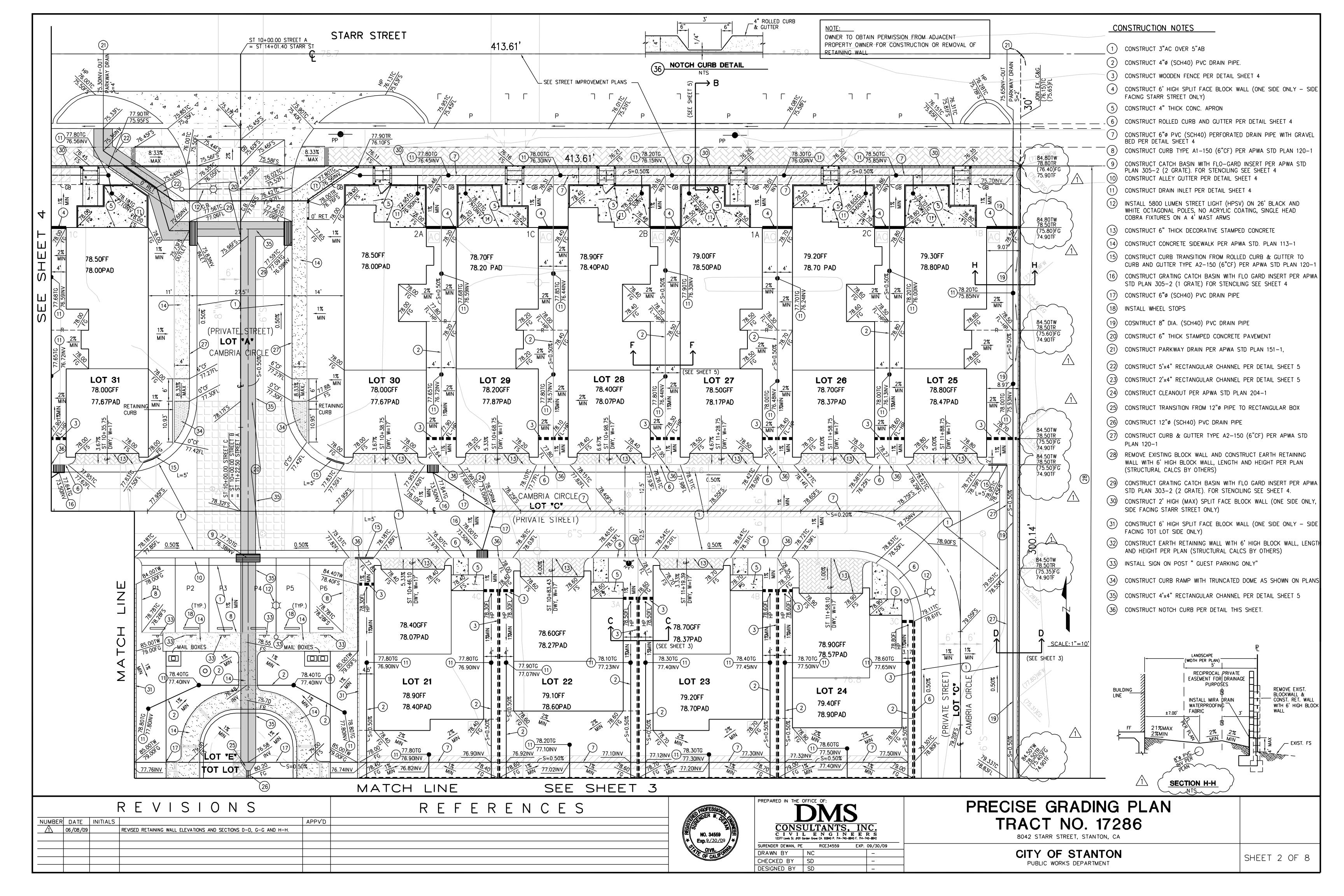
RCE34559 SURENDER DEWAN, PE EXP. 09/30/09 DRAWN BY NC CHECKED BY SD

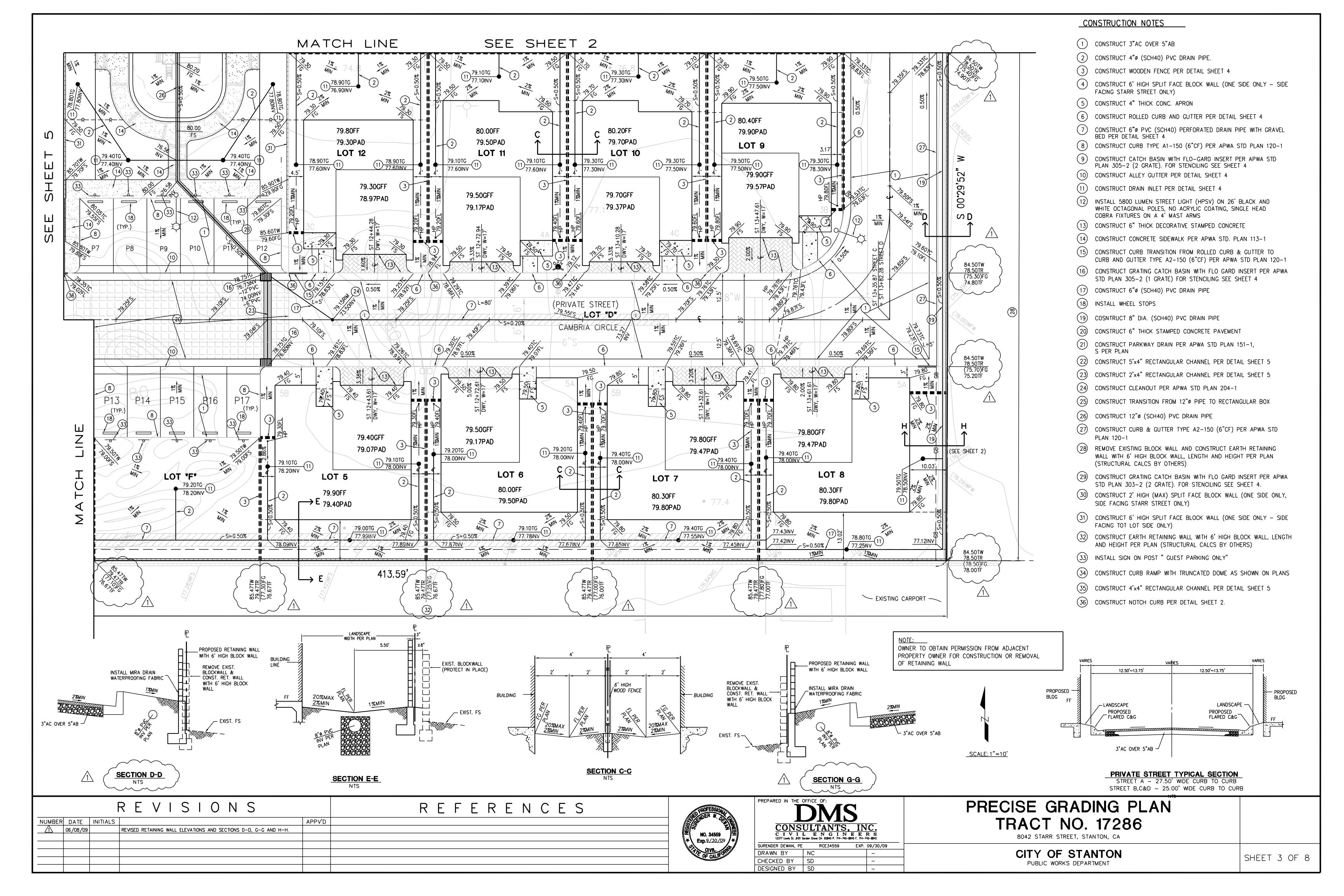
PRECISE GRADING PLAN TRACT NO. 17286

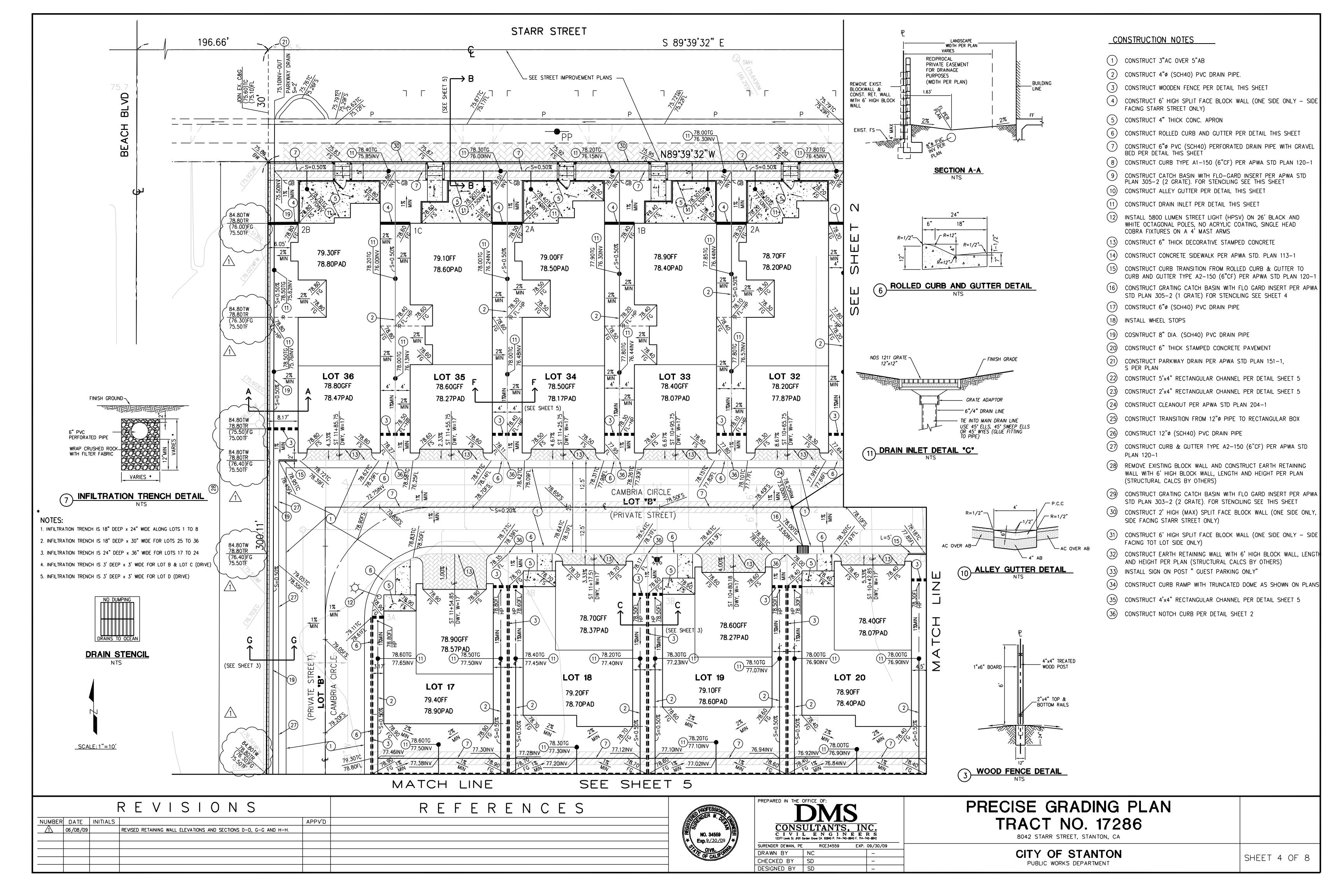
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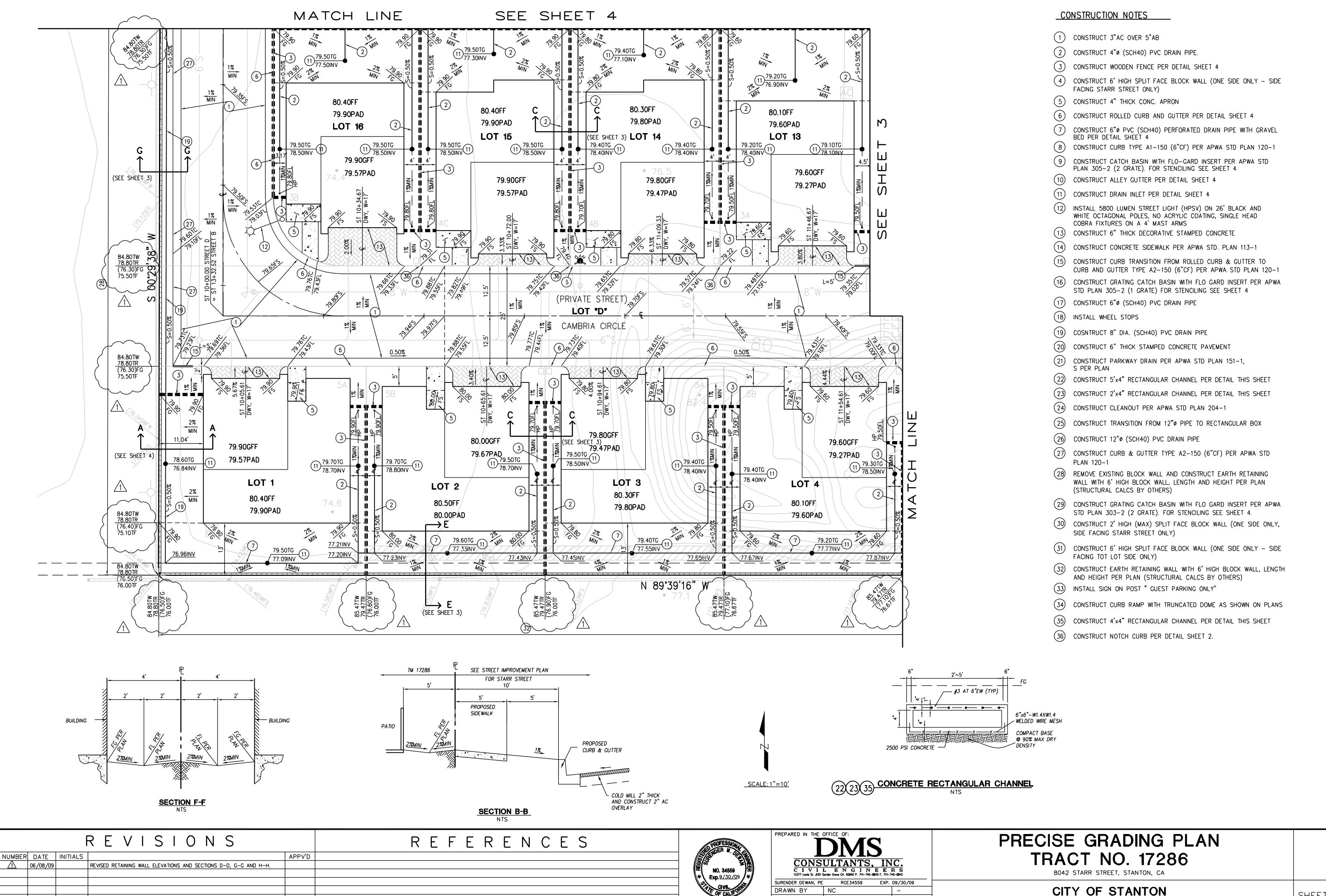
8042 STARR STREET, STANTON, CA

CITY OF STANTON SHEET 1 OF 8 PUBLIC WORKS DEPARTMENT





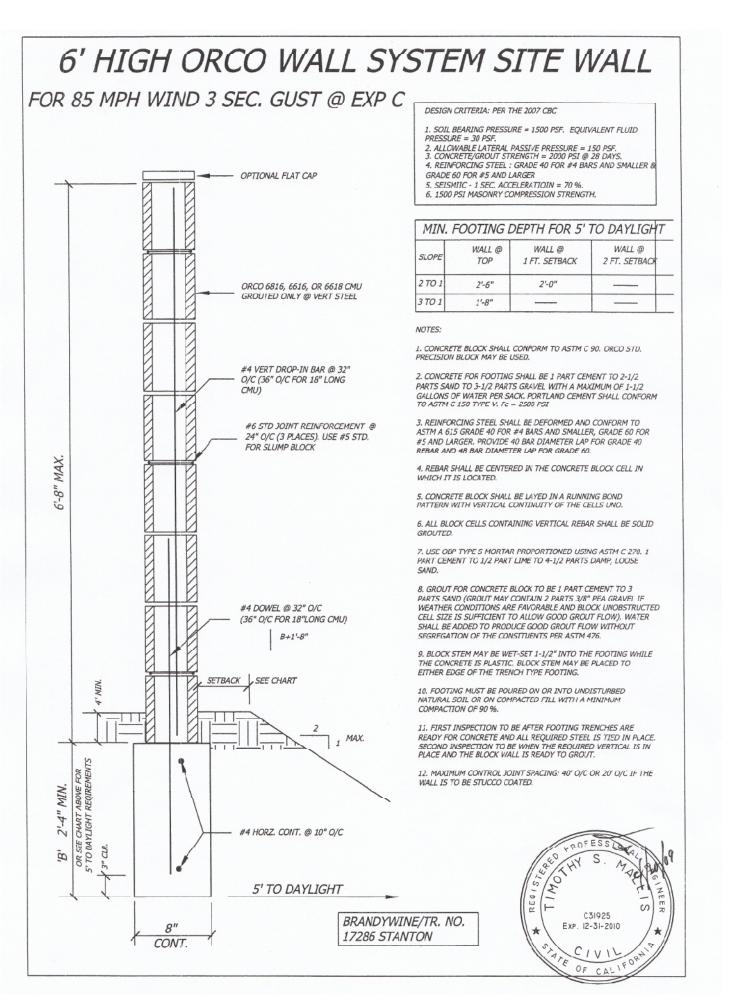


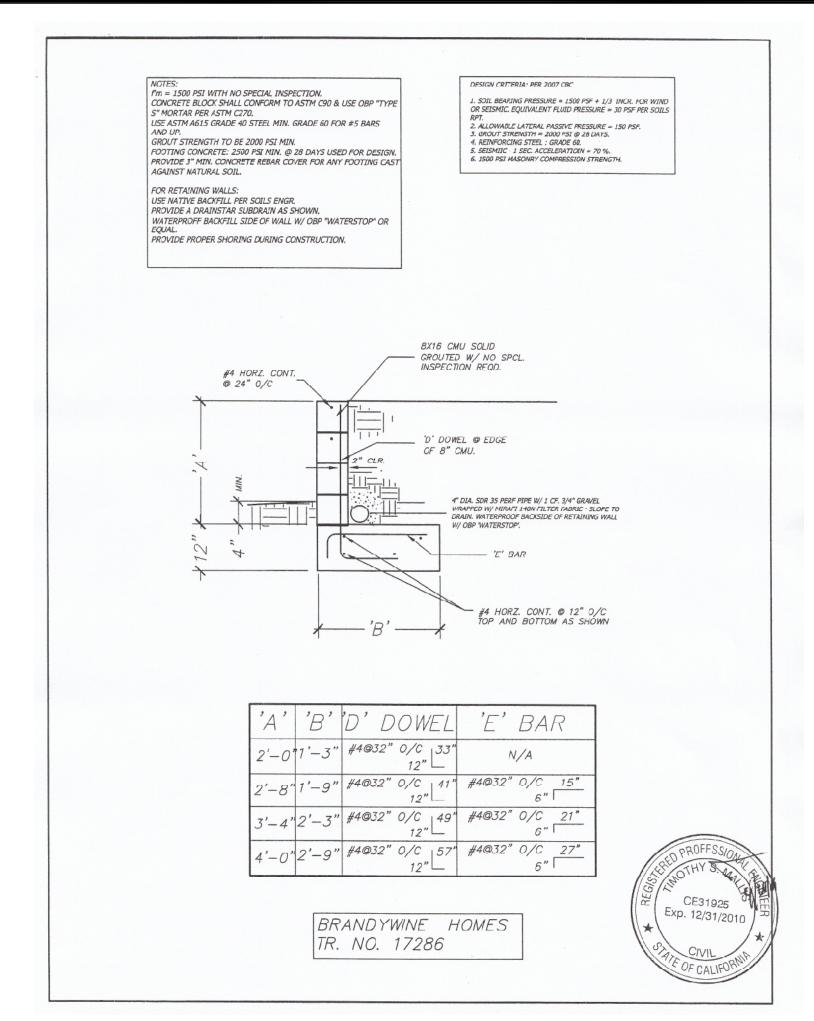


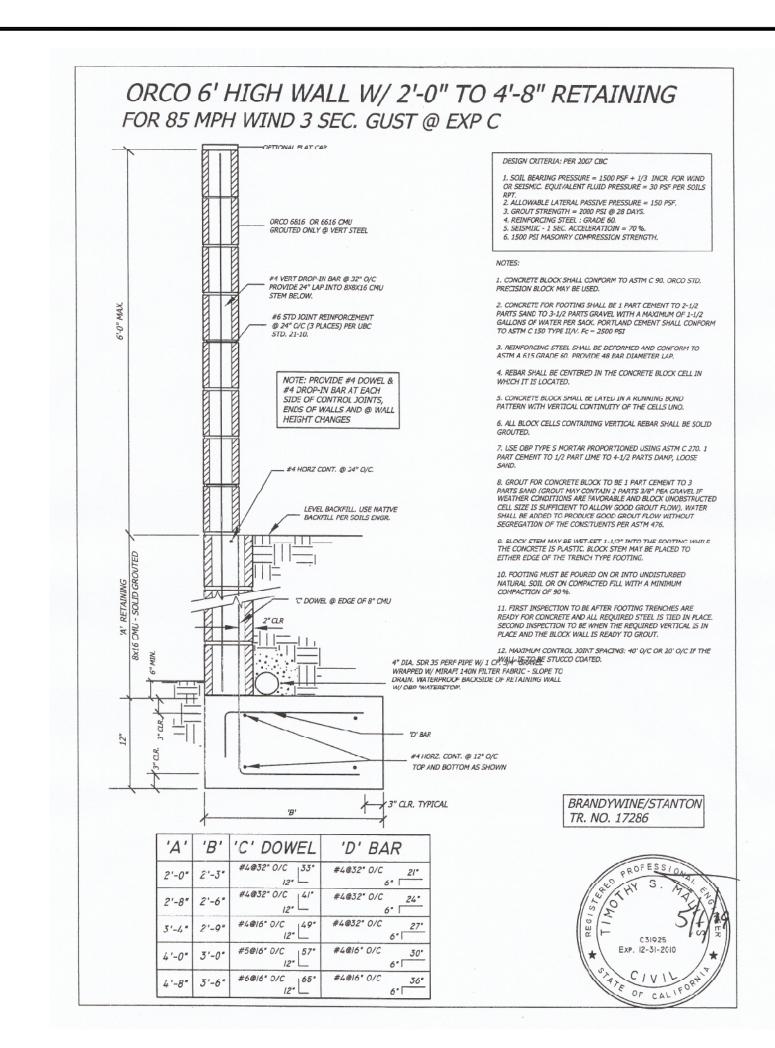
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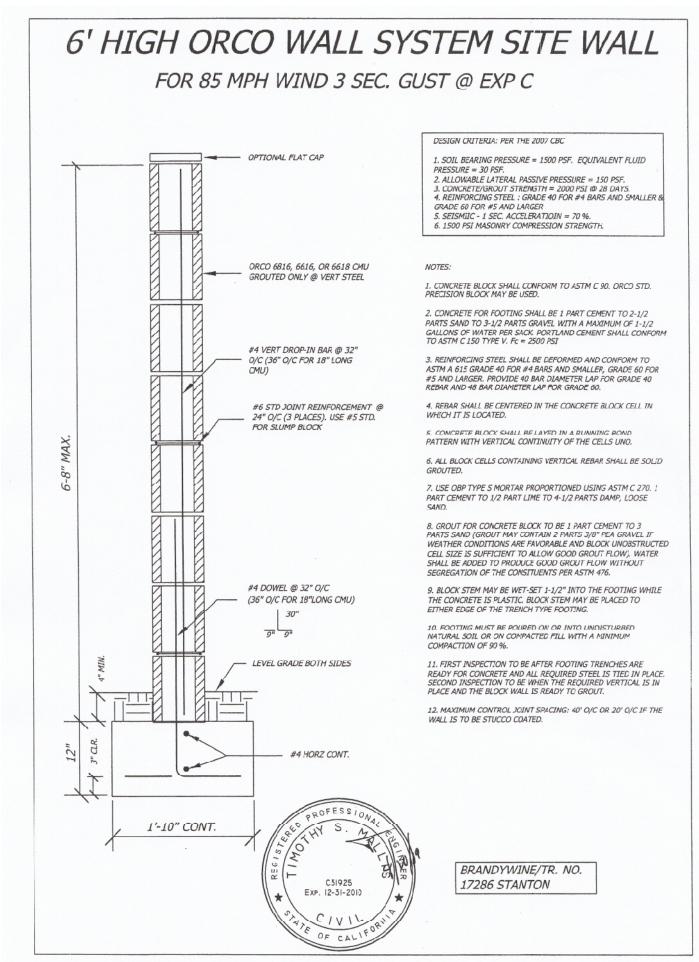
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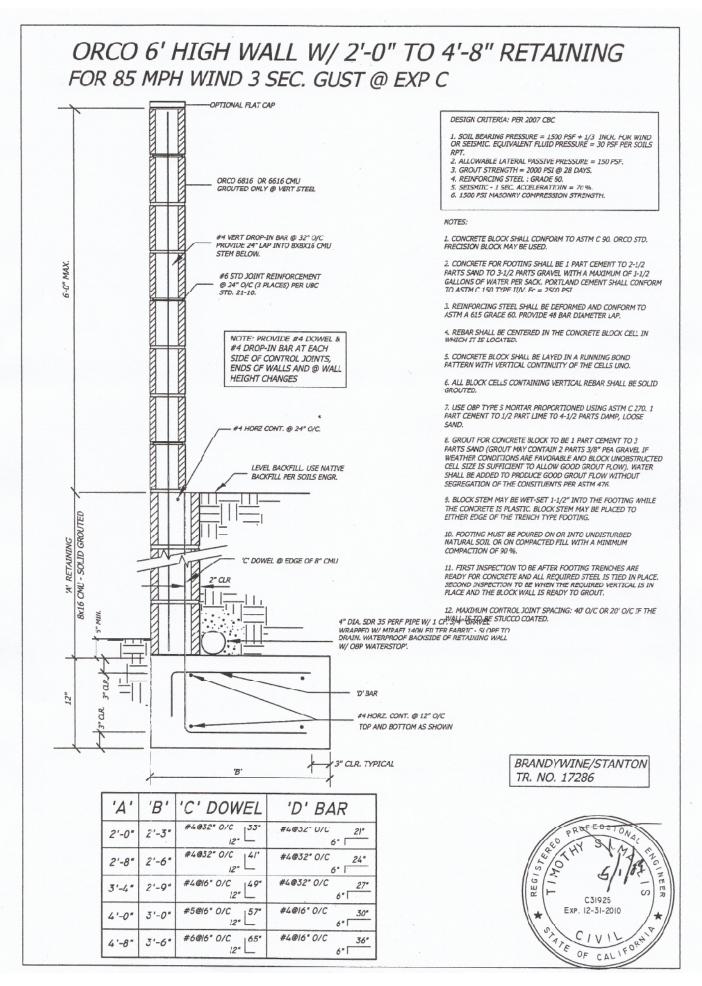
PUBLIC WORKS DEPARTMENT





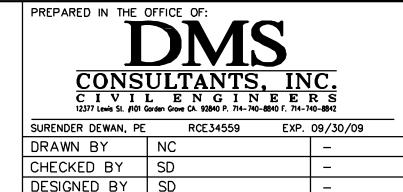






REVISIONS			REFERENCES		
NUMBER	DATE	INITIALS		APPV'D	





#### PRECISE GRADING PLAN TRACT NO. 17286

8042 STARR STREET, STANTON, CA

CITY OF STANTON
PUBLIC WORKS DEPARTMENT

SHEET 8 OF 8

