COUNTY OF ORANGE

BRYAN G. SPEEGLE, DIRECTOR, OC PUBLIC WORKS / OC FACILITIES

SITE IMPROVEMENT PLANS
401 SOUTH TUSTIN STREET
ORANGE, CA. 92866

GRADING NOTES

1. 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 GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OCPW STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.

2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY 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, COUNTY GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.

3. 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.

4. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.

5. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY OCPW, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.

6. 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 CODE WITHIN THEIR PURVIEW.

7. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.

8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE 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.

9. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.

10. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.

11. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.

12. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER OCPW STANDARD PLAN NO.1322.

13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.

14. 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 UNIFORM BUILDING CODE STANDARD GO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT

15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FOOT HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.

16. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.

17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE 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

18. 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.

19. ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.

20. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.

21. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH.

22. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OCPW/BUILDING INSPECTION.

23. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION

24. EXPORT SOIL MUST, BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY GRADING INSPECTOR.

25. THE CONTRACTOR SHALL COMPLY WITH THE 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.

26. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES.

27. THE CONTRACTOR SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF 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.

28. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.

29. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHA.11,BE PROVIDED WITH, AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

30. ALL EXISTING DRAINAGE COURSES THROUGH THIS-SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN. ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS

31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

33. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DINING GRADING.

34. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8 P.M. AND 7 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.

(A) ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000' OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING 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 A PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT

35. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.

36. ASPHALT SECTIONS MUST BE PER CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE

37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OCPW STANDARD PLAN NO. 1805.

38. AGGREGATE BASE SECTION SHALL BE CONSTRUCTED OCPW STANDARD NO. 1804.

39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES, IF REQUIRED.

40. 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.

41. PRIOR TO FINAL APPROVAL, THE CIVIL. ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.

GRADING NOTES (CONT)

42. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.

43. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.

44. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IRK-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 THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

45. 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 HCA/ENVIRONMENTAL HEALTH AND OCPW/GRADING.

EROSION CONTROL

46. IN THE CASE OF EMERGENCY, CALL STEPHEN JOHSZ AT WORK PHONE # (714)567-7742. 24 HRS/DAY.

47. 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

48. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

49. 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%.

50. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.

51. 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.

52. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

53. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

ENVIRONMENTAL NOTES

54. THE GENERAL CONTRACTORS SHALL NOTIFY ALL SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

55. CONTRACTOR SHALL MAINTAIN CONSTRUCTION SITE IN SUCH 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 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.

56. CONTRACTOR MAY DISCHARGE 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.

57. 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.

58. SPECIAL NOTE:

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

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THESE PLANS IS THE CENTERLINE OF TUSTIN AVENUE NORTH 00-55-13 EAST AS SHOWN ON RECORD OF SURVEY 2006-1028 RECORDED IN BOOK 219 PAGES 36 THROUGH 40, INCLUSIVE, OF RECORDS OF SURVEY.

BENCHMARK:

FOUND AT 3 ¾" OCS ALUMINUM BENCHMARK DISK STAMPED "SA270-70" SET IN THE TOP OF A CONCRETE RETAINING WALL. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF TUSTIN AVENUE AND LA VETA, 31 FT. EASTERLY OF THE SOUTHEAST CORNER OF THE BRIDGE CROSSING. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

DATUM: NGVD29

ELEVATION: 227.099 FEET

ADJUSTMENT: 1995

SITE AREA 2.7 ACRES.

EARTHWORK

CUT - 5454 CYDS
FILL - 500 CYDS
OVER EXCAVATION - 1270 CYDS
SHRINKAGE 8% - 1070 CYDS

NPDES NOTES

1. IN THE CASE OF EMERGENCY, CALL STEPHEN JOHSZ AT WORK PHONE #(714)567-7742

2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.

3. 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.

4. 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.

5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.

6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE IN BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

7. 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.

8. 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.

9. 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.

10. 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,

11. 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.

12. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

13. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS

14. THE CONTRACTOR 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.

15. 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

16. 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%.

17. 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.

18. APPROPRIATE BMPS 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.

19. CONTRACTOR TO HAVE A COPY OF SWPPP AVAILABLE AT THE JOB SITE.

SOILS ENGINEERING:

AMERICAN GEOTECHNICAL, INC.
22725 OLD CANAL ROAD
YORBA LINDA, CA 92887
(714)685-3909

NOTICE TO CONTRACTOR:

1. NOTIFY RICK BICKER OR TIM HATCH OF METROPOLITAN WATER DISTRICT'S (M.W.D.) SYSTEM OPERATIONS GROUP, TELEPHONE (714) 577-5084 AT LEAST TWO WORKING DAYS PRIOR TO STARTING ANY WORK IN THE VICINITY OF MWD'S FACILITIES.

2. FACILITIES CONSTRUCTED WITHIN METROPOLITAN WATER DISTRICT'S PERMANENT EASEMENT RIGHT-OF-WAY SHALL BE SUBJECT TO THE PARAMOUNT RIGHT OF METROPOLITAN TO USE THE EASEMENT FOR THE PURPOSE FOR WHICH IT WAS ACQUIRED. IF AT ANY TIME METROPOLITAN OR IT'S ASSIGNS SHOULD, IN THE EXERCISE OF THEIR RIGHTS, FIND IT NECESSARY TO REMOVE ANY OF THE FACILITIES FROM THE EASEMENT, SUCH REMOVAL AND REPLACEMENT SHALL BE AT THE EXPENSE OF THE OWNER OF THE FACILITY.

3. A LIST AND THE SPECIFICATIONS OF ALL CONSTRUCTION EQUIPMENT TO BE USED IN THE AREA OF M.W.D.'S PIPELINE MUST BE SUBMITTED FOR OUR REVIEW AND WRITTEN APPROVAL AT LEAST 30 DAYS PRIOR TO THEIR USE. PLEASE NOTE THAT M.W.D. WILL NOT PERMIT THE STORAGE OF CONSTRUCTION EQUIPMENT, THE STOCKPILING OF MATERIALS (INCLUDING SOIL), OR THE USE OF ANY VIBRATORY EQUIPMENT IN VIBRATORY MODE, WITHIN 25 FEET OF THE CENTERLINE OF M.W.D.'S PIPELINE.

GRADING CONSTRUCTION NOTES

No.	Note	QUANTITIES
1	CONSTRUCT 6" CURB & GUTTER PER COUNTY OF ORANGE STD PLAN 120-1 AND PER DETAIL SHEET C-3	653LF
2	CONSTRUCT 6" CURB ONLY PER COUNTY OF ORANGE STD PLAN 120-1 AND PER DETAIL SHEET C-3	1934LF
3	CONSTRUCT 3' WIDE CONCRETE GUTTER PER DETAIL SHEET C-3	565LF
4	CONSTRUCT ACCESS RAMP PER COUNTY OF ORANGE STD 1115	6EA
5	CONSTRUCT CONCRETE WALK PER AGENCY STD PLAN 1205	4,593SF
6	CONSTRUCT PARKWAY CULVERT PER DETAIL SHEET 3	1EA
7	4" AC OVER 8" AGG. BASE	AC 344 TONS BASE 634 TONS
7A	4" AC OVER 10" AGG. BASE	AC 565 TONS BASE 1302 TONS
7B	6" CONCRETE PAVING OVER 8" AGG. BASE (AT TRASH ENCLOSURE)	347 SF
7C	PAVER PER ARCHITECTURAL PLAN AND JOIN EXISTING CONCRETE	1,133 SF
8	REMOVE EXISTING CONCRETE DRIVE	824SF
9	REMOVE EXISTING CURB & GUTTER	275SF
10	JUNCTION STRUCTURE TYPE V PER AGENCY STD 317	1
11	CONSTRUCT 18" HDPE PIPE WITH FUSION JOINTS, SEE PROFILE SHEET C-3	29LF
12	JUNCTION STRUCTURE TYPE I PER AGENCY STD 313	1EA
13	INSTALL 12"x12" CATCH BASIN BROOKS Model No 1212 OR EQUAL	9EA
14	CONSTRUCT 6" PVC PIPE, SEE PROFILE SHEET C-3 H=PER PLAN	370LF
15	CONSTRUCT RETAINING WALL PER DETAIL SHEET C-3 H=PER PLAN	LS
16	CONSTRUCT WALL PER DETAIL SHEET C-3 AND FENCE PER DETAIL SHEET A-1.3	631LF
17	CONSTRUCT 8" CURB & GUTTER PER AGENCY STD PLAN No. 117	280LF
18	CONSTRUCT CONCRETE DRIVE PER AGENCY STD PLAN 115	2EA
19	CONSTRUCT 12" RCP	65LF
20	NOT USED	
21	CONSTRUCT CONCRETE WALK PER CITY OF ORANGE STD. PLAN 118	1500SF
22	CONSTRUCT 4" PVC PIPE	120LF
23	CONSTRUCT 12"x12" NDS OR APPROVED EQUAL COLOR BLACK	7EA
24	CONSTRUCT DESILTING BASIN	1EA
25	BREAK INTO EXISTING CATCH BASIN FOR 12" RCP	1EA
26	CONSTRUCT VEGETATED EARTH SWALE	198LF
27	CONSTRUCT CATCH BASIN TYPE I PER CITY STD 301 WITH LOCAL DEPRESSION TYPE I PER STD 307	1 EA
28	CONSTRUCT TRENCH DRAIN PER ZURN FLO-THRU TRENCH DRAIN SYSTEMS MODEL Z886 OR APPROVED EQUAL	1 EA
29A	EXTEND ROOF DRAIN TO FACE OF CURB	1 LS
29B	EXTEND ROOF DRAIN TO PLANTER W/SPLASH BLOCK	1 LS
29C	EXTEND ROOF DRAIN TO AREA DRAIN SYSTEM	1 LS

SEWER CONSTRUCTION NOTES

1. CONSTRUCT 6" SEWER SDR-35
2. CONSTRUCT 4" ABS SEWER SERVICE LATERAL
3. CONNECT TO EXISTING SEWER LATERAL
4. INSTALL SEWER CLEANOUT PER AGENCY STANDARD PLAN NO. 208

WATER CONSTRUCTION NOTES

10. INSTALL 1" P.V.C. SCH. 40 WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
11. INSTALL 6" P.V.C. (AWWA C-900 CLASS 150) WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
12. INSTALL 4" P.V.C. (AWWA C-900 CLASS 150) WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
13. INSTALL 3/4" P.V.C. SCH. 40 WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
14. INSTALL 2" P.V.C. SCH. 40 WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
15. INSTALL VALVE BOX PER SPECIFICATION
16. INSTALL 2"X1" REDUCER PER SPECIFICATION
17. INSTALL RESILIENT SEAT GATE VALVE SIZE PER PIPE DIAMETER SHOWN ON PLAN PER COUNTY OF ORANGE ARCHITECT-ENGINEER GUIDE SPECIFICATION.
19. INSTALL 2"X¾" REDUCER PER SPECIFICATION.
20. NOT USED
21. CONNECT TO EXISTING 2" WATER METER AND BOX.
22. INSTALL BEND AT ANGLE AND SIZE SHOWN ON THE PLAN INCLUDING THRUST BLOCK PER AGENCY STD. PLAN 109
23. INSTALL FIRE HYDRANT ASSEMBLY PER AGENCY STD. PLAN 102
24. CONNECT TO PROPOSED VALVE OR METER SHOWN ON OFF-SITE UTILITY PLAN
25. INSTALL TEE (SIZE PER PLAN) INCLUDING THRUST BLOCK PER AGENCY STD. PLAN 109.
26. INSTALL 1-1/2" P.V.C. (SCH.40 OR APPROVED EQUAL) WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
27. INSTALL FIRE DEPARTMENT CONNECTION (FDC) PER FIRE DEPARTMENT REQUIREMENT
28. CONSTRUCT 8" PUSH-ON TYPE SINGLE GASKET JOINT CLASS 350 DUCTILE IRON PIPE, WITH A NOMINAL LAYING LENGTH OF 18' INCLUDING FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
29. CONSTRUCT 8"X6" TEE INCLUDING THRUST BLOCK PER AGENCY STD. PLAN 109
30. INSTALL 4" P.V.C. DR 18 CLASS 150 WATER LINE INCLUDING REQUIRED FITTINGS & THRUST BLOCKS PER AGENCY STD. PLAN 109
31. INSTALL FIRE HYDRANT CONCRETE COLLER AND LANDSCAPE INSTALLATION PER AGENCY STD. PLAN 103

DEMOLITION NOTES

1. PROTECT IN PLACE EXISTING IMPROVEMENT AS NOTED
2. REMOVE AND DISPOSE OF EXISTING FENCE
3. DEMOLISH AND REMOVE EXISTING BUILDING AND BUILDING PAD INCLUDING BUILDING UTILITIES AND OTHER SYSTEMS; SALVAGE OPERATIONS SHALL BE COORDINATED WITH OWNER
4. REMOVE AND DISPOSE OF EXISTING CURB & GUTTER WITHIN FRONTAGE OF THE PROPERTY/PROJECT
5. REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALK WITHIN FRONTAGE OF THE PROPERTY/PROJECT
6. REMOVE AND DISPOSE OF EXISTING ASPHALT CONCRETE
7. REMOVE AND DISPOSE OF EXISTING WALKWAY/PAD
8. REMOVE AND DISPOSE OF EXISTING TREE
9. REMOVE AND DISPOSE OF EXISTING WALLS, AND/OR GATE
10. REMOVE AND DISPOSE OF EXISTING STAIRWAY OR RAMP TO LIMIT OF CONSTRUCTION
11. REMOVE EXISTING BRICK PLANTER
12. REMOVE EXISTING LIGHT
13. REMOVE EXISTING DRIVEWAYS

STANDARD ABBREVIATIONS

Driveway	Drwy
Concrete	Conc
Delta	Δ
Radius	R
Semitangent Distance	T
Arc Length, Along Curve	L
Begin Curve	BC
Point of Reverse Curve	PR.C.
End of Curve	E.C.
Point of Tangency	P.T.
Begin Curb Return	B.C.R.
End Curb Return	E.C.R.
Begin Vertical Curve	B.V.C.
Point of Reverse Vertical Curve	P.R.V.C.
End of Vertical Curve	E.V.C.
Point of Intersection	P.I.
Center Line	℄
Property Line	ℙ
Right of Way	R/W
Native Soil	N.S.
Asphaltic Concrete	A.C.
Aggregate Base	A.B.
Aggregate Subbase	A.S.
Imported Subbase Material	I.S.M.
Concrete Treated Base	C.T.B.
Curb Face	C.F.
Top of Curb	T.C.
Flow Line	FL
Invert	Inv.
Hydrologic Grade Line	H.G.L.
Catch Basin	C.B.
Reinforced Concrete Pipe	R.C.P.
Reinforced Concrete Box	R.C.B.
Concrete Pipe	C.P.
Cast In Place Concrete Pipe	C.I.P.C.P.
Corrugated Metal Pipe (Arched)	C.M.P.(A.)
Asbestos Cement Pipe	A.C.P.
Cast Iron Pipe	C.I.P.
Vitrified Clay Pipe	V.C.P.
Polyvinyl Chloride Pipe	P.V.C.
Manhole (Type as Indicated)	M.H.
Pavement	Pvmt.
Headwall	Hdwl.
Future	Fut.
Abandoned	Abnd.
Metropolitan Water District	M.W.D.
Arterial Highway Financing Program	A.H.F.P.
Orange County Flood Control District	O.C.F.C.D.
Santa Ana Valley Irrigation Co.	S.A.V.I.
Environmental Management Agency (County of Orange)	E.M.A.
Sidewalk	S.W.
Finished Grade	F.G.
Stress Absorbing Membrane Interlayer	S.A.M.I.

PLAN — SYMBOLS

Center Line
Right of Way Line (Prop. Line)
Existing Curb
Future Curb
Existing Curb & Gutter
Construct Curb
Construct Curb & Gutter
Existing Concrete, Walk, Etc.
Fence (Type as Indicated)
Walls: Concrete — Brick — Stone
Building Corner
Existing Railroad
Trees: Palm — Other
Shrub — Hedge
Fire Hydrant — FH
Water Valve — WV
Water Meter — WM
Manhole (Type as Indicated) — SMH
Vault with Manhole (Type as Indicated) — TMH
Gas Meter — GM
Gas Valve — GV
Light Standard (Indicate Number) — LS#
Traffic Signal
Railroad Signal
Power or Telephone Pole (Indicate Number)
Deadman
Guy Anchor
Reflector Paddle Board
Road or Stop Sign
Stand Pipe (Indicate Type) — SP
Sewer Line (Indicate Size) — 8" — S
Water Line " " — 12" — W
Gas Line " " — 3" — G
Underground Power (No. of Ducts) — E
Underground Telephone — T
Underground T.V. Cable — TV
Existing Culvert (Indicate Size & Type)
Existing Edge of Pavement
Slope
Traffic Inductive Loops
Traffic Signal Conduit — 2" — C
Pull Box (Indicate Type) — TPB
Traffic Signal Controller
Irrigation Line (Indicate Type) — 24"
Proposed AC Pavement
Proposed AC Cap, Overlay
Proposed P.C.C. Construction

PROFILE — SYMBOLS

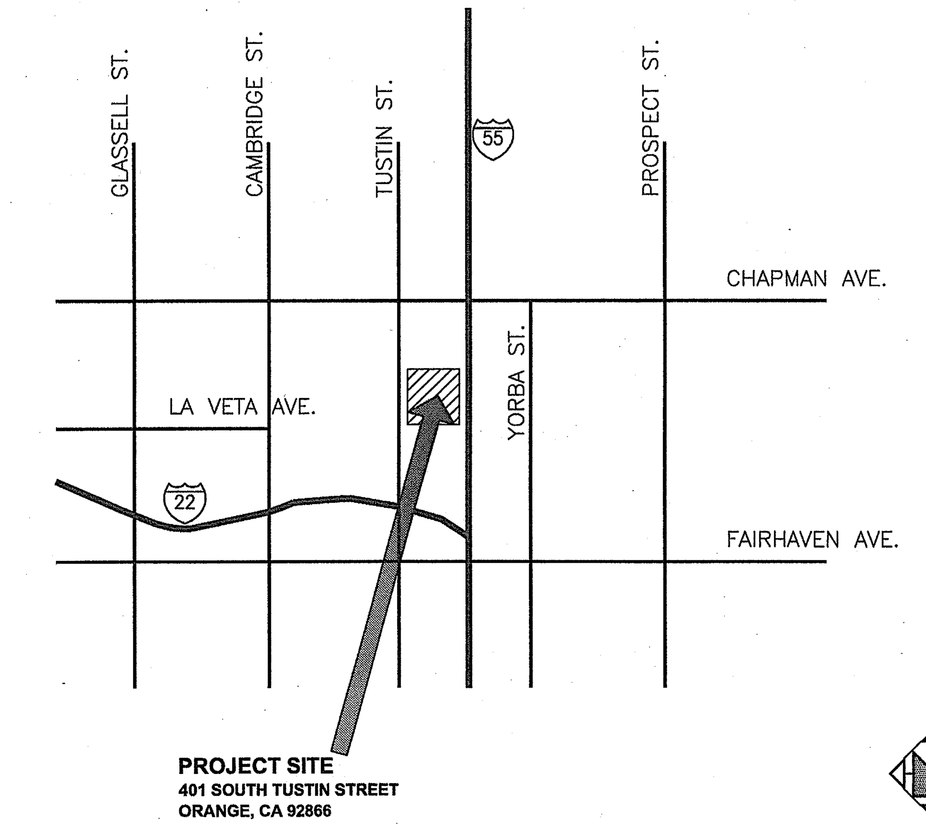
Existing Ground
Existing Oil Surface
Grade Break
Point of Intersection

BOARD OF SUPERVISORS

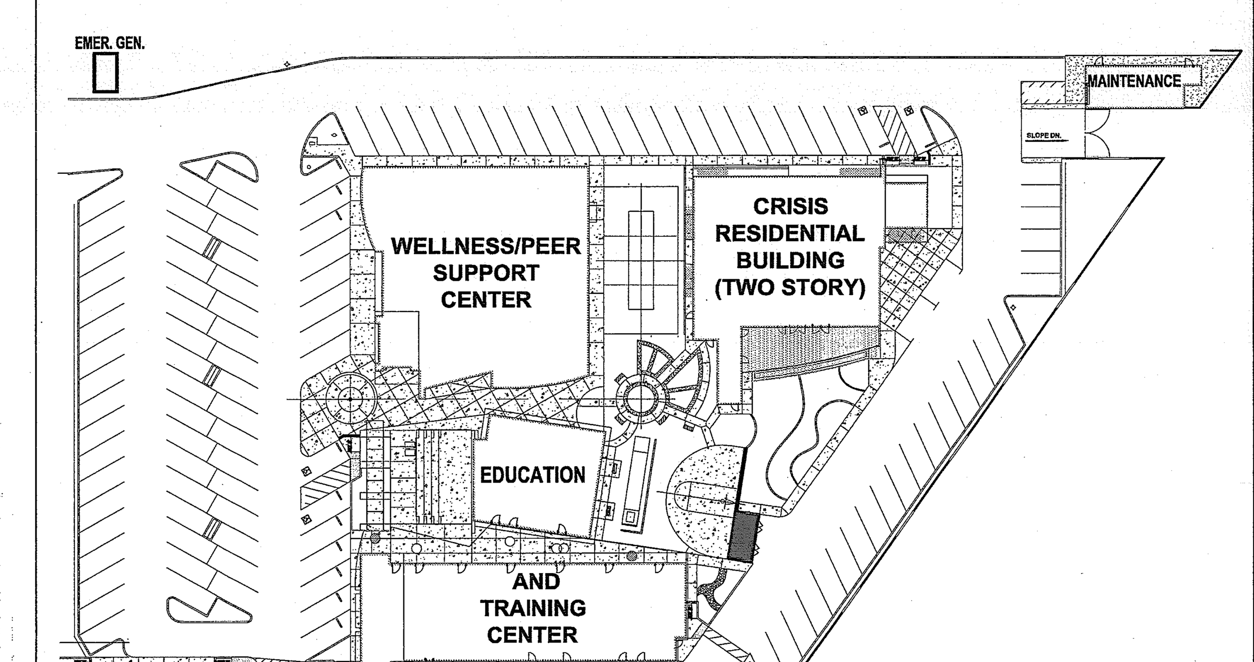
COUNTY OF ORANGE CALIFORNIA

JOHN M. W. MOORLACH, CHAIRMAN
PAT BATES, VICE-CHAIRMAN
JANET NGUYEN
BILL CAMPBELL
CHRIS NORBY

VICINITY MAP



SITE MAP



DRAWING INDEX

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County of Orange
OC PUBLIC WORKS
Architecture & Engineering

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0742
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REGISTERED PROFESSIONAL ENGINEER
KENNETH C. TAYLOR
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STATE OF CALIFORNIA

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Sht Title Title Sheet
Project COUNTY OF ORANGE HEALTH CARE AGENCY
401 SOUTH TUSTIN STREET
401 SOUTH TUSTIN STREET
ORANGE, CA 92866
PROJ. NO. 100-042-210-1900 H2407P20

Plan No. 52333-03608

Sheet C-1

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PROJECT: COUNTY OF ORANGE HEALTH CARE AGENCY 401 SOUTH TUSTIN STREET