

COUNTY OF ORANGE
RETAINING WALL GRADING PLAN

ATTACHMENT 1

DAVENPORT RESIDENCE REAR YARD IMPROVEMENTS

20221 TRABUCO OAKS DRIVE, TRABUCO CANYON

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 OC PUBLIC WORKS STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT 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, DISTRICT GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHITECT/LOGIST AND LANDSCAPE ARCHITECT. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE 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 OC PLANNING, 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 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 COMPACTED INTO CONFORMITY WITH THE OC PUBLIC WORKS STANDARD PLAN NO. 1122.
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 NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE NO. 70-2 OR APPROVED EQUIVALENT.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FEET 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 PROBLEMS EXIST. 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 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 FLOUGHED, AND WILL RECALLY 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 CISTERN 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 OC PLANNING/BUILDING INSPECTION.
23. STOCKPILING OF EXCESS DIRT 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 DISTRICT GRADING INSPECTOR.
25. THE PERMITTEE 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 PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
27. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBSEQUENT 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 SHALL COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DREEMED 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 SHALL 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 UTILITIES 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 SITE.
32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
33. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
34. 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 7:00 A.M. DAILY, ON SUNDAY 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 CODED 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.
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 EXTREME CONDITIONS SUCH AS SANTA ANA WIND CONDITIONS.
36. ASPHALT SECTIONS MUST BE PER CODE: PARKING STALL - 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMMERCIAL) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL PAWMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF THE SUB-GRADE SOILS AND EXPECTED TRAFFIC INDICES.
37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO.1805.
38. AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER OC PUBLIC WORKS STANDARD PLAN NO.1804.
39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
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 AMTHE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP.
42. 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 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.
45. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED IMMEDIATELY AND APPROVED BY THE HEALTH CARE AGENCY/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING. QUANTITY OF EARTH MOVED DURING THE GRADING OPERATION.

EROSION CONTROL

46. IN THE CASE OF EMERGENCY, CALL DAVE HANSEN AT WORK TELEPHONE #949-888-6513 X108 OR HOME TELEPHONE #949-433-8850
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 RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
51. GRADED AREAS OF THE PERMITTED AREA PERMITTER 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 PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPROVED WATER CREATES A HAZARDOUS CONDITION.
53. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.

ENVIRONMENTAL NOTES

54. 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.
55. 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, LINES, 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. PERMITTEE 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 REGULATION 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 PROFESSIONAL CODE.

GENERAL NOTES

1. SITE ACREAGE: 4.00 ACRES
2. PROJECT AREA: 0.06 ACRES
3. DISTURBED AREA: 0.06 ACRES
4. SQUARE FOOTAGE OF THE PROPOSED ADDITION: 1,649 SQUARE FEET
5. REPLACEMENT OF IMPERVIOUS AREAS UNDER THIS PERMIT: 951 SQUARE FEET
6. ALL ONSITE STORM DRAINS SHALL BE PRIVATELY MAINTAINED.
7. GENERAL PLAN DESIGNATION: RESIDENTIAL
EXISTING LAND USE DESIGNATION: RESIDENTIAL
PROPOSED LAND USE DESIGNATION: RESIDENTIAL
OCCUPANCY: RESIDENTIAL

NOTICE TO CONTRACTORS

CONTRACTOR AGREES THAT HE SHALL 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 THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

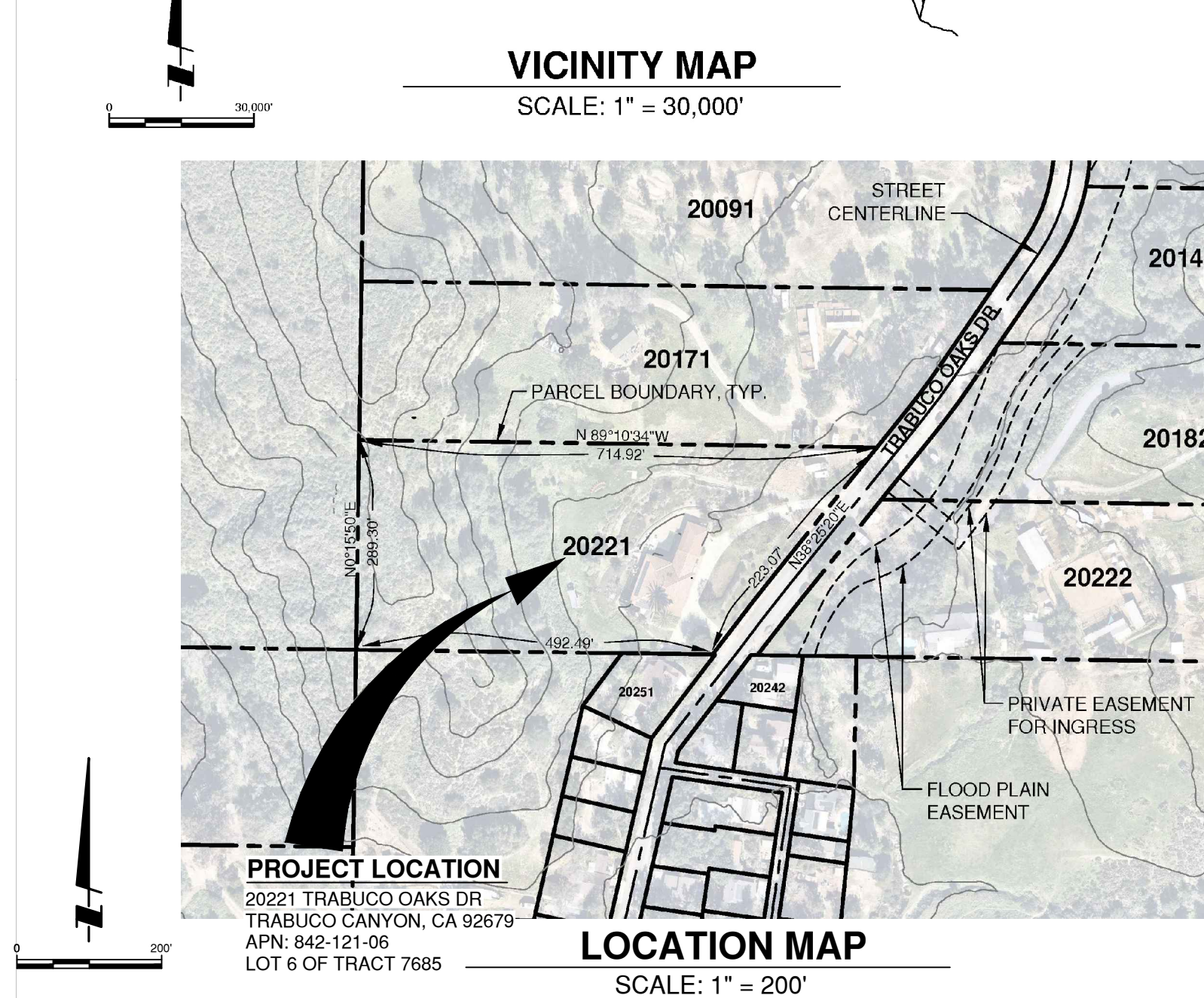
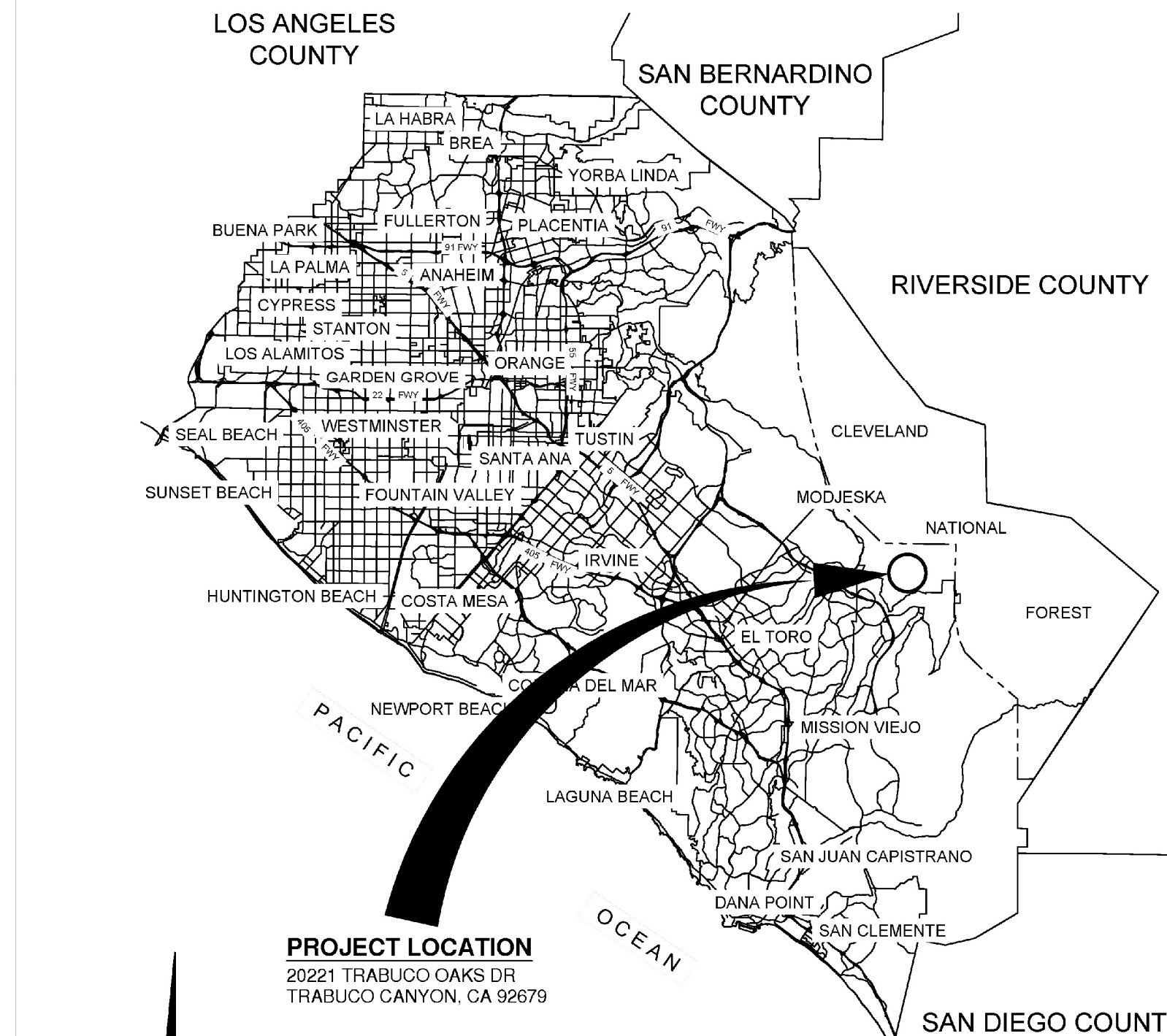
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

ALL RETAINING WALLS SHOWN ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PERMIT.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

CONDITIONS OF APPROVAL

- 555. ALL CONSTRUCTION CONTRACTORS SHALL COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) REGULATIONS, INCLUDING RULE 403, FUGITIVE DUST, AND RULE 402, NUISANCE. ALL GRADING (REGARDLESS OF ACREAGE) SHALL APPLY BEST AVAILABLE CONTROL MEASURES FOR FUGITIVE DUST IN ACCORDANCE WITH RULE 403, TO ENSURE THAT THE PROJECT IS IN FULL COMPLIANCE WITH APPLICABLE SCAQMD DISTRICT REGULATIONS AND THAT THERE IS NO NUISANCE IMPACT OFF THE SITE, THE CONTRACTOR WOULD IMPLEMENT EACH OF THE FOLLOWING:
 - 555.1 a. MOISTEN SOIL NOT MORE THAN 15 MINUTES PRIOR TO MOVING SOIL OR CONDUCT WHATEVER WATERING IS NECESSARY TO PREVENT VISIBLE DUST EMISSIONS FROM TRAVELING MORE THAN 100 FEET IN ANY DIRECTION.
 - 555.2 b. APPLY CHEMICAL STABILIZERS TO DISTURBED SURFACE AREAS (I.E., COMPLETED GRADING AREAS) WITHIN FIVE DAYS OF COMPLETING GRADING OR APPLY DUST SUPPRESSANTS OR VEGETATION SUFFICIENT TO MAINTAIN A STABILIZED SURFACE.
 - 555.3 c. WATER EXCAVATED SOIL PILES HOURLY OR COVER WITH TEMPORARY COVERINGS.
 - 555.4 d. WATER EXPOSED SURFACES AT LEAST TWICE A DAY UNDER CALM CONDITIONS. WATER AS OFTEN AS NEEDED ON WINDY DAYS WHEN WINDS ARE LESS THAN 25 MILES PER HOUR OR DURING VERY DRY WEATHER IN ORDER TO MAINTAIN A SURFACE CRUST AND PREVENT THE RELEASE OF VISIBLE EMISSIONS FROM THE CONSTRUCTION SITE.
 - 555.5 e. WASH MUD-COVERED TIRES AND UNDER-CARRIAGES OF TRUCKS LEAVING CONSTRUCTION SITES.
 - 555.5 f. PROVIDE FOR STREET SWEEPING, AS NEEDED, ON ADJACENT ROADWAYS TO REMOVE DIRT DROPPED BY CONSTRUCTION VEHICLES OR MUD, WHICH WOULD OTHERWISE BE CARRIED OFF BY TRUCKS DEPARTING FROM PROJECT SITES.
- 556 THE APPLICANT SHALL COMPLY WITH THE FOLLOWING MEASURES, AS FEASIBLE, TO REDUCE NOX AND ROC FROM HEAVY EQUIPMENT.
 - 556.1 a. TURN EQUIPMENT OFF WHEN NOT IN USE FOR MORE THAN FIVE MINUTES.
 - 556.2 b. MAINTAIN EQUIPMENT ENGINES IN GOOD CONDITION AND IN PROPER TUNE AS PER MANUFACTURERS' SPECIFICATIONS.
 - 556.3 c. LENGTHEN THE CONSTRUCTION PERIOD DURING SMOG SEASON (MAY THROUGH OCTOBER) TO MINIMIZE THE NUMBER OF VEHICLES AND EQUIPMENT OPERATING AT THE SAME TIME.
 - 557 DURING CONSTRUCTION, THE PROJECT APPLICANT SHALL ENSURE THAT ALL NOISE GENERATING ACTIVITIES BE LIMITED TO THE HOURS OF 7 A.M. TO 8 P.M. ON WEEKDAYS AND SATURDAYS. NO NOISE GENERATING ACTIVITIES SHALL OCCUR ON SUNDAYS AND HOLIDAYS IN ACCORDANCE WITH THE COUNTY OF ORANGE NOISE ORDINANCE.
- 558 A. PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS, THE PROJECT PROPONENT SHALL PRODUCE EVIDENCE ACCEPTABLE TO THE MANAGER, BUILDING PERMITS SERVICES, THAT: (COUNTY STANDARD CONDITION N10)
 - 558.1 (1) ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000' OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS. (COUNTY STANDARD CONDITION N10)
 - 558.2 (2) ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODED ORDINANCE DIVISION 6 (NOISE CONTROL). (COUNTY STANDARD CONDITION N10)
 - 558.3 (3) STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS. (COUNTY STANDARD CONDITION N10)
- 558.4 B. NOTATIONS IN THE ABOVE FORMAT, APPROPRIATELY NUMBERED AND INCLUDED WITH OTHER EROSION CONTROL MEASURES ON THE FRONT SHEET OF THE GRADING PLANS, WILL BE CONSIDERED AS ADEQUATE EVIDENCE OF COMPLIANCE WITH THIS CONDITION. (COUNTY STANDARD CONDITION N10)



NPDES NOTES

1. IN THE CASE OF EMERGENCY, CALL DAVE HANSEN AT WORK PHONE #949.888.6513 X108 OR HOME PHONE #949.433.8850.
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 TRACKING; OR WIND.
4. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT 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 TO BE MADE AWARE OF 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, LINES, 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 PERMITTER 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 PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPROVED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. 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.
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 ADJACENT PROPERTY BY WIND OR RUNOFF.

EARTHWORK QUANTITY ESTIMATE

CUT (CUBIC YARDS)	FILL (CUBIC YARDS)
76 CY	6 CY
EXPORT	SITE ACREAGE
70 CY	4.00 ACRES

GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

---	PROJECT BOUNDARY/PROP. LINE
---	LOT LINE
---	RIGHT OF WAY
---	RG CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	STORM DRAIN PER SEPARATE PLAN
---	PROPOSED STORM DRAIN
---	WATER PER SEPARATE PLAN
---	SEWER PER SEPARATE PLAN
---	SEWER MANHOLE PER SEPARATE PLAN
---	THRUST BLOCK PER SEPARATE PLAN
---	WATER METER PER SEPARATE PLAN
---	FIRE HYDRANT PER SEPARATE PLAN
---	CATCH BASIN & LOCAL DEPRESSION PER SEP. PLAN
---	BACKWATER VALVE PER SEP. PLAN
---	SHEET FLOW RATE
---	GRADED SWALE
---	SWALE HIGH POINT
---	6" ATRIUM GRATE
---	RETAINING WALL PER SEPARATE PLAN
---	LANDING AREAS
---	CONCRETE PEDESTRIAN PAVING

BC	BEGIN CURVE
CF	CURB FACE
CONC	CONCRETE
C&G	CURB & CUTTER
CL/6	CENTERLINE DRIVEWAY
DWY	END CURVE
EC	ELEVATION
ELEV	EXISTING
EX	EXISTING
FG	FINISH GRADE
FL	FLOWLINE ELEV.
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEV. OF DRAIN PIPE
LEV	LENGTH
LS/LSCP	MAXIMUM
MAX	MINIMUM
MIN	NOT TO SCALE
NTS	POINT COMPOUND CURB
PROP.	PROPOSED
PRC	POINT REVERSE CURVE
P.V.C.	POLYVINYL CHLORIDE
RC	RIGHT OF WAY
S=	SLOPE OF DRAIN PIPE (DECIMAL)
STD	STANDARD
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE

OSHA

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.

SCOPE OF WORK

AT RESIDENTIAL REAR YARD, EXISTING V-DITCH AND PARTIAL HARDSCAPE ADJACENT SHALL BE REMOVED IN ADDITION TO SMALL QUANTITY OF BRUSH AND EARTHWORK. THE ADDITION WILL BE ADDED HARDSCAPE AND TWO TYPES OF WALLS, LOW HEIGHT AND A RETAINING WALL WITH A MAXIMUM RETAINING HEIGHT OF 5'-9". THE RETAINING WALL TO BE CONSTRUCTED UNDER SEPARATE PERMIT. THE PROPOSED AND EXISTING DRAINAGE WILL OUTLET IN GRATE DISCHARGING INTO THE EXISTING 4-FOOT WIDE V-DITCH THRU A 4-INCH PVC DRAINPIPE.

GEOTECHNICAL CONSULTANT

THIS PLAN HAS BEEN REVIEWED BY GMU GEOLOGICAL, INC. FOR GENERAL CONFORMITY TO THEIR RECOMMENDATIONS/CONCLUSIONS CONTAINED IN THEIR GEOLOGICAL REPORTS.

GMU 30336 ESPERANZA, RANCHO SANTA MARGARITA, CA 92688 (949) 888-6513 FAX (949) 888-1380 PROJECT 20.397.00 DATED DECEMBER 9, 2025 DAVID HANSEN, MS. PE, GE 3056 ASSOCIATE GEOLOGICAL ENGINEER 12/11/2025 DATE	DAVID HANSEN, MS. PE, GE 3056 ASSOCIATE GEOLOGICAL ENGINEER 12/11/2025 DATE
---	--

SHEET INDEX

1	TITLE SHEET
2	GRADING PLAN
3	EROSION CONTROL PLAN

REFERENCE NUMBERS

N/A

CONTACT INFORMATION

OWNER: MATT DAVENPORT
20221 TRABUCO OAKS DR
TRABUCO CANYON, CA 92679
PH: (949) 207-8332
EMAIL: mat@monarchu.com

CIVIL ENGINEER

ALL WORK SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOLOGICAL INVESTIGATION AND ALL SUBSEQUENT REVISIONS AND ADDENDA TO THAT REPORT.

GEOLOGICAL REPORT BY:

GMU
30336 ESPERANZA,
RANCHO SANTA MARGARITA, CA 92688
CONTACT: DAVID W. HANSEN
PH: 949-888-6513

PROJECT NO. 25.397.00, DATED DECEMBER 9, 2025
GEOLOGICAL ENGINEER: DAVID W. HANSEN GE 3056

SOILS ENGINEER / GEOLOGIST

ALL WORK SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE RECOMMENDATION OF THE GEOLOGICAL INVESTIGATION AND ALL SUBSEQUENT REVISIONS AND ADDENDA TO THAT REPORT.

GEOLOGICAL REPORT BY:

GMU
30336 ESPERANZA,
RANCHO SANTA MARGARITA, CA 92688
CONTACT: DAVID W. HANSEN
PH: 949-888-6513

PROJECT NO. 25.397.00, DATED DECEMBER 9, 2025
GEOLOGICAL ENGINEER: DAVID W. HANSEN GE 3056

NOTE

THE QUANTITIES SHOWN ON SHEET TWO ARE FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES. SHRINKAGE, SUBSIDENCE, AND ANY REMOVALS ARE BASED ON FIELD DATA OBTAINED FROM THE SOILS ENGINEER AND ACTUAL FIELD CONDITION DURING CONSTRUCTION MAY VARY.

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- CONDITIONS OF APPROVAL CITY: COUNTY OF ORANGE

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

UTILITY AND SERVICE AGENCIES:

WATER, SEWER AND NON-RESIDENTIAL RECYCLED WATER TRABUCO CANYON WATER DISTRICT (TCWD) 32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA 92679 TEL.: 949-888-0277 (AVAILABLE 24/7 FOR EMERGENCIES) WWW.TCWD.CA.GOV	PROJECT ADDRESS: 20221 TRABUCO OAKS DR TRABUCO CANYON, CA 92679 APN: 842-121-06 N=TRACT: 7685 BLOCK: LOT 6
ELECTRIC SOUTHERN CALIFORNIA EDISON TEL.: 800-655-4555 (AVAILABLE 24/7) WWW.SCE.COM	GAS SOUTHERN CALIFORNIA GAS COMPANY (SOCALGAS) TEL.: 877-238-3092 TEL.: 877-427-2200 (DEDICATED EMERGENCY 24/7) WWW.SOCALGAS.COM
CABLE/TELEVISION COM (CABLE/FIBER) TEL.: 800-234-3993 (OUTAGE NUMBER)	

BENCHMARK

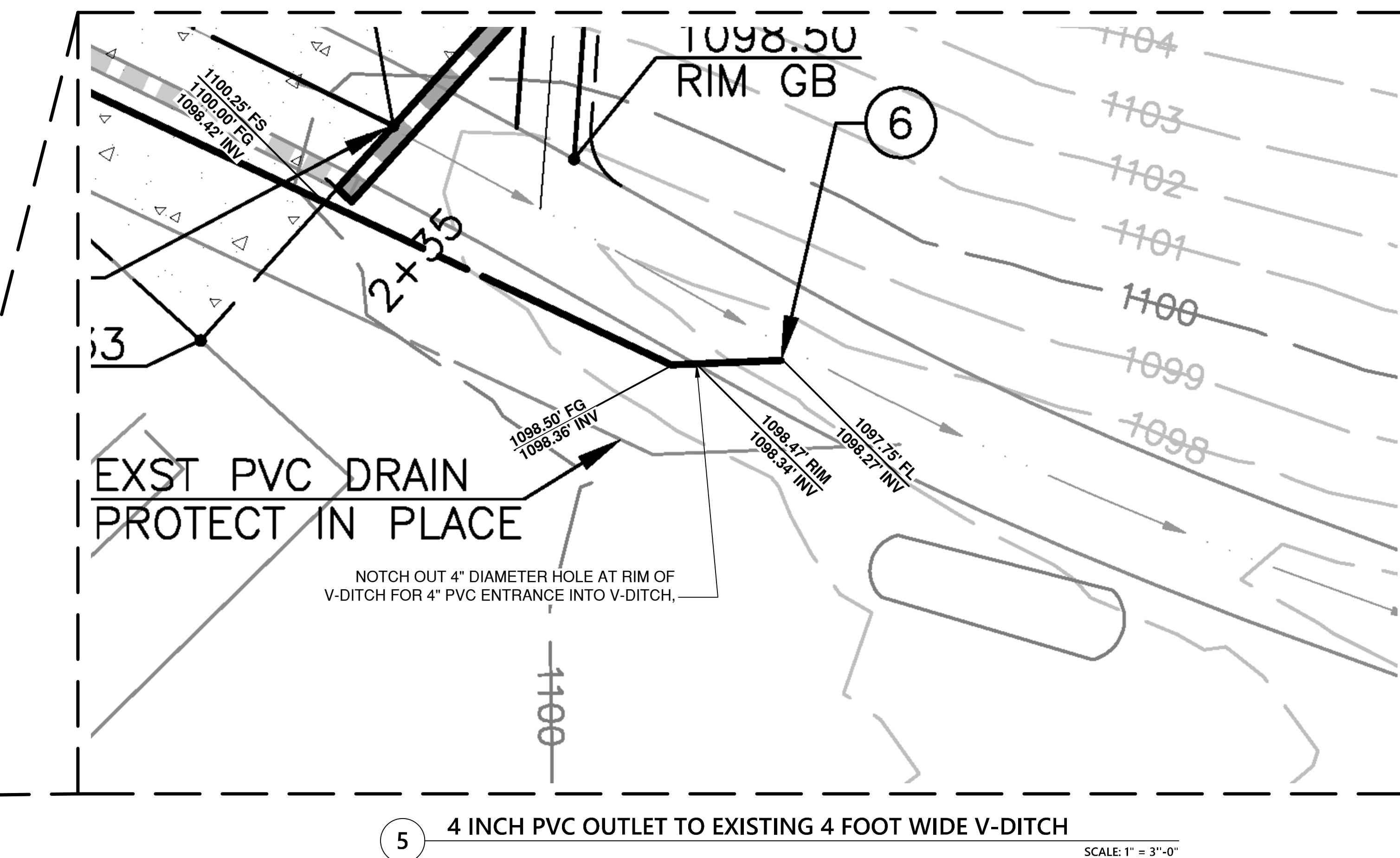
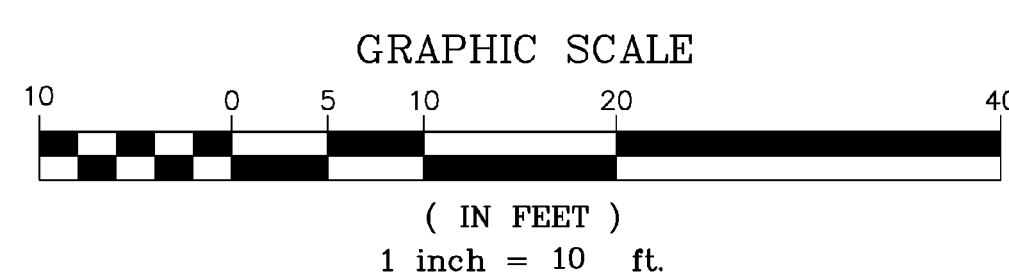
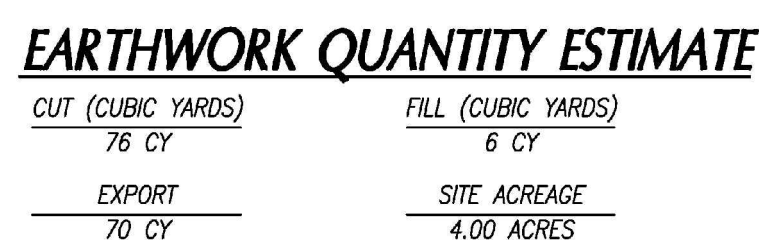
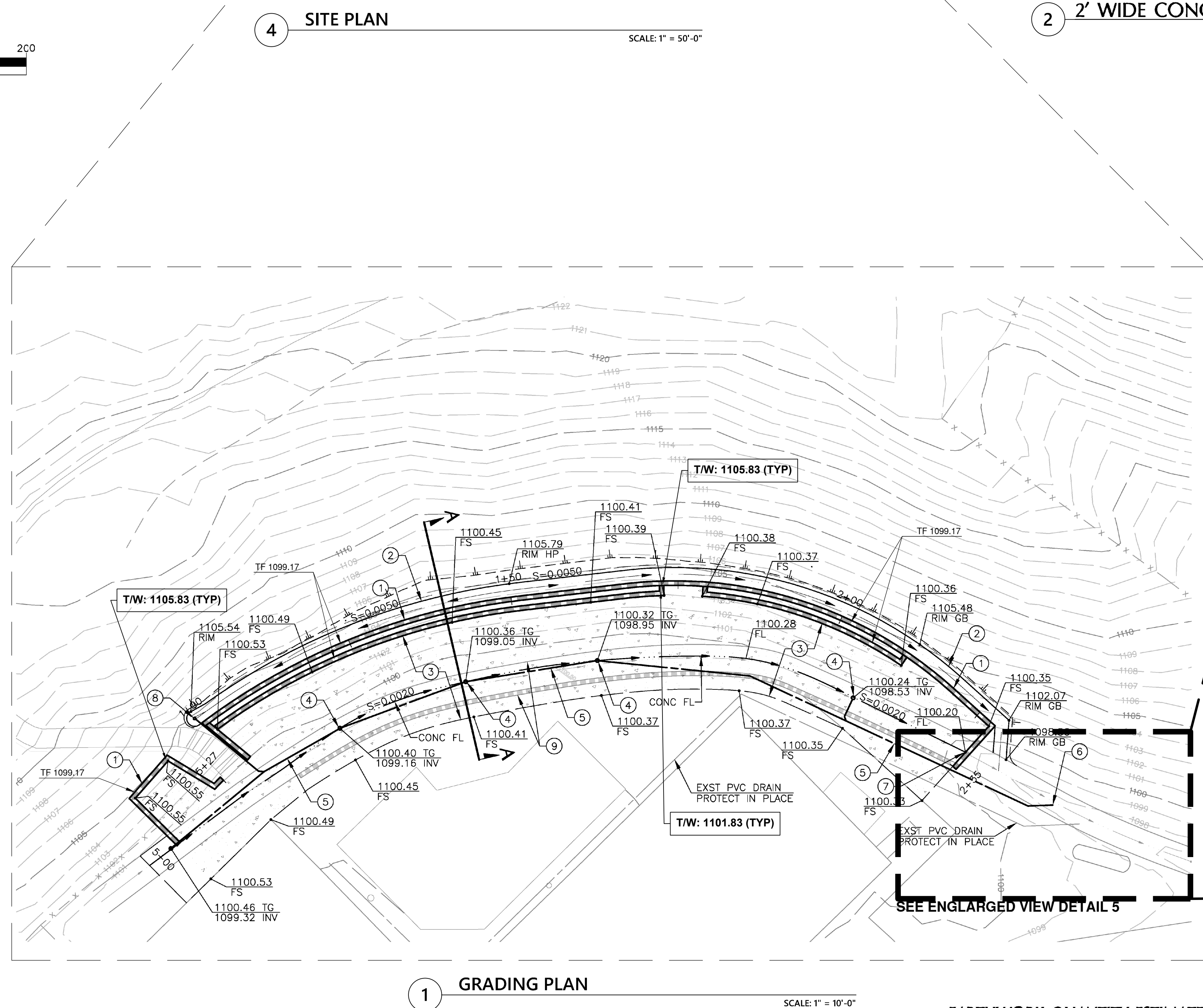
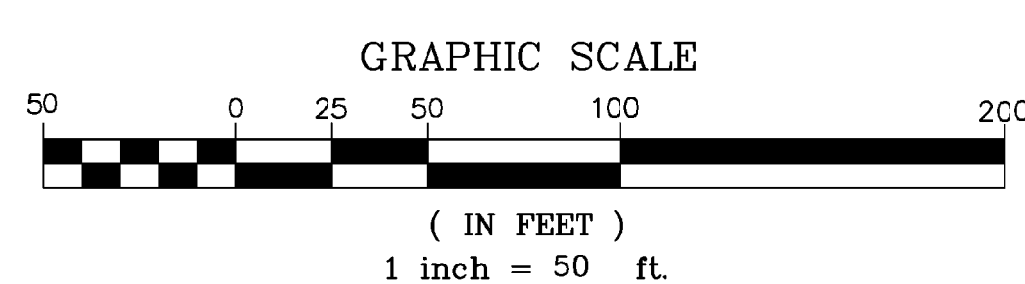
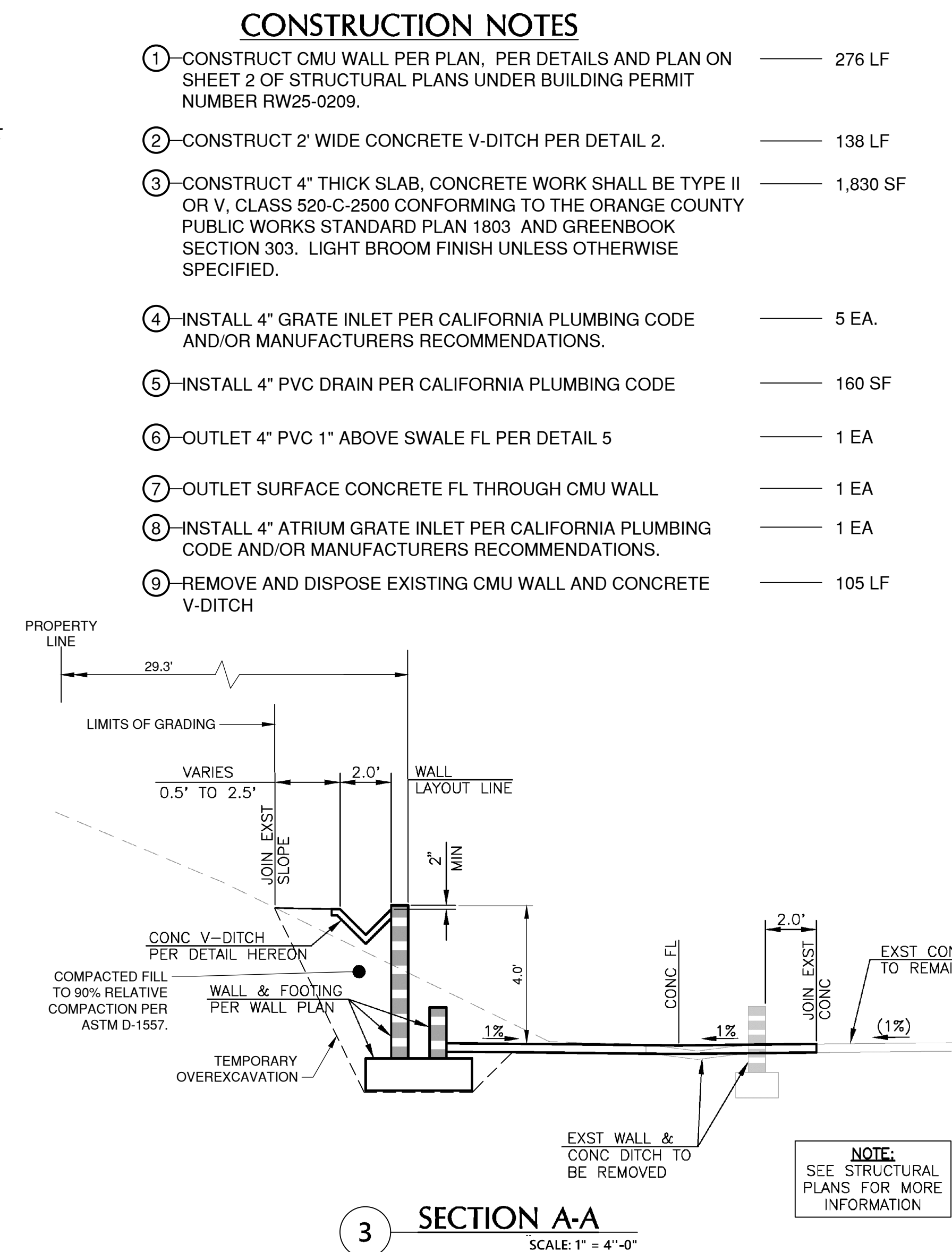
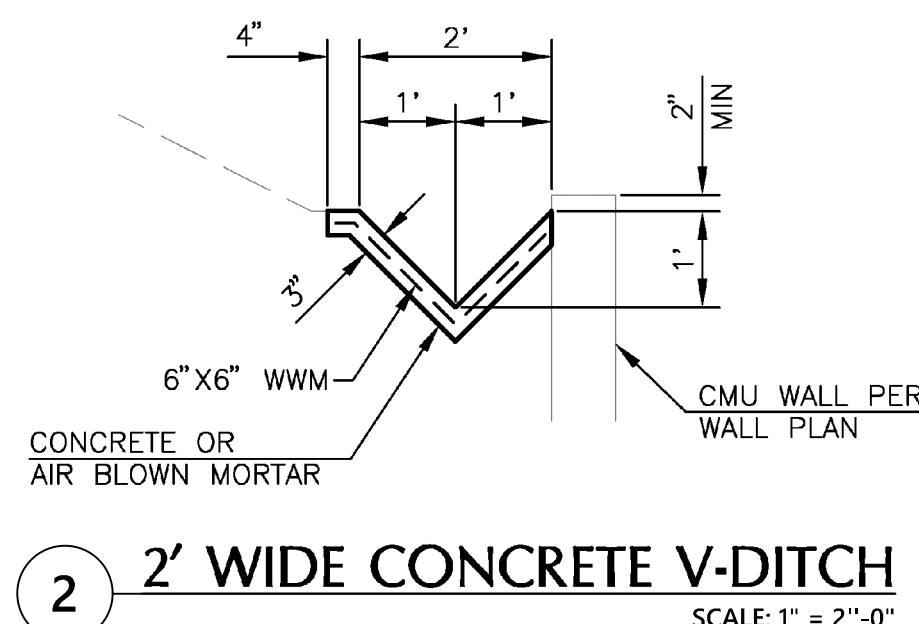
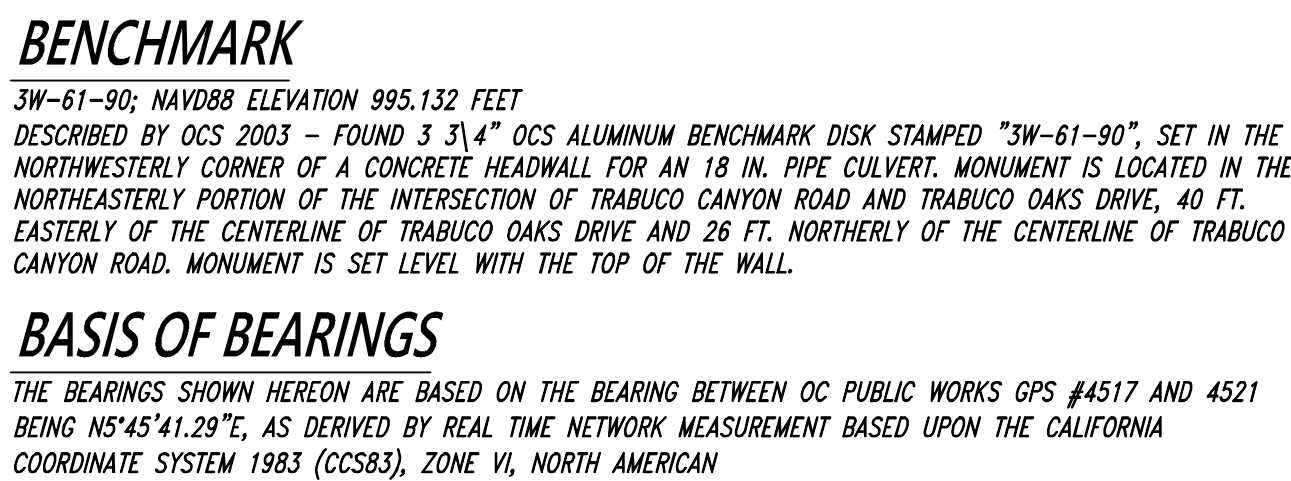
JW-61-90; NAVD83 ELEVATION 995.132 FEET
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "JW-61-90", SET IN THE NORTHWESTERLY CORNER OF A CONCRETE HEADWALL FOR AN 18 IN. PIPE CULVERT. MONUMENT IS LOCATED IN THE NORTHWESTERLY PORTION OF THE INTERSECTION OF TRABUCO CANYON ROAD AND TRABUCO OAKS DRIVE, 40 FT. EASTERY OF THE CENTERLINE OF TRABUCO OAKS DRIVE AND 26 FT. NORTHERLY OF THE CENTERLINE OF TRABUCO CANYON ROAD. MONUMENT IS SET LEVEL WITH THE TOP OF THE WALL.

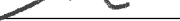
BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OC PUBLIC WORKS GPS #4517 AND 4521 BEING N54°41'29.2"E, AS DERIVED BY REAL TIME NETWORK MEASUREMENT BASED UPON THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE VI, NORTH AMERICAN

PERMIT AND APPLICATION NUMBERS

BUILDING PERMIT NUMBER: RW25-0209
PRECISE GRADING




DAVID W. HANSEN

APPROVED BY:

30336 Esperanza
Rancho Santa Margarita,
California, 92688
Phone (949) 888 6513
Fax (949) 888 1380
Web: www.gmugeo.com

DECEMBER 11, 2025
DATE

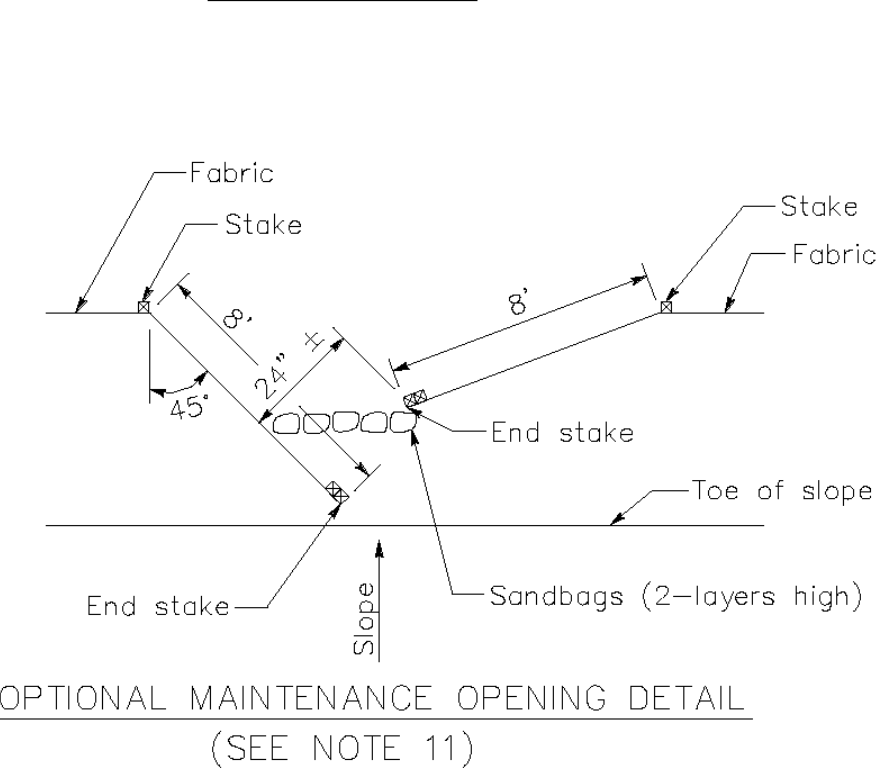
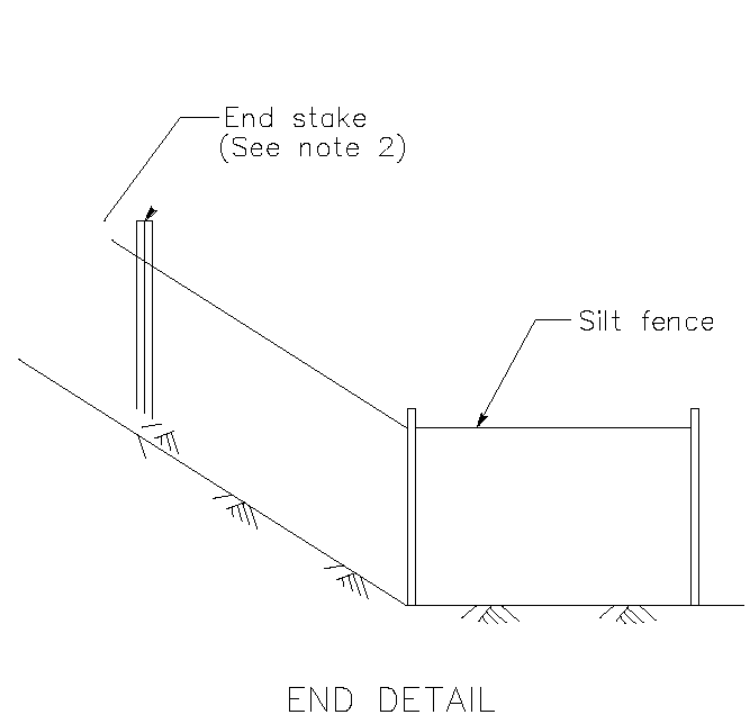
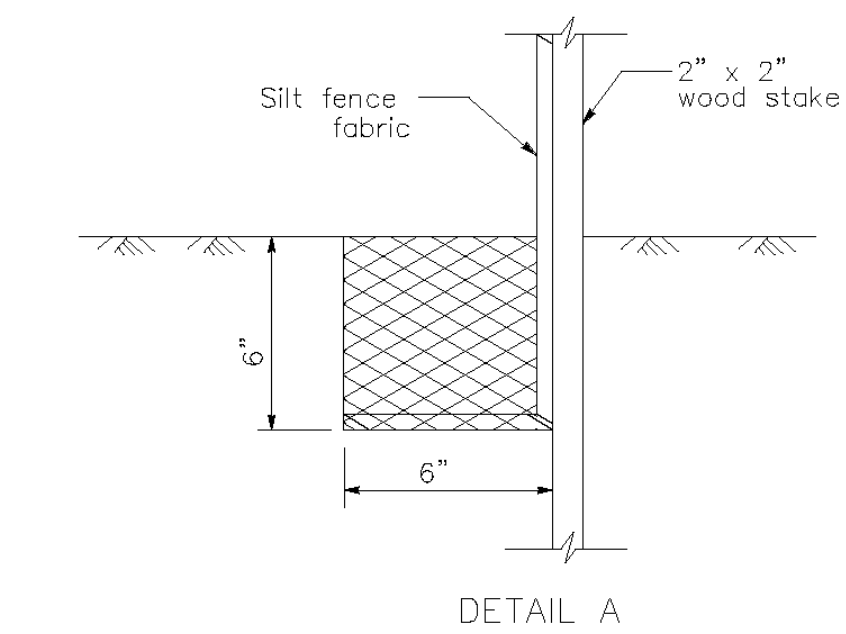
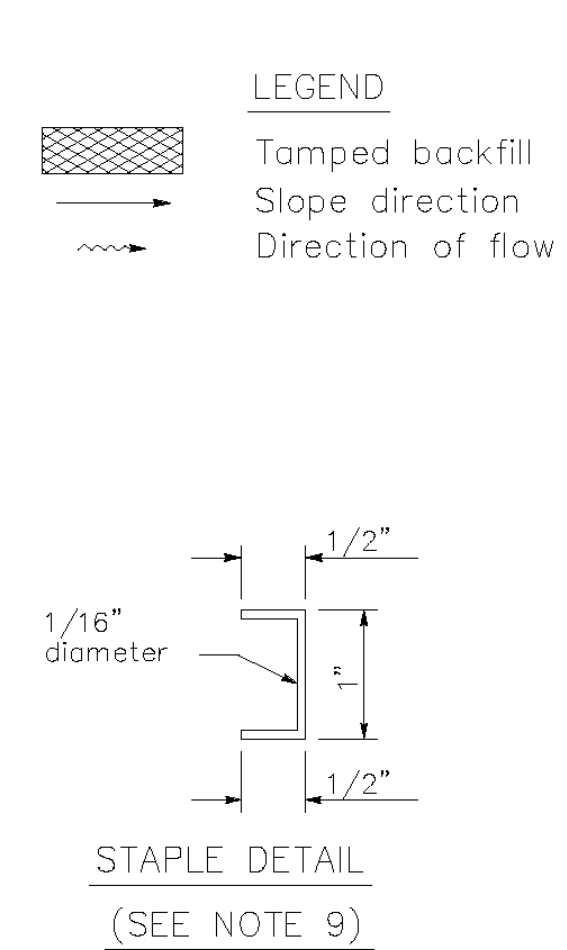
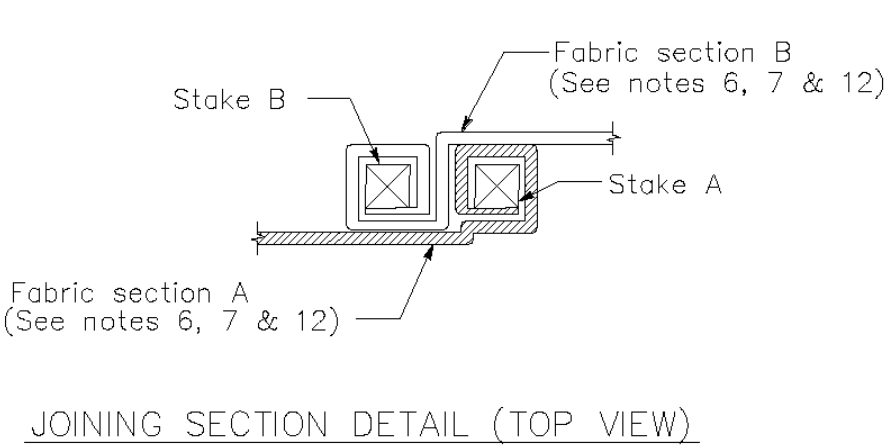
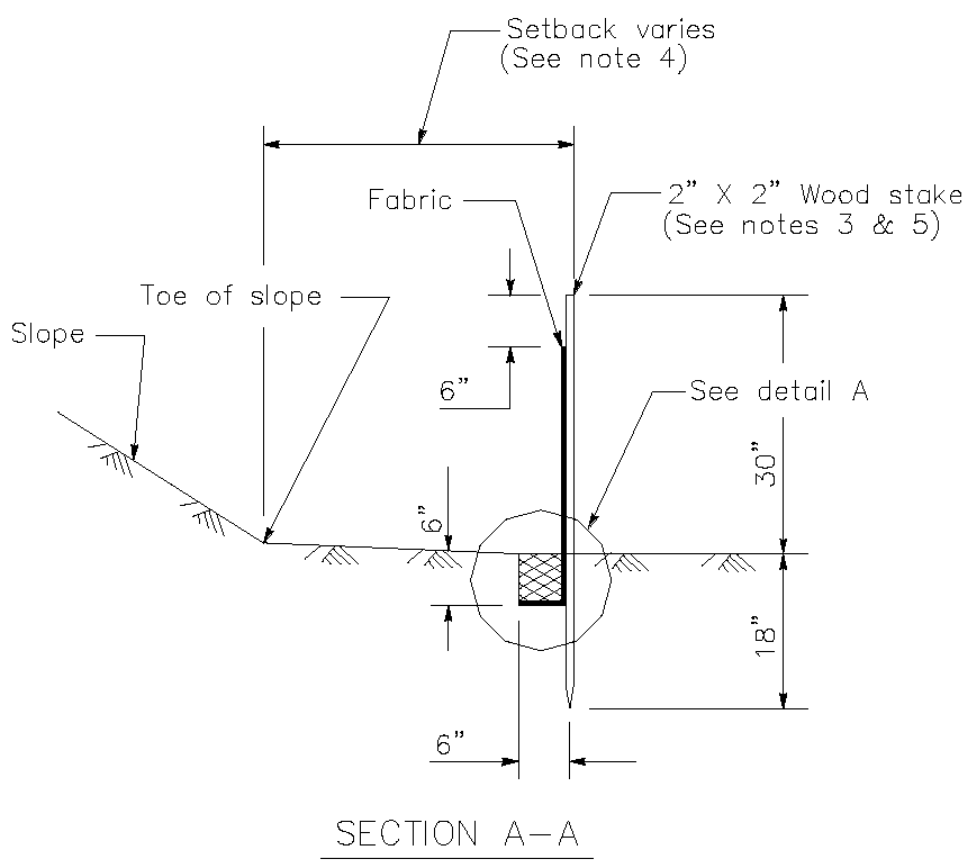
DAVENPORT RESIDENCE
REAR YARD IMPROVEMENT
GRADING PLAN

PERMIT AND APPLICATION NUMBERS

SHEET
2
OF
3

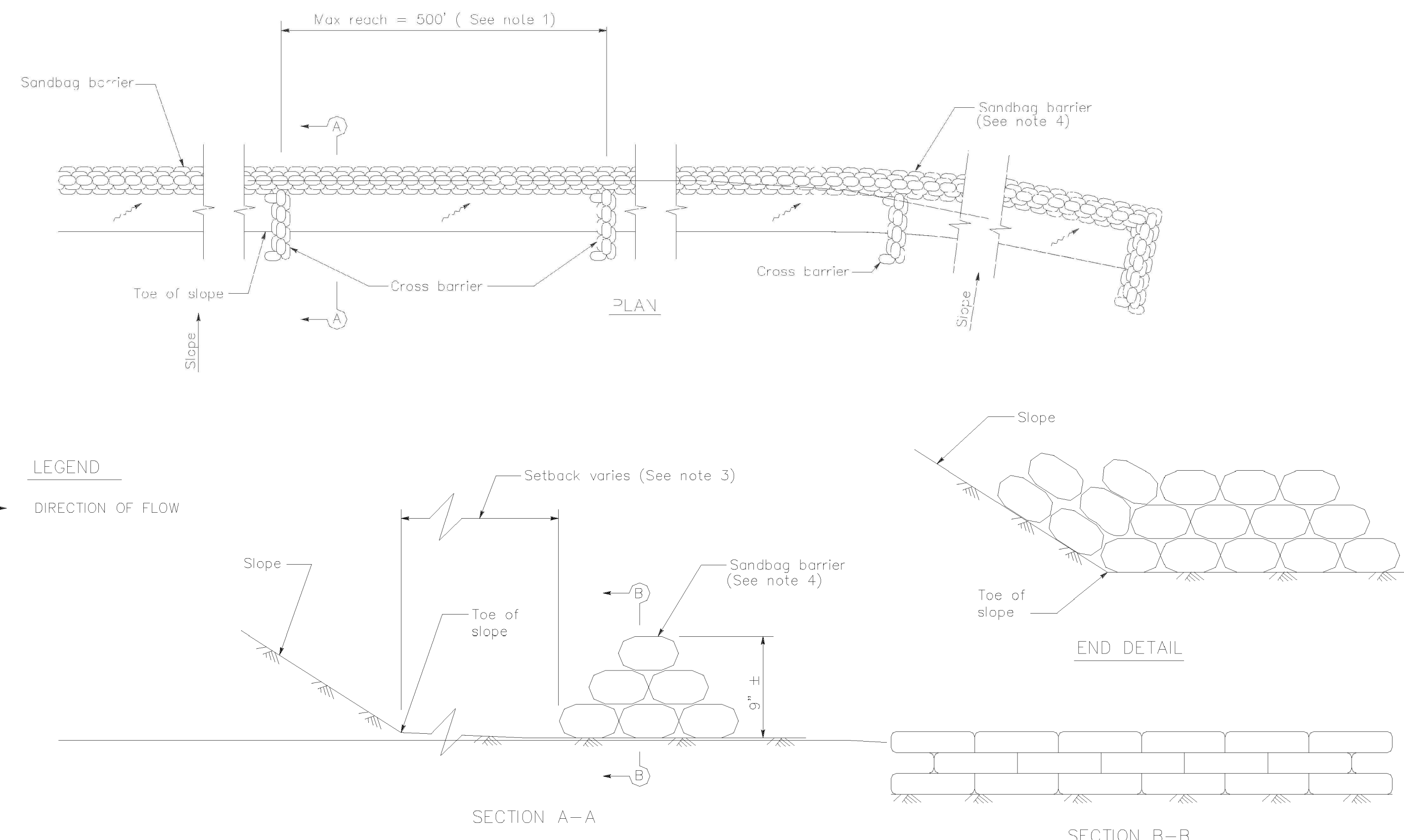
NOTES

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/2 THE HEIGHTS OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE SANDBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIELD CONDITION.
4. SANDBAG BARRIER SHALL BE A MINIMUM OF 3 BAGS HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MINIMUM OF 1/2 AND A MAXIMUM OF 1/3 THE HEIGHT OF THE LINEAR BARRIER.
7. SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.
8. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/2 AND A MAXIMUM OF 1/3 THE HEIGHT OF THE LINEAR BARRIER.
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE.
12. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.
13. SANDBAG ROWS AND LAYERS SHALL BE PLACED AT OFFSET TO ELIMINATE GAPS.
14. ADD 3-4 BAGS TO CROSS BARRIER ON DOWNGRADIENT SIDE OF SILT FENCE AS NEEDED TO PREVENT BYPASS OR UNDERMINING AND AS ALLOWABLE BASED ON SITE LIMITS OF DISTURBANCE.



3 SILT FENCE DETAIL - SE-1

NOT TO SCALE



2 SANDBAG BARRIER - SE-8

NOT TO SCALE

CONSTRUCTION NOTE

QUANTITY

- | CONSTRUCTION NOTE | QUANTITY |
|---|----------|
| 1. INSTALL TEMPORARY SILT FENCE (SE-1) IAW CASQA HANDBOOK, SEE DETAIL 3. | 81 LF |
| 2. INSTALL TEMPORARY SANDBAG BARRIER (SE-8) IAW CASQA HANDBOOK, SEE DETAIL 2. | 163 LF |
| 3. INSTALL TEMPORARY STORM DRAIN INLET PROTECTION (SE-10) IAW CASQA HANDBOOK. | 1 |

GENERAL NOTE

IN CASE OF EMERGENCY, CALL DAVE HANSEN AT: (949) 888-6513 EXT. 108 DURING BUSINESS HOURS, AND (949) 433-8850 ALL OTHER TIMES.

THE FOLLOWING BMP'S FROM THE "2023 CONSTRUCTION BMP HANDBOOK/PORTAL" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURE MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

- EROSION CONTROL
- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- WIND EROSION CONTROL
- WE1 - WIND EROSION CONTROL
- NON-STORMWATER MANAGEMENT
- NS7 - POTABLE WATER/IRRIGATION
- BUILDING GROUNDS MANAGEMENT
- PARKING/STORAGE AREA MAINTENANCE
- GENERAL STORMWATER MANAGEMENT
- SC60 - HOUSEKEEPING PRACTICES
- MUNICIPAL FIELD PROGRAM BMPs
- SC70 - ROAD AND STREET MAINTENANCE
- SC71 - LANDSCAPE MAINTENANCE
- SC74 - DRAINAGE SYSTEM MAINTENANCE
- TEMPORARY SEDIMENT CONTROL
- SE1 - SILT FENCE
- SE6 - GRAVEL BAG
- SE8 - SANDBAG BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT

LEGEND

- PROPOSED GRADING DAYLIGHT / PROJECT PERMIT LIMITS
- EXISTING GRADE
- PROPOSED SILT FENCE
- PROPOSED SANDBAGS



1 EROSION CONTROL PLAN

SCALE: 1" = 50'

PERMIT AND APPLICATION NUMBERS

BUILDING PERMIT NUMBER: RW25-0209
PRECISE GRADING PERMIT: GR026-0035
PLANNING APPLICATION: PA26-0034
RETAINING WALL PERMIT: RWP26-0205 (RETAINING WALL TO BE CONSTRUCTED UNDER THIS RETAINING WALL PERMIT)



REVISIONS			
NO.	DATE	DESCRIPTION	APP'D DATE
1	8/4/2026	ADDED EROSION CONTROL PLAN, SHEET 3	



PREPARED BY:
GMU
ENGINEERS & GEOLOGISTS
30336 Esperanza
Rancho Santa Margarita,
California, 92688
Phone (949) 888 6513
Fax (949) 888 1300
Web: www.gmugeo.com
DAVID W. HANSEN
DECEMBER 11, 2025
DATE

APPROVED BY:

DAVENPORT RESIDENCE
20221 TRABUCO OAKS DRIVE
TRABUCO CANYON, CA 92679
DAVENPORT RESIDENCE
REAR YARD IMPROVEMENTS
EROSION CONTROL PLAN

SHEET
3
OF
3