

CITY OF ANAHEIM

(DEMOLITION/ROUGH GRADING/PRECISE GRADING) PLANS FOR

(PROJECT ADDRESS)
(PROJECT ADDRESS)

GENERAL NOTES FOR FLATLAND GRADING PLANS: WATER NOTES:

- ALL WORK SHALL CONFORM TO TITLE 17 OF THE ANAHEIM MUNICIPAL CODE, THE STATE CONSTRUCTION SAFETY ORDERS, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.
- NO GRADING SHALL COMMENCE WITHOUT FIRST OBTAINING A GRADING PERMIT AND NOTIFYING FIELD ENGINEERING AT (714) 765-5126 48 HOURS IN ADVANCE FOR GRADING INSPECTION.
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF ANAHEIM STANDARD DETAILS, UNLESS OTHERWISE NOTED ON PLAN.
- THIS PLAN IS APPROVED FOR CONFORMANCE WITH THE PUBLIC WORKS DEPARTMENTS REQUIREMENTS FOR THE GRADING ORDINANCE ONLY. APPROVAL OF ALL WALLS AND SOUND ATTENUATION DEVICES SHOWN HEREON SHALL BE OBTAINED FROM THE PLANNING DEPARTMENT.
- THIS PLAN HAS BEEN EXAMINED AND IS APPROVED ONLY AS TO CONFORMANCE TO TITLE 17 OF THE ANAHEIM MUNICIPAL CODE AND IS NOT APPROVED FOR HORIZONTAL OR VERTICAL ALIGNMENT OF STREET OR UTILITY GRADES. REVISIONS TO THIS GRADING PLAN MAY BE REQUIRED PRIOR TO APPROVAL OF THE FINAL SUBDIVISION MAP OR IMPROVEMENT PLANS IN ORDER TO CONFORM TO CITY STANDARDS AND POLICIES. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF MODIFICATIONS DUE TO FINAL UTILITY OR STREET LOCATIONS.
- BEFORE THE FORMS HAVE BEEN SET AND 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE FOR SIDEWALK OR DRIVE APPROACH CONSTRUCTION, THE CONTRACTOR SHALL ADJUST ALL NECESSARY UTILITIES WITHIN THE PARKWAY TO GRADE AND OBTAIN APPROVAL FROM FIELD ENGINEERING, (714) 765-5126.
- NO CUTS OR REMOVALS PERMITTED UNTIL THE FIELD ENGINEER MARKS DRIVEWAY LOCATION (S). CONTACT FIELD ENGINEER, AT (714) 765-5126, 24 HOURS PRIOR TO COMMENCING WORK WITHIN THE RIGHT-OF-WAY.
- ANY EXISTING IRRIGATION LINES FOUND DURING CONSTRUCTION TO BE LOCATED WITHIN THE FUTURE RIGHT-OF-WAY ARE TO BE MAINTAINED IN SERVICE AND ENCASED IN A STEEL SLEEVE OR REPLACED WITH CASTIRON PIPE.
- THE FOLLOWING APPLIES ONLY TO COMMERCIAL/INDUSTRIAL OPERATIONS DISTURBING LAND AREAS OF ONE TO FIVE ACRES.
 - 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, SEALANT, 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 SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.

DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN SPECIFIED AND CONTROLLED TEMPORARY AREAS ON-SITE, PHYSICAL SEPARATED FROM POTENTIAL STORM WATER RUN-OFF, 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 PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- PRIVATE STREETS SHALL BE MONUMENTED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR IN THE SAME MANNER AS WOULD BE REQUIRED FOR THE MONUMENTATION OF A PUBLIC STREET.
- ANY VIOLATIONS WILL RESULT IN STOPPING OF ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALTER AT 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO (FINAL MAP, LOT LINE ADJUSTMENT, CERTIFICATE OF COMPLIANCE) RECORDATION.
- CITY OF ANAHEIM MONUMENT PRESERVATION NOTE
PRIOR TO CONSTRUCTION, ALL SURVEY MONUMENTS THAT MAY BE DISTURBED SHALL BE TIED OUT AND A CORNER RECORD OF EACH MONUMENT SHALL BE SUBMITTED TO THE CITY SURVEYOR FOR APPROVAL, PRIOR TO BEING FILED WITH THE COUNTY SURVEYOR. FOLLOWING CONSTRUCTION ALL SURVEY MONUMENTS THAT WERE DISTURBED SHALL BE RESET IN THEIR ORIGINAL POSITIONS AND A CORNER RECORD OF EACH MONUMENT SHALL BE SUBMITTED TO THE CITY SURVEYOR FOR APPROVAL. PRIOR TO BEING FILED WITH THE COUNTY SURVEYOR PURSUANT TO THE PROFESSIONAL LAND SURVEYORS ACT SECTION 8771 (d)
- ALL REQUIREMENTS OF THE SOIL ENGINEER REPORT (S) DATED _____ BY _____ (AND THE GEOLOGICAL REPORT (S) DATED _____ BY _____) AND ALL SUBSEQUENT REPORTS, ADDENDA, RECOMMENDATIONS, ETC. SHALL BE CONSIDERED PART OF THIS PLAN AND SHALL BE COMPLIED WITH, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, ANY REVISIONS TO THE PAD MUST BE MADE ON THE ORIGINAL GRADING PLAN AND A LETTER OF "AS-GRADED" PAD CERTIFICATION MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER.
- BEFORE THIS GRADING PLAN IS "AS-GRADED," THE SOIL ENGINEER SHALL ATTEST IN THE "AS-GRADED" SOIL REPORT THAT HE HAS APPROVED THE DESIGN OF ALL CRIBWALLS, THAT HE HAS FIELD INSPECTED THE CONSTRUCTION OF THE CRIBWALLS AND HE SHALL CERTIFY THAT THE OVERALL SLOPE IS STABLE WITH _____ THE CRIBWALL(S) IN PLACE.
- PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY, AN "AS-GRADED" CERTIFICATION MUST BE MADE ON THE ORIGINAL GRADING PLAN AND SUBMITTED WITH FINAL SOIL REPORTS, INCLUDING SOIL FERTILITY REPORTS, TO BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS/AND CITY ENGINEER.

- ALL EXISTING PUBLIC WATER FACILITIES SHALL BE PROTECTED IN PLACE. THE CONTRACTOR PERFORMING THIS WORK SHALL BE RESPONSIBLE FOR ALL COSTS AS A RESULT OF ANY DAMAGE OR REPAIRS TO EXISTING WATER FACILITIES.
- IN CASE OF EMERGENCY, THE CONTRACTOR SHALL IMMEDIATELY CONTACT WATER FIELD/OPERATIONS AT (714) 765-4560 AND WATER ENGINEERING AT (714) 765-5196.
- SMALL WATER SERVICE LATERALS (i.e. 2" AND SMALLER) ARE TYPICALLY NOT SHOWN ON PLANS, BUT MUST BE PROTECTED IN PLACE. THE NORMAL DEPTH OF COVER FOR WATER SERVICE LATERALS IS 30".
- ALL PUBLIC WATER SYSTEM APPURTENANCES INCLUDING METERS, SERVICE LATERALS, FIRE LINES, HYDRANTS, AND WATER MAINS SHOWN ON THIS PLAN SET ARE FOR CONCEPTUAL PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY ANAHEIM PUBLIC UTILITIES DEPARTMENT FOR INSTALLATION, CONSTRUCTION, RELOCATION, OR ABANDONMENT.
- THE OWNER, DEVELOPER, OR CONTRACTOR RESPONSIBLE FOR THE PROJECT SHALL PREPARE A SEPARATE PLAN SET FOR PUBLIC WATER SYSTEM IMPROVEMENTS OR COMPLETE A METER APPLICATION FOR ALL NEW, ABANDONED OR MODIFIED DOMESTIC WATER SERVICES, IRRIGATION SERVICES, OR FIRE LINE SERVICES AND SUBMIT THEM TO THE ANAHEIM PUBLIC UTILITIES DEPARTMENT, WATER ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO THE START OF DEMOLITION OR GRADING WORK.
- WATER ENGINEERING WILL NOT APPROVE ANY PROPOSED DOMESTIC, IRRIGATION, OR FIRE LINE SERVICE INSTALLATIONS UNTIL THE OWNER, DEVELOPER, OR CONTRACTOR COMPLETES A WATER SERVICE METER APPLICATION AND PAYS ALL APPLICABLE DEVELOPMENT RELATED FEES. CONTACT CARLOS BUSTOS AT (714) 765-4231 TO PROCESS THE METER APPLICATION. UNLESS OTHERWISE APPROVED, THE FOLLOWING CLEARANCES SHALL BE MAINTAINED BETWEEN EXISTING WATER FACILITIES AND ANY OTHER PROPOSED IMPROVEMENTS:
 - A MINIMUM SEPARATION OF 12-INCHES FOR VERTICAL CROSSINGS.
 - A MINIMUM SEPARATION OF 5- FEET FOR HORIZONTAL/PARALLEL INSTALLATIONS, EXCEPT FOR SANITARY SEWERS WHICH REQUIRE A MINIMUM HORIZONTAL SEPARATION OF 10- FEET.
 - A MINIMUM OF 2- FEET AROUND ANY ABOVE-GROUND WATER FACILITY/APPURTENANCE.
- ALL UNUSED WATER FACILITIES SHALL BE ABANDONED AT THE MAIN AS DIRECTED BY THE ENGINEER. PRIOR TO ANY ABANDONMENT OF SERVICES, THE CONTRACTOR SHALL ENSURE SERVICE LINE IS CLOSE AND RESTRAINED TO THE MAINS. THE SERVICE LINE SHALL BE CUT AND CAPPED AT THE SERVICE LINE VALVE. METER SHALL BE REMOVED AND RETURNED TO THE WATER SERVICE INSPECTOR. METER BOX FOR ABANDONED SERVICES SHALL BE REMOVED AND THE SURFACE IMPROVEMENTS SHALL BE RESTORED AS DIRECTED BY THE WATER SERVICES INSPECTOR.
- A SEPARATE CONSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY CONTACT THE ENGINEERING REPRESENTATIVE OF THE PUBLIC WORKS DEPARTMENT FRONT COUNTER OR CALL (714) 765-4431 TO OBTAIN INFORMATION.
- A PLUMBING PERMIT IS REQUIRED FROM ANAHEIM BUILDING DIVISION FOR ANY NEW, ALTERED OR PREPARED PLUMBING SYSTEM ON PRIVATE PROPERTY. THE BUILDING DIVISION IS LOCATED ON THE FIRST FLOOR OF CITY HALL EAST, 200 S. ANAHEIM BLVD. OR CALL (714) 765-5743 EXT. 0.
- CONTRACTOR SHALL CONTACT CITY OF ANAHEIM WATER INSPECTION AT (714) 765-4591 PRIOR TO BEGINNING WORK. ALL EXCAVATION AROUND EXISTING PUBLIC WATER FACILITIES SHALL BE OBSERVED BY CITY WATER INSPECTOR.
- ALL ONSITE WATER LINES (DOMESTIC, FIRE AND IRRIGATION) SHALL BE PRIVATELY OWNED AND MAINTAINED BEGINNING AT THE CUSTOMER SIDE OF EACH METER AND ONTO THE PRIVATE PROPERTY.
- ANY STRUCTURAL INFILTRATION BMP'S SHALL MEET THE FOLLOWING MINIMUM SEPARATION REQUIREMENTS:
 - THE INFILTRATION SYSTEMS MUST BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATER SUPPLY WELLS.
 - THE VERTICAL DISTANCE FROM THE BOTTOM OF THE INFILTRATION SYSTEM TO THE SEASONAL HIGH GROUNDWATER LEVEL MUST BE AT LEAST 10 FEET.

ELECTRICAL NOTE:

- PROTECT ALL EXISTING UNDERGROUND STRUCTURES IN PLACE AND MAINTAIN PROPER WORKING CLEARANCE PER G0128. IT IS THE DEVELOPER'S RESPONSIBILITY TO ASCERTAIN ALL EXISTING UNDERGROUND ELECTRICAL FACILITIES INCLUDING STREET LIGHTS AND PROTECT IN-PLACE OR RELOCATE PER APU ELECTRICAL ENGINEERING CONSTRUCTION STANDARDS AT THE DEVELOPER'S EXPENSE. IF RELOCATION OR REMOVAL OF EXISTING FACILITIES IS REQUIRED, THE DEVELOPER MUST CONTACT ELECTRICAL ENGINEERING (714) 765-4211 FOR ASSISTANCE.

EROSION CONTROL GENERAL NOTES

- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASONS (OCTOBER 15 TO APRIL 15). NECESSARY MATERIAL SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO INSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES. IN CASE OF AN EMERGENCY, CONTACT: _____ AT (____) _____, 24 HOURS A DAY.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY ONLY BE REMOVED WHEN APPROVED BY THE CITY ENGINEER IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- GRADED AREAS ADJACENT TO SLOPES MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY WHEN THERE IS A FORECAST OF RAIN.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM BEHIND ALL SANDBAGS AND PROPERLY DISPOSED OF WITHIN 24 HOURS AFTER EACH RAINSTORM.
- DESILTING BASINS SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. SILT AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THE STORAGE CAPACITY IS MET.
- 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 BETWEEN OCTOBER 15 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- THE UNDERSIGNED CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE RAINSTORMS WHEN THERE IS A 5-DAY FORECAST OF RAIN.

(SHOW PROJECT SITE AND IMMEDIATE ADJACENT PROPERTIES)

LOCATION MAP

NTS

ABBREVIATIONS

ASPH ASPHALT CONCRETE
BLDG BUILDING
BW BACK OF WALK

LEGEND

_____ CENTER LINE
_____ PROPERTY LINE

RAW EARTHWORK ESTIMATE

CUT (CY): _____ OVEREXC. CUT (CY): _____
FILL (CY): _____ OVEREXC. FILL (CY): _____

MAX DEPTH CUT (FT): _____
MAX DEPTH FILL (FT): _____

NET (CY): (EXPORT/IMPORT) TOTAL AREA (AC): _____
NET SOIL DISTURBED (AC): _____

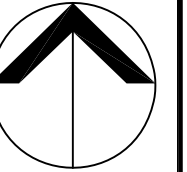
IMPERVIOUS AREA

EXISTING: XXX,XXX SQ FT
PROPOSED: XXX,XXX SQ FT

SHEET INDEX

TITLE SHEET	1
CONSTRUCTION NOTES & QUANTITIES	2
XXXXXX	XX
WQMP BMP EXHIBIT	XX
EROSION CONTROL PLAN	XX

(SHOW PROJECT SITE IN PROXIMITY TO MAJOR HIGHWAYS OR OTHER MAJOR CITY MONUMENTS)



VICINITY MAP

NTS

UTILITY PROVIDERS

WATER SERVICE PROVIDED BY:	(AGENCY NAME) (ADDRESS) (ADDRESS) (TELEPHONE) (CONTACT NAME)
SEWER SERVICE PROVIDED BY:	(AGENCY NAME) (ADDRESS) (ADDRESS) (TELEPHONE) (CONTACT NAME)
GAS SERVICE PROVIDED BY:	(AGENCY NAME) (ADDRESS) (ADDRESS) (TELEPHONE) (CONTACT NAME)
ELECTRICAL SERVICE PROVIDED BY:	(AGENCY NAME) (ADDRESS) (ADDRESS) (TELEPHONE) (CONTACT NAME)
TELEPHONE SERVICE PROVIDED BY:	(AGENCY NAME) (ADDRESS) (ADDRESS) (TELEPHONE) (CONTACT NAME)
CABLE SERVICE PROVIDED BY:	(AGENCY NAME) (ADDRESS) (ADDRESS) (TELEPHONE) (CONTACT NAME)

LEGAL DESCRIPTION

IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA,

APN: XXX-XXX-XX

PROJECT SCOPE

(DESCRIPTION)

WDID NO. X XXXXXXXX



REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

BENCH MARK:

(USE CITY OF ANAHEIM BENCHMARK)

LOCATION:

ELEVATION: XXX.XX (NAV88)

OWNER OR DEVELOPER:

SOILS ENGINEER:

PREPARED BY:

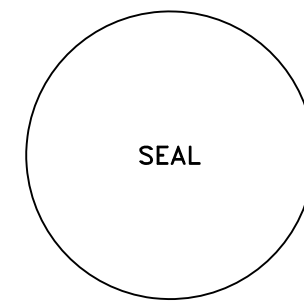
I HEREBY CERTIFY THAT:

- THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION;
- THE GRADING SHOWN HEREON WILL NOT DIVERT DRAINAGE FROM ITS NATURAL DOWNSTREAM COURSE OR OBSTRUCT THE DRAINAGE OF ADJACENT PROPERTIES;

ENGINEER _____ (SIGNATURE) _____ (DATE)
_____ (PRINTED NAME) _____ EXP. DATE _____

CERTIFICATION

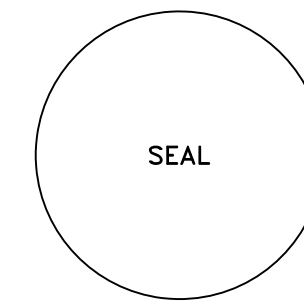
I HEREBY CERTIFY THAT THE GRADING HAS BEEN COMPLETED IN ACCORDANCE WITH THIS APPROVED GRADING PLAN



SIGNATURE _____ DATE _____
NAME _____ RCE NO. _____

GEOTECHNICAL REVIEW

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF THE SOILS ENGINEERING/GEOLOGIC REPORT DATED _____.



SIGNATURE _____ DATE _____

APPROVED:

BUILDING OFFICIAL _____ DATE _____

RECOMMEND APPROVAL:

MIKE ESKANDER-DEVELOPMENT SERVICES MANAGER _____ DATE _____

APPROVED:

PLANNING SERVICES DIVISION MANAGER _____ DATE _____

APPROVED FOR GRADING ONLY:

CARLOS CASTELLANOS - CITY ENGINEER _____ DATE _____

FOR CITY USE ONLY

(GRADING) PLANS

SITE ADDRESS:

GRA
20XX-XXXXX

SHEET _____ OF _____

SCALE:

DRAWN BY:

CHECKED BY:

CITY OF ANAHEIM

D-XXX