GENERAL NOTES:

1. All grading and construction shall conform to Appendix Chapter 33 and Chapter 71 (Latest Edition) of the County of Los Angeles Building Code unless specifically noted on these plans.
2. Any modifications of or changes to approved grading plans must be approved by the Building Official.
3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.
4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Code and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.
5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays.(More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)
6. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.
7. The location and protection of all utilities is the responsibility of the Permittee.
8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.
9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.
14. If grading authorized by this plan is to extend through the rainy season, November 1 Through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October per Section 3319.3 of the County of Los Angeles Building Code.
15. Transfer of Responsibility: If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the building official in writing of such change prior to the recommencement of such grading.

INSPECTION NOTES

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section 3317 of the Building Code.)

(a) Initial. When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.

(b) Rough. When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.

(c) Final. When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.

17. In addition to the inspection required of the Building Official for regular grading, reports and statements shall be submitted to the Building Official in accordance with Sections 3317 and 3318 of the County of Los Angeles Building Code.
18. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval. per Section 3317.6 of the County of Los Angeles Building Code.
19. The grading contractor shall submit the statement to the grading inspector as required by Section 3318.1 of the County of Los Angeles Building Code at the completion of rough grading.
20. Final grading must be approved by the Building Official.

GENERAL GEOTECHNICAL NOTES

29. All work must be in compliance with the recommendation included in the approved grading plans and specifications.
30. Grading operations must be conducted under periodic inspections by the City Inspector.

FILL NOTES

35. All fill shall be compacted to the following minimum relative compaction criteria:
    a. 90 percent of maximum dry density within 40 feet below finish grade.
    b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
    The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable: Where not applicable, a test acceptable to the Building Official shall be used. (Section 3313.4 of the County of Los Angeles Building Code.)
36. Field density shall be determined by a method acceptable to the Building Official. (Section 3313.4 of the County of Los Angeles Building Code.) However, not less than 10 distributed, and shall be obtained by the Sand Cone Method.
37. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
    a. One test for each two-foot vertical lift.
    b. One test for each 1,000 cubic yards of material placed.
    c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
    d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
38. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:
    a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
    b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
    c. Fill soils shall be free of deleterious materials.
39. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a "Standard Test Method for moisture, ash, organic matter, peat or other organic soils" ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.
40. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As Built" grading plan.
41. Continuous inspection by the Soil Engineer, or a CITY responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section 3313.7 of the County of Los Angeles Building Code)
42. Continuous inspection by the Soil Engineer, or a CITY responsible representative, shall be provided during all subdrain installation. (Section 3313.2 of the County of Los Angeles Building Code)
43. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As Built" grading plan.

NOTE:

All work shall be CBC, CMC, CPC, CEC, ASTM D1557, ASTM D1556, city ordinance, the California energy standards and the standard specifications for public works construction 2009 edition including all supplements published by Building News, Inc. 1612 South Clemente Street, Anaheim, CA 92802.

44. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section 3313.4 of the County of Los Angeles Building Code.)

PLANTING AND IRRIGATION NOTES:

45. Planting and irrigation on graded slopes must comply with the following minimum guidelines:
    a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official. (Section 3316.3 of the County of Los Angeles Building Code)

    Note: Planting need not be provided for cut slopes rocky in character and not subject to damage by erosion and any slopes protected against erosion damage by other methods when such methods have been specifically recommended by a soil engineer, engineering geologist, or equivalent authority and found to offer erosion protection equal to that provided by the planting specified above.

    b. Slopes required to be planted by Section 3316.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. (Section 3316.4 of the County of Los Angeles Building Code)

    c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code.
46. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established. (Section 3316.7 of the County of Los Angeles Building Code)

GENERAL INFORMATION

Grading Plan Check No. GR0
Grading Permit No. GR_____*
Earthwork Volumes Cut =0(cy), Fill = 890(cy)
Over Excavation/ Alluvial Removal & Compaction = (cy)...*
Import =890(cy), Export Location:_____*
Total Disturbed Area 0.51 (Acrea)*
Pre-Development Impervious area_____0.21_____(Acres)
Post- Development Impervious area_____0.20___(Acres)
(Property Information)

ROBERT E. RYANT
Property Address_____COMMUNITY PARK_____(If exist*)
* Tract/ Parcel Map No. X.L.A.C.A. MAP NO. 51 / TRACT NO. 32673
* Property Owner__CITY OF RANCHO PALOS VERDES
* Assessors ID Number:7588-022-900-018-901

(Zoning and Regional Planning Information)

Property Zoning: XRPPS2000 *
* Intended Land Use:_____SFR_____*
(For proposed graded areas- i.e.,Single Family Residence)
* Certificate of Compliance: CC NO.__N/A_____
* Plot Plan Number: PP NO._____N/A_____
* Conditional Use Permit: CUP NO.____N/A_____ Expiration Date:_____
* Oak Tree Permit Number: OTP NO._N/A_____ Expiration Date:_____
* Community Standards District:_____N/A_____
California Coastal Commision Area:____N/A_____Yes____No Approved volume_____(cy)
* Coastal Development Permit CDP____APPLICATION Expiration Date:__N/A____
Note: Those Items which are marked * is required on all grading plans.

ATTACHMENT A NOTES

1. Every effort should be made to eliminate the discharge of none storm water from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheetflow, swales, ared drains, naturdl drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into drainage systems.
5. Excess or waste concrete may not be washed into public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sidements from being deposited into the public way. Accidental depositions must be swept up immediately and may not washed down by rain or other means. Contractor must install "RUMBLE PLATE" at the entrance to the construction site to prevent MUD/DEBris tracked.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Print Name _____
(Owner or authorized agent of the Owner)

Signature _____ Date _____
(Owner or authorized agent of the Owner)

ATTACHMENT B NOTES

The following BMPs as outlined in, but not limited to, the Best Management Practice Handbook, California Stormwater Quality Task Force, Sacramento, California 1993, or the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by County Inspectors):

EROSION CONTROL

EC1- SCHEDULING
EC2- PRESERVATION OF EXISTING VEGETATION
EC3- HYDRAULIC MULCH
EC4- HYDROSEEDING
EC5- SOIL BINDERS
EC6- STRAW MULCH
EC7- GEOTEXTILES & MATS
EC8- WOOD MULCHING
EC9- EARTH DIKES AND DRAINAGE SWALES
EC10- VELOCITY DISSIPATION DEVICES
EC11- SLOPE DRAINS
EC12- STREAMBANK STABILIZATION
EC13- POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1- SILT FENCE
SE2- SEDIMENT BASIN
SE3- SEDIMENT TRAP
SE4- CHECK DAM
SE5- FIBER ROLLS
SE6- GRAVEL BAG BERM
SE7- STREET SWEEPING AND VACUUMING
SE8- SANDBAG BARRIER
SE9- STRAW BALE BARRIER
SE10- STORM DDRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1- WIND EROSIOIN CONTROL

EQUIPMENT TRACKING CONTROL

TC1- STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2- STABILIZED CONSTRUCTION ROADWAY
TC3- ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1- WATER CONSERVATION PRACTICES
NS2- DEWATERING OPERATIONS
NS3- PAVING AND GRINDING OPERATIONS
NS4- TEMPORARY STREAM CROSSING
NS5- CLEAR WATER DIVERSION
NS6- ILLICIT CONNECTION/DISCHARGE
NS7- POTABLE WATER/IRRIGATION
NS8- VEHICLE AND EQUIPMENT CLEANING
NS9- VEHICLE AND EQUIPMENT FUELING
NS10- VEHICLE AND EQUIPMENT MAINTENANCE
NS11- PILE DRIVING OPERATIONS
NS12- CONCRETE CURING
NS13- CONCRETE FINISHING
NS14- MATERIAL AND EQUIPMENT USE
NS15- DEMOLITION ADJACENT TO WATER
NS16- TEMPORARY BATCH PLANTS

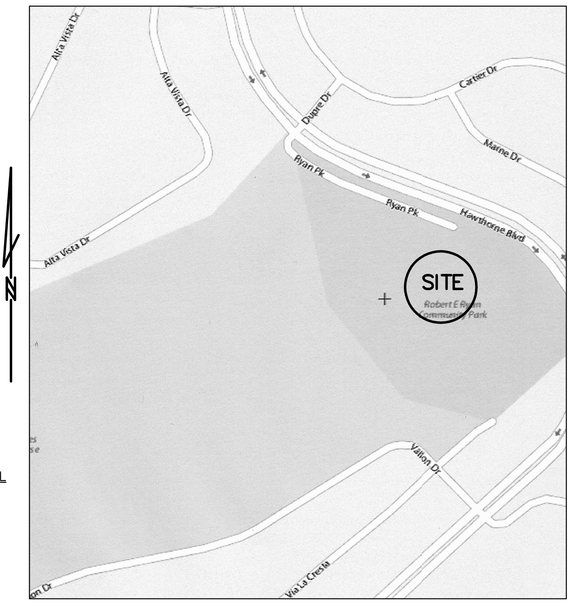
WATE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1- MATERIAL DELIVERY AND STORAGE
WM2- MATERIAL USE
WM3- STOCKPILE MANAGEMENT
WM4- SPILL PREVENTION AND CONTROL
WM5- SOLID WASTE MANAGEMENT
WM6- HAZARDOUS WASTE MANAGEMENT
WM7- CONTAMINATION SOIL MANAGEMENT
WM8- CONCRETE WASTE MANAGEMENT
WM9- SANITARY/SEPTIC WASTE MANAGEMENT
WM10- LIQUID WASTE MANAGEMENT

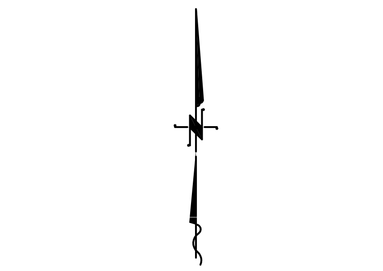
DISCLAIMER:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES SHOWN HEREON. HE SHOULD DETERMINE THE QUANTITIES BASED ON THE GRADING PLAN, SOILS REPORT AND THE ACTUAL SITE CONDITION.

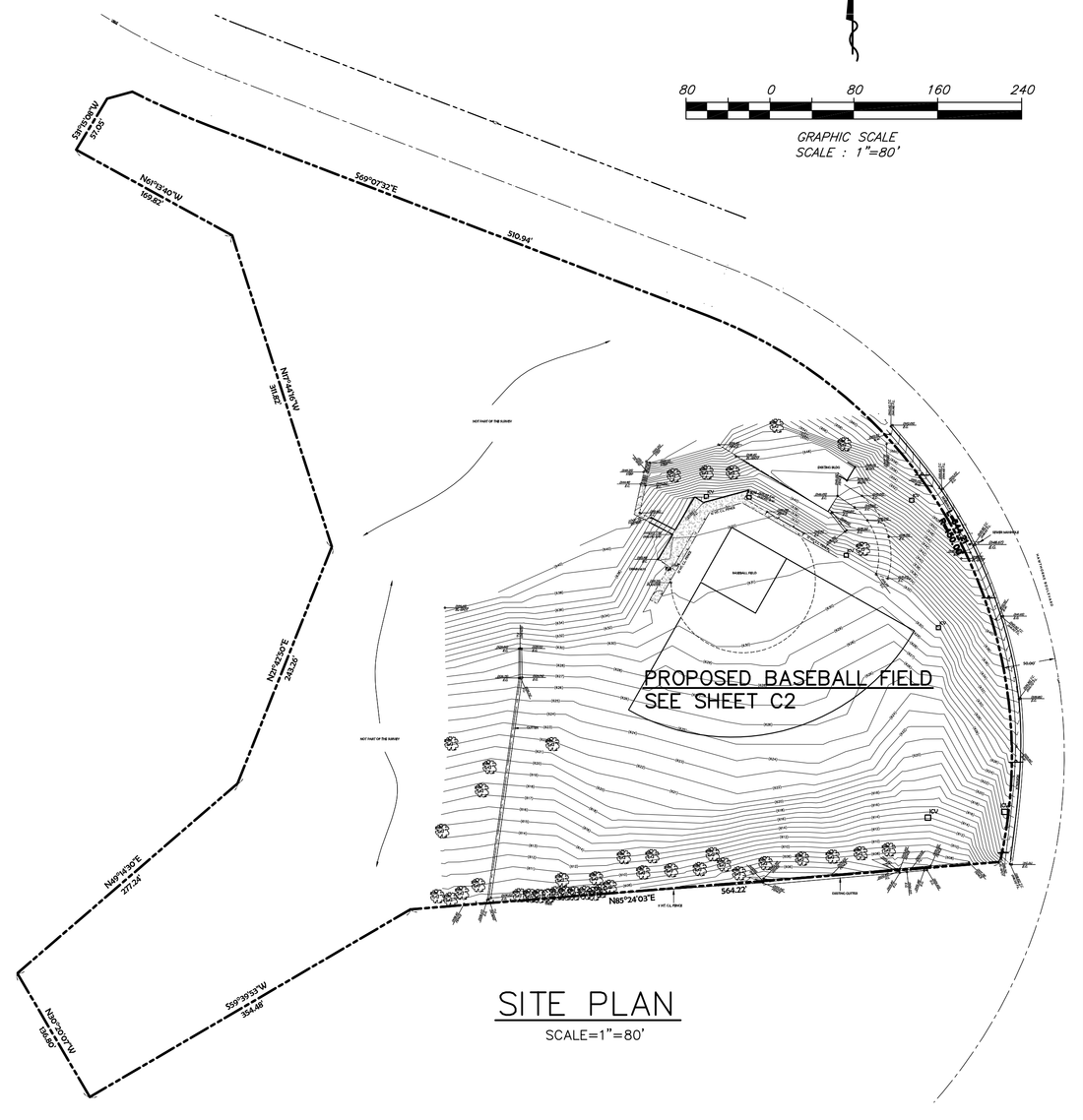
EARTHWORK QUANTITY

CUT = 0 C.Y
FILL = 890 C.Y.
IMPORT = 890 C.Y



VICINITY MAP
NO SCALE





SITE PLAN
SCALE=1"=80'

CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2160 FARNELL WAY, ALTADENA, CALIFORNIA 91001
TEL (626) 798-2828 FAX(626) 798-6644
E-MAIL calcivic@earthlink.net

REGISTERED PROFESSIONAL ENGINEER
IVAN W. K. CHU
No. C44672
EXP. 03/31/12
CIVIL
STATE OF CALIFORNIA

DIGALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert
of Southern California

REVIEW BY STAFF	BY	DATE
TRAFFIC		
WATER		
SEWER		
PLANNING		

APPROVED BY
_____
RAY HOLLAND
DIRECTOR OF PUBLIC WORKS
CITY OF RANCHO PALOS VERDES
DATE _____

Withers Sandgren Landscape Architecture
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SHEET TITLE
GENERAL NOTES AND DETAILS
ROBERT E. RYAN PARK
FIELD IMPROVEMENTS
HAWTHORNE BLVD.
RANCHO PALOS VERDES, CA

PROJECT TITLE
ROBERT E. RYAN PARK
FIELD IMPROVEMENTS
HAWTHORNE BLVD.
RANCHO PALOS VERDES, CA

DATE
REVISIONS 1. 2. 3. 4. 5. 6. 7. 8.

DRAWN BY:	DH/PBN
CHECKED BY:	LW
PROJECT NO.	0808
DATE:	12/17/2010

LICENSED LANDSCAPE ARCHITECT
JERRY M. WITHERS 2539
Signature
8/31/2011
Renewal Date
12/17/2010
Date
STATE OF CALIFORNIA