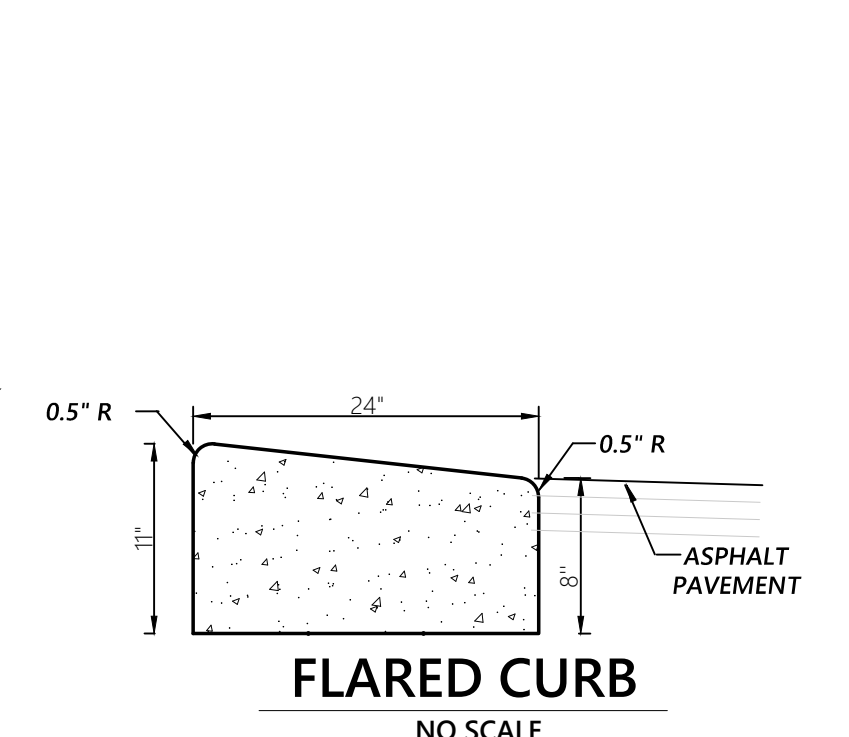
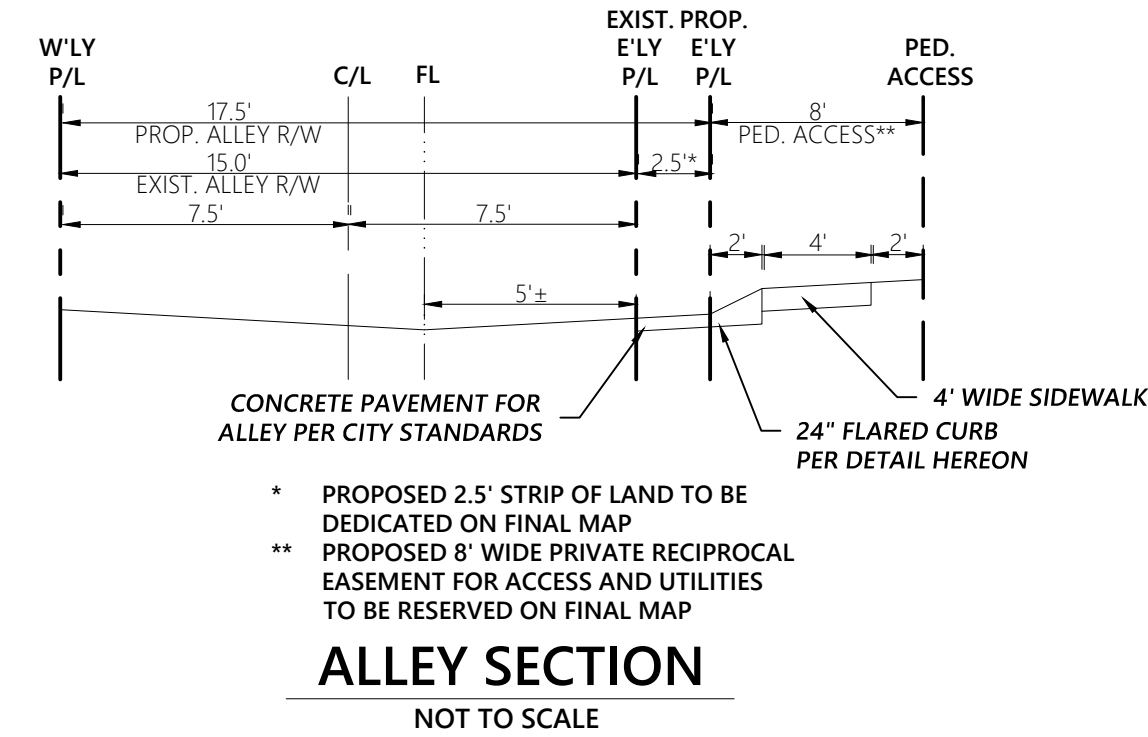
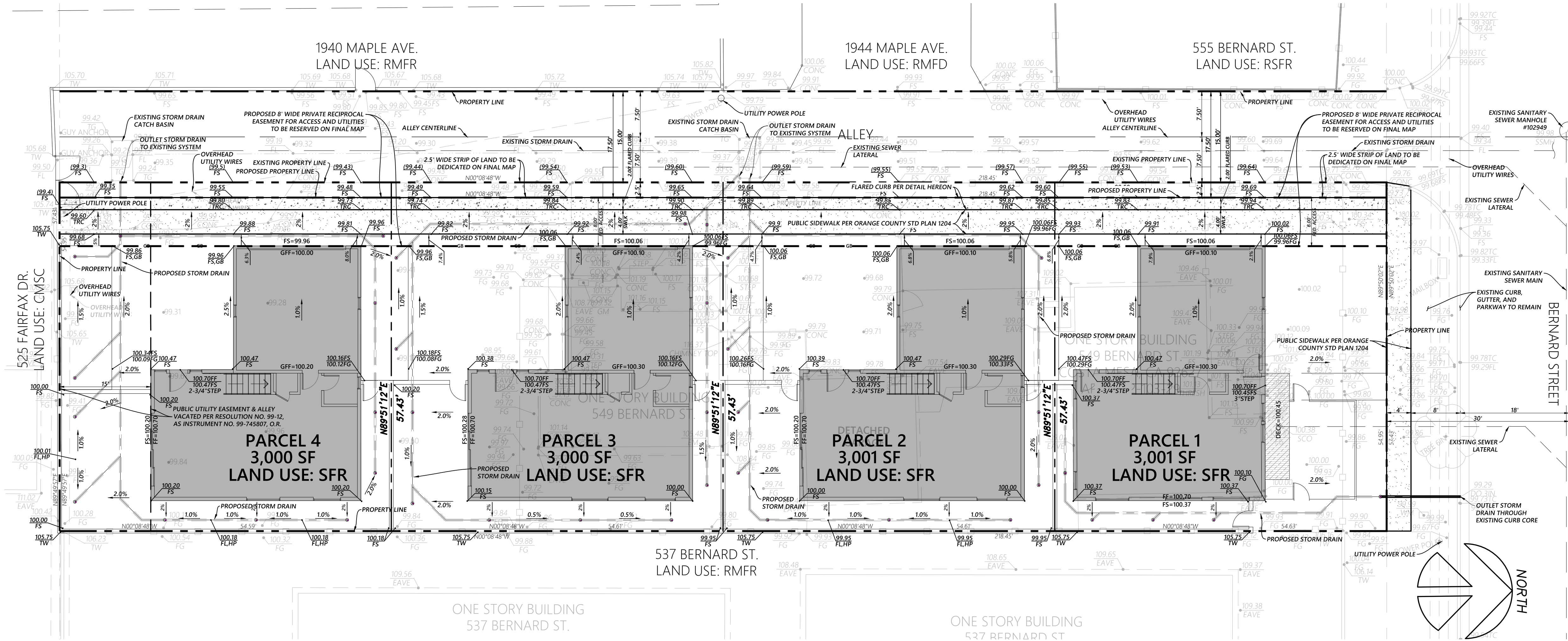


# TENTATIVE PARCEL MAP 2022-140

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 13, BLOCK B, TRACT 553 AS PER MAP FILED IN BOOK 20, PAGE 4, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381



## BASIS OF BEARINGS:

THE CENTERLINE OF ORCHID AVE.  
BEING N40°33'42"E PER PMB  
378/39-40.

## TENTATIVE BENCHMARK

WATER METER SOUTHEAST OF SITE LABELED 'WM,TBM'  
HEREON.

TBM ELEVATION = 99.82

## OWNER/ SUBDIVIDER:

549 BERNARD COSTA MESA LLC  
16800 ASTON STREET, SUITE 275  
IRVINE, CA 92606

## ENGINEER/ SURVEYOR:

CIVILSCAPES ENGINEERING, INC.  
28052 CAMINO CAPISTRANO, STE 213  
LAGUNA NIGUEL, CA 92677  
949.464.8115  
WILL@CIVILSCAPES.COM

## SITE ADDRESS:

549 BERNARD STREET  
COSTA MESA, CA 92627  
APN: 422-103-29

## FLOOD NOTE:

THE SITE IS LOCATED IN FEMA ZONE 'X'

## TITLE REPORT

CHICAGO TITLE COMPANY  
5 CORPORATE PARK, #100  
NEWPORT BEACH, CA 92660  
TITLE OFFICER: JOHN F. ALLEN  
ChicagoAllen@ctt.com  
949-263-0872  
TITLE NO. 58602013110-JFA

## ACREAGE:

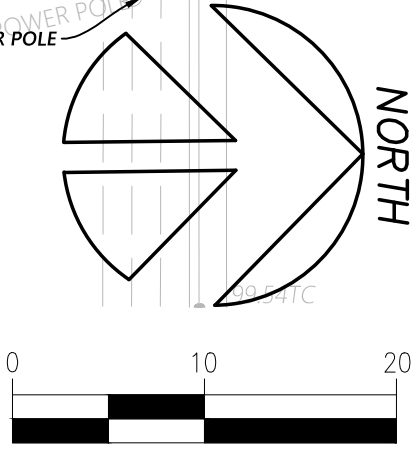
PARCEL 1: 0.069 AC GROSS, 0.059 AC NET  
PARCEL 2: 0.069 AC GROSS, 0.059 AC NET  
PARCEL 3: 0.069 AC GROSS, 0.059 AC NET  
PARCEL 4: 0.069 AC GROSS, 0.059 AC NET  
TOTAL: 0.276 AC GROSS, 0.236 AC NET

## SITE DATA:

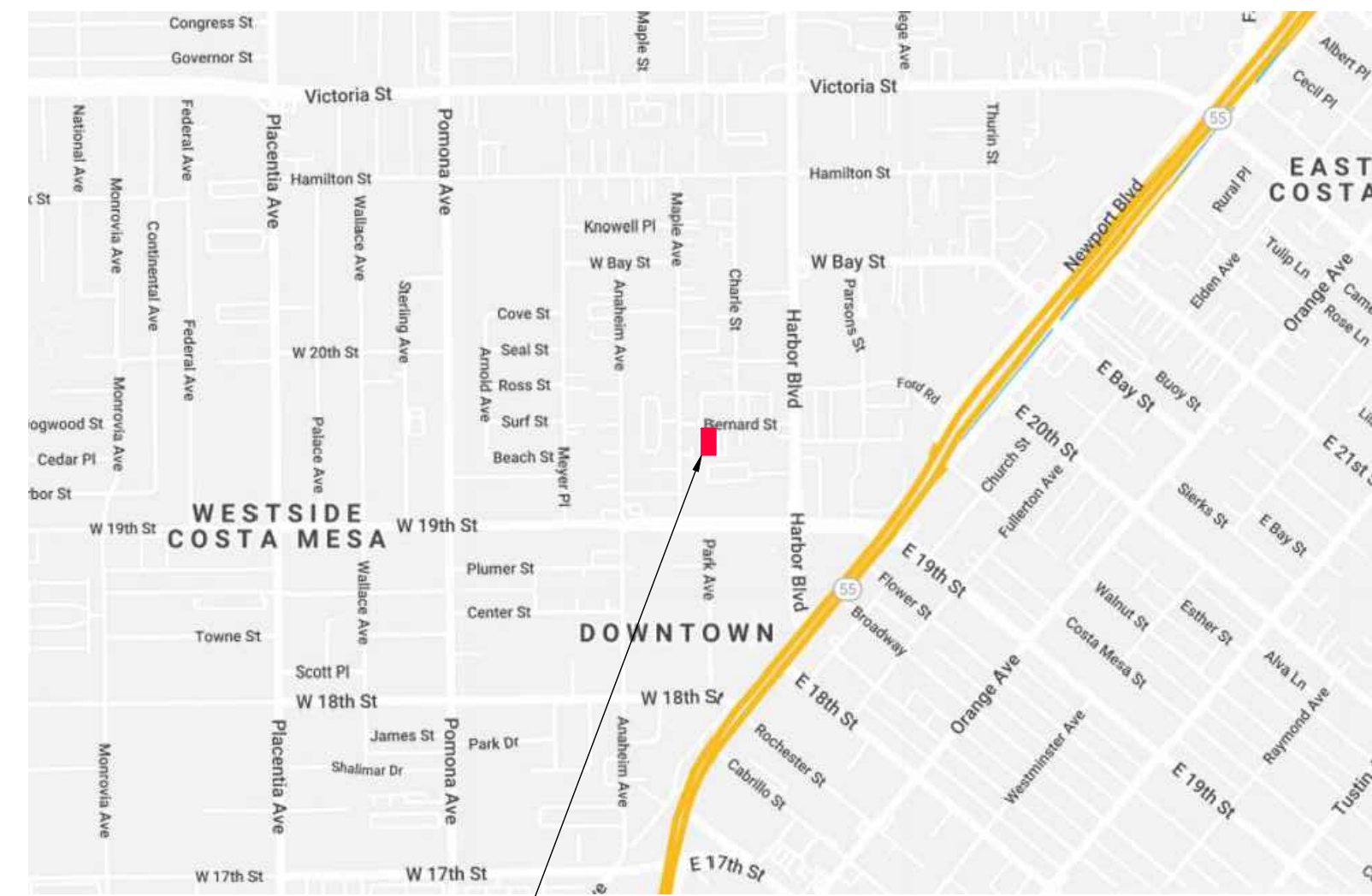
ADDRESS: 549 BERNARD ST., COSTA MESA  
EXISTING ACREAGE: 0.288 AC  
PROPOSED ACREAGE: 0.256 AC  
PROPOSED LAND USE: RSFR

## DATE OF TENTATIVE MAP:

OCTOBER 28, 2022







VIEW FROM STREET

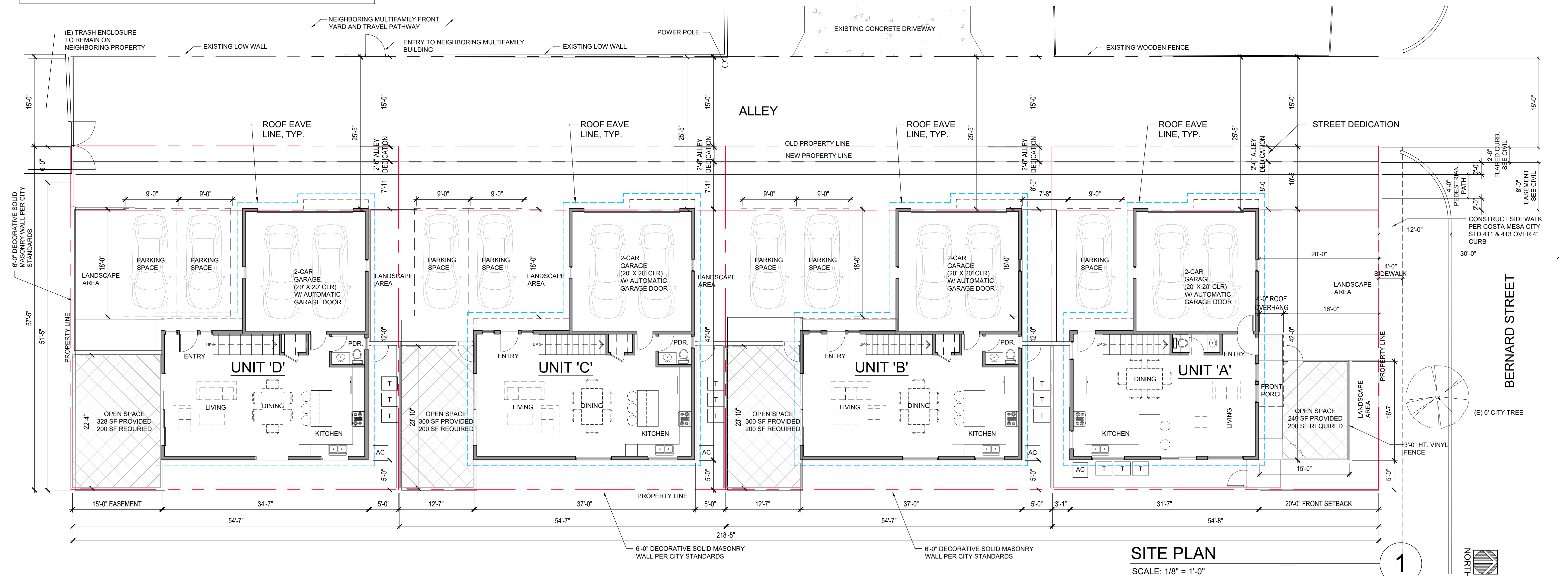
PROJECT SITE

VICINITY MAP

PROJECT ADDRESS:	459 BERNARD STREET, COSTA MESA, CA
APN:	422-103-29
PROPERTY OWNER:	549 BERNARD COSTA MESA LLC WILLIAM YANG 16800 ASTON STREET, SUITE 275 IRVINE, CA 92606
ARCHITECT:	TAG DESIGN WORKS 411 E. HUNTINGTON DRIVE, SUITE 308 ARCADIA, CA 91006
<u>PROJECT SUMMARY</u>	
DESCRIPTION:	PROPOSE 4 SINGLE FAMILY DWELLINGS (WITH SMALL LOT DIVISION ORD.)
LOT SIZE:	12,003 SF
<u>ZONING SUMMARY</u>	
ZONING:	R2-HD HIGH DENSITY RESIDENTIAL
LOT SIZE:	
PROPOSED DENSITY:	4 (4 ALLOWED, 1 UNIT PER 3,000SF)
PROPOSED BUILDING HEIGHT:	23'-6" (27'-0" ALLOWED)
PROPOSED BUILDING SEPARATION:	8'-0" AND 17'-7" (6'-0" ALLOWED)
PROPOSED SETBACK: FRONT YARD	20'-0" (20'-0" REQUIRED)
SIDE YARD	5'-0" (5'-0" REQUIRED)
REAR YARD	15'-0" (15'-0" REQUIRED)
PROPOSED BUILDING COVERAGE:	4,740 SF (39.5%)
PROPOSED OPEN SPACE:	4,414 SF (36.8% PROVIDED, 35% REQ'D PER SEC 13-42.3)
PROPOSED DRIVEWAY:	2,849 SF (23.7%)
PROPOSED PARKING:	15

**NOTE:**

1. SCREEN ALL UTILITY METERS.
2. ONSITE PAVING TO BE DECORATIVE AND SUBJECT TO PLANNING APPROVAL
3. UTILITIES TO BE UNDERGROUNDED PER CMMC SEC. 13-71(d).



## SITE PLAN

SCALE: 1/8" = 1'-0"

1



**TAG** DESIGN WORKS

411 E. HUNTINGTON DR.  
SUITE 308  
ARCADIA, CA 91006  
PHN: (626) 446-5300

# 549 BERNARD STREET HOMES

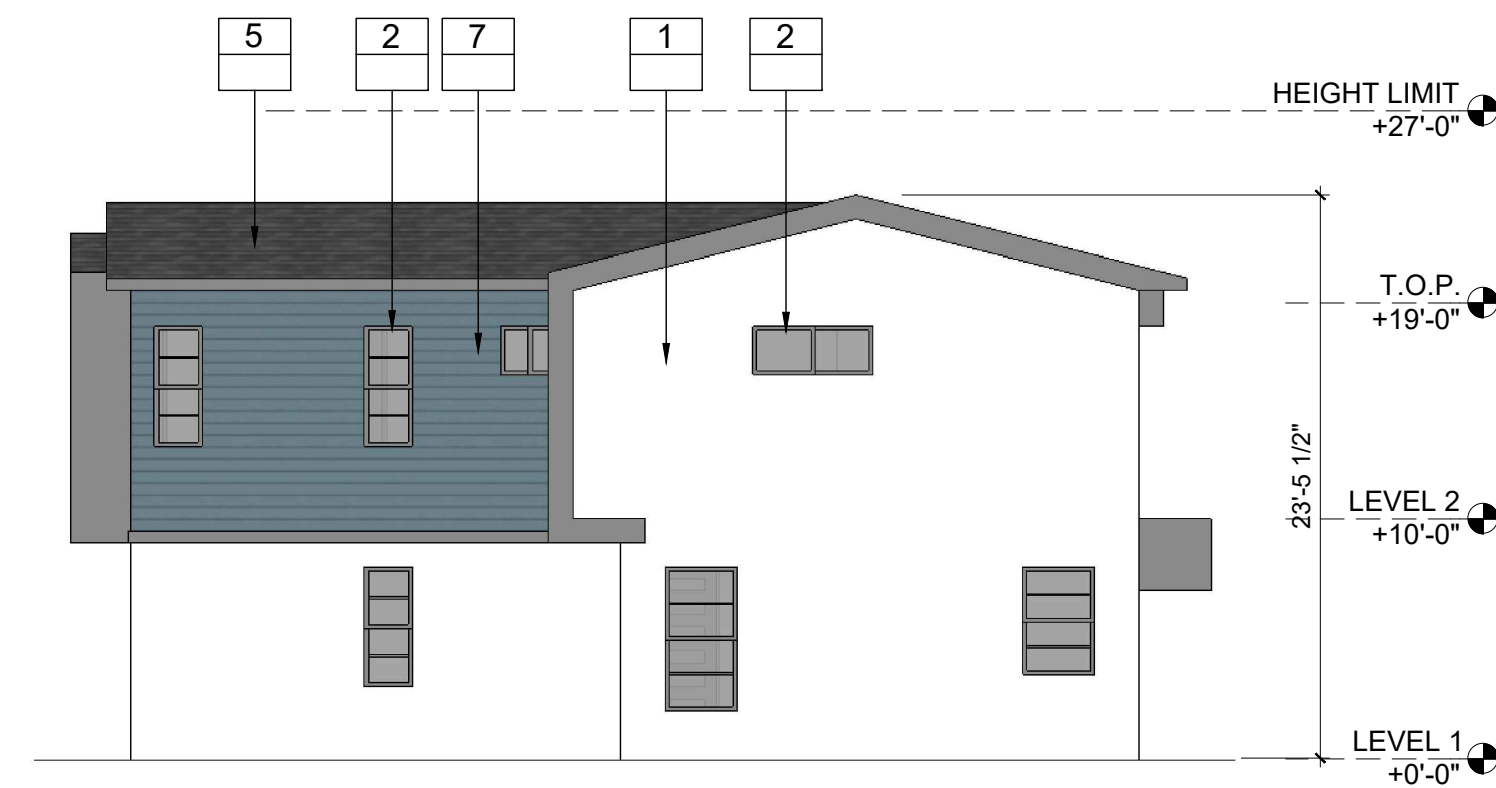
COSTA MESA





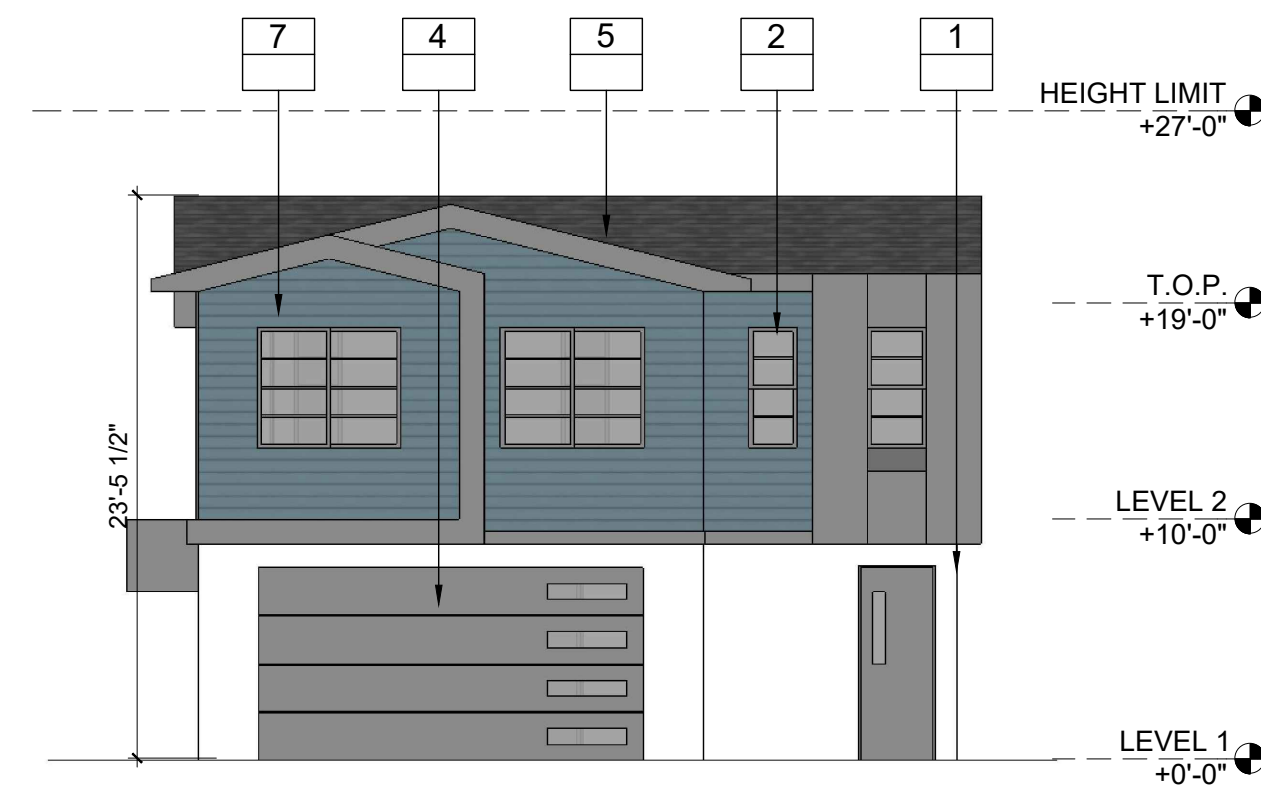
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

D



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

C



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

B



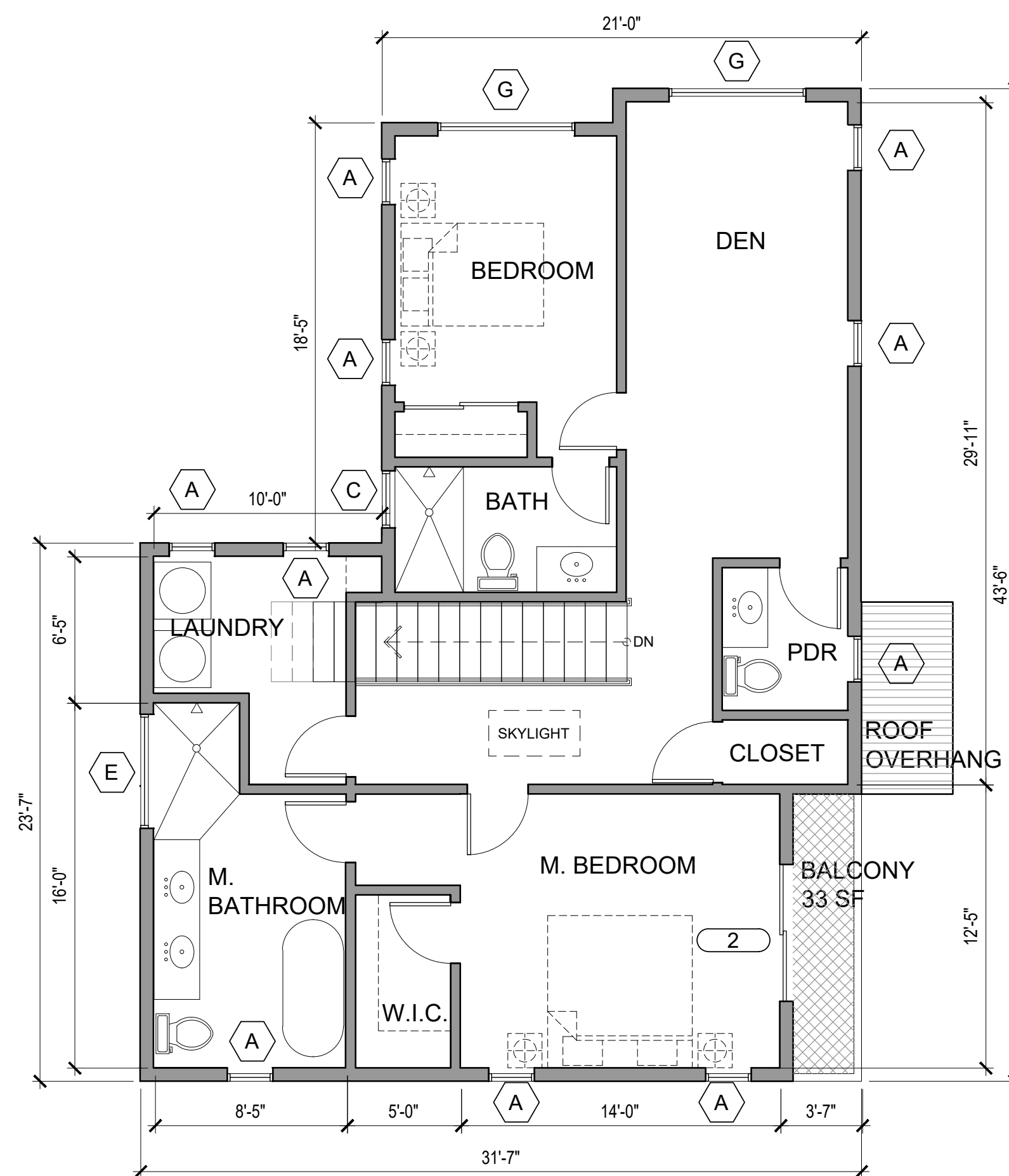
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

A

- MATERIALS:**
1. LIGHT SAND FINISH STUCCO
  2. VINYL WINDOW
  3. VINYL DOOR
  4. METAL GARAGE DOOR
  5. ASPHALT SHINGLE ROOF
  6. METAL RAILING
  7. HARDIE SIDING
  8. EXTERIOR LIGHT

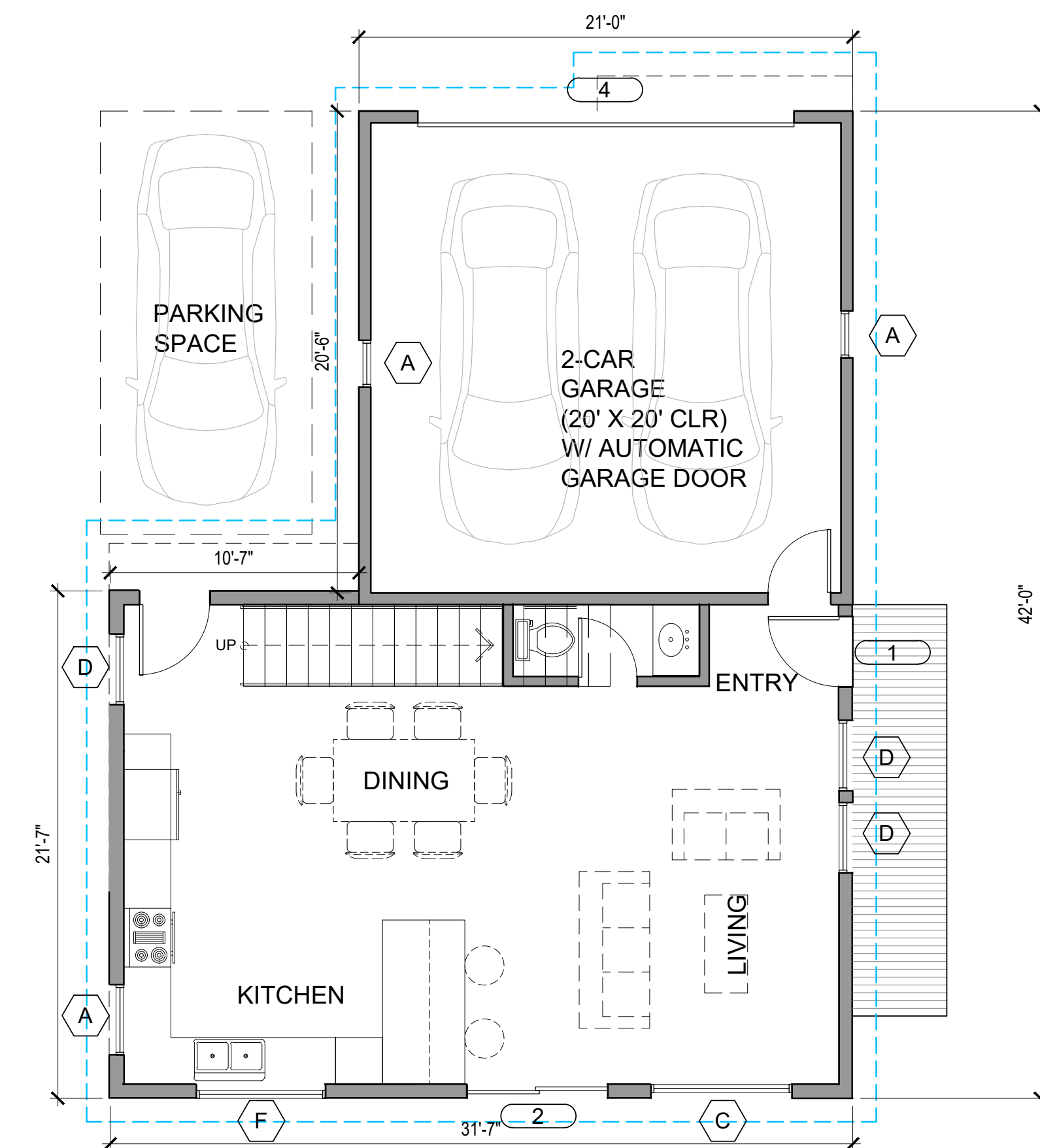
**UNIT COLOR VARIANTS:**

- A & C SHERWIN-WILLIAMS  
LABRADORITE
- B & D SHERWIN-WILLIAMS  
JUNIPER



**SECOND FLOOR: UNIT A**  
SCALE: 3/16" = 1'-0"

2



**FIRST FLOOR: UNIT A**  
SCALE: 3/16" = 1'-0"

1



**UNIT SIZE: UNIT A**

PARCEL SIZE: 3,001 S.F.

FIRST FLOOR: 1,110 S.F.  
LIVING AREA (682 S.F.)  
GARAGE (428 S.F.)

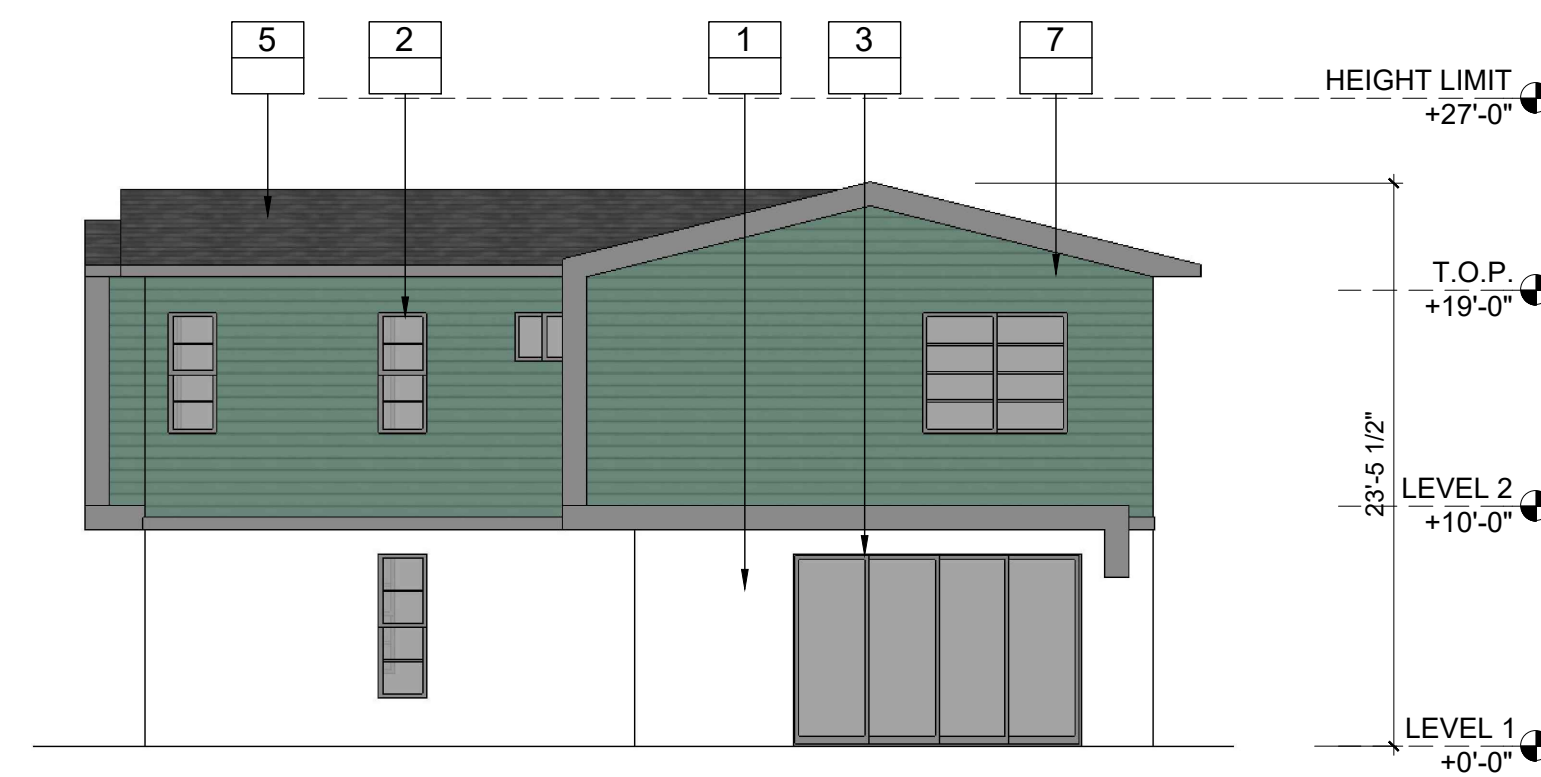
SECOND FLOOR: 1,098 S.F.  
LIVING AREA (682 S.F.)  
BALCONY (33 S.F.)  
TOTAL LIVABLE: 1,780 S.F.  
TOTAL BUILDING: 2,208 S.F.

2ND FLOOR 1,098 S.F. : 1ST FLOOR 1,110 S.F.  
0.99 : 1 < 1 : 1 ALLOWED



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

D



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

C



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

B



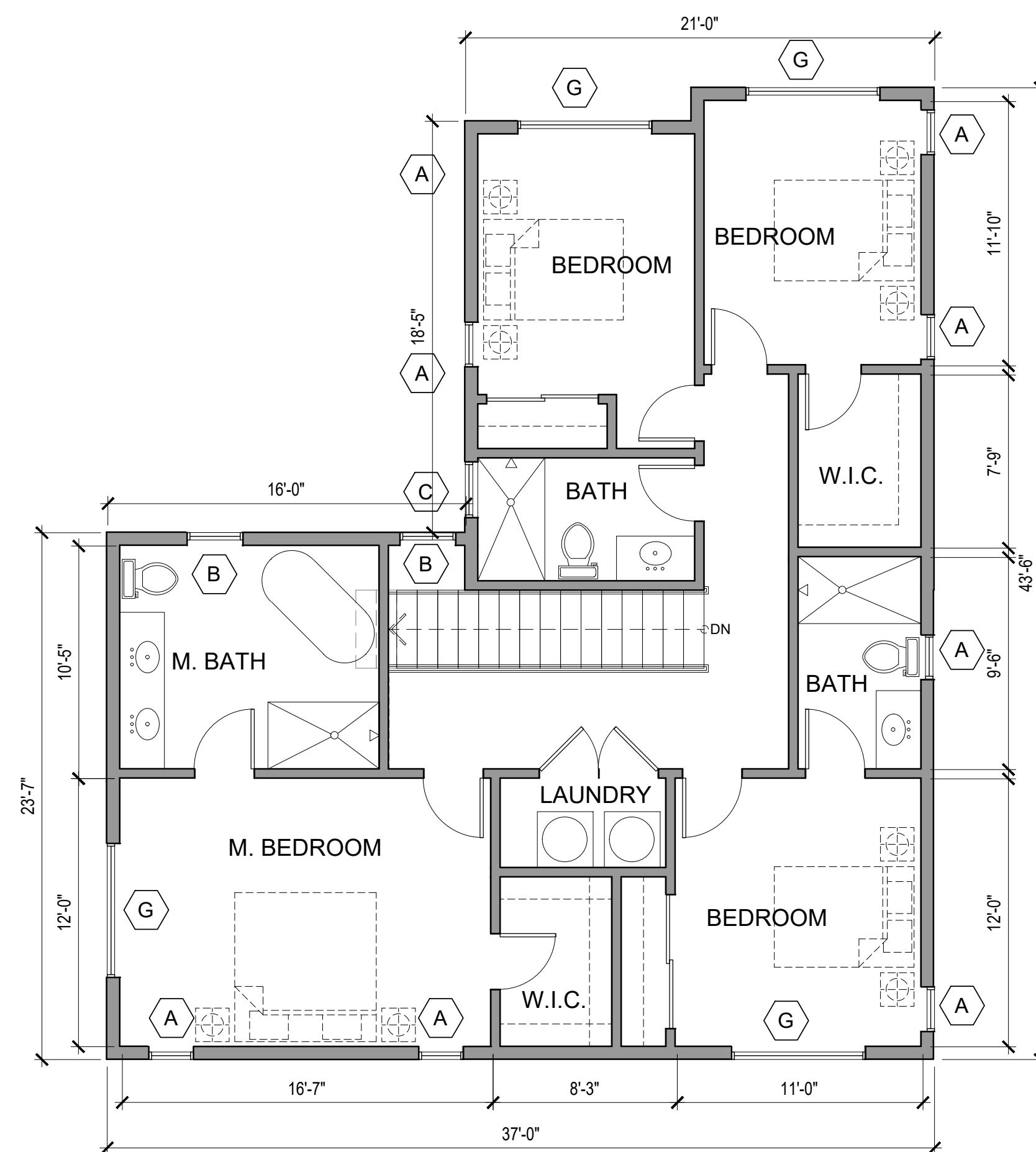
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

A

- MATERIALS:**
1. LIGHT SAND FINISH STUCCO
  2. VINYL WINDOW
  3. VINYL DOOR
  4. METAL GARAGE DOOR
  5. ASPHALT SHINGLE ROOF
  6. METAL RAILING
  7. HARDIE SIDING
  8. EXTERIOR LIGHT

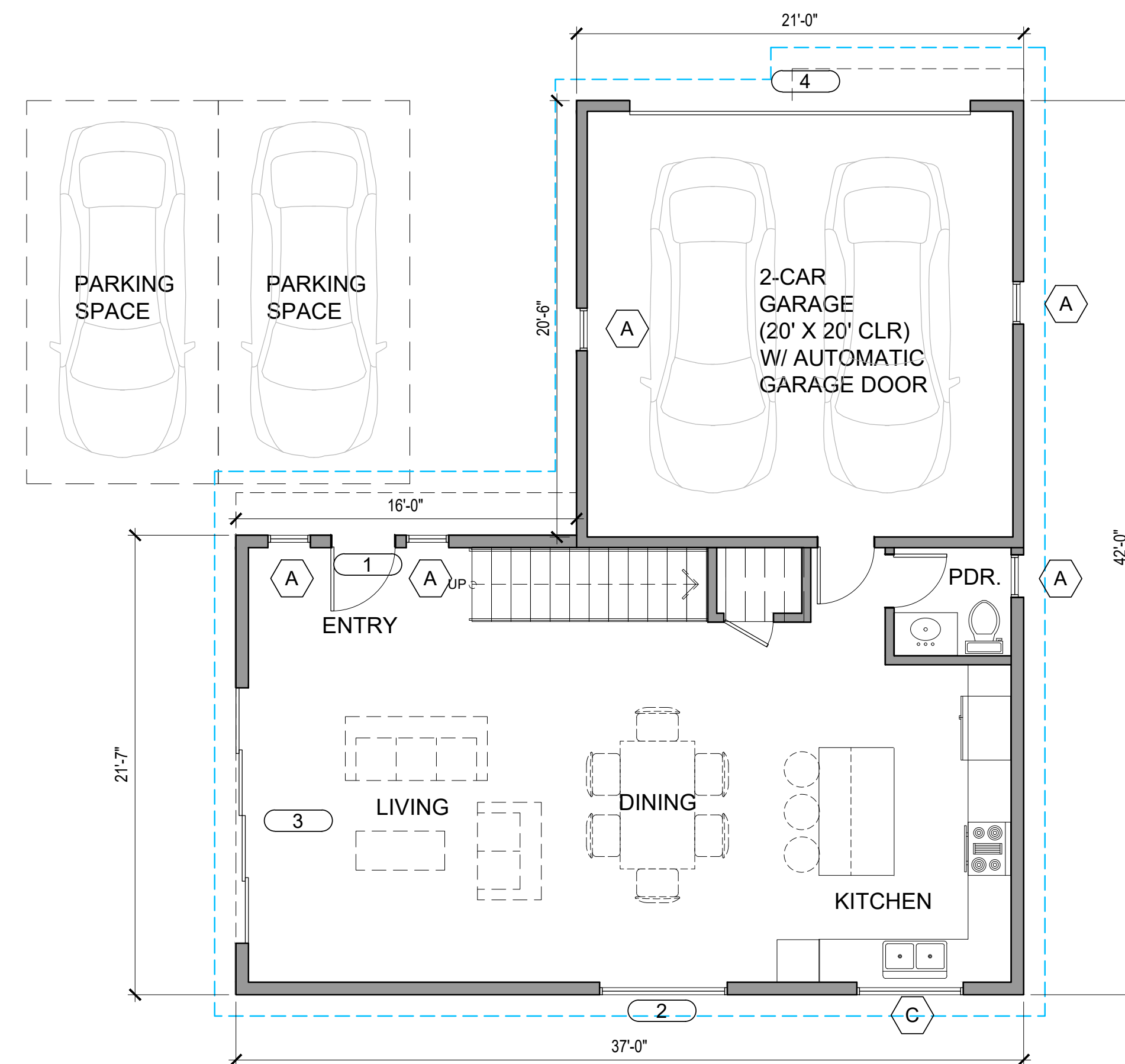
**UNIT COLOR VARIANTS:**

- A & C SHERWIN-WILLIAMS  
LABRADORITE
- B & D SHERWIN-WILLIAMS  
JUNIPER



**SECOND FLOOR: UNIT B + C**  
SCALE: 3/16" = 1'-0"

2



**FIRST FLOOR: UNIT B + C**  
SCALE: 3/16" = 1'-0"

1



**UNIT SIZE: UNIT B / C**

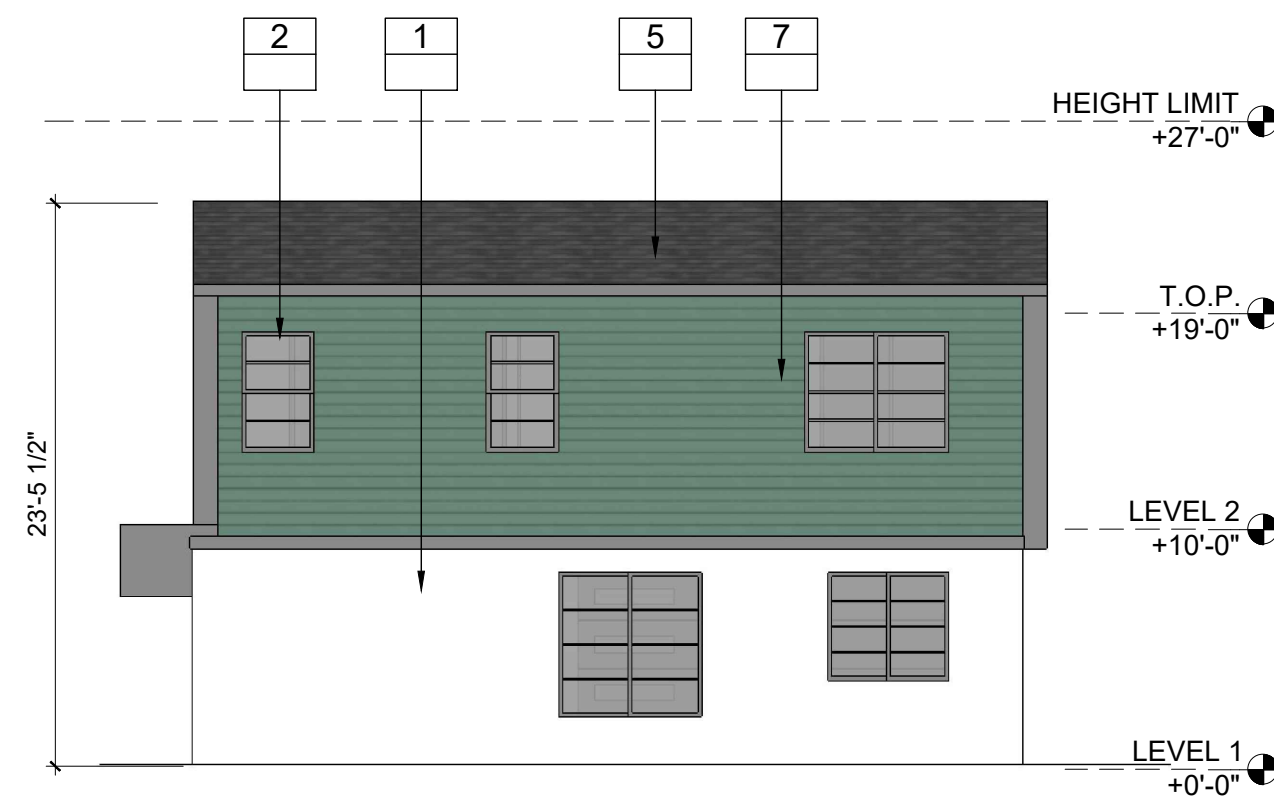
PARCEL SIZE: 3,001 S.F.

FIRST FLOOR: 1,226 S.F.  
LIVING AREA (798 S.F.)  
GARAGE (428 S.F.)

SECOND FLOOR: 1,186 S.F.  
TOTAL LIVABLE: 1,984 S.F.  
TOTAL BUILDING: 2,412 S.F.

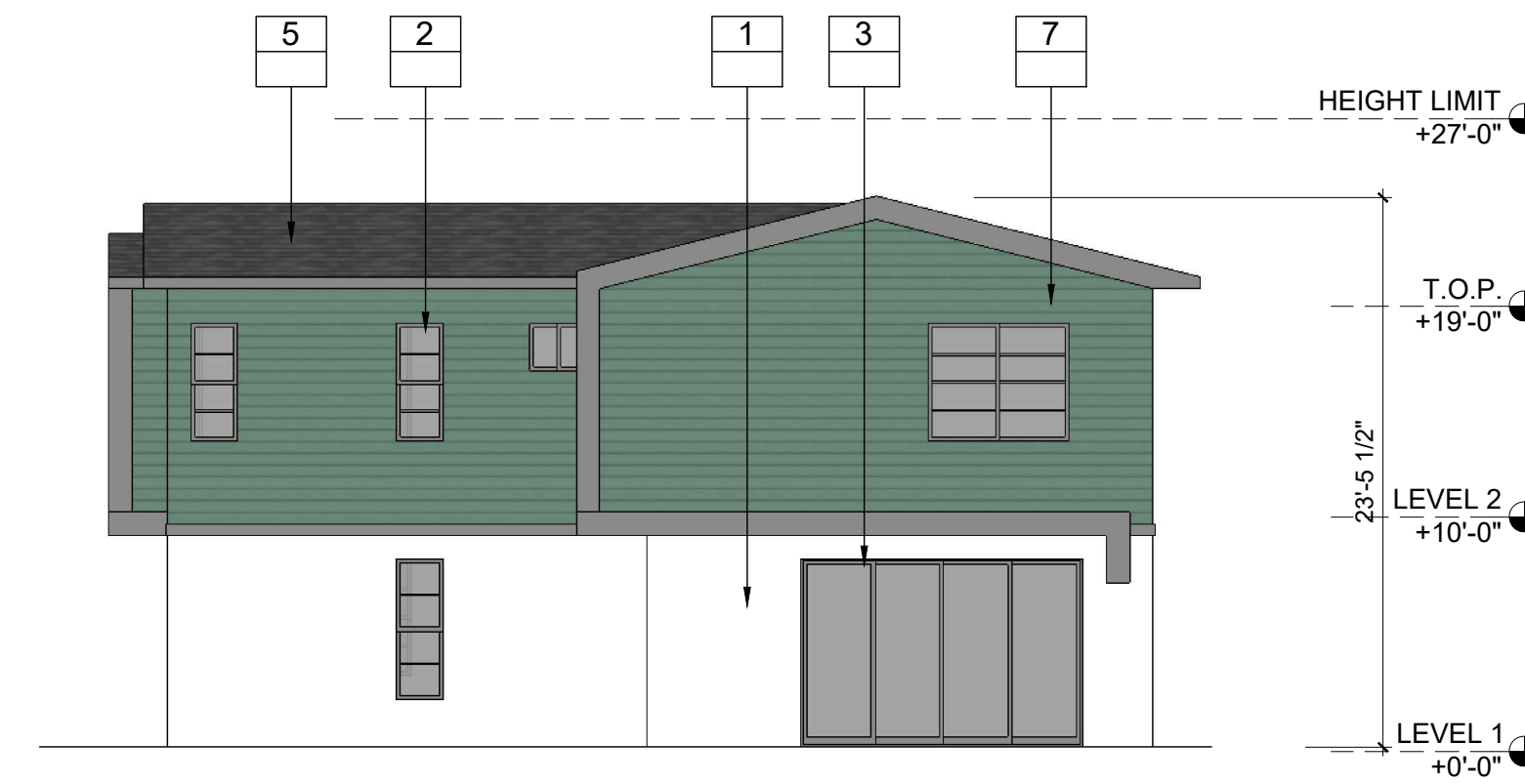
2ND FLOOR 1,186 S.F. : 1ST FLOOR 1,226 S.F.  
0.97 : 1 < 1: 1 ALLOWED





**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

D



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

C



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

B





**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

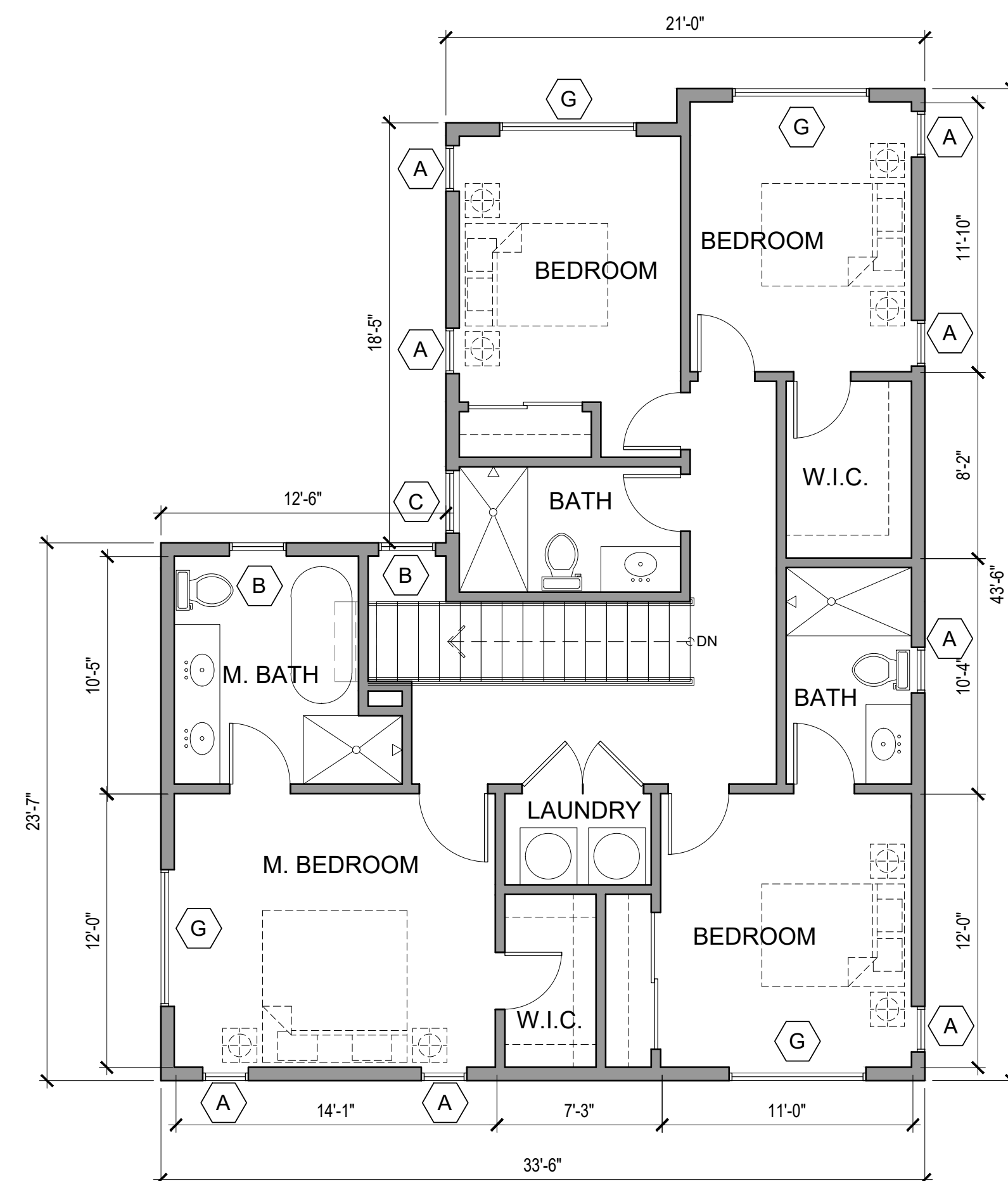
A

**MATERIALS:**

1. LIGHT SAND FINISH STUCCO
2. VINYL WINDOW
3. VINYL DOOR
4. METAL GARAGE DOOR
5. ASPHALT SHINGLE ROOF
6. METAL RAILING
7. HARDIE SIDING
8. EXTERIOR LIGHT

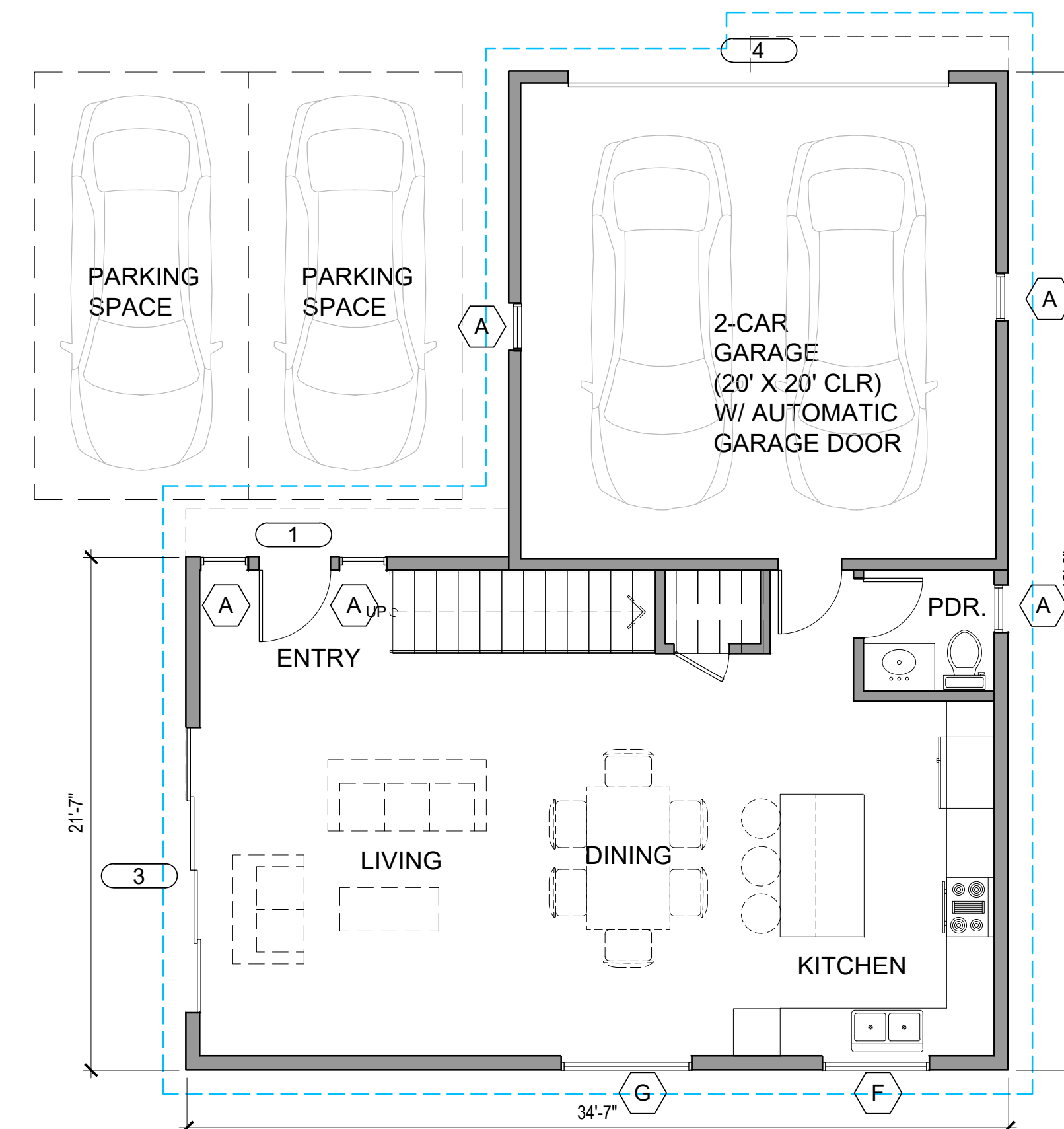
**UNIT COLOR VARIANTS:**

- |       |                                 |   |
|-------|---------------------------------|---|
| A & C | SHERWIN-WILLIAMS<br>LABRADORITE |   |
| B & D | SHERWIN-WILLIAMS<br>JUNIPER     |  |



**SECOND FLOOR: UNIT D**  
SCALE: 3/16" = 1'-0"

2



**FIRST FLOOR: UNIT D**  
SCALE: 3/16" = 1'-0"

1



**UNIT SIZE: UNIT D**

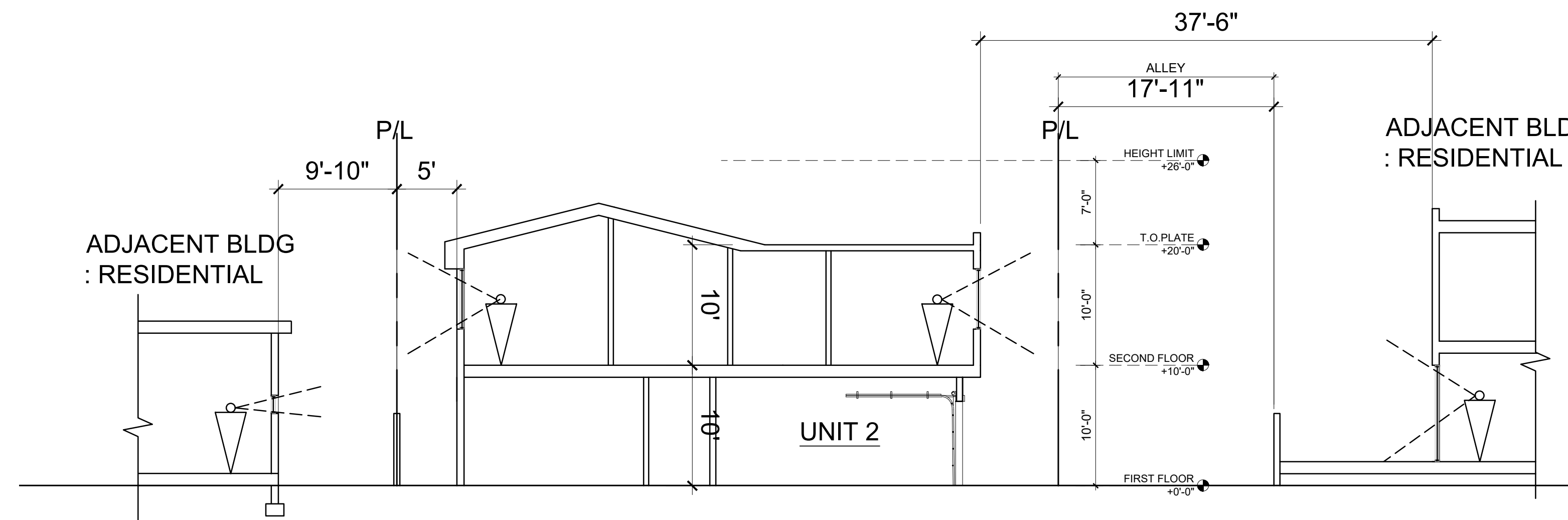
PARCEL SIZE: 3,000 S.F.

**FIRST FLOOR:** 1,129 S.F.  
LIVING AREA (701 S.F.)  
GARAGE (428 S.F.)

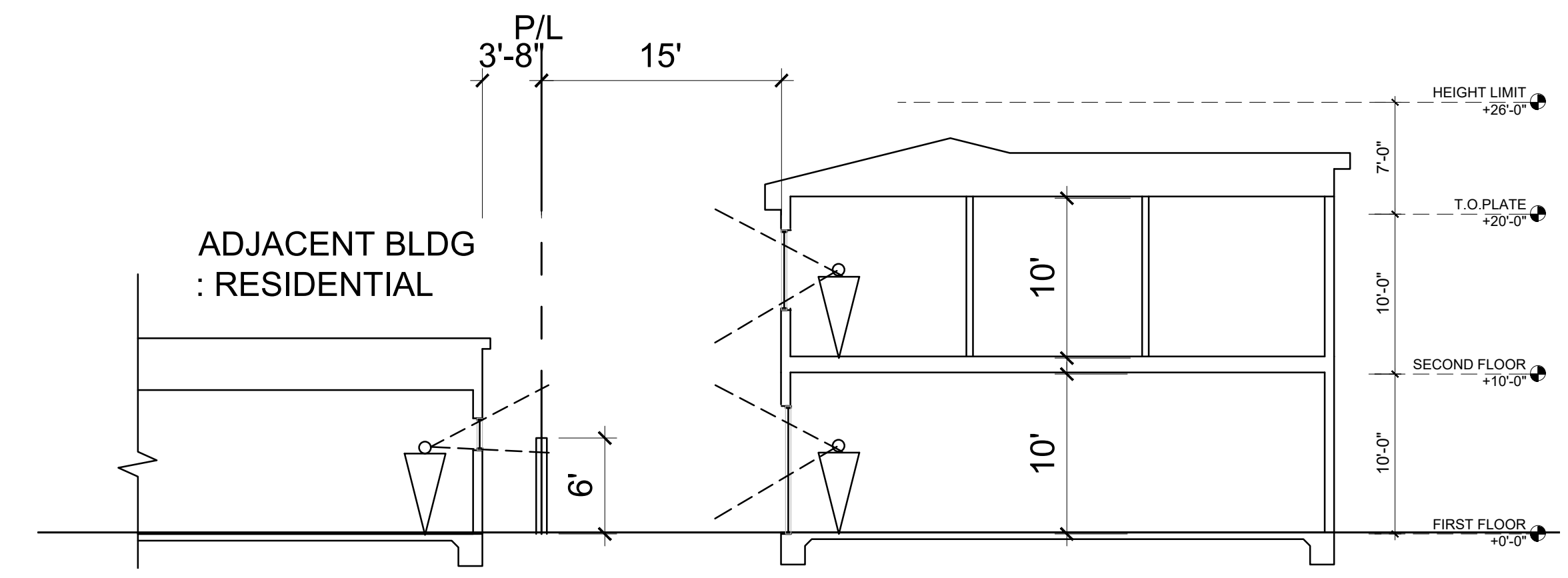
**SECOND FLOOR:**  
LIVING AREA 1,116 S.F.  
TOTAL LIVABLE: 1,817 S.F.  
TOTAL BUILDING: 2,245 S.F.

2ND FLOOR 1,116 S.F. : 1ST FLOOR 1,129 S.F.  
0.99 : 1 < 1 : 1 ALLOWED

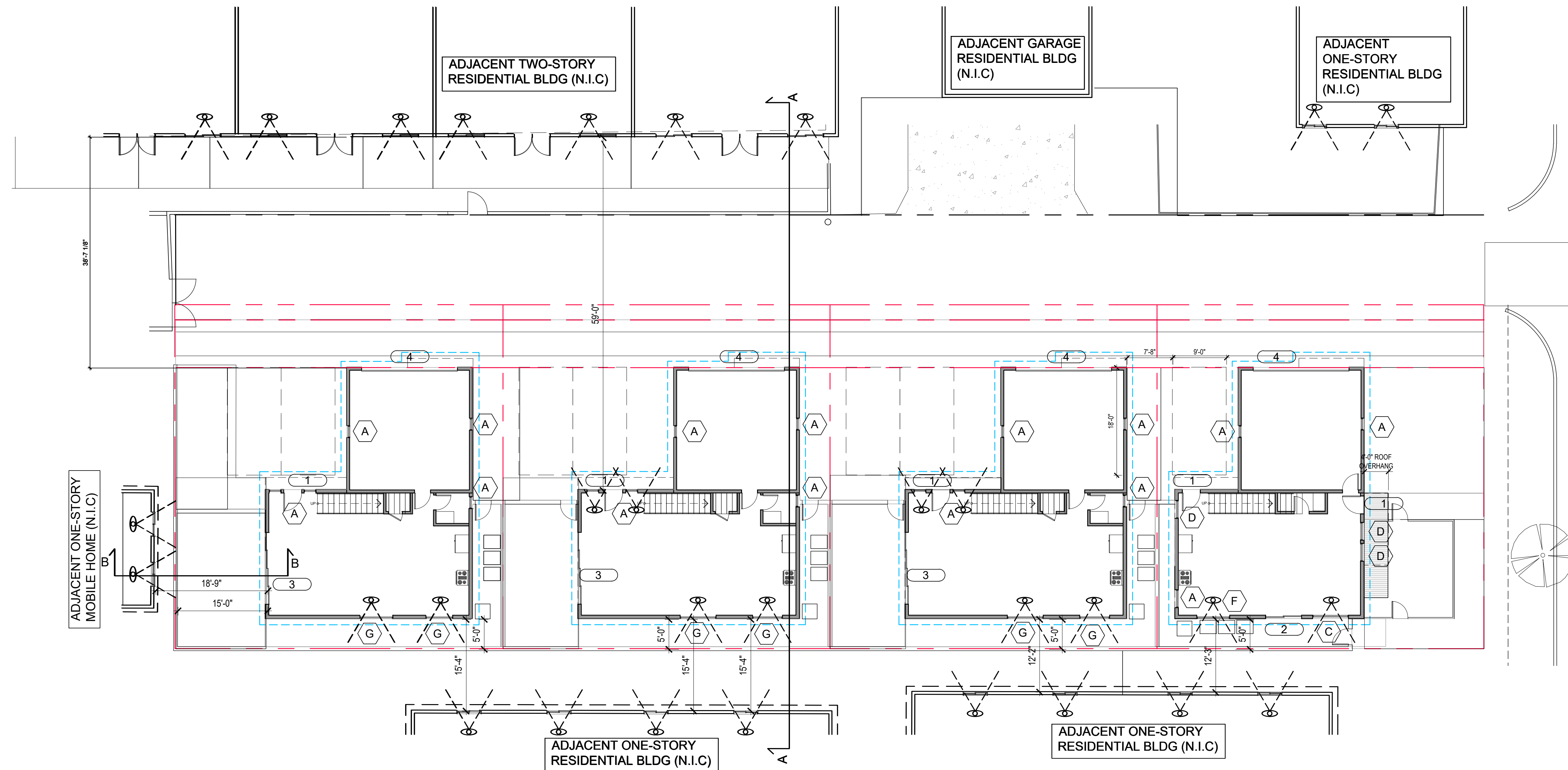




SIGHT DIAGRAM: SECTION A-A **5**  
SCALE: 1/8" = 1'-0"



SIGHT DIAGRAM: SECTION B-B **3**  
SCALE: 1/8" = 1'-0"



SIGHT DIAGRAM: FLOOR PLAN **4**  
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
SYMBOL NUMBER	TYPE	SIZE		HEAD HEIGHT	CASEMENT	SLIDING
		WIDTH	HEIGHT			
A	A	2'-0"	5'-0"	8'-0"		●
B	B	2'-6"	5'-0"	8'-0"	●	
C	C	2'-6"	2'-0"	8'-0"		●
D	D	3'-0"	5'-0"	8'-0"		●
E	E	5'-0"	2'-0"	8'-0"	●	
F	F	5'-0"	4'-6"	8'-0"		●
G	G	6'-0"	5'-0"	8'-0"		●

NOTE:  
RECESSED WINDOWS INTO WALL TO PROVIDE DEPTH.

WINDOW SCHEDULE **2**  
SCALE: NTS

DOOR SCHEDULE				
NUMBER	TYPE	SIZE		THICKNESS
		WIDTH	HEIGHT	
1	1	3'-0"	8'-0"	1-3/4"
2	2	6'-0"	8'-0"	1-3/4"
3	3	12'-0"	8'-0"	1-3/4"
4	4	16'-0"	8'-0"	1-3/4"

DOOR SCHEDULE **1**  
SCALE: NTS





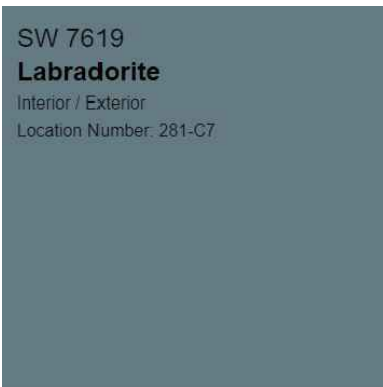
STUCCO FINISH:  
SAND FLOAT 20/30



ASPHALT ROOF  
SHINGLES



EXTERIOR LIGHT



PAINT COLOR:  
SHERWIN WILLIAMS



PAINT COLOR:  
SHERWIN WILLIAMS



RAILING



PAINT COLOR:  
SHERWIN WILLIAMS



SIDING:  
HARDIE PLANK

## MATERIAL AND COLOR



411 E. HUNTINGTON DR.  
SUITE 308  
ARCADIA, CA 91006  
PHN: (626) 446-5300

549 BERNARD STREET, COSTA MESA





Project:

**Alfa Made LLC**  
549 Bernard St  
Costa Mesa CA 92627

SITE PLAN FRONT

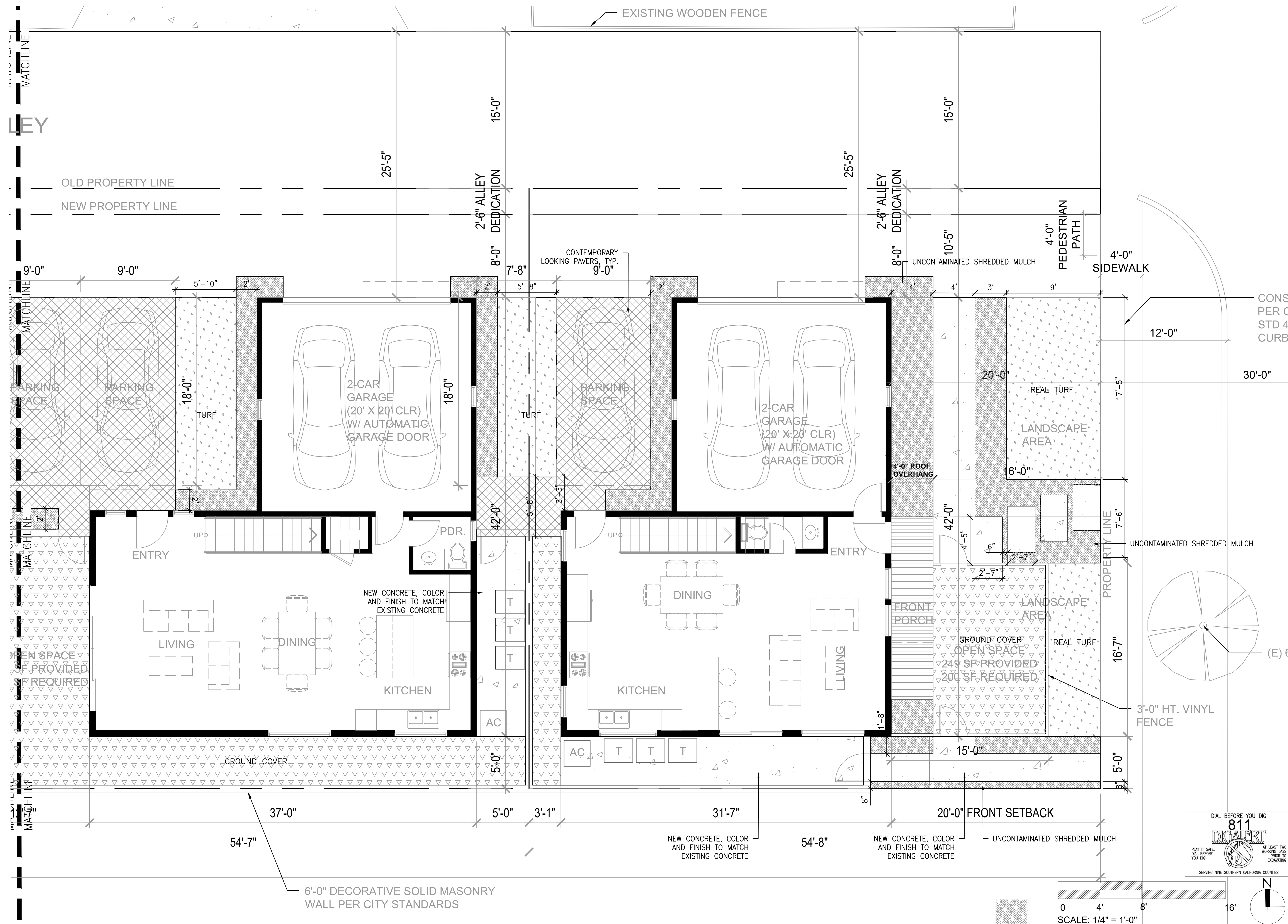
Revisions:

Submittal Date:	
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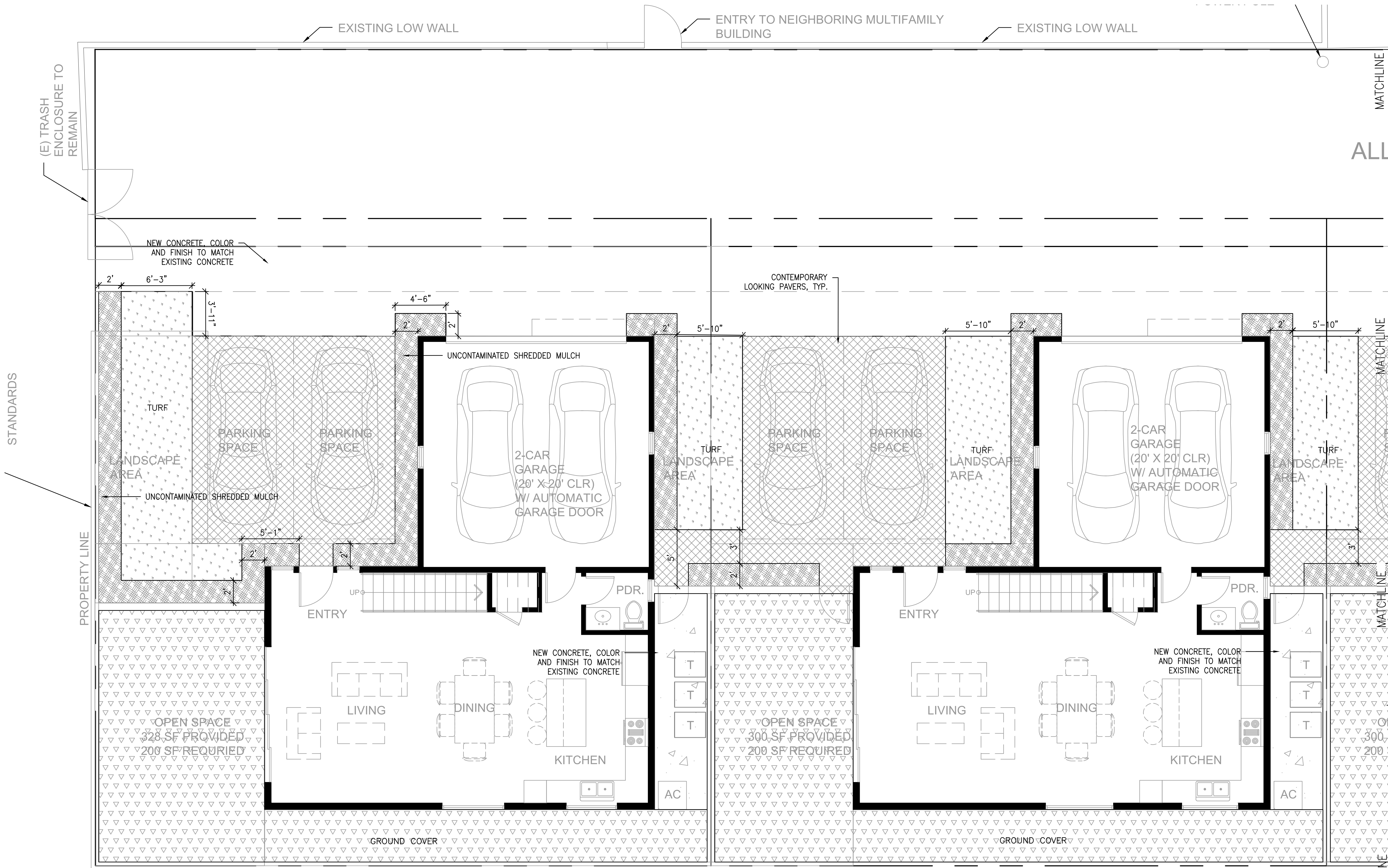
February 17, 2022

Sheet Number:

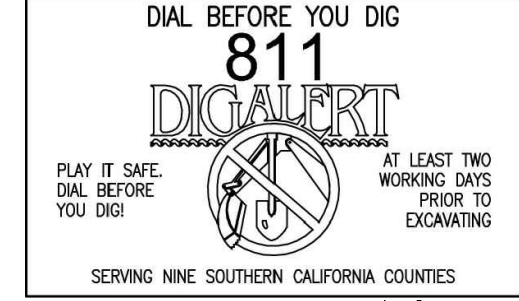
L1.







UNCONTAMINATED SHREDDED MULCH





**L.I.U. Landscape Inc.**  
9422 East Las Tunas Drive  
Tempe City, CA 91780  
License # LA1043216  
www.liulandscape.com  
626-888-9915

**Project:**

**Alfa Made LLC**  
549 Bernard St  
Costa Mesa CA 92627

SITE PLAN — BACK

**Revisions:**

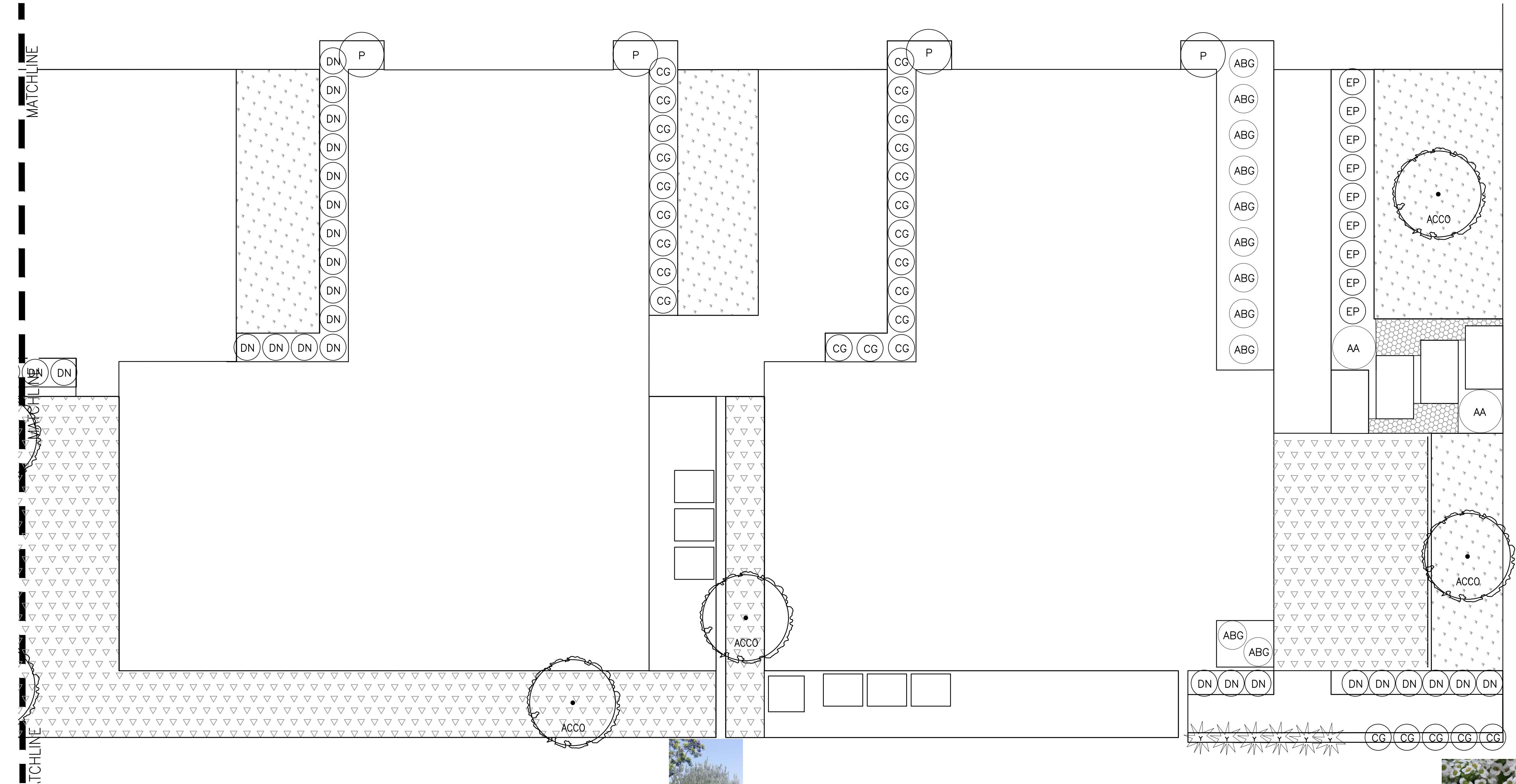

**Submittal Date:**

February 17, 2022

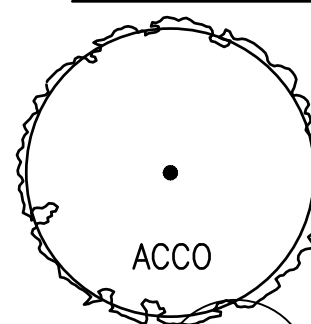
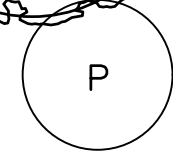
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L1.2





TREE

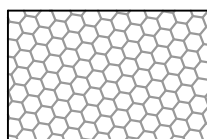

Scientific Name	Common Name	Size	Qty
 Acacia covenyi	Blue Bush	24B	10
 Podocarpus henkelii	Long Leafed Yellow-wood	24B	10

SHRUB


Scientific Name	Common Name	Size	Qty
 Agave attenuata	Foxtail agave	1G	2
 Agave 'Blue Glow'		5G	11
 Yucca flaccida 'Color Guard'	Color Guard Flaccid Soapwort	1G	6
 Delosperma nubigenum	Hardy Yellow Ice Plant	1G	39
 Cistanthe grandiflora 'Jazz Time'	Rock Purslane/ Calandrinia	5G	27
 Echinacea purpurea	Purple Coneflower	1G	41
 Equisetum hyemale	Scouringrush horsetail	5G	39

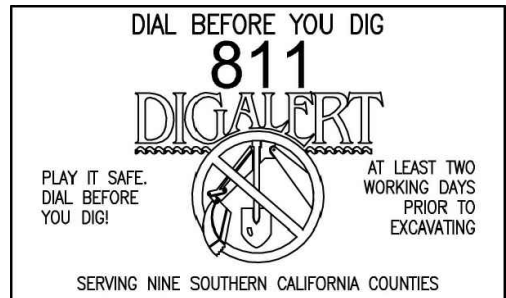
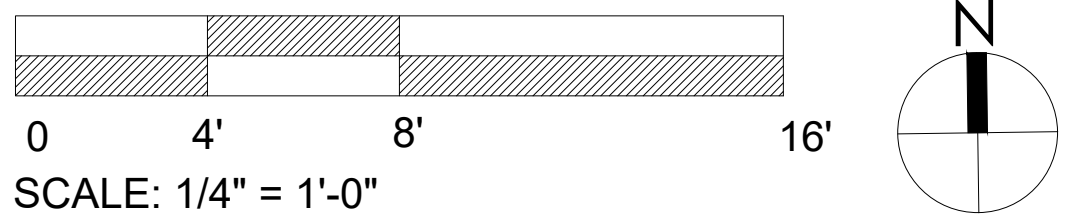
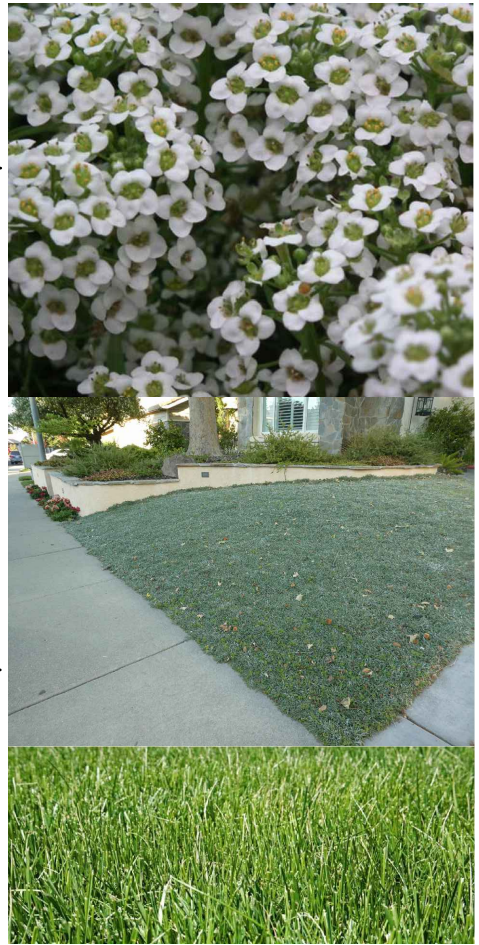


GROUND COVER

Name	Square Footage
 Sweet Alyssum Seeds – Carpet of Snow	23 sq.ft
 Dymondia margaretae	Silver Carpet 1721 sq.ft

GRASS

Name	Square Footage
 Fescue	1035 sq.ft





**L.I.U. Landscape Inc.**  
9422 East Las Tunas Drive  
Tempe City, CA 91780  
License # LA1043216  
www.liulandscape.com  
626-888-9915

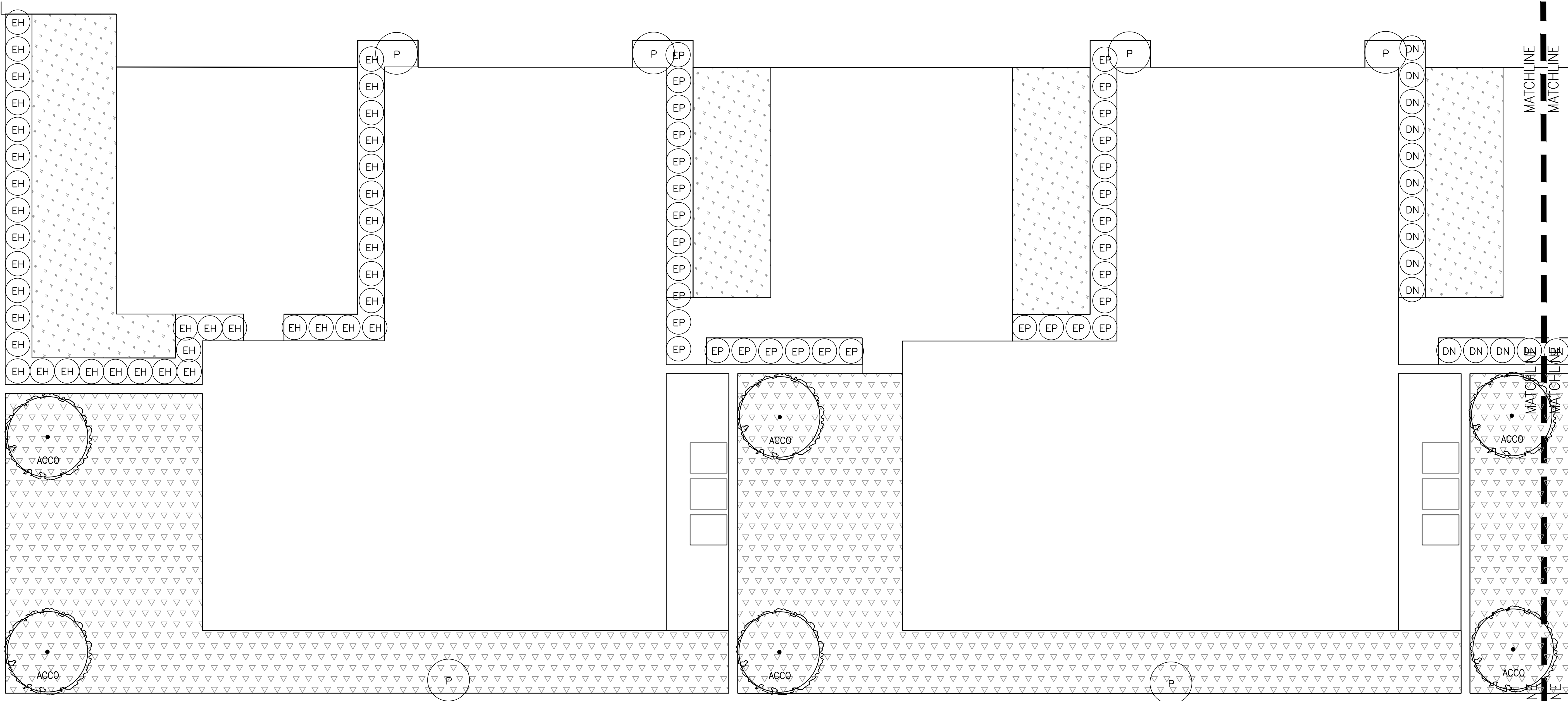
Project:

Alfa Made LLC  
549 Bernard St  
Costa Mesa CA 92627

PLANTING PLAN FRONT

Revisions:
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--
Submittal Date:
February 17, 2022
Sheet Number:
L3.1





**L.I.U. Landscape Inc.**  
9422 East Las Tunas Drive  
Tempe City, CA 91780  
License # LA1043216  
www.liulandscape.com  
626-888-9915

Project:

**Alfa Made LLC**  
549 Bernard St  
Costa Mesa CA 92627

PLANTING PLAN BACK

CITY REQUIREMENTS

Total Landscape Area: 3420 sq.ft.  
17 trees are required

One (1) tree (fifteen (15) gallon or larger) shall be provided for every two hundred (200) square feet of landscaped area. Fifty (50) percent of all trees shall be evergreen.

At least two (2) different tree species shall be identified on plans and installed as part of the project landscaping

At least seventy (70) percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a layer of uncontaminated compost or mulch as required per water efficient landscape guidelines

Uncontaminated mulch, shredded bark, and/or compost used as a groundcover shall maintain a consistent two (2) inch minimum layer and provide complete coverage under shrubs and trees.

PROPOSED DESIGN

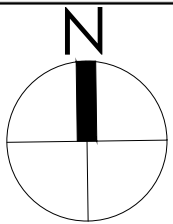
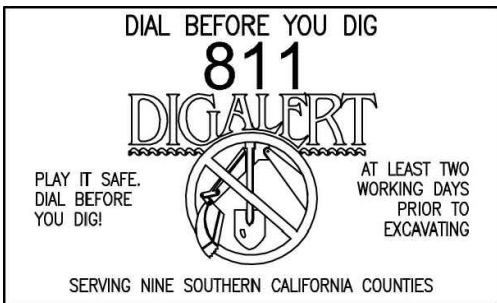
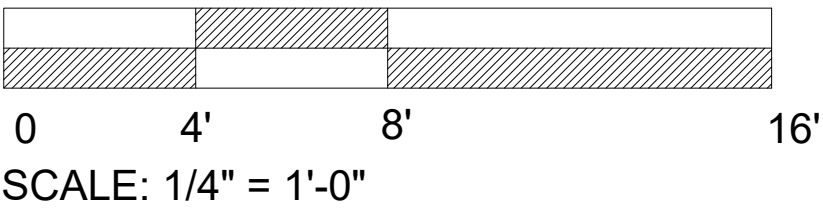
Trees: 20 Shrubs: 165 Mulch: 768 sq.ft. Mulch percentage: 22%  
Ground cover: 2756 sq.ft. Ground cover percentage: 81%

One (1) tree (24 box) was provided for every two hundred (200) square feet of landscaped area. Fifty (50) percent of all trees area evergreen.

Two (2) different tree species were identified on plans and installed as part of the project landscaping

At least seventy (70) percent of all landscaped areas containing trees and shrubs were underplanted with groundcover, with the remaining areas to incorporate a layer of uncontaminated compost or mulch as required per water efficient landscape guidelines

Uncontaminated mulch, used as a groundcover shall maintain a consistent two (2) inch minimum layer and provide complete coverage under shrubs and trees.



Revisions:

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Submittal Date:

February 17, 2022

Sheet Number:

L3.2



EMMITER FLOW RATE & COUNT PER PLANT				CONTROL VALVE LEGEND		HYDROZONE DESCRIPTION AND LEGEND							GENERAL IRRIGATION NOTES	
PLANT SIZE	EMITTER QTY	EMITTER FLOW RATE	TOTAL GPH	<div>CONTROL VALVE # GPM ## DRIP IRRIGATION EMMISION DEVICE</div> <div><div>##</div><div>3"</div><div>CONTROL VALVE SIZE</div></div>		CONTROL VALVE # (HYDROZONE ZONE)	LANDSCAPE AREA (SQ.FT)	W.U.C.O.L.S. PLANT WATER USE RATING	PLANT SIZE	HYDROZONE DESCRIPTION	HYDROZONE EXPOSURE	ZONE PRESSURE	APPLICATION RATE	<div>CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES.</div> <div>1. THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING.</div> <div>2. ALL MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS.</div> <div>3. ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS.</div> <div>4. EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES.</div> <div>5. PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES.</div> <div>6. CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY.</div> <div>7. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.</div> <div>8. EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE.</div> <div>9. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF L.I.U. LANDSCAPE INC.. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.</div> <div>10. ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE.</div> <div>11. ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED.</div> <div>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES.</div> <div>13. CONTRACTOR SHALL PROVIDE SEPARATE SLEEVE FOR PRESSURIZED MAINLINE AND LATERALS ROUTED UNDER EXISTING WALKWAYS AS NEEDED.</div> <div>14. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM.</div> <div>15. COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH</div> <div>16. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.</div> <div>17. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.</div> <div>18. CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.</div>



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**License # LA1043216**  
**www.liulandscape.com**  
**626-888-9915**

Project:

**Alfa Made LLC**  
549 Bernard St  
Costa Mesa CA 92627

IRRIGATION LEGEND

Revisions:

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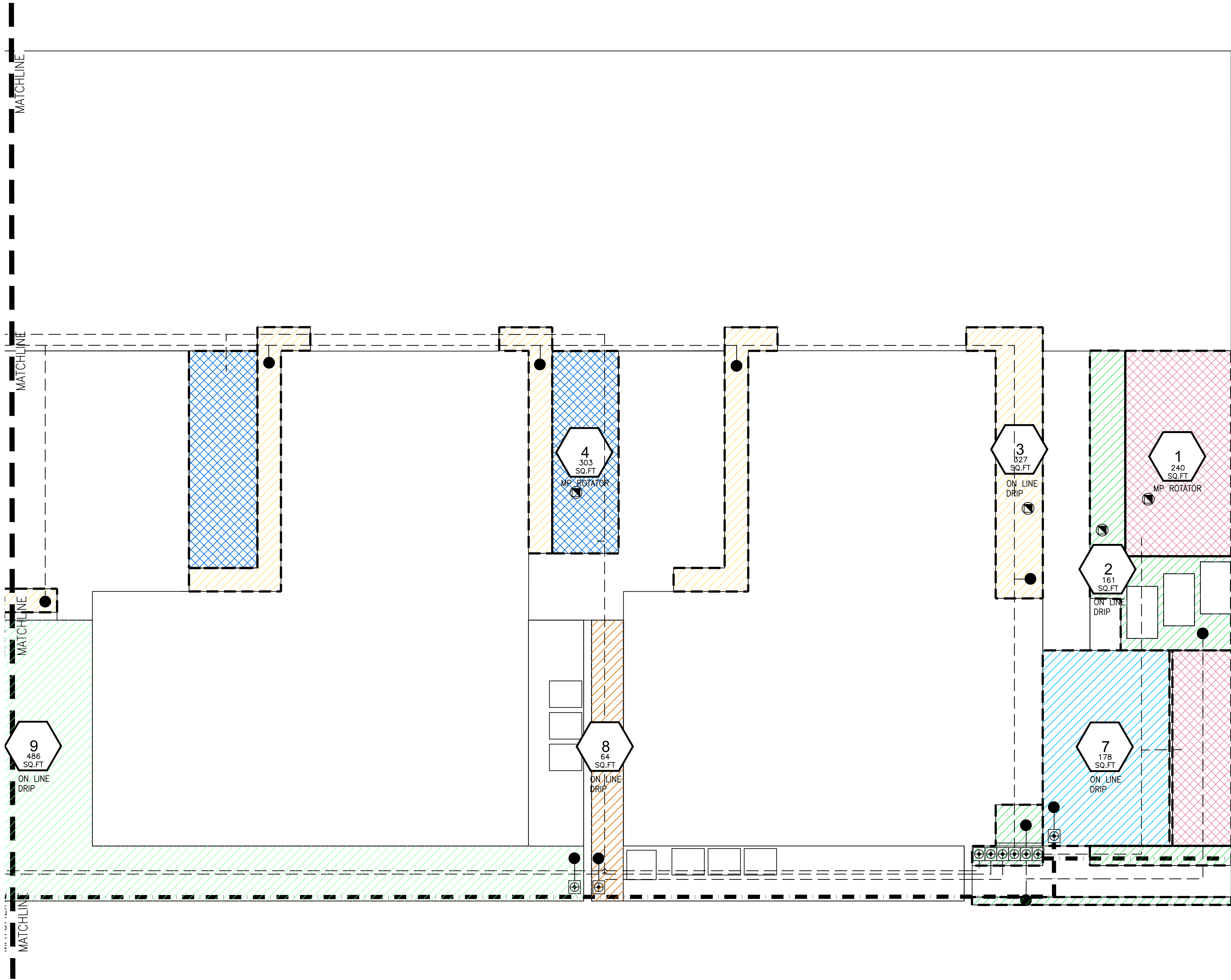
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Sheet Number:

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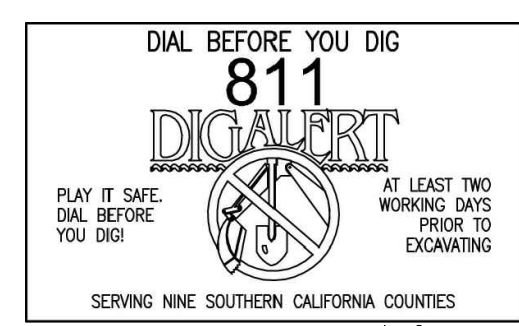
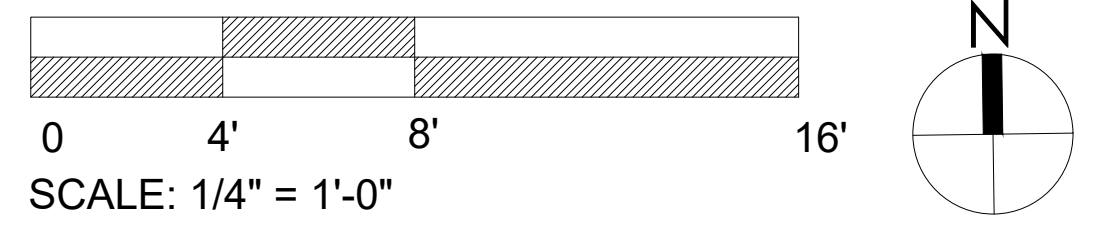


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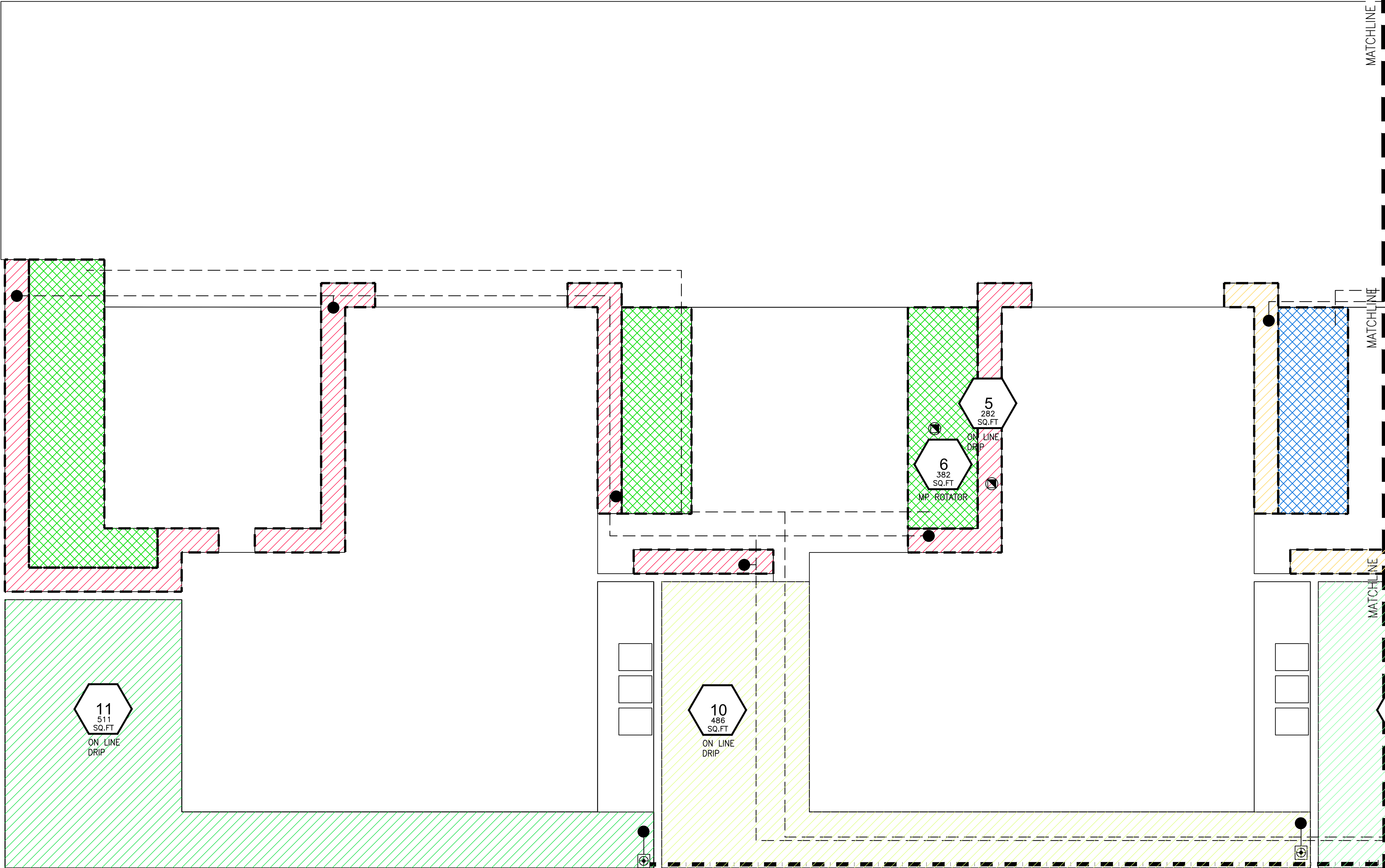
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IRRIGATION HYDROZONE PLAN FRONT

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Submittal Date:
February 17, 2022
Sheet Number:
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IRRIGATION HYDROZONE PLAN BACK

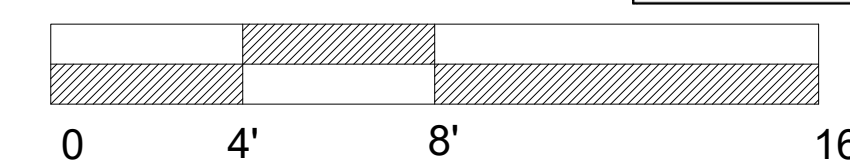
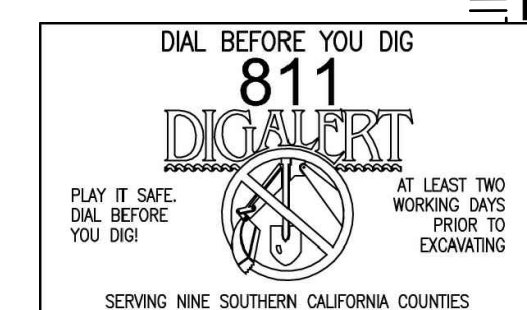
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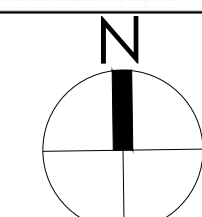
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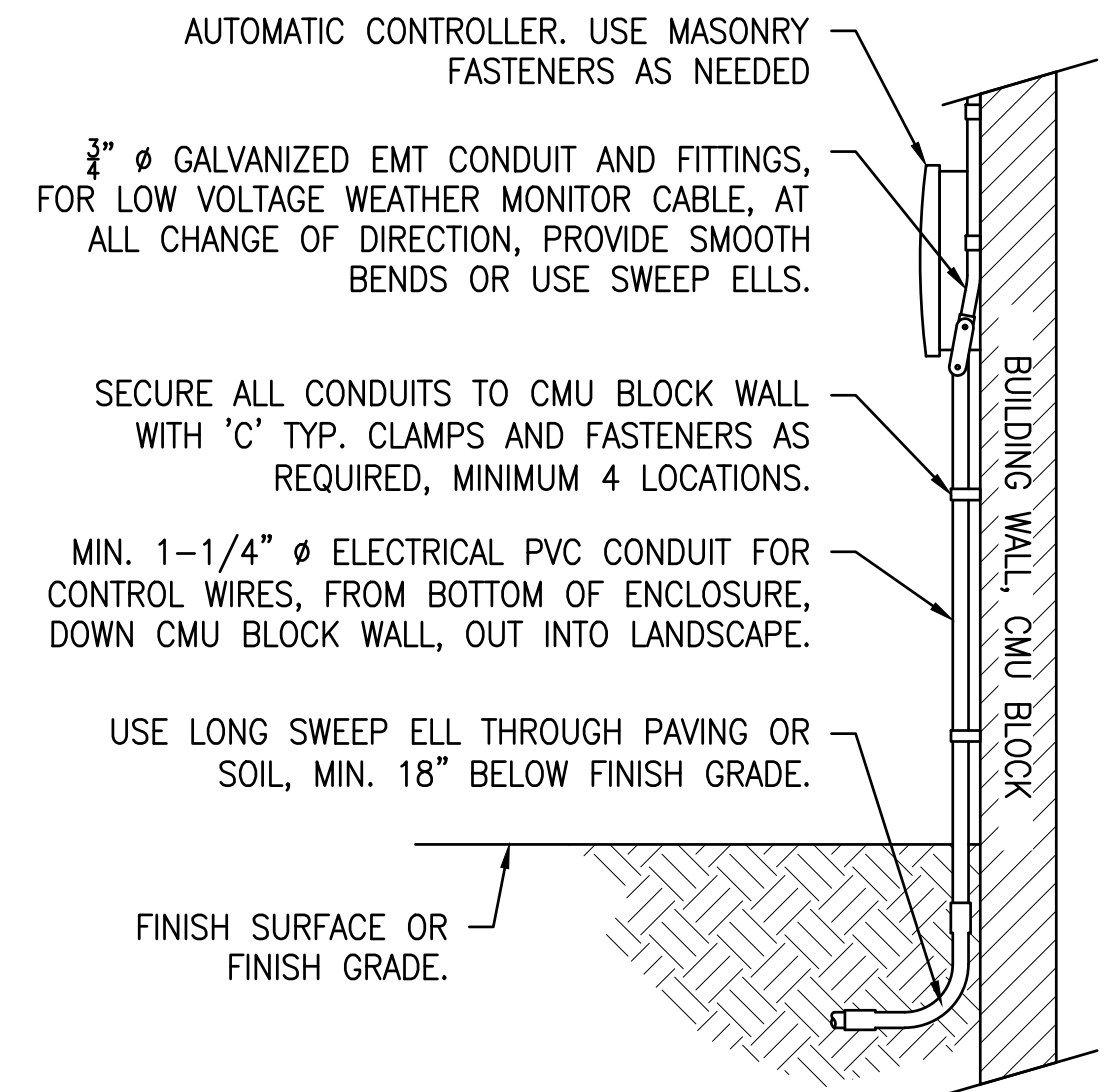
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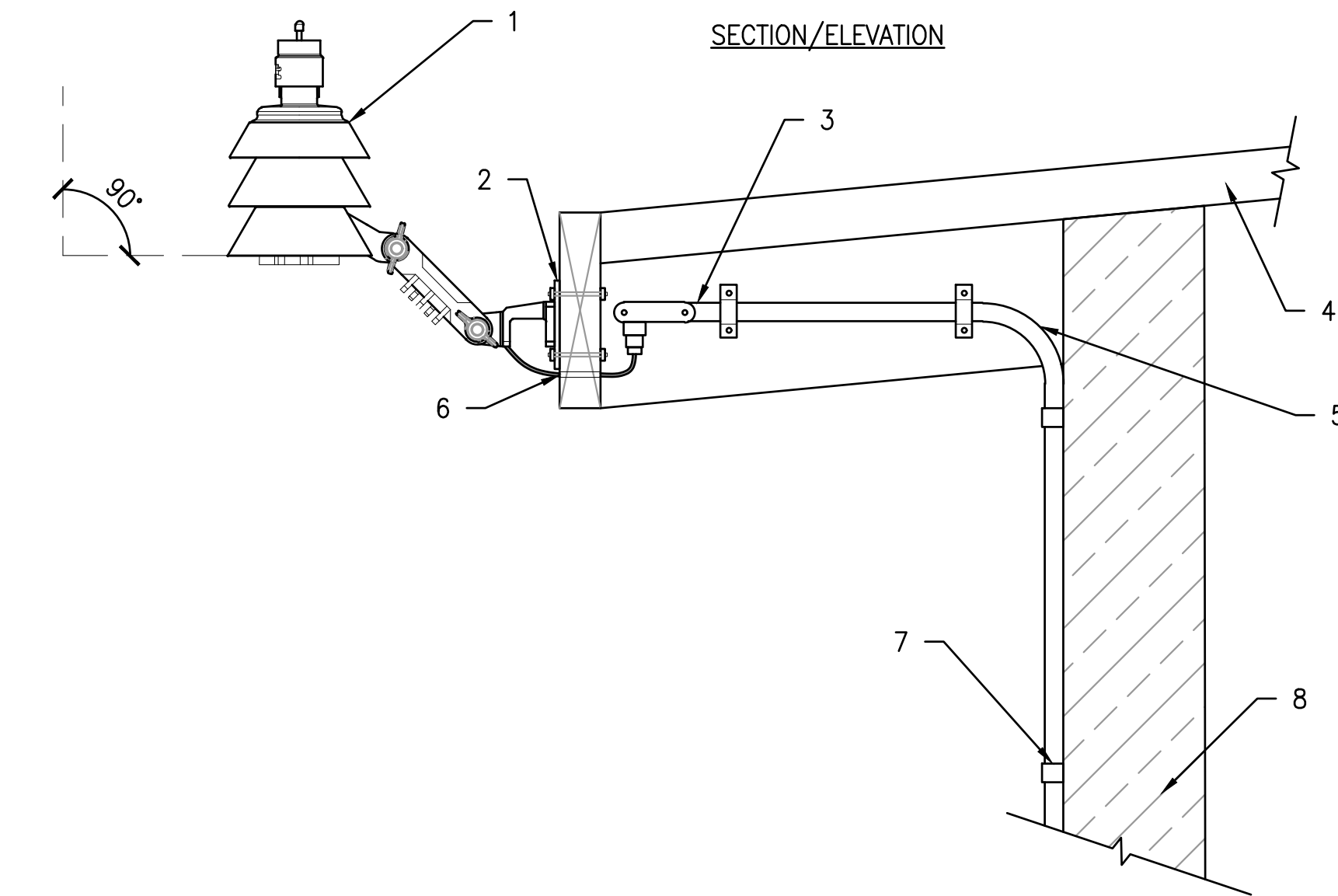
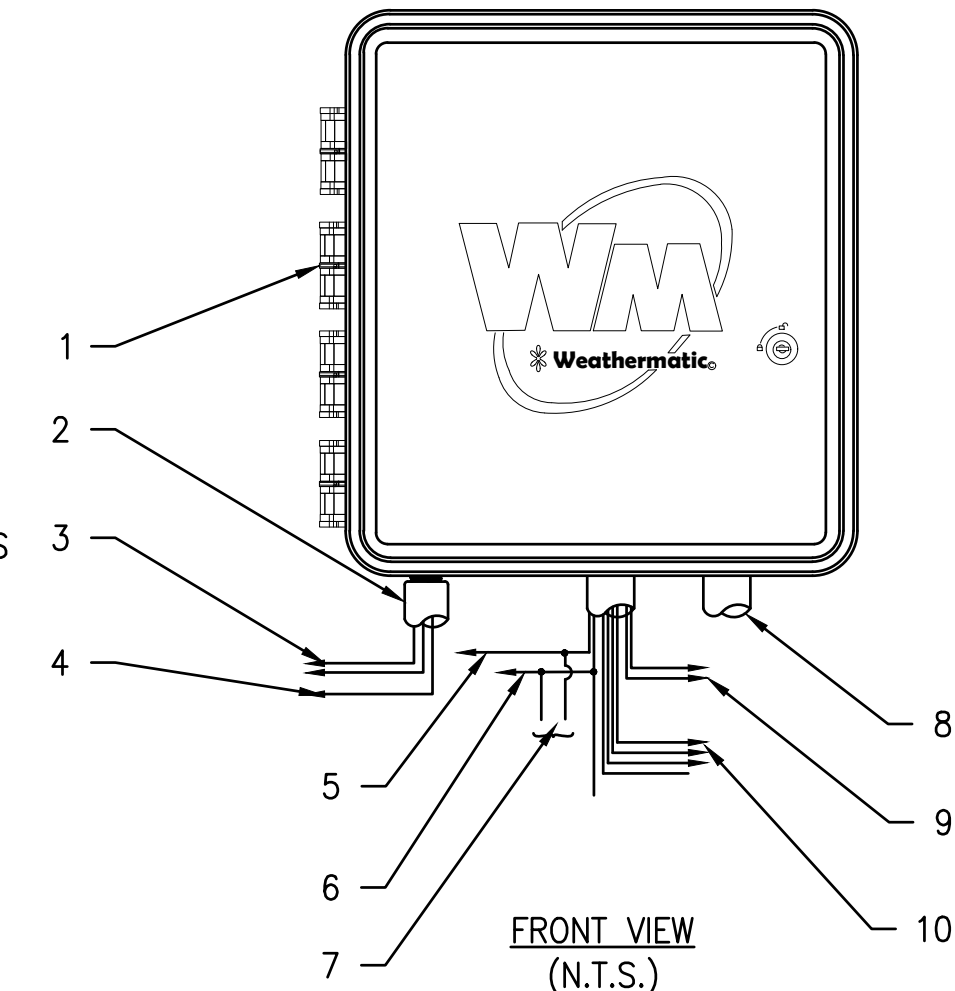
SCALE: 1/4" = 1'-0"







1. WALL MOUNT CONTROLLER
2. CONDUIT 115 A.C.
3. POWER SUPPLY WIRES
4. GROUND WIRE
5. MASTER VALVE WIRE (OPTIONAL)
6. COMMON NEUTRAL WIRE
7. PUMP CIRCUIT WIRES (OPTIONS)
8. CONDUIT 24V A.C.
9. RAIN STAT WIRES (OPTIONAL)
10. VALVE CONTROL WIRES—ONE PER VALVE



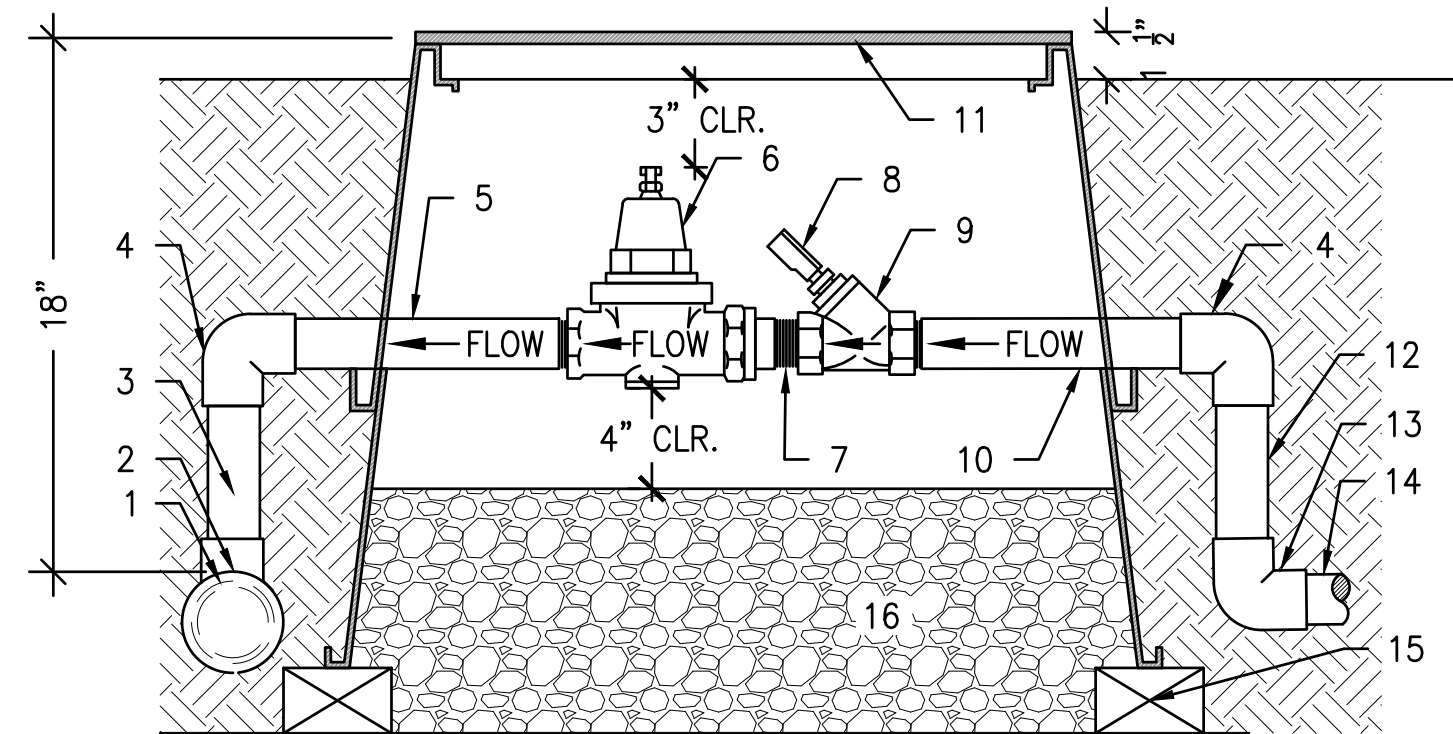
1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF 3/4" Ø GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING ROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH TYP. CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

## 1 IRRIGATION SYSTEM CONTROLLER

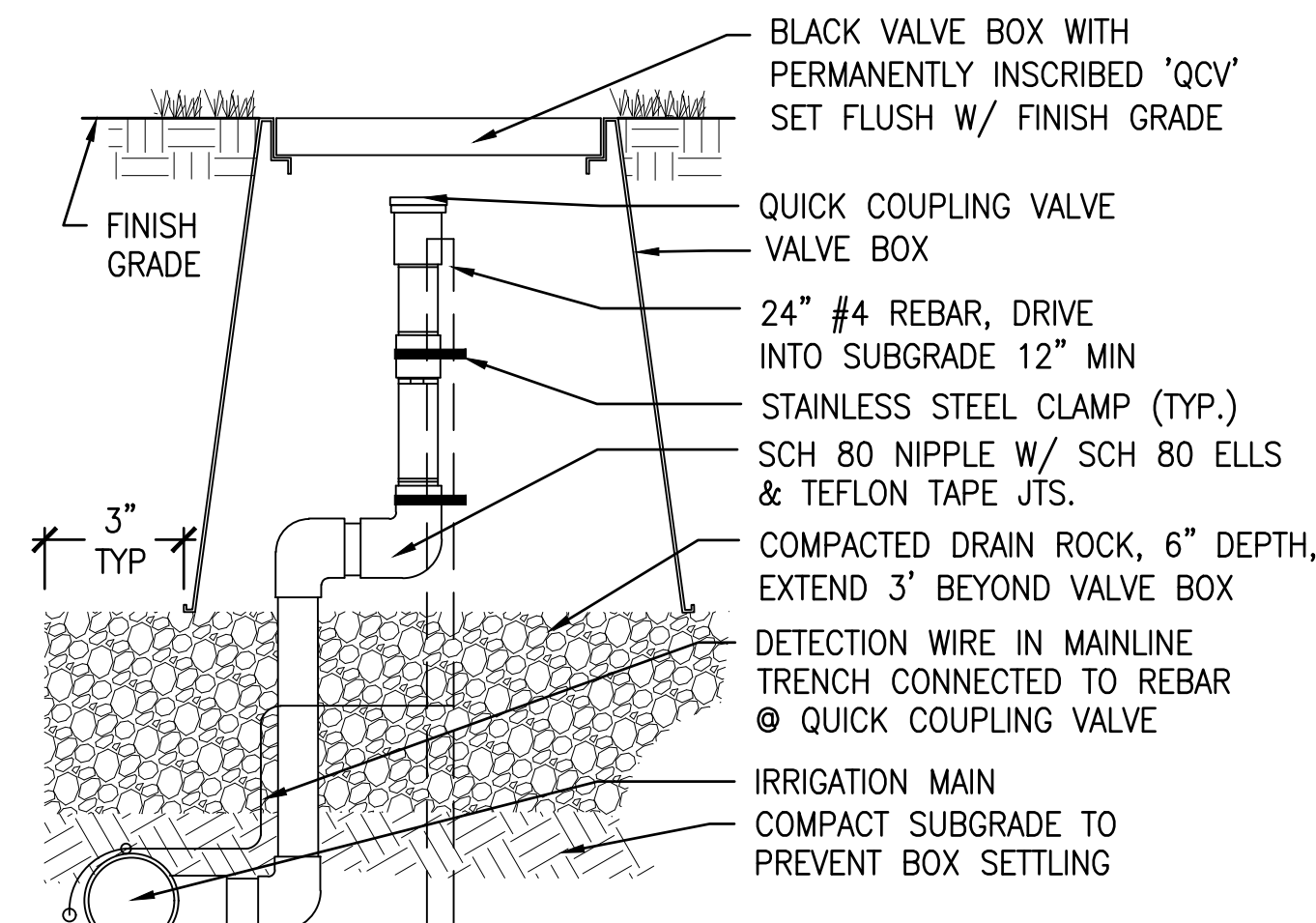
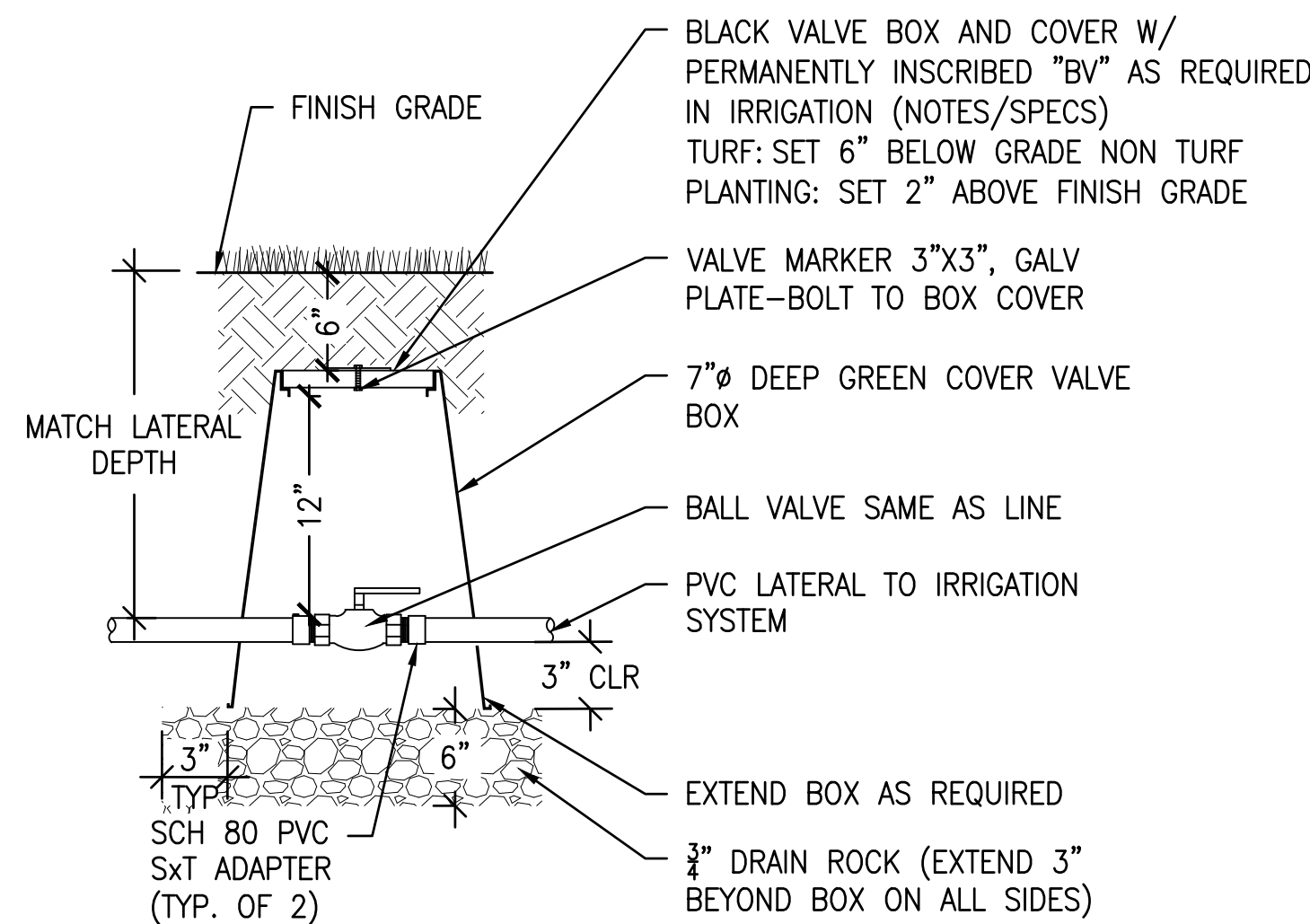
SCALE: 1/2" = 1'

## 2 WEATHER MONITOR ON BUILDING EVE

SCALE: 1" = 1'



1. SCH 40 PVC LATERAL LINE, SIZE PER PLAN.
2. SCH 80 PVC SLIP X SLIP TEE OR ELL, (WITH REDUCER IF NEEDED), SIZE PER PLAN.
3. SCH 80 PVC SLIP X SLIP NIPPLE, SIZE AND LENGTH AS NEEDED (2 REQUIRED)
4. SCH 80 PVC SLIP X SLIP ELL, SIZE PER PLAN (2 REQUIRED).
5. SCH 80 PVC SLIP X THREAD NIPPLE, SIZE AND LENGTH AS NEEDED (2 REQUIRED).
6. PRESSURE REGULATOR—MFG. AND SIZE PER IRRIG. LEGEND.
7. THREADED BASS NIPPLE, SIZE AND LENGTH AS REQUIRED.
8. PRESSURE GAUGE, MFG. AND MODEL, SEE IRRIG. LEGEND, SET DIAL FACING UP.
9. BRASS WYE STRAINER, MFG., SIZE AND SCREEN IRRIG. LEGEND.
10. SCH 80 PVC SLIP X THREAD NIPPLE, SIZE AND LENGTH REQUIRED.
11. RECTANGULAR PLASTIC VALVE BOX. SIZE AND COLOR PER IRR. LEGEND, HEAT "PR" ON LID IN 2" HIGH BLOCK LETTERS.
12. SCH 80 PVC SLIP X SLIP NIPPLE, SIZE, LENGTH AS REQUIRED.
13. SCH 80 PVC SLIP X SLIP ELL, SIZE PER PLAN.
14. SUPPLY LINE OR FROM EX. P.O.C. — SEE NOTES ON PLAN.
15. BRICK SUPPORTS (1 OF 4).
16. 4" THICK BASE OF 3/4" WASHED GRAVEL.



- NOTES:
1. INSTALL TO PREVENT SETTLING.
  2. CENTER QCV IN BOX.
  3. POSITION QCV TO ALLOW CONVENIENT, ACCESSIBLE ACCESS TO QCV KEY & HOSE SWIVEL.

## 3 PRESSURE REGULATOR WYE STRAINER ASSEMBLY

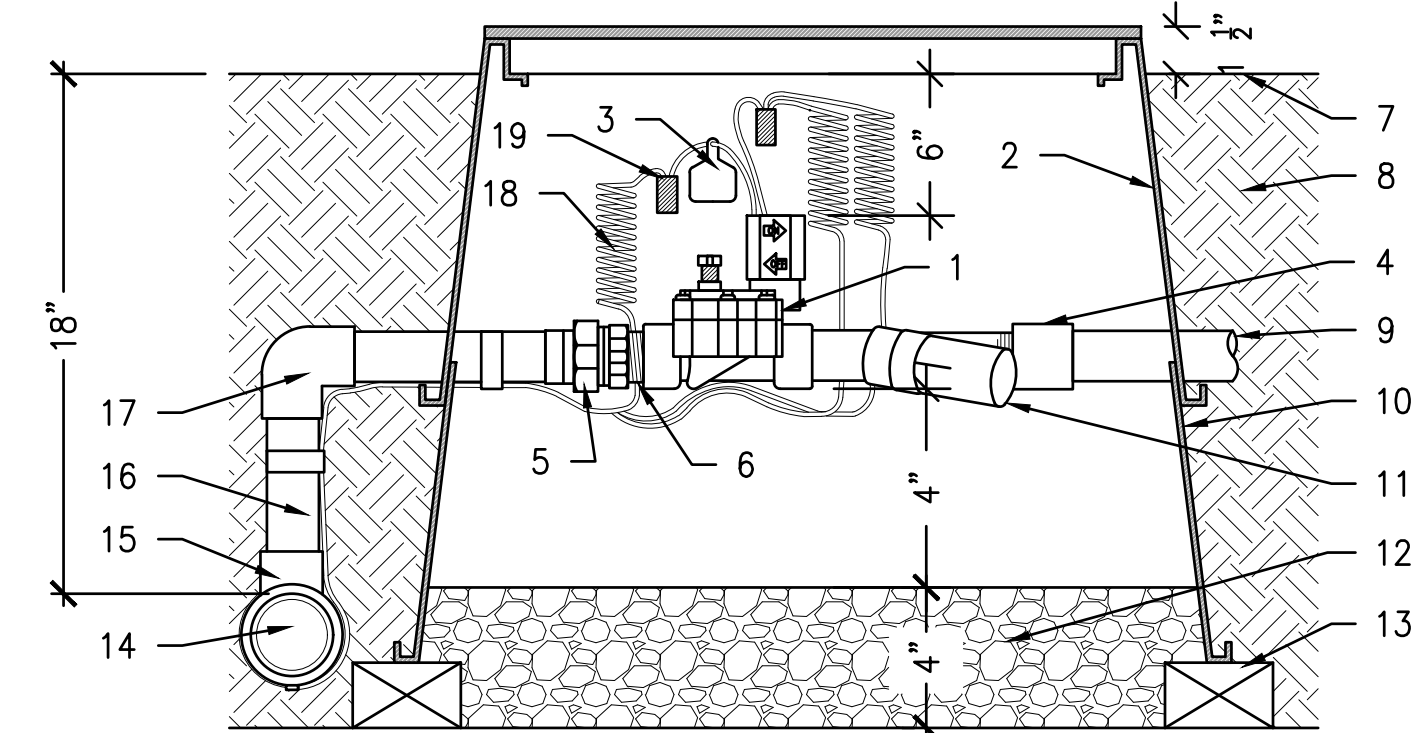
SCALE: 1 1/2" = 1'

## 4 BALL VALVE

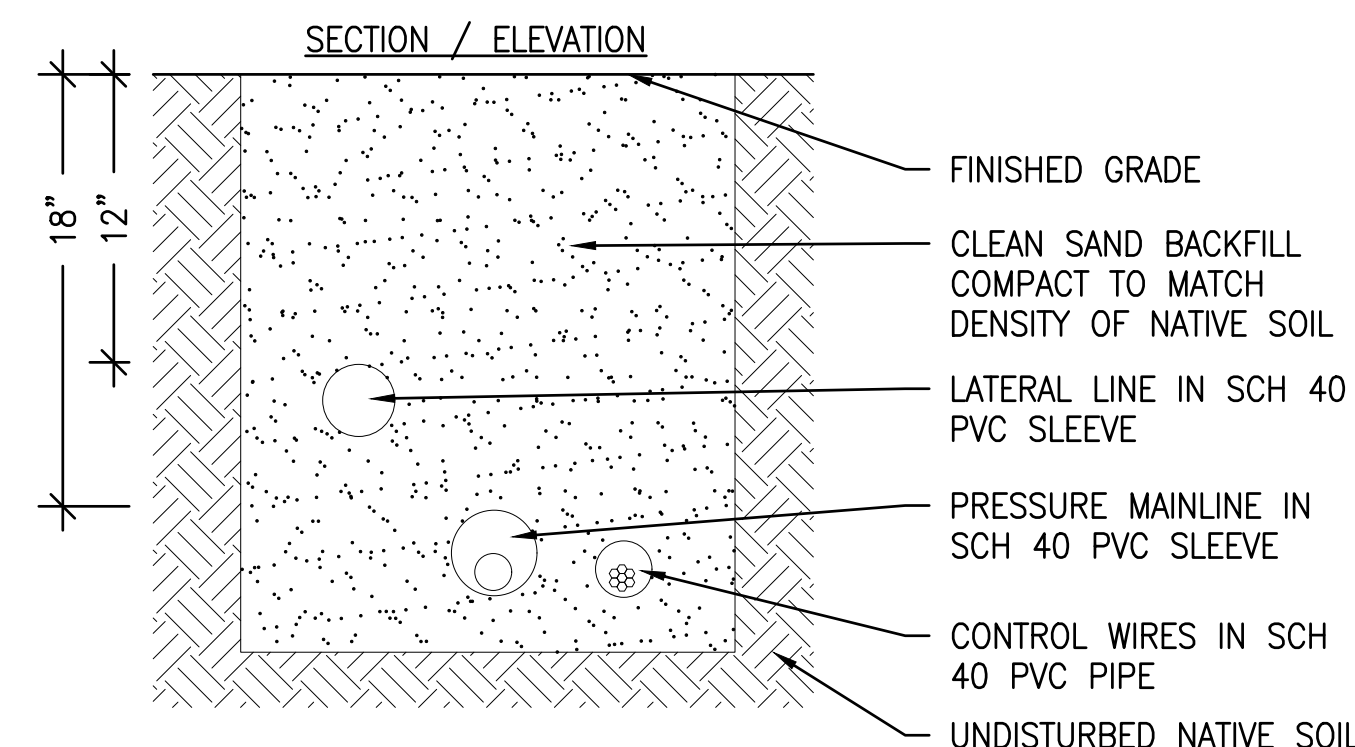
SCALE: 1 1/2" = 1'

## 5 QUICK COUPLER VALVE

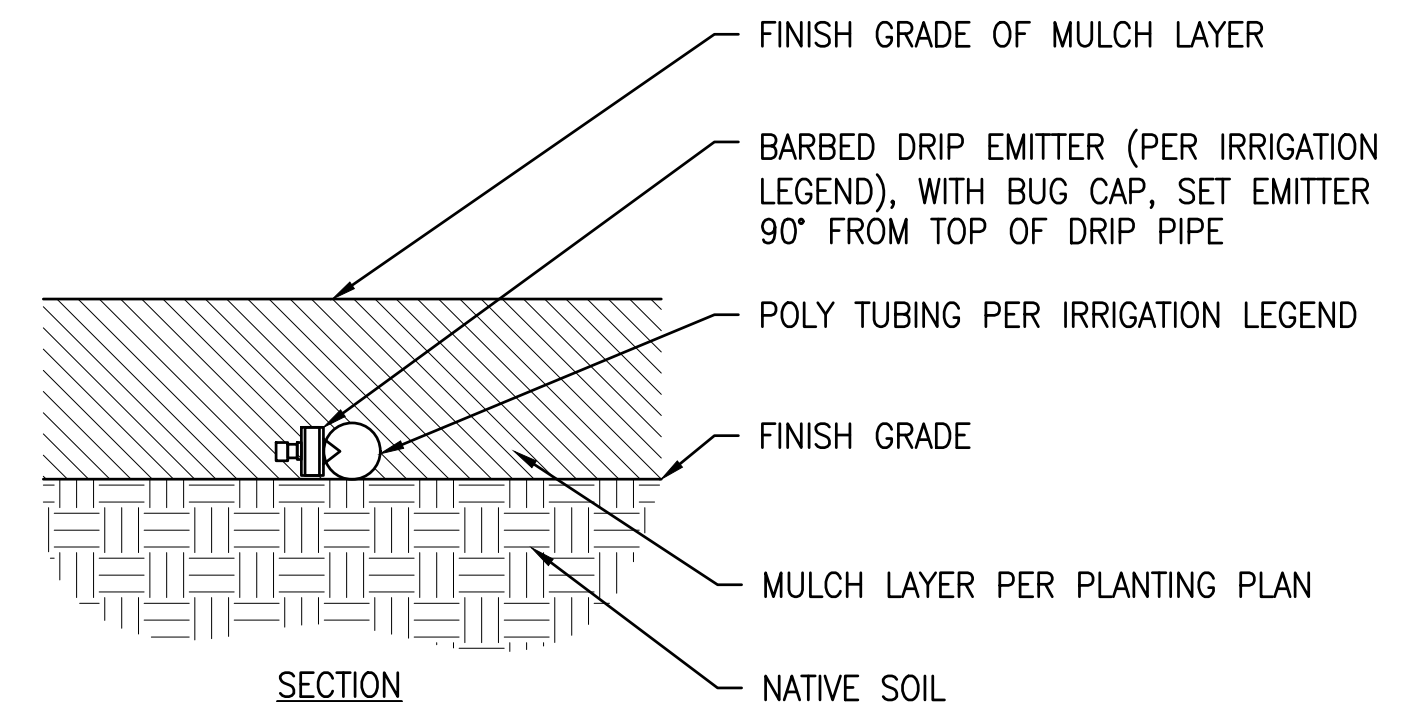
SCALE: 3" = 1'



1. REMOTE CONTROL VALVE PER LEGEND.
2. RECTANGULAR PLASTIC VALVE BOX SIZE AND COLOR PER IRRIG. LEGEND, HEAT BRAND. STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS.
3. (2) I.D. TAGS REQUIRED, 1) PURPLE 'RECYCLED/RECLAIMED WATER TAG AND SECOND TAG. WITH PRINTED STATION NUMBER, SEE SPECIFICATIONS.
4. SCH 40 PVC MALE ADAPTER.
5. SCH 80 PVC UNION (LINE SIZE).
6. SCH 80 PVC CLOSE NIPPLE.
7. FINISH GRADE.
8. NATIVE SOIL.
9. PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY).
10. RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION (NDS #318B OR APPROVED EQUAL).
11. COMBINED PRESSURE REGULATOR AND Y-FILTER PER LEGEND.
12. FILL BASE OF BOX WITH PEA GRAVEL.
13. COMMON BRICK SUPPORTS (4 REQUIRED).
14. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE). 14.1. SCH 40 PVC MAINLINE FITTING (OUTLET TO BE VALVE SIZE).
15. SCH 80 PVC ELL (VALVE SIZE).
16. SCH 80 PVC PIPING (VALVE SIZE) LENGTH AS REQUIRED.
17. SCH 80 PVC ELL (VALVE SIZE).
18. #14 UF CONTROL WIRE WITH 30" LENGTH COILED, TAPE TO PIPES PER DET. 'H', RUN TO CONTROLLER (COLOR CODED).
19. WATERPROOF WIRE CONNECTOR (2 REQUIRED).



- NOTES:
1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
  2. \*SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.



- NOTES:
1. ON-LINE POINT SOURCE DRIPPER, SEE IRRIGATION PLAN

## 6 DRIP ZONE CONTROL VALVE

SCALE: 1 1/2" = 1'

## 7 UNDERGROUND SLEEVING

SCALE: 1 1/2" = 1'

## 8 DRIP EMITTER ON POLY TUBING

SCALE: 3/4" = 1'



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IRRIGATION DETAILS

Revisions:

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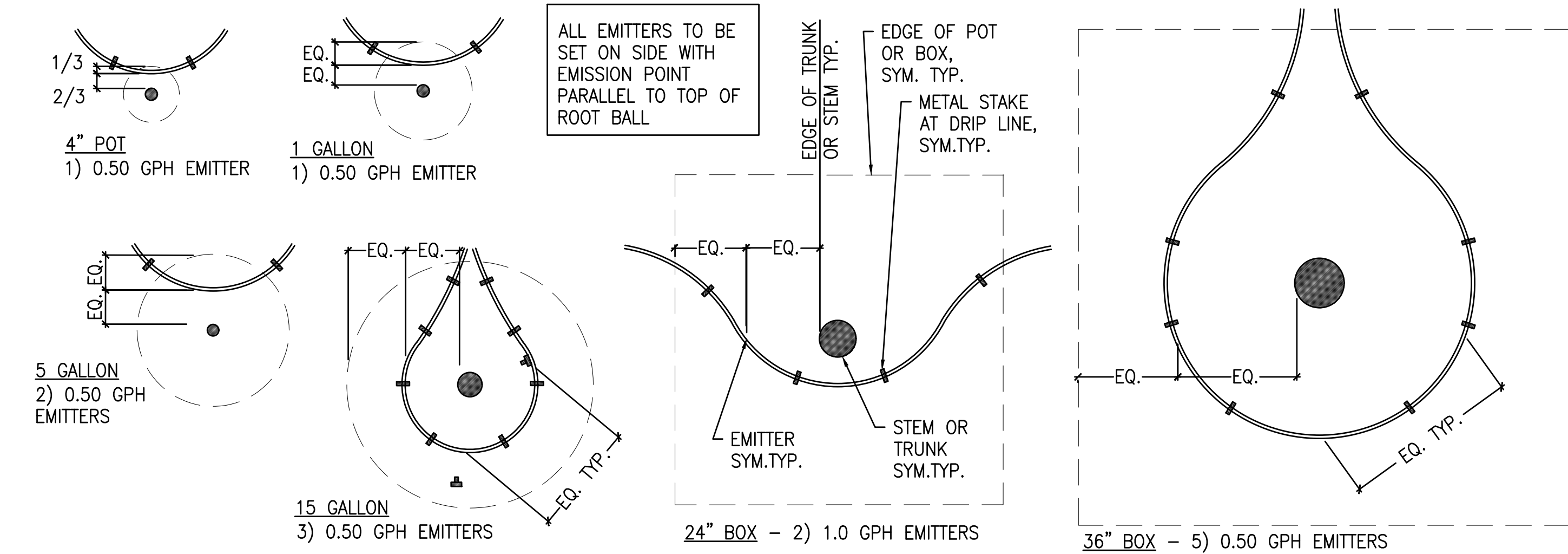
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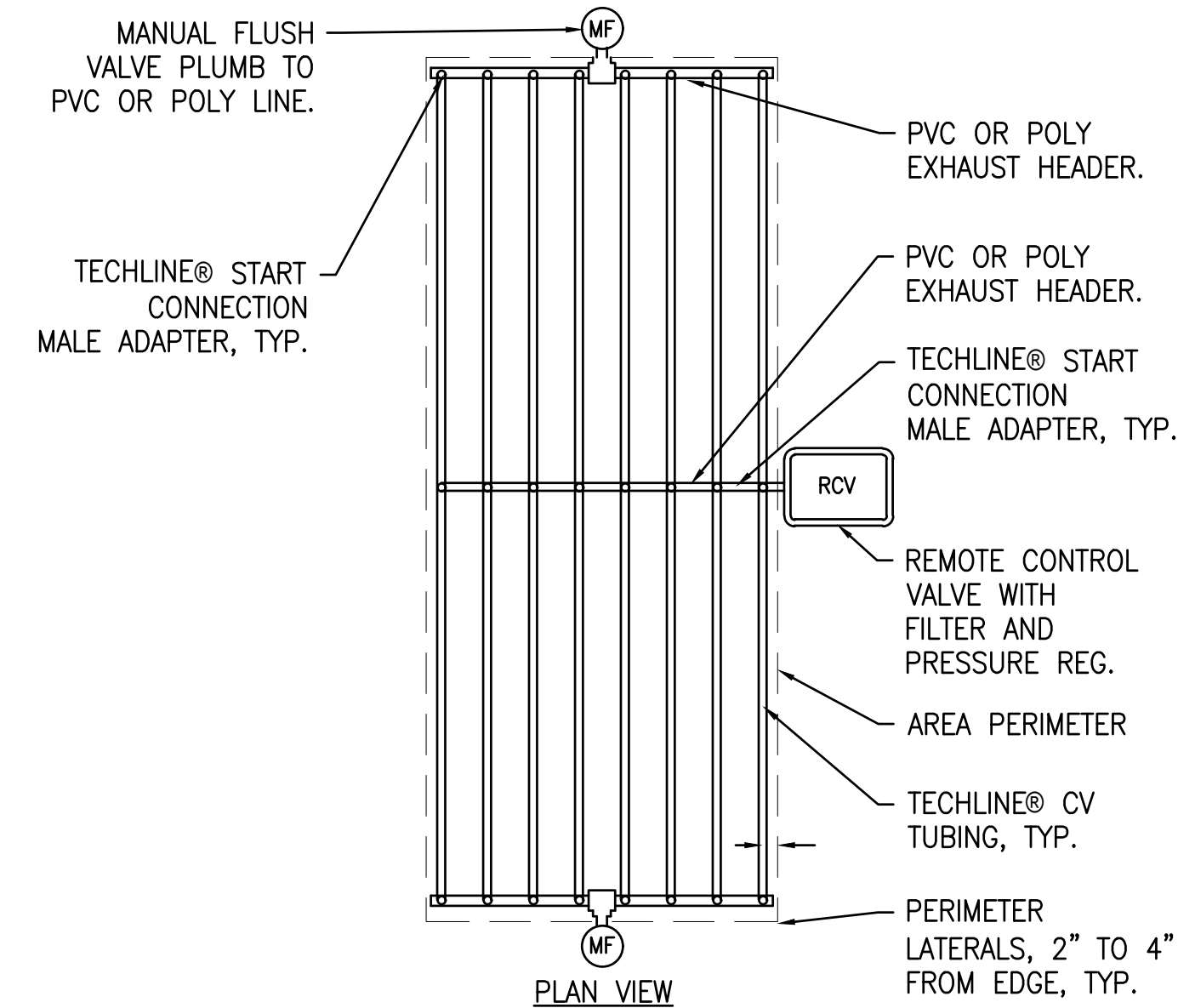
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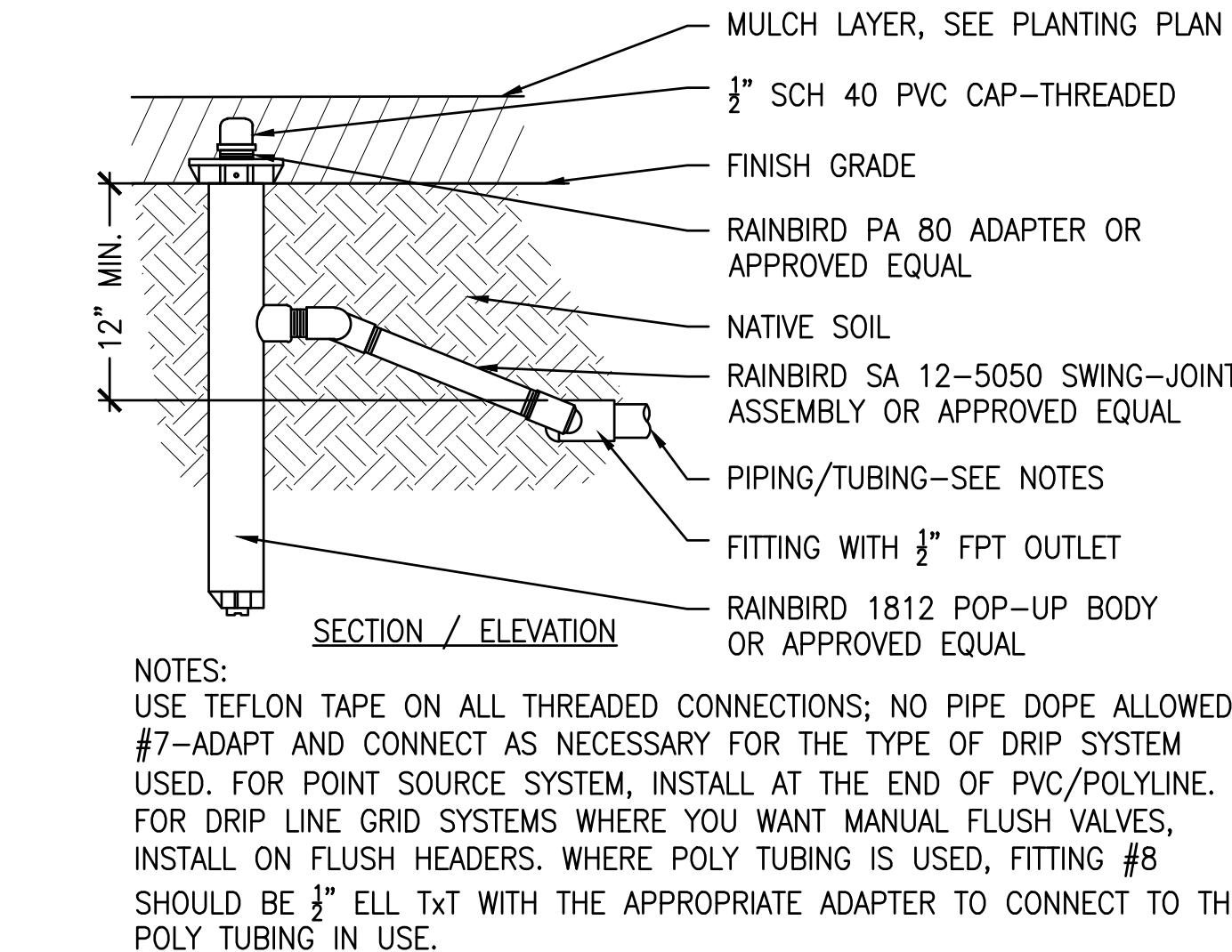




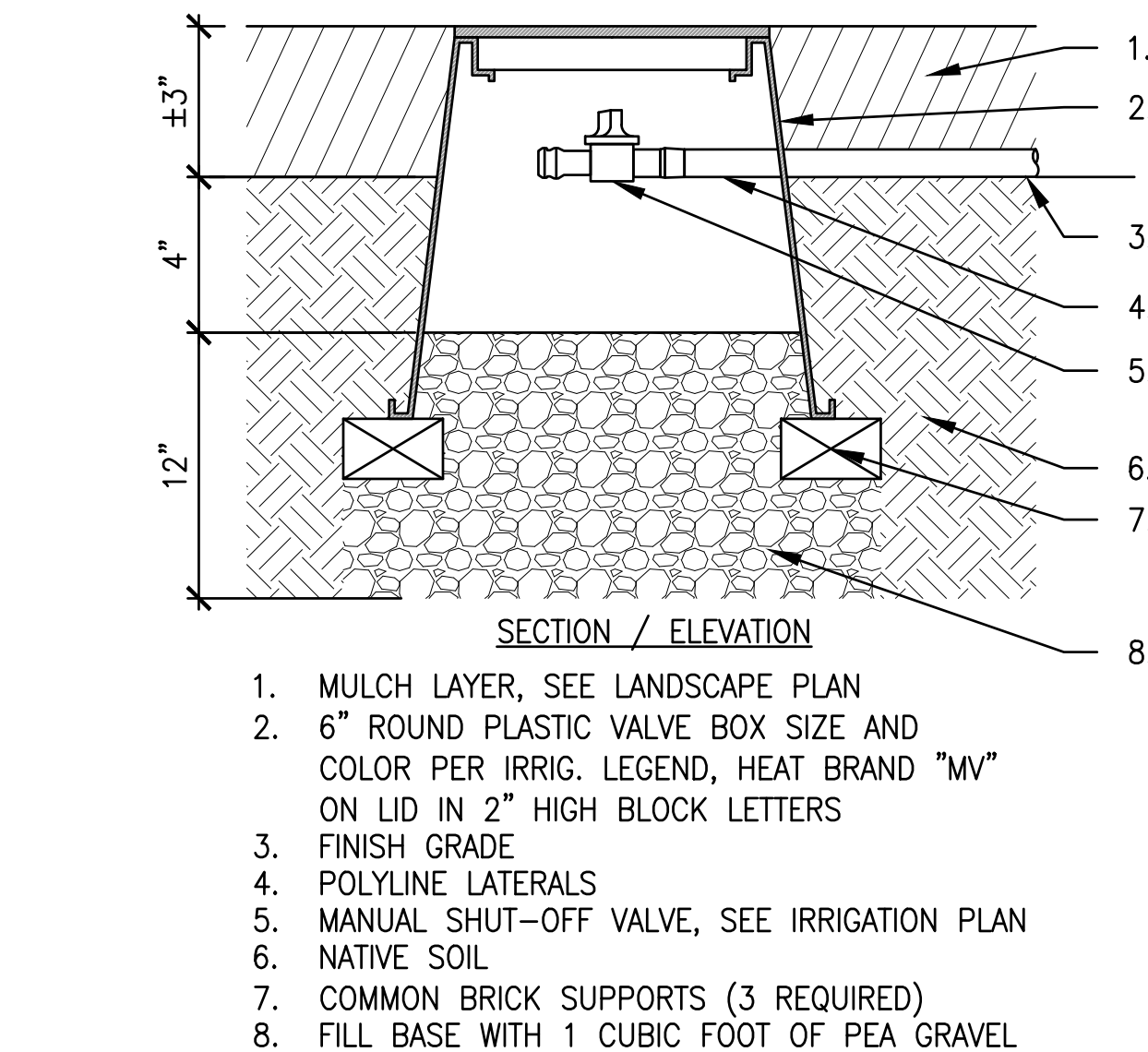
1 ONLINE DRIP EMITTER LAYOUT  
SCALE: 3/4" = 1'




2 INLINE DRIP CENTER FEED  
SCALE: 3/4" = 1'



3 POP-UP TATTLETALE ASSEMBLY  
SCALE: 1" = 1'



4 MANUAL FLUSH VALVE  
SCALE: 1 1/2" = 1'



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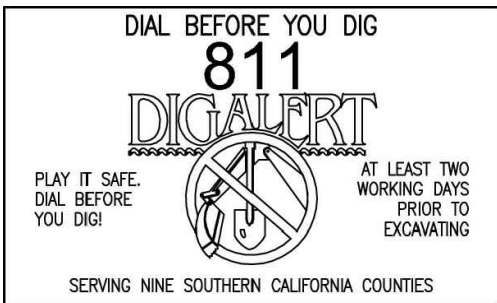
IRRIGATION DETAILS

Revisions:

February 17, 2022

Sheet Number:

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CITY OF COSTA MESA  
PRECISE GRADING PLAN  
FOR  
PROPOSED RESIDENCE  
549 WEST BERNARD STREET  
COSTA MESA, CA 92627

GRADING NOTES

1. All work shall be in accordance with the Grading Code of the County of Orange and any amendments by the City of Costa Mesa or any special requirements of the permit. A copy of the City Code and City Manual shall be retained on the job site while work is in progress. When referenced on the grading 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 assigned City Inspector. A pregrading 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, OC Grading Inspector, and when required, the Archaeologist, Paleontologist, and Surveyor. 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 approved Grading Plan shall be on the permitted site while grading work is in progress.
5. Preliminary soil and geology reports, and all subsequent reports as approved by the Building Division 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, City 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 or revised 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 OC Public Works 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 ASTM D1557 or approved equivalent and filed density by ASTM D1556 (Sand-Cone) and ASTM D6938 (Nuclear Gauge Method) or an 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 by the Building Official.
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 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 City Code.
20. Any existing irrigation lines and cisterns shall be removed or crushed in place and approved by the Building Official and the 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 California Plumbing Code to the approval of Building Official.

EARTHWORK QUANTITIES

RAW CUT	20	CUBIC YARDS
RAW FILL	40	CUBIC YARDS
OVER-EX	300	CUBIC YARDS
SHRINKAGE (+5%)	15	CUBIC YARDS
NET	35	CUBIC YARDS (IMPORT)

GRADING NOTES (CONTINUED)

23. The 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 Building Division.
25. The permittee is responsible for dust control measures.
26. The permittee shall give reasonable notice to the owner of adjoining lands and building prior to beginning excavations which may affect the lateral and subjacent support of the adjoining property. The notice shall state the intended depth of the 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.
27. All concrete structures that are exposed to the on-site soils shall be constructed with Type V cement, unless deemed unnecessary by soluble sulfate-content tests conducted by the Soil Engineer.
28. 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.
29. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional, however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.
30. Sanitary facilities shall be maintained on site.
31. The location and protection of all utilities is the responsibility of the permittee.
32. Approved protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading.
33. Grading operations including maintenance of equipment within one-mile of a human occupancy shall be conducted between the hours of 7:00 a.m. and 7:00 p.m. Monday thru Friday. Saturdays 9:00 a.m. thru 6:00 p.m. Prohibited all hours Sundays and the following Federal holidays: Christmas Day, New Years Day, Memorial Day, Independence Day, Labor Day, and Thanksgiving Day. CMMC sec 13-279

- 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) Stockpiling and/or vehicle staging areas shall be located as far as practical from dwellings and within the limits of the grading permit.

34. Grading and excavation shall be halted during periods of high winds. According to AQMD Rule 403, high wind conditions means instantaneous wind speeds exceed 25 MPH. This level occurs only under extreme conditions such as Santa Ana Wind conditions.

35. Asphalt sections must be per City Code: Parking stall – 3" A/C over 6" A/B, Drives 3" A/C over 10" (Commercial), and 12" (Industrial). Or: Prior to rough grade release for Building Permits by the City Inspector; the Soil Engineer shall submit for approval pavement section recommendations, based on "R" value analysis of the sub-grade soils, and expected traffic indices.

36. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes, with appropriate down spouts and outlets.

37. 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.

38. Prior to final approval, the Civil Engineer shall certify to the Building Official the amount of earth moved during the grading operation.

39. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.

40. The Grading Contractor shall submit a statement of compliance to the assigned Grading Inspector that the grading is in accordance with the approved Grading Plan prior to final approval.

41. 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.

42. 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 the OC Health Care Agency/Environmental Health and the Building Division.

EROSION CONTROL

43. In the case of emergency (24-Hour/Day), call Will Rolph at Work Telephone 949.464.8115.
44. 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.
45. Erosion, sediment and chemical control devices shall not be moved or modified without the approval of the Building Official.
46. 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%.
47. After a rainstorm, all silt and debris shall be removed from streets, check berms and basins.
48. Graded areas of the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed towards desilting facilities.
49. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
50. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plan.

ENVIRONMENTAL NOTES

51. 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.
52. 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, 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 storm water runoff, with ultimate disposal in accordance with local, state and federal requirements.
53. Permittee may discharge material other than storm water 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.

54. 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.

55. 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."

SPECIAL NOTE

ALL GRADING SHALL COMPLY PER SOILS REPORT'S RECOMMENDATIONS.

SCOPE OF WORK

THE PROJECT PROPOSES DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF 4 NEW SINGLE-FAMILY RESIDENCES WITH YARD IMPROVEMENTS.

SURVEY NOTE

SURVEYOR OR ENGINEER (LICENSE BELOW 33966) SHALL MONUMENT PROPERTY CORNERS BEFORE STARTING GRADING.

PERMITS REQUIRED

SEPARATE PLAN CHECKS AND PERMITS SHALL BE REQUIRED FOR RETAINING WALLS AND BLOCK WALLS.

AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM THE PUBLIC SERVICES DEPARTMENT

SHEET INDEX

- C1 TITLE SHEET  
C2 GRADING PLAN  
C3 STORM DRAIN PLAN  
C4 EROSION CONTROL PLAN

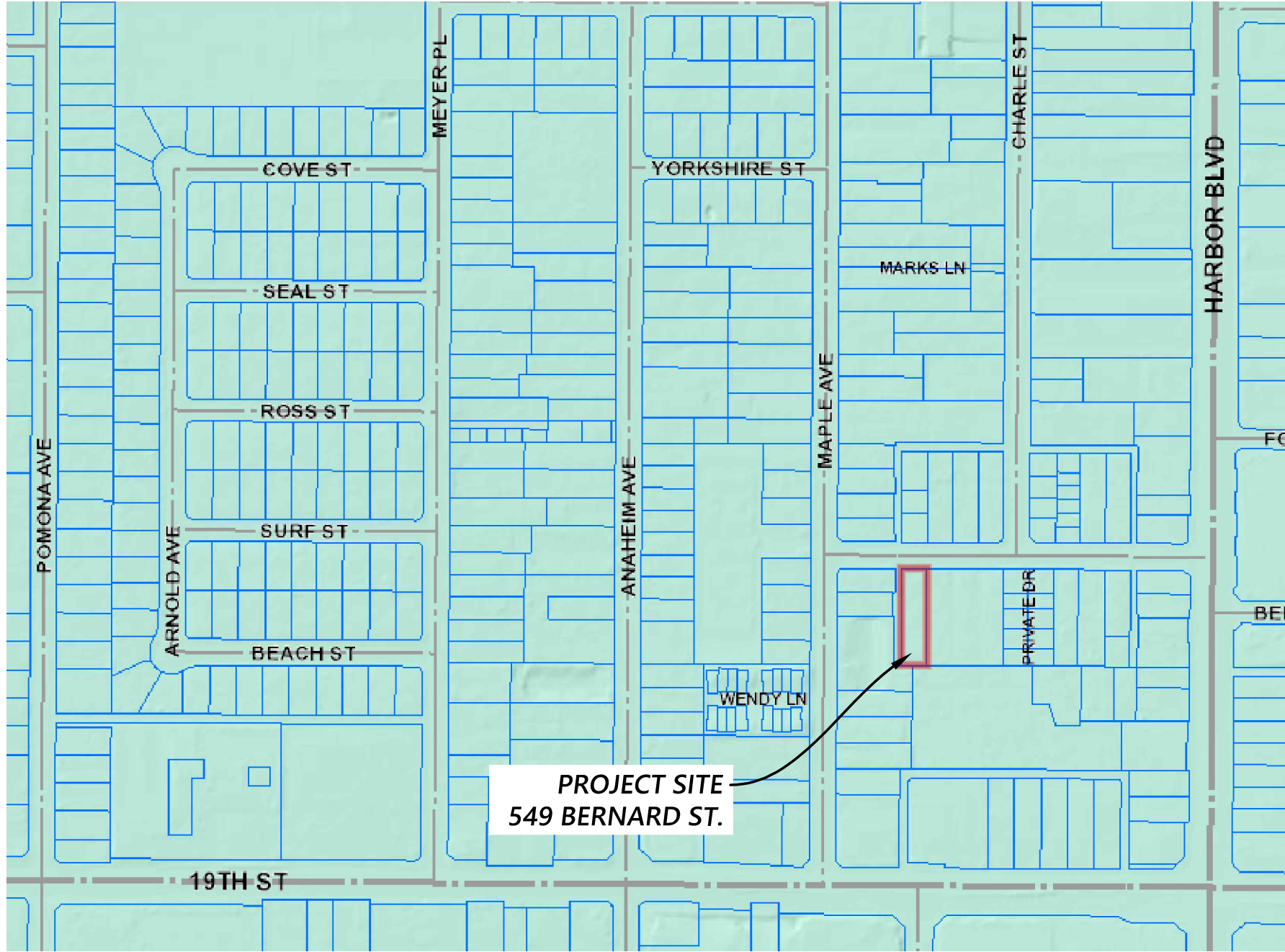
LEGAL DESCRIPTION

LOT 13 OF TRACT NO. 17921, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 953, PAGES 46-50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 422-103-29

LEGEND

TS	TOP OF STEM WALL
TOP	TOP OF SLOPE
TRW	TOP OF RETAINING WALL
FF	FINISHED FLOOR ELEVATION
TG	TOP OF GRATE
TC	TOP OF COPING OR TOP OF CURB
PA	PLANTER AREA
TW	TOP OF WALL
LS	LANDSCAPE
FS	FINISHED SURFACE
FL	FLOW LINE
FG	FINISHED GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
EG	EXISTING GRADE
( )	EXISTING SPOT ELEVATION
---	PROPERTY LINE AND LIMIT-OF-WORK
---	PROPOSED WALL
(102.6) OR 102.6	EXISTING ELEVATION; CONTRACTOR SHALL FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO CIVILSCAPES ENGINEERING
---	FLOWLINE
GB---	GRADEBREAK LINE
---	STORM DRAIN PIPE



VICINITY MAP

NO SCALE



PRECISE GRADING PLAN  
FOR PROPOSED RESIDENCE  
TITLE SHEET

549 WEST BERNARD STREET  
COSTA MESA, CA 92627

REVISIONS		
NO.	REVISION	DATE



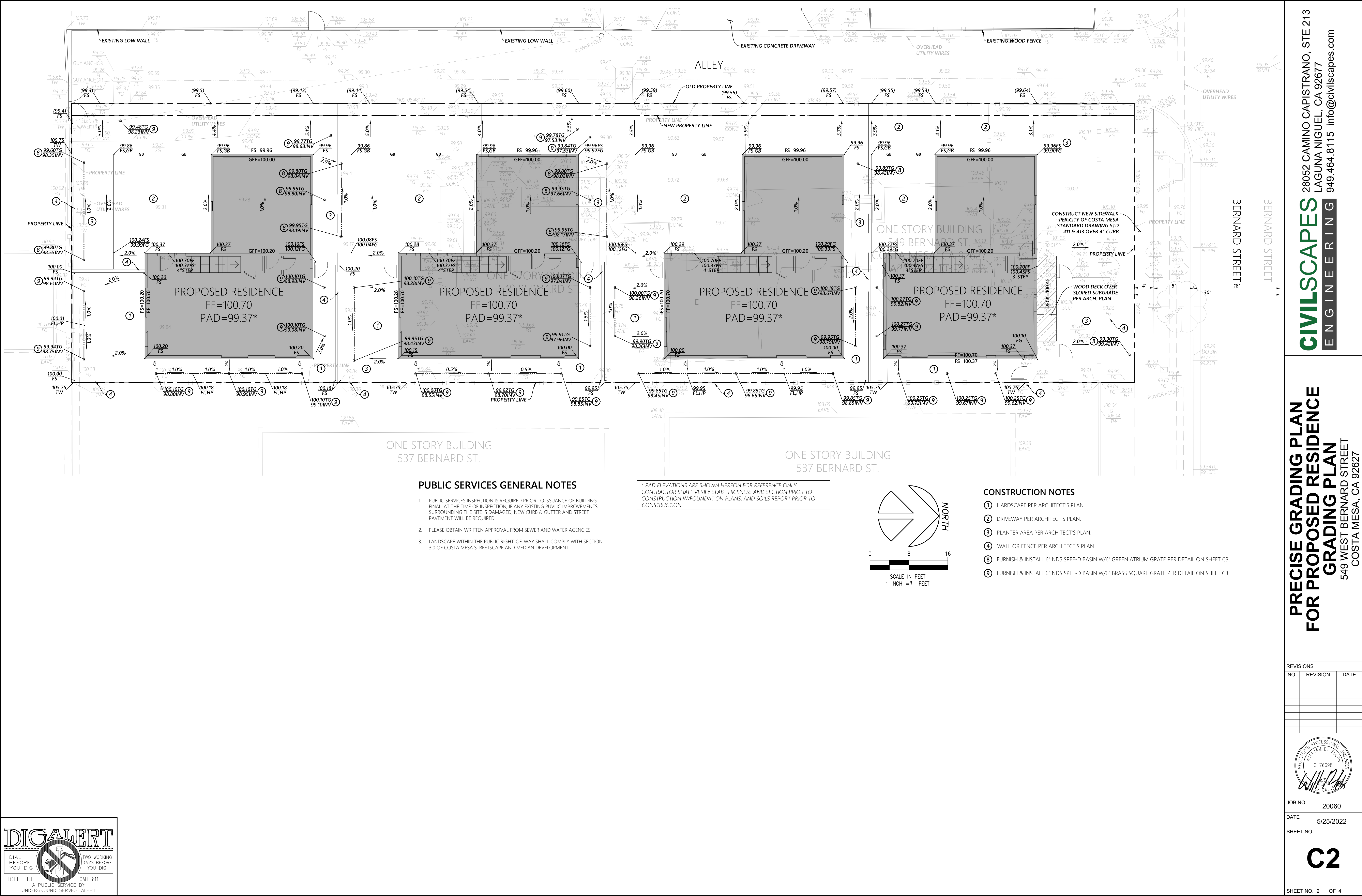

JOB NO.	20060
DATE	5/25/2022
SHEET NO.	

C1

SHEET NO. 1 OF 4







PRECISE GRADING PLAN  
FOR PROPOSED RESIDENCE  
GRADING PLAN

549 WEST BERNARD STREET  
COSTA MESA, CA 92627

CIVILSCAPES

ENGINEERING

28052 CAMINO CAPISTRANO, STE 213  
LAGUNA NIGUEL, CA 92677  
949.464.8115 info@civilscales.com

REVISIONS		
NO.	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER  
WILLIAM D. ROLPH  
C 76698  
STATE OF CALIFORNIA

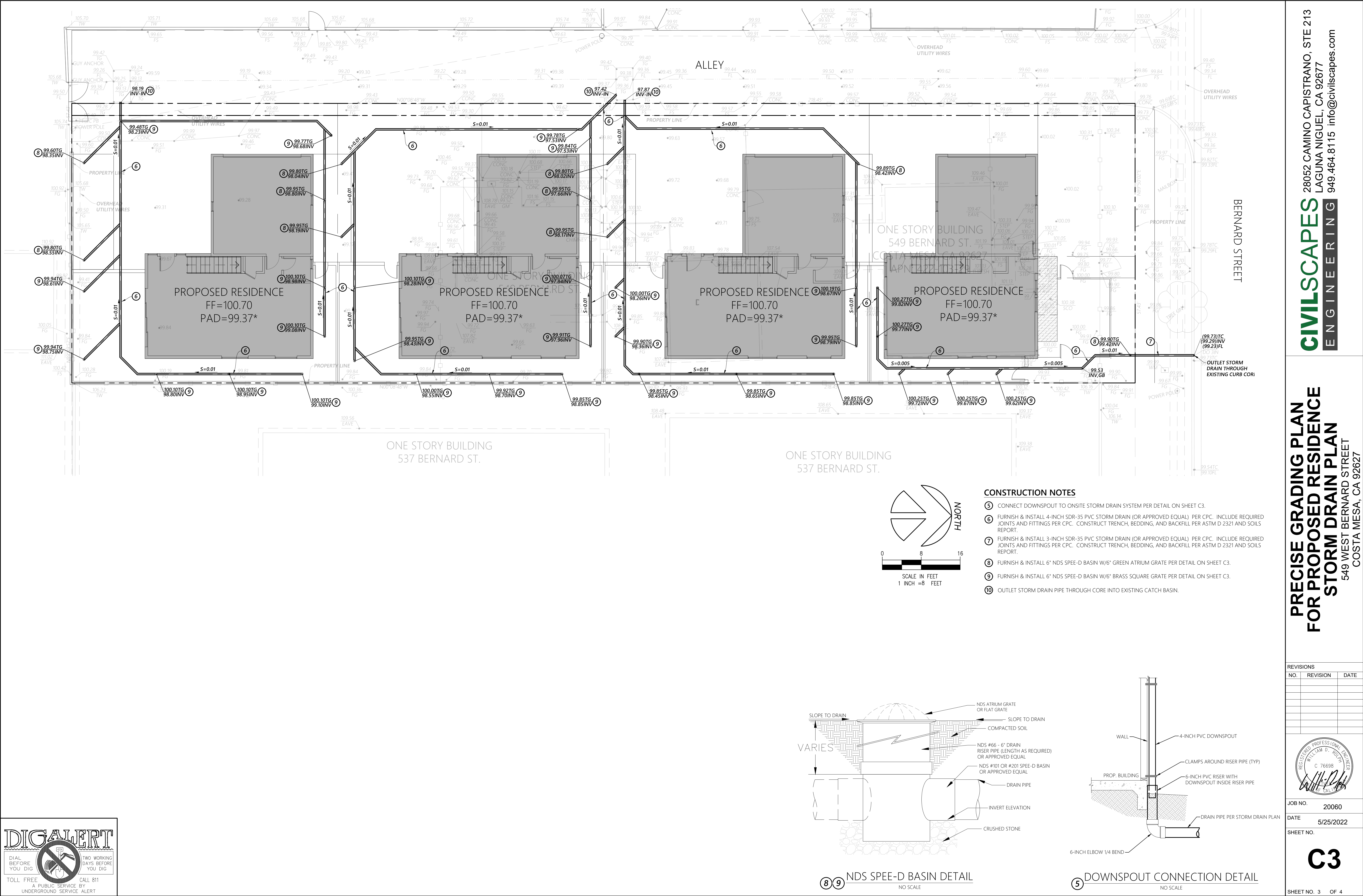
JOB NO. 20060

DATE 5/25/2022

SHEET NO. C2

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DIGALERT

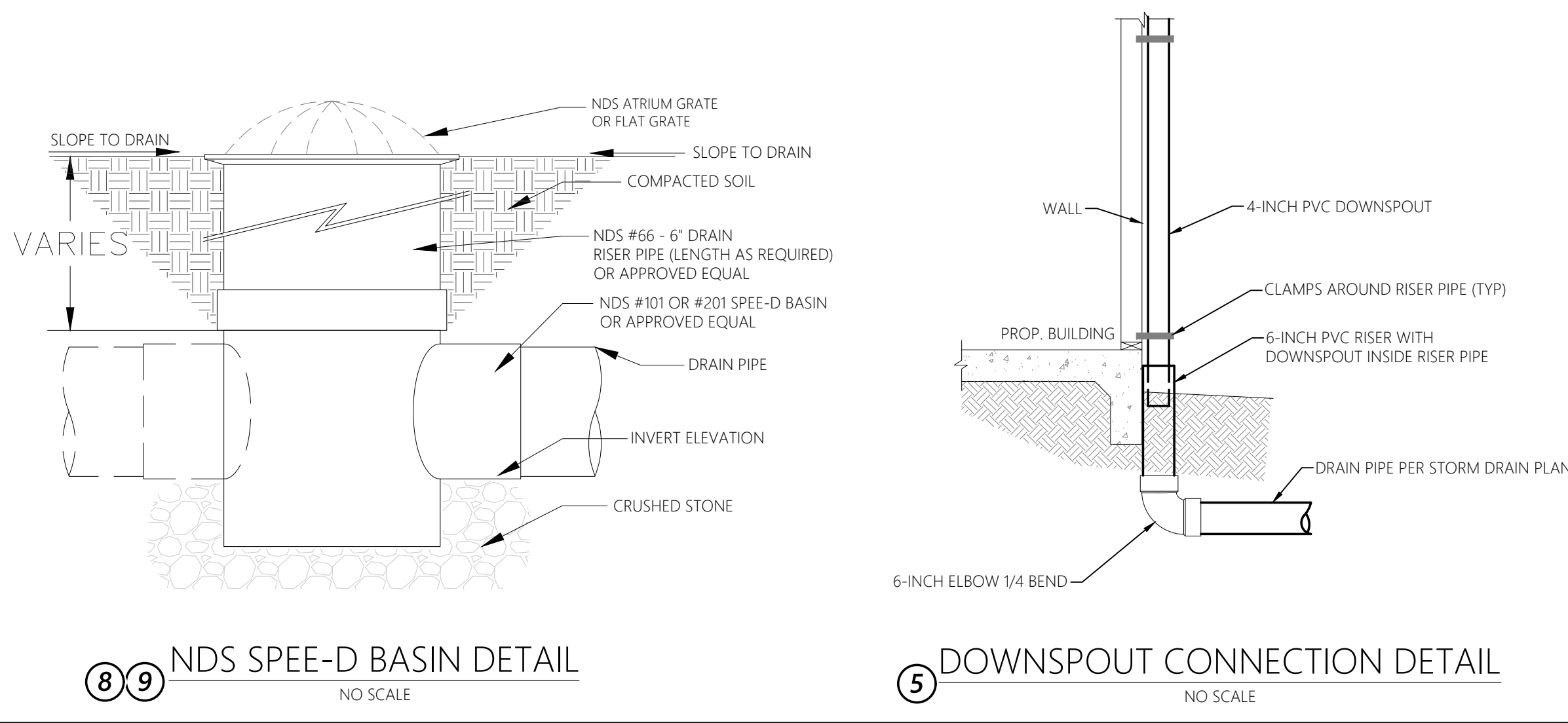
DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE

CALL 811

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



WALL

PROP. BUILDING

6-INCH ELBOW 1/4 BEND

4-INCH PVC DOWNSPOUT

CLAMPS AROUND RISER PIPE (TYP)

6-INCH PVC RISER WITH DOWNSPOUT INSIDE RISER PIPE

DRAIN PIPE PER STORM DRAIN PLAN

5

DOWNSPOUT CONNECTION DETAIL

NO SCALE

- CONSTRUCTION NOTES**
- 5 CONNECT DOWNSPOUT TO ONSITE STORM DRAIN SYSTEM PER DETAIL ON SHEET C3.
  - 6 FURNISH & INSTALL 4-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
  - 7 FURNISH & INSTALL 3-INCH SDR-35 PVC STORM DRAIN (OR APPROVED EQUAL) PER CPC. INCLUDE REQUIRED JOINTS AND FITTINGS PER CPC. CONSTRUCT TRENCH, BEDDING, AND BACKFILL PER ASTM D 2321 AND SOILS REPORT.
  - 8 FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" GREEN ATRIUM GRATE PER DETAIL ON SHEET C3.
  - 9 FURNISH & INSTALL 6" NDS SPEE-D BASIN W/6" BRASS SQUARE GRATE PER DETAIL ON SHEET C3.
  - 10 OUTLET STORM DRAIN PIPE THROUGH CORE INTO EXISTING CATCH BASIN.

CIVILSCAPES

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LAGUNA NIGUEL, CA 92677  
949.464.8115 info@civilscapes.com

ENGINEERING

PRECISE GRADING PLAN  
FOR PROPOSED RESIDENCE  
STORM DRAIN PLAN

549 WEST BERNARD STREET  
COSTA MESA, CA 92627

REVISIONS		
NO.	REVISION	DATE

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WILLIAM D. ROLPH  
C 76698  
CALIFORNIA

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20060

DATE

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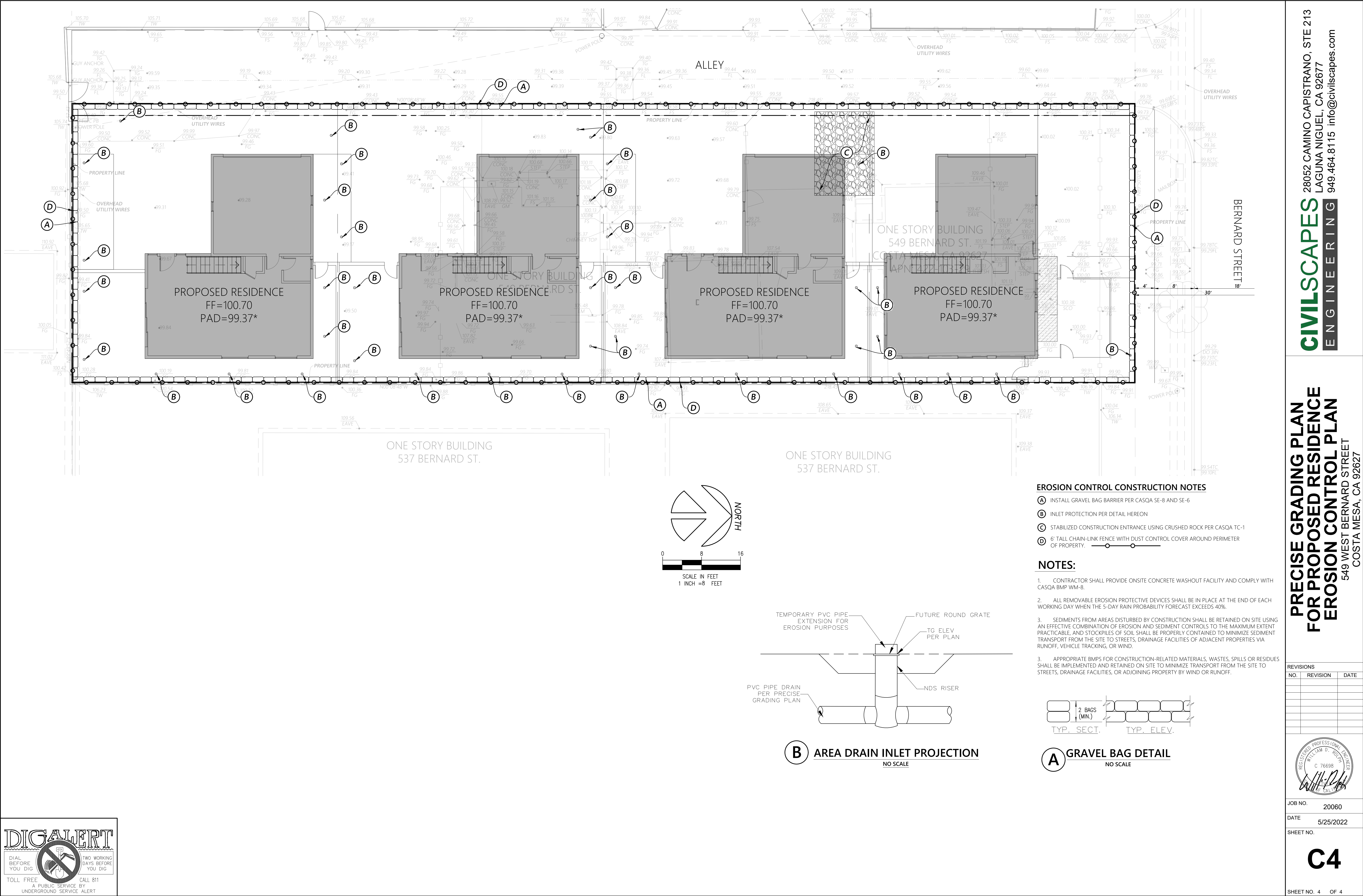
SHEET NO.

C3

OF 4

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DIAL BEFORE YOU DIG  
TOLL FREE CALL 811  
A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT

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ENGINEERING

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**PRECISE GRADING PLAN  
FOR PROPOSED RESIDENCE  
EROSION CONTROL PLAN**

549 WEST BERNARD STREET  
COSTA MESA, CA 92627

REVISIONS		
NO.	REVISION	DATE

JOB NO. 20060  
DATE 5/25/2022  
SHEET NO. **C4** OF 4