

Appendix A

Project Plans [Tentative Parcel Map No. 83421 (TPM21-0001),
Conceptual Grading Plan, Development Review No. DRP22-0021
Site Plan, Floor Plans, Elevations, and Roof Plan and Accessory
Dwelling Unit No. ADU24-0090]

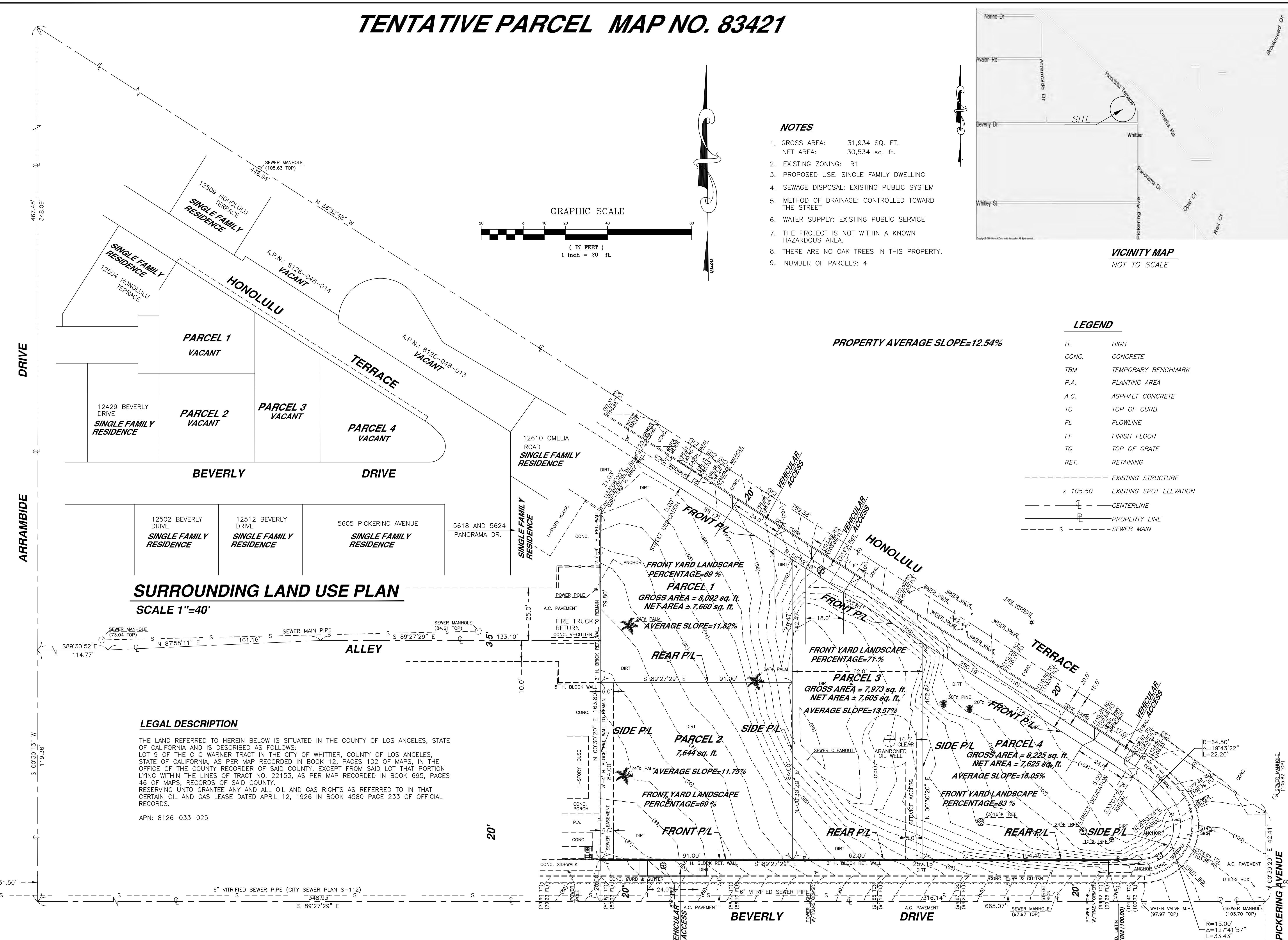
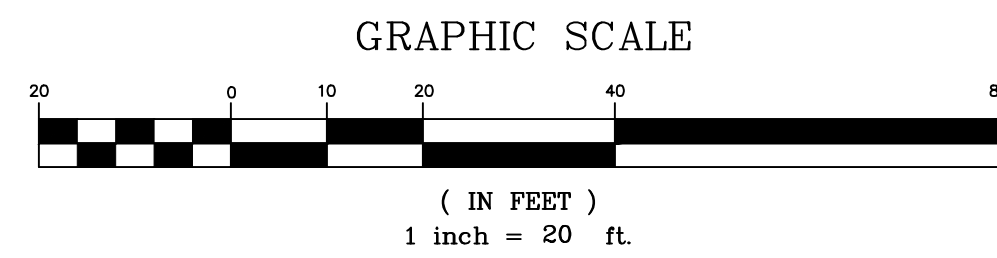
TENTATIVE PARCEL MAP NO. 83421



VICINITY MAP
NOT TO SCALE

NOTES

- GROSS AREA: 31,934 SQ. FT.
NET AREA: 30,534 sq. ft.
- EXISTING ZONING: R1
- PROPOSED USE: SINGLE FAMILY DWELLING
- SEWAGE DISPOSAL: EXISTING PUBLIC SYSTEM
- METHOD OF DRAINAGE: CONTROLLED TOWARD THE STREET
- WATER SUPPLY: EXISTING PUBLIC SERVICE
- THE PROJECT IS NOT WITHIN A KNOWN HAZARDOUS AREA.
- THERE ARE NO OAK TREES IN THIS PROPERTY.
- NUMBER OF PARCELS: 4



PROPERTY AVERAGE SLOPE=12.54%

LEGEND

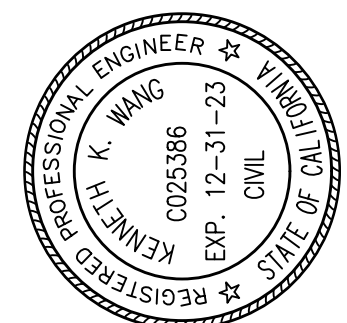
H.	HIGH
CONC.	CONCRETE
TBM	TEMPORARY BENCHMARK
P.A.	PLANTING AREA
A.C.	ASPHALT CONCRETE
TC	TOP OF CURB
FL	FLOWLINE
FF	FINISH FLOOR
TG	TOP OF GRATE
RET.	RETAINING
- - - - -	EXISTING STRUCTURE
x 105.50	EXISTING SPOT ELEVATION
- - - - -	CENTERLINE
- - - - -	PROPERTY LINE
- - - - -	SEWER MAIN

SURROUNDING LAND USE PLAN SCALE 1"=40'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 9 OF THE C G WARNER TRACT IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGES 102 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT FROM SAID LOT THAT PORTION LYING WITHIN THE LINES OF TRACT NO. 22153, AS PER MAP RECORDED IN BOOK 695, PAGES 46 OF MAPS, RECORDS OF SAID COUNTY.
RESERVING UNTO GRANTEE ANY AND ALL OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN OIL AND GAS LEASE DATED APRIL 12, 1926 IN BOOK 4580 PAGE 233 OF OFFICIAL RECORDS.

APN: 8126-033-025



ENGINEER
Kenneth K. Wang
RCE 25386
EXP. 12-31-23

PREPARED BY:
LANDEVELOPMENT ENGINEERING, INC.
PRESIDENT: EDUARDO WILLARUEL
7340 E. FLORENCE AVENUE, SUITE 211
DOWNEY, CA 90240
(562) 325-8893 TEL
(562) 309-8161 FAX
evengineering@yahoo.com

OWNER OR DEVELOPER:
ROBERT SALAMONE
15111 WHITTIER, BLVD.
WHITTIER, CA 90603
(562) 889-0597 TEL

JOB NO:
1/4021_021
TENTATIVE PARCEL MAP NO. 83421
SITE ADDRESS: BEVERLY DR. & PICKERING AVE.
WHITTIER, CA
A.P.N. 8126-033-025
SHEET 1 OF 1
DRAWN BY: RV
CHECKED BY: EV/KKW
DATE: 6-14-23
CITY OF WHITTIER

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS CONCEPTUAL GRADING PLAN PROJECT ADDRESS: BEVERLY DRIVE AND PICKERING AVE A.P.N. 8126-033-025

GENERAL NOTES:

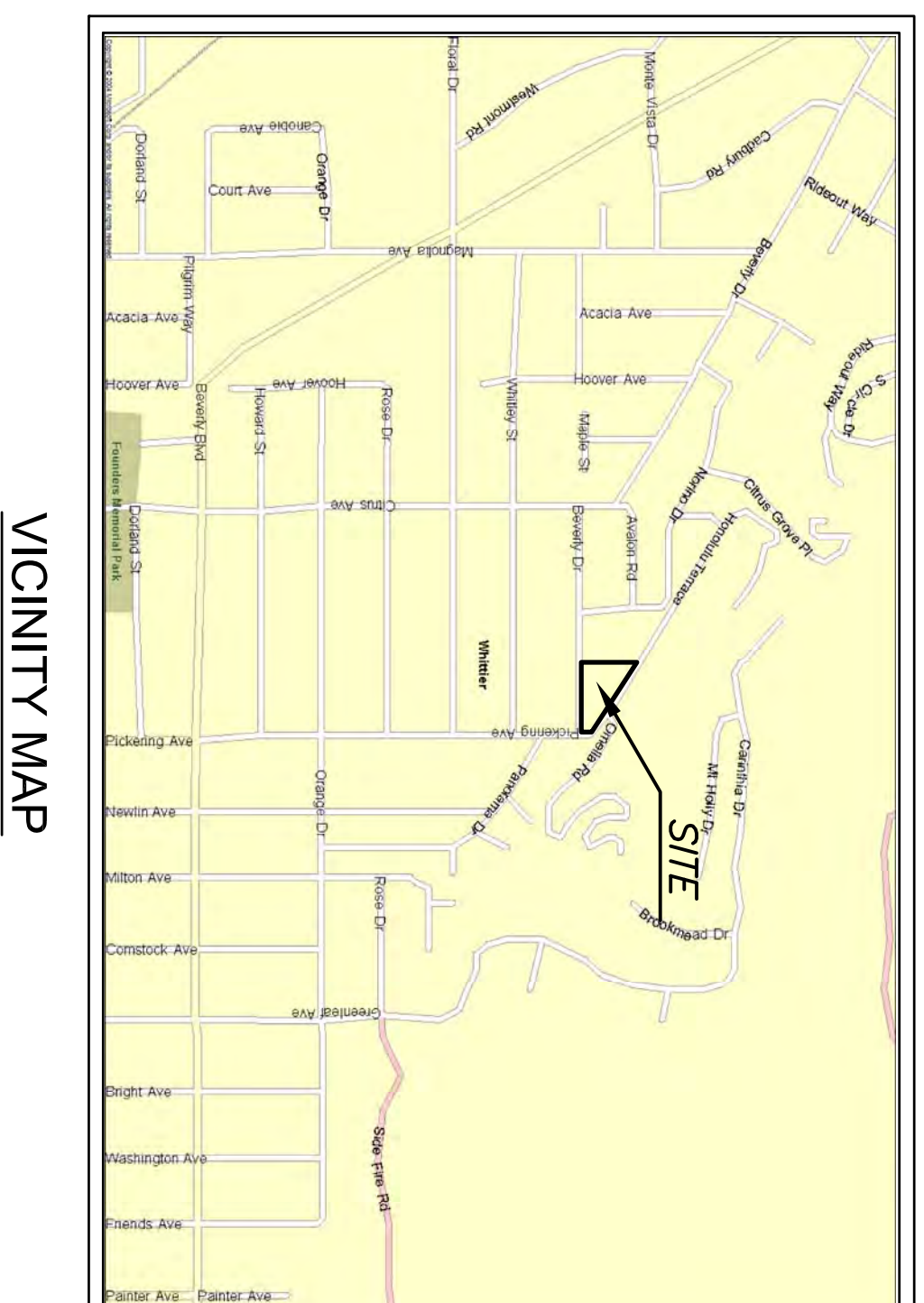
- GENERAL GRADING WORKS: ALL WORK SHALL BE DONE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER. DURING AND UPON COMPLETION OF THE WORK A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER SHALL BE FILED WITH THE CITY ENGINEER CERTIFYING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THIS PERMIT AND THE WHITTIER MUNICIPAL CODE. INCLUDING WITH THIS CERTIFICATE SHALL BE A MAP SHOWING THE ELEVATIONS OF THE LOTS AND SLOPES OF ALL BANKS, AS SPECIFIED.
- DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT THE END OF THE STREET. PROTECTION SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO REMAIN ALIVE AND SET WITHIN THE PROPOSED DEVELOPMENT BOUNDARIES. THE APPLICANT SHALL SUBMIT A PLAN IN WRITING SPECIFYING THE MANNER IN WHICH PROTECTION WILL BE PROVIDED FOR THE ADJOINING PROPERTIES.
- A COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATE SHALL BE PRESENTED TO THE CITY ENGINEER SHOWING SAME TO BE IN EFFECT FOR NOT LESS THAN \$500,000 COMBINED SINGLE LIMIT OCCURRENCE. THE APPLICANT SHALL FURNISH THE CITY WITH A CERTIFICATE CONTAINING A THIRTY (30) DAY CANCELLATION NOTICE CLAUSE AND SHALL NAME THE CITY AS ADDITIONAL INSURED.
- A STREET BOND OR CASH DEPOSIT IN THE SUM OF \$_____ SHALL BE PROVIDED TO THE CITY ENGINEER GUARANTEEING THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE FOLLOWING WORK SHALL BE COVERED BY THIS BOND:
 - THE COMPLETION OF THE EXCAVATION WORK AS SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT AND UNDER THE CONDITIONS SET FOR THE APPROVAL OF THE DEVELOPMENT.
 - INSTALLATION OF PAVED DRAINS AS SHOWN ON THE APPROVED GRADING PLAN.
 - CONSTRUCTION OF DRAINAGE PIPES, CONDUITS, AND DRAINAGE STRUCTURES AS SHOWN ON THE APPROVED GRADING PLAN AND AS REQUIRED BY THE GRADING PERMIT.
 - THE PROTECTION OF ALL SLOPES IMMEDIATELY UPON COMPLETION WITH SEEDING OR OTHER FORMS OF APPROVED EROSION CONTROL DEVICE.
 - THE IMPROVEMENT OF ALL STREETS AS REQUIRED BY THE TENTATIVE APPROVAL OF THE DEVELOPMENT.
 - THE GRADING OF THIS STREET SHALL NOT BE EXTENDED TO ADJOINING PROPERTY TO DO GRADING WORK OTHER THAN THE GRADING OF THE STREET AND THE CONSTRUCTION OF PAVEMENT OR PERMISSIBLE TO WORK ADJOINING PROPERTIES SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER BEFORE DOING ANY WORK ON SUCH PROPERTY.
 - NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. OR ON SUNDAYS.
 - ALL REMAINING WALKS SHALL BE CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER PUBLIC WORKS DEPARTMENT.
 - DUST SHALL BE CONTROLLED BY SPRINKLING AS REQUIRED BY THE CITY ENGINEER.
 - BEFORE EXPORTING ANY DIRT FROM THE SITE, A HAUL PERMIT SHALL BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WHITTIER.
 - ADDITIONAL CONDITIONS MAY BE IMPOSED FROM TIME TO TIME BY THE CITY ENGINEER TO MAINTAIN TRAFFIC AND NUISANCE CONDITIONS.
 - CUT SLOPES: THE MAXIMUM ALLOWABLE SLOPES OF CUT SLOPES IS 2:1 STEEPER SLOPES MAY BE PERMITTED BY THE CITY ENGINEER ONLY AFTER INVESTIGATION AND RECOMMENDATION BY A SOILS ENGINEER OR GEOLOGIST THAT THE PROPOSED STEEPER SLOPE WILL BE STABLE AND NOT CREATE HAZARD. AN APPROVED DRAINAGE DITCH SHALL BE CONSTRUCTED ACROSS THE TOP OF ALL CUT SLOPES.
 - FILL SLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM.
 - COMPLETION OF FILLS: ALL COMPLETION OF FILLS TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL AND CERTIFICATES FROM AN ACCREDITED LABORATORY OF CIVIL ENGINEER SHOWING THE DEGREE OF COMPLETION SHALL BE PROVIDED TO THE CITY ENGINEER AND BUILDING SUPERINTENDENT TOGETHER WITH A TABULATION OF THE PERCENT COMPLETION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.
 - COMPACTION MAY BE REQUIRED TO A MINIMUM OF 95% WITHIN THE OTHER EIGHT INCHES OF FILL SLOPE SURFACES, WHEN COMPACTIVE EFFORT SIMILAR TO GOOD ROLLING IS USED ON THE SURFACE, OR
 - COMPACTING MAY BE LESS THAN 90% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PROOF APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 90%.
 - SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.
 - DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
 - COMPACTION METHODS:
 - THE STRIKE OTHER WHICH FILLS ARE TO BE MADE SHALL FIRST BE GRADED OF ALL TRASH, BRUSH, TREES, STUMPS, TWIGS, OR DEBRIS AND SHALL BE SCARIFIED.
 - WHEN AN EXISTING FILL IS TO BE IMPROVED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BOUND TO THE OLD BY PLACING DEEP LONGITUDINAL FURROWS.
 - ALL FILLS SHALL BE DONE WITH GOOD SORTED BAYOT OR GRAVEL, AND NO OLD CURB, MASONRY REMAINS, PLASTER, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FILL, UNLESS THE SAME IS BOUND TOGETHER AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUB-GRADE.
 - SLOPE SERRATING (6 FEET MINIMUM WIDTH) SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET VERTICAL TO ONE (1) FOOT HORIZONTAL.
 - A POWER GRADING INSPECTION CERTIFICATE ALONG WITH THE COMPACTION REPORT SIGNED & SIGNED BY THE SOILS ENGINEER MUST BE APPROVED BEFORE A BUILDING PERMIT IS ISSUED.

ADDITIONAL GENERAL NOTES:

- ALL WORK SHALL CONFORM SUBSTANTIALLY TO THE ATTACHED GRADING PLAN, EXCEPT AS MODIFIED BY THE APPROVED STREET IMPROVEMENT PLANS FOR STREETS WITHIN AND ADJACENT TO TRACT NO. 110. ALL OTHER REQUIREMENTS OF THE DOWNTOWN/IN ACCORDANCE WITH ALL THE PROVISIONS OF COVERING THIS PROPERTY ARE HEREBY MADE A PART OF THIS PERMIT AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE ADHERED TO.
- GRADING WITHIN THE STREETS SHOWN ON THE TENTATIVE MAP OF TRACT NO. 110 SHALL CONFORM TO THE APPROVED STREET PLANS AND THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- DRAINAGE CHANNELS, CONDUITS AND APPROPRIATE STRUCTURES SHALL BE CONSTRUCTED TO CARRY DRAINAGE IN ACCORDANCE WITH THE ATTACHED GRADING PLANS, STREET IMPROVEMENT PLANS AND APPROVED STORM DRAIN PLANS FOR TRACT NO. 110.
 - BERM PERIPHERY OF ALL LEVELED AREAS (16" MINIMUM).
 - PAD DRAINAGE: A 2% SLOPE, AWAY FROM THE UPPER EDGES OF SLOPES AND TOWARDS THE STREET OR SEPARATE DRAINAGE DEVICE, WILL BE REQUIRED ON ALL BUILDING PLANS THIS REQUIRED SLOPE SHALL BE SPECIALLY BERMED AT THE 10% OF THE 6% OR FILL SLOPES, SHALL BE PROVIDED AT BROUGH GRADING STAGE.
 - TERACE DRAINS: DRAINAGE BENCHES AND TERRACE DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 70, SECTION 7012 AND LA COUNTY GRADING CODE.
 - LEVELED AREAS SHALL HAVE A MINIMUM GRADES FOR DRAINAGE OF 2% ON FILL AND 1% ON CUT.
 - NO STREET TREES ARE TO BE REMOVED WITHOUT THE APPROVAL AND THE PERMIT FROM THE CITY OF WHITTIER PUBLICS DEPARTMENT.
 - DRAINAGE CHANNELS TO BE 3" PORTLAND CEMENT CONCRETE, OR 2" MINIMUM GUNITE REINFORCED WITH 2" x 2" SPACING, 14 X 14 GAUGE WIRE MESH AND 2" x 2" FORM ON EACH SIDE.
 - SAID WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
CONFORMANCE GRADING
GRADING COMPLETE, INCLUDING PAVED BENCHES AND PLANTING
SEWERS INSTALLED
SEWERS COMPLETE
PAYMENT COMPLETE
- NO WALLS OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED WITHIN EXISTING EASEMENTS.

ENGINEERING CONSTRUCTION NOTES:

- ALL GRADING SHALL CONFORM TO THE CITY OF WHITTIER GRADING ORDINANCE AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSWC).
 - AT LEAST THREE (3) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE REGIONAL NOTIFICATION CENTER UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (U.S.A.) AT 811 TO OBTAIN AN INDUSTRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE UTILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES INCLUDING ALL SERVICE LINES, AND SHALL BE RESPONSIBLE FOR THE MARKING OF ANY UTILITIES NOT IDENTIFIED BY THE UTILITY OWNERS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.
 - THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO MAINTAIN DIRT MESSAGES BY CLEANING, SPRINKLING AND SPRINKLING WITH WATER AND USING BEST PRACTICES OR OTHER METHODS AS DIRECTED BY THE CITY THROUGHOUT THE CONSTRUCTION OPERATION.
 - ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAIL BOWERS, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ENGINEER'S SATISFACTION.
 - THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION DURING GRADING AND ALL SURVEY POINTS. CONTRACTOR SHALL OBTAIN ANY EXISTING SURVEY MONUMENTATION.
 - THE EXISTENCE QUANTITIES SHOWN ON THE COVER SHEET ARE FOR PUBLIC WORK REQUIREMENTS ONLY AND SHALL NOT BE USED FOR THE CONTRACTOR FOR BIDDING PURPOSES. NO SHORNGAGE OR SUBSIDENCE HAS BEEN CONSIDERED IN THE QUANTITIES.
 - ALL TRUCKS THAT WILL Haul EXCAVATOR, OR GRAVED MATERIAL OFF-SITE SHALL COMPLY WITH STATE VEHICLE CODE SECTION 23114, WITH SPECIAL ATTENTION TO SECTIONS 23114(a)(1), (b)(2) AND (b)(4) AS AMENDED, REGARDING THE PERMITTING OF SIEGE MATERIAL, INCLUDING OVER PUBLIC STREETS AND ROADS.
- ### STORMWATER/PIPES NOTES:
- DURING THE TERM OF THIS PERMIT, THE CONTRACTOR, THEIR EMPLOYEES, AND SUBCONTRACTORS SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT POLLUTION TO LOCAL MATERIALS, SEDIMENTS, CONSTRUCTION DEBRIS, PAINT, TRASH, CONCRETE TRUCK WASH WATER AND OTHER CHEMICAL WASTE FROM CONSTRUCTION SITES LEFT ON THE GROUND AND STREETS UNPROTECTED, OR MARCHED IN STORM DRAINS, CAUSING POLLUTION IN LOCAL WATERWAYS VIA THE STORM DRAIN SYSTEM. THE APPROVED STORM WATER POLLUTION PREVENTION PLAN/DRAIN RUNOFF MITIGATION PLAN, AND THE EROSION CONTROL PLAN FOR THE PROJECT MUST BE ON SITE AT ALL TIMES, FAILURE TO IMPLEMENT APPROPRIATE BMPs SHALL RESULT IN PRODUCT DELAYS THROUGHOUT THE PROJECT. STOP WORK NOTICES AND/OR FINES LEVIED AGAINST THE CONTRACTOR. PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT AT (562) 464-5810.
 - STORM DRAINAGE PREVENTION MEASURES OR PREVENTION DEVICES REQUIRED BY THE CITY SHALL BE INSTALLED BY OCTOBER 1 OR AS BEING PROGRESS AND MAINTAINED UNTIL APRIL 15 OF THE SUCCEEDING YEAR OR UNLESS EARLY REMOVAL IS AGREED TO BY THE STORMWATER MANAGER.
 - SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO THE EROSION CONTROL DEVICES SHOWN ON SAID PLAN MUST BE INSTALLED BY NO LATER THAN OCTOBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15 OF THE FOLLOWING YEAR.



REQUIRED PERMITS:

- A COPY OF THE GRADING PERMIT AND THE APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON BY THE CITY PRIOR TO THE START OF WORK.
- A STATE NOTICE OF IMPACT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IN THE POSSESSION OF A PERSON RESPONSIBLE FOR THE PROJECT AT THE SITE AT ALL TIMES DURING CONSTRUCTION OPERATIONS PRIOR TO DISTURBING 1 ACRE OR MORE OF LAND.
- THE REMAINING WALK DETAILS SHOWN ON THE PLANS SHALL BE CONSTRUCTED BY SEPARATE BUILDING PERMIT.

NOTE TO CONTRACTOR:

THE EXISTENCE OF ANY UNRECORDED UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION AND DEPTH OF ANY UNRECORDED UTILITIES, PIPES, AND/OR STRUCTURES, AND SHALL BE RESPONSIBLE FOR THE MARKING OF ANY UTILITIES NOT IDENTIFIED BY THE UTILITY OWNERS. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.

NOTICE OF INTENT

THE LAND OWNERS HEREBY HERBY A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY BEGINS IN LAND DISTURBANCE OF ONE ACRE OR MORE.

EARTHWORK QUANTITIES IN CUBIC YARDS

PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	TOTAL
CUT= 263	456	32	177	928
FILL= 190	0	209	106	505
EXPORT= 73	456	0	71	602
IMPORT= 0	0	177	0	177

DESIGNATED SITE FOR IMPORT/EXPORT:

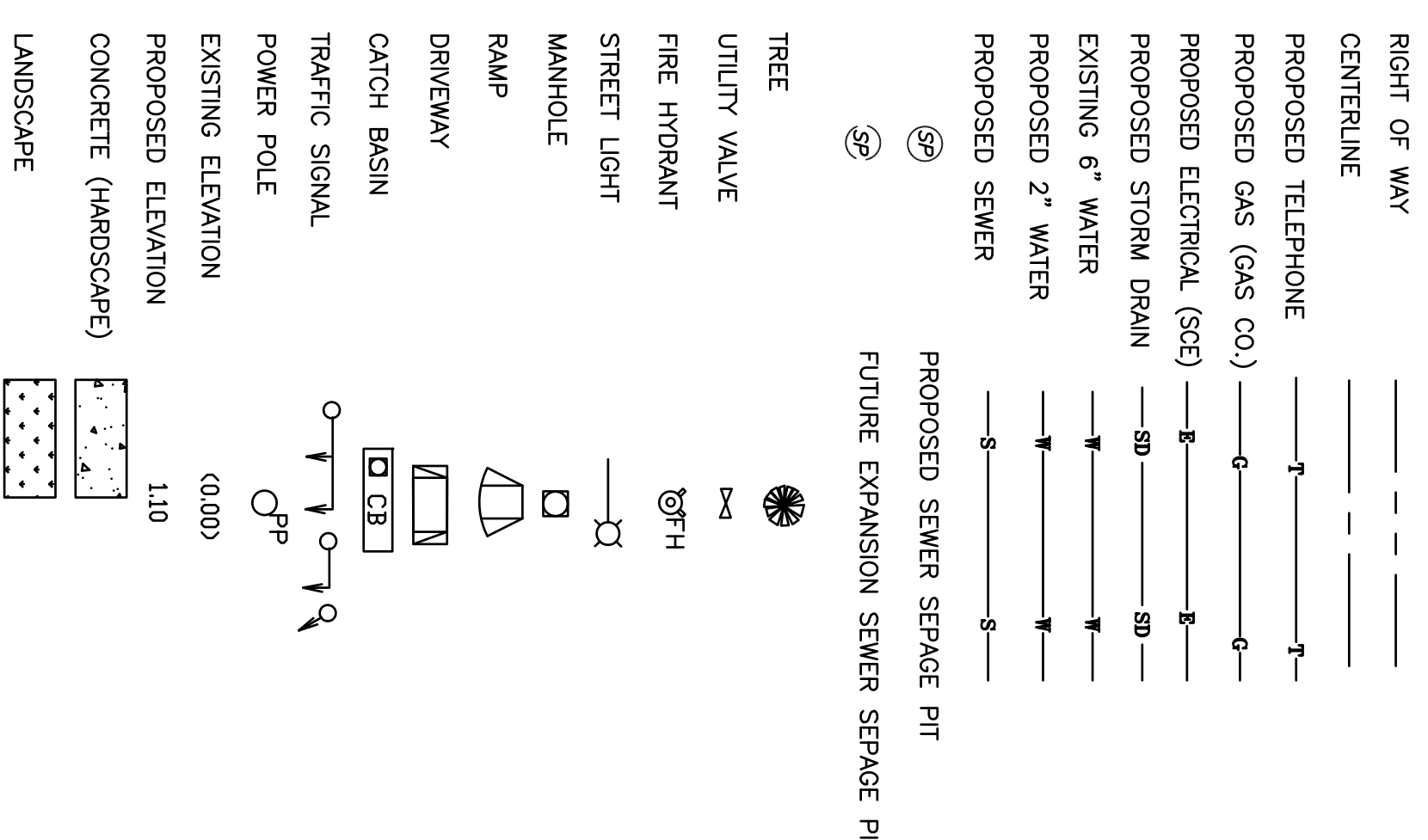
SAVAGE CANYON LANDFILL
15119 85TH STREET
WHITTIER, CA 90602
(562) 698-1223 TEL. (562) 907-7750 TEL.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 9 OF THE C.G. WARDER TRACT IN THE CITY OF WHITTIER, COUNTY OF LOS ANGELES, CALIFORNIA, AS SHOWN ON THE PLANS ON FILE IN THE COUNTY RECORDS OF SAID COUNTY, EXCEPT FROM SAID LOT THAT PORTION LING WITHIN THE LINES OF TRACT NO. 22153, AS PER MAP RECORDED IN BOOK 695, PAGE 46 OF MAPS, RECORDS AND COUNTY OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN RECORDS AND COUNTY OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN RECORDS AND COUNTY OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN OIL AND GAS RIGHTS AS REFERRED TO IN THAT CERTAIN RECORDS, DATED APRIL 12, 1928 IN BOOK 4580 PAGE 233 OF OFFICIAL RECORDS.

APN: 8126-033-025

SYMBOL LEGEND:

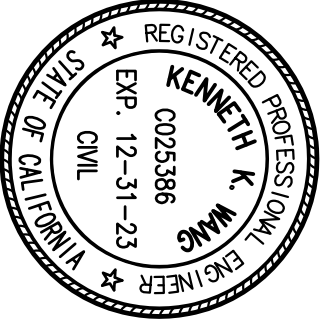


ABBREVIATION INDEX:

ABB	ABANDONED
CB	CATCH BASIN
CL	CENTER LINE
CO	CORNER
CONC	CONCRETE
DS	DOWNSPOUT
EXIST	EXISTING
HM	HIGH MOUNTED
HT	HYDROGRANT
HTS	HIGH TENSION
MIS	MISCELLANEOUS
PCC	PORTLAND CEMENT CONCRETE
PDR	PROPOSED AGRICULTURE BASE
ROW	RIGHT OF WAY
R/R	REMOVE AND REFACE
SA	STANDARD
SD	STANDARD DEAN
TC	TOP OF CURB
TC	TOP OF CURB
UV	UTILITY VALVE
BM	BENCHMARK
TS	TOP OF GRADE
TCO	TOP OF COVER

SHEET INDEX:

- 1 OF 4 TITLE SHEET
- 2 OF 4 CONCEPTUAL GRADING PLAN
- 3 OF 4 CROSS-SECTIONS
- 4 OF 4 CONCEPTUAL LOW IMPACT DEVELOPMENT PLAN



LAND DEVELOPMENT ENGINEERING, INC.
2028 BERRY AVENUE
WHITTIER, CA 90602
(562) 352-8841 TEL.
(562) 352-9811 FAX.
ewengineering@earthlink.net
JOB NO. WA021_021

CIVIL ENGINEER
SIGNATURE: *K. Beverly* DATE: 10/23/23

SOILS ENGINEER
SIGNATURE: _____ DATE: _____

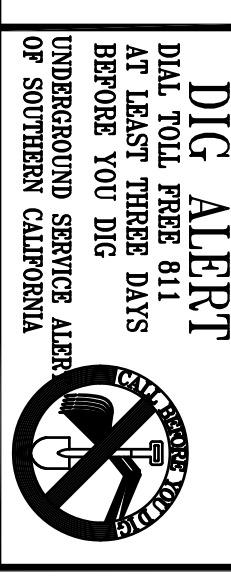
AS-BUILT DRAWING
SIGNATURE: _____ DATE: _____

MARK DATE
DESCRIPTION BY CHECK APPROVED

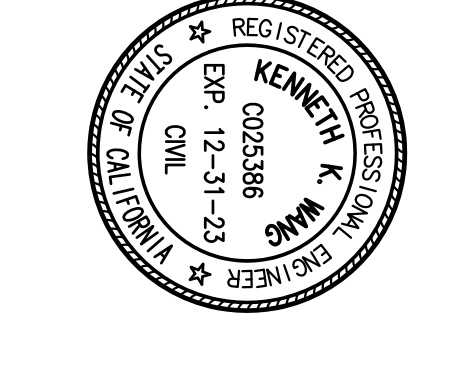
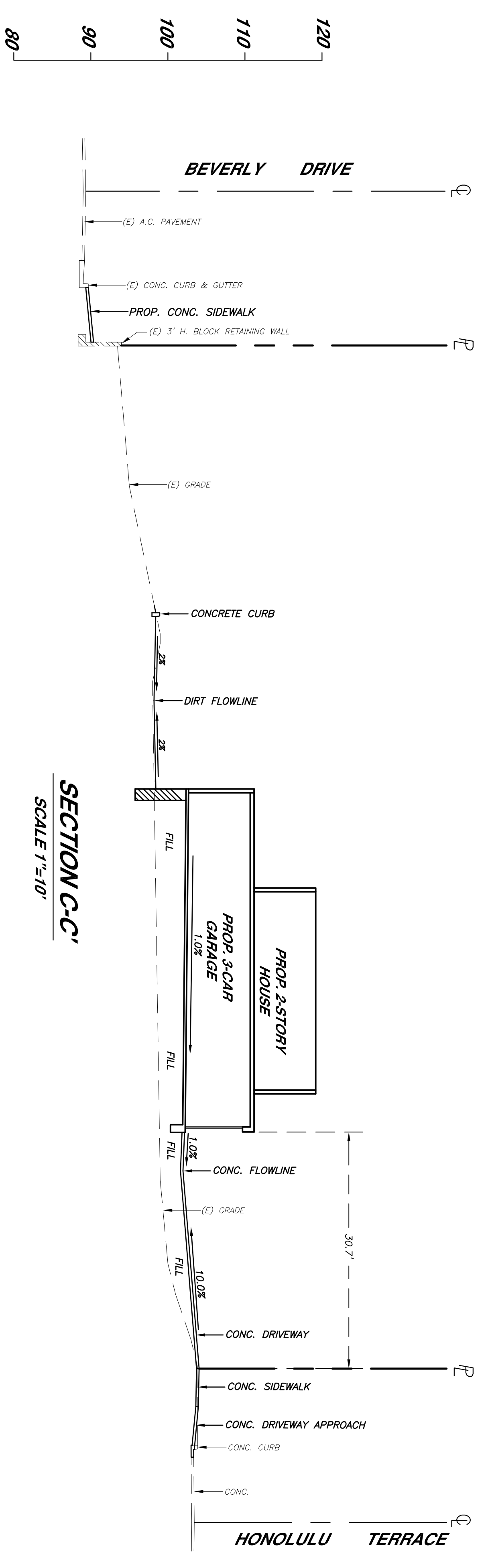
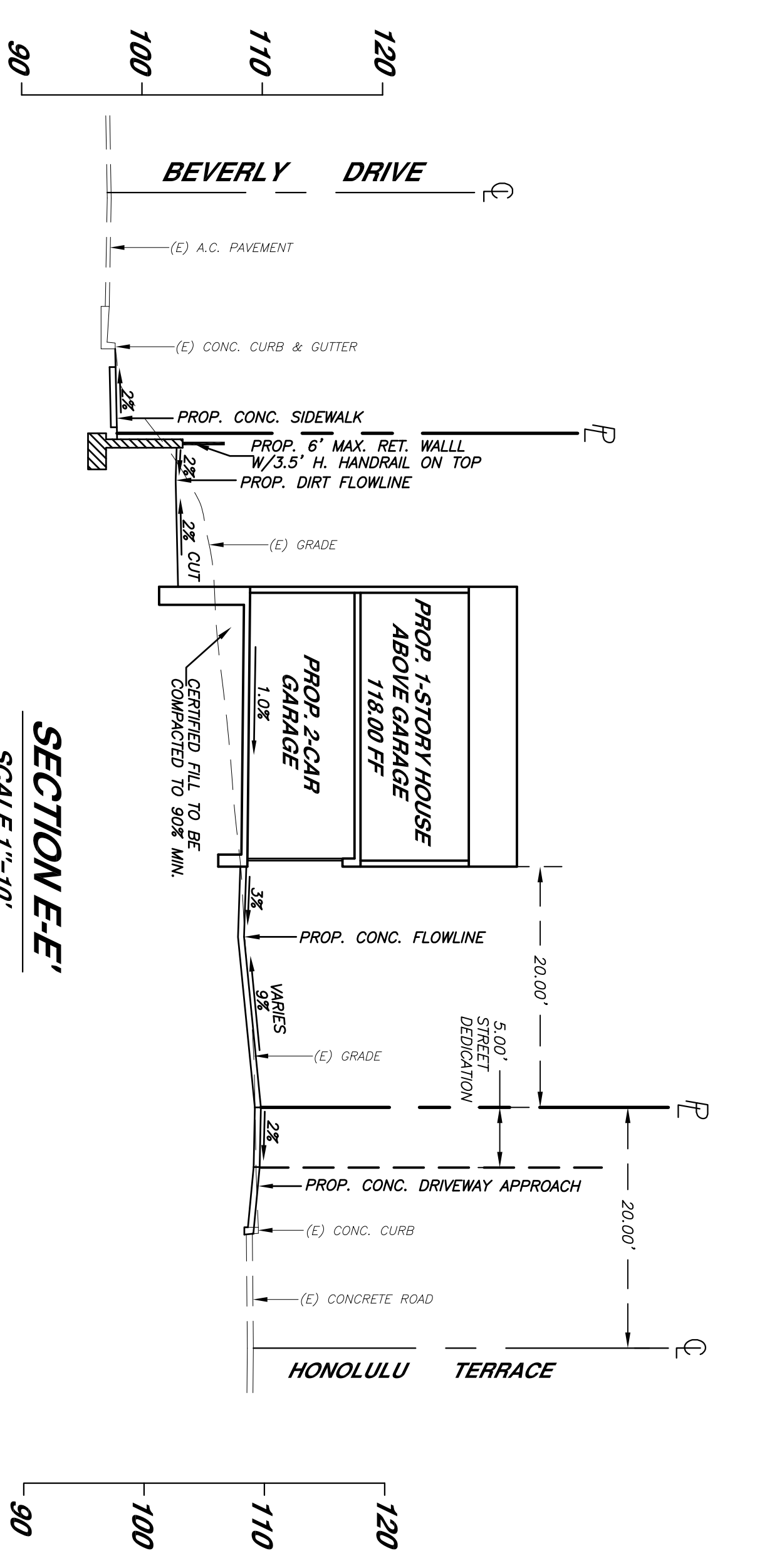
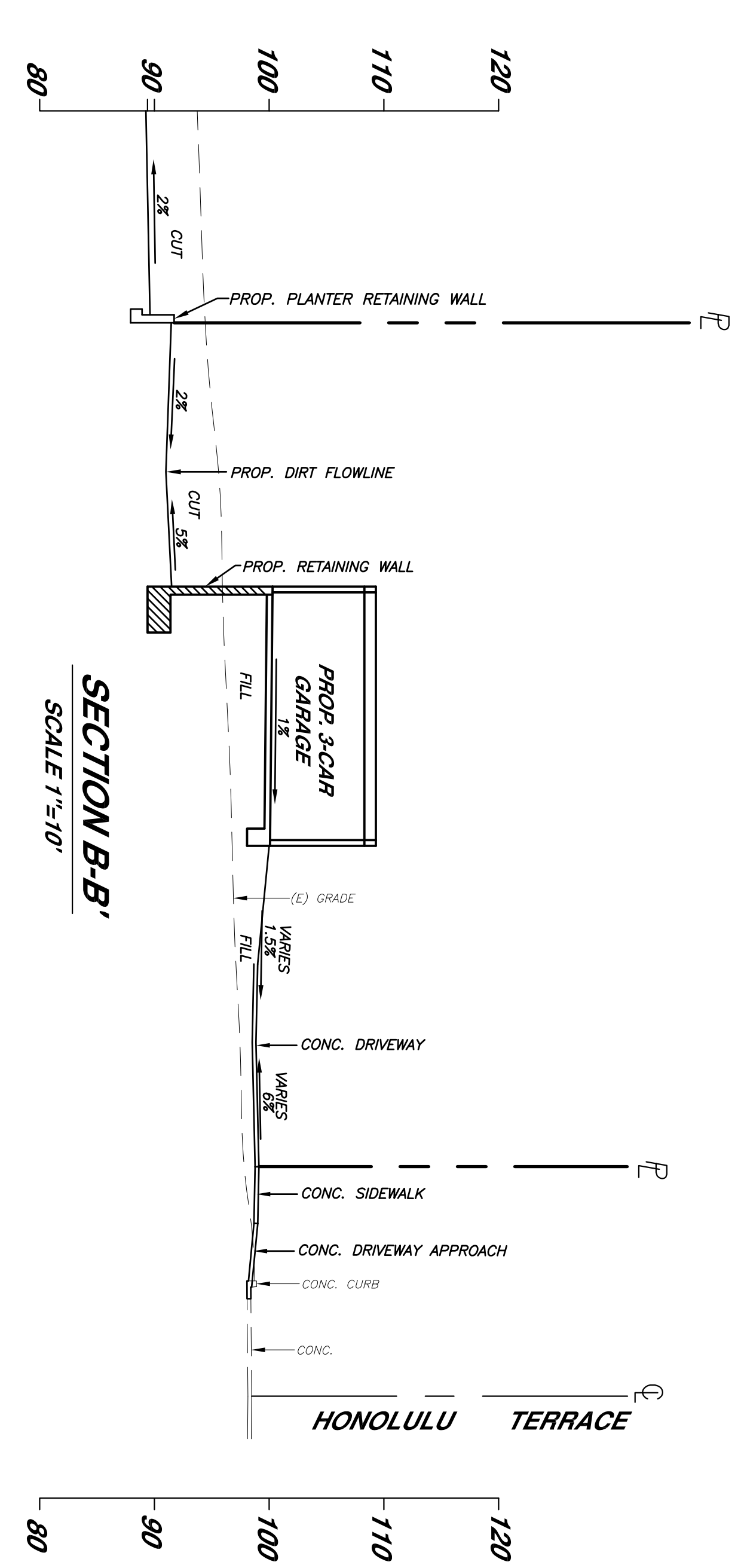
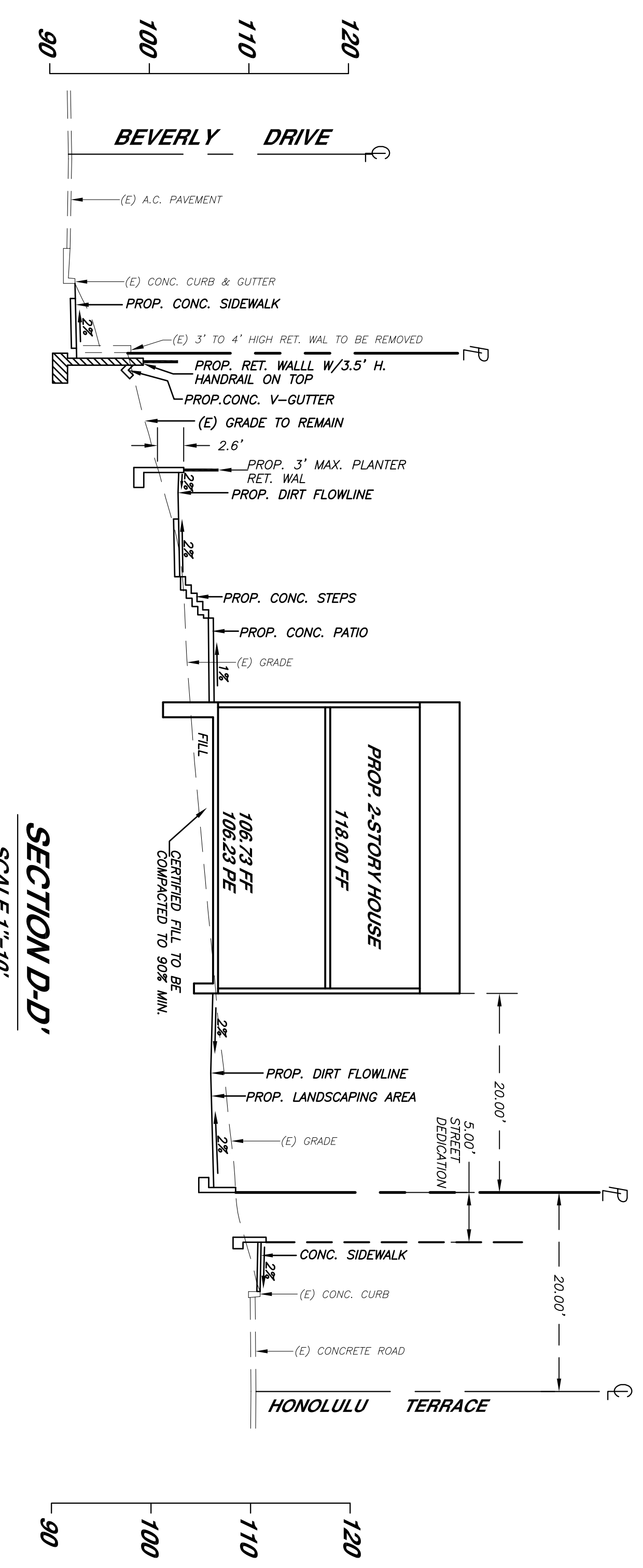
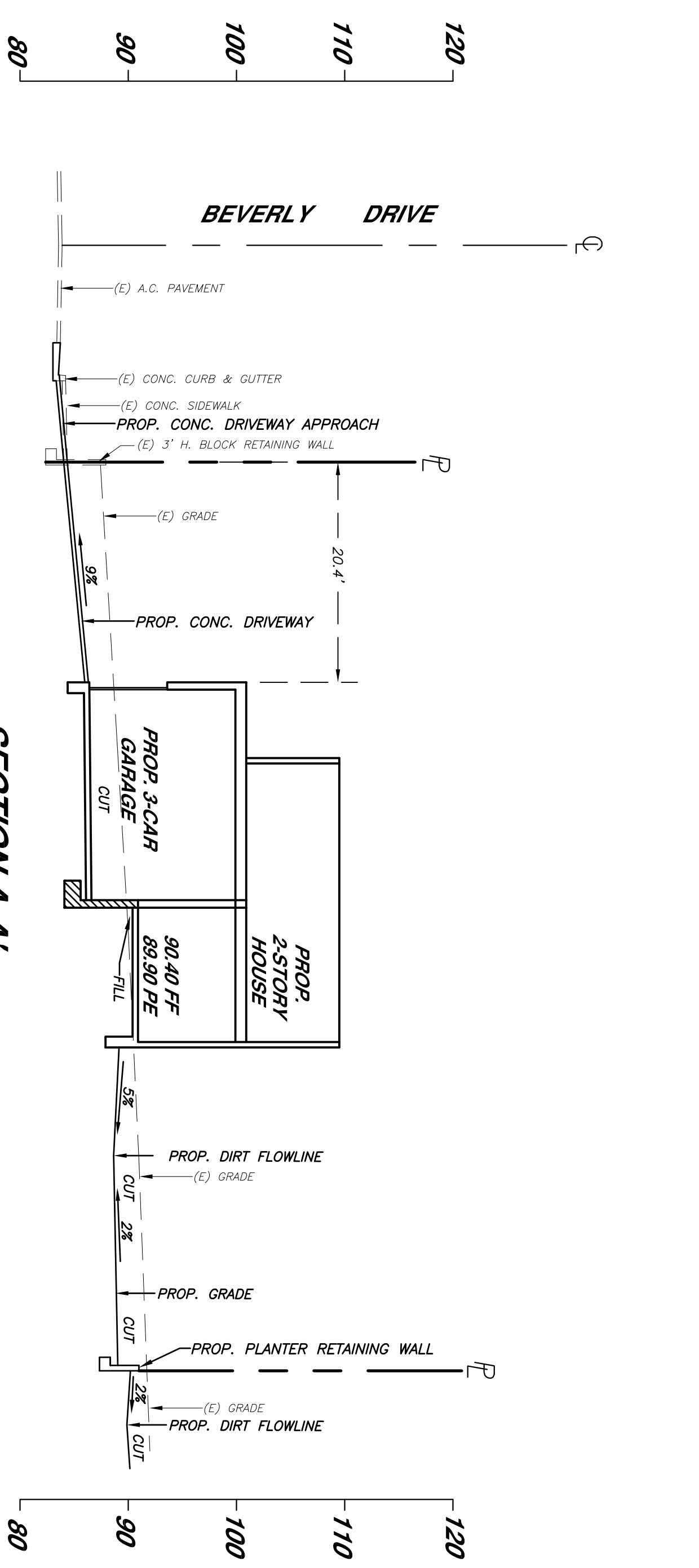
REFERENCE PLANS
BENCH MARK ASSUMED ELEVATION (102.00) ON FOUND TIE AND TIE ON THE 14.2 FT WEST FROM THE BENCHMARK AND PICKERING AVENUE
VERTICAL DATUM NONE

APPROVED
DATE: _____
CITY ENGINEER
DATE: _____

COMMUNITY DEVELOPMENT
DATE: _____
PUBLIC WORKS
DATE: _____



CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS
TITLE PAGE
SHEET 1 OF 4
PROJECT ADDRESS
BEVERLY DR & PICKERING AVE, WHITTIER, CA
A.P.N. 8126-033-025
PREPARED FOR: ROBERT STALANOE (562) 899-0577 TEL. 2511 WHITTIER, CA 90602
DUG ALERT
BILL TULL FREEZE AT LEAST THREE INCHS BEFORE YOU DIG
UNDERGROUND SERVICES ARE SHOWN FOR YOUR INFORMATION
NO. 0221



LAND DEVELOPMENT ENGINEERING, INC.
 7028 BRIGHT AVENUE
 WHITTIER, CA 90602
 (949) 325-8843 TEL
 (949) 325-8844 FAX
 enwhittier@earthlink.net
 JDB NO. VA021.021

CIVIL ENGINEER
 SIGNATURE: *K. Whittier*
 DATE: 10/23/23

SOILS ENGINEER
 SIGNATURE: _____
 DATE: _____

AS-BUILT DRAWING
 SIGNATURE: _____
 DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.	APPROVED

BENCH MARK
 ASSUMED ELEVATION (102.00) ON FOUNDATION AND 78.00 ON THE 14.2 FT WEST FROM THE FACE AT AND PROJECTIONS ASSUME CORNER

VERTICAL DATUM
 NONE

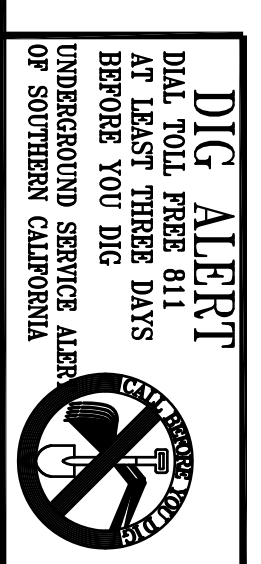
COMMUNITY DEVELOPMENT
 REVIEWED BY: _____
 IN ACCORDANCE WITH CITY POLICIES AND ORDINANCES OR APPLICABLE STATE LAWS
 SIGNATURE: _____
 TITLE: _____
 DATE: _____

PUBLIC WORKS
 REVIEWED BY: _____
 IN ACCORDANCE WITH CITY POLICIES AND ORDINANCES OR APPLICABLE STATE LAWS
 SIGNATURE: _____
 TITLE: _____
 DATE: _____

CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS
 CROSS-SECTIONS

PROJECT ADDRESS
 BEVERLY DR & HICKORY AVE, WHITTIER, CA
 A.P.N. 8126-023-025

SHEET: 3 OF 4
 GRADING PERMIT NO. GP21-_____



LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS.

- * TO BE MAINTAINED AT ALL TIMES
- 1 DIRECT RUNOFF TO DRAIN TOWARD PERVIOUS SURFACES. INSTALL 4-55 GALLONS RAIN BARREL Rain Barrel Notes
Plans shall show hose bibs or pump system for discharge and watering of landscaping. (Note: A separate electrical permit is required for pump system)
- 2 A pumping permit is required for backflow prevention devices when the discharge surfaces is fed into a landscaping irrigation system served by a potable water source
Plans shall include manufacturer specifications and notes for rain barrels. See provided specifications.
- 3 PLANT TWO (2) 15-GALLON TREES (PERFORMANCE NEED TO OVERHANG MULTIPLE SURFACES)
- 4 INSTALL SMART IRRIGATION CONTROLLERS PER RAIN BIRD MODEL # SSI-6000 OR EQUIVALENT.

LOW IMPACT DEVELOPMENT (LID) Requirements

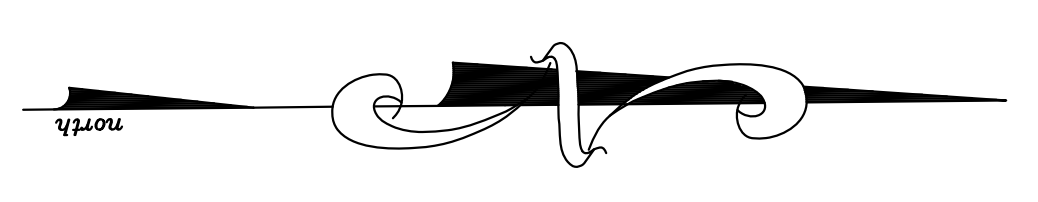
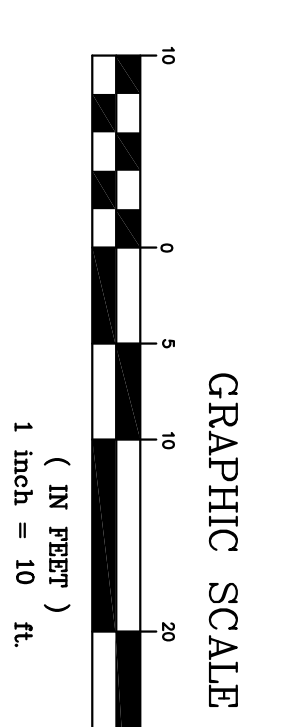
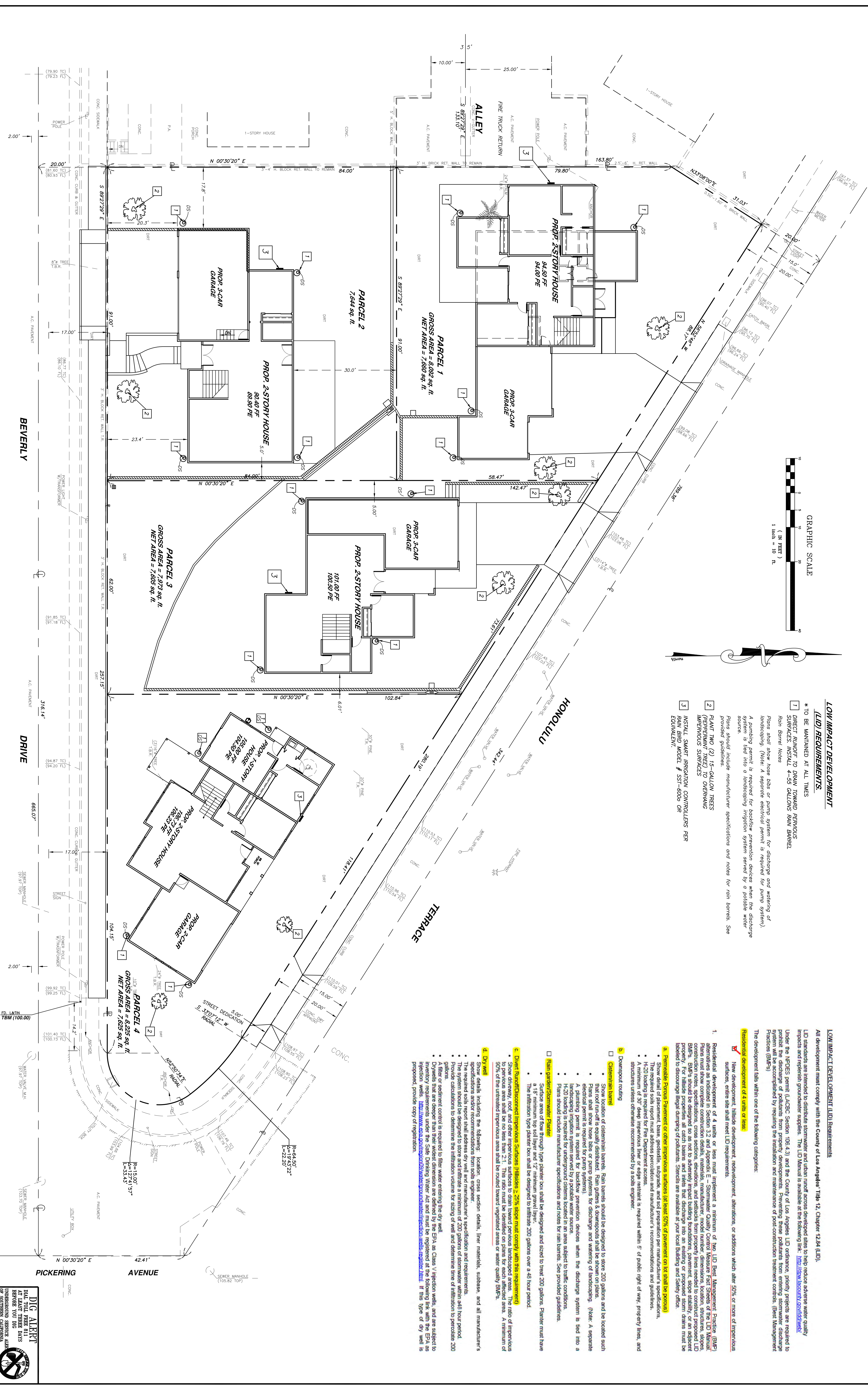
All development must comply with the County of Los Angeles' Title 12, Chapter 12.84 (LID). LID standards are intended to distribute stormwater and urban runoff across developed sites to help reduce adverse water quality impacts and riparian groundwater supplies. The LID Manual is available at the following link: https://www.ladwp.gov/sites/default/files/2018-08/LID_Manual_2018.pdf

Under the NPDES permit (LACSG Section 106.4.3) and the County of Los Angeles LID ordinance, priority projects are required to prohibit the discharge of pollutants from property developments. Preventing these pollutants from entering stormwater discharge systems will be accomplished by requiring the installation and maintenance of post-construction treatment controls. (Best Management Practices (BMPs))

The development falls within one of the following categories:

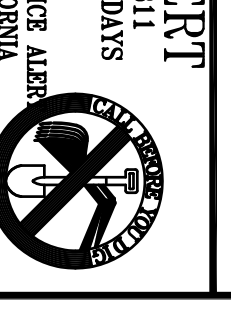
Residential development of 4 units or less

- 1. Residential development of 4 units or less must implement a minimum of two LID Best Management Practice (BMP) alternatives as indicated in Section 3.2 and Appendix E – Stormwater Quality Control Measure Fact Sheets of the LID Manual. Plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, and setbacks from property lines needed to construct proposed LID project. For smaller projects all catch basins and other discharge into an existing or proposed storm drains must be labeled to discourage illegal dumping of pollutants. Details are available at your local Building and Safety office.
- 2. Permeable Porous Pavement or other pervious surfaces (at least 50% of pavement or lot shall be porous)
 - The required soils report must address perviousness and manufacturer's recommendations and guidelines.
 - H-20 loading is required for the Department access.
 - A minimum of 30" deep pervious liner or edge restraint is required within 6' of public right of way, property lines, and structures unless otherwise recommended by a soils engineer.
- 3. Downspout routing
 - 4. Cistern/rain barrel
 - Show location of cistern/rain barrels. Rain barrels should be designed to store 200 gallons and be located such that they do not obstruct fire hydrants, fire lanes, or other emergency access.
 - Plans shall show hose bibs or pump systems for discharge and watering of landscaping. (Note: A separate electrical permit is required for pump systems)
 - A pumping permit is required for backflow prevention devices when the discharge system is fed into a landscaping irrigation system served by a potable water source
 - LID project details must be submitted to the Department and are subject to public conditions.
 - Plans shall include manufacturer specifications and notes for rain barrels. See provided guidelines.
 - 5. Rain garden/stormwater planter
 - Rain garden/stormwater planter box shall be designed and sized to treat 200 gallons. Planter must have a 15" minimum top soil layer and 12" minimum gravel layer.
 - The infiltration type planter box shall be designed to infiltrate 200 gallons over a 48 hour period.
 - 6. Divert Runoff/Reconnected Pervious Surfaces (Infiltrates 2-25% slope must comply with this requirement)
 - To pervious areas shall be no less than 21". This ratio must be identified on plans for each affected area. A minimum of 90% of the untreated pervious area shall be routed toward vegetated areas or water quality BMPs.
 - 7. Dry well
 - Details including the following: location, cross section details, liner materials, subbase, and all manufacturer's specifications and/or recommendations from soils engineer.
 - The required soils report shall address dry well and manufacturer's specifications and requirements.
 - The system shall be designed to store and infiltrate a minimum of 200 gallons of stormwater within 48 hour period.
 - Provide calculations to determine the infiltration volume for sizing of well and determine time of infiltration to percolate 200 gallons.
 - The sediment control is required to filter water entering the dry well.
 - Driveways that are deeper than their widest dimension are defined by the EPA as Class V injection wells, and are subject to inventory requirements under the Safe Drinking Water Act and must be registered at the following link with the EPA as injection wells: <http://www.epa.gov/epahq/groundwater/undergroundinjectionwells/register.html>. If the type of dry well is proposed, provide copy of registration.



MARK	DATE	DESCRIPTION	BY	CHECKED/ APPROVED	BENCH MARK	COMMUNITY DEVELOPMENT	PROJECT ADDRESS
					AS-BUILT DATUM		CITY OF WHITTIER DEPARTMENT OF PUBLIC WORKS CONCEPTUAL LOW IMPACT DEVELOPMENT PLAN

DIG ALERT
 BUILD YOUR PERMITS AT LEAST THREE DAYS BEFORE YOU DIG
 INVESTIGATIONS SERVICE ALERT
 800-452-4343
 www.digalert.com



LAND DEVELOPMENT ENGINEERING, INC.
 7008 BERRY AVENUE
 WHITTIER, CA 90602
 (562) 325-8881 TEL
 (562) 325-8811 FAX
 engineering@ldeng.com
 JDB NO. VA021.021

CIVIL ENGINEER
 SIGNATURE: *[Signature]*
 DATE: 10/23/23

SOILS ENGINEER
 SIGNATURE: _____
 DATE: _____

AS-BUILT DRAWING
 SIGNATURE: _____
 DATE: _____

I HEREBY CERTIFY THAT THE WORK SHOWN HEREON, MARKED AS "AS-BUILT", HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PERMITS, SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

REVISIONS

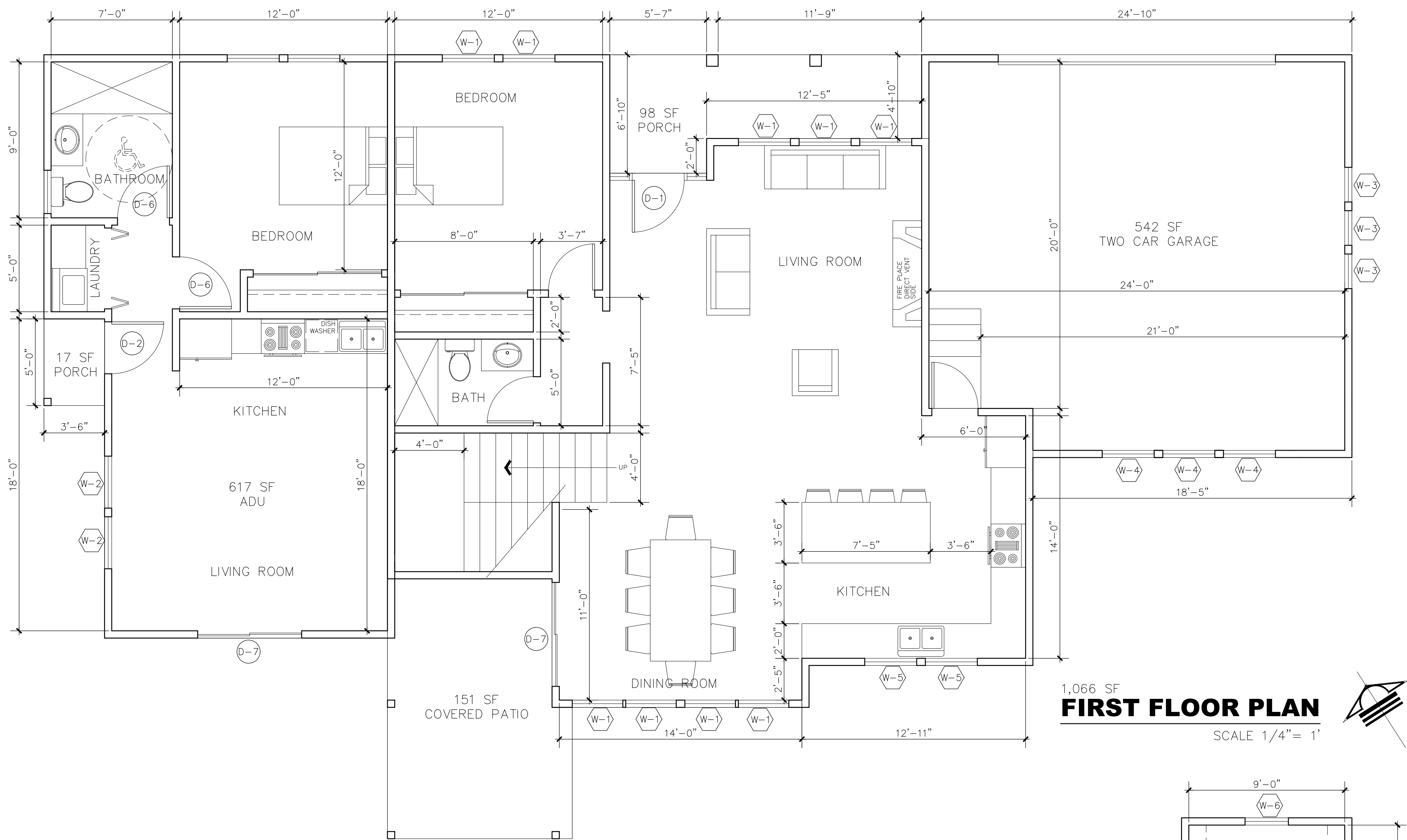
NO.	DATE	DESCRIPTION

COMMUNITY DEVELOPMENT

APPROVED BY	DATE

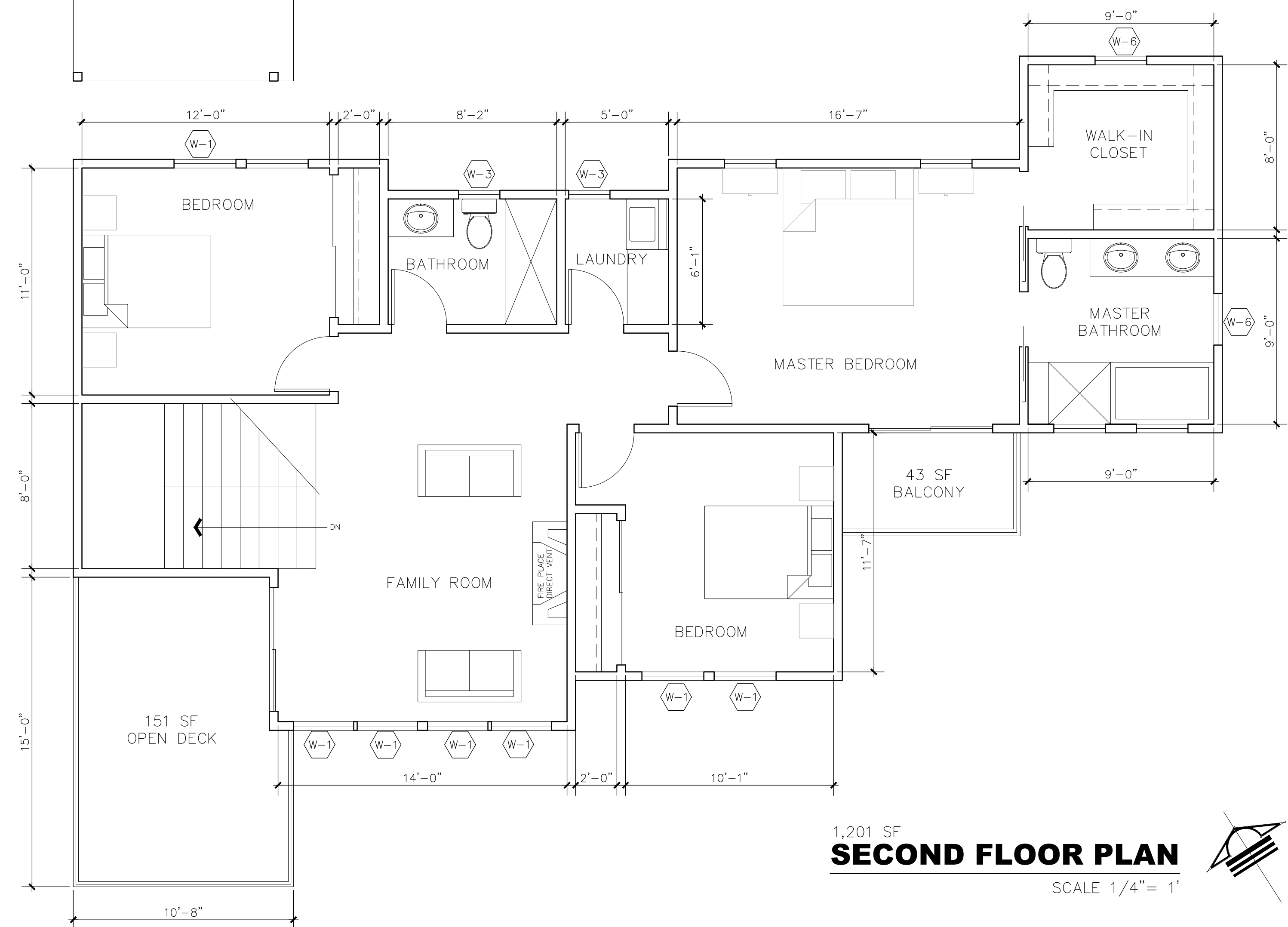
PROJECT ADDRESS
 BEVERLY DR & PICKERING AVE, WHITTIER, CA
 A.P.N. 8126-023-025

SHEET: 4 OF 4
 PREPARED FOR: ADRIAN WHITTIER, 3540 WHITTIER, CA 90602
 GRADING PERMIT NO. GP21-_____



PLUMBING FIXTURES TABLE

PLUMBING FIXTURE TYPE	MAX. FLOW RATE
WATER CLOSETS	1.28 gpf
SHOWERHEADS	1.8 gpm @ 80 psi
KITCHEN FAUCETS	1.8 gpm @ 60 psi
RESIDENTIAL LAVATORY FAUCETS	1.2 gpm @ 60 psi MAX.
PUBLIC LAVATORY FAUCETS	0.8 gpm @ 20 psi MIN.
METERING FAUCETS	0.25 GALLONS/CYCLE



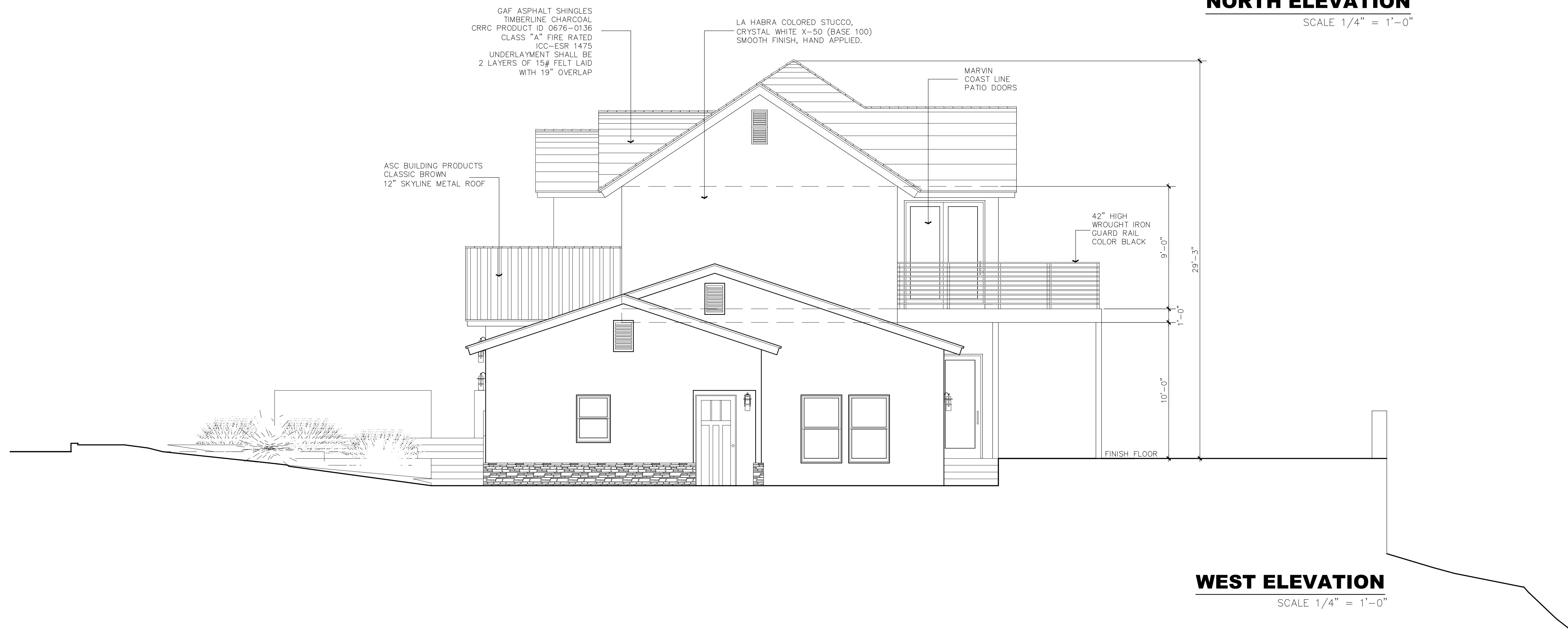
WINDOW SCHEDULE						
CODE	QUAN	SIZE	MATERIAL	NOTES	U-FACTOR	SHGC
(W-1)	21	3'-0"X6'-0"	VINYL SINGLE HUNG WINDOW	SILL HEIGHT 44" MAX. 5.7 SQFT MIN. OPENABLE AREA	0.28	0.20
(W-2)	2	3'-0"X5'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20
(W-3)	6	2'-0"X4'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20
(W-4)	3	3'-0"X3'-0"	VINYL FIXED WINDOW		0.28	0.20
(W-5)	3	3'-0"X4'-6"	VINYL SINGLE HUNG WINDOW		0.28	0.20
(W-6)	3	2'-6"X5'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20
(W-7)	2	2'-6"X6'-0"	VINYL SINGLE HUNG WINDOW		0.28	0.20

DOOR SCHEDULE						
CODE	QUAN	SIZE	MATERIAL	NOTES	U-FACTOR	SHGC
(D-1)	1	4'-0"X6'-0"	SOLID CORE EXTERIOR WOOD DOOR	TEMPERED GLASS TOP PANEL AND SIDE LITES		
(D-2)	1	3'-0"X6'-8"	SOLID CORE EXTERIOR WOOD DOOR			
(D-3)	1	2'-8"X6'-8"	SOLID CORE 1-3/8" THICK DOOR	1-3/8" SELF-CLOSING, TIGHT FITTING SELF-LATCHING SOLID WOOD DOOR; 20 MINUTE FIRE RATED		
(D-4)	8	2'-8"X6'-8"	HOLLOW CORE SWING DOOR			
(D-5)	2	2'-8"X6'-8"	HOLLOW CORE POCKET DOOR			
(D-6)	2	3'-0"X6'-8"	HOLLOW CORE SWING DOOR			
(D-7)	3	6'-0"X7'-8"	SLIDING GLASS DOOR	TEMPERED GLASS		
(D-8)	2	16'-0"X7'-0"	ALUMINUM & GLASS GARAGE DOOR	TEMPERED GLASS		
(D-9)	1	8'-0"X7'-0"	ALUMINUM & GLASS GARAGE DOOR	TEMPERED GLASS		



NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
△		

DRAWN G. H.
 CHK.
 APP.
 SCALE AS SHOWN
 JOB NO.
 DATE 10/5/22
 SHEET NO.



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

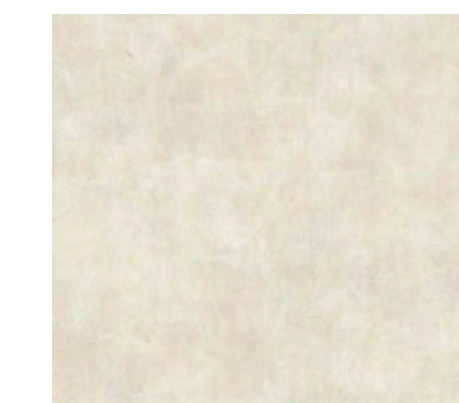
MATERIALS LEGEND



ASC BUILDING PRODUCTS
CLASSIC BROWN
12" SKYLINE METAL ROOF



GAF ASPHALT SHINGLES
TIMBERLINE CHARCOAL
CRRG PRODUCT ID
0676-0136
CLASS "A" FIRE RATED
ICC-ESR 1475



LA HABRA COLORED
STUCCO, CRYSTAL WHITE
X-50 (BASE 100) SMOOTH
FINISH, HAND APPLIED.



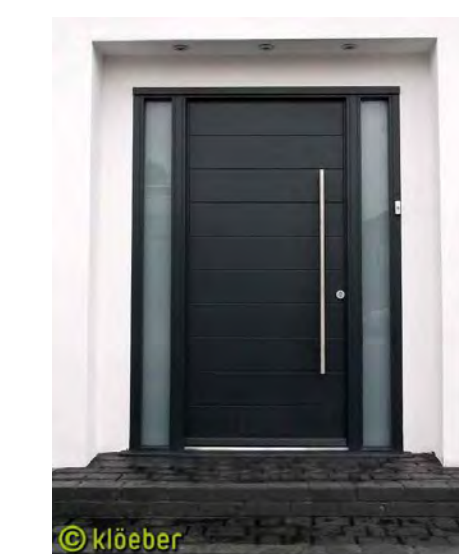
ANDERSEN
SINGLE HUNG
VINYL WINDOW
100 SERIES
COLOR BLACK



CORONADO
PRO-LEDGE
STONE
BLACK FOREST



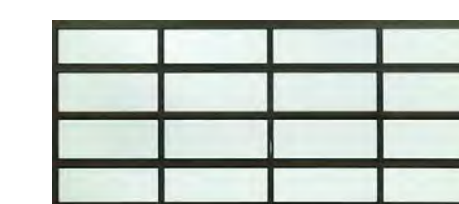
LAMP PLUS
QUOIZEL UMA 11 1/4"
HIGH MATTE BLACK
OUTDOOR LANTERN
WALL LIGHT



CUSTOM BLACK
MULTI HORIZONTAL PLANK
WOOD DOOR (1-3/4")
W/ TOP & SIDE
TEMPERED GLASS LITE



MARVIN
COAST LINE
PATIO DOORS



GARAGE DOOR ALUMINUM
AND GLASS COLOR
BRONZE
W/ TEMPERED OBSCURE
GLASS

REVISIONS		
NO.	DATE	DESCRIPTION
1		

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APP.
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JOB NO.
DATE 10/5/22
SHEET NO.



SOUTH ELEVATION

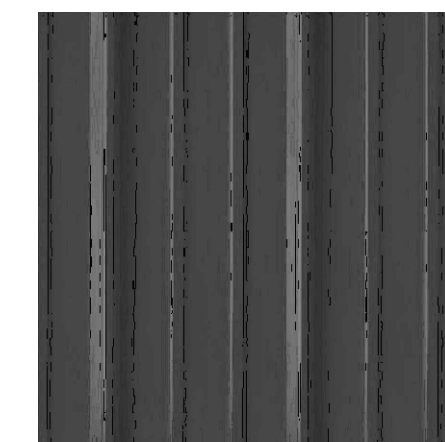
SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

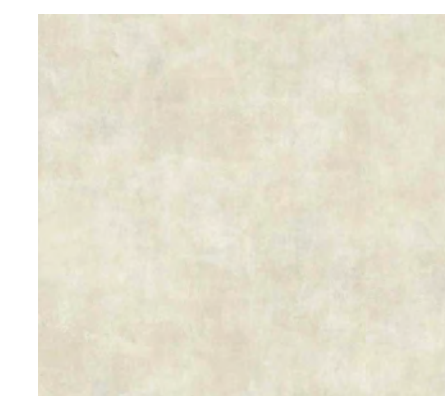
MATERIALS LEGEND



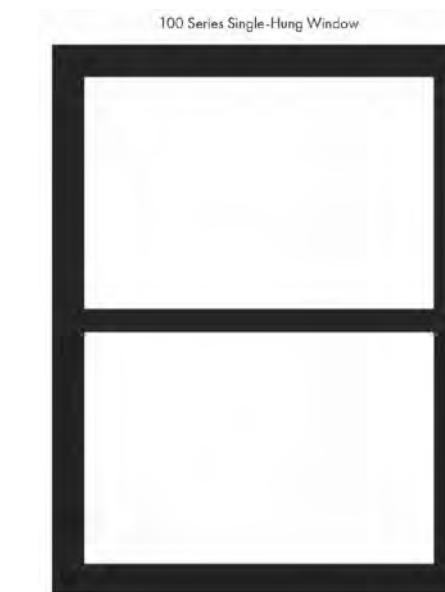
ASC BUILDING PRODUCTS
CLASSIC BROWN
12" SKYLINE METAL ROOF



GAF ASPHALT SHINGLES
TIMBERLINE CHARCOAL
CRRC PRODUCT ID
0676-0136
CLASS "A" FIRE RATED
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MARVIN
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PATIO DOORS



GARAGE DOOR ALUMINUM
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BRONZE
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GLASS

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