

PROJECT INFORMATION:

(General Information)
Grading Permit Application No. GRAD: 240904000434
Earthwork Volumes Cut: 6,750± (cy), Fill: 5,650± (cy)
Over Excavation / Alluvial Removal and Compaction: 0 (cy)
Export*: 0 (cy), Export Location: N/A
Total Disturbed Area: 1,304 (Acres)
Total Proposed Landscape Area: 0 (Square Feet)
Total Turf Area: 0 (Percent of Total Proposed Landscaping)
Total Drought Tolerant Landscaping Area: 0 (Percent of Total Proposed Landscaping)
Pre-Development Impervious Area**: 0 (Acres)
Post-Development Impervious Area**: 0 (Acres)
Waste Discharge Identification Number (WQID #)
Construction and Demolition Debris Recycling and Reuse Plan (RRP ID) N/A

(Property Information)
Property Address: NSE BLUEWATER, LLC
Tract / Parcel Map No. n/a Lot / Parcel No.
Property Owner:
Assessors ID Number: 4457-002-053

(Zoning and Regional Planning Information)
Property Zoning:
Intended Land Use: Single Family Residence
Certificate of Compliance: CC No.
Plot Plan Number: PP No.
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 Commission Area: X Yes, No Approved Volume: (cy)
Coastal Development Permit CDP Expiration Date:
*Assumes 20% shrinkage and loss factor.
**Includes subject parcel only.

GENERAL NOTES:

- 1. All grading and construction shall conform to the 2023 County of Los Angeles Building Codes and the State Model Water Efficiency Landscape Ordinance unless specifically noted on these plans.
2. Any modifications 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.
4. Approval of these plans reflects solely the review of plans in accordance with the County of Los Angeles Building Codes 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.
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.
6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains.
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.
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.
11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the County of Los Angeles Zoning Code.
12. The standard retaining wall details shown on the grading plans are for reference only.
13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section J101.8 of the County of Los Angeles Building Code.
14. Where a grading permit is issued and the Building Official determines that the grading will not be completed prior to November 1, the owner of the site on which the grading is being performed shall, on or before October 1, file or cause to be filed with the Building Official an ESCP per Section J101.8.3 of the County of Los Angeles Building Code.
15. Transfer of Responsibility: If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement is in writing to accept their responsibility within the area of technical competence for approval upon completion of the work.

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.
17. In addition to the inspection required by the Building Official for grading, reports and statements shall be submitted to the Building Official in accordance with Section J105 of the County of Los Angeles Building Code.
18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports as required under Section J105.11 of the County of Los Angeles Building Code.
a. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;
b. Monthly, at all other times; and
c. at any time when requested in writing by the Building Official.

INSPECTION NOTES (CONTINUED):

Such 'Report of Grading Activities' shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, all grading permit conditions, and all other applicable ordinances and requirements.
19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section J105.7 of the County of Los Angeles Building Code.
20. The grading contractor shall submit the statement to the grading inspector as required by Section J105.12 of the County of Los Angeles Building Code at the completion of rough grading.
21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code.

DRAINAGE NOTES:

- 22. Roof drainage must be diverted from graded slopes.
23. Provisions shall be made for contributory drainage at all times.
24. All construction and grading within a storm drain easement are to be done per Private Drain PD No. or miscellaneous Transfer Drain MTD No.
25. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and Section J105.11 of the County of Los Angeles Building Code shall include inspection information and reports on the storm drain installation.

AGENCY NOTES:

- 26. An encroachment permit from County of Los Angeles Department of Public Works is required for all work within or affecting road right-of-way.
27. An encroachment permit/connection permit is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right-of-Way.
28. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
29. All work within the streambed and areas outlined on grading plans shall conform to:
a. Army Corp 404 Permit Number:
b. California Fish & Wildlife Permit No.
30. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust.
31. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
32. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section.
33. The Soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
34. Rough grading must be approved by a final engineering geology and soils engineering report.
35. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer.
36. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

GENERAL GEOTECHNICAL NOTES:

- 37. 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.
c. 95 percent of maximum dry density is required for all Fire lanes unless otherwise approved by the Fire Department.
38. Field density shall be determined by a method acceptable to the Building Official.
39. 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.
40. 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.
C. Fill soils shall be free of deleterious materials.

FILL NOTES:

- 41. 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.
42. 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.
43. Continuous inspection by the Soil Engineer, or a 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.
44. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation.
45. All subdrain outlets are to be surveyed for line and elevation.
46. 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.

CIVIL SHEET INDEX:

- C0.1 COVER SHEET
C0.2 DETAIL SHEET
C1.1 PILOT ROAD PLAN AND PROFILE

PLANTING AND IRRIGATION NOTES:

- 47. 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.
b. Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope.
c. Other governmental agencies may have additional requirements for landscaping and irrigation.
48. The planting and irrigation systems shall be installed as soon as practical after rough grading.
49. Landscape irrigation system shall be designed and maintained to prevent spray on structures.
50. Prior to rough grade approval this project requires a landscape permit.
BEST MANAGEMENT PRACTICE NOTES:
1. Every effort should be made to eliminate the discharge of non-stormwater 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 sheet flow, swales, area drains, natural 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.
5. Excess or waste concrete may not be washed into the public way or any other drainage system.
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.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. I certify that this document and all attachments were prepared under my direct supervision in accordance with a system designed to ensure that qualified personnel prepared the information submitted.

LEGEND:

Table with 2 columns: Symbol/Code and Description. Includes items like AC ASPHALT CONCRETE, APN ASSESSORS PARCEL NUMBER, EXISTING CONTOUR, PROPOSED CONTOUR, PROPOSED DAYLIGHT LINE, PROPERTY LINE, RETAINING WALL, STORM DRAIN PIPE, FLOWLINE, CUT FILL CONTACT LINE, etc.

Print Name (Owner or authorized agent of the owner)
Signature (Owner or authorized agent of the owner) Date

The following BMPs as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

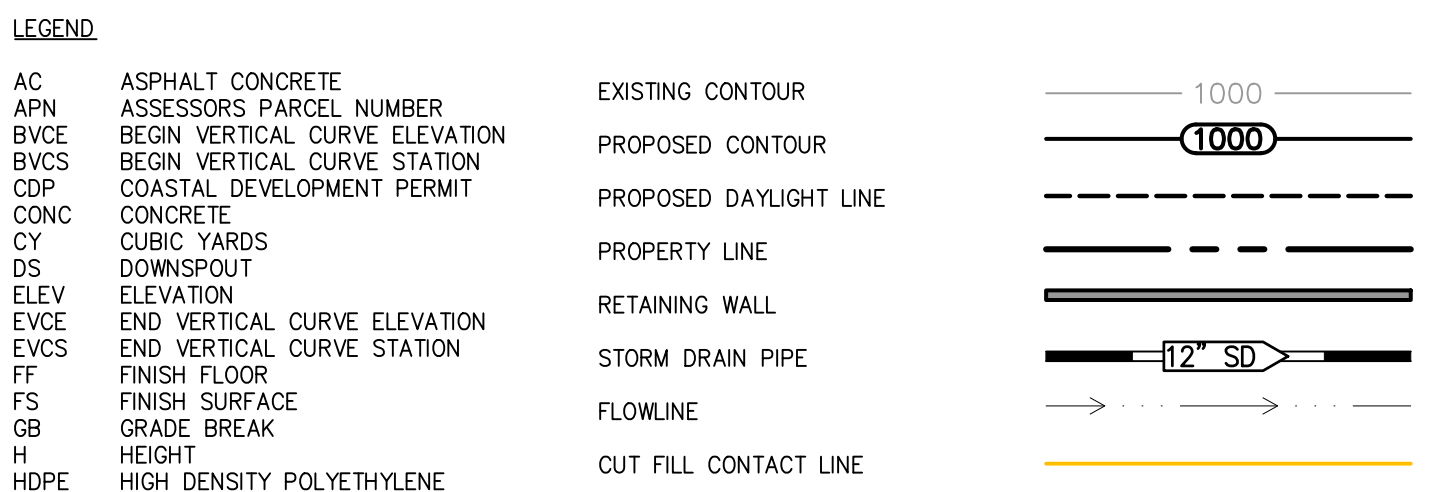
Table with 2 columns: Control Name and Description. Includes EROSION CONTROL (EC1-EC14), EQUIPMENT TRACKING CONTROL (TC1-TC3), NON-STORMWATER MANAGEMENT (NS1-NS12), TEMPORARY SEDIMENT CONTROL (SE1-SE4), WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL (WM1-WM10), and WIND EROSION CONTROL (WE1).

PROJECT DESCRIPTION:

THESE PLANS PROPOSE GRADING, DRAINAGE, AND ASSOCIATED IMPROVEMENTS FOR A PILOT ROAD TO A PROPOSED TEST POTABLE WATER WELL LOCATION, WITH THE INTENT TO DEMONSTRATE THE VIABILITY OF A POTABLE WATER WELL FOR A PROPOSED SINGLE FAMILY RESIDENCE TO BE CONSTRUCTED PER SEPARATE PLAN AND PERMIT.

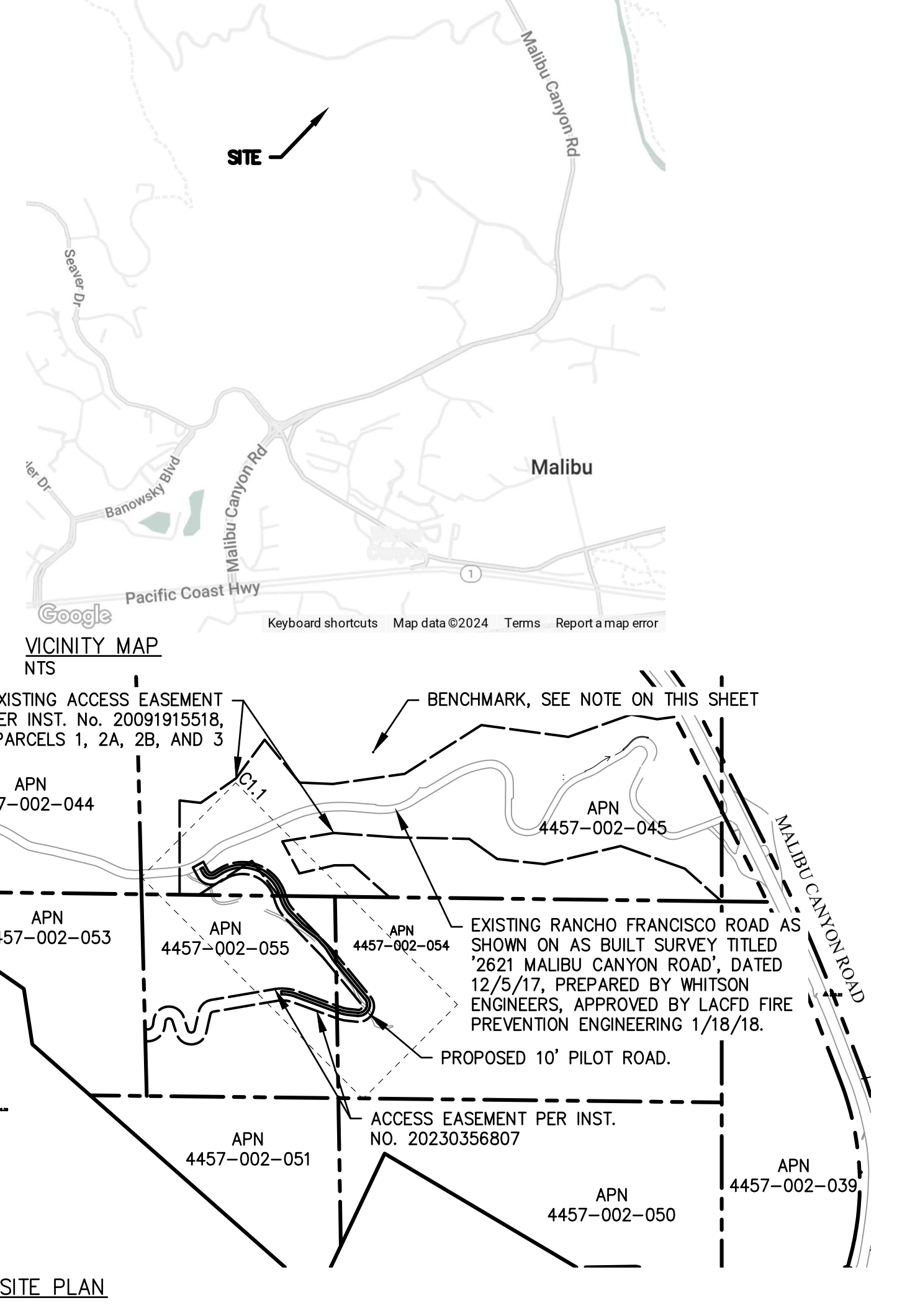
BENCHMARK:

CENTER OF MANHOLE LID OF JUNCTION STRUCTURE AT ROCK RIP RAP OUTLET, SEE OVERALL SITE PLAN ON THIS SHEET.
ELEV: 523.43



ADDITIONAL NOTES:

- 1. NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT ENCROACHMENT PERMIT.
2. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION: CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA) CALIFORNIA CODE 4216 - PROTECTION OF UNDERGROUND INFRASTRUCTURE
B. CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK"
C. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF LOS ANGELES.
D. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
E. THE PROJECT PLANS AND SPECIFICATIONS
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES.
5. CONSTRUCTION CONTRACTOR AND PROJECT SURVEYOR SHALL CONFIRM EXISTING CONDITIONS ARE CONSISTENT WITH THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.
6. TOPOGRAPHY AND BOUNDARY SHOWN WAS PROVIDED BY CHRIS NELSON AND ASSOCIATES. NO VERIFICATION WAS PERFORMED BY THIS OFFICE.
7. UTILITIES, SUCH AS WATER, ELECTRICAL PLUMBING, MECHANICAL AND SEWER MAY REQUIRE A SEPARATE PERMIT. ANY UTILITIES, EXCEPT FOR STORM DRAINS, SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SEPARATE PERMITS MAY BE REQUIRED PRIOR TO CONSTRUCTION.



Whitson ENGINEERS logo and contact information: Civil Engineering, Land Surveying, 5200 West Century Blvd., Suite 480, Los Angeles, California 91045-3205, whitsonengineers.com

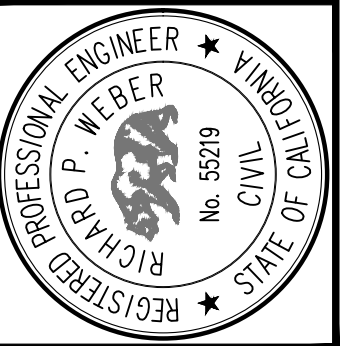


Table with 2 columns: SUBMITTAL / REVISION and TEMPORARY STOCK FILE. Includes date 12/5/2024 and initials MB.

LOS ANGELES COUNTY, CA

BLUEWATER RESIDENCE
PILOT ROAD GRADING AND DRAINAGE PLANS
COVER SHEET
NOT FOR CONSTRUCTION

SCALE: AS NOTED
DRAWN: MB
JOB No.: 1771.00

SHEET C0.1 OF 3

ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS
 I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO
 CONSTRUCTION TO ENSURE PERPETRATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS
 AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO
 IDENTIFY EXISTING MONUMENTS, SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS, AND
 SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.

R. P. Weber
 ENGINEER/SURVEYOR SEAL & SIGNATURE

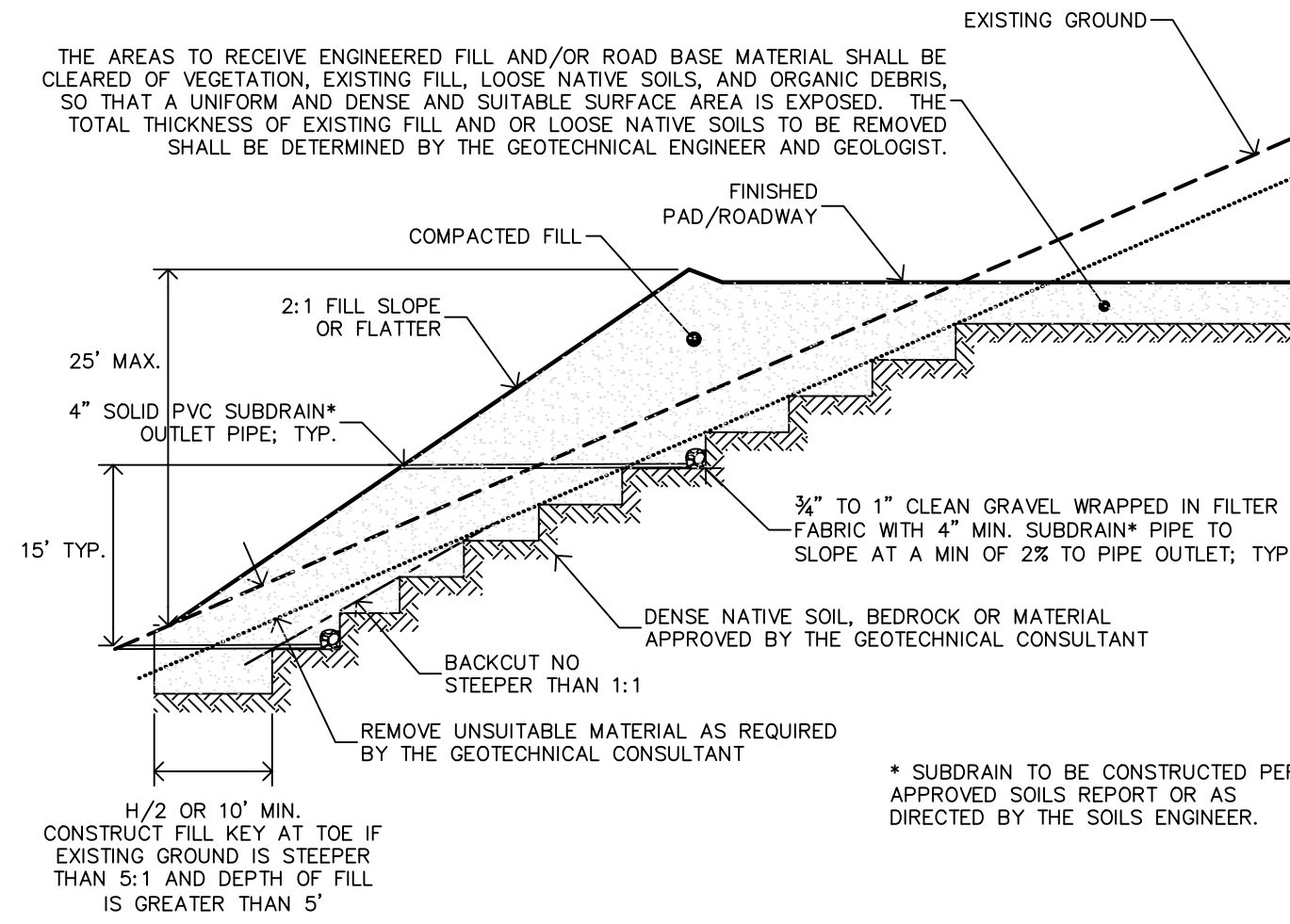
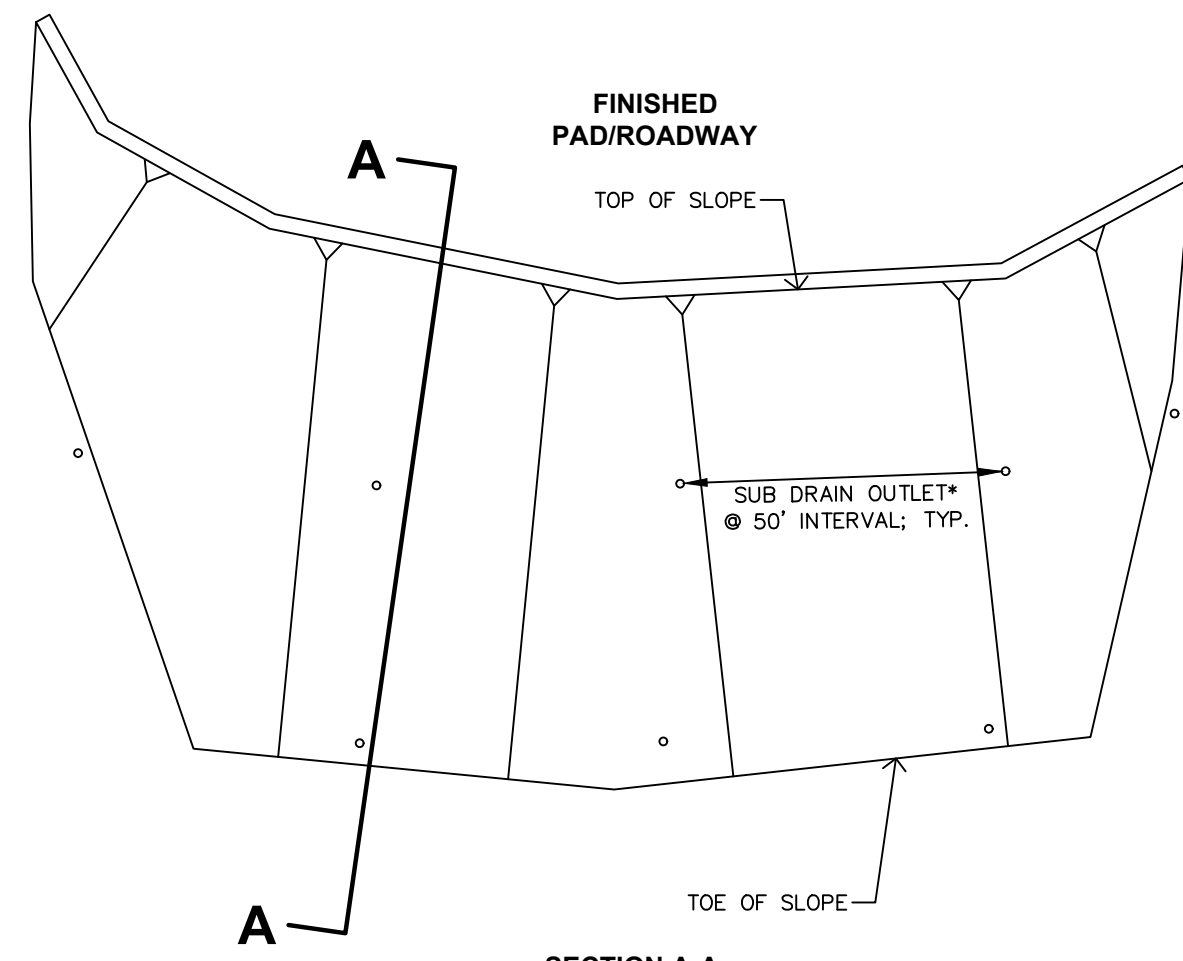
11/22/2024
 DATE

PRIVATE AND UTILITY EASEMENTS NOTE:

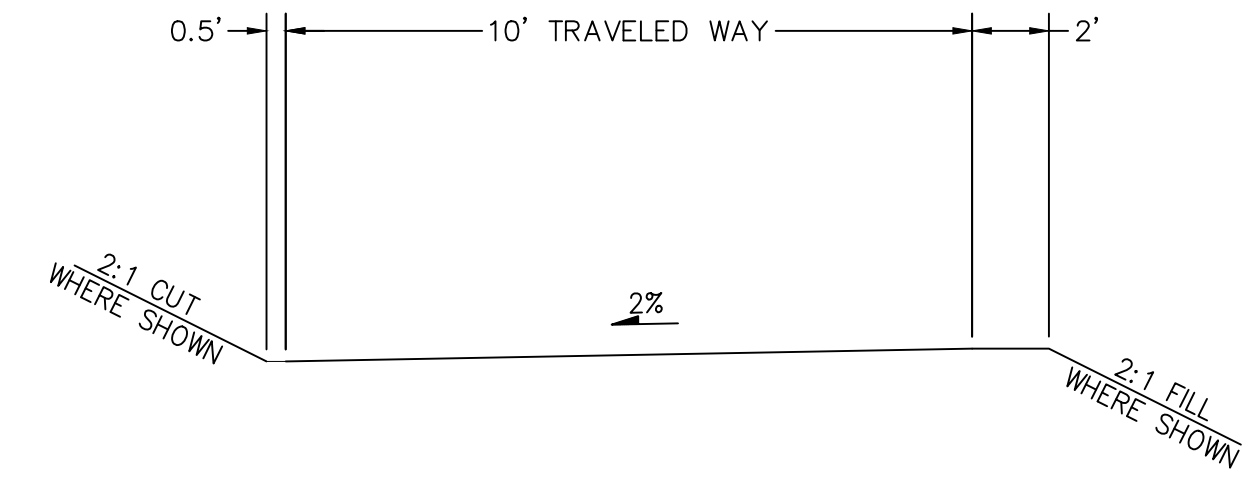
AS CIVIL ENGINEER OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL
 EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE
 EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT
 CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.



11/22/2024



1 2:1 FILL SLOPE DETAIL
 N.T.S.

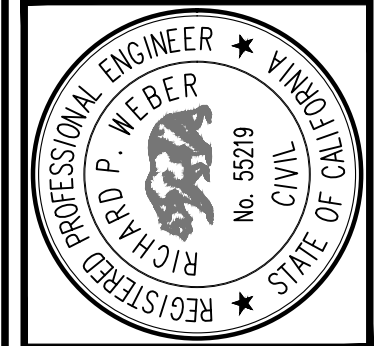


TYPICAL SECTION
 SCALE: NONE

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0 1 2 3 INCHES

Civil Engineering
 Land Surveying
 5200 West Century Blvd.
 Suite 430
 Los Angeles, California
 310.445.9205
 whitsonengineers.com



SUBMITTAL / REVISION	TEMPORARY STOCK FILE
	12/5/2024 MB

LOS ANGELES COUNTY, CA

BLUEWATER RESIDENCE
PILOT ROAD GRADING AND DRAINAGE PLANS
DETAIL SHEET

SCALE: AS NOTED
 DRAWN: MB
 JOB No.: 1771.00

SHEET
C0.2
 OF 3

NOT FOR CONSTRUCTION

APN 4457-002-053

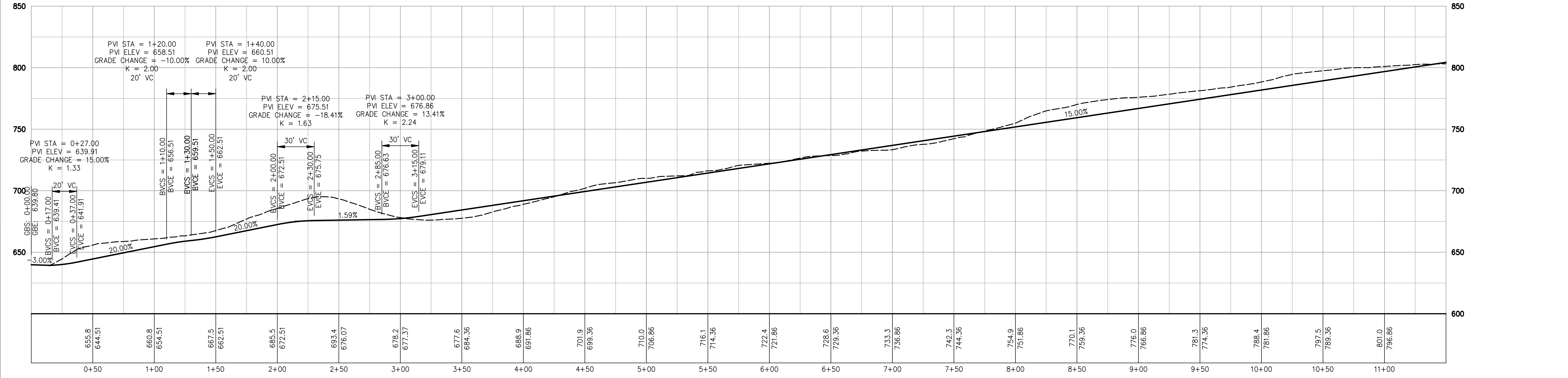
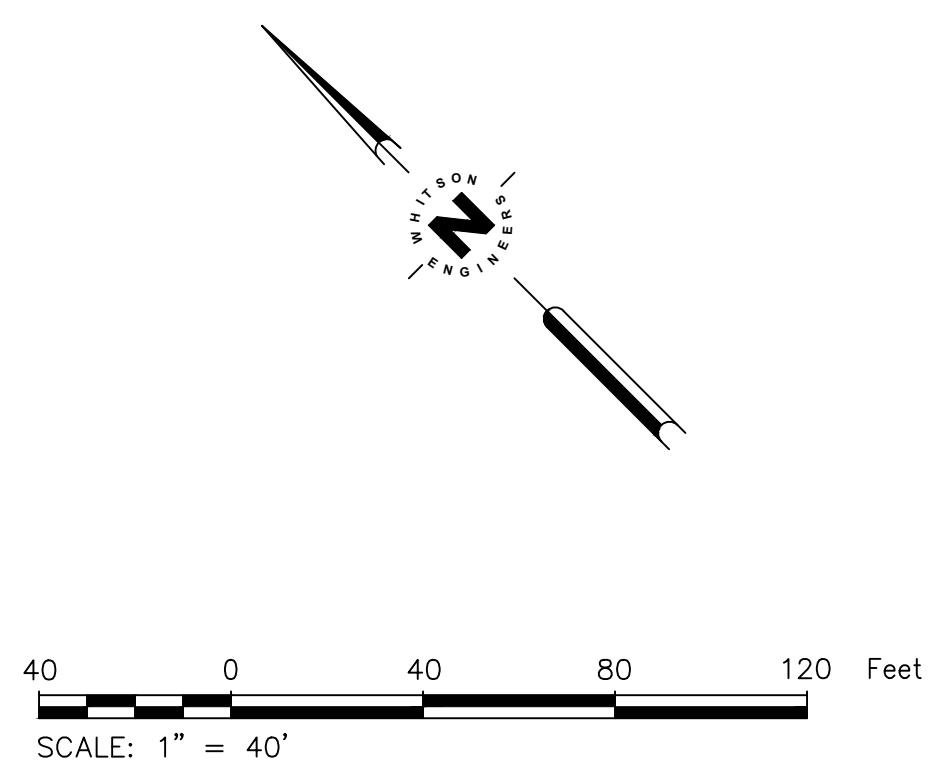
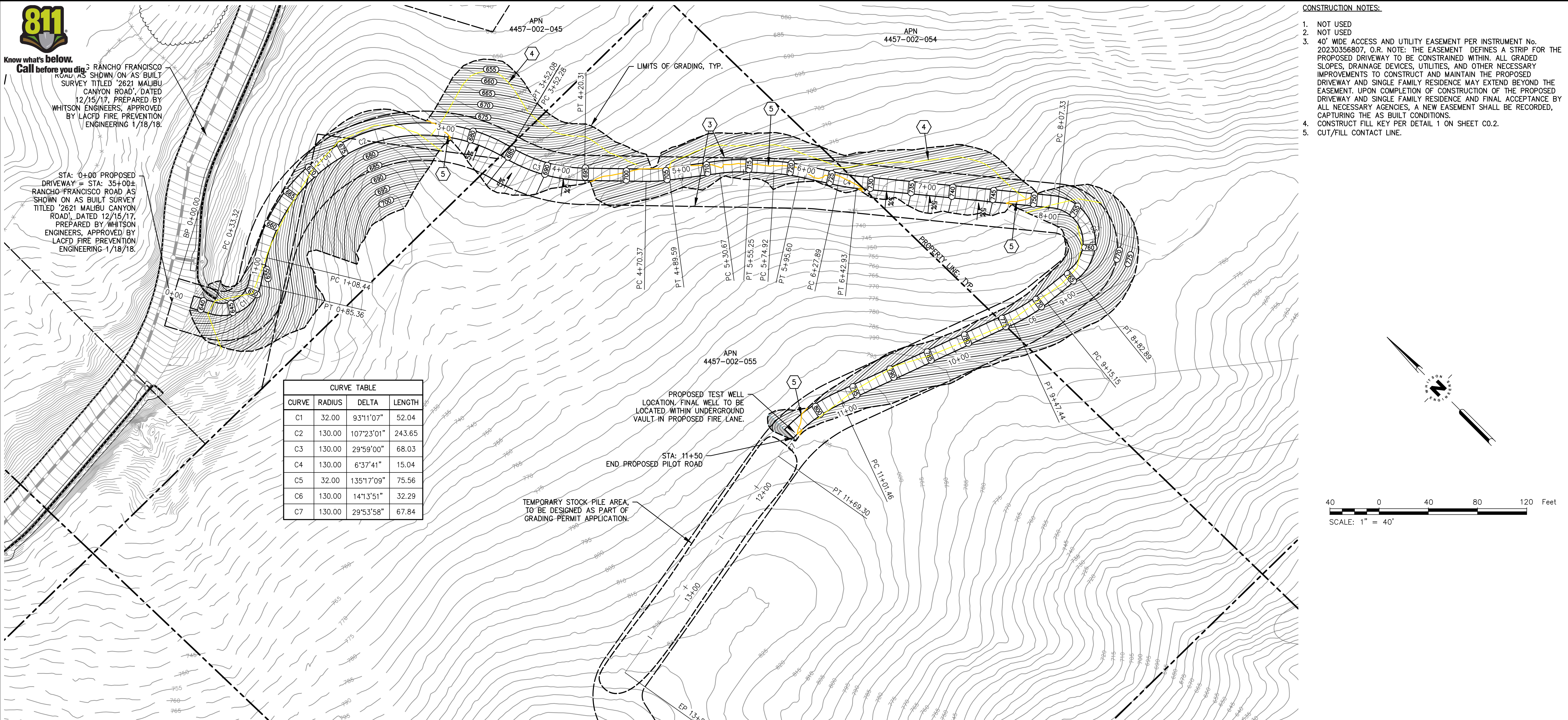


Know what's below.
Call before you dig. RANCHO FRANCISCO ROAD AS SHOWN ON AS BUILT SURVEY TITLED '2621 MALIBU CANYON ROAD', DATED 12/15/17, PREPARED BY WHITSON ENGINEERS, APPROVED BY LACFD FIRE PREVENTION ENGINEERING 1/18/18.

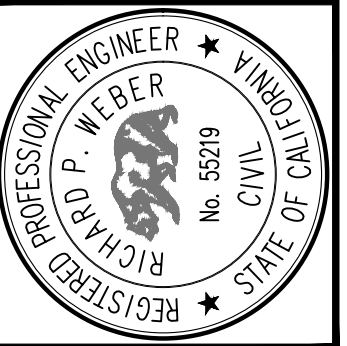
STA: 0+00 PROPOSED DRIVEWAY = STA: 35+00 RANCHO FRANCISCO ROAD AS SHOWN ON AS BUILT SURVEY TITLED '2621 MALIBU CANYON ROAD', DATED 12/15/17, PREPARED BY WHITSON ENGINEERS, APPROVED BY LACFD FIRE PREVENTION ENGINEERING 1/18/18.

CURVE	RADIUS	DELTA	LENGTH
C1	32.00	93°11'07"	52.04
C2	130.00	107°23'01"	243.65
C3	130.00	29°59'00"	68.03
C4	130.00	6°37'41"	15.04
C5	32.00	135°17'09"	75.56
C6	130.00	14°13'51"	32.29
C7	130.00	29°53'58"	67.84

- CONSTRUCTION NOTES:**
1. NOT USED
 2. NOT USED
 3. 40' WIDE ACCESS AND UTILITY EASEMENT PER INSTRUMENT No. 20230356807, O.R. NOTE: THE EASEMENT DEFINES A STRIP FOR THE PROPOSED DRIVEWAY TO BE CONSTRAINED WITHIN. ALL GRADED SLOPES, DRAINAGE DEVICES, UTILITIES, AND OTHER NECESSARY IMPROVEMENTS TO CONSTRUCT AND MAINTAIN THE PROPOSED DRIVEWAY AND SINGLE FAMILY RESIDENCE MAY EXTEND BEYOND THE EASEMENT. UPON COMPLETION OF CONSTRUCTION OF THE PROPOSED DRIVEWAY AND SINGLE FAMILY RESIDENCE AND FINAL ACCEPTANCE BY ALL NECESSARY AGENCIES, A NEW EASEMENT SHALL BE RECORDED, CAPTURING THE AS BUILT CONDITIONS.
 4. CONSTRUCT FILL KEY PER DETAIL 1 ON SHEET C0.2.
 5. CUT/FILL CONTACT LINE.



Civil Engineering
 Land Surveying
 5200 West Century Blvd.
 Suite 480
 Los Angeles, California
 310.445.5205
 whitsonengineers.com



SUBMITTAL / REVISION	TEMPORARY STOCK FILE
12/15/2024	MB

LOS ANGELES COUNTY, CA
 APN 4457-002-053

BLUEWATER RESIDENCE
PILOT ROAD GRADING AND DRAINAGE PLANS
PLAN AND PROFILE SHEET

SCALE: 1"=40'
 DRAWN: MB
 JOB No.: 1771.00

SHEET
C1.1
 OF 3

NOT FOR CONSTRUCTION