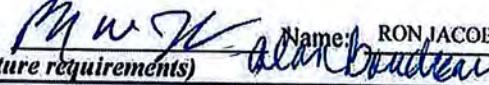
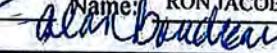


INSPECTION PHONE: (949) 635-1800 ext. 6102 Inspection office shall be notified at least two (2) work days prior to commencing permitted use. Failure to obtain inspection shall void this permit.	City of Rancho Santa Margarita  ENCROACHMENT PERMIT APPLICATION	Public Works Department 22112 El Paseo Rancho Santa Margarita, CA 92688 Tract /PM No. Permit No: EP 16-10 Effective Date: 02/18/2016 Expiration Date 04/18/2016
Applicant: RON JACOBSON Contact: COLIN WALKER Description of Work: CROSSING ON PLANO TRABUCO TO CONNECT THE FOLLOWING SERVICES: WATER, RECLAIMED WATER & STORM DRAIN. PER ATTACHED PRECISE GRADING PLANS FOR TRACT NO. 17805 SHEETS 1-15 (GP 15-01)	Email: COLIN@BOUDREAUPIPLINE.COM	Phone-Day: (951)493-6780 Phone-Night: (951)493-6780
Location of Work: 21522 PLANO TRABUCO ROAD Estimated Start Date: FEBRUARY 22, 2016	Estimated Completion Date: APRIL 22, 2016	

INDEMNIFICATION

This Encroachment Permit, if granted, is made on the express condition that the City shall be free from any and all liability resulting from its issuance as provided for in Rancho Santa Margarita Municipal Code Sec. 11.07.040 and the Indemnity and Hold Harmless Agreement attached hereto.

Applicant Signature  Name: RON JACOBS Title: CFO Date: 02/16/16
(See attached signature requirements)  President

FOR CITY USE ONLY

Street Improvement?	Storm Drain	FEES DESCRIPTION	FEES AMOUNT
Sewer/Water Improvement?	Domestic and reclaimed water	Encroachment Permit Fee:	\$ 55.00
Other Improvements:	DW approach	Inspection Fee:	\$ 1,292.50
Requirements Checked Are Applicable		Plan Check Fee:	\$
<input checked="" type="checkbox"/> All traffic control per MUTCD. and attached TC plan. <input checked="" type="checkbox"/> Asphalt concrete shall be saw cut prior to replacement <input checked="" type="checkbox"/> 90% compaction, verified by tests, is required in dirt excavated area. <input checked="" type="checkbox"/> Replace existing striping as directed by City Inspector <input checked="" type="checkbox"/> Replacement AC pavement to be existing section plus 1" over sand slurry backfill, "T" cut 1' min. on both sides. <input checked="" type="checkbox"/> Longitudinal trenches over 50' in length shall be cold planed to a 1" depth by 10' wide and machine capped. <input checked="" type="checkbox"/> Trenches exceeding five feet in depth require shoring plans and a permit from the California Division of Industrial Safety. <input checked="" type="checkbox"/> Portland cement concrete shall be saw cut and removed to existing control joints. <input checked="" type="checkbox"/> Trench backfill shall be 1 1/2 sand slurry unless otherwise directed by City Engineer. <input checked="" type="checkbox"/> Trench plates and temporary AC to be on site prior to start of work.		TOTAL DUE:	\$ 1,347.50
		DATE FEES RECEIVED:	2/19/16 CK# 004066
		Bond Description	Bond No. Amount
		Faithful Performance:	PB03010402599 \$28,683.28
		Labor and Materials:	
		Monumentation:	PB03010402597 \$11,500.00
		Sewer- Faithful Performance:	
		Water- Faithful Performance:	
<small>IF APPLICABLE, BONDS SHALL BE HELD FOR A PERIOD OF ONE (1) YEAR AFTER FINAL INSPECTION FOR WARRANTY PURPOSES. A REQUEST MAY BE MADE TO REDUCE THE WARRANTY BOND FROM THE ORIGINAL BOND AMOUNT, TO BE EVALUATED ON A CASE-BY-CASE BASIS.</small>			
Contractor: Boudrea Pipeline Corporation			
License Number: 791842			
Class: C34 C36 A			
Contact Person: Colin Walker			
Telephone Number: (951) 493-6780			

Comments: Work hours are restricted to between 7:00 am to 3:30 pm
All traffic control devices shall be removed from view between the hours of 3:30 pm and 7:00 am

THIS IS YOUR PERMIT WHEN SIGNED BY THE ENGINEERING DIVISION

Permit and approved plans shall be maintained on job site. Permittee shall comply with regulations on reverse side of permit and attachments. Call Underground Service Alert (USA) at 1-800-422-4133 at least 48 hours prior to excavating. This permit shall be non-transferable. Void if not started in 90 days and continued to completion. ANY WORK DONE WITHOUT PROPER INSPECTION WILL BE SUBJECT TO REJECTION.

Insurance Documents: Submitted Approved Construction Plans: Submitted Reviewed N/A
Traffic Control by Registered Traffic Engineer: MUTCD Submitted Reviewed N/A
Shoring Plans by Registered Civil Engineer: Submitted Reviewed N/A

Public Works Approval:

Date: 2-18-16

STANDARD PROVISIONS

1. Should any damage or injury to City property occur as a result of the exercise of the rights herein granted, Permittee shall immediately, upon the written demand of City, restore such property to the condition of same on the date of the occurrence of said damage or injury at Permittee's sole cost or expense. The question as to whether or not any such damage or injury has been caused to the property shall be determined by the City Engineer or designee and that determination shall be final. In the event repair by City is necessary; Permittee shall pay and/or reimburse the City the full cost of such repairs.
2. The City reserves the right to perform any work upon any portion or all of the area covered by this Permit, or to do any other work necessary at any time. Such work may be performed without incurring any liability of any nature whatsoever to the Permittee. It is further understood and agreed that the City reserves unto itself the rights of ingress over all or any portion of the subject area.
3. Neither this Permit nor any of the rights herein granted shall be assigned without the prior written approval of the City. Permit is void upon expiration date. A new fee will be assessed thereafter.
4. By acceptance of this Permit, Permittee acknowledges and assumes all responsibility for compliance with requirements of other regulatory agencies including but not limited to zoning regulations applicable ordinances and laws of the City, County of Orange, the State of California or others having regulatory control over the use granted herein.
5. All underground work requires "Injury Identification Number" From Underground Service Alert Regional Notification Center (Ref – Government Code, Section 42165 and 4217). Call 1-800-422-4133.
6. A copy of this Permit and approved plans, if applicable, shall be maintained at the site of work and be shown to any authorized representative of the City, or other regulatory governing agency upon request.
7. No work shall be performed within the City right of ways without the full knowledge of City Engineer or designee, who shall be given not less than two work days advance notice of the initiation of permitted use. Failure of Permittee to obtain inspection shall void this permit and necessitate reapplication by Permittee.

Permittee further agrees that all operations within City right of ways are subject to the operations of City and other authorized persons and under the control and to the satisfaction of City Engineer or designee.

8. This Permit may be immediately revoked for reasons determined by the City Engineer or designee including violation of Permit provisions or other applicable rules and regulations, or the creation of a nuisance after notice given by the City Engineer or designee. In the event of such revocation, Permittee shall immediately cease all operations and restore City right of ways as directed by City Engineer or designee.
9. Any construction performed on City property shall be in accordance with Orange County Resources and Development Management Department's Standard Plans and established criterion and as modified by the City Engineer. Any deviation must be specifically detailed and highlighted on plans in a manner meeting the approval of the City Engineer or designee.
10. No uses other than that as stated on this Permit shall be exercised. Public right of way shall not be used for administrative operations or storage of equipment, materials, supplies, etc. All administrative and storage areas shall have the written approval of the property owner. This Permit shall include any attached Special Provisions.
11. Permittee agrees that if any tank, pipe, conduit, duct, tunnel or other installation of any nature or kind placed in the public right of way for which the Permit is issued which shall at any time in the future interfere with the use, repair, improvement, widening or change of grade of the highway, the Permittee, within ten (10) days after the receipt of a written notice from the City to do so, shall at its own sole expense either relocate or remove such installations, subject to the approval of the City Engineer.
12. Permittee agrees to comply with all City's NPDES requirements (Chapter 5.10 - Water Quality Control Municipal Code). If de-watering operation within the public right of way is necessary, proper measures must be taken to prevent the transport of debris into the storm drain system. Permittee agrees to include a direct discharge into the catch basin via a hose or other method which bypasses the street surface. If this method is not feasible, placement of proper BMPs preventing any debris collected from the street surface and entering into the catch basin will be required.
13. No permit shall be approved for encroachment onto any property owned by the City for any purpose whatsoever unless the applicant provides proof of insurance coverage for bodily injury and property damage in a form and in an amount acceptable to the City Manager. In fixing the form and amount of such insurance requirement, the City Manager shall take into consideration the nature and extent of the proposed encroachment. The City Manager may waive the requirements of this section if he/she determines that the proposed encroachment will not constitute any significant possibility of City liability (Municipal Code Sec. 11.07.270 – Liability Insurance Required). The minimum insurance established pursuant to this section is listed in the Indemnity and Hold Harmless Agreement attached hereto.



STATEMENT OF INTENT TO COMPLY WITH MINIMUM STORMWATER PERMIT REQUIREMENTS

Stormwater Program – City of Rancho Santa Margarita Encroachment Permit

Permit Number:

EP 16-10

Date: 2/16/2016

Applicant:

RON JACOBSON

Project Address:

21522 PLANO TRABUCA

Property Owner:

WILLIAM LYONS

Contractor:

BOUDREAU PIPELINE CORPORATION

Contractor's Address:

463 N. SMITH AVE CORONA, CA 92880

Phone: (951)493-6780

The National Pollutant discharge Elimination System (NPDES) is an element of the Clean Water Act that applies to the protection of receiving waters. Under NPDES Municipal Separate Storm Sewer Systems (MS4s) permits from the San Diego Regional Water Quality Control Board (RWQCB), certain activities are subject to RWQCB enforcement. To meet the standards of the Orange County MS4 Permit, Order No. R9-2009-002/NPDES No. CAS0108740(MS4 Permit), the City of Rancho Santa Margarita has adopted minimum standards for stormwater runoff from construction activities and utility maintenance projects.

These minimum standards include requirements for erosion control, sediment control, and construction activity control to be implemented at each site. At a minimum, the activity associated with the project identified above shall be conducted in such a manner that:

- Sediments from disturbed soils shall be retained on site to the maximum extent practicable through the use of non-structural and/or structural sediment controls; and
- Erosion of disturbed soil shall be minimized to the maximum extent practicable through the use of soil stabilization materials and procedures; and
- All construction wastes shall be properly disposed of in such a way that no wastes are either directly or indirectly discharged to the storm drain; and
- All concrete trucks will wash out to a contained area to prevent the discharge of concrete truck rinse water from entering the storm drain.

Expected dewatering of vault or underground structure

- Provide proof of active dewatering permit

If de-watering operation within the public right of way is necessary, proper measures must be taken to prevent the transport of debris into the storm drain system. Permittee agrees to include a direct discharge (that does not contain any illegal discharge) into the catch basin via a hose or other method which bypasses the street surface. If this method is not feasible, placement of proper BMPs preventing any debris collected from the street surface and entering into the catch basin will be required.

If Permittee fails to install the necessary BMP's as required by the MS4 Permit the City will install all necessary BMP's and the Permittee will be responsible for reimbursing the City for all costs associated with making the project site comply with the MS4 Permit within 30 days.

I have read and understand the requirements listed above and certify that I will comply with the minimum requirements above.

Signature:

Handwritten signature of Ron Jacobson.

Print Name:

RON JACOBSON

Date:

FEBRUARY 16, 2016

FOR CITY USE ONLY

Proof of active dewatering permit obtained

Active through _____

Date _____

INDEMNITY AND INSURANCE REQUIREMENTS**Indemnity and Hold Harmless Agreement for Encroachment Permits**

RESPONSIBILITY FOR DAMAGES: The Applicant agrees to and shall indemnify, defend, and hold the City of Rancho Santa Margarita, its officers, agents, employees, and representatives ("Indemnitees"), harmless from and against any and all loss, damage, liability, claim, demand, suit, cost, and expense whatsoever, including reasonable attorneys' fees, regardless of the merit or outcome of any such claim or suit arising from or in any manner connected with the issuance of the encroachment permit, and/or the installation, construction, maintenance, use, or operation of the work contemplated in the application for the encroachment permit, regardless of whether the Indemnitees reviewed and approved any plans or inspected any work or improvement, including the encroachment, and regardless of whether such maintenance, repair, replacement, or condition was affected or caused by the Indemnitees, except as provided by law.

INSURANCE: This permit shall not be effective for any purpose unless and until the Applicant obtains and files with the City of Rancho Santa Margarita, as the grantor of the permit, proof of an insurance policy which shall have commercial general liability limits in the amount of no less than one million dollars (\$1,000,000.00) per occurrence, two million dollars (\$2,000,000.00) in the general aggregate. The insurance required herein shall be provided by an authorized insurance company by the State of California and having a minimum A.M. Best's Guide Rating of A-, Class VII or better, unless such requirements are waived in writing by the City Manager or her designee due to unique circumstances. The City of Rancho Santa Margarita, its officers, agents and employees shall be expressly listed as additional insured under this insurance policy and the policy shall provide coverage for bodily injury and property damage. The Applicant shall be responsible to keep this insurance policy in full force and effect until final completion of the work contemplated in the application for the encroachment permit. The cost of any and all premiums for this insurance policy shall be borne by the Applicant. In the event of claims against the policy, the Applicant shall be responsible for payment of any deductible amounts. A Certificate of Insurance and endorsements shall be provided to the City Engineer and shall verify that the insurance coverage may not be cancelled without thirty (30) days written notice to the City Engineer.

STATEMENT OF ACCEPTANCE OF THE CONDITIONS FOR ISSUANCE OF THE ENCROACHMENT PERMIT: I have read and understand each of the conditions set forth for issuance of this Encroachment Permit and on behalf of Boudreau Pipeline Corp., and being duly authorized to do so I accept the encroachment permit subject to these conditions.

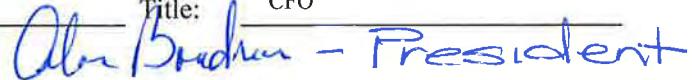
Signature:



Print Name:

RON JACOBSON

Title: CFO



Date:

FEBRUARY 16, 2016

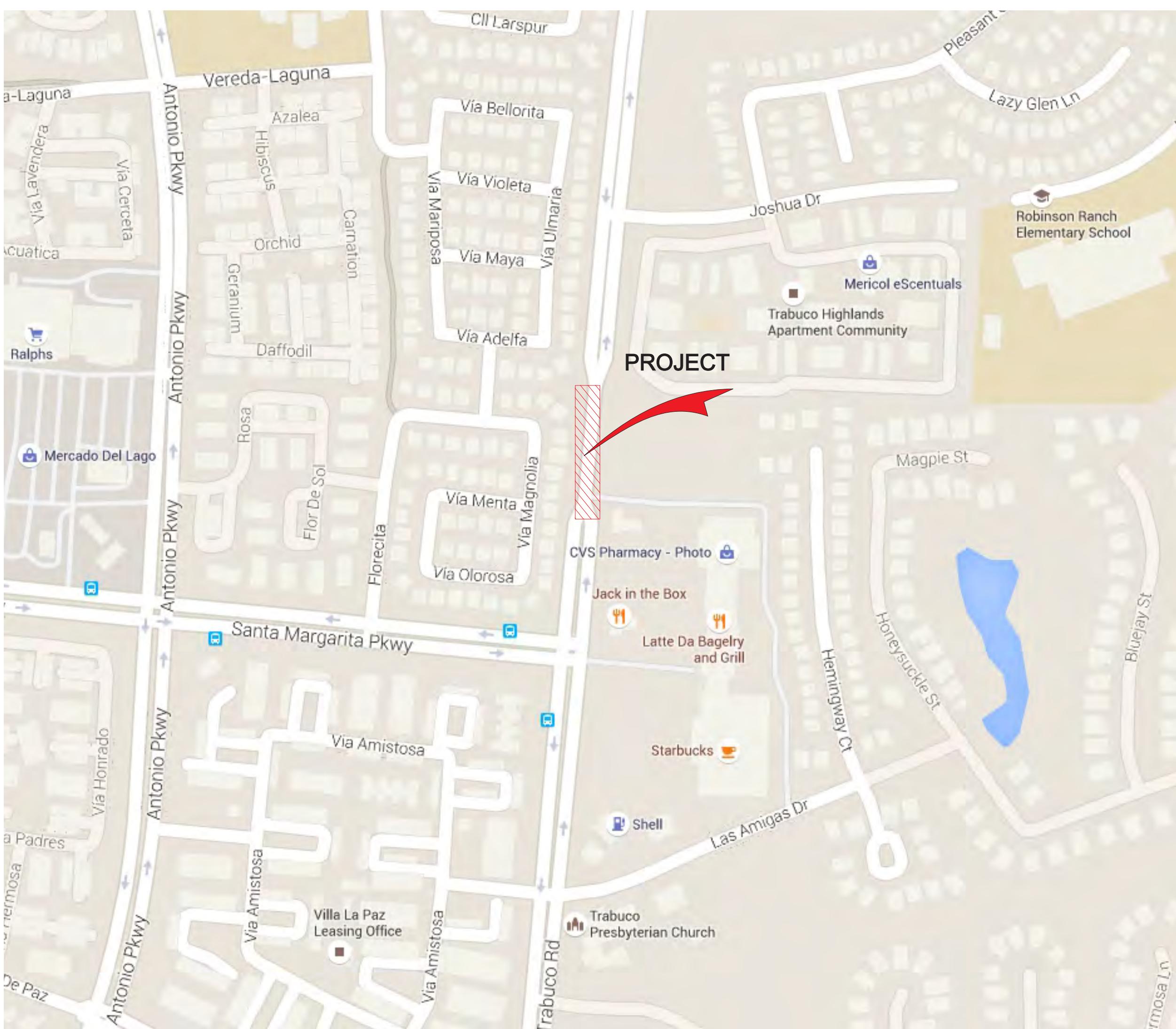
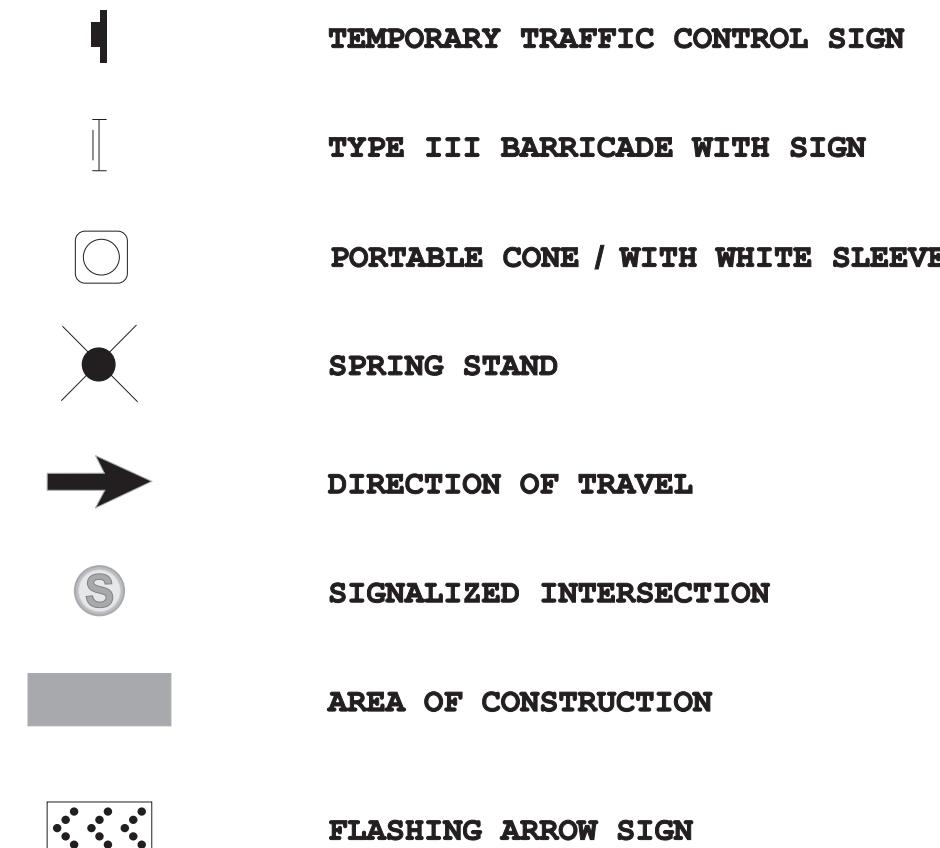
CONTRACTOR INSTRUCTIONS

- All traffic control devices shall conform to the latest edition of California Manual on Uniform Traffic Control Devices (CA MUTCD), and the Standard Specifications for Public Works latest edition.
- The City Engineer or his representative has the authority to initiate field changes to assure public safety.
- All traffic control devices shall be removed from view when not in use.
- Work hours shall be restricted between 7:00 A.M. TO 3:30 P.M. Unless approved otherwise.
- Trenches must be back filled or plated during non-working hours.
- Pedestrian controls shall be provided as shown on the plans.
- Temporary "NO PARKING" signs will be posted 24 hours prior to commencing work.
- Access to driveways will be maintained at all times unless other arrangements are made.
- The contractor shall replace within 72 hours, all traffic signal loop detectors damaged during construction.
- All striping removed or damaged, will be replaced by the contractor within 24 hours (or replaced with temporary tape).
- All workers shall be equipped with an class three vest (or a reflective vest at night). All flaggers shall also be equipped with a hard hat, C28 "Stop/Slow" paddle and shall be trained in the proper fundamentals of flagging traffic.
- Any work that disturbs normal traffic signal operations shall be coordinated with the Traffic Division, 48 hours prior to beginning of construction.
- The contractor shall maintain all traffic control devices 24 hours per day and 7 days a week.
- A minimum of twelve (12) foot travel lanes must be maintained unless otherwise approved by Public Works.
- A solar powered flashing arrow board shall be required on all arterial street closures.

NOTE:

- THIS PROJECT IS EXPECTED TO TAKE APPROXIMATELY 5 DAYS.
- WORK PERFORMED IS FOR WATER IMPROVEMENTS.
- WORK HOURS WILL BE FROM 7:00 A.M. TO 3:30 P.M.
- TWENTY FOUR HOUR CONTACT FOR THIS PROJECT WILL BE:

BRIAN SNOWBALL (909) 921-7104



LOCATION MAP

PROJECT NAME: TRACT # 17805	REVIEW BY CITY STAFF			
PRIME CONTRACTOR: KANA SUBSURFACE ENGINEERING	OFFICE	INITIAL	DATE	
PHONE: (909) 204-5970	ENGINEERING DIVISION MANAGER			
DATE: 10-16-2015	LAND DEVELOPMENT			
TPRS LICENCE # 787313 C31/D42	PLANNING			
BRANCH: INLAND EMPIRE	TRANSPORTATION			
NOTES:	PARKS AND COMMUNITY SERVICES			
	SPECIAL DISTRICTS			
	STORM WATER MANAGEMENT PRGM			
ORIGINAL	NO.	DESCRIPTION OF REVISION	DATE	CITY APPROVED

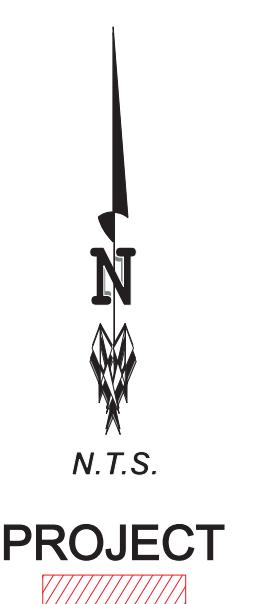
TEMPORARY TRAFFIC CONTROL PLANS FOR CITY OF RANCHO SANTA MARGARETA

GENERAL TRAFFIC CONTROL NOTES:

- THE APPLICATION OF THE SPECIFICATION FOR THE WORKSITES TRAFFIC CONTROL SHALL CONFORM TO THE STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), CHAPTER 6 OF THE 2014 EDITION, THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL), LATEST EDITION, CALTRANS SPECIFICATIONS AND STANDARD PLANS, AND THE CITY OF RANCHO SANTA MARGARITA STANDARDS LATEST EDITIONS.
- THE NAME AND PHONE NUMBER (24-HOUR AVAILABILITY) OF THE CONTRACTOR'S SAFETY COORDINATOR AND TRAFFIC CONTROL DEVICE MAINTENANCE INSPECTOR SHALL BE PROVIDED TO THE CITY INSPECTOR. ANY CHANGE IN THE ASSIGNED PERSONNEL OR PHONE NUMBER SHALL BE REPORTED IMMEDIATELY TO THE INSPECTOR. THE CONTRACTOR'S SAFETY COORDINATOR AND/OR TRAFFIC CONTROL DEVICE MAINTENANCE INSPECTOR SHALL MAKE PERIODIC INSPECTIONS OF TRAFFIC CONTROL DEVICES THROUGHOUT THE DAY AND NIGHT TO INSURE THAT CONTROLS ARE PROPERLY LOCATED AND IN GOOD REPAIR. THE ABOVE PERSONNEL SHALL HAVE THE WORKSITES TRAFFIC CONTROL PLANS ON SITE AND AVAILABLE AT ALL TIMES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK FOR THE PROJECT TO INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, AS WELL AS ANY SUCH ADDITIONAL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CITY. THE TRAFFIC CONTROL PLAN INSTALLED SHALL PROVIDE FOR SAFE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH AND AROUND THE WORK AREA AND PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.
- ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY.
- THE CITY OF RANCHO SANTA MARGARITA HAS THE RIGHT TO OBSERVE THE TRAFFIC CONTROL IN USE AND TO MAKE ANY CHANGES DEEMED NECESSARY BY FIELD CONDITIONS. ANY CHANGES SHALL SUPERSEDE THESE PLANS AND WILL BE DONE SOLELY AT THE CONTRACTOR'S EXPENSE.
- ORANGE COLORED ENGINEERING GRADE REFLECTIVE OR BRIGHTER SHEETING SHALL BE USED AS THE BACKGROUND FOR ALL CONSTRUCTION MAINTENANCE WORK ZONE AND WARNING SIGNS USED WITHIN THE WORKSITES TRAFFIC CONTROL AREA, IF NOT SPECIFIED BY THE STANDARDS LISTED IN NOTE 1 ON THIS PLAN.
- ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING THE COMPLETION OF THE CONSTRUCTION PHASE. THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR AS OPERATIONS REVERT BACK TO THE DEVICES' INTENDED USE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ACCESS TO ALL PUBLIC AND PRIVATE DRIVEWAYS IN THE CONSTRUCTION AREA NOT RELATED TO THE SPECIFIC PROJECT. CONTRACTOR IS TO NOTIFY NEIGHBORING BUSINESSES 72-HOURS IN ADVANCE OF CONSTRUCTION.
- ALL NECESSARY ENCROACHMENTS PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL CONFLICTING SIGNS SHALL BE COVERED.
- THE CONTRACTOR SHALL REMOVE ANY EXCESS AND/OR CONFLICTING STRIPING AND PAVEMENT MARKERS AS NECESSARY BY GRINDING.
- THE CONTRACTOR SHALL PLATE OPEN TRENCHES AT THE END OF EACH WORK DAY PER CALTRANS STEEL PLATE BRIDGING UTILITY PROVISIONS TR-0157.

SHEET INDEX:

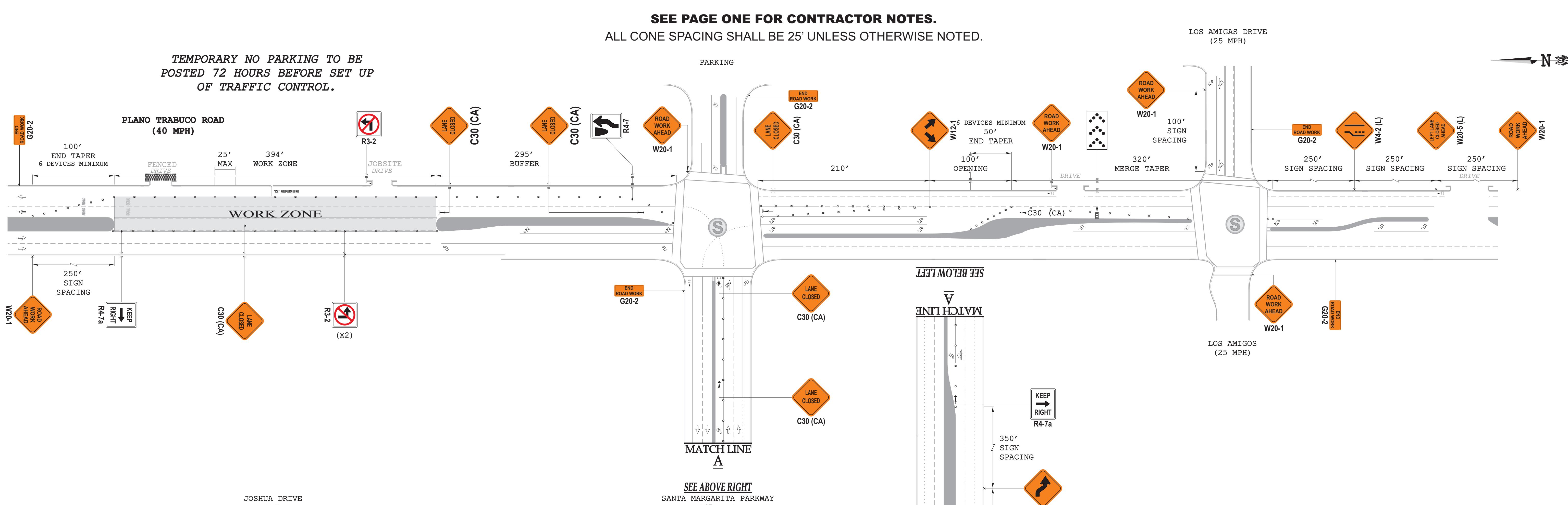
SHEET NUMBER	DESCRIPTION
1.	TITLE SHEET
2.	<p>A. TEMPORARY TRAFFIC CONTROL PLANS MERGING NORTHBOUND NUMBER ONE LANE INTO NUMBER TWO LANE ON PLANO TRABUCO ROAD BETWEEN SANTA MARGARITA PARKWAY AND JOSHUA DRIVE.</p> <p>B. TEMPORARY TRAFFIC CONTROL PLANS MERGING NORTHBOUND NUMBER TWO LANE INTO NUMBER ONE LANE ON PLANO TRABUCO ROAD BETWEEN SANTA MARGARITA PARKWAY AND JOSHUA DRIVE.</p>
3.	TEMPORARY TRAFFIC CONTROL PLANS MERGING THE NUMBER ONE SOUTHBOUND LANE INTO THE NUMBER TWO LANE BETWEEN SANTA MARGARITA PARKWAY AND JOSHUA DRIVE.



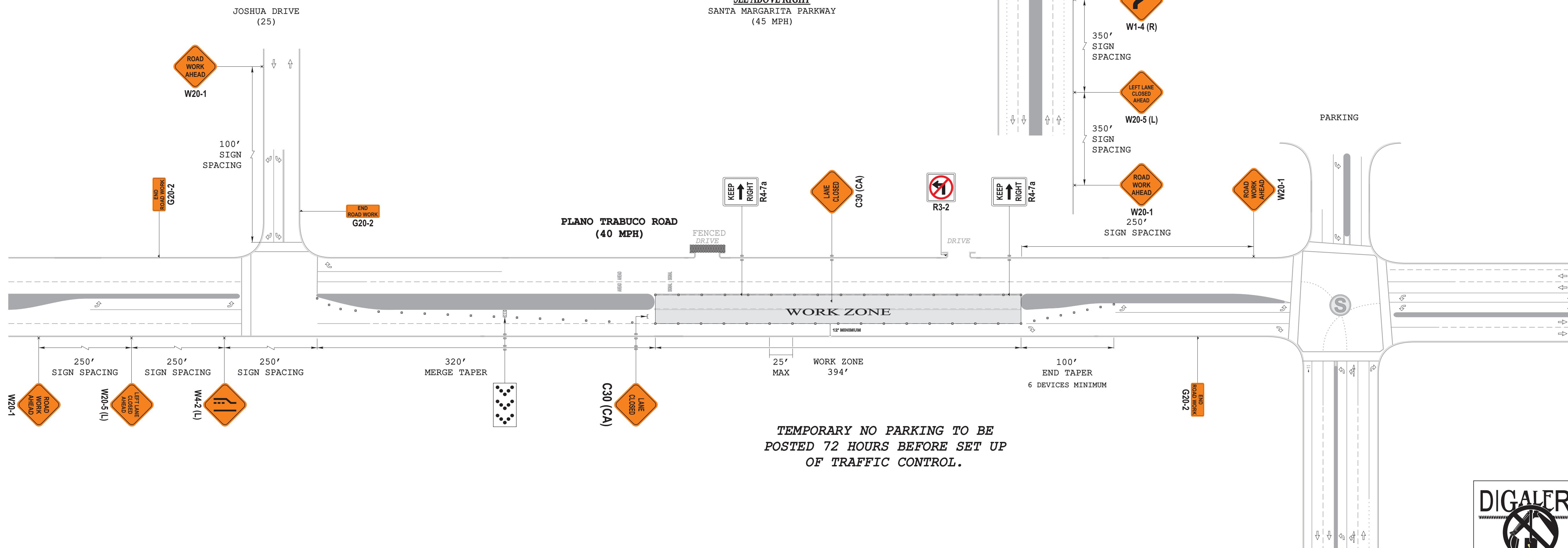
DIGITALERT		CITY OF RANCHO SANTA MARGARITA	
1-800-227-2600			
TITLE SHEET			
APPROVED BY: TRAFFIC ENGINEER		DATE: RCE NO. _____	
DESIGNED CP	RECOMMENDED CP	SHEET 1 OF 3	DRAWN CP
CHECKED _____	DRAWING NO. 15 - 122	NOT TO SCALE	_____

TPR TRAFFIC SOLUTIONS
10763 POPLAR AVE
FONTANA, CA 92337
t: (855) 326-5953 f: (909) 350-8950
Call. Contractors Lic.
787313 C31 / D42
Toll free:
866-537-1260
P.O.#: 515.01

PLAN A



PLAN B



PROJECT NAME:
TRACT # 17805
PRIME CONTRACTOR:
KANA SUBSURFACE ENGINEERING
PHONE: (909) 204-5970
DATE: 10-16-2015
TPRS LICENCE #: 787313 C31/D42
BRANCH: INLAND BRANCH
NOTES: ORIGINAL

REVIEW BY CITY STAFF

OFFICE

INITIAL

DATE

ENGINEERING DIVISION MANAGER

LAND DEVELOPMENT

PLANNING

TRANSPORTATION

PARKS AND COMMUNITY SERVICES

SPECIAL DISTRICTS

STORM WATER MANAGEMENT PRGM

CITY OF RANCHO SANTA MARGARITA
DEPARTMENT OF PUBLIC WORKS

RECOMMENDED BY:

ENGINEER, TRAFFIC DIVISION

DATE

APPROVED BY:

TRAFFIC DIVISION

DATE

PERMIT ENGINEER

OPERATIONS SUPPORT DIVISION

DATE



TPR TRAFFIC SOLUTIONS
10763 POPLAR AVE
FONTANA, CA 92337
t: (855) 326-5953 f: (909) 350-8950
Call. Contractors Lic. 787313 C31 / D42
Toll free: 866-537-1260

P.O.#: 515.01

APPROVED BY:
TRAFFIC ENGINEER

DATE:
RCE NO. _____

1-800-227-2600

TEMPORARY TRAFFIC CONTROL PLAN

NOT TO SCALE
2 OF 3
DRAWING NO. 15 - 122

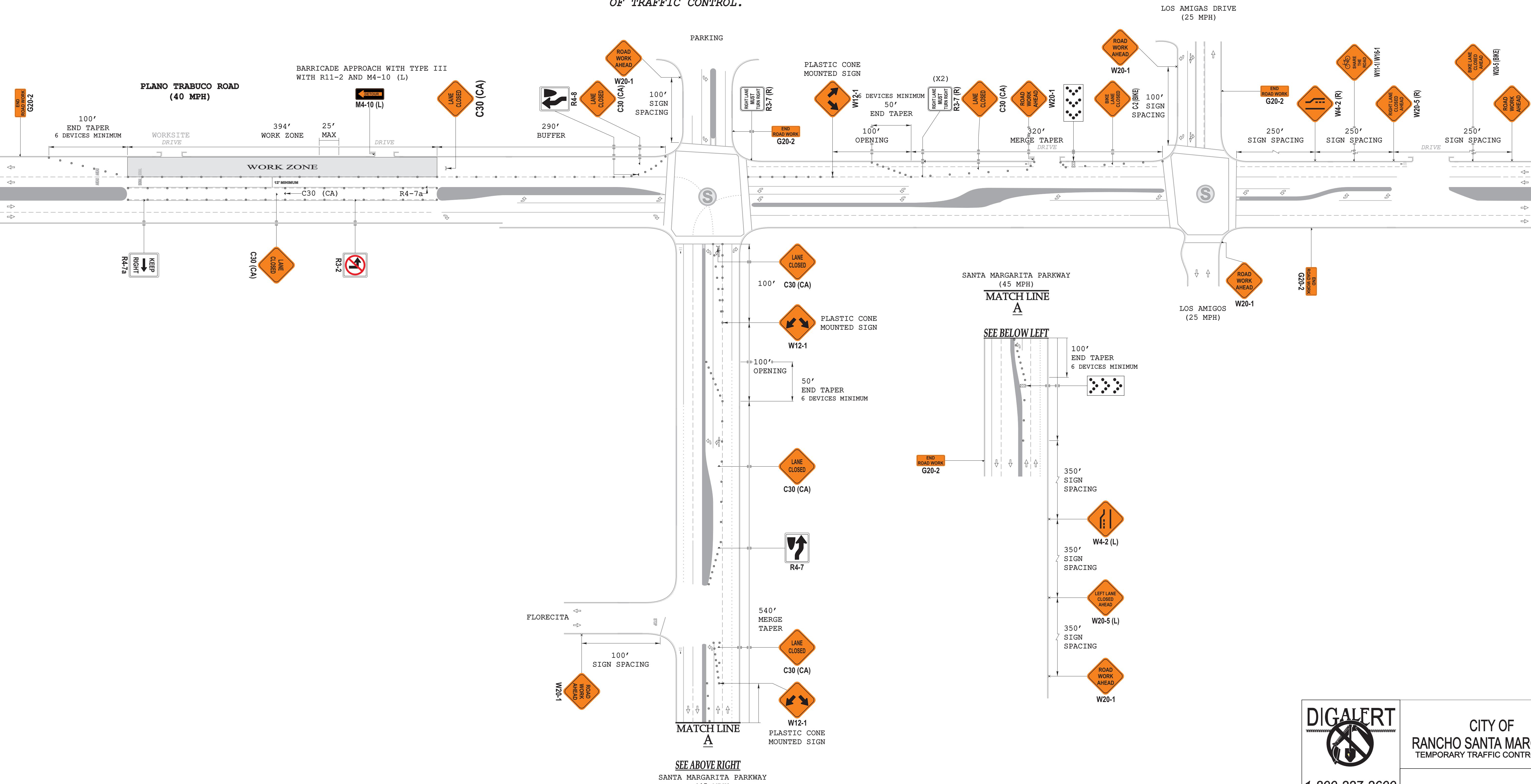
SEE PAGE ONE FOR CONTRACTOR NOTES.

ALL CONE SPACING SHALL BE 25' UNLESS OTHERWISE NOTED.

ACCESS TO RESIDENCES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. ACCESS TO BE DETERMINED IN FIELD BY EXISTING CONDITIONS. MUST MAKE PRIOR ARRANGEMENT WITH THE PROPERTY OWNER BEFORE CLOSING DOWN ANY DRIVEWAYS.

N

TEMPORARY NO PARKING TO BE
POSTED 72 HOURS BEFORE SET UP
OF TRAFFIC CONTROL.



CITY OF
RANCHO SANTA MARGARITA
TEMPORARY TRAFFIC CONTROL PLAN

1-800-227-2600

PROJECT NAME: TRACT # 17805	REVIEW BY CITY STAFF			
PRIME CONTRACTOR: KANA SUBSURFACE ENGINEERING	OFFICE	INITIAL	DATE	
PHONE: (909) 204-5970	ENGINEERING DIVISION MANAGER			
DATE: 10-16-2015	LAND DEVELOPMENT			
TPRS LICENCE #: 787313 C31/D42	PLANNING			
BRANCH: INLAND EMPIRE	TRANSPORTATION			
NOTES: (909) 204-5970	PARKS AND COMMUNITY SERVICES			
	SPECIAL DISTRICTS			
	STORM WATER MANAGEMENT PRGM			
ORIGINAL	NO.	DESCRIPTION OF REVISION	DATE	CITY APPROVED

CITY OF RANCHO SANTA MARGARITA DEPARTMENT OF PUBLIC WORKS		SEAL
RECOMMENDED BY:		
ENGINEER, TRAFFIC DIVISION	DATE	APPROVED BY:
TRAFFIC DIVISION	DATE	PERMIT ENGINEER OPERATIONS SUPPORT DIVISION



TPR TRAFFIC SOLUTIONS
10763 POPLAR AVE
FONTANA, CA 92337
t: (855) 326-5953 f: (909) 350-8950
Calif. Contractors Lic. 787313 C31 / D42
Toll free: 866-537-1260

P.O.#: 515.01

APPROVED BY: TRAFFIC ENGINEER	DATE: RCE NO. _____
DESIGNED CP	RECOMMENDED _____
DRAWN CP	_____
CHECKED _____	NOT TO SCALE 3 OF 3 DRAWING NO. 15 - 122

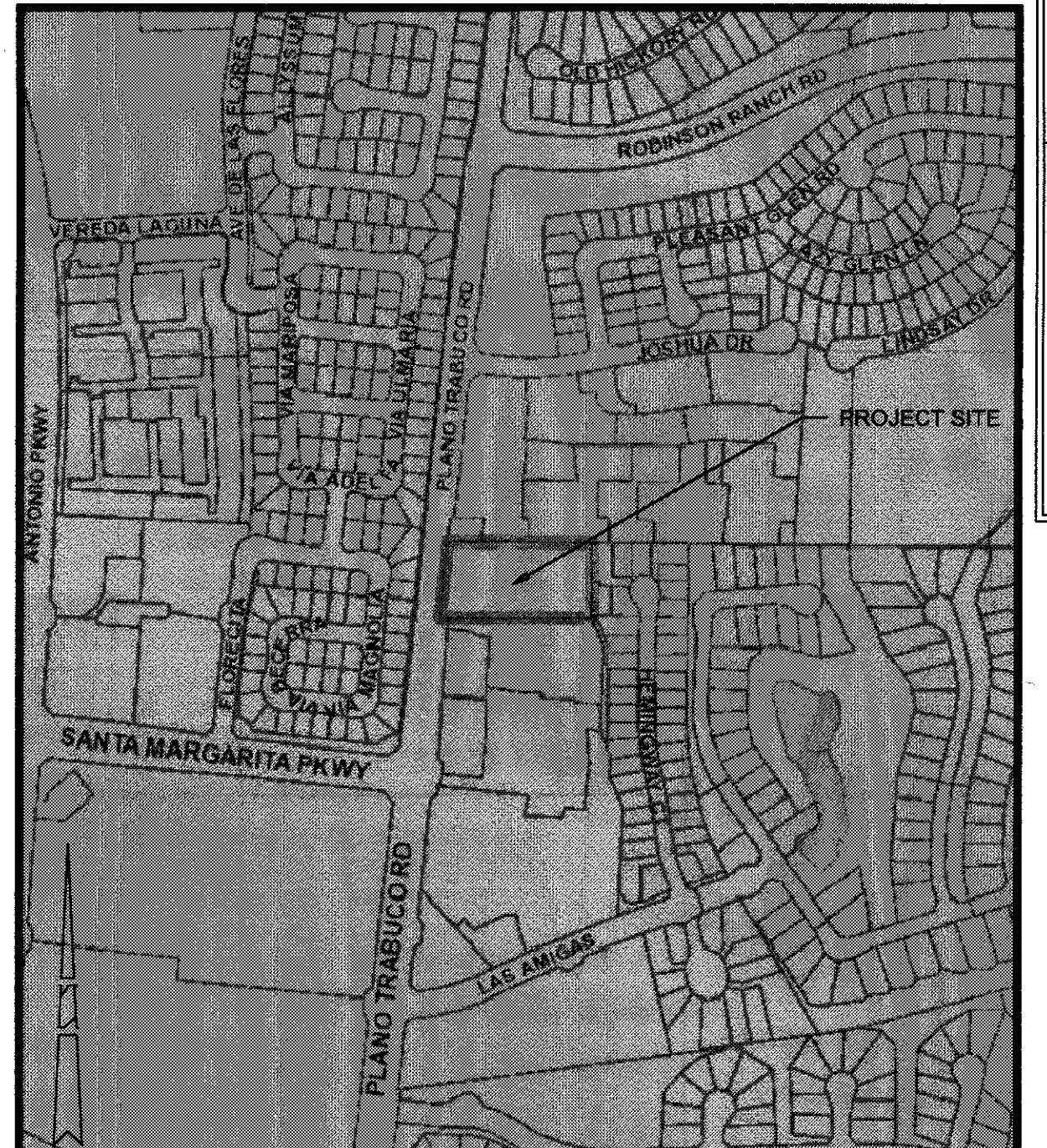
CITY OF RANCHO SANTA MARGARITA GRADING NOTES :

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RANCHO SANTA MARGARITA GRADING ORDINANCE, THE CITY ENGINEER AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- PRIOR TO ANY CLEARING, BRUSHING, OR DEMOLITION, APPROVAL MUST BE OBTAINED FROM THE CITY BUILDING OFFICIAL.
- THE PERMITTEE OR HIS/HER AGENT SHALL NOTIFY THE CITY ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS.
- INITIAL INSPECTION, WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN 48 HOURS BEFORE ANY GRADING OR BRUSHING IS STARTED.
- TOE INSPECTION, AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
- EXCAVATION INSPECTION, AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS 10 FEET.
- FILL INSPECTION, AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS 10 FEET.
- DRAINAGE DEVICE INSPECTION, AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS OR AFTER PLACEMENT OF PIPE SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
- ROUGH GRADING, WHEN ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE CITY ENGINEER HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
- FINAL, WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL CERTIFICATIONS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
- CUT SLOPES SHALL BE NO LONGER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISHED SURFACE.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM RELATIVE COMPACTION OF 90%. TESTING SHALL BE IN ACCORDANCE WITH ASTM TEST METHODS D1556, D2937, D2922 AND D3017.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE CITY INSPECTOR AND SOILS ENGINEER PRIOR TO PLACING OF FILL.
- FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL ON PLAN.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE CITY ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED TO DEPTH OF 12" AND INSPECTED BY THE CITY INSPECTOR AND THE SOIL TESTING AGENCY PRIOR TO THE PLACING OF FILL.
- ANY EXISTING IRRIGATION LINES AND CISTERS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED, AND APPROVED BY THE CITY ENGINEER AND SOILS ENGINEER.
- ALL SLOPES IN EXCESS OF FIVE (5) FEET IN HEIGHT (MEASURED VERTICALLY) SHALL BE PLANTED AND IRRIGATED TO THE SATISFACTION OF THE CITY ENGINEER. THIS WORK SHALL COMMENCE IMMEDIATELY AFTER ROUGH GRADE APPROVAL OR AT A TIME DIRECTED BY THE CITY ENGINEER.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO EXCAVATION.
- DESIGN ENGINEER, AFTER ROUGH GRADE COMPLETION, SHALL CERTIFY THAT PAD ELEVATIONS ARE AS PER THE APPROVED GRADING PLAN OR REVISED GRADING PLAN, IF CHANGES TO OBTAIN DIRT BALANCE ARE MADE DURING GRADING OPERATION.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SIGHT SOILS ENGINEER PER THE GRADING CODE.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUB-SURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE CITY ENGINEER FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN LOCATIONS AND CALCULATIONS TO THE CITY ENGINEER PRIOR TO THE CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL INSPECT THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTREMELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILM BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS, SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE FINAL COMPACTION REPORT AND CERTIFICATION FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD-TESTING PERFORMED, EACH TEST SHALL BE IDENTIFIED WITH THE METHODS OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL BE PERFORM SUFFICIENT TESTS AND INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATION, AND CODE WITHIN THEIR PURVIEW.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF HIS WORK AND SHALL SUBMIT A STATEMENT OF COMPLIANCE WITH THE APPROVED GRADING PLANS PRIOR TO FINAL APPROVAL.
- DUST SHALL BE CONTROLLED BY WATERING.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
- ALL CONCRETE AND GUNITE SHALL BE TREATED WITH A MOISTURE LOSS RETARDANT FOR CURING.
- ANY WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH SPECIFICATIONS APPROVED BY THE CITY BUILDING OFFICIAL.
- ANY OIL WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE ORANGE COUNTY OIL CODE TO THE APPROVAL OF THE CITY BUILDING OFFICIAL.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING OFFICIAL.
- PRIOR TO FINAL APPROVAL, THE DESIGN CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER THE NUMBER OF YARDS OF CUT, FILL AND IMPORT MOVED DURING THE GRADING OPERATION.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS MOVED ON PUBLIC ROADWAYS FROM THE SITE OF EARTH GRADING OPERATION.
- SLOPES SHALL NOT EXCEED 10 FEET IN HEIGHT UNLESS APPROVED BY THE CITY PLANNING COMMISSION.

NOTES:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED

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NO.	BY	INT	REVISIONS	R'APP'D	APP'D	DATE		

PRECISE GRADING PLANS FOR TRACT NO. 17805 CITY OF RANCHO SANTA MARGARITA



VICINITY MAP

NO SCALE

UTILITY PURVEYORS:

GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: GENERAL TELEPHONE
CABLE TV: TIME WARNER

FLOOD DATA:

THIS PROJECT IS IN ZONE X OF FEMA PANEL 06059C0339J
DATED 12/03/2009.

EARTHWORK QUANTITIES

CUT	FILL
raw cut	5,330 CY
3.5 ft overex *	10,420 CY
subtotal	15,750 CY
less 3.5% shrinkage *	550 CY
net cut	15,200 CY
Rough Grade Export:	4,195 CY
WQ Storage Export:	1,570 CY
Total Site Export:	5,765 CY

Notes:
* assumes overex to 18 inches below bottom of footings per soils report
* assumes 0.15 subsidence per soils report
* Approx. additional export for Water Quality Storage System: 1,570 CY

NOTE: Projects generating a net Export in excess of 5,000 CY over public roads must meet the requirements of RSM Municipal Code, Section 10.12.260.

LEGEND

	INDICATES STEP IN FOUNDATION
	FIRE HYDRANT
	SURFACE FLOW
	DOWNSPOUT LOCATION (CONNECT TO AREA DRAIN)
	PAD ELEVATION
	RETAINING WALL
	LANDSCAPE AREA DRAINS
	PAATIO AREA DRAINS
	STREET LIGHT
	BOXED TREE LOCATION
	INDICATES LANDSCAPE AREA PER LANDSCAPE PLANS.
	ROOF DRAIN

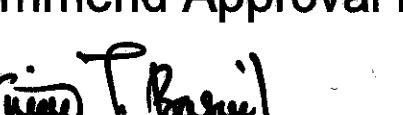
SHEET INDEX:

DESCRIPTION	1
TITLE SHEET	1
DETAILS, CONSTRUCTION NOTES AND QUANTITIES	2
PRECISE GRADING PLANS	3-4
STORM DRAIN PLANS	5-6
STORM DRAIN PROFILES	7
STORM DRAIN DETAILS	8-9
EROSION CONTROL PLAN	10
ROUGH GRADING PLAN	11-12
MODEL SITE	13
RETAINING WALL PLAN	14
SIGNING AND STRIPING PLAN	15

GP 15-01

SOILS ENGINEER CERTIFICATE
THIS GRADING AND RETAINING WALL PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OUTLINED IN THE SOILS REPORT PREPARED FOR THE DEVELOPMENT.

COMPANY: PETRA GEOTECHNICAL, INC.
3190 AIRPORT LOOP, SUITE J1
COSTA MESA, CA 92626
PHONE: (714) 549-8921 DATE: 1/21/16
ENGINEER: GE002024
SIAMAK AFRAUDI

APPROVED BY:
 DATE: 1/21/16
NAME: E. (MAX) MAXIMUS, T.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER
Recommend Approval By:
 DATE: 1/21/16
NAME: T. P. Boush
Harrington & Associates

PRECISE GRADING PLANS
TRACT 17805
SHEET NO. 1
OF 15 SHEETS

NOTES:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED

OWNER: WILLIAM LYON HOMES
4695 MACARTHUR COURT, 8th FLOOR
NEWPORT BEACH, CALIFORNIA 92660
(949) 833-3600 - (949) 476-2178 FAX

PROJECT ADDRESS: 21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGARITA.

SEAL:

CIVL. ENGINEER:
CHARLES HARTMAN & ASSOC.
PLANNING - ENGINEERING - SURVEYING
21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGARITA, CALIFORNIA 92660
(949) 476-2178 FAX
RCE NO.: 29243
NAME: DATE: 1/20/16

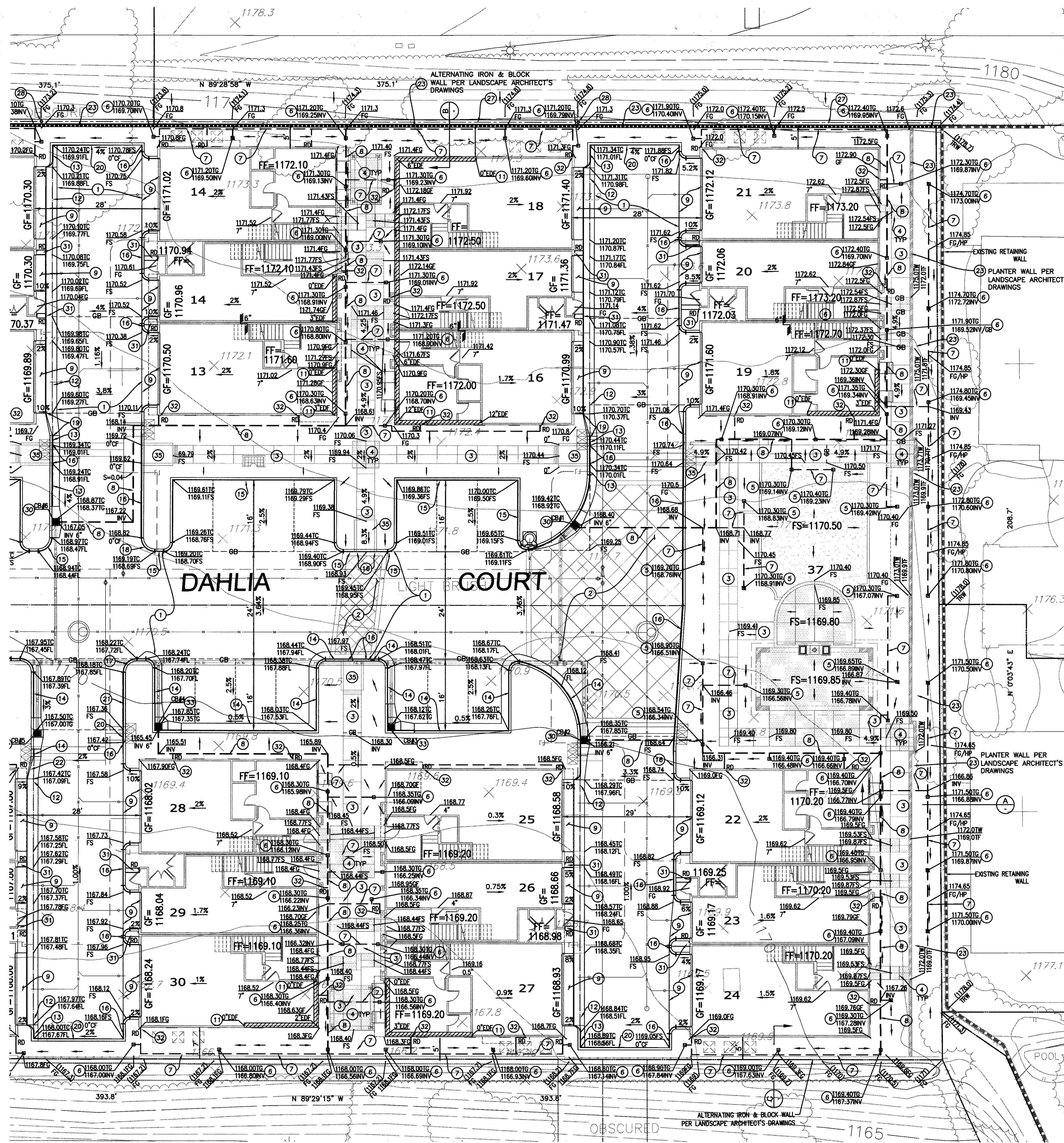
BENCHMARK: 3W-52-03 ELEV. 1100.336 (NAD 83)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK STAMPED "3W-52-03" SET IN THE NORTHEASTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MARK IS LOCATED ON THE NORTHEASTERLY CORNER OF THE INTERSECTION OF THE CENTERLINE OF ROBINSON RANCH ROAD AND PLANO TRABUCO ROAD, 30 FT. WEST OF THE CENTERLINE OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 28°12' E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

PRECISE GRADING PLAN

1

SEE SHEET 3



NOTES:
WORK CONTAINED WITHIN THESE PLANS SHALL
NOT COMMENCE UNTIL AN ENROACHMENT
PERMIT AND/OR A GRADING PERMIT HAS BEEN
ISSUED

NO.	BY	INT	REVISIONS	R'APP'D	APP'D	DATE
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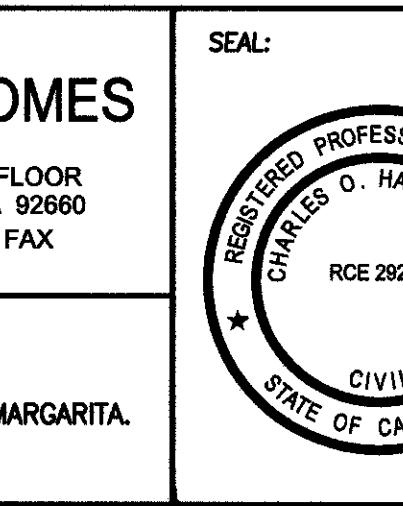
REVISIONS

R'APP'D

APP'D

DATE

OWNER:
WILLIAM LYON HOMES
4695 MACARTHUR COURT, 8th FLOOR
NEWPORT BEACH, CALIFORNIA 92660
(949) 833-3600 - (949) 476-2178 FAX
PROJECT ADDRESS:
21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGARITA.



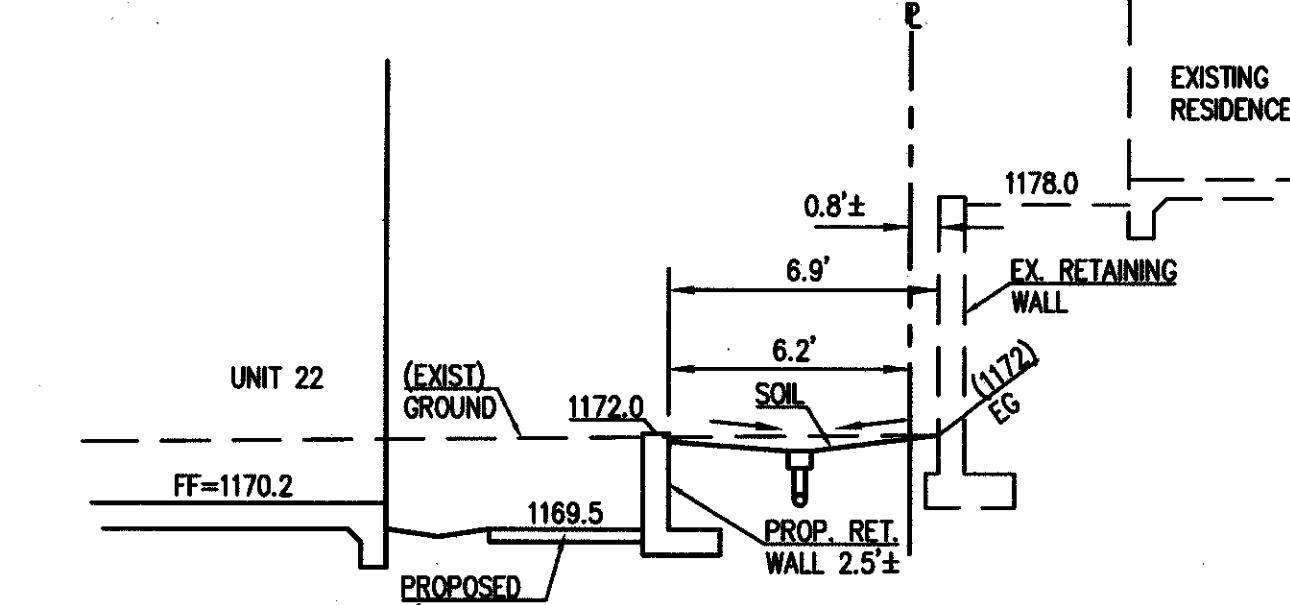
CIVIL ENGINEER:
CHARLES HARTMAN & ASSOC.
PLANNING - ENGINEERING - SURVEYING
SAN JUAN CAPISTRANO, CA 92670 (949) 861-6995 - (949) 861-6674 FAX
NAME: *CHH* RCE NO.: 29243 DATE: 1/20/16

BENCHMARK: 3W-56-03 ELEV. 1161.530 (INV 23)
FOUND 3-1/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-56-03" SET IN
THE NORTHWESTERN CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED ON THE SOUTHWEST CORNER, THE INTERSECTION OF
PLANO TRABUCO ROAD AND RANCHO VASCONCELOS ROAD, 30 FT. WEST OF
THE CENTERLINE OF PLANO TRABUCO ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL
CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 38°12'11" E PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

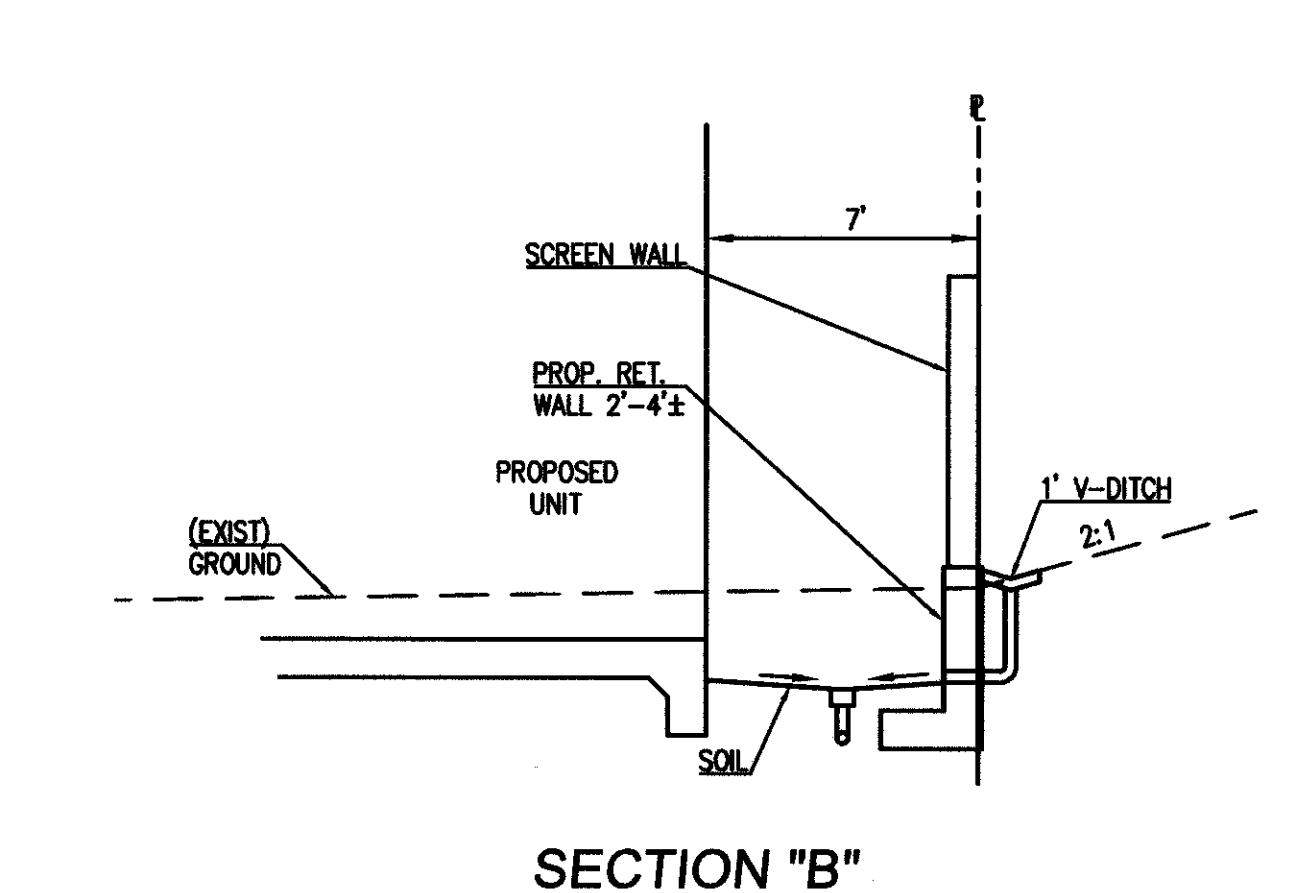
DESCRIPTION:

TRACT 17805
PRECISE GRADING PLAN

4
OF 15 SHEETS



SECTION "A"



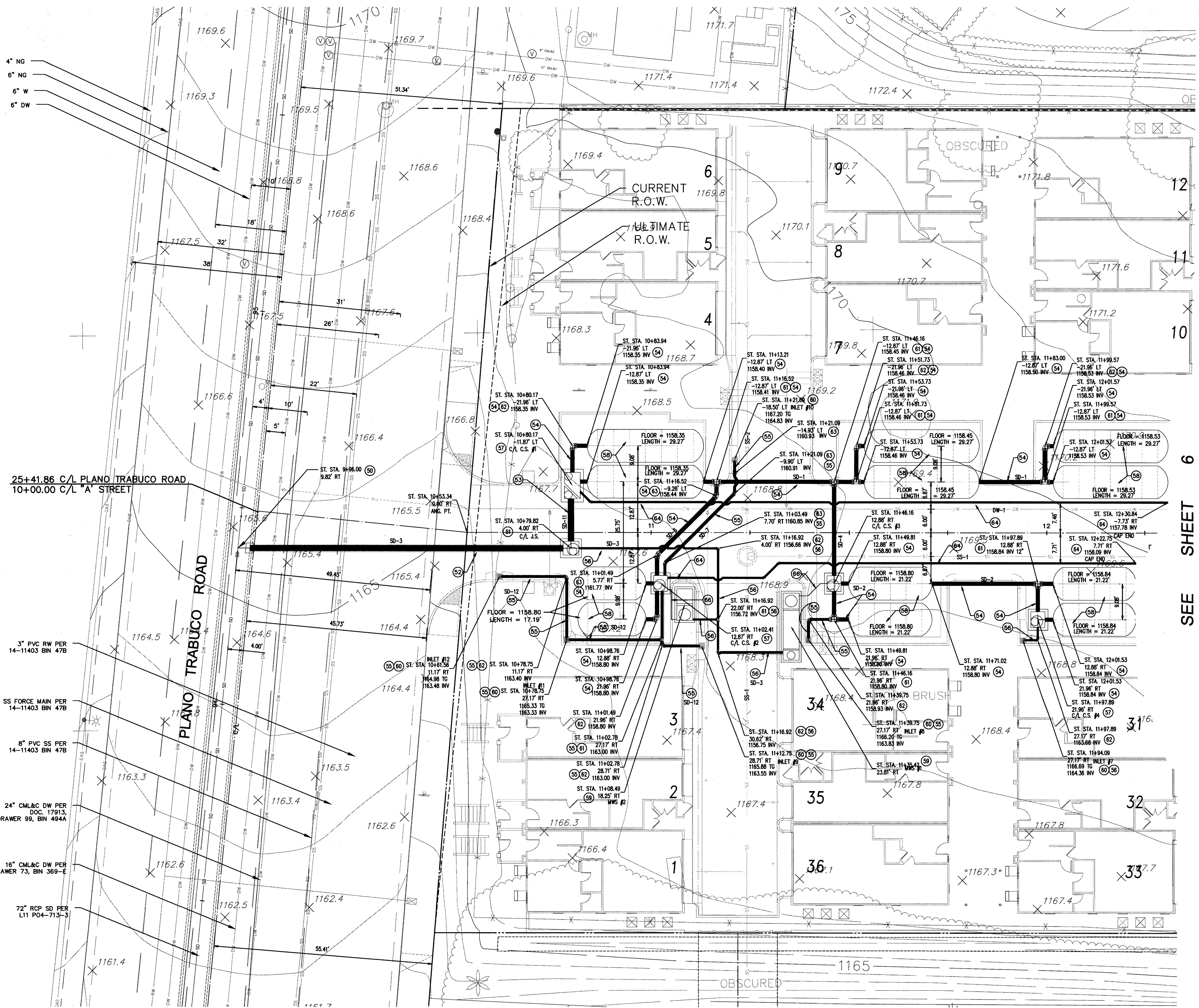
SECTION "B"

CONSTRUCTION NOTES

- 1 CONST. AC OVER AB PER SOILS ENGINEER'S RECOMMENDATION.
- 2 CONST. DECORATIVE CONCRETE PAVEMENT PER LANDSCAPE ARCHITECT'S DRAWINGS.
- 3 CONST. P.C.C. SIDEWALK PER LANDSCAPE ARCHITECT'S DRAWINGS.
- 4 CONST. DECORATIVE WALKWAY PER LANDSCAPE ARCHITECT'S DRAWINGS.
- 5 CONST. 9" X 9" SQUARE GRATE PER DETAIL, SHT. 2.
- 6 CONST. 6" ATRIUM GRATE PER DETAIL, SHT. 2.
- 7 CONST. 4" PVC DRAIN PIPE SDR35.
- 8 CONST. 6" PVC DRAIN PIPE SDR35.
- 9 CONST. P.C.C. DRIVEWAY 4" THICK PER SOILS REPORT.
- 10 CONST. EXTRA DEPTH FOOTING PER PLAN AND DETAIL ON SHT. 2.
- 11 CONST. 4" P.C.C. FLARED CURB AND GUTTER PER DETAIL ON SHT. 2.
- 12 CONST. 4" P.C.C. CURB AND GUTTER PER DETAIL ON SHT. 2.
- 13 CONST. 4" P.C.C. CURB AND GUTTER PER DETAIL ON SHT. 2.
- 14 CONST. 6" P.C.C. CURB AND GUTTER PER DETAIL ON SHT. 2.
- 15 CONST. 6" P.C.C. CURB ONLY PER DETAIL ON SHT. 2.
- 16 CONST. 0" P.C.C. CURB ONLY PER DETAIL ON SHT. 2.
- 17 CONST. 4" P.C.C. CURB ONLY TO 6" P.C.C. CURB ONLY TRANSITION.
- 18 CONST. 0" P.C.C. CURB ONLY TO 6" P.C.C. CURB ONLY TRANSITION.
- 19 CONST. 4" P.C.C. CURB & GUTTER TO 4" P.C.C. FLARED CURB & GUTTER TRANSITION PER DETAIL ON SHT. 2.
- 20 CONST. 4" P.C.C. CURB ONLY TO 0" P.C.C. CURB ONLY TRANSITION.
- 21 CONST. 4" P.C.C. CURB ONLY PER DETAIL ON SHT. 2.
- 22 CONST. RETAINING WALL PER PLAN AND STRUCTURAL PLANS.
- 23 CONST. 1" CONCRETE "V" DRAINAGE DITCH BEHIND RETAINING WALL PER DETAIL ON SHT. 14
- 24 CONST. DITCH DRAIN PER DETAIL ON SHT. 14 AND PER PLAN.
- 25 CONST. LOCAL DEPRESSION PER SPPWC STD. 313-3 (CASE C, MODIFIED PER PLAN, L=0.2', M=2.12', N=2.66').
- 26 INSTALL DOWNSPOUT SPLASH PAD
- 27 CONST. DOWNSPOUT CONNECTION TO SD PER DETAIL, HEREON.
- 28 CONST. LOCAL DEPRESSION PER SPPWC STD. 313-3 (CASE C, MODIFIED PER DETAIL ON SHT. NO. 2).
- 29 CONST. P.C.C. ACCESS RAMP PER PLAN AND DETAIL ON SHT. 2.



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



DRAINAGE IMPROVEMENTS

- (50) CONSTRUCT JUNCTION STRUCTURE PER SPPWC STD. PLAN NO. 332-2.
- (51) CONSTRUCT MANHOLE PER SPPWC STD. PLAN NO. 321-2.
- (52) INSTALL 18" RCP WITH WATER-TIGHT JOINTS, BEDDING PER OCRDMD STD. 1319.
- (53) INSTALL 18" DIA. PVC, BEDDING PER OCRDMD STD. 1319.
- (54) INSTALL 12" DIA. PVC, BEDDING PER OCRDMD STD. 1319.
- (55) INSTALL 8" DIA. PVC, BEDDING PER OCRDMD STD. 1319.
- (56) INSTALL 6" DIA. PVC, BEDDING PER OCRDMD STD. 1319.
- (57) CONSTRUCT CONTROL STRUCTURE PER DETAIL, SHT. 8.
- (58) CONSTRUCT 'STORMTECH' MC-4500 CHAMBER PER DETAIL, SHT. 9, LENGTH PER PLAN.
- (59) CONSTRUCT 'MODULAR WETLANDS' STRUCTURE PER DETAIL, SHT. 8.
- (60) CONSTRUCT CURB INLET PER DETAIL, SHT. 8.
- (61) INSTALL PVC TEE (LINE SIZE)
- (62) INSTALL PVC 90° BEND (LINE SIZE)
- (63) INSTALL PVC 45° BEND (LINE SIZE)
- (64) INSTALL 6" DIA. PVC PERF. PIPE PER DETAIL, SHT. 9.
- (65) INSTALL 1" DIA. PVC, BEDDING PER OCRDMD STD. 1319.

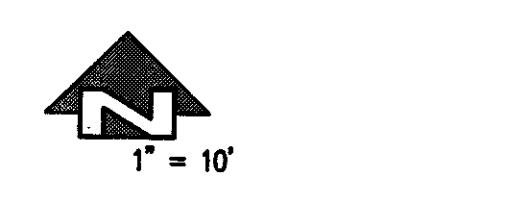
STORMTECH CHAMBER NOTES:

LENGTH 29.27' = 6 CHAMBERS + 2 END CAPS

LENGTH 21.22' = 4 CHAMBERS + 2 END CAPS

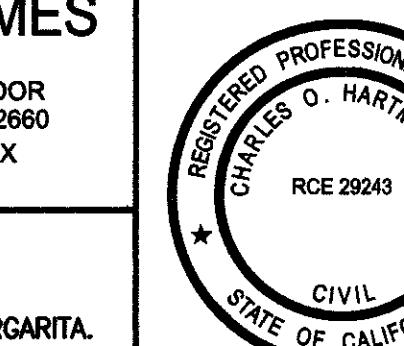
LENGTH 17.19' = 3 CHAMBERS + 2 END CAPS

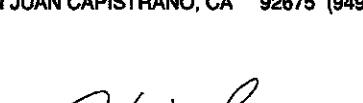
SEE SHEET 7 FOR PROFILES



NOTES:	9			
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED	8			
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		OWNER:	 WILLIAM LYON HOME 4695 MACARTHUR COURT, 8th FL NEWPORT BEACH, CALIFORNIA 92660 (949) 833-3600 - (949) 476-2178 FAX
PROJECT ADDRESS:			

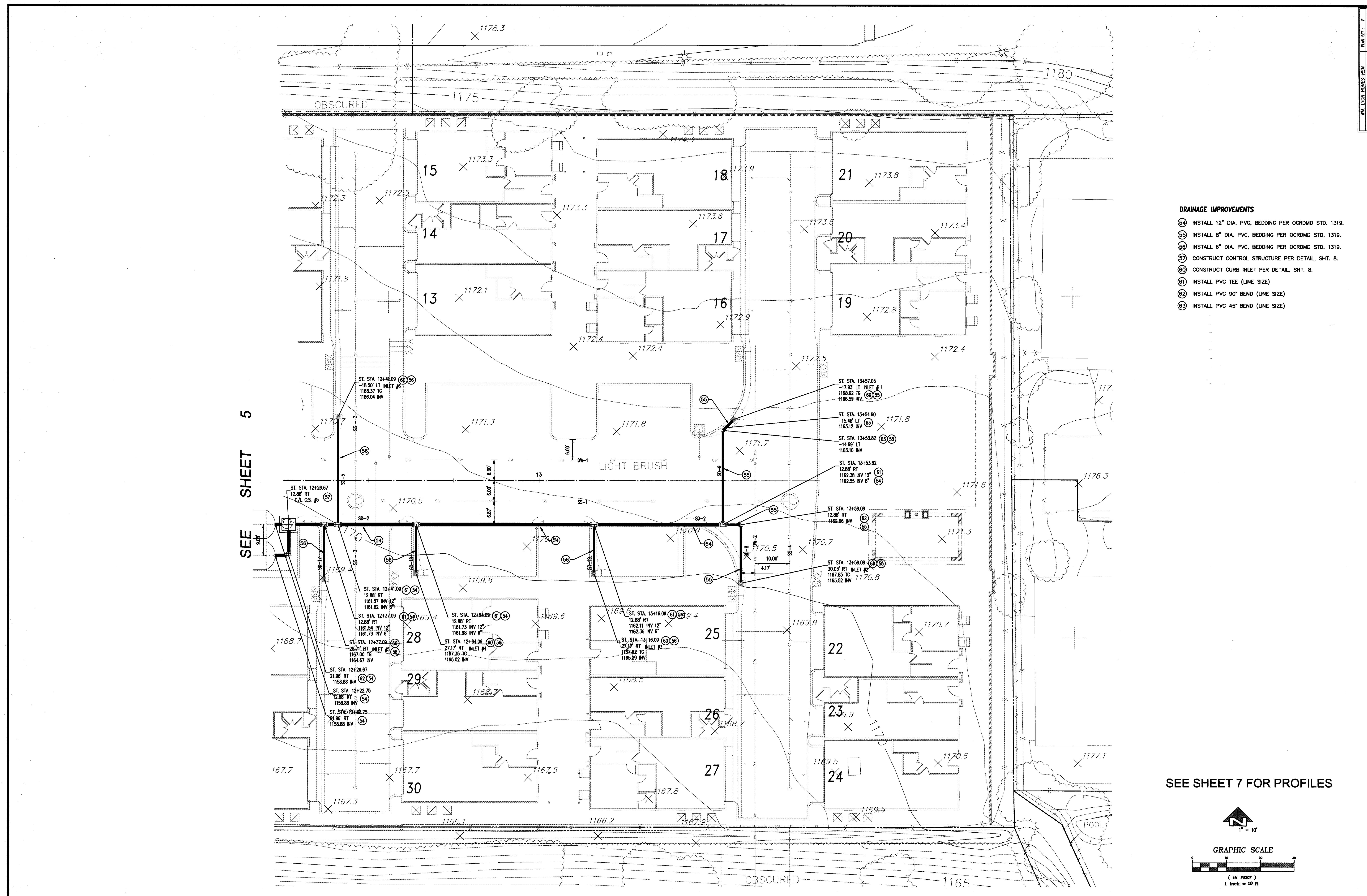


	<p style="text-align: center;">CHARLES HARTMAN & ASSOCIATES, INC.</p> <p style="text-align: center;">PLANNING - ENGINEERING - SURVEYING</p> <p style="text-align: center;">27127 CALLE ARROYO - SUITE 1904</p> <p style="text-align: center;">SAN JUAN CAPISTRANO, CA 92675 (949) 661-6695 - (949) 661-6671</p>
	<p>NAME: <u></u></p> <p>RCE NO.: <u>2</u></p> <p>DATE: <u>1</u></p>

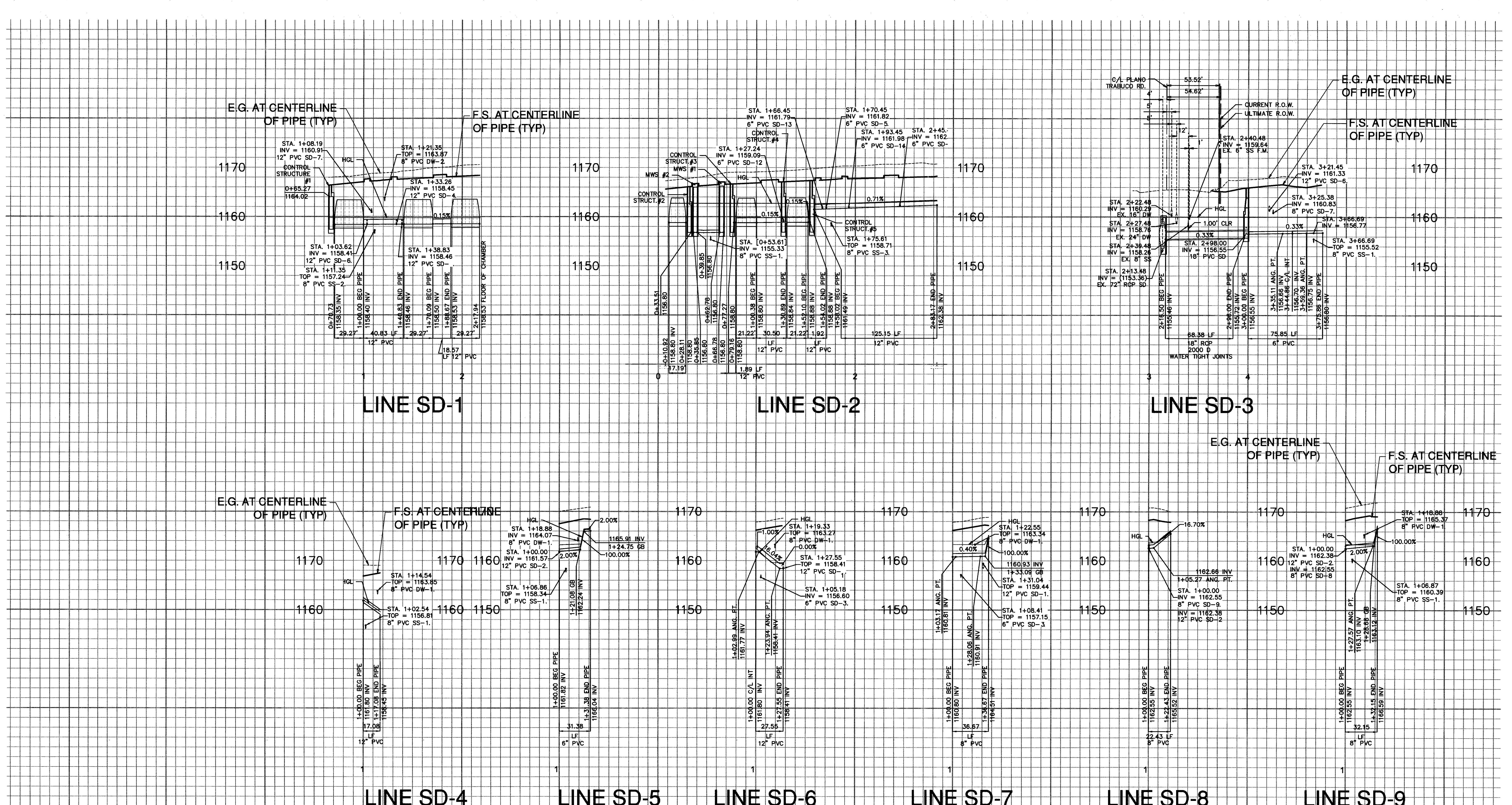
BENCHMARK: 3W-59-83	ELEV. 1191.336 (NAV 88)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-59-83", SET IN THE NORTHWESTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF ROBINSON RANCH ROAD AND PLANO TRABUCO ROADS, 39 FT. SOUTHERLY OF THE CENTERLINE OF ROBINSON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.	
BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 38°12'11" E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.	
FAX	
9243	
20/16	

SCRIPTION:
TRACT 17805
SD LINES 1 - 10
PLAN VIEW
PRECISE GRADING PLAN

HEET NO.:
5
OF 15 SHE



NOTES:	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923

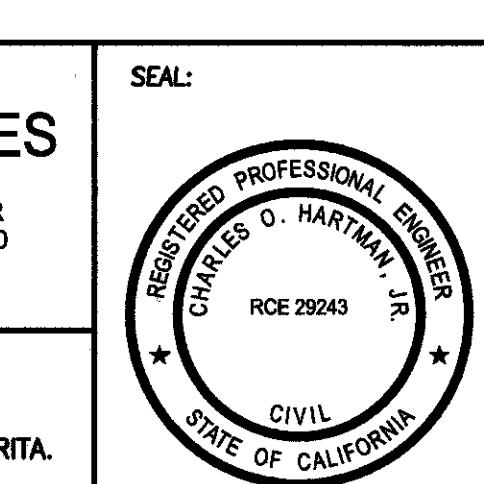


VERTICAL SCALE
1" = 8'
HORIZONTAL GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

NOTES:
WORK CONTAINED WITHIN THESE PLANS SHALL
NOT COMMENCE UNTIL AN ENROACHMENT
PERMIT AND/OR A GRADING PERMIT HAS BEEN
ISSUED

9	8	7	6	5	4	3	2	1
NO.	BY	INT	REVISIONS			R'APP'D	APP'D	DATE

OWNER:
WILLIAM LYON HOMES
4695 MACARTHUR COURT, 8th FLOOR
NEWPORT BEACH, CALIFORNIA 92660
(949) 833-3600 - (949) 476-2178 FAX
PROJECT ADDRESS:
21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGARITA.

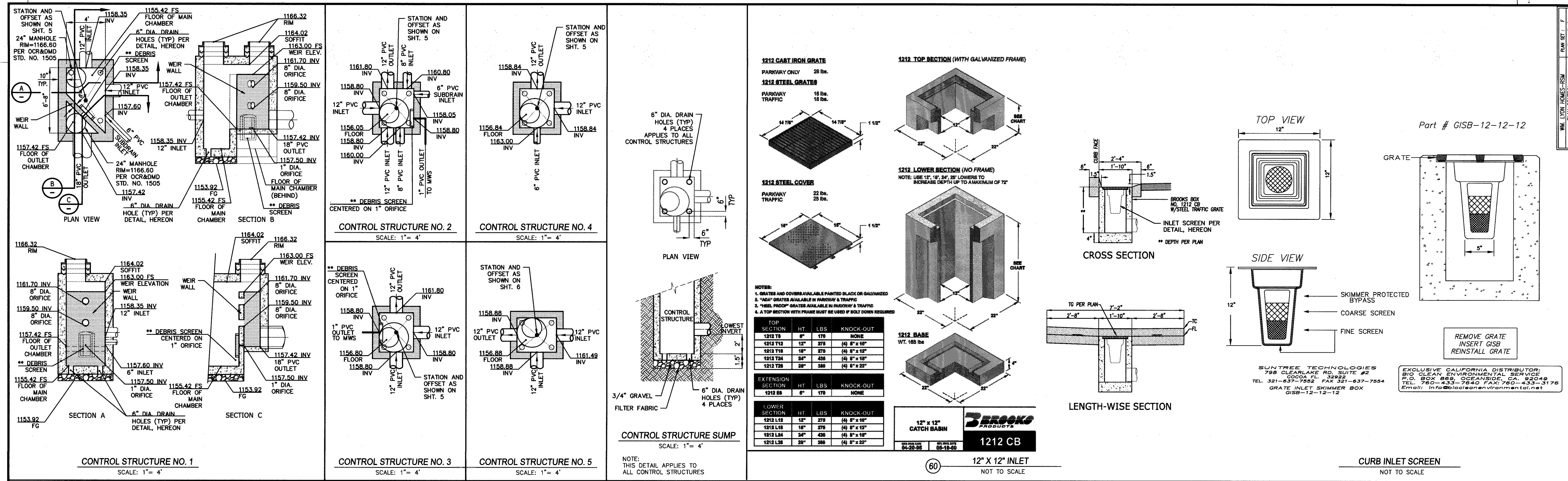


CIVIL ENGINEER:
CHARLES HARTMAN & ASSOC.
PLANNING - ENGINEERING - SURVEYING
SAN JUAN CAPESTRANO, CA 92670 (949) 661-6995 - (949) 661-6674 FAX
NAME: RCE NO.: 29243 DATE: 1/20/16

BENCHMARK: 3W-22-03 ELEV. 1191.320 (NAV 82)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-22-03" SET IN
THE NORTHEWESTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MONUMENT IS SET LEVEL WITH THE SURFACE OF THE CORNER. THE INTERSECTION OF
ROBISON RANCH ROAD AND PLANO TRABUCO ROAD IS 39 FT. SOUTHEAST OF THE
CENTERLINE OF ROBISON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL
CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 38° 21' 11" E PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

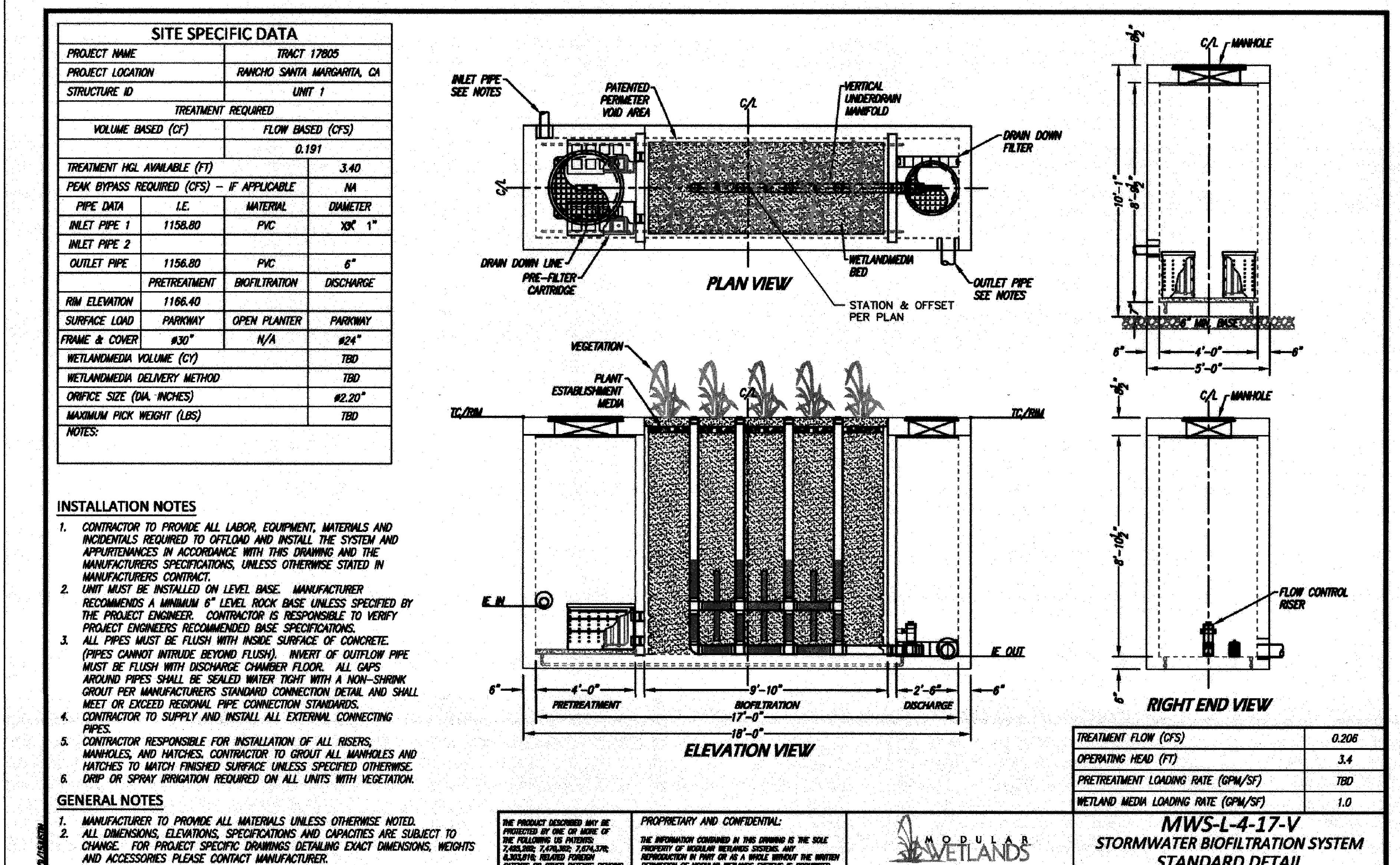
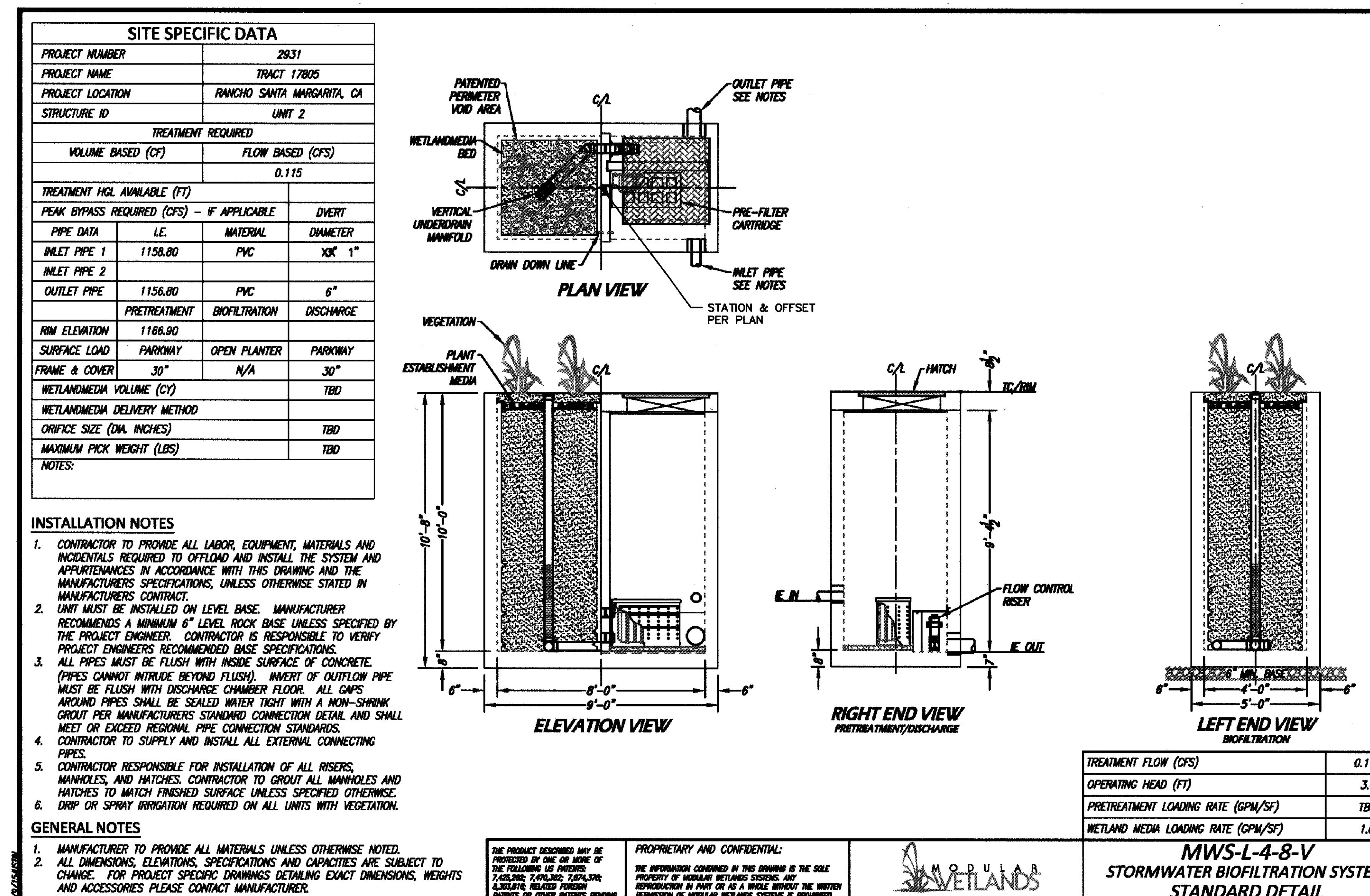
DESCRIPTION:
TRACT 17805
SD LINES 1 - 10
PROFILES
PRECISE GRADING PLAN

SHEET NO.: 7
OF 15 SHEETS



MWS #2

MWS #1



TRACT 17805

STORM DRAIN DETAILS

PRECISE GRADING PLAN

PROJECT INFORMATION		
ENGINEERED	WILL DEONG	
PRODUCT	714-394-8022	
MANAGER	WILLDEONG@ADS-PIPE.COM	
ADS SALES REP:	SALES2	
	SALES3	
PROJECT NO:	PROJECT#	



ADVANCED DRAINAGE SYSTEMS, INC.

STORMWATER CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS FOR THE CHAMBERS AND THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-TERM ALLOWABLE LOADS AND 2) TRANSIENT LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL FOLLOW UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
- A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.25 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THROMOPLASTIC PIPE.
- A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS FOR THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2193 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
- STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

- STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.
- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS.
- STORMTECH RECOMMENDS A BACKFILL WITH A DOZER.
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
- BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED IN THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE.
- THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE GROUND.
 - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE AASHTO LRFD BRIDGE DESIGN CONSTRUCTION GUIDE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE.
- FULL 36" (900 mm) SLOPED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTATION / DENSITY REQUIREMENT
D	FINAL FILL FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C' LAYER TO THE BOTTOM OF EMBEDMENT STONE (B' LAYER) OR UNPAVED FINISHED GROUND ABOVE. THIS IS THE MOST SUBGRADE MAY BE PART OF THE D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA
			PREPARE PER SITE DESIGN ENGINEERS PLANS. PAVED INSTALLATIONS MAY HAVE TRIGGERT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL FILL MATERIAL FOR LAYER C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE FOUNDATION STONE OR SUBGRADE. THIS SUBGRADE MAY BE PART OF THE C' LAYER.	GRANULAR WELL-SIZED SOLID/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M45 ¹ A-1, A-2, A-3
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS AND FOUNDATION STONE (A' LAYER) TO THE C' LAYER ABOVE.	MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M43 ² 3, 357, 4, 467, 5, 58, 6, 67, 68, 7, 78, 8, 9, 10
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43 ³ 3, 4
			NO COMPACTION REQUIRED.
			PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ⁴

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STONE AND SUBGRADE REQUIREMENTS ARE MET FOR X LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR. WHEN INFLATABLE SURFACES MAY BE COMPROMISED BY COMPACTOR, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY PAVING OR DRAGGING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

1. LAYER OF ADS GEOTEXTILE NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A B LAYERS, BOTH SIDES OF THERMOPLASTIC LINER. SEE STORMTECH'S TECH SHEET #2 FOR NON-WOVEN WEIGHT RECOMMENDATIONS.

2. PERIMETER STONE (SEE NOTE 6) IS PLACED ON THE EXCAVATION WALL (CAN BE SLOPED OR VERTICAL).

3. EXCAVATION WALL (12" (300 mm) MIN).

4. PERIMETER STONE TO BE DETERMINED BY DESIGN ENGINEER 9" (230 mm) MIN.

5. MC-4500 END CAP (SEE NOTE 5).

6. MC-4500 END CAP (SEE NOTE 5).

7. MC-4500 END CAP (SEE NOTE 5).

8. MC-4500 END CAP (SEE NOTE 5).

9. MC-4500 END CAP (SEE NOTE 5).

10. MC-4500 END CAP (SEE NOTE 5).

11. MC-4500 END CAP (SEE NOTE 5).

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75. MC-4500 END CAP (SEE NOTE 5).

76. MC-4500 END CAP (SEE NOTE 5).

77. MC-4500 END CAP (SEE NOTE 5).

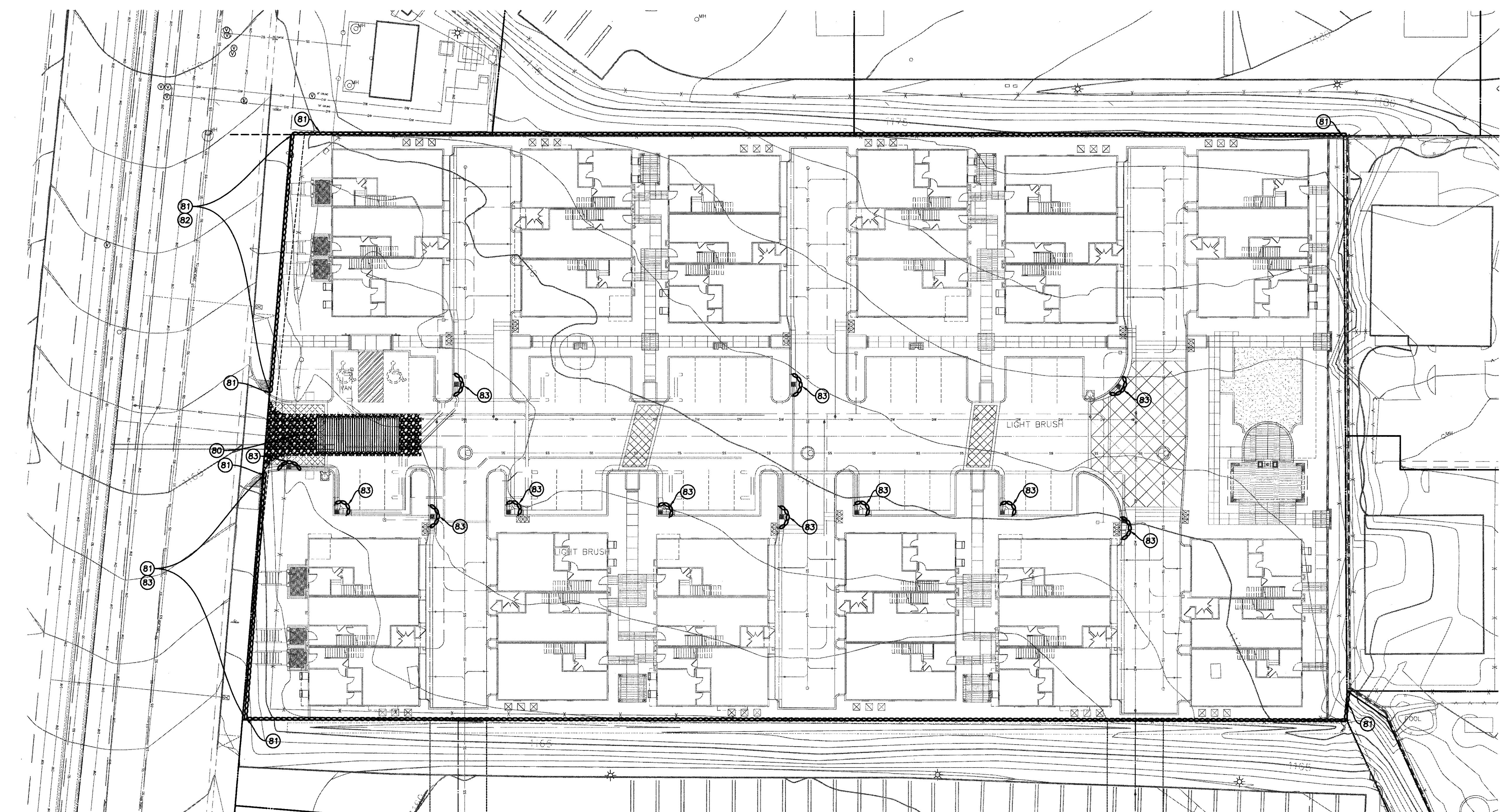
78. MC-4500 END CAP (SEE NOTE 5).

79. MC-4500 END CAP (SEE NOTE 5).

80. MC-4500 END CAP (SEE NOTE 5).

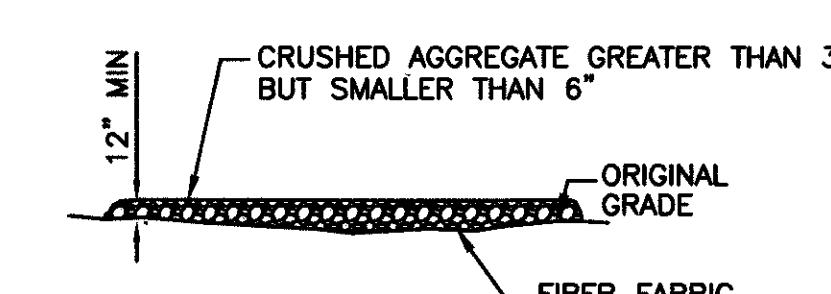
81. MC-4500 END CAP (SEE NOTE 5).

82. MC-4500 END CAP (SEE NOTE 5).

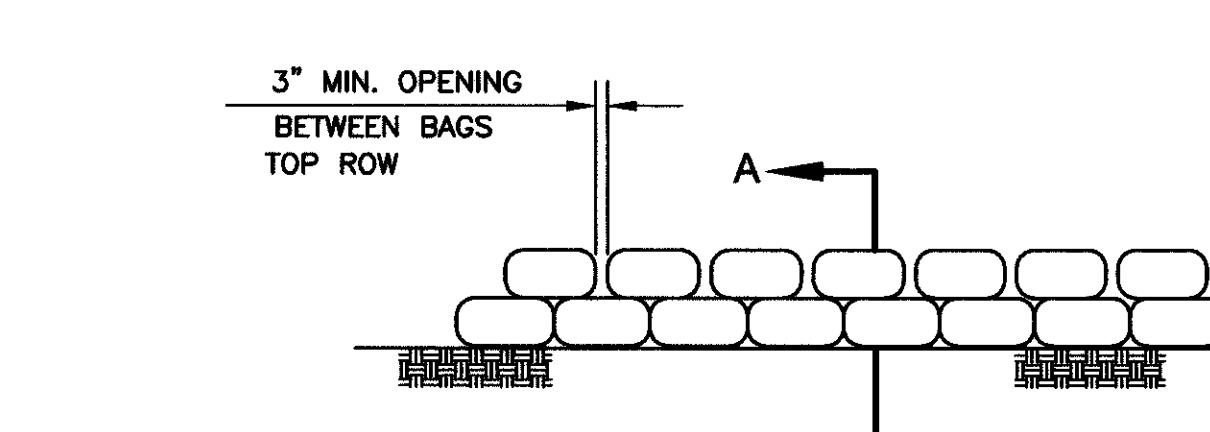
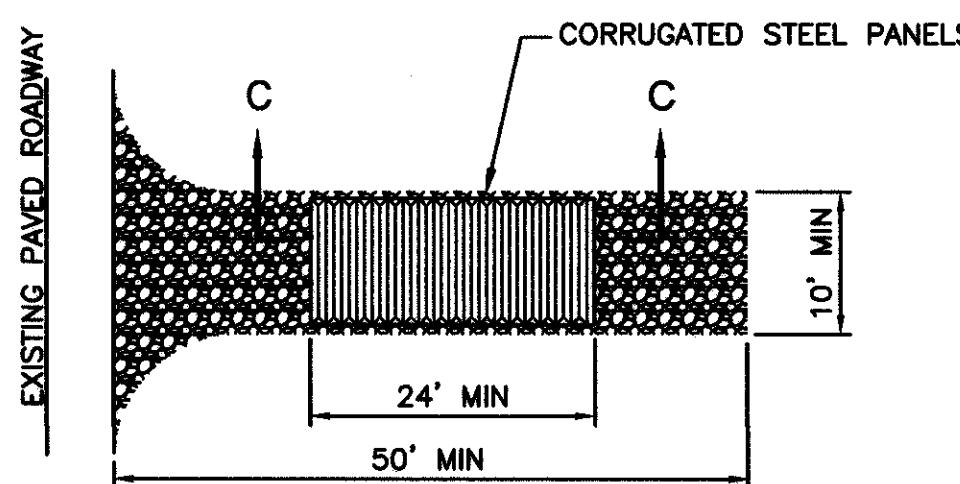


EROSION CONTROL CONSTRUCTION NOTES:

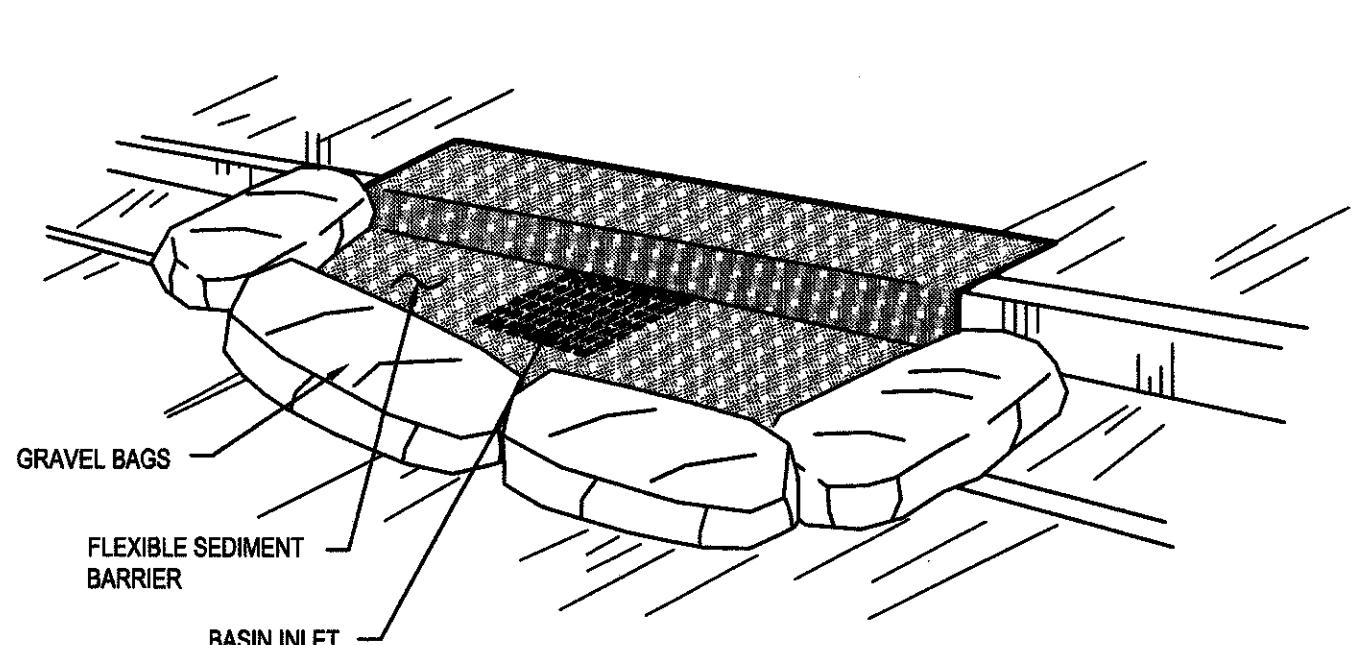
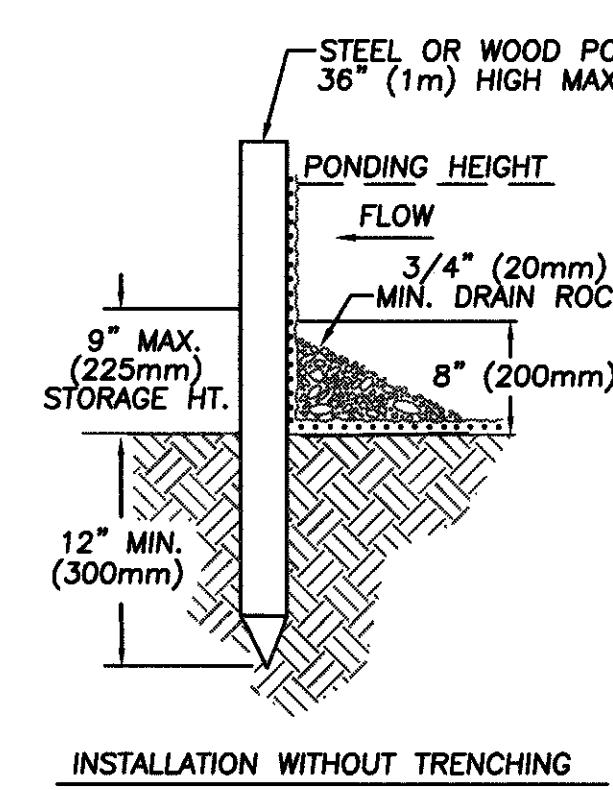
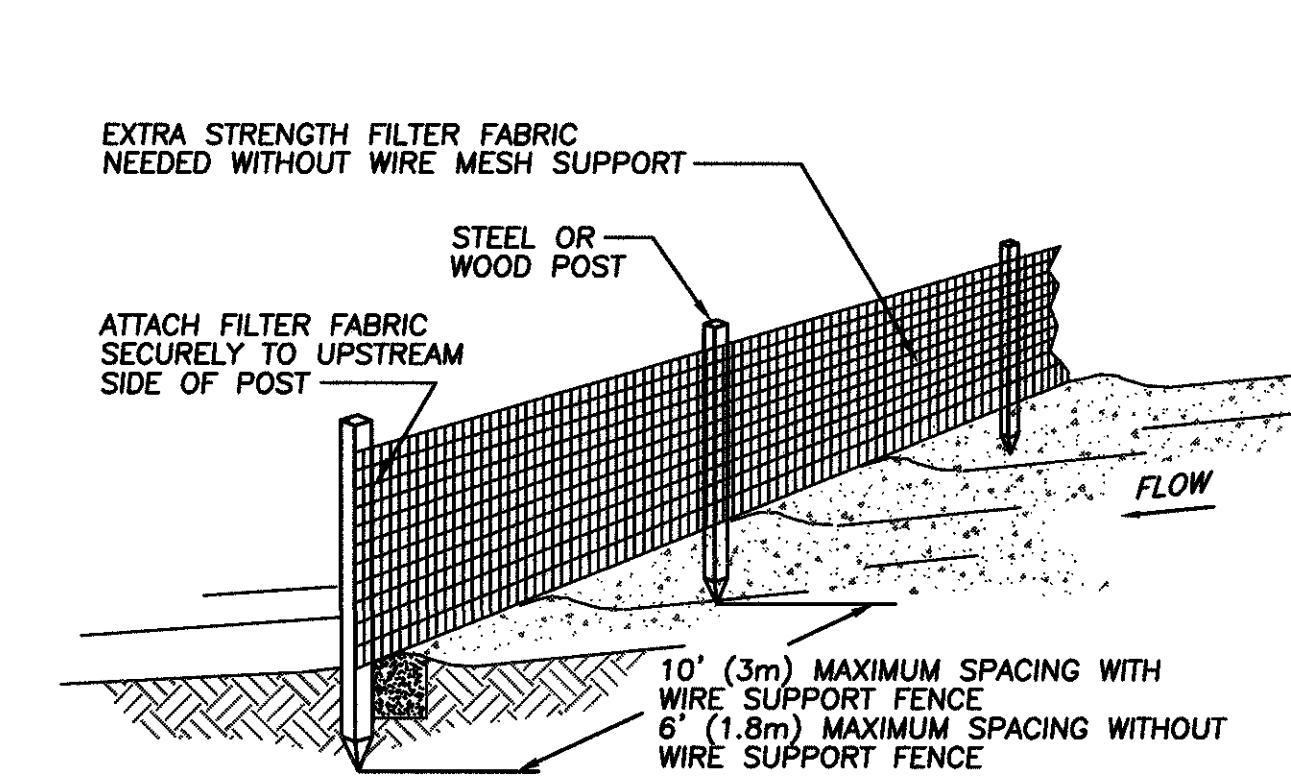
- ⑧0 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE TC-1
PER DETAIL ON SHEET 5.
- ⑧1 CONSTRUCT GRAVELBAG BARRIER SE-6, SE-8
PER DETAIL ON SHEET 5.
- ⑧2 PLACE TEMPORARY SILT FENCE ALONG PERIMETER SE-1
PER DETAIL ON SHEET 5.
- ⑧3 CONSTRUCT TEMPORARY INLET PROTECTION SE-10
PER DETAIL ON SHEET 5.



SECTION C-C



SECTION A-A



STABILIZED CONSTRUCTION
ENTRANCE/ EXIT DETAIL
⑧0 NOT TO SCALE

⑧1 TYPICAL GRAVEL BAGS
NOT TO SCALE

⑧2 SILT FENCE
NOT TO SCALE

⑧3 INLET PROTECTION
NOT TO SCALE

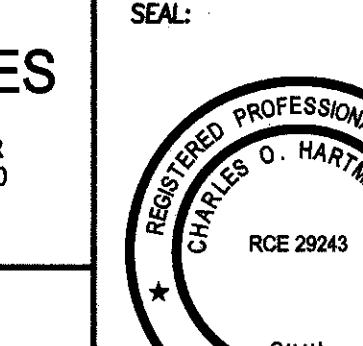
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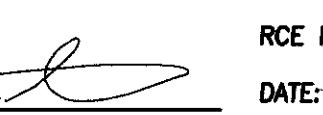
9	8	7	6	5	4	3	2	1
NO.	BY	INT						

REVISIONS

R'APP'D APP'D DATE

OWNER:
 WILLIAM LYON HOMES
4695 MACARTHUR COURT, 8th FLOOR
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(949) 833-3600 - (949) 476-2178 FAX
PROJECT ADDRESS:
21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGARITA.

SEAL:
 CHARLES O. HARTMAN, JR.
RCE 29243
CIVIL
STATE OF CALIFORNIA

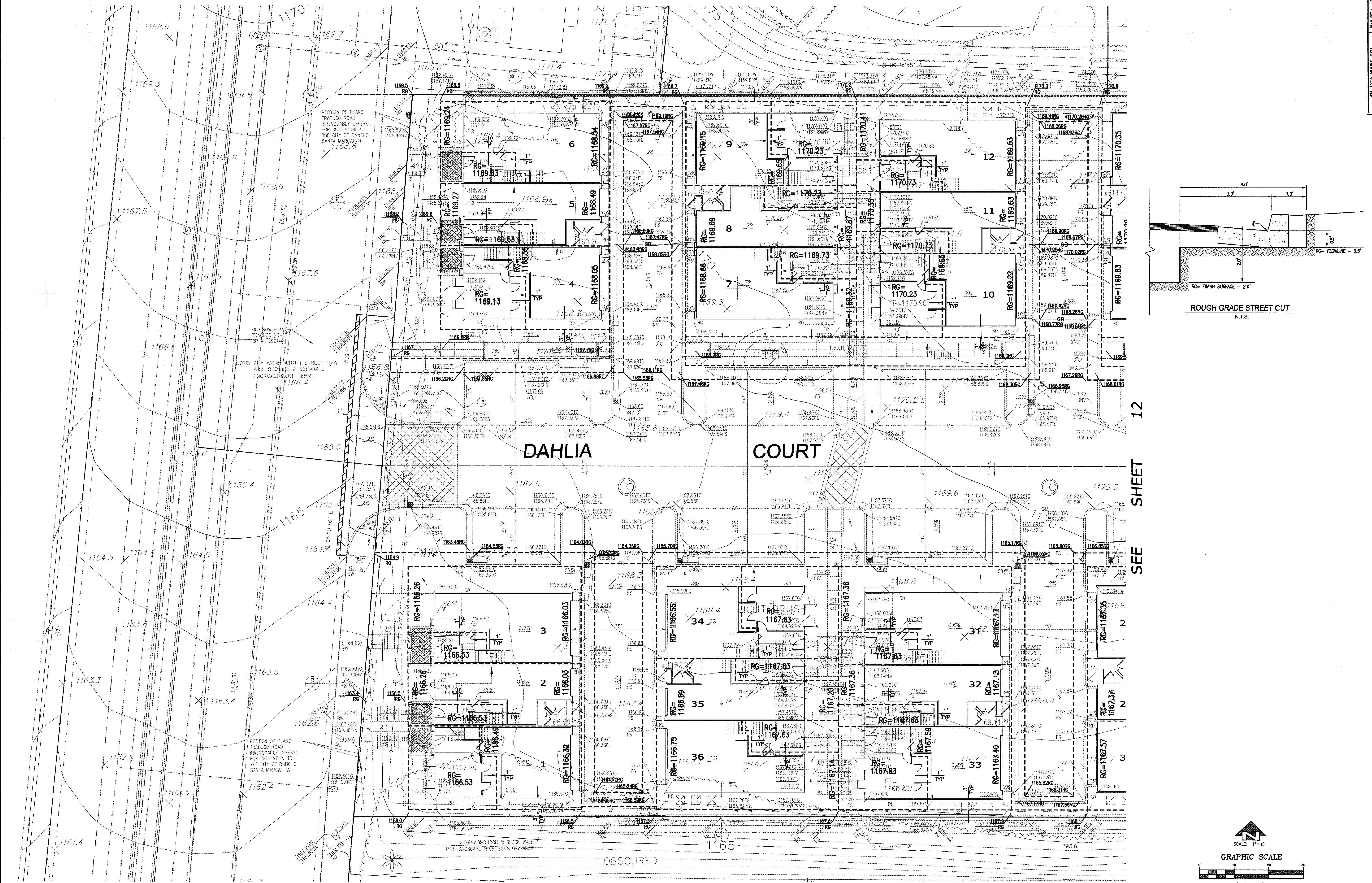
CIVL. ENGINEER:
 CHARLES HARTMAN & ASSOC.
PLANNING - ENGINEERING - SURVEYING
SAN JUAN CAPISTRANO, CALIFORNIA 92678
(949) 661-6695 - (949) 661-8674 FAX
NAME: 
RCE NO.: 29243
DATE: 1/20/16

BENCHMARK: 3W-22-03 ELEV. 1191.320 (NAV 82)
FOUND 3-1/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-22-03" SET IN
THE NORTHEASTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MARKMENT IS 10 FT. WEST OF THE SOUTHWESTLY CORNER, THE INTERSECTION OF
ROBINSON RANCH ROAD AND PLANO TRABUCO ROAD, 30 FT. NORTHERLY OF THE
CENTERLINE OF ROBINSON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL
CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 38°12'11" E PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DESCRIPTION:

TRACT 17805
EROSION CONTROL
PRECISE GRADING PLAN

SHEET NO.:
10
OF **15** SHEETS

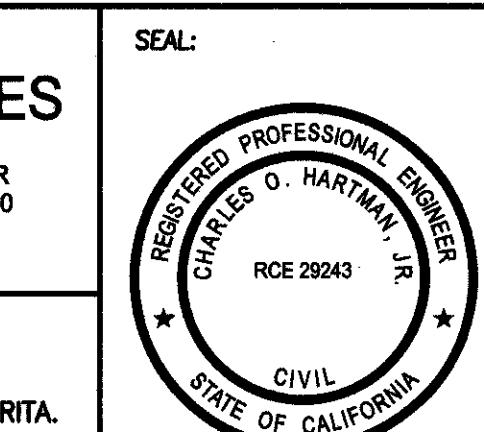


NOTES:

WORK CONTAINED WITHIN THESE PLANS SHALL
NOT COMMENCE UNTIL AN ENCROACHMENT
PERMIT AND/OR A GRADING PERMIT HAS BEEN

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NO.	BY	INT	REVISIONS
			R'APP'

		OWNER:	WILLIAM LYON HOME
			4695 MACARTHUR COURT, 8th FLOOR NEWPORT BEACH, CALIFORNIA 92660 (949) 833-3600 - (949) 476-2178 FAX
		PROJECT ADDRESS:	21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGA



BENCHMARK: 3W-59-83 ELEV. 1191.336 (NAV 88)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-59-83", SET IN
THE NORTHWESTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF
ROBINSON RANCH ROAD AND PLANO TRABUCO ROADS, 39 FT. SOUTHERLY OF THE
CENTERLINE OF ROBINSON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.

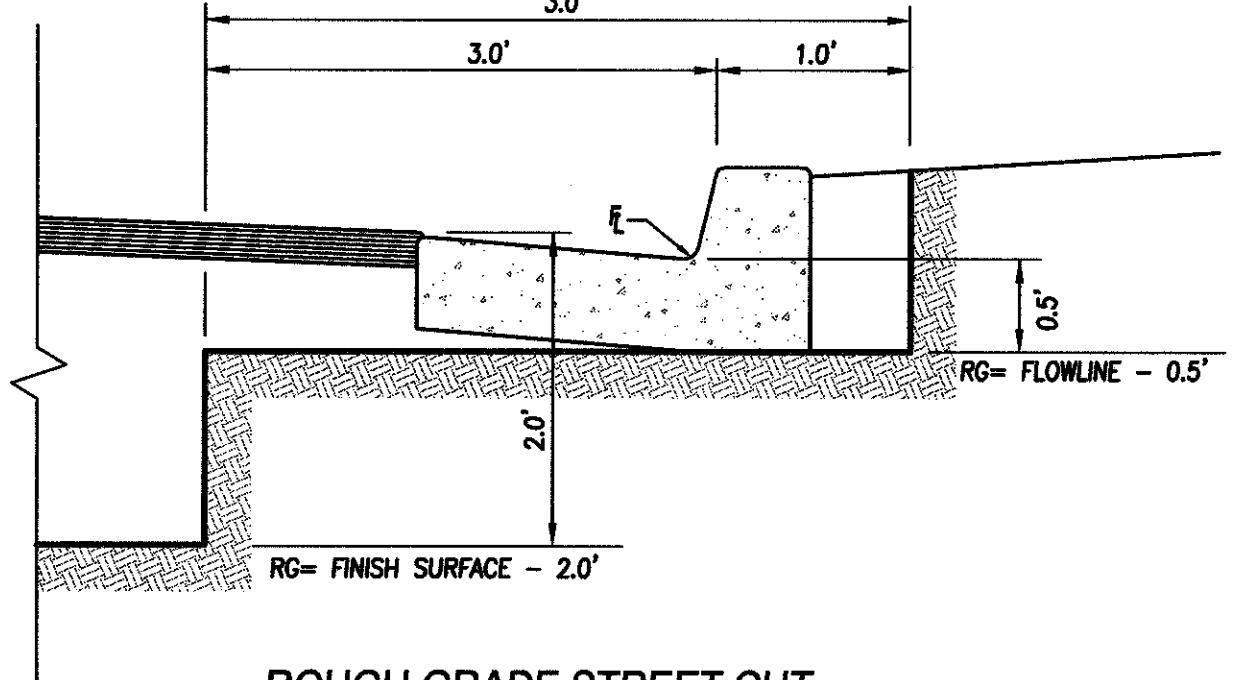
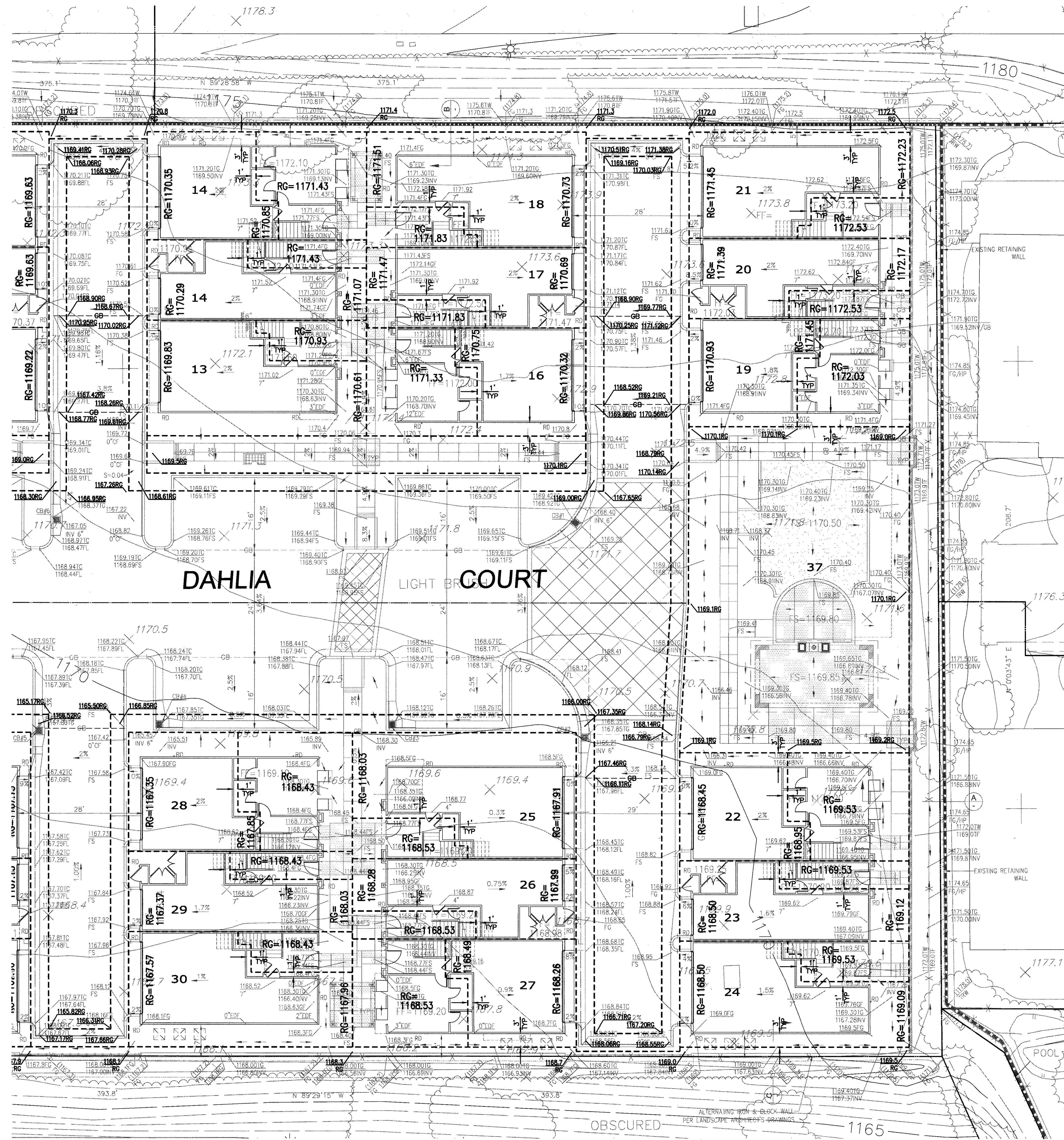
DESCRIPTION:

TRACT 17805

ROUGH GRADING PLAN

SHEET NO.:

SEE SHEET 11

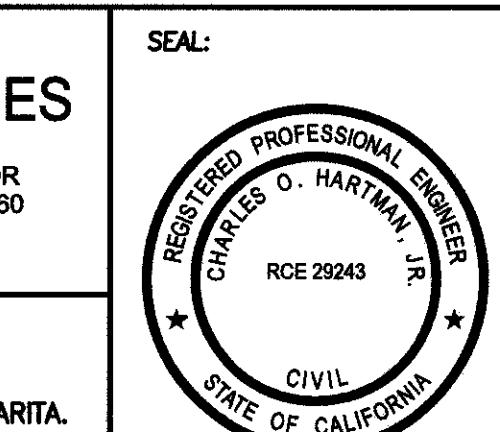


ROUGH GRADE STREET CUT
N.T.S.

NOTES:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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BENCHMARK: 3W-59-83 ELEV. 1191.336 (NAV 88)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-59-83", SET IN
THE NORTHWESTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF
ROBINSON RANCH ROAD AND PLANO TRABUCO ROADS, 39 FT. SOUTHERLY OF THE
CENTERLINE OF ROBINSON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL
CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 38°12'11" E PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DESCRIPTION:

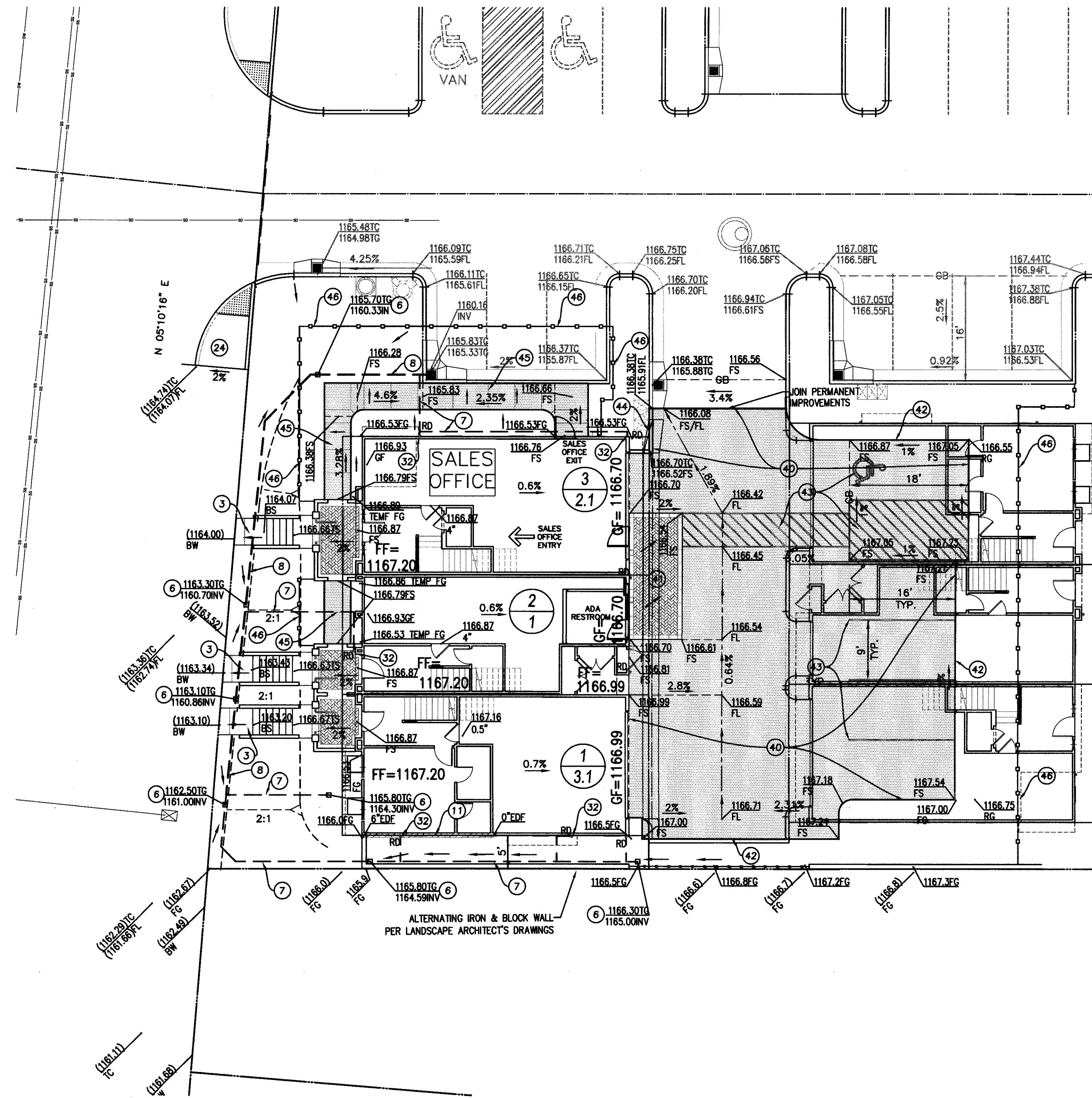
TRACT 17805

ROUGH GRADING PLAN

12

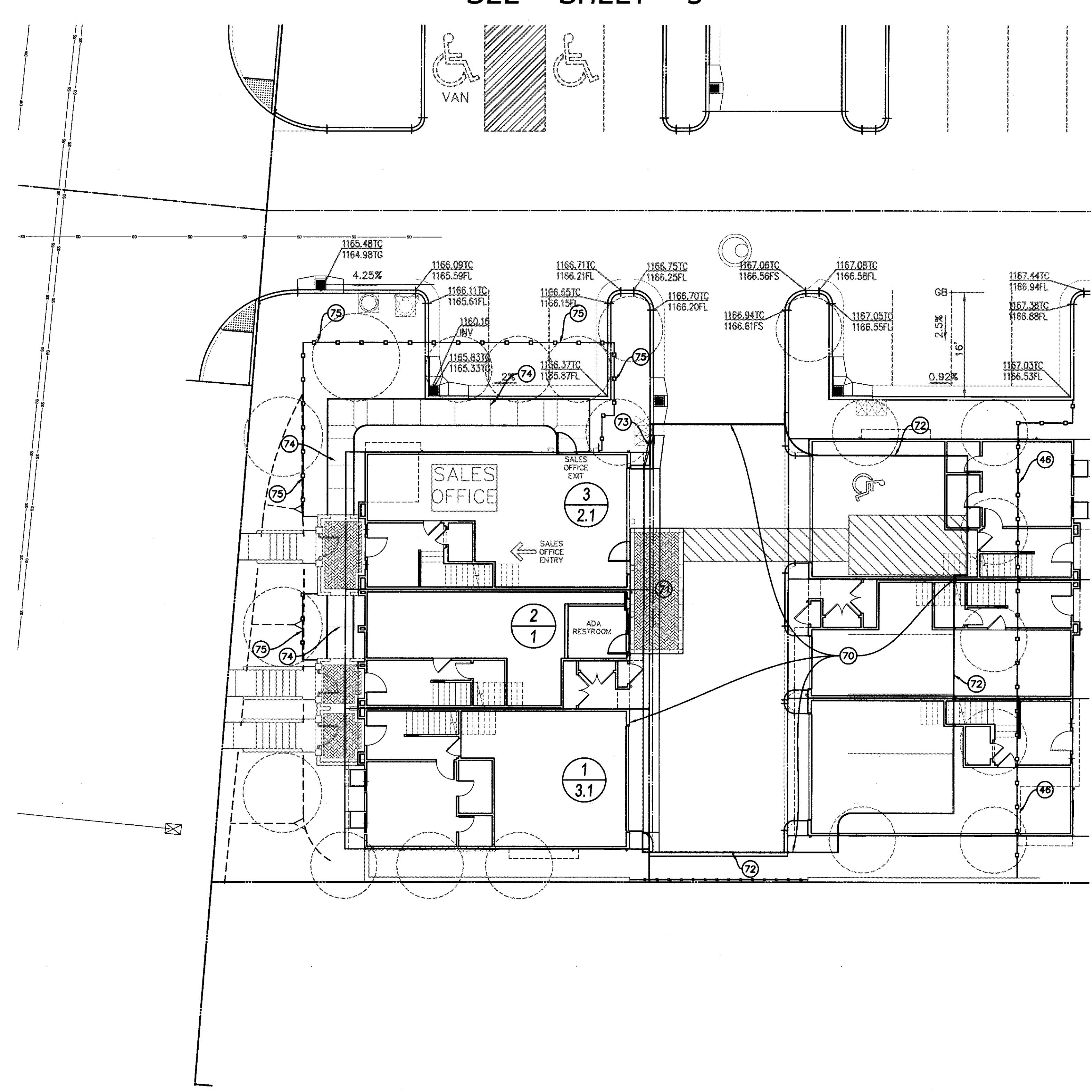
OF 15 SHEETS

SEE SHEET 3



MODEL AND TEMP. PARKING LOT PRECISE GRADING PLAN

SEE SHEET 3



MODEL AND TEMP. PARKING LOT DEMOLITION PLAN

CONSTRUCTION NOTES

- ③ CONST. P.C.C. SIDEWALK PER LANDSCAPE ARCHITECT'S DRAWINGS.
- ⑥ CONST. 6" ATRIUM GRATE PER DETAIL, SHT. 2.
- ⑦ CONST. 4" PVC DRAIN PIPE SDR35.
- ⑧ CONST. 6" PVC DRAIN PIPE SDR35.
- ⑪ CONST. EXTRA DEPTH FOOTING PER PLAN AND DETAIL ON SHT 2.
- ⑯ CONST. TEMPORARY 3" AC OVER COMPAKTD NATIVE PER PLAN.
- ⑯ CONST. DECORATIVE CONCRETE PAVEMENT PER LANDSCAPE ARCHITECT'S DRAWINGS.
- ⑯ PLACE 2" x 12" TEMPORARY REDWOOD HEADER PER PLAN.
- ⑯ CONST. TEMPORARY STRIPING PER PLAN.
- ⑯ CONST. TEMPORARY AC BERM PER PLAN.
- ⑯ CONST. TEMPORARY WALKWAY PER LANDSCAPE ARCHITECT'S DRAWINGS.
- ⑯ CONST. TEMPORARY MODEL FENCING PER LANDSCAPE ARCHITECT'S DRAWINGS.

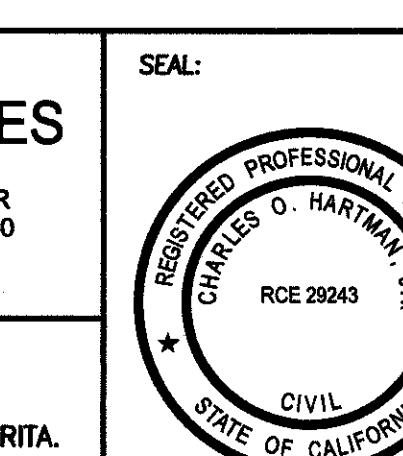
DEMOLITION NOTES

- ⑯ REMOVE TEMPORARY 3" AC PAVEMENT
- ⑯ REMOVE DECORATIVE CONCRETE PAVEMENT
- ⑯ REMOVE 2" x 12" TEMPORARY REDWOOD HEADER
- ⑯ REMOVE TEMPORARY AC BERM
- ⑯ REMOVE TEMPORARY WALKWAY PER LANDSCAPE ARCHITECT'S DRAWINGS.
- ⑯ REMOVE TEMPORARY MODEL FENCING

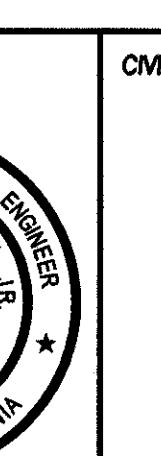
NOTES:
WORK CONTAINED WITHIN THESE PLANS SHALL
NOT COMMENCE UNTIL AN ENROACHMENT
PERMIT AND/OR A GRADING PERMIT HAS BEEN
ISSUED

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REVISIONS R'APP'D APP'D DATE



OWNER: WILLIAM LYON HOMES
4695 MACARTHUR COURT, 8th FLOOR
NEWPORT BEACH, CALIFORNIA 92660
(949) 833-3600 - (949) 476-2178 FAX
PROJECT ADDRESS: 21522 PLANO TRABUCO ROAD, RANCHO SANTA MARGARITA.



CIVIL ENGINEER:
CHARLES HARTMAN & ASSOC.
PLANNING, ENGINEERING, SURVEYING
SAN JUAN CAPISTRANO, CA 92675 (949) 861-6959 - (949) 861-6974 FAX
NAME: *[Signature]* RCE NO.: 29243 DATE: 1/20/16

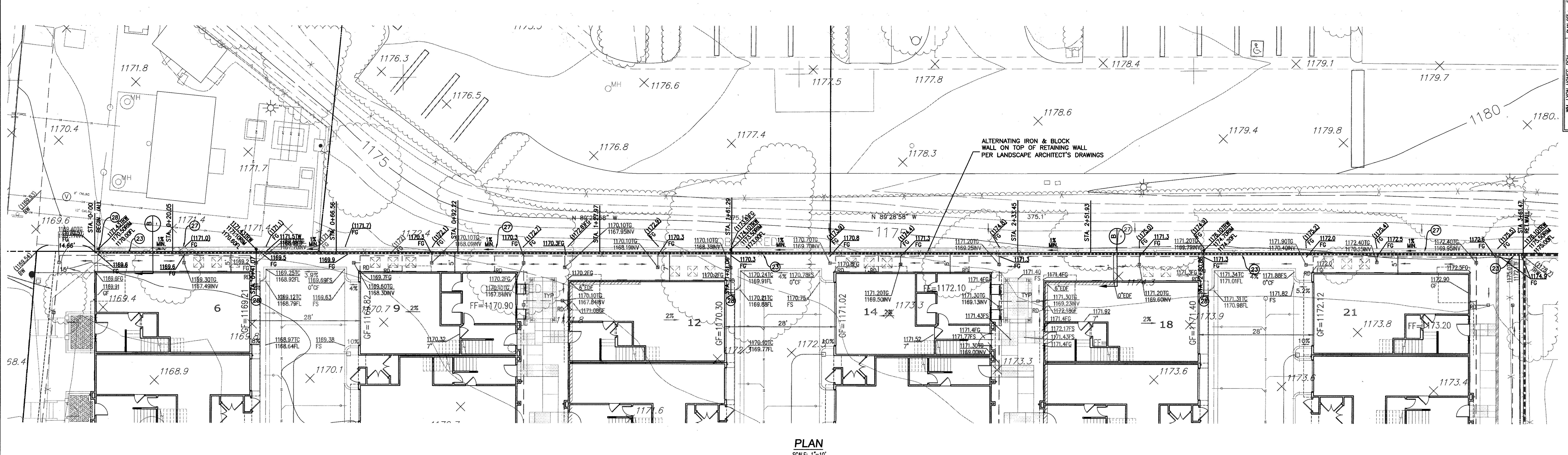
BENCHMARK: JH-59-83 ELEV. 1161.320 (HAY RD)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-59-83" SET IN
THE NORTHEASTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED ON THE SOUTHERLY SIDE OF THE CENTERLINE OF
ROBINSON RANCH ROAD AND PLANO TRABUCO ROADS, 38 FT. SOUTHERLY OF THE
CENTERLINE OF ROBINSON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL
CONTROL STATION GPS NO. 4515 AND GPS NO. 4522 BEING N 38°12'11" E PER
RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DESCRIPTION: TRACT 17805

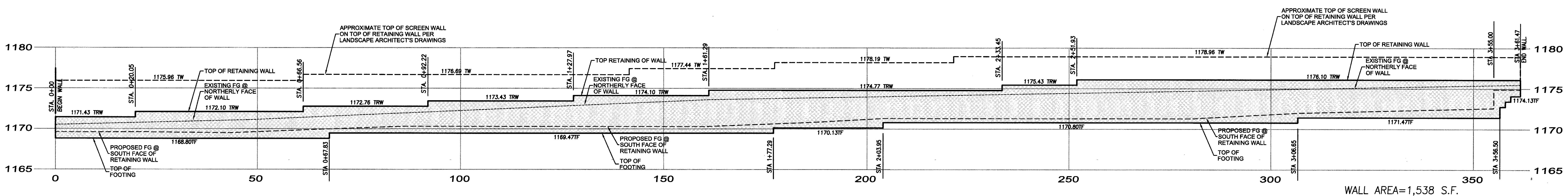
MODEL PRECISE GRADING AND
DEMOLITION PLAN

SHEET NO.: 13
OF 15 SHEETS



PLAN

**NOTE:
RETAINING WALLS SHOWN ON THESE PLANS FOR REFERENCE.
TO BE BUILT PER SEPARATE PERMIT. SEE ARCHICETURAL PLANS
FOR SCREEN WALLS, STRUCTURAL SECTIONS AND CALCS.**



WALL AREA=1538 SF

CONSTRUCTION NOTES

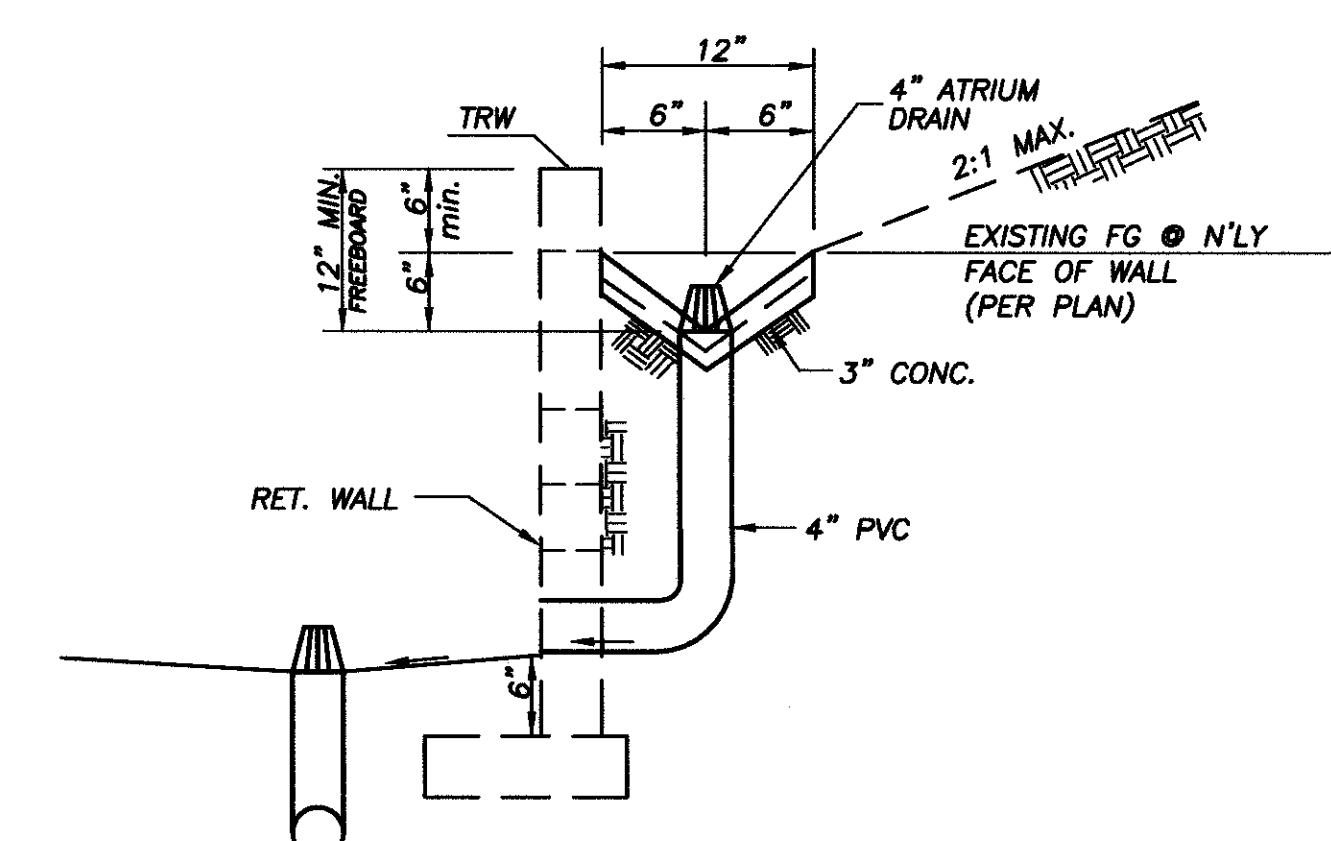
- ③ CONST. RETAINING WALL PER PLAN AND STRUCTURAL PLANS.
- ⑦ CONST 1' CONCRETE "V" DRAINAGE DITCH BEHIND RETAINING WALL PER DETAIL ON SHT 14
- ⑧ CONST DITCH DRAIN PER DETAIL ON SHT. 14 AND PER PLAN.

SCALE: 1" = 10'

GRAPHIC SCALE

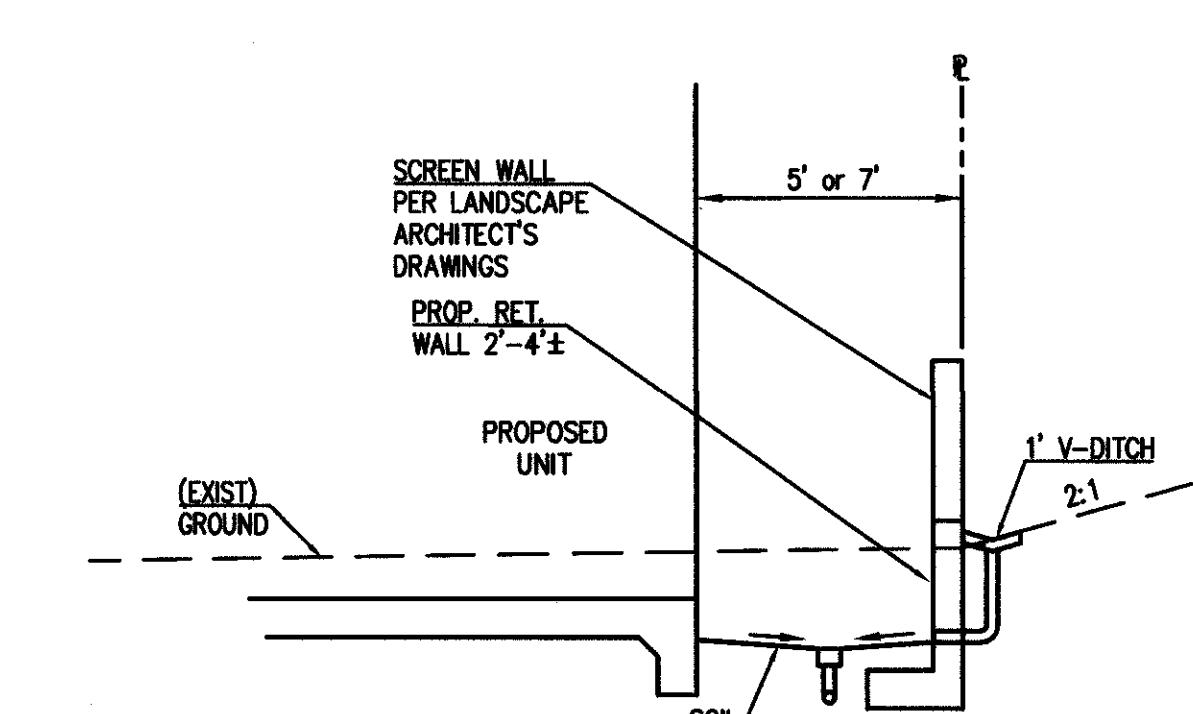
10 20 30

(IN FEET)



27 28 12" WIDE UTILITY "V" DITCH N.T.S.

PROFILE



SECTION "B"

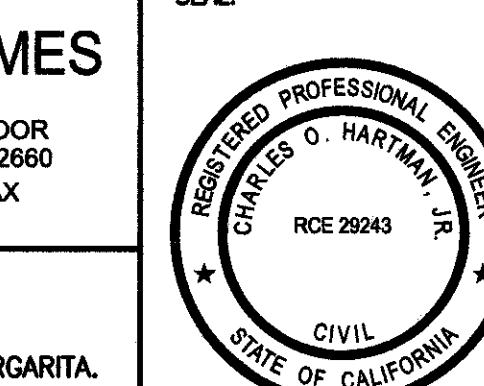
SECTION B

NOTES:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN

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<p>OWNER:</p> 	
<p>WILLIAM LYON HOME</p>	
<p>4695 MACARTHUR COURT, 8th FL NEWPORT BEACH, CALIFORNIA 92660 (949) 833-3600 - (949) 476-2178 FAX</p>	
<p>PROJECT ADDRESS:</p>	
<p>21522 PLANO TRABUCO ROAD, RANCHO SANTA MARIA, CALIFORNIA 92585</p>	



BENCHMARK: 3W-59-83 ELEV. 1191.336 (NAV 88)
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3W-59-83", SET IN
THE NORTHWESTERLY CORNER OF AN 11 FT. BY 5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF
ROBINSON RANCH ROAD AND PLANO TRABUCO ROADS, 39 FT. SOUTHERLY OF THE
CENTERLINE OF ROBINSON RANCH ROAD AND 70 FT. EASTERLY OF THE CENTERLINE
OF PLANO TRABUCO ROAD. MONUMENT IS SET LEVEL WITH SIDEWALK.

DESCRIPTION: **TRACT 17805**

SHEET NO.: **14**

OF 15 SHEETS

RETAINING WALL PLAN

TRACT 17805

RETAINING WALL PLAN

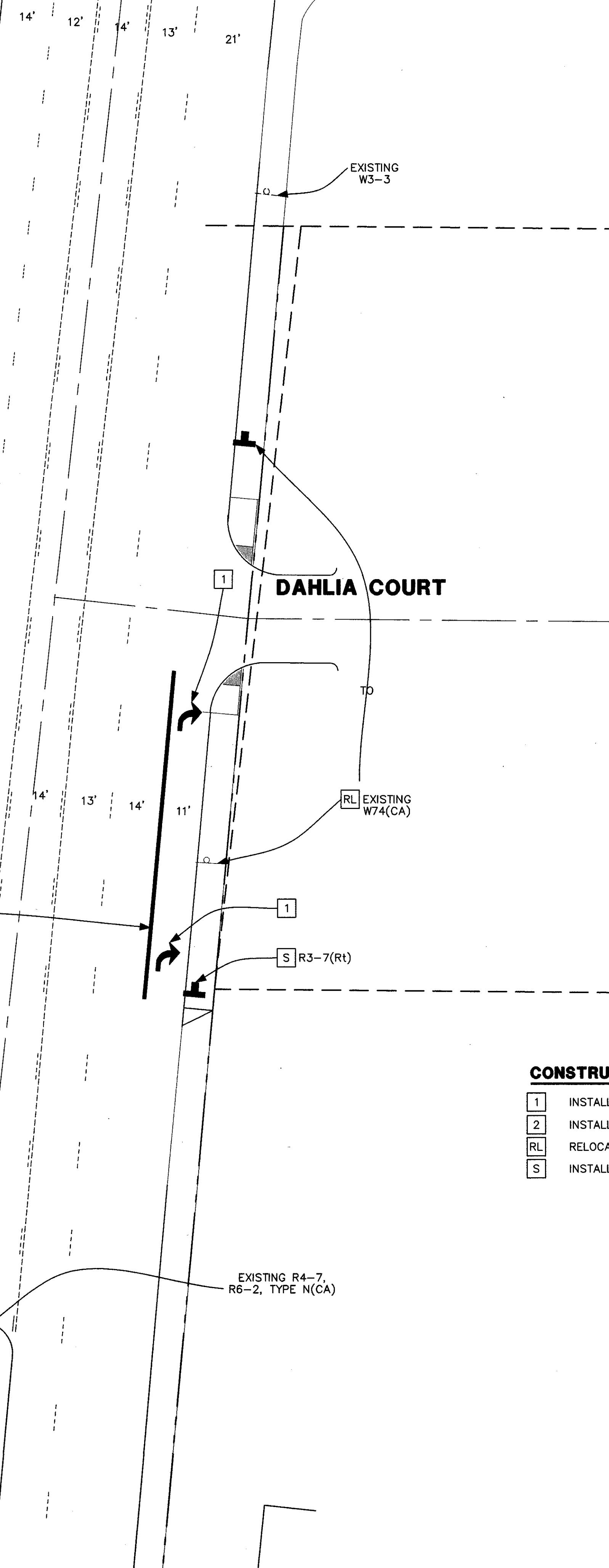
14

OF 15 SHEETS

SCALE: 1" = 20'



ROAD TRABUCO



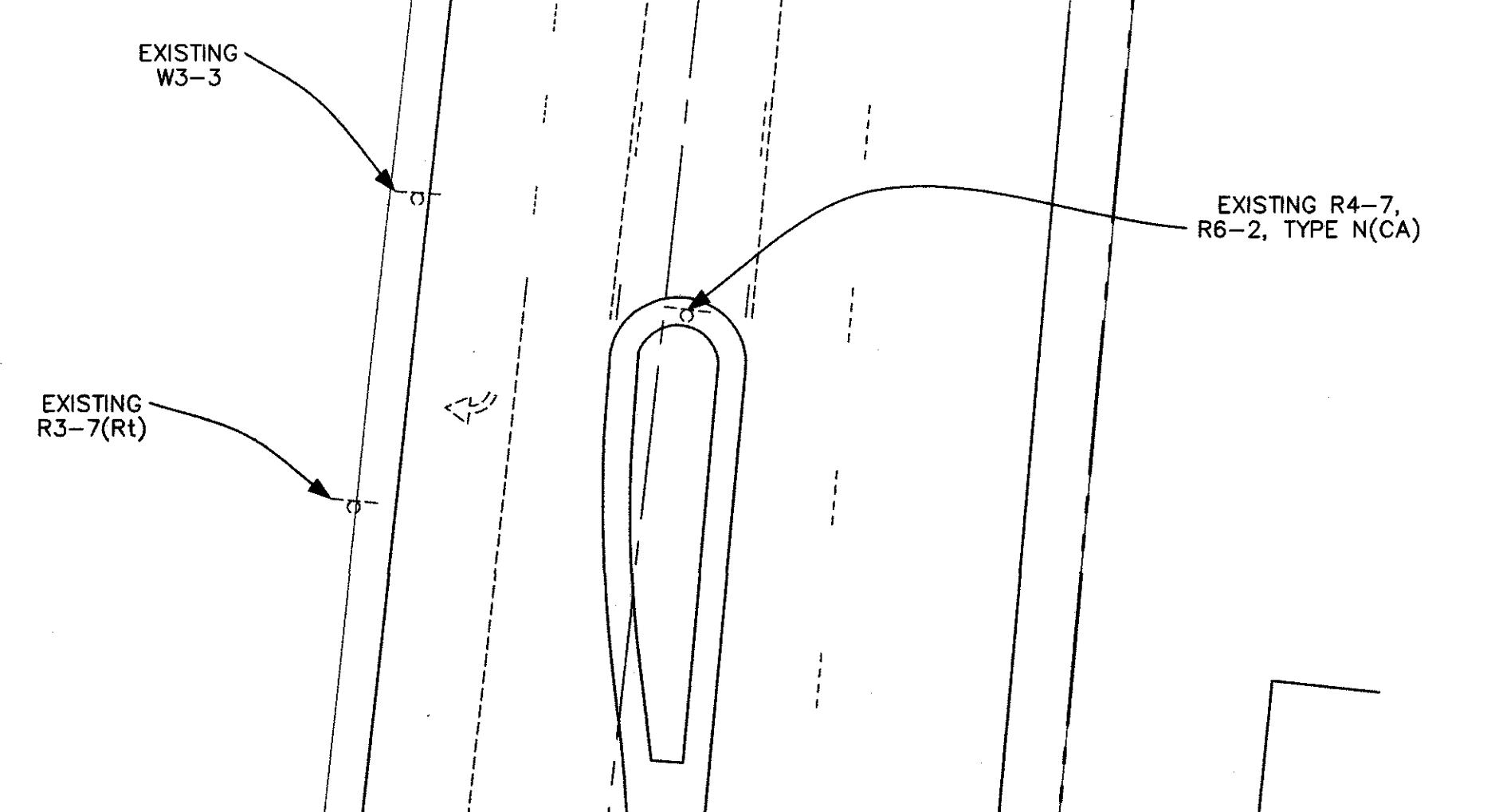
GENERAL NOTES

1. SIGNING AND STRIPING SHALL CONFORM TO THE LATEST EDITION OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), LATEST EDITION OF CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS, THESE PLANS AND SPECIAL PROVISIONS.
2. PAVEMENT LEGENDS SHALL MATCH THE CITY OF RANCHO SANTA MARGARITA STENCILS.
3. ALL NEW STRIPING AND PAVEMENT MARKINGS SHALL BE PAINT PER CALTRANS AND CITY OF RANCHO SANTA MARGARITA REQUIREMENTS.
4. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE REFLECTORIZED AND APPLIED IN TWO COATS. A MINIMUM OF SEVEN DAYS SHALL BE PROVIDED BETWEEN FIRST AND SECOND COATS.
5. ALL CONFLICTING STRIPINGS, PAVEMENT MARKINGS, AND CURB PAINT SHALL BE REMOVED BY WET SANDBLASTING OR OTHER APPROVED METHOD PRIOR TO INSTALLATION OF NEW STRIPING. ALL CONFLICTING RAISED PAVEMENT MARKERS SHALL BE REMOVED.
6. PAVEMENT THAT IS DAMAGED DUE TO REMOVAL OF MARKERS OR STRIPING SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY INSPECTOR.
7. THE CONTRACTOR SHALL CONTACT THE CITY OF RANCHO SANTA MARGARITA 48 HOURS PRIOR TO BEGINNING OF WORK.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. IF CONDITIONS EXIST WHICH ARE CONTRARY TO THOSE SHOWN ON THESE PLANS, THE CITY OF RANCHO SANTA MARGARITA SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK.
9. STRIPING SHALL BE CAT TRACKED AND APPROVED BY THE CITY INSPECTOR PRIOR TO FINAL INSTALLATION.
10. ALL SIGN FACE RETROREFLECTIVE SHEETING SHALL BE PER THE LATEST EDITION OF CA MUTCD AND CALTRANS STANDARD SPECIFICATIONS.
11. ALL SIGN POSTS SHALL BE U-CHANNEL POSTS WITH BREAK AWAY JOINT.

SCALE: 1" = 20'



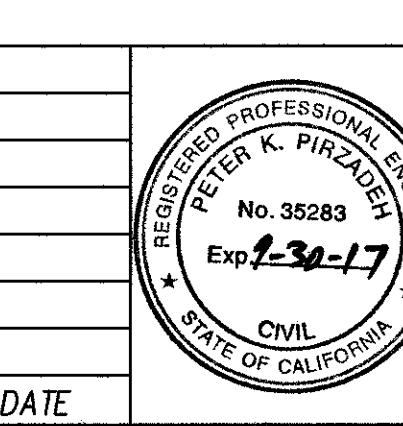
ROAD PLANO



CONSTRUCTION NOTES

- 1. INSTALL WHITE PAVEMENT LEGENDS AS SHOWN PER CITY OF RANCHO SANTA MARGARITA STENCILS.
- 2. INSTALL 8" SOLID WHITE CHANNELIZING LINE (DETAIL 38 CA MUTCD).
- RL. RELOCATE EQUIPMENT.
- S. INSTALL SIGN PER DESIGNATION. SEE CALIFORNIA MUTCD.

NO.	DATE	REVISIONS	ENR.	DATE
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Pirzadeh
& ASSOCIATES, INC.
30 Executive Park
Suite 270
Irvine, CA 92614-4726
t: (949) 851-1367
f: (949) 851-5179
www.pirzadeh.com
PETER K. PIRZADEH, PCE 35283 EXPIRE 9-30-17
DATE: 1-25-2016

DEVELOPER/OWNER:
WILLIAM LYON HOMES
4695 MACARTHUR COURT, 8TH FLOOR
NEWPORT BEACH, CALIFORNIA 92660
(949) 833-3600

DATE
1/25/16

DATE

DATE

SIGNING AND STRIPING PLAN
PLANO TRABUCO ROAD
AT DAHLIA COURT

CITY OF RANCHO SANTA MARGARITA
PUBLIC WORKS DEPARTMENT

PROJECT NO. -	PERMIT NO. -	SHEET 15 OF 15

Permit Fee Calculation EP 16-10

	Fee	Unit	LF/SF	Quantity	Total	Unit
Trenching/Utilities	\$245.00	\$ 0.25	lf	190	\$292.50	lin.ft.
Lane Closure	\$200.00			5	\$1,000.00	Per Day
DW Approach	\$300.00			1	\$300.00	ea.
					\$1,292.50	Inspection Fee
Permit Issuance Fee	\$55.00			1	\$55.00	Per Issuance
					\$1,347.50	Total

Sandra Norman

From: Wilson Leung
Sent: Tuesday, February 09, 2016 9:38 AM
To: Sandra Norman
Subject: FW: RE: TCP for Dahlia Courts

Hi Sandy,

Here are the comments for the EP for Dahlia Courts.

Regards,

Wilson Leung

From: Bill Lawson
Sent: Thursday, February 04, 2016 4:22 PM
To: Wilson Leung
Cc: Joe Parco
Subject: RE: RE: TCP for Dahlia Courts

Wilson,

I have briefly reviewed the TCP and have the following comments.

1. The work hours shall be restricted between 7:00 a.m. and 3:30 p.m. This means that the first cone should be placed at 7:00 a.m. and the last cone shall be picked up at 3:30 p.m.
2. All traffic control devices shall be removed from view between the hours of 3:30 p.m. to 7:00 a.m.

Bill Lawson, PE
Traffic Engineer/Consultant



City of Rancho Santa Margarita
22122 El Paseo
Rancho Santa Margarita, CA 92688
(949) 635-1800 x6508

www.cityofrsm.org

From: Wilson Leung
Sent: Thursday, February 04, 2016 3:33 PM
To: Bill Lawson
Subject: FW: RE: TCP for Dahlia Courts



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/12/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Venbrook Insurance Services CA Lic 0D80832
6320 Canoga Avenue, 12th Floor
Woodland Hills, CA 91367

www.venbrook.com

INSURED
Boudreau Pipeline Corporation
Contracts@boudreaulipeline.com
463 N. Smith Avenue
Corona CA 92880

CONTACT NAME: PHONE (A/C, No. Ext):	818-598-8900	FAX (A/C, No.):	818-598-8910
E-MAIL ADDRESS:			
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Old Republic General Insurance Co.	24139		
INSURER B: St. Paul Fire and Marine Insurance Company	24767		
INSURER C: Travelers Property Casualty Co of America	25674		
INSURER D:			
INSURER E:			
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 28562188

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BFPD/XCU/OCP <input checked="" type="checkbox"/> Contractual GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:		<input checked="" type="checkbox"/>	A1CG05041500	3/1/2015	3/1/2016	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
							MED EXP (Any one person)	\$ 5,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			A1CA05041500	3/1/2015	3/1/2016	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10,000			ZUP15N2446A15NF	3/1/2015	3/1/2016	EACH OCCURRENCE	\$ 5,000,000	
							AGGREGATE	\$ 5,000,000	
								\$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N	N / A	VTC2J-UB-5G47978-A-16	1/1/2016	1/1/2017	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> E.L. EACH ACCIDENT <input checked="" type="checkbox"/> E.L. DISEASE - EA EMPLOYEE <input checked="" type="checkbox"/> E.L. DISEASE - POLICY LIMIT	PER STATUTE E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	OTH- ER \$ 1,000,000 \$ 1,000,000 \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Permits

City of Rancho Santa Margarita, its officers, agents and employees, shall be expressly listed named as Additional Insured's under the General Liability policy if required by written contract with the Named Insured but only for coverages and limits provided by the policy and the additional insured endorsement.

*10 Days Notice of Cancellation for Non-Payment of Premium, 30 Days All Others.

CERTIFICATE HOLDER

City of Santa Margarita
22112 El Paseo
Rancho Santa Margarita CA 92688

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(WH) Adrianna Padilla

© 1988-2014 ACORD CORPORATION. All rights reserved.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
WHERE REQUIRED BY WRITTEN CONTRACT.	

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

OLD REPUBLIC GENERAL INSURANCE CORPORATION
CHANGES ADDITIONAL INSURED PRIMARY WORDING SCHEDULE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE FOLLOWING:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

As required by written contract.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The insurance provided by this endorsement is primary insurance and we will not seek contribution from any other insurance of a like kind available to the person or organization shown in the schedule above unless the other insurance is provided by a contractor other than the person or organization shown in the schedule above for the same operation and job location. If so, we will share with that other insurance by the method described in paragraph 4.c of Section IV – Commercial General Liability Conditions.

All other terms and conditions remain unchanged.

Named Insured	Boudreau Pipeline Corporation Contracts@boudreaulipeline.com		
Policy Number	A1CG05041500	Endorsement No.	
Policy Period	3/1/2015 to 3/1/2016	Endorsement Effective Date	
Producer's Name:	Venbrook Insurance Services		
Producer Number:			

Adrianna Padilla

AUTHORIZED REPRESENTATIVE

2/12/2016

CG EN CN 0029 09 06

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:

WHERE REQUIRED BY PERMIT OR AUTHORIZATION.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
WHERE REQUIRED BY WRITTEN CONTRACT, BUT ONLY WHEN COVERAGE FOR COMPLETED OPERATIONS IS SPECIFICALLY REQUIRED BY THAT CONTRACT.	

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

From: [Wilson Leung](#)
To: [Diego Chavez](#)
Cc: [Sandra Norman](#)
Subject: FW: Dahlia Court Encroachment Permit App
Date: Tuesday, February 16, 2016 10:11:49 AM
Attachments: [Boudreau Pipeline Cert of Insurance.pdf](#)
[Boudreau Pipeline Contractors License.pdf](#)
[Boudreau Pipeline Encroachment App.pdf](#)
Importance: High

Good Morning Diego,

Can you please check the insurance for offsite improvements in the public right of way. Let me know if you have any questions or concerns, Thank you.

Regards,

Wilson Leung

From: Charnette Neal [mailto:Charnette.Neal@Lyonhomes.com]
Sent: Tuesday, February 16, 2016 10:05 AM
To: Wilson Leung
Cc: Sandra Norman; Rick Puffer
Subject: Dahlia Court Encroachment Permit App
Importance: High

Morning Wilson:

Attached, please find Boudreau's Contractor's License, Insurance and Application.

Please let me know everything is approved and ready for me to come in and pull the permit.

If you have any questions, please let me know, thanks.

Charnette Neal
PROJECT COORDINATOR
Charnette.neal@lyonhomes.com
Office 949.476.5408 **Efax** 949.252.2573
www.lyonhomes.com



From: Wilson Leung [mailto:wleung@cityofrsm.org]
Sent: Wednesday, February 10, 2016 3:01 PM
To: Charnette Neal <Charnette.Neal@Lyonhomes.com>
Cc: Sandra Norman <snorman@cityofrsm.org>
Subject: RE: Encroachment Permit Fees

Good Afternoon Charnette,

The calculated fees due for the offsite encroachment is **\$1,347.50**. If there are any other questions or concerns, please feel free to contact me anytime. Thank you.

Regards,

Wilson Leung
Associate Engineer
City of Rancho Santa Margarita
Phone (949) 635-1800 ext. 6506
Fax (949) 635-1667
wleung@cityofrsm.org