

GRADING AND EROSION CONTROL PLAN

12119 KERRWOOD STREET EL MONTE CA91732

GRADING AND DRAINAGE NOTES & REQUIREMENTS:

- NO WORK SHALL BE DONE WITHOUT APPROVAL FROM THE CITY ENGINEER.
- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- THE UNDERSIGNED CIVIL ENGINEER HEREBY STATES THAT THESE PLANS WERE PREPARED BY HIM/HER OR UNDER HIS/HER SUPERVISION, AND THAT THE PLANS CONFORM TO ALL PERTINENT PROVISIONS OF CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE AND ALL CITY ORDINANCES.
- REGISTERED GEOTECHNICAL ENGINEER OF RECORD WHO PREPARED THE SOILS REPORT FOR THE PROJECT SHALL MONITOR AND SUPERVISE ALL ASPECTS OF THE GRADING OPERATIONS. REGISTERED GEOTECHNICAL ENGINEER SHALL ENSURE SOIL STABILITY AND JOB SITE CONSTRUCTION SAFETY AND SUBMIT PERIODIC REPORTS TO THE CITY ENGINEER. A FINAL SOILS REPORT AND COMPACTION REPORT PREPARED BY THE REGISTERED GEOTECHNICAL ENGINEER SHALL BE SUBMITTED PRIOR TO POURING OF THE FOUNDATIONS. THIS REPORT SHALL INDICATE THAT ALL GRADING OPERATIONS WERE PERFORMED IN COMPLIANCE WITH THE APPROVED SOILS REPORT.
- THE PLANNING DEPARTMENT MUST APPROVE HEIGHT OF THE PROPOSED PROPERTY STRUCTURES, WALLS AND FENCES. THIS PLAN DOES NOT PROVIDE APPROVAL FOR THOSE ITEMS.
- IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN APPROVAL FOR BUILDING SETBACKS, LAYOUTS, HEIGHT AND SIZE OF ALL STRUCTURES FROM THE CITY'S PLANNING DEPARTMENT. THIS PLAN DOES NOT GRANT APPROVAL FOR THESE ITEMS.
- ALL BLOCK WALLS SHOWN ON THE PLAN SHALL BE CONSTRUCTED AFTER OBTAINING A PERMIT FROM THE BUILDING DEPARTMENT.
- APPROVED PROTECTIVE MEASURES AND DRAINAGE PROVISIONS SHALL BE PROVIDED TO PROTECT ADJOINING PROPERTIES FROM DEPOSITION OF MATERIAL OR RUNOFF FLOWS ORIGINATING FROM THIS PROPERTY BOTH DURING AND AFTER ALL PHASES OF CONSTRUCTION. EXISTING NATURAL DRAINAGE, EXISTING FLOW LINES, EXISTING SHEET FLOW RUNOFF, EXISTING DRAINAGE IN PIPES, SWALES, AND CONDUITS ALLOWED TO DISCHARGE ONTO THIS PROPERTY FROM ADJACENT LAND SHALL NOT BE BLOCKED, REDIRECTED, CONCENTRATED OR ACCELERATED BY THE CONSTRUCTION OF WALLS, CURBS, BERMS OR ANY OTHER STRUCTURES, AND THE PLACEMENT OF ANY OTHER OBSTRUCTION. ABSOLUTELY NO CROSS LOT DRAINAGE ALLOWED.
- ALL OFFSITE AND ONSITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
- NO GRADING SHALL COMMENCE PRIOR TO THE APPROVAL AND SIGNATURE OF THIS GRADING PLAN BY THE CITY ENGINEER AND ISSUANCE OF A GRADING PERMIT BY THE ENGINEERING DEPARTMENT.
- THESE PLANS HAVE BEEN CHECKED BY THE CITY ONLY IN CONFORMANCE WITH CITY STANDARDS, COMPLIANCE WITH DEVELOPMENT CONDITIONS AND FOR GENERAL CONCEPTUAL APPROVAL OF THE DRAINAGE AND PARKWAY IMPROVEMENTS SHOWN HEREON. NO DETAILED MATHEMATICAL CHECK OR FIELD SURVEY WAS MADE FOR THE ACCURACY OF THE EXISTING OR PROPOSED DIMENSIONS, LINES, SIZES OF PIPES AND STORM DRAIN STRUCTURES OR GRADES SHOWN INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN. NO CHECKS WERE MADE ON THE DESIGN INFRASTRUCTURES AND STRUCTURES SHOWN ON THESE PLANS. THESE PLANS WERE CHECKED ON THE ASSUMPTION THAT ALL BUILDING LAYOUTS, SETBACKS AND SITE PLANS WERE INITIALLY APPROVED BY THE APPROPRIATE ENTITIES.
- THE CIVIL ENGINEER FOR THE PROJECT SHALL SUBMIT TO THE CITY ENGINEER, UPON COMPLETION OF THE GRADING OPERATIONS AND PRIOR TO POURING OF FOUNDATIONS OR INSTALLATION OF STRUCTURES, A SITE GRADING CERTIFICATION INDICATING THAT THE GRADING WAS PERFORMED TO WITHIN 0.1' OF THE GRADES SHOWN ON THE APPROVED GRADING PLAN. THE CIVIL ENGINEER SHALL SET GRADE STAKES FOR ALL GRADING WORK. THIS CERTIFICATION SHALL BE VALID, IN THE ABSENCE OF RAIN, FOR 60 DAYS AFTER COMPLETION OF THE GRADING OPERATIONS.
- ALL WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT OR CONSTRUCTION PERMIT. A LICENSED CONTRACTOR FROM THE STATE OF CALIFORNIA MUST POSSESS LIABILITY INSURANCE, WORKERS COMPENSATION AND A VALID CONTRACTORS LICENSE TO PERFORM THE SPECIFIC DUTY IN THE PUBLIC RIGHT OF WAY.
- OWNER/DEVELOPER/CONTRACTOR TO INSTALL LANDSCAPING AND AN AUTOMATIC IRRIGATION SYSTEM IN THE PUBLIC RIGHT-OF-WAY.
- LOTS SHALL SLOPE OR DRAIN TO AN ADJACENT PUBLIC STREET AT A MINIMUM RATE OF 1%, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- THE EARTHWORK QUANTITIES SHOWN HERE UNDER ARE FOR PERMIT AND BONDING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE QUANTITIES.
- CUBIC YARDS OF CUT: 18100 CUBIC YARDS OF IMPORT/EXPORT: 18080
CUBIC YARDS OF FILL: 20 CUBIC YARDS OF EXCAVATION: NA
- ALL GROUND OR PAVED AREA ADJACENT TO ANY STRUCTURE SHALL SLOPE AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE. ALL FINISHED GRADE FLOW LINE ELEVATIONS WITHIN 5 FEET OF STRUCTURES SHALL BE AT AN ELEVATION OF 4 INCHES BELOW THE FINISHED FLOOR ELEVATION OF THE STRUCTURE. MINIMUM 6" YARD DRAIN WITH 6" PIPE TO BE INSTALLED IN SIDE YARDS AND BACK YARDS AT 20' SPACING, AND AT LOCATIONS WHERE IT WOULD INTERCEPT THE RUNOFF.
- CONTRACTOR SHALL IMPLEMENT ALL CITY, COUNTY, STATE AND FEDERAL JOB SITE SAFETY REQUIREMENTS AS THEY RELATE TO DUST CONTROL, EMPLOYEE AND PUBLIC SAFETY, EQUIPMENT MOVEMENT, NOISE, HOURS OF WORK AND CONSTRUCTION STANDARDS, EXCAVATION, GRADING, TOXIC, DELETERIOUS AND HAZARDOUS MATERIALS AND SHALL MINIMIZE ANY INCONVENIENCE TO THE PUBLIC.
- THESE NOTES SHALL TAKE PRECEDENCE OVER THE INFORMATION APPEARING ON THE GRADING/DRAINAGE PLAN.
- THE PROPERTY OWNER/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CLEANING AND HAULING ANY HAZARDOUS AND DETRIMENTAL MATERIAL FROM THE SITE DISCOVERED DURING AND AFTER GRADING.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL BROKEN, CRACKED OR RAISED SIDEWALKS, DRIVEWAYS, AND/OR CURB AND GUTTER WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES OR STRUCTURES WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, AND SHALL BE RESPONSIBLE FOR PROTECTING THEM FROM DAMAGE. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO DIGGING.
- IN THE EVENT THE CITY HAS PERMITTED THE USE OF SUMP PUMPS TO SURFACE SURFACE DRAINAGE FOR THIS PROJECT, THE OPERATION AND MAINTENANCE OF SUCH PUMPS SHALL BE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNERS. THE CITY SHALL BEAR NO LIABILITY FOR ANY DAMAGES FROM FLOODING OR OTHER DAMAGES CAUSED BY INOPERABLE OR IMPROPERLY OPERATING OR MAINTAINED SUMP PUMPS.
- ALL DRAINAGE SYSTEMS, DRAIN PIPES, CATCH BASINS, CURB DRAINS, CULVERTS, GUTTERS, SWALES, OPEN CHANNELS AND UNDERGROUND STORM DRAIN PIPES SERVING THE DEVELOPMENT AND LOCATED ON PRIVATE PROPERTY AND PUBLIC RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE PROPERTY OR BUSINESS OWNERS.
- ALL STRUCTURES MUST HAVE RAIN GUTTERS AND DOWNDRAINS INSTALLED.
- ALL DEVELOPMENTS WITH SURFACE DRAINAGE DIRECTED TOWARDS THE DRIVEWAY APPROACH MUST HAVE A 12" TRENCH DRAIN INSTALLED AT THE PROPERTY LINE. THE TRENCH DRAIN MUST BE CONNECTED TO A CURB DRAIN WITH A MINIMUM 14" WIDE RECTANGULAR BOX CULVERT IN THE PARKWAY AREA.
- ALL PARKWAY DRAINS MUST BE A MINIMUM 4" X 14" CULVERT BOX, OR THREE 4" CAST IRON CURB DRAINS.

NPDES REQUIREMENTS: ALL CONSTRUCTION ON OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.

THE FOLLOWING SHOULD BE ADHERED TO:

- PRE-CONSTRUCTION AND DURING CONSTRUCTION REQUIREMENTS
 - HANDLE, STORE AND DISPOSE OF MATERIALS PROPERLY.
 - AVOIDING EXCAVATION AND GRADING ACTIVITIES DURING WET WEATHER.
 - CONSTRUCT DIVERSION DIKES AND DRAINAGE SWALES AROUND WORKING SITES.
 - COVER STOCKPILES AND EXCAVATED SOIL WITH SECURED TARPS OR PLASTIC SHEETING.
 - DEVELOP AND IMPLEMENT EROSION CONTROL PLANS.
 - CHECK AND REPAIR LEAKING EQUIPMENT AWAY FROM CONSTRUCTION SITE.
 - DESIGNATE A LOCATION AWAY FROM STORM DRAINS FOR REFUELING.
 - COVER AND SEAL CATCH BASINS WHENEVER WORKING IN THEIR VICINITY.
 - USE VACUUM WITH ALL CONCRETE SAWING OPERATIONS.
 - NEVER WASH EXCESS MATERIAL FROM AGGREGATE, CONCRETE OR EQUIPMENT ONTO A STREET
 - CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL.
 - CLEAN UP ALL SPILLS USING DRY METHODS.
 - SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION SITE.
 - DURING CONSTRUCTION, DUMPSTER(S) SHALL BE SET ON SITE, AT ALL TIMES.
 - CALL 911 IN CASE OF A HAZARDOUS SPILL.
 - KEEP A RUNNING LOG OF ALL ACTIVITIES IN CONNECTION WITH THE STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.)
 - NAME A PERSON, ON SITE RESPONSIBLE FOR COMPLYING WITH S.W.P.P.P. (STORM WATER POLLUTION PREVENTION PLAN).
 - PROVIDE EVIDENCE OF SUBMITTAL OF A STATE NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE GENERAL CONSTRUCTION ACTIVITIES STORM WATER PERMIT (GCASP) NPDES CAS000002. (IF APPLICABLE).

CONTRACTOR MUST COMPLY WITH NPDES REQUIREMENTS, REGULATIONS AND CITY ENGINEER'S DIRECTIONS DURING THE COURSE OF CONSTRUCTION.

B. POST-CONSTRUCTION REQUIREMENTS (STANDARD URBAN STORMWATER MITIGATION PLAN, S.U.S.M.P.)

DEVELOPERS MUST INCORPORATE APPROPRIATE SUSMP REQUIREMENTS INTO THEIR PROJECT PLANS (LOCATION OF PROPOSED BMPs, W/MANUFACTURER'S INSTALLATION NOTES AND CONSTRUCTION REQUIREMENTS: MODEL, SIZE, MATERIAL, TYPE, DIMENSIONS, VOLUMETRIC CAPACITY AND MANUFACTURER'S TREATMENT CAPACITY). THE CITY ENGINEER WILL APPROVE THE PROJECT PLAN AS PART OF THE DEVELOPMENT PLAN APPROVAL PROCESS AND PRIOR TO ISSUING BUILDING AND GRADING PERMITS FOR THE PROJECTS COVERED BY THE SUSMP

- PEAK STORM WATER RUNOFF DISCHARGE RATE: POST-DEVELOPMENT PEAK STORM WATER RUNOFF DISCHARGE RATE SHALL NOT EXCEED THE ESTIMATED PRE-DEVELOPMENT RATE FOR DEVELOPMENTS WHERE THE INCREASED PEAK STORM WATER DISCHARGE RATE WILL RESULT IN INCREASED POTENTIAL FOR DOWNSTREAM EROSION.
- CONSERVE NATURAL AREAS.
- MINIMIZE STORMWATER POLLUTANTS OF CONCERN.
- PROTECT SLOPES AND CHANNELS.
- PROVIDE STORMDRAIN SYSTEM STENCILING AND SIGNAGE.
- PROPERLY DESIGN OUTDOOR MATERIAL STORAGE AREAS.
- PROPERLY DESIGN TRASH STORAGE AREAS.
- PROVIDE PROOF OF ONGOING BMP MAINTENANCE.
- DESIGN STANDARDS FOR STRUCTURAL OR TREATMENT CONTROL BMPs: INFILTRATE, FILTER OR TREAT THE STORMWATER RUNOFF (EITHER VOLUMETRIC OR FLOW BASED TREATMENT CONTROL DESIGN, OR BOTH).
- PROPERLY DESIGN LOADING/UNLOADING DOCK AREAS (IF APPLICABLE).
- PROPERLY DESIGN REPAIR/MAINTENANCE BAYS (IF APPLICABLE).
- PROPERLY DESIGN VEHICLE/EQUIPMENT WASH AREAS (IF APPLICABLE).
- PROPERLY DESIGN FUELING AREAS (IF APPLICABLE).
- PROPERLY DESIGN PARKING AREA (IF APPLICABLE); LIMIT OIL CONTAMINATION AND PERFORM MAINTENANCE.

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL POST CONSTRUCTION NPDES REQUIREMENTS, AND ALSO AGREE TO MAINTAIN THE STORMWATER POLLUTION PREVENTION SYSTEMS INSTALLED FOR AN INDEFINITE PERIOD OF TIME.

OWNER/FUTURE OWNER _____ SIGNATURE _____ DATE _____
(Print Name)

I, THE UNDERSIGNED, OWNER/REPRESENTATIVE OF THE CONTRACTING COMPANY PERFORMING THE GRADING/DRAINAGE OPERATIONS, WILL COMPLY WITH THESE NOTES AND ALL OTHER APPLICABLE RULES.

COMPANY NAME _____ LIC # EXP DATE _____ SIGNATURE _____ DATE _____
(Print Name)

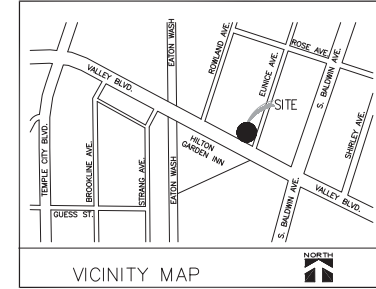
THE CITY DOES NOT POSSESS THE ADEQUATE RESOURCES TO CONSTANTLY MONITOR THE OPERATIONS DESCRIBED ON THIS PLAN. THE CITY'S REVIEW AND FINAL INSPECTION AND ACCEPTANCE OF THE GRADING, DRAINAGE AND OFFSITE/ONSITE IMPROVEMENTS ON THIS PROPERTY ARE DISCRETIONARY AND THE RESPONSIBILITY TO CORRECT ANY DEFICIENCIES OR VIOLATIONS REMAINS WITH THE PROPERTY OWNER.

THE DEVELOPER, CONTRACTOR AND PROPERTY OWNER ARE RESPONSIBLE FOR COMPLIANCE WITH THIS PLAN AND CITY, STATE AND FEDERAL ORDINANCES RELATED TO GRADING, DRAINAGE AND OFFSITE/ONSITE IMPROVEMENTS.

I, NAMED BELOW, AGREE TO COMPLY WITH ALL REQUIREMENTS ON THIS PLAN AND ALL ORDINANCES, LAWS AND CODES RELATED TO GRADING, DRAINAGE AND OFFSITE/ONSITE IMPROVEMENTS AND AGREE TO CORRECT ANY DEFICIENCIES AND ADDRESS ANY COMPLAINTS RELATED TO GRADING, DRAINAGE AND OFFSITE/ONSITE IMPROVEMENTS ON THE PROPERTIES SHOWN ON THIS PLAN. I ALSO AGREE TO CORRECT ANY DEFICIENCIES LOCATED ON THE ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY AFFECTED BY THIS PLAN.

ALL OF THE ABOVE REQUIREMENTS CONTAINED ON THIS PLAN SHALL REMAIN INTO EFFECT INDEFINITELY AND SHOULD BECOME THE RESPONSIBILITY OF ANY FUTURE OWNERS OF THE PROPERTY.

DEVELOPER	CONTRACTOR	OWNER
By: _____	By: _____	By: _____
_____ Print Name	_____ Print Name	_____ Print Name
_____ Date	_____ Date	_____ Date



EROSION CONTROL NOTE

- TEMPORARY EROSION PLANS ARE REQUIRED.
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON SITE.
- EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE DAY PROBABILITY OF RAIN EXCEED 30 PERCENT, DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- LANDSCAPING PLANS ARE TO BE SUBMITTED TO THE PLANNING DIVISION FOR REVIEW.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

SURFICIAL SOIL REMOVALS

BASED ON OUR FIELD EXPLORATION AND LABORATORY DATA OBTAINED TO DATE, IT IS RECOMMENDED THAT THE SURFICIAL SOILS BE REMOVED TO A DEPTH OF 4 FEET BELOW EXISTING GRADE OR 2 FOOT BELOW THE BOTTOM OF THE FOOTING, WHICHEVER IS DEEPER. THE RECOMMENDED REMOVAL SHOULD BE EXTENDED AT LEAST 4 FEET BEYOND BUILDING LINES OR TO THE LIMITS OF THE EXISTING BUILDING. THE EXISTING NEAR SURFACE SOILS SHOULD ALSO BE REMOVED AT LEAST ONE FOOT WITHIN THE PROPOSED DRIVEWAY AREAS. LOCALLY DEEPER REMOVALS MAY BE NECESSARY TO EXPOSE COMPETENT NATURAL GROUND. THE ACTUAL REMOVAL DEPTHS SHOULD BE DETERMINED IN THE FIELD AS CONDITIONS ARE EXPOSED. VISUAL INSPECTION AND/OR TESTING MAY BE USED TO DEFINE REMOVAL REQUIREMENTS.

GEOTECHNICAL/SOIL ENGINEER

JACK LEE CE2153
QUARTECH CONSULTANTS
576 E LAMBERT RD. BREA CA

OWNER

LA VALLEY GARDEN PLAZA LP
KENNETH WANG
626-378-1683
9911 VALLEY BLVD,
EL MONTE, CA91731



EARTH WORK QUANTITIES:

CUT: 18100 CU.YD. EXPORT DIRT: 18080 CU.YD.
FILL: 20 CU.YD.

OWNER:

LA VALLEY GARDEN PLAZA LP
KENNETH WANG
626-378-1683
9911 VALLEY BLVD,
EL MONTE, CA91731

BENCHMARK:

COUNTY OF LOS ANGELES
BENCHMARK NO. MG 2529
LAT IN N CB 1FT E/O BCR # NW
COR VALLEY BLVD & ROWLAND AVE.
ELEVATION: 278.524'

LEGAL DESCRIPTION:

LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5 EX OF STREET OF TRACT NO. 7007, IN THE CITY OF ARCADIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85 PAGE 30 AND 31 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.
APN: 8577-011-014, 015 & 016



WE HAVE REVIEWED THE PLANS AND THAT THE PLANS ARE IN COMPLIANCE WITH OUR RECOMMENDATIONS.

SOILS REPORT NO. 15-087-0100E

03/21/18
DATE

CITY OF EL MONTE PUBLIC WORKS DEPARTMENT

APPROVED BY:

CITY OF EL MONTE
CITY ENGINEER

DATE

REVIEWED AND RECOMMENDED BY:

DATE

CAL LAND ENGINEERING, INC.
QI&R QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:
9933 VALLEY BLVD
EL MONTE CA 91731

DRAWN: AS
 CHECKED:
 DATE: 03/21/2018
 JOB NO.: 15-087-010
 SCALE:
 FILE NAME:

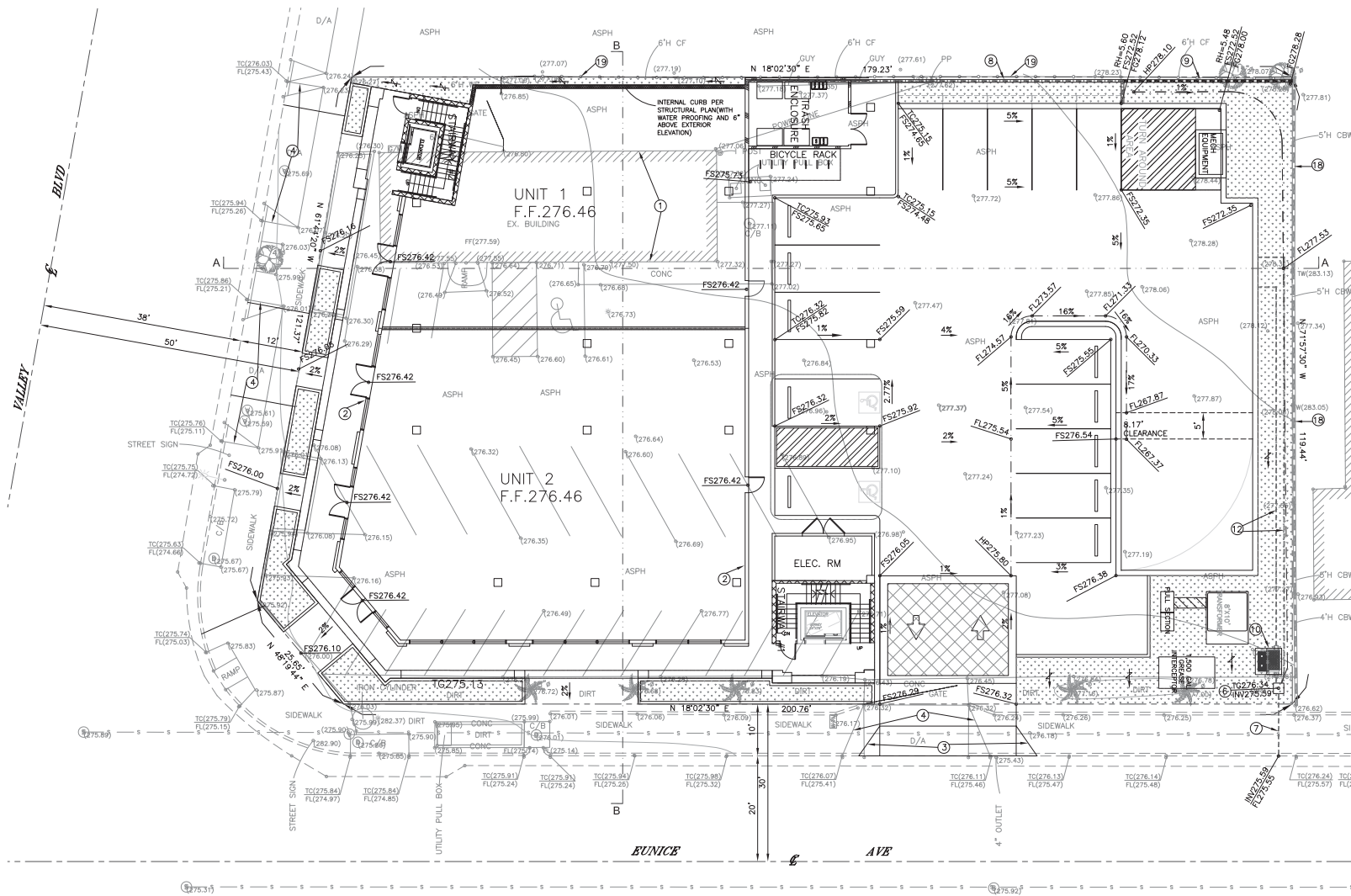
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SHEET 1 OF 7

GRADING PLAN

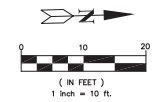
9933 VALLEY BLVD EL MONTE CA91731

CALLAND ENGINEERING, INC.
CLB QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090



- CONSTRUCTION NOTES:**
- 1 EXISTING STRUCTURE TO BE REMOVED
 - 2 INSTALL SUMP PUMP WITH BACK UP GENERATOR DETAIL ON SHEET 6
 - 3 CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2
 - 4 EXISTING DRIVEWAY APPROACH TO BE REMOVED
 - 5 INSTALL SUMP PUMP FOR WETLAND SYSTEM DETAIL ON SHEET 6
 - 6 CONSTRUCT 24" X 24" CATCH BASIN
 - 7 CONSTRUCT 18" X 4" PARKWAY DRAIN PER SPPWC STD. NO. 151-2
 - 8 CONSTRUCT NEW RETAINING WALL PER ARCHITECTURAL PLAN
 - 9 CONSTRUCT NEW 6" H BLOCK WALL PER ARCHITECTURAL PLAN
 - 10 INSTALL MODULAR WETLAND SYSTEMS, MWS-4-4-4 DETAIL ON SHEET 7
 - 11 CONSTRUCT 12" X 12" CATCH BASIN
 - 12 INSTALL 4" CI PUMP PIPE
 - 13 INSTALL 6" CI DRAINAGE PIPE
 - 14 INSTALL 10,000 GALLON 1000HT-2X125000 JENSEN PRECAST CONCRETE CISTERN OR EQUIVALENT DETAIL ON SHEET 7
 - 15 INSTALL TRENCH DRAIN
 - 16 INSTALL 3" CI PUMP PIPE
 - 17 INSTALL SUBDRAIN SYSTEM PER STRUCTURAL PLAN
 - 18 EXISTING WALL TO REMAIN
 - 19 EXISTING FENCE TO REMAIN

- LEGEND:**
- | | |
|---------------------------------|--------------------------|
| (527.63).....EXISTING ELEVATION | T.C.....TOP OF CURB |
| 520.00.....PROPOSED ELEVATION | F.L.....FLOW LINE |
| -(630).....EXISTING COUNTEROUT | F.S.....FINISH GRADE |
|PROPOSED STRUCTURE | F.F.....FLOOR FINISH |
|PROPOSED 6" BLOCK WALL | H.P.....HIGH POINT |
|SIDE WALK | P.P.....POWER POLE |
| Q.....LIGHT | D/W.....DRIVEWAY |
|CENTER LINE | W/M.....WATER METER |
|PROPERTY LINE | INV.....INVERT ELEVATION |
|CONSTRUCTION NOTES | T.G.....TOP OF GRADE |
|SANDBAG LINE | D.S.....DOWNSPOUT |
| | D.....STORM DRAIN |
| |CONCRETE AREA |



CITY OF EL MONTE
PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ DATE: _____

CITY OF EL MONTE CITY ENGINEER

REVIEWED AND RECOMMENDED BY: _____ DATE: _____

FIRST FLOOR

PROJECT LOCATION:
9933 VALLEY BLVD
EL MONTE CA 91731

DRAWN: AS
 CHECKED: CIVIL
 DATE: 03/21/2018
 JOB NO: 15-087-010
 SCALE:
 FILE NAME:

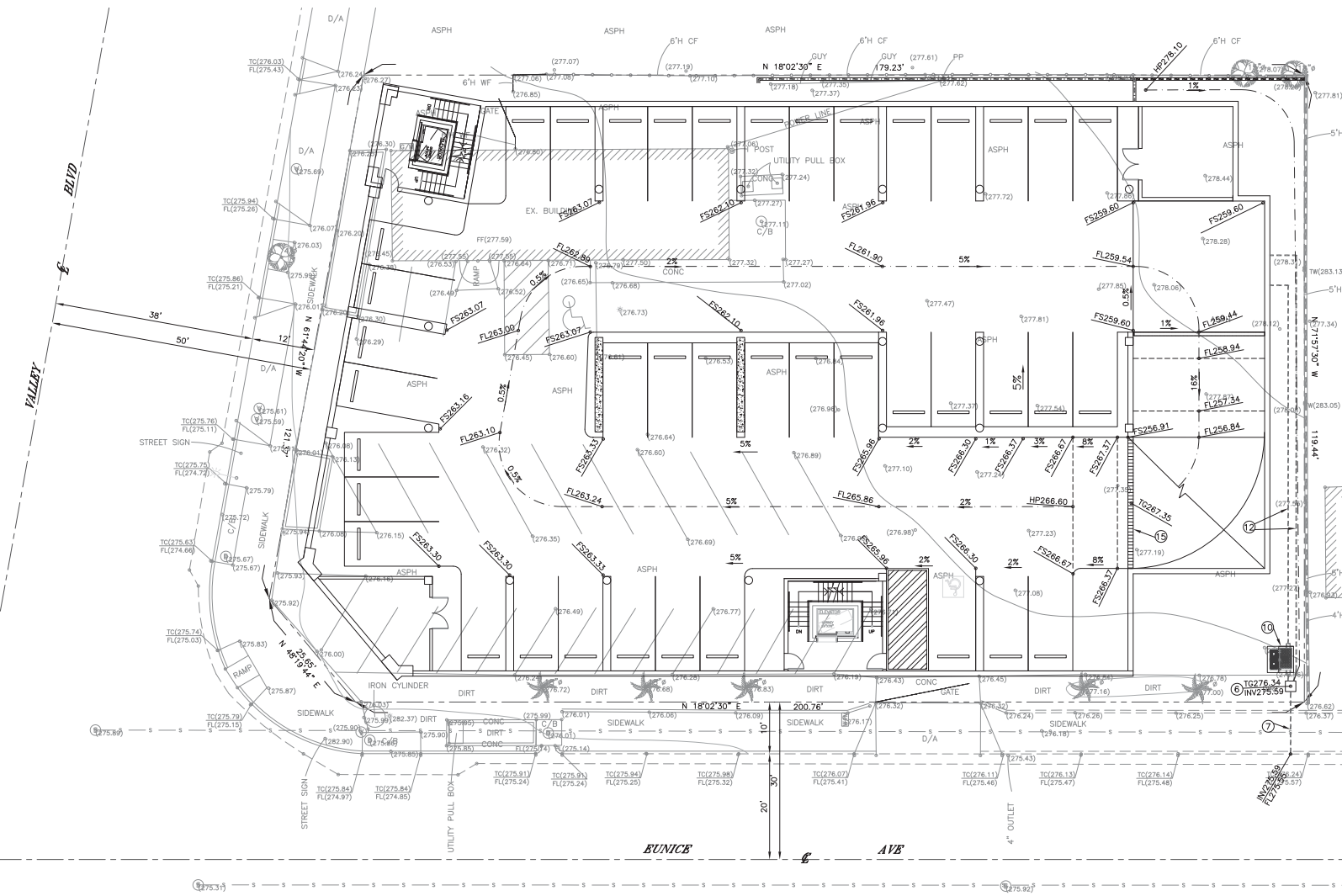
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SHEET 2 OF 7

GRADING PLAN

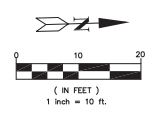
9933 VALLEY BLVD EL MONTE CA91731

CAL LAND ENGINEERING, INC.
CLB QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREAS, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090



- CONSTRUCTION NOTES:**
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 - 14 INSTALL 10,000 GALLON 1000DHT-2X125000 JENSEN PRECAST CONCRETE CISTERN OR EQUIVALENT DETAIL ON SHEET 7
 - 15 INSTALL TRENCH DRAIN
 - 16 INSTALL 3" CI PUMP PIPE
 - 17 INSTALL SUBDRAIN SYSTEM PER STRUCTURAL PLAN
 - 18 EXISTING WALL TO REMAIN
 - 19 EXISTING FENCE TO REMAIN

- LEGEND:**
- (527.63).....EXISTING ELEVATION
 - 520.00.....PROPOSED ELEVATION
 - (530).....EXISTING COUNTER
 -DRAINAGE PATTERN
 -PROPOSED STRUCTURE
 - SW.....SIDE WALK
 -CENTER LINE
 -PROPERTY LINE
 -CONSTRUCTION NOTES
 -SANDBAG LINE
 - T.C.....TOP OF CURB
 - FL.....FLOW LINE
 - F.G.....FINISH GRADE
 - F.S.....FINISH SURFACE
 - F.F.....FLOOR FINISH
 - H.P.....HIGH POINT
 - P.P.....POWER POLE
 - D.W.....DRIVEWAY
 - W.M.....WATER METER
 - INV.....INVERT ELEVATION
 - T.G.....TOP OF GRATE
 - D.S.....DOWNSPOUT
 - D.....STORM DRAIN
 -CONCRETE AREA



CITY OF EL MONTE
PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ DATE: _____

CITY OF EL MONTE CITY ENGINEER

REVIEWED AND RECOMMENDED BY: _____ DATE: _____

BASEMENT 1

PROJECT LOCATION:
9933 VALLEY BLVD
EL MONTE CA 91731

DRAWN: AS
 CHECKED: CIVL
 DATE: 03/21/2018
 JOB NO: 18-087-010
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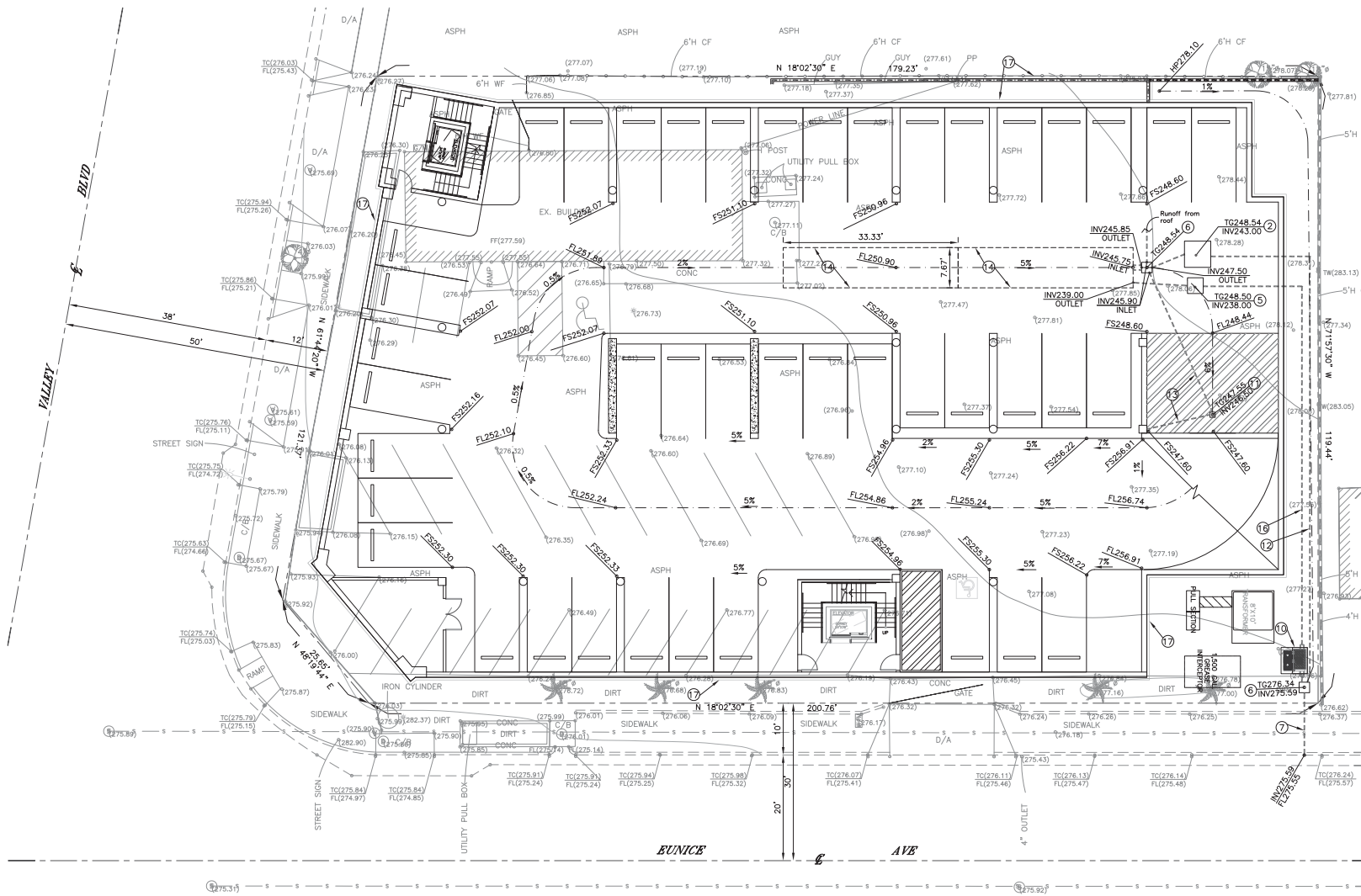
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SHEET 3 OF 7

GRADING PLAN

9933 VALLEY BLVD EL MONTE CA91731

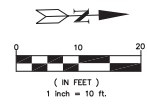
CALLAND ENGINEERING, INC.
CLB QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BRECA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090



- CONSTRUCTION NOTES:**
- EXISTING STRUCTURE TO BE REMOVED
 - INSTALL SUMP PUMP WITH BACK UP GENERATOR DETAIL ON SHEET 6
 - CONSTRUCT NEW DRIVEWAY APPROACH PER SPPWC STD. 110-2
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 - INSTALL 6" CI DRAINAGE PIPE
 - INSTALL 10,000 GALLON 1000HT-2X125000 JENSEN PRECAST CONCRETE CISTERN OR EQUIVALENT DETAIL ON SHEET 7
 - INSTALL TRENCH DRAIN
 - INSTALL 3" CI PUMP PIPE
 - INSTALL SUBDRAIN SYSTEM PER STRUCTURAL PLAN
 - EXISTING WALL TO REMAIN
 - EXISTING FENCE TO REMAIN

NOTE:
 STORAGE TANK PROVIDED BY JENSEN PRECAST OR EQUIVALENT, THE REINFORCEMENT OF THE WATER STORAGE TANK SHOULD BE VERIFIED BY THE CONTRACTOR AND/OR STRUCTURAL ENGINEER. CLB IS NOT RESPONSIBLE FOR THE STRUCTURAL COMPONENT OF THESE.

- LEGEND:**
- (527.63).....EXISTING ELEVATION
 - 520.00.....PROPOSED ELEVATION
 - (630).....EXISTING COUNTEROUT
 -DRAINAGE PATTERN
 -PROPOSED STRUCTURE
 -PROPOSED 6" BLOCK WALL
 - SW.....SIDE WALK
 - Q.....LIGHT
 -CENTER LINE
 -PROPERTY LINE
 -CONSTRUCTION NOTES
 -SANDBAG LINE
- T,C.....TOP OF CURB
 F.L.....FLOW LINE
 F.S.....FINISH GRADE
 F.F.....FINISH SURFACE
 F.F.....FLOOR FINISH
 H.P.....HIGH POINT
 P.P.....POWER POLE
 D/W.....DRIVEWAY
 W.M.....WATER METER
 INV.....INVERT ELEVATION
 T.C.....TOP OF GRADE
 D.S.....DOWNSPOUT
 D.....STORM DRAIN
 CONCRETE AREA



CITY OF EL MONTE
PUBLIC WORKS DEPARTMENT
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BASEMENT 2

PROJECT LOCATION:
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 EL MONTE CA 91731

DRAWN: AS
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 DATE: 03/21/2018
 JOB NO: 15-087-010
 SCALE:
 FILE NAME:

C-4
 SHEET 4 OF 7

EROSION CONTROL PLAN

9933 VALLEY BLVD EL MONTE CA91731

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

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

- TEMPORARY SEDIMENT CONTROL**
- SE1 - SILT FENCE
 - SE2 - SEDIMENT BASIN
 - SE3 - SEDIMENT TRAP
 - SE4 - CHECK DAM
 - SE5 - FIBER ROLLS
 - SE6 - GRAVEL BAG BERM
 - SE7 - STREET SWEEPING & VACUUMING
 - SE8 - SANDING BARRIER
 - SE9 - STRAW BALE BARRIER
 - SE10 - STORM DRAIN INLET PROTECTION

- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL

- EQUIPMENT TRACKS CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
 - TC2 - STABILIZED CONSTRUCTION ROADWAY
 - TC3 - ENTRANCE/OUTLET TIRE WASH

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

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

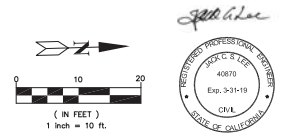
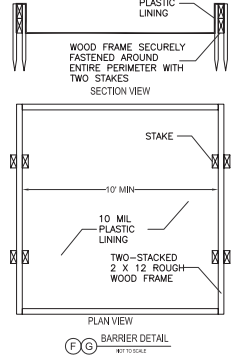
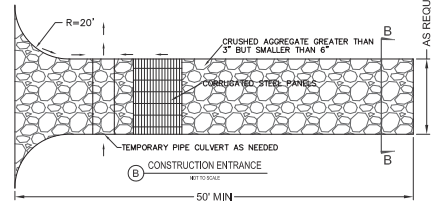
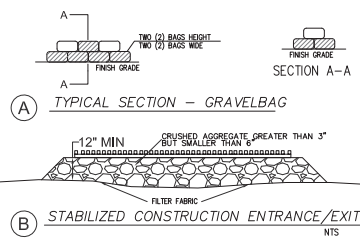
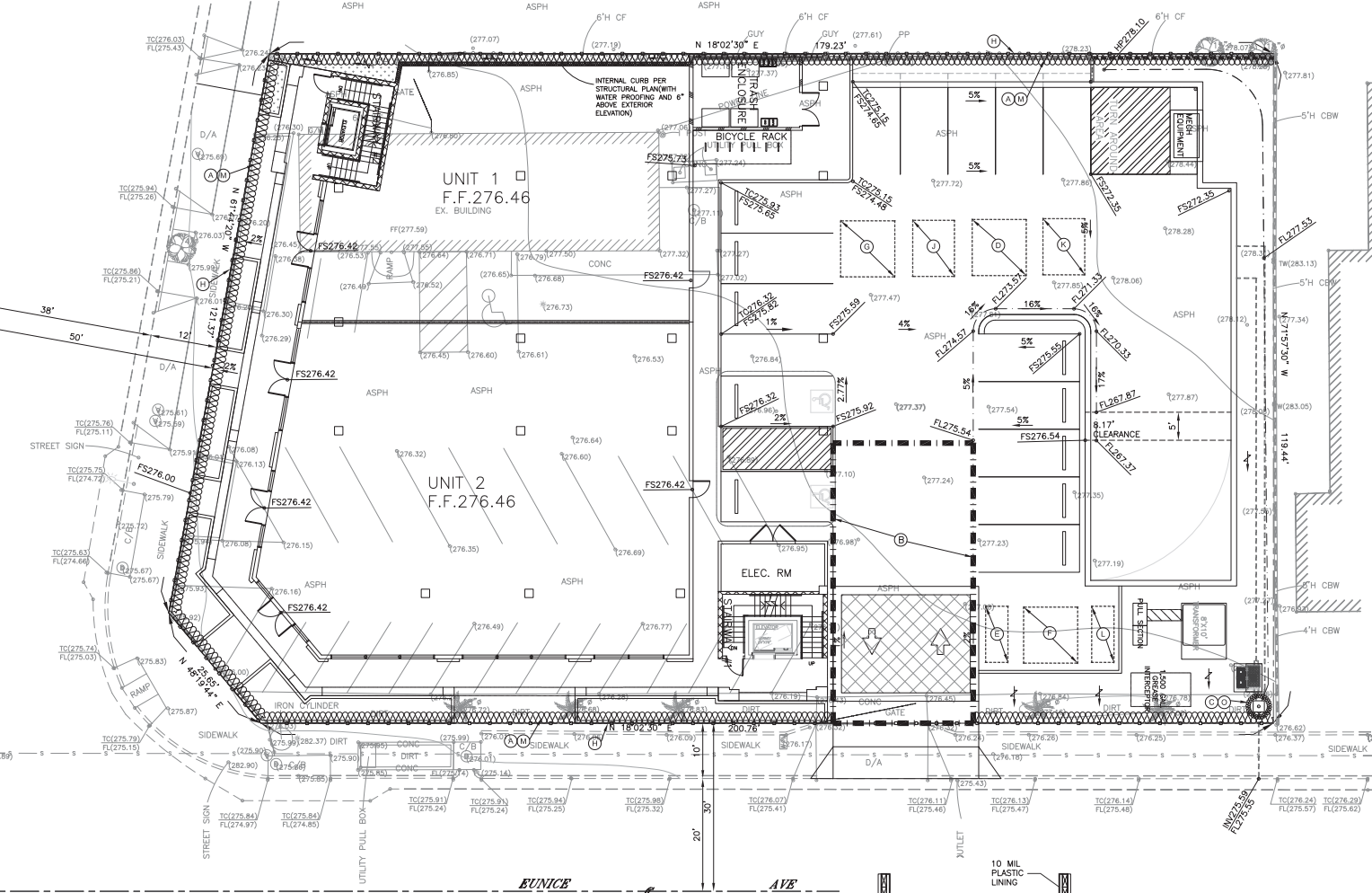
EROSION CONTROL NOTE

- a. In case of emergency call KENNETH WANG at (626)-378-1683.
- b. The undersigned Civil Engineer will review the erosion control work:

- Signature _____ Date _____
- c. A standby crew shall be available at all times for emergency work during the rainy season (October 15 through April 15). When rain is imminent, necessary materials shall be available on site and stock piled at convenient locations to facilitate rapid construction of temporary devices or to repair any damaged erosion control measures.
 - d. Devices shall not be moved or modified without the approval of the City Inspector.
 - e. All removable protective devices shown shall be in place at the end of each working day when the five (5)-day rain probability forecast exceeds forty (40) percent.
 - f. After a rainstorm, all silt and debris shall be removed from check basins and desilting basins. Any graded slope surface protection receiving measurable damage during a rainstorm shall also immediately be repaired.
 - g. Fill slopes of the tract perimeter must drain away the top of the slope at the end of each working day.
 - h. A guard shall be posted on the site whenever the depth of water in any device exceeds two (2) feet.

EROSION CONTROL NOTES:

- (A) CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG BOUNDARIES OF CONSTRUCTION AREA. THE GRAVEL BAGS SHOULD BE 2 BAGS WIDE AND 2 BAGS HIGH.
- (B) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER BMP #TC-1 (PROVIDE 12" MIN OF 1" TO 3" AGGREGATE)
- (C) INSTALL TEMPORARY CATCH BASIN INLET PROTECTION
- (D) MATERIAL DELIVERY AND STORAGE AREA
- (E) WASTE COLLECTION AREA
- (F) CONCRETE WASHOUT AREA PER DETAIL HEREON
- (G) VEHICLE MAINTENANCE AND CLEANING AREA
- (H) INSTALL CHAIN LINK FENCE ON THE PERIMETER OF THE PROPERTY
- (I) APPLY STREET SWEEPING AND VACUUMING
- (J) TEMPORARY STOCKPILE PER WA-3
- (K) VEHICLE FUELING AREA
- (L) SANITATION FACILITIES
- (M) FIBER ROLL SE-5
- (N) SPILL PREVENTION, CONTROL & CLEAN UP SC-11
- (O) INSTALL LOGO "NO DUMPING - DRAINS TO OCEAN" TO ALL CATCH BASIN

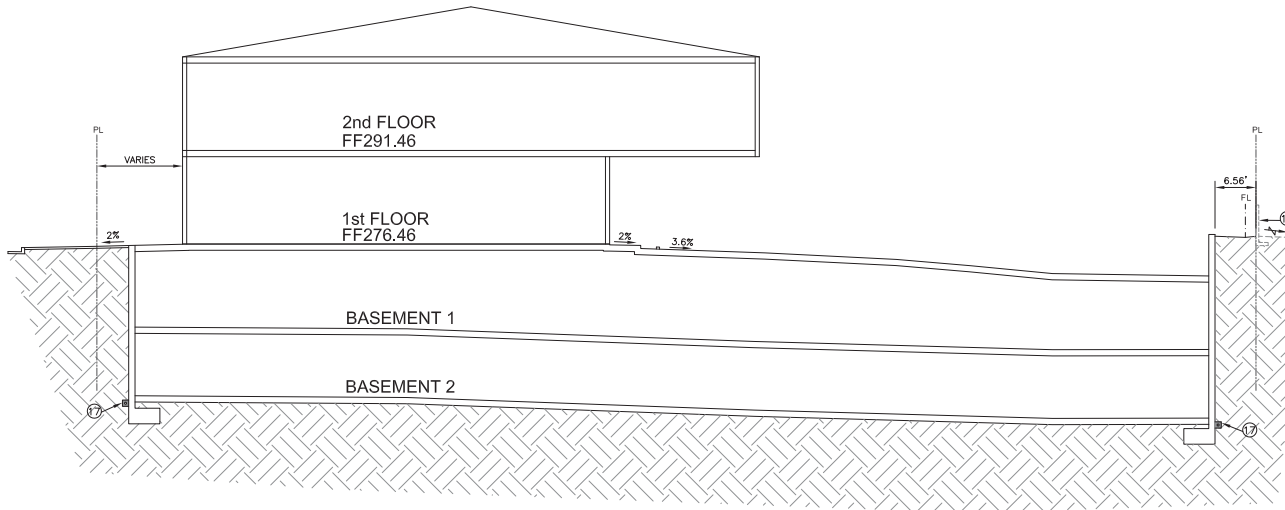


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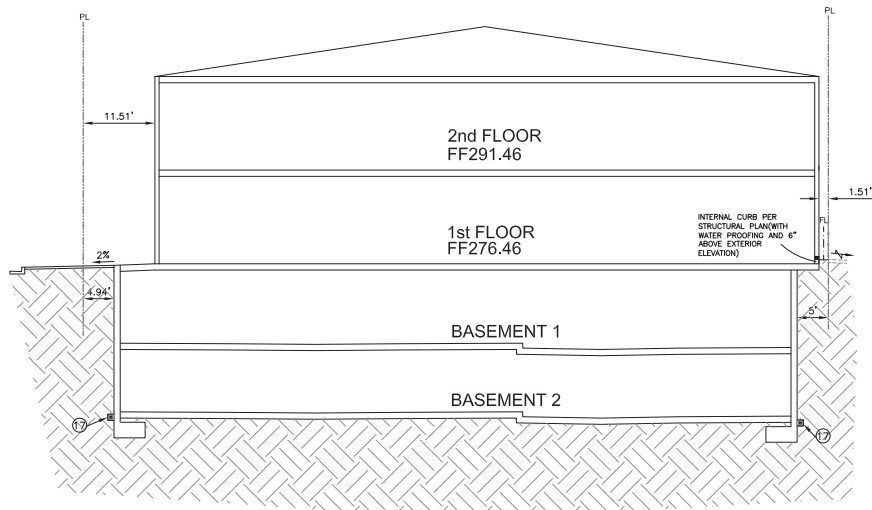
CALLAND ENGINEERING, INC.
aka QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 871-1050 FAX: (714) 871-1090

PROJECT LOCATION:
 9933 VALLEY BLVD
 EL MONTE CA 91731

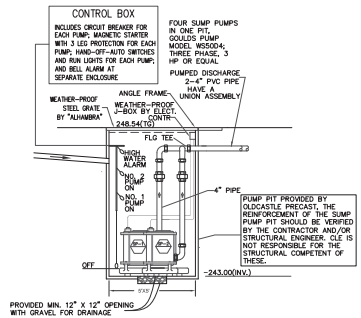
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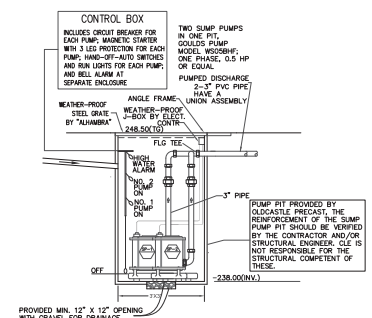
SECTION THRU A-A
 NTS



SECTION THRU B-B
 NTS



2 SUMP PUMP DETAIL
 PUMP TO PARKWAY DRAIN



5 SUMP PUMP DETAIL
 PUMP TO WETLAND SYSTEM

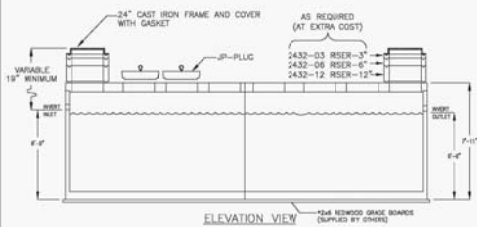


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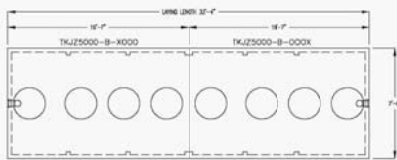
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10,000 GALLON STORMWATER BATTERY HOLDING TANK (MODEL 2XJZ5000)



ELEVATION VIEW



TOP VIEW
(COVERS REMOVED)

"FIRST RESPONDER"

LIQUID CAPACITY: 10,000 GALLONS
BOX DESIGN LOAD: H-20 TRAFFIC FROM 1" TO 4" OF COVER

PART	INLET	OUTLET
BODY	TKJZ5000-B-X000	TKJZ5000-B-000X
COVER	CSJZ3245-4H	CSJZ3245-4H
PLUG (2)	TKJPL112	TKJPL112



00000HT-2XJZ5000
10-18

SITE SPECIFIC DATA

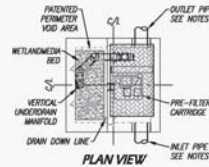
PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
VOLUME BASED (CFS)	FLOW BASED (CFS)
TREATMENT HZ. AVAILABLE (FT)	
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	
PIPE DATA	LC MATERIAL DIAMETER
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
PRETREATMENT BIOFILTRATION DISCHARGE	
R/W ELEVATION	
SURFACE LOAD	PARKWAY OPEN FLANKER PARKWAY
FRAME & COVER	24" x 42" N/A N/A
WETLANDS MEDIA VOLUME (CY)	0.98
WETLANDS DELIVERY METHOD	T80
GRIPCE SIZE (SQA INCHES)	#1.0/1
MAXIMUM PICK WEIGHT (LBS)	9108
NOTES:	

INSTALLATION NOTES

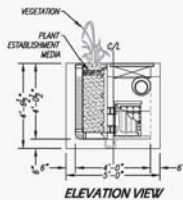
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND ACCESSORIES REQUIRED TO OPERATE AND INSTALL THE SYSTEM AND APPOINTMENTS IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 4" LEVEL JOCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLOOR). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL JOINTS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURER'S STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES AND HATCHES. CONTRACTOR TO GRIND ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

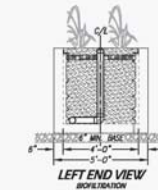
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



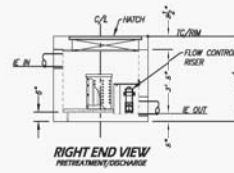
PLAN VIEW



ELEVATION VIEW



LEFT END VIEW
BIOFILTRATION



RIGHT END VIEW
PRETREATMENT/DISCHARGE

TREATMENT FLOW (CFS)	0.002
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/FS)	1.8
WETLAND MEDIA LOADING RATE (GPM/FS)	1.0

MWS-L-4-4-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

THE PROJECT ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE DESIGN OF THE SYSTEM OR THE PERFORMANCE OF THE SYSTEM UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF JENSEN PRECAST SYSTEMS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



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CAL LAND ENGINEERING, INC.
CIBR QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREWSTER, CA 92821
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