

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: JANUARY 13, 2020

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT
BELINDA DEINES, INTERIM PRINCIPAL PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP19-0018 AND SITE DEVELOPMENT PERMIT SDP19-0030 TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A 5,333 SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND ATTACHED THREE-CAR GARAGE, AND ALLOW INCREASED RETAINING WALL HEIGHT AND MAXIMUM DRIVEWAY GRADE AT 32081 SEA ISLAND DRIVE

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP19-0018 and Site Development Permit SDP19-0030.

APPLICANT: Balakrishna Sundar, Property Owner

REPRESENTATIVE: Brion Jeannette, Architect

REQUEST: Approval of a Coastal Development Permit and Site Development Permit to allow demolition of a single-family dwelling and construction of a new single-family dwelling and attached three-car garage, and allow increased retaining wall height and maximum driveway grade located within the City's Coastal Overlay District (California Coastal Zone). The property is not located within the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 32081 Sea Island Drive (APN 670-172-05)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on December 23, 2019, published within a newspaper of general circulation on January 3, 2020, and posted on December 23, 2019 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section

15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

ISSUES:

- Project consistency with the Dana Point General Plan, Zoning Code (DPZC) and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP and DPZC for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The project site is a 15,647 square-foot lot located within Monarch Bay Terrace, a built-out neighborhood of single-family residences. The vicinity map is provided in Supporting Document 2. Currently, the site is improved with an existing one-story, 2,784 square-foot single family residence and two-car garage, which are proposed to be demolished. The property is bounded by single-family residences to the north, south and east, and open space to the west. The rear half of the lot contains a steep slope with natural vegetation.

The neighborhood consists of single-story ranch-style homes that were originally built in the 1960s and 1970s. Some homes have been renovated or reconstructed over the years, resulting in varied architectural styles throughout the area. The existing structure was built in 1974 and has not been identified as a historic resource.

The property is zoned “Residential Single-Family 4” (RSF 4) and “Planned Residential District 1” (PRD 1) and is located within the City’s Coastal Overlay District (the California Coastal Zone). The subject site is located outside the Appeals Jurisdiction of the California Coastal Commission. The property is also identified within the Very High Fire Hazard Severity Zone, and will be subject to Orange County Fire Authority requirements for fuel modification.

DISCUSSION:

The proposed scope of work includes demolition of the existing residence, and construction of a new two-story, 4,990 square-foot single-family residence, 343 square-foot accessory living quarters (to be utilized as a study), and attached 780 square-foot three-car, tandem garage. The total program consists of five bedrooms, five-and-a-half bathrooms, media room, and an open concept kitchen, dining and living area.

The proposed two-story design features sloped and flat roof forms and variable exterior

finishes which add interest and articulation which are compatible with neighboring properties.

Additional development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RSF 4/PRD 1 Districts.

Table 1 summarizes applicable RSF 4/PRD 1 zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF 4/PRD 1 Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	5 feet	20.21 feet	Yes
Side Setbacks	10 feet (aggregate)	5.08 feet; 5.2 feet	Yes
Rear Setback	10 feet	72.81 feet	Yes
Height	28 feet	24 feet	Yes
Lot Coverage	45% maximum	25.5%	Yes
Landscape Coverage	25% minimum	43.9%	Yes
Parking Required	2 covered parking spaces minimum for five bedrooms	3 covered parking spaces	Yes

The proposed structure is proposed as a soft contemporary style with smooth stucco, copper gutters and accents, slate tile roofing, cable wire deck railings, glass garage doors, stone columns, wood gates, columns, and eaves, and dark bronze windows and doors. A color and materials sample board is provided as Supporting Document 3.

New landscaping will be subject to compliance with DPZC Chapter 9.55 for Water Efficiency Landscape Requirements. A pool and patio area is proposed toward the rear of the structure. The project, as designed, complies with all applicable development standards, including setbacks, parking, landscape area, and height limits. No deviations are requested.

Coastal Development Permit CDP19-0018

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of existing structures and construction of a new single-family dwelling on land located in the City's Coastal Overlay District requires approval of a Coastal Development Permit (CDP).

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a

Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*

The project is in conformance with the certified LCP and DPZC with the exception of modifications to retaining wall height and driveway grade, which may be allowed subject to approval of a Site Development Permit.

2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*

The project is not located between the nearest public roadway and the sea or shoreline of any body of water, and is located on an already developed lot that will have no conflict with public access and public recreation policies of the Coastal Act.

3. *Conform to Public Resources Code Section 21000 (the California Environmental Quality Act – CEQA) and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*

The project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction) in that the application proposes construction of one single-family dwelling.

4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*

The property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would not result in adverse impacts.

5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*

The subject site is an already developed property located within an established area of residential uses with little disturbance of existing natural land forms proposed and the proposed development will be constructed in conformance with applicable regulations for geological and erosional forces, flood, and fire,

minimizing undue risks from these or other hazards. The project is required to comply with Orange County Fire Authority development standards for properties located within the Very High Fire Hazard Severity Zone.

6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*

The proposed single-family dwelling will be constructed utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in a project that is complementary to surrounding development in terms of mass, size, and scale.

7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

The proposed project has been reviewed by City staff and found to conform with applicable requirements of the Dana Point Zoning Code, which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property. There are no adopted specific plans that apply to the subject property.

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 20-01-13-XX, attached to this report as Action Document 1.

Site Development Permit SDP19-0030

A Site Development Permit (SDP) is required for retaining walls exceeding 30 inches in height [DPZC 9.05.120(d)] and to exceed maximum allowable driveway grade [DPZC 9.35.050(b)(3)(A)(1)]. The proposed project proposes up to 10.2' high retaining walls along the south side property line and 8.2' high retaining walls along the north side property line. The driveway grade is proposed at an average of 17.7% measured along the driveway centerline, which exceeds the maximum allowable driveway grade of 10% within the first 10' from the right-of-way and 15% for the remaining distance thereafter, unless otherwise approved by the Director of Public Works.

Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval of a SDP, requiring:

1. *Compliance of the site design with development standards of this Code.*

Pursuant to DPZC Section 9.05.120(d), applications for retaining walls greater than 30 inches from the top of the wall to finished grade may be permitted subject to approval of a Site Development Permit. The overall design of the retaining wall will complement proposed site improvements and are not visible from street view, while maintaining adequate access around the main structure.

Though the proposed driveway grade of 17% does not meet the standards of the DPZC, the Public Works Department has reviewed the proposed driveway grade and has determined that the design is adequate to meet vehicular ingress/egress. DPZC allows modifications to the driveway grade standards at the discretion of the Director of Public Works.

2. *Suitability of the site for the proposed use and development.*

The proposed retaining walls provide necessary ingress/egress and fire access/hose pull around the structure. The proposed walls are screened behind gates and are not visible from street view. The proposed driveway grade of 17% is appropriate at the site, to meet minimum height requirements of the two-story structure and lower the appearance of mass and scale of the two-car garage from street view.

3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*

The proposed project is consistent with the City's General Plan and all applicable provisions of the Urban Design Guidelines in that the proposed improvements are not in conflict with any goals or policies of the General Plan.

4. *Site and structural design which are appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.*

The proposed retaining walls have been designed utilizing a variety of materials and colors that are compatible with the main residence. Landscape planter areas and site walls provide screening for the proposed retaining walls from street view. The proposed driveway grade of 17% lowers the garage floor below street elevation that slopes along the street frontage and allows for construction of accessory living quarters (to be utilized as a study) in line with the upper floor above the garage.

The recommended findings for approval of the SDP are outlined in the draft Resolution No. 20-01-13-XX, attached to this report as Action Document 1.

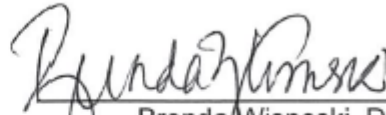
CORRESPONDENCE: On October 7, 2019, the applicant received approval from the Monarch Bay Terrace Property Owners Association. To date, no additional correspondence has been received regarding this project.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. The project has been found to comply with all standards of development, with the exception of retaining wall height and driveway grade. Staff recommends the Planning Commission adopt the attached draft Resolution, approving

Coastal Development Permit 19-0018 and Site Development Permit 19-0030 subject to the findings and conditions of approval contained therein.



Belinda Deines, Interim Principal Planner



Brenda Wisneski, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 20-01-13-XX

Supporting Documents

2. Vicinity Map
3. Color and Material Sample Boards
4. Site Photos
5. Architectural Plans

Action Document 1: Draft Planning Commission Resolution No. 20-01-13-XX

RESOLUTION NO. 20-01-13-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP19-0018 AND SITE DEVELOPMENT PERMIT SDP19-0030 TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW SINGLE-FAMILY DWELLING, AND ALLOW INCREASED RETAINING WALL HEIGHT AND MAXIMUM DRIVEWAY GRADE LOCATED AT 32081 SEA ISLAND DRIVE.

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Brion Jeannette, Architect, (the "Representative") has filed an application on behalf of Balakrishna Sundar, ("Applicant"), the owner of real property commonly referred to as 32051 Sea Island Drive (APN 670-172-05) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit and Site Development Permit to allow construction of a new single-family dwelling, and to allow increased retaining wall height and maximum driveway grade at the Property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the application proposes the construction of one single-family dwelling; and

WHEREAS, the Planning Commission did, on the 13th day of January, 2020, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP19-0018 and Site Development Permit SDP19-0030.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP19-0018 and SDP19-0030 subject to the following conditions of approval:

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Findings:

Coastal Development Permit CDP19-0018

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures) in that the application proposes the construction of one single-family dwelling.**
4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would**

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not result in adverse impacts.

5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is an already developed property located within an established area of residential uses with little disturbance of existing natural landforms proposed and; in that the proposed development will be constructed in conformance with applicable regulations for geological and erosional forces, flood, and fire, minimizing undue risks from these or other hazards. The project is required to comply with Orange County Fire Authority development standards for properties located within the Very High Fire Hazard Severity Zone.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project would construct a new single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in development of the property in a manner that is complementary to surrounding development in terms of mass, size and scale.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

Site Development Permit SDP19-0030

8. That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) **in that pursuant to Section 9.05.120(d) of the Dana Point Zoning Code (DPZC), applications for retaining walls that are greater than thirty (30) inches from the top of the wall to finished grade may be permitted subject to the approval of a Site Development Permit (SDP). The overall design of the retaining wall will complement proposed site improvements and be architecturally compatible with the home, while maintaining adequate access around the main structure. Though the proposed driveway grade of 17% does not meet the standards of the DPZC, the Public Works Department has reviewed the proposed driveway grade and has**

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determined that the proposed design is adequate to meet vehicular ingress/egress. DPZC allows modifications to the driveway grade standards at the discretion of the Director of Public Works.

9. That the site is suitable for the proposed use and development in that the retaining walls provide necessary ingress/egress and fire access/hose pull around the structure. The proposed walls are screened behind gates and are not visible from street view. The proposed driveway grade of 17% is appropriate at the site, to meet the minimum height requirements of the two-story structure and lower the appearance of mass and scale of the two-car garage from street view.
10. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines in that the applicant's proposal is consistent with the City's General Plan and all applicable provisions of the Urban Design Guidelines in that the proposed improvements are not in conflict with any goals or policies of the General Plan.
11. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, in that the proposed improvements are appropriate for the site in that the new retaining walls have been designed utilizing a variety of materials and colors that are compatible with the main residence and provide visual interest. The proposed landscape planter areas and site walls provide screening for the proposed retaining walls. The proposed driveway grade of 17% lowers the garage floor below street elevation that slopes along the street frontage and allows for construction of accessory living quarters (to be utilized as a study) in line with the upper floor above the garage.

Conditions:

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a 5,333 square-foot single-family dwelling at 32081 Sea Island Drive, in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

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3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making

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known the conditions to City staff for future governmental permits or actions on the project site.

7. The project shall meet all water quality requirements.
8. A grading permit shall be obtained prior to any work, including demolition activities.
9. The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services.
10. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.
11. The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.

Prior to Issuance of a Grading Permit:

12. The proposed drive profile shall be designed by a civil engineer and may not exceed a slope of 20% when measured along the centerline.
13. A hydrology and hydraulic study will be required for sump pump or alternative drainage design. The hydrology and hydraulic study shall be submitted for review and approval as part of the grading application.
14. The Applicant, or Applicant's Agent(s), shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
15. The Applicant, or Applicant's Agent(s), shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
16. The applicant shall submit an application for shoring as needed, to the

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Building Department. In the event shoring is required a separate permit submittal shall be made to the Building Department for review and approval. All shoring permits shall be issued concurrently with the grading permit.

17. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The Landscape plan shall be in accordance with the approved grading plan, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
18. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
19. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.

Prior to Issuance of a Building Permit:

20. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan.
21. All documents prepared by a professional shall be wet-stamped and signed.
22. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval.
23. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer and other impact-related fees.
24. The Applicant, or Applicant's agent(s), shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
25. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (along with the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify

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that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.

26. The applicant shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
27. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.
28. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping. Any trees and shrubs proposed within the rear yard beyond the structural string-line shall be a maximum of 42-inches in height.
29. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP19-0018 and SDP19-0030. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. Certification shall verify that the location of the structure is in compliance with the structure setbacks indicated on the

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approved plans.

30. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP19-0018 and SDP19-0030. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted.

Prior to Issuance of a Certificate of Use and Occupancy:

31. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
32. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
33. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved plans and which specifically approves construction for all engineered drainage devices and retaining walls.
34. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
35. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.
36. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping within the front-yard of the subject property shall be installed (per plan) prior to final inspection by the Planning Division.

PLANNING COMMISSION RESOLUTION NO. 20-01-13-XX
CDP19-0018 AND SDP19-0030
PAGE 10

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 13th day of January, 2020 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

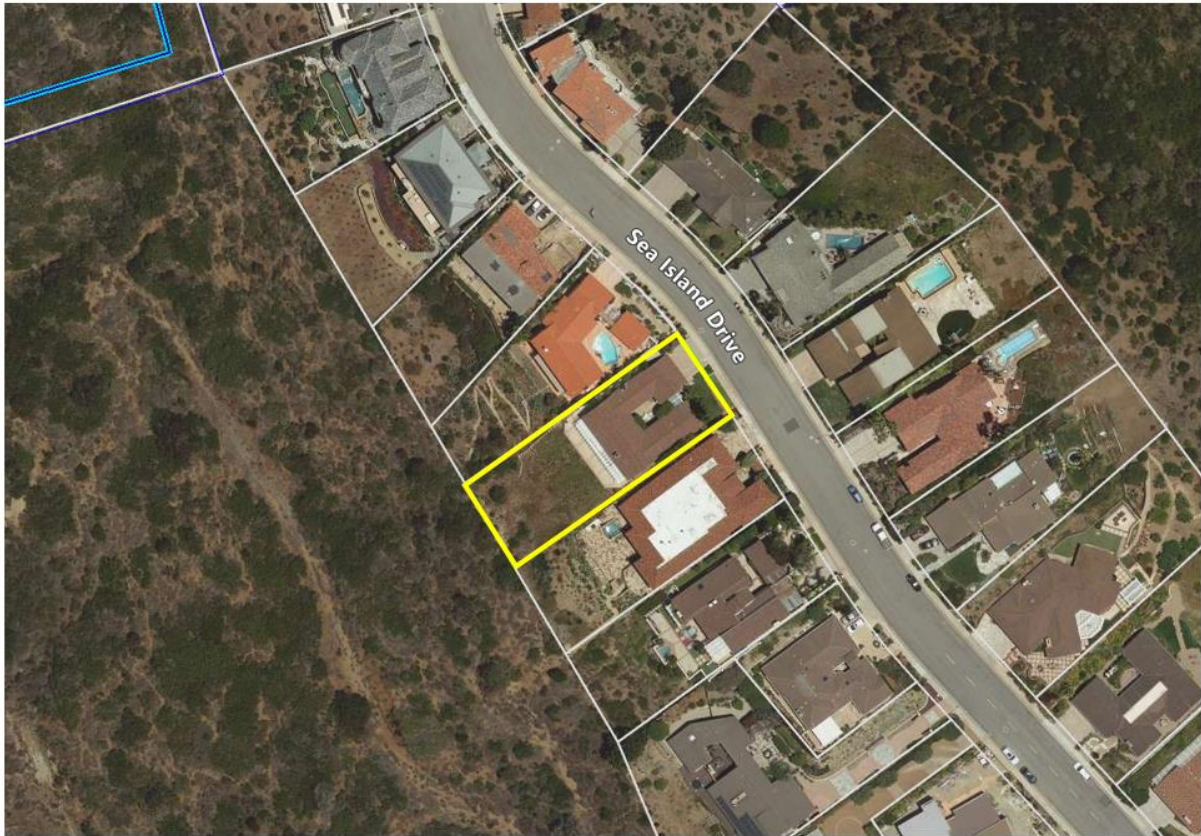
Roy Dohner, Chairperson
Planning Commission

ATTEST:





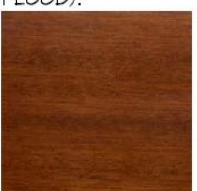



Brenda Wisneski, Director
Community Development Department

Supporting Document 2: Vicinity Map

Vicinity Map: 32081 Sea Island Drive



Supporting Document 3: Color and Material Sample Boards

	<p><u>EXTERIOR PLASTER:</u> EXTERIOR PLASTER 0/ (2) LAYER GRADE D PAPER AT BUILDING FIELD TO HAVE SMOOTH TEXTURE. FINAL COLOR COAT TO BE OMEGA AKROFLEX OR OMEGAFLEX. FINAL COLOR TO BE #6409 AND BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.</p>	<p><u>METAL:</u> GUTTERS, DOWNSPOUTS, COLLECTION BOXES, CHIMNEY CAPS AND METAL CLAD BERMUDA ROOF AT ENTRY STRUCTURE TO BE 16 OZ. COPPER.</p>	<p><u>SLATE ROOF:</u> ROOF TILE TO BE NATURAL SLATE. COLOR TO BE AN ONYX BLACK, MYSTIC GREY AND SMOKE GREY BLEND.</p> 
<p><u>WINDOWS/DOORS:</u> WINDOWS AND DOORS TO BE ALUMINUM CLAD BY KOLBE (ULTRA SERIES). COLOR TO BE DARK BRONZE ANNOIDIZED.</p> 	<p><u>LOW SLOPE ROOF:</u> ROOF MATERIAL AT LOW SLOPE ROOF AREAS TO BE CLASS 'A' BUILT-UP ROOFING. COLOR TO MATCH ROOF TILE.</p> 	<p><u>WOOD:</u> WOOD AT EXTERIOR GATES, COLUMNS, EAVE SOFFITS AND WOOD BANDS TO BE STAIN-GRADE MAHOGANY WITH A DARK MAHOGANY STAIN FINISH (#T29, MANUFACTURED BY FLOOD).</p> 	<p><u>STONE:</u> EXTERIOR STONE AT COLUMNS, SELECT WALLS PER ELEVATIONS, AND PLANTER WALLS, TO BE SIERRA WHITE LIMESTONE IN RANDOM PATTERN.</p> 
<p><u>DECK RAILING:</u> DECK RAILING AND CABLE WIRE TO BE STAINLESS STEEL.</p>  <p><u>GLASS:</u> GLASS AT GARAGE DOORS TO BE GRAY OPAQUE.</p> 			

BRION JEANNETTE ARCHITECTURE
 470 OLD NEWPORT BLVD. N.B, CA 92663 949.645.5854

PROJECT: AMRAPALI (32081 SEA ISLAND)
 DRAWING: COLOR & MATERIAL BOARD

SCALE: N.T.S.
 DATE: 2019.08.09















Supporting Document 5: Architectural Plans
ATTACHMENT



Amrapali

Brion Jeannette Architecture

ZONING STANDARDS

DESCRIPTION	REQUIRED/ ALLOWED	EXISTING	PROPOSED	CONFORMS
USE	SFD	SFD	SFD	YES
ZONE	RSF4	RSF4	RSF4	YES
SPECIFIC PLAN	N/A	N/A	N/A	YES
LOT SIZE	8,700 S.F.	15,647.88 S.F.	15,647.88 S.F.	YES
LOT WIDTH (AVG)	50'	75.65'	75.65'	YES
LOT DEPTH (AVG)	75'	206.14'	206.14'	YES
MAX. LOT COVERAGE	(7,041.55 SF) 45%	(3,328.32 SF) 21.27%	(3,988.88 SF) 25.49%	YES
MAX. BUILDING HEIGHT	24'-0" FLAT/ 26'-0" SLOPED (3:12)	14'-1/2"	24'-0"	YES
LOWEST POINT	N/A	604.87'	595.41' 2	YES
LOT SLOPE %	N/A	10.39%	10.39%	YES
MAX. # OF STORIES	2	1	2	YES
ROOF SLOPE	16:12	3:12	FLAT/26:12 2	YES
FLOOR AREA RATIO	N/A	N/A	N/A	YES
SETBACKS:				
FRONT YARD	20'-0"	20.12'	20.21'	YES
SIDE YARD (L)	5'-0"	7.44'	5.08'	YES
SIDE YARD (R)	5'-0"	11.34'	5.20'	YES
REAR YARD	25'-0"	106.35'	72.81'	YES
OPEN SPACE	N/A	N/A	N/A	YES
LANDSCAPE AREA	(25%) 2,175 S.F.	(56.98%) 8,916.07 S.F.	(43.88%) 6,866.84 S.F.	YES
IRRIGATED LANDSCAPE AREA	N/A	2,177.93 S.F.	1,073.64 S.F.	YES
PARKING	2 COVERED	2 COVERED	3 COVERED	YES

PROJECT DATA

DESCRIPTION	EXISTING (TO BE DEMOLISHED)	PROPOSED	TOTAL	REMODEL
LIVING AREA:				
LOWER LEVEL	2 0 S.F. (2,784)	1,565 S.F.	1,565 S.F.	0 S.F.
UPPER LEVEL	(2,784) S.F.	3,425 S.F.	3,425 S.F.	0 S.F.
DETACHED STUDY AT UPPER	0 S.F.	343 S.F.	343 S.F.	0 S.F.
TOTAL LIVING AREA:	(2,784) S.F.	5,333 S.F.	5,333 S.F.	0 S.F.
GARAGE AREA	(544) S.F.	780 S.F.	780 S.F.	0 S.F.
MECHANICAL AREA	0 S.F.	181 S.F.	181 S.F.	0 S.F.
POOL EQUIP./A/C VAULT	0 S.F.	248 S.F.	248 S.F.	0 S.F.
GROSS FLOOR AREA:	(3,328) S.F.	6,542 S.F.	6,542 S.F.	0 S.F.
BALCONY/DECK AREA:	0 S.F.	1,446.32 S.F.	1,446.32 S.F.	0 S.F.

IMPERVIOUS SURFACES

	LOT AREA		% OF LOT AREA	
	EXISTING	PROPOSED	EXISTING	PROPOSED
STRUCTURE	3,328.24 S.F.	3,988.88 S.F.	21.27%	25.49%
HARDSCAPE (W/ DRIVEWAY)	3,403.57 S.F.	4,892.16 S.F.	21.75%	30.62%
TOTAL	6,731.81 S.F.	8,881.04 S.F.	43.02%	56.11%

DEMOLITION (LINEAR FT.)

	EXISTING	REMAINING	DEMO TOTAL %
EXTERIOR WALLS	100% DEMOLITION OF AN EXIST'G 1-STORY 2,784 S.F. SINGLE FAMILY RESIDENCE W/ ATTACHED 544 S.F. 2-CAR GARAGE TO BE DEMOLISHED	0	100%
INTERIOR WALLS		0	100%
TOTAL WALLS		0	100%

DESIGN DATA

CITY: DANA POINT

CODE: 2016 CRC, 2016 CEC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 BUILDING ENERGY EFFICIENCY STANDARDS (BEE), 2016 CAL GREEN BUILDING STANDARDS, CITY OF DANA POINT LOCAL ORDINANCES

CONSTRUCTION TYPE: VB *AN AUTOMATIC FIRE SYSTEM SYSTEM IS REQUIRED

OCCUPANCY: R-3/U

LEGAL OWNER

BALAKRISHNA SUNDAR
32081 SEA ISLAND DRIVE
DANA POINT, CA 92629
CONTACT: BRION JEANNETTE ARCHITECTURE
(949) 645-5854

LEGAL DESCRIPTION

PROJECT ID: TRACT 4272, LOT 76
SITE NUMBER: 670-172-05
AREA: MONARCH BAY TERRACE
DANA POINT
COUNTY: ORANGE

SCOPE OF WORK

DEMOLISH AN EXISTING 1-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE AND CONSTRUCT A NEW 1-STORY PLUS LOWER LEVEL SINGLE FAMILY RESIDENCE WITH ATTACHED 3-CAR GARAGE (2-CAR PLUS TANDEM SPOT).

NOTE:
BRION S. JEANNETTE IS THE D.P.I.R.C. - THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING
DO NOT SCALE DRAWINGS

CONSULTANTS

GEOTECHNICAL:
COAST GEOTECHNICAL
1200 N. COMMONWEALTH AVE.
FULLERTON, CA 92833
(714) 870-1211

SURVEYOR:
APEX LAND SURVEYING
8512 OXLEY CIRCLE
HUNTINGTON BEACH, CA 92646
(714) 488-5006

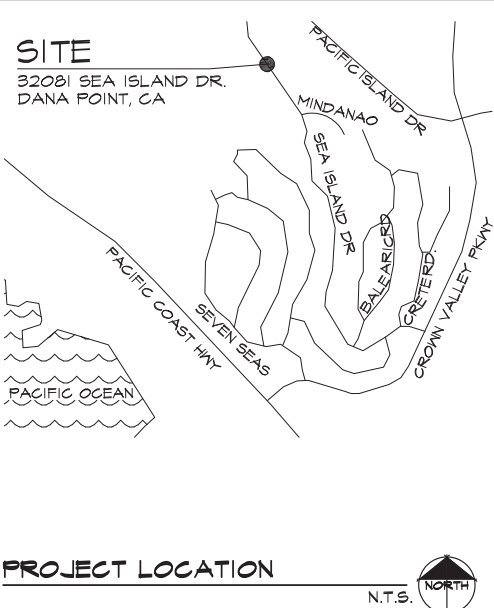
CIVIL:
CORE CIVIL ENGINEERS, INC.
23172 PLAZA POINTE DR.,
SUITE 145
LAGUNA HILLS, CA 92653
(949) 954-7244

STRUCTURAL:
CORE STRUCTURE, INC.
23172 PLAZA POINTE DR.,
SUITE 145
LAGUNA HILLS, CA 92653
(949) 954-7244

SHEET INDEX

- | | |
|------|-------------------------------|
| T-1 | TITLE SHEET & INFORMATION |
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| A-2 | LOWER LEVEL PLAN |
| A-3 | UPPER LEVEL PLAN |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | COURTYARD EXTERIOR ELEVATIONS |
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| L-2 | LANDSCAPE TABULATIONS |
| TS-1 | TOPOGRAPHIC SURVEY |

VICINITY MAP



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DANA POINT, CA

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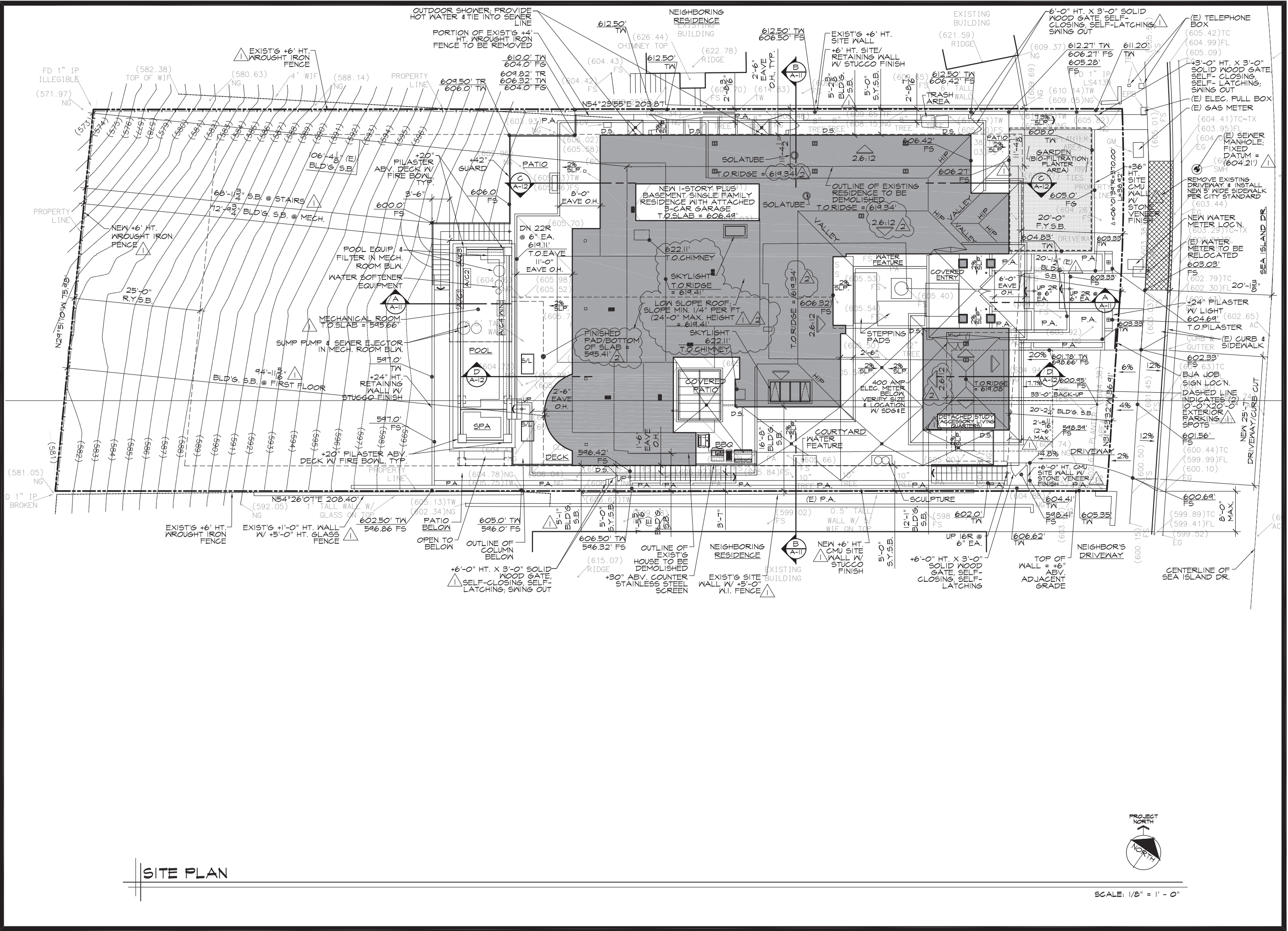
TITLE SHEET &
INFORMATION

Date:
CDP REVIEW
Revision: 11/07/19
CDP REVIEW
Revision: 12/10/19
Revision:
Revision:
Revision:
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T-1

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SITE PLAN

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

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BRION S. JEANNETTE
C8012
REN. 4/21
STATE OF CALIFORNIA


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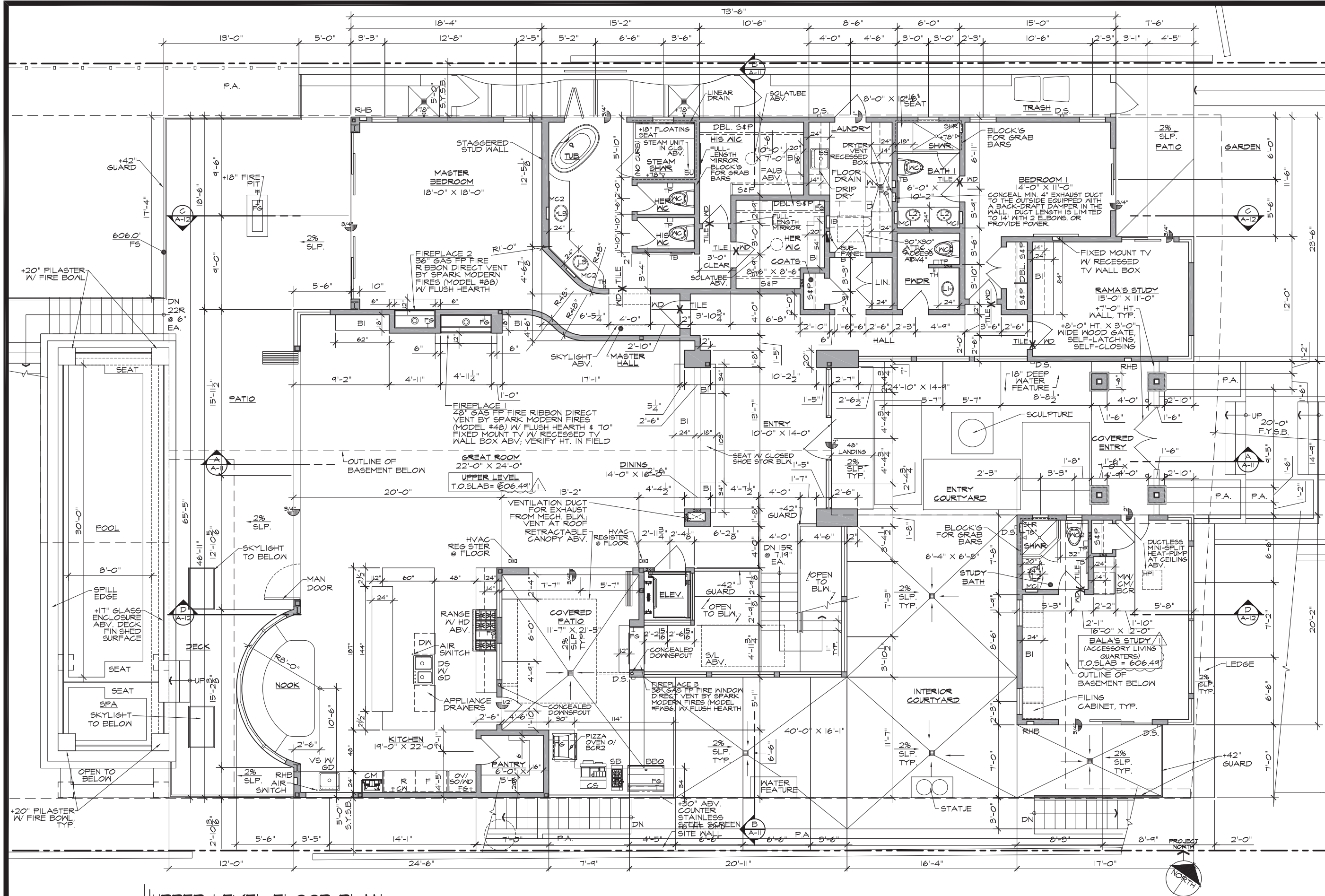
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UPPER LEVEL FLOOR PLAN

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LICENSED ARCHITECT

BRION S. JEANNETTE

C8012

REN. 4/21

STATE OF CALIFORNIA

A-3

1. ALL EXTERIOR GATES TO BE SOLID LUMBER CONSTRUCTION. WOOD SPECIES TO BE STAIN-GRADE MAHOGANY WITH A DARK MAHOGANY FINISH (#129, MANUFACTURED BY FLOOD).
2. GARAGE DOORS TO ALUMINUM WITH A FINISH TO MATCH THE DOORS AND WINDOWS. GLASS PANELS TO BE OPAQUE.
3. WINDOWS AND DOORS TO BE ALUMINUM CLAD BY KOLBE (ULTRA SERIES). LARGE SLIDING AND BI-FOLD DOORS TO BE ALUMINUM. FINISH TO BE DARK BRONZE ANNOXIDIZED. SEE SCHEDULE FOR SIZES AND SPECIFICATIONS.
4. SHOP DRAWINGS TO BE SUPPLIED FOR ALL GARAGE DOORS AND GATES. DRAWINGS TO INCLUDE ALL COMPONENTS INCLUDING MOTORS, HARDWARE, AND DECORATIVE FINISHES

WOOD AT EXTERIOR GATES, COLUMNS, EAVE SOFFITS AND WOOD BANDS TO BE STAIN-GRADE MAHOGANY WITH A DARK MAHOGANY STAIN FINISH (#729, MANUFACTURED BY FLOOD).

EXTERIOR STONE AT COLUMNS, SELECT WALLS PER ELEVATIONS, AND PLANTER WALLS, TO BE SIERRA WHITE LIMESTONE IN RANDOM PATTERN.

5.9 GUTTERS, DOWNSPOUTS, COLLECTION BOXES AND CHIMNEY CAPS TO BE COPPER.

5b) DECK RAILING AND CABLE WIRE TO BE STAINLESS STEEL.

GLASS AT GARAGE DOORS TO BE GRAY OPAQUE.

EXTERIOR PLASTER O/ (2) LAYER GRADE D PAPER AT BUILDING FIELD TO HAVE SMOOTH TEXTURE. FINAL COLOR COAT TO BE OMEGA AKROFLEX OR OMEGAFLEX. FINAL COLOR TO BE #6409 AND BE APPROVED BY ARCHITECT PRIOR TO APPLICATION.

2.9 'CLASS A' METAL CLAD BERMUDA ROOF TO BE 16 OZ. COPPER.

2b ROOF MATERIAL AT LOW SLOPE ROOF AREAS TO BE CLASS 'A' BUILT-UP ROOFING. COLOR TO MATCH ROOF TILE.

2.6 ROOF TILE TO BE NATURAL SLATE. COLOR TO BE AN ONYX BLACK, MYSTIC GREY AND SMOKE GREY BLEND.



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

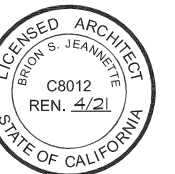
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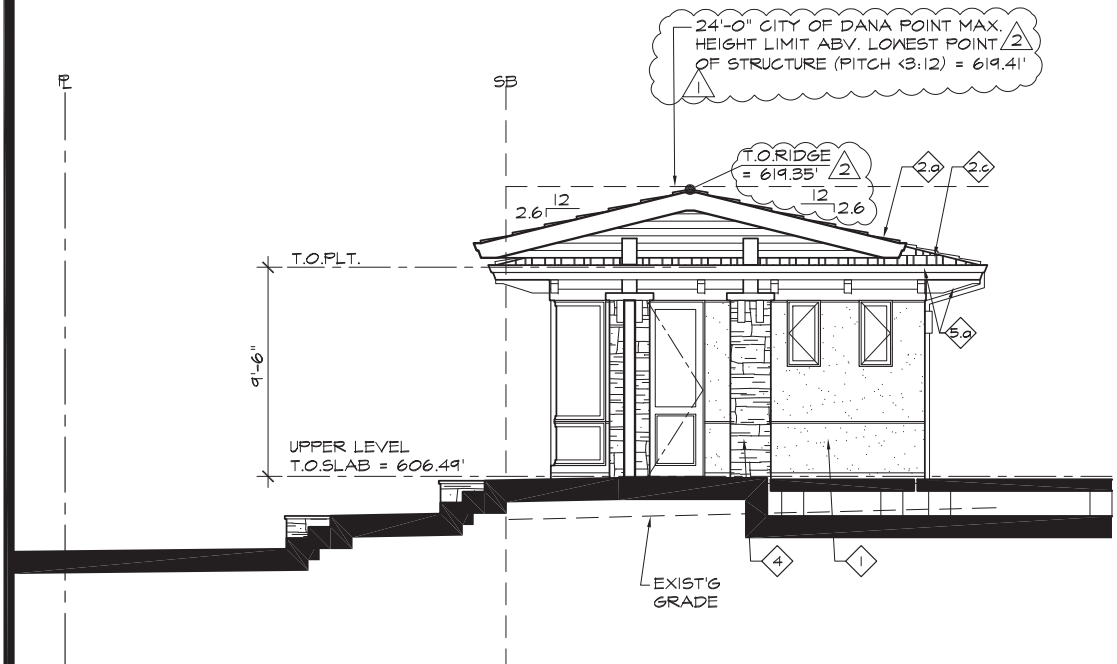
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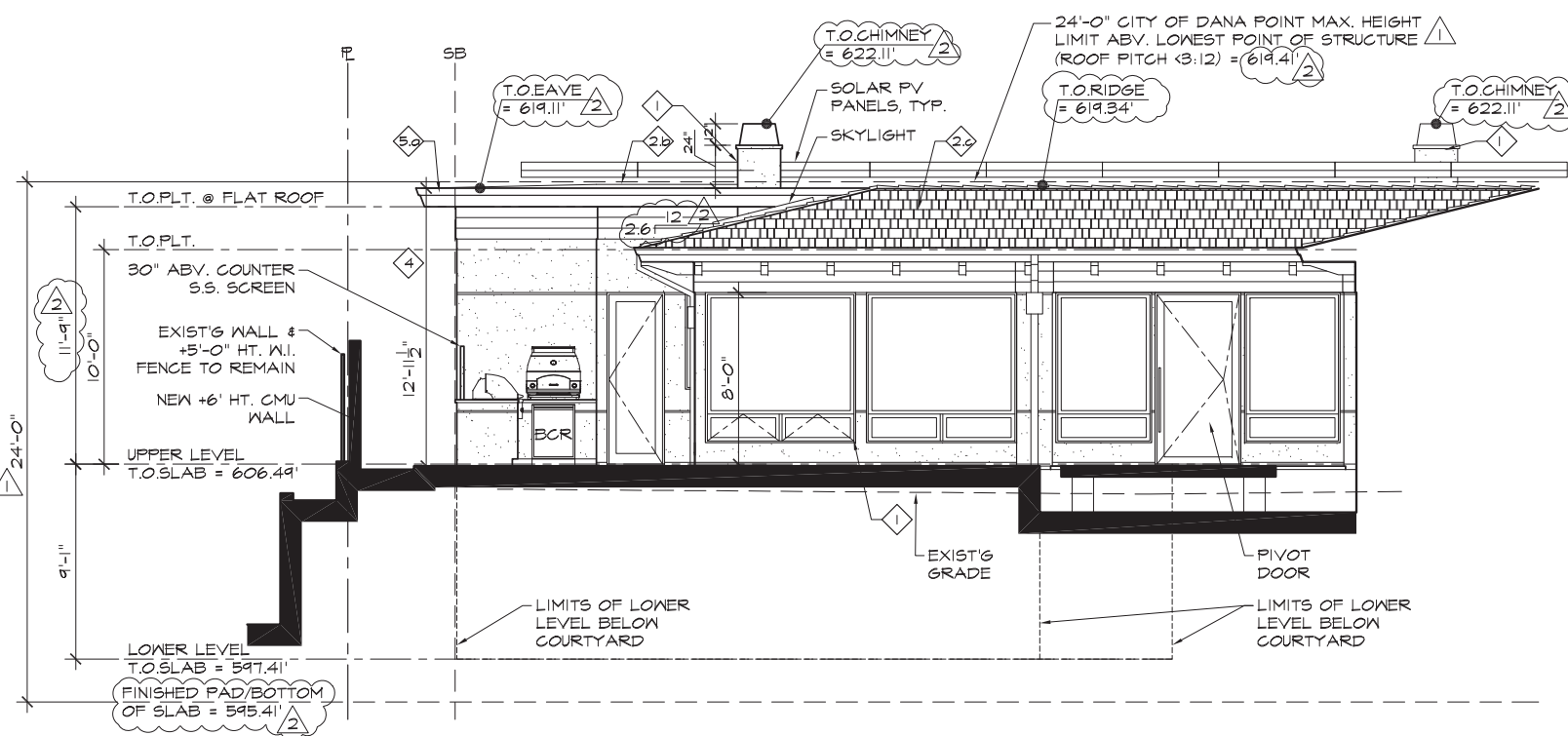
A-4

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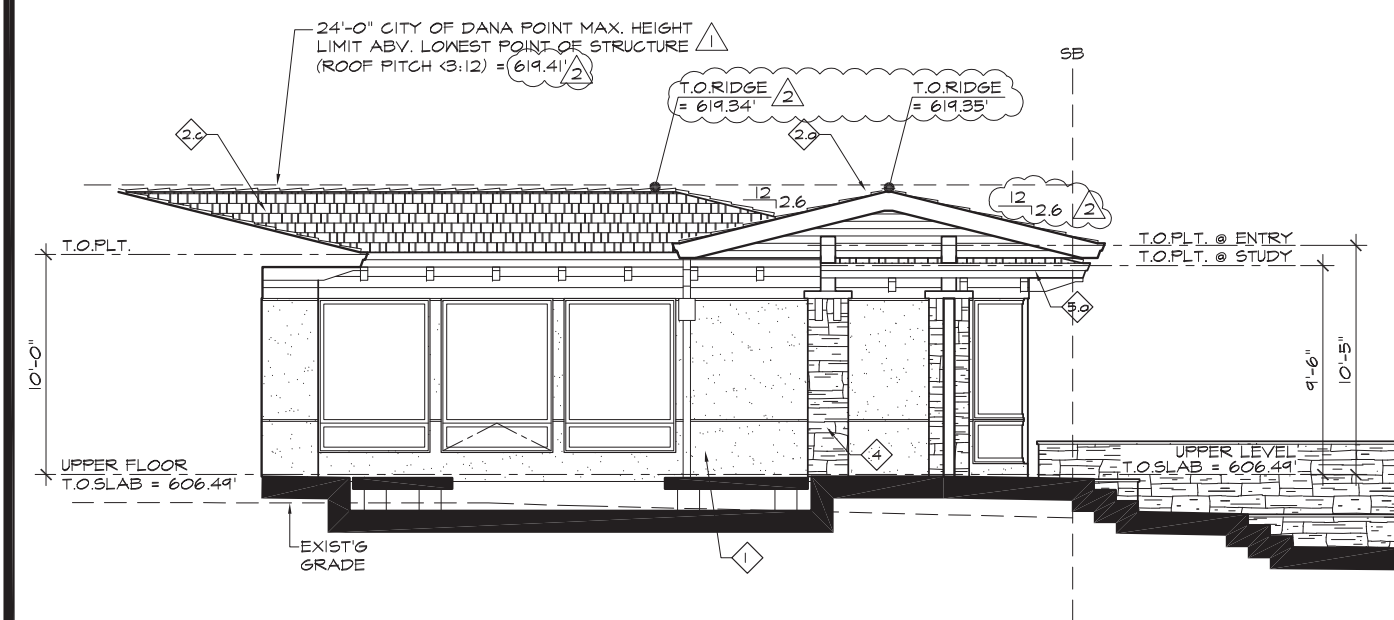
NORTH COURTYARD ELEVATION

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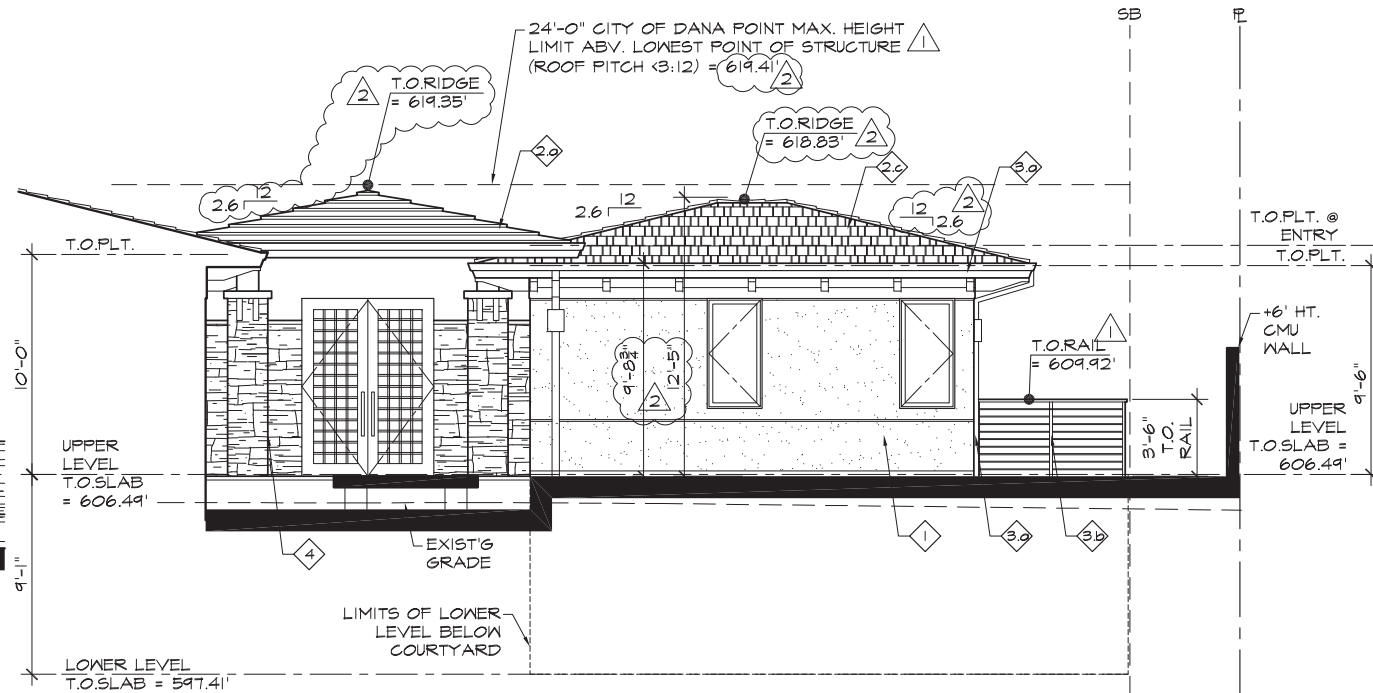
EAST COURTYARD ELEVATION

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



SOUTH COURTYARD ELEVATION

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



WEST COURTYARD ELEVATION

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

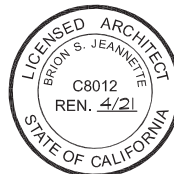
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EXTERIOR
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PRECISE GRADING PLAN
FOR
AMRAPALI RESIDENCE

32081 SEA ISLAND DR., DANA POINT, CA 92629

GRADING NOTE:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF ORANGE COUNTY RDMD STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- RETAINING WALLS/BLCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDMD STANDARD PLAN NO. 1322.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYON, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- 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/GRADE AND SHOWN ON AS-GRADED PLANS.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 8.01.420.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
- STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION.
- EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE (MUNICIPAL CODE SECTION 6.12). A VALID C&D APPLICATION MUST APPROVED AND ON FILE WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 8.01.280 OF THE GRADING CODE)
- THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- THE PERMITTEE SHALL GIVE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- 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 SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

- GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.
- ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
 - ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY COIDIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
 - STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.
- GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQM) MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
- ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON R² VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
 - ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD PLAN NO. 1805.
 - AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO. 1804.
 - ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
 - THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
 - ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
 - PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
 - THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
 - THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
 - THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
 - PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
 - IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND CITY GRADING.
 - SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

EROSION CONTROL

INCLD ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPs) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWN STREAM EROSION. THE CITY MAY REQUIRE ADDITIONAL BMPs AT ANY TIME TO ACHIEVE THAT GOAL.

EROSION CONTROL NOTES:

- IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT BRION JEANNETTE ARCHITECTURE AT PHONE NUMBER 949-645-5854.
- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPs), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
- SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
- BMPs SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL GRAVEL SHALL BE BURLAP TYPE WITH ¾ INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
- SHOULD GERMINATION OF HYDROSEEDDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

SILTATION AND SEDIMENT CONTROL MEASURES:

- THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEARED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL-ESTABLISHED ON ALL ERODIBLE SLOPES. SEDIMENT BASINS MUST BE DESIGNED IN ACCORDANCE WITH SECTION A OF THE STATE OF CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (GENERAL PERMIT), WHEN APPLICABLE, FOR PROJECTS NOT SUBJECT TO THE GENERAL PERMIT, SIZING SHALL BE IN ACCORDANCE WITH THE CITY'S GRADING AND EXCAVATION CONTROL ORDINANCE.
- SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHOULD BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
- AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELLING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON FEE CENTERLINE OF A CROWNED STREET.
- ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
- PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO RECOMMENDED CRITERIA INDICATED ON THE ENCLOSED GRAPH ENTITLED "SANDBAG BARRIER SPACING FOR EROSION CONTROL IN GRADED STREETS" VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE VELOCITY CHECK DAMS. MAY ALSO SERVE AS SEDIMENT TRAPS.
- PROVIDE EFFECTIVE INLET PROTECTION BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
- SAND/GRAVEL BAGS AND FILL MATERIAL, AND OTHER BMP MATERIALS SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
- ALL EROSION AND SEDIMENTATION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE. MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
- PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOW THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.
- ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE CITY AGENCIES.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO ENSURE THAT ON-SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.

DECLARATION OF RESPONSIBLE CHARGE FOR THE ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF DANA POINT DOES NOT RELIEVE ME, AS THE ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

CORE STRUCTURE, INC. 23172 PLAZA POINTE DR. SUITE 145, LAGUNA HILL, CA 92653

BY:  R.C.E.# 83487 EXP. 3-31-2019

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, ANY DAMAGE TO, THERE LINES OR STRUCTURES.

STORMWATER PROTECTION NOTES:

- DURING THE RAINY SEASON, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF DANA POINT'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION, SILTATION AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPs IS THE PERMITTEE'S RESPONSIBILITY. AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
- ON PROJECTS OF GREATER THAN 1 ACRE, ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS00002) FOR ALL OPERATIONS ASSOCIATED WITH THESE THE WASTE DISCHARGE IDENTIFICATION (WQID) NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WQID##] [ALTERNATIVE: NOT YET ASSIGNED, BUT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PERMITTEE SHALL KEEP A COPY OF AN UP-TO-DATE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY CITY.
- BONDED FIBER MATRIX (BFM) THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:
 - APPLICATION RATES SHALL BE 3,500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4,000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
 - BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
 - THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
 - BFM SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E., APPLICATION FROM MULTIPLE ANGLES).
 - FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION.
 - A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE CITY INSPECTOR FOR APPROVAL.
- STABILIZED FIBER MATRIX (SFM)
 - SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1 VERTICAL TO 2 HORIZONTAL OR SHALLOWER, INCLUDING PAD AND SEPTIC FIELD AREAS.
 - THE SFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E., APPLIED FORM MULTIPLE DIRECTIONS AND ANGLES).
 - THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.
 - FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VEGETATION OR HAND PLANTING, AS WITH ALL OTHER APPLICATIONS, SFM WILL NOT BE CONSIDERED PERMANENT UNTIL 70% VEGETATION ESTABLISHMENT.
 - COVERAGE AND CONCENTRATION: FOR EACH ACRE COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STABILIZING LIQUID EMULSION WITH 3,000 LBS. OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLOCCULATE (CLUMP) SEDIMENT.
 - A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THE SFM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATES, COVERAGE, AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE CITY OF DANA POINT INSPECTOR FOR APPROVAL.
- IF DISTURBED AREA IS GREATER THAN 1 ACRE, ADD THE FOLLOWING NOTE: FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE CITY OF DANA POINT FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-3, SS-5, SS-8), OR JUTE MATTING (SS-7). THE CITY OF DANA POINT MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS PROVIDED FULL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILTATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND, VEHICLE TRACKING OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL, MATERIAL SUPPLIERS, LESSOR AND THE PROPERTY OWNER ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED, AND PROPERTY DISPOSED IN TRASH OR RECYCLE BINS.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOAT WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT POLLUTANTS ARE NOT CARRIED OFF THE SITE.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- SC-4 BASINS SHALL BE MARKED WITH A STENCIL, CONCRETE STAMP, OR CERAMIC TILE TO INDICATE THAT NO DUMPING IS ALLOWED IN THE STORM DRAINAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY STREET MANAGER, RICK RUDEMETKIN, AT (949) 248-3589 ON THE METHOD, TYPE OF MARKING, AND PLACEMENT OF THE STORM DRAIN MARKINGS. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.

WQMP NOTES:

- ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED IN ACCORDANCE WITH APPROVED WATER QUALITY MANAGEMENT PLAN (WQMP).

DECLARATION OF RESPONSIBLE CHARGE FOR THE SOIL ENGINEER:

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE SOIL REPORT ENTITLED:

I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS AND SPECIFICATION BY THE CITY OF DANA POINT IF CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOIL AND GEOTECHNICAL DESIGN.

BY: (NAME) G.E.# EXP.
DATE:

BY: (NAME) C.E.G.# EXP.
DATE:

OWNER'S STATEMENT:

I HAVE VERIFIED THAT THE SUBJECT PROPERTY'S GRANT DEED AND TITLE REPORT AND HAVE FUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE AND ACCOUNTABLE FOR CONFLICTS WITH EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

BY: _____
SIGNATURE

SHEET INDEX		
TITLE SHEET	C-1	
PRECISE GRADING PLAN	C-2, C-3	
SECTIONS AND DETAILS	C-4, C-5	
EROSION CONTROL PLAN	C-6	

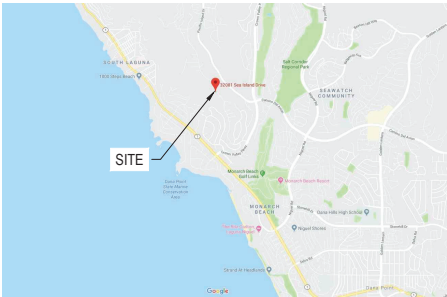
EARTH WORK QUANTITY

CUT	1,121	C.Y.
FILL	50	C.Y.
IMPORT	0	C.Y.
EXPORT	1,071	C.Y.
OVEREXCAVATION	103	C.Y.
LOT SIZE:	15,648	SQ-FT
TOTAL IMPERVIOUS AREA (BUILDING + HARDSCAPE)	8,580	SQ-FT

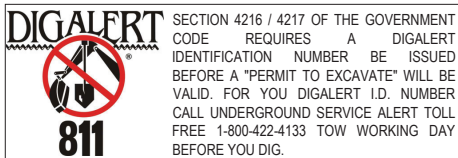
NOTE:
QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

ALL WALLS PER SEPARATE PERMIT.

BENCHMARK	LEGAL DESCRIPTION	BASIS OF BEARINGS
BENCHMARK NO: 3P-35-04 ELEVATION: 157.955 FT (NAVD88)	LOT 76 OF TRACT NO.4272 APN: 670-172-05	CENTERLINE OF SEA ISLAND DR. N 31°43'32" W WAS USED AS THE BASIS OF BEARING
OWNER	JOB ADDRESS	SOIL ENGINEER & GEOLOGIST
BALAKRISHNA SUNDAR 32081 SEA ISLAND DRIVE, DANA POINT, CA 92629	32081 SEA ISLAND DR. DANA POINT, CA 92629	COAST GEOTECHNICAL 1200 W. COMMONWEALTH AVE. FULLERTON, CA 92633 PHONE: 949-954-7244
ARCHITECT	CIVIL ENGINEER	
BRION JEANNETTE ARCHITECTURE 470 OLD NEWPORT BOULEVARD NEWPORT BEACH, CA	CORE CIVIL, INC. 23172 PLAZA POINTE DR. #145 LAGUNA HILLS, CA 92653 PHONE: 949-954-7244	




VICINITY MAP
NOT TO SCALE



SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOU DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TOW WORKING DAY BEFORE YOU DIG.

OWNER/SUBDIVIDER:				DESIGNER				PROJECT NO.:			
BALAKRISHNA SUNDAR 32051 SEA ISLAND DRIVE DANA POINT, CA 92629								90160			
NO.				DATE				REVISIONS			
								APPROVED BY			
								CHECKED BY:			
								W.C.			



PLANS PREPARED BY:

CORE

Core Civil Engineering, Inc.

23172 Plaza Pointe Dr. Suite #145
Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

11/25/2019
DATE

WAL LIN MAUNG CHEN
R.C.E. #83487 EXP. 3/31/2021

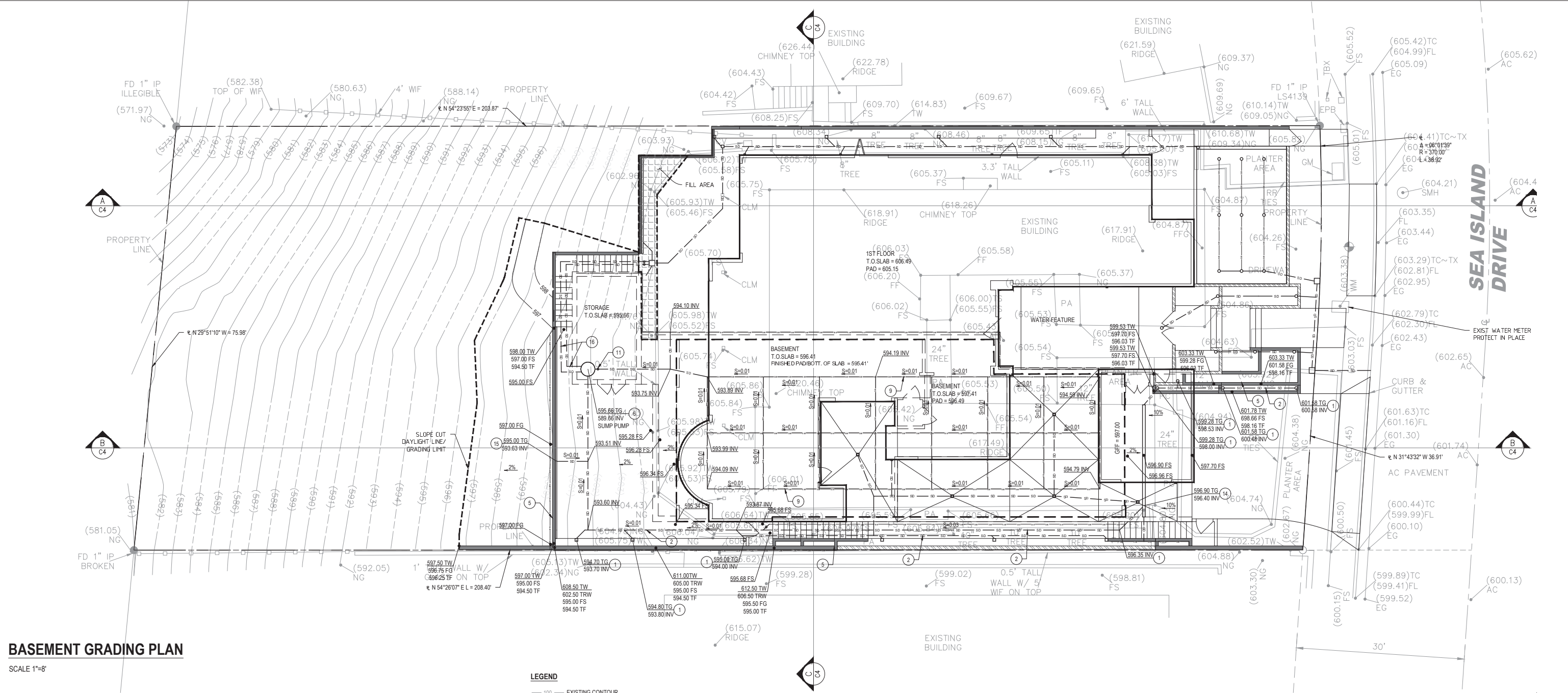
AMRAPALI RESIDENCE

TITLE SHEET

32081 SEA ISLAND DR.

DANA POINT, CA 92629

PROJECT NO.:
90160
SHEET NO.:
C-1



BASEMENT GRADING PLAN

SCALE 1"=8'

CONSTRUCTION NOTE

1. INSTALL 6" DIA. DRAIN NDS 40 WRISER AND ADAPTOR OR EQUAL.
2. INSTALL 4" DIA. PVC SCHEDULE 40 OR SDR 35 PIPE DRAIN SYSTEM.
3. CONSTRUCT DRIVEWAY APPROACH PER CITY STANDARD DP-103.
4. CONSTRUCT CONCRETE DRIVEWAY PER DETAIL ON SHEET C-4.
5. CONSTRUCT WALL PER STRUCTURAL PLAN.
6. CONSTRUCT PUMP SYSTEM PER DETAIL ON SHEET C-4.
7. CONSTRUCT BIOFILTRATION PLANTER BOX PER DETAIL ON SHEET C-4.
8. INSTALL 4" DIA. PERFORATED PVC BIO-FILTRATION PLANTER UNDER-DRAIN SYSTEM.
9. INSTALL SUBDRAIN SYSTEM.
10. INSTALL 12" SQUARE STORM DRAIN INLET.
11. INSTALL BACK FLOW VAULT.
12. INSTALL 6" DIA. POP-UP EMITTER.
13. INSTALL DOWNSPOUT PER ARCHITECTURAL PLAN.
14. INSTALL 6" CHANNEL DRAIN BY NDS W/ TRAFFIC RATED GRATE OR EQUAL.
15. INSTALL 3" MICRO CHANNEL DRAIN BY NDS W/ GRATE OR EQUAL.
16. INSTALL 3" DIA. SDR 35 PVC SUMP PUMP DISCHARGE PIPE.
17. INSTALL CURB DRAIN PIPE OUTLET AT EXISTING IMPROVEMENTS PER CITY STANDARD DP-123.
18. REMOVE EXIST DRIVEWAY AND CONSTRUCT 5' WIDE SIDEWALK PER CITY STANDARD DP-101.
19. INSTALL NEW CURB AND GUTTER PER CITY STANDARD DP-120.

LEGEND

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100ES — SPOT ELEVATION
- PROPOSED HARDSCAPE
- SD — PROPOSED STORM DRAIN
- EXIST WALL
- PROPOSED PLANTER WALL
- PROPOSED RETAINING WALL
- FLOW LINE
- PROPERTY LINE
- SURFACE SLOPE
- STORM DRAIN SLOPE
- BIOFILTRATION PLANTER AREA
- FILL AREA
- CUT AND FILL LIMIT
- DF — DEEPEENED FOOTING
- PAD — PROPOSED PAD ELEVATION
- FS — PROPOSED FINISHED SURFACE
- FG — PROPOSED FINISHED GROUND
- INV — PROPOSED FINISHED FLOOR
- TG — INVERT OF PIPE
- PL — TOP OF GRADE
- TW — PROPERTY LINE
- TF — TOP OF WALL
- HP — TOP OF FOOTING
- HP — HIGH POINT

OWNER/SUBDIVIDER:
BALAKRISHNA SUNDAR
32051 SEA ISLAND DRIVE
DANA POINT, CA 92629

				DESIGNER	
				DESIGNED BY:	
				DRAFTED BY:	
NO.	DATE	REVISIONS	APPROVED BY	CHECKED BY:	W.C.



PLANS PREPARED BY:

CORE Core Civil Engineering, Inc.
23172 Plaza Pointe Dr. Suite #145
Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com
11/26/2019 DATE

AMRAPALI RESIDENCE
BASEMENT GRADING PLAN
32081 SEA ISLAND DR.
DANA POINT, CA 92629

PROJECT NO.:
90160
SHEET NO.:
C-2



PROJECT NO.:
90160

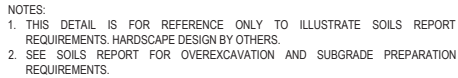
SHEET NO.:
C-4



- NOTE:
1. HARD WIRE THE PUMP TO PREVENT ANY UNPLUGGING.
 2. PUMP TO BE CONNECTED TO BACKUP GENERATOR OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
 3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
 4. PROVIDE FLOATING DEVICE CONNECTED TO SOUND/LIGHT ALARM TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMP WELL.
 5. PROPOSED PUMPS ARE DUPLEX SYSTEM.



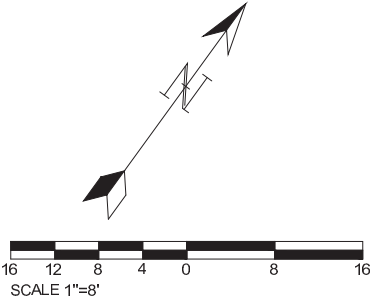
- NOTE:**
1. RAIN GARDENS ARE NOT PERMITTED ON SLOPES THAT EXCEEDS 30%.
 2. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS
 3. SEE RAIN GARDEN FACT SHEET FOR MORE INFORMATION.



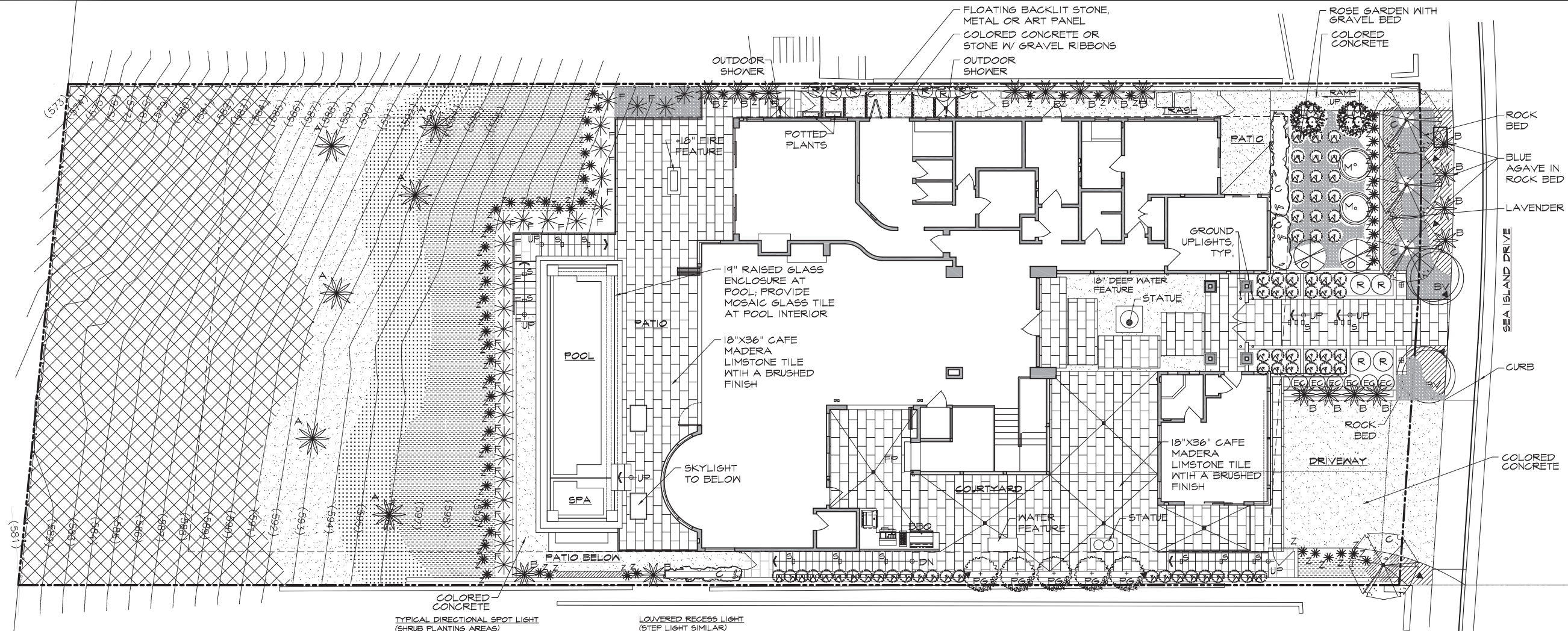
		DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	6"	4"
B	MIN. AGG. BASE THICKNESS	6"	4"
C	MIN. REINFORCEMENT (O.C./E.W.)	#4@12"	#4@12"
D	MAX. SAWCUT OR COLD JT. SPACING	6"	6"
E	THICKENED EDGE DEPTH	12"	12"
F	THICKENED EDGE WIDTH	8"	8"

DETAIL
TYPICAL DRIVEWAY / HARDSCAPE SECTION
NOT TO SCALE

[illegible]



C-6



NEW ZEALAND FLAX



COYOTE BUSH



PALO VERDE



JASMINE NIGHT BLOOMING



BLUE AGAVE



PODOCARPUS GRACILIOR



PURPLE ORCHID TREE



LAVENDER



PINCUSHION PROTEA



ENCELIA CALIFORNICA



ROSEMARY



LEMONADE BERRY



TOYON



ELIJAH BLUE FESCUE



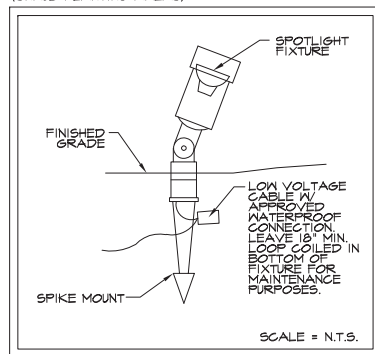
DYMONDIA SILVER FALLS



CENTURY PLANT

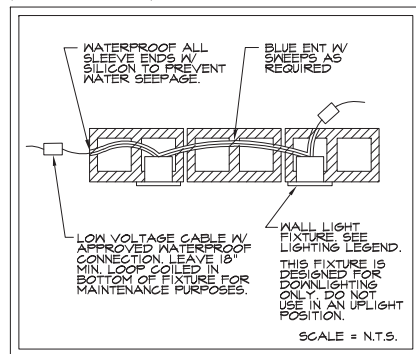
HARDSCAPE & LANDSCAPE PLAN

TYPICAL DIRECTIONAL SPOT LIGHT
(SHRUB PLANTING AREAS)



SCALE = N.T.S.

LOW VOLTAGE RECESS LIGHT
(STEP LIGHT SIMILAR)



SCALE = N.T.S.

LANDSCAPE LIGHTING NOTES:

1. LIGHTING TO HAVE MAX. 15 WATT BULBS.
2. NO EXISTING LANDSCAPE PROPOSED

LIGHTING

sym.	mfr.	ct#	cat.#	trim	lamps	remarks
△R	FX LUMINAIRE	-	Spuntareintimo	BRONZE	LOW (TS HAL.)	
□S	BEGA	-	1223 LED	BRONZE	1W LED	HIGH-EFFICACY STEP LIGHT
⊕	HINKLEY	-	223702-LEG	OIL RUBBED BRONZE	15 WATT LED	LARGE PIER MOUNT LATTERN AT PILASTER ENTRY WALK MANHATTAN COLLECTION



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

SYMB	BOTANICAL NAME/ COMMON NAME	SIZE	MATURE HT/WIDTH
C	CERCIDILUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36 BOX MAINTAINED AT 10' WIDE	25' X 25'
Pg	PODOCARPUS GRACILIOR	25 BOX	10' X 15'
BV	BAUHINIA VARIEGATA PURPLE ORCHID TREE	36 BOX	8' X 8'
M	CITRUS LEMON MEYER! DWARF 'MEYER' LEMON	5 GAL.	5' X 8'
M	CITRUS SINENSIS 'DWARF WASHINGTON NAVEL' DWARF WASHINGTON NAVEL ORANGES	5 GAL.	6' X 6'
M	MALUS 'FUJI' ULTRA- DWARF	5 GAL.	6' X 6'

- NOTES: 1. ALL TREES & PLANTS TO BE MAINTAINED ON A REGULAR BASIS SO THAT THEY DO NOT PROTRUDE ABOVE THE ROOFLINE OR INTERFERE WITH VIEWS FROM ANY OTHER LOT.
2. DEVELOPED PORTION OF SITE TO DRAIN TO CITY STORM DRAIN SYSTEM.

LANDSCAPE IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEMS INSTALLED AS PART OF THE PROJECT SHALL BE WEATHER OR SOIL MOISTURE BASED PER CGSBS SECTION 4.3041.
2. DRAIN INLETS IN LANDSCAPE AREAS >20' FROM THE TOP OF BLUFF WILL BE PLACED 1/2" ABOVE FINISHED GRADE TO PROVIDE FOR LOW-FLOW INFILTRATION AND REDUCE THE POTENTIAL FOR SEDIMENT ENTERING THE SITE DRAINAGE SYSTEM.
3. INSTALL TEMPORARY ABOVE GROUND IRRIGATION IN PLANTER AREAS TO BE REMOVED WHEN PLANTS ARE ESTABLISHED. NO PERMANENT IRRIGATION SHALL BE INSTALLED.
4. THE TEMPORARY IRRIGATION SYSTEM SHALL HAVE AN AUTOMATIC IRRIGATION CONTROLLER TO ENSURE EFFICIENT WATER DISTRIBUTION. AUTOMATIC IRRIGATION CONTROLLERS SHALL BE EASILY ADJUSTABLE SO THAT SITE WATERING WILL BE APPROPRIATE FOR DAILY SITE WEATHER CONDITIONS. AUTOMATIC CONTROLLERS SHALL HAVE RAIN SHUTOFF SENSOR DEVICES SO THE IRRIGATION SYSTEMS WILL NOT UNNECESSARILY OPERATE ON RAINY DAYS.
5. ALL PLANTINGS SHALL PROVIDE 90% COVERAGE WITHIN 90 DAYS AND SHALL BE REPEATED IF NECESSARY TO PROVIDE SUCH COVERAGE.
6. ALL PLANTINGS SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT, AND WHEN NECESSARY SHALL BE REPLACED WITH NEW PLANT MATERIALS. THIS PROJECT WILL BE SUBJECT TO DPMV CHAPTER 4.55 FOR WATER EFFICIENT LANDSCAPE STANDARDS AND REQUIREMENTS.

SYMB	BOTANICAL NAME/ COMMON NAME	SIZE	MATURE HT/WIDTH
B	AGAVE TEQUILANA BLUE AGAVE	5 GAL.	6'X4'
A	AGAVE AMERICANA VARIEGATA 'CENTURY PLANT	5 GAL.	6'X4'
Z	PHORMIUM 'JACK SPRAT' DWARF NEW ZEALAND FLAX	1 GAL.	18"X18"
F	FESTUCA GLAUCA ELIJAH BLUE FESCUE	5 GAL.	6'X5'
	ENGELIA CALIFORNICA COAST SUNFLOWER/CALIFORNIA BRITTLEBUSH	5 GAL.	3'X6'
	BACCHARIS PHILLULARIS COYOTE BUSH	5 GAL.	3'X6'
	LAVANDULA STOECHAS FRENCH OR SPANISH LAVENDER	5 GAL.	3'X5'
	DYMONDIA MARGARETAE SILVER CARPET	FLATS	
	HETEROMELES AREUTIFOLIA TOYON	5 GAL.	8'X5'
	RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL.	8'X12'
R	ROSEMARINUS OFFICINALIS ROSEMARY	5 GAL.	4'X3'
L	LEUCOSPERMUM CORDIFOLIUM PINCUSHION PROTEA	1 GAL.	5'X5'
M	ROSE 'ICEBERG' WHITE ICEBERG ROSE	1 GAL.	5'X4'
	CESTRUM NOCTURNUM NIGHT-BLOOMING JASMINE	1 GAL.	12'X4'

AMRAPALI
32081 SEA ISLAND DR.
DANA POINT, CA

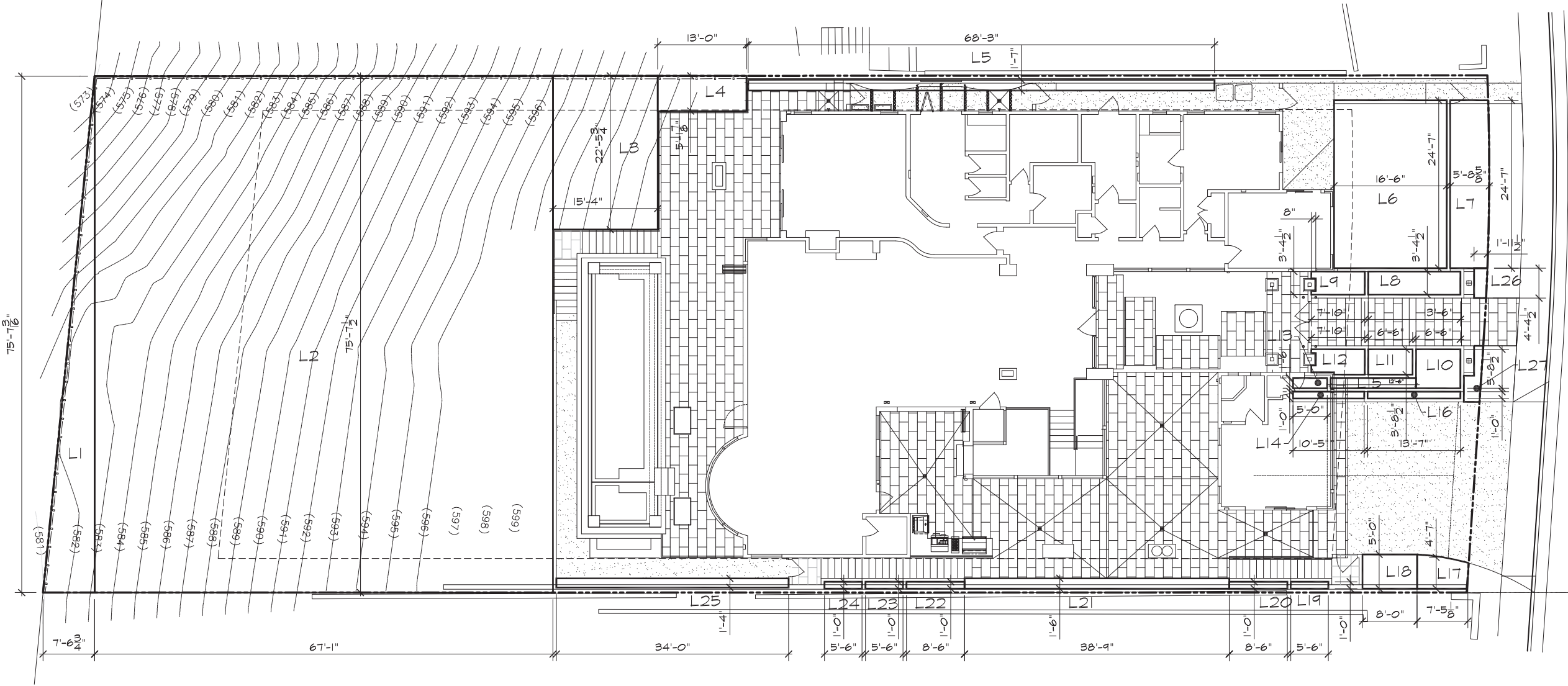
Brion Jeannette Architecture

470 Old Newport Boulevard • Newport Beach, CA • 92663 • Tel 949.443.9854 • Fax 949.443.9983
www.customarchitect.com
MEMBERS: AIA & NCARB • ENERGY CONSCIOUS DESIGN

HARDSCAPE & LANDSCAPE PLAN

Date:	01/19/19
CDP REVIEW	Revision: 11/01/19
Revision:	
Revision:	
Revision:	
Job No:	19-031





LANDSCAPE TABULATIONS

LANDSCAPE TABULATIONS

LANDSCAPE AREAS	
LOCATION	SQ. FT.
L1	285.86
L2	5,072.93
L3	344.68
L4	67.03
L5	108.06
L6	405.63
L7	131.00
L8	45.56
L9	25.22
L10	37.10
L11	24.10
L12	26.72
L13	7.50
L14	10.50
L15	18.75
L16	13.58
L17	33.62
L18	40.0
L19	5.5
L20	8.5
L21	58.13
L22	8.5
L23	5.5
L24	5.5
L25	46.67
L26	8.14
L27	14.56
TOTAL	6,866.84



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

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Date:
CDP REVIEW
Revision: 11/01/19
Revision:
Revision:
Revision:
Revision:
Job No: 19-031

LANDSCAPE
TABULATIONS

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AMRAPALI
32081 SEA ISLAND DR.
DANA POINT, CA

LEGEND

█	BLOCK WALL	▨	CONCRETE SURFACE
—○—○—	WROUGHT IRON FENCE (WIF)	▧	GRASS
AC	ASPHALT PAVEMENT		
CL	CENTERLINE		
CLM	COLUMN		
EG	EDGE OF GUTTER		
EPB	ELECTRICAL PULL BOX		
FF	FINISH FLOOR		
FFG	FINISH FLOOR GARAGE		
FL	FLOWLINE		
FS	FINISHED SURFACE		
GM	GAS METER		
ICV	IRRIGATION CONTROL VALVE		
NG	NATURAL GROUND		
PA	PLANTER AREA		
PC	PALM TREE CLUSTER		
RR	RAIL ROAD		
SMH	SEWER MANHOLE		
TBX	TELEPHONE BOX		
TC	TOP OF CURB		
TF	TOP OF FOOTING		
TW	TOP OF WALL		
TS	TOP OF STEP		
TX	TOP OF DRIVEWAY X		
WIF	WROUGHT IRON FENCE		
WM	WATERMETER		
()	EXISTING ELEVATION		
●	FOUND 1" IRON PIPE		
○	SEARCHED, FOUND NOTHING; SET NOTHING		
TBM	TEMPORARY BENCHMARK SET ON A WATER METER (WM) ELEVATION = 603.38 FEET		

TITLE REPORT/EASEMENT NOTES

EASEMENTS PLOTTED HEREON ARE PER A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, POLICY NO. 5026100-5911047, DATED APRIL 12, 2019.

ITEM 5: AN EASEMENT FOR SLOPE CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 29, 1972 IN BOOK 10300, PAGE(S) 249-275 OF OFFICIAL RECORDS. EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 76 OF TRACT NO. 4272, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 298, PAGES 1 THROUGH 5 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SEA ISLAND DRIVE HAVING A BEARING OF N31°43'32"W PER M.M. 298/1-5.

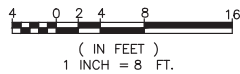
BENCHMARK INFORMATION

BENCHMARK NO: 3P-35-04

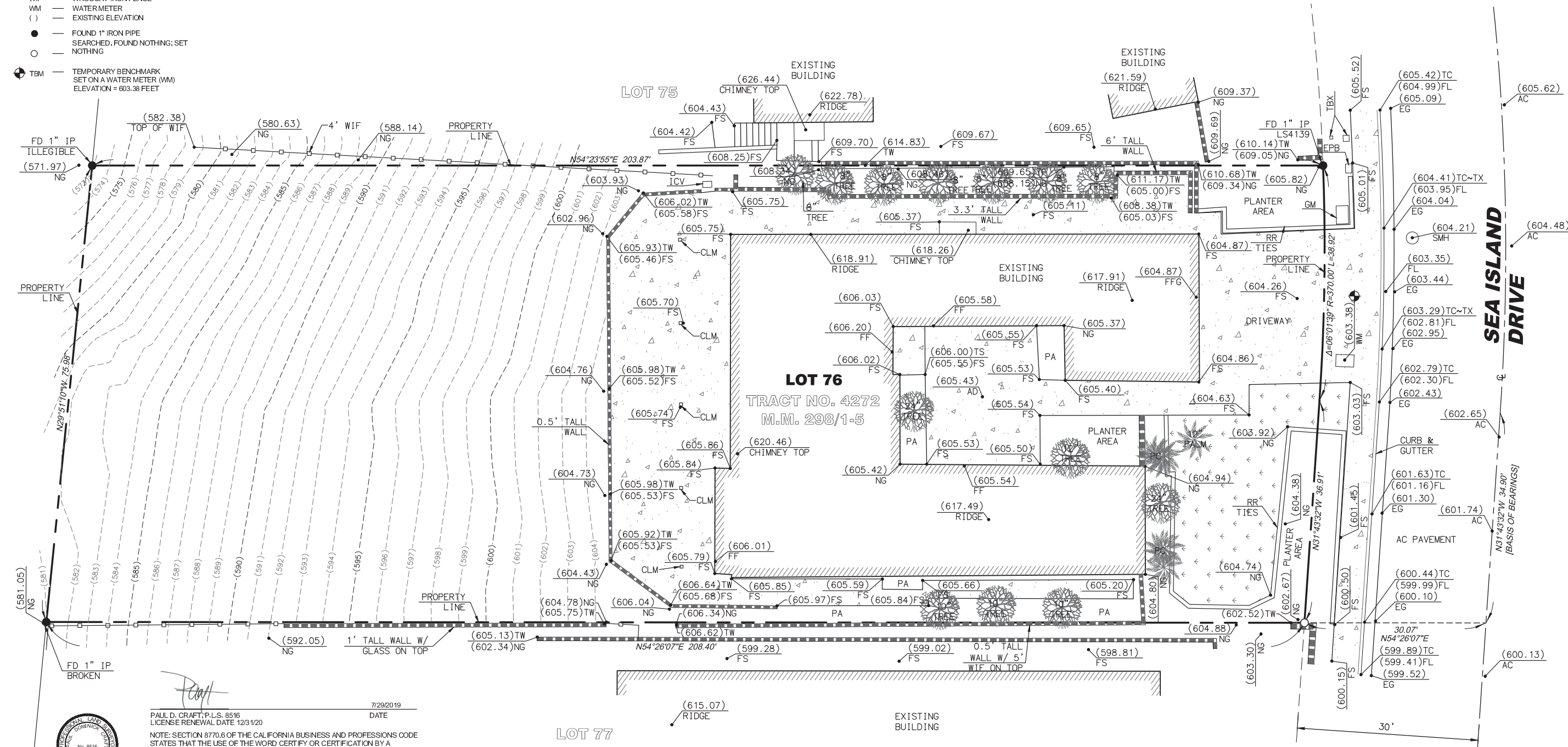
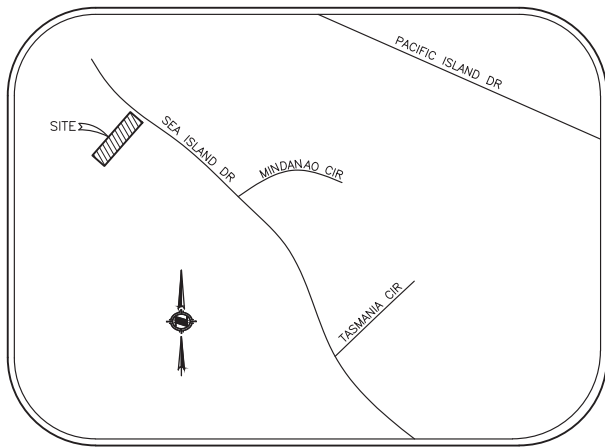
DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P-35-04", SET IN THE EASTERLY CORNER OF A 15 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND CROWN VALLEY PARKWAY, 51 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 70 FT. NORTHWESTERLY OF THE CENTERLINE OF CROWN VALLEY PARKWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 157.965 FEET (NAVD88), YEAR LEVELED 2004

GRAPHIC SCALE



VICINITY MAP
NO SCALE



PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/20

7/29/2019
DATE

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PROJECT SURVEYOR

DATE 5/30/2019

SCALE 1" = 8'

DRAWN J. A. H.

CHECKED P. D. C.

TOPOGRAPHIC MAP

PROJECT

SHEET NO.

1 OF 1

APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CALIFORNIA 92646
PHONE: (714) 488-5006 FAX: (714) 333-4440
APEXLSINC@GMAIL.COM

32081 SEA ISLAND DRIVE
DANA POINT, CA 92629

APN: 670-172-05

PROJECT NO. 19035