

PRECISE GRADING PLAN
FOR
CHAUCER LN - RESIDENCE
CHAUCER LN, HUNTINGTON BEACH, CA 92646

GRADING GENERAL NOTES

- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH REQUIREMENTS.
- CITY GRADING INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY GRADING AT THE DEPARTMENT OF PUBLIC WORKS, (714) 536-5431.
- DUST SHALL BE CONTROLLED BY WATERING.
- REMOVE ALL VEGETATION AND DEBRIS PRIOR TO ANY GRADING, INSPECTION IS REQUIRED.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- IMPORT SOIL SHALL BE A GRANULAR MATERIAL WITH LOW EXPANSION POTENTIAL AND SHALL BE COMPACTED TO AT LEAST 90%.
- THE SUBGRADE OF THE DRIVE AND PARKING AREAS SHALL BE SCARIFIED, BROUGHT TO OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90%. CALL FOR CITY INSPECTION PRIOR TO PLACING OF CLASS 2 AGGREGATE BASE AND THE CASTING OF CONCRETE GUTTERS.
- A SOIL COMPACTION REPORT SHALL CERTIFY COMPACTION WITHIN BUILDING AND PAVING AREAS.
- A LICENSED ENGINEER, OR A LICENSED LAND SURVEYOR, SHALL CERTIFY LINE AND GRADE OF FINISH FLOOR FORMS.
- THE SOILS ENGINEER SHALL CERTIFY THAT ALL GRADING HAS BEEN COMPLETED PER SOILS REPORT PRIOR TO FINAL RELEASE.
- THE ENGINEER OF RECORD SHALL CERTIFY THAT GRADES FOR ALL HARDSCAPE AND DRAINAGE DEVICES HAVE BEEN CONSTRUCTED PER APPROVED GRADING PLAN PRIOR TO FINAL RELEASE.
- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH APPROVED SOILS REPORT NOTED HEREIN.
- STANDARD PLAN 100, SHEETS 1, 2, 3 AND 4 ARE INCORPORATED BY REFERENCE.
- THE SOILS ENGINEER AND CIVIL ENGINEER SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
- USE THE AMERICAN PUBLIC WORKS ASSOCIATION SOUTHERN CALIFORNIA CHAPTER (APWA) WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL) TENTH EDITION, 2006 WHEN WORKING IN THE STREETS OR ALLEYS. THE CITY INSPECTOR SHALL APPROVE BARRICADING PRIOR TO ANY WORK.
- STANDARD PLAN 600 GENERAL NOTES ARE INCORPORATED BY REFERENCE.
- ANY DAMAGE TO THE STREET LIGHT SYSTEM AND/OR TRAFFIC SIGNAL SYSTEM SHALL BE REPAIRED AND CONDUIT AND CONDUCTORS SHALL BE REPLACED PER CURRENT HUNTINGTON BEACH STANDARD PLANS AND STANDARD SPECIAL PROVISIONS FOR THE CONSTRUCTION OF TRAFFIC SIGNALS AND LIGHTING SYSTEMS IN THE CITY OF HUNTINGTON BEACH 2001 EDITION.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL INFORMATION AND SLEEVING THAT MAY BE REQUIRED.

NPDES GENERAL NOTES

- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING INDUSTRY ACCEPTED BEST MANAGEMENT PRACTICES (BMPs). THESE BMPs SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY SUCH AS GRADING THAT MAY CAUSE SOIL DISTURBANCE. THESE BMPs ARE TO BE MAINTAINED YEAR-ROUND OR UNTIL ALL LOOSE SEDIMENT HAS BEEN STABILIZED.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES AND ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND. STOCKPILED MATERIAL SHALL BE NO MORE THAN 8 FEET IN HEIGHT AND SHALL BE COMPLETELY COVERED WITH A SECURE IMPERMEABLE COVER AT THE END OF EACH WORK DAY. ALL STOCKPILES SHALL BE LOCATED AWAY FROM ANY STORM DRAIN INLETS AND AWAY FROM ANY STORM WATER CONVEYANCE STRUCTURES. AT NO TIME SHALL ANY RAW MATERIAL BE STAGED OR STOCKPILED ON CITY STREETS, SIDEWALKS, AND/OR GUTTERS WITHOUT A VALID OBSTRUCTION PERMIT.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, AND ADJOINING PROPERTY BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON THE CONSTRUCTION SITE AND SHALL NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE STORM DRAIN SYSTEM.
- CONCRETE WASH OUT WATER SHALL BE CONTAINED IN A WATER-TIGHT DEVICE TO PREVENT CEMENT DEPOSITION ONTO THE GROUND AND RUNOFF INTO STREETS, DRAINAGE FACILITIES, AND RECEIVING WATERS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH WORK DAY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN COVERED TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT STORMWATER DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIALS OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
- ALL UNPAVED CONSTRUCTION ENTRANCES AND EXITS SHALL BE PROTECTED USING AN EFFECTIVE COMBINATION OF TRACKING CONTROL BMPs TO MINIMIZE AND/OR ELIMINATE OFF-SITE TRACKING OF SEDIMENT. THESE BMPs SHALL BE MAINTAINED AND INSPECTED DAILY.
- ALL TEMPORARY PORTABLE RESTROOMS MUST HAVE A CATCHMENT PAN AND MUST BE LOCATED AT LEAST 50 FEET AWAY FROM ANY STORM DRAIN INLETS.
- POLLUTANTS ARE ANY SUBSTANCES INTRODUCED INTO THE ENVIRONMENT THAT ADVERSELY AFFECTS THE USEFULNESS OF A RESOURCE. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENT; SOLID OR LIQUID CHEMICALS SUCH AS: PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDE, HERBICIDE, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE / EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHINGS AND TESTING.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED MANNER. A DESIGNATED TEMPORARY AREA ON-SITE SHALL BE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DISCHARGING CONTAMINATED GROUNDWATER, PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES SHALL NOT BE LADEN WITH SEDIMENT. ALL STORM WATER DISCHARGES MUST BE RELATIVELY FREE OF SEDIMENT.
- ALL CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL MEET THE REGULATORY CONSTRUCTION REQUIREMENTS ON THE PROJECT SITE IN COMPLIANCE WITH THE CITY'S GRADING AND EXCAVATION CODE (MUNI CODE 17.05).

FIRE DEPARTMENT NOTES:

- ALL SOILS SHALL CONFORM TO THE CITY OF HUNTINGTON BEACH SOIL CLEANUP STANDARD, CITY SPECIFICATION 431-92.
- ALL ABANDONED OIL WELLS MUST MEET THE CRITERIA SPECIFIED WITHIN THE CITY SPECIFICATION 422, OIL WELL ABANDONMENT PERMIT PROCESS, AND ALL REQUIREMENTS OF THE DEPARTMENT OF OIL, GAS, AND GEOTHERMAL RESOURCES, (714) 816-6847.
- ALL DEBRIS/CONTAMINATED SOIL SHALL BE REMOVED AND PROPERLY DISPOSED OF PER CITY, COUNTY AND STATE REQUIREMENTS.
- SOIL STOCKPILING, REMEDIATION, MIXING FOR RE-USE, AND/OR DEBRIS REMOVAL REQUIRES THE FOLLOWING NOTIFICATION:
a. HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT (714) 536-5431
b. HUNTINGTON BEACH FIRE DEPARTMENT (714) 536-5411
c. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (909) 320-4204
d. ORANGE COUNTY HEALTH CARE AGENCY (714) 667-3623
- A REGISTERED, STATE LICENSED ENVIRONMENTAL AUDITING FIRM SHALL AT ALL TIMES BE PRESENT WITH THE APPROPRIATE NUMBER OF SITE AUDITORS.
- ANY ADDITIONAL DISCOVERY OF OILFIELD WASTE, HAZARDOUS MATERIALS, OR OTHERWISE SHALL BE DISCLOSED IMMEDIATELY TO THE HUNTINGTON BEACH FIRE DEPARTMENT. ALL GRADING OPERATIONS SHALL CEASE UNTIL A NEW REMEDIATION WORK PLAN IS APPROVED.
- ALL STRUCTURES SO AFFECTED UNDER THE REQUIREMENTS OF THE CITY OF HUNTINGTON BEACH SOIL CLEANUP STANDARD, CITY SPECIFICATION 431-92 AND METHANE DISTRICT PERMIT REQUIREMENTS, CITY SPECIFICATION # 429, SHALL HAVE SAFETY MEASURES SUCH AS METHANE BARRIERS, FUGITIVE COMBUSTIBLE GAS COLLECTION SYSTEMS, WELL VENT COLLECTION SYSTEMS, AND CLASSIFIED ELECTRICAL INSTALLATION, SOME OR ALL IN THE SUB-SLAB AREA.
- THE GRADING PLANS MUST STATE THE SPECIFIC SAFETY MEASURES REQUIRED. THE FIRE DEPARTMENT PETROCHEM/DEVELOPMENT SECTION MAY BE CONTACTED AT (714) 536-5411.
- ANY AND ALL ASSOCIATED UNDERGROUND FIRE SERVICE SUPPLY WORK SHALL REQUIRE SEPARATE FIRE DEPARTMENT PLAN REVIEW & PERMITTING, BY A C16, C34, OR C36 LICENSED CONTRACTOR MEETING THE ADOPTED NFPA 13 CHAPTER 10 OR NFPA 24.

WATER NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF HUNTINGTON BEACH WATER DIVISION STANDARDS.
- THE CITY OF HUNTINGTON BEACH PUBLIC WORKS WATER INSPECTOR MUST BE NOTIFIED 48 HOURS BEFORE START OF WORK AT (714) 536-5431.
- DEVELOPER IS RESPONSIBLE TO COORDINATE WITH CITY OF HUNTINGTON BEACH DEPARTMENT OF BUILDING AND SAFETY FOR THE SIZE OF WATER METER(S) AND/OR SERVICE LATERALS(S) REQUIRED. METER AND SERVICE LATERAL(S) SIZES SHOWN ON THIS PLAN WILL REQUIRE CITY BUILDING AND/OR FIRE DEPARTMENT APPROVAL. DEVELOPER IS RESPONSIBLE FOR COST OF REPLACING UNDERSIZED LATERALS & METERS DUE TO INCORRECT FIXTURE UNIT COUNTS, GALLON PER MINUTE CALCULATIONS, OR LACK OF COORDINATION WITH CITY OF HUNTINGTON BEACH DEPARTMENT OF BUILDING AND SAFETY.
- ALL UNDERGROUND PIPING BETWEEN THE METER AND BACKFLOW PROTECTION DEVICES SHALL BE SLEEVED AND BACKFILLED WITH 2-SACK SLURRY TO 12-INCHES BELOW FINISHED GRADE.
- SCREENING OF BACKFLOW PROTECTION DEVICE SHALL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT AND PLANNING DEPARTMENT.
- CONTRACTOR SHALL NOT TAP EXISTING MAINS WITHOUT A CERTIFIED WATER INSPECTOR PRESENT. PRESSURE TEST TAPPING SLEEVE IN CERTIFIED WATER INSPECTOR'S PRESENCE BEFORE TAPPING EXISTING MAIN.
- CITY OF HUNTINGTON BEACH WORK PRIOR TO ACCEPTANCE WILL BE LIMITED TO PLAN REVIEW AND CONSTRUCTION INSPECTION. ANY ADDITIONAL WORK BY THE CITY FORCES DEEMED NECESSARY BY CERTIFIED WATER INSPECTORS TO ENSURE COMPLIANCE WITH CITY STANDARDS WILL BE BACKCHARGED TO THE DEVELOPER OR CONTRACTOR. FINAL ACCEPTANCE WILL NOT OCCUR UNTIL REIMBURSEMENT IS RECEIVED.

NOTE: ANY WATER SERVICE WITH A FIXTURE EXCEEDING 20 FEET ABOVE THE TOP OF LOWEST CURB ELEVATION SHALL HAVE BACKFLOW PROTECTION PER CITY OF H.B. STD. PLAN 609A. COMMERCIAL AND INDUSTRIAL REQUIRE PROTECTION ALL THE TIME.

NEW WATER METER ELEVATION CERTIFICATION:

THE ENGINEER OF RECORD OR A LICENSED SURVEYOR SHALL STATE THE LOCATION AND THE FINISH ELEVATION OF THE NEW WATER METER. PER WATER DIVISION STANDARDS, THE METER SHALL BE LOCATED 7 INCHES FROM THE TOP OF FINISH SURFACE TO THE CENTERLINE/FLOW LINE OF THE METER. PRIOR TO THE ALLEY PAVING, THE OWNER/DEVELOPER SHALL PROVIDE AN APPROVED WRITTEN CERTIFICATION TO THE PUBLIC WORKS INSPECTOR AND WATER INSPECTOR CERTIFYING THAT THE ELEVATION OF THE NEW WATER METER COMPLIES WITH THE SURVEY DATA.

CABLE TV CONSTRUCTION NOTES:

- CABLE TV FACILITIES MUST BE PLACED BY THE DEVELOPER.
 - ROUTING OF UNDERGROUND CONDUIT SYSTEM WILL BE DETERMINED BY TIME WARNER COMMUNICATIONS UPON RECEIPT OF TWO COPIES EACH OF UTILITY UNDERGROUND CONSTRUCTION PRINTS (EDISON AND VERIZON) AND EXECUTED AGREEMENT.
 - DESIRED ROUTING MUST BE HIGHLIGHTED ON SUPPLIED UTILITY PRINT. ONE COPY MUST BE RETURNED TO THE DEVELOPER.
 - PRE-WIRING OF FACILITIES MUST BE DONE IN ACCORDANCE WITH TIME WARNER COMMUNICATIONS AGREEMENT AND SPECIFICATIONS THAT WILL HAVE ONE HOME RUN TO EACH UNIT FROM "MULTI TAP" TO BE 250 FEET.
- CONTACT: CONSTRUCTION DEPARTMENT 12501 INDUSTRY STREET GARDEN GROVE, CA 92641 (BY APPOINTMENT ONLY)
- DAVE DOLNEY, PROJECT SUPERINTENDENT (714) 903-8446
BILL JANKOWSKI, CONST. SUPERVISOR (714) 903-8336
MIKE PURSELL, DIRECTOR (714) 903-8309
- THE DEVELOPER WILL PROVIDE THE LABOR WITH THE EXCEPTION OF PULLING DISTRIBUTION CABLE, SPLICING, AND ACTIVATION.
 - TIME WARNER COMMUNICATIONS RESERVES THE RIGHT TO REVOKE THE OFFER TO PROVIDE MATERIALS WITHOUT PRIOR NOTICE.

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QUANTITY ESTIMATE

CUT	10 CY
FILL	140 CY
OVEREXCAVATION	180 CY

NOTES

- THE GRADING DESIGN SHOWN ON THIS PLAN SET IS BASED ON THE SURVEY DATA PROVIDED.
- THE CONFIGURATIONS OF DOWNSPOUT SHOWN ON THIS PLAN SET MAY CHANGED BASED UPON THE ARCHITECT'S PLAN. COORDINATE WITH THE ARCHITECT PLANS FOR LOCATIONS.
- QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE US DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE US DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

CONTRACTOR FURTHER AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE CONTRACTOR SHALL CHECK ALL DRAWINGS, SPECIFICATIONS, AND ESTIMATED QUANTITIES FURNISHED HIM/HER IMMEDIATELY UPON THEIR RECEIPT, AND SHALL PROMPTLY NOTIFY THE OWNER OF ANY DISCREPANCIES THEREIN. SHOULD ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES BE FOUND ON THE DRAWINGS, SPECIFICATIONS, OR ESTIMATED QUANTITIES TO WHICH THE CONTRACTOR FAILED TO CALL ATTENTION BEFORE SUBMITTING HIS/HER BID, THEN THE OWNER WILL INTERPRET THE INTENT OF THE DRAWINGS OF SPECIFICATIONS AND THE CONTRACTOR WILL PERFORM THE WORK IN ACCORDANCE WITH SUCH INTERPRETATION.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWING. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.

IN ALL CASES WHERE CONFLICT MAY OCCUR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE OWNER SHALL BE NOTIFIED AND HE/SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, DETAILS, OR SECTIONS.

LEGAL DESCRIPTION:

LOT [REDACTED] OF TRACT NO. [REDACTED] THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 226, PAGES 28 THROUGH 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: [REDACTED]

BENCHMARK:

OCPW SURVEY BM. NO. [REDACTED]

ELEVATION: 6.204 FT. YEAR LEVELED: 2005. O.C.S. 1995 ADJUSTMENT.

LOCATION: MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF [REDACTED] AVENUE AND [REDACTED] AVENUE.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF CHAUCER LANE BEING [REDACTED] PER TRACT NO. [REDACTED] M.M. [REDACTED]

ARCHITECT:

[REDACTED]

ENGINEER:

NAME: XUAN NGUYEN

ADDRESS: [REDACTED]

PHONE: [REDACTED]

SOIL ENGINEER:

GEOTECHNICAL INTERNATIONAL LAN & ASSOCIATES.
LAN N. PHAM, RCE 29595, EXP. MARCH 31, 2027.
ADDRESS: [REDACTED]

TEL: [REDACTED]

EMAIL: [REDACTED]

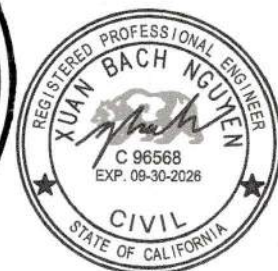
OWNER:

NAME: [REDACTED]

ADDRESS: [REDACTED]

PHONE: [REDACTED]

EMAIL: [REDACTED]



REVIEWED BY:

[Signature]

CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

DATE

REVIEWED BY:

[Signature]

CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

DATE

REVIEWED BY:

[Signature]

CITY OF HUNTINGTON BEACH PUBLIC WORKS

DATE



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

VICINITY MAP

PROJECT LOCATION



TITLE SHEET

PROJECT
CHAUCER LN - RESIDENCE

CHAUCER LN
HUNTINGTON BEACH, CA 92646

PRINT DATE: 02/11/2026

DRAWN BY:

ANH VUONG

ENGINEER:

XUAN NGUYEN

JOB NO.:

SHEET NO.: 1 OF 6

C-1

C2025-006776

PWG2025-0094

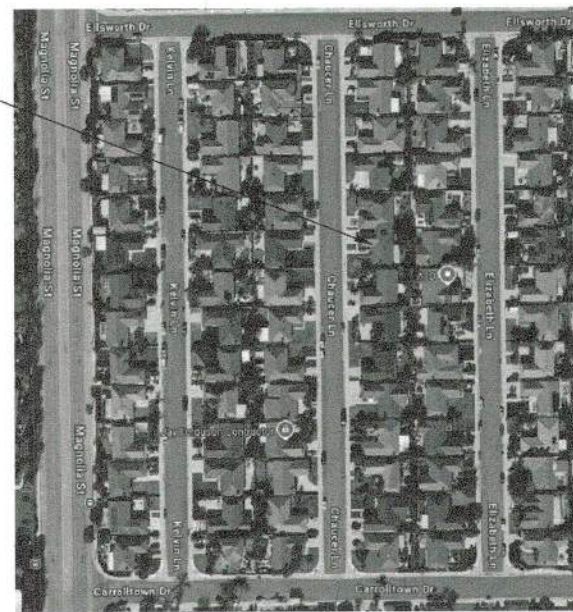
L25-087

RD 455

FW2025094.DWG

VICINITY MAP

PROJECT LOCATION



PROTECTION NOTES

- 1 PROTECT EX. CURB & GUTTER IN PLACE.
- 2 PROTECT EX. BLOCK WALL/FENCE IN PLACE.
- 3 PROTECT EX. 3/4" WATER METER IN PLACE.
- 4 PROTECT EX. CONCRETE/LANDSCAPE IN PLACE.
- 5 PROTECT EX. UTILITY LINES IN PLACE (V.I.F.).

CONSTRUCTION NOTES

- 1 CONSTRUCT 4" CONCRETE, PROVIDED WITH CONSTRUCTION OR WEAKENED PLANE JOINTS AT FREQUENT INTERVALS (E.G., EVERY 6FT OR LESS) PER DETAIL "A" ON THIS SHEET.
- 2 INSTALL NDS 6" SQUARE GRATE PER DETAIL "B" ON THIS SHEET.
- 3 INSTALL 4" PVC SCHEDULE 40 PIPE OR EQUAL.
- 4 CONSTRUCT 3"Ø SCHEDULE 40 PVC CURB DRAIN PER CITY STD. 204
- 5 POWER WASH EX. SEWER LATERAL & VIDEOTAPE FROM THE ONSITE CLEANOUT TO THE PUBLIC SEWER MAIN. SUBMIT VIDEO TO PUBLIC WORKS DEPT. FOR EVALUATION TO DETERMINE ITS CONDITION AND IF POSSIBLE REPLACEMENT (BY THE PROPERTY OWNER) IS NECESSARY.
- 6 CONSTRUCT NEW GATE PER ARC. PLAN
- 7 CONSTRUCT NEW LANDING PER ARC. PLAN

LEGEND

	EX. BLOCK WALL
	EX. CHAIN LINK FENCE
	EX. STEEL FENCE
	EX. WOOD FENCE
	EX. CURB & GUTTER
	CENTER LINE
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED STORM DRAIN
	EX. WATER LINE
	EX. WATER METER
	EX. SEWER LINE
	PROPOSED CONCRETE
	PROPOSED FLOW LINE
	SURFACE SLOPE
	PIPE SLOPE IF OCCUR
	DRAINAGE INLET

ABBREVIATION:

AC	ASPHALT CONCRETE
BX	BOTTOM OF X
CP	CONTROL POINT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FD	FOUND
FF	FINISHED FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
INV	INVERT
L&T	LEAD & TAG/TACK
NG	NATURAL GRADE
PP	POWER POLE
RFF	RAISED FINISHED FLOOR
RTW	RETAINING WALL
SFN	SEARCH NOTHING FOUND
SMH	SEWER MANHOLE
STLT	STREET LIGHT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TELRISE	TELEPHONE RISER
TOPWDFNC	TOP OF WOODEN FENCE
TRFLT	TRAFFIC LIGHT
TSB	TRAFFIC SIGNAL BOX
TX	TOP OF X
TW	TOP OF WALL
WELMON	MONUMENT IN WELL
WM	WATER METER
WV	WATER VALVE

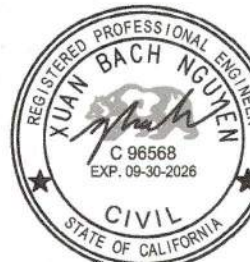
GRADING PLAN

PROJECT

CHAUCER LN - RESIDENCE

CHAUCER LN
HUNTINGTON BEACH, CA 92646

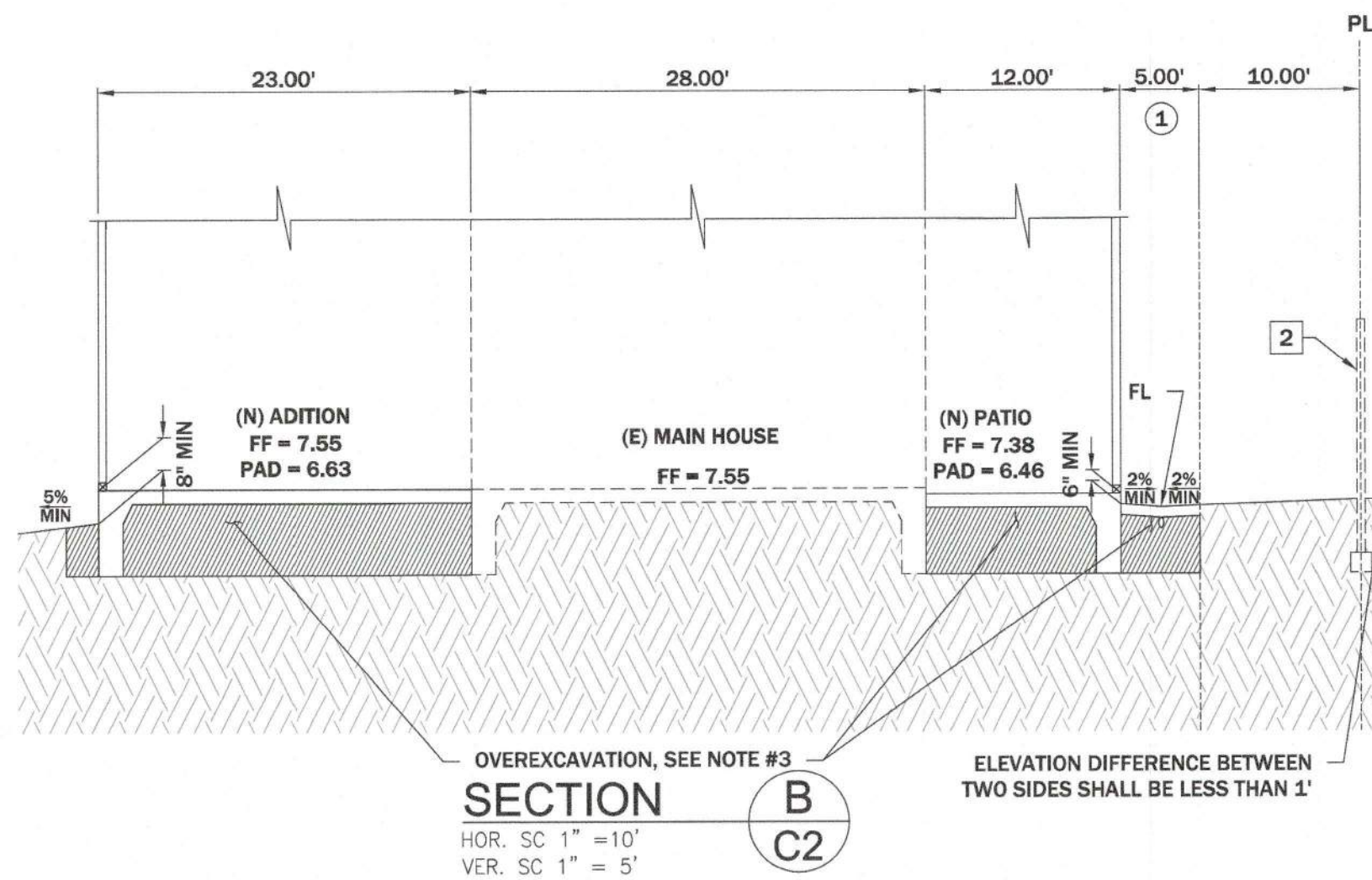
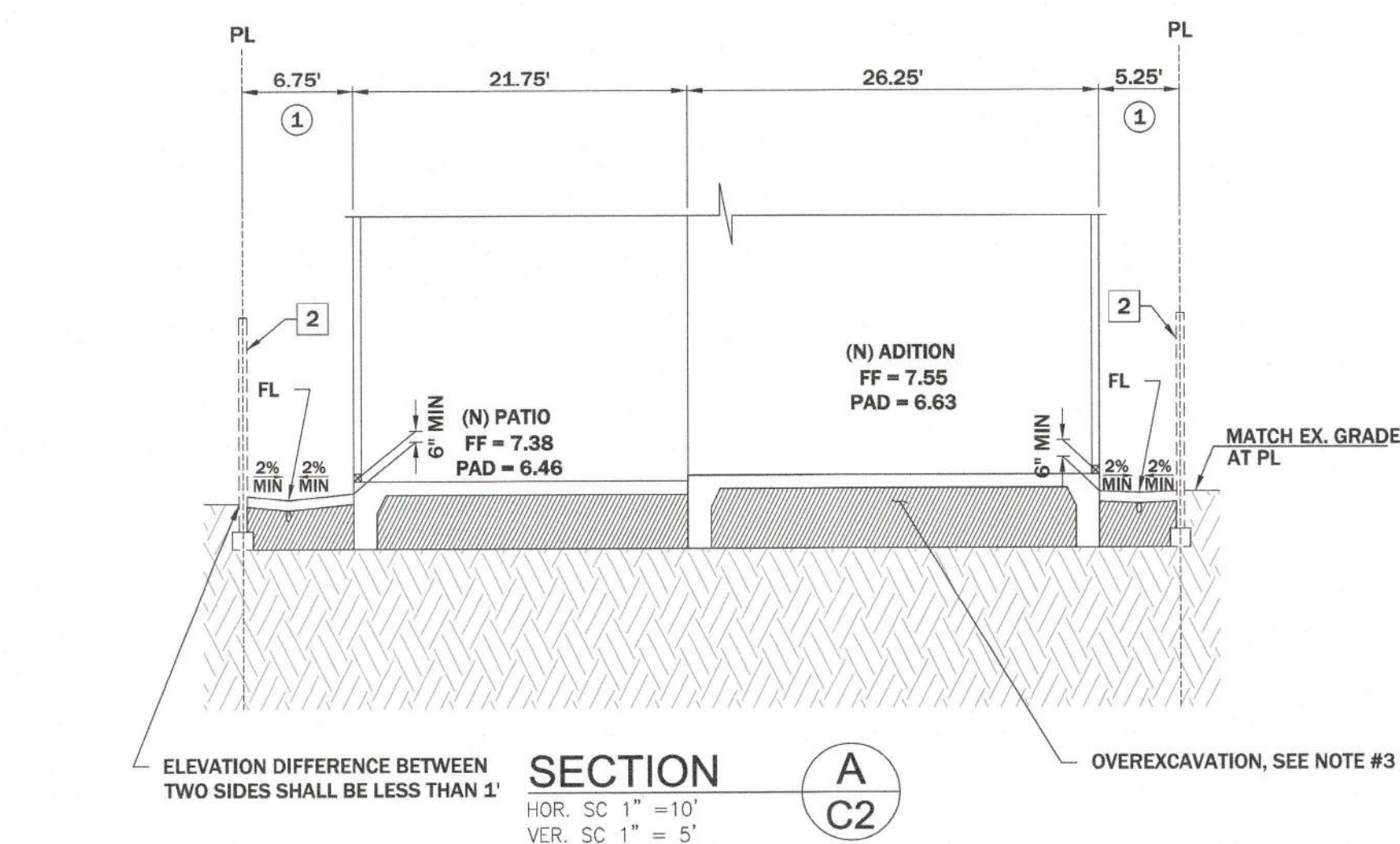
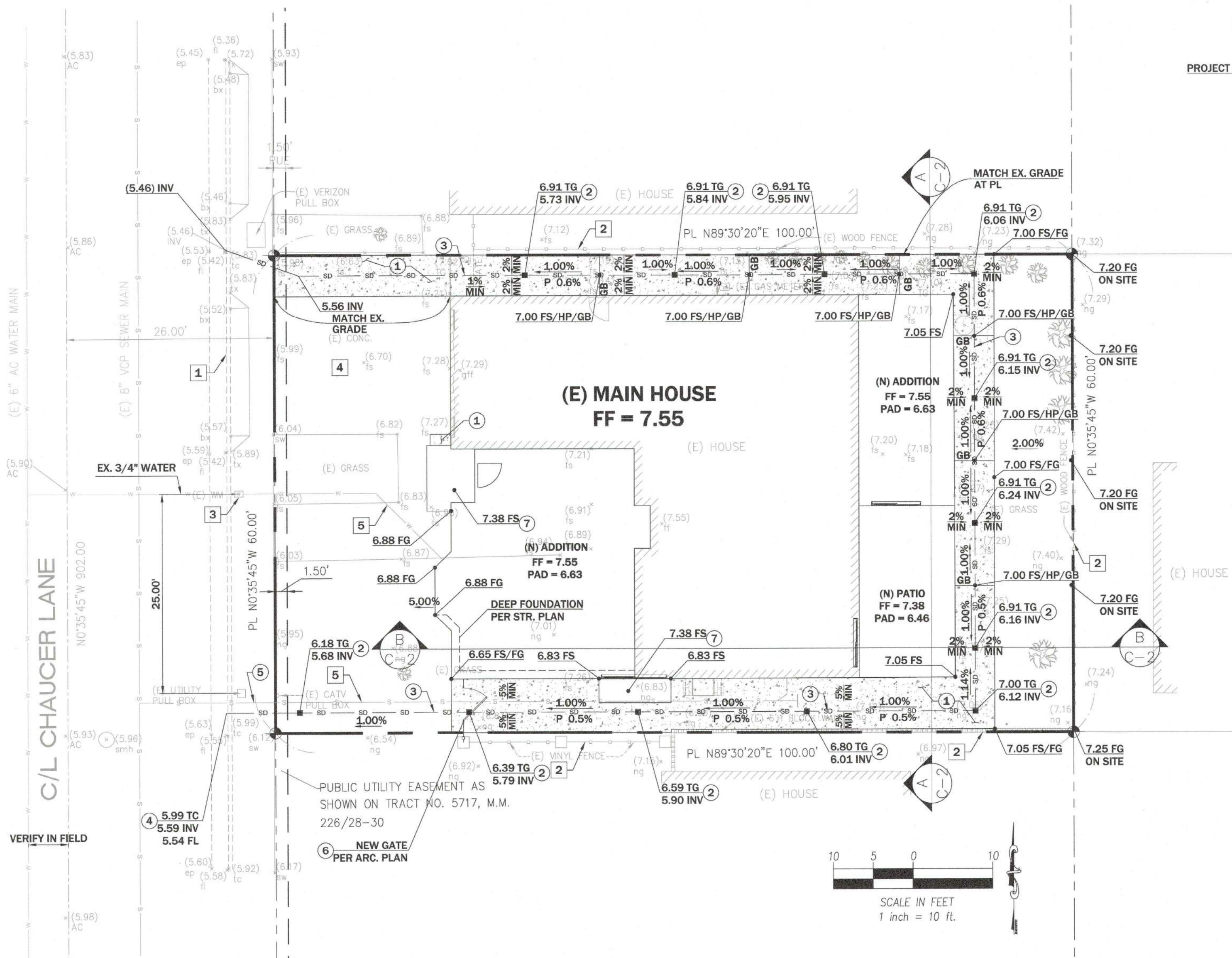
PRINT DATE: 02/11/2026

DRAWN BY:
ANH VUONGENGINEER:
XUAN NGUYEN

JOB NO.: -

SHEET NO.: 2 OF 6

C-2



NOTE:

1. AN ENCROACHMENT PERMIT FROM THE CITY OF HUNTINGTON BEACH IS REQUIRED FOR CONSTRUCTING FACILITIES LOCATED WITHIN THE CITY'S RIGHT OF WAY.
2. BUILDING FOOTING SHOWN FOR CONTEXT ONLY AND NOT FOR CONSTRUCTION. CONTRACTOR TO CONSULT FOUNDATION PLAN AND/OR STRUCTURAL ENGINEER FOR EXACT DETAILS.
3. THE 2' DEPTH OVEREXCAVATION EXTENDING 2' BEYOND THE BUILDING PERIMETER IS SHOWN FOR CONTEXT ONLY, PER THE SOILS REPORT #HB-02-12-25, DATED DEC 19, 2025, PREPARED BY LAN & ASSOCIATES. CONTRACTOR TO CONFIRM WITH GEOTECHNICAL ENGINEER PRIOR TO OVEREXCAVATION WORK.
4. REFER TO STRUCTURAL PLAN OF PERMIT #C2025-006776 FOR FOUNDATION.



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REQUIRES A DIGALERT IDENTIFICATION NUMBER BE
ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE
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01/27/2026

REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS

DATE

C2025-006776

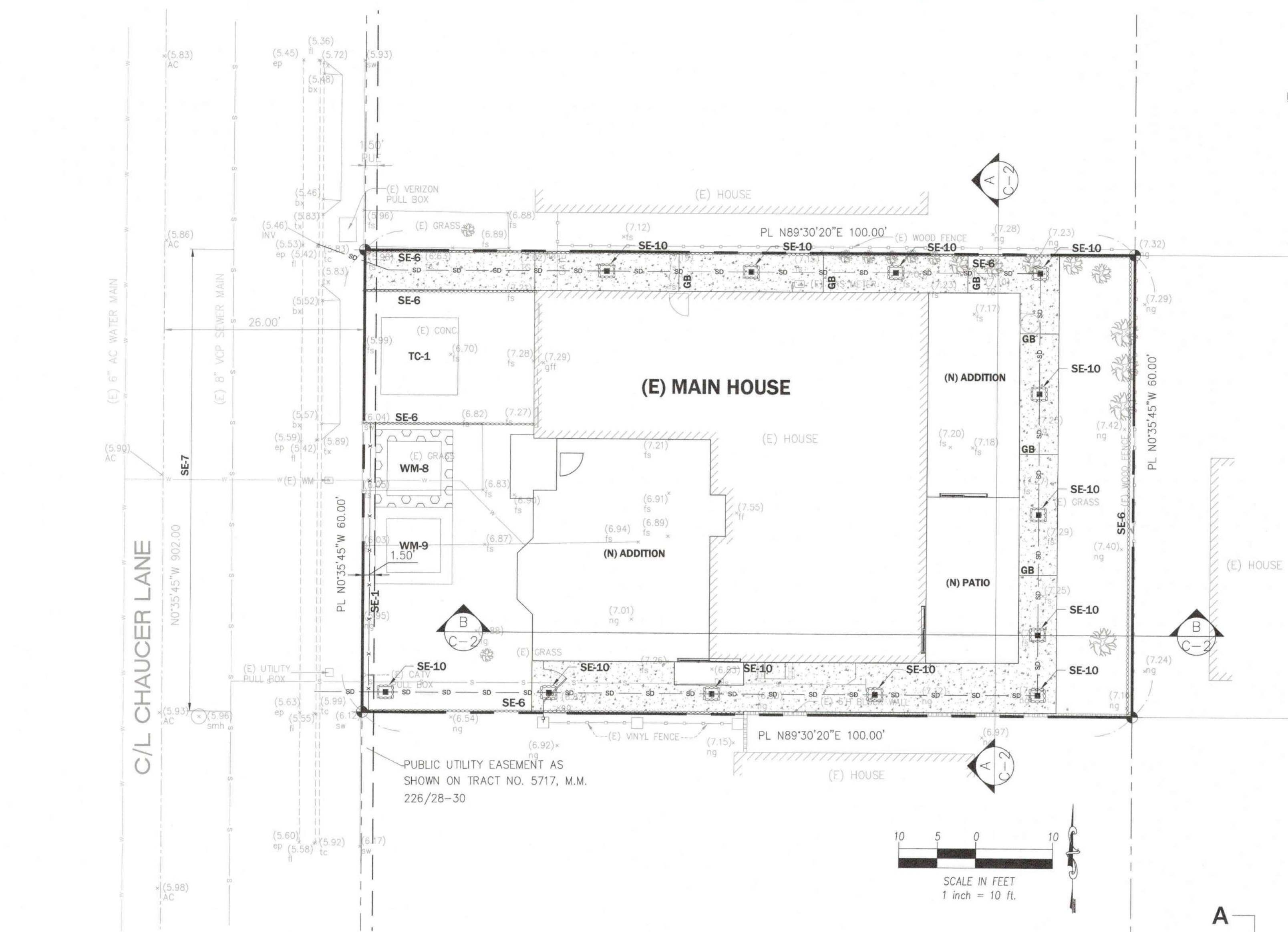
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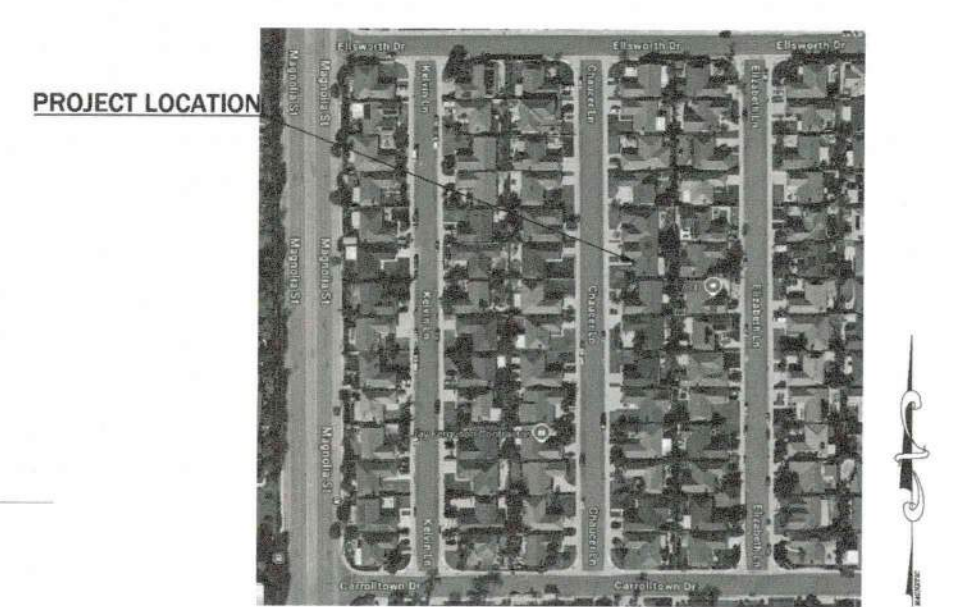
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VICINITY MAP



EROSION CONTROL NOTES

- EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING "DRY SEASON" REQUIREMENTS (MAY 1 THROUGH SEPTEMBER 30) AND FOR "WET SEASON" REQUIREMENTS (OCTOBER 1 THROUGH APRIL 30). APPROVED PLANS ARE REQUIRED FOR ALL ROUGH GRADING OPERATIONS.
- IN CASE OF EMERGENCY CALL:

(RESPONSIBLE PERSON)

OWNER
(FIRM)
AT (24 HOUR PHONE NO.)
- THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
- THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMP'S AS NEEDED TO PROTECT ALL EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A NATIONAL WEATHER SERVICE FORECASTED, 50% CHANCE OF RAIN).
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, AND DESILTING BASINS, ETC.
- GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
- THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
- INFORMATION ON THIS PLAN IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
- TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
- AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
- NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE "WET SEASON". UNLESS ADEQUATE TEMPORARY/ PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
- CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
- SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15. SLOPES CONSTRUCTED AFTER OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREMENTS OF 25 FEET OR LESS MEASURED VERTICALLY.
- FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN TOE OF SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTH-WORK OPERATIONS ARE NOT IN PROGRESS.
- TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
- CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND THAT ARE SUBJECT TO RUNOFF DURING THE PERIOD FROM THE BEGINNING OF THE "WET SEASON". THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

BEST MANAGEMENT PRACTICES CONSTRUCTION NOTES:

- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
USE STABILIZED CONSTRUCTION ENTRANCE/EXIT BMP PER CASQA STANDARDS.
- WE-1 WIND EROSION CONTROL
WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND STOCKPILES.
- SE-1 SILT FENCE
INSTALL SILT FENCE ALONG SITE PERIMETER WHERE APPLICABLE TO PREVENT WIND EROSION PER CASQA STANDARDS.
- SE-6 GRAVEL BAG BERM
INSTALL WHERE SHOWN ON PLAN
- SE-7 STREET SWEEPING AND VACUUMING
STREET SHALL BE SWEEPED, SEDIMENT COLLECTED AND DISPOSED OFFSITE ON A DAILY BASIS.
- SE-10 STORM DRAIN INLET PROTECTION
INSTALL STORM DRAIN INLET PROTECTION
- WM-1 MATERIAL DELIVERY AND STORAGE
IMPLEMENT DELIVERY MATERIAL DELIVERY AND STORAGE BMP PER CASQA STANDARDS.
- WM-8 CONCRETE WASTE MANAGEMENT
IMPLEMENT CONCRETE WASHOUT AREA PER CASQA STANDARDS. DETAIL HEREON.
- WM-9 SANITARY/ SEPTIC WASTE MANAGEMENT
ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.

REVIEWED BY: _____ DATE: 5/1/26

CITY OF HUNTINGTON BEACH PUBLIC WORKS

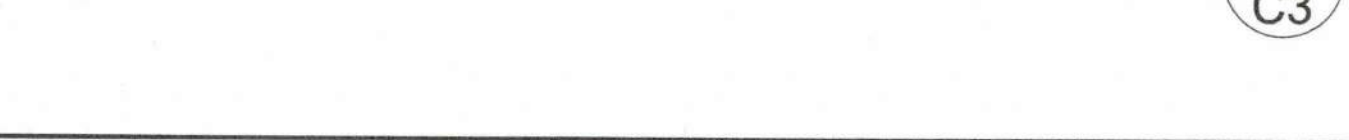
SE-6: GRAVEL BAG DETAIL



SE-10: STORMWATER INLET PROTECTION



WM-8: CONCRETE WASTE MANAGMENT



2000 Main Street 3rd Floor
Huntington Beach, Ca 92648
714/536-5241

WATER METER UPGRADE CHECK LIST

Owner's / Applicant's Name _____
Job Address _____
Permit Number (if applicable) _____
Contact Number () _____

ADU: If you plan to use one combined meter for a new ADU and an existing SFR please calculate all the fixtures together

NOTE: Provide ALL counts of New and Existing Fixtures Below!!!

Water Closet / Toilet	3	x	2.5	=	7.5
Bathroom Sink including Bar Sink	3	x	1.0	=	3
Bath Tub with 1/2" fill valve	1	x	4.0	=	4
Bath Tub with 3/4" fill valve	2	x	10.0	=	20
Shower Stall (per head)	2	x	2.0	=	4
Kitchen Sink	1	x	1.5	=	1.5
Dish Washer	1	x	1.5	=	1.5
Laundry / Washer	1	x	4.0	=	4
Laundry Sink	1	x	1.5	=	1.5
Hose Bibb	1	x	2.5	=	2.5
Hose Bibb (each additional)	1	x	1.0	=	1.0
TOTAL FIXTURE COUNT					25.5

EXAMPLE

Water Closets	4	=	10
Lavs	6	=	6
Bathubs	2	=	8
Jac.Tub	1	=	10
Shower Stalls	2	=	4
Kitchen Sink	1	=	1.5
Dish Washer	1	=	1.5
Laundry	1	=	4
Hose Bibb	1	=	2.5
Hose Bibb	3	=	3
TOTAL			50.5

Note: Most SFR's have about 80 to 100ft in total plumbing length. Verify your total fixture count on the table below. See that 50.5 exceeds 39, so you would have to upgrade your water meter to a 1 inch meter with a 1 1/4 inch supply.

TABLE 6-5
Fixture Unit Table for Determining Water Pipe and Meter Sizes

Meter	Building and Street Service, Inches	Maximum Allowable Length in Feet (40) (60) (80) (100) (150) (200)
1-1/2	1-1/4	78 78 78 78 67 52 44
1-1/2	1-1/4	78 78 78 78 66 52

DIGALERT 811

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.



ABBREVIATION:

AC	ASPHALT CONCRETE
BX	BOTTOM OF X
CP	CONTROL POINT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FD	FOUND
FF	FINISHED FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
GM	GAS METER
HP	HIGH POINT
INV	INVERT
L&T	LEAD & TAG/TACK
NG	NATURAL GRADE
PP	POWER POLE
RFF	RAISED FINISHED FLOOR
RTW	RETAINING WALL
SFN	SEARCH NOTHING FOUND
SMH	SEWER MANHOLE
STLT	STREET LIGHT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TELRISE	TELEPHONE RISER
TOPWDFNC	TOP OF WOODEN FENCE
TRFLT	TRAFFIC LIGHT
TSB	TRAFFIC SIGNAL BOX
TX	TOP OF X
TW	TOP OF WALL
WELMON	MONUMENT IN WELL
WM	WATER METER
WV	WATER VALVE

LEGEND

	EX. BLOCK WALL
	EX. CHAIN LINK FENCE
	EX. STEEL FENCE
	EX. WOOD FENCE
	EX. CURB & GUTTER
	CENTER LINE
	PROPERTY LINE
	EXISTING ELEVATION
	EX. WATER LINE
	EX. WATER METER
	EX. SEWER LINE

DEMOLITION PLAN

PROJECT
CHAUCER LN - RESIDENCE
CHAUCER LN
HUNTINGTON BEACH, CA 92646

PRINT DATE: 02/11/2026

DRAWN BY:
ANH VUONG

ENGINEER:
XUAN NGUYEN



JOB NO.: -
SHEET NO.: 4 OF 6

C-4

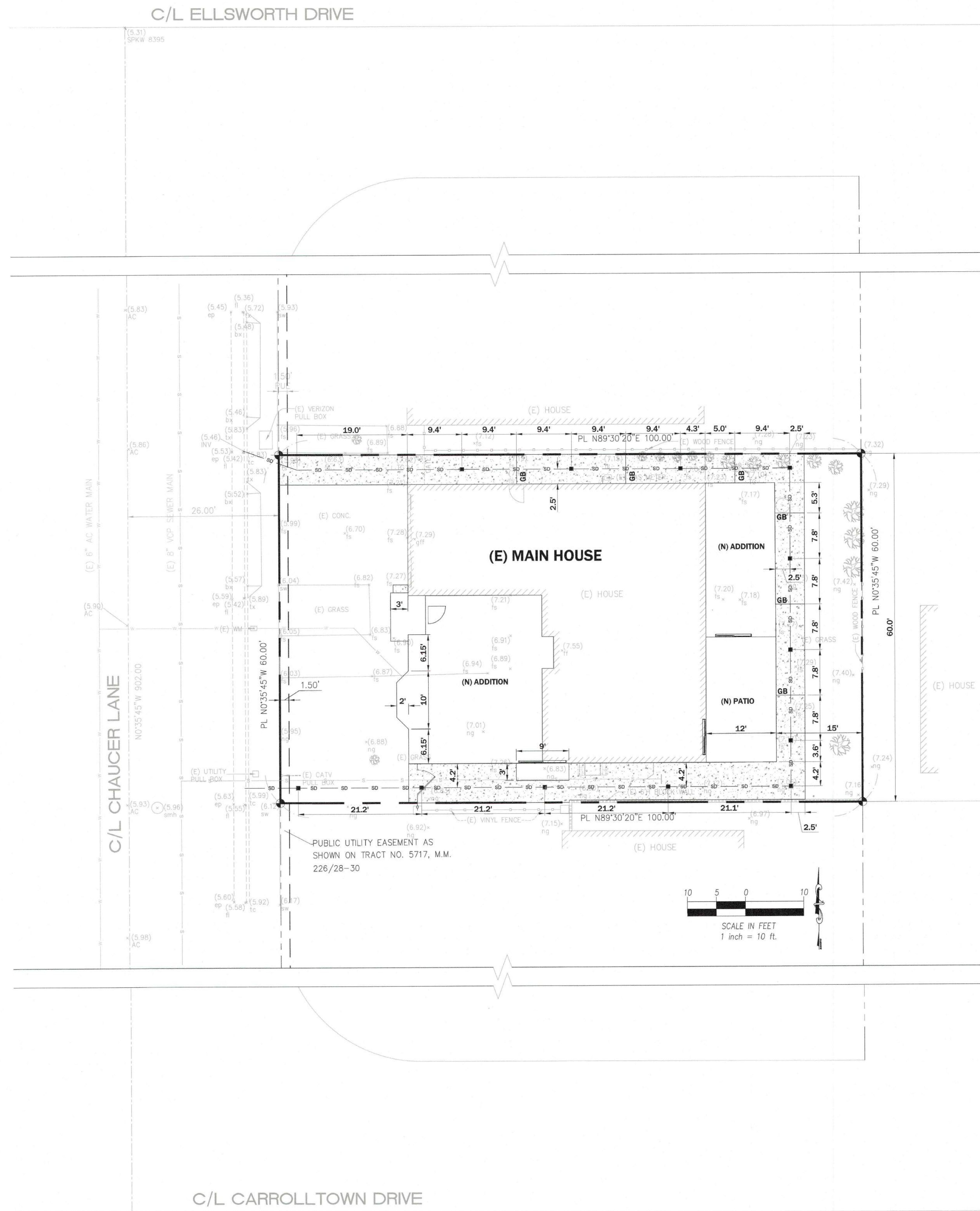
REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS

DATE

C2025-006776 PWG2025-0094 L25-087 RD 455

PW20250944.004



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NOTE:
REFER TO ARCHITECTURAL SITE PLAN A0.00 FOR MORE INFORMATION

LEGEND

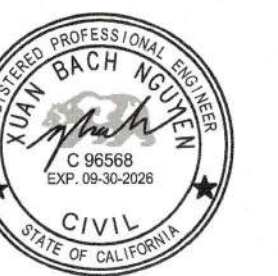
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	EX. CHAIN LINK FENCE
	EX. STEEL FENCE
	EX. WOOD FENCE
	EX. CURB & GUTTER
	CENTER LINE
	PROPERTY LINE
	EXISTING ELEVATION
	EX. WATER LINE
	EX. WATER METER
	EX. SEWER LINE

HORIZONTAL
CONTROL PLAN

PROJECT
CHAUCER LN - RESIDENCE
CHAUCER LN
HUNTINGTON BEACH, CA 92646

PRINT DATE: 02/11/2026
DRAWN BY:
ANH VUONG

ENGINEER:
XUAN NGUYEN



JOB NO.: -
SHEET NO.: 5 OF 6

C-5

REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS

DATE

C2025-006776

PWG2025-0094

L25-087

RD 455

PW2025094-005

TOPOGRAPHIC SURVEY MAP
ADDRESS: CHAUCER LANE, HUNTINGTON BEACH, CA 92646

DATE OF SURVEY: DECEMBER 02, 2025

LEGAL DESCRIPTION:

LOT [REDACTED] OF TRACT NO. [REDACTED] IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK [REDACTED] PAGES 28 THROUGH 30 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: [REDACTED]

BENCH MARK:

OCPW SURVEY BM. NO. [REDACTED]
ELEVATION: 6.204 FT. YEAR LEVELED: 2005. O.C.S. 1995 ADJUSTMENT.
LOCATION: MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF [REDACTED] AVENUE AND [REDACTED] AVENUE.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF CHAUCER LANE BEING N0°35'45"W PER TRACT NO. [REDACTED] M.M. [REDACTED]

ABBREVIATION:

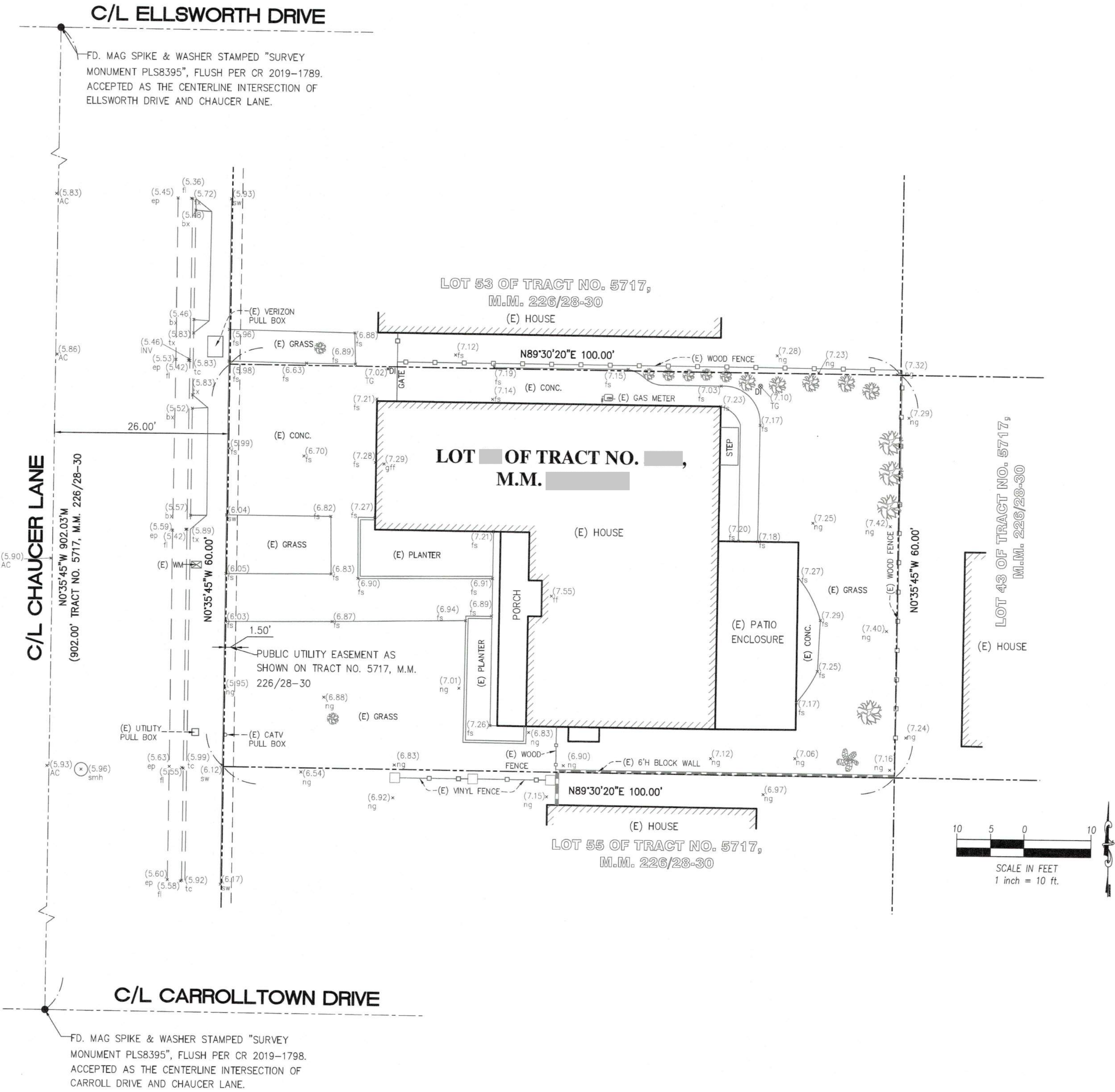
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LEGEND

BLOCK WALL
CHAIN LINK FENCE
STEEL FENCE
WOOD FENCE
CURB & GUTTER
CENTERLINE
PROPERTY LINE

BOUNDARY NOTES:

- THE BOUNDARY LINES AND ANNOTATIONS SHOWN ON THIS SURVEY ARE BASED ON THE RECORDED PLATS AND MAPS.
- NO TITLE REPORT WAS PROVIDED AT THE TIME OF SURVEY.



PREPARE BY:

GEOTECHNICAL INTERNATIONAL - LAN & ASSOCIATES.
LAN N. PHAM, RCE 29595, EXP. 3-31-2027.
ADDRESS: [REDACTED]
TEL: [REDACTED]
EMAIL: [REDACTED]