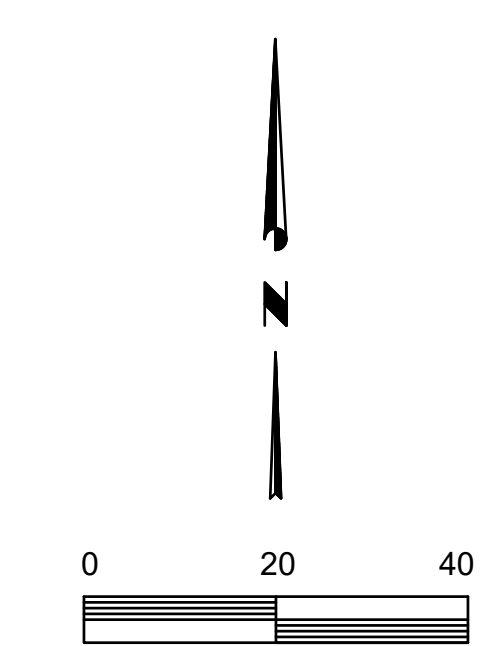


EASEMENTS NOTE:
AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.



CIVIL ENGINEER/LAND SURVEYOR, MO SAHEBI, PE
7/31/2015 DATE



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	

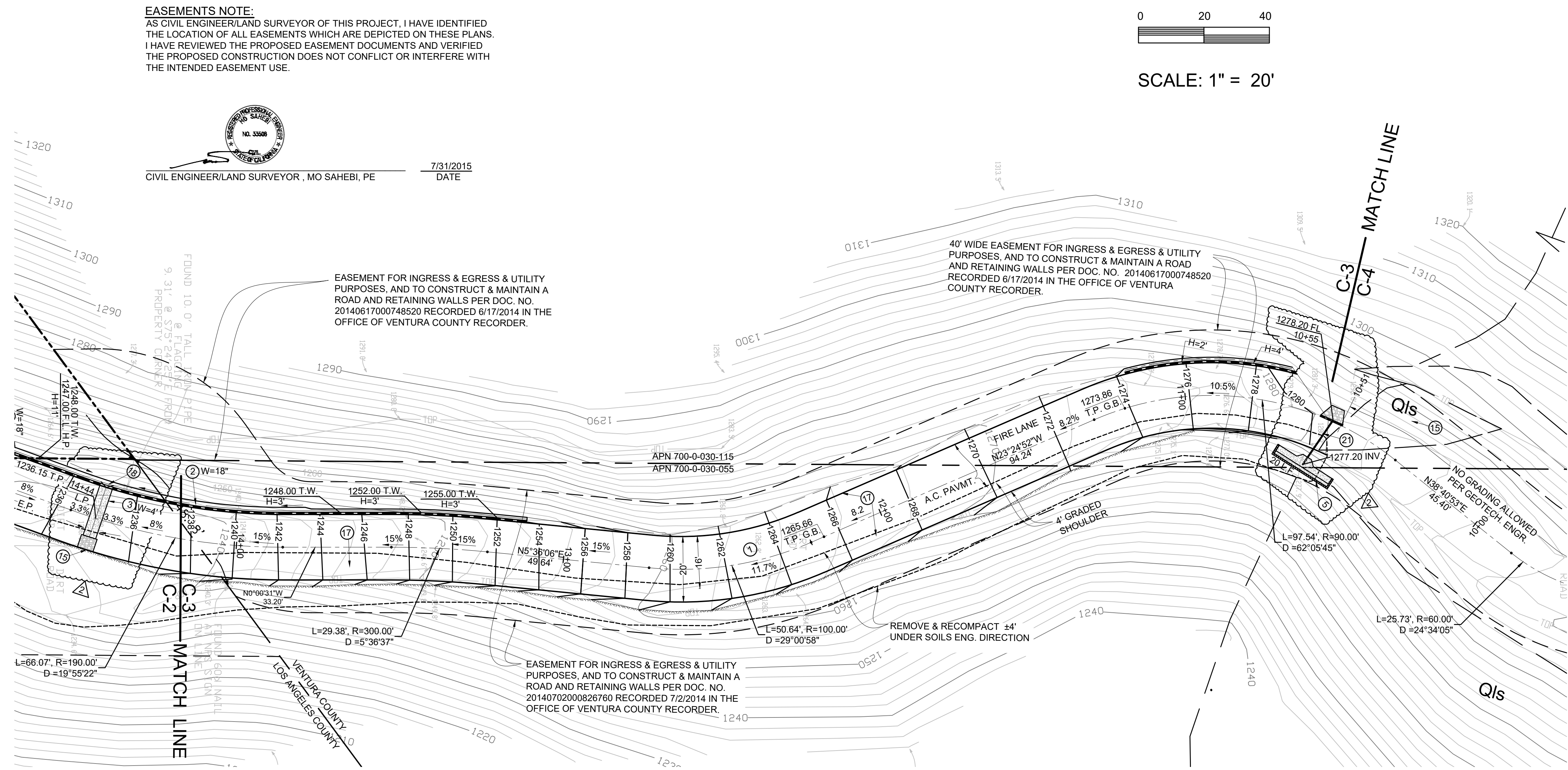
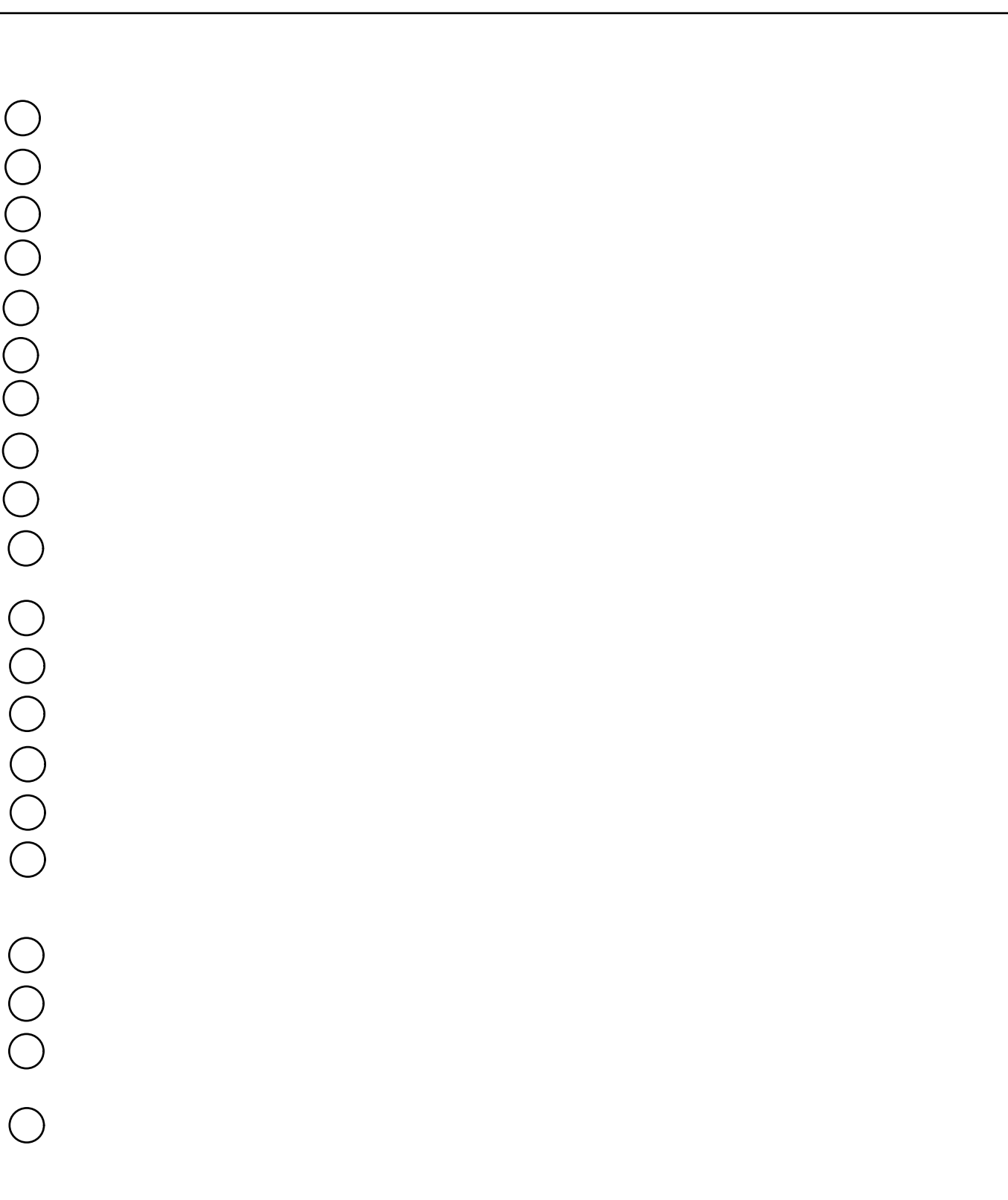
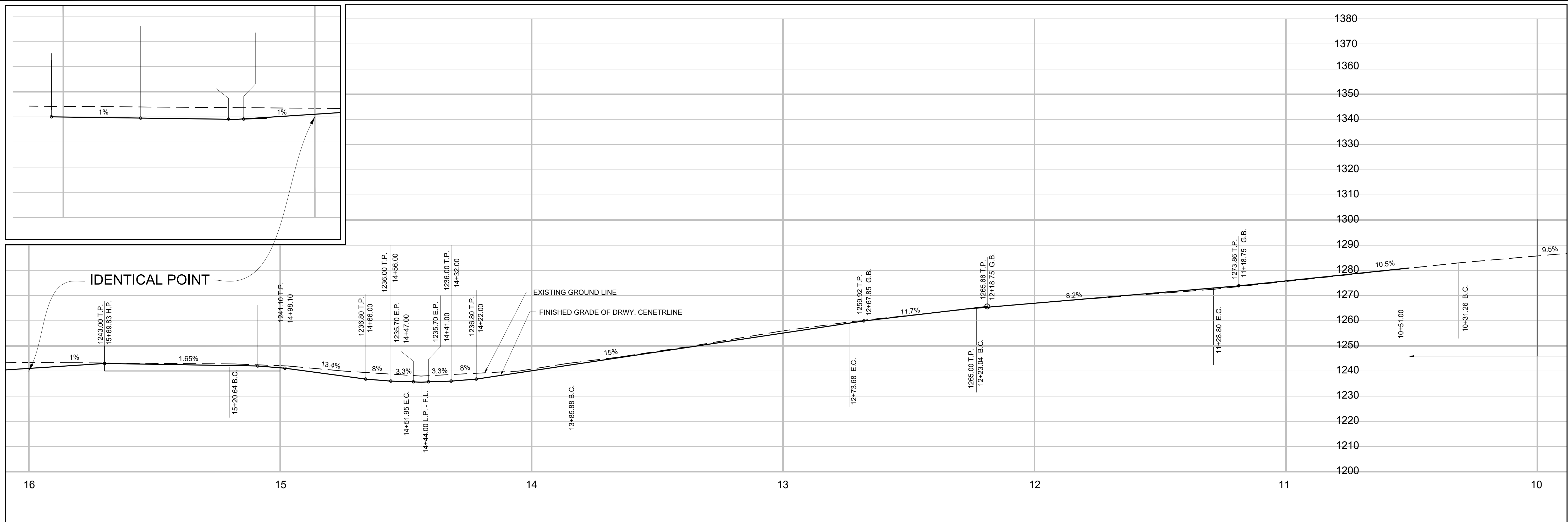
FINISHED GRADING PLAN
10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

SIGNED: MO SAHEBI, PE 3/18/2020 DATE
NO. 33508
REGISTERED PROFESSIONAL ENGINEER
CIVIL STATE OF CALIFORNIA

SHEET 2 OF 11
PFN: 1402-349
DATE: 3/18/2020
C - 2

These drawings are instruments of service and are the property of Planex Associates. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without written permission of Planex Associates. ©



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

CIVIL ENGINEER/LAND SURVEYOR, MO SAHEBI, PE
 7/31/2015
 DATE

0 20 40
 SCALE: 1" = 20'

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	

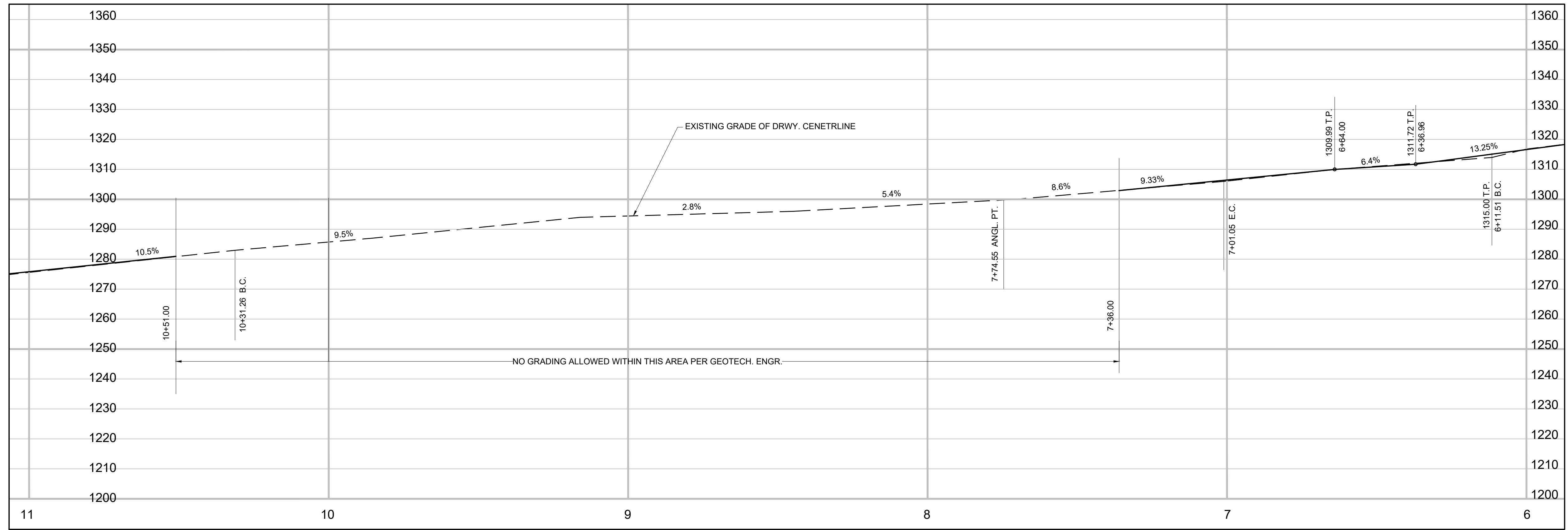
GRADING PLAN
 10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
 MO SAHEBI
 NO. 33508
 CIVIL
 STATE OF CALIFORNIA
 SIGNED: 3/18/2020
 MO SAHEBI, PE 33508 DATE

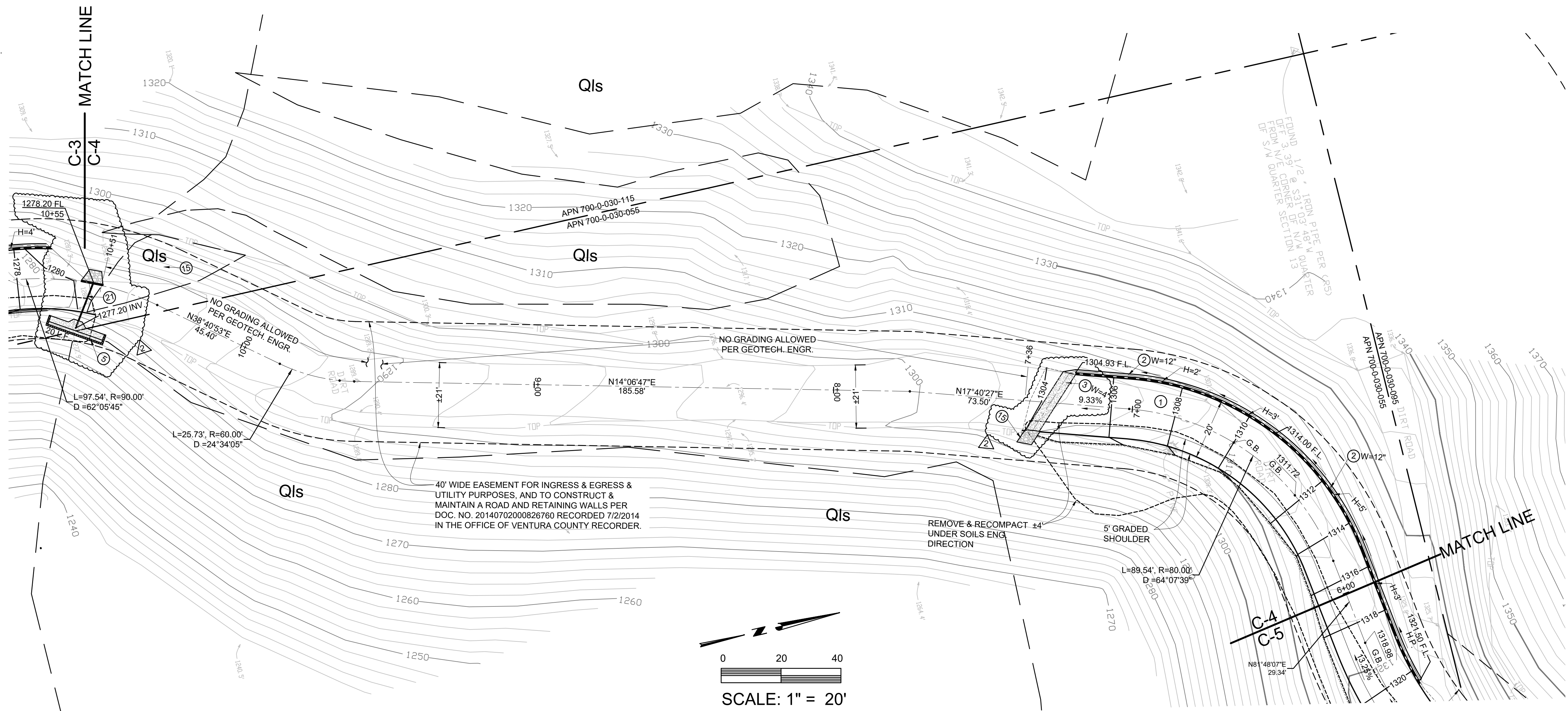
SHEET 3 OF 11
 PFN: 1402-349
 DATE: 3/18/2020
C - 3

These drawings are instruments of service and are the property of Planex Associates. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without written permission of Planex Associates.



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

CIVIL ENGINEER/LAND SURVEYOR, MO SAHEBI, PE
 7/31/2015
 DATE



NO.	DATE	REVISION
1	9-30-17	REGIONAL PLANNING COMMENTS.
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.

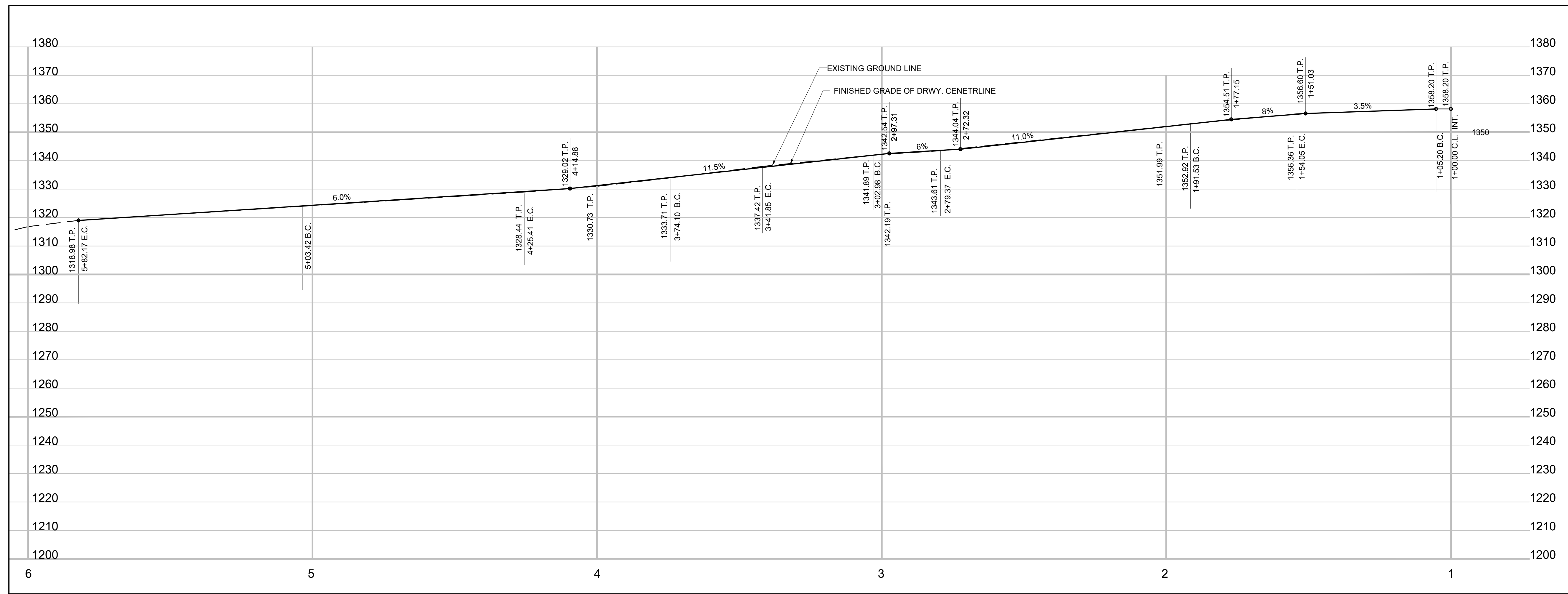
GRADING PLAN
 10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
 Associates
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL. (310) 664-9311

SIGNED: MO SAHEBI, PE 3/18/2020
 DATE

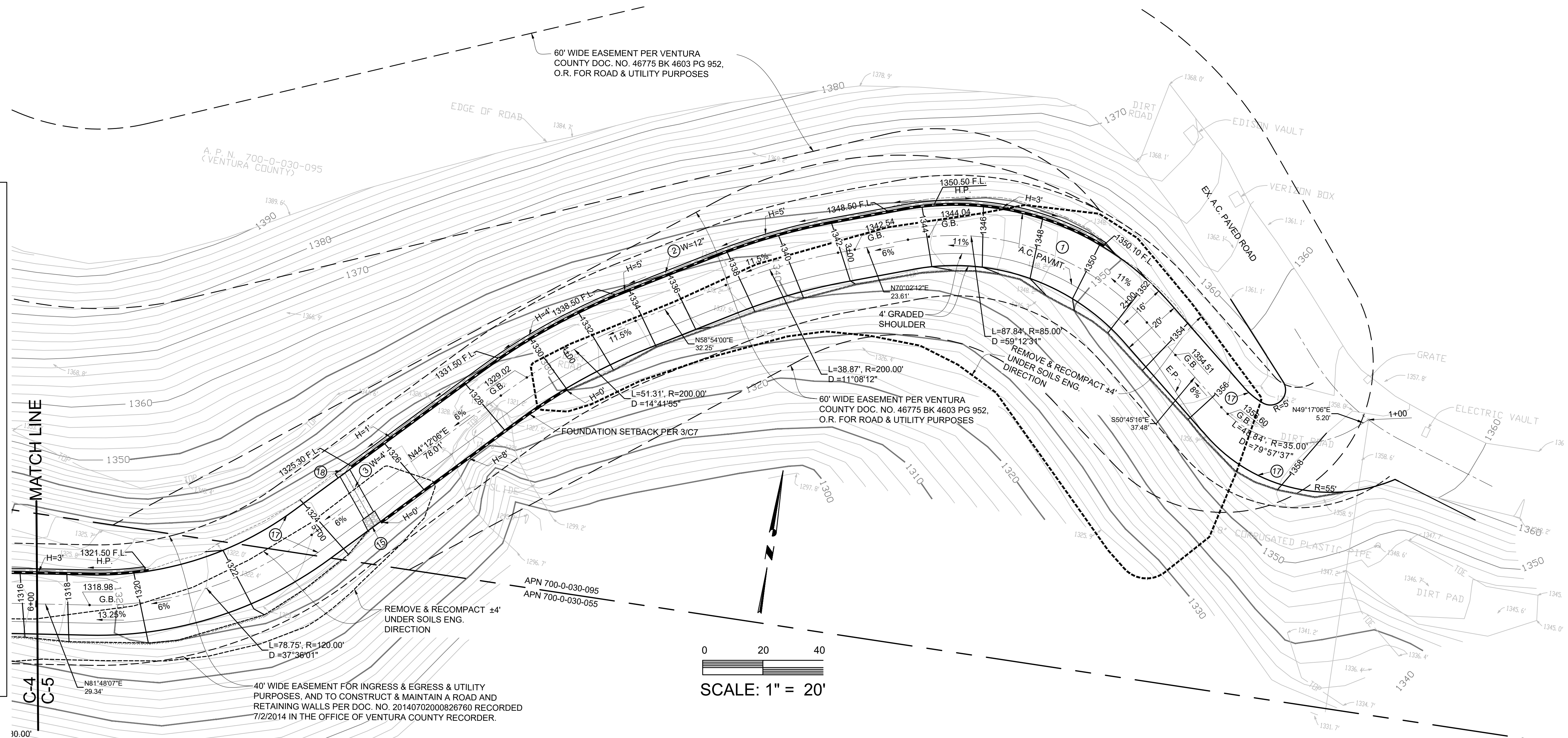
SHEET 4 OF 11
 PFN: 1402-349
 DATE: 3/18/2020
C - 4

These drawings are instruments of service and are the property of Planex Associates. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without written permission of Planex Associates.



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

CIVIL ENGINEER/LAND SURVEYOR, MO SAHEBI, PE
 7/31/2015
 DATE



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	

GRADING PLAN
 10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
 Associates
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL. (310) 664-9311

SIGNED: *MO SAHEBI* 3/18/2020
 MO SAHEBI, PE 33508 DATE

SHEET 5 OF 11
 PFN: 1402-349
 DATE: 3/18/2020
C - 5

These drawings are instruments of service and are the property of Planex Associates. All designs and other information on the drawings are for use on the specific project and shall not be used otherwise without written permission of Planex Associates.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

- IN CASE OF EMERGENCY, CALL CHANDRA BANDI AT (702)-610-9579 (24-HOUR TELEPHONE).
- TOTAL DISTURBED AREA 0.4 ACRES
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDE OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

CIVIL ENGINEER/QSD SIGNATURE DATE

21. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

23. THE FOLLOWING BMPs FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - POLYACRYLAMIDE
- EC14 - RESERVED
- EC15 - COMPOST BLANKETS
- EC16 - SOIL PREPARATION/ROUGHENING
- EC17 - NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

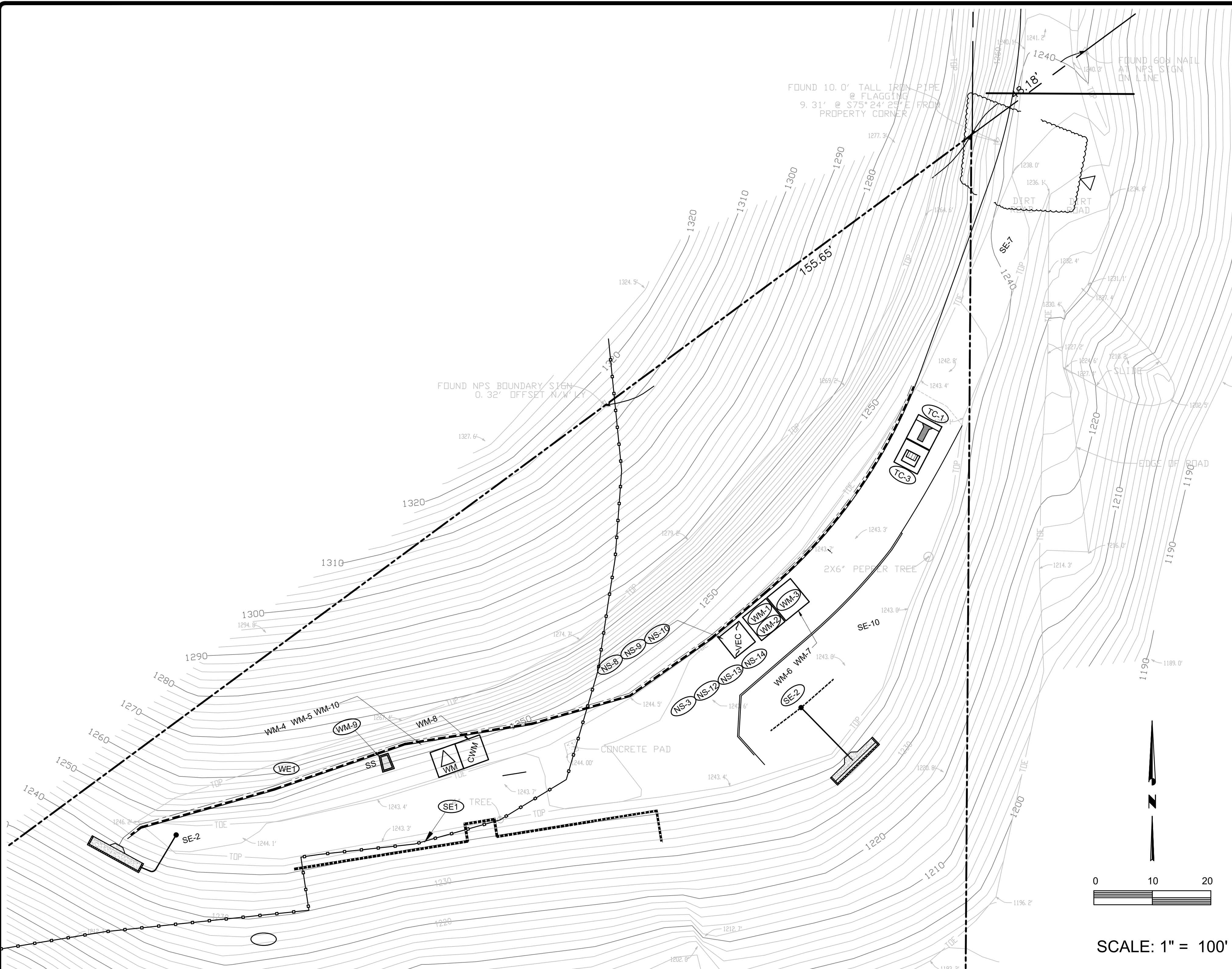
- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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

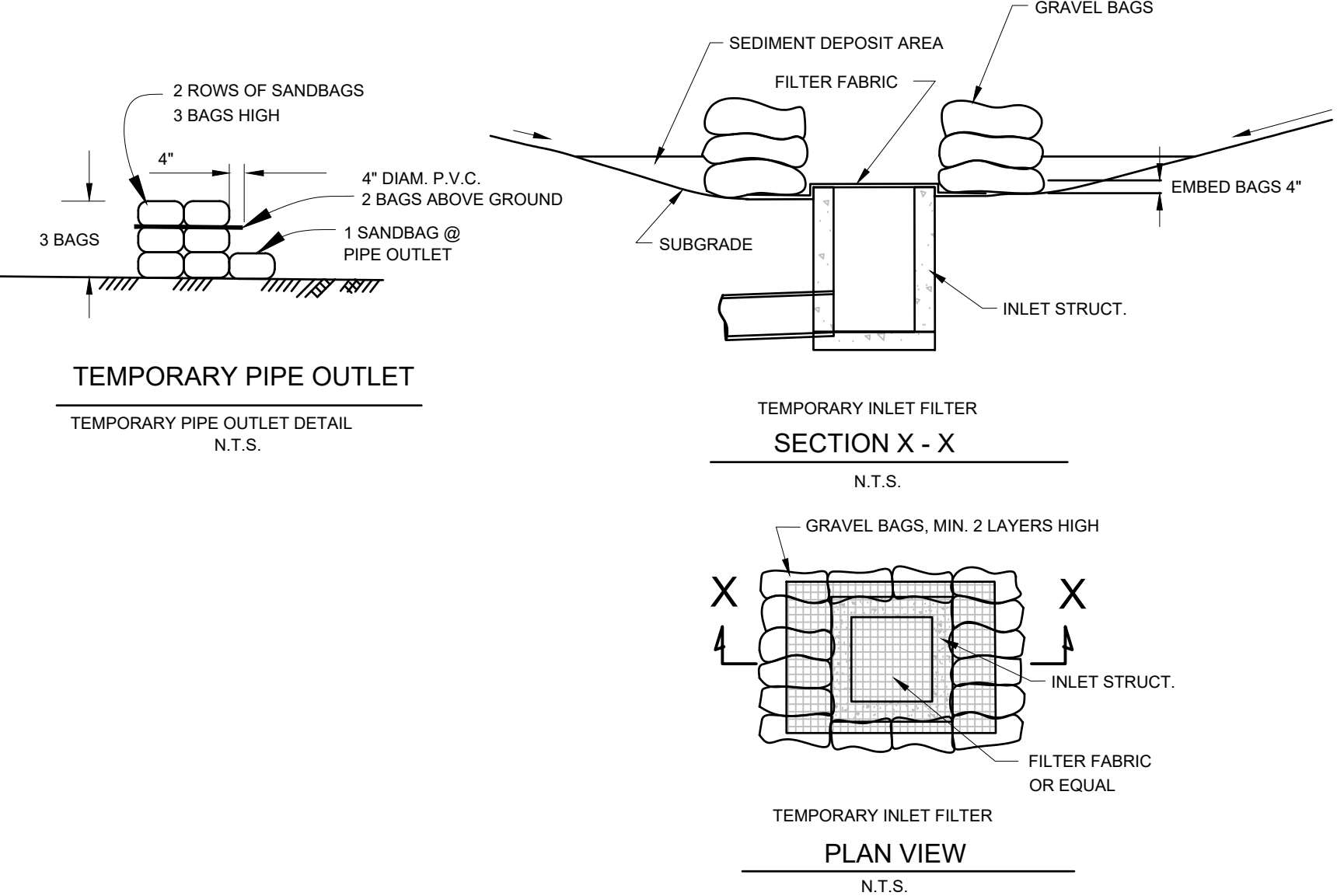


LOCAL STORM WATER POLLUTION PREVENTION PLANS (LSWPPP) AND WET WEATHER EROSION CONTROL PLANS (WWECP)

CONSTRUCTION NOTES:

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL	CHECK DAM INTERVALS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
- THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
- EROSION CONTROL DEVICES SHALL BE STOCKPILED IN THE ROADWAY AT INTERVALS SHOWN ON THE EROSION CONTROL PLAN, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.



NO.	DATE	REVISION
1	9-30-17	REGIONAL PLANNING COMMENTS.
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.

LSWPPP & WWECP

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates

1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

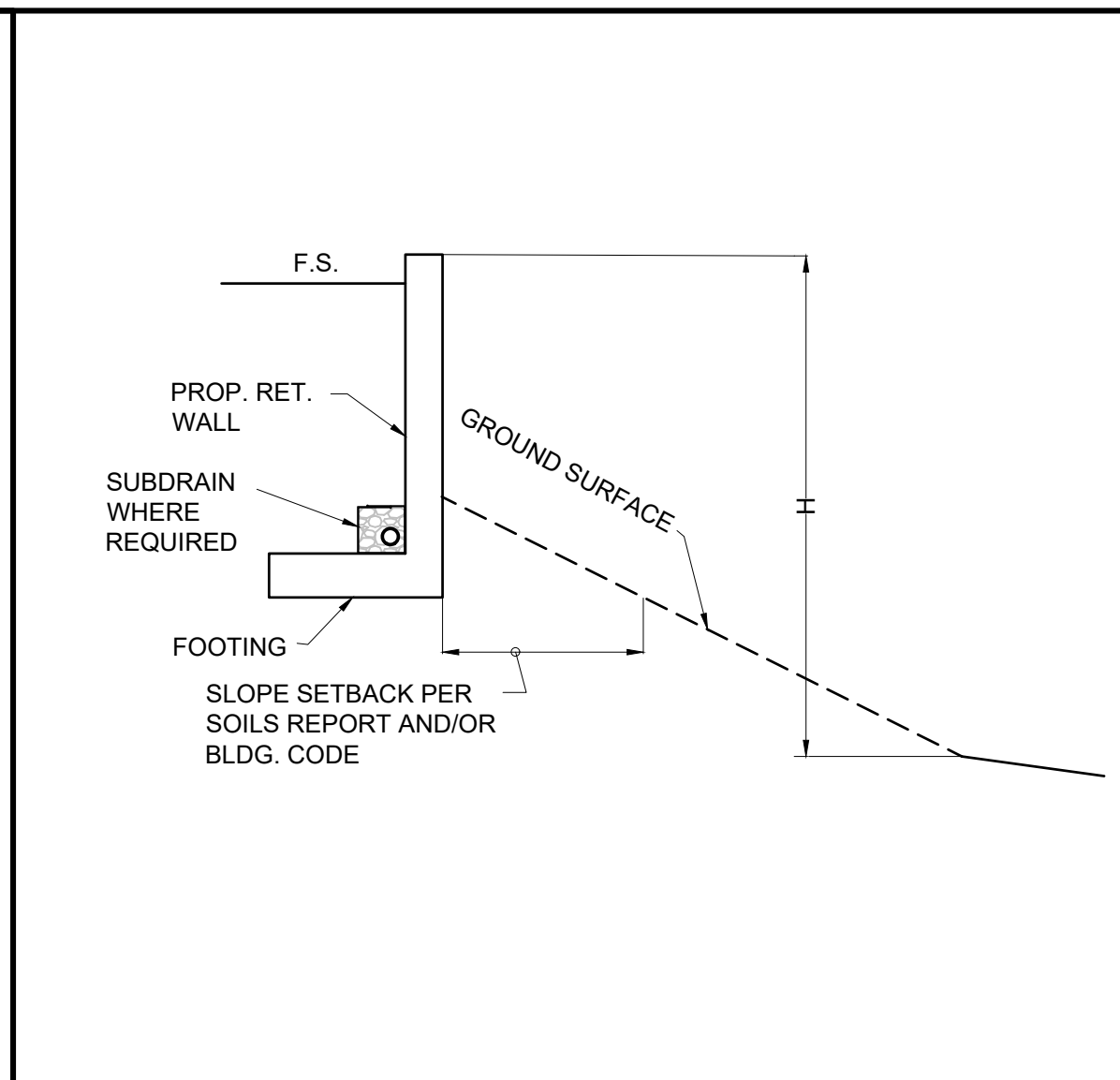
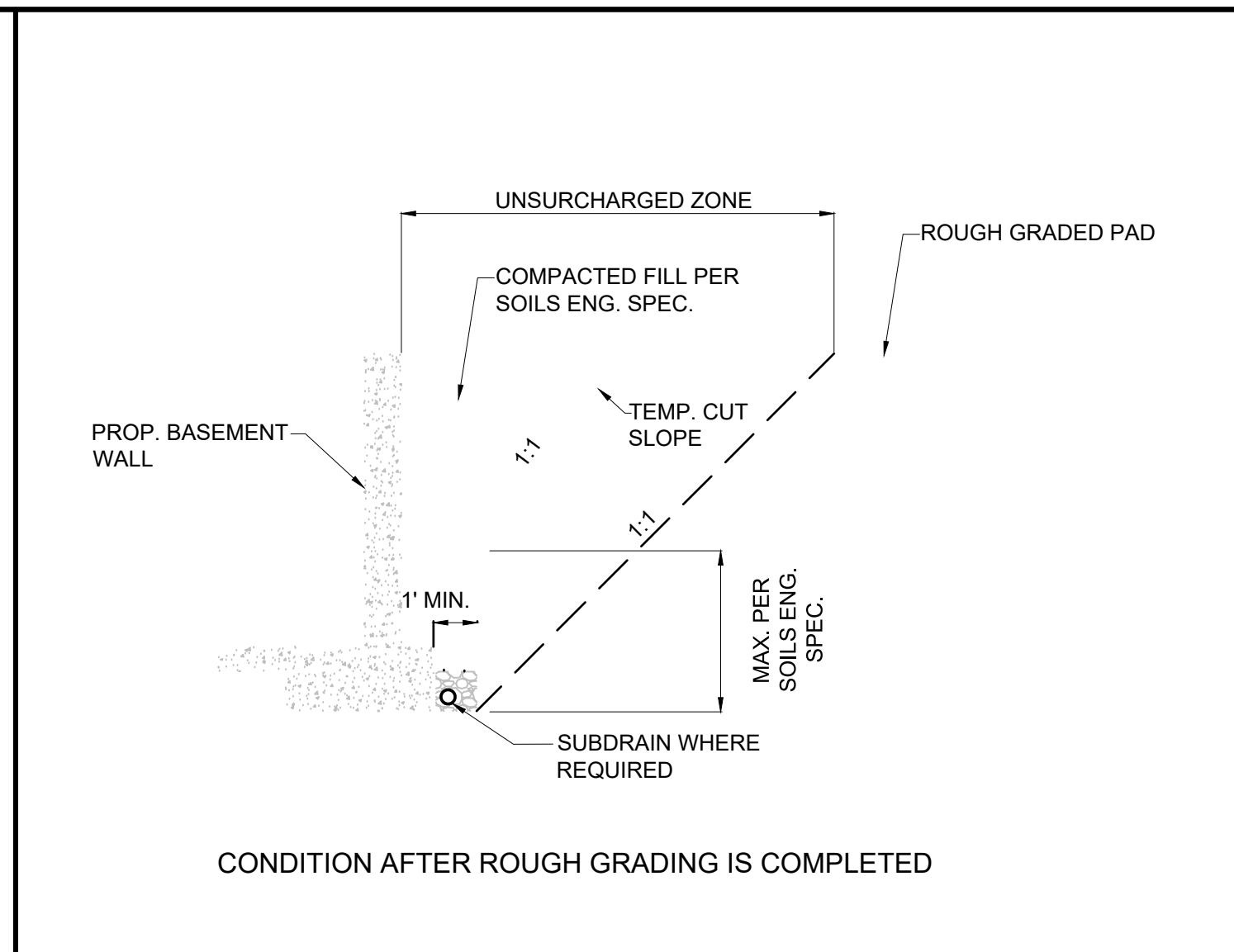
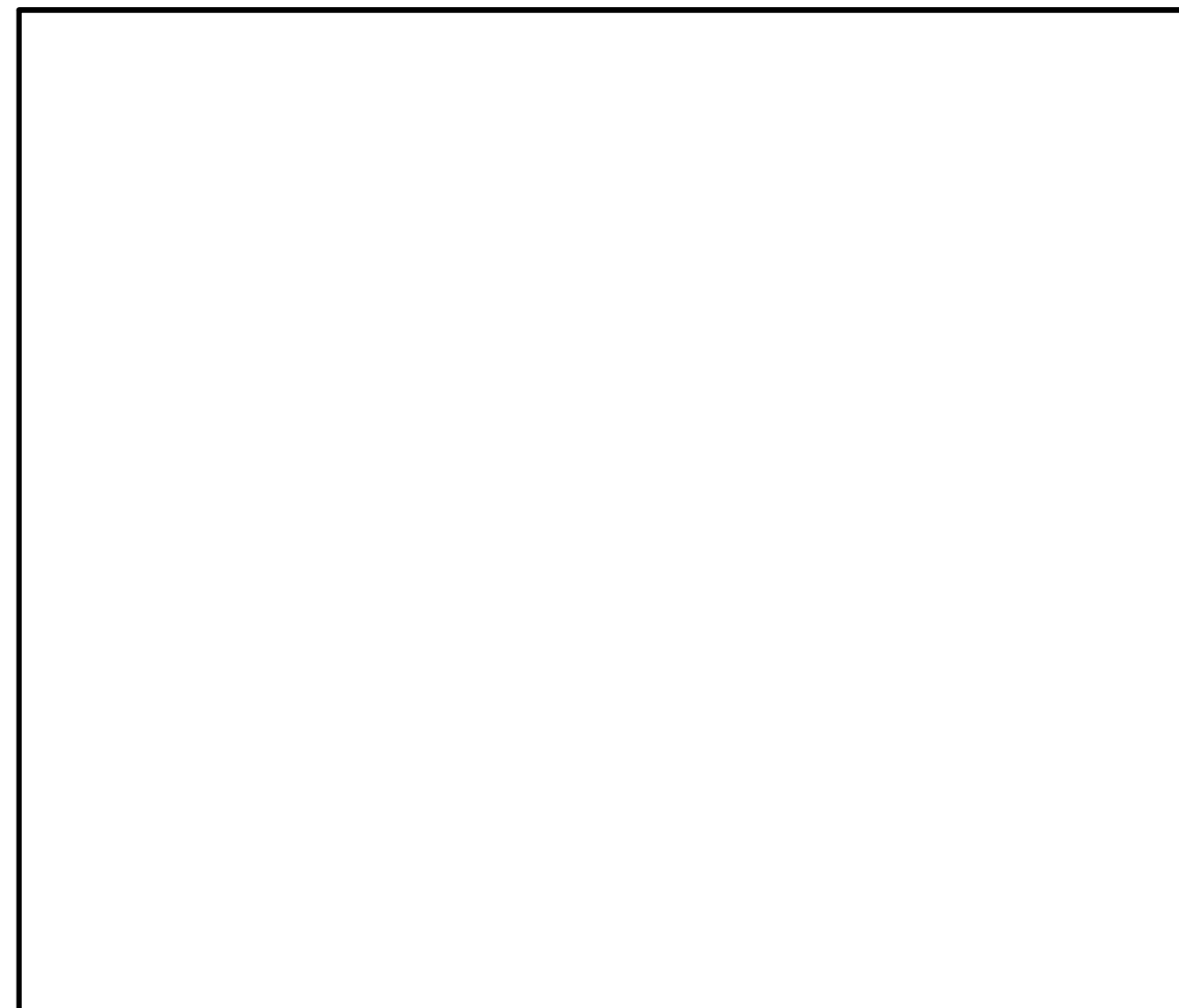
SIGNED: *MO SAHEBI* 3/18/2020 DATE

REGISTERED PROFESSIONAL ENGINEER
NO. 33508
CIVIL
STATE OF CALIFORNIA

SHEET 6 OF 11

PFN: 1402-349
DATE: 3/18/2020

C - 6

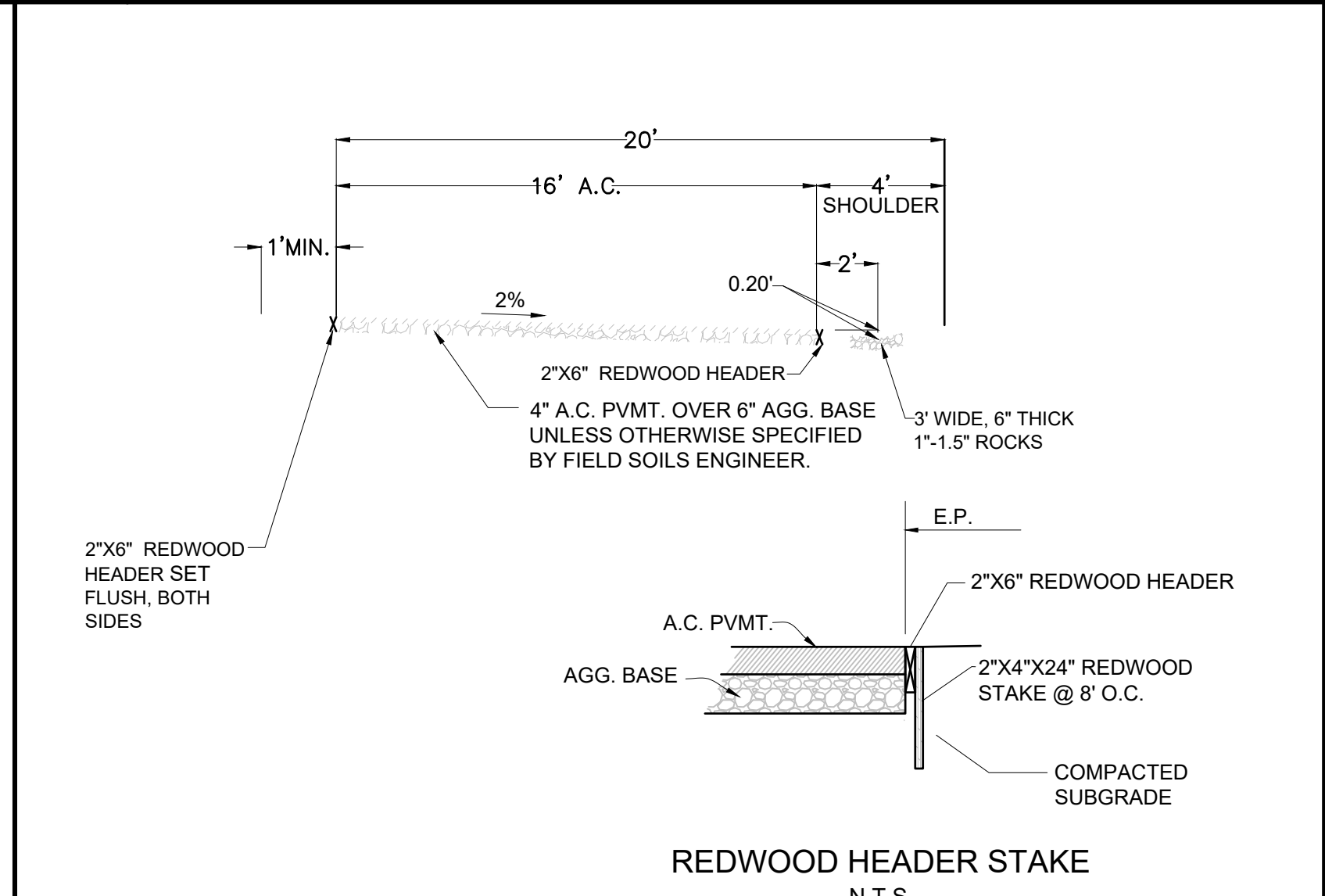
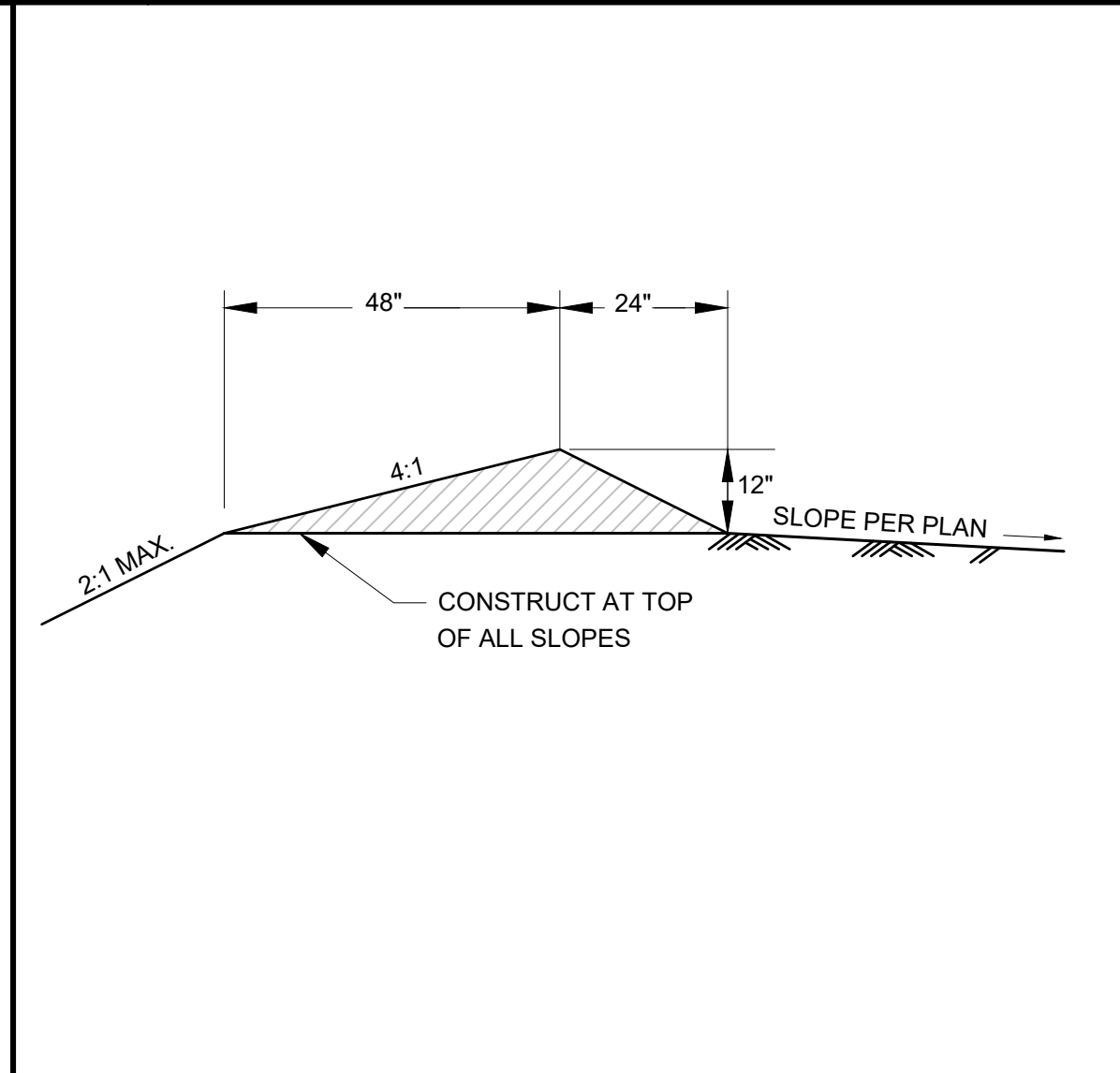
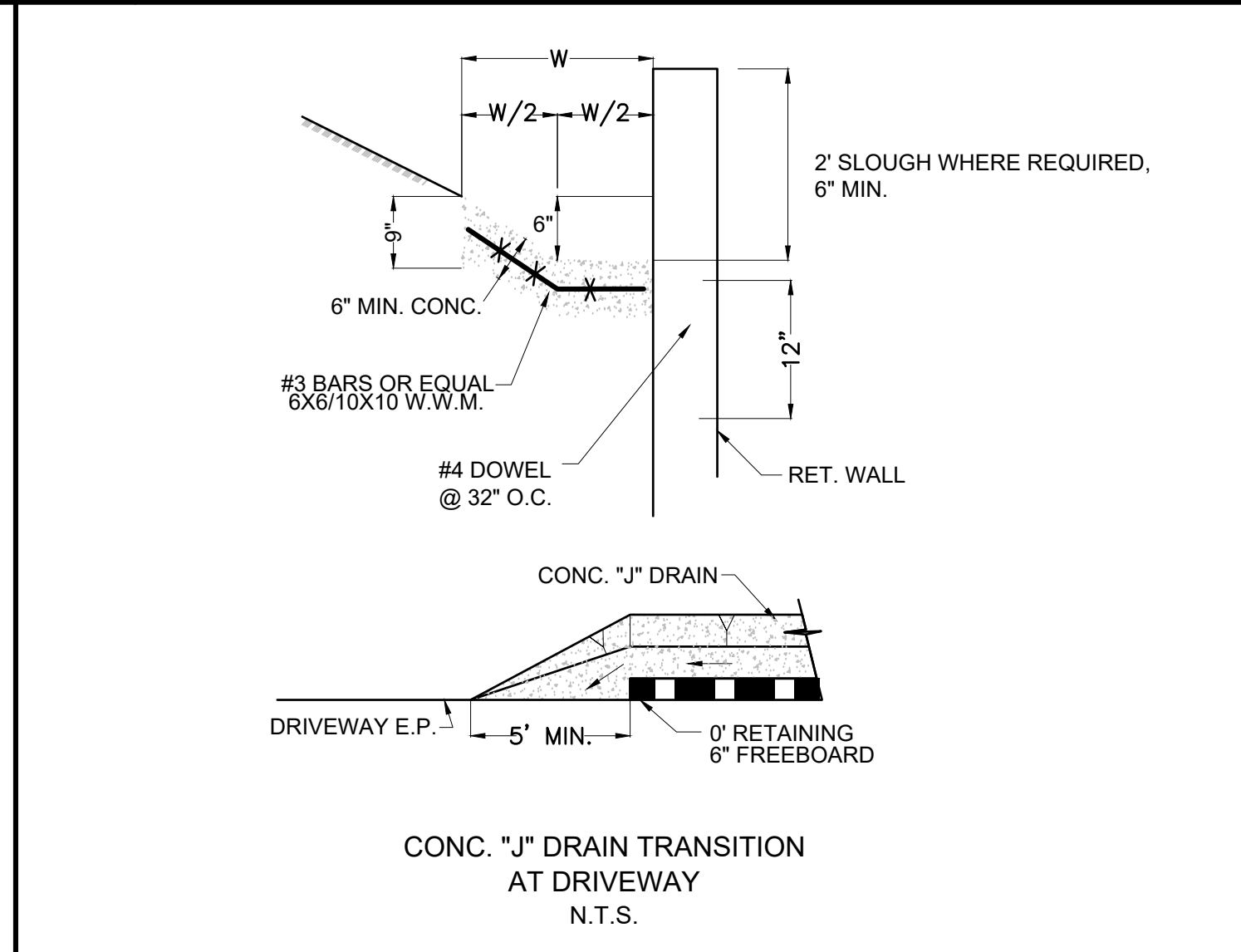
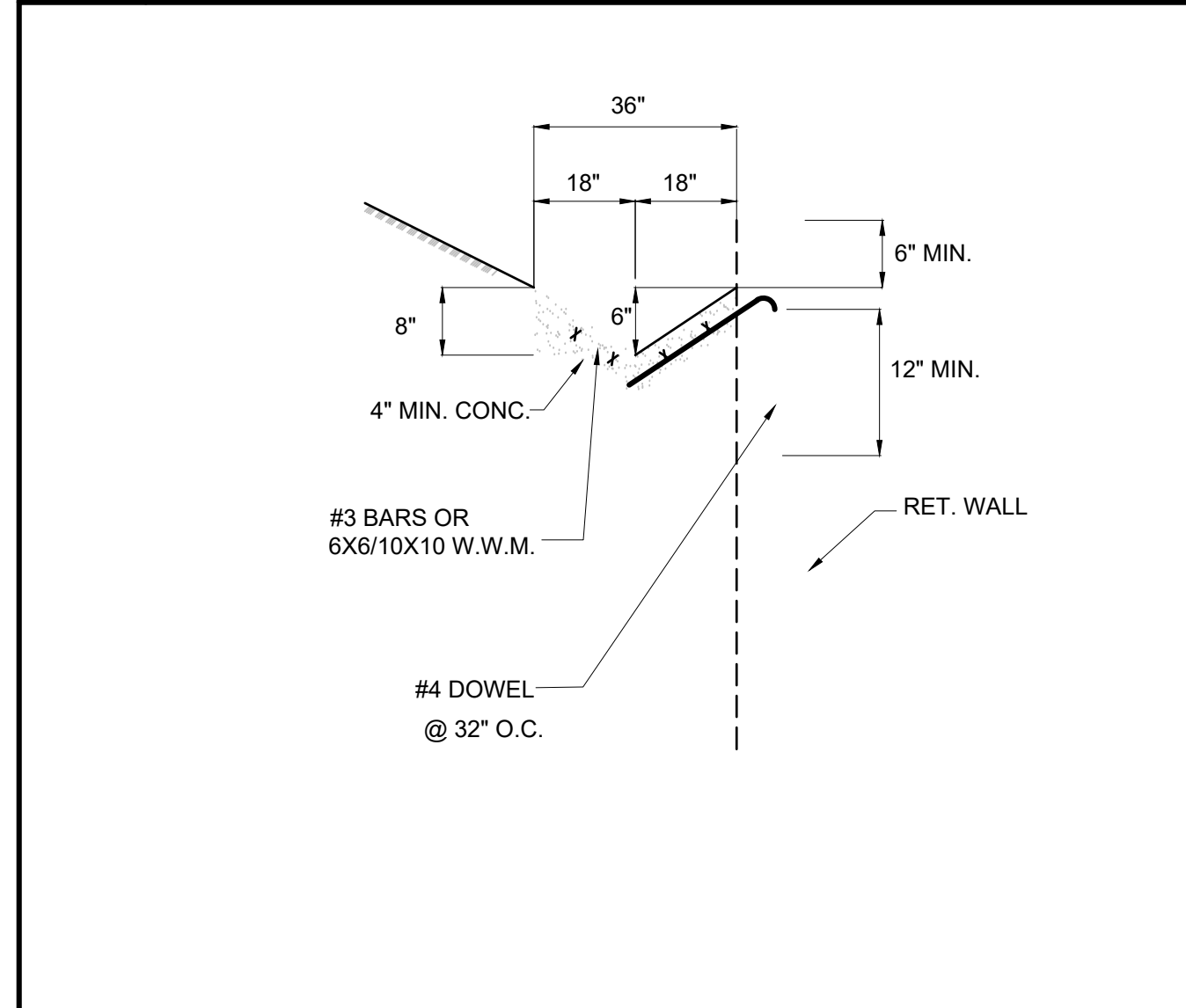


1

2 BASEMENT WALL TEMPORARY EXCAVATION
N.T.S.

3 FOUNDATION SETBACK
N.T.S.

4 FLUSH CONC. EDGE CURB
N.T.S.

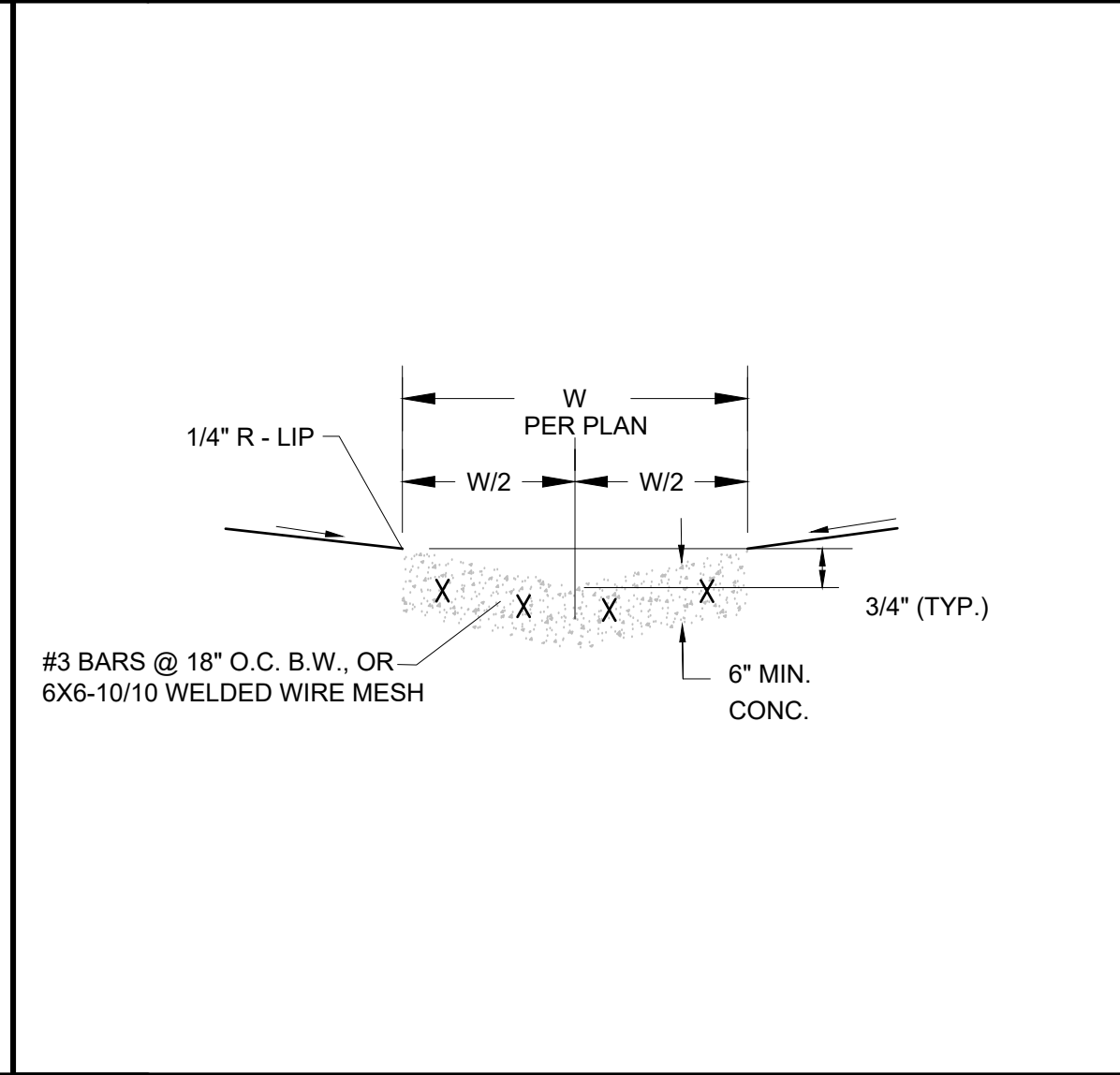
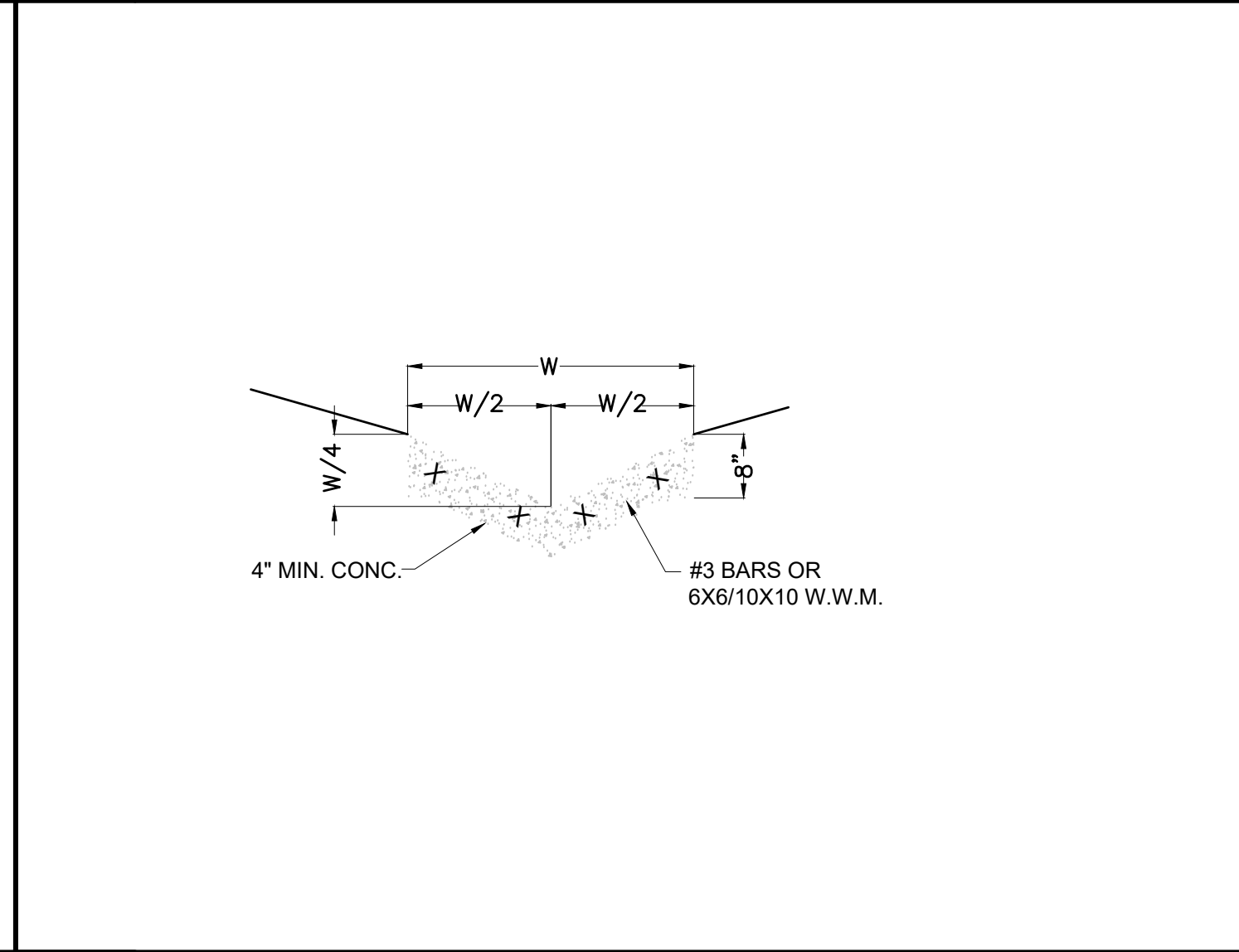
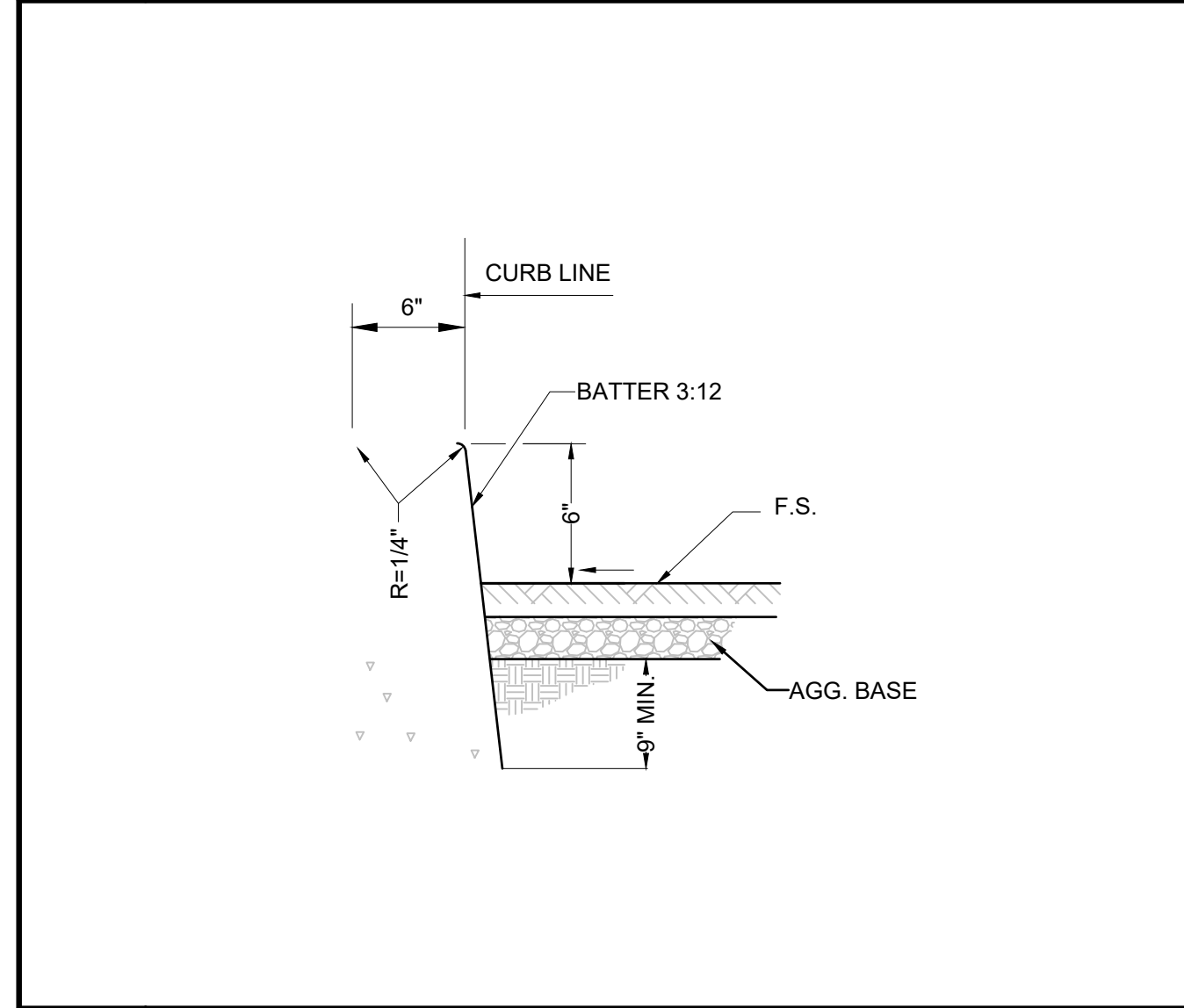


5 BACK OF WALL - CONCRETE SWALE
N.T.S.

6 BACK OF WALL - CONCRETE "J" DRAIN
N.T.S.

7 EARTH BERM
N.T.S.

9 6" CONCRETE CURB
N.T.S.



10 CONC. "V" DITCH
N.T.S.

11 CONCRETE RIBBON GUTTER
N.T.S.

12 TYPICAL ROAD SECTION
N.T.S.

PER SOILS REPORT BY GEO-X CONSULTANT INC. DATED 8/3/2007:

15.4 Asphalt Pavement

Asphalt cement pavement construction should generally comply with the requirements of CALTRANS Standard Specification, latest edition, except that the subgrade requirements should be based on the ASTM D-1557-00, as describe in the preceding sections of this report. A minimum pavement section is provided in the following Table 15.4. Traffic exceeding these conditions may be determined based on the R value of the pavement subgrade and traffic index which may be determined during construction.

The following presents recommended thickness for a new flexible pavement structure consisting of asphaltic concrete over a granular base course.

Table 15.4 Preliminary Pavement Recommendations		
Traffic Index/Location	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Car Parking Stalls	3	4
Car and Moderate Truck Driveways	4	6

The upper 24 inches of pavement subgrade soils should be scarified; moisture conditioned, and compacted to a dry density of at least 90 percent of the laboratory maximum dry density at or slightly above the optimum moisture content as determined by ASTM D-1557-00 (See also Section 12.2.3). Base course material should be moisture conditioned to at least optimum moisture content and compacted to a minimum of 95 percent of the laboratory maximum dry density. Asphalt concrete should be compacted to a minimum of 95 percent of the laboratory Marshall Density.

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GRADING PLAN DETAILS

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
Associates

1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

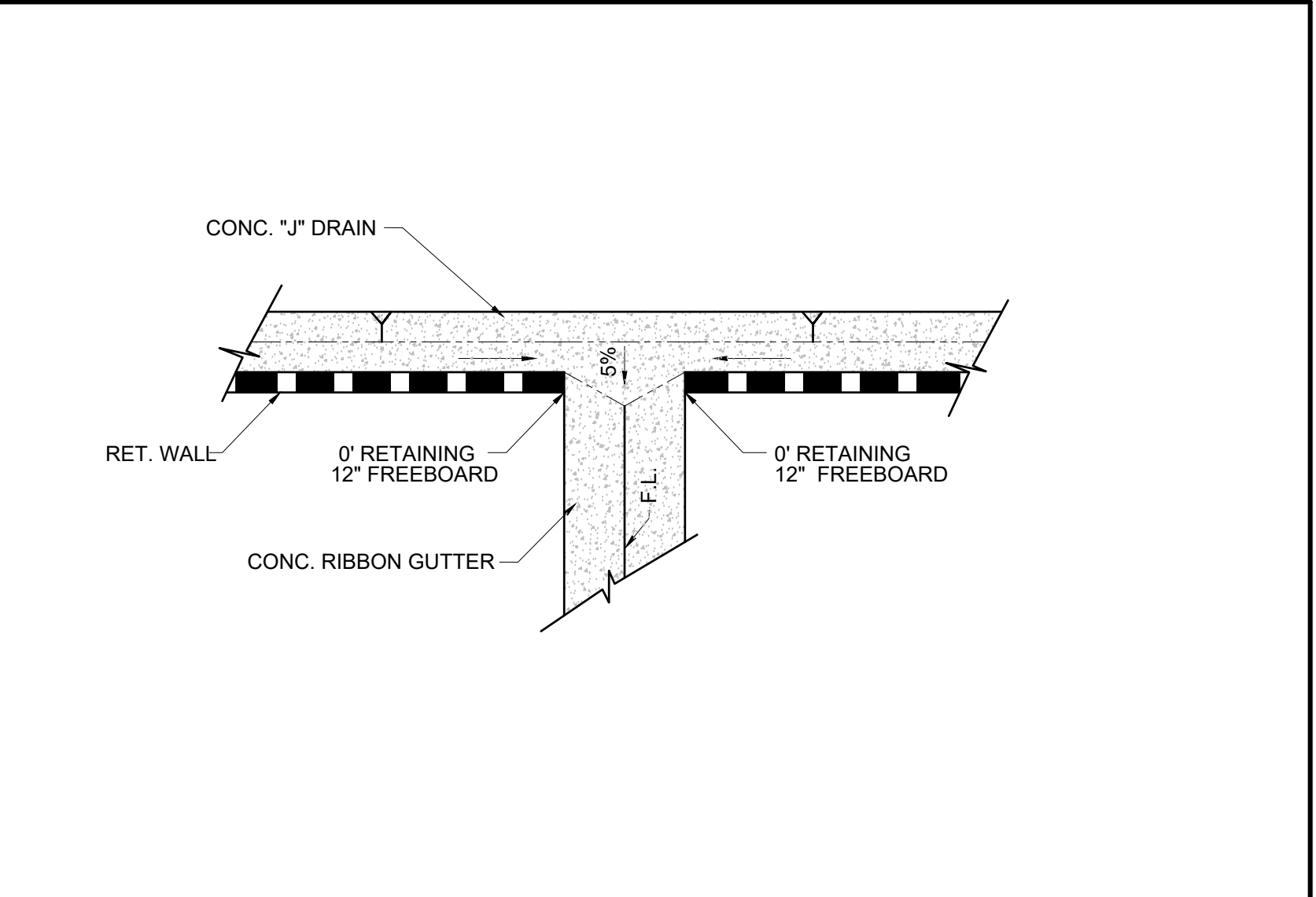
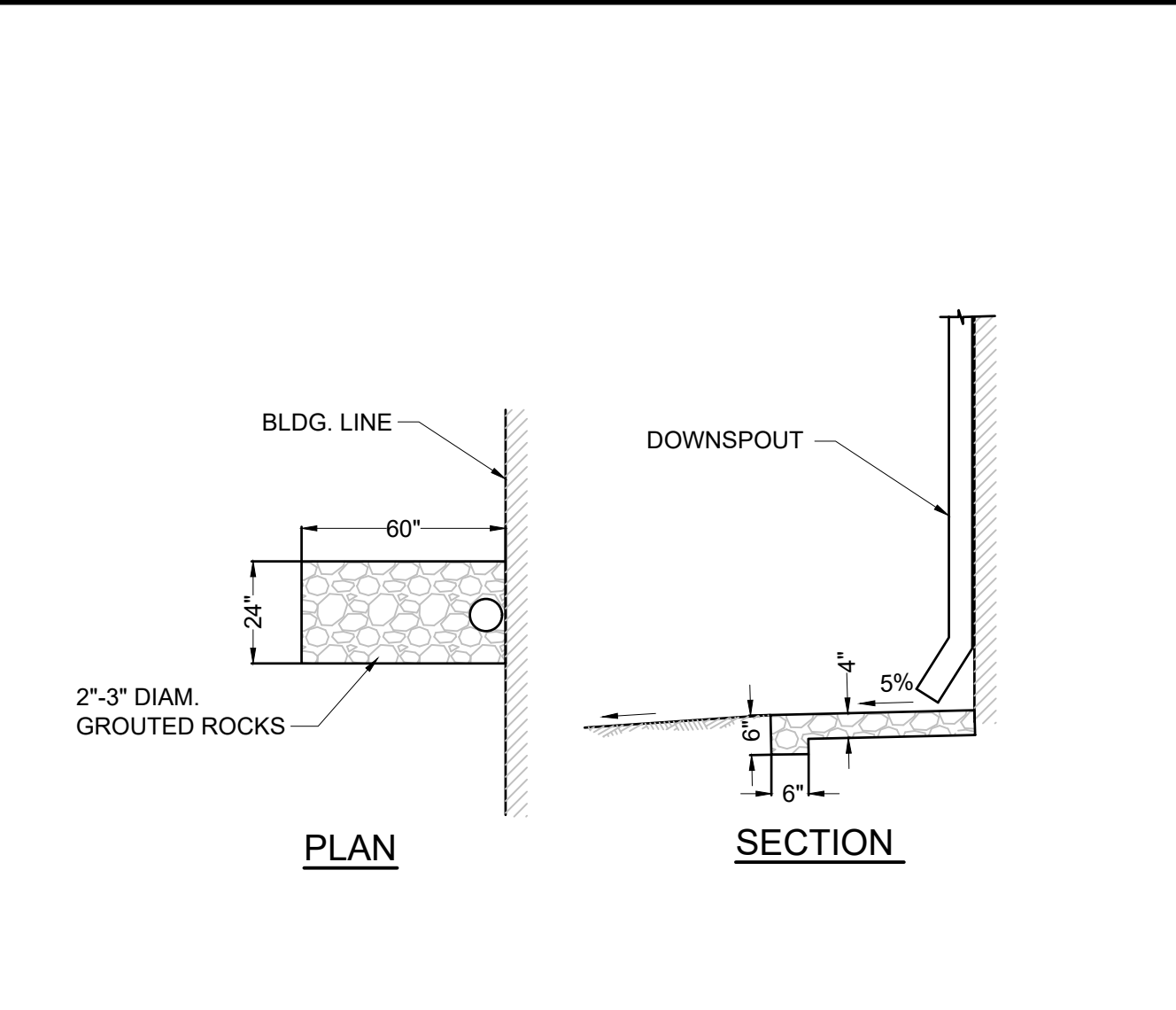
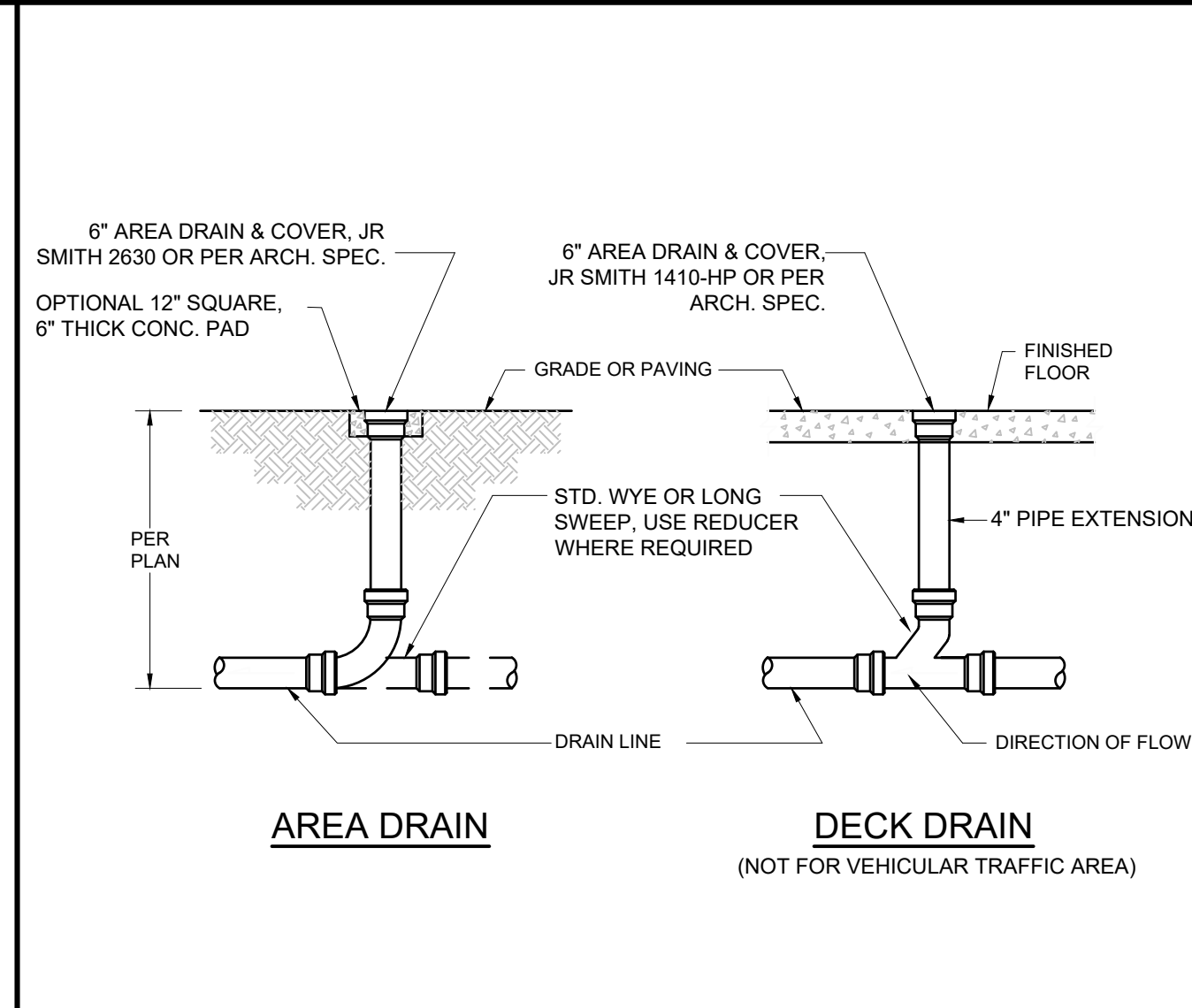
REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

SIGNED: 3/18/2020
MO SAHEBI, PE 33508 DATE

SHEET 7 OF 11

PFN: 1402-349
DATE: 3/18/2020

C - 7

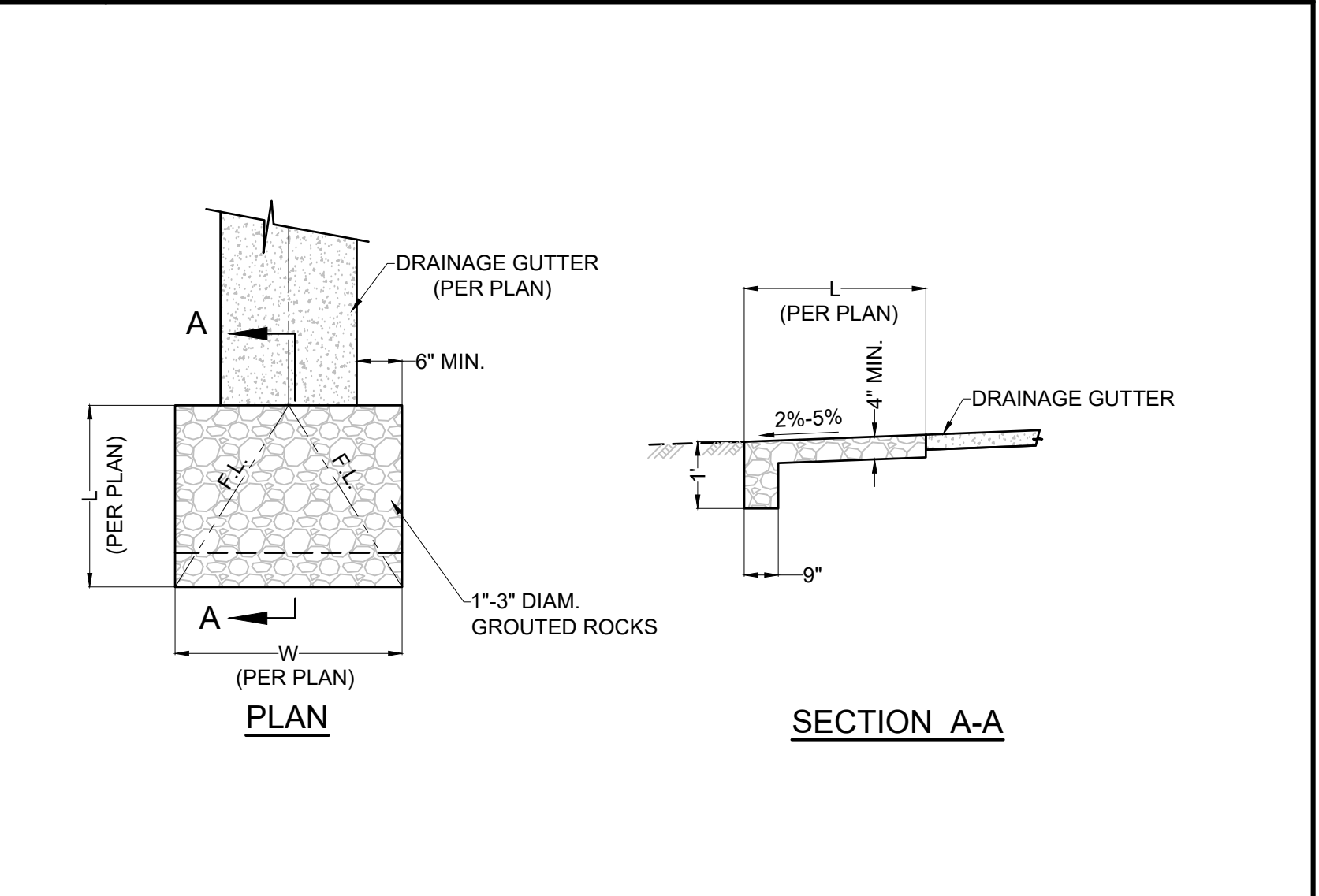
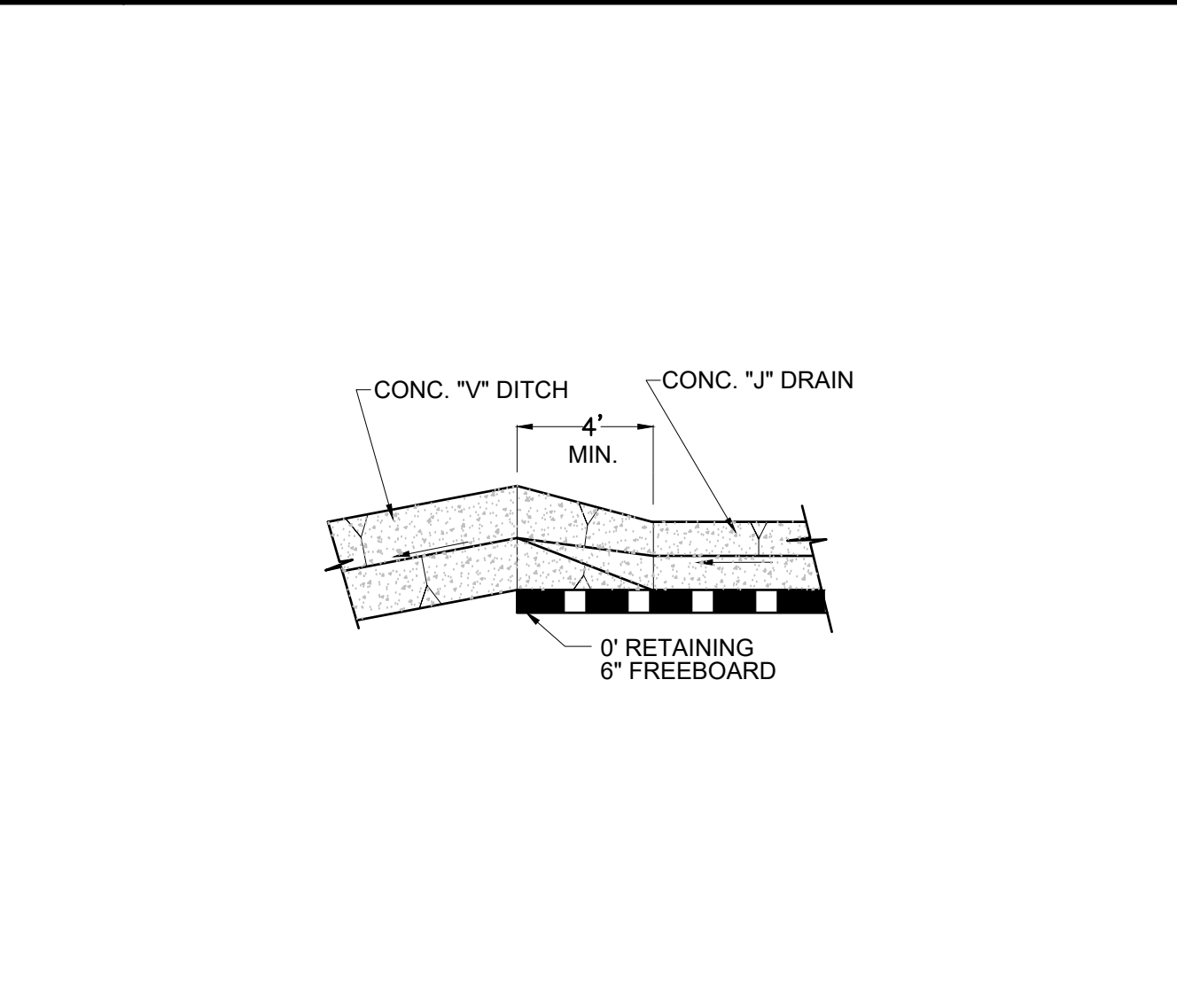
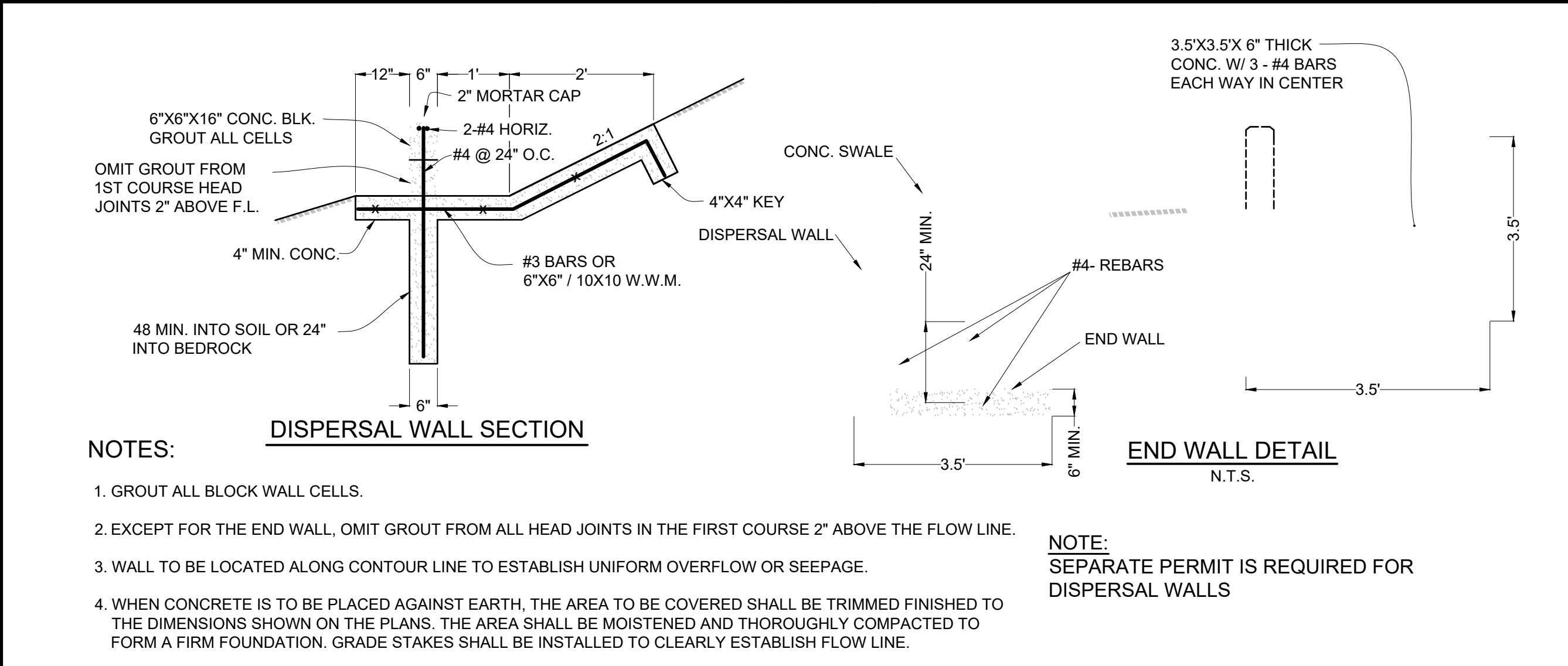


1

2 AREA DRAIN DETAIL N.T.S.

3 DOWNSPOUT SPLASH PAD N.T.S.

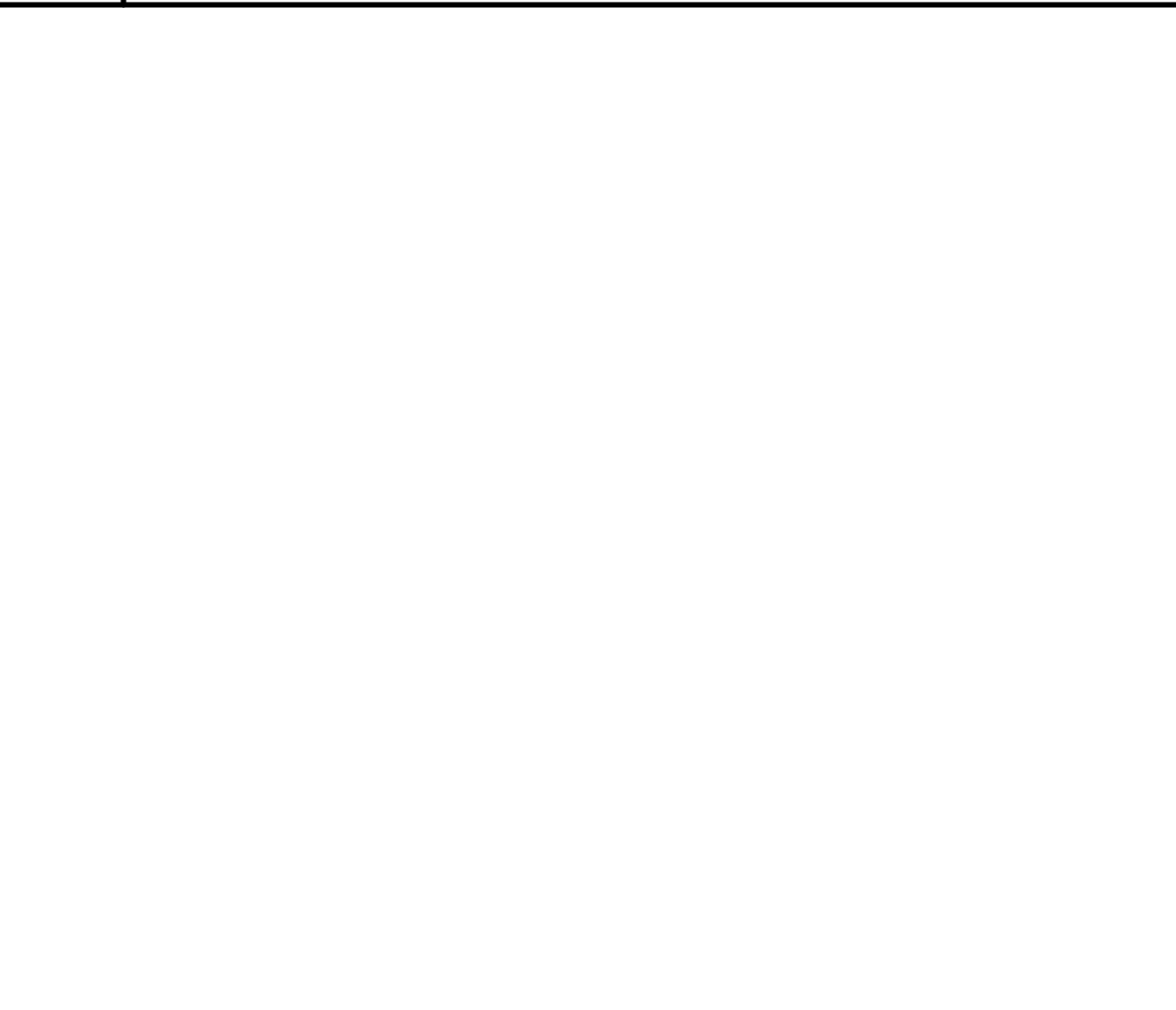
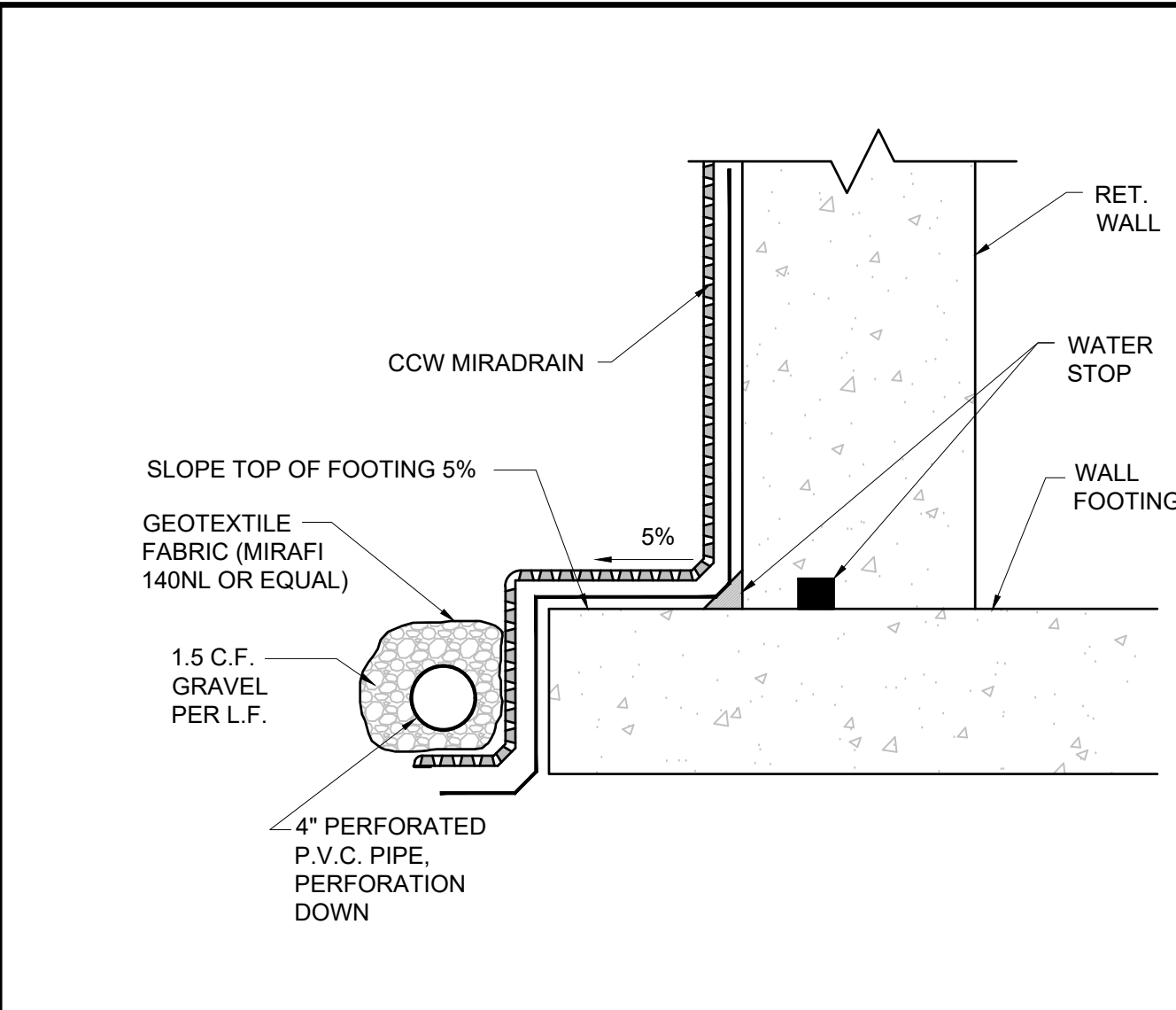
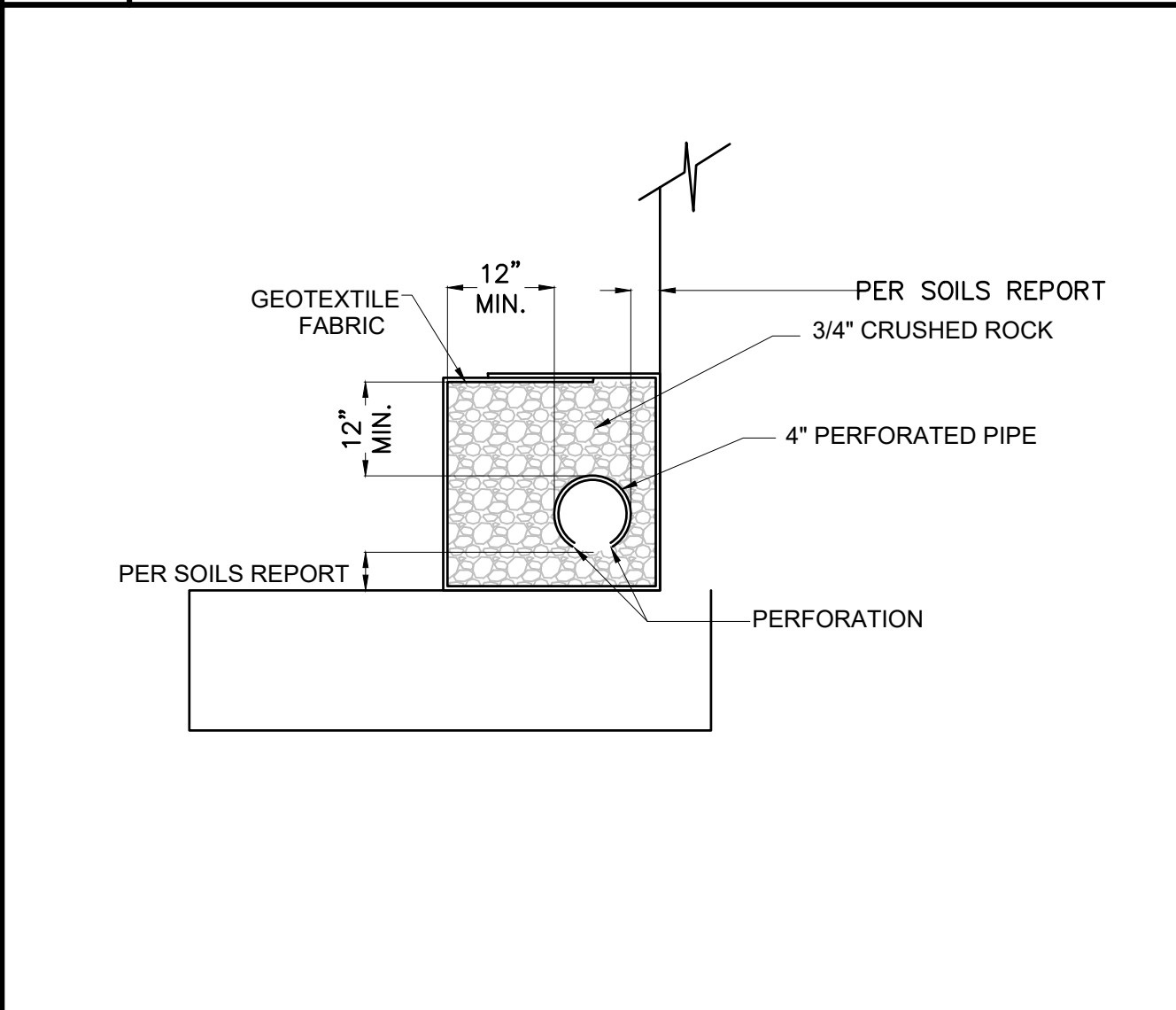
4 "J" DRAIN TO RIBBON GUTTER TRANSITION N.T.S.



5 DISPERSAL WALL DETAILS N.T.S.

6 CONC. "J" DRAIN TO "V" DITCH TRANSITION N.T.S.

7 GROUDED ROCK RIP-RAP N.T.S.



8 SUBDRAIN DETAIL N.T.S.

9 BASEMENT RETAINING WALL SUB-DRAIN N.T.S.

10

11 TYPICAL KEY AND BENCHING DETAIL N.T.S.

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	
3			
4			
5			
6			
7			
8			
9			
10			
11			

GRADING PLAN DETAILS
10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

SIGNED: 3/18/2020
MO SAHEBI, PE 33508 DATE

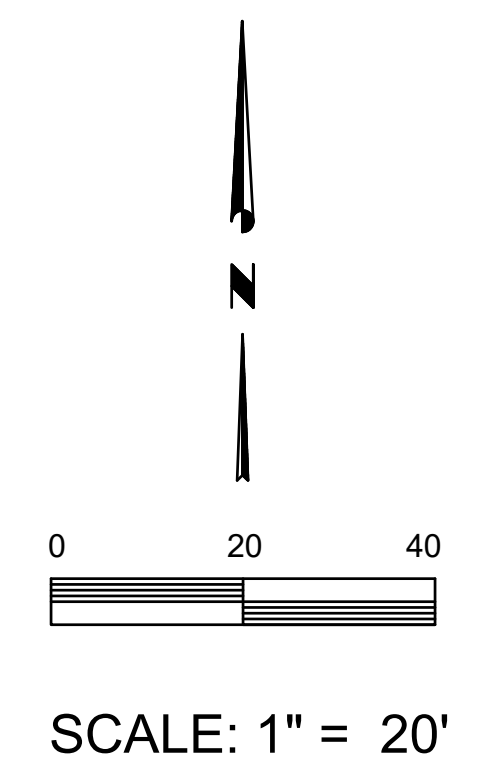
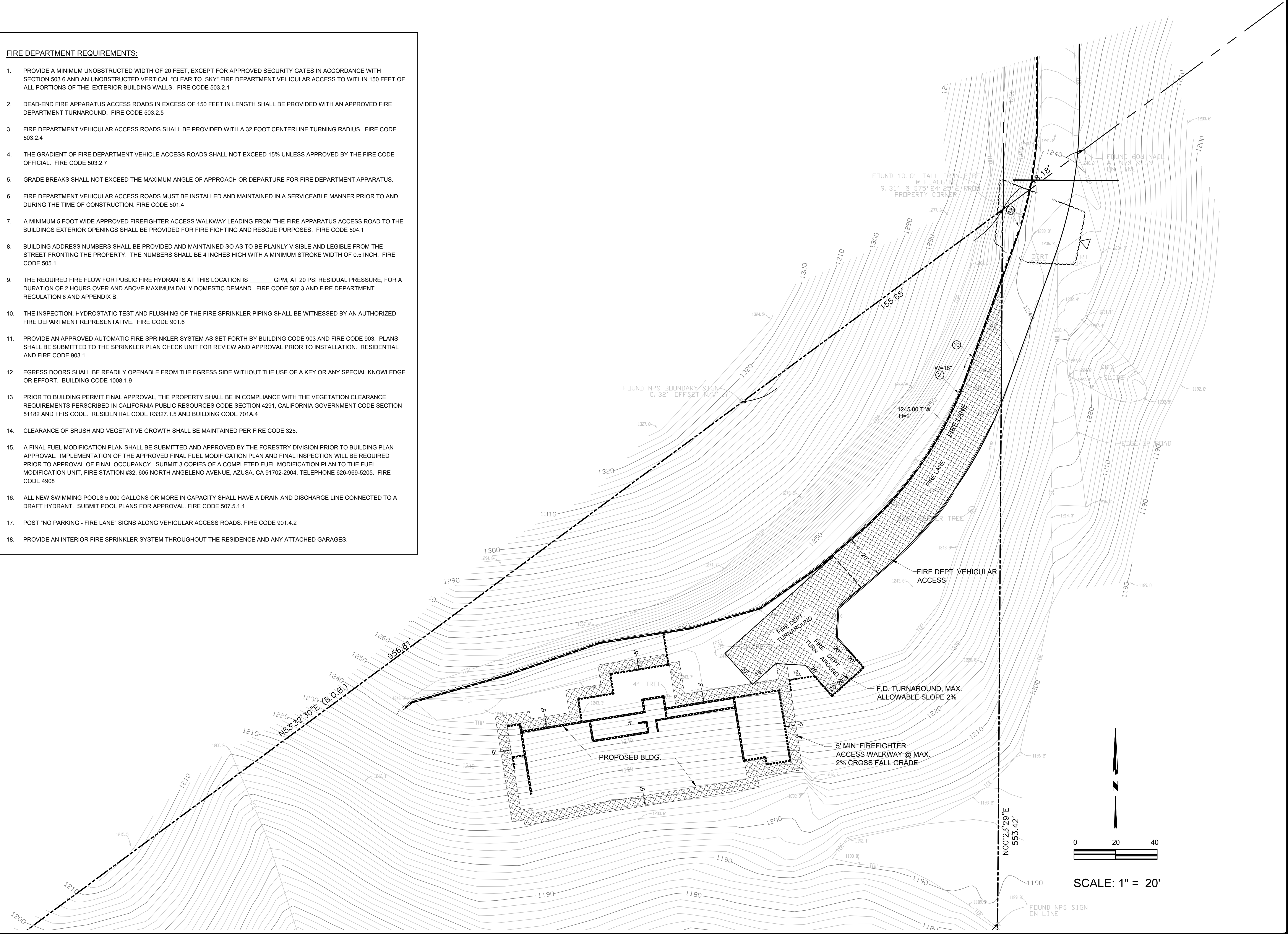
SHEET 8 OF 11

PFN: 1402-349
DATE: 3/18/2020

C - 8

FIRE DEPARTMENT REQUIREMENTS:

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1
2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5
3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7
5. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.
6. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
7. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIRE FIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
8. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
9. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS _____ GPM. AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND FIRE DEPARTMENT REGULATION 8 AND APPENDIX B.
10. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6
11. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. RESIDENTIAL AND FIRE CODE 903.1
12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9
13. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PERSCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51182 AND THIS CODE. RESIDENTIAL CODE R3327.1.5 AND BUILDING CODE 701A.4
14. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
15. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL OCCUPANCY. SUBMIT 3 COPIES OF A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT, FIRE STATION #32, 605 NORTH ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205. FIRE CODE 4908
16. ALL NEW SWIMMING POOLS 5,000 GALLONS OR MORE IN CAPACITY SHALL HAVE A DRAIN AND DISCHARGE LINE CONNECTED TO A DRAFT HYDRANT. SUBMIT POOL PLANS FOR APPROVAL. FIRE CODE 507.5.1.1
17. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS. FIRE CODE 901.4.2
18. PROVIDE AN INTERIOR FIRE SPRINKLER SYSTEM THROUGHOUT THE RESIDENCE AND ANY ATTACHED GARAGES.



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	

FIRE LANE & TURNAROUND
10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

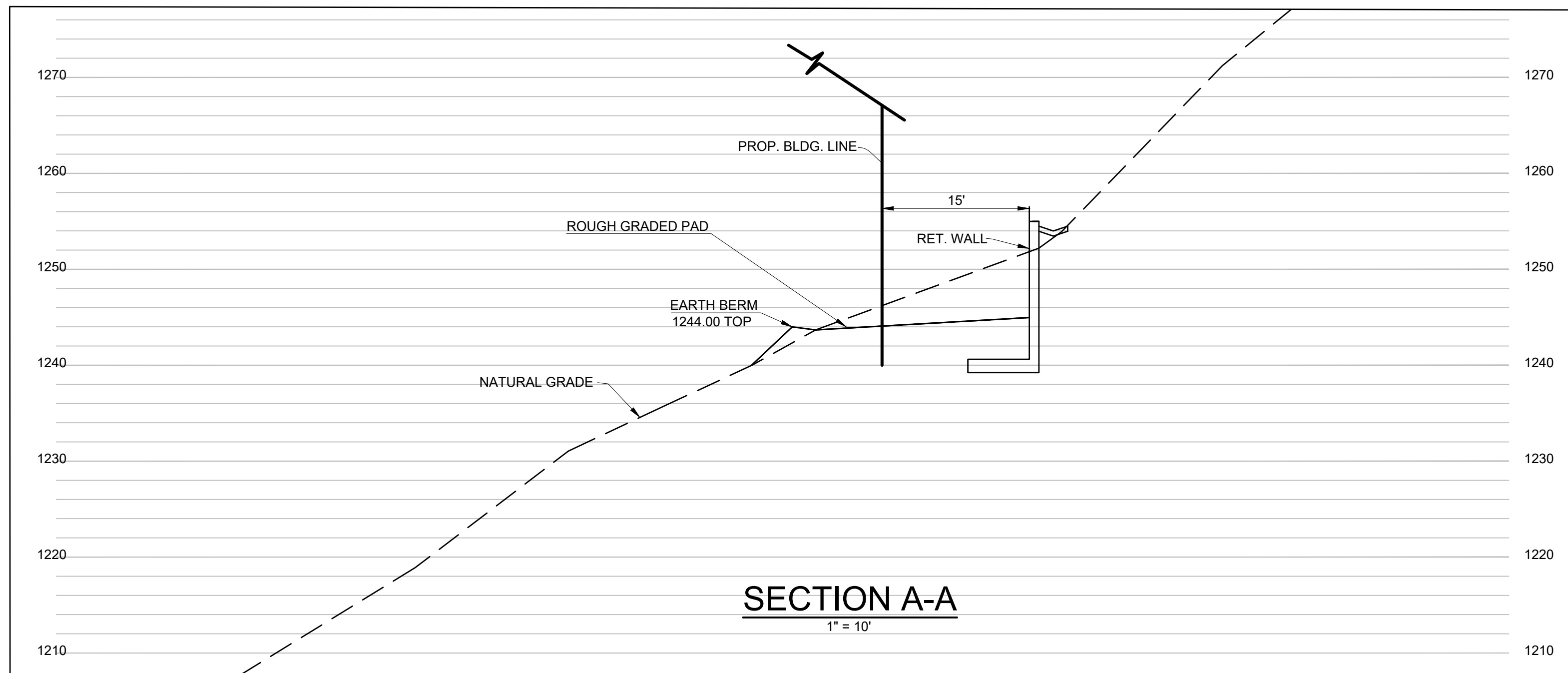
REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

SIGNED: MO SAHEBI, PE 33508 DATE: 3/18/2020

SHEET 9 OF 11

PFN: 1402-349
DATE: 3/18/2020

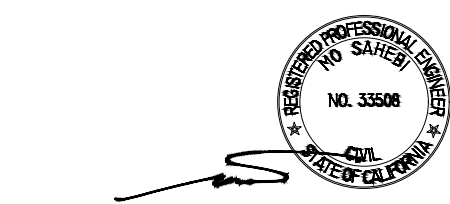
C - 9



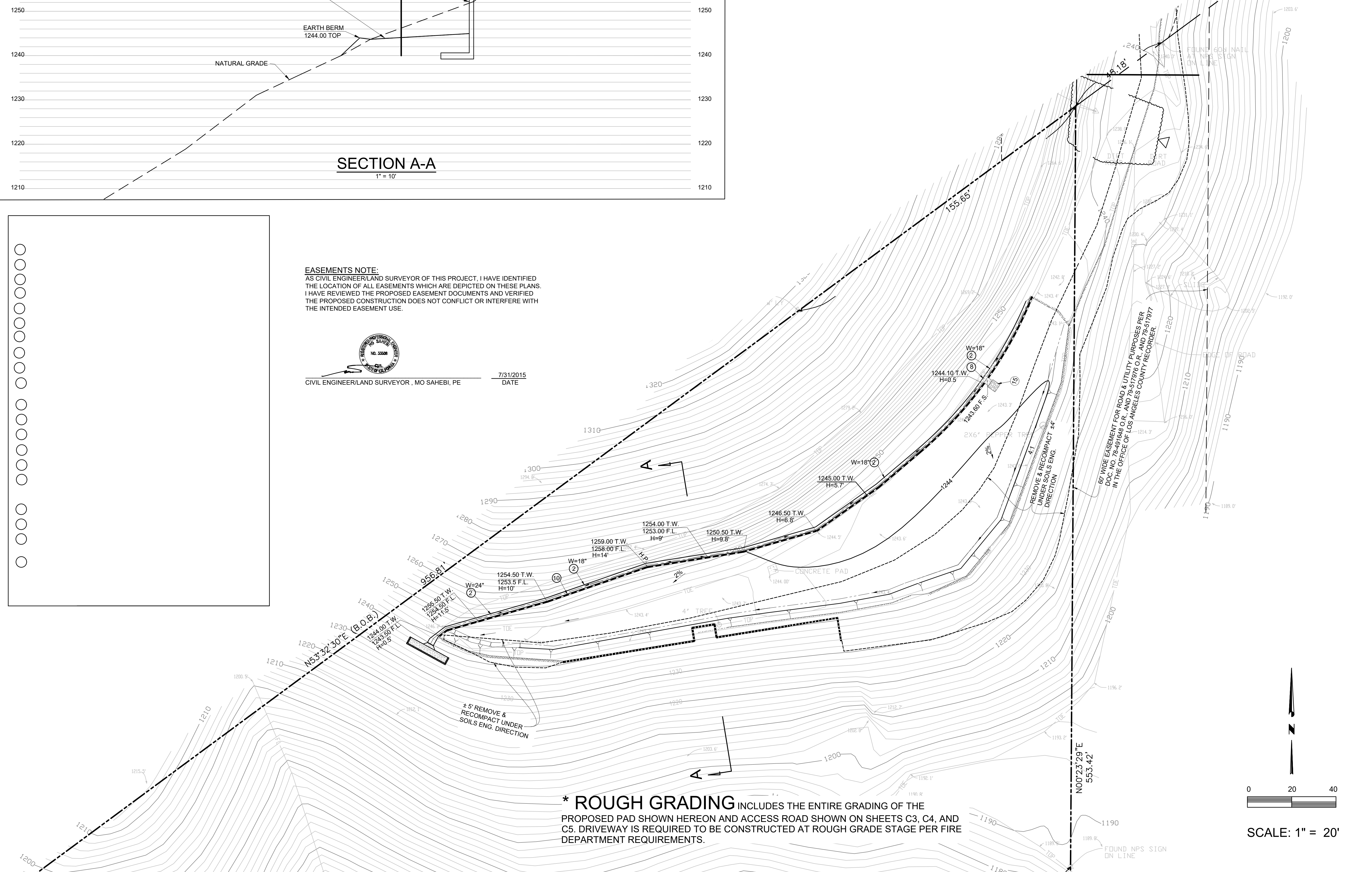
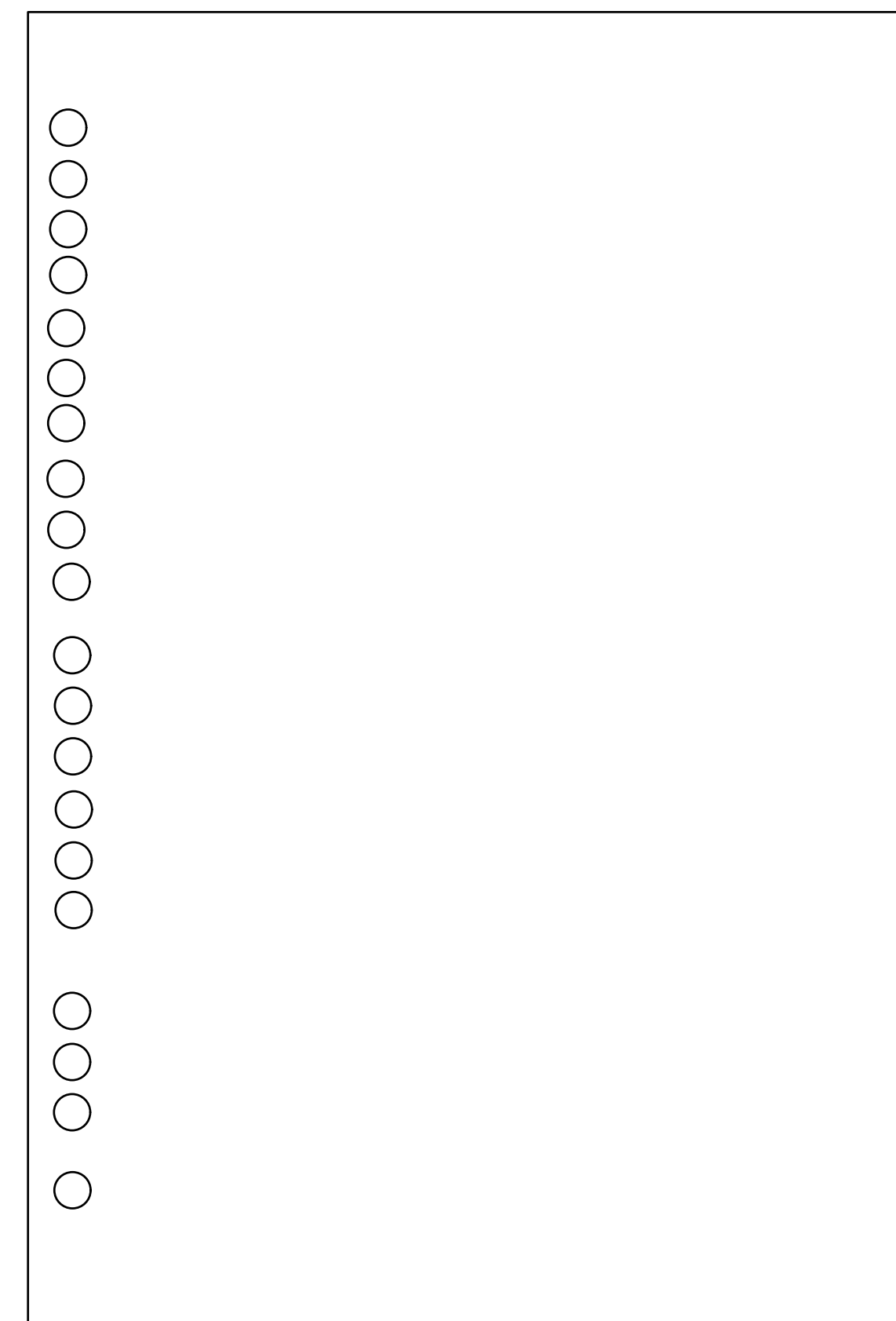
NOTES PER SOILS ENGINEER:

- A. FILL SOILS SHALL BE COMPACTED TO AT LEAST 90 OR 95 PERCENT OF THE MAXIMUM DENSITY. THE HIGHER COMPACTION IS REQUIRED FOR FILL MATERIAL THAT HAS LESS THAN 15 PERCENT OF THE MATERIAL FINER THAN 0.005 MM.
- B. SHALLOW FOUNDATIONS SHALL BE EMBEDDED AT LEAST 18 INCHES INTO BEDROCK. FRICTION PILES SHALL BE AT LEAST 24 INCHES IN DIAMETER AND EMBEDDED AT LEAST 15 FEET INTO COMPETENT BEDROCK.
- C. A-B-C SLOT CUTTING METHOD MAY BE USED FOR EXCAVATIONS. EACH SLOT SHALL BE 8 FEET ION WIDTH

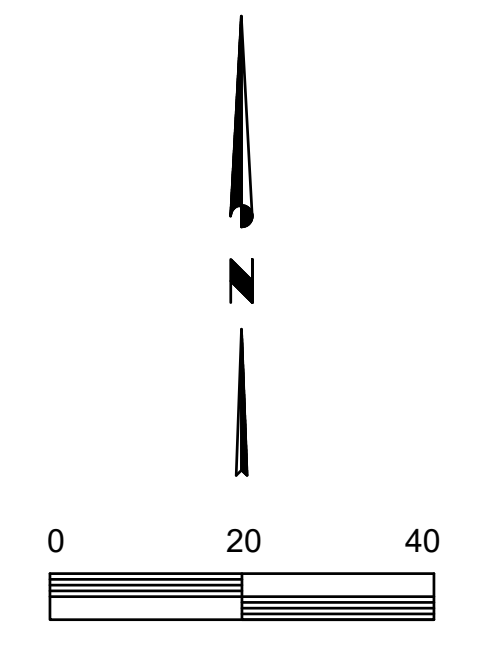
EASEMENTS NOTE:
AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.



CIVIL ENGINEER/LAND SURVEYOR, MO SAHEBI, PE
DATE: 7/31/2015



*** ROUGH GRADING** INCLUDES THE ENTIRE GRADING OF THE PROPOSED PAD SHOWN HEREON AND ACCESS ROAD SHOWN ON SHEETS C3, C4, AND C5. DRIVEWAY IS REQUIRED TO BE CONSTRUCTED AT ROUGH GRADE STAGE PER FIRE DEPARTMENT REQUIREMENTS.



SCALE: 1" = 20'

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	

ROUGH GRADING PLAN *
10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

SIGNED: 3/18/2020
MO SAHEBI, PE 33508 DATE

SHEET 10 OF 11
PFN: 1402-349
DATE: 3/18/2020
C-10

LID CALCULATIONS

SELECTED BMPs PER L.A. COUNTY LID MANUAL, FEB. 2014, SEC. 3.2:

PROJECT TYPE: SMALL-SCALE NON-DESIGNATED RESIDENTIAL

BMP 1: DISCONNECT IMPERVIOUS SURFACES

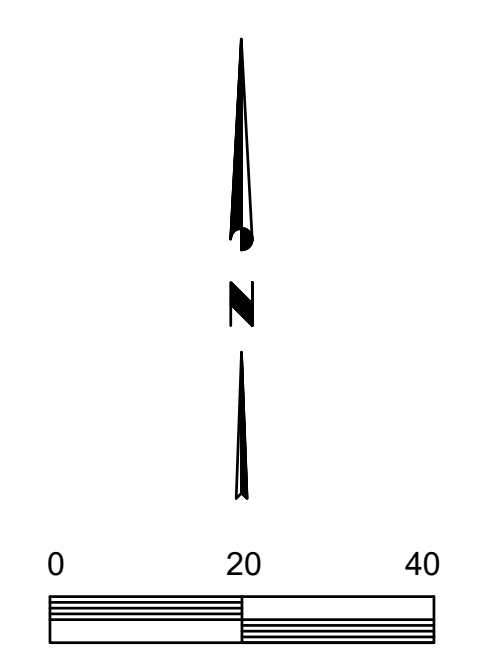
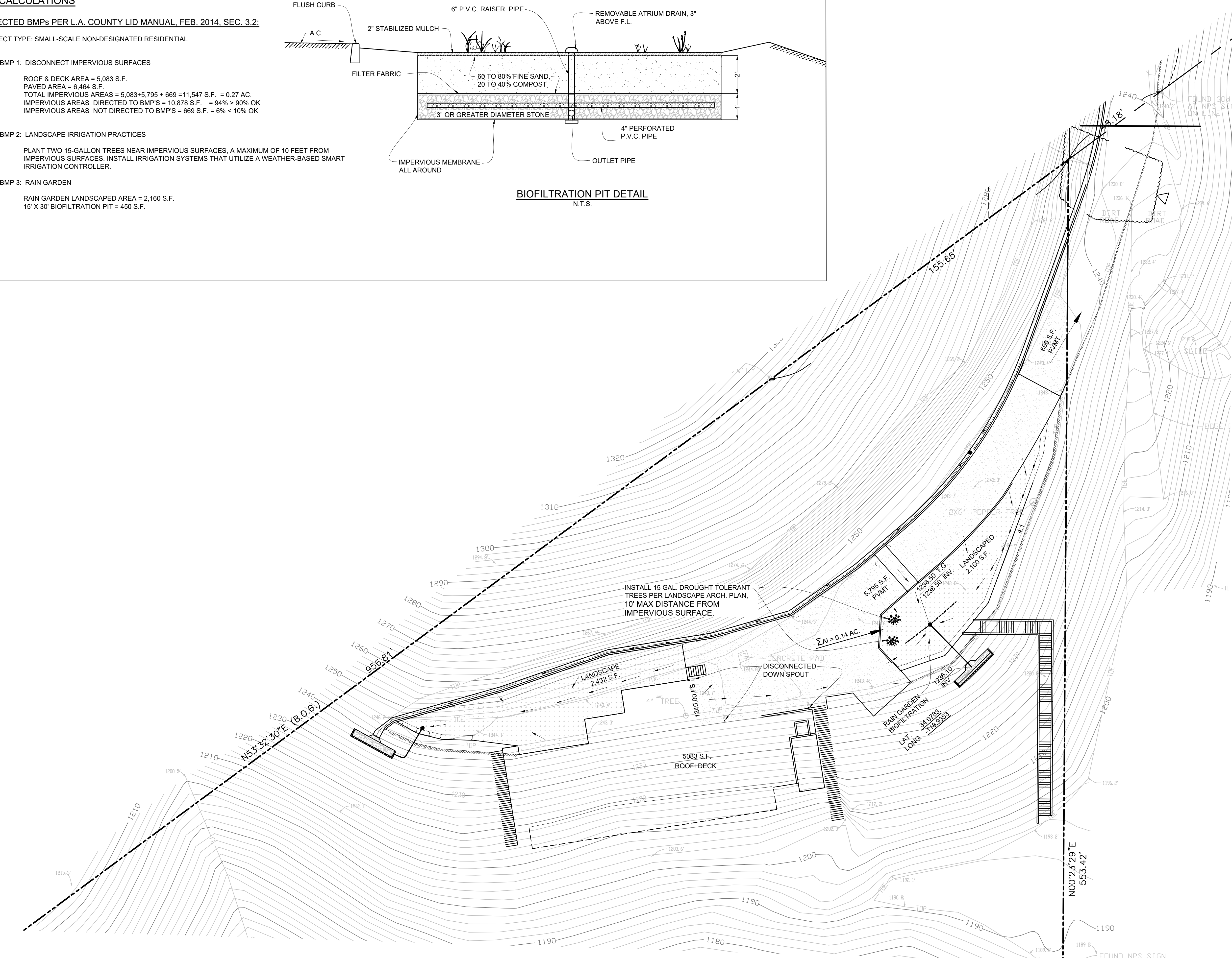
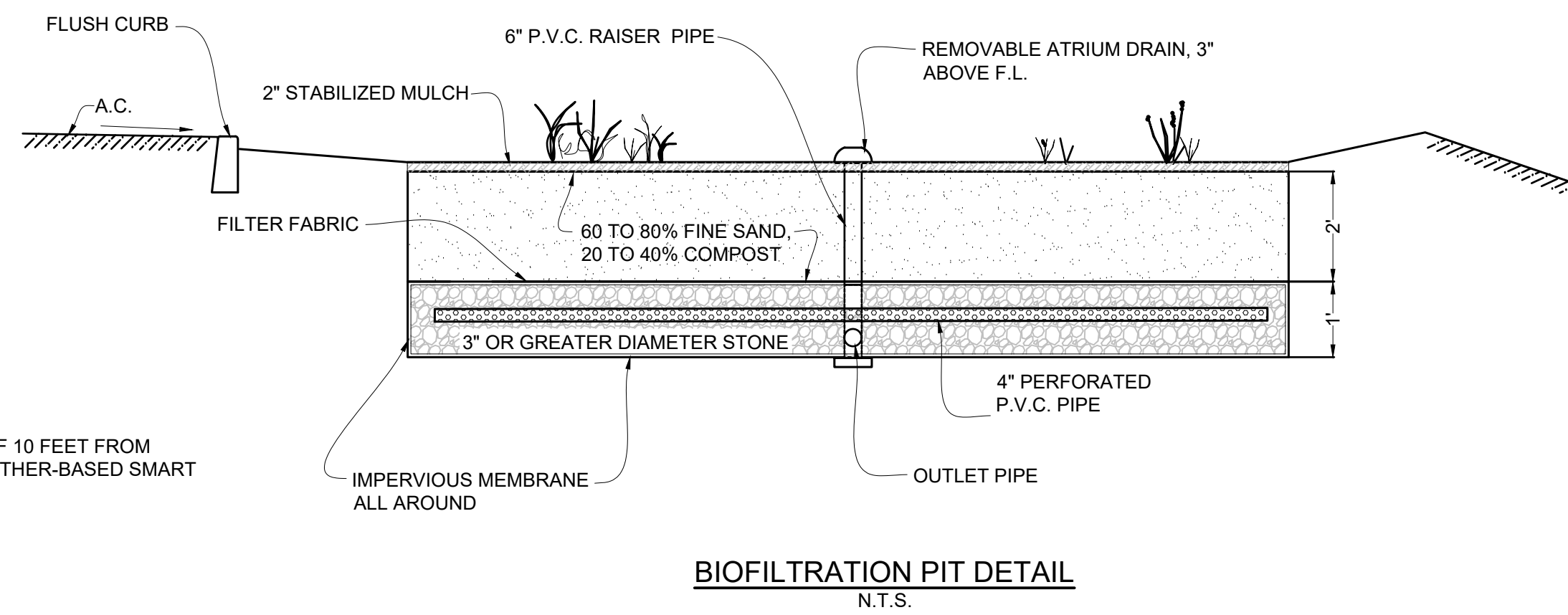
ROOF & DECK AREA = 5,083 S.F.
 PAVED AREA = 6,464 S.F.
 TOTAL IMPERVIOUS AREAS = 5,083+5,795 + 669 = 11,547 S.F. = 0.27 AC.
 IMPERVIOUS AREAS DIRECTED TO BMP'S = 10,878 S.F. = 94% > 90% OK
 IMPERVIOUS AREAS NOT DIRECTED TO BMP'S = 669 S.F. = 6% < 10% OK

BMP 2: LANDSCAPE IRRIGATION PRACTICES

PLANT TWO 15-GALLON TREES NEAR IMPERVIOUS SURFACES, A MAXIMUM OF 10 FEET FROM IMPERVIOUS SURFACES. INSTALL IRRIGATION SYSTEMS THAT UTILIZE A WEATHER-BASED SMART IRRIGATION CONTROLLER.

BMP 3: RAIN GARDEN

RAIN GARDEN LANDSCAPED AREA = 2,160 S.F.
 15' X 30' BIOFILTRATION PIT = 450 S.F.



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	
2	3/18/2020	VENTURA COUNTY PLANNING COMMENTS.	

LOW IMPACT DEVELOPMENT (LID) PLAN
 10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
 Associates
 1330 OLYMPIC BLVD.
 SANTA MONICA, CA 90404
 TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
 MO SAHEBI
 NO. 33508
 CIVIL
 STATE OF CALIFORNIA

SIGNED: 3/18/2020
 MO SAHEBI, PE 33508 DATE

SHEET 11 OF 11

PFN: 1402-349
 DATE: 3/18/2020

C-11