# CITY OF NEWPORT BEACH
# GRADING PLAN

## TENTATIVE TRACT MAP NO.17308 WEST COAST HIGHWAY
## NEWPORT BEACH, CA. 92660

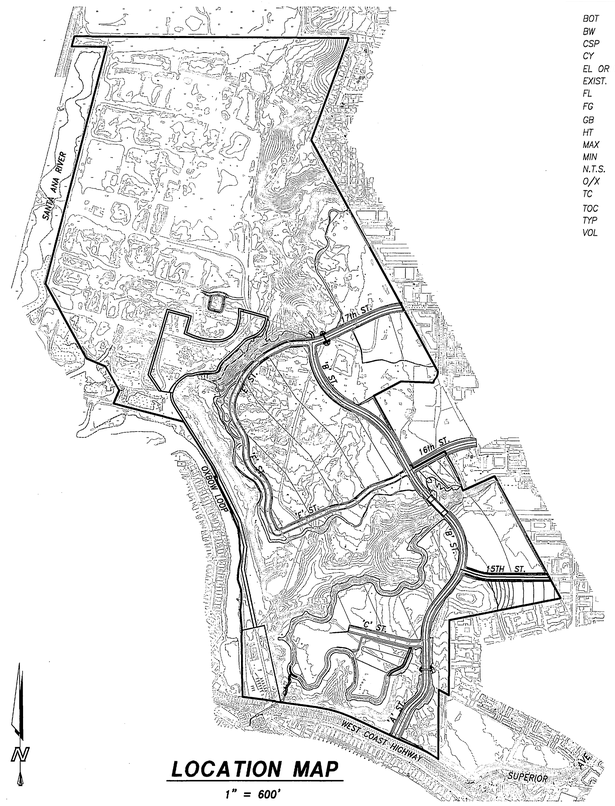
## GRADING GENERAL NOTES

### GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT AND IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" 2009 EDITION OR LATEST EDITION.
2. DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
4. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
6. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
8. APPROVED SHORING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
9. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
10. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NBMC.
11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
13. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER ST.S, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.
14. A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/ST. PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
15. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
16. A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
17. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
18. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
19. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.

### GRADING FILLS/CUTS

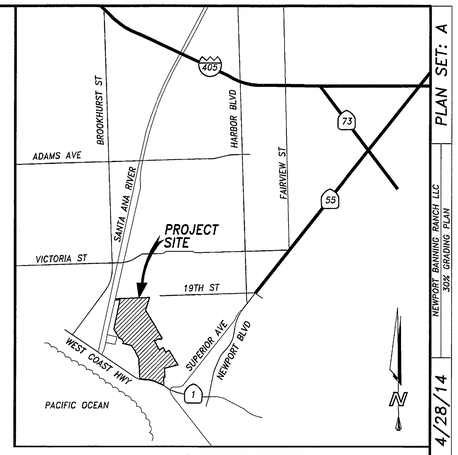
1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL PER SOIL ENGINEER'S REPORT DATED -.
2. FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF, OR POSSIBILITY OF FUTURE ACCUMULATION OF, SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
15. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. 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 SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING GRADING.
18. NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.




**LOCATION MAP**
1" = 600'

### ABBREVIATIONS & LEGEND

| | | |
|---|---|---|
| BOT | BOTTOM | PROPERTY LINE |
| BW | BACK OF WALK | LOT LINE |
| CSP | CORRUGATED STEAL PIPE | EXISTING RIGHT OF WAY |
| CY | CUBIC YARD | GRADE BREAK |
| EL OR ELEV | ELEVATION | RIDGE LINE |
| EXIST. | EXISTING | PUMP LINE |
| FL | FLOW LINE | LIMIT OF WORK |
| FG | FINISHED GRADE | EXISTING CHAIN LINK FENCE |
| GB | GRADE BREAK | EXISTING ELECTRICAL LINE |
| HT | HEIGHT | EXISTING GAS LINE |
| MAX | MAXIMUM | EXISTING STORM DRAIN LINE |
| MIN | MINIMUM | EXISTING SEWER LINE |
| N.T.S. | NOT TO SCALE | EXISTING WATER LINE |
| O/X | OVER EXCAVATION | DIRECTION OF FLOW |
| TC | TOP OF CURB | FIRE HYDRANT |
| TOC | TOP OF CONCRETE | ST. LIGHT |
| TYP | TYPICAL | RETAINING WALL |
| VOL | VOLUME | SITE LIGHT |
| | | (178.43FG) EXISTING ELEVATION |




**VICINITY MAP**
NTS

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

### SHEET INDEX


| | |
|---|---|
| TITLE SHEET | 1 |
| CROSS SECTIONS | 2 |
| GRADING PLANS | 3-10 |
| PEDESTRIAN BRIDGE PLAN & PROFILE | 11 |
| VEHICULAR BRIDGE PLAN & PROFILE | 12 |


### OWNER/ DEVELOPER

MICHAEL MOHLER
NEWPORT BANING RANCH LLC
1300 QUAIL ST., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: 949-833-0222

### CIVIL ENGINEER

JOHN OLIVIER, P.E.
FUSCOE ENGINEERING, INC.
16795 VON KARMAN, SUITE 100
IRVINE, CA 92606
PHONE: (949) 474-1960
FAX: (949) 474-5315

### GEOLOGISTS/SOILS ENGINEER:

GMU, GEOTECHNICAL, INC.
23241 ARROYO VISTA
RANCHO SANTA MARGARITA, CA.92688
PHONE: (949) 888-6513
FAX: (949) 888-1380

### SITE ADDRESS

TENTATIVE TRACT MAP NO. 17306
WEST COAST HIGHWAY
NEWPORT BEACH, CA. 92660

### LEGAL DESCRIPTION

*A PORTION OF LOTS "B", "C" AND "D", ALL IN THE BANNING TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION, BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, DESCRIBED IN BOOK 3, PAGE 387 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.*

NOTE:
THE LOWLAND TRAILS HAVE BEEN LOCATED ON EXISTING OIL OPERATION ROADS

**DIG ALERT**
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

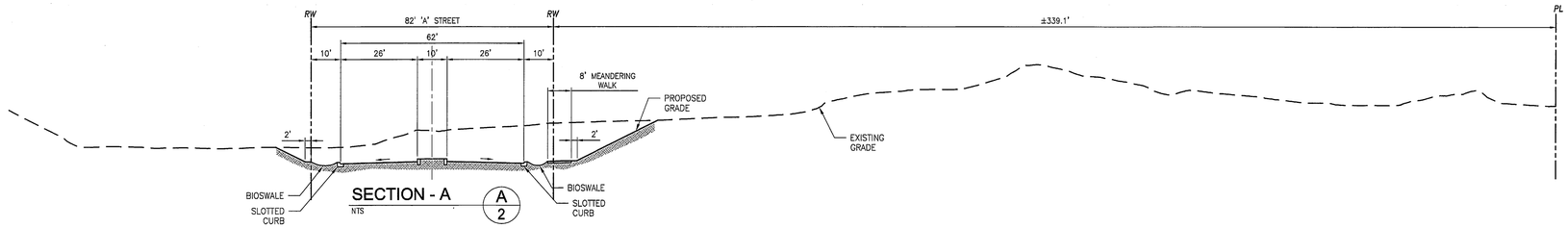
| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

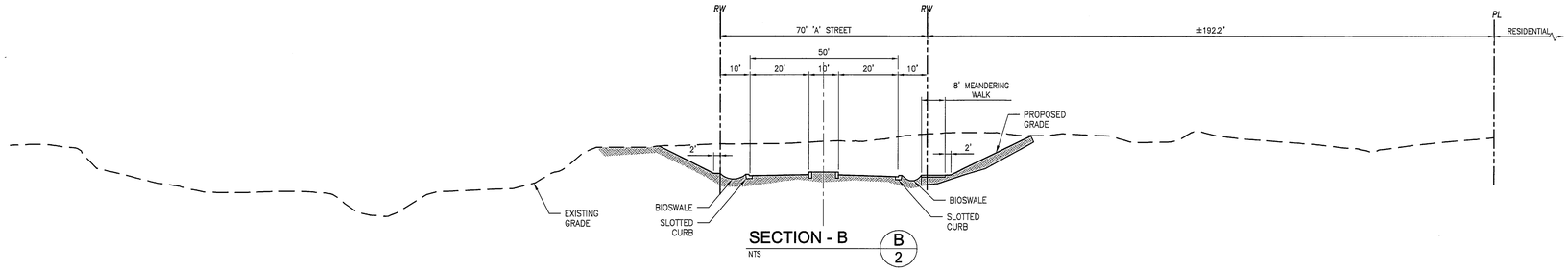
GRADING PLAN
TENTATIVE TRACT MAP NO.17308
WEST COAST HIGHWAY
CITY OF NEWPORT BEACH, CA 92660

SHEET 1 OF 12

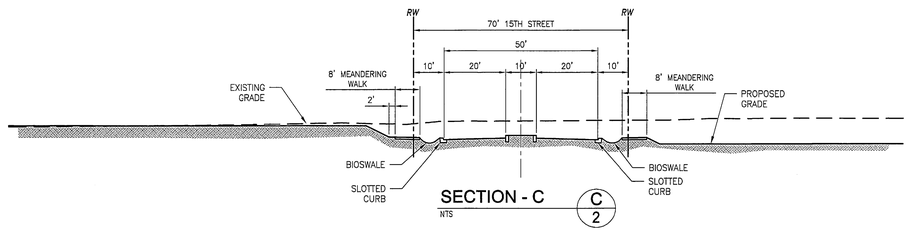
P:\PROJECTS\821\01\ENG\GRADING\RGP\82101RG01TS.DWG (05-05-14 5:09:43PM) Plotted by: Fernando delosreyes



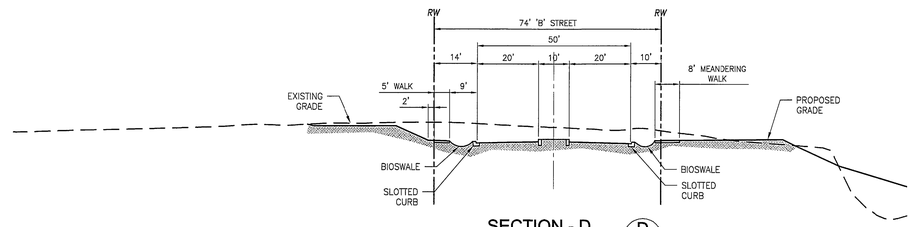

SECTION - A (A/2)
NTS



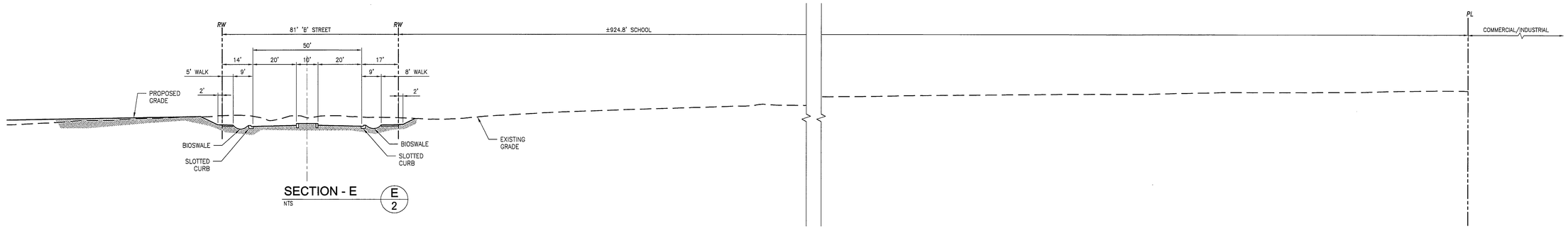

SECTION - B (B/2)
NTS



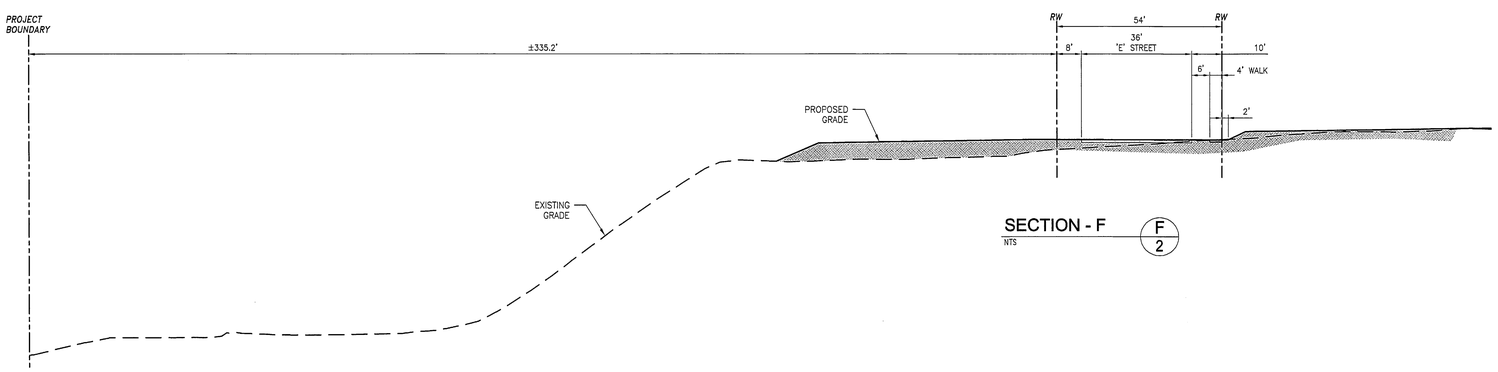

SECTION - C (C/2)
NTS



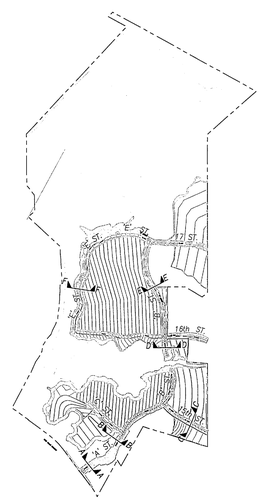

SECTION - D (D/2)
NTS




SECTION - E (E/2)
NTS




SECTION - F (F/2)
NTS




PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

GRADING PLAN
TENTATIVE TRACT MAP NO.17308
WEST COAST HIGHWAY
CITY OF NEWPORT BEACH, CA 92660

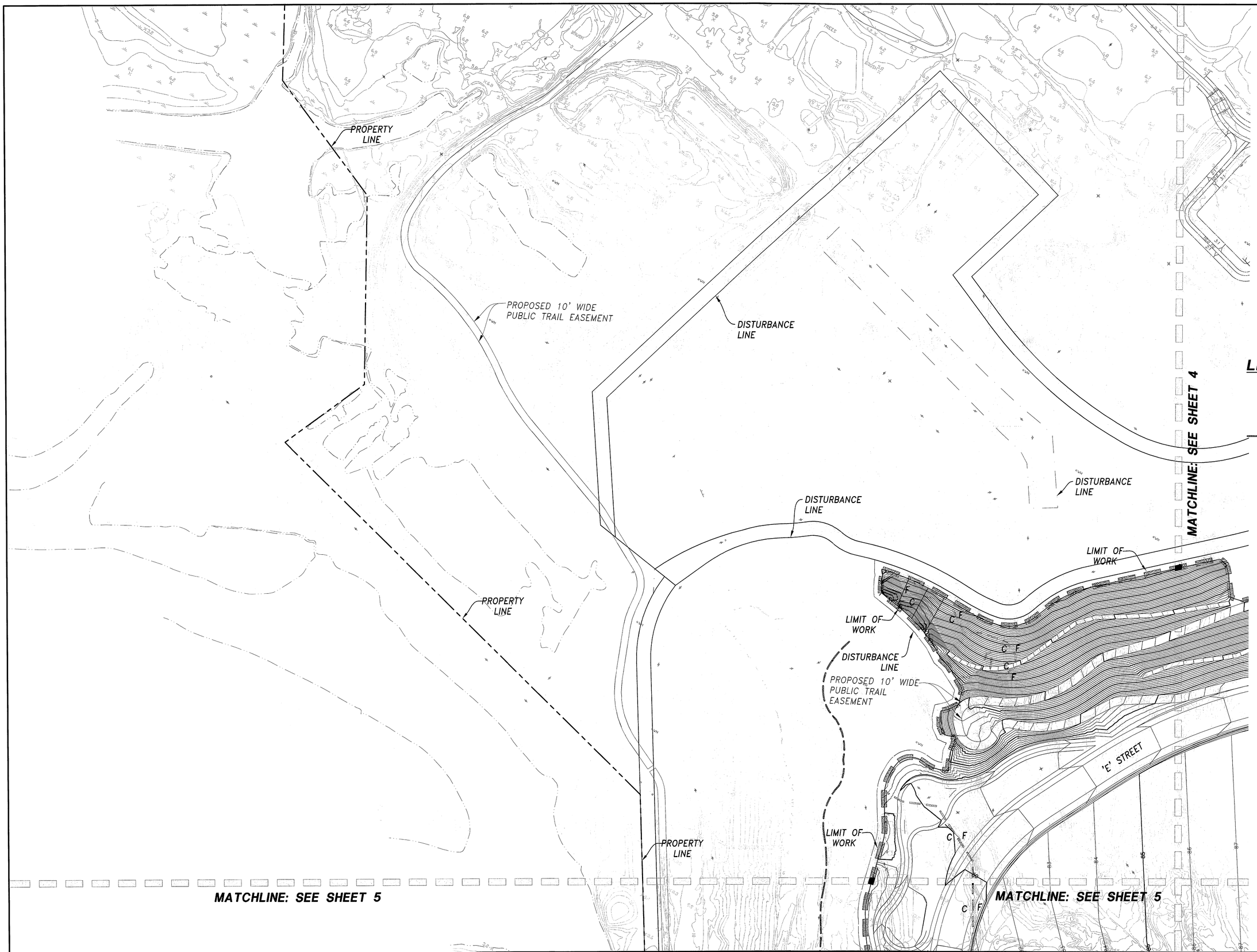
SHEET 2 OF 12

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

P:\PROJECTS\,821\,01\,ENG\,GRADING\,RGP\,82101RG02DT.DWG (05-05-14 5:15:05PM) Plotted by: Fernanda delosreyes

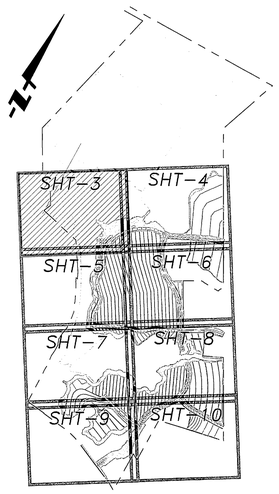



## LEGEND:

TOP OF BLUFF (LOCAL APPROVAL)

TOP OF BLUFF (COASTAL COMMISSION MARCH 2014)

NOTE:
THE LOWLAND TRAILS HAVE BEEN LOCATED ON EXISTING OIL OPERATION ROADS




PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

**GRADING PLAN**

**TENTATIVE TRACT MAP NO.17308**
**WEST COAST HIGHWAY**
**CITY OF NEWPORT BEACH, CA 92660**

SHEET 3 OF 12

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

P:\PROJECTS\821\01\ENG\GRADING\RGP\82101RG03RG.DWG (05-06-14 8:00:55AM) Plotted by: Fernando delosreyes

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

PROPOSED 10' WIDE TRAIL EASEMENT

PROPOSED 10' WIDE TRAIL EASEMENT

LIMIT OF WORK

DISTURBANCE LINE

LIMIT OF WORK

LIMIT OF WORK

PROPERTY LINE

50' 0' 25' 50' 100'
SCALE: 1" = 50'

CULVERT CROSS SECTION

RW 67' RW
10' 22' 22' 12'
95.0 FG
97.0 FG
S=0.0100
87.7 INV
88.2 INV
SCALE: NTS
A/4

MATCHLINE: SEE SHEET 3

PROPOSED 10' WIDE TRAIL EASEMENT

DISTURBANCE LINE

PROPOSED 20' WIDE STORMDRAIN EASEMENT

LIMIT OF WORK

PROPOSED 20' WIDE STORMDRAIN EASEMENT

DISTURBANCE LINE

LIMIT OF WORK

DISTURBANCE LINE

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

'E' STREET

'E' STREET

12th STREET

LIMIT OF WORK

MATCHLINE: SEE SHEET 6

MATCHLINE: SEE SHEET 6

NOTE:
THE LOWLAND TRAILS HAVE BEEN LOCATED ON EXISTING OIL OPERATION ROADS

SHT-3 SHT-4
SHT-5 SHT-6
SHT-7 SHT-8
SHT-9 SHT-10

PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

GRADING PLAN
TENTATIVE TRACT MAP NO.17308
WEST COAST HIGHWAY
CITY OF NEWPORT BEACH, CA 92660

SHEET 4 OF 12

P:\PROJECTS\821\01\ENG\GRADING\RGP\821018G03RG.DWG (05-06-14 8:00:13AM) Plotted by: Fernando delosreyes

MATCHLINE: SEE SHEET 3

MATCHLINE: SEE SHEET 3

PROPERTY LINE

LIMIT OF WORK

DISTURBANCE LINE

'E' STREET

F/2

PROPERTY LINE

LIMIT OF WORK

DISTURBANCE LINE

'E' STREET

PROPERTY LINE

LIMIT OF WORK

MATCHLINE: SEE SHEET 6

MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 7

'E' STREET

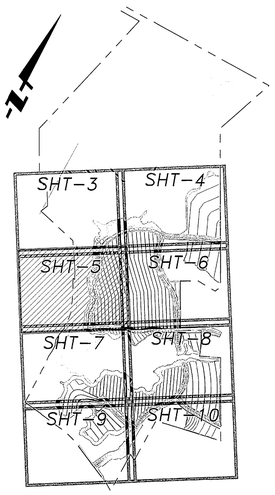
50' 0' 25' 50' 100'

SCALE: 1" = 50'

## LEGEND:

TOP OF BLUFF (LOCAL APPROVAL)

TOP OF BLUFF (COASTAL COMMISSION MARCH 2014)




PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

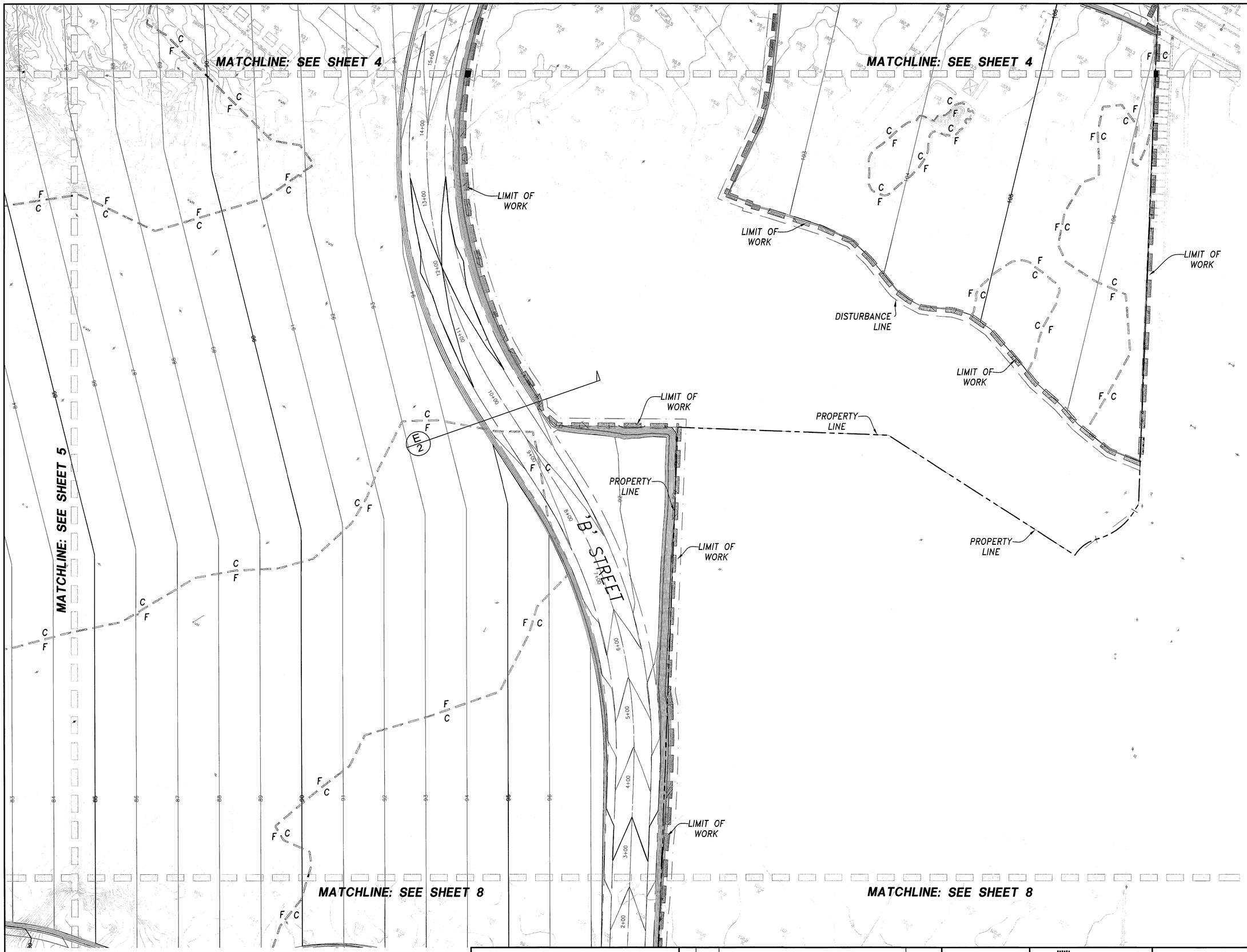
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

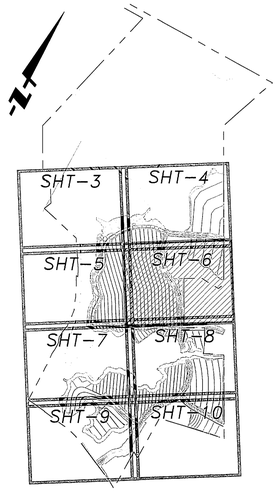
GRADING PLAN

TENTATIVE TRACT MAP NO.17308
WEST COAST HIGHWAY
CITY OF NEWPORT BEACH, CA 92660

SHEET 5 OF 12

P:\PROJECTS\821\01\ENG\GRADING\RGP\821019GD3RG.DWG (05-06-14 8:01:44AM) Plotted by: Fernando delosreyes




PLAN SET: A

4/28/14

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

GRADING PLAN

TENTATIVE TRACT MAP NO.17308
WEST COAST HIGHWAY
CITY OF NEWPORT BEACH, CA 92660

SHEET 6 OF 12

P:\PROJECTS\821\01\ENG\GRADING\RGP\B2101RG03RG.DWG (05-05-14 5:16:12PM) Plotted by: Fernando delosreyes

MATCHLINE: SEE SHEET 5

MATCHLINE: SEE SHEET 5

'E' STREET

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

PROPERTY LINE

DISTURBANCE LINE

PROP. 10' WIDE PUBLIC TRAIL EASEMENT

DISTURBANCE LINE

PROPERTY LINE

PROP. 20' WIDE STORMDRAIN AND SEWER EASEMENT

MATCHLINE: SEE SHEET 8

LIMIT OF WORK

DISTURBANCE LINE

LIMIT OF WORK

PROPERTY LINE

PROP. 10' WIDE SEWER EASEMENT

20' UTILITY EASEMENT

LIMIT OF WORK

MATCHLINE: SEE SHEET 9

MATCHLINE: SEE SHEET 9

50' 0' 25' 50' 100'

SCALE: 1" = 50'

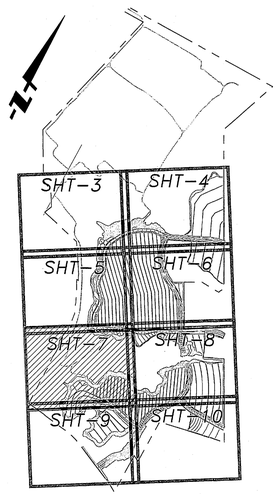
## LEGEND:

TOP OF BLUFF (LOCAL APPROVAL)

TOP OF BLUFF (COASTAL COMMISSION MARCH 2014)

NOTE:

THE LOWLAND TRAILS HAVE BEEN LOCATED ON EXISTING OIL OPERATION ROADS




PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

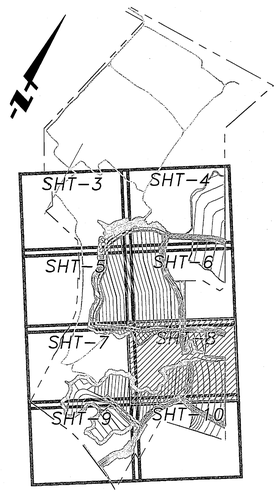
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

GRADING PLAN

TENTATIVE TRACT MAP NO.17308
WEST COAST HIGHWAY
CITY OF NEWPORT BEACH, CA 92660

SHEET 7 OF 12

P:\PROJECTS\821\01\ENG\GRADING\RGP\821019GD3RG.DWG (05-06-14 8:03:43AM) Plotted by: Fernando delosreyes




PLAN SET: A

4/28/14

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

**GRADING PLAN**

**TENTATIVE TRACT MAP NO.17308**
**WEST COAST HIGHWAY**
**CITY OF NEWPORT BEACH, CA 92660**

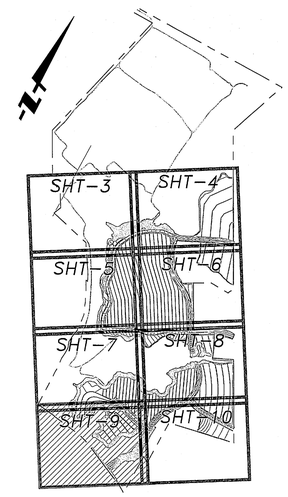
SHEET 8 OF 12

P:\PROJECTS\821\01\ENG\GRADING\RGP\82101RGO3RG.DWG (05-05-14 5:10:53PM) Plotted by: Fernando delosreyes

## LEGEND:

- TOP OF BLUFF (LOCAL APPROVAL)
- TOP OF BLUFF (COASTAL COMMISSION MARCH 2014)




PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

**GRADING PLAN**

**TENTATIVE TRACT MAP NO.17308**
**WEST COAST HIGHWAY**
**CITY OF NEWPORT BEACH, CA 92660**

SHEET 9 OF 12

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

P:\PROJECTS\821\01\ENG\GRADING\RGP\82101RG03R2.DWG (05-06-14 8:04:44AM) Plotted by: Fernando delosreyes

MATCHLINE: SEE SHEET 8

MATCHLINE: SEE SHEET 8

MATCHLINE: SEE SHEET 9

MATCHLINE: SEE SHEET 9

'A' STREET

15TH STREET

15TH STREET

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

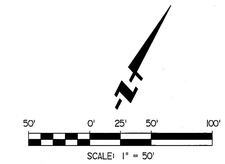
LIMIT OF WORK

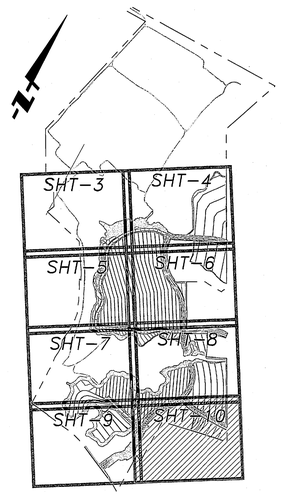
DISTURBANCE LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE




PREPARED UNDER THE SUPERVISION OF:

JOHN C. OLIVIER RCE 044568 EXP. 03/31/16

REGISTERED PROFESSIONAL ENGINEER JOHN C. OLIVIER NO. 044568 Exp. 03/31/16 CIVIL STATE OF CALIFORNIA

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |


FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com


**GRADING PLAN**

**TENTATIVE TRACT MAP NO.17308**
**WEST COAST HIGHWAY**
**CITY OF NEWPORT BEACH, CA 92660**

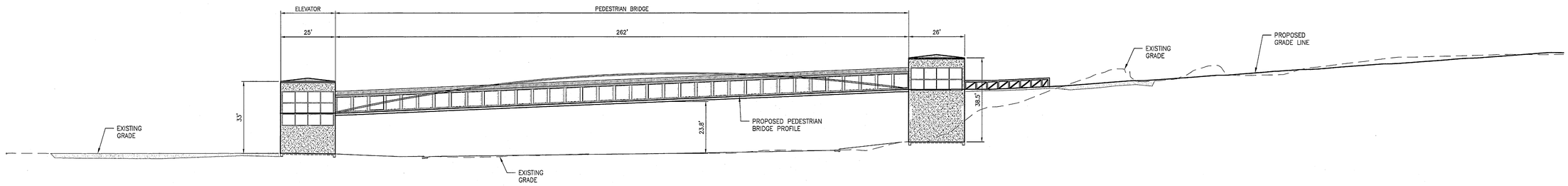
SHEET 10 OF 12

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

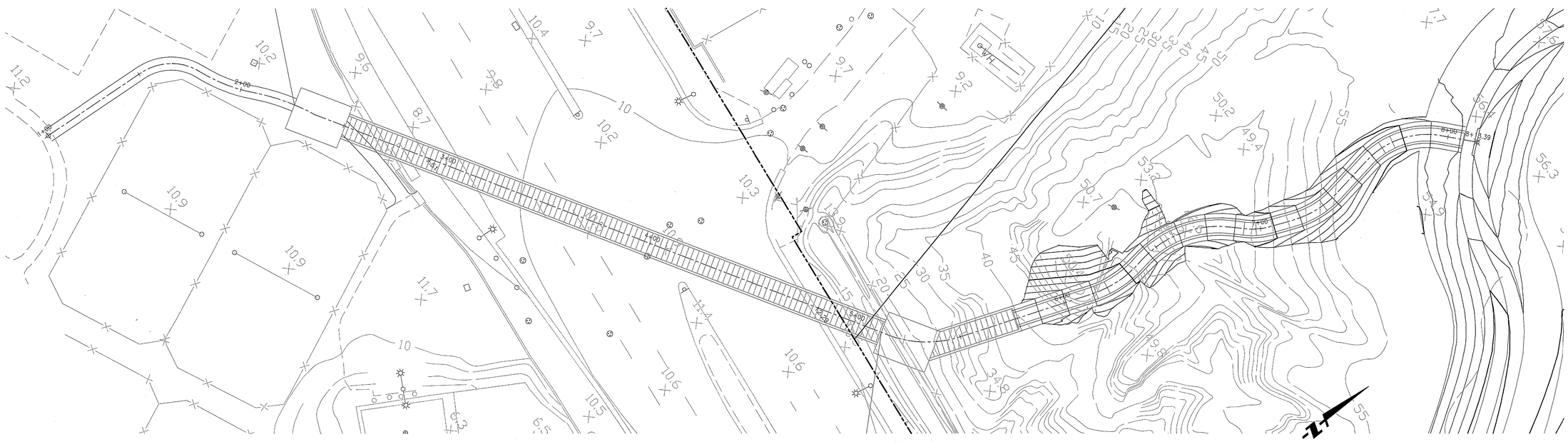
4/28/14

P:\PROJECTS\821\01\ENG\GRADING\RGP\821010GSRG.DWG (05-05-14 5:16:45PM) Plotted by: Fernando deloreyes




PEDESTRIAN BRIDGE PROFILE (A / 11)

SCALE: 1"=20'




PEDESTRIAN BRIDGE PLAN (B / 11)

SCALE: 1"=20'

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

**GRADING PLAN**

**TENTATIVE TRACT MAP NO.17308**
**WEST COAST HIGHWAY**
**CITY OF NEWPORT BEACH, CA 92660**

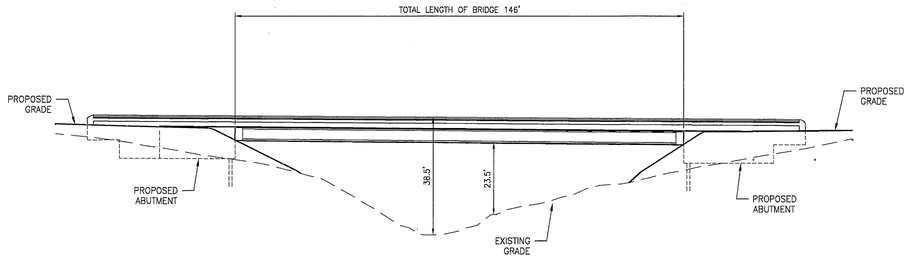
SHEET 11 OF 12

PLAN SET: A

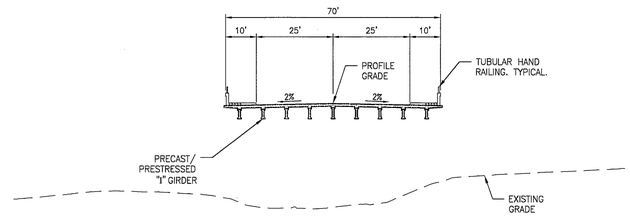
NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

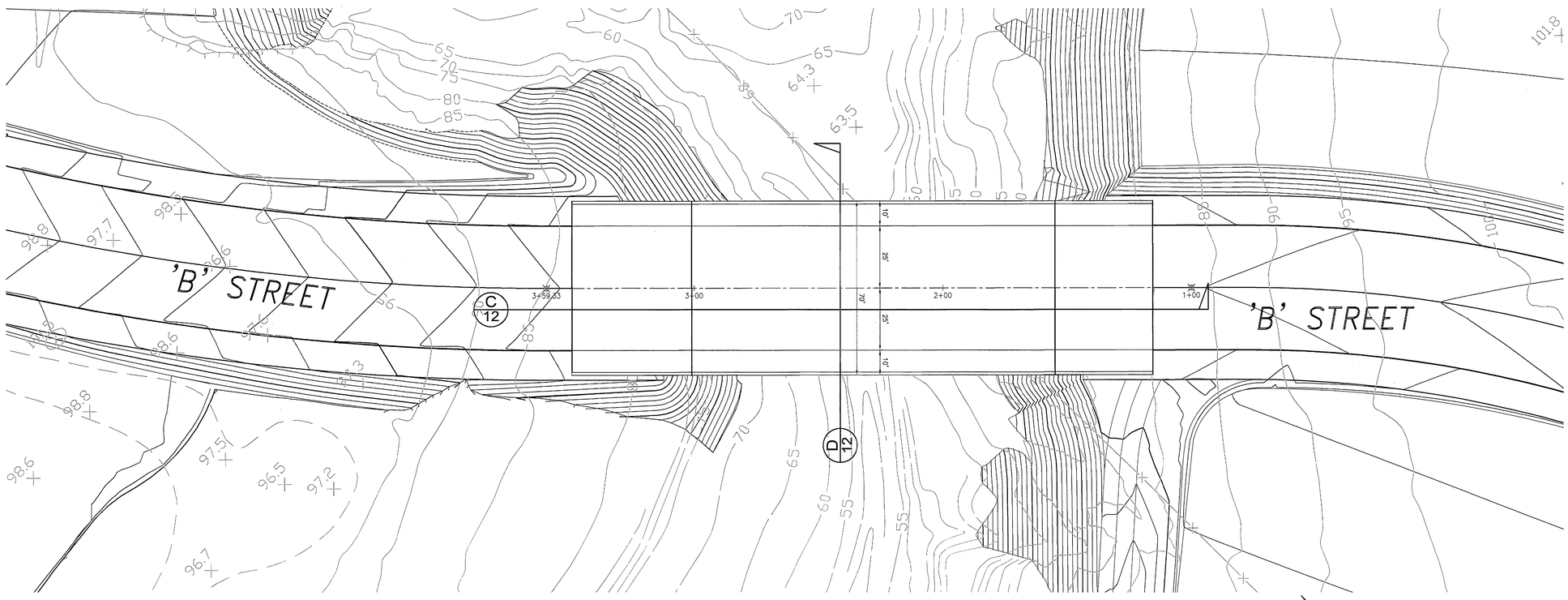
P:\PROJECTS\B21\01\EN0\GRADING\RGP\B2101RG11RG.DWG (05-05-14 5:17:22PM) Plotted by: Fernando delosreyes



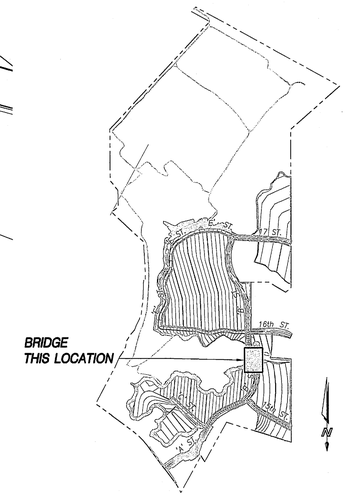

LONGITUDINAL SECTION (C/12)
SCALE: 1"=20'




CROSS SECTION (D/12)
SCALE: 1"=20'




VEHICULAR BRIDGE PLAN (D/12)
SCALE: 1"=20'




20' 0' 10' 20'
SCALE: 1" = 20'

| NO. | DATE | REVISIONS | APPROVED |
|---|---|---|---|
| | | | |

| | |
|---|---|
| DRAWN BY: | FDR |
| DESIGNED BY: | DKB |
| CHECKED BY: | JO |

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 * fax 949.474.5315
www.fuscoe.com

**GRADING PLAN**

**TENTATIVE TRACT MAP NO.17308**
**WEST COAST HIGHWAY**
**CITY OF NEWPORT BEACH, CA 92660**

SHEET 12 OF 12

PLAN SET: A

NEWPORT BANNING RANCH LLC
30% GRADING PLAN

4/28/14

P:\PROJECTS\B21\01\ENG\GRADING\RGP\B2101RG11RG.DWG (05-05-14 5:13:17PM) Plotted by: Fernando delosreyes