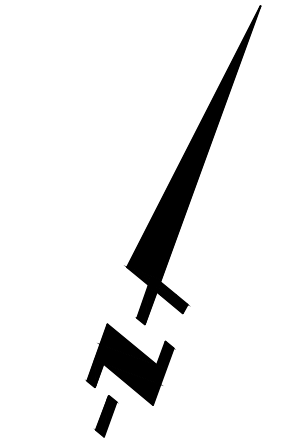
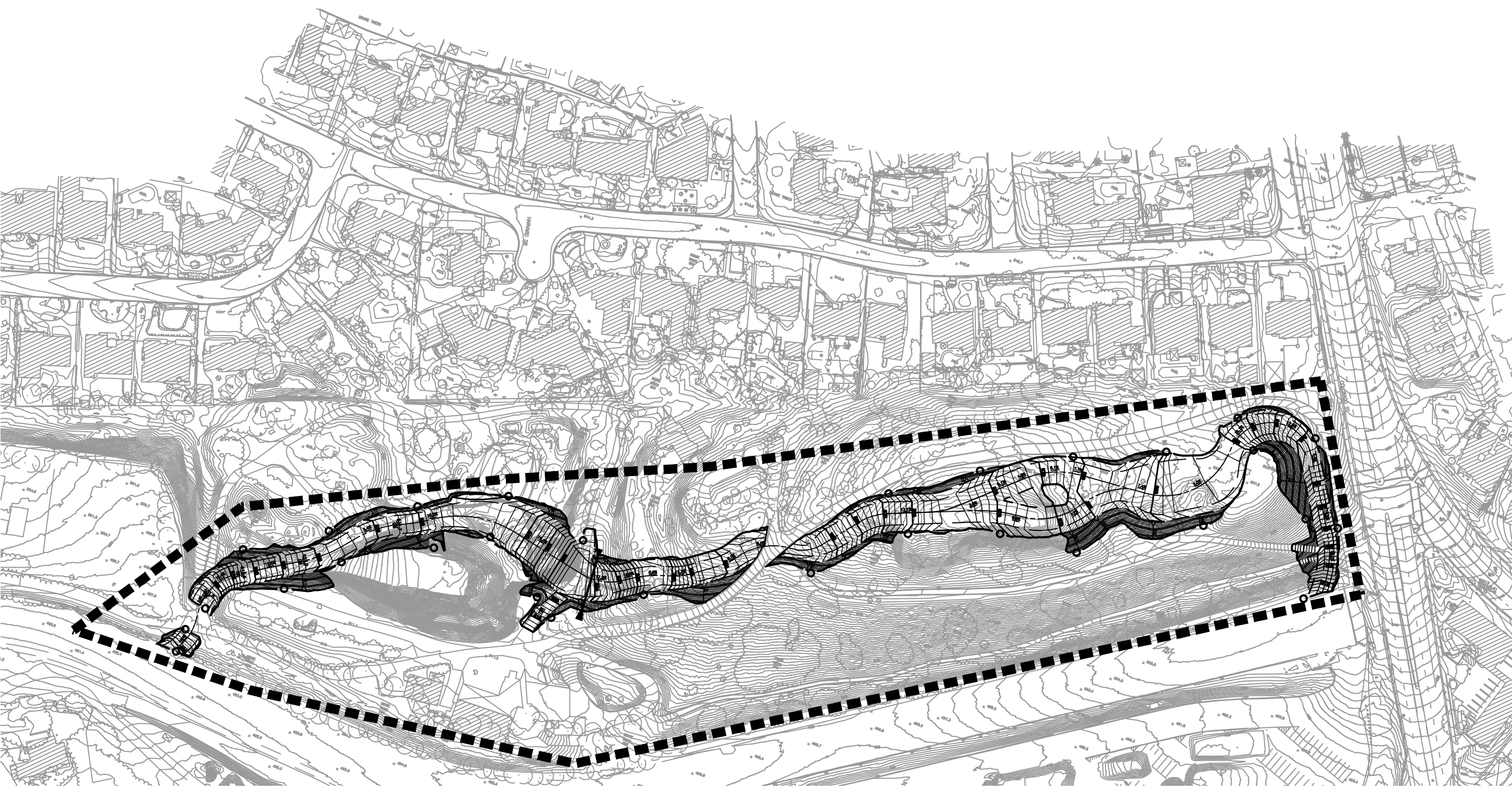


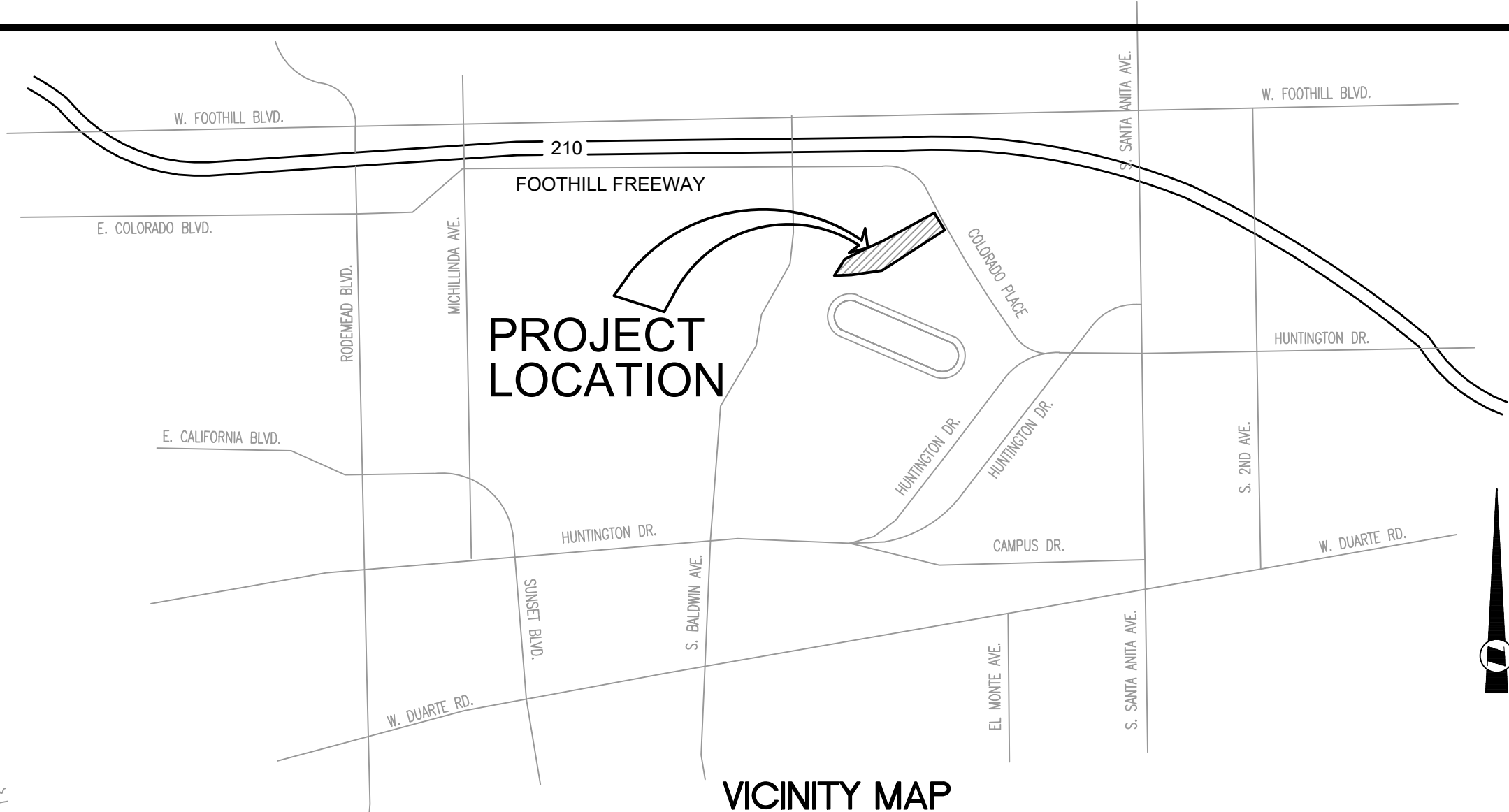
GENERAL NOTES:

1. ALL WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ARCADIA STANDARDS AND SPECIFICATIONS, AND APPENDIX J OF THE 2025 CALIFORNIA BUILDING CODE.
2. PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES, AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
3. REMOVAL OF DEBRIS, EXISTING FILL AND DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
4. THE SOILS ENGINEER SHALL THEN INSPECT THE EXPOSED SOILS, AND ANY ADDITIONAL OVER EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOILS REPORT.
5. THE EXPOSED SOILS SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES, BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90 % OF THE MAXIMUM DENSITY, AS DETERMINED BY APPENDIX J OF THE 2025 CALIFORNIA BUILDING CODE OR EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER.
6. IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER AND BUILDING DEPARTMENT BEFORE PROCEEDING FURTHER.
7. THE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO BE DEPOSITED ONTO PUBLIC OR ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY; DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATION.
8. PRIOR TO THE START OF ANY BUILDING CONSTRUCTION THE CONTRACTOR SHALL FURNISH THE CITY WITH CERTIFICATIONS FROM THE CIVIL ENGINEER AND SOILS ENGINEER THAT BUILDING PAD SUBGRADES ARE WITHIN 0.10 FOOT OF THE APPROVED PLANS AND THAT THE PROPER COMPACTION HAS BEEN OBTAINED.
9. NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE BUILDING INSPECTOR 24 HOURS PRIOR TO START OF WORK.
10. RESPONSIBILITY FOR GRADING AND INSPECTION SHALL BE ASSUMED BY THE ENGINEER OF RECORD IN ACCORDANCE WITH APPENDIX J OF THE 2025 CALIFORNIA BUILDING CODE.
11. THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTOR AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
12. CERTIFICATES OF FINAL LOT GRADING ARE TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO THE FINAL BUILDING INSPECTION.
13. AN "AS-BUILT" GRADING PLAN AND CERTIFICATION OF COMPLIANCE WITH SAID GRADING PLAN IS TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
14. ALL SLOPES EXCEEDING 5' IN VERTICAL HEIGHT AND EXCEEDING 5:1 SLOPE ARE TO BE PLANTED WITH APPROVED PLANT MATERIAL AND PROVIDED WITH APPROVED WATERING SYSTEM.
15. NO ADJUSTMENT OF ELEVATION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE BUILDING OFFICIAL AND THE CIVIL ENGINEERING OF RECORD.
16. ALL P.C.C. WATER CARRYING DEVICES WITH MINIMUM SLOPES LESS THAN 0.5% WILL BE WATER TESTED PRIOR TO THE FINAL FINISH. ANY RESIDUAL PONDING IN EVIDENCE AT TIME OF INSPECTION SHALL BE CAUSE FOR REMOVAL AND REPLACEMENT.
17. ALL WALLS OVER 3 FT. IN FINISH HEIGHT REQUIRE SEPARATE PERMITS AND INSPECTION.
18. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES PERMITS AND INSPECTION ISSUED BY THE ENGINEERING DIVISION.
19. IN THE EVENT THAT THE PROJECT EXCAVATES ANY PORTION OF A CITY STREET THAT IS LISTED UNDER THE CITY'S 5 YEAR PAVEMENT REHABILITATION MORATORIUM AT THE TIME OF EXCAVATION, THE OWNER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAVING THE STREET FULL WIDTH FROM PROPERTY LINE TO PROPERTY LINE OR TO THE CITY ENGINEER'S SATISFACTION PRIOR TO FINAL PROJECT ACCEPTANCE.
20. GRADING CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER NOT LESS THAN 72 HR. IN ADVANCE OF THE LOCATION OF ANY SOILS PROPOSED FOR IMPORT, EACH PROPOSED IMPORT SOURCE SHALL BE SAMPLED, TESTED, AND APPROVED PRIOR TO DELIVERY OF SOILS FOR USE ON THE SITE.
21. WE HEREBY CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND THAT IT CONFORMS TO SOILS REPORT NO. _____ DATED _____ AND LETTER OR REVIEW FOR 285 W HUNTINGTON DR. ARCADIA, CALIFORNIA 91007 DATED 2026 SOILS REPORT NO. _____ PREPARED BY: GROUP DELTA CONSULTANTS, INC.
22. THE UNDERSIGNED CIVIL ENGINEER WILL BE RESPONSIBLE FOR PROFESSIONAL INSPECTION IN ACCORDANCE WITH APPENDIX J OF THE 2025 CALIFORNIA BUILDING CODE.
- _____,STATE LIC. NO. C.E._____

LA 28 ROUGH GRADING
FOR
SANTA ANITA PARK



INDEX MAP
SCALE: 1"=150'



VICINITY MAP
NOT TO SCALE

LEGEND:

- SD ——— EXISTING STORM DRAIN
W ——— EXISTING WATER MAIN
FS ——— EXISTING FIRE WATER MAIN
DAYLIGHT LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING OVERHEAD ELECTRICAL LINE
EXISTING FENCE LINE
EXISTING CATCH BASIN
EXISTING POWER POLE
PAVED ROAD
WALL PER SEPARATE PLAN
SITE BOUNDARY

SHEET INDEX

SHT NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	INDEX SHEET
C-3	ROUGH GRADING/MASS GRADING PLAN
C-4	ROUGH GRADING/MASS GRADING PLAN
C-5	CUT AND FILL SHEET
C-6	DETAIL SHEET

EARTHWORK SUMMARY			
	CUT (CY)	FILL (CY)	NET (CY)
MASS EX	9618	6667	2951
REMEDIAL	9964	9964	0
TOTAL VOL	19582	16631	2951
SHRINKAGE (5%)		875	2076
SHRINKAGE (10%)		1848	1103
SHRINKAGE (15%)		2935	16
*INCLUDE 12" GROWTH MEDIA CUT		+ Export -Import	

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIES WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AS THE ENGINEER OF RECORD FOR THE PLANS, I ASSUME FULL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. WITH RESPECT TO THE PLAN CHECK PERFORMED BY THE CITY OF ARCADIA, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY'S STANDARDS, PROCEDURES, POLICIES, AND ORDINANCES, (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS, AND (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. AS THE ENGINEER OF RECORD, I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL ACTUAL OF ALLEGED CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY LOSS, DAMAGE, OR INJURY TO PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, WHETHER IMPOSED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AGENCY, ARISING OUT OF OR INCIDENT TO ANY NEGLIGENT ACTS, OMISSIONS, OR ERRORS BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

 40695
SIGNATURE OF ENGINEER OF RECORD LICENSE NO.
JASON H. FUKUMITSU
PRINT NAME

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO ARTICLE VIII, CHAPTER I, PART 1, SECTION 8110 OF THE CITY OF ARCADIA MUNICIPAL CODE.
2. CUT AND FILL.
A. MAXIMUM CUT SLOPE OF BE 2:1.
B. MAXIMUM FILL SLOPE TO BE 2:1.
3. INDICATE LOCATION OF MAXIMUM CUT AND FILL.
4. ALL FILL AND FILL SLOPE TO BE COMPACTED TO NOT LESS THAN NINETY (90%) OF MAXIMUM DENSITY.
5. NO GRADING SHALL COMMENCE UNTIL GRADING PERMIT HAS BEEN ISSUED BY THE CHIEF OF BUILDING OFFICIAL.
6. ESTIMATED PERIOD FOR COMPLETION OF GRADING:
GRADING WILL BEGIN:
TO BE COMPLETED BY:
7. OBTAIN PERMIT FROM CITY OF ARCADIA CITY ENGINEER FOR ALL WORK.
8. REMOVE AND REPLACE DEFICIENT OR DAMAGED CURB AND GUTTER SIDEWALK AND/OR PAVEMENT TO THE SATISFACTION OF THE CITY INSPECTOR.
9. CONTACT PUBLIC WORKS INSPECTOR AT (626) 254-2725, AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF OFF-SITE IMPROVEMENTS. ALL OFF-SITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE PUBLIC WORKS SERVICES DIRECTOR PRIOR TO FINAL INSPECTION BY THE BUILDING AND SAFETY DIVISION AND PRIOR TO ACCEPTANCE
10. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE CLEAN AIR AND CLEAN WATER ACT.
11. SOILS ENGINEER WILL INSPECT THE EXCAVATION AT THE BOTTOM OF OVER-EXCAVATION TO DETERMINE THAT THE SOILS IS ADEQUATE PRIOR TO RECOMPACTION.

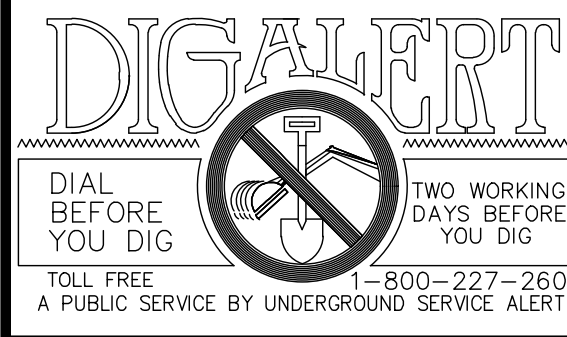
NOTES:

BASE SITE INFORMATION AND DIMENSIONS HAVE BEEN TAKEN FROM TOPO SURVEY, DATED NOV 28, 2023, PREPARED BY FUSCOE ENGINEERING, 6390 GREENWICH DRIVE, SUITE 170 SAN DIEGO, CA 92122. (858) 554 1500

CONSTRUCTION NOTES:

- ① ——— INSTALL ADS HDPE FLARED END SECTION (OR APPROVED EQUAL) PER DETAIL 1 ON C-6
- ② ——— CONSTRUCT 12" HDPE (OR APPROVED EQUAL) STORM DRAIN PIPE AND BEDDING PER DETAIL 2 ON SHEET C-6
- ③ ——— INSTALL RIP-RAP PAD PER DETAIL 3 ON SHEET C-6

G:\SANTA ANITA PARK\LA28\GRADING\ROUGH\HSA045-01_TITLE.DWG (05-18-26 9:25:10AM) Plotted by: nicarby



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LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hill, Suite #23 • Valencia, CA 91355
PH: (661) 294-9890

 05/18/2026
JASON H. FUKUMITSU DATE



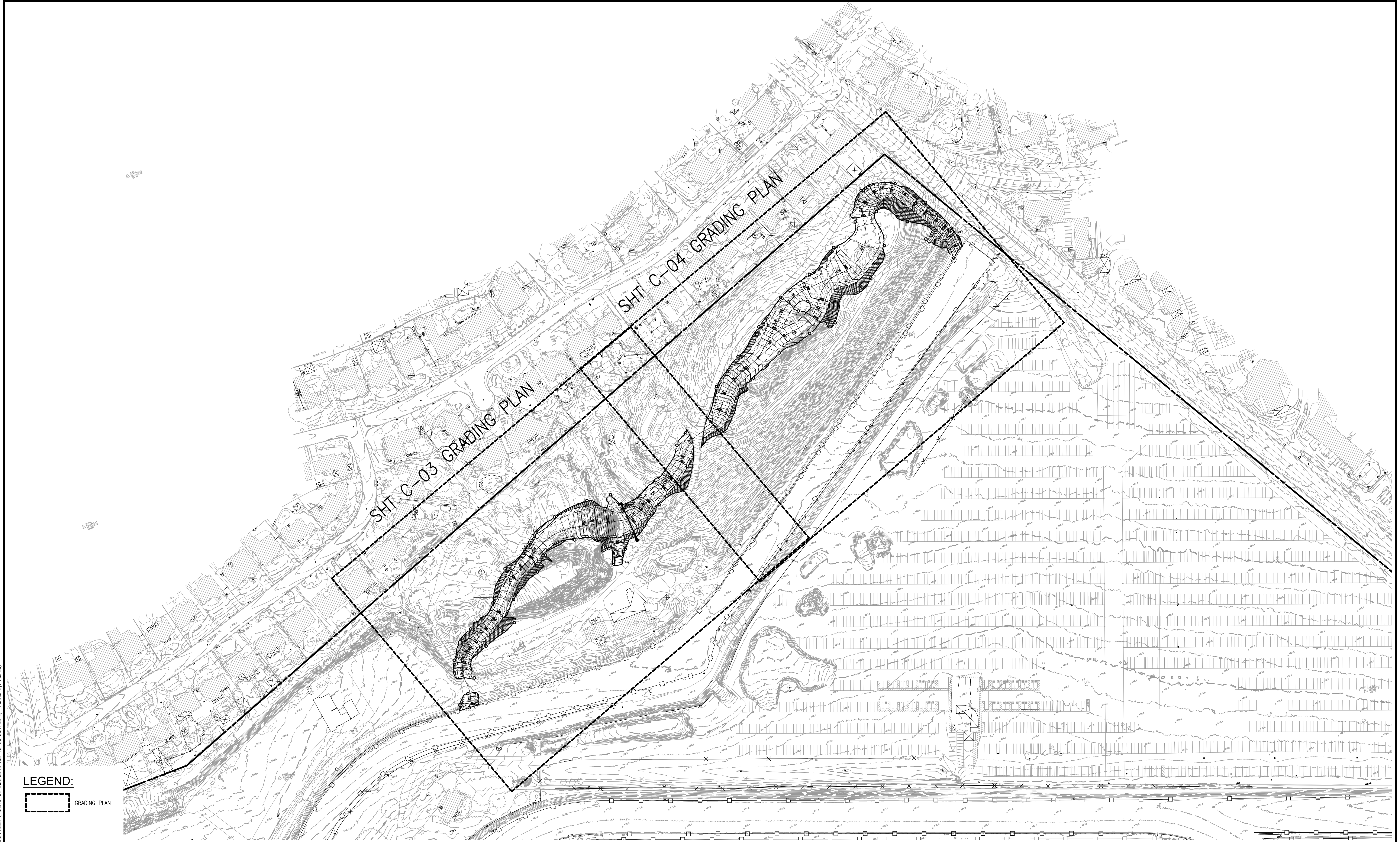
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				APPROVAL RECOMMENDED BY:			
				ASSOCIATE CIVIL ENGINEER RCE DATE			
				APPROVED BY:			
				CITY ENGINEER RCE DATE			

CITY OF ARCADIA
DEVELOPMENT SERVICES DEPARTMENT

SANTA ANITA PARK
LA 28
ROUGH/MASS GRADING
TITLE SHEET

SHEET C-01

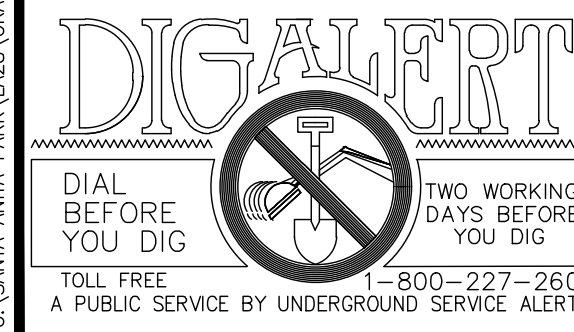
DRAWING NO.
HSA045-01



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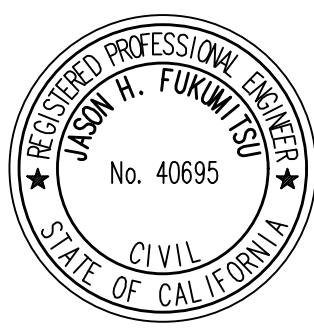


GRADING PLAN



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PC: (661) 294-9890 • PH: (661) 294-2211

Jason H. Fukumitsu 05/18/2026
JASON H. FUKUMITSU DATE

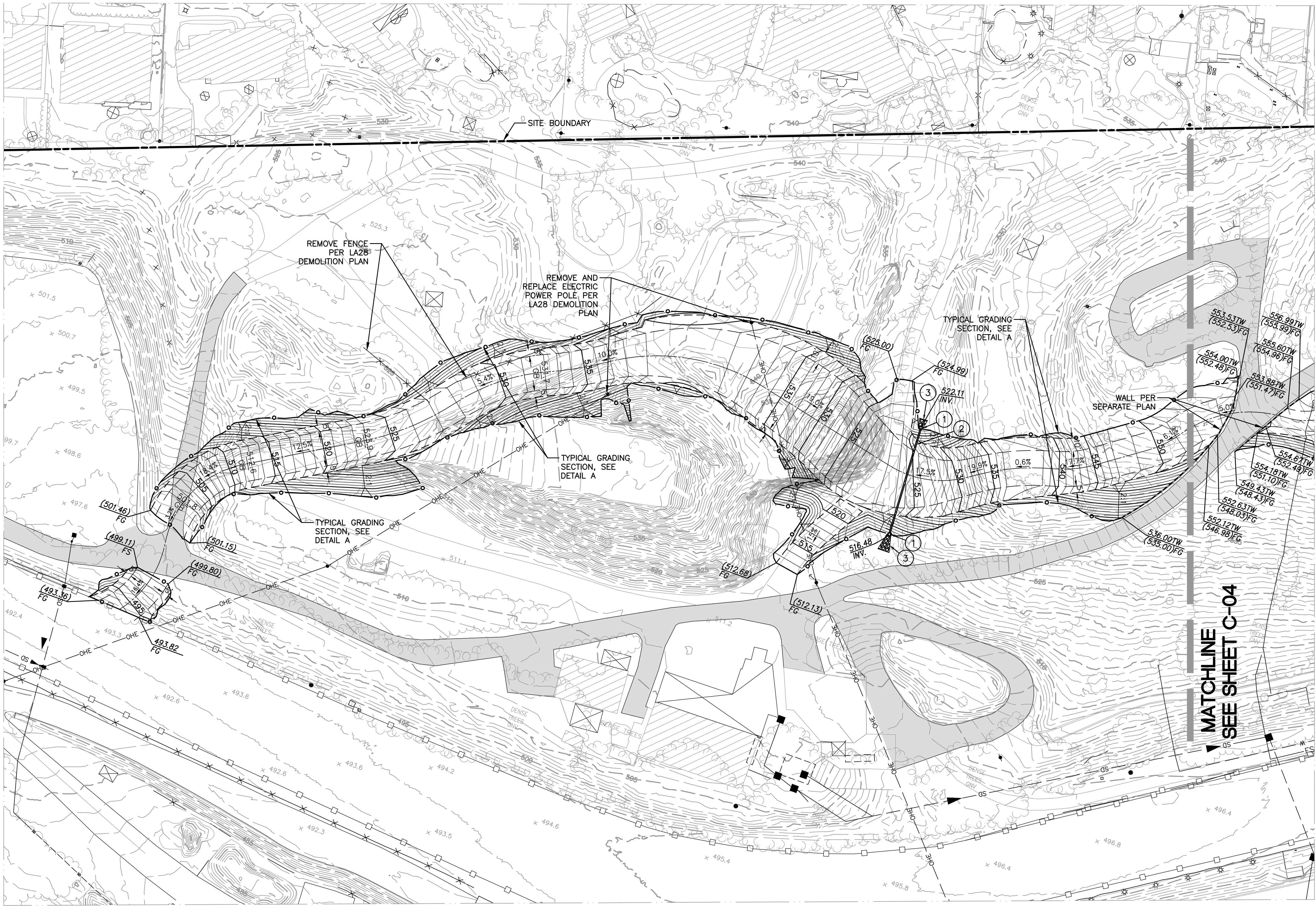


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			ASSOCIATE CIVIL ENGINEER RCE DATE			
			APPROVED BY:			
			CITY ENGINEER RCE DATE			

CITY OF ARCADIA
DEVELOPMENT SERVICES DEPARTMENT

SANTA ANITA PARK
LA 28
ROUGH/MASS GRADING
INDEX SHEET

SHEET C-02
DRAWING NO.
HSA045-02

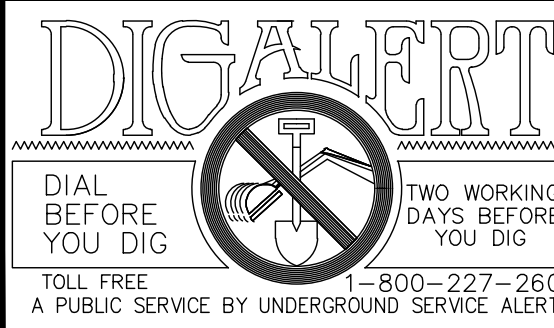
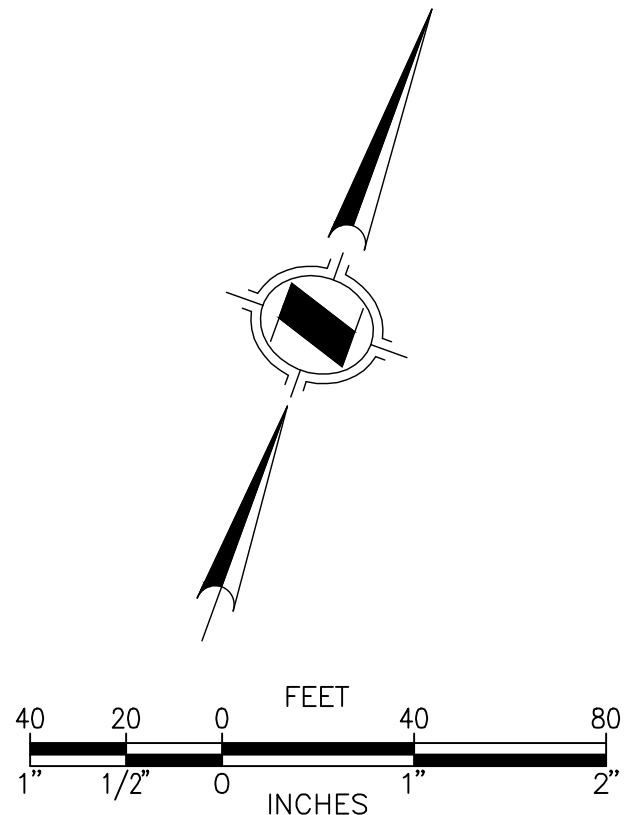


LEGEND:

	PROPOSED MAJOR CONTOUR		SD		EXISTING STORM DRAIN
	PROPOSED MINOR CONTOUR		W		EXISTING WATER MAIN
	DAYLIGHT LINE		FS		EXISTING FIRE WATER MAIN
	TOP/TOE				EXISTING MAJOR CONTOUR
	GRADE BREAK				EXISTING MINOR CONTOUR
	FLOWLINE		OHE		EXISTING OVERHEAD ELECTRICAL LINE
	WALL PER SEPARATE PLAN		X		EXISTING FENCE LINE
	SITE BOUNDARY				EXISTING CATCH BASIN
					EXISTING POWER POLE
					PAVED ROAD

CONSTRUCTION NOTES:

- INSTALL ADS HDPE FLARED END SECTION (OR APPROVED EQUAL) PER DETAIL 1 ON C-6
- CONSTRUCT 12" HDPE (OR APPROVED EQUAL) STORM DRAIN PIPE AND BEDDING PER DETAIL 2 ON SHEET C-6
- INSTALL RIP-RAP PAD PER DETAIL 3 ON SHEET C-6



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Jason H. Fukumitsu 05/18/2026
JASON H. FUKUMITSU DATE

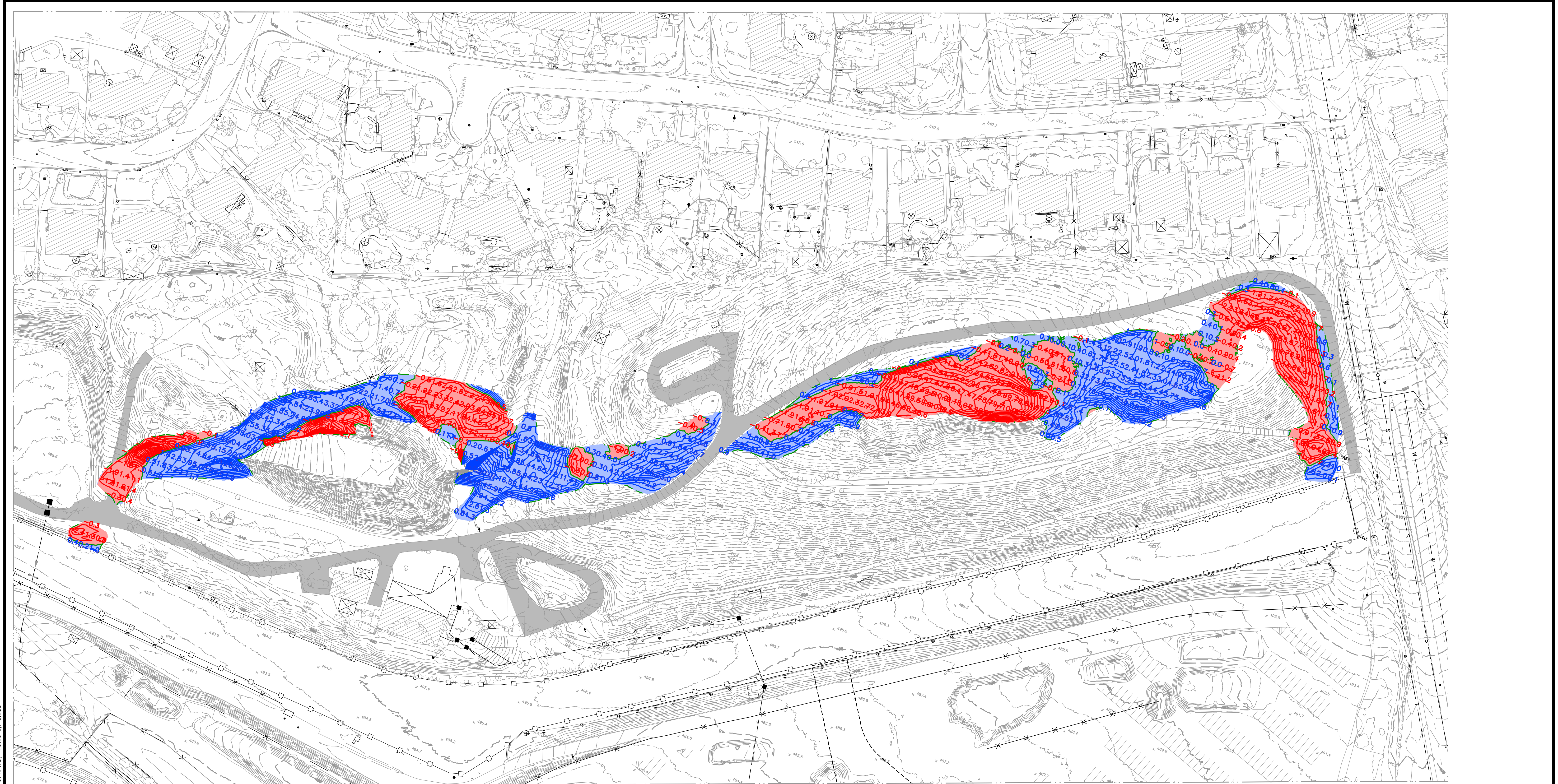


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			CITY ENGINEER	RCE	DATE	

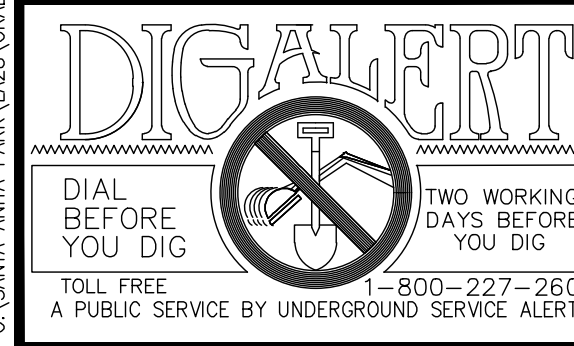
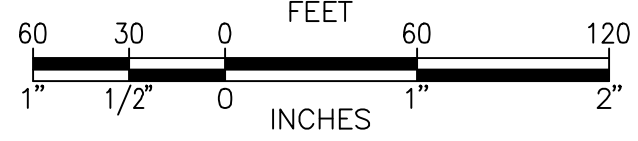
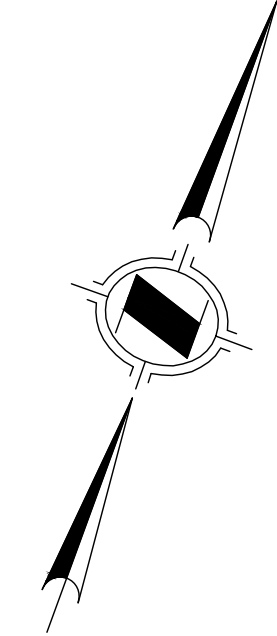
CITY OF ARCADIA
DEVELOPMENT SERVICES DEPARTMENT

SANTA ANITA PARK
LA 28
ROUGH /MASS GRADING
PLAN

SHEET C-03
DRAWING NO.
HSA045-03



- LEGEND:**
- CUT
 - FILL
 - MAJOR CUT CONTOUR
 - MAJOR FILL CONTOUR
 - MINOR CUT CONTOUR
 - MINOR FILL CONTOUR
 - CUT AND FILL DAYLIGHT
 - CUT ELEVATION
 - FILL ELEVATION



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Jason H. Fukumitsu 05/18/2026
JASON H. FUKUMITSU DATE

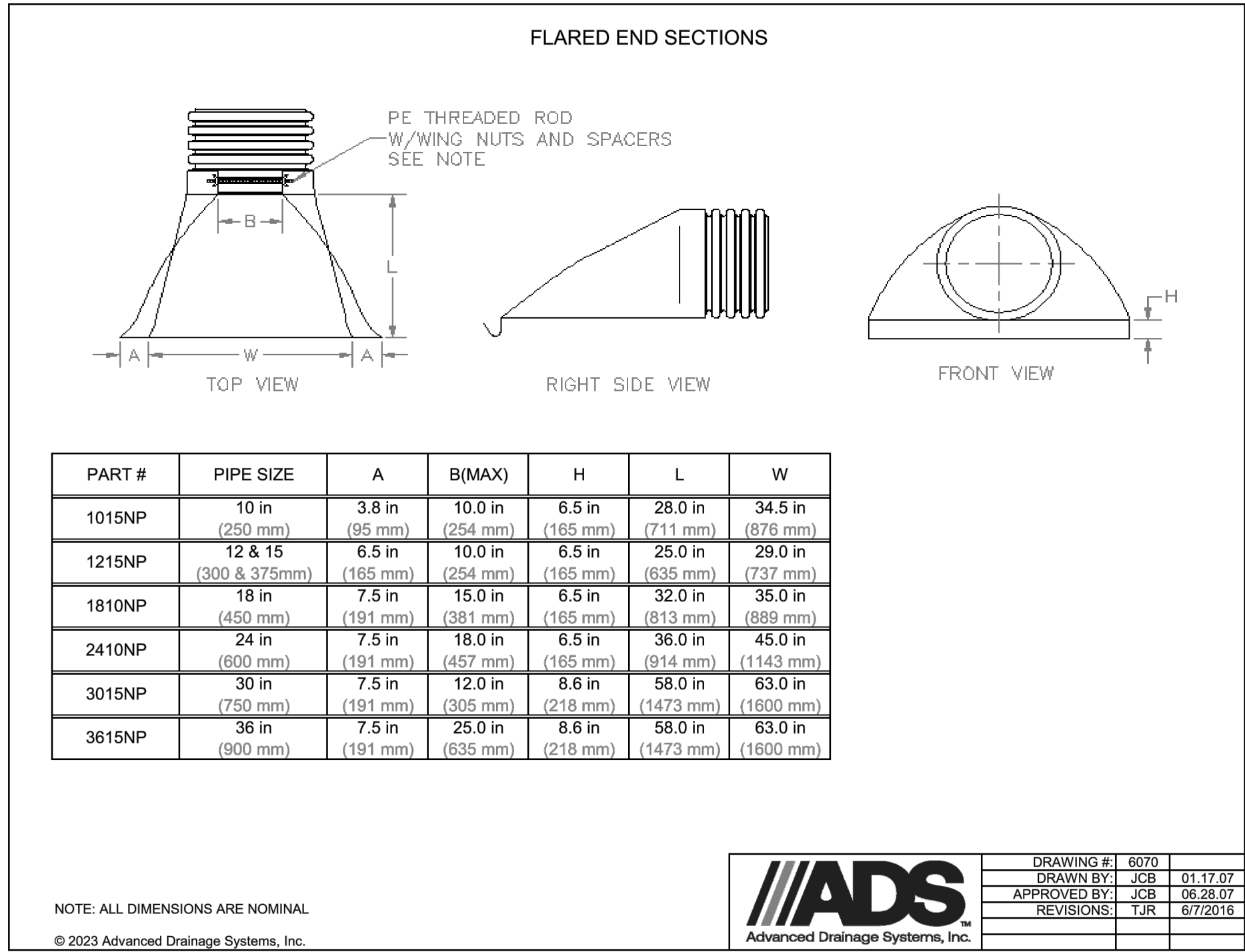


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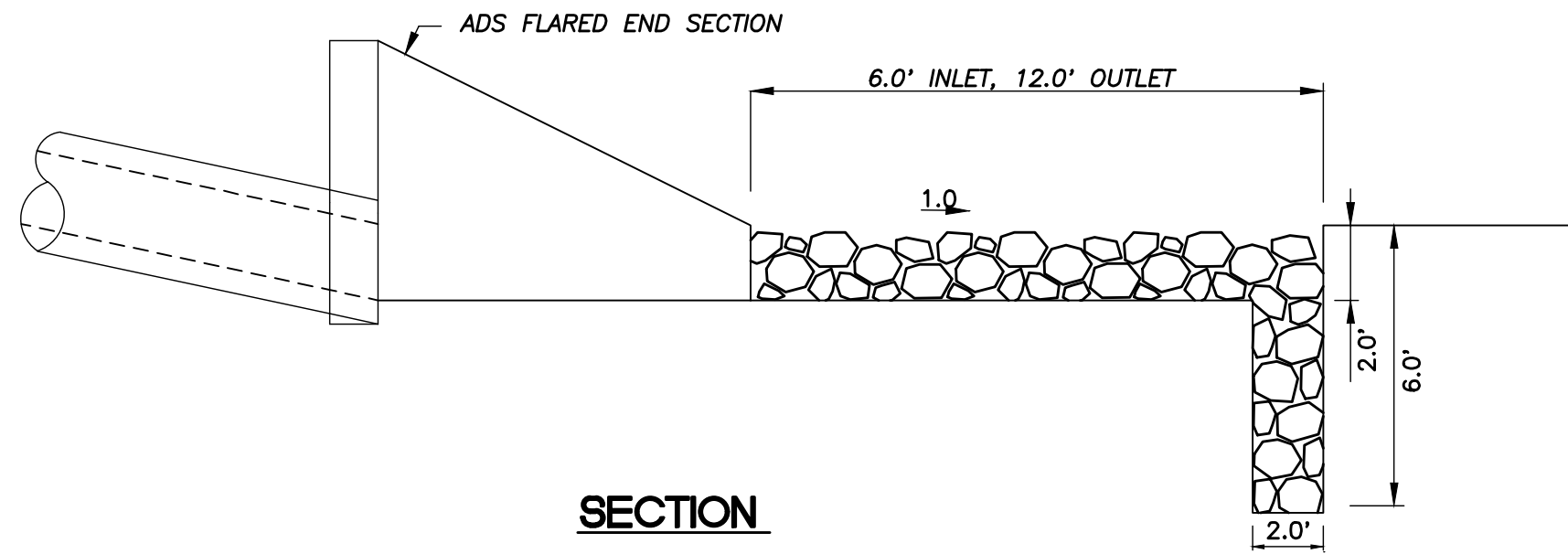
CITY OF ARCADIA
DEVELOPMENT SERVICES DEPARTMENT

SANTA ANITA PARK
LA 28
CUT AND FILL SHEET

SHEET C-05
DRAWING NO.
HSA045-05



1 **ADS FLARED END SECTION**
N.T.S.

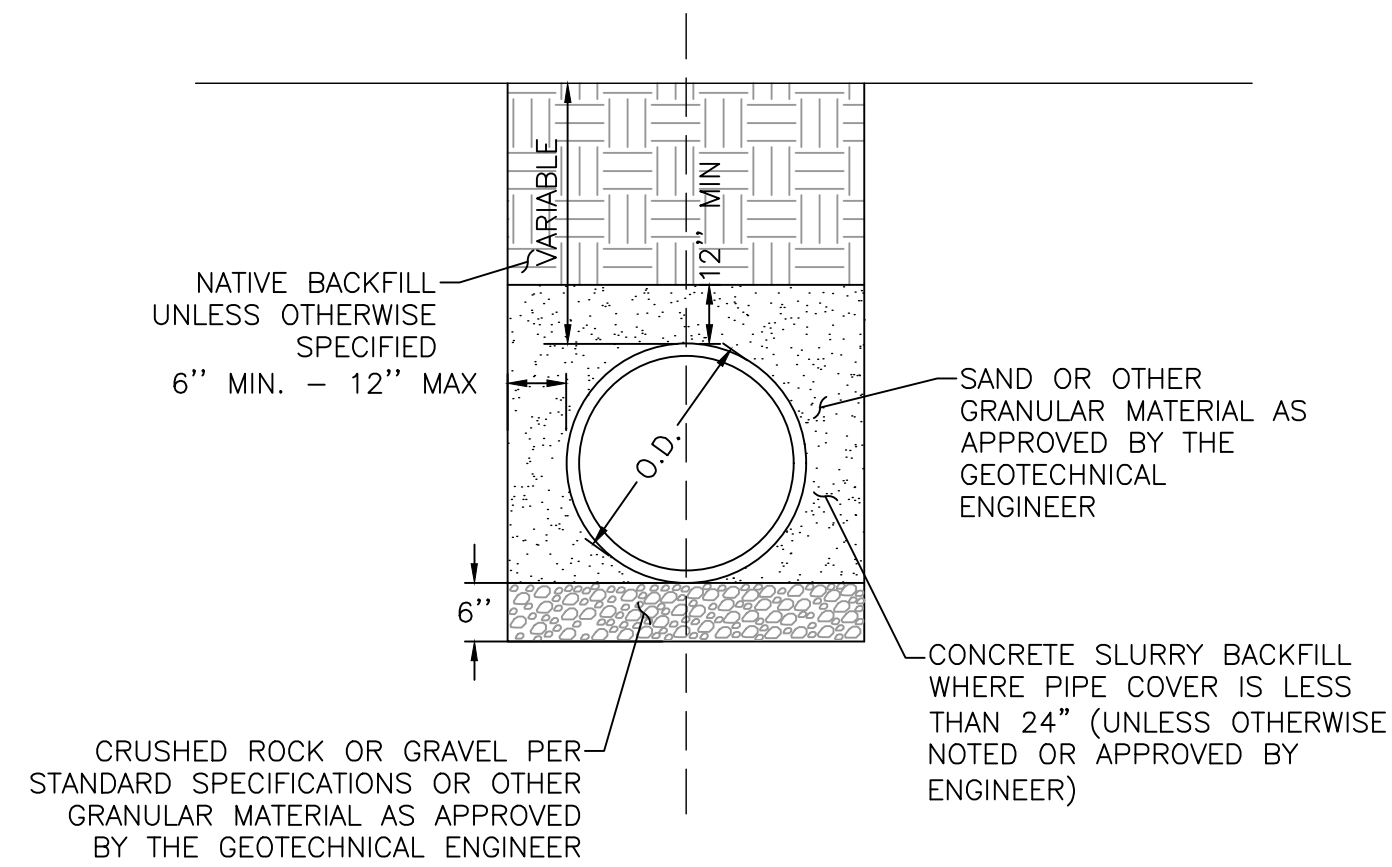
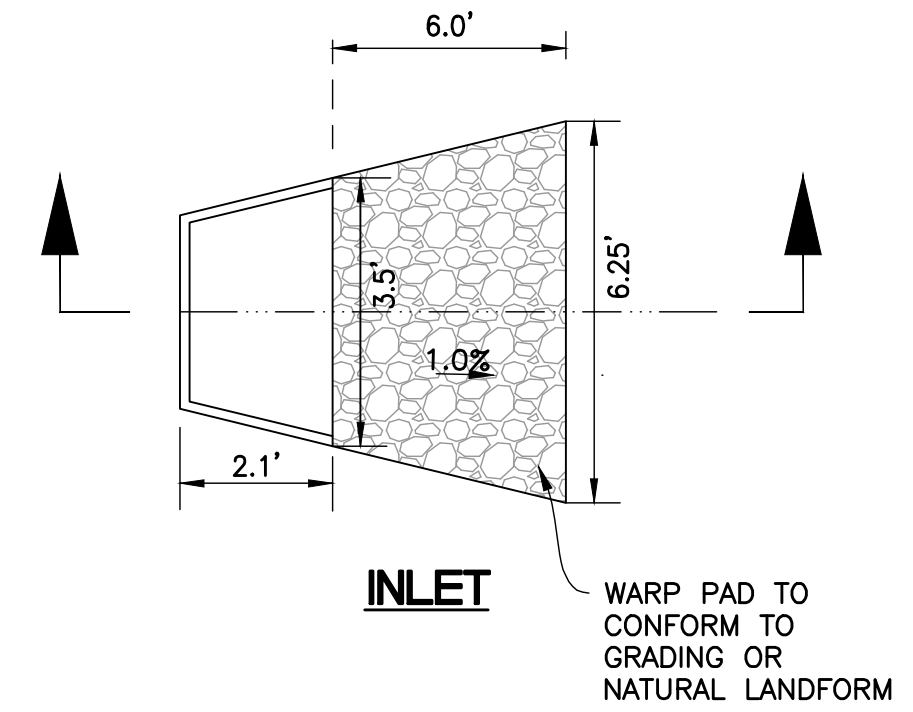
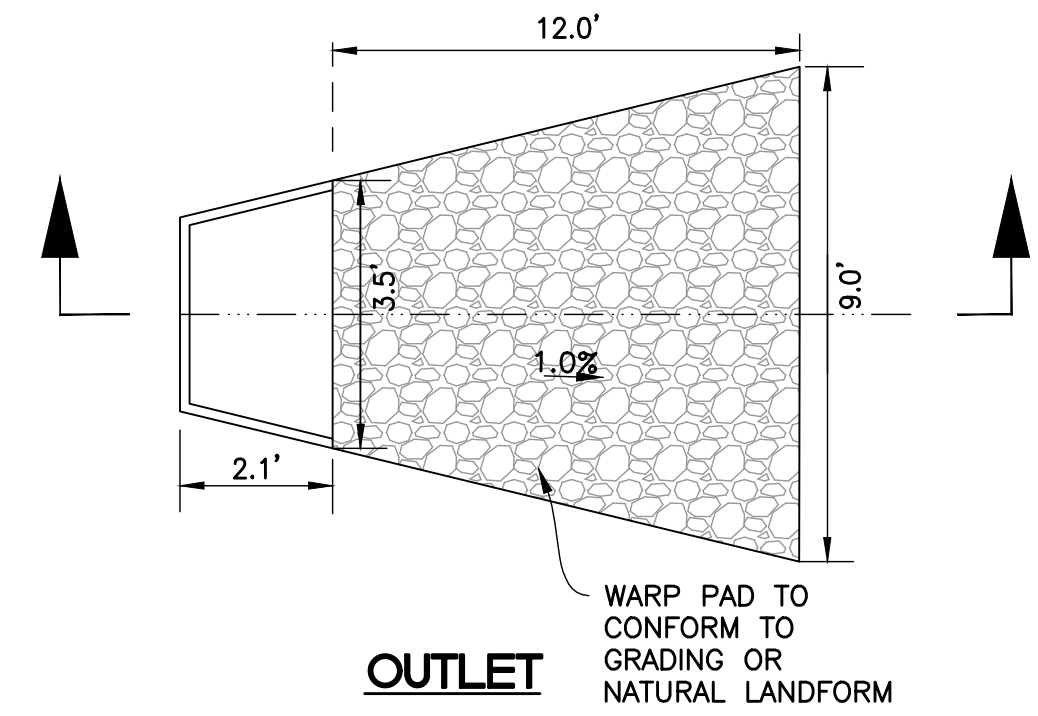


NOTES:
GROUTED RIP-RAP THICKNESS = 1.5d, d=16" ROCK
(UNLESS NOTED OTHERWISE)
W/ MIN. 1/3d TO 2/3d EMBEDMENT OF TOP LAYER
IN GUNITE

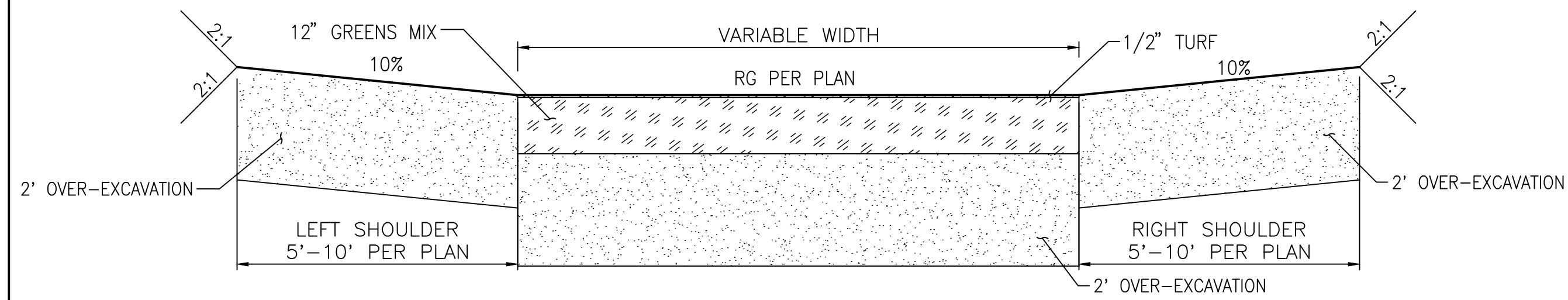
RIPRAP NOTES:

- ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSION SHALL EXCEED 6 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 24 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
- THERE SHALL BE A MINIMUM OF 2 LAYERS OF OVERLAPPING ROCK. THERE SHALL BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCK. ALL THE VOIDS BETWEEN ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2 INCHES.
- SURFACE ROCKS SHALL BE EMBEDDED FROM 1/3 TO 2/3 OF THEIR MAXIMUM DIMENSION.

3 **RIP-RAP PAD**
N.T.S.

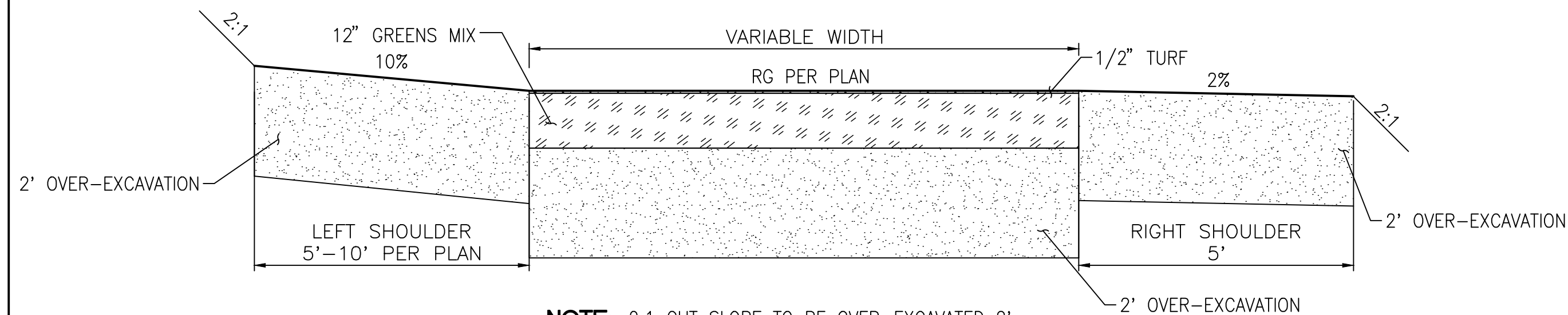


2 **PIPE TRENCH/BEDDING DETAIL**
N.T.S.



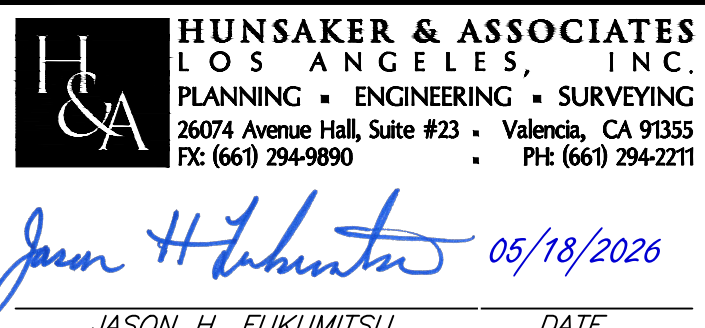
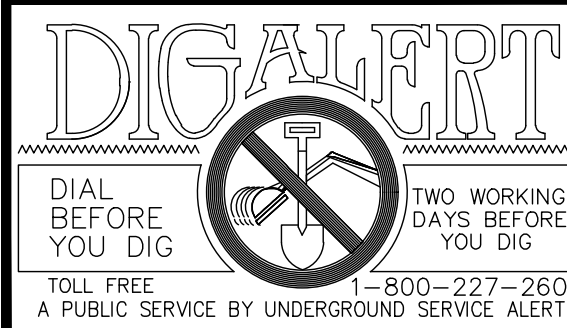
NOTE: 2:1 CUT/FILL SLOPE TO BE OVER-EXCAVATED 2'

A **TYPICAL GRADING SECTION**
N.T.S.



NOTE: 2:1 CUT SLOPE TO BE OVER-EXCAVATED 2'

B **TYPICAL GRADING SECTION**
N.T.S.



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			APPROVED BY:			
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CITY OF ARCADIA
DEVELOPMENT SERVICES DEPARTMENT

SANTA ANITA PARK
LA 28
DETAIL SHEET

SHEET C-06

DRAWING NO.
HSA045-06