

	CITY OF EASTVALE PUBLIC WORKS DEPARTMENT 12363 Limonite Avenue, Suite 910 Eastvale, CA 91752 951.703.4470 https://www.eastvaleca.gov/government/community-development/public-works	Grd Sub Req	
		02/01/2024 EFFECTIVE DATE	REVISION DATE
GRADING PLAN SUBMITTAL REQUIREMENTS			

The current adopted edition of the California Building Code requires that all earthwork (see below exemptions) be approved and permitted prior to commencing of the work. The drawings shall be completed by a professional Civil Engineer and professional inspection of grading operations shall be provided by the Civil Engineer, Geo-Technical Engineer and Engineering Geologist retained to provide such services.

GRADING PERMIT EXEMPTIONS

The City of Eastvale adopted Appendix J, Section J103 of the California Building Code. No grading shall occur prior to obtaining a grading permit; there are a few exceptions listed below:

1. An excavation below finished grade for swimming pools or pertinent underground structures authorized by a valid building permit.
2. An excavation or fill authorized by a valid encroachment permit.
3. Grading by or for a public agency or utility company, specifically exempted in writing by the City Engineer.
4. Minor grading that will not redirect or concentrate existing drainage flows and is of negligible hazard, or where site modification does not exceed a total area of 500 square feet, and when specifically exempted in writing by the City Engineer.
5. An excavation which does not exceed 50 cubic yards on any one site and is less than two feet in vertical depth and is specifically exempted in writing by the City Engineer.
6. An excavation or filing of graves in property dedicated or used for cemetery purposes.

NOTE:

ADA details and path of travel are a separate submittal to the Building Safety Division and are subject to their requirements/fees.

On-site Sewer and Water plans are a separate submittal to the Building and Safety Division and are subject to their requirements/fees.

Walls greater than three feet tall require a separate submittal to the Building and Safety Division and are subject to their requirements/fees.

PERMIT APPLICATION: Submit the grading plan along with all supporting documentation via the City’s online permit portal <https://aca-prod.accela.com/EASTVALE/Default.aspx>.

FIRST PLAN CHECKS: Are processed in 6 - 8 weeks, depending on the project size.

RESUBMITTALS: Must include ALL previous Redlines along with the revised plans, maps and studies as well as property identifying design changes that have been made.

- Resubmittals are processed in 4-3 weeks if the previous red lines are not too extensive

- Resubmittals along with supporting documentation are to be uploaded to the City's online permit portal. Emails/paper copies will not be accepted and a response letter must be included
- A Cost Estimate for the proposed grading improvements will be requested to be submitted with the Second Plan Check, if the cubic yards exceed 199.

DOCUMENTATION TO INCLUDE WITH SUBMITTAL:

1. Drainage report, except for single family residences, which may be required later, if determined necessary during plan review
2. Soils report
3. Water Quality Management Plan (WQMP) *See separate submittal requirements*
4. Storm Water Pollution Prevention Plan (SWPPP), if applicable
5. Final/Parcel Map (noted for reference)
6. Public Improvement Plans related to the site (noted for reference)
7. Wall plans both retaining and free standing (noted for reference)
8. Other items may be required if found necessary during the plan review process

GRADING PLAN (prepared by a Civil Engineer) TO INCLUDE:

- Title Sheet
- Grading Plan sheet(s)
- Detail and cross-section sheet, if needed
- Drainage facility sheet(s) if not shown on the grading plan
- Site and Drainage Plan from the Water Quality Management Plan BMP (Best Management Practice) exhibit
- Horizontal control plans if necessary
- Demolition plan if needed for clarity
- Erosion control Plan
- Conceptual Grading Plan. Please use the same plan approved by the Planning Department/Commission. Note, if the plan was multiple sheets, include only the sheet showing the grading plan view.
- Conditions of approval as required by the Planning Department/Commission to be shown on the last sheets

All Sheets

- North arrows, provide where appropriate
- Plans shall be sufficiently clear to allow legible prints, letters and numerals at 1/8inch minimum height
- Engineering scale no smaller than 1" = 40' and shown on all plan sheets graphically and numeric where appropriate
- Seal and signature of the Civil Engineer registered in California on all sheets. Electronic seal and electronic signatures are permitted

- North arrow shall point to the top or right side of the sheet

Title (Cover) Sheet Content to include:

- Acreage of site (gross and net)
- Benchmark (City or assumed datum)
- Certificates shown on Attachment 1
- Dig Alert Notification decal
- Earthwork quantities cut, fill, import and export, etc. Bond required for 199+ CY. Export letter required if exporting 50 CY or more
- Plan shall be labeled Rough Grade or Precise Grade depending on the type of work
- Index sheets if more than one plan sheet
- Legal description of project location
- Legend identifying symbols used on the plans
- Notes shown on Attachment 2
- Owner/Developer, Engineer and serving utilities name, address, and telephone number
- Title Block with name, address and project number
- Typical building setbacks for residential subdivisions
- Vicinity map with north arrow – show the project location
- Estimated dates for beginning and ending of Grading and construction operations
- P.W. numbers above title block
- Index map. 1" = 100' min. scale. Identify adjacent development/land use
- Construction Notes with quantities

Grading Plan Sheet Content:

- Building pad and finished floor elevations-existing and proposed
- Construction notes and related call outs
- Cross sections at property boundaries (sufficient to define the entire length of the boundary) and anywhere else needed for clarification. The sections shall be drawn to scale and label all dimensions and elevations. Showing existing and proposed grades, exaggerate vertical scale as necessary
- Cross sections transversely and longitudinally through the entire lot
- Curve data (can be shown on horizontal control plan)
- Drainage devices – show type, size, slope, grade, and invert elevations. Provide supporting hydrology/hydraulic calculations and profiles for all piping 12" in diameter and larger, as necessary. This includes underground infiltration chambers used for storm water quality treatment purposes
- Driveway slopes. A profile is required on each side of the driveway if the slope is 10% or greater, see attachments 6 and 7 for gradient parameters
- Existing topography – dashed or screened – natural ground, buildings, structures, drainage devices, fences, easements, utilities, streets, alleys, garden and retaining walls, property lines, trails, etc. within the site and offsite that could affect or be affected by the proposed

development of the property, define with contours, dimensions, spot elevations, slopes, directional arrows, gradients, lines, labels, etc. Indicate disposition of existing hardscape and soft-scape to be protected or removed. Show existing topography a minimum of 50' beyond project boundary, or 100' per the conditions of approval.

- Grading and improvements proposed for the site – solid lines (line weights shall vary for separation and clarity) - defined with contours, dimensions, spot elevations, slopes, directional arrows, gradients, lines, labels, etc.
- Pavement slopes, see “C. Design Standards” for minimum and maximum requirements
- Phased development interim slopes, if necessary
- Public Improvements – show for reference only
- Soil Report recommendations incorporated into the grading plan
- Survey Monuments shall be shown to be protected
- Walls (garden and retaining) top of wall, finish surface, and top of footing elevations. Combination walls, show top retaining and top of wall.
- For rough grading plans, show interim slopes of retaining walls to be built at precise grading operation.
- Parking lot striping plan shall be included in the horizontal control plan with details per city standards

- For Residential Grading Plans show a typical lot grading detail similar to that shown on attachments 3 & 4, incorporate walls into detail as required by Conditions of Approval
- In the plan view, show horizontal and vertical limits of extended footings and stem walls at all occurrences. Provide a detail as necessary for clarity
- If the project site requires the exporting of dirt from the project site, scan and paste a copy of the earthwork/dirt export letter to the grading plans. The preferred location for this letter is the title sheet. The letter may be included in the related grading plan sheets as necessary to fit the letter into the permitted grading plan set

Erosion Control Sheet

- Provide sandbags at perimeter where drainage could flow offsite
- Sandbag stacking detail.
- Access control details with tire shaker and drainage facility.
- Protection of drainage inlets.
- Location of dust control sign, (except for the construction a one lot construction of a Single Family Residential).
- Scan and paste attachment 7 to plan sheet. Include the construction supervisor's contact information
- Show wash down area with drainage facility.
- Show materials storage areas.
- Show monitoring stations.
- Include Erosion Control Notes shown on Attachment 8

Design Standards

- Drainage studies shall conform to the Riverside County Flood Control and Water Conservation District Hydrology Manual
- Drainage discharged to private property is discouraged, but when necessary requirements an easement from the affected property owner
- Driveway profiles see Attachments 6 & 7
- Pavement structural section for parking lots, drive isles and private streets shall be a minimum of 3" AC over 4" CAB or the recommendations provided by the soils engineer, which ever is more stringent.
- PCC gutters, swales and ditches minimum 0.5% slope
- Slope maximum 2:1
- Streets (private) and drive isles 0.5% minimum slope
- Swales – earth and grass min 2.0% minimum to 2.0% maximum cross fall
- Roof drainage (except Single Family residential) cannot flow over a public walkway
- Show the building dimensions
- Show the dimensions from the proposed structures to the property lines
- In each of the typical sections and the plan view show how the separations between the building exterior and exterior ground surface meet the requirements of Sections CBC1804.3/CRC R401.3, CBC2304.11.2.2/CRC R317.1(2) and CBC2512.1.2/CRCR703.6.2.1 of the current adopted California Building Code/Residential Code
- Show the proposed sewer layout with invert elevations on the plan view. The purpose of this requirement is to show the proposed finished grade elevations are engineered properly.
- Driveway gradients should not exceed 10% without special consideration by the Public Works department.
- Provide a detail and call out the storm water catch basin insert filters, provide a specification or manufacturer/model for the insert filters

REQUIREMENTS FOR GRADING PLAN APPROVAL:

- An export letter shall be on file, if exporting 50 cubic yards or more. Applicant shall provide the location where the soil is to be deposited along with a letter of acceptance from the property owner. If the site is located within the City of Eastvale, a stockpile plan and permit are required.
- Easements shall be obtained from off-site owners for related off-site grading, access, drainage, etc. (if applicable)
- Grading agreement and bond on file for any project that has combined cut and fill of 199 cubic yards or more. Contact the Public Works Department at 951-703-4470 for more information.
- An approved project-specific WQMP and the recorded WQMP Stormwater BMP Operation and Maintenance Agreement shall be on file with the City

ATTACHMENT 1

CERTIFICATES:

1. In reference to NPDES requirements, the undersigned certifies one of the following: A Notice on Intent (NOI) is not required of this development.

A NOI has been filed and the WDID number is _____

Print Name Signature Date

Title/Capacity (Engineer, Developer, General Contractor etc.)

2. The undersigned Civil Engineer will be responsible for professional inspection in accordance with Appendix J105 of the current adopted California Building Code.

Print Name Signature Date

Registration Number _____

3. I hereby certify that I have reviewed this plan and that it substantially conforms to

Soils Report No. _____ Dated _____

Prepared by _____.

Signature of Professional Soils Engineer or Geologist Date

4. Existing Survey Monument Preservation:

I hereby certify that I have identified all Survey Monuments of Record that could be disturbed by this project. All said monuments which currently exist shall be protected in place or replaced in accordance with Section 8771 of the California Business and Professions Code.

Signature of Professional Land Surveyor Date

5. As-built Certificate: I hereby certify that the "Record Drawing" Measurements as shown hereon were made under my supervision or as noted and are correct to the best of my knowledge and belief.

Signature of Professional Civil Engineer Date

ATTACHMENT 2

GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE CHAPTERS 17, 18 & APPENDIX CHAPTER J AS AMENDED BY RIVERSIDE COUNTY ORDINANCE 457.
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/ GRADING.
3. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW/APPROVAL (PERMIT) FROM THE PUBLIC WORKS DEPARTMENT.
4. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY _____, DATED _____
5. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5. PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTION 18D3.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST A FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO THE BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.

CUT/FILL

8. MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
9. NO FILL SHALL BE PLACED ON THE EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENDED IN THE SOILS REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MIN.
10. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 3D' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
11. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISHED GRADE.

DRAINAGE AND EROSION DUST CONTROL

12. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY THE INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
13. PROVIDE A SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
14. PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
15. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 2D UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.

16. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.

17. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.

18. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.

19. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.

20. FOR ALL SLOPES STEEPER THAN 3 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED GROUND COVER AT A MAXIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

COMPLETION OF WORK

21. A REGISTERED SOILS OR CIVIL ENGINEER SHALL PREPARE A FINAL COMPACTION REPORT / GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS INCLUDING ALLOWABLE SOIL PRESSURES, EXPANSION INDEX AND REMEDIAL MEASURES IF $E_i > 20$, WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.

22. EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED IN TABLE 1704.7 OF 2D16 CBC.

23. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE, GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.

CITY OF EASTVALE NOTES

1. CITY APPROVAL MUST BE OBTAINED FOR ANY MODIFICATIONS OR REVISIONS TO THESE PLANS. DEVIATIONS NOT IDENTIFIED ON THESE PLANS MAY NOT BE APPROVED BY THE CITY.

2. ALL GRADING AND DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL FOR THIS PROJECT.

3. ALL GRADING SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, ORDINANCE 457, AND ALL OTHER RELEVANT LAWS, RULES, AND REGULATIONS GOVERNING GRADING IN THE CITY OF EASTVALE. PRIOR TO COMMENCING ANY GRADING WHICH INCLUDES 50 OR MORE CUBIC YARDS, THE APPLICANT SHALL OBTAIN A GRADING PERMIT FROM THE PUBLIC WORKS DEPARTMENT

4. ALL NECESSARY MEASURES TO CONTROL DUST SHALL BE IMPLEMENTED DURING GRADING TO THE SATISFACTION OF THE CITY ENGINEER.

5. ALL NECESSARY MEASURES TO CONTROL STORM WATER AND NON-STORM WATER DISCHARGES FROM THE PROJECT SITE SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CITY ENGINEER.

6. GRADING AND DRAINAGE DETAILS MUST BE SUBMITTED WITH THESE PLANS AND MUST RECEIVE CITY APPROVAL PRIOR TO CONSTRUCTION.

7. ALL SLOPE SETBACKS ARE PER CHAPTER 18 AND APPENDIX CHAPTER 33 OF THE UBC.

NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC) SHOWN ON THESE PLANS (MAIN LINES ONLY – NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOW IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES SHOWN ON THESE PLANS AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF THE “TIE – IN” UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SIDEWALKS, RAMPS, RAILS, CLEARANCES AND APPURTENANCES MEET OR EXCEED THE MOST STRINGENT REQUIREMENTS OF COUNTY, STATE OR GOVERNING AGENCY FOR ACCESSIBILITY PRIOR TO POURING OF CONCRETE TO FINAL GRADE. ALL ADA ACCESSIBLE SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% MAXIMUM AND A CROSS SLOPE OF NO GREATER THAN 2% MAXIMUM.

FENCE AND WALL NOTE

PLEASE REFER TO THE APPROVED FENCE AND WALL PLAN FOR FINAL FENCE AND WALL LOCATIONS AND THE APPROVED PRECISE GRADE PLAN FOR INTERIOR RETAINING WALL DESIGNS AND LOCATIONS. A SEPARATE PERMIT IS REQUIRED FOR RETAINING WALL CONSTRUCTION OVER 3 FEET AND SHALL BE PER RIVERSIDE COUNTY BUILDING AND SAFETY RETAINING WALL STANDARD.

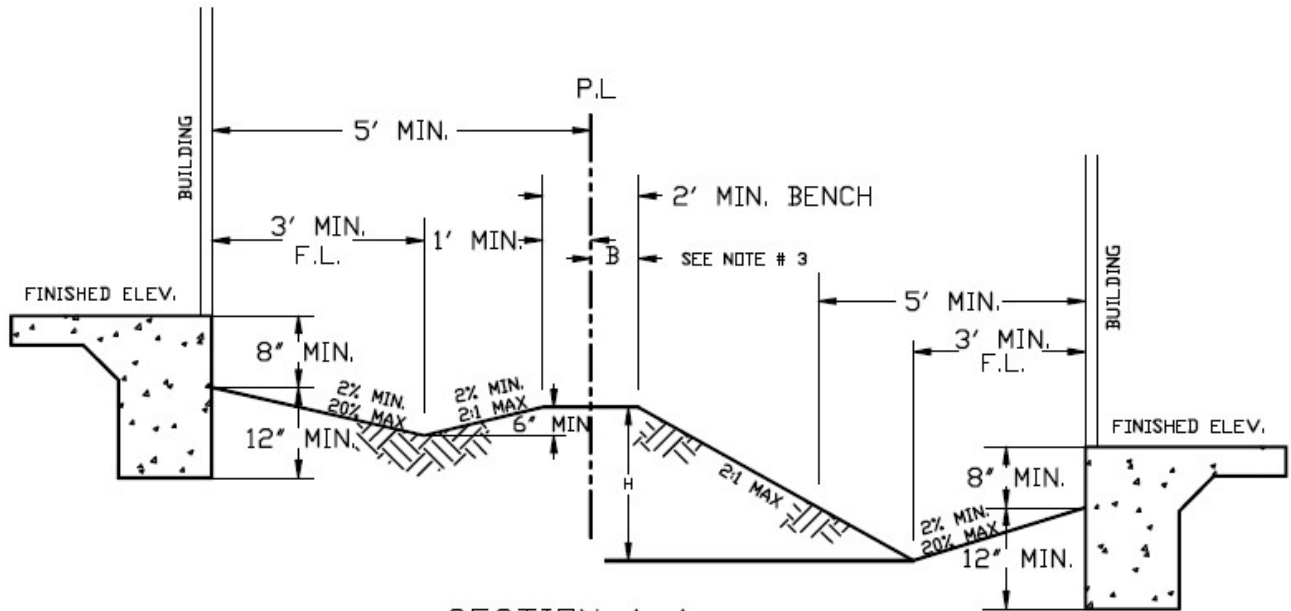
NOTES

1. THE ENGINEER WHO PREPARED AND SIGNED THIS GRADING PLAN HAS VERIFIED THAT ALL INFORMATION ON THE DRAWINGS IS CONSISTENT WITH THE STREET AND STORM DRAIN PLANS THAT ARE CURRENTLY UNDER PLAN CHECK BY THE CITY OF EASTVALE PUBLIC WORKS DEPARTMENT, THE FINAL MAP CURRENTLY UNDER PLAN CHECK AND THE CONDITIONS OF APPROVAL.
2. EXCEPT FOR THE RETAINING WALLS IN CONJUNCTION WITH THIS GRADING, ALL INFORMATION ASSOCIATED WITH BUILDINGS (INCLUDING SETBACKS AND FF ELEVATIONS) IS FOR REFERENCE ONLY AND THE APPROVAL OF THIS GRADING PLANS DO NOT INCLUDE ANY PROVISIONS ASSOCIATED WITH THE BUILDINGS.
3. A PRE-GRADING/PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THOSE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PROJECT SUPERINTENDENT, ENGINEER OF RECORD, SOIL ENGINEER, GRADING CONTRACTOR AND THE UNDERGROUND UTILITIES CONTRACTOR. REPRESENTING THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN CHECKER AND/OR GRADING INSPECTOR. THE FOCUS OF THE PRE- CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIMETABLE FOR THE COMPLETION OF PRECISE GRADING. ARRANGE FOR A PRE- GRADING/ PRECONSRUCUTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS.
4. NO GRUBBING/ CLEARING OF THE SITE SHALL OCCUR PRIOR TO SCHEDULING THE PRE-GRADING MEETING WITH ENGINEERING. ALL PROJECT SITES CONTAINING SUITABLE HABITAT FOR BURROWING OWLS, WHETHER OWLS WERE FOUND OR NOT, REQUIRE A 3D-DAY PRE-CONSTRUCTION SURVEY THAT SHALL BE CONDUCTED WITHIN 3D DAYS PRIOR TO GROUND DISTURBANCE TO AVOID DIRECT TAKE OF BURROWING OWLS. IF THE RESULTS OF THE SURVEY INDICATE THAT NO BURROWING OWLS ARE PRESENT ON-SITE, THEN THE PROJECT MAY MOVE FORWARD WITH GRADING, UPON PLANNING

DEPARTMENT APPROVAL

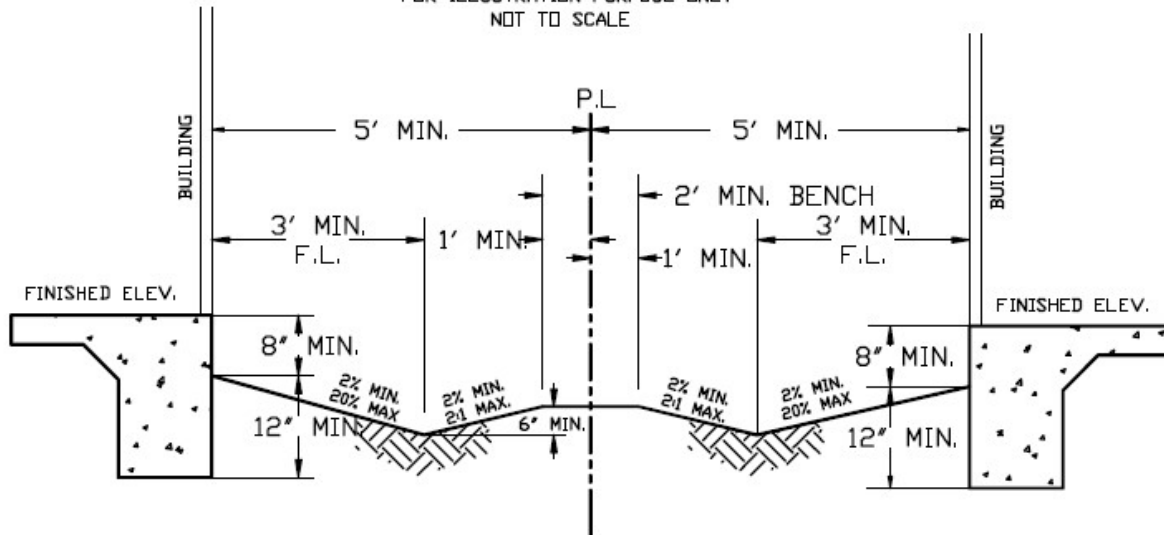
5. IF AT ANY TIME DURING EXCAVATION/CONSTRUCTION OF THE SITE ARCHAEOLOGICAL/CULTURAL RESOURCES OR ANY ARTIFACTS OR OTHER OBJECTS WHICH REASONABLY APPEAR TO BE EVIDENCE OF CULTURAL OR ARCHAEOLOGICAL RESOURCES ARE DISCOVERED THE PROPERTY OWNER SHALL IMMEDIATELY ADVISE THE CITY OF SUCH AND THE CITY SHALL CAUSE ALL FURTHER EXCAVATION OR OTHER DISTURBANCE OF THE AFFECTED AREA TO IMMEDIATELY CEASE. THE PLANNING DIRECTOR AT HIS/HER SOLE DISCRETION MAY REQUIRE THE PROPERTY OWNER TO DEPOSIT A SUM OF MONEY IT DEEMS REASONABLY NECESSARY TO ALLOW THE CITY TO CONSULT AND/OR AUTHORIZE AN INDEPENDENT, FULLY QUALIFIED SPECIALIST TO INSPECT THE SITE AT NO COST TO THE CITY, IN ORDER TO ASSESS THE SIGNIFICANCE OF THE FIND. UPON DETERMINING THAT THE DISCOVERY IS NOT AN ARCHAEOLOGICAL/CULTURAL RESOURCE, THE PLANNING DIRECTOR SHALL NOTIFY THE PROPERTY OWNER OF SUCH DETERMINATION AND SHALL AUTHORIZE THE RESUMPTION OF WORK. UPON DETERMINING THAT THE DISCOVERY IS AN ARCHAEOLOGICAL/CULTURAL RESOURCE, THE PLANNING DIRECTOR SHALL NOTIFY THE PROEPRTY OWNER THAT NO FURTHER EXCAVATION OR DEVELOPMENT MAY TAKE PLACE UNTIL A MITIGATION PLAN OR OTHER CORRECTIVE MEASURES HAVE BEEN APPROVED BY THE PLANNING DIRECTOR.

ATTACHMENT 4



SECTION A-A

FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE

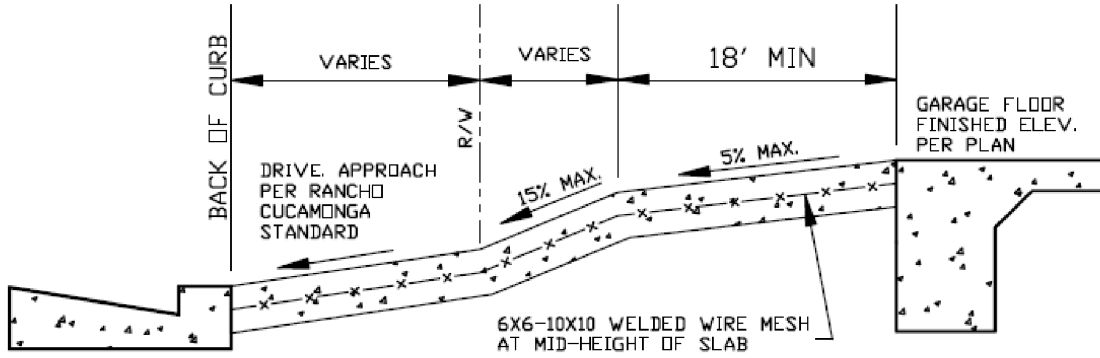


SECTION B-B

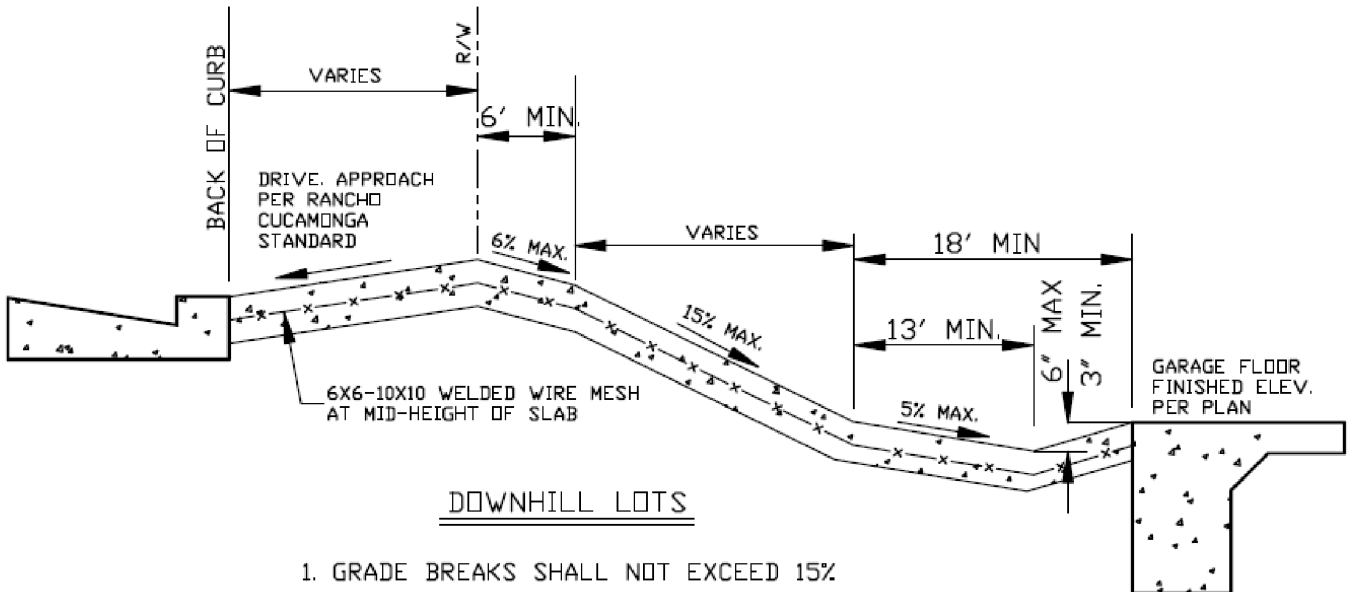
FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE

1. SWALE SHALL DISSIPATE AT BUILDING SETBACK LINE, EXCEPT CUL DE SAC AND KNUCKLE LOTS WHERE IT SHALL EXTEND TO BACK OF WALK
2. AN OPENING IN RETURN WALLS FOR DRAINAGE SHALL BE PROVIDED.
- 3 IF H IS EQUAL OR LESS THAN 5 FEET, B=1' MIN.
IF H IS GREATER THAN 5 FEET, B=2' MIN.

ATTACHMENT 5

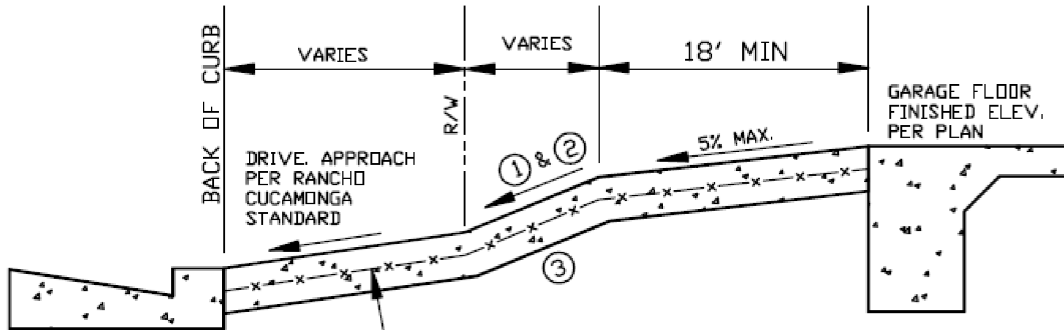


UPHILL LOTS



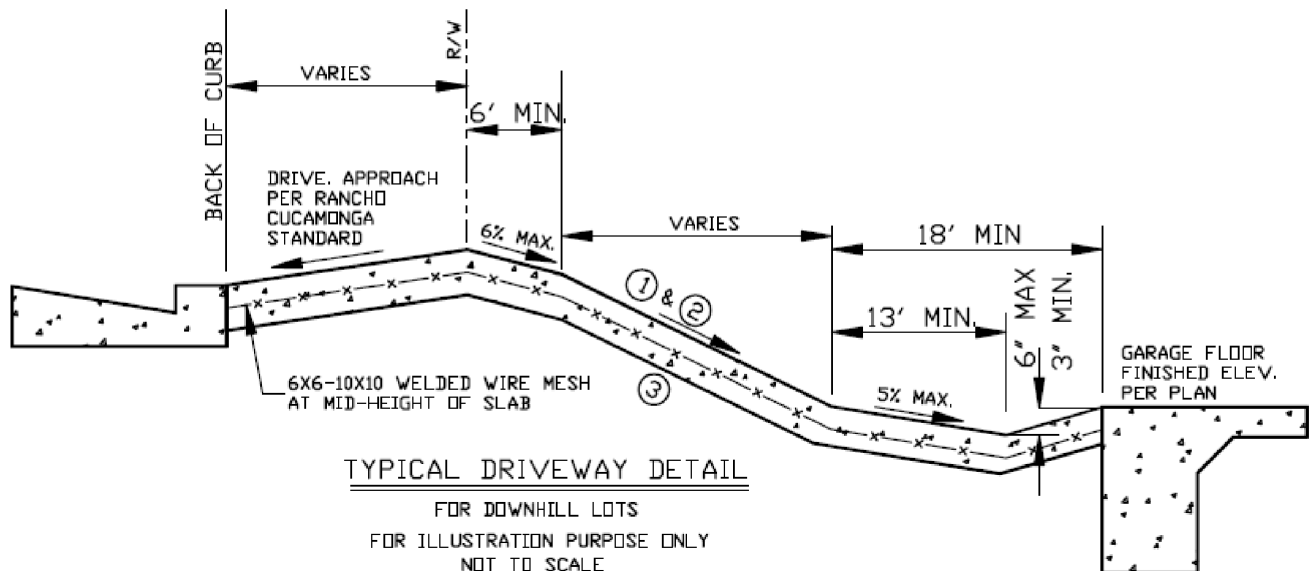
ATTACHMENT 6

HILLSIDE DEVELOPMENT



TYPICAL DRIVEWAY DETAIL

FOR UPHILL LOTS
FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE



TYPICAL DRIVEWAY DETAIL

FOR DOWNHILL LOTS
FOR ILLUSTRATION PURPOSE ONLY
NOT TO SCALE

1. MAXIMUM SLOPE OF 20%, EXCEPT A SLOPE OF UP TO 22% IS PERMITTED FOR A MAXIMUM LENGTH OF 10 FEET.
2. SLOPE EQUAL OR GREATER THAN 20% REQUIRES COARSE PAVING MATERIAL OR GROOVES FOR TRACTION.
3. GRADE BREAK SHALL NOT EXCEED 15%.

ATTACHMENT 7

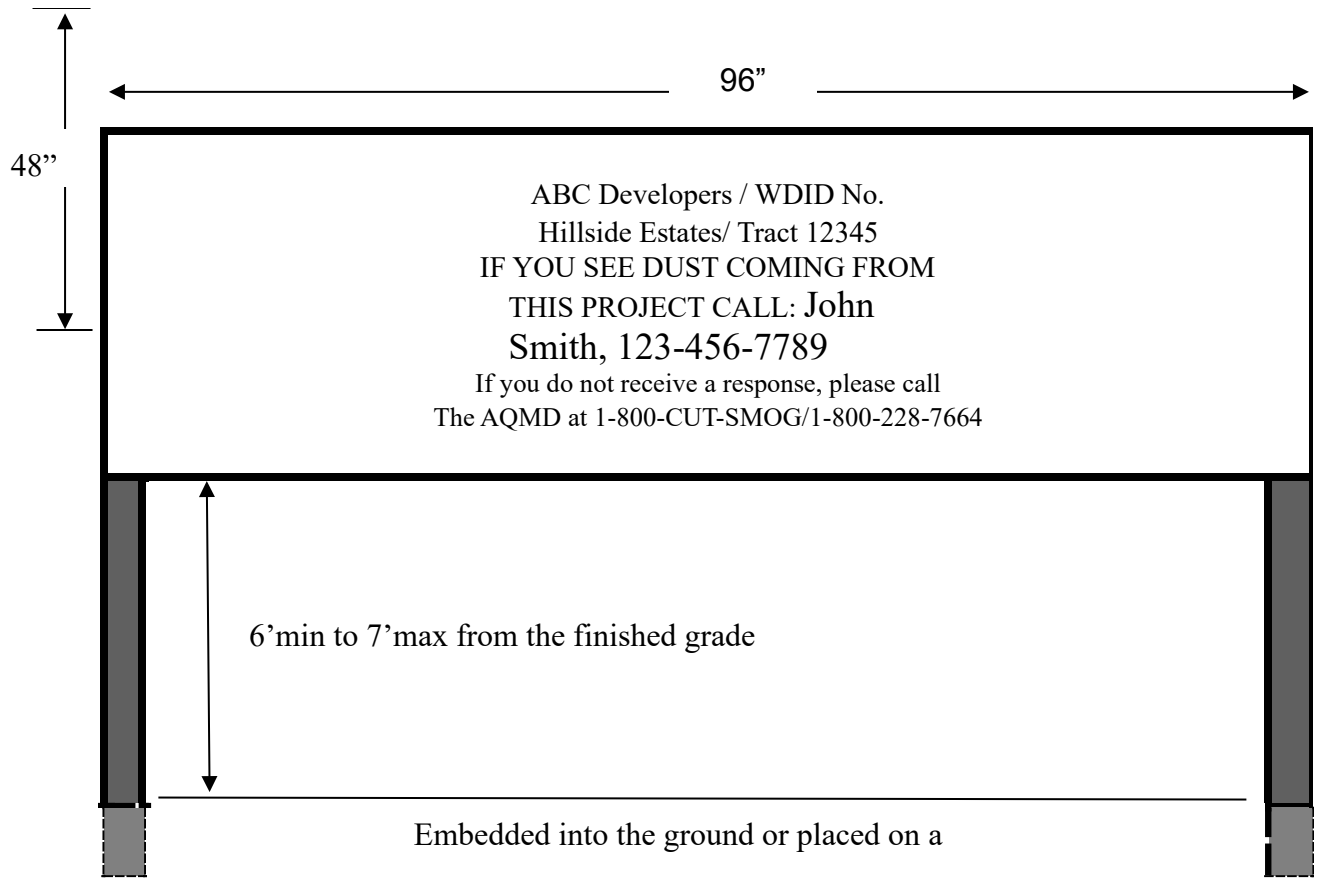
Prior to obtaining a permit for clearing and grubbing, stockpile, or rough grading, the applicant shall install a dust control sign on the property as indicated below. After installation of signage, inspection will be required.

GENERAL INFORMATION

- 1) Sign thickness should be 5/8 or 3/4 inch CDX laminated plywood board, overall size of 48"x96" (4 feet by 8 feet).
- 2) Signage must be located within 50 feet of each project site entrance.
- 3) One sign is sufficient for multiple site entrances located within 300 yards of each other.
- 4) Text height shall be at a minimum as shown on right side of sign template below.
- 5) Sign background must contrast with lettering. Typically, black text with white background.
- 6) The lower edge of the board must be a minimum of 6 feet and a maximum of 7 feet above grade.
- 7) The telephone number listed for the contact must be a local or a toll-free number and shall be accessible 24 hours per day.

EXAMPLE OF SIGNAGE

SIGNAGE INFORMATION	LETTERING SIZE
Empty Space	3"
Developers Name	4"
Project Name/Tract #####	4"
IF YOU SEE DUST COMING FROM	4"
THIS PROJECT CALL:	4"
Name, Phone Number	6"
If you do not receive a response, please call	3"
The AQMD at 1-800-CUT-SMOG	3"
Empty Space	3"



Embedded into the ground or placed on a

ATTACHMENT 8

General Notes

1. Erosion control is required for grading operations. During the rainy season from October 15th to April 15th. Approved plans are required for all Rough Grading and Precise Grading permits.

2. In case of an emergency, call:

(Responsible Person)

(Firm) At:

(24-Hour Phone No.)

3. Clearing and grubbing should be limited to areas that will receive immediate grading. Erosion control measures will be required to protect areas which have been cleared and grubbed prior to grading operation, and which are subject to runoff during the rainy 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 limits of grading.

4. City approval of plans does not relieve the developer from responsibility for the correction of error and omission discovered during construction. The required plan revision shall be promptly submitted to the City Engineer, or designee.

5. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.

6. Devices shall not be moved or modified without the approval of the City Engineer.

7. All removable protective devices shown shall be in place at the end of each working day when the 5-day Rain probability forecast exceeds 40%.

8. After a rainstorm, all Silt and debris shall be removed from check berms, Silt fences, and desilting basin, etc.

9. Graded areas around the project perimeter must drain away from the face of slope at the conclusion of each working day.

10. The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

11. De-silting basins are to be constructed as grading of individual grading areas are complete per rough grading plans.

12. The City Engineer reserves the right to make changes or modifications to the plan as deemed necessary.

13. Information on this plan is for erosion control only.

14. Temporary erosion protection is required for manufactured slopes prior to permanent planting.
15. Areas shall be maintained in such a state that fire Access shall be maintained at all times (including access to neighborhood properties).
16. No obstruction or disturbance of natural drainage courses or existing storm drain Inlets shall occur during the rainy season, unless adequate temporary/permanent drainage facilities have been approved and installed.
17. The contractor shall conduct the operation in such a manner that storm runoff will be contained within the project or channeled 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.
18. The permittee shall put into effect and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, and deposition of mud or debris origination from the site during the grading operation.
19. 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, construction to prevent, control and abate water, mud, dust control, and erosion damage to public and private property as a result of the construction of the project.
20. Slopes constructed prior to October 1ST shall be treated for erosion control prior to October 15. Slopes constructed after October 1ST shall be treated for erosion control as the construction of slope progresses.
21. Fill Areas while being brought up to grade and during periods of completion prior to finale 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 down drains, 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 with ponding areas to de-silt runoff; temporary check dams in toe of slope ditches to de-silt 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 where earthwork operations are not in progress.
22. Top of cut brown ditches, where required on the plans, shall be constructed prior to exceeding 10 feet of cut measured vertically.
23. The tires of vehicles being used on-site shall be inspected and washed if necessary to stop tracking dirt onto public streets. If export or import of dirt is to be done, a paved or graveled wheel washing area at least 12' wide by 40' long shall be provided at the exit to facilitate the inspection and cleaning of tires. "Rumble Strips" made from steel, railroad track, or similar materials can help reduce the mud getting onto the cleaning area. Street sweeping and washing is still required but may be reduced by proper use of a "Wheel Washing Area" like this. They are required on projects over 1 acre.
24. Any slopes with disturbed soils or denuded vegetation must be stabilized to Inhibit erosion by wind and water.
25. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized to inhibit sediments from being deposited into the public way. Accidental deposits must be swept up immediately and may not be washed down by rain or other means.

26. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind and water.
27. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and not to contaminate the soil 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.
28. Excess or waste concrete may not be washed into the public right –of-way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be disposed of as solid waste.
29. All non-storm water discharges, unless accepted or authorized by an NPDES permit, require prior approval by the State Water Resources Control Board.
30. Trash and construction related solid waste must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
31. Construction sites shall be maintained by implementation of best management practices (BMP) in such a manner that pollutants are not discharged from the site.
32. 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 or wind.
33. Dust Control. The owner of the site or the project contractor shall put into effect and maintain all precautionary measures necessary to prevent dust blowing in front of the site's adjacent properties.