

GENERAL NOTES

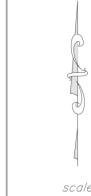
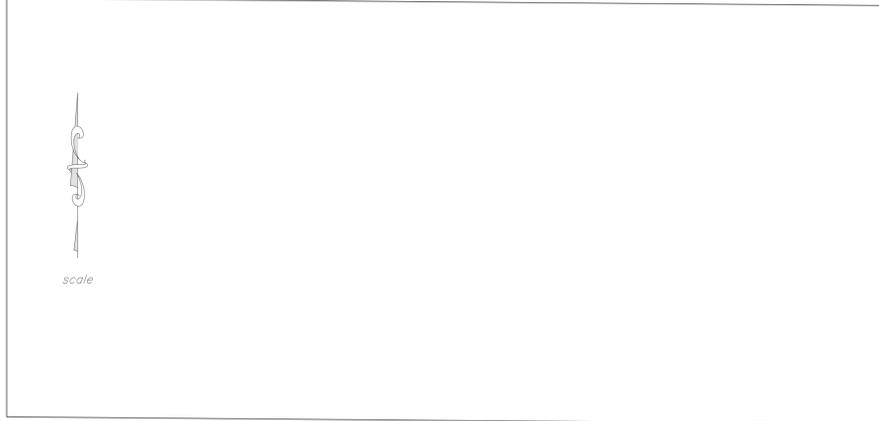
- WORK SHALL CONFORM TO THE CITY OF PLACENTIA STANDARD PLANS AND THE APWA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK, CURRENT EDITION), THE STANDARD PLANS AND SPECIFICATIONS SHALL BE CONSIDERED A PART OF THE IMPROVEMENT PLANS AND CONTRACTORS SHALL HAVE THEM ON THE JOB SITE AT THE TIME OF CONSTRUCTION.
- CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN APPROPRIATE PERMITS AND LICENSES FROM THE CITY OF PLACENTIA AND OTHER GOVERNING JURISDICTIONS PRIOR TO ANY CONSTRUCTION OR EXCAVATION IN EXISTING RIGHT-OF-WAYS OR EASEMENTS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE AT LEAST ONE FULL WORKDAY PRIOR TO START OF ANY CONSTRUCTION.
- PRIOR TO ANY EXCAVATION, THE DEVELOPER IS RESPONSIBLE FOR CONTACTING ALL UTILITY AND AFFECTED OIL COMPANIES IN ADDITION TO THE UNDERGROUND SERVICES ALERT (1-800-422-4133) AT LEAST 48 HOURS IN ADVANCE OF ANY WORK TO BE PERFORMED.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, BUT NO GUARANTEE IS MADE THAT ALL SUBSTRUCTURES ARE SHOWN OR THAT THE LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES INCLUDING THOSE NOT OF RECORD OR NOT SHOWN.
- ALL UTILITIES SHALL BE INSTALLED PER PERMITS ISSUED FOR SUCH WORK. AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE UPON COMPLETION OF WORK.
- COMPACTION TESTS ARE REQUIRED ON ALL STREETS AND TRENCH CONSTRUCTION (SUBGRADE 90% AND SUB-BASE 95% RELATIVE COMPACTION).
- UTILITY TRENCH BACKFILL COMPACTION SHALL BE VERIFIED PRIOR TO STREET PAVING.
- STREET STRUCTURAL SECTIONS SHALL BE DETERMINED BY "R" VALUES PROVIDED BY THE SUB-DIVIDER'S SOILS ENGINEER AFTER ROUGH GRADING STRUCTURAL SECTIONS WILL BE COMPUTED BY THE CITY ENGINEER.
- PRIME COAT SC-70 SHALL BE APPLIED APPROXIMATELY 12 HOURS PRIOR TO ASPHALT PAVING OPERATIONS.
- SEAL COAT SS-1 SHALL BE APPLIED TO FINISH ASPHALT SURFACE. APPLICATIONS TO BE A RATE OF 0.10 GALLONS PER SQUARE YARD. SEAL COAT WILL BE APPLIED AT SUCH TIME AS DETERMINED BY THE CITY ENGINEER.
- CONCRETE SHALL BE A MINIMUM 5-1/2 SACK MIX UNLESS OTHERWISE NOTED IN APPROVED PLANS OR SPECIFICATIONS.
- ELEVATIONS SHALL BE BASED ON ORANGE COUNTY SURVEYOR'S BENCHMARK.
- MONUMENTS SHALL BE SET AND TIES SUBMITTED TO THE CITY ENGINEER'S OFFICE PRIOR TO ACCEPTANCE OF IMPROVEMENTS. TIES AND NOTES SHALL BE LINKED ON ORANGE COUNTY SURVEY PAPER.
- TRAFFIC CONTROL AND SAFETY SHALL BE MAINTAINED PER "STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, MANUAL OF WARNING SIGNS, LIGHTS, AND DEVICES FOR USE IN WORK ON HIGHWAYS." BARRICADES, WARNING SIGNS, TRAFFIC SIGNS, OR OTHER TRAFFIC CONTROL DEVICES WILL NOT BE REMOVED OR RELOCATED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR HIS REPRESENTATIVE. THE CONTRACTOR WILL NOTIFY THE CITY INSPECTOR IN ADVANCE OF WHEN SUCH REMOVAL OR RELOCATION WILL TAKE PLACE. APPROPRIATE TEMPORARY, BARRICADES, SIGNS, ETC WILL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY THE REGISTERED LICENSED CIVIL ENGINEER AT THE DIRECTION OF THE CITY ENGINEER.

STANDARD GRADING NOTES

- Grading shall be in conformance with City of Placentia Grading Ordinance Chapter 20.40, and APWA Standard Specifications for Public Works Construction (Green Book), Section 300.
- Grading operations shall be in conformance with those recommended in the soils report.
- A pre-grading conference will be held prior to start of any work on this plan. A time and place shall be specified by applicant at the time of Grading Permit issuance.
- Vegetation, structural removal, concrete slabs and other surface or subsurface constructions shall be removed from the site prior to grading. Tree basins shall be cleaned out and inspected by Soils Engineer prior to grading. Irrigation lines and appurtenances shall be removed, crushed in place, or relocated as applicable to satisfaction of City Engineer and Chief Building Official.
- Dirt tracked onto existing street shall be removed daily to the satisfaction of the City Engineer.
- Construction of all block masonry walls, including retainer walls, both interior and exterior shall be constructed by permit from City Building Official and will conform to City Standards, Specifications and Requirements. Wall contractor will contact Development Services Department prior to starting construction of walls for approval of building material.
- Prior to issuance of building permit or construction of building foundations, the pad grading, compaction and elevations shall be verified in writing to the Chief Building Official by the Soils Engineer and Design Engineer.
- Final Compaction and Grading Certification: Prior to final inspection and approval for release of building, the lot grading, compaction and elevations shall be verified in writing to the City Chief Building Official by the Soils Engineer and Design Engineer.
- All slopes, cut or fill, shall be **maximum of 2:1**.
- Minimum surface grades shall be as follows:
 - Concrete Structures - 35%.
 - Asphalt Structures - 1.00% for 100 feet or less and 2.00% for over 100 feet.
 - Lot drainage swales (dirt) - 1.00% for 100 feet or less and 2.00% for over 100 feet.
 - Drainage away from building pads - 2.00 %.
- Grading construction shall be carried on between the hours of 7:00 a.m. and 5:30 p.m. unless other hours approved by the City Engineer.
- Grading construction shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site.
- Discharges of material other than storm water are allowed only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids, fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/ equipment steam cleaning or chemical degreasing; and superchlorinated potable water line flushings.
- During construction, disposal or such materials should occur in a specified and controlled temporary area on-site, physically separated from potential storm water run-off, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering or non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Roof drainage or other concentrated drainage shall be controlled by pipe, culvert or other structures to not drain over the public sidewalk areas.
- Grading and construction work must comply with the provisions and requirements of City of Placentia Flood Plain District Ordinance No. 80-0-100, Title 21 of the Municipal Code.
- "Handicapped" requirements shall be complied with. Provide parking (14' wide) facilities and "handicapped" ramp to primary (front) entrance at maximum slope of 1:12.
- Developer shall comply with the provisions of Section 8771 of the Business and Professions Code.
- The contractor shall obtain all necessary permits and shall notify the City Engineer, (714) 993-8131, at least 48 hours prior to start of construction in order to schedule a pre-grading site conference, and thereafter notify the city at least 24 hours prior to each of the following inspections:
- Initial inspection: When the site has been cleared of vegetation and all unapproved fill and has been removed and bottom exposed.
22. Rough grading inspection: When rough site grading completed, and building pad has been manufactured to grade. Final compaction report prepared by the project soil engineer and a rough grading certificate prepared by the project design civil engineer will be required at the time of this inspection.
23. Drainage device inspection: After placing all base material, and forms for all drainage devices have been placed, and before any concrete or site paving material has been placed.
24. Final grading inspection: After all drainage devices and site paving, and landscaping is in place. Final grade certification prepared by the project design civil engineer will be required at the time of this inspection.
25. The soil engineer shall provide sufficient inspection during the preparation, placement, and compaction of the site. The soil engineer shall submit to the City Engineer, written inspection progress reports and a final compaction report certifying that all grading and compaction was performed in accordance with the recommendations of the soil report, the approved plans, and all applicable code requirements.
27. The design civil engineer shall furnish grade sheets to the City Engineer, for the construction of all on-site improvements.
28. The design engineer shall exercise sufficient supervisory control during the grading and construction to insure compliance with the plans, specifications, and code within his purview.
29. Structural section for all pavements to be placed shall be determined by the soil engineer, and approved by the City Engineer prior to construction.
30. All public roadways shall be cleaned daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning of the public right-of-way shall be performed to the satisfaction of the City Engineer.
31. Dust shall be controlled at all times by water unless otherwise directed by the City Engineer.
32. Sanitary facilities shall be maintained on the site.
33. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading operation.
34. The location and protection of all utilities is the responsibility of the permittee.
35. All on-site utilities shall be installed underground prior to paving; all trenches shall be fully compacted, tested and certified to the satisfaction of the City Engineer.
36. Design engineer shall certify that pad elevations are per the approved grading plan or approved revised grading plan.
37. Prior to final grading approval, the design civil engineer shall certify to the City Engineer actual earth quantities performed during the grading operation.
38. A rough grading certification and final compaction report must be submitted to and approved by the City Engineer prior to issuance of any building permits.
39. Proposed grading to begin _____, 19____ to be completed by _____, 19____.
40. All existing pavement within this project shall either be removed or structurally tested to verify the structural capabilities and the results shall be approved by the City Engineer.
41. Compaction tests shall be performed by the soil engineer as directed by the City Engineer.
42. All existing improvement including curb and gutters, sidewalks, asphalt paving or PCC paving, which are being joined or matched in connection with this project, shall be joined or matched in a manner satisfactory to the City Engineer, including necessary saw cutting, removal replacement and capping.
43. A separate public works permit is required for any work in the public right-of-way. All work within the public right-of-way shall be properly posted, delineated, and lighted in conformance with the state of California manual of traffic controls for construction and maintenance work zones, latest edition. All excavations in the streets shall be covered with metal plates and sealed all around with minimum 4" wide asphalt at the end of each working day.
44. Construction site shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site.
45. Dewatering of contaminated groundwater, or discharging contaminated soil via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a national discharge elimination system (NPDES) permit from the respective state regional water quality control board.
46. The contractor shall determine the true location of any underground utility prior to laying any lines which are to connect to existing sewers or storm drains. These lines shall be exposed and join elevations verified. Any change or deviation from the plans must be approved by the City Engineer.
47. All recommendations contained in the approved preliminary soil report prepared for this project by _____, dated _____, shall be a part of approval of this plan. Contractor shall adhere to all provisions and recommendations, along with all approved revisions, of the soil report.
48. Special notice to contractors: approval of these plans by the city of Placentia does not constitute a warranty as to the accuracy or completeness of the location or existence or non-existence of any underground conduit or structures within the limits of this project. The contractor shall be solely responsible for the protection of all existing utility lines or structures, whether they are of record or not.
49. After completion of the final grading and all installation of all of the underground utilities, as-built plans with red-marks shall be provided to the City in the AutoCAD format in addition to hard copies.
50. Contractor shall contact- underground service alert-USA 1-800-422-4133 at least two working days before performing any excavations.

ROUGH GRADING PLANS FOR PROJECT NAME CITY OF PLACENTIA

VICINITY MAP



CONSTRUCTION NOTES:

EROSION CONTROL NOTES

- In case of emergency call _____, at _____, 24 hours.
- The undersigned civil engineer has reviewed the erosion control requirements described below: _____
Civil engineer _____ Date _____
- A standby crew for emergency work shall be available at all times during the rainy season, (October 1st through April 15). Necessary materials shall be available onsite and stockpiled at convenient locations to facilitate rapid construction of temporary devices or to repair any damaged erosion control measures when rain is imminent.
- Erosion control devices shall not be removed or modified without the approval of the building official.
- After rainstorm, all silt and debris shall be removed from check berms and de-silting basins. Any graded slope surface protection measures damaged during a rainstorm shall also be immediately repaired.
- 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.
- A guard shall be posted on the site whenever the depth of water in any device exceeds two (2) feet. Device shall be drained or pumped dry within 24 hours after each rain storm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.
- Sand bags shall not be placed at contractor's access to the site. Contractor access location to be approved by the city engineer.
- De-silting basins may not be removed or made inoperable between October 1st and April 15 of the following year without the approval of the City Engineer.
- 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 design engineer. Plans representing changes must be submitted to the City Engineer for approval.
- Every effort should be made to eliminate the discharge of non-storm water from the project site 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 BMP's are installed and functioning properly before and after 0.25 inches or greater predicted or actual precipitation. A construction site inspection check list and inspection log shall be maintained at the project site at all times and available for review by the City Engineer.
- Trash and construction related 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 swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- The following notes must be on the plan, signed and dated:
As the project owner or authorized agent of the owner, I have read and understand the requirements to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will fully implement, and all erosion control devices will be kept clean and functioning. Periodic inspections of the BMP's will be conducted and a current log, specifying the exact nature of the inspection and any remedial measures, will be kept at the construction site at all times and will be available for the review by the City Engineer.

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 a system designed to assure that 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 local SWPPP to reflect current conditions, or failing to properly and/or adequately implement the local SWPPP may result in revocation of grading and/or other permits or other sanctions provided by law.

(Signature)
Owner's Name _____ Date: _____

As the architect/engineer of record, I have selected appropriate BMP's 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 BMP's must be installed, monitored, and maintained to ensure their effectiveness. The BMP's not selected for implementation are redundant or deemed not applicable to the proposed construction activity.

(Signature)
Architect/engineer name Lic. No. _____ Date: _____

Show list of applicable BMP's
(Per California Storm water Handbook)



LEGEND:

ABBREVIATIONS:

A.B.	-AGGREGATE BASE	L.S.	-LANDSCAPING
A.C.	-ASPHALT CONCRETE	L.P.	-LOW POINT
ARCH.	-ARCHITECTURAL	M.H.	-MANHOLE
B.R.	-BEGIN OF CURB RETURN	N.G.	-NATURAL GAS
B.W.	-BACK OF WALK	P.V.C.	-POLYVINYLCHLORIDE
B.O.P.	-BOTTOM OF PIPE	P.P.	-POWER POLE
B.O.W.	-BOTTOM OF WALL	P	-PROPERTY LINE
BLDG	-BUILDING	PKWY DRAIN	-PARKWAY DRAIN
C.L.F.	-CHAIN LINK FENCE	R/W	-RIGHT OF WAY
C.I.P.	-CAST IRON PIPE	R	-RATE OF GRADE
C.B.	-CATCH BASIN	R.D.	-ROOF DRAIN
C/L	-CENTERLINE	R.C.P.	-REINFORCED CONCRETE PIPE
C.F.	-CURB FACE	ST. LT.	-STREET LIGHT
CONC.	-CONCRETE	S =	-SLOPE
E.C.R.	-END OF CURB RETURN	S.D.	-STORM DRAIN
(0.00)	-EXISTING ELEVATION	S.F.	-SQUARE FEET
E.P.	-EDGE OF PAVEMENT	S.W.	-STEM WALL
EXIST.	-EXISTING	T.C.	-TOP OF CURB
F.H.	-FIRE HYDRANT	T.S.	-TOP OF CONCRETE SLAB
F.G.	-FINISH GRADE	T.O.P.	-TOP OF PIPE
F.S.	-FINISH SURFACE	T.F.	-TOP OF FOOTING
F.L.	-FLOW LINE	T.W.	-TOP OF WALL
G.B.	-GRADE BREAK	T.R.	-TOP OF RAIL
H.C.	-HANDICAP	T.G.	-TOP OF GRATE
Ha	-HEIGHT OF RETAINING	TOP	-TOP OF SLOPE
H.P.	-HIGH POINT	TOE	-TOE OF SLOPE
INV.	-INVERT	T.B.	-TOP OF BERM

SHEET INDEX

SHT NO.	TITLE
1	TITLE SHEET
2	
3	



PAVEMENT LEGEND

- CONSTRUCT NEW ASPHALT PAVEMENT
- CONSTRUCT NEW PCC SIDEWALK
- GRIND AND OVERLAY
- CONSTRUCT PCC IMPROVEMENTS
- REMOVE EXISTING AC PAVEMENT

UTILITY COMPANIES	EMERGENCY NUMBERS

ORANGE COUNTY SURVEYOR BENCHMARK NO.
DESCRIPTION

PREPARED BY:	DATE
_____	_____
DESIGN ENGINEER	
Prepared under the supervision of	DATE
_____	_____
R.C.E. No. XXXXX	
Drawn by: XX	
Checked by: XX	
Recommended	
APPROVED	

CITY ENGINEER R.C.E. #XXXXX	

REVISION				REFERENCES				DRAWING NO.
DATE	OWN BY	NO.	DESCRIPTION	APPT DATE	BENCH MARK: (SEE AT LEFT)	STANDARD PLANS:		

ROUGH GRADING PLANS
PROJECT NAME
LOCATION
TITLE SHEET
CITY OF PLACENTIA

SHEET ____ OF ____