

GENERAL NOTES:

REFERENCE: (VISTA CITY CODE)

- CHAPTER 16.57 PRIVATE STREETS AND DRIVEWAYS
- CHAPTER 17.52 EXCAVATIONS
- CHAPTER 17.56 GRADING AND EROSION CONTROL
- CHAPTER 19.08 STREET, SIDEWALK AND DRIVEWAY IMPROVEMENTS

WORK LIMITATIONS:

- GRADING: MONDAY THROUGH FRIDAY - 7:00AM TO 5:00 PM; SATURDAY - 8AM TO 4PM; SUNDAY & CITY HOLIDAYS - NO WORK
- ROW PERMITS - 7:00AM TO 3:30 PM UNLESS NOTED OTHERWISE ON TRAFFIC CONTROL PLAN.

GENERAL SITE REQUIREMENTS:

- ALL GRADING AND IMPROVEMENTS SHALL BE AS PER APPROVED PLAN. THERE SHALL BE NO CHANGE FROM THE APPROVED PLAN WITHOUT PRIOR APPROVAL BY THE CITY ENGINEER.
- NO CUT/FILL OR OTHER WORK IS ALLOWED BEYOND SITE PROPERTY LINE.
- ALL EXCESS EARTH MATERIALS SHALL BE HAULED OFF THE SITE. PRIOR TO HAULING, A "HAUL ROUTE PERMIT" NEEDS TO BE OBTAINED FROM THE CITY TRAFFIC ENGINEER.
- NEITHER LEGAL ACCESS TO OTHER PARCELS NOR EMERGENCY ACCESS SHALL BE BLOCKED AT ANY TIME.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, REQUIRES A RIGHT-OF-WAY PERMIT. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY CONSTRUCTION STANDARDS.
- PUBLIC RIGHT-OF-WAY SHALL BE KEPT BROOM CLEAN.
- ANY DAMAGE WHICH OCCURS AS A RESULT OF CONSTRUCTION ACTIVITY TO PRIVATE ROADS, DRIVEWAYS, PRIVATE PROPERTY, OR CITY RIGHT-OF-WAY, WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO RESOLVE PRIOR TO RELEASE OF BUILDING OCCUPANCY AND/OR BOND AT CITY DISCRETION.
- SLOPES SHALL BE 2:1 MAXIMUM, COMPACTED TO 90% DENSITY UNLESS SHOWN OTHERWISE ON THE PLAN OR SOILS ENGINEER REPORT.
- EARTHEN SWALES SHALL BE 1% MINIMUM, EVEN AND CONSISTENT FALL, FOR LOT DRAINAGE.
- THE SITE SHALL BE PROTECTED FROM EROSION, AND SEDIMENT CONTROLLED ON THE SITE THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENT CONTROL DEVICES ARE REQUIRED OCT. 1ST - APR. 30TH, (DURING THE RAINY SEASON).
- RETAINING WALLS EXCEEDING TWO FEET IN HEIGHT, SHALL NOT BE INSTALLED WITHOUT PRIOR APPROVAL OF THE LAND DEVELOPMENT ENGINEER AND THE BUILDING DEPARTMENT.
- CALL USA MARK OUT AND DIG ALERT PRIOR TO ANY TRENCHING ON PUBLIC OR PRIVATE PROPERTY.
- PROJECTS SHALL BE DESIGNED TO REDUCE SITE IMPERVIOUSNESS, CONSERVE NATURAL AREAS, REDUCE PEAK VELOCITIES, STABILIZE AND PROTECT SLOPES AND CHANNELS, AND MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS PER C.O.V. STORM WATER STANDARDS MANUAL, SECTION G.

GRADING OF 50 CU. YDS. OR LESS:

- EXISTING OR PRE-CERTIFIED SLOPES, DRAINAGE SWALES, AND OTHER TOPOGRAPHY SHALL BE MAINTAINED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE APPROVED ON THE PLAN.
- ALL FILL WHICH EXCEEDS 1 FOOT ON A SURFACE LESS THAN 5:1, SHALL BE COMPACTED TO 90% DENSITY AND TESTED BY A SOILS ENGINEER.
- INSTALL EARTHEN BERMS ATOP ALL 2:1 OR STEEPER SLOPES AND COMPACT TO 90% DENSITY.
- FINISH SURFACE SWALES SHALL BE CUT TO A MINIMUM 1% EVEN GRADE.
- ALL WALLS SHALL BE BACKFILLED AND COMPACTED TO MIN. 90% DENSITY.
- FINISHED SLOPES SHALL BE ROUNDED INTO LOT GRADE AND PLANTED WITH PERMANENT SPECIES AT 12" O.C. SPECIES SHOULD BE COMPATIBLE WITH ADJACENT PROPERTIES. THE REMAINDER OF THE SLOPE SHOULD BE PROTECTED WITH REINFORCED STRAW MATTING.

GRADING OF 500 CU. YDS. OR LESS (PLUS ALL GRADING NOTES FROM 50 CU. YDS. OR LESS)

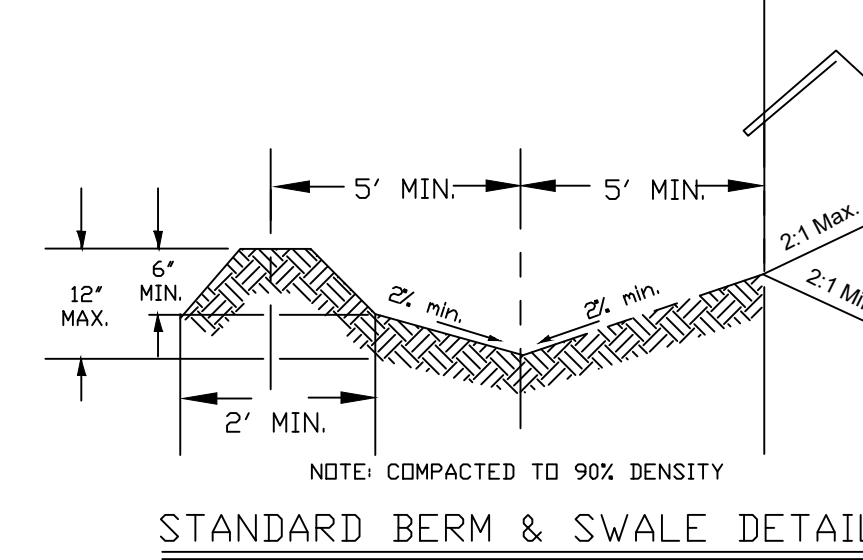
- ALL GRADING SHALL BE UNDER THE CONTROL OF THE SOILS ENGINEER OF RECORD.
- NO CHANGE TO THE MINOR GRADING PLAN WITHOUT PRIOR LAND DEVELOPMENT ENGINEER APPROVAL.
- A FINAL SOILS REPORT SHALL BE ISSUED IN DUPLICATE WITH "WET" SIGNATURE/SEAL IN DUPLICATE TO THE CITY ENGINEER AT PROJECT FINAL.

OCCUPANCY REQUIREMENTS

- ALL FINISH GRADING MUST BE COMPLETE, TO INCLUDE BERMS, SWALES, WALL BACKFILL, YARD DRAINS, AND ENERGY DISSIPATORS.
- ALL NEW GRADED SLOPES 2:1 OR GREATER, SHALL BE PLANTED AND MULCHED FOR COMPLETE COVER. SLOPES GREATER THAN 5 FEET REQUIRE AN IRRIGATION SYSTEM.

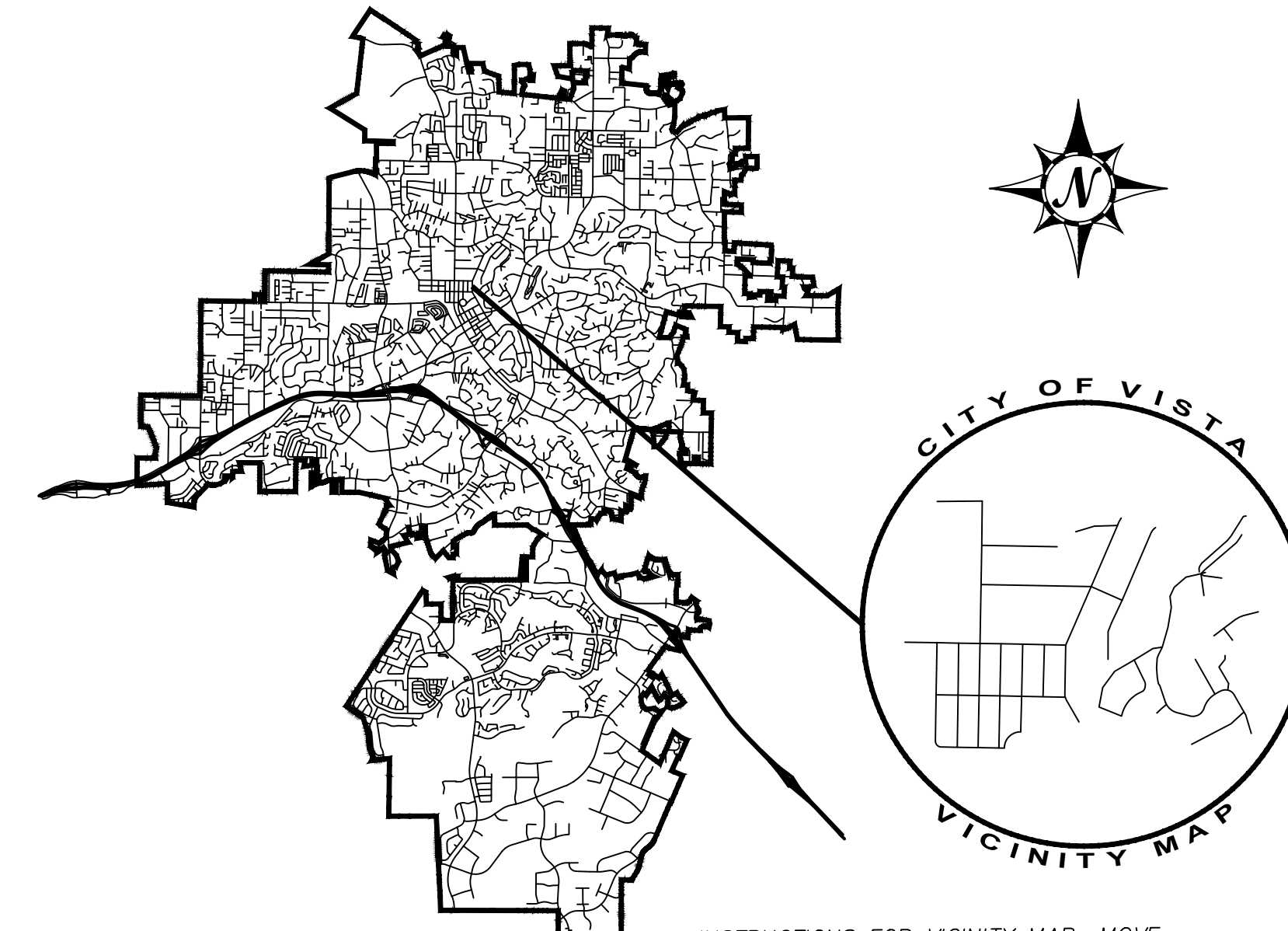
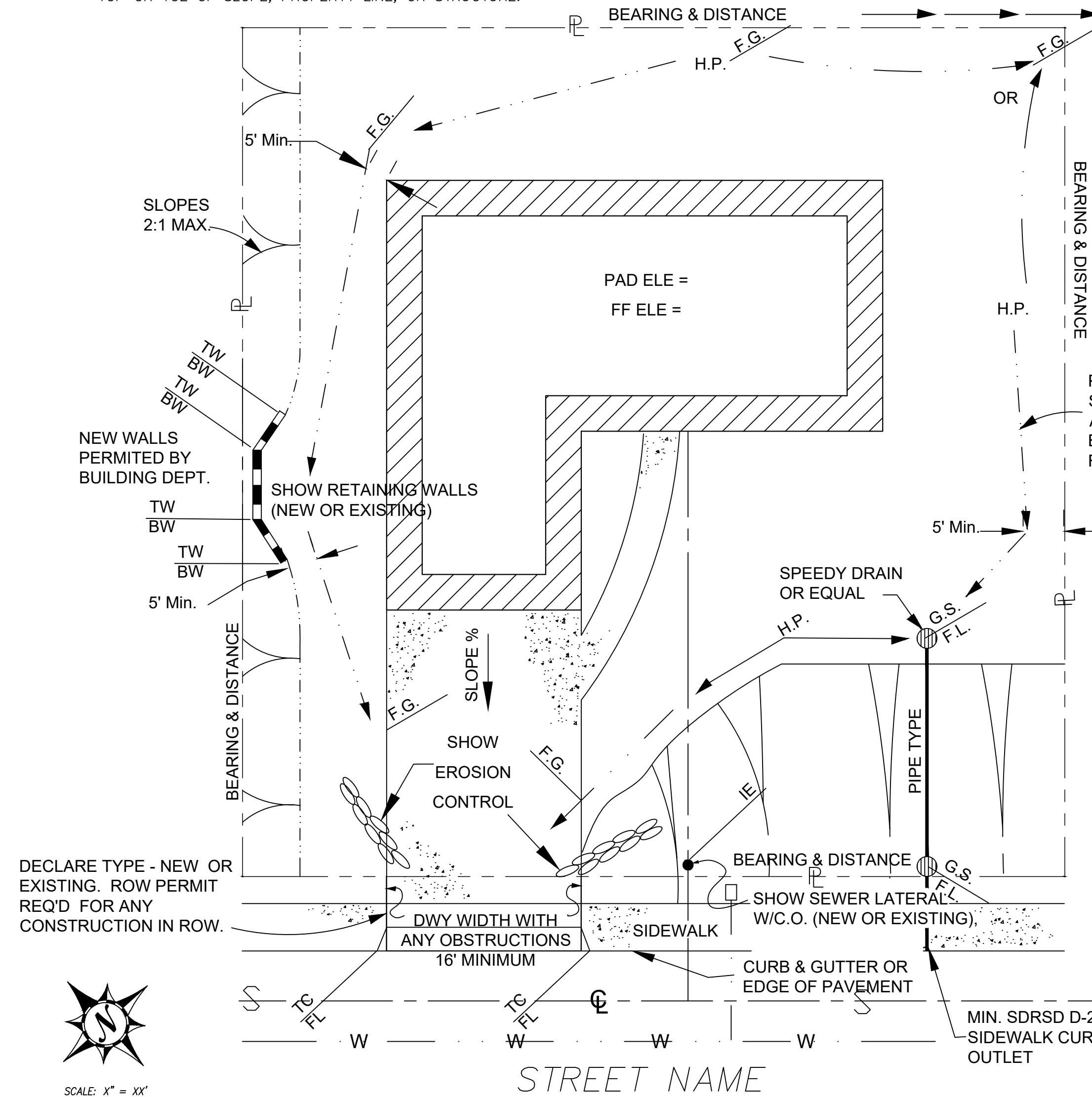
GENERAL NOTES (cont'd.):

- REMOVE ALL TRASH, DEBRIS, DUMPSTERS, PORTABLE SANITATION FACILITIES, TEMPORARY POWER POLES AND WIRE. PROJECT SHALL BE COMPLETE AND READY FOR MOVE IN.
- PROPERTY CORNERS SHALL BE SET.
- SAFE INGRESS/EGRESS SHALL BE PROVIDED, WITH ALL ACCESS ROAD AND DRIVEWAY IRREGULARITIES, OR DAMAGED CONDITIONS, REPAIRED AND BROOM CLEAN.
- ANY DAMAGE CAUSED BY THIS PROJECT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE REPAIRED TO MEET CITY ENGINEER APPROVAL.
- SUBMIT A LETTER FROM THE SOILS ENGINEER OF RECORD UNDER "WET" SIGNATURE/SEAL, STATING THAT "ALL SOILS ENGINEER REQUIREMENTS HAVE BEEN MET, AND THAT THE SITE IS ADEQUATE FOR ITS INTENDED USE".



SEE OFFSITE DRAINAGE AGREEMENT NO. _____ OR DRAIN TO AN APPROVED NATURAL OR PUBLIC DRAINAGE SYSTEM PER DWG. NO. _____ OR AS APPLIES.

THE SWALE FLOWLINE SHALL BE A MIN. OF 5 FEET FROM ANY TOP OR TOE OF SLOPE, PROPERTY LINE, OR STRUCTURE.



INSTRUCTIONS FOR VICINITY MAP: MOVE POINTER TO SITE LOCATION WITHIN THE CITY. COPY THE SITE AREA SURROUNDING STREETS INTO THE CIRCLE AND ADJUST TO FIT. LABEL ALL STREETS. SHOW SITE.

PREPARER

(NAME)
(STREET)
(CITY, STATE, ZIP)
(PHONE)

SIGNATURE _____ DATE _____

SOILS ENGINEER

(NAME)
(STREET)
(CITY, STATE, ZIP)
(PHONE)

SIGNATURE _____ DATE _____

OWNER/APPLICANT

(NAME)
(STREET)
(CITY, STATE, ZIP)
(PHONE)

SIGNATURE _____ DATE _____

LEGEND

| DESCRIPTION | STANDARD | SYMBOL | QUANTITY |
|--|----------|-----------------------------|----------|
| PROPERTY LINE | | --- | |
| LOT LINE | | --- | |
| EXISTING WATERLINE | | — W — | |
| EXISTING SEWER MAIN | | — S — | |
| EXISTING GAS LINE | | — G — | |
| EXISTING STORM DRAIN | | — SD — | |
| FINISHED GROUND CONTOUR | | 440 | |
| EXISTING GROUND CONTOUR | | ~ 440 ~ | |
| PROPOSED CUT/FILL SLOPE | | Y 2:1 Y | |
| GRADED PAD LIMIT | | [] | |
| FUTURE BUILDING LIMIT | | [] | |
| RETAINING WALL (BY SEPARATE PERMIT) | | [] | ### SF |
| FUTURE SPOT ELEVATIONS | | 400.50TC 400.00P | |
| ITEM IDENTIFICATION (WORK TO BE DONE) | | ITEM NO. 1 S#1 | |
| DEEPEMED FOOTING/RAISED STEM WALL (FOR REFERENCE ONLY) PER ARCHITECTURAL PLANS | | [] | |
| 6" CURB | | --- | ### LF |
| 6" CURB & GUTTER | | --- | ### LF |
| FINISH PAVEMENT ELEV. | | P | |
| TOP OF CURB ELEV. | | TC | |
| FLOW LINE | | FL | |
| DIRECTION OF DRAINAGE | | --- | |
| EXISTING SPOT ELEV. | | 98.0 | |
| DETAIL IDENTIFICATION | | DETAIL NO. 3 SHEET NO. 2 | |
| FIRE SERVICE LATERAL | | (FS) | ## EA |
| WATER LATERAL | | (W) | ## EA |
| SEWER LATERAL | | (S) | ## EA |
| STORM DRAIN LATERAL | | (SD) | ### LF |
| GRAVEL BAGS | | [] | ### EA |
| NO. OF PARKING SPACES | | (3) | |
| EXISTING PIPE TO BE REMOVED | | X SD X | ### LF |
| EXIST. FIRE SERVICE WATER LINE TO BE REMOVED | | X W X | ### LF |

ESTIMATED GRADING QUANTITIES

| DESCRIPTION | QUANTITY |
|-------------|----------|
| CUT | ### CY |
| FILL | ### CY |
| IMPORT | ### CY |
| EXPORT | ### CY |
| REMEDIAL | ### CY |

NOTE: QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES.

APN
(ASSESSOR'S PARCEL NUMBER)

SIE DEVELOPMENT PLAN EXPIRES: _____
THIS PLAN IS VALID FOR 2 YEARS FROM APPROVAL

| STORMWATER | |
|---------------------|-----------|
| INSPECTION PRIORITY | WIDD NO. |
| "AS BUILT" | |
| RCE | EXP. DATE |
| REVIEWED BY: | DATE |
| INSPECTOR | DATE |

UNDERGROUND SERVICE ALERT
SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

CITY of VISTA

MINDR (AND/OR PRECISE) GRADING PLANS FOR:

ADDRESS: _____

APPROVED _____ DATE _____

FOR CITY ENGINEER 70128 RCE 9/30/20 EXPIRES DATE SHEET ___ OF ___

BENCH MARK: GPXX-XXX

| | | | | | |
|-------------------------------|--|--|-----------------------------------|------------------------------------|-------------------------------------|
| CITY OF VISTA FIRE DEPARTMENT | VISTA IRRIGATION DISTRICT THE APPROVAL GIVEN HERE IS FOR THE GRADING LAYOUT AND IS NOT FOR THE CONSTRUCTION OF ANY PUBLIC WATER FACILITIES THAT MAY BE SHOWN HEREON. NOR DOES IT IMPLY THAT WATER SERVICE WILL BE PROVIDED. | CITY OF VISTA SANITATION DEPARTMENT BASIN: (REVIEWED FOR CONFLICTS ONLY) | CITY OF VISTA PLANNING DEPARTMENT | NO. DESCRIPTION CITY DATE VID DATE | ENGINEER OF WORK RCE LIC. EXP. DATE |
| APPROVED _____ DATE _____ | APPROVED _____ RCE _____ DATE _____ APPROVAL VALID FOR TWO (2) YEARS FROM DATE | REVIEWED BY _____ DATE _____ | APPROVED _____ DATE _____ | APPROVED CHANGES | |