



CITY OF VISTA

General Notes for Grading Plans

1. ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF VISTA DEVELOPMENT CODE, CHAPTER 17, SECTION 17.56 AND THE SOILS REPORT PREPARED BY _____ (SOILS ENGINEER), KNOWN AS JOB NUMBER _____.
2. THIS GRADING PLAN DOES NOT AUTHORIZE WORK TO COMMENCE PRIOR TO THE ISSUANCE OF A GRADING PERMIT BY THE CITY OF VISTA.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
4. BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING THE FOLLOWING:

UNDERGROUND SERVICE ALERT		(800) 422-4133
UNDERGROUND SERVICE ALERT	(SDG&E)	(800) 227-2600
SAN DIEGO GAS & ELECTRIC	(EMERGENCY)	(800) 411-7343
PACIFIC BELL TELEPHONE CO.	(EMERGENCY)	611
VISTA IRRIGATION DISTRICT	(ENG. DEPT)	(760) 597-3116
VISTA IRRIGATION DISTRICT	(EMERGENCY)	(760) 597-3131
COX CABLE	(EMERGENCY)	(760) 599-6063
ADELPHIA COMMUNICATIONS	(EMERGENCY)	(760) 438-7741
CITY OF VISTA	(MAIN NUMBER)	(760) 726-1340
*RANCHO FIRE DISPATCH	(EMERGENCY)	(858) 756-3006

(*THIS NUMBER IS FOR THE CITY OF VISTA (AFTER HOURS EMERGENCY DISPATCH FOR SEWER SPILLS OR STORM DRAIN CONTAMINATION)

5. A PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT WILL BE REQUIRED PRIOR TO ANY WORK WITHIN THE CITY OF VISTA RIGHT-OF-WAY.
6. NO BUILDING PERMITS WILL BE ISSUED AND NO BUILDING INSPECTIONS WILL BE MADE UNTIL ROUGH GRADING HAS BEEN APPROVED PER CITY OF VISTA.
7. ALL SLOPES SHALL BE PLANTED WITH A GROUND COVER AS APPROVED BY THE CITY OF VISTA PLANNING DEPARTMENT.
8. THE FACE OF CUT AND/OR FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION PER CITY OF VISTA DEVELOPMENT CODE, CHAPTER 17, SECTION 56.
9. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL TO NATURAL GROUND ABUTTING CUT OR FILL SURFACES.
10. A PRELIMINARY SOILS REPORT SHALL BE SUBMITTED PRIOR TO GRADING APPROVAL.
11. A FINAL SOILS REPORT, WITH ORIGINAL SIGNATURE/SEAL OF SOILS ENGINEER, SHALL BE SUBMITTED IN DUPLICATE PRIOR TO ROUGH GRADING APPROVAL, AND MUST PROVIDE THE FOLLOWING INFORMATION:

- a. SOILS BEARING VALUE

- b. EXPANSIVE CHARACTERISTICS
 - c. FOUNDATION RECOMMENDATION
 - d. DISPOSITION OF LARGE ROCKS ENCROACHING ONTO THE FOUNDATION
 - e. COMPACTION REPORT ON GRADED LOTS
 - f. ELEVATION OF WATER TABLE IF ENCOUNTERED
 - g. A PLAT SHOWING THE LOCATIONS OF TEST BORINGS AND/OR EXCAVATIONS
12. ALL ON-SITE AND PRIVATE RESIDENTIAL DRIVEWAYS MUST HAVE A MINIMUM THICKNESS OF 4 INCHES CONCRETE OR 2 INCHES ASPHALT OVER 6 INCHES CLASS 3 BASE, AND MUST BE INSPECTED BY THE ENGINEERING DEPARTMENT.
 13. THE STRUCTURAL SECTION OF PARKING LOTS AND DRIVEWAYS ON ALL COMMERCIAL AND INDUSTRIAL COMPLEXES SHALL BE DESIGNED BASED ON "R" VALUES OF SOILS AND ON A MINIMUM T.I. OF 4.5 IN PARKING STALLS AND A MINIMUM T.I. OF 6.0 IN THE DRIVE LANES. THE MINIMUM SECTION SHALL BE 3" A.C. ON 6" CLASS 2 BASE, OR MINIMUM 4" PCC ON NATIVE. STRUCTURAL SECTIONS DESIGN TO BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL CURBS, GUTTERS AND SIDEWALKS MUST HAVE A MINIMUM OF 6" CLASS 3 BASE, OR AS RECOMMENDED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER.
 14. THE PERMITTEE SHALL GIVE NOTICE TO THE CITY OF VISTA ENGINEERING INSPECTION DEPARTMENT FOR A PRE-CONSTRUCTION CONFERENCE AT LEAST 48 HOURS PRIOR TO COMMENCING THE WORK. ANY WORK DONE WITHOUT PROPER INSPECTION WILL BE SUBJECT TO REJECTION. PHONE (760) 639-6113 FOR INSPECTIONS.
 15. A FENCE AT LEAST THREE AND ONE-HALF FEET (3-1/2') IN HEIGHT SHALL BE CONSTRUCTED AT THE TOP OF ANY VERTICAL CUT OR RETAINING WALL EXCEEDING FOUR FEET (4') IN HEIGHT, OR AT THE TOP OF ANY CUT OR FILL EXCEEDING FIFTEEN FEET (15') IN HEIGHT.
 16. EROSION CONTROL OF SLOPES – ALL SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT SHALL BE COVERED BY STRAW MATS OR OTHER SUBJECT TO CITY OF VISTA APPORVAL.
 17. "AS BUILT" DRAWINGS MUST BE SUBMITTED BY THE ENGINEER OF WORK AND APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE OF WORK.