



## GRADING PLAN STANDARD NOTES

Where City of Meniffee Standard Notes read "Developer/Contractor" the applicant may edit as necessary to describe the project specific responsible person. Each item of work shall be performed by the Developer/Contractor unless stated otherwise. Show applicable notes on plan.

### A. General Notes

The following general notes shall be shown on the title sheet (provide information in brackets):

1. All work shall conform to the requirements of the City of Meniffee Grading Ordinance [redacted], California Building Code Appendix J, the City of Meniffee Standard Details and Specifications, policies, codes and permit requirements; in addition, the work shall conform to the current Standard Specifications for Public Works Construction (the "Greenbook"), the Riverside County Street Improvement Standards and Specifications and Standard Plans; County Ordinance No. 461; Caltrans Standard Plans and specifications; California Manual on Uniform Traffic Control Devices.
2. A grading permit shall be obtained from the City of Meniffee Engineering Department prior to start of work.
3. An Encroachment Permit shall be obtained from the City of Meniffee prior to start of work for work performed within public right-of-way.
4. Work in public streets, once begun, shall be prosecuted to completion without delay so as to provide minimum inconvenience to adjacent property owners and to the traveling public.
5. Prior to start of work, the Developer/Contractor shall apply to the California Department of Transportation (Caltrans) for an Encroachment Permit for work performed within the State right-of-way.
6. When Grading plans have been submitted to the City for checking and the checking process has been interrupted for a period of one year or more, the plans shall be deemed abandoned. Approved Grading plans for all subdivisions shall be deemed abandoned if construction has not commenced within two years of the latest approval date (one year for non-subdivisions). If construction is interrupted for a period of one year or more, the plans shall be deemed abandoned. Abandoned plans shall be re-submitted for review and all fees shall be paid in accordance with the plan check and processing policy prior to any permits being issued.
7. Notify Underground Service Alert, (800) 227-2600, and all concerned utility companies at least two working days in advance of excavation.
8. Locations of existing underground utilities are approximate. The Developer/Contractor shall determine the exact locations and verify conditions on the job site prior to commencing work. The Developer/Contractor shall be fully



- responsible for damages occurred due to failure to locate and preserve underground utilities. Hand dig as needed until clear of obstructions.
9. Approval of this plan by the City of Menifee does not constitute a representation as to the accuracy of, the location of, or the existence or non-existence of, any underground utility pipe or structure within the limits of this project. This note applies to all pages.
  10. The Contractor shall contact the City of Menifee Public Works Inspector 2 working days or 48 hours prior to construction at (951) 672-6777.
  11. A preconstruction meeting with the Public Works Inspector is required prior to start of work.
  12. Right of Entry for any work performed on adjacent properties is required. Permission for Right of Entry shall be obtained in writing and the letter shall comply with City format.
  13. Approval of plans and / or permit issuance does not relieve the Permittee of their responsibility to maintain work within the project property boundaries and dedicated City right-of-way. Trespassing on Private property is against the law and cause for cancellation of Permit and issuance of Stop Work notice.
  14. All revisions to grading plans, or material substitution requests, proposed during construction shall be submitted in writing to the Engineering Department by the Engineer of Record and shall follow the procedures for approval outlined in the most current City of Menifee Engineering directives.
  15. It is the responsibility of the permittee to submit a request for permit extension to the City Engineer in writing prior to permit expiration. Extension and expiration of permits shall be in accordance with the Uniform Building Code and /or the City of Menifee Engineering Design Guidelines Policies and Procedures.
  16. The Developer/Contractor shall be responsible for any clean up on City of Menifee right-of-way affected by Developer's/Contractor's work. The Developer/Contractor shall keep City of Menifee right-of-way clean of debris, with dust and other nuisances being controlled at all times. Method of street cleaning shall be street sweeping of all paved areas. There shall be no stockpiling of construction materials within the City of Menifee right-of-way without the permission of the Menifee City Engineer.
  17. All property corners shall be clearly delineated in the field prior to commencement of any construction/grading.
  18. The engineer of work who prepared and signed this grading plan has verified the consistency between the work within the right-of-way and the on-site grading work approved separately by the City of Menifee Engineering Department.
  19. A geotechnical report prepared by a Registered Professional shall be provided.



## **B. Grading Notes**

1. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with his private development construction.
2. Prior to removal of vegetation and grading of the site, all mitigation monitoring as identified and itemized in the Planning Commission/Community Development Conditions of Approval shall be addressed to the satisfaction of the Community Development Director and the City Engineer.
3. Fill areas shall be cleared of all vegetation and debris, scarified, and inspected by the grading inspector and soils engineer prior to the placing of fill.
4. All cesspools, septic tanks, etc., to be abandoned shall be filled or removed in accordance with the Riverside County Health Department and certified by the soils engineer and as approved by the City Engineer.
5. Any existing wells not to be used shall be destroyed in accordance with Riverside County Ordinance 682.
6. 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 damage to adjacent properties
7. Prior to any construction, the developer shall provide the City a Copy of the NOI with a valid WDID number.

## **C. Cut/Fill Notes**

1. No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical, or as determined by the soils engineer and approved by the City Engineer.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical, or as determined by the soils engineer and approved by the City Engineer.
4. Mid slope terraces at least six (6) feet in width shall be established at not more than thirty (30) foot vertical intervals on all cut or fill slopes, except that where only one (1) terrace is required, it shall be at mid-height. For cut or fill slopes greater than 60 feet and up to 90 feet in vertical height, one terrace at approximately mid-height shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 90 feet in vertical height shall be designed by a professional engineer and approved by the



- City Engineer. Suitable access shall be provided to permit proper cleaning and maintenance.
5. The slope stability for cut and fill slopes over 30 feet in vertical height and for slopes steeper than 2:1 (H:V) shall be verified with a factor of safety of at least 1.5 by calculations submitted by the soils engineer to the City of Menifee Engineering Department.
  6. Fills shall be placed in thin lifts (8 inch max or as recommended in soils report), compacted and tested as grading progresses until final grades are attained. Fills on slopes steeper than 5:1 (H:V) and a height greater than 5 feet shall be keyed and benched into firm natural soil for full support. The bench under the toe shall be 10 feet wide min. and 2' high min.
  7. No rock or similar irreducible material with a maximum dimension greater than 12 inches in any dimension shall be buried or placed in fills.
  8. STOCK PILE REQUIREMENTS: CASQA Best Management Practice, Construction, Section WM-3 - Stockpiles which have not been used for 14 calendar days shall be stabilized through the application of sod, seed, and anchored straw mulch, or other approved stabilization measures.
  9. When material is being imported from an approved permitted borrow site, the after topographical survey of the excavated portion of the basin shall be submitted along with the Rough Grading Certificate(s).
  10. Hauling and/or Stockpile permits maybe not be combined with a Grading permit.

#### **D. Drainage Notes**

1. Existing drainage courses on the project site shall continue to function. Protective measures and temporary drainage provisions shall be used to protect adjoining properties during grading operations and shall be approved by the appropriate regulatory agency.
2. 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.
3. Mid slope swales or ditches on 6 feet and 12 feet wide terraces shall have a minimum gradient of five (5) percent and must be paved with reinforced concrete, or approved equal, not less than three (3) inches in thickness. A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (projected) without discharging into a down drain.
4. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet measured horizontally. Interceptor drains shall be 3 feet wide min. and 1 foot deep min., and shall have a minimum gradient of two (2) percent. The drain shall be paved with concrete not less than 3 inches thick.
5. Provide 4 feet wide by 1 feet high berm along the top of fill slopes steeper than 3:1 (H:V) where necessary.



6. Minimum building pad drainage gradient shall be = 1 percent if cut or fill is less than 10 feet, 2 percent if cut or fill is greater than 10 feet.
7. The ground immediately adjacent to the building foundation shall be sloped away at 2% min. to 20% max. for the first three feet, and 1% thereafter. Swales shall have a 1% min. slope.
8. Residential lot grading shall conform to the City of Menifee Standard Plan No.300.
9. The engineer must set grade stakes for all drainage devices and obtain City inspection clearance before placing concrete.
10. Riprap shall be graded stone where the average size ( $d_{50}$ ) is the size where 50% of the riprap by weight is smaller.
11. The formula for the  $d_{50}$  stone size is as follows:  
$$d_{50} = 0.010V^{2.44}$$
 where V = mean channel velocity in fps
12. The riprap section shall consist of geofabric placed on 12" of compacted subgrade to 90% relative density, 6" of aggregate base and the riprap placed to twice the thickness of the  $d_{50}$  stone size to the higher even inch.
13. Riprap stone shall comply with those provisions of Subsection 200-1.6 of the Standard Specifications.
14. Aggregate base shall conform to Number 2 gradation as provided in Subsection 400-1.3.2 of the Standard Specifications.
15. Rocks for grouted riprap shall be a good quality broken and/or river run rock. The smallest dimensions shall exceed 3 inches and the largest dimension shall not exceed 18 inches. The largest dimension shall not exceed 4 times the smallest dimension.
16. There shall be a grout bed of at least 2 inches beneath the first layer of rock. All the voids between the rocks shall be filled with grout. Maximum spacing between rocks shall be 2 inches.
17. Surface rocks shall be imbedded from  $\frac{1}{2}$  to  $\frac{2}{3}$  of their maximum dimension.

## **E. Completion of Work**

1. A registered Civil Engineer shall submit to the City of Menifee Engineering Department written rough grading 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.
2. After all work, including the installation of drainage structures and protective devices, has been completed and required reports have been submitted, the permittee shall request a rough grading inspection from the City of Menifee Building inspector.
3. A registered Civil Engineer shall submit to the City of Menifee Engineering Department for approval written final grading certification of completion in accordance with the approved plans. Finish grading shall be completed and installed including



slope planting and permanent erosion control and irrigation systems prior to occupancy.

## F. Erosion Control Notes

1. In case of emergency, call **(Responsible Person)** at **(24 Hour Telephone)**.
2. All public streets shall be maintained free of dust and sediment caused by grading operations
3. A standby crew for emergency work shall be available at all times. Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building and Safety/Public Works Inspector if the grading operation has progressed to the point where they are no longer required.
5. 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.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds 2 feet. The device shall be drained or pumped dry within 24 hours after each rainstorm.
8. Except as otherwise approved by the Building and Safety Inspector, all removable protective devices shown shall be in place at the end of each working day or weekends when the 5-day rain probability forecast exceeds 40%.
9. All loose soil and debris which may create a potential hazard to off-site property shall be removed from the site as directed by the Public Works Inspector.
10. The placement of additional devices to reduce erosion damage within the site shall be at the discretion of the City Engineer.
11. Desilting basins may not be removed or made inoperable between October 1 and May 1 without the approval of the City Inspector.
12. Erosion control devices shall not be modified without the approval of the City Engineer.
13. Revised plans shall be submitted to the City for approval.
14. The Contractor shall supervise erosion control work in accordance with the approved plans. The work also includes, but is not limited to, inspection of erosion control measures before rainstorm and 5-day probability rain forecast.
15. 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 damage to adjacent properties.



16. Implement fugitive dust control measures dust by watering or other approved methods in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403.
17. For slopes 3:1 (H:V) or steeper: Slopes equal to or greater than 3 feet in vertical height shall be planted with drought tolerant grass or ground cover at a maximum spacing of 12 inch on center. Slopes exceeding 15 feet in vertical height shall be planted with approved shrubs not to exceed 10 feet on center, or trees spaced not to exceed 20 feet on center or shrubs not to exceed 10 feet, or a combination of shrubs and trees not to exceed 15 feet in addition to the grass or ground cover. Slopes that require planting shall be provided with an in-ground irrigation system equipped with an appropriate backflow device per California Plumbing Code, Chapter 6. The slope planting and irrigation system shall be installed prior to precise grading final inspection.

### **G. NPDES NOTES:**

**When one acre or more is being disturbed or on sites that are part of a larger common plan of development that disturbs one acre or more:**

1. Developer/Contractor is responsible for the implementation of the requirements of the onsite Storm Water Pollution Prevention Plan (SWPPP) (title) by (name) dated (date); and the requirements of this document: WDID # \_\_\_\_\_. The Developer/Contractor shall be responsible to install and maintain all temporary Best Management Practices (BMPs), shown in the approved Erosion Control Plans, throughout the time of construction. A copy of the SWPPP and the approved Erosion Control plans shall be kept at the job site at all times. The implementation and maintenance of site BMPs is required to minimize jobsite erosion and sedimentation. BMPs shall be required to remain in place throughout the year to minimize erosion and sedimentation.
2. Implement and maintain erosion control BMPs to minimize the entrainment of soil in runoff from disturbed soil areas on construction sites.
3. Implement and maintain year round sediment control BMPs to minimize the transport of soil from the construction site.
4. Phase grading to limit the amount of disturbed areas exposed to the extent feasible.
5. Limit areas that are cleared and graded to only the portion of the site that is necessary for construction. Manage the construction site to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization.
6. At any time during the year, stabilize slopes prior to a predicted storm event. Once disturbed, stabilize slopes (temporary or permanent) if they will not be worked within 14 days. Re-vegetate construction sites as early as feasible after soil disturbance.
7. Contain stockpiles of soil to eliminate or reduce sediment transport from the site via runoff, vehicle tracking, or wind.



8. Maintain construction sites to ensure that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction Activity.
9. Contain runoff from equipment and vehicle washing at construction site to prevent discharging to receiving waters or the local storm drain system.
10. Implement BMPs for construction-related materials, wastes, spills or residues to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
11. Ensure construction contractors and subcontractor personnel are aware of the required BMPs, maintenance, and good housekeeping measures for the project site and any associated construction staging areas.
12. Maintain BMPs at all times. Inspect BMPs prior to predicted storm events, during and following storm events.
13. Collect and properly dispose of in trash or recycle bins at the end of each day of construction activity, construction debris and waste materials.
14. 24 Hour Emergency NPDES Contact: For the person responsible for implementing, inspecting, and maintaining the site's Erosion Control BMP's.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Change of such person, address or phone number shall be filed within 24 hours with the City of Menifee Engineering Department and the project Inspector, and shall include the grading permit number.





**ADDITIONAL GRADING REQUIREMENTS**

1. ***If project area is located within a flood zone, Developer/Contractor shall apply to Riverside County Flood Control and Water Conservation District (RCFC& WCD) for Flood Plain Management Review.***
  
2. ***If grading is to be done on property that is beyond the project area boundary, Developer/Contractor shall obtain and submit signed notarized letters of permission from the property owners. A grading permit will not be authorized until letters of permission are approved by the City of Menifee Engineering Department. Upon approval of be letters of permission, add the following note to the plan:***

A notarized letter of permission accepting this grading is on file at the City of Menifee Engineering Department. Date of Letter: \_\_\_\_\_.

3. ***If project area site is to be accessed during construction using off-site private roads and dedicated but not accepted roads, Developer/Contractor shall obtain and submit signed notarized letters of permission from the property owners. A grading permit will not be authorized until letters of permission are approved by the City of Menifee Engineering Department. Upon approval of the letters of permission, add the following note to the plan:***

A notarized letter of permission accepting this temporary use of private roads and dedicated but not accepted roads is on file at the City of Menifee Engineering Department. Date of Letter: \_\_\_\_\_.

4. 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 plan does not include any provisions associated with buildings.
  
5. ***If stockpiling is expected with this project, Developer/Contractor shall submit for approval a stockpile permit. A stockpile will not be authorized until approved by the City of Menifee Engineering Department. Upon approval of stockpile, add the following note to the plan:*** This stockpiling registration will expire 12 months from the date of issuance. Upon expiration, the stockpile shall be removed pursuant to a grading permit authorizing such removal.
  
6. ***If job site is not balanced with this project, Developer/Contractor shall submit for approval the precise location of the import source and export placement.***



***A grading permit will not be authorized until import source and export placement locations are approved by the City of Menifee Engineering Department.***