

**CITY OF MONTCLAIR  
BUILDING DIVISION**

**GRADING PLAN GENERAL NOTES**

1. All work shown hereon shall be done in accordance with City of Montclair standards and specifications, Appendix J of the 2010 California Building Code, and Standard Specifications for Public Works Construction, 2012 edition, with any supplements.
2. Any construction project equal to or greater than one acre shall provide Waste Discharge Identification number (WDID) on grading plans prior to receiving grading permit.
3. A Qualified SWPPP Practitioners' (QSP) contact information shall be included on title sheet of grading plan.
4. Prior to start of construction a pregrading meeting at the site is required. Participants shall include, as a minimum, the inspector, soils engineer, and grading contractor.
5. Work shall not commence prior to 7:00 a.m. nor extend past 6:00 p.m., Monday through Friday unless other hours are authorized by the City's Community Development Director. Equipment warm-up shall not start prior to 6:30 a.m.
6. All survey monuments shall be protected and perpetuated in place. Any disturbed or covered monuments shall be reset by a qualified Civil Engineer or Land Surveyor at the expense of the grading contractor.
7. Prior to taking water from any fire hydrant, the contractor shall make arrangements with the Monte Vista Water District to obtain a fire hydrant water meter. Meter location may not be altered without Water District's approval.
8. At least 48 hours prior to start of grading, contractor shall notify Underground Service Alert at 1-800-227-2600 and obtain a USA ticket number to provide to Building Inspector.
9. Prior to the start of grading, all existing vegetation and debris, including existing structures, footings, foundations, rubble, trees, and root systems, shall be removed from the site to the satisfaction of the Soils Engineer and disposed of legally.
10. After removal of debris, any existing fill or disturbed native soils shall be excavated and removed in accordance with the recommendations of the soils report and to the satisfaction of the Soils Engineer.
11. Exposed soils shall be inspected by the Soils Engineer, and any additional over-excavation shall then be made in accordance with the Soils Engineer's recommendations as contained in the Soils Report or as directed by Soils Engineer in field.

12. Unless otherwise directed by the Soils Engineer or the soils report, exposed soils shall be scarified to a minimum depth of six inches, brought to proper moisture content and compacted to at least 95 percent of the maximum density, as determined by ASTM D 1557.
13. If any unforeseen subsurface structures are encountered during construction, they shall be immediately brought to the attention of the Soils Engineer and Building Division before proceeding further.
14. Erosion control plans shall be prepared and submitted to the City Engineer for approval concurrent with the grading permit application and/or with grading plan submittal unless otherwise waived by the City Engineer. The erosion control plans must be approved and erosion control devices installed and certified and inspected as being properly constructed by the engineer of record. Protective measures shall be taken by the Contractor so as not to cause any mud, silt, or debris to be deposited onto public or adjacent property at all times during construction. Any mud or debris on public property shall be removed immediately. Dust shall be controlled by watering or other approved method throughout the grading and building construction operations.
15. Prior to the start of any building construction, the Contractor shall furnish the City Building Official with certifications from the Civil Engineer and Soils Engineer that building pad sub-grades are within 0.10 foot of the approved plans, proper compaction for all structure pads and footings has been obtained and complete preparation has been completed. The certification shall also include verification that all structures footings and forms meet the approved setback requirements and are located at the approved location.
16. No demolition shall commence without obtaining a demolition permit from the City Building Division.
17. No grading shall commence without obtaining a grading permit from the City Building Division and notifying Building Inspector 24 hours prior to start of work.
18. The Soils Engineer shall also be responsible to verify and report that proper compaction has been obtained by subcontractors and utility agencies concerning utility line backfill, including, but not limited to, sewers, water, electrical, gas, communication, and landscape irrigation lines.
19. Certificates of final lot grading are to be submitted to the Building Division prior to final building inspection.
20. All concrete used in site paving, drainage, curbs, and/or gutters shall be Type II or V and shall be 520-C-2500 unless a higher strength mix is specified.
21. An as-graded grading plan and certification of compliance with said grading plan is to be submitted to Building Division prior to paving and/or landscaping.

22. All slopes exceeding five feet in vertical height and exceeding 5:1 slope are to be planted with approved plant material and provided with approved watering system.
23. Any area shown to be graded for future work shall have a minimum grade of one percent (1%) to drain. Semi-permanent erosion control devices shall be installed or constructed and maintained as necessary.
24. No adjustment of elevation shall be made without prior written approval of the Building Official and the Civil Engineer of record.
25. All P.C.C. water carrying devices with slopes less than 0.5 percent will be water-tested prior to final finish. Any residual ponding in evidence at time of inspection shall be cause for removal and replacement.
26. All installations of pervious concrete shall meet one of the following criteria for the minimum Certification for each placement crew and shall submit verification of NRMCA Pervious Concrete to Certification prior scheduling a pervious concrete pour.
  - a. The pervious concrete subcontractor shall employ no less than one (1) NRMCA Certified Pervious Concrete Craftsman who must be onsite, actively guiding and working with each placement crew during all pervious concrete placement.
  - b. The pervious concrete subcontractor shall employ no less than three (3) NRMCA Certified Pervious Concrete Installers who must be onsite, actively guiding and working with pervious concrete for projects.
  - c. The pervious concrete subcontractor shall employ no less than three (3) NRMCA Pervious Concrete technicians and one (1) Pervious Installer who shall be onsite, actively guiding and working with each placement crew during all pervious concrete placement.
27. All walls over two feet (2') in height require separate building permits and inspection.
28. All work within public rights-of-way requires separate permits issued by the Engineering Division. Inspection for work within public rights-of-way will be provided by the Engineering Division.
29. Grading contractor shall notify the Soils Engineer not less than 72 hours in advance of the location of any soils proposed for import. Each proposed import source shall be sampled, tested, and approved by the Soils Engineer prior to delivery of soils for use on the site.
30. No soil may be imported or exported without first obtaining approval from the City Engineer as to the proposed haul route.

31. Strict adherence to dust control requirements shall be enforced and adjacent streets are to be cleaned daily of all dirt and debris that is the result of this operation. Soil stabilization is required if the site has disturbed soil for more than one month in accordance with AQMD'S Rule 403. For the requirements of Rule 403, see [www.aqmd.gov/rule403](http://www.aqmd.gov/rule403).
32. Prior to commencing the excavation of a trench five (5) feet in depth or greater into which a person will be required to descend, the contractor shall first obtain a permit to do so from the Division of Industrial Safety pursuant to subsection 7-10.4.1 of the Standard Specifications for Public Works Construction, 2012 edition plus supplements. A copy of the permit shall be filed with the City Engineer or designated representative.

**Caltrans Specifications**

*It is generally not necessary to reference Caltrans standard specifications for grading plans. However, if the designer feels the need to include one or more provisions from the Caltrans Standard Specifications, replace Note No. 1 with the following:*

1. All work shown hereon shall be done in accordance with City of Montclair standards and specifications, Appendix J of the 2010 California Building Code, State of California Department of Transportation Standard Specifications, dated May 2006, and Standard Specifications for Public Works Construction, 2012 edition, with any supplements.
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The anticipated grading quantities for this project are:

\_\_\_\_\_ cubic yards cut  
\_\_\_\_\_ cubic yards fill  
\_\_\_\_\_ % shrinkage

We hereby certify that we have reviewed this plan and that it substantially conforms to  
Soils Report No.: \_\_\_\_\_ Dated: \_\_\_\_\_ prepared by

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

for: \_\_\_\_\_ (job address/project)

Montclair, CA 91763



The undersigned **Civil Engineer** will be responsible for professional inspection in accordance with Appendix J of the 2007 California Building Code.

\_\_\_\_\_  
**(ENGINEER'S SEAL)**

*Include the following information on the grading plans:*

The estimated start date for construction is \_\_\_\_\_

The estimated completion date for construction is \_\_\_\_\_

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

## NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.