

PRECISE GRADING PLAN FOR (ENTER PROJECT NAME)

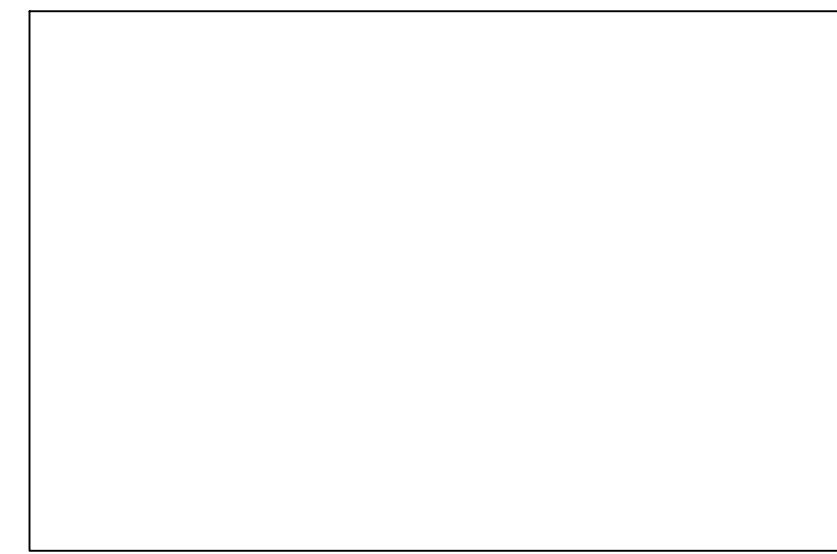
WORK TO BE DONE

LEGEND:

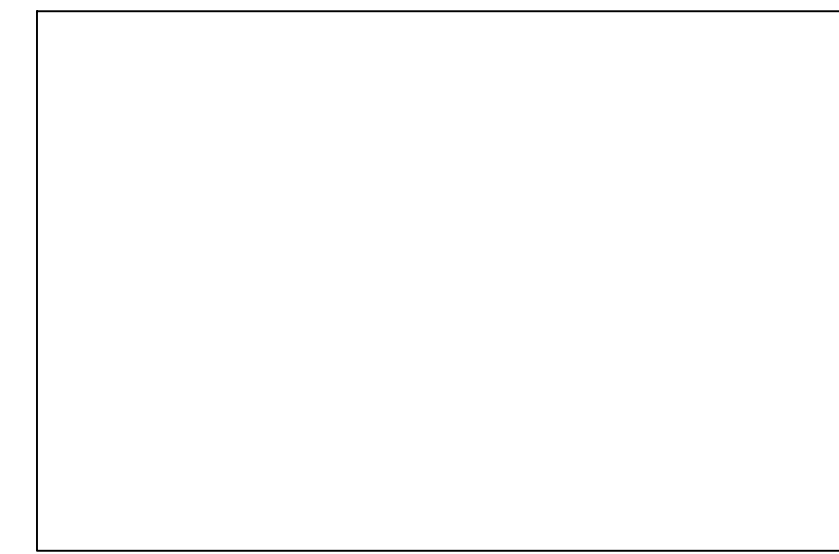
ITEM	STD. DWG.	SYMBOL

GRADING PLAN DESIGN NOTES

1. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE "SAN DIEGO AREA REGIONAL STANDARD DRAWINGS", AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
3. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
4. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFFSITE.
5. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
6. ALL EXISTING, ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
8. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND THE DEVELOPMENT SERVICES DEPARTMENT ENGINEERING INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.
10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID LAND DEVELOPMENT (GRADING) PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
11. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.
A RIGHT-OF-WAY PERMIT FROM THE CITY SUPPLEMENTED WITH A TRAFFIC CONTROL PLAN SHALL BE REQUIRED FROM THE CONTRACTOR FOR ANY WORK WITHIN EXISTING CITY RIGHTS-OF-WAY.
12. ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
13. ALL LOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.
14. ALL MASONRY RETAINING WALLS, EXCEPT THOSE LESS THAN FOUR FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE BUILDING DIVISION. ALL SEGMENTAL RETAINING WALL SYSTEMS, EXCEPT THOSE LESS THAN THREE FEET HIGH AND NOT SUPPORTING A SURCHARGE, REQUIRE A PERMIT FROM THE ENGINEERING DIVISION.
15. MAXIMUM SLOPE RATIO SHALL BE 2:1.
16. A 12-INCH HIGH BY 4-FOOT WIDE BERM (90% COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.
17. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED [(FOR HAULING OF MATERIAL (DIRT) ON A PUBLIC STREET)].
18. LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").
19. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
20. ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
21. IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.



VICINITY MAP
SCALE:



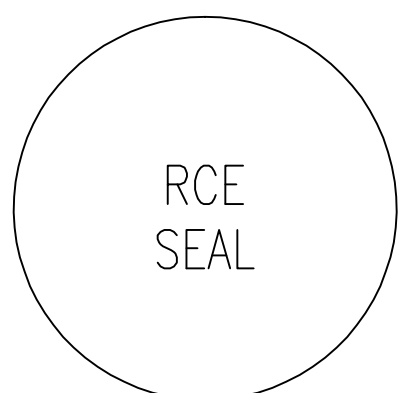
KEY MAP
SCALE:

SHEET INDEX

GRADING PLAN DESIGN CERTIFICATES

1. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY: _____ DATED: _____
2. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL REPORT PREPARED FOR THIS DEVELOPMENT.

BY: _____ R.C.E. NO. _____ DATE: _____
BY: _____ C.E.G. NO. _____ DATE: _____

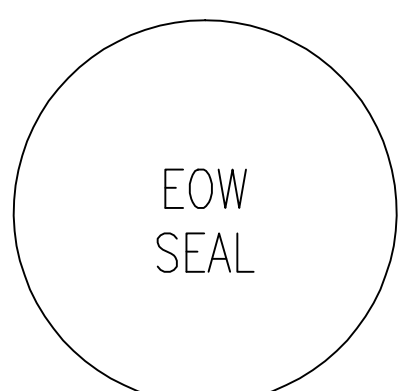


"DECLARATION OF ENGINEER OF WORK"

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THIS LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

ENGINEER _____ LICENSE NO. _____ DATE _____

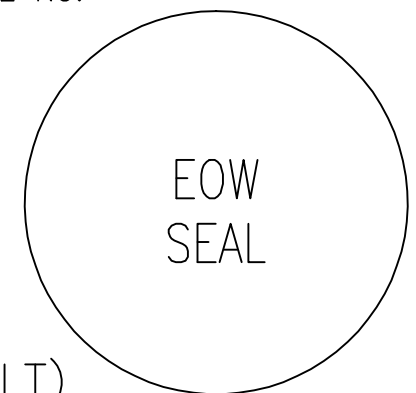


SOILS ENGINEER CERTIFICATION (AS-BUILT)

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL TESTING AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRESS FILLS WHERE REQUIRED, THE ADEQUACY OF THE NATURAL GROUND FOR RECEIVING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBDRAINS AND OTHER GROUNDWATER DRAINAGE DEVICES, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT AS DATED: _____

SOILS ENGINEER OF RECORD: _____
NAME _____ LICENSE NO. _____

ENGINEERING GEOLOGIST OF RECORD: _____
NAME _____ LICENSE NO. _____

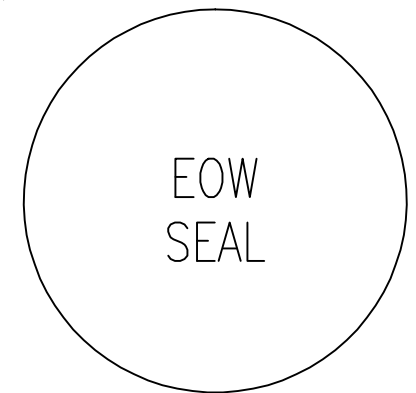


CIVIL ENGINEER CERTIFICATION (AS-BUILT)

I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE SUPERVISED THE CONSTRUCTION OF THE ENGINEERING WORK AS SHOWN ON THESE PLANS INCLUDING THE PERIODIC OBSERVATION OF MATERIALS AND COMPLETED WORK TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

I ALSO CERTIFY THAT ALL CHANGES AND/OR ADDITIONS MADE DURING CONSTRUCTION, ALL INFORMATION AS REQUIRED BY THE CITY OF OCEANSIDE GRADING ORDINANCE, AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEERING AND ENGINEERING GEOLOGY REPORTS PREPARED FOR THIS PROJECT HAVE BEEN INCORPORATED IN THESE PLANS.

CIVIL ENGINEER OF RECORD: _____
NAME _____ LICENSE NO. _____



APPROVED CHANGES: _____ CITY BENCHMARK: _____

NO.	DESCRIPTION	APPVD	DATE

GEOTECHNICAL CONSULTANT APPROVAL
CITY OF OCEANSIDE
PLANS ARE CHECKED AND FOUND TO COMPLY WITH THE CITY OF OCEANSIDE REQUIREMENTS:
APPROVED BY _____ DATE _____



EARTHWORK QUANTITIES

**CUT
FILL
REMEDIAL
EXPORT/IMPORT**

LEGAL DESCRIPTION

SITE ADDRESS

A. P. N.

OWNER/PERMITEE

ENGINEER

SOILS ENGINEER

REFERENCED DRAWINGS

(ADD NOTE WHEN APPLICABLE)
STORM WATER MITIGATION PLAN NOTE

- A. ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED STORM WATER MITIGATION PLAN (SWMP).
- B. PROVIDE STENCILING OR LABELING OF ALL STORM WATER DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE DUMPING LANGUAGE (E.G. "NO DUMPING - I LIVE DOWNSTREAM") AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING, SATISFACTORY TO THE CITY ENGINEER. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.
- C. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PROVIDE A STAMPED AND SIGNED LETTER TO THE CITY OF OCEANSIDE ENGINEERING DIVISION STATING THAT THE SOIL PLACED WITHIN THE BIORETENTION FACILITIES MEETS THE SPECIFICATIONS CITED IN THE APPROVED SWMP.

WDID NO.	FILE NO.
SHEET 1	CITY OF OCEANSIDE ENGINEERING DIVISION
X SHEETS	
PRECISE GRADING PLAN FOR (PROJECT NAME)	
APPROVED	
CITY ENGINEER: STEVEN E. STRAPAC R.C.E. 57654 Date: _____	
ENGINEER OF WORK	Checked By: _____ PLAN NUMBER _____
Sign: _____ Name: _____	Approval Date: _____
Elev: _____ Datum: _____	