

**CITY OF SAN JUAN CAPISTRANO GENERAL NOTES FOR  
GRADING**

STATEMENT WITH RESPECT TO EASEMENTS ON SUBJECT PROPERTY:  
THE PROJECT ENGINEER/ARCHITECT HAS REVIEWED TITLE REPORT  
NUMBER \_\_\_\_\_ DATED \_\_\_\_\_ AS IT RELATES TO PROPERTY  
LOCATED AT \_\_\_\_\_ AND HAS  
DEPICTED ALL ENCUMBERED EASEMENTS ON THESE IMPROVEMENT PLANS.

SIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_

THE FOLLOWING GENERAL GRADING NOTES SHALL APPEAR ON THE PLAN(S).  
IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE WORK  
PROPOSED ON THE GRADING PLAN, CORRECT THE PLAN(S) TO COMPLEMENT  
AND BE CONSISTENT WITH THE NOTES.

**GENERAL GRADING NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF SAN JUAN CAPISTRANO, GEOTECHNICAL REPORTS NOTED HEREON, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.
2. INITIAL INSPECTION. PRIOR TO ANY GRADING OR BRUSHING, PREPARATORY TO GRADING, THERE SHALL BE A PRE-GRADING MEETING HELD ON THE SITE. THE PROJECT COORDINATOR SHALL CONTACT THE CITY GRADING/BUILDING INSPECTOR, CITY ENGINEERING INSPECTOR, AND CITY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR AND SHALL CONTACT THE FOLLOWING PRINCIPALS TO BE REPRESENTED AT THE MEETING: OWNER, SOILS ENGINEER, ENGINEERING GEOLOGIST, CIVIL ENGINEER (OR ARCHITECT) AND GRADING CONTRACTOR.
3. SUBSEQUENT INSPECTIONS. REQUESTS FOR INSPECTION BY THE GRADING/BUILDING INSPECTOR OR RECORD OF THE FOLLOWING ITEMS SHALL BE MADE IN THE FORM AND MANNER AS REQUIRED BY THE BUILDING DIVISION:
  - (A) CANYON CLEANOUT. AFTER ALL BRUSH AND UNSUITABLE MATERIAL HAS BEEN REMOVED AND AN ACCEPTABLE BASE HAS BEEN EXPOSED, BUT BEFORE ANY FILL IS PLACED.
  - (B) TOE BENCH AND KEY INSPECTIONS. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
  - (C) OVER-EXCAVATION. AFTER AREA HAS BEEN EXCAVATED, BUT BEFORE FILL IS PLACED.
  - (D) EXCAVATION INSPECTION. AFTER THE EXCAVATION IS STARTED,

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BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.

- (E) FILL INSPECTION. AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TEN FEET.
  - (F) DRAINAGE DEVICE INSPECTION. CONTACT GRADING/BUILDING INSPECTOR OF RECORD FOR REQUIREMENTS.
  - (G) PAVING. FOR ON-SITE PAVING, CONTACT GRADING/BUILDING INSPECTOR OF RECORD FOR REQUIREMENTS AND INSPECTION. FOR PAVING IN PUBLIC RIGHT-OF-WAY, CONTACT ENGINEERING INSPECTOR FOR REQUIREMENTS AND INSPECTION.
  - (H) ROUGH GRADING. WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE CITY ENGINEER HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS. UNDER NORMAL CIRCUMSTANCES, ALL SUBDRAINS AND SLOPE DRAINS SHALL BE IN PLACE AND APPROVED AS A CONDITION FOR ROUGH GRADING RELEASE.
  - (I) FINAL. ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND ALL WRITTEN PROFESSIONAL APPROVALS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED. REQUIRED REPORTS FROM THE SOILS ENGINEER SHALL INCLUDE, BUT NOT BE LIMITED TO, INTERIOR AND EXTERIOR UTILITY TRENCH BACKFILL COMPACTION AND RETAINING WALL BACKFILL COMPACTION. AN AS-BUILT PLAN WILL BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THE FINISHED SITE SIGNIFICANTLY DEVIATES FROM THE APPROVED GRADING PLAN.
4. CUT SLOPES SHALL BE NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL MANUFACTURED SLOPES SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN JUAN CAPISTRANO MUNICIPAL CODE SECTION 9-3.505 AND 9-4.112. ALL SUCH SLOPES SHALL BE 2:1 OR FLATTER. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISHED SURFACE.
5. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% DENSITY AS DETERMINED BY C.B.C. STANDARD NO. 70-1-70 AND, CERTIFIED BY THE SOILS ENGINEER.
6. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD

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AND SOILS ENGINEER PRIOR TO PLACEMENT OF ANY FILL. AFTER FILL IS PLACED, A COMPACTION REPORT, TEST RESULTS AND A LETTER OF CERTIFICATION SIGNED AND STAMPED BY THE SOILS ENGINEER SHALL BE SUBMITTED TO THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD.

7. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL ON PLAN.
8. ALL EXISTING FILLS SHALL BE APPROVED BY THE CITY ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILL IS ADDED.
9. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED PER ORANGE COUNTY HEALTH DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY ENGINEER AND SOILS ENGINEER.
10. THE FACE OF ALL CUT AND FILL SLOPES SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER APPROVED BY THE CITY ENGINEER. AN APPROVED IRRIGATION SYSTEM OR WATER FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER PRIOR TO ROUGH GRADE APPROVALS.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO EXCAVATION.
12. THE DESIGN CIVIL ENGINEER, PRIOR TO ROUGH GRADE APPROVAL, SHALL PROVIDE A MINIMUM OF ONE BLUE TOP PER LOT, SET AT THE HIGHEST POINT IN THE FINISHED DRAINAGE SWALE. THE ELEVATION OF THE FLOOR SHALL BE CERTIFIED IN WRITING TO ENSURE PROPER CLEARANCE AND FALL TO DRAINAGE SWALE. THESE ELEVATIONS SHALL BE NOTED ON THE BUILDING PLANS.
13. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING CODE AND LETTER REPORT SIGNED AND STAMPED AND SENT TO THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD WITH RESULTS OF TESTS.
14. THE CIVIL ENGINEER/SURVEYOR SHALL CERTIFY LINE, GRADE AND DRAINAGE OF THE DEVELOPMENT AREA. THE CERTIFICATION SHALL BE SUBMITTED TO THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD PRIOR TO FOOTING AND SLAB PLACEMENT.
15. PRESATURATION CERTIFICATION OF SUBGRADE IS REQUIRED TO BE SUBMITTED TO THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD PRIOR TO FOOTING AND/OR SLAB PLACEMENT PER THE SOILS REPORT.

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16. ANY LOT CORNER OR OCEMA BM, MONUMENT OR TIE DESTROYED OR DISPLACED SHALL BE RESTORED TO ITS ORIGINAL POSITION BY A LICENSED ENGINEER OR SURVEYOR. ANY CHANGE IN LOCATION OR ELEVATION SHALL BE REPORTED TO THE CITY ENGINEER AND ORANGE COUNTY RDMD BY A LICENSED ENGINEER OR LAND SURVEYOR ON 8½" X 11" PAPER (ONE SIDE ONLY) SHOWING LOCATION AND TIES OR LEVEL RUN.
17. SITUATION CONTROL FACILITIES:
- PRIOR TO THE START OF ANY WORK ON DESILTING BASINS AND EROSION CONTROL FACILITIES, THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD AND THE DEPARTMENTAL EROSION CONTROL ENGINEER SHALL BE CALLED TO REVIEW THE PLACEMENT OF SAID FACILITIES.
- DURING INSTALLATION, INSPECTIONS ARE TO BE CALLED BEFORE ANY CONCRETE IS POURED AND AFTER STRUCTURE IS COMPLETE.
- (A) AFTER EXCAVATION, BUT PRIOR TO FILL PLACEMENT. PRE-FABRICATED DEVICES TO BE AVAILABLE ON SITE FOR INSPECTION.
- (B) AFTER FILL PLACEMENT, BUT PRIOR TO PLACEMENT OF CONCRETE OR OTHER NON-EROSIVE MATERIALS.
- (C) AFTER COMPLETION, IN ACCORDANCE WITH REQUIREMENTS OF THE CITY'S GRADING/BUILDING INSPECTOR OF RECORD.
18. THE PROJECT SITE SHALL BE MAINTAINED IN A "WET-DOWN" CONDITION TO THE DEGREE NECESSARY TO PREVENT EXCESSIVE DUST. PERIODICALLY, SPILLAGE AND DUST SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY BY SWEEPING OR SPRINKLING; HOWEVER, WATERING THAT RESULTS IN MUD ON PUBLIC STREETS IS NOT PERMITTED AS A SUBSTITUTE FOR OTHER CLEANING METHODS.
19. CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNS, LIGHTS, BARRICADES, FLASHING ARROW BOARD AND ANY OTHER TRAFFIC CONTROL OR WARNING DEVICES, INCLUDING FLAGMEN, AS MAY BE REQUIRED BY THE CITY ENGINEER. ALL ITEMS MENTIONED SHALL BE IN CONFORMANCE WITH THE CURRENT REQUIREMENTS AS SPECIFIED IN THE LATEST EDITION OF THE "CONSTRUCTION SAFETY ORDERS", AND W.A.T.C.H. FAILURE TO DO SO WILL BE CITED UNDER APPLICABLE SECTION OF THE C.V.C. AND CORRECTIVE COSTS TO THE CITY WILL BE CHARGED.
20. GEOLOGIC AND/OR SOILS REPORTS PREPARED BY **FILL IN NAME(S)** AND

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DATED **FILL IN DATE(S)**, HAVE BEEN REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE, INCLUDING ALL SUPPLEMENTS, ADDENDA AND AMENDMENTS THERETO ARE INCLUDED BY REFERENCE. ALL RECOMMENDATIONS CONTAINED THEREIN MUST BE FOLLOWED.

21. ESTIMATED QUANTITY OF CUT **SHOW AMOUNT.**  
ESTIMATED QUANTITY OF FILL **SHOW AMOUNT.**  
(FOR PLAN REVIEW AND PERMIT FEE PURPOSES ONLY, NOT FOR BID OR PAYMENT).
22. THE CONTRACTOR SHALL PAY FOR THE INITIAL SOIL AND MATERIALS TESTS AND ANY SUBSEQUENT SOIL AND MATERIALS TESTS DEEMED NECESSARY DUE TO FAILURE OF THE INITIAL TESTS, AS DETERMINED BY THE CITY ENGINEER OR DESIGNEE.
23. NO WORK SHALL BE DONE ON ADJACENT PROPERTIES OR ADJACENT OWNER'S IMPROVEMENTS WITHOUT OBTAINING WRITTEN PERMISSION FROM THE OWNERS OF THE ADJACENT PROPERTIES AND SUBMITTING A COPY THEREOF TO THE CITY ENGINEERING DIVISION.
24. ALL EXISTING DRAINAGE COURSES ON THE PROJECT MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTION OF NATURAL DRAINAGE PATTERNS. IF THE FOREGOING CANNOT BE COMPLIED WITH, A FULLY EXECUTED, NOTARIZED AND RECORDED AGREEMENT BETWEEN THE AFFECTED PARTIES SHALL BE EXECUTED.
25. WORK, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.
26. ALL STREET SECTIONS LOCATED WITHIN 20 FEET OR LESS, FROM THE TOE OF A SLOPE OF 10' IN HEIGHT OR MORE SHALL BE SHOWN AND MARKED ON THE PLANS. THESE SECTIONS SHALL BE PROTECTED FROM UNDERGROUND WATER SEEPAGE BY CUT-OFF SUBDRAIN BARRIERS IN ACCORDANCE WITH CITY STANDARD PLAN NO. 350. ANY DEVIATION TO DEVICE OR METHOD OF DRAINAGE SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.
27. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF SAN JUAN CAPISTRANO, ESPECIALLY SECTION 6-3.06(B), (C), (D), AND (E), AND SHALL SECURE THE SERVICES OF THE CITY'S EXCLUSIVE SOLID WASTE

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HAULER FOR THEIR SOLID WASTE HANDLING NEEDS.

28. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER CITY REGULATORY DIVISIONS/DEPARTMENTS OR AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
29. CONTRACTOR SHALL PROVIDE A CLEAR UNOBSTRUCTED WALKWAY FOR PEDESTRIANS PAST WORK AREA(S). AT NO TIME SHALL PEDESTRIANS BE DIRECTED INTO A VEHICULAR LANE.
30. NO STAGING OF CONSTRUCTION EQUIPMENT SHALL BE PERMITTED IN THE RIGHT-OF-WAY.
31. A TRAFFIC CONTROL PLAN SHALL BE REQUIRED FOR ALL LANE CLOSURES. SAID PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TRAFFIC ENGINEER PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT FOR WORK IN THE RIGHT-OF-WAY.
32. SEPARATE ENCROACHMENT PERMITS SHALL BE OBTAINED FROM THE ENGINEERING DIVISION FOR INSTALLATION OF "DRY" UTILITIES IN THE RIGHT-OF-WAY.
33. ALL SIDEWALK, CURB AND GUTTER, AND DRIVEWAY APPROACHES, WITHIN THE CITY'S RIGHT-OF-WAY, SHALL BE CONSTRUCTED OVER 6" MINIMUM CLASS II AGGREGATE BASE (3/4" MAXIMUM AGGREGATE SIZE) OR CMB, PER CITY STANDARD PLANS.
33. EROSION AND SEDIMENT CONTROL SHALL BE PURSUANT TO BEST MANAGEMENT PRACTICES AND SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR DURING ENTIRE CONSTRUCTION PERIOD.
34. PER CITY COUNCIL POLICY 601, AN ARCHAEOLOGICAL MONITOR IS REQUIRED TO BE ON SITE DURING ALL EXCAVATION ACTIVITIES IN EXCESS OF 18 INCHES, UNLESS DETERMINED TO BE EXEMPT BY THE PLANNING DIRECTOR. A FINAL REPORT MUST BE PREPARED AND SUBMITTED TO THE ENGINEERING DIVISION WHEN MONITORING REQUIREMENTS OF THIS PROJECT ARE COMPLETE. ALL COSTS SHALL BE BORNE BY PERMITTEE.
35. IMPROVEMENT AND/OR CONSTRUCTION OF BIKE TRAILS SHALL BE PER CITY STANDARD NO. 345.
36. THE DEVELOPER SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID

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CREATING ANY DRAINAGE PROBLEMS FOR PROPERTIES ADJACENT TO OR IN THE VICINITY OF THE PROPOSED DEVELOPMENT. IF ANY SUCH DRAINAGE PROBLEMS ARE EVIDENT, OR DO OCCUR, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE AND IMPLEMENT A SOLUTION ACCEPTABLE TO THE CITY ENGINEER AT NO COST TO THE CITY, AND TO SUBMIT A RECORDED INSTRUMENT TO INSURE THE FUTURE OF THE SOLUTION.

37. ANY CONNECTIONS TO THE CITY STORM DRAINS FROM PRIVATE ON-SITE DRAINS MUST BE APPROVED BY THE CITY ENGINEER. A PERMIT FOR WORK IN THE RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION PRIOR TO CONNECTION.
38. DRIVEWAYS, PEDESTRIAN WAYS, AND DRAINAGE FACILITIES SHALL BE LOCATED AND CONSTRUCTED PER CITY OF SAN JUAN CAPISTRANO MUNICIPAL CODE SECTION 9-4.1.
39. SEWER IMPROVEMENTS SHALL BE PER CITY OF SAN JUAN CAPISTRANO MUNICIPAL CODE SECTION 9-4.111.
40. WATER SYSTEM IMPROVEMENTS SHALL BE PER CITY OF SAN JUAN CAPISTRANO MUNICIPAL CODE SECTION 9-4.109.
41. FULFILL FEE REQUIREMENTS AS SET FORTH IN SAN JUAN CAPISTRANO MUNICIPAL CODE SECTION 9-2.317.

REV. 4/24/07

**CONTACT ENGINEERING DIVISION FOR LATEST NOTES**