

NOTES FOR ALL GRADING PLANS

1. Streets shall be swept as frequently as determined by the City Engineer of the City of Santa Fe Springs to keep paved areas acceptably clean during grading and hauling operations. A street sweeper shall be available for this purpose at all times. The sweeper shall be a double-gutter broom, self-loading motor sweeper with spray nozzles. Any spillage on haul routes shall be removed immediately and the area cleaned.
2. Drainage shall not be blocked in the street.
3. The grading contractor shall install and maintain compacted untreated base material for a minimum distance of 75 feet from the curb face for ingress and egress prior to on-site paving. The thickness of untreated base shall be a minimum of 6 inches.
4. Curb shall be cut where future driveway(s) are to be installed. Only the curb cut area shall be used for ingress and egress. Access to site over curbs is prohibited.
5. The grading contractor shall be required to provide flag persons with red vests, hard hats, and signs approved by the City Engineer at any time the Engineer determines that flag persons are necessary for traffic control due to Contractor's operations.
6. The Contractor is advised that application for a temporary water meter shall be made to the City of Santa Fe Springs Finance Department. Failure to obtain a water meter from the City of Santa Fe Springs is a violation of Section 53.18 of the City Code, a misdemeanor punishable by a fine not exceeding \$500 or by imprisonment of six (6) months, or both. Only approved spanner wrenches may be used when operating fire hydrants.
7. The contractor shall implement storm water and urban runoff pollution prevention controls, and Best Management Practices (BMPs) on construction sites in accordance with Chapter 52, Storm Water Runoff, of the City Code. The Contractor may also be required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan (SWPPP) as specified in the State of California General Permit for Storm Water Discharges associated with construction activities in accordance with NPDES mandate to protect receiving waters and storm drains from construction activity related erosion and pollution.
8. The supervising Grading Engineer shall inspect and certify the construction of on-site storm drain and drainage facilities, and submit a statement that the completed work is in conformance with this approved plan prior to building occupancy.
9. All catch basins and storm drain inlet facilities shall be stamped with the message "No Dumping, Drains to Ocean." per Chapter 52 of the City Code.

10. Owner/developer shall submit for approval a separate 24" x 36" record drawing or "As-Built" to the City Engineer showing plan and profile of on-site storm drain system (NPDES requirement). This plan shall be prepared by a registered Civil Engineer, and be reviewed and approved by the City Engineer prior to building occupancy.
11. On-site drainage systems shall be privately maintained.
12. Owner/developer shall submit to the City Engineer drainage covenants, private easement documents or reciprocal drainage provisions in CC&R's for cross-lot drainage flows to be recorded in the Office of the County Recorder.
13. Owner will incorporate the following indemnification clause in the CC&R's and/or other documents to be recorded in conjunction with this project if ponding areas are identified on the grading plans:

"As owner of property being developed at _____ owner hereby acknowledges that the site is subject to temporary flooding/ponding during rain storms. The owner, its heirs, successors, and assigns therefore will hold the City of Santa Fe Springs harmless for any losses or damages incurred due to such storm water flooding or ponding."

The City recommends the placement of flooding/ponding warning signs at driveway entrances and other prominent locations, and notices posted on bulletin boards to advise employees and visitors of potential flooding/ponding during the rain storms.

14. Fugitive Dust, Reasonable Available Control Measures (AQMD Rule 403) - The grading contractor shall implement control and high wind measures to mitigate the sources of fugitive dust under AQMD Rule 403. A list of reasonable available fugitive dust control measures can be obtained from the Public Works Department.
15. All requirements of the Public Works Department shall be met prior to building occupancy.
16. All projects over \$50,000 are subject to the requirements of Ordinance 914 to reuse or recycle 75% of the project waste. Contact City Recycling Coordinator at the Department of Planning and Development at (562) 868-0511, extension 334.
17. This project shall conform to Ordinance 915, which amends Chapter 52 "Stormwater/Urban Runoff" of the City Code and implements the requirements of the approved Standard Urban Stormwater Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMPs to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak flow discharges.