

## City of Big Bear Lake

### GRADING NOTES

#### REQUIRED NOTES TO APPEAR ON THE GRADING PLAN

Notes must appear as worded on the full sized title sheet of the grading plan

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#### GRADING NOTES

1. Any modifications of or changes in approved grading plans must be approved by the City Building Official.
2. A copy of the Grading Permit and approved grading plan must be in the possession of a responsible person and available at the site while work is in progress.
3. Engineer must set grade stakes for all drainage devices and obtain inspection approval before pouring.
4. Provisions shall be made for contributory drainage at all times.
5. Secure permission from City Engineer, easement grantee, State Highway Department, and/or Homeowners Association for construction, grading, and/or discharge of drainage within street right-of-way.
6. Grading shall not be started without first notifying the Grading Inspector.
7. Cut and fill slopes shall be no steeper than 2 units horizontal to 1 unit vertical (2:1), except where specifically approved otherwise.
8. Fills shall be compacted throughout to a minimum of 90% relative compaction. Aggregate base for asphaltic areas shall be compacted to minimum of 95% relative compaction. No rocks greater than 6 inches in diameter may be placed in fill.
9. Areas to receive fill shall be properly prepared and approved, in writing, by the Soil Engineer and the Building Official prior to placing fill.
10. Fill shall be benched into competent material.
11. All existing fills shall be approved by the Building Official or removed prior to placing additional fills.
12. Stock piling of excess material shall be approved by the Building Official prior to excavation.
13. Clear and remove from site all debris, excepting for existing trees in designated landscape areas; strip site of vegetation, large roots, surface trash and rocks. Under no circumstances shall the Clean Bear sites be used for disposal. Violators are subject to a \$500.00 fine.
14. All trench backfills shall be tested and approved by the Soil Engineer.
15. The Engineering Geologist and Soil Engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and to determine the presence or absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.
16. Subdrain outlets shall be completed at the beginning of the subdrain construction.
17. The exact location of the subdrains shall be surveyed in the field for line/grade and reflected on as-graded plans.
18. All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended remediation to the Building Official for Approval.
19. Where support or buttressing of cut and natural slopes is determined to be necessary by the Engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and

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Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.

20. When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.
21. The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
22. The compaction report and approval from the Soil Engineer shall indicate the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or nuclear gauge, and shall be so noted for each test.
23. The grading contractor shall submit a written statement verifying that the work done under his direction was performed in accordance with the approved plans and requirements of Appendix 33 of the City of Big Bear Lake Building Code or describing all variances from the approved plans and requirements of the code.
24. The undersigned Design Engineer verifies that this grading plan was prepared under my supervision in accordance with the City of Big Bear Lake Building Code. All soils engineer and engineering geology recommendations were incorporated in the plan. (Must be signed and dated by the Design Engineer.)
25. Grading operations must be conducted under periodic geologic inspection with inspection reports to be submitted to the Building Department.
26. Export soil must be transported to a legal dump or to a permitted site shown clearly on approved plans.
27. Slopes shall be planted with an approved plant material and provided with an approved irrigation system, unless an alternative has been approved by the City.
28. The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plan.
29. Any contractor performing work on this project shall familiarize himself with the site and shall be solely responsible for any damage to existing facilities resulting directly or indirectly from his operation, whether or not such facilities are shown on these plans. Public streets shall be kept clean from dirt and/or debris. The grading contractor shall be responsible for all costs incurred in street cleaning necessitated by his operation.
30. All roads used by construction traffic shall be kept clear of construction debris related to the site construction. If debris from the project is left on the road overnight, the City may clean the road and charge the permit holder a minimum fee of \$100.00 plus \$100 per hour spent cleaning the road.
31. Preliminary soil and geology reports and all subsequent reports, as approved by the City of Big Bear Lake, are considered a part of the approved grading plan. All recommendations contained are to be compiled with or revisions submitted for review.
32. All existing drainage courses through this site shall remain open until facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.

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33. Roof gutters shall be installed to prevent roof drainage from falling on manufactured slopes. Gutters shall be connected to non-erosive piping or other method acceptable to the Building Official.
34. Any excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and is the responsibility of the permittee and/or owner.

**PLANTING AND IRRIGATION NOTES**

35. All cut and fill slopes will be planted with an approved ground cover and provided with an irrigation system as soon as practical during grading. In addition to the ground cover plants shall be installed on all slopes. All planting shall be of a type approved by the City.
36. The plans for a designed irrigation system for full coverage of all portion of the slopes shall be submitted and approved prior to rough grading approval by the City.
37. Planting and irrigation plans for slopes must be prepared and signed by a civil engineer or landscape architect.
38. Finish grading will be completed and approved and slope planting and irrigation systems installed before occupancy of buildings.

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**EROSION CONTROL PROVISIONS CERTIFICATE**

- 39. Storm Water Management Plans incorporating all the provisions of the City of Big Bear Lake Municipal Code shall be submitted and approved prior to permit issuance. Such plans are to include construction and post construction phase provisions reflecting "Best Management Practices".
- 40. Specify on plans: In case of emergency call: \_\_\_\_\_  
Work telephone number: \_\_\_\_\_  
Home telephone number: \_\_\_\_\_
- 41. Equipment and workers for emergency work shall be made available at all time during the rainy season. Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- 42. Erosion control devices shall not be moved or modified without the approval of the City Building Official.
- 43. Stockpiled materials shall be placed to be accessible by vehicle during periods of precipitation and protected from precipitation and runoff at the end of each working day.
- 44. All removable erosion protective devices shall be in place at the end of each working day.
- 45. After a rainstorm all silt and debris shall be removed from streets, check berms, and basins. No standing water shall be left in open trenches.
- 46. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward desilting facilities.
- 47. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorized on this plan.
- 48. Erosion control measures and planting shall be installed and maintained as soon as practical, in areas not subject to frequent traffic.
- 49. All erosion control, desilting basins, silt fences, and other storm water and/or erosion control features shall be inspected by the responsible party, on a weekly basis, cleaned, and maintained to ensure these features function as designed.
- 50. The undersigned Civil Engineer and Contractor shall inspect the erosion control work and ensure that the work is in accordance with the approved plans.

Signature: \_\_\_\_\_  
Engineer Date

Signature: \_\_\_\_\_  
Contractor Date