



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT

### BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
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## GRADING

### GENERAL NOTES

#### **GENERAL**

1. Please note on plan: "ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT."
2. Please note on plan: "PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT."
3. All work shall conform to Chapter 15 of the Newport Beach Municipal code (NBMC), the project soils report and special requirements of the permit.
4. Dust shall be controlled by watering and/or dust palliative.
5. Sanitary facilities shall be maintained on the site during the construction period.
6. Work hours are limited from 7:00 Am to 6:30 PM Monday through Friday; 8:00 AM to 6:00 PM Saturdays; and NO WORK ON SUNDAYS AND HOLIDAYS per section 10-28 of the NBMC.
7. Noise, excavation, delivery and removal shall be controlled per Section 10-28 of the NBMC.
8. The stamped set of approved plans shall be on the job site at all times.
9. Permittee and Contractor are responsible for locating and protecting utilities.
10. Approved shoring, drainage provisions and protective measures must be used to protect adjoining properties during the grading operation.
11. Cesspools and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code and approved by the Building Official.
12. Haul routes for import or export of materials shall be approved by the City Traffic Engineer and procedures shall conform with Chapter 15 of the NBMC.
13. Positive drainage shall be maintained away from all building and slope areas.
14. Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in a "Stop Work" order.
15. All plastic drainage pipes shall consist of PVC or ABS plastic schedule 40 or SDR 35 or ADS 3000 with glued joints.

16. No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, curbs, gutters or storm drains. All material and waste shall be removed from the site.

### **EROSION CONTROL**

1. Temporary erosion control plans are required from October 15 to May 15.
2. Erosion control devices shall be available on-site between October 15 and May 15.
3. Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent.
4. Temporary desilting basins, when required, shall be installed and maintained for the duration of the project.

### **REQUIRED INSPECTIONS**

1. A pre-grading meeting shall be scheduled 48 hours prior to start of grading with the following people present: owner, grading contractor, design civil engineer, soils engineer, geologist, City Building Inspector or their representatives. Required field inspections will be outlined at the meeting.
2. A pre-paving meeting shall be scheduled 48 hours prior to start of the sub-grade preparation for the paving with the following people present: owner, paving contractors, design civil engineer, soils engineer, City Building Inspector or their representatives. Required field inspections will be outlined at the meeting.

### **GRADING FILLS/CUTS**

1. Graded slopes shall be no steeper than 2 horizontal to 1 vertical.
2. Fill slopes shall be compacted to no less than 90 percent relative compaction out to the finished surface.
3. All fills shall be compacted throughout to a minimum of 90 percent relative compaction as determined by ASTM test method 1557, and approved by the soils engineer. Compaction tests shall be performed approximately every two feet in vertical height and of sufficient quantity to attest to the overall compaction effort applied to the fill areas.
4. Areas to receive fill shall be cleared of all vegetation and debris, scarified and approved by the soils engineer prior to placing of the fill.
5. Fills shall be keyed or benched into competent material.
6. All existing fills shall be approved by the soils engineer or removed before any additional fills are added.
7. Any existing irrigation lines and cisterns shall be removed or crushed in place and backfilled and approved by the soils engineer.
8. The engineering geologist and soils engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and determine the presence of, or possibility of future accumulation of, subsurface water or spring flow. If needed, drains will be designed and constructed prior to the placement of fill in each respective canyon.

9. The exact location of the subdrains shall be surveyed in the field for line and grade.
10. ALL trench backfills shall be compacted throughout to a minimum of 90 percent relative compaction, and approved by the soils engineer. The Building Department may require coring of concrete flat work placed over untested backfills to facilitate testing.
11. The stockpiling of excess material shall be approved by the Building Department.
12. Landscaping of all slopes and pads shall be in accordance with Chapter 15 of the NBMC.
13. All cut slopes shall be investigated both during and after grading by an engineering geologist to determine if any stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the engineering geologist shall recommend and submit necessary treatment to the Building Department for approval.
14. Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering geologist and soils engineer, the soils engineer will obtain approval of design, location and calculations from the Building Department prior to construction.
15. The engineering geologist and soils engineer shall inspect and test the construction of all buttress fills and attest to the stability of the slope and adjacent structures upon completion.
16. 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 soils engineer, a compacted fill blanket will be placed.
17. The engineering geologist shall perform periodic inspections during grading.
18. Notification of Noncompliance: If, in the course of fulfilling their responsibility, the civil engineer, the soils engineer, the engineering geologist or the testing agency finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Inspector. Recommendations for corrective measures, if necessary, shall be submitted to the Building Department for approval.

## **DOCUMENTATION**

1. An as-built grading plan shall be prepared by the civil engineer including original ground surface elevations, as graded ground surface elevations, lot drainage patterns and locations, and elevations of all surface and subsurface drainage facilities. He/she shall provide written approval that the work was done in accordance with the final approved grading plan and state the number of yards of cut and/or fill moved during the operation.
2. A soils grading report prepared by the soils engineer, including locations and elevation of field density tests. Summaries of field and laboratory results and other substantiated data and comments on any changes made during grading and their effect on the recommendations made in the soils engineering investigation report. He shall provide written approval as to the adequacy of the site for the intended use and completion of work in accordance with the job specifications.
3. A geologic grading report prepared by the engineering geologist, including a final description of the geology of the site, including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. He/she shall provide written approval as to the adequacy of the site for the intended use as affected by geologic factors.