GRADING PLAN
PROJECT NAME/LOCATION
TRACT XXXX / GRAXXXX-XXXXX
WDID
FREMONT, ALAMEDA COUNTY, CA

City Standard Grading Notes

1. All grading may be subject to observation by the City. Permittee or representative shall notify the City of Fremont, Department of Public Works inspector at least 48 hours before start of any grading.

   The project inspector is #full name of inspector#
   Voicemail No. 510-494-#####

2. This grading plan has been prepared under the direction of a licensed engineer in the State of California and designed based on the recommendations of the reference project geotechnical report prepared by #full name of geotechnical engineer# dated #date of report#.

3. All grading work shall conform to the recommendations of the geotechnical or soil report.

4. Grading operations shall be observed by an engineer registered in the State of California to do such work. The engineer shall be notified at least 48 hours prior to the start of grading. Unobserved and/or unapproved grading work shall be removed and replaced under observation by the engineer. City staff shall assume inspection responsibility for street grading at a point six inches below planned subgrade, subject to the review and approval of the City Engineer.

5. Approval of this plan applies only to the excavation, placement, and compaction of natural earth materials. This approval does no confer any rights of entry to either public property or the private property of others. Approval of this plan does not constitute approval of any improvements with the exception of those listed above. Proposed improvements, with the exception of those listed above, are subject to review and approval by the responsible authorities and all other required permits shall be obtained.

6. Unless otherwise noted on the plan, any depiction of a retaining structure on this plan shall not constitute approval for construction of the retaining structure. A separate building permit is required.

7. Appropriate tree removal permits and methods of tree preservation should be obtained from the City's Planning Department.

8. It shall be the responsibility of the permittee or representative to identify, locate, and protect all underground facilities.

9. The permittee or representative shall maintain the streets, sidewalks, and all other public right-of-way in a clean, safe, and useable condition. All spills of soil, rock, or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public, shall be maintained in a clean, safe, and usable condition.

10. The contractor shall be responsible to repair or replace any existing improvements, such as curb and gutters, pavement, fences, or underground utilities damaged by the contractor or their sub-contractors or material suppliers, to the satisfaction of the City Engineer and owner of the damaged existing improvements.

11. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particles.

12. Prior to moving any material to or from the site, the permittee or representative shall obtain approval for haul route from the project inspector. If the approved haul route is not within the city standard truck route, the contractor shall inform the traffic unit of the City of Fremont Police Department at 510-290-6760. If oversized vehicle is to be used, contact the Transportation and Operation Division at 510-494-4713 for a required transportation permit.

13. Any disposal site within the City of Fremont for the off haul of dirt materials from the site or source for the import fill within the City of Fremont shall be approved by the city prior to the commencement of grading.

14. To minimize air quality impacts of grading and construction, the following mitigation measures shall be incorporated into the project:

    a. Dust generated on the project site shall be controlled by watering or applying approved dust palliative on all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to further reduce hot emissions.

    b. During construction, activities involving earth moving or travel on unpaved surfaces shall be discontinued when wind speeds exceed 20 mph to prevent excessive generation of dust.

    c. Paving shall be completed as soon as practicable to reduce the time that the bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be re-vegetated to minimize the generation of dust.

    d. A person shall be designated to oversee the implementation of dust control program mentioned above.

15. Undercutting of all public or private streets is not allowed by the City of Fremont.

16. All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Alameda County Water District (ACWD).

17. Should any human remains or historical or unique archaeological resources be discovered during construction, the provisions of CEQA Guidelines, Section 15064.5 E and F shall be followed to reduce impacts to a non-significant level. In the even the discovery of human remains during monitoring or construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to contain adjacent remains. Sponsor shall notify the Alameda County Coroner who shall make the determination as to whether remains are Native American. If the coroner determines that the remains are not subject to his or her authority, s/he shall notify the Native American Heritage Commission, who shall attempt to identify descendents of the deceased.

18. Construction hours for single-family residential additions/alterations will be limited in accordance with Section 18.160.010 of the Fremont Municipal Code to the following:

    7 A.M. to 7 P.M. Monday through Friday
    9 A.M. to 6 P.M. Saturday and Holiday
    No construction activity allowed Sunday

    Construction hours within 500' of residences, lodging facilities, nursing homes, or inpatient hospitals shall be placed on an all-weather notice board (format and content specified by city) conspicuously placed adjacent to the most visible right-of-way for the duration of the construction activity and will be limited in accordance with Section 18.160.010 of the Fremont Municipal code to the following:

    7 A.M. to 7 P.M. Monday through Friday
    9 A.M. to 6 P.M. Saturday and Holiday
    No construction activity allowed Sunday

    Construction hours not within 500' of residences, lodging facilities, nursing homes, or inpatient hospitals shall be placed on an all-weather notice board (format and content specified by city) conspicuously placed adjacent to the most visible right-of-way for the duration of the construction activity and will be limited in accordance with Section 18.160.010 of the Fremont Municipal Code to the following:

    6 A.M. to 10 P.M. Monday through Friday
    8 A.M. to 8 P.M. weekend and Holiday

    Furthermore, loud noises no greater than 86 dba at a distance of 50 feet shall not occur before 8 a.m. on weekdays and not at all on weekends. The hours of construction may be modified by the community development director upon a determination that unusually loud construction activities are having a significant impact on the neighbors. Failure to comply with the above-described hours of operation may result in withholding of inspections and possible construction prohibitions, subject to the review and approval of the City Engineer. A sign shall be posted on-site with the hours of operation and a telephone number of the person to be contacted in the event of any violations and shall be purchased at the Development Service Counter.

19. For non-residential projects, any non-hazardous export resulting from project related excavation or land clearing shall be 100% reused and recycled per California Green Building Standards Code Section 5.408.

20. A post construction "final" report is required by the City Engineer from a civil engineer retained by the owner to observe the construction station:

    a. "That the construction conforms to the lines and grades on the approved plans;" or

    b. "That all significant changes were reviewed and approved in advance by the Department of Public Works" and the civil engineer shall submit a "record drawing" plan.

21. A post construction "final" report is required by the City Engineer from a soil engineer, and also from an engineering geologist if the project is in a geological hazard zone, stating:

    a. "That the anticipated conditions and materials and actual site conditions and materials were compatible," and supply supporting data; or

    b. "That the design was modified to meet the new conditions and was reviewed and approved in advance by the Department of Public Works;" and provide supporting data for these statements.

22. Grading will not be allowed between October 1st and April 30th of any year without erosion control plans and measures approved by the Director of Public Works. Storm water pollution prevention measures in accordance with City specifications and with the document "Clean Bay Blueprint" shall be implemented throughout the year to the satisfaction of the City Engineer.

Tree Preservation Notes

1. Removal of existing trees within the development is subject to the approval of the Landscape Architect of the City of Fremont.
2. Tree preservation measures must be in place before construction, demolition and/or grading activities commence. City of Fremont will stop construction if tree preservation measures are not in place and maintained throughout the construction period.
3. Trees called out for preservation shall be fenced at the dripline. Fencing may occur at the combined driplines of groves of trees. Place 3 inch bark mulch beneath driplines of trees to be preserved.
4. Fencing shall be 6 feet tall chain link fencing with steel posts embedded in the ground.
5. No grading shall occur within the driplines/fenced area of existing trees.
6. No construction materials or construction vehicles may be stored within the driplines/fenced area of existing trees.
7. Construction vehicles or machinery may not pass between two or more existing trees identified for preservation if their canopies are within 10 feet of touching. Additional fencing may be required by the City of Fremont to enforce this.
8. The contractor is required to have an arborist certified by the International Society of Arboriculture (ISA) on site if site construction efforts require removal of existing roots or branch pruning.
9. Unauthorized tree removal is subject to replacement equal to the appraised value of the tree lost.
10. The contractor is required to water, fertilize and attend to other maintenance needs of existing trees to maintain healthy growth throughout the construction period. An earth berm measuring minimum 6 feet in diameter, and 6 inches in height shall be constructed at the base of each tree to function as a temporary watering basin during the construction period. Trees shall be watered according to weather and tree species requirements.
11. If trees are being relocated: relocation of existing trees shall occur under the observation and direction of a certified arborist approved by the City of Fremont.
12. Trunk wrap protection shall occur for trees situated in small tree wells or sidewalk planters. This form of protection will be allowed by approval from Senior Landscape Architect only. Refer to LSD-10.

Benchmark
[Insert Benchmark information. Use City of Fremont Benchmarks]

LOCATION MAP

LEGEND

Existing	Proposed	Description
		Property Line
		Lot Line
		Curb and Gutter
		Curb Inlet
		Field Inlet
		Maintenance Hole
		Monument
SD	SD	Storm Drain
SS	SS	Sanitary Sewer
W	W	Water
G	G	Gas
		Fence
10	10	Contour
		Cut/Fill Transition
		Overland Release
		Limit of Grading
		Retaining Wall
		Tree

ABBREVIATIONS

CI	Curb Inlet	PVC	Poly Vinyl Chloride
CL	Center Line	PUE	Public Utility Easement
CS	Concrete Surface	PVC	Polyvinyl Chloride
FF	Finished Floor	RCP	Reinforced Concrete Pipe
FL	Flow Line	RG	Rough Grade
GB	Grade Break	R/W	Right-of-Way
GS	Garage Slab	SD	Storm Drain
HM	Hydromodification Management Control	SDMH	Storm Drain Manhole
HP	High Point	TC	Top of Curb
LP	Low Point	TCM	Treatment Control Measure
PL	Property Line	TDC	Top of Depressed Curb
PSE	Public Service Easement	TVC	Top of Vertical Curb

APPROVED FOR GRADING ONLY

DEPARTMENT OF PUBLIC WORKS
CITY OF FREMONT, CALIFORNIA

Primo de Guzman, R.C.E. #####
Senior Civil Engineer

Date

City of Fremont, CA

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT.

PREPARED BY

BY G.E. #

DATE

EARTH WORK QUANTITIES

CUT: XXX CY
FILL: XXX CY
EXPORT: XXX CY
IMPORT: XXX CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ENGINEERING GEOLOGIST AND GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL AND GEOLOGIC REPORT.

PREPARED BY

DATE

BY C.E.G. #

BY G.E. #

	BY	COF	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
FIRST-NAME LAST-NAME
EXP. XX/XX/XX
No. XXXXX
CIVIL
STATE OF CALIFORNIA

DEVELOPER'S INFORMATION

CONSULTANT'S INFORMATION

GRADING PLAN
TITLE OF PROJECT
TITLE OF SHEET

FREMONT CALIFORNIA
Project No: | Designed: XX | Checked: XX | Date: XX/XX/XX

SHEET
XX
Of XX SHEETS

GRA####-#####
TRACT NO. ####

REV. DATE JUNE 2014