

CITY OF TORRANCE GRADING PLAN NOTES

1. Grading operations shall be conducted in accordance with the code of the City of Torrance and all revisions thereto.
2. A Pre-Job meeting with the Grading Inspector, (310) 618-5915, is required prior to the start of grading operations. Subsequent inspections shall be requested in accordance with the Inspector's instructions of the first inspection.
3. Estimated earthwork yardage including recompaction of sumps or existing loose fill:
Fill in Lots: _____ Cubic Yards Maximum Depth of Fill: _____ Feet
Cut in Lots: _____ Cubic Yards Maximum Depth of Cut: _____ Feet
Overexcavation & Recompaction: _____ Cubic Yards _____ Feet
Paving Area: _____ sf
4. Existing ground upon which fill or base is to be placed shall be cleared of weeds, debris, topsoil, and all other deleterious materials; no fill shall be placed until preparation of the existing ground has been approved by the Soils Engineer of record and by the Inspector.
5. Protective measures shall be taken by the contractor and the owner to protect adjacent property, public and utilities during grading operations. The contractor assumes all liability for the underground utility pipes, conduits, or structures, whether shown or not on the plan
6. Water content shall be controlled as determined by the Soils Engineer and the Inspector.
7. Permission shall be secured from the Engineering Department if the trucks are loaded in the street.
8. Unsuitable material shall be disposed of off-site. The location of dumping excess soil shall be approved by the Grading Inspector prior to starting excavation.
10. Loose material shall not exceed 3" in depth on a filled slope.
11. All slopes so designated shall be planted with an approved perennial for erosion control. Planting shall be sprinklered and maintained until planting has reached mature growth.
12. All loose on site fill shall be removed and compacted.
13. All work shall be accomplished in accordance with recommendations set forth in the soils report by dated _____ and the Geological Report by _____
14. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D1557.
15. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
 - A. One test for each two foot vertical lift.
 - B. One test for each 500 cubic yards of material placed.
 - C. One test at the location of the final fill slope for each building site in each four foot vertical lift of portion thereof.
 - D. One test in the vicinity of each building pad for each four foot vertical lift or portion thereof.
16. Import Soils should consist of clean, compactable materials possessing expansion characteristics similar to or better than the upper on-site Soils. Import soils should be free of trash, debris or other objectionable materials. Contractor shall notify the Project Geotechnical Engineer not less than 72 hours in advance of the location of any soils proposed for Import. Each proposed Import source shall be sampled, tested, and approved prior to delivery of soils for use on the site.
17. All fill under the building foundation must be certified by the Soils Engineer as to proper bearing value design and its compliance with the preliminary soils report on note 13.
18. All subgrade under areas to be paved shall be certified by the Soils Engineer in compliance with Section 81.2.34(g) of the Torrance Municipal Code.
19. The engineering Geologist, Soils Engineer and Civil Engineer, in compliance with Section 81.2.37(g) of the Torrance Municipal Code, shall provide the Department with a grading certification upon completion of the job.
20. An as-graded plan prepared by the Civil Engineer of record shall be submitted with the required grading certifications to the Department upon job completion.
21. Approval of this plan is for grading and paving on site only and does not constitute approval of any building, wall or other structure shown on site nor any off-site improvements shown.

22. No fill shall be placed during unfavorable weather conditions. The Soils Engineer and Grading Inspector shall verify moisture content and density prior to placement of additional fill after heavy rains.
23. All construction in public right of way shall be under separate permit and approved by the Engineering Division.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

1. Owner shall keep the construction area sufficiently dampened to control dust caused by grading and construction. Owner shall, at all times, provide reasonable control of dust caused by wind.
2. The export or import material in each truckload shall be kept low enough to prevent spillage and shall be sufficiently wet down to prevent dust.
3. A staging area shall be designated where each truck is prepared for road travel and all loose material removed. Any substance to drop from the body, tires, or wheels of any vehicle upon the public right of way shall be removed immediately and permanently.
4. Erosion control measures shall be in place from November 15 through April 15.