

EXHIBIT B-1

GENERAL NOTES FOR FLATLAND GRADING PLANS

Add the applicable notes to your original (s).

1. All work shall conform to Title 17 of the Anaheim Municipal Code, the State Construction Safety Orders, and any special requirements of the permit.
2. No grading shall commence without first obtaining a grading permit and notifying Field Engineering at (714) 765-5126 48 hours in advance for grading inspection.
3. All improvements within the public right-of-way will require a Right-of-Way Construction Permit.
4. All improvements to be constructed per City of Anaheim Standard Details, unless otherwise noted on plan.
5. This plan is approved for conformance with the Public Works Department's requirements for the Grading Ordinance only. Approval of all walls and sound attenuation devices shown hereon shall be obtained from the Planning Department.
6. This plan has been examined and is approved only as to conformance to Title 17 of the Anaheim Municipal Code and is not approved for horizontal or vertical alignment of street or utility grades. Revisions to this grading plan may be required prior to approval of the final subdivision map or improvement plans in order to conform to City standards and policies. The Developer is responsible for the cost of modifications due to final utility or street locations.
7. Before the forms have been set and 24 hours prior to placement of any concrete for sidewalk or drive approach construction, the Contractor shall adjust all necessary utilities within the parkway to grade and obtain approval from Field Engineering, (714) 765-5126.
8. No cuts or removals permitted until the Field Engineer marks driveway location (s). Contact Field Engineer, at (714) 765-5126, 24 hours prior to commencing work within the right-of-way.
9. Any existing irrigation lines found during construction to be located within the future right-of-way are to be maintained in service and encased in a steel sleeve or replaced with castiron pipe.
10. The following applies only to commercial/industrial operations disturbing land areas of one to five acres.
 - a. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater are allowed only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.

Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealant, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing; and superchlorinated potable water line flushings.

During construction, disposal of such materials should occur in specified and controlled temporary areas on-site, physical separated from potential storm water run-off, with ultimate disposal in accordance with local, state and federal requirements.

- b. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Private streets shall be monumented by a Registered Civil Engineer or Licensed Land Surveyor in the same manner as would be required for the monumentation of a public street.
12. Any violations will result in stopping of all work until the violations are corrected.
13. The contractor shall notify Underground Service Alter at 1-800-422-4133 a minimum of 48 hours prior to start of construction within the right-of-way.
14. Building permits shall not be issued prior to (final map, Lot Line Adjustment, Certificate of Compliance) recordation.
15. City of Anaheim Monument Preservation Note
Prior to construction, all survey monuments that may be disturbed shall be tied out and a corner record of each monument shall be submitted to the City Surveyor for approval, prior to being filed with the County Surveyor. Following construction all survey monuments that were disturbed shall be reset in their original positions and a corner record of each monument shall be submitted to the City Surveyor for approval, prior to being filed with the County Surveyor pursuant to the Professional Land Surveyors Act Section 8771 (d).
16. All requirements of the Soil Engineer Report (s) dated _____ by _____ (and the Geological Report (s) dated _____ by _____) and all subsequent reports, addenda, recommendations, etc. shall be considered part of this plan and shall be complied with, subject to the approval of the Director of Public Works/City Engineer.
17. Prior to issuance of a building permit, any revisions to the pad must be made on the original grading plan and a letter of "As-Graded" pad certification must be approved by the Director of Public Works/City Engineer.
18. Before this grading plan is "As-Graded," the Soil Engineer shall attest in the "As-Graded" soil report that he has approved the design of all cribwalls, that he has field inspected the construction of the cribwalls and he shall certify that the overall slope is stable with the cribwall(s) in place.
19. Prior to issuance of Certification of Occupancy, an "As-Graded" certification must be made on the original grading plan and submitted with final soil reports, including soil fertility reports, to be approved by the Director of Public Works/and City Engineer.