

GENERAL NOTES

GENERAL

1. All improvements shall be constructed in accordance with City of Walnut Creek Standard Specifications and details subject to the inspection and approval of the Engineering Division of the Public Works Department. All revisions must be approved by the City prior to construction.
2. Prior to commencement of construction, a pre-job conference shall be requested by the developer through the City's Engineer at 943-5839.
3. Approval of these plans by the City Engineer shall not relieve the Developer or the engineer from the responsibility for the design of the improvements and for any deficiencies resulting from the design thereof.
4. The Developer shall obtain all necessary permits from other regulatory agencies for projects within sensitive areas or which have significant stormwater pollution potential. Other regulatory agencies include, but are not limited to, the Regional Water Quality Control Board, Department of Fish and Wildlife, and Army Corps of Engineers.
5. A permit shall be required from the Health Services Department of Contra Costa County to drill, repair, or abandon a well.
6. If the Walnut Creek Standard Specifications/Plans differ from the Developer's engineer and/or soils engineer's recommendations, the City Engineer shall determine which shall apply.
7. All landscaping is subject to City inspection. Any change in the approved landscape plan must be approved by the City's Design Review staff.
8. City Benchmark No. _____ Location _____
Elevation _____.
9. City Standard Plans include but are not limited to the following: (List number and title.)

GRADING

10. Grading shall conform to the Grading Ordinance of Chapter 9, Title 9, of the Walnut Creek Municipal Code. The grading plan and site improvement plan shall be approved by the City Engineer. All revisions to the grading and site improvement plans must be approved by the City's Current Engineering section of the Public Works Department.
11. Exterior property corners shall be marked as required by the City Engineer prior to commencing any grading operations, and shall be maintained throughout the grading operations. All property corners or offset markers shall be visible at the time of the rough and final inspections.
12. Trees to be saved shall be flagged and marked prior to any clearing or stripping work and protective fencing, where required by the City, shall be installed prior to commencing any grading. Locations of fencing shall be determined in the field by the City upon completion of the staking of daylight lines.
13. Grading or any other operation that creates dust shall be stopped immediately if dust affects adjacent properties. Sufficient watering to control dust is required at all times and a dust palliative may be required by the City Engineer.
14. Mud tracked onto streets or adjacent properties shall be removed immediately. Streets shall be swept as directed by the City Inspector.

15. Projects proposed for construction between October 1st and April 15th, must have an erosion and sedimentation control program approved, and implemented to the maximum extent possible, prior to the start of on-site earthwork. Earthwork that is necessary to install erosion and sedimentation control facilities, such as drainage ditches and sedimentation basins, may proceed concurrent with the installation of the control facilities. Erosion control plans shall be submitted to the City Engineer for approval by September 1, and implementation completed by October 1. All site work except implementation of the erosion control plan will be subject to suspension by the City if the requirements of this general note are not met.
16. (Projects disturbing 1 or more acres) The developer shall comply with the California Water Quality Control Board's NPDES Construction Storm Water General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) shall be submitted to the City Engineer prior to the start of construction. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the ABAG Manual of Standards for Erosion & Sediment Control Measures, the City's Grading and Erosion Control ordinances and other generally accepted engineering practices for erosion control.
17. Prior to foundation inspection, the engineer shall provide a report stating that lines and grades were set in the field in accordance with the approved grading plan and that the pads are graded to within 0.2 foot (60mm) of the elevations shown on the approved grading plan. Also, a grading report prepared by a soils engineer, shall be submitted which includes the locations and elevations of field density tests, and compares test results with recommended compaction requirements as specified in a soils report or standard plans and specifications. If tests show that actual compaction has not equaled or surpassed that which was recommended, the soils engineer shall provide the proposed action to be taken. Without additional information from a soils engineer or a soils report, all pads shall be compacted to a minimum of 90 percent.
18. Inspection of finish grading of swales adjacent to structures shall be performed by the Engineering Inspector prior to final building inspection.

SUBDIVISION/SINGLE PARCEL DEVELOPMENT

19. Street trees shall be required as a condition of the issuance of building permits and shall be installed by the developer prior to final building inspection.
20. All storm drain structures greater than four feet in depth shall have steps installed per the latest accepted safety standards. A concrete cover slab shall be installed over pipe, in paved areas, with less than 2.5 feet of cover to subgrade.
21. Post construction CCTV inspection is required on all storm drain lines 12" and larger shown on the plans in the right of way and/or connected to storm water treatment and flow control facilities on private property.
22. All underground utilities within the right-of-way or access easement, including mains and laterals, shall be installed and backfill completed prior to the start of curb, sidewalk and paving construction.
23. All construction staking shall include, but not be limited to, grading, curbs, street improvements and storm drains, and shall be performed by a registered civil engineer or licensed surveyor.
24. All trench backfill shall be compacted as shown in City's standard plans or as recommended by the Soils Engineer. If tests show that the actual compaction has not equalled or surpassed that which is recommended, the Soils Engineer shall provide the proposed action to be taken.
25. The existing _____ (street) structural section shall be inspected and verified by the Engineering Inspector prior to paving. If the City Engineer determines that the

existing structural section is inadequate for the estimated Traffic Index, the street shall be reconstructed to the centerline. The existing street striping and signage within this area shall be rehabilitated by the developer to the extent deemed necessary by the City Engineer.

26. Parking lots shall be constructed in conformance with City parking design standards. Accessible stalls, ramps, loading and unloading platforms including for vans, slope and grade of ramps, landings and stalls, signs, striping, logo, width of landings and such details as are required shall comply with applicable State Standards.
27. Any damaged or displaced curb, gutter, sidewalk, driveway or pavement shall be removed and replaced, even if damage or displacement occurred prior to construction. Any work requiring restriping of the street must be constructed per plans approved by the City Engineer prior to any restoration work.
28. All new storm drain inlets shall be stenciled (thermoplastic) or stamped with City's Clean Water Program standard logo, "NO DUMPING - DRAINS TO CREEK," prior to the acceptance of the subdivision improvement or the final building inspection, whichever occurs first.
29. Contractor shall provide all necessary public safety devices in accordance with current CALTRANS Traffic Control Standards including, but not limited to, lights, signs, barricades, and flag persons. In addition, temporary fencing shall be provided along all property lines as directed by the City.
30. Prior to issuance of any permits, the developer shall submit a Waste Management Plan demonstrating how they intend to recycle, reuse or salvage building materials and other debris (including dirt) generating from demolition of existing structures and from construction of the project. Prior to issuance of an Occupancy Permit, the developer shall submit a completed Waste Management Summary Report documenting actual debris recovery efforts, including quantities of recovered and landfilled materials, that occurred throughout the project's duration.

SUBDIVISION

31. One standard street name sign shall be placed at each intersection at locations designated by the City Engineer. Traffic control signs and markings shall be installed at locations as directed by the Traffic Engineer.
32. A brass disk for a benchmark shall be set in the curb as indicated on the plans. The elevation shall be set by second order survey using an existing City benchmark. Final elevation and field notes, signed by a Registered Civil Engineer or Licensed Land Surveyor, shall be submitted to the City Engineer.
33. Street light pole and base, approved by PG&E, shall be installed by the Contractor according to City Standard Detail MS-7. Luminaire and electrical service to be installed by PG&E.
34. Water mains and services shall be installed as a part of this subdivision; however, construction of such are not a part of these plans.
35. Standard City monuments shall be installed at locations shown on the record map after streets are constructed.