

BMP NOTES

CONCRETE WASHOUT

SW1: CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS

SW2: A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES

SW3: A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL

SW4: EROSION CONTROL MUST BE PROVIDED FOR ALL ERODIBLE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.

SW5: NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.

SW6: DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.

SW7: REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION.

SW8: PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

SW9: WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE

SW10: STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE.

SW11: ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL ALWAYS BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER.

TRAINING

SW12: CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF DEL MAR SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF DEL MAR STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

SW13: CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

SW14: NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGED INTO STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

SW15: MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. FOR INFORMATION ON DISPOSAL OF HAZARDOUS MATERIAL, CALL THE HAZARDOUS WASTE HOTLINE TOLL FREE AT (800) 714-1195.

SW16: POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

SW17: PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORM DRAIN INLETS ON PERVIOUS SURFACES.

SW18: ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORM DRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION.

ADU GENERAL NOTES

1) ONLY SITE WORK AND THE CONSTRUCTION OF DRAINAGE FACILITIES ARE TO BE CONSTRUCTED BY THIS PLAN, IN COORDINATION WITH THE BUILDING PERMIT REQUIRED FOR THE CONSTRUCTION OF ALL STRUCTURES.

2) AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF DEL MAR PRIOR TO PERFORMING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.

3) THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT UTILITY LINES. THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY UNDERGROUND SERVICE ALERT FOR UTILITY MARK-OUT PRIOR TO EXCAVATING.

4) ALL OPERATIONS CONDUCTED ON PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, AND EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY. NO OPERATION OF EQUIPMENT SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR CITY-OBSERVED HOLIDAYS.

5) IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE DURING CONSTRUCTION, THEN ALL CONSTRUCTION SHALL CEASE IMMEDIATELY, AND THE PERMITTEE MUST NOTIFY THE CITY OF DEL MAR PLANNING DEPARTMENT OF THE DISCOVERY. CONSTRUCTION SHALL NOT RESUME UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORIZATION FROM THE CITY OF DEL MAR.

6) THE CONTRACTOR AGREES TO ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR PROVISION AND MAINTENANCE OF ALL TRAFFIC AND PEDESTRIAN SAFETY. TRAFFIC AND PEDESTRIAN CONTROL SHALL CONFORM TO ALL CITY REQUIREMENTS, AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL WORK OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE ZONES" LATEST EDITIONS.

7) THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PUBLIC OR PRIVATE PROPERTY OR IMPROVEMENTS. NO EXCAVATION, OR DEMOLITION, SHALL BE PERFORMED SO CLOSE AS TO ENDANGER ADJACENT PROPERTY. THE PERMITTEE SHALL ASSUME FULL RESPONSIBILITY FOR REPAIR OR CORRECTION OF ANY DAMAGE CAUSED BY EXCAVATION OR DEMOLITION ACTIVITIES.

8) PERMITTEE SHALL BE RESPONSIBLE FOR COMPLETE AND ADEQUATE CONTROL OF SURFACE WATER RUN-OFF AND EROSION CONTROL. ALL DRAINAGE IMPROVEMENTS AND EROSION CONTROL FACILITIES SHALL BE CONSTRUCTED AS MAY BE REQUIRED BY THE CITY OF DEL MAR PRIOR TO APPROVAL OF ROUGH GRADING. BETWEEN OCTOBER 1ST AND APRIL 30TH THE APPLICANTS SHALL BE REQUIRED TO HAVE ON SITE, A CITY APPROVED EROSION CONTROL PLAN, UNLESS WAIVED BY THE CITY ENGINEER.

9) REVISIONS TO THE SITE PLAN SHALL NOT BE MADE WITHOUT APPROVAL OF THE PLANNING DEPARTMENT AND THE CITY ENGINEER.

10) CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA.

11) THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD PRIOR TO THE START OF SITE CLEARING OR CONSTRUCTION.

12) A FINAL SITE INSPECTION IS REQUIRED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

ADU DEMOLITION NOTES

ADD THE FOLLOWING NOTES TO THE SITE PLAN IF BUILDING DEMOLITION IS PROPOSED AS PART OF THE ADU DEVELOPMENT:

1) DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES TO STRUCTURE. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.

2) NOISE AND DUST SHALL NOT TO BE DISRUPTIVE TO THE ADJACENT BUILDING AND PROPERTIES. NO LEAF BLOWERS SHALL BE USED FOR SWEEPING.

3) DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE OTHER ITEMS TO REMAIN.

4) CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK. ALL REMOVED MATERIAL SHALL BE DISPOSED OF AT A LEGAL DUMPING SITE.

5) IF EXISTING STRUCTURE(S) ARE TO BE DEMOLISHED, A SUMMARY OF THOSE STRUCTURES USES, AND AREAS SHOULD BE PROVIDED ON THE SITE PLAN.

VICINITY MAP

LEGEND

IMPERVIOUS AREA INFORMATION

IMPERVIOUS SURFACE AREA TABLE			
SITE ID	IMPERVIOUS ITEM	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)
1	ADU + OVERHANGS	XX	
2	SFD		
3	DRIVEWAY		
4			

LAND DISTURBANCE: _____ SF

OWNER / PERMITTEE INFORMATION

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

SHORT LEGAL DESCRIPTION: _____

APN: _____

SITE ADDRESS: _____

OWNER'S CERTIFICATE

"I CERTIFY UNDER A PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. I AM THE OWNER OF THE PROPERTY DELINEATED IN THIS GRADING PLAN AND IDENTIFIED AS COUNTY ASSESSOR'S PARCEL NUMBER _____ AND HEREBY AUTHORIZE THE PERFORMANCE OF THE WORK DESCRIBED HEREON"

OWNER/DEVELOPER (PRINT NAME AND SIGN)

DATE

TELEPHONE NUMBER

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY CERTIFY THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF DEL MAR IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN. I WILL PROVIDE WRITTEN NOTIFICATION TO MY CLIENT AND ALL INVOLVED PUBLIC JURISDICTIONS, INCLUDING THE CITY OF DEL MAR, SHOULD I CEASE TO BE THE ENGINEER OF RECORD.

BY: _____ DATE: _____

LICENCE NO. _____ EXPIRES: _____

CITY APPROVAL

CITY APPROVED CHANGES

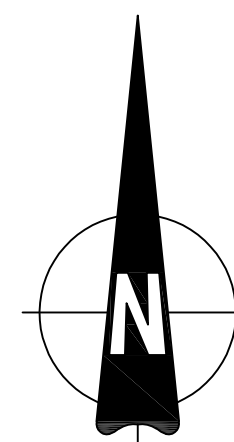
NO.	DESCRIPTION:	APPROVED BY:	DATE:

PRIVATE CONTRACT

SHEET _____ CITY OF DEL MAR SHEETS _____

ACCESSORY DWELLING UNIT SITE PLAN FOR:

ADU XX-XXX



ENGINEERING SCALE: 1" = _____