

Exhibit B

General Notes for Hillside Grading

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. Color of all exposed drainage structures shall conform to Title 17 of the Anaheim Municipal Code Sections 17.06.110.030 and 17.06.120.070.
6. 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.
7. Buttress fills are required for construction per the Soil Engineering Report (s) dated _____ by _____ and as required by the Soil Engineer. See report for locations.
8. This plan is approved for conformance with the Engineering Department requirements of the grading ordinance only. Approval of all walls (excluding crib walls) and sound attenuation devices shown hereon shall be obtained from the Planning Department.
9. 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 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.
10. 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.
11. Grading, excavation, and all other construction activities shall be conducted in such a manner as to minimize the possibility of any silt being carried into the Santa Ana River by storm water originating from or flowing through this project.
12. No cuts or removals permitted until the Field Engineer marks driveway location (s). Contact Field Engineering at (714) 765-5126 twenty-four hours prior to commencing work within the right-of-way.
13. 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 cast iron pipe.
14. 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.
15. Any violations will result in stopping of all work until the violations are corrected.
16. Nothing contained on this plan shall be deemed to authorize the violation of any applicable provision of any State law.
17. Prior to issuance, the applicant for a Grading Permit shall file a certificate of insurance satisfactory to the city attorney per section 17.06.230 of Title 17 of the Anaheim municipal code.

18. The contractor shall notify Underground Service Alert at 1-800-422-4133 a minimum of 48 hours prior to start of construction within right-of-way.
19. Erosion and dust control shall conform to Title 17 of the Anaheim Municipal Code, Standard Specifications for Public Works construction, and any special requirements of the permit.
20. Dewatering of groundwater requires conformance with the De Minimis Permit.
21. Landscaping and irrigation plans for all cut and fill slopes greater than 5', all crib walls, and to screen proposed retaining walls, to be submitted to and approved by the planning department prior to issuance of a building permit. All landscaping and irrigation facilities are to be completed prior to final building inspection.
22. All slopes over 5' high shall have permanent landscaping and irrigation facilities installed within sixty days after completion of the slopes or be treated within thirty days with alternative A or B, noted below.
23. Any inactive (14 days or more without grading activity) disturbed areas shall be stabilized using alternative A or b, noted below.

Alternative A

Remove all weeds, rake smooth the finished grade and apply, per manufacturer's specifications, a polybinder adhesive to the surface. The lots shall be kept free from any traffic and any disturbances to the surfaces shall have the polybinder adhesive reapplied within five days notice from the city. The polybinder adhesive shall be reapplied prior to october 1 in anticipation of the rainy season.

Alternative B

Remove all weeds, rake smooth the finished grade and hydroseed with the following seed mix (or equivalent) :

Alyssum "Carpet of Snow"	4 lbs / acre
Stipa Lepida	6 lbs / acre
Fiber Mulch	2,000 lbs / acre
PAA-400 Humectant	100 lbs / acre
R-2400 CL Tackifier	75 lbs / acre
20-10-5 Grow More Fertilizer	250 lbs / acre

Area shall be watered twice daily by water truck or temporary irrigation system until full coverage is obtained. After growth is established, water can be reduced to a level to maintain growth. Any damage to the surface which has been hydroseeded, shall be repaired within five days notice from the City of Anaheim.

24. 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.
25. Prior to issuance of building permits, all slopes and drainage devices within the boundaries of the tract shall be "As-Graded" with no exceptions. An "As-Graded" certification shall be placed on this mass grading plan and approved by the field engineer.
26. Building permits shall not be issued prior to final map recordation.

27. 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 crib walls, that he has field inspected the construction of the crib walls and he shall certify that the overall slope is stable with the crib wall (s) in place.

28. 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.

29. Prior to construction, all survey points that may be disturbed shall be tied out and a corner record of each point shall be filed with the County Surveyor. A copy of the recorded Corner Record shall be submitted to the City's Construction Services Division. Following the completion of the construction, a Corner Record of each point that was disturbed shall be filed with the County Surveyor. A copy of the recorded Corner Record shall be submitted to the City's Construction Services Division prior to the recording of a certificate of completion or release of bonds.