



Town of Apple Valley

ENGINEERING DEPARTMENT

Engineered Grading Plan Minimum Requirements

Minimum information that must be shown on engineered grading plans:

1. Project's street address;
2. Property's legal description and Tax Assessor's parcel number;
3. General vicinity map of the project;
4. Name, address and telephone number of project owner, civil engineer, soils engineer and geologist;
5. Property lines, boundary data and recorded public and private easements and restricted use areas over the property in question;
6. Public Right-of-way data (centerline bearing and distance and width);
7. Bench Mark or T.B.M.;
8. North arrow and engineer's scale;
9. Legend (see attached sample);
10. Civil Engineer's earthwork estimate – estimated amount of cubic yards of cut and fill. Earthwork quantities shall include quantities for geotechnical and geological remediation. In addition, a statement of the quantities of material to be imported or exported from the site;
11. Civil Engineer's stamp and signature;
12. Signed and stamped approval statement by geotechnical consultant on each sheet of the plans;
13. Dates of the geotechnical and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports;



























14. Recommendations in the geotechnical report and the engineering geology report shall be incorporated into the grading plans or specifications. When approved by the Building Official, specific recommendations contained in the soils engineering report and the engineering geology report, that are applicable to grading, may be included by reference.
15. Statement by the owner, acknowledging that a Field Engineer, Geotechnical Engineer and Engineering Geologist, when appropriate, will be employed to perform the services required by the 2013 California Building Code, when the Building Official requires that such professional be so employed;
16. General notes as required (see general notes handout);
17. Construction notes as required;
18. Typical details as required;
19. Existing topographical features (contours, spot elevations, structures, trees, driveways, sidewalks, street improvements, above and underground utilities, etc.), drainage patterns and facilities on the property where the work is to be performed and the location of any buildings or structures on adjacent properties which are within 15 feet of project's property lines or that may be affected by the proposed grading operations;
20. Proposed contours, spot elevations, pad and finish elevations, improvements and limiting dimensions, above and underground utilities, drainage patterns and facilities/structures (area drains, drain pipes, roof drains, retention basins, dry wells, swales, catch basins, etc.) with cross-sections where necessary;
21. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains;
22. Location and details of berms and swales;
23. Details of benching;
24. For compacted fill specify:
 - Method of preparing natural ground;
 - Foundation bearing value desired;
 - Percent compaction desired – 90% of maximum density per ASTM D 1557 modified to 3 layers;
 - Number of tests to be made (1 test per each 2 ft. of fill or each 1,000 c.y., whichever is greater);
 - Description of the fill material and borrow locations (site approval is required for 1,000 c.y. of borrow fill unless it is taken from a Town-approved borrow site);
25. Slope setbacks from property lines;

26. Typical lot drainage in subdivisions;
27. Location and type of any proposed private sewage disposal system, including the location of the expansion area;
28. Proposed top and toe of slopes to scale and gradient of cut and fill surfaces (ratio of horizontal distance to vertical distance);
29. Location of cut-fill contact (daylight) lines;
30. Location of all recorded floodways;
31. Location of all Special Flood Hazard Areas as designated and defined in Title 44, Code of Federal Regulations;
32. Storm water provisions.

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALT CONCRETE	MH	MANHOLE
BVC	BEGIN VERTICAL CURVE	MVC	MIDDLE OF VERTICAL CURVE
BM	BENCHMARK	PP	POWER POLE
BSL	BUILDING SETBACK LINE	PE	PAD ELEVATION
CB	CATCH BASIN	P/L	PROPERTY LINE
CF	CURB FACE	PI	POINT OF INTERSECTION
C/L	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
DF	DEEPEMED FOOTING	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SWR	SEWER LINE
EX	EXISTING	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TF	TOP OF FOOTING
FL	FLOW LINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TW	TOP OF WALL
GB	GRADE BREAK	VC	VERTICAL CURVE
GFF	GARAGE FINISH FLOOR	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE

LEGEND:

	PROPOSED SEWER LINE		EXISTING ELEVATIONS IN PROFILE
	PROPOSED WATER LINE		EXISTING ELEVATIONS ON PLAN
	PROPOSED GAS LINE		NEW ELEVATIONS
	PROPOSED STORM DRAIN		EXISTING FIRE HYDRANT
	PROPOSED WALL		EXISTING SIGN
	EXISTING CONTOUR		EXISTING WATER METER
	PROPOSED CONTOUR		EXISTING MAIL BOX
	GRADED SWALE		EXISTING POWER POLE
	EDGE OF PAVEMENT		EXISTING WATER VALVE
	CHAIN LINK FENCE		EXISTING TREE
	WOOD FENCE		AERIAL TARGET
	PROPOSED RIGHT OF WAY		
	PROPOSED BIKE PATH		
	NEW PAVEMENT		
	AC OVERLAY		

GRADING PLAN

PROJECT NAME

TOWN OF APPLE VALLEY

COUNTY OF SAN BERNARDINO, CALIFORNIA



Town of Apple Valley

GENERAL GRADING NOTES:

PERMITS:

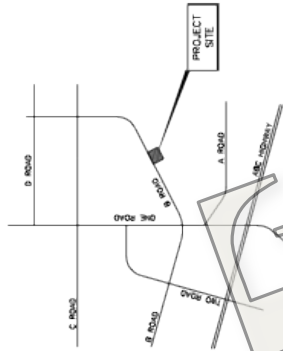
NOTIFICATIONS:

PRECAUTIONS AND RESPONSIBILITIES:

EROSION CONTROL:

SPECIFICATIONS:

SPECIAL NOTES:



VICINITY MAP
NOT TO SCALE

LEGEND:

ABBREVIATIONS:

SEE WEBSITE:
TOWN OF APPLE VALLEY
1400 24th Street
Apple Valley, CA 92307
(951) 244-1000 • FAX (951) 244-0800

TELEPHONE:
VERSION OF CALIFORNIA
MUTUAL WATER COMPANY
Victorville, CA 92392
(951) 244-0800

CABLE:
QUARTER CABLE
Victorville, CA 92392
(951) 244-0800

POWER:
SOUTHERN CALIFORNIA Edison
Victorville, CA 92392
(760) 961-3145

WATER:
APPLE VALLEY RANCHOS WATER CO.
2750 Orange Road
Covina, CA 91724
(951) 244-6484

GAS:
SOUTHWEST GAS CORPORATION
P.O. Box 1000
Victorville, CA 92392
(760) 961-4236

SOIL ENGINEER:
NAME
ADDRESS
PHONE NO.

SOIL REPORT NO.
FILE NO.
DATED

THANE BY:
NAME
ADDRESS
PHONE NO.

Underground Service Alert
Call: TOLL FREE
1-800-277-2600
Two working days before you dig

TOWN OF APPLE VALLEY
1400 24th Street
Apple Valley, CA 92307
(951) 244-1000
WEB SITE: www.applevalley.org

Town of Apple Valley

BENCHMARK:

NO.	DESCRIPTION	DATE	BY

REVISIONS

TOWN OF APPLE VALLEY ENGINEERING DEPARTMENT
REVISION BY: _____ DATE: _____
TOWN ENGINEER: _____
THESE PLANS ARE SUBMITTED BY THE TOWN OF APPLE VALLEY FOR CONCEPT APPROVAL TO TOWN STANDARDS AND REQUIREMENTS. THE TOWN OF APPLE VALLEY IS NOT RESPONSIBLE FOR DESIGN, CONSTRUCTION AND MAINTENANCE.

PREPARED BY: DR. ADRIAN THE SUPERVISOR OF: _____
DATE: _____

TOWN OF APPLE VALLEY
GRADING PLAN
PROJECT ADDRESS
PROJECT NUMBER: _____
SHEET: X OF X