



Town of Apple Valley

ENGINEERING DEPARTMENT

Engineered Grading Plan - General Notes

PERMITS:

1. Approximate earthwork quantities (for permit purposes only): Cut:_____ Fill:_____ Import: _____
2. A Public Works Department permit is required for any construction temporary or permanent, on Town right-of-way or for use of Town maintained roads by overloaded equipment.
3. No building permit shall be issued prior to the grading being certified.
4. Retaining walls shall be constructed to Town of Apple Valley standards or wall calculations shall be submitted to the Town of Apple Valley Building and Safety Division for approval. The contractor shall obtain a separate permit to construct retaining walls from the Town of Apple Valley Building and Safety Division.
5. Engineering Department approval does not include water or sewer system approval or estimate or quantities.

NOTIFICATIONS:

1. The contractor shall notify underground service alert at least 48 hours prior to excavation at 811.
2. A site pre-grading inspection shall be scheduled at least 48 hours prior to start of grading.
3. Notify the Town of Apple Valley Building and Safety Division two working days prior to all necessary inspections.
4. Contractor shall contact soils engineer and undersigned engineer two working days prior to commencement of grading operations and two days prior for inspections and/or staking services, as applicable.

5. Proposed starting date of grading: _____
Completion date: _____

PRECAUTIONS AND RESPONSIBILITIES:

1. Slope stabilization shall be provided on all slopes in accordance with the California Building Code's latest edition.
2. All offsite improvements shall be constructed to Town standards.
3. It shall be the contractor's responsibility to protect surveying monuments in place and the contractor shall be financially responsible for resetting damaged or destroyed monuments.
4. No grading/construction shall commence prior to 7:00 A.M. each working day.
5. It is the responsibility of the contractor to familiarize himself with the job site and the location of all underground facilities shown or not shown on these plans. The contractor shall be solely responsible for any damage done to existing utilities that are shown or not shown on these plans.
6. The contractor shall make his own determination of the amount of earthwork involved before submitting a bid. The engineers estimate of earthwork quantities are total raw volume only and are to be used for grading permit and plan check fees only.
7. The contractor shall obtain a copy of and become familiar with any preliminary soils investigation reports and/or engineering geology report prepared for this project prior to commencement of grading operations and shall prosecute and complete his work in accordance with the recommendations and grading specifications contained in such reports.
8. Compaction test reports shall be submitted to the Town of Apple Valley's Building and Safety Division for approval prior to foundation inspections.
9. The contractor shall have Storm Water Pollution Prevention Plan BMP's (Best Management Practices) in place prior to grading, and shall maintain them until the Town accepts the project.
10. Approval of plans by the Town or its agents does not relieve the developer from responsibility for correction of error and omission discovered during construction. Upon request the required plan revisions shall be promptly submitted to the Town Engineer for approval.
11. An approved set of plans shall be at the job site at all times.
12. An as-built Grading Plan shall be submitted to the Town Engineer for approval.

EROSION CONTROL:

1. Erosion control (Wind and Water) shall include;
 - a. Provisions for continuous watering during grading operation to include 24 hour on-call operator or as directed by Town staff.
 - b. Upon completion of the project, the entire site is to be treated with magnesium chloride or as directed by Town staff.
2. Erosion control devices shall be determined by Town of Apple Valley engineer or as deemed necessary by inspector during construction.

SPECIFICATIONS:

1. All grading work shown on this plan shall be done in accordance with the California Building Code's latest edition, OSHA, and other state laws and local ordinances.
2. All grading shall conform to the recommendations and requirements of the preliminary soils report dated:

_____ by: _____

Job Ref. No. _____.

3. Clear all areas of fill of vegetation to a depth of six (6) inches or more. No fill is to be placed until preparation of original ground is approved by the soils engineer, Town or County inspector.
4. All organic surface material and debris shall be stripped prior to any grading operations and transported away from all areas that are to receive structures or engineered fill.
5. Foundation bearing value shall be at least _____ PSF.
6. Compaction shall be a minimum of ninety percent (90%). Compaction tests shall be made for each 18-24 inches of fill.
7. Fill shall be placed in lifts of six (6) inches or less and sufficient moisture added and material compacted to achieve the required percent of compaction.
8. No rocks greater than six (6") inches in diameter may be placed in fill.
9. Maximum cut and fill slopes shall be 2:1.
10. All graded areas shall slope in accordance with the California Building Code's latest edition.
11. The property owner shall maintain all onsite drywells and storm drain systems such that trapped water will percolate in the ground within (7) seven days after a storm event.

12. Building pads and grading plan certification shall be completed by a licensed engineer as required by Town staff in accordance with the California Building Code's latest edition.
13. All borrow locations shall be approved by the Town of Apple Valley and the soils engineer.
14. Conditions of approval dated _____ are hereby made a part of these plans.

SPECIAL NOTES:

1. Joshua trees shall be protected in place or relocated as approved by the Department of Parks and Recreation.
2. Rough grading plans require that a paleontologist monitor be present during all phases of grading when required by Town staff.