

DESIGN POLICY (continued)

ANY CHANGES TO THE FOLLOWING REQUIRES PRIOR APPROVAL:

WATER AND SEWER LINES

- REFER TO EMWD DESIGN CRITERIA.



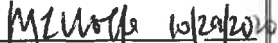
GRADING PLANS

- CHECK THE GRADING REGULATIONS IN THE CITY MUNICIPAL CODE CAREFULLY.
- GRADING PLAN TO SHOW ALL EXISTING AND PROPOSED ELEVATIONS AND CONTOURS, ADJACENT ELEVATIONS, PROPOSED ELEVATIONS OF HOUSE PADS, LOT CORNERS, SWALES, HIGH AND LOW POINTS.
- ENGINEER SHALL SUBMIT ROUGH GRADING PLANS AND PRECISE GRADING PLANS UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
- ALL SLOPES SHALL BE ON LOWER PROPERTY.
- A CORNER LOT WITH A SIDEYARD SLOPE ADJACENT TO A SIDEWALK TO BE 5:1 MAXIMUM SLOPE.
- NO COMMON SWALES PERMITTED. (NOT ON PROPERTY LINE)
- GRADING PLANS AND STREET IMPROVEMENT PLANS SHOULD BE REVIEWED AT THE SAME TIME.
- CALCULATIONS SHALL BE SUBMITTED TO VERIFY YARDAGES. (EARTHWORK)
- TEMPORARY EROSION CONTROL PLANS SHALL BE REQUIRED TO BE SUBMITTED WITH GRADING PLANS. THIS DOES NOT REPLACE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- RETAINING WALLS REQUIRE SEPARATE BUILDING PERMIT. ALL WALLS MUST SHOW TOP OF WALL (TW) AND TOP OF FOOTING (TF) ELEVATIONS AND LENGTHS. DRAINAGE IS **NOT** ALLOWED TO FLOW AGAINST OR OVER THE WALL. A DRAINAGE STRUCTURE IS REQUIRED ADJACENT TO THE TOP OF THE WALL.
- A PRELIMINARY SOILS INVESTIGATION REPORT PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER IS REQUIRED.
- SLOPES SHALL NOT EXCEED 2:1.
- SUBDRAINS ARE REQUIRED WHEN FILLS ARE PLACED OVER NATURAL DRAINAGE COURSES.
- SIDE AND REAR OF BUILDING PAD WILL BE ELEVATED SUCH THAT THE PAD AREA WILL HAVE A SLOPE OF 5% MINIMUM, 20% MAXIMUM, TOWARD AN ACCEPTABLE DRAINAGE OUTLET. GRADED SWALES WILL HAVE A MINIMUM SLOPE OF 2%. THE SWALE CENTERLINE SHALL BE 3' MINIMUM AWAY FROM THE PAD ALONG SIDE YARDS AND 10' MINIMUM ALONG THE REAR. THERE SHALL BE 2' MINIMUM DISTANCE FROM GRADED SWALE CENTERLINE AND PROPERTY LINES. THE FIRST FOOT FROM THE PROPERTY LINE SHALL BE AT 2% SLOPE AWAY FROM THE PROPERTY LINE THEN UP TO A 2:1 SLOPE MAY BE CONSTRUCTED (SEE STD MVS1-154).
- ENGINEERED FILLS SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM TEST D1557.
- ALL CUT SLOPES OVER 5' AND FILL SLOPES OVER 3' SHALL BE PLANTED.
- DRIVEWAYS SHALL NOT EXCEED 12% MAXIMUM SLOPE.
- ALL WALL/FENCES SHALL BE AT THE TOP OF SLOPES.
- DRAINAGE SHALL BE DIRECTED TO AREA DRAINS. NO DEVELOPMENT SHALL DRAIN OVER DRIVEWAYS OR SIDEWALKS.
- COMMERCIAL, OFFICE, AND INDUSTRIAL PARKING LOT DRIVE AISLES, PARKING LOT DRIVES, AND PARKING STALLS SHALL NOT EXCEED 5% SLOPE. AT DISABLED PARKING STALLS, MAXIMUM SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION. ALONG ADA PATH OF TRAVEL, MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5% AND MAXIMUM CROSS SLOPE SHALL NOT EXCEED 2%.

COST ESTIMATES

- SUBMIT BREAK DOWN OF COST ON A PER ITEM BASIS. PROVIDE CALCULATIONS WORK SHEETS ALONG WITH LIST OF ASSUMPTION. (SEE CITY COST ESTIMATE SPREAD SHEET ON THE CITY WEB SITE).
- DENSITY FOR ASPHALT CONCRETE AND AGGREGATE BASE: 150 lb/ft³.
- SUBMIT EARTHWORK QUANTITIES WITH CALCULATIONS USED.

NOT TO SCALE

	RECOMMENDED:  DIVISION MANAGER	10/13/20 DATE	CITY OF MORENO VALLEY PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION	
	APPROVED:  PUBLIC WORKS DIRECTOR / CITY ENGINEER			DESIGN POLICY