

## DESIGN POLICY ( continued )

ANY CHANGES TO THE FOLLOWING REQUIRES PRIOR APPROVAL:

### WATER AND SEWER LINES



- REFER TO THE 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)/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 2% MINIMUM, 21% MAXIMUM, TOWARD AN ACCEPTABLE DRAINAGE OUTLET. GRADED SWALES WILL HAVE A MINIMUM SLOPE OF 1%. THE SWALE CENTERLINE SHALL BE 3' MIN. AWAY FROM THE PAD ALONG THE SIDEYARDS AND 10' MIN. ALONG THE REAR. THERE SHALL BE 2' MIN. 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 STANDARD 307).
- ENGINEERED FILLS SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. TEST D1557.
- ALL CUT SLOPES OVER 5' AND FILL SLOPES OVER 3' SHALL BE PLANTED.
- DRIVEWAYS SHALL NOT EXCEED 12% MAXIMUM SLOPE.
- YARD DRAINS SHALL BE INSTALLED IN THE FRONT OF ALL RESIDENTIAL LOTS PER STANDARD 304.
- ALL WALL/FENCES SHALL BE AT THE TOP OF SLOPES.
- DRAINAGE SHALL BE DIRECTED TO THE STREET DRIVEWAY. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SHALL NOT DRAIN OVER THE SIDEWALKS.

### 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/ft<sup>3</sup>
- SUBMIT EARTHWORK QUANTITIES WITH CALCULATIONS USED.

CAPITAL PROJECTS		DATE	01/11	<b>CITY OF MORENO VALLEY</b>	
APPROVED BY		DIVISION MANAGER INITIAL		PREPARED BY CAPITAL PROJECTS	
 PUBLIC WORKS DIRECTOR/ CITY ENGINEER		 DIVISION MANAGER INITIAL		<b>DESIGN POLICY</b>	
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				<b>706B</b>	