PRECISE GRADING PLAN SUBMITTAL REQUIREMENTS for
SINGLE FAMILY HOMES
October, 2017

1. Plan Check Fee: $804.00 per plan set (maximum 4 sheets per plan set)

2. Number of Copies Required: Two (2)

3. Number of Geotechnical report(s): Two (2)

4. Plan Size: 24” x 36” (Arch D)

5. Title Sheet: Not required if all data can be contained on one sheet.

6. Plan Scale: 1” = 10’

7. First sheet shall include a Vicinity Map and Legend and Abbreviations.

8. First sheet shall include Indian Wells Standard Precise Grading Notes (attached).

9. First sheet shall include Planning Department Approval Boxes (attached).

10. First sheet shall include Owner Name, Architect, Contractor (if known), Assessor Parcel Number(s), Earthwork Quantities, Disturbed Surface Area.

11. Title Block Requirements: The City of Indian Wells does not have an adopted standard, however, specific items shall be included such as:
   
   a. Label “City of Indian Wells”
   
   b. Address
   
   c. Legal Description
   
   d. Underground Service Alert Logo with Phone Number
   
   e. Engineer or Architects name and address with signature line and stamp
   
   f. Benchmark data
   
   g. Revision Box
h. City signature boxes containing the following information:

<table>
<thead>
<tr>
<th>Reviewed by:</th>
<th>City of Indian Wells</th>
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<tbody>
<tr>
<td>Ken Seumalo, P.E.</td>
<td>Date</td>
</tr>
<tr>
<td>Public Works Director</td>
<td></td>
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<tr>
<th>Reviewed by:</th>
<th>City of Indian Wells</th>
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</thead>
<tbody>
<tr>
<td>David Gassaway</td>
<td>Date</td>
</tr>
<tr>
<td>Community Development Director</td>
<td></td>
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</tbody>
</table>

i. Soils Engineer signature box containing the following information:

Geotechnical Engineer’s Certification
We have reviewed this grading plan and found it to be in substantial conformance with the recommendations of our (insert type or title of report) report (insert file number if available) dated (insert date of report). (If special mitigation measures are required, i.e. overexcavation, include description here)

(Insert Geotechnical Engineer’s Name) Date
ENGINEERING/BUILDING DEPARTMENT
STANDARD GRADING NOTES for
PRECISE GRADING PLANS

1. All work shall conform to the City of Indian Wells Municipal Code, the adopted California Building Code (CBC), and the latest edition of the Standard Specifications for Public Works Construction (Greenbook).

2. All projects disturbing one acre or more shall be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) in compliance with the National Pollution Discharge Elimination System (NPDES) regulations. Said SWPPP shall be submitted to the Regional Water Quality Control Board (RWQCB) along with submittal of a Notice of Intent (NOI). Copies of said SWPPP and NOI (including WDID number assigned by RWQCB) shall be submitted to the City prior to issuance of a Grading Permit. All projects disturbing less than one acre are not required to prepare a SWPPP, or file an NOI, however shall manage storm water drainage during construction by complying with one or more of the measures described in the Green Building Standards Code (CGBC). Implementation of Best Management Practices (BMP’s) in accordance with IWMC 16.52.020 shall satisfy CGBC requirements.

3. All projects disturbing 5,000 square feet or more shall be required to prepare and submit to the City for approval a Fugitive Dust Mitigation Application and Plan. Dust and vehicular track-out shall be controlled in accordance with an approved Plan, including but not limited to daily cleaning of dirt and debris from of all adjacent streets. Dirt and debris shall not be permitted to enter any storm drain system. During periods of high winds or wind gusts exceed 25 mph, all grading shall cease and the site shall be continuously watered to prevent fugitive dust.

4. All grading operations shall require a Grading Permit from the City of Indian Wells Public Works Department. A Pre-Grading meeting may be required for this project. The City’s Public Works Department shall be contacted at (760) 776-0237, 48 hours prior to commencement of grading to schedule a pre-grading meeting, if required.

5. Separate Encroachment Permits from the City of Indian Wells Public Works Department (CITY) or Fire Access Maintenance District (FAMD) shall be required for any improvement work within the public right-of-way of the CITY or FAMD. An “Indemnification and Hold Harmless Agreement” shall be executed between the
property owner and the City if any non-standard materials are used within said right-of-way in lieu of materials specified in the City Standard Plans.

6. Separate permits from the City of Indian Wells Building and Safety Department shall be required for all walls.

7. It shall be the Contractor's responsibility to verify the location of all utilities or structures above or below ground shown or not shown on these plans. The Contractor will be held responsible for all damage to any utilities or structures caused by his or her operations.

8. The Contractor shall not disturb existing survey monuments or bench marks noted on the plans, or found during construction. Removal and replacement shall be performed only by a California Registered Civil Engineer with an R.C.E. number below 33966, or a Licensed Land Surveyor. Prior to construction, all survey monuments and centerline ties are to be located in the field. Upon completion of construction, all damaged or destroyed centerline ties and survey monuments are to be reset and Corner Records prepared for survey. Monuments shall be submitted to the City Public Works Department prior to filing with the County Surveyor in compliance with AB1414. This filing with the County Surveyor shall be completed prior acceptance and/or certification of completion of the project. All restoration of survey monuments shall be certified by the design Registered Engineer in accordance with Section 8771 of the Business and Professions Code.

9. Working hours shall be as follows:

7:00 AM - 5:00 PM Monday through Friday
8:00 AM - 5:00 PM Saturdays (Saturday work MUST be approved in advance by the Indian Wells Planning Director or City Engineer)

No work on Sundays or National Holidays*


Use the following note if a Preliminary Geotechnical Investigation and Report specific to this project dated no more than three years earlier than the date of the application has been completed, otherwise a Supplemental Geotechnical Report Update is required and the “second” note #10 shall be utilized:

10. All grading shall be completed under the supervision of a competent soils engineer in conformance with the recommendations of the Preliminary Geotechnical Investigation performed by (Insert Name), dated (Insert Date of Report), (Insert File or Report Number), and in conformance with the City of
Indian Wells Policy Guidelines for Geotechnical & Geologic Reports for Single Family Residential Developments (latest revision).

**Use the following note if a Supplemental Geotechnical Report Update was prepared due to the pre-existing Geotechnical Report being more than three years earlier than the date of the application, and the pre-existing Report is referenced in the Supplemental Report:**

10. A Supplemental Geotechnical Report Update specific to this project has been prepared by, __(Insert Name)_______ , dated __(Insert Date of Report)_______, (Insert File or Report Number). The Supplemental Geotechnical Report Update references an approved pre-existing Preliminary Geotechnical Investigation and Report applicable to this project prepared by ____(Insert Name)_______ , dated ____(Insert Date of Report)_______, (Insert File or Report Number), and confirms the recommendations of the pre-existing report either fully or partially. The Supplemental Geotechnical Report Update shall provide additional and/or supplemental geotechnical investigation results and recommendations as required by the Building Official and in conformance with the City of Indian Wells Policy Guidelines for Geotechnical & Geologic Reports for Single Family Residential Developments (latest revision). All grading shall be completed under the supervision of a competent soils engineer in conformance with the recommendations of the Supplemental Geotechnical Report Update.

11. One set of the final soils report shall be submitted to the Building Official for review and approval prior to the issuance of a building permit. The soils report shall reflect the fact that adequate compaction has been obtained not only in building pad locations, but also in the remainder of the site including the slopes. A Final Geotechnical Grading Certification shall be submitted by the soils engineer certifying that the final grading conforms to Appendix J of the CBC, all Geotechnical Investigation reports specific to this project, and this approved Precise Grading Plan.

12. All slopes shall be a maximum of 2 to 1 cut or fill.

13. Cut slopes greater than 5 feet in vertical height and fill slopes greater than 3 feet in vertical height shall be planted with approved ground cover to protect the slope from erosion and instability in accordance with the project’s conditions of approval.

14. All slopes adjacent to the public right-of-way or private properties shall be set back 2 feet if the height is less than 10 feet, and 3 feet if the height is greater than 10 feet.

15. The ground immediately adjacent to all proposed foundations shall slope away from said proposed foundations in conformance with Section 1804.3 of the CBC.
16. All trench backfills shall be tested and certified by the soils engineer to a minimum of 90% maximum density, unless otherwise specified in the approved Preliminary or Supplemental Geotechnical Report.

17. The Contractor shall repair or replace any damaged or altered public improvements as required by the City Engineer.

18. Street trenching and repair, if required, shall conform to City of Indian Wells Standards and Specifications, and/or Coachella Valley Water District Standards and Specifications as determined by the City Engineer.

19. A Top of Form Certification stating that the slab forms conform to this plan as to line and grade shall be submitted by the Engineer of Record (R.C.E. or P.L.S.) prior to Contractor's request for Ground Plumbing inspection by Building and Safety. The Top of Form Certification document shall provide: A) All proposed finish floor elevations as shown on this plan; B) All actual top of form (finish floor) elevations as measured and recorded by the Engineer; C) All proposed building setbacks as shown on this plan; and D) All actual building setbacks from the property lines to the forms as measured and recorded by the Engineer.

20. Prior to the Permittee's or Contractor's request from the Indian Wells Building and Safety Department for Final Inspection and Release of Utilities, the Engineer of Record shall submit to the Indian Wells Public Works Department and obtain approval of the following items:

   a. A Final (Precise) Engineered Grading Inspection Verification Form, verifying satisfactory completion of grading in accordance with the approved plans; and

   b. A Record (as-built) Precise Grading Plan indicating any deviation to the previously approved Precise Grading Plan.

21. A Certificate of Occupancy and Release of Utilities may only be issued by the Indian Wells Building and Safety Department AFTER submittal and approval of a Final (Precise) Engineered Grading Inspection Verification Form, a Record (as-built) Precise Grading Plan, and any other document required.

22. The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising during construction, the private engineer shall determine an acceptable solution, and submit revised plans for approval by the City.
PLANNING DEPARTMENT OF THE CITY OF INDIAN WELLS, CALIFORNIA

☐ APPROVED
☐ APPROVED CONCEPTUALLY UNTIL GRADING PLAN IS APPROVED IF REQUIRED
☐ APPROVED WITH CONDITIONS
☐ REVISE AND RESUBMIT

DATE: ____________________

BY: ______________________

(Approx. 2"

INDIAN WELLS PLANNING DEPT

CASE # ______________________

Submittal Date ____________________

Comparison Date ____________________

(These boxes to be added to first sheet of all precise grading plans)