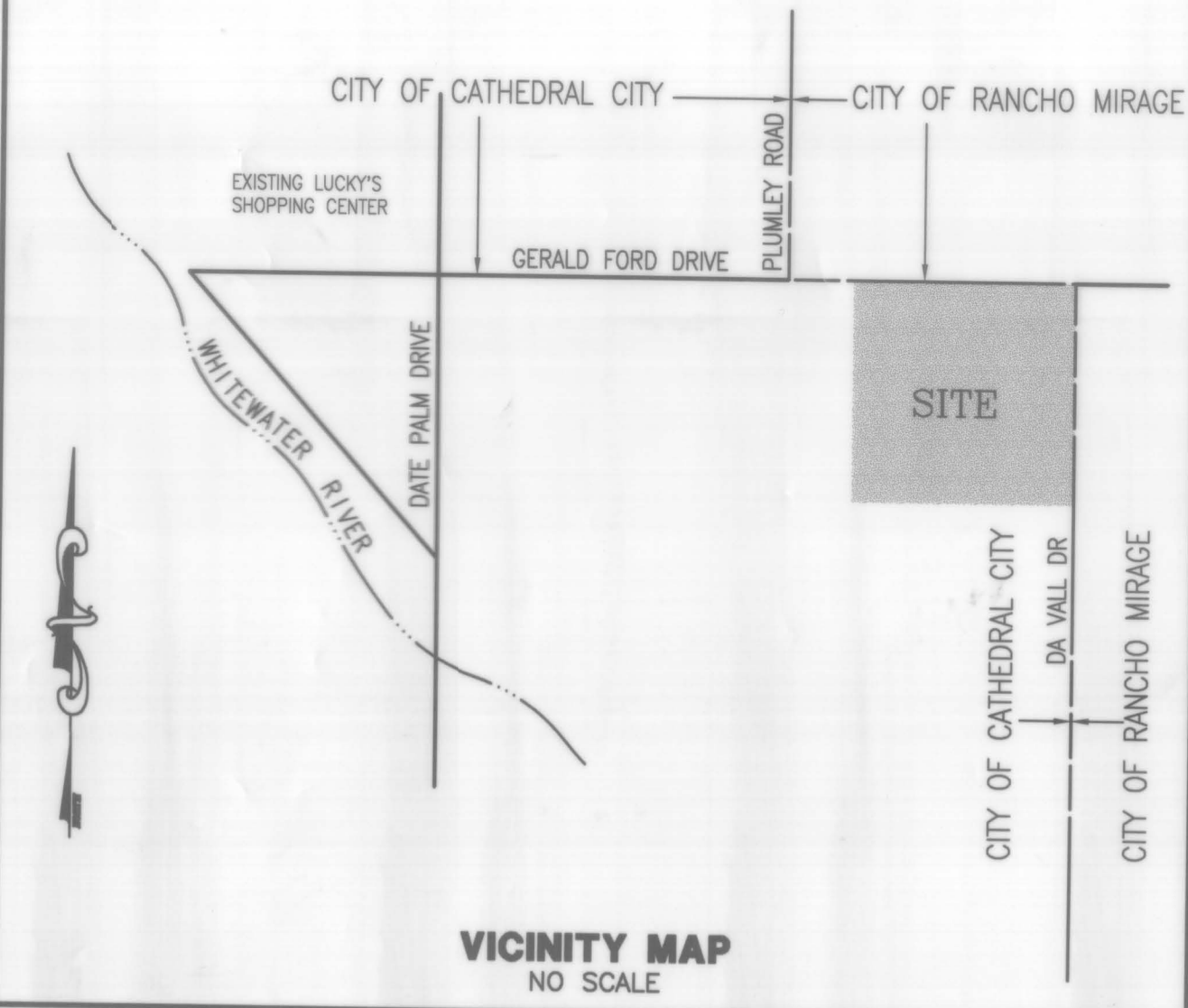


IN THE CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA  
**ROUGH GRADING IMPROVEMENT PLANS**  
**FORD-DA VALL GROUP, LLC - TRACT MAP 29771**  
 LOCATED IN A PORTION OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 34, T. 4 S., R. 5 E., S.B.M.



**GENERAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE CITY OF CATHEDRAL CITY AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), AND RIVERSIDE COUNTY STANDARDS AND SPECIFICATIONS ORDINANCE NO. 461, (LATEST EDITION).
- CITY POLICY REQUIRES AN ENGINEERED GRADING PLAN TO BE APPROVED AND SIGNED BY THE CITY ENGINEER FOR ALL COMMERCIAL AND RESIDENTIAL SITES.
- NOTHING IN THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM OBTAINING PERMITS AS REQUIRED BY THE CITY OF CATHEDRAL CITY MUNICIPAL CODE.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING U.S.A. DIG ALERT AT 800-422-4133, 48 HOURS PRIOR TO ANY EXCAVATION, IN COMPLIANCE WITH A.B. 73.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION. REMOVAL AND REPLACEMENT SHALL BE DONE BY A REGISTERED CIVIL ENGINEER WITH AN R.C.E. NUMBER BELOW 33,996, OR A LICENSED LAND SURVEYOR ONLY.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER 24 HOURS PRIOR TO ANY GRADING, BRUSHING, OR CLEARING AND EACH PHASE OF CONSTRUCTION AT (760) 770-0349, AND 24 HOURS PRIOR TO REQUIRING INSPECTIONS AT (760) 321-6350.
- BETWEEN OCTOBER 1ST AND APRIL 30TH, WORK HOURS SHALL BE FROM 7:00 A.M. TO 5:30 P.M.; BETWEEN MAY 1ST AND SEPTEMBER 30TH, WORK HOURS SHALL BE FROM 6:00 A.M. TO 7:00 P.M. (CITY ORDINANCE NO. 18).
- ALL PUBLIC TRAVELED WAYS MUST BE CLEANED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY ENGINEER.
- AT NO TIME WILL PRIVATE PROPERTY BE USED IN CONJUNCTION WITH THE PROJECT UNLESS PROPERTY OWNER APPROVAL IS OBTAINED IN WRITING AND EVIDENCE OF SAME IS GIVEN TO THE CITY.
- THE FINAL UTILITY LINE BACKFILL REPORT FROM THE PROJECT SOIL ENGINEER SHALL INCLUDE AN APPROVAL STATEMENT THAT THE BACKFILL IS SUITABLE FOR THE INTENDED USE.
- ANY EXCAVATION MADE IN CONJUNCTION WITH THIS PROJECT SHALL BE COVERED BY A SEPARATE PERMIT. THIS AREA SHALL BE PROPERLY POSTED AND LIGHTED IN CONFORMANCE WITH THE STATE MANUAL OF WARNING SIGNS, LIGHTS, AND DEVICES FOR USE IN THE PERFORMANCE OF WORK UPON HIGHWAYS, IN ORDER TO ELIMINATE ANY HAZARDS.
- THE CURB SHALL BE "ETCHED" SHOWING LATERAL LOCATIONS: "S" FOR SEWER, "G" FOR GAS, AND "E" FOR ELECTRICAL.
- ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE 4.
- CONTRACTOR SHALL OBTAIN COPIES OF CATHEDRAL CITY POLICIES A-21, A-22, A-30, A-33 AND A-40 AND ANY SUBSEQUENT REVISIONS AND BE FAMILIAR WITH THOSE REQUIREMENTS. CONTRACTOR SHALL ALSO OBTAIN AS NEEDED THE ADDITIONAL CITY STANDARD PLANS TO THE ADOPTED RIVERSIDE COUNTY STANDARDS.
- UPON PROJECT COMPLETION, CONTRACTOR OR OWNER SHALL SUBMIT A COMPLETED PM-10 PROGRAM REPORT FORM TO THE ENGINEERING DEPT.

**ESTIMATED EARTHWORK QUANTITIES**

	CUT (cuyd)	FILL (cuyd)
RAW		
SUBSIDENCE (0.15%)	71,202	32,490
SHRINKAGE (20%)		8,650
OVEREXCAVATION	14,240	
OVEREX SHRINKAGE	70,325	70,325
		14,065
SUBTOTAL	141,527	139,771
EXPORT		1,757
TOTAL	141,527	141,527

\*NOTE: ASSUMES ONE-HALF OF PAD AREA TO BE OVEREXCAVATED.

NOTE: THE KEITH COMPANIES MAKES NO REPRESENTATION CONCERNING THE ESTIMATED QUANTITIES ON THESE PLANS OTHER THAN ALL SUCH FIGURES, INCLUDING ALL EARTHWORK NUMBERS, ARE PRELIMINARY ESTIMATES ONLY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY MINOR DEVIATIONS BETWEEN ESTIMATED QUANTITIES AND THE ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PERFORM HIS/HER OWN TAKEOFFS TO DETERMINE THE BID QUANTITIES.

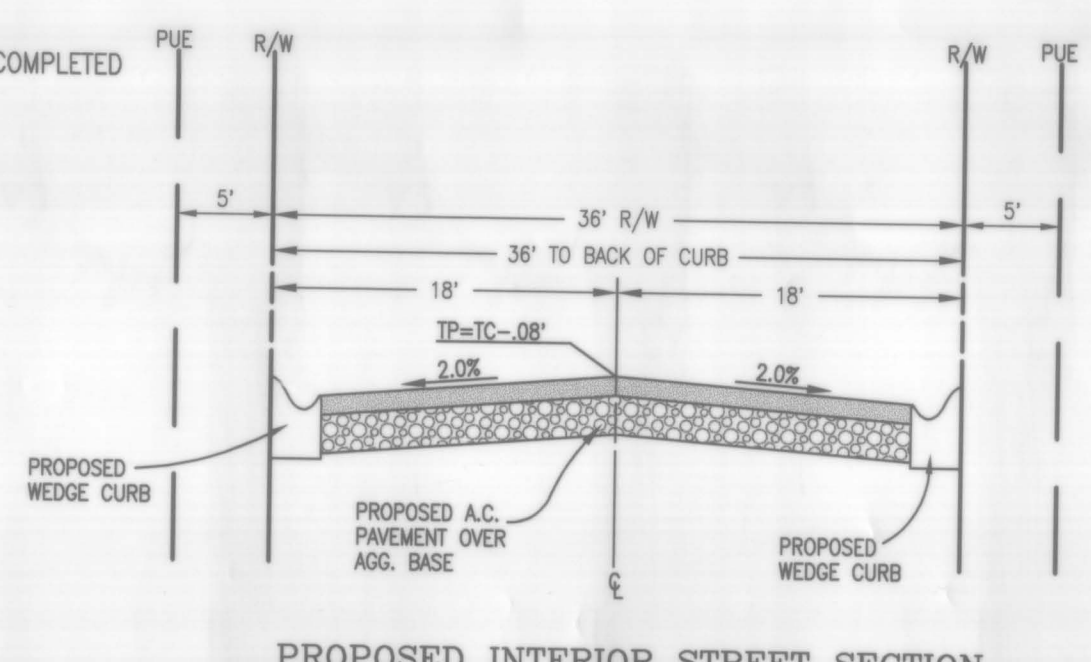
**ABBREVIATIONS AND LEGEND**

- BACK OF WALK
- EDGE OF PAVEMENT
- TOP OF PAVEMENT
- TOP OF CURB
- FINISHED SURFACE
- HIGH POINT
- LOW POINT
- GRADE BREAK
- BEGIN CURVE
- END CURVE
- BEGIN CURB RETURN
- END CURB RETURN
- FLOWLINE
- NORTHERLY
- SOUTHERLY
- EASTERLY
- WESTERLY
- NOT IN CONTRACT
- POWER POLE
- RIGHT OF WAY
- INVERT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TOP OF FOOTING
- TOP OF WALL
- TOP OF RETAINING WALL
- B.O.W.
- E.P.
- T.P.
- F.S.
- H.P.
- L.P.
- G.B.
- B.C.
- B.C.R.
- E.C.R.
- F.L.
- N.L.Y.
- S.L.Y.
- E.L.Y.
- W.L.Y.
- (NIC)
- P.P.
- R/W
- INV.
- 10'
- 110'
- TF
- TW
- TRW



**GRADING NOTES**

- ON-SITE INSPECTIONS OF EARTHWORK AND HARDSCAPE SHALL BE DONE IN ACCORDANCE WITH CATHEDRAL CITY ADMINISTRATIVE POLICY NO. A-22 DATED 10/30/90.
- GRADING SHALL BE IN ACCORDANCE WITH THE ENGINEERED GRADING REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION, AND/OR SOILS REPORT NO. 00-04-743 DATED APRIL 12, 2000, PREPARED BY EARTH SYSTEMS, INC. PHONE (760) 345-1588.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL THROUGHOUT THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL AFTER THE GRADING UNTIL SUCH TIME THAT THE GRADED SURFACE PRESENTS EFFICIENT PROTECTIVE COVER AGAINST WIND OR WATER EROSION THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY; AND IN ACCORDANCE WITH CITY CODE CHAPTER 6.16.
- ANY DISTURBED AREA OR ANY AREA OF FUTURE DEVELOPMENT SHALL BE STABILIZED USING A SOIL STABILIZER APPROVED BY THE CITY.
- AFTER CLEARING EXISTING GROUND SHALL BE SCARPED TO A MINIMUM OF 6" ON THE ENTIRE SITE OR AS RECOMMENDED BY SOILS REPORT.
- MAXIMUM CUT AND FILL SLOPES ARE 2:1.
- PADS SHALL BE COMPACTED TO A MINIMUM OF 90% PER A.S.T.M. SPECIFICATIONS AND/OR THE ABOVE MENTIONED SOILS REPORT. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY AS DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR EQUIVALENT AS APPROVED BY THE SOILS ENGINEER. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE STANDARD NO. 70-2, OR EQUIVALENT, AS DETERMINED BY THE SOILS ENGINEER.
- MINIMUM BUILDING PAD AND DRAINAGE SLOPES + 0.5%. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.3' DEEP AND BE CONSTRUCTED TO A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
- LOCATIONS OF FIELD DENSITY TESTS SHALL BE DETERMINED BY THE SOIL ENGINEER OR APPROVED TESTING AGENCY AND SHALL BE SUFFICIENT IN BOTH HORIZONTAL AND VERTICAL PLACEMENT TO PROVIDE REPRESENTATIVE TESTING OF ALL FILL PLACED. TESTING IN AREAS OF A CRITICAL NATURE OR SPECIAL EMPHASIS SHALL BE IN ADDITION TO THE NORMAL REPRESENTATIVE SAMPLINGS.
- THE FINAL COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING IN-PLACE DENSITY. SUFFICIENT MAXIMUM DENSITY DETERMINATION SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- BLOCK WALLS ARE NOT PART OF THE GRADING PERMIT. SUBMIT FOR SEPARATE BUILDING PERMIT. BLOCK WALLS ON SLOPES GREATER THAN 2:1 OR THAT WILL OR MAY BE FILLED GREATER THAN 18" ON EITHER SIDE SHALL BE CONSTRUCTED AS A RETAINING WALL OR SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER AND INCLUDED AS PART OF THE GRADING PLAN.
- THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN HIS PURVIEW.
- THE DESIGN CIVIL ENGINEER SHALL EXERCISE CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.
- TOPS AND TOES OF SLOPES SHALL BE SET BACK FROM THE PROPERTY LINES PER SECTION 7011 OF THE U.B.C.
- ALL PADS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ADJACENT TOP OF CURB (TC) OR STREET CROWN. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE TC OR STREET CROWN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ADDITIONAL REQUIREMENTS SET FORTH IN THE LOCAL FEDERAL INSURANCE RATE MAP (FIRM) AND ANY HYDROLOGY/DRAINAGE STUDIES GOVERNING THE SITE IN REGARD TO REQUIRED PAD ELEVATIONS, DRAINAGE STUDIES, GRADING AND CERTIFICATION.
- A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH AND/OR PRECISE GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO FLOOR POURING. CERTIFICATION SHALL BE TO LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
- A FINAL COMPACTION REPORT SHALL BE REQUIRED FOR ALL BUILDING PADS, AND FOR ALL FILLS GREATER THAN ONE FOOT IN DEPTH.



**SOILS ENGINEER**

EARTH SYSTEMS CONSULTANTS  
 79-8119 COUNTRY CLUB DRIVE  
 BERMAUDA DUNES, CA 92201  
 (760) 345-1588

THE UNDERSIGNED SOILS ENGINEER CERTIFIES THAT: HE HAS RECEIVED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN HIS SOILS REPORT PROJECT NO. 00-04-743 DATED APRIL 12, 2000. THAT HE SHALL PROVIDE SOILS ENGINEER SERVICES DURING CONSTRUCTION OF THE EXCAVATION AND FOUNDATION PHASES OF THE WORK, TO OBSERVE COMPLIANCE WITH DESIGN CONCEPTS, SPECIFICATIONS AND RECOMMENDATIONS, AND TO ALLOW DESIGN CHANGES IN THE EVENT THAT SUBSURFACE CONDITIONS DIFFER FROM THAT ANTICIPATED PRIOR TO THE START OF CONSTRUCTION. THE SOILS ENGINEER'S WORK DOES NOT INCLUDE SUPERVISION OR DIRECTION OF THE ACTUAL WORK OF THE CONTRACTOR, HIS EMPLOYEES OR AGENTS. THE CONTRACTOR FOR THIS PROJECT SHOULD BE INFORMED THAT NEITHER THE PRESENCE OF THE SOILS ENGINEER'S REPRESENTATIVE NOR THE OBSERVATION AND TESTING BY THE SOILS ENGINEER SHALL EXCUSE HIM IN ANY WAY FOR DEFECTS DISCOVERED IN HIS WORK.

*Shelton L. Stringer* 3/06/01  
 SHELTON L. STRINGER DATE  
 GE 2266



NOTE: SEE SHEET 3 FOR DETAILS

**SHEET INDEX MAP**

SCALE: 1"=100'

**OWNER/DEVELOPER**

FORD DA VALL GROUP, LLC  
 68936 ADELINA ROAD  
 CATHEDRAL CITY, CA 92234  
 (760) 322-3422  
 CONTACT - MARIO GONZALES

**Underground Service Alert**

Call: TOLL FREE  
 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

**BASIS OF BEARINGS:**  
 BEARING ARE BASED UPON THE SOUTHERLY LINE OF THE WHITEWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
 CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITEWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITEWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	APPROVED DATE

NO.	DATE	INIT.	APPROVED DATE

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 2-5-01  
 RCE NO. 46188 EXP 12/31/02 DATE  
 KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 3-22-01  
 RCE NO. 18751 EXP 6/30/2001 DATE  
 DAVID FAESSEL CITY ENGINEER

The Keith Companies **TKC**

41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**

**ROUGH GRADING PLANS**  
**TRACT 29771**  
 TITLE SHEET

LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

**FORD-DA VALL GROUP, LLC**

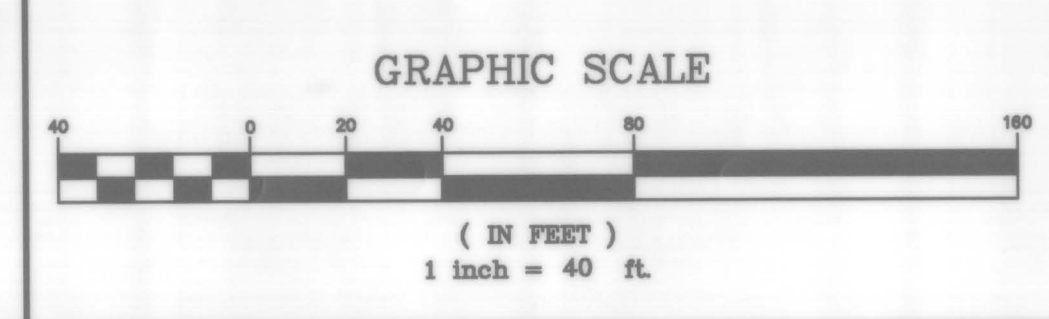
DESIGN: DLS	DRAFT: DLS
CHECK: KRS	DATE: FEB 01
DWG NO. R6892101	
SHEET 1 OF 3	

D:\AR650\PLAN\INSTR\GRADING\29771.dwg P1 Mar 02 09:04:24 2001 THE KEITH COMPANIES - D. SCHULZE





**Underground Service Alert**  
 Call: TOLL FREE  
 1-800  
 227-2600  
 TWO WORKING DAYS BEFORE YOU DIG



**BASE OF BEARINGS:**  
 BEARING ARE BASED UPON THE SOUTHERLY LINE OF THE WHITWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
 CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BROCK OVER WHITWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

**REFERENCES**

NO.	DATE	INIT.	APPROVAL	DATE

PREPARED UNDER THE SUPERVISION OF:  
 R. SCHULZE  
 RCE NO. 46188 EXP 12/31/02 DATE  
 KRIS R. SCHULZE  
 APPROVED BY: CATHEDRAL CITY  
 DAVID FAESSEL  
 RCE NO. 16731 EXP 6/30/2001 DATE  
 CIVIL ENGINEER

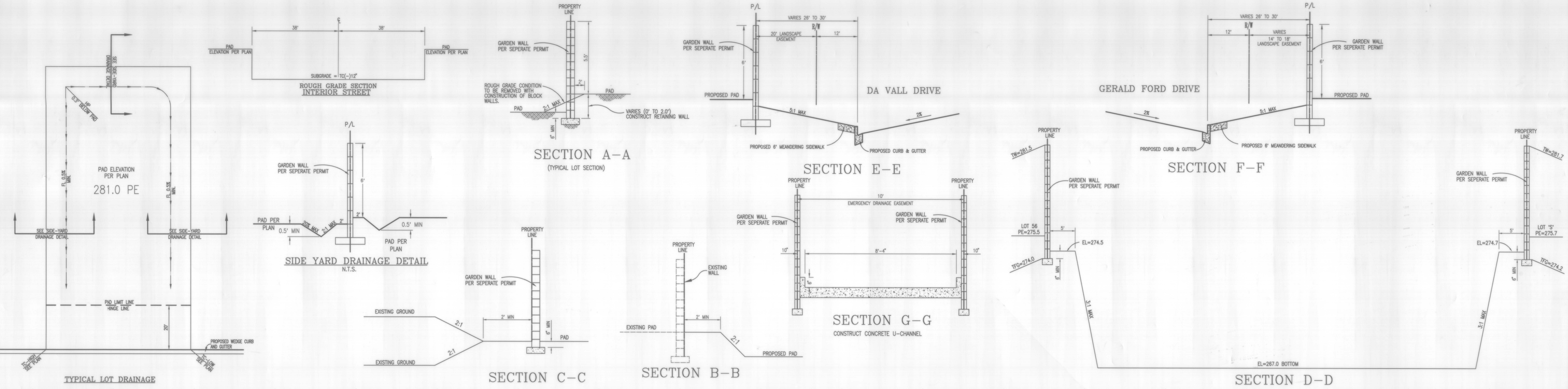
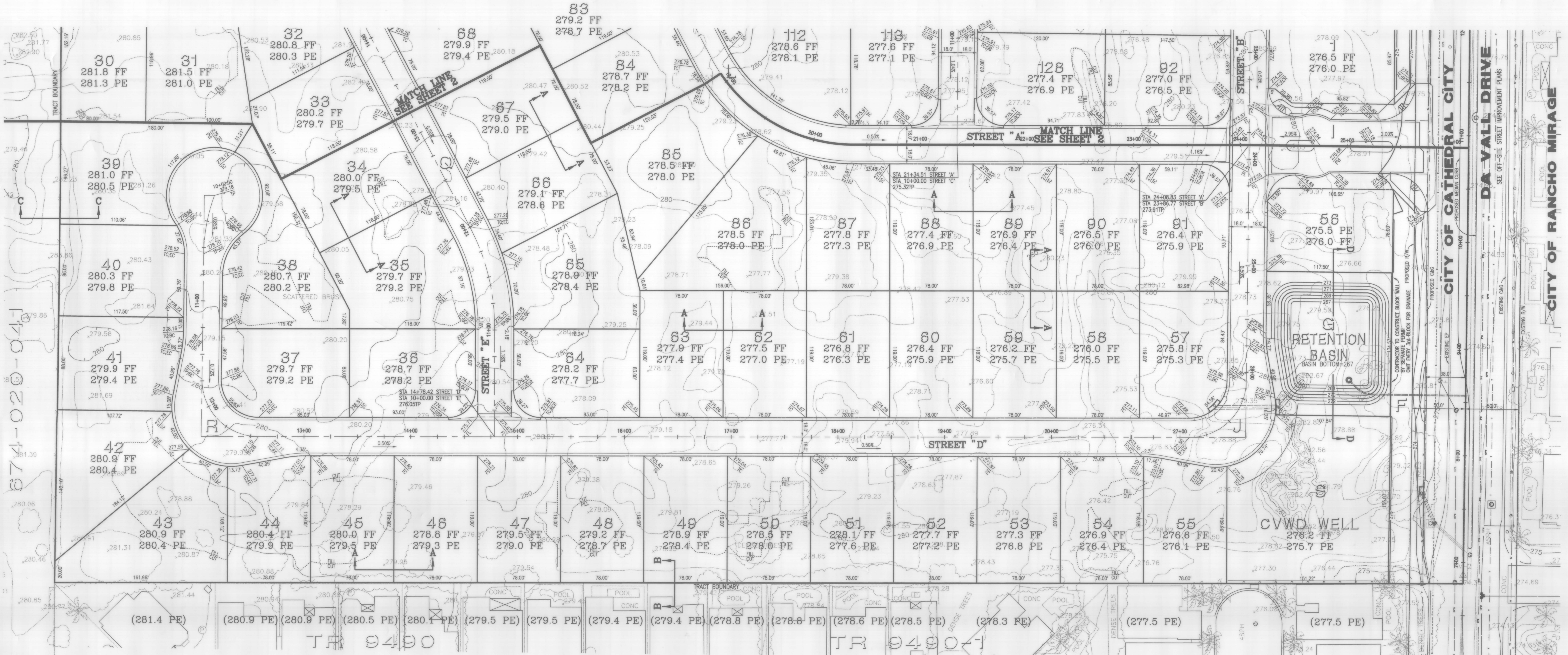
The Keith Companies **TKC**  
 41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**  
 ROUGH GRADING PLANS  
**TRACT 29771**  
 TITLE SHEET  
 LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M  
**FORD-DA VALL GROUP, LLC**

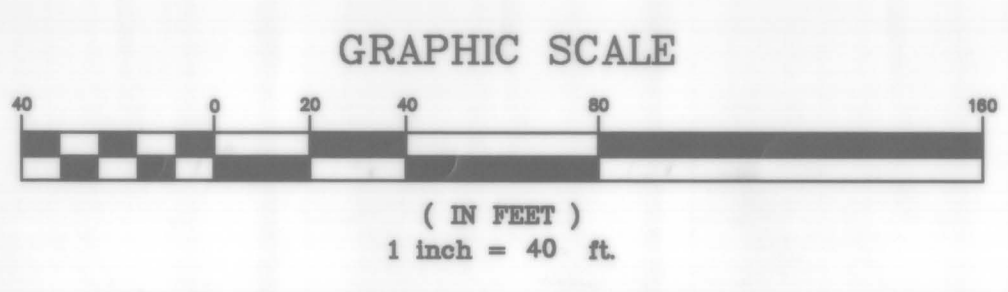
DESIGN: KRS  
 CHECK: TF  
 DRAFT: KRS  
 DATE: FEB 01  
 DWG NO. R6892102  
 SHEET 2 OF 3

D:\VAD\29771\GIS\GEO\TRACT\29771\01.dwg Mon Mar 26 13:43:28 2001 THE KEITH COMPANIES - D. SCHULZE





**Underground Service Alert**  
 Call: TOLL FREE  
 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG



**BASIS OF BEARINGS:**  
 BEARING ARE BASED UPON THE SOUTHERLY LINE OF THE WHITWATER CHANNEL AS PER TRACT 3607, MB 82/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
 CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	REVISIONS	APP'D	DATE

PREPARED UNDER THE SUPERVISION OF:  
 KRIS R. SCHULZE  
 RCE NO. 46188 EXP. 12/31/02 DATE 7-26-01

APPROVED BY: CATHEDRAL CITY  
 DAVID FACSEL  
 RCE NO. 18731 EXP. 6/30/2001 DATE 4-9-01 CITY ENGINEER

The Keith Companies  
**TKC**  
 41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**  
 ROUGH GRADING PLANS  
**TRACT 29771**  
 TITLE SHEET  
 LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

DESIGN: DLS  
 DRAFT: DLS  
 CHECK: KRS  
 DATE: FEB 01  
 DWG NO. R6892103  
**FORD-DA VALL GROUP, LLC**  
 SHEET 3 OF 3

D:\MSDC\UPM\PLANS\GRADING\RG6892103.dwg Plot Mar 26 13:52:28 2001 THE KEITH COMPANIES - D. SCHULZE