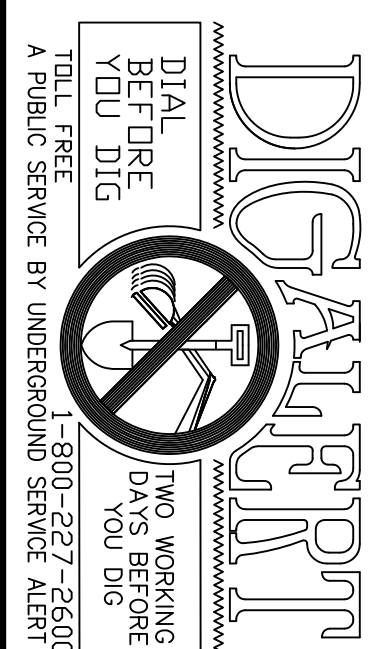


GRADING NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH TITLE 15 OF THE CITY OF SAN BERNARDINO MUNICIPAL CODE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) LATEST EDITION, AND ALL SUPPLEMENTS HEREAFTER PUBLISHED BY THE CITY OF SAN BERNARDINO. ALL REQUIREMENTS OF THE PERMIT _____ AND ANY SPECIAL REQUIREMENTS OF THE PERMIT _____ SHALL BE FULFILLED BY THE CONTRACTOR.
2. APPROVAL OF THIS PLAN BY THE COUNTY OF SAN BERNARDINO DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
3. PROPOSED STARTING DATE _____ 20____ AND COMPLETION DATE _____ OF GRADING _____.
4. CUT YARDAGE: 105 C.Y. FILL YARDAGE: 928 C.Y. IMPORT YARDAGE: 823 C.Y.
5. EARTHWORK QUANTITIES ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY, AND DOES NOT INCLUDE OVER EXCAVATION IF REQUIRED. REFER TO SOILS REPORT. THEY SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE FOR HIS OWN QUANTITIES FOR BIDDING AND CONSTRUCTION.
6. ADJACENT STREETS ARE TO BE CLEANED DAILY OF ALL DIRT AND DEBRIS THAT ARE THE RESULT OF OPERATION.
7. DUST SHALL BE CONTROLLED BY WATERING.
8. HOURS OF OPERATION ARE 7:30 A.M. 4:30 P.M. MONDAY THROUGH FRIDAY.
9. THE CITY ENGINEERING DEPARTMENT SHALL BE CONTACTED AT _____ TO SCHEDULE A PRE-GRADING MEETING 48 HOURS PRIOR TO BEGINNING OF GRADING.
10. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER OF RECORD TO NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D 1557-78.
11. SEPARATE PERMITS SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
12. SEPARATE PERMITS FROM THE BUILDING DEPARTMENT SHALL BE REQUIRED FOR ALL WALLS.
13. ALL SLOPES ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL BE SET BACK 2 FEET IF HEIGHT IS LESS THAN 10 FEET, AND 3 FEET IF HEIGHT IS GREATER THAN 10 FEET.
14. DAMAGED OR ALTERED PUBLIC IMPROVEMENTS SHALL BE REPAIRED OR REPLACED AS REQUIRED BY THE CITY ENGINEER.
15. PUBLIC STREETS SHALL BE KEPT CLEAN AND FREE FROM DIRT AND/OR DEBRIS. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN STREET CLEANING NECESSITATED BY HIS OPERATION.
16. THE FACE OF ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A GROUND COVER APPROVED BY THE CITY ENGINEER.
17. AN "AS-BUILT GRADING PLAN" SHALL BE SUBMITTED AT THE COMPLETION OF WORK AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.
18. FINISH GRADING WILL BE COMPLETED AND APPROVED BEFORE OCCUPANCY OF BUILDINGS.
19. THE R.C.E. OF RECORD (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) R.C.E. OF RECORD SHALL BE RESPONSIBLE FOR CORRECTING THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REVISING THE PLANS FOR APPROVAL BY THE CITY ENGINEER.
20. NO ROCK OR SIMILAR MATERIAL GREATER THAN 4" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVING BEEN SUBMITTED BY THE SOIL ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
21. NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUB-DRAINS, IF ANY, HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
22. THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATION, AND CODE WITHIN HIS PURVIEW.
23. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
24. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTED.
25. I HEREBY STATE THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND THAT IT CONFORMS TO THE COUNTY OF SAN BERNARDINO STANDARDS.

NAME: DAVID BRUNNER
R.C.E.# C80545 EXP. 03/31/2021



TESTING AND INSPECTION

- TESTING AND INSPECTION ARE AS PER REQUIREMENTS OF THE UNDERGROUND UTILITY CODE AND APPLICABLE LOCAL ORDINANCES WHERE APPLICABLE.
1. FILL TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D1557-70T.
2. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FEET VERTICAL LIFT, NOT LESS THAN ONE SOIL TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
3. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD ASTM D1556-64. IN FINE-EXPANDED GRANDED, COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, D9237-71 ASTM PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE CONTRACTOR SHALL SUBMIT A FIELD DENSITY REPORT SHOWING THE COMPARISON REPORT OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
4. DENSITY TESTS WILL BE MADE AT POINTS APPROXIMATELY ONE FOOT BELOW THE FILL SURFACE. ONE TEST WILL BE MADE FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE, BUT NOT LESS THAN ONE TEST FOR EACH 10-FOOT VERTICAL OF SLOPE HEIGHT.
5. ALL PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARD THE STREET OR DESIGNED DRAINAGE OUTLET.
6. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND INSPECTIONS MUST BE OBTAINED BEFORE POURING.
7. 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 THE IN-PLACE DENSITY, WHETHER SAND-CONE, DRIVE-RING, OR OTHER APPROVED METHOD AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
8. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SITE SOILS ENGINEER PER THE GRADING CODE.
9. THE PERMITTED OR HIS AGENT SHALL NOTIFY THE CITY OF SAN BERNARDINO WHEN THE GRADING OPERATION (EXCEEDING 5000 CU. YDS.) IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:

- A. INITIAL INSPECTION, WHEN THE PERMITTED IS READY TO BEGIN WORK, BUT NOT LESS THAN 20 DAYS BEFORE ANY GRADING OR BUSHING IS STARTED.
B. TIE INSPECTION, AFTER THE NATURAL GROUND OR BUT BEFORE FILL IS PLACED.
C. EXCAVATION INSPECTION, AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION, EXCEEDS TEN FEET.
D. FILL INSPECTION, AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TEN FEET.
E. DRAINAGE DEVICE INSPECTION, AFTER FORMING OF TERRACE DRAINS, DOWN DRAINS OR AFTER PLACEMENT OF PIPE IN SUB DRAINS, BUT BEFORE ANY CONCRETE OR FILL MATERIAL IS PLACED.
F. ROUGH GRADING, WHEN ALL ROUGH GRADING HAS BEEN COMPLETED THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE BUILDING OFFICIAL HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORT.
G. FINAL, WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE PLANS, PROFESSIONAL CERTIFICATIONS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.

REQUEST FOR INSPECTIONS SHOULD BE MADE A MINIMUM OF 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

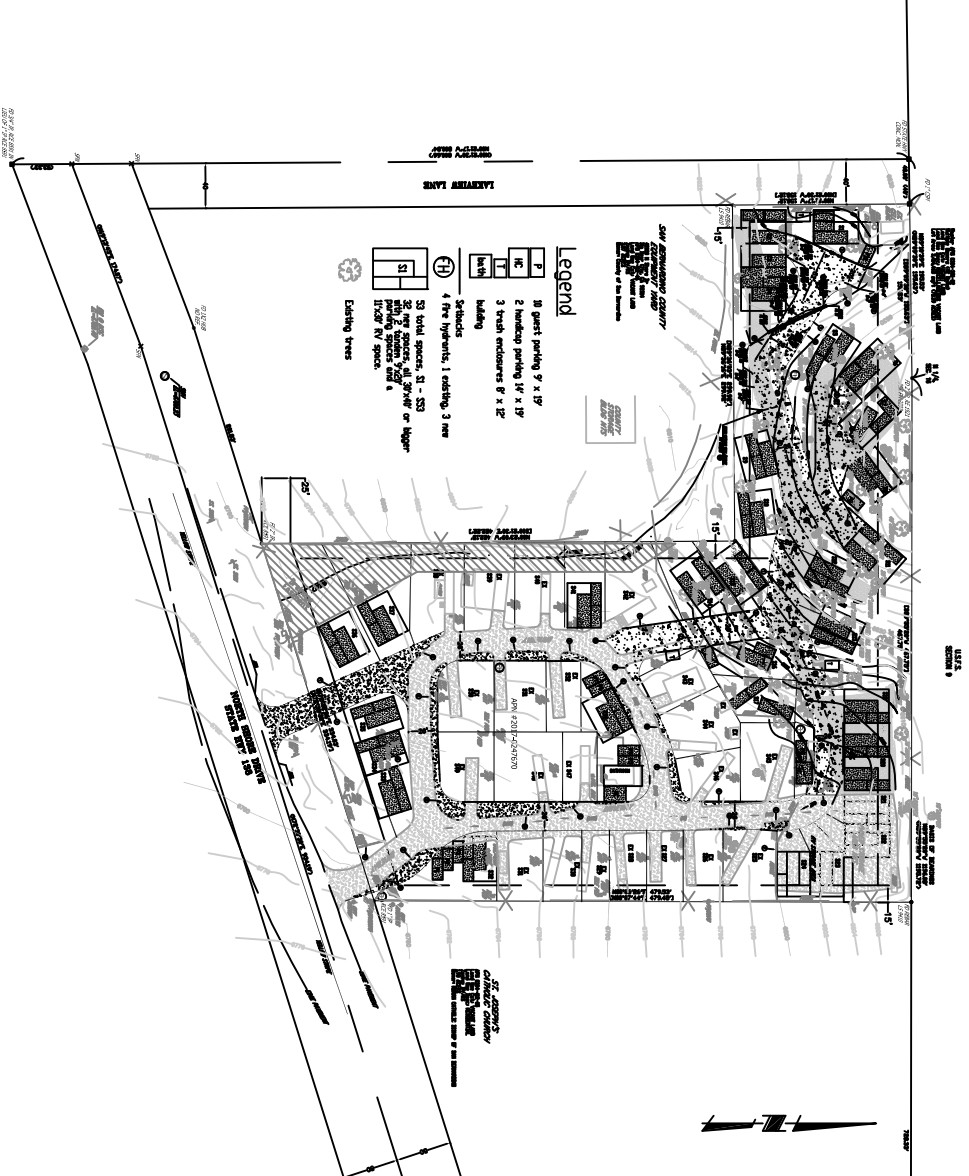
ARRANGEMENTS FOR INSPECTIONS ARE MADE BY CONTACTING P.M. _____ BETWEEN THE HOURS OF 7:30 A.M. AND 4:30 P.M.

NORMAL INSPECTION HOURS ARE 7:30 A.M. TO 4:30 P.M. MONDAY THROUGH FRIDAY. ANY REQUESTS FOR INSPECTIONS AT OTHER TIMES OR ON OTHER DAYS MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 48 HOURS BEFORE THE INSPECTION IS REQUIRED. THE PERMITTED MUST BEAR THE COST OF SUCH OVER-TIME INSPECTIONS AND WILL BE BILLED ACCORDING TO NORMAL OVER-TIME RATE IS 1.5 TIMES THE REGULAR RATE. INSPECTIONS MAY BE DISALLOWED DEPENDING ON STAFF AVAILABILITY.

INSPECTION ROUTES ARE PLANNED 24 HOURS IN ADVANCE AND ARE BASED ON EFFICIENT USE OF PERSONNEL. INSPECTION REQUESTS MADE WITH LESS THAN 24 HOURS NOTICE WILL BE PROCESSED ON AN AVAILABILITY BASIS ONLY AND NO GUARANTEE IS MADE THAT AN INSPECTION CAN BE PERFORMED WITHOUT PRIOR ADVANCE NOTICE.

EVIDENCE OF BUSINESS LICENSE, INSURANCE AND PERMITS WILL BE CHECKED BY THE INSPECTION STAFF.

IN THE COUNTY OF SAN BERNARDINO, CALIFORNIA
PRECISE GRADING PLAN
42144 N. SHORE DRIVE, BIG BEAR CITY, CA 92314
PINE TREE RV PARK



UTILITY COMPANIES

WATER	CITY OF BIG BEAR LAKE DWP PO BOX 1926 BIG BEAR LAKE, CA 92315 (909) 866-3050	GAS	SOUTHWEST GAS CORP 13471 WARRIOR ROAD VICTORVILLE, CA 92314 (877) 860-6020
ELECTRIC	BEAR VALLEY ELECTRIC SERVICE PO BOX 1547 BIG BEAR LAKE, CA 92315 (800) 808-2837	TRASH	BIG BEAR CITY CSO BIG BEAR CITY, CA 92314 (909) 585-2565
SEWER	BIG BEAR CITY CSO 139 E. BIG BEAR BLVD. BIG BEAR CITY, CA 92314 (909) 585-2565	TELEPHONE	FRONTIER COMMUNICATIONS 280 S. LOCUST STREET POMONA, CA 91766 (909) 397-0042

QUANTITIES:

CUT	105 C.Y.
FILL	928 C.Y.
IMPORT	823 C.Y.

- 1. EARTH QUANTITIES SHOWN HERE ARE FOR ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOILS ENGINEER'S RECOMMENDATION.
2. SEE ARCHITECTURAL PLAN FOR EXACT BUILDING DIMENSIONS.
3. DIMENSION ON DETAIL INCHES.

BASIS OF BEARINGS

BENCH MARK

SHEET INDEX:	
SHEET NO.	DESCRIPTION
1	TITLE SHEET & DETAIL
2	PRECOSE GRADING PLAN



VINICITY MAP
NO SCALE

CLIENT
DON MILLER / PINE TREE RV PARK
3582 DURHAM CIRCLE
OCEANSIDE, CA 92056
(760) 419-5507

OWNER / DEVELOPER
MILLER FAMILY TRUST
3582 DURHAM CIRCLE
OCEANSIDE, CA 92056
PHONE: (760) 419-5507

SITE ADDRESS
42144 N. SHORE DRIVE,
BIG BEAR CITY, CA 92314
APN: 0304--412-06
RESPONSIBLE: PASTOR GEORGE MARIN
PHONE: (909)259--1079

ASSESSOR'S PARCEL NUMBERS:
0304--412--06

LAND USE CAT:
VACANT LAND

LAND USE DESC:
RV PARK

ZONING:
RS
4.6 ACRES=200,376 sq. ft.

OWNER:
Don Miller - Pine Tree RV Park

LEGAL DESCRIPTION

PTN N 1/2 SEC 16 TP 2N R 1E DESC AS FOL BEG AT N 1/4 COR SD SEC TH S 89 DEG 09 MIN 30 SECONDS W 158.63 FT /RECORD S 89 DEG 08 MIN 30 SECONDS W 158.74 FT / PER DEED RECORDED AS INST NO 124 IN BK 6618 PG 171 OFFICIAL RECORDS TH S 00 DEG 21 MIN 30 SECONDS E /RECORD S 00 DEG 24 MIN E PER SD DEED / 158.12 FT TH N 89 DEG 36 MIN 03 SECONDS E 299.02 FT / RECORD 89 DEG 36 MIN 19 SECONDS E AND 300 FT PER SD DEED / 00 DEG 24 MIN E PER SD DEED / 422.22 FT TO N R/W LI OF 100 FT WIDE NORTH SHORE DR TH N 72 DEG 30 MIN 30 SECONDS E / RECORD S FT ALG SD NLY THEREFOR TH N 00 DEG 07 MIN 44 SECONDS E 479.45 FT TO PT IN N LI NE 1/4 SD SEC 16 SD PT LING S 89 DEG 55 MIN 20 SECONDS E / RECORD S 89 DEG 51 MIN 30 SECONDS E / 467.75 FT FROM SD N 1/4 COR SD SEC TH N 89 DEG 55 MIN 20 SECONDS W 467.75 FT ALG SD N LI NE 1/4 SD SEC TO POB 4.96 AC M/L

REFERENCES:

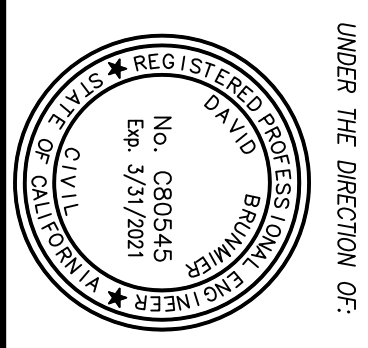
"I CERTIFY THAT I WILL BE RESPONSIBLE FOR THIS GRADING IN ACCORDANCE WITH RECOMMENDATIONS OF THE BUILDING DEPARTMENT TO INCLUDE INCORPORATING ALL RECOMMENDATIONS OF THE SOILS ENGINEER. REPORT AND BE RESPONSIBLE FOR PROFESSIONAL INSPECTION AND APPROVAL OF THE GRADING. THIS SHAL INCLUDE, BUT NOT BE LIMITED TO, INSPECTION AND APPROVAL AS TO THE ESTABLISHMENT OF LINE GRADE AND DRAINAGE OF DEVELOPMENT AREA I WILL ALSO BE RESPONSIBLE FOR THE PREPARATION OF REVISED PLANS AND THE SUBMISSION OF AS GRADED GRADING PLANS UPON THE COMPLETION OF THE WORK.

SUPERVISING CIVIL ENGINEER _____ R.C.E. _____ NUMBER DATE _____

THE SOILS ENGINEER SHALL SIGN THE FOLLOWING STATEMENT ON THE PLANS:
"I SHALL PROVIDE PROFESSIONAL INSPECTION AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION STABILITY OF ALL FINISHED SLOPES AND INCORPORATING THE DATE SUPPLIED BY THE SOILS ENGINEER (GEOLOGIST) AND THE PREPARATION OF THE SOILS GRADING REPORT."

SUPERVISING CIVIL ENGINEER _____ R.C.E. NUMBER _____ DATE _____

Prepared By:
FUTTRONO ENGINEERING, INC
Civil Engineering • Planning • Surveying
1400 E. Pioneer (909) 272-8774
Email: edwin@futtronoengineering.com



APPROVED BY: _____ DATE: _____
CITY ENGINEER

COUNTY OF SAN BERNARDINO
PRECISE GRADING PLAN
PINE TREE RV PARK
42144 N. SHORE DRIVE
BIG BEAR CITY, CA
APN 304-412-06

DRAWING NO. **1**
SHEET 1 OF 2

USFS,
SECTION 9

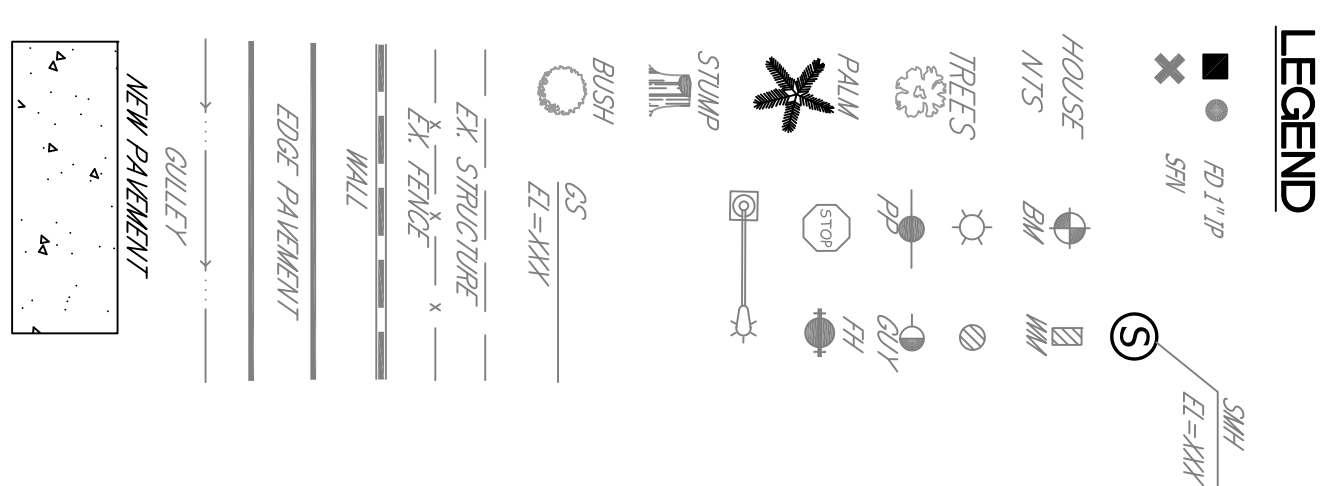
USFS OF BEARINGS
BASIS OF BEARINGS
N 89°55'20" W 1196.08'
N 89°55'20" W 1195.72'

CONSTRUCTION NOTES AND QUANTITIES	DESCRIPTION	QUANTITY
①	CONSTRUCT NEW AS PAVEMENT, JOIN TO EXISTING	3190 SF
②	REMOVE EXISTING AS PAVEMENT, REMOVE & JOIN TO NEW	1 LS
③	REMOVE EXISTING AS PAVEMENT AS SHOWN HERE ON	20 EA
④	RELOCATE EXISTING TREES & STUMP	1 LS
⑤	RELOCATE LIGHT POST & UTILITIES	1 EA
⑥	RELOCATE CONTAINER	1 EA
⑦	REMOVE GRAVEL ROAD/GRANUL PAD AS NEEDED	1 LS
⑧	REMOVE/ADJUST EXISTING FENCE/GATE AS NEEDED	1 LS
⑨	RELOCATE/ADJUST EXISTING WOOD SIGN	2 EA
⑩	CONSTRUCT 6" MAX RETAINING WALL AS SHOWN PER PLAN & BY SEPARATE PERMIT	1 LS
⑪	CONSTRUCT 24" RCP PIPE AS SHOWN PER PLAN	60 LF
⑫	CONSTRUCT ROCK RRP RAP AS SHOWN PER PLAN	1 LS
⑬	CONSTRUCT	1 LS



Legend

- P 10 guest parking 9' x 19'
- HC 2 handicap parking 14' x 19'
- T 3 trash enclosures 8' x 12' building
- bath
- Setbacks
- 4 Fire hydrants, 1 existing, 3 new
- 53 total spaces, S1 - S53
- 32 new spaces, all 30'x40' or bigger with 12 tandem 9'x20' parking spaces and a 11'x30' RV space.
- Existing trees



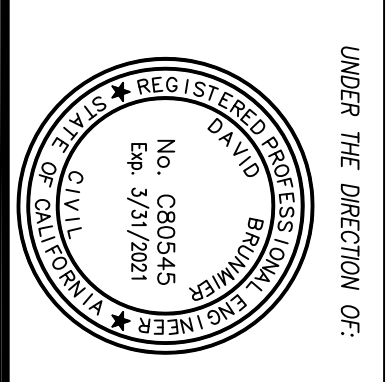
LAKVIEW LANE
STATE SHORE DRIVE
YELLOW SPRINGS

SITE PLAN
1"=40'

BENCHMARK NO.	ELEV.

REVISIONS	DATE	APP.

Prepared By:
FUTRONO ENGINEERING, INC
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PH: (909) 712-4874
EMAIL: colton@futronoengineering.com



COUNTY OF SAN BERNARDINO
APPROVED BY: _____ DATE: _____
CITY ENGINEER

PRECISE GRADING PLAN
PINE TREE RV PARK
42144 N. SHORE DRIVE
BIG BEAR CITY, CA
APN 304-412-05

DRAWING NO.
2
SHEET 2 OF 2

