Agenda Item No. G-5

DATE SUBMITTED	01/29/2020	COUNCIL ACTION	(x)
SUBMITTED BY	COMMUNITY DEVELOPMENT DIRECTOR	PUBLIC HEARING REQUIRED	( )
		RESOLUTION	( )
		ORDINANCE 1ST READING	( )
DATE ACTION REQUIRED	02/05/2020	ORDINANCE 2ND READING	( )
		CITY CLERK'S INITIALS	

IMPERIAL CITY COUNCIL
AGENDA ITEM

SUBJECT: DISCUSSION/ACTION:

RUSSELL COURT SUBDIVISION UNIT 1 - PHASES 1A TO 1D - FM 27/57-60

1. APPROVAL AND ACCEPTANCE OF OFF-SITE STREET IMPROVEMENTS.
2. AUTHORIZE BOND REDUCTION.

DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT

BACKGROUND/SUMMARY:

City staff conducted regular field inspections during the construction of the off-site street improvements for the subject project and a final walk through was completed on January 07, 2020. At this time, the improvements were found to be completed. See Exhibits "A" to "D" attached herewith for details.

One-Year warranty for labor and materials will end on January 07, 2021.

Now the developer is requesting that the City accept the improvements and reduce the amount accordingly.

FISCAL IMPACT: NO FISCAL IMPACT

ADMIN SERVICES SIGN INITIALS

STAFF RECOMMENDATION:

1. Staff recommends approval and acceptance of off-site street improvements of Russell Court Subdivision Unit 1 - Phases 1A to 1D.
2. Staff recommends authorization of bond reduction up to 90% and to keep the remaining 10% for the One-Year warranty period.

DEPT. INITIALS OM

MANAGER'S RECOMMENDATION: approve

CITY MANAGER's INITIALS DHm

MOTION:

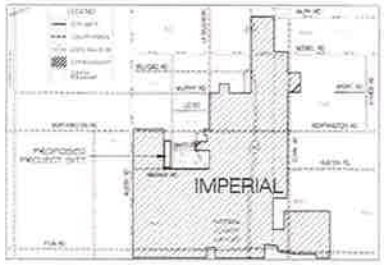
SECONDED:
AYES:
NAYES:
ABSENT:

APPROVED ( ) REJECTED ( )
DISAPPROVED ( ) DEFERRED ( )
REFERRED TO:

RUSSELL COURT SUBDIVISION - UNIT 1

PRECISE GRADING PLAN - PHASE 1A

Exhibit "A"
Sheet 1 of 2



VICINITY LOCATION MAP
NOT TO SCALE

WORK TO BE DONE

CONCRETE HANDICAP ACCESSIBILITY RAMP
CONCRETE SPECIAL HANDICAP ACCESSIBILITY RAMP
SANITARY SEWER PIPELINE (SIZE AS INDICATED)
SEWER MANHOLE
STREET LIGHT
PAVING SECTION BREAK
UTILITY SERVICES (FOR 2 LOTS)
ELECTRIC SECTOR VALVE
ASPHALT CONC. PAVING (SEE STREET SECT. FOR THICKNESS)
4.5' WIDTH CONCRETE SIDEWALK AND CURB WITH GUTTER
TRAFFIC SIGN (TYPE AS INDICATED)
POTABLE WATER PIPELINE (SIZE AS INDICATED)
FIRE HYDRANT WITH SERVICE VALVE

LEGEND / EXISTING FEATURES

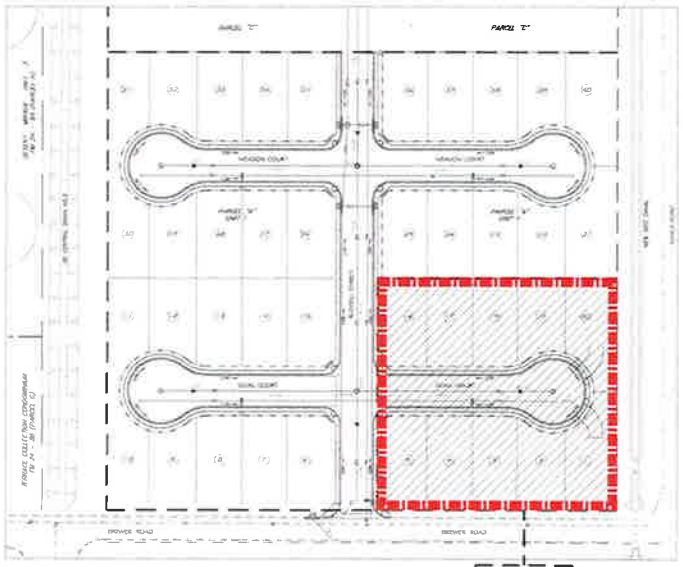
CONCRETE CURB
SIDEWALK
TELEPHONE LINE
SEWER MAN LINE
FIRE HYDRANT
SEWER MAIN LINE
PROJECT BOUNDARY
RIGHT OF WAY
FLOW LINE ELEVATIONS
TOP OF CURB ELEVATIONS
NATURAL SURFACE ELEVATIONS
CENTER LINE STREET ELEVATIONS
SURFACE WATER FLOW DIRECTION
AC PAVEMENT

DRAWINGS LIST

SHEET	DESCRIPTION	SHEET	DESCRIPTION
1/2	TITLE SHEET & GENERAL INFORMATION	2 / 2	PRECISE GRADING PLAN - PHASE 1A

BENCH MARK

BM BENCHMARK - STAMPED "D" ON SOUTH UPSTREAM AND SMALL DEVIATION ON NEARSIDE
ELEVATION 84 1.30 ASSUMED ELEVATION

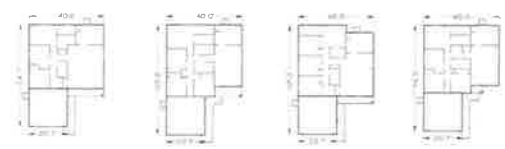


PHASING MAP
NOT TO SCALE

PHASE 1A
SEE SHEET 2

N
NOT TO SCALE

PHASE	LOTS	3A	4A	4B	4C	TOTAL
1A	1-5, 16-20	5	5	4	4	10
1B	6-15					
1C	21-29, 36-40					
1D	30-35					
TOTAL		5	5	4	4	10



TYPICAL MODELS
NOT TO SCALE

HOUSE PLOTS AND FINISHED GRADING SPECIFICATIONS

1. YARDS AND SET BACKS
MINIMUM YARDS AND SET BACKS MEASURED FROM PROPERTY LINES TO ALL PORTIONS OF HOUSE (SHALL BE VERIFIED BY CITY BUILDING DEPT. PRIOR TO COMMENCING CONSTRUCTION):

FRONT YARD SET-BACK	20 FEET
REAR YARD SET BACK	0 FEET
SIDE YARD	5 FEET
SIDE YARD (@ CORNER)	10 FEET

2. SOILS REPORT
A. SOILS REPORT APPLICABLE TO ALL EXCAVATION, FILL, TRENCHING, BACKFILL, HOUSE PAD PREPARATION AND GRADING

LANDMARK CONSULTANTS, INC. OF EL CENTRO, CALIFORNIA, LCI REPORT NO. LE16-57 DATED SEPTEMBER 14, 2016 AND SIGNED BY APPROVED LOCAL REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA NO. 31921 EXP. 12/31/16. ALL EARTHWORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF SAID REPORT

3. HOUSE FINISHED FLOOR CONSTRUCTED ON PADS SHOWN HEREON:
FINISHED FLOOR OF HOUSE SHALL BE OF CONCRETE. GRANULAR FILL AND SACKED BARRIER CALLED FOR ON STRUCTURAL DRAWINGS AND IN THE ABOVE REFERENCED SOILS REPORT EXCEPT, IN NO CASE SHALL THE FINISHED FLOOR BE LESS THAN 9 INCHES (0.75 FEET) ABOVE THE PAD ELEVATIONS SHOWN HEREON

4. FINISHED GRADING OVER LOT AND ADJACENT TO HOUSES
EACH LOT SHALL BE GRADED TO DRAIN AWAY FROM HOUSES AND TOTALLY TO THE STREET WITHOUT CROSSING REAR OR SIDE BOUNDARIES. FINISHED GRADE ADJACENT TO FOUNDATIONS SHALL PROVIDE CLEARANCE OF 8 INCHES (0.67 FT) TO ALL WOOD STRUCTURES. FINISHED LOT GRADING SHALL BE IN ACCORDANCE WITH DETAIL SHOWN IN THIS SHEET

5. MAXIMUM ALLOWABLE SLOPE OF DRIVEWAYS
FINISHED LOOP OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT WILL NOT CAUSE THE DRIVEWAY SLOPE TO EXCEED FOURTEEN PERCENT (14%) BETWEEN GARAGE AND PROPERTY LINE AT STREET

6. DRIVEWAY LOCATION
THE DRIVEWAYS LOCATION SHOWN ON THESE PLANS ARE ACCORDING TO THE HOUSE MODELS AND PHASING PLAT DRAFT TL DATED 12/09/13

7. BUILDING PAD CERTIFICATIONS
BUILDING PAD COMPACTION, BUILDING PAD ELEVATIONS, AND DRAINAGE SWALE GRADES SHALL BE CHECKED AND CERTIFIED TO BE WITHIN SPECIFIED LIMITS
PAD COMPACTION AND PAD ELEVATIONS SHALL BE CERTIFIED TO CITY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. FINISHED SWALE GRADES SHALL BE CERTIFIED PRIOR TO OCCUPANCY OF HOUSES

8. BUILDING LAYOUT
LAYOUT OF BUILDING FOUNDATIONS SHALL BE BASED ON PLOT PLANS REVIEWED AND APPROVED BY THE CITY AND SHALL BE MEASURED FROM PROPERTY MARKERS PLACED BY THE REGISTERED ENGINEER OR SURVEYOR IN ACCORDANCE WITH A FINAL APPROVED AND RECORDED TRACT MAP. ALL FIELD LAYOUT WORK SHALL BE CHECKED AND APPROVED BY AUTHORIZED REPRESENTATIVES OF THE CITY AND DEVELOPER. NO FOUNDATION INSPECTIONS SHALL BE PROVIDED WITHOUT APPROPRIATE PROPERTY MARKERS IN PLACE

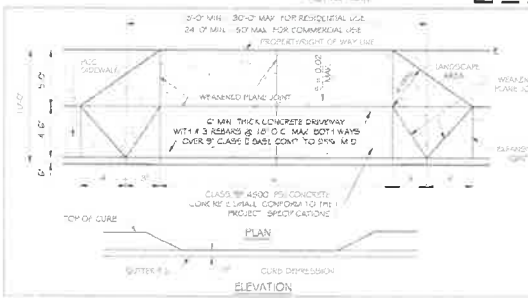
9. [illegible]
IN NO CASE SHALL HOUSE PAD FINISHED CONDITIONAL GRADE BEGIN BE SMALLER THAN 1%

10. HOUSE PAD VERIFICATIONS
CONTRACTOR SHALL LAY OUT HOUSE FOUNDATION FORMS SHALL CHECK AL HOUSE TO LOT LINE DIMENSIONS SHOWN HEREON TO VERIFY THE CORRECTNESS OF THE HOUSE LOCATION AND LOT [illegible]

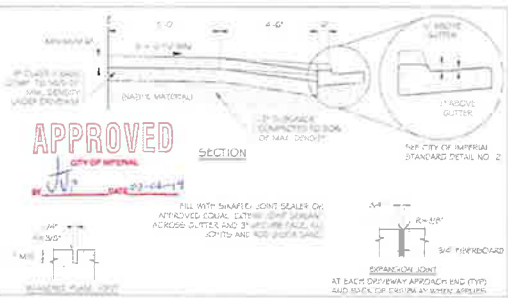
11. ELEVATIONS
ALL ELEVATIONS INCLUDING PAD FINISH FLOOR AND CURB & GUTTER ELEVATIONS ARE ACCORDING TO THE LATEST REVISED IMPROVEMENT PLANS TITLED "RUSSELL COURT SUBDIVISION UNIT 1 IMPROVEMENT PLANS" PREPARED BY PALI TERRA DATED 07/27/15

NOTES:
A) NO GRADING MODIFICATIONS SHALL BE EXECUTED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER

B) IF DEVELOPER/CONTRACTOR HAS A QUESTION ON THE DESIGN SHOWN ON THESE PLANS AND RFI DOCUMENT SHALL BE SENT TO THE DESIGN ENGINEER TO RESPOND AS REQUIRED AND NOTED ON SAID RFI



NOTES:
1. SUBGRADE TO BE 95% COMPACTED TO 90% OF MAXIMUM DENSITY AND MAINTAIN A MOISTURE CONTENT OF 118% ± 2% FOR ALL LOCATIONS UNDERNEATH CONCRETE
2. WEAKENED PLANE JOINTS REQUIRED OF DRIVEWAY CENTER LINE
3. WIDTH AND LOCATION AS DIRECTED BY OWNER AND APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE
4. ENCROACHMENT PERMIT IS REQUIRED BY THE CITY OF IMPERIAL PLANNING AND DEVELOPMENT DEPT. FOR ALL NEW DRIVEWAY APPROACHES. FOR FUTURE MAINTENANCE OF DRIVEWAY APPROACH AND SIDEWALK IS THE RESPONSIBILITY OF FRONTING LANDOWNER
5. ALL METAL FURN STANDS MUST HAVE PROTECTIVE DEVICES SUCH AS MUSHROOMS INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY INSURE PUBLIC SAFETY
6. EXISTING D.I.O. A.W.M. CAN BE INSTALLED INSTEAD OF #3 REBARS ON EXISTING DRIVEWAYS TO BE REPLACED FOR RESIDENTIAL USE ONLY
7. COMPACTION TEST FOR CLASS II BASE AND HUMIDITY TEST FOR SUBGRADE AT ALL NEW DRIVEWAY APPROACHES ARE REQUIRED BY THE CITY OF IMPERIAL WITH NO EXCEPTIONS

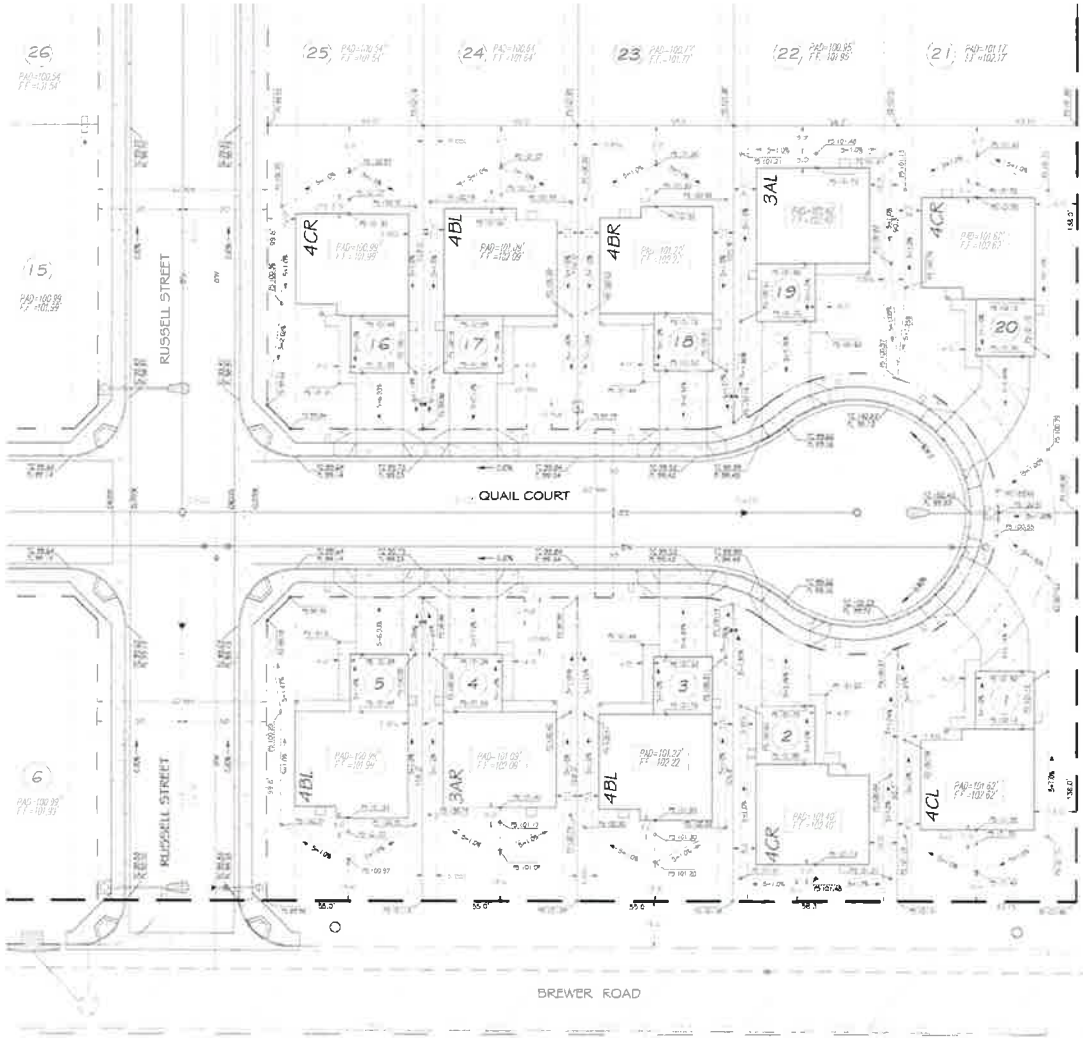


DRIVEWAY DETAIL
PER CITY OF IMPERIAL STANDARD DETAIL NO. 22
NOT TO SCALE

PROJECT DESCRIPTION: RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1A
DRAWING DESCRIPTION: TITLE SHEET & GENERAL INFORMATION
LOCATION: CITY OF IMPERIAL, CA

SHEET 1 1-2

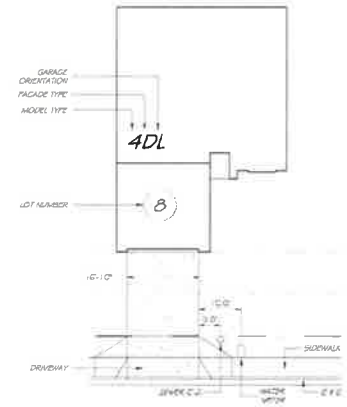
Exhibit "A"
Sheet 2 of 2



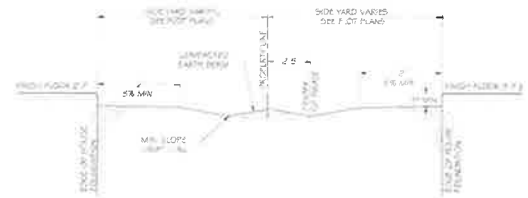
PRECISE GRADING PLAN - PHASE 1A
SCALE 1" = 20'

DRIVEWAY STATIONS

LOT	STATION	STREET NAME	LOT	STATION	STREET NAME
LOT 1	5+77.08	QUAIL COURT	LOT 16	3+00.67	QUAIL COURT
LOT 2	5+32.43	QUAIL COURT	LOT 17	4+00.83	QUAIL COURT
LOT 3	4+77.17	QUAIL COURT	LOT 18	4+77.17	QUAIL COURT
LOT 4	4+00.83	QUAIL COURT	LOT 19	5+18.43	QUAIL COURT
LOT 5	3+67.57	QUAIL COURT	LOT 20	5+71.08	QUAIL COURT



HOUSE MODEL LEGEND
NOT TO SCALE



SIDE YARD GRADING DETAIL
NOT TO SCALE

APPROVED
CITY OF IMPERIAL
BY: 02-26-19

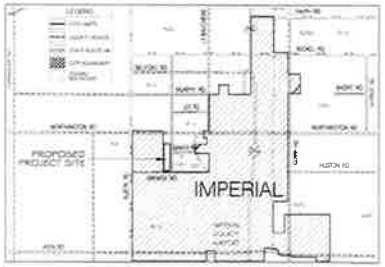
PROJECT DESCRIPTION: RUSSELL COURT SUBDIVISION UNIT 1 PHASE 1A
DRAWING DESCRIPTION: PRECISE GRADING PLAN
LOCATION: CITY OF IMPERIAL, CA
PROJECT NO. 1704
SHEET 2 2-2
DRAWN BY: MD 10/17/18
LAST REVISED DATE: MD 02/01/19

CLIENT/OWNER: SHINE REAL ESTATE INVESTMENTS INC.
ADDRESS: 848 SOUTH 10th STREET, IMPERIAL CA 92251
TELEPHONE: (760) 355-3483

RUSSELL COURT SUBDIVISION - UNIT 1

PRECISE GRADING PLAN - PHASE 1B

Exhibit "B"
Sheet 1 of 2



VICINITY LOCATION MAP
NOT TO SCALE

WORK TO BE Ddone

CONCRETE HANDICAP ACCESSIBILITY RAMP		UTILITY SERVICES (FOR 1 LOT)		POTABLE WATER PIPELINE (SIZE AS INDICATED)	
CONCRETE SPECIAL HANDICAP ACCESSIBILITY RAMP		ELECTRIC SECTOR SUPPLY		PIPELINE VALVE AND VALVE BOX	
SANITARY SEWER PIPELINE (SIZE AS INDICATED)		ELECTRIC TRANSFORMER PAD		FIRE HYDRANT WITH SERVICE VALVE	
SEWER MANHOLE		ELECTRIC SECONDARY PEDESTAL		STREET NAME SIGN	+
STREET LIGHT		ASPHALT CONC. PAVING (SEE STREET SECT. FOR THICKNESS)		TELCO 4" STUB UP	
PAVING SECTION BREAK		4.5' WIDTH CONCRETE SIDEWALK AND CURB WITH GUTTER		TELCO 3" STUB UP	
(COUNTY DEPARTURE (FOR 2 LOTS))		TRAFFIC SIGN (TYPE AS INDICATED)			

LEGEND / EXISTING FEATURES

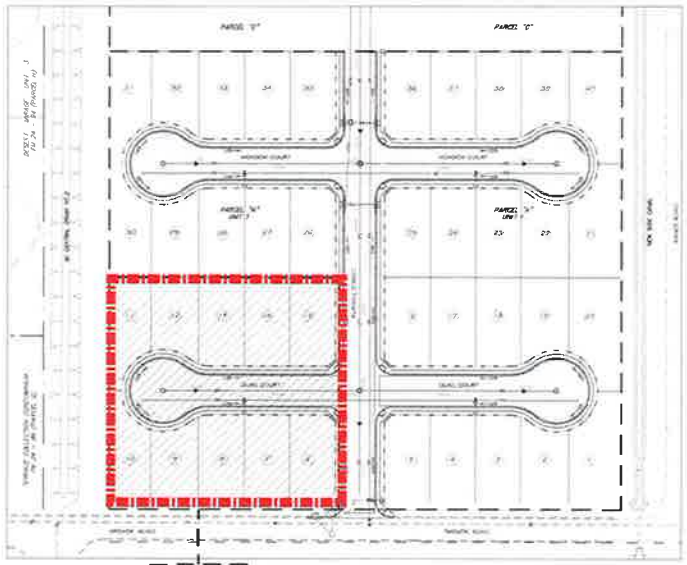
CONCRETE CURB		PROJECT BOUNDARY	
SIDEWALKS		RIGHT OF WAY	
POWER POLE (# NUMBER)	O	FLOW LINE ELEVATIONS	
OVERHEAD ELECTRICAL POWER LINE		TOP OF CURB ELEVATIONS	
TELEPHONE LINE		NATURAL SURFACE ELEVATIONS	
WATER MAIN LINE		CENTER LINE STREET ELEVATIONS	
WATER SERVICE METER BOX		SURFACE WATER FLOW DIRECTION	
FIRE HYDRANT		AC PAVEMENT	
SEWER MAIN LINE			
SEWER SERVICE			

DRAWINGS LIST

SHEET	DESCRIPTION	SHEET	DESCRIPTION
1 / 2	TITLE SHEET + GENERAL INFORMATION	2 / 2	PRECISE GRADING PLAN - PHASE 1B

BENCH MARK

1D BENCHMARK - CHIPPED "□" ON SOUTH UPSTREAM WING WALL DELIVERY B B NEWSIDE
ELEVATION ..... (102.80 = 1344.10 (1D BM) - 54.30 ASSUMED ELEVATION)



N
NOT TO SCALE

PHASING MAP
NOT TO SCALE

PHASE	LOTS	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL
1A	1-5, 16-20					
1B	6-15	2	3	2	2	10
1C	21-29, 36-40					
1D	29-35					
TOTAL		2	3	2	2	10

HOUSE PLAN 1 (PREVIOUSLY 3A) A = 1,366 S.F.
HOUSE PLAN 2 (PREVIOUSLY 4A) A = 1,453 S.F.
HOUSE PLAN 3 (PREVIOUSLY 4B) A = 1,455 S.F.
HOUSE PLAN 4 (PREVIOUSLY 4C) A = 1,382 S.F.

TYPICAL MODELS
NOT TO SCALE

HOUSE PLOTS AND FINISHED GRADING SPECIFICATIONS

1. YARDS AND SET BACKS
MINIMUM YARDS AND SET-BACK (MEASURED FROM PROPERTY LINES TO ALL PORTIONS OF HOUSE) SHALL BE VERIFIED BY CITY BUILDING DEPT. PRIOR TO COMMENCING CONSTRUCTIONS

FRONT YARD SET BACK	20 FEET
REAR YARD SET BACK	10 FEET
SIDE YARD	5 FEET
SIDE YARD (@ CORNER)	10 FEET

2. SOILS REPORT
A SOILS REPORT APPLICABLE TO ALL EXCAVATION, FILL, TRENCHING, BACKFILL, HOUSE PAD PREPARATION AND GRADING

LANDMARK CONSULTANTS, INC. (OFFICE CONTINO, CALIFORNIA) LCI REPORT NO. LC-16-0157 DATED SEPTEMBER 14, 2016 AND SIGNED BY JEFFREY D. LYON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA NO. 51367, EXP. 12/31/16. ALL EARTHWORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF SAID REPORT

3. INDICATE FINISHED FLOOR CONSTRUCTED ON PADS SHOWN HEREON
FINISHED FLOOR OF HOUSE SHALL BE OF CONCRETE, GRANULAR FILL AND MOISTURE BARRIER CALLED FOR ON STRUCTURAL DRAWINGS AND IN THE ABOVE REFERENCED SOILS REPORT, EXCEPT IN NO CASE SHALL THE FINISHED FLOOR BE LESS THAN 2 INCHES (0.75 FEET) ABOVE THE PAD ELEVATIONS SHOWN HEREON

4. FINISHED GRADING OVER LOT AND ADJACENT TO HOUSES
EACH LOT SHALL BE GRADED TO DRAIN AWAY FROM HOUSES AND TOTALLY TO THE STREET WITHOUT CROSSING REAR OR SIDE BOUNDARIES. FINISHED GRADE ADJACENT TO FOUNDATIONS SHALL PROVIDE CLEARANCE OF 8 INCHES (0.67 FT) TO ALL WOOD STRUCTURES. FINISHED LOT GRADING SHALL BE IN ACCORDANCE WITH DETAIL SHOWN IN THIS SHEET

5. MAXIMUM ALLOWABLE SLOPE OF DRIVEWAYS
FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT WILL NOT CAUSE THE DRIVEWAY SLOPE TO EXCEED FOURTEEN PERCENT (14%) BETWEEN GARAGE AND PROPERTY LINE AT STREET

6. DRIVEWAY LOCATION
THE DRIVEWAYS LOCATION SHOWN ON THESE PLANS ARE ACCORDING TO THE HOUSE MODELS AND PARKING PLAN (DRAFT DATED 10/07/16)

7. BUILDING PAD CERTIFICATIONS
BUILDING PAD COMPACTION, BUILDING PAD ELEVATIONS, AND DRAINAGE SWALE GRADES SHALL BE CHECKED AND CERTIFIED TO BE WITHIN SPECIFIED LIMITS
PAD COMPACTION AND PAD ELEVATIONS SHALL BE CERTIFIED TO CITY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. FINISHED SWALE GRADES SHALL BE CERTIFIED PRIOR TO OCCUPANCY OF HOUSES

8. BUILDING LAYOUT
LAYOUT OF BUILDING FOUNDATIONS SHALL BE BASED ON LOT PLANS REVIEWED AND APPROVED BY THE CITY AND SHALL BE MEASURED FROM PROPERTY MARKERS PLACED BY THE RESPONSIBLE ENGINEER OR SURVEYOR IN ACCORDANCE WITH A FINAL APPROVED AND RECORDED TRACT MAP. ALL FIELD LAYOUT WORK SHALL BE CHECKED AND APPROVED BY AUTHORIZED REPRESENTATIVES OF THE CITY AND DEVELOPER. NO FOUNDATION INSPECTIONS SHALL BE PROVIDED WITHOUT APPROPRIATE PROPERTY MARKERS IN PLACE.

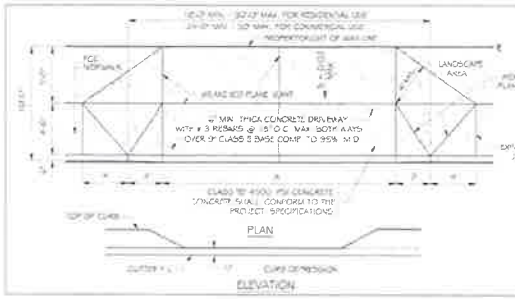
9. SIDE YARD SLOPES
IN NO CASE SHALL SIDE YARD THE FINISHED LONGITUDINAL GRADE SLOPE BE SHALLOW THAN 1%

10. HOUSE TO VERIFICATIONS
CONTRACTOR LAYING OUT HOUSE FOUNDATION FORMS SHALL CHECK AL HOUSE TO-LOT LINE DIMENSIONS SHOWN HEREON TO VERIFY THE CORRECTNESS OF THE HOUSE LOCATION AND LOT FIT

11. ELEVATIONS
ALL ELEVATIONS INCLUDING PAD, FINISH FLOOR, AND CURB & GUTTER ELEVATIONS ARE ACCORDING TO THE LATEST REVISED IMPROVEMENT PLANS TITLED "RUSSELL COURT SUBDIVISION UNIT 1 - IMPROVEMENT PLANS" PREPARED BY PRO TERRA, DATED 07/27/16

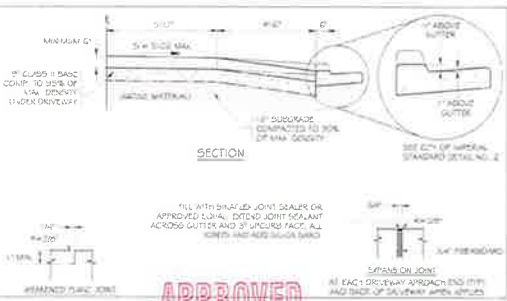
NOTE:
A NO GRADING MODIFICATIONS SHALL BE EXECUTED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER

B. IF DEVELOPER/CONTRACTOR FIND A QUESTION ON THE DESIGN SHOWN ON THESE PLANS AND IT DOCUMENT SHALL BE SENT TO THE DESIGN ENGINEER TO RESOLVE AS REQUIRED AND NOTED ON PAD RH



DRIVEWAY DETAIL
PER CITY OF IMPERIAL STANDARD DETAIL NO. 22
NOT TO SCALE

NOTES:
1. SUBGRADE TO BE 12" COMPACTED TO 90% OF MAXIMUM DENSITY AND MAINTAIN A MOISTURE CONTENT OF (-0.5% ± 2%) FOR ALL LOCATIONS UNDERNEATH CONCRETE
2. HEMARKED PLANE JOINTS REQUIRES ON DRIVEWAY CENTER LINE
3. WIDTH AND LOCATION AN DIRECTION AT OWNER AND APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE
4. ENCROACHMENT PERMIT IS REQUIRED BY THE CITY OF IMPERIAL PLANNING AND DEVELOPMENT DEPT. FOR ALL NEW DRIVEWAY APPROACHES. FOR FUTURE MAINTENANCE OF DRIVEWAY APPROACH AND SIDEWALK IS THE RESPONSIBILITY OF FRONTING LANDOWNER
5. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS "MUSHROOMS" INSTALLED AT ALL TIMES DURING USE TO ADEQUATELY INSURE PUBLIC SAFETY
6. ENCROACH TO W.W.M. CAN BE INSTALLED INSTEAD OF #3 REBARS ON EXISTING DRIVEWAYS TO BE REPLACED FOR RESIDENTIAL USE ONLY
7. COMPACTION TEST FOR CLASS II BASE AND HUMIDITY TEST FOR SUBGRADE AT ALL NEW DRIVEWAY APPROACHES ARE REQUIRED BY THE CITY OF IMPERIAL WITH NO EXCEPTIONS



APPROVED
CITY OF IMPERIAL
04-04-19

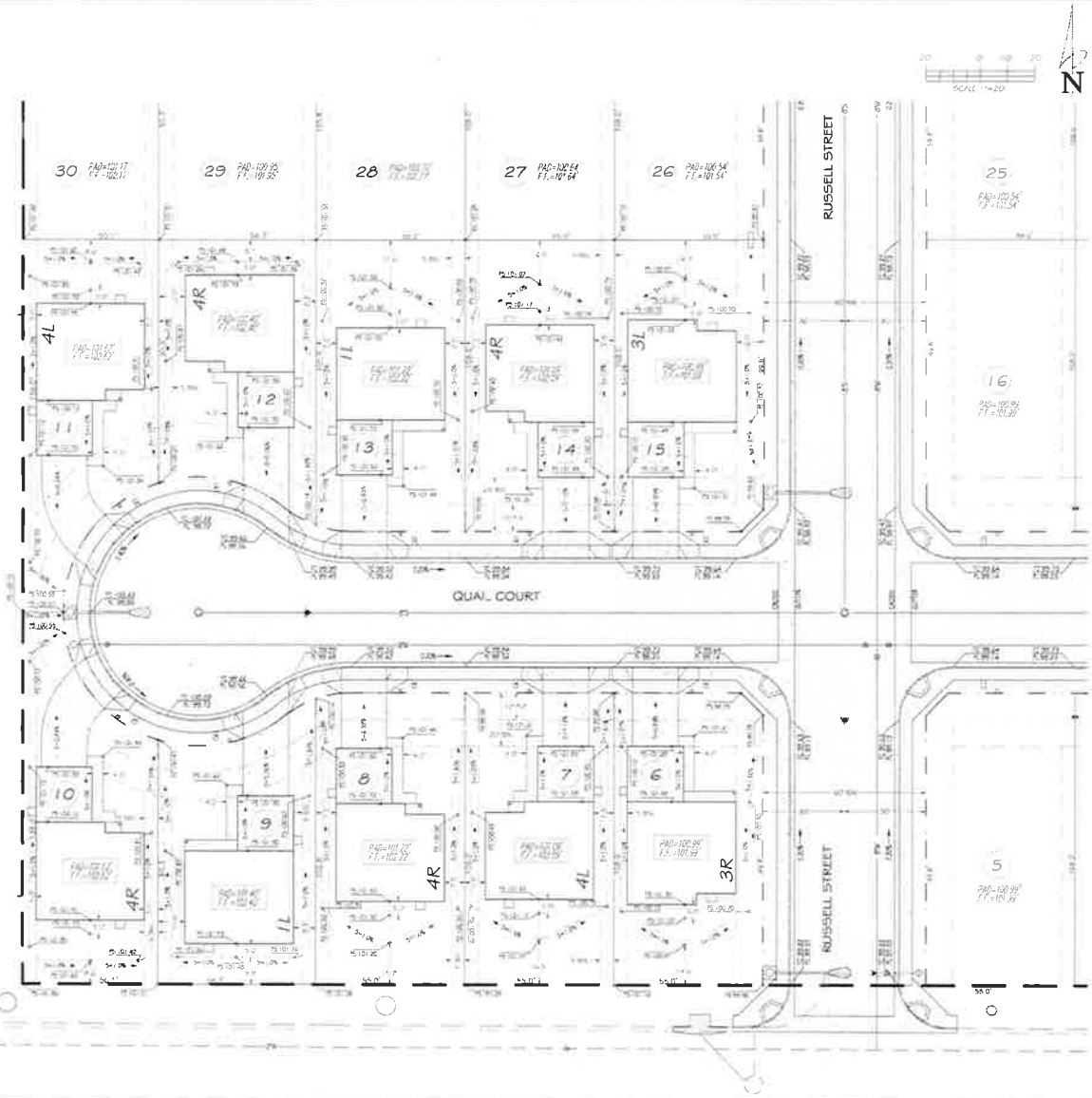
PROJECT DESCRIPTION	RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1B
DRAWING DESCRIPTION	TITLE SHEET & GENERAL INFORMATION
LOCATION	CITY OF IMPERIAL, CA
PROJECT NO.	2016
SHEET	1 / 1-2
DRAWN BY	
LAST REVISED DATE	

PRO TERRA

OWNER/DEVELOPER: SUNE REAL ESTATE INVESTMENTS INC
ADDRESS: 1100 SOUTH 2 STREET, IMPERIAL, CA 92251
PHONE: 760-355-3000

Exhibit "B"

Sheet 2 of 2

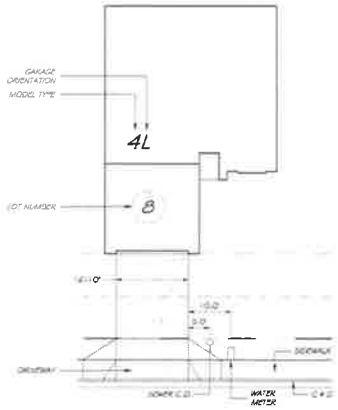


PRECISE GRADING PLAN - PHASE 1B

SCALE 1"=20'

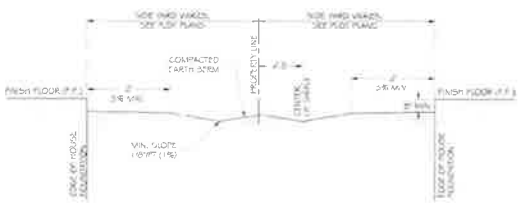
DRIVEWAY STATIONS

LOTS	STATIONS	STREET NAMES	LOTS	STATIONS	STREET NAMES
LOT 6	2+30.33	QUAL COURT	LOT 11	0+11.32	QUAL COURT
LOT 7	1+97.17	QUAL COURT	LOT 12	0+56.37	QUAL COURT
LOT 8	1+22.83	QUAL COURT	LOT 13	1+22.83	QUAL COURT
LOT 9	0+56.37	QUAL COURT	LOT 14	1+97.17	QUAL COURT
LOT 10	0+11.32	QUAL COURT	LOT 15	2+30.33	QUAL COURT



HOUSE MODEL LEGEND

NOT TO SCALE



SIDE YARD GRADING DETAIL

NOT TO SCALE

APPROVED
CITY OF IMPERIAL
BY JVP DATE 04-09-19

PROJECT DESCRIPTION: RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1B

DRAWING DESCRIPTION: PRECISE GRADING PLAN

LOCATION: CITY OF IMPERIAL, CA.

PROJECT NO. 13014

SHEET 2 2-2

DRAWN BY: MD 10/11/18

LAST REVISED DATE: MD 04/15/19

PREPARED BY: PW ENGINEERING, INC. (619) 670-9671

DATE: 04/15/19

DESCRIPTION

CITY OF IMPERIAL COMMUNITY DEVELOPMENT

CITY OF IMPERIAL COMMUNITY DEVELOPMENT

APPROVED BY: CITY OF IMPERIAL ACTING CITY ENGINEER

DATE: 4/09/2019

CLIENT/OWNER: SHANE REAL ESTATE INVESTMENTS INC.

ADDRESS: 1555 S. 4TH STREET, IMPERIAL, CA 92251

TELEPHONE: (760) 996-3469

REGISTERED PROFESSIONAL ENGINEER

No. 54412

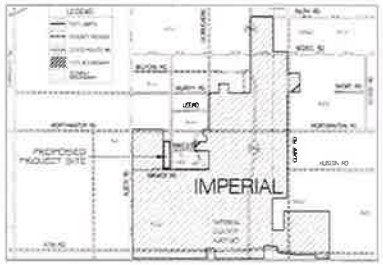
Exp. 12/31/19

CIVIL

STATE OF CALIFORNIA

Exhibit "C"
Sheet 1 of 2

RUSSELL COURT SUBDIVISION - UNIT 1
PRECISE GRADING PLAN - PHASE 1C



VICINITY LOCATION MAP
NOT TO SCALE

WORK TO BE DONE

CONCRETE HANDICAP ACCESSIBILITY RAMP
CONCRETE SPECIAL HANDICAP ACCESSIBILITY RAMP
SANITARY SEWER PIPELINE SIZE AS INDICATED
SEWER MANHOLE
STREET LIGHT
PAVING SECTION BREAK
UTILITY SERVICES FOR 2 LOTS
UTILITY SERVICES (FOR 1 LOT)
ELECTRIC SECTION SLEEVE
ELECTRIC TRANSFORMER PAD
ELECTRIC SECONDARY PEDESTAL
ASPHALT CONC. PAVING (SEE STREET SECT. FOR THICKNESS)
4' 5' WIDTH CONCRETE SIDEWALK AND CURB WITH GUTTER
TRAFFIC SIGN (TYPE AS INDICATED)
POTABLE WATER PIPELINE (SIZE AS INDICATED)
PIPELINE VALVE AND VALVE BOX
FIRE HYDRANT WITH SERVICE VALVE
STREET NAME SIGN
TELCO 4" STUB UP
TELCO 2" STUB UP

PHASE 1C
SEE SHEET 2

LEGEND / EXISTING FEATURES

CONCRETE CURB
SIDEWALK
POWER POLE (PP NUMBER)
OVERHEAD ELECTRICAL POWER LINE
TELEPHONE LINE
WATER MAIN LINE
WATER SERVICE METER BOX
FIRE HYDRANT
SEWER MAIN LINE
SEWER SERVICE
PROJECT BOUNDARY
RIGHT OF WAY
FLOW LINE ELEVATIONS
TOP OF CURB ELEVATIONS
NATURAL SURFACE ELEVATIONS
CENTER LINE STREET ELEVATIONS
SURFACE WATER FLOW DIRECTION
AC PAVEMENT

DRAWINGS LIST

SHEET	DESCRIPTION	SHEET	DESCRIPTION
1 of 2	TITLE SHEET & GENERAL INFORMATION	2 of 2	PRECISE GRADING PLAN - PHASE 1C

BENCH MARK

NGVD BENCH MARK: CHIPPED "+" ON SOUTH UPSTREAM WING WALL DELIVERY 9-8 NEWSIDE
ELEVATION ..... 102.80 = 944.10 (NGVD BM) - 841.30 ASSUMED ELEVATION

HOUSE PLOTS AND FINISHED GRADING SPECIFICATIONS

1. YARDS AND SET BACKS
MINIMUM YARDS AND SET-BACK MEASURED FROM PROPERTY LINES TO ALL PORTIONS OF HOUSE SHALL BE VERIFIED BY CITY BUILDING DEPT. PRIOR TO COMMENCING CONSTRUCTION

FRONT YARD SET BACK	20 FEET
REAR YARD SET BACK	10 FEET
SIDE YARD	5 FEET
SIDE YARD @ CORNER	10 FEET

2. SOILS REPORT
A SOILS REPORT APPLICABLE TO ALL EXCAVATION, FILL, TRENCHING, BACKFILL, HOUSE PAD PREPARATION AND GRADING.

LANDMARK CONSULTANTS, INC. OF EL CENTRO, CALIFORNIA, LCI REPORT NO. 15-1861-ET DATED SEPTEMBER 18, 2015 AND SIGNED BY JEFFREY D. LYON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA NO. 51321 EXP. 12/31/16. ALL EARTHWORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF SAID REPORT.

3. HOUSE FINISHED FLOOR CONSTRUCTED ON PADS SHOWN HEREON
FINISHED FLOOR OF HOUSE SHALL BE OF CONCRETE. GRANULAR FILL AND MOISTURE BARRIER CALLED FOR ON STRUCTURAL DRAWINGS AND IN THE ABOVE REFERENCED SOILS REPORT. EXCEPT IN NO CASE SHALL THE FINISHED FLOOR BE LESS THAN 3 INCHES (0.25 FEET) ABOVE THE PAD ELEVATIONS SHOWN HEREON.

4. FINISHED GRADING OVER LOT AND ADJACENT TO HOUSES
EACH LOT SHALL BE GRADED TO DRAIN AWAY FROM HOUSES AND TOTALLY TO THE STREET WITHOUT CROSSING REAR OR SIDE BOUNDARIES. FINISHED GRADE ADJACENT TO FOUNDATIONS SHALL PROVIDE CLEARANCE OF 6 INCHES (0.67 FT) TO ALL WOOD STRUCTURES. FINISHED LOT GRADING SHALL BE IN ACCORDANCE WITH DETAIL SHOWN IN THIS SHEET.

5. MAXIMUM ALLOWABLE SLOPE OF DRIVEWAYS
FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT WILL NOT CAUSE THE DRIVEWAY SLOPE TO EXCEED FOURTEEN PERCENT (14%) BETWEEN GARAGE AND PROPERTY LINE AT STREET.

6. DRIVEWAYS LOCATION
THE DRIVEWAYS LOCATION SHOWN ON THESE PLANS ARE ACCORDING TO THE "HOUSE MODELS AND PHASING PLAT - DRAFT 17", DATED 04/11/19

7. BUILDING PAD CERTIFICATIONS
BUILDING PAD COMPACTION, BUILDING PAD ELEVATIONS AND DRAINAGE SWALE GRADES SHALL BE CHECKED AND CERTIFIED TO BE WITHIN SPECIFIED LIMITS.
PAD COMPACTION AND PAD ELEVATIONS SHALL BE CERTIFIED TO CITY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. FINISHED SWALE GRADES SHALL BE CERTIFIED PRIOR TO OCCUPANCY OF HOUSES.

8. BUILDING LAYOUT
LAYOUT OF BUILDING FOUNDATIONS SHALL BE BASED ON PLOT PLANS REVIEWED AND APPROVED BY THE CITY AND SHALL BE MEASURED FROM PROPERTY MARKERS PLACED BY THE RESPONSIBLE ENGINEER OR SURVEYOR IN ACCORDANCE WITH A FINAL, APPROVED AND RECORDED TRACT MAP. ALL FIELD LAYOUT WORK SHALL BE CHECKED AND APPROVED BY AUTHORIZED REPRESENTATIVES OF THE CITY AND DEVELOPER. NO FOUNDATION INSPECTIONS SHALL BE PERFORMED WITHOUT APPROPRIATE PROPERTY MARKERS IN PLACE.

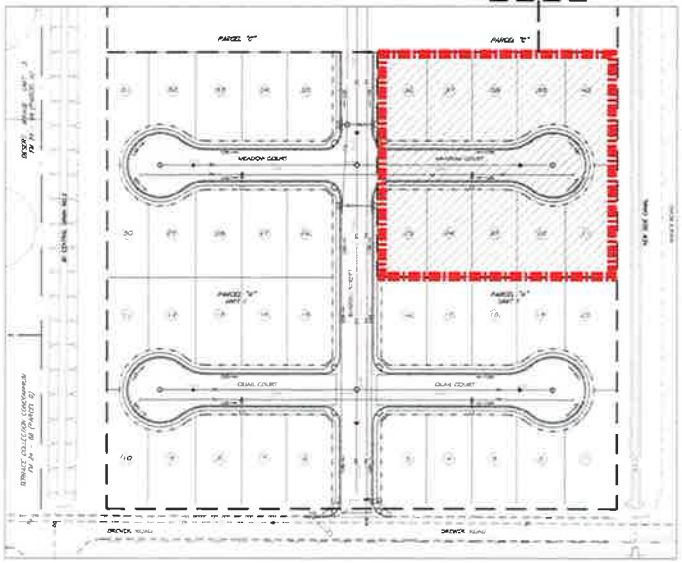
9. SIDE YARD SLOPES
IN NO CASE SHALL SIDE YARD FINISHES LONGITUDINAL GRADE SLOPE BE SMALLER THAN 1%.

10. HOUSE TO HOUSE LOCATIONS
CONTRACTOR, LAYING OUT HOUSE FOUNDATION FORMS SHALL CHECK AL HOUSE TO LOT LINE DIMENSIONS SHOWN HEREON TO VERIFY THE CORRECTNESS OF THE HOUSE LOCATION AND LOT FIT.

11. ELEVATIONS
ALL ELEVATIONS INCLUDING PAD, FINISH FLOOR AND CURB & GUTTER ELEVATIONS ARE ACCORDING TO THE LATEST REVISED IMPROVEMENT PLANS TITLED "RUSSELL COURT SUBDIVISION UNIT 1 - IMPROVEMENT PLANS" PREPARED BY PALO TORRA, DATED 07/27/18.

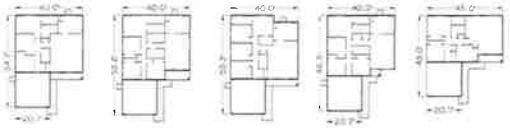
NOTES:
A) NO GRADING MODIFICATIONS SHALL BE EXECUTED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.

B) IF DEVELOPER/CONTRACTOR HAS A QUESTION ON THE DESIGN SHOWN ON THESE PLANS AND R1 DOCUMENT SHALL BE SENT TO THE DESIGN ENGINEER TO RESPOND AS REQUIRED AND NOTED ON SAID R1



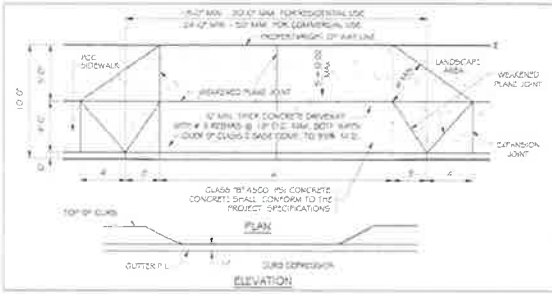
PHASING MAP
NOT TO SCALE

PHASE	LOTS	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	TOTAL
1A	1-9 - 16-20						
1B	6-15						
1C	21-25 - 36-40	2	0	2	3	3	10
1D	26-35						
TOTAL		2	0	2	3	3	10

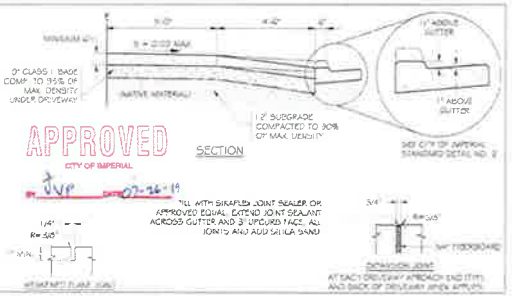


HOUSE PLAN 1 (PREVIOUSLY 3A) A = 1,366 S.F.
HOUSE PLAN 2 (PREVIOUSLY 4A) A = 1,453 S.F.
HOUSE PLAN 3 (PREVIOUSLY 4B) A = 1,455 S.F.
HOUSE PLAN 4 (PREVIOUSLY 4C) A = 1,383 S.F.
HOUSE PLAN 5 A = 1,175 S.F.

TYPICAL MODELS
NOT TO SCALE



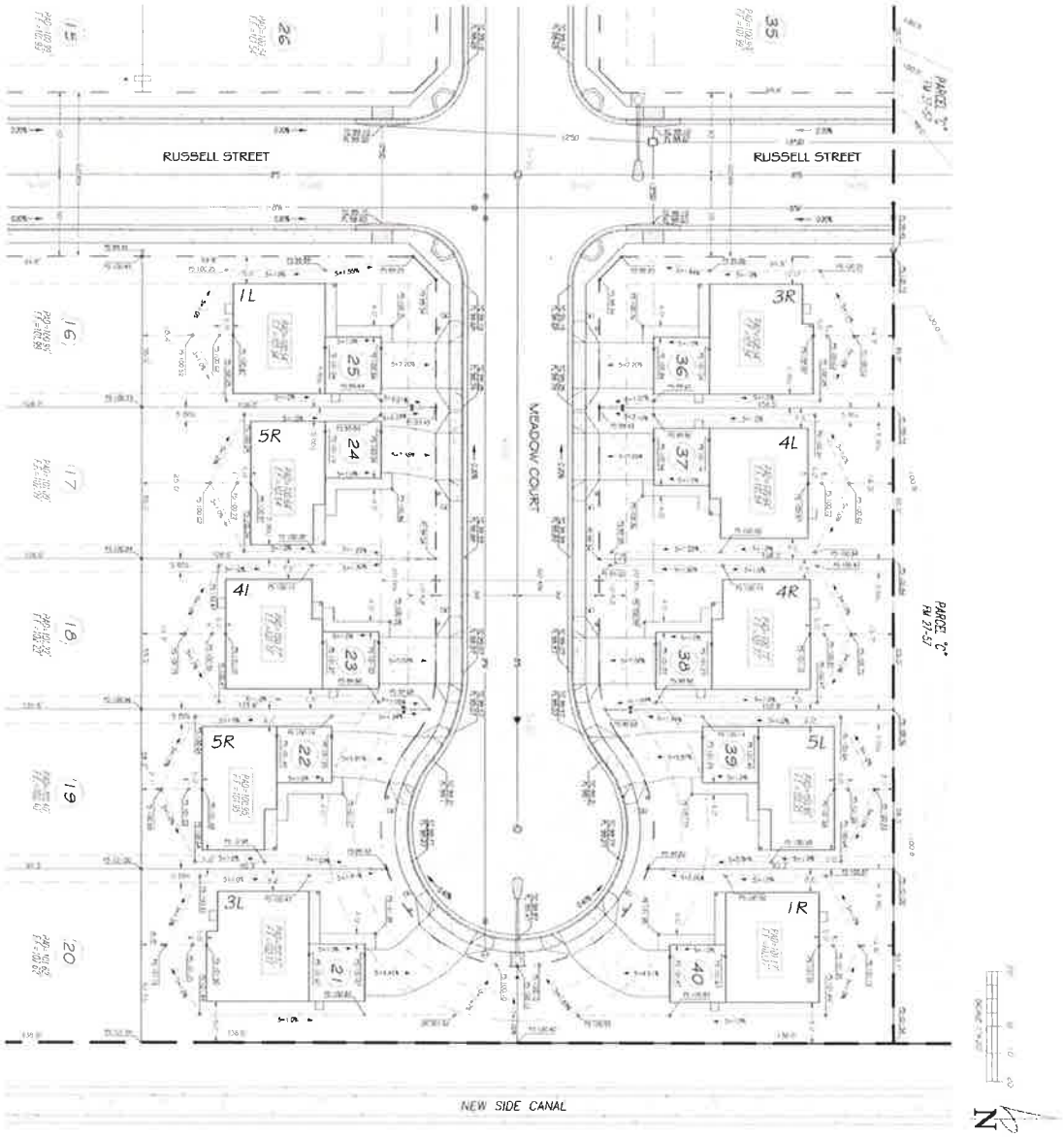
NOTES:
1. SUBGRADE TO BE UP COMPACTED TO 90% OF MAXIMUM DENSITY AND MAINTAIN A MOISTURE CONTENT OF (1.8% ± 2%) FOR ALL LOCATIONS UNDERNEATH CONCRETE.
2. WEAKENED PLANE JOINTS REQUIRED ON DRIVEWAY CENTER LINE.
3. WIDTH AND LOCATION AS DIRECTED BY OWNER AND APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE.
4. ENCROACHMENT PERMIT IS REQUIRED BY THE CITY OF IMPERIAL PLANNING AND DEVELOPMENT DEPT. FOR ALL NEW DRIVEWAY APPROACHES. FOR FUTURE MAINTENANCE OF DRIVEWAY APPROACH AND SIDEWALK IS THE RESPONSIBILITY OF PROPERTY LANDOWNER.
5. ALL METAL FORM STAKES MUST HAVE PROTECTIVE DEVICES SUCH AS "MUSHROOMS" INSTALLED AT ALL TIMES DURING USE, TO ADEQUATELY INSURE PUBLIC SAFETY.
6. EXPENSIVE W.W.M. CAN BE INSTALLED INSTEAD OF #3 REBARS ON EXISTING DRIVEWAYS TO BE REPLACED FOR RESIDENTIAL USE ONLY.
7. COMPACTION TEST FOR CLASS II BASE AND PLASTICITY TEST FOR SUBGRADE AT ALL NEW DRIVEWAY APPROACHES ARE REQUIRED BY THE CITY OF IMPERIAL WITH NO EXCEPTIONS.

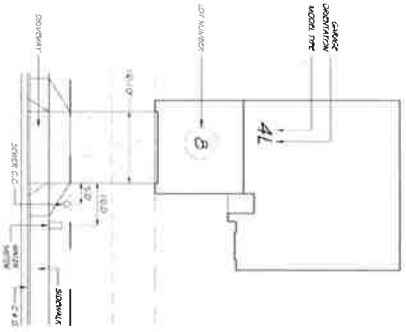


DRIVEWAY DETAIL
PER CITY OF IMPERIAL STANDARD DETAIL NO. 22
NOT TO SCALE

PROJECT DESCRIPTION: RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1C
DRAWING DESCRIPTION: TITLE SHEET & GENERAL INFORMATION
LOCATION: CITY OF IMPERIAL, CA
PREPARED BY: PALO TORRA
PRECISE GRADING PLAN
SHEET 1 of 1-2
DRAWN BY: MC
LAST REVISED DATE:

Exhibit "C"
Sheet 2 of 2





DRIVEWAY STATIONS

LOTS	STREET NAMES	LOTS	STATIONS	STREET NAMES
LOT 1	1+12.00	LOT 3 L	3+42.67	MEADOW COURT
LOT 2	1+1.45	LOT 3 R	3+42.67	MEADOW COURT
LOT 23	4+77.17	LOT 37	4+42.83	MEADOW COURT
LOT 22	4+55.83	LOT 38	4+77.17	MEADOW COURT
LOT 21	5+1.45	LOT 39	5+1.45	MEADOW COURT
LOT 20	5+12.00	LOT 40	5+12.00	MEADOW COURT

APPROVED
CITY OF IMPERIAL
BY: [illegible] DATE: 10-16-19

PROJECT DESCRIPTION	RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1C
DRAWING DESCRIPTION	PRECISE GRADING PLAN
LOCATION	CITY OF IMPERIAL, CA
SHEET	2
2-2	
DRAWN BY	MD 10-11-19
LAST REVISED	
DATE	

APPROVED BY CITY OF IMPERIAL ACTING CITY ENGINEER: [illegible] 11/26/19
CITY ENGINEER, R.C.E. 36140 DATE

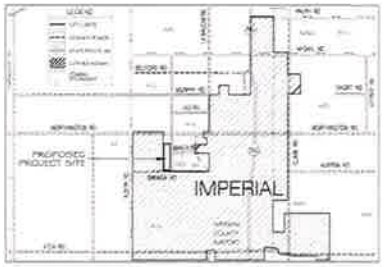
CLIENT/OWNER: SHINE REAL ESTATE INVESTMENTS INC
ADDRESS: 608 SOUTH "D" STREET, IMPERIAL CA 92251
TELEPHONE: (760) 996 - 3465

PREPARED BY: [illegible] 11/26/19
JOSE CARLOS ROMERO RE 30-424-0.0.7.0.71 DATE

NO	DESCRIPTION	DATE	BY
1	CITY OF IMPERIAL COMMENTS (1st REVIEW)	08/17/19	CC

Exhibit "D"
Sheet 1 of 2

RUSSELL COURT SUBDIVISION - UNIT 1
PRECISE GRADING PLAN - PHASE 1D



VICINITY LOCATION MAP
NOT TO SCALE

WORK TO BE DONE

CONCRETE HANDICAP ACCESSIBILITY RAMP
CONCRETE SPECIAL HANDICAP ACCESSIBILITY RAMP
SANITARY SEWER PIPELINE (SIZE AS INDICATED)
SEWER MANHOLE
STREET LIGHT
PAVING NOTCH BREAK
UTILITY SERVICES (FOR 1 LOT)
ELECTRIC METER SLEEVE
ELECTRIC TRANSFORMER PAD
ELECTRIC SECONDARY PEDESTAL
ASPHALT CONC. PAVING (SEE STREET SECT. FOR THICKNESS)
4.5' WIDTH CONCRETE SIDEWALK AND CURB WITH GUTTER
TRAFFIC SIGN (TYPE AS IND CATED)
POTABLE WATER PIPELINE (SIZE AS INDICATED)
FUTURE VALVE AND VALVE BOX
FIRE HYDRANT WITH SERVICE VALVE
STREET NAME SIGN
TELCO 4" STUB UP
TELCO 2" STUB UP

LEGEND / EXISTING FEATURES

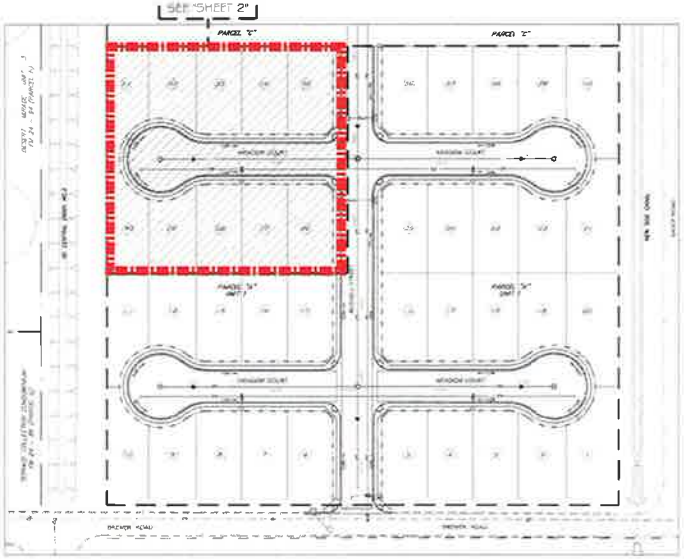
CONCRETE CURB
SIDEWALKS
POWER POLE (P# NUMBER)
OVERHEAD ELECTRICAL POWER LINE
TELEPHONE LINE
WATER MAIN LINE
WATER SERVICE METER BOX
FIRE HYDRANT
SEWER MAIN LINE
SEWER SERVICE
PROJECT BOUNDARY
RIGHT OF WAY
FLOW LINE ELEVATIONS
TOP OF CURB ELEVATIONS
NATURAL SURFACE ELEVATIONS
CENTER LINE STREET ELEVATIONS
SURFACE WATER FLOW DIRECTION
AC PAVEMENT

DRAWINGS LIST

SHEET	DESCRIPTION	SHEET	DESCRIPTION
1 / 2	TITLE SHEET & GENERAL INFORMATION	2 / 2	PRECISE GRADING PLAN - PHASE 1D

BENCH MARK

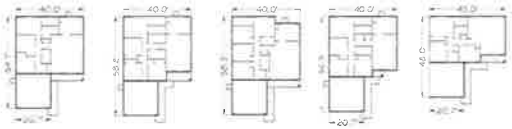
1D BENCHMARK - CHISELED "X" ON SOUTH UPSTREAM WING WALL USLVERT 8-8 NEWBRIDGE
ELEVATION _____ 1CV 80 = 344.10 (5-0 DVI - 341.50 ASSUMED ELEVATION



PHASING MAP
NOT TO SCALE

N
NOT TO SCALE

PHASE	LOTS	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	TOTAL
1A	1-9 - 12-20						
1B	2-11						
1C	21-25 30-40						
1D	26-29	4	0	2	2	2	10
TOTAL		4	0	2	2	2	10



HOUSE PLAN 1 (PREVIOUSLY 3A) A = 1,368 S.F.
HOUSE PLAN 2 (PREVIOUSLY 4A) A = 1,453 S.F.
HOUSE PLAN 3 (PREVIOUSLY 4B) A = 1,455 S.F.
HOUSE PLAN 4 (PREVIOUSLY 4C) A = 1,362 S.F.
HOUSE PLAN 5 A = 1,175 S.F.

TYPICAL MODELS
NOT TO SCALE

HOUSE PLOTS AND FINISHED GRADING SPECIFICATIONS

1. YARDS AND SET BACKS
MINIMUM YARDS AND SETBACK MEASURED FROM PROPERTY LINES TO ALL PORTIONS OF HOUSE SHALL BE VERIFIED BY CITY BUILDING DEPT. PRIOR TO COMMENCING CONSTRUCTION.

FRONT YARD SET BACK ..... 20 FEET
REAR YARD SET BACK ..... 10 FEET
SIDE YARD ..... 5 FEET
SIDE YARD (E) CORNER ..... 10 FEET

2. SOILS REPORT
A SOILS REPORT APPLICABLE TO ALL EXCAVATION, FILL, TRENCHING, BACKFILL, HOUSE PAD PREPARATION AND GRADING

LANDMARK CONSULTANTS, INC. OF EL CENTRO, CALIFORNIA, LCI REPORT NO. 15-6157 DATED SEPTEMBER 14, 2015 (LAND SURVEY BY JEFFREY D. LYON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA NO. 31291 EXP. 12/31/16) ALL EARTHWORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF SAID REPORT

3. HOUSE FINISHED FLOOR CONSTRUCTED ON PADS SHOWN HEREON
FINISHED FLOOR OF HOUSE SHALL BE OF CONCRETE, GRANULAR FILL AND MOISTURE BARRIER CALLED FOR ON STRUCTURAL DRAWINGS AND IN THE ABOVE REFERENCED SOILS REPORT, EXCEPT IN NO CASE SHALL THE FINISHED FLOOR BE LESS THAN 2 INCHES (0.75 FEET) ABOVE THE PAD ELEVATIONS SHOWN HEREON.

4. FINISHED GRADING (LOT LINE AND ADJACENT TO HOUSES)
EACH LOT SHALL BE GRADED TO DRAIN AWAY FROM HOUSES AND TOTALLY TO THE STREET WITHOUT CROSSING REAR OR SIDE BOUNDARIES. FINISHED GRADE ADJACENT TO FOUNDATIONS SHALL PROVIDE CLEARANCE OF 8 INCHES (0.67 FT) TO ALL WOOD STRUCTURES. FINISHED LOT GRADING SHALL BE IN ACCORDANCE WITH DETAIL SHOWN IN THIS SHEET.

5. MAXIMUM ALLOWABLE SLOPE OF DRIVEWAY
FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT WILL NOT CAUSE THE DRIVEWAY SLOPE TO EXCEED FOURTEEN PERCENT (14%) BETWEEN GARAGE AND PROPERTY LINE AT STREET.

6. DRIVEWAYS LOCATION
THE DRIVEWAYS LOCATION SHOWN ON THESE PLANS ARE ACCORDING TO THE HOUSE MODELS AND PHASING PLAT - DRAFT 1 (1), DATED 10/02/15

7. BUILDING PAD CERTIFICATIONS
BUILDING PAD COMPACTION, BUILDING PAD ELEVATIONS, AND DRAINAGE SWALE GRADES SHALL BE CHECKED AND CERTIFIED TO BE WITHIN SPECIFIED LIMITS.
PAD COMPACTION AND PAD ELEVATIONS SHALL BE CERTIFIED TO CITY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. FINISHED SWALE GRADES SHALL BE CERTIFIED PRIOR TO OCCUPANCY OF HOUSES.

8. BUILDING LAYOUT
LAYOUT OF BUILDING FOUNDATIONS SHALL BE BASED ON PLOT PLANS REVIEWED AND APPROVED BY THE CITY AND SHALL BE MEASURED FROM PROPERTY MARKERS PLACED BY THE RESPONSIBLE ENGINEER OR SURVEYOR IN ACCORDANCE WITH A FINAL APPROVED AND RECORDED TRACT MAP. ALL FIELD LAYOUT WORK SHALL BE CHECKED AND APPROVED BY AUTHORIZED REPRESENTATIVES OF THE CITY AND DEVELOPER. NO FOUNDATION INSPECTIONS SHALL BE MADE/GIVEN WITHOUT APPROPRIATE PROPERTY MARKERS IN PLACE.

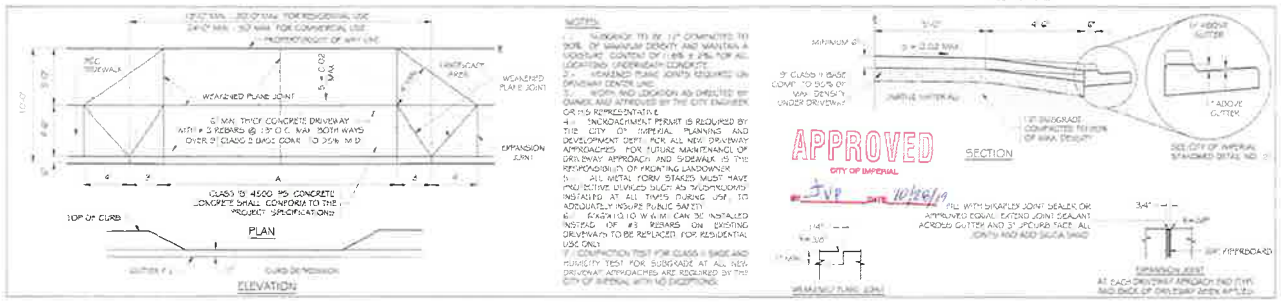
9. SIDE YARD SLOPES
IN NO CASE SHALL SIDE YARD FINISHED LONGITUDINAL GRADE SLOPE BE SMALLER THAN 1%

10. HOUSE FIT & EXTRICATIONS
CONTRACTOR LAYING OUT HOUSE FOUNDATION FORMS SHALL CHECK ALL HOUSES TO LOT LINE DIMENSIONS SHOWN HEREON TO VERIFY THE CORRECTNESS OF THE HOUSE LOCATION AND LOT FIT.

11. ELEVATIONS
ALL ELEVATIONS INCLUDING PAD, FINISH FLOOR AND CURB & GUTTER ELEVATIONS ARE ACCORDING TO THE LATEST REVISED IMPROVEMENT PLANS TITLED "RUSSELL COURT SUBDIVISION UNIT 1 - IMPROVEMENT PLANS" PREPARED BY PRO TERRA, DATED 07/27/15

NOTES:
A) NO GRADING MODIFICATIONS SHALL BE EXECUTED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER

B) IF DEVELOPER/CONTRACTOR HAS A QUESTION ON THE DESIGN SHOWN ON THESE PLANS AND RFI DOCUMENT SHALL BE SENT TO THE DESIGN ENGINEER TO RESPOND AS REQUIRED AND NOTED ON SAID RFI.



DRIVEWAY DETAIL
PER CITY OF IMPERIAL STANDARD DETAIL NO. 22
NOT TO SCALE

PROJECT DESCRIPTION: RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1D
DRAWING DESCRIPTION: TITLE SHEET & GENERAL INFORMATION
LOCATION: CITY OF IMPERIAL, CA
PROJECT NO.
SHEET 1 1-2
DRAWN BY
LAST REVISED
DATE

Exhibit "D"

Sheet 2 of 2

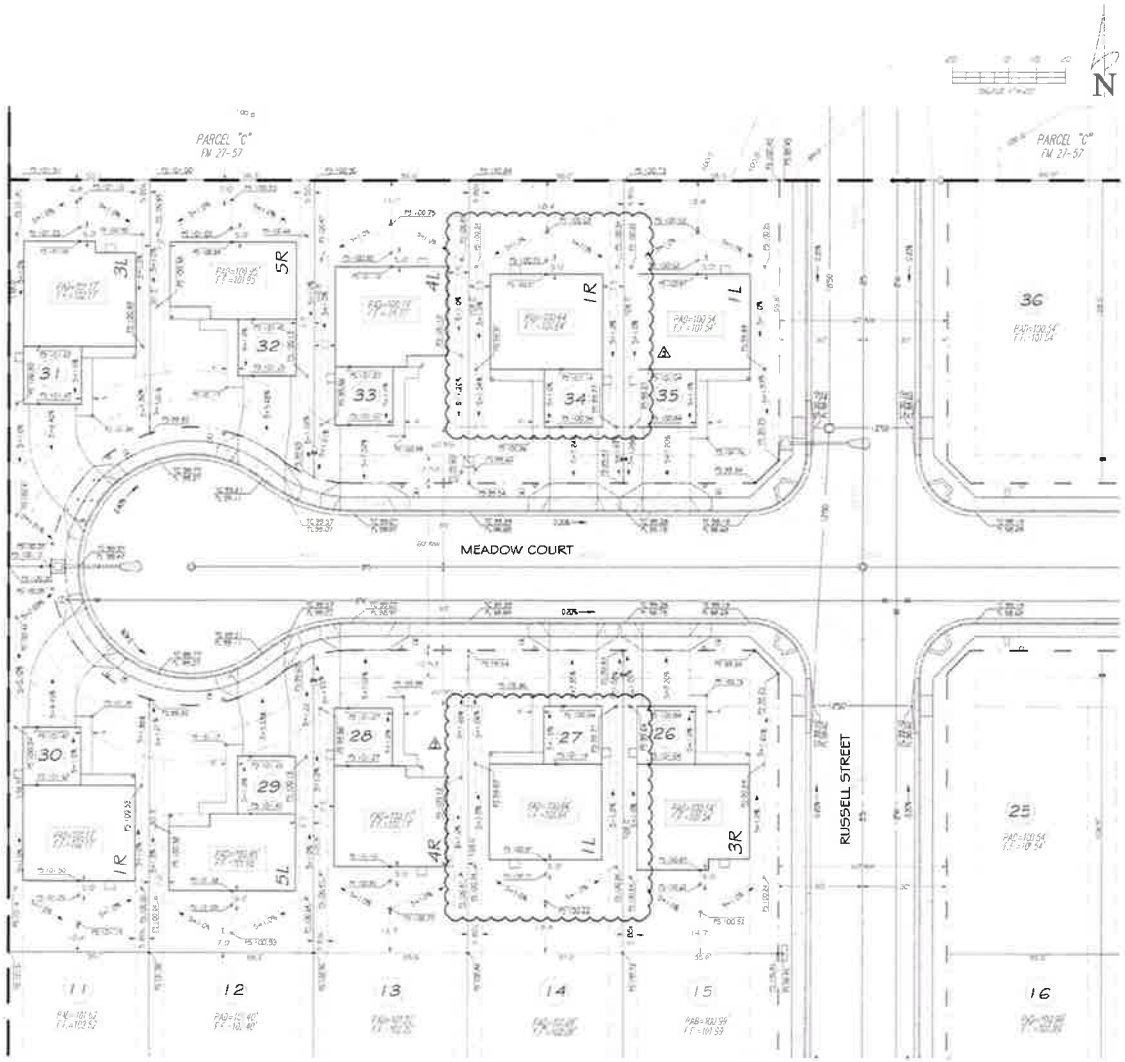
PER NANCE HOMES [illegible] THE APPROVED PGP PHASE 1D, DATED 07/[illegible]/19:

1) LOT 27 : CHANGE HOUSE MODEL 4L BY A HOUSE MODEL 1L
2) LOT 34 : CHANGE HOUSE MODEL 5R BY A HOUSE MODEL 1R

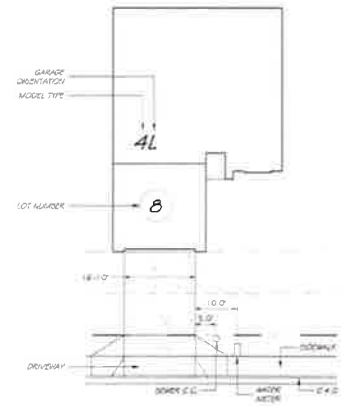
THE FINISH FLOOR AND PAD ELEVATIONS WILL REMAIN THE SAME AS THE PREVIOUS APPROVED PGP.

DRIVEWAY STATIONS

LOTS	STATIONS	STREET NAMES	LOTS	STATIONS	STREET NAMES
LOT 26	2+50.33	MEADOW COURT	LOT 31	0+27.93	MEADOW COURT
LOT 27	1+57.[illegible]	MEADOW COURT	LOT 32	0+86.47	MEADOW COURT
LOT 28	1+22.[illegible]	MEADOW COURT	LOT 33	1+22.[illegible]	MEADOW COURT
LOT 29	0+66.47	MEADOW COURT	LOT 34	1+57.[illegible]	MEADOW COURT
LOT 30	0+27.93	MEADOW COURT	LOT 35	2+50.33	MEADOW COURT

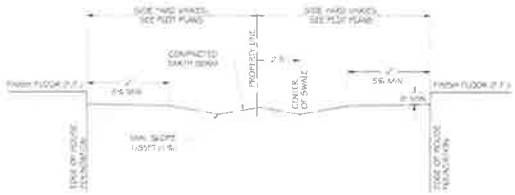


PRECISE GRADING PLAN - PHASE 1D



HOUSE MODEL LEGEND

NOT TO SCALE



SIDE YARD GRADING DETAIL

NOT TO SCALE

APPROVED
CITY OF IMPERIAL
BY [illegible] DATE [illegible]

PROJECT DESCRIPTION: RUSSELL COURT SUBDIVISION UNIT 1 - PHASE 1D

DRAWING DESCRIPTION: PRECISE GRADING PLAN

LOCATION: CITY OF IMPERIAL, CA

SHEET 2 2-2

LAST REVISED DATE: NO [illegible]