

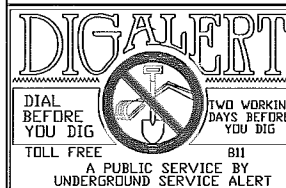
- CONSTRUCTION NOTES**
- CONSTRUCT 2 1/2" A.C. OVER 4" CMB
 - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. NO. 200
 - CONSTRUCT 4" SIDEWALK PER CITY STD. NO. 401
 - CONSTRUCT ADA CURB RAMP
 - CONSTRUCT 6" CURB PER CITY STD. NO. 204
 - CONSTRUCT 4" GRAVEL DRIVEWAY
 - CONSTRUCT FACING GRADE RIP RAP VELOCITY REDUCER
 - CONSTRUCT 3' WIDE VEGETATED SWALE
 - CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS
 - FURNISH AND INSTALL PARKING LOT LIGHTS PER ARCHITECTURAL PLANS
 - INSTALL ADA PARKING SIGNS AND MARKINGS PER ARCHITECTURAL PLANS
 - FURNISH & INSTALL 6' WROUGHT IRON FENCE
 - FURNISH & INSTALL 6' WROUGHT IRON ROLLING GATE ASSEMBLY

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C3	58°02'57"	3.04	3.00
C4	45°45'43"	12.78	16.00
C5	98°12'48"	3.43	2.00
C6	148°20'38"	5.18	2.00
C7	22°02'03"	6.15	16.00
C8	22°03'00"	6.16	16.00
C9	16°21'57"	7.14	25.00
C10	48°01'19"	1.68	2.00
C11	90°00'00"	18.85	12.00
C12	90°00'00"	18.85	12.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°23'52"E	5.34'
L2	S58°26'49"W	20.87'
L3	N58°26'49"E	16.36'
L4	S31°33'11"E	94.00'
L5	N58°26'49"E	15.55'
L6	S89°53'49"E	18.38'
L7	N89°53'49"W	27.60'
L8	S58°26'49"W	16.50'
L9	S31°33'11"E	130.00'
L10	S00°23'52"W	63.12'
L11	S00°23'52"W	63.12'
L12	S89°39'07"E	54.36'

PRIVATE ENGINEER'S NOTE TO CONTRACTOR
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Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.



BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THESE PLANS IS THE SOUTH LINE OF GOVERNMENT LOTS 17 & 18, BEING THE CENTERLINE OF PAUL ROAD, BEARING NORTH 89° 37' 02" WEST PER RS 101/79
BENCH MARK: RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, BENCH MARK NO. 23, LOCATED AT THE CENTER 1/4 CORNER OF SECTION 30, T-3-S, R-5-E, SBM ELEVATION: 578.88

REVISIONS:			
NO.	DESCRIPTION	BY	DATE

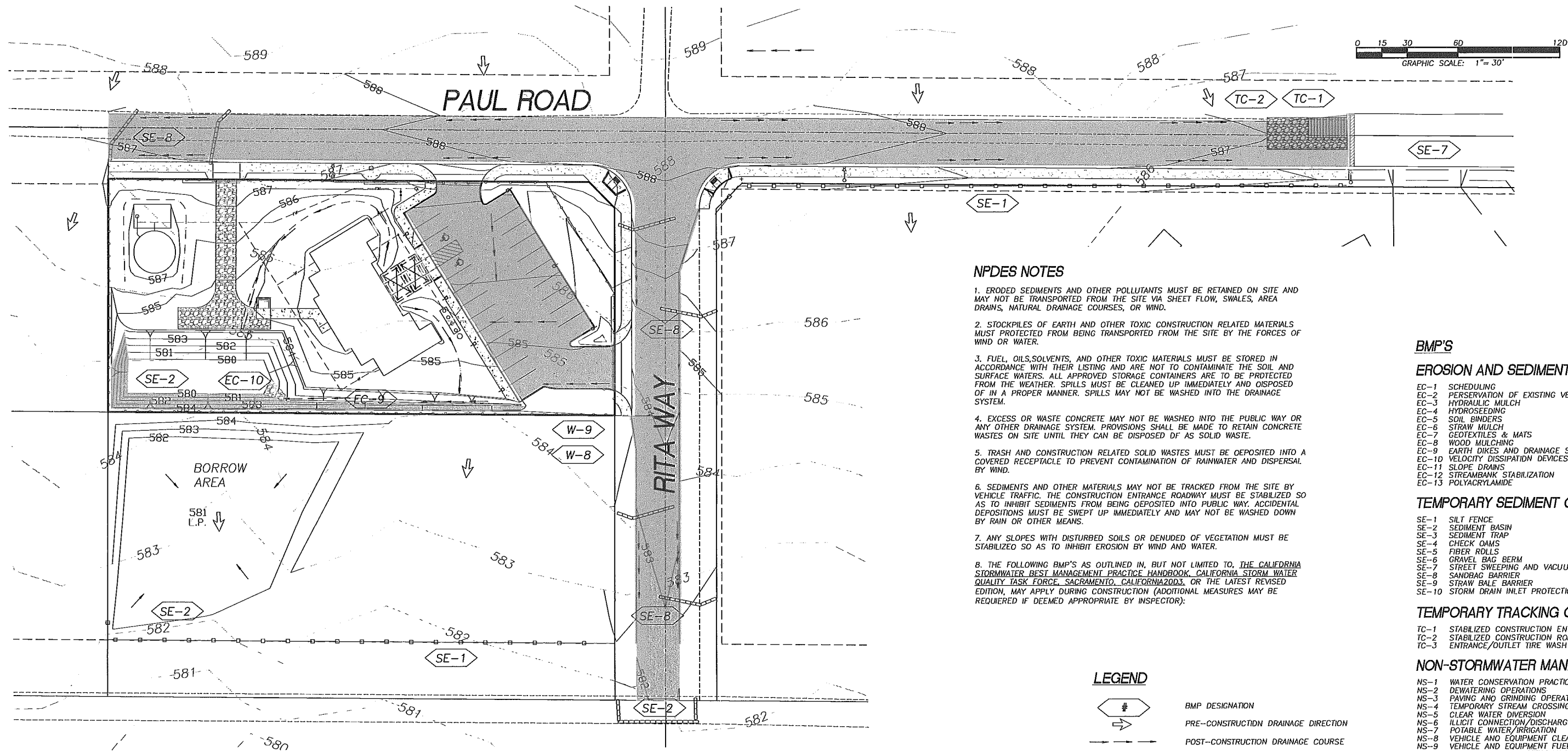
LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468
PLANNING • CIVIL • SURVEYING
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE KEVIN J. RICHER RCE 43714 EXP. 4/31/17



RECOMMENDED FOR APPROVAL:
DATE: _____
APPROVED BY:
DATE: _____
INTERIM CITY ENGINEER
R.C.E. NO 16742 EXPIRES 06-30-17
RICHARD L. KOPECKY

Michael Platt Consulting
12379 PALM DRIVE, SUITE 3
PHONE: (760) 250-6265
EMAIL: mplatconsulting@gmail.com
SCALE: AS SHOWN
PLOT DATE: _____
DESIGN BY: M.P.
DRAWN BY: M.P.
CHECKED BY: K.R.
OWNER: WILLIAM CONNER
ACCUCANNA HEALTH CENTER
2486 BAYSIDE WALK
SAN DIEGO, CA 92109
(619) 846-9222

CITY OF DESERT HOT SPRINGS
ACCUCANNA HEALTH CENTER
PRECISE GRADING PLAN
SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.M.
W.O. 660160008 FOR: _____ DWG. _____
2 OF 4
FILE NO.



NPDES NOTES

- 1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- 2. STOCKPILES OF EARTH AND OTHER TOXIC CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 3. FUEL, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAY MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 7. ANY SLOPES WITH DISTURBED SOILS OR DENUED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 8. THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING CONSTRUCTION (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY INSPECTOR).

LEGEND

- BMP DESIGNATION
- PRE-CONSTRUCTION DRAINAGE DIRECTION
- POST-CONSTRUCTION DRAINAGE COURSE
- STABILIZED CONSTRUCTION ENTRANCE, TC-3
- ENTRANCE/EXIT
- DRAINAGE SWALES, EC-9
- SANDBAG BARRIER, SE-8
- CORRUGATED STEEL PANELS, TC-1
- STORM DRAIN INLET PROTECTION, SE-10
- SILT FENCE, SE-1
- A.C. PAVEMENT
- 2:1 SLOPE

NOTE:

ENTIRE SITE TO BE DISTURBED, 2.47 ACRES.
THIS PLAN REPRESENTS INITIAL CONDITIONS ONLY.
CONSTRUCTION SCHEDULE WILL DICTATE
REPOSITIONING OF THE BMP'S AS WORK PROGRESSES.
NO VEHICLE MAINTENANCE ON SITE

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

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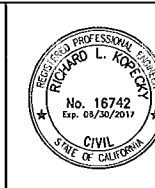
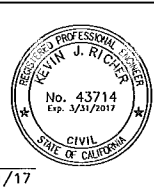
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REVISIONS:			
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2313 E. Philadelphia St., Ste. F
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INTERIM CITY ENGINEER
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PHONE: (760) 250-6265
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CHECKED BY: K.R.

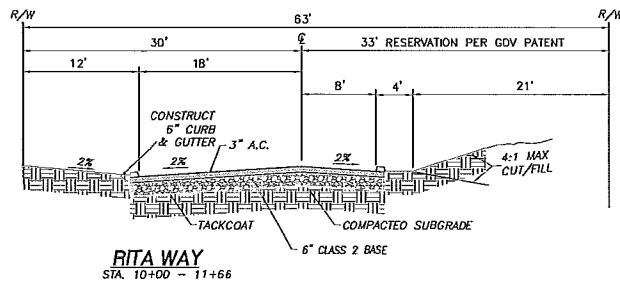
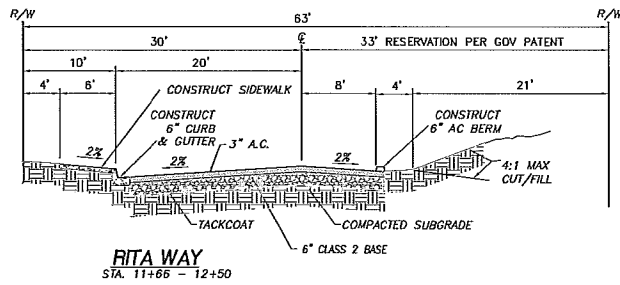
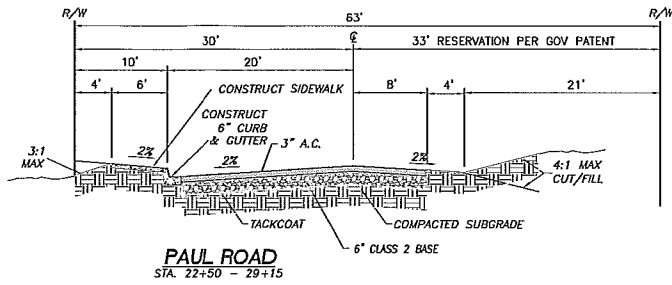
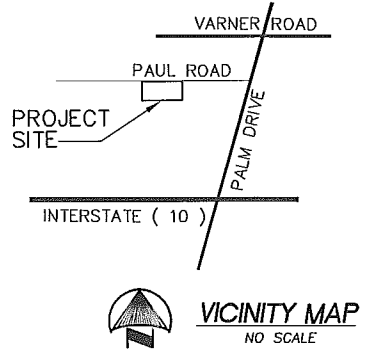
CITY OF DESERT HOT SPRINGS
ACCUCANNA HEALTH CENTER
EROSION CONTROL PLAN
SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SBM
W.O. 660160008 FOR: _____ DWG. _____

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FILE N

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

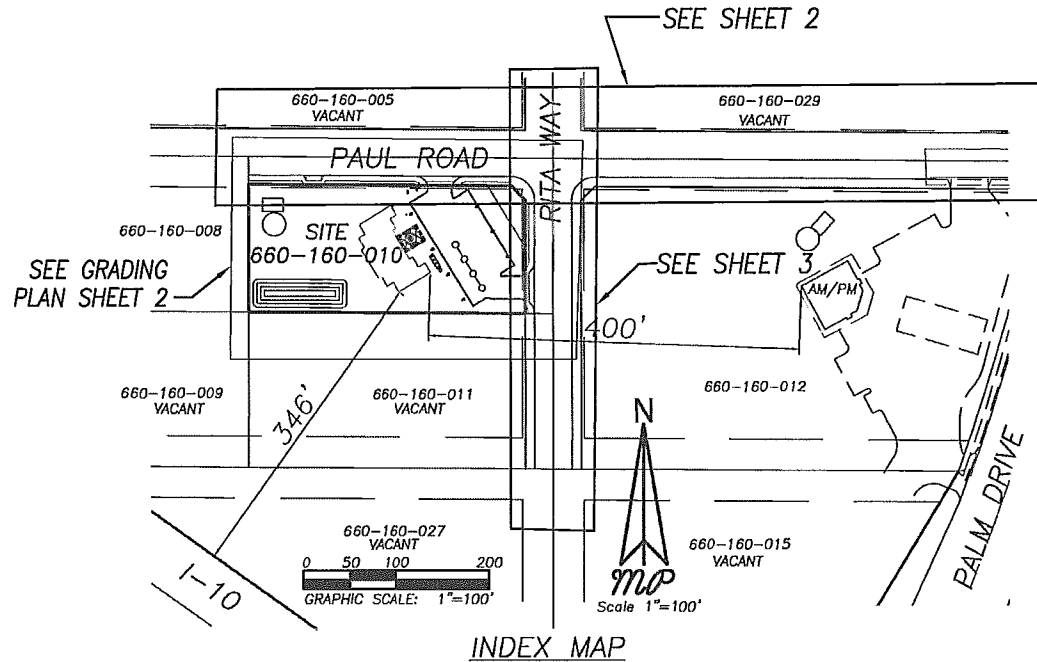
ACCUCANNA HEALTH CENTER STREET IMPROVEMENT PLAN

IN A PORTION OF THE SOUTH 1/2 OF SEC. 33, T2S, R5E, S.B.M.



STREET SECTIONS

1" = 10'



NOTIFICATIONS:

1. THE CONTRACTOR IS REQUIRED TO NOTIFY THE EXISTING ORGANIZATIONS IN THE AREA BEFORE THE START OF ANY WORK. THE UTILITIES IN THE AREA ARE:

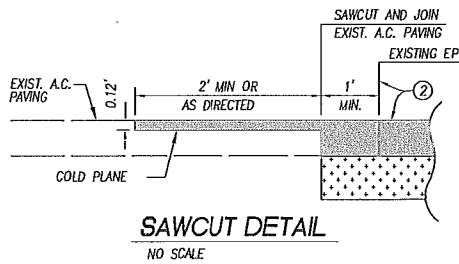
CITY STREETS	CITY OF DESERT HOT SPRINGS (760) 329-6411
WATER/SEWER	MISSION SPRINGS WATER DISTRICT (760) 329-6448
COUNTY ROADS	RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT (760) 863-8267
ELECTRICITY	EDISON INTERNATIONAL (800) 655-4555
GAS	SOUTHERN CALIFORNIA GAS (909) 335-7729
TELEPHONE	VERIZON (760) 864-1715
CABLE TV	TIME-WARNER (760) 340-1312
FLOOD CONTROL	RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT (909) 955-1200
UNDERGROUND	UTILITIES UNDERGROUND SERVICE ALERT (800) 227-2600

CONSTRUCTION NOTES AND QUANTITIES		QUANTITY	UNIT
①	CONSTRUCT 3" A.C. OVER 6" COMPACTED BASE	29,016	S.F.
②	CONSTRUCT 6" CURB AND GUTTER PER CITY STD. NO. 201	841	L.F.
③	CONSTRUCT 6" WIDE SIDEWALK PER CITY STD. NO. 401	4,350	S.F.
④	CONSTRUCT ADA CURB RAMP PER RV. CO. STD. 403 CASE A	1	E.A.
⑤	CONSTRUCT ADA CURB RAMP PER RV. CO. STD. 403 CASE B	1	E.A.
⑥	CONSTRUCT COMMERCIAL DRIVEWAY PER CITY STD. NO. 209	168	S.F.
⑦	CONSTRUCT COMMERCIAL DRIVEWAY PER CITY STD. NO. 210	677	S.F.
⑧	COLD PLANE AND 0.1' A.C. OVERLAY	504	S.F.
⑨	CONSTRUCT 6" ASPHALT BERM PER CITY STD. NO. 206	1,034	L.F.
⑩	INSTALL STREET NAME SIGN PER CITY STD. NO. 804	1	E.A.
⑪	INSTALL MAIL BOX PER CITY STD. NO. 810	1	E.A.
⑫	INSTALL STREET LIGHT PER CITY STD. NO. 1002 & 1003	1	E.A.
⑬	CONSTRUCT 3' X 5' FACING GRADE RIP RAP VELOCITY REDUCER	2	E.A.

NOTE: THE QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN HIS OWN ESTIMATE FOR BID PURPOSES.

LEGEND

C.F.—CURB FACE	H.P.—HIGH POINT
P.P.—POWER POLE	T.I.—TRAFFIC INDEX
C&G—CURB AND GUTTER	L.E.—LANDSCAPE EASEMENT
E.P.—EDGE OF PAVEMENT	A.C.—ASPHALT CONCRETE
T.C.—TOP OF CURB	E.G.—EXISTING GROUND
F.L.—FLOW LINE	U.N.O.—UNLESS NOTED OTHERWISE
B.V.C.—BEGIN VERTICAL CURVE	S/W—SIDEWALK
M.V.C.—MIDDLE VERTICAL CURVE	—T—EXISTING TELEPHONE LINE
E.V.C.—END VERTICAL CURVE	—W—EXISTING WATER LINE
P.R.V.C.—POINT OF REVERSE VERTICAL CURVE	—S—EXISTING SEWER LINE
L.O.C.—LENGTH OF CURVE	—T—TRACT BOUNDARY
B.C.R.—BEGIN CURB RETURN	—E—EDGE EXISTING PAVEMENT
M.C.R.—MIDDLE OF CURB RETURN	—C—CURB AND GUTTER
E.C.R.—END CURB RETURN	—E—EXISTING CURB AND GUTTER
B.C.—BEGIN CURVE	—S—PROPOSED STREET LIGHT
E.C.—END CURVE	—S—STREET SIGN
P.R.C.—POINT OF REVERSE CURVE	—C—CENTERLINE
P.C.C.—POINT OF COMPOUND CURVE	—C—CURVE DATA SYMBOL
P.I.—POINT OF INTERSECTION	—C—CONSTRUCTION NOTE SYMBOL
T.P.—TOP OF PAVEMENT	—C—NEW ASPHALT CONCRETE
CB STA.—CURB STATION	—C—PULVERIZE AND RE-GRADE EXISTING PAVEMENT
L.D.—LOCAL DEPRESSION	—C—COLD PLANE AND 0.1' A.C. OVERLAY
M.O.C.—MIDPOINT OF CURVE	—C—BLDCK RETAINING WALL
P.I.P.—PROTECT IN PLACE	—C—CONCRETE S/W
P.I.G.—POINT OF INTERSECTION OF GUTTERS	

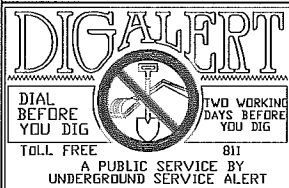


SAWCUT DETAIL
NO SCALE

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BENCH MARK: RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, BENCH MARK NO. 23, LOCATED AT THE CENTER 1/4 CORNER OF SECTION 30, T-3-S, R-5-E, S.B.M. ELEVATION: 578.86

REVISIONS:

NO.	DESCRIPTION	BY	DATE

LAND DEVELOPMENT DESIGN COMPANY, LLC

2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: KEVIN J. RICHER RCE 43714 EXP. 4/31/17



RECOMMENDED FOR APPROVAL:

DATE: _____

APPROVED BY: _____

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R.C.E. NO 16742 EXPIRES 06-30-17
RICHARD L. KOPECKY

Michael Platt Consulting

12379 PALM DRIVE, SUITE 3
PHONE: (760) 250-6265
EMAIL: mplatconsulting@gmail.com

SCALE: AS SHOWN
PLOT DATE: _____
DESIGN BY: M.P.
DRAWN BY: M.P.
CHECKED BY: K.R.

OWNER:
WILLIAM CONNER
ACCUCANNA HEALTH CENTER
2496 BAYSIDE WALK
SAN DIEGO, CA 92109
(619) 846-9222

CITY OF DESERT HOT SPRINGS

ACCUCANNA HEALTH CENTER

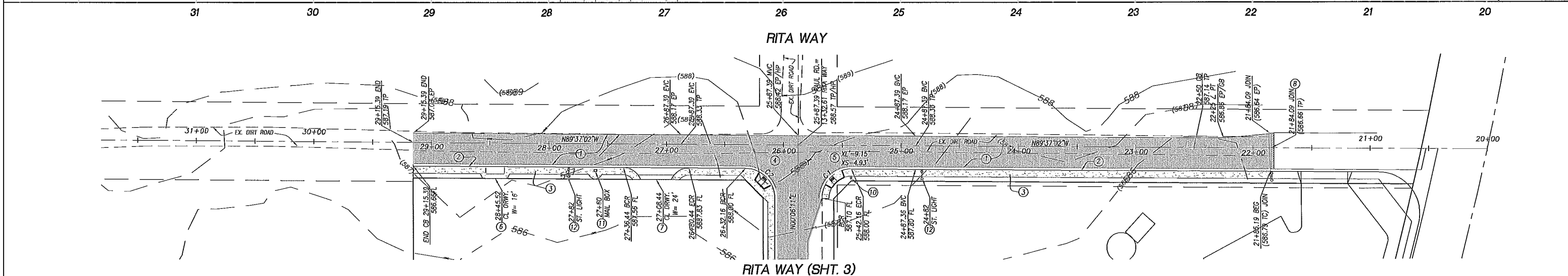
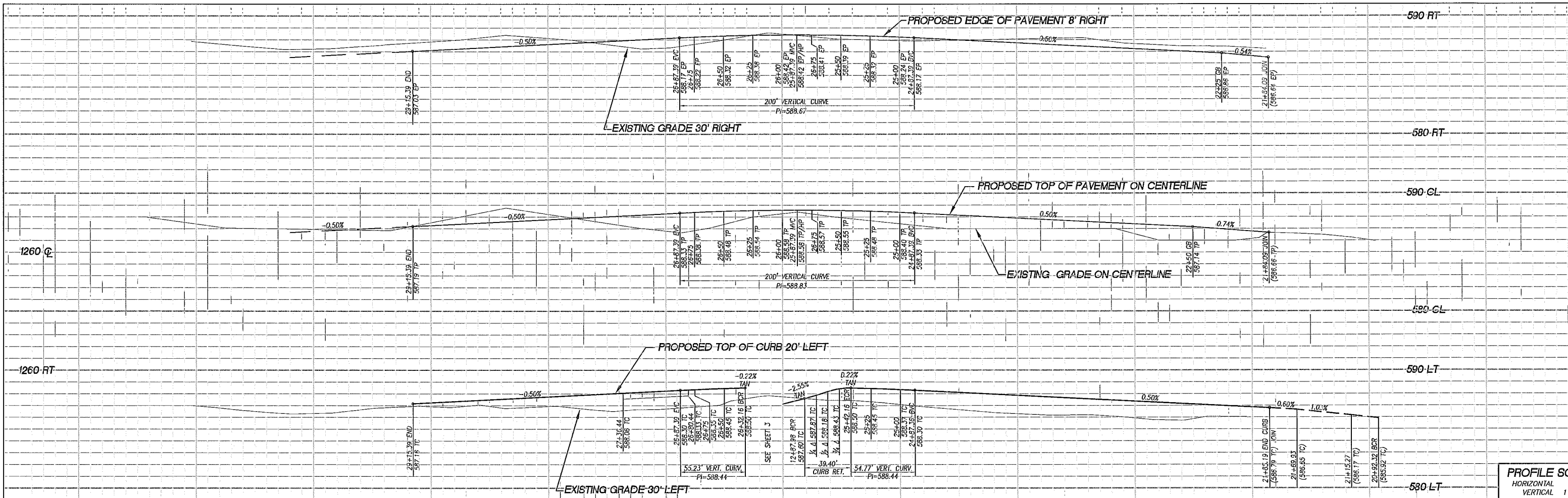
STREET IMPROVEMENT PLANS

COVER SHEET

SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.M.

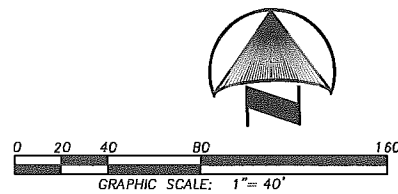
W.O. 66016008 FOR: _____ D.W.G. _____

1 OF 3
FILE NO.



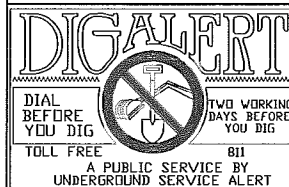
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CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	90°17'41"	39.40'	25.00'	25.13'
C2	89°42'19"	39.14'	25.00'	24.87'

CONSTRUCTION NOTES	
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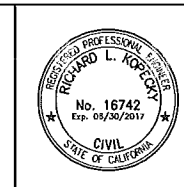
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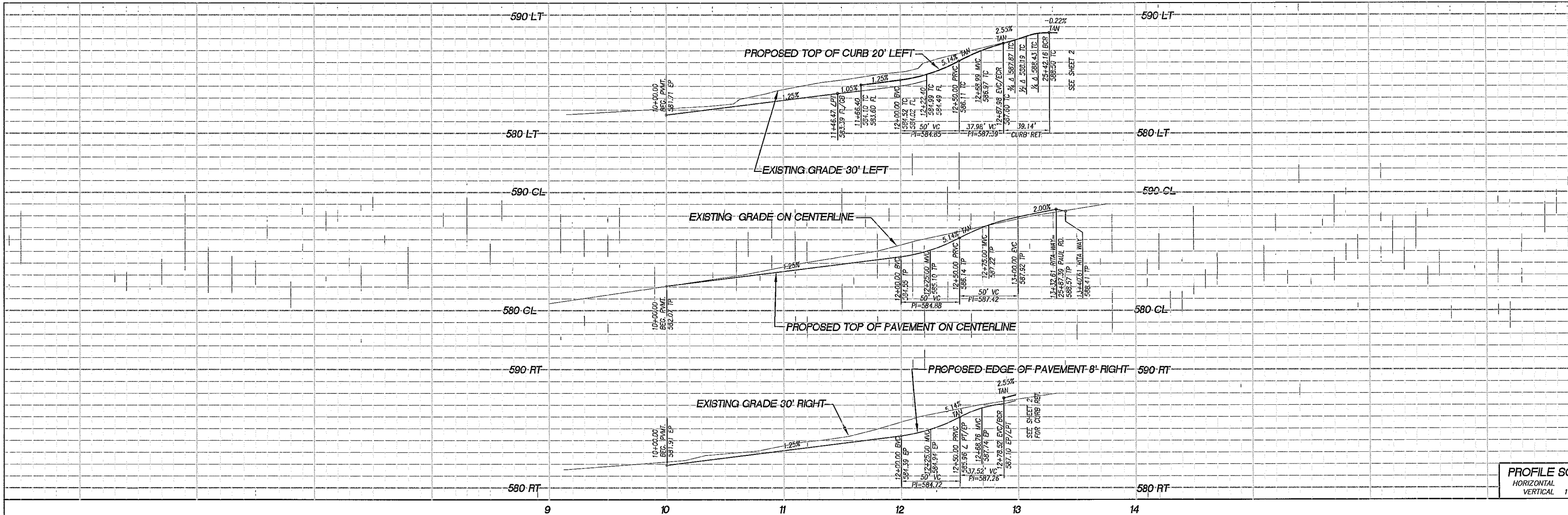
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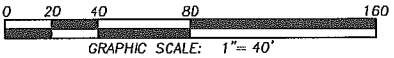
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CITY OF DESERT HOT SPRINGS
ACCUCANNA HEALTH CENTER
STREET IMPROVEMENT PLAN
PAUL ROAD 21+85 TO 29+15
SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.M.
W.O. 660160008 FOR: _____ D.W.C. _____

2 OF 3
3 SI
FILE NO.

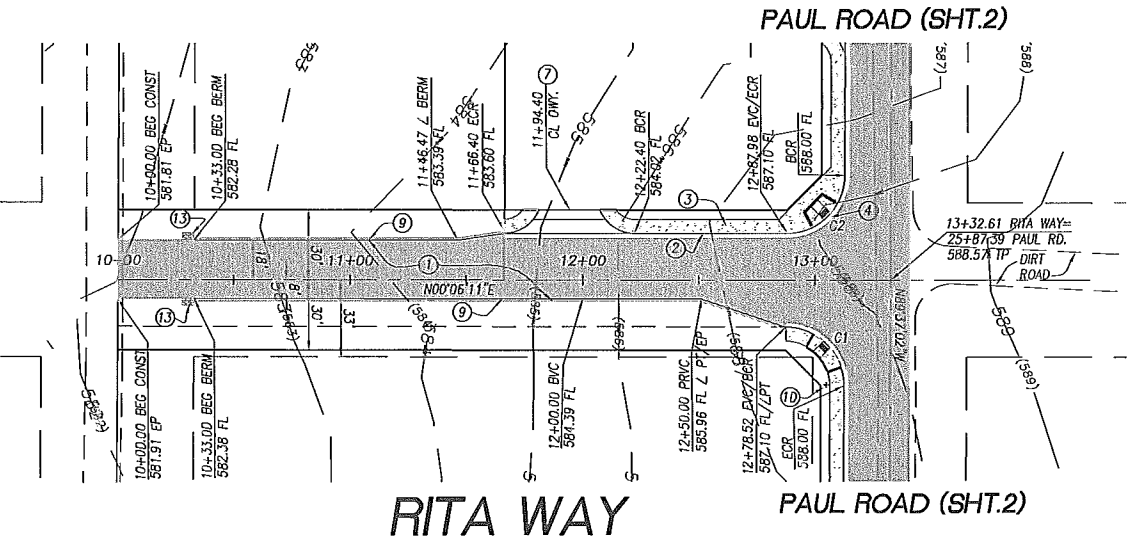


PROFILE SC
HORIZONTAL 1"=40'
VERTICAL 1"=10'



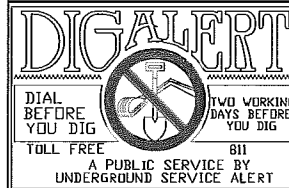
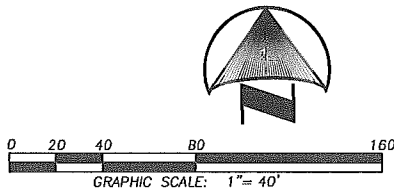
CONSTRUCTION NOTES	
1	CONSTRUCT 3" A.C. OVER 6" COMPACTED BASE
2	CONSTRUCT 6" CURB AND GUTTER PER CITY STD. NO. 201
3	CONSTRUCT 6" WIDE SIDEWALK PER CITY STD. NO. 401
4	CONSTRUCT ADA CURB RAMP PER RM. CO. STD. 403 CASE A
7	CONSTRUCT COMMERCIAL DRIVEWAY PER CITY STD. NO. 210
9	CONSTRUCT 6" ASPHALT BERM PER CITY STD. NO. 206
10	INSTALL STREET NAME SIGN PER CITY STD. NO. 804
13	CONSTRUCT 3' X 5' FACING GRADE RIP RAP VELOCITY REDUCER

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	90°17'41"	39.40'	25.00'	25.13'
C2	89°42'19"	39.14'	25.00'	24.87'



PRIVATE ENGINEER'S NOTE TO CONTRACTOR
The existence and location of any underground utility pipes, conduits or structures shown on these plans are obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measures to protect the utility lines shown on these drawings. The contractor further assumes all liability and responsibility for the utility pipes, conduits or structures shown or not shown on these drawings.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.



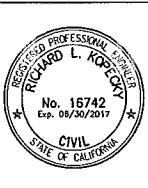
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THESE PLANS IS THE SOUTH LINE OF GOVERNMENT LOTS 17 & 18, BEING THE CENTERLINE OF PAUL ROAD, BEARING NORTH 89° 37' 02" WEST PER RS 101/79

BENCH MARK: RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, BENCH MARK NO. 23, LOCATED AT THE CENTER 1/4 CORNER OF SECTION 30, T-3-S, R-5-E, SBM ELEVATION: 578.86

REVISIONS:			
NO.	DESCRIPTION	BY	DATE

LAND DEVELOPMENT DESIGN COMPANY, LLC
PLANNING • CIVIL • SURVEYING
PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: KEVIN J. RICHER RCE 43714 EXP. 4/31/17



RECOMMENDED FOR APPROVAL:

DATE: _____

APPROVED BY: _____

DATE: _____

INTERIM CITY ENGINEER
R.C.E. NO 16742 EXPIRES 06-30-17
RICHARD L. KOPECKY

Michael Platt Consulting
12379 PALM DRIVE, SUITE 3
PHONE: (760) 250-6265
EMAIL: mplatconsulting@gmail.com

SCALE: AS SHOWN
PLOT DATE: _____
DESIGN BY: M.P.
DRAWN BY: M.P.
CHECKED BY: K.R.

OWNER:
WILLIAM CONNER
ACCUCANNA HEALTH CENTER
2496 BAYSIDE WALK
SAN DIEGO, CA 92109
(619) 846-9222

CITY OF DESERT HOT SPRINGS
ACCUCANNA HEALTH CENTER
STREET IMPROVEMENT PLAN
RITA WAY 10+00 TO 13+32
SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.M.
W.O. 660160D08 FOR: _____ OWG. _____

3 OF 3
3 S
FILE NO