

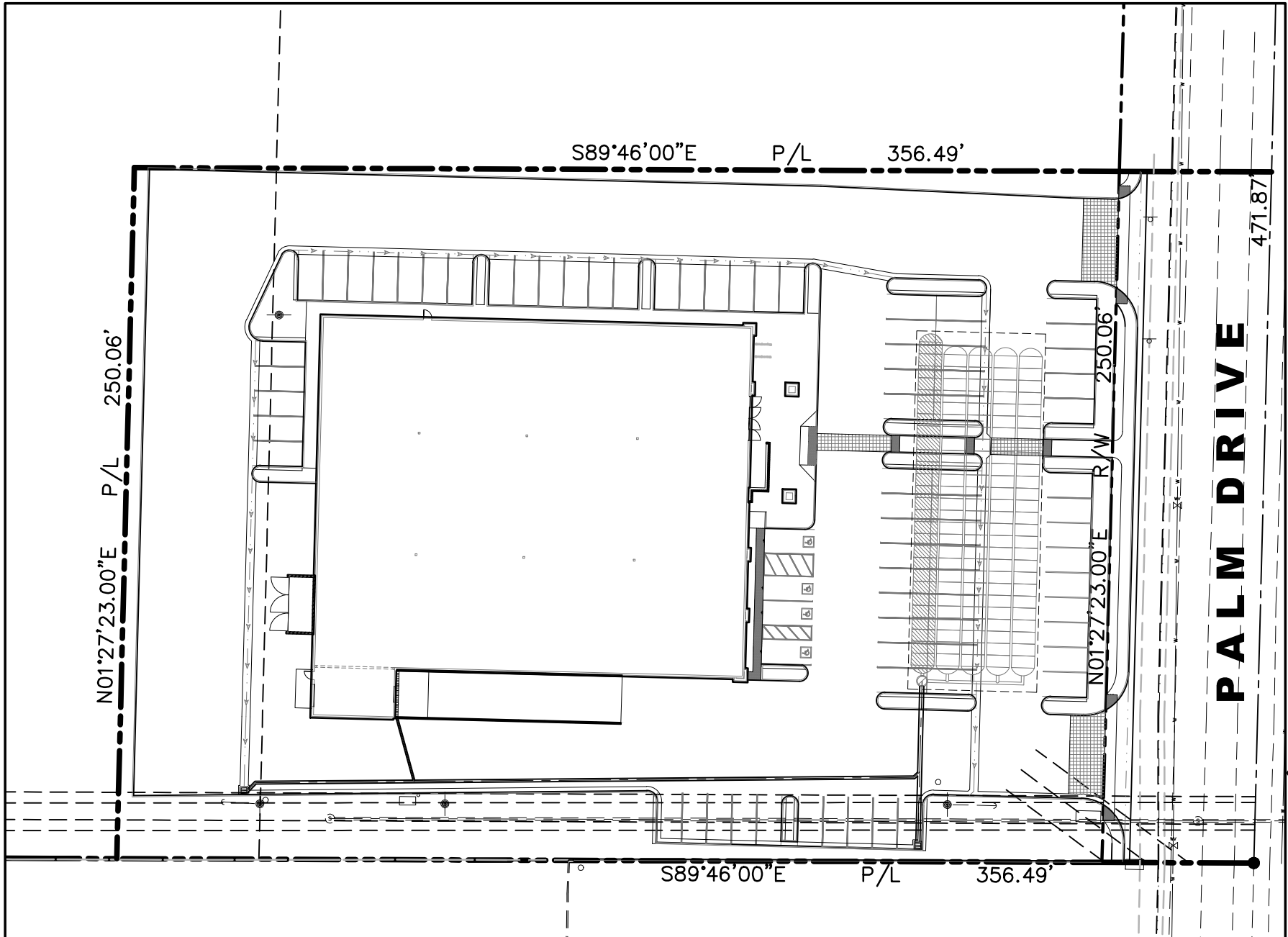
IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

GENERAL GRADING NOTES:

- ALL GRADING AND RELATED IMPROVEMENTS SHALL CONFORM TO THE FOLLOWING, AS APPROPRIATE:
A) UNIFORM BUILDING CODE, CURRENTLY ADOPTED EDITION.
B) CITY OF DESERT HOT SPRINGS ORDINANCE 92-2.
C) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2000 EDITION.
D) AMERICANS WITH DISABILITIES ACT.
E) NPDES PERMIT
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT ANY CONSTRUCTION/ GRADING.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
- MAXIMUM CUT AND FILL SLOPE = 2:1
- STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST ONE AND FIVE TENTH (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND SAFETY DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
- PROVIDE 2' WIDE BY 0.5' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL SLOPES.
- PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YR Q STORM FLOWS, ALONG THE TOP OF CUT SLOPES.
- MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE = 1% IF CUT OR FILL IS LESS THAN 10', 2% IF CUT OR FILL IS GREATER THAN 10'. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
- "NO OBSTRUCTION OF FLOOD PLANS OR NATURAL WATER COURSES SHALL BE PERMITTED."
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF 3'.
- CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE NO. 457 PRIOR TO FINAL GRADING INSPECTION.
- EROSION CONTROL: ALL SLOPES REQUIRED TO BE PLANTED SHALL BE PROVIDED WITH ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO A GRASS MIX OR GROUND COVER. SLOPES EXCEEDING 4' IN VERTICAL HEIGHT SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM. SLOPES EQUAL TO OR LESS THAN 4', MAY BE IRRIGATED BY HOSE BIB LOCATED AT THE TOP OR TOE OF THE SLOPE, SPACED TO MAKE USE OF A HOSE NO LONGER THAN 50' IN LENGTH. THE IRRIGATION SYSTEM SHALL BE PROVIDED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY SLADDEN ENGINEERING DATED FEBRUARY 27, 2004. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE CITY OF DESERT HOT SPRINGS BUILDING AND SAFETY DEPARTMENT THE REPORT SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE SOILS INVESTIGATION REPORT.
- IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL PRIOR TO PLACEMENT OF FILL MATERIAL.
- ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
- FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN 1'.
- A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE, GRADE, ELEVATION AND LOCATION OF CUT/FILL SLOPES.
- A SUITABLY QUAIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
- A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE CITY OF DESERT HOT SPRINGS BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF FINAL GRADING IN ACCORDANCE WITH THE APPROVED PLAN FOR ALL GRADING DESIGNATED AS "ENGINEERED GRADING".
- THE CONTRACTOR SHALL NOTIFY THE CITY BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SAFETY SERVICE ALERT AT 1-800-227-2600 TWO DAYS BEFORE DIG. ALSO CONTRACTOR SHALL NOTIFY THE CITY OF DESERT HOT SPRINGS BUILDING AND SAFETY DEPARTMENT AT (760) 329-6411 AT LEAST 24 HOURS IN ADVANCE OF REQUESTING FINISH LOT GRADING AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. SUBJECT TO PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
- CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY THE CITY OF DESERT HOT SPRINGS BUILDING AND SAFETY DEPARTMENT, OR AS DIRECTED BY THE CITY ENGINEER. AS A MINIMUM, ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADING ON CITY-OWNED PARCELS OR PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES", IN EFFECT DURING THE TIME OF THE WORK.
- EVIDENCE OF NPDES AND PM10 PERMIT, IF REQUIRED, SHALL BE SUBMITTED TO BUILDING AND SAFETY DEPARTMENT PRIOR TO ISSUANCE OF THE GRADING PERMIT.

PRELIMINARY GRADING PLAN

PARCEL MAP No. 37571 - GROCERY STORE
PALM DRIVE, DESERT HOT SPRINGS
COUNTY OR RIVERSIDE, CA



INDEX MAP

SCALE: 1"=50'

LEGENDS & ABBREVIATIONS

---	PROPERTY LINE (P)	AB	AGGREGATE BASE
---	EXISTING CONTOUR	AC	ASPHALTIC CONCRETE
---	FLOW LINE	BLDG	BUILDING
---	ADA PATH OF TRAVEL	C.L.	CENTERLINE
---	EXISTING WALL	CONC.	CONCRETE
---		EP	EDGE OF PAVEMENT
---		GP	GUARD POST
---		INV	INVERT
---		NO.	NUMBER
---		PGS.	PAGES
---		P.L.	PROPERTY LINE
---		R.C.E.	REGISTERED CIVIL ENGINEER
---		SSCO	SEWER CLEANOUT
---		TC	TOP OF CURB
---		TYP	TYPICAL
---		TW	TOP OF WALL
---		P.C.C.	PORTLAND CEMENT CONCRETE
---		NG	NATURAL GRADE
---		FS	FINISH SURFACE
---		SQ	SQUARE
---		LF	LINEAR FOOT
---		TG	TOP OF GRATE
---		FL	FLOW LINE
---		SF	SQUARE FOOT
---		STD	STANDARD
---		WV	WATER VALVE
---		GB	GRADE BREAK
---		DIA	DIAMETER

EX. CONC. PAVING	PROPOSED CONC. PAVING	PROPOSED BUILDING	AC PAVING	LANDSCAPING	PAVERS
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UTILITY PURVEYORS:

WATER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
IRRIGATION	IMPERIAL IRRIGATION DISTRICT	760-335-3640
ELECTRIC	SOUTHERN CALIFORNIA EDISON	760-202-4291
GAS	SOUTHERN CALIFORNIA GAS	1-800-427-2200
TELEPHONE	VERIZON CALIFORNIA, INC.	1-800-483-1000
CABLE	TIME WARNER CABLEVISION	760-340-1312

SOILS AND GEOLOGIST CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE FOLLOWING SOILS AND GEOLOGICAL REPORT FOR THIS PROJECT ENTITLED:

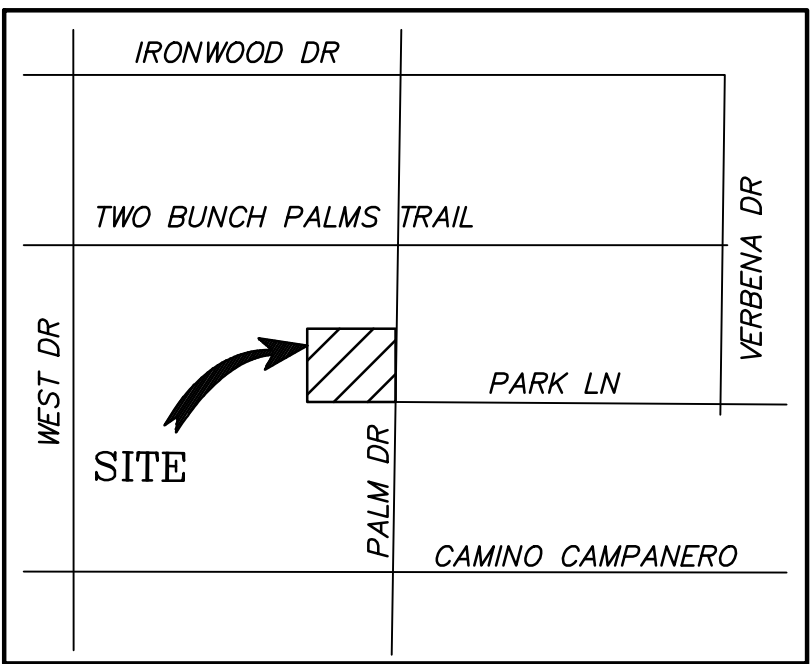
GEOTECHNICAL INVESTIGATION FOR PROPOSED GROCERY STORE
WEST SIDE OF PALM DRIVE, SOUTH OF TWO BUNCH PALMS TRAIL,
DESERT HOT SPRINGS, CALIFORNIA

DATE: MARCH 21, 2018

FIRM NAME: SLADDEN ENGINEERING

BY: GEOTECHNICAL ENGINEER: BRETT L. ANDERSON DATE:

BY: ENGINEERING GEOLOGIST: MATTHEW J. COHRT DATE:



VICINITY MAP

NTS

PROJECT INFO

SITE ADDRESS:

GROCERY STORE
PALM DRIVE, DESERT HOT SPRINGS
COUNTY OF RIVERSIDE, CA

EARTHWORK QUANTITIES:

CUT:	-	980 CY
FILL:	-	1,200 CY
IMPORT:	-	220 CY

EARTHWORK NOTES:

- ABOVE FIGURES DO NOT INCLUDE SHRINKAGE, SUBSIDENCE, OVER EXCAVATION, AND EXCAVATION FOR FOOTINGS.
- ALL EXCESS CUT MATERIALS SHALL BE STOCKPILED AT THE DESIGNATED LOCATION AND SHALL BE HAULED IMMEDIATELY.
- EARTHWORK QUANTITIES SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR BIDDING PURPOSES.

APN

656-020-034-6

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. 3427-5633030, DATED JANUARY 24, 2018.

REAL PROPERTY SITUATED IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "B" AS SHOWN ON LOT LINE ADJUSTMENT NO. 7-91 APPROVED BY THE CITY OF DESERT HOT SPRINGS AS EVIDENCED BY DEED RECORDED FEBRUARY 7, 1992 AS INSTRUMENT NO. 43749 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6; TOWNSHIP 3 SOUTH, RANGE 5 EAST, S.B.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE SOUTH 127°23' WEST, 860.07 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 127°23' WEST, 471.87 FEET TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID SOUTHERLY LINE OF GOVERNMENT LOT 2 NORTH 89°46'46" WEST, 660.00 FEET; THENCE NORTH 127°34' EAST, 644.08 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°58'21" EAST, 390.51 FEET; THENCE SOUTH 0°01'39" EAST, 175.00 FEET; THENCE PARALLEL WITH SAID NORTH LINE NORTH 89°58'21" EAST, 265.00 FEET TO THE TRUE POINT OF BEGINNING.

CIVIL ENGINEER:

KURT M. SAXON
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A,
OCEANSIDE, CA 92056
PHONE #: (949) 366-2180
FAX #: 800.653.4193

SOILS ENGINEER:

SLADDEN ENGINEERING
45-090 GOLF CENTER PARKWAY,
SUITE F, INDIO, CALIFORNIA 92201
PHONE #: (760) 863-0713

OWNER

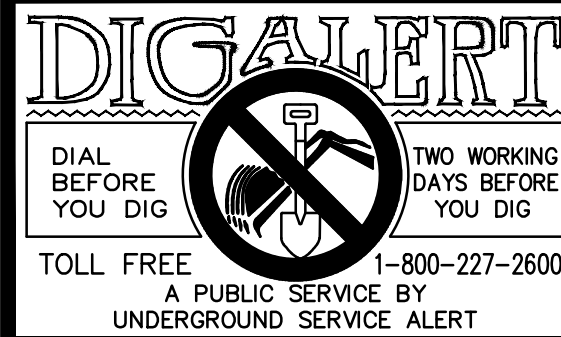
BEST DEVELOPMENT GROUP
2580 SIERRA BOULEVARD, SUITE E
SACRAMENTO, CALIFORNIA 95825

ARCHITECT:

JENNA MARKLEY
BRR ARCHITECTURE, INC.
250 SUTTER STREET, SUITE 350
SAN FRANCISCO, CA 94108
PHONE #: (415) 782-4100

SHEET INDEX

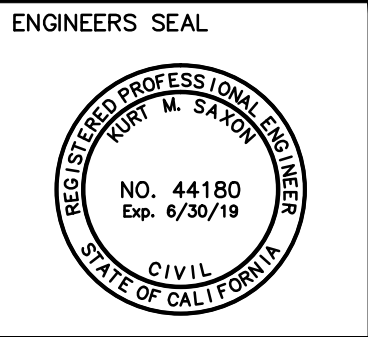
TITLE SHEET	SHEET 1
NOTES	SHEET 2
PRELIMINARY GRADING PLAN	SHEET 3-4
OFFSITE GRADING PLAN	SHEET 5
SECTIONS	SHEET 6
DETAIL SHEET	SHEET 7
STORMTECH DETAIL	SHEET 8
TOPOGRAPHIC SURVEY	SHEET 9



BENCHMARK: 603-60-68	DATUM
ELEVATION: 819.687 FT	
LOCATION	
BASIS OF BEARINGS	
THE BASIS OF BEARING IS AN ASSUMED BEARING OF N89°58'21"E ALONG THE CENTERLINE OF TWO BUNCH PALMS TRAIL WEST OF THE INTERSECTION WITH PALM DRIVE.	

ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

DESIGNED BY	ENGINEERS SEAL
DRAWN BY	
CHECKED BY	
REVISED ON	

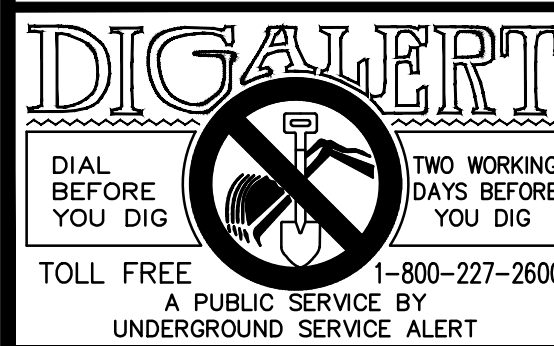
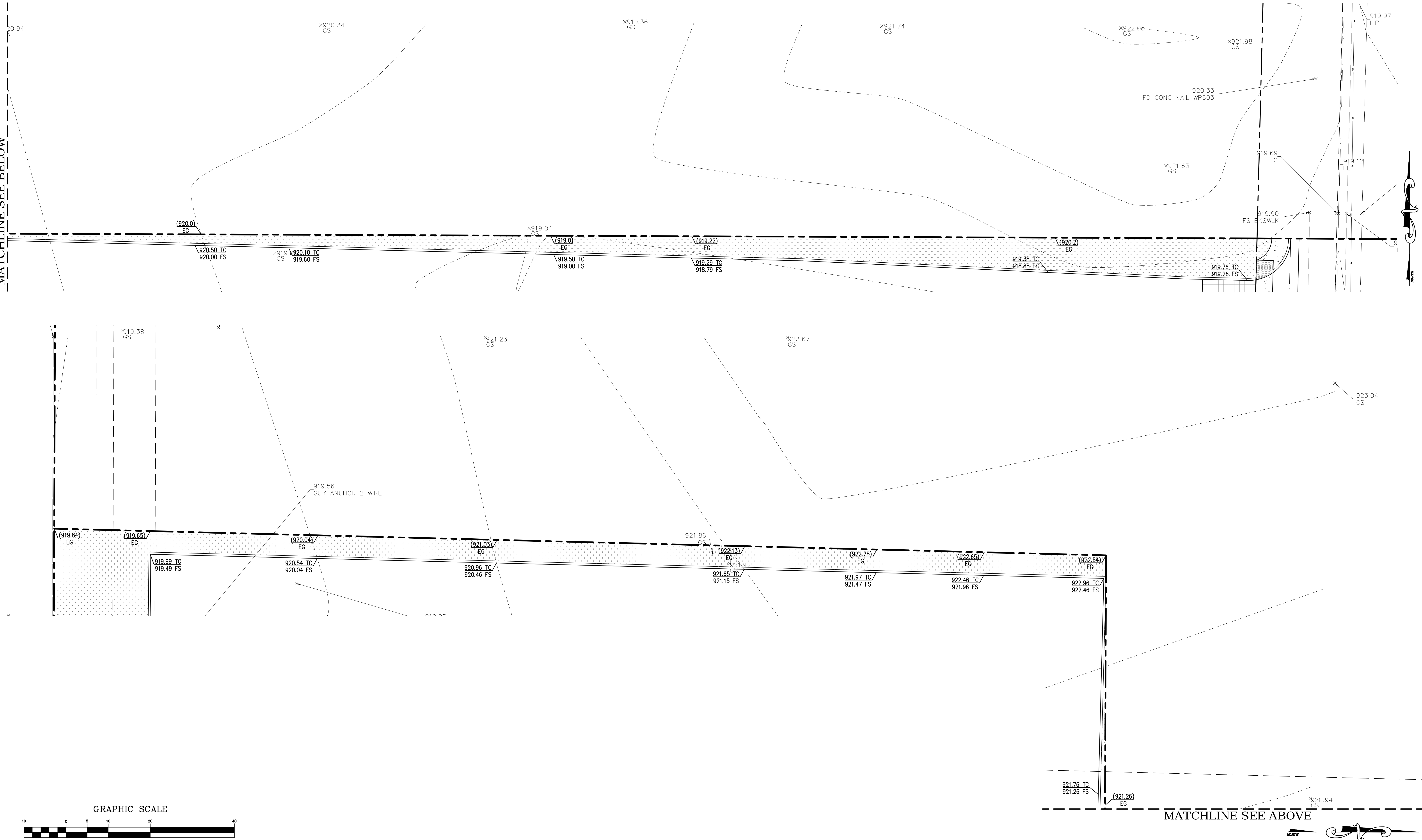


PREPARED BY:	PREPARED UNDER THE DIRECT SUPERVISION OF:	DATE:
KURT M. SAXON	RCE#44180	EXP. 06/30/19

CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS	APPROVED BY:
DANIEL PORRAS, COMMUNITY DEVELOPMENT DIRECTOR	DATE:
KAMAL MGHANTAF, INTERIM CITY ENGINEER	DATE:

CITY OF DESERT HOT SPRINGS	SHEET 1
TITLE SHEET	OF 9
PARCEL MAP No. 37571 - GROCERY STORE PALM DRIVE, DESERT HOT SPRINGS COUNTY OF RIVERSIDE, CA	PRIVATE REFERENCE #
	CITY REFERENCE #

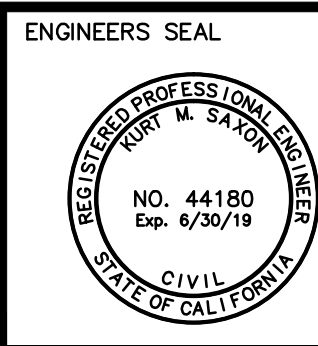
MATCHLINE SEE BELOW



BENCHMARK	603-60-68	DATUM	
ELEVATION	819.687 FT		
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ENGINEER			CITY	
MARK	BY	DATE	APPR.	DATE

DESIGNED BY	
DRAWN BY	
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REVISED ON	



PREPARED BY:	
KURT M. SAXON	
RCE#44180	
DATE: EXP. 06/30/19	

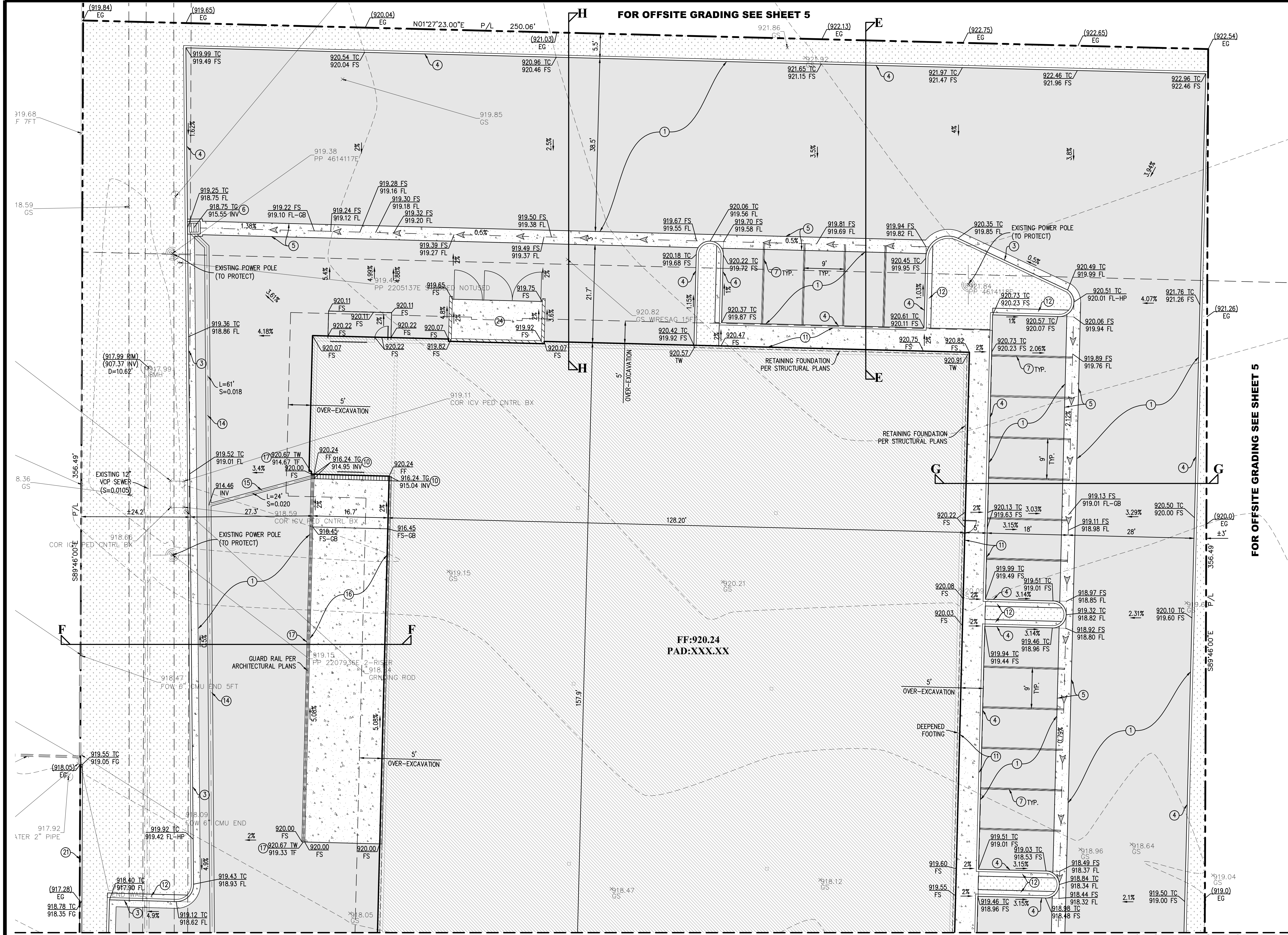


saxonengineering
SAXON ENGINEERING SERVICES, INC.
2009 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
TEL: 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:

CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS	
APPROVED BY:	
DANIEL PORRAS, COMMUNITY DEVELOPMENT DIRECTOR	DATE:
KAMAL MGHANTAF, INTERIM CITY ENGINEER	DATE:

CITY OF DESERT HOT SPRINGS	SHEET 5
OFFSITE GRADING PLAN	OF 9
PARCEL MAP No. 37571 - GROCERY STORE PALM DRIVE, DESERT HOT SPRINGS COUNTY OF RIVERSIDE, CA	PRIVATE REFERENCE #
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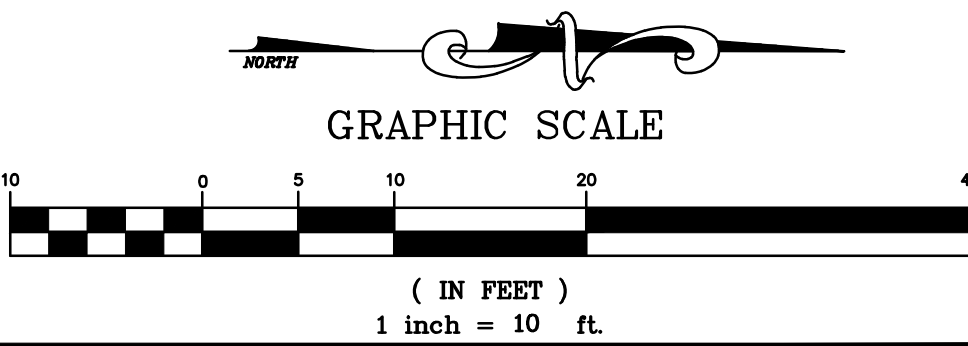


CONSTRUCTION NOTES

1. CONSTRUCT 3" AC PAVING OVER 4" CLASS II AGGREGATE BASE OVER 12" COMPACTED SUBGRADE (95% RELATIVE COMPACTION) PER GEOTECHNICAL RECOMMENDATIONS.
2. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF DESERT HOT SPRINGS STD. NO. 210.
3. CONSTRUCT 6" CURB AND GUTTER PER CITY OF DESERT HOT SPRINGS STD. NO. 200.
4. CONSTRUCT 6" CURB PER CITY OF DESERT HOT SPRINGS STD. NO. 204.
5. CONSTRUCT 36" WIDE VALLEY GUTTER PER DETAIL 1 ON SHEET 7.
6. INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 2 ON SHEET 7.
7. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.) SEE DETAIL 3 ON SHEET 7.
8. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 7.
9. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 7.
10. INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 6 ON SHEET 7.
11. CONSTRUCT 4" THICK CONCRETE WALKWAY WITH #3's REBAR @ 18" O.C. EACH WAY.
12. CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE PER DETAIL 7 ON SHEET 7.
13. INSTALL 18" DIA. ADS N12 STORM DRAIN PIPE.
14. INSTALL 12" DIA. ADS N12 STORM DRAIN PIPE.
15. INSTALL 8" DIA. ADS N12 STORM DRAIN PIPE.
16. CONSTRUCT "X" THICK CONCRETE SLAB WITH #3's AT 18" EACH WAY OVER "X" CLASS II AGGREGATE BASE PER ARCHITECTURAL PLANS/STRUCTURAL PLANS.
17. CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS/STRUCTURAL PLANS. HEIGHT VARIES.
18. INSTALL STORMTECH CHAMBER SYSTEM (MC-4500) PER DETAIL ON SHEET 8.
19. INSTALL CONCRETE MANHOLE PER DETAIL 8 ON SHEET 7.
20. CONSTRUCT ACCESSIBLE RAMP PER ARCHITECTURAL PLANS.
21. CONSTRUCT VARIABLE CURB HEIGHT PER DETAIL 9 ON SHEET 7.
22. INSTALL TRUNCATED DOMES PER DETAIL 10 ON SHEET 7.
23. CONSTRUCT ENHANCED PAVEMENT PER ARCHITECTURAL PLANS.
24. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.

NOTE:
THE BUILDING AREAS SHOULD BE OVER-EXCAVATED TO A DEPTH OF APPROXIMATELY 3 FEET BELOW PAD GRADE OR 2 FEET BELOW THE BOTTOM OF THE FOOTINGS, WHICHEVER IS DEEPER. REMEDIAL GRADING SHOULD EXTEND LATERALLY, A MINIMUM OF 5 FEET BEYOND THE BUILDINGS LIMITS. THE EXPOSED SURFACE SHOULD THEN BE SCARIFIED, MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.

NOTE:
SEE SHEET 4 FOR CROSS SECTIONS.



DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK 603-60-68
ELEVATION 819.687 FT
LOCATION
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ENGINEER	MARK	BY	DATE

REVISIONS	CITY
	APPR. DATE

DESIGNED BY
DRAWN BY
CHECKED BY
REVISED ON

ENGINEERS SEAL
KURT M. SAXON
NO. 44180
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
SAXON ENGINEERING SERVICES, INC.
2009 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
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APPROVED BY:
DANIEL PORRAS, COMMUNITY DEVELOPMENT DIRECTOR
KAMAL MGHANTAF, INTERIM CITY ENGINEER

CITY OF DESERT HOT SPRINGS
DEPARTMENT OF PUBLIC WORKS

CITY OF DESERT HOT SPRINGS
PRELIMINARY GRADING PLAN
PARCEL MAP No. 37571 - GROCERY STORE
PALM DRIVE, DESERT HOT SPRINGS
COUNTY OF RIVERSIDE, CA

SHEET 4
OF 9
PRIVATE REFERENCE #
CITY REFERENCE #

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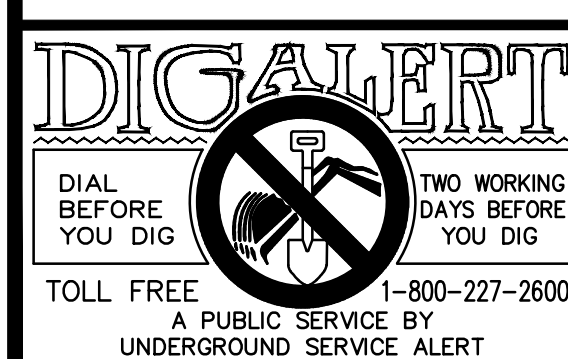
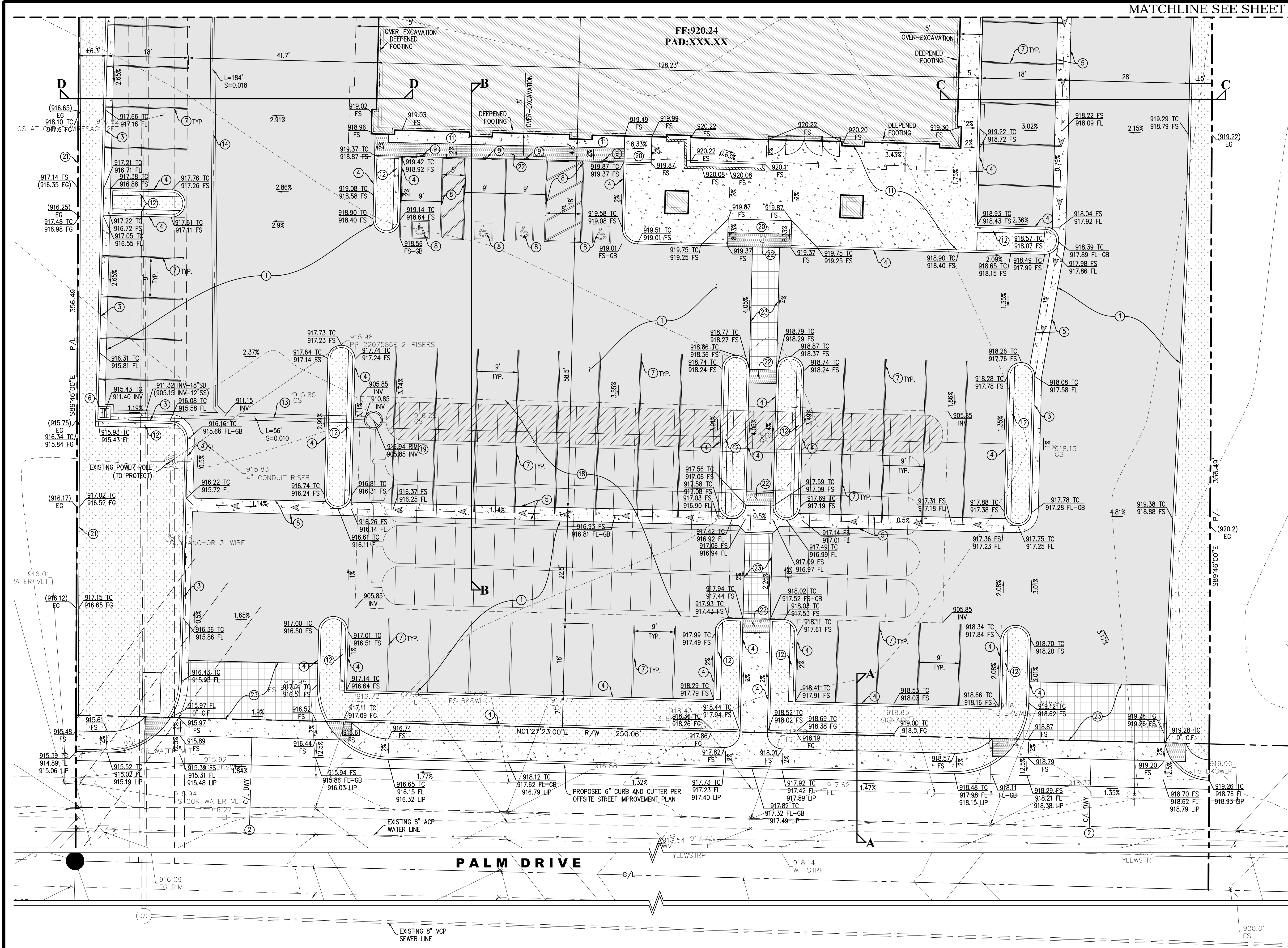
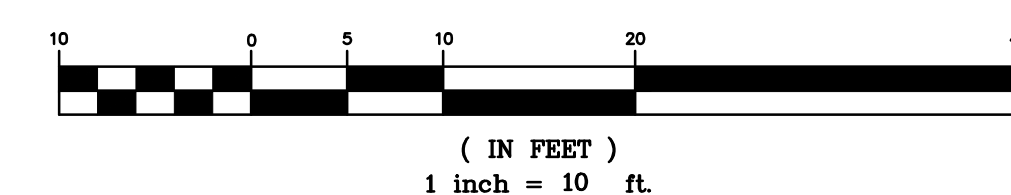
NOTE:

THE BUILDING AREAS SHOULD BE OVER-EXCAVATED TO A DEPTH OF APPROXIMATELY 3 FEET BELOW PAD GRADE OR 2 FEET BELOW THE BOTTOM OF THE FOOTINGS, WHICHEVER IS DEEPER. REMEDIAL GRADING SHOULD EXTEND LATERALLY, A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS. THE EXPOSED SURFACE SHOULD THEN BE SCARIFIED, MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.

NOTE:

SEE SHEET 4 FOR CROSS SECTIONS.

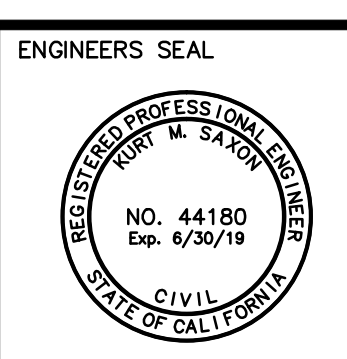
GRAPHIC SCALE



BENCHMARK 603-60-68 ELEVATION 819.687 FT	DATUM
LOCATION	
BASIS OF BEARINGS THE BASIS OF BEARING IS AN ASSUMED BEARING OF N89°58'21"E ALONG THE CENTERLINE OF TWO BUNCH PALMS TRAIL WEST OF THE INTERSECTION WITH PALM DRIVE.	

ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

DESIGNED BY	
DRAWN BY	
CHECKED BY	
REVISED ON	



PREPARED BY: **saxonengineering**
SAXON ENGINEERING SERVICES, INC.
2009 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 90666
TEL: 949.366.2180 FAX: 909.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180 DATE: EXP. 06/30/19

APPROVED BY:	CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS
DANIEL PORRAS, COMMUNITY DEVELOPMENT DIRECTOR	DATE:
KAMAL MGHANTAF, INTERIM CITY ENGINEER	DATE:

CITY OF DESERT HOT SPRINGS

PRELIMINARY GRADING PLAN

PARCEL MAP No. 37571 - GROCERY STORE
PALM DRIVE, DESERT HOT SPRINGS
COUNTY OF RIVERSIDE, CA

SHEET **3**
OF **9**
PRIVATE REFERENCE #
CITY REFERENCE #

PM10 DUST MITIGATION NOTES:

1.

ENTIRE SITE SHALL BE PRE-WATERED WITH RAIN BIRD TYPE SPRINKLERS.
2.

BLOWING DUST SHALL BE CONTROLLED BY WATERING DURING CONSTRUCTION AND ON WEEKENDS AS NECESSARY.
3.

LANDSCAPING SHALL BE INSTALLED AS SOON AS PRACTICAL, AND DUST SHALL BE CONTROLLED BY WATERING UNTIL SUCH TIME THAT LANDSCAPING IS INSTALLED.
4.

THE DEVELOPER SHALL MAINTAIN RECORDS TO DOCUMENT THE DATES OF ACTIVE OPERATIONS. ALL APPLICABLE FUGITIVE DUST SOURCE TYPES, AND ACTIONS TAKEN. THESE RECORDS SHALL BE RETAINED FOR A PERIOD OF AT LEAST SIX MONTHS AND THESE RECORDS SHALL BE AVAILABLE TO THE COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY UPON REQUEST.
5.

THE DEVELOPER SHALL PREVENT THE EMISSIONS OF VISIBLE DUST IN THE ATMOSPHERE BEYOND THE PROJECT BOUNDARY.
6.

ON THE LAST DAY OF A ACTIVE OPERATIONS PRIOR TO A WEEKEND, HOLIDAY, OR OTHER PERIOD WHEN ACTIVE OPERATIONS WILL OCCUR FOR NOT MORE THAN FOUR (4) CONSECUTIVE DAYS: APPLY WATER WITH A MIXTURE OF CHEMICAL STABILIZER DILUTED TO NOT LESS THAN1/20TH OF THE CONCENTRATION REQUIRED TO MAINTAIN A STABILIZED PERIOD OF SIX (6) MONTHS.
7.

ACCEPTABLE CHEMICAL STABILIZERS:

SOIL CEMENT

MIDWEST INDUSTRIAL SUPPLY

1-800-321-0699

ENVIROKLEEN

MIDWEST INDUSTRIAL SUPPLY

1-800-321-0699

MAGNESIUM CHLORIDE

LEE CHEMICAL, INC.

1-909-369-5292

CALCIUM CHLORIDE

LEE CHEMICAL, INC.

1-909-369-5292

ARENAX (HORSE ARENAS)

MIDWEST INDUSTRIAL SUPPLY

1-800-321-0699
8.

HIGH WIND MEASURES (25MPH OR GREATER)

A) CEASE ALL ACTIVE OPERATIONS; OR

B) APPLY WATER WITHIN 15 MINUTES TO ANY SOIL SURFACE WHICH IS BEING MOVED OR OTHERWISE DISTURBED.
9.

PM10 MEASURES MUST BE IMPLEMENTED DURING ALL ASPECTS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO GRADING, EXCAVATION OF FOOTINGS, TRENCHING AND BACK FILL FOR UNDERGROUND UTILITIES, TEMPORARY STOCKPILES, AND BUILDING CONSTRUCTION ACTIVITIES.
10.

ALL TRACK OUT DIRT MUST BE REMOVED FROM STREETS

GENERAL PAVING NOTES:

1.

ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
2.

ALL CONCRETE CURBS, GUTTER, AND PERIMETER STRUCTURES OR HEADERS SHALL BE IN PLACE PRIOR TO PAVING.
3.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION REGULATORY, GUIDE AND WARNING SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDING TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY OF DESERT HOT SPRINGS.
4.

ALL PAVING AND BASE SECTIONS ARE TENTATIVE. ADDITIONAL SOILS TESTS SHALL BE TAKEN BY THE DEVELOPER/OWNER AFTER ROUGH GRADING TO DETERMINE THE EXACT STRUCTURAL SECTION REQUIREMENTS. USE RIVERSIDE COUNTY STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
5.

ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALTIC SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 AND 0.03 GALLON PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 39 OF THE STATE STANDARD SPECIFICATIONS.
6.

PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
7.

TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT SHOWN HEREON, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE CITY INSPECTOR OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
8.

AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL SUBGRADE SURFACES PRIOR TO PLACEMENT OF PAVING.
9.

WHENEVER A CONSTRUCTION SITE IS WITHIN ONE-QUARTER (1/4) OF A MILE OF AN OCCUPIED RESIDENCE, NO CONSTRUCTION ACTIVITIES SHALL BE UNDERTAKEN BETWEEN THE HOURS 6:00 PM AND 6:00 AM DURING THE MONTHS OF JUNE THROUGH SEPTEMBER AND BETWEEN THE HOURS OF 6:00 PM AND 7:00 AM DURING THE MONTHS OF OCTOBER THROUGH MAY. EXCEPTIONS TO THESE STANDARDS SHALL BE ALLOWED ONLY WITH THE WRITTEN CONSENT OF THE CITY ENGINEER.

CONSTRUCTION NOTES

- 1

CONSTRUCT 3" AC PAVING OVER 4" CLASS II AGGREGATE BASE OVER 12" COMPACTED SUBGRADE (95% RELATIVE COMPACTION) PER GEOTECHNICAL RECOMMENDATIONS.

48,142 S.F.
- 2

CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY OF DESERT HOT SPRINGS STD. NO. 210.

287 S.F.
- 3

CONSTRUCT 6" CURB AND GUTTER PER CITY OF DESERT HOT SPRINGS STD. NO. 200.

412 L.F.
- 4

CONSTRUCT 6" CURB PER CITY OF DESERT HOT SPRINGS STD. NO. 204.

2,117 L.F.
- 5

CONSTRUCT 36" WIDE VALLEY GUTTER PER DETAIL 1 ON SHEET 7.

564 L.F.
- 6

INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 2 ON SHEET 7.

2 EA
- 7

PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.) SEE DETAIL 3 ON SHEET 7.

1 L.S.
- 8

PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 7.

1 L.S.
- 9

INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 7.

4 EA
- 10

INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 6 ON SHEET 7.

17 L.F.
- 11

CONSTRUCT 4" THICK CONCRETE WALKWAY WITH #3's REBAR @ 18" O.C. EACH WAY.

3,218 S.F.
- 12

CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE PER DETAIL 7 ON SHEET 7.

379 S.F.
- 13

INSTALL 18" DIA. ADS N12 STORM DRAIN PIPE.

58 L.F.
- 14

INSTALL 12" DIA. ADS N12 STORM DRAIN PIPE.

246 L.F.
- 15

INSTALL 8" DIA. ADS N12 STORM DRAIN PIPE.

25 L.F.
- 16

CONSTRUCT X" THICK CONCRETE SLAB WITH #3's AT 18" EACH WAY OVER X" CLASS II AGGREGATE BASE PER ARCHITECTURAL PLANS/STRUCTURAL PLANS.

1,352 S.F.
- 17

CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS/ STRUCTURAL PLANS. HEIGHT VARIES.

166 L.F.
- 18

INSTALL STORMTECH CHAMBER SYSTEM (MC-4500) PER DETAIL ON SHEET 8.

1 EA
- 19

INSTALL CONCRETE MANHOLE PER DETAIL 8 ON SHEET 7.

1 EA
- 20

CONSTRUCT ACCESSIBLE RAMP PER ARCHITECTURAL PLANS.

1 EA
- 21

CONSTRUCT VARIABLE CURB HEIGHT PER DETAIL 9 ON SHEET 7.

191 L.F.
- 22

INSTALL TRUNCATED DOMES PER DETAIL 10 ON SHEET 7.

1 L.S.
- 23

CONSTRUCT ENHANCED PAVEMENT PER ARCHITECTURAL PLANS.

1,034 S.F.
- 24

CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.

1 EA

QUANTITIES

NOTICE TO CONTRACTOR:

CONSTRUCTION QUANTITIES SHOWN ON THESE PLANS ARE PROVIDED FOR THE CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL TAKE OFF THERE OWN QUANTITIES FOR BIDDING PURPOSES. PAYMENT FOR ALL ITEMS WILL BE BASED UPON CONTRACTORS NUMBERS AND NOT THE QUANTITIES ON THESE PLANS.



BENCHMARK	603-60-68	DATUM
ELEVATION	819.687 FT	
LOCATION	-	
BASIS OF BEARINGS	THE BASIS OF BEARING IS AN ASSUMED BEARING OF N89°58'21"E ALONG THE CENTERLINE OF TWO BUNCH PALMS TRAIL WEST OF THE INTERSECTION WITH PALM DRIVE.	

ENGINEER			CITY		
MARK	BY	DATE	APPR.	DATE	

DESIGNED BY
DRAWN BY
CHECKED BY
REVISED ON



PREPARED BY:	
	SAXON ENGINEERING SERVICES, INC. 2009 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056 TEL: 949.366.2180 FAX: 800.653.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:	
KURT M. SAXON	RCE#44180
DATE: EXP. 06/30/19	

CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS	
APPROVED BY:	
DANIEL PORRAS, COMMUNITY DEVELOPMENT DIRECTOR	DATE:
KAMAL MGHANTAF, INTERIM CITY ENGINEER	DATE:

CITY OF DESERT HOT SPRINGS	SHEET 2
NOTES	OF 9
PARCEL MAP No. 37571 – GROCERY STORE PALM DRIVE, DESERT HOT SPRINGS COUNTY OF RIVERSIDE, CA	PRIVATE REFERENCE #
	CITY REFERENCE #