

GENERAL NOTES:

- ALL WORK SHALL BE DONE ACCORDANCE WITH THE STANDARD PLANS OF THE CITY OF DESERT HOT SPRINGS DATED SEPTEMBER 8, 2004.
- IT SHALL BE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF DESERT HOT SPRINGS PUBLIC WORKS DEPARTMENT FOR THE NECESSARY PERMIT AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE WITH ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT OF WAY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE CITY OF DESERT HOT SPRINGS OR OTHER GOVERNING AGENCIES.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO ANY GRADING, BRUSHING OR CLEARING AND EACH PHASE OF CONSTRUCTION AT (760) 329-6411 AND 48 HOURS PRIOR TO REQUIRING INSPECTIONS.
- THE LOCATION OF THE UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, OR RELOCATION OF ALL REGULATORY, WARNING, AND GUIDE SIGNS.
- STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS, TYPE, AND LOCATION SHALL BE APPROVED BY THE CITY ENGINEER. TRAFFIC STRIPING, LEGENDS AND PAVEMENT MARKERS, TYPE AND LOCATION SHALL BE APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION. REMOVAL AND REPLACEMENT SHALL BE DONE ONLY BY A REGISTERED CIVIL ENGINEER WITH AN R.C.E. NUMBER BELOW 33,966 OR A LICENSED LAND SURVEYOR.
- LIMITS OF CONSTRUCTION OPERATIONS AND MAINTENANCE OF EQUIPMENT WITHIN ONE HALF MILE OF HUMAN OCCUPANCY SHALL BE OCTOBER 1ST TO APRIL 30TH: MONDAY - FRIDAY 7:00 AM TO 5:00 PM SATURDAYS 8:00 AM TO 5:00 PM MAY 1ST TO SEPTEMBER 30TH: MONDAY - FRIDAY 6:00 AM TO 6:00 PM SATURDAYS 8:00 AM TO 5:00 PM WORK SHALL BE PROHIBITED ANY TIME ON SUNDAYS OR ON FEDERAL HOLIDAYS.
- ALL TRAVELLED WAYS MUST BE CLEANED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED AS A RESULT OF THE GRADING OPERATION. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY ENGINEER. REFER TO THE DUST MITIGATION PLAN (PM10) FOR DETAILS FOR TRACK OUT RULES.
- IN ORDER TO ELIMINATE HAZARDS, ALL CONSTRUCTION AREAS SHALL BE PROPERLY POSTED AND LIGHTED IN CONFORMANCE WITH THE STATE MANUAL OF WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN THE PERFORMANCE OF WORK UPON HIGHWAYS, IN ORDER TO ELIMINATE ANY HAZARDS.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), AND TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PLAN FOR THE SITE. THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM IS A NATIONAL PROGRAM TO CONTROL NON-POINT SOURCE POLLUTANTS CARRIED BY STORM WATER. THE PROGRAM IS IMPLEMENTED AND ENFORCED BY THE STATE WATER RESOURCES CONTROL BOARD.
- THE CITY RETAINS THE RIGHT TO REQUIRE PLAN REVISIONS, AS NECESSARY, SUBSEQUENT TO PLAN APPROVAL, BUT PRIOR TO COMPLETION OF THE IMPROVEMENTS SHOWN ON THESE PLANS, IF ANY NEW STREET IMPROVEMENTS HAVE BEEN INSTALLED BY THE CITY OR THIRD PARTY WITHIN THE IMMEDIATE VICINITY OF THE IMPROVEMENTS PROPOSED BY THESE PLANS THAT IMPACT THE DESIGN INTEGRITY OF THE IMPROVEMENT COSTS, INCURRED AS A RESULT OF ANY DESIGN REVISIONS, SHALL BE BORNE BY THE IMPROVEMENT SPONSORS.
- THESE PLANS ARE VALID FOR A PERIOD NOT TO EXCEED EIGHTEEN (18) MONTHS FROM DATE OF APPROVAL. THE IMPROVEMENT SPONSOR SHALL BEAR ALL COSTS ASSOCIATED WITH UPDATING THE PLANS, INCLUDING BUT NOT LIMITED TO, DESIGN AND IMPROVEMENT COSTS, TO AFFECT COMPLIANCE WITH ANY NEW CITY STANDARDS, ORDINANCES, OR LAWS AND REGULATIONS ENACTED OR ADOPTED BY THE CITY OR OTHER JURISDICTIONS WITH AUTHORITY SUBSEQUENT TO THE PLAN APPROVAL DATE.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- HOLD HARMLESS INDEMNIFICATION CLAUSE:**
THE CONTRACTOR AGREES 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF DESERT HOT SPRINGS, THE OWNER, AND THE PRIVATE ENGINEER HARMLESS FOR ANY AND ALL LIABILITY: REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- EXISTING UNDERGROUND STRUCTURES:**
ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORD LOCATION. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES STRUCTURES CONCERNED BEFORE STARTING WORK.
- NOTE TO CONTRACTOR:**
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

LEGAL DESCRIPTION

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

ASSESSORS PARCEL NUMBERS:

667-080-	667-100-	667-120-
667-080-002	667-100-002	667-120-024
667-080-003	667-100-003	667-120-025
667-080-004	667-100-004	667-120-026
667-080-005	667-100-005	667-120-027
667-080-006	667-100-006	
	667-100-007	
667-090-	667-100-008	
667-090-004	667-100-010	
667-090-028	667-100-011	

UTILITIES

ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.	(760) 202-4245
GAS:	THE GAS COMPANY / SEMPR ENERGY CO.	(909) 335-7625
TELEPHONE:	VERIZON COMPANY	(760) 778-3603
WATER:	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
CABLE:	ADELPHIA CABLE	(760) 329-6436
SEWER:	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
USA:	UNDERGROUND SERVICE ALERT	(800) 422-4133



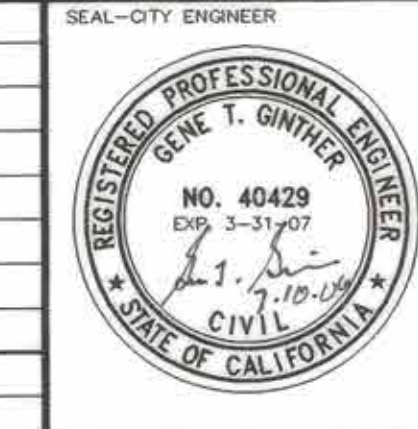
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 28, T. 2 S., R. 4 E., S.B.M., ALSO BEING THE CENTERLINE OF PIERSON BOULEVARD, AS SHOWN ON RS 95/32-33 TAKEN AS: N 89°52'38" E

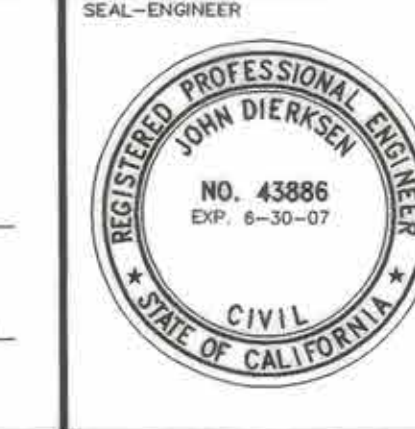
BENCHMARK: ELEV. 1,450.696 (NAD 1927)
RIVERSIDE COUNTY, N.L. 603-89-88, DESERT HOT SPRINGS COMMENCING AT THE POST OFFICE, 4.6 MILES WEST ALONG PIERSON BLVD. FROM THE POST OFFICE IN DESERT HOT SPRINGS 50 FT. S/O PIERSON BLVD. 13 FT. S/O SOUTHERLY CURB LINE OF PIERSON BLVD. 10 FT. S/O PP#41246 CNT. 2 FT. N/O MARKER POST AND LEVEL WITH PIERSON BLVD. SET A STD. BRASS DISK IN A CONC. POST 6 IN. ABOVE GROUND, DATED 1970.

MARK	BY	DATE	REVISIONS	APPROVED

DATE: CITY: ENGINEER



CITY OF DESERT HOT SPRINGS
RECOMMENDED FOR APPROVAL BY:
DAN PATRIMADE, ASST. CITY ENGINEER
DATE: 7/10/06
GENE T. GINTHER, CITY ENGINEER
R.C.E. No. 40429 EXP. 03-31-07



PREPARED BY:
PHB & ASSOCIATES, INC.
1630 SOUTH GRAND AVENUE, GLENHOLM, CALIFORNIA 91740
(626) 914-6256 FAX (626) 914-5756
JOHN DIERKSEN
R.C.E. No. C43886
DATE: 6-29-06

CITY OF DESERT HOT SPRINGS
DRAWN BY: M.S.P.
DESIGNED BY: H.D.C.H.
CHECKED BY: J.E.D.
DATE: 6-29-06
PRECISE GRADING PLANS
TRACT 32030-1
TITLE SHEET
SHEET N 1 OF 7 SHEETS
FOR: D.R. HORTON, INC.

PRECISE GRADING PLANS

FOR TRACT 32030-1 SKYBORNE

INDEX TO PROJECT DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET, GENERAL NOTES
2	TYPICAL GRADING DETAIL
3-6	PRECISE GRADING SHEETS

STORMWATER MANAGEMENT

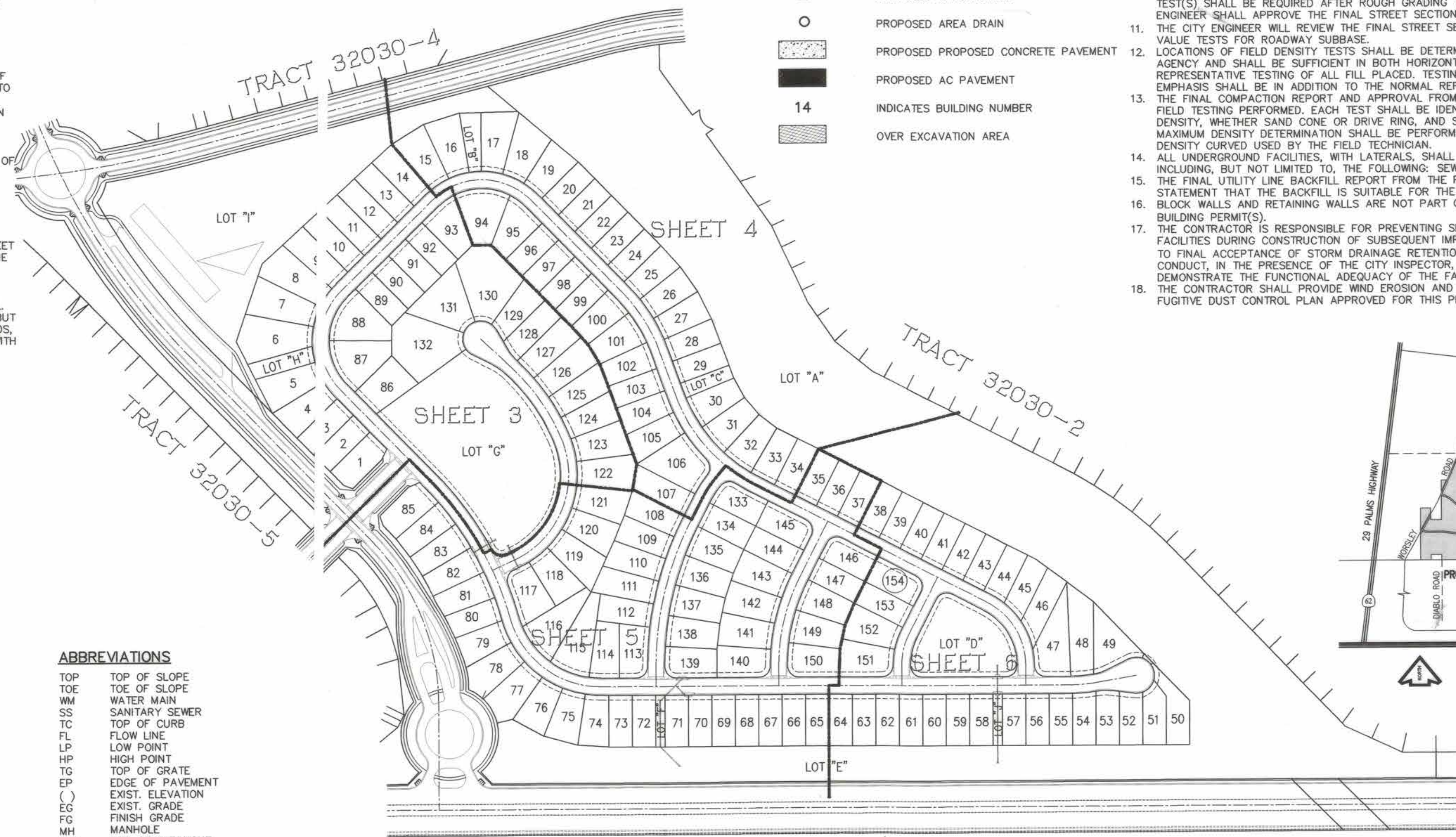
INCREASE IN 100 YR. FREQUENCY ONSITE STORMWATER RUNOFF DUE TO DEVELOPMENT TO BE RETAINED ONSITE.

GENERAL NOTES:

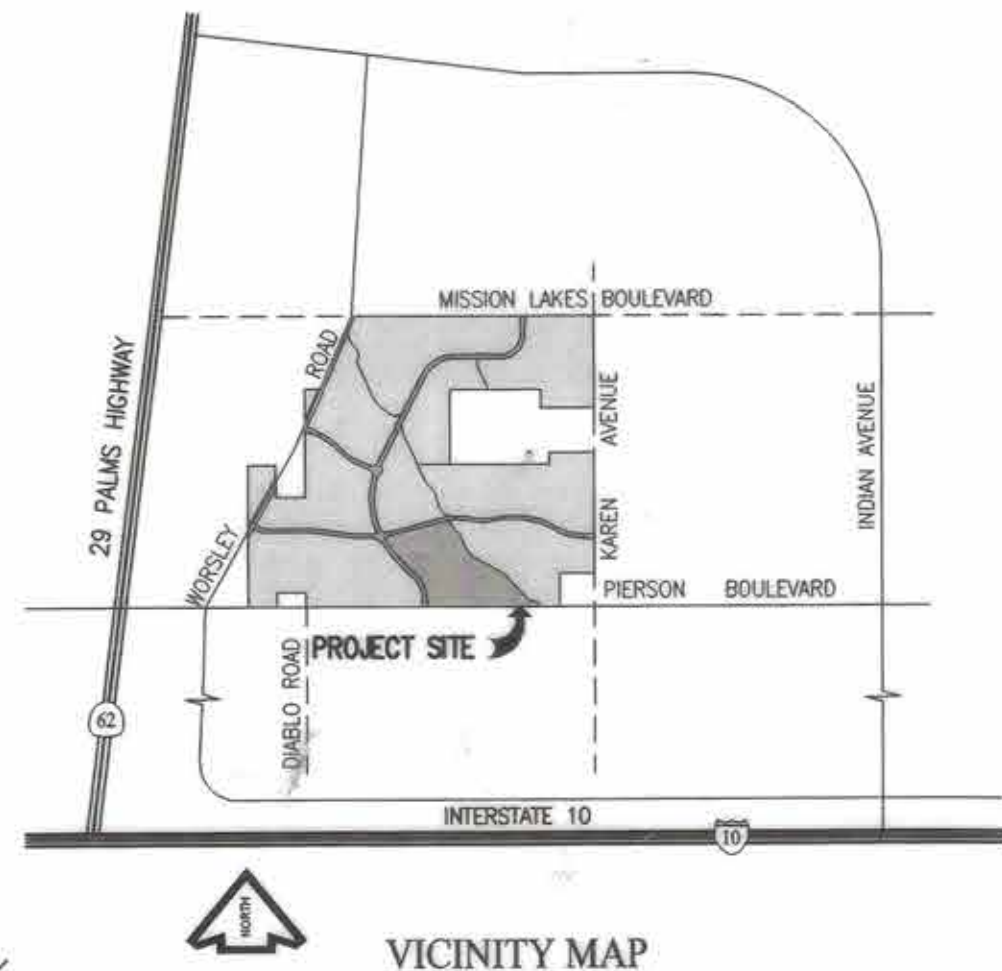
- ALL INTERIOR STREETS SHOWN ARE PROPOSED PRIVATE STREETS.
- ALL COMMON LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DRAINAGE WILL BE ACCEPTED BY A RETENTION BASIN.
- DRAINAGE FACILITIES SHALL BE DESIGNED TO CONVEY 100 YEAR STORM FLOWS.

LEGEND

EXISTING EDGE OF PAVEMENT	EXISTING CONTOUR
EXISTING SEWER MAIN	EXISTING WATER MAIN
PROPOSED SEWER MAIN	PROPOSED WATER MAIN
PROPOSED SEWER LATERAL	PROPOSED WATER METER SERVICE
PROPOSED STORM DRAIN	PROPOSED CATCH BASIN
PROPOSED AREA DRAIN	PROPOSED PROPOSED CONCRETE PAVEMENT
PROPOSED AC PAVEMENT	INDICATES BUILDING NUMBER
OVER EXCAVATION AREA	



INDEX MAP
SCALE: 1"=150'



VICINITY MAP

RECORD DRAWING

THIS RECORD DRAWING, ONCE SIGNED, HAS BEEN PREPARED PART ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER AND OWNER(S) WILL BE RESPONSIBLE FOR ANY ERROR(S) OR OMISSION(S) WHICH MAY HAVE BEEN INCORPORATED INTO THIS DRAWING. ACTUAL CONDITIONS MAY VARY SOMEWHAT FROM THE CONDITIONS SHOWN HEREON. IF THE PRECISE LOCATION OF ANY FACILITY REQUIRED, THE FACILITY SHOULD BE FIELD LOCATED.

JOHN DIERKSEN
R.C.E. No. C43886 EXP. DATE: 06-30-07



1. ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
2. ALL REAR YARD CORNER ELEVATIONS SHALL BE EQUAL TO THE PAD ELEVATIONS

[illegible]

REGISTERED PROFESSIONAL ENGINEER
GENE T. GINTHER
NO. 40429
EXP. 3-31-07
CIVIL
STATE OF CALIFORNIA

GENE T. GINTHER, CITY ENGINEER
R.C.E. No. 40429 EXP. 03-31-07

REGISTERED PROFESSIONAL ENGINEER
JOHN DIERKSEN
NO. 43886
EXP. 6-30-07
CIVIL
STATE OF CALIFORNIA

JOHN DIERKSEN
R.C.E. No. C43886

DATE: _____

SHEET NO. _____

3

OF 7 SHEETS

237

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R.C.E. No. C43886 EXP. DATE: 06-30-07

SEE SHEET 4

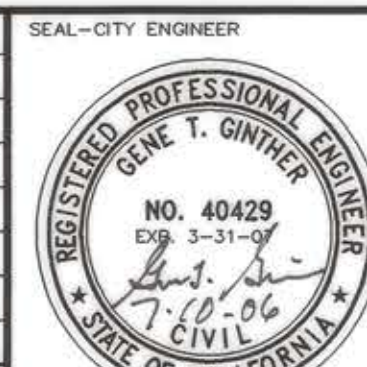
SEE SHEET 6

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[illegible]

CITY OF DESERT HOT SPRINGS

RECOMMENDED FOR APPROVAL BY:

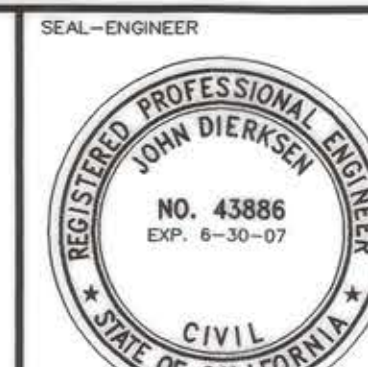

DAN PATNEAU, ASST. CITY ENGINEER


GENE T. GINTHER, CITY ENGINEER

R.C.E. No. 40429 EXP. 03-31-07


7-6-06
DATE:

7-10-
DATE:



PREPARED BY:

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JOHN DIERKSEN
R/C.F. No. C43886

6-29-06
DATE

CITY OF DESERT HOT SPRINGS			
DRAWN BY: M.S.P.	PRECISE GRADING PLANS		DATE:
DESIGNED BY: H.C.C.H.	TRACT 32030-1		SHEET NO.
CHECKED BY: J.E.D.	LOTS 35-37,65-85,108-121,133-150		5
FOR D.P. HORTON, INC.	BY M.O.	SIGNED 327	
		OF 7 SHEETS	

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