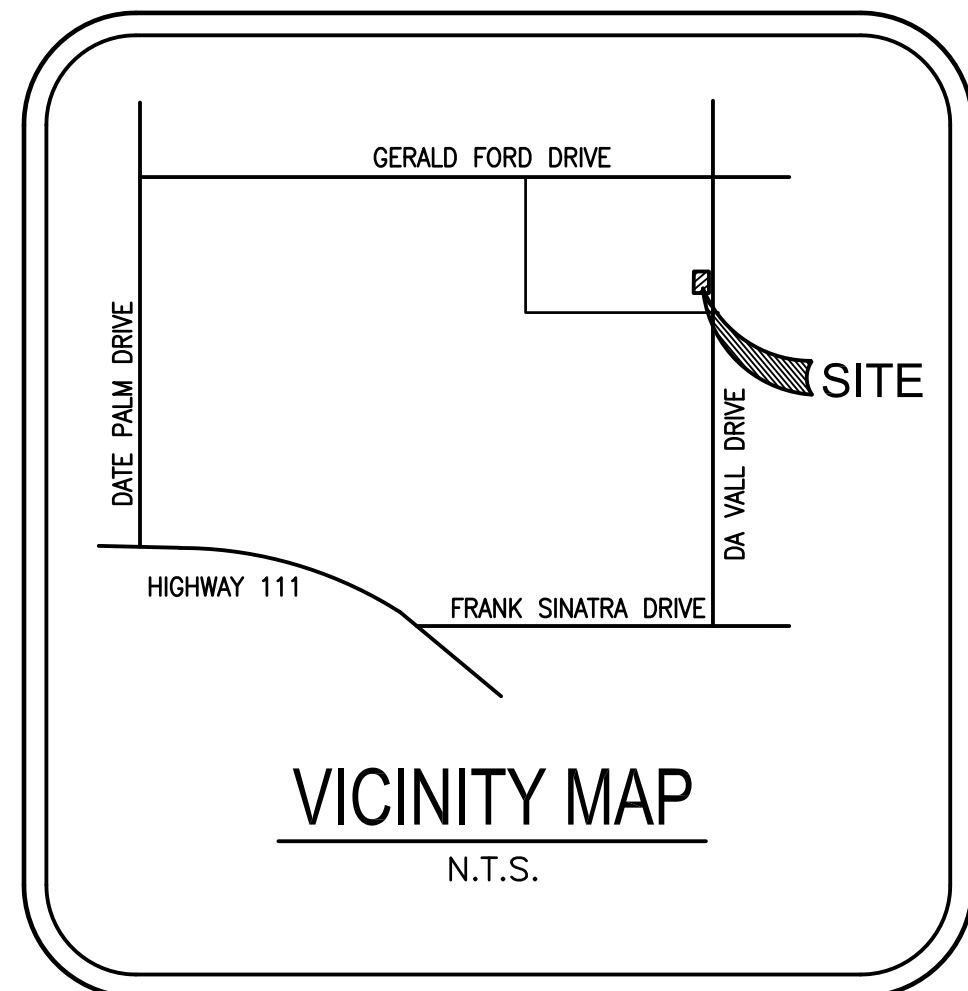


MONTAGE AT MISSION HILLS DRYWELL MODIFICATIONS



GENERAL NOTES

- All Work Shall Be Done In Accordance With The Standard Plans Of The City Of Cathedral City and The Standard Specifications For Engineering Construction, Latest Edition, And The City Of Cathedral City Standard Plans (County Of Riverside Standard Plans Ordinance No. 461), Dated July 2nd 1998, Or Latest Edition And Any City Issued Individual Standards. Traffic Signals & Appurtenances Shall Be Constructed To The State Of California Standard Plans & Specifications, As Well As The Above.
- City Policy Requires an Engineered Grading Plan to be Approved & Signed by the City Engineer for all Commercial and Residential Sites.
- It Shall Be The Responsibility Of The Developer/Owner Or Contractor To Apply To The City Of Cathedral City Engineering Department For The Necessary Permits And To Be Responsible For Satisfactory Compliance For 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 Cathedral City Or Other Governing Agencies Prior To Commencing Any Work.
- The Contractor Shall Notify The City Engineering Department 48 Hours Prior To Any Grading, Brushing Or Clearing And Each Phase Of Construction At (760) 770-0367 At least 24 Hours Prior To Requesting Inspections.
- The Locations Of Existing Underground Utilities Are Shown In An Approximate Way Only. The Contractor Shall Determine The Exact Location Of All Existing Utilities Before Commencing Work. He Agrees To Be Fully Responsible For Any And All Damages Which Might Be Occasioned By His Failure To Exactly Locate And Preserve Any And All Utilities. The Contractor Shall Contact Underground Service Alert (DigAlert) At 1-800-227-2600 48 Hours Prior To Making Any Cuts Or Excavation Per California Government Code Section 4216.
- 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 By A Registered Civil Engineer With An R.C.E. Number Below 33,966, Or A Licensed Land Surveyor, Only.
- Construction Operations And Maintenance Of Equipment Within One Half Mile Of Human Occupancy Shall Be Performed Only During The Time Periods As Follows:

October 1st To April 30th:	
Monday - Friday	7:00 Am To 5:30 Pm
Saturday	8:00 Am To 5:00 Pm
Sunday	No Permissible Hours
May 1st To September 30th:	
Monday - Friday	6:00 Am To 7:00 Pm
Saturday	8:00 Am To 5:00 Pm
Sunday	No permissible Hours

Holidays Provided by the California Code No Permissible Hours
- All Traveled Ways Must Be Cleaned Daily Of All Dirt, Mud And Debris Deposited On Them As A Result Of The Grading Operation. Cleaning Is To Be Done To The Satisfaction Of The City Engineer.
- 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.

NOTE TO CONTRACTOR

CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE OR DISTURBED ADJACENT PROPERTY AND HARDSCAPE, AND SHALL REPLACE IN KIND TO MATCH EXISTING.

NAI CONSULTING, INC. MAKES NO REPRESENTATION CONCERNING THE ESTIMATED QUANTITIES ON THESE PLANS. OTHER THAN THAT ALL SUCH FIGURES, INCLUDING ALL EARTHWORK NUMBERS, ARE PRELIMINARY ESTIMATES AND FOR PERMIT PURPOSES ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE HIS/HER OWN QUANTITY ESTIMATE FOR CONSTRUCTION AND OR COST PURPOSES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS BETWEEN ESTIMATED QUANTITIES AND THE ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION.

UTILITIES

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES, PRIOR TO START OF CONSTRUCTION, TO VERIFY THE LOCATIONS. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF NAI CONSULTING, INC.

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(760) 398-5811
GAS	THE GAS COMPANY	(760) 346-4248
TELEPHONE	VERIZON	(760) 864-1715
CABLE T.V.	TIME WARNER CABLE	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(760) 227-2600

TORRENT RESOURCES Maxwell-Drainage System

KEVIN WHITE
CALIFORNIA OPERATIONS MANAGER
1509 EAST ELWOOD STREET
PHOENIX, AZ 85040-1391
1-661-947-9836 - CA
1-602-268-0785 - AZ
1-602-288-4038 - FAX
1-602-402-3810 - MOBILE

OWNER/DEVELOPER

MONTAGE, HOA

Underground Service Alert

 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'VD

MONTAGE
HOME OWNERS ASSOCIATION

IN THE CITY CATHEDRAL CITY
 MONTAGE
 DRYWELL MODIFICATIONS
 TITLE SHEET AND GENERAL NOTES
 FOR: **MONTAGE, HOA**

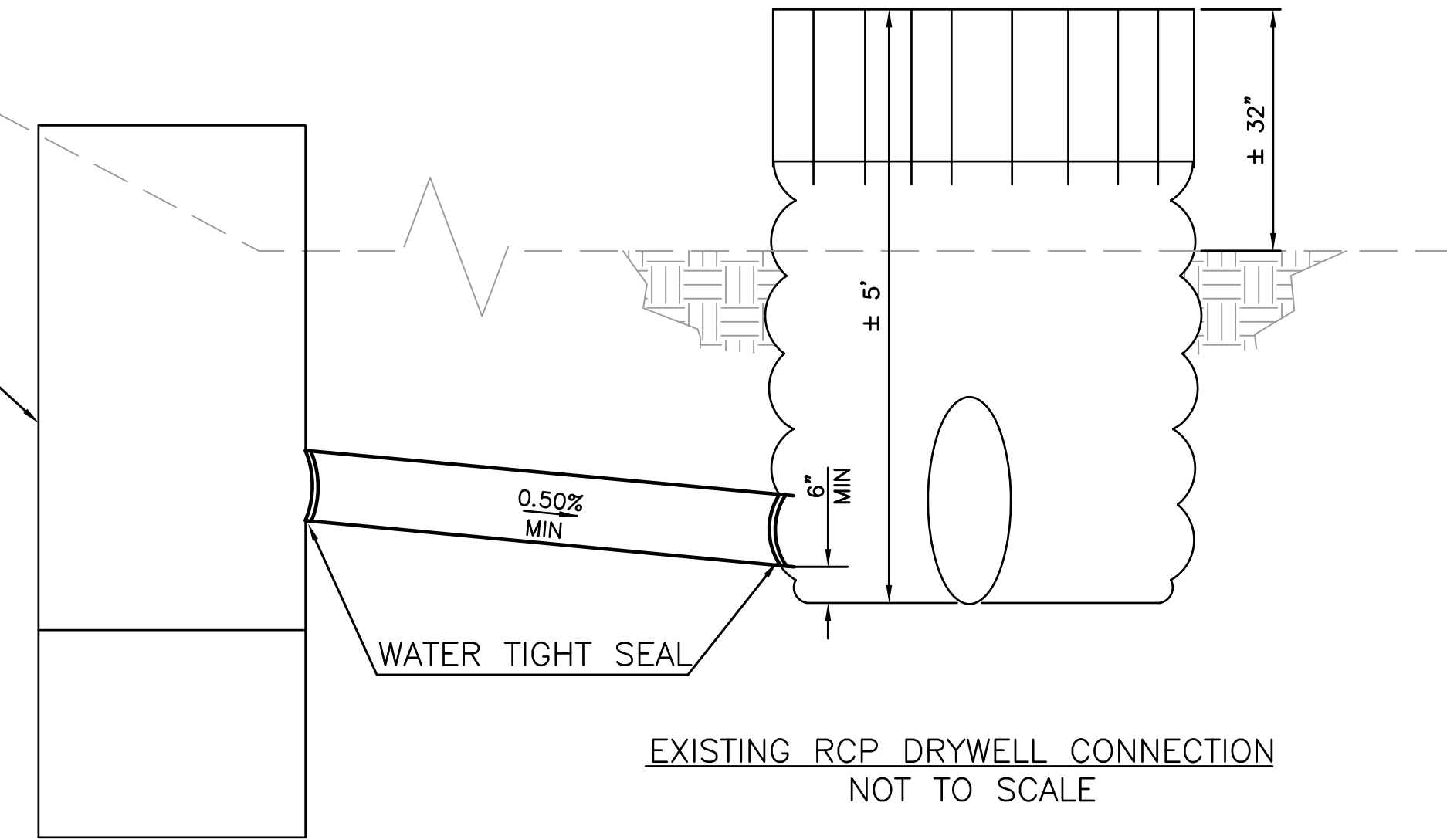
DESIGN: JM	DATE: AUG. 2010
DRAFT: JM	PRIVATE REFERENCE:
CHECK: BS	SHEET 1 OF 2 SHEETS
SCALE:	
CITY REFERENCE: XXXX-XX	

DA VINCI DRIVE

EX. DETENTION BASIN

DA VALL DRIVE

EXISTING DRYWELL



EXISTING RCP DRYWELL CONNECTION
NOT TO SCALE

Connect to existing RCP Drywell use water tight seal Fernco-QwikSeal Model QS-6S40 or approved equal. Contact Dennis Drake at Ferguson Enterprises at 1-760-775-2700 for product information.

Install 6" diameter pipe PVC Sch 40. Including fittings and bends.

Install 6" diameter pipe PVC Sch 40. Including fittings and bends.

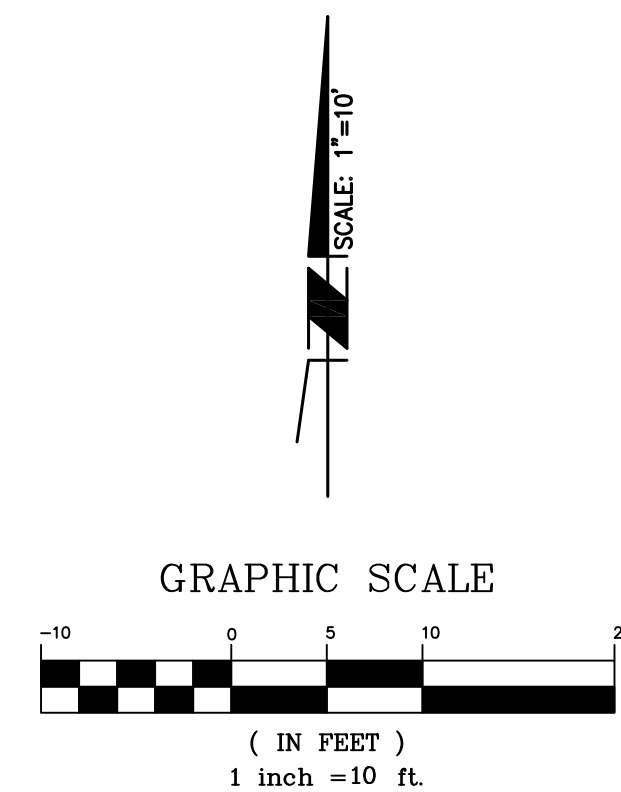
Install 12" ADS square drain basin with grate (non-traffic rated) or approved equal. Contractor to field adjust drain basin location based on low point of retention basin.

Connect to existing 40" Dia corrugated metal pipe. Use water tight seal Fernco-QwikSeal Model QS-6S40 or approved equal. Contact Dennis Drake at Ferguson Enterprises at 1-760-775-2700 for product information.

NOTE: BASIN GRADING NOT TO SCALE -
CONTOUR LOCATIONS AND ELEVATIONS
ARE APPROXIMATE

CONSTRUCTION NOTES		QTY	UNIT
1	Install 12" ADS square drain basin with grate (non-traffic rated) or approved equal. Contractor to field adjust drain basin location based on low point of retention basin.	1	EA
2	Install 6" diameter pipe PVC Sch 40. Including fittings and bends.	84	LF
3	Connect to existing 40" Dia corrugated metal pipe. Use water tight seal Fernco-QwikSeal Model QS-6S40 or approved equal. Contact Dennis Drake at Ferguson Enterprises at 1-760-775-2700 for product information.	1	EA
4	Connect to existing RCP DRYWELL. Use water tight seal Fernco-QwikSeal Model QS-6S40 or approved equal. Contact Dennis Drake at Ferguson Enterprises at 1-760-775-2700 for product information.	1	EA

VAN GOGH ROAD



Underground Service Alert



Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'VD

MONTAGE

HOME OWNERS ASSOCIATION

IN THE CITY CATHEDRAL CITY

MONTAGE
DRAINAGE IMPROVEMENTS
PLAN AND DETAILS

FOR: MONTAGE, HOA

DESIGN: JM	DATE: JULY 2011
DRAFT: JM	PRIVATE REFERENCE:
CHECK: BS	SHEET 1 OF 1 SHEETS
SCALE: 1"=10'	CITY REFERENCE: XXXX-XX

EX. DETENTION BASIN

REMOVE EXISING DG FROM BOTTOM OF BASIN
AREA = ± 5,250 SF
VOLUME = ± 1,300 CF , 48 CY

