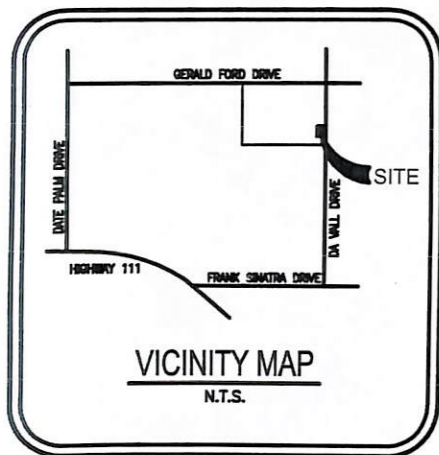


MONTAGE AT MISSION HILLS DRYWELL MODIFICATIONS



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) 770-0387 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:	7:00 Am To 5:30 Pm
Monday - Friday	8:00 Am To 5:00 Pm
Saturday	No Permissible Hours
Sunday	
May 1st To September 30th:	8:00 Am To 7:00 Pm
Monday - Friday	8:00 Am To 5:00 Pm
Saturday	No permissible Hours
Sunday	

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) 348-4248
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
1-861-947-9836 - CA
1-802-288-0785 - AZ
1-802-288-4038 - FAX
1-802-402-3810 - MOBILE

OWNER/DEVELOPER MONTAGE, HOA

Underground Service Alert



Call TOLL FREE
1-800-422-4133

TWO WEEKS BEFORE YOU DIG

REVISIONS

REV.	DATE	BY	DESCRIPTION	APP'VD

MONTAGE

HOME OWNERS ASSOCIATION

IN THE CITY CATHEDRAL CITY

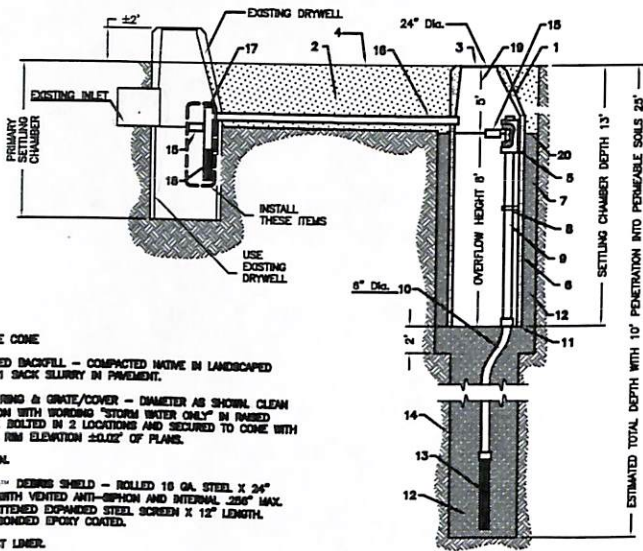
MONTAGE
DRYWELL MODIFICATIONS
TITLE SHEET AND GENERAL NOTES

FOR MONTAGE, HOA

DESIGN: JU	DATE: AUG. 2010
DRAWN: JU	PRIVATE REFERENCE:
CHECK: BB	SHEET 1
SCALE:	OF 2 SHEETS
CITY REFERENCE:	10001-101

DA VINCI DRIVE

MODIFIED MAXWELL PLUS DRAINAGE SYSTEM
USING EXISTING DRYWELL AS FIRST CHAMBER



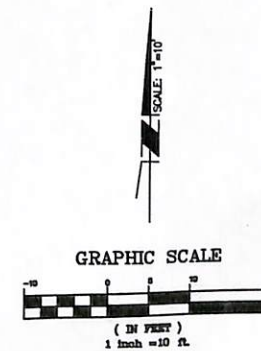
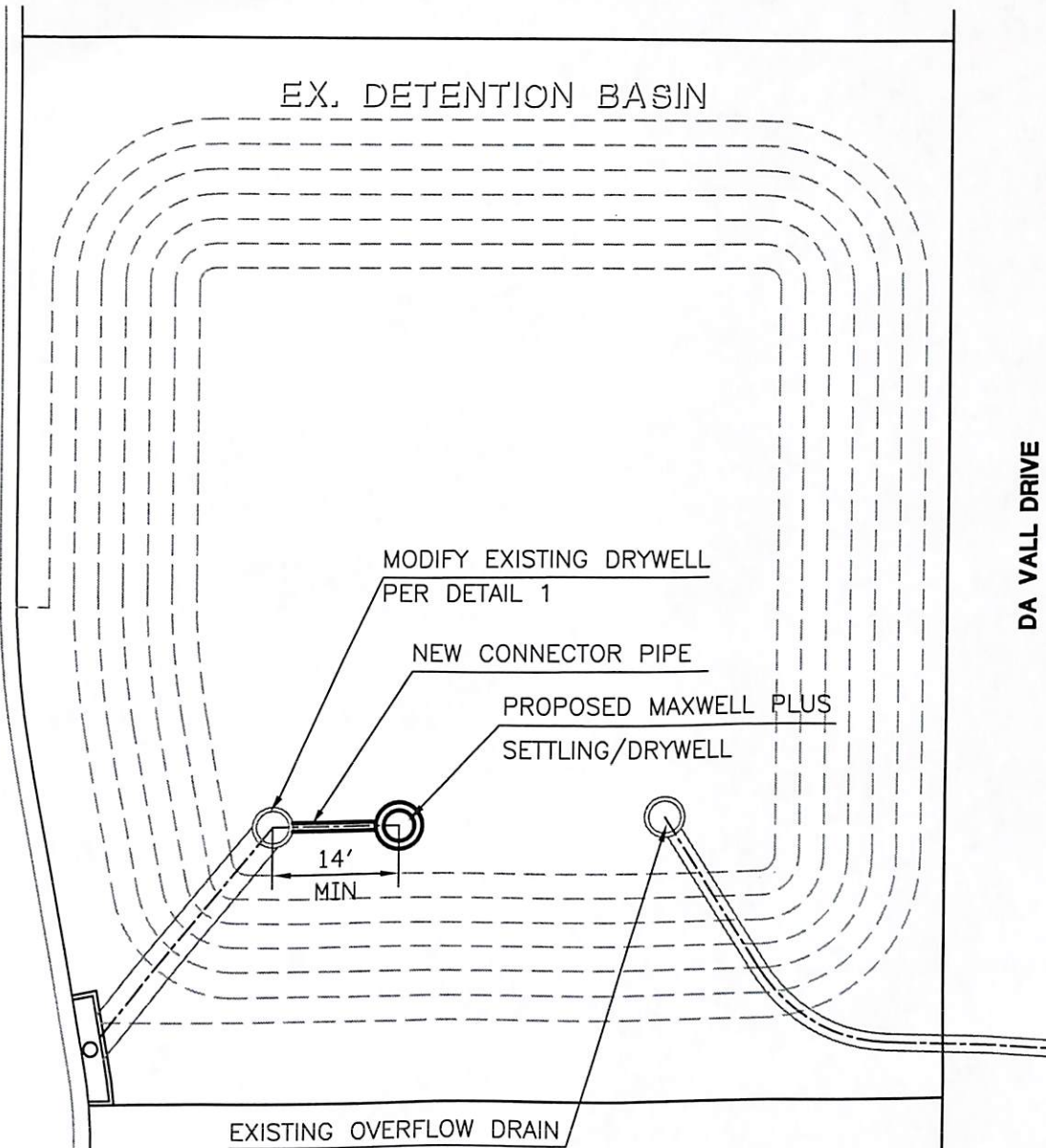
1. MANHOLE CONE
2. STABILIZED BACKFILL - COMPACTED NATIVE IN LANDSCAPED AREAS, 1 SACK SLURRY IN PAVEMENT.
3. BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. FIN ELEVATION $\pm 0.02'$ OF FINISH.
4. E.C. BASE
5. PUREFLO™ DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 200" MAX. SMO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
6. PRE-CAST LINER
7. MIN. 6" DRILLED SHAFT.
8. SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
9. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE.
10. DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TR-B COUPLER. SUSPENDED PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
11. BASE SEAL - GEOTEXTILE, POLY LINER OR CONCRETE SLURRY.
12. ROCK - CLEAN AND WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
13. FLOAT-ST™ DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 06" OVERALL LENGTH WITH TR-B COUPLER.
14. MIN. 4" SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS
15. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 CAPACITY.
16. CONNECTOR PIPE - 6" SCH. 40 PVC.
17. VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
18. INTAKE SCREEN - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 24" OVERALL LENGTH WITH TR-C END CAP.
19. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
20. MOISTURE MEMBRANE - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.

DETAIL 1

VAN GOGH ROAD

EX. DETENTION BASIN

DA VALL DRIVE



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
PLAN AND DETAILS

FOR: MONTAGE, HOA

DESIGN: JM	DATE: AUG. 2010
DRAWN: JM	PRIVATE REFERENCE
CHECK: BB	SHEET 2 OF 2
SCALE: 1"=10'	2 SHEETS
CITY REFERENCE: 16001-161	

EX. DETENTION BASIN

REMOVE EXISTING DG FROM BOTTOM OF BASIN
AREA = $\pm 5,250$ SF
VOLUME = $\pm 1,300$ CF , 48 CY

