

GENERAL GRADING NOTES:

1. 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
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT ANY CONSTRUCTION / GRADING.
3. 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.
4. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
5. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE = 2:1
7. 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.
8. PROVIDE 2' WIDE BY 0.5' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL SLOPES.
9. PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YR Q STORM FLOWS, ALONG THE TOP OF CUT SLOPES.
10. 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.
11. "NO OBSTRUCTION OF FLOOD PLANS OR NATURAL WATER COURSES SHALL BE PERMITTED."
12. 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.
13. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF 3'.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN 1'.
20. 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.
21. A SUITABLY QUALIFIED 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.
22. 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".

23. 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.
24. 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.
25. 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.
26. 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.
27. EVIDENCE OF NPDES AND PM10 PERMIT, IF REQUIRED, SHALL BE SUBMITTED TO BUILDING AND SAFETY DEPARTMENT PRIOR TO ISSUANCE OF THE GRADING PERMIT.

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 THAN 1/20TH OF THE CONCENTRATION REQUIRED TO MAINTAIN A STABILIZED SURFACE FOR A 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

24 HR. EMERGENCY CONTACT: