

ENGINEERING DIVISION

9700 SEVENTH AVENUE, HESPERIA, CA 92345 TELEPHONE: (760) 947-1449 FAX: (760) 244-2515

GENERAL NOTES

PLANS

All plans shall be submitted on 24" x 36" sheets

PLANS FOR CONSTRUCTION - (STICKY BACKS NOT ACCEPTABLE)

Cover Sheet

The first sheet of the plan and profile will not be accepted as a cover sheet. The following items shall be included on the cover sheet.

Vicinity map with job location	
Title and or heading	
Legend or key to symbols	
Job limits with sheet parameters	
Title block to include signature blocks (Drawing T-	-1)
North arrow with scale	
Project benchmark	
Sheet index	
Legal Description	
_ Assessor's Parcel Number	
Engineer's Declaration	

- Construction Notes Sheet to include quantities.
- General Notes: All general notes pertaining to the type of construction involved within the set of plans.

Plan and Profile Sheets

- 1. Current or proposed right-of-ways with dimensions and street names.
- 2. Any existing structures within right-of-ways i.e. fences, mailboxes, trees, curb and gutter, pavement, meters, signs, power poles, etc....
- 3. Any existing utilities i.e. water, sewer, gas, electric, telephone, etc....
- 4. Standard notations on each sheet.
- 5. Bearings and distances on all street centerlines.
- Curve data for all curves including data for proposed curb, gutter, water, and sewer lines.
- 7. North arrow with scale.



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- 8. Proper and clearly annotated match lines (sheet-to-sheet or station-to-station).
- 9. Lot, Block and Tract and Assessor's Parcel Numbers (APN).
- 10. Proposed street and utility construction shall have clearly annotated dimensions, proper notations and stationing.
- 11. Sheet number and project number in lower right-hand corners (see Drawing. T-1).
- 12. Estimate of quantities.
- 13. Centerline stationing on all streets.

NOTE: For projects improving existing paved streets, cross sections at minimum 50-foot intervals shall be prepared and submitted with plans.

Detail Sheet

- 1. Shall be separate from plan and profile sheets and indicate all standard drawings needed for that particular construction.
- 2. All detailed drawings and/or schematic drawings shall be annotated on the detail sheet.

COMPOSITE DEVELOPMENT PLAN (C.D.P.)

Plan Format

- 1. Required size for plan(s), 18 inches by 24 inches.
- Four (4) blueline copies of the plan shall be submitted for review (two (2) copies will be retained by Building and Safety, and one each forwarded to Planning and Engineering for review).
- 3. Composite Development Plan is to be consistent with all information and dimensions shown on the Final Tract Maps or Parcel Maps, Grading / Drainage Plans and Landscape Plans.
- 4. The plan shall indicate the preparation or revision date.
- 5. The top margin of all sheets shall be prominently labeled "COMPOSITE DEVELOPMENT PLAN".
- 6. Multiple page plans shall be clearly numbered and labeled.
- 7. The preparer's name and credentials shall be on the plan.

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Composite Development Plan Notes

- A section on the plan titled 'COMPOSITE DEVELOPMENT PLAN NOTES" shall include:
 - a. Conditions or mitigating measures stipulated in the Conditions of Approval for the Tract or Parcel Map.
 - b. Geological and Seismic Criteria:
 - Soils conditions and design requirements or adequate referencing to other approved maps or plans.
 - Environmental Criteria.
 - Incorporation of Special Map Requirements (overlay base districts).
 - c. Conditions specific to the approvals of the Tract of Parcel Map.
- 2. Explanatory notes related to delineated plan criteria.
 - a. Referencing of related reports regarding development criteria, which includes:
 - The title and date of the report.
 - Name and credentials of the preparer of the report.
 - The location where the report is on file (upon completion of all reviews by City staff, all soil related reports shall be on file with the Department of Building and Safety.

Criteria to be Delineated or Noted on Plan

- 1. Building setback lines; Side Yard setbacks; Side Street Setbacks; Cul-de-sac Setbacks and Rear Setbacks.
- 2. When stipulated in the Conditions of Approval: Building Pad locations; Building Footprints; Model Numbers; and Second Floor locations. Reversed models shall be designated with an "R".
- 3. All walls stipulated in the Conditions of Approval.
- 4. Required Landscape and Street Trees (unless provided on a separate plan, clearly referenced on the C.D.P.).
- 5. Grading Criteria: such as areas to remain undisturbed.
- 6. Flood Control Criteria and setbacks.
- 7. All easements of record.

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Statement – Composite Development Plan

- 1. The plans shall display the following statement on each map sheet:
 - NOTES ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES TO INDICATE CONDITIONS AND CRITERIA THAT EXIST ON THIS PROPERTY THAT WERE KNOWN AND IDENTIFIED AS OF THE DATE THIS PLAN WAS FILED. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

Procedure for Review and Approval

- 1. Submit the plan copies for review to Building and Safety at least three (3) weeks prior to the recordation of the final tract or parcel map.
- 2. The Engineering, Planning and Building and Safety Departments shall review the plan for consistency with related tract or parcel maps in process, required content and specific conditions of approval.
- 3. Building and Safety shall review and collect comments from the other reviewing departments and notify the applicant of acceptance or additional plan requirements.
- 4. Upon approval, Building and Safety shall indicate approval of the plan, retain on copy and forward a copy to Planning

GENERAL NOTES

CONSTRUCTION

- 1. All work shall be done in accordance with these plans and the City of Hesperia Standards and Specifications.
- 2. Prior to construction, the Contractor shall contact all Utility Companies to determine the exact location of all underground facilities whether shown or not shown. It shall be the Contractor's responsibility to protect all existing facilities from damage during construction.
- 3. Call Underground Service Alert two working days before any trenching, etc. at 811. The following agencies shall be contacted before any construction or excavation begins.

(760) 947-1840
(760) 947-1400
(760) 947-1500
(760) 947-1641
(760) 241-9321

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Verizon Telephone	(800) 483-3000
Verizon Fiber Optic	(800) 248-0133
Charter Communications	(866) 499-8080
Southern California Edison	(800) 684-8123
Underground Service Alert	811
Post Office	(760) 244-3897
Hesperia School District	(760) 244-4411
Victor Valley Transit	(760) 948-4021
Advanced Disposal	(760) 244-9773

- 4. The Contractor is responsible for the coordination of the removal or relocation of any and all existing utilities with the respective utility company. The cost of this coordination is to be included in the price bid for the various improvements to complete the project.
- 5. A certificate of compaction signed by a Registered Engineer shall be submitted for all trench backfills.
- 6. The Contractor shall be held responsible for any field changes made without prior written authorization from the undersigned Engineer, Developer and the City of Hesperia.
- 7. The Contractor is responsible for protecting all survey monuments. Any survey monuments disturbed during the course of construction shall be replaced by a licensed Surveyor and at the Contractor's expense.
- 8. The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project. Including safety of all persons and property; that this requirements shall apply continually and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project excepting for liability arising from the sole negligence of the Owner or the Engineer.
- 9. An encroachment permit from the City of Hesperia shall be obtained prior to the beginning of any work or construction within the street right-of-way.
- 10. Adequate staking shall be set by the Engineer of Record or Licensed Surveyor to enable the Contractor to construct improvements per the signed improvement plans.
- 11. All stationing is based on the center line of the street.
- 12. All excavations shall be backfilled at the end of each working day and roads open to vehicular traffic unless otherwise approved by the City Engineer.
- 13. All traffic control shall be per the most current CA. M.U.T.C.D. "Manual on Uniform Traffic Control Devices".

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14. The Engineer of Record signing these plans is responsible for the accuracy and acceptability of the work. The Engineer of Record is required to stamp and sign the "Declaration of Engineer of Record" heron.

STREETS AND STORM DRAIN IMPROVEMENT PLANS

- All work shall be done in accordance with these plans and the most current CA. M.U.T.C.D. "Manual on Uniform Traffic Control Devices and S.P.P.W.C. "Green Book" Standard Plans and Specifications together with any modifications thereto adopted by the City of Hesperia.
- 2. It shall be the responsibility of the Contractor to familiarize himself with the job site and the location of all underground facilities shown or not shown on these plans. Neither the City of Hesperia nor the City Engineer will be responsible for any damage to underground facilities.
- 3. It shall be the Contractor's responsibility to obtain all necessary permits.
- 4. It shall be the Contractor's responsibility to call the City Engineering Office at (760) 947-1477 for inspection 24 hours prior to performing any work. Work performed without calling for inspection shall be rejected and shall be removed solely at the Contractor's expense.
- 5. Utility contractors shall be responsible for obtaining compaction tests of all trench backfill and street subgrades and submitting the reports from a certified Geotechnical Engineer to the City Engineering Office. Notify the City Engineering Office at (760) 947-1477 24 hours prior to test.
- 6. The structural sections shown on these plans are based on R-value tests or City minimum structural standards, whichever is greater. In the event field conditions vary from initial test results, additional tests, material reports and revised structural sections may be required to be prepared and submitted by the project Engineer of Record to the Engineering office for review and evaluation. Approval will be given when all structural section requirements have been met. R-value tests are required and shall be submitted in all cases. Structural sections shall be designed in accordance with Caltrans Highway Design Manual Chapter 600.
- Staking cut sheets shall be prepared by the Developer's Engineer and submitted to the City Engineering Office. No construction shall be allowed prior to the City Engineer's approval of the cut sheets.
- 8. The Contractor shall verify that estimated quantities shown are correct before bidding on any item.
- 9. The Contractor shall maintain dust control at all times.

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- 10. All existing pavement to be removed shall be sawcut or wheelcut and removed to clean straight lines per the City inspector.
- 11. At all locations where new pavement joins existing, the existing pavement shall be coated with an asphaltic emulsion.
- 12. The Contractor is responsible for the protection of all utility valves, boxes and covers, and adjusting of all utility valves boxes and covers to finish grade.
- 13. The Contractor shall set manhole rings per City Standards.
- 14. The Contractor shall call in a location request to underground service alert (USA) phone number 811, two working days before digging. No inspection will be provided by the City before digging. No inspection will be provided by the City Engineer's Office and no construction permit issued involving excavation for underground facilities will be valid unless the applicant has been provided and inquiry identification number by USA.
- 15. City approval of plans does not relieve the developer from the responsibility for the correction of errors and omissions discovered during construction. Upon request, the required plan revisions shall be promptly submitted to the City Engineer for approval.
- 16. The contractor is responsible for providing a traffic control plan to be reviewed and approved by the City Engineer prior to construction. All traffic control must be per the most current CA. M.U.T.C.D. "Manual on Uniform Traffic Control Devices" standards.
- 17. All utilities or substructures of any kind, and telephone power poles, water meters, valves, hydrants, etc., shown or not shown on these plans within the limits of this development or in adjacent areas where improvement work is to be done shall be removed or relocated at developer's expense, and at no cost to the City of Hesperia. It shall be the owner's responsibility to notify all agencies concerned.
- 18. All construction to be in conformance with the regulations of CAL-OSHA.
- 19. All materials and installation of street and storm drain improvements to be constructed shall be in accordance with these plans, Manufacturer's Specifications, City of Hesperia Standards, and approved materials. Developers / Contractors shall submit all materials to be utilized within the City right-of-way for approval prior to placement. Standard asphalt mix designs shall be as follows utilizing the most current Greenbook specifications:

Base Course: ¾ Type B PG 64-16 No RAP Surface Course: ½ Type C PG 64-16 No RAP

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GRADING PLANS

- 1. All grading shall conform to Chapter 15.06 of the City of Hesperia Municipal Code.
- 2. All provisions of the preliminary soils report prepared by: <u>(Provide name, address and phone number of Soils Engineer)</u>, dated <u>(Month)</u>, 20 <u>(Year)</u>, shall be complied with during grading operations.
- 3. This plan is for grading purposes only. Approval of this plan does not constitute approval of driveway locations or sizes, parking lot layout, building locations, offsite drainage facilities or other items not related directly to the basic grading operations.
- 4. Certification from the Engineer of Record stating that the grading has been completed per the approved plan and the compaction report from the Soils Engineer on any fill areas that are required shall be provided prior to building permits being issued.
- 5. Contractor is responsible for erosion, dust, and drainage control per SWPPP and NPDES criteria until project completion.
- 6. Any onsite retaining walls shown on this plan that are under three (3) feet in height and support a surcharge or that are over three (3) feet in height require separate review and approval from the Building Official at (760) 947-1300. Any necessary retaining walls on the perimeter of this site shall be in place and approved by the Building Official prior to the start of grading. Approved sequenced grading with 1-1/2:1 maximum slopes to within two (2) feet of the adjacent property line may be acceptable to allow for start of grading prior to completion of any necessary perimeter retaining walls.
- 7. Any improvements constructed in the public right-of-way will require separate plan approval, encroachment permit, and inspection from the Engineering office at (760) 947-1477.
- 8. Any walls, fences, structures and / or appurtenances adjacent to this project shall be protected in place. If grading operations damage or adversely affect said items in any way, the Contractor and / or developer are responsible for working out an acceptable solution to the satisfaction of the affected property owner(s).
- 9. The Contractor and / or developer are responsible for ensuring that retaining walls do not interfere with the provision of utilities.
- 10. It is the Soils Engineer's responsibility to ensure that adequate compaction has been attained on the entire grading site, including fill areas outside the building pads and on all fill slopes.
- 11. It shall be the Contractor's responsibility to call the Building and Safety Department at (760) 947-1300 for inspection two (2) working days prior to performing any work. Work performed without calling for inspection shall be rejected and shall be removed solely at the Contractor's expense.

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12. Provide cut and fill / import and export quantities.

WATER LINE INSTALLATION

- 1. Materials and installation shall conform to the City of Hesperia Standards and current materials list.
- 2. It is the Contractor's responsibility to maintain a current, and approved set, of City of Hesperia Standards and materials list on the job site at all times. City Standards and material lists are available at the City of Hesperia Engineering Department.
- 3. Distribution water mains shall have a minimum 48" of cover for 8" main and 42" minimum of cover for 12" and larger mains from top of pipe to final grade. Transmission water mains shall have a minimum of 72" of cover. Reclaimed water mains shall have a minimum of 60" of cover.
- 4. Hydro test at 200 psi minimum for 2-hour duration at lowest point in the water line.
- 5. Service lines to be installed per Standard Dwg. W-7.
- 6. Meters shall be placed within 2 feet minimum, 5 feet maximum, from the adjacent property line. Meter boxes in the sidewalk shall be in traffic rated boxes.
- 7. 14-gauge copper coated wire to be taped to top of pipe. All splices to be made with 3M connectors.
- 8. All new fire hydrants installed are to be covered at time of installation, until the water line is activated.
- 9. Resilient wedge valves to be Mueller, AFC, Clow or American AVK with SS Stem and butterfly valves to be Mueller or Pratt as per City of Hesperia Standards.
- 10. All new fire hydrants shall be Mueller, AFC American Darling, Clow or American AVK #2780 with (1) 4" nozzle, (2) 2-1/2" nozzles and 5-1/4" minimum valve openings, as per City of Hesperia Standards and Materials List.
- 11. All valves installed by the Contractor shall be accessible for operation with complete valve can to grade directly following connection to existing water system (see Std. Dwg. W-1).
- 12. All hydrants to be of the same manufacturer as the selected valves.
- 13. The Contractor shall be responsible for adequate sizing of thrust blocks based on field conditions. (See Std. Dwg. W-4).

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- 14. All 3-way fire hydrants to be removed shall be salvaged and returned to the City of Hesperia Public Work's yard.
- 15. Contractor to cap existing water mains as per City of Hesperia Inspector when required.
- 16. Backfill compaction and resurfacing in existing streets shall conform to City Standards or the latest revision thereof. A certification of compaction signed by a Registered Civil Engineer shall be submitted for all trench backfills.
- 17. All service changeovers to be the responsibility of the Contractor. Existing service lines to be removed at the time of new connection from meter to main.

RECYCLED (RECLAIMED) WATER USE REQUIREMENTS

- 1. Recycled water and spray shall be confined to the authorized use area.
- 2. Signs shall be provided to inform the public that recycled water is being used. For golf courses, notification shall also be placed on scorecards.
- 3. Use of recycled water shall be accomplished at a time and in a manner that minimizes ponding, runoff, and the possibility of public contact with sprayed materials.
- 4. Recycled water piping, controllers, valves, etc., shall be marked to differentiate the recycled water facilities from the potable water facilities.
- 5. Recycled water valves, outlets, quick couplers, and sprinklers shall be of a type, or secured in a manner, that permits operation only by User's authorized personnel.
- 6. Use or installation of hose bibs on the recycled water system shall not be permitted.
- 7. In accordance with Department of Health Services (DHS) requirements, there shall be at least a 10-foot horizontal and 1-foot vertical separation between all pipelines transporting recycled water and those transporting potable water, with the potable water pipeline above the recycled water pipeline. If this is not feasible, special construction measures shall be followed in accordance with DHS requirements. (This is intended to be for all new construction.)
- 8. An air-gap separation or reduced-pressure-principal device shall be provided at all potable water service connections to recycled water use areas. There shall be no connection between potable water supply and recycled water piping. Supplementing recycled water with any other source shall not be allowed except through an air-gap separation.
- 9. Drinking water facilities shall be protected from direct or wind-blown recycled water spray.
- 10. There shall be no recycled water irrigation or impoundment within 100 feet of any well used for domestic supply.

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- 11. Inspection, supervision, and employee training shall be provided by users to ensure safe and proper operation of the recycled water system. Users should maintain records of inspection and training.
- 12. Spray, mist, or runoff of recycled water shall not enter a dwelling, food handling facility, or a place where the public may be present.
- 13. Recycled water shall not enter a swimming pool where the water is recirculated for disinfection.
- 14. Recycled water shall be applied when the grounds have maximum opportunity to dry before use by the public unless provisions are made to exclude the public from areas while irrigating with recycled water and while the areas are drying.

SEWER LINE INSTALLATION

- 1. All materials and installation of sewer facilities to be constructed shall be in accordance with these plans, Manufacturer's Specifications, City of Hesperia Standards, and Material Lists.
- 2. It is the Contractor's responsibility to maintain a current and approved set of City of Hesperia Standards and materials list on the job site at all times. City Standards and material lists are available at the City of Hesperia Engineering Department.
- 3. Separation of water and sewer facilities shall conform to the rules and regulations of the City of Hesperia Standards (see Std. Dwg. S-1).
- 4. All sewer pipe (unless otherwise noted) shall be polyvinyl chloride (PVC) S.D.R. 35.
- 5. Sewer profile elevations are to the invert of the pipe.
- 6. Sewer laterals shall be constructed in accordance with standard locations of wyes and laterals. Where not shown on the plans, location is to be determined in the field prior to construction. All laterals are to be 6" diameter unless otherwise noted on the plans.
- 7. Prior to construction of sewer, Contractor shall expose existing sewer and verify its existing elevation and location before connecting to existing manhole or stub. The contractor is responsible for notifying the City Engineer if elevations are not per plan and require adjustments in the field.
- 8. Sewer pipe zone and trench backfill shall be placed in accordance with the City of Hesperia Standards. (See Std. Dwg's. S-1).
- 9. Manholes shall be adjusted to grade after placing surface course asphalt concrete.
- 10. Manhole covers to be lock-down type. (See Std. Dwg. S-8).

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- 11. Sewer laterals shall be connected to the main with gasketed wyes.
- 12. Sewer lines shall be tested prior to making permanent service connection. Sewer testing shall include ball and mandrel, pressure test and video before permanent paving is completed. All tracts will be required to video again prior to the release of bonds.

SIGNING AND STRIPING

- 1. Construction permits shall be obtained from the City of Hesperia Engineering Division prior to the start of any work. Inspection coordination shall be requested at least two (2) working days prior to the start of any work in the public right-of-way within the City limits. Call (760) 947-1477.
- 2. The contractor shall conform to all traffic control policies, methods, details, dimensions, and procedures described in the most current California Manual on Uniform Traffic Control Devices (M.U.T.C.D.).
- 3. All work, materials and equipment shall conform to the most current California M.U.T.C.D.
- 4. Two (2) working days' notice shall be given to the City Inspector for approval of control points or "Cat Tracking" prior to application of pavement striping.
- 5. All signage, striping and pavement markings shall be per the most current California M.U.T.C.D.
- 6. All conflicting striping and markings to be removed shall be removed per the Standard Specifications for Public Works Construction (Greenbook) and per City Inspector.
- 7. It shall be the Contractor's responsibility to locate and identify all existing traffic stripes and pavement markings prior to resurfacing the roadway for replacement as required.
- 8. All traffic stripes and pavement markings shall conform to the Standard Specifications for Public Works Construction for Traffic Striping and Pavement Markings, with glass beads conforming to State Specifications No. 8010-11E-22 (Type II).
- 9. When required, Temporary Raised Pavement Markers (TRPM) shall be "Davidson Temporary Lane Line Markers" or approved equal and shall be the same color as the permanent stripe and placed in accordance with the manufacturer's instructions.
- 10. All signs are to be 0.080, 5052H38 aluminum, silk screened on the front with "Property of the City of Hesperia" and conform with the most current California M.U.T.C.D. for layout, design, and materials.
- 11. All signs are to be high intensity grade with 3M "Scotch Lite" brand reflective sheeting (per latest product bulletin) with 3M "Scotch Lite" Protective Overlay Film 1150 (per latest product bulletin).

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- 12. All Stop signs (R1-1) shall be 36"x36" and installed with a 36" x 1" steel back brace for support, unless directed otherwise. All other warnings, Regulatory and School signs must have a steel back brace.
- 13. All street name signs shall conform to the City of Hesperia Street Name Sign Specifications and the most current California M.U.T.C.D. The height of the sign blade shall be 9 inches with the length being determined by the length of the street name, minimum length being 24 inches and maximum length being 42 inches, sized in 6-inch increments. Sign name faces shall be reverse screen, green ink (888).
- 14. Lettering for street names shall be a combination of lower-case letters with initial upper-case letters. Upper-case letters shall be 6 inches in height with lower-case letters being 4.5 inches in height.
- 15. Numerical Street names shall be fully spelled out, i.e., Ninth Ave. On alphabetical street names the suffix shall be considered part of the street name and fully spelled out, i.e., D Avenue.
- 16. The City of Hesperia logo shall appear on all street name signs, and shall be reverse screen, white (3930), with protective overlay as identified above. Logo shall be located one inch from the top, bottom, and left edge of the sign blade.
- 17. Any damaged striping due to the work shall be completely removed and replaced. No partial placement of paint or thermoplastic to any symbols or legends will be allowed.

DECLARATION OF ENGINEER OF RECORD

(TO BE ANNOTATED ON COVER SHEET)

I hereby declare that in my professional opinion, the design of the improvements, as shown on these plans, complies with the current Professional Engineering Standards and Practices. As the Engineer in responsible charge of the design of these improvements, I accept full responsibility for such design. I understand and acknowledge that the plan check of these plans by the City of Hesperia is a review for the limited purpose of ensuring that these plans comply with City procedures and other applicable codes and ordinances. The plan review process is not a determination of the technical adequacy of the design of the improvements. Such plan check does not therefore relieve me of my design responsibility.

Signature	Date	STAMP AND SIGN.
License No	Exp	

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