PALM DESERT GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF PALM DESERT, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS WHEN APPLICABLE.
- NO CONSTRUCTION IS AUTHORIZED WITHOUT THE APPROPRIATE PERMITS ISSUED BY THE CITY OF PALM DESERT PUBLIC WORKS DEPARTMENT.
- THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
- IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ONSITE, OFFSITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE IMPROVEMENT PLANS.
- THE CONTRACTOR, AT NO EXPENSE TO THE CITY, SHALL PROVIDE ALL NECESSARY SAMPLES AND TESTS THAT THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE TO ASSURE THAT QUALITY OF MATERIAL AND WORKMANSHIP ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND SHALL MAINTAIN ALL FACILITIES, COMPLETED AND UNCOMPLETED, UNTIL ACCEPTED BY THE CITY.
- ALL SURVEY MONUMENTS WITHIN OR BOUNDING THE WORK LIMITS, WHETHER FOUND FROM RECORD OR BY INSPECTION. SHALL, PRIOR TO ANY CONSTRUCTION, BE LOCATED AND REFERENCED BY A LICENSED SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. THE REFERENCED MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE RESET IN ACCORDANCE WITH SECTION 8771 OF THE LAND SURVEYORS ACT AND CITY STANDARDS AND REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS IN PALM DESERT AT (760) 776-6450 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES OR FOR EMERGENCY ASSISTANCE CALL:

COACHELLA VALLEY WATER DISTRICT	760-398-2651
COACHELLA VALLEY WATER DISTRICT	760-398-2651
SOUTHERN CALIFORNIA EDISON	760-202-4291
THE GAS COMPANY	1-800-427-2200
VERIZON CALIFORNIA, INC.	1-800-483-1000
TIME WARNER	760-340-1312
	1-800-227-2600
	COACHELLA VALLEY WATER DISTRICT SOUTHERN CALIFORNIA EDISON THE GAS COMPANY VERIZON CALIFORNIA, INC.

- THE DEPARTMENT OF PUBLIC WORKS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES SHOWN HEREON.
- 13. THE STRUCTURAL SECTION SHALL BE AS PER THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, HIGHWAY DESIGN MANUAL TEST NO. 301-F FOR DETERMINATION BY THE R-VALUE METHOD.
- THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- ALL P.C.C. AND A.C. REMOVALS SHALL BE OUTLINED TO NECESSARY WORKING LIMITS AND SAWCUT TO A MINIMUM DEPTH OF 2 INCHES PRIOR TO REMOVAL. ALL DEBRIS CREATED BY THE REMOVAL OPERATIONS SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER AND LOCATION ACCEPTABLE TO ALL CONCERNED AGENCIES AND ORGANIZATIONS.
- ALL P.C.C. AND A.C. IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE CITY OF PALM DESERT.
- 17. STREETS IN THE CONSTRUCTION AREA SHALL BE KEPT CLEAN AT ALL TIMES.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING OF THE PROPOSED WORK
- 19. NO PUBLIC STREET SHALL BE CLOSED TO TRAFFIC WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- 20. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- 21. FAILURE TO COMPLY WITH ANY OF THE ABOVE ITEMS SHALL BE SUFFICIENT CAUSE FOR THE CITY TO ARRANGE FOR NECESSARY WORK TO BE COMPLETED BY OTHERS. COSTS TO COMPLETE THE WORK BY OTHERS WILL BE CHARGED TO THE CONTRACTOR.
- 22. ALL LANDSCAPING AND IRRIGATION THAT IS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO THE APPROVAL OF THE CITY AND THE PROPERTY OWNER.
- 23. CONTRACTOR MUST OBTAIN APPROVAL FOR ANY LANE CLOSURES A MINIMUM OF 48 HOURS IN ADVANCE.
- 4. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT TO REQUEST INSPECTION A MINIMUM OF 24 HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL KEEP THE INSPECTOR INFORMED OF PROGRESS OF THE WORK ON A DAILY BASIS. IMPROVEMENTS PLACED WITHOUT INSPECTION MAY BE REJECTED AND ARE SUBJECT TO REMOVAL.

SOILS ENGINEER'S CERTIFICATE WE HAVE REVIEWED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR SOILS REPORT FILE NO DATED//	
GEOTECHNICAL ENGINEER DATE EXP. DATE// GEOTECHNICAL ENGINEERS FIRM AND PHONE NUMBER GEOTECHNICAL ENGINEERS ADDRESS	
BENCHMARK: ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE BASED LOCALLY UPON THE FOLLOWING CITY OF LA QUIN NAME NAVD 88 ELV. (FT) ACCURACY	

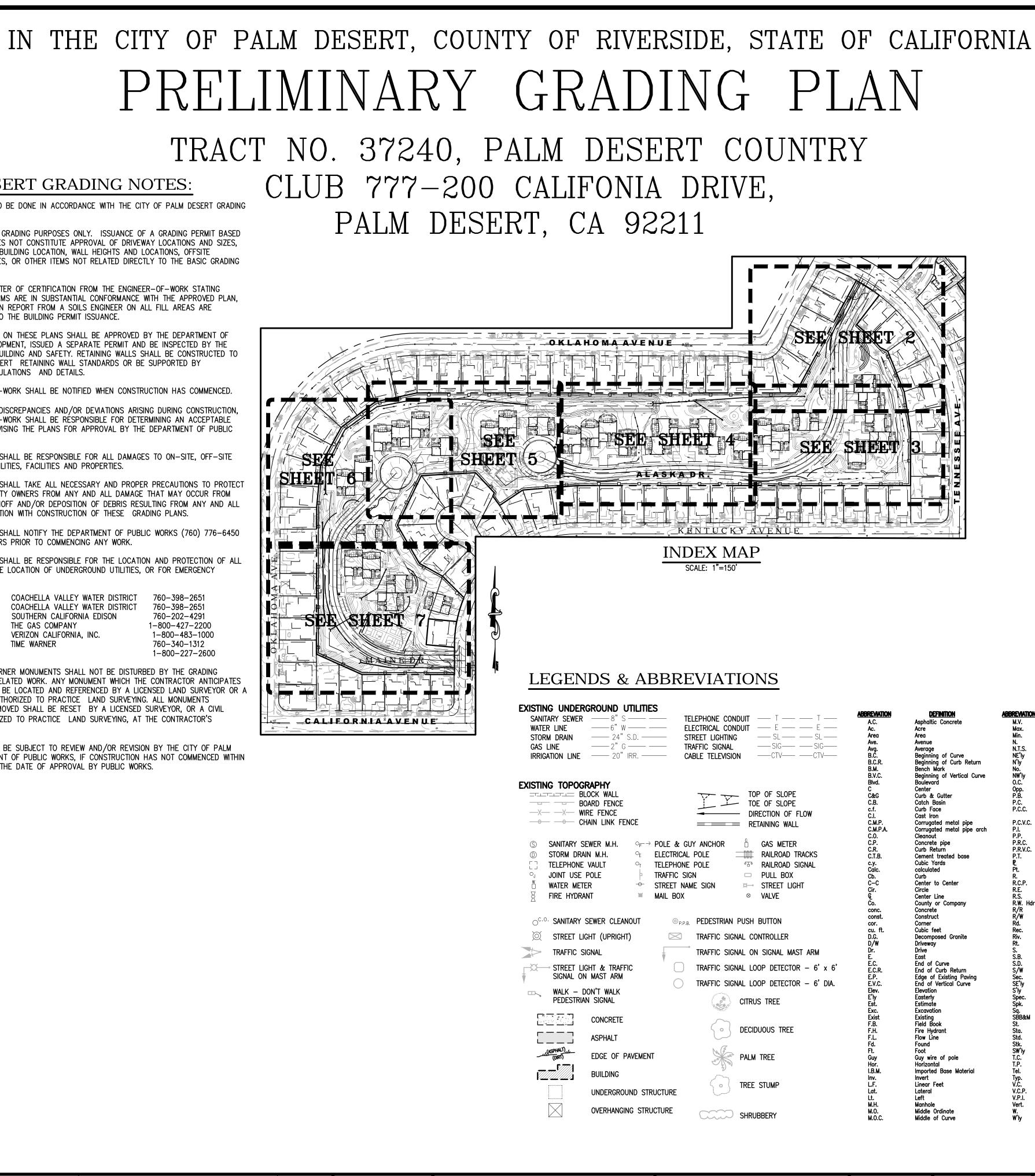
PALM DESERT GRADING NOTES:

- 1. ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
- 2. THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A GRADING PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS AND SIZES. PARKING LAYOUT, BUILDING LOCATION, WALL HEIGHTS AND LOCATIONS, OFFSITE DRAINAGE FACILITIES, OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
- 3. A WET SIGNED LETTER OF CERTIFICATION FROM THE ENGINEER-OF-WORK STATING LOCATIONS OF FORMS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. AND A COMPACTION REPORT FROM A SOILS ENGINEER ON ALL FILL AREAS ARE REQUIRED PRIOR TO THE BUILDING PERMIT ISSUANCE.
- ALL WALLS SHOWN ON THESE PLANS SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT. ISSUED A SEPARATE PERMIT AND BE INSPECTED BY THE DEPARTMENT OF BUILDING AND SAFETY. RETAINING WALLS SHALL BE CONSTRUCTED TO CITY OF PALM DESERT RETAINING WALL STANDARDS OR BE SUPPORTED BY ENGINEERING CALCULATIONS AND DETAILS.
- 5. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
- 6. IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ON-SITE, OFF-SITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE GRADING PLANS.
- 9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

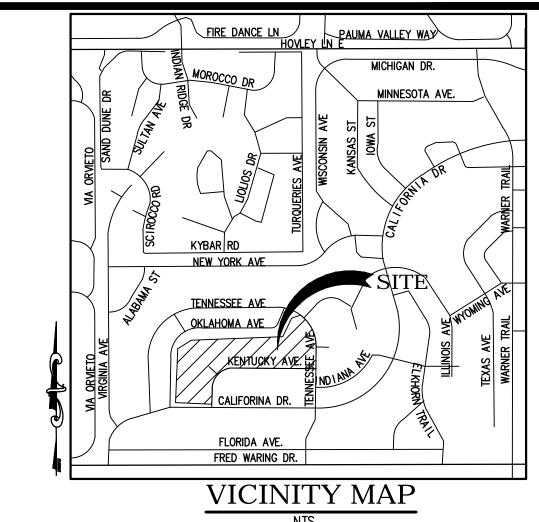
WATER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	760-398-2651
ELECTRIC	SOUTHERN CALIFORNIA EDISON	760-202-4291
GAS	THE GAS COMPANY	1-800-427-2200
TELEPHONE	VERIZON CALIFORNIA, INC.	1-800-483-1000
CABLE	TIME WARNER	760-340-1312
DIG ALERT		1-800-227-2600

- ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTICIPATES DISTURBING SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE RESET BY A LICENSED SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, AT THE CONTRACTOR'S EXPENSE.
- 12. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY PUBLIC WORKS.

	BENCHMARK:	ENGINEER			
	ELEVATIONS AS SHOWN HEREON ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED LOCALLY UPON THE FOLLOWING CITY OF LA QUINTA BENCH (PLUS 500'), BENCH MARKS:	MARK	BY	DATE	REVISIONS
	NAME NAVD 88 ELV. (FT) ACCURACY				
	235 529.789 330 508.177				
DIAL BEFORE	440 492.884				
YOU DIG	BASIS OF BEARINGS:				
TOLL FREE 1-800-227-2600	BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TENNESSEE AVENUE SHOWN AS NORTH 00'08'57" EAST PER MAP OF TRACT NO. 2283 FILED IN BOOK 42 PAGES 82 THROUGH 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY CALIFORNIA.				
A PUBLIC SERVICE BY					
UNDERGROUND SERVICE ALERT					



CITY	ENGINEERS SEAL		PREPARED BY:	CITY OF PALM DESE	ERT	PLAN CHECKED BY:
APPR. DATE	1555			DEPARTMENT OF PUBLIC	WORKS	
	HDER M. SALAN	saxon en	gineering	APPROVED BY:		
	the two is two is the two is two is the two is tw	SAXON ENGINEERIN	G SERVICES, INC			CIVIL
	44 44 44 44 44 10 10 10 10 10 10 10 10 10 10 10 10 10	2605 TEMPLE HEIGHTS DRIVE, S TEL: 949.366.2180		BO CHEN, P.E.	DATE	
	Exp. 6/30/17	PREPARED UNDER THE DIRECT SUPERVIS		CITY ENGINEER	DAIL	TRAFFIC
	OF CIVIL ONE	FREFARED UNDER THE DIRECT SUFERVIS		R.C.E. 64819, EXP. 6/30/2015		
	THE OF CALLFORN		TE:			
		KURT M. SAXON RCE#44180	EXP. 06/30/17	REVIEWED AND RECOMMENDED BY:	DATE	LANDSCAPE



PROJECT INFO

PROJECT: TRACT NO. 37240 PRECISE PLAN CASE NUMBER -PALM DESERT COUNTRY CLUB 77-200 CALIFORNIA DRIVE PALM DESERT, CA 92211

PROJECT DATA: TOTAL LOT AREA: - 13.28 AC DISTURBED AREA: - 13.28 AC PRIVATE LANDSCAPE AREA: - N/A PUBLIC LANDSCAPE AREA: - N/A

FEMA FLOOD DATA:

ZONE: X FEMA LETTER DATED: AUGUST 28, 2008 MAP NO.: 06065C2227G

TOPOGRAPHY:

SURVEY PERFORMED BY: DANIEL MEYER MEYER LAND SURVEYING 18597 MOJAVE STREET, HESPERIA, CALIFORNIA 92345 (760) 949-3682

EARTHWORK QUANTITIES:

35,395 CY CUT: <u>12,219 CY</u> 23,176 CY FILL: EXPORT: **APN & LEGAL DESCRIPTION**

637-190-024 & 025 AREA WAS FORMERLY MAPPED BY WAY OF TRACT NO. 33195, M.B. 399/59-75.

LOTS 28 (EAST), 29 (LARGE LOT), & 30 (WEST), EACH FROM THE ABOVE

REFERENCED MAP. (RIVERSIDE CO. PROPOSED TRACT NO. 37240) (NW AREA).

CIVIL ENGINEER:

KURT M. SAXON SAXON ENGINEERING SERVICES, INC. 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056 PHONE #: (949) 366-2180 FAX #: 800.653.4193

SOILS ENGINEER:

BRETT L. ANDERSON SLADDEN ENGINEERING 45090 GOLF CENTER PARKWAY, SUITE F, INDIO, CA 92201 PHONE #: (760) 863-0713 FAX #: (760) 863–0847

OWNER

PALM DESERT COUNTRY CLUB 77–200 CALIFORNIA DRIVE PALM DESERT, CA 92211

ARCHITECT:

CHRIS MCFADDEN MCFADDEN ARCHITECTS 75-145 ST. CHARLES PLACE, SUITE 4 PALM DESERT, CA 92211 PHONE #: 760-346-8014 FAX #: 760-568-0963

NW'ly P.C. P.C.C. P.C.V.C. P.I. P.P. P.R.C. P.R.V.C. R.C.P. R.S. R.W. Hdr. Sec. SE'ly sq. SBB&d SW'ly T.C.

ABBREVIATION

N.T.S.

M.V.

Portland Cement Concrete Point of Compound Vertical Curve Point of Intersection Power Pole Point of Reverse Curvature Point of Reverse Vertical Curve Point of Tangency Property Line Radius Reinforced Concrete Pipe Registered Engineer Record of Surve Redwood Header Right of Way Road Record Riverside Right South San Bernardino Storm Drain Sidewalk Section Southeasterly Southerly Specifications Square San Bernardino Base & Meridiar Stree Station Standard Stake

Southwester

Vertical

Westerly

West

V.C.P.

V.P.I.

Vert.

Top of Curb

Top of Pavemen

Telephone Typical Vertical Curve Vitrified Clay Pipe

Vertical Point of Intersection

DEFINITION

Mercury Vapor

Not to Scale

Northeasterly

Northwesterly

On Center

Point of Curvature

Point of Compound Curvature or

Opposite Pull Box

Northerly

Number

Maximun

Minimum

SHEET INDEX

SHEET	1	_	TITLE SHEET		
SHEET	2	—	PRELIMINARY	GRADING	PLAN
SHEET	3	_	PRELIMINARY	GRADING	PLAN
SHEET	4	_	PRELIMINARY	GRADING	PLAN
SHEET	5	_	PRELIMINARY	GRADING	PLAN
SHEET	6	_	PRELIMINARY	GRADING	PLAN
SHEET	7	-	PRELIMINARY	GRADING	PLAN



CITY OF PALM DESERT SHEET PRELIMINARY GRADING PLAN OF TRACT NO. 37240 SHEETS PALM DESERT COUNTRY CLUB CITY FILE NUMBER 77–200 CALIFORNIA DRIVE PALM DESERT, CA 92211