

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 WORK.
- 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

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- ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTIICIPATES 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.
- 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.

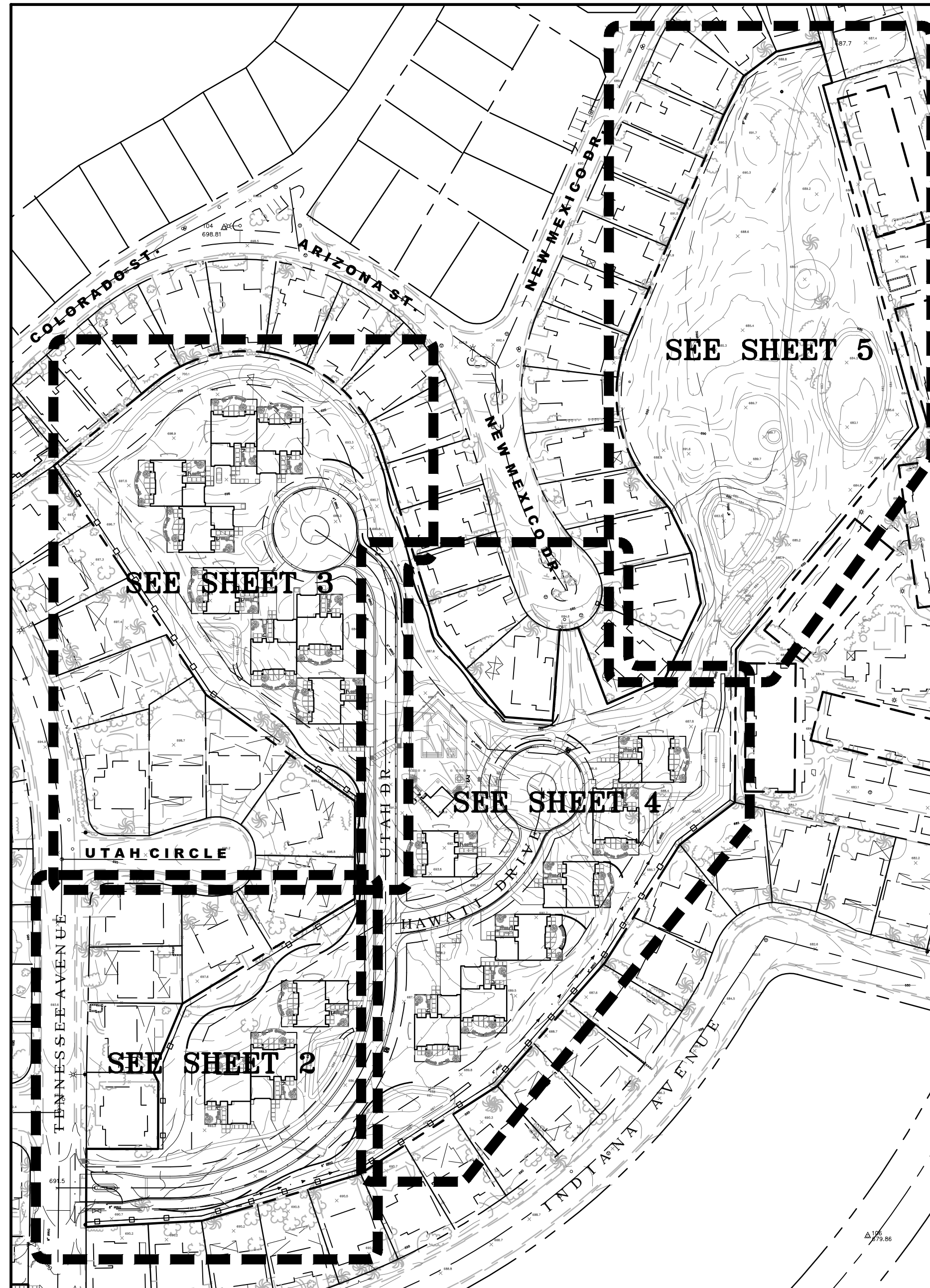
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING PLAN
 TRACT NO. 37242, PALM DESERT COUNTRY CLUB
 777-200 CALIFORNIA DRIVE,
 PALM DESERT, CA 92211

PALM DESERT GRADING NOTES:

- ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
- 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.
- 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.
- 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 DEPARTMENT OF PUBLIC WORKS.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
- 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
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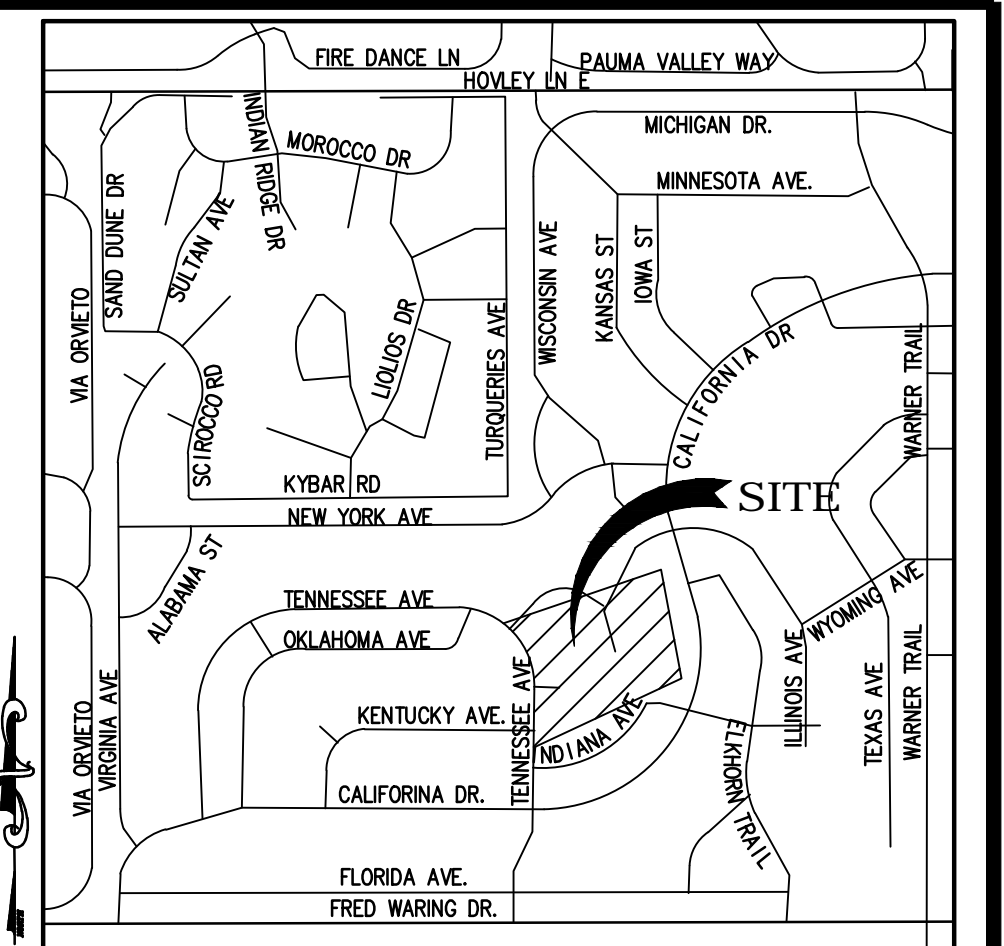
- ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTIICIPATES DISTURBING SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE RESET BY A LICENSED SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, AT THE CONTRACTOR'S EXPENSE.
- 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.



INDEX MAP
 SCALE: 1"=100'

LEGENDS & ABBREVIATIONS

EXISTING UNDERGROUND UTILITIES	SANITARY SEWER 6" S WATER LINE 6" W STORM DRAIN 24" S.D. GAS LINE 2" G IRRIGATION LINE 20" IRR.	TELEPHONE CONDUIT T ELECTRICAL CONDUIT E STREET LIGHTING SL TRAFFIC SIGNAL SIG CABLE TELEVISION CTV
EXISTING TOPOGRAPHY	BLOCK WALL BOARD FENCE WIRE FENCE CHAIN LINK FENCE	TOP OF SLOPE TOE OF SLOPE DIRECTION OF FLOW RETAINING WALL
SANITARY SEWER M.H. STORM DRAIN M.H. TELEPHONE VAULT JOINT USE POLE WATER METER FIRE HYDRANT	POLE & GUY ANCHOR TELEPHONE POLE TRAFFIC SIGN STREET NAME SIGN MAIL BOX	GAS METER RAILROAD TRACKS RAILROAD SIGNAL PULL BOX STREET LIGHT VALVE
SANITARY SEWER CLEANOUT STREET LIGHT (UPRIGHT) TRAFFIC SIGNAL STREET LIGHT & TRAFFIC SIGNAL ON MAST ARM WALK - DON'T WALK PEDESTRIAN SIGNAL	PEDESTRIAN PUSH BUTTON TRAFFIC SIGNAL CONTROLLER TRAFFIC SIGNAL ON SIGNAL MAST ARM TRAFFIC SIGNAL LOOP DETECTOR - 6' x 6' TRAFFIC SIGNAL LOOP DETECTOR - 6' DIA.	CITRUS TREE DECIDUOUS TREE PALM TREE TREE STUMP SHRUBBERY
CONCRETE ASPHALT EDGE OF PAVEMENT BUILDING UNDERGROUND STRUCTURE OVERHANGING STRUCTURE	ABBREVIATION A.C. Asphaltic Concrete Ac. Acre Ave. Avenue Avg. Average B.C. Beginning of Curve B.C.R. Beginning of Curve Return B.M. Bench Mark B.V.C. Beginning of Vertical Curve Blvd. Boulevard C. Center C&G Curb & Gutter C.B. Catch Basin c.f. Curb Face C.I. Cast Iron C.M.P.A. Corrugated metal pipe arch C.O. Concrete C.P. Concrete pipe C.R. Curve Return C.T.B. Cement treated base c.y. Cubic Yards Calc. calculated Cb. Curb C-C Center to Center Cir. Circle G. Center Line Co. County or Company conc. Concrete const. Construct cor. Corner C&F. Cubic Feet D.C. Decomposed Granite D/W Driveway Dr. Drive E. East E.C. End of Curve E.C.R. End of Curve Return E.P. Edge of Existing Paving E.V.C. End of Vertical Curve Elev. Elevation Ely. Easterly Est. Estimate Exc. Excavation Exist. Existing F.B. Field Book F.H. Fire Hydrant F.L. Flow Line Fd. Foe Ft. Foot G. Guy wire of pole Hor. Horizontal I.B.M. Imported Base Material In. Inch L.F. Linear Feet Lat. Lateral Lt. Left M.H. Manhole M.O. Middle Ordinate M.O.C. Middle of Curve	ABBREVIATION M.V. Mercury Vapor Max. Maximum Min. Minimum Ave. North N.T.S. Not to Scale N.Ely. Northeasterly Nly. Northerly No. Number N.Wly. Northwesterly O.C. On Center Opp. Opposite P.B. Pull Box P.C. Point of Curvature P.C.C. Point of Compound Curvature or Portland Cement Concrete P.I. Point of Intersection P.P. Power Pole P.R.C. Point of Reverse Curvature P.R.V.C. Point of Reverse Vertical Curve P.T. Point of Tangency R. Radius R.C.P. Reinforced Concrete Pipe R.E. Registered Engineer R.S. Record of Survey R.W. Hdr. Redwood Header R/W. Right of Way Rd. Road Rec. Record Riv. Riverside Rl. Right S. South S.B. San Bernardino S.D. Storm Drain S/W Sidewalk Sec. Section S.Ely. Southeasterly Sly. Southerly Spec. Specifications Spk. Spike Sq. Square SSB&M San Bernardino Base & Meridian St. Street Sta. Station Std. Standard Stk. Stake S.Wly. Southwestery T.C. Top of Curb T.P. Top of Pavement Tel. Telephone Typ. Typical V.C. Vertical Curve V.P. Vertical Point of Intersection Vert. Vertical W. West Wly. Westerly



VICINITY MAP
 NTS

PROJECT INFO

PROJECT:
 TRACT NO. 37242
 PRELIM PLAN CASE NUMBER -
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

PROJECT DATA:
 TOTAL LOT AREA - 9.69 AC
 DISTURBED AREA - 9.69 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
 15597 MOJAVE STREET,
 HESPERIA, CALIFORNIA 92345
 (760) 949-3682

EARTHWORK QUANTITIES:

CUT: 13,101 CY
 FILL: 13,112 CY
 IMPORT: 11 CY

APN & LEGAL DESCRIPTION

637-190-027 & 029
 AREA WAS FORMERLY MAPPED BY WAY OF TRACT NO. 33195, M.B. 399/59-75.
 LOTS 31 (WEST) & 32 (LARGE LOT), BOTH FROM THE ABOVE REFERENCED MAP.
 (RIVERSIDE CO. PROPOSED TRACT NO. 37242) (SOUTH 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

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	

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 _____

NO. ####
 MON. DD, YEAR

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER DATE
 EXP. DATE
 GEOTECHNICAL ENGINEERS FIRM AND PHONE NUMBER
 GEOTECHNICAL ENGINEERS ADDRESS

DIGALERT
 DIAL BEFORE YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG
 TOLL FREE 1-800-227-2600
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
 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:
 NAME: HAWK DR. ELEV. (FT) ACCURACY
 235 528.789
 332 508.177
 440 492.884

BASIS OF BEARINGS:
 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.

ENGINEER	REVISIONS	CITY	ENGINEERS SEAL
MARK	BY	DATE	APPR. DATE

NO. 44180
 Exp. 6/30/17
 CIVIL
 STATE OF CALIFORNIA

PREPARED BY:
saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
 TEL. 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:
 DATE: EXP. 06/30/17

CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS

BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819, EXP. 6/30/2015

REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:
 CIVIL
 TRAFFIC
 LANDSCAPE

CITY OF PALM DESERT
PRELIMINARY GRADING PLAN
 TRACT NO. 37242
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 1
 OF
 SHEETS 5
 CITY FILE NUMBER