

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
- THE DEPARTMENT OF PUBLIC WORKS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES SHOWN HEREON.
- 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.
- STREETS IN THE CONSTRUCTION AREA SHALL BE KEPT CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING OF THE PROPOSED WORK AREA.
- NO PUBLIC STREET SHALL BE CLOSED TO TRAFFIC WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- NO TRENCHES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- 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.
- 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.
- CONTRACTOR MUST OBTAIN APPROVAL FOR ANY LANE CLOSURES A MINIMUM OF 48 HOURS IN ADVANCE.
- 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. 544-3509 DATED 04/28/2005 AND 05/12/2016.



GEOTECHNICAL ENGINEER DATE
 EXP. DATE 09/30/2020
 SLADDEN ENGINEERING PHONE NO.: 760-863-0713
 45090 GOLF CENTER PARKWAY, SUITE F, INDO, CA 92201

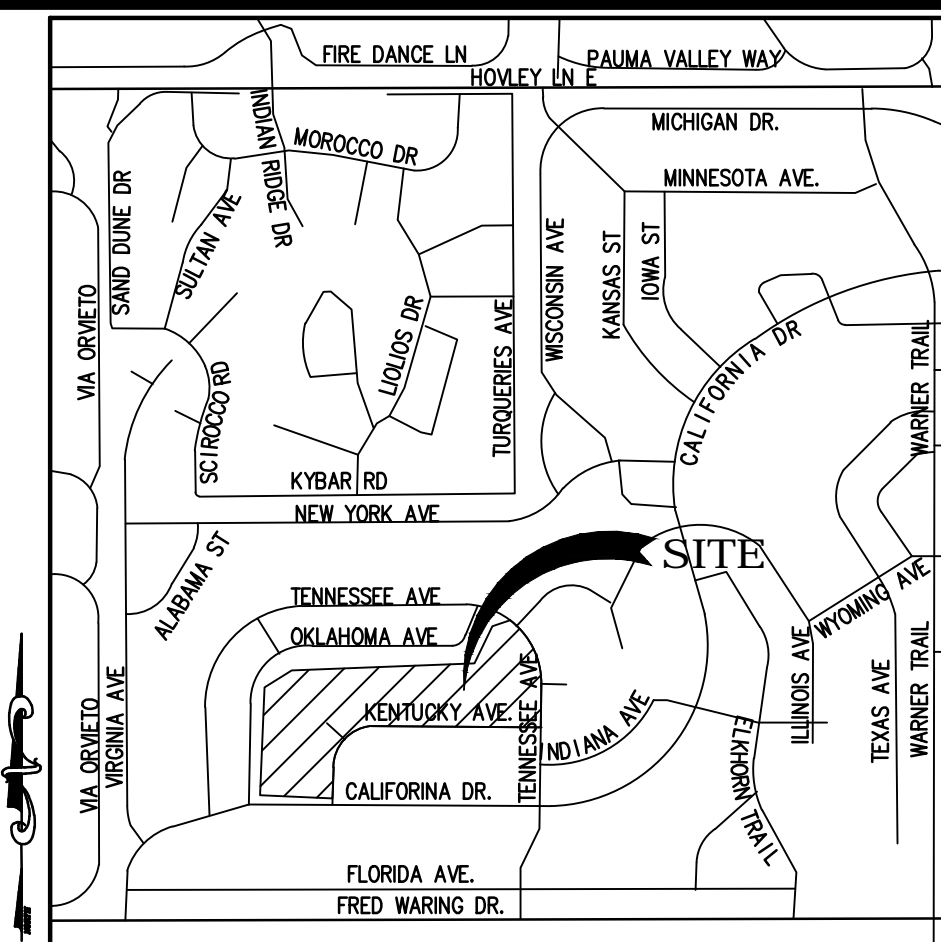
BENCHMARK EQUATION:

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON PALM DESERT BENCHMARK 120.607' + 500.00'

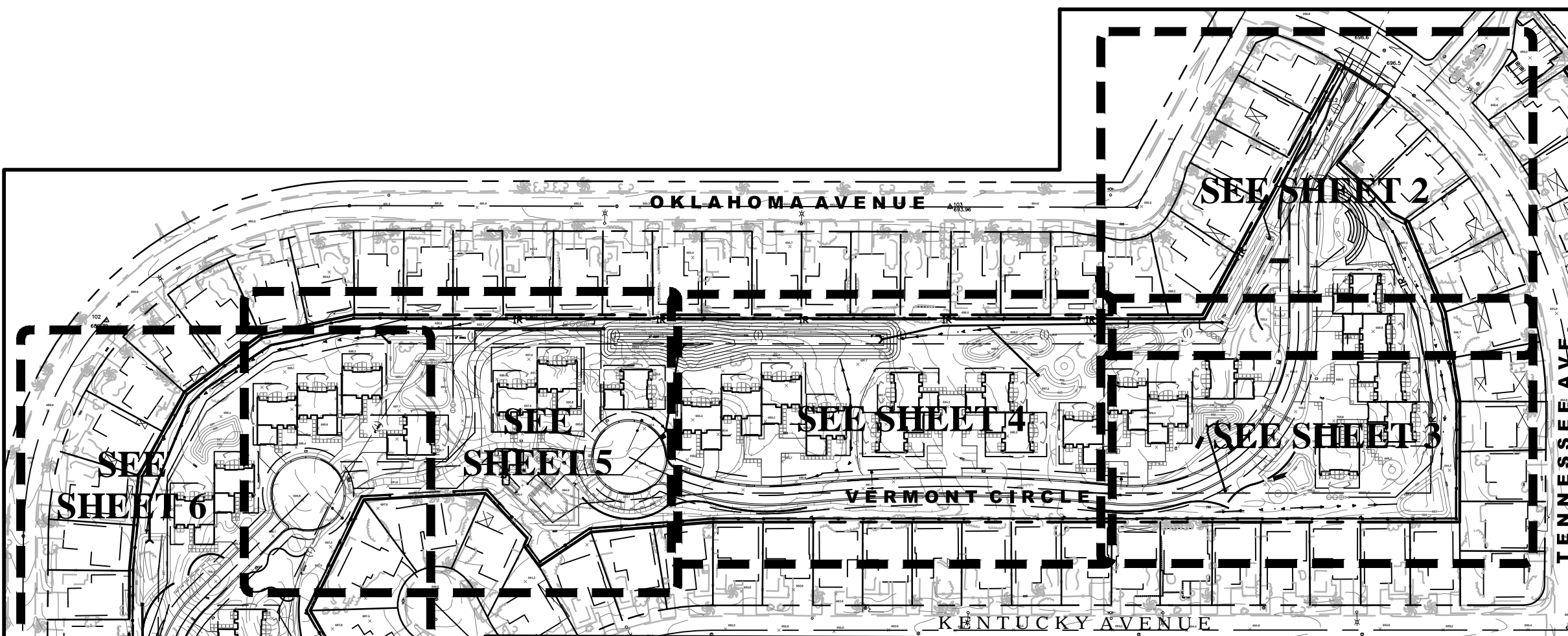
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRECISE GRADING PLAN
TRACT NO. 37240, PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE,
PALM DESERT, CA 92211

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
 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 ANTIOPATES 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.



VICINITY MAP



INDEX MAP
 SCALE: 1"=150'

LEGENDS & ABBREVIATIONS

EXISTING UNDERGROUND UTILITIES SANITARY SEWER 8" S WATER LINE 6" W STORM DRAIN 24" S.D. GAS LINE 2" G IRRIGATION LINE 20" IRR	EXISTING TOPOGRAPHY BLOCK WALL BOARD FENCE WIRE FENCE CHAIN LINK FENCE	POLE & GUY ANCHOR TELEPHONE POLE TRAFFIC SIGN STREET NAME SIGN MAIL BOX	TOP OF SLOPE TOE OF SLOPE DIRECTION OF FLOW RETAINING WALL	ABBREVIATION Ac. Asphaltic Concrete Area Area Ave. Avenue Avg. Average B.C.R. Beginning of Curve B.M. Bench Mark B.V.C. Beginning of Vertical Curve Blvd. Boulevard C. Center C&G. Curb & Gutter C.B. Catch Basin C.I. Cast Iron C.F. Curb Face C.M.P. Corrugated metal pipe C.M.P.A. Corrugated metal pipe arch C.P. Concrete pipe C.R. Curb Return C.T.B. Concrete treated base C.Y. Cubic Yards Calc. calculated Ch. Chute C-C. Center to Center Gr. Circle Co. County or Company Conc. Concrete const. Construct cor. Corner cu. ft. Cubic feet D.G. Decomposed Granite D/W. Driveway Dr. Drive E. East E.C. End of Curve E.C.R. End of Curb Return E.P. Edge of Existing Paving E.V.C. End of Vertical Curve Elev. Elevation Est. Estimate Exc. Excavation Exist. Existing F.B. Field Book F.H. Fire Hydrant F.L. Flow Line FL. Found FL. Foot Guy Guy wire of pole Hor. Horizontal I.B.M. Imported Base Material Inv. Invert L.F. Linear Feet Lat. Lateral Lett. Lett M.H. Manhole M.O. Middle Ordinate M.O.C. Middle of Curve	ABBREVIATION M.V. Mercury Vapor Max. Maximum Min. Minimum N. North N.T.S. Not to Scale N.Ely. Northeastly N.Wly. Northwestly On 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.P. Power Pole P.C.V. Point of Compound Vertical Curve P.I. Point of Intersection P.P. Point of Reverse Curvature P.R.V.C. Point of Reverse Vertical Curve P.L. Property Line Pl. Point Rad. Radius R.C.P. Reinforced Concrete Pipe R.E. Registered Engineer R.S. Record of Survey R.W. Rd. Right of Way R/W Construct Rd. Road Rec. Record Riv. Riverside Rv. Riverside S. South S.B. Son Bernardino S.D. Storm Drain S/W Sidewalk Sec. Section S.Ely. Southeastly Sly. Southerly Spec. Specifications Spk. Spike Sq. Square SSB&M Son Bernardino Base & Meridian St. Street Sta. Station Stand. Standard Slide Slide Sfk. Sidewalk S.Wly. Southwestly Top of Curb Top of Pavement T.P. Typical Tel. Telephone Typ. Typical V.C. Vertical Curve V.C.P. Verified Clay Pipe V.P.I. Vertical Point of Intersection Vert. Vertical W. West Wly. Westerly
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**ANY MODIFICATION OF THIS PLAN
 MUST BE APPROVED BY THE CITY
 PRIOR TO CONSTRUCTION.**

CITY PERMIT #:

CITY ISSUE DATE:

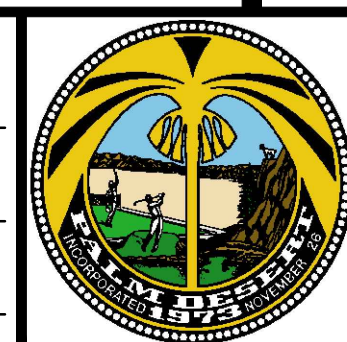
FOR CITY USE ONLY

PLAN CHECKED BY:

CIVIL

TRAFFIC

LANDSCAPE



CITY OF PALM DESERT

TITLE SHEET
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

WDID: 7 33C387488

SHEET 1 OF SHEETS 29

CITY FILE NUMBER

STORM DRAIN GENERAL NOTES

- THE CONTRACTOR SHALL CONSTRUCT THE FLOOD CONTROL IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S M.O.U. STANDARD SPECIFICATIONS DATED JUNE 24, 2008, AND THE DISTRICT'S STANDARD MANUAL. PLEASE REFER TO THE "PUBLICATIONS AND RECORDS" FOUND ON THE DISTRICT'S WEBSITE.
- CONTACT THE ENCROACHMENT PERMIT ENGINEER AT 951.955.1266 IF AN ENCROACHMENT PERMIT IS REQUIRED FROM THE DISTRICT. AFTER THE PERMIT IS ISSUED THE DISTRICT MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
- CONTACT CONSTRUCTION MANAGEMENT AT 951.955.1288 IF CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE DISTRICT. THE DISTRICT MUST BE NOTIFIED TWENTY DAYS (20) PRIOR TO CONSTRUCTION.
- ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE INTERSECTION STATIONS.
- FORTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT AT 1.800.227.2600.
- ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON THE VERTICAL DATUM IS DERIVED FROM NAVD 88. THE HORIZONTAL DATUM IS DERIVED FROM NAD83(CCS) EPOCH 2011.00, AND CALIFORNIA STATE PLANE, ZONE 6.
- ALL COORDINATES ARE SHOWN IN FEET AND DECIMALS THEREOF BASED ON THE NORTH AMERICAN DATUM (NAD 83), CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 6 AND EPOCH 2011.00.
- ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM.
- ELEVATIONS OF UTILITIES ARE APPROXIMATE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, MINIMUM STREET RECONSTRUCTION SHALL BE 4" TYPE "B" HOT MIX ASPHALT OVER 6" CLASS 2 AGGREGATE BASE OR AS SPECIFIED BY THE ENGINEER.
- OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6" OF CLASS "B" CONCRETE.
- PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
- PIPE BEDDING SHALL CONFORM TO THE DISTRICTS STANDARD DRAWING NO. MB15 EXCEPT PIPE COVER <2 FEET. FOR COVER <2 FEET, CONCRETE SLURRY (2,000 PSI) SHALL BE USED. THE ENTIRE TRENCH SHALL BE SLURRY EXTENDING 4 INCHES MINIMUM AND 12 INCHES MAXIMUM ABOVE THE TOP OF THE PIPE.
- BH-1 INDICATES SOIL BORING LOCATIONS BASED ON THE SOILS REPORT DATED MAY 6, 2016.
- "V" IS THE DEPTH OF CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE.
- CATCH BASINS SHALL BE LOCATED SO THAT LOCAL DEPRESSION SHALL BEGIN AT EXISTING CURB RETURN JOINT, UNLESS OTHERWISE SPECIFIED.
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
- STANDARD DRAWINGS CALLED FOR ON THE PLAN AND PROFILE SHALL CONFORM TO DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS REQUIRED TO CALL ALL UTILITY AGENCIES REGARDING TEMPORARY SHORING AND SUPPORT REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
- 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.
- APPROVAL OF THESE PLANS BY THE DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IN FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE NECESSARY CORRECTIONS.
- THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONCRETE COATING ON THE INSIDE OF ALL REINFORCED CONCRETE PIPES MUST BE INCREASED TO PROVIDE A MINIMUM OF 1-1/2 INCHES OVER THE REINFORCING AND INCREASED TO A MINIMUM OF 3-1/2 INCHES OVER REINFORCING FOR BOX CULVERT, WHEN DESIGN VELOCITIES BE F^C=5,000 PSI FOR VELOCITIES EXCEEDING 20 FEET PER SECOND AND F^C=6,000 PSI FOR VELOCITIES EXCEEDING 30 FEET PER SECOND.
- CONSTRUCTION JOINTS FOR CALTRANS STANDARD REINFORCED CONCRETE BOX SHALL BE PLACED ACCORDING TO THE DISTRICT STANDARD DRAWING NO. BOX 401.

CONSTRUCTION NOTES & QUANTITIES

- INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS. 39,051 S.F.
- INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT. 13,483 S.F.
- INSTALL 6" DIA. ADS N12 HDPE PIPE. 231 L.F.
- INSTALL 18" DIA. ADS N12 HDPE PIPE. 1,231 L.F.
- INSTALL 12" DIA. ADS N12 HDPE PIPE. 1,116 L.F.
- INSTALL TRUNCATED DOMES PER DETAIL 1 ON SHEET 13. 1 L.S.
- INSTALL CONCRETE WHEELSTOP PER DETAIL 2 ON SHEET 13. 36 EA
- PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11. 1 LS
- PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13. 1 LS
- INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13. 4 EA
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS. 32 EA
- INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13. 8 EA
- INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13. 79 L.F.
- CONSTRUCT BIO-RETENTION BASIN PER DETAIL 8 ON SHEET 13. 31,851 S.F.
- CONSTRUCT 48" MIN. WIDTH CONCRETE WALKWAY PER ARCHITECTURAL PLAN. 3,917 S.F.
- CONSTRUCT 48" MIN. WIDTH STABILIZED DECOMPOSED GRANITE WALKWAY PER DETAIL 14 ON SHEET 14. 10,547 S.F.
- CONSTRUCT RETAINING WALL PER SEPARATE PERMIT. 783 L.F.
- CONSTRUCT 3'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 1,197 L.F.
- CONSTRUCT 4'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 208 L.F.
- CONSTRUCT 5'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 1,382 L.F.
- CONSTRUCT 3'-0" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 385 L.F.
- CONSTRUCT 4'-6" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 310 L.F.
- INSTALL 8" DIA. ADS N12 HDPE PIPE. 101 L.F.
- INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14. 5 EA
- CONSTRUCT 6'-0" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 4,094 L.F.
- INSTALL 18"x18"x12" WYE. 1 EA
- CONSTRUCT 4" PCC PAVING PER ARCHITECT'S PLANS. 6,650 S.F.
- CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14. 11 EA
- CONSTRUCT 4" CONCRETE DECK WITH HAND WASHED AND SAWCUT FINISHED PER ARCHITECTURAL PLANS. 2,933 S.F.
- CONSTRUCT EMERGENCY SPILLWAY PER DETAIL 16 ON SHEET 14. 3 EA
- INSTALL 6"x6" NDS BRASS DECK DRAIN PER DETAIL 11 ON SHEET 14. 4 EA
- INSTALL 4" DIA. ADS N12 HDPE PIPE. 204 L.F.
- CONSTRUCT 5'-4" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 108 L.F.
- CONSTRUCT 5'-4" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 122 L.F.
- CONSTRUCT 3'-0" HIGH SIGHT SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 1,278 L.F.
- CONSTRUCT 6" CONCRETE CURB PER DETAIL 12 ON SHEET 14. 908 L.F.
- CONSTRUCT 4'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT. 112 L.F.
- INSTALL 18"x18"x8" WYE. 1 EA
- INSTALL 45"x6" BEND. 1 EA
- INSTALL 11.25"x12" BEND. 2 EA
- INSTALL 22.5"x12" BEND. 3 EA
- INSTALL 11.25"x18" BEND. 4 EA
- INSTALL 22.5"x18" BEND. 4 EA
- INSTALL 12"x12"x12" WYE. 1 EA
- INSTALL 45"x12" BEND. 3 EA
- CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6. 8,674 S.F.
- CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6. 2 EA
- INSTALL 45"x18" BEND. 2 EA

CONSTRUCTION NOTES & QUANTITIES

- INSTALL 45"x8" BEND. 1 EA
- CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6. 441 L.F.
- CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14. 7 EA
- CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6. 1 EA
- INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13. 2 EA

NOTICE TO CONTRACTOR:

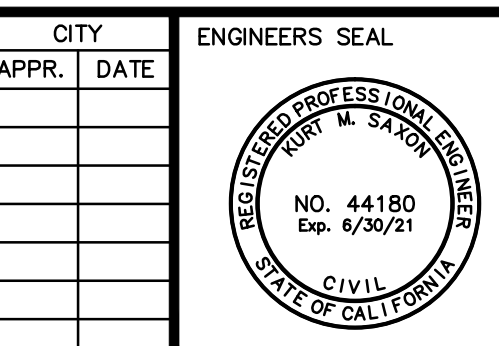
CONSTRUCTION QUANTITIES SHOWN ON THESE PLANS ARE PROVIDED FOR THE CONTRACTOR'S REFERENCE ONLY. CONTRACTOR SHALL TAKE OFF THEIR OWN QUANTITIES FOR BIDDING PURPOSES. PAYMENT FOR ALL ITEMS WILL BE BASED UPON CONTRACTOR'S NUMBERS AND NOT THE QUANTITIES ON THESE PLANS.

WDID: 7 33C387488



BENCHMARK:
 MONUMENT DESCRIPTION: 2" BRASS DISK
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
 ELEVATION (MSL): NAVD88 120.607 + 500'
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	
MARK	BY	DATE				APPR.	DATE



PREPARED BY:

 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056
 TEL: 949.366.2190 FAX: 800.653.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#44180

CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819
 REVIEWED AND RECOMMENDED BY: _____ DATE _____

PLAN CHECKED BY:
 CIVIL _____
 TRAFFIC _____
 LANDSCAPE _____



CITY OF PALM DESERT
 NOTES
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET **2**
 OF
 SHEETS **29**
 CITY FILE NUMBER _____

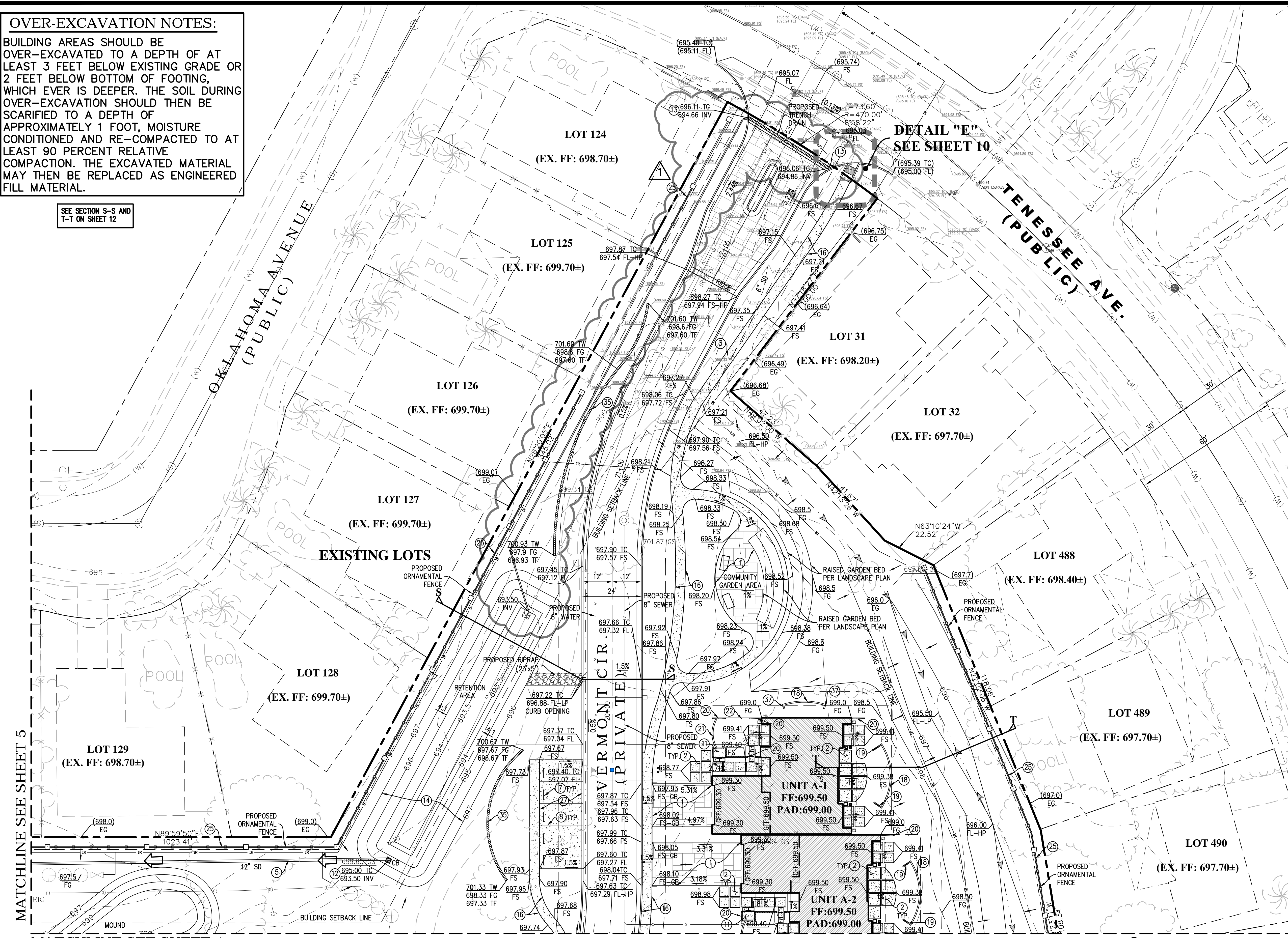
OVER-EXCAVATION NOTES:

BUILDING AREAS SHOULD BE OVER-EXCAVATED TO A DEPTH OF AT LEAST 3 FEET BELOW EXISTING GRADE OR 2 FEET BELOW BOTTOM OF FOOTING, WHICH EVER IS DEEPER. THE SOIL DURING OVER-EXCAVATION SHOULD THEN BE SCARIFIED TO A DEPTH OF APPROXIMATELY 1 FOOT, MOISTURE CONDITIONED AND RE-COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THE EXCAVATED MATERIAL MAY THEN BE REPLACED AS ENGINEERED FILL MATERIAL.

SEE SECTION S-S AND T-T ON SHEET 12

CONSTRUCTION NOTES

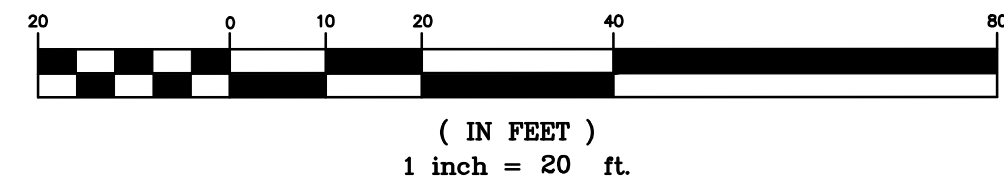
- 1) INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
- 2) INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT.
- 3) INSTALL 6" DIA. ADS N12 HDPE PIPE.
- 4) INSTALL 18" DIA. ADS N12 HDPE PIPE.
- 5) INSTALL 12" DIA. ADS N12 HDPE PIPE.
- 6) INSTALL TRUNCATED DOMES PER DETAIL 1 ON SHEET 13.
- 7) INSTALL CONCRETE WHEELSTOP PER DETAIL 2 ON SHEET 13.
- 8) PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
- 9) PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
- 10) INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
- 11) CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12) INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- 13) INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
- 14) CONSTRUCT BIO-RETENTION BASIN PER DETAIL 8 ON SHEET 13.
- 15) CONSTRUCT 48" MIN. WIDTH CONCRETE WALKWAY PER ARCHITECTURAL PLAN.
- 16) CONSTRUCT 48" MIN. WIDTH STABILIZED DECOMPOSED GRANITE WALKWAY PER DETAIL 14 ON SHEET 14.
- 17) CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
- 18) CONSTRUCT 3'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 19) CONSTRUCT 4'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 20) CONSTRUCT 5'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 21) CONSTRUCT 3'-0" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 22) CONSTRUCT 4'-6" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 23) INSTALL 8" DIA. ADS N12 HDPE PIPE.
- 24) INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- 25) CONSTRUCT 6'-0" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 26) INSTALL 18"x18"x12" WYE.
- 27) CONSTRUCT 4" PCC PAVING PER ARCHITECT'S PLANS.
- 28) CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 29) CONSTRUCT 4" CONCRETE DECK WITH HAND WASHED AND SAWCUT FINISHED PER ARCHITECTURAL PLANS.
- 30) CONSTRUCT EMERGENCY SPILLWAY PER DETAIL 16 ON SHEET 14.
- 31) INSTALL 6"x6" NDS BRASS DECK DRAIN PER DETAIL 11 ON SHEET 14.
- 32) INSTALL 4" DIA. ADS N12 HDPE PIPE.
- 33) CONSTRUCT 5'-4" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 34) CONSTRUCT 5'-4" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 35) CONSTRUCT 3'-0" HIGH SIGHT SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 36) CONSTRUCT 6" CONCRETE CURB PER DETAIL 12 ON SHEET 14.
- 37) CONSTRUCT 4'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 38) INSTALL 18"x18"x8" WYE.
- 39) INSTALL 45"x6" BEND.
- 40) INSTALL 11.25"x12" BEND.
- 41) INSTALL 22.5"x12" BEND.
- 42) INSTALL 11.25"x18" BEND.
- 43) INSTALL 22.5"x18" BEND.
- 44) INSTALL 12"x12"x12" WYE.
- 45) INSTALL 45"x12" BEND.
- 46) CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6.
- 47) CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6.
- 48) INSTALL 45"x18" BEND.
- 49) INSTALL 45"x8" BEND.



DETAIL "E"
SEE SHEET 10

EXISTING LOTS

GRAPHIC SCALE



NOTE:
COMMUNITY GARDEN AREA TO HAVE \leq 2% SLOPE IN ALL DIRECTIONS.

- 50) CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6.
- 51) CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14.
- 52) CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6.
- 53) INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13

WDID: 7 33C387488

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

BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD83 120.607 + 500'
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	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEER'S SEAL	CITY	APPROVED BY:

ENGINEERS SEAL
KURT M. SAXON
NO. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

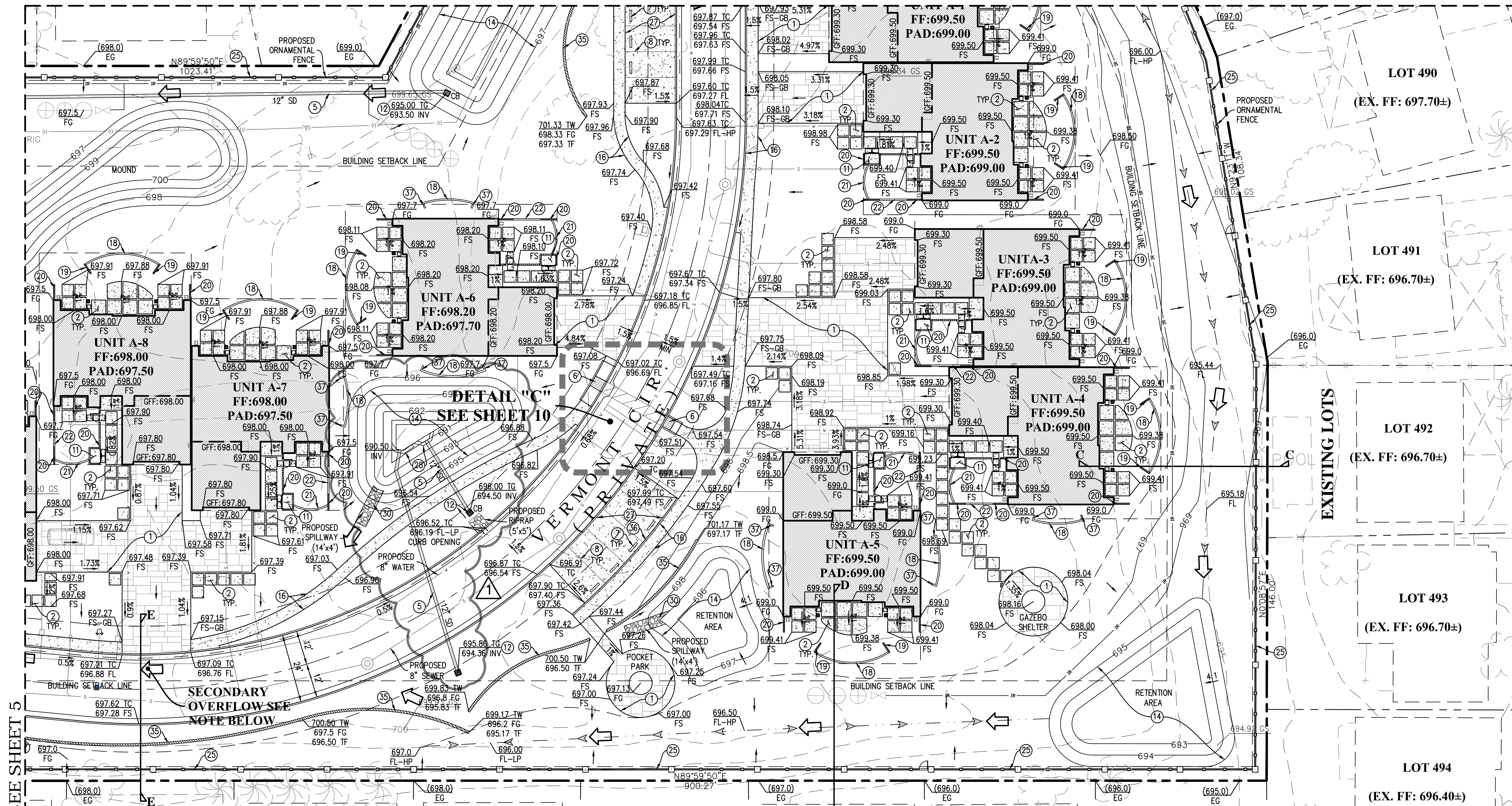
PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92086
TEL: 949.366.2180 FAX: 800.653.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819
REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE

CITY OF PALM DESERT
PRECISE GRADING PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 3
OF SHEETS 29
CITY FILE NUMBER



- 1 INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
- 2 INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT.
- 3 INSTALL 6" DIA. ADS N12 HDPE PIPE.
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- 8 PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
- 9 PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
- 10 INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
- 11 CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12 INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- 13 INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
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- 20 CONSTRUCT 5'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
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- 25 CONSTRUCT 6'-0" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 26 INSTALL 18"x18"x12" WYE.
- 27 CONSTRUCT 4" PCC PAVING PER ARCHITECT'S PLANS.
- 28 CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 29 CONSTRUCT 4" CONCRETE DECK WITH HAND WASHED AND SAWCUT FINISHED PER ARCHITECTURAL PLANS.
- 30 CONSTRUCT EMERGENCY SPILLWAY PER DETAIL 16 ON SHEET 14.
- 31 INSTALL 6"x6" NDS BRASS DECK DRAIN PER DETAIL 11 ON SHEET 14.
- 32 INSTALL 4" DIA. ADS N12 HDPE PIPE.
- 33 CONSTRUCT 5'-4" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
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- 46 CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6.
- 47 CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6.
- 48 INSTALL 45"x18" BEND.
- 49 INSTALL 45"x8" BEND.
- 50 CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6.
- 51 CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14.
- 52 CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6.
- 53 INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13.

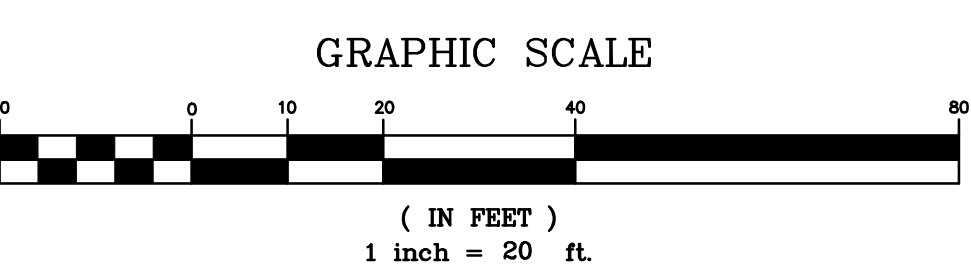
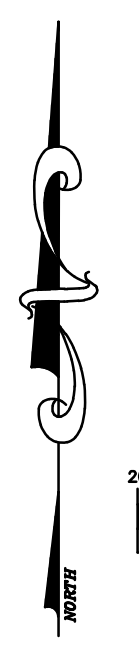
MATCHLINE SEE SHEET 5

OVER-EXCAVATION NOTES:
 BUILDING AREAS SHOULD BE OVER-EXCAVATED TO A DEPTH OF AT LEAST 3 FEET BELOW EXISTING GRADE OR 2 FEET BELOW BOTTOM OF FOOTING, WHICH EVER IS DEEPER. THE SOIL DURING OVER-EXCAVATION SHOULD THEN BE SCARIFIED TO A DEPTH OF APPROXIMATELY 1 FOOT, MOISTURE CONDITIONED AND RE-COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THE EXCAVATED MATERIAL MAY THEN BE REPLACED AS ENGINEERED FILL MATERIAL.

SECONDARY OVERFLOW NOTE:
 WATER OVERFLOWING BASINS WILL POND UP IN VERMONT CIRCLE AND OVERFLOW THE ROAD HIGH POINT AND THEN TRAVEL TO THE CUL-DE-SAC AND SPILL INTO THE BASINS NEAR THE CUL-DE-SAC.

NOTE:
 POCKET PARK AREA TO HAVE =/ < 2% SLOPE IN ALL DIRECTIONS.

SEE SECTION C-C, D-D AND E-E ON SHEET 11.



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

BENCHMARK:
 MONUMENT DESCRIPTION: 2" BRASS DISK
 STAMPED: CITY OF P.D. BM 131
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
 ELEVATION (MSL): NAVD88 120.607 + 500'
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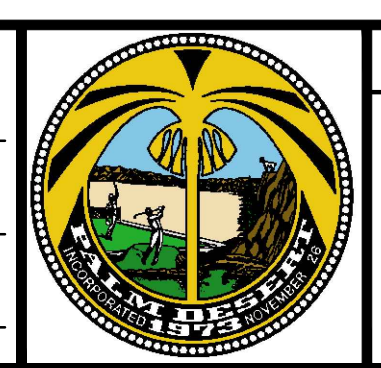
MARK	BY	DATE	REVISIONS

CITY ENGINEER SEAL
 CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819

ENGINEERS SEAL
 Saxon Engineering Services, Inc.
 2805 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
 TEL: 949.366.2180 FAX: 800.653.1919
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#4180

PREPARED BY:
 CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819
 REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:
 CIVIL
 TRAFFIC
 LANDSCAPE



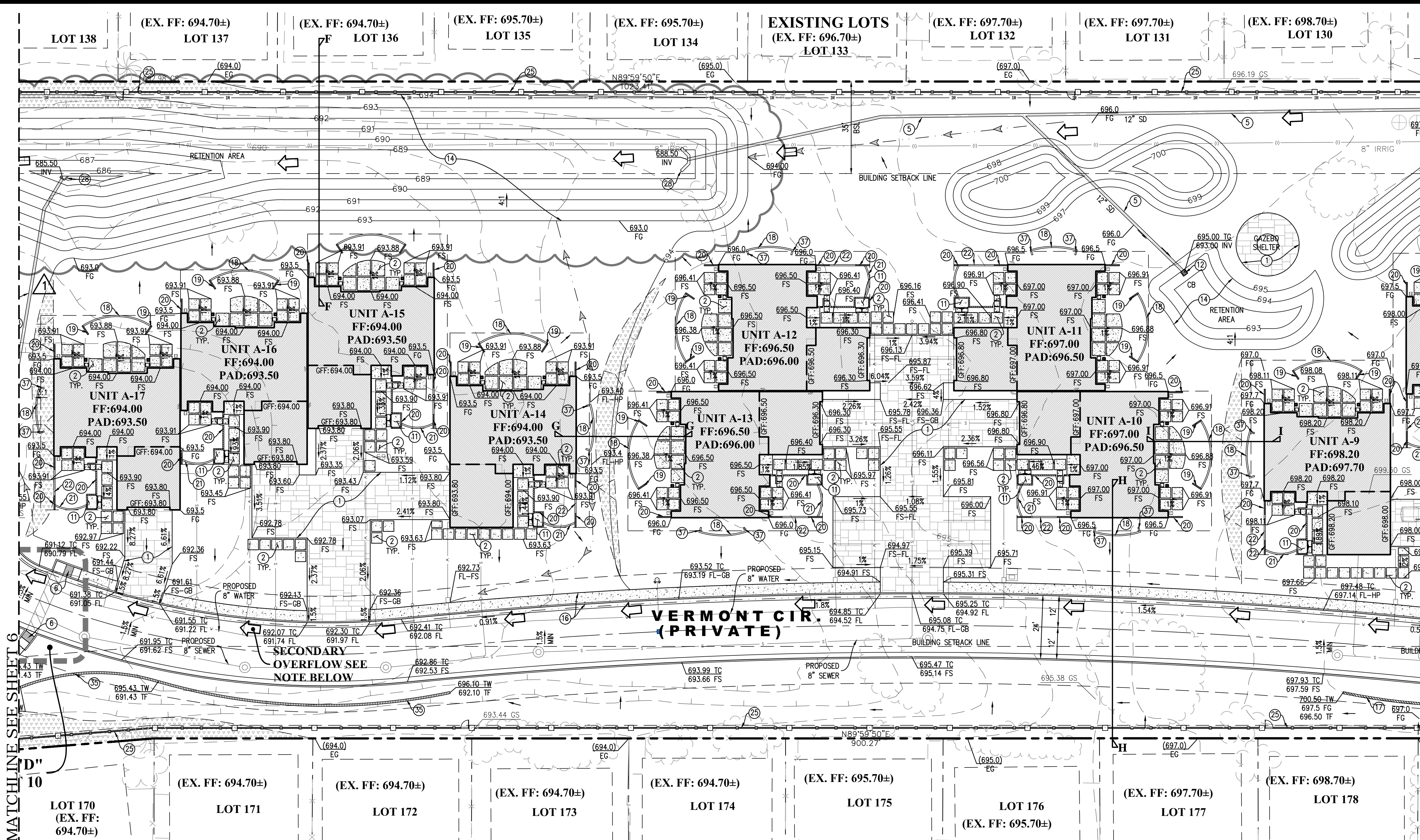
CITY OF PALM DESERT
 PRECISE GRADING PLAN
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 4
 OF SHEETS 29
 CITY FILE NUMBER

WDID: 7 33C387488

CONSTRUCTION NOTES

1. INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
2. INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT.
3. INSTALL 6" DIA. ADS N12 HDPE PIPE.
4. INSTALL 18" DIA. ADS N12 HDPE PIPE.
5. INSTALL 12" DIA. ADS N12 HDPE PIPE.
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7. INSTALL CONCRETE WHEELSTOP PER DETAIL 2 ON SHEET 13.
8. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
10. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
11. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
12. INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
13. INSTALL 12" WIDE FILCO TEN PRO V 300 TRENCH DRAIN (10630200) WITH WITH FILCO TEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
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15. CONSTRUCT 48" MIN. WIDTH CONCRETE WALKWAY PER ARCHITECTURAL PLAN.
16. CONSTRUCT 48" MIN. WIDTH STABILIZED DECOMPOSED GRANITE WALKWAY PER DETAIL 14 ON SHEET 14.
17. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
18. CONSTRUCT 3'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
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46. CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6.
47. CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6.
48. INSTALL 45"x18" BEND.



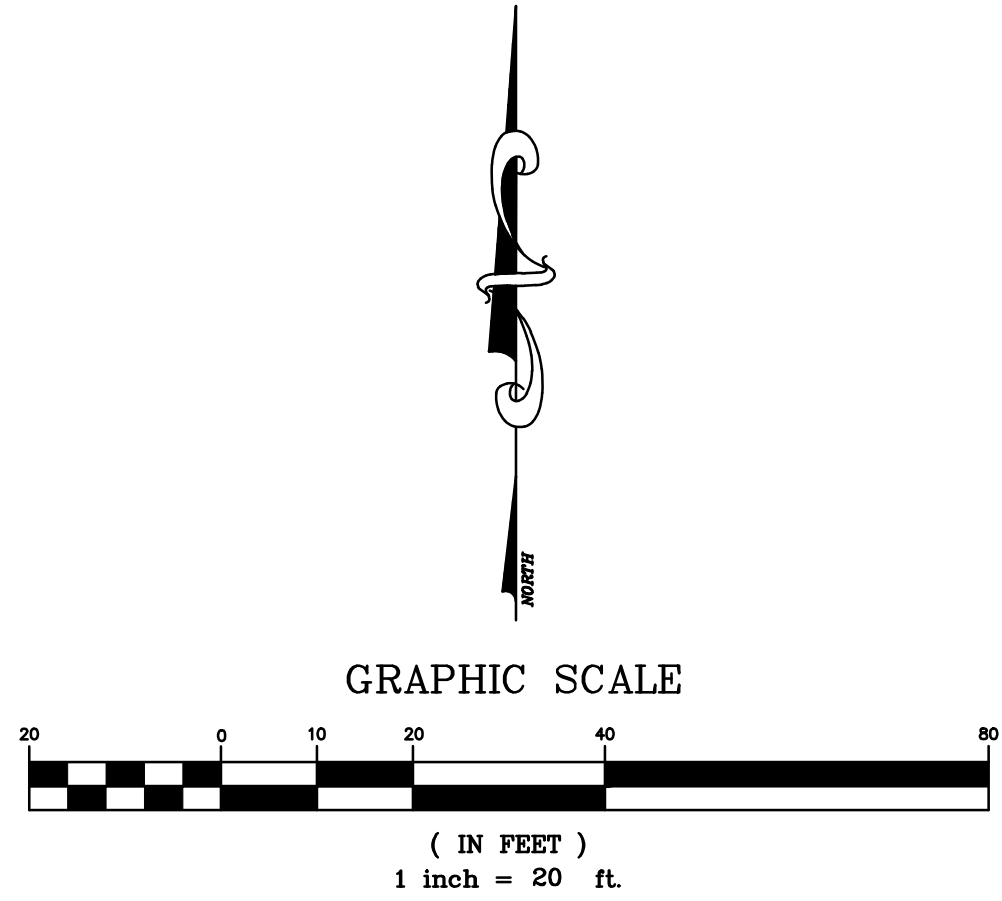
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3 & SHEET 4

OVER-EXCAVATION NOTES:
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SECONDARY OVERFLOW NOTE:
 WATER OVERFLOWING BASINS WILL POND UP IN VERMONT CIRCLE AND OVERFLOW THE ROAD HIGH POINT AND THEN TRAVEL TO THE CUL-DE-SAC AND SPILL INTO THE BASINS NEAR THE CUL-DE-SAC.

SEE SECTION F-F, G-G, H-H AND I-I ON SHEET 11.



49. INSTALL 45"x8" BEND.
50. CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6.
51. CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14.
52. CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6.
53. INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13.

WDID: 7 33C387488

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 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
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 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
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ENGINEER	REVISIONS	CITY	ENGINEERS SEAL	PREPARED BY:	CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS	PLAN CHECKED BY:
MARK	BY	DATE	APPR.	DATE	APPROVED BY:	CIVIL

PROFESSIONAL SEAL
 KURT M. SAXON
 CIVIL ENGINEER
 STATE OF CALIFORNIA

saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
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BO CHEN, P.E.
 CITY ENGINEER
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 DATE: _____
 REVIEWED AND RECOMMENDED BY: _____
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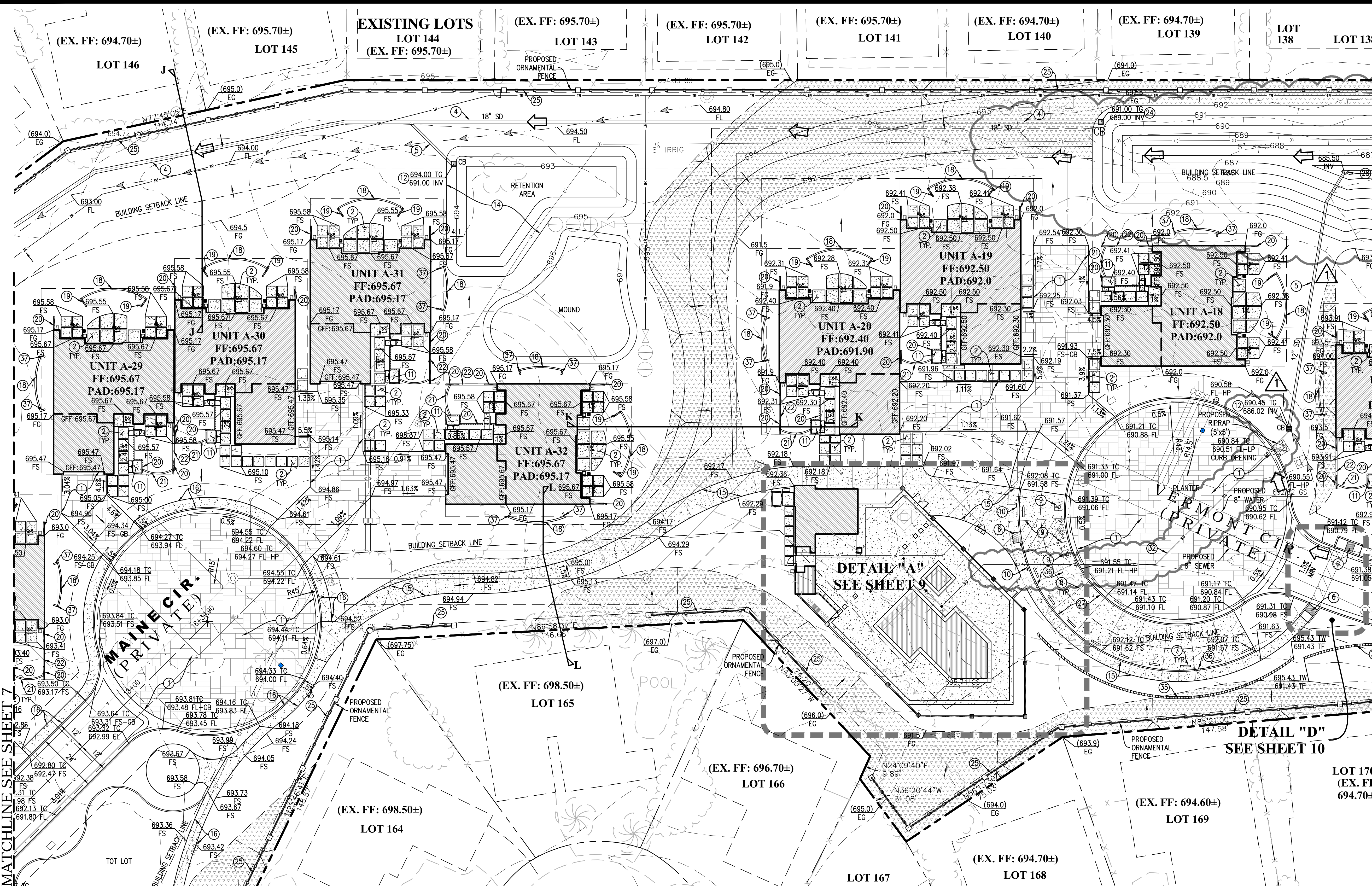
CITY OF PALM DESERT
 CIVIL
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CITY OF PALM DESERT
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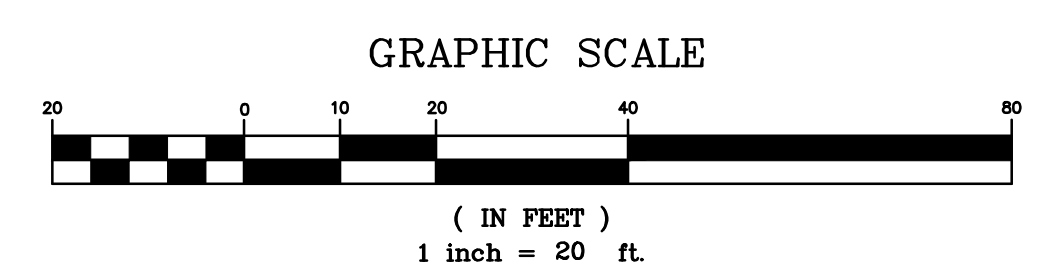
SHEET 5
 OF SHEETS 29
 CITY FILE NUMBER

CONSTRUCTION NOTES

- 1 INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
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- 8 PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
- 9 PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
- 10 INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
- 11 CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12 INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- 13 INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17031013) PER DETAIL 7 ON SHEET 13.
- 14 CONSTRUCT BIO-RETENTION BASIN PER DETAIL 8 ON SHEET 13.
- 15 CONSTRUCT 48" MIN. WIDTH CONCRETE WALKWAY PER ARCHITECTURAL PLAN.
- 16 CONSTRUCT 48" MIN. WIDTH STABILIZED DECOMPOSED GRANITE WALKWAY PER DETAIL 14 ON SHEET 14.
- 17 CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
- 18 CONSTRUCT 3'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 19 CONSTRUCT 4'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 20 CONSTRUCT 5'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 21 CONSTRUCT 3'-0" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 22 CONSTRUCT 4'-6" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 23 INSTALL 8" DIA. ADS N12 HDPE PIPE.
- 24 INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- 25 CONSTRUCT 6'-0" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 26 INSTALL 18"x18"x12" WYE.
- 27 CONSTRUCT 4" PCC PAVING PER ARCHITECT'S PLANS.
- 28 CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 29 CONSTRUCT 4" CONCRETE DECK WITH HAND WASHED AND SAWCUT FINISHED PER ARCHITECTURAL PLANS.
- 30 CONSTRUCT EMERGENCY SPILLWAY PER DETAIL 16 ON SHEET 14.
- 31 INSTALL 6"x6" NDS BRASS DECK DRAIN PER DETAIL 11 ON SHEET 14.
- 32 INSTALL 4" DIA. ADS N12 HDPE PIPE.
- 33 CONSTRUCT 5'-4" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 34 CONSTRUCT 5'-4" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 35 CONSTRUCT 3'-0" HIGH SIGHT SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 36 CONSTRUCT 6" CONCRETE CURB PER DETAIL 12 ON SHEET 14.
- 37 CONSTRUCT 4'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 38 INSTALL 18"x18"x8" WYE.
- 39 INSTALL 45"x6" BEND.
- 40 INSTALL 11.25"x12" BEND.
- 41 INSTALL 22.5"x12" BEND.
- 42 INSTALL 11.25"x18" BEND.
- 43 INSTALL 22.5"x18" BEND.
- 44 INSTALL 12"x12"x12" WYE.
- 45 INSTALL 45"x12" BEND.
- 46 CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6.
- 47 CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6.
- 48 INSTALL 45"x18" BEND.



OVER-EXCAVATION NOTES:
 BUILDING AREAS SHOULD BE OVER-EXCAVATED TO A DEPTH OF AT LEAST 3 FEET BELOW EXISTING GRADE OR 2 FEET BELOW BOTTOM OF FOOTING, WHICH EVER IS DEEPER. THE SOIL DURING OVER-EXCAVATION SHOULD THEN BE SCARIFIED TO A DEPTH OF APPROXIMATELY 1 FOOT, MOISTURE CONDITIONED AND RE-COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THE EXCAVATED MATERIAL MAY THEN BE REPLACED AS ENGINEERED FILL MATERIAL.



SEE SECTION J-J AND L-L ON SHEET 11
 SEE SECTION K-K ON SHEET 12

- 49 INSTALL 45"x8" BEND.
- 50 CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6.
- 51 CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14.
- 52 CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6.
- 53 INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13.

WDID: 7 33C387488

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 DIAL BEFORE YOU DIG
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 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
 MONUMENT DESCRIPTION: 2" BRASS DISK
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
 ELEVATION (MSL): NAVD88 120.607 + 500'
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.

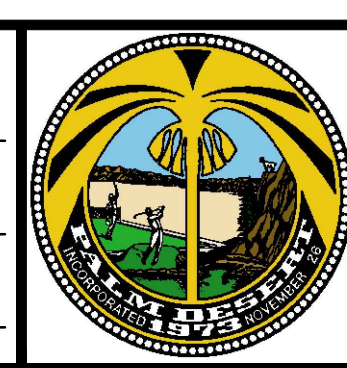
MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEERS SEAL
 PROFESSIONAL ENGINEER
 NO. 44180
 Exp. 6/30/21
 CIVIL
 STATE OF CALIFORNIA

saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
 TEL: 949.366.2180 FAX: 800.653.4193
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#44180
 DATE: _____

CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. #4819
 DATE: _____
 REVIEWED AND RECOMMENDED BY: _____
 DATE: _____

PLAN CHECKED BY:
 CIVIL
 TRAFFIC
 LANDSCAPE



CITY OF PALM DESERT
 PRECISE GRADING PLAN
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 6
 OF SHEETS 29
 CITY FILE NUMBER

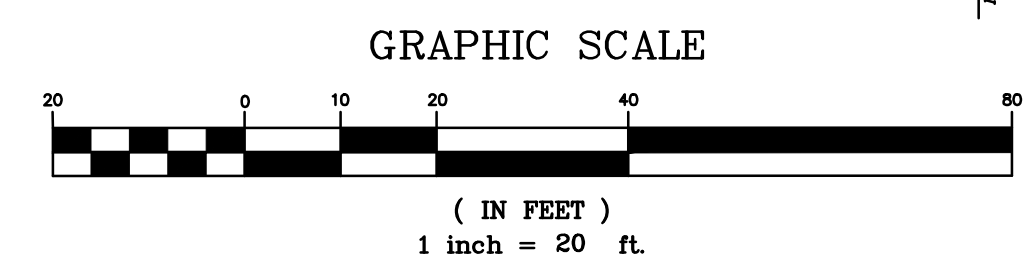
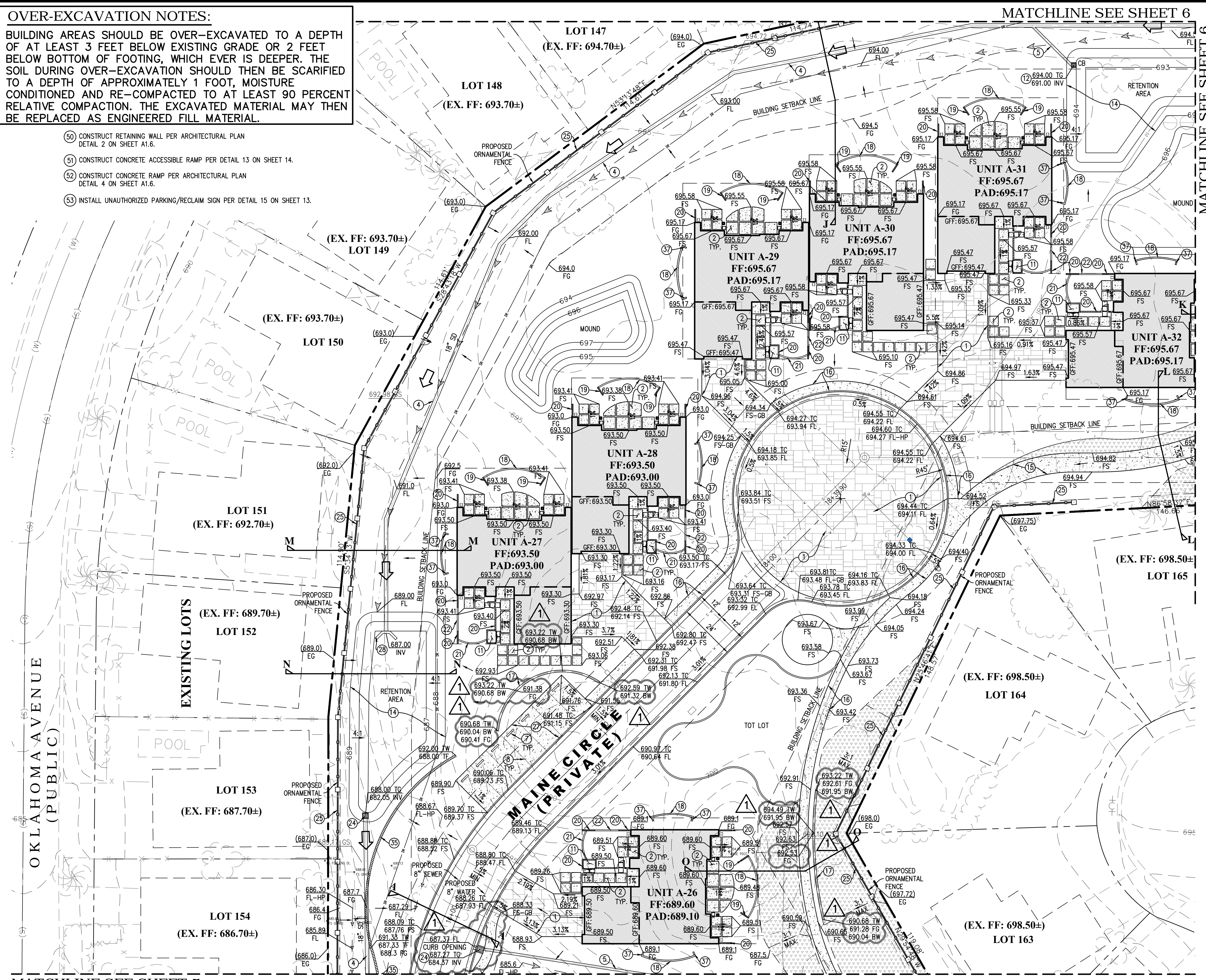
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- (50) CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6.
- (51) CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14.
- (52) CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6.
- (53) INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13.

CONSTRUCTION NOTES

- 1) INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
- 2) INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT.
- 3) INSTALL 6" DIA. ADS N12 HDPE PIPE.
- 4) INSTALL 18" DIA. ADS N12 HDPE PIPE.
- 5) INSTALL 12" DIA. ADS N12 HDPE PIPE.
- 6) INSTALL TRUNCATED DOMES PER DETAIL 1 ON SHEET 13.
- 7) INSTALL CONCRETE WHEELSTOP PER DETAIL 2 ON SHEET 13.
- 8) PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
- 9) PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
- 10) INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
- 11) CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 12) INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- 13) INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
- 14) CONSTRUCT BIO-RETENTION BASIN PER DETAIL 8 ON SHEET 13.
- 15) CONSTRUCT 48" MIN. WIDTH CONCRETE WALKWAY PER ARCHITECTURAL PLAN.
- 16) CONSTRUCT 48" MIN. WIDTH STABILIZED DECOMPOSED GRANITE WALKWAY PER DETAIL 14 ON SHEET 14.
- 17) CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
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- 20) CONSTRUCT 5'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 21) CONSTRUCT 3'-0" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 22) CONSTRUCT 4'-6" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 23) INSTALL 8" DIA. ADS N12 HDPE PIPE.
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- 27) CONSTRUCT 4" PCC PAVING PER ARCHITECT'S PLANS.
- 28) CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 29) CONSTRUCT 4" CONCRETE DECK WITH HAND WASHED AND SAWCUT FINISHED PER ARCHITECTURAL PLANS.
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- 46) CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6.
- 47) CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6.
- 48) INSTALL 45"x18" BEND.
- 49) INSTALL 45"x8" BEND.



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

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TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
STAMPED: CITY OF P.D. BM 131
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607 + 500'
BASIS OF BEARINGS:
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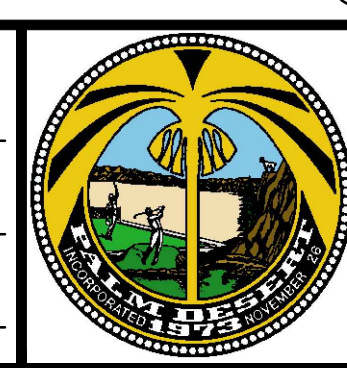
ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEERS SEAL
NO. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92086
TEL: 949.366.2180 FAX: 800.853.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#4180 DATE:

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4819
REVIEWED AND RECOMMENDED BY: DATE:

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



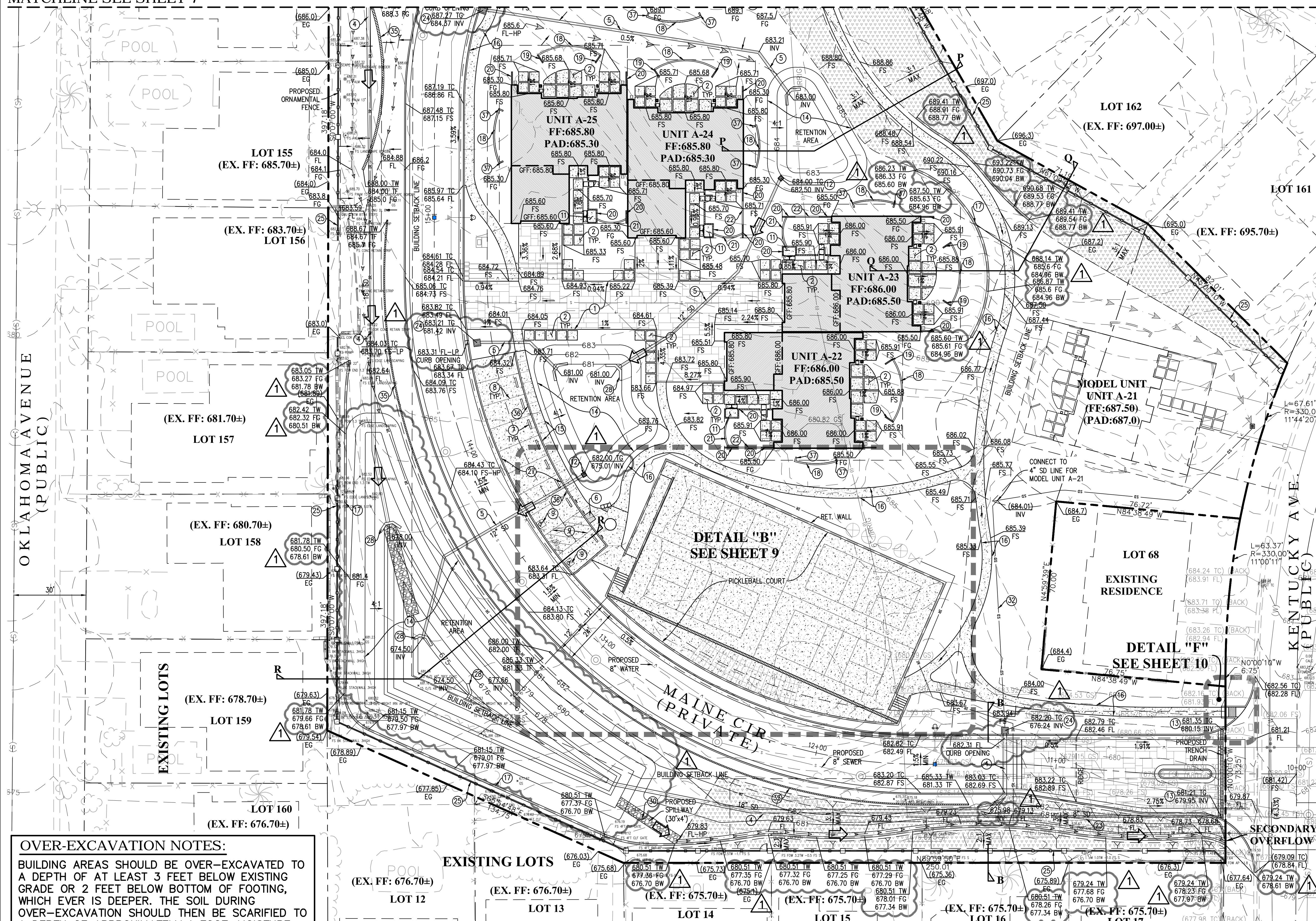
CITY OF PALM DESERT
PRECISE GRADING PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

WDDID: 7 33C387488
SHEET 7 OF SHEETS 29
CITY FILE NUMBER

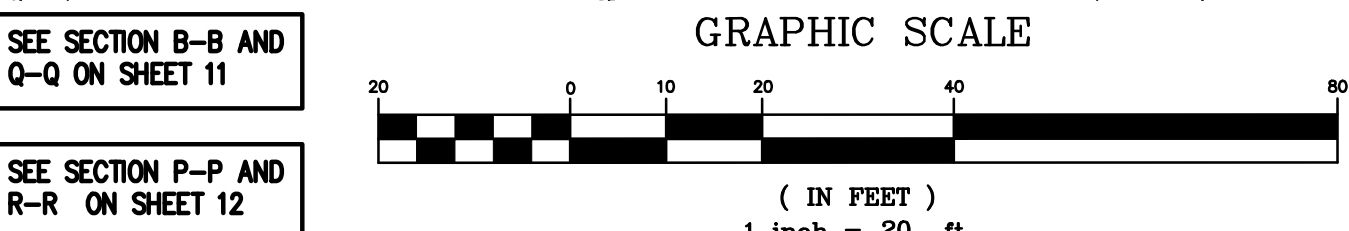
MATCHLINE SEE SHEET 7

CONSTRUCTION NOTES

1. INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
2. INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT.
3. INSTALL 6" DIA. ADS N12 HDPE PIPE.
4. INSTALL 18" DIA. ADS N12 HDPE PIPE.
5. INSTALL 12" DIA. ADS N12 HDPE PIPE.
6. INSTALL TRUNCATED DOMES PER DETAIL 1 ON SHEET 13.
7. INSTALL CONCRETE WHEELSTOP PER DETAIL 2 ON SHEET 13.
8. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
10. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
11. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
12. INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
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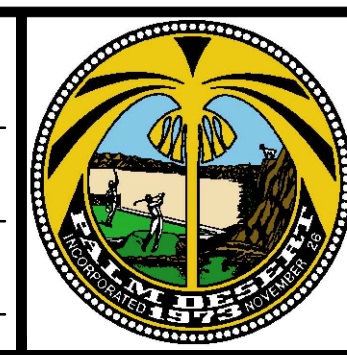
BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK STAMPED: CITY OF P.D. BM 131
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ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEERS SEAL	PREPARED BY:	CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS	PLAN CHECKED BY:
	KURT M. SAXON	APPROVED BY: BO CHEN, P.E. CITY ENGINEER R.C.E. #4819	CIVIL

saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2885 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANA, CA 92086
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 PREPARED UNDER THE DIRECT SUPERVISION OF: KURT M. SAXON RCE#44180
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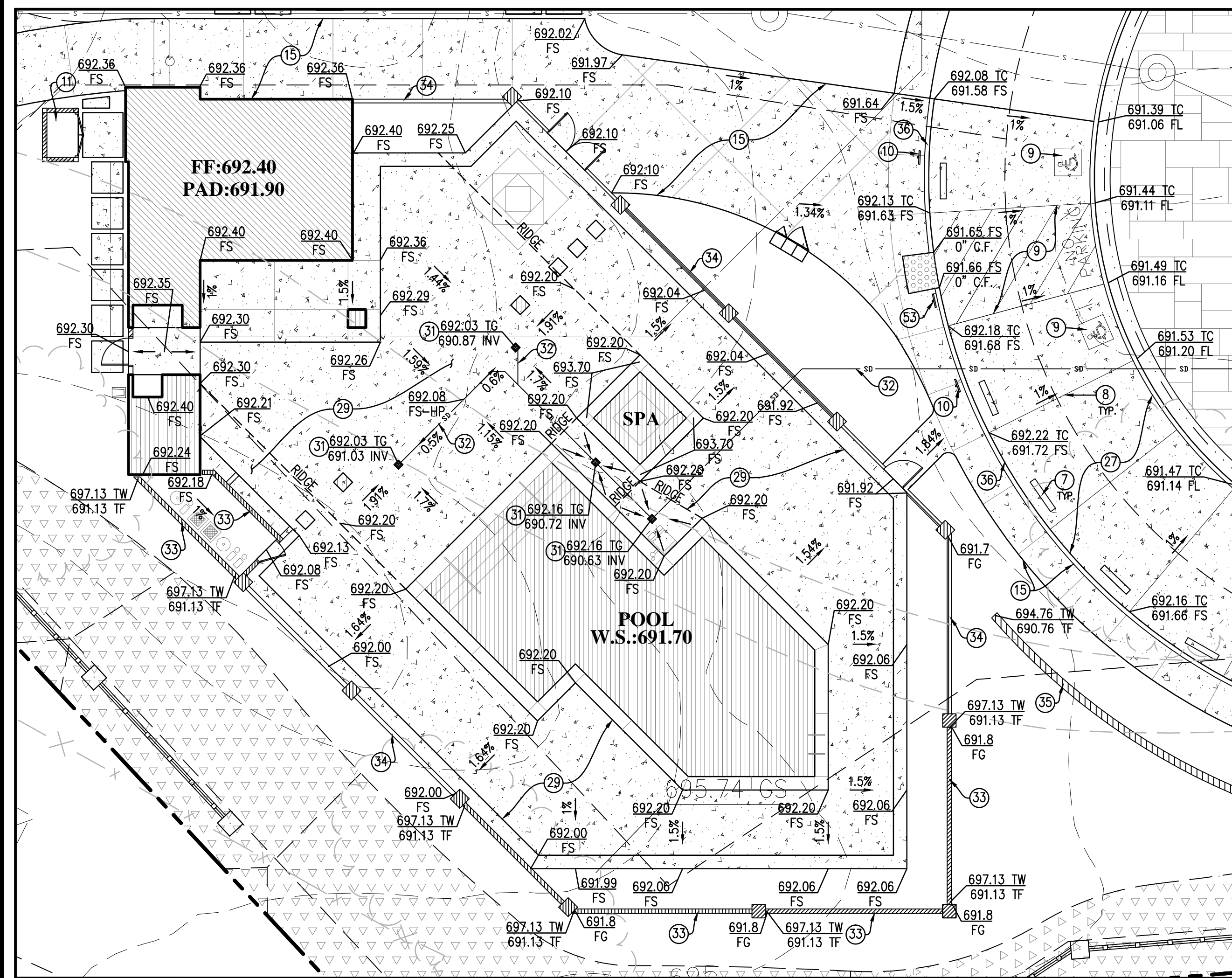
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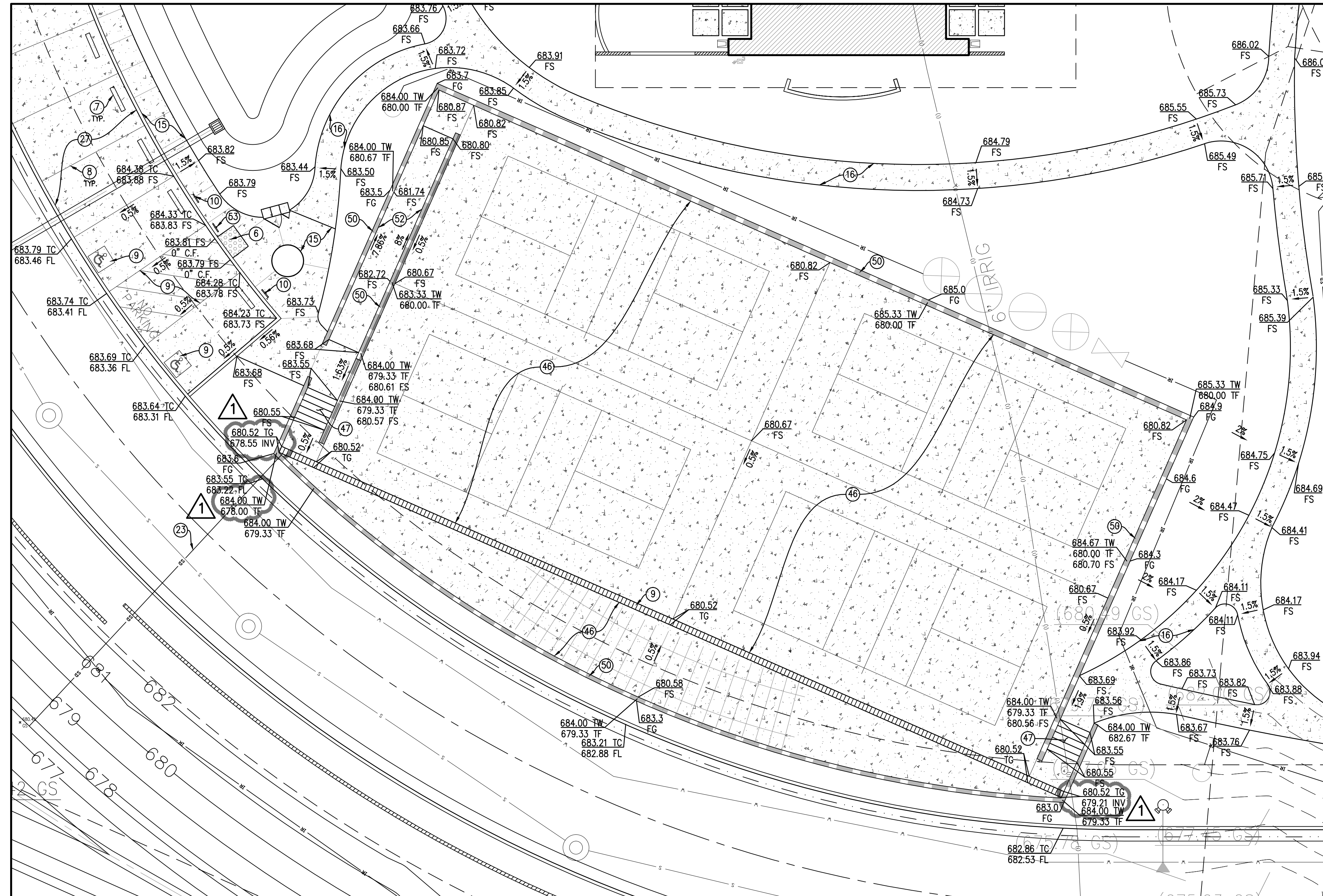
CITY OF PALM DESERT
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 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 8 OF SHEETS 29
 CITY FILE NUMBER

WDID: 7 33C387488



DETAIL "A"
SCALE: 1"=10'



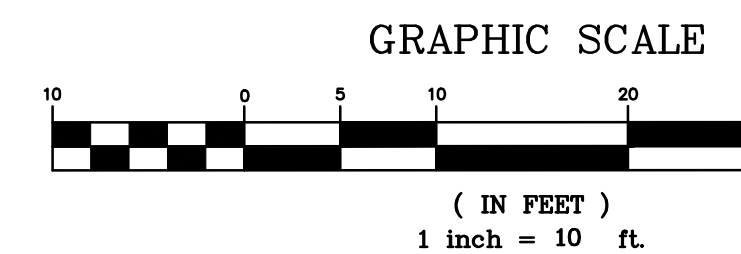
DETAIL "B"
SCALE: 1"=10'

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- 22) CONSTRUCT 4'-6" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 23) INSTALL 8" DIA. ADS N12 HDPE PIPE.
- 24) INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- 25) CONSTRUCT 6'-0" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 26) INSTALL 18"x18"x12" WYE.
- 27) CONSTRUCT 4" PCC PAVING PER ARCHITECT'S PLANS.
- 28) CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 29) CONSTRUCT 4" CONCRETE DECK WITH HAND WASHED AND SAWCUT FINISHED PER ARCHITECTURAL PLANS.
- 30) CONSTRUCT EMERGENCY SPILLWAY PER DETAIL 16 ON SHEET 14.
- 31) INSTALL 6"x6" NDS BRASS DECK DRAIN PER DETAIL 11 ON SHEET 14.
- 32) INSTALL 4" DIA. ADS N12 HDPE PIPE.
- 33) CONSTRUCT 5'-4" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 34) CONSTRUCT 5'-4" HIGH ORNAMENTAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 35) CONSTRUCT 3'-0" HIGH SIGHT SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 36) CONSTRUCT 6" CONCRETE CURB PER DETAIL 12 ON SHEET 14.
- 37) CONSTRUCT 4'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
- 38) INSTALL 18"x18"x8" WYE.
- 39) INSTALL 45"x6" BEND.
- 40) INSTALL 11.25"x12" BEND.
- 41) INSTALL 22.5"x12" BEND.
- 42) INSTALL 11.25"x18" BEND.
- 43) INSTALL 22.5"x18" BEND.
- 44) INSTALL 12"x12"x12" WYE.
- 45) INSTALL 45"x12" BEND.
- 46) CONSTRUCT PICKLEBALL COURT SLAB. THICKNESS, MATERIALS AND COLORS PER ARCHITECTURAL PLAN ON SHEET A1.6.
- 47) CONSTRUCT CONCRETE STAIRS PER ARCHITECTURAL PLAN DETAIL 12 ON SHEET A1.6.
- 48) INSTALL 45"x18" BEND.
- 49) INSTALL 45"x8" BEND.
- 50) CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLAN DETAIL 2 ON SHEET A1.6.
- 51) CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL 13 ON SHEET 14.
- 52) CONSTRUCT CONCRETE RAMP PER ARCHITECTURAL PLAN DETAIL 4 ON SHEET A1.6.
- 53) INSTALL UNAUTHORIZED PARKING/RECLAIM SIGN PER DETAIL 15 ON SHEET 13.

OVER-EXCAVATION NOTES:

BUILDING AREAS SHOULD BE OVER-EXCAVATED TO A DEPTH OF AT LEAST 3 FEET BELOW EXISTING GRADE OR 2 FEET BELOW BOTTOM OF FOOTING, WHICH EVER IS DEEPER. THE SOIL DURING OVER-EXCAVATION SHOULD THEN BE SCARIFIED TO A DEPTH OF APPROXIMATELY 1 FOOT, MOISTURE CONDITIONED AND RE-COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THE EXCAVATED MATERIAL MAY THEN BE REPLACED AS ENGINEERED FILL MATERIAL.



WDID: 7 33C387488

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LAKE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607 + 500'
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.

MARK	BY	DATE	REVISIONS

CITY	APPR.	DATE

ENGINEERS SEAL
KURT M. SAXON
RCE#4180

PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
TEL: 949.366.2180 FAX: 800.653.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#4180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
BO CHEN, P.E.
CITY ENGINEER
R.C.E. #4819
REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:	DATE

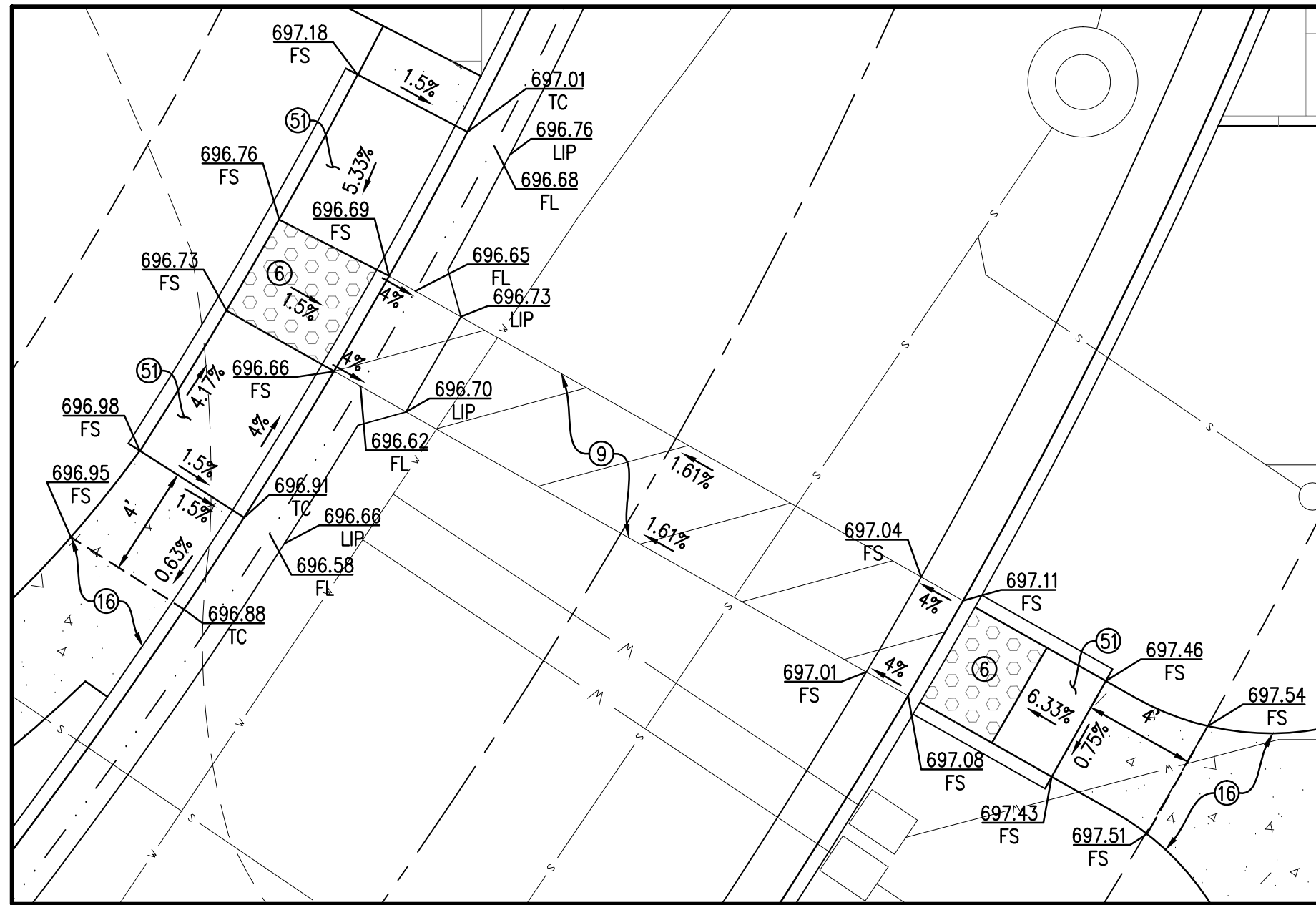


CITY OF PALM DESERT
PRECISE GRADING PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

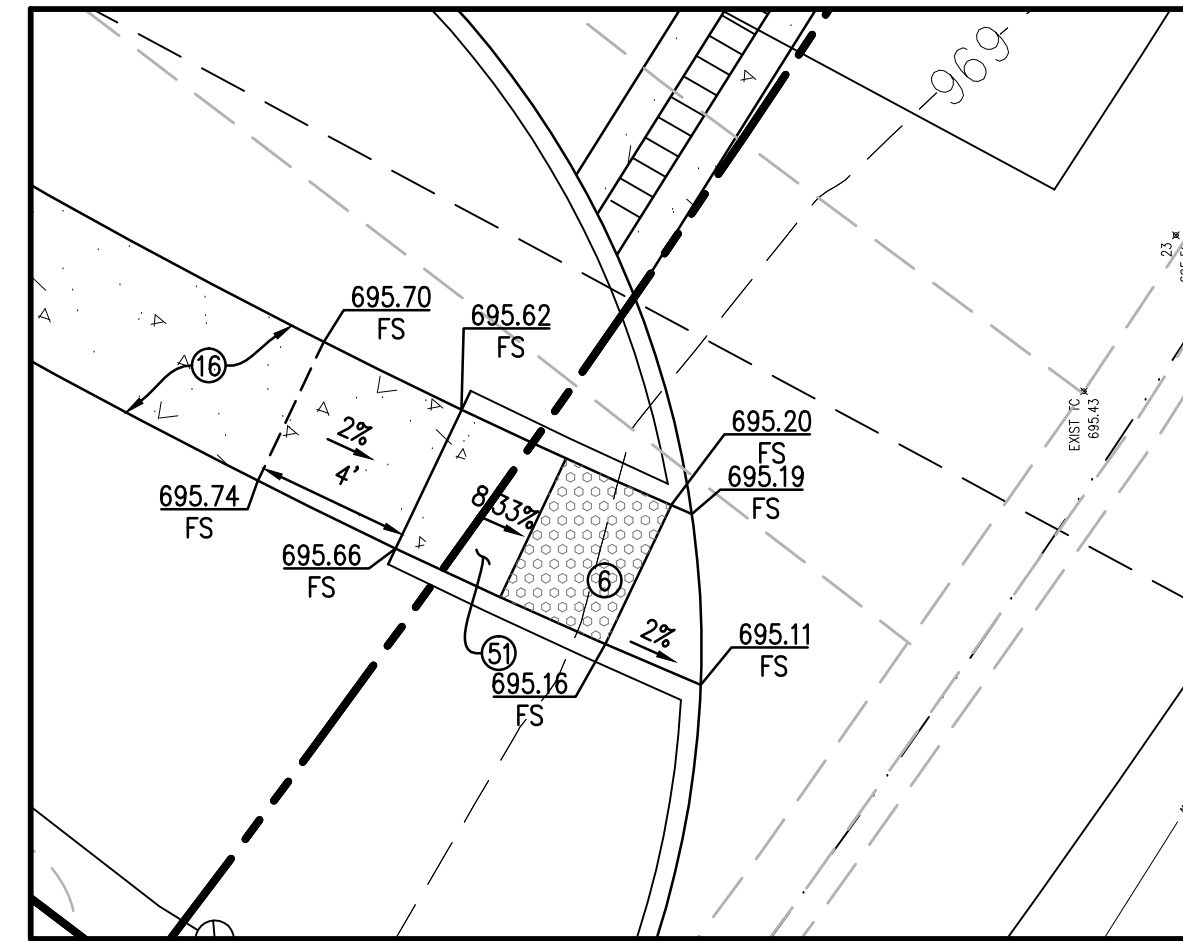
SHEET **9**
OF
SHEETS **29**
CITY FILE NUMBER

CONSTRUCTION NOTES

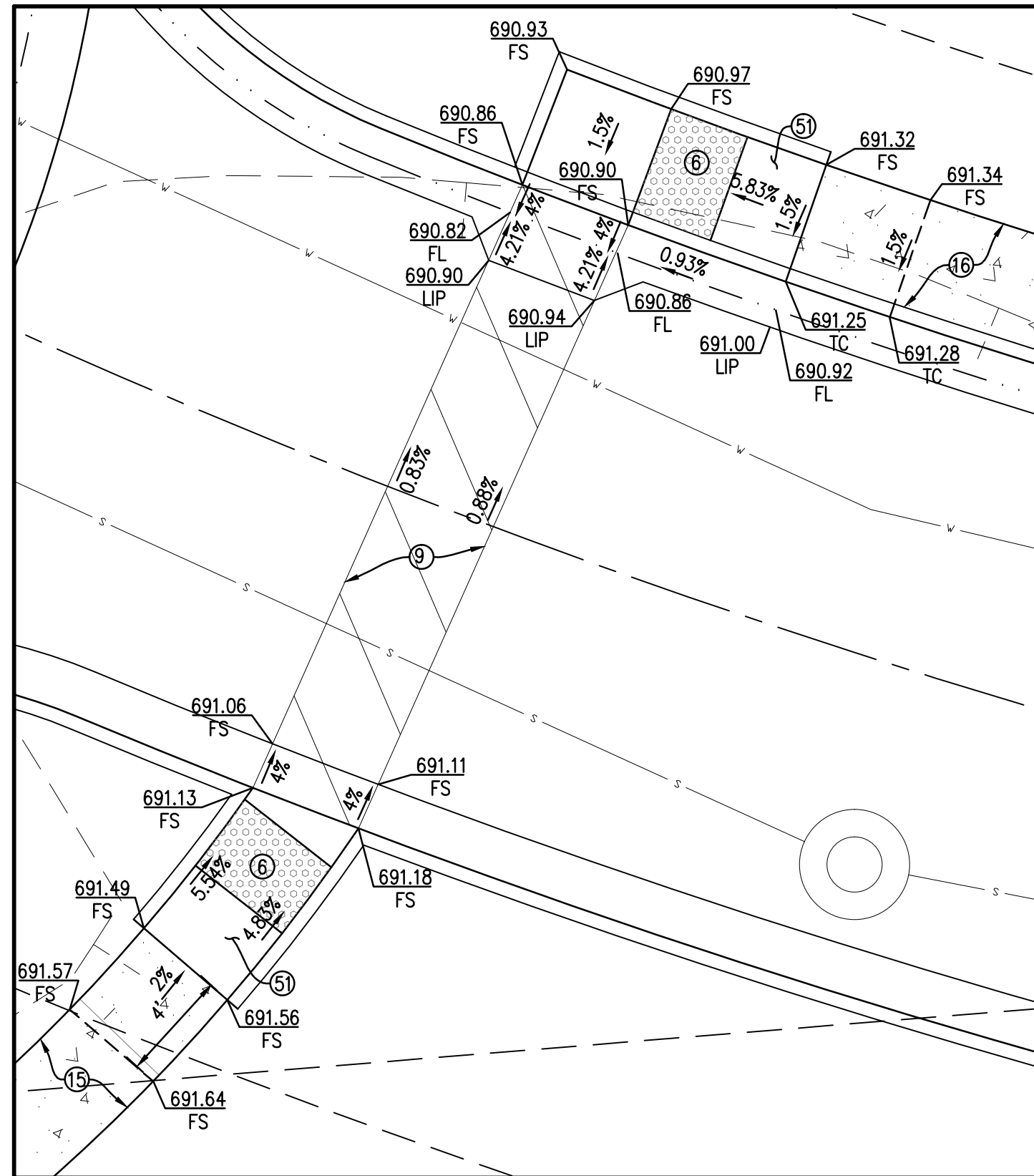
1. INSTALL CONCRETE PAVERS OVER SAND BED ARCHITECT'S PLANS.
2. INSTALL CONCRETE STEPPING STONES. SEE DETAIL 2 ON SHEET A1.3 OF ARCHITECT'S PLANS PER SEPARATE PERMIT.
3. INSTALL 6" DIA. ADS N12 HDPE PIPE.
4. INSTALL 18" DIA. ADS N12 HDPE PIPE.
5. INSTALL 12" DIA. ADS N12 HDPE PIPE.
6. INSTALL TRUNCATED DOMES PER DETAIL 1 ON SHEET 13.
7. INSTALL CONCRETE WHEELSTOP PER DETAIL 2 ON SHEET 13.
8. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.). SEE DETAIL 3 ON SHEET 11.
9. PAINT HANDICAP EMBLEM AND STRIPING PER DETAIL 4 ON SHEET 13.
10. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5 ON SHEET 13.
11. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
12. INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
13. INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
14. CONSTRUCT BIO-RETENTION BASIN PER DETAIL 8 ON SHEET 13.
15. CONSTRUCT 48" MIN. WIDTH CONCRETE WALKWAY PER ARCHITECTURAL PLAN.
16. CONSTRUCT 48" MIN. WIDTH STABILIZED DECOMPOSED GRANITE WALKWAY PER DETAIL 14 ON SHEET 14.
17. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
18. CONSTRUCT 3'-0" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
19. CONSTRUCT 4'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
20. CONSTRUCT 5'-6" HIGH SCREEN WALL. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
21. CONSTRUCT 3'-0" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
22. CONSTRUCT 4'-6" HIGH SCREEN WALL WITH ORNAMENTAL METAL FENCE. SEE ARCHITECTURAL PLAN PER SEPARATE PERMIT.
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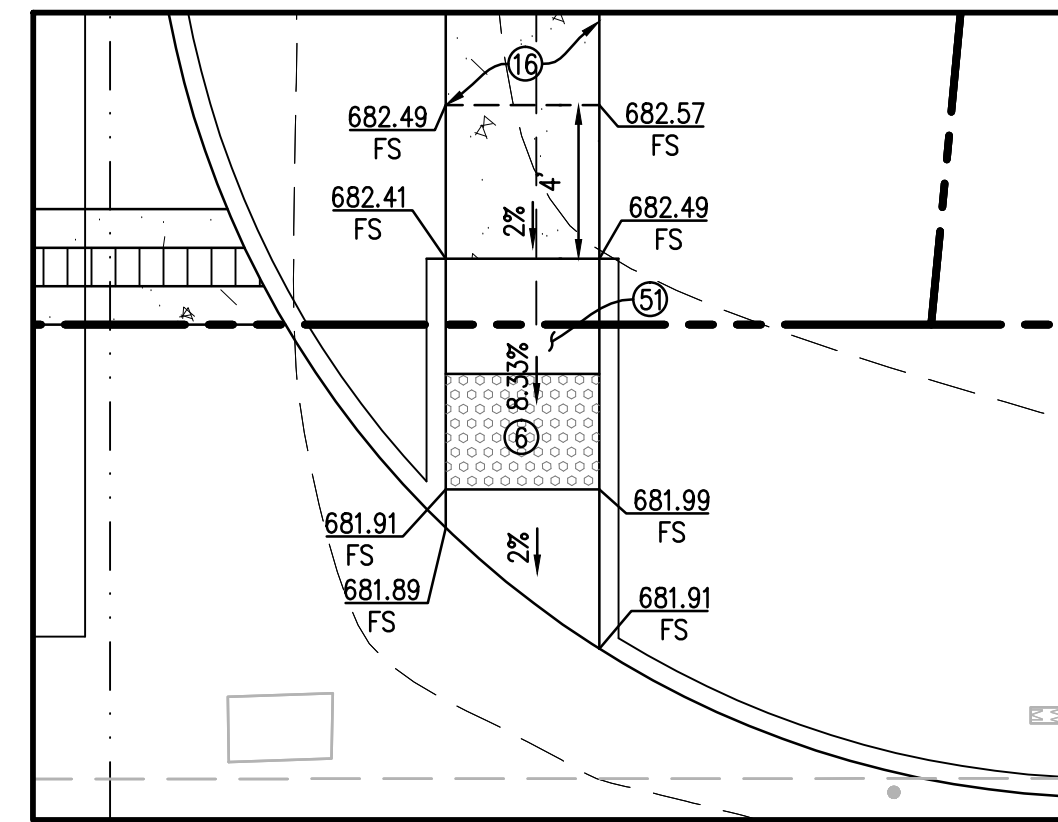
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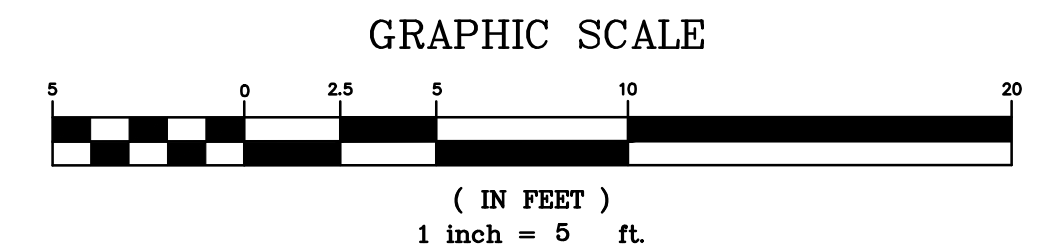
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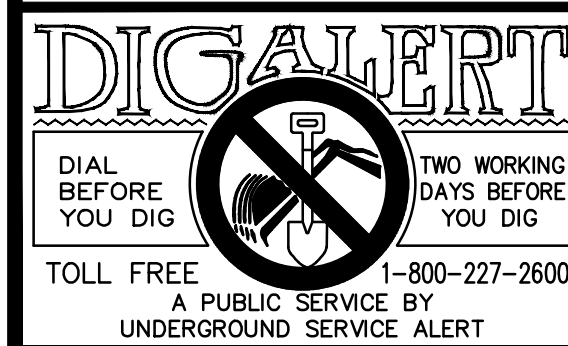
DETAIL "D"
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DETAIL "F"
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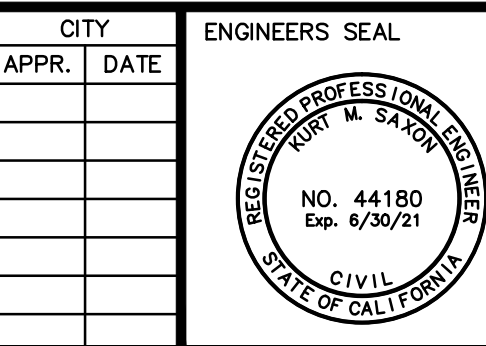


WDID: 7 33C387488



BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607' + 500'
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ENGINEER			REVISIONS	CITY	
MARK	BY	DATE		APPR.	DATE



saxon engineering
SAXON ENGINEERING SERVICES, INC.
3605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92096
TEL: 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

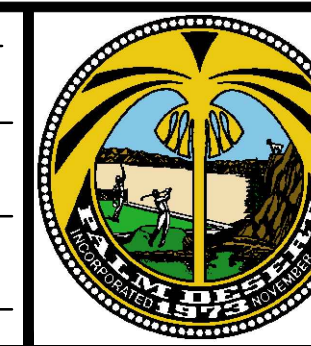
APPROVED BY:
BO CHEN, P.E. CITY ENGINEER R.C.E. 64819

DATE: _____

REVIEWED AND RECOMMENDED BY: _____

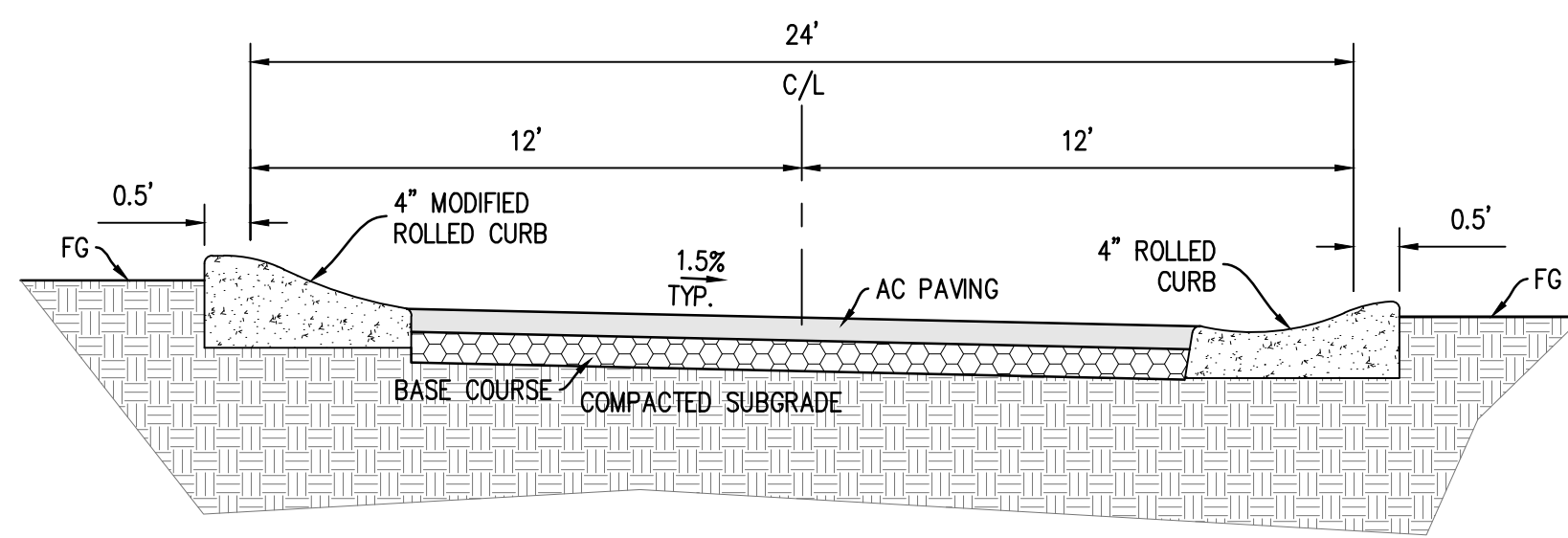
DATE: _____

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE

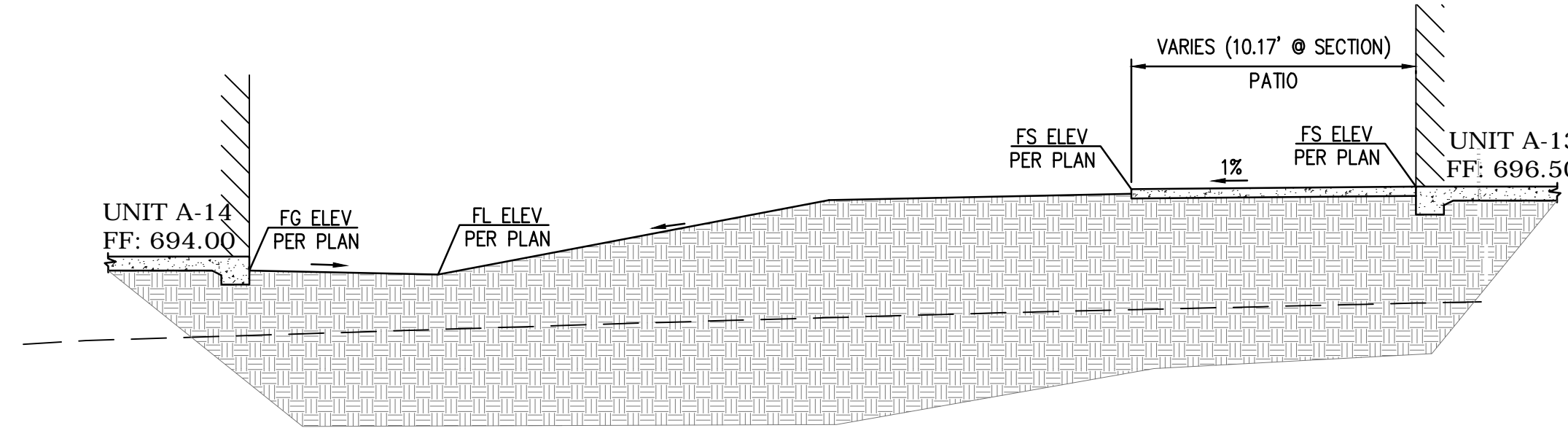


CITY OF PALM DESERT
PRECISE GRADING PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

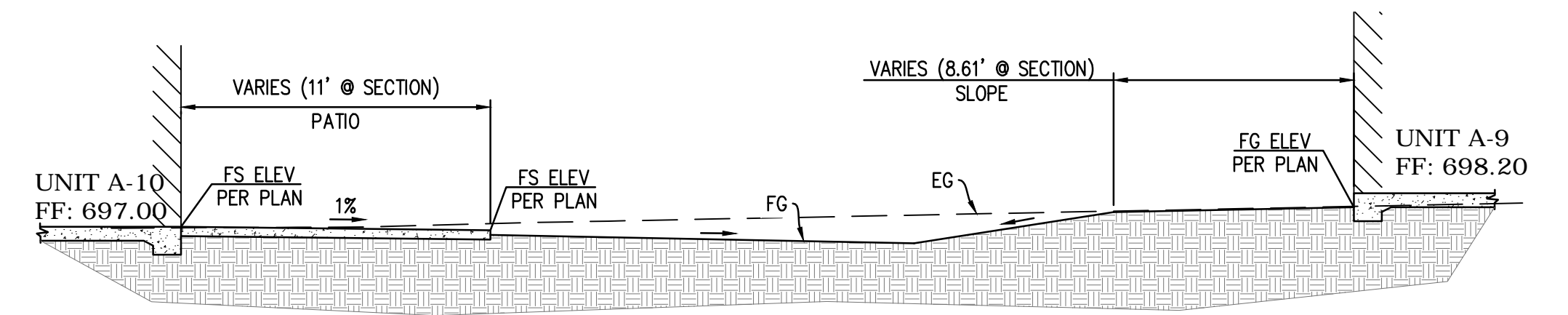
SHEET 10
OF SHEETS 29
CITY FILE NUMBER



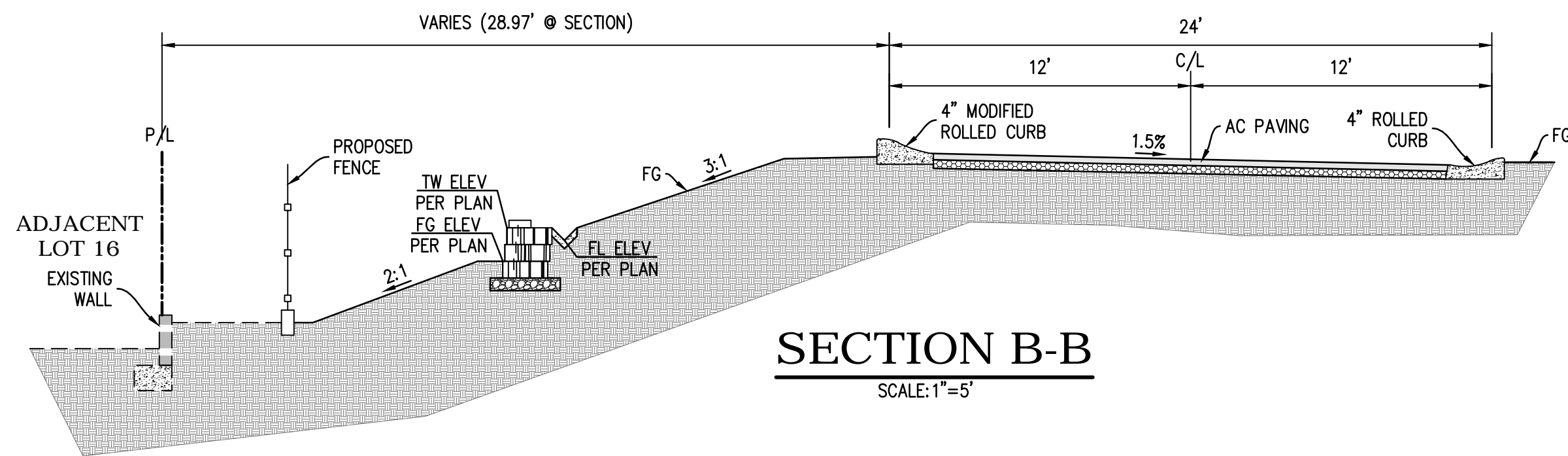
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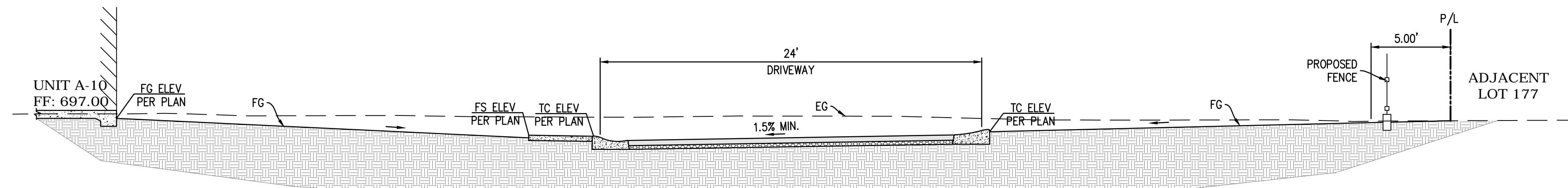
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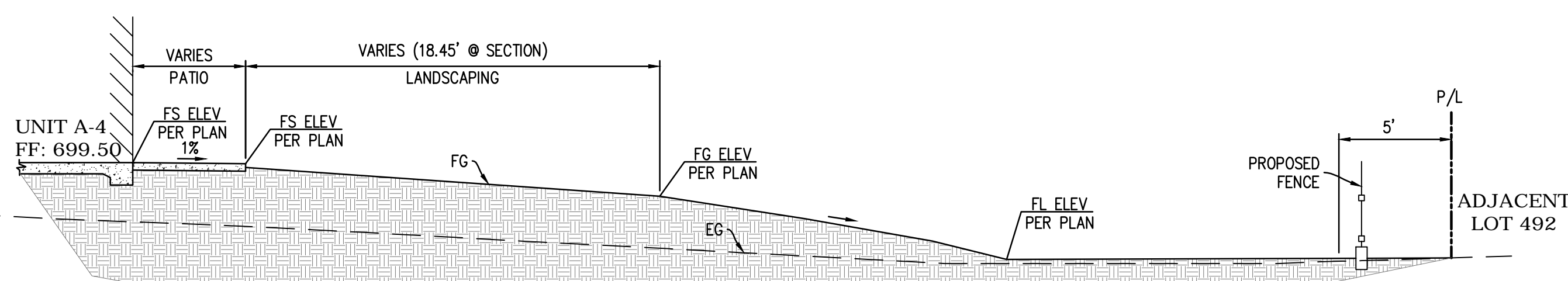
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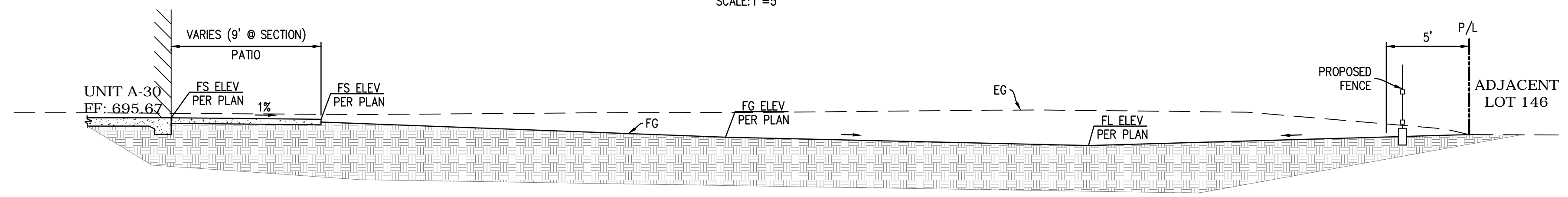
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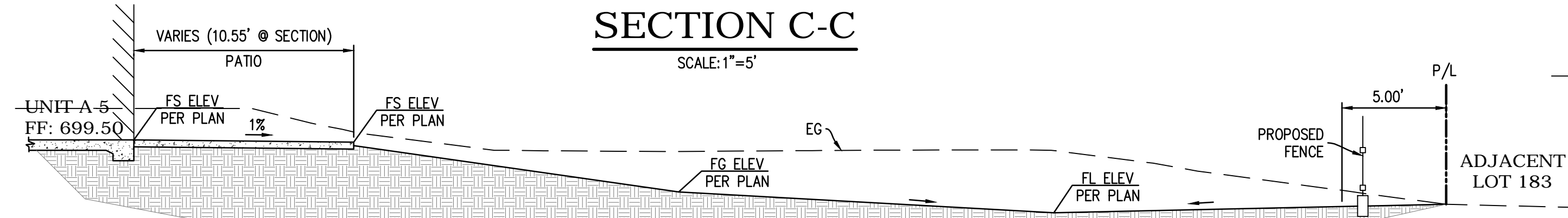
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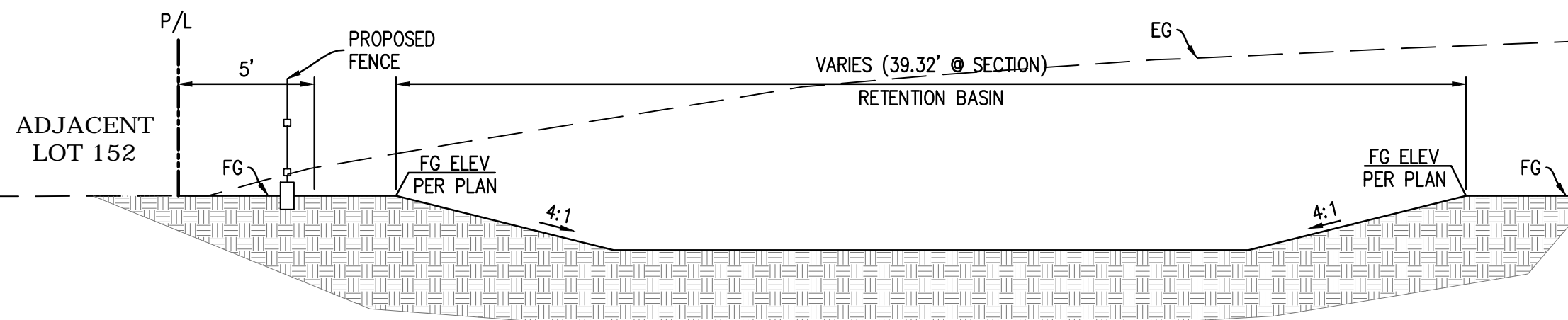
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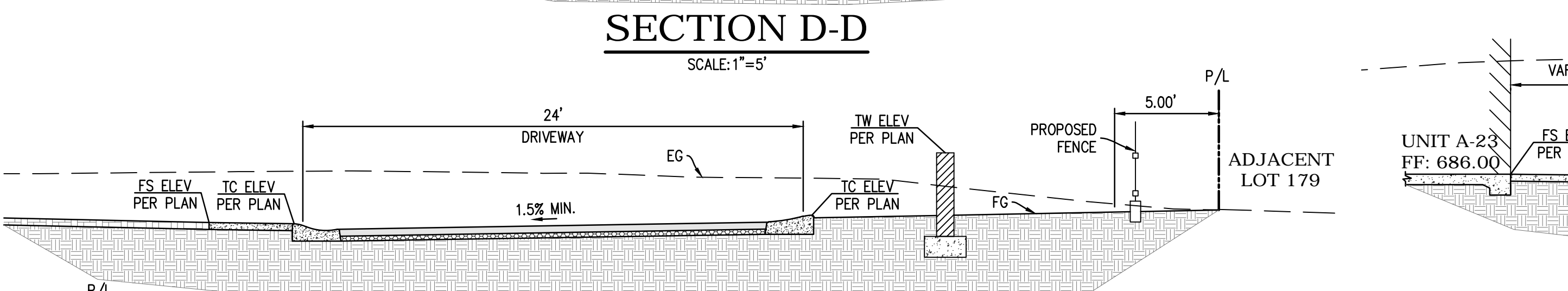
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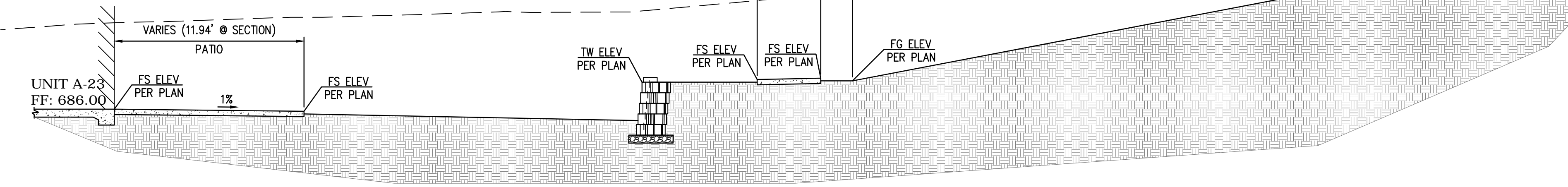
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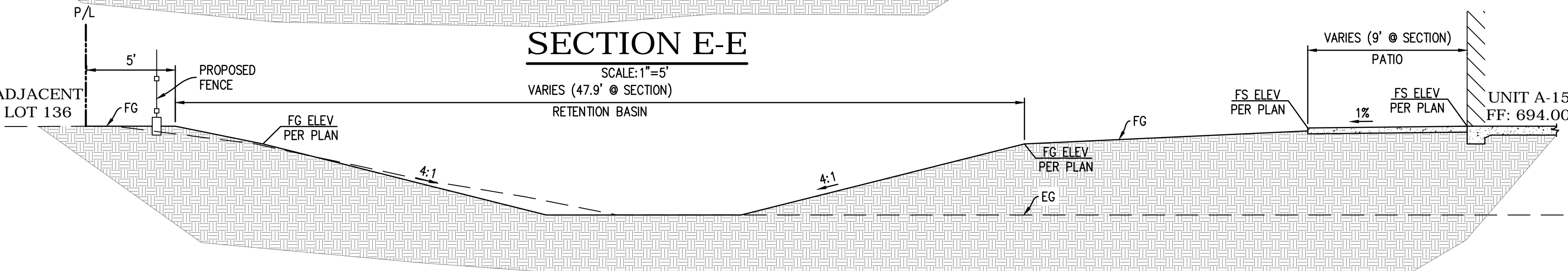
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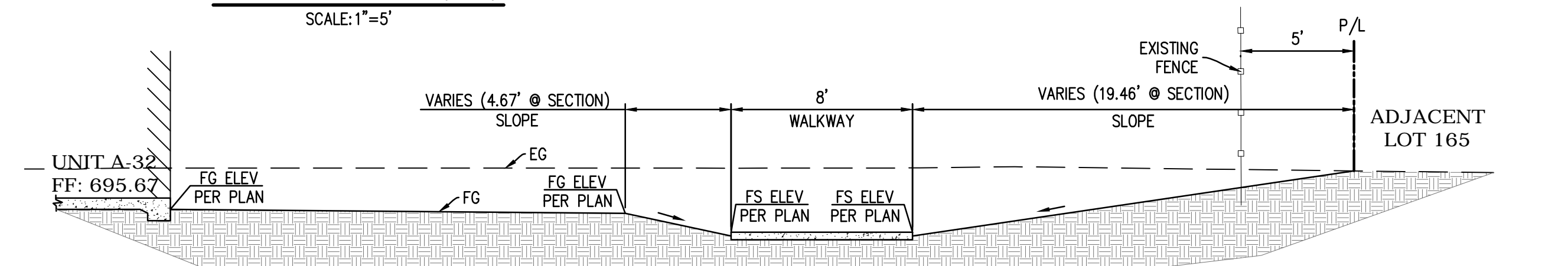
SECTION E-E
SCALE: 1"=5'



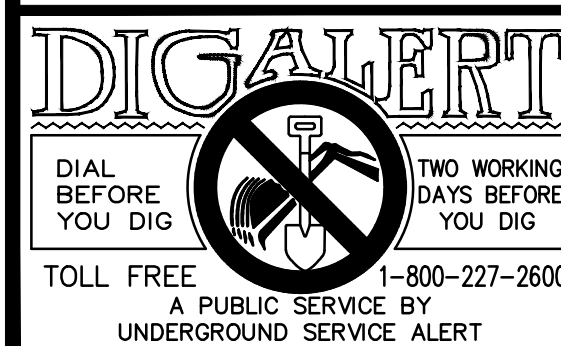
SECTION Q-Q
SCALE: 1"=5'



SECTION F-F
SCALE: 1"=5'



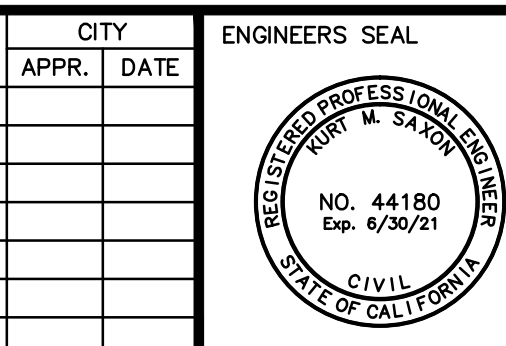
SECTION L-L
SCALE: 1"=5'



BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
STAMPED: CITY OF P.D. BM 131
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD83 120.607 + 50'

BASIS OF BEARINGS:
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ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE



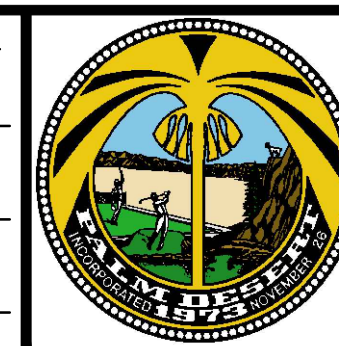
PREPARED BY:
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

ENGINEERS SEAL:
KURT M. SAXON
RCE#44180

BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819

REVIEWED AND RECOMMENDED BY:

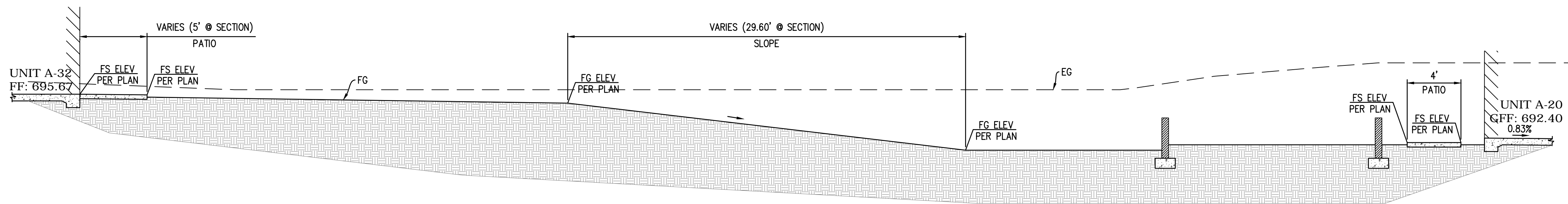
PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT
CROSS SECTIONS
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

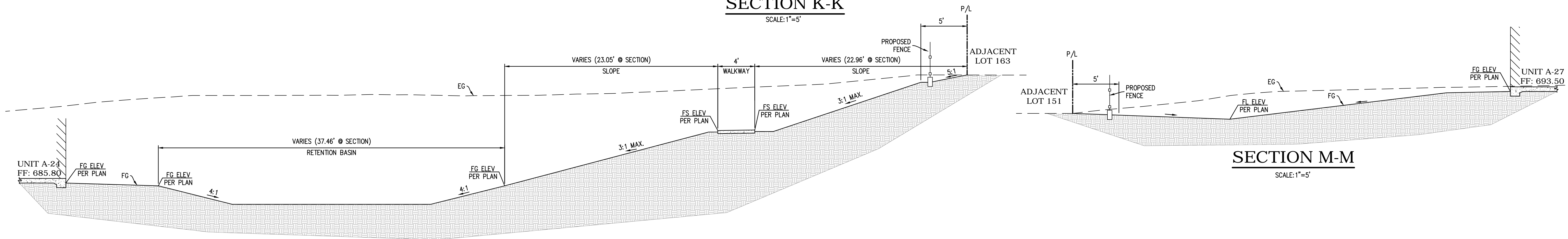
WDID: 7 33C387488

SHEET 11
OF SHEETS 29
CITY FILE NUMBER



SECTION K-K

SCALE: 1"=5'

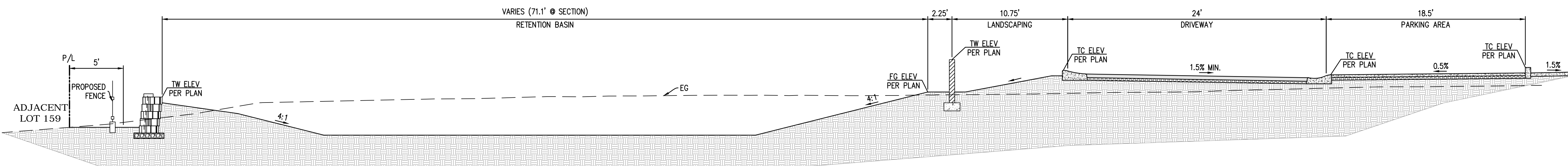


SECTION M-M

SCALE: 1"=5'

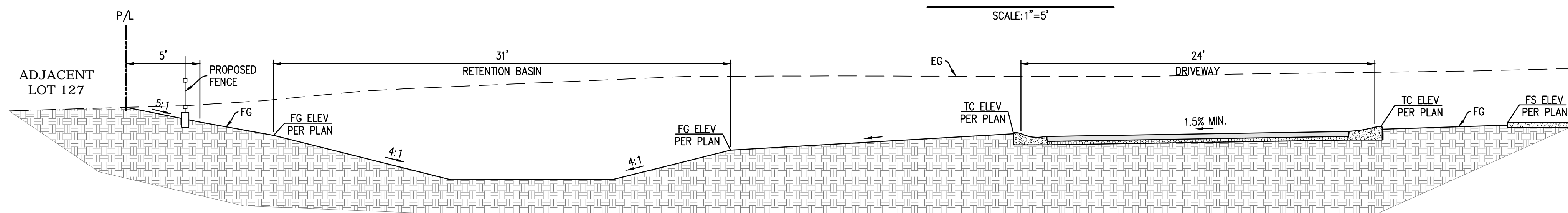
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SCALE: 1"=5'



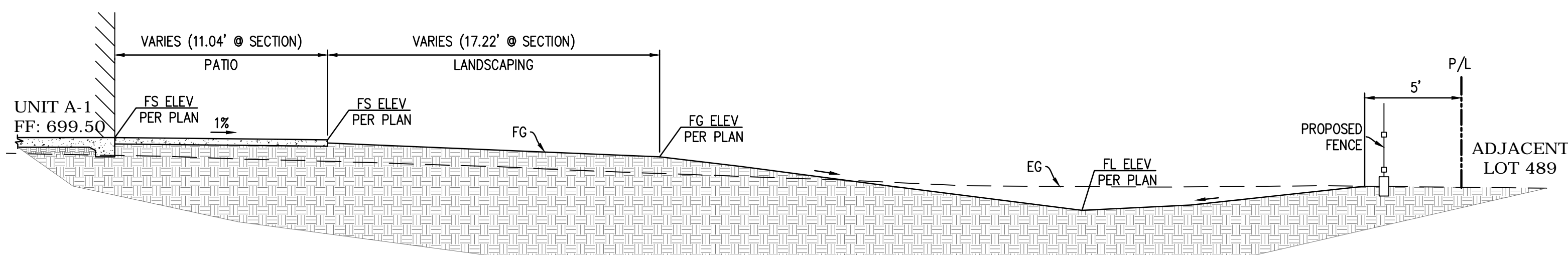
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SCALE: 1"=5'



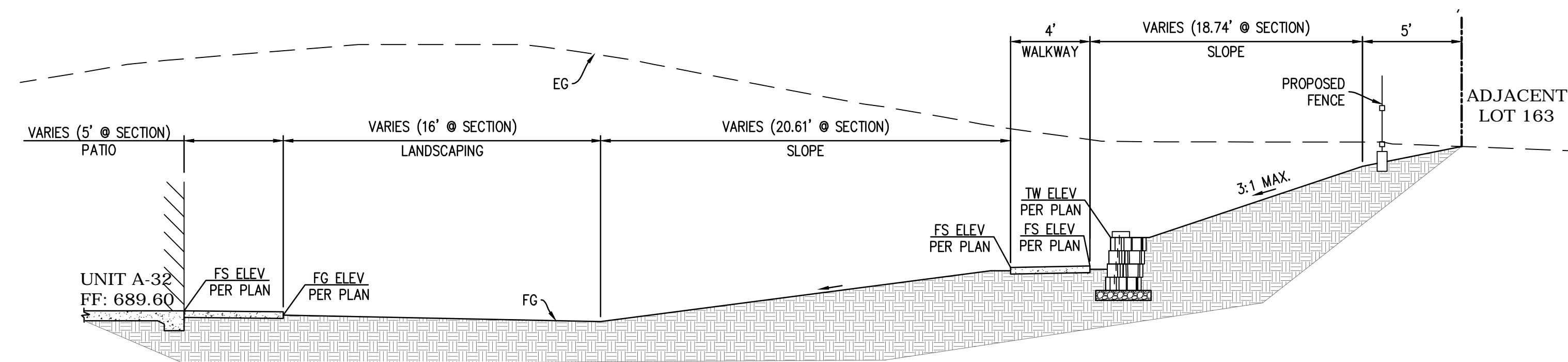
SECTION S-S

SCALE: 1"=5'



SECTION T-T

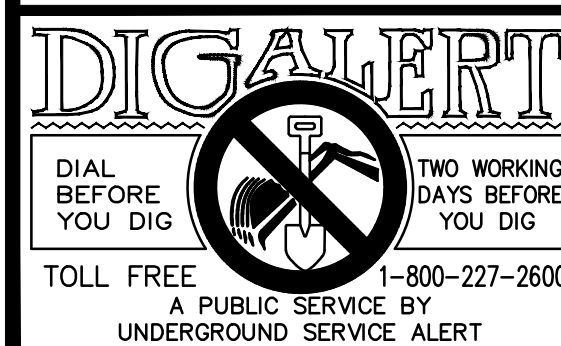
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SECTION O-O

SCALE: 1"=5'

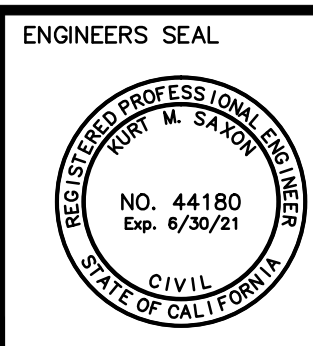
WDID: 7 33C387488



BENCHMARK:
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STAMPED: CITY OF P.D. BM 131
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ENGINEER			REVISIONS	CITY	
MARK	BY	DATE		APPR.	DATE

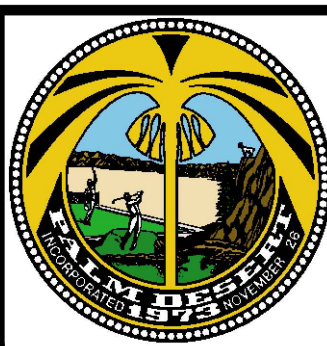
ENGINEERS SEAL	



PREPARED BY:
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819
DATE: _____
REVIEWED AND RECOMMENDED BY: _____
DATE: _____

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE

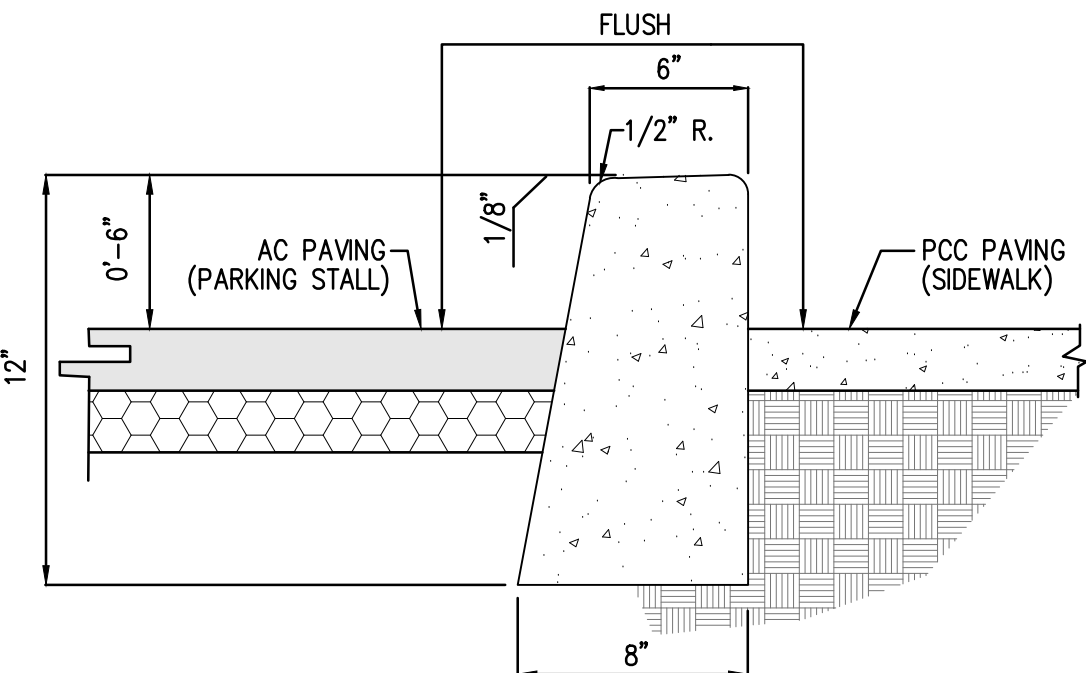
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DATE: _____



CITY OF PALM DESERT
CROSS SECTIONS
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 12
OF SHEETS 29
CITY FILE NUMBER

- NOTE: (TYPICAL ALL LIKE CONDITIONS)
- BOTTOM OF CURB TO BE SET ON COMPACTED SUB-BASE OR NATURAL UNDISTURBED SOIL (PER SOIL REPORT IF APPLICABLE).
 - FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
 - PROVIDE 1/2" EXPANSION JOINTS AT 25'-0" O.C. MAX. AND AT CURVES, TANGENTS AND CORNERS.
 - CONTINUE REBAR THRU EXPANSION JOINTS.

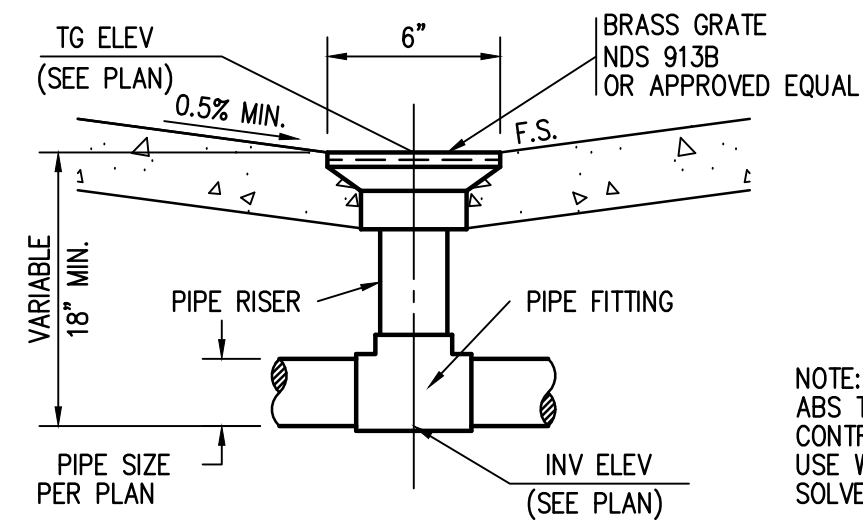


6" CURB DETAIL

SCALE
NOT TO SCALE

12

6"x6" DECK DRAIN DETAIL

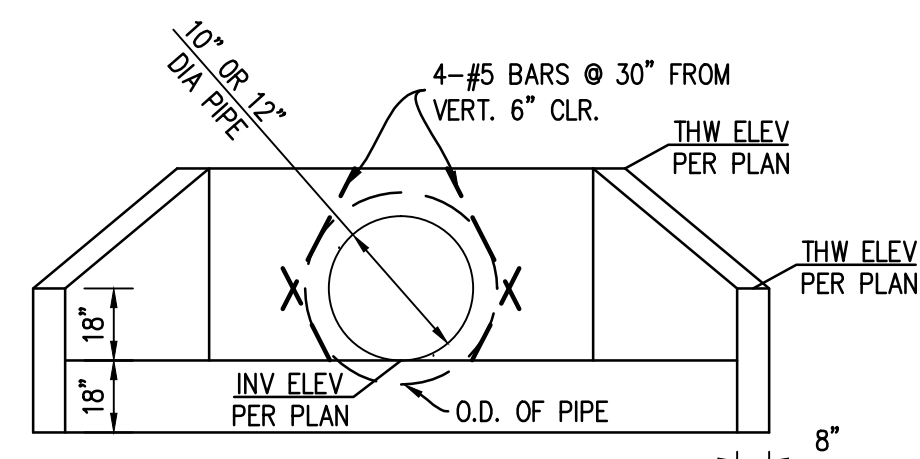


NOTE: FOR BINDING ABS TO PVC, CONTRACTOR TO USE WELD-ON 194 SOLVENT OR EQUAL.

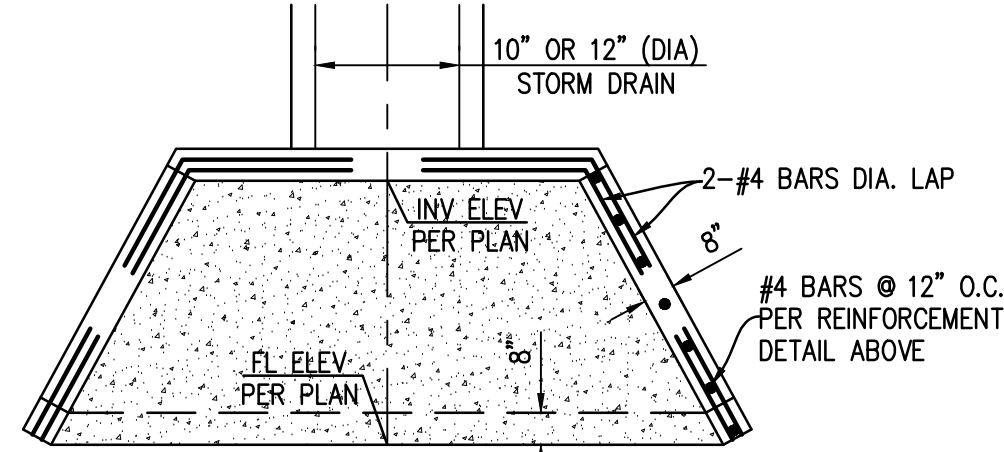
6"x6" DECK DRAIN DETAIL

SCALE
NOT TO SCALE

11



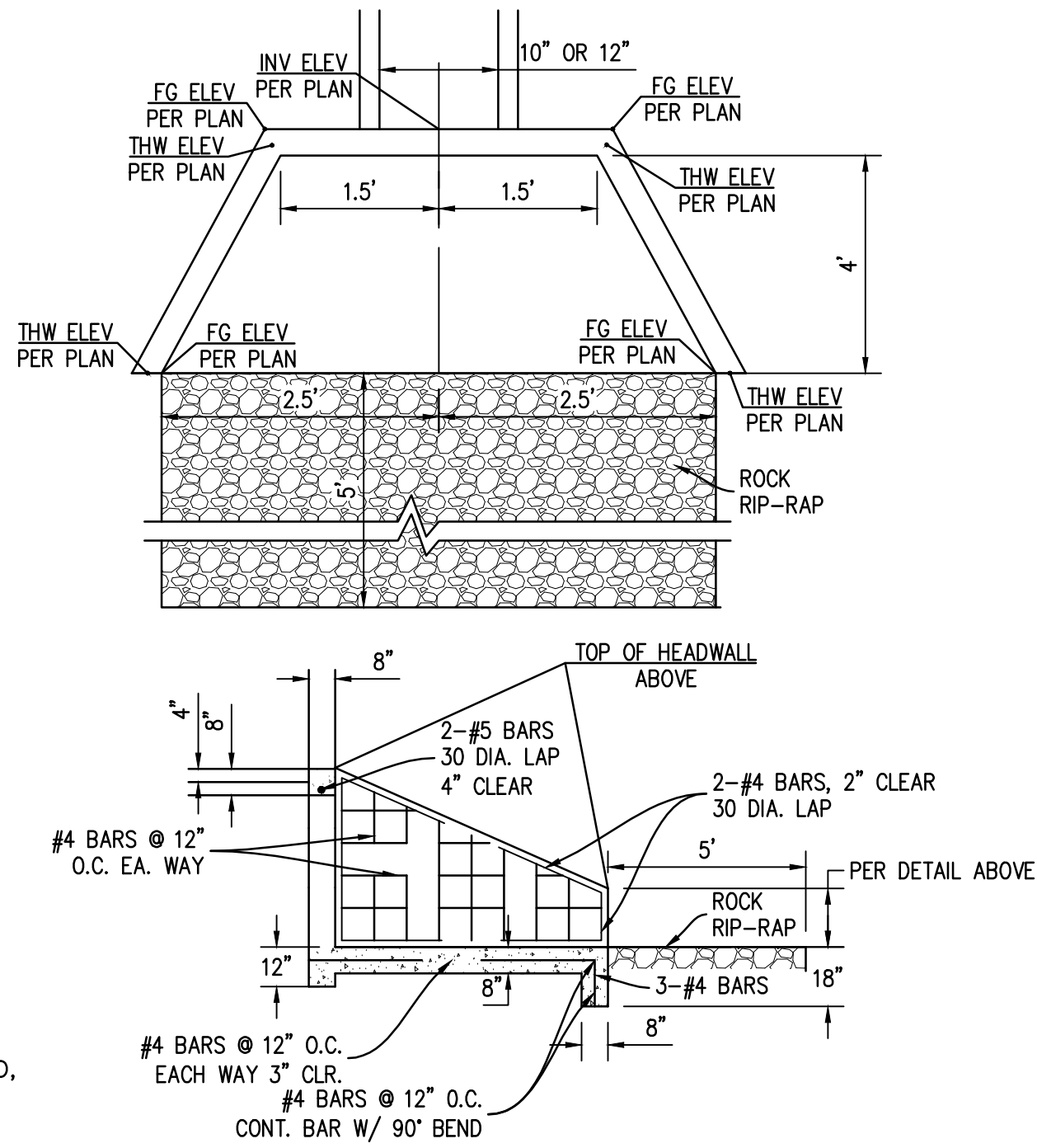
END VIEW



PLAN VIEW

NOTES FOR WING TYPE HEADWALL CONSTRUCTION

- HEADWALL SHALL BE CONSTRUCTED USING CLASS A CONCRETE.
- REINFORCING STEEL SHALL BE DEFORMED #4 OR #5 BARS AS SPECIFIED, 2" MINIMUM CLEARANCE. LAP ALL STEEL 30 DIAMETERS MINIMUM.
- ALL EXPOSED CORNERS OF CONCRETE TO BE ROUNDED TO 3/4" RAD.
- SLOPES ADJACENT TO HEADWALL SHALL NOT EXCEED 2 TO 1.
- HEADWALL SHALL BE MONOLITHIC.
- CONCRETE SHALL BE 3250 PSI P.C.C.



WING WALL AND REINFORCING DETAIL

HEADWALL DETAIL

SCALE
NOT TO SCALE

10

2424 CAST IRON GRATE 112 lbs.

2424 STEEL GRATES 48 lbs. 103 lbs.

2424 STEEL COVER 81 lbs. 114 lbs.

2424 TOP SECTION (WITH GALVANIZED FRAME)

2424 LOWER SECTION (NO FRAME)

2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)

NOTE: OPENINGS IN GRATES CONSTRUCTED IN WALKS SHALL NOT BE GREATER THAN A 1/2" OPENING(S) PERPENDICULAR TO THE PEDESTRIAN TRAFFIC.

NOTE: 1. GRATES AND COVERS AVAILABLE PAINTED BLACK OR GALVANIZED 2. "ADA" GRATES AVAILABLE IN PARKWAY & TRAFFIC 3. "HEEL PROOF" GRATES AVAILABLE IN PARKWAY ONLY 4. A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	495	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	870	(4) 14" x 14"

EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUTS
2424 L12	12"	495	(4) 6" x 11"
2424 L18	18"	745	(4) 9" x 12"
2424 L24	24"	870	(4) 14" x 14"

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
2424 B36	36"	1905	(4) 18" x 18"

24" x 24" CATCH BASIN

7-0-4

SEE CHART

SEE CHART

SEE CHART

2424 CB

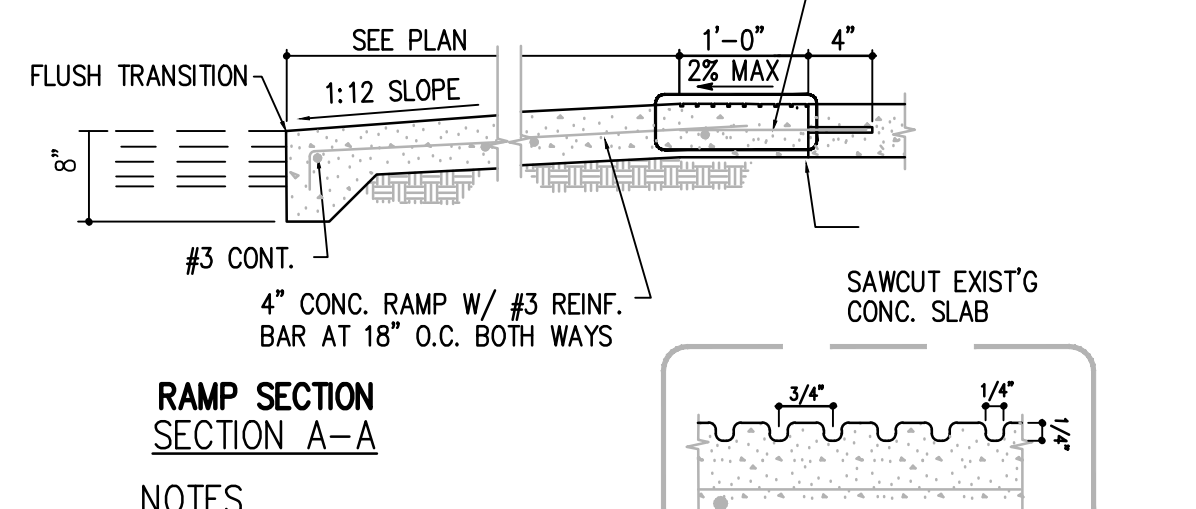
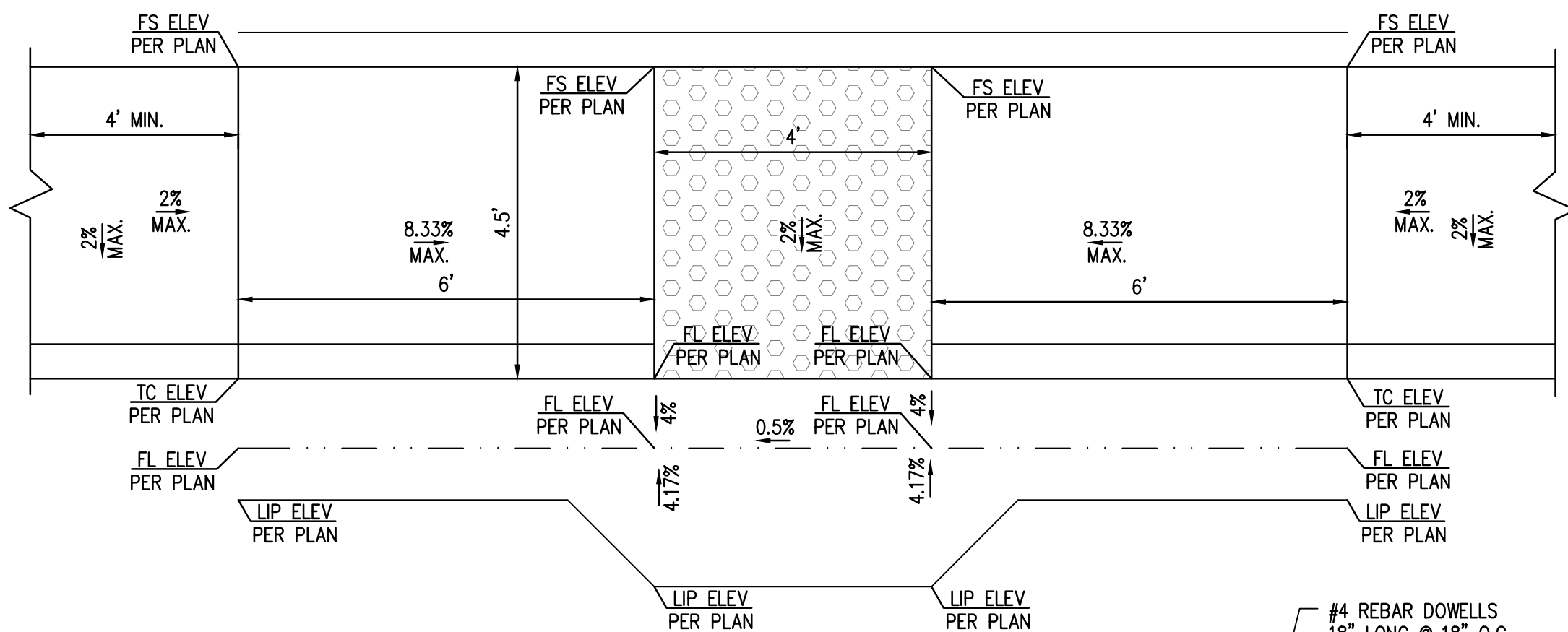
11-23-99

02-28-00

24"X24" CATCH BASIN

SCALE
NOT TO SCALE

9

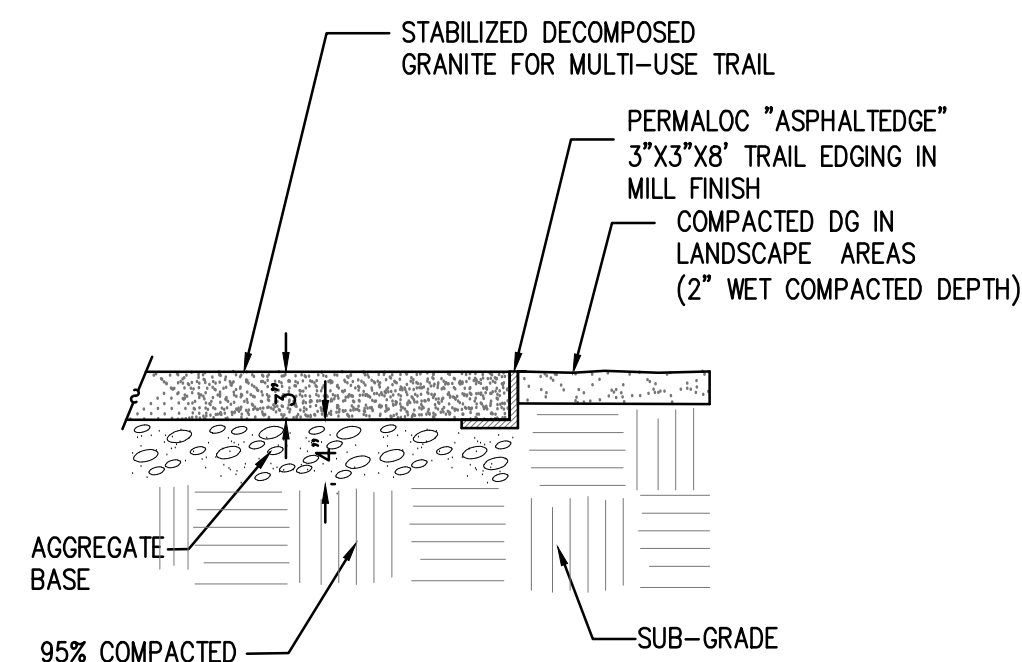


- NOTES
- THE CURB RAMP SHALL BE OUTLINED, AS SHOWN, WITH A 300 MM (12") WIDE BORDER WITH 6 MM (1/4") GROOVES APPROXIMATELY 20 MM (3/4") ON CENTER. SEE GROOVING DETAIL.
 - THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.

ADA ACCESSIBLE RAMP DETAIL

SCALE
NOT TO SCALE

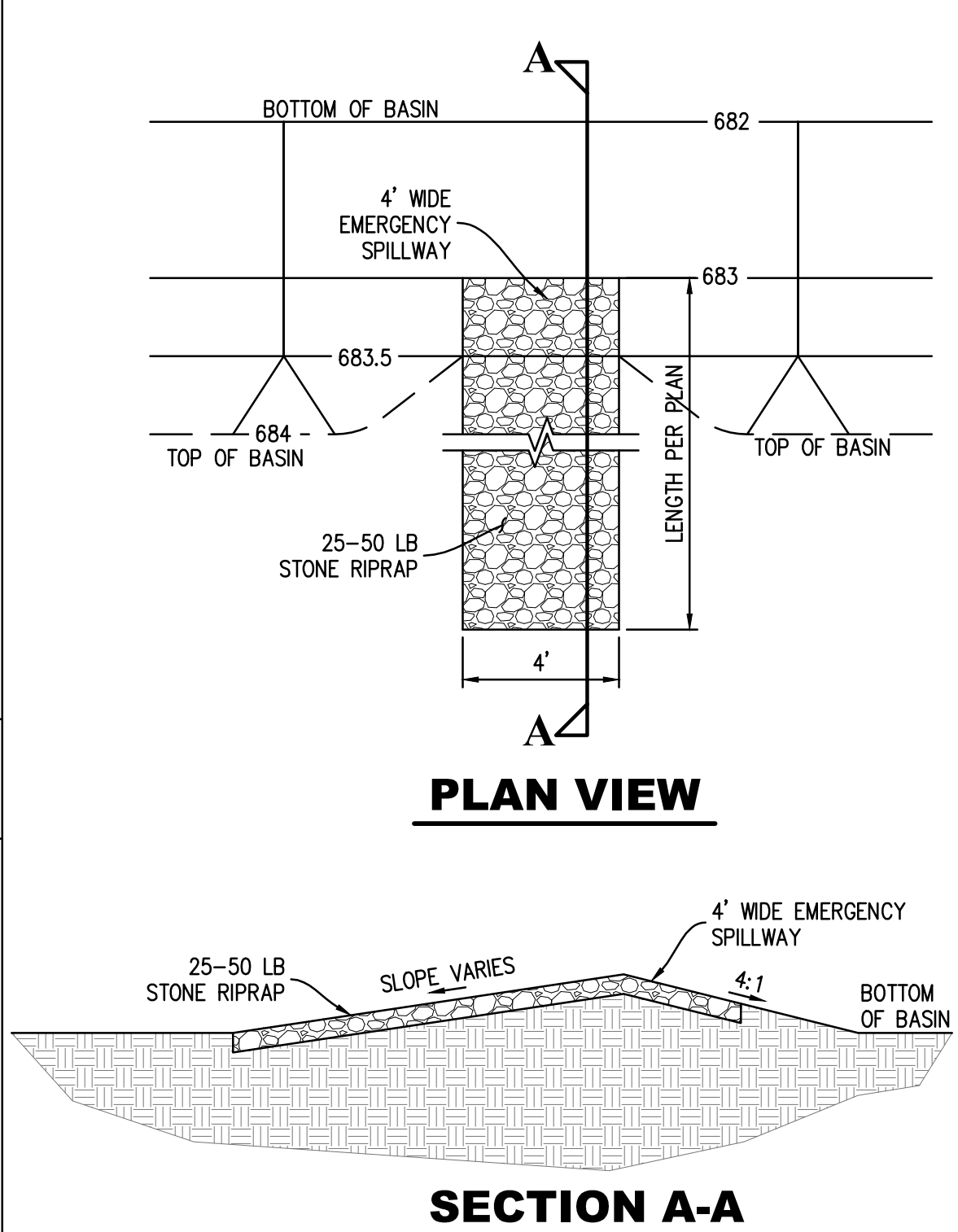
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DECOMPOSED GRANITE WALKWAY

SCALE
NOT TO SCALE

14

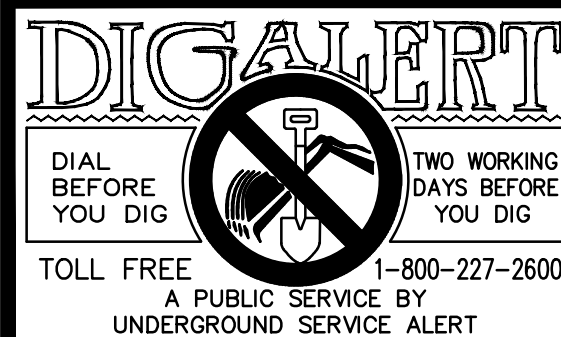


EMERGENCY SPILLWAY DETAIL

SCALE
NOT TO SCALE

16

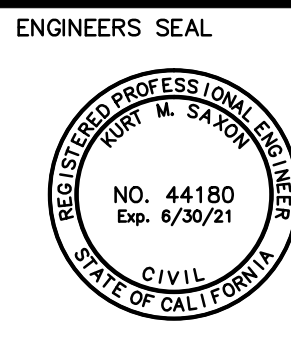
WDID: 7 33C387488



BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK STAMPED: CITY OF P.D. BM 131 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LAKE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH. ELEVATION (MSL): NAVD88 120.607 + 500' 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	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEERS SEAL



PREPARED BY: **saxonengineering** SAXON ENGINEERING SERVICES, INC. 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92056 TEL: 949.366.2190 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF: BO CHEN, P.E. CITY ENGINEER R.C.E. 64819

KURT M. SAXON RCE#44180

CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS

APPROVED BY: BO CHEN, P.E. CITY ENGINEER R.C.E. 64819

REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE



CITY OF PALM DESERT

DETAIL SHEET

TRACT NO. 37240

PALM DESERT COUNTRY CLUB

77-200 CALIFORNIA DRIVE

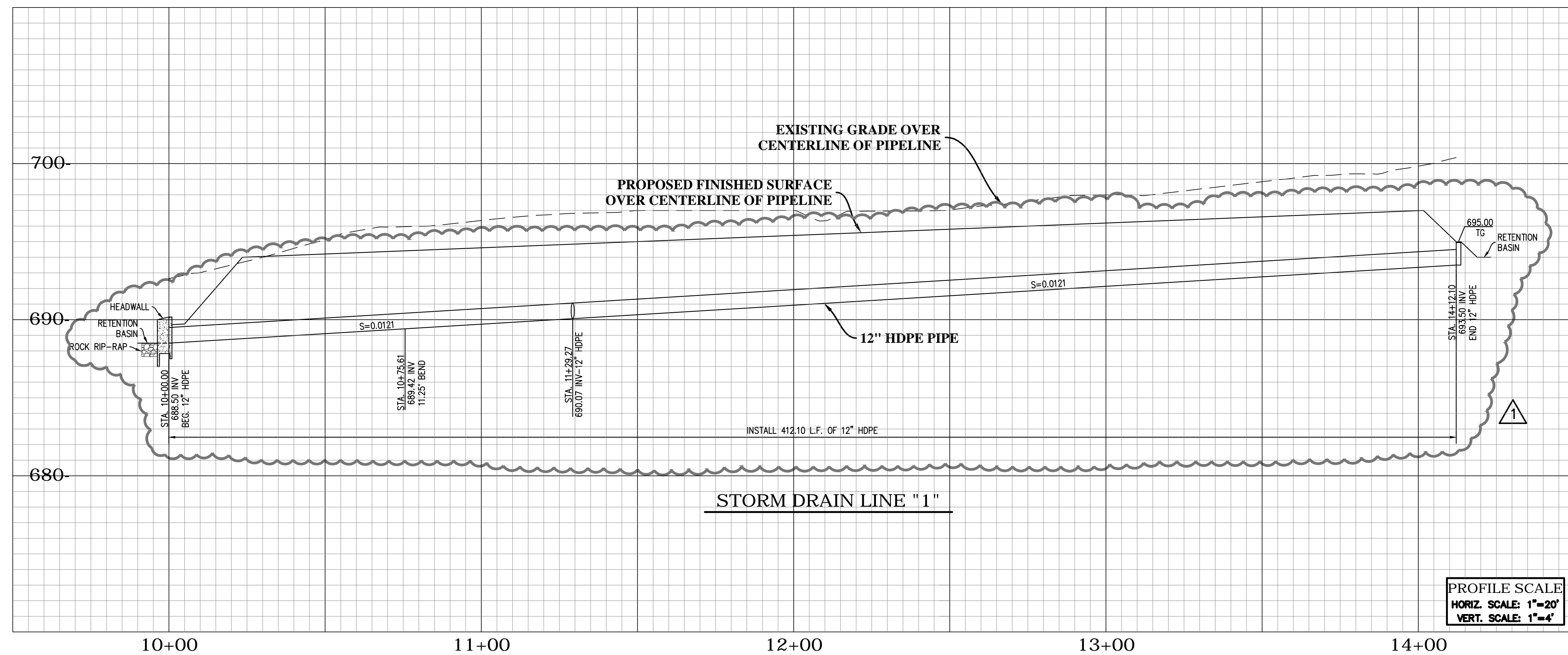
PALM DESERT, CA 92211

SHEET 14 OF SHEETS 29

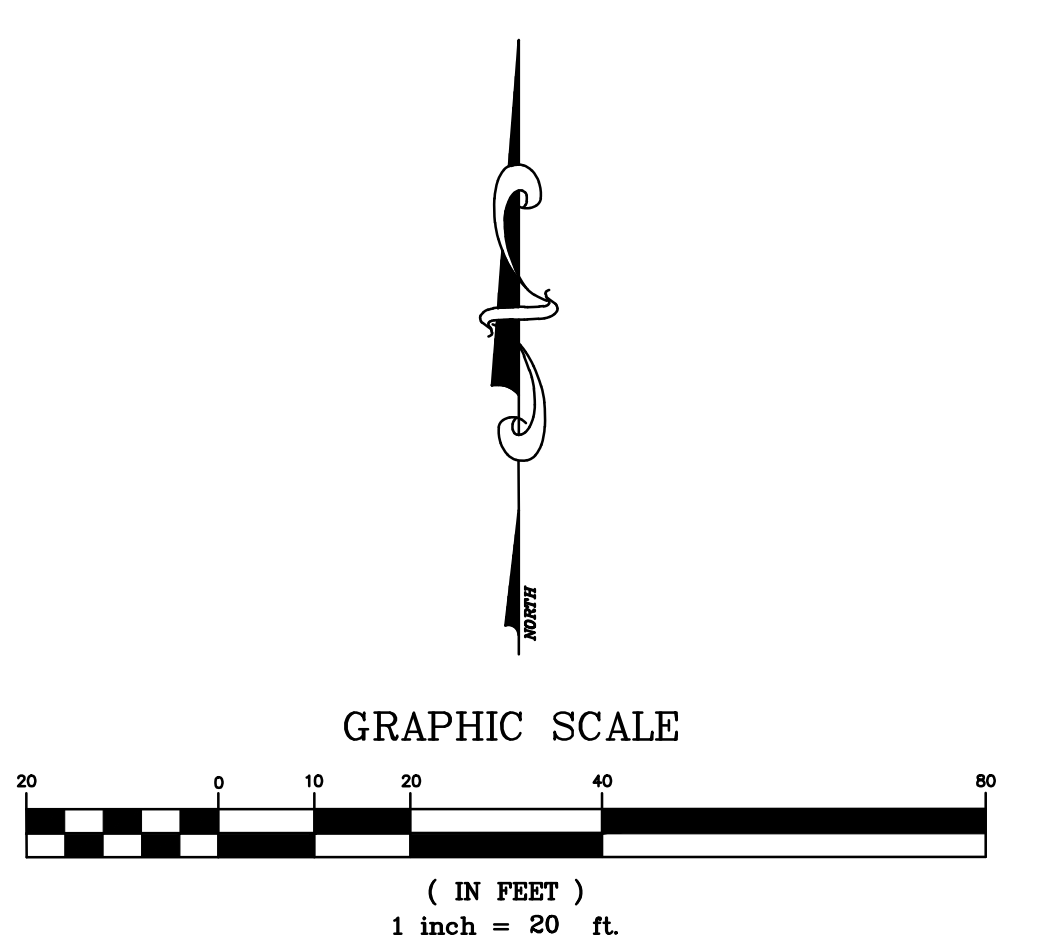
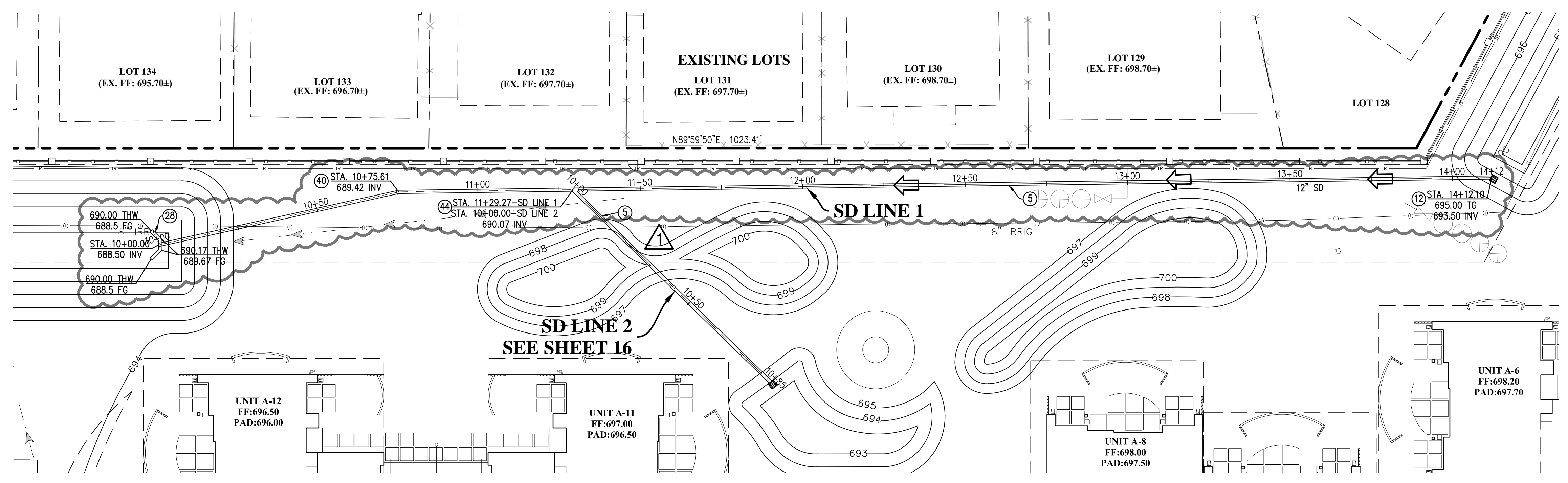
CITY FILE NUMBER

CONSTRUCTION NOTES

- 5 INSTALL 12" DIA. ADS N12 HDPE PIPE.
- 12 INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- 28 CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 40 INSTALL 11.25"x12" BEND.
- 44 INSTALL 12"x12"x12" WYE.



PROFILE SCALE
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'

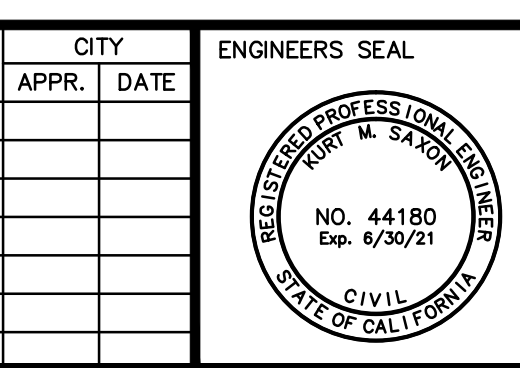


WDID: 7 33C387488



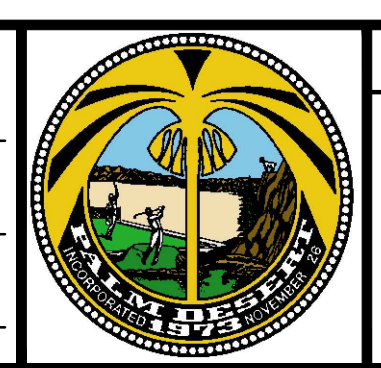
BENCHMARK:
 MONUMENT DESCRIPTION: 2" BRASS DISK
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
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ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE



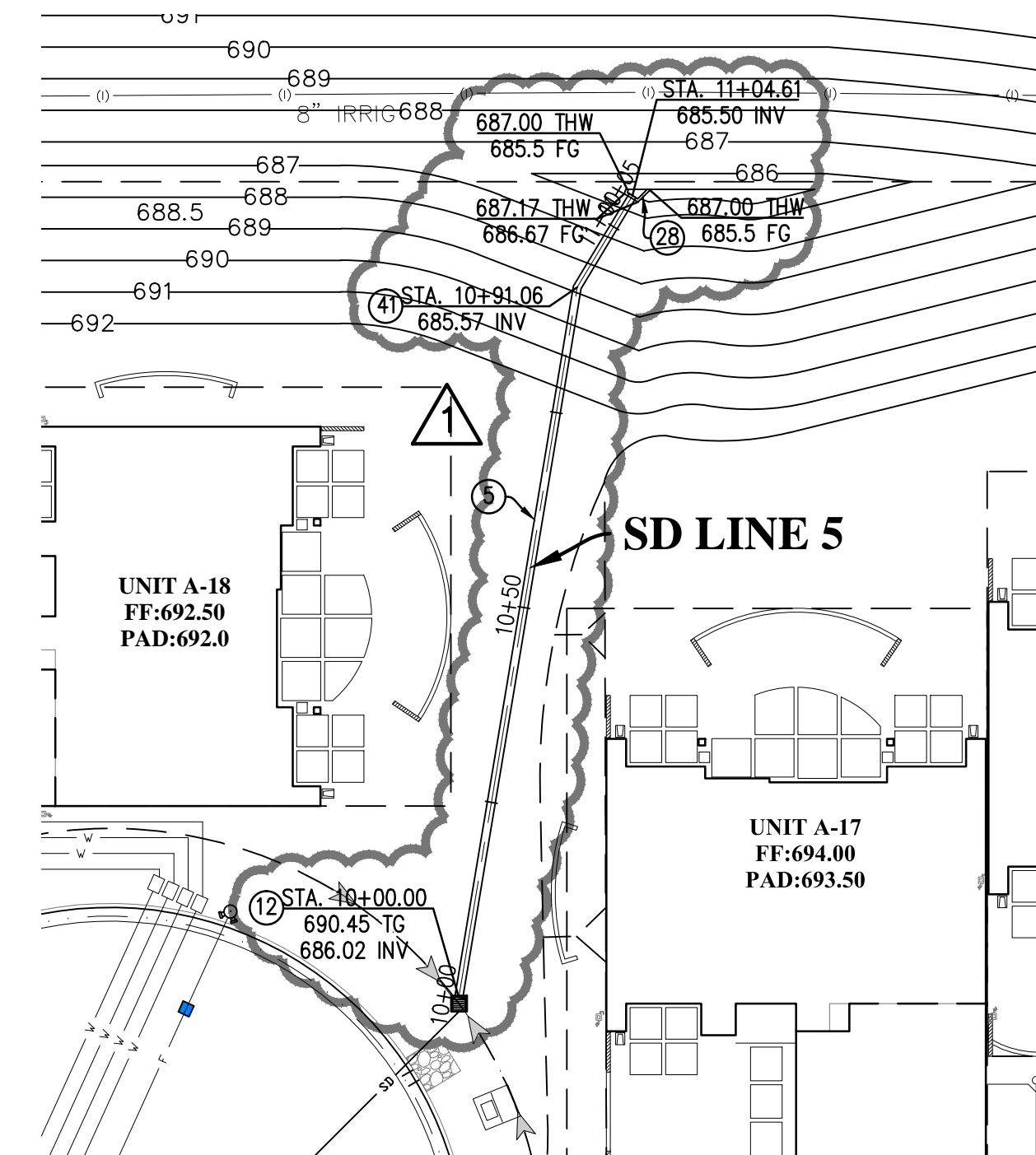
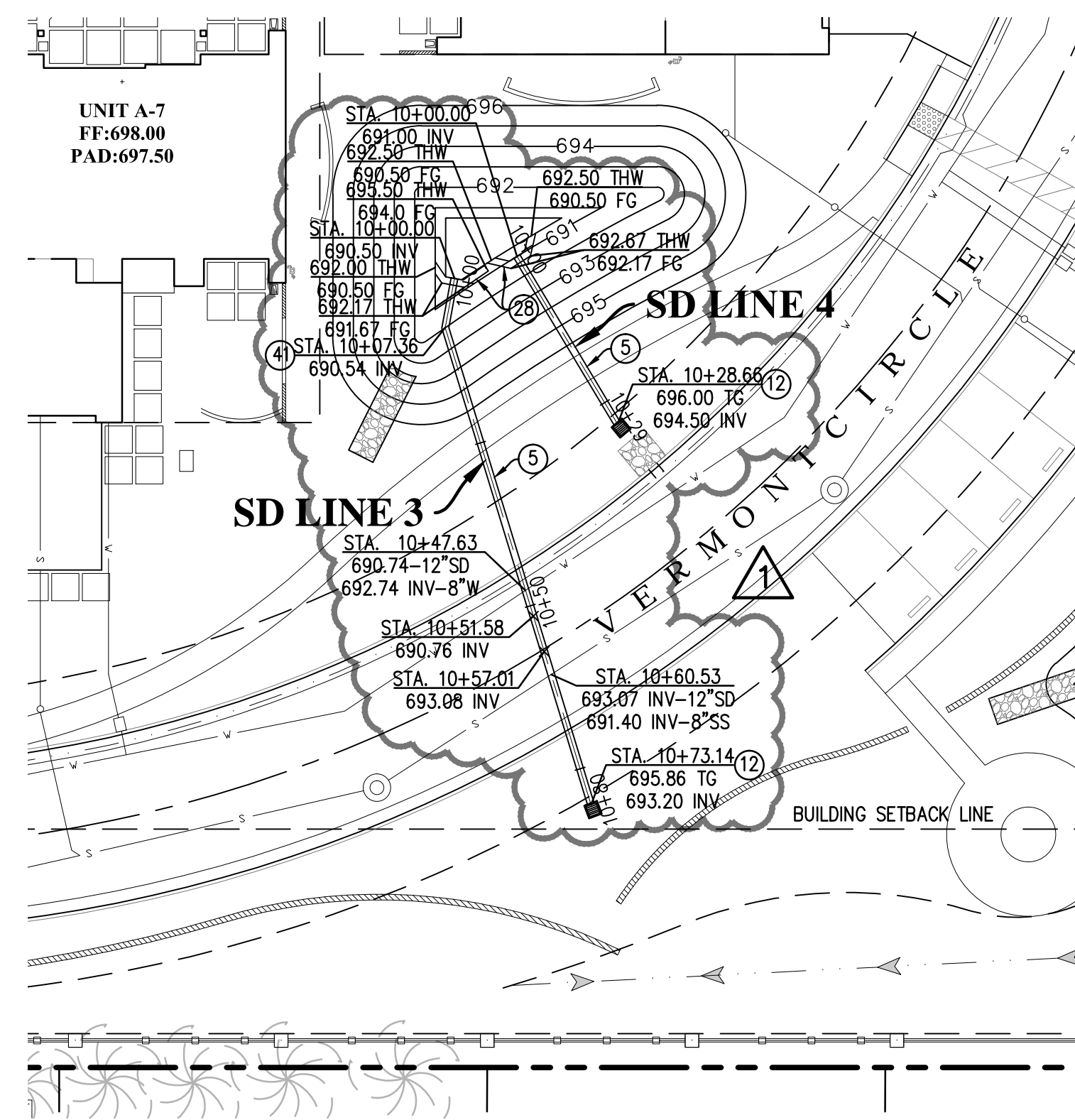
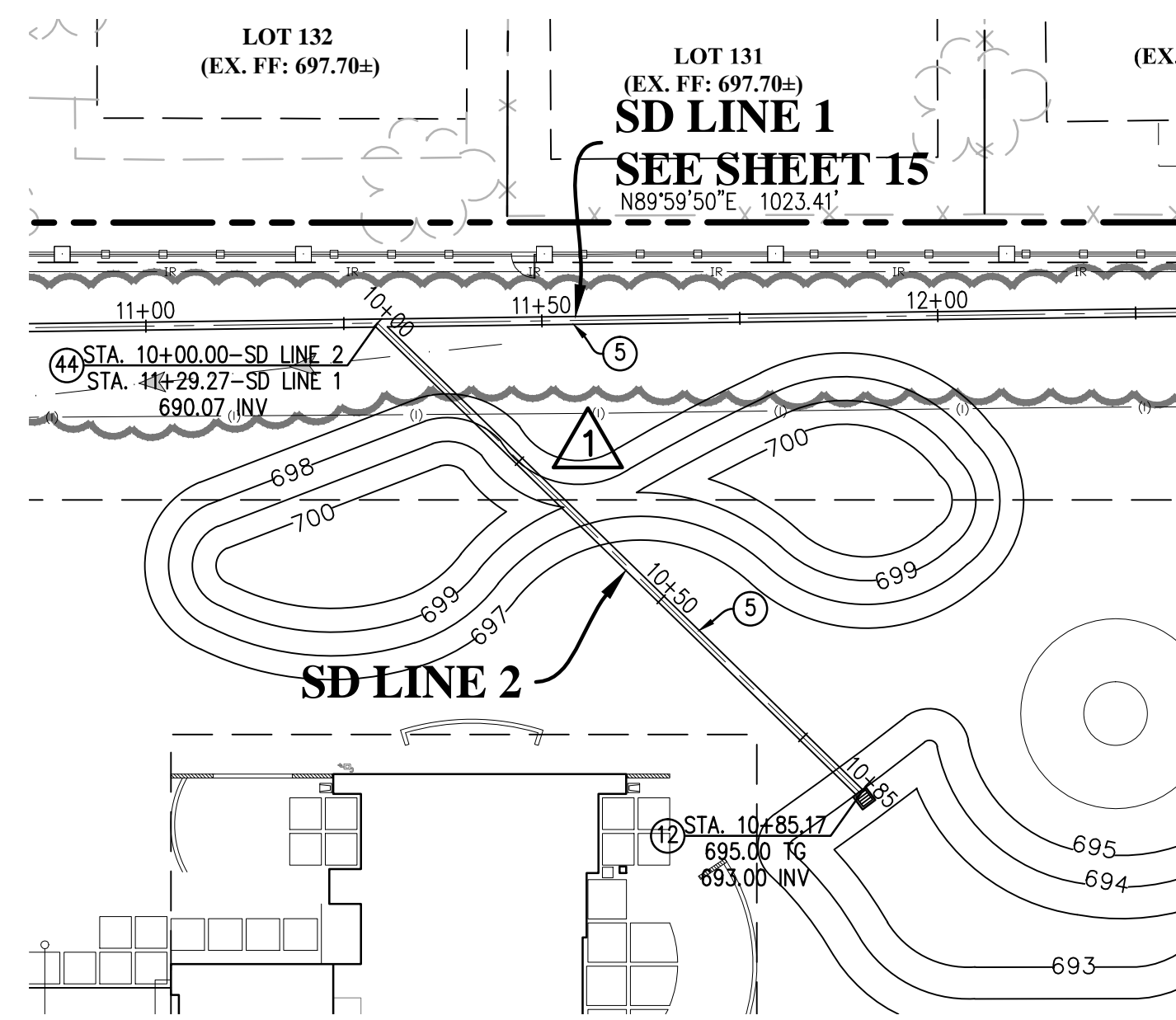
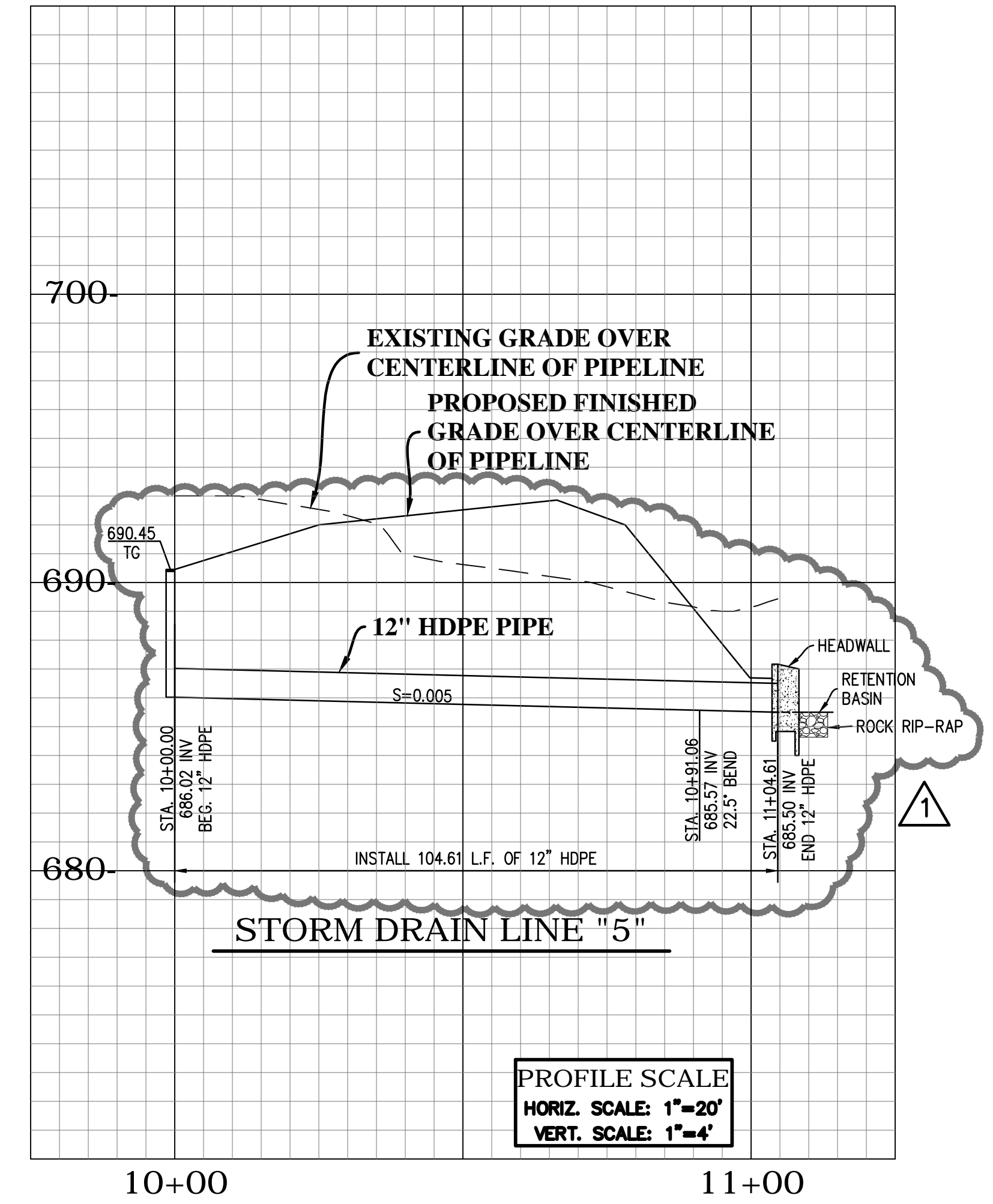
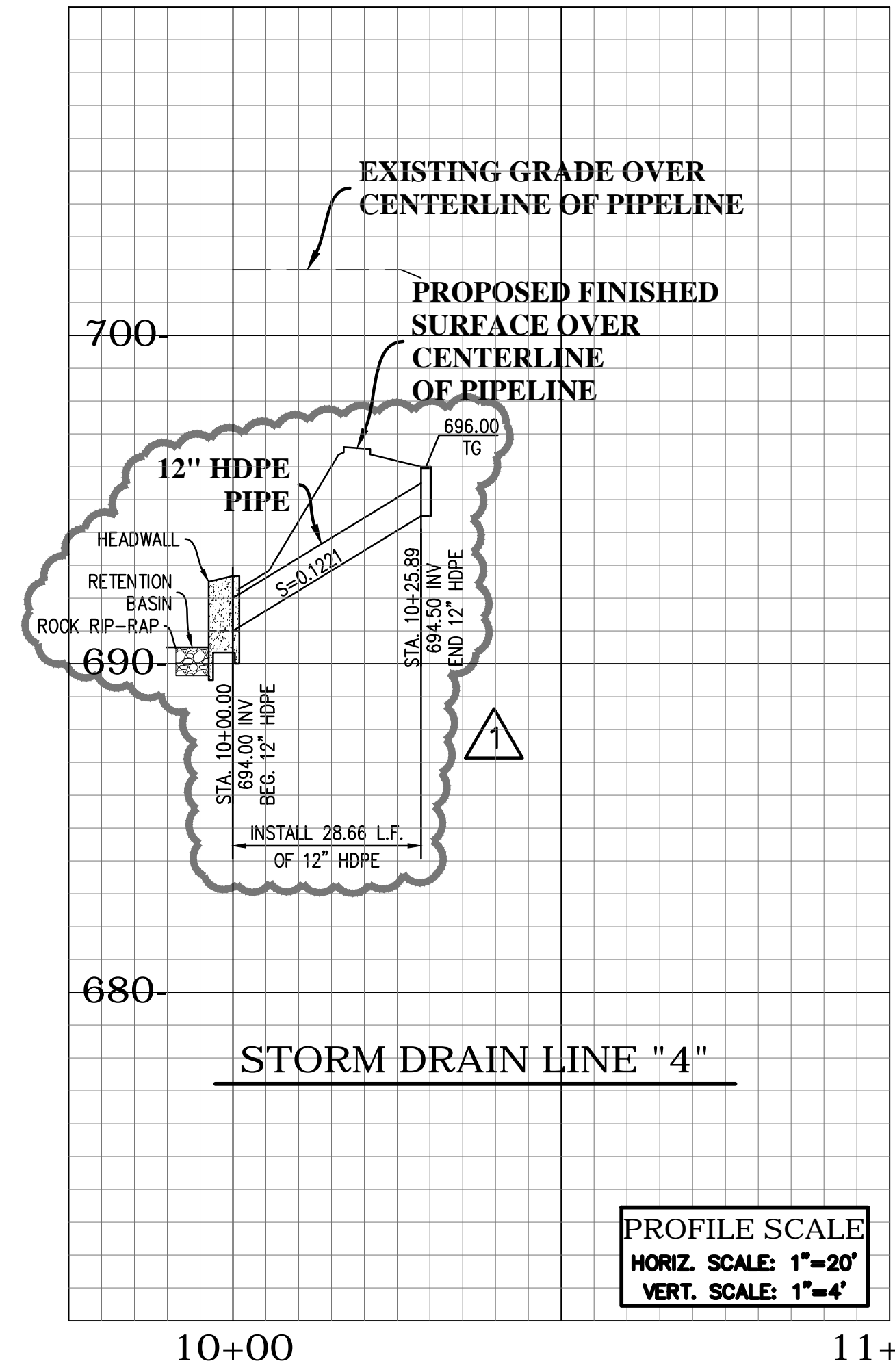
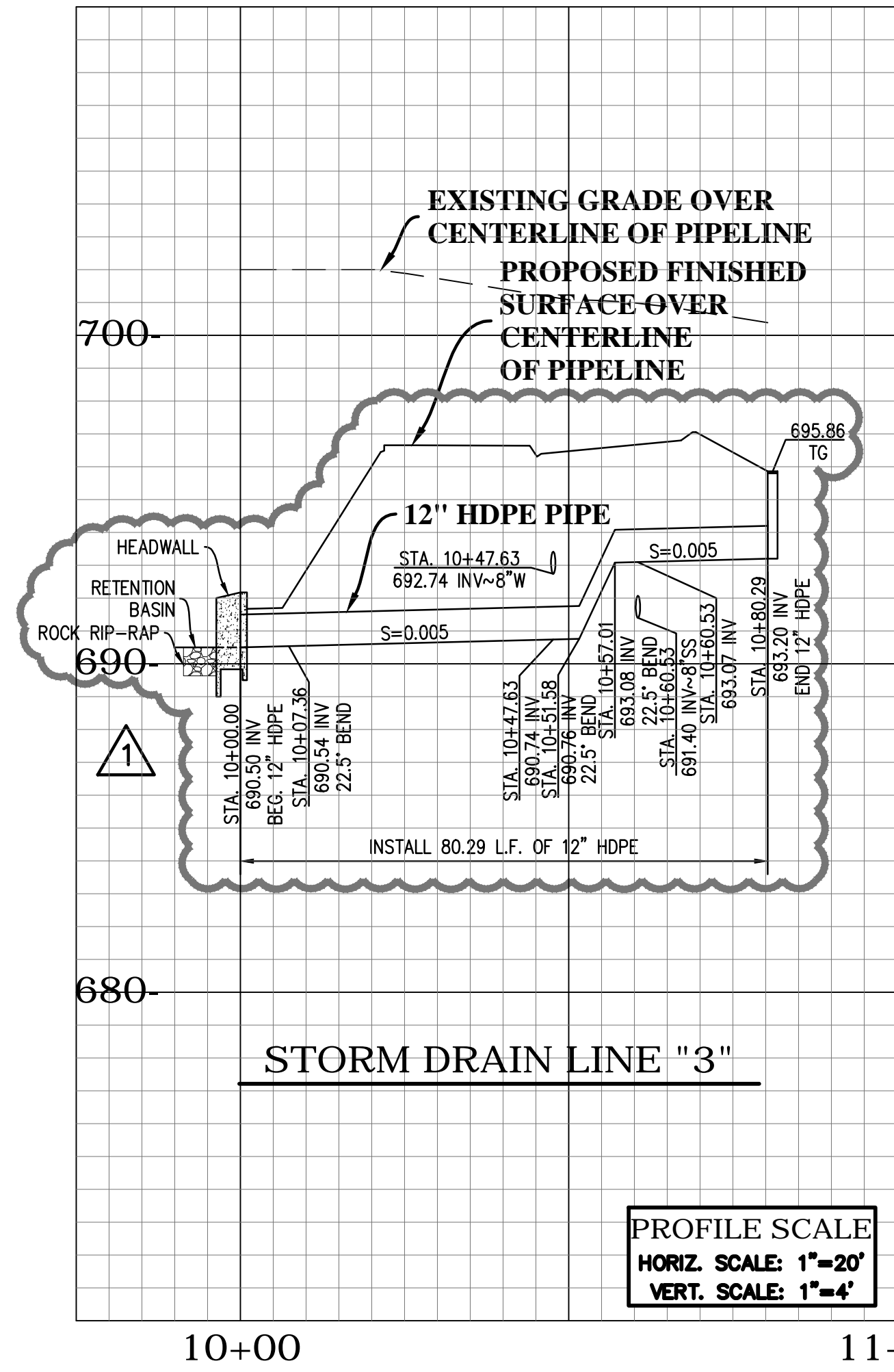
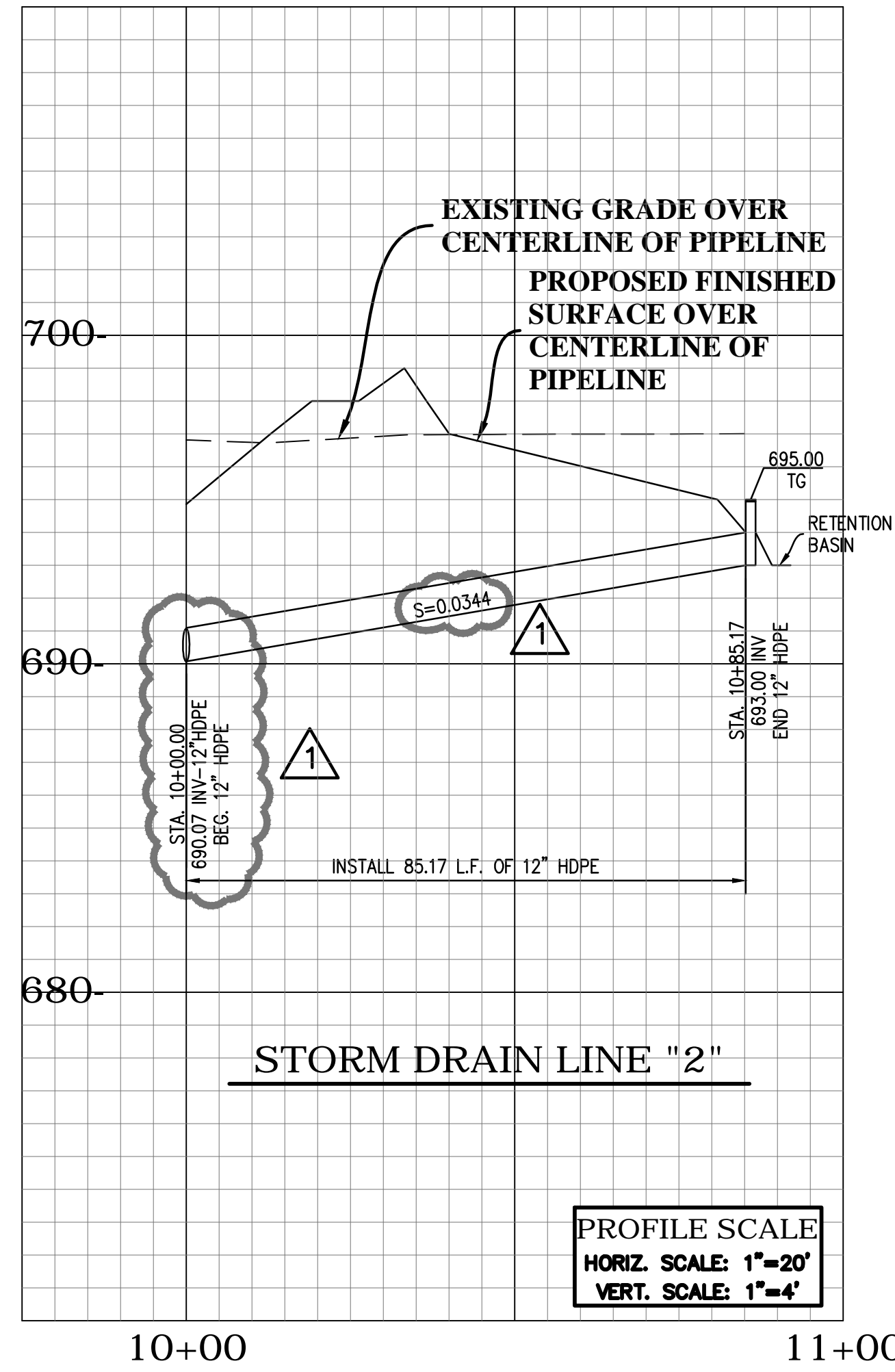
PREPARED BY:
saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
 TEL: 949.366.2180 FAX: 800.653.4193
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#44180 DATE: _____

CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY:
 BO CHEN, P.E.
 CITY ENGINEER
 R.C.E. 64819
 REVIEWED AND RECOMMENDED BY: _____ DATE: _____



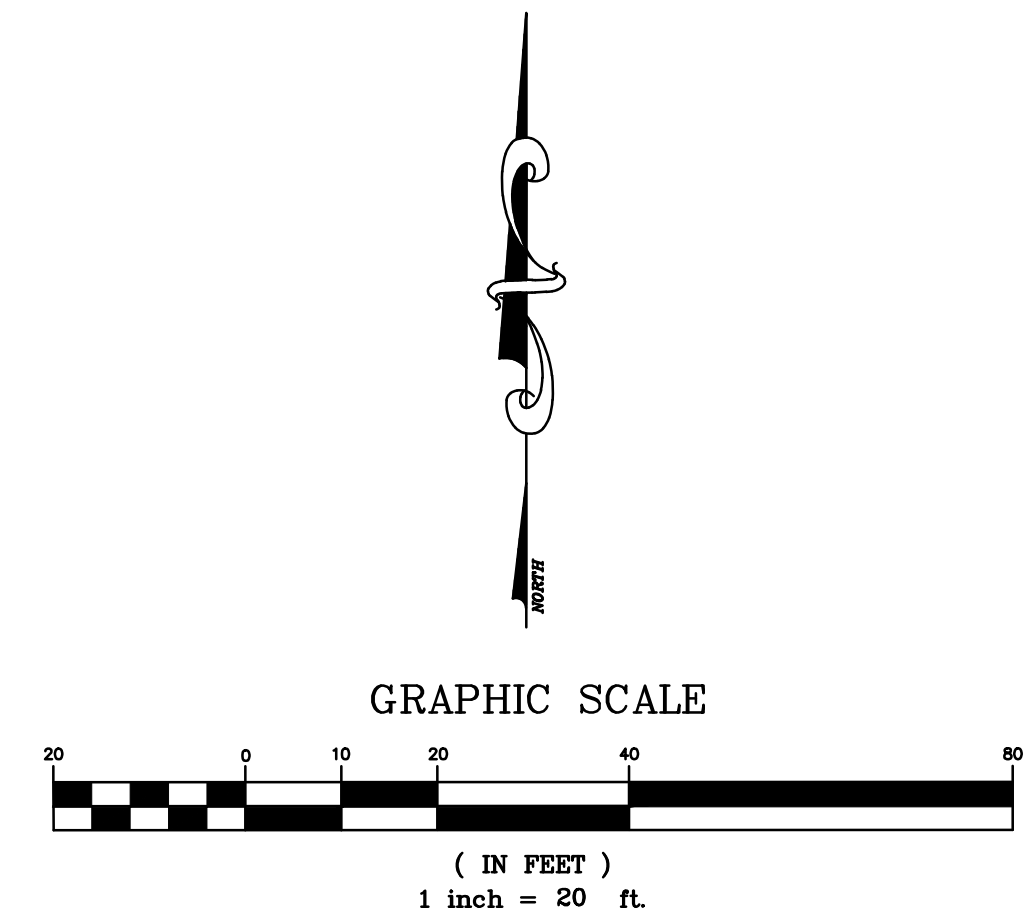
CITY OF PALM DESERT
 STORM DRAIN PLAN AND PROFILE
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 14
 OF SHEETS 29
 CITY FILE NUMBER

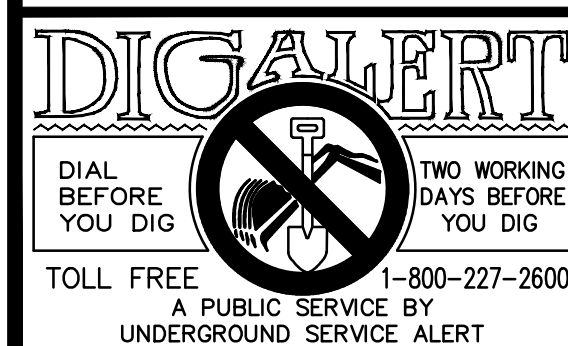


CONSTRUCTION NOTES

- (5) INSTALL 12" DIA. ADS N12 HDPE PIPE.
- (12) INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- (28) CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- (41) INSTALL 22.5"x12" BEND.
- (44) INSTALL 12"x12"x12" WYE.

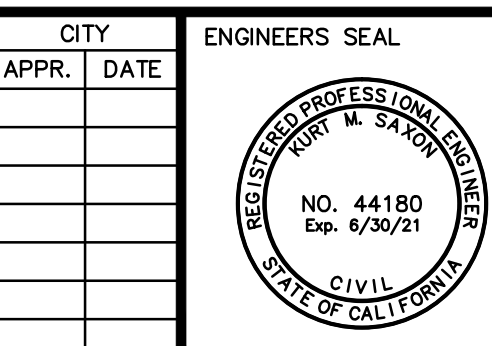


WDID: 7 33C387488



BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607' + 500'
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	
MARK	BY	DATE				APPR.	DATE



PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
3805 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
TEL: 949.366.2180 FAX: 800.653.1193

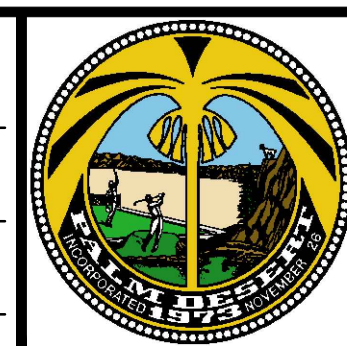
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819

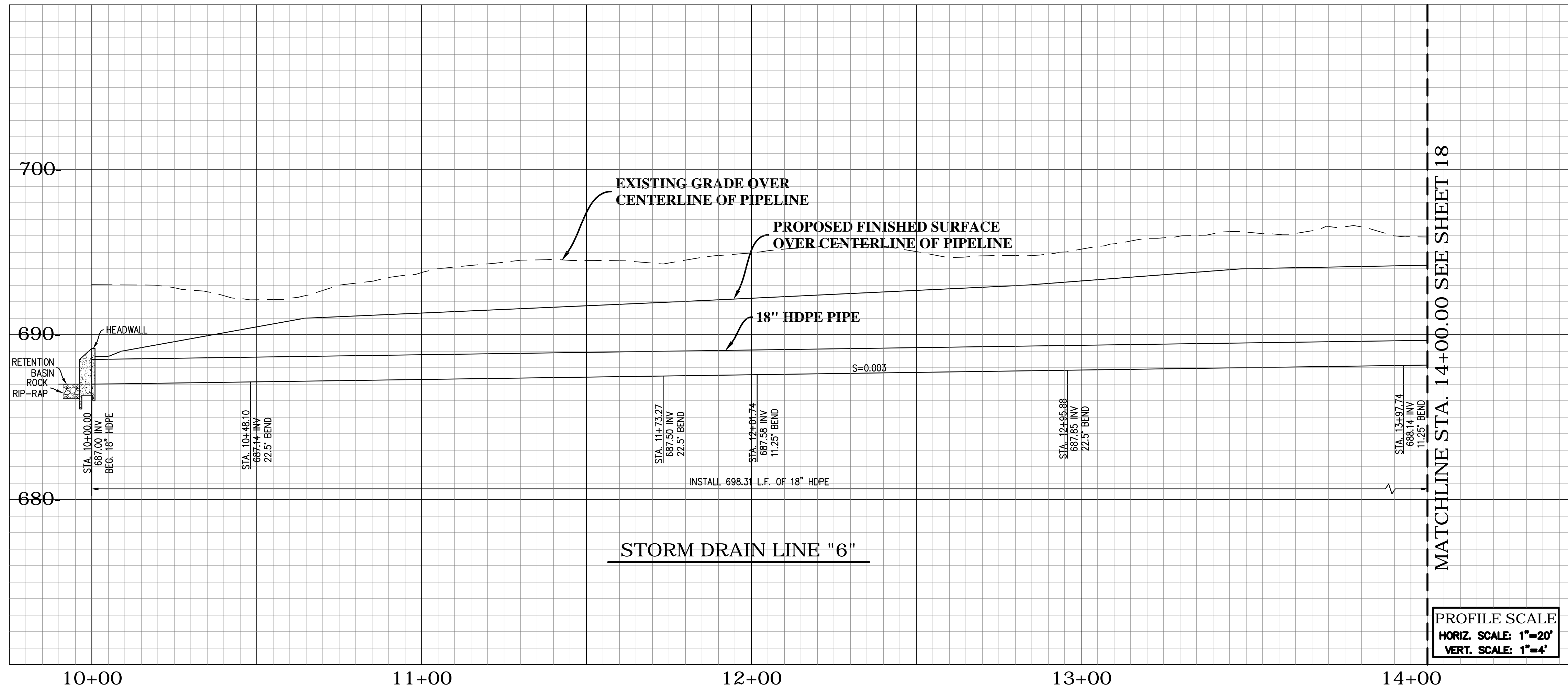
DATE: _____
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



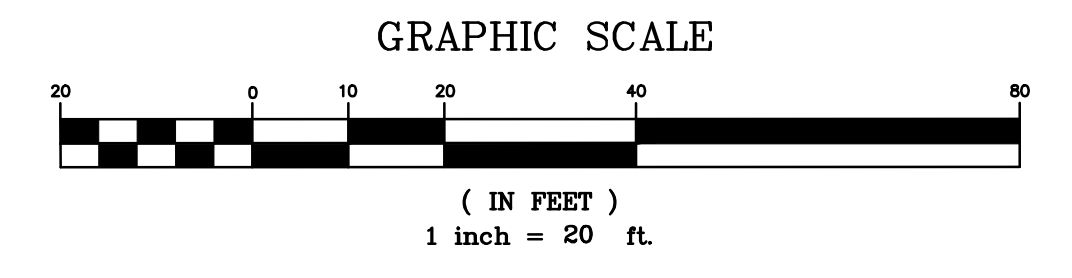
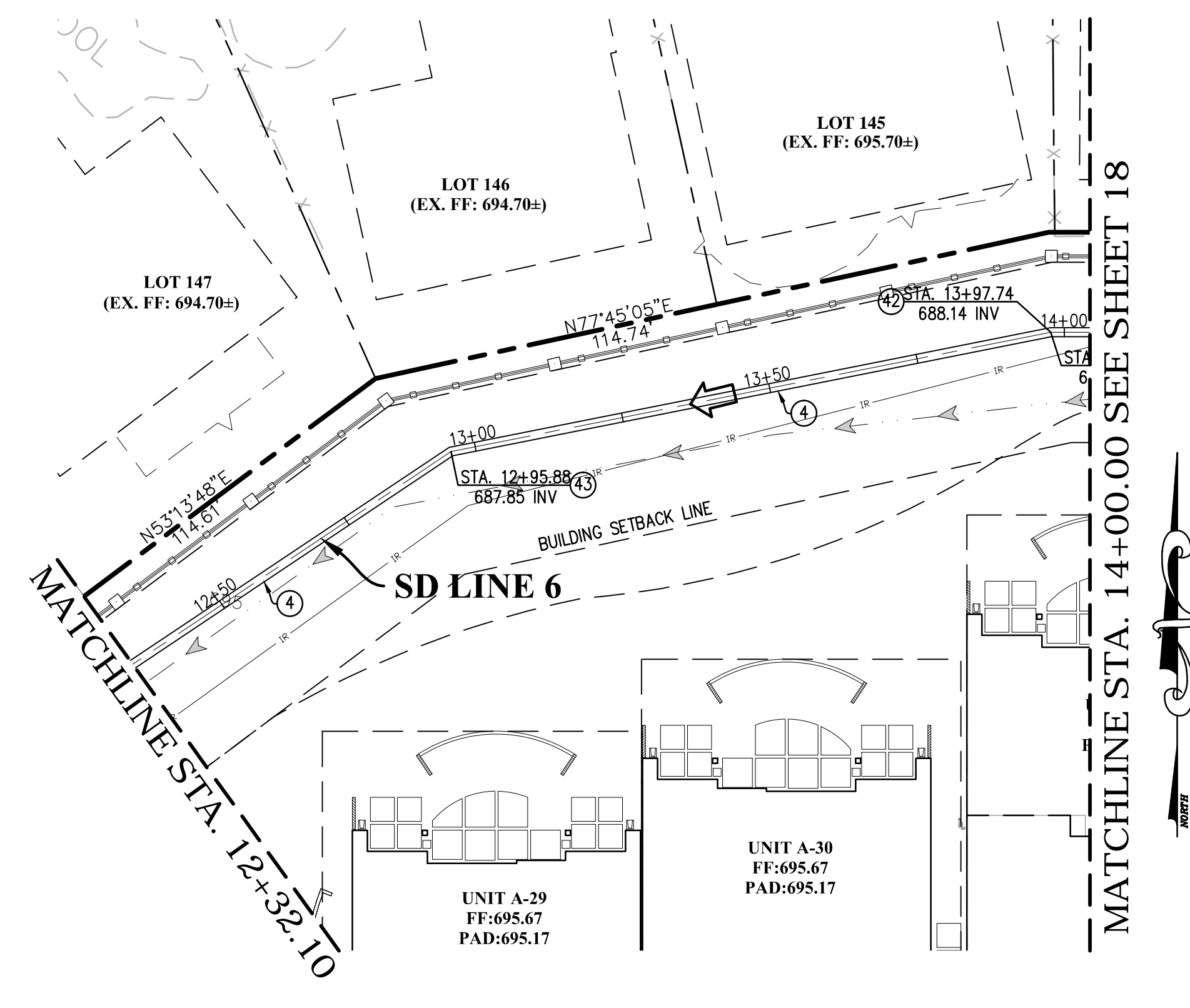
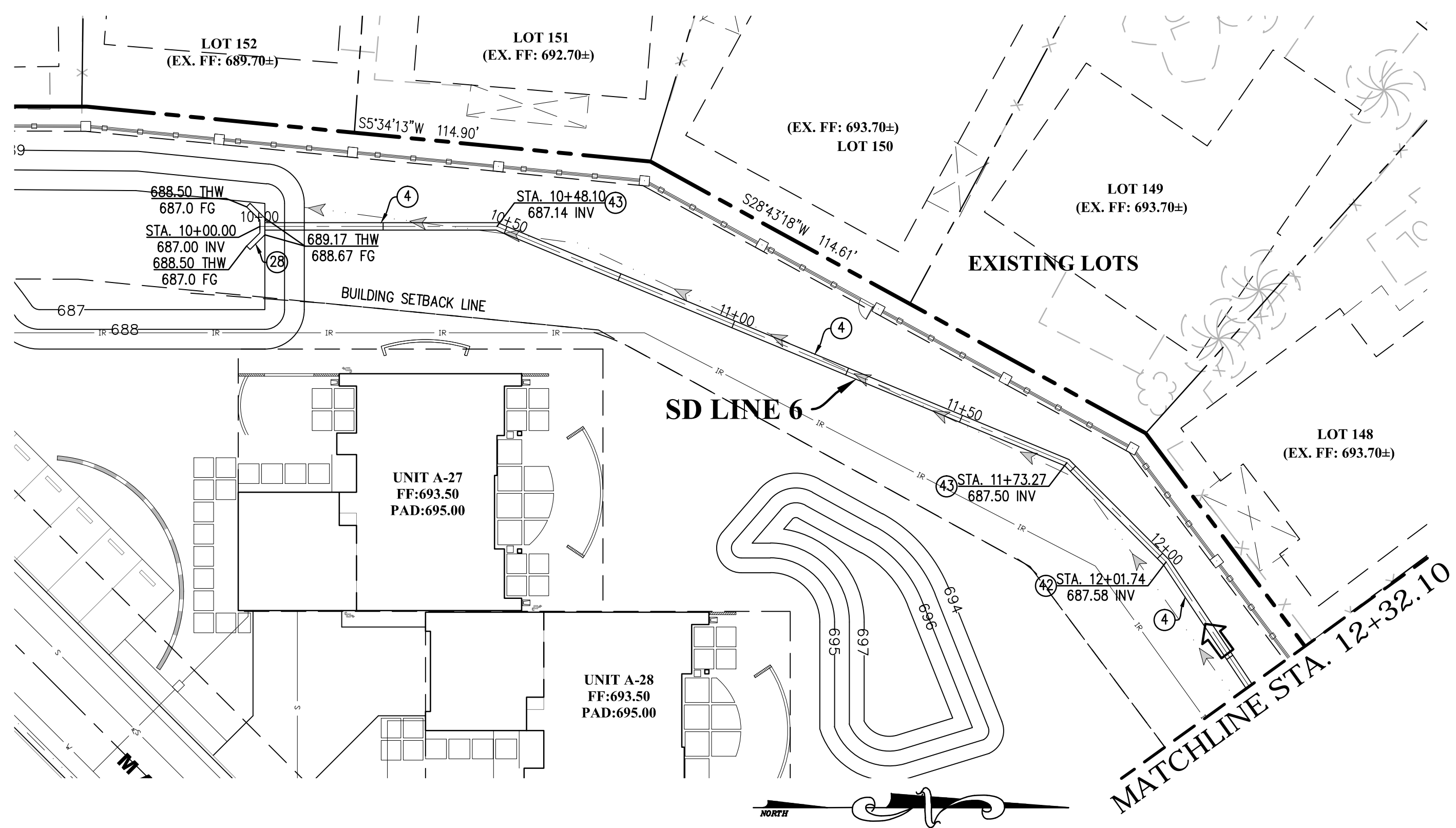
CITY OF PALM DESERT
STORM DRAIN PLAN AND PROFILE
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 15
OF SHEETS 29
CITY FILE NUMBER



CONSTRUCTION NOTES

- ④ INSTALL 18" DIA. ADS N12 HDPE PIPE.
- ②⑧ CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- ④② INSTALL 11.25'X18" BEND.
- ④③ INSTALL 22.5'X18" BEND.



WDID: 7 33C387488

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BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.

ELEVATION (MSL):
NAVD88 120.607 + 50'

BASIS OF BEARINGS:
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ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEERS SEAL

PROFESSIONAL ENGINEER
KURT M. SAXON
NO. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
TEL: 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819

DATE: _____
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:
CIVIL _____
TRAFFIC _____
LANDSCAPE _____

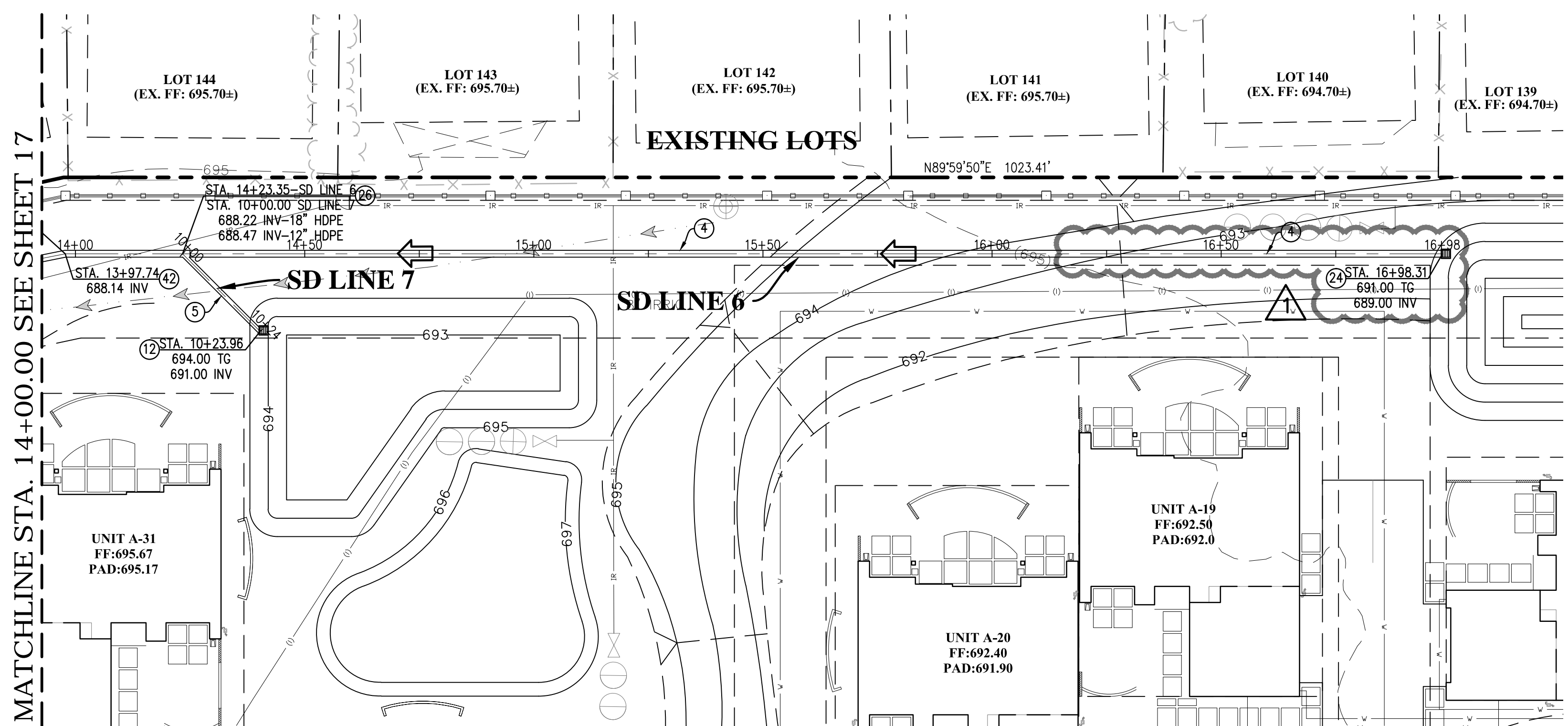
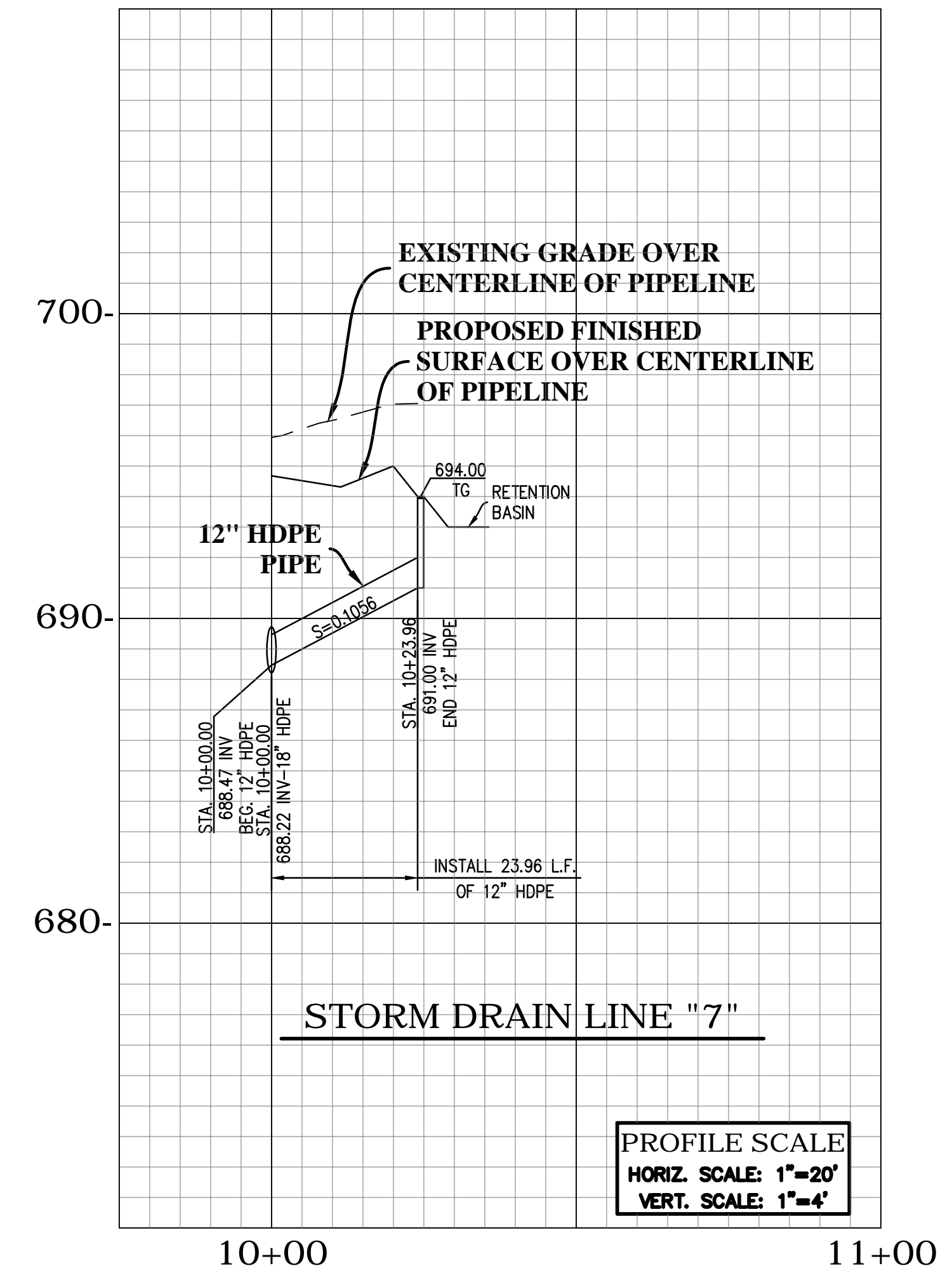
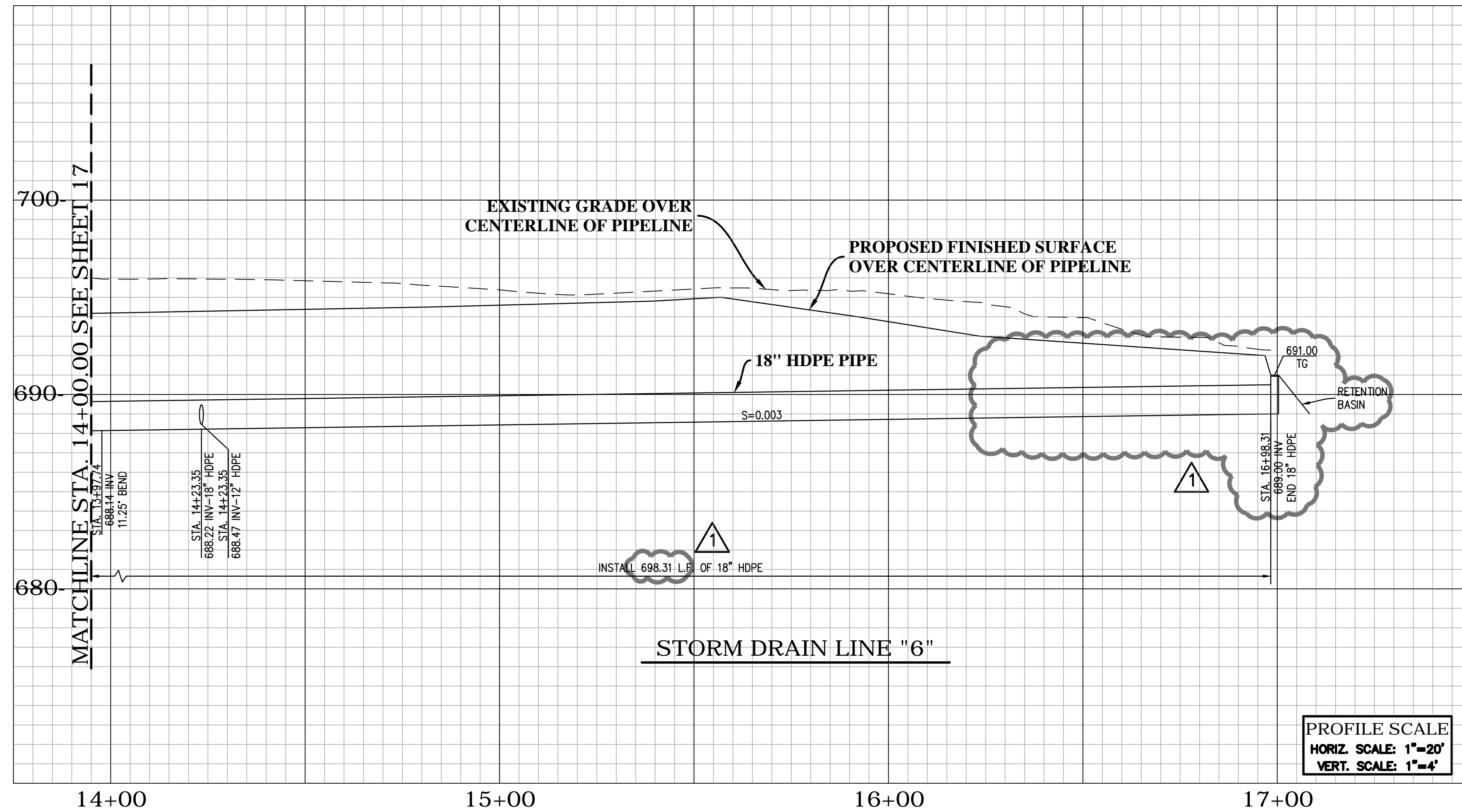


CITY OF PALM DESERT

STORM DRAIN PLAN AND PROFILE
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

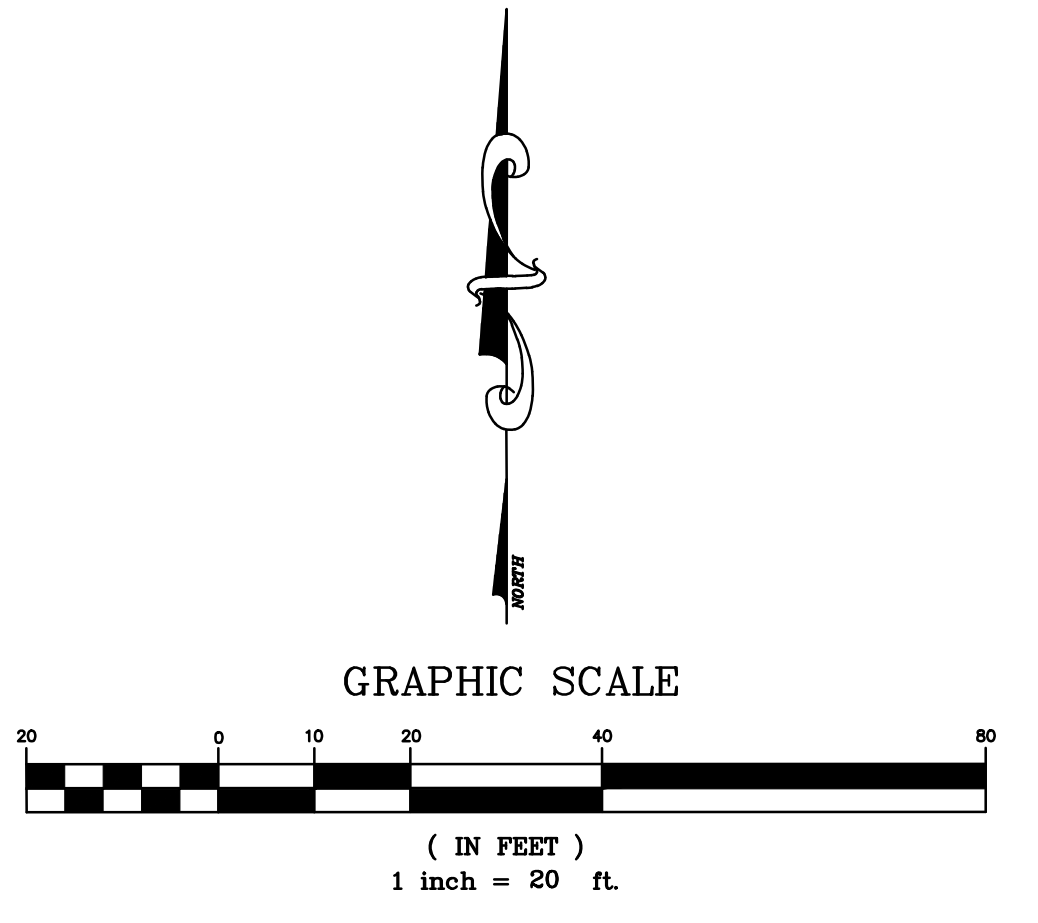
SHEET 17
OF
SHEETS 29

CITY FILE NUMBER



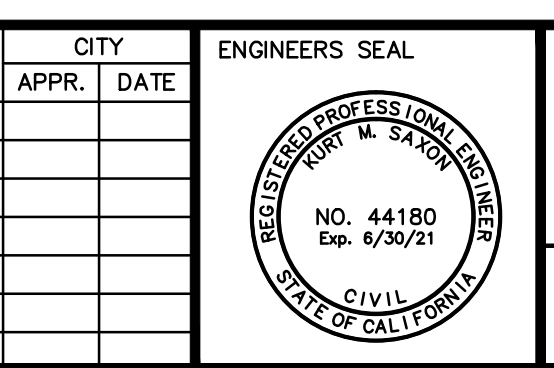
CONSTRUCTION NOTES

- ④ INSTALL 18" DIA. ADS N12 HDPE PIPE.
- ⑤ INSTALL 12" DIA. ADS N12 HDPE PIPE.
- ⑫ INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- ⑳ INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- ⑳ INSTALL 18"x18"x12" WYE.
- ④② INSTALL 11.25"x18" BEND.



BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK STAMPED: CITY OF P.D. BM 131
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
 ELEVATION (MSL): NAVD88 120.607 + 500'
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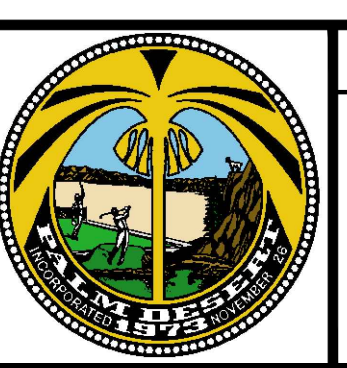
ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE



PREPARED BY: **saxonengineering**
 SAXON ENGINEERING SERVICES, INC.
 3605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92056
 TEL: 949.366.2180 FAX: 800.653.4193
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON RCE#44180 DATE: _____

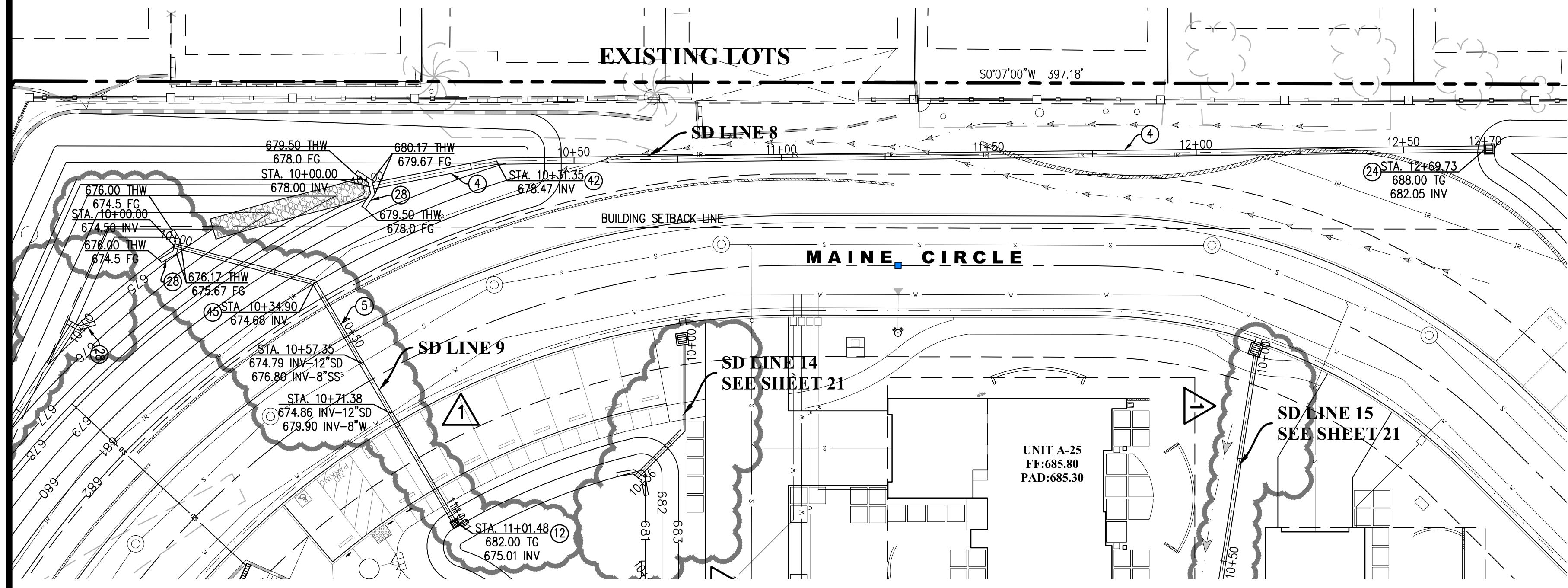
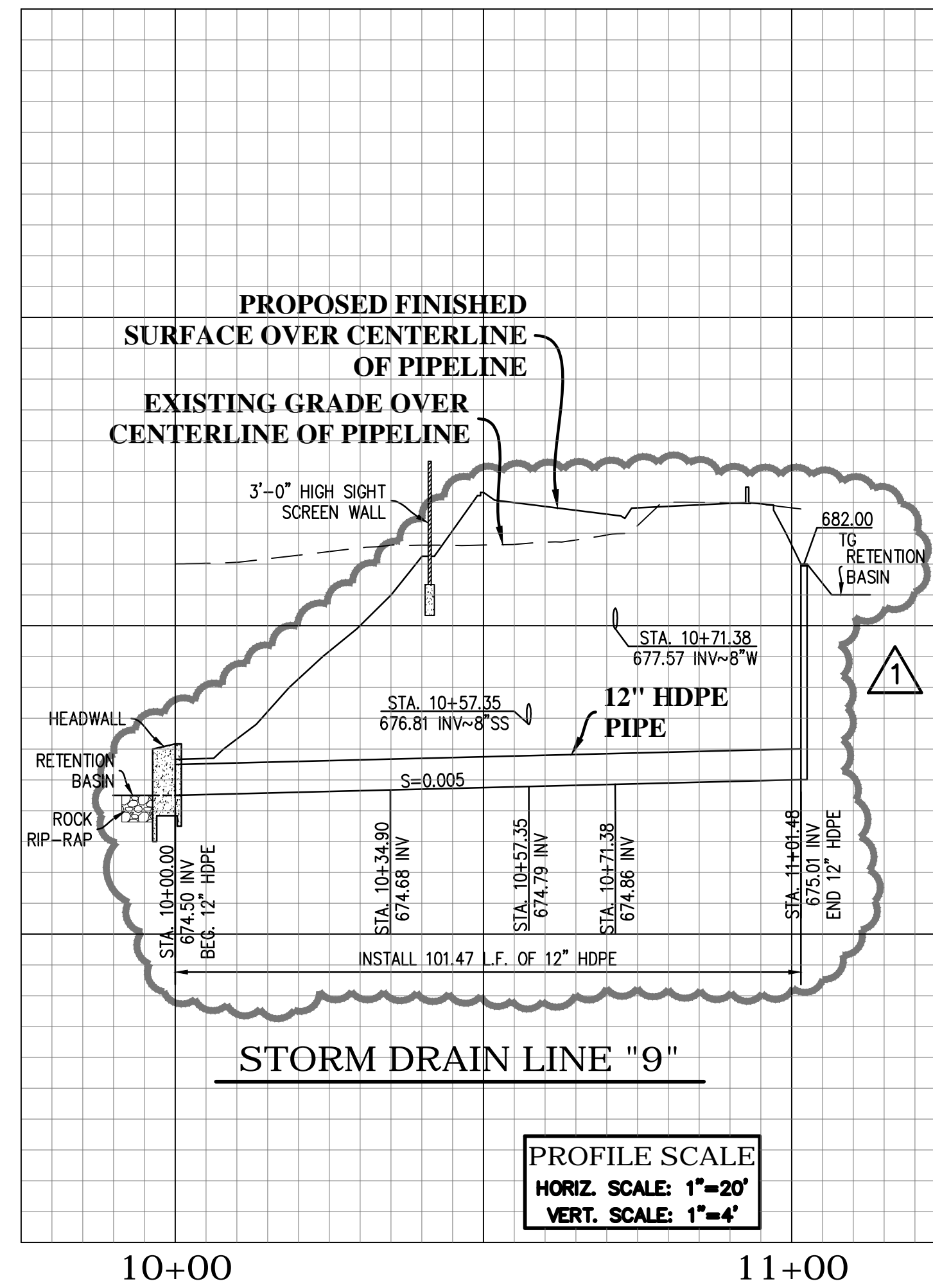
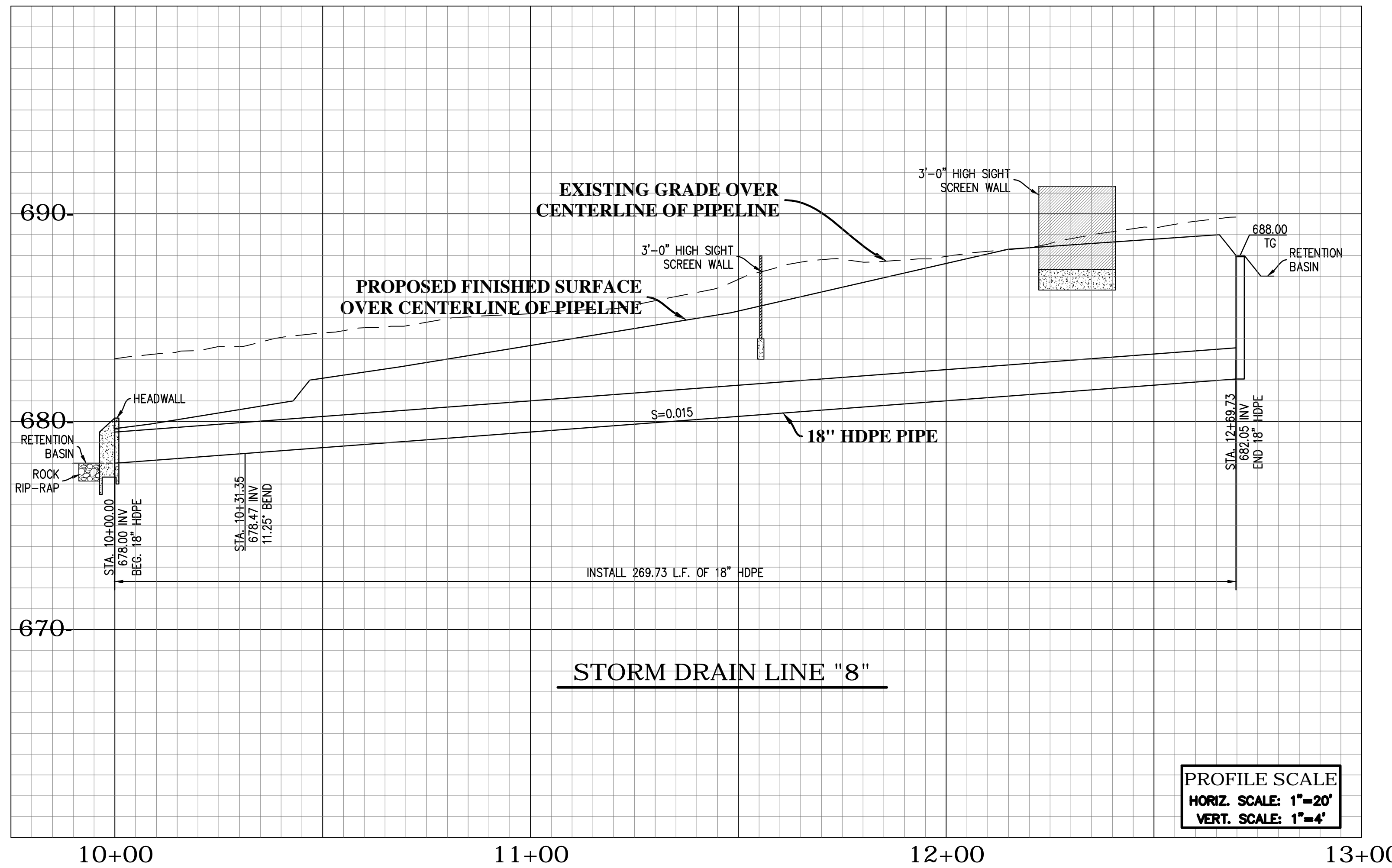
CITY OF PALM DESERT
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: BO CHEN, P.E.
 CITY ENGINEER R.C.E. 64819
 REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:
 CIVIL _____
 TRAFFIC _____
 LANDSCAPE _____



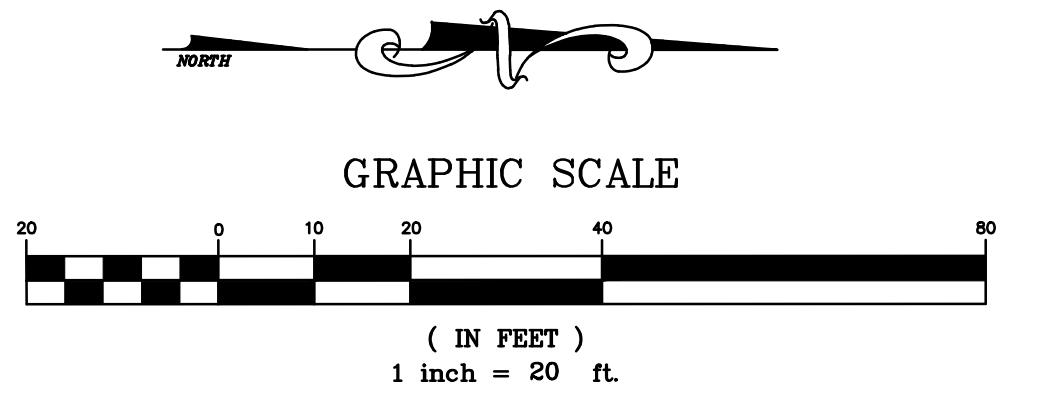
CITY OF PALM DESERT
 STORM DRAIN PLAN AND PROFILE
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

WDID: 7 33C387488
 SHEET 18 OF SHEETS 29
 CITY FILE NUMBER



CONSTRUCTION NOTES

- ④ INSTALL 18" DIA. ADS N12 HDPE PIPE.
- ⑤ INSTALL 12" DIA. ADS N12 HDPE PIPE.
- ⑫ INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- ⑫ INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- ⑳ CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- ④② INSTALL 11.25"x18" BEND.
- ④⑤ INSTALL 45"x12" BEND.



WDID: 7 33C387488

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
STAMPED: CITY OF P.D. BM 131
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.

ELEVATION (MSL):
NAVD88 120.607 + 500'

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ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE

ENGINEERS SEAL

REGISTERED PROFESSIONAL ENGINEER

NO. 44180
Exp. 6/30/21

CIVIL

STATE OF CALIFORNIA

saxon engineering

SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92056
TEL: 949.366.2180 FAX: 800.653.4193

PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#44180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:

BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819

DATE

REVIEWED AND RECOMMENDED BY:

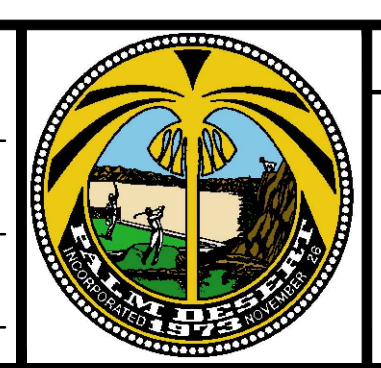
DATE

PLAN CHECKED BY:

CIVIL

TRAFFIC

LANDSCAPE



CITY OF PALM DESERT

STORM DRAIN PLAN AND PROFILE

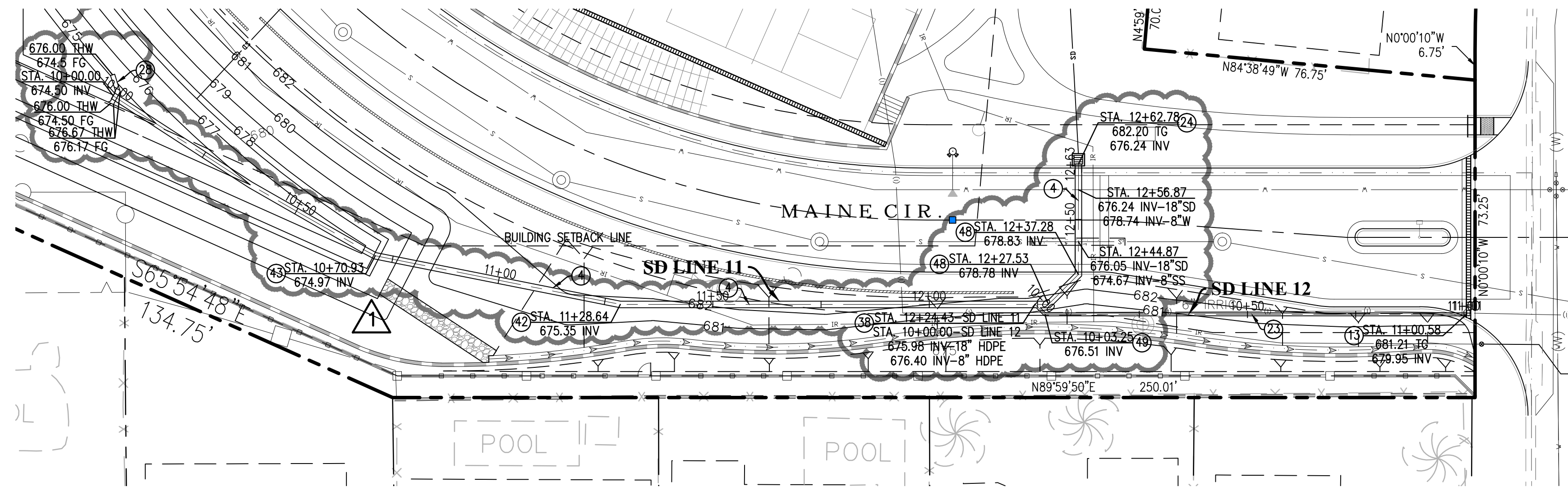
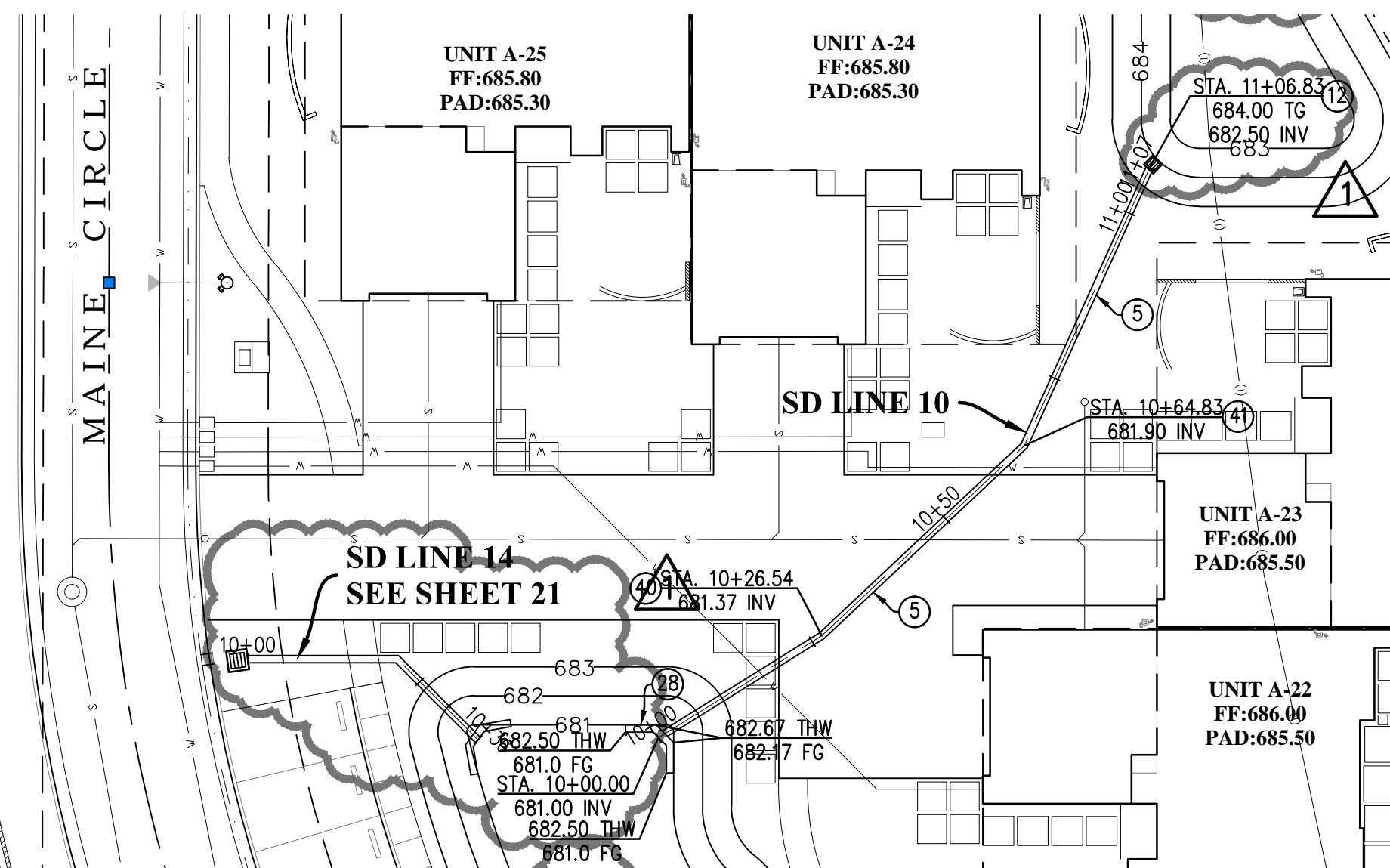
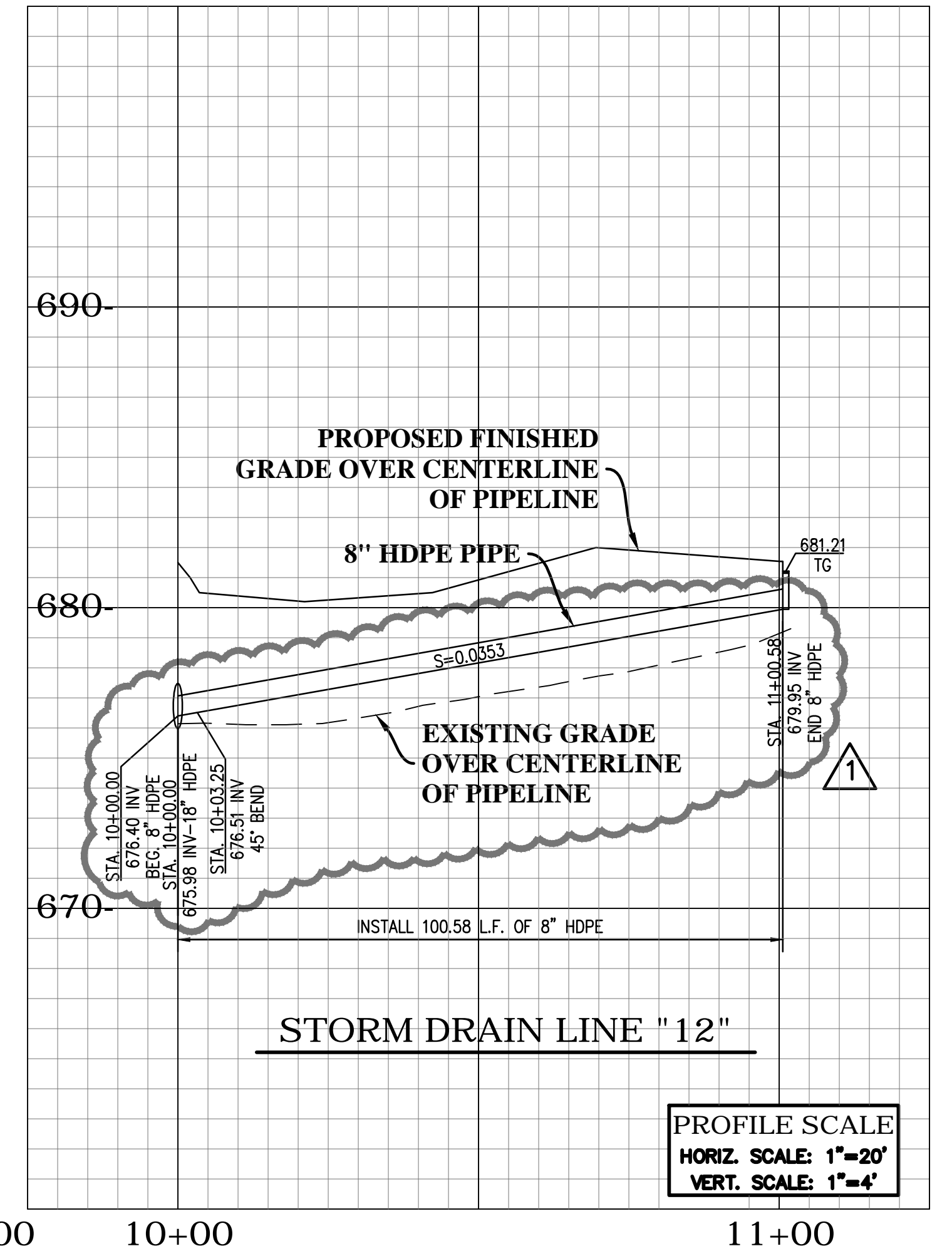
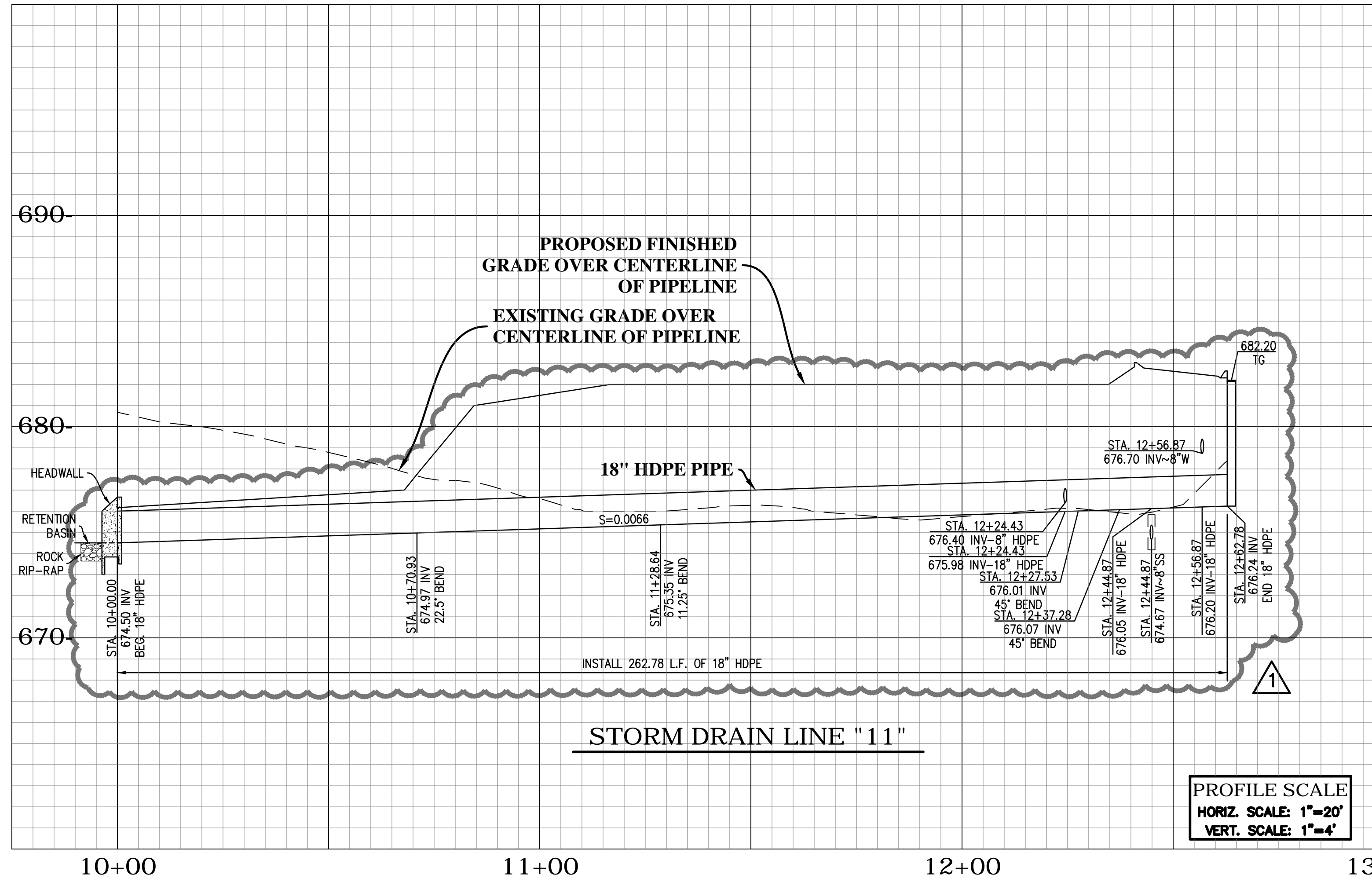
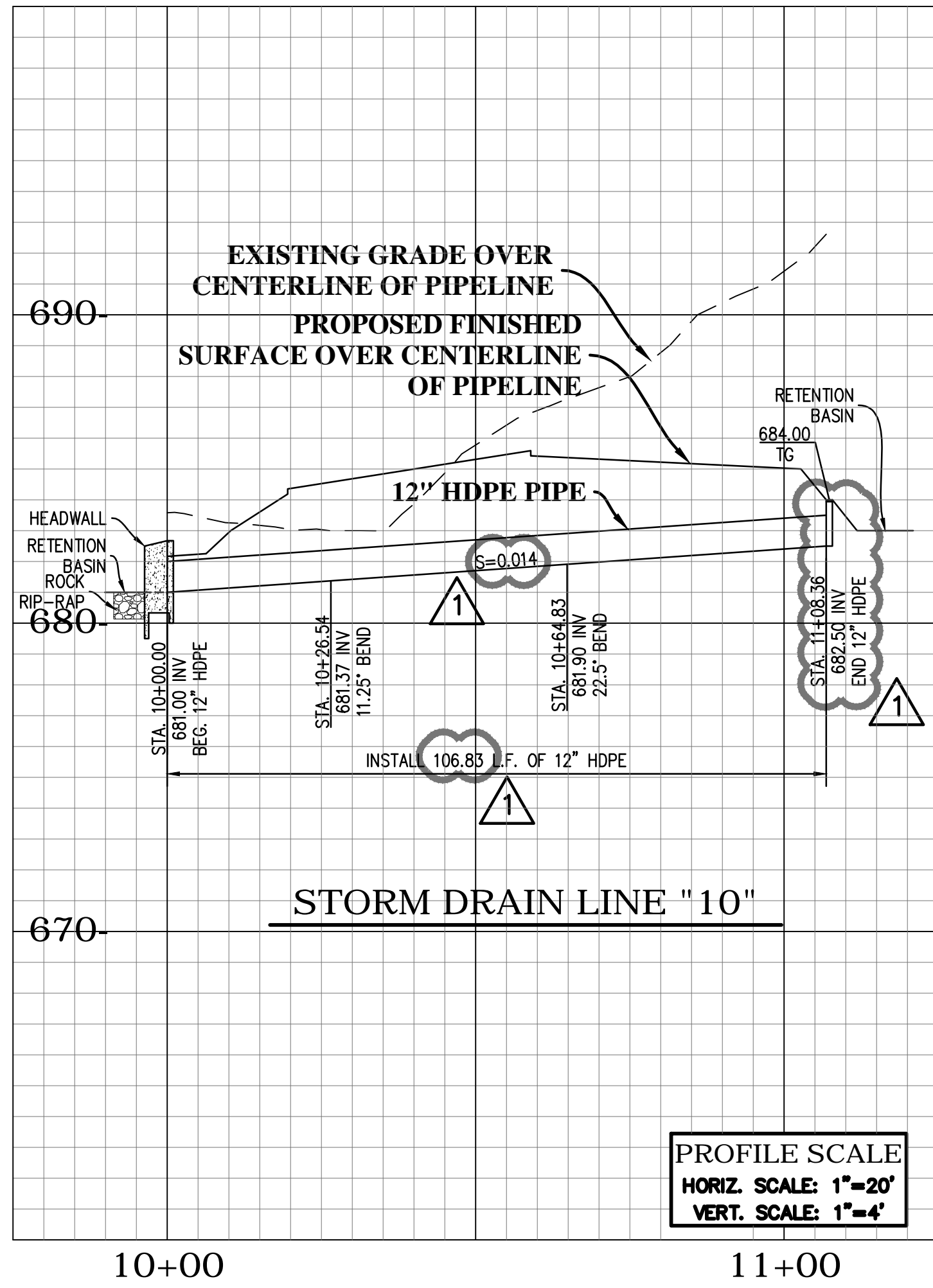
TRACT NO. 37240

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

SHEET 19

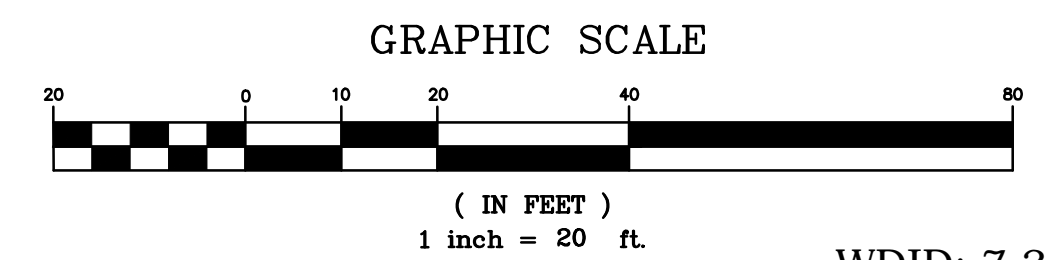
OF SHEETS 29

CITY FILE NUMBER



CONSTRUCTION NOTES

- (4) INSTALL 18" DIA. ADS N12 HDPE PIPE.
- (5) INSTALL 12" DIA. ADS N12 HDPE PIPE.
- (12) INSTALL 18"x18" PRECAST CONCRETE CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL) PER DETAIL 6 ON SHEET 13.
- (13) INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
- (23) INSTALL 8" DIA. ADS N12 HDPE PIPE.
- (24) INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- (28) CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET
- (38) INSTALL 18"x18"x8" WYE.
- (40) INSTALL 11.25"x12" BEND.
- (41) INSTALL 22.5"x12" BEND.
- (42) INSTALL 11.25"x18" BEND.
- (43) INSTALL 22.5"x18" BEND.
- (49) INSTALL 45"x8" BEND.

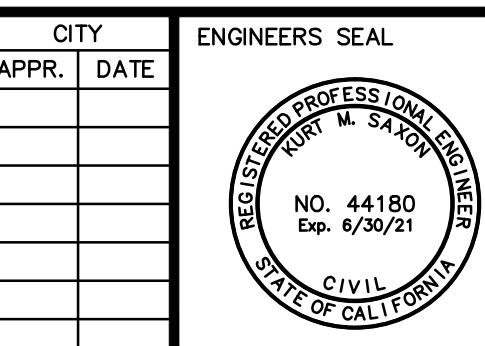


WDID: 7 33C387488



BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
STAMPED: CITY OF P.D. BM 131
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607 + 500'
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	
MARK	BY	DATE				APPR.	DATE



PREPARED BY:
saxon engineering
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92086
TEL: 949.366.2180 FAX: 800.653.4193

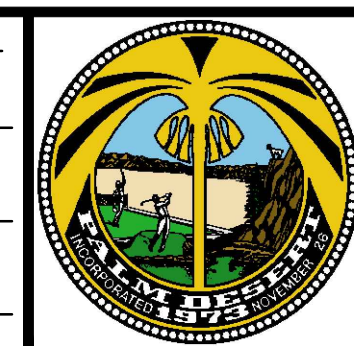
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON RCE#4180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:
BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819

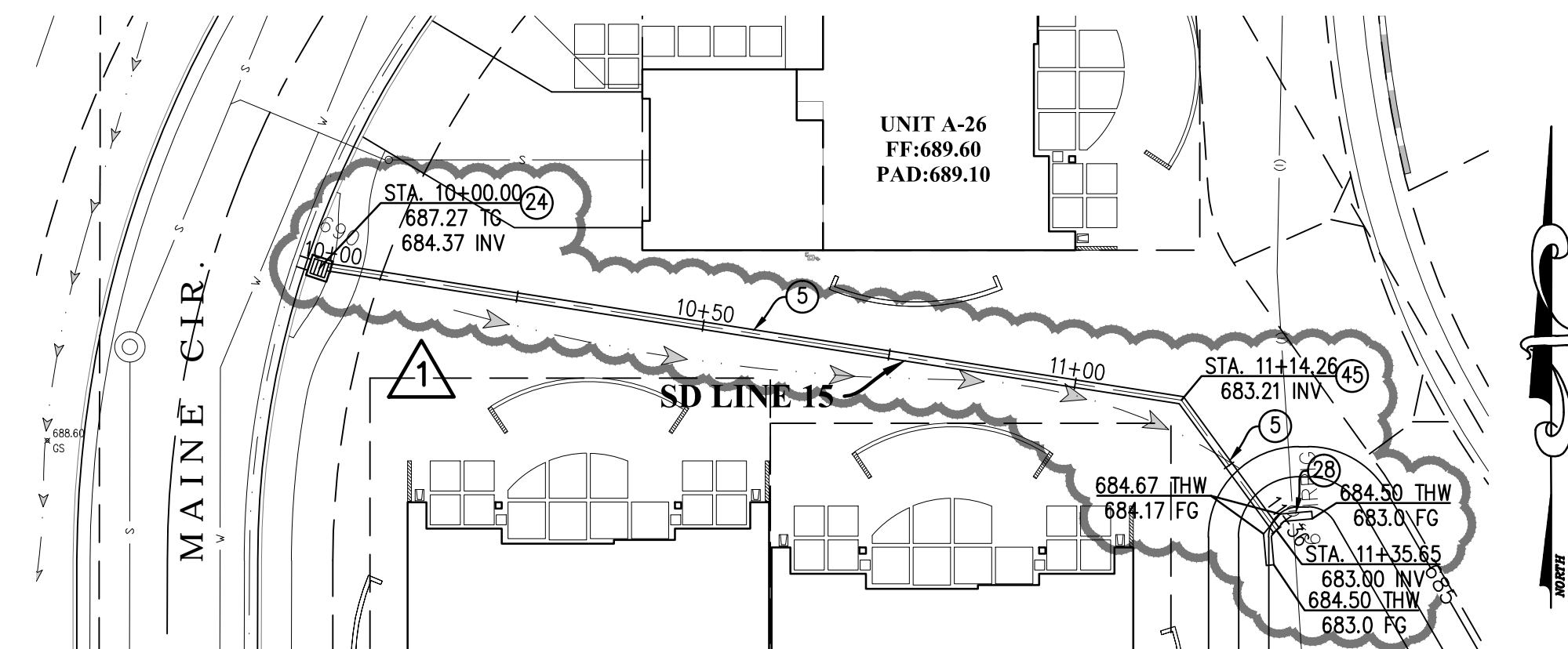
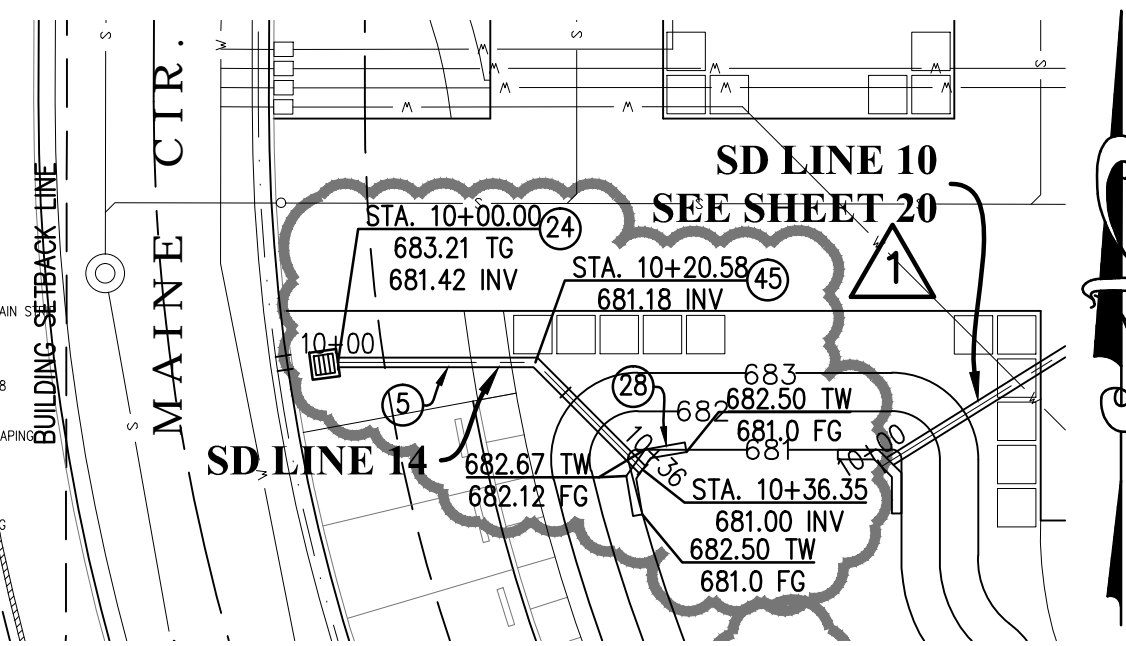
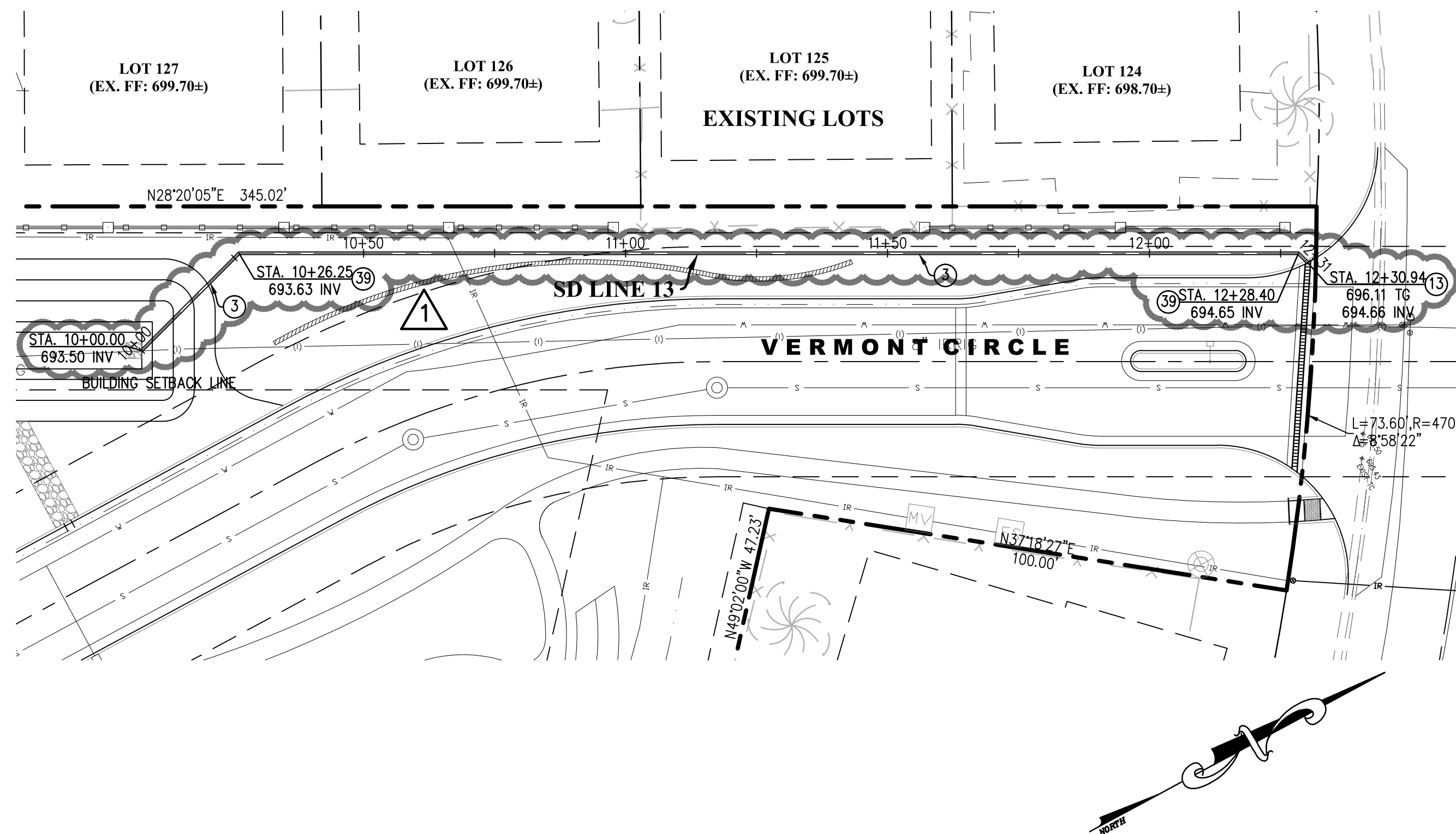
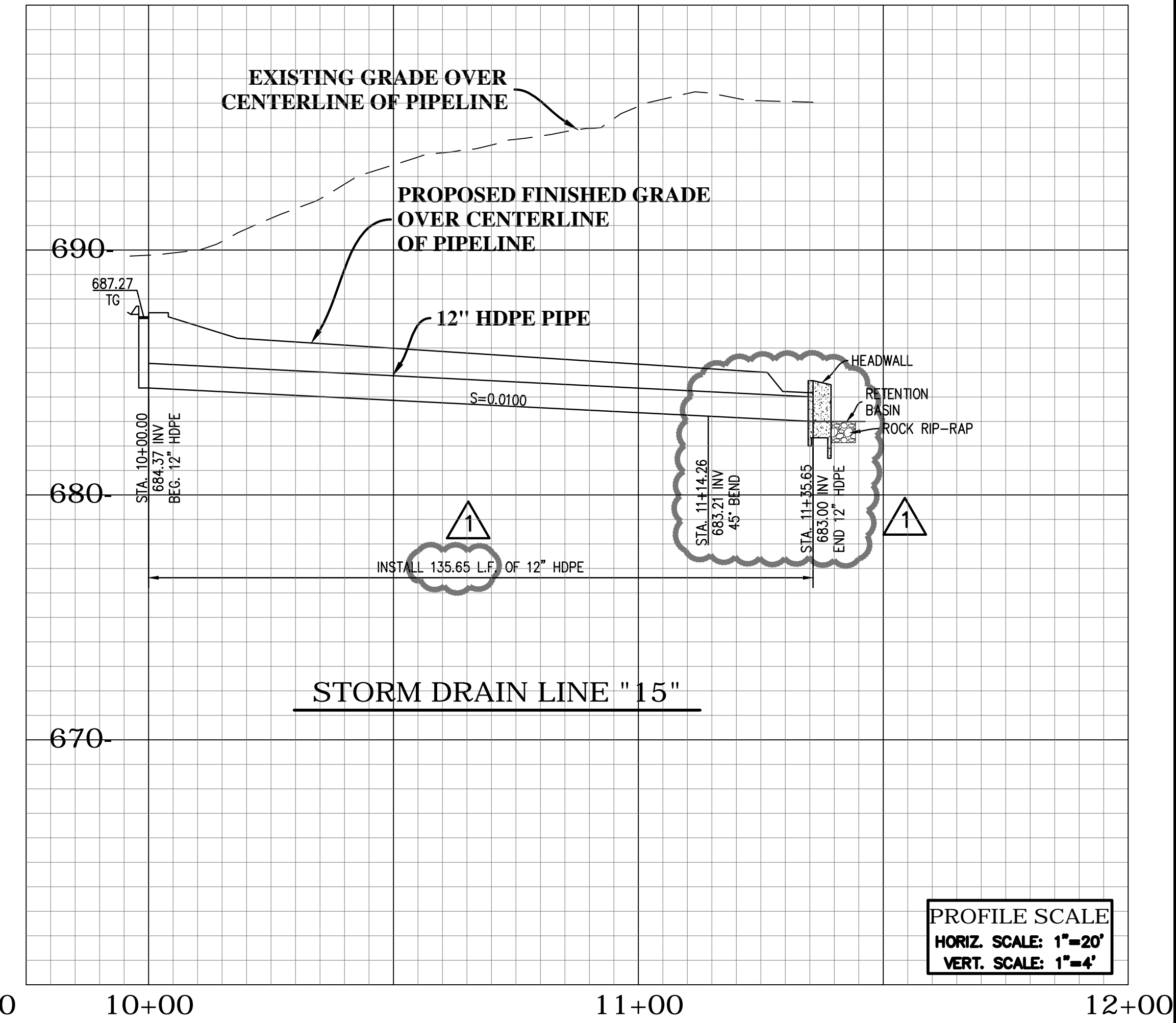
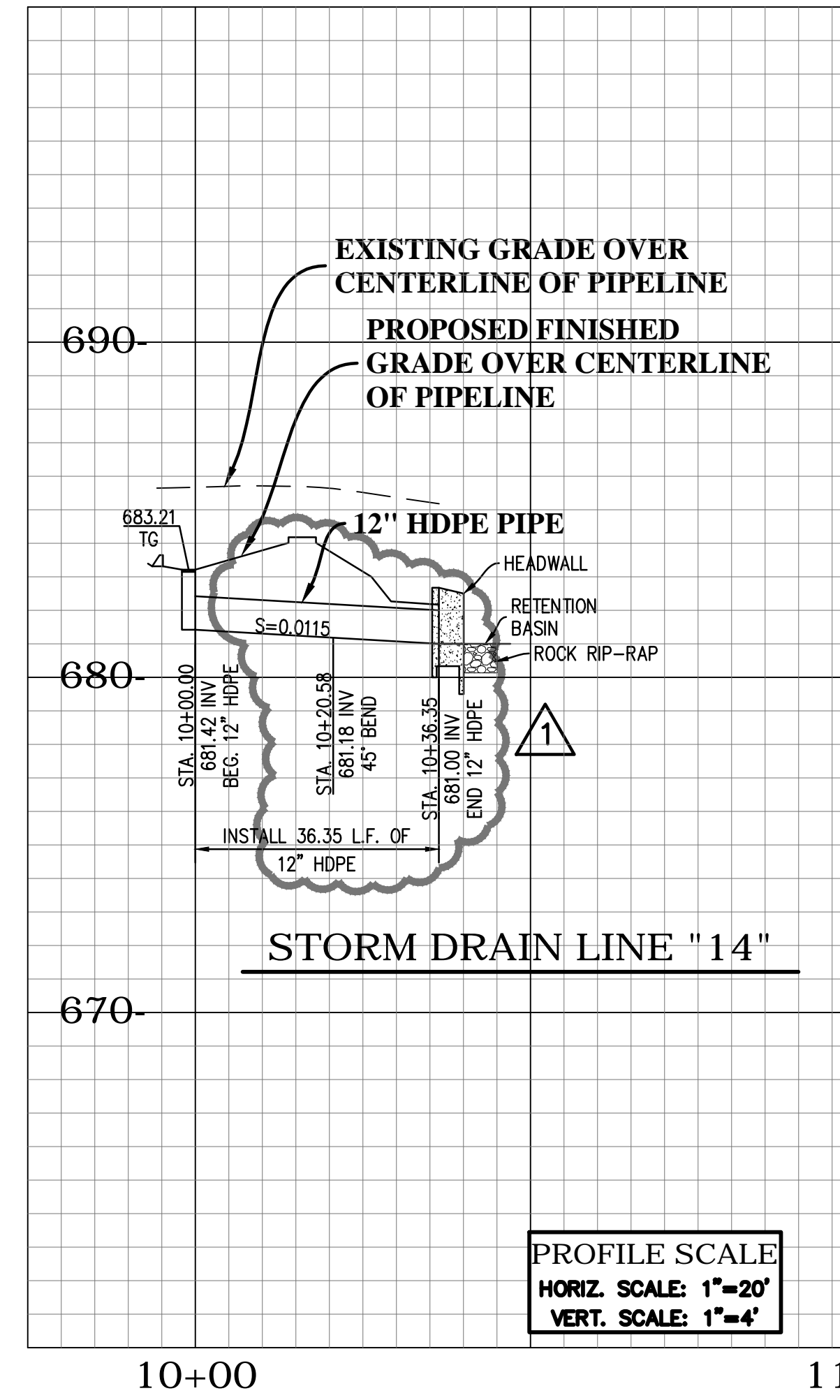
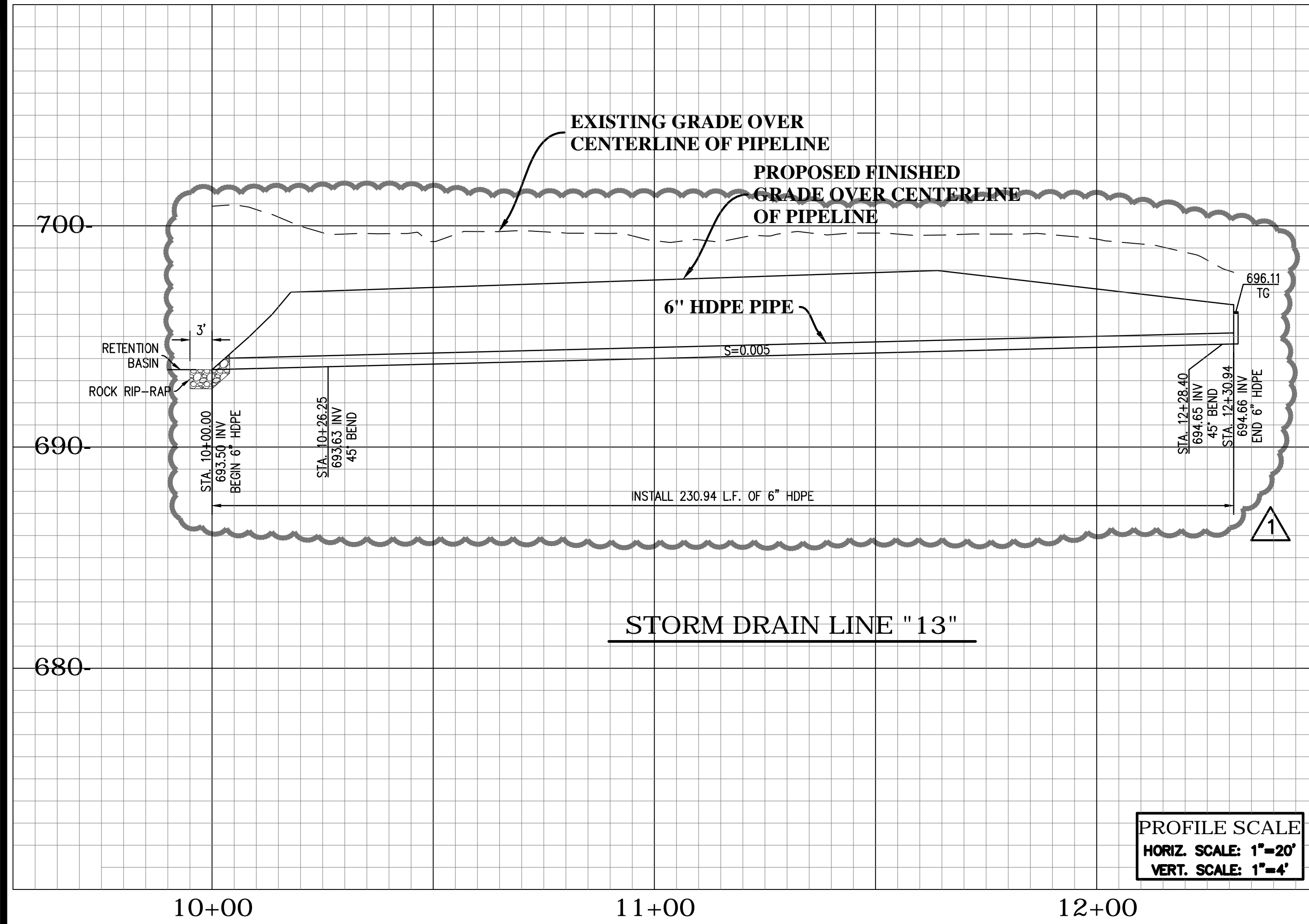
DATE: _____
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



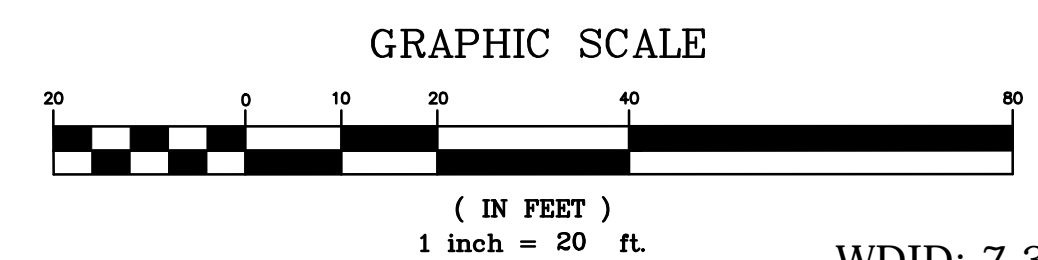
CITY OF PALM DESERT
STORM DRAIN PLAN AND PROFILE
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET **20**
OF
SHEETS **29**
CITY FILE NUMBER



CONSTRUCTION NOTES

- 3) INSTALL 6" DIA. ADS N12 HDPE PIPE.
- 5) INSTALL 12" DIA. ADS N12 HDPE PIPE.
- 13) INSTALL 12" WIDE FILCOTEN PRO V 300 TRENCH DRAIN (10630200) WITH FILCOTEN PRO DUCTILE IRON LONGITUDINAL BAR GRATE CLASS E (17030103) PER DETAIL 7 ON SHEET 13.
- 24) INSTALL 24"x24" PRECAST CONCRETE CATCH BASIN (BROOKS #2424 OR APPROVED EQUAL) PER DETAIL 9 ON SHEET 14.
- 28) CONSTRUCT CONCRETE HEADWALL PER DETAIL 10 ON SHEET 14.
- 39) INSTALL 45"x6" BEND.
- 45) INSTALL 45"x12" BEND.



WDID: 7 33C387488

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BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK STAMPED: CITY OF P.D. BM 131
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607' + 500'
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.

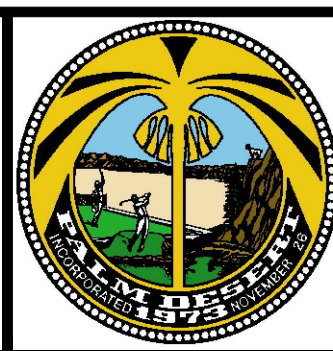
ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE

ENGINEERS SEAL
No. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

PREPARED BY: **saxonengineering**
SAXON ENGINEERING SERVICES, INC.
3805 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92068
TEL: 949.366.2190 FAX: 800.653.4193
KURT M. SAXON RCE#44180

CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819
REVIEWED AND RECOMMENDED BY: _____

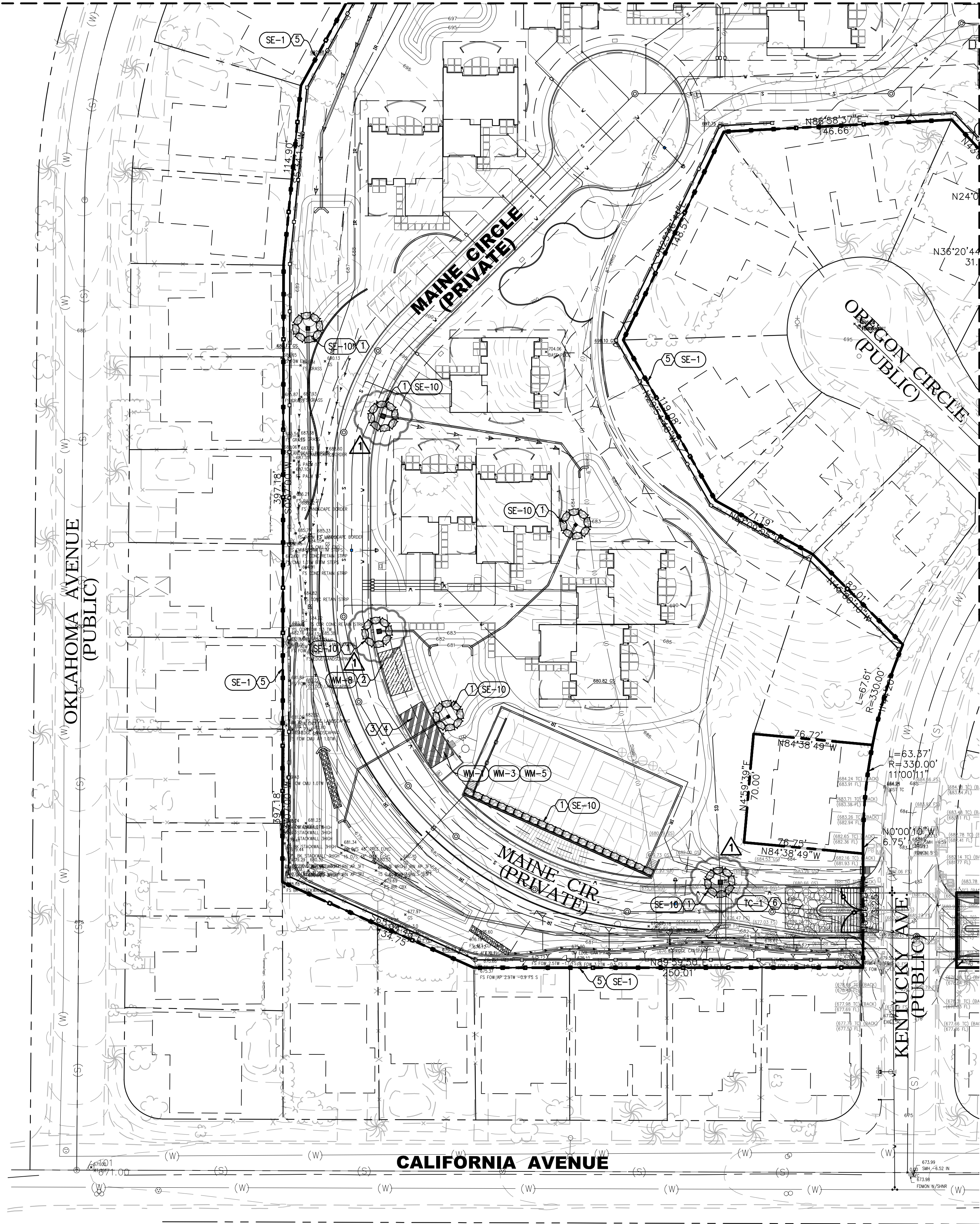
PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT
STORM DRAIN PLAN AND PROFILE
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 21
OF SHEETS 29
CITY FILE NUMBER

MATCHLINE SEE SHEET 23



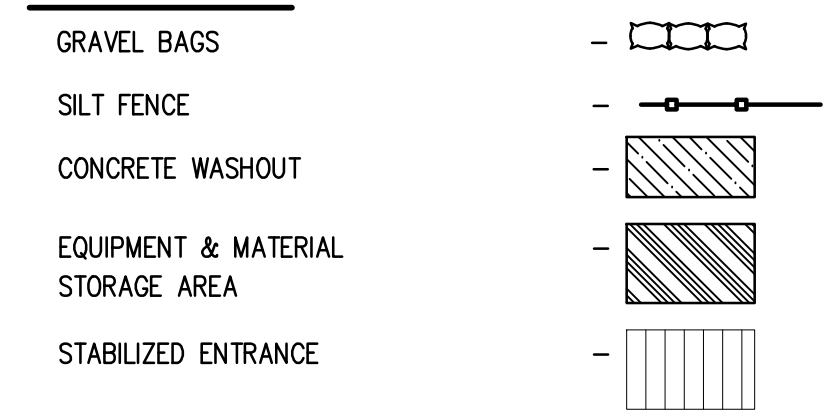
EROSION CONTROL CONSTRUCTION NOTES

- 1 INSTALL DOUBLE ROW OF GRAVEL BAGS & INLET PROTECTION PER DETAIL 1 HEREON (SE-6 & SE-10 PER CASQA).
- 2 INSTALL CONCRETE WASHOUT CONTAINER PER DETAIL 2 HEREON (WM-8 PER CASQA).
- 3 ESTABLISH EQUIPMENT & MATERIAL STORAGE AREA PER CALTRANS WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BEST MANAGEMENT PRACTICES (WM-1 PER CASQA).
- 4 ESTABLISH STOCKPILE MANAGEMENT AREA PER CALTRANS WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BEST MANAGEMENT PRACTICES (WM-3 & WM-5 PER CASQA).
- 5 INSTALL SILT FENCE PER DETAIL 4 ON SHEET 23 (SE-1 PER CASQA).
- 6 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3 HEREON (TC-1 PER CASQA).

QUANTITIES

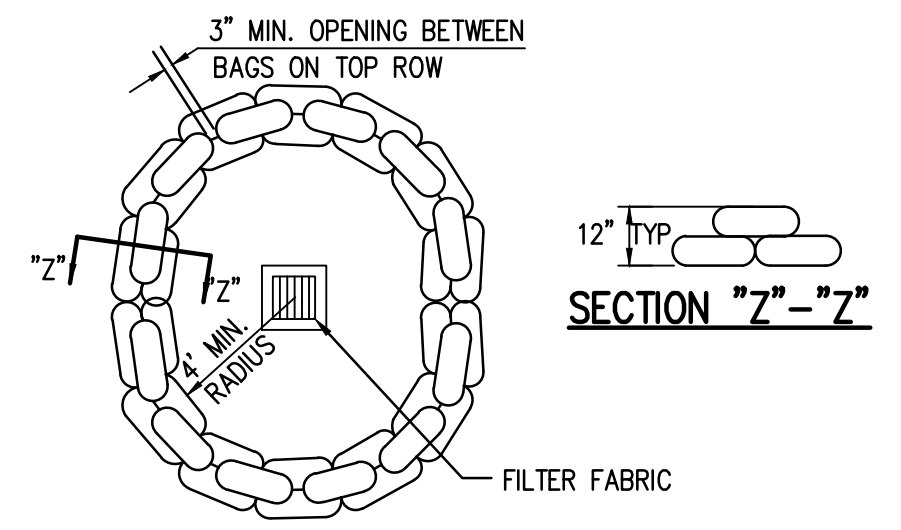
- 163 EA
- 1 EA
- 1 L.S.
- 5,370 L.F.
- 1 L.S.

LEGEND:

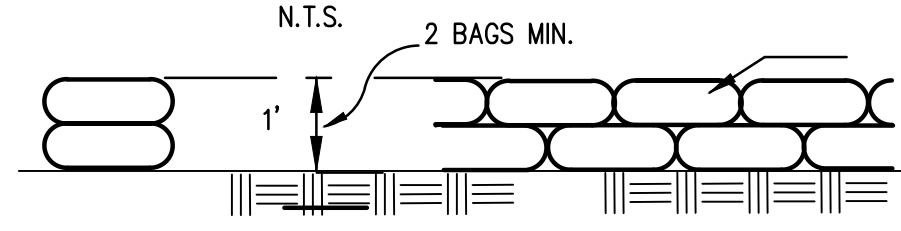


BMP LEGEND (CASQA):

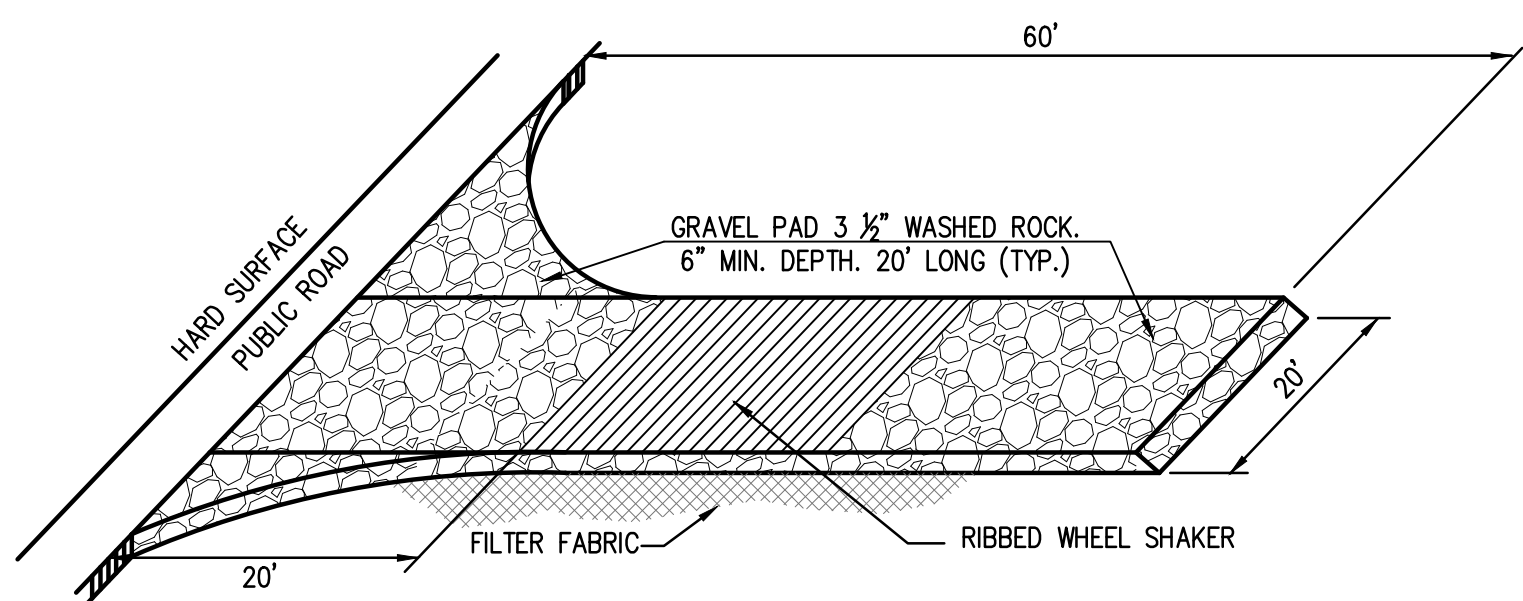
- SE-1 - SILT FENCES
- SE-5 - FIBER ROLLS
- SE-6 - GRAVEL BAG BERM
- SE-7 - STREET SWEEPING AND VACUUMING
- SE-10 - STORM INLET PROTECTION
- WM-1 - MATERIAL DELIVERY STORAGE
- WM-2 - MATERIAL USE
- WM-3 - STOCK PILE MANAGEMENT
- WM-5 - SOLID WASTE MANAGEMENT
- WM-9 - SANITARY/SEPTIC WASTE MANAGEMENT
- TC-1 - STABILIZED CONSTRUCTION ENTRANCE
- WE-1 - WIND EROSION CONTROL



TYPICAL PROTECTION FOR AREA DRAIN INLET

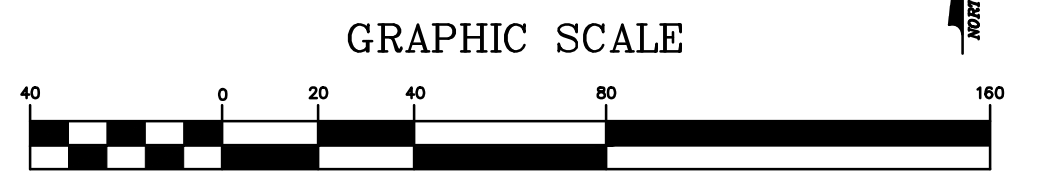


STREET SANDBAG DETAIL (SE-6 & SE-10 PER CASQA)



STABILIZED CONSTRUCTION ENTRANCE (TC-1 PER CASQA)

CONCRETE WASHOUT CONTAINER (CASQA WM-8)



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BENCHMARK:
MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD83 120.607 + 500'

BASIS OF BEARINGS:
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ENGINEER	REVISIONS	CITY	ENGINEERS SEAL
MARK	BY	DATE	APPR. DATE

ENGINEER	REVISIONS	CITY	ENGINEERS SEAL
MARK	BY	DATE	APPR. DATE

NO. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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

PREPARED BY: KURT M. SAXON
DATE: RCE#44180

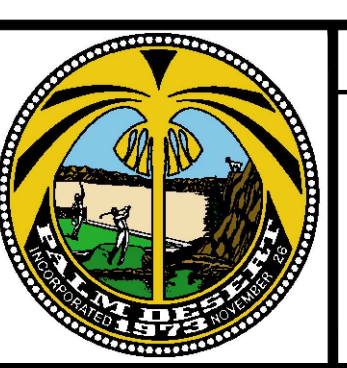
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819

REVIEWED AND RECOMMENDED BY: _____ DATE: _____

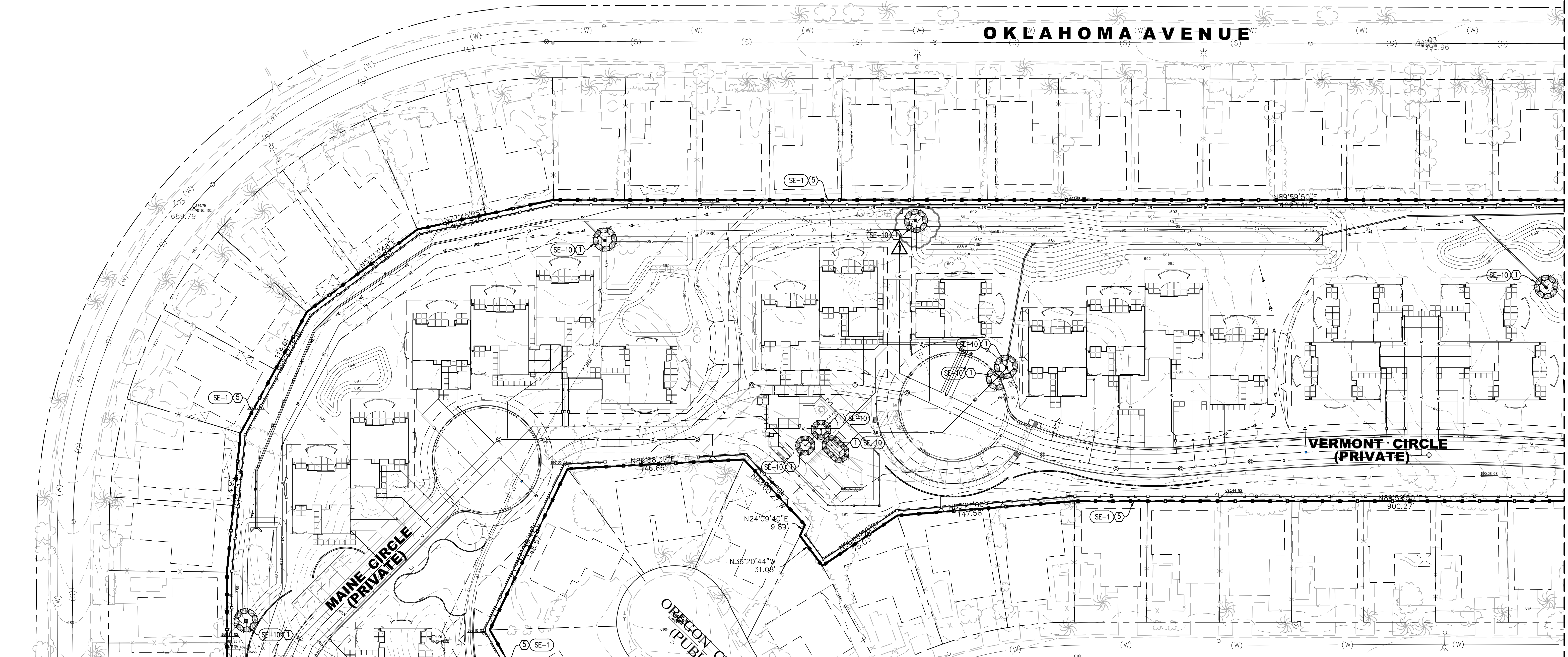
PLAN CHECKED BY:

CIVIL	
TRAFFIC	
LANDSCAPE	



CITY OF PALM DESERT
EROSION CONTROL PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET **22**
OF SHEETS **29**
CITY FILE NUMBER



MATCHLINE SEE SHEET 22

MATCHLINE SEE SHEET 24

EROSION CONTROL CONSTRUCTION NOTES

- 1 INSTALL DOUBLE ROW OF GRAVEL BAGS & INLET PROTECTION PER DETAIL 1 ON SHEET 22 (SE-6 & SE-10 PER CASQA).
- 2 INSTALL CONCRETE WASHOUT CONTAINER PER DETAIL 2 ON SHEET 22 (WM-8 PER CASQA).
- 3 ESTABLISH EQUIPMENT & MATERIAL STORAGE AREA PER CALTRANS WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BEST MANAGEMENT PRACTICES (WM-1 PER CASQA).
- 4 ESTABLISH STOCKPILE MANAGEMENT AREA PER CALTRANS WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BEST MANAGEMENT PRACTICES (WM-3 & WM-5 PER CASQA).
- 5 INSTALL SILT FENCE PER DETAIL 4 HEREON (SE-1 PER CASQA).
- 6 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3 ON SHEET 22 (TC-1 PER CASQA).

QUANTITIES

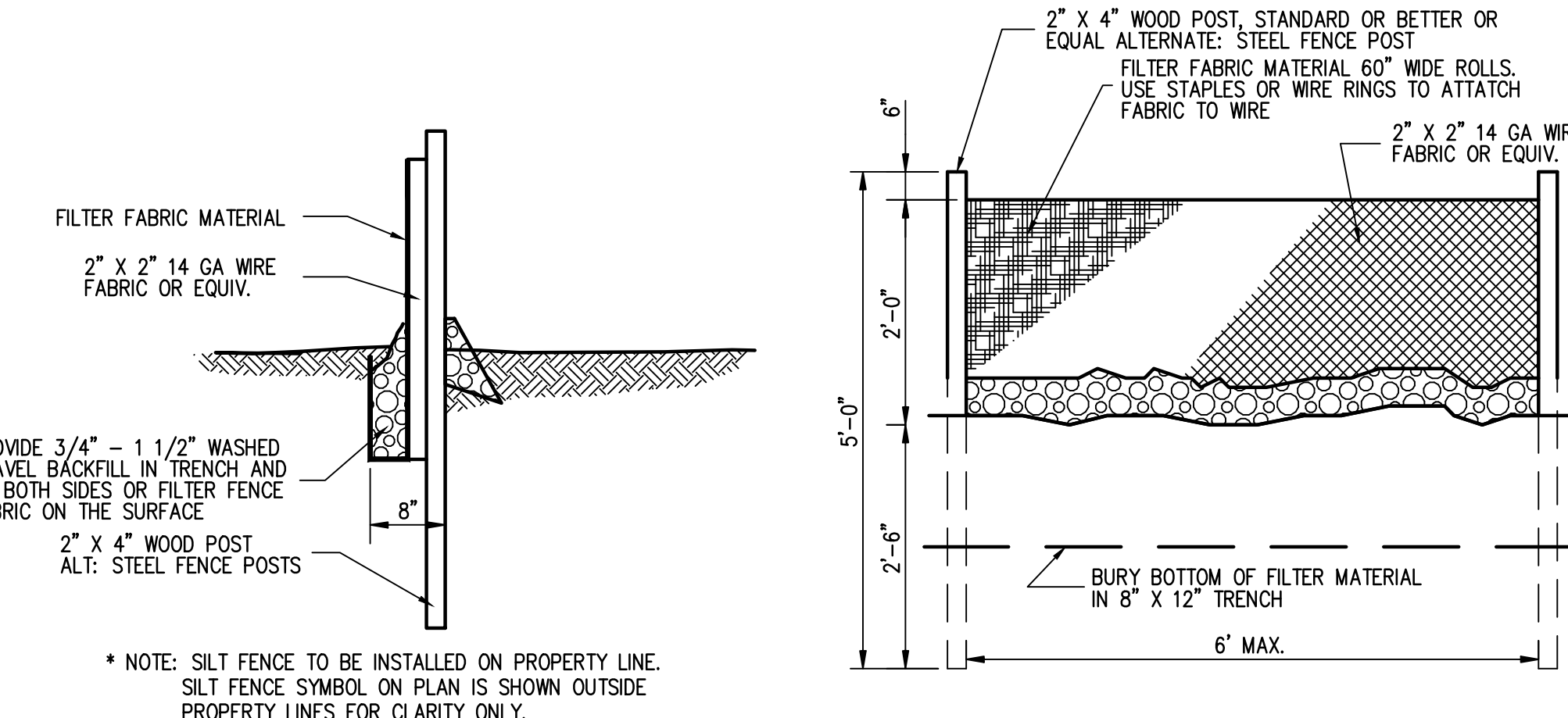
- 163 EA
- 1 EA
- 1 L.S.
- 5,370 L.F.
- 1 L.S.

LEGEND:

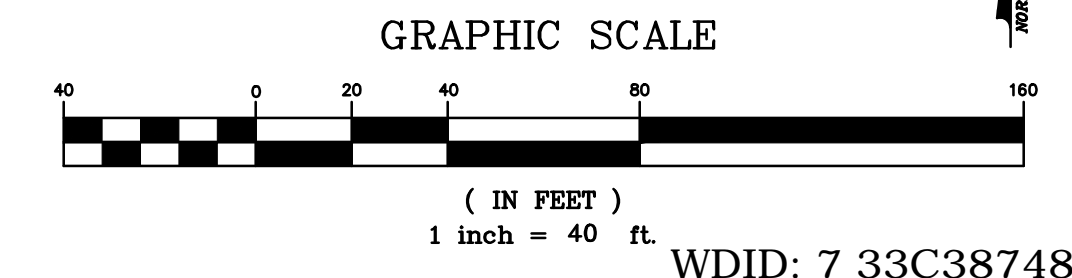
- GRAVEL BAGS
- SILT FENCE
- CONCRETE WASHOUT
- EQUIPMENT & MATERIAL STORAGE AREA
- STABILIZED ENTRANCE

BMP LEGEND (CASQA):

- SE-1 - SILT FENCES
- SE-5 - FIBER ROLLS
- SE-6 - GRAVEL BAG BERM
- SE-7 - STREET SWEEPING AND VACUUMING
- SE-10 - STORM INLET PROTECTION
- WM-1 - MATERIAL DELIVERY STORAGE
- WM-2 - MATERIAL USE
- WM-3 - STOCK PILE MANAGEMENT
- WM-5 - SOLID WASTE MANAGEMENT
- WM-9 - SANITARY/SEPTIC WASTE MANAGEMENT
- TC-1 - STABILIZED CONSTRUCTION ENTRANCE
- WE-1 - WIND EROSION CONTROL



SILT FENCE (SE-1 PER CASQA)
N.T.S.



WDID: 7 33C387488

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BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607 + 500'
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.

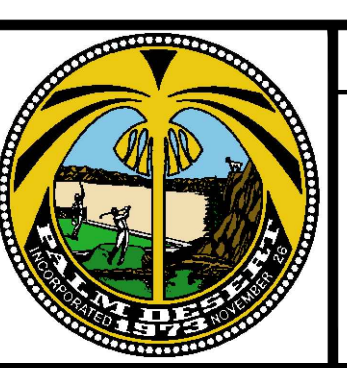
ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE

ENGINEERS SEAL
KURT M. SAXON
RCE#44180
CIVIL
STATE OF CALIFORNIA

PREPARED BY: **saxonengineering**
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
TEL: 949.366.2180 FAX: 800.853.4193
KURT M. SAXON RCE#44180

APPROVED BY: CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS
BO CHEN, P.E. CITY ENGINEER R.C.E. 64819
REVIEWED AND RECOMMENDED BY: DATE

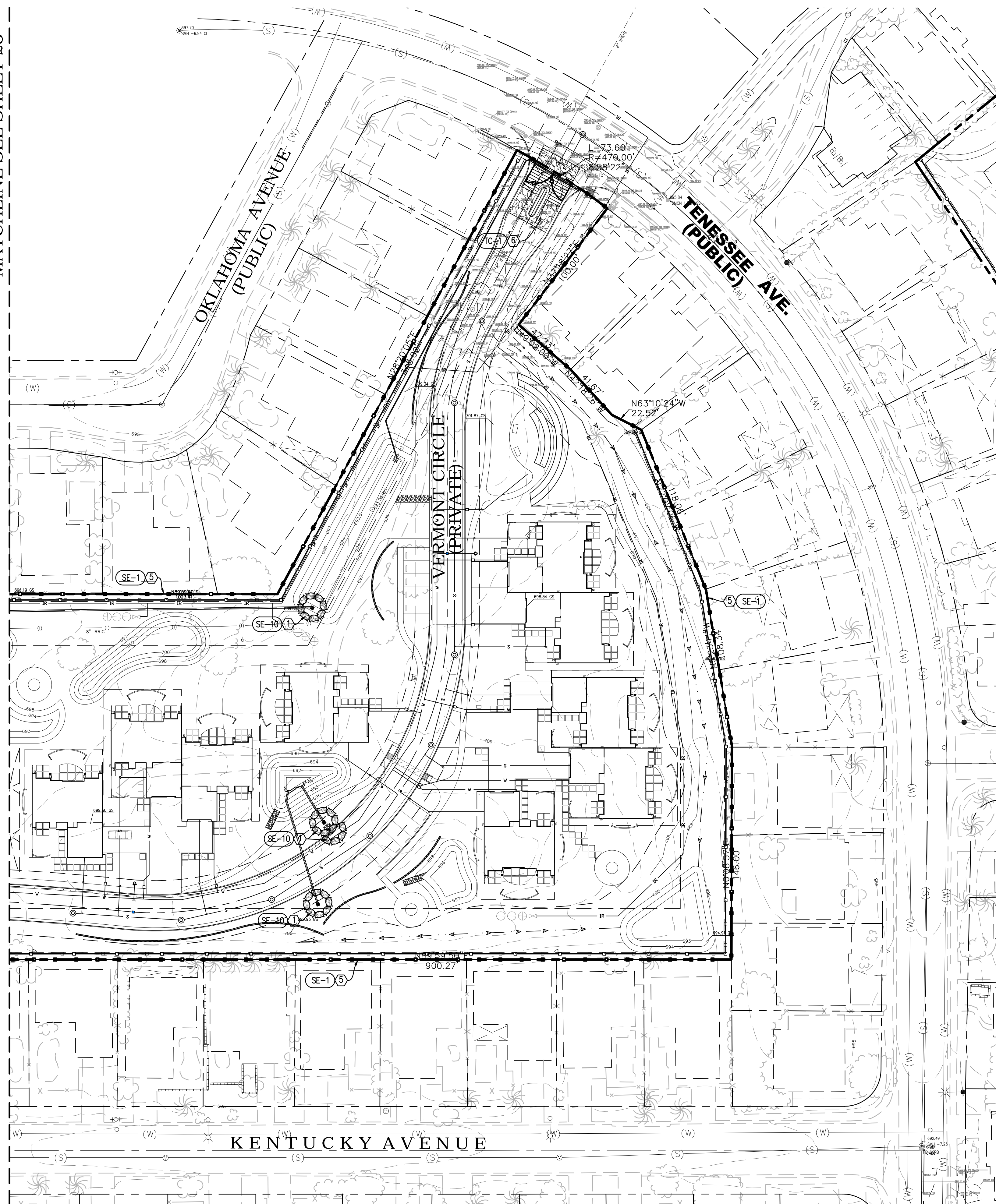
PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE



CITY OF PALM DESERT
EROSION CONTROL PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 23 OF SHEETS 29
CITY FILE NUMBER

MATCHLINE SEE SHEET 23



EROSION CONTROL CONSTRUCTION NOTES

- 1 INSTALL DOUBLE ROW OF GRAVEL BAGS & INLET PROTECTION PER DETAIL 2 ON SHEET 22 (SE-6 & SE-10 PER CASQA).
- 2 INSTALL CONCRETE WASHOUT CONTAINER PER DETAIL 2 ON SHEET 22 (WM-8 PER CASQA).
- 3 ESTABLISH EQUIPMENT & MATERIAL STORAGE AREA PER CALTRANS WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BEST MANAGEMENT PRACTICES (WM-1 PER CASQA).
- 4 ESTABLISH STOCKPILE MANAGEMENT AREA PER CALTRANS WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BEST MANAGEMENT PRACTICES (WM-3 & WM-5 PER CASQA).
- 5 INSTALL SILT FENCE PER DETAIL 4 ON SHEET 23 (SE-1 PER CASQA).
- 6 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3 ON SHEET 22 (TC-1 PER CASQA).

QUANTITIES

- 163 EA
- 1 EA
- 1 L.S.
- 5,370 L.F.
- 1 L.S.

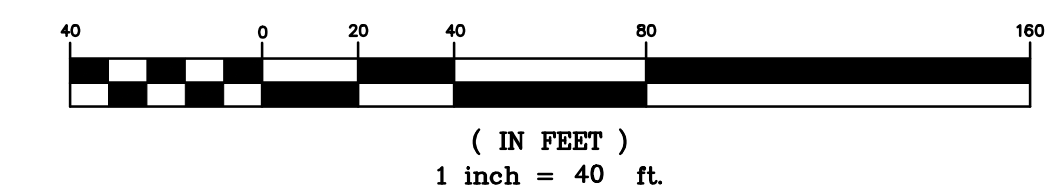
LEGEND:

- GRAVEL BAGS
- SILT FENCE
- CONCRETE WASHOUT
- EQUIPMENT & MATERIAL STORAGE AREA
- STABILIZED ENTRANCE

BMP LEGEND (CASQA):

- SE-1 - SILT FENCES
- SE-5 - FIBER ROLLS
- SE-6 - GRAVEL BAG BERM
- SE-7 - STREET SWEEPING AND VACUUMING
- SE-10 - STORM INLET PROTECTION
- WM-1 - MATERIAL DELIVERY STORAGE
- WM-2 - MATERIAL USE
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- WM-5 - SOLID WASTE MANAGEMENT
- WM-9 - SANITARY/SEPTIC WASTE MANAGEMENT
- TC-1 - STABILIZED CONSTRUCTION ENTRANCE
- WE-1 - WIND EROSION CONTROL

GRAPHIC SCALE



WDID: 7 33C387488

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BENCHMARK: MONUMENT DESCRIPTION: 2" BRASS DISK
LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
ELEVATION (MSL): NAVD88 120.607 + 500'
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.

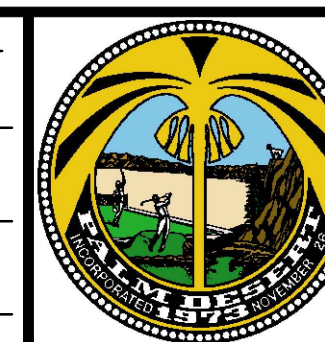
ENGINEER	REVISIONS	CITY
MARK BY DATE		APPR. DATE

ENGINEERS SEAL
NO. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

PREPARED BY: **saxon engineering**
SAXON ENGINEERING SERVICES, INC.
2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
TEL: 949.366.2190 FAX: 800.653.4193
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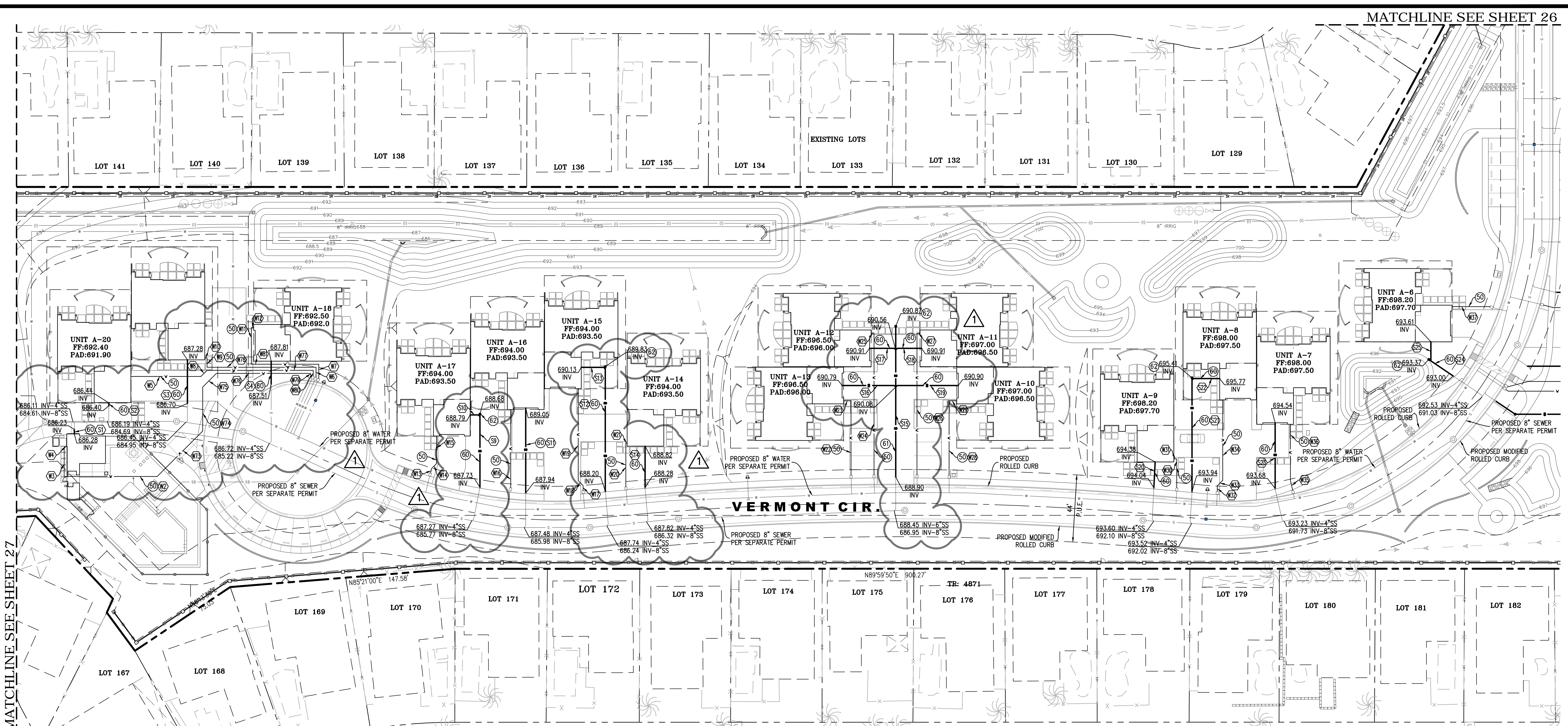
CITY OF PALM DESERT
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: BO CHEN, P.E.
CITY ENGINEER
R.C.E. 64819
REVIEWED AND RECOMMENDED BY: _____

PLAN CHECKED BY: _____
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT
EROSION CONTROL PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 24
OF SHEETS 29
CITY FILE NUMBER



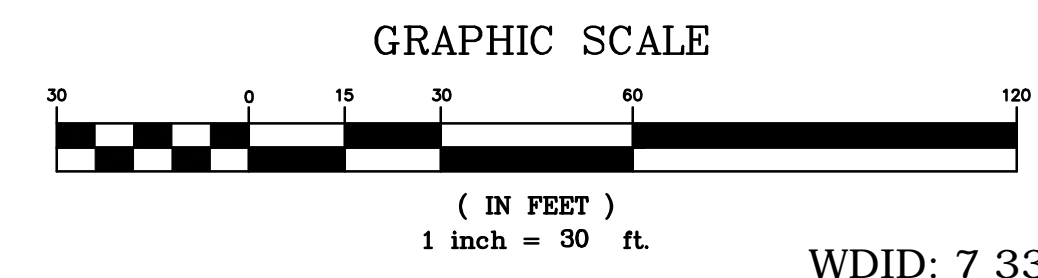
MATCHLINE SEE SHEET 27

WATER CONSTRUCTION NOTES & QUANTITIES

(50) FURNISH AND INSTALL 2" PVC SCH80 WATERLINE. 2,140 L.F.

SEWER CONSTRUCTION NOTES & QUANTITIES

(60) FURNISH AND INSTALL 4" PVC SEWER LATERAL PER COACHELLA VALLEY WATER DISTRICT PER STD. DWG. NO. S-9A. 1,242 L.F.
 (61) FURNISH AND INSTALL 6" PVC SEWER LATERAL PER COACHELLA VALLEY WATER DISTRICT PER STD. DWG. NO. S-9A. 297 L.F.
 (62) FURNISH AND INSTALL SEWER CLEANOUT PER DETAIL 1 ON SHEET 16. 12 EA



WDID: 7 33C387488

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

BENCHMARK:
 MONUMENT DESCRIPTION: 2" BRASS DISK
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
 ELEVATION (MSL): NAVD88 120.607 + 500'
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	
MARK	BY	DATE		APPR.	DATE

ENGINEERS SEAL

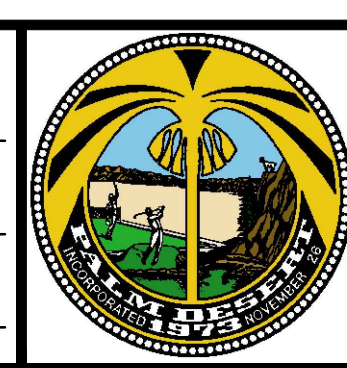
 CIVIL

PREPARED BY:

 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
 TEL: 949.366.2180 FAX: 800.653.1193
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON DATE: RCE#44180

PLAN CHECKED BY:

CIVIL	
TRAFFIC	
LANDSCAPE	

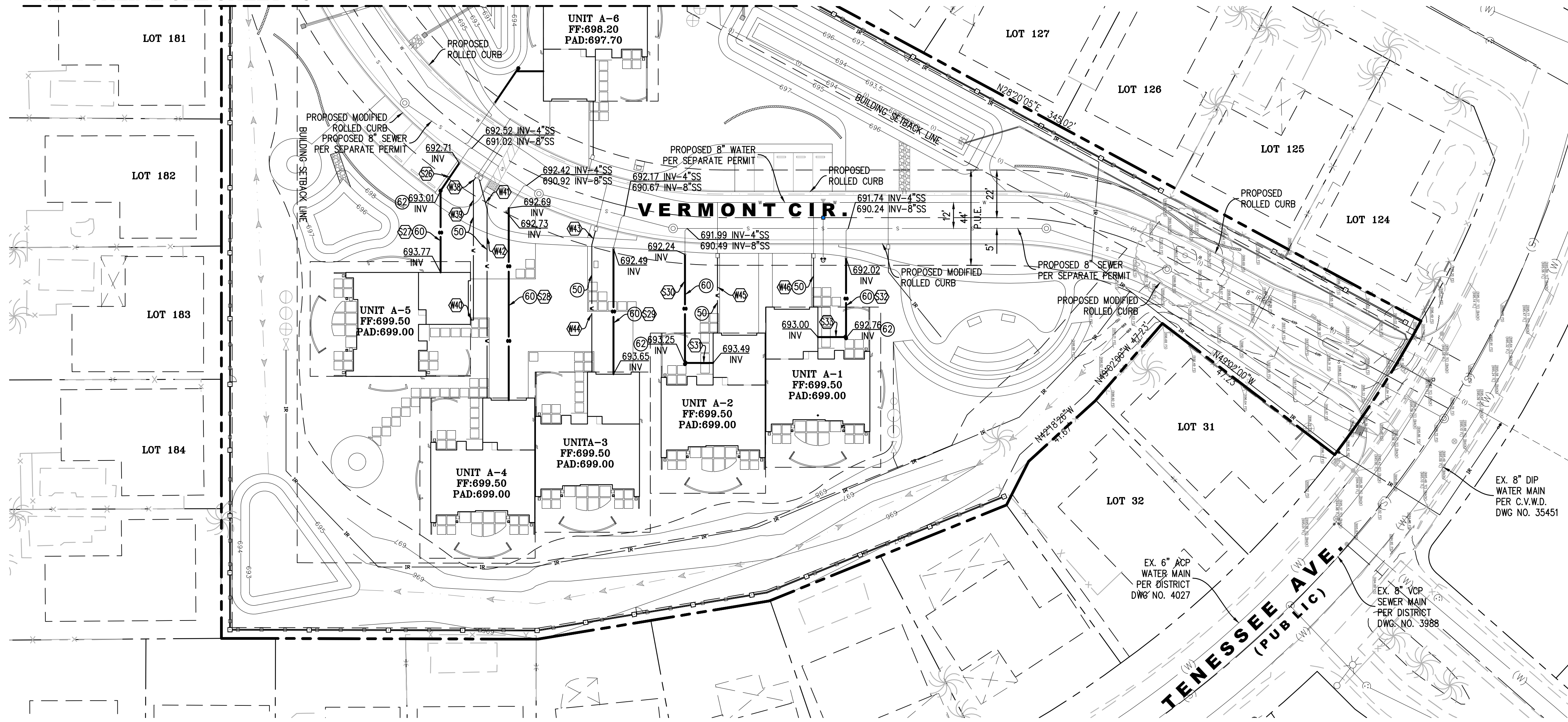


CITY OF PALM DESERT
 COMPOSITE UTILITY PLAN
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 25 OF SHEETS 29
 CITY FILE NUMBER

FOR REFERENCE ONLY

MATCHLINE SEE SHEET 25



LINE	LENGTH	BEARING	MATERIAL	SIZE
W1	27.00	N90°00'00"E	PVC SCH80	2"
W2	60.84	N90°00'00"E	PVC SCH80	2"
W3	19.54	S0°03'05"W	PVC SCH80	2"
W4	2.00	S90°00'00"E	PVC SCH80	2"
W5	45.83	N90°00'00"E	PVC SCH80	2"
W6	6.63	S0°00'00"W	PVC SCH80	2"
W7	9.46	S0°00'00"E	PVC SCH80	2"
W8	5.66	S45°00'00"W	PVC SCH80	2"
W9	6.09	S0°00'00"W	PVC SCH80	2"
W10	1.50	N90°00'00"E	PVC SCH80	2"
W11	24.00	S0°00'00"E	PVC SCH80	2"
W12	1.50	N90°00'00"E	PVC SCH80	2"
W13	3.15	N13°15'37"E	PVC SCH80	2"
W14	4.60	N45°00'00"E	PVC SCH80	2"
W15	18.06	N0°00'00"E	PVC SCH80	2"
W16	51.25	S0°00'00"E	PVC SCH80	2"
W17	3.32	S0°00'00"E	PVC SCH80	2"
W18	4.52	N45°00'00"W	PVC SCH80	2"
W19	60.25	S0°00'00"E	PVC SCH80	2"
W20	28.70	S0°00'00"E	PVC SCH80	2"
W21	0.86	N90°00'00"E	PVC SCH80	2"
W22	48.67	S0°00'00"E	PVC SCH80	2"
W23	4.85	N90°00'00"E	PVC SCH80	2"
W24	92.84	S0°00'00"E	PVC SCH80	2"
W25	1.85	N90°00'00"E	PVC SCH80	2"
W26	92.84	S0°00'00"E	PVC SCH80	2"
W27	2.00	N90°00'00"E	PVC SCH80	2"
W28	48.77	S0°00'00"E	PVC SCH80	2"
W29	5.00	N90°00'00"E	PVC SCH80	2"
W30	19.01	S0°00'00"E	PVC SCH80	2"
W31	1.94	N90°00'00"E	PVC SCH80	2"
W32	3.71	S0°00'00"E	PVC SCH80	2"
W33	4.98	N45°00'00"E	PVC SCH80	2"
W34	52.74	N0°00'00"E	PVC SCH80	2"
W35	6.56	S12°50'27"E	PVC SCH80	2"
W36	36.90	S0°00'00"E	PVC SCH80	2"
W37	24.95	N90°00'00"E	PVC SCH80	2"
W38	1.95	N55°52'55"W	PVC SCH80	2"
W39	64.22	N90°00'00"E	PVC SCH80	2"
W40	1.32	N0°00'00"E	PVC SCH80	2"
W41	14.02	S75°18'19"W	PVC SCH80	2"
W42	87.21	N90°00'00"E	PVC SCH80	2"
W43	6.65	S75°46'03"E	PVC SCH80	2"
W44	58.72	N90°00'00"E	PVC SCH80	2"
W45	34.74	N90°00'00"E	PVC SCH80	2"
W46	22.63	N90°00'00"E	PVC SCH80	2"
W47	39.52	S89°58'18"W	PVC SCH80	2"
W48	63.02	S45°00'00"E	PVC SCH80	2"
W49	14.65	N90°00'00"W	PVC SCH80	2"
W50	46.83	S89°58'18"W	PVC SCH80	2"
W51	90.18	S89°58'18"W	PVC SCH80	2"
W52	12.75	S0°00'00"E	PVC SCH80	2"
W53	87.85	S89°58'18"W	PVC SCH80	2"
W54	16.77	S0°00'00"E	PVC SCH80	2"
W55	21.29	S45°00'00"E	PVC SCH80	2"

LINE	LENGTH	BEARING	MATERIAL	SIZE
S1	2.39	N0°00'00"E	PVC	4"
S2	1.49	S0°00'00"E	PVC	4"
S3	28.05	S0°00'00"E	PVC	4"
S4	14.50	S0°00'00"E	PVC	4"
S9	46.95	N0°00'00"E	PVC	4"
S10	5.38	N90°00'00"E	PVC	4"
S11	55.15	S0°00'00"E	PVC	4"
S12	80.94	N0°00'00"E	PVC	4"
S13	14.72	N90°00'00"W	PVC	4"
S14	26.60	N0°00'00"E	PVC	4"
S15	97.74	N0°00'00"E	PVC	4"
S16	34.08	N90°00'00"E	PVC	4"
S17	16.08	N90°00'00"E	PVC	4"
S18	15.92	N90°00'00"W	PVC	4"
S19	39.92	N90°00'00"W	PVC	4"
S20	16.46	N2°54'18"E	PVC	4"
S21	73.57	S0°00'00"E	PVC	4"
S22	17.06	N90°00'00"E	PVC	4"
S23	42.53	S0°00'00"E	PVC	4"
S24	18.35	N55°52'55"W	PVC	4"
S25	12.48	S0°00'00"E	PVC	4"
S26	14.34	N55°52'55"W	PVC	4"
S27	37.23	N90°00'00"W	PVC	4"
S28	88.67	N90°00'00"E	PVC	4"
S29	57.44	N90°00'00"E	PVC	4"
S30	49.59	N90°00'00"E	PVC	4"
S31	12.00	N0°00'00"E	PVC	4"
S32	35.98	N90°00'00"W	PVC	4"
S33	12.00	S0°00'00"E	PVC	4"
S34	131.77	N89°54'34"W	PVC	4"
S35	32.82	S0°00'00"E	PVC	4"
S36	26.90	S0°00'00"E	PVC	4"
S37	17.52	S0°00'00"E	PVC	4"
S38	11.34	N0°00'00"E	PVC	4"
S39	34.17	N90°00'00"W	PVC	4"
S40	39.69	N90°00'00"E	PVC	4"
S41	17.98	N90°00'00"E	PVC	4"
S42	26.53	S45°00'00"E	PVC	4"
S43	12.48	N90°00'00"W	PVC	4"
S44	28.06	N0°00'00"E	PVC	4"
S45	66.68	N54°25'41"E	PVC	4"
S46	64.45	N90°00'00"E	PVC	4"
S47	21.66	N0°00'00"E	PVC	4"
S48	17.00	N90°00'00"E	PVC	4"

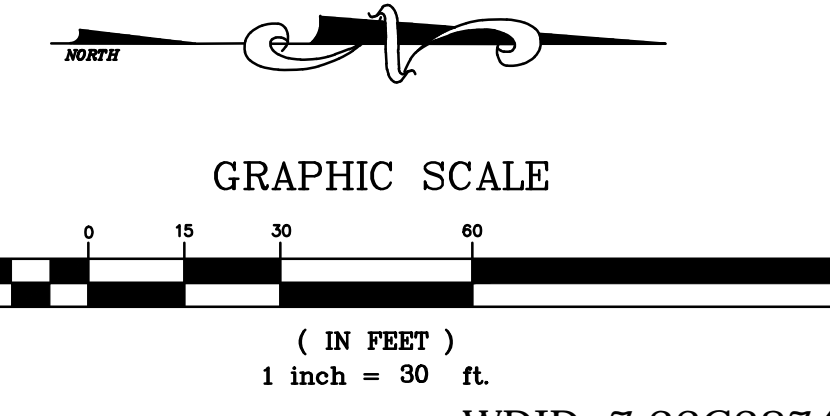
WATER CONSTRUCTION NOTES & QUANTITIES

50 FURNISH AND INSTALL 2" PVC SCH80 WATERLINE. 2,140 L.F.

SEWER CONSTRUCTION NOTES & QUANTITIES

60 FURNISH AND INSTALL 4" PVC SEWER LATERAL PER COACHELLA VALLEY WATER DISTRICT PER STD. DWG. NO. 5-9A. 1,242 L.F.
 61 FURNISH AND INSTALL 6" PVC SEWER LATERAL PER COACHELLA VALLEY WATER DISTRICT PER STD. DWG. NO. 5-9A. 297 L.F.
 62 FURNISH AND INSTALL SEWER CLEANOUT PER DETAIL 1 ON SHEET 16. 12 EA

LINE	LENGTH	BEARING	MATERIAL	SIZE
W56	5.17	N90°00'00"E	PVC SCH80	2"
W57	18.96	N45°00'00"W	PVC SCH80	2"
W58	1.20	N90°00'00"E	PVC SCH80	2"
W59	7.72	N0°00'00"E	PVC SCH80	2"
W60	20.29	N90°00'00"E	PVC SCH80	2"
W61	9.67	S45°00'00"E	PVC SCH80	2"
W62	13.62	S45°00'00"E	PVC SCH80	2"
W63	20.48	S45°00'00"W	PVC SCH80	2"
W64	7.19	S0°00'00"E	PVC SCH80	2"
W65	31.56	S0°00'00"E	PVC SCH80	2"
W66	31.56	N0°00'00"E	PVC SCH80	2"
W67	28.00	N90°00'00"E	PVC SCH80	2"
W68	2.19	S0°00'00"E	PVC SCH80	2"
W69	39.84	S89°54'34"E	PVC SCH80	2"
W70	2.83	N45°00'00"W	PVC SCH80	2"
W71	20.00	S0°00'00"E	PVC SCH80	2"
W72	27.56	N0°00'00"E	PVC SCH80	2"
W73	42.11	S45°00'00"W	PVC SCH80	2"
W74	28.77	S0°00'00"E	PVC SCH80	2"
W75	12.71	S45°00'00"W	PVC SCH80	2"
W76	61.52	N90°00'00"E	PVC SCH80	2"
W77	69.47	N90°00'00"E	PVC SCH80	2"
W78	71.29	N90°00'00"E	PVC SCH80	2"
W79	0.97	S0°00'00"E	PVC SCH80	2"
W80	3.80	S0°00'00"W	PVC SCH80	2"
W81	44.11	N90°00'00"E	PVC SCH80	2"

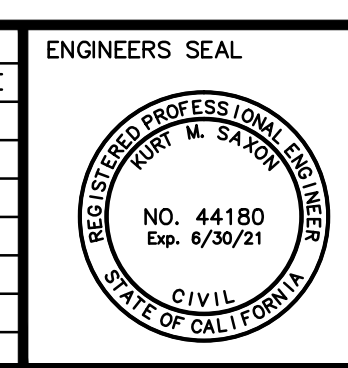


WDID: 7 33C387488



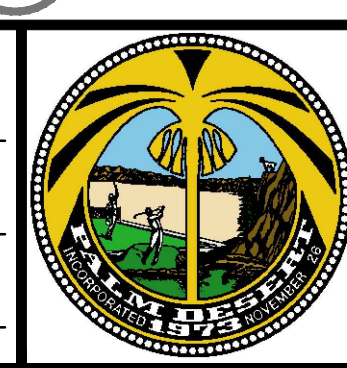
BENCHMARK:
 MONUMENT DESCRIPTION: 2" BRASS DISK
 LOCATION: SOUTHWEST CORNER OF WASHINGTON STREET, AND HOWLEY LANE EAST, 79 FEET SOUTH OF EOR, IN TOP OF CURB, FLUSH.
 ELEVATION (MSL): NAVD88 120.607 + 500'
BASIS OF BEARINGS:
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ENGINEER	MARK	BY	DATE	REVISIONS	CITY	APPR.	DATE



PREPARED BY:
 saxonengineering
 SAXON ENGINEERING SERVICES, INC.
 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANVIEW, CA 92066
 TEL: 949.366.2180 FAX: 800.653.1193
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT M. SAXON DATE: RCE#44180

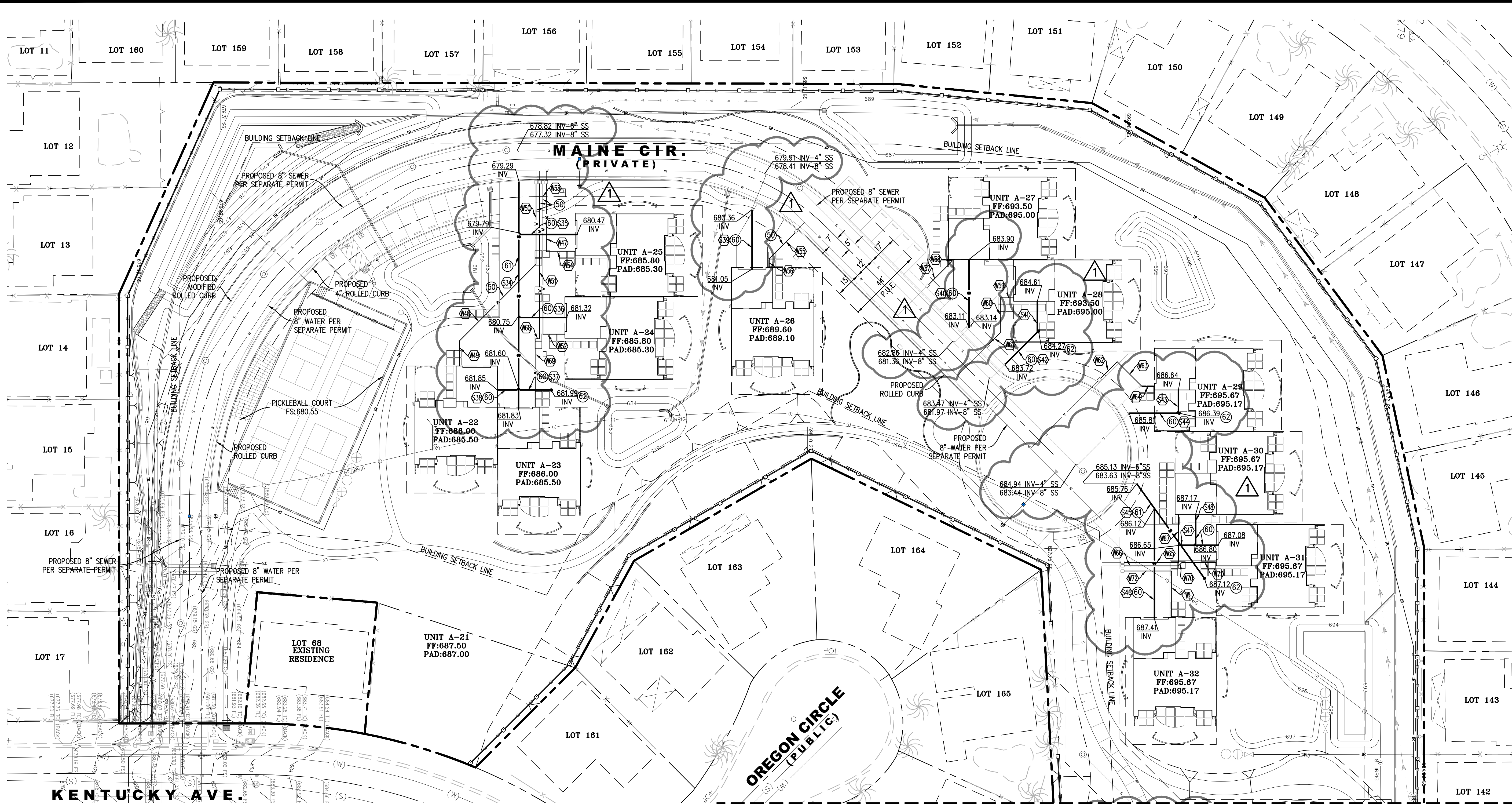
PLAN CHECKED BY:
 CIVIL
 TRAFFIC
 LANDSCAPE



CITY OF PALM DESERT
 COMPOSITE UTILITY PLAN
 TRACT NO. 37240
 PALM DESERT COUNTRY CLUB
 77-200 CALIFORNIA DRIVE
 PALM DESERT, CA 92211

SHEET 26
 OF SHEETS 29
 CITY FILE NUMBER

FOR REFERENCE ONLY



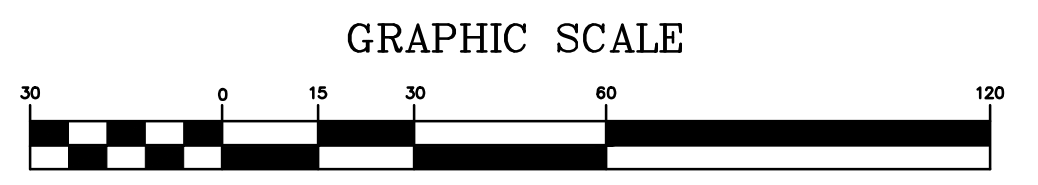
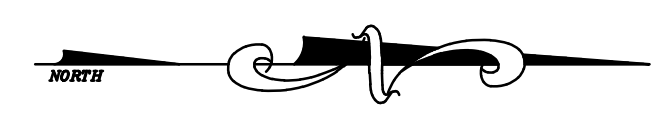
MATCHLINE SEE SHEET 25

WATER CONSTRUCTION NOTES & QUANTITIES

- (50) FURNISH AND INSTALL 2" PVC SCH80 WATERLINE. 2,140 L.F. 1

SEWER CONSTRUCTION NOTES & QUANTITIES

- (60) FURNISH AND INSTALL 4" PVC SEWER LATERAL PER COACHELLA VALLEY WATER DISTRICT PER STD. DWG. NO. S-9A. 1,242 L.F.
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- (62) FURNISH AND INSTALL SEWER CLEANOUT PER DETAIL 1 ON SHEET 16. 12 EA



(IN FEET)
1 inch = 30 ft.

WDID: 7 33C387488

DIG ALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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ENGINEER			REVISIONS			CITY	
MARK	BY	DATE				APPR.	DATE

ENGINEERS SEAL
KURT M. SAXON
NO. 44180
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
saxonengineering
SAXON ENGINEERING SERVICES, INC.
2685 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92066
TEL: 949.366.2180 FAX: 800.653.4193
PREPARED UNDER THE DIRECT SUPERVISION OF:
KURT M. SAXON DATE: RCE#44180

PLAN CHECKED BY:

CIVIL	
TRAFFIC	
LANDSCAPE	



CITY OF PALM DESERT
COMPOSITE UTILITY PLAN
TRACT NO. 37240
PALM DESERT COUNTRY CLUB
77-200 CALIFORNIA DRIVE
PALM DESERT, CA 92211

SHEET 27
OF SHEETS 29
CITY FILE NUMBER

FOR REFERENCE ONLY

PLEASE READ AND FILL OUT THIS DOCUMENT APPROPRIATELY. EVEN SMALL PROJECTS MUST DO THEIR PART. PM 10 DUST (POWDERY DUST OF 10 MICRONS OR SMALLER DIAMETER) HAS BEEN IDENTIFIED AS A POTENTIALLY SERIOUS HEALTH THREAT. THIS FINE DUST CAN LODGE DEEP IN THE LUNGS AND HAS BEEN ASSOCIATED WITH BRONCHITIS AND OTHER RESPIRATORY ILLNESSES. DESERT DUST CAN BE PARTICULARLY UNHEALTHFUL BEING ASSOCIATED WITH DESERT LUNG SYNDROME AND LUNG INFECTIONS CAUSED BY FUNGAL SPORES CARRIED IN DESERT DUST. CHILDREN, THE ELDERLY, AND PERSONS WITH RESPIRATORY CONDITIONS, ARE PARTICULARLY SENSITIVE TO FINE DUST, BUT EVERYONE IS ADVERSELY AFFECTED BY THE RELATIVELY HIGH LEVELS OF PM 10 THAT OCCUR IN THE COACHELLA VALLEY. LARGER SAND PARTICLES CAN BE TURNED INTO THIS DUST THROUGH THE GRINDING ACTION OF TIRES ON ROADWAYS AND THROUGH REPETITIVE FLOWING AND DISKING OPERATIONS.

PROJECT DATA (SEE ATTACHED PLAN ALSO) PALM DESERT COUNTRY CLUB
 DATE: PROJECT NAME: PALM DESERT COUNTRY CLUB
 STREET ADDRESS / SITE LOCATION: TRACT NO. 37240, 77-200 CALIFORNIA DR., PALM DESERT, CA

ADJOINING PROPERTY INFO. (FOR SENSITIVITY, TYP. WINDS BLOW N.W. TO S.E.)
 EASTERLY _____ RESIDENTIAL
 SOUTHEASTERLY _____ RESIDENTIAL
 SOUTHERLY _____ RESIDENTIAL
 SOUTHWESTERLY _____ RESIDENTIAL
 WESTERLY _____ RESIDENTIAL
 NORTHWESTERLY _____ RESIDENTIAL
 NORTHERLY _____ RESIDENTIAL
 NORTHEASTERLY _____ RESIDENTIAL

CURRENT LAND USAGE: _____
 PROPOSED LAND USAGE: RESIDENTIAL
 LOT: TRACT/PM: TRACT NO. 37240 LAND USE PERMIT NO.: _____
 A.P.N. 637-190-024 & 025 PARCEL SIZE: 13.28 ACRES 578,476.8 SQ. FT.

EARTHWORK QUANTITIES ESTIMATE (BALANCED SITE PREFERRED)
 TOTAL AREA TO BE DISTURBED 13.28 ACRES 578,476.8 SQ. FT.
 STRIPPING & SUBSIDENCE LOSSES (TYP. 0.3' X AREA/2700') _____ C.Y.
 RAW CUT VOLUME: 39,395 C.Y. CUT AFTER SHRINKAGE: _____ C.Y.
 RAW IMPORT VOLUME: _____ C.Y. IMPORT AFTER SHRINKAGE: _____ C.Y.
 COMPACTED FILL VOLUME: 12,219 C.Y.
 RAW EXPORT VOLUME: _____ C.Y. COMPACTED EXPORT VOL.: 23,176 C.Y.
 (SEE HAUL ROUTE DETAIL ON ATTACHED PLAN IF ANY IMPORT OR EXPORT, EXCEPT TRASH.)

PHASING OF GRADING ACTIVITIES

THE AMOUNT OF ACTIVE DISTURBED AREA MUST BE LIMITED TO WHAT CAN BE EFFECTIVELY WATERED 4 TIMES PER DAY BY EITHER SPRINKLERS OR WATER TRUCKS. TYPICAL 2000 GALLON WATER TRUCKS CAN EFFECTIVELY WATER ABOUT 4 ACRES PER HOUR, THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK. SINCE WATER TRUCKS ARE ALLOWED TO WORK 7 DAYS A WEEK, 24 HOURS A DAY, IN SOME LOCATIONS, UP TO 24 AC. PER TRUCK MAY BE ACHIEVED THAT WAY WITH SPECIAL PERMISSION. LARGER PROJECTS MUST HAVE MORE TRUCKS, MORE HOURS, MORE SPRINKLERS, OR LESS DISTURBED AREA AT ANY ONE TIME. AREAS ALREADY GRADED OR STOCKPILED MUST BE STABILIZED WITH CHEMICALS, HYDROMULCH, OR VEGETATION. BEFORE ADDING MATERIALS CAN BE STRIPPED FOR GRADING. THE PHASING PATTERN BELOW SHALL BE SHOWN IN THE REFERENCE MAP ON THIS SHEET AT UPPER RIGHT. DRIVING ROUTES THROUGH A PROJECT MUST BE COUNTED IN ALL PHASES WHERE THEY ARE ONLY TREATED WITH WATER. IT IS BETTER TO TREAT THEM WITH AN APPROVED "OIL" (LIKE ENVIROKLEEN) OR SIMILAR NON-CRUSTING DUST PALLIATIVE, TO SAVE WATER.

PHASE "A" ROUGH GRADING (SITE PREPARATION / MOBILIZATION)	SUB-PHASE	APPROX. DATE	DISTURBED AC.	SPRINKLER AC.	WATER TRUCK AC.	# OF TRUCKS
A1						
A2						
A3						

PHASE "B" ROUGH GRADING (MASS GRADING OF STREETS, PADS, REF. BASINS, PERIMETER WALL)	SUB-PHASE	APPROX. DATE	DISTURBED AC.	SPRINKLER AC.	WATER TRUCK AC.	# OF TRUCKS
B1						
B2						
B3						

PHASE "C" FINISH GRADING (MAJOR UTILITY AND STREET CONSTRUCTION)	SUB-PHASE	APPROX. DATE	DISTURBED AC.	SPRINKLER AC.	WATER TRUCK AC.	# OF TRUCKS
C1						
C2						
C3						

PHASE "D" FINISH GRADING (BUILDING UTILITIES, BUILDING CONSTRUCTION, LANDSCAPING)	SUB-PHASE	APPROX. DATE	DISTURBED AC.	SPRINKLER AC.	WATER TRUCK AC.	# OF TRUCKS
D1						
D2						
D3						

FUGITIVE PM₁₀ DUST CONTROL MEASURES

HERE IS THE SUMMARIZED MATRIX OF REQUIRED DUST MITIGATION MEASURES IDENTIFIED BY PHASE:

A	B	C	D
PRE-GRADING SITE WATERING (IRRIGATION SYSTEM FOR MIN. 72 HRS.)	PRE-GRADING SITE WATERING (IRRIGATION SYSTEM FOR MIN. 72 HRS.)	PRE-GRADING SITE WATERING (IRRIGATION SYSTEM FOR MIN. 72 HRS.)	PRE-GRADING SITE WATERING (IRRIGATION SYSTEM FOR MIN. 72 HRS.)
SIGNS POSTED ON SITE WITH 24 HR. PHONE NUMBER(S) FOR DUST CONTROLLER	SIGNS POSTED ON SITE WITH 24 HR. PHONE NUMBER(S) FOR DUST CONTROLLER	SIGNS POSTED ON SITE WITH 24 HR. PHONE NUMBER(S) FOR DUST CONTROLLER	SIGNS POSTED ON SITE WITH 24 HR. PHONE NUMBER(S) FOR DUST CONTROLLER
SAND FENCING (ON ALL SIDES OF PROJECT LACKING EXISTING MASONRY WALLS)	SAND FENCING (ON ALL SIDES OF PROJECT LACKING EXISTING MASONRY WALLS)	SAND FENCING (ON ALL SIDES OF PROJECT LACKING EXISTING MASONRY WALLS)	SAND FENCING (ON ALL SIDES OF PROJECT LACKING EXISTING MASONRY WALLS)
SITE WATERING (MIN. 4 TIMES PER HOUR, THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK)	SITE WATERING (MIN. 4 TIMES PER HOUR, THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK)	SITE WATERING (MIN. 4 TIMES PER HOUR, THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK)	SITE WATERING (MIN. 4 TIMES PER HOUR, THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK)
PERIMETER SPRINKLER SYSTEM (ALL SIDES, CONTINUOUS NIGHT WATERING WHEN WINDY)	PERIMETER SPRINKLER SYSTEM (ALL SIDES, CONTINUOUS NIGHT WATERING WHEN WINDY)	PERIMETER SPRINKLER SYSTEM (ALL SIDES, CONTINUOUS NIGHT WATERING WHEN WINDY)	PERIMETER SPRINKLER SYSTEM (ALL SIDES, CONTINUOUS NIGHT WATERING WHEN WINDY)
GRAVEL, MIN. 4" DEEP AT CITY STREET STORAGE AND PARKING AREAS)	GRAVEL, MIN. 4" DEEP AT CITY STREET STORAGE AND PARKING AREAS)	GRAVEL, MIN. 4" DEEP AT CITY STREET STORAGE AND PARKING AREAS)	GRAVEL, MIN. 4" DEEP AT CITY STREET STORAGE AND PARKING AREAS)
WHEEL CLEANING AT TRUCK EXITS, ("RUMBLE STRIPS", DRIVE-THROUGH PONDS, GRAVEL AREAS, ETC. DETAIL METHOD ON REFERENCE MAP AT RIGHT)	WHEEL CLEANING AT TRUCK EXITS, ("RUMBLE STRIPS", DRIVE-THROUGH PONDS, GRAVEL AREAS, ETC. DETAIL METHOD ON REFERENCE MAP AT RIGHT)	WHEEL CLEANING AT TRUCK EXITS, ("RUMBLE STRIPS", DRIVE-THROUGH PONDS, GRAVEL AREAS, ETC. DETAIL METHOD ON REFERENCE MAP AT RIGHT)	WHEEL CLEANING AT TRUCK EXITS, ("RUMBLE STRIPS", DRIVE-THROUGH PONDS, GRAVEL AREAS, ETC. DETAIL METHOD ON REFERENCE MAP AT RIGHT)
INACTIVE AREA SOIL STABILIZERS (POLYMER, HYDROMULCH, APPROVED OIL, OR PLANTS)	INACTIVE AREA SOIL STABILIZERS (POLYMER, HYDROMULCH, APPROVED OIL, OR PLANTS)	INACTIVE AREA SOIL STABILIZERS (POLYMER, HYDROMULCH, APPROVED OIL, OR PLANTS)	INACTIVE AREA SOIL STABILIZERS (POLYMER, HYDROMULCH, APPROVED OIL, OR PLANTS)
ACTIVE AREA SOIL STABILIZERS (ENVIROKLEEN "OIL" OR SIMILAR WEETING AGENTS)	ACTIVE AREA SOIL STABILIZERS (ENVIROKLEEN "OIL" OR SIMILAR WEETING AGENTS)	ACTIVE AREA SOIL STABILIZERS (ENVIROKLEEN "OIL" OR SIMILAR WEETING AGENTS)	ACTIVE AREA SOIL STABILIZERS (ENVIROKLEEN "OIL" OR SIMILAR WEETING AGENTS)
STOP ALL VEHICLE ACTIVITY EXCEPT WATER TRUCKS WHEN WIND > 25 MPH	STOP ALL VEHICLE ACTIVITY EXCEPT WATER TRUCKS WHEN WIND > 25 MPH	STOP ALL VEHICLE ACTIVITY EXCEPT WATER TRUCKS WHEN WIND > 25 MPH	STOP ALL VEHICLE ACTIVITY EXCEPT WATER TRUCKS WHEN WIND > 25 MPH
STREET SWEEPING WHENEVER NEEDED	STREET SWEEPING WHENEVER NEEDED	STREET SWEEPING WHENEVER NEEDED	STREET SWEEPING WHENEVER NEEDED
PERMANENT VEGETATION / LANDSCAPING	PERMANENT VEGETATION / LANDSCAPING	PERMANENT VEGETATION / LANDSCAPING	PERMANENT VEGETATION / LANDSCAPING
BLOCK WALLS	BLOCK WALLS	BLOCK WALLS	BLOCK WALLS
ROAD PAVING	ROAD PAVING	ROAD PAVING	ROAD PAVING

NOTE: THESE CONTROL METHODS ARE DISCUSSED IN DETAIL IN THE "DUST CONTROL PLAN REVIEW GUIDANCE FOR LOCAL GOVERNMENT" FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT, AVAILABLE FROM THE CITY OF INDIO OR THE S.C.A.Q.M.D.

PROJECT RECORDKEEPING/REPORT: RECORD ALL ACTIVITIES, CONTRACTS AND MATERIALS PURCHASES ASSOCIATED WITH BLOWN/DUST/FUGITIVE DUST PROGRAM. WEEKLY REPORTS SHOULD BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW. THIS "FEEDBACK" WILL EVENTUALLY HELP THE CITY TO DETERMINE WHAT METHODS OF DUST CONTROL ARE MOST COST EFFECTIVE IN BOTH SHORT TERM AND LONG TERM SITUATIONS. SEE THE REPORT FORM THAT'S AVAILABLE FROM THE CITY OR IN THE AFORESAID DOCUMENT.

FUGITIVE PM₁₀ DUST CONTROL PROGRAM DETAILS

EACH MITIGATION MEASURE OR CONTROL PROGRAM SHALL BE DESCRIBED IN DETAIL BELOW AND ON ADDITIONAL SHEETS AS NECESSARY. PLEASE USE THE REQUIRED DUST CONTROL PLAN EXHIBIT (AT RIGHT OR ATTACHED) TO INDICATE THE LOCATION OF ON-SITE WATER AVAILABILITY, STAGING AREAS TEMPORARY IRRIGATION LINES, TRUCK/WHEEL WASHERS, TEMPORARY SAND FENCING, CONSTRUCTION PHASING, WORKER'S PARKING AREAS, GRAVELED ENTRANCE/EXIT, AND OTHER THINGS AS NEEDED.

PHASE "A": ROUGH GRADING (SITE PREP. & MOBILIZATION)

GENERAL REQUIREMENTS
 1. WRITTEN AND NOTARIZED PERMISSION LETTERS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FROM ANY ADJACENT LAND OWNERS WHOSE PROPERTY WILL BE USED IN ANY MANNER FOR CONSTRUCTION, STAGING, ACCESS, ETC., PRIOR TO ANY SUCH USAGE. THE OWNER AND AUTHORIZED DUST CONTROLLER FOR THIS PROJECT WILL BE RESPONSIBLE FOR THE DUST CONTROL ON ANY OFF-SITE DISTURBED AREAS AS WELL AS ON THIS PROJECT. A DUST CONTROL SECURITY OF \$2,000 PER ACRE, OR AS OTHERWISE APPROVED BY THE CITY ENGINEER, SHALL BE POSTED FOR ALL AREAS TO BE DISTURBED BY THE PROJECT. BOTH ON-SITE AND OFF-SITE DISTURBANCE OF SITE AREAS NOT INCLUDED IN THIS PERMIT SHALL BE REASON FOR THE CITY TO ASSESS ADDITIONAL CHARGES, AND POSSIBLY STOP ALL WORK AT THE SITE UNTIL THE EXTENT OF THE DISTURBANCE IS MEASURED. THEREFORE, IF IT IS SUSPECTED THAT OFF-SITE AREAS MAY BE DISTURBED DURING THE WORK, SHOW THEM ON THIS PLAN AND MAKE THE APPROPRIATE ARRANGEMENTS IN ADVANCE.

2. SAND FENCING, OF EITHER THE WOOD AND WIRE OR THE PLASTIC TYPE, SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROJECT ON ALL SIDES THAT DO NOT HAVE EXISTING MASONRY WALLS OR SIMILAR SOLID FENCING OR HEDGES. THIS SERVES THE MULTIPLE PURPOSES OF: CATCHING SOME WINDBLOWN DUST; REDUCING WIND SPEEDS ON THE PROJECT PERIMETER; AND RESTRICTING VEHICULAR ACCESS POINTS INTO THE PROJECT. THIS RESTRICTED ACCESS HELPS REDUCE DAMAGE TO ANY "CRUST" OF STABILIZED SOIL ON THE PROJECT, AND ALLOWS PLACING OF THE DIRT WHERE "TRACK OUT" CAN BE STOPPED PER #5 BELOW.

3. PRE-WATERING SHALL COMMENCE AT LEAST THREE (3) DAYS PRIOR TO ACTUAL GRADING USING AN ON-SITE IRRIGATION SYSTEM. CONSTRUCTION WATERING TEMPORARY WATER SYSTEM SHALL BE DONE IN COMPLIANCE WITH INDIO WATER AUTHORITY TEMPORARY WATER LINES SHALL BE INSTALLED WITH A MINIMAL DISTURBANCE OF ANY OFF-SITE AREAS THEY PASS THROUGH. WHEN THE GRADING BEGINS, A SPRINKLER SYSTEM SHALL BE PLACED AROUND THE PERIMETER OF THE PROJECT, WITH FREQUENT WATERING, ESPECIALLY IN THE TYPICALLY WINDY EVENINGS. PLACING THE PERIMETER SPRINKLERS ON THE SAND FENCE KEEPS THEM SAFE AND EFFECTIVE. WATERING FOR AREAS NOT COVERED BY THE SPRINKLERS WILL BE PROVIDED BY WATER TRUCKS. (ONE TRUCK PER 4 ACRES FOR 8 HR. WORKDAYS. SEE ABOVE).

4. ACTIVITY AREAS SUCH AS: EQUIPMENT STORAGE AREA, MATERIALS STORAGE AREA, TEMPORARY OFFICE TRAILERS, AND EMPLOYEE PARKING SHOULD BE LOCATED IF POSSIBLE ON EXISTING PAVED SURFACES. IF TRAFFIC WOULD NOT BE AFFECTED, IN LIEU OF EXISTING PAVING, A SOIL STABILIZER THAT DOES NOT REQUIRE CONSTANT WATERING, SUCH AS A WASHED GRAVEL, OR "BIODEGRADABLE OIL" COULD BE USED FOR THE INITIAL STAGING AREA. ANY CHEMICALS USED MUST BE CLEARED WITH THE CITY AND REGIONAL WATER QUALITY CONTROL BOARD.

PHASE "A": ROUGH GRADING (SITE PREP. & MOBILIZATION) CONTINUED

- THE TIRES OF VEHICLES BEING USED ON-SITE SHOULD BE INSPECTED AND WASHED IF NECESSARY TO STOP TRACKING OF DIRT ONTO PUBLIC STREETS. IF EXTENSIVE EXPORT OR IMPORT OF DIRT IS TO BE DONE, A PAVED OR GRAVELED WHEEL WASHING AREA AT LEAST 12' WIDE BY 100' LONG SHOULD BE PROVIDED AT THE EXIT, TO FACILITATE THE INSPECTION AND CLEANING OF TIRES. "RUMBLE STRIPS" MADE FROM LUMBER, RAILROAD TRACK OR SIMILAR MATERIALS CAN HELP REDUCE THE MUD GETTING ONTO THE CLEANING AREA. STREET SWEEPING AND WASHING IS STILL TYPICALLY REQUIRED, BUT MAY BE REDUCED BY PROPER USE OF A "WHEEL WASHING AREA" LIKE THIS. THEY ARE REQUIRED ON PROJECTS OVER 5 ACRES OR WITH OVER 5,000 CUBIC YARDS OF IMPORT OR EXPORT.
- (OPTIONAL) A STANDARD SIGN WITH THE FOLLOWING INFORMATION MUST BE POSTED ON THE SITE, AT LEAST ONE SIGN PER FRONTING STREET. THE SIGN MUST INCLUDE: THE GRADING PERMIT NUMBER, THE PROJECT NAME, MAP NUMBER IF APPROPRIATE, THE AUTHORIZED DUST CONTROLLER PHONE NUMBER(S), THE CITY PHONE NUMBER, AND THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (S.C.A.Q.M.D.) PHONE NUMBER.
- VEHICLES TRAVELING ON DIRT AND/OR ON UNPAVED ROADS SHOULD RESTRICT THEIR SPEED TO 15 M.P.H. MAXIMUM. SIGNS TO THAT EFFECT SHOULD BE PLACED AT THE PROJECT ENTRANCE ON PROJECTS OVER 5 ACRES TO IMPROVE COMPLIANCE.
- WHEN WIND SPEEDS EXCEED 25 MPH, BY CONTINUOUS ANEMOMETER READING, OR IN GUSTS AT LEAST TWICE WITHIN A THIRTY MINUTE PERIOD, MEASURED ON THE SITE, VEHICULAR ACTIVITY ON THE SITE SHALL CEASE, EITHER VOLUNTARILY, OR BY CITY OR A.Q.M.D. INSPECTOR NOTIFICATION, EXCEPT FOR WATER TRUCKS AND SPRINKLER-TENDING VEHICLES, IF ANY.

SITE SPECIFIC DETAILS: (PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. PRE-WATERING METHOD (AS SHOWN IN 1. OR AS DETAILED HERE): _____

WATER AVAILABILITY, INITIAL STAGE: F.H. ACROSS STREET _____

2. OFF-SITE WORK PERMISSION NEEDED: No. _____

3. ACCESS WILL BE CONTROLLED BY: GATE INTO SITE _____

4. INITIAL STAGING AREA: _____
 EQUIPMENT STORAGE: ONSITE _____
 TEMPORARY OFFICE: ONSITE _____
 EMPLOYEE PARKING: _____

5. WHEEL WASHING PROVISIONS: No. _____

6. SPEED RESTRICTION SIGN LOCATION: N/A _____

7. NUMBER OF POSTED "DUST CONTROL SIGNS" 2 _____
 (1 PER FRONTING ROAD OR 1 PER 660 FEET OF FRONTAGE)

8. OTHER PRELIMINARY WORK: _____

PHASE "B": ROUGH GRADING (MASS GRADING, PERIMETER WALLS)

GENERAL REQUIREMENTS

1. HAULING PROCEDURES:
 ALL VEHICLES GOING FROM DIRT AREAS ONTO PAVED STREETS SHALL HAVE TIRES AND WHEELS INSPECTED AND WASHED IF NECESSARY TO AVOID "TRACKING-OUT" DIRT. TRUCKS HAULING DIRT ON PAVED STREETS SHALL MAINTAIN AT LEAST A HALF FOOT "FREEBOARD" FROM RIM TO DIRT, AND COVER ALL DIRT OR DUSTY DEBRIS LOADS WITH AN APPROPRIATE TARP.
 THE HAUL ROUTE SHOULD BE SHOWN HEREON OR ON AN ATTACHED SHEET, AND SHALL BE CLEARED WITH THE CITY ENGINEER FOR ANY APPLICABLE TRANSPORT PERMITS PRIOR TO ITS USE. ALL HAULING TRUCKS SHALL HAVE A COPY OF THESE PROVISIONS WITH THEM AT ALL TIMES.
 THE IMPORT OR EXPORT SITE MUST HAVE A VALID GRADING PERMIT ALSO, AND SHOULD BE COMPLYING WITH ALL APPROPRIATE DUST MITIGATION MEASURES ALSO. WHEN PRACTICAL, TRUCKS AND EQUIPMENT, SHOULD SHUT OFF ENGINES RATHER THAN IDLING FOR EXTENDED PERIODS, TO MINIMIZE EXHAUST EMISSIONS AND NOISE. THIS BECOMES MORE CRITICAL AS THE SIZE AND NUMBER OF VEHICLES INCREASES.

2. ALL STRIPPED, GRADED OR OTHERWISE DISTURBED AREAS SHALL BE STABILIZED BY SOME APPROPRIATE MEANS. AREAS ACTIVELY BEING GRADED CAN USUALLY BE STABILIZED BY APPLYING LOTS OF WATER. DISTURBED AREAS NOT ACTIVELY BEING WORKED MAY BE EFFECTIVELY TREATED WITH SOME MORE DURABLE SOIL STABILIZER, SUCH AS HYDROMULCH, TO AVOID CONSTANT WATERING. THE PREFERRED METHOD OF SITE WATERING IS BY SPRINKLER, ESPECIALLY AROUND THE PERIMETER. SPRINKLERS WILL BE SET TO RUN ON WEEKENDS AND EVENINGS WHEN WATER TRUCK DRIVERS ARE NOT AVAILABLE. A TYPICAL WATER TRUCK CAN ONLY HANDLE WELL ABOUT 4 ACRES PER HOUR.

3. IF PERIMETER BLOCK WALLS ARE TO BE BUILT THEY SHOULD BE GIVEN A HIGH PRIORITY SINCE THEY WILL HELP TO CATCH BLOWNSAND AND COULD THEREBY REDUCE THE AMOUNT OF STREET SWEEPING REQUIRED.

SITE SPECIFIC DETAILS: (PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. HAULING PROCEDURES: (AS SHOWN ABOVE UNLESS OTHERWISE DETAILED) _____

2. SOIL STABILIZATION METHODS:
 ACTIVE AREA WATER SCHEDULE: (MIN. 4 TIMES PER 24 HRS.) _____

WEEKEND WATERING SCHEDULE: (MIN. 4 TIMES PER 24 HRS.) _____

INACTIVE AREA STABILIZATION METHOD(S): (ACRYLIC POLYMER, HYDROMULCH, PLANTINGS, BIODEGRADABLE "OIL", OR AS SHOWN HERE) _____

3. PERIMETER BLOCK WALL SCHEDULE: _____

4. OTHER: _____

PHASE "C": FINISH GRADING (UTILITY & STREET CONST.)

GENERAL REQUIREMENTS:

1. DIRT STOCKPILED NEXT TO UTILITY TRENCHES SHALL BE KEPT WATERED OR OTHERWISE STABILIZED OR COVERED TO HELP COUNTERACT THEIR HIGH PROFILE EXPOSURE TO THE WIND.

2. ALL PREVIOUSLY ROUGH GRADED AREAS THAT WILL BE INACTIVE IN THIS PHASE SHOULD BE TREATED WITH A DURABLE SOIL STABILIZER OR GROUND COVER SYSTEM. IF A VEGETATED GROUND COVER IS UTILIZED IT IS ONLY NECESSARY TO GET IT INITIALLY ESTABLISHED. THE ROOT SYSTEM AND TOP STUBBLE MAY BE SUFFICIENT TO HOLD THE DUST EVEN IF WATERING IS DISCONTINUED.

3. FOR TRACTS, MULTIPLE PARCELS, AND EXTENSIVE COMMERCIAL SITES, PAVED ACCESS TO THE BUILDING SITES WILL BE REQUIRED PRIOR TO FRAMING OF THE BUILDINGS. THIS CONSTRUCTION STAGE USUALLY INDICATES AN INCREASE IN THE NUMBERS OF WORKERS AND THEIR VEHICLES. ALSO, THE PAVED ACCESS IS RECOMMENDED FOR FIRE FIGHTING PURPOSES. IF PAVING IS DESIRED BEFORE ALL UTILITIES AND/OR LATERALS ARE INSTALLED, THE BASE LIFT OF ASPHALT IS SUFFICIENT FOR ACCESS. THE A.C. CAN BE "CAPPED" LATER, LEAVING A FINAL SURFACE THAT IS FREE OF UTILITY CUTS AND PATCHES.

4. AS PAVED ACCESS IS EXTENDED, THE STAGING AREA CAN BE MOVED CLOSER TO THE BUILDING SITES. THE STORAGE AND OFFICE TRAILERS, EQUIPMENT, AND EMPLOYEE PARKING CAN BE MOVED ONTO PAVED PORTIONS OF THE SITE.

SITE SPECIFIC DETAILS: (PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. TRENCH STOCKPILE TREATMENT: (WATER AS NECESSARY) _____

2. INACTIVE AREA TREATMENT: (SEAL WITH HYDROMULCH, ACRYLIC POLYMER, PLANTINGS, ETC.) _____

3. STREET PAVING SCHEDULE: _____

4. STAGING AREA MOVEMENT SCHEDULE: _____

5. OTHER: _____

PHASE "D": FINISH GRADING (BLDG. UTIL., BLDG. CONST., LANDSCAPING)

GENERAL REQUIREMENTS:

1. ALL INACTIVE AREAS SHOULD HAVE BEEN STABILIZED BY THIS STAGE. IF PREVIOUSLY COVERED, THE ACTUAL BUILDING PADS MAY NOW NEED TO BE STRIPPED, SCARIFIED, AND RECOMPACTED FOR BUILDING PAD COMPACTION AND ELEVATION CERTIFICATIONS. DUST WOULD BE KEPT DOWN BY WATERING, USUALLY BY TEMPORARY SPRINKLERS.

2. TRENCHING FOR BUILDING UTILITIES, DRYWELL CONSTRUCTION, POOLS, AND TENNIS COURT CONSTRUCTION FORM THE BULK OF EARTHWORK AFTER THE PADS HAVE BEEN CERTIFIED. TEMPORARY SPRINKLERS MAY STILL BE USED ON THE BUILDING SITE FOR DUST CONTROL PRIOR TO THE BEGINNING OF FRAMING. TREATMENT WITH A BIODEGRADABLE "OIL" APPROVED FOR DUST CONTROL IS RECOMMENDED WHERE IT IS DIFFICULT TO WATER.

3. ESTABLISHING THE LANDSCAPE AND SPRINKLER SYSTEM AROUND THE PERIMETER OF LARGE PROJECTS SHOULD BE DONE AT THIS STAGE. PLANTINGS AROUND THE PERIMETER SERVE AS A WIND BUFFER AND COLLECTION SYSTEM FOR DUST AND SAND. IT IS GOOD TO HAVE DUST AND SAND WELL UNDER CONTROL PRIOR TO THE BUILDING PHASE FOR THE SAKE OF CERTAIN GLUING AND PAINTING PROCESSES THAT CAN BE RUINED BY BLOWNSAND OR DUST.

4. DISTURBED AREAS AROUND BUILDINGS SHOULD BE WATERED BY HAND FOR DUST CONTROL UNTIL SUCH TIME THAT THE SPRINKLER SYSTEM IS FULLY FUNCTIONAL AND GROUND COVER AND/OR LANDSCAPING IS ESTABLISHED. IF WATERING IS DIFFICULT DUE TO BUILDING INTERFERENCES, CHEMICAL OR MULCH TREATMENTS ARE AVAILABLE THAT CAN STABILIZE THE SOIL WITHOUT FREQUENT WATERING.

5. CONSTRUCTION DUST SUCH AS FROM CEMENT, PLASTER, PAINT OVERSPRAY, WOOD CUTTING, GRINDING OPERATIONS, ETC., SHOULD BE MINIMIZED ALSO. A PERIMETER BARRIER OF SPRINKLERS AND PLANTINGS CAN SERVE TO CATCH SOME OF THIS POTENTIALLY HAZARDOUS MATERIAL AS WELL AS NATURAL DUST AND BLOWNSAND. CONCENTRATIONS OF CONSTRUCTION DUSTS CAN RESULT FROM WASHING OF EQUIPMENT AND SHOULD BE PROPERLY DISPOSED OF BEFORE THEY CAN DRY OUT AND BLOW OR BE WASHED ACROSS PROJECT BOUNDARIES.

6. NOTE THAT SWALES SHOULD BE INSPECTED BY CITY PRIOR TO SETTING OF PERMANENT GROUND COVER OR OTHER PLANTS.

SITE SPECIFIC DETAILS: (PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. BUILDING PAD WATERING: (BY HAND WATERING AS NECESSARY AROUND BUILDING SITE) _____

2. FORMWORK AND TRENCH WATERING: (BY HAND WATERING AS NECESSARY) _____

3. PERIMETER LANDSCAPE SCHEDULE: (AS SOON AS POSSIBLE) _____

4. OTHER: _____

ABATEMENT OF DUST MITIGATION FAILURE

AN IRREVOCABLE LICENSE IS HEREBY GRANTED OR CAUSED TO BE GRANTED TO PERMIT THE CITY OR THEIR DESIGNEE TO ENTER UPON THE SITE UNDER THE FOLLOWING CIRCUMSTANCES:

- IN THE EVENT THAT WIND SPEEDS IN EXCESS OF 25 M.P.H. ARE FORECAST TO OCCUR BY THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (S.C.A.Q.M.D.) FOR A PARTICULAR DAY;
- IN THE EVENT OF AN ON-SITE ANEMOMETER THAT CONFORMS TO ALL S.C.A.Q.M.D. STANDARDS REGISTERING 2 WIND GUSTS IN EXCESS OF 25 M.P.H. WITHIN A CONSECUTIVE 30 MINUTE PERIOD; OR
- IN THE EVENT FUGITIVE DUST EMISSIONS ARE VISIBLE FOR A DISTANCE OF 50 FEET FROM ANY BOUNDARY LINE; OR
- THE CITY IS UNABLE, BY TELEPHONE, TO ESTABLISH A PERSONAL CONTACT WITH THE "AUTHORIZED DUST CONTROLLER" AFTER A 60 MINUTE CONSECUTIVE PERIOD WHICH SHALL START WITH THE FIRST TELEPHONE CALL, WHETHER ANSWERED OR NOT, THEN THE CITY WILL UNDERTAKE TO INITIATE ONE OR ALL OF THE BELOW LISTED ACTIONS:
 - THE CITY WILL CAUSE THE CESSATION OF ANY ON-SITE ACTIVITY, INCLUDING BUT NOT LIMITED TO EARTH MOVING, CONSTRUCTION, DEMOLITION OR VEHICULAR MOVEMENT AND MANEUVERING. ANY WATER TRUCKS OR VEHICLES SERVING SPRINKLERS WOULD CONTINUE.
 - IN THE EVENT THAT AN ON-SITE IRRIGATION SYSTEM IS NOT INSTALLED AND/OR OPERATIONAL, THE CITY WILL CAUSE THE SITE TO BE WATERED OR TREATED WITH DUST CONTROL CHEMICALS. THE DUST CONTROL SECURITY WILL BE UTILIZED UNTIL ANY COSTS INCURRED. IF COSTS EXCEED ANY DUST CONTROL SECURITY REMAINING, ADDITIONAL COSTS MAY BE ASSESSED AGAINST THE OWNER OF THE PROJECT.
 - IN THE EVENT AN ON-SITE IRRIGATION SYSTEM IS INSTALLED, BUT ITS CONTROL CLOCK HAS NOT TURNED THE SYSTEM ON WHEN NEEDED, THE CITY MAY TAKE ALL NECESSARY STEPS TO TURN ON THE SYSTEM. IF IT IS IMPOSSIBLE BEHIND LOCKED GATES OR LOCKED BARRIERS, AND THE CITY CAN NOT FIND THE APPROPRIATE KEYS, THE CITY MAY CUT OR BREAK LOCKS AS NECESSARY.
- IF, IN THE OPINION OF THE CITY ENGINEER OR HIS DESIGNEE, THE INTENSITY, FREQUENCY OR DURATION OF FUGITIVE DUST EMISSIONS FROM THE SITE CONSTITUTES A HAZARD TO THE SAFETY OF THE PUBLIC, BY INTRUSION BEYOND THE PROJECT BOUNDARY, THE CITY ENGINEER OR HIS DESIGNEE OR AGENT MAY IMMEDIATELY ENTER UPON THE SITE OR IMMEDIATELY TAKE OTHER SUCH ACTION AS MAY BE NECESSARY TO REMEDY THE HAZARD, SUCH AS, BUT NOT LIMITED TO COMMENCING WATERING ON THE SITE OR ORDERING THE CESSATION OF ANY EMISSION-GENERATING ACTIVITY OCCURRING ON-SITE.
- ANY OF THE ABOVE ACTIONS MAY BE CONSTRUED AS AN ABATEMENT FOR WHICH THE CITY WILL "BACK CHARGE" THE GENERAL CONTRACTOR, DEVELOPER, AND/OR THE OWNER AS THE CITY SHALL DEEM APPROPRIATE.

APPLICATION CONSENT

APPLICATION FOR APPROVAL OF A LOCAL AIR QUALITY MANAGEMENT (L.A.Q.M.P.) PLAN IS HEREBY MADE TO THE CITY ENGINEER OR HIS DESIGNEE, AS PART OF A GRADING PERMIT APPLICATION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH HEREON.

- EACH PERSON UPON WHOSE BEHALF THIS APPLICATION IS MADE AND EACH PERSON AT WHOSE REQUEST AND FOR WHOSE BENEFIT WORK IS PERFORMED UNDER AND PURSUANT TO ANY PERMIT ISSUED AS A RESULT OF THIS APPLICATION AGREES TO, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALM DESERT, ITS OFFICERS, AGENTS AND EMPLOYEES.
- ANY PERMIT ISSUED AS A RESULT OF THIS APPLICATION BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF SUCH PERMIT.
- THE APPLICANT, OWNER, CONTRACTOR(S), SUBCONTRACTOR(S) OR OTHER AGENTS, HEIRS OR ASSIGNEES SHALL CONFORM TO THE ATTACHED DUST CONTROL PLAN AS APPROVED BY THE CITY. SAID PLAN INCLUDING ALL NOTES AND DRAWINGS OF TEMPORARY OR PERMANENT CONTROL METHODS OR DEVICES PROPOSED TO BE USED. THIS L.A.Q.M.P. SHALL BE CONSIDERED AN ADDENDUM TO, AND A NECESSARY PART OF, ANY GRADING, STOCKPILE, IMPROVEMENT, OR DEMOLITION PLAN OTHERWISE REQUIRED FOR CITY PERMITS.
- BY AGREING TO CONFORM TO THIS PLAN AS APPROVED BY THE CITY, THE OWNER AND DESIGNATED "AUTHORIZED DUST CONTROLLER" DO ALSO AGREE TO ABIDE BY THE PROVISIONS OF THE ABATEMENT PROCEDURES AS SHOWN ABOVE.

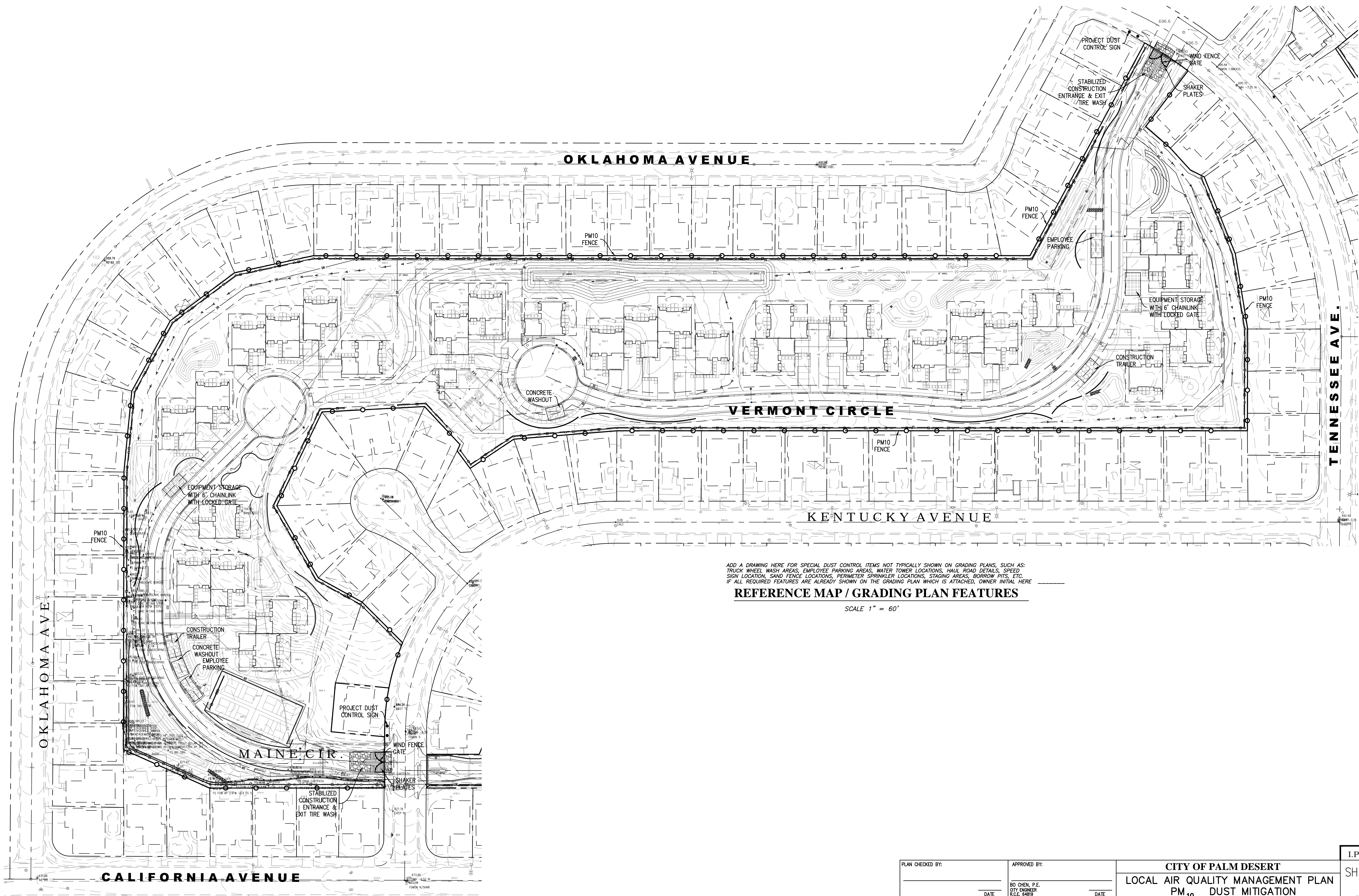
OWNER'S CERTIFICATION:

I CERTIFY THAT I HAVE READ THIS APPLICATION AND UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF THIS PROJECT TO THE DUST CONTROL PROVISIONS NOTED OR REFERENCED HERE. I UNDERSTAND THAT THE DUST CONTROL SECURITY THAT I'VE POSTED WITH THE CITY MAY BE USED BY THE CITY, PLUS ADDITIONAL CHARGES IF NEEDED, IF I FAIL TO KEEP THE DUST UNDER CONTROL. I UNDERSTAND THAT DUST CONTROL IS REQUIRED 24 HOURS A DAY, 7 DAYS A WEEK, FROM THE TIME THAT THIS SITE IS DISTURBED IN ANY WAY FROM THE NATURAL VEGETATED CONDITION, AND MUST CONTINUE UNTIL THE TIME THAT THE PROJECT SITE IS ACCEPTABLY RE-VEGETATED OR PAVED. RESPONSIBILITY FOR ESTABLISHING AND MAINTAINING THE DUST CONTROL ON THIS SITE SHALL BE TRANSFERRING ALL OR A PORTION OF THIS PROPERTY TO OTHER PEOPLE. A REPLACEMENT L.A.Q.M.P. AND DUST CONTROL SECURITY MUST BE SUBMITTED FOR ANY TRANSFERRED PORTION. I HEREBY AUTHORIZE THE PERSON LISTED BELOW AS THE "AUTHORIZED DUST CONTROLLER" TO BE MY REPRESENTATIVE AND CONTACT PERSON FOR ALL DUST COMPLAINTS INVOLVING THIS PROJECT. I CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AGREE TO COMPLY WITH CITY ORDINANCES, REGULATIONS, S.A.1.1(a) AND ALL LAWS RELATING TO GRADING OPERATIONS. I AUTHORIZE REPRESENTATIVES OF THE CITY OF INDIO TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION AND/OR ABATEMENT PURPOSES, AND I AGREE TO HOLD HARMLESS THE CITY AND ITS REPRESENTATIVES FROM LIABILITY FOR ANY ACTIONS RELATED TO THIS PERMIT.

OWNER'S NAME(S) _____ PD HOLDING LP
 OWNER'S ADDRESS 77-200 CALIFORNIA DRIVE, PALM DESERT, CA 92211
 OWNER'S SIGNATURE(S) _____
 DATE _____

AUTHORIZED DUST CONTROLLER CERTIFICATION:

I CERTIFY THAT I HAVE READ THIS APPLICATION AND UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF THIS PROJECT TO THE DUST CONTROL PROVISIONS NOTED OR REFERENCED HERE. AS THE "AUTHORIZED DUST CONTROLLER" FOR THIS PROJECT I WILL HAVE MY PHONE NUMBER ON THE REQUIRED SITE SIGNS, AND WILL RESPOND TO DUST COMPLAINTS WITHIN THE 1 HOUR LIMIT. I UNDERSTAND THAT DUST CONTROL IS REQUIRED 24 HOURS A DAY, 7 DAYS A WEEK, FROM THE TIME THAT THIS SITE IS DISTURBED IN ANY WAY FROM THE NATURAL VEGETATED CONDITION, AND MUST CONTINUE UNTIL THE TIME THAT THE PROJECT SITE IS ACCEPTABLY RE-VEGETATED OR PAVED. DUST CONTROLLER NAME (PRINT) _____



ADD A DRAWING HERE FOR SPECIAL DUST CONTROL ITEMS NOT TYPICALLY SHOWN ON GRADING PLANS, SUCH AS: TRUCK WHEEL WASH AREAS, EMPLOYEE PARKING AREAS, WATER TOWER LOCATIONS, HALL ROAD DETAILS, SPEED SIGN LOCATION, SAND FENCE LOCATIONS, PERIMETER SPRINKLER LOCATIONS, STAGING AREAS, BORROW PITS, ETC. IF ALL REQUIRED FEATURES ARE ALREADY SHOWN ON THE GRADING PLAN WHICH IS ATTACHED, OWNER INITIAL HERE

REFERENCE MAP / GRADING PLAN FEATURES

SCALE 1" = 60'

PLAN CHECKED BY:		APPROVED BY:		CITY OF PALM DESERT LOCAL AIR QUALITY MANAGEMENT PLAN PM₁₀ DUST MITIGATION		I.P. NO. -	
		BO CHEN, P.E. CITY ENGINEER R.C.E. 64819				SHEET 29	
PREPARED BY:		DATE:		PROJECT NAME: PALM DESERT COUNTRY CLUB		OF 29	
SIGNATURE:		DATE:		SITE ADDRESS: TRACT NO. 37240, 77-200 CALIFORNIA DR., PALM DESERT, CA		GRADING PERMIT #	
PRINT NAME: KURT M. SAXON		DATE:		A.P.N.: 637-190-024 & 025			
ADDRESS, PH.: 2605 TEMPLE HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056						DATE COMPLETED:	