

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

EXPLORE PALM DESERT TRACT NO. 38434 ROUGH GRADING PLAN

A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 4 SOUTH
RANGE 6 EAST, S.B.M.,

PREPARED FOR:
PULTE
27401 LOS ALTOS, SUITE 400
MISSION VIEJO CA. 92691

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	760-340-1512
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 OBTAINED 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.
- 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.

EARTHWORK NOTE: ASSUMED EARTHWORK ANALYSIS FACTORS:

THE FOLLOWING FACTORS WERE USED IN THE PREPARATION OF THE EARTHWORK ANALYSIS:

SHRINKAGE:	15%
SUBSIDENCE:	0.10'
OVEREXCAVATION	4'
DISTURBED AREA	93 ACRES

ALL OF THE FACTORS WERE OBTAINED FROM LEIGHTON AND ASSOCIATES, INC PROJECT No. 13629.001, DATED AUGUST 10, 2023.

SHRINKAGE:	12% - 15%
SUBSIDENCE:	0.1'
OVER EXCAVATION	4.0'

EXISTING TOPOGRAPHY WAS PROVIDED BY INLAND AERIAL SURVEYS, INC., DATED NOVEMBER 26, 2016.

ABBREVIATIONS

AC	ASPHALT CONCRETE	MAX.	MAXIMUM
BC	BEGINNING OF CURVE	MOC	MIDDLE OF CURVE
BOT.	BOTTOM	NG	NATURAL GRADE
BVC	BEGIN VERTICAL CURVE	NO.	NUMBER
C&G	CURB AND GUTTER	NTS	NOT TO SCALE
C/L	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
C.Y.	CUBIC YARDS	PE	PAD ELEVATION
DIR	DIRECTION	PIG	POINT OF INTERSECTION
EA	EACH	PRC	POINT OF REVERSE CURVATURE
EP	EDGE OF PAVEMENT	PROP.	PROPOSED
ESMT.	EASEMENT	PUE	PUBLIC UTILITY EASEMENT
EVC	END VERTICAL CURVE	R/W	RIGHT-OF-WAY
EX	EXISTING	S/W	SIDEWALK
FG	FINISHED FLOOR	TF	TOP OF CURB
FL	FINISHED GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	TOG	TOP OF GRATE
GB	GRADE BREAK	TP	TOP OF PAVEMENT
HP	HIGH POINT	TRW	TOP OF RETAINING WALL
INV.	INVERT	TV	TOP OF VIEW FENCE
LP	LINEAR FEET	TW	TOP OF WALL
LP	LOW POINT	TYP.	TYPICAL
(E)	EAST	(S)	SOUTH
(N)	NORTH	(W)	WEST

FEMA FLOOD ZONE:

THE PROJECT IS COVERED BY FIRM PANEL NUMBER 06065C16156. THIS MAP INDICATES THAT THE PROJECT AREA IS DESIGNATED AS ZONE X, INDICATING 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 100 SQUARE MILE.

NOTE TO CONTRACTOR: EXISTING UTILITIES

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. WHILE DUE CARE WAS TAKEN IN PREPARATION OF THIS INFORMATION, MSA CONSULTING, INC. CANNOT AND DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH RESULT FROM HIS FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POthOLE PROPOSED CROSSINGS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL VERIFY THEIR HORIZONTAL LOCATIONS. IN THE EVENT, DURING CONSTRUCTION, THAT UNKNOWN UTILITIES OR UNKNOWN STRUCTURES ARE FOUND AT UNEXPECTED ELEVATIONS OR LOCATIONS, MSA CONSULTING, INC. IS TO BE NOTIFIED OF SUCH CONDITION AT ONCE. MSA CONSULTING, INC. WILL MAKE REQUIRED DESIGN CHANGES AND THE CONTRACTOR AGREES TO COMPLETE ALL WORK, INCLUDING REPAIRS REQUIRED, IN AN EXPEDITIOUS MANNER. THE CONTRACTOR FURTHER AGREES TO PURSUE DILIGENTLY THE COMPLETION OF SAID WORK.

ANY DISCREPANCY BETWEEN THE PLANS AND FIELD SHALL BE BROUGHT TO THE ATTENTION OF MSA CONSULTING, INC. THE CONTRACTOR SHALL NOTIFY MSA CONSULTING, INC. PRIOR TO POTHOLES. IF NECESSARY, MSA CONSULTING, INC. SHALL REVISE THE PLANS. THE CONTRACTOR SHALL BEGIN CONSTRUCTION AFTER REVISIONS ARE APPROVED.

NOTE TO CONTRACTOR: SITE CONDITIONS

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE MSA CONSULTING, INC., HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MSA CONSULTING, INC.

NOTE TO CONTRACTOR: QUANTITY ESTIMATE

MSA CONSULTING, INC. MAKES NO REPRESENTATION CONCERNING THE ESTIMATED QUANTITIES ON THESE PLANS, EXCEPT THAT ALL SUCH FIGURES, INCLUDING ALL EARTHWORK QUANTITIES, ARE PRELIMINARY ESTIMATES AND FOR PERMIT PURPOSES ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE HIS OWN QUANTITY ESTIMATE FOR COST PURPOSES. MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS BETWEEN ESTIMATED QUANTITIES AND ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION.

CONTRACTORS NOTE: DRYWELL PROTECTION AND MAINTENANCE

PROTECTION OF THE NEW AND EXISTING DRYWELL DURING BALANCE OF CONSTRUCTION AND GROW-IN OF RETENTION BASIN

- PROVIDE SANDBAGS AROUND CATCH BASIN INLETS UNTIL FINAL GROW-IN OF RETENTION BASIN.
- SEAL GRATED INLET WITH PLASTIC TO BOTH THE EXISTING AND THE NEW DRYWELL.
- INSTALL SOD SURROUNDING BOTH GRATED INLETS (MINIMUM OF 10 FT. RADIUS).
- SEAL THE PIPE INLETS INTO THE DRYWELLS BY COVERING WITH PVC CAP OR PLASTIC.
- OVERSEED RETENTION BASIN AND STABILIZE BANKS (REFER TO APPROVED LANDSCAPE PLANS).
- MONITOR IRRIGATION TO AVOID WATERING OR FAILED SPRINKLER HEADS.
- DO NOT REMOVE SEALED COVERS, GRATED INLETS OR PLASTIC CAPS ON PIPE INLETS, OR SANDBAGS UNTIL RETENTION BASIN TURF HAS GROWN IN AND STABILIZED.
- REMOVE ANY SILT OR SEDIMENT FROM DRYWELL CHAMBERS BEFORE ACTIVATING FOR USE.
- MONITOR ALL ON-SITE CONSTRUCTION ACTIVITIES AND PROHIBIT THE WASH DOWN OR DUMPING OF CONCRETE, STUCCO, GROUT OR ANY ASSOCIATED PRODUCTS INTO THE GUTTER AND STORM DRAIN SYSTEM.

LONG-TERM MAINTENANCE OF DRYWELLS

- ESTABLISH PERIODIC INSPECTION PROGRAM. INCLUDE, AS A MINIMUM, QUARTERLY REMOVAL OF THE GRATED COVERS AND INSPECTION FOR SILT OR SEDIMENT IN DRYWELL SEDIMENTATION CHAMBERS.
- INSPECT CATCH BASINS AND DRYWELLS AFTER ANY STORM EVENT OF SIGNIFICANCE FOR SEDIMENT BUILDUP.
- MONITOR NUISANCE WATER RUNOFF PERIODICALLY: EXCESS LANDSCAPE IRRIGATION WHICH RESULTS IN STREET RUNOFF CAN TAX THE DRYWELL OVER TIME. MAKE CERTAIN THAT RETENTION BASIN IS NOT WATERED EXCESSIVELY FOR EXTENDED PERIODS.
- EITHER MANUALLY OR USING VACUUM TRUCK SERVICE, CLEAN OUT THE DRYWELL CHAMBERS OF ALL SEDIMENT ON AN AS-NEEDED BASIS.
- NOTICE ALLOW THE SEDIMENT TO BUILD TO THE LEVEL OF THE OVERFLOW PIPE IN ANY EVENT. ONCE SEDIMENT ENTERS THE DRYWELL BELOW THE SEDIMENTATION CHAMBER, THE WELL CAN BECOME CONTAMINATED AND THE VOIDS MAY CLOG.
- PROVIDE A WRITTEN LOG OF THE INSPECTIONS AND CLEAN OUT FREQUENCIES, SO THAT THE DRYWELLS CAN BE MONITORED IN THE FUTURE WITH THE PROPER FREQUENCY.

CONTRACTORS NOTE: DRYWELL INSTALLATION REQUIREMENTS

THE PURPOSE OF THE DRYWELL(S) IS TO PROVIDE DRAWDOWN AFTER A STORM EVENT AND TO REDUCE STANDING NUISANCE WATER. THE FUNCTION OF THE WELL DEPENDS IN LARGE PART UPON THE SOILS CONDITIONS WHERE THE ACTUAL DRYWELL IS INSTALLED. TO MAXIMIZE THE EFFICIENCY OF THE INSTALLED SYSTEM, THE DEPTH OF THE COMPLETED DRYWELL SHALL BE DETERMINED IN THE FIELD BY THE PROJECT SOILS ENGINEER OR QUALIFIED CONTRACTOR BASED UPON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. A WRITTEN REPORT OF THOSE CONDITIONS SHALL BE PROVIDED BY THE SOILS ENGINEER OR QUALIFIED CONTRACTOR TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PROVIDE A RECORD OF THE INSTALLED DEPTH AND FINAL LOCATION FOR EACH DRYWELL. IF FOR ANY REASON THE CONTRACTOR IS UNCLEAR REGARDING THESE REQUIREMENTS HE IS TO CONTACT THE ENGINEER OF RECORD IMMEDIATELY.

NUISANCE WATER DISCLAIMER NOTE:

EXCESSIVE OVER-IRRIGATION OF LANDSCAPING, IF IT PERSISTS, CAN POTENTIALLY RESULT IN DAMAGE TO OR FAILURE OF DRYWELLS, RETENTION BASINS, HARDSCAPE OR PAVEMENT. THE DESIGN SHOWN HEREIN IS INTENDED TO COMPLY WITH AGENCY REQUIREMENTS, INDUSTRY STANDARDS AND LOCAL CONDITIONS BASED UPON INFORMATION AVAILABLE TO THE DESIGN ENGINEER, ASSUMING RESPONSIBLE MAINTENANCE ON THE PART OF THE PROPERTY OWNER OR ASSOCIATION. IT IS RECOMMENDED THAT THE DEVELOPER INCORPORATE INTO FUTURE CC&R'S ENFORCEABLE RESTRICTIONS AGAINST OVER-WATERING BY FUTURE RESIDENTS.

CONTRACTOR NOTE: STORM DRAIN MAINTENANCE DURING CONSTRUCTION AND LONG TERM

ALL INSTALLED STORM DRAIN INLETS, CATCH BASINS, JUNCTION STRUCTURES AND PIPELINES MUST BE PROTECTED FROM DEBRIS DURING CONSTRUCTION AND PRIOR TO COMPLETION OF THE PERIOD FOR LANDSCAPING. ONCE THE PROJECT IS COMPLETE AND ALL SOIL SURROUNDING THE INLETS/CATCH BASINS IS STABILIZED, MAINTENANCE MUST BE PERFORMED ON A REGULAR BASIS. IF REGULAR MAINTENANCE/CLEANING IS NOT PERFORMED, THE SYSTEM MAY FAIL RESULTING IN DAMAGE TO THE PROJECT.

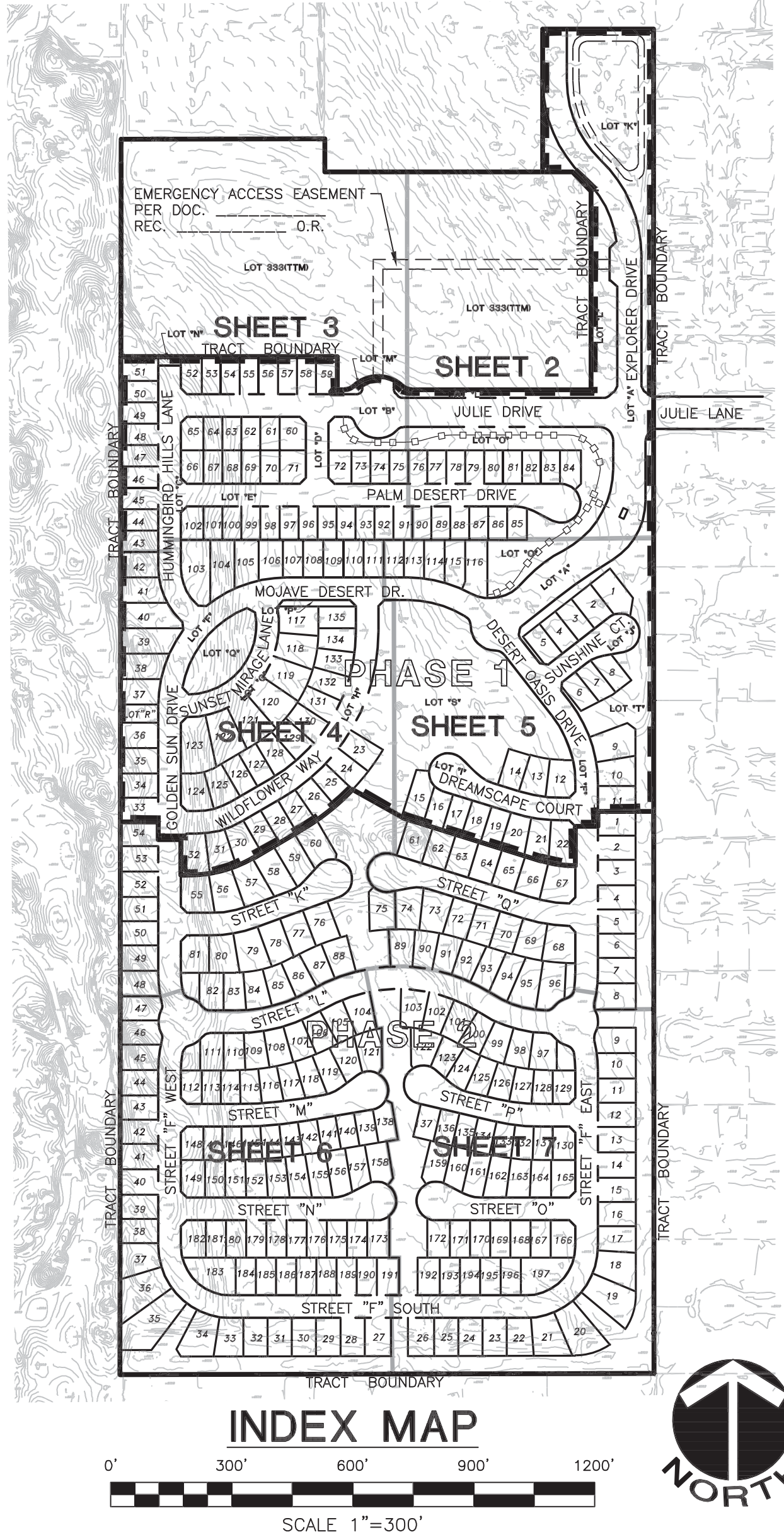
LEGEND:

---	R/W	EXISTING RIGHT OF WAY
---	ESMT	EXISTING EASEMENT
---		CENTERLINE
---		PROPOSED RIGHT OF WAY
---		PROPOSED EASEMENT
---		PROPOSED TRACT BOUNDARY/LIMITS OF GRADING
---		PROPOSED PHASE 1 ROUGH GRADE BOUNDARY
---		PROPOSED WEDGE CURB/CURB AND GUTTER
---	SD	EXISTING STORM DRAIN
---	W	EXISTING WATER MAIN
---	S	EXISTING SEWER MAIN
---	U	EXISTING UTILITIES: GAS, TELEPHONE, TV, ETC.
---	(XXXXX)	EXISTING SPOT ELEVATIONS
---		EXISTING CONTOURS
---		PROPOSED CONTOURS
---		DAYLIGHT LINE
---		PROP. UNDER GROUND DETENTION PER STREET IMPROVEMENT PLANS
---		PROPOSED PIPE PER STORM DRAIN PLANS
---		PROPOSED CATCH BASIN PER STORM DRAIN PLANS
---		PROPOSED STORM DRAIN MANHOLE PER STREET IMPROVEMENT PLANS
---		PROPOSED FENCING PER LANDSCAPE PLANS
---		PROPOSED LOT SLOPE
---		PROPOSED SLOPE SYMBOL

LOT 1	PHASE 1 ROUGH GRADE LOT #
PE 905.9	PHASE 1 ROUGH GRADE PAD ELEVATION
147	FUTURE LOT# AT MASS GRADING
PE 902.7	FUTURE PAD ELEVATION AT MASS GRADING

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2 THRU 7	ROUGH AND MASS GRADING PLANS
8	DETAILS AND SECTIONS



ANY MODIFICATION OF THIS PLAN MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION

CITY PERMIT #:

CITY ISSUE DATE:

FOR CITY USE ONLY

THIS PLAN HAS BEEN REVIEWED BY LEIGHTON & ASSOCIATES, INC. AND FOUND TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR GEOTECHNICAL UPDATE DATED 8/23/2023 AND PRELIMINARY GEOTECHNICAL REPORT DATED: 8/10/2022. OUR PROJECT NUMBER: 13629.001.

WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

Bashir Said 1/16/2024
DATE

BASHIR S. SAID
RCE NUMBER: 93187

CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY:

MIKE ROWE - CITY ENGINEER
R.C.E. 56069
EXP. DATE: 12/31/2024

REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:

CIVIL

TRAFFIC

LANDSCAPE



CITY OF PALM DESERT

EXPLORE PALM DESERT

TRACT MAP NO. 38434

PHASE 1 ROUGH GRADING

PHASE 2 MASS GRADING

COVER SHEET

BEING A PORTION OF THE EAST HALF OF SECTION 32, T.4S, R.6E, S.B.M.

SHEET 1
OF
SHEETS 8

CITY FILE NUMBER

DIG ALERT



Dial Toll Free
1-800-227-2600

AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE LINES AT RISK
OF SOUTHERN CALIFORNIA

BENCHMARK PD-101

ELEVATION 231.83'

DATUM NGVD88

LOCATION 2" CITY OF PALM DESERT BRONZE DISK IN
SOUTHWEST CORNER OF PORTOLA AVENUE AT GERALD FORD DRIVE.
NORTHWEST CORNER OF CATCH BASIN. SOUTHERLY PCR, FLUSH.

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON GERALD FORD DRIVE, PER
PARCEL MAP NO. 31730, AS SHOWN BY A MAP ON FILE IN BOOK
211, PAGES 63 AND 75, OF PARCELS MAPS, RECORDS OF RIVERSIDE
COUNTY, STATE OF CALIFORNIA, BEING: NORTH 89°56'07" EAST

ENGINEER

MARK BY DATE

REVISIONS

CITY

APPR. DATE

DESIGNED BY

RJB

DRAWN BY

RJB

CHECKED BY

MR



MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Utility Coordination • GIS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.330.9811 | MSAConsulting.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

Julian A. De La Torre 2-12-24
JULIAN A. DE LA TORRE, R.C.E. NO. 43880 DATE

CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY:

MIKE ROWE - CITY ENGINEER
R.C.E. 56069
EXP. DATE: 12/31/2024

REVIEWED AND RECOMMENDED BY:

PLAN CHECKED BY:

CIVIL

TRAFFIC

LANDSCAPE



CITY OF PALM DESERT

EXPLORE PALM DESERT

TRACT MAP NO. 38434

PHASE 1 ROUGH GRADING

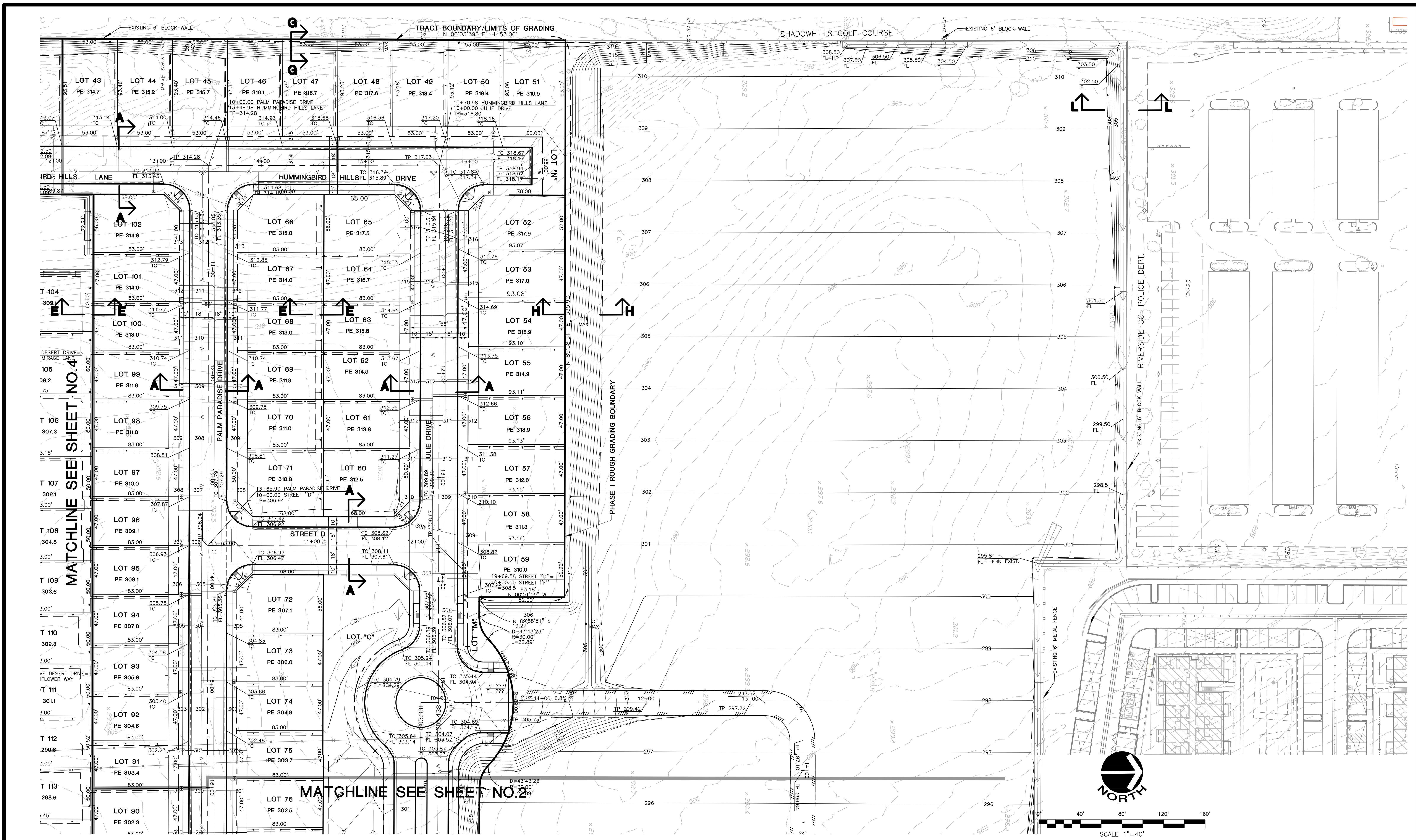
PHASE 2 MASS GRADING

COVER SHEET

BEING A PORTION OF THE EAST HALF OF SECTION 32, T.4S, R.6E, S.B.M.

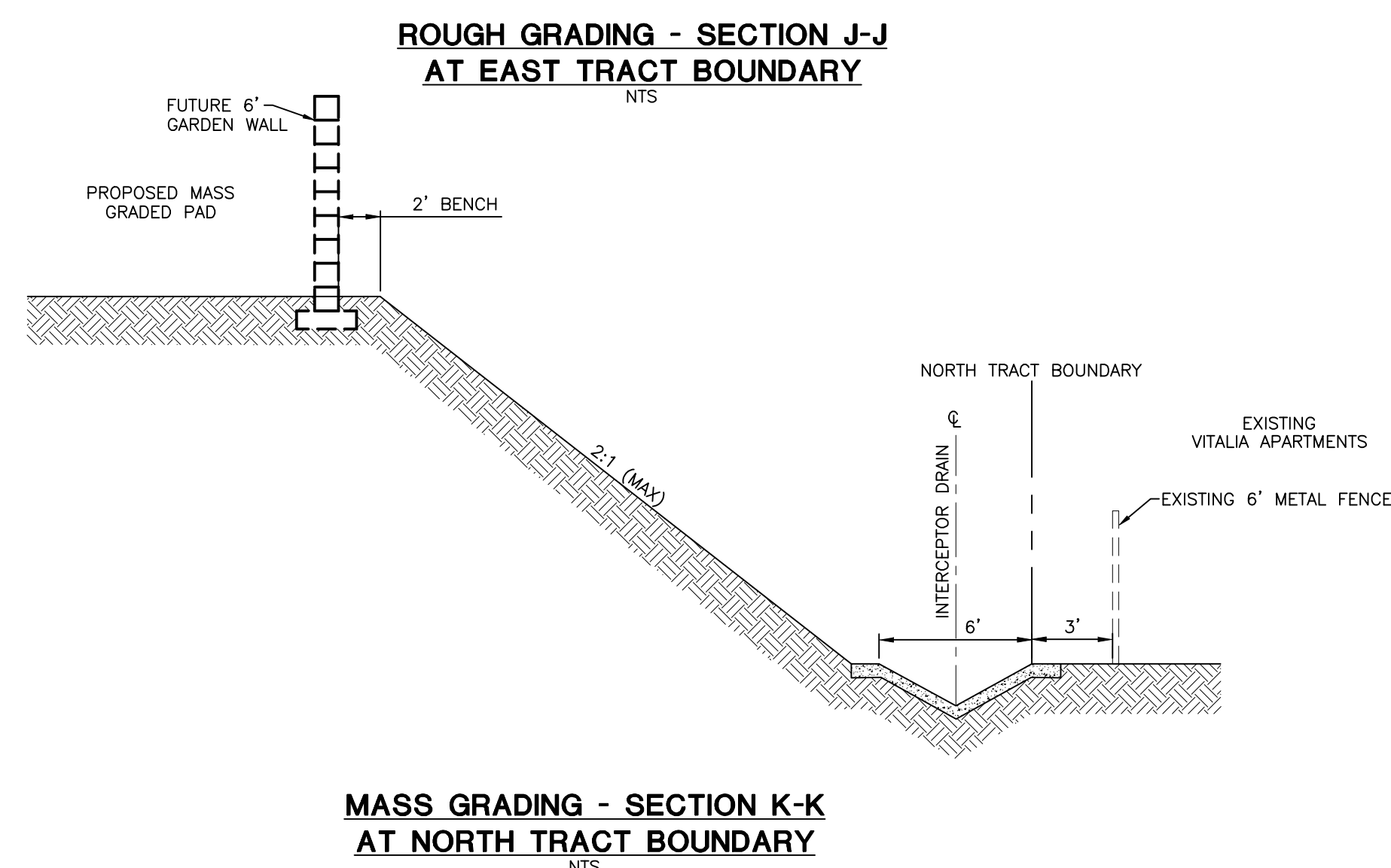
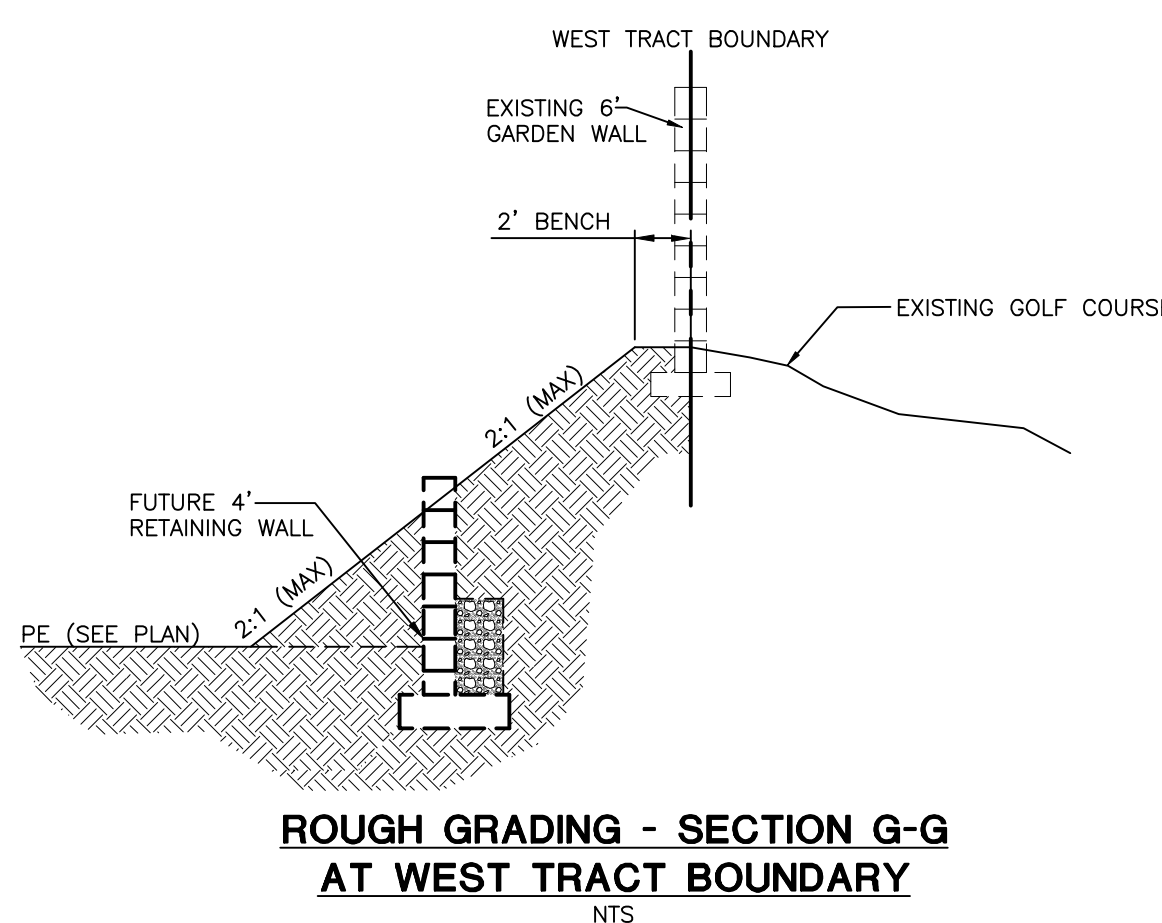
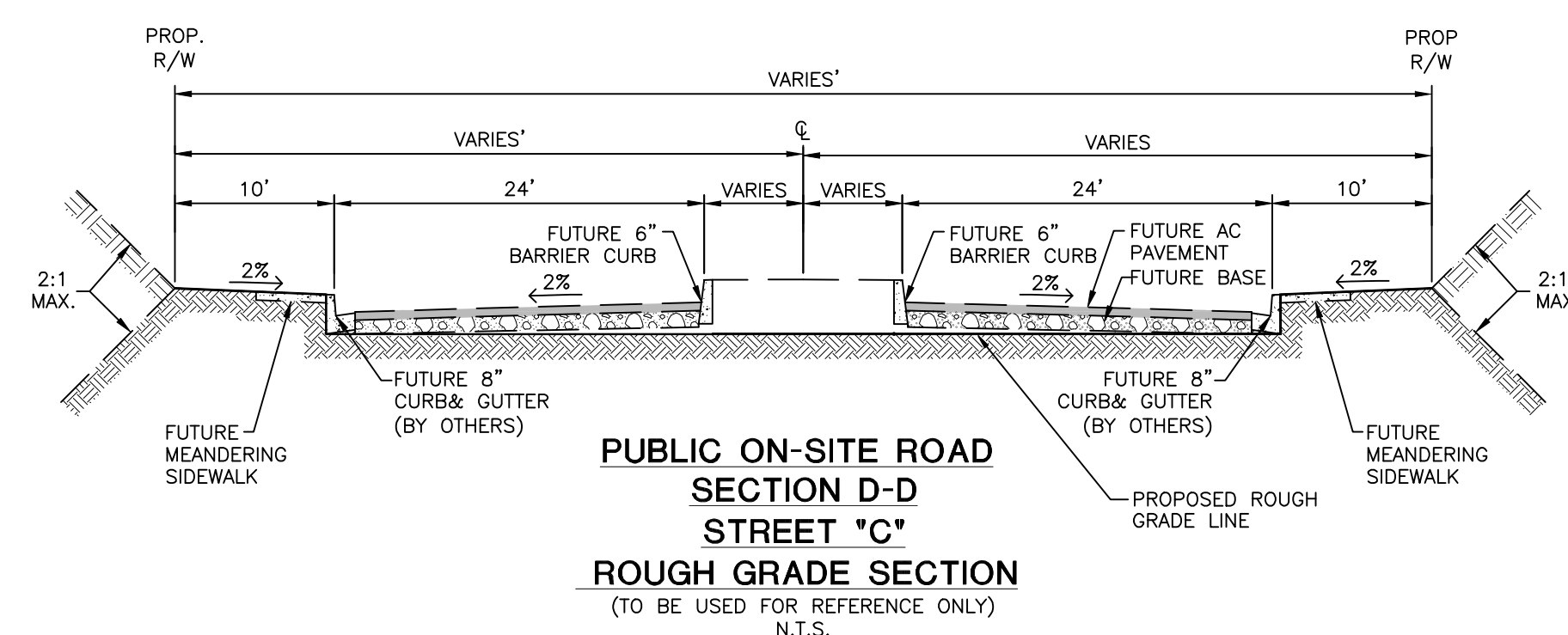
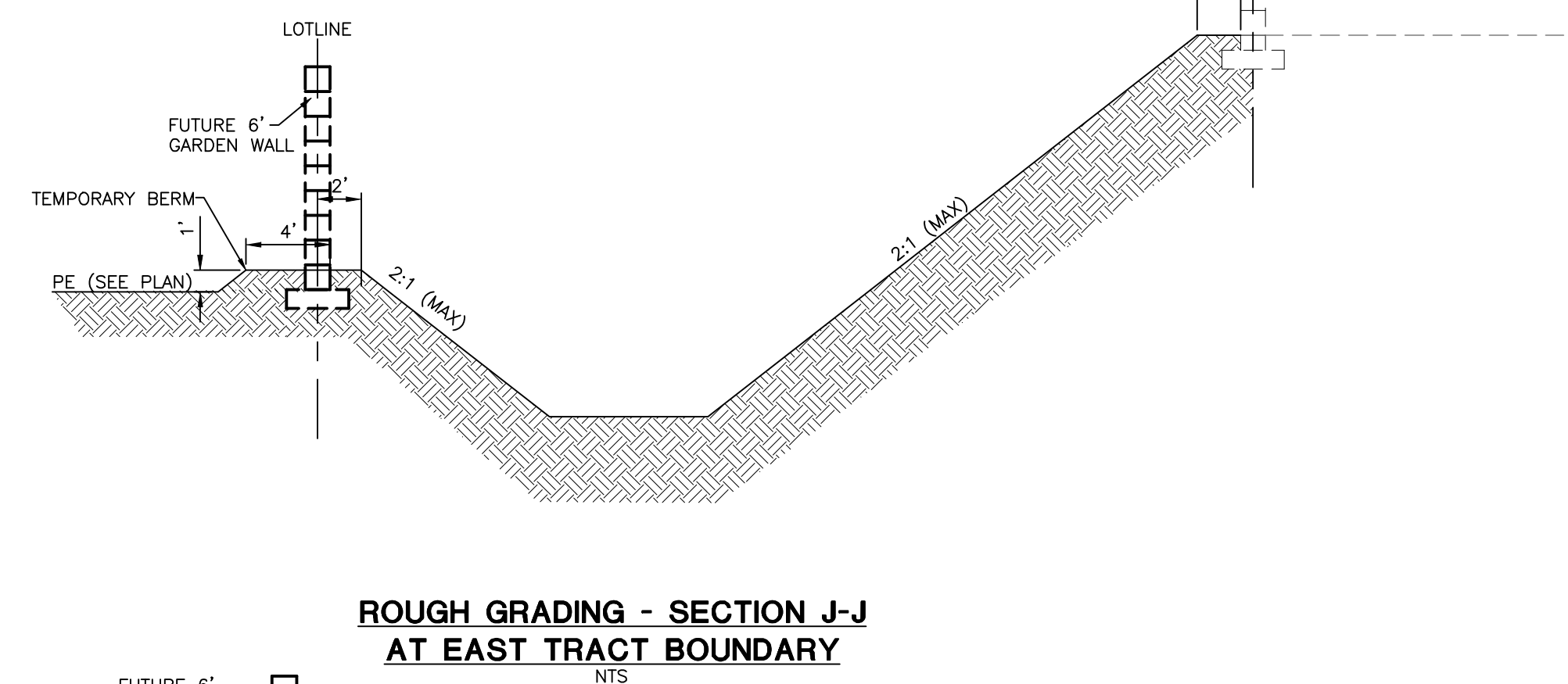
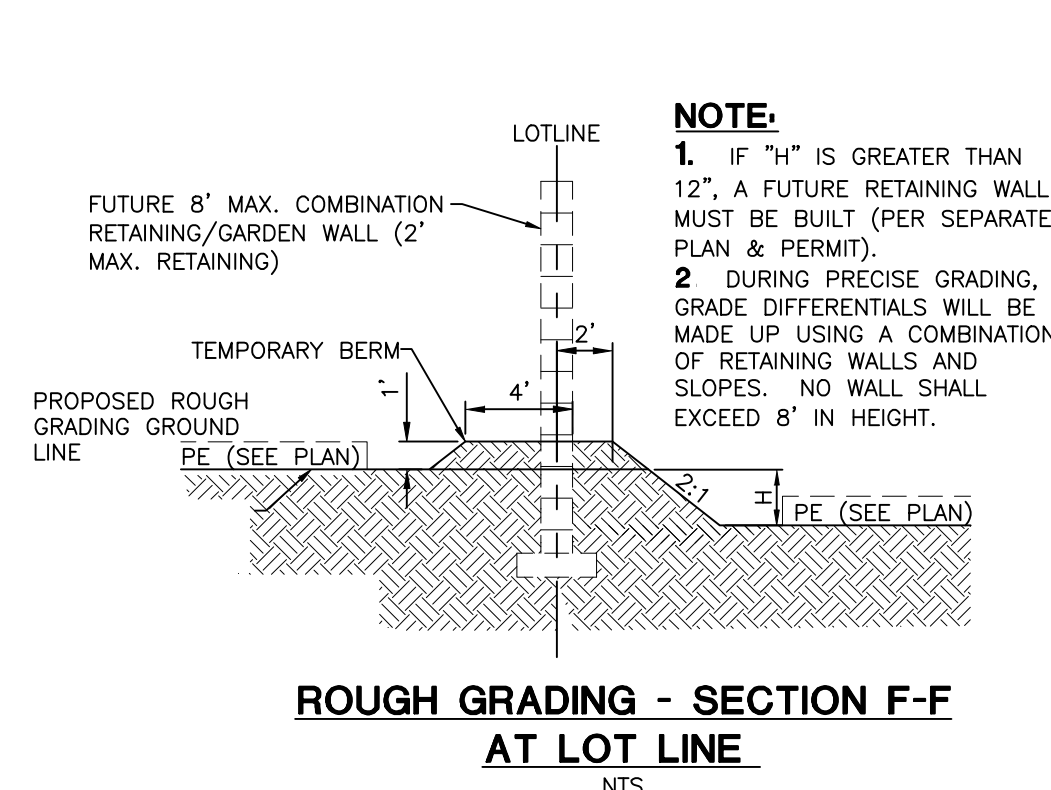
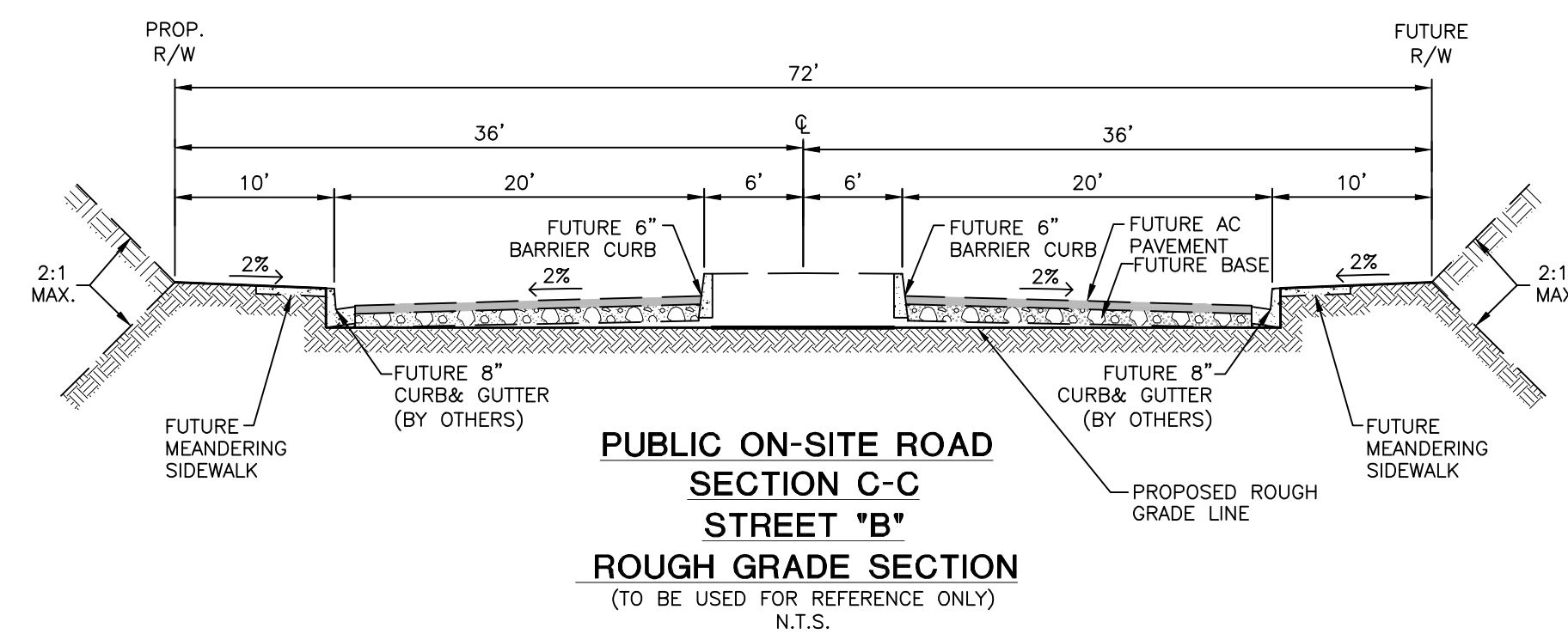
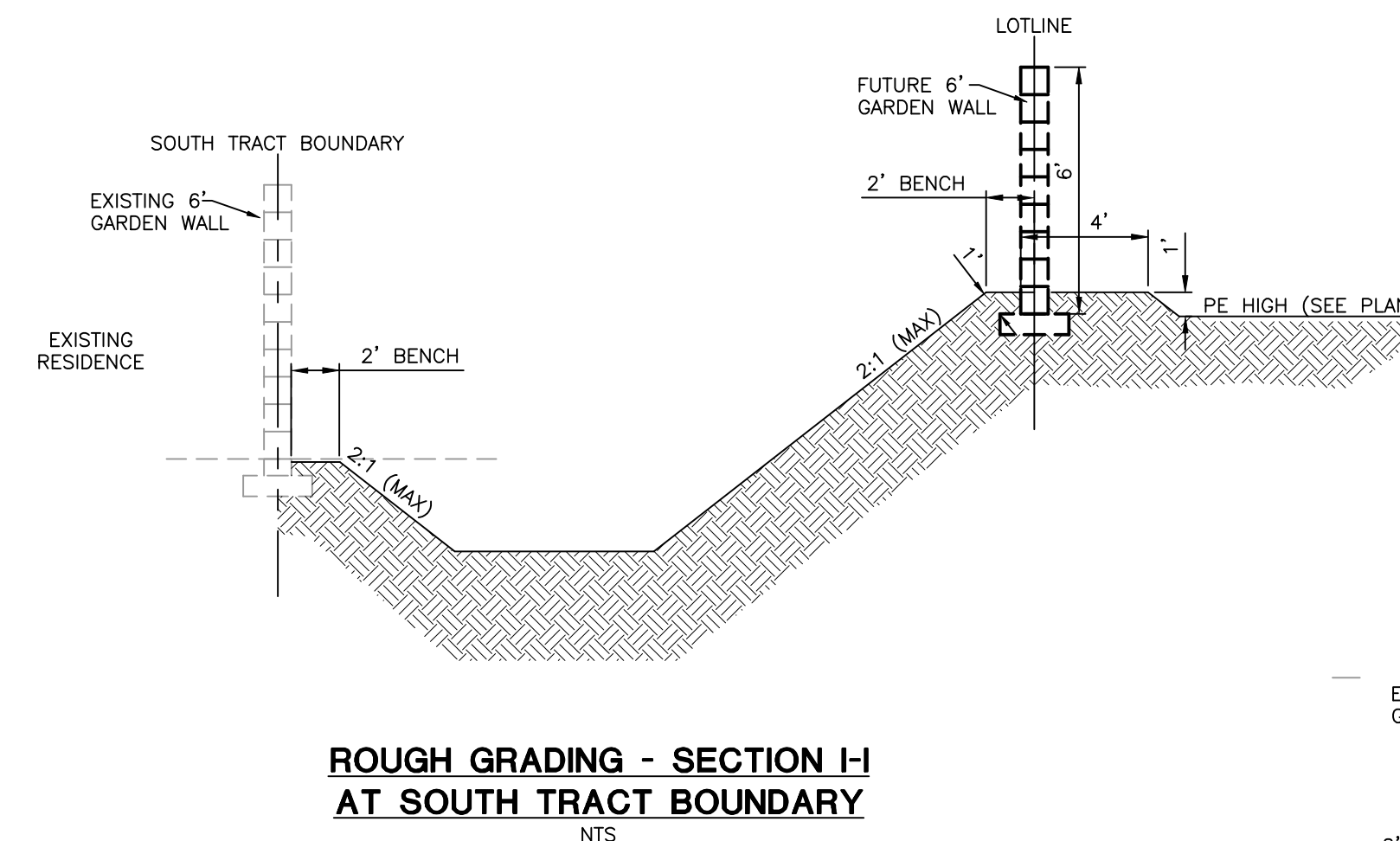
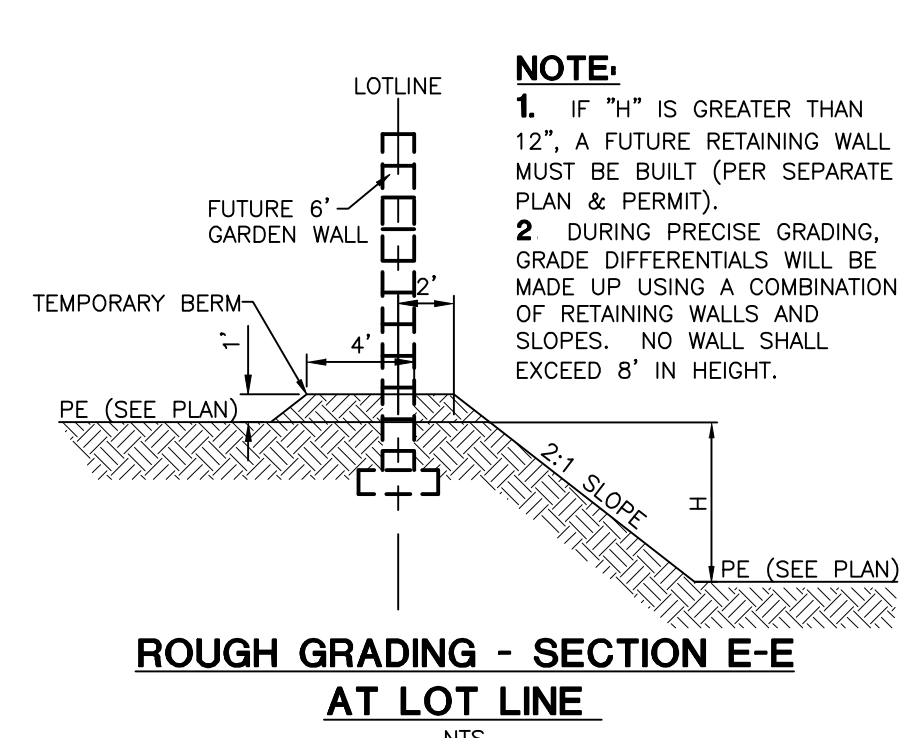
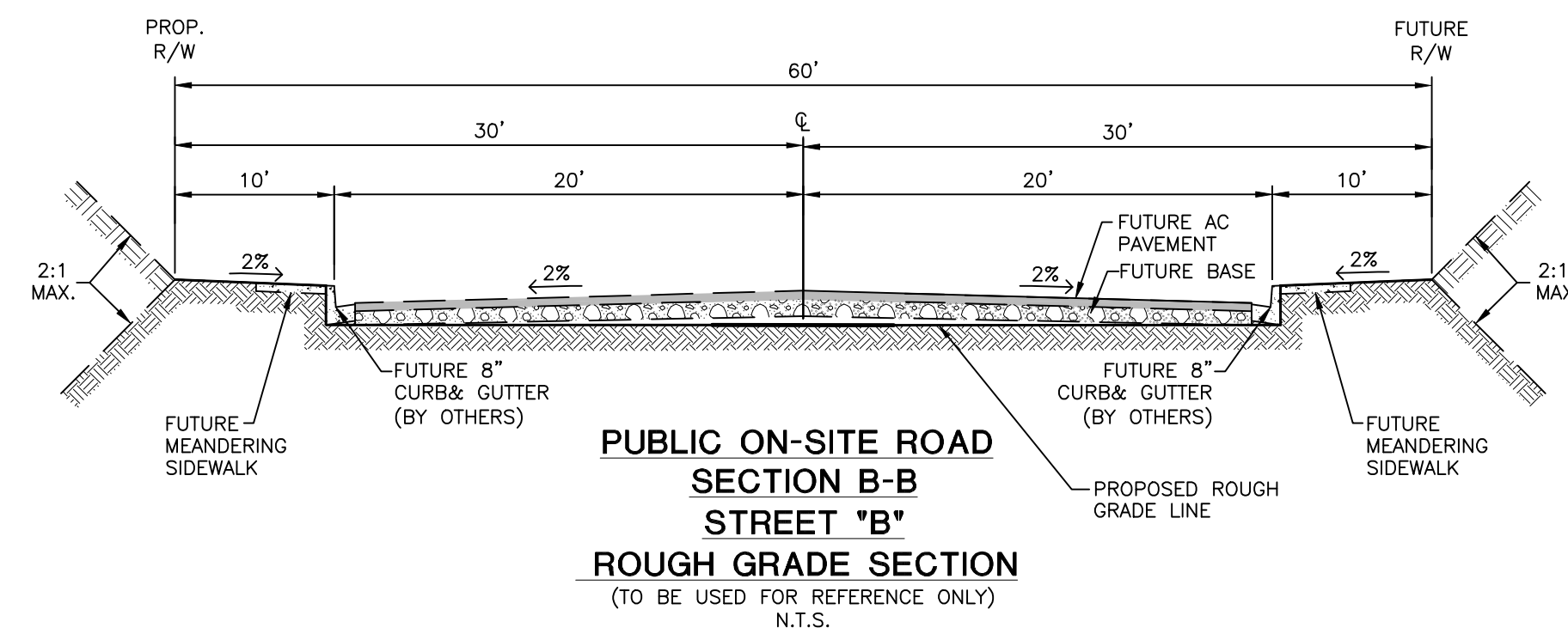
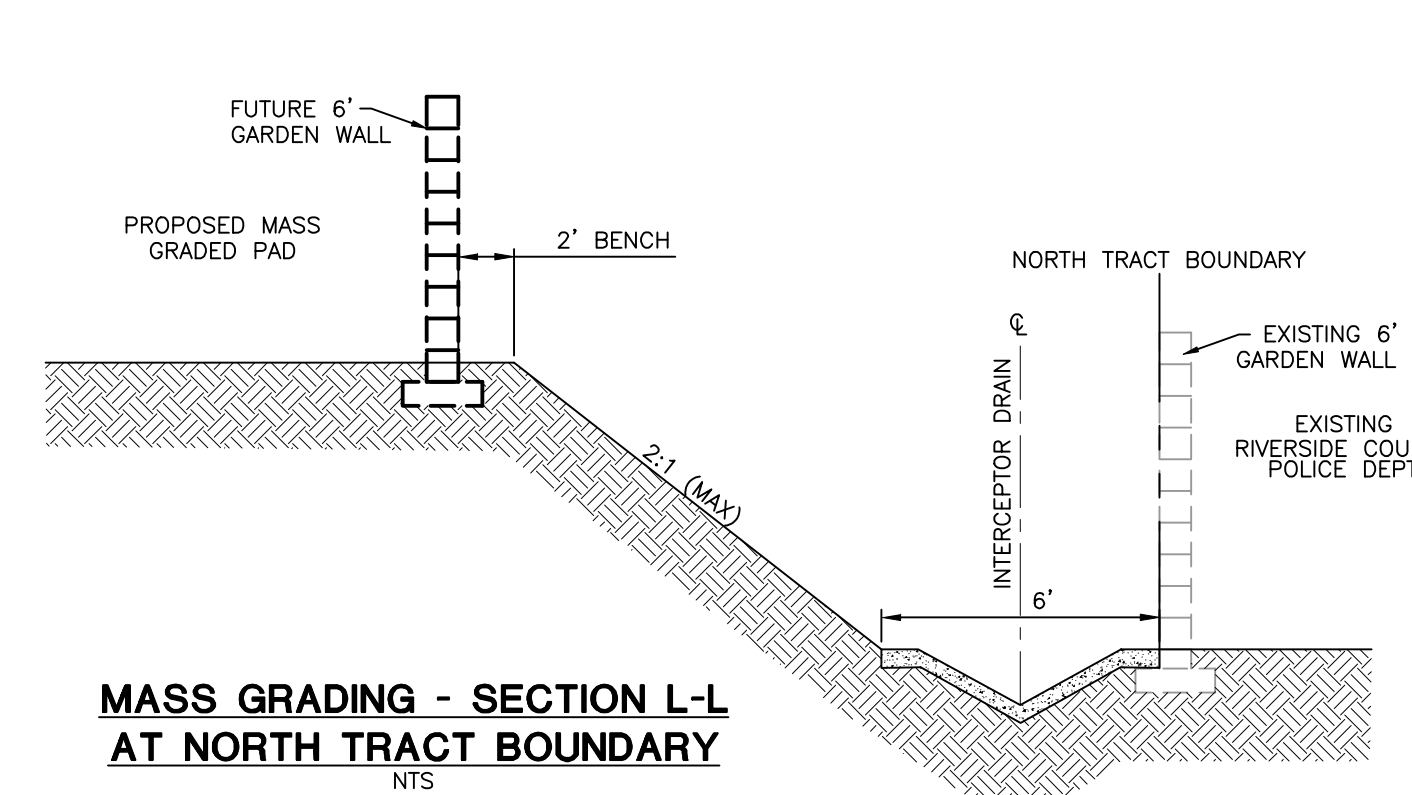
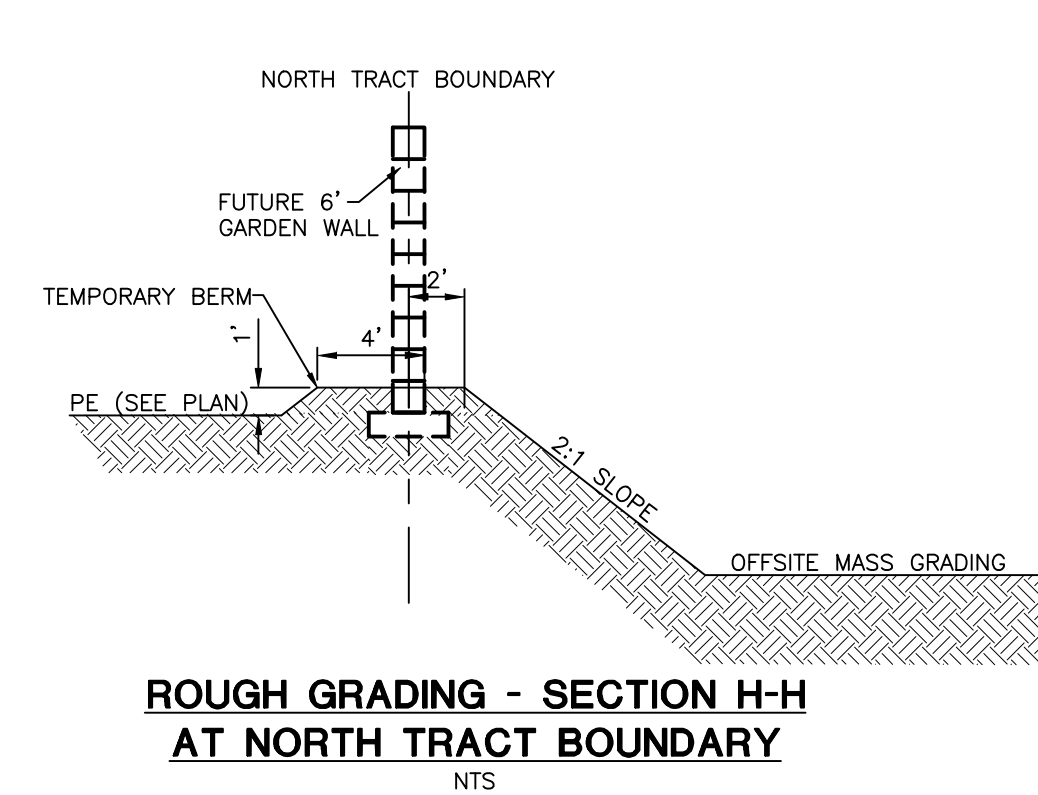
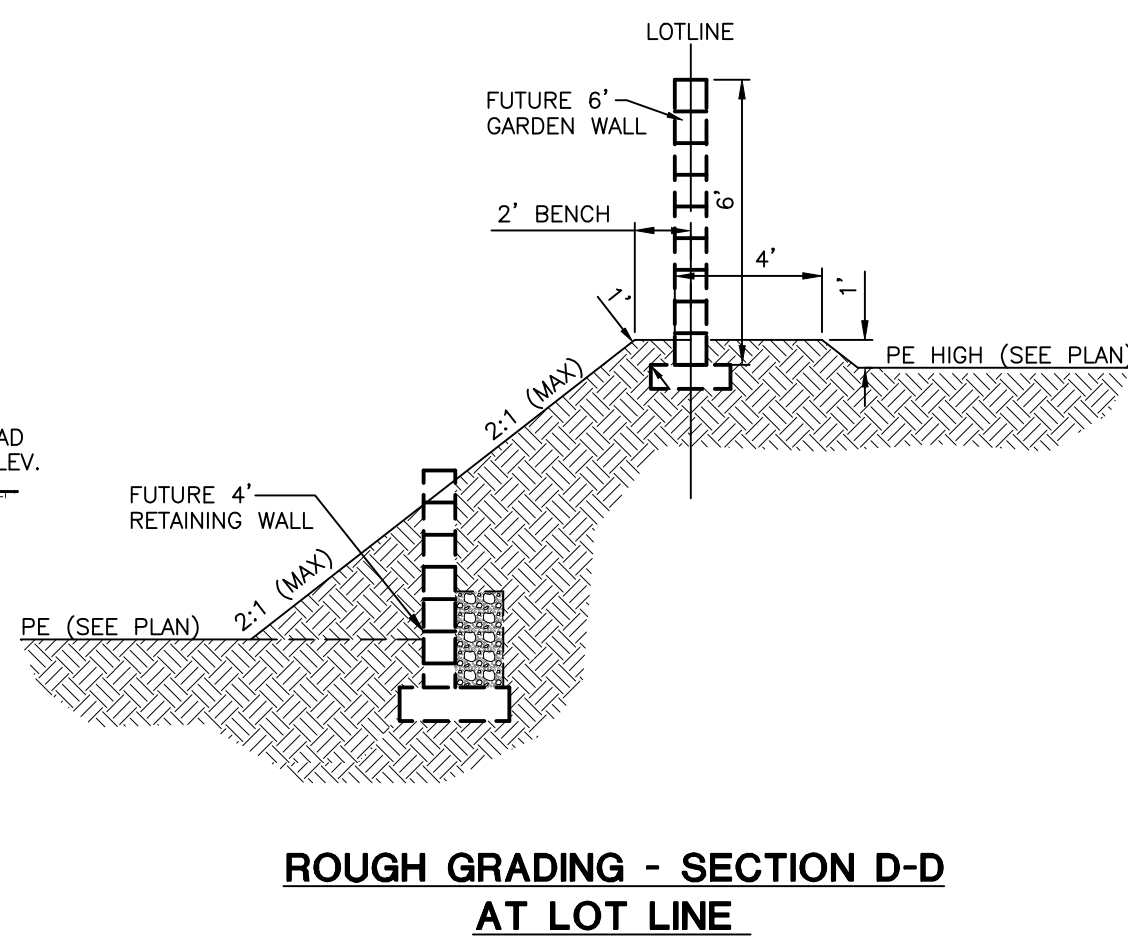
SHEET 1
OF
SHEETS 8

CITY FILE NUMBER



DIG ALERT Dig Safely 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	BENCHMARK PD-101 ELEVATION 231.83' DATUM NGVD88 LOCATION 2" CITY OF PALM DESERT BRONZE DISK IN SOUTHWEST CORNER OF PORTOLA AVENUE AT GERALD FORD DRIVE. NORTHWEST CORNER OF CATCH BASIN, SOUTHERLY PCR, FLUSH. BASIS OF BEARINGS BEARINGS FOR THIS SURVEY ARE BASED ON GERALD FORD DRIVE, PER PARCEL MAP NO. 31730, AS SHOWN BY A MAP ON FILE IN BOOK 211, PAGES 63 AND 75, OF PARCELS MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING: NORTH 89°56'07" EAST	ENGINEER MARK BY DATE REVISIONS CITY APPR. DATE	DESIGNED BY RJB DRAWN BY RJB CHECKED BY MR	 MSA CONSULTING, INC. Civil Engineering • Land Surveying • Landscape Architecture Planning • Environmental Services • Utility Coordination • GIS 34200 Bob Hope Drive Rancho Mirage, CA 92270 760.335.9811 MSAConsulting.com PREPARED UNDER THE DIRECT SUPERVISION OF: JULIAN A. DE LA TORRE, R.C.E. NO. 43880 DATE 2-12-24	CITY OF PALM DESERT DEPARTMENT OF DEVELOPMENT SERVICES APPROVED BY: MIKE ROWE - CITY ENGINEER DATE R.C.E. 56069 EXP. DATE: 12/31/2024 REVIEWED AND RECOMMENDED BY: DATE	PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE	 CITY OF PALM DESERT EXPLORE PALM DESERT TRACT MAP NO. 38434 PHASE 1 ROUGH GRADING PHASE 2 MASS GRADING BEING A PORTION OF THE EAST HALF OF SECTION 32, T.4S, R.6E, S.B.M.	SHEET 3 OF SHEETS 8 CITY FILE NUMBER
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R:\38434\Mass Grading\Phase 1\38434 PHASE 1 ROUGH GRADING BLOW, 2/18/2024 3:33:59 PM, Router, MSA Consulting, Inc.



DIG ALERT  Dig Safely DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND, SEEK AN ALERT OF SOUTHERN CALIFORNIA	BENCHMARK PD-101 ELEVATION 231.83' DATUM NGVD88 LOCATION 2" CITY OF PALM DESERT BRONZE DISK IN SOUTHWEST CORNER OF PORTOLA AVENUE AT GERALD FORD DRIVE, NORTHWEST CORNER OF CATCH BASIN, SOUTHERLY PCR, FLUSH. BASIS OF BEARINGS BEARINGS FOR THIS SURVEY ARE BASED ON GERALD FORD DRIVE, PER PARCEL MAP NO. 317350, AS SHOWN BY A MAP ON FILE IN BOOK 211, PAGES 63 AND 75, OF PARCELS MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING: NORTH 89°56'07" EAST	<table border="1"> <tr> <th>ENGINEER</th> <th>REVISIONS</th> <th>CITY</th> </tr> <tr> <td>MARK BY DATE</td> <td></td> <td>APPR. DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	ENGINEER	REVISIONS	CITY	MARK BY DATE		APPR. DATE				DESIGNED BY RJB DRAWN BY RJB CHECKED BY MR		 MSA CONSULTING, INC. Civil Engineering • Land Surveying • Landscape Architecture Planning • Environmental Services • Dry Utility Coordination • GIS 94200 86th Hope Drive Rancho Mirage, CA 92270 (760) 320-9881 MSAConsulting.com	CITY OF PALM DESERT DEPARTMENT OF DEVELOPMENT SERVICES APPROVED BY: MIKE ROWE – CITY ENGINEER DATE R.C.E. 56069 EXP. DATE: 12/31/2024 PREPARED UNDER THE DIRECT SUPERVISION OF: JULIAN A. DE LA TORRE, R.C.E. NO. C43880 DATE 2-12-24 REVIEWED AND RECOMMENDED BY: DATE	PLAN CHECKED BY: CIVIL TRAFFIC LANDSCAPE		CITY OF PALM DESERT EXPLORE PALM DESERT TRACT MAP NO. 38434 PHASE 1 ROUGH GRADING PHASE 2 MASS GRADING BEING A PORTION OF THE EAST HALF OF SECTION 32, T.4S, R.6E, S.B.M.	SHEET 8 OF SHEETS 8 CITY FILE NUMBER
	ENGINEER	REVISIONS	CITY																
MARK BY DATE		APPR. DATE																	

\\2636\\Acad\\Grading\\Rough\\SHEETS\\REVISION 1\\2636 ROUGH GRADING 08.dwg, 2/8/2024 3:49:38 PM, rdtiller, MSA Consulting, Inc.