

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN  
**PRECISE GRADING PLANS**  
DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS

**PALM DESERT GENERAL NOTES**

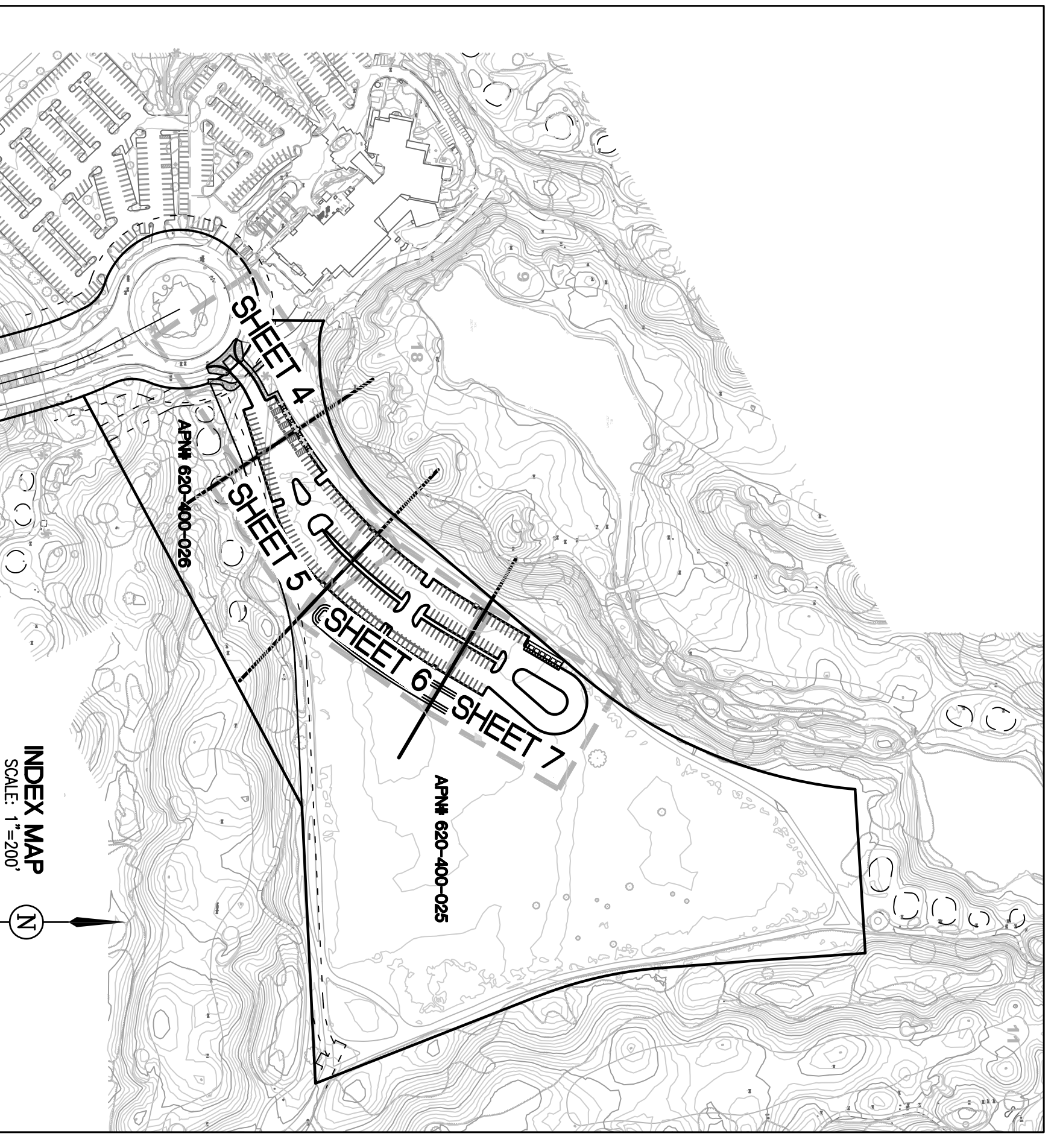
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF PALM DESERT, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS WHEN APPLICABLE.
- NO CONSTRUCTION IS AUTHORIZED WITHOUT 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 NOTIFYING THE DIRECTOR OF PUBLIC WORKS AND REVISING THE PLANS FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO COMMENCING ANY WORK. 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 COMMUNICATION 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 877 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.
- ALL UTILITIES FOR THE LOCATION OF UNDERGROUND UTILITIES OR FOR EMERGENCY ASSISTANCE CALL:

**PALM DESERT GRADING NOTES**

- ALL GRADING 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 DRAINAGE 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 COMPACTON 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. THOSE THAT THE GRADING, PAD ELEVATIONS/FINISHED FLOOR ELEVATION AND HORIZONTAL SHOW AS REMAINING 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 FROM ANY AND ALL WORK IN COMMUNICATION 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.
- PROTECTION OF ALL UTILITIES FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

**ABBREVIATIONS**

AGGREGATE BASE	AG	LOW POINT	LP
ASPHALT CONCRETE	A.C.	PLASTER AREA	PA
BESON CURVE	BC	POST INDICATOR VALVE	PV
CENTRELINE	CL	POWER POLE	PP
EDGE OF PAVEMENT	EP	(XXX)X	PL
EXISTING ELEVATION	FX	PROPERTY LINE EASEMENT	PUE
FINISHED FLOOR	FF	PROBIC UTILITY	PRO
FURNISHED SURFACE	FS	RIGHT OF WAY	ROW
FURNISHED SURFACE CONNECTION	FSC	SANITARIUM	SM
FIRE APPROX	FI	TOP OF FINISHING	TF
FLOW LINE	FL	TOP OF FLOORING	TOF
HIGH POINT	HP	TOP OF WALL	TW
LP OF GUTTER	LP	TOP OF GRADE	TG
		WATER METER	WM

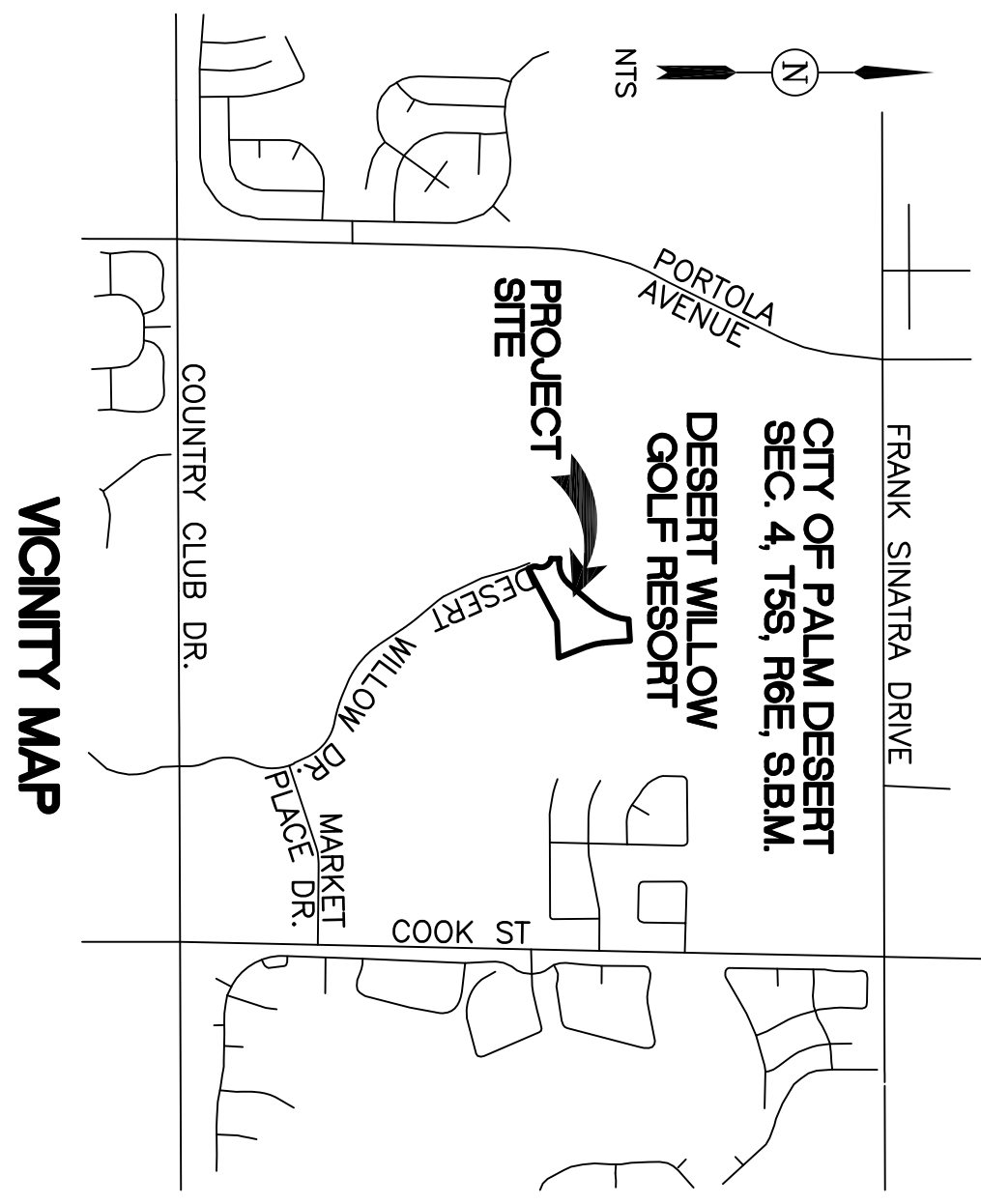


**CONSTRUCTION NOTES**

QUANTITIES	CONSTRUCTION NOTES
1	CONSTRUCT 4.5' A.C. PAVEMENT OVER 7' CLASS II AGGREGATE BASE.
2	CONSTRUCT 6" CURB - TYPE II PER CITY OF PALM DESERT STD DRAWING NO. 102.
3	CONSTRUCT 6" CURB AND GUTTER - TYPE I PER CITY OF PALM DESERT STD DRAWING NO. 102.
4	CONSTRUCT 4' WIDE VALLEY GUTTER PER CITY OF PALM DESERT STD DRAWING NO. 112.
5	CONSTRUCT 10' LONG CURB TRANSITION PER RIVERSIDE COUNTY STD DRAWING NO. 211.
6	CONSTRUCT 8' WIDE P.C.C. MEANDERING SIDEWALK PER CITY OF PALM DESERT STD DRAWING NO. 104. COLOR AND PATTERN TO MATCH EXISTING SIDEWALK.
7	CONSTRUCT 8' WIDE P.C.C. CART PATH COLOR AND PATTERN TO MATCH EXISTING CART PATH.
8	CONSTRUCT 10' WIDE P.C.C. CROSS GUTTER TYPE II, PER CITY OF PALM DESERT STD DRAWING NO. 108. (MODIFIED FOR 6" WEDGE CURB)
9	CONSTRUCT CURB RAMP, CASE "E", (MODIFIED FOR WEDGE CURB) PER CALTRANS ACCESSIBILITY STANDARD MANUAL FIGURE NO. 31-20 ET (MODIFIED FOR 6" WEDGE CURB)
10	CONSTRUCT CURB RAMP PER CALTRANS STD PLAN AB94, CASE C, DETAIL A.
11	INSTALL BLACK TRIMMAGED DOME DETECTABLE WARNING PANEL, SEE DETAIL ON SHEET 2.
12	MATCH EXISTING A.C. PAVEMENT PER DETAIL ON SHEET 2.
13	CONSTRUCT 6" SCH 40 PVC SLEEVE FOR FUTURE USE
14	CONSTRUCT TRASH ENCLOSURE PER DETAIL ON SHEET 2
15	PAINT "TOP" LEGEND PER CALIFORNIA MUTCD PG. 39-20.
16	PAINT 12" WHITE CROSSWALK LINE PER SIGNING AND STRIPING SPECIAL PROVISIONS ON SHEET 2.
17	PAINT 4" WHITE PARKING STRIPE PER SIGNING AND STRIPING SPECIAL PROVISIONS ON SHEET 2.
18	CONSTRUCT CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 302.
19	CONSTRUCT GUTTER DEPRESSION FOR CURB OPENING CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 311.
20	CONSTRUCT JENSEN PRECAST SINGLE STRAIGHT HEADWALL IN COMPLIANCE WITH CALTRANS STD PLAN RSP 089 PER DETAIL ON SHEET 2. H AND L PER PLAN.
21	CONSTRUCT 6'X10' CONCRETE COBBLE ROCK OUTLET PROTECTION P90.
22	CONSTRUCT 18" HDPE STORM DRAIN PIPE, SLOPE PER PLAN.

**DEMOLITION NOTES**

1	PROTECT IN PLACE.
2	REMOVE EXISTING A.C. PAVEMENT.
3	REMOVE EXISTING A.C. PAVEMENT.
4	REMOVE EXISTING WEDGE CURB.
5	REMOVE EXISTING CONCRETE CART PATH.
6	REMOVE EXISTING CONCRETE SIDEWALK.



**PROJECT INFO**

**PROJECT:** DESERT WILLOW GOLF RESORT  
**PRODUCT:** DESERT WILLOW DRIVE, PALM DESERT, CA 92260  
**PROJECT DATA:**  
TOTAL LOT AREA: 734,484 SQ. FT. (16,861 ACRES)  
DISTURBED ONSITE AREA: 188,843 SQ. FT. (4,287 ACRES)  
TOTAL DISTURBED AREA: 171,311 SQ. FT. (3,933 ACRES)  
BUILDING TYPE: N/A  
BUILDING AREA: N/A  
PRIVATE LANDSCAPE AREA: \_\_\_\_\_ SQ. FT. (ACRES)  
PUBLIC LANDSCAPE AREA: \_\_\_\_\_ SQ. FT. (ACRES)

**DETAILED DATA:**  
FLOOD ZONE: X, PANEL: 2207, AUGUST 28, 2008  
AREAS WITH 0.2% CHANCE OF FLOOD WITH ANNUAL FLOOD DEPTHS OF 0.1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS LESS THAN 1.0 FT. ARE SHOWN WITH A DOTTED LINE. THESE AREAS ARE LESS THAN 1% ANNUAL CHANCE OF FLOOD.  
1% ANNUAL CHANCE OF FLOOD: \_\_\_\_\_ FT. (ACRES)  
5% ANNUAL CHANCE OF FLOOD: \_\_\_\_\_ FT. (ACRES)  
10% ANNUAL CHANCE OF FLOOD: \_\_\_\_\_ FT. (ACRES)  
20% ANNUAL CHANCE OF FLOOD: \_\_\_\_\_ FT. (ACRES)  
50% ANNUAL CHANCE OF FLOOD: \_\_\_\_\_ FT. (ACRES)  
100% ANNUAL CHANCE OF FLOOD: \_\_\_\_\_ FT. (ACRES)

**DESIGNER:** JAMES R. BAUM, CIVIL ENGINEER  
**OWNER:** PALM DESERT REDEVELOPMENT AGENCY  
**CLIENT:** INDIAN WELLS, CA 92210  
**PHONE:** (760) 346-2489  
**FAX:** 760.340.0089  
**LANDSCAPE ARCHITECT:** CHRIS HERMAN, HERMAN DESIGN GROUP  
77-889 WOLF ROAD, SUITE 102  
PALM DESERT, CA 92211  
PHONE: 760.777.9131

ENGINEER SHALL LIST ALL RECORD DATA REPORTS AND DRAWINGS RELEVANT TO PREPARATION OF THESE PLANS AND CONSTRUCTION OF THE ASSOCIATED PROJECT.

**PAVING LEGEND**

GRIND 1.5" MINIMUM A.C. PAVEMENT OVERLAY WITH 1.5" A.C. PAVEMENT	
PROPOSED A.C. PAVEMENT	
PROPOSED CONCRETE LANDSCAPE	
SMOUCT LINE	

**ENGINEER'S NOTE**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PAPERS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES BEFORE ANY GROUND WORK OR SHIMING OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES NOT OF RECORD, AND/OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION.

**DIG AHEAD**  
TWO WORKING DAYS BEFORE YOU DIG  
DIAL 811  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

MARK	BY	DATE	REVISIONS	CITY	APPR. DATE

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

CITY PERMIT #:  
CITY ISSUE DATE:

**The Altium Group**  
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL  
JAMES R. BAUM  
EXPIRES 12/31/24

**CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS**  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REVIEWED AND RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF PALM DESERT**  
PRECISE GRADING  
DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
SAN BERNARDINO BASE AND MERIDIAN  
**CITY OF PALM DESERT**

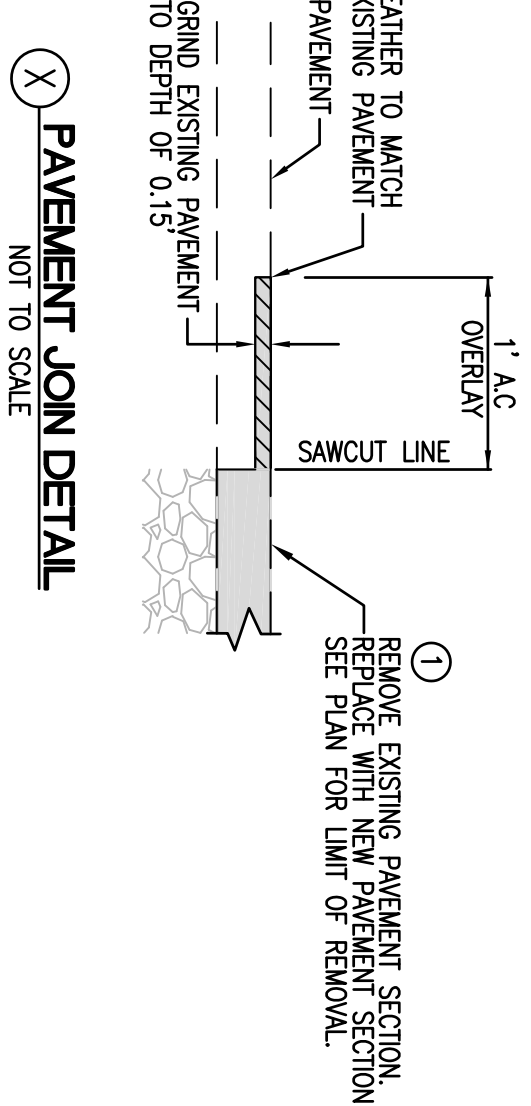
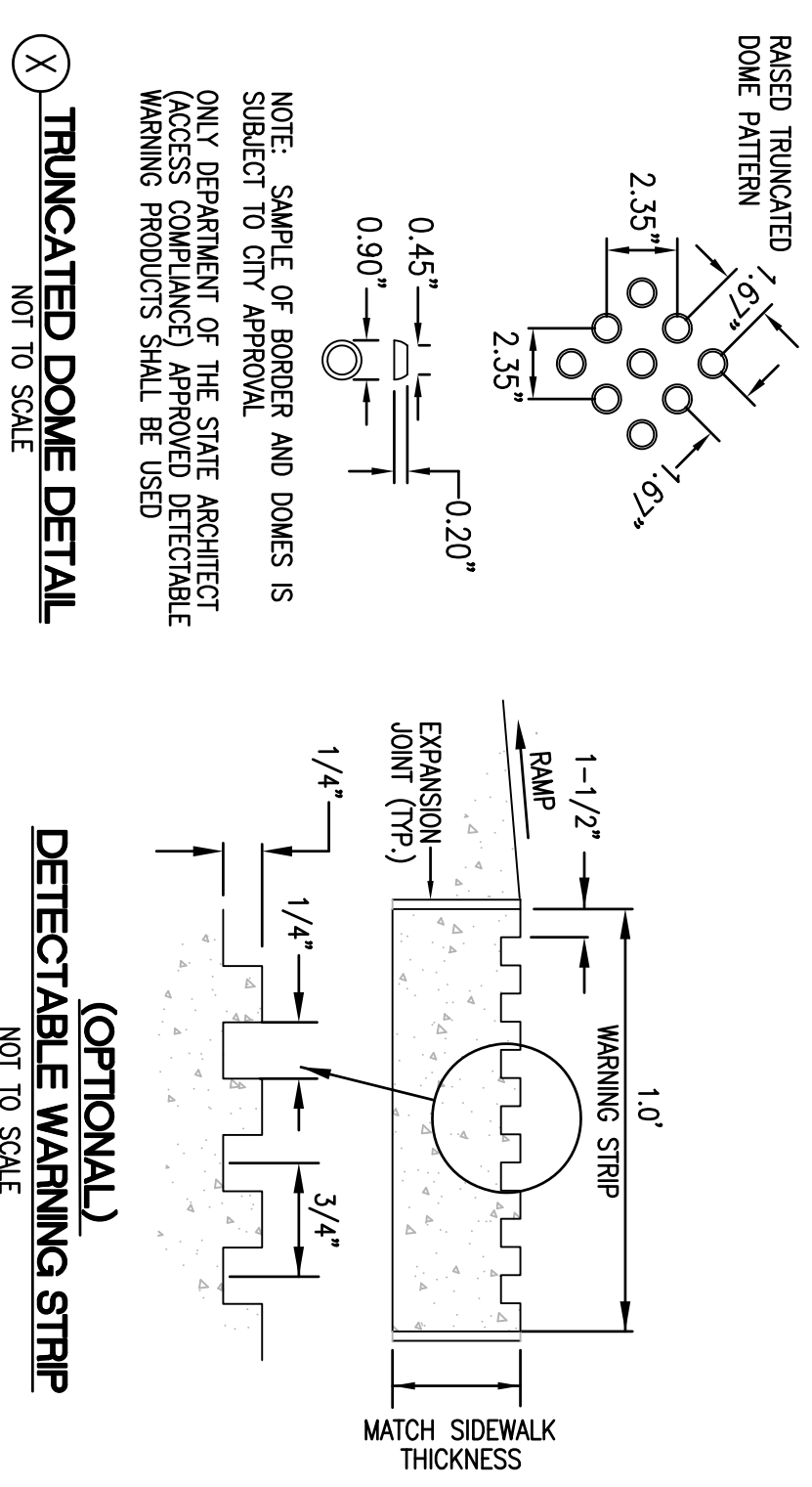
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DATE: \_\_\_\_\_  
TRAFFIC  
LANDSCAPE

**CITY OF PALM DESERT**  
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DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
SAN BERNARDINO BASE AND MERIDIAN  
**CITY OF PALM DESERT**

SHEET 1 OF 8 SHEETS  
CITY FILE NUMBER

**SIGNING AND STRIPING SPECIAL PROVISIONS**

- REMOVAL OF EXISTING TRAFFIC STRIPES, PAVEMENT MARKINGS, PAVEMENT MARKERS AND ROADSIDE SIGNS SHALL CONFORM TO THE PROVISIONS IN SECTION 82, EXISTING HIGHWAY SIGNING, SECTION 84, TRAFFIC STRIPES AND PAVEMENT MARKINGS, SECTION 85, TRANSPORTATION'S STANDARD PLANS DATED MAY 2006, AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION'S STANDARD PLANS DATED MAY 2006 (HEREINAFTER REFERRED TO AS THE STATE STANDARD SPECIFICATIONS AND THE STATE STANDARD PLANS, RESPECTIVELY), WHERE APPLICABLE.
- TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE REMOVED AS SHOWN ON THE PLANS. THE REMOVAL OF TRAFFIC STRIPES AND MARKINGS SHALL BE ACCOMPLISHED BY EITHER OF THE FOLLOWING METHODS:
  - A WET SAWBLASTING, WHERE BLAST CLEANING IS USED FOR THE REMOVAL OF EXISTING TRAFFIC STRIPES AND PAVEMENT MARKINGS OF PAVED SURFACES AND DETRICTORABLE MATERIAL AND SUCH REMOVAL OPERATION IS BEING PERFORMED WITHIN TEN (10) FEET OF A LAKE OCCUPIED BY PUBLIC TRAFFIC, THE RESIDUE INCLUDING DUST SHALL BE REMOVED IMMEDIATELY AFTER CONTACT BETWEEN THE SAND AND THE SURFACE BEING TREATED. SUCH REMOVAL SHALL BE BY A VACUUM ATTACHMENT OPERATING CONCURRENTLY WITH THE BLAST CLEANING OPERATION.
  - GRINDING: A MINIMUM OF 3 PASSES WITH THE GRINDER PER STRIPE IS REQUIRED. REMOVAL SHALL BE TO A MAXIMUM DEPTH OF 1/10" REMOVAL DEPTH MAY EXCEED 1/10" ONLY WHEN NECESSARY TO EFFECTIVEY REMOVE PAINT, AND ONLY ON ASPHALT. THE GRINDER ASPHALT DUSTION SCREEN SHOULD BE APPLIED TO THE AREAS WHERE STRIPES OR PAVEMENT MARKINGS HAVE BEEN REMOVED.
- TEMPORARY REMOVAL OF STRIPES AND PAVEMENT MARKINGS MAY BE ACCOMPLISHED BY EITHER OF THE ABOVE METHODS OR, AT THE CONTRACTOR'S OPTION, BY THE APPLICATION OF REMOVABLE BLACK LINE MASK, 3M SERIES 145, OR APPROVED EQUAL. OBLITERATION OF STRIPES OR PAVEMENT MARKINGS BY APPLYING BLACK PAINT OR ASPHALT EMULSION IS NOT AN APPROVED REMOVAL METHOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DISPOSE OF THE RESIDUE FROM REMOVAL OF STRIPES AND PAVEMENT MARKINGS.
- EXISTING ROADSIDE SIGNS SHALL BE REMOVED AND RELOCATED AS SHOWN ON THE PLANS. EXISTING ROADSIDE SIGNS AT LOCATIONS SHOWN ON THE PLANS TO BE REMOVED SHALL NOT BE REMOVED UNTIL REPLACEMENT SIGNS HAVE BEEN INSTALLED OR UNTIL THE EXISTING SIGNS ARE NO LONGER REQUIRED FOR DIRECTION OF PUBLIC TRAFFIC, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- TRAFFIC STRIPING, PAVEMENT MARKINGS, SIGNING, DELINEATORS AND PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 82, "MARKERS AND DELINEATORS", SECTION 84, "TRAFFIC STRIPES AND PAVEMENT MARKINGS", AND SECTION 85, "PAVEMENT MARKERS", OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS DATED MAY 2006 AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION'S STANDARD PLANS DATED MAY 2006 (HEREINAFTER REFERRED TO AS THE STATE STANDARD SPECIFICATIONS AND THE STATE STANDARD PLANS, RESPECTIVELY), WHERE APPLICABLE.
- MARKERS AND DELINEATORS SHALL CONFORM TO THE PROVISIONS IN SECTION 82, "MARKERS AND DELINEATORS", OF THE STATE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. MARKERS AND DELINEATORS SHALL BE REMOVED AS SHOWN ON THE PLANS. MARKERS SHALL BE MADE FROM SPLIT PINE OR WHITE PINE, WHICH SHALL BE RESISTANT TO WEATHER, FROST, LIGHT, OZONE AND HYDROCARBONS. FLEXIBLE POSTS SHALL RESIST STRENGTHENING WITH AGE AND SHALL BE FREE OF BURNS, DISCOLORATION, CONTAMINATION, AND OTHER OBJECTIONABLE MARKS OR DEFECTS WHICH AFFECT APPEARANCE OR SERVICEABILITY.
- THE CONTRACTOR SHALL FINISH AND INSTALL ROADSIDE SIGNS AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, IN CONFORMANCE TO THE PROVISIONS IN SECTION 56-2, "ROADSIDE SIGNS", OF THE STATE STANDARD SPECIFICATIONS.
- PAINTING TRAFFIC STRIPES (TRAFFIC LANES) AND PAVEMENT MARKINGS SHALL CONFORM TO THE PROVISIONS IN SECTION 84-1, "GENERAL," AND 84-3, "PAINTED TRAFFIC STRIPES AND PAVEMENT MARKINGS," OF THE STATE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL FINISH THE NECESSARY CONTROL POINTS FOR ALL STRIPING AND MARKINGS AND SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY THEREOF TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL PERFORM ALL LAYOUT, ALIGNMENT, AND SPOTTING FOR TRAFFIC STRIPES AND MARKINGS. TRAFFIC STRIPES SHALL NOT VARY BY MORE THAN 1/8" INCH IN 50 FEET FROM THE ALIGNMENT SHOWN ON THE PLANS. SPOTTING WITH CAT TRACKS OR DRIBBLE LINES SHALL BE PERFORMED PRIOR TO THE REMOVAL OF EXISTING STRIPES. CAT TRACKS SHALL CONSIST OF SPOTS OF PAINT NOT MORE THAN 3 INCHES IN WIDTH AND NOT MORE THAN 5 FEET APART ALONG THE ALIGNMENT OF THE STRIPE. PAINT FOR THE CAT TRACKS SHALL BE THE SAME AS THAT FOR THE INTENDED STRIPE. PAINT FOR THE CAT TRACKS SHALL BE NEUTRAL COLOR ORBANDMAY BE OBTAINED BY MIXING APPROXIMATELY TWO PARTS WHITE PAINT WITH ONE PART BLACK PAINT. SPOTTING - SPOTTING SHALL BE COMPLETED PRIOR TO THE REMOVAL OF ANY EXISTING STRIPES OR MARKINGS. EXISTING STRIPES AND MARKINGS SHALL BE REMOVED PRIOR TO PAINTING NEW ONES, BUT IN NO CASE SHALL ANY SECTION OF STREET BE LEFT WITHOUT THE PROPER STRIPING FOR MORE THAN 24 HOURS. THE ENGINEER HAS SPECIALLY APPROVED THE SPOTTED MARKINGS, EXISTING STRIPING AND MARKINGS, IF ANY, SHALL BE REMOVED PRIOR TO PAINTING NEW, BUT IN NO CASE SHALL ANY SECTION OF STREET BE LEFT WITHOUT THE PROPER STRIPING FOR MORE THAN 24 HOURS, OR OVER WEEKENDS OR HOLIDAYS. NO STRIPING OR PAINTING WORK SHALL START UNTIL THE ENGINEER HAS SPECIALLY APPROVED THE SPOTTED MARKINGS, EXISTING STRIPING AND MARKINGS, IF ANY, SHALL BE REMOVED PRIOR TO PAINTING NEW, BUT IN NO CASE SHALL ANY SECTION OF STREET BE LEFT WITHOUT THE PROPER STRIPING FOR MORE THAN 24 HOURS, OR OVER WEEKENDS OR HOLIDAYS. MATERIALS, METHODS, STATE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS SHALL BE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL BE TWO COATS OF PAINT WITH GLASS BEADS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. A MINIMUM OF 7 DAYS AND A MAXIMUM OF 14 DAYS SHALL ELAPSE BETWEEN APPLICATION OF THE FIRST AND SECOND COATS OF PAINT. THE PAINT FOR TRAFFIC STRIPING AND MARKINGS SHALL BE AS FOLLOWS:
  - WHITE - PERNO PAINT CO. #9000 ULTRA, OR ENVIS #985541, OR APPROVED EQUAL.
  - BLACK - PERNO PAINT CO. #6002, OR APPROVED EQUAL.
  - YELLOW - PERNO PAINT CO. #9003 ULTRA, OR ENVIS #985542, OR APPROVED EQUAL.
- THE PAINT FOR CONCRETE CURBS SHALL BE THE FOLLOWING, OR AN APPROVED EQUAL:
  - RED - PERNO PAINT CO. #6004, OR APPROVED EQUAL.
  - GREEN - PERNO PAINT CO. #6005, OR APPROVED EQUAL.
  - BLUE - PERNO PAINT CO. #6006, OR APPROVED EQUAL.
- GLASS BEADS SHALL CONFORM TO STATE SPECIFICATION 8010-21C-22 (TYPE II). ALL PAVEMENT MARKINGS SHALL BE METRIC AND SHALL MATCH CITY STANDARDS.
- PAVEMENT MARKERS SHALL CONFORM TO THE PROVISIONS IN SECTION 85, "PAVEMENT MARKERS," OF THE STATE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. REFLECTIVE PAVEMENT MARKERS SHALL BE 3M OR PERMANENT SERIES 280, SINK-IN-TYPE BRAND MODEL 395 OR APPROVED EQUAL. ADHESIVE FOR PAVEMENT MARKERS SHALL BE THE RAPID SET EPOXY TYPE PER STATE STANDARD SPECIFICATION 95-2104.



**DIG A HOLE**  
 DIAL BEFORE YOU DIG  
 TWO WORKING DAYS BEFORE  
 TOLL FREE 1-800-4-A-HOLE  
 DIAL 811  
 UNDERGROUND SERVICE ALERT

MARK	BY	DATE	REVISIONS	CITY	APPR. DATE



**The Altum Group**  
 ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL  
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 JAMES R. BABIN  
 P.E. No. 58394  
 EXPIRES 12/31/24

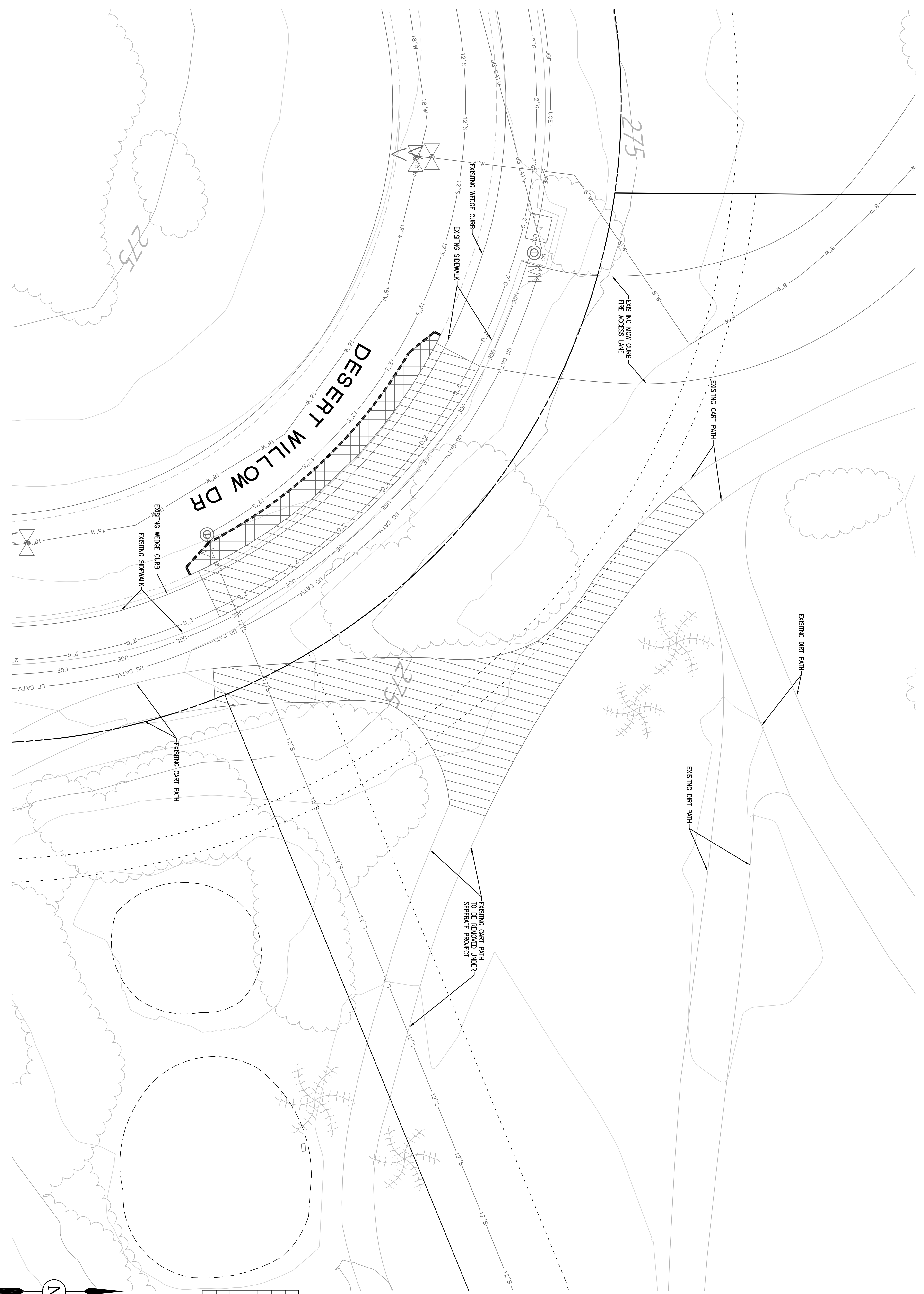
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PLAN CHECKED BY:  
 CIVIL \_\_\_\_\_  
 TRAFFIC \_\_\_\_\_  
 LANDSCAPE \_\_\_\_\_



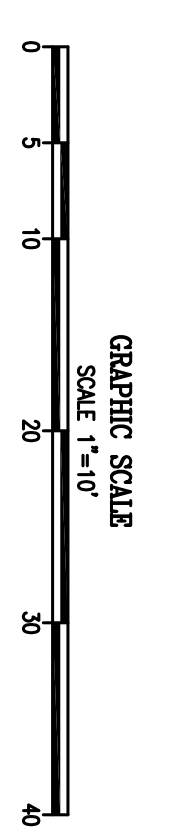
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**CITY OF PALM DESERT**

SHEET	2
OF	8
SHEETS	8
CITY FILE NUMBER	



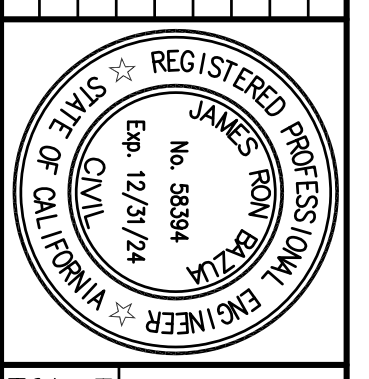
- DEMOLITION NOTES**
- |   |                                     |
|---|-------------------------------------|
| 1 | PROTECT IN PLACE.                   |
| 2 | SAWCUT EXISTING A.C. PAVEMENT.      |
| 3 | REMOVE EXISTING A.C. PAVEMENT.      |
| 4 | REMOVE EXISTING WEDGE CURB.         |
| 5 | REMOVE EXISTING CONCRETE CART PATH. |
| 6 | REMOVE EXISTING CONCRETE SIDEWALK.  |

- LEGEND**
- REMOVE EXISTING PAVEMENT
  - REMOVE EXISTING CONCRETE
  - PROPOSED SAWCUT LINE



BENCHMARK, P.D. #105  
ELEVATION: 241.284 FT  
DIAL: IAW088  
LOCATION: 2' CITY OF PALM DESERT BROTZE DISC AT SOUTHWEST CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY PCO, AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.  
BASIS OF BEARINGS: THE CALIFORNIA STATE PLANE COORDINATE SYSTEM COCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION TSS5 AND T9607 AND BSN585 2011) EPOCH 2010.00 AS PER NCS DATE SHEET BEING N72/2014E.

<b>ENGINEER</b>		<b>REVISIONS</b>	
BY	DATE		
<b>APPR.</b>	<b>DATE</b>		



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ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL  
JAMES R. BABIN  
REGISTERED UNDER THE DIRECT SUPERVISION OF:  
R.C.E. 85394  
EXPIRED 12/31/24

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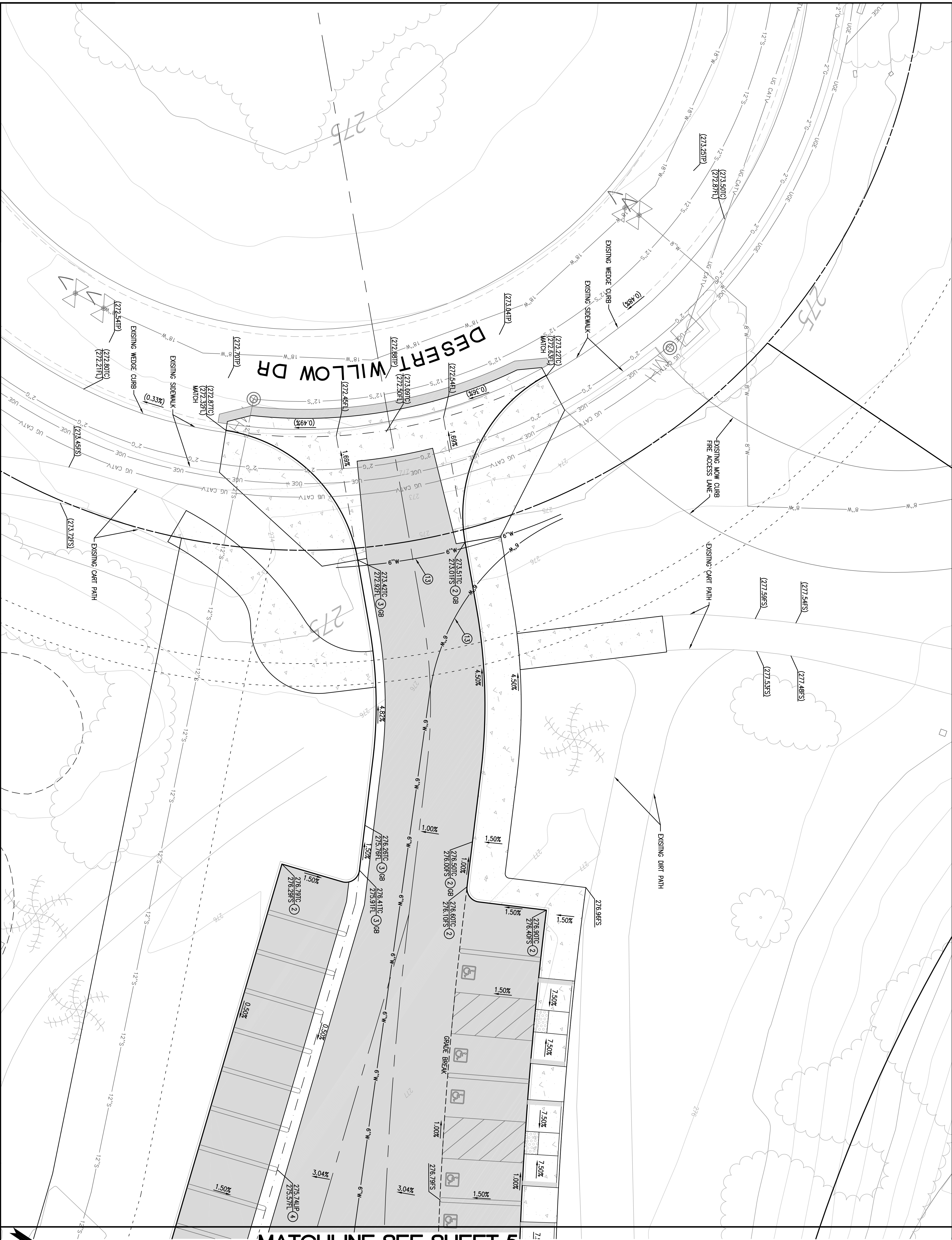
**CITY OF PALM DESERT**  
**DEPARTMENT OF PUBLIC WORKS**  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REVIEWED AND RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLAN CHECKED BY:  
CIVIL  
TRAFFIC  
LANDSCAPE



**CITY OF PALM DESERT**  
**PRECISE GRADING**  
**DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS**  
**DEMOLITION PLAN**  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN  
**CITY OF PALM DESERT**

**SHEET 3**  
OF 8 SHEETS  
CITY FILE NUMBER



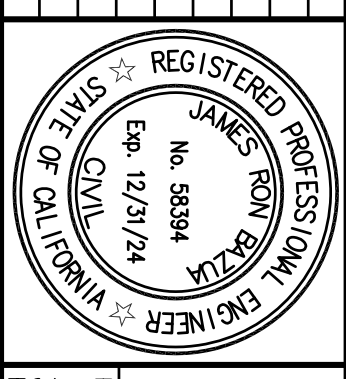
**DIGITAL**  
TOLL FREE  
A PUBLIC SERVICE BY  
UNDERGROUND SERVICE ALERT

DIAL 811  
TWO WORKING  
DAYS BEFORE  
YOU DIG

BEFORE YOU DIG  
DIAL 811

BEFORE YOU DIG  
DIAL 811

MARK	BY	DATE	REVISIONS	CITY	APPR. DATE

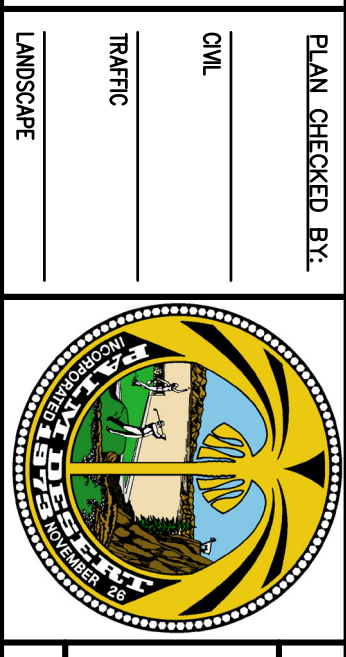


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44400 Wilshire Court, Suite 100  
Foothill, CA 92309  
Tel: 760.346.4750 | Fax: 760.340.0889  
TheAltumGroup.com

DATE: 12/31/24

APPROVED BY:	DATE:



**CITY OF PALM DESERT**  
PRECISE GRADING  
DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS  
PRECISE GRADING PLAN

A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
SAN BERNARDINO BASE AND MERIDIAN

**CITY OF PALM DESERT**

SHEET	4
OF	8
SHEETS	
CITY FILE NUMBER	

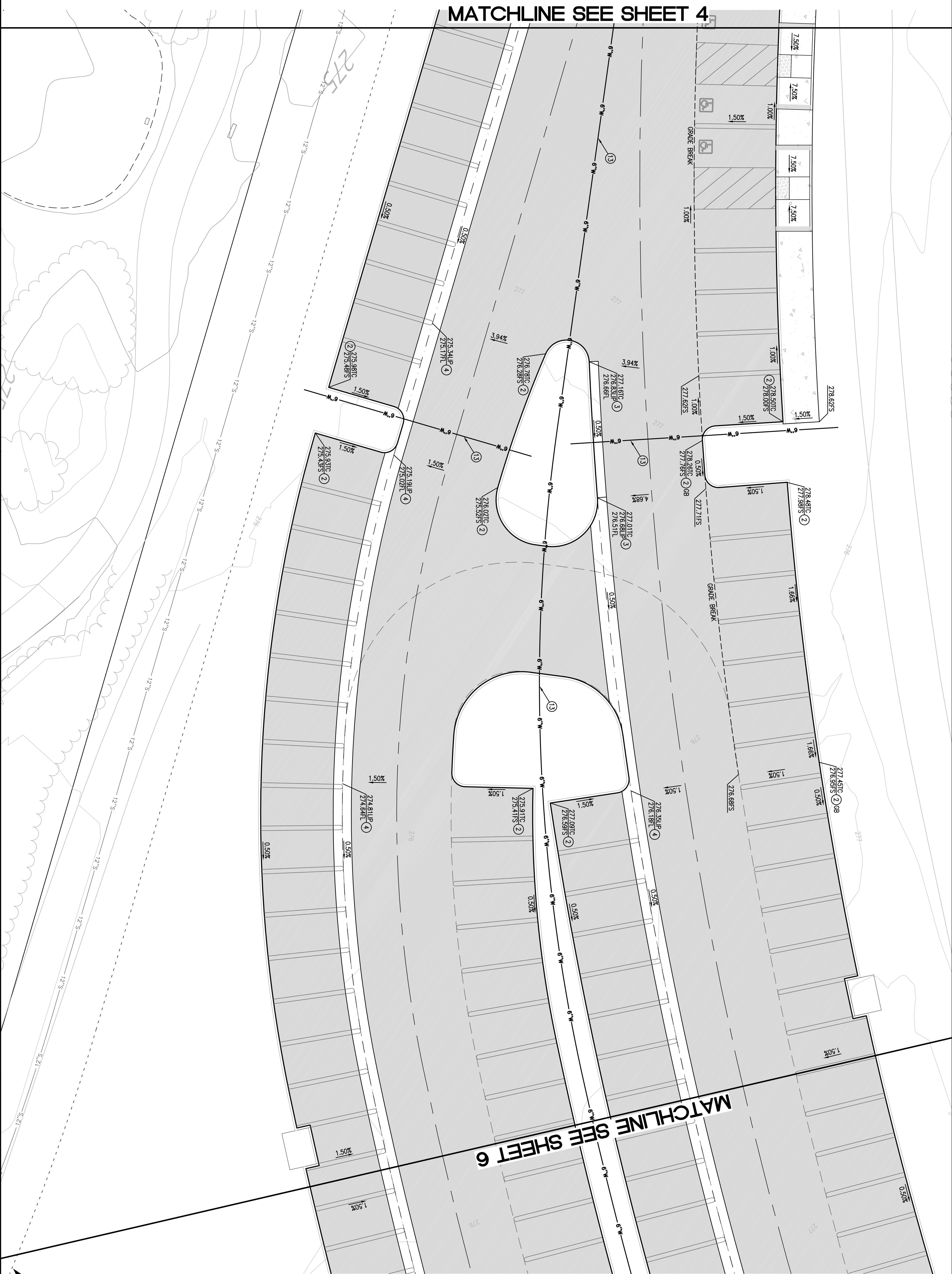
**PAVING LEGEND**

PROPOSED A.C. PAVEMENT

PROPOSED 4" THICK P.C. CONCRETE

**GRAPHIC SCALE**  
SCALE: 1"=10'

MATCHLINE SEE SHEET 4



**DIGITAL**  
TWO WORKING DAYS BEFORE TOLL DIG  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT  
DIAL 811

**BENCHMARK, P.D. #105**  
ELEVATION: 24,284 FT  
DATE: 11/08/08  
LOCATION: 2' CORNER OF PALM DESERT BRONZE DISC AT SOUTHWEST CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY POB, AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.  
BASIS OF BEARINGS: THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CSRS3, ZONE 6, BASED LOCALLY ON CONTROL STATION TSS3 AND T9607 AND GS(NS) 2011)  
EPOCH: 2010.00 AS PER NGS DATE SHEET BEING N723014E.

MARK	ENGINEER	REVISIONS	CITY
BY	DATE	APPR. DATE	DATE



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TheAltumGroup.com

PREPARED UNDER THE DIRECT SUPERVISION OF:  
JAMES R. BAULIN  
P.E. #58394  
EXPIRES 12/31/24

**CITY OF PALM DESERT**  
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REVIEWED AND RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLAN CHECKED BY: \_\_\_\_\_  
CIVIL: \_\_\_\_\_  
TRAFFIC: \_\_\_\_\_  
LANDSCAPE: \_\_\_\_\_

**CITY OF PALM DESERT**  
PRECISE GRADING  
DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS  
PRECISE GRADING PLAN  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
SAN BERNARDINO BASE AND MERIDIAN

**CITY OF PALM DESERT**

SHEET 5 OF 8  
CITY FILE NUMBER

**PAVING LEGEND**

PROPOSED A.C. PAVEMENT

PROPOSED 4" THICK P.C. CONCRETE

**CITY OF PALM DESERT**  
GRAPHIC SCALE  
SCALE 1"=10'

**DIGITAL**  
TWO WORKING DAYS BEFORE YOU DIG  
DIAL 811  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

MARK	ENGINEER	REVISIONS	CITY
BY	DATE	APPR. DATE	DATE



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James R. Baulin  
REGISTERED UNDER THE DIRECT SUPERVISION OF:  
R.C.E. 58394  
EXPIRES 12/31/24

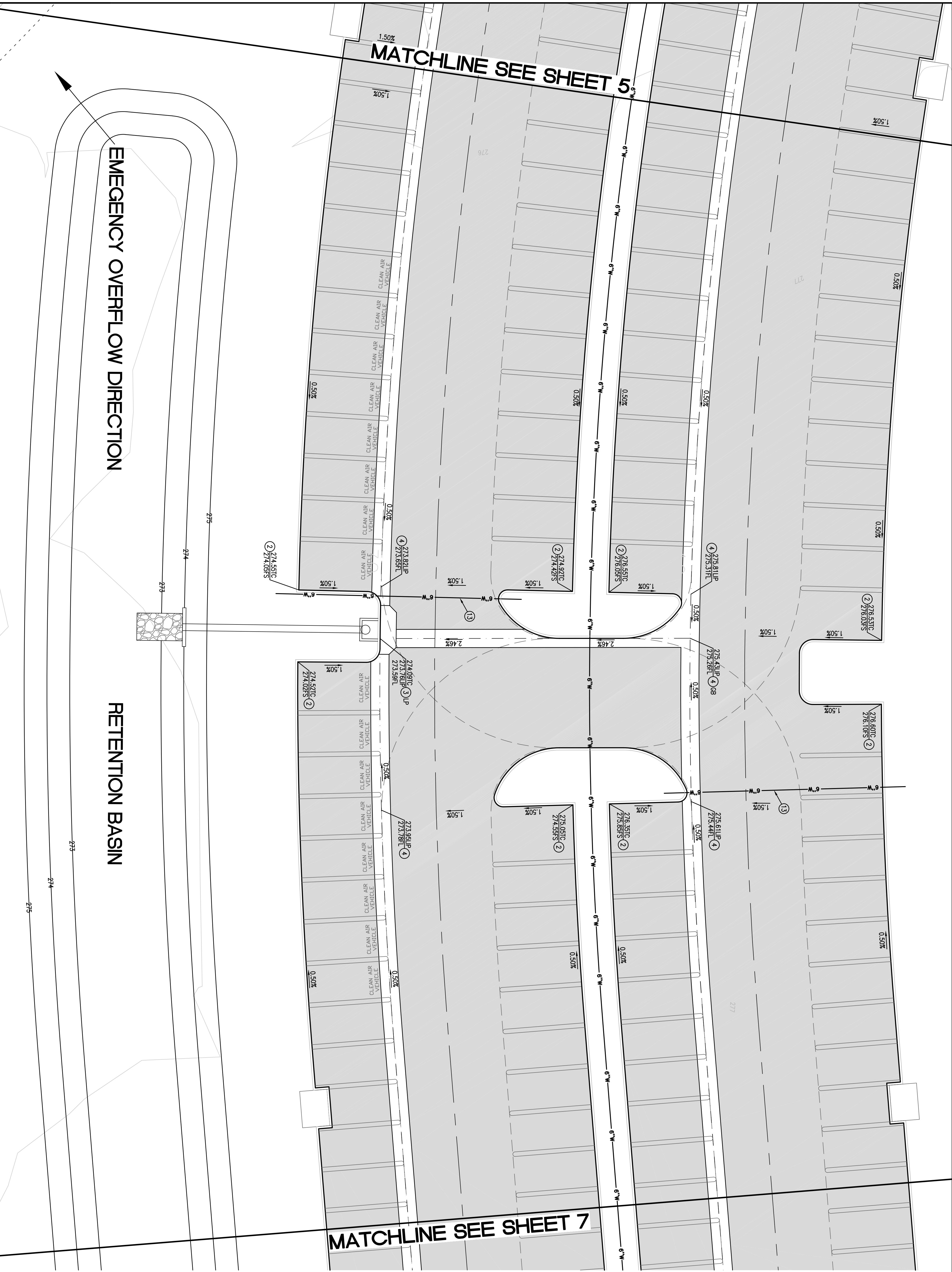
**CITY OF PALM DESERT**  
DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REVIEWED AND RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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CIVIL \_\_\_\_\_  
TRAFFIC \_\_\_\_\_  
LANDSCAPE \_\_\_\_\_



**CITY OF PALM DESERT**  
PRECISE GRADING  
DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS  
PRECISE GRADING PLAN  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
SAN BERNARDINO BASE AND MERIDIAN  
CITY OF PALM DESERT

SHEET	6
OF	8
SHEETS	
CITY FILE NUMBER	



**PAVING LEGEND**

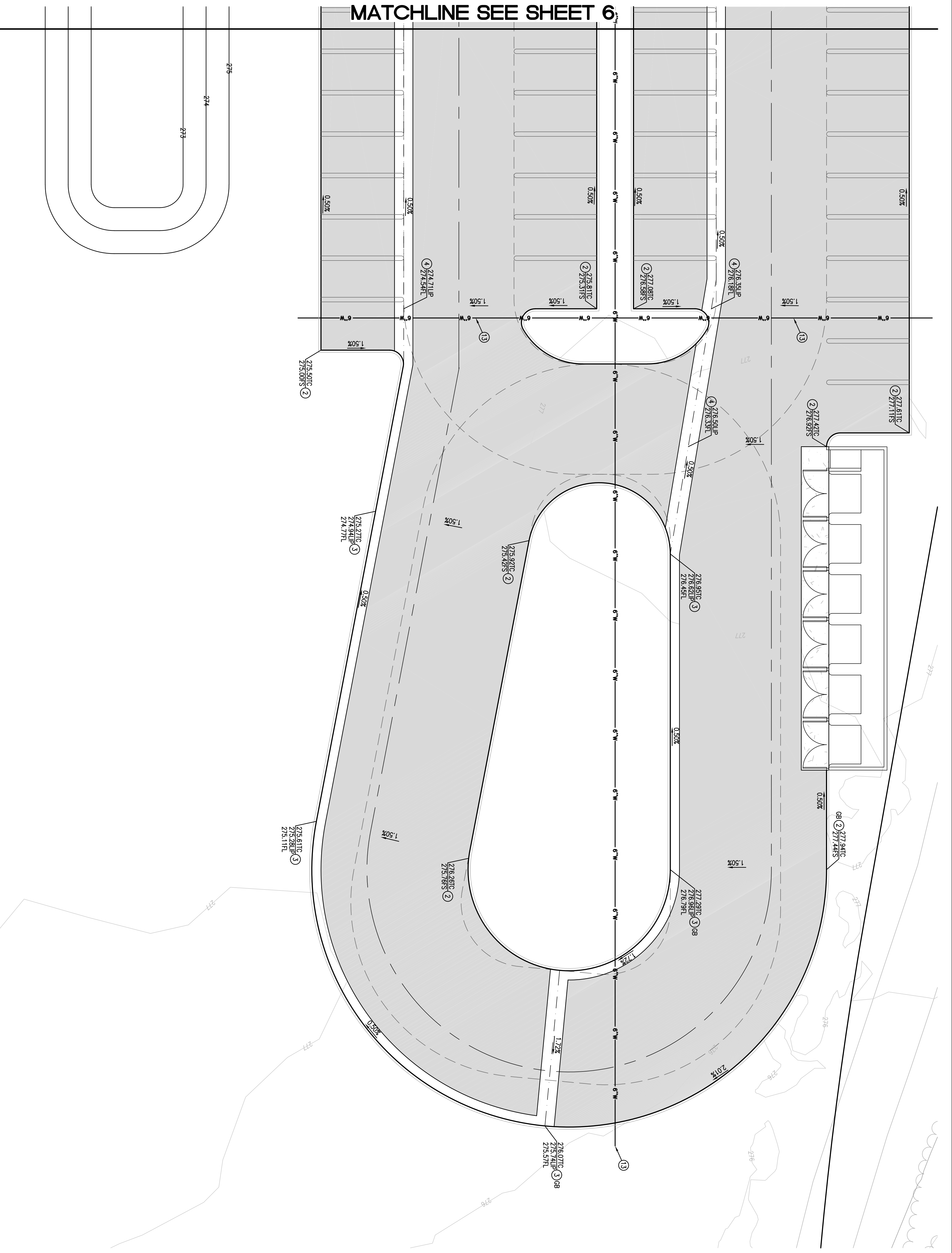
PROPOSED A.C. PAVEMENT

PROPOSED 4" THICK P.C. CONCRETE

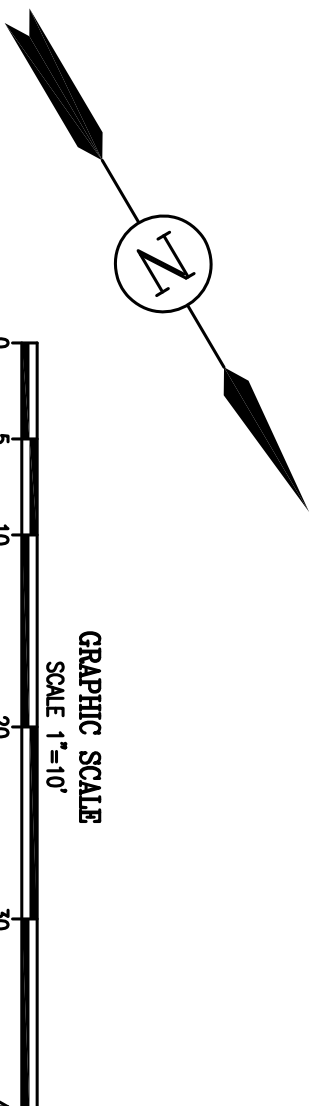
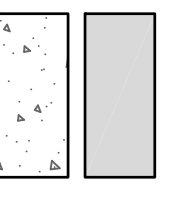
**GRAPHIC SCALE**  
SCALE 1"=10'

**EMEGENCY OVERFLOW DIRECTION**

MATCHLINE SEE SHEET 6



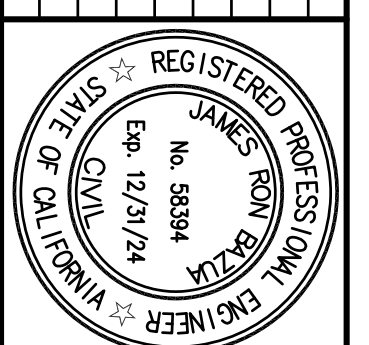
**PAVING LEGEND**  
 PROPOSED A.C. PAVEMENT  
 PROPOSED 4" THICK P.C. CONCRETE



**DIG REPORT**  
 TWO WORKING DAYS BEFORE YOU DIG  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT  
 DIAL 811

BENCHMARK: P.D. #105  
 ELEVATION: 24.284 FT  
 DATUM: NAVD83  
 LOCATION: 2' CORNER OF PALM DESERT BRONZE DISC AT SOUTHWEST CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY P.C., AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.  
 BASIS OF BEARINGS: THE CALIFORNIA STATE PLANE COORDINATE SYSTEM COCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION "TSS" AND "T660" AND GSUNGS 2011) EPOCH 2010.00 AS PER NGS DATE SHEET BEING N723014E.

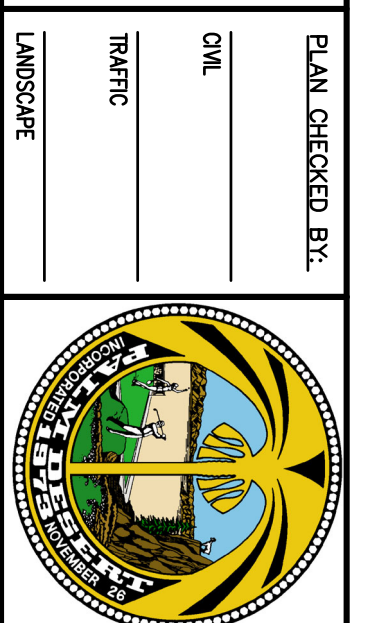
MARK	BY	DATE	REVISIONS	CITY	APPR. DATE



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 P.E. #58394  
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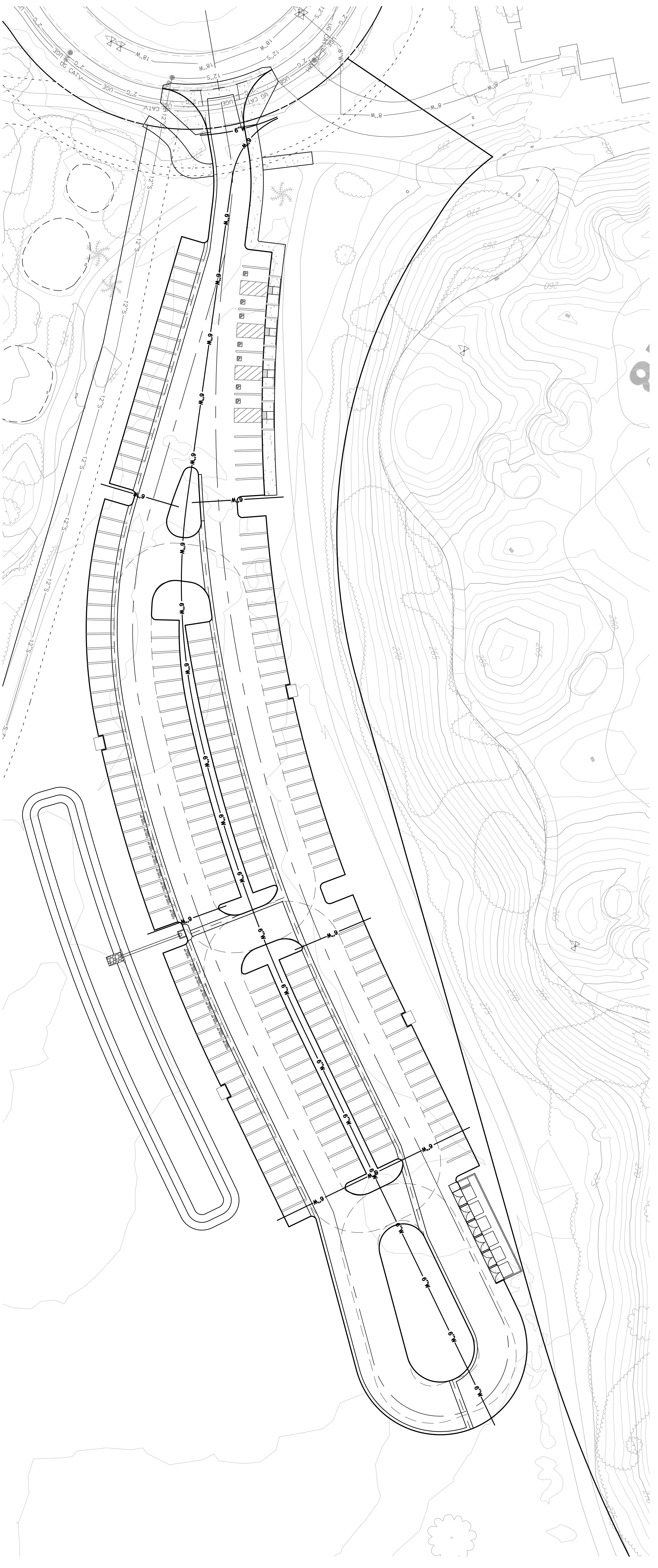


**CITY OF PALM DESERT**  
 PRECISE GRADING  
 DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS  
 PRECISE GRADING PLAN  
 A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
 SAN BERNARDINO BASE AND MERIDIAN  
**CITY OF PALM DESERT**

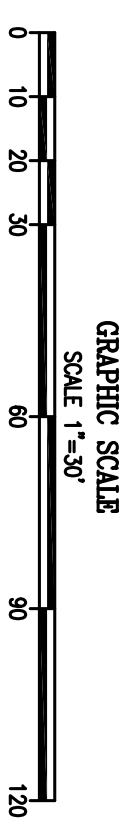
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 TRAFFIC  
 LANDSCAPE

FOR: **CITY OF PALM DESERT**

SHEET	7
OF	8
SHEETS	
CITY FILE NUMBER	



PLACE HOLDER FOR HORIZONTAL CONTROL DATA



**DIGITAL**  
TOLL FREE BEFORE YOU DIG  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**BENCHMARK, P.D. #105**  
ELEVATION: 24,284 FT  
CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY POB, AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.

**DATE:** 11/08/08  
**LOCATION:** 2700 S. PALM DESERT BLVD. AT SOUTHWEST CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY POB, AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.

**DATE:** 11/08/08  
**LOCATION:** 2700 S. PALM DESERT BLVD. AT SOUTHWEST CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY POB, AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.

MARK	BY	DATE	REVISIONS	CITY	APPR. DATE



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JAMES R. BAULIN  
P.C.E. 58394  
EXPIRES 12/31/24

CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS	
APPROVED BY:	DATE:
REVIEWED AND RECOMMENDED BY:	DATE:

PLAN CHECKED BY:	
CIVIL	DATE:
TRAFFIC	DATE:
LANDSCAPE	DATE:



**CITY OF PALM DESERT**  
PRECISE GRADING  
**DESERT WILLOW LOT A PARKING LOT IMPROVEMENTS**  
HORIZONTAL CONTROL PLAN  
A PORTION OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 6 EAST,  
SAN BERNARDINO BASE AND MERIDIAN  
**CITY OF PALM DESERT**

SHEET	8
OF	8
SHEETS	
CITY FILE NUMBER	