

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

STREET IMPROVEMENT PLAN

CASE NUMBER & LUPINE LANE IMPROVEMENT PROJECT LUPINE LANE FROM EL PASEO TO ALLEYWAY

PALM DESERT GENERAL NOTES:

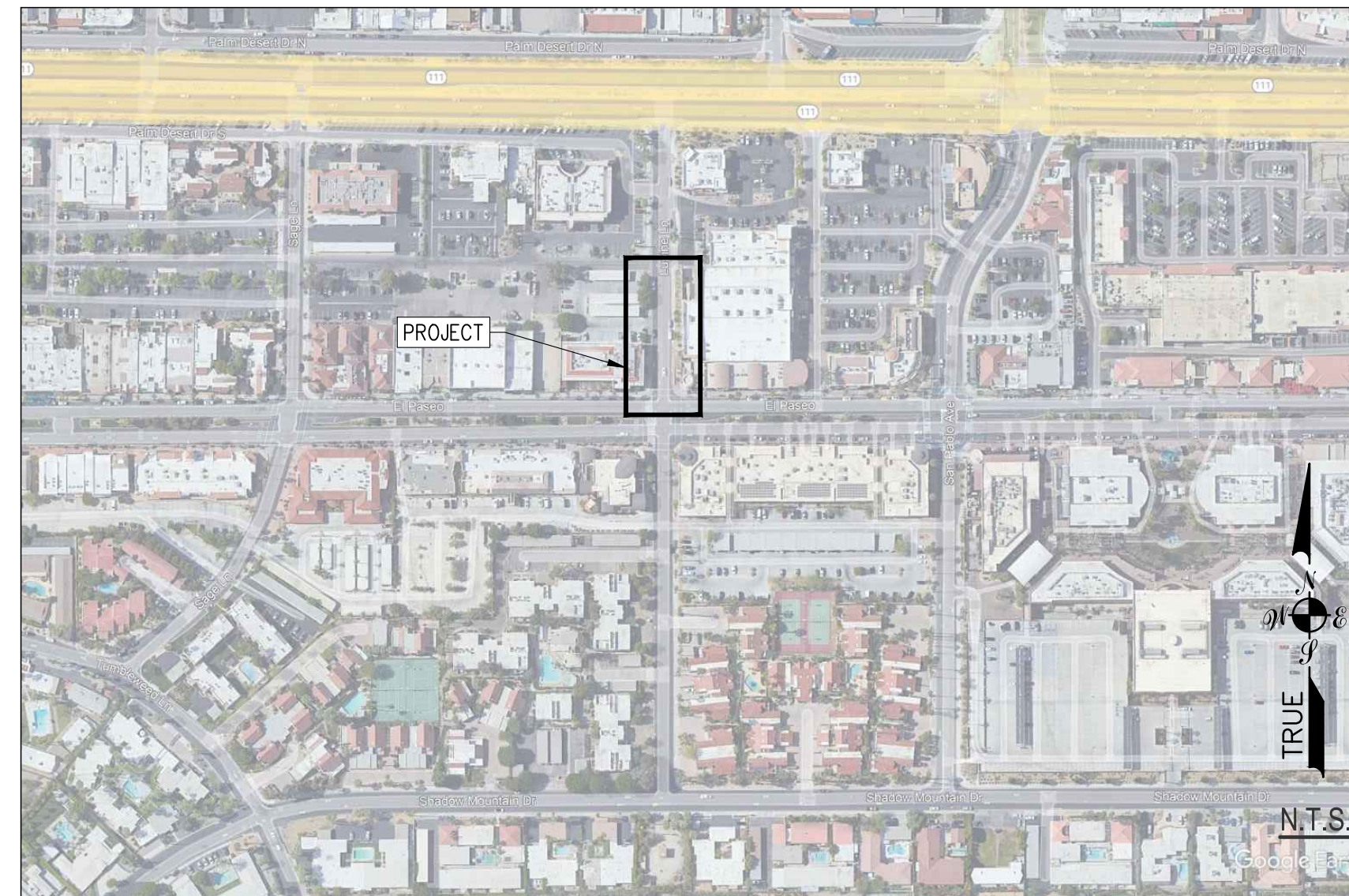
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THIS PLAN, THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF PALM DESERT, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE CALTRANS STANDARD PLANS AND CALTRANS STANDARD SPECIFICATIONS WHEN APPLICABLE.
- NO CONSTRUCTION IS AUTHORIZED WITHOUT THE APPROPRIATE PERMITS ISSUED BY THE CITY OF PALM DESERT.
- 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 CITY ENGINEER.
- 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 CITY ENGINEER 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 ENGINEERING DIVISION 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 ENGINEERING DIVISION 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 ENGINEERING DIVISION, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY THE CITY ENGINEER.
- 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 CITY ENGINEER.
- NO TRENCHES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 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 ENGINEERING DIVISION 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.

BENCHMARK
CITY OF RANCHO MIRAGE BENCHMARK NO. PD 132.
DESCRIPTION: 1-1/2" BRASS DISK ON TO FLUSH, 2FT EASTERLY OF THE E.C.R. ON THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF MONTEREY AVENUE AND COUNTRY CLUB DRIVE.

DIG ALERT Dig Safely DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	BENCHMARK CITY OF RANCHO MIRAGE BENCHMARK NO. PD 132. ELEVATION 225.767 DATUM	ENGINEER	REVISIONS	CITY	DESIGNED BY
	LOCATION LUPINE LANE BETWEEN SR 111 AND EL PASEO	MARK	BY	DATE	SLP
BASIS OF BEARINGS THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASE ON DATUM, BASED LOCALLY ON THE LINE BETWEEN NGS CONTROL POINTS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (NAD83), ZONE 6 PD 132 & PD 21, BEING N 71°46'48"W, 2007.00 EPOCH.					DRAWN BY
					SLP
					CHECKED BY
					GL



VICINITY MAP
NTS

QUANTITIES		
ITEM	QUANTITY	UNIT
2" MILL AND OVERLAY	5882	SF
PALM DESERT VALLEY GUTTER	42	LF
PALM DESERT CURB AND GUTTER	225	LF
PALM DESERT CURB	47	LF
PALM DESERT SIDEWALK	3951	SF
CURB RAMP	2	EA
DEMOLITION	4828	SF

SHEET INDEX	
NO.	DESCRIPTION
C-100	TITLE SHEET
C-101	TYPICAL SECTIONS
C-102	DEMOLITION PLAN
C-103	STREET IMPROVEMENT PLAN
C-104	CROSS SECTIONS

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

CITY PERMIT #:

CITY ISSUE DATE:

FOR CITY USE ONLY

INTERWEST
1500 S HAVEN AVE., SUITE 200
ONTARIO, CA, 91761
ENGINEER'S PHONE AND FAX NUMBER

PREPARED UNDER THE DIRECT SUPERVISION OF:

ENGINEERS NAME, R.C.E. NO. XXXX DATE

CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY:

MICHAEL S. ROWE, P.E.
CITY ENGINEER
R.C.E. 56069, EXP. 12/31/2024

REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:

CIVIL

TRAFFIC

LANDSCAPE

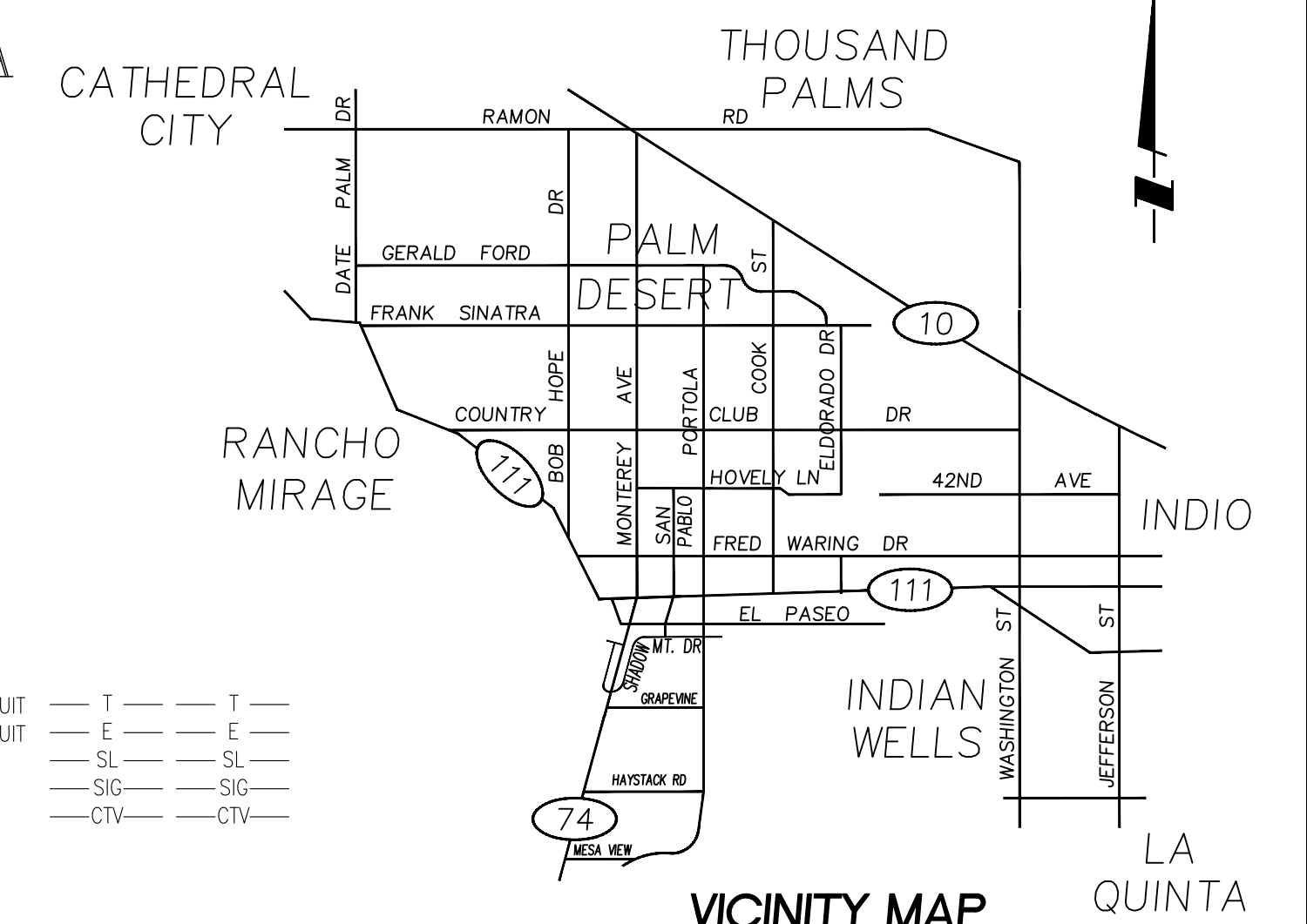


CITY OF PALM DESERT

TITLE SHEET
PROJECT C44190
LUPINE LANE

LUPINE LANE IMPROVEMENT PROJECT

SHEET **C-100**
OF
SHEETS **5**
CITY FILE NUMBER



VICINITY MAP
NOT TO SCALE

PROJECT INFO

PROJECT:
TRACT OR PARCEL MAP NUMBER AND LOT
PRECISE PLAN OR CUP CASE NUMBER
PROJECT NAME
PROJECT ADDRESS
CITY STATE ZIP

PROJECT DATA:
TOTAL LOT AREA: FT (ACRES)
DISTURBED AREA: FT (ACRES)
BUILDING TYPE: (I.E. OFFICE)
BUILDING AREA: FT (ACRES)
PRIVATE LANDSCAPE AREA: FT (ACRES)
PUBLIC LANDSCAPE AREA: FT (ACRES)

FEMA FLOOD DATA:
FLOOD ZONE, PANEL, DATE
ZONE DEFINITION

TOPOGRAPHIC AND BOUNDARY SURVEY:
SURVEY PERFORMED BY: NAME OF FIRM
DATE OF SURVEY: ##/##/####

EARTHWORK QUANTITIES:
RAW CUT:
RAW FILL:
SHRINKAGE:
IMPORT:
EXPORT:

APN AND LEGAL DESCRIPTION:
APN-APN-APN
LEGAL DESCRIPTION (I.E. LOT X OF TR XXXXX OR THE NW QUARTER OF THE SOUTH HALF OF SECTION XX, TOWNSHIP X SOUTH, RANGE X EAST, SAN BERNADINO BASE MERIDIAN.)

CIVIL ENGINEER

GLEN LEWIS, PE
INTERWEST CONSULTANT GROUP
1500 S. HAVEN AVENUE, STE. 220
ONTARIO, CA 91761
TEL: 909.618.7384

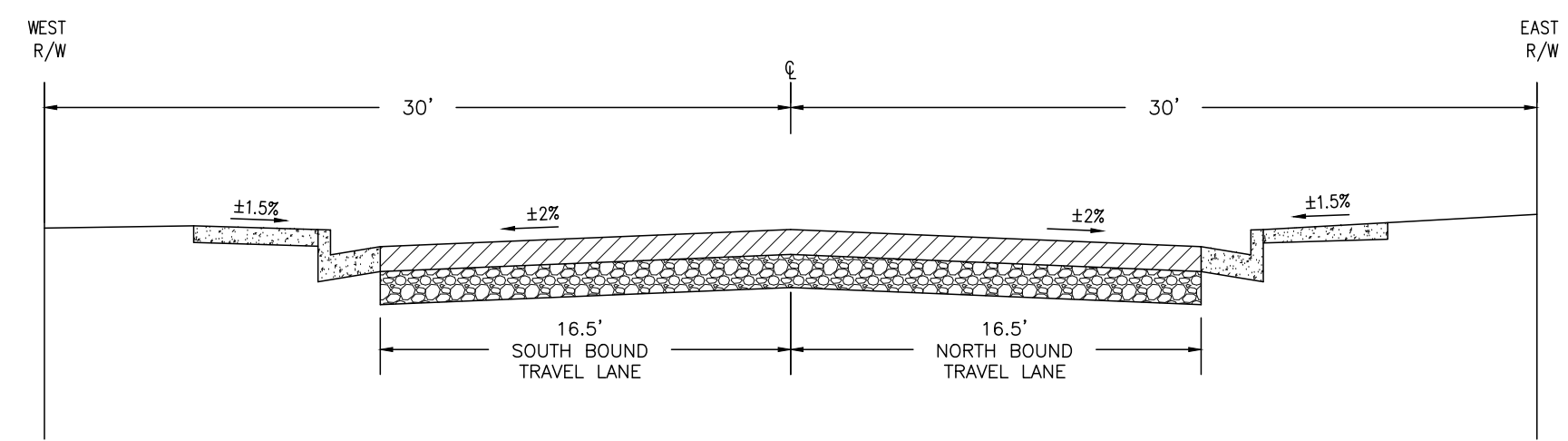
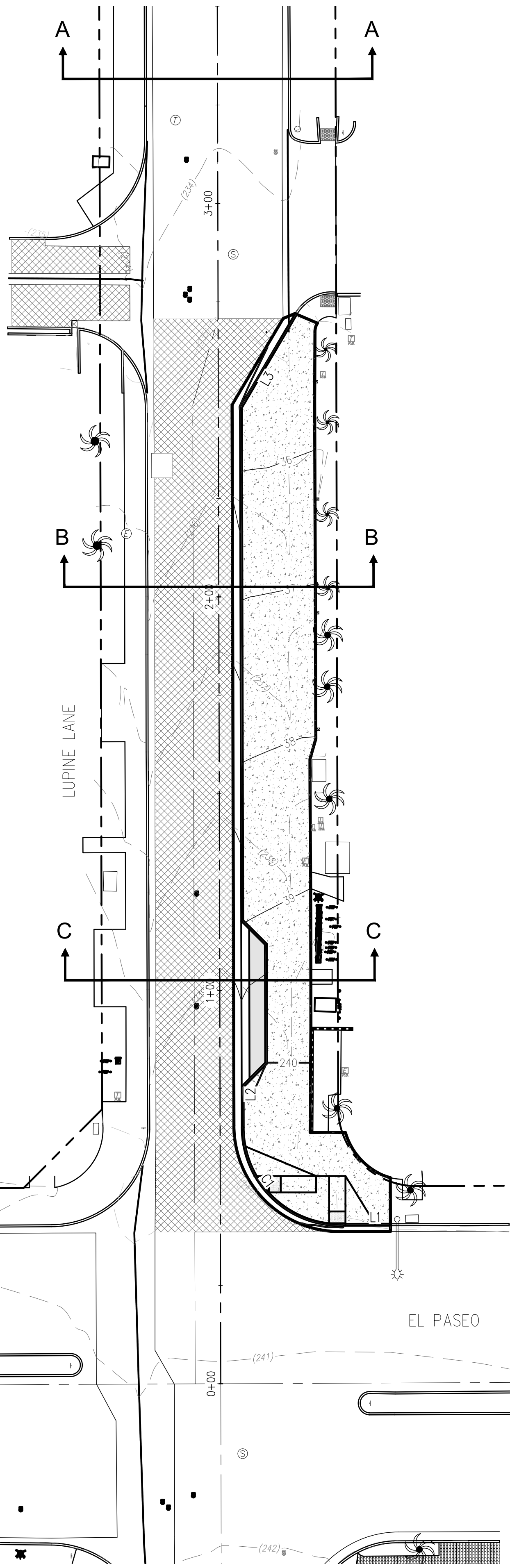
GEOTECHNICAL ENGINEER

NINYO & MOORE
1500 S HAVEN AVE, STE. 220
ONTARIO, CA 91761
TEL: 408.435.9000

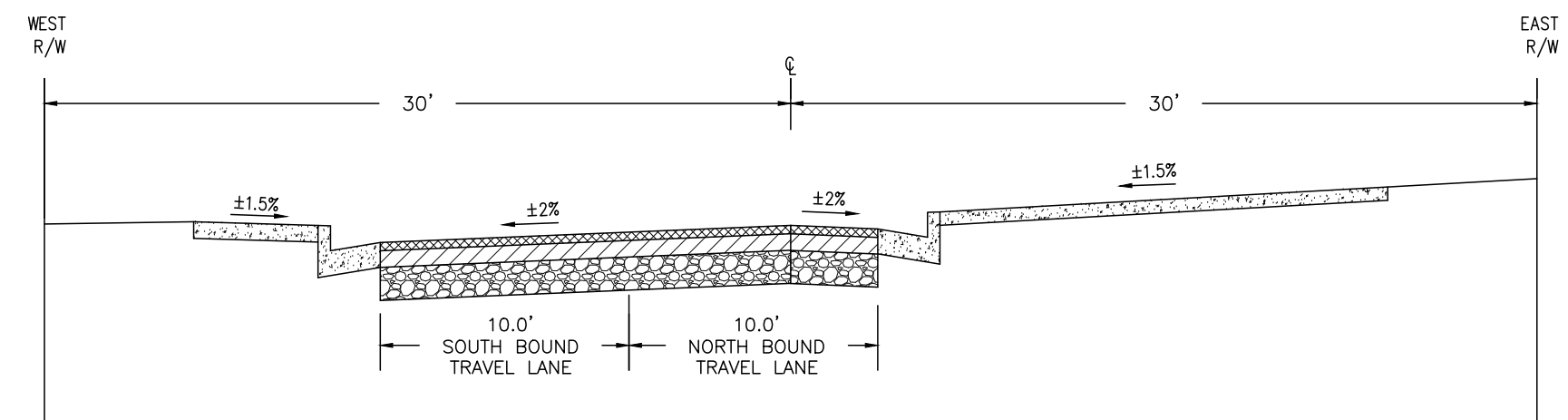
LANDSCAPE ARCHITECT

CALVIN, GIORDANO & ASSOCIATES, INC.
1800 ELLER DRIVE, STE 600
FORT LAUDERDALE, FL 33316
TEL: 954.921.8807

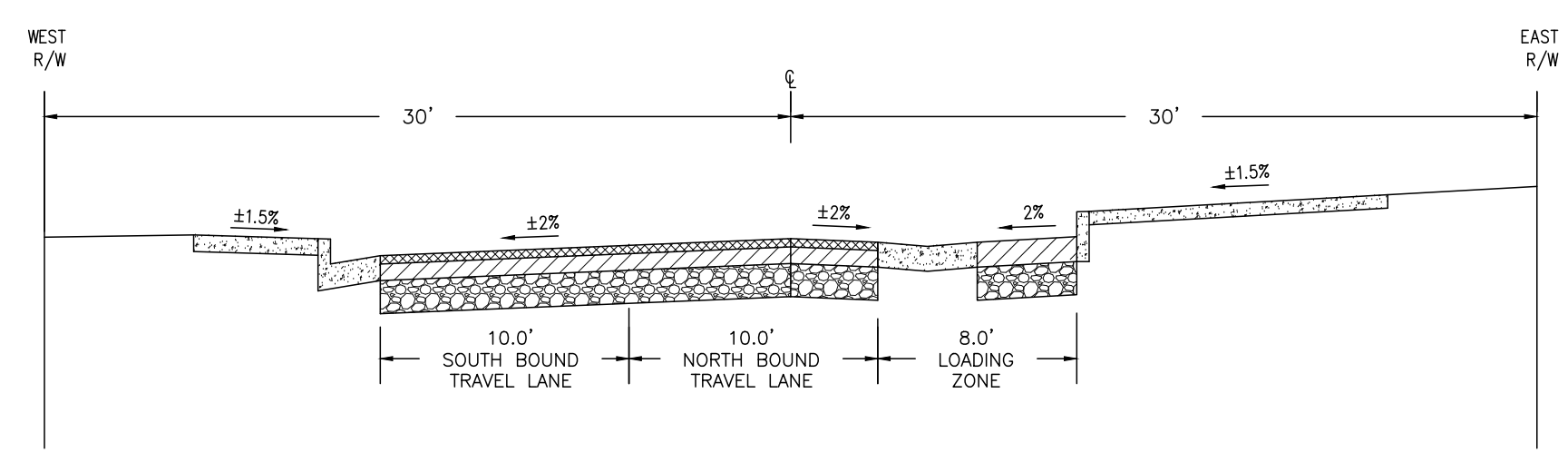
**30% PRELIMINARY SET
NOT FOR CONSTRUCTION**



SECTION A-A
EXISTING TYPICAL SECTION
NTS



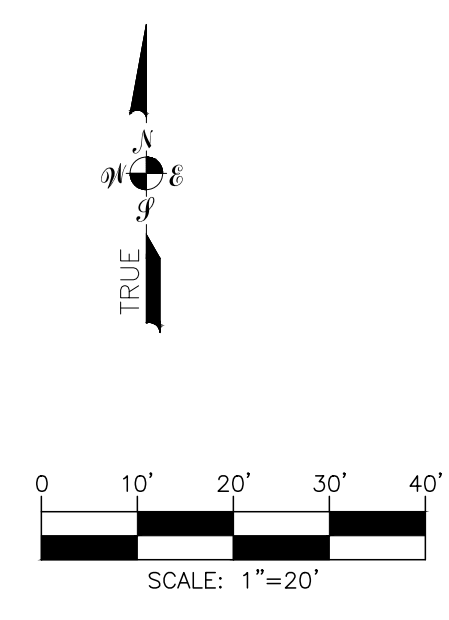
SECTION B-B
PROPOSED TYPICAL SECTION
NTS



SECTION C-C
PROPOSED TYPICAL SECTION
NTS

LEGEND

	COLD MILL AND OVERLAY 2"
	EXISTING ASPHALT CONCRETE
	CONSTRUCT PCC SIDEWALK (DEPTH PER PLAN)
	EXISTING CLASS II AGGREGATE BASE



**30% PRELIMINARY SET
NOT FOR CONSTRUCTION**



NOTES

-
-
-

ENGINEER			REVISIONS	CITY		ENGINEERS SEAL
MARK	BY	DATE		APPR.	DATE	

ENGINEERS SEAL

iw INTERWEST
 1500 S HAVEN AVE., SUITE 200
 ONTARIO, CA, 91761
 ENGINEER'S PHONE AND FAX NUMBER
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 DATE: _____
 ENGINEERS NAME, R.C.E. NO. ##### EXP. ##/##/##

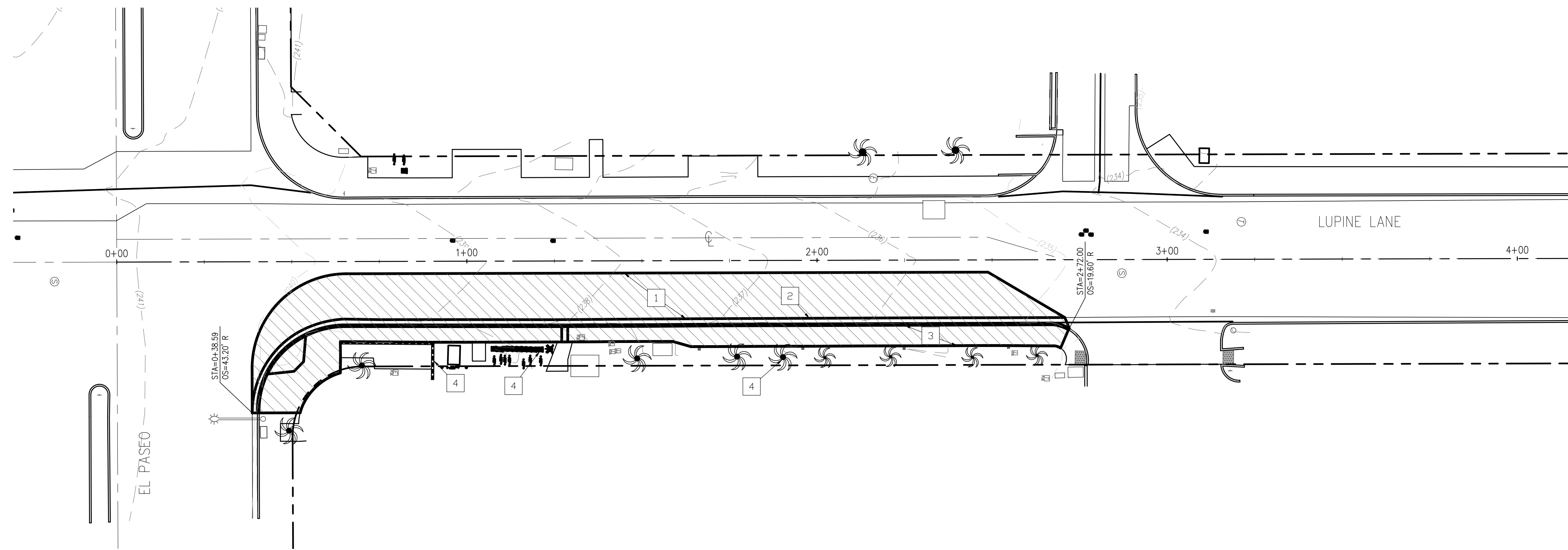
CITY OF PALM DESERT
 DEPARTMENT OF DEVELOPMENT SERVICES
 APPROVED BY:
 JOHN D. TANNER III, P.E.
 ACTING CITY ENGINEER
 R.C.E. 60132, EXP. 6/30/2022
 DATE: _____
 REVIEWED AND RECOMMENDED BY: _____ DATE: _____

PLAN CHECKED BY:
 CIVIL _____
 TRAFFIC _____
 LANDSCAPE _____




CITY OF PALM DESERT
TYPICAL SECTIONS
PROJECT C44190
LUPINE LANE
 LUPINE LANE IMPROVEMENT PROJECT

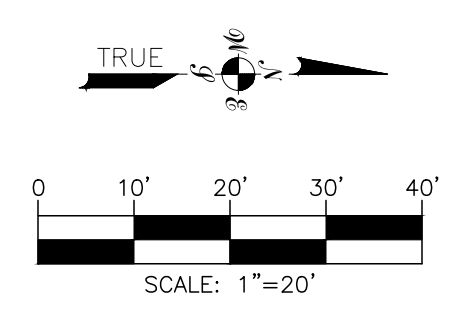
SHEET	C-101
OF SHEETS	5
#19778	



DEMOLITION NOTES	
NO.	DESCRIPTION
1	REMOVE EXISTING FULL DEPTH OF EXISTING AC PAVEMENT
2	REMOVE EXISTING CURB AND GUTTER
3	REMOVE EXISTING SIDEWALK
4	PROTECT IN PLACE

LEGEND

 REMOVE EXISTING PAVEMENT
APPROX. 5-INCH DEPTH ASPHALT OR
APPROX. 4-6-INCH DEPTH CONCRETE



**30% PRELIMINARY SET
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DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-422-4133
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTES

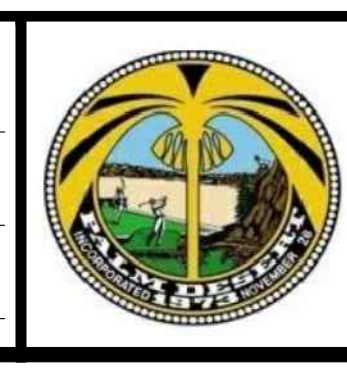
ENGINEER			REVISIONS	CITY		ENGINEER'S SEAL
MARK	BY	DATE		APPR.	DATE	

ENGINEERS SEAL

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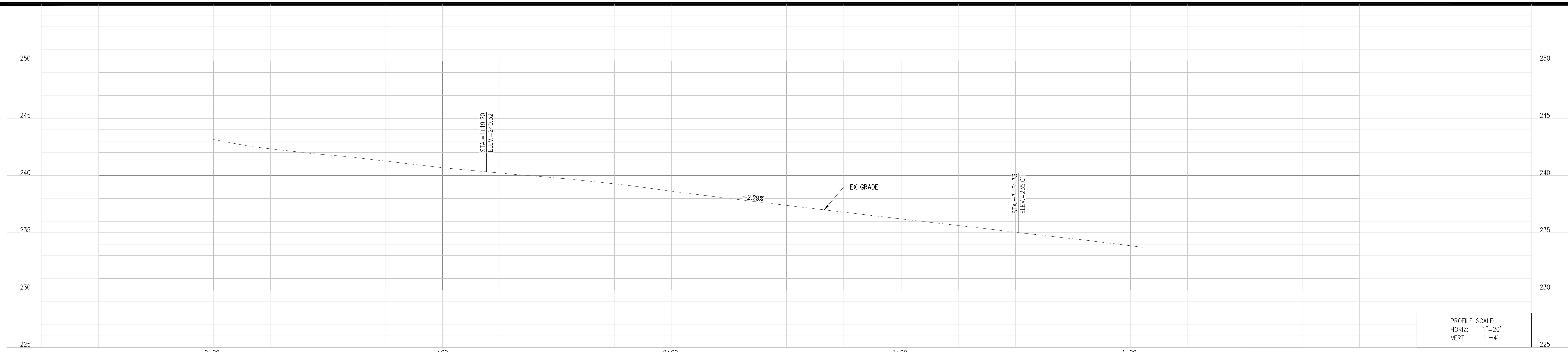
CITY OF PALM DESERT
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY:
JOHN D. TANNER III, P.E.
ACTING CITY ENGINEER
R.C.E. 60132, EXP. 6/30/2022
REVIEWED AND RECOMMENDED BY: DATE

PLAN CHECKED BY:
CIVIL
TRAFFIC
LANDSCAPE



CITY OF PALM DESERT
**DEMOLITION PLAN
PROJECT C44190
LUPINE LANE**
LUPINE LANE IMPROVEMENT PROJECT

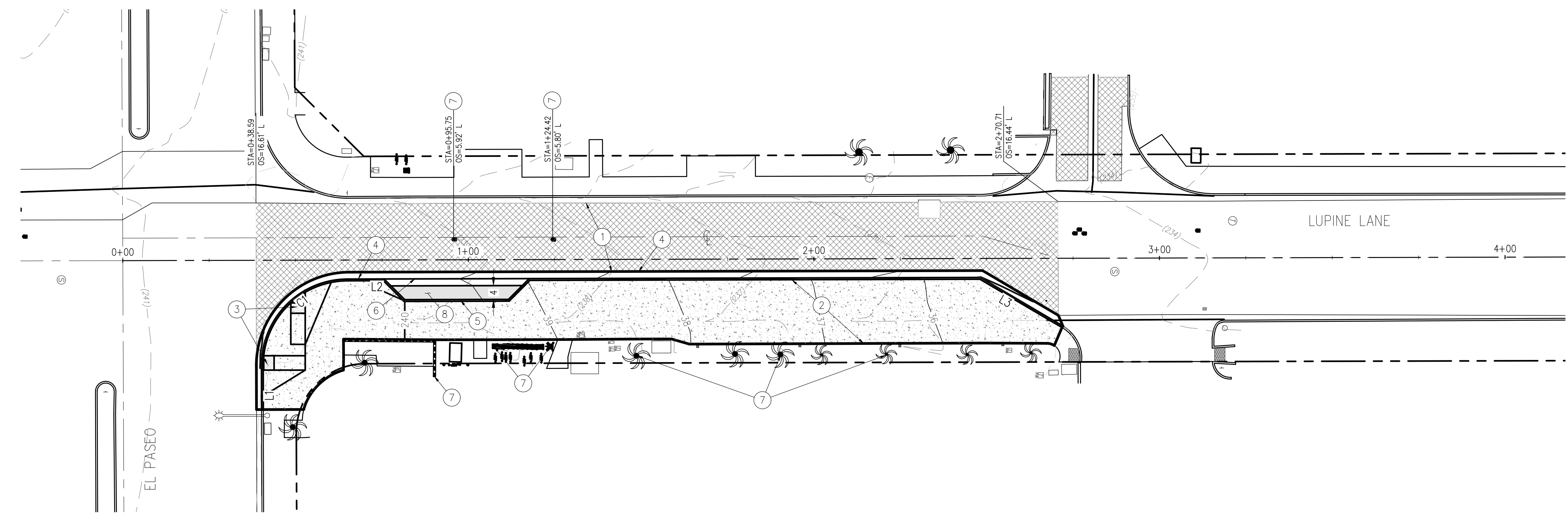
SHEET **C-102**
OF SHEETS **5**
#19778



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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	S 45°08'39" E	35.36'

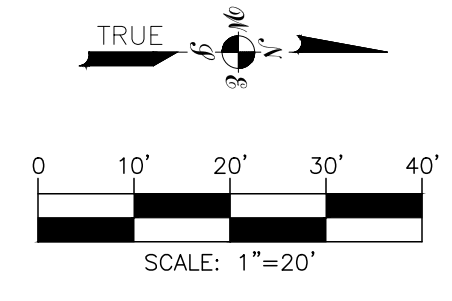
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°51'21" E	12.66'
L2	S 00°08'39" E	183.12'
L3	S 30°29'19" W	27.68'



CONSTRUCTION NOTES	
NO.	DESCRIPTION
1	COLD MILL 2 INCHES ASPHALT; OVERLAY 2 INCHES ASPHALT PER TYPICAL SECTIONS, SEE SHEET C-101
2	CONSTRUCT 4" SIDEWALK PER CITY OF PALM DESERT STANDARD DRAWING 104
3	CONSTRUCT 25' RADIUS CURB RETURN WITH DOUBLE RAMP WITH DETECTABLE WARNING SURFACE PER CALTRANS 2024 STANDARD PLAN AB8A, CASE A
4	CONSTRUCT 6" CURB AND GUTTER - TYPE I PER CITY OF PALM DESERT STANDARD DRAWING 102
5	CONSTRUCT 6" CURB - TYPE II PER CITY OF PALM DESERT STANDARD DRAWING 103
6	CONSTRUCT 4-FT CONCRETE VALLEY GUTTER PER CITY OF PALM DESERT STANDARD DRAWING 112
7	PROTECT IN PLACE
8	CONSTRUCT 3" TYPE A ASPHALT CONCRETE WITH 4" CLASS 2 AGGREGATE BASE

LEGEND

- COLD MILL AND OVERLAY 2"
- CONSTRUCT 4" PCC SIDEWALK



**30% PRELIMINARY SET
 NOT FOR CONSTRUCTION**

NOTES

ENGINEER	REVISIONS	CITY	ENGINEERS SEAL	
MARK	BY	DATE	APPR.	DATE

INTEREST

1500 S HAVEN AVE., SUITE 200
 ONTARIO, CA, 91761

ENGINEER'S PHONE AND FAX NUMBER

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: EXP: ##/##/##

CITY OF PALM DESERT
 DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY:

JOHN D. TANNER III, P.E.
 ACTING CITY ENGINEER
 R.C.E. 60132, EXP. 6/30/2022

REVIEWED AND RECOMMENDED BY: DATE: DATE: DATE:

PLAN CHECKED BY:

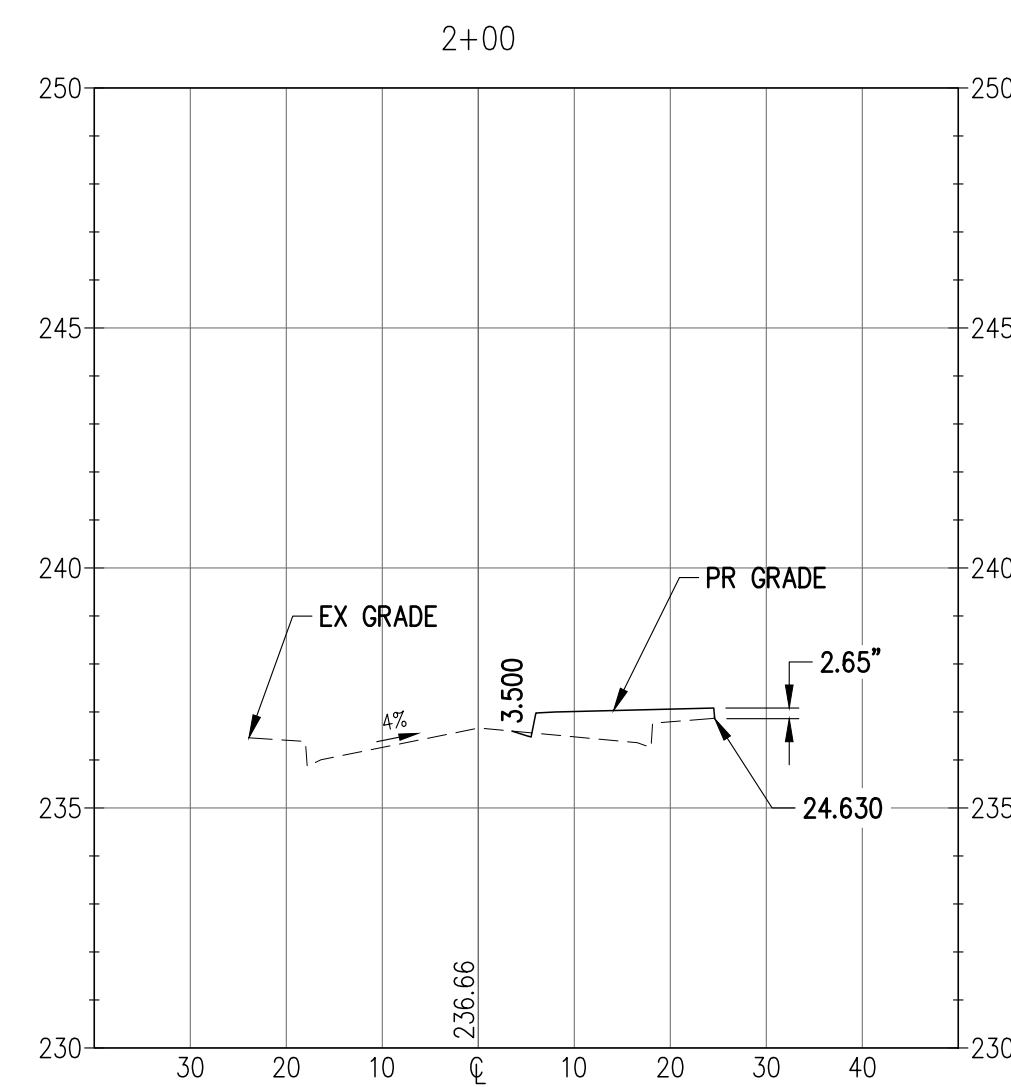
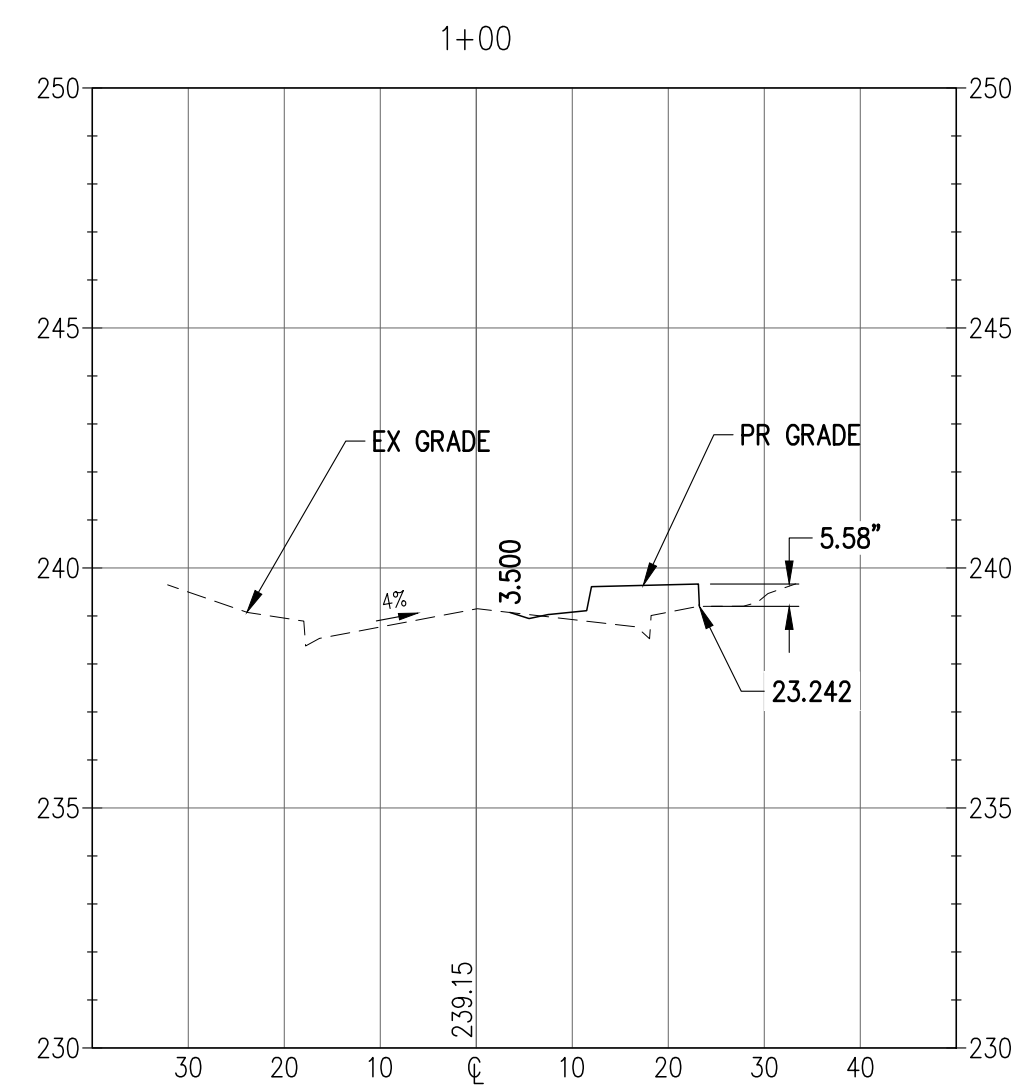
CIVIL

TRAFFIC

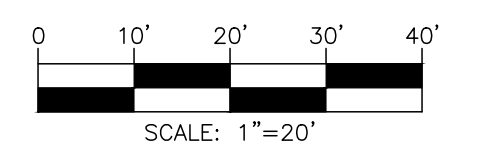
LANDSCAPE

CITY OF PALM DESERT
 STREET IMPROVEMENT PLAN
 PROJECT C44190
 LUPINE LANE
 LUPINE LANE IMPROVEMENT PROJECT

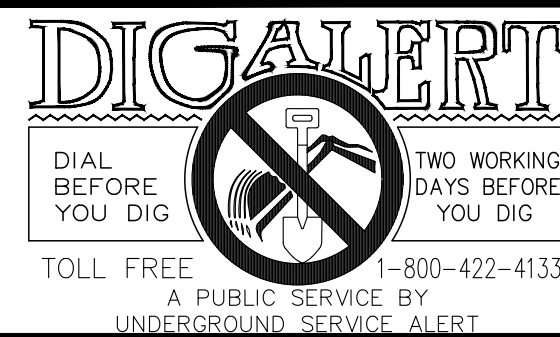
SHEET **C-103**
 OF
 SHEETS **5**
 #19778



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



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 NOT FOR CONSTRUCTION**



NOTES

ENGINEER			REVISIONS	CITY		ENGINEERS SEAL
MARK	BY	DATE		APPR.	DATE	

iw INTERWEST
 1500 S HAVEN AVE., SUITE 200
 ONTARIO, CA. 91761
 A SAFERUN COMPANY ENGINEER'S PHONE AND FAX NUMBER
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 DATE: EXP. ##/##/##
 ENGINEERS NAME, R.C.E. NO. #####

CITY OF PALM DESERT
 DEPARTMENT OF DEVELOPMENT SERVICES
 APPROVED BY:
 JOHN D. TANNER III, P.E. DATE: _____
 ACTING CITY ENGINEER
 R.C.E. 60132, EXP. 6/30/2022
 REVIEWED AND RECOMMENDED BY: DATE: _____

PLAN CHECKED BY:
 CIVIL _____
 TRAFFIC _____
 LANDSCAPE _____



CITY OF PALM DESERT
**CROSS SECTIONS
 PROJECT C44190
 LUPINE LANE**
 LUPINE LANE IMPROVEMENT PROJECT

SHEET **C-104**
 OF
 SHEETS **5**
 #19778