

# MOUNTAIN VIEW RETENTION BASIN

Architectural Review Commission  
April 8, 2025

**Wall & Landscape Exception**

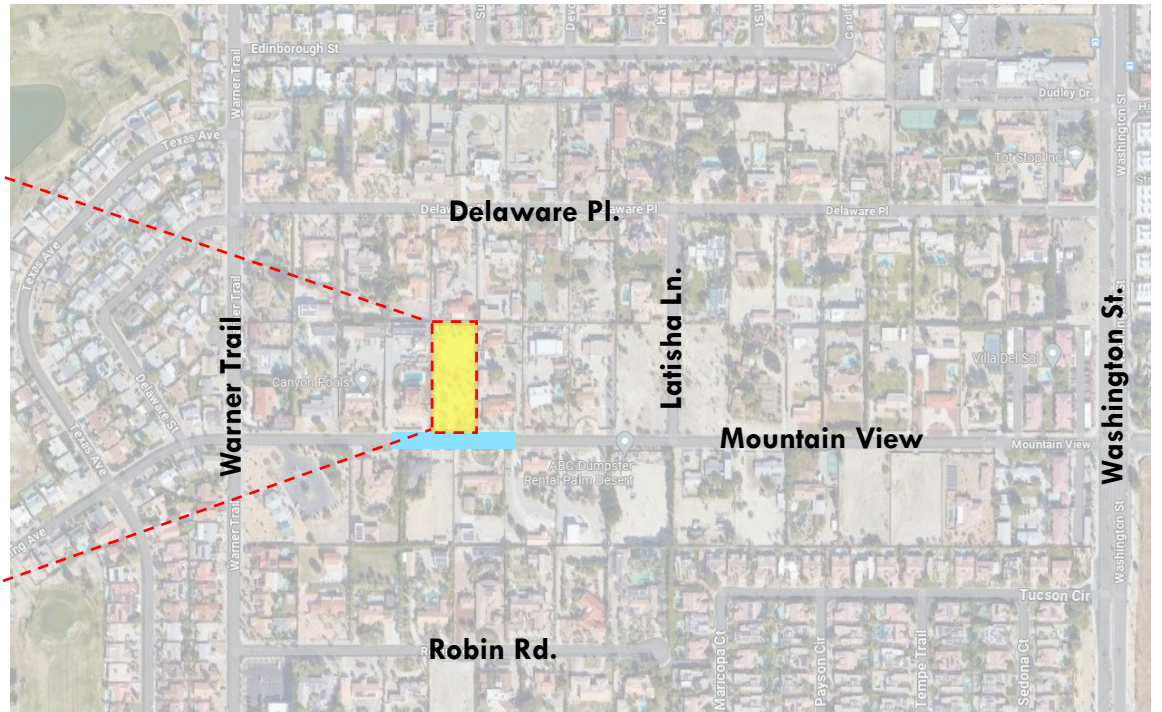


**PALM DESERT**

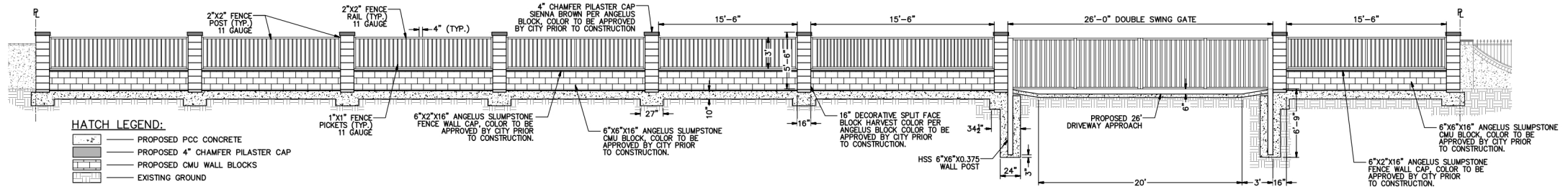
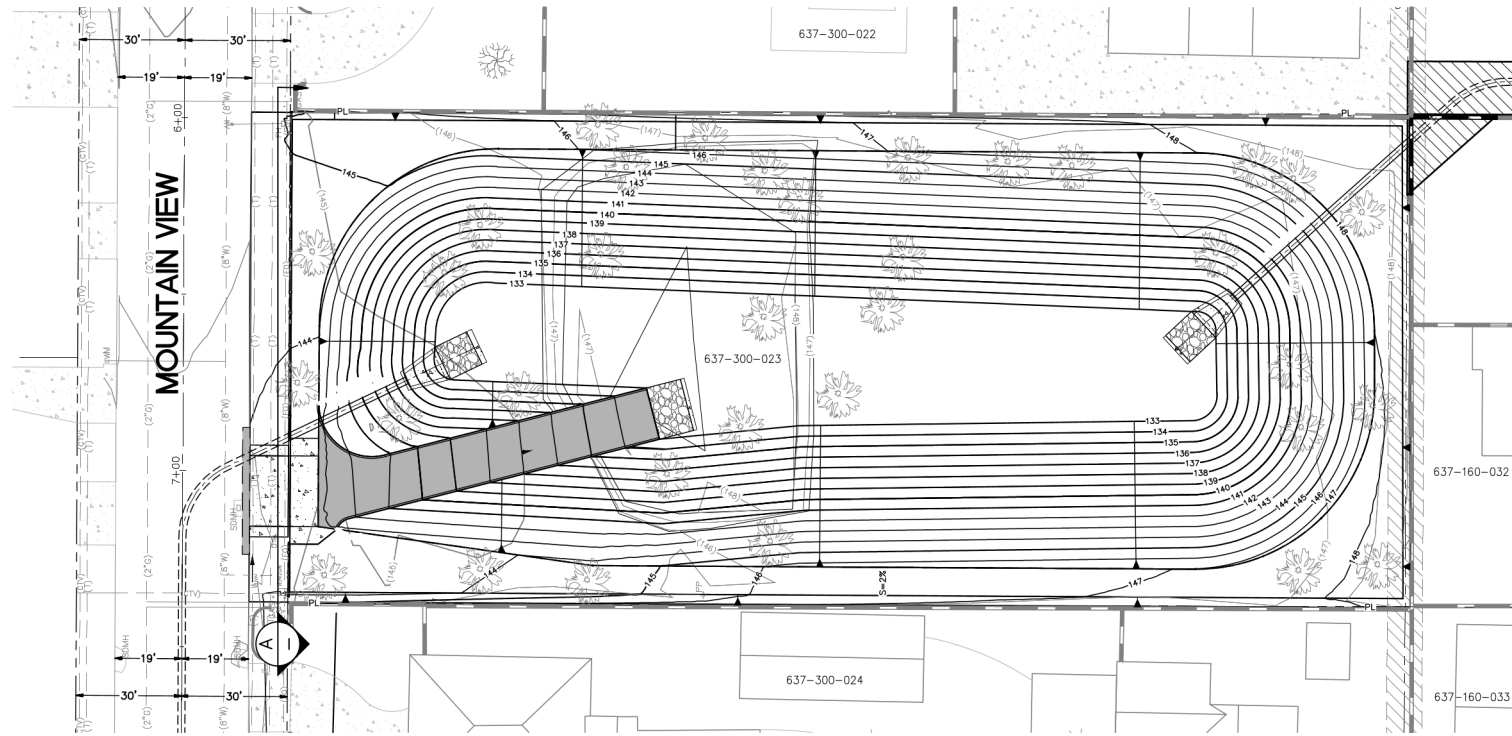


# PROJECT PURPOSE

- 2011: City installed underground retention chambers on Mountain View
- Aug. 2023 – Jan. 2024: Year's worth of rain received in just 6 months
- Flooding during large storms
- City Engineer determined existing infrastructure does not have capacity to contain larger storms
- Land purchased April 2024



# SITE PLAN & WALL DETAIL



# EXISTING VACANT LOT



**Bird's Eye View: Looking North-East**

# NEW RETENTION BASIN



**Bird's Eye View: Looking North-East (vegetation at full maturity)**

Native/Natural Vegetation

Asphalt drive for maintenance

Concrete driveway

Masonry wall with tube steel fencing and double gate

Crushed rock

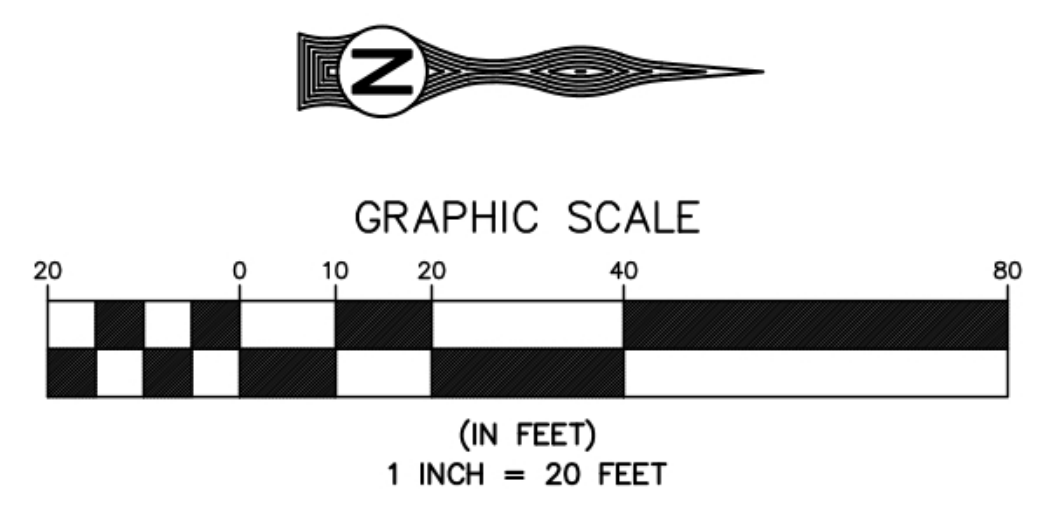
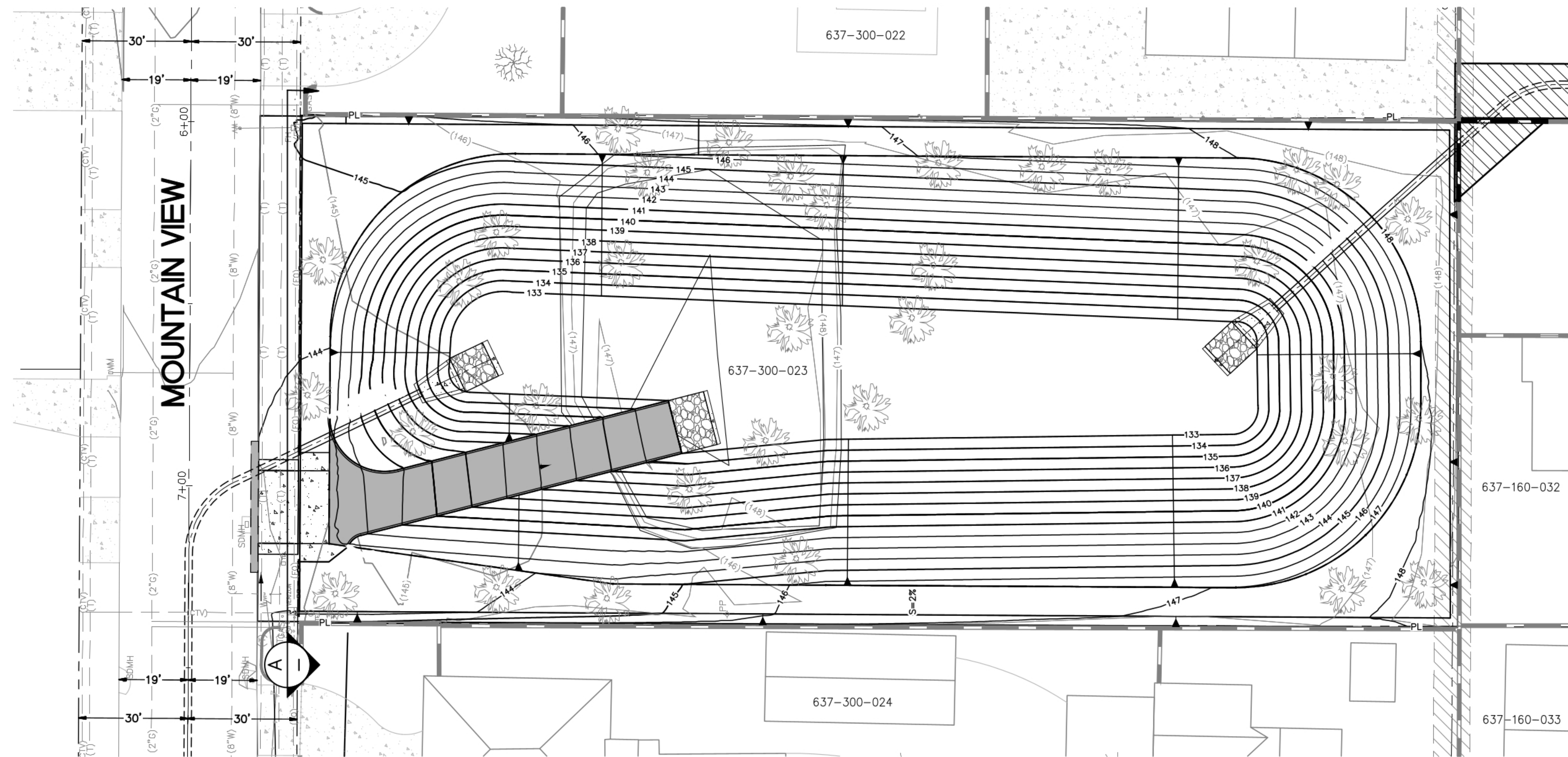
# NEW RETENTION BASIN



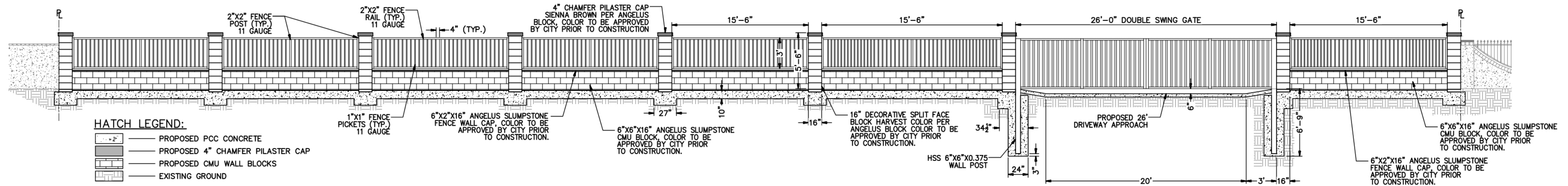
Other Right of Way Landscape on Mountain View



Crushed rock

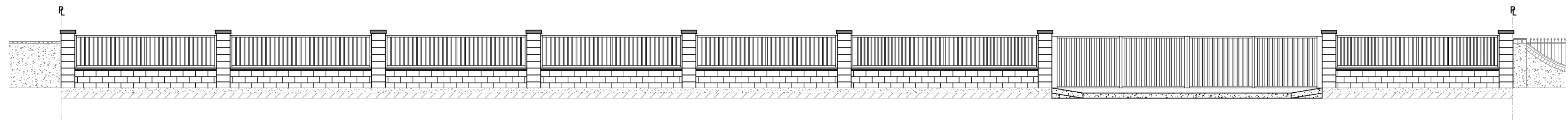


**MOUNTAIN VIEW RETENTION BASIN SITE PLAN**  
SCALE: 1" = 20'



- HATCH LEGEND:**
- PROPOSED PCC CONCRETE
  - PROPOSED 4" CHAMFER PILASTER CAP
  - PROPOSED CMU WALL BLOCKS
  - EXISTING GROUND

**MOUNTAIN VIEW RETENTION BASIN FRONTAGE - SECTION A-A'**  
SCALE: NTS

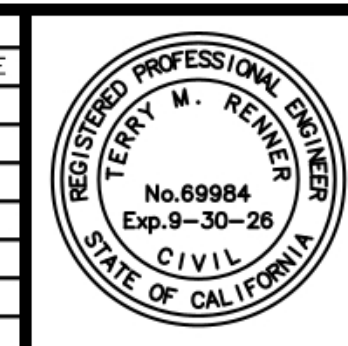


**MOUNTAIN VIEW RETENTION BASIN FRONTAGE - NORTH ELEVATION**  
SCALE: NTS



BENCHMARK: P.D. #130R  
ELEVATION: 140.64 FT DATUM: COH88  
LOCATION: 2" BRASS DISK, NORTHWEST SIDE OF WASHINGTON STREET AND FRED WARING DRIVE, 85 FT WEST OF WESTERLY ECR, AT THE SOUTH WEST CORNER OF CATCH BASIN, FLUSH.  
BASIS OF BEARINGS: CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT FROM STATION RCTM0014 PIN2 (N: 2166429.7290, E: 6498293.9420) TO STATIONS IDOG (N: 2233556.8470, E: 6570325.1890).

ENGINEER		REVISIONS		CITY	
MARK	BY DATE			APPR.	DATE



**TKE ENGINEERING**  
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**CITY OF PALM DESERT**  
APPROVED BY: \_\_\_\_\_  
MICHAEL P. THORNTON, P.E., P.L.S.  
CONTRACT CITY ENGINEER  
R.C.E. 44226, EXP. 6/30/2025  
P.L.S. 6867, EXP. 9/30/2026  
DATE: \_\_\_\_\_



**CITY OF PALM DESERT**  
**STORM DRAIN IMPROVEMENT PROJECT**  
**MOUNTAIN VIEW RETENTION BASIN**  
FENCE DESIGN EXHIBIT

SHEET 1  
OF SHEETS 1  
CITY FILE NUMBER XXXX