IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA

SEWER IMPROVEMENT PLAN
PARCEL MAP NO. 31563

A SUBDIVISION OF PARCELS 1 - 8 OF PARCEL MAP WAIVER NO. 00-15, BEING A PORTION OF PARCEL MAP NO. 28448-1, P.M.B. 191/18-21, INCL., OFFICIAL RECORDS COUNTY OF RIVERSIDE, IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 33 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE SAN BERNARDINO MERIDIAN, CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

COACHELLA VALLEY ENGINEERS, INC. JANUARY, 2006

OWNER/APPLICANT

J.W. DESIGN & CONSTRUCTION, INC.
ATTN: MR. JERRY WILLIAMS
P.O. BOX 1154
SAN LUIS OBISPO, CA 93406
PHONE: (805) 544-3130

ASSESSORS PARCEL NUMBER

A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019

LEGAL DESCRIPTION

A SUBDIVISION OF PARCELS 1 - 8 OF PARCEL MAP WAIVER NO. 00-15, BEING A PORTION OF PARCEL MAP NO. 28448-1, P.M.B. 191/18-21, INCL., OFFICIAL RECORDS COUNTY OF RIVERSIDE, IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 33 AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE SAN BERNARDINO MERIDIAN, CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE ADDRESS

INTERSECTION OF COOK STREET AND GERALD FORD DRIVE
PALM DESERT, CA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEAST LINE OF PARCEL 10, AS SHOWN ON P.M.W. NO. 00-15 REC. 11/30/2000, AS INST. NO. 475387, O.R. COUNTY OF RIVERSIDE, IN THE WEST HALF (W1/2) OF SECTION 34, T.4S., R.6E. S.B.M., CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING: S54°32'22"E

UTILITIES

WATER
COACHELLA VALLEY WATER DISTRICT ..... (760) 398-2651

SEWER:
COACHELLA VALLEY WATER DISTRICT ..... (760) 398-2651

IRRIGATION:
COACHELLA VALLEY WATER DISTRICT ..... (760) 398-2651

ELECTRIC:
IMPERIAL IRRIGATION DISTRICT ..... (760) 398-5811

TELEPHONE:
VERIZON ..... (800) 483-5000

GAS:
THE GAS COMPANY ..... (800) 227-2600

CABLE:
TIME WARNER CABLE ..... (760) 340-1312

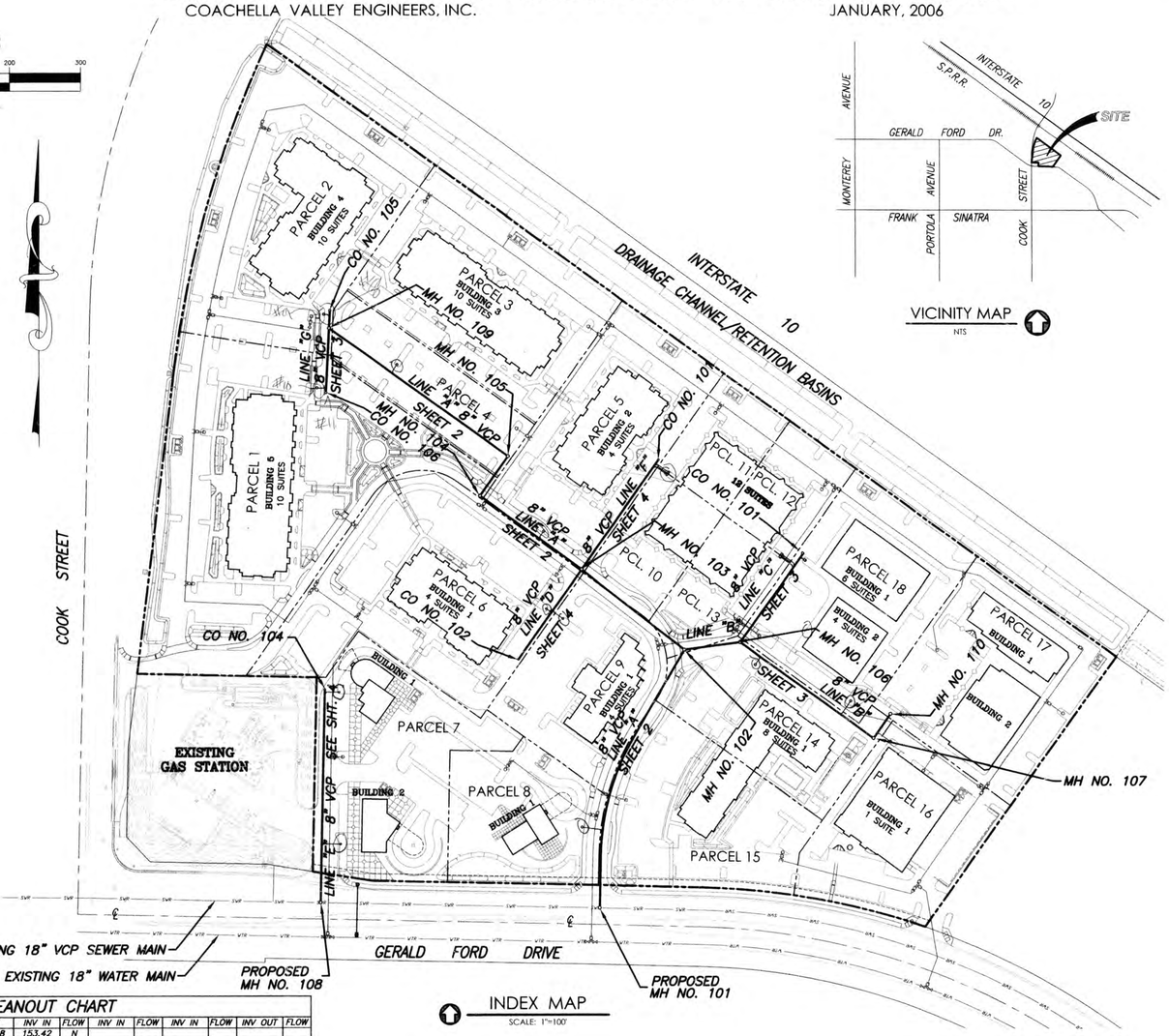
LEGEND

WATER SERVICE (1" UNLESS NOTED OTHERWISE)		CENTERLINE	C/L
SEWER LATERAL		RIGHT OF WAY	R/W
PROP. WATER MAIN		INVERT OF PIPE	INV
EXIST. WATER MAIN		TOP OF MANHOLE	TMH
PROP. SEWER MAIN		TOP OF CLEANOUT	TCO
EXIST. SEWER MAIN		BEGINING OF CURVE	BC
GATE VALVE		END OF CURVE	EC
FIRE HYDRANT		POINT OF REVERSE CURVE	PRC
CLEANOUT		POINT OF CURVE CHANGE	PCC
MANHOLE			
BUTTERFLY VALVE			
BLOWOFF ASSY			

GRAPHIC SCALE

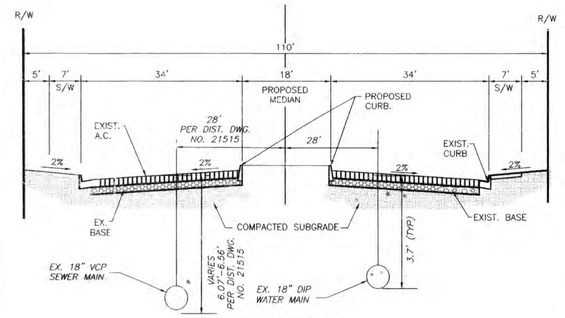
100 0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

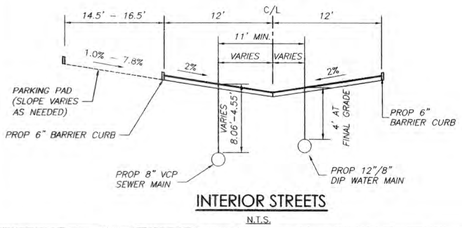


INDEX MAP
SCALE: 1"=100'

VICINITY MAP
NTS



GERALD FORD DRIVE
N.T.S.



INTERIOR STREETS
N.T.S.

MANHOLE/CLEANOUT CHART

MH #	STATION	TMH	INV IN	FLOW	INV IN	FLOW	INV IN	FLOW	INV OUT	FLOW
101	10+00.00	159.28	153.42	N						
102	13+89.70	161.91	154.96	NW	154.96	NE			154.86	SW
103	15+73.25	162.30	155.67	SW	155.67	NW	155.67	NE	155.57	SE
104	17+49.75	162.25	156.45	SW					156.25	SE
105	18+17.89	162.10	156.87	SE					156.67	SW
106	10+80.03	161.31	155.32	SE	155.32	SE			155.22	SW
107	13+11.27	161.86	156.18	NW					156.08	NW
108	10+00.00	160.51	154.80	N						
109	21+27.88	164.55	158.05	N	158.05	S			157.95	SE
110	13+52.83	161.76							156.32	SW
CO #	STATION	TCO	INV	FLOW	INV	FLOW			INV OUT	FLOW
101	11+52.87	160.91							155.82	SW
102	11+54.17	163.50							156.18	NE
103	11+87.67	161.54							156.29	NW
104	12+98.50	163.81							155.82	S
105	9+74.60	164.65							158.13	S
106	10+90.36	165.02							158.35	N

ESTIMATE OF QUANTITIES

DESCRIPTION	UNITS	QUANT.
48" DIA MANHOLE	EA	10
8" VCP SEWER MAIN	LF	2,388
6" LATERAL	EA	18
6" CLEANOUT	EA	6

QUANTITES SHOWN ARE FOR PERMIT USE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITIES FOR BIDDING PURPOSES.

UNDERGROUND UTILITIES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESES PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED OR SHOWN ON THE RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

COACHELLA VALLEY WATER DISTRICT GENERAL NOTES FOR SANITARY SEWER SYSTEMS

1. ALL SEWER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER SYSTEMS (STANDARD SPECIFICATIONS) OF THE COACHELLA VALLEY WATER DISTRICT (CVWD).
2. THE CONTRACTOR SHALL POSSESS A VALID CLASS A OR C-34 STATE OF CALIFORNIA CONTRACTORS LICENSE.
3. CONTRACTOR SHALL CONTACT CVWD'S CHIEF INSPECTOR UPON RECEIPT OF APPROVED DRAWINGS TO ARRANGE THE PRECONSTRUCTION CONFERENCE. NO CONSTRUCTION SHALL BEGIN PRIOR TO THE PRECONSTRUCTION CONFERENCE.
4. CONTRACTOR SHALL SUBMIT TO CVWD A LIST OF MATERIALS TO BE USED PRIOR TO THE PRECONSTRUCTION CONFERENCE. ONLY MATERIALS ON THE APPROVED LIST MAY BE USED. LIST SHALL INCLUDE QUANTITY, MANUFACTURER, MODEL, SIZE AND OTHER PERTINENT DATA.
5. ALL WORK SHALL BE INSPECTED BY CVWD. THE CHARGES FOR INSPECTION SHALL BE IN ACCORDANCE WITH CVWD'S REGULATIONS.
6. CONTRACTOR SHALL SCHEDULE HIS CONSTRUCTION ACTIVITIES DAILY WITH THE INSPECTION DEPARTMENT BETWEEN 3:30 P.M. AND 4:30 P.M. FOR THE FOLLOWING WORKING DAY. IF CVWD IS UNABLE TO PROVIDE AN INSPECTOR OR INSPECTORS, CONTRACTOR SHALL RESCHEDULE THE WORK FOR ANOTHER TIME.

   IF CONTRACTOR ELECTS TO CANCEL SCHEDULED WORK WITHOUT PRIOR NOTICE TO CVWD, CONTRACTOR SHALL BE CHARGED ONE HOUR OF INSPECTION TIME FOR EACH DAY OF OCCURRENCE
7. WORK PERFORMED WITHOUT INSPECTION SHALL BE REJECTED.
8. COPIES OF COMPACTION TEST RESULTS SHALL BE FURNISHED TO THE INSPECTOR PRIOR TO AIR TESTING. MINIMUM FREQUENCY OF COMPACTION TESTING SHALL BE AS FOLLOWS: A SET OF PIPE ZONE AND MID-TRENCH TESTS SHALL BE CONDUCTED OVER THE SEWER MAIN BETWEEN MANHOLE SECTIONS AND A SET OF PIPE ZONE AND MID-TRENCH TESTS SHALL BE CONDUCTED AT EVERY THIRD SERVICE LATERAL AND MANHOLE LOCATION.
9. GRADE AND ALIGNMENT SHALL BE ESTABLISHED IN A MANNER APPROVED BY CVWD. CUT SHEETS SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO EXCAVATION AND INCLUDE THE TOP OF CURB ELEVATION AT THE LATERAL LOCATIONS. SEWER MAIN SHALL BE INSTALLED TO WITHIN 0.02 FOOT TOLERANCE OF LINE AND GRADE AND NO SAGS GREATER THAN ½ INCH ARE ACCEPTABLE.
10. THE SEPARATION BETWEEN WATER AND SEWER FACILITIES SHALL BE AS SPECIFIED IN CVWD STANDARD DRAWING NO. W-1/5-3.
11. NO SEWER LATERALS SHALL BE INSTALLED IN DRIVEWAYS.
12. NO SEWER MAINS SHALL BE INSTALLED UNDER CURBS OR SIDEWALKS.
13. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY CVWD IF CONSTRUCTION HAS NOT STARTED WITHIN 12 MONTHS FROM DATE OF APPROVAL AS SHOWN IN CVWD DRAWING APPROVAL BLOCKS.
14. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-422-4133 AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION AND PROVIDE THE CVWD INSPECTOR THE USA NUMBER PRIOR TO EXCAVATION.
15. NEW CONSTRUCTION TO BE PLUGGED UNTIL SEWER SYSTEM IS APPROVED FOR SERVICE, PLUG TO BE REMOVED IN PRESENCE OF DISTRICT INSPECTORS.
16. THE LOCATION OF THE HOUSE LATERALS SHOULD BE MARKED AS FOLLOWS: STREETS WITH CURB: AN "S" SHALL BE CHISELED OR PERMANENTLY MARKED ON THE CURB AT THE LOCATION OF THE HOUSE LATERALS; AND AN APPROPRIATE MID-RANGE OR FULL RANGE MAGNETIC MARKER MANUFACTURED BY 3M ELECTRICAL PRODUCTS DIVISION, SCOTCHMARKER LOCATOR (EMS) OR EQUAL SHALL BE PLACED ON FOOT BELOW THE FINISHED GROUND SURFACE DIRECTLY ABOVE THE TERMINUS OF THE LATERAL. IN AREAS WHERE THE FINISHED GROUND SURFACE IS UNKNOWN, THE MARKER SHALL BE INSTALLED TWO FEET BELOW THE ASSUMED FINISHED GROUND SURFACE.

Sanitary Sewer General Notes-Final-7/15/05

760-761-0249 FAX

C.V.W.D. DRAWING APPROVAL

Checked: [signature] DATE: 17 JAN 06
Recommended: [signature] DIRECTOR OF ENGINEERING
DWG. No. 34646

Revisions:	DATE	APPR.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER
DESIGNED BY: DLC DRAWN BY: JIG CHECKED BY: DKR

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL CITY

SEAL
REGISTERED PROFESSIONAL ENGINEER
DAVID K. RICE JR.
NO. 35728
EXP. 6-30-07
CIVIL
STATE OF CALIFORNIA

APPROVED BY DATE
R.C.E. No. EXP. DATE 1/11/06
PREPARED UNDER THE DIRECT SUPERVISION OF: DATE
DAVID K. RICE JR.
R.C.E. No. 35728 EXP. DATE: 06/30/07

GE Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: AS SHOWN
DATE: JAN, 2006

BENCHMARK: CITY OF PALM DESERT B.M.#103
2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
VALLEY BUSINESS PARK
SEWER IMPROVEMENT PLAN
OF PARCEL MAP NO. 31563
IN THE NE1/4 OF SEC. 33 AND THE NW1/4 OF SEC. 34, T.4S., R.6E, S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC. JOB No. 03168

SHEET No. 1 OF 4 SHTS.
FILE No.

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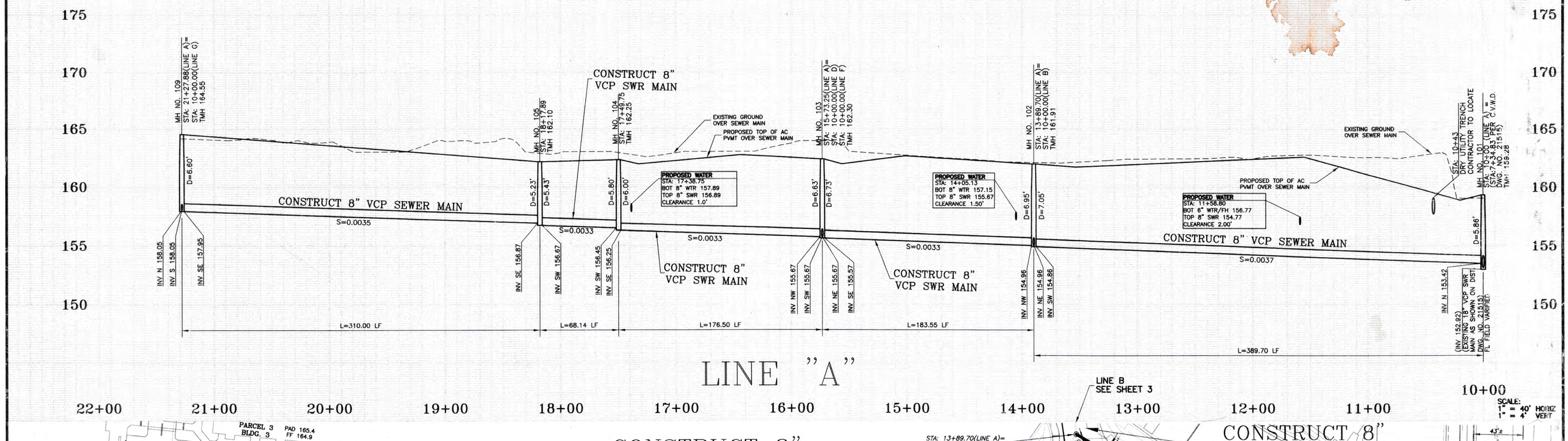

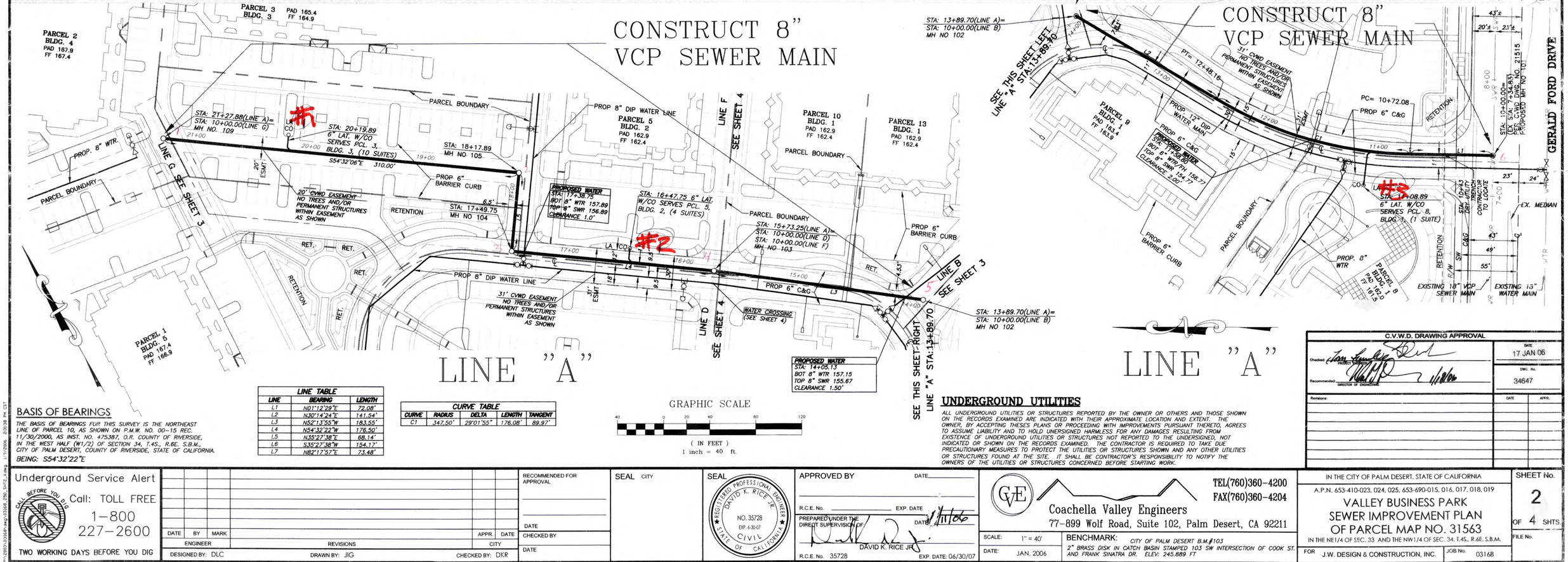

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEAST LINE OF PARCEL 10, AS SHOWN ON P.M.W. NO. 00-15 REC. 11/30/2000, AS INST. NO. 475387, O.R. COUNTY OF RIVERSIDE, IN THE WEST HALF (W1/2) OF SECTION 34, T.4S., R.6E. S.B.M., CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING: S54°32'22"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°12'29"E	72.08'
L2	N30°14'24"E	141.54'
L3	N52°13'55"W	183.55'
L4	N54°32'22"W	176.50'
L5	N35°27'38"E	68.14'
L6	S35°27'38"W	154.17'
L7	N82°17'57"E	73.48'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	347.50'	29°01'55"	176.08'	89.97'

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

UNDERGROUND UTILITIES

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C.V.W.D. DRAWING APPROVAL

Checked: PROJECT ENGINEER — DATE: 17 JAN 06

Recommended: DIRECTOR OF ENGINEERING — DATE: 1/18/06

DWG. No. 34647

Revisions:	DATE	APPR.

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TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

DESIGNED BY: DLC DRAWN BY: JIG CHECKED BY: DKR

RECOMMENDED FOR APPROVAL — DATE — CHECKED BY — DATE

SEAL CITY

SEAL: REGISTERED PROFESSIONAL ENGINEER DAVID K. RICE JR. NO. 35728 EXP. 6-30-07 CIVIL STATE OF CALIFORNIA

APPROVED BY — DATE — R.C.E. No. — EXP. DATE

PREPARED UNDER THE DIRECT SUPERVISION OF: DAVID K. RICE JR. — DATE 1/17/06

R.C.E. No. 35728 EXP. DATE: 06/30/07

Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: 1" = 40' DATE: JAN, 2006

BENCHMARK: CITY OF PALM DESERT B.M.#103
2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT

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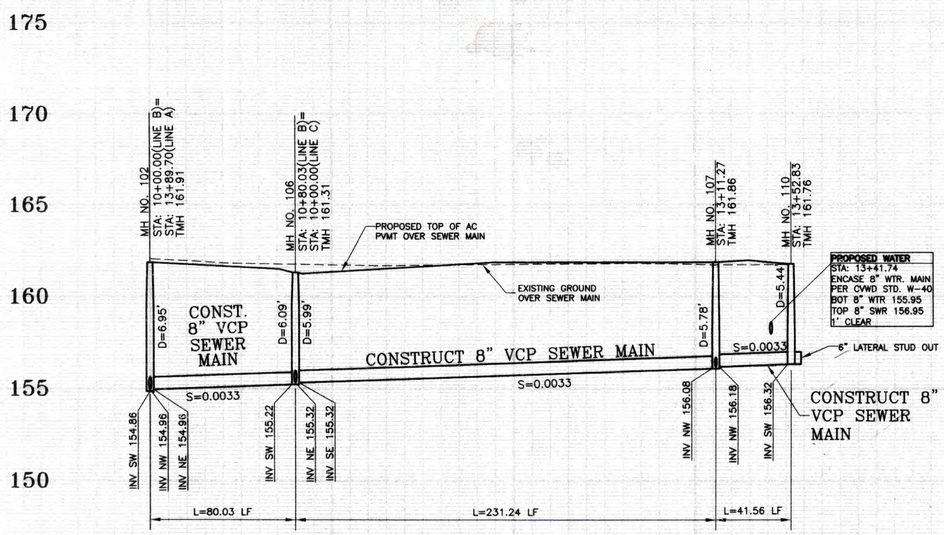
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
VALLEY BUSINESS PARK
SEWER IMPROVEMENT PLAN
OF PARCEL MAP NO. 31563
IN THE NE1/4 OF SEC. 33 AND THE NW1/4 OF SEC. 34, T.4S., R.6E. S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC. JOB No. 03168

SHEET No. 2 OF 4 SHTS. FILE No.

34647



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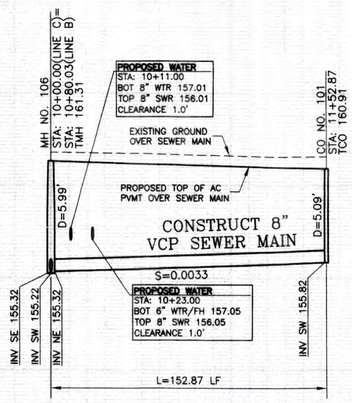

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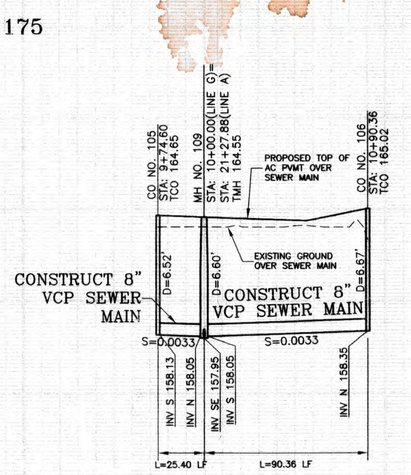


LINE "G"

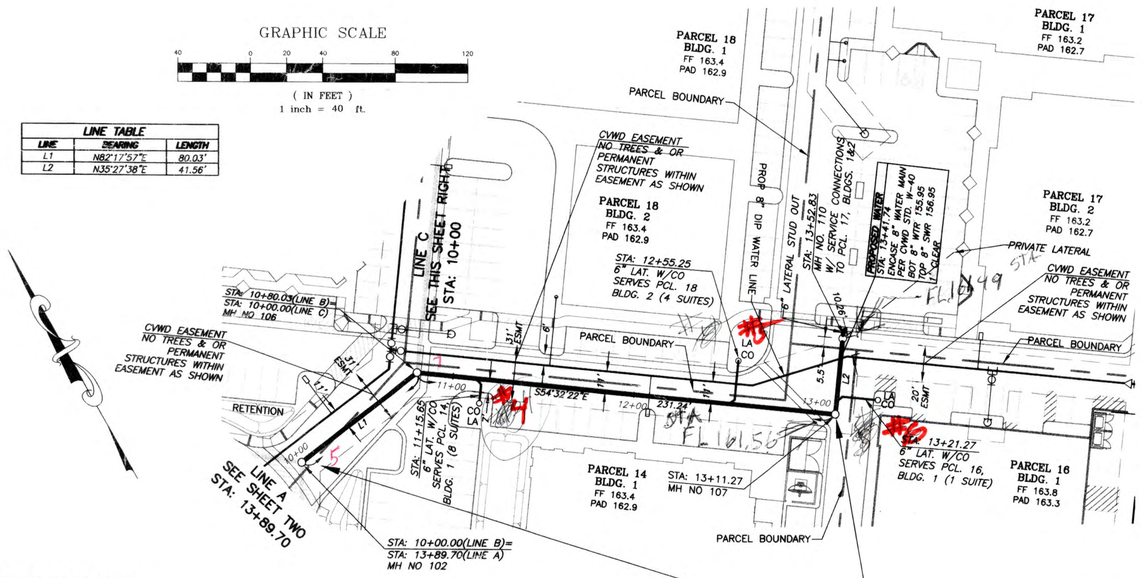
SCALE:
1" = 40' HORIZ
1" = 4' VERT

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°17'57"E	80.03'
L2	N35°27'38"E	41.56'



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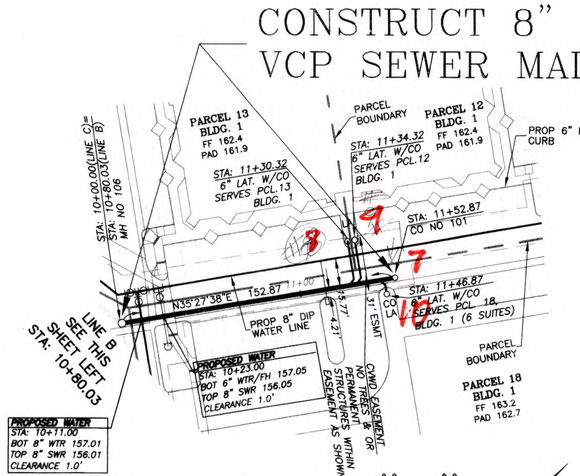

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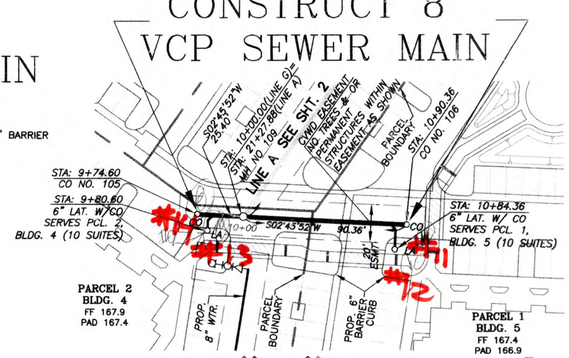

LINE "G"

BASIS OF BEARINGS

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BEING: S54°32'22"E

C.V.W.D. DRAWING APPROVAL

Checked: DATE 17 JAN 06
Recommended: DIRECTOR OF ENGINEERING
DWG. No. 34648

Revisions:	DATE	APPR.

Underground Service Alert
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DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY	

ENGINEER
DESIGNED BY: DLC
DRAWN BY: JIG
CHECKED BY: DKR

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL CITY

SEAL
REGISTERED PROFESSIONAL ENGINEER
DAVID K. RICE JR.
NO. 35728
EXP. 6-30-07
CIVIL
STATE OF CALIFORNIA

APPROVED BY DATE
R.C.E. No. EXP. DATE
PREPARED UNDER THE DIRECT SUPERVISION OF: DATE
DAVID K. RICE JR.
R.C.E. No. 35728 EXP. DATE: 06/30/07

Coachella Valley Engineers
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SCALE: 1" = 40'
DATE: JAN. 2006

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VALLEY BUSINESS PARK SEWER IMPROVEMENT PLAN OF PARCEL MAP NO. 31563

IN THE NE1/4 OF SEC. 33 AND THE NW1/4 OF SEC. 34, T.4S., R.6E. S.B.M.

FOR J.W. DESIGN & CONSTRUCTION, INC.
JOB No. 03168

SHEET No. 3 OF 4 SHTS.
FILE No.

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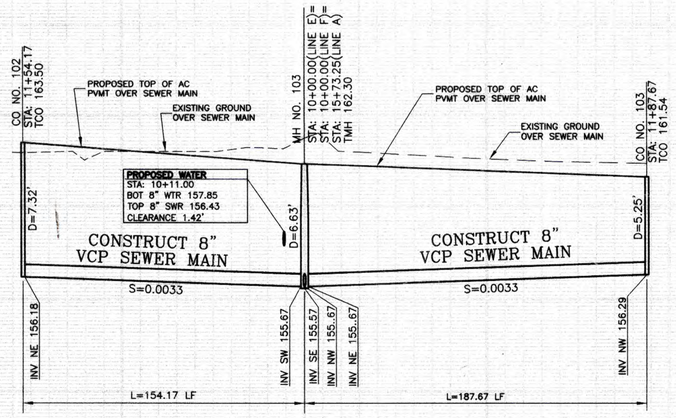
3 of 8



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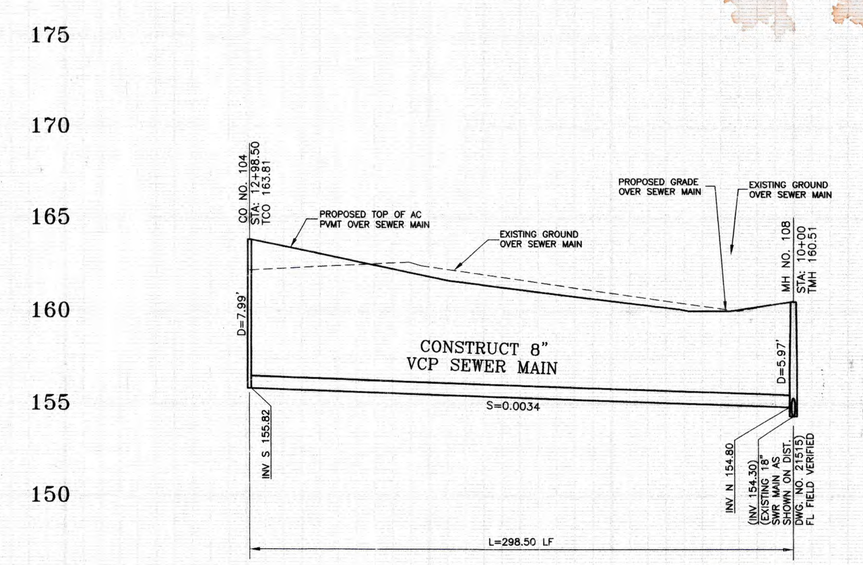


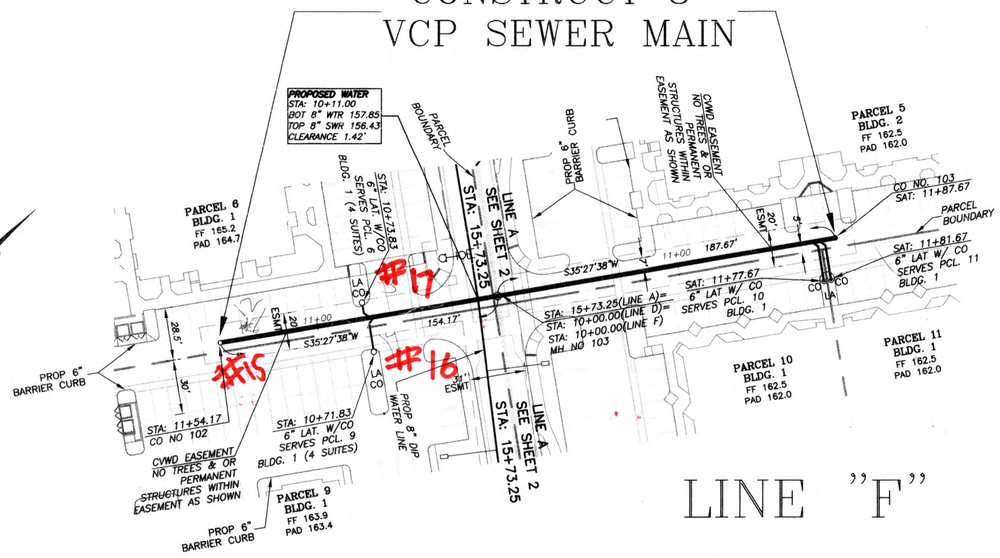
LINE "E"

SCALE:
1" = 40' HORIZ
1" = 4' VERT

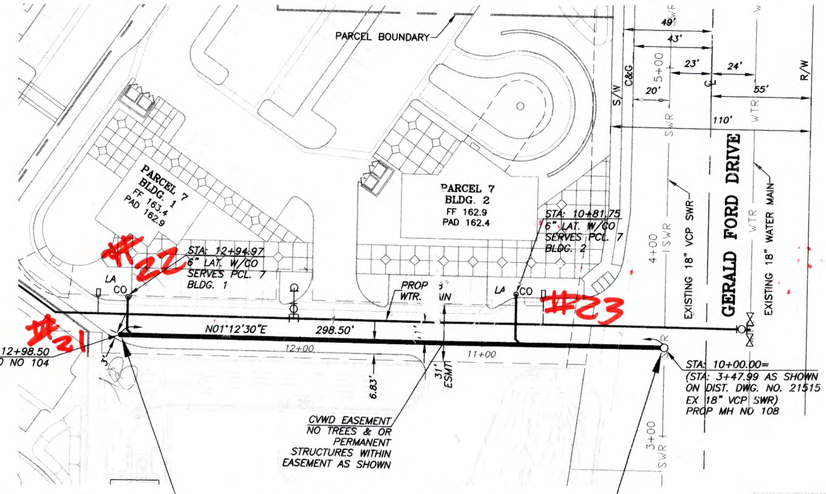
12+00 11+00 10+00 11+00 12+00

13+00 12+00 11+00 10+00

CONSTRUCT 8" VCP SEWER MAIN



LINE "D" LINE "F"



CONSTRUCT 8" VCP SEWER MAIN

LINE "E"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEAST LINE OF PARCEL 10, AS SHOWN ON P.M.W. NO. 00-15 REC. 11/30/2000, AS INST. NO. 475387, O.R. COUNTY OF RIVERSIDE, IN THE WEST HALF (W1/2) OF SECTION 34, T.4S., R.6E. S.B.M., CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING: S54°32'22"E

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

C.V.W.D. DRAWING APPROVAL

Checked: PROJECT ENGINEER
Recommended: DIRECTOR OF ENGINEERING

DATE: 17 JAN 06
DWG. No. 34649

Revisions:	DATE	APPR.

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				CITY	

DESIGNED BY: DLC DRAWN BY: JIG CHECKED BY: DKR

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL CITY

SEAL
REGISTERED PROFESSIONAL ENGINEER
DAVID K. RICE JR.
NO. 35728
EXP. 6-30-07
CIVIL
STATE OF CALIFORNIA

APPROVED BY DATE
R.C.E. No. EXP. DATE
PREPARED UNDER THE DIRECT SUPERVISION OF: DATE 1/11/06
DAVID K. RICE JR.
R.C.E. No. 35728 EXP. DATE: 06/30/07

Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: 1" = 40'
DATE: JAN, 2006

BENCHMARK: CITY OF PALM DESERT B.M.#103
2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
VALLEY BUSINESS PARK
SEWER IMPROVEMENT PLAN
OF PARCEL MAP NO. 31563
IN THE NE1/4 OF SEC. 33 AND THE NW1/4 OF SEC. 34, T.4S., R.6E. S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC.
JOB No. 03168

SHEET No. 4 OF 4 SHTS.
FILE No.

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