IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA

WATER 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. — MARCH, 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) 227-2800

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

LEGEND

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

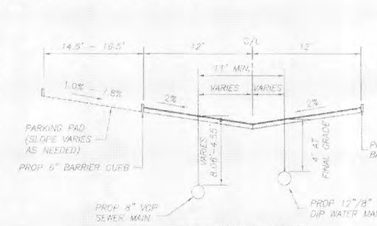
GRAPHIC SCALE
100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

PRIVATE ENGINEERING NOTE

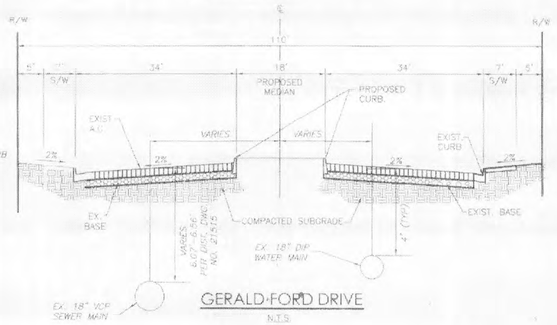
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNDERGROUND UTILITIES

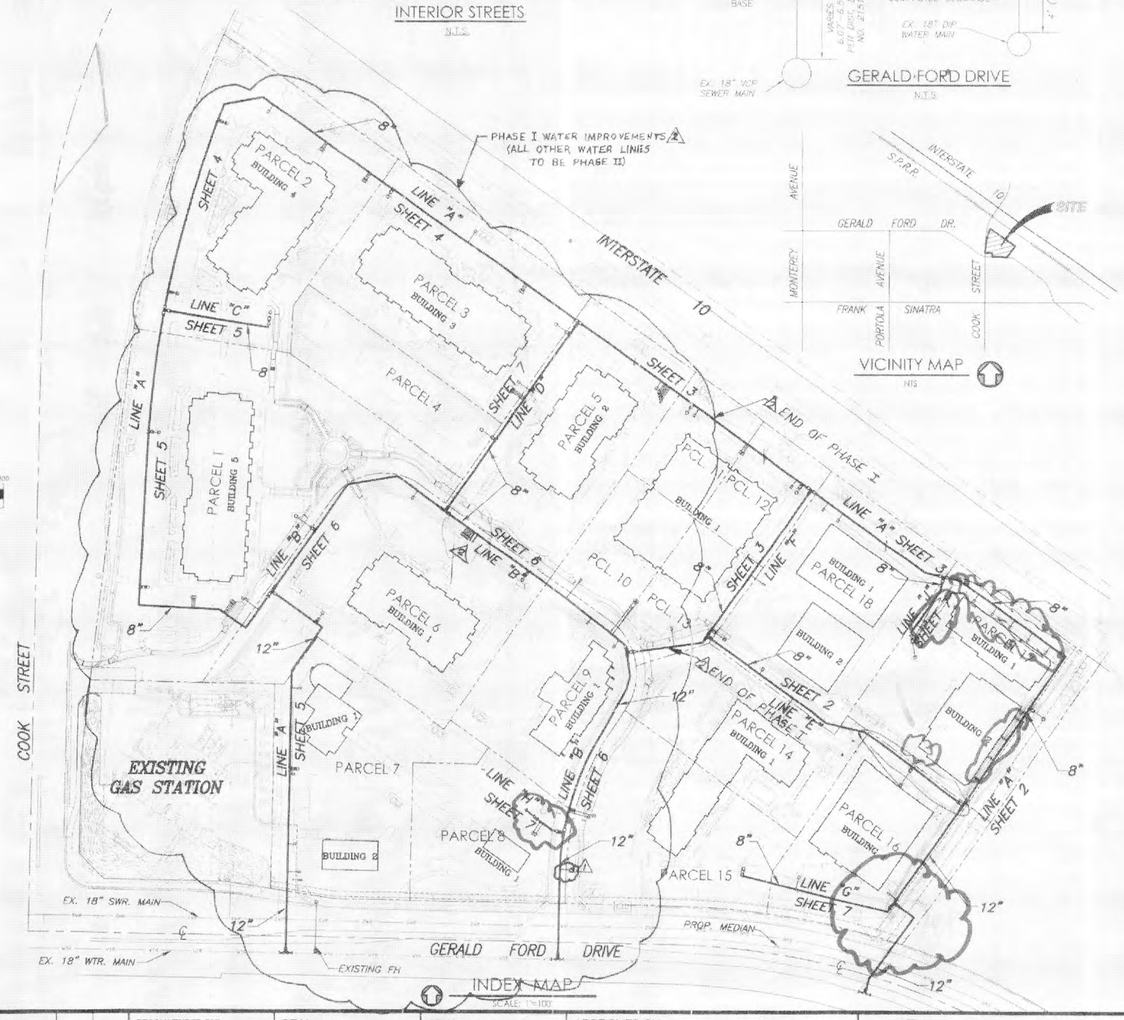
ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESES PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED 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.



INTERIOR STREETS
N.T.S.



GERALD FORD DRIVE
N.T.S.



INDEX MAP
SCALE: 1"=100'

VICINITY MAP
NTS

COACHELLA VALLEY WATER DISTRICT
GENERAL NOTES FOR DOMESTIC WATER SYSTEMS

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DOMESTIC WATER 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 THE COMPACTION TEST RESULTS SHALL BE FURNISHED TO THE INSPECTOR PRIOR TO PRESSURE TESTING. MINIMUM FREQUENCY OF COMPACTION TESTING SHALL BE AS FOLLOWS: A SET OF PIPE ZONE AND MID TRENCH TESTS SHALL BE CONDUCTED OVER THE PIPELINE EVERY 300 FEET AND AT EVERY THIRD WATER SEVICE, HYDRANT, DETECTOR CHECK OR MANIFOLD.
9. THE COVER FOR WATER DISTRIBUTION PIPELINES 24 INCHES IN DIAMETER AND SMALLER IN RESIDENTIAL DEVELOPMENTS WITH CURB AND GUTTER SHALL BE 36 INCHES. THE COVER FOR WATER DISTRIBUTION PIPELINES 30 INCHES AND GREATER AND ANY PIPELINES LOCATED IN NON-RESIDENTIAL AREAS SHALL BE 48 INCHES. STREETS SHALL BE BROUGHT TO SUBGRADE, SEWER INSTALLED AND CURB AND GUTTER INSTALLED BEFORE THE PIPELINE IS INSTALLED.
10. POLYETHYLENE ENCASEMENT SHALL BE USED FOR ALL FERROUS PIPES, VALVES AND FITTINGS IN THE AREAS OF CORROSIVE SOILS AND/OR WHERE THE ELECTROCONDUCTIVITY OF THE SOIL IS LESS THAN 2,000 OHMS PER CUBIC CENTIMETER OR AS DIRECTED BY CVWD.
11. ALL CONNECTIONS TO EXISTING FACILITIES WILL BE MADE BY CVWD AT THE OWNER'S EXPENSE. SIXTY DAYS NOTICE REQUIRED. CONTRACTOR SHALL START THE INSTALLATION AT THE TIE-IN CONNECTION PROVIDED.
12. THE SEPARATION BETWEEN WATER AND SEWER FACILITIES SHALL BE AS SPECIFIED IN CVWD STANDARD DRAWING NO. W-1/S-3.
13. PIPELINES SHALL BE KEPT FREE OF DIRT, ROCKS AND FOREIGN MATERIALS DURING CONSTRUCTION. MECHANICAL CLEANING MAY BE REQUIRED AT THE DISCRETION OF THE CHIEF INSPECTOR.
14. RESTRAINED JOINTS ARE REQUIRED UNDER PAVERS, DECORATIVE CONCRETE, AND THROUGH EACH ENTRYWAY TO THE PROJECT. NO WATER PIPELINES SHALL BE INSTALLED UNDER CURBS OR SIDEWALKS.
15. NO WATER SERVICE LINES OR METER BOXES SHALL BE INSTALLED IN DRIVEWAYS.
16. 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.
17. 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.

\\atlk\Water General Notes-Final-7/15/05

ESTIMATE OF QUANTITIES

( )	DESCRIPTION	UNITS	QUANT.
(1)	12" DIP WATERMAIN W/ RESTRAINED JOINTS	LF	1,299
(2)	8" DIP WATERMAIN W/ RESTRAINED JOINTS	LF	4,893
(3)	CONNECT TO EXISTING WATERMAIN (BY DISTRICT FORCES @ DEVELOPERS EXPENSE)	EA	3
(4)	8"X8"X8" TEE	EA	3
(5)	12"X12"X6" TEE	EA	3
(6)	8"X8"X6" TEE	EA	20
(7)	12"X45° BEND (DI)	EA	10
(8)	12"X90° BEND (DI)	EA	2
(9)	8"X45° BEND (DI)	EA	7
(10)	8"X90° BEND (DI)	EA	6
(11)	6" FH ASSY (WET BARREL TYPE) (SUPER 6"X4"X2½"X2½")	EA	21
(12)	6" GV	EA	18
(13)	8" DIP	LF	398
(14)	12"X22½° BEND (DI)	EA	5
(15)	12"X11¼° BEND (DI)	EA	2
(16)	8"X11¼° BEND (DI)	EA	3
(17)	8"X22½° BEND (DI)	EA	11
(18)	1" ARV	EA	1
(19)	8" GV	EA	16
(20)	12" GV	EA	20
(21)	18"X18"X12" TEE	EA	3
(22)	12"X8" REDUCER	EA	3
(23)	12"X12"X12" TEE	EA	6
(24)	18" BUTTERFLY VALVE	EA	6
(25)	WB CVWD DETECTOR CHECKS W/ BY PASS METER	EA	19
(26)	8"X6" REDUCER	EA	4
(27)	1" SERVICE	EA	51
(28)	6"X6"X6" TEE	EA	3
(29)	6" DETECTOR CHECK ASSEMELY	EA	19

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

AS BUILT

C.V.W.D. DRAWING APPROVAL

CHECKED	DATE 3/31/06
RECOMMENDED FOR APPROVAL	DWG No. 34821

Revisions:	DATE	APPR.
⚠1 ADD 1" SERVICE AND ¾" METER FOR MEDIAN IRRIGATION	5/31/06	
⚠2 PHASE I AND PHASE II, 2in IRRIGATION	6/14/06	

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: DAVID K. RICE JR. — DATE 3/30/06

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"=100' — DATE: MAR. 2006

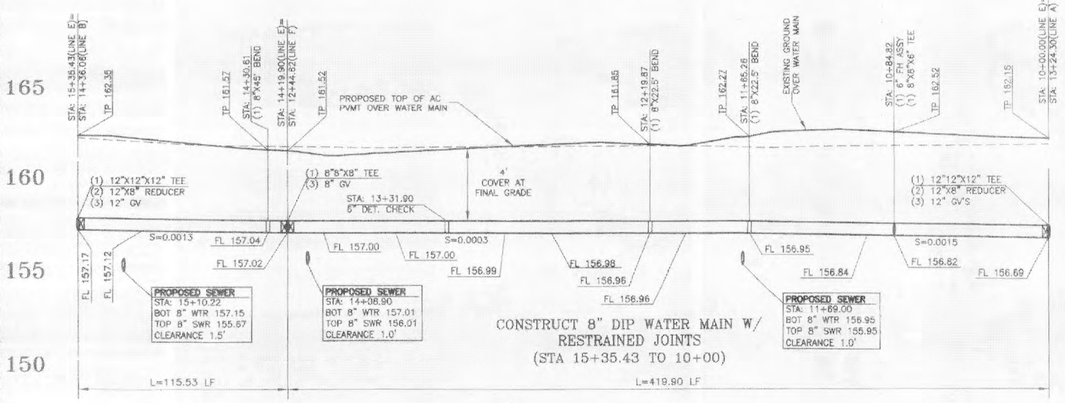
BENCHMARK: CITY OF PALM DESERT B.M.#103
2" BRASS DISK IN CATCH BASIN STAMPED 103 S/W INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT

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
WATER 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

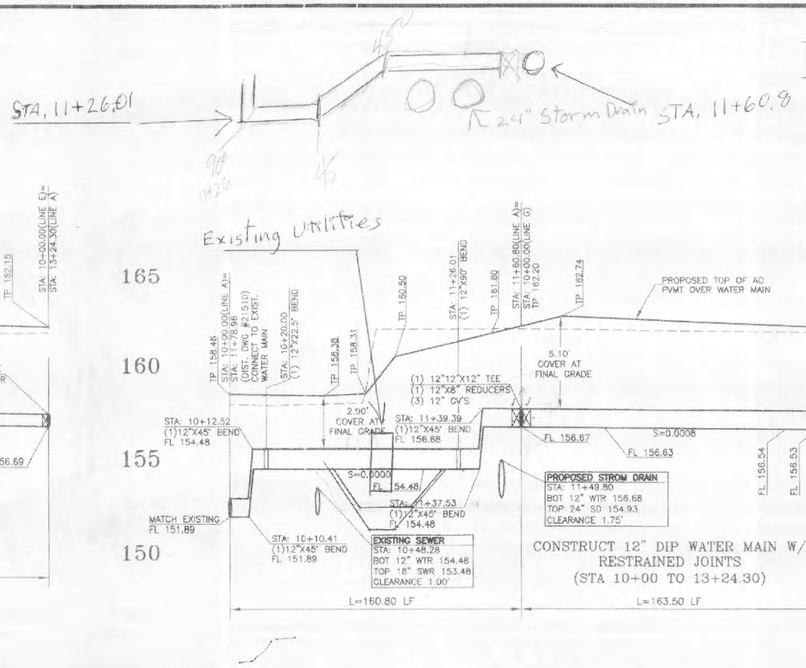
SHEET No. 1 OF 7 SHTS.
FILE No.

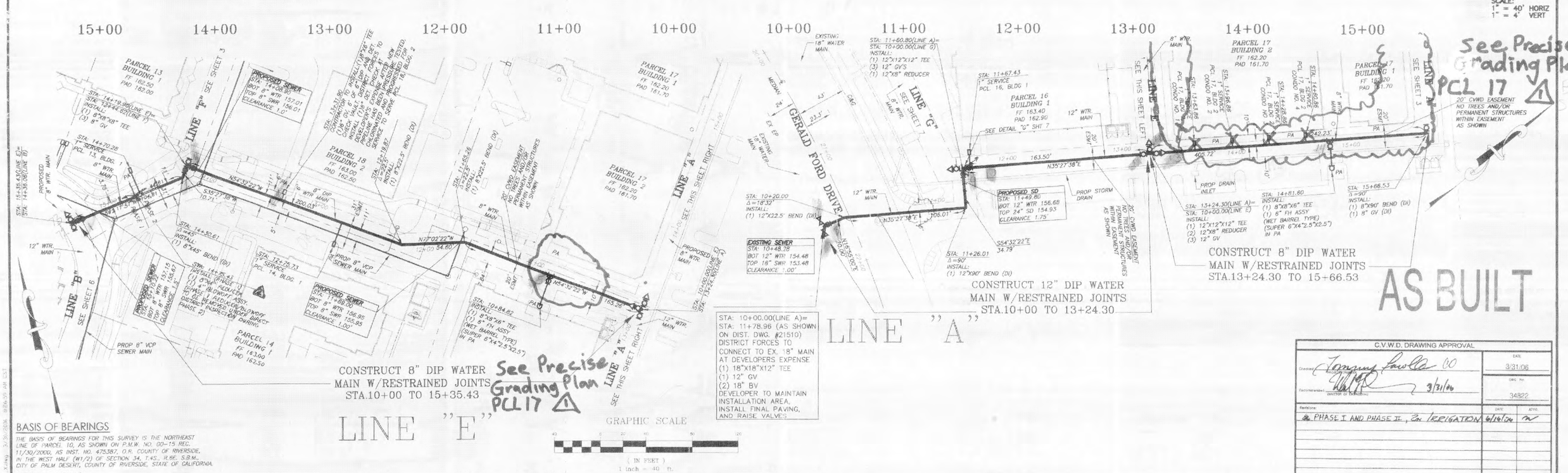
34821

LINE "E"



LINE "A"





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

C.V.W.D. DRAWING APPROVAL

Checked: Tommy Lawler 00 DATE 3/31/06
Recommended: DIRECTOR OF ENGINEERING 3/31/06
DWG. No. 34822

Revisions:	DATE	APP'D
& PHASE I AND PHASE II, 2in IRRIGATION	6/16/06	TL

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

DATE	BY	MARK	APPR.	DATE
ENGINEER	REVISIONS	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 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 3/30/06
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: MAR. 2006

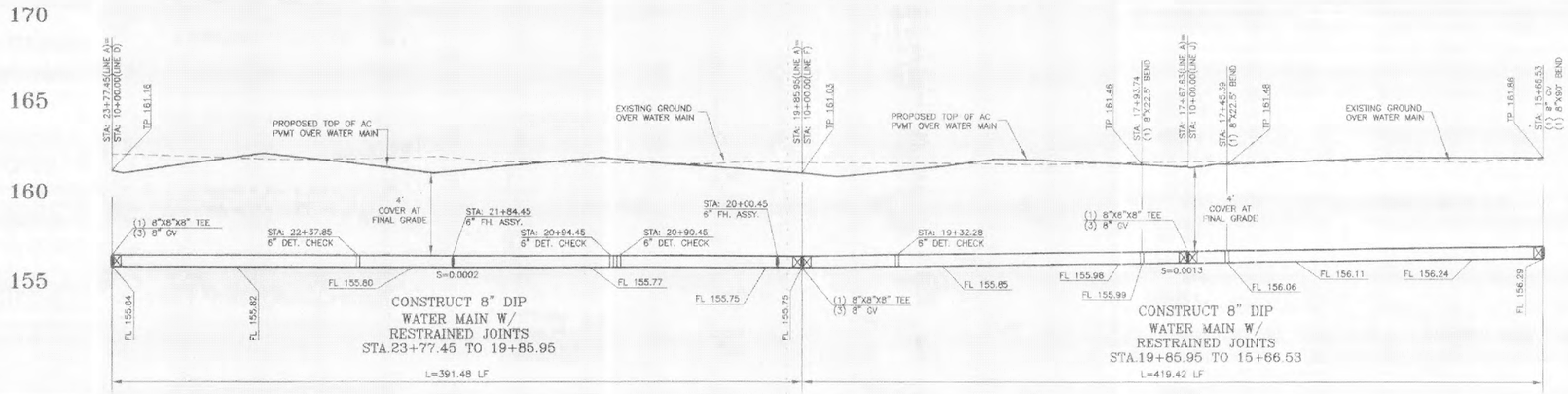
BENCHMARK: CITY OF PALM DESERT B.M.#103 2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV. 245.883 FT.

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
WATER 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.

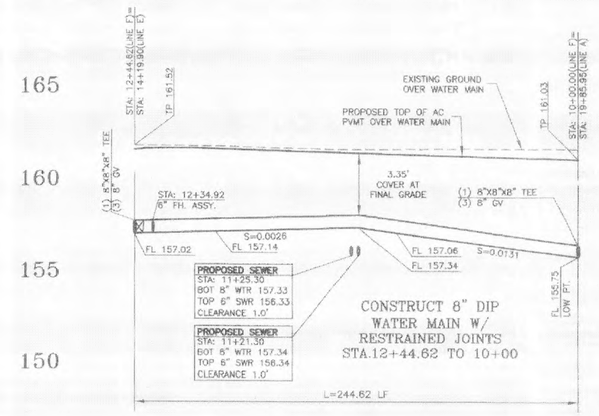
SHEET No. 2 OF 7 SHTS.
FILE No.
JOB No. 0316B

34822

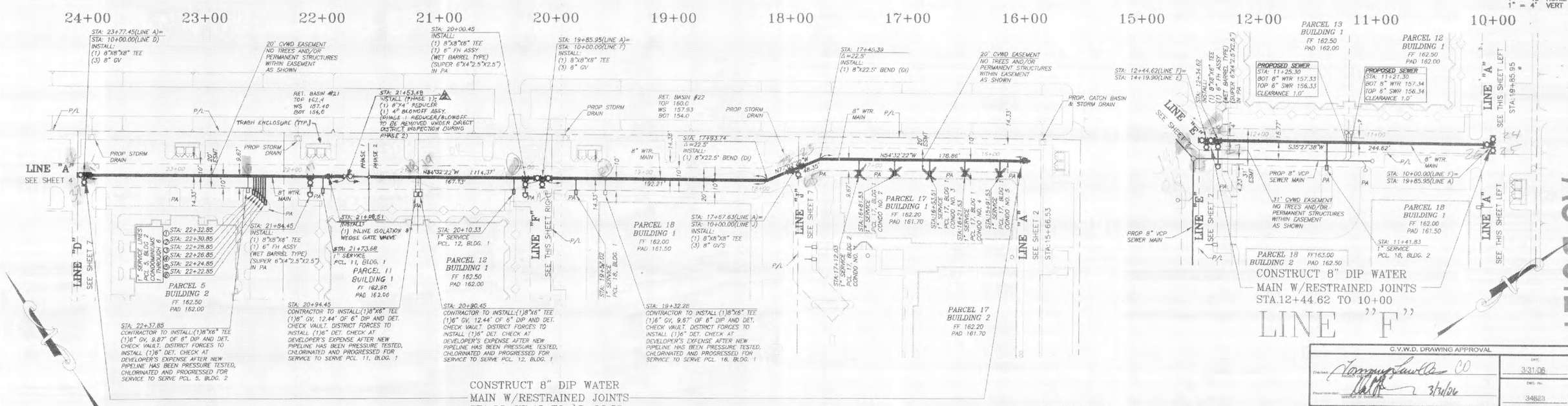
LINE "A"



LINE "F"



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



LINE "A"

LINE "F"

AS BUILT

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

(IN FEET)
1 inch = 40 ft.

C.V.W.D. DRAWING APPROVAL

Checked: 3/31/06
Recommended: 3/31/06
Revisions: PHASE I AND PHASE II, 2 IN IRRIGATION 6/16/06 JV
DATE: 3/31/06
DWG. No. 34823

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

DATE	BY	MARK	APPR.	DATE
ENGINEER		REVISIONS	CITY	

DESIGNED BY: DLC DRAWN BY: JFG 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 3/30/06
DAVID K. RICE JR.
R.C.E. No. 35728 EXP. DATE: 06/30/07

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

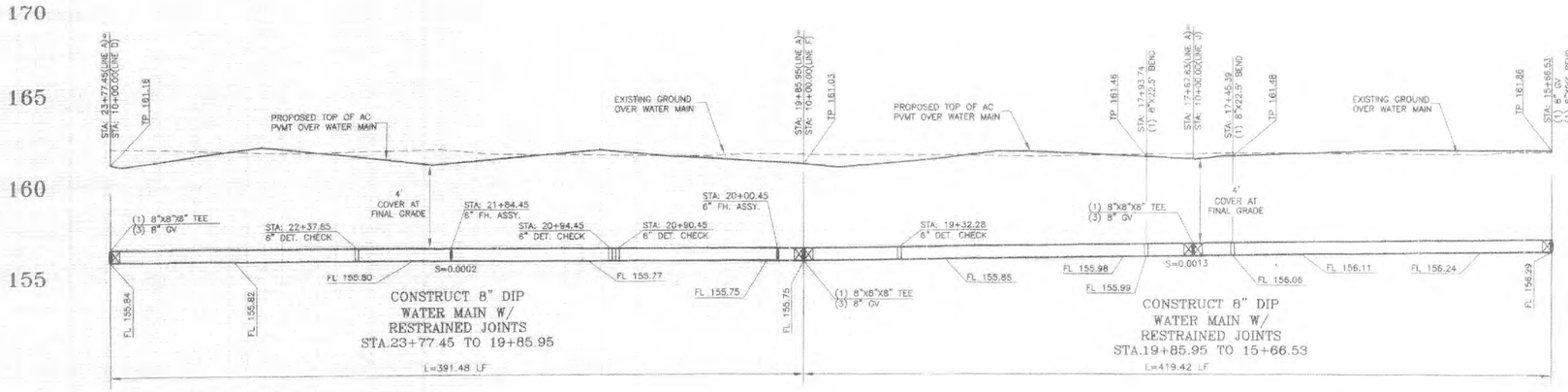
SCALE: 1"= 40'
DATE: MAR. 2006

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.

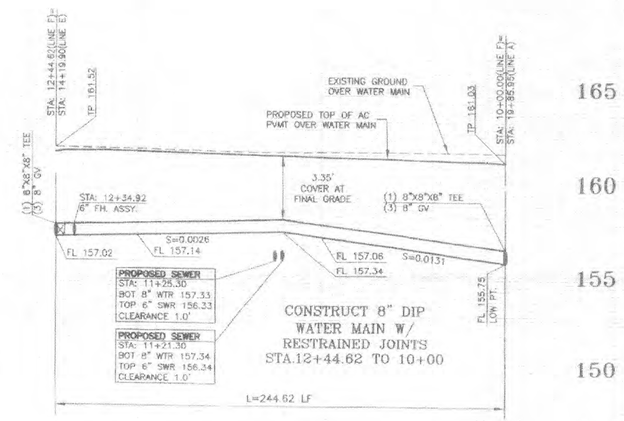
IN THE CITY OF PALM DESERT, STATE
A.P.N. 653-410-023, 024, 025, 653-690-0
VALLEY BUSINES
WATER IMPROVEM
OF PARCEL MAP N
IN THE NE1/4 OF SEC. 33 AND THE NW1/4 OF
FOR J.W. DESIGN & CONSTRUCTION, INC

3/7

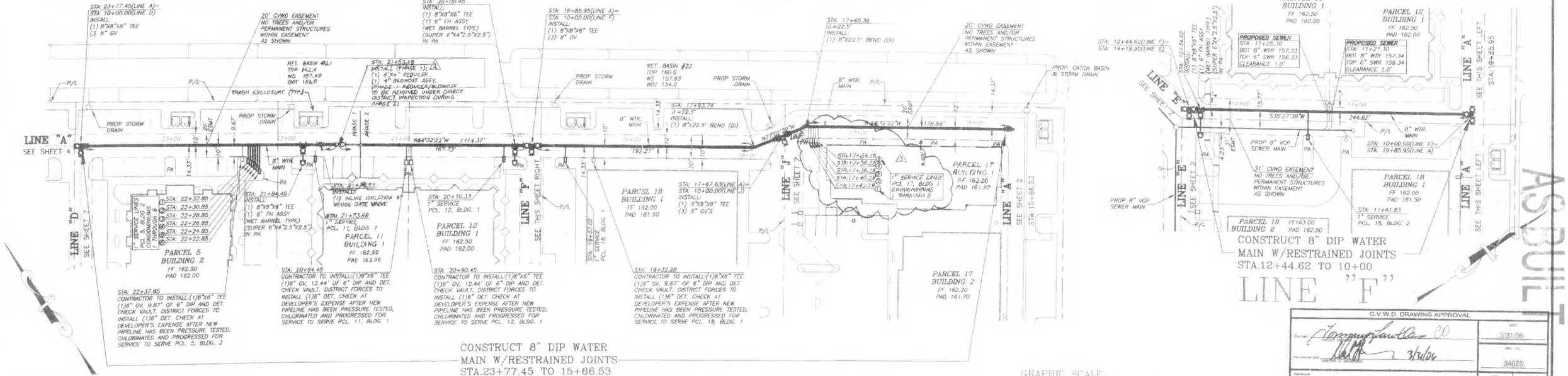
LINE "A"



LINE "F"



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



AS BUILT

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
(IN FEET)
1 inch = 40 ft.

C.V.W.D. DRAWING APPROVAL

		DATE
Checked		3/31/06
Recommended for Approval	3/31/06	DRC No. 34823

Revisions	DATE	APPR.
PHASE I AND PHASE II 2" IRRIGATION	6/19/06	MW
MOVED 4" WATER SERVICES	9/18/06	MW

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

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 6/30/06
DAVID K. RICE JR.
R.G.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: MAR. 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
WATER 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

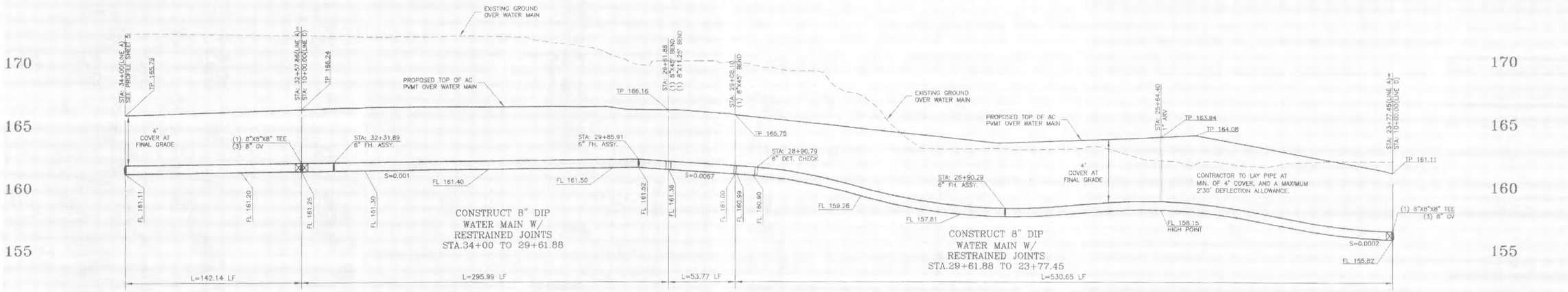
SHEET No. 3 OF 7 SHTS.
FILE No.

34823

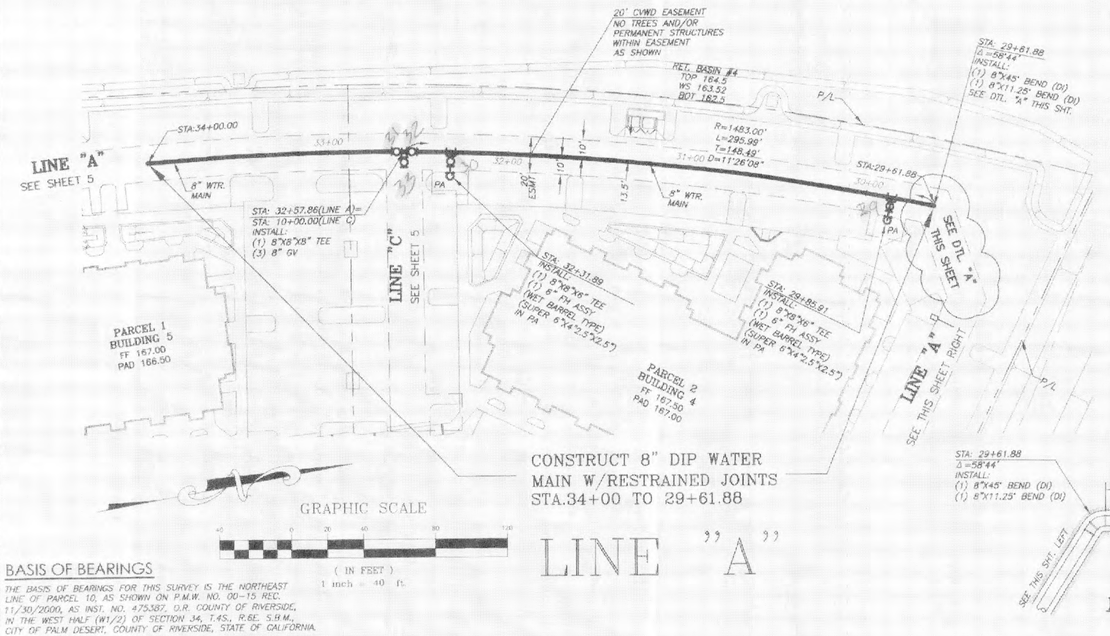
RECEIVED OCT 0

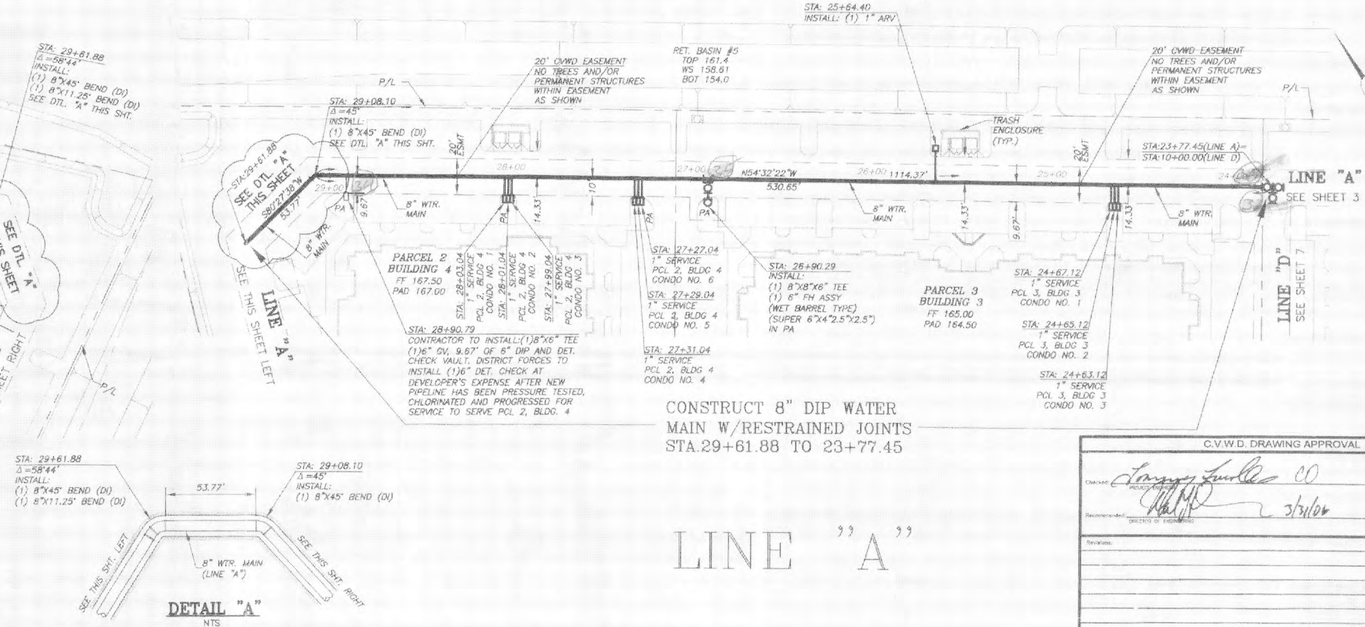
LINE "A"

LINE "A"



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





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 "A"

AS BUILT

C.V.W.D. DRAWING APPROVAL

Checked: [signature] CO — DATE 3/31/06

Recommended: [signature] DIRECTOR OF ENGINEERING — DATE 3/31/06

DWG. NO. 34824

Revisions:	DATE	APPR.

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

DATE	BY	MARK	APPR.	DATE
ENGINEER		REVISIONS	CITY	

DESIGNED BY: DLC DRAWN BY: JJG 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 9/30/06

DAVID K. RICE JR.

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

CVE 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: MAR. 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 WATER IMPROVEMENT PLAN OF PARCEL MAP NO. 31563

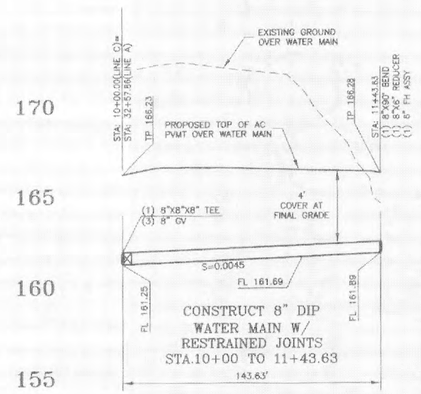
IN THE NE1/4 OF SEC. 33 AND THE NW1/4 OF SEC. 34, T.4S., R.6E. S.B.M.

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

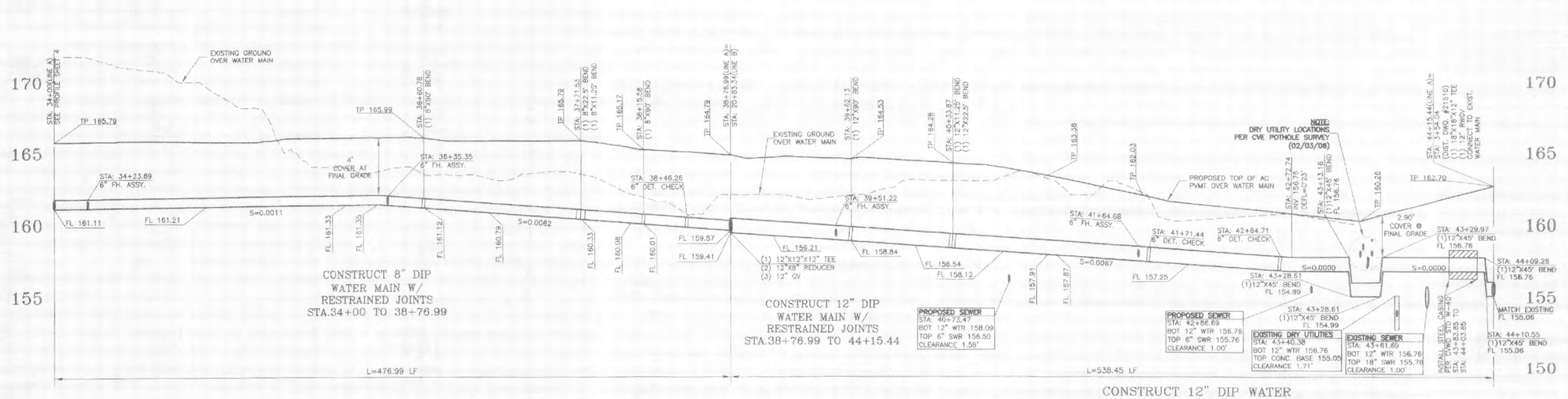
SHEET No. 4 OF 7 SHTS. FILE No.

34824

LINE "C"



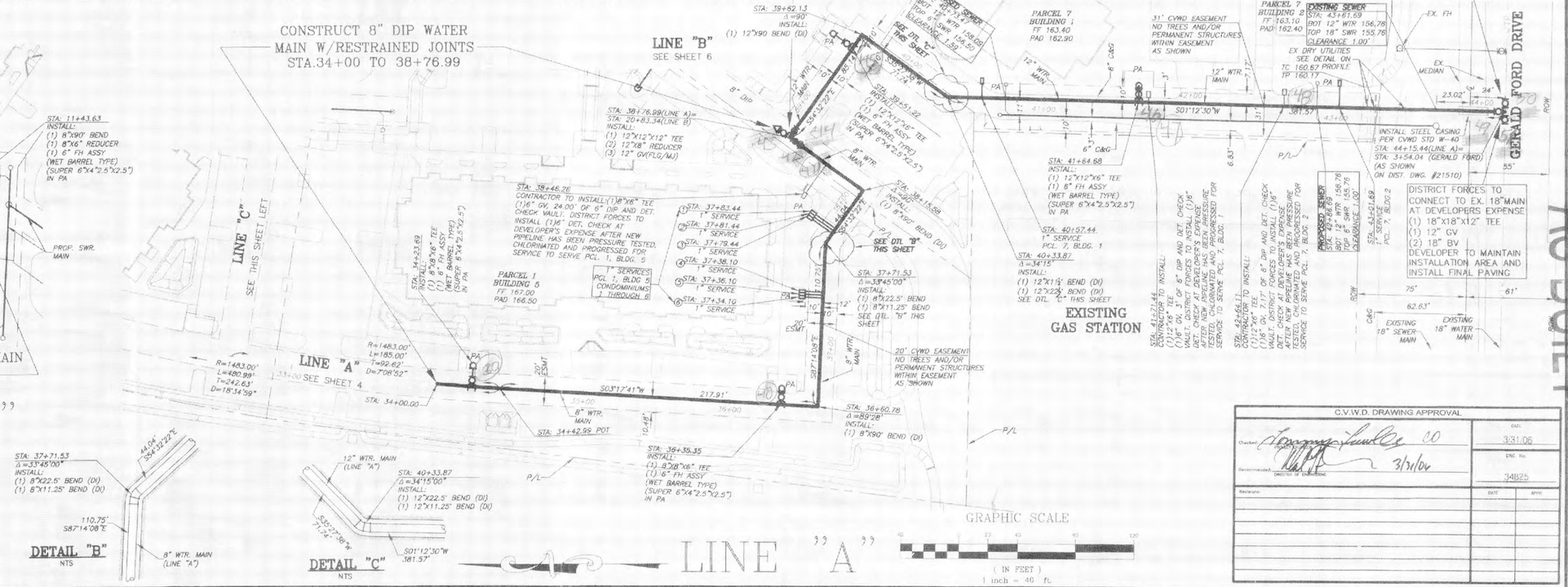
LINE "A"



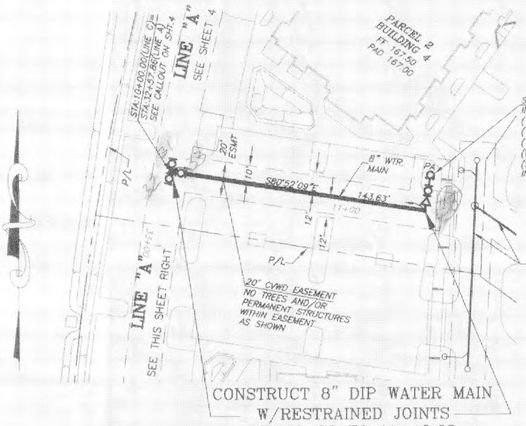
CONSTRUCT 12" DIP WATER MAIN W/RESTRAINED JOINTS STA. 38+76.99 TO 44+15.44

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

CONSTRUCT 8" DIP WATER MAIN W/RESTRAINED JOINTS STA.34+00 TO 38+76.99



LINE "C"



LINE "A"

DETAIL "B" NTS

DETAIL "C" NTS

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 UNDERSIGNED 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.

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. 475357, 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

C.V.W.D. DRAWING APPROVAL

Checked: 3/31/06 — Recommended: DIRECTOR OF ENGINEERING 3/31/06

DATE: 3/31/06 — DWG. No. 34825

Revisions	DATE	APPR.

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

DATE	BY	MARK	APPR.	DATE
ENGINEER		REVISIONS	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 3/30/06

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: MAR. 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 WATER 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

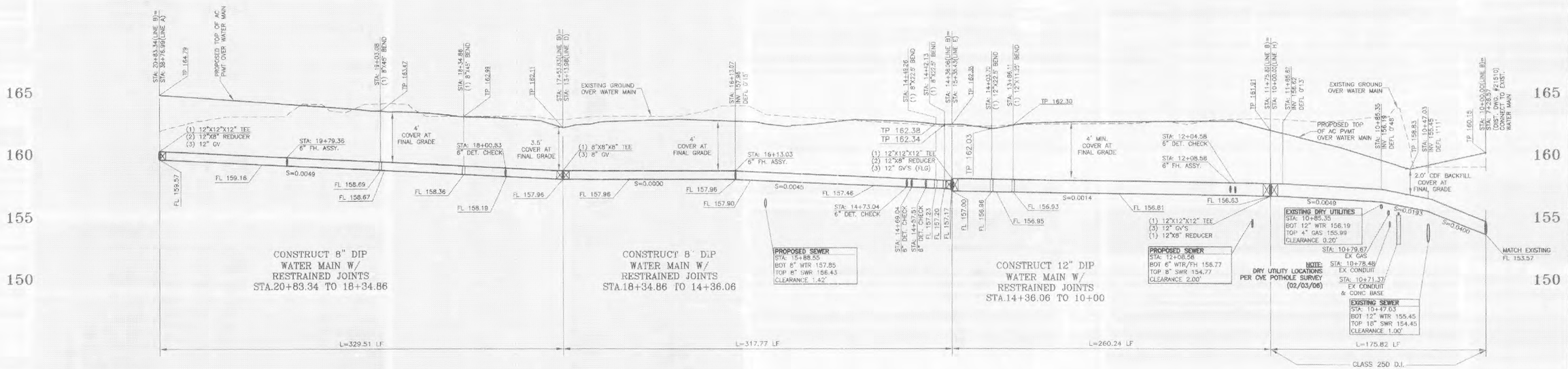
SHEET No. 5 OF 7 SHTS.

FILE No.

AS BUILT

34825

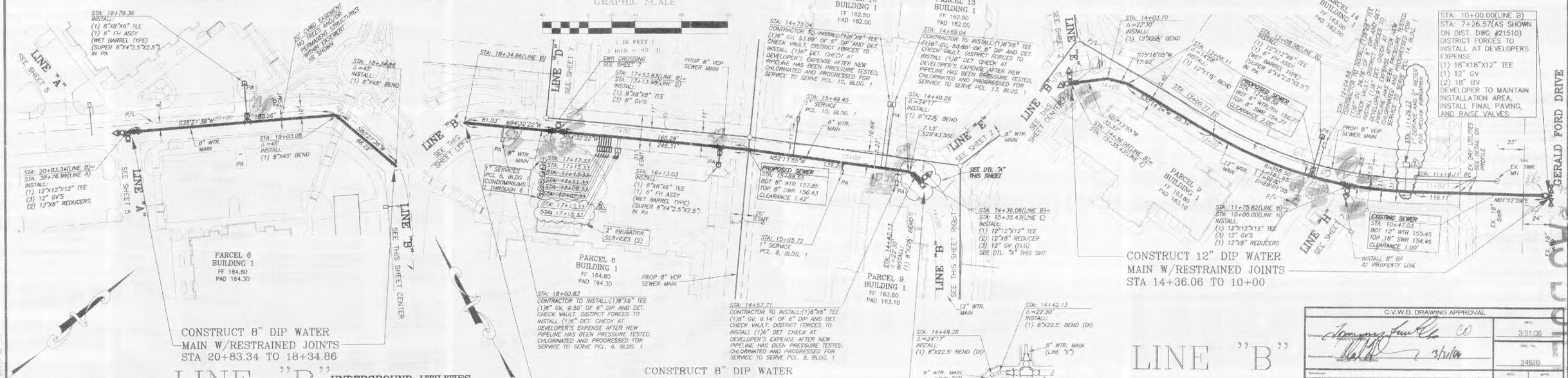
LINE "B"



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

21+00 20+00 19+00 18+00 17+00 16+00 15+00 14+00 13+00 12+00 11+00 10+00

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEAST LINE OF PARCEL 10, AS SHOWN ON P.M.M. 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

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 UNDERSIGNED 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.

LINE "B"

CONSTRUCT 8" DIP WATER MAIN W/RESTRAINED JOINTS 18+34.86 TO 14+36.06

LINE "B"

C.V.W.D. DRAWING APPROVAL

		DATE
Checked	CO	3/31/06
Recommended	3/31/06	DRG. No. 34826

Revisions	DATE	APPR.
1" SERVICE AND ¾" METER FOR MEDIAN IRRIGATION	5/31/06	JW
2, 2" IRRIGATION SERVICES, PHASING	6/14/06	JW

Underground Service Alert — DIG ALERT 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 — NO. 35728 — EXP. 06/30/07 — CIVIL — STATE OF CALIFORNIA

APPROVED BY — DATE — R.C.E. No. — EXP. DATE — PREPARED UNDER THE DIRECT SUPERVISION OF: — DATE 5/30/06 — 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: MAR. 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 WATER 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.

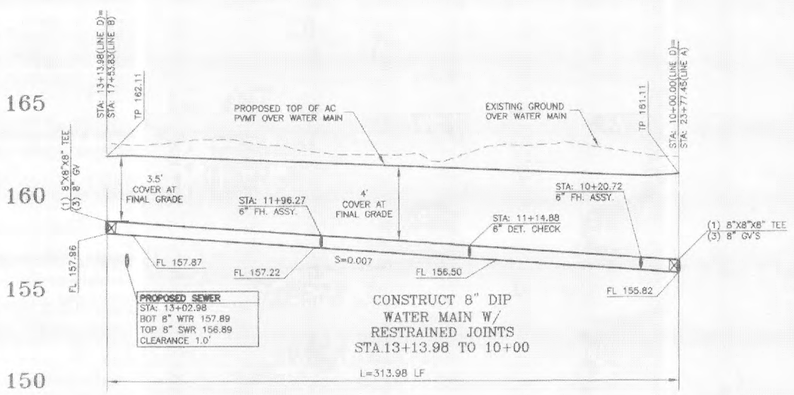
FOR J.W. DESIGN & CONSTRUCTION, INC. — JOB No. 03168

SHEET No. 6 OF 7 SHTS. — FILE No.

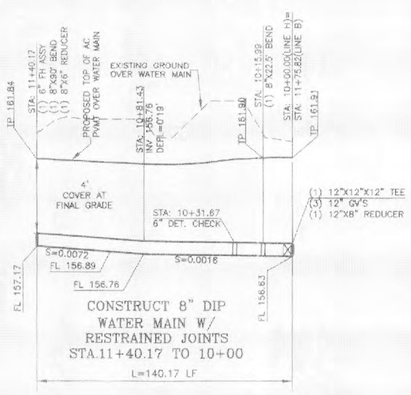
34826

AS BUILT

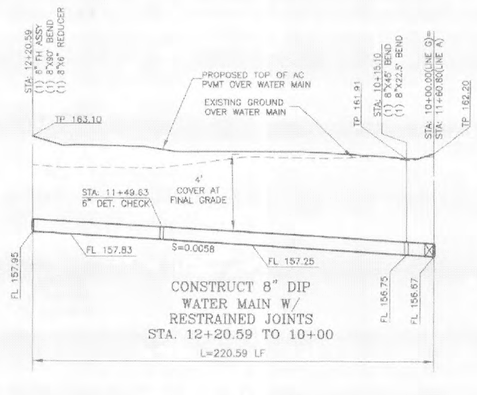
LINE "D"



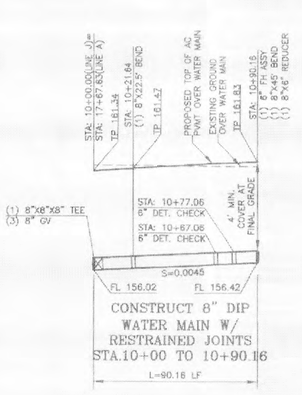
LINE "H"

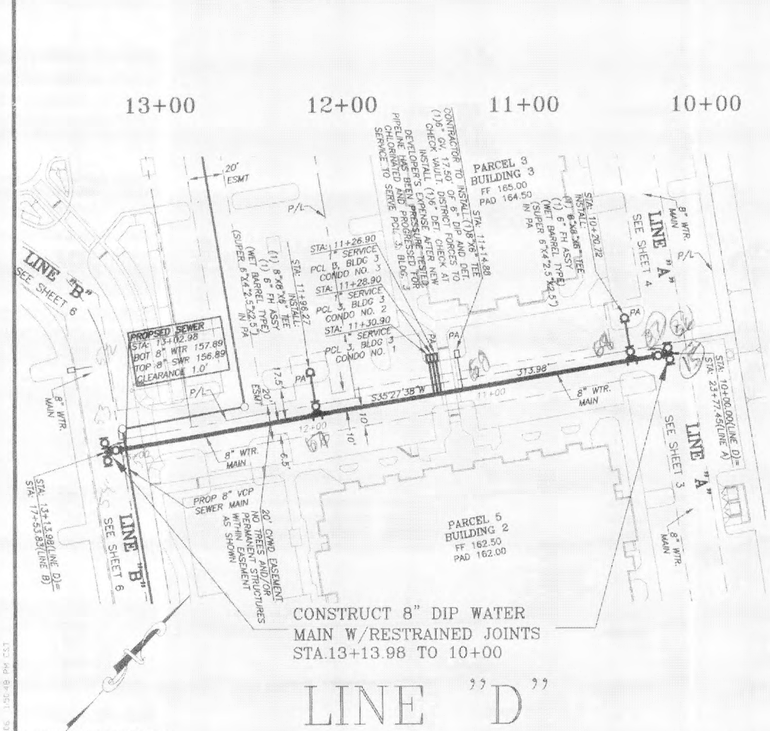


LINE "G"

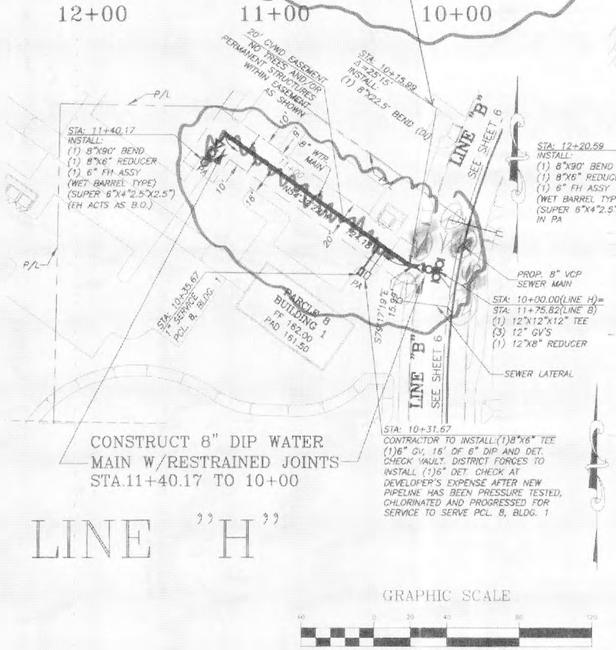


LINE "J"

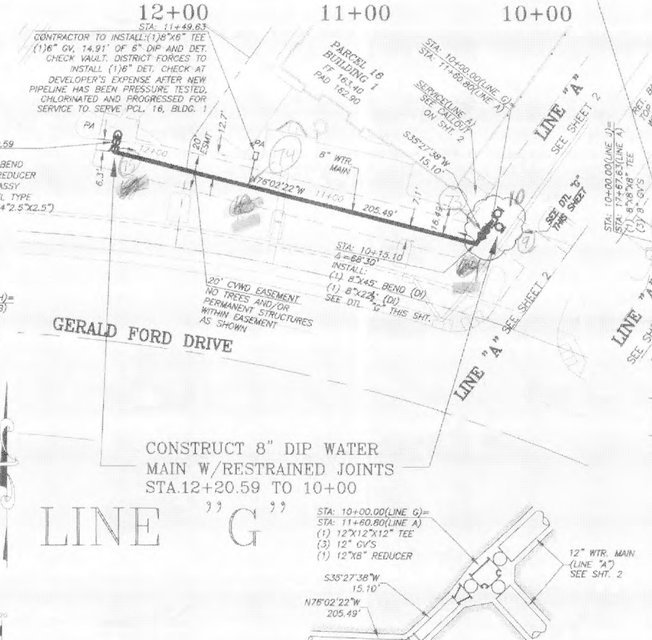




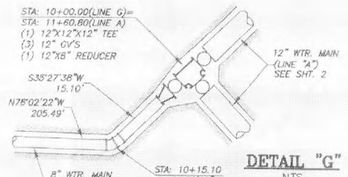
LINE "D"



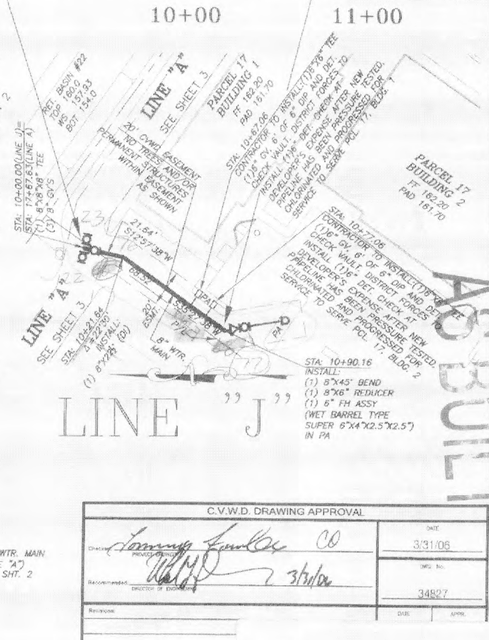
LINE "H"



LINE "G"



DETAIL "G"
NTS



LINE "J"

A-02 BUELL

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

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

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

C.V.W.D. DRAWING APPROVAL

Checked	CO	DATE 3/31/06
Recommended	3/31/06	DWG. No. 34827
Reviewed		DATE / APPR.

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

DATE	BY	MARK	APPR	DATE
ENGINEER		REVISIONS	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 3/30/06
PREPARED UNDER THE DIRECT SUPERVISION OF
DAVID K. RICE JR. DATE
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: MAR. 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 DES
A.P.N. 653-410-023, 024, 025,
VALLEY BU
WATER IMPRO
OF PARCEL N
IN THE NE1/4 OF SEC. 33 AND THE
FOR J.W. DESIGN & CONSTRU