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

PAVING PLAN - STREET "A"

PARCEL MAP NO. 31563

AMENDMENT NO. 1

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 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

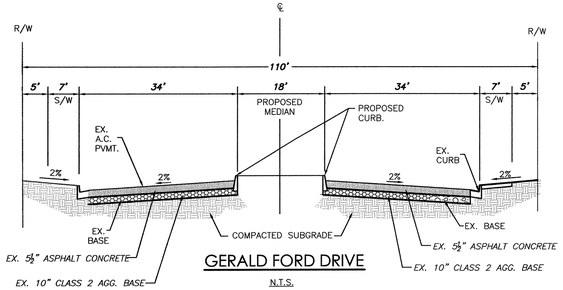
COACHELLA VALLEY ENGINEERS, INC. JUNE, 2005

GRADING GENERAL NOTES

1. ALL GRADING TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
2. THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A GRADING PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS AND SIZES, PARKING LAYOUT, BUILDING LOCATION, WALL HEIGHTS AND LOCATIONS, OFF-SITE DRAINAGE FACILITIES, OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
3. A LETTER OF CERTIFICATION FROM THE ENGINEER-OF-WORK STATING THAT THE GRADING IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN AND THAT THE PAD AND FINISHED FLOOR ELEVATIONS AND SETBACK MEASUREMENTS ARE PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM A SOILS ENGINEER ON ALL FILL AREAS ARE REQUIRED PRIOR TO ANY INSPECTIONS OR APPROVALS BY THE BUILDING DEPARTMENT ON THE BUILDING OR STRUCTURE'S FOUNDATION.
4. 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 WALLS SHOWN AS RETAINING WALLS SHALL BE CONSTRUCTED TO CITY OF PALM DESERT RETAINING WALL STANDARDS OR BE SUPPORTED BY ENGINEERING CALCULATIONS AND DETAILS.
5. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
6. 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.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ON-SITE, OFF-SITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGES THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE GRADING PLANS.
9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

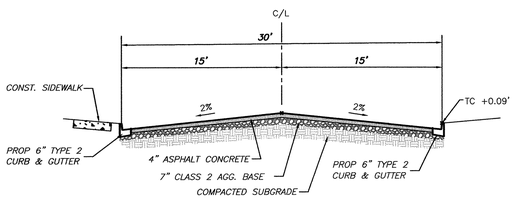
SOUTHERN CALIFORNIA EDISON	800-227-2600
THE GAS COMPANY	800-227-2600
VERIZON	800-227-2600
COACHELLA VALLEY WATER DISTRICT	760-398-2651
TIME-WARNER CABLE	760-340-1312 EXT. 281

11. ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTICIPATES DISTURBING SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE RESET BY A LICENSED SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, AT THE CONTRACTOR'S EXPENSE.
12. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.



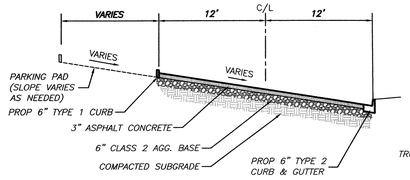
GERALD FORD DRIVE

N.T.S.



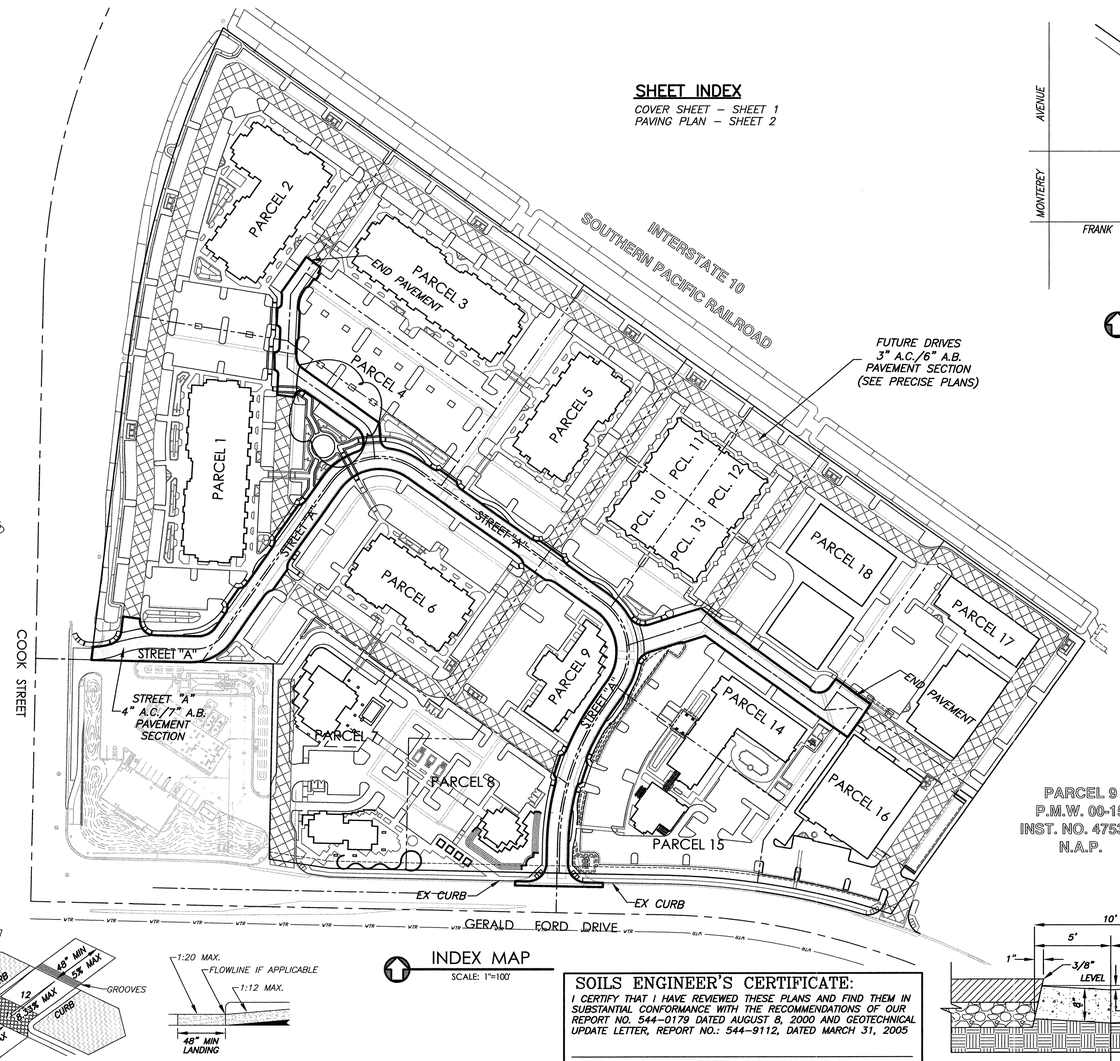
STREET "A"

N.T.S.



TYPICAL INTERIOR STREET

N.T.S.



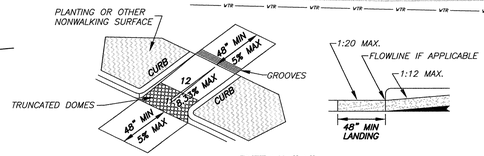
INDEX MAP

SCALE: 1"=100'

SHEET INDEX

COVER SHEET - SHEET 1
PAVING PLAN - SHEET 2

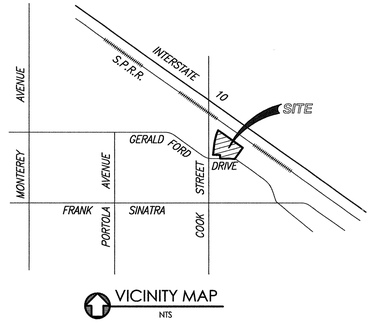
PARCEL 9
P.M.W. 00-15
INST. NO. 475387
N.A.P.



DETAIL "A"

ACCESS RAMP

N.T.S.



VICINITY MAP

NTS

LEGEND

CENTERLINE	
PROPOSED PARCEL LINE	
CITY OF PALM DESERT	C.P.D.
PROPOSED	PROP.
NOT A PART	N.A.P.
EXISTING	EX
ASPHALT	ASPH.
ACRES	AC
AGGREGATE BASE	A.B.
SQUARE FEET	SF
PARCEL	PCL.
TOP OF CURB	TC
TOP OF AC PVMT	TP
FINISH SURFACE	FS
FINISH FLOOR	FF
PAD ELEVATION	PE
HIGH POINT	HP
GRADE BREAK	GB
EXISTING	( )
TOP OF WALL	TW
TOP OF FOOTING	TF
FINISH GRADE	FG
FLOW LINE	FL
PROPOSED AC PAVEMENT	
FUTURE AC PAVEMENT	

DEVELOPER/APPLICANT

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

ASSESSORS PARCEL NUMBER

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 NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SITE ADDRESS

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

ACREAGE

21.86 AC. - GROSS
21.86 AC. - NET
1.53 AC. - AREA OF PAVING

THOMAS GUIDE COORDINATES

2004 EDITION, MAP PAGE 788, GRID J-7

ZONING

WONDER PALMS DEVELOPMENT PLAN
PLANNING AREA 4A-INDUSTRIAL, BUSINESS PARK

SCHOOL DISTRICT

DESERT SANDS UNIFIED SCHOOL DISTRICT

FLOOD ZONE

FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING
COMMUNITY PANEL NUMBER 060245 1625 B
SEPTEMBER 30, 1988

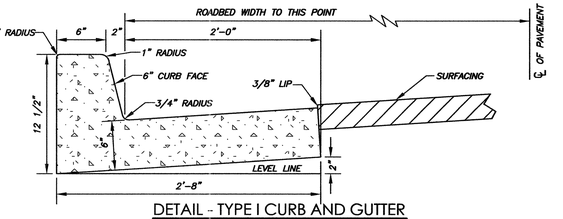
BASIS OF BEARINGS

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

ESTIMATE OF QUANTITIES

	DESCRIPTION	UNITS	QUANT.
(1)	CONSTRUCT 4" ASPHALT CONCRETE PAVEMENT OVER 7" CLASS 2 AGG. BASE	SF	59,663
(2)	CONSTRUCT 5 1/2" ASPHALT CONCRETE PAVEMENT OVER 10" CLASS 2 AGG. BASE	SF	325
(3)	CONSTRUCT 6" TYPE 1 CURB & GUTTER PER C.P.D. STD. DWG. NO. 102	LF	2,153
(4)	CONSTRUCT 6" TYPE 2 CURB PER C.P.D. STD. DWG. NO. 103	LF	622
(5)	CONSTRUCT CROSS GUTTER PER C.P.D. STD. DWG. NO. 108	SF	7,697
(6)	CONSTRUCT 4'X8" VALLEY GUTTER PER C.P.D. STD. DWG. NO. 112	LF	273
(7)	CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT OVER 6" CLASS 2 AGG. BASE (FUTURE)	SF	108,198
(8)	SAWCUT & REMOVE EXISTING AC PAVEMENT	SF	4,660
(9)	PAINT 8" LIMIT LINE & "STOP" LEGEND PER CALTRANS STD	EA	13
(10)	CONSTRUCT HANDICAP RAMP PER RIV. CO. STD. 403	EA	22
(11)	CONSTRUCT CONC. RIPRAP APRON (1' THICKNESS)	SF	396
(12)	CONSTRUCT 4' SIDEWALK	SF	454
(13)	CONSTRUCT 6' SIDEWALK	SF	8,716
(14)	CONSTRUCT 10' SIDEWALK	SF	1,957
(15)	CONSTRUCT HANDICAP RAMP PER DETAIL "A" THIS SHEET	EA	12

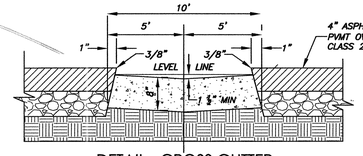
QUANTITIES SHOWN ARE FOR PERMIT USE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OR HER OWN QUANTITIES FOR BIDDING PURPOSES.



DETAIL - TYPE I CURB AND GUTTER

PER C.P.D. STD 102 WITH 6" CF

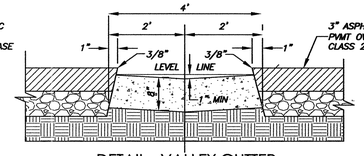
N.T.S.



DETAIL - CROSS GUTTER

PER C.P.D. STD 108

N.T.S.



DETAIL - VALLEY GUTTER

PER C.P.D. STD 112

N.T.S.

SOILS ENGINEER'S CERTIFICATE:

I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND FIND THEM IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT NO. 544-0179 DATED AUGUST 8, 2000 AND GEOTECHNICAL UPDATE LETTER, REPORT NO.: 544-9112, DATED MARCH 31, 2005

BRETT L. ANDERSON - RCE C-45389 - EXPIRES 09-30-06
SLADDEN ENGINEERING - 39-725 GARAND LANE, STE "G"
PALM DESERT, CA 92211 (760)772-3893 FAX (760)772-3895

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: JAP 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: CITY OF PALM DESERT

MARK GREENWOOD, P.E. DATE
RCE NO. 57989 EXP. 06/30/2006 CITY ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF: DATE
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: N/A
DATE: JUNE, 2005

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
PAVING PLAN - STREET "A"
OF PARCEL MAP NO. 31563
IN THE NW1/4 OF SECTION 34, T.4S., R.6E. OF THE S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC.
JOB No. 03168

SHEET No. 1 OF 2 SHTS.
FILE No.

P:\2003\03168\dwg\03168_2ID_SHT1_X.dwg 6/9/2005 9:32:20 AM CST