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

PRIVATE PRECISE PAVING, GRADING, DRAINAGE & WET UTILITY IMPROVEMENT PLAN

PALM SPRINGS ANIMAL CARE FACILITY

BEING A PORTION OF THE NORTH HALF OF LOT 18, AS SHOWN BY MAP OF PALM VALLEY COLONY LANDS, FILED IN BOOK 14, PAGE 652 OF MAPS, OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA

GENERAL NOTES

SEE SHEET 2 FOR ALL GENERAL NOTES.

BASIS OF BEARINGS

CENTERLINE OF GENE AUTRY TRAIL SHOWN AS NORTH 00°10'13" WEST, AS SHOWN BY TRACT MAP NO. 23760, M.B. 224/1-2.

ASSESSOR'S PARCEL NUMBER

A.P.N. 680-020-010

STATE WATER RESOURCES BOARD

WDID IDENTIFICATION NUMBER:

UTILITY PURVEYORS

CITY OF PALM SPRINGS	(760) 323-8299 (1)
SOUTHERN CALIFORNIA EDISON	(760) 324-4691
TIME WARNER CABLE	(760) 674-5452
VERIZON COMPANY	(760) 778-3603
SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
CITY OF PALM SPRINGS (SEWER) C/O VEOLIA WATER	(760) 323-8166
DESERT WATER AGENCY	(760) 323-4971 EXT. 146
PALM SPRINGS FIRE DEPARTMENT	(760) 323-8186

SHEET INDEX

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10. PRIVATE RECLAIMED WATER IMPROVEMENT PLAN
11. HORIZONTAL CONTROL / SIGNING & STRIPING IMPROVEMENT PLAN

SOIL'S ENGINEER CERTIFICATE

THE UNDERSIGNED SOIL'S ENGINEER CERTIFIES THAT HE HAS RECEIVED THIS GRADING PLAN AND FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING REPORT BY SOUTHERN CALIFORNIA SOIL & TESTING, INC., PROJECT NO. 0821025, REPORT NO. 1, DATED AUGUST 5, 2008.

SOUTHERN CALIFORNIA SOIL & TESTING, INC.
83-740 CITRUS AVENUE, STE. G
INDIO, CA 92201-3438
(760) 775-5983

JAMES J. STONE RGE 808 DATE

OWNER / DEVELOPER

CITY OF PALM SPRINGS

3200 E. TAHQUITZ CANYON WAY
PALM SPRINGS, CA 92262
PH: (760) 323-8253
FAX: (760) 323-8253

TOPO BY

DON READ CORPORATION
501 MERCURY LANE
BREA, CALIFORNIA 92821
PH: (714) 529-9599

ACREAGE

GROSS SITE AREA = 3.02 ACRES

PLUMBING CODE

PLANS TO COMPLY WITH THE FOLLOWING CURRENT PLUMBING CODES AS OF THE FIRST DAY OF 2008:: – 2007 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADPOPTS THE 2006 UNIFORM PLUMBING CODE (UPC) AND THE 2007 CALIFORNIA AMENDMENTS.

SITE ADDRESS

4575 E. MESQUITE AVENUE
PALM SPRINGS, CA 92262

NOTE

SEE SHEET NO. 2 FOR ALL GENERAL NOTES.

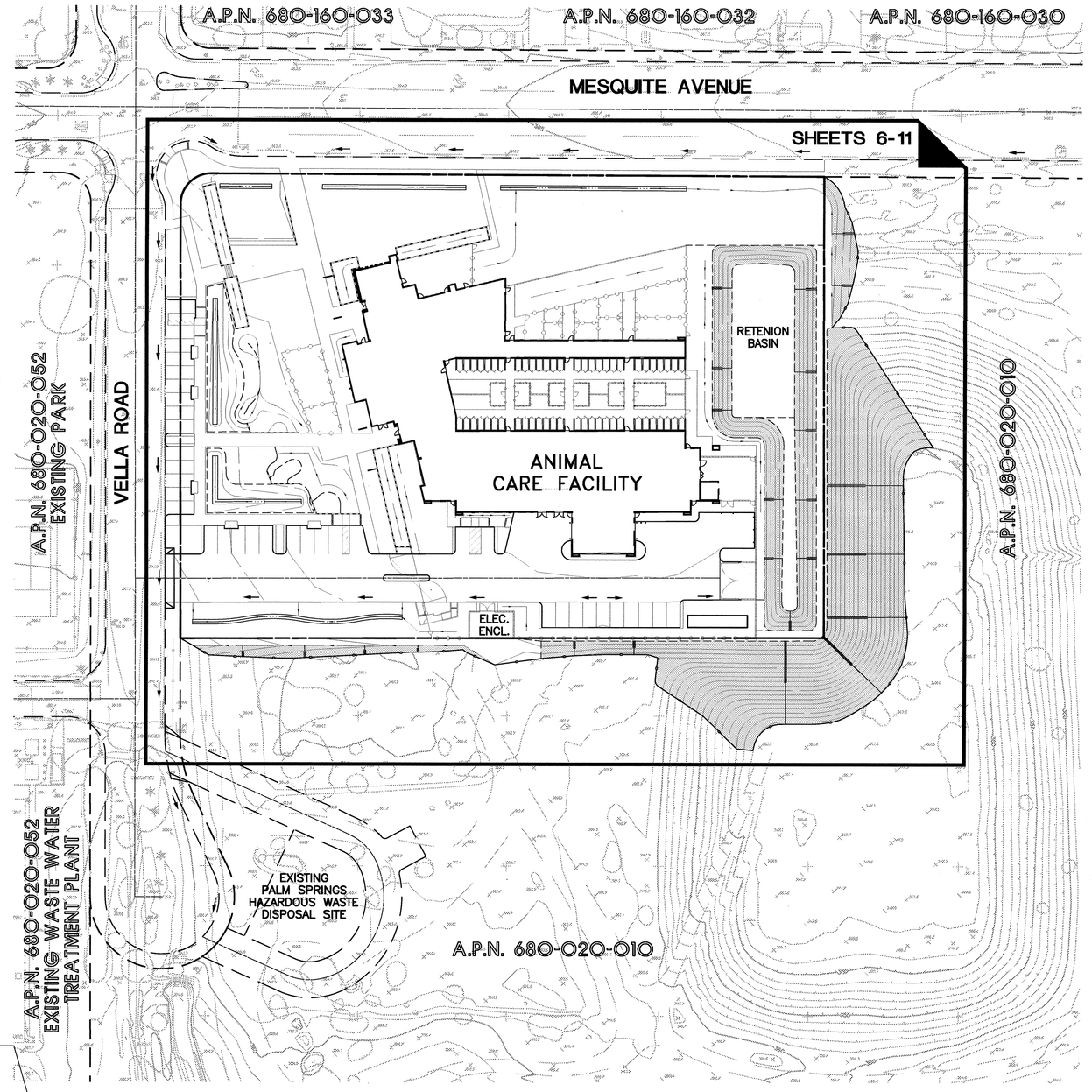
SEE SHEET NO. 3 FOR CONSTRUCTION NOTES AND ESTIMATED QUANTITIES.

EARTHWORK QUANTITY ESTIMATE

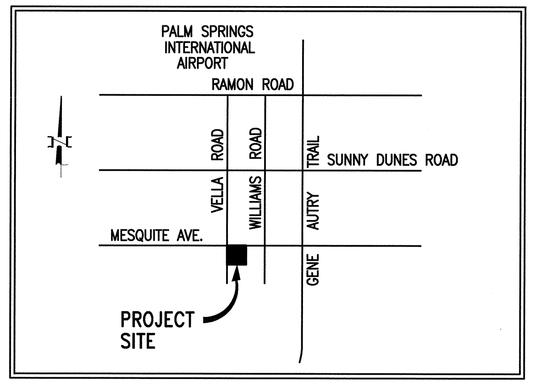
DISTURBED AREA: 3.8 AC.

	CUT	FILL
MASS EXCAVATION:	5,784 CY	12,310 CY
SHRINKAGE (5%):	-289 CY	0 CY
SUBSIDENCE (0.15'):	-920 CY	0 CY
OVEREXCAVATION – BUILDINGS(5'):	7,456 CY	7,456 CY
SHRINKAGE (5%):	-373 CY	0 CY
OVEREXCAVATION – PARKING (2'):	1,947 CY	1,947 CY
SHRINKAGE (5%):	-97 CY	0 CY
TOTAL:	13,508 CY	21,713 CY
		= 8,205 CY IMPORT

NOTES:
ABOVE QUANTITIES ARE ENGINEER'S ESTIMATE ONLY.
CONTRACTOR TO VERIFY ALL QUANTITIES FOR BID SUBMITTAL.



INDEX MAP
SCALE 1"=50'



VICINITY MAP
NOT TO SCALE

PRIVATE ENGINEER NOTE TO CONTRACTOR

UNAUTHORIZED CHANGES AND USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRIVATE ENGINEERING NOTE:

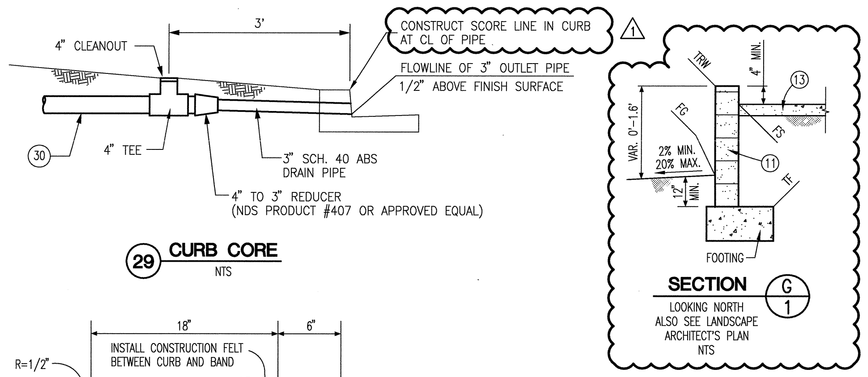
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES; CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, IMDEMNIFY AND HOLD THE CITY OF PALM SPRINGS, THE OWNER AND THE PRIVATE ENGINEER 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 THE CITY OF PALM SPRINGS, THE OWNER AND THE PRIVATE ENGINEER.

NOTICE TO CONSTRUCTION CONTRACTOR:

CONSTRUCTION CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DESCREPENCIES TO THE PRIVATE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

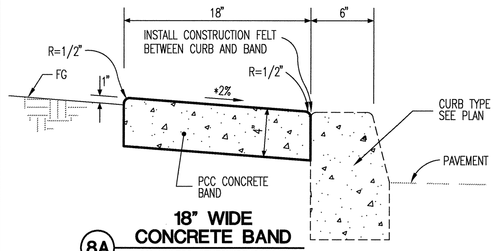
LEGEND

	PROPOSED AC OVER CMB
	RIP RAP
	AC OVER CMB REMOVAL AND REPLACEMENT IN KIND
	DG PATHWAY
	CONCRETE
	SLOPE (SIZE PER PLAN)
	ENHANCED PAVEMENT
	PERVIOUS PAVEMENT
RW	RETAINING WALL
MH	MANHOLE
TS	TOP OF STAIR
ED	EXTRA DEPTH
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
TC	TOP OF CURB
LP	LOW POINT
EX.	EXISTING
CF	CURB FACE
EP	EDGE OF PAVEMENT
FG	FINISH GRADE
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
(468.55)	EXISTING ELEVATION
468.55	PROPOSED ELEVATION
DL	DAYLIGHT
R/W	RIGHT-OF-WAY
TW	TOP OF WALL
TG	TOP OF GRATE
PA	PLANTER AREA
SD	STORM DRAIN
SS	SANITARY SEWER MAIN
W	WATER LINE
CY	CUBIC YARDS
FF	FINISH FLOOR
	SIGN / POST
	MASONRY RETAINING WALL
	MASONRY SCREEN WALL
8"W	PROPOSED WATER
8"SS	PROPOSED SANITARY SEWR
8"SD	PROPOSED STORM DRAIN
EX. 21"SS	EXISTING SANITARY SEWER MAIN
EX. 36"SD	EXISTING STORM DRAIN
	DAYLIGHT LINE
℄	STREET CENTERLINE
461	PROPOSED CONTOUR
461	EXISTING CONTOUR
	FLOWLINE
	PARCEL BOUNDARY
	CURB & GUTTER
1	NOTE
(1)	CONSTRUCTION NOTE
FF=366.00	FINISH FLOOR ELEVATION
PAD=365.25	PAD ELEVATION

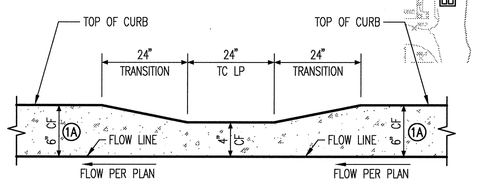


29 CURB CORE
NTS

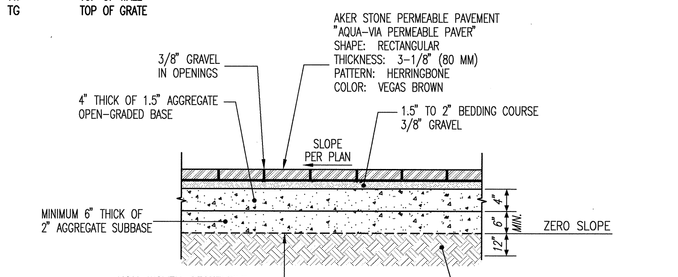
SECTION G/1
LOOKING NORTH
ALSO SEE LANDSCAPE ARCHITECT'S PLAN
NTS



8A 18" WIDE CONCRETE BAND
* 2% UNLESS OTHERWISE SPECIFIED ON PLAN
NTS



20 CURB DEPRESSION
NTS



7E PERMEABLE PAVERS
ALSO SEE MANUFACTURER'S SPECIFICATIONS
NTS

REGISTERED PROFESSIONAL ENGINEER JOHN M. BRUDIN No. 41836 Exp. 3-31-10 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER STANLEY C. MORSE No. 20596 Exp. 9-30-11 CIVIL STATE OF CALIFORNIA

UNDERGROUND SERVICE ALERT
CALL TOLL FREE:
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK	ELEV.
CANCER	365.700

LOCATION
2 1/2" BRONZE DISC STAMPED "C.P.S. B.M. CANCER RESET 1979", SET IN NORTHEAST CORNER OF WALKWAY AT THE ADMINISTRATION BUILDING OF THE WASTE WATER TREATMENT PLANT.

NO.	REVISION	APPROVED	DATE

CITY CHECK — DATE

REVIEWED BY: JOHN M. BRUDIN — R.C.E. NO. 41836 — EXP. DATE 3/31/10 — DATE

APPROVED BY: DAVID J. BARAKIAN — R.C.E. NO. 28931 — EXP. DATE 3/31/11 — DATE

PREPARED UNDER THE SUPERVISION OF: STANLEY C. MORSE — R.C.E. NO. 20596 — EXP. DATE 9/30/11 — DATE 1/27/10

MDS CONSULTING
MORSE SCHULTZ
78-900 Avenue 47, Suite 208
La Quinta, CA 92253
Voice: 760-771-4013
FAX: 760-771-4073
PLANNERS ENGINEERS SURVEYORS

DATE: JAN. 27, 2010

CITY OF PALM SPRINGS, CALIFORNIA
PRIVATE PRECISE PAVING, GRADING, DRAINAGE & WET UTILITY IMPROVEMENT PLAN
PALM SPRINGS ANIMAL CARE FACILITY
TITLE SHEET / SHEET INDEX

POR. OF NW 1/4 OF NE 1/4 OF SE 1/4 OF SEC. 19, T. 4 S., R. 5 E., S.B.B.& M.

FILE NO. CP 07-24
DWG. NO.
CADD FILE NAME SEE BELOW RIGHT
SHEET 1 OF 11 SHTS.

I:\76100\PC\PC-01.dwg 1/27/10

NOT FOR CONSTRUCTION

PRIVATE PRECISE PAVING, GRADING, DRAINAGE & WET UTILITY IMPROVEMENT PLAN - PALM SPRINGS ANIMAL CARE FACILITY

SWATT | MIERS ARCHITECTS
5845 Doyle Street,
Suite 104
Emeryville, CA 94608
Tel: 510 985 9779
Fax: 510 985 0116
www.swattmiers.com

PALM SPRINGS ANIMAL CARE FACILITY
4575 E. MESQUITE AVE.
PALM SPRINGS, CA 92262

CITY OF PALM SPRINGS
PROJECT NO. CP. 07-24

APN: 680-020-010

Issue

Rev	Date	By	Description
1	01/27/10	BB	ADDENDUM NO. 1

Drawn By BJB
Checked By SCM
Job No. 76100
Issue Date 01-27-10
Scale SEE PLAN

Reference North SEE PLAN
Drawing Title
PRIVATE PRECISE PAVING, GRADING, DRAINAGE, & WET UTILITY IMPROVEMENT PLAN TITLE SHEET / SHEET INDEX

C1
Sheet

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