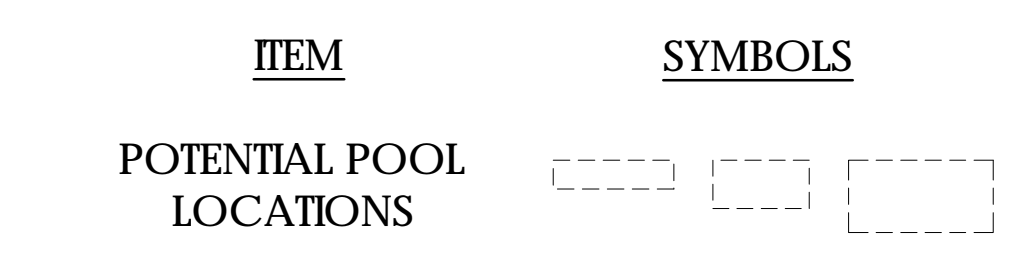




- NOTES:**
- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
 - ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
 - SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER, ONE 15 GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
 - ALL LANDSCAPE AREAS SHALL RECEIVE 2" DECOMPOSED GRANITE.
 - ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
 - ALL PARKWAYS, LANDSCAPING, FENCING AND ON SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
 - A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:
 "F" (FG): 4" (4.7' - 49" L. H.): 5" (C) B (20" S) 7' (24" H) 6" (9") C (F) 5' (5") B (C) B (9" M) 6' (F)
 "G" (F) (G): 1" 5" (C) B (25" B) 8"
 "G" (F) (G): 5" (C) B (25" B) 8" (G) (M) C " 5' 7" (4) 9" (8) S (D) F (7) (2) H (7) C (J) (F) 5' 9" B (C) B (9" M) 6' (F)
 - DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION.
 - NATIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
 - THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.



CONCEPTUAL PLANT LEGEND

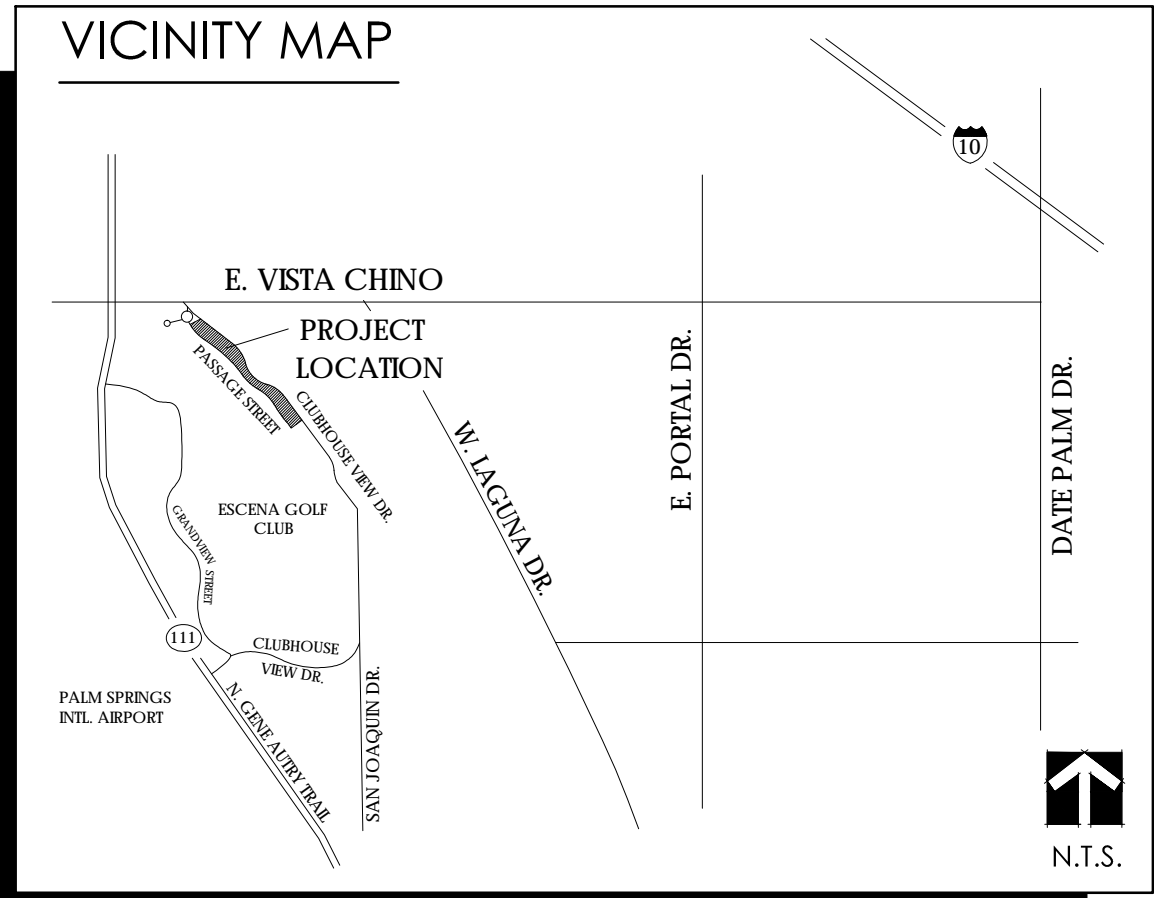
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WATER USE	SPACING
INTERIOR STREET TREES - PASSAGE STREET						
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	15' X 30'	LOW	AS SHOWN
INTERIOR STREET TREES - SMALL COURT STREETS						
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	15' X 25'	LOW	AS SHOWN
OPEN SPACE TREES						
	CERCIDIUM "DESERT MUSEUM"	PALO VERDE	24" BOX	15' X 20'	LOW	AS SHOWN
	OLEA EUROPAEA "WILSONII"	FRUITLESS OLIVE	24" BOX	15' X 20'	LOW	AS SHOWN
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	25' X 40'	LOW	AS SHOWN
OPEN SPACE PALMS						
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8-12" B.T.H.	10' X 90'	LOW	AS SHOWN
SHRUBS / ACCENTS						
	AGAVE AMERICANA	CENTURY PLANT	1 GALLON	5' X 5'	LOW	12' O.C.
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GALLON	3' X 3'	LOW	6' O.C.
	BOUGAINVILLEA "LA JOLLA"	BOUGAINVILLEA	5 GALLON	4' X 4'	MEDIUM	8' O.C.
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	1 GALLON	4' X 4'	LOW	6' O.C.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	8' X 8'	LOW	12' O.C.
	DASYLIRION WHEELERI	DESERT SPOON	5 GALLON	3' X 3'	LOW	6' O.C.
	ENCELIA FARINOSA	BRITTLE BUSH	5 GALLON	3' X 3'	LOW	6' O.C.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	3' X 3'	LOW	8' O.C.
	LANTANA C. "RADIATION"	LANTANA	5 GALLON	4' X 4'	LOW	8' O.C.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GALLON	4' X 4'	LOW	12' O.C.
	MUHLENBERGIA "REGAL MIST"	PINK MUHLY GRASS	1 GALLON	3' X 3'	LOW	4' O.C.
	OPUNTIA V. "SANTA RITA"	PURPLE OPUNTIA	5 GALLON	4' X 6'	LOW	15' O.C.
	ROSMARINUS "TUSCAN"	UPRIGHT ROSEMARY	5 GALLON	4' X 4'	LOW	6' O.C.
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GALLON	5' X 5'	MEDIUM	8' O.C.
	ROSA "ICEBERG"	ICEBERG ROSE	5 GALLON	3' X 4'	MEDIUM	3' O.C.
GROUNDCOVERS						
	ACACIA R. "DESERT CARPET"	TRAILING ACACIA	1 GALLON	4' X 2'	LOW	36" O.C.
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GALLON	3' X 1'	LOW	36" O.C.
	BULBINE FRUTESCENS "HALLMARK"	BULBINE	1 GALLON	3' X 2'	LOW	36" O.C.
	CARISSA G. "GREEN CARPET"	NATAL PLUM	1 GALLON	4' X 2'	LOW	36" O.C.
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON	6' X 2'	LOW	36" O.C.
	LANTANA M. "NEW GOLD"	SPREADING LANTANA	1 GALLON	4' X 2'	LOW	36" O.C.
	ROSA "FLOWER CARPET RED"	GROUNDCOVER ROSE	1 GALLON	4' X 2'	MEDIUM	36" O.C.
	ROSMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	1 GALLON	4' X 2'	LOW	36" O.C.
DECOMPOSED GRANITE - "APACHE BROWN" - 1/4" MINUS - 2" DEEP LAYER						
VINES						
	MACFADYENA UNGUIS-CATI	CATS CLAW VINE	5 GALLON	20' X 20'	LOW	15' O.C.
	ROSA BANKSAE	LADY BANKS ROSE	5 GALLON	20' X 20'	MEDIUM	15' O.C.

DEVELOPER:
BEAZER HOMES
 1800 E. IMPERIAL HIGHWAY
 BREA, CA 92821
 PHONE: (714) 285-2900
 CONTACT: STEPHEN KING

LANDSCAPE ARCHITECT:
DAVID NEAULT ASSOCIATES, INC.
 41877 ENTERPRISE CIRCLE NORTH #140
 TEMECULA, CA 92590
 PHONE: (951) 296-3430
 CONTACT: BRYAN LOVE

CIVIL ENGINEER:
ADAMS - STREETER CIVIL ENGINEERS, INC.
 15 Corporate Park
 Irvine, CA 92606
 PHONE: (949) 474-2330

LAND PLANNER:
ROME PLANNING AND DESIGN
 21861 ONTUR MISSION
 VIEJO, CA 92692
 PHONE: (949) 855-6370



LANDSCAPE MASTER PLAN FOR:
PHASE 6 ESCENA
 PALM SPRINGS CLASSIC TRACT NO. 32233

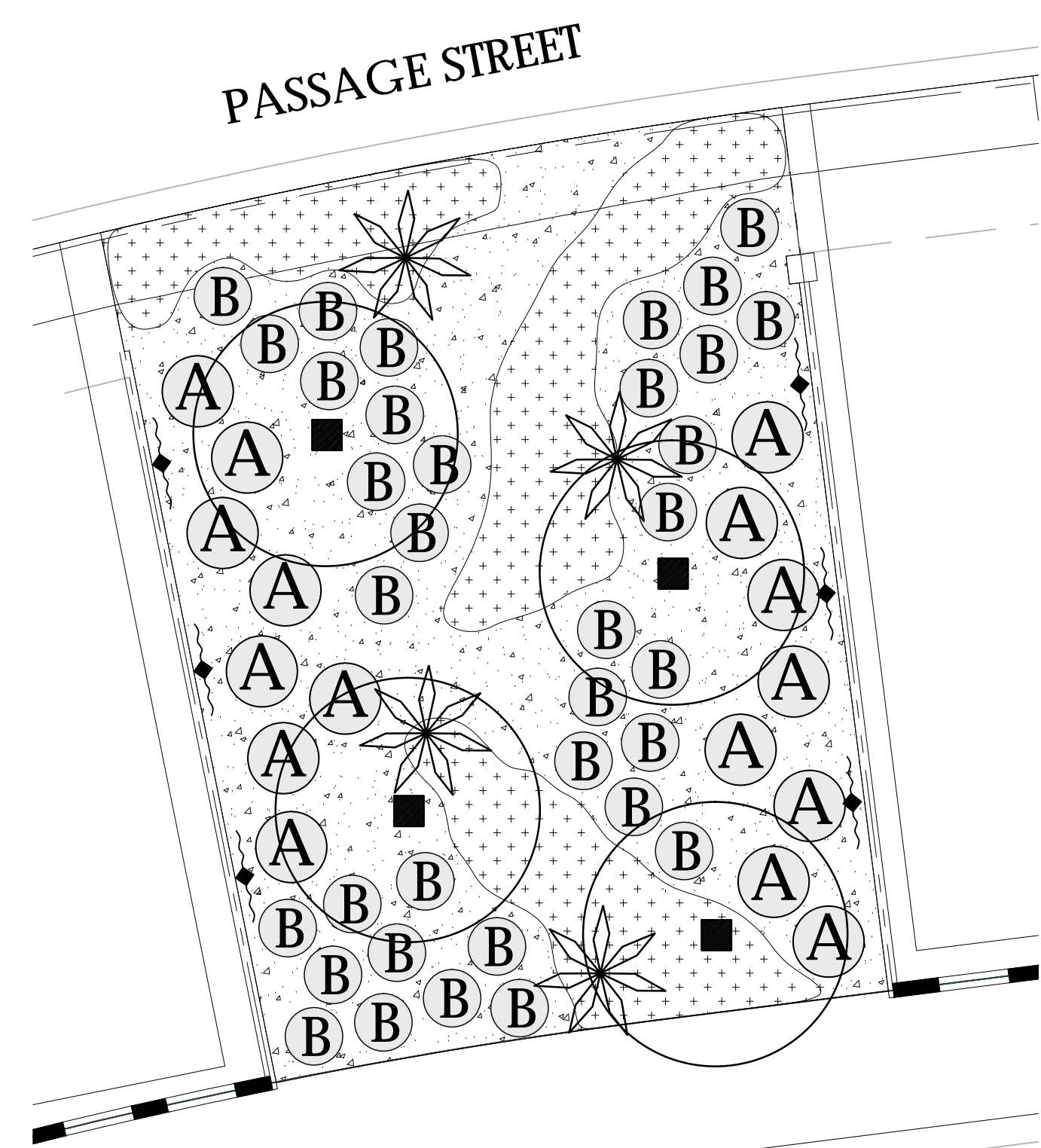
SHEET 1 OF 3
 LANDSCAPE MASTER PLAN

NORTH

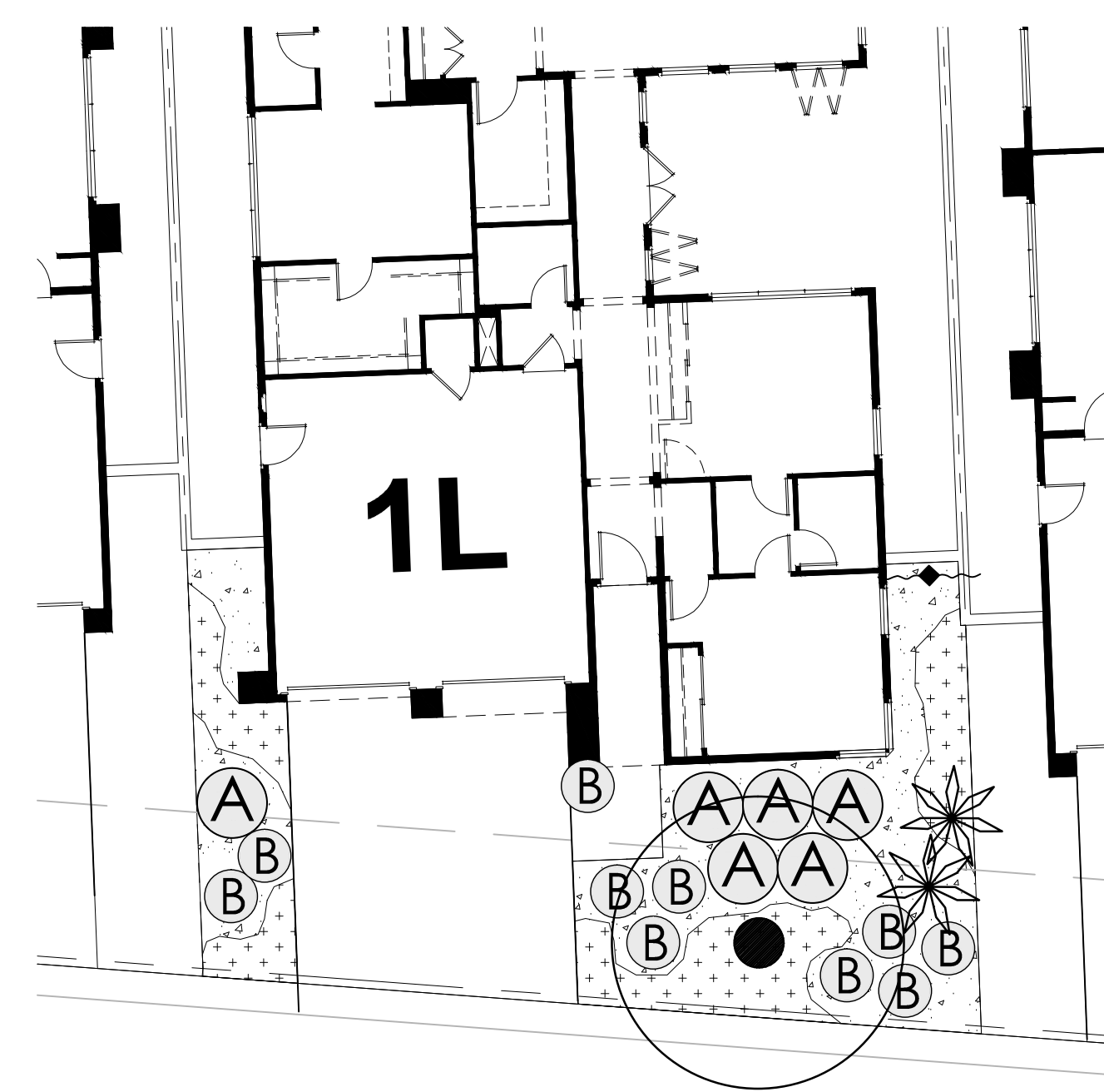
CITY OF PALM SPRINGS

David NEAULT ASSOCIATES, INC.
 951 | 296 | 3430
 www.dneault.com

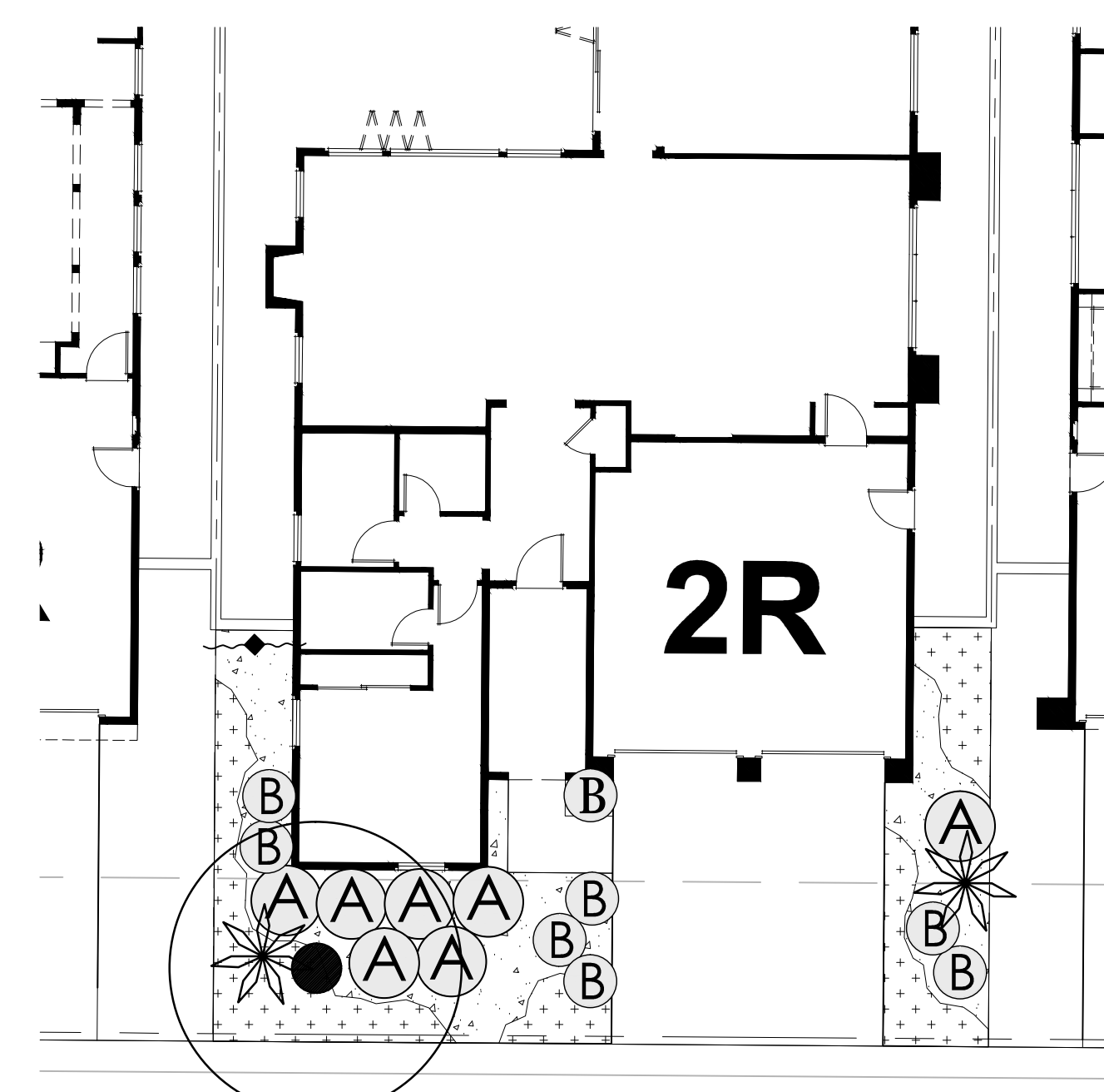
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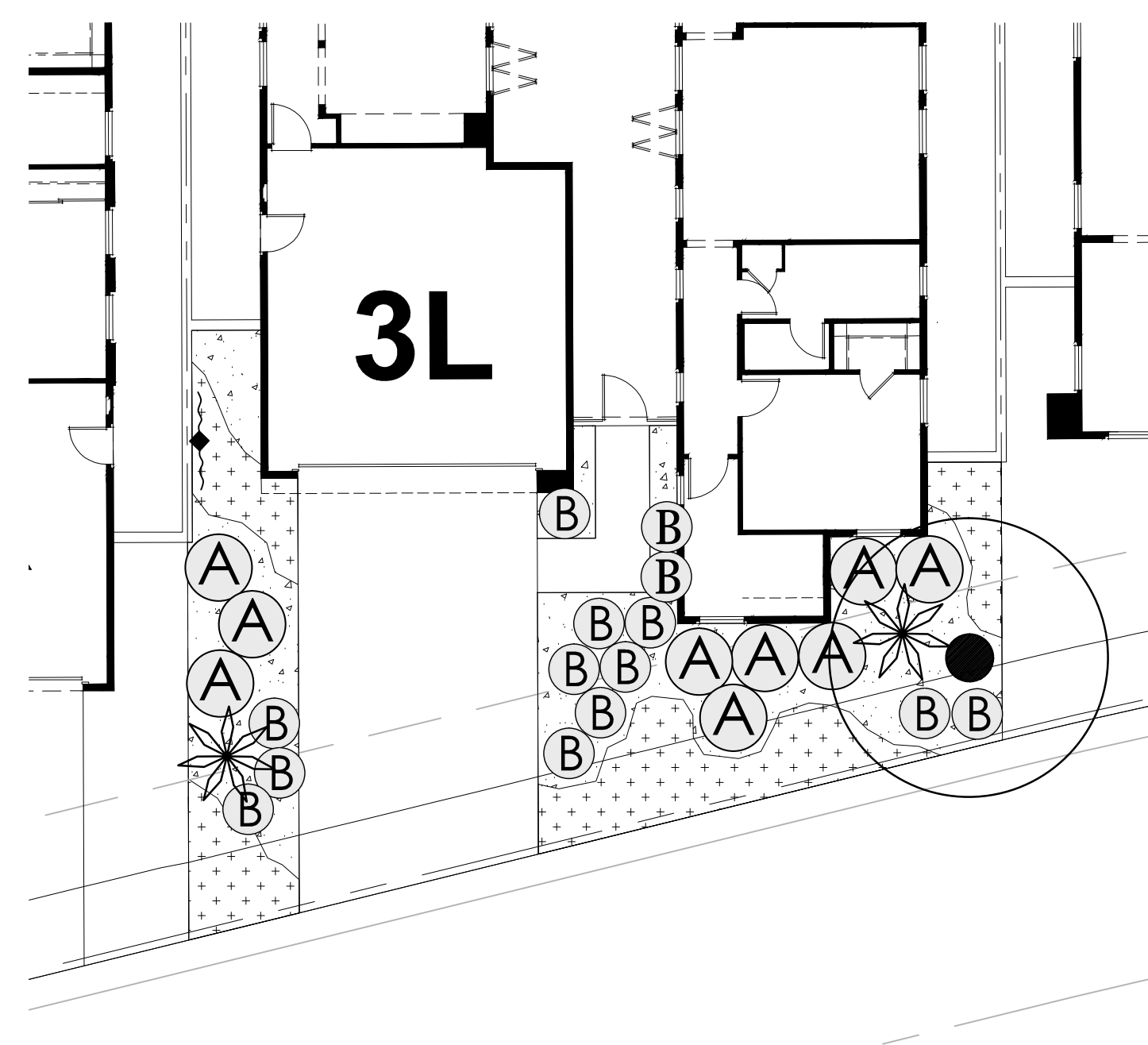
TYPICAL H.O.A. PLANTING PLAN 1"=10'



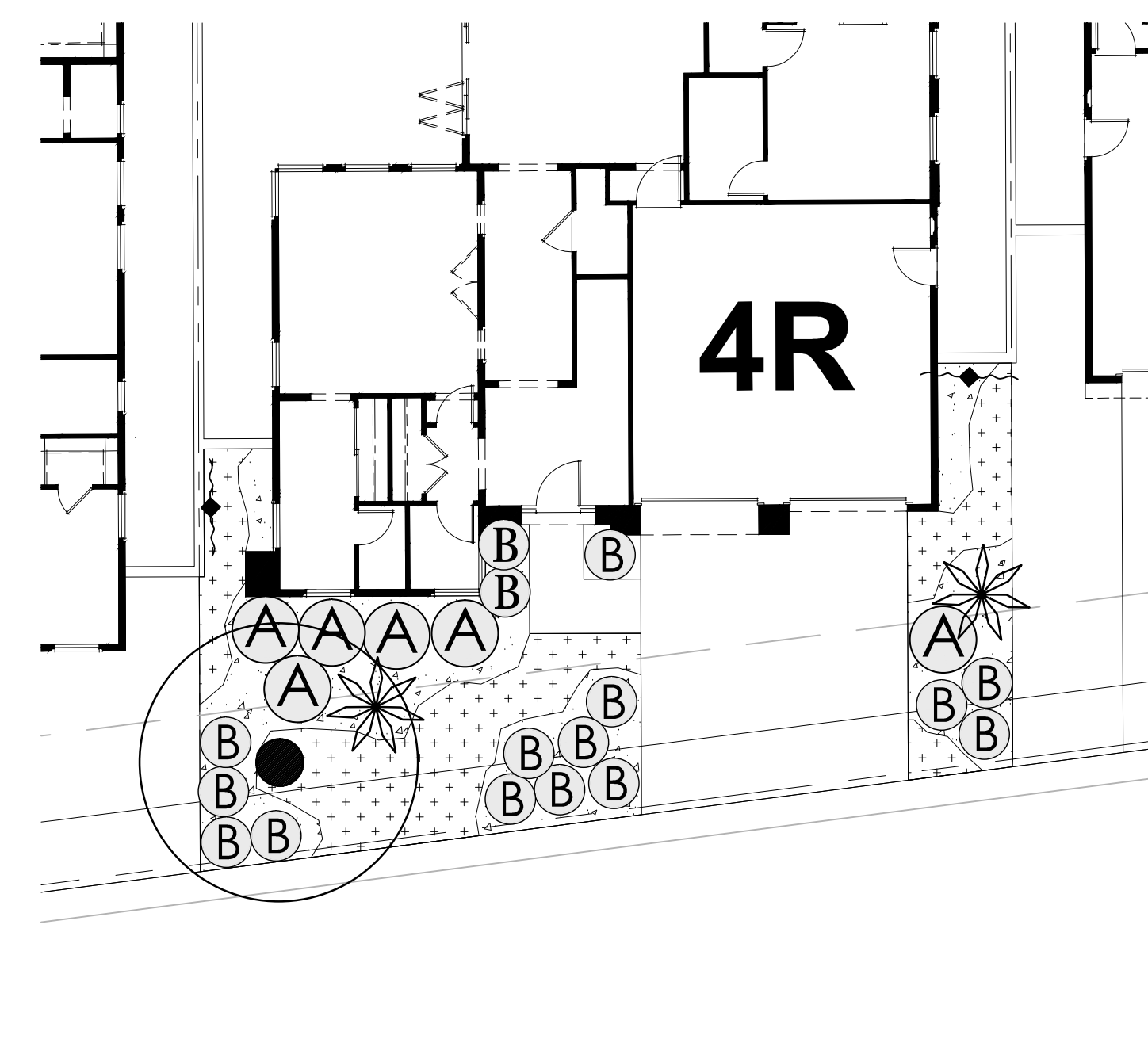
TYPICAL FRONTYARD PLANTING - PLAN 1 1"=10'



TYPICAL FRONTYARD PLANTING - PLAN 2 1"=10'



TYPICAL FRONTYARD PLANTING - PLAN 3 1"=10'



TYPICAL FRONTYARD PLANTING - PLAN 4 1"=10'

CONCEPTUAL PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR	
OPEN SPACE TREES						
	CERCIDIUM "DESERT MUSEUM"	PALO VERDE	24" BOX	AS SHOWN	LOW	
	OLEA EUROPAEA "WILSONII"	FRUITLESS OLIVE	24" BOX	AS SHOWN	LOW	
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	AS SHOWN	LOW	
INTERIOR STREET TREES						
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	AS SHOWN	LOW	
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	AS SHOWN	LOW	
ACCENTS						
	AGAVE AMERICANA	CENTURY PLANT	5 GALLON	AS SHOWN	LOW	
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GALLON	AS SHOWN	LOW	
	DASYLIRION WHEELERI	DESERT SPOON	5 GALLON	AS SHOWN	LOW	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GALLON	AS SHOWN	LOW	
	OPUNTIA V. "SANTA RITA"	PURPLE OPUNTIA	5 GALLON	AS SHOWN	LOW	
LARGE / MEDIUM SHRUBS						
	BOUGAINVILLEA "LA JOLLA"	BOUGAINVILLEA	5 GALLON	AS SHOWN	LOW	
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GALLON	AS SHOWN	LOW	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GALLON	AS SHOWN	LOW	
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GALLON	AS SHOWN	LOW	
	RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GALLON	AS SHOWN	LOW	
SMALL / MEDIUM SHRUBS						
	ENCELIA FARINOSA	BRITTLE BUSH	5 GALLON	AS SHOWN	LOW	
	LANTANA C. "RADIATION"	LANTANA	5 GALLON	AS SHOWN	LOW	
	MUHLENBERGIA "REGAL MIST"	PINK MUHLY GRASS	5 GALLON	AS SHOWN	LOW	
	ROSMARINUS "TUSCAN"	UPRIGHT ROSEMARY	5 GALLON	AS SHOWN	LOW	
	ROSA "ICEBERG"	ICEBERG ROSE	5 GALLON	AS SHOWN	MEDIUM	
GROUNDCOVERS						
	ACACIA R. "DESERT CARPET"	TRAILING ACACIA	1 GALLON	24" O.C.	LOW	
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GALLON	24" O.C.	LOW	
	BULBINE FRUTESCENS "HALLMARK"	BULBINE	1 GALLON	24" O.C.	LOW	
	CARISSA G. "GREEN CARPET"	NATAL PLUM	1 GALLON	24" O.C.	LOW	
	LANTANA MONTEVIDENSIS	SPREADING LANTANA	1 GALLON	24" O.C.	LOW	
	LANTANA M. "NEW GOLD"	SPREADING LANTANA	1 GALLON	24" O.C.	LOW	
	ROSA "FLOWER CARPET RED"	GROUNDCOVER ROSE	1 GALLON	24" O.C.	MEDIUM	
	ROSMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	1 GALLON	24" O.C.	LOW	
	VINES					
		MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON	AS SHOWN	LOW
ROSA BANKSIAE		LADY BANK'S ROSE	5 GALLON	AS SHOWN	MEDIUM	
TURF						
	DECOMPOSED GRANITE - "APACHE BROWN" - 1/4" MINUS - 2" DEEP LAYER					

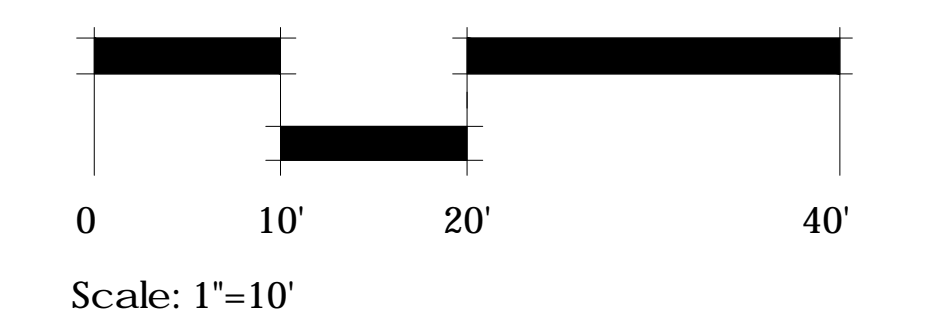
NOTES:

- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKWAYS, BUILDINGS AND FENCES.
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- A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:
 *F80G W 147' - 10' L 10' : 5 @C B GND 5 7 7 0E6 6@D : C F GRC 100'
 *G: FT 0G 1): 5 @C B 25B B
 *G: FT 0G 3): 5 @C B 10@B B 1@B 8 @B 0@B 1@C : 5 7 - 4@ 9 @SS D@F 7 @B H 7 C J 8 F 5 : 9 @B C B @M 6 F 1
- DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION.
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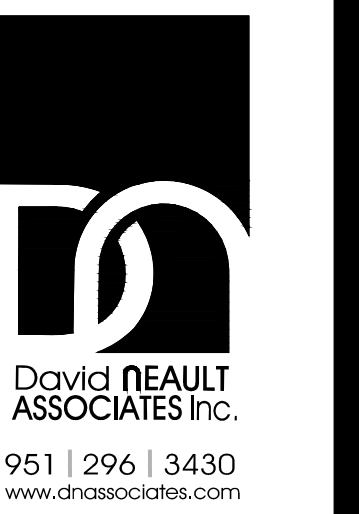


LANDSCAPE MASTER PLAN FOR:
PHASE 6 ESCENA

PALM SPRINGS CLASSIC TRACT NO. 32233



Scale: 1"=10'



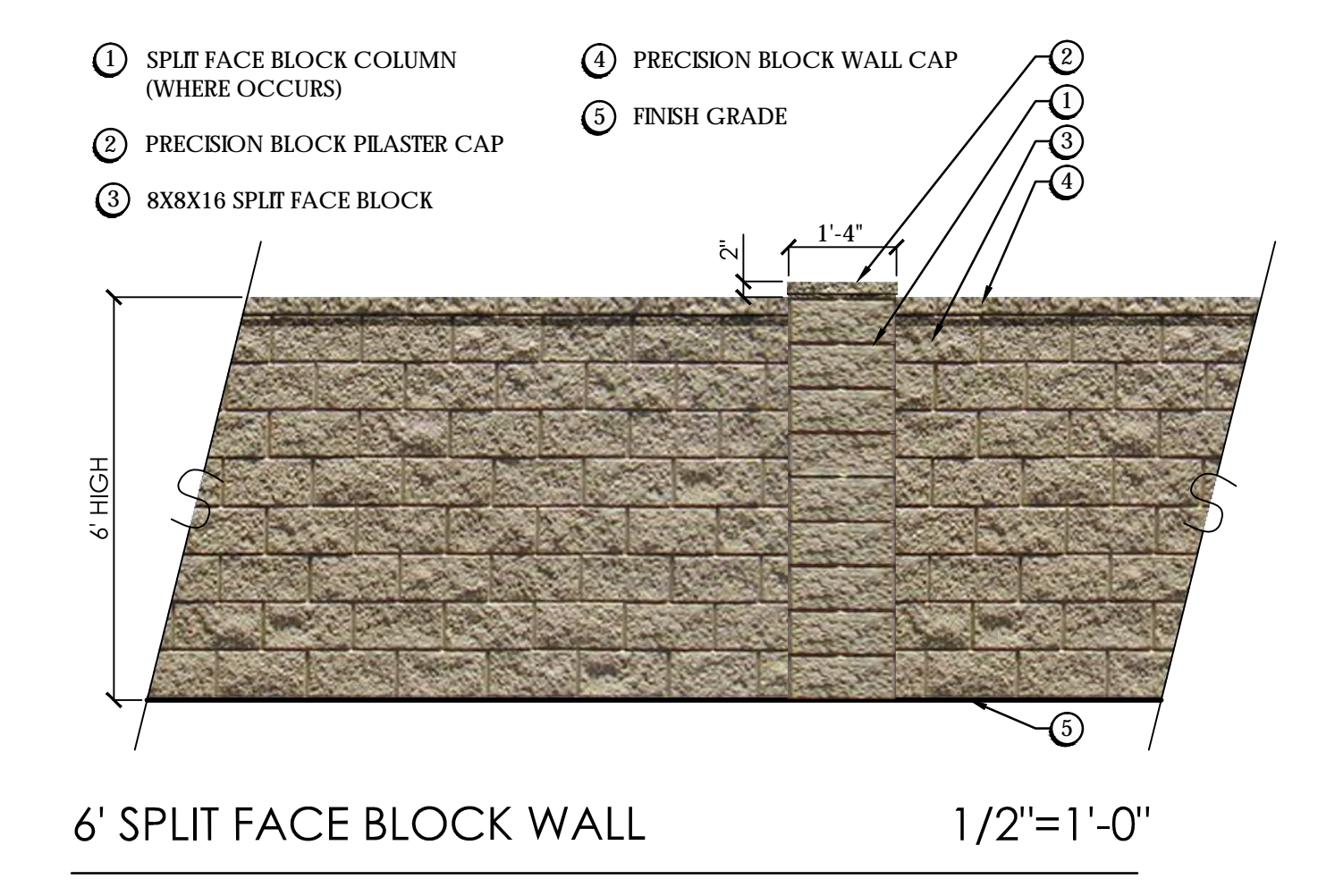
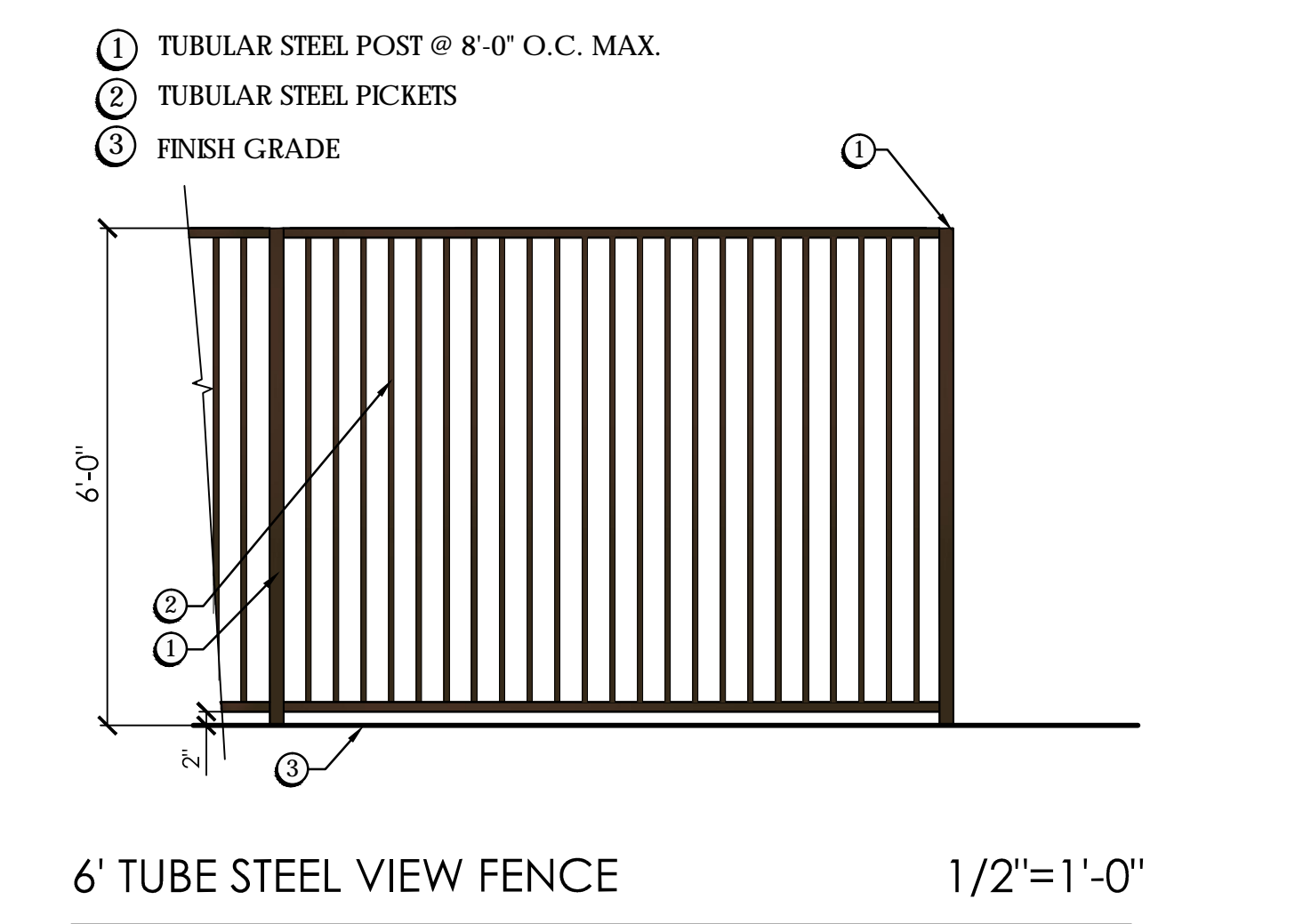


WALL AND FENCE LEGEND

	INTERIOR WALLS: 6' HIGH SPLIT FACE BLOCK WALL W/ PRECISION CAP - COLOR TO MATCH EXISTING ADJACENT WALL ON CLUBHOUSE VIEW DRIVE
	5'-6" VINYL GATES AT SIDYARDS
	6' HIGH TUBE STEEL VIEW FENCE - COLOR BLACK
	EXISTING 6' HIGH SPLIT FACE BLOCK PERIMETER WALL

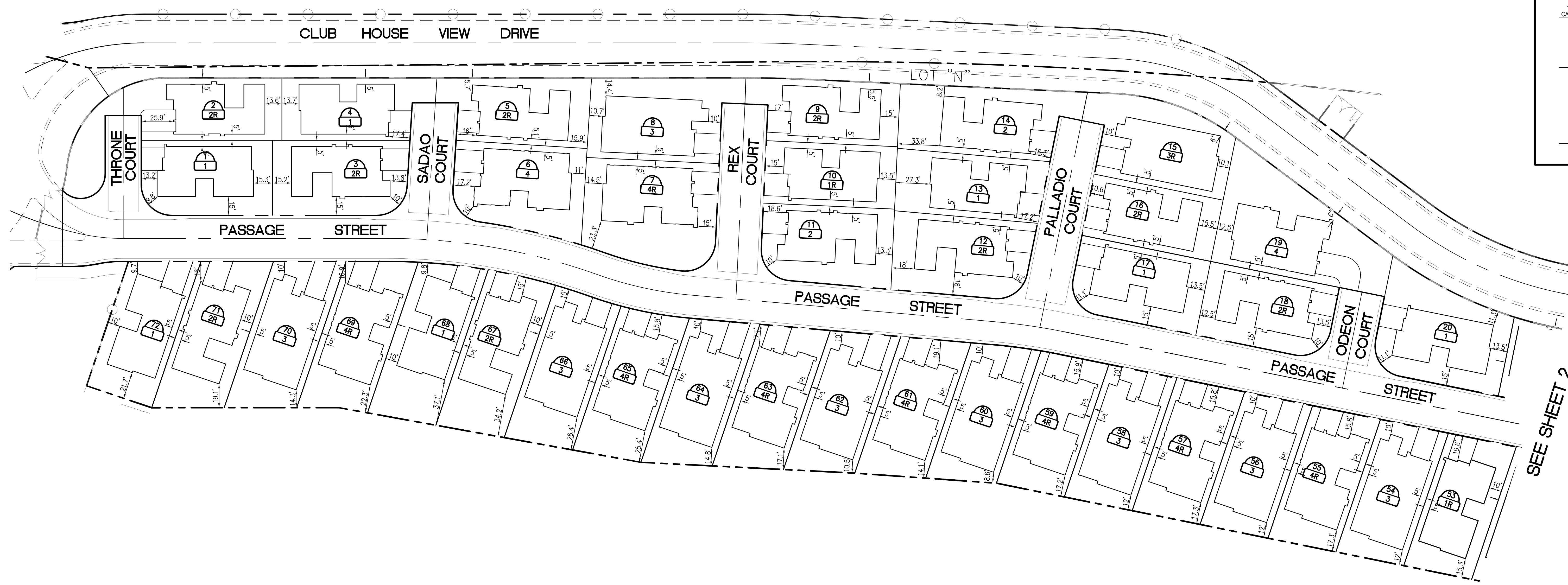
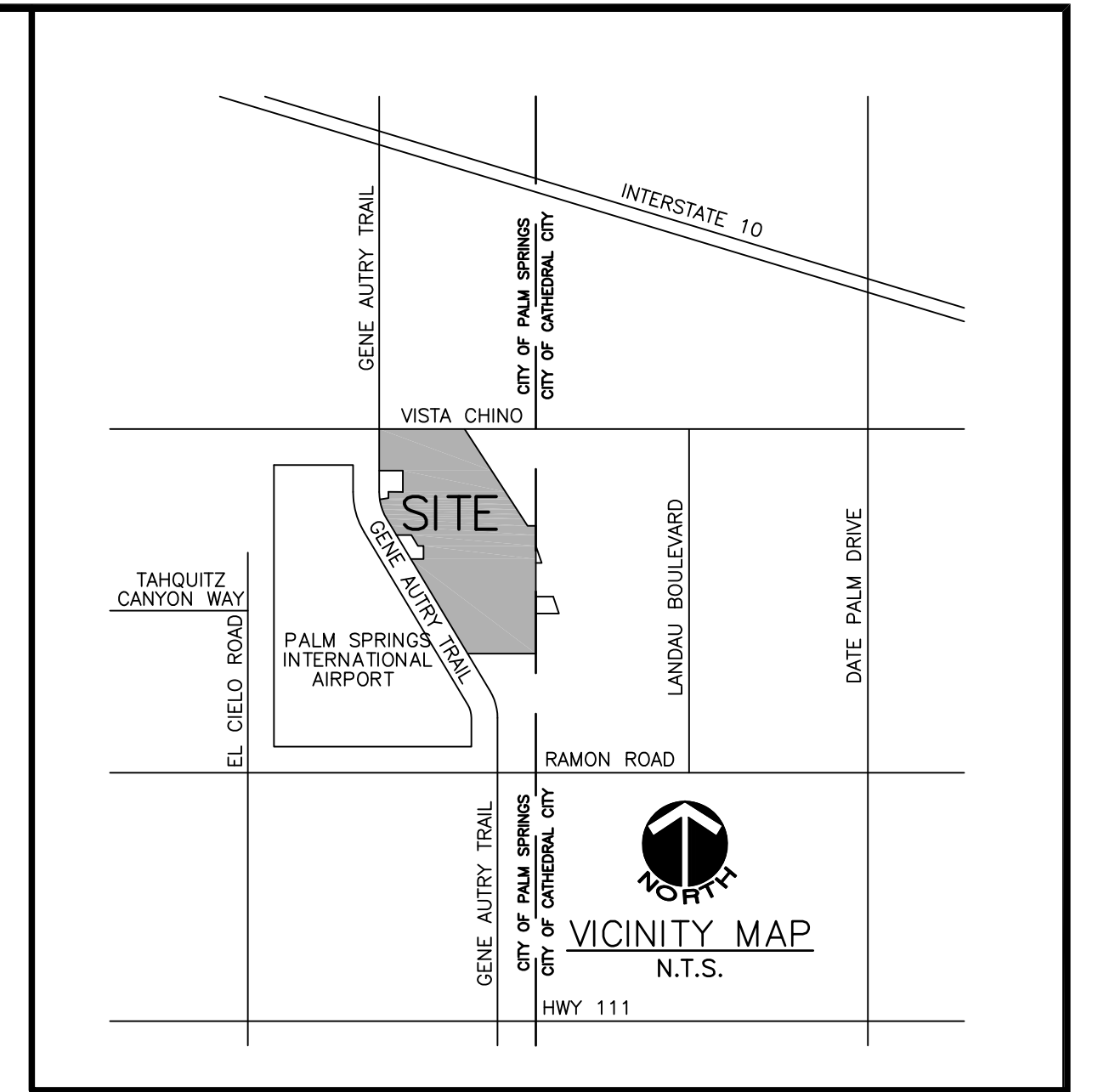
MAINTENANCE LEGEND

	H.O.A. MAINTAINED LANDSCAPE AREA
	PRIVATELY MAINTAINED LANDSCAPE AREA



LANDSCAPE MASTER PLAN FOR:
PHASE 6 ESCENA
 PALM SPRINGS CLASSIC TRACT NO. 32233





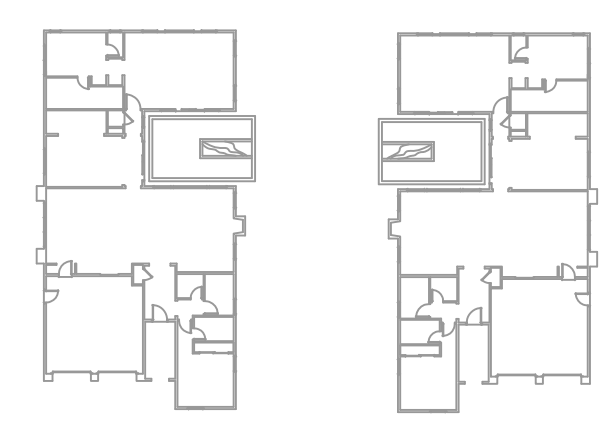
FLOOR PLAN LEGEND

REVERSED

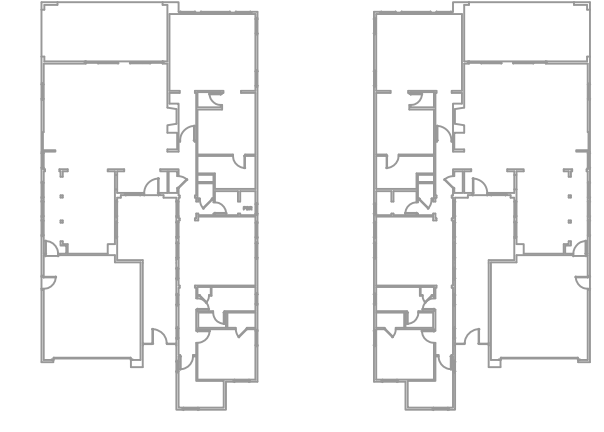
PLAN-1



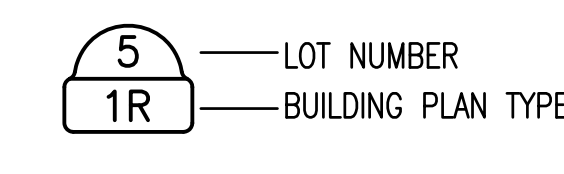
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PLAN-3

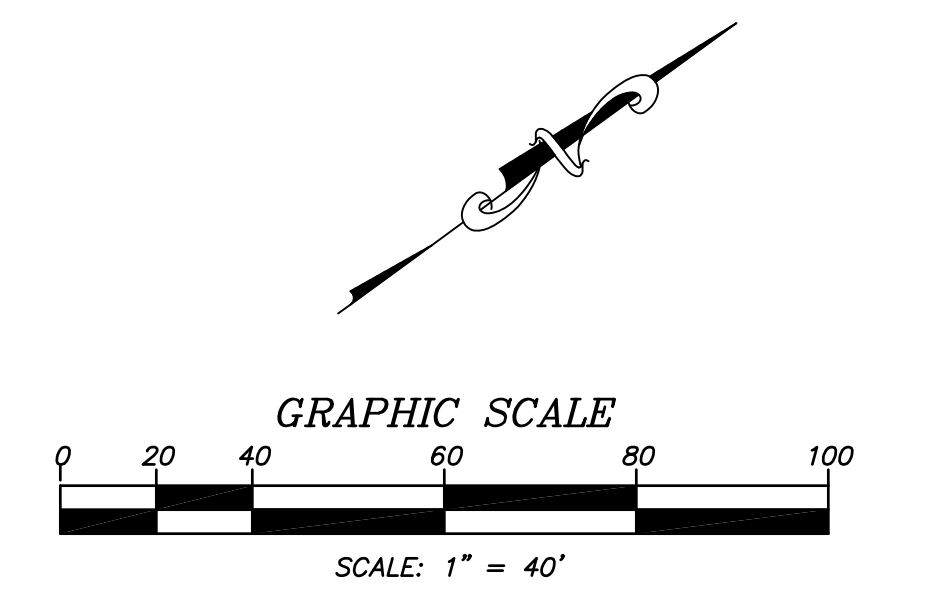


PLAN-4



LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
1	6170	2751.21	44.59%
2	5597	2682.61	47.93%
3	6372	2682.61	42.10%
4	5945	2751.21	46.27%
5	5975	2682.61	44.89%
6	7038	3080.45	43.77%
7	7374	3080.45	41.77%
8	8618	3435.21	39.86%
9	5695	2682.61	47.10%
10	5250	2751.21	52.40%
11	6412	2682.61	41.84%
12	7302	2682.61	36.74%
13	5934	2751.21	46.36%
14	6829	2682.61	39.28%
15	7195	3435.21	47.74%
16	5250	2682.61	51.10%
17	6171	2751.21	44.58%
18	6171	2682.61	43.47%
19	9556	3080.45	32.24%
20	7839	2751.21	35.10%

LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
53	6155	2751.21	44.70%
54	6156	3435.21	55.80%
55	6156	3080.45	50.04%
56	6156	3435.21	55.80%
57	6156	3080.45	50.04%
58	6156	3435.21	55.80%
59	6154	3080.45	50.06%
60	6238	3435.21	55.07%
61	6312	3080.45	48.80%
62	6398	3435.21	53.69%
63	6518	3080.45	47.26%
64	6638	3435.21	51.75%
65	6645	3080.45	46.36%
66	6874	3435.21	49.97%
67	7174	2682.61	37.39%
68	7137	2751.21	38.55%
69	6838	3080.45	45.05%
70	6794	3435.21	50.56%
71	6794	2682.61	39.48%
72	6285	2751.21	43.77%

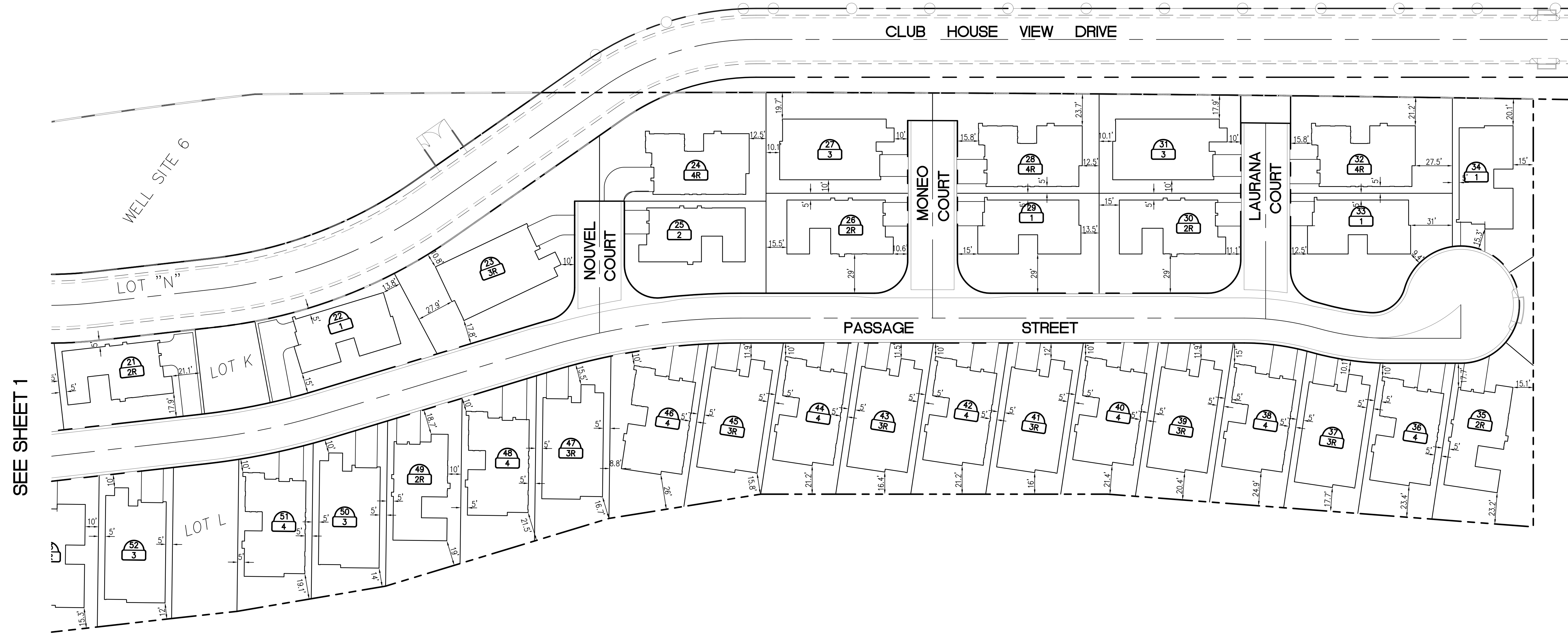


DESIGN BY: NS
 DRAWN BY: NS
 CHECK BY: NS
 PREPARED BY: ADAMS • STREETER CIVIL ENGINEERS, INC.
 15 Corporate Park, Irvine, CA 92606
 Ph: 949 474-2330 Fax: 949 474-0251

CITY OF PALM SPRINGS, CALIFORNIA
 SITE PLAN
 LOTS 1-20, 53-72
 ESCENA - TRACT 32233

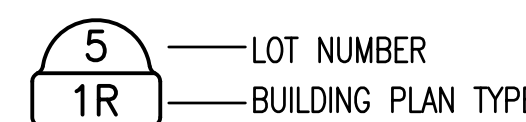
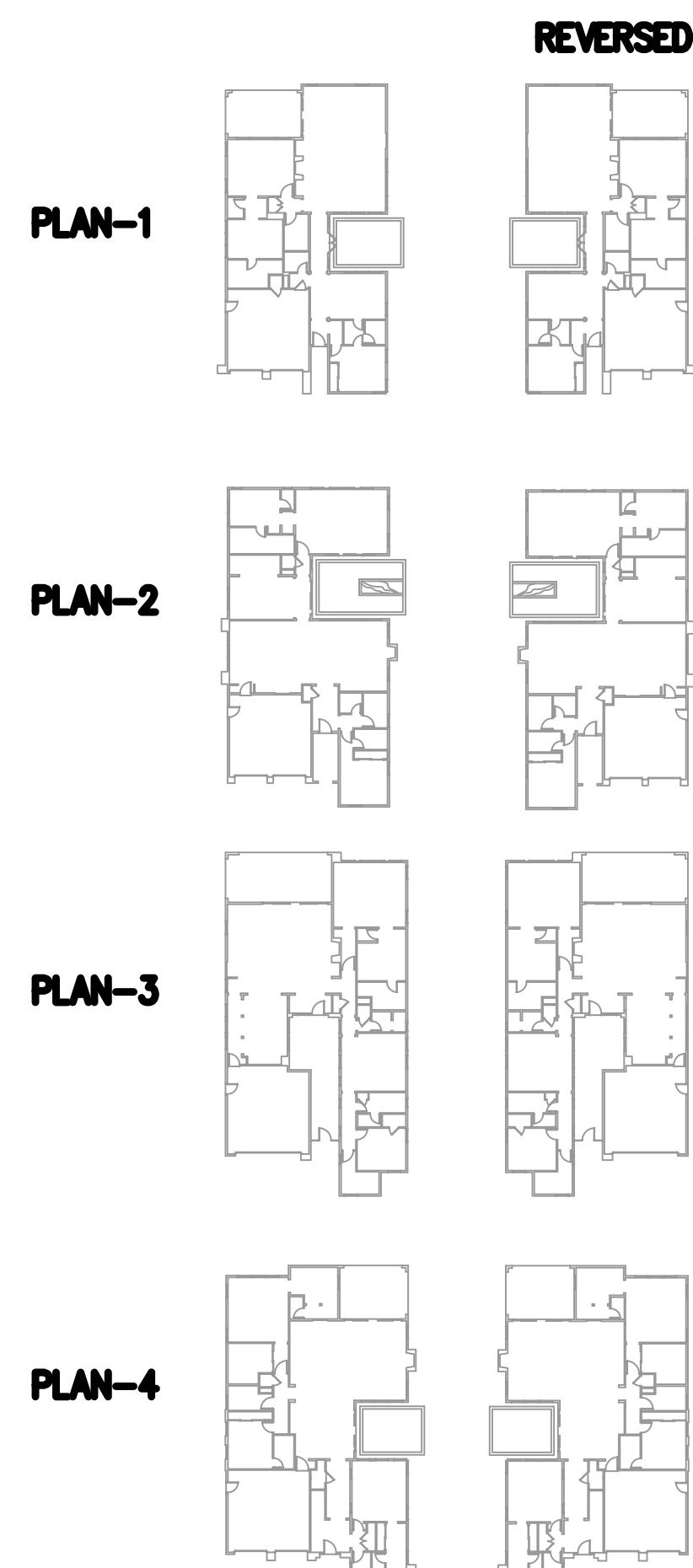
SHEET 1
 OF 2 SHEETS
 13-1953

PLAN SET: A DATE: 07/15/2014



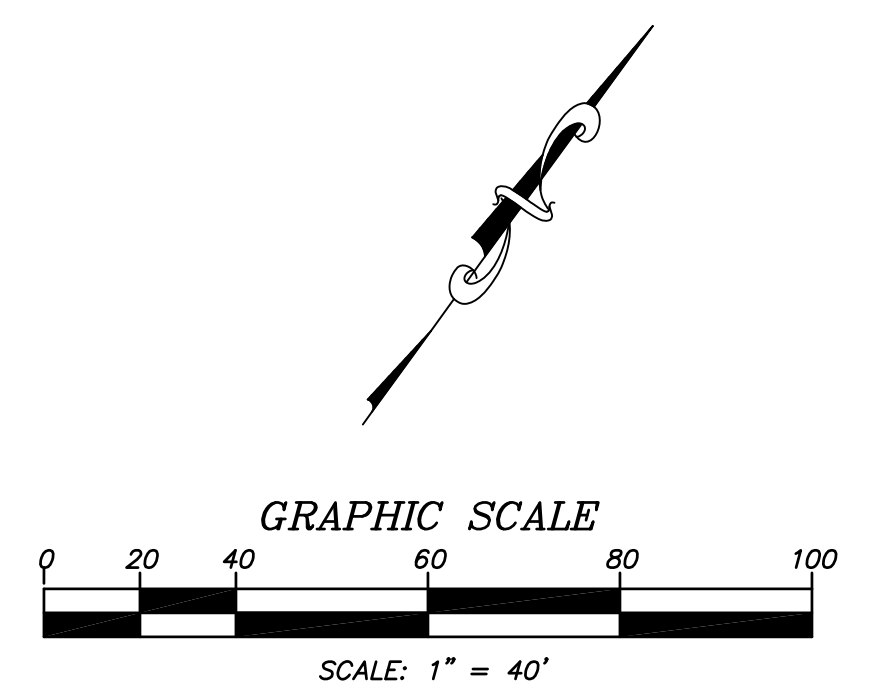
SEE SHEET 1

FLOOR PLAN LEGEND



LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
21	6620	2682.61	40.52%
22	7355	2751.21	37.41%
23	11920	3435.21	28.81%
24	9167	3080.45	33.60%
25	7190	2682.61	37.31%
26	7641	2682.61	35.11%
27	8213	3435.21	41.83%
28	8147	3080.45	37.81%
29	7641	2751.21	36.01%
30	7641	2682.61	35.11%
31	8063	3435.21	42.60%
32	8968	3080.45	34.35%
33	8695	2751.21	31.64%
34	7011	2751.21	39.24%
35	8200	2682.61	32.71%
36	6305	3080.45	48.86%
37	6259	3435.21	54.88%
38	6573	3080.45	46.87%
39	6434	3435.21	53.39%
40	6245	3080.45	49.33%

LOT COVERAGE			
LOT NO.	LOT AREA (SF)	PLAN AREA (SF)	PERCENTAGE
41	6229	3435.21	55.15%
42	6229	3080.45	49.45%
43	6229	3435.21	55.15%
44	6229	3080.45	49.45%
45	6477	3435.21	53.04%
46	7666	3080.45	40.18%
47	6702	3435.21	51.26%
48	6733	3080.45	45.75%
49	6733	2682.61	39.84%
50	6531	3435.21	52.60%
51	6237	3080.45	49.39%
52	6155	3435.21	55.81%



DESIGN BY: NS
DRAWN BY: NS
CHECK BY: NS
PREPARED BY: ADAMS • STREETER CIVIL ENGINEERS, INC.
15 Corporate Park, Irvine, CA 92605
Ph: 949 474-2330 Fax: 949 474-0251

CITY OF PALM SPRINGS, CALIFORNIA
SITE PLAN
LOTS 21-52
ESCENA - TRACT 32233

SHEET 2 OF 2 SHEETS
13-1953
PLAN SET: A DATE: 01/15/2014

GENERAL NOTES

- The work shall be done in accordance with the Standard Drawings of the City of Palm Springs and the Standard Specifications for Public Works Construction, 2012 Edition.
- The Contractor shall be responsible for providing an effective means of dust control which shall include provisions for adequate watering during the grading process and provisions for continuance of dust control until the graded surface presents sufficient cover against wind or water erosion, so that special dust control measures are no longer necessary.
- Nothing in these Plans shall relieve the Contractor from obtaining permits as required by Chapter 14.16 of the City of Palm Springs Municipal Code.
- The Contractor shall set an appointment for inspection with the engineering inspector a minimum of 24 hours prior to the date of inspection.
- All grading shall comply with Section 1804 and Appendix J of the 2010 California Building Code.
- The location of existing underground utilities are to be shown in a schematic manner only. Subject to the provisions of Section 4215 of the California Government Code, the Contractor shall determine the exact location of all existing utilities before commencing the Work. Contact Underground Service Alert (U.S.A.) at 1-800-227-2600 two working days prior to any excavation.
- Dimensioning to curbs shall be to face of curb.
- Contractor shall dispose of all debris off-site daily, unless otherwise specified by the City Engineer.
- Contractor shall remove any abandoned utility facilities and show limits of removals on the record drawings.
- The Contractor shall be responsible for the removal, replacement or relocation of all regulatory, warning and guide signs.
- A "Record Drawing" (formerly called "As-Built" Drawing) of this Plan shall be submitted by the Project Engineer of record to the City Engineer, for approval prior to acceptance of the Work.
- Construction signing, lighting and barricading shall be provided on all projects as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction.
- The flow line of all curb and gutters and cross gutters shall be water tested before acceptance of the Work.
- Parking stalls shall be clearly delineated with a 4 to 6 inch stripe "hairpin" or elongated "U" design or other approved striping or stall delineation.
- Final site grading and drainage flow lines shall be certified, in writing, by the Engineer of Record to be in conformance to the approved grading plan PRIOR TO FINAL INSPECTION.
- For projects in excess of 1 acre, a Notice of Intent to comply with California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009, as well as a copy of the executed letter issuing a Waste Discharge Identification (WDID) number, is required prior to issuance of Grading or Building Permit, via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). A updated copy of the project-specific Storm Water Pollution Prevention Plan (SWPPP) must be kept at the project site at all times.
- A city approved fugitive dust (PM-10) control plan is required prior to issuance of a grading permit. All dust control measures described in AQMD Rule 403 (BEST AVAILABLE CONTROL MEASURES) and in the City-approved fugitive dust control plan shall be implemented at all times. A wind fence and proper signage, shall be erected, inspected and approved by the City's Dust Control Inspector prior to initiation of clearing, grubbing, grading or import/export of soil, or fill material at the site. Failure to call 760-323-8253, extension 8740 for inspection 72 hours prior to initiating work will result in issuance of citation by the City.
- The block walls, retaining walls, and other structures shown on the grading plan are for location purposes only. Separate permits for the above are required from the Building Department.
- All provisions of the preliminary soils report (with the date of the report specified on the Grading Plan) prepared by a California registered Geotechnical Engineer, shall be complied with.

STREET PAVEMENT

20. The asphalt concrete design shall meet the City of Palm Springs Std. Dwg. No 110 and Standard Specifications for Public Works Construction, 2012 Edition; use Type B for the base lift and Type C2 for the final 1" cap. The design shall have a HVEEM stability of 35 AND 33 respectively per the California Test Method 304 and 366. Performance Grade asphalt (PG 70-10) meeting the 2010 Caltrans Standard Specifications shall be used. The specified miscellaneous base shall be crushed miscellaneous base according to the Standard Specifications for Public Works Construction, 2012 Edition.

TRENCH PAVEMENT

21. Street cuts shall be paved with temporary A.C. paving immediately. Major and Secondary Thoroughfares shall be permanently paved within 15 days of the initial excavation (30 days on collector and residential streets) per City of Palm Springs Std. Dwg. No. 115. See Ordinance No. 14.16.375.

22. Trenches shall be completely backfilled and compacted to support traffic at the end of each work day. The Contractor shall place permanent pavement through intersections at the end of each work day. No trench excavation or pipe laying on Fridays, weekends or holidays will be permitted on major and secondary thoroughfares or collector streets without prior approval of the City Engineer. Contractor shall place permanent paving each Friday.

23. If, in the opinion of the City Engineer, the trench backfill is unsafe to traffic, the Contractor shall place permanent paving at the end of each work day.

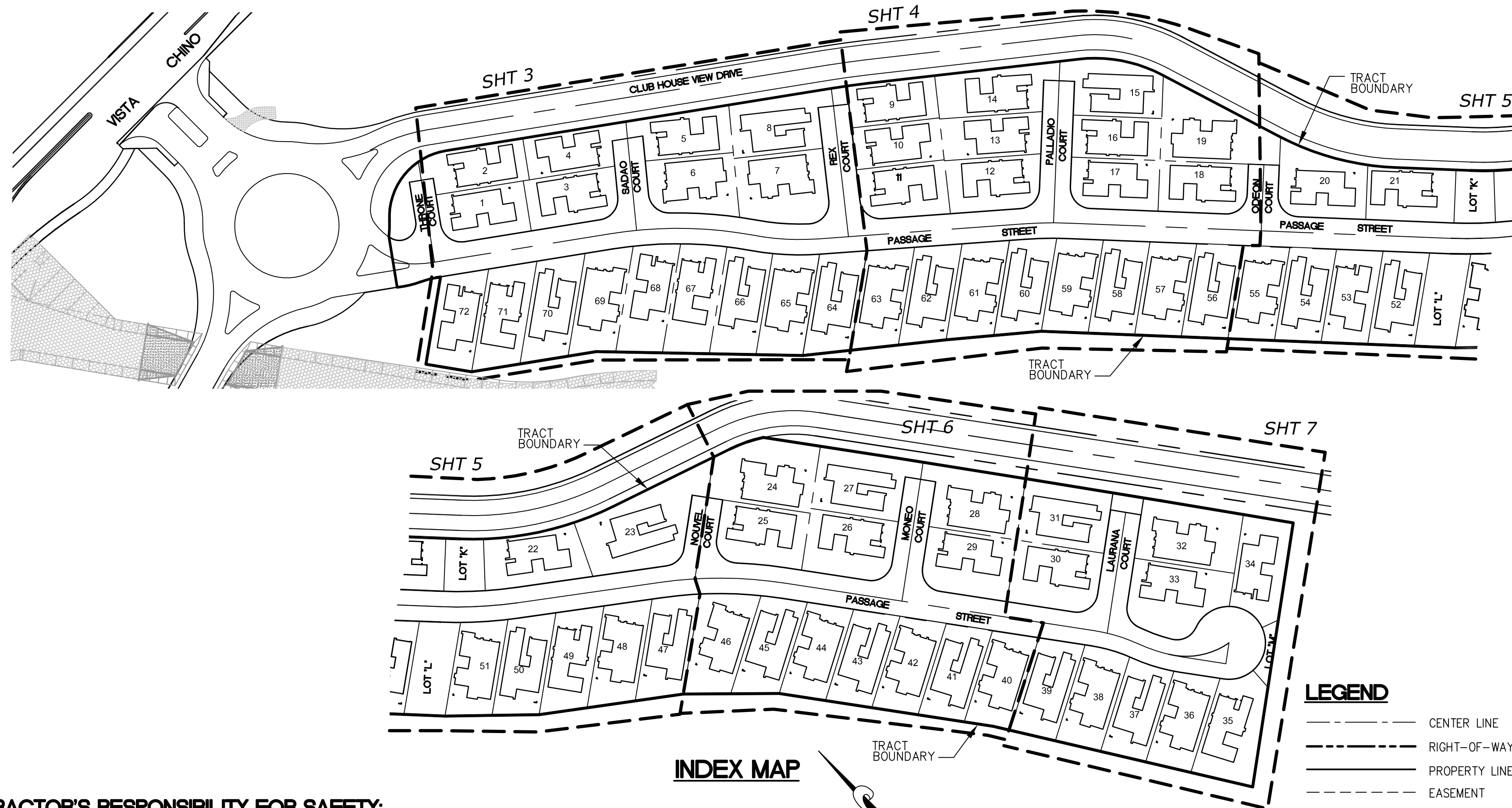
24. Steel trench plating shall conform to the Caltrans Encroachment Permit Manual Section 602.1 as revised July, 2009.

25. The specified miscellaneous base shall be crushed miscellaneous base according to the Standard Specifications for Public Works Construction, 2012 Edition.

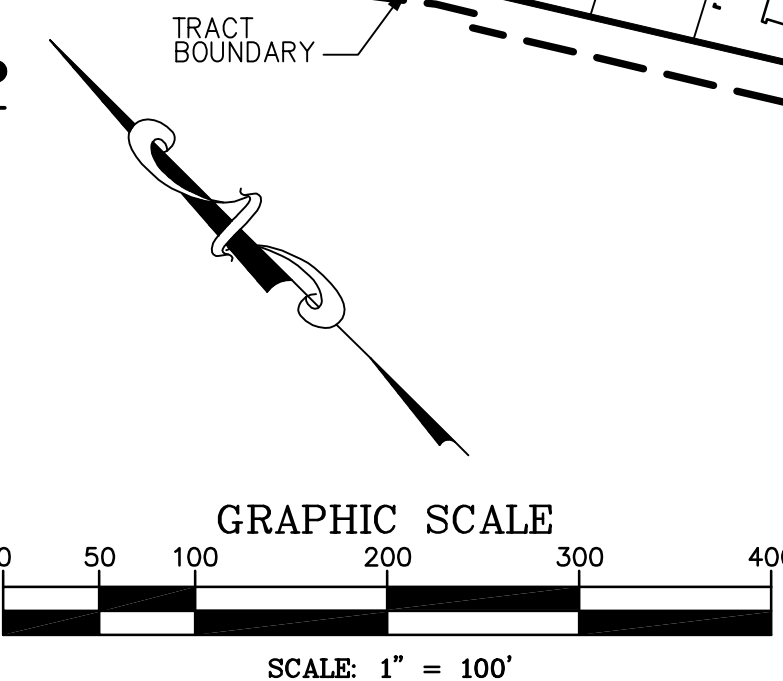
Underground Service Alert
USA North
811
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

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

**TRACT 32233
PRECISE GRADING
LOTS 1-72**



INDEX MAP



LEGEND

- CENTER LINE
- - - - RIGHT-OF-WAY
- PROPERTY LINE
- - - - EASEMENT
- - - - DAYLIGHT LINE
- TOP/BOTTOM OF SLOPE (2:1 MAX)
- 2420 --- CONTOUR ELEVATION
- FLOW LINE
- DEEPEMED FOOTING
- 6" --- STEP AND RISER HEIGHT
- --- BUBBLER
- --- GRATE INLET
- AREA DRAIN PIPE
- STORM DRAIN PIPE
- --- SEWER PIPE
- WATER PIPE
- AIR RELEASE VALVE & SERVICE LINE
- WATER METER & SERVICE LINE
- FIRE HYDRANT & SERVICE LINE
- STREET SIGN
- STOP SIGN
- EXISTING BLOCK WALL
- VINYL FENCE
- RAIL FENCE
- 3/4R --- LOT NO. PLAN

CONTRACTOR'S RESPONSIBILITY FOR SAFETY:

IN SUBMITTING A BID FOR THIS WORK THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT THE EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND WITH "CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTOR OR SUBCONTRACTOR'S COMPLIANCE WITH SAID REGULATION AND ORDERS.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR(S)

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND ADAMS-STREETER CIVIL ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT. THE CONTRACTOR SHALL ADHERE TO REGULATIONS REGARDING THE WORK PER SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE NO. 403.

THE PRIVATE ENGINEER SIGNING THESE PLAN IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY OF CALIFORNIA APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY OF CALIFORNIA.

CONSTRUCTION NOTES AND QUANTITIES

- INSTALL 4" PVC PIPE SCHD. 40 OR EQUAL _____ X LF
- INSTALL 4" ROUND GRATE AREA DRAIN PER NDS (PART NO.16) OR EQUAL _____ 359 EA
- INSTALL BUBBLER BOX WITH DRYWELL PER DETAIL ON SHEET 2 _____ 159 EA
- CONSTRUCT FENCE OPENING PER DETAIL ON SHEET 2 _____ 144 EA

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7, T. 4 S., R. 5 E., S.B.M., ALSO BEING THE CENTERLINE OF VISTA CHINO, AS SHOWN ON TRACT MAP NO. 32233-1, PER P.M.B. 183/25-37, TAKEN AS N 89°51'11" W, ANGLE POINTS, UNLESS OTHERWISE NOTED.

ENGINEER:
ADAMS-STREETER CIVIL ENGINEERS INC.
15 CORPORATE PARK, IRVINE, CA 92606
PH. (949) 474-2330

TOPO SOURCE
INLAND AERIAL
7117 ARLINGTON AVENUE, SUITE A
RIVERSIDE, CA 92503
PH. (951) 687-4252
PHOTOGRAPHY DATED: 06/23/04

APPLICANT:
BEAZER HOMES
1800E. IMPERIAL HIGHWAY
SUITE 1400
BREAR, CA 90821
PH. (714) 285-2900

REQUIRED PERMITS

GRADING PERMIT	WALL PERMIT
IRRIGATION:	WHITWATER MUTUAL WATER DISTRICT (760) 325-5880
WATER:	DESERT WATER AGENCY (760) 323-4971
SEWER:	CITY OF PALM SPRINGS (760) 323-8253
ELECTRIC:	SOUTHERN CALIFORNIA EDISON (760) 202-4291
GAS:	THE GAS COMPANY/SEMPRA ENERGY CO. (760) 323-1851
TELEPHONE:	GENERAL TELEPHONE COMPANY (760) 323-1231
CABLE TV:	TIME WARNER CABLE (760) 340-1312 EXT. 281
USA:	UNDERGROUND SERVICE ALERT (800) 227-2600

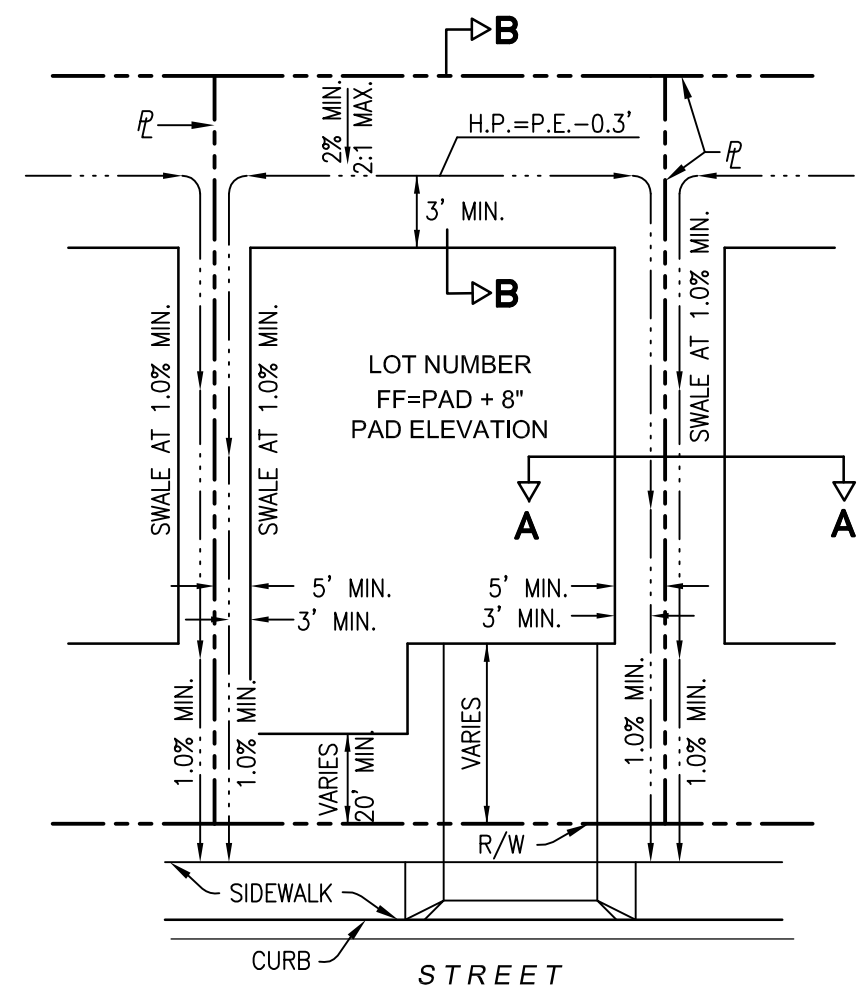
LEGEND

- GF GARAGE FINISHED FLOOR
- FF FINISHED FLOOR
- P PAD ELEVATION
- HP HIGH POINT
- R/W RIGHT OF WAY
- FG FINISHED GRADE
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- FS FINISHED SURFACE
- AC ASPHALT CONCRETE
- GB GRADE BREAK
- TC TOP OF CURB
- TE TOP OF BERM
- INV. INVERT
- TW TOP OF WALL

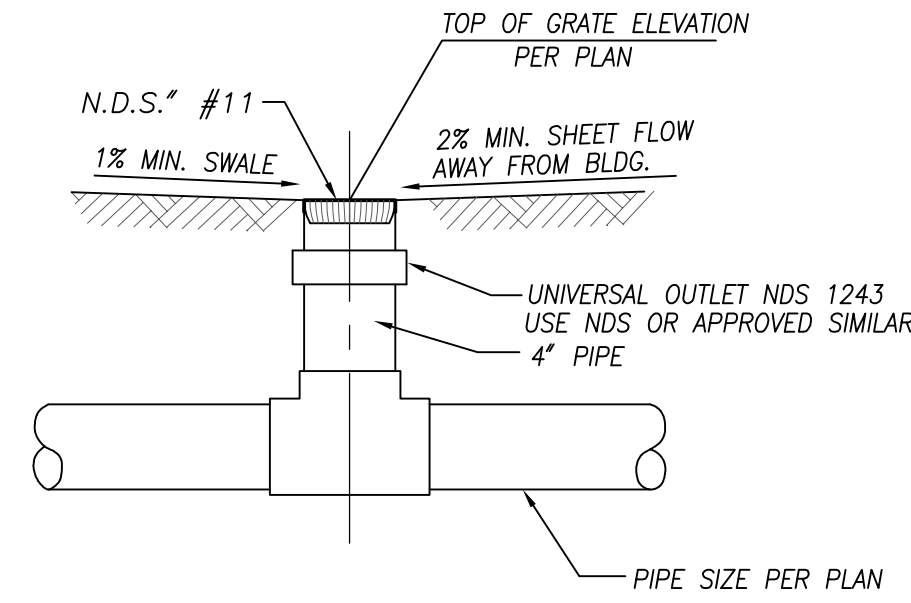
NO.	REVISION	APPROVED	DATE	BENCH MARK	111	ELEV.	445.98	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	NS	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET	
								City of Palm Springs Public Works & Engineering Department	DRAWN BY:	NS	TRAFFIC ENG'G	REVIEWED BY:	NS	DATE	FIELD ENG'G	ASSISTANT CITY ENGINEER	CITY ENGINEER	PRECISE GRADING PLAN	DWG. NO.	1
								LOCATION: APPROXIMATELY 40 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY CORNER OF BRIDGE OVER THE WHITWATER RIVER ON VISTA CHINO, IN THE TOP OF THE CONCRETE SLOPE PAVING EASTERLY SIDE OF RIVER SOUTHERLY OF VISTA CHINO.	REVIEWED BY:	NS	DATE	FIELD ENG'G	R.C.E. NO.	DATE	R.C.E. NO.	DATE	TITLE SHEET	CADD FILE NAME	XX-XX-XX	OF 7 SHEETS

C.P. XX-XX

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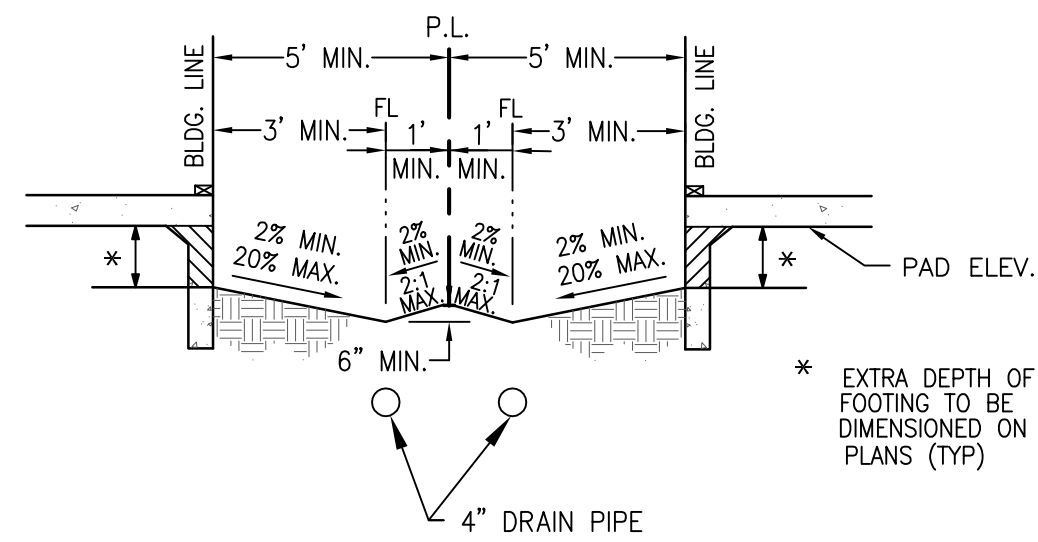
A TYPICAL LOT GRADING AND DRAINAGE DETAIL
NTS



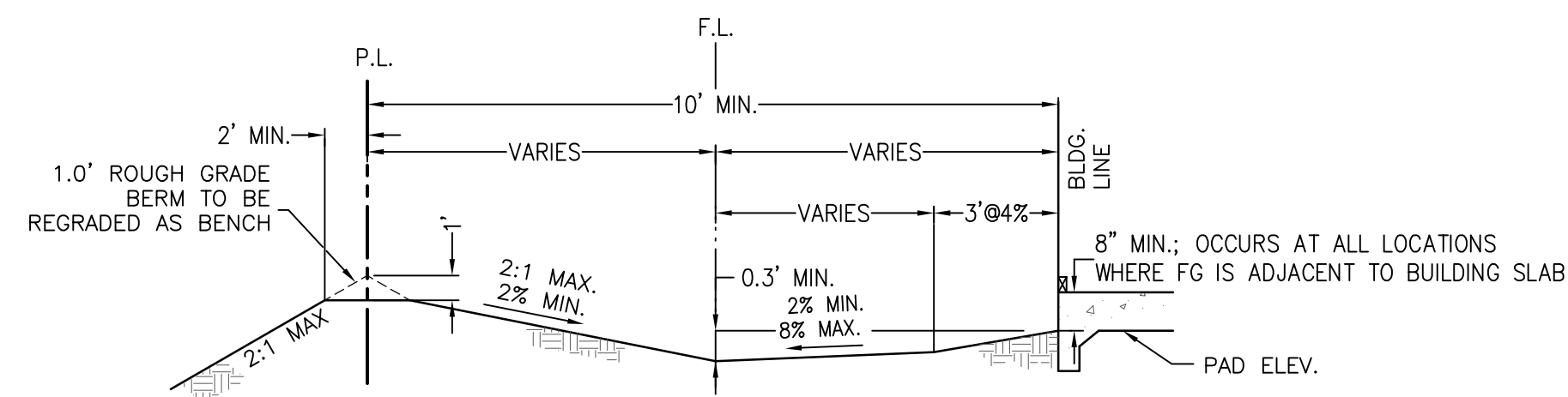
NOTES:

1. ALL FITTING BY: NATIONAL DIVERSIFIED SALES INC. (OR EQUAL).
2550 AZURITE CIRCLE
NEWBURY PARK, CA 91320
2. REFER TO FINISH GRADING.
3. DO NOT GLUE GRATE OR RISER TO PIPE.
4. GLUE: "1 P.S. WELD ON" # 773 SOLVENT (MEDIUM BODIED FAST SET FOR ABS PIPE THRU 6" Ø)
5. WHEN MIN. DEPTH REQUIRED IS 0.7', USE ONE 90° ELL.

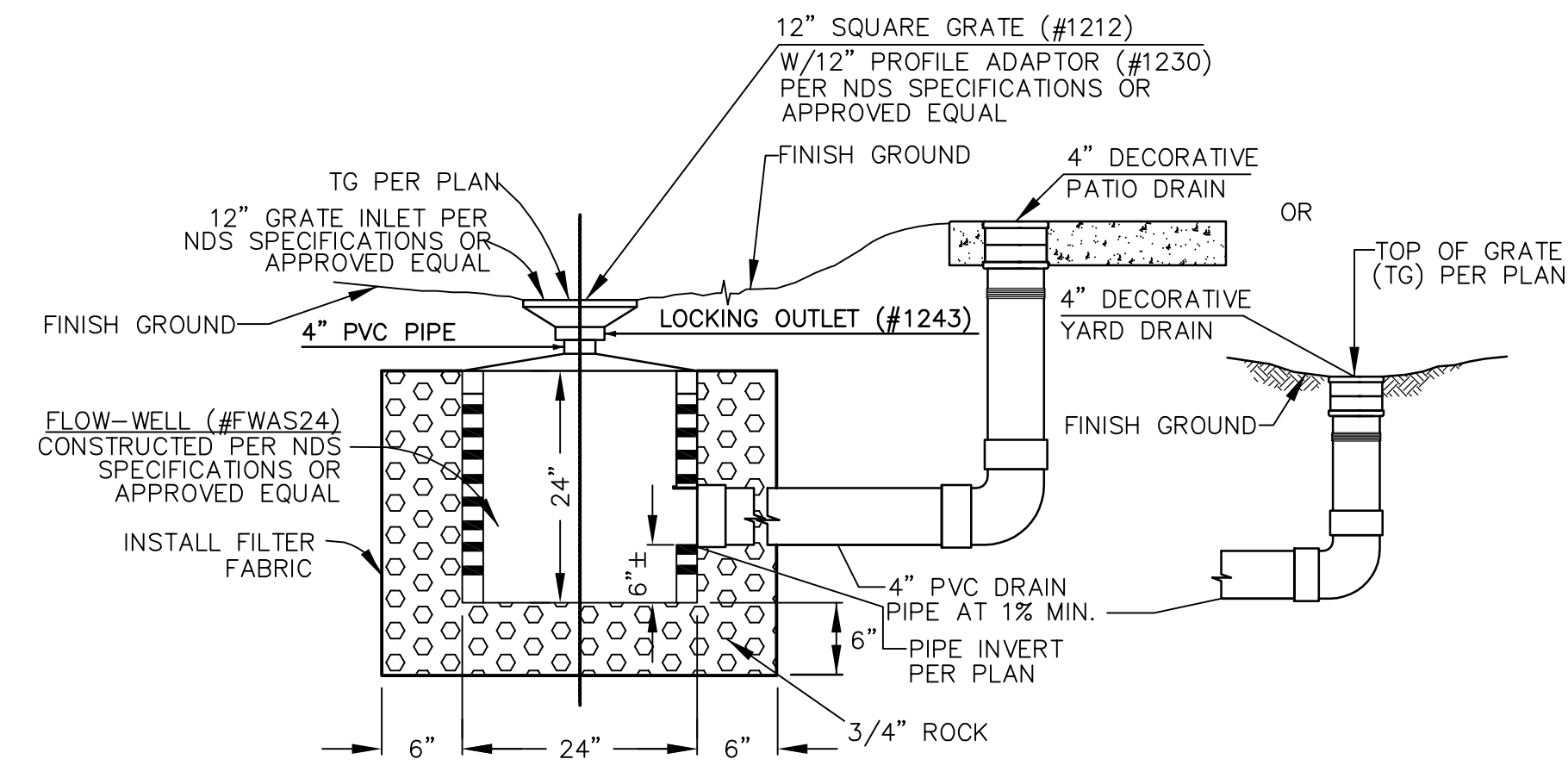
2 AREA DRAIN DETAILS
NOT TO SCALE



B SECTION A-A
TYPICAL SIDERYARD SECTION
NTS



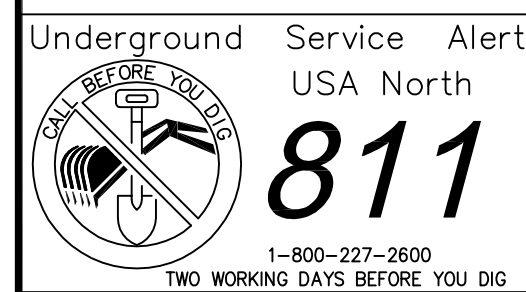
C SECTION B-B
TYPICAL REAR YARD SECTION
NTS



3 BUBBLER DRAIN DETAILS
NOT TO SCALE

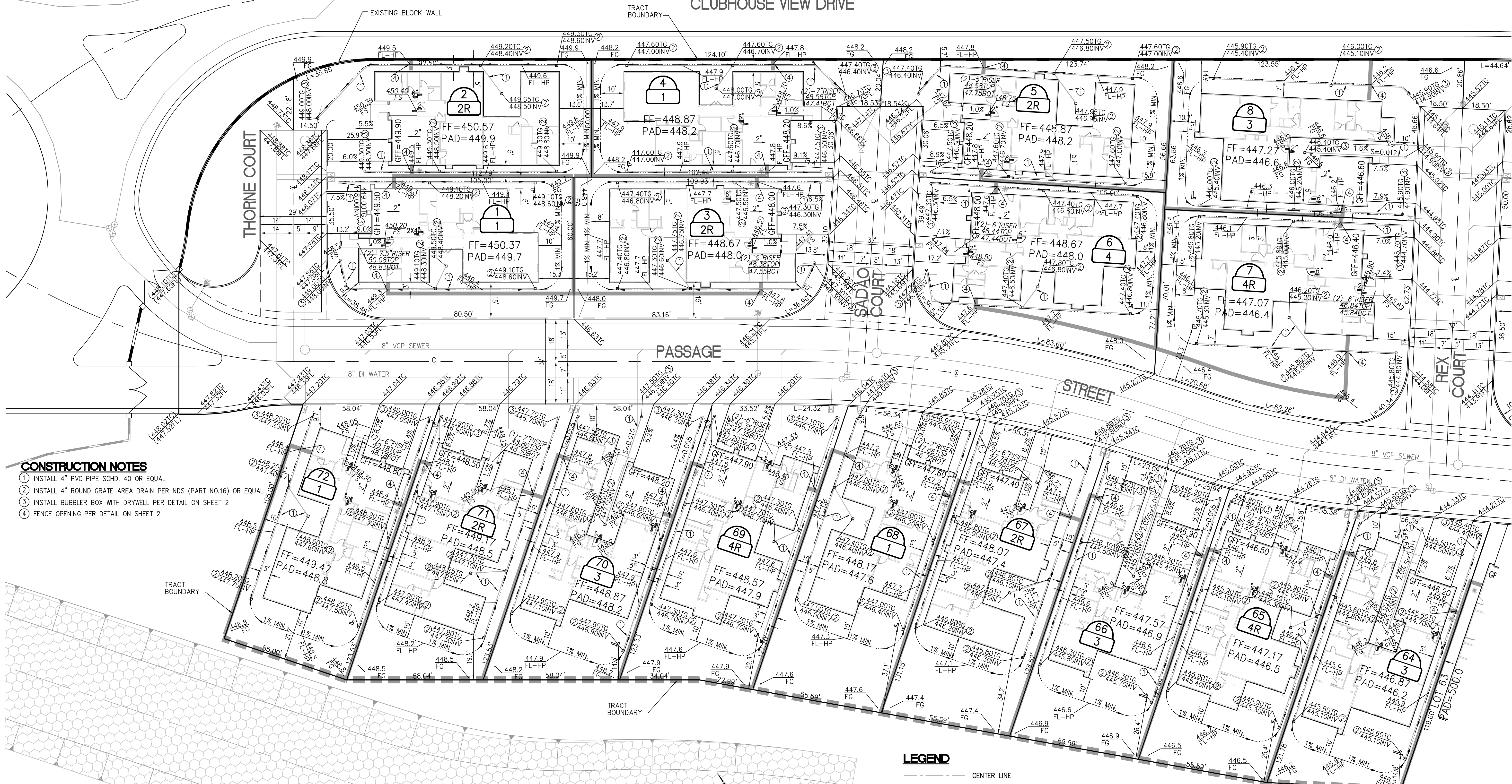
NOMENCLATURE:

- BW BACK OF WALK
- CF CURB FACE
- CL CENTER LINE
- DF DEEPEMED FOOTING
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GFF GARAGE FINISHED FLOOR
- HP HIGH POINT
- INV INVERT
- MAX MAXIMUM
- MIN MINIMUM
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- S= PIPE SLOPE
- ST STREET
- STA STATION
- SW SIDEWALK
- TC TOP OF CURB
- TG TOP OF GRATE
- TF TOP OF FOOTING
- TRW TOP OF RETAINING WALL



NO.	REVISION	APPROVED	DATE	BENCH MARK	111	ELEV.	445.98	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	NS	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET	
				LOCATION	APPROXIMATELY 40 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY CORNER OF BRIDGE OVER THE WHITEWATER RIVER ON VISTA CHINO. IN THE TOP OF THE CONCRETE SLOPE PAVING EASTERLY SIDE OF RIVER SOUTHERLY OF VISTA CHINO.			<p>City of Palm Springs Public Works & Engineering Department</p>	DRAWN BY:	NS	TRAFFIC ENG'G			ASSISTANT CITY ENGINEER	CITY ENGINEER			<p>PRECISE GRADING PLAN</p> <p>DETAILS AND SECTIONS</p>	DWG. NO.	2
							REVIEWED BY:		NS	FIELD ENG'G			R.C.E. NO.	DATE	R.C.E. NO.	DATE	CADD FILE NAME		XX-XX-XX	OF 7

CLUBHOUSE VIEW DRIVE



- CONSTRUCTION NOTES**
- 1 INSTALL 4" PVC PIPE SCHD. 40 OR EQUAL
 - 2 INSTALL 4" ROUND GRATE AREA DRAIN PER NDS (PART NO.16) OR EQUAL
 - 3 INSTALL BUBBLER BOX WITH DRYWELL PER DETAIL ON SHEET 2
 - 4 FENCE OPENING PER DETAIL ON SHEET 2

LEGEND

- CENTER LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- - - EASEMENT
- DAYLIGHT LINE
- TOP/BOTTOM OF SLOPE (2:1 MAX)
- 2420 CONTOUR ELEVATION
- FLOW LINE
- DEEPENED FOOTING
- WATER PIPE
- AIR RELEASE VALVE & SERVICE LINE
- WATER METER & SERVICE LINE
- FIRE HYDRANT & SERVICE LINE
- STREET SIGN
- STOP SIGN
- EXISTING BLOCK WALL
- VINYL FENCE
- RAIL FENCE
- STEP AND RISER HEIGHT
- BUBBLER
- GRATE INLET
- AREA DRAIN PIPE
- STORM DRAIN PIPE
- SEWER PIPE

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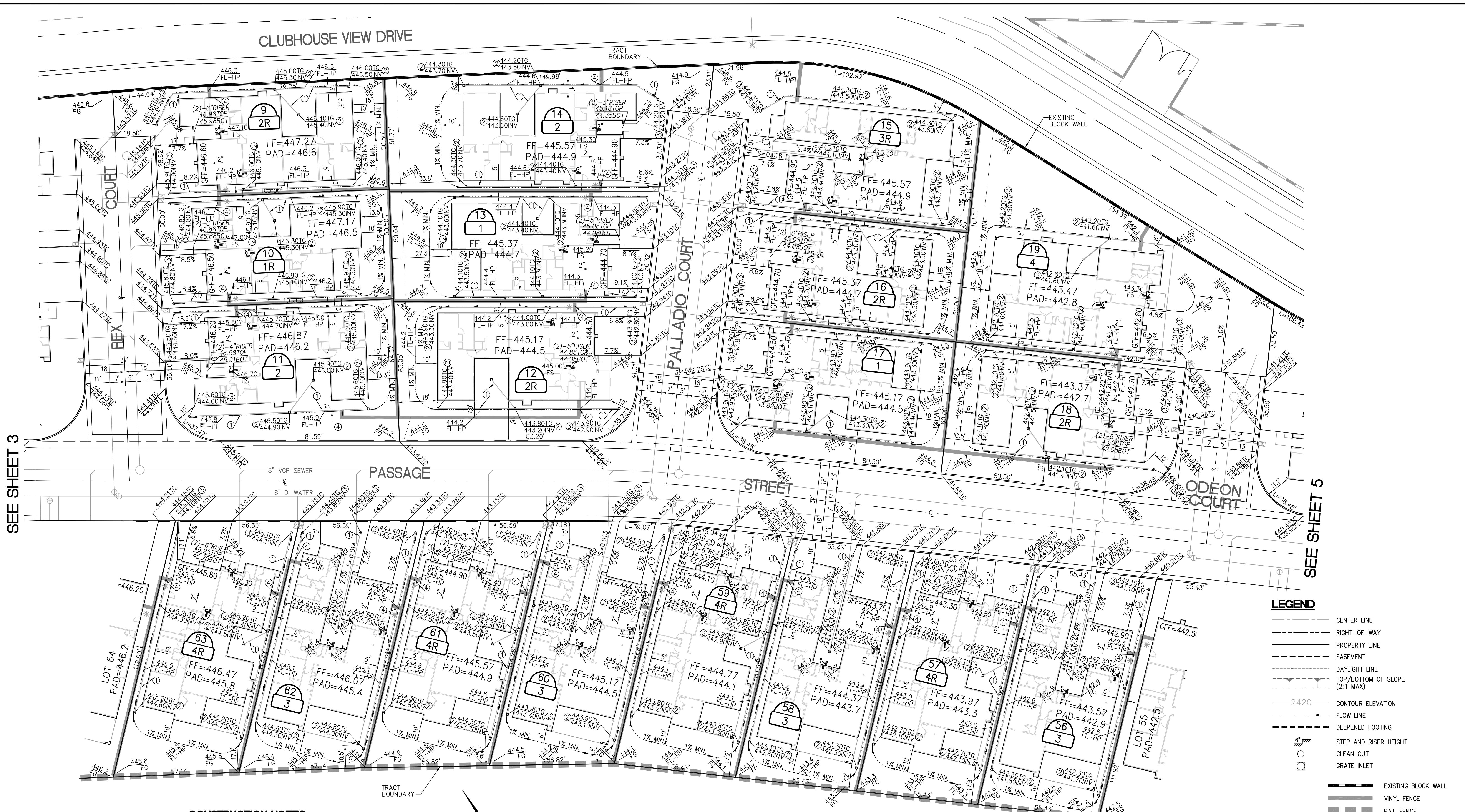


SEE SHEET 4

NO.	REVISION	APPROVED	DATE	BENCH MARK	ELEV.	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	CITY CHECK:	RIGHT-OF-WAY:	INITIAL:	DATE:	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET
				111	445.98	City of Palm Springs Public Works & Engineering Department	NS	NS	NS	NS	NS	NS	NS	PRECISE GRADING PLAN LOTS 1-8, 64-72		3
LOCATION: APPROXIMATELY 40 FEET SOUTHEASTERLY OF THE SOUTHEASTERN CORNER OF BRIDGE OVER THE WATERWAY RIVER ON VISTA DRIVE IN THE TOP OF THE CONCRETE SLOPE PAVING EASTERLY SIDE OF RIVER SOUTHERLY OF VISTA DRIVE.														CADD FILE NAME	XX-XX-XX	
														OF 7 SHTS.		

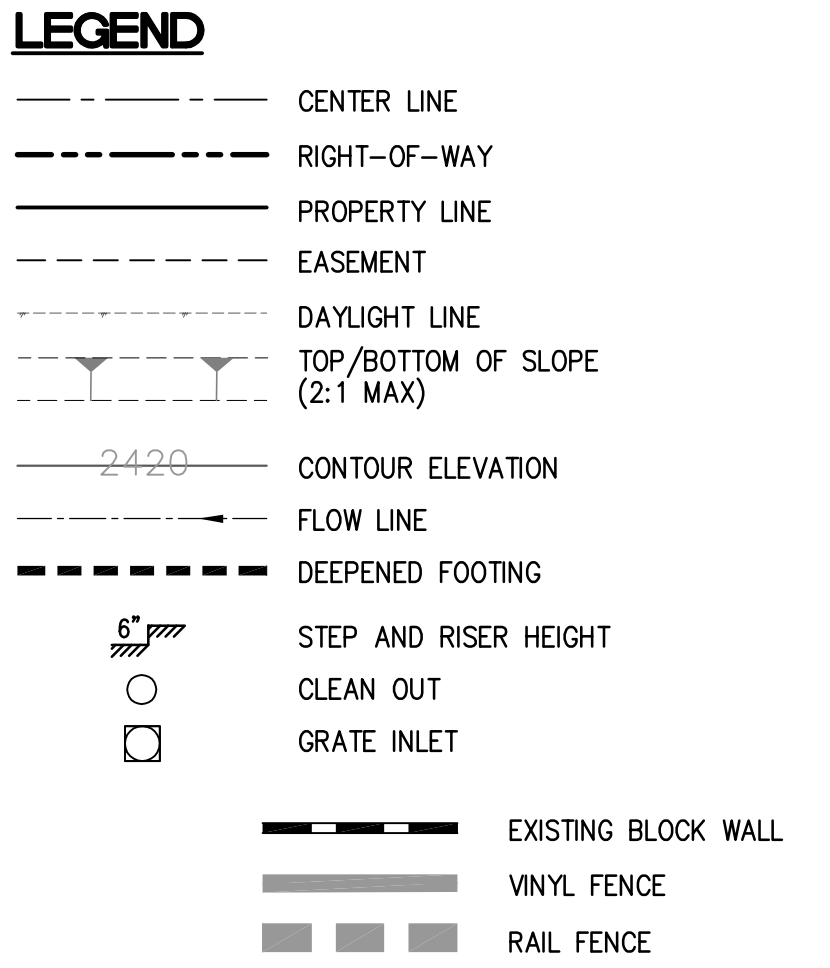
C.P. XX-XX

CLUBHOUSE VIEW DRIVE

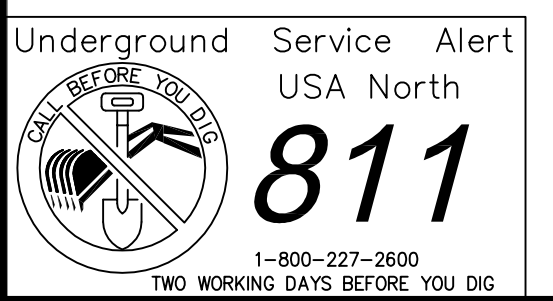
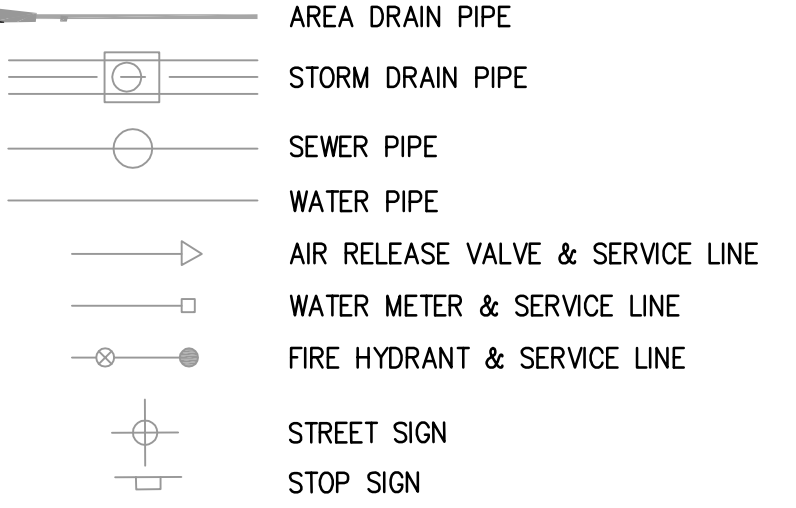
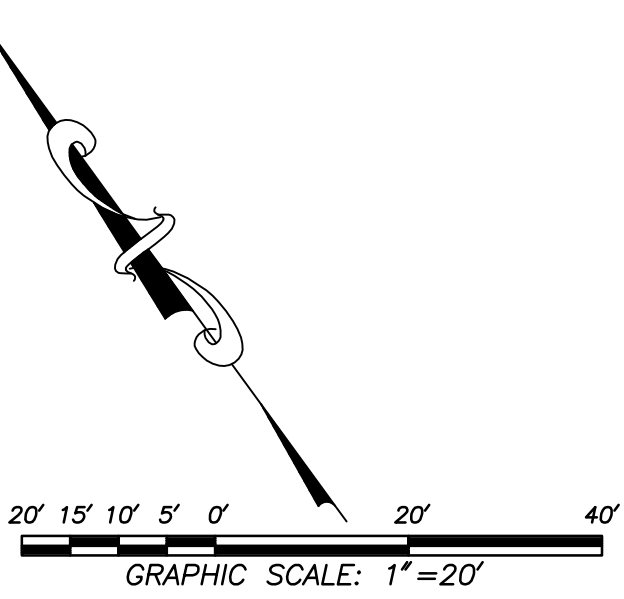


SEE SHEET 3

SEE SHEET 5



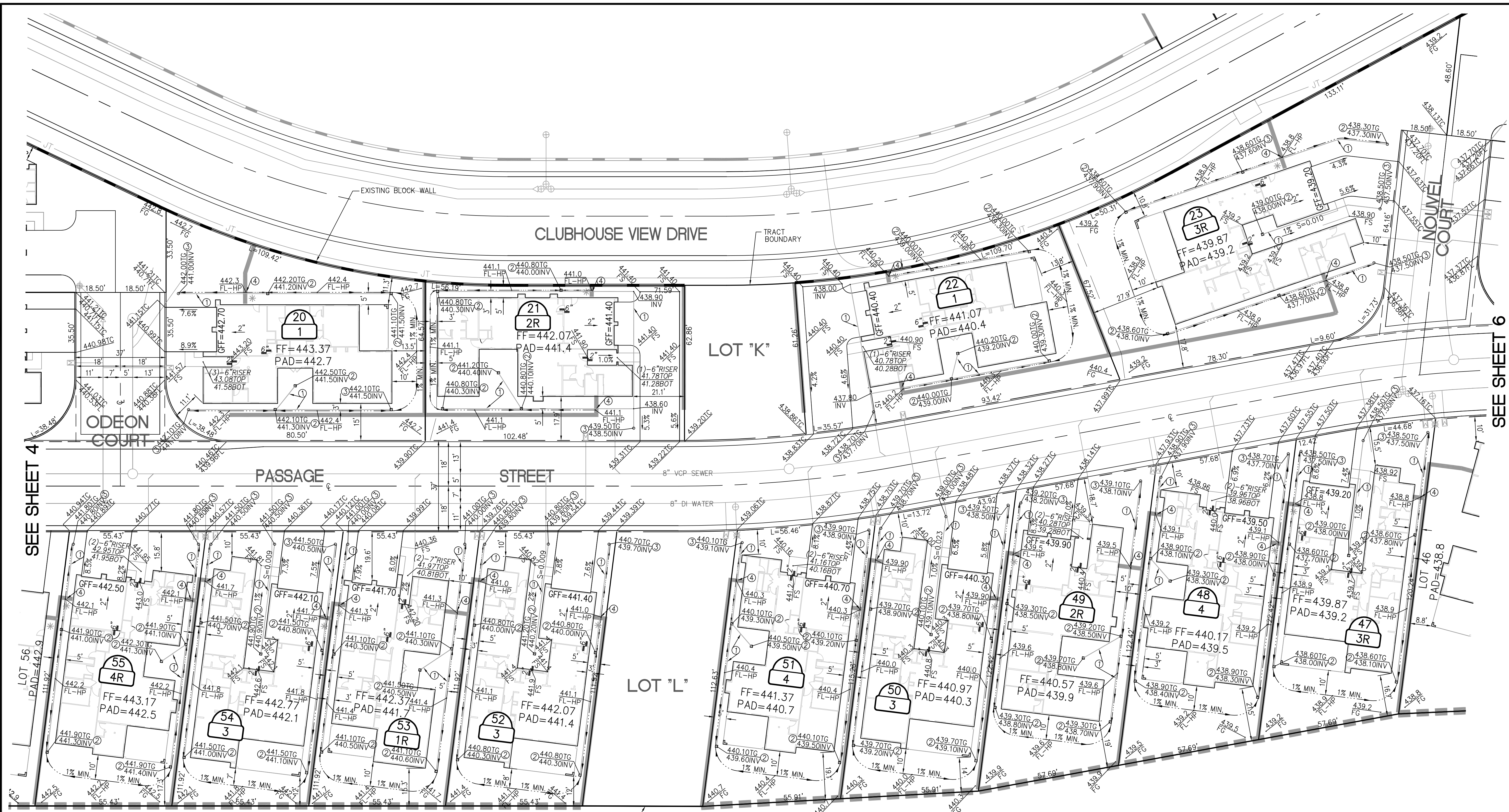
- CONSTRUCTION NOTES**
- 1) INSTALL 4" PVC PIPE SCHD. 40 OR EQUAL
 - 2) INSTALL 4" ROUND GRATE AREA DRAIN PER NDS (PART NO.16) OR EQUAL
 - 3) INSTALL BUBBLER BOX WITH DRYWELL PER DETAIL ON SHEET 2
 - 4) FENCE OPENING PER DETAIL ON SHEET 2



NO.	REVISION	APPROVED	DATE	BENCH MARK	ELEV.	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	CITY CHECK:	RIGHT-OF-WAY:	INITIAL:	DATE:	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET
				111	445.98	City of Palm Springs Public Works & Engineering Department	NS	NS	NS	NS	NS	NS	NS	PRECISE GRADING PLAN		4
														CADD FILE NAME	XX-XX-XX	OF 7 SHEETS

C.P. XX-XX

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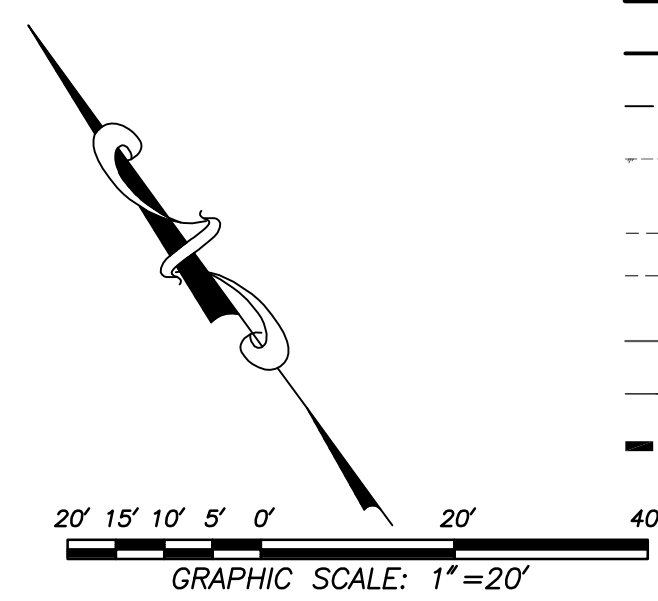
SEE SHEET 6

CONSTRUCTION NOTES

- ① INSTALL 4" PVC PIPE SCHED. 40 OR EQUAL
- ② INSTALL 4" ROUND GRATE AREA DRAIN PER NDS (PART NO.16) OR EQUAL
- ③ INSTALL BUBBLER BOX WITH DRYWELL PER DETAIL ON SHEET 2
- ④ FENCE OPENING PER DETAIL ON SHEET 2

LEGEND

- CENTER LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- - - EASEMENT
- - - DAYLIGHT LINE
- - - TOP/BOTTOM OF SLOPE (2:1 MAX)
- 2420 CONTOUR ELEVATION
- - - FLOW LINE
- - - DEEPENED FOOTING
- 6" STEP AND RISER HEIGHT
- BUBBLER
- GRATE INLET
- AREA DRAIN PIPE
- STORM DRAIN PIPE
- SEWER PIPE
- WATER PIPE
- AIR RELEASE VALVE & SERVICE LINE
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- STREET SIGN
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- VINYL FENCE
- RAIL FENCE



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USA North
811
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION	APPROVED	DATE	BENCH MARK 111	ELEV. 445.98	PREPARED UNDER THE DIRECT SUPERVISION OF: City of Palm Springs Public Works & Engineering Department	DESIGN BY: NS	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA PRECISE GRADING PLAN LOTS 20-23, 47-55	FILE NO.	SHEET 5
							DRAWN BY: NS		TRAFFIC ENG			ASSISTANT CITY ENGINEER	CITY ENGINEER			OF 7 SHTS.
							REVIEWED BY: NS		FIELD ENG			R.C.E. NO.	R.C.E. NO.			

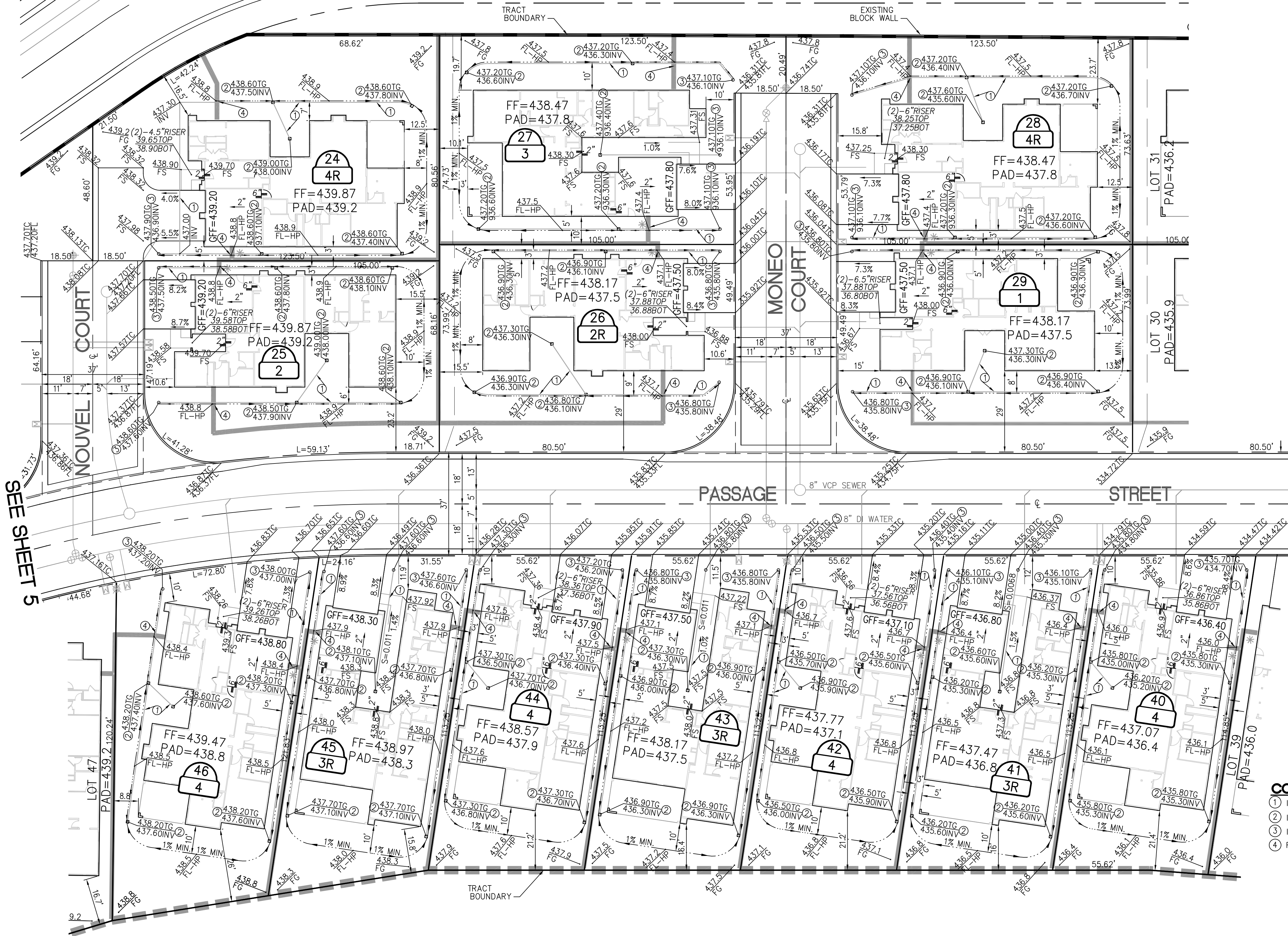
C.P. XX-XX

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CLUBHOUSE VIEW DRIVE

LEGEND

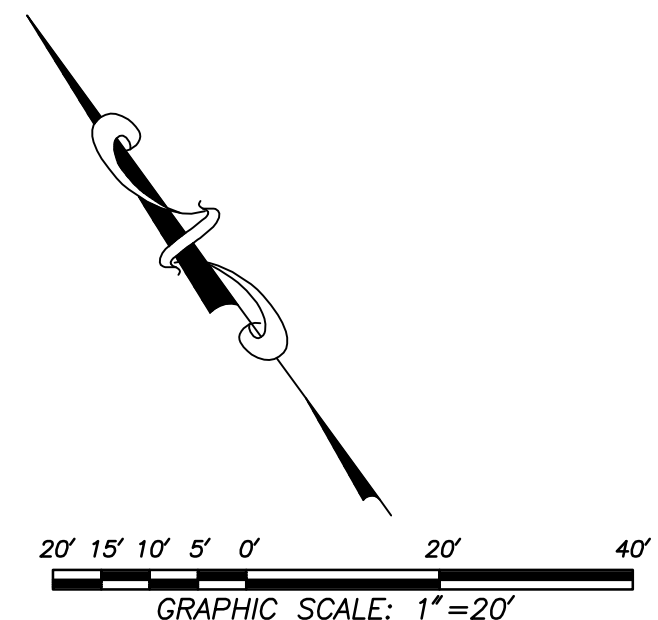
- CENTER LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- - - EASEMENT
- - - DAYLIGHT LINE
- TOP/BOTTOM OF SLOPE (2:1 MAX)
- 2420 --- CONTOUR ELEVATION
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- STORM DRAIN PIPE
- SEWER PIPE
- WATER PIPE
- AIR RELEASE VALVE & SERVICE LINE
- WATER METER & SERVICE LINE
- FIRE HYDRANT & SERVICE LINE
- STREET SIGN
- STOP SIGN
- EXISTING BLOCK WALL
- VINYL FENCE
- RAIL FENCE



SEE SHEET 5

CONSTRUCTION NOTES

- ① INSTALL 4" PVC PIPE SCHED. 40 OR EQUAL
- ② INSTALL 4" ROUND GRATE AREA DRAIN PER NDS (PART NO.16) OR EQUAL
- ③ INSTALL BUBBLER BOX WITH DRYWELL PER DETAIL ON SHEET 2
- ④ FENCE OPENING PER DETAIL ON SHEET 2



NO.	REVISION	APPROVED	DATE	BENCH MARK	ELEV.	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET
				111	445.98	City of Palm Springs Public Works & Engineering Department	NS							PRECISE GRADING PLAN		6
LOCATION: APPROXIMATELY 40 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY CORNER OF BRIDGE OVER THE WATERWAY RIVER ON VISTA DRIVE, IN THE TOP OF THE CONCRETE SLOPE PAVING EASTERLY SIDE OF RIVER SOUTHERLY OF VISTA DRIVE.														CADD FILE NAME	XX-XX-XX	OF 7 SHTS.

C.P. XX-XX

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CLUBHOUSE VIEW DRIVE



LEGEND

- CENTER LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- - - EASEMENT
- - - DAYLIGHT LINE
- TOP/BOTTOM OF SLOPE (2:1 MAX)
- 2420 CONTOUR ELEVATION
- FLOW LINE
- - - DEEPEMED FOOTING
- 6" STEP AND RISER HEIGHT
- BUBBLER
- GRATE INLET
- AREA DRAIN PIPE
- STORM DRAIN PIPE
- SEWER PIPE
- WATER PIPE
- AIR RELEASE VALVE & SERVICE LINE
- WATER METER & SERVICE LINE
- FIRE HYDRANT & SERVICE LINE
- STREET SIGN
- STOP SIGN
- EXISTING BLOCK WALL
- VINYL FENCE
- RAIL FENCE

CONSTRUCTION NOTES

- ① INSTALL 4" PVC PIPE SCHD. 40 OR EQUAL
- ② INSTALL 4" ROUND GRATE AREA DRAIN PER NDS (PART NO.16) OR EQUAL
- ③ INSTALL BUBBLER BOX WITH DRYWELL PER DETAIL ON SHEET 2
- ④ FENCE OPENING PER DETAIL ON SHEET 2

SEE SHEET 6

Underground Service Alert
USA North
811
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION	APPROVED	DATE	BENCH MARK	111	ELEV.	445.98	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	NS	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	PREPARED BY:	APPROVED BY:	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET
								City of Palm Springs Public Works & Engineering Department	DRAWN BY:	NS	TRAFFIC ENG'G			ASSISTANT CITY ENGINEER	CITY ENGINEER	PRECISE GRADING PLAN	XX-XX-XX	7	
									REVIEWED BY:	NS	FIELD ENG'G			R.C.E. NO.	DATE	R.C.E. NO.	DATE	CADD FILE NAME	OF 7 SHEETS
LOTS 30-39																			

C.P. XX-XX

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