



4. NORTHWEST VIEW OF LOT 103 AT STREET



2. NORTHWEST VIEW OF STREET AT SOUTHWEST CORNER OF LOT 103



3. NORTHEAST VIEW OF STREET AT FRONT OF LOT 103



1. NORTHEAST VIEW OF LOT 103 AT STREET



8. SOUTHEAST VIEW FROM NORTHWEST CORNER OF LOT 103



6. NORTHEAST VIEW FROM WEST EDGE OF LOT 103



7. SOUTH VIEW FROM NORTHWEST CORNER OF LOT 103



5. SOUTHEAST VIEW FROM WEST EDGE OF LOT 103



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12. SOUTHEAST VIEW FROM CENTER OF LOT 103



10

10. SOUTHWEST VIEW FROM CENTER OF LOT 103



11

11. NORTHEAST VIEW FROM CENTER OF LOT 103



9

9. NORTHEAST VIEW FROM NORTHWEST CORNER OF LOT 103

GRADING PLAN 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 containment 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 42.5 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 1-800-422-4133 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 15, 2012, or subsequent editions in force at the time of construction.
- The flow line of all curbs 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 stripe 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 2009-009-DWQ as modified September 2, 2009), as well as a copy of the executed letter issuing a Water Discharge Identification (WDI) number, is required prior to issuance of Grading or Building Permit, via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). An updated copy of the 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 760-323-8293 for a permit 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 dated February 24, 2024 prepared by Sladden Engineering, report no. 24-22085 Z2-122, shall be completed.

STREET PAVEMENT

- 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 and Type C2 for the 1" sub 1" sub 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

- 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.
- 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.
- 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.
- Steel trench plating shall conform to Caltrans Encroachment Permit Manual Sec. 602.1 as revised July, 2009.
- The specific miscellaneous base shall be crushed miscellaneous base according to the Standard Specification for Public Works Construction, 2012 Edition.

WOMP GENERAL NOTES

- Erosion control Best Management Practices (BMPs) shall be implemented and maintained to minimize and/or prevent the entrainment of soil in runoff from disturbed soil areas on construction sites.
- Sediment control BMPs shall be implemented and maintained to prevent and/or minimize the transport of soil from the construction site.
- Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- BMPs shall be inspected prior to predicted storm events and following storm events, and shall be properly maintained.
- Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters, adjacent roadways, catch basins, or other components of the local storm drain system.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in covered trash or recycle bins.
- Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (i.e., non-stormwater discharges) are prohibited, except as authorized by an individual National Pollution Discharge Elimination System (NPDES) permit, the General Permit for Stormwater Discharges Associated with Construction Activity, or the General Permit for Stormwater Discharges Associated with Construction Activity from Small Linear Underground/Overhead Projects. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; concrete washout; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require a National Pollutant Discharge Elimination System (NPDES) permit or Waste Discharge Requirements (WDRs) issued by the Colorado River Basin Regional Water Quality Control Board.
- Construction sites shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading to the extent feasible and the use of temporary and permanent soil stabilization.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES 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 THE SAFETY OF PERSONS AND PROPERTY, BUT THIS REQUIREMENT SHALL BE LIMITED TO A PROFESSIONAL ENGINEER'S LIABILITY TO DEFEND AGAINST CLAIMS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, AND TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, AND TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION, AND TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, REASONABLE ATTORNEY'S FEES AND COSTS OF LITIGATION.

NO.	REVISION	APPROVED BY	DATE

PROJECT DATA

OWNER/CONTACT:
STUDIO AR&D ARCHITECTS, INC.
C/O: NICK LAFARO
457 N. PALM CANYON DR. STE. B
PALM SPRINGS, CA. 92262
(760) 322-3339

ENGINEER:
SANBORN ARCHITECTURE GROUP, INC.
71780 SAN JACINTO DR.
BLDG. E-1
RANCHO MIRAGE, CA. 92270
(760) 423-0600

PERMITS REQUIRED:
GRADING PERMIT
P.M. 10
WALL PERMIT

UTILITIES:

ELECTRIC: SO. CALIFORNIA EDISON
760-202-4291

GAS: SO. CALIFORNIA GAS CO.
760-324-4691

TELEPHONE: FRONTIER
760-778-3603

TELEVISION: SPECTRUM
760-674-5452

SEWER: VEOLIA WATER
760-323-8166

WATER: DESERT WATER AGENCY
760-323-4971

BASIS OF BEARINGS:

THE CENTERLINE OF RISING SUN CIRCLE OF SECTION 35, PER M.B. 443/65-78 BEING N 80°47'27" E

TOPOGRAPHY:

SANBORN ARCHITECTURE GROUP, INC.
DATE OF SURVEY: 08/2022

ASSESSOR'S PARCEL NO.

LOT 103: 504-400-044

EARTHWORK QUANTITIES

NOTE: THESE ARE AN ESTIMATE ONLY. CONTRACTOR IS REQUIRED TO PREPARE HIS OWN ESTIMATES FOR THE PURPOSE OF BIDDING. QUANTITIES DO NOT STRIPPING, SHRINKAGE, COMPACTION OR SUBSIDENCE LOSSES

NOTE: A RED IMPORTED FIRE ANT CLEARANCE REQUIRED FOR ALL EXPORTED MATERIAL

CUT: 2013 C.Y. FILL: 480 C.Y.

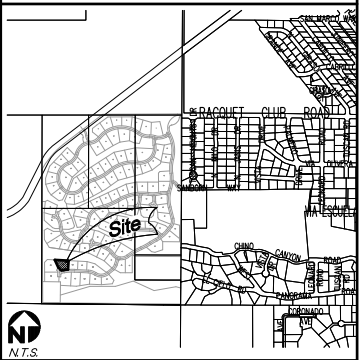
LEGAL DESCRIPTION

LOT 103 OF TRACT NO. 35540, PER M.B. 443/65-78

FEMA FLOOD ZONE

ZONE: X500 & X
COMMUNITY PANEL NO.: 0602571558G
DATED: 08/28/2008

VICINITY MAP/LOCATION MAP



LEGEND

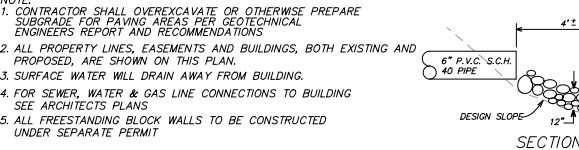
- INV. INDICATES INVERT ELEVATION
- TOG INDICATES TOP OF GRATE
- PE INDICATES PAD ELEVATION
- FL INDICATES FLOWLINE
- TC INDICATES TOP OF CONCRETE
- TF INDICATES TOP OF FOOTING
- TSW INDICATES TOP OF STEM WALL
- RD INDICATES ROOF DRAINS
- TS INDICATES TOP OF STEP
- FS INDICATES FINISH SURFACE OTHER THAN DIRT
- FF INDICATES FINISH FLOOR
- TRW INDICATES TOP OF RETAINING WALL
- TW INDICATES TOP OF WALL
- FG INDICATES FINISH GRADE
- INV. INDICATES INVERT
- B.S.L. INDICATES BUILDING SETBACK LINE
- INDICATES GRAVEL DRIVEWAY
- INDICATES CONCRETE
- INDICATES GRAVEL
- INDICATES CMU WALLS
- INDICATES STEP IN FINISH FLOOR

CONSTRUCTION NOTES AND QUANTITIES:

NOTE: THESE ESTIMATES ARE FOR PERMIT USE ONLY. CONTRACTOR IS REQUIRED TO PREPARE HIS OWN ESTIMATES FOR THE PURPOSE OF HIS BIDDING.

①	INSTALL PAVERS PER MANUFACTURER'S SPECS.	762	S.F.
②	CONSTRUCT 4" THICK P.C.C. CONCRETE HARDSCAPE SAND FINISH, COLOR: DAVIS COLOR "MESA BUFF (5447)" CONTRACTOR TO CONTACT ARCH. PRIOR TO PURCHASING CONCRETE.	1,151	S.F.
③	CONSTRUCT CMU WALL - SEE ARCHITECT PLANS FOR DETAILS (UNDER SEPARATE PERMIT)	64	L.F.
④	INSTALL 5" A.F.G. FENCING, SEE ARCH PLANS FOR DETAILS	1	L.S.
⑤	INSTALL RIP RAP AT DRAIN PIPE END - DETAIL 5 ON SH. 1	1	L.S.
⑥	INSTALL 4" PVC (SDR-35) STORM DRAIN WITH A 1/8" MINIMUM SLOPE	250	L.F.
⑦	INSTALL 6" PVC (SDR-35) STORM DRAIN WITH A 1/8" MINIMUM SLOPE	126	L.F.
⑧	INSTALL NDS 4" ATRIUM GRATE NO. NDS 78 S	20	EA.
⑨	INSTALL DRYWELL / BUBBLER BOX PER DETAIL 9 (SHEET 1)	33	L.F.
⑩	CONTRACTOR TO PLACE SITE SELECTIVE BOULDERS FOR RE-VEGETATION AND RE-NATURALIZATION OF THE EXPOSED SLOPES. VERIFY SIZE OF BOULDERS WITH ARCHITECT PLANS.	1	L.S.

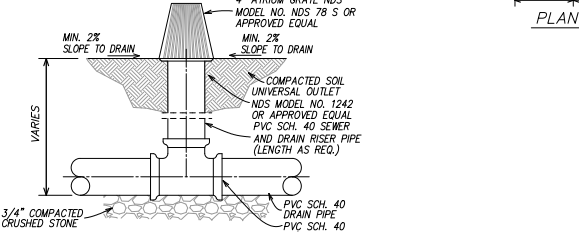
- NOTE:**
- CONTRACTOR SHALL OVEREXCAVATE OR OTHERWISE PREPARE SUBGRADE FOR PAVING AREAS PER GEOTECHNICAL ENGINEER'S REPORT AND RECOMMENDATIONS
 - ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS PLAN.
 - SURFACE WATER WILL DRAIN AWAY FROM BUILDING.
 - FOR SEWER, WATER & GAS LINE CONNECTIONS TO BUILDING SEE ARCHITECTS PLANS
 - ALL FREESTANDING BLOCK WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT



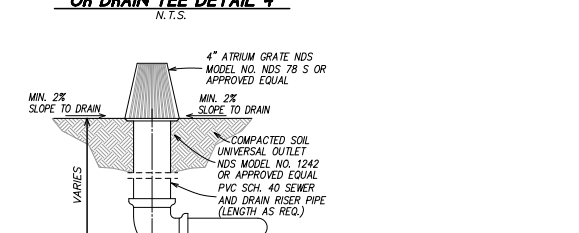
SHEET INDEX:

SHEET 1	GRADING & DRAINAGE COVER SHEET
SHEET 2	GRADING & DRAINAGE PLAN

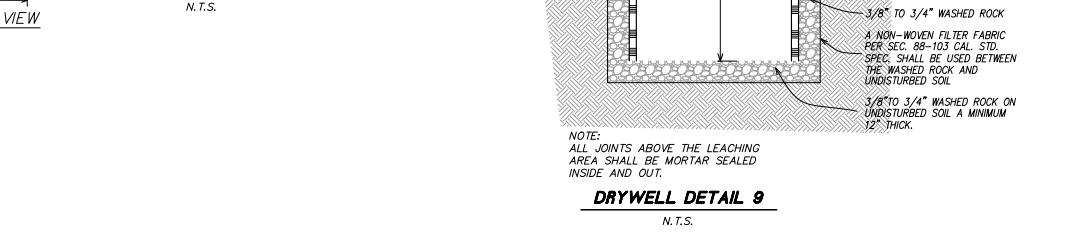
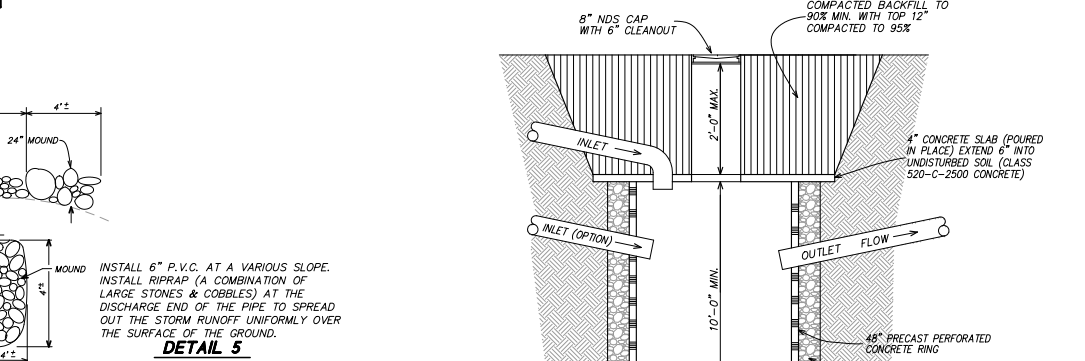
ATRIUM GRATE WITH ADAPTER OR DRAIN TEE DETAIL 4



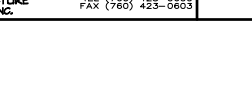
ATRIUM GRATE WITH ADAPTER OR DRAIN BELOW DETAIL 4



IN THE CITY OF PALM SPRINGS, CALIFORNIA
PRECISE GRADING PLAN
LOT 103, TRACT NO. 35540, M.B. 443/65-78
IN SECTION 4, T4S, R4E, S.B.M.



NO.	REVISION	APPROVED BY	DATE	AREA:	LOT 103	21,780 S.F.	.50 AC.
NO.				BENCH MARK	C.P.S. 3-11	ELEV.	804.929
				LOCATION	TOP OF FIRE HYDRANT NO. 923, SOUTHEAST CORNER OF MLD RACQUET CLUB.		



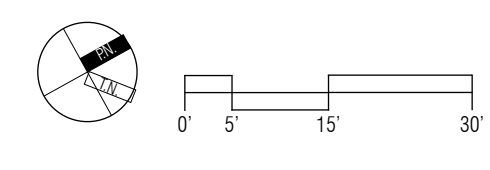
PREPARED UNDER THE DIRECT SUPERVISION OF:
DESIGN BY: A.M.S.
DRAWN BY: F.J.
CHECKED BY: A.M.S.

REVIEWED BY: JOHN M. BRUDIN
APPROVED BY: JOEL MONTALVO

CITY OF PALM SPRINGS, CALIFORNIA
GRADING PLAN COVER SHEET FOR RISING SUN CIRCLE
LOT 103 - TRACT NO. 35540, M.B. 443/65-78
IN SECTION 4, T4S, R4E, S.B.M.

FILE NO. E-
DWG. NO.
SHEET 1 OF 2 SHEETS

W.O.: 22-123



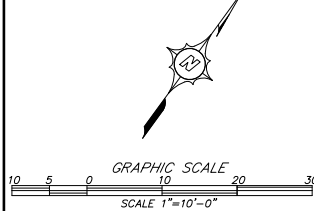
NOTE
 CONTRACTOR TO PERFORM RE-NATURALIZATION AS FOLLOWS:
 A. ALL GRADED AREAS SHALL BE RE-NATURALIZED USING ROCK AVAILABLE AT SITE. SEE CONDITION OF APPROVAL PLAN FOR ROCK PLACEMENT. ANY VEGETATION USED IN THE RE-NATURALIZATION SHALL BE INCLUDED IN THE ALLOWABLE PLANT PALETTE, EXHIBITS 24 AND 25, INCLUDE IN SECTION IV LANDSCAPE GUIDELINES OF THE DESERT PALISADES SPECIFIC PLAN.
 B. ALL RETAINING WALL, OR PORTIONS THEREOF, GREATER THAN 3 FEET IN HEIGHT SHALL BE SCREENED AS REQUIRED BY SECTION V ARCHITECTURE AND SITE DESIGN GUIDELINES OF THE DESERT PALISADES SPECIFIC PLAN.
 C. PER SECTION V ARCHITECTURE AND DESIGN GUIDELINES OF THE DESERT PALISADES SPECIFIC PLAN, IMPERVIOUS AREAS GREATER THAN 150 SQUARE FEET IN AREA MUST HAVE FERROUS JOINTS.

RETENTION BASIN 1

0100 = CFS
 V100 = CF

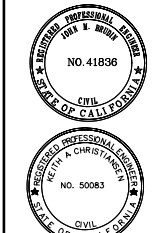
RETENTION BASIN 2

0100 = CFS
 V100 = CF

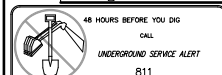


CONSTRUCTION NOTES

- 1) INSTALL PAVERS PER MANUFACTURER'S SPECS.
- 2) CONSTRUCT 4" THICK P.C. CONCRETE HARDSCAPE SAND FINISH, COLOR: DAMS COLOR MESA BUFF (S447) CONTRACTOR TO CONTACT ARCH. PRIOR TO PURCHASING CONCRETE.
- 3) CONSTRUCT CMU WALL - SEE ARCHITECT PLANS FOR DETAILS (UNDER SEPARATE PERMIT)
- 4) INSTALL 5" A.F.G. FENCING, SEE ARCH PLANS FOR DETAILS
- 5) INSTALL RIP RAP AT DRAIN PIPE END - DETAIL 3 (SHEET 1)
- 6) INSTALL 4" PVC (SDR-35) STORM DRAIN WITH A 1% MINIMUM SLOPE
- 7) INSTALL 6" PVC (SDR-35) STORM DRAIN WITH A 1% MINIMUM SLOPE
- 8) INSTALL NDS 4" ATRIUM GRATE NO. NDS 78 5
- 9) INSTALL DRYWELL / BUBBLER BOX PER DETAIL 9 (SHEET 1)
- 10) CONTRACTOR TO PLACE SITE SELECTIVE BOULDERS FOR RE-VEGETATION AND RE-NATURALIZATION OF THE EXPOSED SLOPES. VERIFY SIZE OF BOULDERS WITH ARCHITECT PLANS.



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NO.	REVISION	DATE	APPROVED BY	DATE



NO. 3-11	BENCH C.P.S. MARK	ELEV. 804.929	PREPARED UNDER THE DIRECT SUPERVISION OF: KEITH A. CHRISTIANSEN R.C.E. 50083	DESIGN BY: A.M.S.	REVIEWED BY: JOHN M. BRUDIN	APPROVED BY: JOEL MONTALVO	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO. E	SHEET 2
TOP OF FIRE HYDRANT NO. 283, SOUTHEAST CORNER OF MILD RACQUET CLUB.			DATE 11/21/2022	DRAWN BY: F.J.	R.C.E. NO. 41836	R.C.E. NO. 62824	GRADING PLAN FOR RISING SUN CIRCLE LOT 103 - TRACT NO. 35540, M.B. 443/65-78 IN SECTION 4, T4S, R4E, S.B.M.	DWG. NO.	OF 2 SHEETS

