

IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

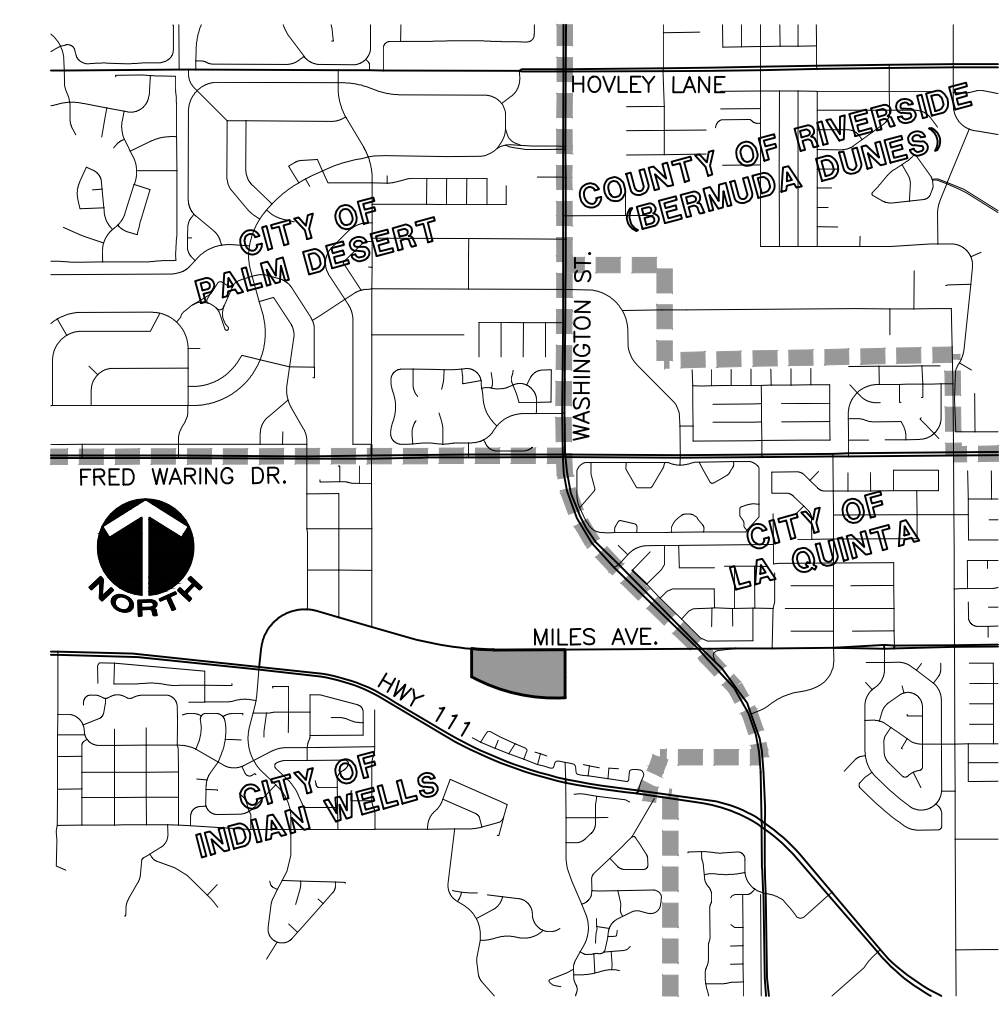
# INDIAN WELLS TENNIS GARDEN MILES AVENUE OFF-SITE STREET IMPROVEMENT PLAN

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SBM

PREPARED FOR:  
**GARDEN OF CHAMPIONS LLC**  
78-200 MILES AVENUE  
INDIAN WELLS, CA 92210  
(760) 200-8200

**CITY OF INDIAN WELLS - GENERAL NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD PLANS OF THE CITY OF INDIAN WELLS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREENBOOK", THE PROJECT SOILS REPORT, AND LATEST EDITION OF STANDARD SPECIFICATIONS BY COACHELLA VALLEY WATER DISTRICT (CVD) AS APPLICABLE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD PLANS OF THE CITY OF INDIAN WELLS, THE LATEST EDITION OF THE CALIFORNIA MUTCD (ARTERIAL STREETS) OR THE LATEST EDITION OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) (WATCH IS UTILIZED FOR LOCAL & COLLECTOR STREETS) AND WITH ANY ADDITIONAL REQUIREMENTS DEEMED NECESSARY BY THE CITY ENGINEER. ALL CONSTRUCTION AREAS INCLUDING, BUT NOT LIMITED TO LANE CLOSURES AND DETOURS, SHALL BE PROPERLY POSTED, DELINEATED AND LIGHTED IN CONFORMANCE WITH THE CALIFORNIA MUTCD OR WATCH MANUAL. CALTRANS STANDARD PLANS AND STANDARD SPECIFICATIONS SHALL BE UTILIZED TO AUGMENT CITY OF INDIAN WELLS AND CALIFORNIA MUTCD SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO APPLY TO THE CITY OF INDIAN WELLS PUBLIC WORKS DEPARTMENT FOR THE NECESSARY PERMITS AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE OF ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR SHALL APPLY FOR AND ACQUIRE ALL PERMISSIONS AND PERMITS FROM THE ADJOINING PRIVATE LAND OWNER, OTHER MUNICIPALITY, RIVERSIDE COUNTY, CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION (CALTRANS) OR OTHER AGENCY FOR ALL WORK PERFORMED WITHIN OTHER OWNERSHIPS, RIGHTS-OF-WAY OR JURISDICTIONS AS REQUIRED BY THE CITY OF INDIAN WELLS OR OTHER AGENCY.
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN FOR PROJECTS INVOLVING MULTIPLE LANE OR COMPLETE CLOSURES AT LEAST 3 WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR REVIEW AND APPROVAL BY THE CITY. THE CONTRACTOR SHALL SCHEDULE PRECONSTRUCTION MEETING(S) WITH CITY STAFF AT (760) 346-2489 OR (760) 776-0237 72 HRS PRIOR TO JOB COMMENCEMENT. ADDITIONALLY, THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT 24 HOURS PRIOR TO ANY ACTIVITY REQUIRING CONSTRUCTION INSPECTION, INCLUDING BUT NOT LIMITED TO GRUBBING, GRADING, BASE AND ASPHALT PLACEMENT, CONCRETE PLACEMENT, TRENCHING AND BACKFILL, UTILITY INSTALLATIONS AND EACH CONSTRUCTION PHASE AT (760) 776-0237.
- PER GOVERNMENT CODE SECTION 4216, IF THE WORK IS IN AN AREA WHICH IS KNOWN, OR REASONABLY SHOULD BE KNOWN, TO CONTAIN SUBSURFACE INSTALLATIONS, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-422-4133 AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO COMMENCING ANY WORK THAT PENETRATES THE EXISTING SURFACE.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT RESULT BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- ALL TRENCH EXCAVATIONS SHALL CONFORM TO STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS. PRIOR TO COMMENCING THE EXCAVATION OF A TRENCH 5 FEET IN DEPTH OR GREATER AND INTO WHICH A PERSON WILL BE REQUIRED TO DESCEND, THE CONTRACTOR SHALL FIRST OBTAIN A PERMIT TO DO SO FROM THE DIVISION OF INDUSTRIAL SAFETY PURSUANT TO 7-10.4.1.
- ENGINEERED FILLS AND PADS SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION PER ASTM SPECIFICATION D1557 AND THE RELATED SOILS REPORT, WHOEVER IS GREATER. ALL ROADWAY AND PARKING LOT GRADES SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER ASTM SPECIFICATION D1557 AT THE UPPER 1 FT OF FINISHED SUBGRADE. ALL ROADWAY AND PARKING LOT GRADES ON ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION PER ASTM SPECIFICATION D1557 AT THE UPPER 3 FT OF FINISHED SUBGRADE. LOCATIONS OF FIELD DENSITY TESTS SHALL BE DETERMINED BY THE SOILS ENGINEER OR CITY ENGINEER AND SHALL BE SUFFICIENT IN BOTH HORIZONTAL AND VERTICAL PLACEMENT TO PROVIDE REPRESENTATIVE TESTING OF ALL PLACED FILL TESTING IN AREAS OF A CRITICAL NATURE SHALL BE IN ADDITION TO THE NORMAL REPRESENTATIVE SAMPLINGS. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF DETERMINING THE IN-PLACE DENSITY, SAND CONE OR DRIVE RING.
- ALL UNDERGROUND SEWER, WATER, ELECTRIC, GAS, AND DRAINAGE FACILITIES, INCLUDING SERVICE LATERALS, SHALL BE IN PLACE AND INSPECTED WITH TRENCHES COMPACTED AND TESTED PRIOR TO BASE GRADE INSPECTION AND PAVING. THE CONTRACTOR SHALL SUBMIT TO THE CITY WRITTEN EVIDENCE ISSUED BY THE RESPECTIVE UTILITY PURVEYOR INDICATING THE SUBSURFACE PORTION OF THE UNDERGROUND FACILITIES HAS BEEN INSTALLED AND ACCEPTED. THE STORM DRAIN AND UTILITY LINE BACKFILL REPORT FROM THE PROJECT SOILS ENGINEER SHALL INCLUDE AN APPROVAL STATEMENT THAT THE SUBGRADE IS OF ADEQUATE STRENGTH TO SUPPORT THE STRUCTURES AND ANTICIPATED LOADS AND THAT THE BACKFILL AND COMPACTION IS ADEQUATE FOR THE INTENDED USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, AND/OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
- THE CITY ENGINEER SHALL APPROVE ALL STREET NAME SIGNS, TRAFFIC CONTROL SIGNS, TRAFFIC STRIPING, LEGENDS, AND PAVEMENT MARKERS (TYPE AND LOCATION).
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION. EXISTING SURVEY MONUMENTS AND REPLACEMENT SHALL BE DONE ONLY BY A CALIFORNIA REGISTERED CIVIL ENGINEER WITH AN R.C.E. NUMBER BELOW 35966, OR A LICENSED LAND SURVEYOR.
- PRIOR TO CONSTRUCTION, ALL SURVEY MONUMENTS AND CENTERLINE TIES ARE TO BE LOCATED IN THE FIELD. UPON COMPLETION OF CONSTRUCTION, ALL DAMAGED OR DESTROYED CENTERLINE TIES AND SURVEY MONUMENTS ARE TO BE RESET AND "CORNER RECORDS" PREPARED FOR SURVEY MONUMENTS NEED TO BE SUBMITTED TO THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO FILING WITH THE COUNTY SURVEYOR IN COMPLIANCE WITH AB1414. THIS MUST BE COMPLETED PRIOR TO CERTIFYING COMPLETION OF THE PROJECT. ALL RESTORATION OF SURVEY MONUMENTS SHALL BE CERTIFIED BY THE DESIGN REGISTERED ENGINEER IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.
- CONSTRUCTION OPERATIONS AND MAINTENANCE OF EQUIPMENT SHALL BE PERFORMED ONLY DURING THE TIME PERIODS AS FOLLOWS:  
MONDAY-FRIDAY 7:00 AM TO 5:00 PM  
SATURDAY 8:00 AM TO 5:00 PM  
WORK SHALL BE PROHIBITED AT ANY TIME ON SUNDAYS AND ON CITY HOLIDAYS INCLUDING:  
A. NEW YEAR'S DAY  
B. MARTIN LUTHER KING JR. DAY  
C. PRESIDENTS DAY  
D. MEMORIAL DAY  
E. INDEPENDENCE DAY  
F. LABOR DAY  
G. VETERAN'S DAY  
H. THANKSGIVING DAY  
I. DAY AFTER THANKSGIVING DAY  
J. CHRISTMAS DAY  
OTHER EXCEPTIONS: EMERGENCY REPAIR WITH PERMISSION BY THE CITY MANAGER & NIGHT WORK (SPECIAL APPROVAL AND ADVANCE INSPECTION SCHEDULING REQUIRED)  
CONTRACTOR TO UTILIZE APPROPRIATE SCHEDULING COURTESY WITH ADJACENT RESIDENTIAL NEIGHBORHOODS.  
NO ARTERIAL LANE CLOSURES SHALL BE PERMITTED OR ALLOWED ON ANY CITY STREET BEFORE 8:30 A.M. AND AFTER 3:30 P.M., UNLESS APPROVED BY THE CITY ENGINEER.  
NO REDUCTION OF THE WIDTH OF THE TRAVELED WAY SHALL BE PERMITTED ON ANY CITY STREET ON WEEKENDS OR HOLIDAYS, OR WHEN ACTIVE WORK IS NOT BEING PERFORMED, UNLESS APPROVED BY THE CITY ENGINEER.  
WORK WITHIN 500 FEET OF A SIGNALIZED INTERSECTION SHALL BE PERFORMED BETWEEN THE HOURS OF 9 A.M. - 3:00 P.M. TRAFFIC CONTROL SHALL BE SET UP AFTER 9 A.M. AND REMOVED BEFORE 3:00 P.M. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.  
WORK WITHIN 500 FEET OF ANY DESIGNATED SCHOOL ZONE SHALL BE PERFORMED BETWEEN THE HOURS OF 8:15 A.M. - 1:30 P.M. TRAFFIC CONTROL SHALL BE SET UP AFTER 8 A.M. AND REMOVED BEFORE 1:30 P.M. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL TRAVELED WAYS MUST BE CLEANED DAILY OF ALL DIRT, MUD, AND DEBRIS AS A RESULT OF CONSTRUCTION OPERATIONS. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY ENGINEER.
- CONSTRUCTION PROJECTS DISTURBING MORE THAN ONE (1) ACRE MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNERS/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER QUALITY CONTROL BOARD (SWQCB), AND TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND HAVE A MONITORING PLAN FOR THE SITE.
- THE CONTRACTOR SHALL CONSTRUCT IMPROVEMENTS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD WHITEWATER RIVER WATERSHED, GENERAL CONSTRUCTION AND MS4 PERMITS. CONTRACTOR TO COMPLY WITH CURRENT WHITEWATER RIVER REGION STORMWATER MANAGEMENT PLAN (SWMP), EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) SHALL BE IMPLEMENTED AND MAINTAINED. SOIL STOCKPILES SHALL BE CONTAINED. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT WASTES ARE MANAGED AND CONTAINED AND SUCH THAT RAINFALL OR WIND DOES NOT CARRY WASTES OR POLLUTANTS OFFSITE. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS.
- NO IMPROVEMENTS SHALL JOIN OR MATCH EXISTING IMPROVEMENTS IN A MANNER SATISFACTORY TO THE CITY ENGINEER TO ACHIEVE A SAFE, DURABLE, AESTHETICALLY PLEASING TRANSITION BETWEEN THE NEW AND EXISTING IMPROVEMENT, INCLUDING MANHOLE AND VAULT HEIGHT ADJUSTMENTS, SAW CUTTING, REMOVAL, REPLACEMENT, CAPPING AND/OR COLD PLANS, AS NEEDED. ALL MANHOLES AND VAULT BOX FRAMES SHALL BE ADJUSTED TO FINAL GRADES AFTER PAVING IS COMPLETED.
- ALL PLANS NOT SPECIFIED AS CITY SPONSORED CAPITAL IMPROVEMENT PROJECT (CIP) PLANS ARE VALID FOR A PERIOD NOT TO EXCEED EIGHTEEN (18) MONTHS FROM THE DATE OF CITY ENGINEER APPROVAL. THE SPONSORS OF THE IMPROVEMENTS SHOWN ON NON CIP PLANS SHALL BEAR ALL COSTS ASSOCIATED WITH UPDATING THE PLANS, INCLUDING, BUT NOT LIMITED TO, DESIGN AND IMPROVEMENT COSTS, TO AFFECT PROPER TRANSITIONS BETWEEN NEW AND EXISTING IMPROVEMENTS, COMPLIANCE WITH ANY NEW CITY STANDARDS, ORDINANCES, OR LAWS AND REGULATIONS, ENACTED OR ADOPTED BY THE CITY OR OTHER JURISDICTIONS SUBSEQUENT TO THE PLAN APPROVAL DATE.
- CONCRETE SPECIFICATIONS SHALL FOLLOW CITY OF INDIAN WELLS STANDARDS. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING SIDEWALK AS NEEDED AT ALL LOCATIONS WHERE IT IS CRACKED, UNEVEN AT JOINTS, OR OTHERWISE DAMAGED, PURSUANT TO STREETS & HIGHWAYS CODE SECTION 5610. THIS REQUIREMENT APPLIES TO ALL CONCRETE COMPONENTS LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- ALL CURBS SHALL BE ETCHED OR STAMPED SHOWING UTILITY SERVICE LATERAL LOCATIONS AS FOLLOWS:  
"S" FOR SEWER  
"G" FOR GAS  
"E" FOR ELECTRICAL POWER
- THE CONTRACTOR SHALL SUBMIT AND RECEIVE CITY APPROVAL OF A FUGITIVE DUST CONTROL PLAN WHEN THE DISTURBED AREA EXCEEDS 5,000 SQUARE FEET. CONTRACTOR SHALL SUBMIT THE FUGITIVE DUST CONTROL CASH OR BOND SECURITY, AS REQUIRED, AND IMPLEMENT THE REQUIRED MITIGATION MEASURES BY THE FUGITIVE DUST CONTROL PLAN APPROVED FOR THIS PROJECT.
- THE CONTRACTOR SHALL ENSURE THAT PUBLIC WORKS APPROVAL IS RECEIVED FOR ROADSIDE CLEAR ZONE DISTANCE AND SIGHT DISTANCE REQUIREMENTS FOR ALL FACILITIES, LANDSCAPING AND APPURTENANCES WITHIN THE PRIVATE AND PUBLIC STREET RIGHT OF WAY. RELOCATION OF CONFLICTING INSTALLATIONS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.



**VICINITY MAP**  
N.T.S.

**PAVING NOTES**

- ASPHALT CONCRETE PAVING, EXCEPT FOR OVERLAYS, SHALL BE INSTALLED IN TWO (2) OR MORE COURSES WITH MIX DESIGNS THAT CONFORM TO THE LATEST EDITION OF SECTION 400 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK" NOTED AS FOLLOWS:  
WEARING COURSE (UPPER COURSE): IIIA-C2-PG70-10  
BASE COURSE (LOWER COURSE): IIIB-B3-PG70-10  
THE WEARING COURSE SHALL BE 0.1 FT OR 1.2 INCHES THICK (MINIMUM) INCLUDING GRIND AND OVERLAY INSTALLATIONS; THE BASE COURSE(S) SHALL CONTAIN THE BALANCE OF THE REQUIRED ASPHALT CONCRETE THICKNESS.  
A SINGLE 3 INCH LIFT OF WEARING COURSE IS ALLOWABLE IN PARKING STALL LOCATIONS CONDITIONAL ON A PRE-APPROVED CITY EQUIVALENT WEARING/BASE SECTION. CLASS 2 BASE OR CRUSHED AGGREGATE BASE IS TO BE UTILIZED FOR ALL PAVEMENT SECTIONS. ONSITE RECYCLED BASE OR EQUAL IS ALLOWABLE SUBJECT TO CITY ENGINEER APPROVAL. NO CRUSHED MISCELLANEOUS BASE IS ALLOWABLE.  
CITY STANDARD SHALL BE UTILIZED FOR ALL ASPHALT CONCRETE PAVEMENT STRUCTURAL SECTIONS. RUBBERIZED ASPHALT IS NOT ALLOWED WITHOUT PRIOR CITY ENGINEER APPROVAL.
- MIX DESIGN REQUIRED: FOURTEEN (14) DAYS PRIOR TO COMMENCEMENT OF PAVING OPERATIONS, THE CONTRACTOR SHALL SUBMIT FOR CITY APPROVAL, A COMPLETE PROPOSED MIX DESIGN IDENTIFYING THE MIX CHARACTERISTICS SUCH AS AGGREGATE GRADATIONS, VOIDS IN MINERAL AGGREGATE (VMA), AIR VOIDS, AND S-VALUE FOR VARIOUS OIL CONTENTS FOR EACH MIX.
- A TACK COAT SHALL BE APPLIED TO EXISTING PAVEMENT, SURFACES, AND THE A.C. BASE COURSE, IF TRAFFIC HAS DRIVEN ON IT. THE TACK COAT SHALL BE SLOW SETTING ANIONIC EMULSIFIED ASPHALT TYPE "SS-1H" CONFORMING TO SECTION 203-3 OF THE STANDARD "GREEN BOOK" SPECIFICATIONS. THE LIQUID ASPHALT SHALL BE GRADE 60-70 AND APPLIED AT THE RATE OF 0.1 GALLON/YARD. PAVEMENT SHALL BE RETACKED IF THE WEARING COURSE HAS RECEIVED TRAFFIC LOADS, HAS A PARTICULATE OR DEBRIS COATING OR WILL BE PAVED GREATER THAN 24 HOURS FOLLOWING THE BASE COURSE PAVING OR EQUAL.
- ALL REMNANT PATCHES OF ASPHALTIC CONCRETE (FLOATERS) 2 FT IN WIDTH OR LESS SHALL BE REMOVED AND REPLACED. FLOATERS IN EXCESS OF 2 FT IN WIDTH MAY BE REQUIRED TO BE REMOVED AND REPLACED AS REQUIRED BY THE CITY ENGINEER.

**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	SOUTHERN CALIFORNIA EDISON	(760) 202-4291
GAS	THE GAS COMPANY	(760) 323-1851
TELEPHONE	VERIZON	(760) 323-1231
CABLE T.V.	TIME WARNER CABLE	(760) 340-1312 EXT. 281
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

**NOTE TO CONTRACTOR: EXISTING UTILITIES**

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA, WHILE DUE CARE WAS TAKEN IN PREPARATION OF THIS INFORMATION, MSA CONSULTING, INC. CANNOT AND DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.  
THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH RESULT FROM HIS FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTHOLE PROPOSED CROSSINGS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS. IN THE EVENT, DURING CONSTRUCTION, THAT UNKNOWN UTILITIES OR UNKNOWN STRUCTURES ARE FOUND AT UNEXPECTED ELEVATIONS OR LOCATIONS, MSA CONSULTING, INC. IS TO BE NOTIFIED OF SUCH CONDITIONS AT ONCE. MSA CONSULTING, INC. WILL MAKE REQUIRED DESIGN CHANGES AND THE CONTRACTOR AGREES TO COMPLETE ALL WORK, INCLUDING REPAIRS REQUIRED, IN AN EXPEDITIOUS MANNER. THE CONTRACTOR FURTHER AGREES TO PURSUE DILIGENTLY THE COMPLETION OF SAID WORK.  
ANY DISCREPANCY BETWEEN THE PLANS AND FIELD SHALL BE BROUGHT TO THE ATTENTION OF MSA CONSULTING, INC. THE CONTRACTOR SHALL NOTIFY MSA CONSULTING, INC. PRIOR TO POTHOLING. IF NECESSARY, MSA CONSULTING, INC. SHALL REVISE THE PLANS. THE CONTRACTOR SHALL BEGIN CONSTRUCTION AFTER REVISIONS ARE APPROVED.

**NUISANCE WATER DISCLAIMER NOTE:**

EXCESSIVE OVER-IRRIGATION OF LANDSCAPING, IF IT PERSISTS, CAN POTENTIALLY RESULT IN DAMAGE TO OR FAILURE OF DRYWELLS, RETENTION BASINS, HARDSCAPE OR PAVEMENT. THE DESIGN SHOWN HEREIN IS INTENDED TO COMPLY WITH AGENCY REQUIREMENTS, INDUSTRY STANDARDS AND LOCAL CONDITIONS BASED UPON INFORMATION AVAILABLE TO THE DESIGN ENGINEER, ASSUMING RESPONSIBLE MAINTENANCE ON THE PART OF THE PROPERTY OWNER OR ASSOCIATION. IT IS RECOMMENDED THAT THE DEVELOPER INCORPORATE INTO FUTURE CCR'S ENFORCEABLE RESTRICTIONS AGAINST OVER-WATERING BY FUTURE RESIDENTS.

**FEMA FLOOD ZONE:**

THE PROJECT IS COVERED BY FIRM PANEL NUMBER 060652231H REVISED APRIL 19, 2017. THIS MAP INDICATES THAT THE PROJECT AREA IS DESIGNATED AS ZONE X, INDICATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**BASIS OF BEARING:**

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, BEING N 89°58'38" E AS SHOWN ON PM 28833, RECORDED AS PM 195/10-15, RIVERSIDE COUNTY RECORDS.

**ABBREVIATIONS**

(E)	EAST	EC	END OF CURVE	P/L	PROPERTY LINE
(N)	NORTH	ECR	END CURB RETURN	P.C.C.	PORTLAND CONCRETE CEMENT
(S)	SOUTH	ELEV	ELEVATION	PROP.	PROPOSED
(W)	WEST	EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
(NE)	NORTHEAST	ESMT	EASEMENT	PVMT	PAVEMENT
(NW)	NORTHWEST	EX	EXISTING	R/W	RIGHT OF WAY
(SE)	SOUTHEAST	FG	FINISHED GRADE	S.F.	SQUARE FEET
(SW)	SOUTHWEST	FL	FLOWLINE	STA.	STANDARD
AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	S/W	SIDEWALK
BC	BEGINNING OF CURVE	GB	GRADE BREAK	TC	TOP OF CURB
BCR	BEGIN CURB RETURN	HP	HIGH POINT	TF	TOP OF FOOTING
BOC	BACK OF CURB	LINE	LINE	TP	TOP OF PAVEMENT
C#	CURVE	L.F.	LINEAL FEET	TRW	TOP OF RETAINING WALL
C/L	CENTERLINE	LP	LOW POINT	TW	TOP OF WALL
C&G	CURB AND GUTTER	MAX.	MAXIMUM	TY.	TYPICAL
C.Y.	CUBIC YARDS	MIN.	MINIMUM		
DWG.	DRAWING	NO.	NUMBER		
DWH.	EACH	N.T.S.	NOT TO SCALE		

**SITE ADDRESS:**

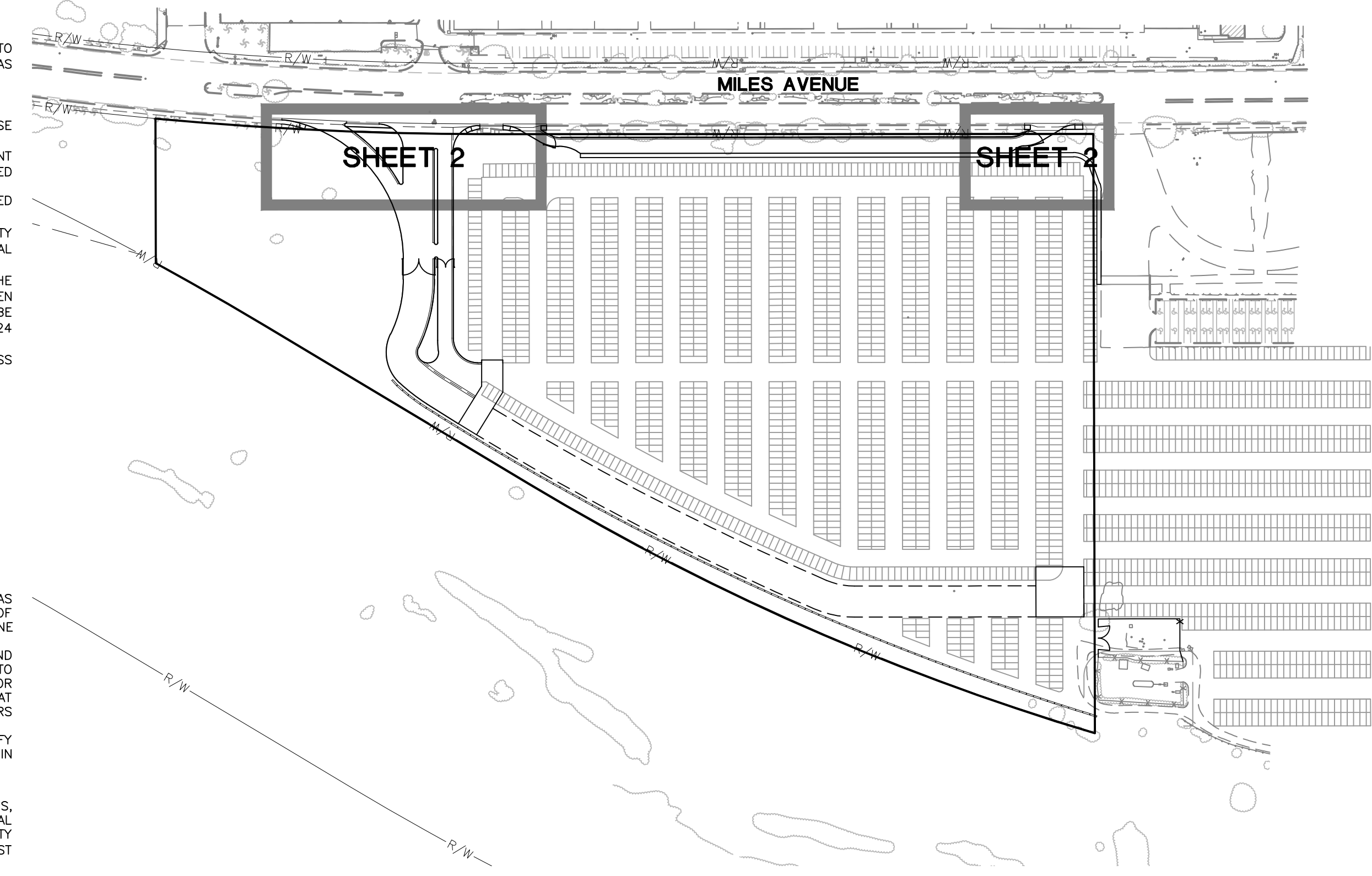
SOUTH SIDE OF MILES AVENUE, APPROXIMATELY 1/2 MILE EAST OF WASHINGTON STREET.

**SOURCE OF TOPOGRAPHY:**

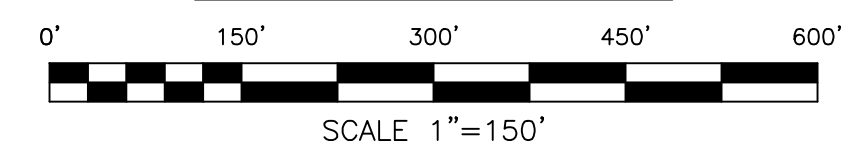
INLAND AERIAL SURVEYS, INC.  
7177 ARLINGTON AVE., SUITE A  
RIVERSIDE, CA 92503  
(951) 887-4254  
FLOWN JUNE 13, 2014

**NOTE**

REQUIRED SEPARATE APPROVAL AND PERMIT FOR WALLS



**INDEX MAP**

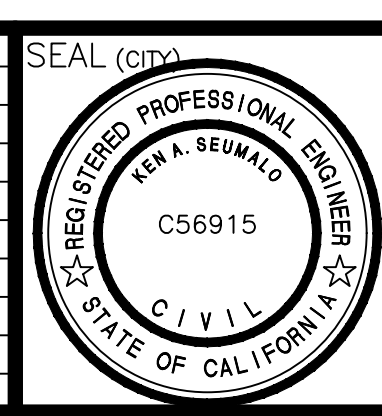


**INDEX OF SHEETS**

SHEET	DESCRIPTION
1	TITLE SHEET
2	DEMO AND CONSTRUCTION
3	DETAILS AND SECTIONS

**Dig Safely**  
DIG ALERT  
DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG

DATE	BY	MARK	APPR	DATE
	ENGINEER			
	DESIGNED BY SAW			
	REVISIONS			
	DRAWN BY SAW			
	CHECKED BY RRR			



APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

KEN A. SEUMALO  
PUBLIC WORKS DIRECTOR  
CITY OF INDIAN WELLS R.C.E. NO. 56915

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

JON BERG  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF INDIAN WELLS



PREPARED UNDER THE DIRECT SUPERVISION OF:

SIGNATURE: *Rodney A. Reed*

R.C.E. NO. 67763 DATE 11/12/21

**MSA CONSULTING, INC.**  
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 msaconsultinginc.com

SCALE AS SHOWN  
DATE 07/2021

BENCHMARK BM 22 - ELEVATION: 111.640 (NGVD29)  
LEAD & BRAD IN THE CORNER OF HIGHWAY 111 AND MANITO DRIVE, 1.0 FOOT WEST OF BCR NEXT TO TRAFFIC SIGNAL.

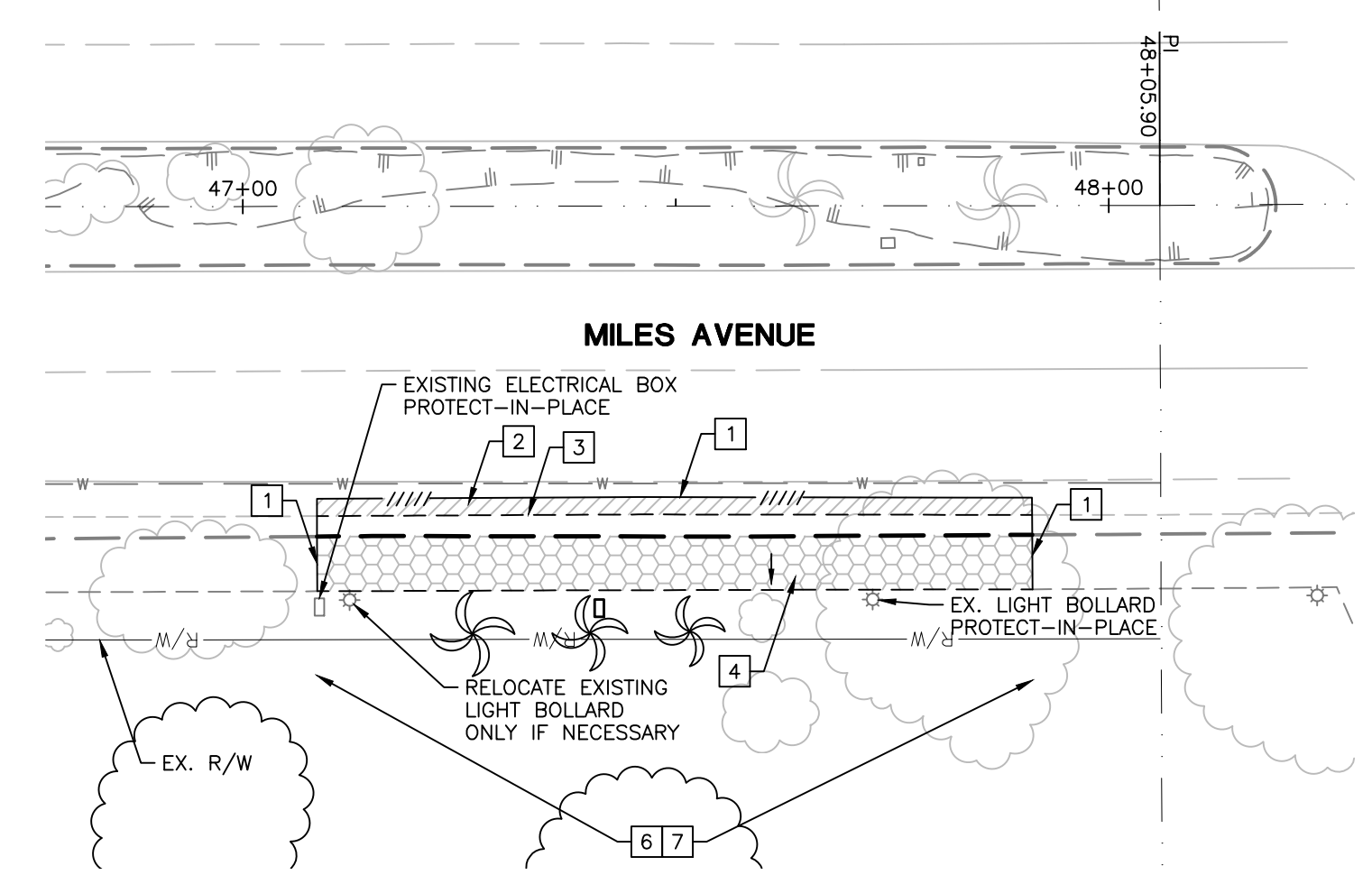
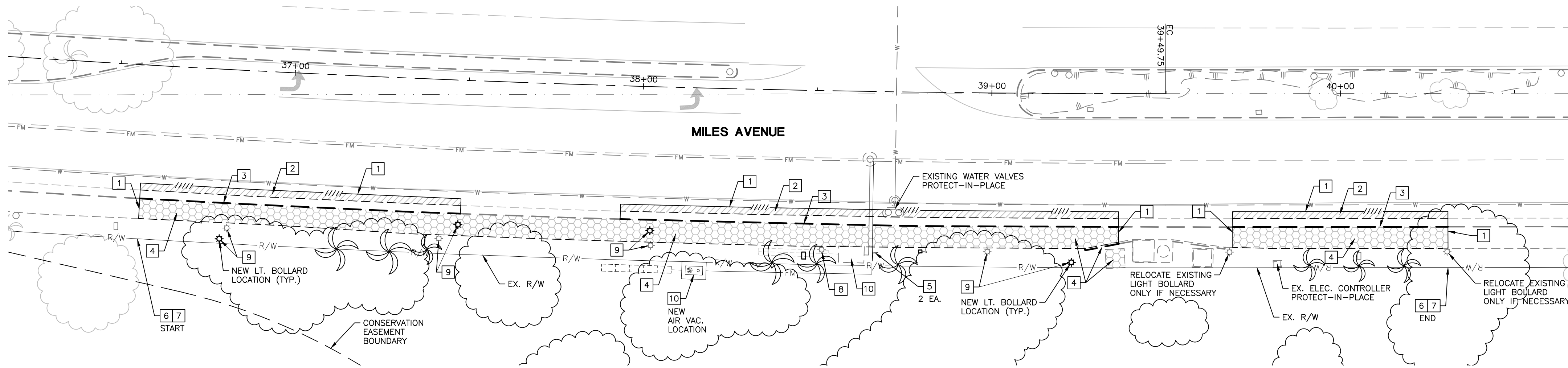
**CITY OF INDIAN WELLS**

**INDIAN WELLS TENNIS GARDEN  
MILES AVENUE  
OFF-SITE STREET IMPROVEMENT PLAN  
TITLE SHEET**

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SBM  
FOR: GARDEN OF CHAMPIONS LLC W.O. 2204

SHEET NO. **1**  
OF **3** SHETS  
FILE NO. \_\_\_\_\_





**DEMOLITION NOTES**

- 1 SAWCUT EXISTING AC AND P.C.C. 454 L.F.
- 2 REMOVE EXISTING AC PAVEMENT 752 S.F.
- 3 REMOVE EXISTING CURB AND GUTTER 384 L.F.
- 4 REMOVE EXISTING CONCRETE 2,685 S.F.
- 5 REMOVE EXISTING SIGN AND POST 2 EA.
- 6 REMOVE AND/OR RELOCATE EXISTING TREES/SHRUBS. SEE LANDSCAPE ARCHITECT'S PLAN FOR DISPOSITION. 1 L.S.
- 7 REMOVE AND/OR RELOCATE EXISTING IRRIGATION LINE AND APPURTENANCES. SEE LANDSCAPE ARCHITECT'S PLAN FOR DISPOSITION. 1 L.S.
- 8 REMOVE EXISTING LIGHT BOLLARDS AND APPURTENANCES. 1 EA.
- 9 RELOCATE EXISTING LIGHT BOLLARDS AND APPURTENANCES. 4 EA.
- 10 EXISTING SEWER FORCE MAIN AIR VAC. VAULT & LEACH FIELD TO BE RELOCATED BY DISTRICT FORCES AT DEVELOPER'S EXPENSE. CONTRACTOR TO COORDINATE. 1 EA.

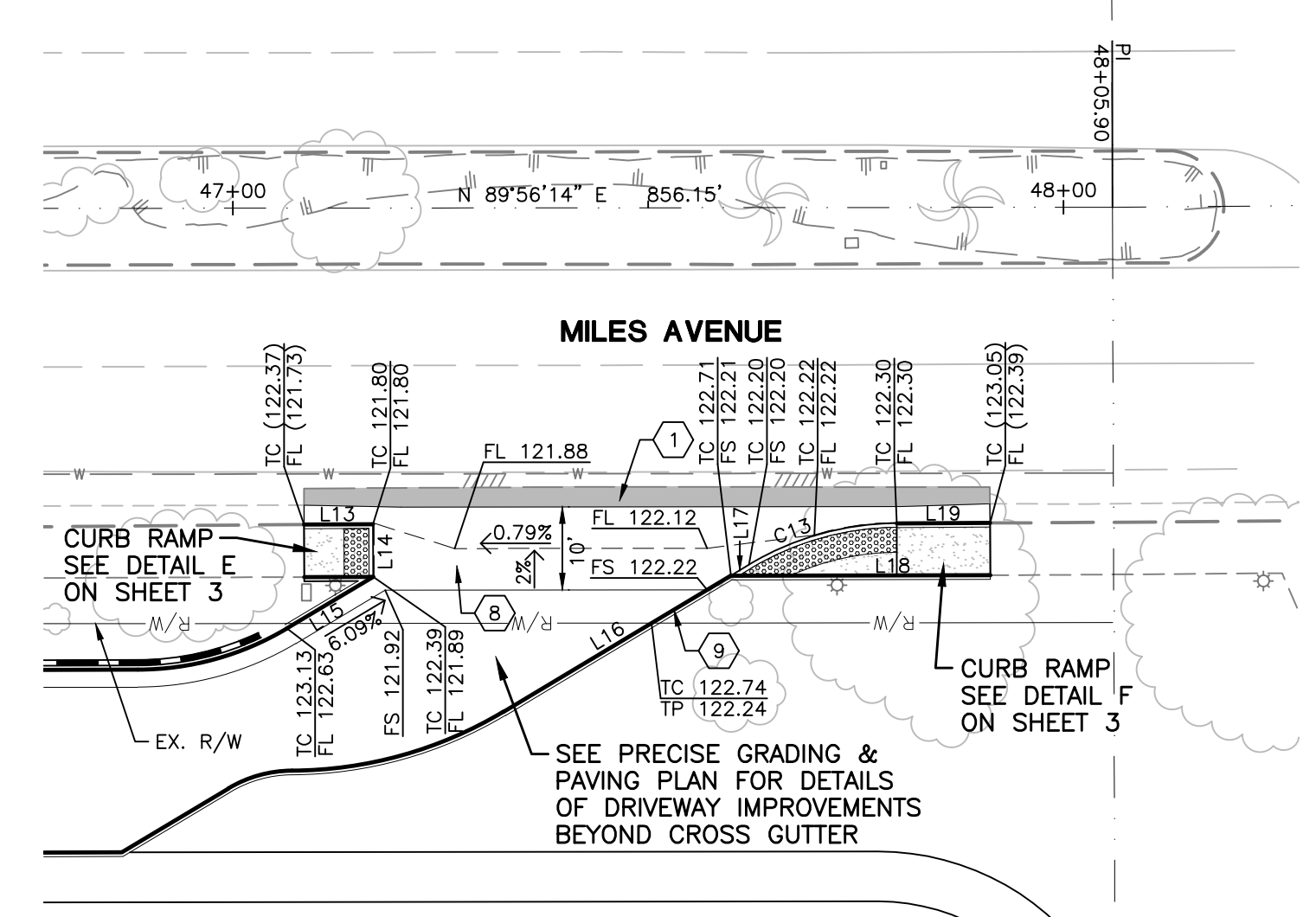
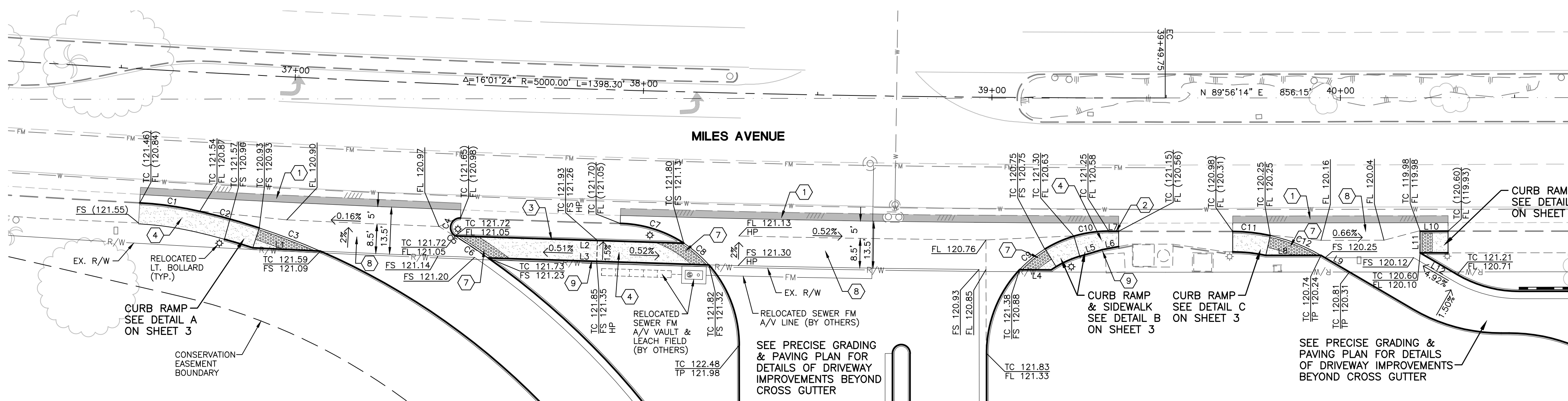
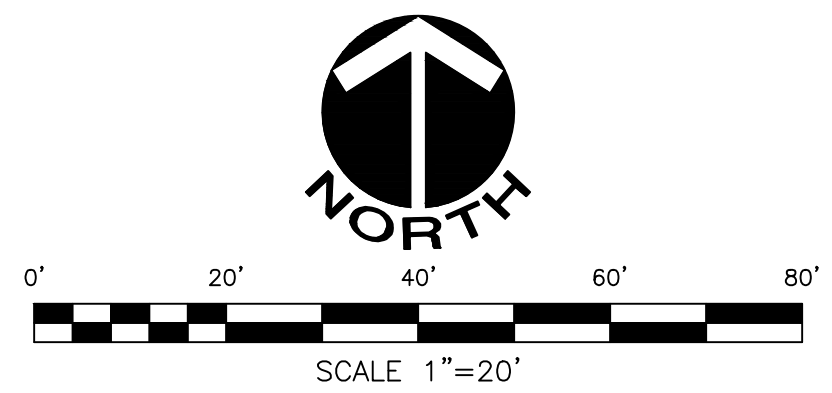
**QUANTITY ESTIMATE**  
(FOR PERMIT PURPOSES ONLY)

**WEST DRIVEWAYS DEMOLITION**

**EAST DRIVEWAY DEMOLITION**

**LEGEND:**

- 2 REMOVE EXISTING AC PAVEMENT
- 4 REMOVE EXISTING CONCRETE
- 1 PROPOSED X" AC PAVEMENT OVER X" AGGREGATE BASE
- 5 PROPOSED CONCRETE
- R/W EXISTING RIGHT OF WAY
- CSMT EXISTING EASEMENT
- CENTERLINE
- PROPOSED EASEMENT
- 1 SAWCUT EXISTING AC OR PCC
- 3 REMOVE EXISTING CURB AND GUTTER
- SD EXISTING STORM DRAIN
- W EXISTING WATER MAIN
- S EXISTING SEWER MAIN
- U EXISTING UTILITIES: GAS, TELEPHONE, TV, ETC.
- 2 PROPOSED CURB AND GUTTER
- 3/4 PROPOSED BARRIER CURB/AC BERM



**WEST DRIVEWAYS IMPROVEMENTS**

**EAST DRIVEWAY IMPROVEMENTS**

**CONSTRUCTION NOTES**

- 1 INSTALL 6" AC PAVEMENT OVER 4" CRUSHED AGGREGATE BASE. 793 S.F.
- 2 CONSTRUCT TYPE "A-B" CURB AND GUTTER PER CITY OF INDIAN WELLS STD. PLAN NO. 201. 27 L.F.
- 3 CONSTRUCT TYPE "D-B" CURB PER CITY OF INDIAN WELLS STD. PLAN NO. 202. 66 L.F.
- 4 CONSTRUCT SIDEWALK PER CITY OF INDIAN WELLS STD. PLAN NO. 205. 1,116 S.F.
- 5 CONSTRUCT CURB RAMP PER CITY OF INDIAN WELLS STD. PLAN NO. 208, CASE E, MODIFIED AS SHOWN TO ELIMINATE LANDSCAPING STRIP; COMPLY WITH ALL REQUIREMENTS OF CURRENT CALTRANS STD. PLAN AB8A. 2 EA.
- 6 CONSTRUCT CURB RAMP PER CITY OF INDIAN WELLS STD. PLAN NO. 208, CASE F, MODIFIED AS SHOWN; COMPLY WITH ALL REQUIREMENTS OF CURRENT CALTRANS STD. PLAN AB8B, CASE CM. 4 EA.
- 7 INSTALL TRUNCATED DOMES PER SHEET 7 OF CITY OF INDIAN WELLS STD. PLAN NO. 208. 255 S.F.
- 8 CONSTRUCT CROSS GUTTER PER CITY OF INDIAN WELLS STD. PLAN NO. 210. SEE PLAN FOR WIDTH. 3,432 S.F.
- 9 CONSTRUCT TYPE "D-B" CURB PER CITY OF INDIAN WELLS STD. PLAN NO. 202, MODIFIED TO 6" CURB FACE. 118 L.F.

**QUANTITY ESTIMATE**  
(FOR PERMIT PURPOSES ONLY)

**NOTE TO CONTRACTOR: QUANTITY ESTIMATE**

MSA CONSULTING, INC. MAKES NO REPRESENTATION CONCERNING THE ESTIMATED QUANTITIES ON THESE PLANS, EXCEPT THAT ALL SUCH FIGURES, INCLUDING ALL EARTHWORK QUANTITIES, ARE PRELIMINARY ESTIMATES AND FOR PERMIT PURPOSES ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE HIS OWN QUANTITY ESTIMATE FOR CONSTRUCTION OR COST PURPOSES. MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS BETWEEN ESTIMATED QUANTITIES AND ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION.

**DigAlert**  
DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG

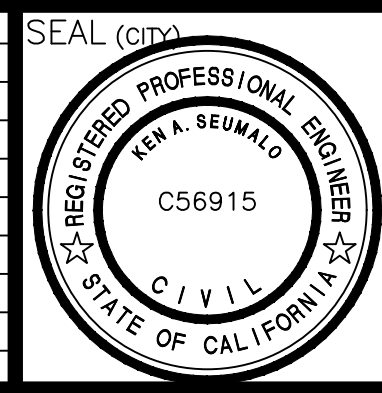


LINE DATA		
NO.	BEARING	LENGTH
L1	N87°13'50"W	19.38'
L2	N88°10'27"W	65.59'
L3	N88°10'27"W	63.33'
L4	N89°40'21"W	8.09'
L5	N73°29'30"E	6.69'
L6	N79°13'17"E	4.82'
L7	N89°53'02"W	2.84'
L8	N89°56'14"E	15.84'
L9	N59°39'32"W	30.59'
L10	N89°54'35"E	8.00'
L11	N00°05'25"W	6.21'
L12	N59°39'32"W	12.33'
L13	N89°46'34"E	8.28'
L14	N00°13'25"W	6.32'
L15	N59°05'32"E	12.09'
L16	N59°05'32"E	31.90'
L17	N59°05'32"E	2.57'
L18	N89°51'59"E	31.25'
L19	N89°40'30"E	11.23'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	09°58'13"	100.00'	17.40'	8.72'
C2	05°05'22"	200.00'	17.77'	8.89'
C3	05°21'49"	200.00'	18.72'	9.37'
C4	149°51'58"	2.75'	7.19'	10.22'
C5	00°01'22"	222.00'	0.09'	0.04'
C6	02°56'02"	222.00'	11.37'	5.68'
C7	31°39'33"	35.00'	19.34'	9.92'
C8	15°37'42"	35.00'	9.55'	4.80'
C9	15°35'26"	35.00'	9.52'	4.79'
C10	31°20'59"	35.00'	19.15'	9.82'
C11	12°24'37"	50.00'	10.83'	5.44'
C12	18°01'24"	50.00'	15.73'	7.93'
C13	30°34'58"	35.00'	18.68'	9.57'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTHOLE PROPOSED CROSSINGS OF EXISTING UTILITIES PRIOR TO WATER OR SEWER CONSTRUCTION AND VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF MSA CONSULTING, INC. THE CONTRACTOR SHALL NOTIFY MSA CONSULTING, INC. PRIOR TO POTHOLING. IF NECESSARY, MSA CONSULTING, INC. SHALL REVISE THE PLANS. THE CONTRACTOR SHALL BEGIN WATER OR SEWER CONSTRUCTION AFTER REVISIONS ARE APPROVED FOR CONSTRUCTION.

DATE	BY	MARK	REVISIONS	APPR	DATE



APPROVED BY: DATE  
KEN A. SEUMALO  
PUBLIC WORKS DIRECTOR  
CITY OF INDIAN WELLS R.C.E. NO. 56915  
REVIEWED BY: DATE  
JON BERG  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF INDIAN WELLS

PREPARED UNDER THE DIRECT SUPERVISION OF:  
SIGNATURE: *Rodney A. Reed*  
R.C.E. NO. 67763 DATE 11/12/21

**MSA CONSULTING, INC.**  
PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 msaconsultinginc.com

SCALE AS SHOWN DATE 07/2021

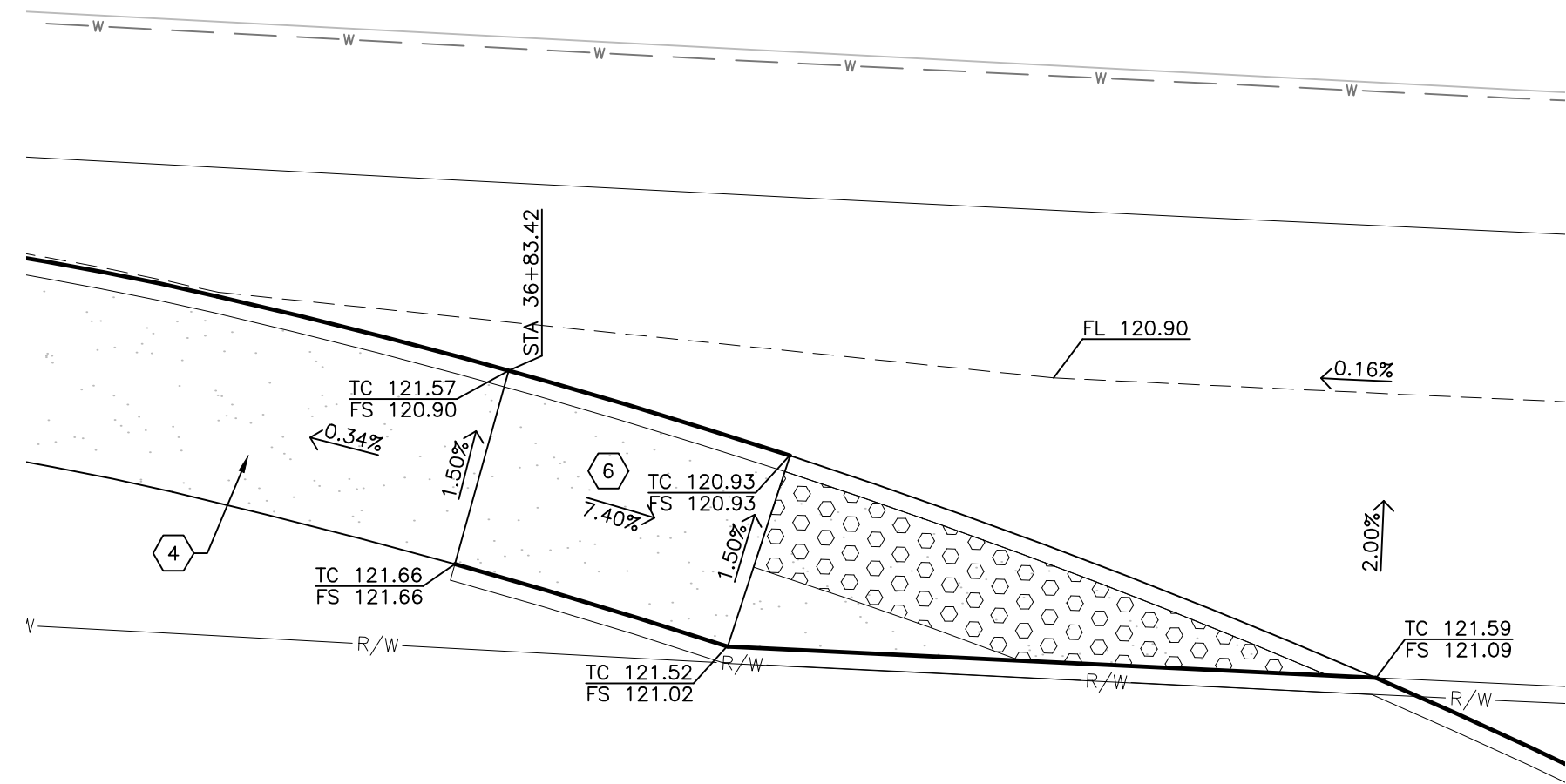
BENCHMARK BM 22 - ELEVATION: 111.640 (NGVD29)  
LEAD & BRAD IN TC AT SE CORNER OF HIGHWAY 111 AND MANITO DRIVE, 1.0 FOOT WEST OF BCR NEXT TO TRAFFIC SIGNAL.

**CITY OF INDIAN WELLS**  
INDIAN WELLS TENNIS GARDEN  
MILES AVENUE  
OFF-SITE STREET IMPROVEMENT PLAN  
DEMOLITION AND CONSTRUCTION

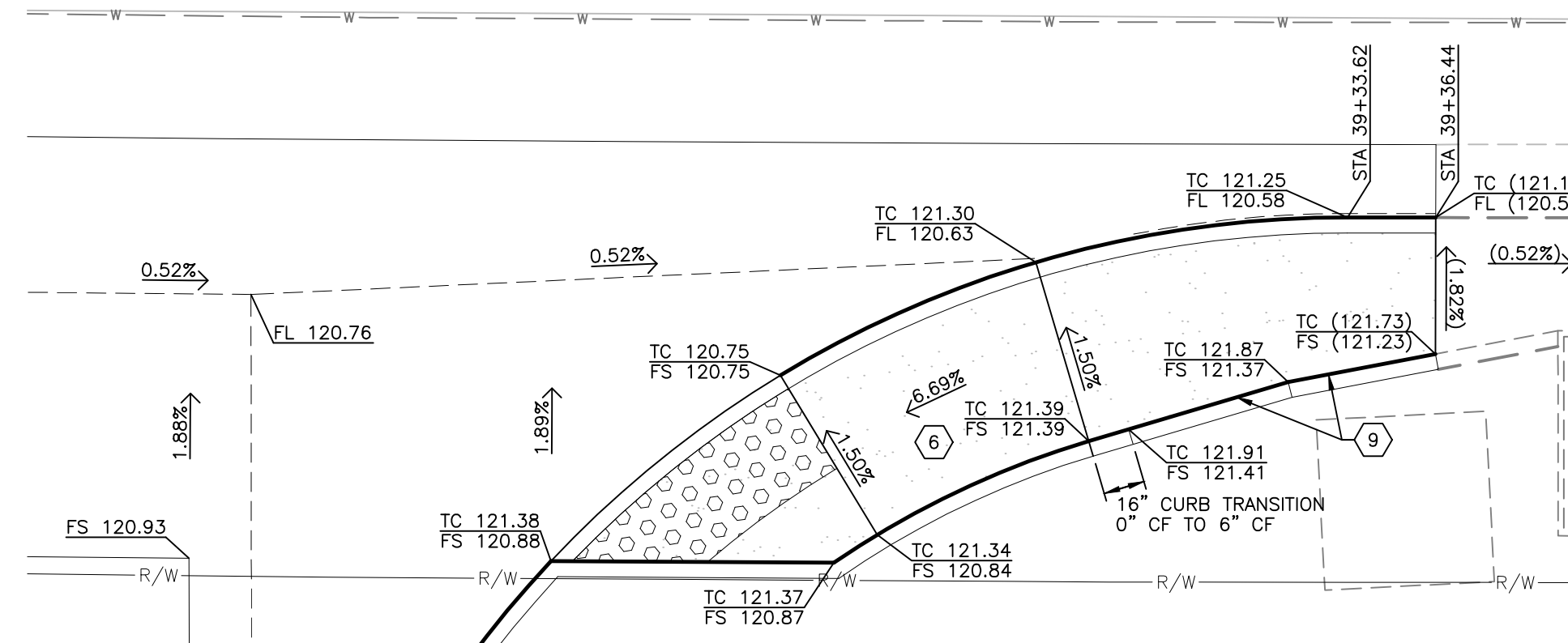
PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SBM  
FOR: GARDEN OF CHAMPIONS LLC W.O. 2204

SHEET NO. 2 OF 3 SHEETS FILE NO.

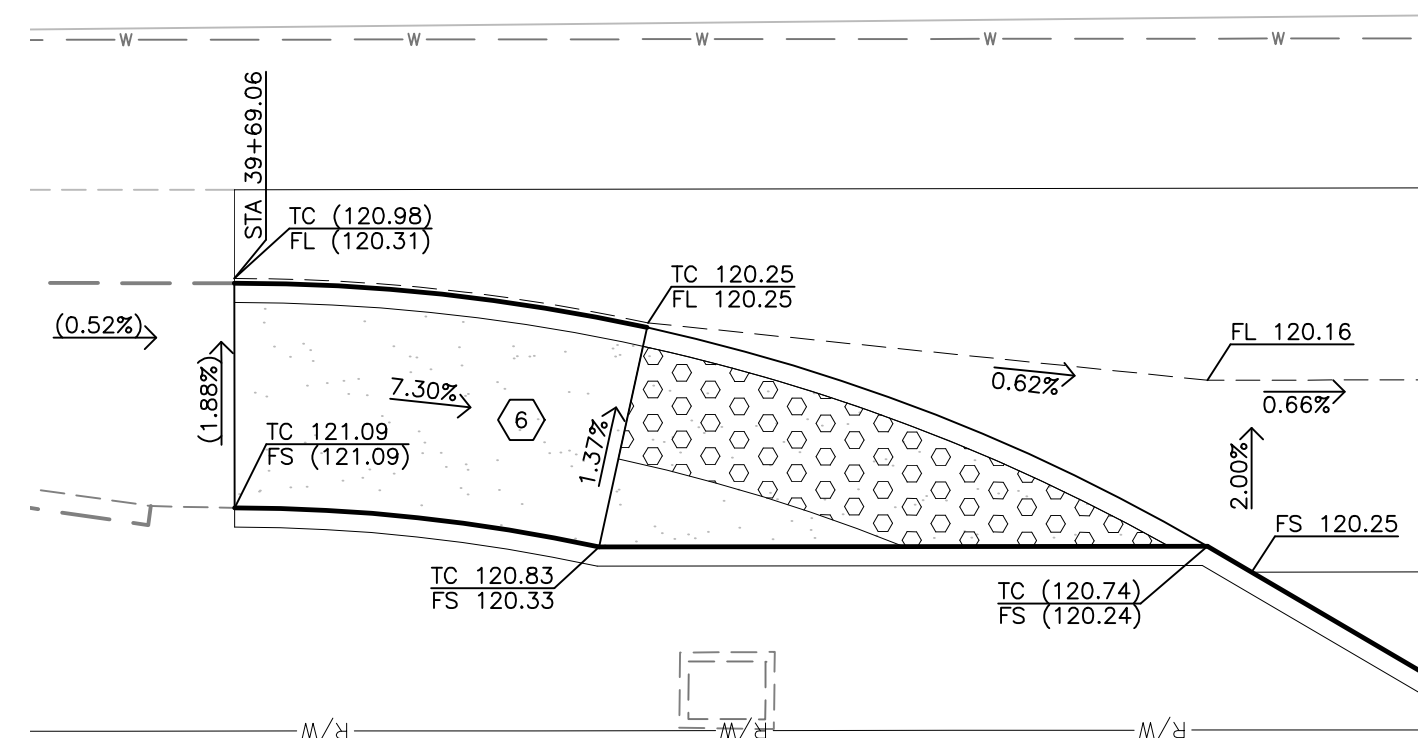




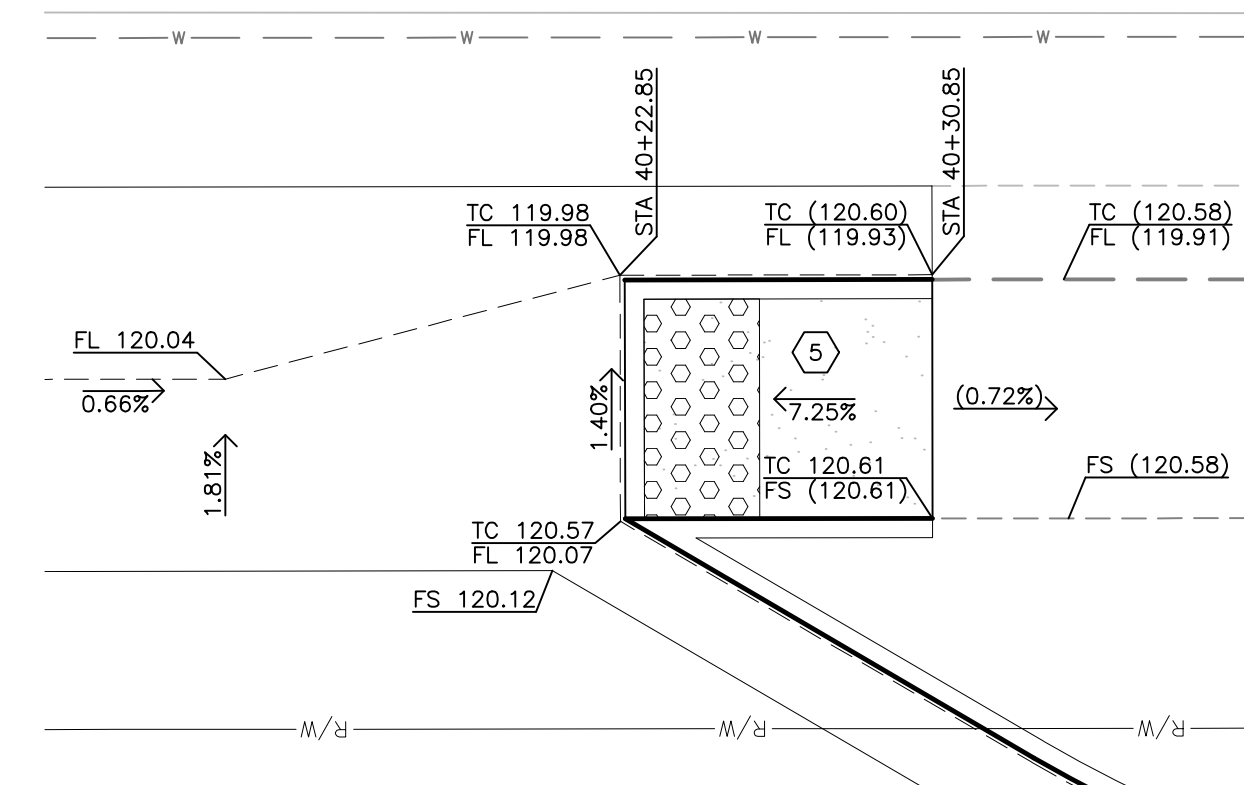
DETAIL "A"



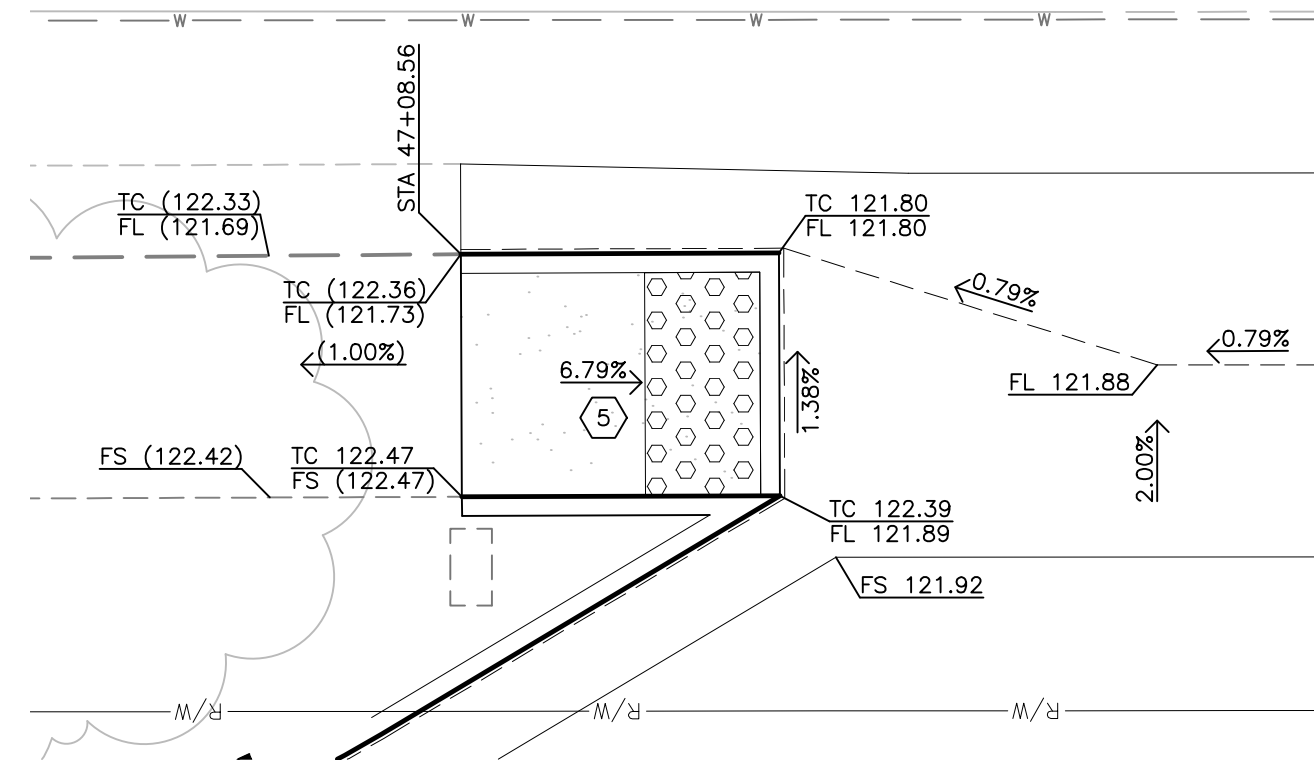
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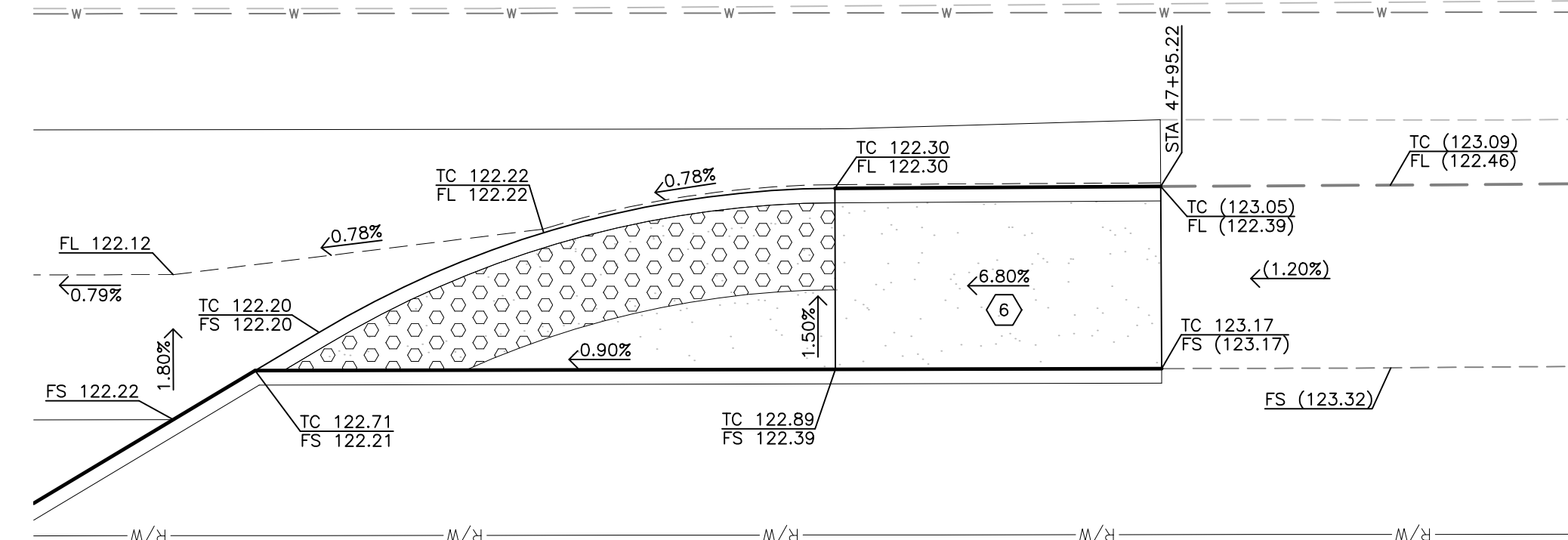
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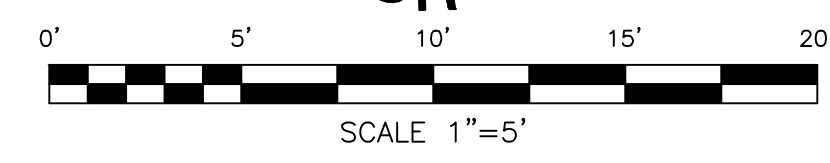
DETAIL "D"



DETAIL "E"

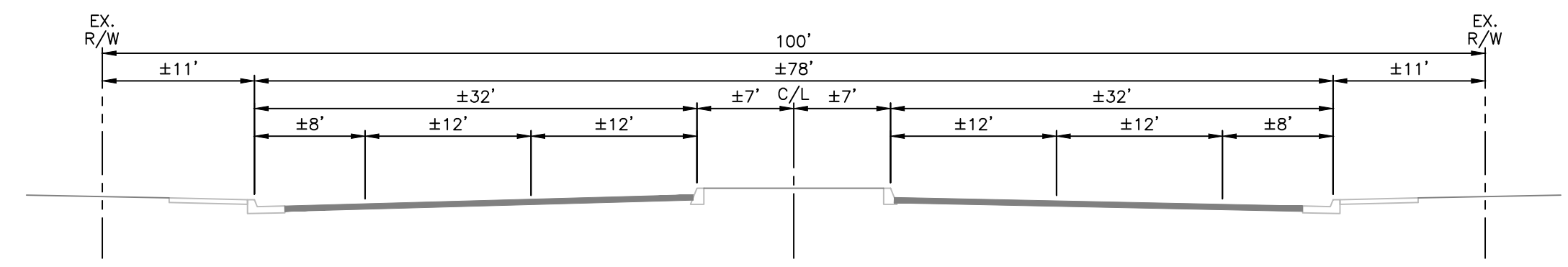


DETAIL "F"



**CONSTRUCTION NOTES**

- ④ CONSTRUCT SIDEWALK PER CITY OF INDIAN WELLS STD. PLAN NO. 205.
- ⑤ CONSTRUCT CURB RAMP PER CITY OF INDIAN WELLS STD. PLAN NO. 208, CASE E, MODIFIED AS SHOWN TO ELIMINATE LANDSCAPING STRIP, COMPLY WITH ALL REQUIREMENTS OF CURRENT CALTRANS STD. PLAN AB8A.
- ⑥ CONSTRUCT CURB RAMP PER CITY OF INDIAN WELLS STD. PLAN NO. 208, CASE F, MODIFIED AS SHOWN, COMPLY WITH ALL REQUIREMENTS OF CURRENT CALTRANS STD. PLAN AB8B, CASE CM.
- ⑨ CONSTRUCT TYPE "D-B" CURB PER CITY OF INDIAN WELLS STD. PLAN NO. 202, MODIFIED TO 6" CURB FACE.



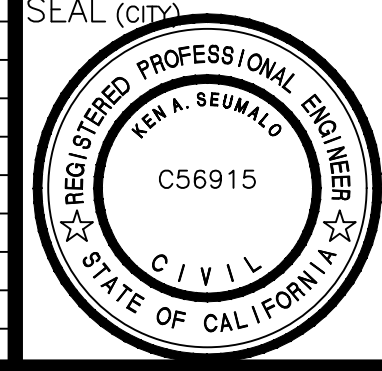
SECTION A-A  
MILES AVENUE  
TYPICAL CROSS-SECTION  
N.T.S.

**DigAlert**  
DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG

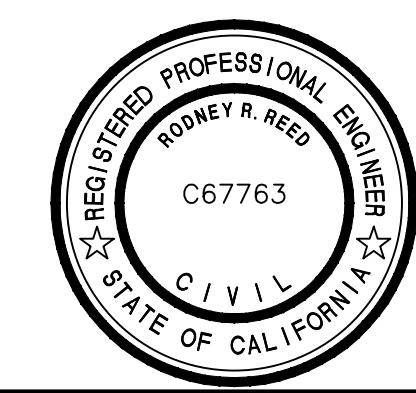
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DATE	BY	MARK	REVISIONS	APPR DATE	CITY

DESIGNED BY SAW      DRAWN BY SAW      CHECKED BY RRR



APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 SIGNATURE: *Ken A. Seumalo*  
 KEN A. SEUMALO  
 PUBLIC WORKS DIRECTOR  
 CITY OF INDIAN WELLS  
 R.C.E. NO. 56915  
 DATE 11/12/21



REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 JON BERG  
 COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF INDIAN WELLS

**MSA CONSULTING, INC.**  
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
 34200 Bob Hope Drive, Rancho Mirage, CA 92270  
 760.320.9811 msaconsultinginc.com

SCALE AS SHOWN      BENCHMARK BM 22 - ELEVATION: 111.640 (NGVD29)  
 DATE 07/2021      LEAD & BRAD IN TC AT SE CORNER OF HIGHWAY 111 AND MANITOU DRIVE, 1.0 FOOT WEST OF BCR NEXT TO TRAFFIC SIGNAL.

**CITY OF INDIAN WELLS**  
**INDIAN WELLS TENNIS GARDEN**  
**MILES AVENUE**  
**OFF-SITE STREET IMPROVEMENT PLAN**  
**DETAILS AND SECTIONS**  
 PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
 SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SBM  
 FOR: GARDEN OF CHAMPIONS LLC      W.O. 2204

SHEET NO. **3**  
 OF **3** SHETS  
 FILE NO.