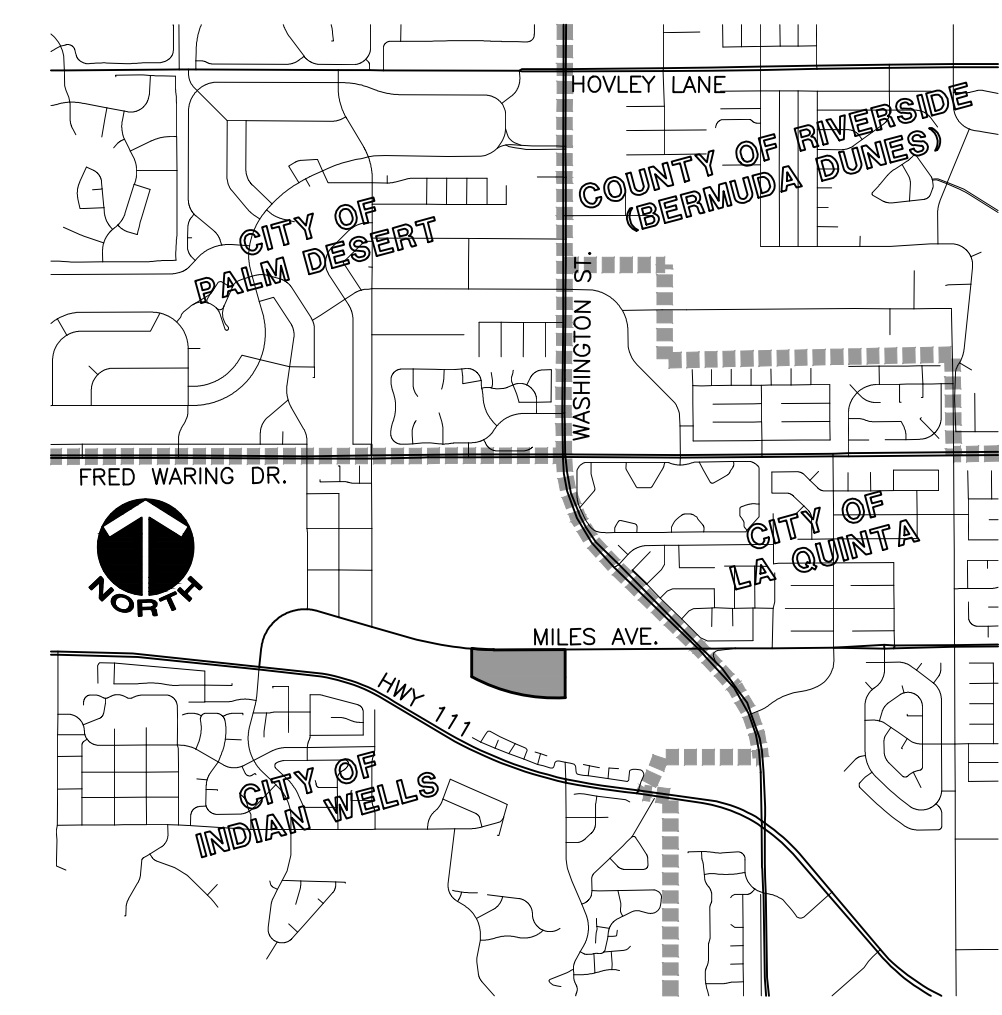


IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

INDIAN WELLS TENNIS GARDEN SOUTHWEST TEMPORARY PARKING LOT PRECISE GRADING AND PAVING 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 (SPWC) "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 MAY BE UTILIZED FOR THE CITY OF INDIAN WELLS AND CALIFORNIA MUTCD SPECIFICATIONS FOR ROADWAY AND PARKING LOT GRADING.
- 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 PERMITS 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 AGENCIES.
- 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 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 NEED TO BE SUBMITTED TO THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO FLING 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)

CONSTRUCTION NOTES

- INSTALL 3" AC PAVEMENT OVER 4" AGGREGATE BASE. 44,939 S.F.
- CONSTRUCT TYPE "A-6" CURB AND GUTTER PER CITY OF INDIAN WELLS STD. PLAN NO. 200. 1,429 L.F.
- CONSTRUCT TYPE "D-8" CURB PER CITY OF INDIAN WELLS STD. PLAN NO. 202, WHERE CURB FACE = 6". 1,695 L.F.
- CONSTRUCT 5' TRANSITION FROM TYPE "A-6" CURB AND GUTTER TO TYPE "A-8" CURB AND GUTTER WHERE CURB FACE = 0". 1 EA.
- CONSTRUCT 5' TRANSITION FROM 6" TYPE "D-8" CURB TO 0" TYPE "D-8" CURB. 1 EA.
- CONSTRUCT SIDEWALK PER CITY OF INDIAN WELLS STD. PLAN NO. 205. 5,096 S.F.
- PROPOSED TURF. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS. 551,309 S.F.
- CONSTRUCT 4" WIDE VALLEY GUTTER PER DETAIL ON SHEET 2. .91 L.F.
- INSTALL NDS EZ-ROLL GRASS PAVERS OR APPROVED EQUAL. 8,066 S.F.
- CONSTRUCT RETAINING WALL WITH GUARD RAIL PER SEPARATE PERMIT. SEE ARCHITECT'S PLAN FOR DETAILS. .652 L.F.
- PAINT 12" WIDE WHITE STRIPE. 136 L.F.

QUANTITY ESTIMATE (FOR PERMIT PURPOSES ONLY)

EARTHWORK ESTIMATE (FOR PERMIT PURPOSES ONLY)

RAW CUT	68,878 C.Y.
RAW FILL	18,880 C.Y.

RAW EARTHWORK ESTIMATE NO FACTORS

THE ABOVE LISTED EARTHWORK QUANTITIES ARE RAW FIGURES WITH NO SHRINKAGE OR SUBSIDENCE FACTORS INCLUDED. THE EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ESTIMATES SHOWN FOR AGENCY FEE PURPOSES ONLY, AND ARE BASE UPON THE PLAN ELEVATIONS SHOWN AND ON THE GROUND ELEVATIONS WHICH EXISTED AT THE TIME OF THE TOPOGRAPHIC SURVEY. THE LOCATION AND ELEVATION OF THE EXISTING GROUND CONTOURS WERE OBTAINED FROM A FIELD SURVEY AND ARE APPROXIMATE ONLY. NO REPRESENTATION IS MADE OR WARRANTY IMPLIED THAT THESE QUANTITIES ARE PRECISE OR THAT THE EARTHWORK WILL BALANCE.

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.

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 CONDITION 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 OCCASION ENFORCEABLE RESTRICTIONS AGAINST OVER-WATERING BY FUTURE RESIDENTS.

FEMA FLOOD ZONE:

THE PROJECT IS COVERED BY FIRM PANEL NUMBER 06065C2231H 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:

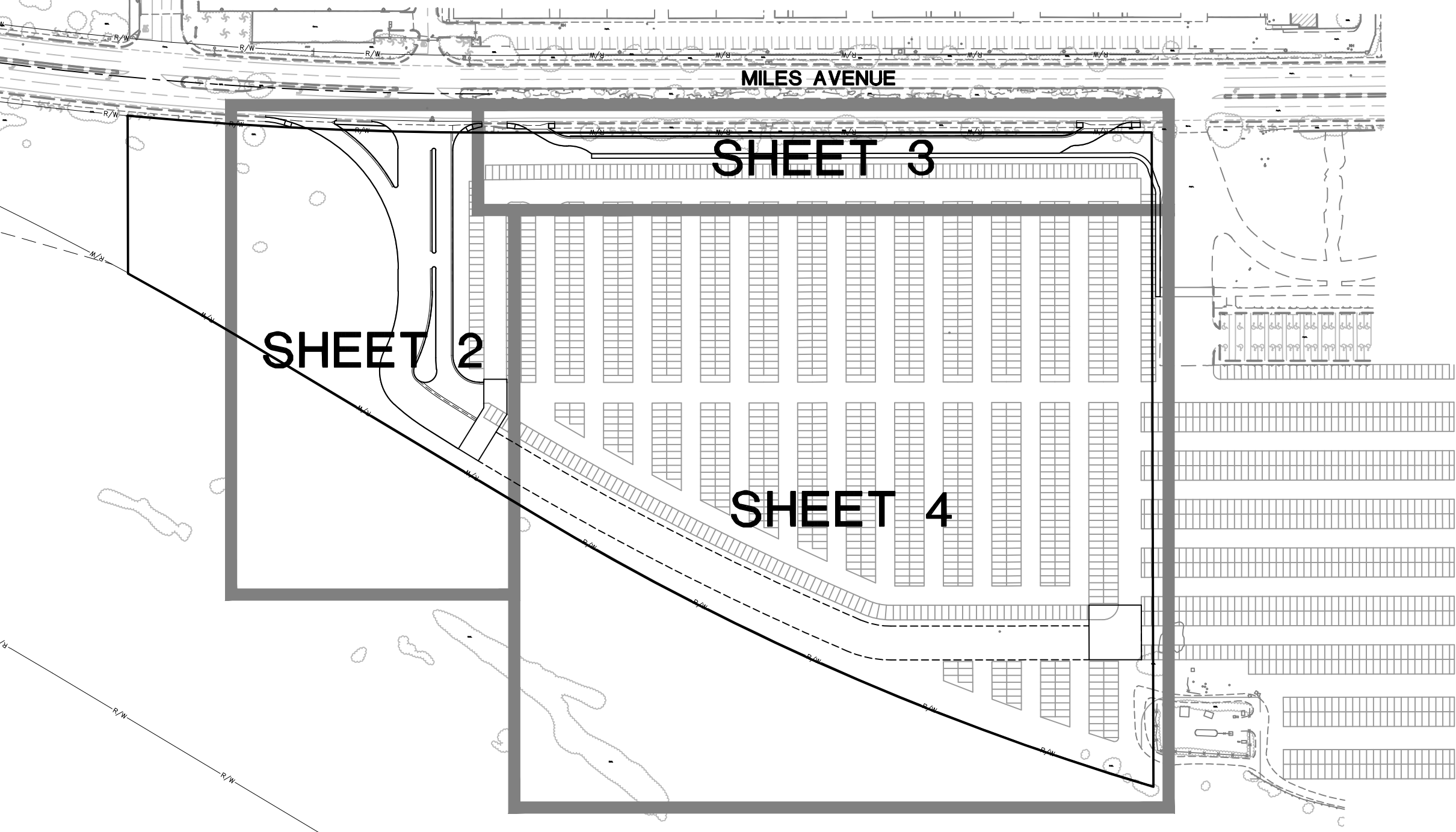
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, BEING N 89°58'38" E AS SHOWN ON PM 28833, RECORDED AS PM 195/10-15, RIVERSIDE COUNTRY RECORDS.

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

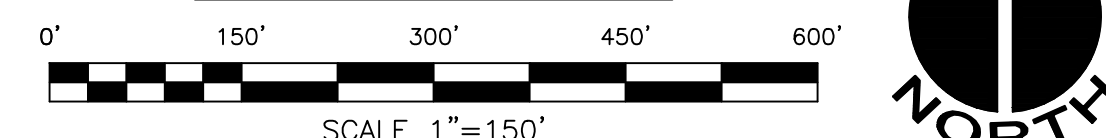
SITE ADDRESS:
SOUTH SIDE OF MILES AVENUE, APPROXIMATELY 1/2 MILE EAST OF WASHINGTON STREET.

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



LEGEND:

1	PROPOSED 3" AC PAVEMENT OVER 4" AGGREGATE BASE
6	PROPOSED CONCRETE
7	
9	
2/4	EXISTING RIGHT OF WAY
3/5	EXISTING EASEMENT
8	CENTERLINE
10	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT
	PROPOSED WEDGE CURB/CURB AND GUTTER
	PROPOSED BARRIER CURB/AC BERM
	PROPOSED VALLEY GUTTER
	PROPOSED RETAINING WALL
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING UTILITIES: GAS, TELEPHONE, TV, ETC.
	EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
	PROPOSED CONTOURS

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	PWT	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	LB	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.	DRAIN	N.T.S.	NOT TO SCALE		

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2-4	GRADING AND PAVING

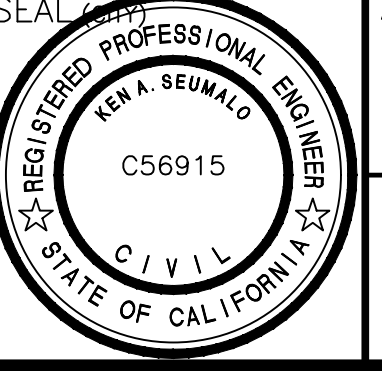
THIS PLAN HAS BEEN REVIEWED BY SLADEN ENGINEERING AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED APRIL 15, 1998, OUR PROJECT NUMBER 544-8023, OUR UPDATE DATED NOVEMBER 29, 2012, OUR FILE NUMBER 544-10163, 12-11-308, OUR UPDATE DATED JULY 8, 2015, OUR FILE NUMBER 544-10163, 15-07-282, AND OUR UPDATE DATED NOVEMBER 9, 2020, OUR FILE NUMBER 544-10163, 20-10-519. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

SOIL ENGINEER
R.C.E. NO. 45389

BRETT L. ANDERSON
DATE

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

DATE	BY	MARK	APPR	DATE
	ENGINEER		REVISIONS	CITY
	DESIGNED BY SAW		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: *Brett L. Anderson*

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)
LE & BRAD IN TC AT CORNER OF HIGHWAY 111 AND MANITOU DRIVE, 1.0 FOOT WEST OF BCR NEXT TO TRAFFIC SIGNAL.

CITY OF INDIAN WELLS

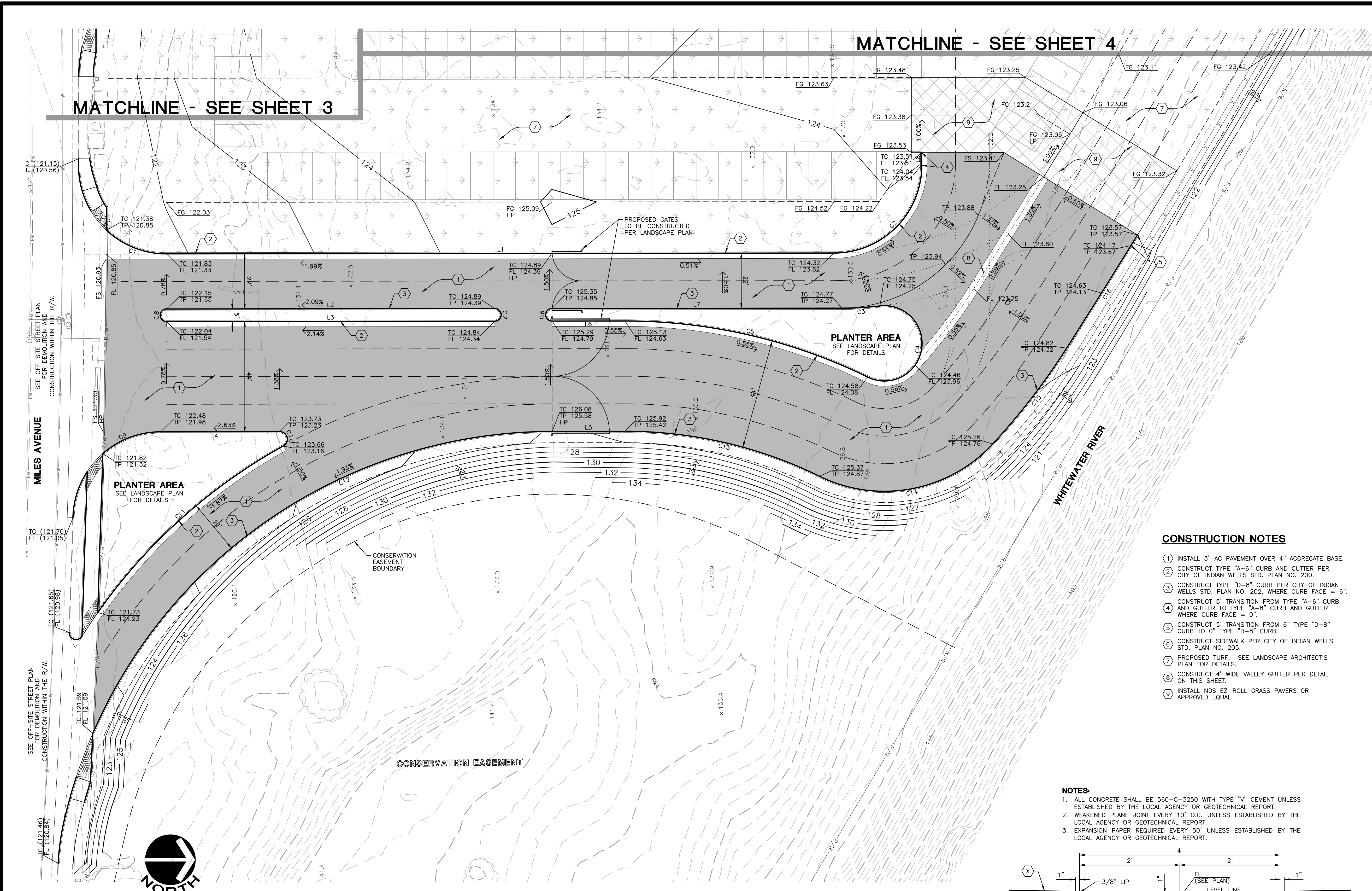
INDIAN WELLS TENNIS GARDEN
SOUTHWEST TEMPORARY PARKING LOT
PRECISE GRADING AND PAVING PLAN
TITLE SHEET

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 4 SHEETS
FILE NO.

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

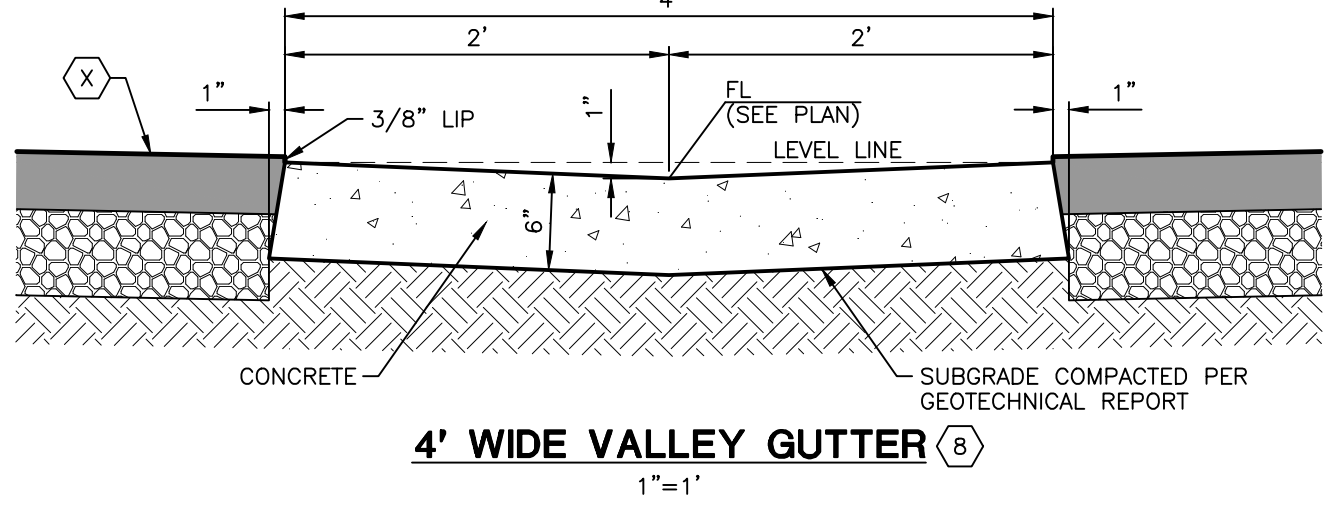


CONSTRUCTION NOTES

1. INSTALL 3" AC PAVEMENT OVER 4" AGGREGATE BASE.
2. CONSTRUCT TYPE "A-6" CURB AND GUTTER PER CITY OF INDIAN WELLS STD. PLAN NO. 200.
3. CONSTRUCT TYPE "D-8" CURB PER CITY OF INDIAN WELLS STD. PLAN NO. 202, WHERE CURB FACE = 6".
4. CONSTRUCT 5' TRANSITION FROM TYPE "A-6" CURB AND GUTTER TO TYPE "A-8" CURB AND GUTTER WHERE CURB FACE = 0".
5. CONSTRUCT 5' TRANSITION FROM 6" TYPE "D-8" CURB TO 0" TYPE "D-8" CURB.
6. CONSTRUCT SIDEWALK PER CITY OF INDIAN WELLS STD. PLAN NO. 205.
7. PROPOSED TURF. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
8. CONSTRUCT 4" WIDE VALLEY GUTTER PER DETAIL ON THIS SHEET.
9. INSTALL NDS EZ-ROLL GRASS PAVERS OR APPROVED EQUAL.

NOTES:

1. ALL CONCRETE SHALL BE 560-3250 WITH TYPE "V" CEMENT UNLESS ESTABLISHED BY THE LOCAL AGENCY OR GEOTECHNICAL REPORT.
2. WEAKENED PLANE JOINT EVERY 10' O.C. UNLESS ESTABLISHED BY THE LOCAL AGENCY OR GEOTECHNICAL REPORT.
3. EXPANSION PAPER REQUIRED EVERY 50' UNLESS ESTABLISHED BY THE LOCAL AGENCY OR GEOTECHNICAL REPORT.



LINE DATA			CURVE DATA				CURVE DATA					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	TANGENT	NO.	DELTA	RADIUS	LENGTH	TANGENT
L1	N00°03'59"W	266.36'	C1	43°14'32"	35.00'	26.42'	13.87'	C9	41°12'41"	35.00'	25.17'	13.18'
L2	N00°03'59"W	130.96'	C2	90°00'00"	35.00'	54.98'	35.00'	C10	151°06'39"	3.00'	7.91'	11.65'
L3	N00°03'59"W	130.96'	C3	06°35'24"	133.00'	15.30'	7.66'	C11	25°53'19"	222.00'	100.31'	51.03'
L4	N00°03'59"W	47.50'	C4	212°43'21"	15.00'	55.69'	--	C12	66°28'21"	200.00'	232.03'	131.06'
L5	N00°03'59"W	29.06'	C5	26°07'57"	220.00'	100.34'	51.06'	C13	26°07'57"	176.00'	80.27'	40.85'
L6	N00°03'59"W	29.06'	C6	180°00'00"	2.50'	7.85'	--	C14	73°10'44"	59.00'	75.36'	43.80'
L7	N00°03'59"W	115.58'	C7	180°00'00"	2.50'	7.85'	--	C15	10°25'15"	266.00'	48.38'	24.26'
L8	N89°56'00"E	5.00'	C8	180°00'00"	2.50'	7.85'	--	C16	00°46'58"	3898.00'	53.25'	26.62'



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

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	APPR	DATE
DESIGNED BY	SAW			
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: *Palmy P. 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 BENCHMARK BM 22 - ELEVATION: 111.640 (NGVD29)
LEAD & BRAD IN TC SE CORNER OF HIGHWAY 111 AND MANITU DRIVE, 1.0 FOOT WEST OF BCR NEXT TO TRAFFIC SIGNAL.

CITY OF INDIAN WELLS
INDIAN WELLS TENNIS GARDEN
SOUTHWEST TEMPORARY PARKING LOT
PRECISE GRADING AND PAVING PLAN
PRECISE GRADING AND PAVING

SHEET NO. 2 OF 4 SHEETS
FILE NO.

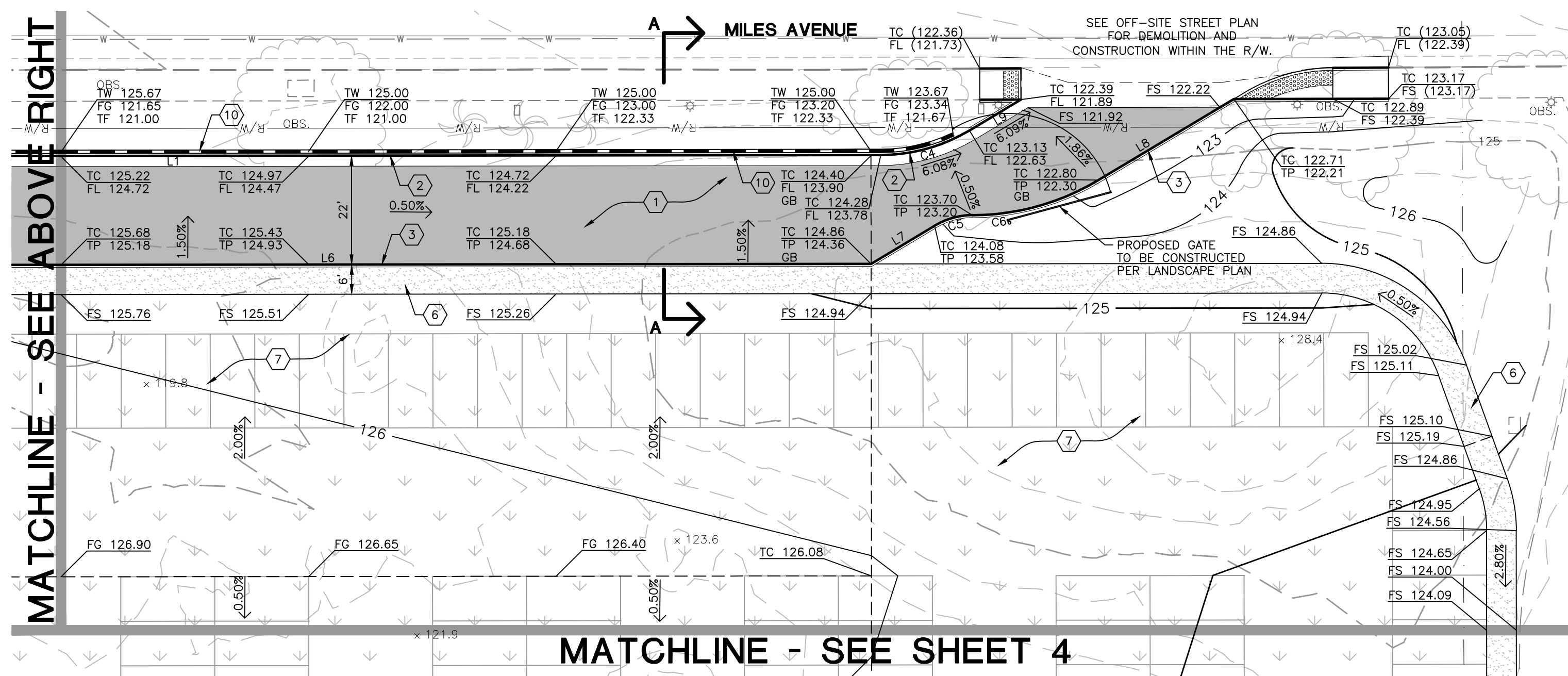
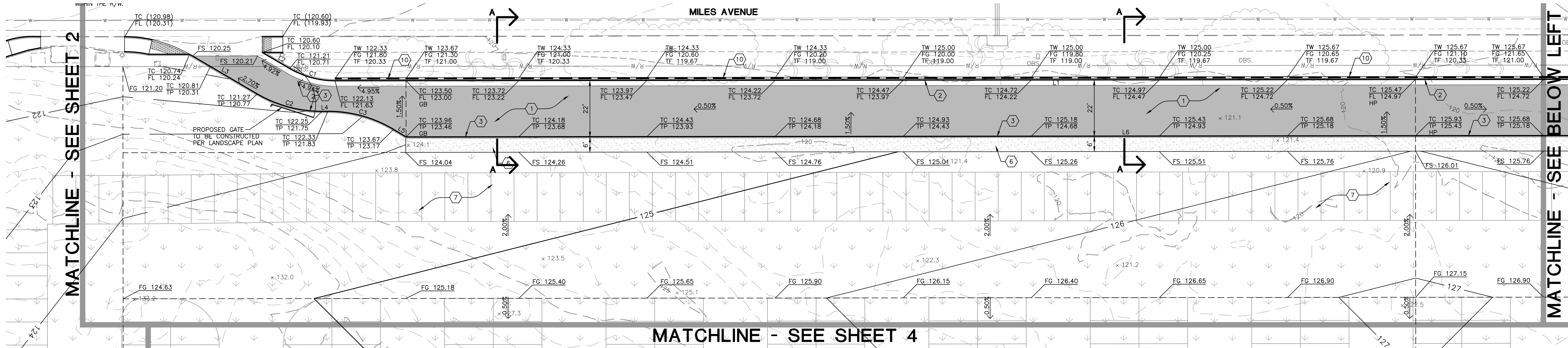
PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SBM
FOR: GARDEN OF CHAMPIONS LLC W.O. 2204

- CITY OF INDIAN WELLS - GRADING NOTES**
1. GRADING SHALL BE IN ACCORDANCE WITH THE ENGINEERED GRADING REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING CODE, INDIAN WELLS MUNICIPAL CODE, AND APPLICABLE SOILS REPORT REFERENCED BY THE SOIL ENGINEER CERTIFICATE AND SIGNATURE BLOCK. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GRADING REPORT SIGNED AND WET STAMPED BY THE SOILS ENGINEER OF RECORD WILL BE SUBMITTED CONFIRMING THAT THE GRADING WAS PERFORMED ACCORDING TO THE RECOMMENDATIONS FOUND IN THE APPROVED FINAL GEOTECHNICAL INVESTIGATION REPORT AND PROJECT PLANS.
 2. IMPORT SOILS SHALL NOT EXCEED SOIL PROFILES AND TYPES FOUND IN THE APPROVED PLANS AND PROJECT HYDROLOGY REPORT. IMPORT SOIL SOURCES SHALL BE DOCUMENTED.
 3. CONTRACTOR SHALL PROVIDE ADDITIONAL SOIL TEST(S) TO DETERMINE STREET AND PARKING LOT SECTIONS FOLLOWING ROUGH GRADING. THE CITY ENGINEER SHALL APPROVE THE ACTUAL SUBGRADE R VALUES AND FINAL STREET SECTION PRIOR TO BASE PLACEMENT. TYPICAL STRUCTURAL SECTIONS ARE BASED ON A MINIMUM R VALUE OF 50.
 4. AFTER CLEARING THE EXISTING GROUND SHALL BE SCARIFIED TO A MINIMUM OF 6" ON THE ENTIRE SITE OR AS RECOMMENDED BY THE SOILS REPORT.
 5. MAXIMUM CUT AND FILL SLOPES SHALL BE 2:1 UNLESS OTHERWISE INDICATED IN THE APPROVED SOILS REPORT. MINIMUM BUILDING PAD DRAINAGE SLOPE SHALL BE 2%. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.3' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES. THE MINIMUM SLOPE OF SWALES SHALL BE 0.50%.
 6. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTY.
 7. PRIVACY, PERIMETER AND RETAINING WALLS ARE NOT PART OF THE GRADING PERMIT. PLEASE SUBMIT SEPARATE PLANS AND CALCULATIONS FOR THESE IMPROVEMENTS TO THE BUILDING AND SAFETY DEPARTMENT FOR SEPARATE BUILDING PERMIT(S).
 8. ALL GRADING OPERATIONS SHALL REQUIRE A GRADING PERMIT FROM THE CITY OF INDIAN WELLS PUBLIC WORKS DEPARTMENT. A PRE-GRADING MEETING MAY BE REQUIRED FOR THIS PROJECT. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED AT (760) 776-0237 48 HOURS PRIOR TO COMMENCEMENT OF GRADING TO SCHEDULE A PRE-GRADING MEETING, IF REQUIRED.
 9. SEPARATE ENCROACHMENT PERMITS FROM THE CITY OF INDIAN WELLS PUBLIC WORKS DEPARTMENT (CITY) OR FIRE ACCESS MAINTENANCE DISTRICT (FAMD) SHALL BE REQUIRED FOR ALL WALLS.
 10. SEPARATE PERMITS FROM THE CITY OF INDIAN WELLS BUILDING AND SAFETY DEPARTMENT SHALL BE REQUIRED FOR ALL WALLS.
 11. THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION. REMOVAL AND REPLACEMENT SHALL BE PERFORMED ONLY BY A CALIFORNIA REGISTERED CIVIL ENGINEER WITH AN R.C.E. NUMBER BELOW 9966, 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 SHALL BE SUBMITTED TO THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO FILING WITH THE COUNTY SURVEYOR IN COMPLIANCE WITH AB1414. THIS FILING WITH THE COUNTY SURVEYOR SHALL BE COMPLETED PRIOR TO ACCEPTANCE AND/OR CERTIFICATION OF COMPLETION OF THE PROJECT. ALL RESTORATION OF SURVEY MONUMENTS SHALL BE CERTIFIED BY THE DESIGN REGISTERED ENGINEER IN ACCORDANCE WITH 8771 OF THE BUSINESS AND PROFESSIONS GUIDE.
 12. ONE SET OF THE FINAL SOILS REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE SOILS REPORT SHALL REFLECT THE FACT THAT ADEQUATE COMPACTION HAS BEEN OBTAINED NOT ONLY IN BUILDING PAD LOCATIONS, BUT ALSO IN THE REMAINDER OF THE SITE INCLUDING THE SLOPES. A FINAL GEOTECHNICAL GRADING CERTIFICATION SHALL BE SUBMITTED BY THE SOILS ENGINEER CERTIFYING THAT THE FINAL GRADING CONFORMS TO APPENDIX J OF THE CBC, ALL GEOTECHNICAL INVESTIGATION REPORTS SPECIFIC TO THIS PROJECT, AND THIS APPROVED GRADING PLAN.
 13. ALL SLOPES SHALL BE A MAXIMUM OF 2:1 CUT OR FILL.
 14. CUT SLOPES GREATER THAN 5 FEET IN VERTICAL HEIGHT AND FILL SLOPES GREATER THAN 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH THE PROJECT'S CONDITIONS OF APPROVAL.
 15. ALL SLOPES ADJACENT TO THE PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTIES SHALL BE SET BACK 2 FEET IF THE HEIGHT IS LESS THAN 10 FEET, AND 3 FEET IF THE HEIGHT IS GREATER THAN 10 FEET.
 16. THE GROUND IMMEDIATELY ADJACENT TO ALL PROPOSED FOUNDATIONS SHALL SLOPE AWAY FROM SAID PROPOSED FOUNDATIONS IN CONFORMANCE WITH SECTION 1804.3 OF THE CBC.
 17. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER TO A MINIMUM OF 90% MAXIMUM DENSITY.
 18. REPAIR OR REPLACE DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.
 19. STREET TRENCHING AND REPAIR, IF REQUIRED, SHALL CONFORM TO CITY OF INDIAN WELLS STANDARDS AND SPECIFICATIONS, AND/OR COACHELLA VALLEY WATER DISTRICT STANDARDS AND SPECIFICATIONS AS DETERMINED BY THE CITY ENGINEER.
 20. THE ENGINEER OF RECORD (R.C.E. OR P.L.S.) SHALL SUBMIT A CERTIFICATION STATING THAT THE SITE CONFORMS TO THIS PLAN AS TO THE GRADING. SAID CERTIFICATION SHALL INCLUDE: A) ALL PROPOSED PAD ELEVATIONS AS SHOWN ON THIS PLAN AND B) ALL ACTUAL PAD ELEVATIONS AS MEASURED AND RECORDED BY THE ENGINEER. SAID CERTIFICATION SHALL BE SUBMITTED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, OR DEVELOPER'S REQUEST FOR RELEASE OF ANY IMPROVEMENT BOND(S), WHICHEVER COMES FIRST.
 21. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL DETERMINE AN ACCEPTABLE SOLUTION, AND SUBMIT REVISED PLANS FOR APPROVAL BY THE CITY.

NOTE TO CONTRACTOR- SITE CONDITIONS
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE MSA CONSULTING, INC., HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MSA CONSULTING, INC.

NOTE TO CONTRACTOR- ACCESSIBILITY DETAILS
THE ACCESSIBILITY DETAILS SHOWN ON THESE PLANS, INCLUDING SLOPE AND DISTANCE, WERE CALCULATED USING THE APPROVED DESIGN GRADES ON THESE PLANS. ACTUAL FIELD CONDITIONS DURING AND AFTER CONSTRUCTION CAN AND MAY CHANGE THE DESIGN PARAMETERS FOR THE ACCESSIBILITY DETAILS. THE CONTRACTOR SHALL CONFIRM ALL DESIGN SLOPES AND GRADES AND OBTAIN CITY INSPECTION AND APPROVAL PRIOR TO LAYOUT AND CONSTRUCTION OF ANY ACCESSIBILITY FACILITIES ON SITE. PRIOR TO FINAL CONSTRUCTION THE CONTRACTOR SHALL NOTIFY MSA CONSULTING, INC. IMMEDIATELY REGARDING ANY ANTICIPATED CHANGES TO THE ACCESSIBILITY DETAILS.
IT SHALL ALSO BE NOTED THAT THE ACCESSIBILITY STANDARDS CALLED OUT ON THESE PLANS WERE BASED ON THE LATEST CBC AND CITY CODES AND SPECIFICATIONS AT THE TIME OF PLAN PREPARATION. THEREFORE, IT SHOULD BE NOTED THAT THESE PLANS ARE SUBJECT TO CHANGE BASED ON THE CURRENT ACCESSIBILITY CODES AND SPECIFICATIONS AT TIME OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN CITY INSPECTION AND APPROVAL PRIOR TO LAYOUT AND CONSTRUCTION OF ANY ACCESSIBILITY FACILITIES BASED ON CURRENT CODES AND SPECIFICATIONS AT TIME OF CONSTRUCTION.

NOTE TO CONTRACTOR- DRAINAGE INTEGRITY
THIS GRADING PLAN PROVIDES FOR ON-SITE DRAINAGE IN ACCORDANCE WITH THE FLOWLINES SHOWN. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT THE SWALES ARE CONSTRUCTED BY THE GRADING CONTRACTOR OR LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND THAT THE INTEGRITY OF THE SWALES IS MAINTAINED. THIS PRECLUDES THE CONSTRUCTION OF BLOCK WALLS, FENCES, OR OTHER STRUCTURES ACROSS FLOWLINES WITHOUT PROVISIONS FOR APPROPRIATE OPENINGS. MSA CONSULTING, INC. ASSUMES NO RESPONSIBILITY FOR ALTERATIONS IN THE DRAINAGE SYSTEM CAUSED BY ANY SUCH STRUCTURES OR OTHER GRADING MODIFICATIONS MADE BY THE DEVELOPER, HIS SUBCONTRACTORS, OR THE PROPERTY OWNER.



CONSTRUCTION NOTES

- 1. INSTALL 3" AC PAVEMENT OVER 4" AGGREGATE BASE.
- 2. CONSTRUCT TYPE "A-6" CURB AND GUTTER PER CITY OF INDIAN WELLS STD. PLAN NO. 200.
- 3. CONSTRUCT TYPE "D-8" CURB PER CITY OF INDIAN WELLS STD. PLAN NO. 202, WHERE CURB FACE = 6".
- 6. CONSTRUCT SIDEWALK PER CITY OF INDIAN WELLS STD. PLAN NO. 205.
- 7. PROPOSED TURF. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
- 10. CONSTRUCT RETAINING WALL WITH GUARD RAIL PER SEPARATE PERMIT. SEE ARCHITECT'S PLAN FOR DETAILS.

LINE DATA

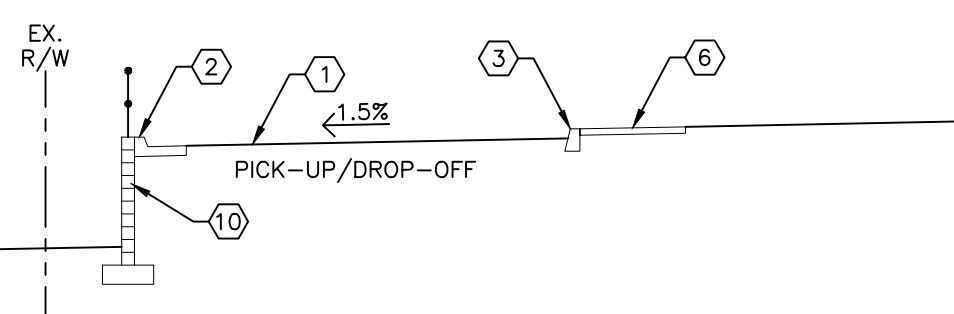
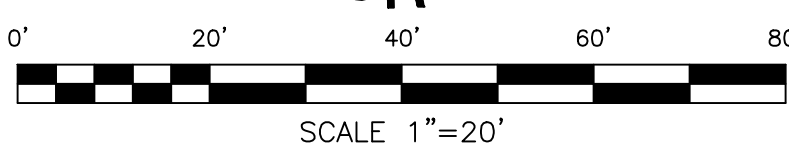
NO.	BEARING	LENGTH
L1	N89°56'01"E	637.32'
L2	N59°39'32"W	12.33'
L3	N59°39'32"W	30.59'
L4	N89°56'01"E	2.26'
L5	N59°13'31"W	5.72'
L6	N89°56'01"E	607.66'
L7	N59°05'32"E	14.98'
L8	N59°05'32"E	30.37'
L9	N59°05'32"E	12.09'

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	30°24'28"	35.00'	18.57'	9.51'
C2	30°24'28"	50.00'	26.54'	13.59'
C3	30°50'29"	50.00'	26.91'	13.79'
C4	30°50'29"	35.00'	18.84'	9.65'
C5	30°38'14"	15.00'	8.02'	4.11'
C6	30°38'14"	50.00'	26.74'	13.70'

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. ON-SITE 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, P.C.C. 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.



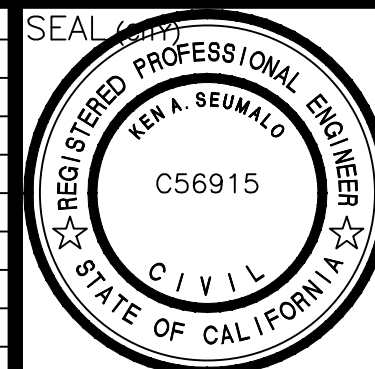
SECTION A-A
SCALE: 1"=10'



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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	CITY
	DESIGNED BY	SAW			
	DRAWN BY	SAW			
	CHECKED BY	RRR			



APPROVED BY: _____ DATE _____
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 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

SIGNATURE: *Robert P. 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



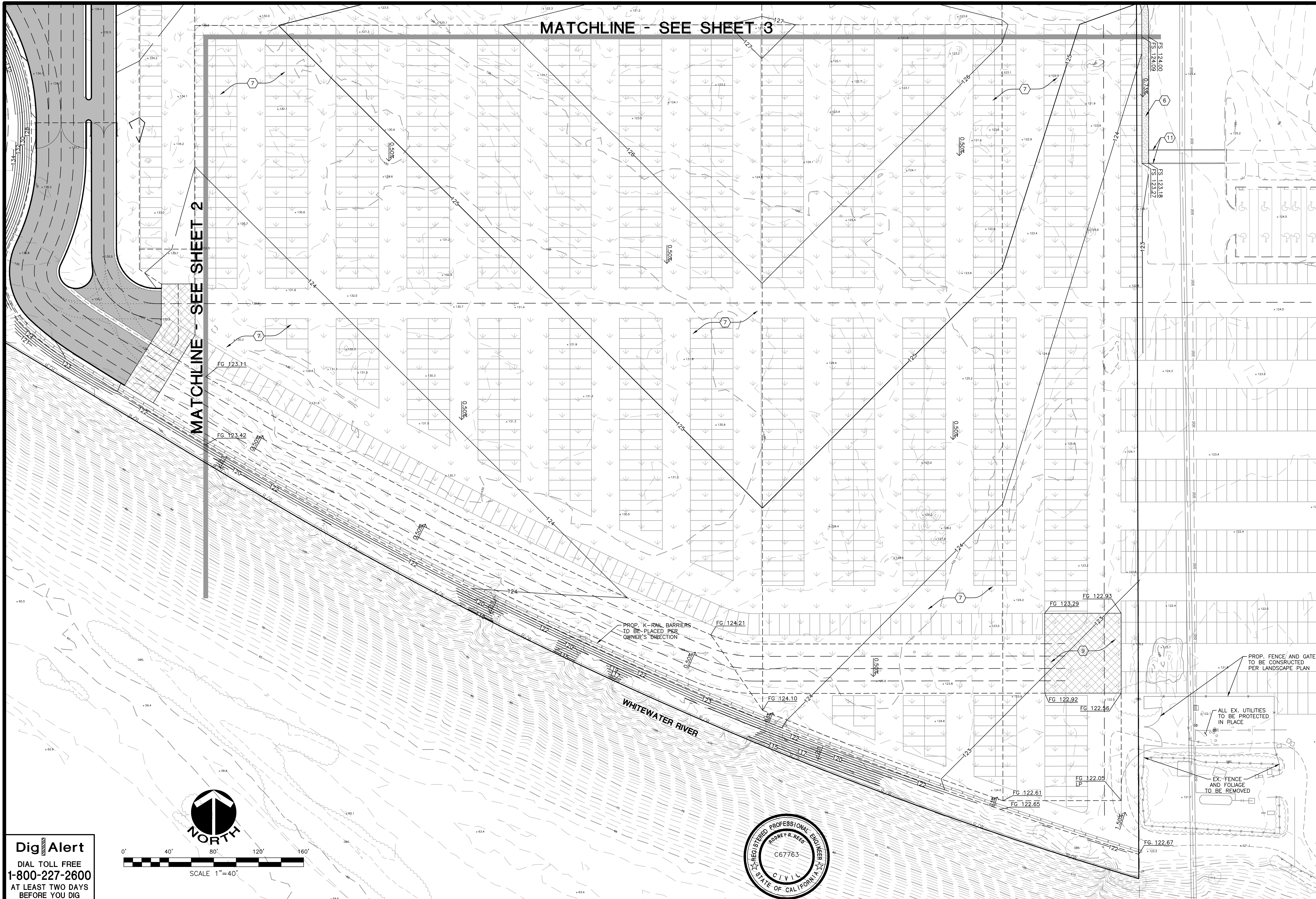
SCALE AS SHOWN
 BENCHMARK BM 22 - ELEVATION: 111.640 (NGVD29)
 LEAD & BRAD IN TC AT SE CORNER OF HIGHWAY 111 AND MANITU DRIVE, 1.0 FOOT WEST OF BCR NEXT TO TRAFFIC SIGNAL.
 DATE 07/2021

CITY OF INDIAN WELLS
INDIAN WELLS TENNIS GARDEN
SOUTHWEST TEMPORARY PARKING LOT
PRECISE GRADING AND PAVING PLAN
PRECISE GRADING AND PAVING
 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 4 SHETS
 FILE NO.

MATCHLINE - SEE SHEET 3

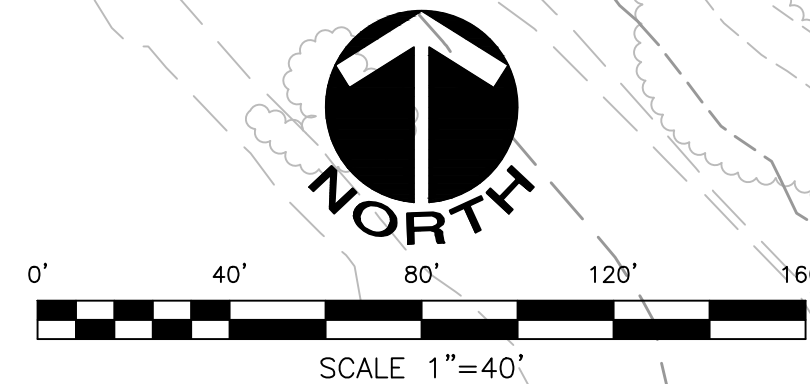
MATCHLINE - SEE SHEET 2



CONSTRUCTION NOTES

- ⑥ CONSTRUCT SIDEWALK PER CITY OF INDIAN WELLS STD. PLAN NO. 205.
- ⑦ PROPOSED TURF. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
- ⑧ INSTALL NDS EZ-ROLL GRASS PAVERS OR APPROVED EQUAL.
- ⑩ PAINT 12" WIDE WHITE STRIPE.

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DATE	BY	MARK	REVISIONS	APPR DATE	CITY
	DESIGNED BY	SAW			
	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

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SHEET NO. **4**
 OF 4 SHTS
 FILE NO.