

**GENERAL NOTES**

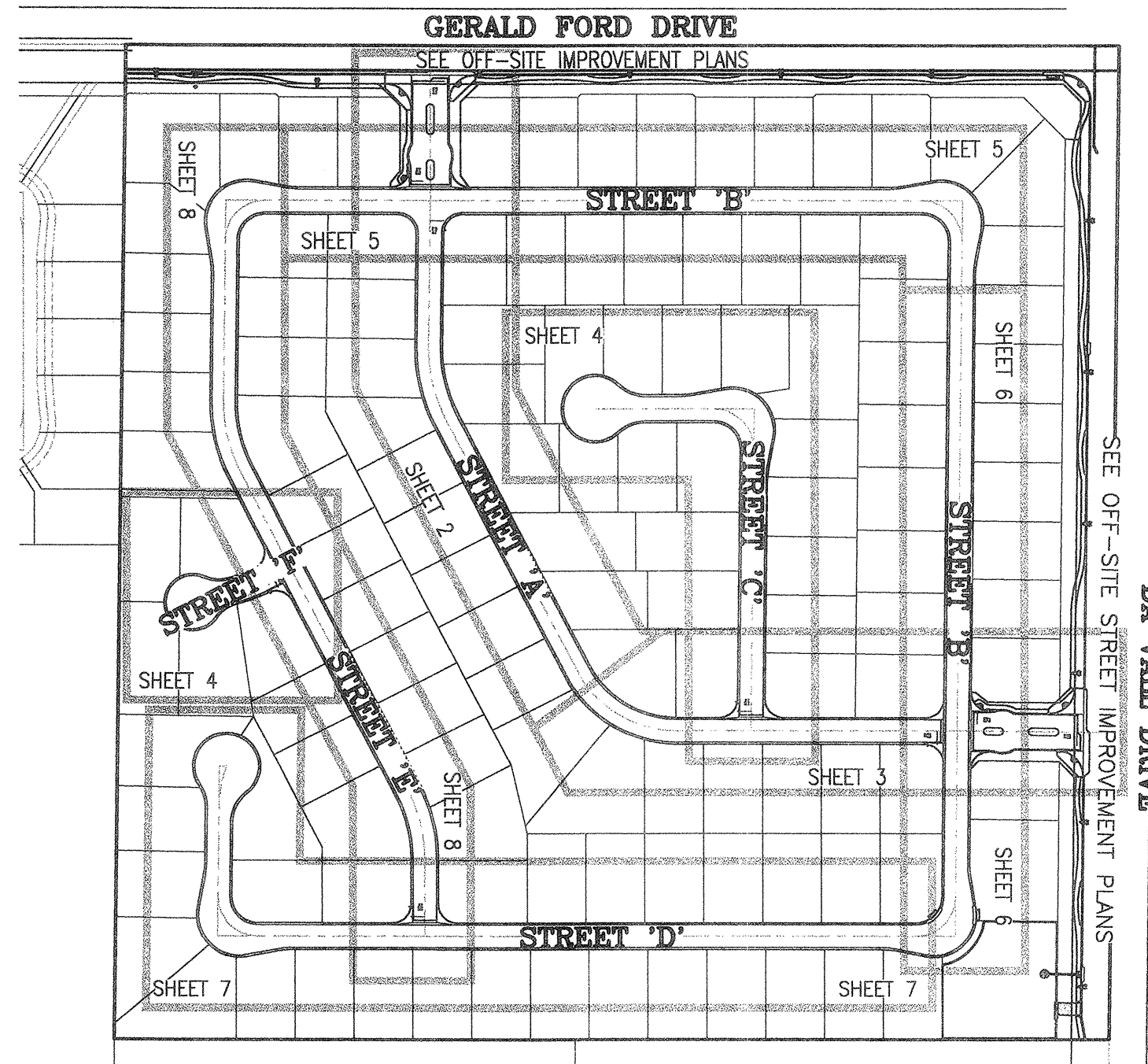
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE CITY OF CATHEDRAL CITY AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), AND RIVERSIDE COUNTY STANDARDS AND SPECIFICATIONS ORDINANCE NO. 461, (LATEST EDITION).
- CITY POLICY REQUIRES AN ENGINEERED GRADING PLAN TO BE APPROVED AND SIGNED BY THE CITY ENGINEER FOR ALL COMMERCIAL AND RESIDENTIAL SITES.
- NOTHING IN THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM OBTAINING PERMITS AS REQUIRED BY THE CITY OF CATHEDRAL CITY MUNICIPAL CODE.
- THE LOCATIONS 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. HE 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. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING U.S.A. DIG ALERT AT 800-422-4133, 48 HOURS PRIOR TO ANY EXCAVATION, IN COMPLIANCE WITH A.B. 73.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION. REMOVAL AND REPLACEMENT SHALL BE DONE BY A REGISTERED CIVIL ENGINEER WITH AN R.C.E. NUMBER BELOW 33,966, OR A LICENSED LAND SURVEYOR ONLY.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER 24 HOURS PRIOR TO ANY GRADING, BRUSHING, OR CLEARING AND EACH PHASE OF CONSTRUCTION AT (760) 770-0349, AND 24 HOURS PRIOR TO REQUIRING INSPECTIONS AT (760) 321-6350.
- BETWEEN OCTOBER 1ST AND APRIL 30TH, WORK HOURS SHALL BE FROM 7:00 A.M. TO 5:30 P.M.; BETWEEN MAY 1ST AND SEPTEMBER 30TH, WORK HOURS SHALL BE FROM 6:00 A.M. TO 7:00 P.M. (CITY ORDINANCE NO. 18).
- ALL PUBLIC TRAVELED WAYS MUST BE CLEANED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY ENGINEER.
- AT NO TIME WILL PRIVATE PROPERTY BE USED IN CONJUNCTION WITH THE PROJECT UNLESS PROPERTY OWNER APPROVAL IS OBTAINED IN WRITING AND EVIDENCE OF SAME IS GIVEN TO THE CITY.
- THE FINAL UTILITY LINE BACKFILL REPORT FROM THE PROJECT SOIL ENGINEER SHALL INCLUDE AN APPROVAL STATEMENT THAT THE BACKFILL IS SUITABLE FOR THE INTENDED USE.
- ANY EXCAVATION MADE IN CONJUNCTION WITH THIS PROJECT SHALL BE COVERED BY A SEPARATE PERMIT. THIS AREA SHALL BE PROPERLY POSTED AND LIGHTED IN CONFORMANCE WITH THE STATE MANUAL OF WARNING SIGNS, LIGHTS, AND DEVICES FOR USE IN THE PERFORMANCE OF WORK UPON HIGHWAYS, IN ORDER TO ELIMINATE ANY HAZARDS.
- THE CURB SHALL BE "ETCHED" SHOWING LATERAL LOCATIONS: "S" FOR SEWER, "G" FOR GAS, AND "E" FOR ELECTRICAL.
- ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE 4.
- CONTRACTOR SHALL OBTAIN COPIES OF CATHEDRAL CITY POLICIES A-21, A-22, A-30, A-33 AND A-40 AND ANY SUBSEQUENT REVISIONS AND BE FAMILIAR WITH THOSE REQUIREMENTS. CONTRACTOR SHALL ALSO OBTAIN AS NEEDED THE ADDITIONAL CITY STANDARD PLANS TO THE ADOPTED RIVERSIDE COUNTY STANDARDS.
- UPON PROJECT COMPLETION, CONTRACTOR OR OWNER SHALL SUBMIT A COMPLETED PM-10 PROGRAM REPORT FORM TO THE ENGINEERING DEPT.

IN THE CITY OF CATHEDRAL CITY, STATE OF CALIFORNIA

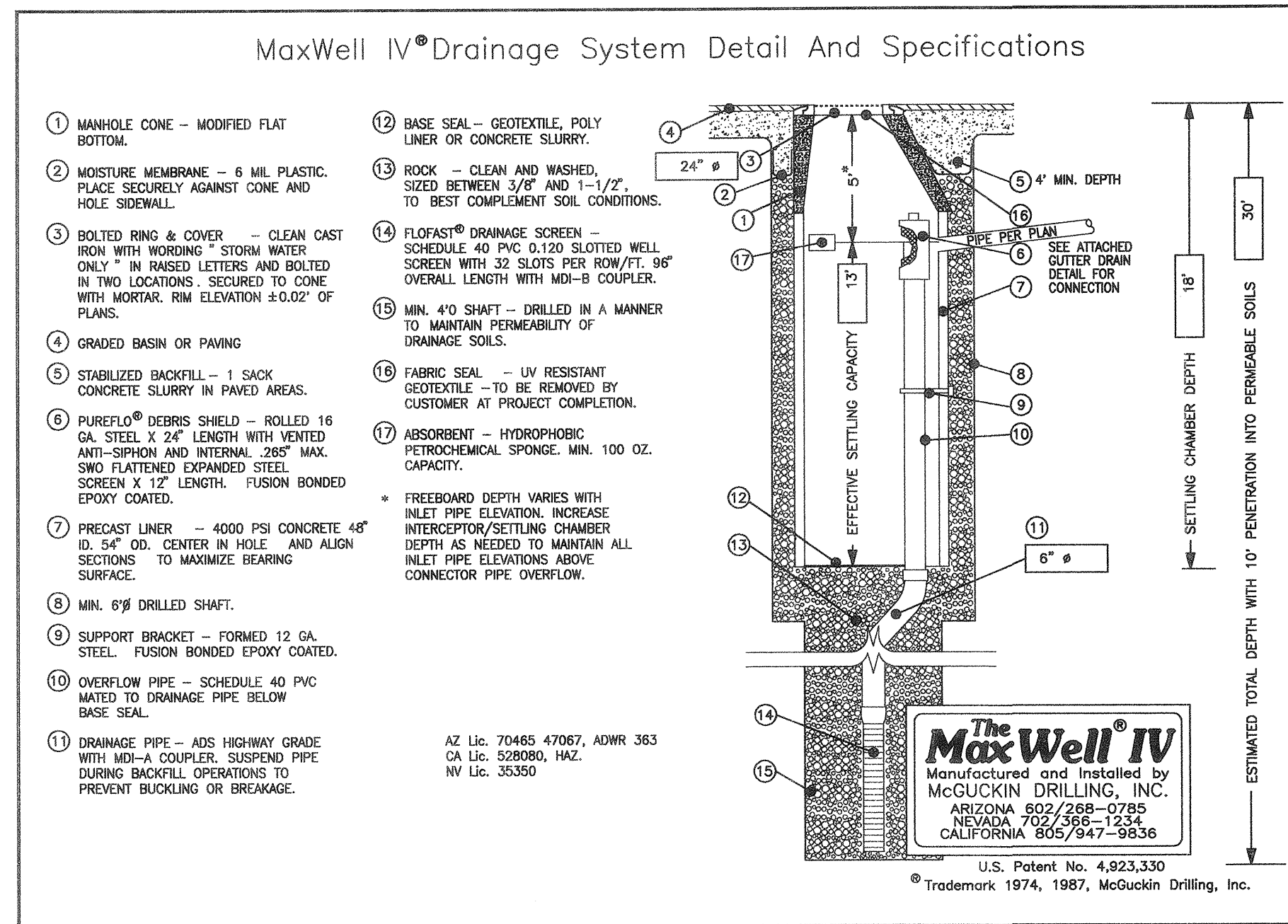
# ON-SITE STREET IMPROVEMENT PLANS - PHASE I

## FORD-DA VALL GROUP, LLC - TRACT MAP 29771

LOCATED IN A PORTION OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 34, T. 4 S., R. 5 E., S.B.M.



**SHEET INDEX MAP**  
SCALE: 1"=200'



CONSTRUCTION NOTES & ESTIMATED QUANTITIES		
1	CONSTRUCT 3" AC OVER 4" CLASS II AB	220,000 SF
2	CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1	11,890 LF
3	CONSTRUCT TYPE 'A'-6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 - MODIFIED PER DETAIL	310 LF
4	CONSTRUCT TYPE 'D' (6") CURB PER COUNTY OF RIVERSIDE STD NO. 204	310 LF
5	CONSTRUCT 6" WIDE CROSS GUTTER PER COUNTY OF RIVERSIDE STD NO. 209	4,500 SF
5A	CONSTRUCT CROSS GUTTER w/ SPLASH AREA PER COUNTY OF RIVERSIDE STD NO. 210	4,125 SF
5B	CONSTRUCT CURB TRANSITION (10' LENGTH) PER COUNTY OF RIVERSIDE STD NO. 211	240 LF
6	CONSTRUCT 14" WIDE CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 300, "H" AS SHOWN ON PLANS	2 EA
7	CONSTRUCT LOCAL DEPRESSION FOR CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 311 (CASE C) TRANSITION CURB FROM WEDGE CURB TO STD. CURB 10' BOTH SIDES OF LOCAL DEPRESSION	2 EA
8	CONSTRUCT 12" RCP (D-LOAD PER PLAN)	120 LF
9	CONSTRUCT ADS N-12 PIPE OR APPROVED EQUAL - SIZE PER PLAN	90 LF
10	CONSTRUCT MAXWELL IV DRYWELL SYSTEM PER DETAIL OR APPROVED EQUAL	1 EA
11	CONSTRUCT INLET TYPE X PER RCFCSD STD CB 108	1 EA
12	CONSTRUCT JUNCTION STRUCTURE No. 4 PER RCFCSD STD JS 229	1 EA
13	CONSTRUCT 6" WIDE SIDEWALK PER COUNTY OF RIVERSIDE STD 401	1,320 SF
14	CONSTRUCT CASE 'A' CURB RAMP PER COUNTY OF RIVERSIDE STD 403	6 EA
15	INSTALL SIGN AND POST (TYPE PER PLAN)	9 EA

**OWNER/DEVELOPER**  
FORD DA VALL GROUP, L.L.C.  
68936 ADELINA ROAD  
CATHEDRAL CITY, CA 92234  
(760) 322-3422  
CONTACT - MARIO GONZALES

**ABBREVIATIONS**

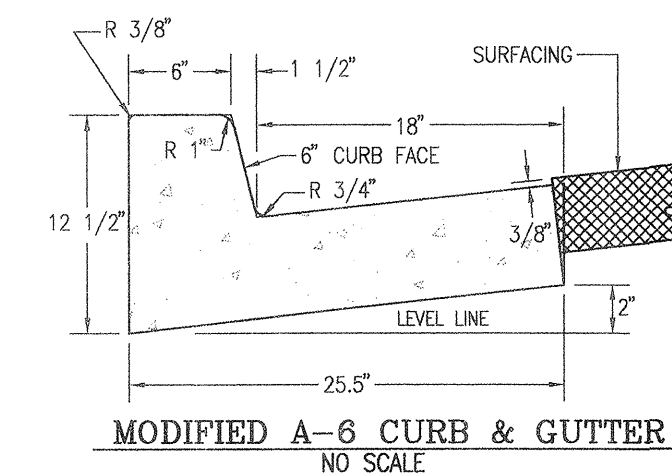
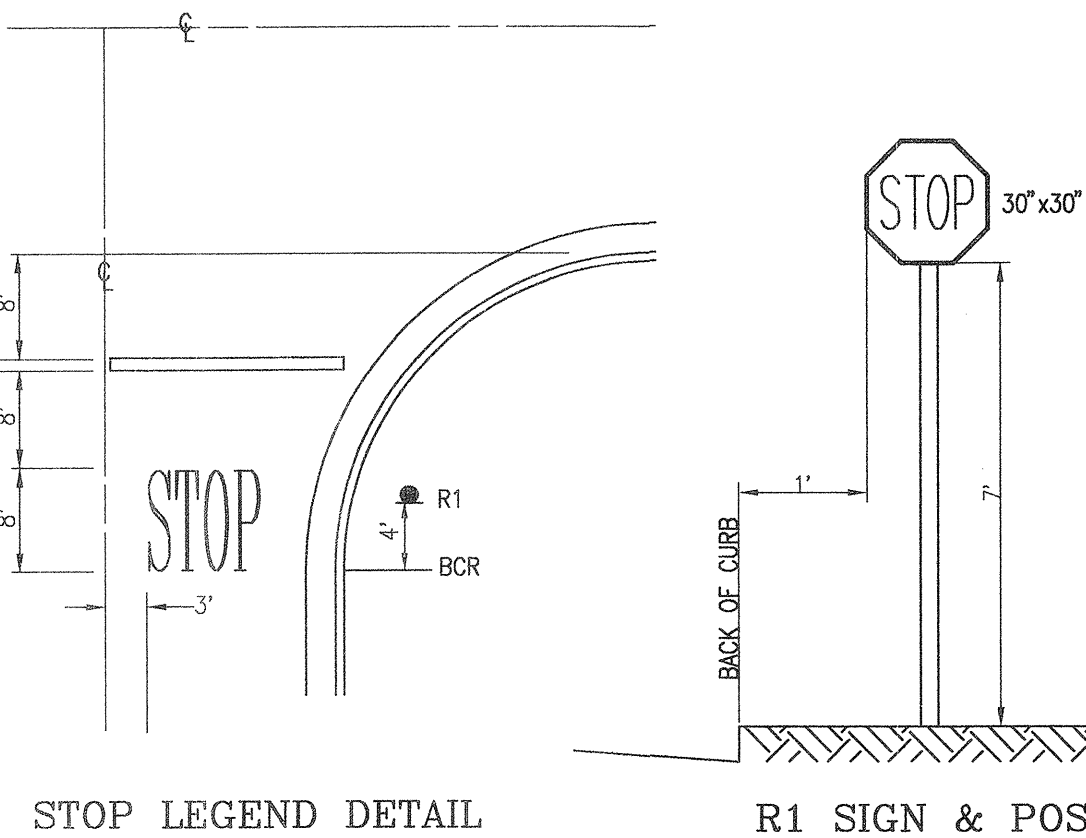
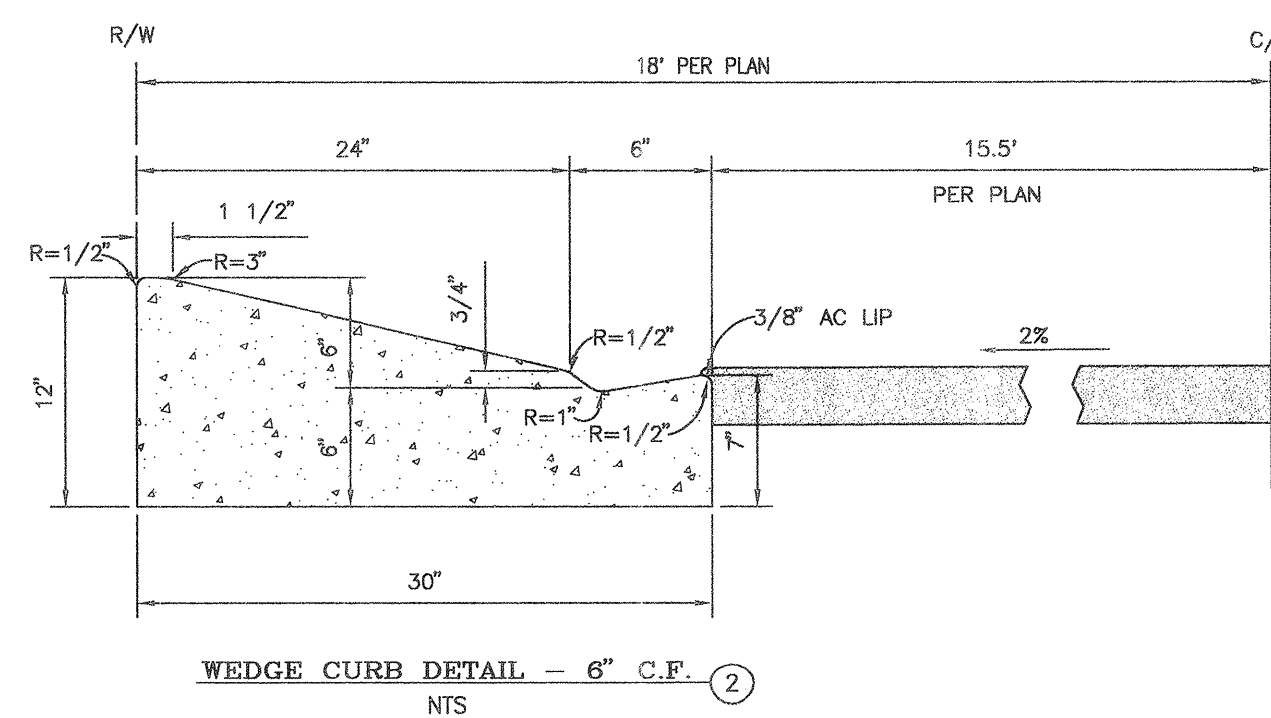
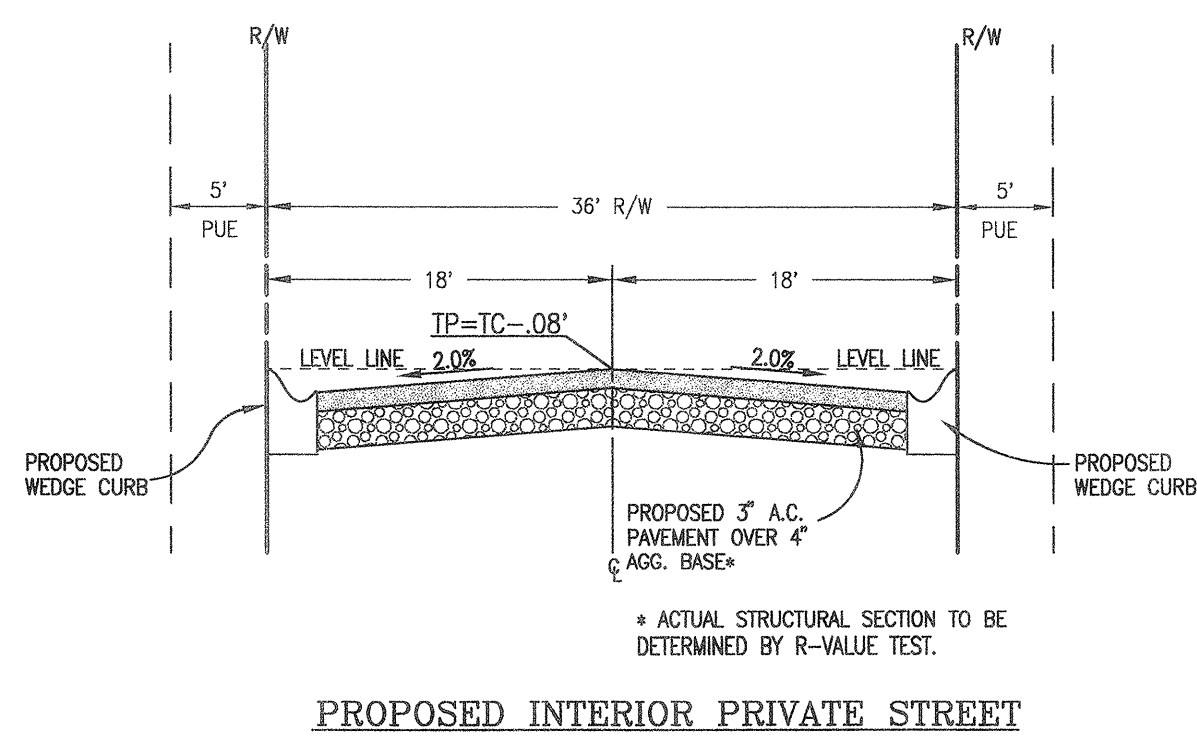
ADVANCED DRAINAGE SYSTEMS	ADS
AGGREGATE BASE	AB
ASPHALT CONCRETE	AC
BEGIN CURVE	BC
BEGIN VERTICAL CURVE	BVC
CENTERLINE	CL or C
EDGE OF PAVEMENT	EP
END CURVE	EC
END VERTICAL CURVE	EVC
FINISHED FLOOR	FF
FINISHED GRADE	FG
FINISHED SURFACE	FS
FLOW LINE	FL
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
MIDDLE OF CURVE	MOC
PAV ELEVATION	PE
POINT OF INTERSECTING GRADE	PIG
POINT OF REVERSE CURVE	PRC
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
RIGHT OF WAY	RW or R/W
SEWER MANHOLE	SMH
STORM DRAIN MANHOLE	SDMH
TOP OF CURB	TC
TOP OF MANHOLE	TMH
TOP OF PAVEMENT	TP
TOP OF RIM	TR

**UTILITIES**

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
ELECTRIC	SOUTHERN CALIFORNIA EDISON	(760) 321-4291
GAS	THE GAS COMPANY	(760) 323-1851
TELEPHONE	GENERAL TELEPHONE COMPANY	(760) 323-1231
T.V.	TIME WARNER CABLE	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

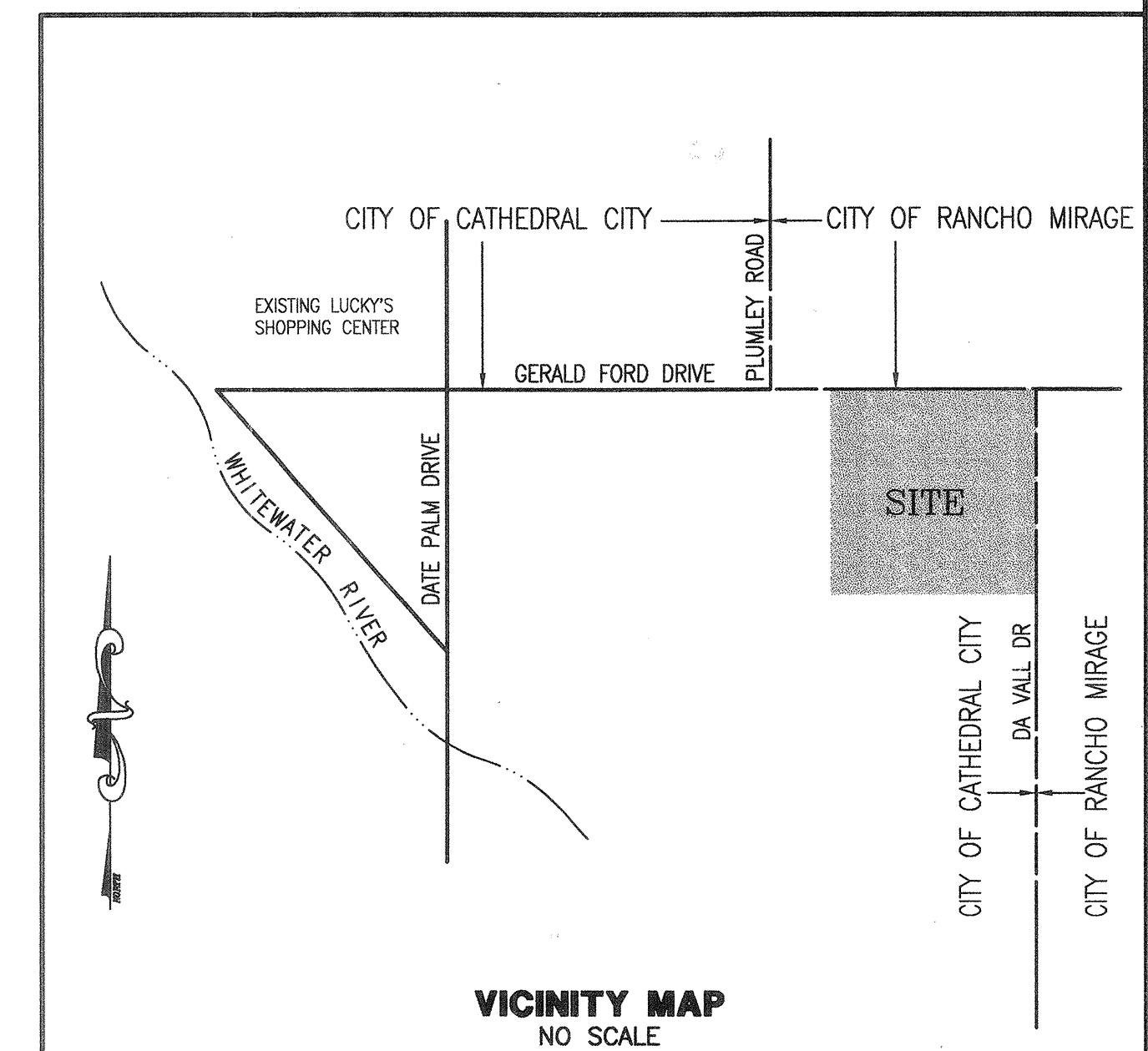
**ENGINEER'S NOTE**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THESE LOCATIONS ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. THE ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES NOT OF RECORD, AND/OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION.



**PAVING LEGEND**

CONSTRUCT ASPHALT PAVEMENT PER PLAN



**Underground Service Alert**



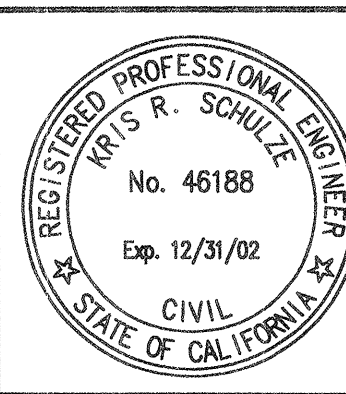
**BASIS OF BEARINGS:**  
BEARING ARE BASED UPON THE SOUTHERLY LINE OF THE WHITEWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/ WHITEWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITEWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	APP'VD	DATE

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 3-5-01  
RCE NO. 46188 EXP 12/31/02 DATE  
KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01  
RCE NO. 18731 EXP 6/30/2001 DATE  
DAVID FAESSEL CITY ENGINEER

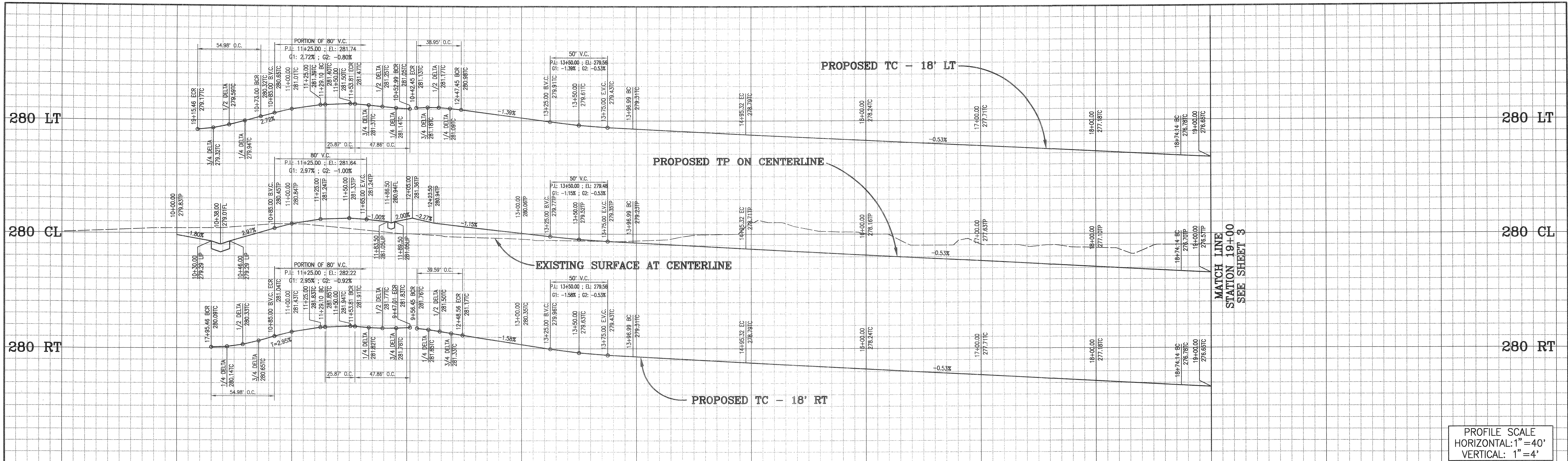


The Keith Companies **TKC**  
41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

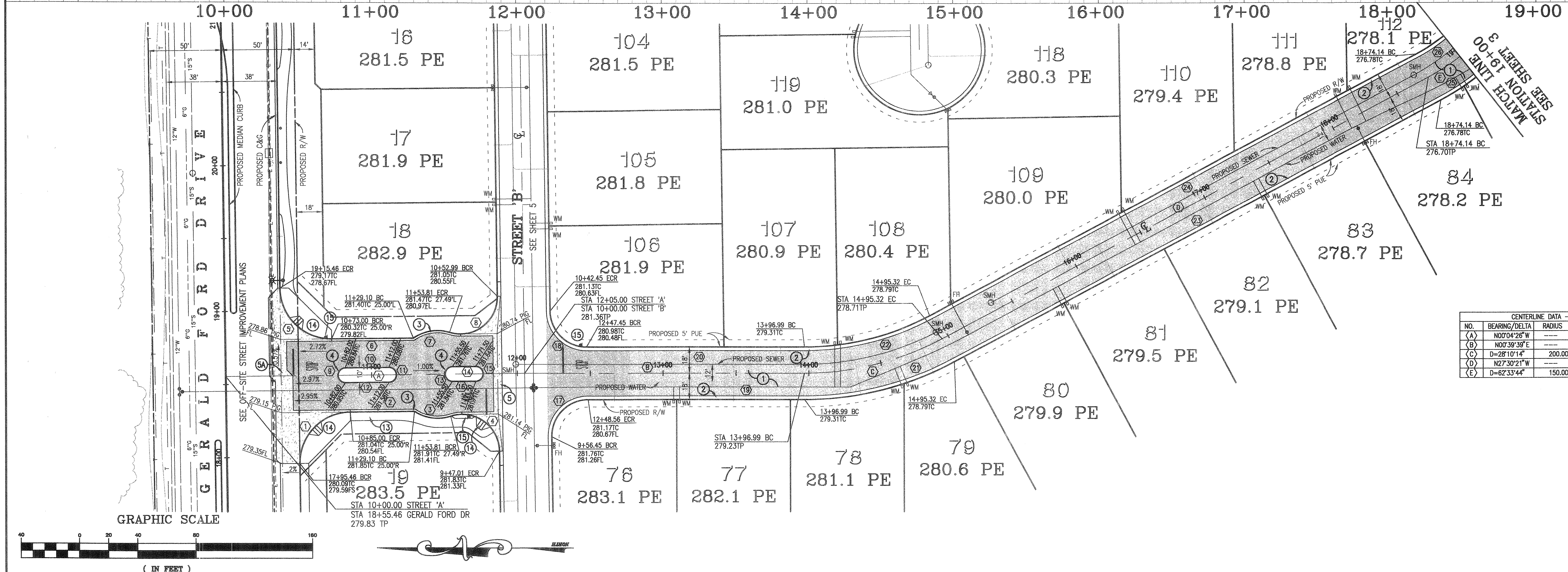
**CITY OF CATHEDRAL CITY**  
ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
TITLE SHEET  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, SBM

FOR: **FORD - DA VALL GROUP, LLC**

DESIGN: DLS	DRAFT: DLS
CHECK: KRS	DATE: MAR 01
DWG NO. S0692101	
SHEET 1 OF 9	



PROFILE SCALE  
HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 4'



- CONSTRUCTION NOTES**
- CONSTRUCT 3" AC OVER 4" CLASS II AB
  - CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1
  - CONSTRUCT TYPE 'A'-6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 - MODIFIED PER DETAIL
  - CONSTRUCT TYPE 'D' (6") CURB PER COUNTY OF RIVERSIDE STD NO. 204
  - CONSTRUCT 6" WIDE CROSS GUTTER PER COUNTY OF RIVERSIDE STD NO. 209
  - CONSTRUCT CROSS GUTTER w/ SPLASH AREA PER COUNTY OF RIVERSIDE STD NO. 210
  - CONSTRUCT 6" WIDE SIDEWALK PER COUNTY OF RIVERSIDE STD 401
  - CONSTRUCT CASE 'A' CURB RAMP PER COUNTY OF RIVERSIDE STD 403
  - INSTALL SIGN AND POST (TYPE PER PLAN)

**PAVING LEGEND**  
CONSTRUCT ASPHALT PAVEMENT PER PLAN

CENTERLINE DATA - STREET 'A'				STREET A CURB DATA					
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT	NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	D=90°00'00"	205.00'	205.00'	---	(1)	D=90°00'00"	35.00'	54.98'	35.00'
(2)	N00°04'26"W	---	191.99'	---	(2)	N00°04'26"W	---	44.10'	---
(3)	D=52°00'05"	---	28.50'	25.87'	(3)	D=52°00'05"	28.50'	25.87'	13.90'
(4)	D=107°32'43"	200.00'	98.33'	50.18'	(4)	D=107°32'43"	25.50'	47.86'	34.81'
(5)	D=90°00'00"	---	35.00'	---	(5)	D=90°00'00"	35.00'	54.98'	35.00'
(6)	N00°04'26"W	---	163.79'	91.13'	(6)	N00°04'26"W	---	58.10'	---
(7)	D=52°00'04"	---	28.50'	25.87'	(7)	D=52°00'04"	28.50'	25.87'	13.90'
(8)	D=107°32'44"	200.00'	98.33'	50.18'	(8)	D=107°32'44"	25.50'	47.86'	34.81'
(9)	D=180°00'00"	---	5.00'	15.71'	(9)	D=180°00'00"	5.00'	15.71'	---
(10)	N00°04'26"W	---	16.00'	---	(10)	N00°04'26"W	---	30.00'	---
(11)	D=180°00'00"	---	5.00'	15.71'	(11)	D=180°00'00"	5.00'	15.71'	---
(12)	N00°04'26"W	---	16.00'	---	(12)	N00°04'26"W	---	30.00'	---
(13)	D=180°00'00"	---	5.00'	15.71'	(13)	D=180°00'00"	5.00'	15.71'	---
(14)	N00°04'26"W	---	16.00'	---	(14)	N00°04'26"W	---	16.00'	---
(15)	D=180°00'00"	---	5.00'	15.71'	(15)	D=180°00'00"	5.00'	15.71'	---
(16)	N00°04'26"W	---	16.00'	---	(16)	N00°04'26"W	---	16.00'	---
(17)	D=90°44'19"	25.00'	39.59'	25.32'	(17)	D=90°44'19"	25.00'	39.59'	25.32'
(18)	D=89°15'41"	25.00'	38.95'	24.68'	(18)	D=89°15'41"	25.00'	38.95'	24.68'
(19)	N00°39'39"E	---	148.43'	---	(19)	N00°39'39"E	---	148.43'	---
(20)	N00°39'39"E	---	149.54'	---	(20)	N00°39'39"E	---	149.54'	---
(21)	D=28°10'14"	218.00'	107.18'	54.70'	(21)	D=28°10'14"	218.00'	107.18'	54.70'
(22)	D=28°10'14"	182.00'	89.48'	45.67'	(22)	D=28°10'14"	182.00'	89.48'	45.67'
(23)	N27°30'21"W	---	378.82'	---	(23)	N27°30'21"W	---	378.82'	---
(24)	N27°30'21"W	---	378.82'	---	(24)	N27°30'21"W	---	378.82'	---
(25)	D=62°33'44"	168.00'	183.44'	102.07'	(25)	D=62°33'44"	168.00'	183.44'	102.07'
(26)	D=62°33'44"	132.00'	144.13'	80.20'	(26)	D=62°33'44"	132.00'	144.13'	80.20'

**Underground Service Alert**  
Call: TOLL FREE  
1-800-227-2600  
TWO WORKING DAYS BEFORE YOU DIG

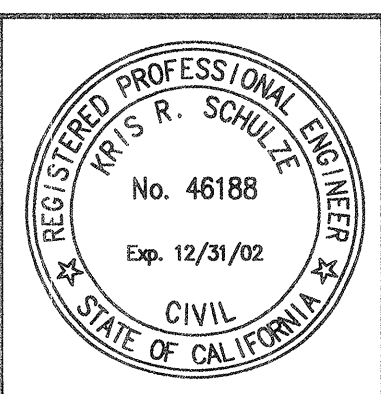
**BASIS OF BEARINGS:**  
BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE WHITEWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITEWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	APP'VD	DATE

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 3-5-01 DATE  
RCE NO. 46188 EXP 12/31/02  
KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01 DATE  
RCE NO. 46151 EXP 6/30/2001  
DAVID FAESSEL CITY ENGINEER



The Keith Companies  
**TKC**  
41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**  
ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
STREET A - STATION 10+00 TO STATION 19+00  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

DESIGN: DLS DRAFT: DLS  
CHECK: KRS DATE: MAR 01  
DWG NO. SN692102  
**FORD - DA VALL GROUP, LLC** SHEET 2 OF 9

280 LT

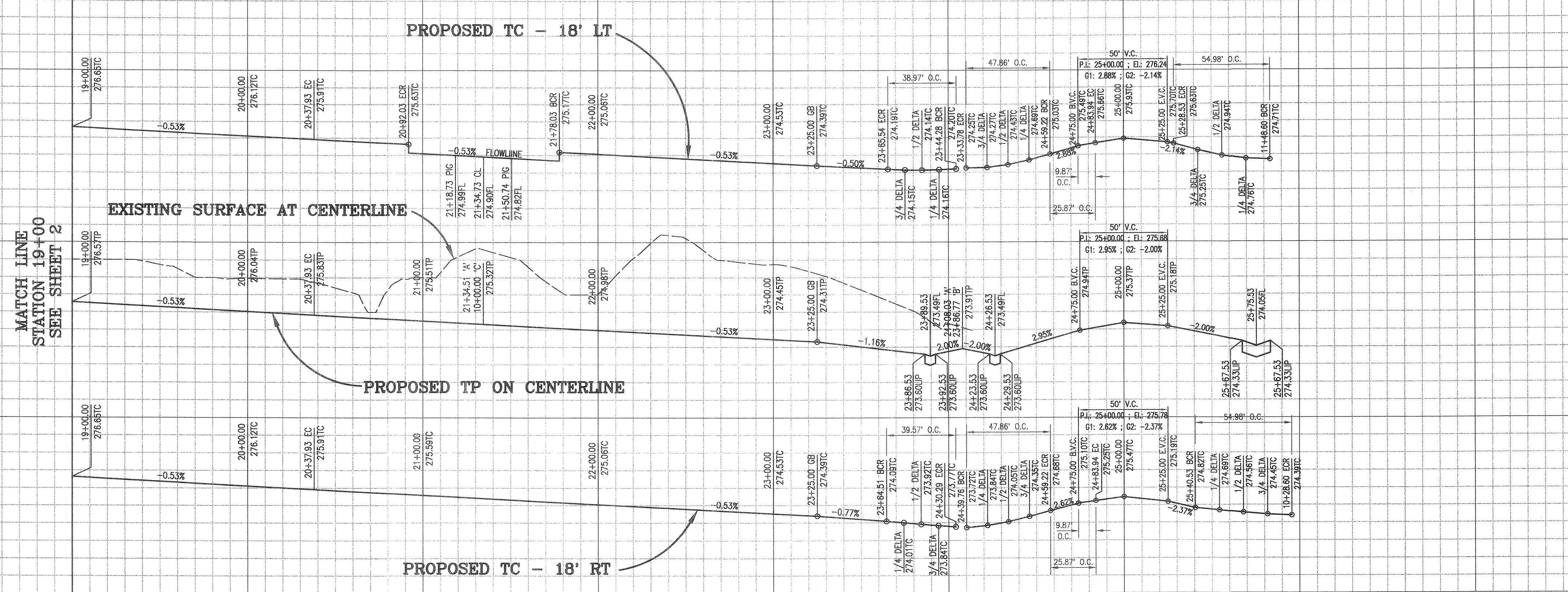
280 CL

280 RT

270 LT

270 CL

270 RT



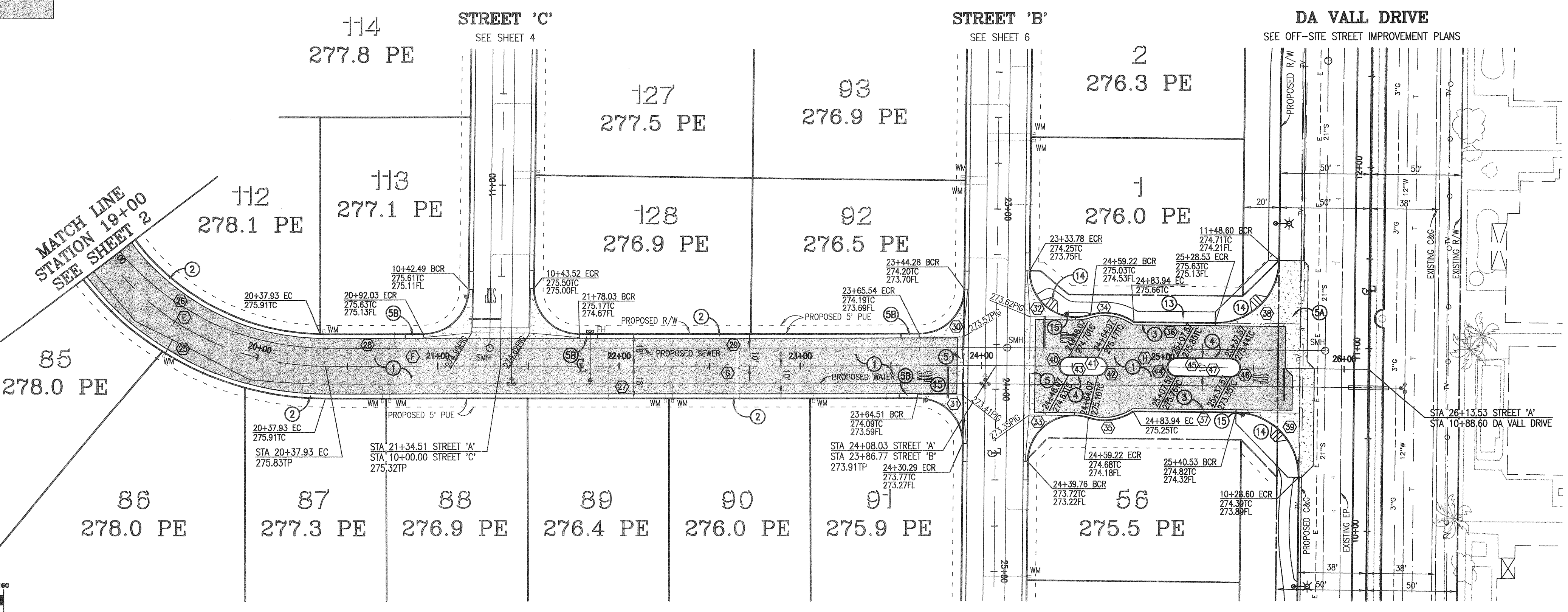
PROFILE SCALE  
HORIZONTAL: 1"=40'  
VERTICAL: 1"=4'

PAVING LEGEND

CONSTRUCT ASPHALT PAVEMENT PER PLAN



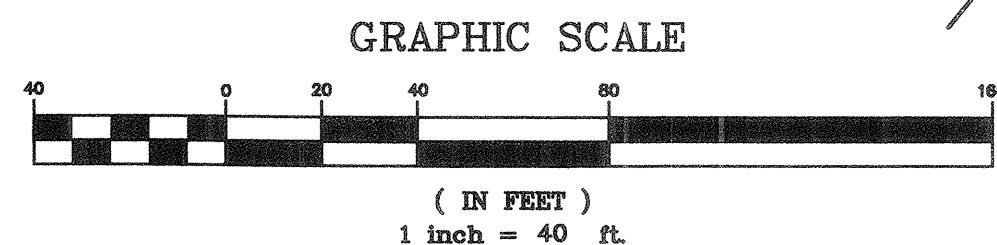
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(E)	D=62°33'44"	150.00'	163.79'	91.13'
(F)	N89°55'55"E	---	96.59'	---
(G)	N89°55'55"E	---	273.52'	---
(H)	N89°22'50"W	---	205.50'	---



CONSTRUCTION NOTES

- CONSTRUCT 3" AC OVER 4" CLASS II AB
- CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1
- CONSTRUCT TYPE 'A'-6" CURB AND GUTTER PER COUNTY OF RIVERSIDE STD NO. 200 - MODIFIED PER DETAIL
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- INSTALL SIGN AND POST (TYPE PER PLAN)

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(25)	D=62°33'44"	168.00'	183.44'	102.07'
(26)	D=62°33'44"	132.00'	144.13'	80.20'
(27)	N89°55'55"E	---	326.58'	---
(28)	N89°55'55"E	---	54.10'	---
(29)	N89°55'55"E	---	187.51'	---
(30)	D=89°18'45"	25.00'	38.97'	24.70'
(31)	D=90°41'15"	25.00'	39.57'	25.30'
(32)	D=107°32'45"	25.50'	47.86'	34.81'
(33)	D=107°32'44"	25.50'	47.86'	34.81'
(34)	D=52°00'05"	28.50'	25.87'	13.90'
(35)	D=52°00'04"	28.50'	25.87'	13.90'
(36)	N89°22'50"W	---	44.60'	---
(37)	N89°22'50"W	---	56.60'	---
(38)	D=90°00'00"	35.00'	54.98'	35.00'
(39)	D=90°00'00"	35.00'	54.98'	35.00'
(40)	D=180°00'00"	5.00'	15.71'	0.00'
(41)	N89°22'50"W	---	16.00'	---
(42)	D=180°00'00"	5.00'	15.71'	0.00'
(43)	N89°22'50"W	---	16.00'	---
(44)	D=180°00'00"	5.00'	15.71'	---
(45)	N89°22'50"W	---	30.00'	---
(46)	D=180°00'00"	5.00'	15.71'	---
(47)	N89°22'50"W	---	30.00'	---



Underground Service Alert



**BASIS OF BEARINGS:**  
BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE WHITWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

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KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01 DATE  
RCE NO. 18751 EXP 6/30/2001  
DAVID FAESSEL CITY ENGINEER

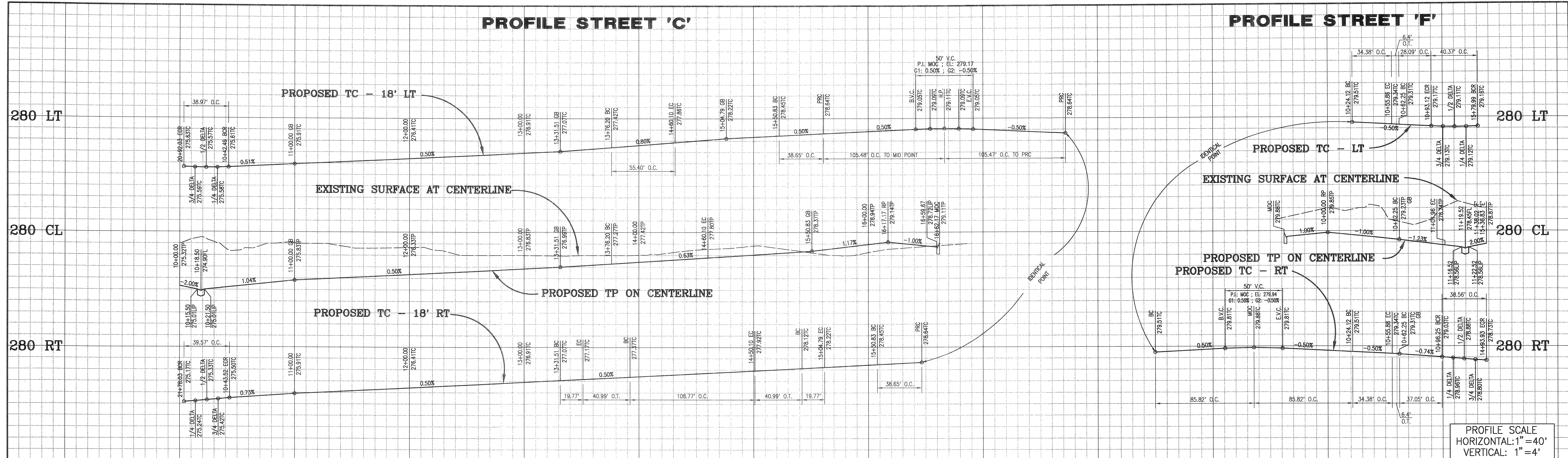


The Keith Companies **TKC**  
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**CITY OF CATHEDRAL CITY**  
ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
STREET A - STATION 19+00 TO STATION 26+13.53  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

FOR: **FORD - DA VALL GROUP, LLC**

DESIGN: DLS  
DRAFT: DLS  
CHECK: KRS  
DATE: MAR 01  
DWG NO. SN692103  
SHEET 3 OF 9



PROFILE SCALE  
HORIZONTAL: 1"=40'  
VERTICAL: 1"=4'

**PAVING LEGEND**

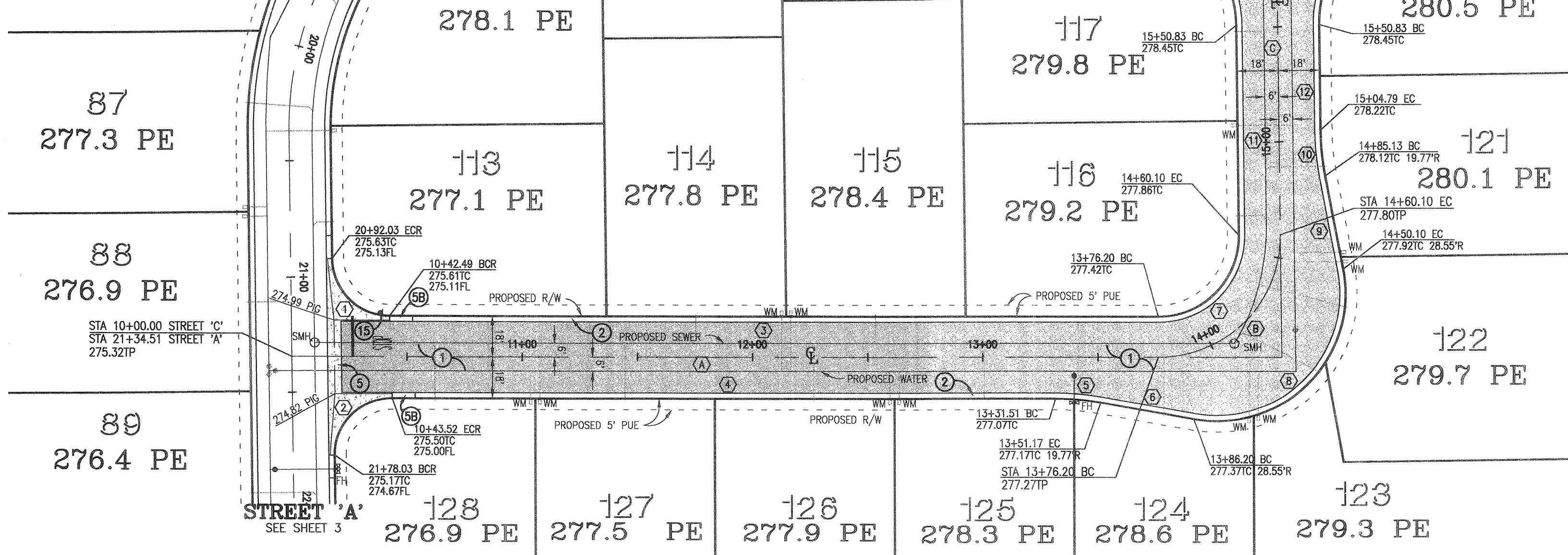
CONSTRUCT ASPHALT PAVEMENT PER PLAN

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	N00°37'10"E	---	376.20'	---
(B)	D=9°41'38"	53.00'	33.89'	53.65'
(C)	N89°55'34"E	---	157.07'	---

**CENTERLINE DATA - STREET 'C'**

SEE SHEET 3

SEE SHEET 3



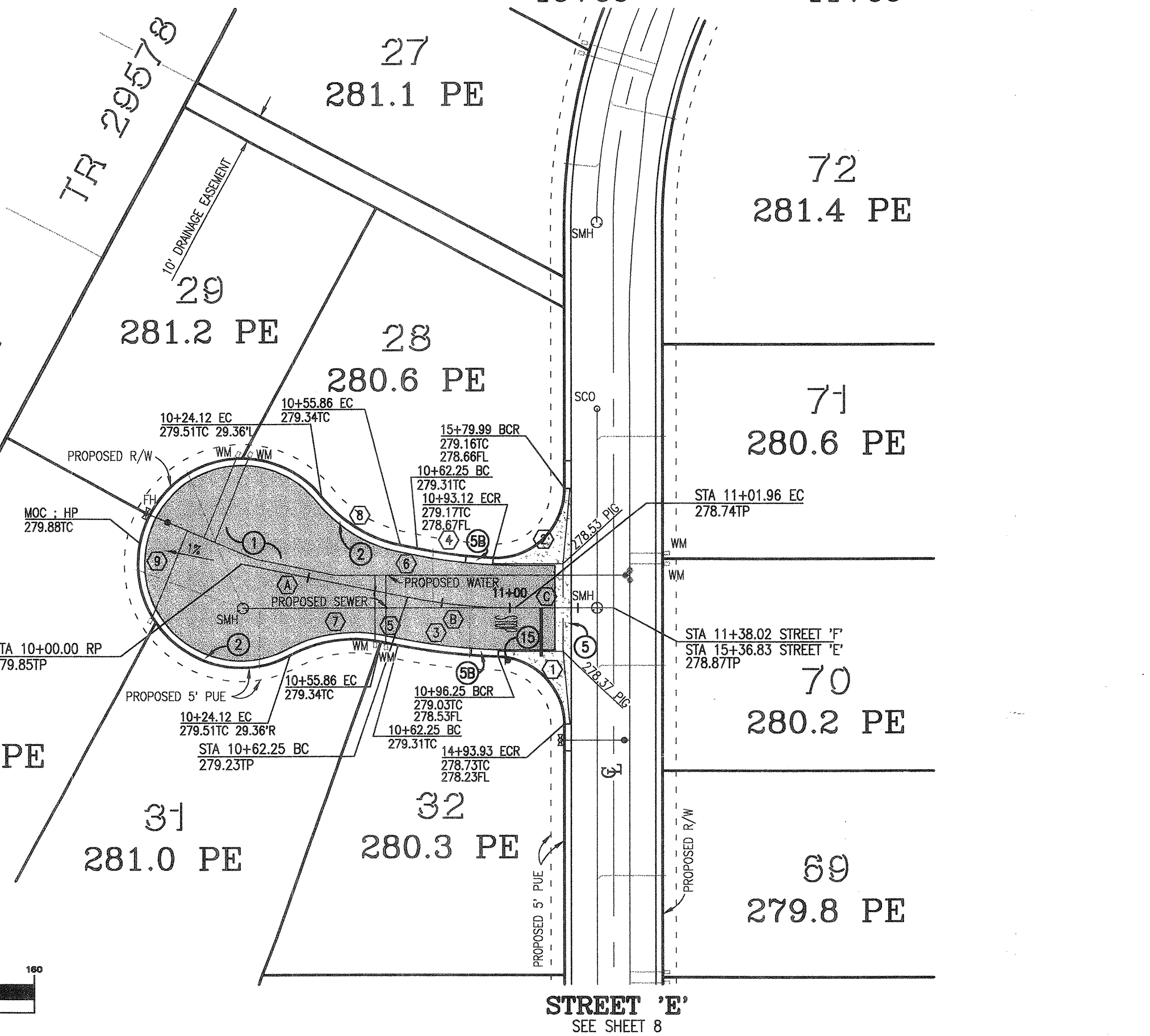
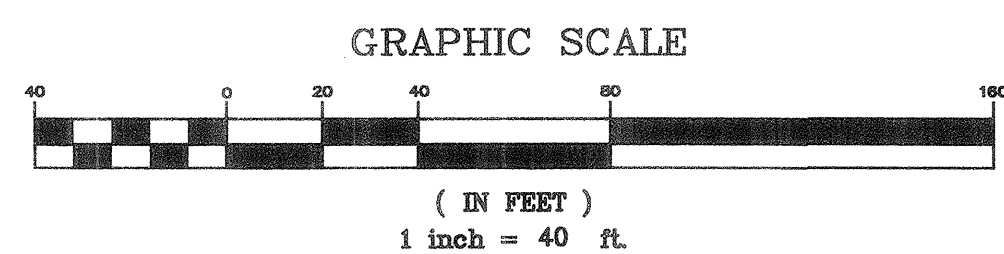
**CONSTRUCTION NOTES**

- CONSTRUCT 3" AC OVER 4" CLASS II AB
- CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1
- CONSTRUCT 6" WIDE CROSS GUTTER PER COUNTY OF RIVERSIDE STD NO. 209
- CONSTRUCT CURB TRANSITION (10' LENGTH) PER COUNTY OF RIVERSIDE STD NO. 211
- INSTALL SIGN AND POST (TYPE PER PLAN)

STREET C CURB DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	D=89°18'45"	25.00'	38.97'	24.70'
(2)	D=90°41'15"	25.00'	39.57'	25.30'
(3)	N00°37'10"E	---	333.72'	---
(4)	N00°37'10"E	---	287.99'	---
(5)	D=10°17'50"	110.00'	19.77'	9.91'
(6)	N10°54'59"E	---	40.99'	---
(7)	D=90°41'36"	35.00'	55.40'	35.43'
(8)	D=11°17'14"	56.00'	108.77'	81.92'
(9)	N79°37'45"E	---	40.99'	---
(10)	D=10°17'49"	110.00'	19.77'	9.91'
(11)	N89°55'34"E	---	90.73'	---
(12)	N89°55'34"E	---	46.03'	---
(13)	D=44°17'31"	50.00'	38.65'	20.35'
(14)	D=44°17'31"	50.00'	38.65'	20.35'
(15)	D=288°35'03"	45.00'	210.95'	-46.13'

STREET F CURB DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	D=88°21'53"	25.00'	36.56'	24.30'
(2)	D=92°31'54"	25.00'	40.37'	26.13'
(3)	D=09°44'18"	218.00'	37.05'	18.57'
(4)	D=08°50'31"	182.00'	28.09'	14.07'
(5)	N73°52'04"E	---	6.40'	---
(6)	D=39°24'02"	50.00'	34.38'	17.90'
(7)	D=39°24'02"	50.00'	34.38'	17.90'
(8)	D=258°48'04"	38.00'	171.64'	-46.26'

CENTERLINE DATA - STREET 'F'				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	N73°52'04"E	---	62.25'	---
(B)	D=11°22'25"	200.00'	39.70'	19.92'
(C)	N62°29'39"E	---	36.07'	---



**Underground Service Alert**

Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

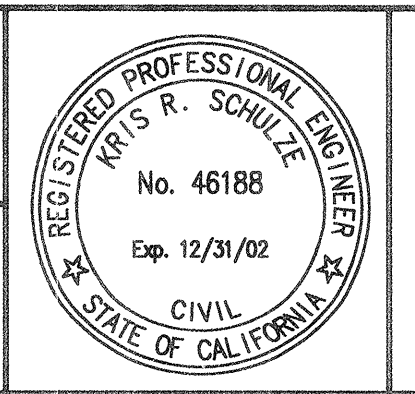
**BASIS OF BEARINGS:**  
BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE WHITWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	APP'VD	DATE

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 3-5-01 DATE  
RCE NO. 46188 EXP 12/31/02  
KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01 DATE  
RCE NO. 18731 EXP 6/30/2001  
DAVID FAESSEL CITY ENGINEER

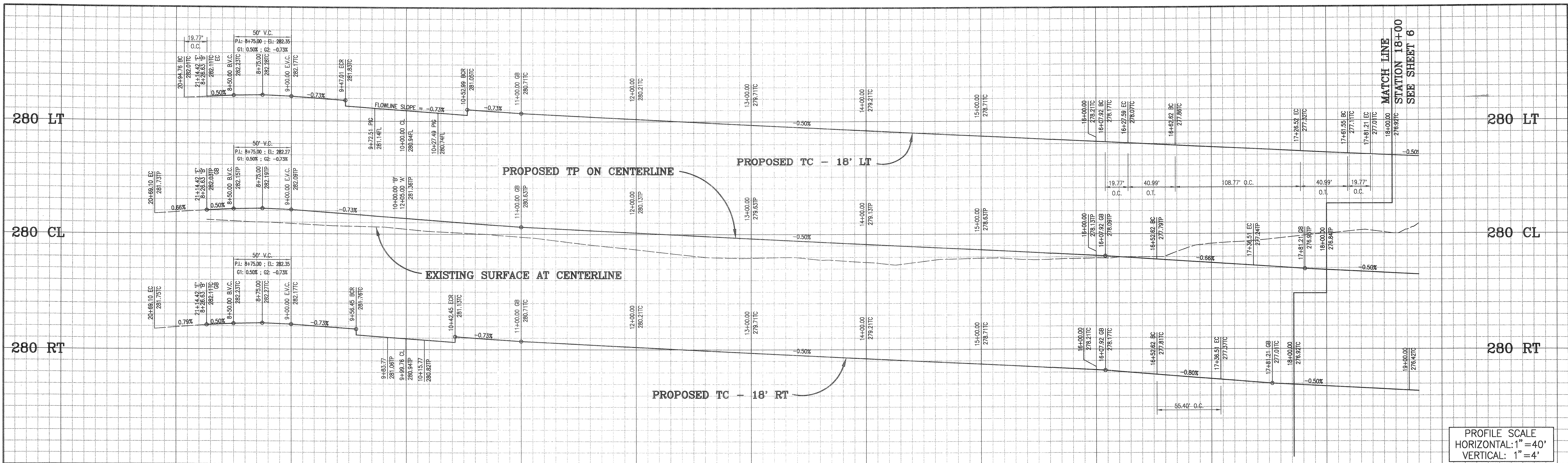


The Keith Companies  
**TKC**  
41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

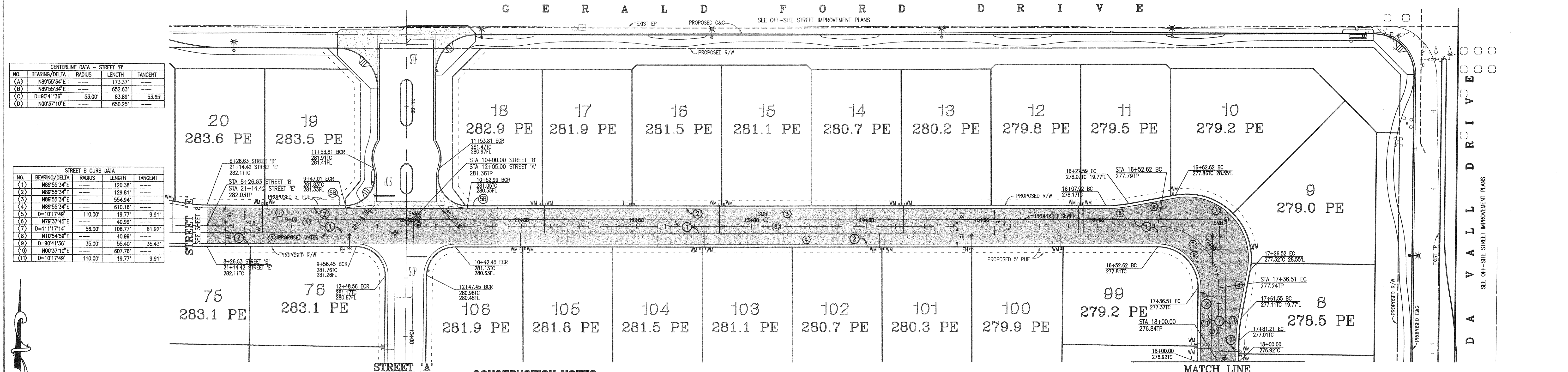
**CITY OF CATHEDRAL CITY**  
ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
STREET C - STATION 10+00 TO STATION 16+17.17  
STREET F - STATION 10+00 TO STATION 11+38.02  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

FOR: **FORD - DA VALL GROUP, LLC**

DESIGN: DLS  
DRAFT: DLS  
CHECK: KRS  
DATE: MAR 01  
DWG NO. SN692104  
SHEET 4 OF 9



8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00  
**G E R A L D D R I V E**



**Underground Service Alert**  
 Call: TOLL FREE 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

**BASIS OF BEARINGS:**  
 BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE WHITEWATER CHANNEL AS PER TRACT 3897, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
 CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITEWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITEWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

**REFERENCES**

NO.	DATE	INIT.	REVISIONS	APP'VD	DATE

PREPARED UNDER THE SUPERVISION OF:  
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 RCE NO. 46188 EXP 12/31/02  
 KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01 DATE  
 RCE NO. 18731 EXP 6/30/2001  
 DAVID FAESELL CITY ENGINEER

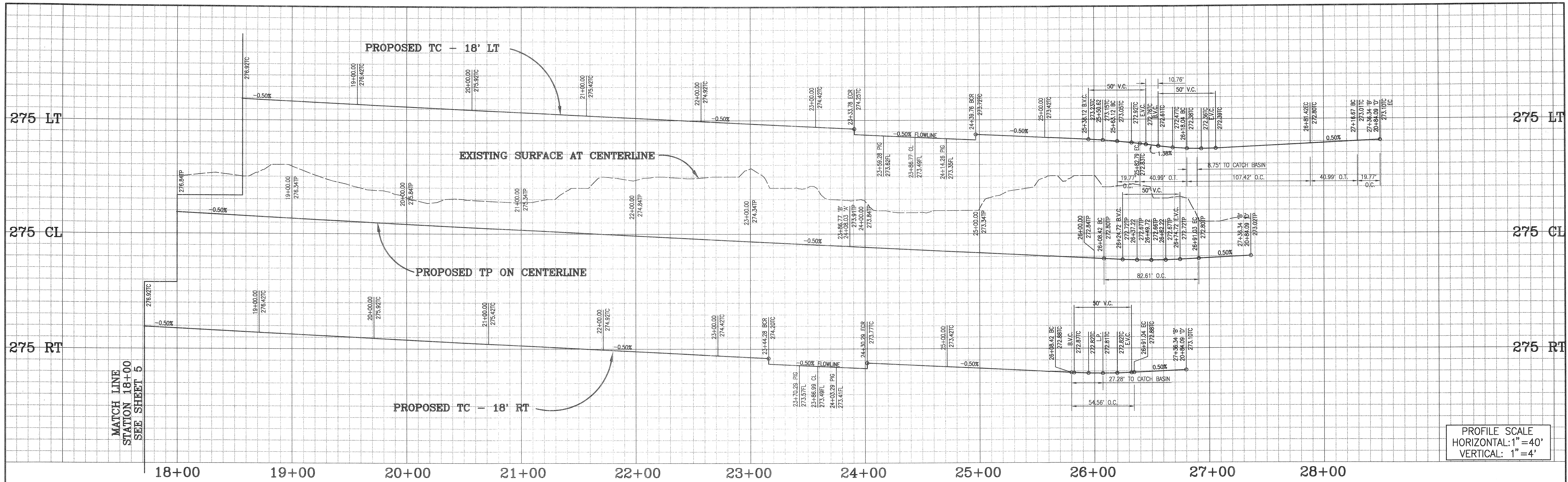
**CITY OF CATHEDRAL CITY**  
 ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
 STREET B - STATION 10+00 TO STATION 18+00  
 LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

**THE KEITH COMPANIES**  
**TKC**  
 41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

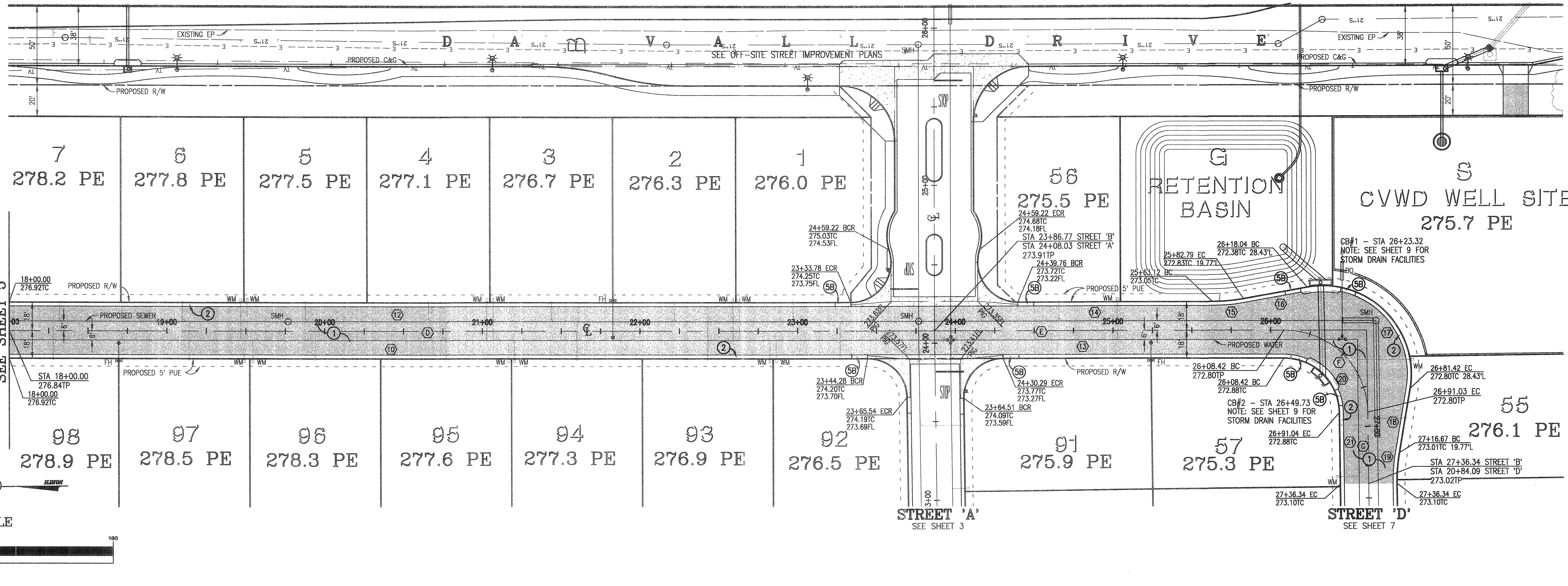
**CITY OF CATHEDRAL CITY**  
 DESIGN: DLS  
 DRAFT: DLS  
 CHECK: KRS  
 DATE: MAR 01  
 DWG NO. SN692105

**FORD - DA VALL GROUP, LLC**  
 SHEET 5 OF 9

D:\0692\DRAWINGS\STREET\0692105.dwg P1 Mar 02 08:56:35 2001 THE KEITH COMPANIES - D. SCHULZE



PROFILE SCALE  
HORIZONTAL: 1"=40'  
VERTICAL: 1"=4'



**PAVING LEGEND**

CONSTRUCT ASPHALT PAVEMENT PER PLAN

**CONSTRUCTION NOTES**

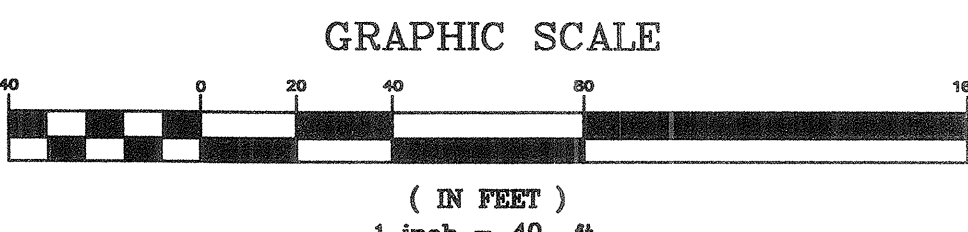
- ① CONSTRUCT 3" AC OVER 4" CLASS II AB
- ② CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1
- ⑤B CONSTRUCT CURB TRANSITION (10' LENGTH) PER COUNTY OF RIVERSIDE STD NO. 211

CENTERLINE DATA - STREET 'B'

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(D)	N00°37'10"E	---	650.25'	---
(E)	N00°37'10"E	---	221.65'	---
(F)	D=89°18'45"	53.00'	82.62'	52.37'
(G)	N89°55'55"E	---	45.30'	---

STREET B CURB DATA

NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(10)	N00°37'10"E	---	607.76'	---
(11)	D=10°17'49"	110.00'	19.77'	9.91'
(12)	N00°37'10"E	---	552.57'	---
(13)	N00°37'10"E	---	178.13'	---
(14)	N00°37'10"E	---	123.37'	---
(15)	D=10°17'49"	110.00'	19.77'	9.91'
(16)	N89°40'59"W	---	40.99'	---
(17)	D=109°54'23"	56.00'	107.42'	79.84'
(18)	N79°46'16"W	---	40.99'	---
(19)	D=10°17'49"	110.00'	19.77'	9.91'
(20)	D=89°18'45"	35.00'	54.56'	34.58'
(21)	S89°55'55"W	---	45.30'	---



**Underground Service Alert**

Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

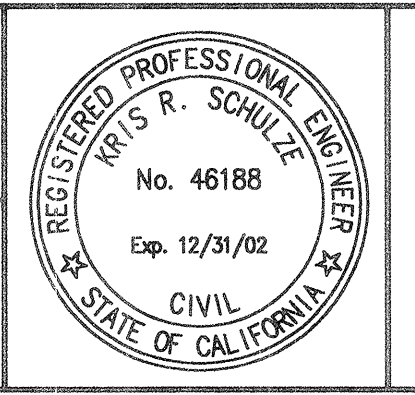
**BASIS OF BEARINGS:**  
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**BENCHMARK:**  
CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	REVISIONS

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 3-5-01  
RCE NO. 46188 EXP 12/31/02 DATE  
KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01  
RCE NO. 18731 EXP 6/30/2001 DATE  
DAVID FAESSEL CITY ENGINEER

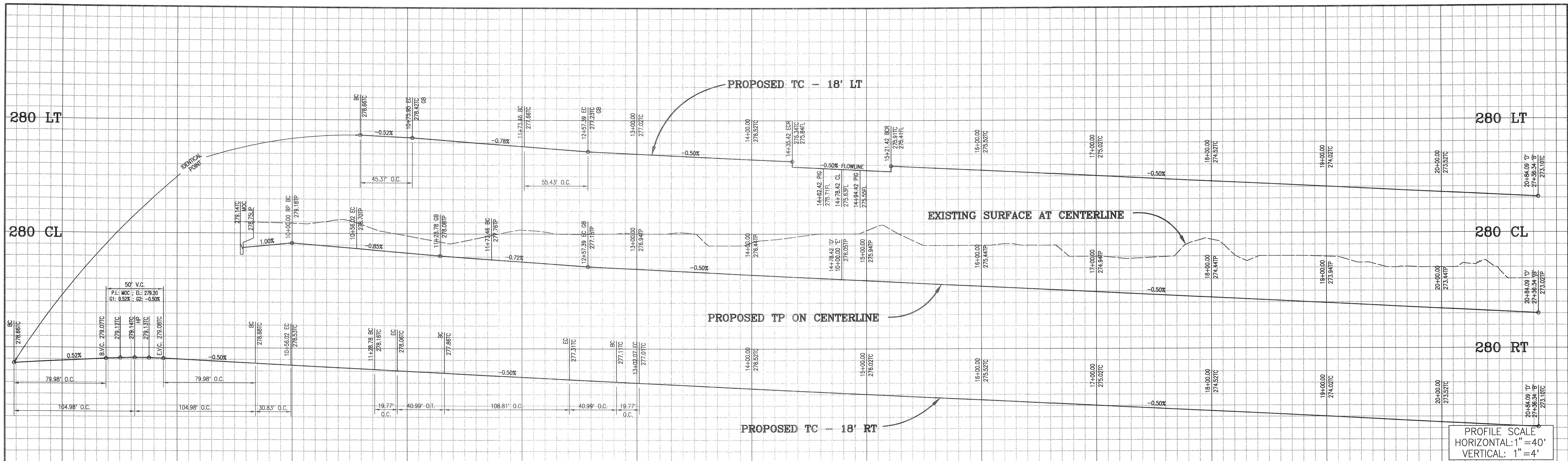


The Keith Companies  
**TKC**  
41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**  
ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
STREET B - STATION 18+00 TO STATION 27+36.34  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, SBM

FOR: **FORD - DA VALL GROUP, LLC**

DESIGN: DLS  
DRAFT: DLS  
CHECK: KRS  
DATE: MAR 01  
DWG NO. SN692106  
SHEET 6 OF 9



**PAVING LEGEND**

CONSTRUCT ASPHALT PAVEMENT PER PLAN

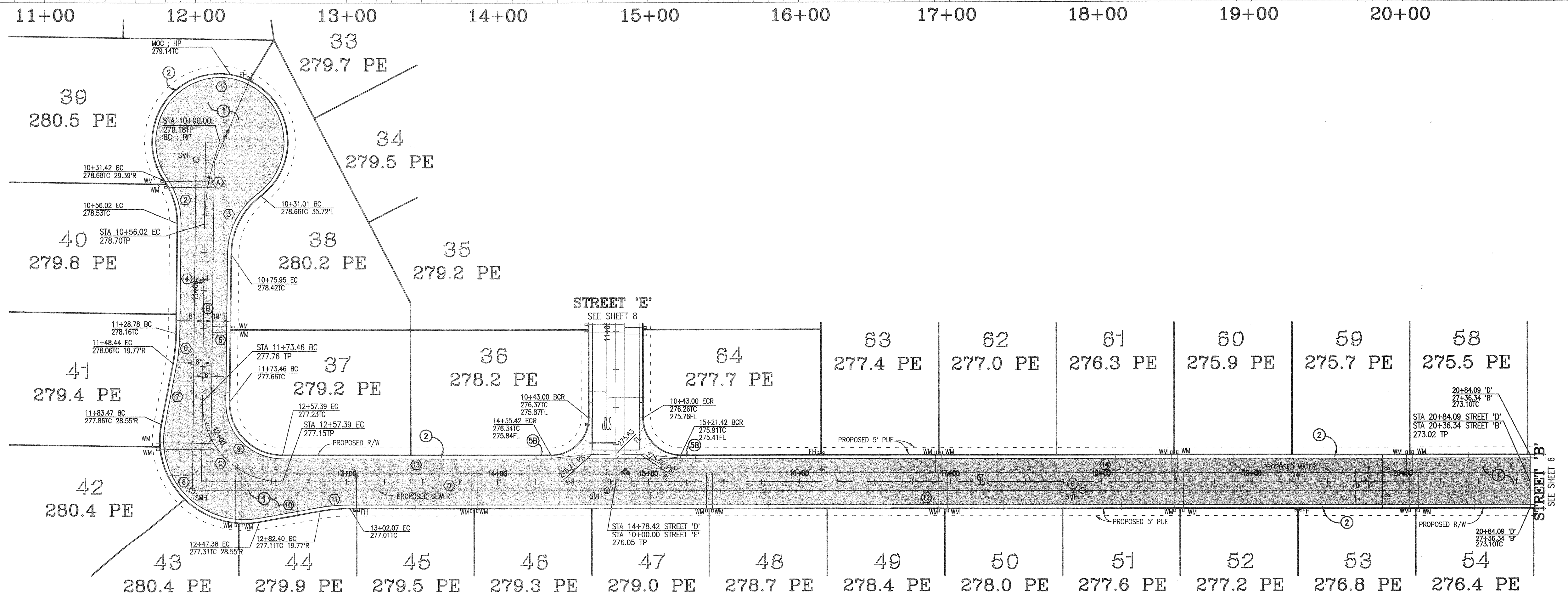
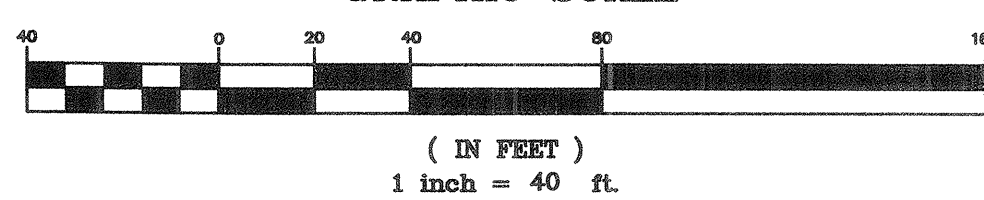
**CONSTRUCTION NOTES**

- ① CONSTRUCT 3" AC OVER 4" CLASS II AB
- ② CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1
- ⑤B CONSTRUCT CURB TRANSITION (10' LENGTH) PER COUNTY OF RIVERSIDE STD. NO. 211

CENTERLINE DATA - STREET 'D'				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(A)	D=19°38'08"	163.48'	56.02'	28.29'
(B)	N00°39'53"E	---	117.43'	---
(C)	D=90°43'58"	53.00'	83.93'	53.68'
(D)	N88°55'55"E	---	221.03'	---
(E)	N89°55'55"E	---	605.67'	---

STREET 'D' CURB DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	D=267°19'24"	45.00'	209.96'	-47.15'
(2)	D=35°19'41"	50.00'	30.83'	15.92'
(3)	D=51°59'44"	50.00'	45.37'	24.38'
(4)	N00°39'53"E	---	72.78'	---
(5)	N00°39'53"E	---	97.51'	---
(6)	D=107°17'49"	110.00'	19.77'	9.91'
(7)	N107°17'42"E	---	40.99'	---
(8)	D=111°19'36"	56.00'	108.81'	81.98'
(9)	D=90°43'58"	35.00'	55.43'	35.45'
(10)	N79°38'08"E	---	40.99'	---
(11)	D=107°17'49"	110.00'	19.77'	9.91'
(12)	N89°55'55"E	---	782.02'	---
(13)	N89°55'55"E	---	178.03'	---
(14)	N89°55'55"E	---	562.67'	---

**GRAPHIC SCALE**



**Underground Service Alert**



Call: TOLL FREE  
1-800  
227-2600

TWO WORKING DAYS BEFORE YOU DIG

**BASIS OF BEARINGS:**

BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE WHITEWATER CHANNEL AS PER TRACT 3697, MB 62/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**

CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITEWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

**REFERENCES**

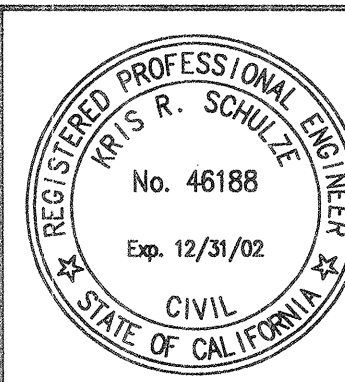
NO.	DATE	INIT.	REVISIONS	APP'VD	DATE

**PREPARED UNDER THE SUPERVISION OF:**

*Kris R. Schulze* 2-5-01  
RCE NO. 46188 EXP 12/31/02 DATE  
KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY

*David Faessel* 4-9-01  
RCE NO. 18731 EXP 6/30/2001 DATE  
DAVID FAESSEL CITY ENGINEER



The Keith Companies



41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-8844

**CITY OF CATHEDRAL CITY**

**ON SITE STREET IMPROVEMENT PLANS  
TRACT MAP 29771**

STREET D - STATION 10+00 TO STATION 20+84.09  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

FOR: **FORD - DA VALL GROUP, LLC**

**DESIGN:**

DLS

**DRAFT:**

DLS

**CHECK:**

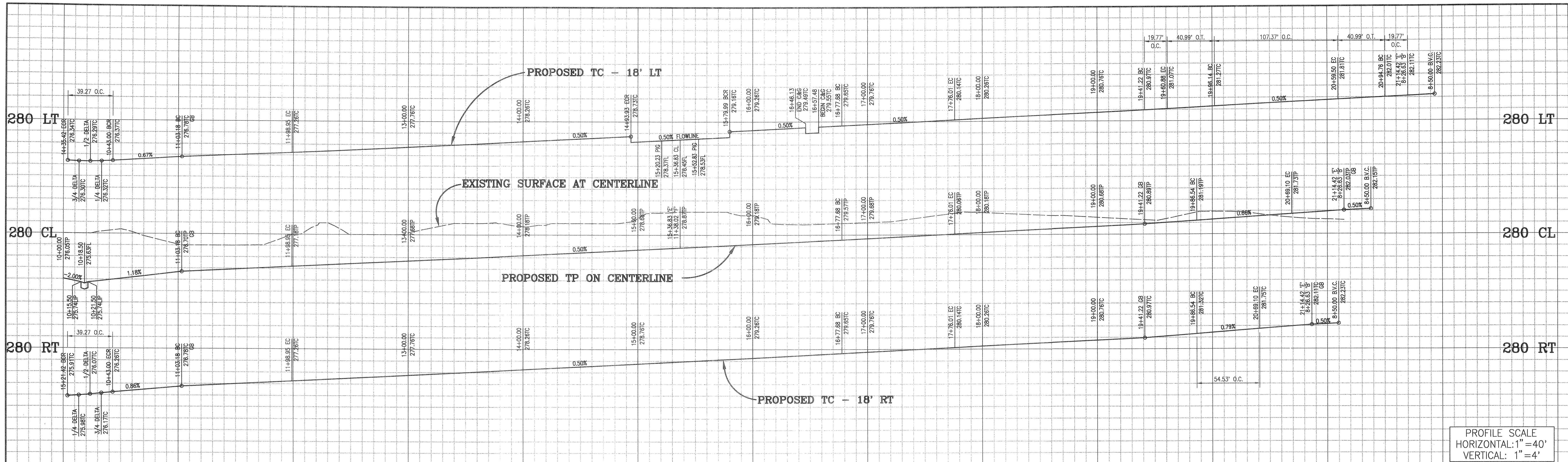
KRS

**DATE:**

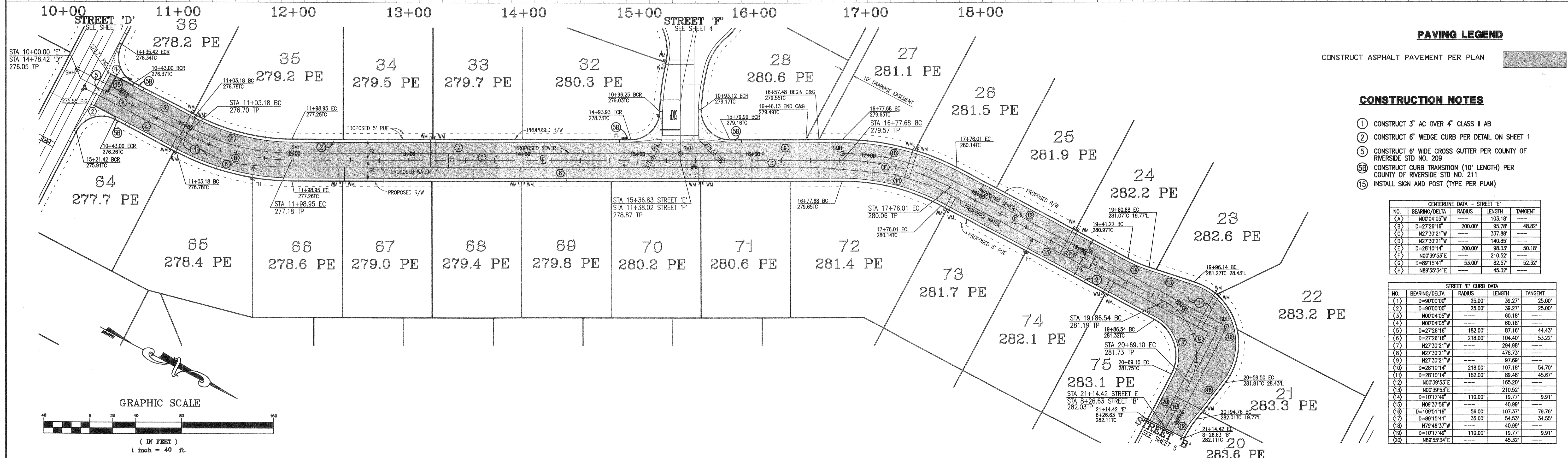
MAR 01

DWG NO. SN692107

SHEET 7 OF 9



PROFILE SCALE  
HORIZONTAL: 1"=40'  
VERTICAL: 1"=4'



**PAVING LEGEND**

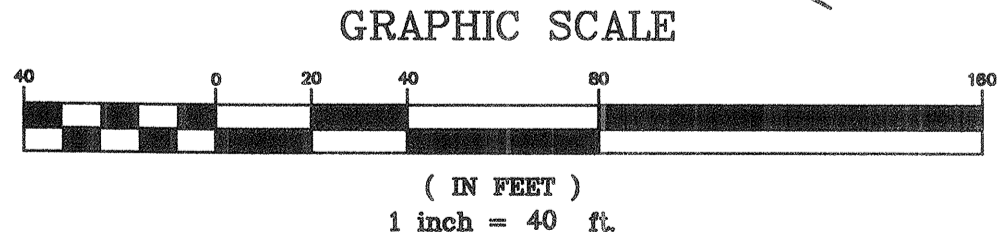
CONSTRUCT ASPHALT PAVEMENT PER PLAN

**CONSTRUCTION NOTES**

- ① CONSTRUCT 3" AC OVER 4" CLASS II AB
- ② CONSTRUCT 6" WEDGE CURB PER DETAIL ON SHEET 1
- ⑤ CONSTRUCT 6" WIDE CROSS GUTTER PER COUNTY OF RIVERSIDE STD NO. 209
- ⑤B CONSTRUCT CURB TRANSITION (10' LENGTH) PER COUNTY OF RIVERSIDE STD NO. 211
- ⑮ INSTALL SIGN AND POST (TYPE PER PLAN)

CENTERLINE DATA - STREET 'E'			
NO.	BEARING/Delta	RADIUS	LENGTH
(A)	N00°04'05"W	103.18'	---
(B)	D=27°28'16"	200.00'	95.78'
(C)	N27°30'21"W	---	337.88'
(D)	N27°30'21"W	---	140.85'
(E)	D=28°10'14"	200.00'	98.33'
(F)	N00°39'53"E	---	210.52'
(G)	D=89°15'41"	53.00'	82.57'
(H)	N89°55'34"E	---	45.32'

STREET 'E' CURB DATA			
NO.	BEARING/Delta	RADIUS	LENGTH
(1)	D=90°00'00"	25.00'	39.27'
(2)	D=90°00'00"	25.00'	39.27'
(3)	N00°04'05"W	---	60.18'
(4)	N00°04'05"W	---	60.18'
(5)	D=27°28'16"	182.00'	87.16'
(6)	D=27°28'16"	218.00'	104.40'
(7)	N27°30'21"W	---	294.98'
(8)	N27°30'21"W	---	478.73'
(9)	N27°30'21"W	---	97.69'
(10)	D=28°10'14"	218.00'	107.18'
(11)	D=28°10'14"	182.00'	88.48'
(12)	N00°39'53"E	---	165.20'
(13)	N00°39'53"E	---	210.52'
(14)	D=10°17'48"	110.00'	18.77'
(15)	N09°37'56"W	---	40.99'
(16)	D=109°51'19"	56.00'	107.37'
(17)	D=89°15'41"	35.00'	54.53'
(18)	N79°46'37"W	---	40.99'
(19)	D=10°17'48"	110.00'	19.77'
(20)	N89°55'34"E	---	45.32'



**Underground Service Alert**

Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

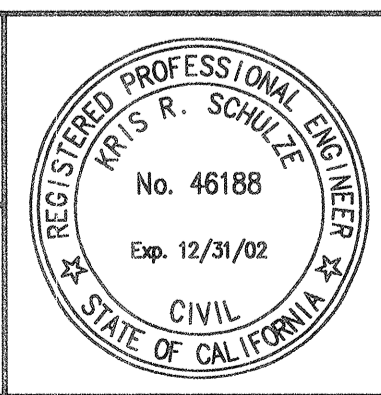
**BASIS OF BEARINGS:**  
BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE WHITWATER CHANNEL AS PER TRACT 3697, MB 82/12-13 BEING NORTH 46° 38' 55" WEST

**BENCHMARK:**  
CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/WHITWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	REVISIONS

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 2-5-01  
RCE NO. 46188 EXP 12/31/02 DATE  
KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01  
RCE NO. 18731 EXP 6/30/2001 DATE  
DAVID FAESSEL CITY ENGINEER



The Keith Companies  
**TKC**  
41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**  
ON SITE STREET IMPROVEMENT PLANS  
**TRACT MAP 29771**  
STREET E - STATION 10+00 TO STATION 21+14.42  
LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, S8M

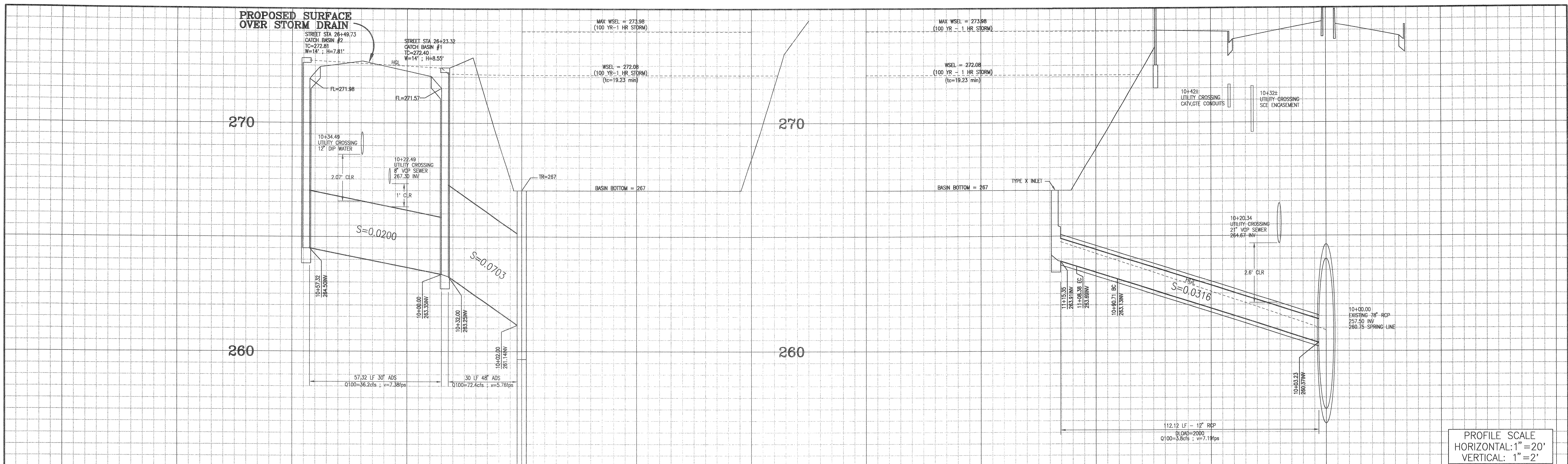
FOR: **FORD - DA VALL GROUP, LLC**

DESIGN: DLS  
DRAFT: DLS

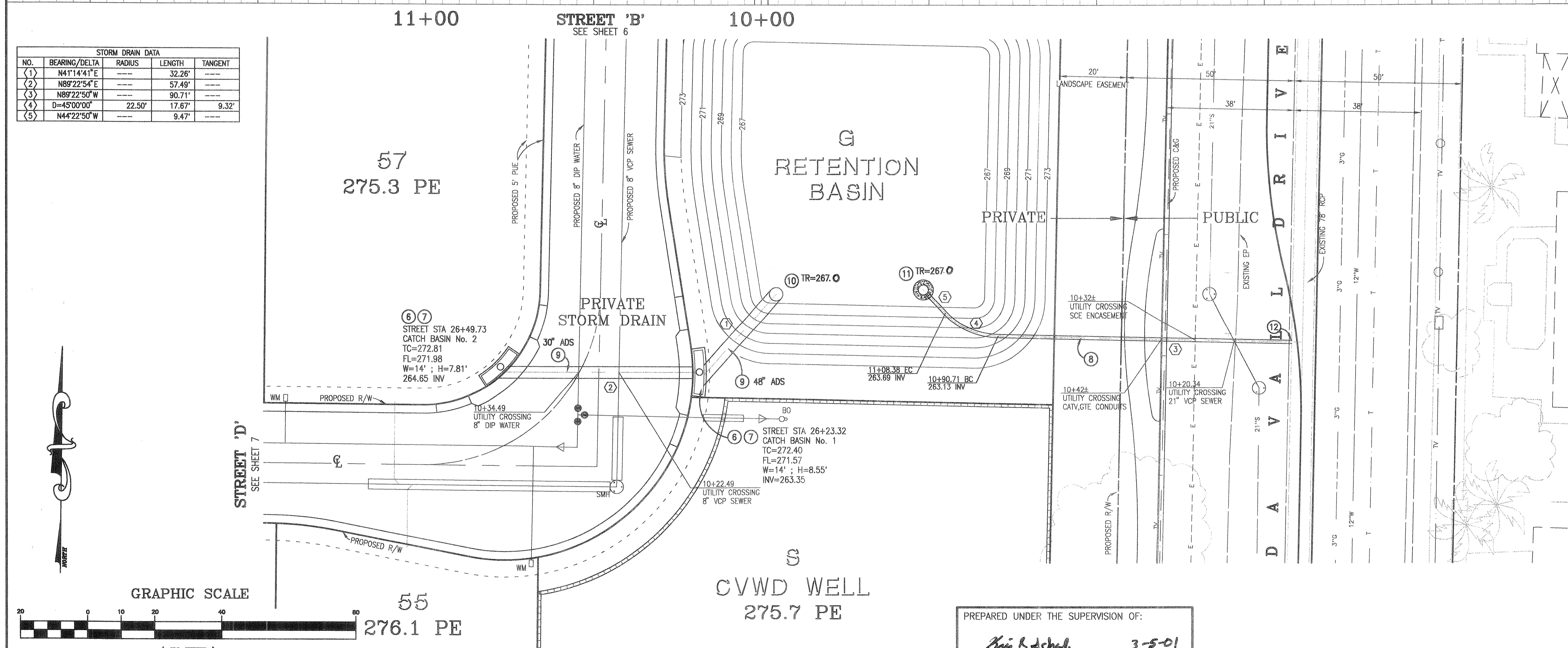
CHECK: KRS  
DATE: MAR 01

DWG NO. SN692108  
SHEET 8 OF 9





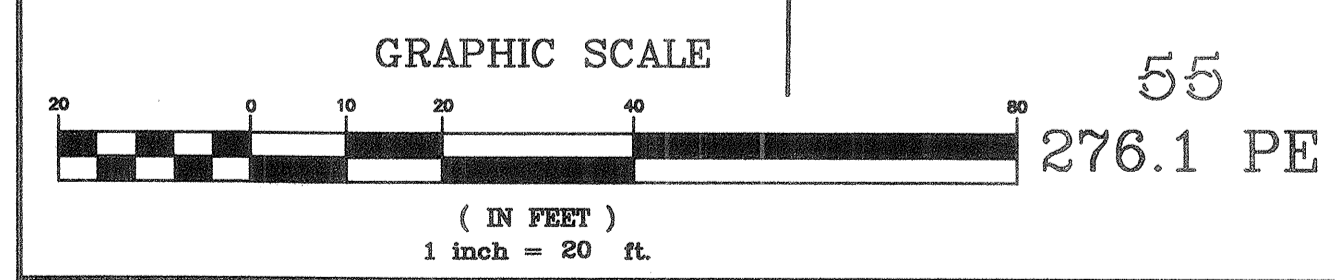
PROFILE SCALE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 2'



STORM DRAIN DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
(1)	N41°14'41"E	---	32.26'	---
(2)	N89°22'54"E	---	57.49'	---
(3)	N82°22'53"W	---	90.71'	---
(4)	D=45°00'00"	22.50'	17.67'	9.32'
(5)	N44°22'50"W	---	9.47'	---

**CONSTRUCTION NOTES**

- ⑥ CONSTRUCT 14" WIDE CURB INLET CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 300, "H" AS SHOWN ON PLANS
- ⑦ CONSTRUCT LOCAL DEPRESSION FOR CATCH BASIN PER COUNTY OF RIVERSIDE STD NO. 311 (CASE C) TRANSITION CURB FROM WEDGE CURB TO STD. CURB 10' BOTH SIDES OF LOCAL DEPRESSION
- ⑧ CONSTRUCT 12" RCP (D-LOAD PER PLAN)
- ⑨ CONSTRUCT ADS N-12 PIPE OR APPROVED EQUAL-SIZE PER PLAN
- ⑩ CONSTRUCT MAXWELL IV DRYWELL SYSTEM PER DETAIL OR APPROVED EQUAL.
- ⑪ CONSTRUCT INLET TYPE X PER RCFCO STD CB 108
- ⑫ CONSTRUCT JUNCTION STRUCTURE No. 4 PER RCFCO STD JS 229



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TWO WORKING DAYS BEFORE YOU DIG

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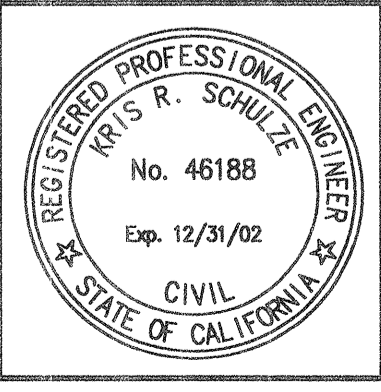
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 CITY OF CATHEDRAL CITY BENCHMARK NO. 123 (DATE PALM/ WHITEWATER) IN WESTERLY CORNER OF BRIDGE OVER WHITEWATER RIVER ON DATE PALM DRIVE - NGVD29 ELEV = 300.550

NO.	DATE	INIT.	APPROV'D	DATE

PREPARED UNDER THE SUPERVISION OF:  
*Kris R. Schulze* 3-5-01  
 RCE NO. 46188 EXP 12/31/02 DATE  
 KRIS R. SCHULZE

APPROVED BY: CATHEDRAL CITY  
*David Faessel* 4-9-01  
 RCE NO. 16731 EXP 6/30/2001 DATE  
 DAVID FAESSEL CITY ENGINEER

APPROVED BY: RANCHO MIRAGE  
*William A. Enos* 5/29/01  
 RCE NO. 43910 EXP 6/30/2001 DATE  
 WILLIAM A. ENOS CITY ENGINEER



The Keith Companies **TKC**

41-865 Boardwalk, Suite 101, Palm Desert, CA 92211 (760) 346-9844

**CITY OF CATHEDRAL CITY**  
 ON SITE STORM DRAIN IMPROVEMENT PLANS  
**TRACT MAP 29771**  
 STORM DRAIN PLAN & PROFILES  
 LOCATED IN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 34, T4S, R5E, SBM

FOR: **FORD - DA VALL GROUP, LLC**

DESIGN: DLS	DRAFT: DLS
CHECK: KRS	DATE: MAR 01
DWG NO. S0692109	
SHEET 9 OF 9	