

TOWN OF YUCCA VALLEY

STANDARD DRAWINGS



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Standard Drawings

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STANDARD DRAWINGS

TOWN OF YUCCA VALLEY, CALIFORNIA

Introduction

The Street Improvement Standards presented herein have been developed to provide assistance to Engineers, Architects, and Developers when preparing Development plans in conjunction with Development Code and General Plan requirements. The Street Improvement Standards and Standard Specifications have been adopted by Resolution No. 97-9 of the Town Council.

General Street Plan

Street Classifications are shown on the General Plan, a copy of those are provided herein. Streets not indicated by an appropriate symbol are classified as minor streets with a minimum right-of-way width of fifty (50) feet, except hillside streets, forty (40) feet. Where proposed street improvements join existing non-standard improvements, the Community Development Department, Engineering Division, should be contacted for design details and width requirements. Conferences with the Town Planning and Engineering staff are encouraged for all projects prior to preparation of final working drawings.

Town Participation

In the following circumstances, Town participation to defray the cost of required street improvements is authorized subject to prior approval by the Town Council:

1. 100% of the cost of relocating or modifying existing traffic signals unless required as part of the Development Conditions of Approval.
2. For assessment districts with frontage or side frontage on major or secondary thoroughfares, the cost of all asphalt concrete paving in excess of twenty (20) feet in width, measured on one side of street centerline.
3. 100% of the cost of all asphalt concrete paving on the opposite side of street centerline from the project, unless required as part of the Development Conditions of Approval.

Dedication of Right of Way

Street right-of-way dedications required by the Development Code and General Street Plan are measured from the centerline of the street. Unless otherwise approved by Resolution of the Town Council, centerline shall be determined as follows:

1. All section line streets – the section line.
2. All subdivisions – for interior streets the center of the right-of-way dedicated on the subdivision map, for boundary half-streets, the tract boundary.
3. All quarter section line streets – the North-South and East-West midsection lines.
4. All other street in the following order of precedence:
 - As shown on the General Street Plan.
 - Along property lines.
 - By negotiation between Developer and Town.

Plats and deeds for dedication of right-of-way for private projects shall be prepared by the Developer's Engineer, and for the Town projects by the Engineering Division.

Replacement of Non-Standard Improvements

Unless otherwise approved by the Planning Commission and/or Town Council, non-standard existing street improvement shall be removed and replaced with standard improvements. Non-standard improvements are defined as roll curbs; curb and gutter to improper line, grade, or distance from centerline; defective asphalt concrete paving, berm, and Portland cement concrete work of all types; and curb radii less than twenty-five (25) feet.

Special Sub-Grade Conditions

Standard Plans which indicate compacted native base under asphalt concrete paving are based on an "R" value of 60 or higher and represent approximately 95% of prevailing native soil in the area. Subgrade over a base with an "R" value below 60 shall be designed by the Engineer after consultation with the Town Engineer regarding the traffic index of the street in question.

Maintenance of Street Improvements

Improvements within the dedicated right-of-way shall be maintained by the Town except as follows:

1. Those streets that are not recognized as part of the Maintained Road System.
2. Private streets (easements for emergency services and utilities) shall be maintained by the Owner.

Placement of Walls or Fences on Front or Side Property Line

Height and placement of walls and fences shall be in accordance with the Development Code. Landscaping required on the street side of a wall or fence shall be placed outside of the street right-of-way and the wall or fence set back from the property line sufficiently to accommodate the landscaping, the parkway

area between the back of the sidewalk and the property line shall be landscaped and maintained by the Developer and his or her successors, subject to prior approval of the Planning Division and the issuance of an encroachment permit. Structures in the right-of-way extending above the finished grade line shall not be allowed.

Utilities

All utilities shall be installed in the street prior to pavement construction.

Permits Required

Prior to commencement of construction work in the street right-of-way, an Encroachment Permit shall be obtained from the Engineering Division, subject to payment of a fee in accordance with the Comprehensive Fee Schedule of the Town of Yucca Valley

Future Standard Drawings

From time to time revisions to the Standard Drawings will be made and new standards added. Each recipient of the Standard Drawings should determine that his booklet is kept current. Notice of revisions or additions to the Standard Drawings will be posted on the Town of Yucca Valley website and made available to all Standard Drawing holders.

Purchase of Standard Drawings

Standard Drawings may be purchased from the Engineering Division, at the following prices:

Town of Yucca Valley Standard Drawings for Public Works Construction \$30.00 each.

RESOLUTION NO. 97-9

**A RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF YUCCA VALLEY, CALIFORNIA,
ADOPTING STANDARD PLANS AND
SPECIFICATIONS REPLACING AND REPEALING
SAN BERNARDINO COUNTY STANDARD
PLANS AND SPECIFICATIONS**

WHEREAS, the Town of Yucca Valley implemented the San Bernardino County Standard Plans and Specifications following incorporation, and

WHEREAS, the Town of Yucca Valley has prepared Standard Plans and Specifications specific to the needs of the Town of Yucca Valley, and

WHEREAS, the Town of Yucca Valley has provided the opportunity for input from local engineering firms into the preparation and review of the Standard Plans and Specifications, and

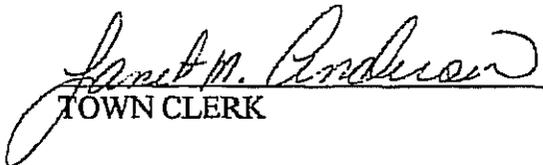
WHEREAS, the Standard Plans and Specifications have been reviewed in detail by the Town Engineer and recommended for adoption by the Town Council, and

WHEREAS, the adoption of Standard Plans and Specifications is necessary to insure that information regarding public works and engineering standards that can affected proposed developments are consistently applied and available use by local engineers, architects, and the construction industry.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Yucca Valley repeals the San Bernardino County Standard Plans and Specifications and adopts the Town of Yucca Valley Standard Plans and Specifications.


MAYOR

ATTEST:


TOWN CLERK

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

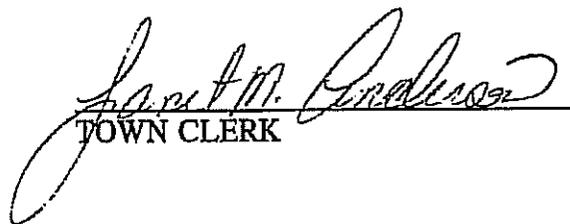
I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California do hereby certify that Resolution No. 97-9 was duly and regularly adopted by the Town Council of the Town of Yucca Valley, California, at a meeting thereof held on the 17th day of April, 1997, by the following vote:

AYES: Council Members Crouter, Hockett, Hunt, Leone and Mayor Loveless

NOES: None

ABSENT: None

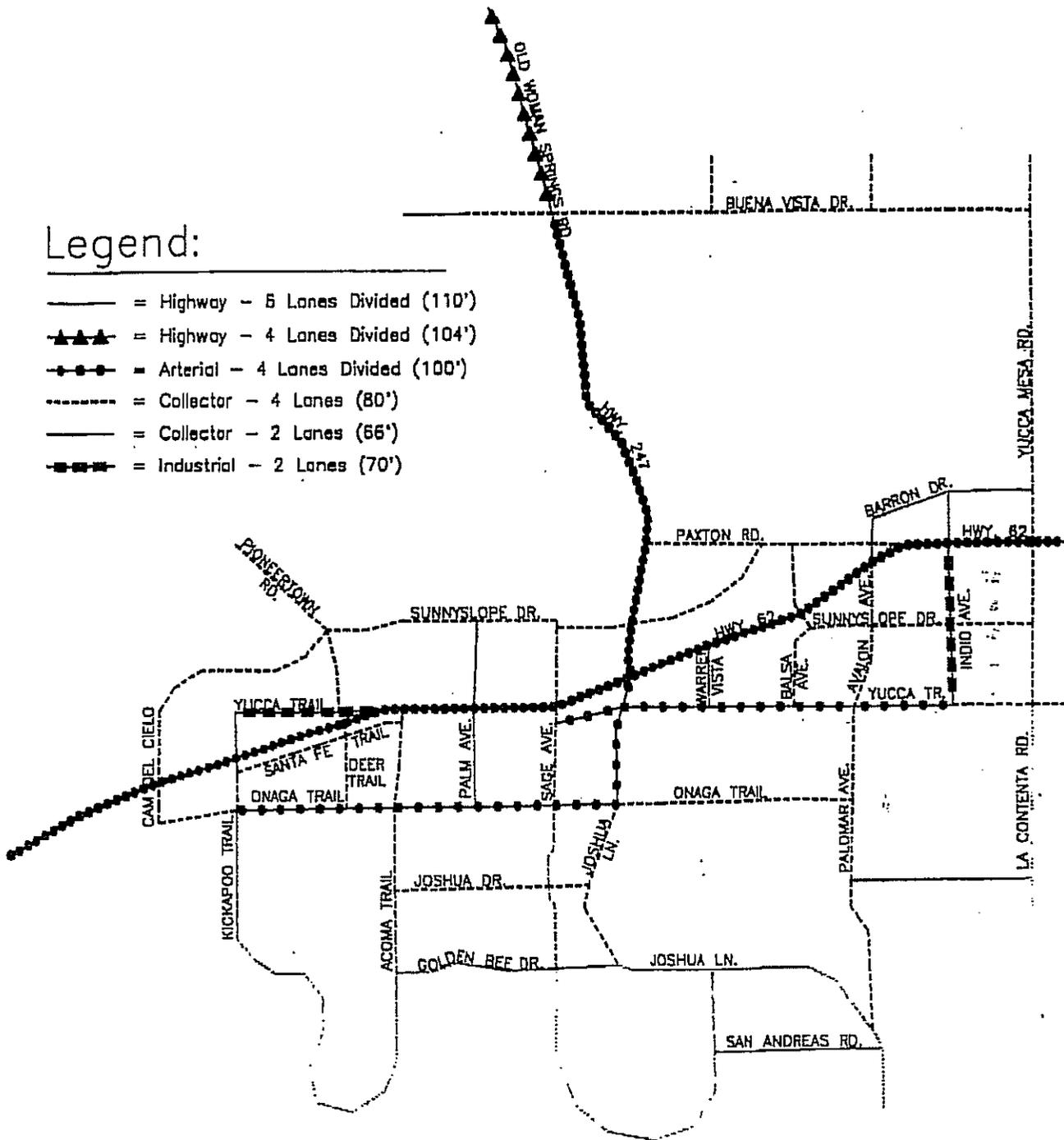
ABSTAIN: None


TOWN CLERK

TOWN OF YUCCA VALLEY CIRCULATION PLAN

Legend:

- = Highway - 6 Lanes Divided (110')
- ▲▲▲▲ = Highway - 4 Lanes Divided (104')
- = Arterial - 4 Lanes Divided (100')
- = Collector - 4 Lanes (80')
- = Collector - 2 Lanes (66')
- ■ ■ ■ = Industrial - 2 Lanes (70')



TOWN OF YUCCA VALLEY GENERAL PLAN CIRCULATION ELEMENT

EXHIBIT III-2

**Robert Kahn, John Kain
& Associates, Inc.**