



*Town of
Yucca Valley*

STANDARD DRAWINGS

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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.

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 sixty (60) feet, except rural streets, fifty (50) 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.

Standard Drawings

Section 1 – Typical Street Sections

<u>Drawing No.</u>	<u>Description</u>
101	Local
102	Collector with Striped Median
103	Collector with Bike Path
104	Arterial – 4 Lanes Divided
104A	Arterial – 2 Lanes Divided
105	Highway – 4 Lanes Divided
106	Highway – 6 Lanes Divided
107	Local Hillside Paved Road
108	Graded Road
109	Rural Local Street
110	Industrial
111	Local Intersection Design “L” Shape
112	Local Street Cul-de-sac
120	Intersection Design Rural Local Road
121	Driveway Grades

Section 2 – Curb and Gutter, Sidewalk and Asphalt Concrete Details

<u>Drawing No.</u>	<u>Description</u>
200	Curb and Gutter
201	8” Curb and Gutter
202	Asphalt Concrete Dike
203	Traversable Dike
210	Residential Driveway Approach Without Curb
211	Residential Driveway Approach With Curb
212	Commercial Driveway Approach Without Curb
213	Commercial Driveway Approach With Curb
214	Driveway Spacing
220	Sidewalk
221	Wheelchair Ramp
222	Sidewalk Ramp
230	Cross Gutter and Spandrel
231	Alley
240	Street Pavement Design
241	Trench Pavement Replacement Detail
242	Median Island Treatment
242A	Median Island Treatment – Planting/Irrigation/Ground Cover
242B	Median Island Treatment – Alternate Landscaping & Concrete Areas

Section 3 – Utility, Street Light, and Sign Details

<u>Drawing No.</u>	<u>Description</u>
300	Street Light for Major and Arterial Streets
301	Street Light for Collector Streets
302	Street Light for Local Streets
303	Street Light Concrete Footing Details
304	Traffic Signal Pull Box Installation
305	Street Lighting General Notes
310	Fire Hydrant Location
311	Utility Valve Cover Installation
320	Underground Utility Location
321	Street Marker
322	Street Name Sign & Post

Section 4 – Storm Drain and Drainage Details

<u>Drawing No.</u>	<u>Description</u>
400	Local Depression
401	Local Depression
402	Local Depression No. 2
403	Local Depression No. 3
404	Curb Outlet Structure
405	Outlet Structure
406	Parkway Culvert with Steel Plate Cover
410	Junction Structure No. 1
411	Junction Structure No. 2
411A	Junction Structure No. 2
412	Junction Structure No. 3
413	Junction Structure No. 4
414	Junction Structure No. 5
415	Junction Structure No. 6
416	Junction Structure No. 7
420	Transition Structure No. 1
421	Transition Structure No. 2
422	Transition Structure No. 3
423	Transition Structure No. 4
430	Connector Pipe Collar
431	Concrete Collar for Pipe 12 Inches Through 66 Inches
440	Headwall Wing – Type
441	Headwall “U” – Type
450	Cutoff Wall for Drainage Channel
451	Channel Crossing
460	Inlet Type X (Grate Details)

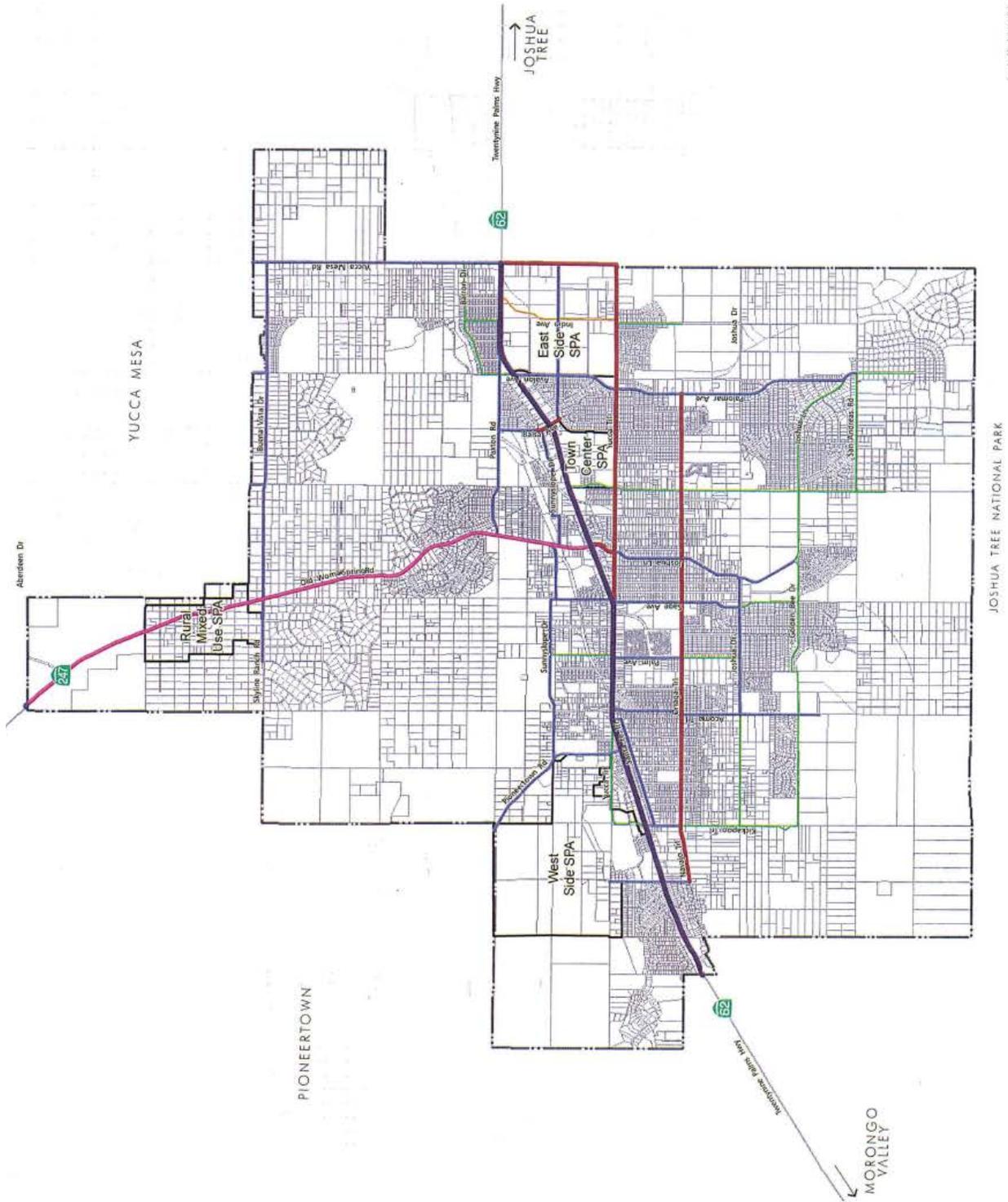
Section 4 – Storm Drain and Drainage Details (con't)

<u>Drawing No.</u>	<u>Description</u>
461	Inlet Type IX (Checkered Plate)
462	Storm Drain Cleanout
463	Standard Dry Well
464	Timber Bulkheads
465	Timber Bulkheads
466	Concrete Bulkheads
467	Pipe Supports Across Trenches
468	Bedding and Pay Lines
470	Catch Basin No. 1
471	Catch Basin No. 4 (Sht. 1 of 2)
471A	Catch Basin No. 4 (Sht. 2 of 2)
472	Catch Basin No. 6
473	Catch Basin Reinforcement
474	Special Connections to Catch Basin
475	Type "A" Catch Basin
476	Catch Basin Mountain Roads
476A	Catch Basin Mountain Roads
477	Catch Basin Grate
480	Catch Basin Opening
480A	Catch Basin Steel Plate Galvanized Steel Step
481	Removable Protection Bar for Catch Basins
481A	Detail of Catch Basin Opening & Installation Details
482	Standard Drop Step
483	Manhole Frame & Cover for Catch Basins
490	Storm Drain Manhole No. 1 (Sht. 1 of 2)
490A	Storm Drain Manhole No. 1 (Sht. 2 of 2)
491	Storm Drain Manhole No. 2
492	Storm Drain Manhole No. 3
493	Storm Drain Manhole No. 4
493A	Storm Drain Manhole No. 4
494	Manhole Shaft for Cast Pipe
495	Standard Pressure Manhole Shaft
496	Manhole Frame & Cover – Roadway
497	Manhole Frame & Cover – Parkway
498	Manhole Frame & Cover – Non-Rocking
499	Manhole Frame & Cover – Pressure Type
493A	Storm Drain Manhole No. 4

Section 5 – Miscellaneous Details

<u>Drawing No.</u>	<u>Description</u>
500	Single Mailbox Installation
501	Multiple Mailbox Installation for New Sidewalk
501A	Multiple Mailbox Installation for Existing Sidewalk
510	Metal Beam Guardrail
511	Metal Plate Guardrail
520	Traffic Safety Markers
521	Post with Reflector
522	End of Street Temporary Pavement
522A	Barricade Rural Area
523	Street Marker Post Installation
530	Standard Trash Enclosure
540	Non Retaining Concrete Blockwall
550	Pipe Swing Gate
M1	Copperweld Monument
M2	Sectional Monuments
M3	Centerline Ties

Figure C-1



**ROADWAY CLASSIFICATIONS
AT GENERAL PLAN BUILDOUT**

ROADWAY CLASSIFICATIONS

- Highway – 6 Lanes Divided – 134'
- Highway – 4 Lanes Divided – 92'
- Arterial – 4 Lanes Divided – 100'
- Arterial – 2 Lanes – 70'
- Industrial – 2 Lanes with Striped Median – 70'
- Collector – 2 Lanes – 66'
- SPA - Special Policy Area
- Down Limits

NOTE: Illustrates those roadway classifications needed to handle the vehicle trips generated as a result of the buildout of the General Plan and applicable regional plans. Assumes all overlaps are operating at Level of Service D or better.



DATE: 2/20/14
 SCALE: 1" = 1,000'
 SHEET: 0.005
 TOTAL SHEETS: 0.041