

**GRADING PLAN GENERAL NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE TOWN OF YUCCA VALLEY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION, AND THE PROJECT'S CONDITIONS OF APPROVAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADE SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
4. ALL GRADING SHALL COMPLY WITH APPENDIX CHAPTER 33 OF THE UNIFORM BUILDING CODE, LATEST EDITION.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2800 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
6. DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
7. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
8. CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
10. THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, 2010, SECTION 39, FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE OIL SHALL BE PG 70-10.
11. THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED JULY 2010.
12. A "RECORD DRAWING" (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER BY THE PROJECT ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE PROJECT.
13. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY TOWN STANDARDS OR AS DIRECTED BY THE TOWN ENGINEER. AS A MINIMUM, ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE IN ACCORDANCE WITH STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" DATED 1991, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
14. THE FLOW LINES OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
15. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION.
16. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
17. NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRE OR GREATER.
18. THE LOCATION OF BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHALL BE CLEARLY DEFINED ON THE PLANS. CONSTRUCTION AND STRUCTURAL DETAILS SHALL NOT BE SHOWN ON THE GRADING PLAN.
19. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY EARTH SYSTEMS SOUTHWEST, DATED APRIL 21, 2004 SHALL BE COMPLIED WITH.
20. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES, DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, ETC. OR OTHER ITEMS NOT RELATED TO BASIC GRADING OPERATIONS. NO STRUCTURAL CALCULATIONS HAVE BEEN MADE FOR ANY STRUCTURES ON THIS PLAN. THEREFORE, THE PLAN CHECK ENGINEER TAKES NO RESPONSIBILITY FOR THE INTEGRITY OF SUCH STRUCTURES.
21. UPON ISSUANCE OF GRADING PERMIT BY THE TOWN OF YUCCA VALLEY ALL GRADING SHALL BE UNDERTAKEN AND COMPLETED IN COMPLIANCE WITH THE TOWN OF YUCCA VALLEY ORDINANCE NO. 133, IN PARTICULAR, SECTION 4.4, APPENDIX, VOLUME 1, CHAPTER 33, EXCAVATION AND GRADING, A SECTION 3309.3 GRADING DESIGNATION, B. SECTION 3316, EROSION CONTROL AND 5. SECTION 3320 ENGINEERING REPORTS AND THE PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLES WITH SAID ORDINANCE PRIOR TO ACCEPTANCE OR ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.
22. THESE PLANS SHALL EXPIRE IF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.

**NOTES REGARDING EARTHWORK QUANTITIES**

1. EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ESTIMATES SHOWN FOR AGENCY FEE PURPOSES ONLY, AND BASED 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 BY A FIELD SURVEY. NO REPRESENTATION IS MADE OR WARRANTY IMPLIED THAT THESE QUANTITIES ARE PRECISE OR THAT THE EARTHWORK WILL BALANCE. "LOSSES" SHOWN ARE SUBJECT TO WIDE VARIATION DUE TO PROBABLE VARIATIONS IN LOSSES DUE TO STRIPPING, SOIL SHRINKAGE AND SOIL SUBSIDENCE.
2. GRADE ADJUSTMENTS MAY BE APPROVED BY THE ENGINEER AND APPROVAL AGENCY IF NECESSARY TO ADJUST EARTHWORK QUANTITIES. CONTRACTOR SHALL REQUEST ANY DESIRED ADJUSTMENTS TO ENGINEER AT LEAST 48 HOURS IN ADVANCE OF ADJUSTMENTS. NOT ALL REQUESTED ADJUSTMENTS WILL NECESSARILY BE APPROVED.
3. CONTRACTOR, IN BIDDING THIS PROJECT, SHALL BE RESPONSIBLE FOR PERFORMING INDEPENDENT QUANTITY TAKE-OFFS AND SHALL BASE ALL BIDS ON THAT TAKE-OFF, AND SHALL BE RESPONSIBLE THEREFORE. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL FIELD AND SOIL CONDITIONS AND SHALL ACCEPT THE SITE IN ITS AS-IS CONDITION AT THE TIME OF CONTRACT. CONTRACTOR SHALL COMPLETE THE PROJECT (INCLUDING ANY REQUIRED SOIL IMPORT OR EXPORT) IN ACCORDANCE WITH THEN-EXISTING CONDITIONS AND IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN GRADES SHOWN ON THE APPROVED GRADING PLAN (AND/OR AS ADJUSTED) WITHOUT CHANGE ORDERS OR EXTRA COMPENSATION.

**BASIS OF BEARING**

THE BASIS FOR BEARINGS SHOWN HEREON IS THE WEST LINE OF GOVERNMENT LOT 7 PER TRACT NO. 8377, MB 16/10-17, BEING N0°04'10"E

**BENCHMARK**

NAVD 88  
2 1/2" BRASS CAP (DOWN 2") IN WELL MONUMENT, STAMPED NATIONAL GEODETIC SURVEY, NORTHEAST OF INTERSECTION OF S.R.62 AND S.R. 247 ELEV. 3254.76

**LEGEND**

- B.S.L. INDICATES BUILDING SETBACK LINE
- ⊕ INDICATES CENTERLINE
- (97)--- INDICATES EXISTING CONTOUR
- INDICATES PROPERTY LINE
- ===== INDICATES EXTENDED DEPTH FOOTING
- INDICATES BLOCK WALL
- FL INDICATES FLOWLINE
- FF INDICATES FINISH FLOOR
- HP INDICATES HIGH POINT
- LP INDICATES LOW POINT
- PE INDICATES PAD ELEVATION
- GB INDICATES GRADE BREAK
- FS INDICATES FINISH SURFACE
- FG INDICATES FINISH GRADE
- Y INDICATES 2:1 MAX SLOPE
- TC INDICATES TOP OF CURB
- TW INDICATES TOP OF WALL
- EDF INDICATES EXTENDED DEPTH FOOTING
- TF INDICATES TOP OF FOOTING
- TG INDICATES TOP OF GRATE

**DUST CONTROL NOTES**

**MANDATORY ACTIONS LIST**

1. CONTRACTORS WHO PERFORM CONSTRUCTION ACTIVITIES WHICH CONTRIBUTE TO VISIBLE FUGITIVE DUST EMISSION MUST FOLLOW THE FOLLOWING MANDATORY ACTIONS LIST IN ORDER TO BE IN COMPLIANCE WITH THE MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT (MDQMD)
1. (FOR A CONSTRUCTION PROJECT) OPERATOR WILL EMPLOY WATER TO MOISTEN EARTHEN SURFACES PRIOR TO DISTURBANCE AND IMMEDIATELY AFTER DISTURBANCE.
2. OPERATOR WILL EMPLOY WATERING AS AN EMERGENCY MEASURE DURING HIGH WIND EVENTS TO STABILIZE ACTIVELY ERODING (DUSTING) SURFACES.
3. THE OPERATOR WILL ENSURE THAT LOADED VEHICLES WILL NOT EXCEED 15 MILES PER HOUR ON PUBLIC AND PRIVATE EARTHEN GRAVEL ROADS. THIS LIMIT MAY BE POSTED ON PERMANENT PRIVATE ROADS.
4. THE OPERATOR WILL ENSURE THAT BULK MATERIAL CARRIED ON HAUL TRUCKS OPERATING ON PAVED ROADS WILL BE PROPERLY COVERED SO MATERIAL WILL NOT FALL ON TO THE PAVED SURFACE.
5. THE OPERATOR WILL PROMPTLY REMOVE (FLUSH OR SWEEP) ANY VISIBLE MATERIAL TRACKED FROM THE PROJECT ONTO ADJOINING PUBLIC PAVED ROADS. PROMPTLY IS DEFINED AS NOT LATER THAN 24 HOURS.
6. (FOR A CONSTRUCTION PROJECT) THE OPERATOR WILL FOLLOW, TO THE EXTENT POSSIBLE, A CONSTRUCTION SCHEDULE THAT SPECIFIES THE CONSTRUCTION OF PARKING LOTS AND PAVED ROADS FIRST, AND UPWIND STRUCTURES PRIOR TO DOWNWIND STRUCTURES.
7. OPERATOR WILL MAINTAIN THE NATURAL TOPOGRAPHY TO THE EXTENT POSSIBLE DURING GRADING AND OTHER EARTH MOVEMENT.
8. OPERATOR WILL STABILIZE STORAGE PILES AND DISTURBED SURFACES WHICH ARE IDLE FOR TWO WEEKS OR MORE. STABILIZATION SHALL BE SUFFICIENT TO PREVENT WIND EROSION.

**EFFECTIVE ACTIONS LIST**

1. THE FOLLOWING ELECTIVE ACTIONS LIST DETAILS THE APPROPRIATE MITIGATION MEASURES THE CONTRACTOR SHOULD IMPLEMENT TO REDUCE VISIBLE FUGITIVE DUST FROM CONSTRUCTION ACTIVITIES:
  1. PREVENT CONSTRUCTION CARRYOUT AND ENTRAINMENT BY COVERING LOADS, SPRAYING TRUCKS PRIOR TO LEAVING THE SITE AND SWEEPING PAVED ROADS AROUND THE SITE.
  2. GRAVEL OR PAVE HEAVILY USED ONSITE ACCESS AND CONSTRUCTION ROADS.
  3. LIMIT VEHICLE SPEEDS TO BELOW 15 MILES PER HOUR ON UNPAVED ROADS AND SURFACES.
  4. UNPAVED ROADS AND WORK AREAS WILL BE WATERED REGULARLY. IF CONSTRUCTION IS DELAYED, APPROVED CHEMICAL DUST PALLIATIVES OR REVEGETATION WILL BE USED FOR LONG TERM DUST SUPPRESSION.
  5. PRESERVATION OF THE NATURAL GROUND COVER SHALL BE ACHIEVED WHERE POSSIBLE AT THE SITE.
  6. GRADING WILL BE MINIMIZED AND PERFORMED IMMEDIATELY PRIOR TO ANY NEW CONSTRUCTION ACTIVITY.
  7. GRADING OPERATIONS WILL BE HALTED DURING HIGH WIND EPISODES (GREATER THAN 20 MPH).
2. IMPLEMENTATION OF THESE MEASURES WILL ENSURE CONFORMANCE WITH RULE 403 AND WILL REDUCE PM<sub>10</sub> DUST EMISSIONS TO LESS THAN SIGNIFICANT LEVELS.

**UTILITY COMPANIES**

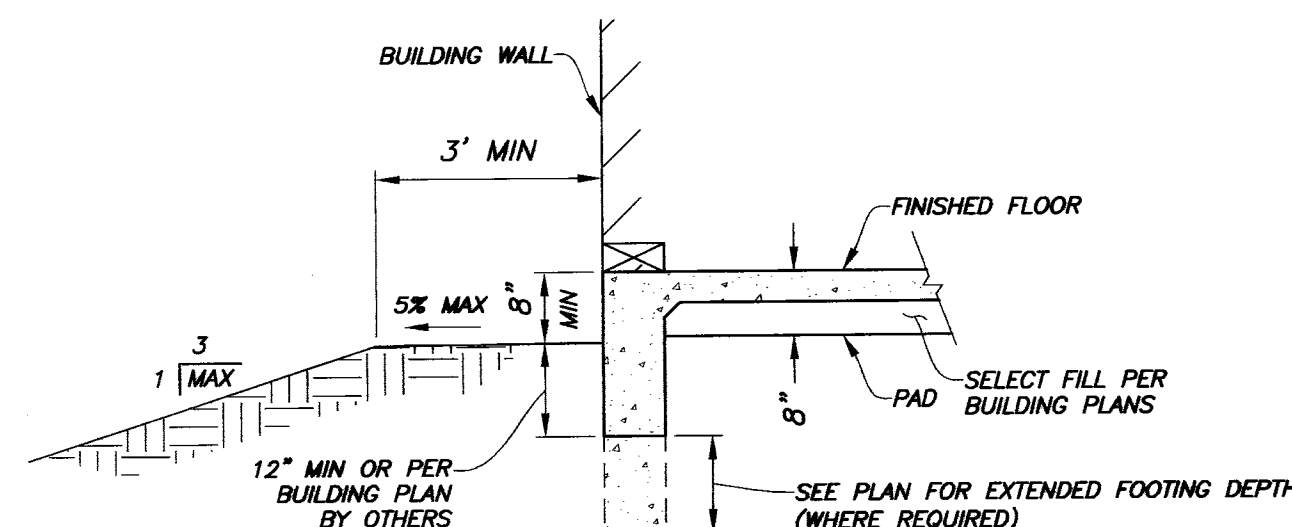
WATER	HI-DESERT WATER DISTRICT 55430 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: MARTY STOCKSTELL PHONE: (760)365-8333	GAS	THE GAS COMPANY P.O. BOX 3003 REDLANDS, CALIFORNIA 92374 ATTENTION: BRUCE WADDELL PHONE: (909)335-7581
TELEPHONE	VERIZON 285 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 ATTENTION: LARRY MOORE PHONE: (760)778-3610	TV CABLE	TIME WARNER 7500 KICKAPOO TRAIL YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: TOM KING PHONE: (760) 578-2899
ELECTRICITY	SO. CAL. EDISON PO BOX 11982 SANTA ANA, CA 92711 ATTENTION: ARLAN AVERY PHONE: (714)796-9920	SEWER	SEPTIC TANK AND SEEPAGE PITS

**EARTHWORK ESTIMATE**

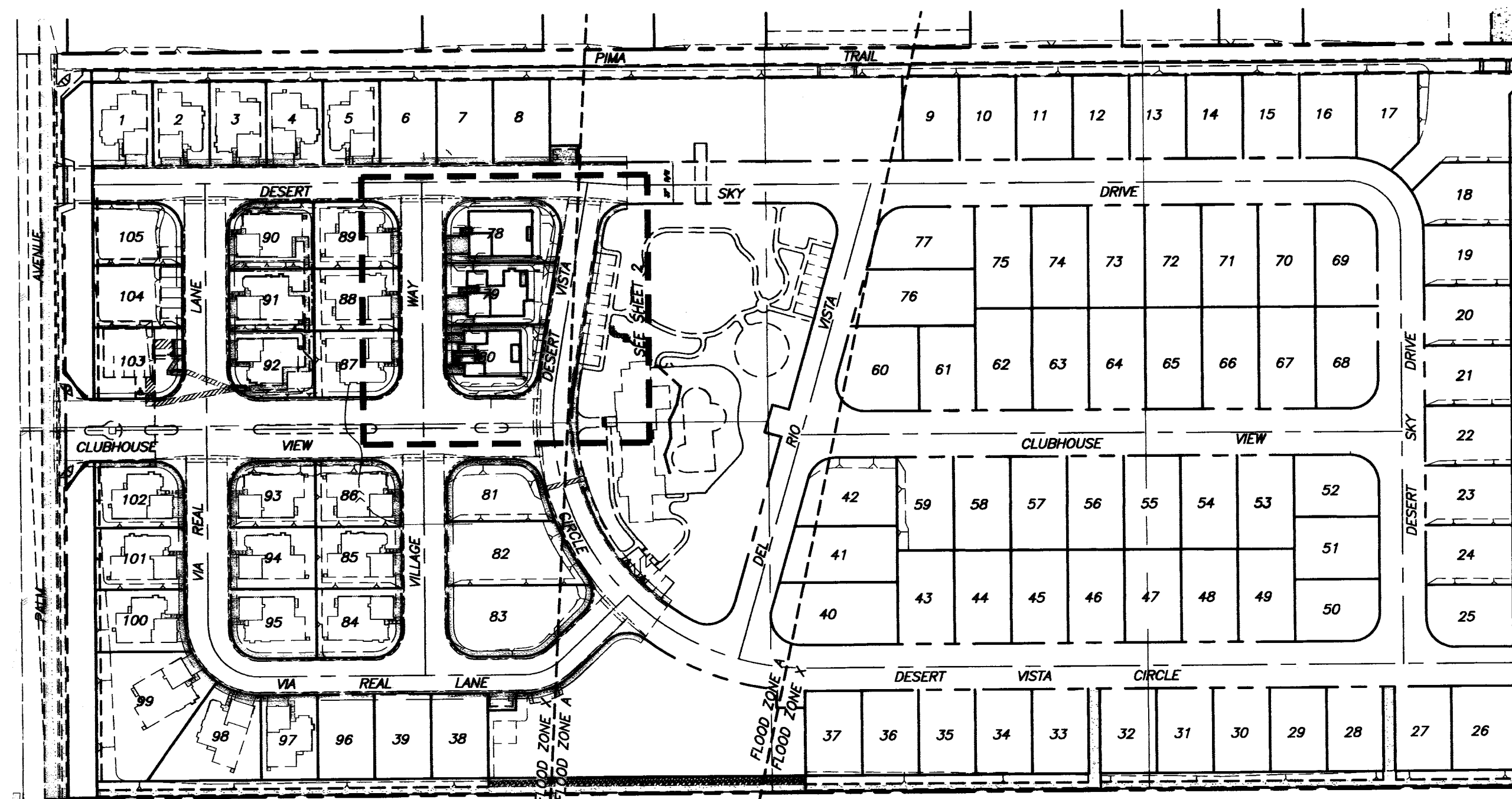
RAW CUT (EACH INDIVIDUAL LOT) = 16 CUBIC YARDS  
RAW FILL (EACH INDIVIDUAL LOT) = 16 CUBIC YARDS

**PREPARED FOR**

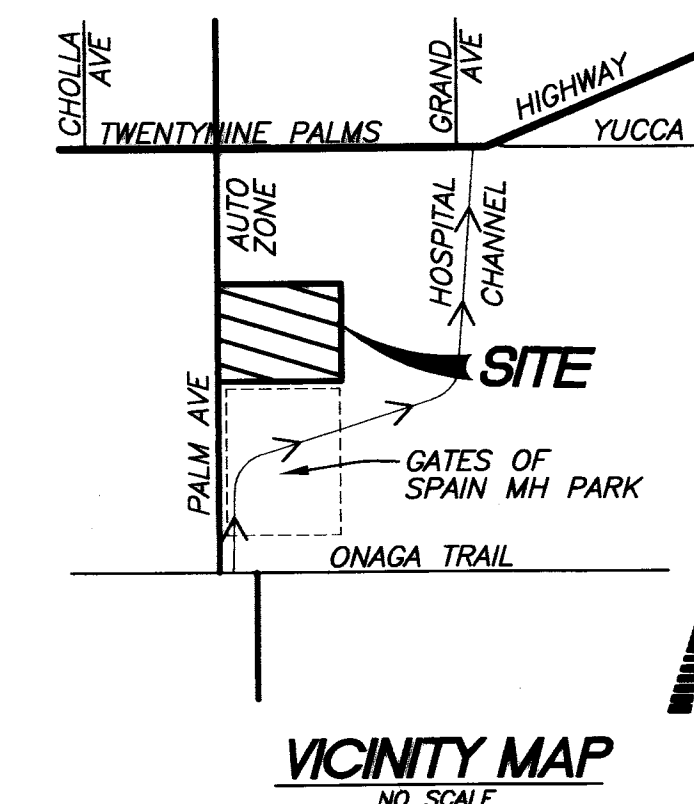
DESERT VISTA VILLAGE  
ATTN: GERRY CATSLE  
56175 MOUNTAIN VIEW TERRACE  
YUCCA VALLEY, CA 92284



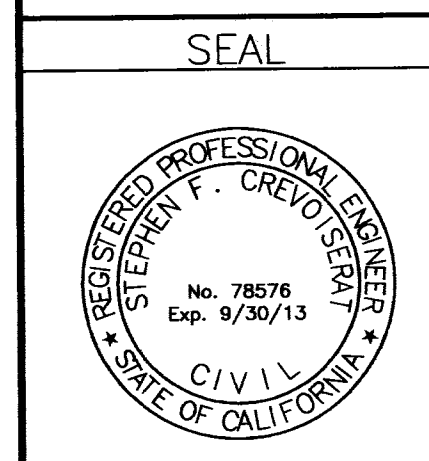
1 EXTENDED DEPTH FOOTING  
NO SCALE



SHEET INDEX MAP  
SCALE: 1"=100'



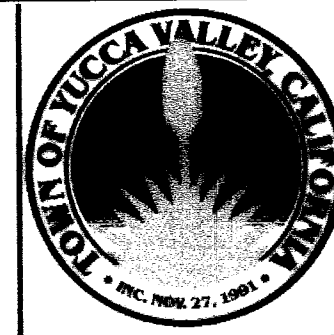
VICINITY MAP  
NO SCALE



BENCH MARK NO. FEM - RM 181. CHISELED SQUARE ON TOP OF CURB OF ECR, NORTHEAST OF INTERSECTION SR 247 & SR 62-OUTER HIGHWAY NORTH. ELEVATION: 3254.88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	APP'VD

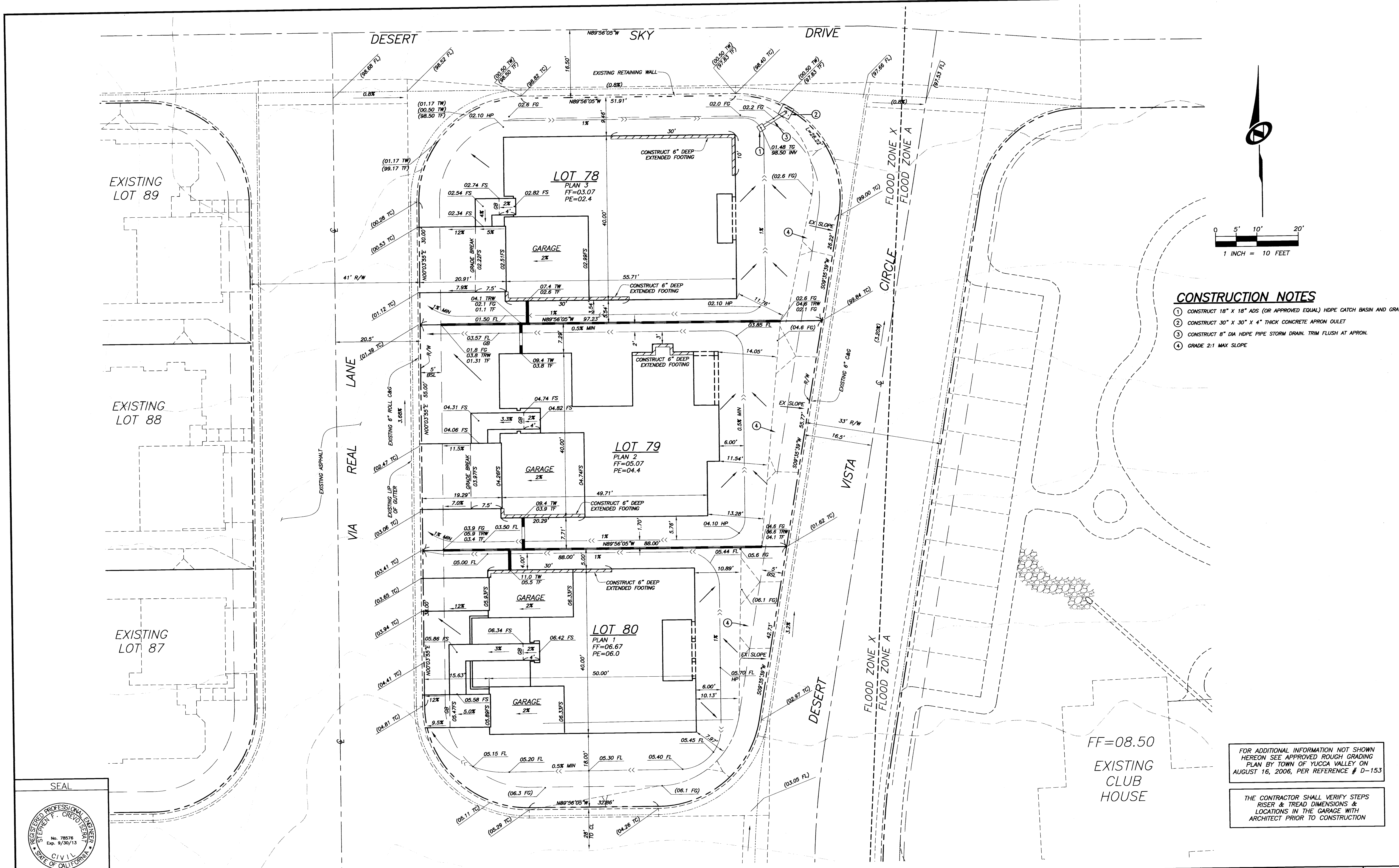
PLANS PREPARED BY  
NOLTE VERTICAL FIVE  
42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL. 760.341.5999 FAX WWW.NOLTE.COM  
PREPARED UNDER THE SUPERVISION OF:  
R.C.E. No. 78576, EXP. 9/30/13 DATE 10/16/12



APPROVED BY:  
ALEX QISHA, TOWN PROJECT ENGINEER  
R.C.E. 86702 EXP. DATE 09/30/12  
RECOMMENDED BY:

TOWN OF YUCCA VALLEY  
DESERT VISTA VILLAGE / TRACT NO. 16471  
GRADING PLAN / DETAILS  
MODEL HOME LOTS 78-80

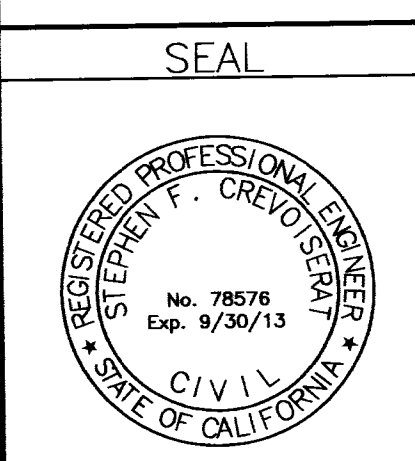
SHEET 1  
OF 2 SHEETS  
DRAWING NO. PDB024601



- CONSTRUCTION NOTES**
- 1 CONSTRUCT 18" X 18" ADS (OR APPROVED EQUAL) HDPE CATCH BASIN AND GRATE
  - 2 CONSTRUCT 30" X 30" X 4" THICK CONCRETE APRON OULET
  - 3 CONSTRUCT 8" DIA HDPE PIPE STORM DRAIN, TRIM FLUSH AT APRON.
  - 4 GRADE 2:1 MAX SLOPE

FOR ADDITIONAL INFORMATION NOT SHOWN HEREON SEE APPROVED ROUGH GRADING PLAN BY TOWN OF YUCCA VALLEY ON AUGUST 16, 2006, PER REFERENCE # D-153

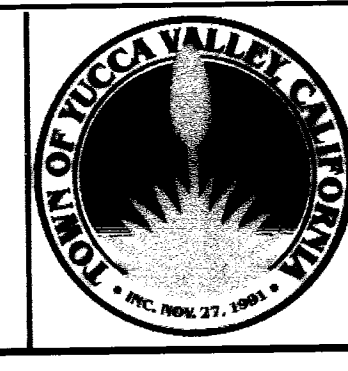
THE CONTRACTOR SHALL VERIFY STEPS RISER & TREAD DIMENSIONS & LOCATIONS IN THE GARAGE WITH ARCHITECT PRIOR TO CONSTRUCTION



BENCH MARK NO.  
 FEMA - RM 181, CHISELED SQUARE ON TOP OF CURB OF ICR, NORTHEAST OF INTERSECTION SR 247 & SR 62- OUTER HIGHWAY NORTH.  
 ELEVATION: 3254.88

REVISIONS					
MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY  
**NOLTE VERTICAL FIVE**  
 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
 PREPARED UNDER THE SUPERVISION OF:  
*Stephen F. Creed* 10/16/12  
 R.C.E. No. 78576, EXP. 9/30/13 DATE



APPROVED BY:  
*Alex Qishta*  
 ALEX QISHTA, TOWN PROJECT ENGINEER  
 R.C.E. 66702 EXP. DATE 09/30/12  
 RECOMMENDED BY:  
*[Signature]*

TOWN OF YUCCA VALLEY  
**DESERT VISTA VILLAGE / TRACT NO. 16471**  
 GRADING PLAN / DETAILS  
 MODEL HOME LOTS 78-80

SHEET  
**2**  
 OF 2 SHEETS  
 DRAWING NO.  
 PDB024601