

GRADING PLAN GENERAL NOTES

- 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.
- 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.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
- ALL GRADING SHALL COMPLY WITH APPENDIX CHAPTER 33 OF THE UNIFORM BUILDING CODE, LATEST EDITION.
- 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 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
- DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
- CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
- CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
- THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, JULY 1992, SECTION 39, FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE DESIGN MUST HAVE A MINIMUM STABILITY OF 35 AND PASS THE CALIFORNIA TEST METHOD 368. THE OIL SHALL BE A.R. 4000.
- THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED JULY 1992.
- 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.
- 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.
- THE FLOW LINES OF ALL CURBS AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
- PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HARRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION.
- 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.
- IMPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 5 ACRES OR GREATER.
- 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.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY EARTH SYSTEMS SOUTHWEST, DATED APRIL 21, 2004 SHALL BE COMPLIED WITH.
- 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 DURING PLAN CHECK; THEREFORE, THE PLAN CHECK ENGINEER TAKES NO RESPONSIBILITY FOR THE INTEGRITY OF SUCH STRUCTURES.

EARTHWORK ESTIMATE

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

NOTES REGARDING EARTHWORK QUANTITIES

- 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 CURBS 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 UNDESIRABLE VARIATIONS IN LOSSES DUE TO STRIPPING, SOIL SHRINKAGE AND SOIL SUBSIDENCE.
- 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 NEED FOR ADJUSTMENTS. NOT ALL REQUESTED ADJUSTMENTS WILL NECESSARILY BE APPROVED.
- 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 ORDERS 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. 8372, MB 16/10-17, BEING N0°04'10"E

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

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"

PREPARED FOR

DESERT VISTA VILLAGE
 ATTN: GARY POMEROY
 3300 IRVINE AVENUE, STE. 225
 NEWPORT BEACH, CA 92660
 TEL: (949) 261-2273
 FAX: (949) 261-7343

DUST CONTROL NOTES

MANDATORY ACTIONS LIST

- 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 (MDAQMD)
- (FOR A CONSTRUCTION PROJECT) OPERATOR WILL EMPLOY WATER TO MOISTEN EARTHEN SURFACES PRIOR TO DISTURBANCE AND IMMEDIATELY AFTER DISTURBANCE.
- OPERATOR WILL EMPLOY WATERING AS AN EMERGENCY MEASURE DURING HIGH WIND EVENTS TO STABILIZE ACTIVELY ERODING (DUSTING) SURFACES.
- 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.
- 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.
- 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.
- (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.
- OPERATOR WILL MAINTAIN THE NATURAL TOPOGRAPHY TO THE EXTENT POSSIBLE DURING GRADING AND OTHER EARTH MOVEMENT.
- 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

- THE FOLLOWING EFFECTIVE ACTIONS LIST DETAILS THE APPROPRIATE MITIGATION MEASURES THE CONTRACTOR SHOULD IMPLEMENT TO REDUCE VISIBLE FUGITIVE DUST FROM CONSTRUCTION ACTIVITIES:
- PREVENT CONSTRUCTION CARRYOUT AND ENTRAPMENT BY COVERING LOADS, SPRAYING TRUCKS PRIOR TO LEAVING THE SITE AND SWEEPING PAVED ROADS AROUND THE SITE.
- GRAVEL OR PAVE HEAVILY USED ON-SITE ACCESS AND CONSTRUCTION ROADS.
- LIMIT VEHICLE SPEEDS TO BELOW 15 MILES PER HOUR ON UNPAVED ROADS AND SURFACES.
- 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.
- PRESERVATION OF THE NATURAL GROUND COVER SHALL BE ACHIEVED WHERE POSSIBLE AT THE SITE.
- GRADING WILL BE MINIMIZED AND PERFORMED IMMEDIATELY PRIOR TO ANY NEW CONSTRUCTION ACTIVITY.
- GRADING OPERATIONS WILL BE HALTED DURING HIGH WIND EPISODES (GREATER THAN 20 MPH).
- IMPLEMENTATION OF THESE MEASURES WILL ENSURE CONFORMANCE WITH RULE 403 AND WILL REDUCE PM₁₀ DUST EMISSIONS TO LESS THAN SIGNIFICANT LEVELS.

UTILITY COMPANIES

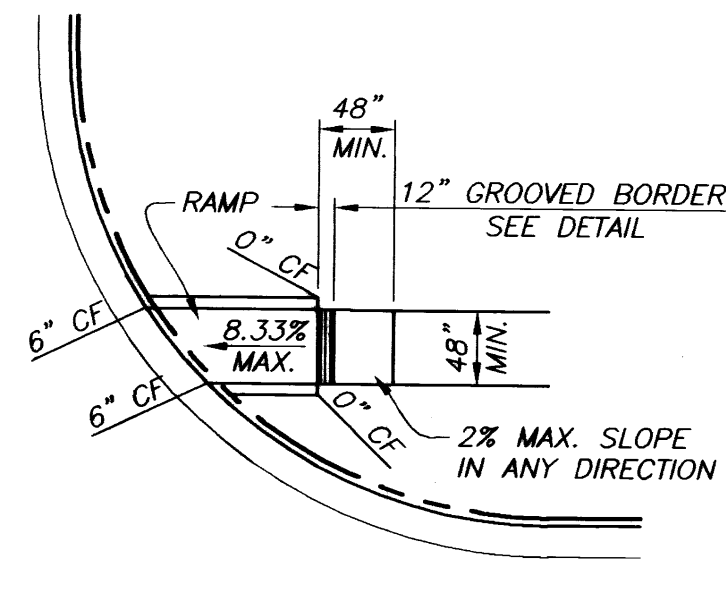
| | | | |
|-------------|---|----------|--|
| WATER | HI-DESERT WATER DISTRICT 55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 ATTENTION: MARTY STOCKSTELL PHONE: (760)365-8333 | GAS | THE GAS COMPANY P.O. BOX 3003 REDLANDS, CALIFORNIA 92374 ATTENTION: BRUCE WADDELL PHONE: (908)335-7581 |
| TELEPHONE | VERIZON 295 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 AVERYT PHONE: (714)796-9820 | SEWER | SEPTIC TANK AND SEEPAGE PITS |

CONSTRUCTION NOTES

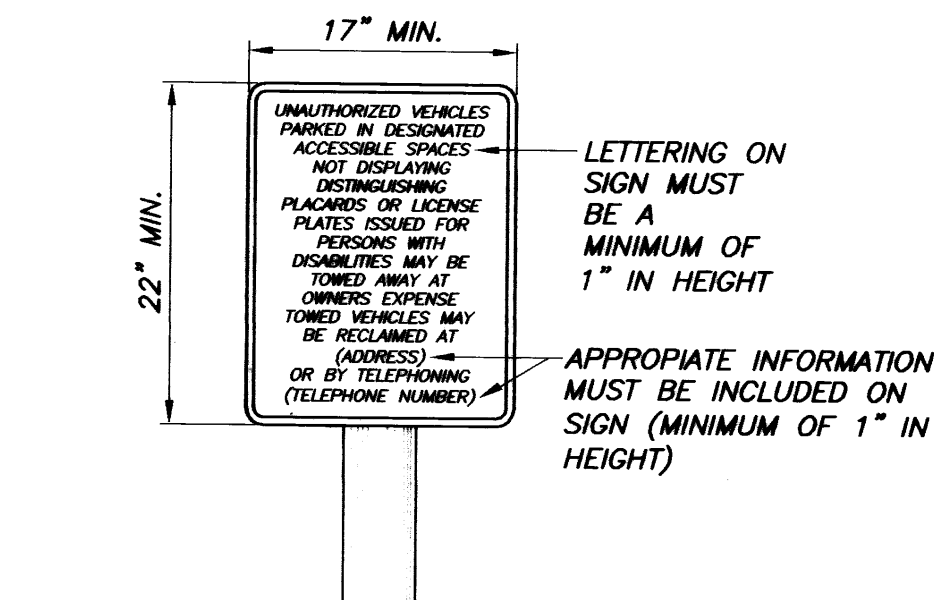
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- CONSTRUCT 3 1/2" P.C.C. SIDEWALK (TEMPORARY A.D.A. ACCESS)
- CONSTRUCT 2 1/2" A.C. PAVING OVER COMPACTED NATIVE SOIL
- CONSTRUCT 3" MIN. COMPACTED DECOMPOSED GRANITE
- CONSTRUCT TEMPORARY ACCESS RAMP PER DETAIL SHOWN ON SHEET 1 AND A.D.A. STANDARDS
- INSTALL 4" A.B.S. DRAIN
- PAINT DISABLED EMBLEM AND STRIPING PER DETAILS SHOWN HEREON AND A.D.A. STANDARDS
- PAINT BLUE DISABLED ACCESS AISLE PER A.D.A. STANDARDS
- INSTALL SITE ENTRANCE SIGN PER DETAIL SHOWN HEREON AND A.D.A. STANDARDS
- INSTALL DISABLED PARKING SIGN PER DETAIL SHOWN HEREON AND A.D.A. STANDARDS
- INSTALL ACCESSIBLE ROUTE OF TRAVEL SIGNS PER DETAIL SHOWN HEREON AND A.D.A. STANDARDS
- CONSTRUCT EXTENDED DEPTH FOOTING PER DETAIL SHOWN HEREON

STREET ADDRESSES

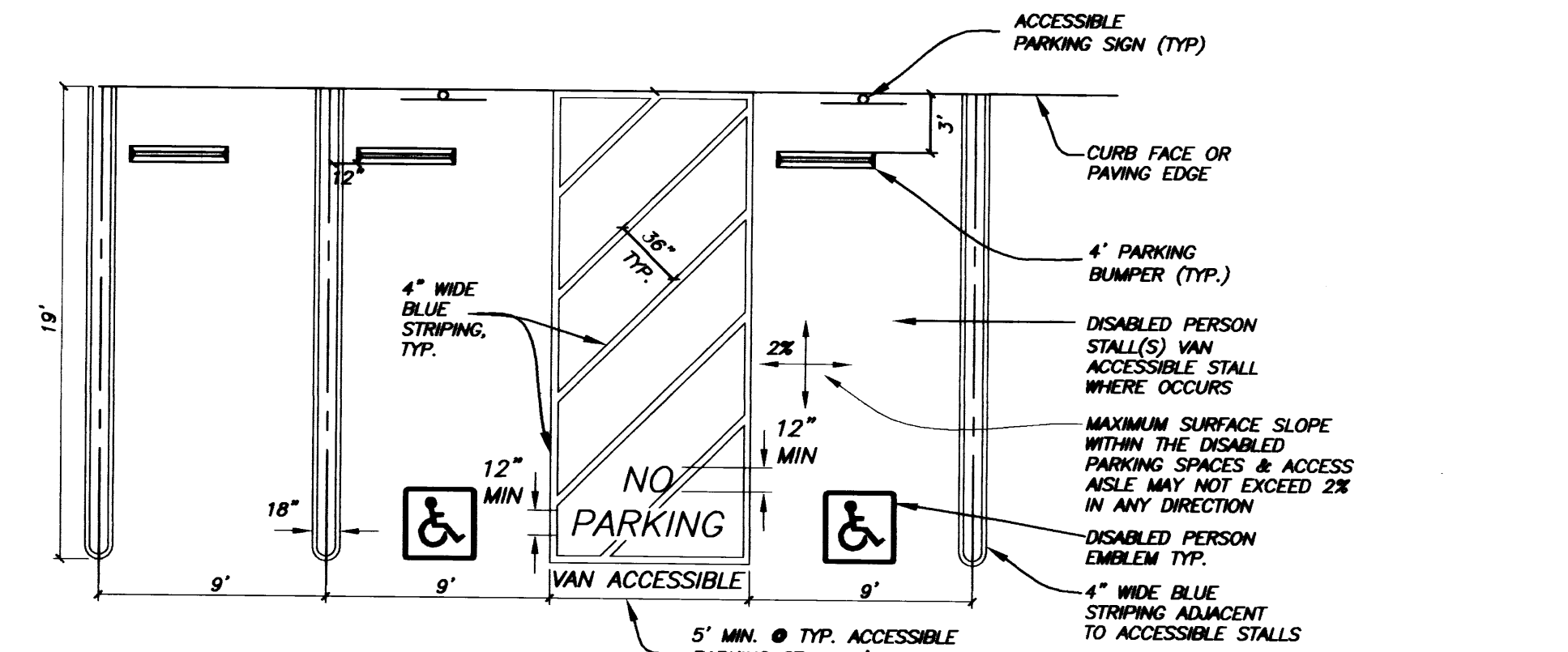
| | |
|---------|--------------------------------|
| LOT 1 | 56506 DESERT SKY DRIVE |
| LOT 2 | 56514 DESERT SKY DRIVE |
| LOT 3 | 56522 DESERT SKY DRIVE |
| LOT 4 | 56530 DESERT SKY DRIVE |
| LOT 5 | 56538 DESERT SKY DRIVE |
| LOT 84 | 7465 VILLAGE WAY |
| LOT 85 | 7447 VILLAGE WAY |
| LOT 86 | 7425 VILLAGE WAY |
| LOT 87 | 7397 VILLAGE WAY |
| LOT 88 | 7379 VILLAGE WAY |
| LOT 89 | 7361 VILLAGE WAY |
| LOT 90 | 7362 VIA REAL LANE, MODEL HOME |
| LOT 91 | 7380 VIA REAL LANE, MODEL HOME |
| LOT 92 | 7398 VIA REAL LANE, MODEL HOME |
| LOT 93 | 7426 VIA REAL LANE |
| LOT 94 | 7448 VIA REAL LANE |
| LOT 95 | 7466 VIA REAL LANE |
| LOT 97 | 56525 VIA REAL LANE |
| LOT 98 | 56517 VIA REAL LANE |
| LOT 99 | 7481 VIA REAL LANE |
| LOT 100 | 7465 VIA REAL LANE |
| LOT 101 | 7447 VIA REAL LANE |
| LOT 102 | 7425 VIA REAL LANE |



5 TEMPORARY ACCESS RAMP
NO SCALE



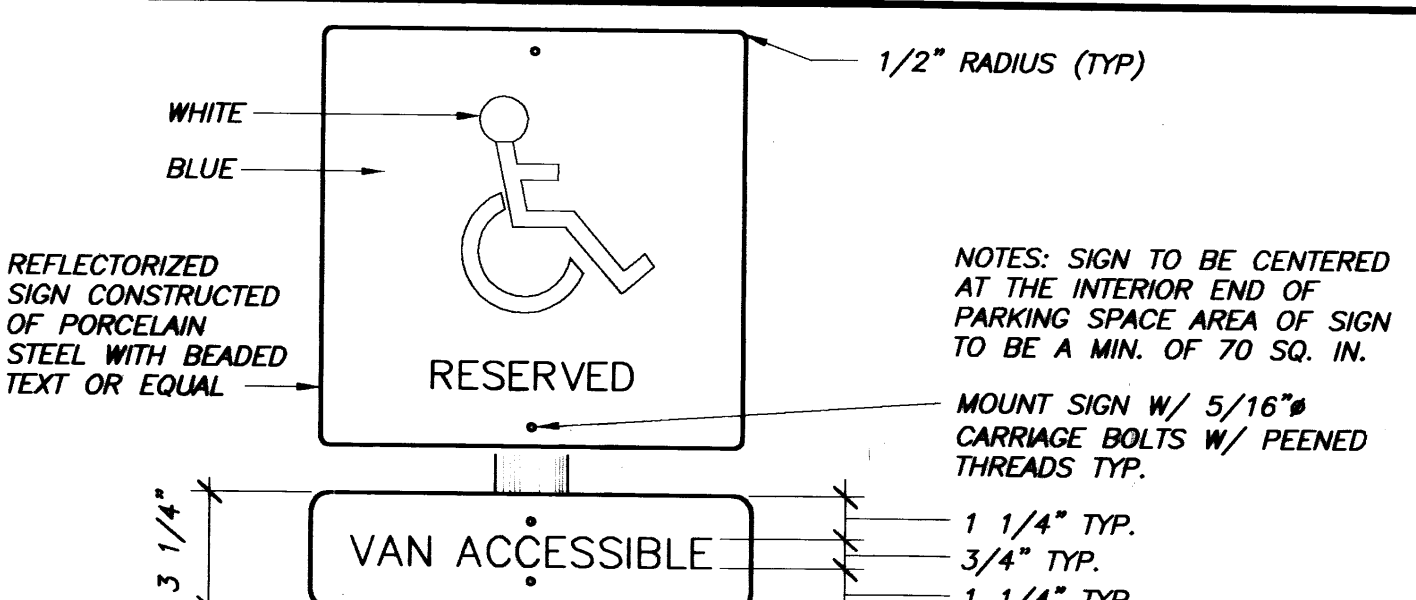
9 SITE ENTRANCE SIGN
NO SCALE



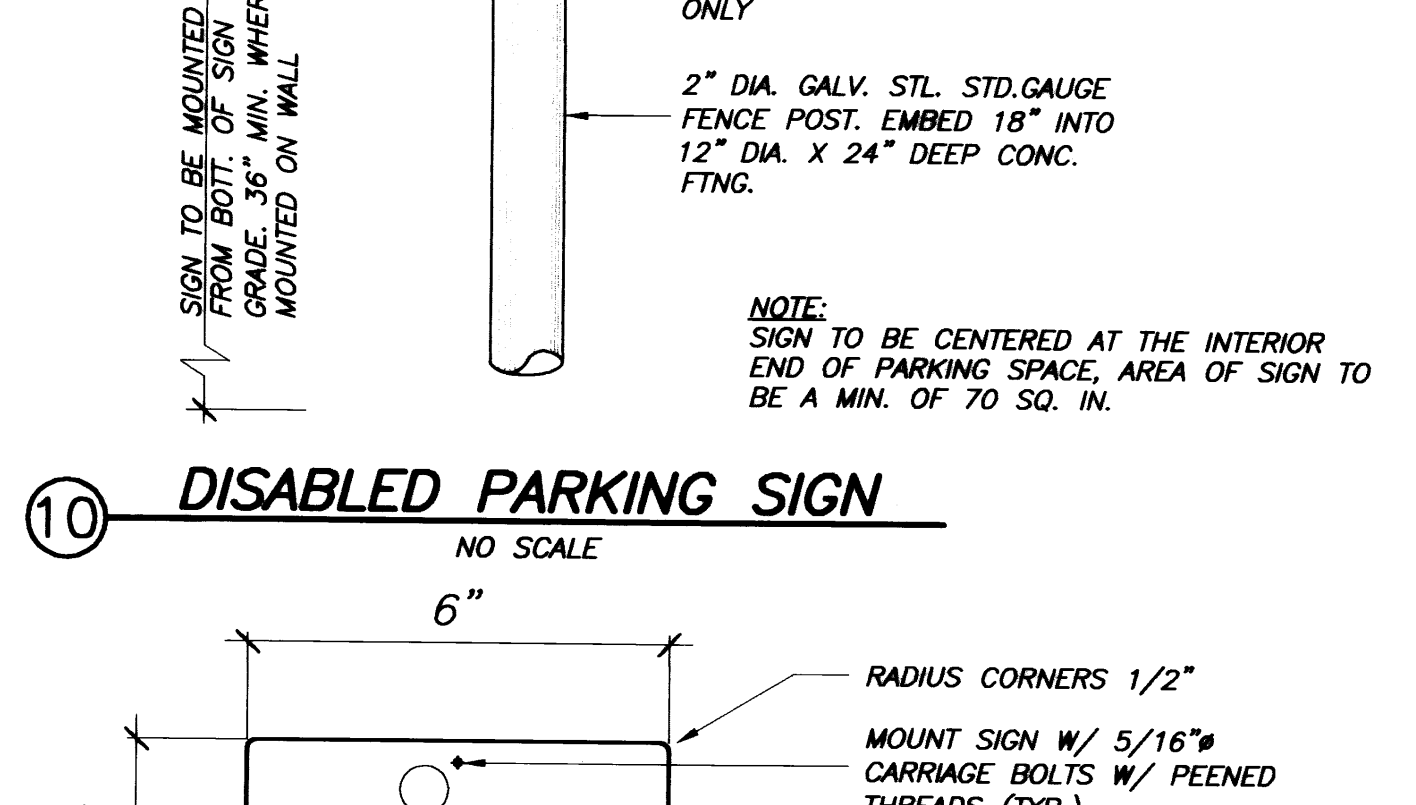
7 TYPICAL HANDICAP PARKING STALL
NO SCALE



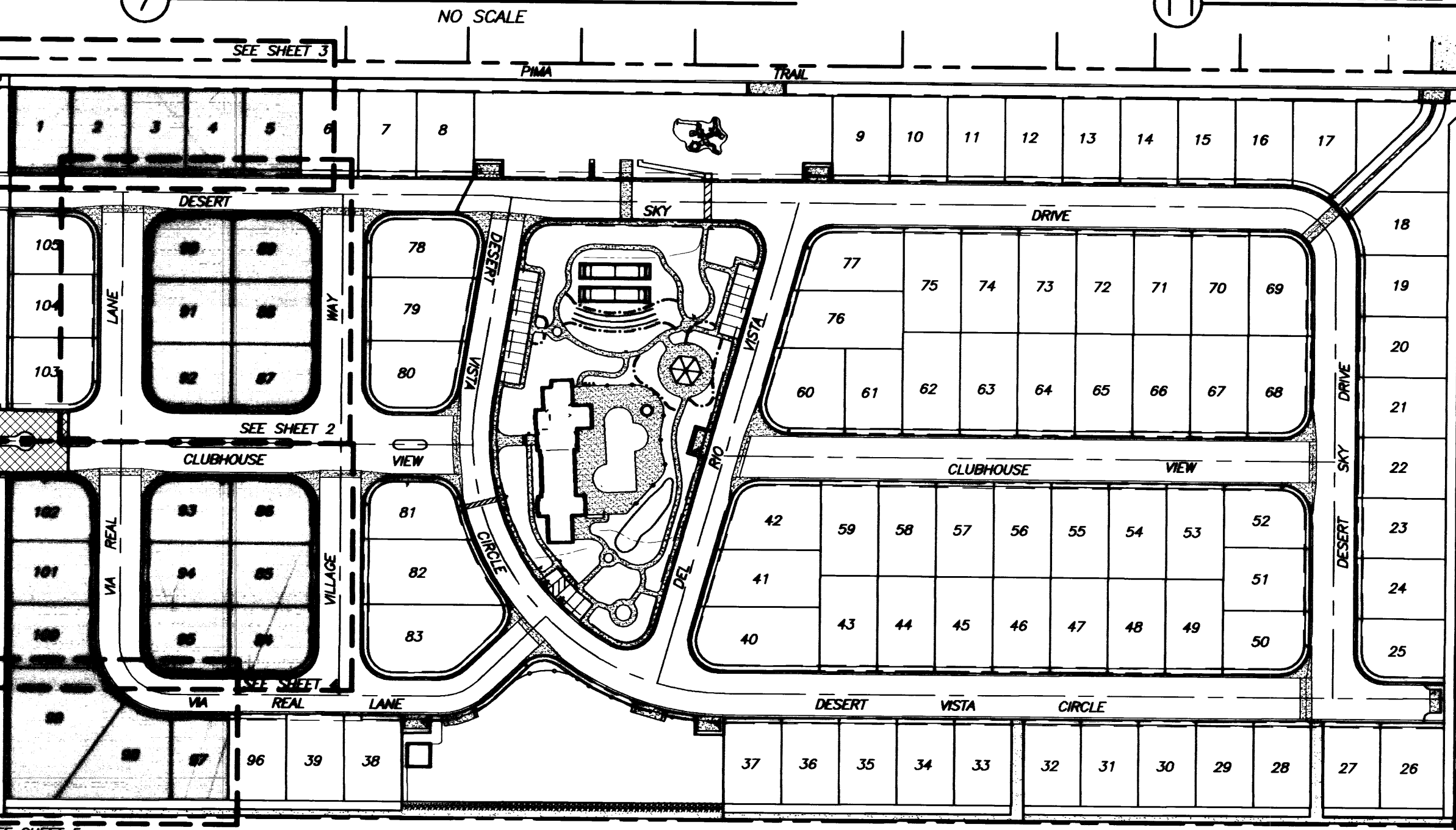
7 DISABLED PARKING STENCIL DETAIL
NO SCALE



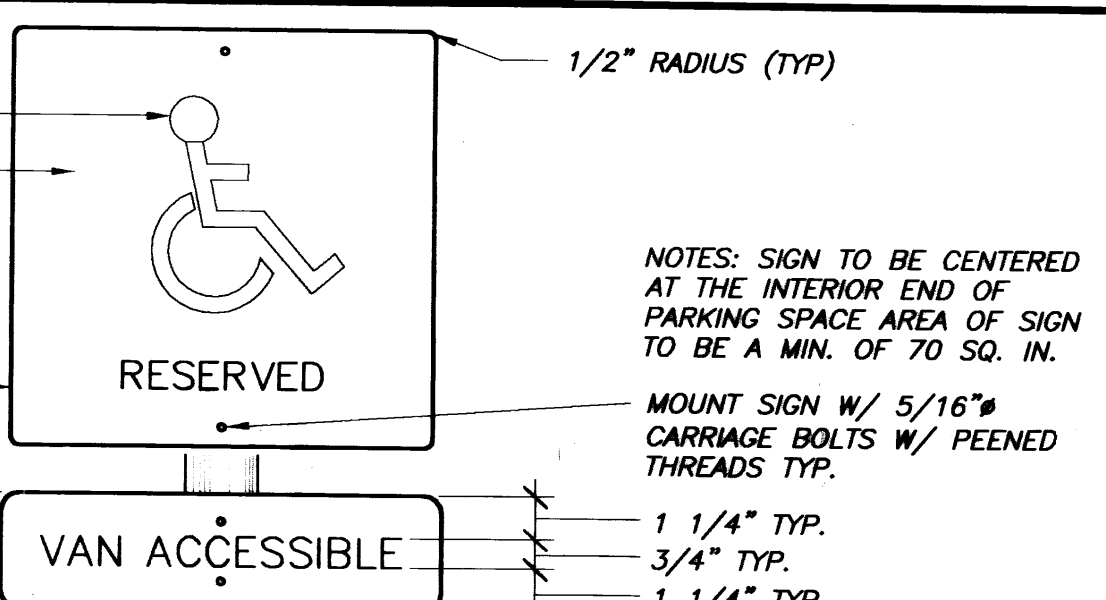
10 DISABLED PARKING SIGN
NO SCALE



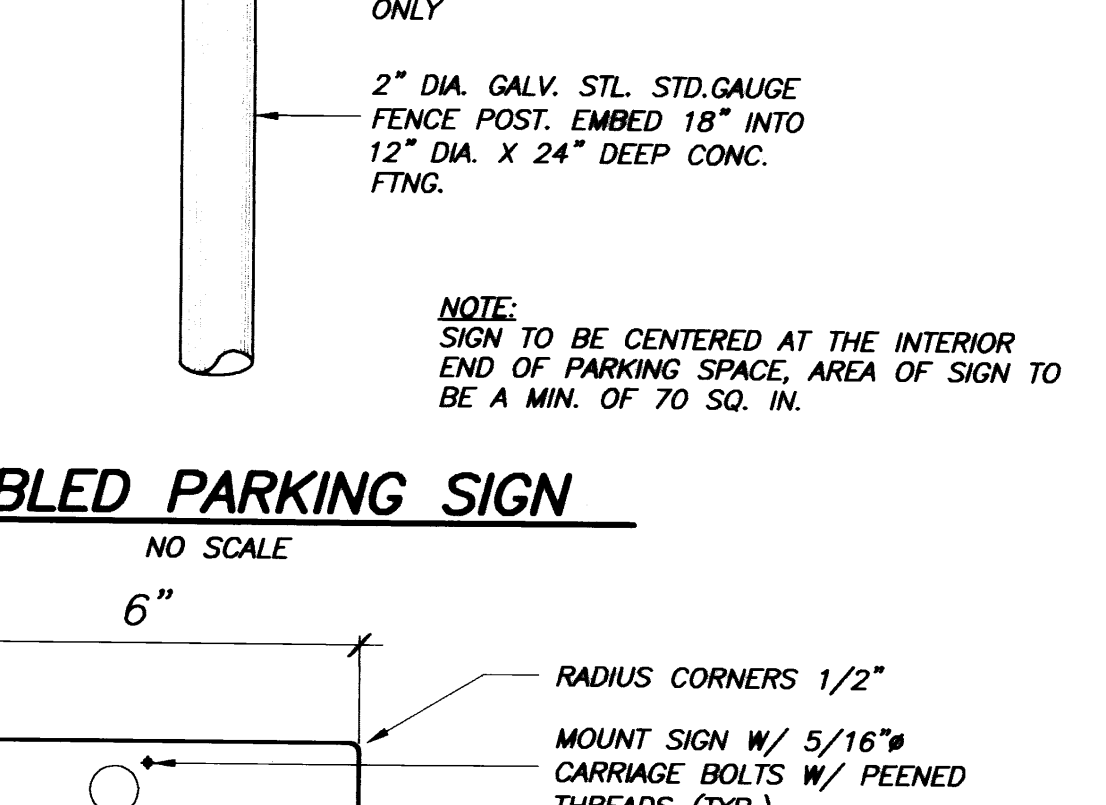
11 ACCESSIBLE ROUTE OF TRAVEL SIGN
NO SCALE



SHEET INDEX MAP
SCALE: 1"=100'



12 EXTENDED DEPTH FOOTING
NO SCALE



VICINITY MAP
NO SCALE

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
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 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

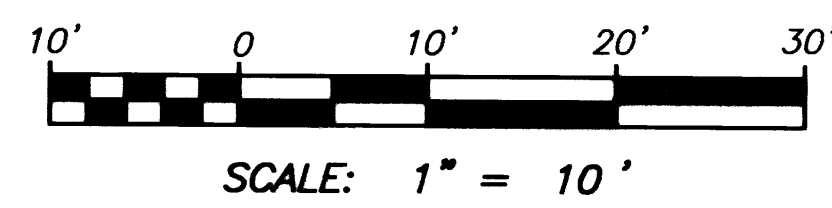
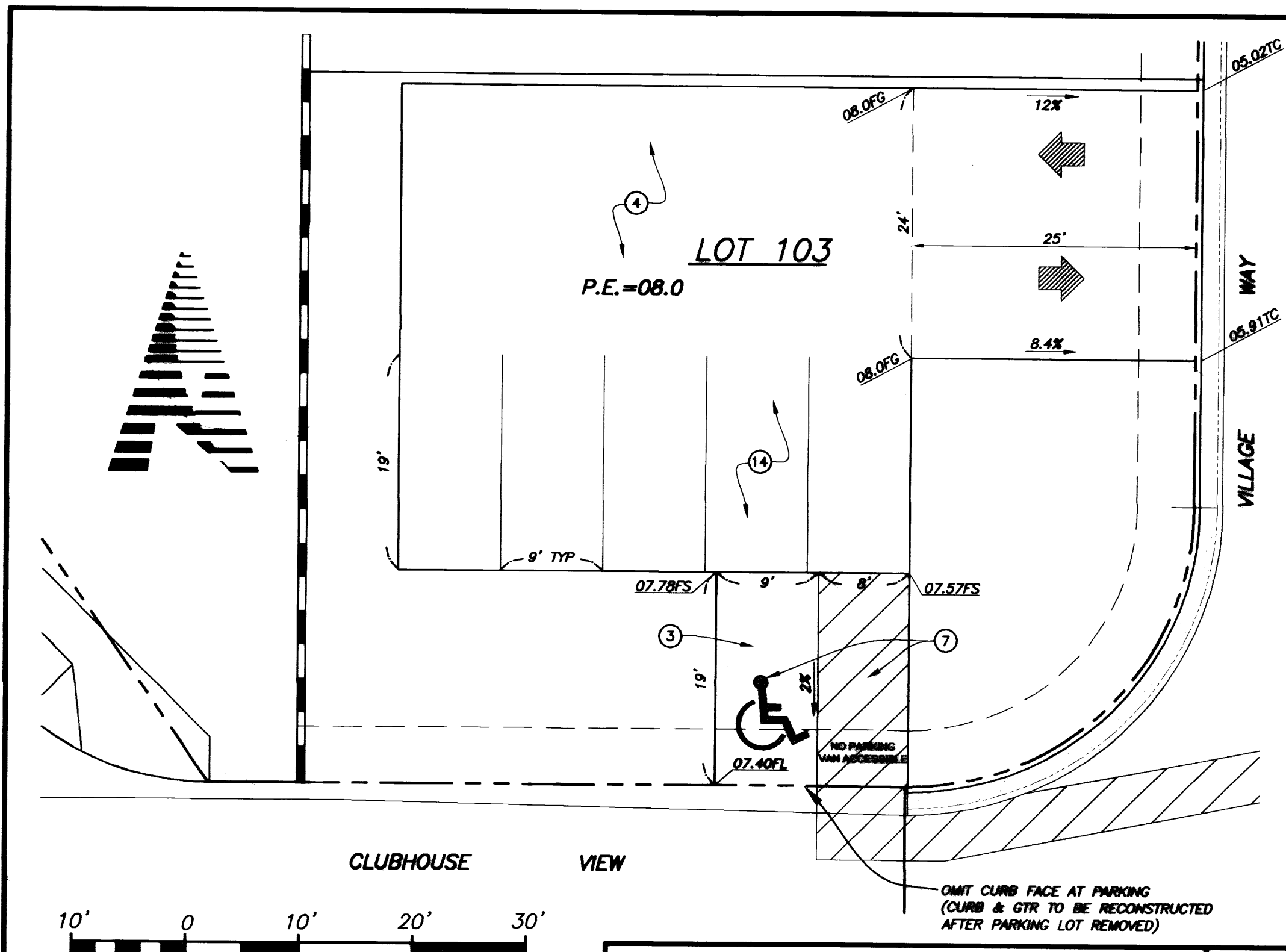
Warner engineering
 WILLIAM H. WARNER, WARNER ENGINEERING
 R.C.E. NO. 23286, EXP. 12/31/07
 DESIGN BY: K.E. DRAWN BY: G.L. CHECKED BY: W.H.W. DATE: DEC. 2006

APPROVED BY TOWN ENGINEER:

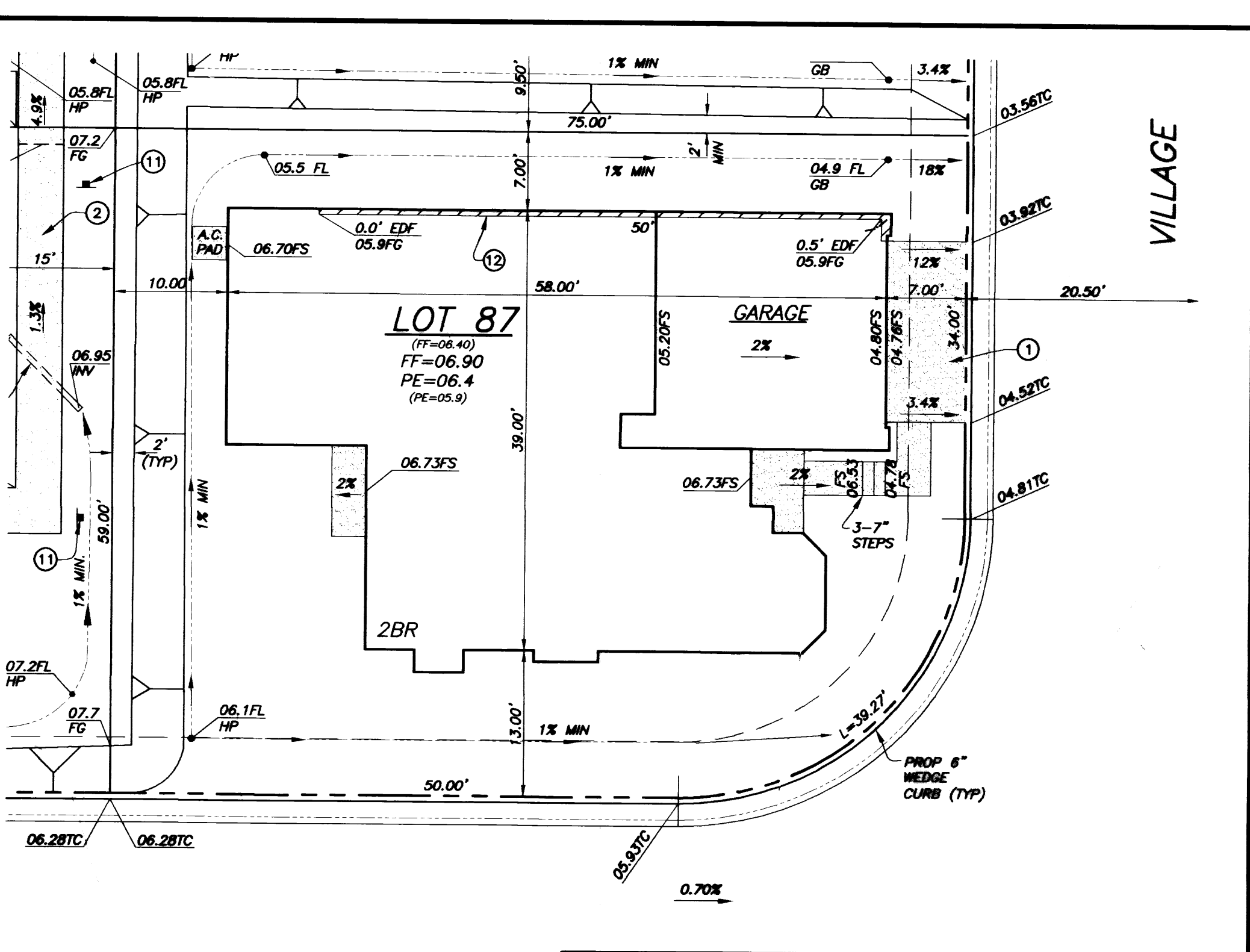
William E. Stracker
 WILLIAM E. STRACKER
 R.C.E. NO. 25082, EXP. 12/31/07

TOWN OF YUCCA VALLEY
 DESERT VISTA VILLAGE
 PRECISE GRADING PLAN
 TRACT NO. 16471
 PHASE 1
 LOTS 1-5, 84-89, 90-92, 93-95, & 97-102

SHEET NO. 1 OF 5
 FILE: 0409-038
 DRAWING NO.



REVISED PARKING AREA



REVISED LOT 87



| NO. | INIT. | APPVD | DATE | REVISIONS |
|-----|-------|-------|---------|--|
| 1 | | | 1/29/07 | REVISED PAD ELEV. (RAISED 0.5') TO MATCH APP'D. ROUGH GRADING PLAN AND ASSOCIATED ELEVATIONS, ELEV'S. IN PARENTHESIS PER APP'D. PRECISE GRADING PLAN |
| 2 | | | 1/29/07 | RELOCATED MODELS PARKING FROM LOTS 104 & 105 TO LOT 103 AND RELOCATED HANDICAP PARKING FROM VIA REAL LANE TO CLUBHOUSE VIEW |

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 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM H. WARNER
 No. 33358
 Exp. 12/31/07
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
William H. Warner 2/20/07
 WILLIAM H. WARNER, WARNER ENGINEERING
 R.C.E. NO. 23256, EXP. 12/31/07

DESIGN BY: K.E. DRAWN BY: G.U./R.C.P. CHECKED BY: W.H.W. DATE: FEB 2007

Warner engineering
 CIVIL ENGINEERING / PLANNING / LAND SURVEYING
 7245 JOHNSON AVE., SUITE B
 YUCCA VALLEY, CA 92284-3888
 (760) 305-7400
 FAX (760) 305-2146

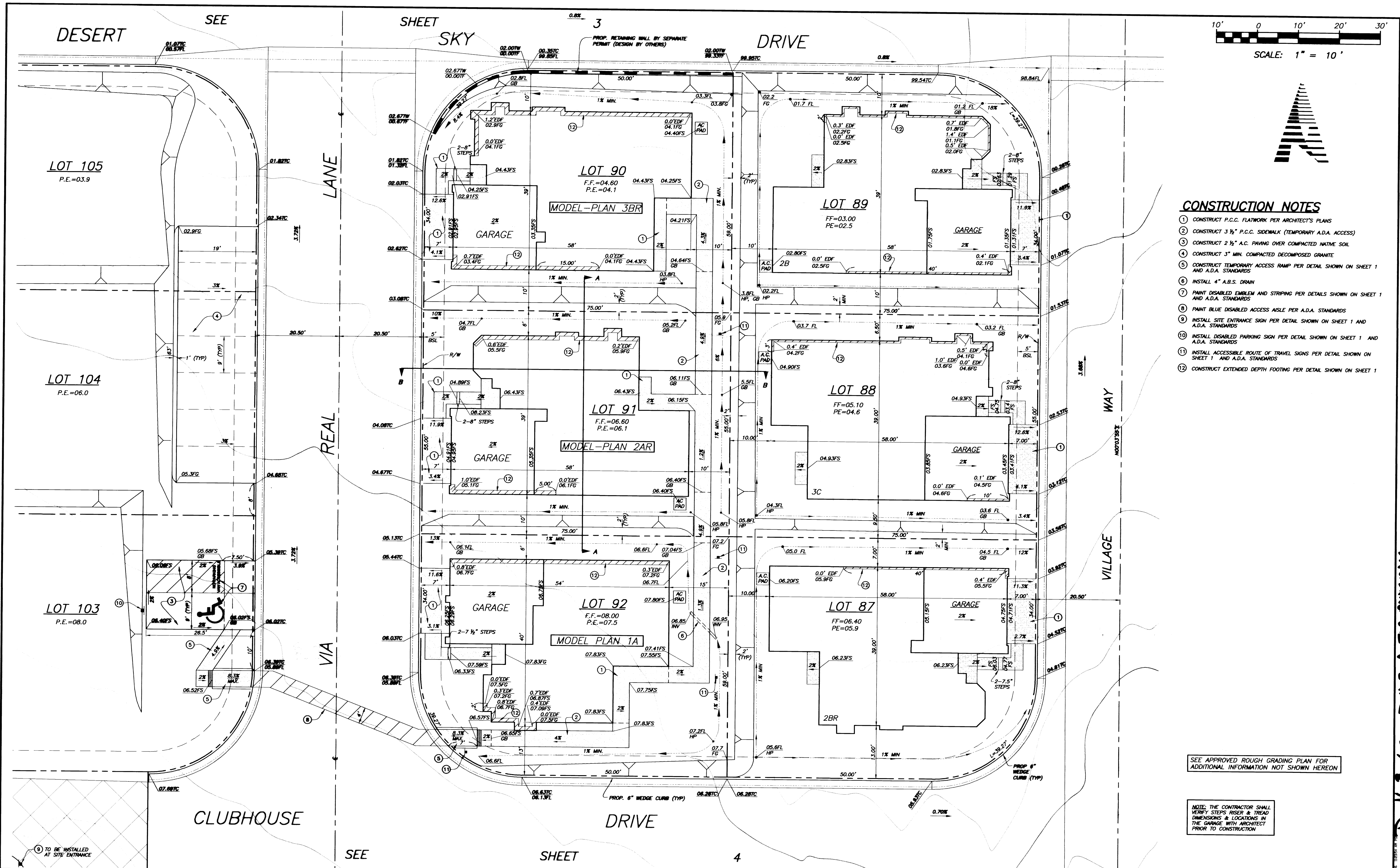
73-185 HIGHWAY 111, SUITE A
 PALM DESERT, CA 92260-3807
 (760) 341-5101

APPROVED BY TOWN ENGINEER:
William E. Stracker 2/20/07
 WILLIAM E. STRACKER
 R.C.E. NO. 25082, EXP. 12/31/07

TOWN OF YUCCA VALLEY
 DESERT VISTA VILLAGE
 PRECISE GRADING PLAN
 TRACT NO. 16471, PHASE 1
 REVISION SHEET

SHEET NO.
 1 OF 1
 FILE: 0409-038
 DRAWING NO.

D-163-A



- CONSTRUCTION NOTES**
- 1 CONSTRUCT P.C.C. FLATWORK PER ARCHITECT'S PLANS
 - 2 CONSTRUCT 3 1/2" P.C.C. SIDEWALK (TEMPORARY A.D.A. ACCESS)
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 - 11 INSTALL ACCESSIBLE ROUTE OF TRAVEL SIGNS PER DETAIL SHOWN ON SHEET 1 AND A.D.A. STANDARDS
 - 12 CONSTRUCT EXTENDED DEPTH FOOTING PER DETAIL SHOWN ON SHEET 1

SEE APPROVED ROUGH GRADING PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREON

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

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 Exp. 12/31/07
 CIVIL ENGINEER
 STATE OF CALIFORNIA

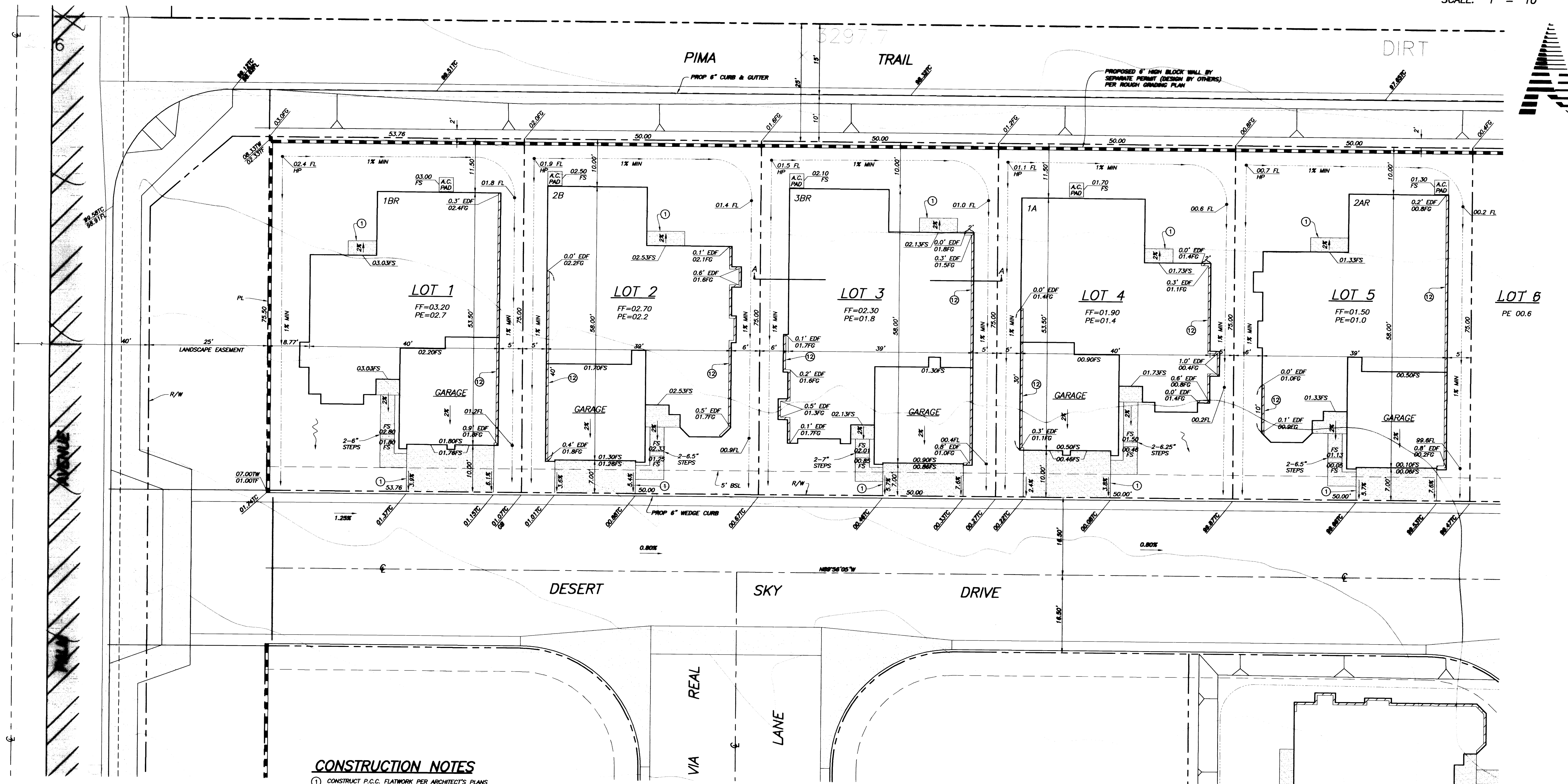
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APPROVED BY TOWN ENGINEER:
 WILLIAM E. STRACKER
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TOWN OF YUCCA VALLEY
 DESERT VISTA VILLAGE
PRECISE GRADING PLAN
 TRACT NO. 16471
 PHASE 1
 LOTS 1-5, 84-89, 90-92, 93-95, & 97-102

SHEET NO. **2** OF **5**
 FILE: 0409-038
 DRAWING NO.



CONSTRUCTION NOTES

- 1 CONSTRUCT P.C.C. FLATWORK PER ARCHITECT'S PLANS
- 2 CONSTRUCT 3 1/2" P.C.C. SIDEWALK (TEMPORARY A.D.A. ACCESS)
- 3 CONSTRUCT 2 1/2" A.C. PAVING OVER COMPACTED NATIVE SOIL
- 4 CONSTRUCT 3" MIN. COMPACTED DECOMPOSED GRANITE
- 5 CONSTRUCT TEMPORARY ACCESS RAMP PER DETAIL SHOWN ON SHEET 1 AND A.D.A. STANDARDS
- 6 INSTALL 4" A.B.S. DRAIN
- 7 PAINT DISABLED EMBLEM AND STRIPING PER DETAILS SHOWN ON SHEET 1 AND A.D.A. STANDARDS
- 8 PAINT BLUE DISABLED ACCESS ASLE PER A.D.A. STANDARDS
- 9 INSTALL SITE ENTRANCE SIGN PER DETAIL SHOWN ON SHEET 1 AND A.D.A. STANDARDS
- 10 INSTALL DISABLED PARKING SIGN PER DETAIL SHOWN ON SHEET 1 AND A.D.A. STANDARDS
- 11 INSTALL ACCESSIBLE ROUTE OF TRAVEL SIGNS PER DETAIL SHOWN ON SHEET 1 AND A.D.A. STANDARDS
- 12 CONSTRUCT EXTENDED DEPTH FOOTING PER DETAIL SHOWN ON SHEET 1

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

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
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DIGALERT
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING.
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

WILLIAM H. WARNER
REGISTERED PROFESSIONAL ENGINEER
No. 23256
Exp. 12/31/07
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
William H. Warner 12/1/06
WILLIAM H. WARNER, WARNER ENGINEERING
R.C.E. NO. 23256, EXP. 12/31/07
DESIGN BY: K.E. DRAWN BY: G.U. CHECKED BY: W.H.W. DATE: DEC. 2006

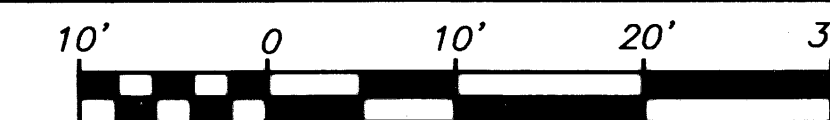
Warner engineering
CIVIL ENGINEERING / PLANNING / LAND SURVEYING
7245 JORDAN LANE, SUITE 8 22013 WREN STREET 73-185 HIGHWAY 111, SUITE A
YUCCA VALLEY, CA 92386-2988 PALM DESERT, CA 92260-3907 APPLE VALLEY, CA 92308
(760) 247-8879 (760) 341-3103 (760) 247-8879
FAX (760) 388-2148 FAX (760) 341-5999



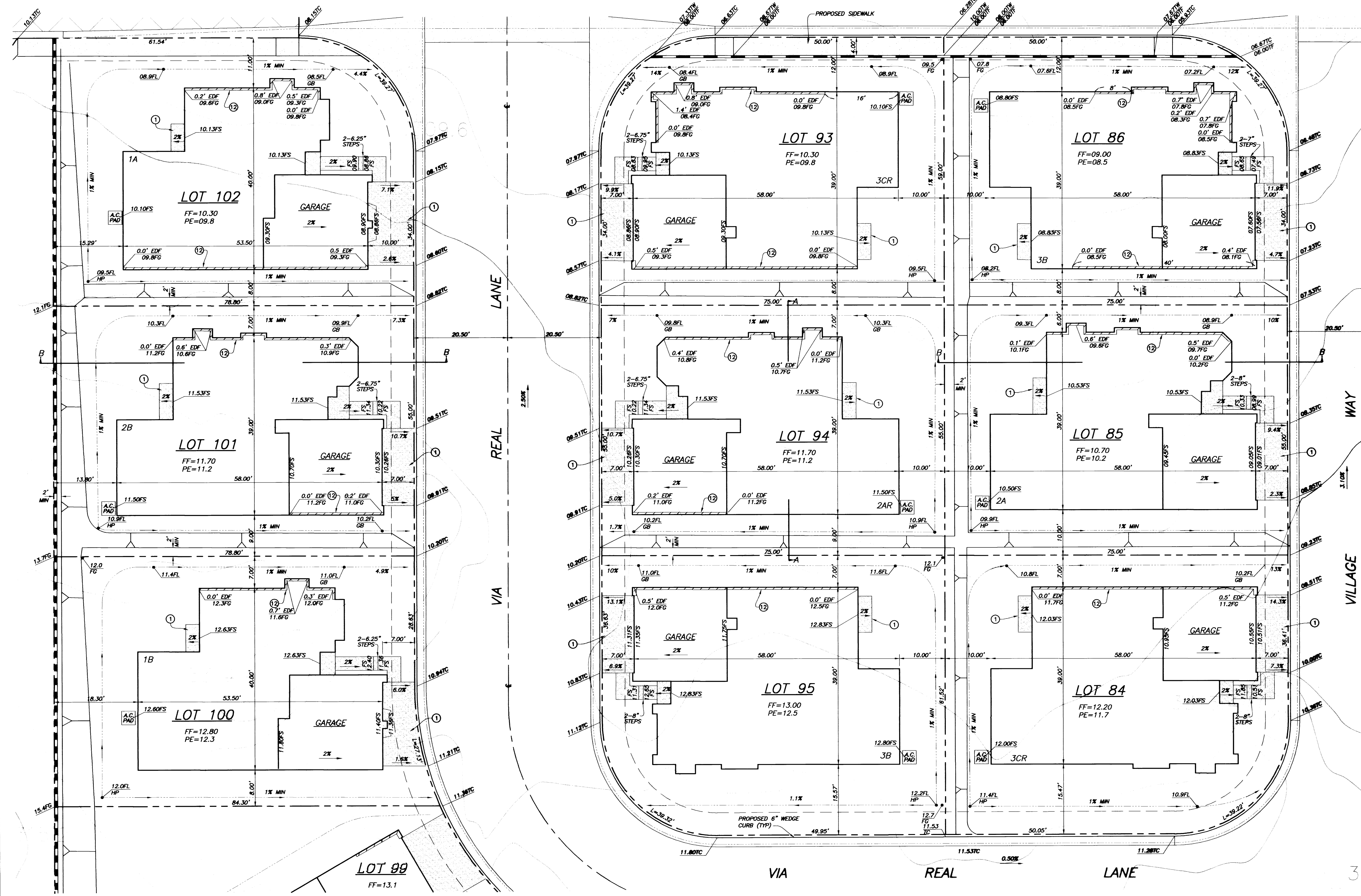
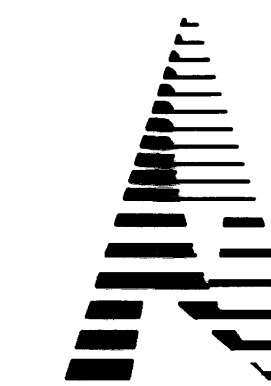
APPROVED BY TOWN ENGINEER:
William E. Stracker 12/7/06
WILLIAM E. STRACKER DATE: 12/7/06
R.C.E. NO. 25082, EXP. 12/31/07

TOWN OF YUCCA VALLEY
DESERT VISTA VILLAGE
PRECISE GRADING PLAN
TRACT NO. 16471
PHASE 1
LOTS 1-5, 84-89, 90-92, 93-95, & 97-102

SHEET NO.
3 OF **5**
FILE: 0409-038
DRAWING NO.



SCALE: 1" = 10'



CONSTRUCTION NOTES

- 1 CONSTRUCT P.C.G. FLATWORK PER ARCHITECT'S PLANS
- 2 CONSTRUCT 3 1/2" P.C.G. SIDEWALK (TEMPORARY A.D.A. ACCESS)
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NOTE: THE CONTRACTOR SHALL VERIFY STEPS RISER & TREAD DIMENSIONS & LOCATIONS IN THE GARAGE WITH ARCHITECT PRIOR TO CONSTRUCTION

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 BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

PREPARED UNDER THE SUPERVISION OF:

 WILLIAM H. WARNER, WARNER ENGINEERING
 R.C.E. NO. 23256, EXP. 12/31/07
 DESIGN BY: K.E. DRAWN BY: G.U. CHECKED BY: W.H.W. DATE: DEC. 2006

Warner engineering
 CIVIL ENGINEERING / PLANNING / LAND SURVEYING
 7245 JORDAN LANE, SUITE 8, YUCCA VALLEY, CA 92286-2998
 760-341-3101 (760) 341-3101 FAX (760) 341-5999

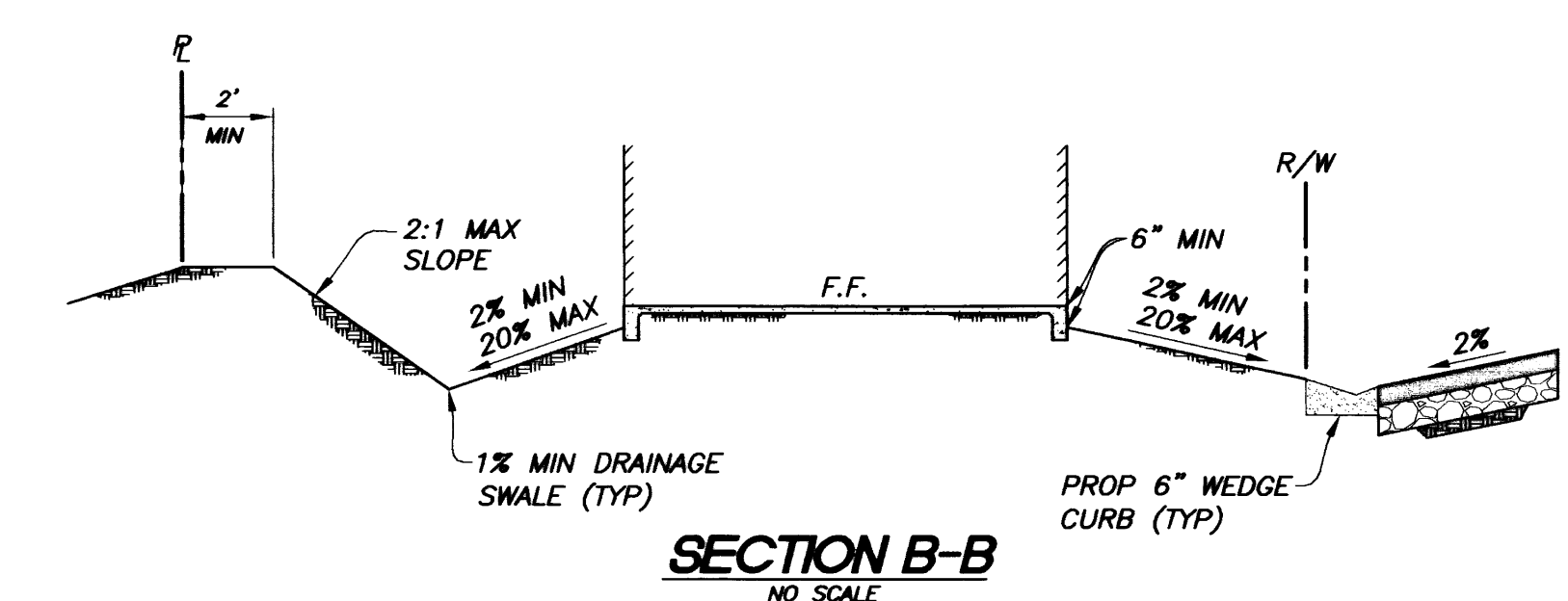
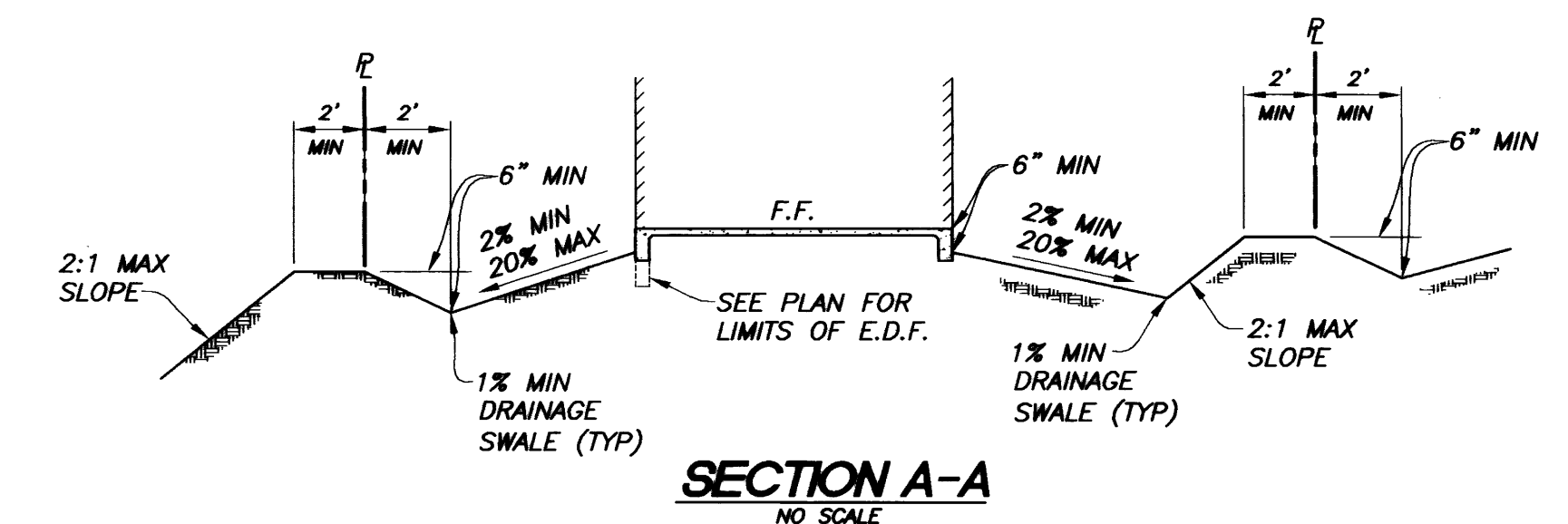
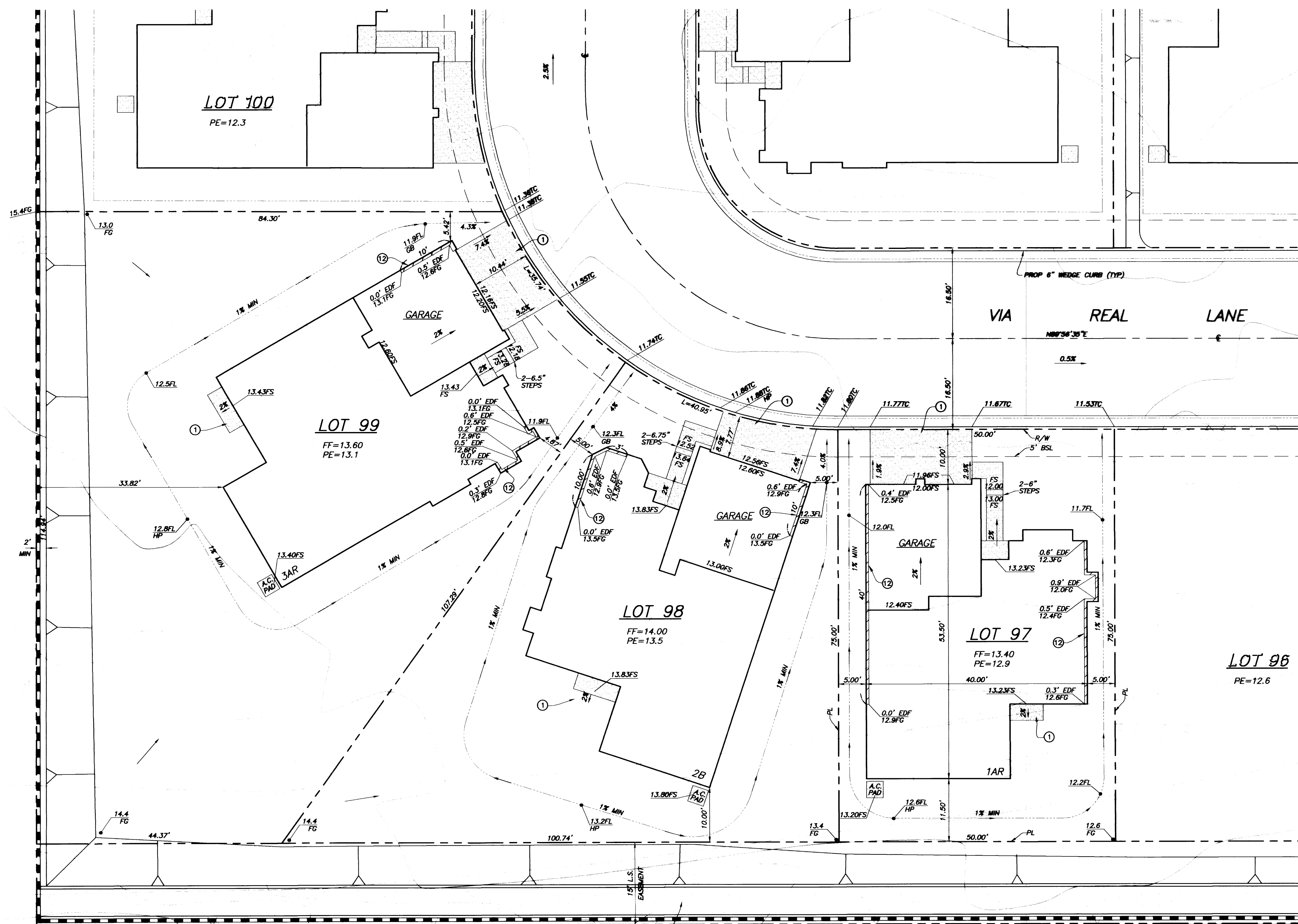
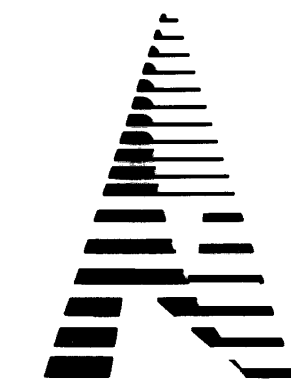
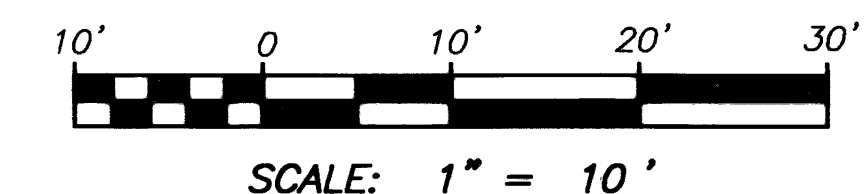
APPROVED BY TOWN ENGINEER:

 WILLIAM E. STRACKER
 R.C.E. NO. 25082, EXP. 12/31/07

TOWN OF YUCCA VALLEY
 DESERT VISTA VILLAGE
PRECISE GRADING PLAN
 TRACT NO. 16471
 PHASE 1
 LOTS 1-5, 84-89, 90-92, 93-95, & 97-102

SHEET NO. **4** OF **5**
 FILE: 0409-038
 DRAWING NO.

SEE SHEET 3



CONSTRUCTION NOTES

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- ② CONSTRUCT 3 1/2" P.C.C. SIDEWALK (TEMPORARY A.D.A. ACCESS)
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SEE APPROVED ROUGH GRADING PLAN FOR DRAINAGE CHANNEL CONSTRUCTION

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IT'S THE LAW DIAL BEFORE YOU DIG!

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PREPARED UNDER THE SUPERVISION OF:

William H. Warner 12/16/06

WILLIAM H. WARNER, WARNER ENGINEERING
R.C.E. NO. 23256, EXP. 12/31/07

DESIGN BY: K.E. DRAWN BY: G.U. CHECKED BY: W.H.W. DATE: DEC. 2006

Warner engineering

CIVIL ENGINEERING / PLANNING / LAND SURVEYING

7240 JOURNAL LANE, SUITE B
MESA, CALIFORNIA 92540-2548
(760) 395-7500
FAX: (760) 395-2146

73-185 HIGHWAY 111, SUITE A
PALM DESERT, CA 92260-3607
(760) 341-3101
FAX: (760) 341-5999

APPROVED BY TOWN ENGINEER:

William E. Stracker 12/12/06

WILLIAM E. STRACKER
R.C.E. NO. 25082, EXP. 12/31/07

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DESERT VISTA VILLAGE
PRECISE GRADING PLAN
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SHEET NO. 5 OF 5
FILE: 0409-038
DRAWING NO.