

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 1-800-227-2600 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, JULY 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 "HARPIN" 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 DURING PLAN CHECK, 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, SECTION 3309.3 GRADING DESIGNATION, B, SECTION 3316, EROSION CONTROL AND S, SECTION 3320 ENGINEERING REPORTS AND THE PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLIES 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

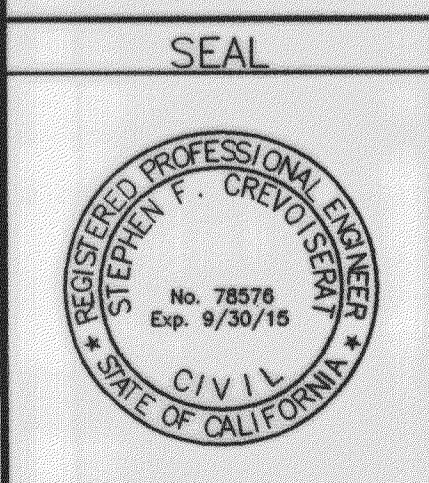
1. EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ESTIMATES SHOWN FOR AGENCY FEE PURPOSES ONLY, AND BASED UPON THE PLAN ELEVATIONS SHOWN AND ON THE GROUND ELEVATIONS WHICH EXISTED AT THE TIME OF THE TOPOGRAPHIC SURVEY. THE LOCATION AND ELEVATION OF THE EXISTING GROUND CONTOURS WERE OBTAINED 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 NEED FOR 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 TAKE 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



DUST CONTROL NOTES

MANDATORY ACTIONS LIST

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. PREVENT CONSTRUCTION CARRYOUT AND ENTRAPMENT 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).
- B. 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)385-8333	GAS	THE GAS COMPANY P.O. BOX 3003 REDLANDS, CALIFORNIA 92374 ATTENTION: BRUCE WADDELL PHONE: (909)335-7581
TELEPHONE	VERIZON 295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 ATTENTION: LARRY MOORE PHONE: (760)778-3810	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)798-9920	SEWER	SEWER MAINS TO PACKAGE TREATMENT PLANT

EARTHWORK ESTIMATE

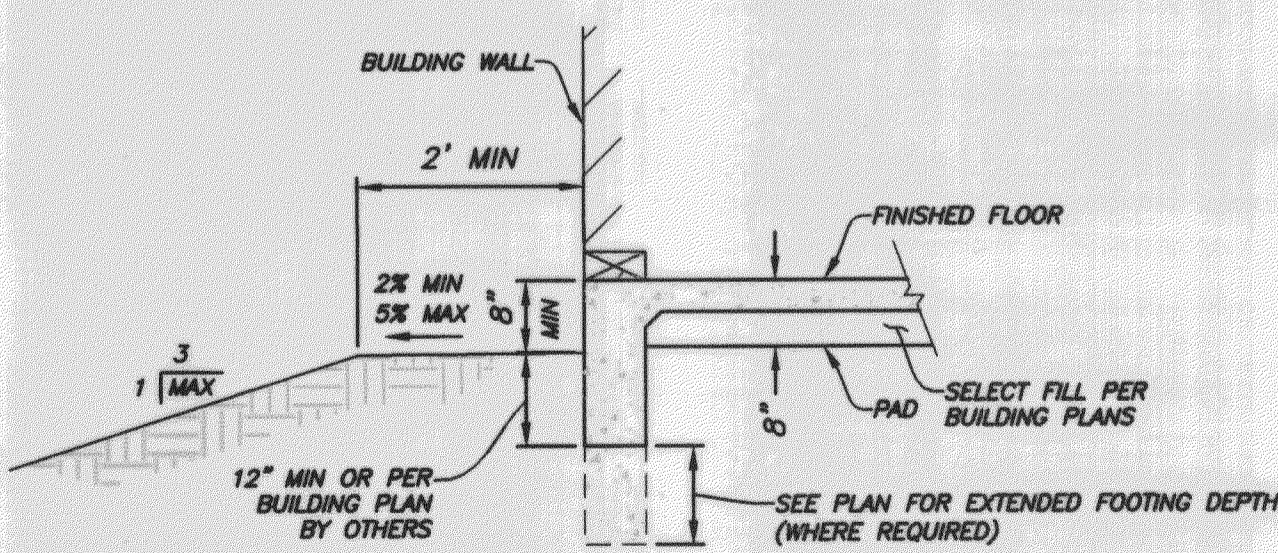
CUT = 1,100 CUBIC YARDS
FILL = 0 CUBIC YARDS
EXPORT = 1,100 CUBIC YARDS

PREPARED FOR

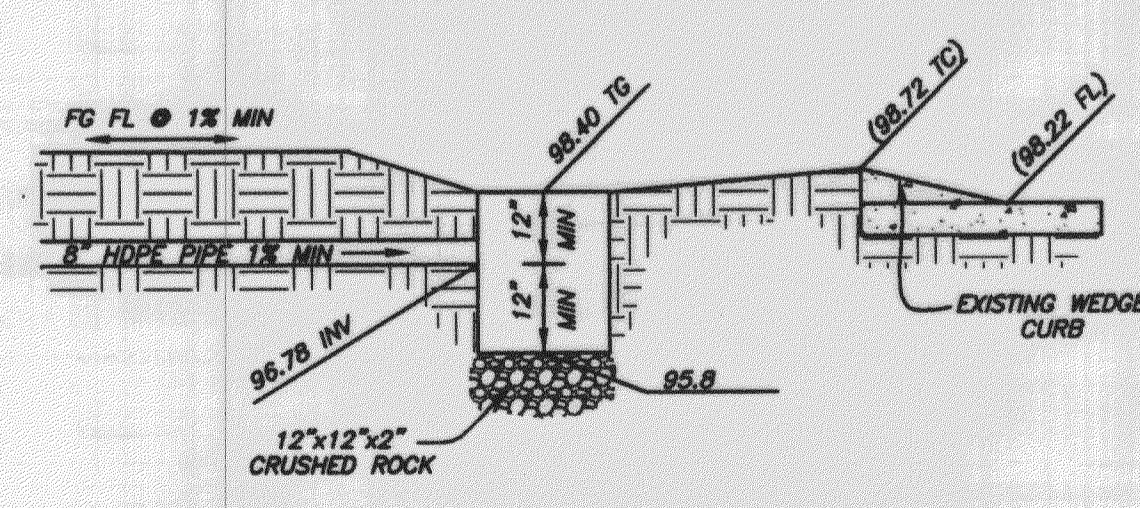
DESERT VISTA LLC
ATTN: DONNY MacLEAN II
3961 CITRUS DRIVE
FALLBROOK, CA 92028

CONSTRUCTION NOTES

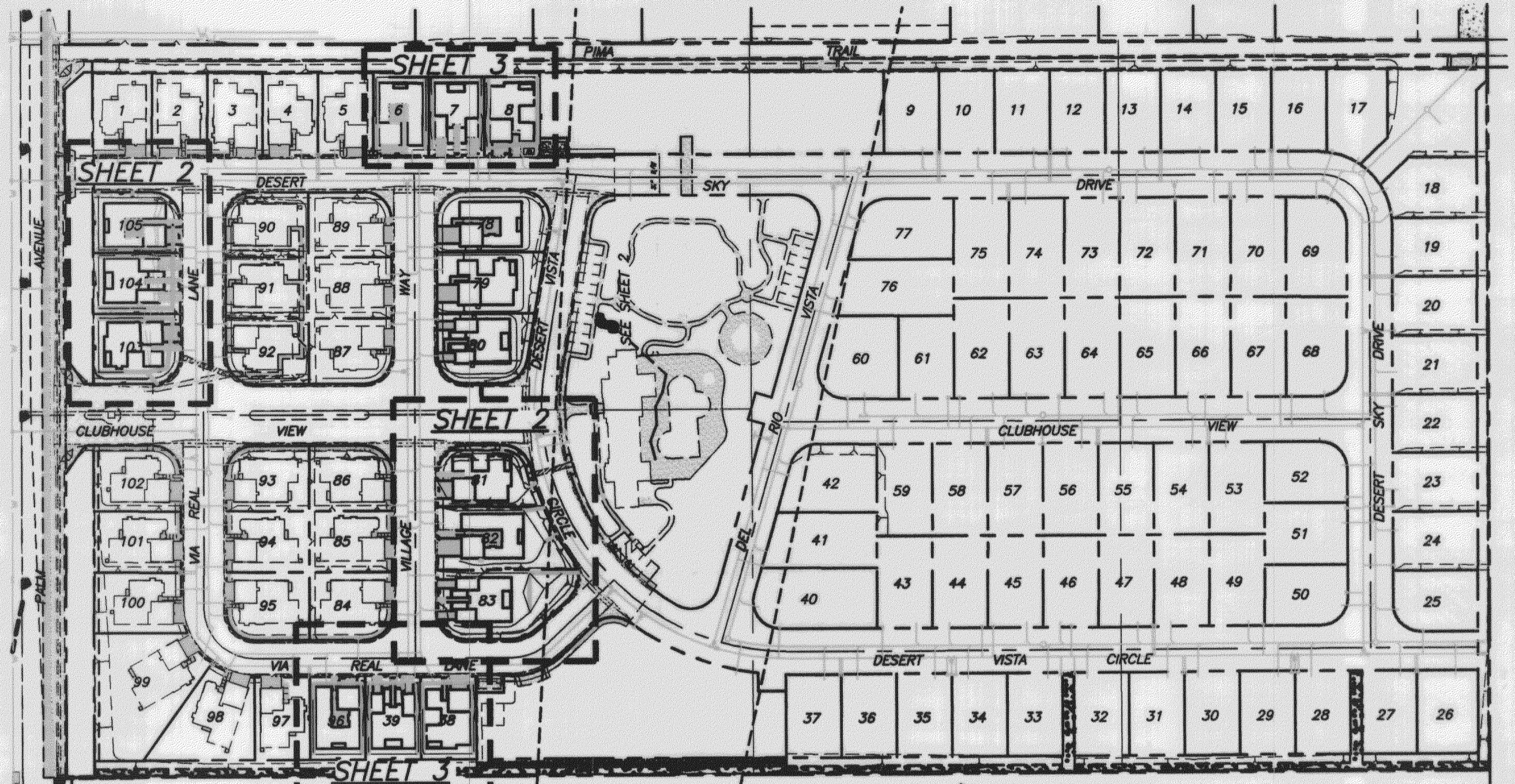
1. CONSTRUCT 12"x12" HDPE CATCH BASIN WITH GRATE
2. CONSTRUCT 18"x18" HDPE CATCH BASIN WITH GRATE AND 12"x12"x3" DEEP UNDER-DRAIN WITH 1" GRAVEL
3. CONSTRUCT 6" HDPE STORM DRAIN @ R=1.0%
4. CONSTRUCT EXTENDED FOOTING TO 12" MIN BELOW FINISHED GROUND
5. CONSTRUCT STEM WALL TO 8" MIN ABOVE FINISHED GROUND
6. CONSTRUCT MASONRY RETAINING WALL WITH SCREEN WALL
7. CONSTRUCT 2:1 MAX SLOPE
8. CUT HOLE IN EXISTING WALL FOR 6" PIPE
9. CONSTRUCT 18"x18" GRAVELED ROCK APRON ABOVE CURB



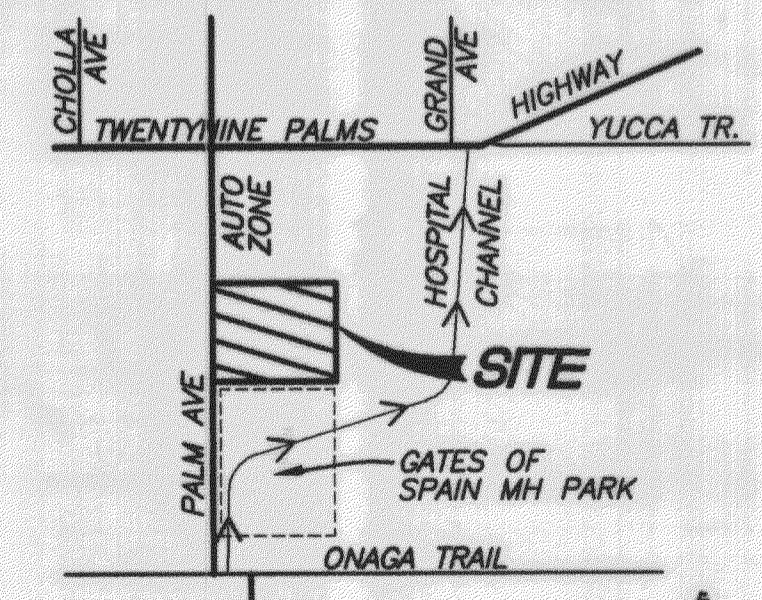
4 EXTENDED DEPTH FOOTING NO SCALE



2 CATCH BASIN WITH DRAIN NO SCALE



SHEET INDEX MAP SCALE: 1"=100'



VICINITY MAP NO SCALE

BENCH MARK NO.

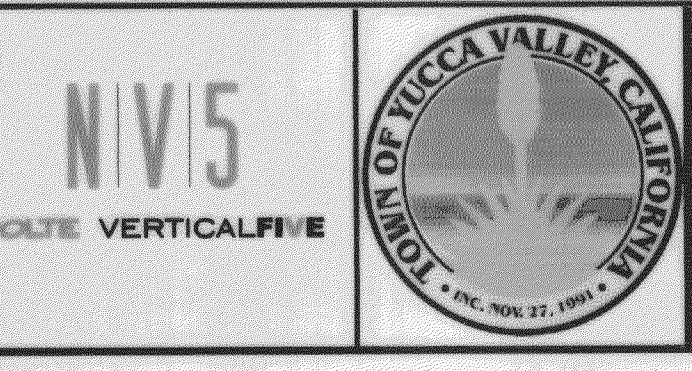
NAVD 88
2 1/2" BRASS CAP (DOWN 2") IN WELL MONUMENT, STAMPED NATIONAL GEODETIC SURVEY, NORTHEAST OF INTERSECTION OF S.R. 62 AND S.R. 247 ELEV. 3254.76

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:
Steph of Crevoletsky 12/11/13
- R.C.E. No. 78576, EXP. 9/30/15 - DATE



APPROVED BY:

Alex Qishta 1/7/14
ALEX QISHTA, TOWN PROJECT ENGINEER
R.C.E. 06702 EXP. DATE 08/30/14

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

DESERT VISTA VILLAGE / TRACT NO. 16471

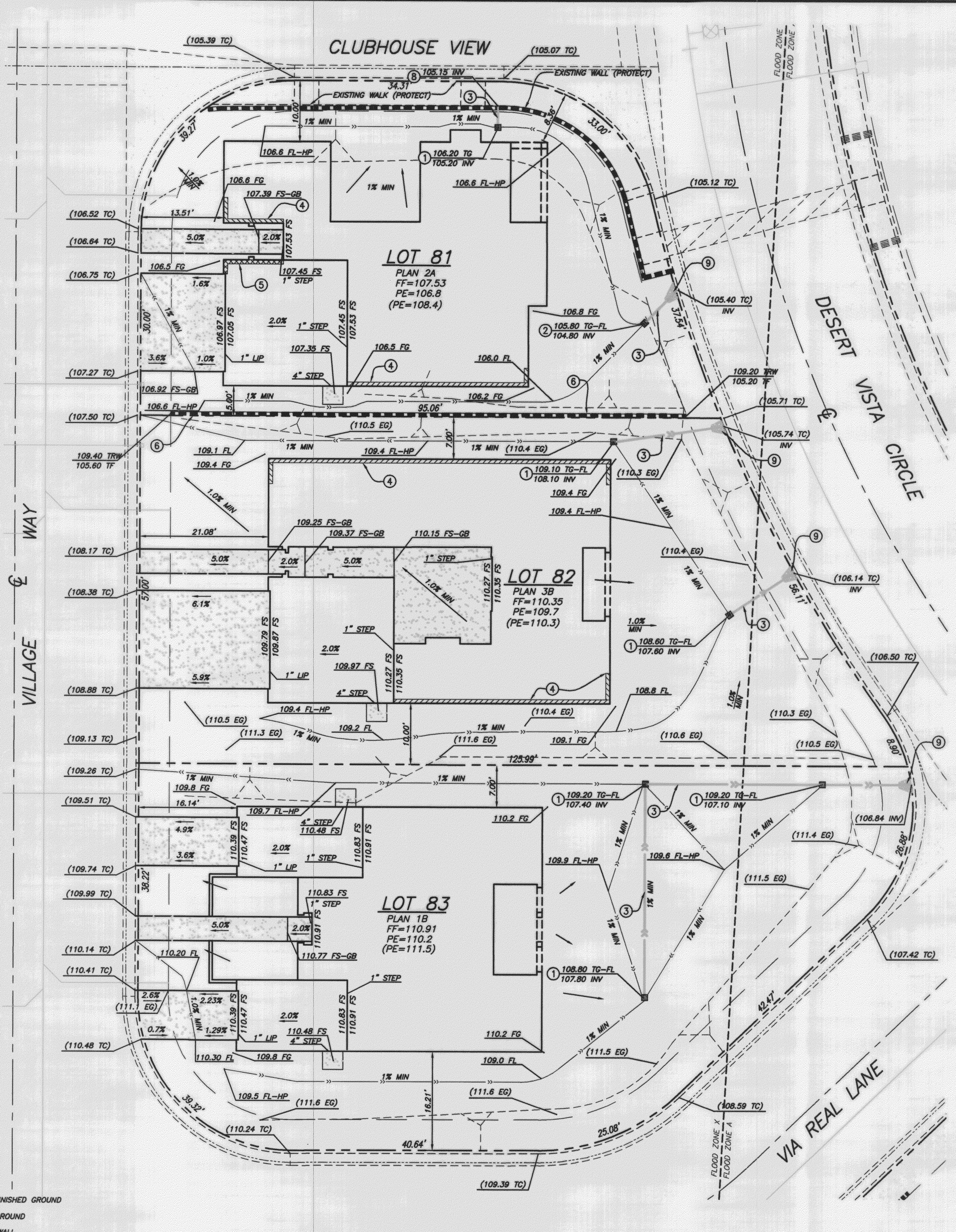
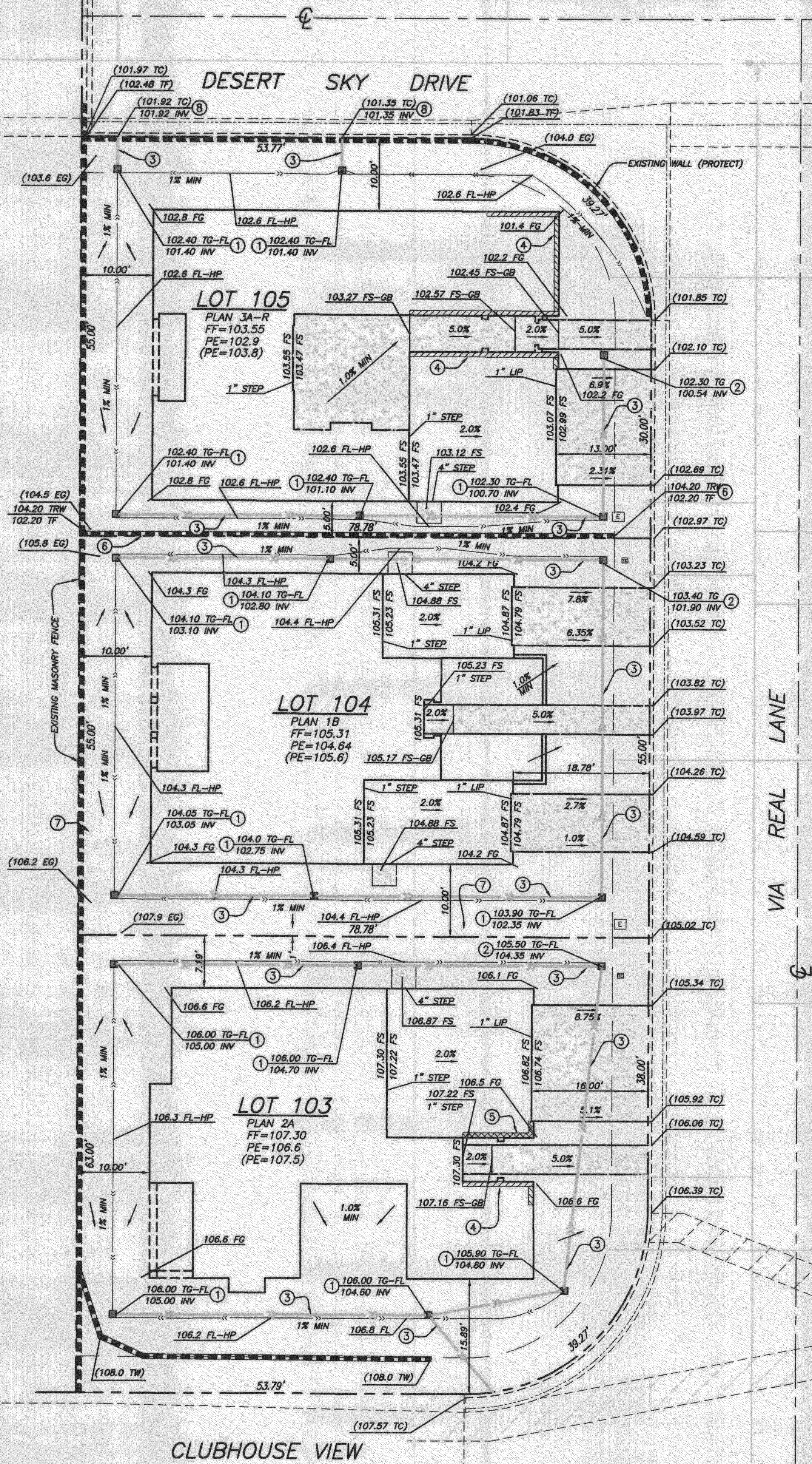
GRADING PLAN / DETAILS

MODEL HOME LOTS 6-8, 38 & 39, 81-83, 96, & 103-105

SHEET 1 OF 3 SHEETS

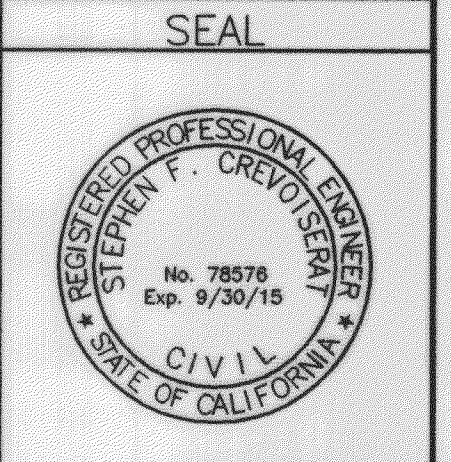
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AD-37



CONSTRUCTION NOTES

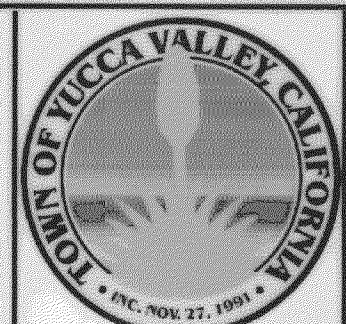
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BENCH MARK NO.

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

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 PREPARED UNDER THE SUPERVISION OF
Stephen P. Cervo 12/14/15
 - R.C.E. No. 78576, EXP. 9/30/15 - DATE

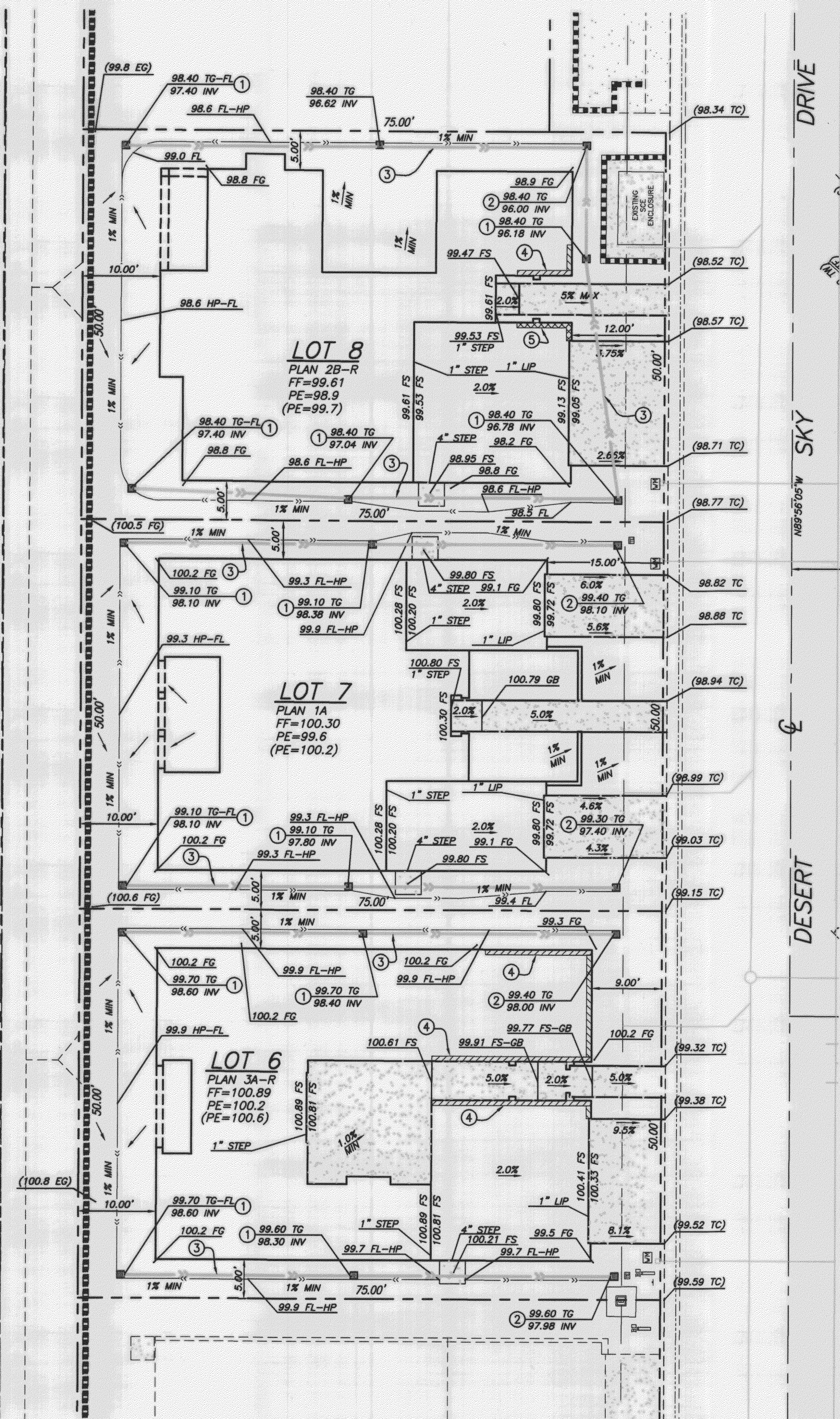


APPROVED BY:
Alex Qishta
 ALEX QISHTA, TOWN PROJECT ENGINEER
 R.C.E. 66702 EXP. DATE 09/30/14
 RECOMMENDED BY:
 DATE: 11/14

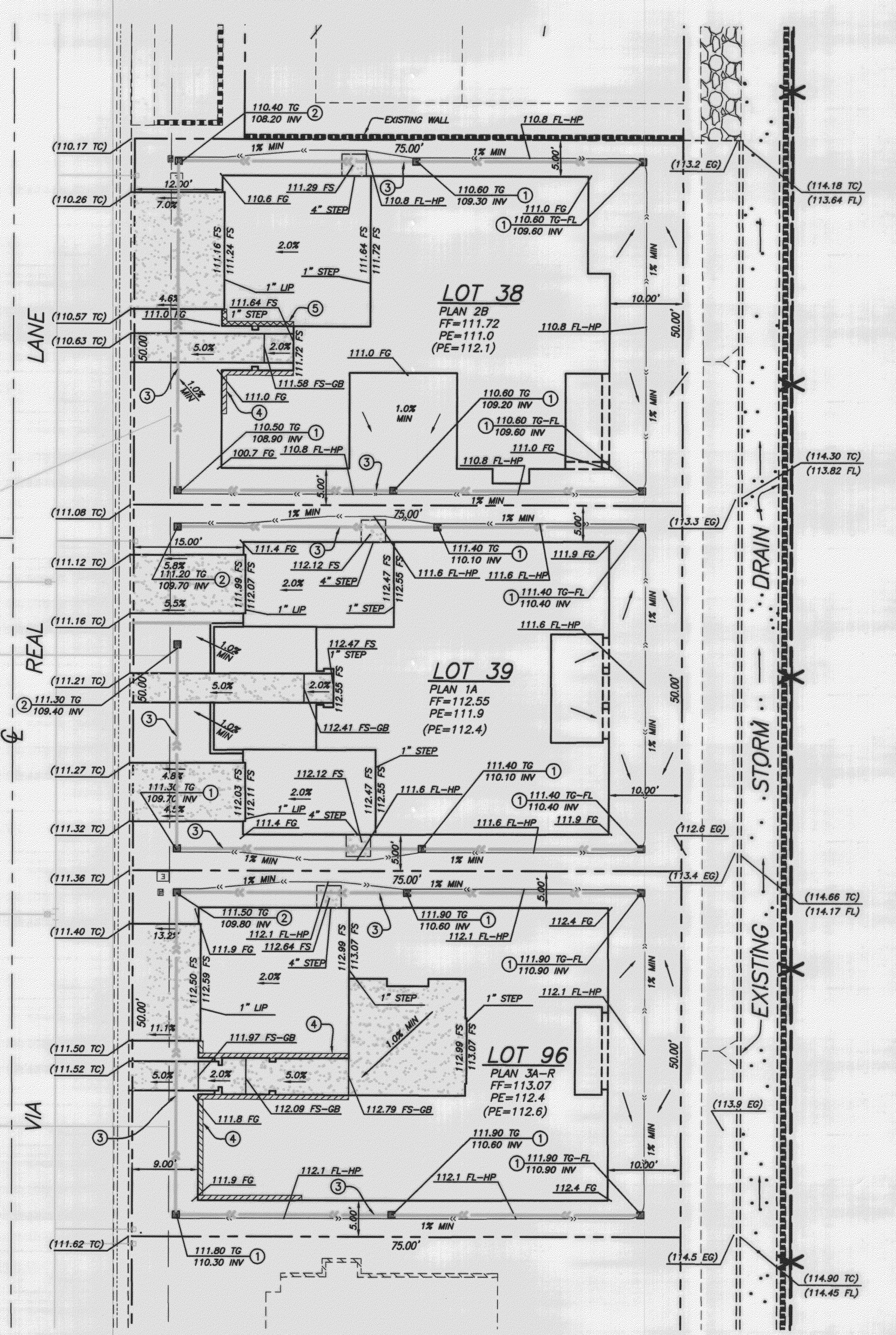
TOWN OF YUCCA VALLEY
DESERT VISTA VILLAGE / TRACT NO. 16471
 GRADING PLAN / DETAILS
 MODEL HOME LOTS 81-83 & 103-105

SHEET
2
 OF 3 SHEETS
 DRAWING NO.
 PDB024602

AD37



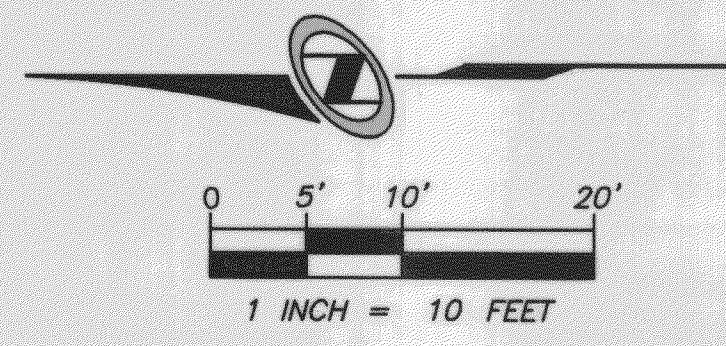
DRIVE
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LANE
REAL
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CONSTRUCTION NOTES

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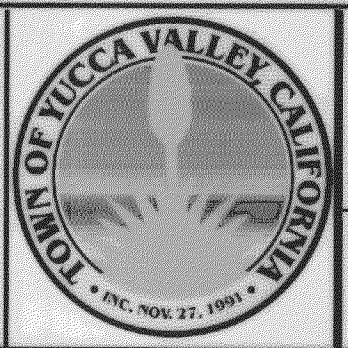


SEAL

BENCH MARK NO.
NAVD 88
2 1/2" BRASS CAP (DOWN 2") IN WELL
MONUMENT, STAMPED "NAD 83" NATIONAL GEODETIC SURVEY, NORTHEAST OF INTERSECTION OF S.R. 62 AND S.R. 247
ELEV. 3254.76

REVISIONS				
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PLANS PREPARED BY
NOLTE VERTICAL FIVE
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PREPARED UNDER THE SUPERVISION OF:
John J. Cleary 12/11/12
R.C.E. No. 78576, EXP. 9/30/15 - DATE



APPROVED BY:
Alex Qishita
ALEX QISHITA, TOWN PROJECT ENGINEER
R.C.E. 66702 EXP. DATE 09/30/14
RECOMMENDED BY:
11/14
DATE

TOWN OF YUCCA VALLEY
DESERT VISTA VILLAGE / TRACT NO. 16471
GRADING PLAN / DETAILS
MODEL HOME LOTS 6-8 & 38, 39 & 96

SHEET
3
OF 3 SHEETS
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