

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 THIN. THE DESIGN MUST HAVE A HVEEM STABILITY OF 35 AND PASS THE CALIFORNIA TEST METHOD 366. 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 ADDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE FLOW LINES OF ALL CURB 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 "HAIRPIN" 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.
- NPDES 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.
- A SOIL STABILANT REGISTERED BY THE E.P.A. FOR THE USE UNDER A.C. AND P.C.C. SHALL BE UNIFORMLY APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE TO THE SUBGRADE FOR ALL AREAS TO RECEIVE ASPHALT OR CONCRETE.

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 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.
- 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 GRADES SHOWN ON THE APPROVED GRADING PLAN (AND/OR AS ADJUSTED) WITHOUT CHANGE ORDERS OR EXTRA COMPENSATION.

APPROX. EARTHWORK QUANTITIES BENCHMARK

| ITEM | CUT | FILL | NAV D 88 |
|---------------------------------------|--------|--------|-------------------------------|
| DESIGN GRADE/SUBGRADE | 33,600 | 18,870 | 2 1/2" BRASS CAP (DOWN 2") IN |
| SUBSIDENCE (0.15') | - | 2,780 | WELL MONUMENT, STAMPED |
| STRIPINGS (0.05') | - | 930 | NATIONAL GEODETIC SURVEY, |
| OVEREXCAVATION (BLDG. PADS, 3' DEPTH) | 41,460 | 41,460 | NORTHEAST OF INTERSECTION OF |
| SEPTIC SYSTEM | 280 | - | S.R.62 AND S.R. 247 |
| SUBTOTALS | 75,340 | 64,040 | ELEV. 3254.76 |
| SHRINKAGE (15%) | - | 11,300 | |
| TOTALS | 75,340 | 75,340 | |

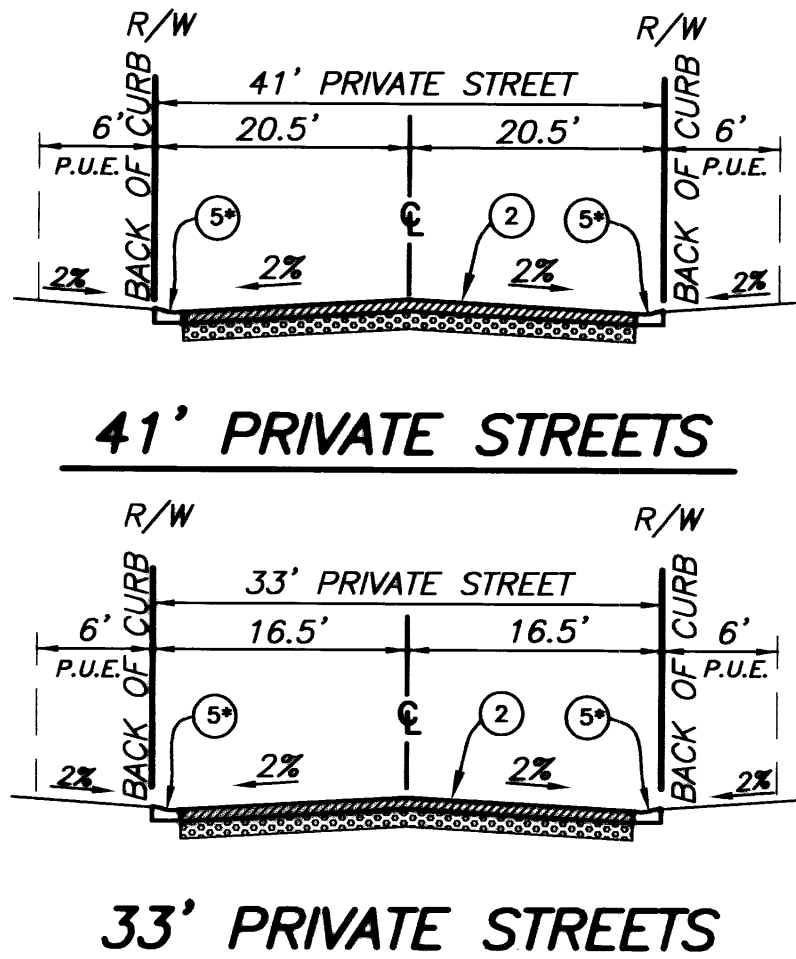
DESERT VISTA VILLAGE TRACT NO. 16471 ROUGH GRADING & PAVING PLAN

LEGEND

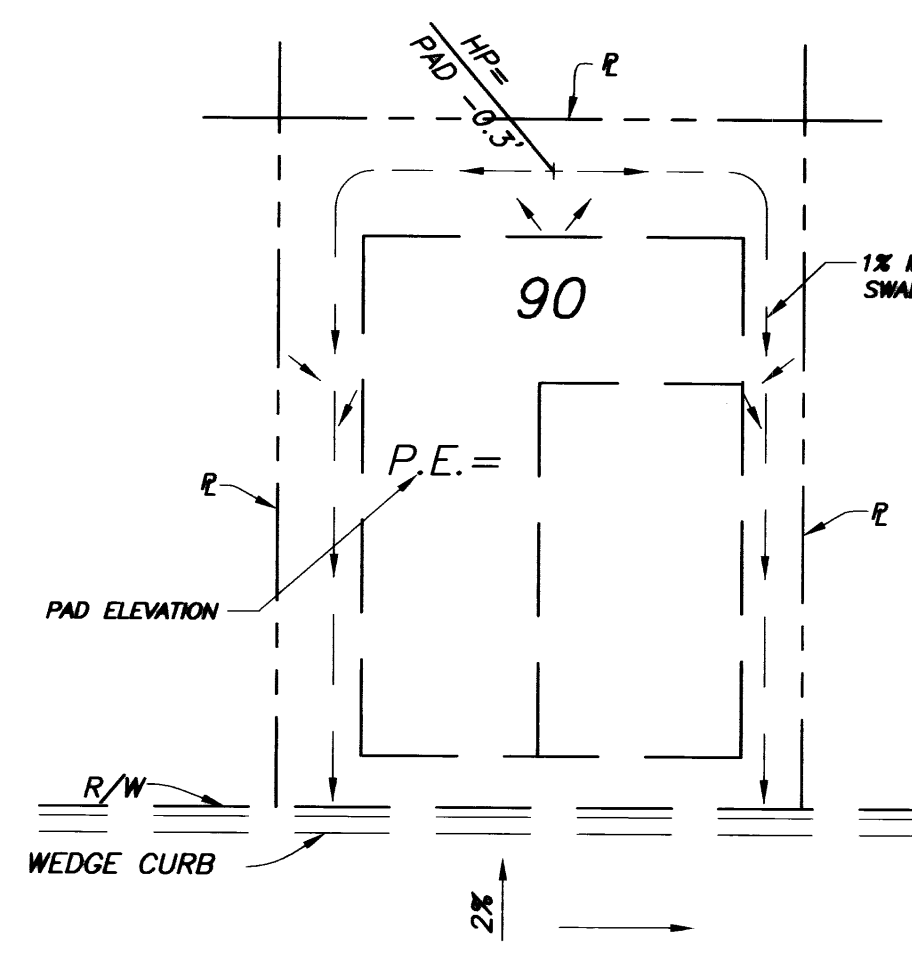
- (---) INDICATES DRAINAGE FLOW ARROW
- (---) INDICATES EXISTING CONTOUR
- (---) INDICATES APPROX FINISH CONTOUR PROPOSED
- (---) INDICATES GRADED SLOPE @ 2:1 MAX
- TOE
- PE INDICATES PAD ELEVATION
- FF INDICATES FINISH FLOOR
- C&G INDICATES CURB & GUTTER
- HP INDICATES HIGH POINT
- LP INDICATES LOW POINT
- FL INDICATES FLOW LINE
- TC INDICATES TOP OF CURB
- GB INDICATES GRADE BREAK
- FS INDICATES FINISH SURFACE
- FG INDICATES FINISH GRADE
- TE TRASH ENCLOSURE
- LS INDICATES LANDSCAPE AREA
- EP INDICATES EDGE OF PAVING
- TW INDICATES TOP OF WALL
- TF INDICATES TOP OF FOOTING
- (---) INDICATES JOSHUA TREE TO REMAIN UNLESS OTHERWISE NOTED
- (---) INDICATES PROPOSED BLOCK WALL
- (---) INDICATES PROPERTY LINE

UTILITIES

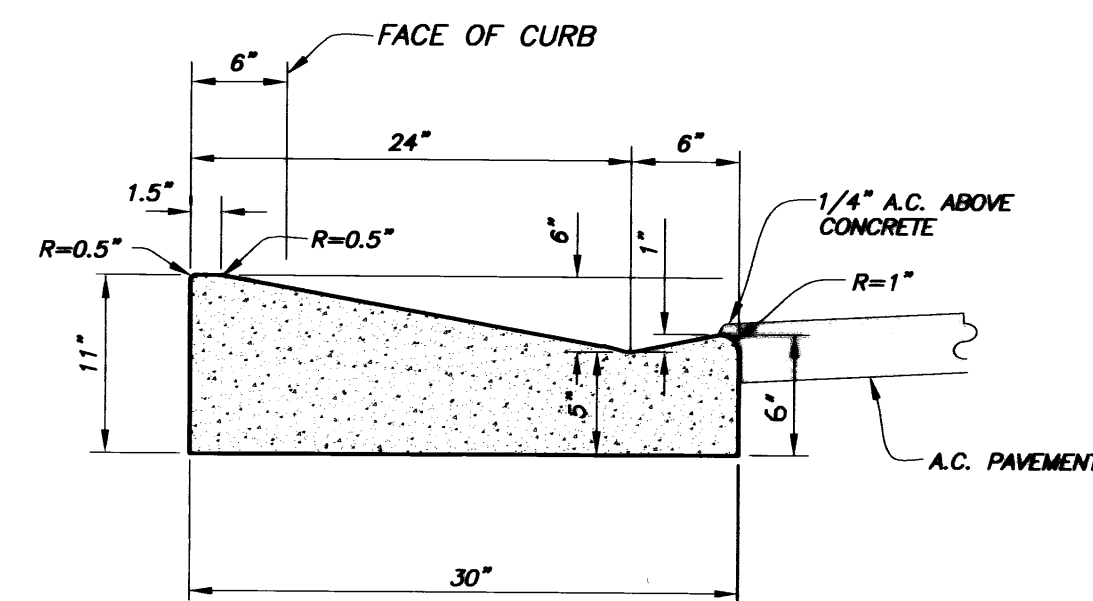
- WATER**
HIGH DESERT WATER DISTRICT
35439 TWENTYNINE PALMS HWY.
YUCCA VALLEY, CALIFORNIA 92284
ATTN: MARTY STOCKSTELL
PHONE: (760)365-8333
- TELEPHONE**
VERIZON CALIFORNIA
295 N. SUNRISE WAY
PALM SPRINGS, CALIFORNIA 92262
ATTN: MARIO BARRERA
PHONE: (760)778-3610
- ELECTRICITY**
SOUTHERN CALIFORNIA EDISON
6999 OLD WOMAN SPRINGS ROAD
YUCCA VALLEY, CALIFORNIA 92284
ATTN: RAY GLEIM
PHONE: (760)369-5413
- NATURAL GAS**
SOUTHERN CALIFORNIA COMPANY
P.O. BOX 3003
REDLANDS, CALIFORNIA 92373
ATTN: LINE LOCATION
PHONE: (909)335-7725
- CABLE**
ADELPHI DIGITAL CABLE
7500 KICKAPOO TRAIL
YUCCA VALLEY, CALIFORNIA 92284
ATTN: TOM KING
PHONE: (760)365-3378
- DISPOSAL**
WASTE MANAGEMENT OF HI-DESERT
4878 NEWTON ROAD
YUCCA VALLEY, CALIFORNIA 92284
ATTN: ANGELA
PHONE: (760)365-2015
- SEWER**
SEPTIC TANK AND SEEPAGE PITS OR LEACH LINES



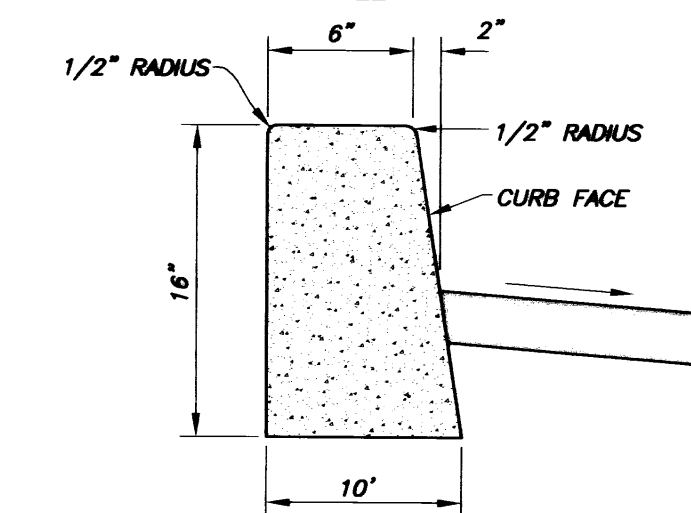
TYPICAL PRIVATE STREET SECTIONS
NO SCALE



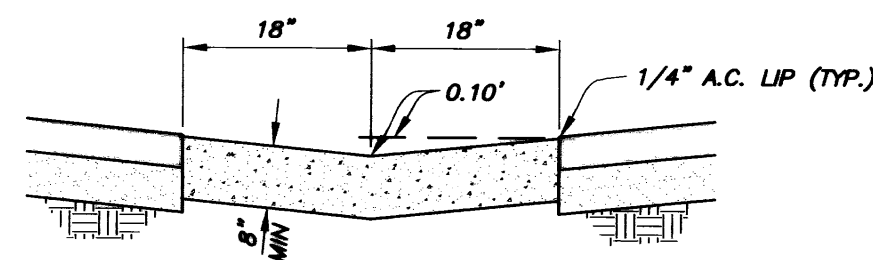
TYPICAL LOT DRAINAGE
NO SCALE



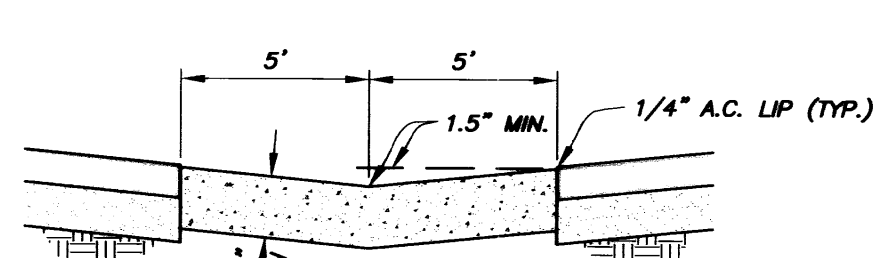
6" WEDGE CURB
NO SCALE



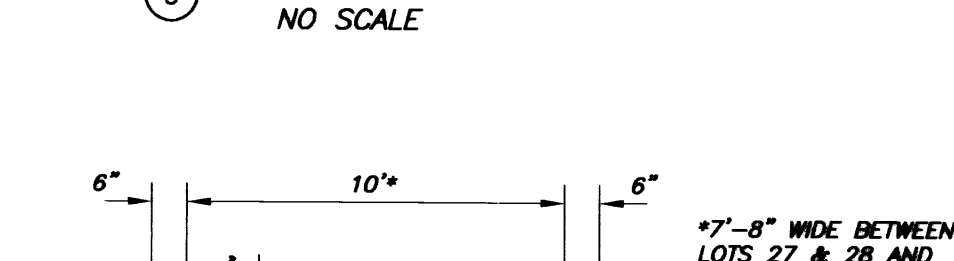
6" CURB
NO SCALE



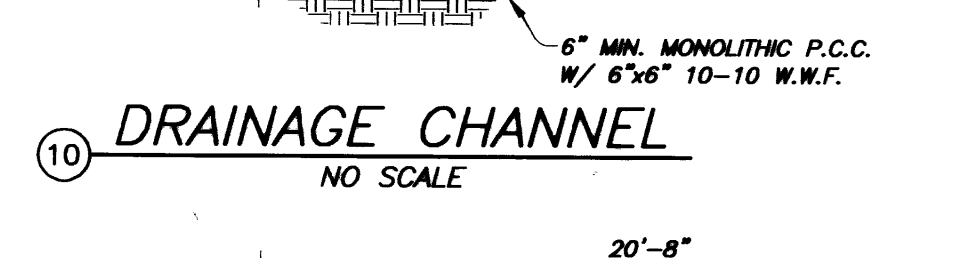
V-GUTTER
NO SCALE



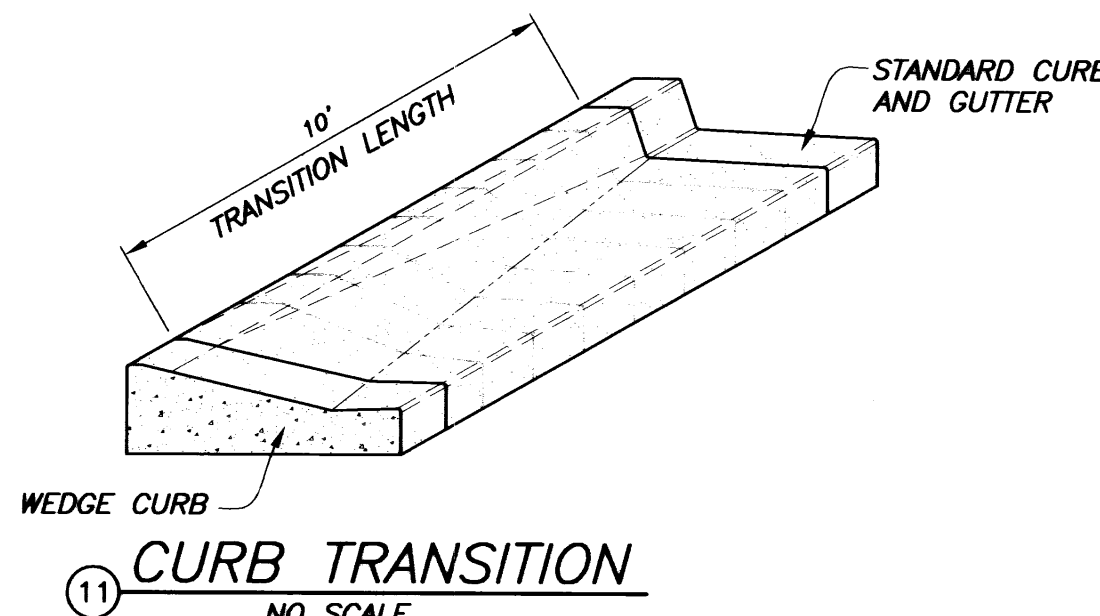
V-GUTTER
NO SCALE



DRAINAGE CHANNEL
NO SCALE



CURB TRANSITION
NO SCALE



CURB TRANSITION
NO SCALE

FLOOD ZONE
ZONES A AND Z, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 06071C8860 F EFFECTIVE MARCH 18, 1996.

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

CONSTRUCTION NOTES AND QUANTITIES ESTIMATE

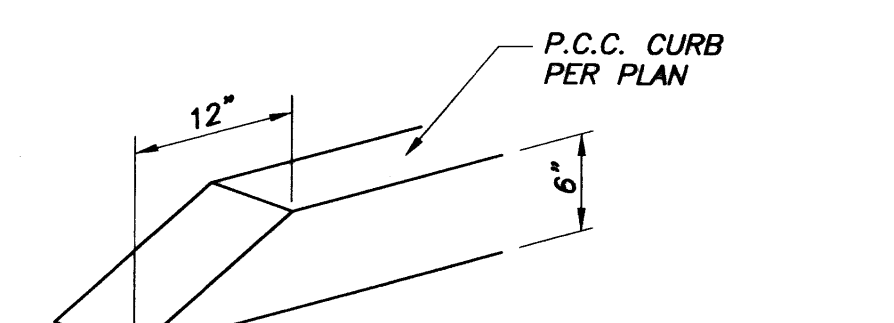
- PROTECT IN PLACE EXISTING SPECIFIED ITEM
- CONSTRUCT 3" A.C. PAVING OVER 4" CLASS II AGGREGATE BASE
- CONSTRUCT 6" COLORED DECORATIVE STAMPED CONCRETE PAVING
- CONSTRUCT 4" CLASS II AGGREGATE BASE OVER COMPACTED NATIVE SOIL
- CONSTRUCT 6" WEDGE CURB PER DETAIL SHOWN HEREON
- CONSTRUCT 6" CURB PER DETAIL SHOWN HEREON
- CONSTRUCT 6" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" WIDE VALLEY GUTTER PER DETAIL SHOWN HEREON
- CONSTRUCT 10" WIDE VALLEY GUTTER PER DETAIL SHOWN HEREON
- CONSTRUCT DRAINAGE CHANNEL PER DETAIL SHOWN HEREON
- CONSTRUCT CURB TRANSITION PER DETAIL SHOWN HEREON
- CONSTRUCT CROSS GUTTER & SPANDRELS PER T.Y.V. STD. DWG. NO. 230
- CONSTRUCT CURB TRANSITION PER DETAIL SHOWN HEREON
- CONSTRUCT SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" MIN. DIAMETER GROUTED RIP-RAP
- CONSTRUCT 6" HIGH GARDEN/RETAINING WALL, DESIGN BY OTHERS, SEE SECTIONS B-B AND C-C FOR OMITTING BLOCK FOR DRAINAGE PURPOSES
- CONSTRUCT SIDEWALK PER ARCHITECT'S PLAN
- CONSTRUCT TRASH ENCLOSURE PER DETAIL SHOWN HEREON
- INSTALL 4" DECORATIVE PATIO DRAIN PER NOS 906P (OR APPROVED EQUAL)
- INSTALL 6" A.B.S. DRAIN LINE (1 1/2" MIN.)
- CONSTRUCT 20' WIDE ALLEY PER T.Y.V. STD. DWG. NO. 231
- CONSTRUCT DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 213 (W=24')
- CONSTRUCT RETAINING WALL, DESIGN BY OTHERS (BY SEPARATE PERMIT)
- CONSTRUCT ACCESS RAMP PER DETAIL SHOWN ON SHEET 3
- CONSTRUCT ACCESS RAMP PER DETAIL SHOWN ON SHEET 3
- INSTALL 6" MIN. DIAMETER GROUTED RIVER ROCK

SOILS ENGINEER

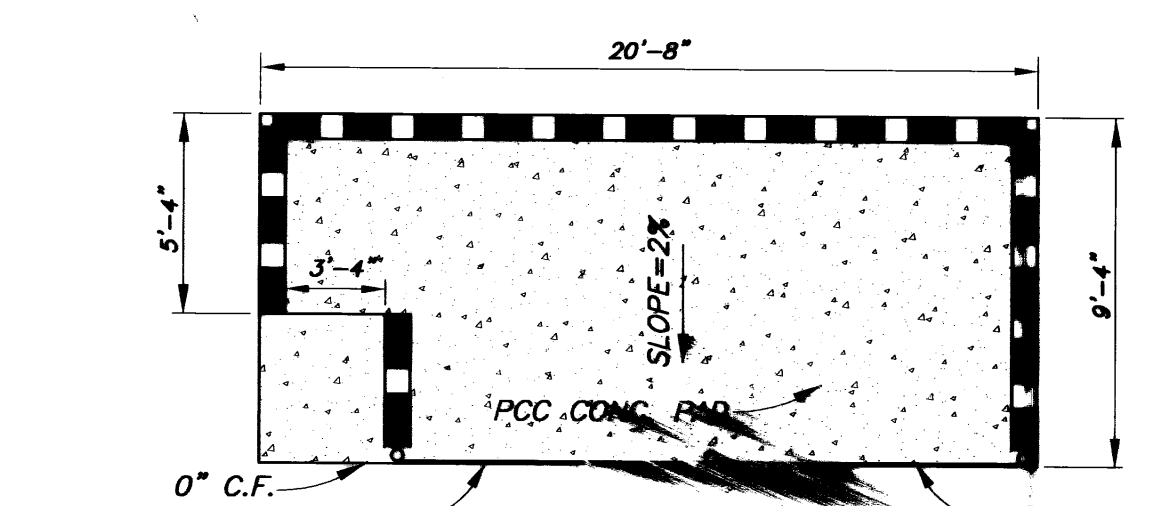
THE SOILS ENGINEER HAS REVIEWED THE PLANS AND FINDS THEM TO BE IN CONFORMANCE WITH THE SOILS REPORT AND WITH THE PERCOLATION REPORT INCLUDING PROPOSED CUTS AND FILLS IN AREAS OF SEWAGE DISPOSAL SYSTEMS, LOCATION OF PROPOSED SEWAGE DISPOSAL SYSTEMS AND 100% EXPANSION AREAS, ELEVATION OF PROPOSED PADS IN REFERENCE TO ELEVATION OF SEWAGE DISPOSAL SYSTEMS, AND LOCATION OF PROPOSED SEEPAGE PITS IN NATURAL UNDISTURBED SOILS AT THE DEPTH OF PERCOLATION TESTS PERFORMED.

CS/m
SOILS ENGINEER
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 9104
Exp. 03/31/07

DATE: _____
EARTH SYSTEMS SOUTHWEST
79-811 B COUNTRY CLUB DRIVE
BERMUDA DUNES, CA 92203
(760) 345-1588



VICINITY MAP
NO SCALE



TRASH ENCLOSURE
NO SCALE

NOTE: CONSTRUCTION SHALL BE PER TOWN OF YUCCA VALLEY STD. DWG. NO. 200

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE WORKING HOURS; AND THAT THE CONTRACTOR SHALL OBTAIN NECESSARY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DIGALERT
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
William H. Warner
DATE: 7/25/06
WILLIAM H. WARNER, WARNER ENGINEERING
R.C.E. NO. 23256, EXP. 12/31/07

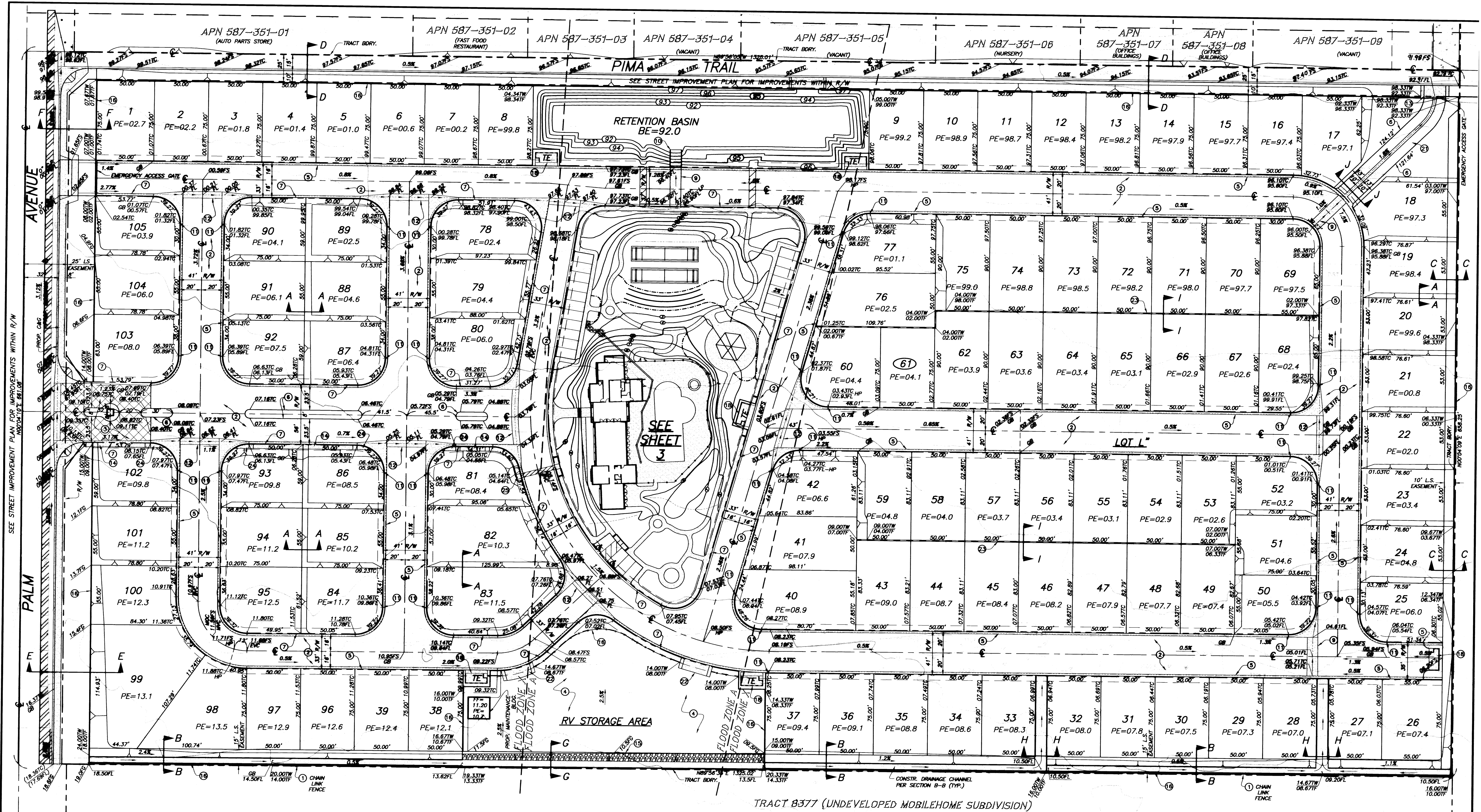
DESIGN BY: K.E. DRAWN BY: G.U. CHECKED BY: W.H.W. DATE: JULY 2006

Warner engineering
CIVIL ENGINEERING / PLANNING / LAND SURVEYING
7245 JORNADA LANE, SUITE B | 22013 WREN STREET | 73-185 HIGHWAY 111, SUITE A
YUCCA VALLEY, CA 92284-2988 | PALM SPRINGS, CA 92260 | PALM DESERT, CA 92260-3907
(760) 247-2679 | (760) 247-2679 | (760) 341-3101
FAX (760) 246-2148 | FAX (760) 247-2679 | FAX (760) 341-5999

APPROVED:
William E. Stracker
WILLIAM E. STRACKER
R.C.E. NO. 25062, DATE: _____

TOWN OF YUCCA VALLEY
DESERT VISTA VILLAGE TRACT NO. 16471
ROUGH GRADING & PAVING PLAN
TITLE SHEET
APN 587-091-02, 03, 34, 35 & 587-351-05

SHEET NO. 1 OF 3
FILE: 0409-038
DRAWING NO. _____



CONSTRUCTION NOTES

- 1 PROTECT IN PLACE EXISTING SPECIFIED ITEM
- 2 CONSTRUCT 3" A.C. PAVING OVER 4" CLASS II AGGREGATE BASE
- 3 CONSTRUCT 6" COLORED DECORATIVE STAMPED CONCRETE PAVING
- 4 CONSTRUCT 4" CLASS II AGGREGATE BASE OVER COMPACTED NATIVE SOIL
- 5 CONSTRUCT 6" WEDGE CURB PER DETAIL SHOWN ON SHEET 1
- 6 CONSTRUCT 6" CURB PER DETAIL SHOWN ON SHEET 1
- 7 CONSTRUCT 6" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- 8 CONSTRUCT 3" WIDE VALLEY GUTTER PER DETAIL SHOWN ON SHEET 1
- 9 CONSTRUCT 10" WIDE VALLEY GUTTER PER DETAIL SHOWN ON SHEET 1
- 10 CONSTRUCT DRAINAGE CHANNEL PER DETAIL SHOWN ON SHEET 1
- 11 CONSTRUCT CURB TRANSITION PER DETAIL SHOWN ON SHEET 1
- 12 CONSTRUCT CROSS GUTTER & SPANDRELS PER T.Y.V. STD. DWG. NO. 230
- 13 CONSTRUCT CURB TRANSITION PER DETAIL SHOWN ON SHEET 1
- 14 CONSTRUCT SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- 15 CONSTRUCT 8" MIN. DIAMETER GROUDED RIP-RAP
- 16 CONSTRUCT 6" HIGH GARDEN/RETAINING WALL, DESIGN BY OTHERS, SEE SECTIONS B-B AND G-G FOR OMITTING BLOCK FOR DRAINAGE PURPOSES
- 17 CONSTRUCT SIDEWALK PER ARCHITECT'S PLAN
- 18 CONSTRUCT TRASH ENCLOSURE PER DETAIL SHOWN ON SHEET 1
- 19 INSTALL 4" DECORATIVE PATIO DRAIN PER NDS 906P (OR APPROVED EQUAL)
- 20 INSTALL 6" A.B.S. DRAIN LINE (1% MIN)
- 21 CONSTRUCT 20" WIDE ALLEY PER T.Y.V. STD. DWG. NO. 231
- 22 CONSTRUCT DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 213 (W-24)
- 23 CONSTRUCT RETAINING WALL, DESIGN BY OTHERS (BY SEPARATE PERMIT)
- 24 CONSTRUCT ACCESS RAMP PER DETAIL SHOWN ON SHEET 3
- 25 CONSTRUCT ACCESS RAMP PER DETAIL SHOWN ON SHEET 3
- 26 INSTALL 6" MIN. DIAMETER GROUDED RIVER ROCK

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
 IT'S THE LAW! DIAL BEFORE YOU DIG!
 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: JULY 2006

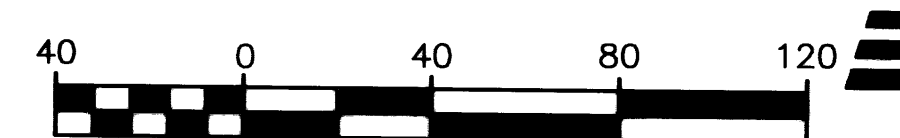
Warner engineering
 CIVIL ENGINEERING / PLANNING / LAND SURVEYING
 7340 JORDANA LANE, SUITE B, PALM DESERT, CA 92260-2888
 20013 WREN STREET, PALM DESERT, CA 92260-3907
 (760) 348-7800 (760) 341-3101 (760) 247-9879 (760) 341-3999

APPROVED BY TOWN ENGINEER:

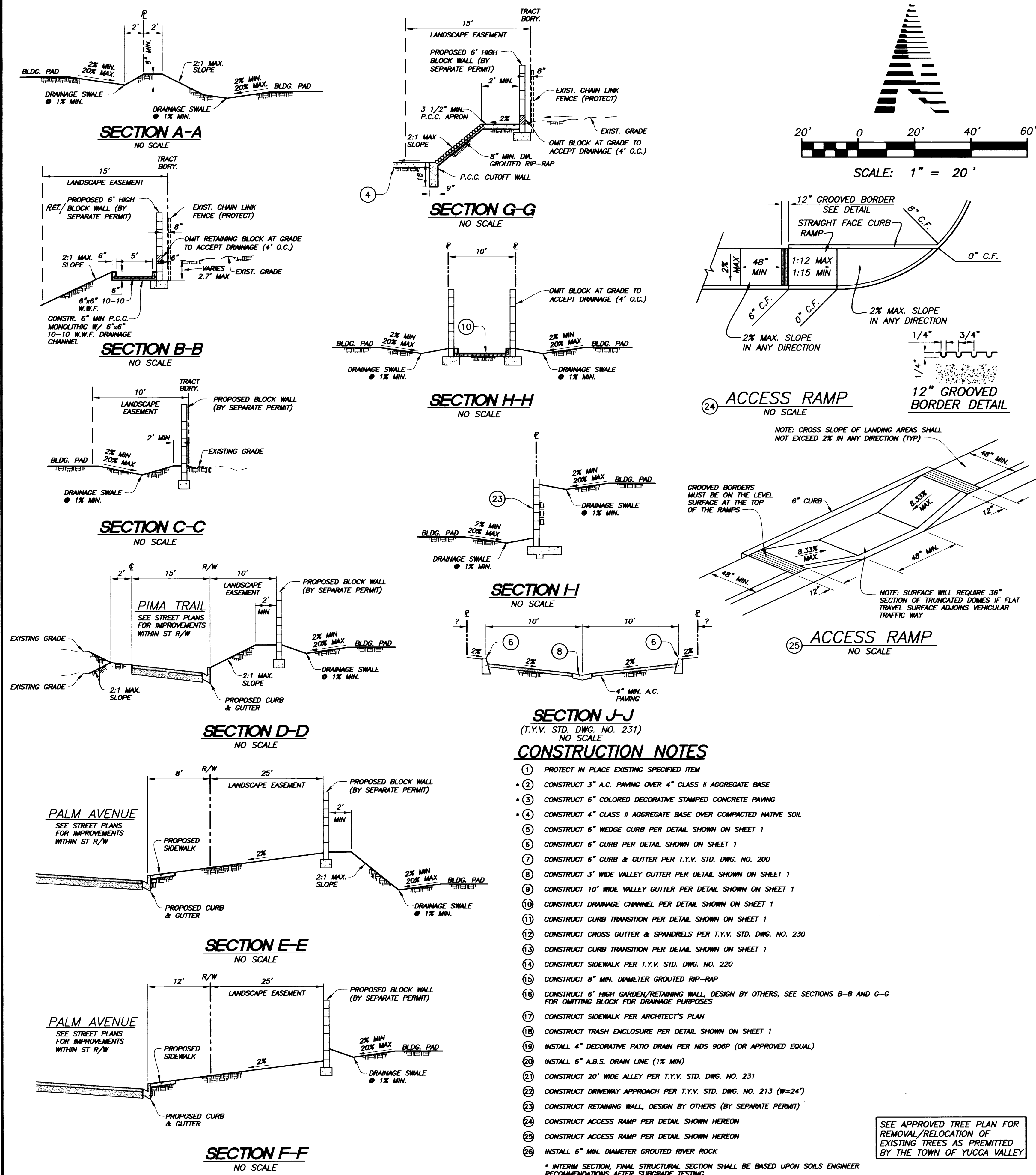
 WILLIAM E. STRACKER
 R.C.E. NO. 25082, EXP. 12/31/07

TOWN OF YUCCA VALLEY
 DESERT VISTA VILLAGE
 TRACT NO. 16471
ROUGH GRADING & PAVING PLAN
 PLAN SHEET
 APN 587-091-02, 03, 34, 35 & 587-351-05

SHEET NO. **2** OF **3**
 FILE: 0409-038
 DRAWING NO:



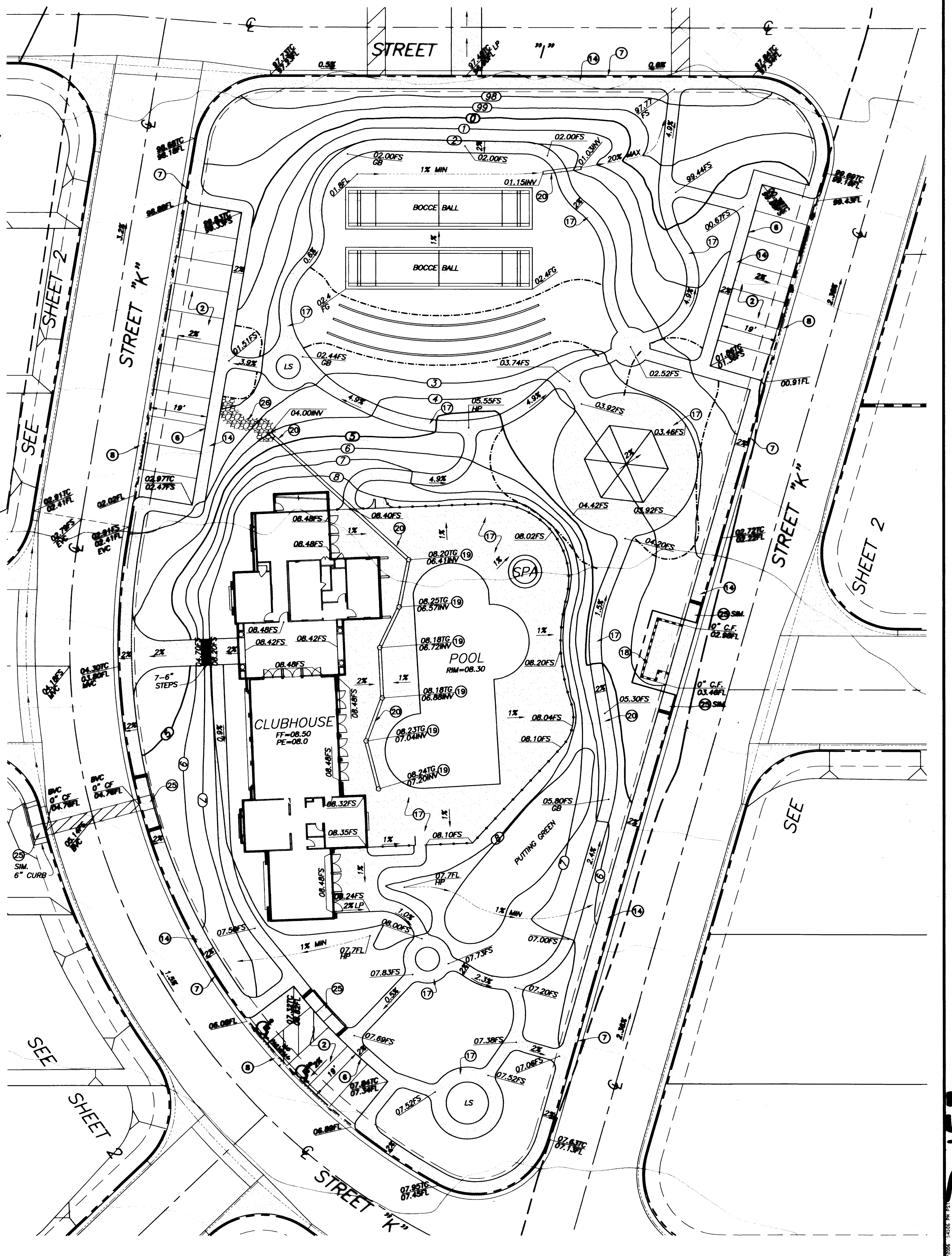
SEE APPROVED TREE PLAN FOR REMOVAL/RELOCATION OF EXISTING TREES AS PERMITTED BY THE TOWN OF YUCCA VALLEY



CONSTRUCTION NOTES

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 - 2 CONSTRUCT 3" A.C. PAVING OVER 4" CLASS II AGGREGATE BASE
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 - 18 CONSTRUCT TRASH ENCLOSURE PER DETAIL SHOWN ON SHEET 1
 - 19 INSTALL 4" DECORATIVE PATIO DRAIN PER NDS 906P (OR APPROVED EQUAL)
 - 20 INSTALL 6" A.B.S. DRAIN LINE (1% MIN)
 - 21 CONSTRUCT 20' WIDE ALLEY PER T.Y.V. STD. DWG. NO. 231
 - 22 CONSTRUCT DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 213 (W-24)
 - 23 CONSTRUCT RETAINING WALL, DESIGN BY OTHERS (BY SEPARATE PERMIT)
 - 24 CONSTRUCT ACCESS RAMP PER DETAIL SHOWN HEREON
 - 25 CONSTRUCT ACCESS RAMP PER DETAIL SHOWN HEREON
 - 26 INSTALL 6" MIN. DIAMETER GROUDED RIVER ROCK
- * INTERIM SECTION, FINAL STRUCTURAL SECTION SHALL BE BASED UPON SOILS ENGINEER RECOMMENDATIONS AFTER SUBGRADE TESTING.

SEE APPROVED TREE PLAN FOR REMOVAL/RELOCATION OF EXISTING TREES AS PERMITTED BY THE TOWN OF YUCCA VALLEY



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| <p>PRIVATE ENGINEER'S NOTES TO CONTRACTOR</p> <p>THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES A LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.</p> | <p>DIGALERT</p> <p>CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING</p> <p>1-800-227-2600</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p> <p>BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600</p> | <p>PREPARED UNDER THE SUPERVISION OF:</p> <p><i>William E. Stracker</i></p> <p>WILLIAM E. STRACKER, WARNER ENGINEERING R.C.E. NO. 23256, EXP. 12/31/07</p> <p>DESIGN BY: K.E. DRAWN BY: G.U. CHECKED BY: W.H.W. DATE: JULY 2006</p> | <p>Warner engineering</p> <p>CIVIL ENGINEERING / PLANNING / LAND SURVEYING</p> <p>2245 JOSHUA LANE, SUITE B 22013 WHEAT STREET 73-185 HIGHWAY 111, SUITE A YUCCA VALLEY, CA 92386-2988 APRILE VALLEY, CA 92308 PALM DESERT, CA 92260-3907 (760) 385-7438 (760) 247-9879 (760) 341-3101 FAX (760) 385-2148 FAX (760) 247-9870 FAX (760) 341-5999</p> | <p>APPROVED BY TOWN ENGINEER:</p> <p><i>William E. Stracker</i> 4/16/06</p> <p>WILLIAM E. STRACKER DATE: 4/16/06 R.C.E. NO. 25082, EXP. 12/31/07</p> | <p>TOWN OF YUCCA VALLEY DESERT VISTA VILLAGE TRACT NO. 16471 ROUGH GRADING & PAVING PLAN</p> <p>APN 587-091-02, 03, 34, 35 & 587-351-05</p> | <p>SHEET NO. 3 OF 3 FILE: 0409-038 DRAWING NO.</p> |
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