

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 CALIFORNIA 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 ALL ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS OF 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 1992.
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' DATE 1991, OR SUBSEQUENT ADDITIONS 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 5 ACRES 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 PROFESSIONAL SERVICE INDUSTRIES, INC. DATED MARCH 25, 2008. P.S.I. PROJECT NO. 070-85007.
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.

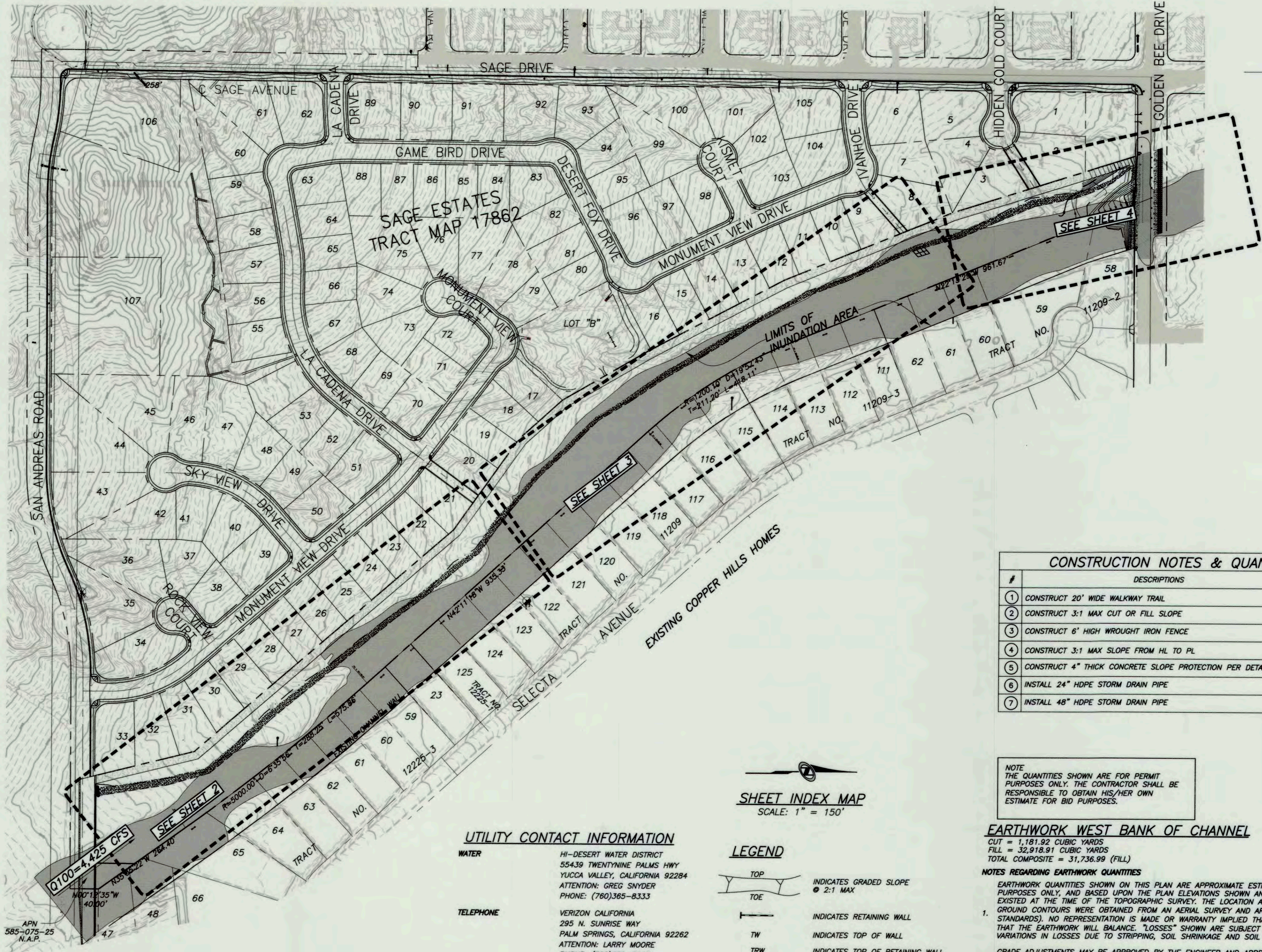
DUST CONTROL NOTES

MANDATORY ACTIONS LIST

- A. 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 (MDAQD)
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 UPWARD STRUCTURES PRIOR TO DOWNWARD STRUCTURES.
 7. 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

- A. 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).
- B. IMPLEMENTATION OF THESE MEASURES WILL ENSURE CONFORMANCE WITH RULE 403 AND WILL REDUCE PM₁₀ DUST EMISSIONS TO LESS THAN SIGNIFICANT LEVELS.



| CONSTRUCTION NOTES & QUANTITIES | | |
|---------------------------------|--|--------------|
| # | DESCRIPTIONS | QUANTITIES |
| 1 | CONSTRUCT 20' WIDE WALKWAY TRAIL | 61,448 SQ FT |
| 2 | CONSTRUCT 3:1 MAX CUT OR FILL SLOPE | 31,737 CU YD |
| 3 | CONSTRUCT 6' HIGH WROUGHT IRON FENCE | 2,900 LF |
| 4 | CONSTRUCT 3:1 MAX SLOPE FROM HL TO PL | 46,067 SQ FT |
| 5 | CONSTRUCT 4" THICK CONCRETE SLOPE PROTECTION PER DETAIL ON SHEET 2 | 52,147 SQ FT |
| 6 | INSTALL 24" HDPE STORM DRAIN PIPE | |
| 7 | INSTALL 48" HDPE STORM DRAIN PIPE | |

NOTE: THE QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN HIS/HER OWN ESTIMATE FOR BID PURPOSES.

EARTHWORK WEST BANK OF CHANNEL

CUT = 1,181.92 CUBIC YARDS
 FILL = 32,918.91 CUBIC YARDS
 TOTAL COMPOSITE = 31,736.99 (FILL)

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 FROM AN AERIAL SURVEY AND ARE APPROXIMATE ONLY (U.S. MAPPING STANDARDS). 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.

SHEET INDEX

- 1 TITLE SHEET
- 2 LONG CANYON WASH CHANNEL IMPROVEMENTS STATION 56+00 - 69+00
- 3 LONG CANYON WASH CHANNEL IMPROVEMENTS STATION 44+00 - 56+00
- 4 LONG CANYON WASH CHANNEL IMPROVEMENTS STATION 39+24.33 - 44+00
- 5 LONG CANYON WASH CHANNEL IMPROVEMENTS PROFILE STATION 44+00 - 70+00
- 6 LONG CANYON WASH CHANNEL IMPROVEMENTS PROFILE STATION 39+24.33 - 44+00 AND DETAIL SHEET
- 7 LONG CANYON WASH CHANNEL IMPROVEMENTS - CHANNEL CROSS SECTIONS 1 STATION 40+00 TO 60+00
- 8 LONG CANYON WASH CHANNEL IMPROVEMENTS - CHANNEL CROSS SECTIONS 2 STATION 61+00 TO 69+00



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 UNDERGROUND SERVICE ALERT AT 1-800-227-2600

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

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DEVELOPER

COPPER HILLS HOMES, LLC
 ATTN: WILLIAM SHACK JR.
 8514 BARBERRY AVENUE
 YUCCA VALLEY, CA 92284
 (760) 365-2994

OWNER/APPLICANT

COPPER HILLS HOMES, LLC
 ATTN: WILLIAM SHACK JR.
 8514 BARBERRY AVENUE
 YUCCA VALLEY, CA 92284
 (760) 365-2994

BASIS OF BEARINGS

THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.1'

BENCH MARK

TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W 1/4 CORNER, SECTION 12). ELEV. 3577.54

ASSESSOR'S PARCEL NO'S

585-071-16, 585-071-17 AND 585-071-26

UTILITY CONTACT INFORMATION

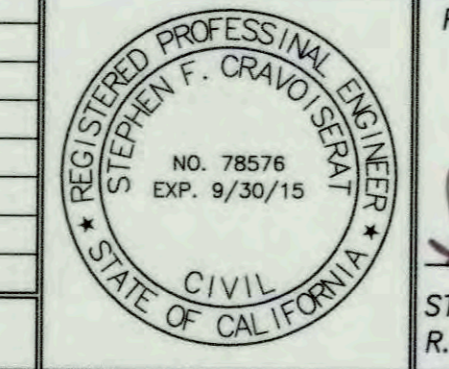
- WATER**
 HI-DESERT WATER DISTRICT
 55439 TWENTYNINE PALMS HWY
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: GREG SNYDER
 PHONE: (760)365-8333
- TELEPHONE**
 VERIZON CALIFORNIA
 285 N. SUNRISE WAY
 PALM SPRINGS, CALIFORNIA 92262
 ATTENTION: LARRY MOORE
 PHONE: (760)778-3610
- ELECTRICITY**
 SOUTHERN CALIFORNIA EDISON
 8999 OLD WOMAN SPRINGS ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: ARLAN AVERY
 PHONE: (760)369-5413
- NATURAL GAS**
 SOUTHERN CALIFORNIA GAS COMPANY
 7320 PIONEERTOWN ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: DARRY WHITELY
 PHONE: (760)228-1400
- CABLE**
 TIME WARNER CABLE
 73181 MEDITERRANEAN
 PALM DESERT, CALIFORNIA 92211
 ATTENTION: CYNTHIA FRANKLIN
 PHONE: (760)674-5404
- DISPOSAL**
 BURRTEC
 4878 NEWTON ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: ANGELA
 PHONE: (760)365-2015
- SEWER**
 PACKAGE WASTEWATER TREATMENT PLANT
 (IF REQUIRED)

SHEET INDEX MAP

SCALE: 1" = 150'

LEGEND

- TOP INDICATES GRADED SLOPE
- TOE @ 2:1 MAX
- TW INDICATES TOP OF WALL
- TRW INDICATES TOP OF RETAINING WALL
- TF INDICATES TOP OF FOOTING
- FL INDICATES FLOW LINE
- TC INDICATES TOP OF CURB
- FS INDICATES FINISH SURFACE
- FG INDICATES FINISH GRADE
- HL INDICATES HINGE LINE
- LS INDICATES LANDSCAPE AREA
- FF INDICATES FINISH FLOOR
- PE INDICATES PAD ELEVATION
- GB INDICATES GRADE BREAK
- CL INDICATES CENTERLINE
- PL INDICATES PROPERTY LINE
- R/W INDICATES RIGHT OF WAY
- TOC INDICATES TOP OF CONC WALL
- BOC INDICATES BOTTOM OF CONC WALL
- NAP INDICATES NOT A PART



PREPARED UNDER THE SUPERVISION OF:
 STEPHEN F. CREVOISERAT DATE 4-2-2015
 R.C.E. NO. 78576 EXP. 9/30/15

NV5
 NOLTE VERTICALFIVE
 42-829 COOK STREET, SUITE 104
 PALM DESERT, CA 92211
 760.341.3101 TEL 760.341.5999 FAX
 WWW.NV5.COM

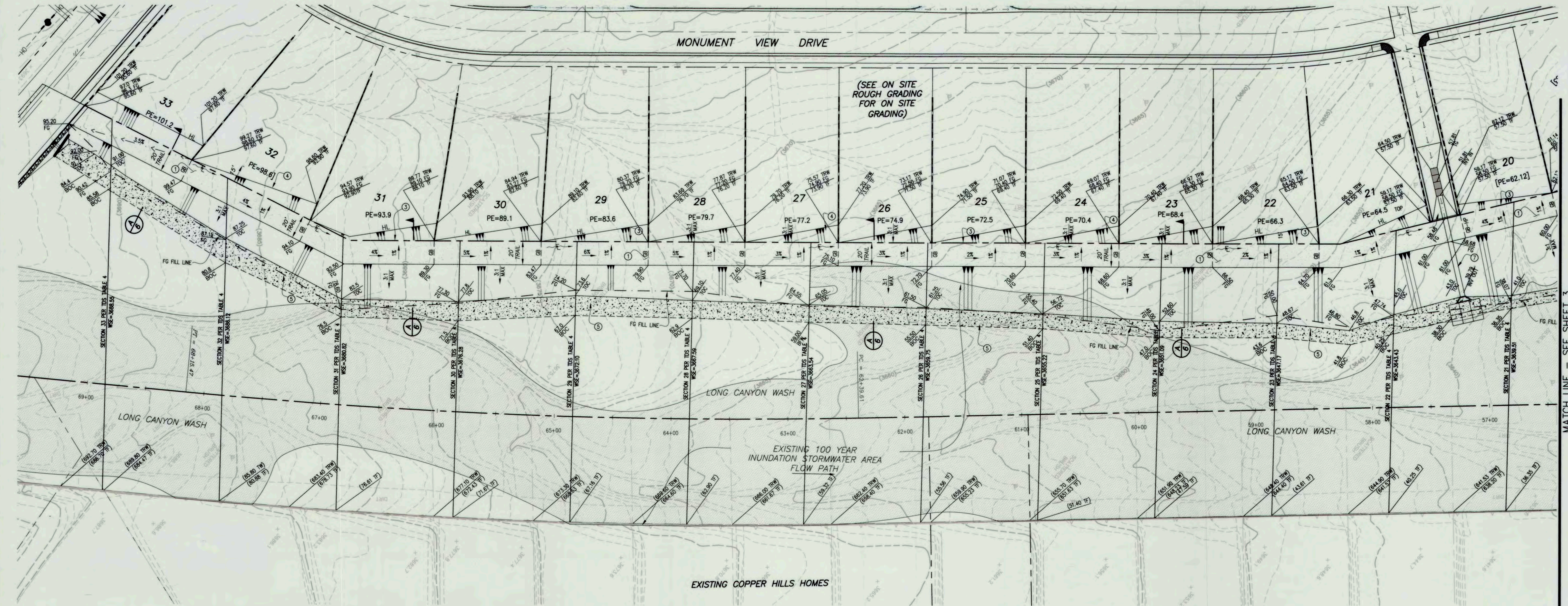


APPROVED BY TOWN ENGINEER:
 ALEX QISHTA, TOWN PROJECT ENGINEER DATE 3/31/15
 R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
 LONG CANYON WASH - CHANNEL IMPROVEMENT
 TITLE SHEET

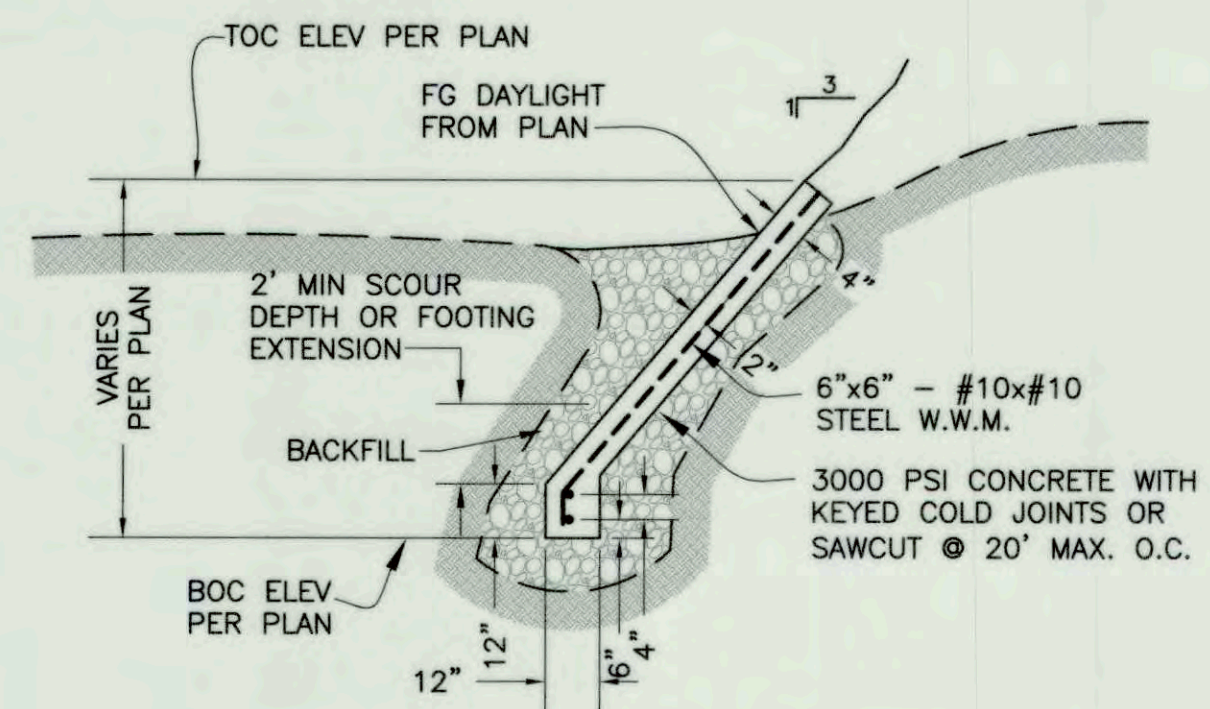
SHEET NUMBER 1 OF 8 SHEETS
 SCALE VERTICAL: 1"=N/A HORIZONTAL: 1"=N/A
 JOB NUMBER YV021300
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MARCH 2015

DATE PLOTTED: 3/25/15



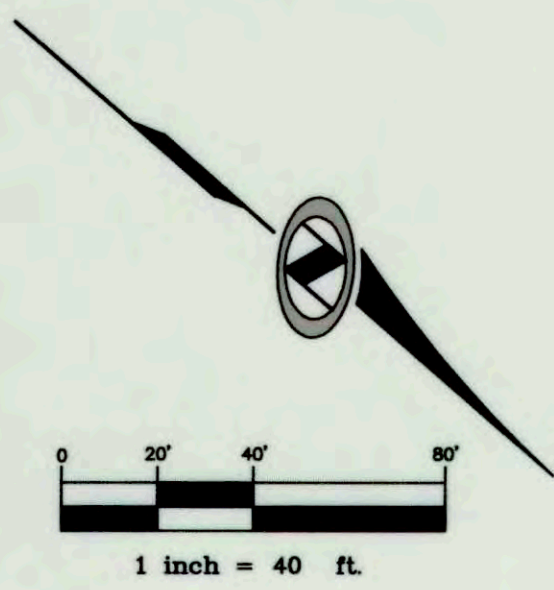
LONG CANYON WASH
STA 56+00 TO STA 69+00

- CONSTRUCTION NOTES**
- 1 CONSTRUCT 20' WIDE GRADED WALKWAY TRAIL
 - 2 CONSTRUCT 3:1 MAX CUT OR FILL SLOPE
 - 3 CONSTRUCT 5' HIGH WROUGHT IRON FENCE AT REAR LOT PL ALONG CHANNEL
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 - 6 INSTALL 24" HDPE STORM DRAIN PIPE
 - 7 INSTALL 48" HDPE STORM DRAIN PIPE



CHANNEL SLOPE PAVING DETAIL
NOT TO SCALE

NOTE: CUT SHEETS FOR EROSION WALL TO BE PROVIDED TO TOWN INSPECTOR PRIOR TO WALL CONSTRUCTION.

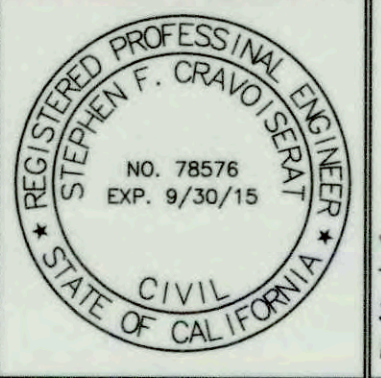


DIGALERT
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

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| PAGE SETUP: | | | |
| DESIGNER: | R.C.P. | PROJ. MGR: | J.A. |

| NO. | BY | DATE | REVISIONS |
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PREPARED UNDER THE SUPERVISION OF:
Stephen F. Cravoisat 3/6/15
STEPHEN F. CRAVOISAT DATE
R.C.E. NO. 78576 EXP. 9/30/15

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WWW.NIV5.COM

APPROVED BY TOWN ENGINEER:
Alex Qishta 3/31/15
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
LONG CANYON WASH - CHANNEL IMPROVEMENT PLAN
STA 56+00 TO STA 69+00
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MARCH 2015

| | |
|--------------|----------|
| SHEET NUMBER | 2 |
| OF | 8 SHEETS |
| SCALE | 1" = 4' |
| HORIZONTAL: | 1" = 40' |
| JOB NUMBER | YV021300 |

MADE IN SHEETS



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

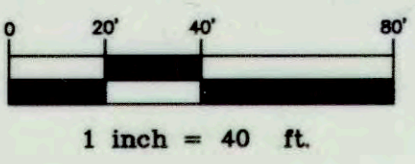
(SEE ROUGH GRADING PLAN FOR ONSIGHT GRADING)

EXISTING COPPER HILLS HOMES PHASE 1

LONG CANYON WASH
STA 44+00 TO STA 56+00

NOTE: CUT SHEETS FOR EROSION WALL TO BE PROVIDED TO TOWN INSPECTOR PRIOR TO WALL CONSTRUCTION.

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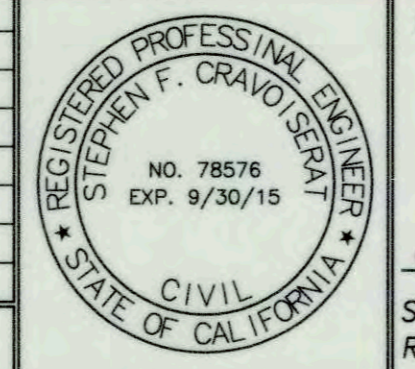


DIGALERT
IT'S THE LAW DIAL BEFORE YOU DIG!
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| PAGE SETUP: | | | |
| DESIGNER: | R.C.P. | PROJ. MGR.: | J.A. |

| NO. | BY | DATE | REVISIONS |
|-----|----|------|-----------|
| | | | |
| | | | |



PREPARED UNDER THE SUPERVISION OF:
Stephen F. Cravo
STEPHEN F. CREVOISERAT DATE 3-6-15
R.C.E. NO. 78576 EXP. 9/30/15

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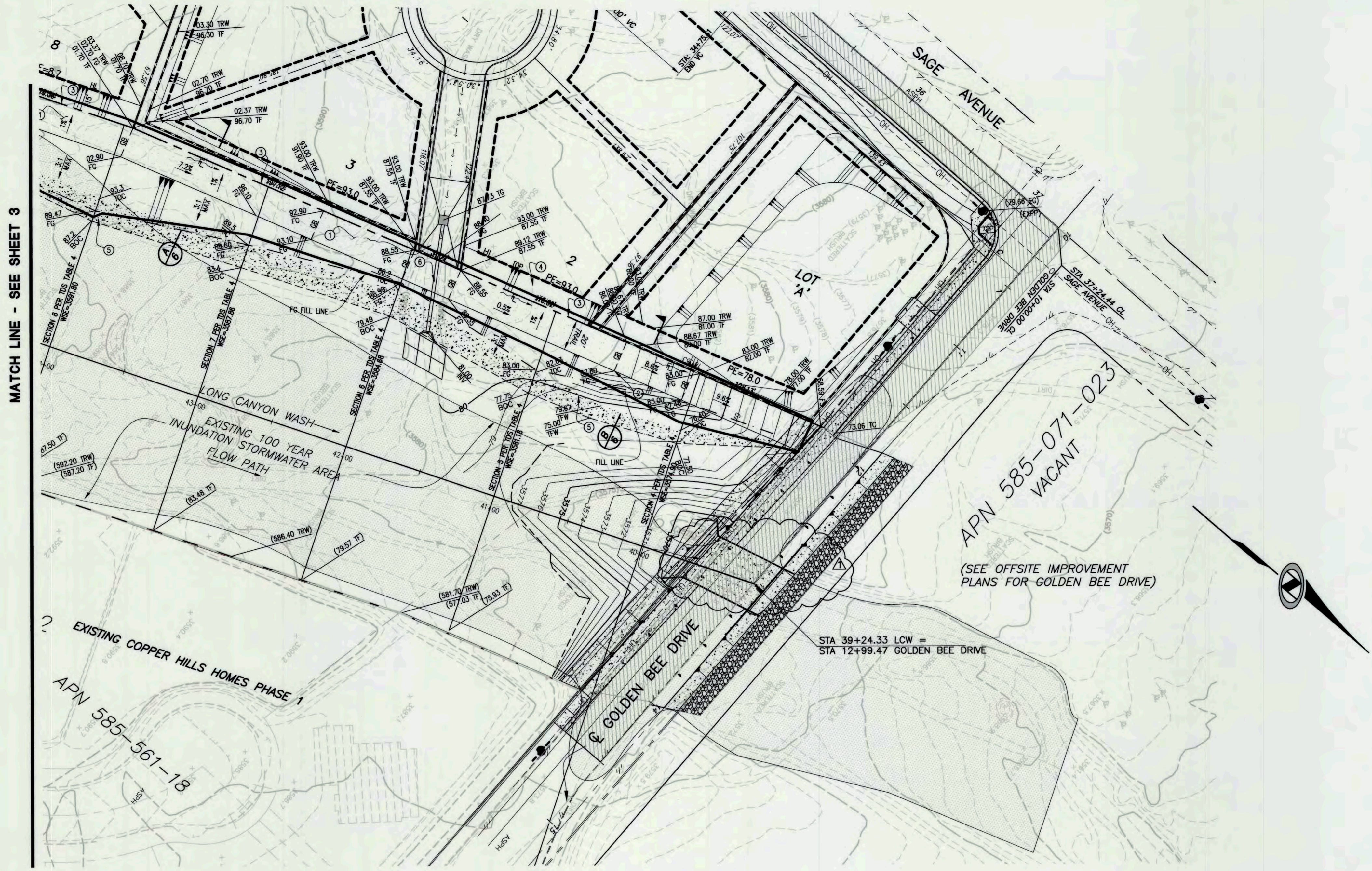
APPROVED BY TOWN ENGINEER:
Alex Qishita 3/31/15
ALEX QISHITA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
LONG CANYON WASH - CHANNEL IMPROVEMENT PLAN
STA 44+00 TO STA 56+00
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MARCH 2015

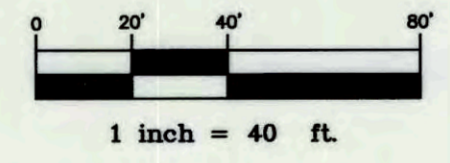
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|--------------|---|
| SHEET NUMBER | 3 |
| OF | 8 SHEETS |
| SCALE | VERTICAL: 1" = 4' HORIZONTAL: 1" = 40' |
| JOB NUMBER | YVB021300 |

MAY 2015

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



MATCH LINE - SEE SHEET 3



**LONG CANYON WASH
STA 39+24.33 TO STA 44+00**

CONSTRUCTION NOTES

- 1 CONSTRUCT 20' WIDE GRADED WALKWAY TRAIL
- 2 CONSTRUCT 3:1 MAX CUT OR FILL SLOPE
- 3 CONSTRUCT 5' HIGH WROUGHT IRON FENCE AT REAR LOT PL ALONG CHANNEL
- 4 CONSTRUCT 3:1 MAX SLOPE FROM HL TO PL
- 5 CONSTRUCT 4" THICK CONCRETE SLOPE PROTECTION PER DETAIL ON SHEET 2
- 6 INSTALL 24" HDPE STORM DRAIN PIPE
- 7 INSTALL 48" HDPE STORM DRAIN PIPE

NOTE: CUT SHEETS FOR EROSION WALL TO BE PROVIDED TO TOWN INSPECTOR PRIOR TO WALL CONSTRUCTION.

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

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PREPARED UNDER THE SUPERVISION OF:
Stephen F. Cravotto
STEPHEN F. CRAVOTTO
R.C.E. NO. 78576 EXP. 9/30/15

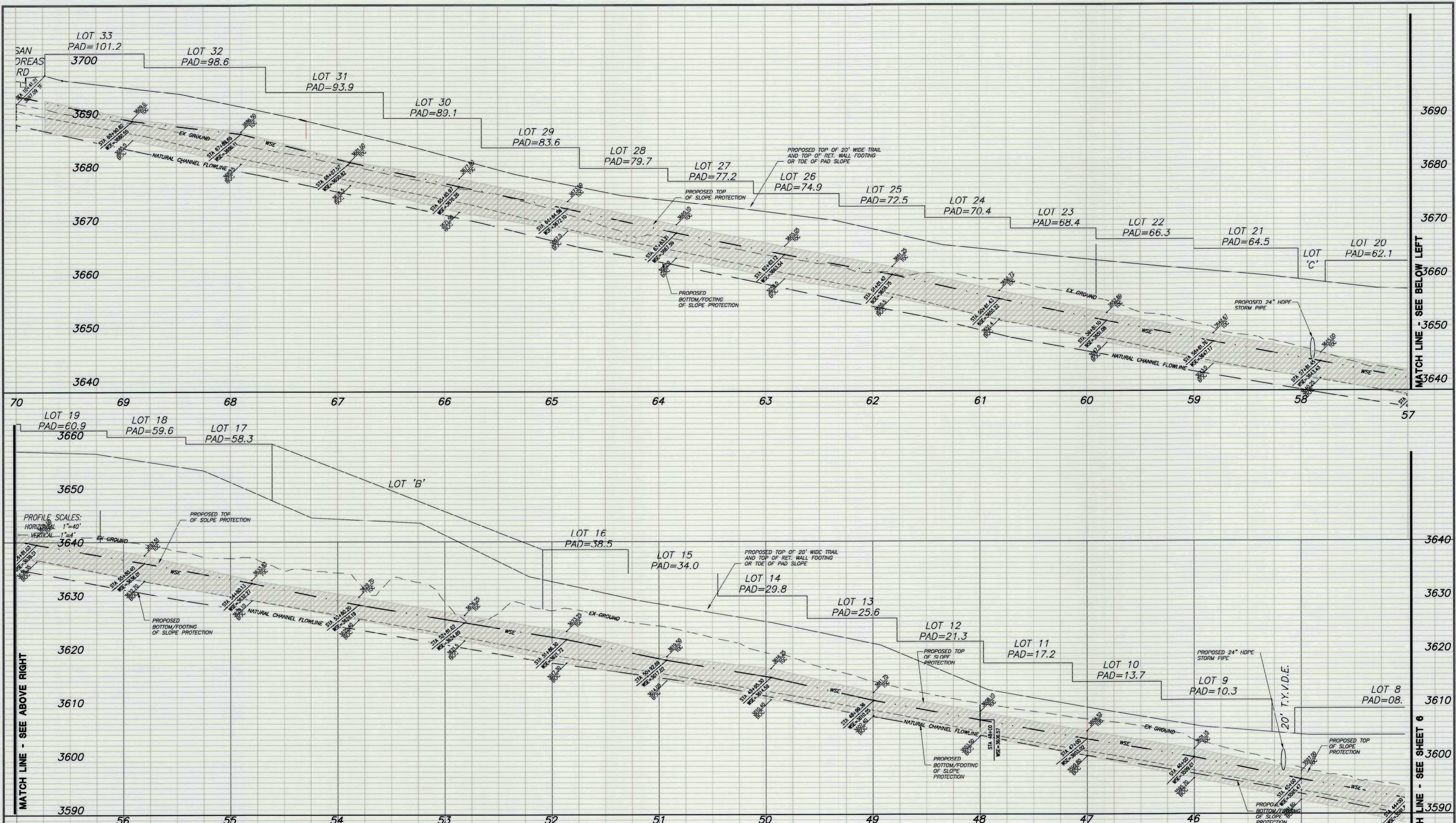
NIV5
NOLTE VERTICALFIVE
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.3413101 TEL 760.3415998 FAX WWW.NIV5.COM

APPROVED BY TOWN ENGINEER:
Alex Qishita 12/16/15
ALEX QISHITA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
LONG CANYON WASH - CHANNEL IMPROVEMENT PLAN
STA 39+24.33 TO STA 44+00
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: DEC. 2015

| | |
|--------------|---|
| SHEET NUMBER | 4 |
| OF | 8 SHEETS |
| SCALE | VERTICAL: 1"= 4' HORIZONTAL: 1"= 40' |
| JOB NUMBER | YVB021300 |

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

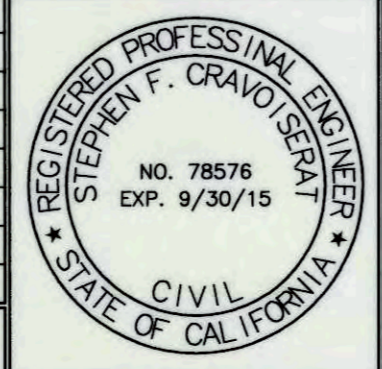


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 1-800-227-2600
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

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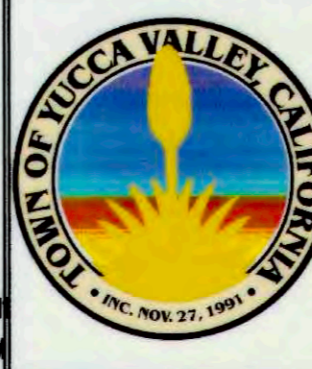
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 PAGE SETUP: POP R2
 DESIGNER: R.C.P. PROJ. MGR: J.A.

| NO. | BY | DATE | REVISIONS: |
|-----|----|------|------------|
| | | | |
| | | | |



PREPARED UNDER THE SUPERVISION OF:
Stephen F. Cravoiserat
 STEPHEN F. CRAVOISERAT DATE 3/11/15
 R.C.E. NO. 78576 EXP. 9/30/15

NIV5
 NOLTE VERTICAL FIVE
 42-928 COOK STREET, SUITE 104 PALM DESERT, CA 92211
 760.341.3101 TEL 760.341.9899 FAX WWW.NIV5.COM

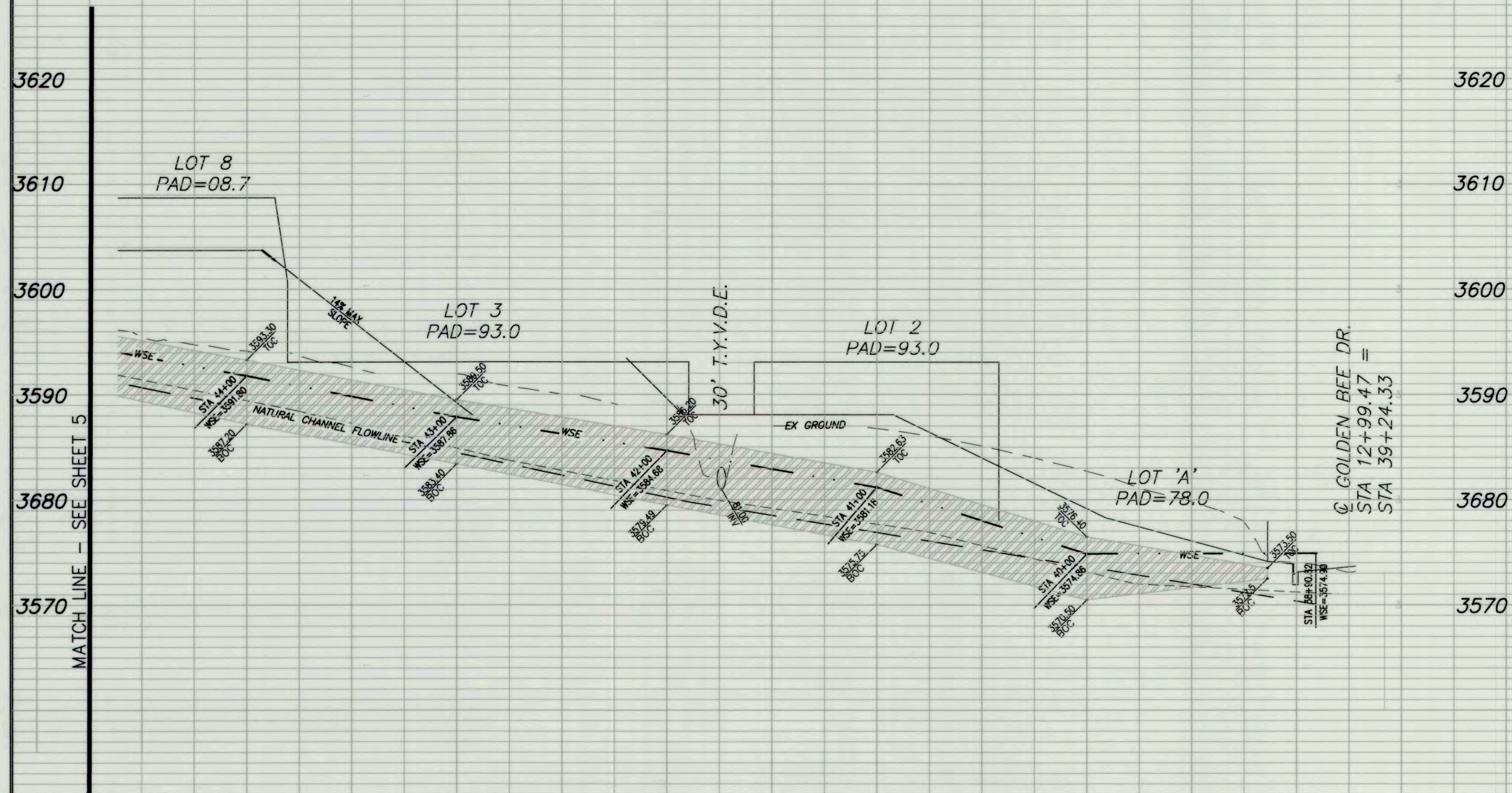


APPROVED BY TOWN ENGINEER:
Alex Qishta
 ALEX QISHTA, TOWN PROJECT ENGINEER DATE 3/11/15
 R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
 LONG CANYON WASH - CHANNEL IMPROVEMENT PROFILE
 STA 44+00 TO STA 70+00
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED MARCH 2015

SHEET NUMBER **5**
 OF **8** SHEETS
 SCALE
 VERTICAL: 1"=4'
 HORIZONTAL: 1"=40'
 JOB NUMBER **YVB021900**

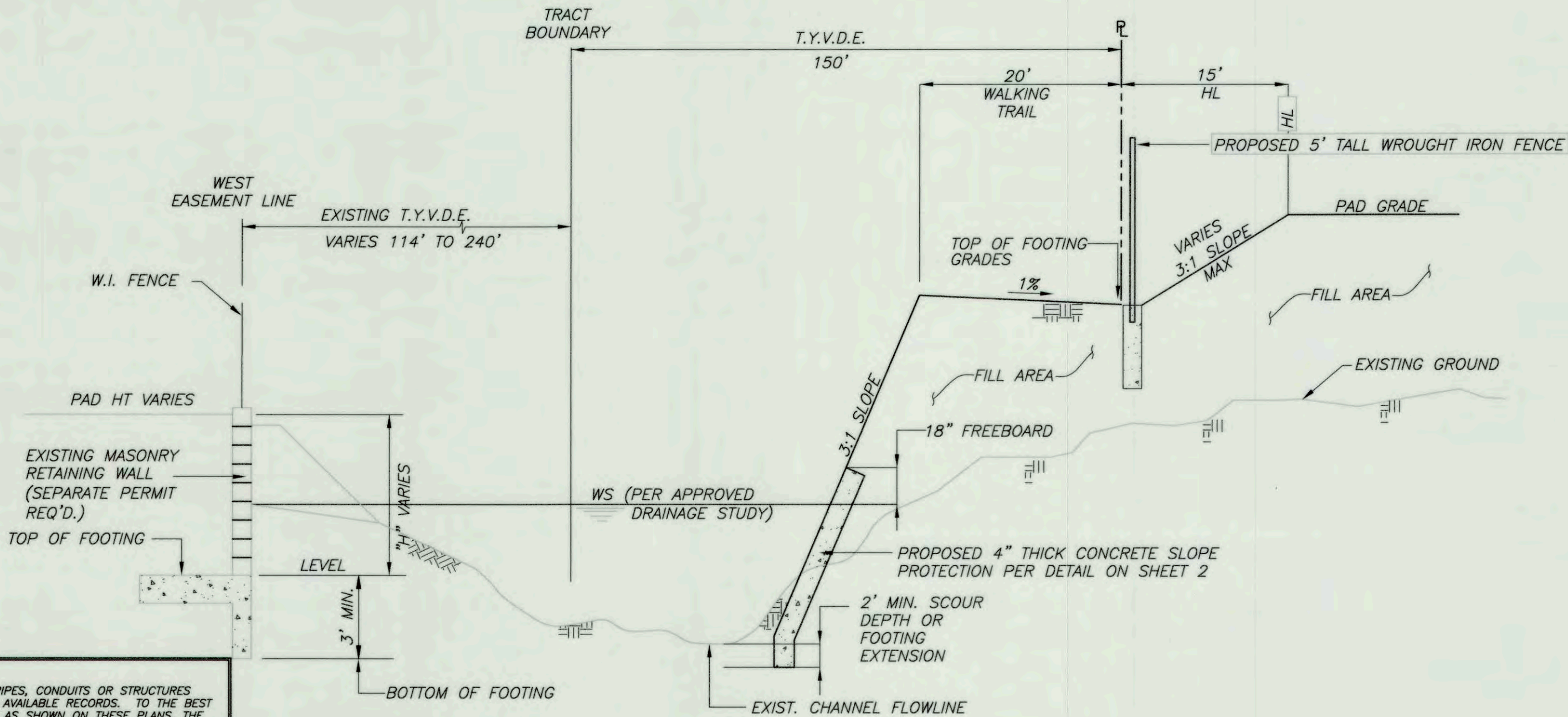
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



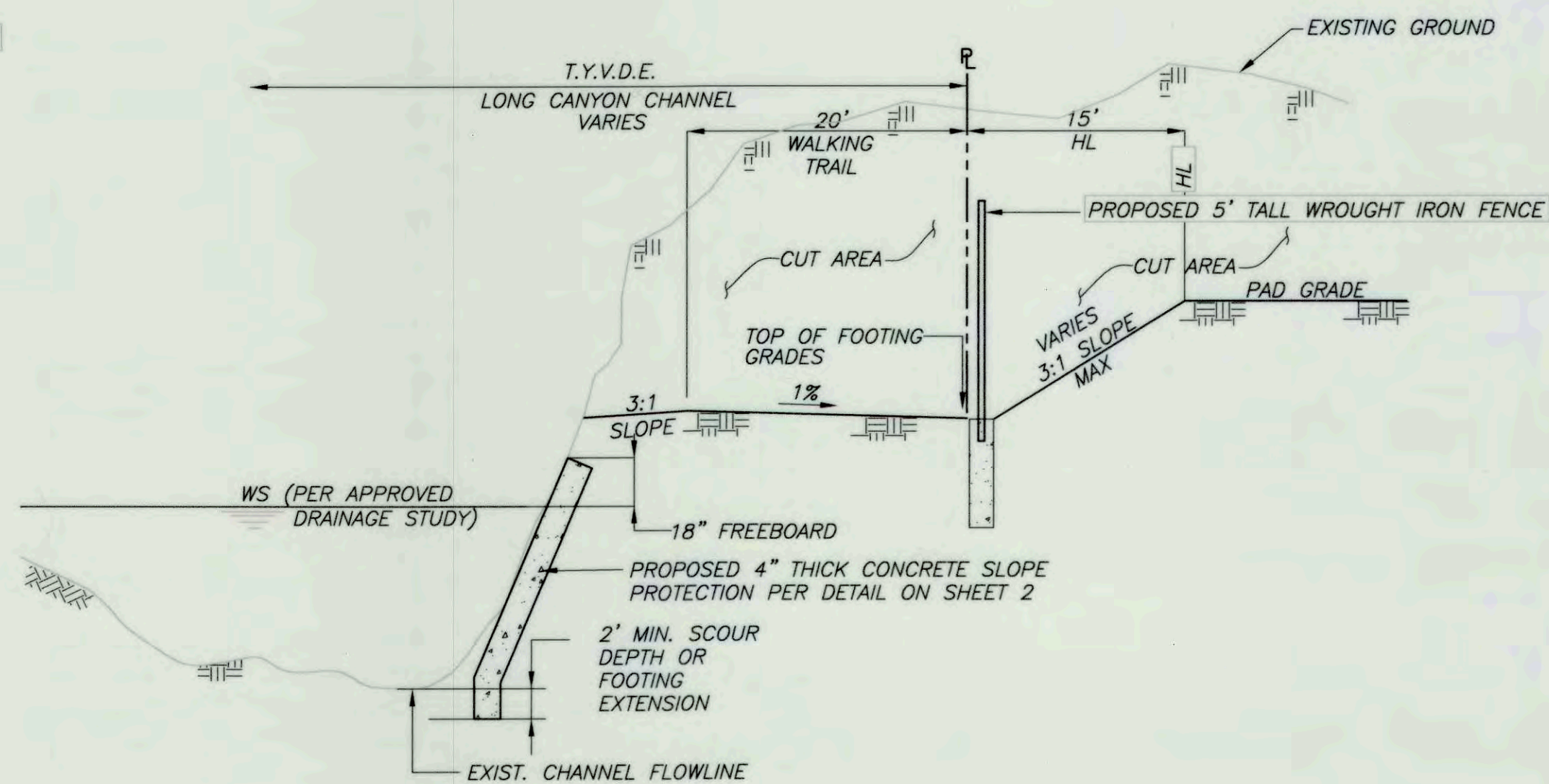
PROFILE SCALES:
HORIZONTAL 1"=40'
VERTICAL 1"=4'

44 43 42 41 40 39 38

- CONSTRUCTION NOTES**
1. CONSTRUCT 20' WIDE GRADED WALKWAY TRAIL
 2. CONSTRUCT 3:1 MAX CUT OR FILL SLOPE
 3. CONSTRUCT 5' HIGH WROUGHT IRON FENCE AT REAR LOT PL ALONG CHANI
 4. CONSTRUCT 3:1 MAX SLOPE FROM HL TO PL
 5. CONSTRUCT 4" THICK CONCRETE SLOPE PROTECTION PER DETAIL ON SHEET
 6. INSTALL 24" HDPE STORM DRAIN PIPE
 7. INSTALL 48" HDPE STORM DRAIN PIPE



LONG CANYON CHANNEL TYPICAL CROSS SECTION A



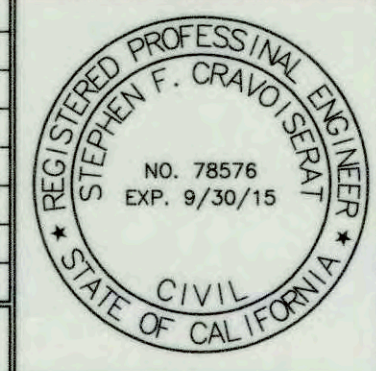
LONG CANYON CHANNEL TYPICAL CROSS SECTION B

DIGALERT
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
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| PATH: | | | |
| DRAWING NAME: | LWC-CHANNEL-A.DWG | | |
| PAGE SETUP: | | | |
| DESIGNER: | R.C.P. | PROJ. MGR.: | J.A. |

| NO. | BY | DATE | REVISIONS: |
|-----|----|------|------------|
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| | | | |



PREPARED UNDER THE SUPERVISION OF:
Stephen F. Crevoiserat 3-6-15
STEPHEN F. CREVOISERAT DATE
R.C.E. NO. 78576 EXP. 9/30/15

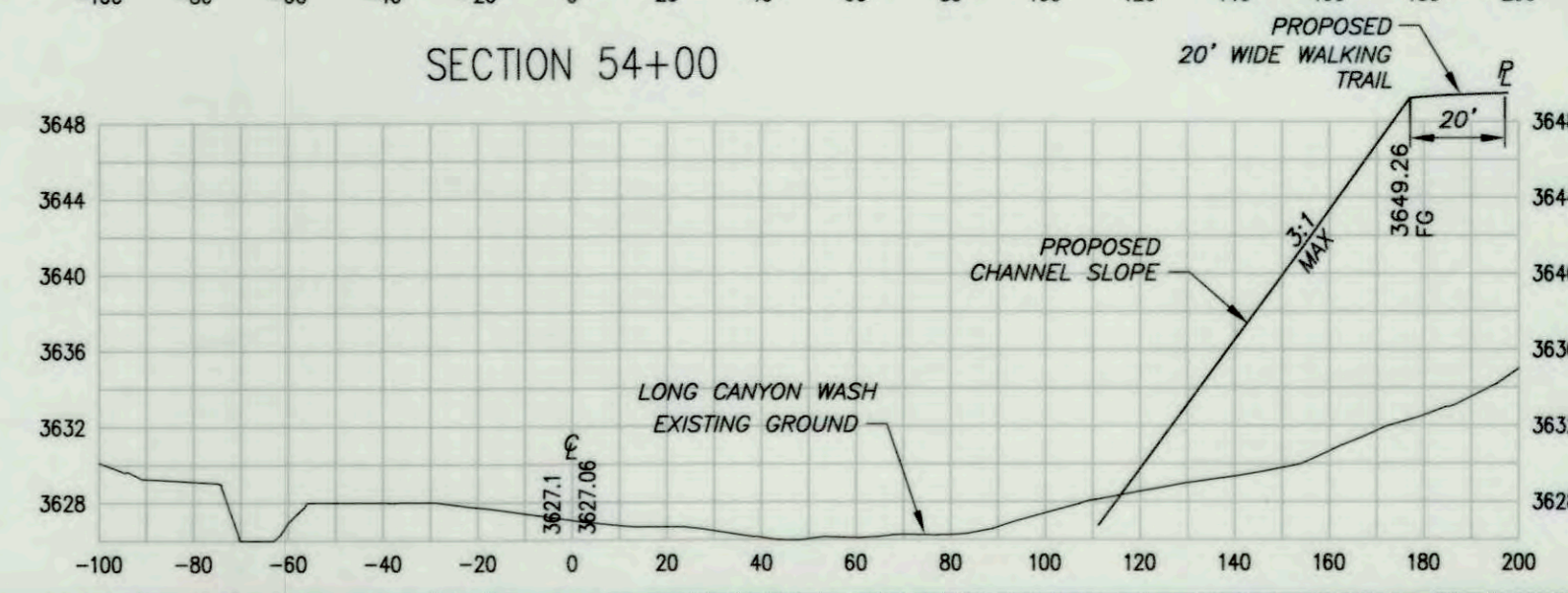
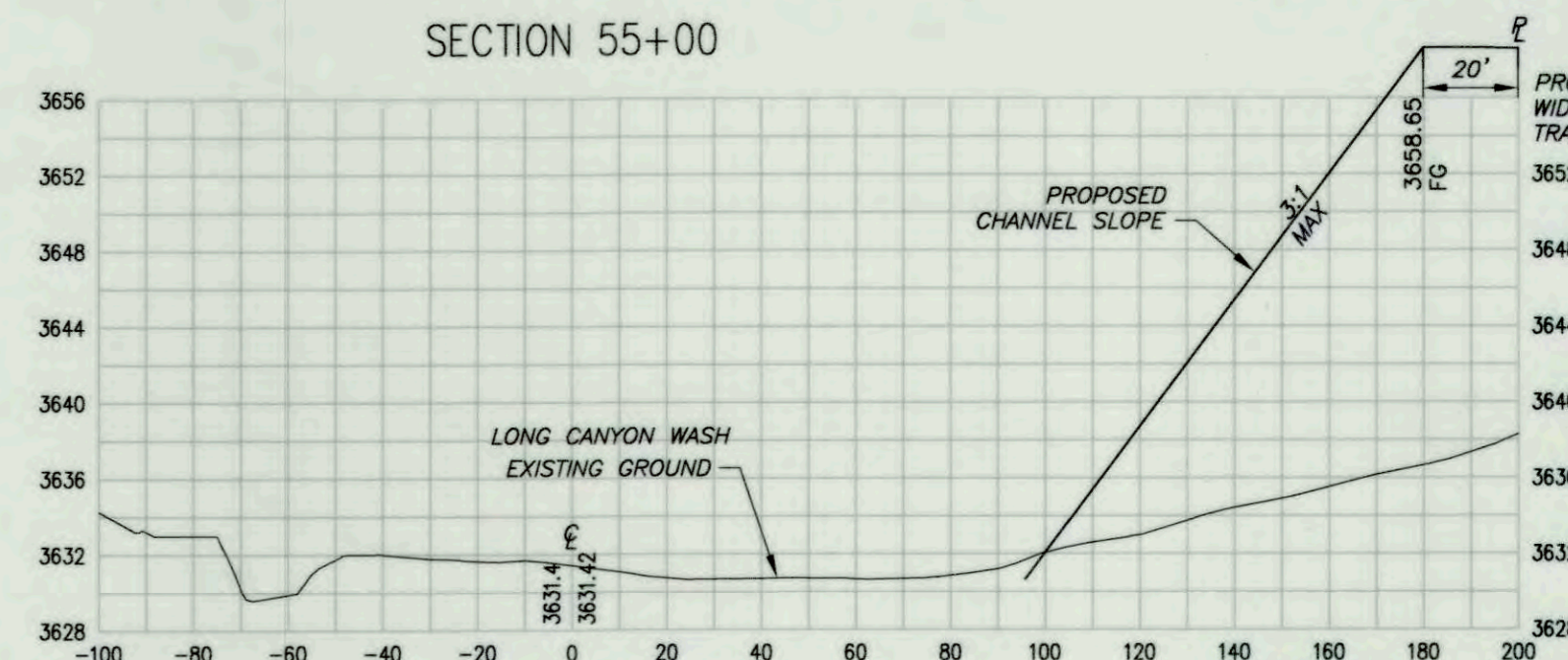
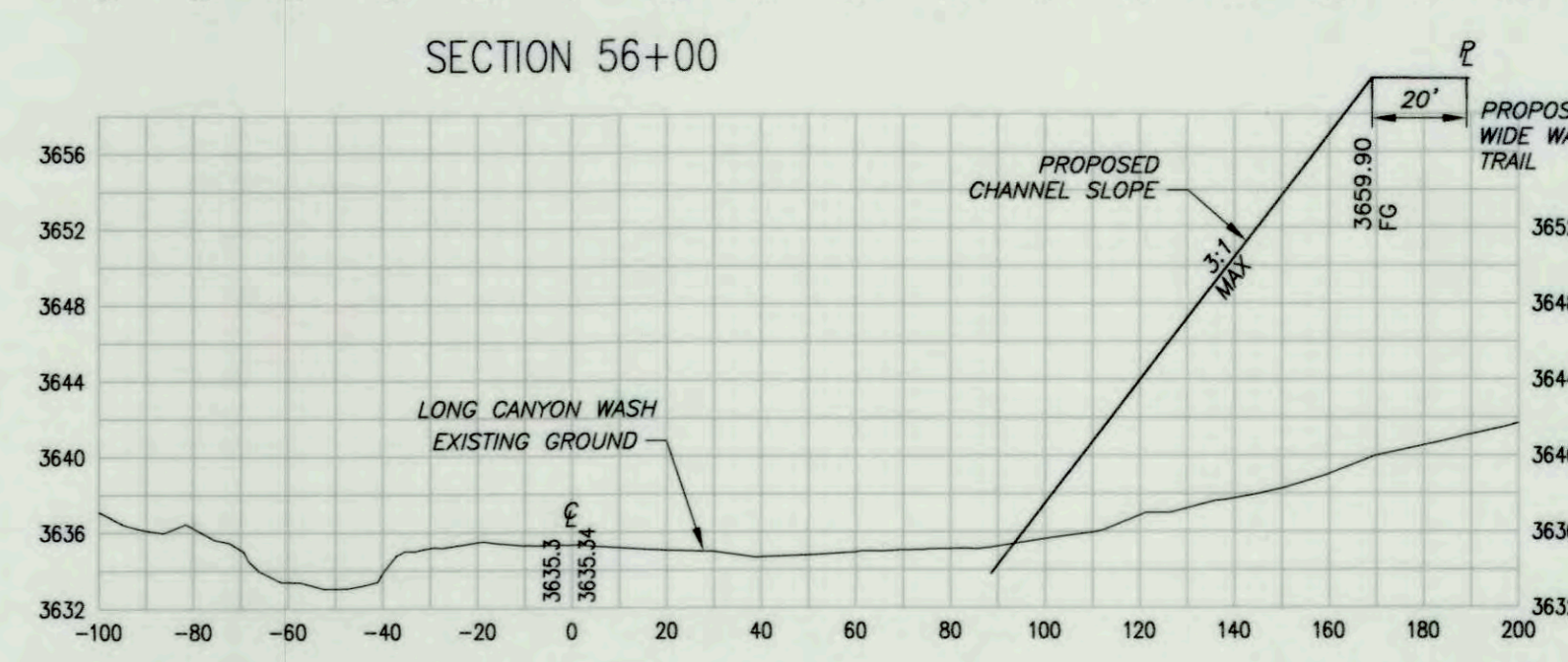
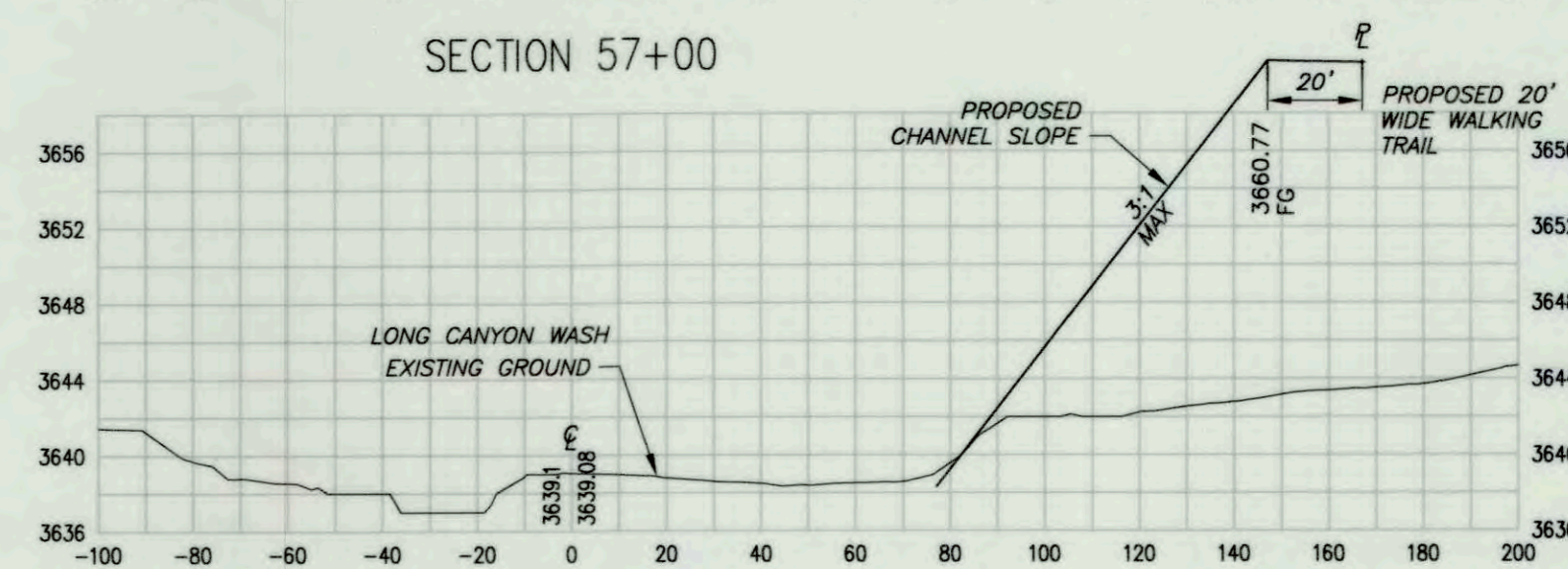
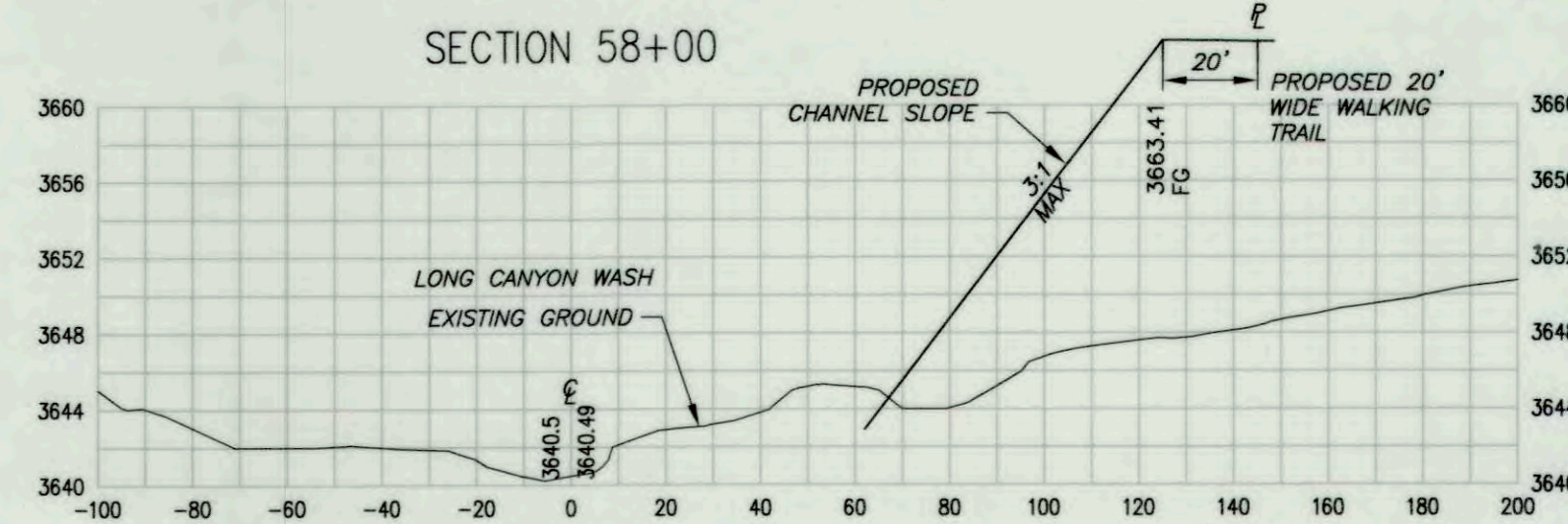
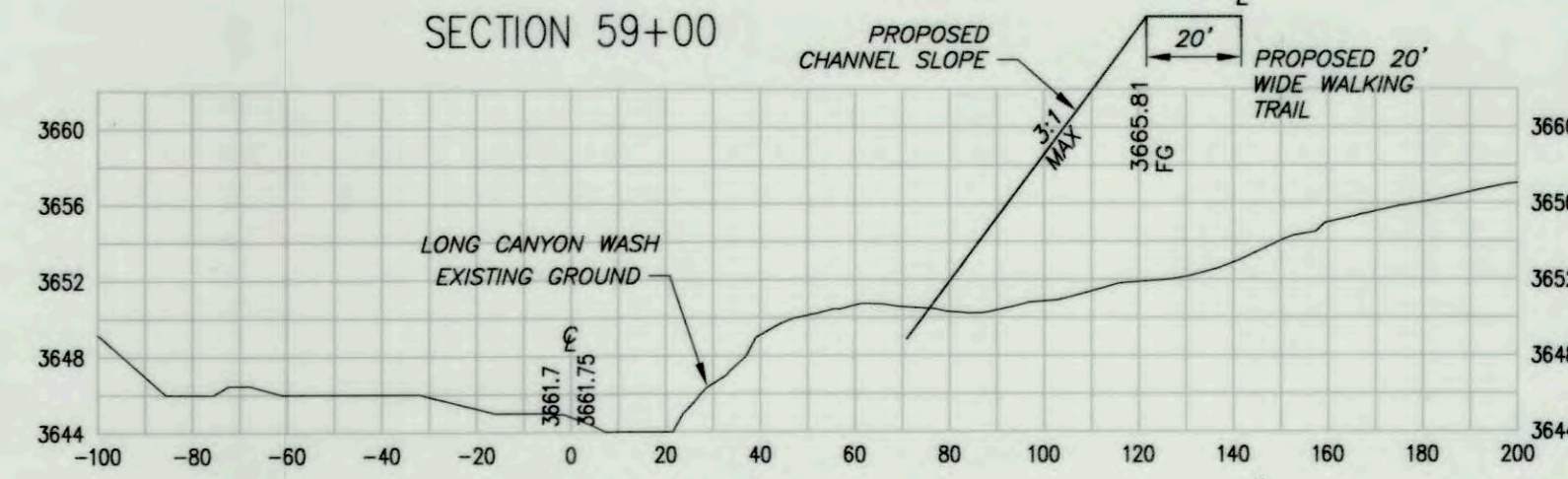
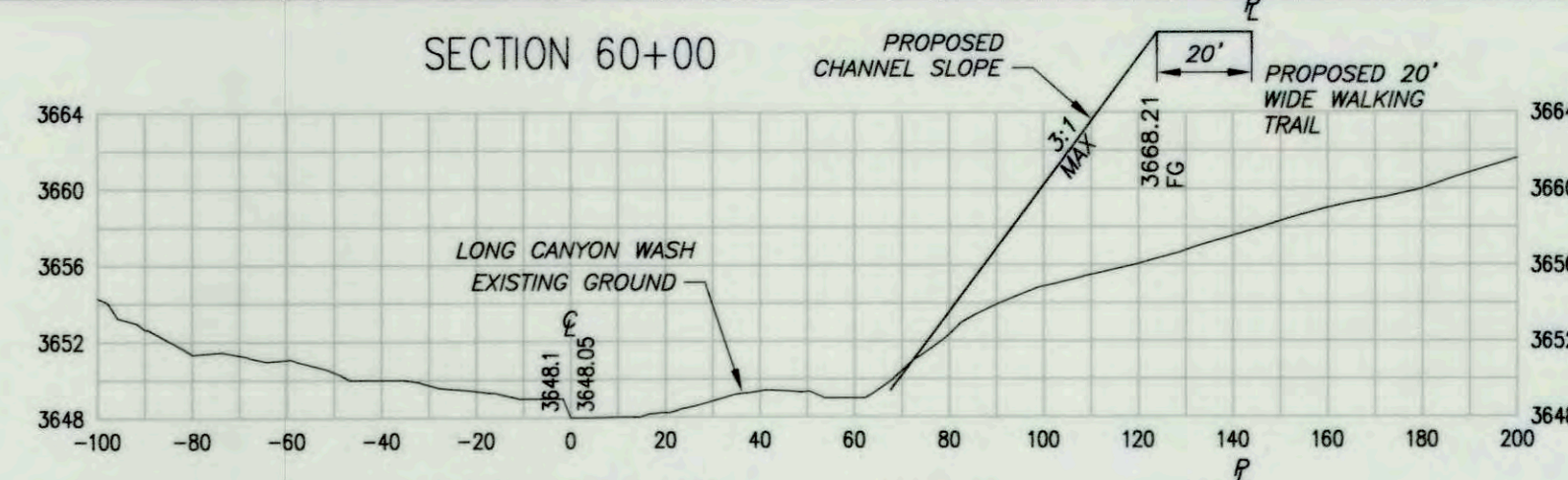
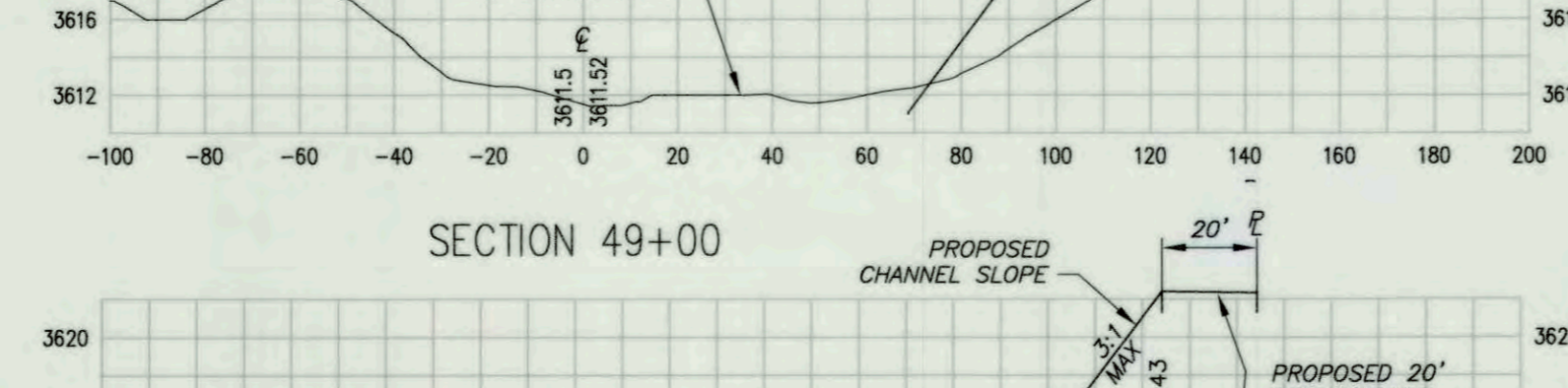
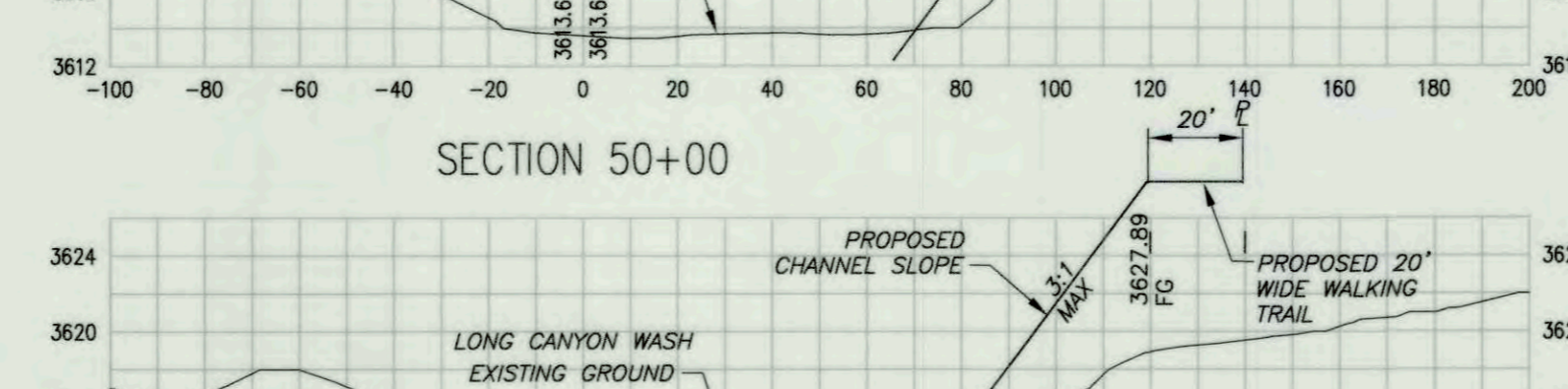
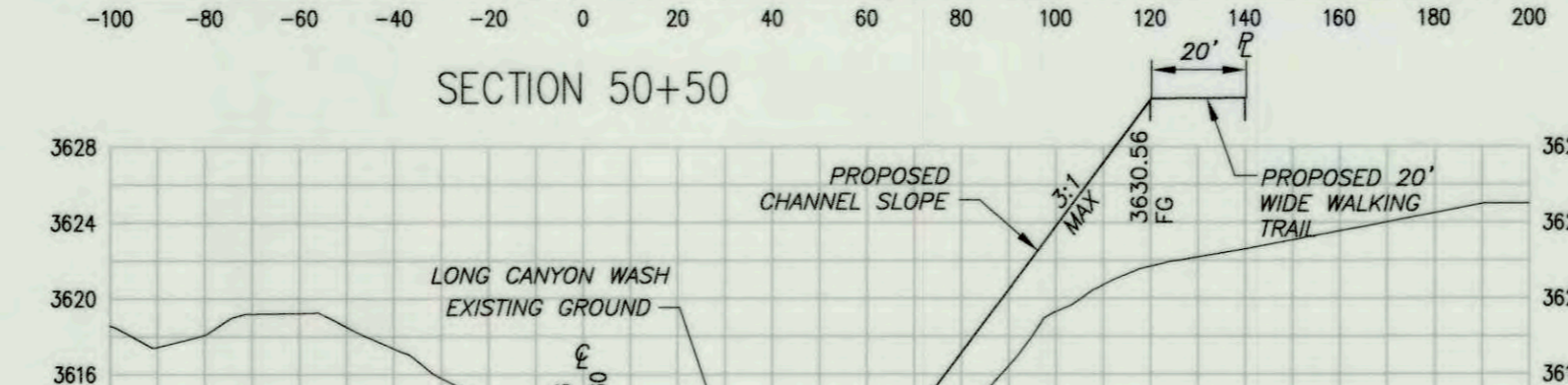
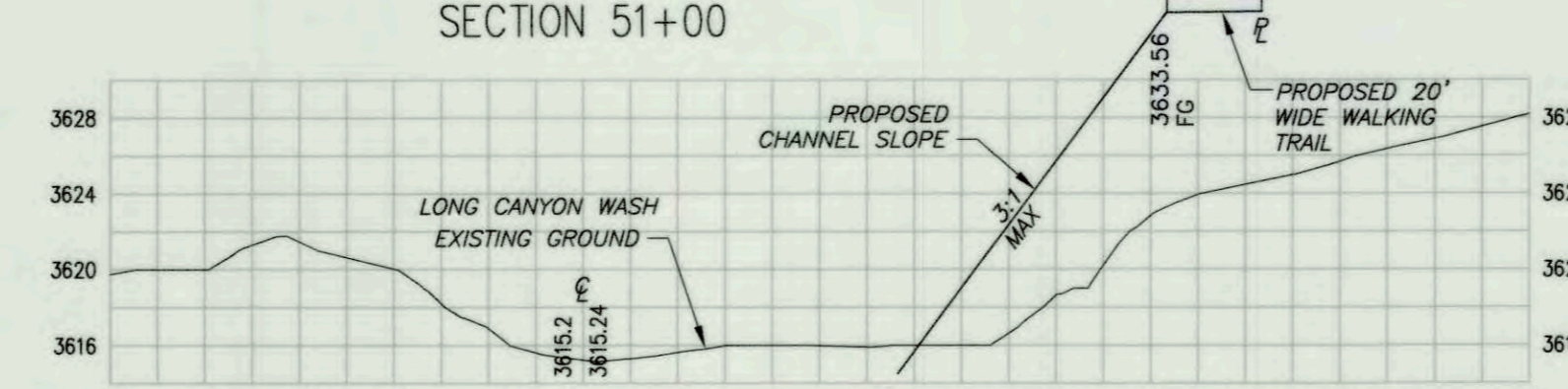
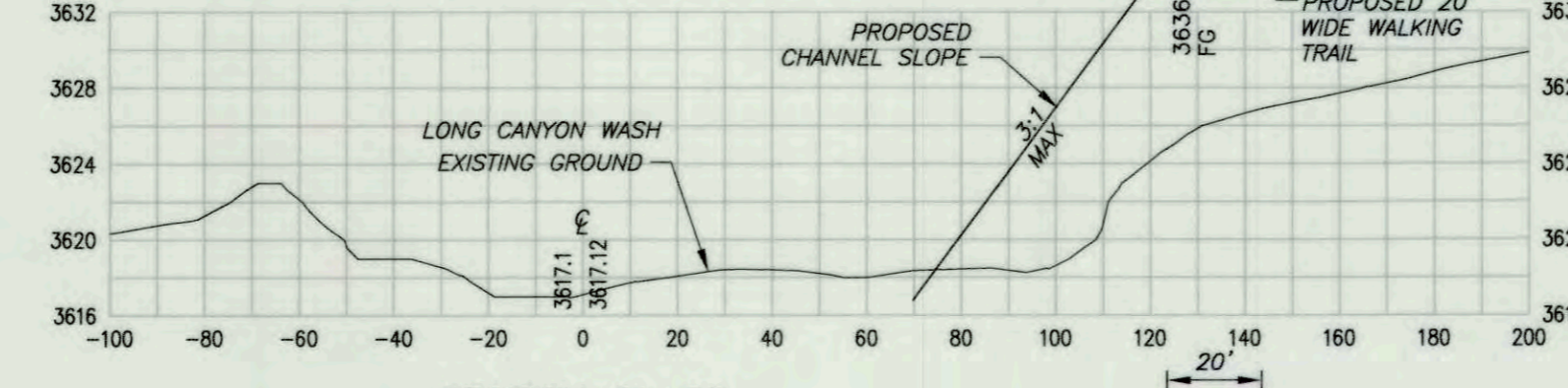
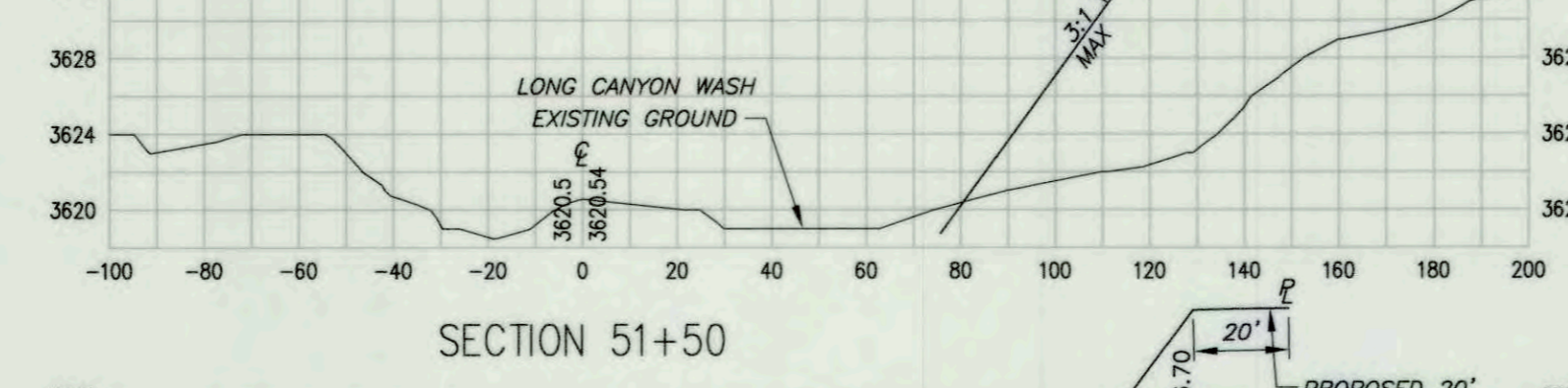
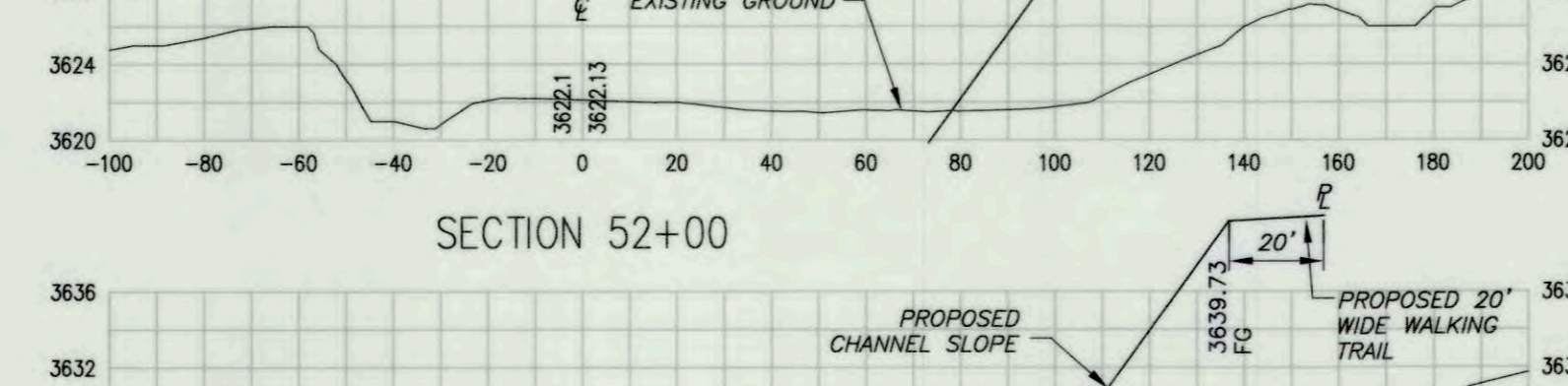
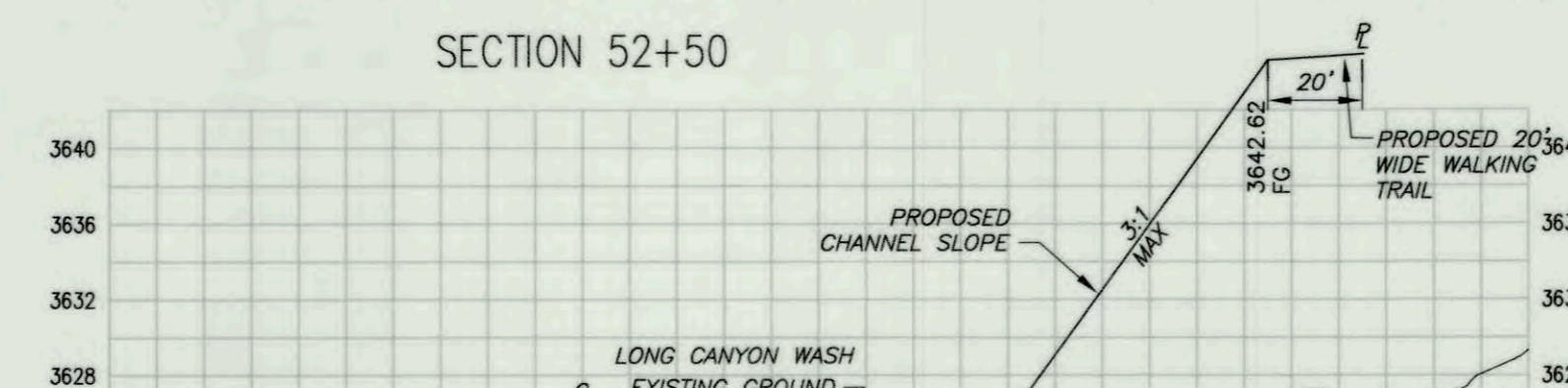
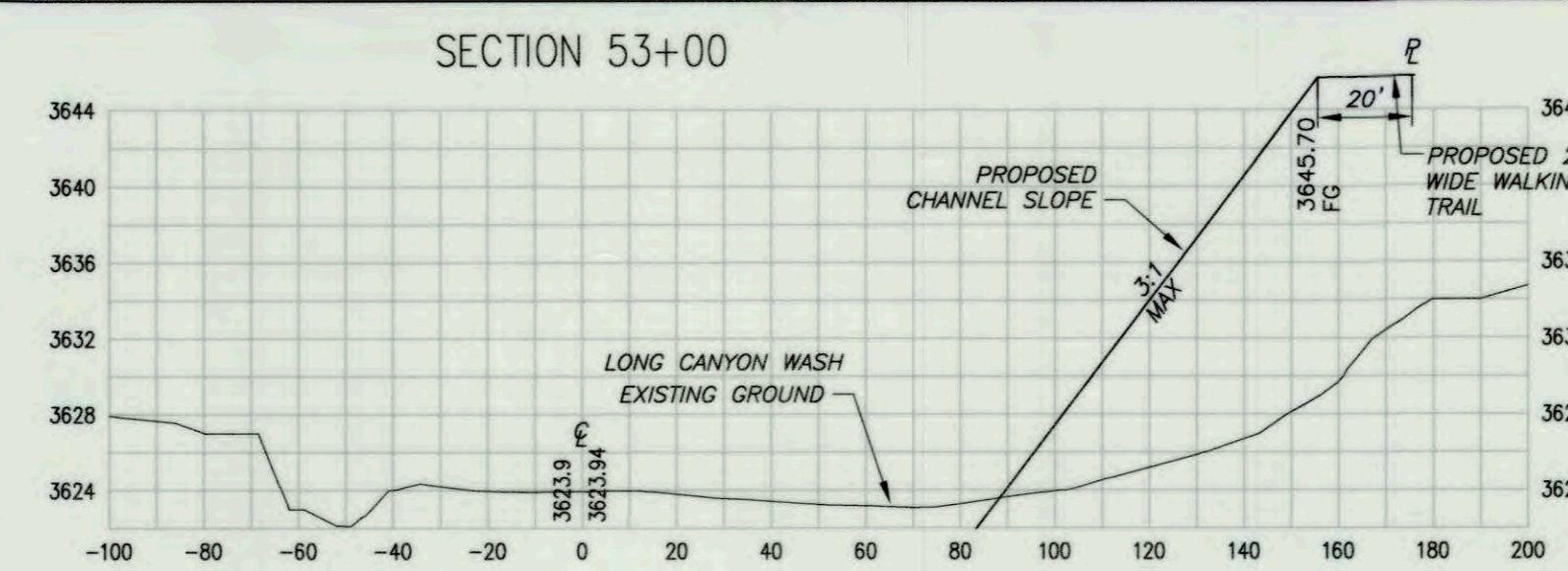
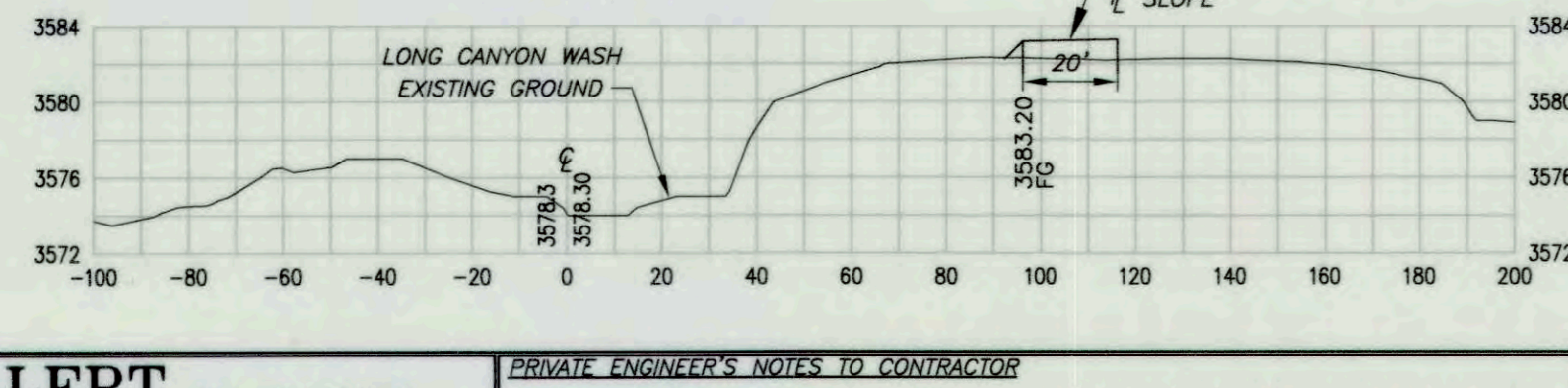
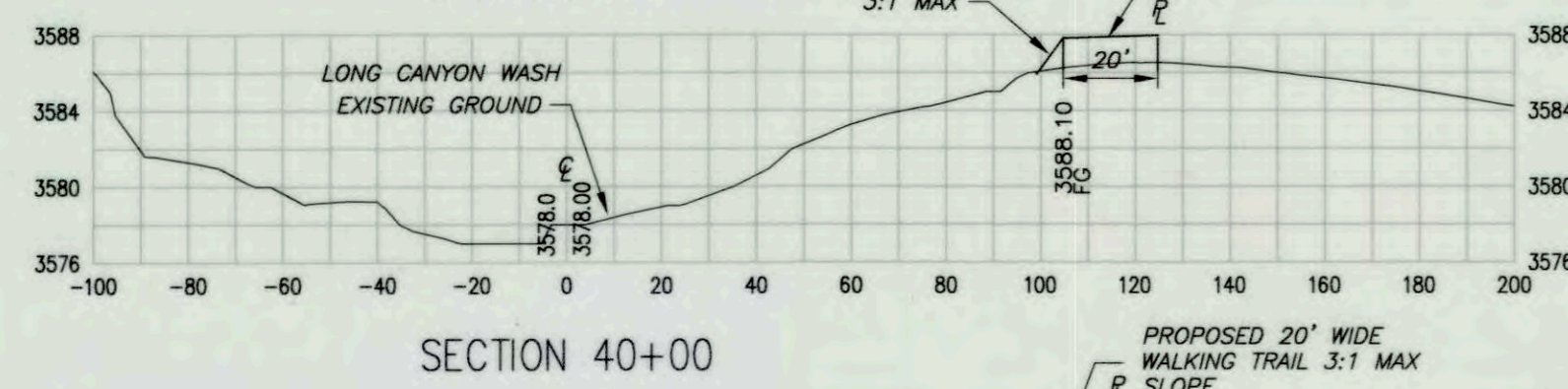
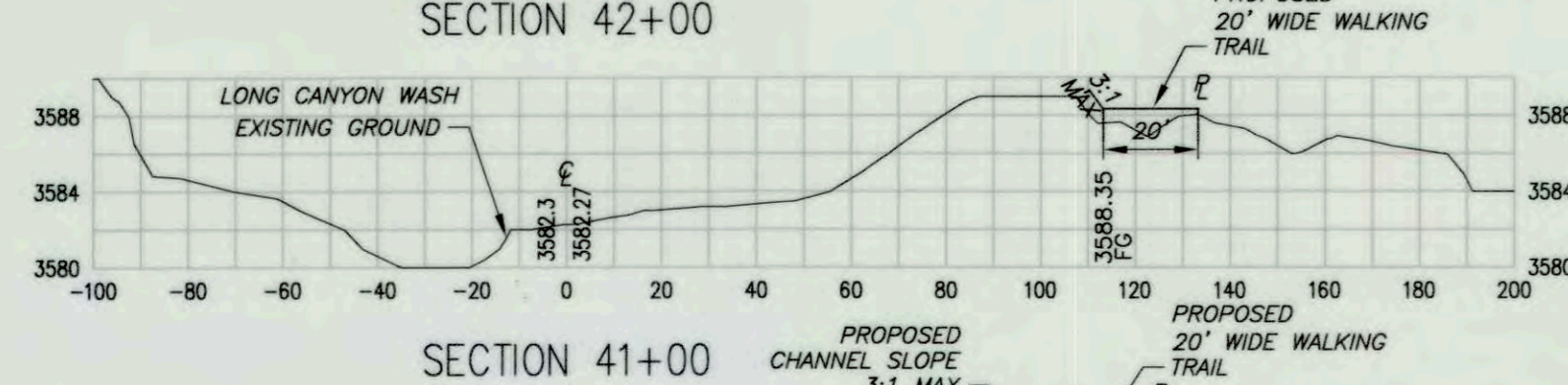
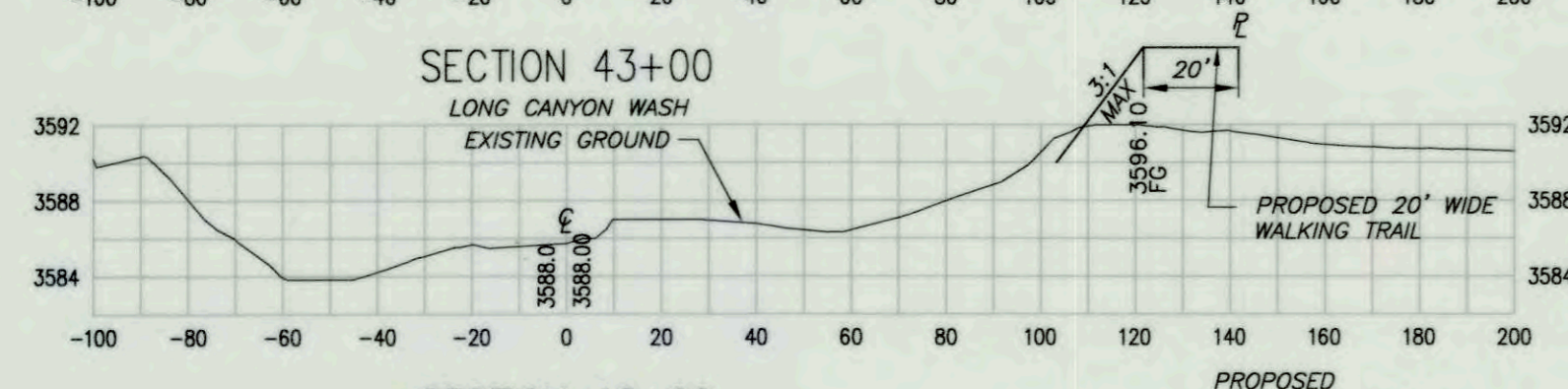
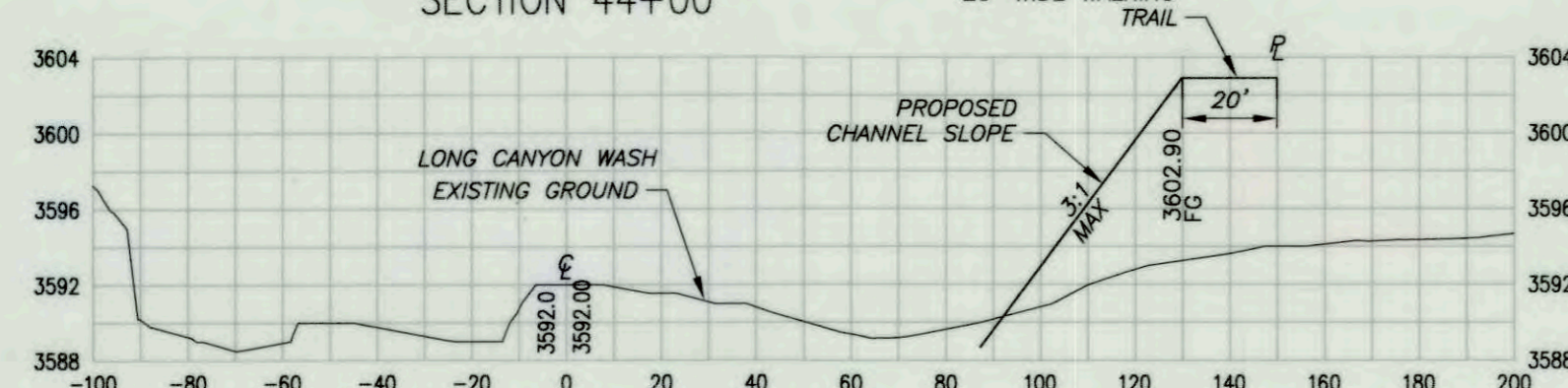
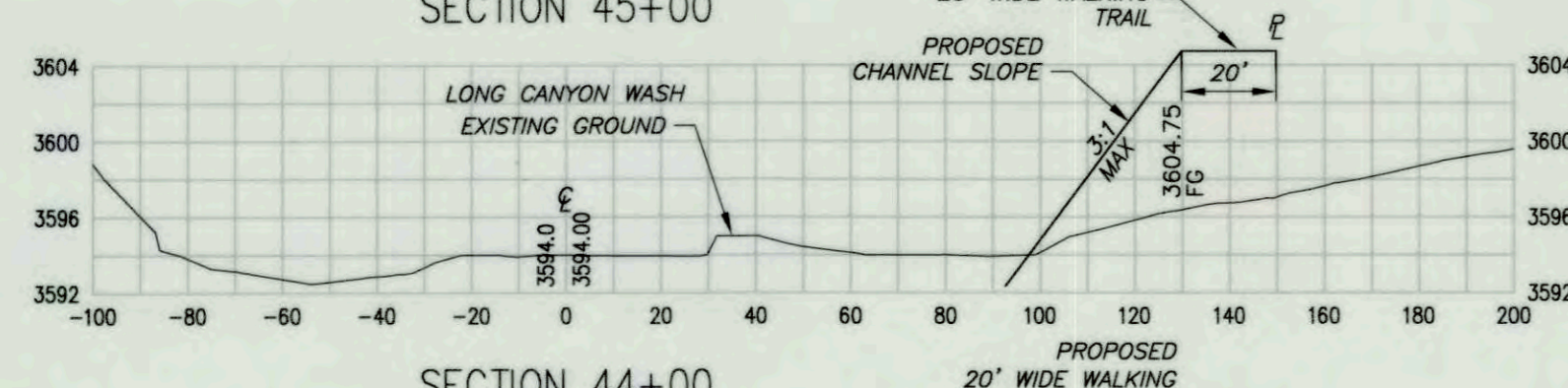
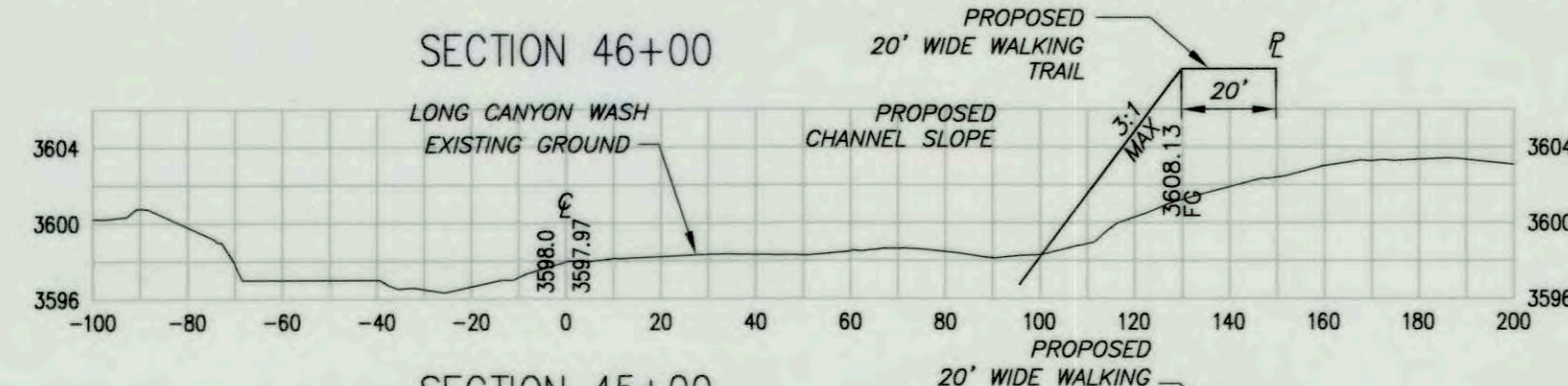
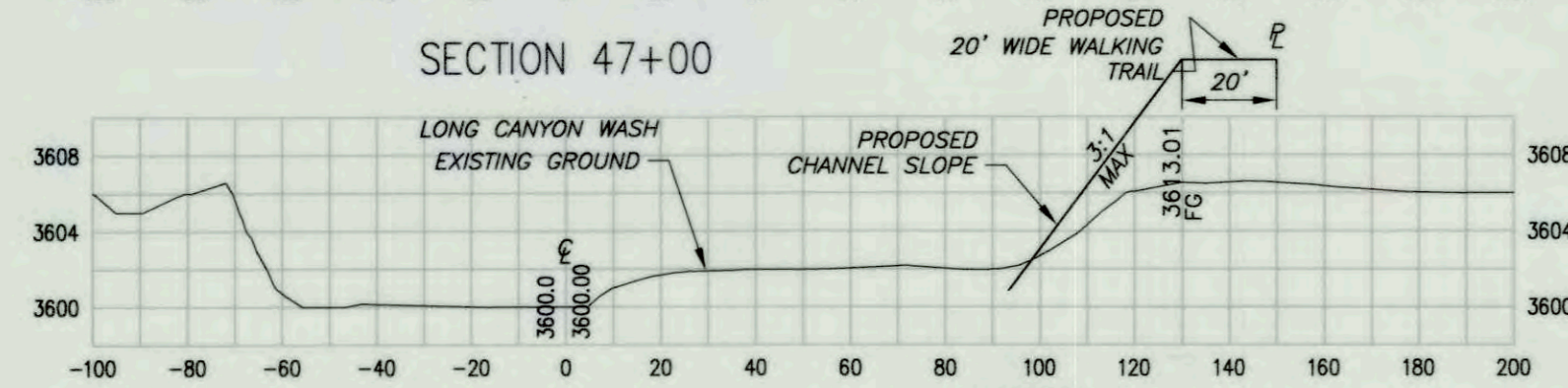
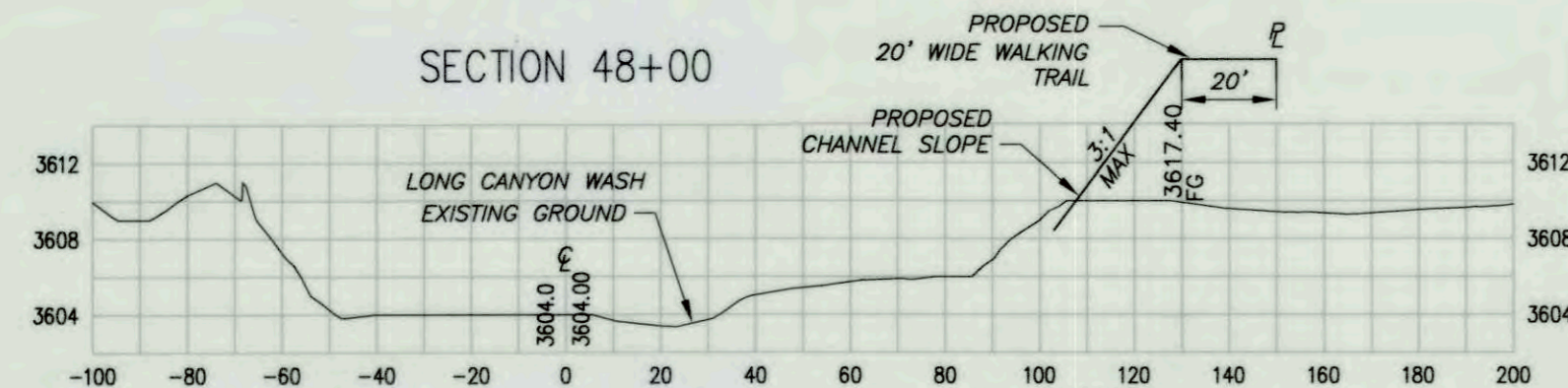
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APPROVED BY TOWN ENGINEER:
Alex Qishta 3/31/15
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
LONG CANYON WASH - CHANNEL PROFILE & DETAILS
STA 39+24.33 TO STA 44+00 & DETAILS
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MARCH 2015

| | |
|--------------|---------------------------------------|
| SHEET NUMBER | 6 |
| OF 8 SHEETS | |
| SCALE | VERTICAL: 1"=4' HORIZONTAL: 1"=40' |
| JOB NUMBER | YV021300 |

DATE:

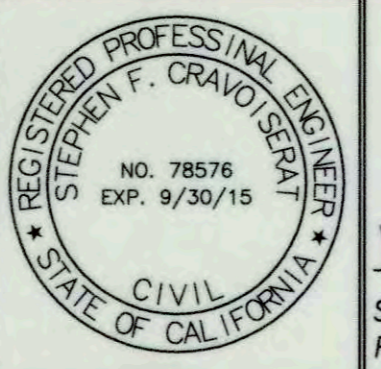


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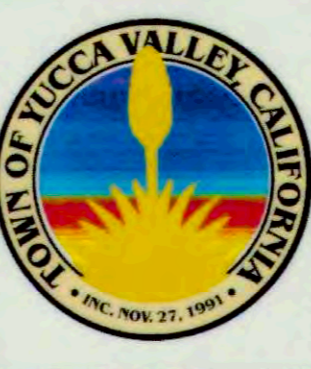
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| PAGE SETUP: | | | |
| DESIGNER: | R.C.P. | PROJ. MGR.: | J.A. |

| NO. | BY | DATE | REVISIONS: |
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PREPARED UNDER THE SUPERVISION OF:
Stephen F. Crevoiserat
STEPHEN F. CREVOISERAT DATE 3-6-15
R.C.E. NO. 78576 EXP. 9/30/15

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NOLTE VERTICAL FIVE
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

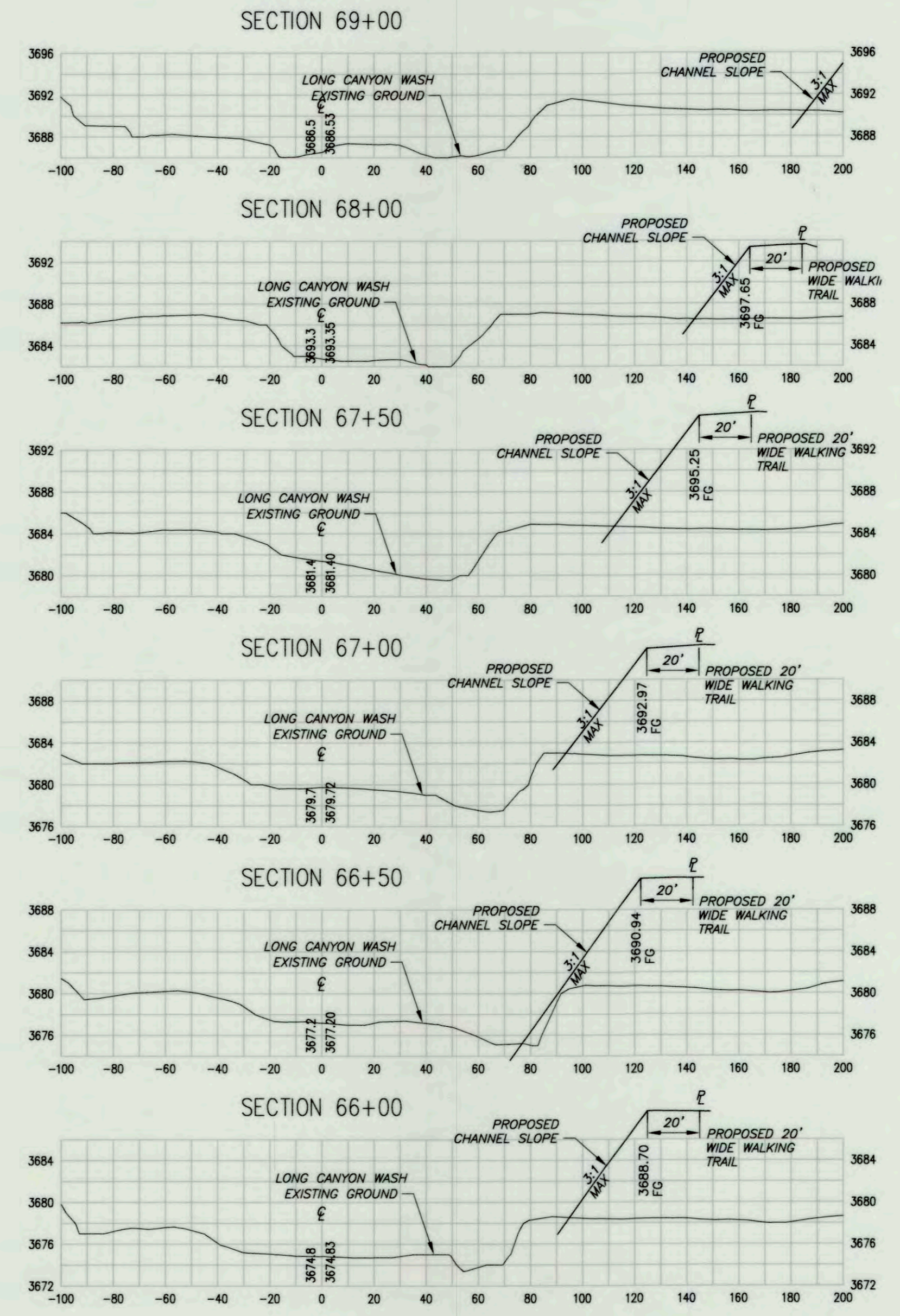
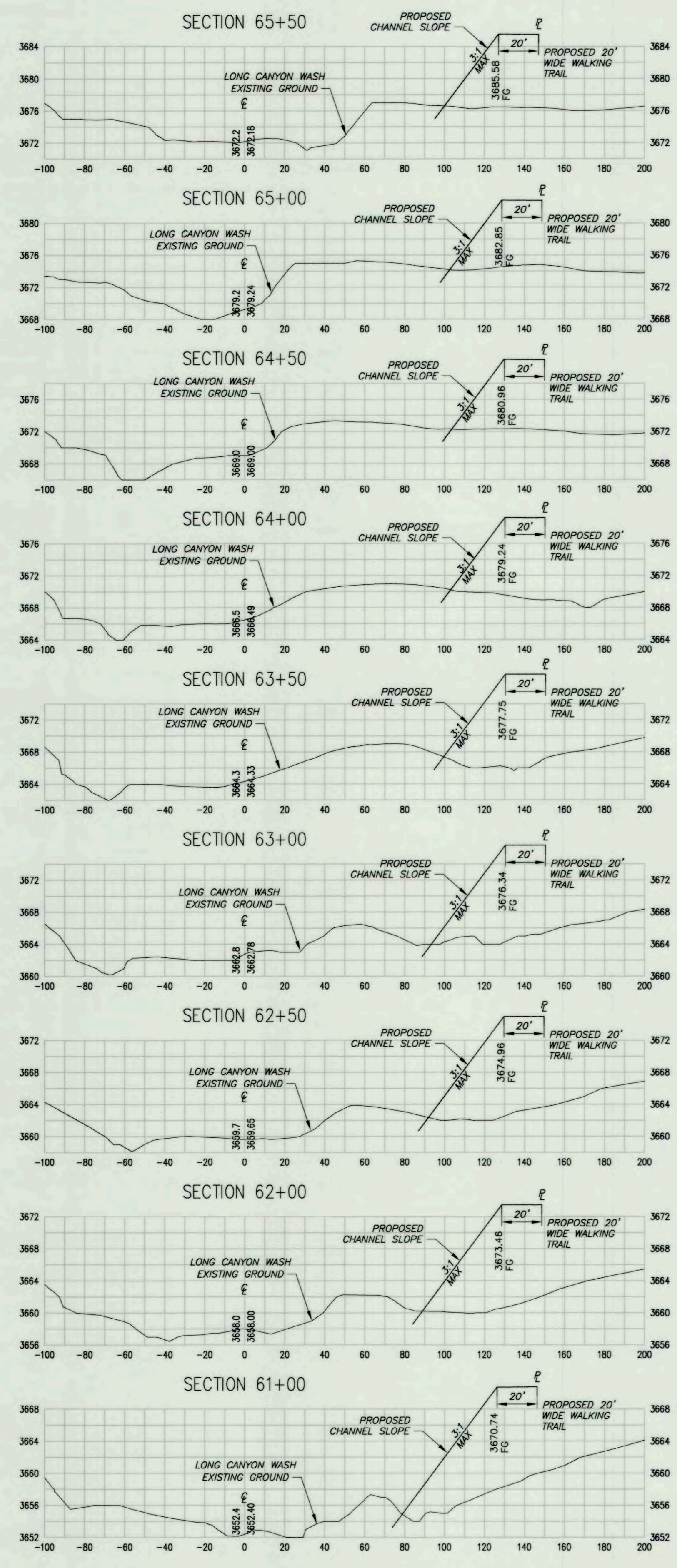


APPROVED BY TOWN ENGINEER:
Alex Qishita
ALEX QISHITA, TOWN PROJECT ENGINEER DATE 3/31/15
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
LONG CANYON WASH - CHANNEL CROSS SECTIONS 1
STA 40+00 TO STA 60+00
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MARCH 2015

| | |
|--------------|---|
| SHEET NUMBER | 7 |
| OF | 8 SHEETS |
| SCALE | VERTICAL: 1" = 4' HORIZONTAL: 1" = 40' |
| JOB NUMBER | YVB021300 |

MAY 2015



DIGALERT
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| | |
|---------------------------------|------------------|
| DATE: 3/5/15 | TIME: 1:11:44 PM |
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| PATH: | |
| DRAWING NAME: LWC-CHANNEL-A.DWG | |
| PAGE SETUP: | |
| DESIGNER: R.C.P. | PROJ. MGR: J.A. |

| NO. | BY | DATE | REVISIONS: |
|-----|----|------|------------|
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PREPARED UNDER THE SUPERVISION OF:
Stephen F. Crevoiserat 3-6-15
 STEPHEN F. CREVOISERAT DATE
 R.C.E. NO. 78576 EXP. 9/30/15

N|V|5
 NOLTE VERTICAL FIVE
 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
 760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:

Alex Qishta 3/31/15
 ALEX QISHTA, TOWN PROJECT ENGINEER DATE
 R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
 SAGE ESTATES
 LONG CANYON WASH - CHANNEL CROSS SECTIONS 2
 STA 61+00 TO STA 69+00
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MARCH 2015

| | |
|--------------|---|
| SHEET NUMBER | 8 |
| OF | 8 SHEETS |
| SCALE | VERTICAL: 1" = 4' HORIZONTAL: 1" = 40' |
| JOB NUMBER | YV021300 |

MAYO XRESSES