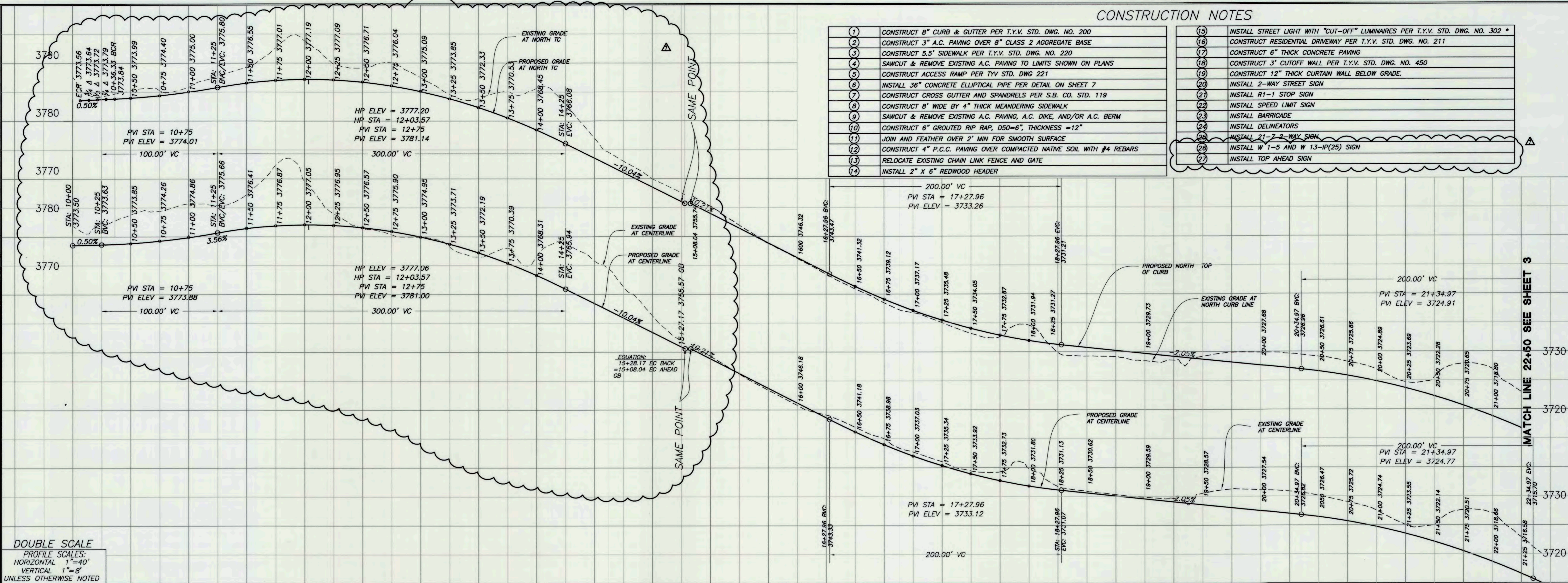
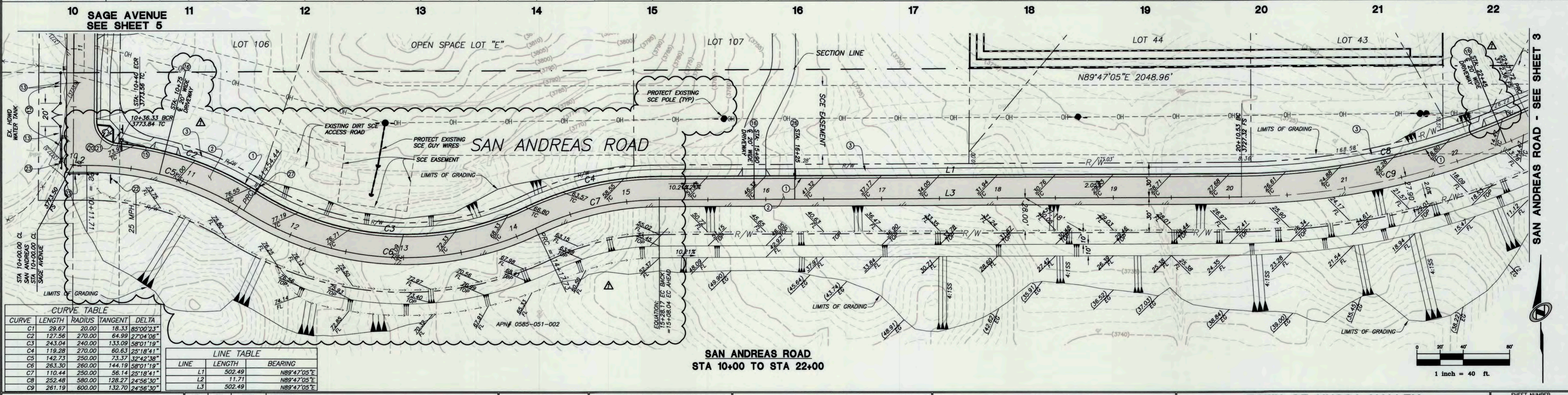


CONSTRUCTION NOTES

- | | | | |
|----|--|----|---|
| 1 | CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200 | 15 | INSTALL STREET LIGHT WITH "CUT-OFF" LUMINAIRES PER T.Y.V. STD. DWG. NO. 302 * |
| 2 | CONSTRUCT 3" A.C. PAVING OVER 8" CLASS 2 AGGREGATE BASE | 16 | CONSTRUCT RESIDENTIAL DRIVEWAY PER T.Y.V. STD. DWG. NO. 211 |
| 3 | CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220 | 17 | CONSTRUCT 6" THICK CONCRETE PAVING |
| 4 | SAWCUT & REMOVE EXISTING A.C. PAVING TO LIMITS SHOWN ON PLANS | 18 | CONSTRUCT 3" CUTOFF WALL PER T.Y.V. STD. DWG. NO. 450 |
| 5 | CONSTRUCT ACCESS RAMP PER T.Y.V. STD. DWG. NO. 221 | 19 | CONSTRUCT 12" THICK CURTAIN WALL BELOW GRADE. |
| 6 | INSTALL 36" CONCRETE ELLIPTICAL PIPE PER DETAIL ON SHEET 7 | 20 | INSTALL 2-WAY STREET SIGN |
| 7 | CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119 | 21 | INSTALL R1-1 STOP SIGN |
| 8 | CONSTRUCT 8' WIDE BY 4" THICK MEANDERING SIDEWALK | 22 | INSTALL SPEED LIMIT SIGN |
| 9 | SAWCUT & REMOVE EXISTING A.C. PAVING, A.C. DIKE, AND/OR A.C. BERM | 23 | INSTALL BARRICADE |
| 10 | CONSTRUCT 6" GROUTED RIP RAP, D50=6", THICKNESS = 12" | 24 | INSTALL DELINEATORS |
| 11 | JOIN AND FEATHER OVER 2' MIN FOR SMOOTH SURFACE | 25 | INSTALL 21-7-2-WAY SIGN |
| 12 | CONSTRUCT 4" P.C.C. PAVING OVER COMPACTED NATIVE SOIL WITH #4 REBARS | 26 | INSTALL W 1-5 AND W 13-IP(25) SIGN |
| 13 | RELOCATE EXISTING CHAIN LINK FENCE AND GATE | 27 | INSTALL TOP AHEAD SIGN |
| 14 | INSTALL 2" X 6" REDWOOD HEADER | | |



DOUBLE SCALE
 PROFILE SCALES:
 HORIZONTAL 1"=40'
 VERTICAL 1"=8'
 UNLESS OTHERWISE NOTED

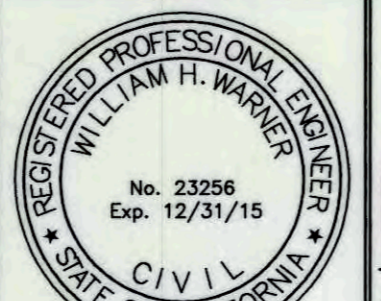


CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	29.67	20.00	18.33	85°00'23"
C2	127.56	270.00	64.99	27°04'06"
C3	243.04	240.00	133.09	58°01'19"
C4	119.28	270.00	60.63	25°18'41"
C5	142.73	250.00	73.37	32°42'36"
C6	263.30	260.00	144.19	58°01'19"
C7	110.44	250.00	56.14	25°18'41"
C8	252.48	580.00	128.27	24°56'30"
C9	261.19	600.00	132.70	24°56'30"

LINE	LENGTH	BEARING
L1	502.49	N89°47'05"E
L2	11.71	N89°47'05"E
L3	502.49	N89°47'05"E

DATE: 11/12/15 TIME: 9:03:27 AM
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 PATH:
 DRAWING NAME: OFFSITE STREET SHIT 2.DWG
 PAGE SETUP: 24x36 Mylar
 DESIGNER: R.C.P. PROJ. MGR: J.A.

NO. BY DATE REVISIONS:
 11/3/15 REVISE ROAD ALIGNMENT FROM STA 10+00 TO 15+28.17 AND ADDED DRIVEWAY AT STA 22+45



PREPARED UNDER THE SUPERVISION OF:
 WILLIAM H. WARNER DATE 12/31/15
 R.C.E. NO. 23256 EXP. 12/31/15

NV5
 NOLTE VERTICAL FIVE
 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
 760.341.3101 TEL 760.341.6998 FAX WWW.NV5.COM

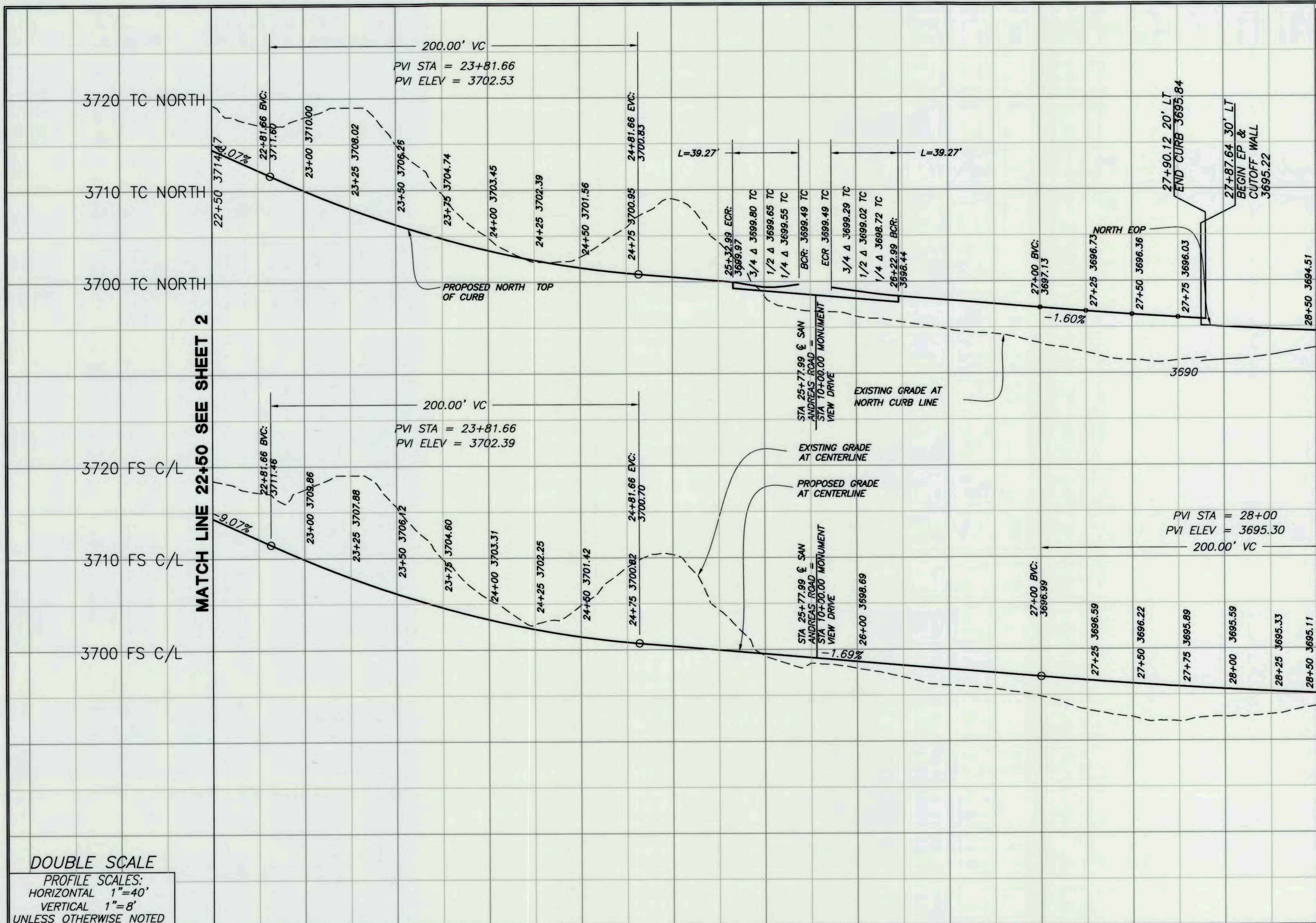
APPROVED BY TOWN ENGINEER:
 ALEX QISHTA, TOWN PROJECT ENGINEER DATE 11/30/15
 R.C.E. NO. 66702, EXP. 09/30/16

TOWN OF YUCCA VALLEY
 SAGE ESTATES
 TRACT 17862
 OFFSITE STREET IMPROVEMENT PLANS
 SAN ANDREAS ROAD STA 10+00 TO STA 22+00

SHEET NUMBER 2 OF 7 SHEETS
 SCALE VERTICAL: 1"=8' HORIZONTAL: 1"=40'
 JOB NUMBER YVB021300

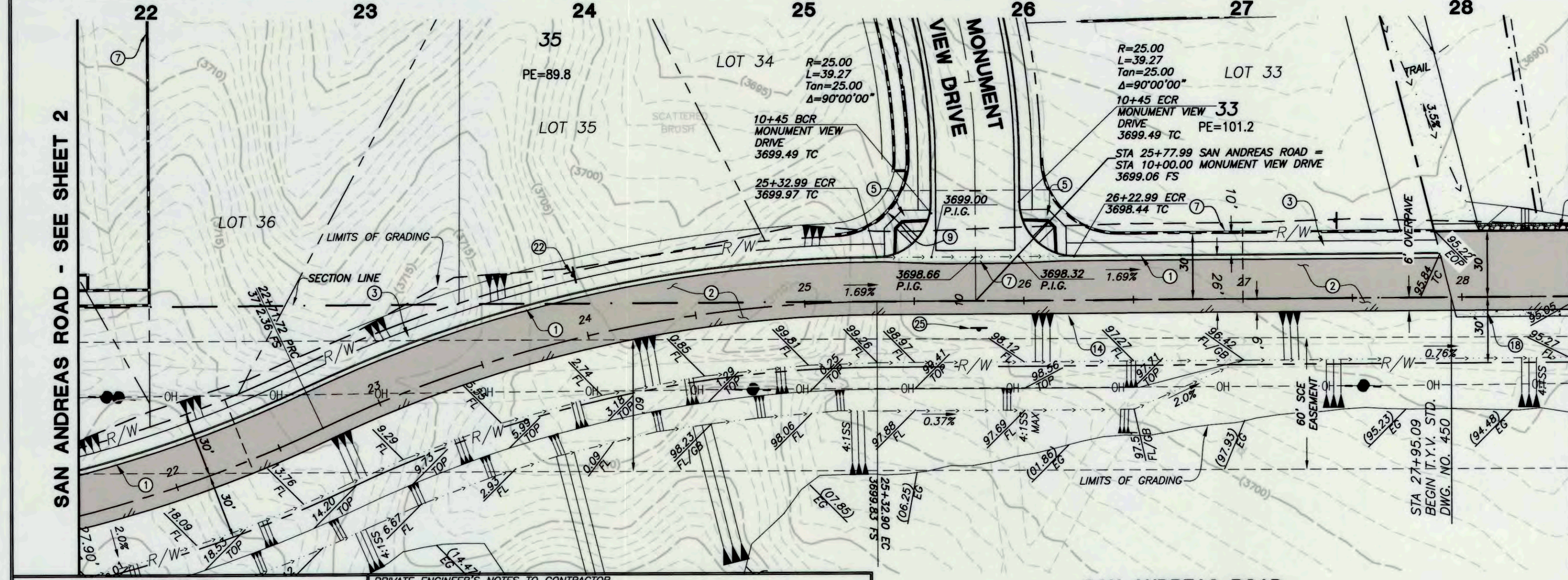
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED MARCH 2015



MATCH LINE 28+50 SEE SHEET 4

DOUBLE SCALE
 PROFILE SCALES:
 HORIZONTAL 1"=40'
 VERTICAL 1"=8'
 UNLESS OTHERWISE NOTED



MATCH LINE 28+50 SEE SHEET 4

CONSTRUCTION NOTES	
ITEM	DESCRIPTION
1	CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
2	CONSTRUCT 3" A.C. PAVING OVER 8" CLASS 2 AGGREGATE BASE
3	CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220
4	SAWCUT & REMOVE EXISTING A.C. PAVING TO LIMITS SHOWN ON PLANS
5	CONSTRUCT ACCESS RAMP PER TYV STD. DWG 221
6	INSTALL 36" CONCRETE ELLIPTICAL PIPE PER DETAIL ON SHEET 7
7	CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119
8	CONSTRUCT 8" WIDE BY 4" THICK MEANDERING SIDEWALK
9	SAWCUT & REMOVE EXISTING A.C. PAVING, A.C. DIKE, AND/OR A.C. BERM
10	CONSTRUCT 6" GROUTED RIP RAP, D50=6", THICKNESS =12"
11	JOIN AND FEATHER OVER 2" MIN FOR SMOOTH SURFACE
12	CONSTRUCT 4" P.C.C. PAVING OVER COMPACTED NATIVE SOIL WITH #4 REBARS
13	RELOCATE EXISTING CHAIN LINK FENCE AND GATE
14	INSTALL 2" X 6" REDWOOD HEADER
15	INSTALL STREET LIGHT WITH "CUT-OFF" LUMINAIRES PER T.Y.V. STD. DWG. NO. 302 *
16	CONSTRUCT RESIDENTIAL DRIVEWAY PER T.Y.V. STD. DWG. NO. 211
17	CONSTRUCT 6" THICK CONCRETE PAVING
18	CONSTRUCT 3" CUTOFF WALL PER T.Y.V. STD. DWG. NO. 450
19	CONSTRUCT 12" THICK CURTAIN WALL BELOW GRADE.
20	INSTALL 2-WAY STREET SIGN
21	INSTALL R1-1 STOP SIGN
22	INSTALL SPEED LIMIT SIGN
23	INSTALL BARRICADE
24	INSTALL DELINEATORS
25	INSTALL 21-7 2-WAY SIGN

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

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
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SAN ANDREAS ROAD
 STA 22+50 TO STA 28+50.00

1 inch = 40 ft.

CONSTRUCT CHANNEL CROSSING PER T.Y.V. STD DWG NO 451

CONSTRUCT CUTOFF WALL FOR DRAINAGE CHANNEL PER T.Y.V. STD DWG NO 450

SAN ANDREAS ROAD
 NOT TO SCALE

DATE:	3/11/15	TIME:	9:59:25 AM
SERVER:	NONE	LAYOUT:	Sheet 3
PATH:			
DRAWING NAME:	OFFSITE STREETS.DWG		
PAGE SETUP:	24x36 Mylor		
DESIGNER:	R.C.P.	PROJ. MGR.:	J.A.

NO.	BY	DATE	REVISIONS:

PREPARED UNDER THE SUPERVISION OF:

NIV5
 NOLTE VERTICAL FIVE

STEPHEN F. CREVOISERAT
 R.C.E. NO. 78576 EXP. 9/30/15

APPROVED BY TOWN ENGINEER:

TOWN OF YUCCA VALLEY CALIFORNIA
 INC. NOV. 27, 1991

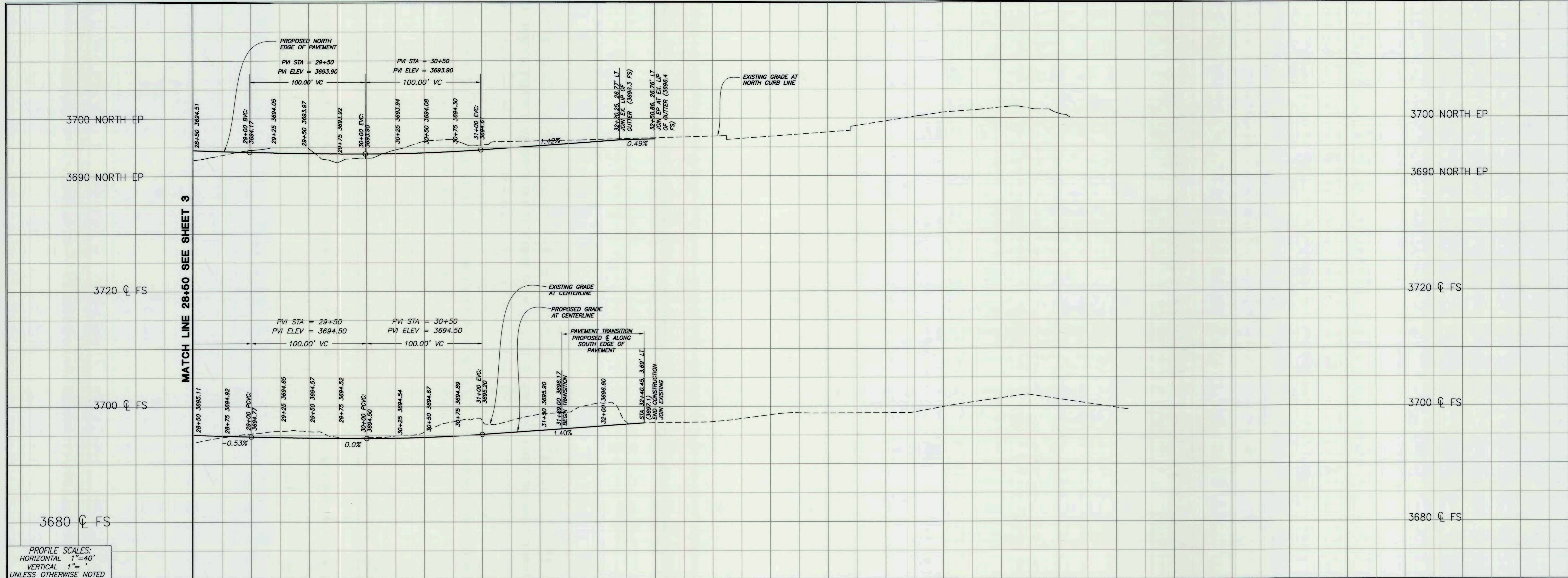
ALEX QISHTA, TOWN PROJECT ENGINEER
 R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESATES
 TRACT 17862

OFFSITE STREET IMPROVEMENT PLANS
 SAN ANDREAS ROAD STA 22+00 TO STA 28+50

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED MARCH 2015

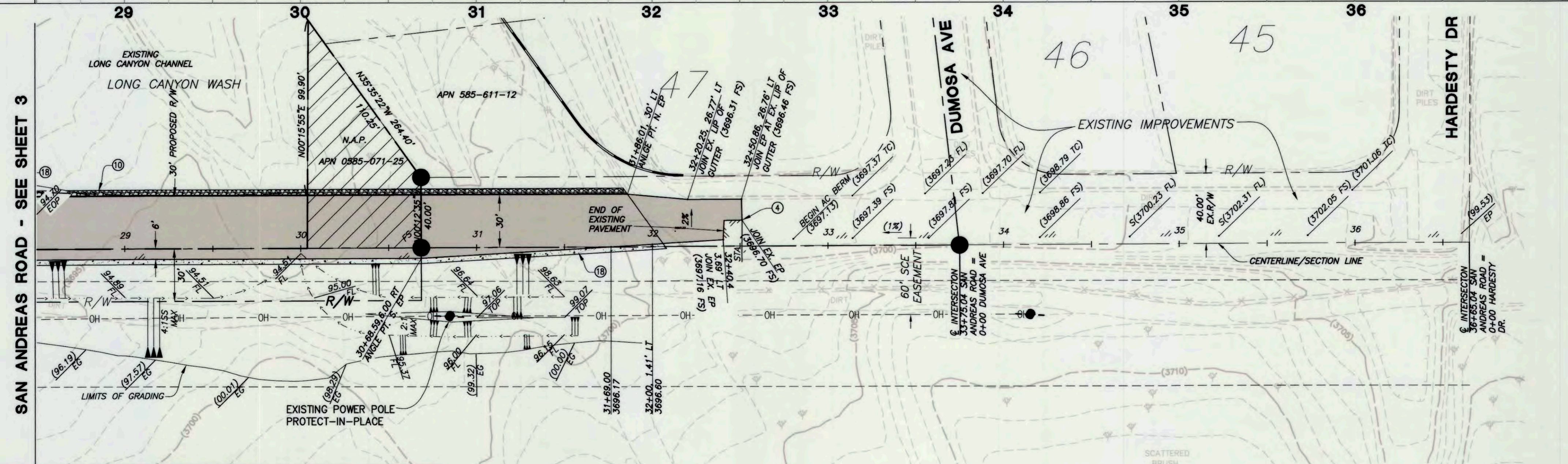
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OF 7 SHEETS	7
SCALE	VERTICAL: 1"=4' HORIZONTAL: 1"=40'
JOB NUMBER	YVB021300



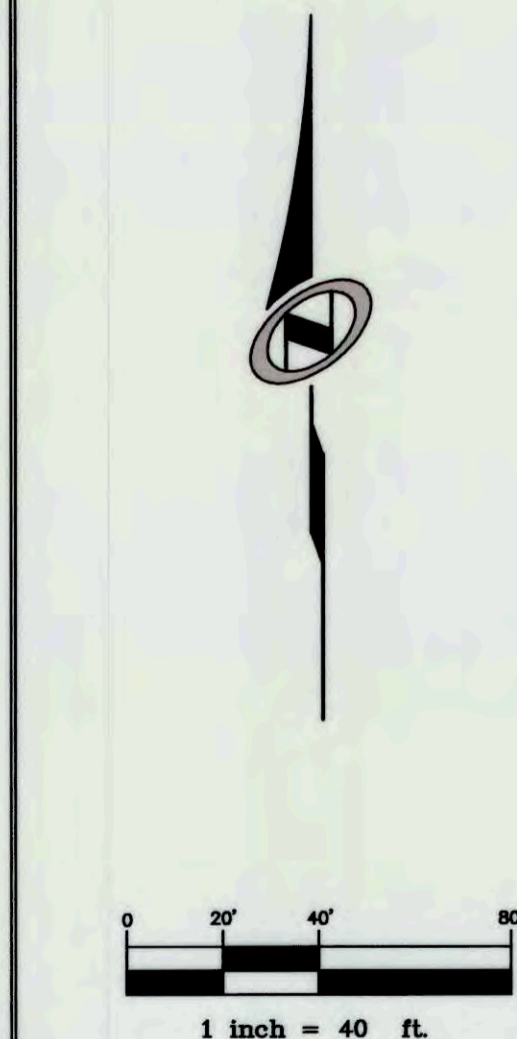
PROFILE SCALES:
HORIZONTAL 1"=40'
VERTICAL 1"=1'
UNLESS OTHERWISE NOTED

MATCH LINE 28+50 SEE SHEET 3

SAN ANDREAS ROAD - SEE SHEET 3



CONSTRUCTION NOTES	
ITEM	DESCRIPTION
1	CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
2	CONSTRUCT 3" A.C. PAVING OVER 8" CLASS 2 AGGREGATE BASE
3	CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220
4	SAWCUT & REMOVE EXISTING A.C. PAVING TO LIMITS SHOWN ON PLANS
5	CONSTRUCT ACCESS RAMP PER TYV STD. DWG 221
6	INSTALL 36" CONCRETE ELLIPTICAL PIPE PER DETAIL ON SHEET 7
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15	INSTALL STREET LIGHT WITH "CUT-OFF" LUMINAIRES PER T.Y.V. STD. DWG. NO. 302 *
16	CONSTRUCT RESIDENTIAL DRIVEWAY PER T.Y.V. STD. DWG. NO. 211
17	CONSTRUCT 6" THICK CONCRETE PAVING
18	CONSTRUCT 3' CUTOFF WALL PER T.Y.V. STD. DWG. NO. 450
19	CONSTRUCT 12" THICK CURTAIN WALL BELOW GRADE.
20	INSTALL 2-WAY STREET SIGN
21	INSTALL R1-1 STOP SIGN
22	INSTALL SPEED LIMIT SIGN
23	INSTALL BARRICADE
24	INSTALL DELINEATORS
25	INSTALL 21-7 2-WAY SIGN



SAN ANDREAS ROAD
STA 28+50.00 TO STA 36+50.00
APN: 0585-051-02

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. CREVOISERAT DATE 3.6.15
R.C.E. NO. 78576 EXP. 9/30/15

REGISTERED PROFESSIONAL ENGINEER
STEPHEN F. CREVOISERAT
NO. 78576
EXP. 9/30/15
CIVIL
STATE OF CALIFORNIA

NIV5
NOLTE VERTICAL FIVE
42-929 COOK STREET, SUITE 104
PALM DESERT, CA 92211
760.341.9101 TEL 760.341.9888 FAX
WWW.NIV5.COM

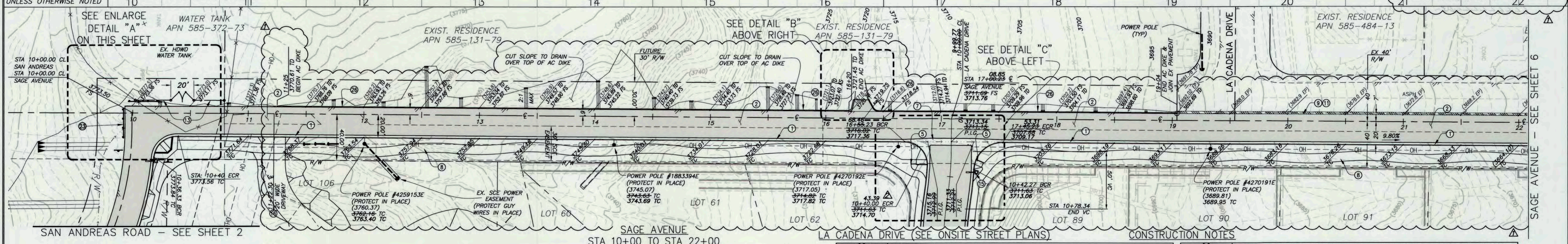
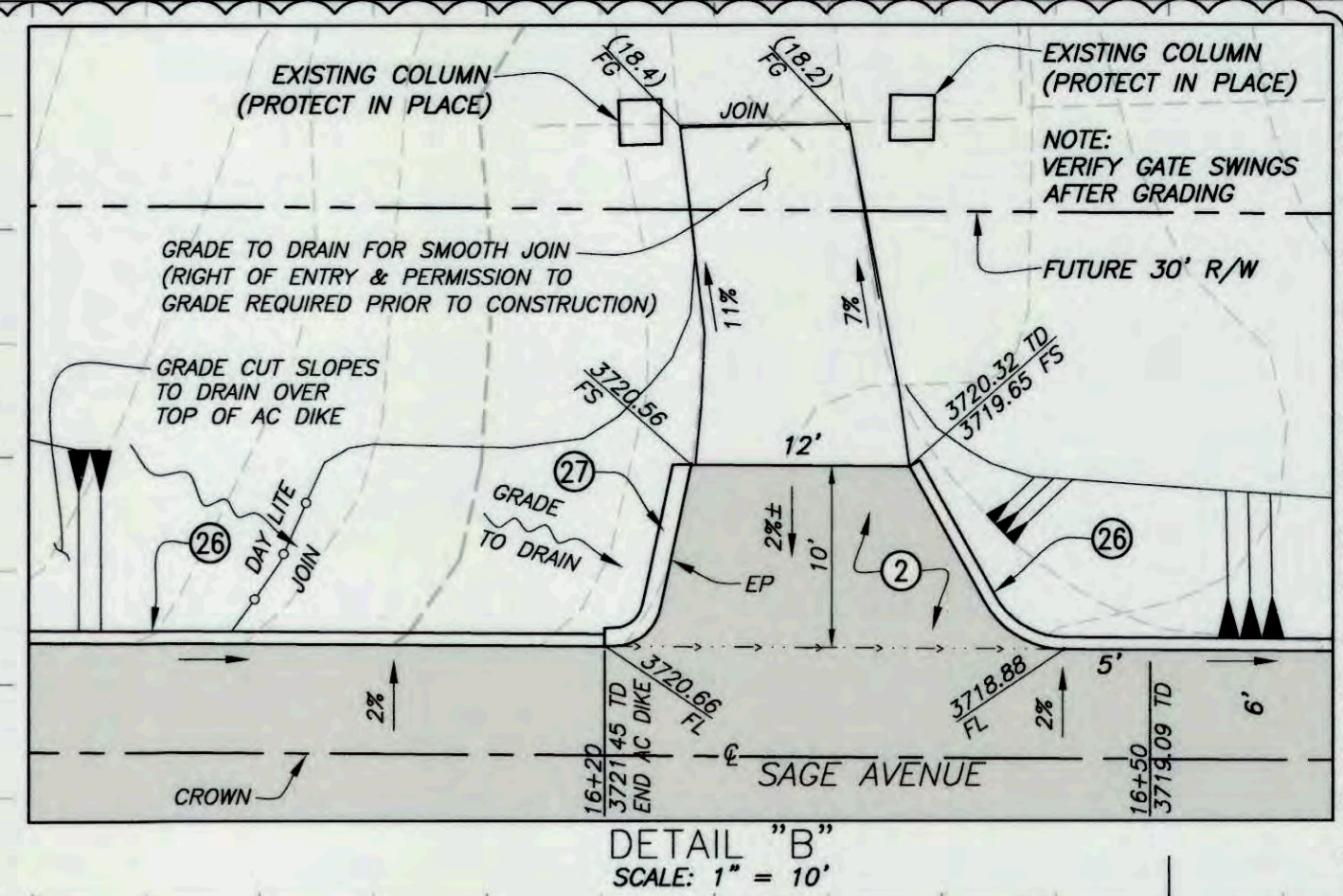
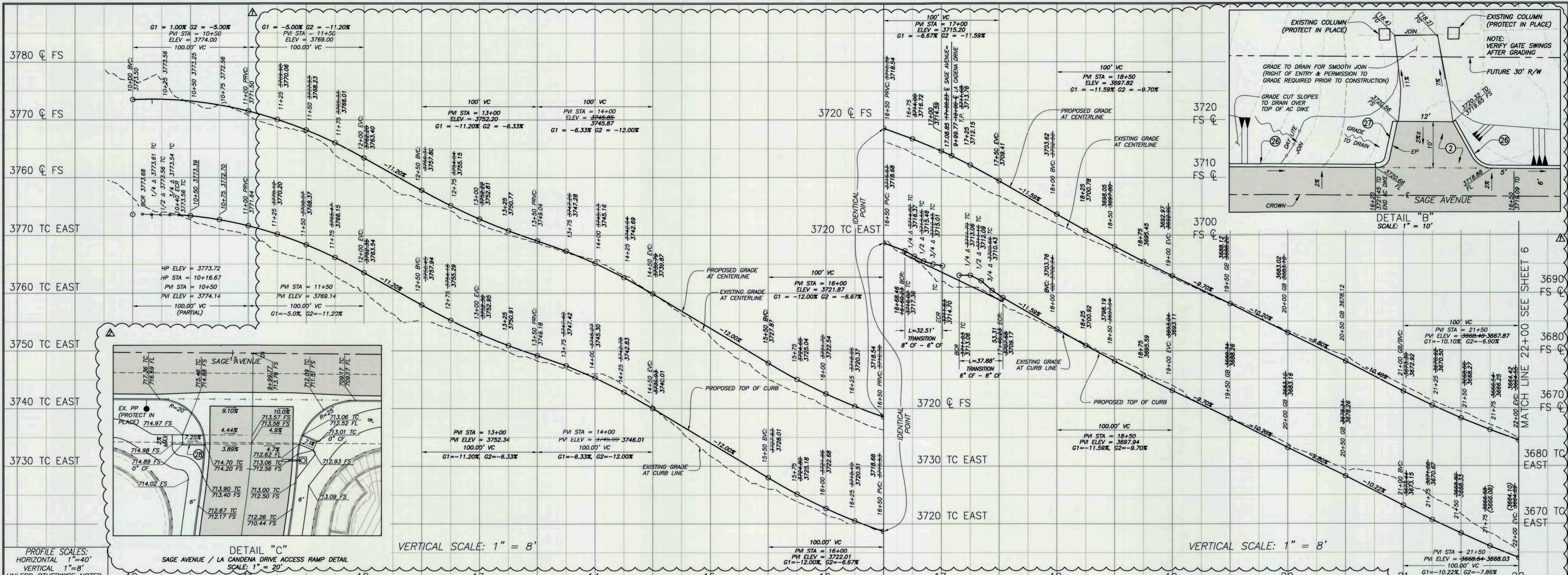
APPROVED BY TOWN ENGINEER:
Alex Qishta 3/31/15
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
TRACT 17862
OFFSITE STREET IMPROVEMENT PLANS
SAN ANDREAS ROAD STA 28+50 TO STA 36+00
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED MARCH 2015

SHEET NUMBER **4**
OF **7** SHEETS
SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
JOB NUMBER
YV021900

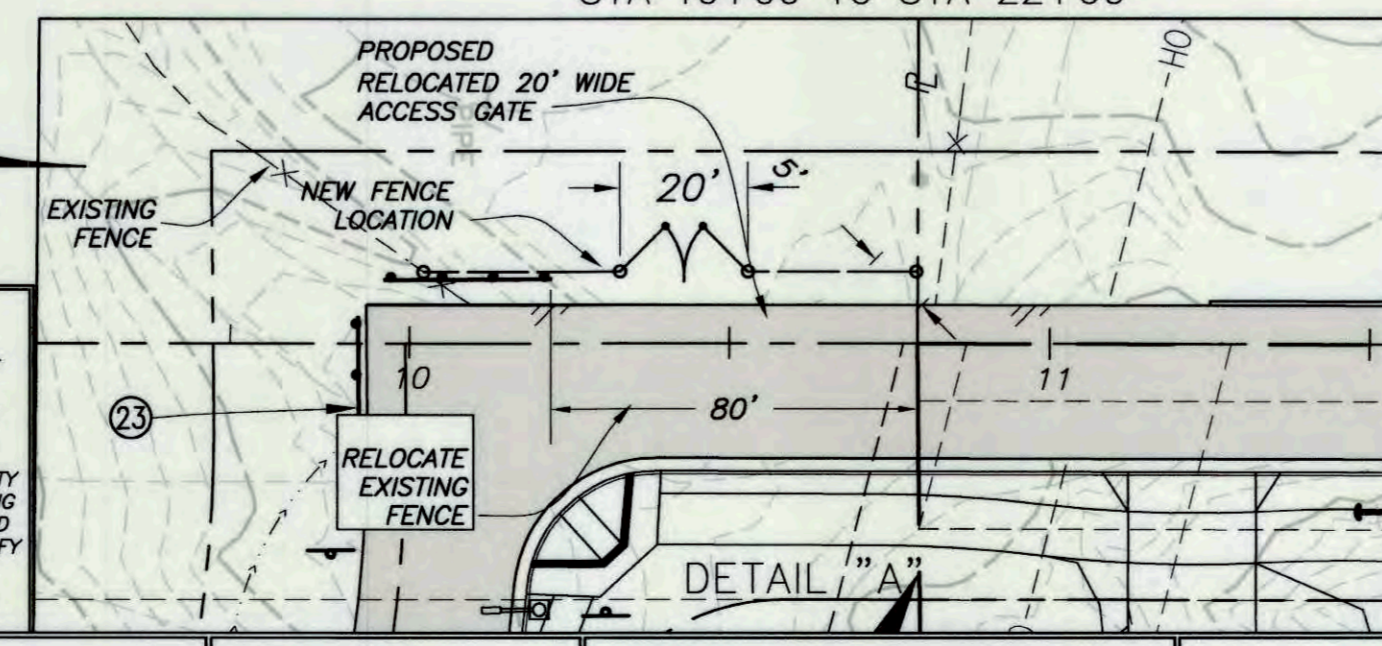
MAY 2015

A.D. 5/1



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

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 NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL OBTAIN, 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.



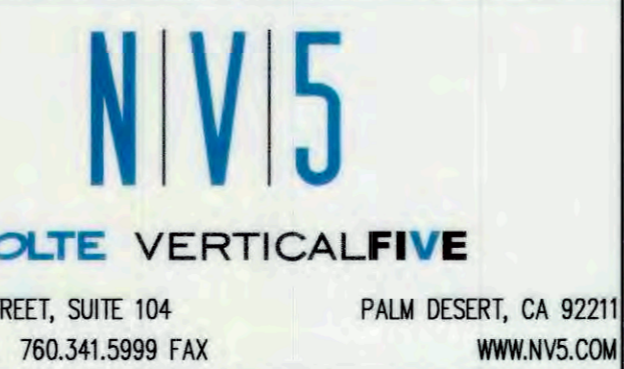
- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" A.C. PAVING OVER 8" CLASS 2 AGGREGATE BASE
- CONSTRUCT 5.5' SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- SAWCUT & REMOVE EXISTING A.C. PAVING TO LIMITS SHOWN ON PLANS
- CONSTRUCT ACCESS RAMP PER T.Y.V. STD. DWG. 221 AS MODIFIED BY DETAIL "C" THIS PAGE
- INSTALL 36" CONCRETE ELLIPTICAL PIPE PER DETAIL "C" THIS PAGE
- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119
- CONSTRUCT 8" WIDE BY 4" THICK MEANDERING SIDEWALK
- SAWCUT & REMOVE EXISTING A.C. PAVING, A.C. DIKE, AND/OR A.C. BERM
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- RELOCATE EXISTING CHAIN LINK FENCE AND GATE
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- INSTALL STREET LIGHT WITH "CUT-OFF" LUMINAIRES PER T.Y.V. STD. DWG. NO. 302
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- CONSTRUCT 6" THICK CONCRETE PAVING
- CONSTRUCT 3" CUTOFF WALL PER T.Y.V. STD. DWG. NO. 450
- CONSTRUCT 12" THICK CURTAIN WALL BELOW GRADE.
- INSTALL 2-WAY STREET SIGN
- INSTALL R1-1 STOP SIGN
- INSTALL SPEED LIMIT SIGN
- INSTALL BARRICADE
- INSTALL DELINEATORS
- INSTALL 21-7 2-WAY SIGN
- CONSTRUCT 8" AC DIKE PER T.Y.V. STD. DWG. NO. 202
- CONSTRUCT 12" X 12" DEEP AC CUTOFF WALL
- CONSTRUCT 6" CURB ONLY PER APWA STD. 120-2, A1-6

DATE: 7/28/16 TIME: 11:06:13 AM
SERVER: NONE LAYOUT: Sheet 5
PATH:
DRAWING NAME: OFFSITE STREETS.DWG
PAGE SETUP:
DESIGNER: R.C.P. PROJ. MGR: J.A.

NO.	BY	DATE	REVISIONS:
VB	5/25/16	REVISED PROFILE FROM STA: 11+00 TO STA: 19+00, ADDED DRIVEWAY DETAIL AND AC DIKE; MOVE STREET LIGHT @ LA CADENA TO BCR. CHANGED SOUTH CURB RETURN LA CADENA	
VB	7/27/16	REVISED INTERSECTION @ LA CADENA DR & SAGE AVE	



PREPARED UNDER THE SUPERVISION OF:
Vickie L. Bridenstine 7/28/16
VICKIE L. BRIDENSTINE DATE 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211 R.C.E. NO. 57142 EXP. 12/31/17 760.341.3101 TEL 760.341.5999 FAX WWW.NVFS.COM



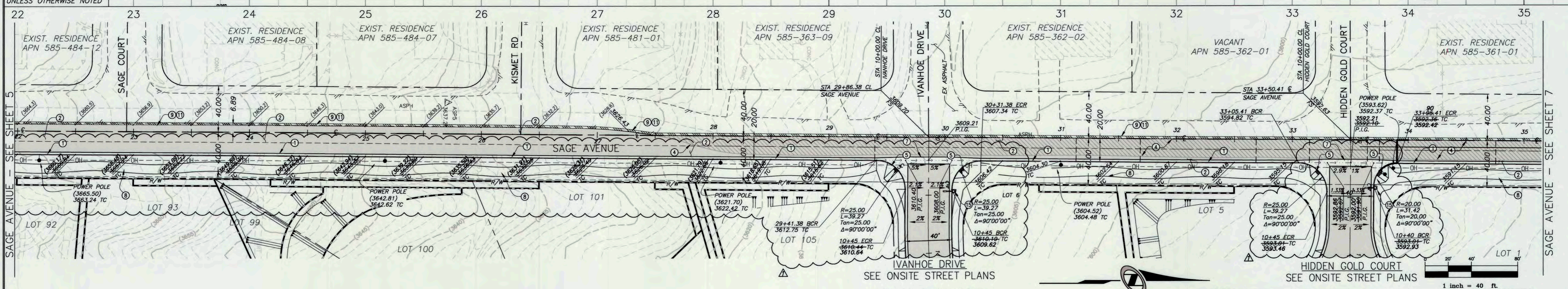
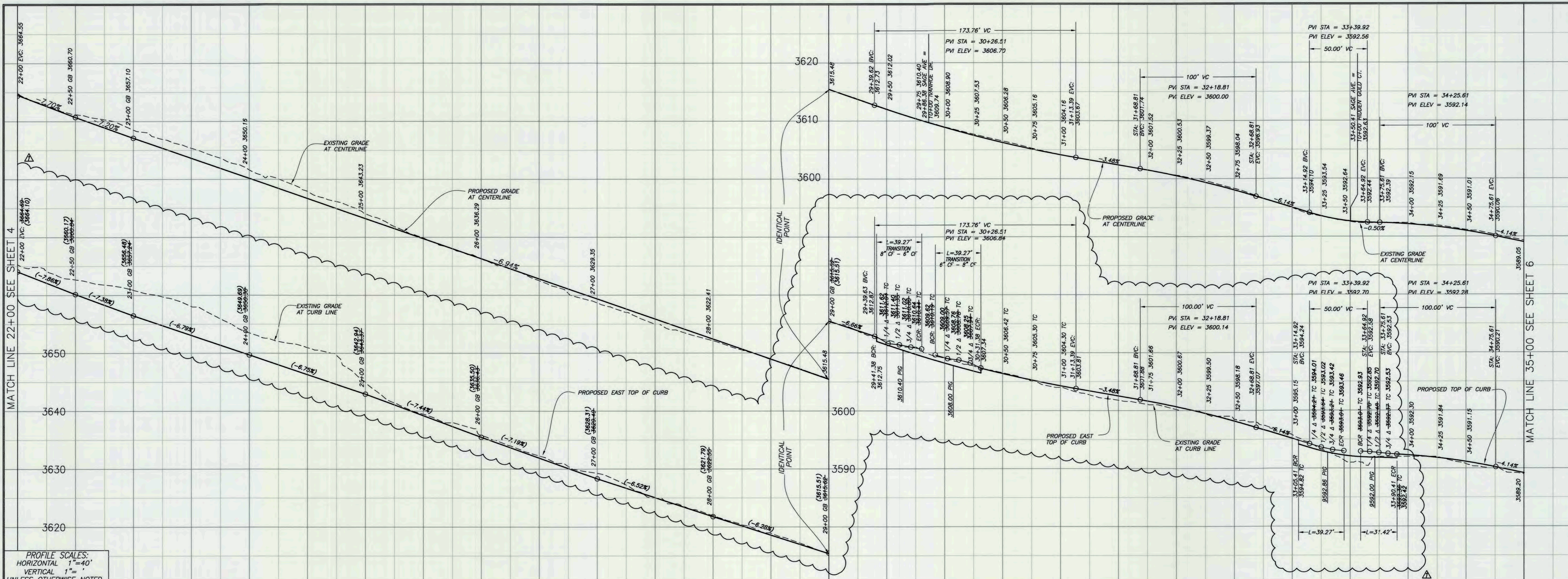
APPROVED BY TOWN ENGINEER:
Alex Qishta 7/29/16
ALEX QISHTA, TOWN PROJECT ENGINEER DATE R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES TRACT 17862
OFFSITE STREET IMPROVEMENT PLANS
SAGE AVENUE STA 10+00 TO STA 22+00

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JULY 2016

SHEET NUMBER 5 OF 7 SHEETS
SCALE VERTICAL: 1"=40' HORIZONTAL: 1"=40'
JOB NUMBER YV021300

ZAVALA



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

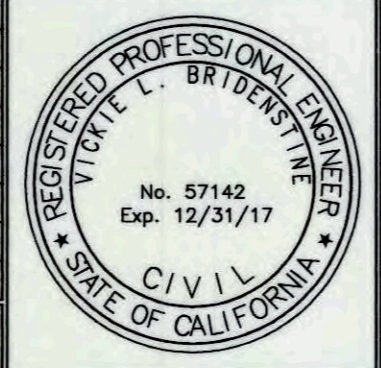
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NO.	BY	DATE	REVISIONS:
1	VB	5/25/16	SHOW AS-BUILT TOP OF CURB ELEV.; REVISED CURB RETURNS @ IVANHOE & HIDDEN GOLD CT; MOVE STREET LIGHTS @ IVANHOE & HIDDEN GOLD CT TO BCR'S. CHANGED NORTH CURB RETURN HIDDEN GOLD COURT

- CONSTRUCTION NOTES**
- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
 - CONSTRUCT 3" A.C. PAVING OVER 8" CLASS 2 AGGREGATE BASE
 - CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220
 - SAWCUT & REMOVE EXISTING A.C. PAVING TO LIMITS SHOWN ON PLANS
 - CONSTRUCT ACCESS RAMP PER T.Y.V. STD. DWG 221
 - INSTALL 36" CONCRETE ELLIPTICAL PIPE PER DETAIL ON SHEET 7
 - CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119
 - CONSTRUCT 8" WIDE BY 4" THICK MEANDERING SIDEWALK
 - SAWCUT & REMOVE EXISTING A.C. PAVING, A.C. DIKE, AND/OR A.C. BERM
 - CONSTRUCT 6" GROUTED RIP RAP, D50=6", THICKNESS = 12"
 - JOIN AND FEATHER OVER 2" MIN FOR SMOOTH SURFACE
 - CONSTRUCT 4" P.C.C. PAVING OVER COMPACTED NATIVE SOIL WITH #4 REBARS
 - RELOCATE EXISTING CHAIN LINK FENCE AND GATE
 - INSTALL 2" X 6" REDWOOD HEADER
 - INSTALL STREET LIGHT WITH "CUT-OFF" LUMINAIRES PER T.Y.V. STD. DWG. NO. 302 *
 - CONSTRUCT RESIDENTIAL DRIVEWAY PER T.Y.V. STD. DWG. NO. 211

- CONSTRUCT 6" THICK CONCRETE PAVING
- CONSTRUCT 3" CUTOFF WALL PER T.Y.V. STD. DWG. NO. 450
- CONSTRUCT 12" THICK CURTAIN WALL BELOW GRADE.
- INSTALL 2-WAY STREET SIGN
- INSTALL R1-1 STOP SIGN
- INSTALL SPEED LIMIT SIGN
- INSTALL BARRICADE
- INSTALL DELINEATORS
- INSTALL 21-7 2-WAY SIGN



PREPARED UNDER THE SUPERVISION OF:
NIV5
NOLTE VERTICAL FIVE
VICKIE L. BRIDENSTINE DATE 4-28-2016
R.C.E. NO. 57142 EXP. 12/31/17
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NIV5.COM

APPROVED BY TOWN ENGINEER:
TOWN OF YUCCA VALLEY CALIFORNIA
ALEX QISHA, TOWN PROJECT ENGINEER DATE 6/8/16
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESATES
TRACT 17862
OFFSITE STREET IMPROVEMENT PLANS
SAGE AVENUE STA 22+00 TO STA 35+00
SHEET NUMBER 6 OF 7 SHEETS
SCALE
VERTICAL: 1" = 4'
HORIZONTAL: 1" = 40'
JOB NUMBER YV021300
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAY 2016

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.

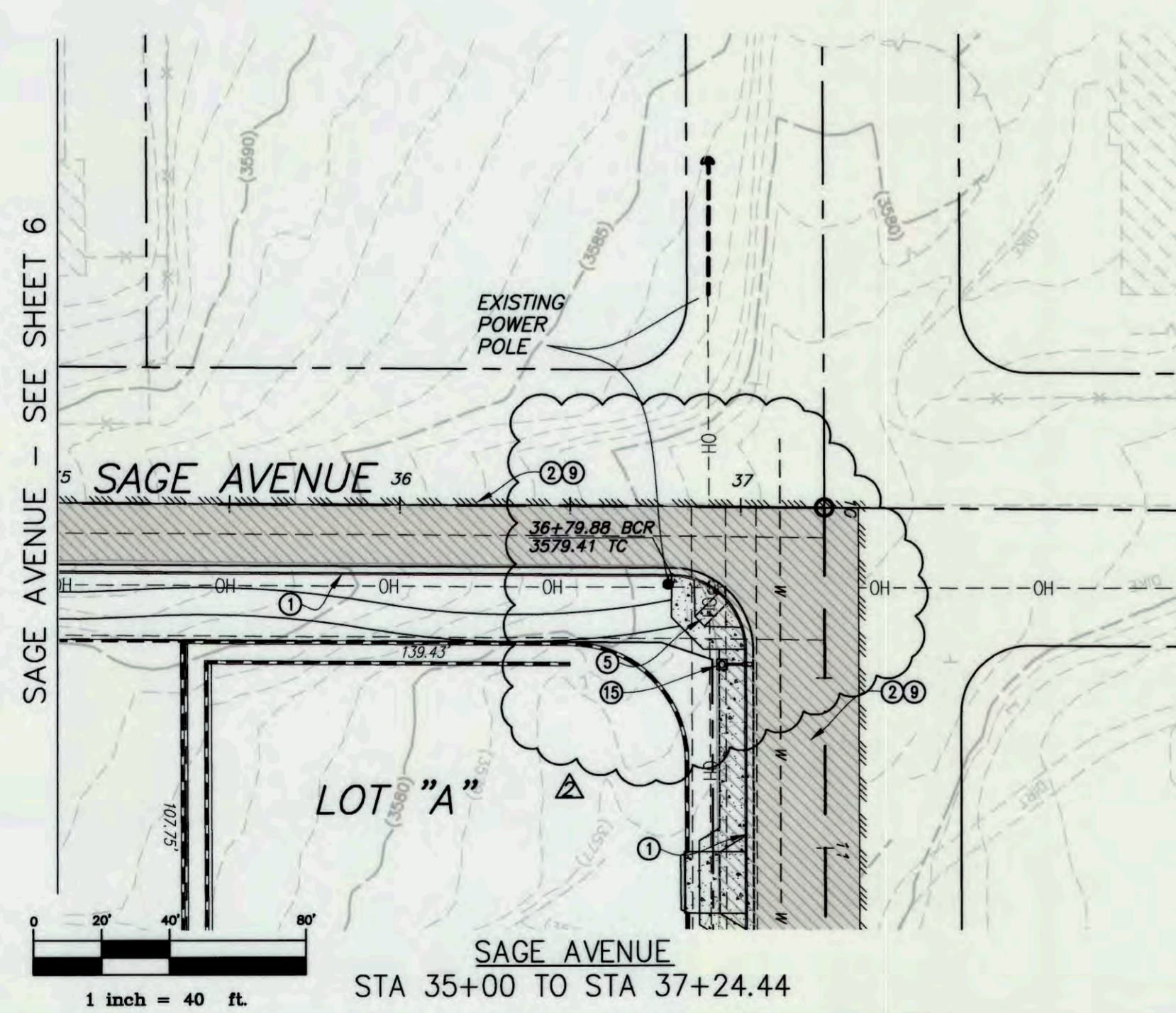
MATCHLINE 35+00 - SEE SHEET 5

MATCHLINE 36+00 - SEE SHEET 6

35

36

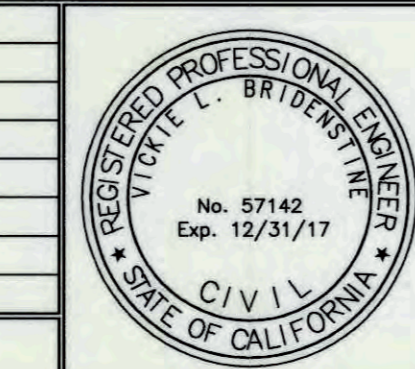
37



DIGALERT
 IT'S THE LAW TO CALL BEFORE YOU DIG!
 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

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 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.

NO.	BY	DATE	REVISIONS:
1	WW	12/9/15	CHANGED CULVERT TYPE FROM PIPES TO BOX.
2	VB	5/31/16	CHANGED CURB RETURN @ SAGE AND GOLDEN BEE.



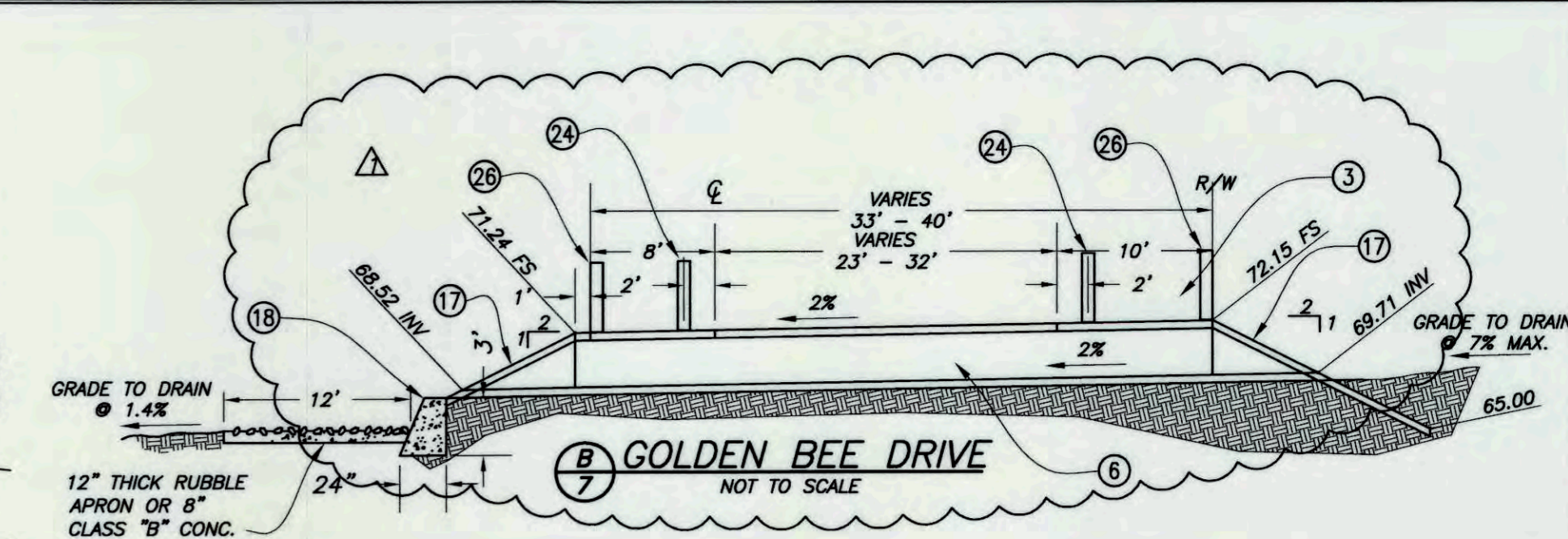
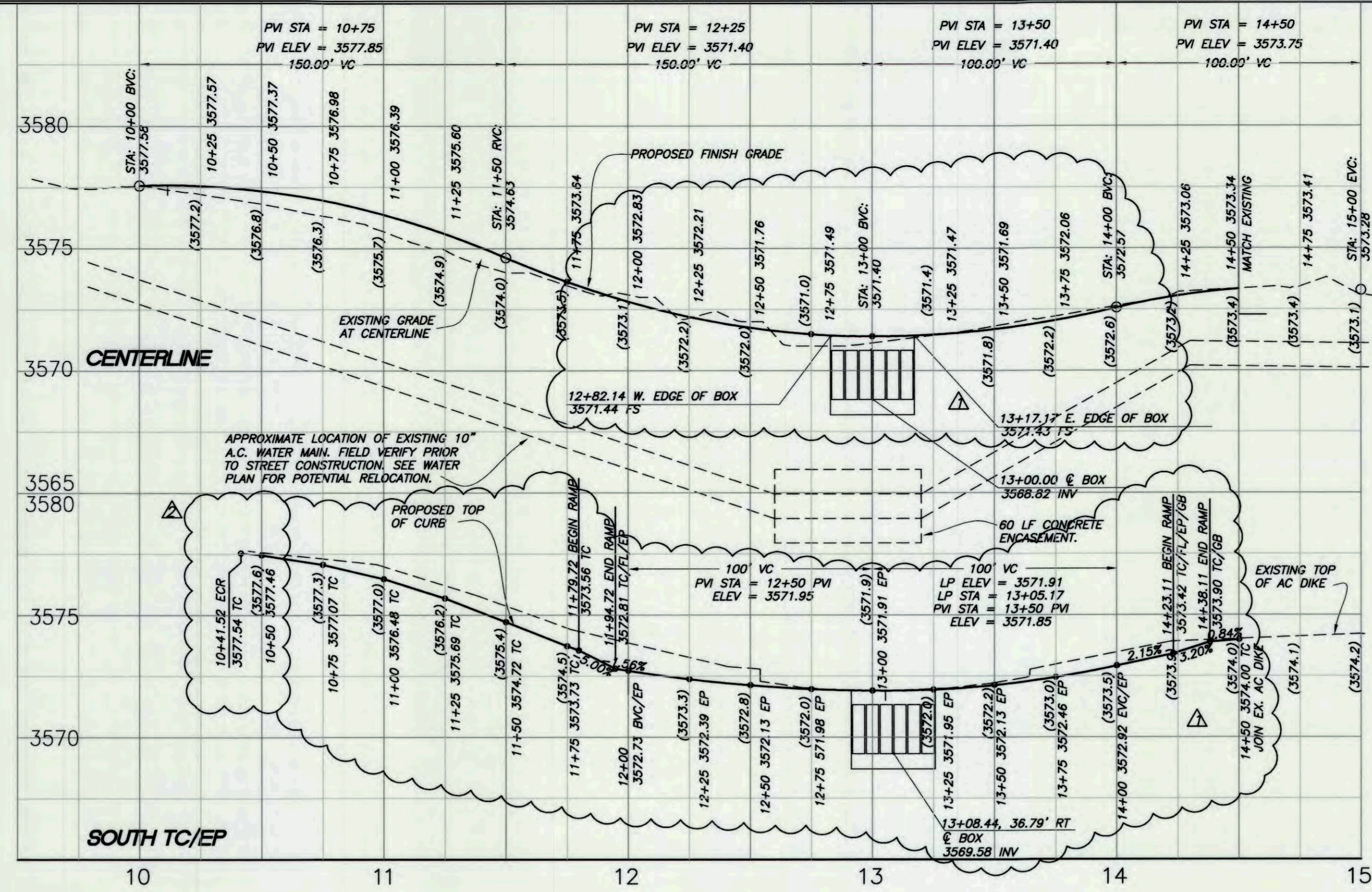
PREPARED UNDER THE SUPERVISION OF:
Vickie L. Bridenstine
 VICKIE L. BRIDENSTINE DATE 12/31/17
 R.C.E. NO. 57142 EXP. 12/31/17

NIV5
 NOLTE VERTICAL FIVE
 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
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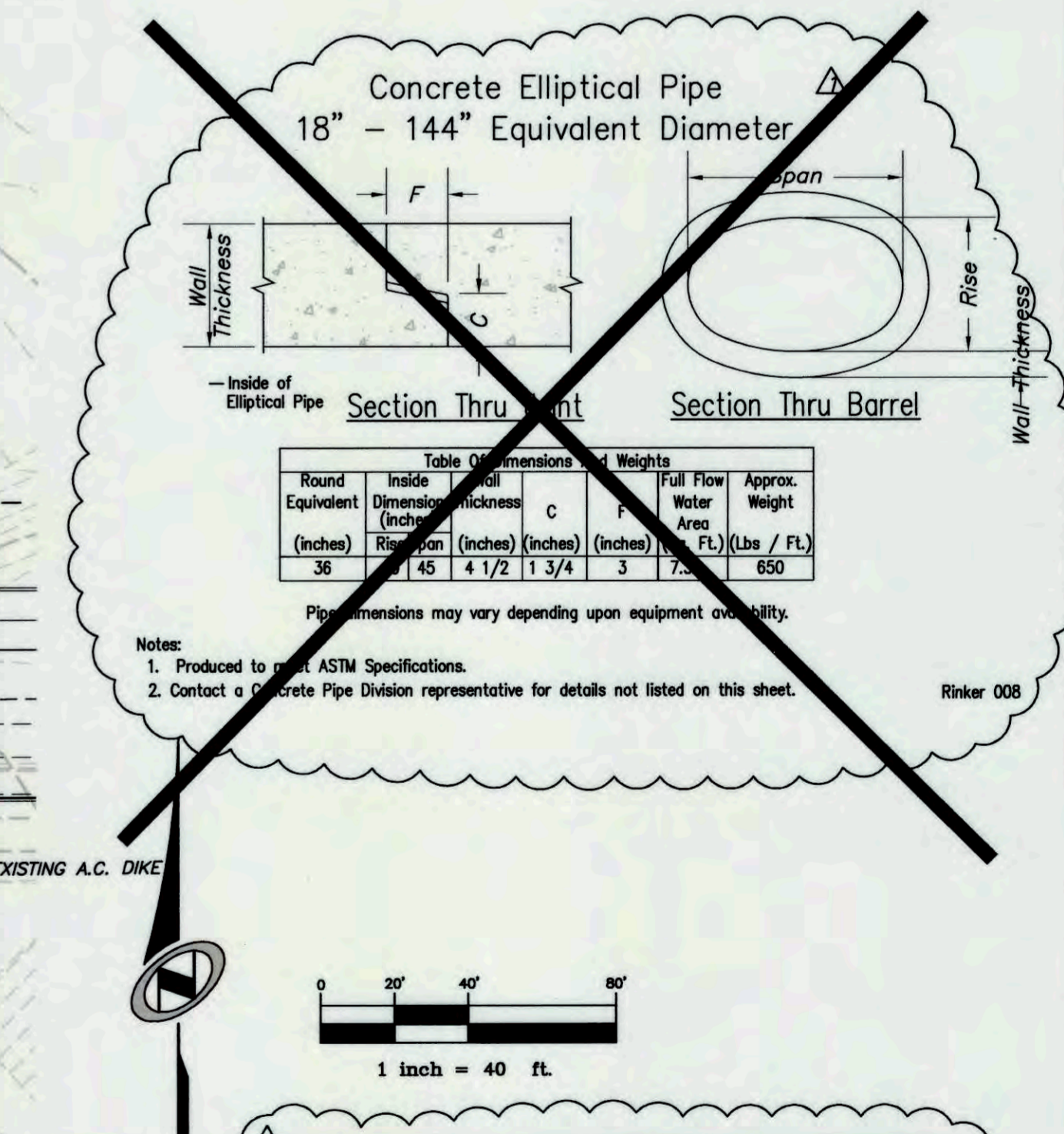
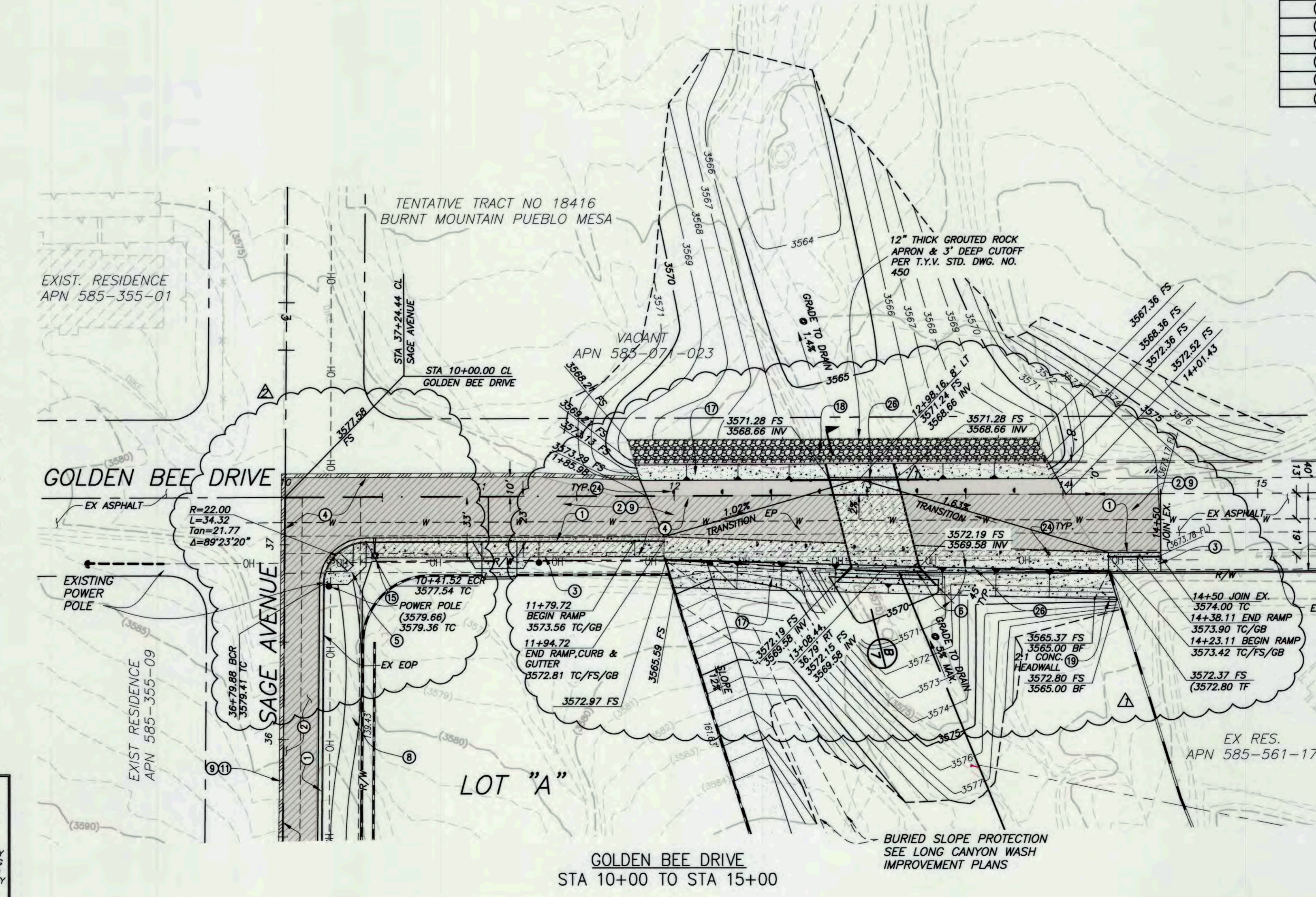
APPROVED BY TOWN ENGINEER:
Alex Qishta
 ALEX QISHTA, TOWN PROJECT ENGINEER DATE 09/30/16
 R.C.E. NO. 66702, EXP. 09/30/16

TOWN OF YUCCA VALLEY
 SAGE ESTATES TRACT 17862
 OFFSITE STREET IMPROVEMENT PLANS
 SAGE AVENUE / GOLDEN BEE DRIVE / DETAIL SHEET
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JUNE 2016

SHEET NUMBER	7
OF	7 SHEETS
SCALE	VERTICAL: 1" = 4' HORIZONTAL: 1" = 40'
JOB NUMBER	YV021300



ITEM	DESCRIPTION
1	CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
2	CONSTRUCT 3" A.C. PAVING OVER 8" CLASS 2 AGGREGATE BASE
3	CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220
4	SAWCUT & REMOVE EXISTING A.C. PAVING TO LIMITS SHOWN ON PLANS
5	CONSTRUCT ACCESS RAMP PER T.Y.V. STD. DWG. 221
6	CONSTRUCT CAST-IN-PLACE REINFORCED CONCRETE BOX CULVERT PER CALTRANS STANDARD DRAWING DB1 WITH 6 - 5" WIDE X 2' HIGH OPENINGS.
7	CONSTRUCT GROSS GUTTER AND SPANDELS PER S.B. 60 - STD. 178
8	CONSTRUCT 8" WIDE BY 4" THICK MEANDERING SIDEWALK
9	SAWCUT & REMOVE EXISTING A.C. PAVING, A.C. DIKE, AND/OR A.C. BERM
10	CONSTRUCT 6" GROUTED RIP RAP, D50=6", THICKNESS = 12"
11	JOIN AND FEATHER OVER 2" MIN FOR SMOOTH SURFACE
12	CONSTRUCT 4" P.C.C. PAVING OVER COMPACTED NATIVE SOIL WITH #4 REBARS
13	RELOCATE EXISTING CHAIN LINK FENCE AND GATE
14	INSTALL 2" X 6" REDWOOD HEADER
15	INSTALL STREET LIGHT WITH "CUT-OFF" LUMINAIRES PER T.Y.V. STD. DWG. NO. 302 *
16	CONSTRUCT RESIDENTIAL DRIVEWAY PER T.Y.V. STD. DWG. NO. 211
17	CONSTRUCT 6" THICK CONCRETE PAVING
18	CONSTRUCT 3" CUTOFF WALL PER T.Y.V. STD. DWG. NO. 450
19	CONSTRUCT 12" THICK CURTAIN WALL BELOW GRADE.
20	INSTALL 2-WAY STREET SIGN
21	INSTALL R1-1 STOP SIGN
22	INSTALL SPEED LIMIT SIGN
23	INSTALL BARRICADE
24	INSTALL DELINEATORS
25	INSTALL 21-7 2-WAY SIGN
26	CONSTRUCT 4' HIGH POST AND CABLE FENCE PER T.Y.V. STANDARDS.



NOTE: VEHICULAR TRAFFIC WILL NOT BE ALLOWED ON THE CULVERTS UNTIL TWO TEST CYLINDERS MINIMUM HAVE A COMPRESSIVE STRENGTH OF 3,250 PSI CONCRETE SHALL BE CLASS D.

TOWN OF YUCCA VALLEY