

GENERAL STREET NOTES

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS...
2. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION...
3. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION...

PAVING NOTES

- 1. ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT CONCRETE OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT...
2. THE FINISHED SURFACE OF THE SUBGRADE OR BASE COURSE SHALL BE WITHIN 0.05 FEET OF DESIGN ELEVATIONS...
3. A "TACK COAT" SHALL BE APPLIED BETWEEN PAVEMENT LAYERS, CONCRETE SURFACES AND ON EXISTING PAVEMENT TO BE RESURFACED AT THE RATE OF 0.10 GAL./YD...

TRAFFIC NOTES

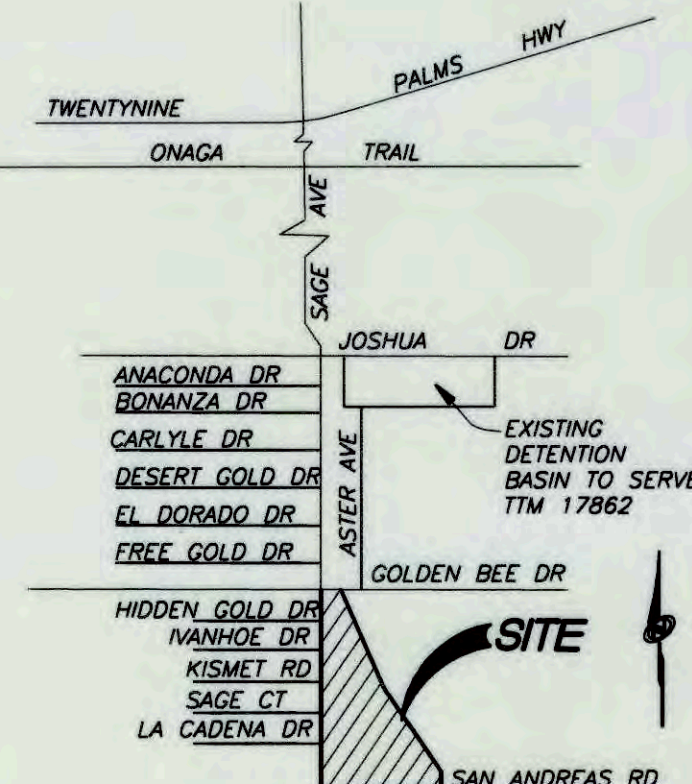
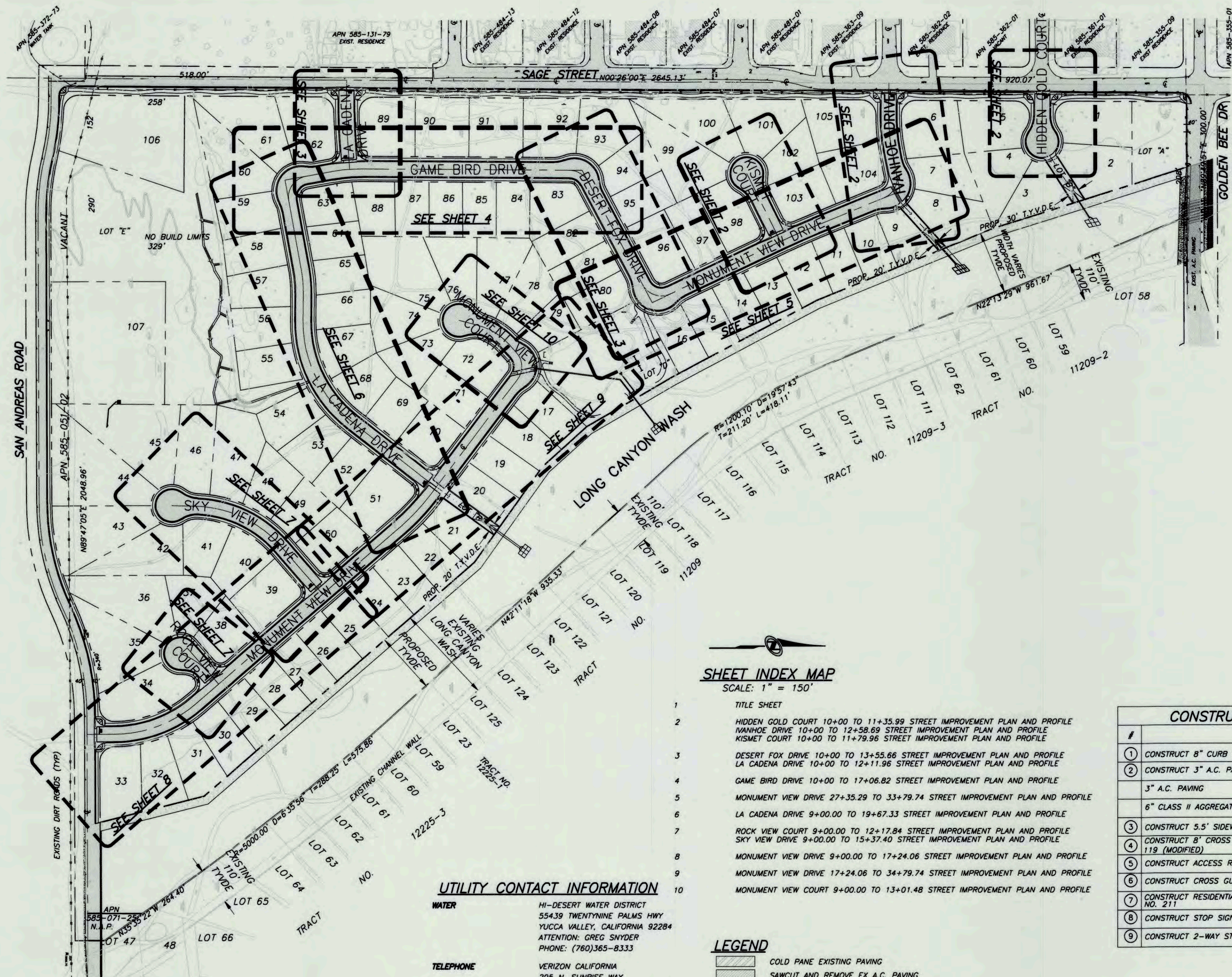
- 1. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE "WATCH HANDBOOK" & CALTRANS "MANUAL OF UNIFORM TRAFFIC CONTROLS" AND AS OTHERWISE DIRECTED BY THE TOWN ENGINEER...
2. A "TRAFFIC CONTROL PLAN" SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF YUCCA VALLEY PRIOR TO ANY CONSTRUCTION...

INSPECTION/MATERIAL NOTES

- 1. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE TOWN OF YUCCA VALLEY PRIOR TO ANY CONSTRUCTION ON THIS PROJECT...
2. THE CONTRACTOR SHALL NOTIFY THE TOWN A MINIMUM OF 48 HOURS PRIOR TO STARTING WORK...
3. THE TOWN SHALL BE PROVIDED TESTING TO ASSURE THAT QUALITY OF MATERIAL AND WORKMANSHIP ARE IN ACCORDANCE WITH THE SPECIFICATIONS...

GRADING NOTES

- 1. ALL TRAVELED WAYS MUST BE KEPT CLEAN OF ALL DIRT, MUD, AND DEBRIS DEPOSITED ON THEM AS A RESULT OF CONTRACTOR'S OPERATIONS...
2. THE SITE SHALL BE WETTED DOWN AS NECESSARY DURING CONSTRUCTION TO MINIMIZE DUST GENERATION...
3. THE EXISTING NATIVE MATERIAL WITHIN THE CONSTRUCTION AREA SHALL BE EXCAVATED AND/OR FILLED TO SUBBASE DESIGN ELEVATION...



NOTE: SEE ROUGH GRADING PLAN FOR STORM DRAIN PLAN AND PROFILE.

SHEET INDEX MAP

Table with 2 columns: SHEET NUMBER and DESCRIPTION. Lists sheets 1 through 10 and their corresponding street improvement plans and profiles.

LEGEND

- SYMBOLS AND DESCRIPTIONS: COLD PANE EXISTING PAVING, SAWCUT AND REMOVE EX A.C. PAVING, NEW A.C. PAVING, EXISTING EDGE OF PAVEMENT, DRAINAGE FLOW ARROW, CENTERLINE, etc.

UTILITY CONTACT INFORMATION

- WATER: HI-DESERT WATER DISTRICT, 55439 TWENTYNINE PALMS HWY, YUCCA VALLEY, CALIFORNIA 92284...
TELEPHONE: VERIZON CALIFORNIA, 295 N. SUNRISE WAY, PALM SPRINGS, CALIFORNIA 92262...
ELECTRICITY: SOUTHERN CALIFORNIA EDISON, 6999 OLD WOMAN SPRINGS ROAD, YUCCA VALLEY, CALIFORNIA 92284...
NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY, 7320 PIONEERTOWN ROAD, YUCCA VALLEY, CALIFORNIA 92284...
CABLE: TIME WARNER CABLE, 73181 MEDITERRANEAN PALM DESERT, CALIFORNIA 92211...
DISPOSAL: BURRTEC, 4878 NEWTON ROAD, YUCCA VALLEY, CALIFORNIA 92284...
SEWER: SEPTIC SYSTEMS OR PACKAGE WASTEWATER TREATMENT PLANT (IF REQUIRED), SAN BERNARDINO COUNTY, PROPOSED

SIGNING & STRIPING NOTES

- 1. CONFLICTING STRIPING AND MARKING SHALL BE REMOVED BY SANDBLASTING OR GRINDING...
2. ALL STRIPING & MARKING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFICALLY SHOWN TO BE PAINTED...
3. STRIPING SHALL NOT BE PAINTED OR INSTALLED SOONER THAN 24 HOURS AFTER PAVING...
4. NO STRIPING OR MARKINGS SHALL BE PAINTED OR INSTALLED UNTIL LAYOUT AND SPOTTING HAVE BEEN SPECIFICALLY APPROVED BY THE TOWN ENGINEER...

BASIS OF BEARING

THE BASIS OF BEARINGS SHOWN HEREON IS THE WEST LINE OF THE SW 1/4 OF SEC 12, T 1S, RANGE 5 EAST PER M.B. 180 / 6-8 BEING N 00° 26' 00"E

BENCH MARK

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

ASSESSOR'S PARCEL NO.

585-071-16, 585-071-17, 585-071-25 AND 585-071-26

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

DIGALERT logo and contact information: 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. Table with columns: NO., BY, DATE, REVISIONS.

DATE: 3/5/15 TIME: 3:34:30 PM. SERVER: NONE LAYOUT: Sheet 1. PATH: . DRAWING NAME: ONSITE STREETS.DWG. PAGE SETUP: PDF. DESIGNER: R.C.P. PROJ. MGR: J.A.

Table with columns: NO., BY, DATE, REVISIONS. Includes a signature stamp for Stephen F. Crevoiserat, Registered Professional Engineer, State of California, No. 78576, Exp. 9/30/15.

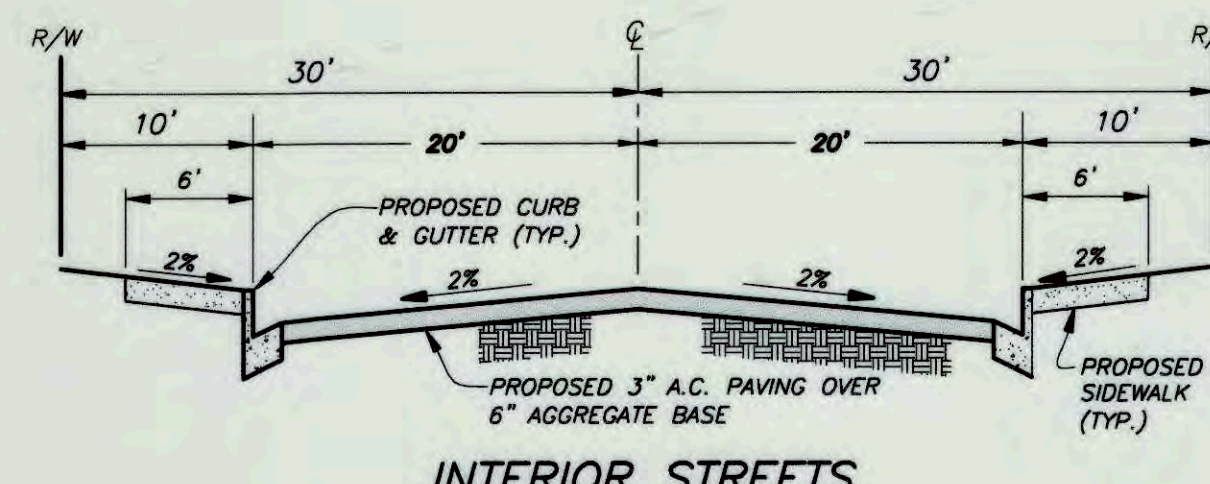
PREPARED UNDER THE SUPERVISION OF: Stephen F. Crevoiserat, R.C.E. NO. 78576, DATE EXP. 09/30/15.

NIVIS logo and contact information: 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211. WWW.NIVIS.COM

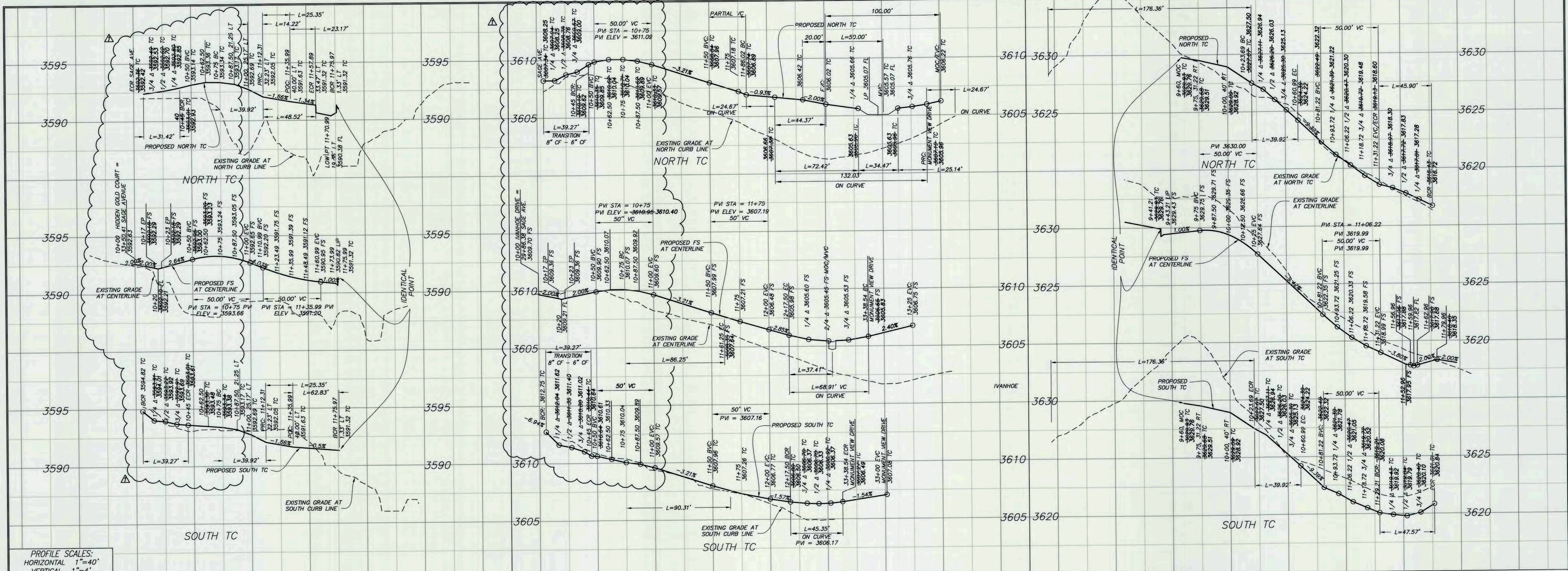
APPROVED BY TOWN ENGINEER: Alex Qishta, Alex Qishta, Town Project Engineer, DATE R.C.E. NO. 66702, EXP. 09/30/15.

TOWN OF YUCCA VALLEY SAGE ESTATES TRACT 17862 ONSITE STREET IMPROVEMENT PLANS TITLE SHEET. SHEET NUMBER 1 OF 1 SHEETS. SCALE: VERTICAL: 1"=4', HORIZONTAL: 1"=40'. PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAR. 2015

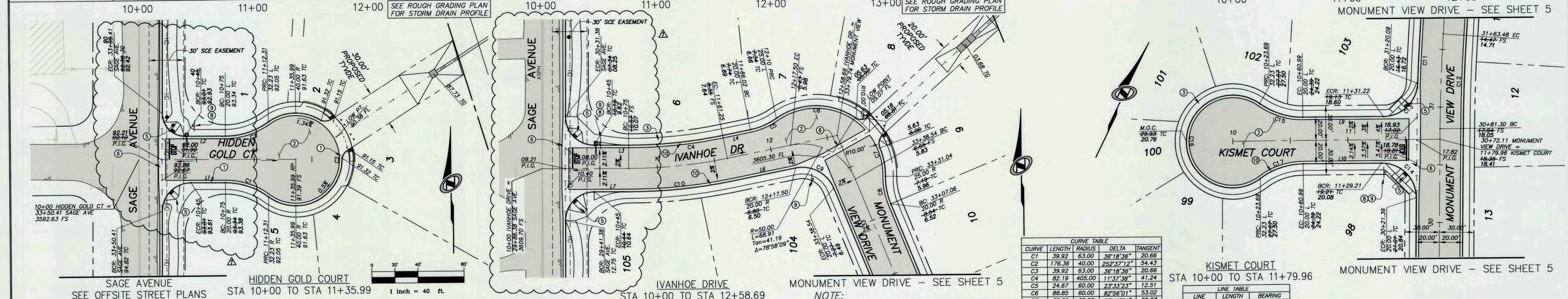
JOB NUMBER: YVB021300



NOTE: CONSTRUCT ONE 16 FT WIDE RESIDENTIAL DRIVEWAY APPROACH ON EACH LOT, PER TYV STANDARD DWG NO 211, AT A LOCATION TO BE SPECIFIED BY DEVELOPER



PROFILE SCALES:
HORIZONTAL 1"=40'
VERTICAL 1"=4'
UNLESS OTHERWISE NOTED



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.92	63.00	36°18'36"	20.66
C2	176.36	40.00	292°37'12"	54.43
C3	39.92	63.00	36°18'36"	20.66
C4	82.19	405.00	11°32'36"	41.24
C5	24.67	60.00	23°33'23"	12.51
C6	86.85	60.00	82°56'01"	53.02
C7	39.09	60.00	37°18'34"	20.27
C8	24.67	60.00	23°33'23"	12.51
C9	41.35	30.00	78°58'09"	24.72
C10	90.31	445.00	11°32'36"	45.31
C11	43.97	1520.00	1°39'22"	21.99
C12	81.09	1480.00	3°08'21"	40.55
C13	45.90	30.00	87°39'59"	28.80
C14	47.57	30.00	90°51'07"	30.45
C15	39.92	63.00	36°18'36"	20.66
C16	176.36	40.00	292°37'12"	54.43
C17	39.92	63.00	36°18'36"	20.66

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00	N89°34'00"W
L2	30.00	N89°34'00"W
L3	30.00	S89°34'00"E
L4	24.77	S78°48'22"W
L5	143.58	S22°13'29"E
L6	56.25	S78°48'22"W
L7	30.00	N89°34'00"W
L8	175.06	S22°13'29"E
L9	70.23	N63°47'03"E
L10	68.22	N63°47'03"E

CONSTRUCTION NOTES

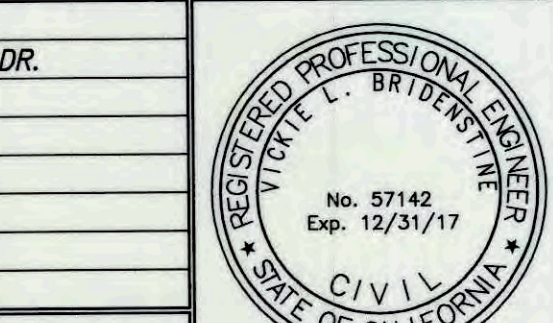
- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" A.C. PAVING OVER 6" CLASS 2 AGGREGATE BASE
- CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" CROSS GUTTER WITHOUT SPANDRELS PER S.B. CO. STD. 119 (MODIFIED)
- CONSTRUCT ACCESS RAMP PER T.Y.V. STD. DWG. 221
- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119, SEE SHEET 1
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER T.Y.V. STD. DWG.
- CONSTRUCT STOP SIGN R1-1, STOP BAR AND LEGEND
- CONSTRUCT 2-WAY STREET NAME SIGN PER T.Y.V. STD. DWG. NO. 322
- CONSTRUCT 6" CURB & GUTTER PER T.Y.V. STD. DWG. 200

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
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.

DATE: 6/7/16 TIME: 3:58:34 PM
SERVER: NONE LAYOUT: Sheet 2
PATH:
DRAWING NAME: ONSITE STREETS.DWG
PAGE SETUP:
DESIGNER: R.C.P. PROJ. MGR: J.A.

NO.	BY	DATE	REVISIONS:
1	VB	5/27/16	REVISED CURB RETURNS HIDDEN GOLD COURT, IVANHOE DR.

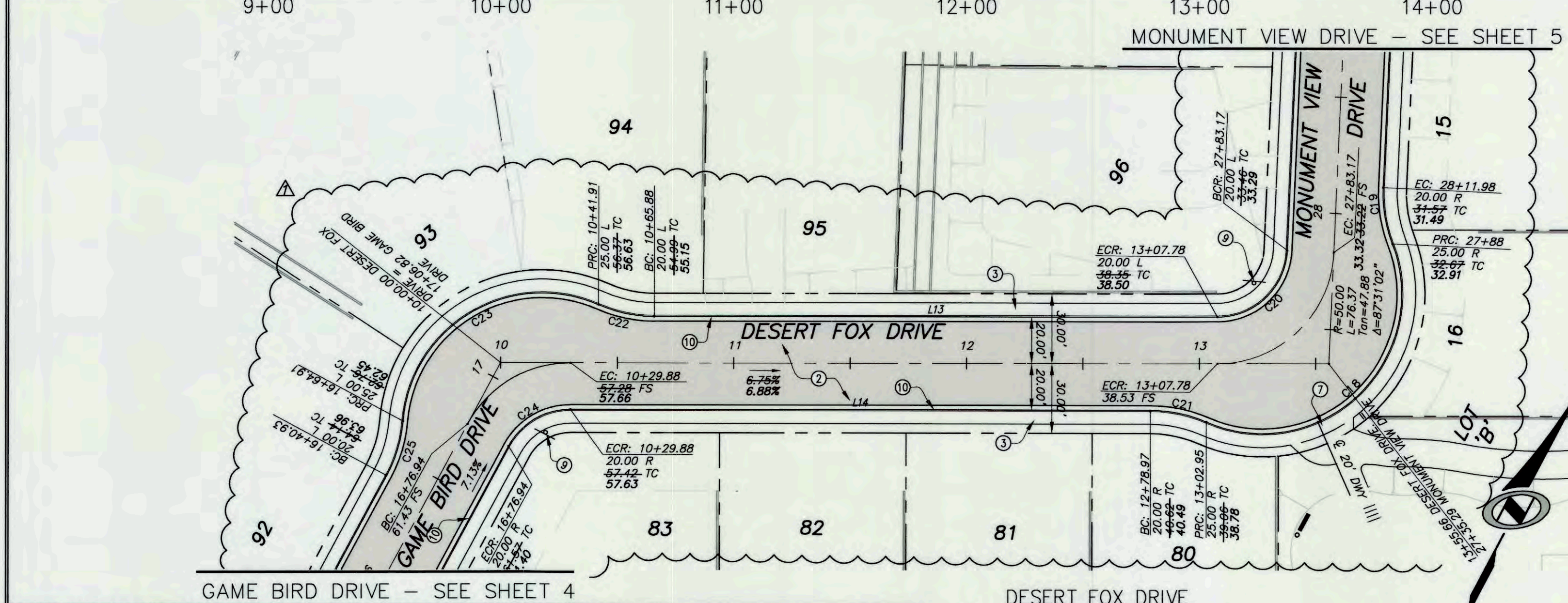
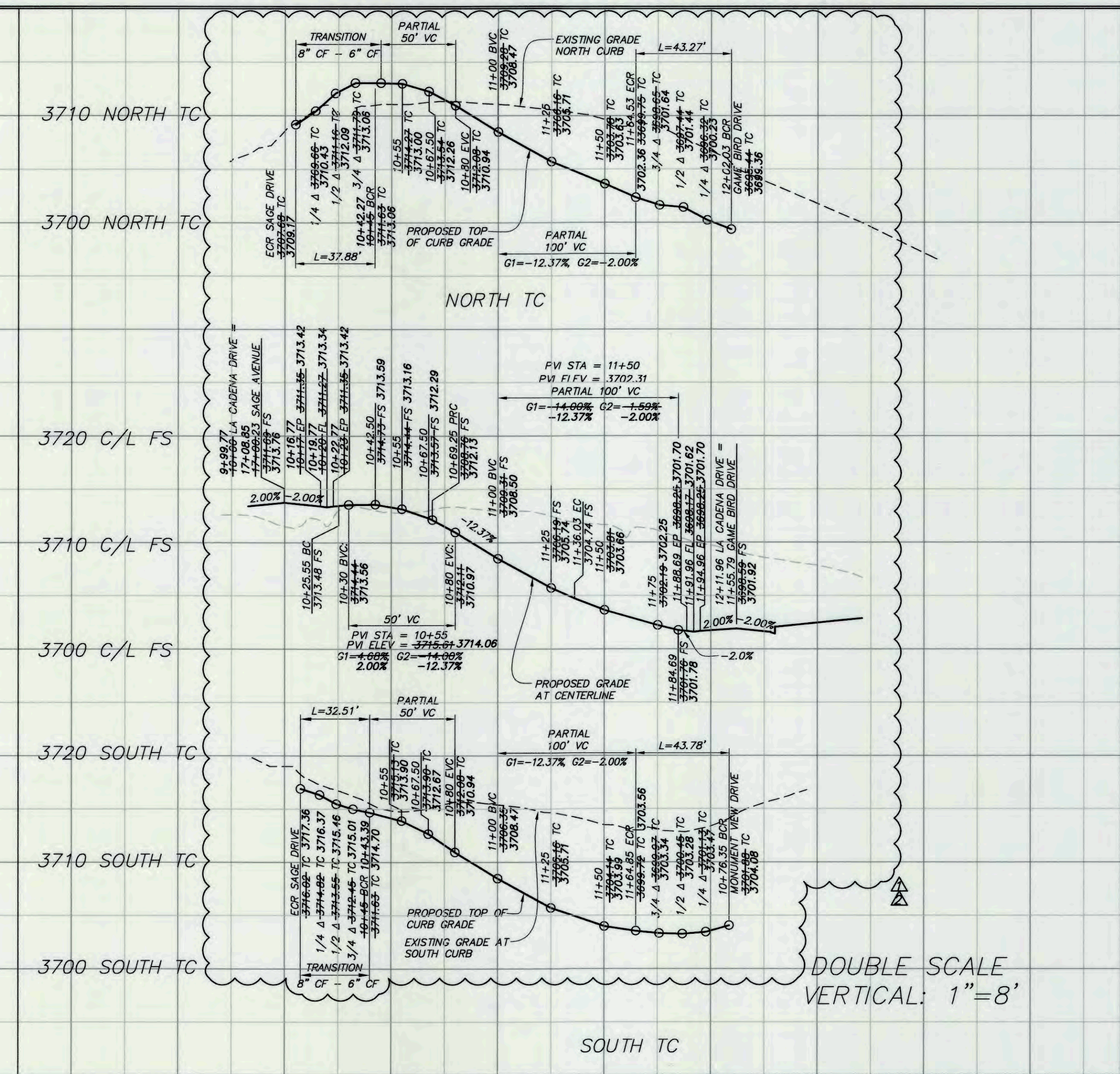
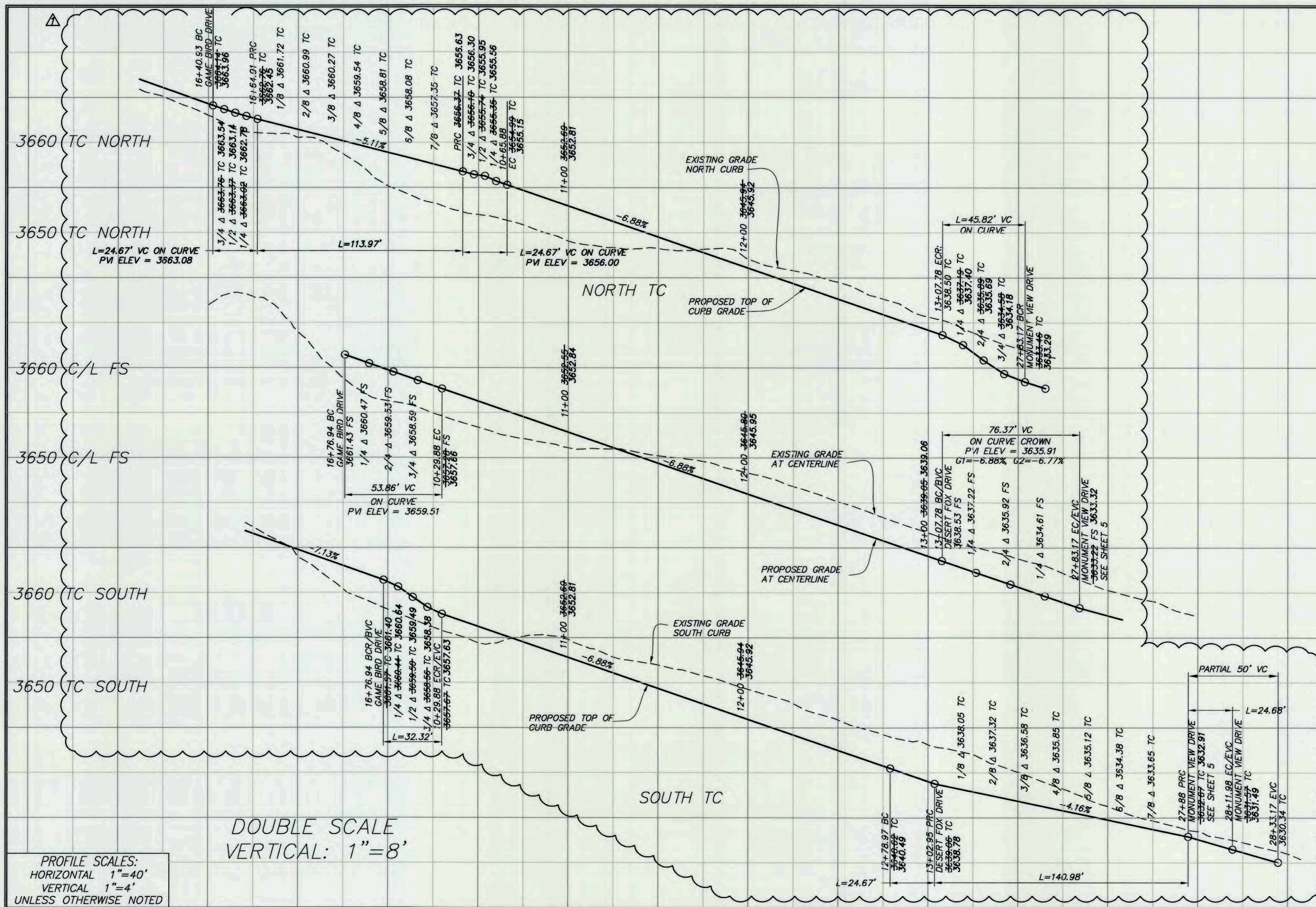


PREPARED UNDER THE SUPERVISION OF:
NV5
NOLTE VERTICAL FIVE
VICKIE L. BRIDENSTINE DATE 6/7/16
R.C.E. NO. 57142 EXP. 12/31/17
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
Alex Qishta 6/8/16
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/16

TOWN OF YUCCA VALLEY
SAGE ESTATES
TRACT 17862
ONSITE STREET IMPROVEMENT PLANS
HIDDEN GOLD COURT / IVANHOE DRIVE / KISMET COURT
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JUNE 2016
SHEET NUMBER 2 OF 10 SHEETS
SCALE 1"=4' HORIZONTAL: 1"=40'
JOB NUMBER YV021300

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.

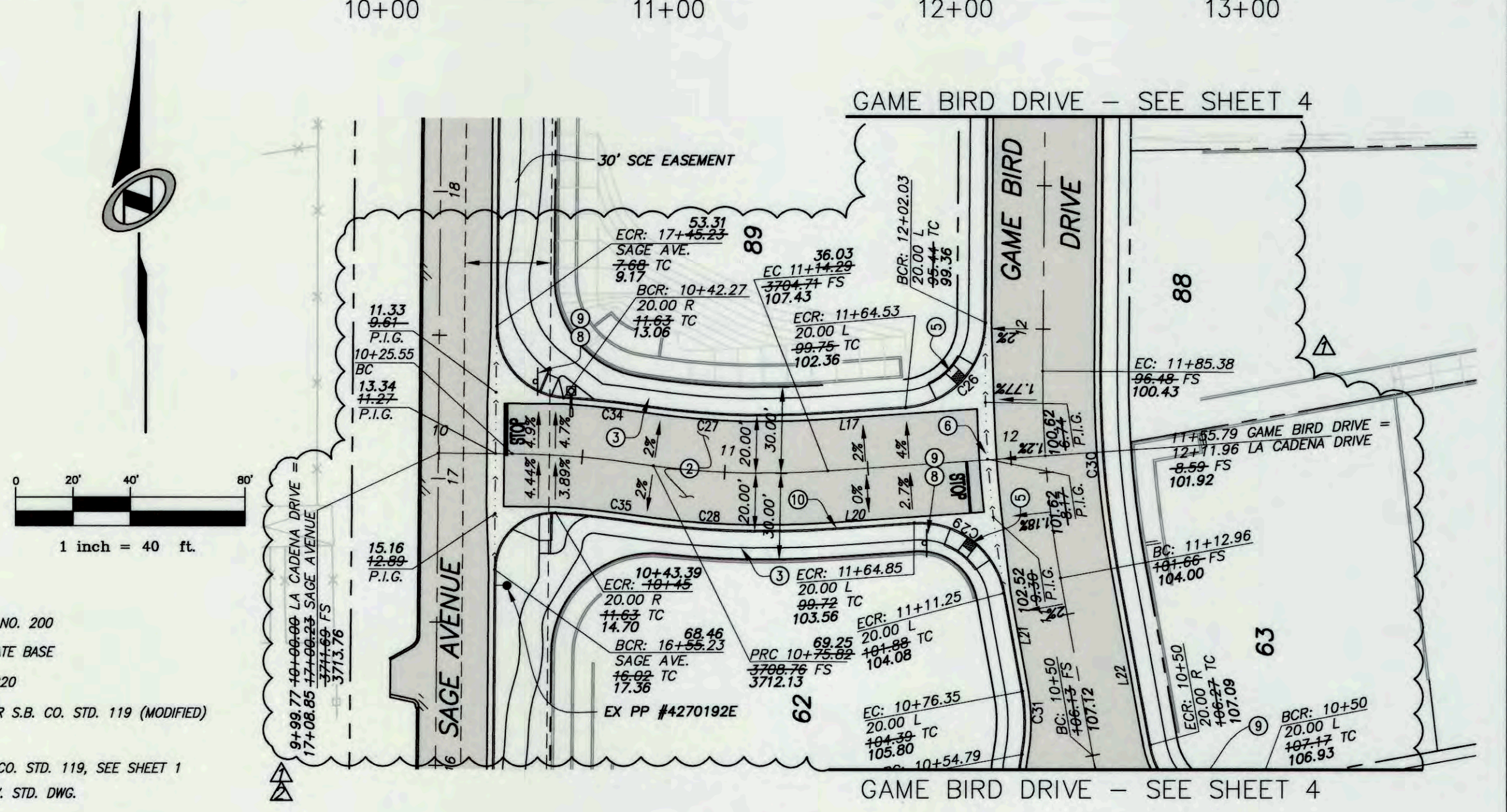


LINE TABLE

LINE	LENGTH	BEARING
L14	241.90	N62°09'12"E
L15	248.10	N62°09'12"E
L16	38.50	S86°01'29"W
L17	30.82	N89°34'00"W
L18	30.82	N89°34'00"W
L19	30.82	N89°34'00"W
L20	38.74	S86°01'29"W
L21	34.90	S102°21'27"E
L22	62.96	S102°21'27"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C18	24.67	60.00	23°33'23"	12.51
C19	140.99	60.00	143°37'49"	143.54
C20	32.32	30.00	108°49'59"	28.23
C21	24.67	60.00	23°33'23"	12.51
C22	24.67	60.00	23°33'23"	12.51
C23	113.97	60.00	108°49'59"	83.86
C24	32.32	30.00	61°43'12"	17.93
C25	24.67	60.00	23°33'23"	12.51
C26	36.93	480.00	4°24'31"	18.48
C27	82.33	280.00	12°45'00"	31.29
C28	71.23	320.00	12°45'00"	35.68
C29	68.65	364.50	10°42'27"	34.43
C30	22.06	60.00	21°04'08"	11.16
C31	136.58	60.00	130°25'36"	129.93
C34	28.78	320.00	5°39'00"	14.40
C35	25.47	280.00	5°13'00"	12.59



- CONSTRUCTION NOTES
- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
 - CONSTRUCT 3" A.C. PAVING OVER 6" CLASS 2 AGGREGATE BASE
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 - CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 211
 - CONSTRUCT STOP SIGN R1-1, STOP BAR AND LEGEND
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NOTE:
CONSTRUCT ONE 16 FT WIDE RESIDENTIAL DRIVEWAY APPROACH ON EACH LOT, PER TYV STANDARD DWG NO 211, AT A LOCATION TO BE SPECIFIED BY DEVELOPER

DIGALERT
IT'S THE LAW TO DIG BEFORE YOU DIG!
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REVISIONS:

NO.	BY	DATE	REVISIONS
1	VB	5/25/16	REVISED PROFILES AND CHANGED FROM 8" TO 6" CURB CHANGED SOUTH CURB RETURN LA CADENA
2	VB	7/27/16	REVISED INTERSECTION @ LA CADENA DR & SAGE AVE

DESERT FOX DRIVE
STA 10+00 TO STA 13+55.66

1 inch = 40 ft

PREPARED UNDER THE SUPERVISION OF:
NVL5
NOLTE VERTICAL FIVE
422-829 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 7/28/16
ALEX QISHITA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

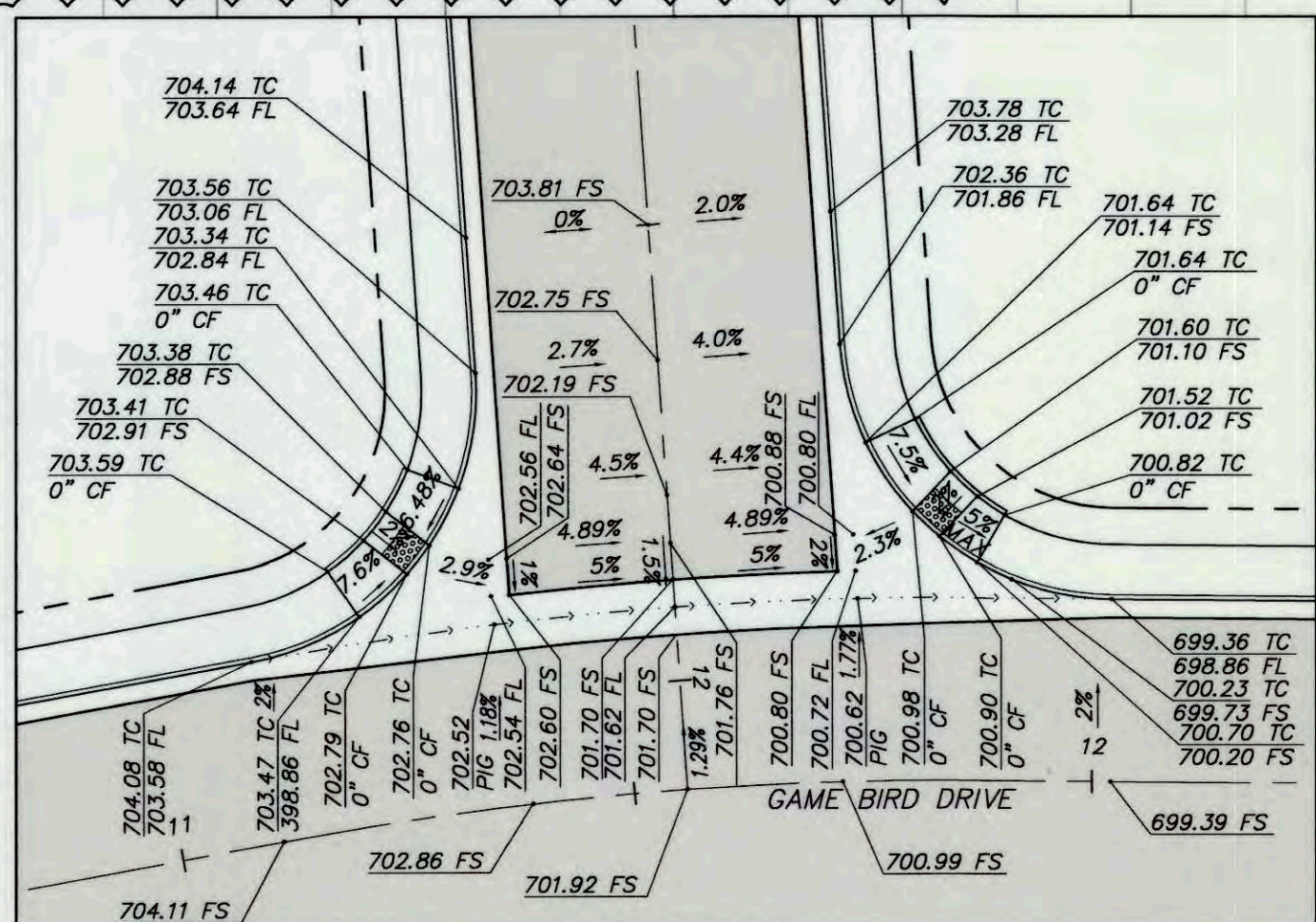
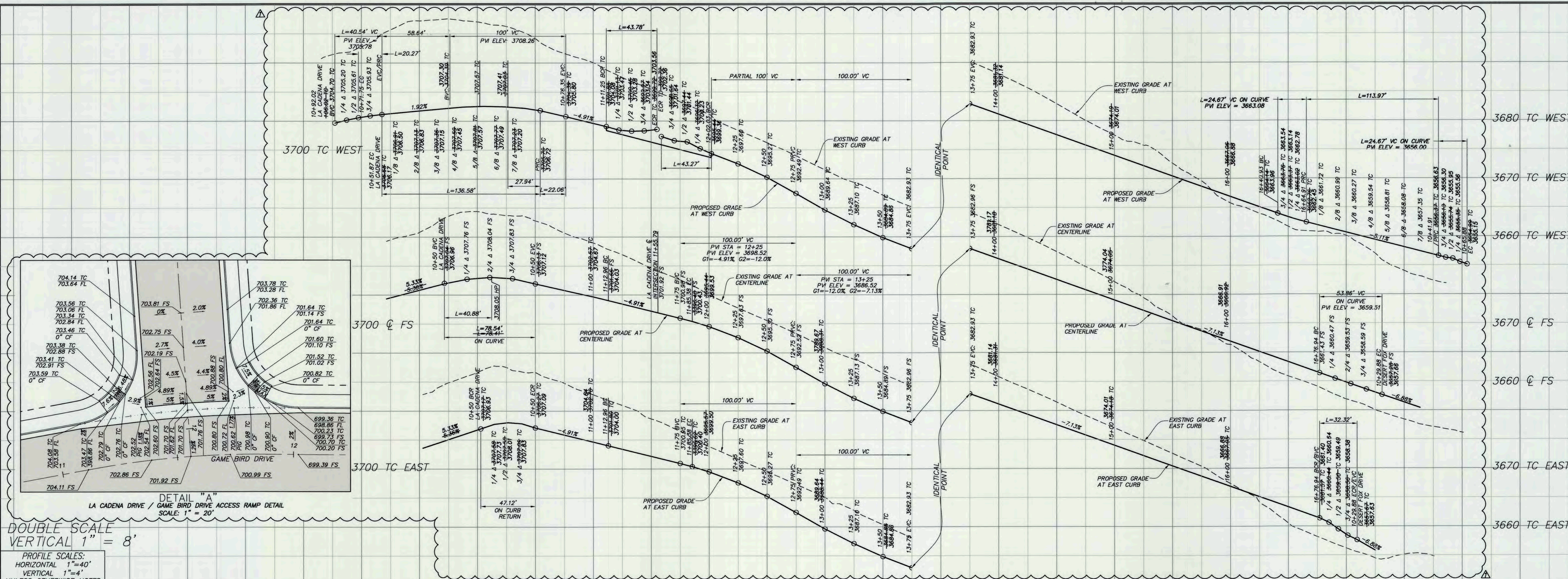
TOWN OF YUCCA VALLEY
SAGE ESTATES
TRACT 17862
ONSITE STREET IMPROVEMENT PLANS
DESERT FOX DRIVE / LA CADENA DRIVE

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JULY 2016

SHEET NUMBER
3
OF 10 SHEETS

SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'

JOB NUMBER
YVB021300



DETAIL "A"
 LA CADENA DRIVE / GAME BIRD DRIVE ACCESS RAMP DETAIL
 SCALE: 1" = 20'

DOUBLE SCALE
 VERTICAL 1" = 8'

PROFILE SCALES:
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 4'
 UNLESS OTHERWISE NOTED

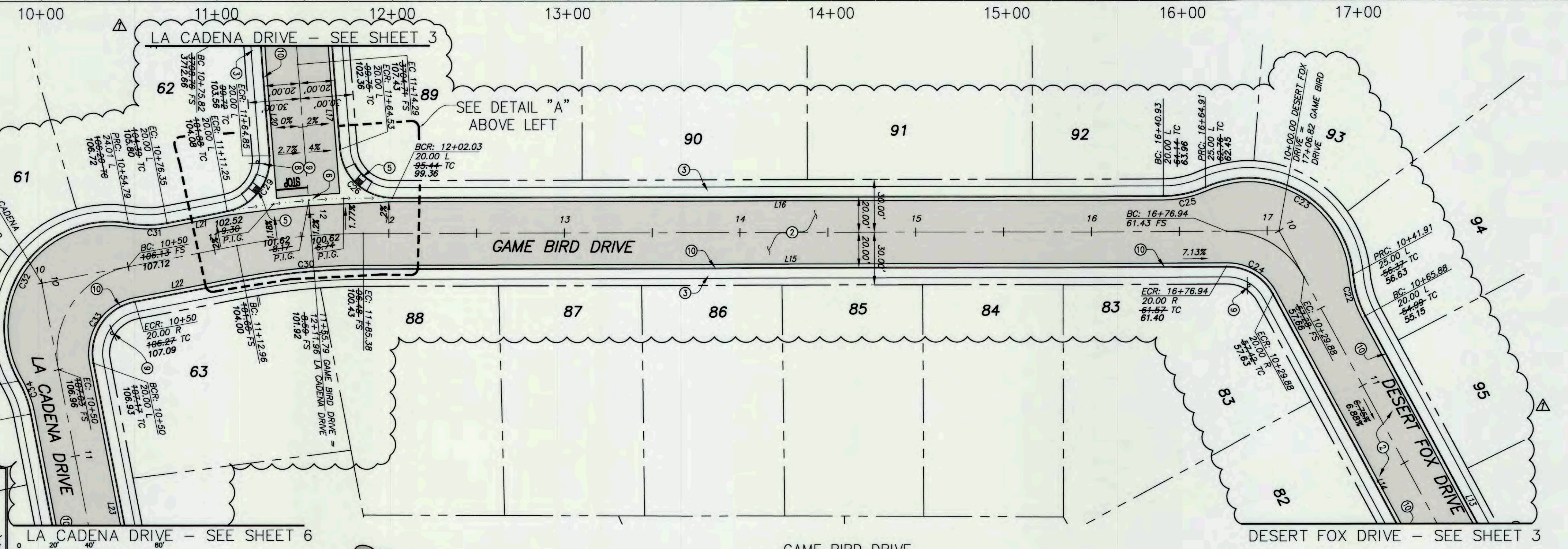
LINE	LENGTH	BEARING
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L17	50.24	S86°01'29"W
L21	34.90	S10°21'27"E
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C27	36.93	480.00	4°24'31"	18.48
C28	40.01	520.00	4°24'31"	20.02
C29	43.78	30.00	83°37'04"	26.83
C30	68.65	364.50	10°47'27"	34.43
C31	22.06	60.00	21°04'08"	11.16
C32	136.58	60.00	130°25'38"	129.93
C33	47.12	30.00	90°00'00"	30.00
C34	20.27	60.00	19°21'30"	10.23

CONSTRUCTION NOTES

- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" A.C. PAVING OVER 6" CLASS 2 AGGREGATE BASE
- CONSTRUCT 5.5" SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" CROSS GUTTER WITHOUT SPANDRELS PER S.B. CO. STD. 119 (MODIFIED)
- CONSTRUCT ACCESS RAMP PER T.Y.V. STD. DWG. 221 AS MODIFIED BY DETAIL "A" THIS SHEET
- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119, SEE SHEET 1
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 211
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PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE 5/31/16
 R.C.E. NO. 57142 EXP. 12/31/17
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

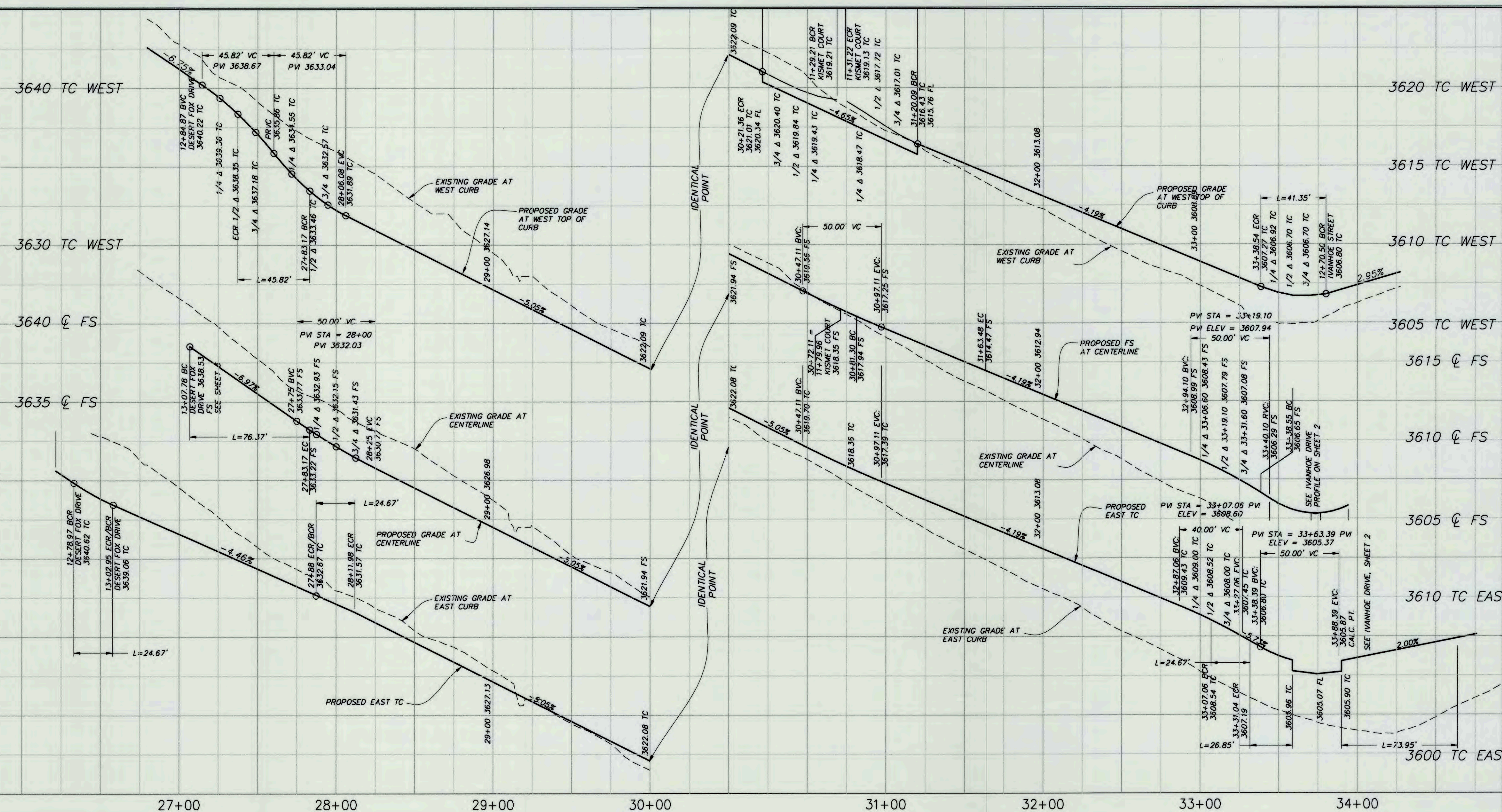
NV5
 NOLTE VERTICAL FIVE
 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
 760.341.3011 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
Alex Qishita 6/8/16
 ALEX QISHITA, TOWN PROJECT ENGINEER DATE
 R.C.E. NO. 66702, EXP. 09/30/16

TOWN OF YUCCA VALLEY
SAGE ESATES
 TRACT 17862
 ONSITE STREET IMPROVEMENT PLANS
 GAME BIRD DRIVE
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAY 2016

SHEET NUMBER
4
 OF 10 SHEETS
 SCALE
 VERTICAL: 1" = 4'
 HORIZONTAL: 1" = 40'
 JOB NUMBER
 YV021300

ZAVILA



PROFILE SCALES:
 HORIZONTAL 1"=40'
 VERTICAL 1"=4'
 UNLESS OTHERWISE NOTED

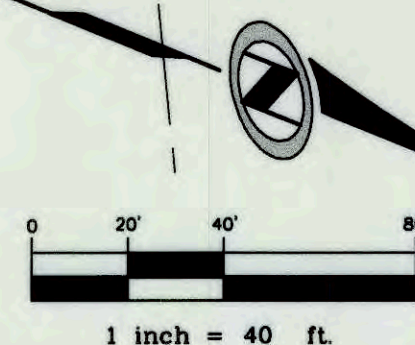
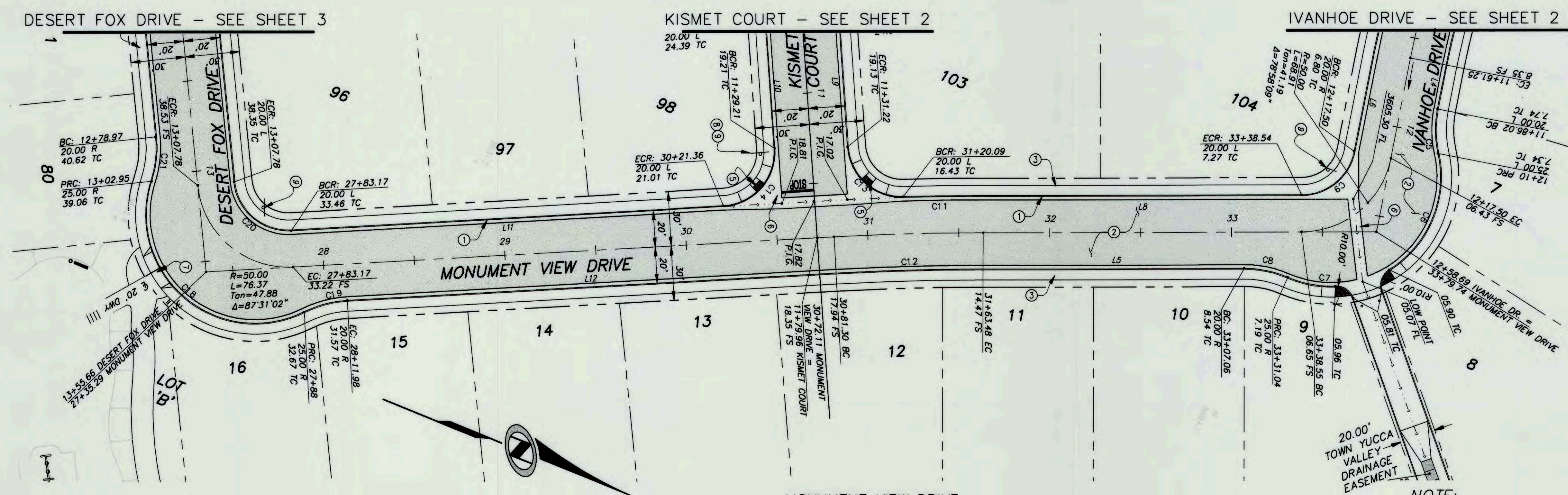
LINE	LENGTH	BEARING
L4	24.77	S78°48'22"W
L5	143.58	S22°13'29"E
L6	26.25	S78°48'22"W
L7	30.00	N89°34'00"W
L8	175.06	S22°13'29"E
L9	70.23	N63°47'03"E
L10	68.22	N63°47'03"E
L11	238.18	N25°21'50"W
L12	269.32	N25°21'50"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C5	24.67	60.00	23°33'23"	12.51
C6	86.85	60.00	82°56'01"	53.02
C7	39.09	60.00	37°19'34"	20.27
C8	24.87	60.00	23°33'23"	12.51
C9	41.35	30.00	78°58'09"	24.72
C10	90.31	445.00	11°37'38"	45.31
C11	43.97	1520.00	1°39'27"	21.99
C12	81.09	1480.00	3°08'21"	40.55
C13	45.90	30.00	87°39'59"	28.80
C14	47.57	30.00	90°51'07"	30.45
C18	140.98	60.00	134°37'49"	143.54
C19	24.67	60.00	23°33'23"	12.51
C20	45.82	30.00	87°31'02"	28.73
C21	24.67	60.00	23°33'23"	12.51

CONSTRUCTION NOTES

- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" A.C. PAVING OVER 6" CLASS 2 AGGREGATE BASE
- CONSTRUCT 5.5' SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" CROSS GUTTER WITHOUT SPANDRELS PER S.B. CO. STD. 119 (MODIFIED)
- CONSTRUCT ACCESS RAMP PER TYV STD. DWG. 221
- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119, SEE SHEET 1
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 211
- CONSTRUCT STOP SIGN R1-1, STOP BAR AND LEGEND
- CONSTRUCT 2-WAY STREET NAME SIGN PER T.Y.V. STD. DWG. NO. 322

NOTE:
 CONSTRUCT ONE 16 FT WIDE RESIDENTIAL DRIVEWAY APPROACH ON EACH LOT, PER TYV STANDARD DWG NO 211, AT A LOCATION TO BE SPECIFIED BY DEVELOPER



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
 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

PREPARED UNDER THE SUPERVISION OF:

 Stephen F. Crevoiserat DATE 3.6.15
 R.C.E. NO. 78576 EXP. 09/30/15

NIVIS
 Nolte VerticalFive
 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
 760.341.3101 TEL 760.341.5999 FAX WWW.NIVIS.COM

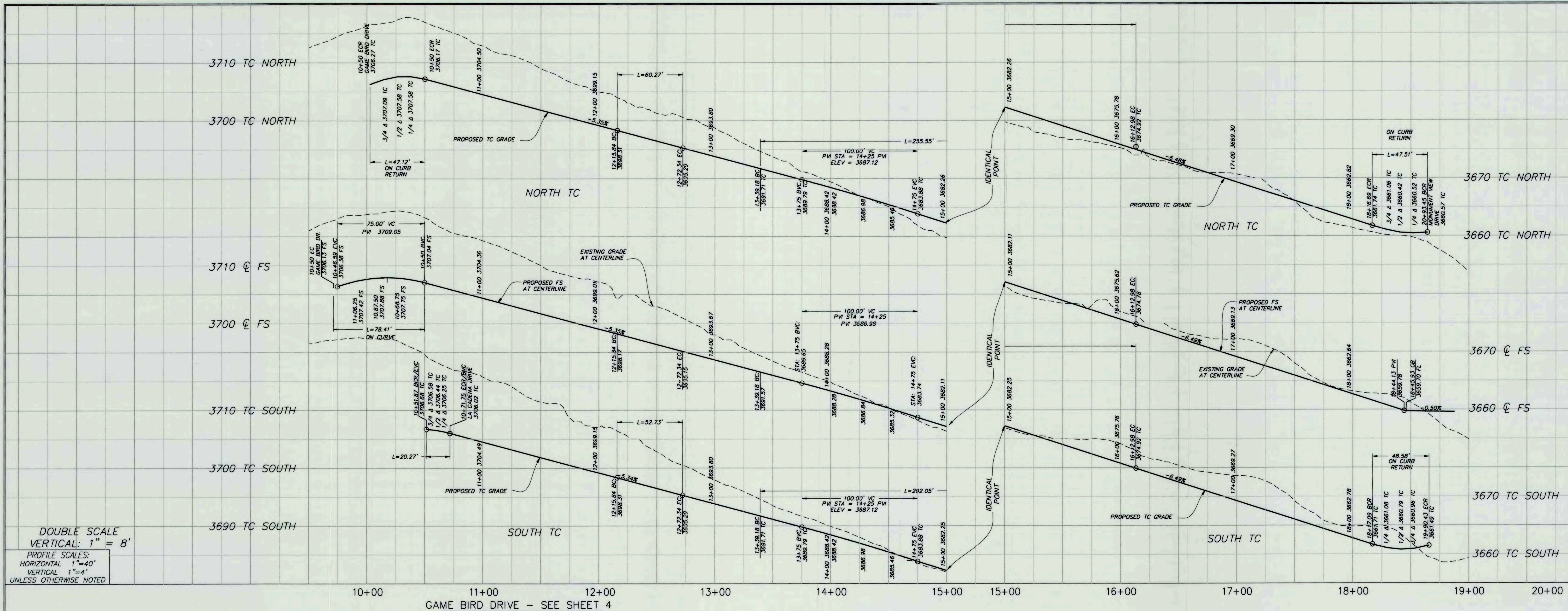
APPROVED BY TOWN ENGINEER:

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

TOWN OF YUCCA VALLEY
SAGE ESTATES
 TRACT 17862
 ONSITE STREET IMPROVEMENT PLANS
 MONUMENT VIEW DRIVE
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAR. 2015

SHEET NUMBER
5
 OF 10 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.



DOUBLE SCALE
 VERTICAL: 1" = 8'
 PROFILE SCALES:
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = 4'
 UNLESS OTHERWISE NOTED

10+00 11+00 12+00 13+00 14+00 15+00 15+00 16+00 17+00 18+00 19+00 20+00
 GAME BIRD DRIVE - SEE SHEET 4

LINE	LENGTH	BEARING
L23	165.84	N79°38'33"E
L24	144.08	N79°38'33"E
L25	66.84	N89°34'00"W
L26	66.84	N89°34'00"W
L30	204.29	S38°08'17"W
L31	203.57	S38°08'22"W
L32	99.50	N49°08'00"E
L33	99.50	N49°08'00"E
L34	192.20	N40°52'00"W

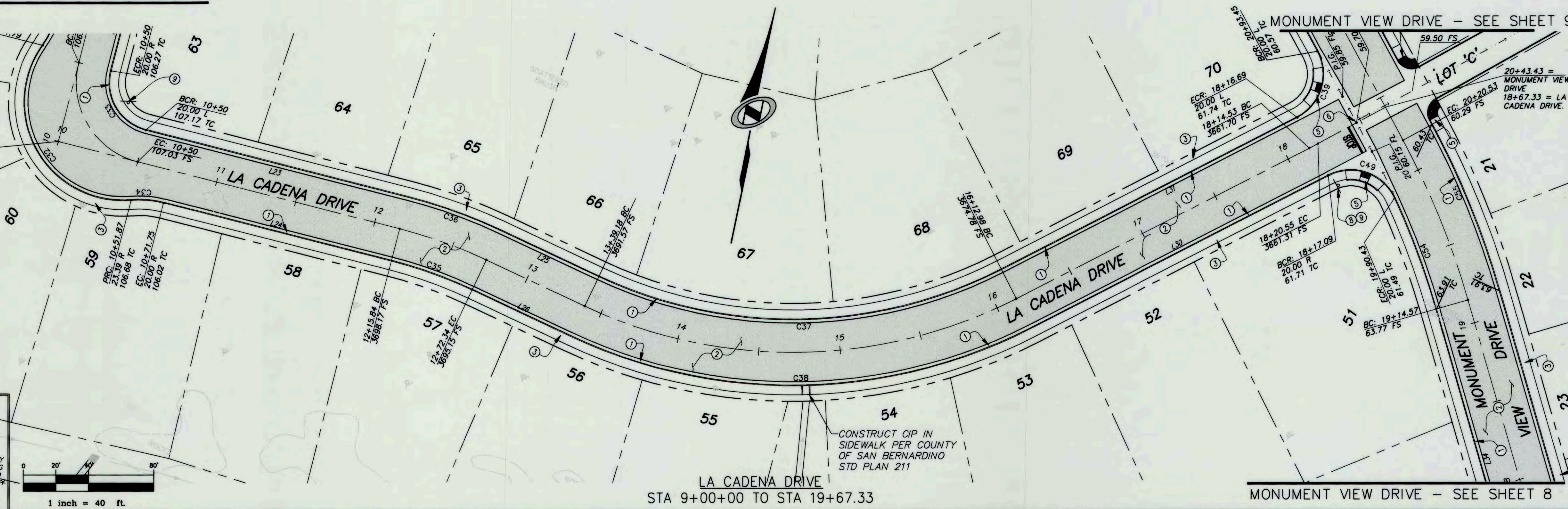
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C32	136.58	60.00	130°25'38"	129.93
C33	47.12	30.00	90°00'00"	30.00
C34	20.27	60.00	19°21'30"	10.23
C35	52.73	280.00	10°47'27"	26.45
C36	60.27	320.00	10°47'27"	30.22
C37	255.55	280.00	52°17'31"	137.45
C38	292.05	320.00	52°17'31"	157.08
C39	47.51	30.00	90°04'15"	30.39
C49	48.58	30.00	92°47'20"	31.50
C54	72.83	480.00	8°41'35"	36.48
C55	110.20	520.00	12°08'33"	55.31

CONSTRUCTION NOTES

- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
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- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119, SEE SHEET 1
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 211
- CONSTRUCT STOP SIGN R1-1, STOP BAR AND LEGEND
- CONSTRUCT 2-WAY STREET NAME SIGN PER T.Y.V. STD. DWG. NO. 322

NOTE:
 CONSTRUCT ONE 16 FT WIDE RESIDENTIAL DRIVEWAY APPROACH ON EACH LOT, PER TYV STANDARD DWG NO 211, AT A LOCATION TO BE SPECIFIED BY DEVELOPER

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NO.	BY	DATE	REVISIONS:

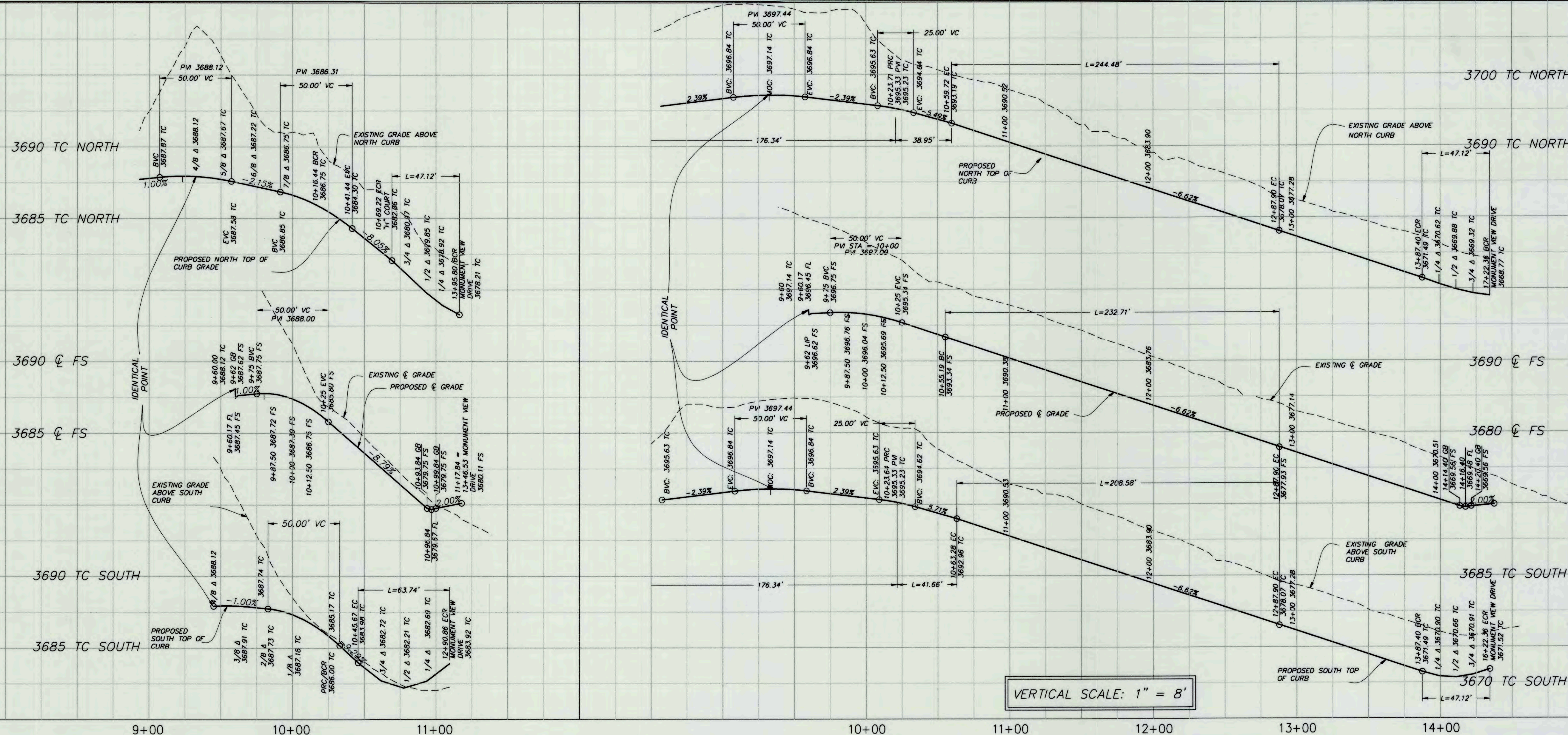
PREPARED UNDER THE SUPERVISION OF:
NIVIS
 NOLTE VERTICAL FIVE
 42-829 COOK STREET, SUITE 104
 760.341.3101 TEL 760.341.5999 FAX
 PALM DESERT, CA 92211
 WWW.NIVIS.COM

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

TOWN OF YUCCA VALLEY
SAGE ESTATES
 TRACT 17862
 ONSITE STREET IMPROVEMENT PLANS
 LA CADENA DRIVE
 SHEET NUMBER: **6** OF 10 SHEETS
 SCALE: VERTICAL: 1" = 8', HORIZONTAL: 1" = 40'
 JOB NUMBER: YV021300
 PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAR. 2015

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

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PROFILE SCALES:
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VERTICAL 1"=4'
UNLESS OTHERWISE NOTED

VERTICAL SCALE: 1" = 8'

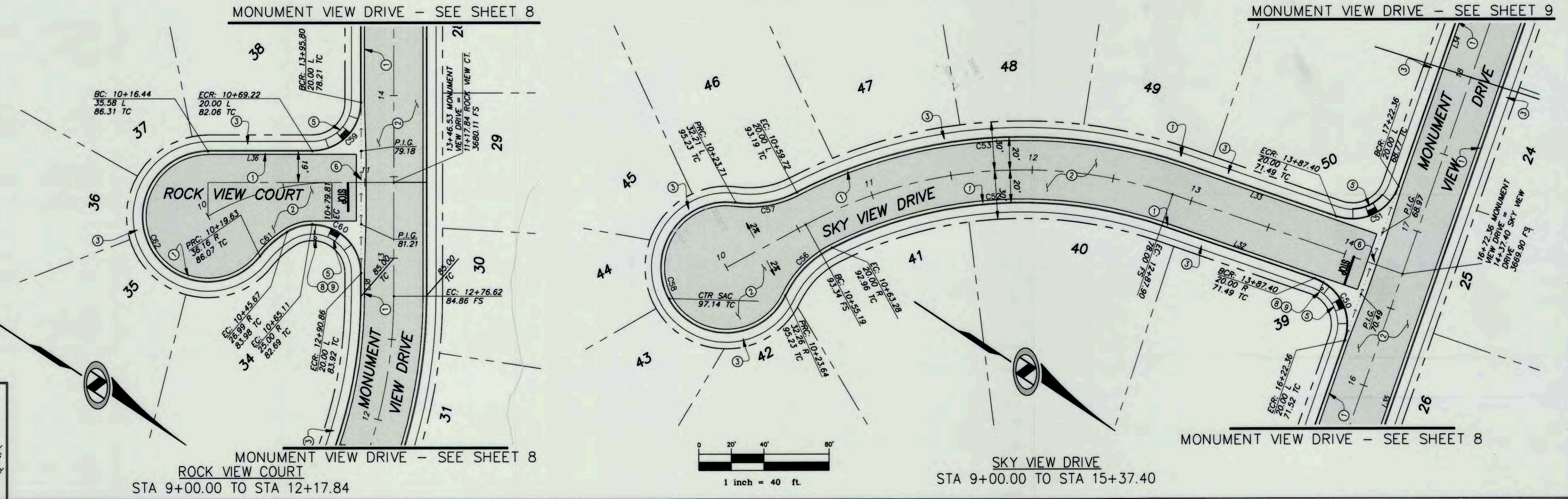
LINE	LENGTH	BEARING
L32	99.50	N49°08'00"E
L33	99.50	N49°08'00"E
L34	192.20	N40°52'00"W
L35	637.95	N40°52'00"W
L36	64.12	N49°08'00"E
L37	226.57	N40°52'00"W
L38	14.24	N40°52'00"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C50	47.12	30.00	90°00'00"	30.00
C51	47.12	30.00	90°00'00"	30.00
C52	208.58	260.00	45°52'48"	110.27
C53	244.48	300.00	46°41'31"	129.49
C54	72.83	480.00	8°41'35"	36.48
C55	110.20	520.00	12°08'33"	55.31
C56	41.66	63.00	37°53'12"	21.62
C57	38.96	63.00	35°25'45"	20.12
C58	176.34	40.00	292°35'14"	54.47
C59	47.12	30.00	90°00'00"	30.00
C60	63.74	30.00	121°44'38"	53.84
C61	22.59	63.00	20°32'50"	11.42
C62	162.17	40.00	232°17'28"	81.49

NOTE:
CONSTRUCT ONE 16 FT WIDE RESIDENTIAL DRIVEWAY APPROACH ON EACH LOT, PER TYV STANDARD DWG NO 211, AT A LOCATION TO BE SPECIFIED BY DEVELOPER

CONSTRUCTION NOTES

- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" A.C. PAVING OVER 6" CLASS 2 AGGREGATE BASE
- CONSTRUCT 5.5' SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" CROSS GUTTER WITHOUT SPANDRELS PER S.B. CO. STD. 119 (MODIFIED)
- CONSTRUCT ACCESS RAMP PER TYV STD. DWG. 221
- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119. SEE SHEET 1
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- CONSTRUCT STOP SIGN R1-1, STOP BAR AND LEGEND
- CONSTRUCT 2-WAY STREET NAME SIGN PER T.Y.V. STD. DWG. NO. 322



DIGALERT
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
1-800-227-2600
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
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STEPHEN F. CREVOISERAT
REGISTERED PROFESSIONAL ENGINEER
No. 78576
Exp. 9/30/15
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
Stephen F. Crevoiserat 3-6-15
STEPHEN F. CREVOISERAT DATE
R.C.E. NO. 78576 EXP. 09/30/15

NIV5
NOLTE VERTICAL FIVE
42-829 COOK STREET, SUITE 104
PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX
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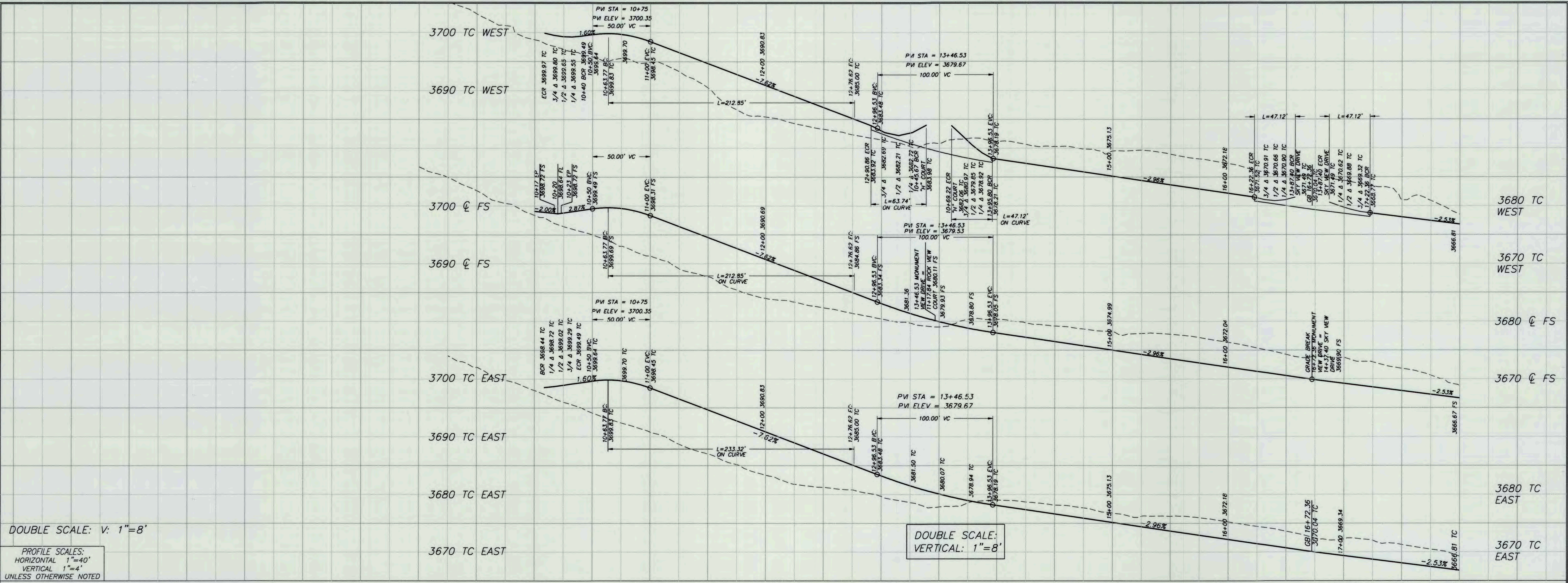
APPROVED BY TOWN ENGINEER:
Alex Qishta 3/31/15
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
TRACT 17862
ONSITE STREET IMPROVEMENT PLANS
ROCK VIEW COURT / SKY VIEW DRIVE

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAR. 2015

SHEET NUMBER
7
OF 10 SHEETS
SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'

JOB NUMBER
YVB021300



DOUBLE SCALE: V: 1"=8'

PROFILE SCALES:
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UNLESS OTHERWISE NOTED

DOUBLE SCALE:
VERTICAL: 1"=8'

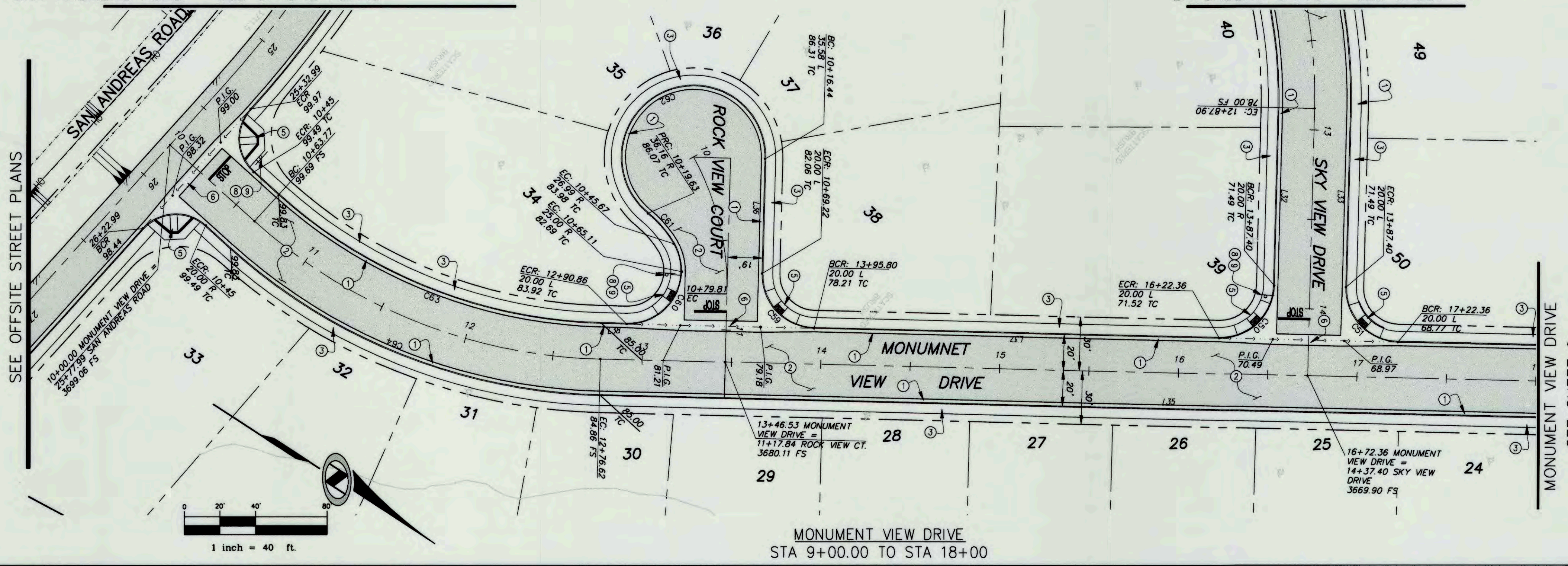
10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00
SAN ANDREAS ROAD - SEE OFFSITE PLANS LA CADENA DRIVE - SEE SHEET 7

NOTE:
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LINE	LENGTH	BEARING
L32	99.50	N49°08'00"E
L33	99.50	N49°08'00"E
L34	192.20	N40°52'00"W
L35	637.95	N40°52'00"W
L36	64.12	N49°08'00"E
L37	226.57	N40°52'00"W
L38	14.24	N40°52'00"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C50	47.12	30.00	90°00'00"	30.00
C51	47.12	30.00	90°00'00"	30.00
C59	47.12	30.00	90°00'00"	30.00
C60	63.74	30.00	121°44'38"	53.84
C61	22.59	63.00	202°32'50"	11.42
C62	162.17	40.00	232°17'28"	81.49
C63	206.10	280.00	42°10'22"	107.97
C64	233.32	320.00	41°46'33"	122.12

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SEE OFFSITE STREET PLANS

DATE:	3/5/15	TIME:	3:25:29 PM
SERVER:	NONE	LAYOUT:	Sheet 8
PATH:	ONSITE STREETS		
DRAWING NAME:	ONSITE STREETS.DWG		
PAGE SETUP:	PDF		
DESIGNER:	R.C.P.	PROJ. MGR.:	J.A.

NO.	BY	DATE	REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
NIV5
NOLTE VERTICAL FIVE
STEPHEN F. CREVOISERAT DATE 3-6-15
R.C.E. NO. 78576 EXP. 09/30/15

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

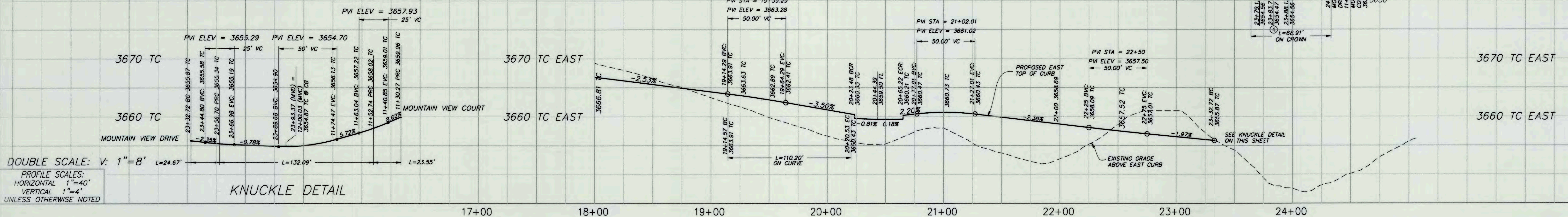
TOWN OF YUCCA VALLEY
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MONUMENT VIEW DRIVE

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAR. 2015

SHEET NUMBER
8
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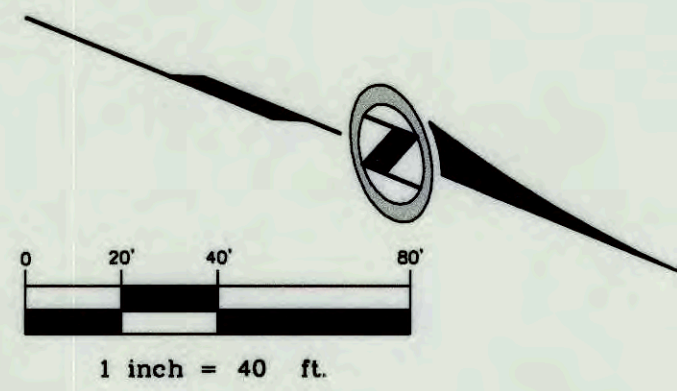
MAY 2015

ALIGNMENT STATIONING:
MONUMENT VIEW DRIVE - MVD
MONUMENT VIEW COURT - MVC



NOTE:
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LINE	LENGTH	BEARING
L27	27.10	S48°01'18"W
L28	312.19	S53°00'33"E
L29	270.74	S53°00'33"E
L30	204.29	S38°08'17"W
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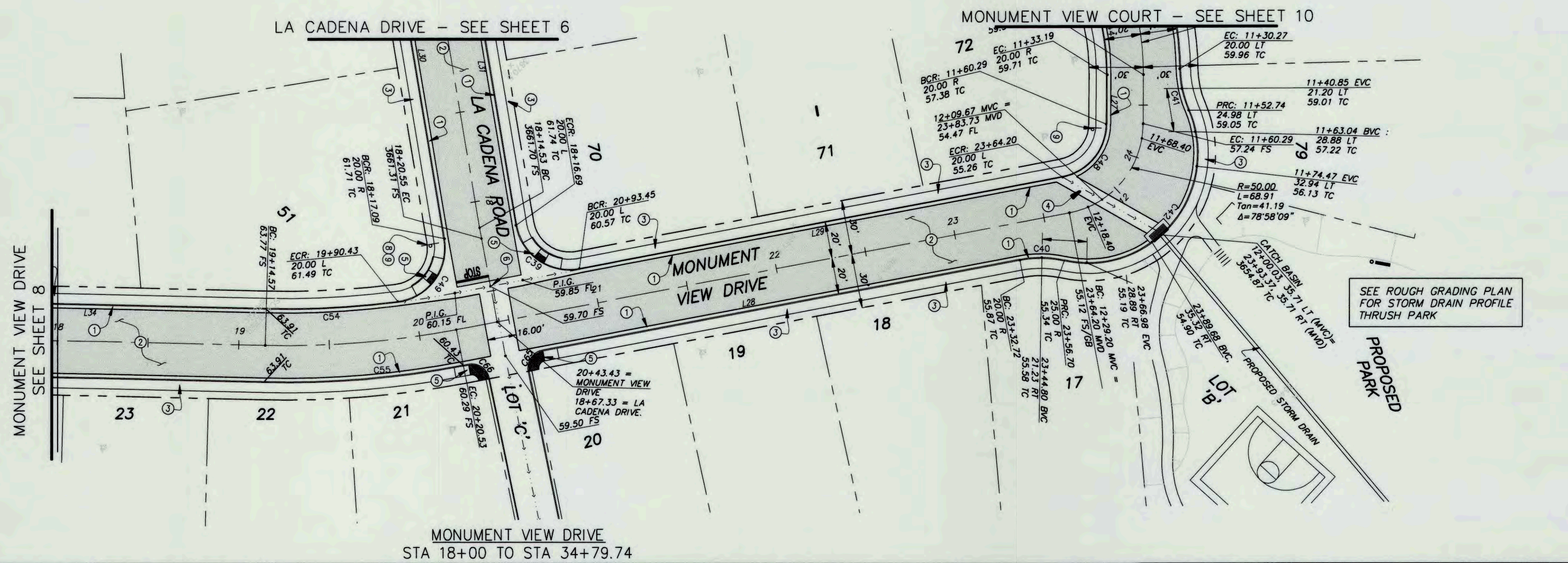


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- CONSTRUCT 5.5' SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" CROSS GUTTER WITHOUT SPANDRELS PER S.B. CO. STD. 119 (MODIFIED)
- CONSTRUCT ACCESS RAMP PER TYP STD. DWG 221
- CONSTRUCT CROSS GUTTER AND SPANDRELS PER S.B. CO. STD. 119, SEE SHEET 1
- CONSTRUCT RESIDENTIAL DRIVEWAY APPROACH PER T.Y.V. STD. DWG. NO. 211
- CONSTRUCT STOP SIGN R1-1, STOP BAR AND LEGEND
- CONSTRUCT 2-WAY STREET NAME SIGN PER T.Y.V. STD. DWG. NO. 322

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.



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

NO.	BY	DATE	REVISIONS:

PREPARED UNDER THE SUPERVISION OF:
NIV5
NOTICE VERTICAL FIVE

STEPHEN F. CREVOISERAT DATE 42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211 760.341.3101 TEL 760.341.5999 FAX WWW.NIV5.COM

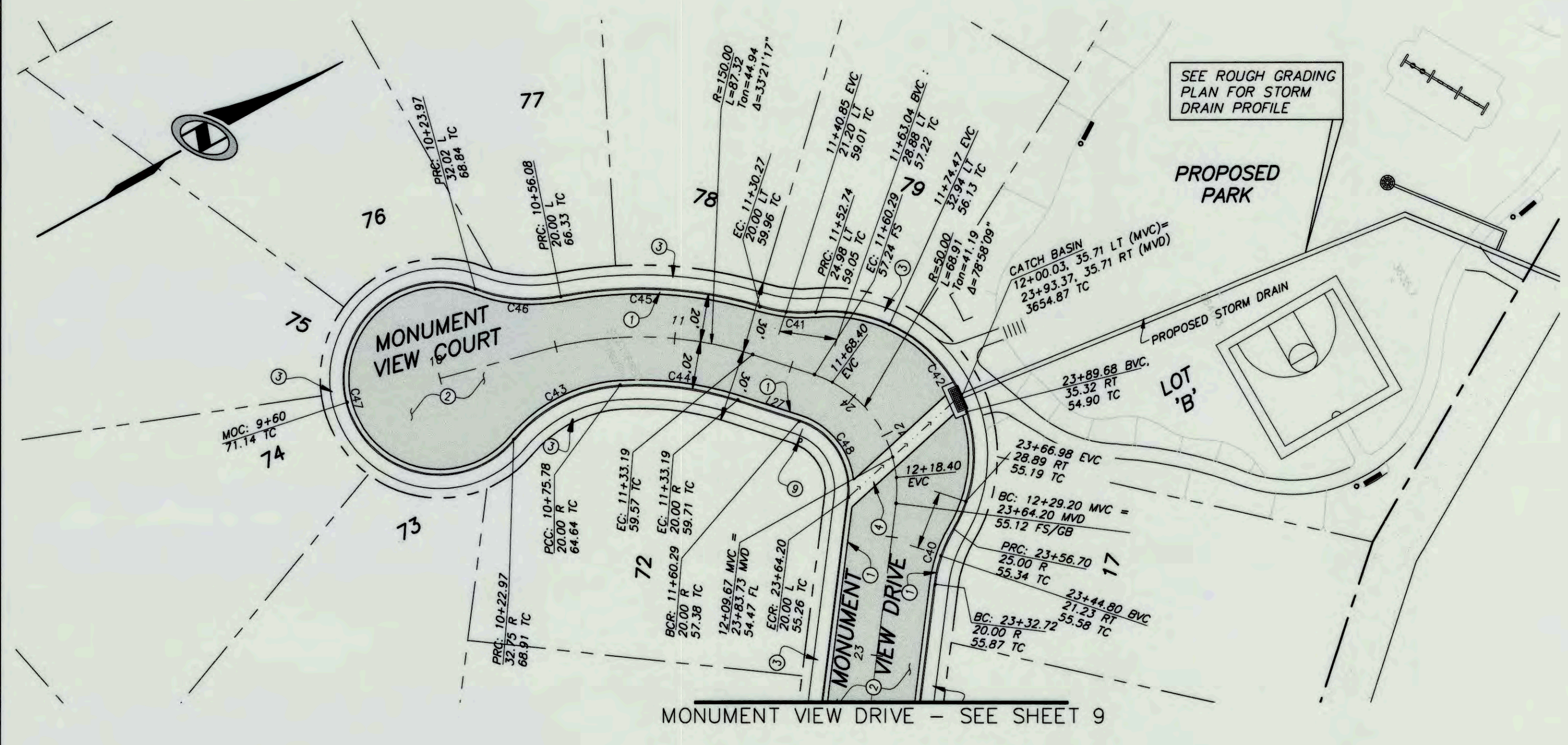
APPROVED BY TOWN ENGINEER:
ALEX QISHITA
ALEX QISHITA, TOWN PROJECT ENGINEER R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
TRACT 17862
ONSITE STREET IMPROVEMENT PLANS
MONUMENT VIEW DRIVE

SHEET NUMBER **9**
OF 10 SHEETS
SCALE
VERTICAL: 1"=4'
HORIZONTAL: 1"=40'
JOB NUMBER
YV021300

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: MAR, 2015



MONUMENT VIEW COURT
STA 9+00.00 TO STA 13+01.48

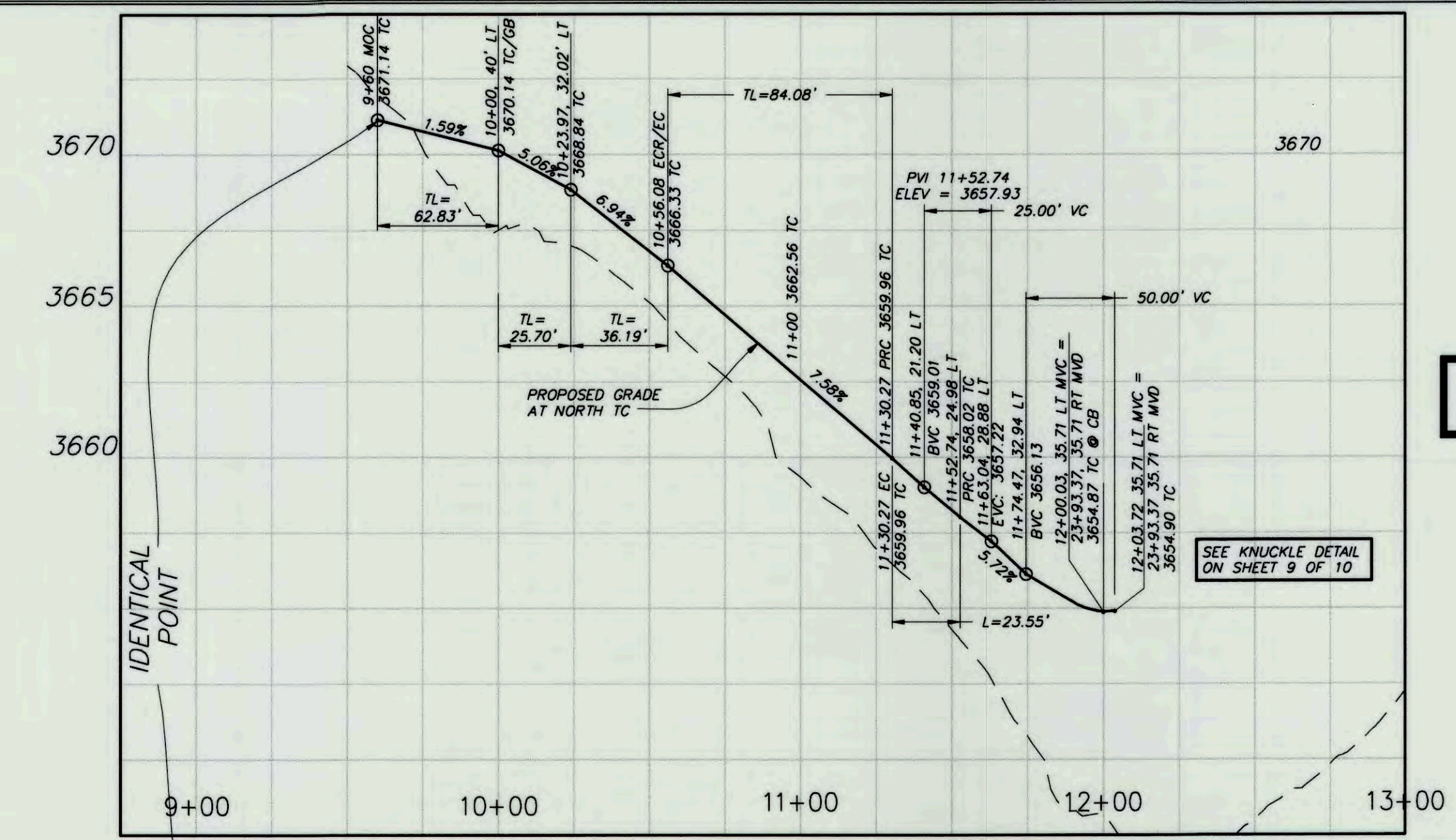
LINE	LENGTH	BEARING
L27	27.10	S48°01'18"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C40	24.67	60.00	23°33'23"	12.51
C41	23.55	60.00	22°29'30"	11.93
C42	132.08	60.00	126°08'04"	118.10
C43	51.10	63.00	46°28'10"	27.05
C44	49.75	130.00	21°55'43"	25.19
C45	84.08	170.00	28°20'14"	42.92
C46	36.19	63.00	32°54'48"	18.61
C47	176.83	40.00	251°51'27"	55.20
C48	41.35	30.00	78°58'09"	24.72

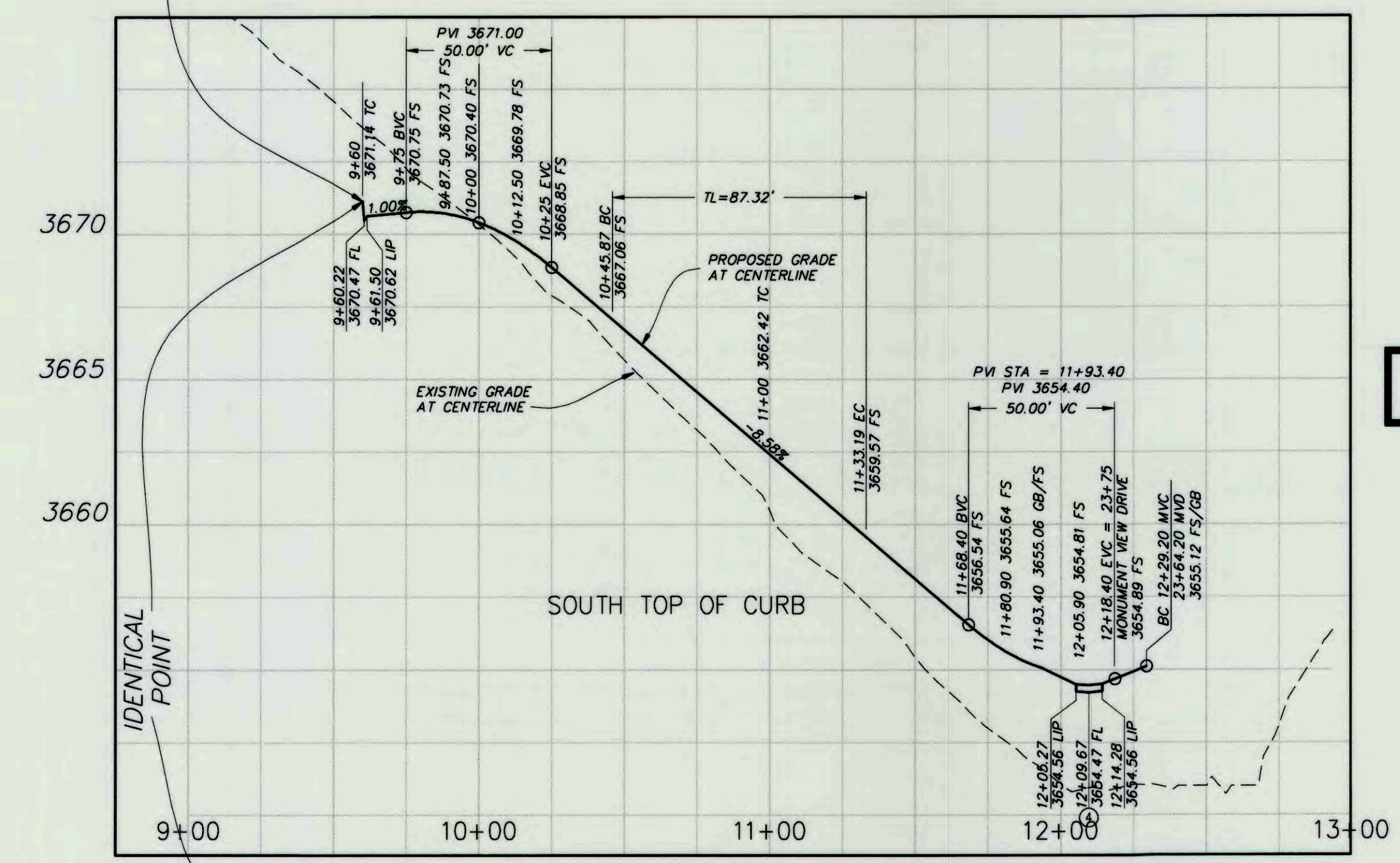
CONSTRUCTION NOTES

- CONSTRUCT 8" CURB & GUTTER PER T.Y.V. STD. DWG. NO. 200
- CONSTRUCT 3" A.C. PAVING OVER 6" CLASS 2 AGGREGATE BASE
- CONSTRUCT 5.5' SIDEWALK PER T.Y.V. STD. DWG. NO. 220
- CONSTRUCT 8" CROSS GUTTER WITHOUT SPANDRELS PER S.B. CO. STD. 119 (MODIFIED)
- CONSTRUCT ACCESS RAMP PER T.Y.V. DWG 221
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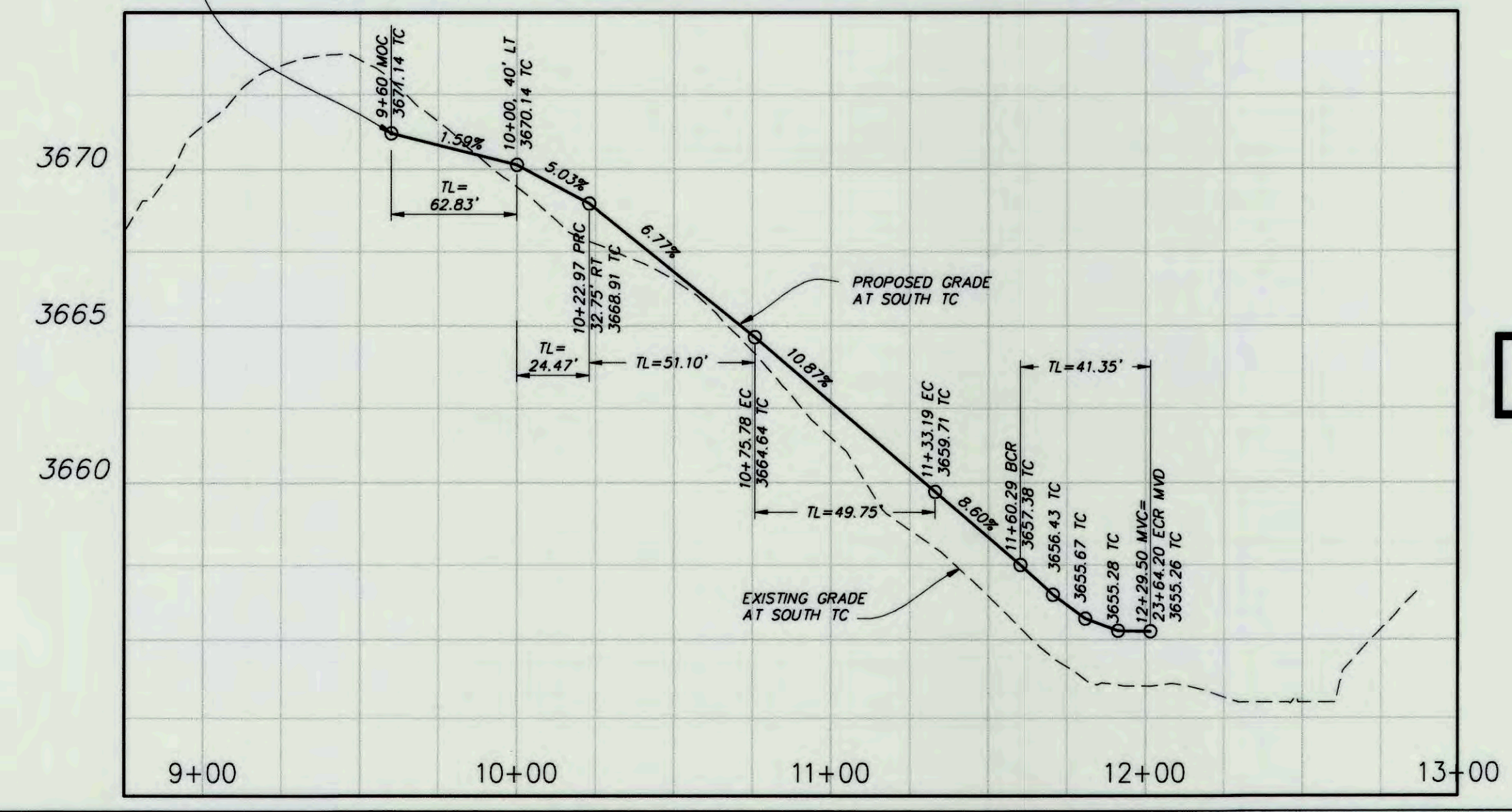
NOTE:
CONSTRUCT ONE 16 FT WIDE RESIDENTIAL DRIVEWAY APPROACH ON EACH LOT, PER T.Y.V. STANDARD DWG NO 211, AT A LOCATION TO BE SPECIFIED BY DEVELOPER



NORTH CURB



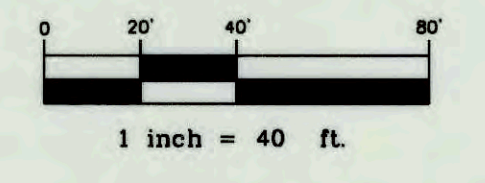
CURB @ CL



SOUTH CURB

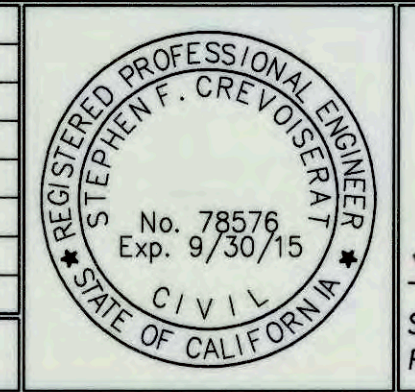
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DATE:	3/5/15	TIME:	3:16:02 PM
SERVER:	NONE	LAYOUT:	Sheet 10
PATH:			
DRAWING NAME:	ONSITE STREETS.DWG		
PAGE SETUP:	PDF		
DESIGNER:	R.C.P.	PROJ. MGR:	J.A.

NO.	BY	DATE	REVISIONS:



PREPARED UNDER THE SUPERVISION OF:
SW + Seal 3-6-15
STEPHEN F. CREVOISERAT DATE
R.C.E. NO. 78576 EXP. 09/30/15

NIV5
NOLTE VERTICAL FIVE
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:
Alex Q. Shita 3/31/15
ALEX QISHITA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/15

TOWN OF YUCCA VALLEY
SAGE ESTATES
TRACT 17862
ONSITE STREET IMPROVEMENT PLANS
MONUMENT VIEW COURT
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAR. 2015

SHEET NUMBER	10
OF 10 SHEETS	
SCALE	VERTICAL: 1" = 4' HORIZONTAL: 1" = 40'
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