

GRADING NOTES

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE TOWN OF YUCCA VALLEY... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL... 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... 5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY... 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 EDITION, SECTION 39, FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM... 11. THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED 2010... 12. A RECORD DRAWING (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER BY THE PROJECT ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE PROJECT... 13. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY TOWN STANDARDS OR AS DIRECTED BY THE TOWN ENGINEER... 14. THE FLOW LINES OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT... 15. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HARPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION... 16. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION... 17. NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRE OR GREATER... 18. THE LOCATION OF BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHALL BE CLEARLY DEFINED ON THE PLANS... 19. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY LANDMARK CONSULTANTS, INC. REPORT NO. LP05142, DATED JULY 21, 2005 ON FILE AT TOWN OF YUCCA VALLEY PUBLIC WORKS DEPARTMENT, SHALL BE COMPLIED WITH... 20. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES, DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, ETC. OR OTHER ITEMS NOT RELATED TO BASIC GRADING OPERATIONS... 21. PRIOR TO ISSUANCE OF A GRADING PERMIT THE APPLICANT SHALL OBTAIN A NOTICE OF INTENT FROM THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) & COMPANY WITH RWQCB (COLORADO RIVER BASIN) REQUIREMENTS... 22. UPON ISSUANCE OF A GRADING PERMIT BY THE TOWN OF YUCCA VALLEY ALL GRADING SHALL BE UNDERTAKEN AND COMPLETED IN COMPLIANCE WITH TOWN OF YUCCA VALLEY ORDINANCE NO. 133, IN PARTICULAR, SECTION 4, APPENDIX, VOLUME 1, CHAPTER 33, EXCAVATION AND GRADING, A SECTION 3309.3 GRADING DESIGNATION, B, SECTION 3316, EROSION CONTROL AND S, SECTION 3320, ENGINEERING REPORTS AND PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLIES WITH SAID ORDINANCE PRIOR TO ACCEPTANCE OR ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.

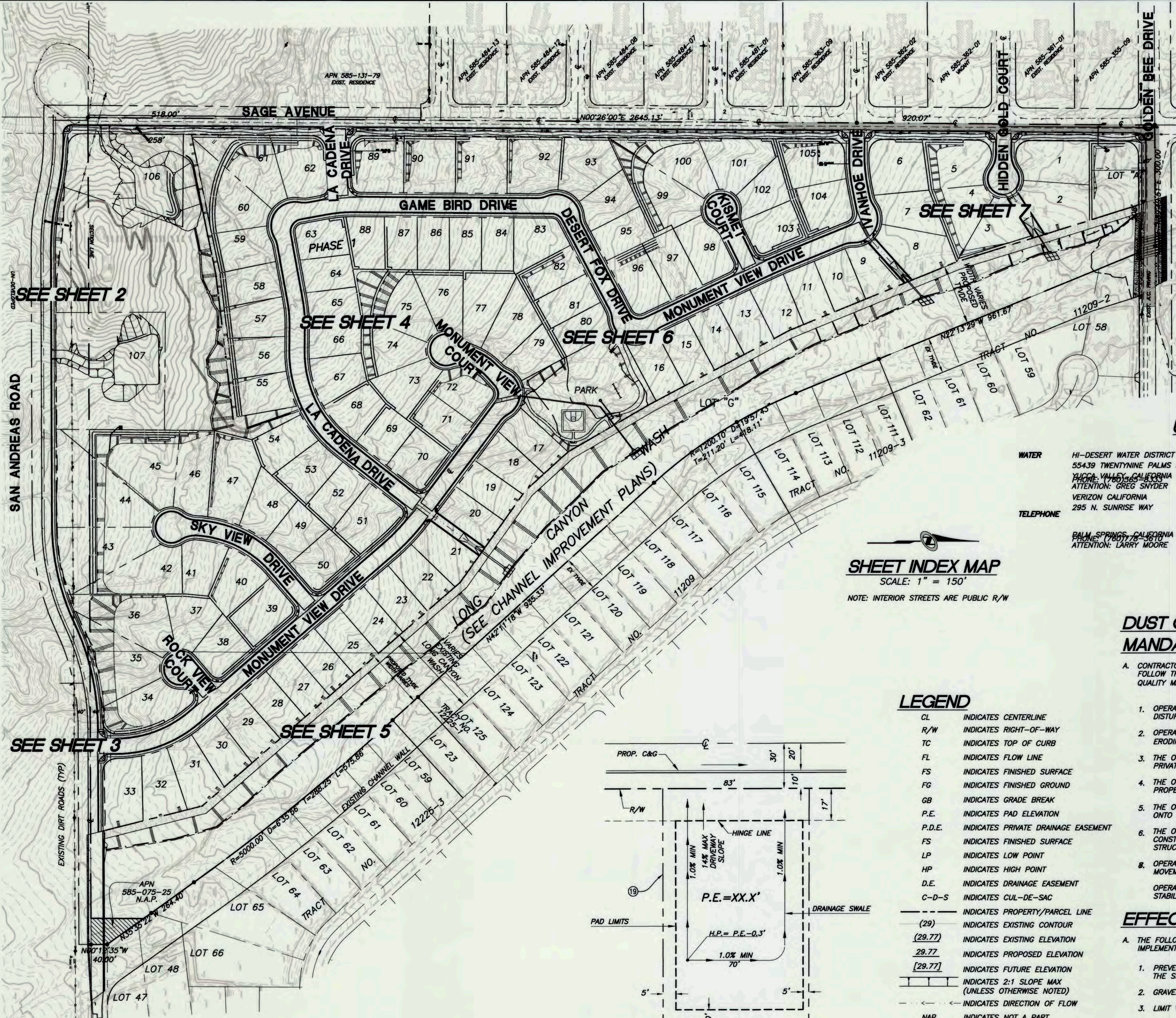
THESE PLANS SHALL EXPIRE IF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.

EARTHWORK QUANTITIES

Table with 2 columns: Description and Quantity. Includes LONG CANYON WASH (RAW CUT 650 C.Y., RAW FILL 33,600 C.Y.) and SAGE ESTATES (RAW CUT 283,500 C.Y., RAW FILL 243,000 C.Y.).

NOTES REGARDING EARTHWORK QUANTITIES

- 1. EARTHWORK QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE ESTIMATES SHOWN FOR AGENCY FEE PURPOSES ONLY AND BASED UPON THE PLAN ELEVATIONS SHOWN AND ON THE GROUND ELEVATIONS WHICH EXISTED AT THE TIME OF THE TOPOGRAPHIC SURVEY... 2. GRADE ADJUSTMENTS MAY BE APPROVED BY THE ENGINEER AND APPROVAL AGENCY IF NECESSARY TO ADJUST EARTHWORK QUANTITIES... 3. CONTRACTOR, IN BIDDING THIS PROJECT, SHALL BE RESPONSIBLE FOR PERFORMING INDEPENDENT QUANTITY TAKE-OFFS AND SHALL BASE ALL BIDS ON THAT TAKE-OFF...



SOILS ENGINEER

THE SOILS ENGINEER HAS REVIEWED THE PLANS AND FINDS THEM TO BE IN CONFORMANCE WITH THE SOILS REPORT.

Signature of Soils Engineer, DATE: 3/11/15

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...

SOILS REPORT by Sladden Engineering, Brett Anderson, PE, 45090 Golf Center Parkway, Suite F, Indio, CA 92201, (760) 863-0713

SHEET INDEX MAP

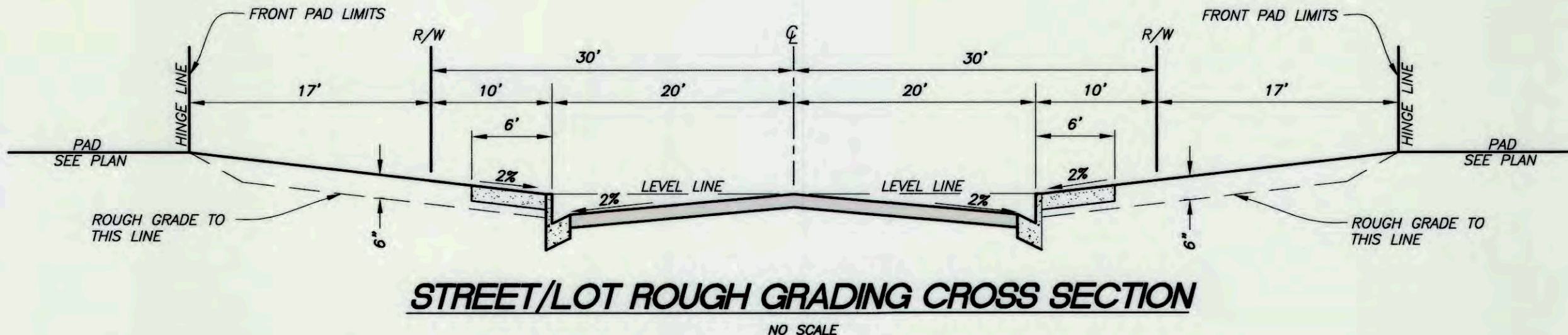
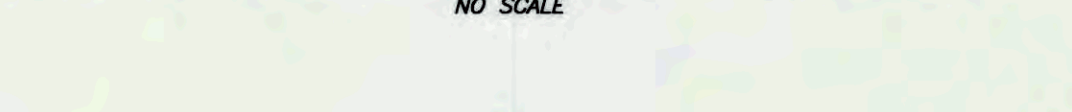
SCALE: 1" = 150'

NOTE: INTERIOR STREETS ARE PUBLIC R/W

LEGEND

Legend table with symbols and descriptions for centerline, right-of-way, curb, flow line, finished surface, etc.

TYPICAL LOT ROUGH GRADING DETAIL



CONSTRUCTION NOTES/QUANTITIES

- 1. CONSTRUCT HEADWALL WING TYPE PER TYP STD DWG NO 440 4 EA
2. CONSTRUCT 11" - 9'X9'X0.5' RENO MATTRESS GABIONS 4 EA
3. CONSTRUCT 24" HDPE STORM DRAIN MIN SLOPE 1.0% 387 LF
4. CONSTRUCT 1" - 60'X60" GRATE INLET PER JENSEN PRECAST MODEL 6060... 8 EA
5. CONSTRUCT 36" HDPE STORM DRAIN MIN SLOPE 1.0% 74 EA
6. CONSTRUCT 24"x12" HDPE TEE STORM DRAIN MIN SLOPE 1.0% 1 EA
7. CONSTRUCT RETAINING WALL PER S.B. CO. STD. DWG. NO. 301A (HEIGHT VARIES 3'-6') 21,750 SF
8. NOT USED N/A
9. CONSTRUCT 6' SCREEN WALL PER S.B. CO. STD. DWG. NO. 301 7,975 LF
10. CONSTRUCT 24" 45' ELBOW HDPE STORM DRAIN MIN SLOPE 1.0% 1 EA
11. CONSTRUCT STANDARD DRY WELL PER TYP STD DWG NO 463 W/DEETEE FOUNDRY BEEHIVE DRAINAGE GRATE COVER PER MODEL 4498 1 EA
12. CONSTRUCT 12" WIDE CURB/GRATE COMBO CATCH BASIN NO. 4 PER TYP STD DWG NO. 471 (SUMP CONDITION) W/LOCAL DEPRESSION STD DWG NO. 401 (TYPE B) 1 EA
13. CONSTRUCT 12" 90' ELBOW HDPE STORM DRAIN MIN SLOPE 1.0% 1 EA
14. CONSTRUCT 48" HDPE STORM DRAIN MIN SLOPE 1.0% 86 LF
15. CONSTRUCT 4' WIDE 4" THICK PCC SWALE 1" DEEP SEE DETAIL SHEET 12 N/A
16. CONSTRUCT 4' X 4' WIDE GROUTED DRAINAGE APRON SEE DTL SHEET 12 4 EA
17. GRADE 3" WIDE FOOT PATH @ 20% MAX SLOPE N/A
18. CONSTRUCT 12" HDPE STORM DRAIN MIN SLOPE 1.0% 58 LF
19. CONSTRUCT 5' HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL 18,000 LF
20. CONSTRUCT CONCRETE BOLLARDS 8 EA
21. CONSTRUCT 18' DRIVEWAY AND 18' SLIDING GATE 1 EA

UTILITY CONTACT INFORMATION

Table with utility categories (Water, Telephone, Natural Gas, Cable, Sewer, Electricity) and contact information for each.

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 (MDAQM)
1. 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...
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...
6. THE OPERATOR WILL FOLLOW, TO THE EXTENT POSSIBLE, A CONSTRUCTION SCHEDULE THAT SPECIFIES THE CONSTRUCTION OF PARKING LOTS AND PAVED ROADS FIRST, AND UPWIND STRUCTURES PRIOR TO DOWNWIND STRUCTURES.
7. OPERATOR WILL 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 CARRY-OFF 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 ON-SITE 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...
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).

DEVELOPER: COPPER HILLS HOMES, LLC. OWNER/APPLICANT: COPPER HILLS HOMES, LLC. BASIS OF BEARINGS: THE BASIS OF BEARING SHOWN HEREON IS N00°26'00"E 2645.13' BEING THE WEST LINE OF THE SW QUARTER OF SECTION 12... BENCH MARK: TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE...

DIGALERT logo and contact information: CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING. 1-800-227-2600.

BENCH MARK table with columns for MARK, DATE, INITIAL, DESCRIPTION, DATE, APP'VD.

REVISIONS table with columns for MARK, DATE, INITIAL, DESCRIPTION, DATE, APP'VD.

THIS PLAN PREPARED BY NOLTE VERTICAL FIVE, 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM

APPROVED BY: Alex Bieda, ALEX BIEDA, TOWN PROJECT ENGINEER, R.C.E. 68702, EXP. DATE 09/30/15.

TOWN OF YUCCA VALLEY SAGE ESTATES - TTM 17862. SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA. SHEET 1 OF 12 SHEETS. DRAWING NO. YVB021300.



EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 24, 1974 IN BOOK 8479, PAGE 944 OF O.R.

EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 10, 1970 IN BOOK 7532, PAGE 92 OF O.R.

EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, RECORDED OCTOBER 24, 1958 IN BOOK 4638, PAGE 89 OF O.R.

EXISTING CUY WIRE AND GROUND ANCHORS TO BE RELOCATED BY SCE OUTSIDE OF RIGHT OF WAY

NOTE: PRECISE GRADING PLANS WILL BE REQUIRED PRIOR TO BUILDING PERMIT FOR HOUSE CONSTRUCTION

CONSTRUCTION NOTES

- 7 CONSTRUCT RETAINING WALL PER S.B. CO. STD. DWG. NO. 301A (HEIGHT VARIES 3'-6')
- 8 NOT USED
- 9 CONSTRUCT 6" SCREEN WALL PER S.B. CO. STD. DWG. NO. 301
- 11 CONSTRUCT STANDARD DRY WELL PER TYP STD DWG NO 463 W/DETEER FOUNDRY BEEHIVE DRAINAGE GRATE COVER PER MODEL 4498
- 15 CONSTRUCT 4" WIDE 4" THICK PCC SWALE 1' DEEP SEE DETAIL SHEET 12
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- 23 CONSTRUCT FLARED END SECTION
- 24 CONSTRUCT CATCH BASIN PER DTL 1, SHT 9

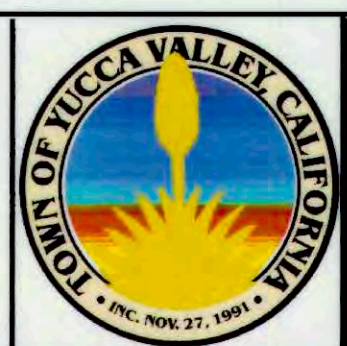
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BENCH MARK:  
TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W1/4 CORNER, SECTION 12)  
ELEVATION: 3577.54 NAVD 88

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

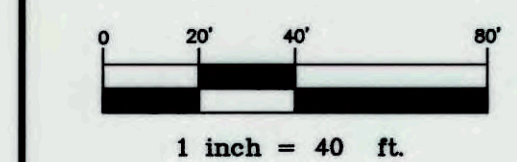
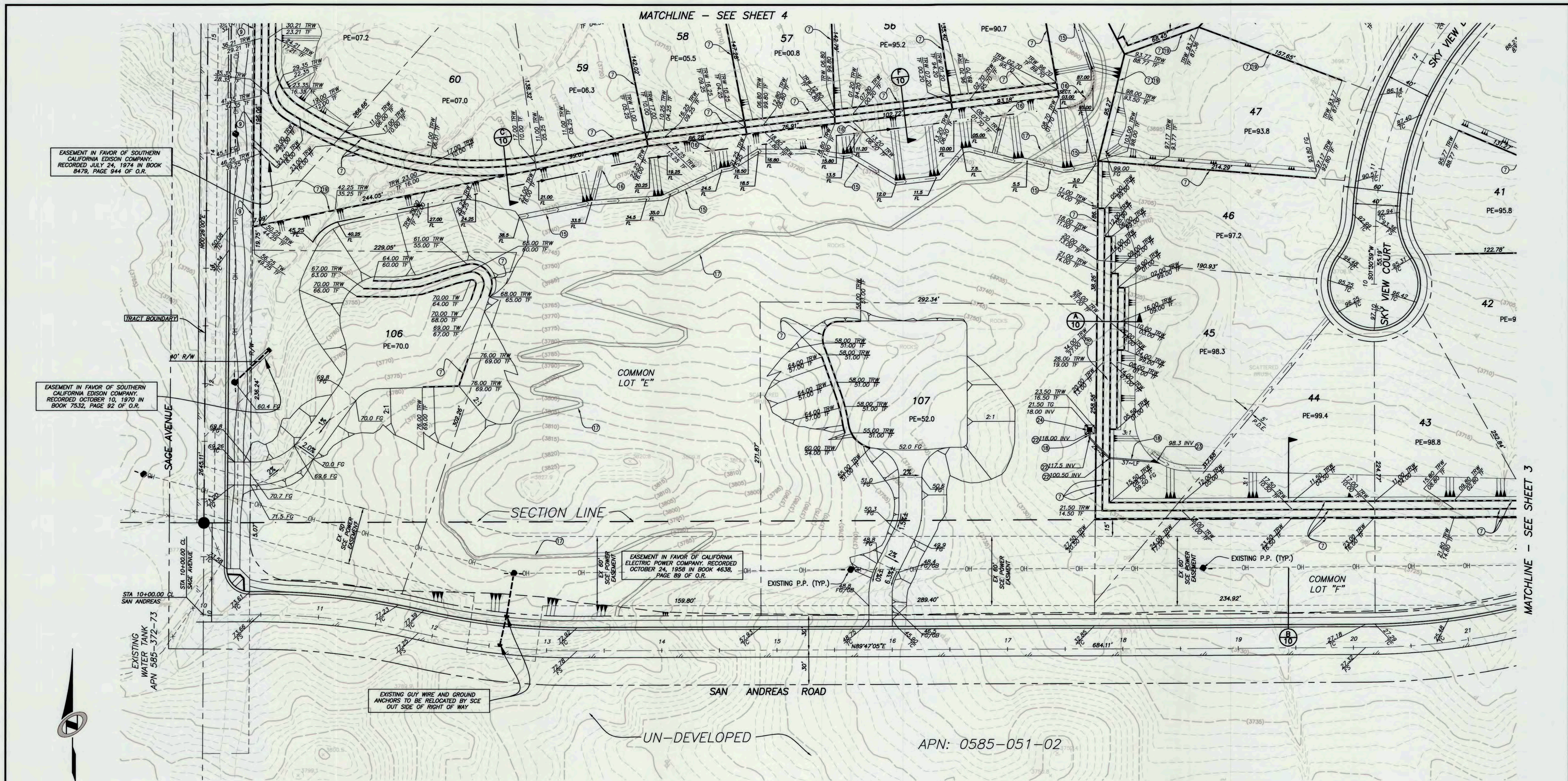
THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
PREPARED UNDER THE SUPERVISION OF:  
*Stephen F. ...* 3-6-15  
- R.C.E. No. 78576, EXP. 9/30/15 - DATE



APPROVED BY:  
*Alex Qishta*  
ALEX QISHTA, TOWN PROJECT ENGINEER  
R.C.E. 86702 EXP. DATE 09/30/15  
RECOMMENDED BY:  
*3/3/15*  
DATE

**TOWN OF YUCCA VALLEY**  
**SAGE ESTATES - TTM 17862**  
ROUGH GRADING PLAN  
SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET **2**  
OF 12 SHEETS  
DRAWING NO. YVB021500

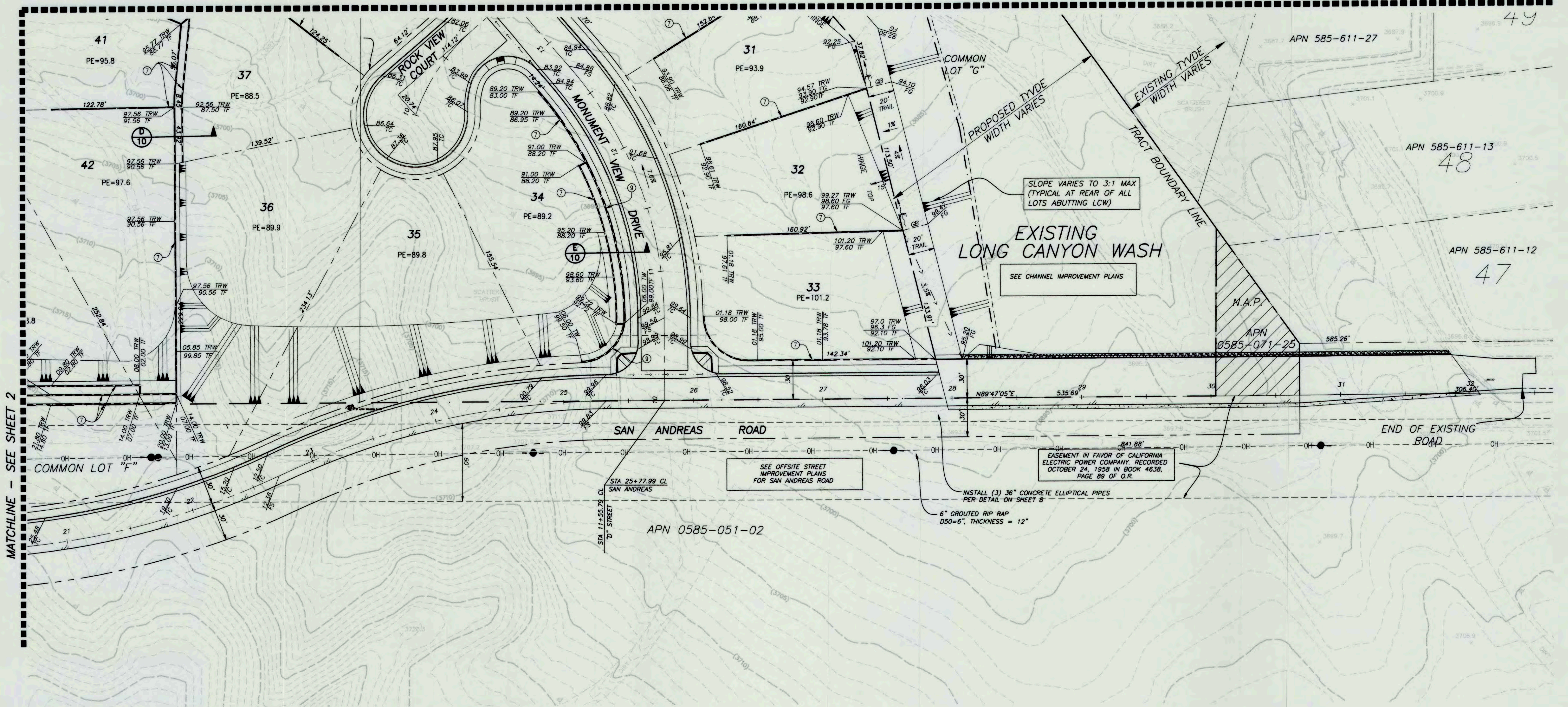


MATCHLINE - SEE SHEET 3

AD-50



MATCHLINE - SEE SHEET 5



SLOPE VARIES TO 3:1 MAX  
(TYPICAL AT REAR OF ALL  
LOTS ABUTTING LCW)

EXISTING  
LONG CANYON WASH  
SEE CHANNEL IMPROVEMENT PLANS

SEE OFFSITE STREET  
IMPROVEMENT PLANS  
FOR SAN ANDREAS ROAD

EASEMENT IN FAVOR OF CALIFORNIA  
ELECTRIC POWER COMPANY, RECORDED  
OCTOBER 24, 1958 IN BOOK 4638,  
PAGE 89 OF O.R.

INSTALL (3) 36" CONCRETE ELLIPTICAL PIPES  
PER DETAIL ON SHEET 8  
6" GRADED RIP RAP  
D50-6", THICKNESS = 12"

**CONSTRUCTION NOTES**

- ① CONSTRUCT RETAINING WALL PER S.B. CO. STD. DWG. NO. 301A (HEIGHT VARIES 3'-6')
- ② NOT USED
- ③ CONSTRUCT 6' SCREEN WALL PER S.B. CO. STD. DWG. NO. 301
- ④ CONSTRUCT 5' HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL
- ⑤ CONSTRUCT CONCRETE BOLLARDS SEE SHEET 12.
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- ⑦ CONSTRUCT 12" 45' ELBOW HOPE STORM DRAIN
- ⑧ CONSTRUCT FLARED END SECTION
- ⑨ CONSTRUCT CATCH BASIN PER DTL 1, SHT 9



**DIGALERT**  
IT'S THE LAW  
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  
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UTILITY UNDERGROUND SERVICE ALERT AT 1-800-227-2600

**PRIVATE ENGINEER'S NOTES TO CONTRACTOR**

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BENCH MARK:		REVISIONS			
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TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W/4 CORNER, SECTION 12) ELEVATION: 3577.54 NAVD 88					

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760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM

PREPARED UNDER THE SUPERVISION OF:  
*[Signature]*  
- R.C.E. No. 78876, EXP. 9/30/15 - DATE

APPROVED BY:  
*[Signature]*  
ALEX QISHTA, TOWN PROJECT ENGINEER  
R.C.E. 66702 EXP. DATE 09/30/15

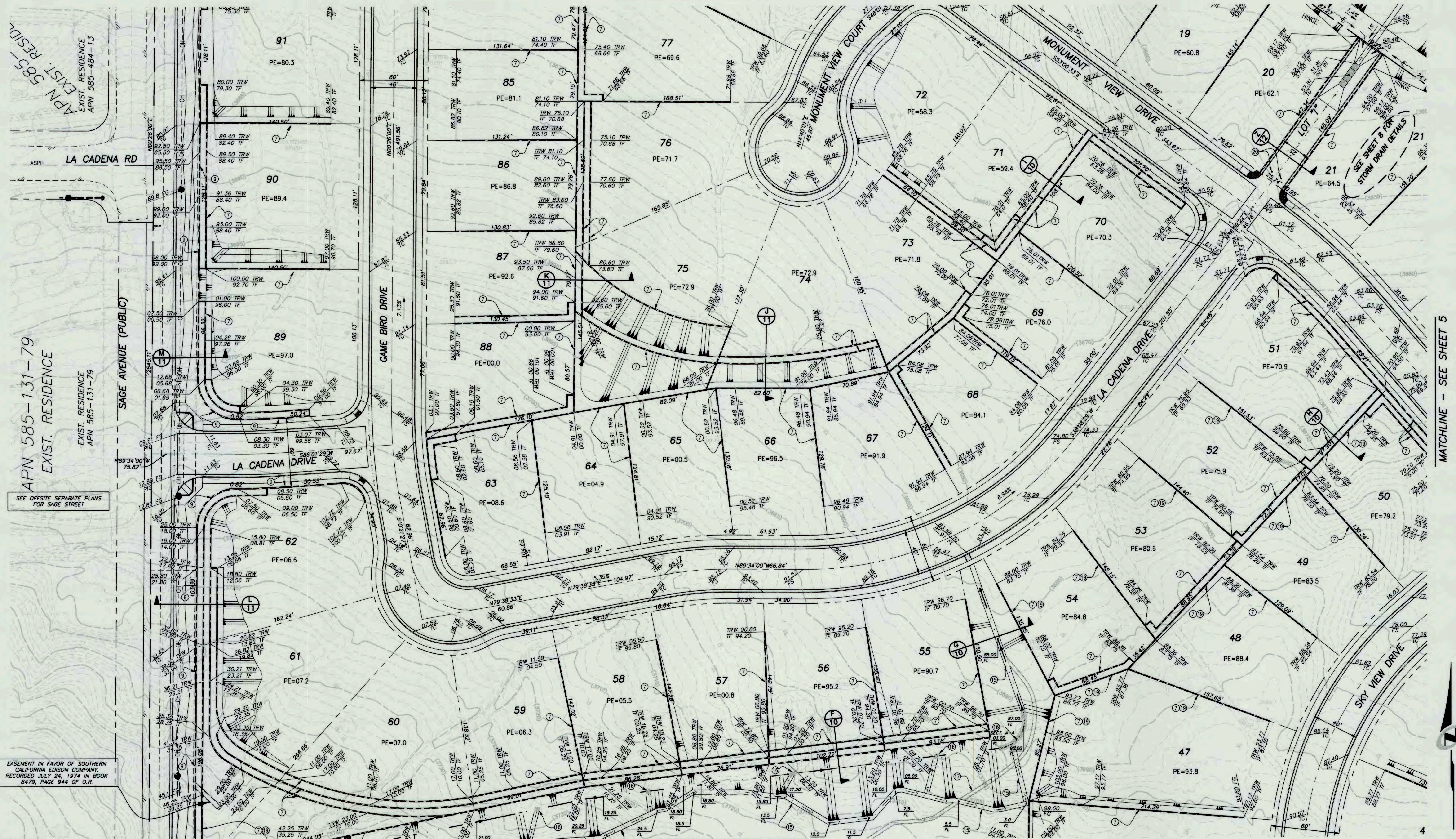
RECOMMENDED BY:  
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**TOWN OF YUCCA VALLEY**  
SAGE ESTATES - TTM 17862  
ROUGH GRADING PLAN  
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SHEET  
3  
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DRAWING NO.  
YV021500



MATCHLINE - SEE SHEET 6

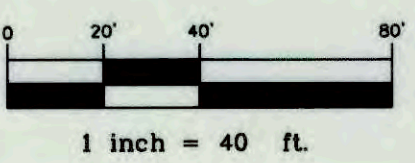


MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 2

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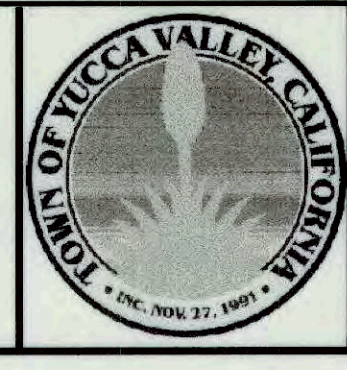
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 ELEVATION: 3577.54 NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	DATE APP'VD

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 ALEX QISHA, TOWN PROJECT ENGINEER  
 R.C.E. 66702 EXP. DATE 09/30/15  
 RECOMMENDED BY:  
 DATE 3/31/15

**TOWN OF YUCCA VALLEY**  
 SAGE ESTATES - TTM 17862  
 ROUGH GRADING PLAN  
 SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 4  
 OF 12 SHEETS  
 DRAWING NO. YV021300



SEE SHEET 8 FOR STORM DRAIN DETAILS

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

- CONSTRUCTION NOTES**
- ⑦ CONSTRUCT RETAINING WALL PER S.B. CO. STD. DWG. NO. 301A (HEIGHT VARIES 3'-6')
  - ⑧ NOT USED
  - ⑨ CONSTRUCT 6' SCREEN WALL PER S.B. CO. STD. DWG. NO. 301
  - ⑩ CONSTRUCT 5' HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL
  - ⑪ CONSTRUCT CONCRETE BOLLARDS SEE SHEET 12.
  - ⑫ CONSTRUCT 18' DRIVEWAY AND 18' SLIDING GATE
  - ⑬ CONSTRUCT 12" 45' ELBOW HDPE STORM DRAIN
  - ⑭ CONSTRUCT FLARED END SECTION
  - ⑮ CONSTRUCT CATCH BASIN PER DTL 1, SHT 9



**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 USE 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.

**BENCH MARK:**  
 TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W1/4 CORNER, SECTION 12) ELEVATION: 3577.54 NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	APP'VD

THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
 42-429 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL. 760.341.5999 FAX WWW.NOLTE.COM  
 PREPARED UNDER THE SUPERVISION OF:  
*Steve J. Crum* 3-6-15  
 - R.C.E. No. 78576, EXP. 9/30/15 - DATE



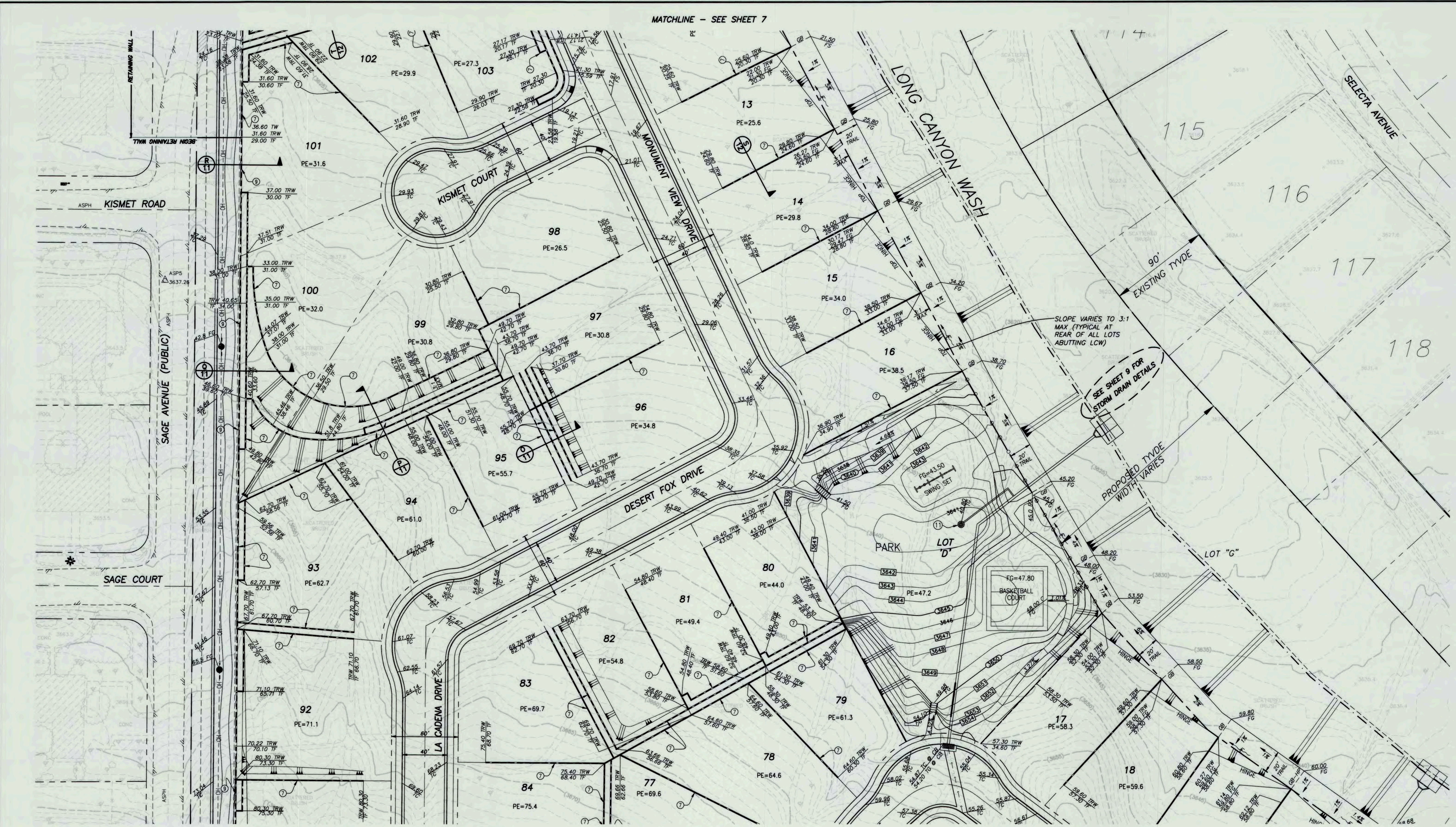
APPROVED BY:  
*Alex Disha* 3/31/15  
 ALEX DISHA, TOWN PROJECT ENGINEER  
 R.C.E. 66702 EXP. DATE 09/30/15  
 RECOMMENDED BY:

**TOWN OF YUCCA VALLEY**  
 SAGE ESTATES - TTM 17862  
 ROUGH GRADING PLAN  
 SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 5 OF 12 SHEETS  
 DRAWING NO. YV021300

AD-50





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 CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING  
 1-800-227-2600  
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**BENCH MARK:**  
 TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W/4 CORNER, SECTION 12)  
 ELEVATION: 3577.54 NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	APP'VD

THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
 PREPARED UNDER THE SUPERVISION OF:  
*John F. Nolta* 3-6-15  
 - R.C.E. No. 78576, EXP. 9/30/15 - DATE



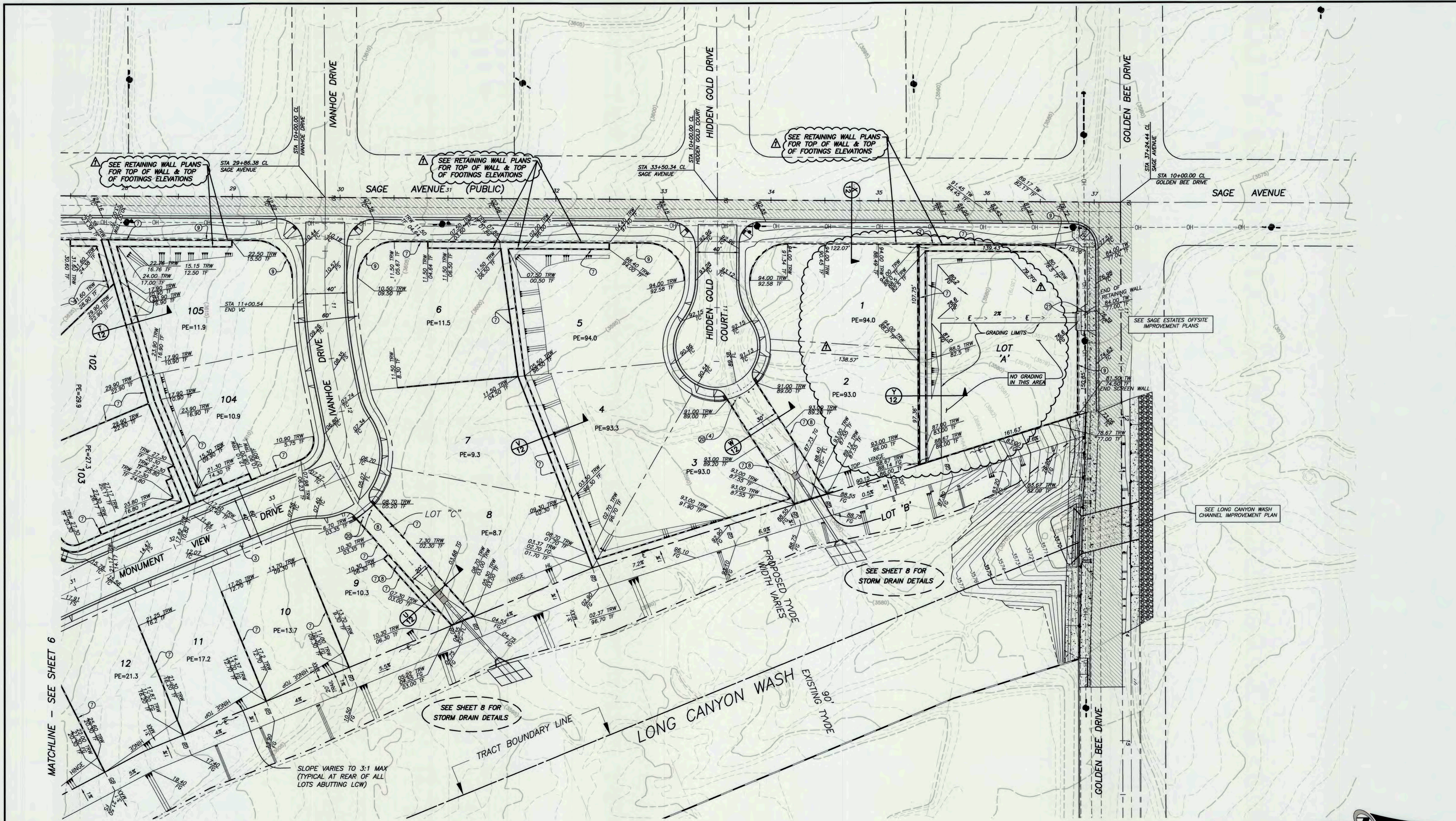
APPROVED BY:  
*Alex Disha*  
 ALEX DISHA, TOWN PROJECT ENGINEER  
 R.C.E. 66702 EXP. DATE 09/30/15  
 RECOMMENDED BY:  
 DATE: 3/31/15

- CONSTRUCTION NOTES**
- CONSTRUCT RETAINING WALL PER S.B. CO. STD. DWG. NO. 301A (HEIGHT VARIES 3'-6')
  - NOT USED
  - CONSTRUCT 6' SCREEN WALL PER S.B. CO. STD. DWG. NO. 301
  - CONSTRUCT STANDARD DRY WELL PER TYP STD DWG NO 463 W/DEETER FOUNDRY BEEHIVE DRAINAGE GRATE COVER PER MODEL 4498
  - CONSTRUCT 5' HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL
  - CONSTRUCT CONCRETE BOLLARDS SEE SHEET 12.
  - CONSTRUCT 18' DRIVEWAY AND 18' SLIDING GATE

**TOWN OF YUCCA VALLEY**  
**SAGE ESTATES - TTM 17862**  
 ROUGH GRADING PLAN  
 SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 6  
 OF 12 SHEETS  
 DRAWING NO. YV021300



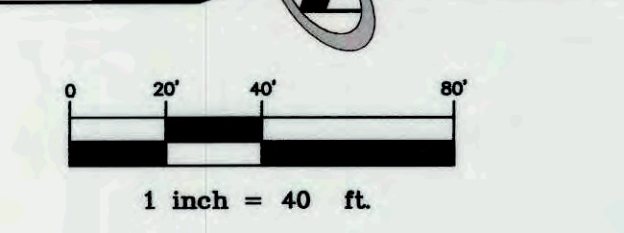


**DIGALERT**  
 IT'S THE LAW TO CALL BEFORE YOU DIG!  
 CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING  
 1-800-227-2600  
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA  
 BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE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

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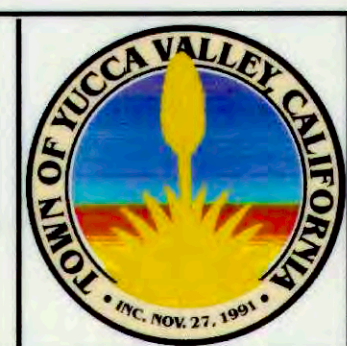
- CONSTRUCTION NOTES**
- 7) CONSTRUCT RETAINING WALL PER S.B. CO. STD. DWG. NO. 301A (HEIGHT VARIES 3'-6')
  - 8) NOT USED
  - 9) CONSTRUCT 6' SCREEN WALL PER S.B. CO. STD. DWG. NO. 301
  - 19) CONSTRUCT 5' HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL
  - 20) CONSTRUCT CONCRETE BOLLARDS SEE SHEET 12.
  - 21) CONSTRUCT 18' DRIVEWAY AND 18' SLIDING GATE.



**BENCH MARK:**  
 TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W1/4 CORNER, SECTION 12)  
 ELEVATION: 3577.54 NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	DATE
7	03/15/16	FW	REVISED DIMENSIONS OF LOTS 1, 2 AND A, SEE RETAINING WALL PLANS FOR TOP OF WALL AND TOP OF FOOTING ELEVATIONS	

THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
 PREPARED UNDER THE SUPERVISION OF: (A ONLY)  
*Victoria Britten* 6/14/16  
 - R.C.E. No. 57142, EXP. 12/31/17 -

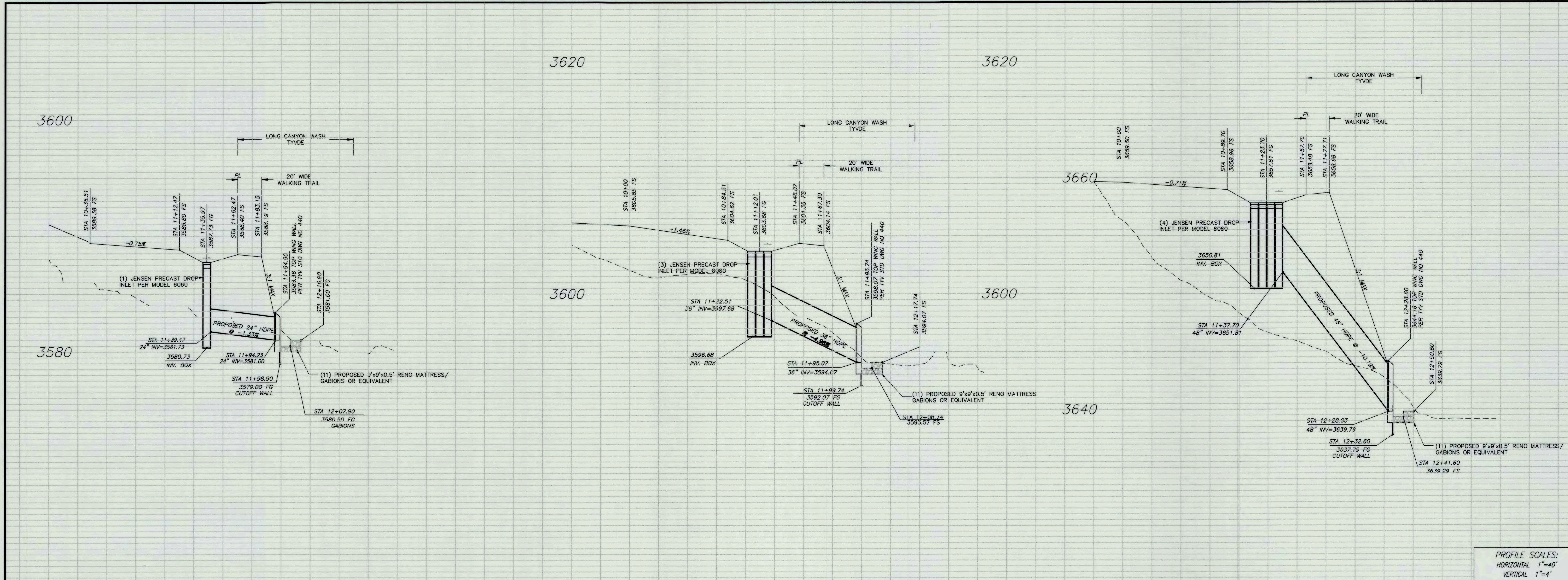


APPROVED BY:  
*Alex Qishia*  
 ALEX QISHIA, TOWN PROJECT ENGINEER  
 R.C.E. 68702 EXP. DATE 09/30/16  
 RECOMMENDED BY:  
 -12-

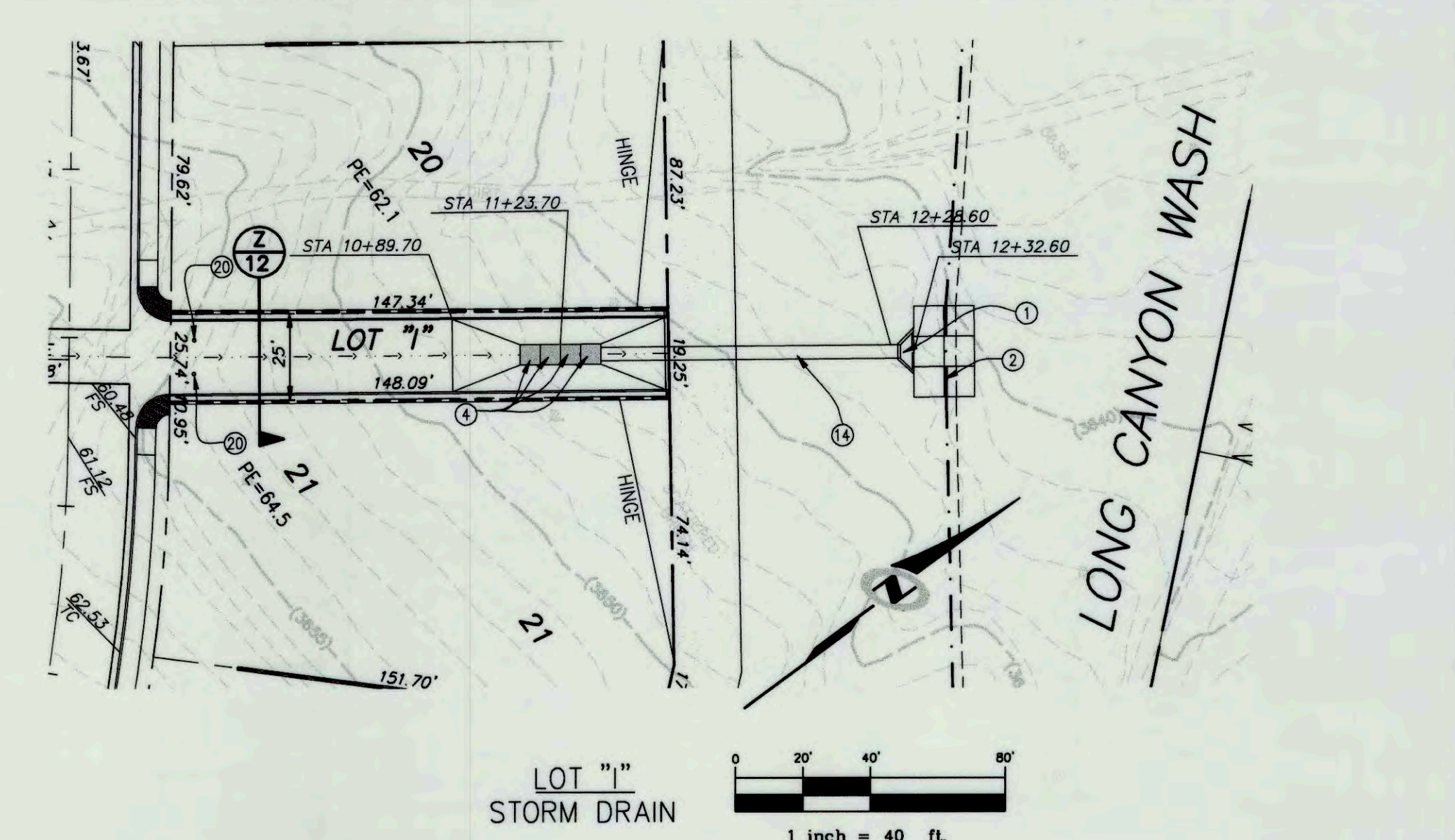
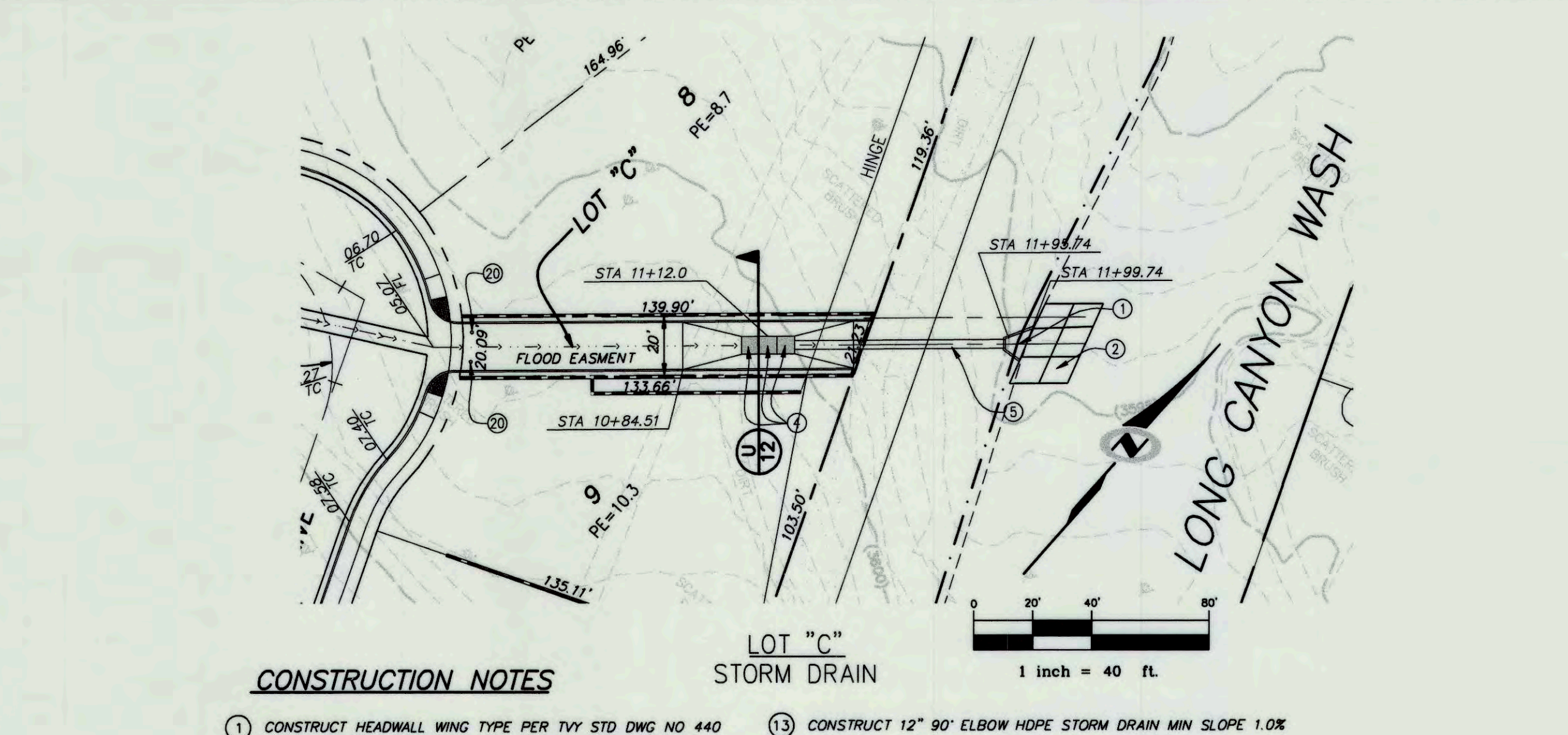
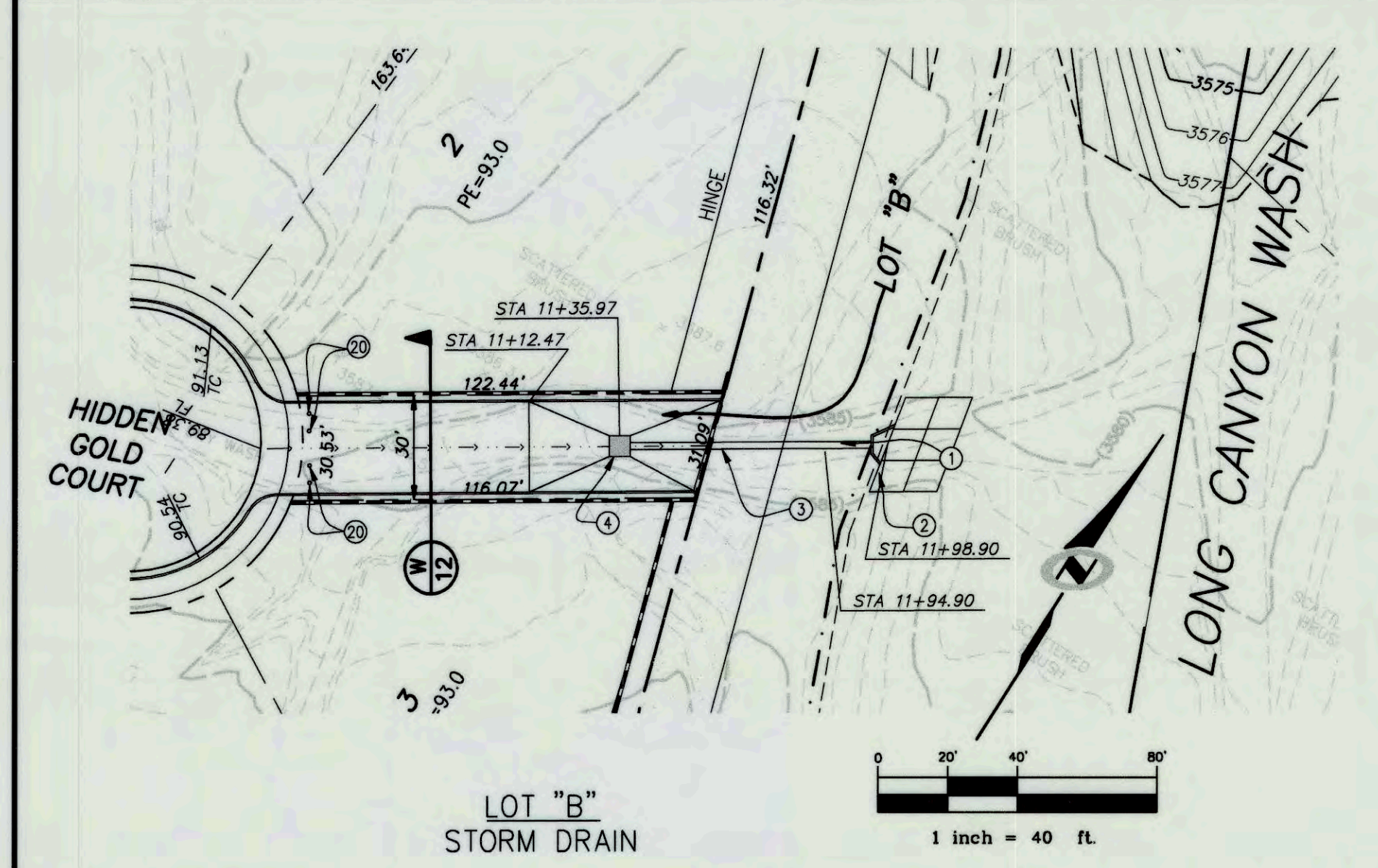
**TOWN OF YUCCA VALLEY**  
**SAGE ESTATES - TTM 17862**  
 ROUGH GRADING PLAN  
 SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 7  
 OF 12 SHEETS  
 DRAWING NO. YVB021500





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



**CONSTRUCTION NOTES**

- 1 CONSTRUCT HEADWALL WING TYPE PER TYV STD DWG NO 440 W/6" CONCRETE STEM WALL AND 1" WIDE NOTCH OPENING
- 2 CONSTRUCT 11 - 9'X9'X0.5' RENO MATTRESS GABIIONS
- 3 CONSTRUCT 24" HDPE STORM DRAIN MIN SLOPE 1.0%
- 4 CONSTRUCT 1 - 60"X60" GRATE INLET PER JENSEN PRECAST MODEL 6060, WITH MODEL C-2669 FRAME & GRATE SIDE BY SIDE. SUMP DEPTH=0.67'
- 5 CONSTRUCT 36" HDPE STORM DRAIN MIN SLOPE 1.0%
- 6 CONSTRUCT 24"x12" HDPE TEE STORM DRAIN MIN SLOPE 1.0%
- 7 CONSTRUCT 24" 45' ELBOW HDPE STORM DRAIN MIN SLOPE 1.0%
- 8 CONSTRUCT 12" 90' ELBOW HDPE STORM DRAIN MIN SLOPE 1.0%
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- 11 CONSTRUCT 5" HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL
- 12 CONSTRUCT CONCRETE BOLLARDS SEE DETAIL SHEET 12.
- 13 CONSTRUCT 24" 45' ELBOW HDPE STORM DRAIN
- 14 CONSTRUCT FLARED END SECTION
- 15 CONSTRUCT CATCH BASIN PER DTL 1, SHT 9
- 16 CONSTRUCT STANDARD DRY WELL PER TYV STD DWG NO 463 W/DEETER FOUNDRY BEEHIVE DRAINAGE GRATE COVER PER MODEL 4498
- 17 CONSTRUCT 24" HDPE STORM DRAIN MIN SLOPE 1.0%
- 18 CONSTRUCT 12" HDPE STORM DRAIN MIN SLOPE 1.0%
- 19 CONSTRUCT 5" HIGH WROUGHT IRON FENCE ON TOP OF RETAINING WALL
- 20 CONSTRUCT CONCRETE BOLLARDS SEE DETAIL SHEET 12.
- 21 CONSTRUCT 24" 45' ELBOW HDPE STORM DRAIN
- 22 CONSTRUCT FLARED END SECTION
- 23 CONSTRUCT CATCH BASIN PER DTL 1, SHT 9

**DIGALERT**  
 CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING  
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 ELEVATION: 3577.54 NAVD 88

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

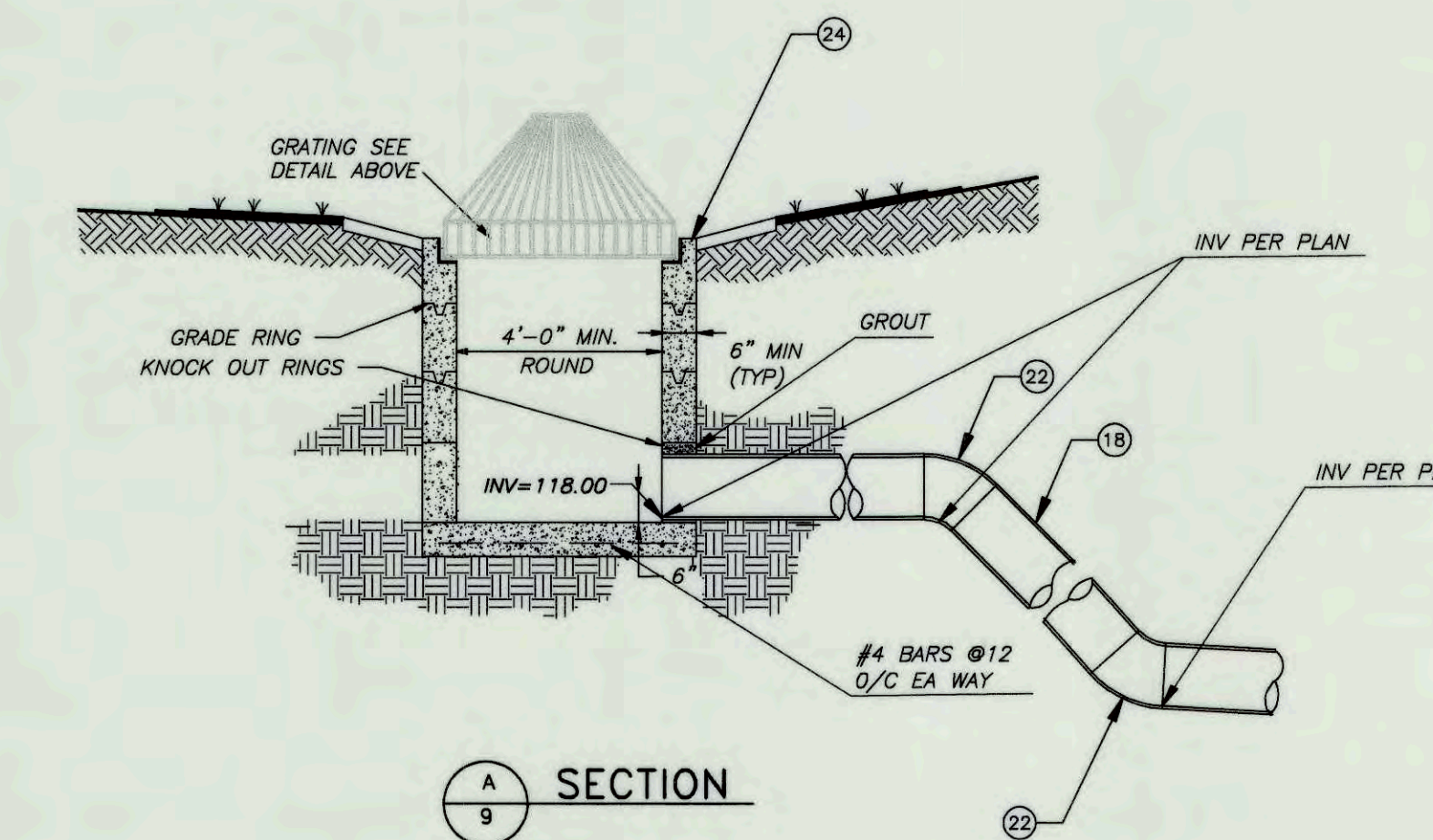
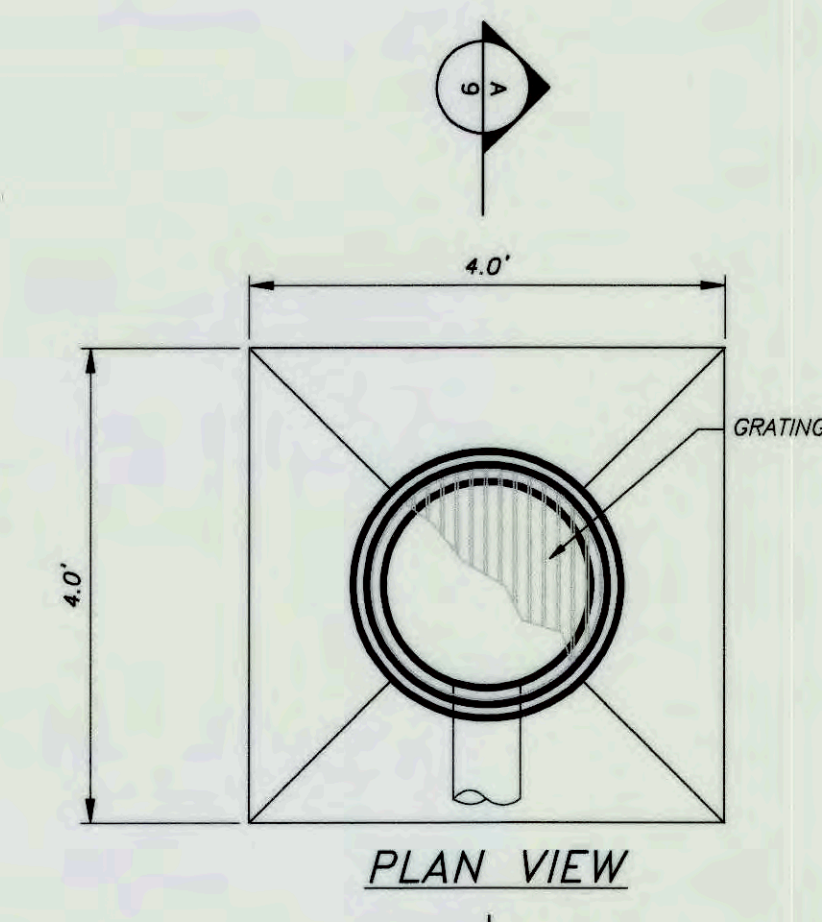
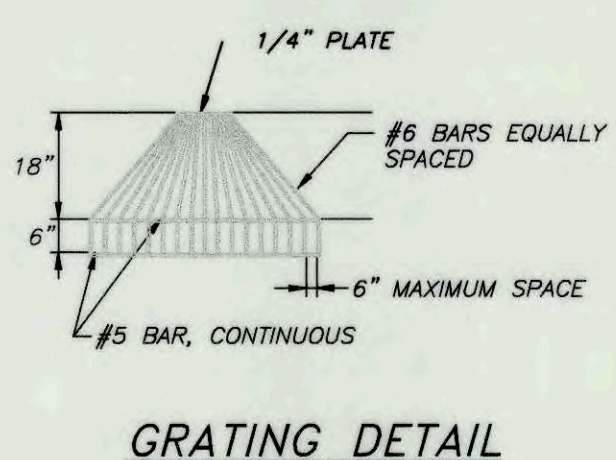
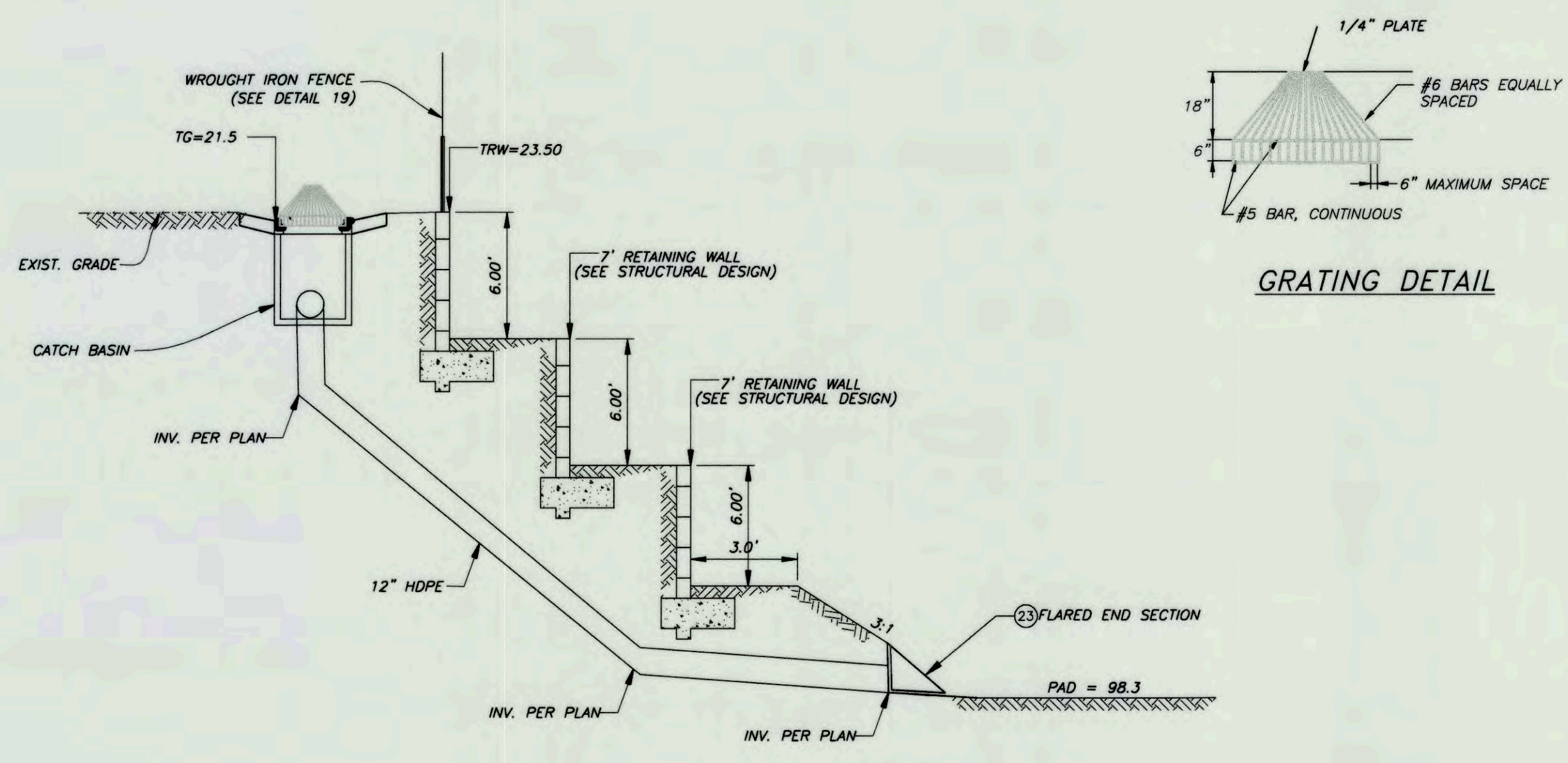
THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
 PREPARED UNDER THE SUPERVISION OF:  
*Steph J. Nivis* 3.6.15  
 - R.C.E. No. 78576, EXP. 9/30/15 - DATE

APPROVED BY:  
*Alex Gisha* 3.31.15  
 DATE  
 ALEX GISHA, TOWN PROJECT ENGINEER  
 R.C.E. 66702 EXP. DATE 09/30/15  
 RECOMMENDED BY:

**TOWN OF YUCCA VALLEY**  
 SAGE ESTATES - TTM 17862  
 ROUGH GRADING PLAN  
 SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 8  
 OF 12 SHEETS  
 DRAWING NO. YV021500

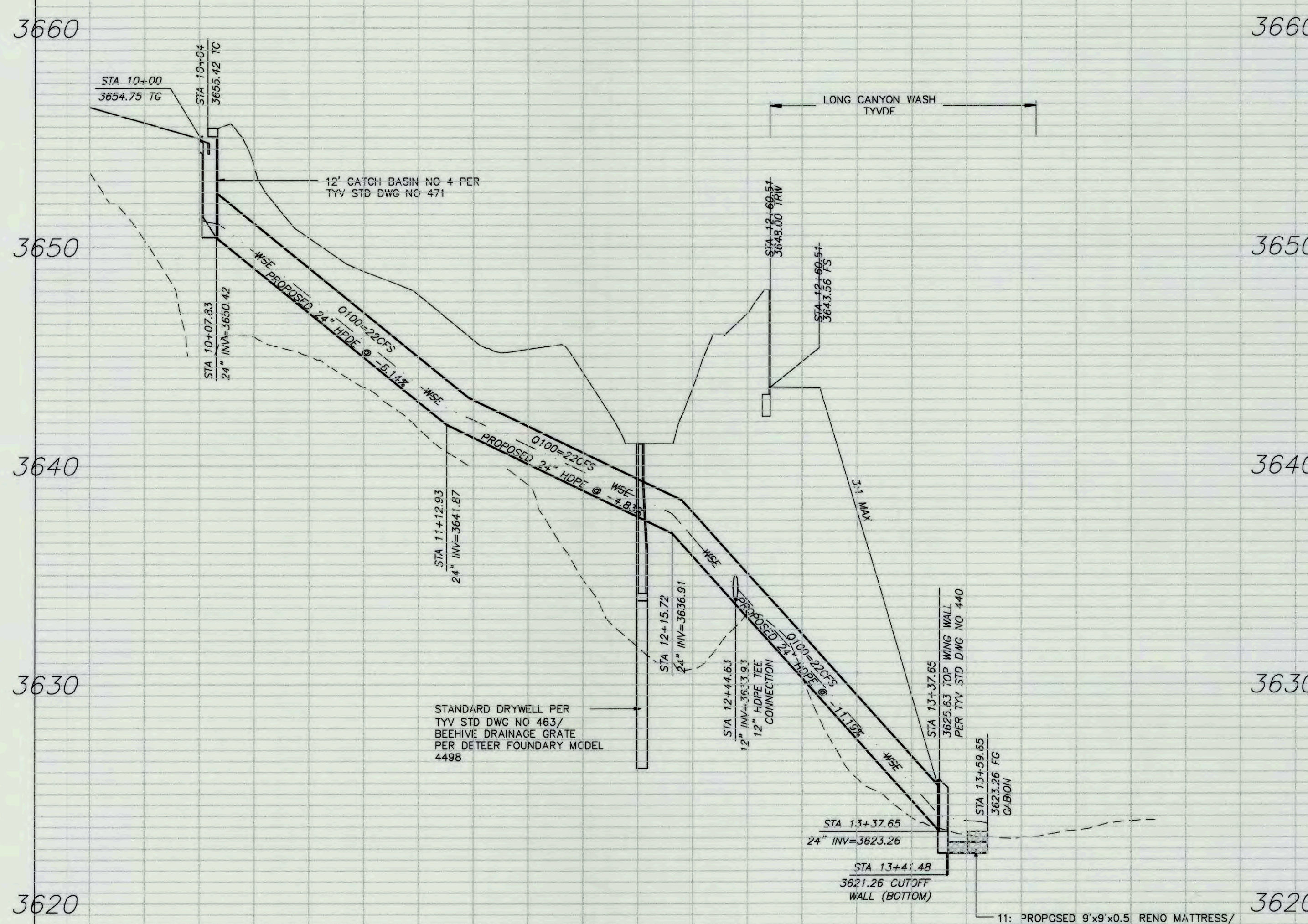




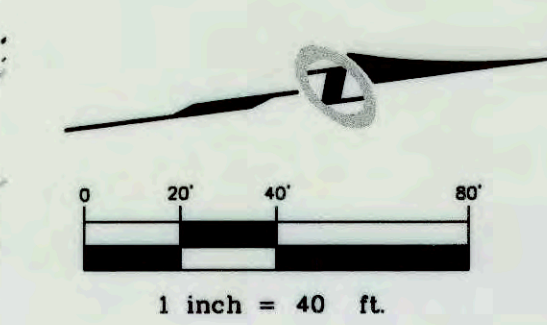
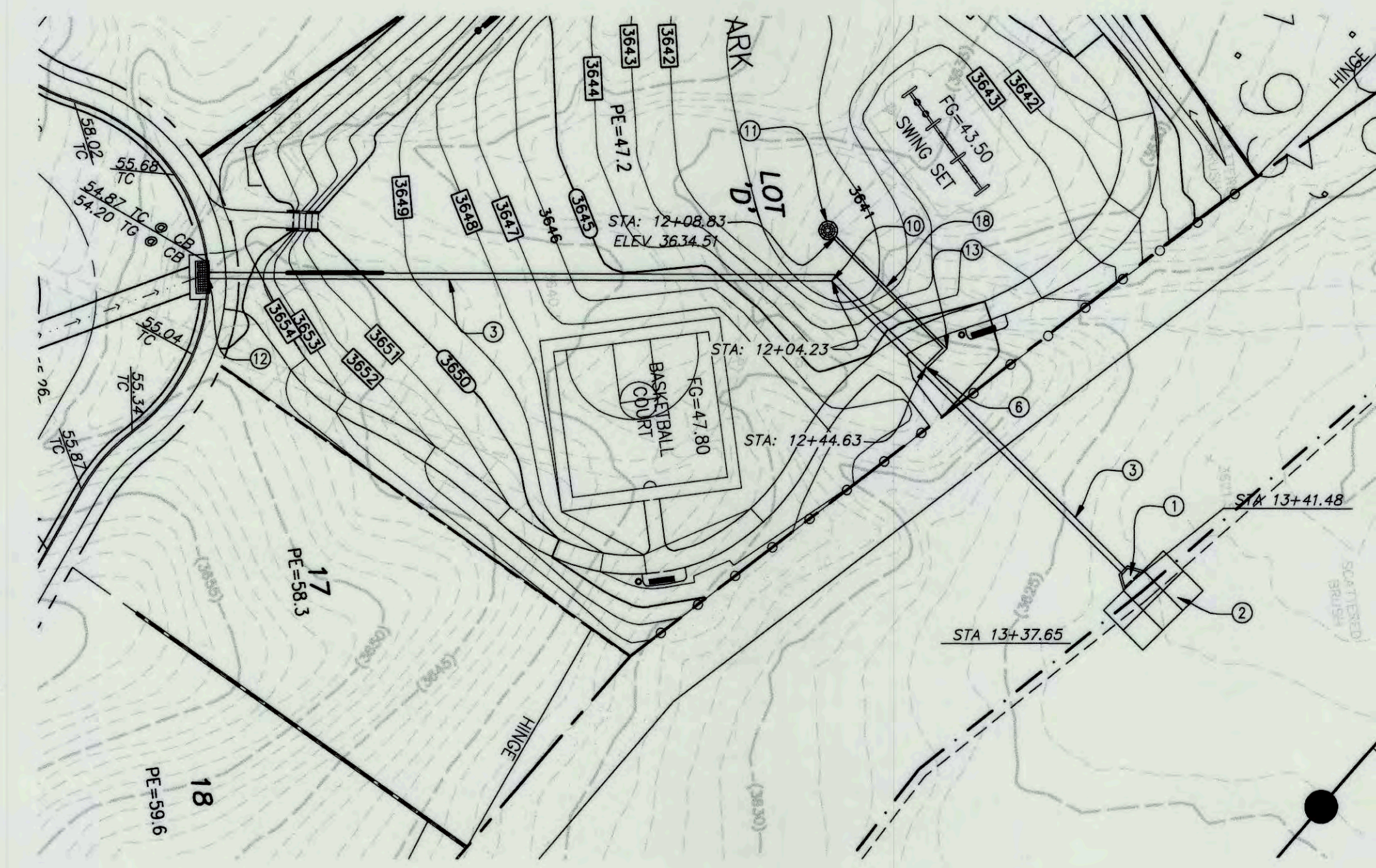
PRECAST CONCRETE CATCH BASIN DETAIL  
SECTION DETAIL  
(NO SCALE)

CONSTRUCTION NOTES

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- 12 CONSTRUCT 12" WIDE CURB/GRATE COMBO CATCH BASIN NO. 4 PER TYP STD DWG NO. 471 (SUMP CONDITION) W/LOCAL DEPRESSION STD DWG NO. 401 (TYPE B)
- 13 CONSTRUCT 12" 90' ELBOW HDPE STORM DRAIN MIN SLOPE 1.0%
- 14 CONSTRUCT 48" HDPE STORM DRAIN MIN SLOPE 1.0%
- 18 CONSTRUCT 12" HDPE STORM DRAIN MIN SLOPE 1.0%
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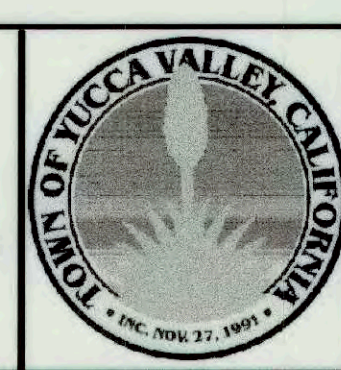
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ELEVATION: 3577.54 NAVD 88

REVISIONS					
MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

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**NOLTE VERTICAL FIVE**  
62-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* 3.6.15  
- R.C.E. No. 78576, EXP. 9/30/15 - DATE

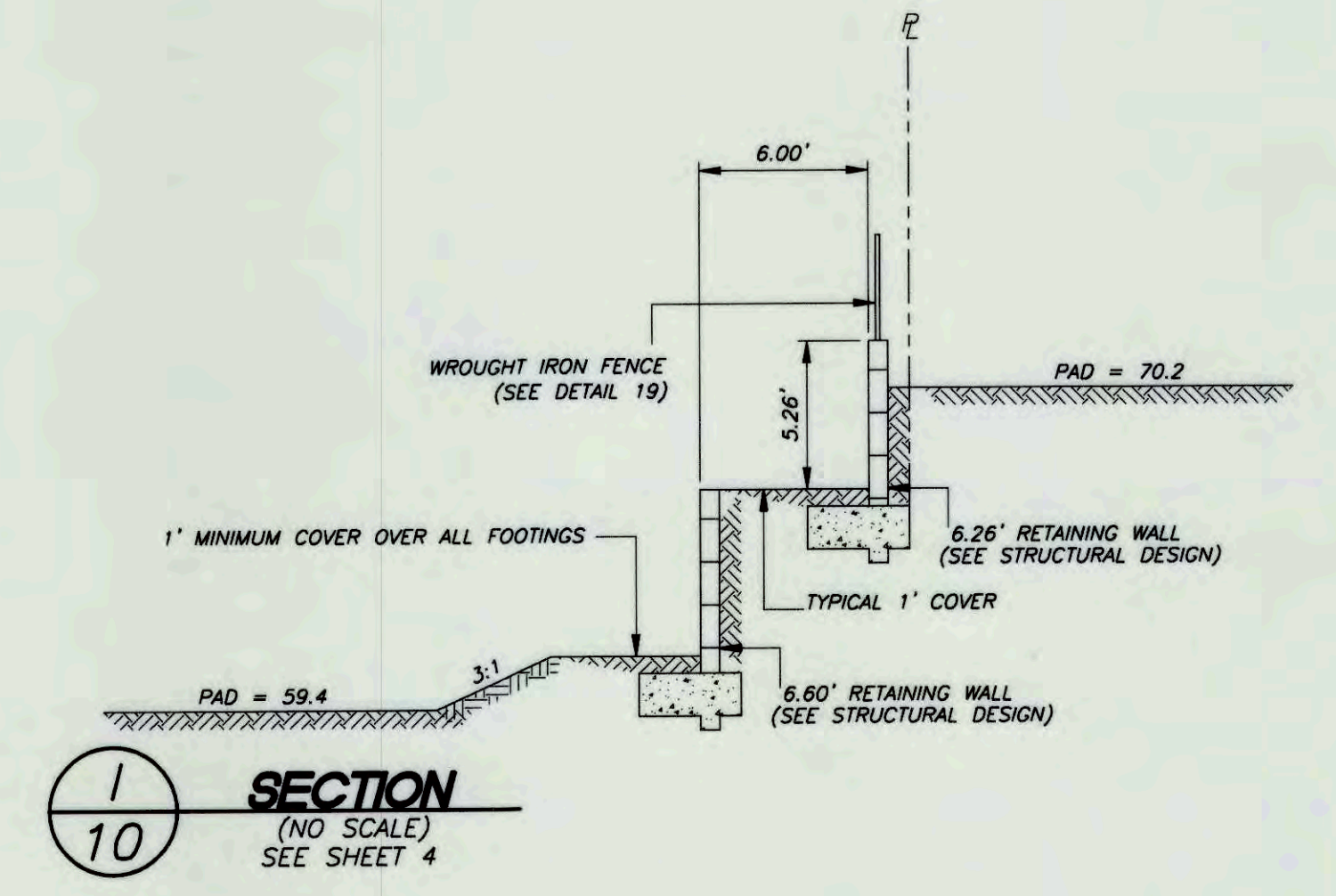
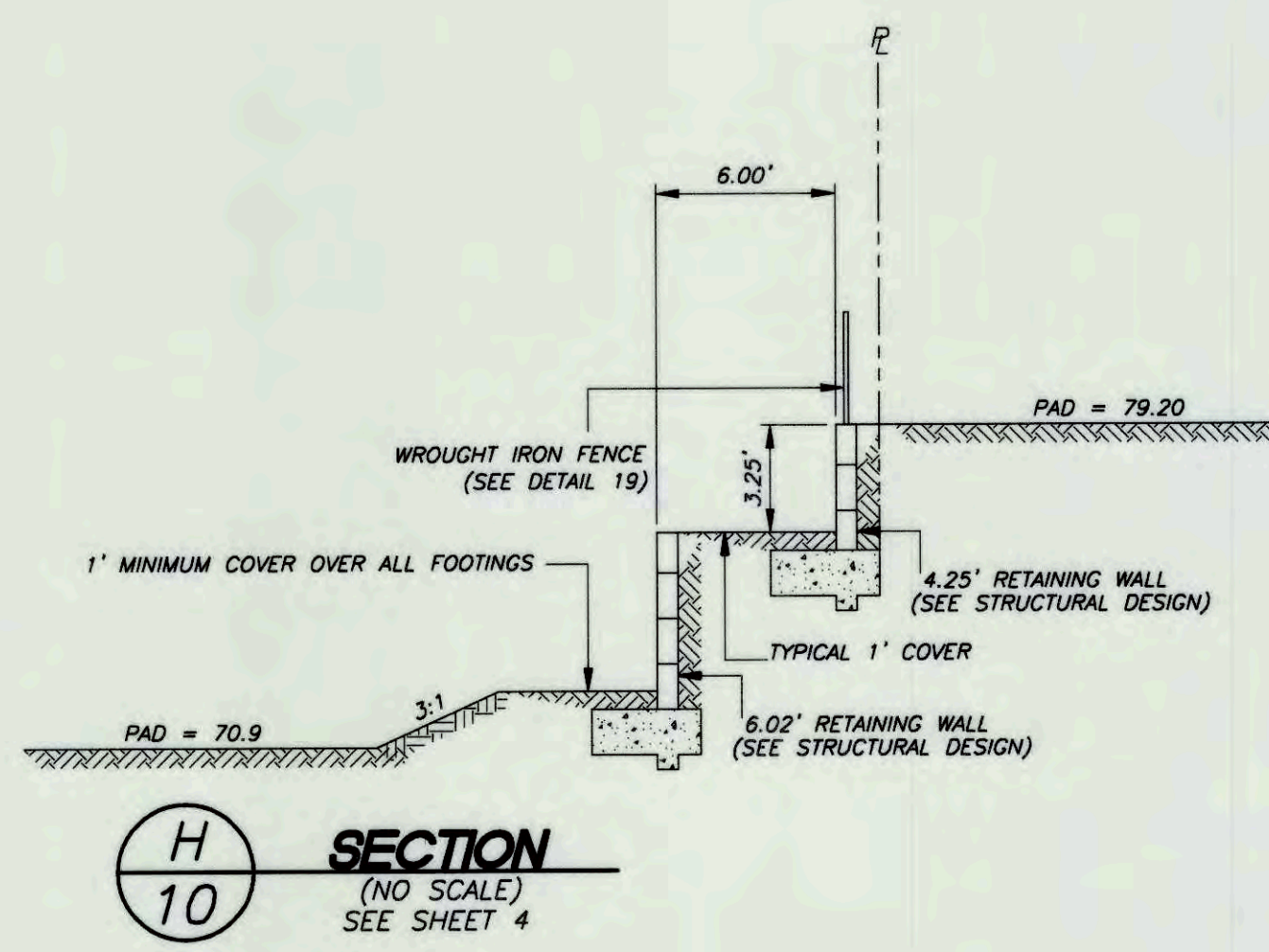
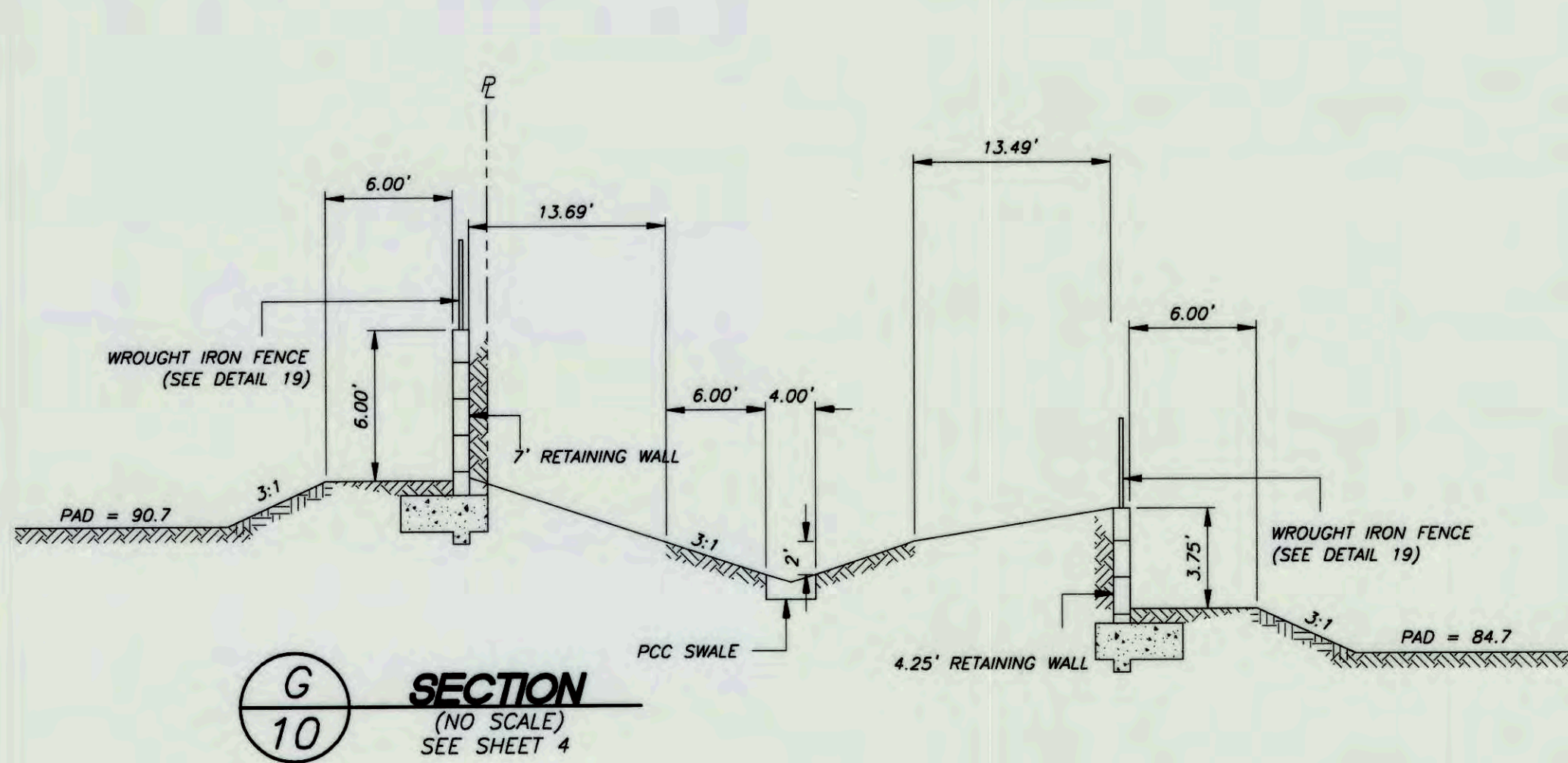
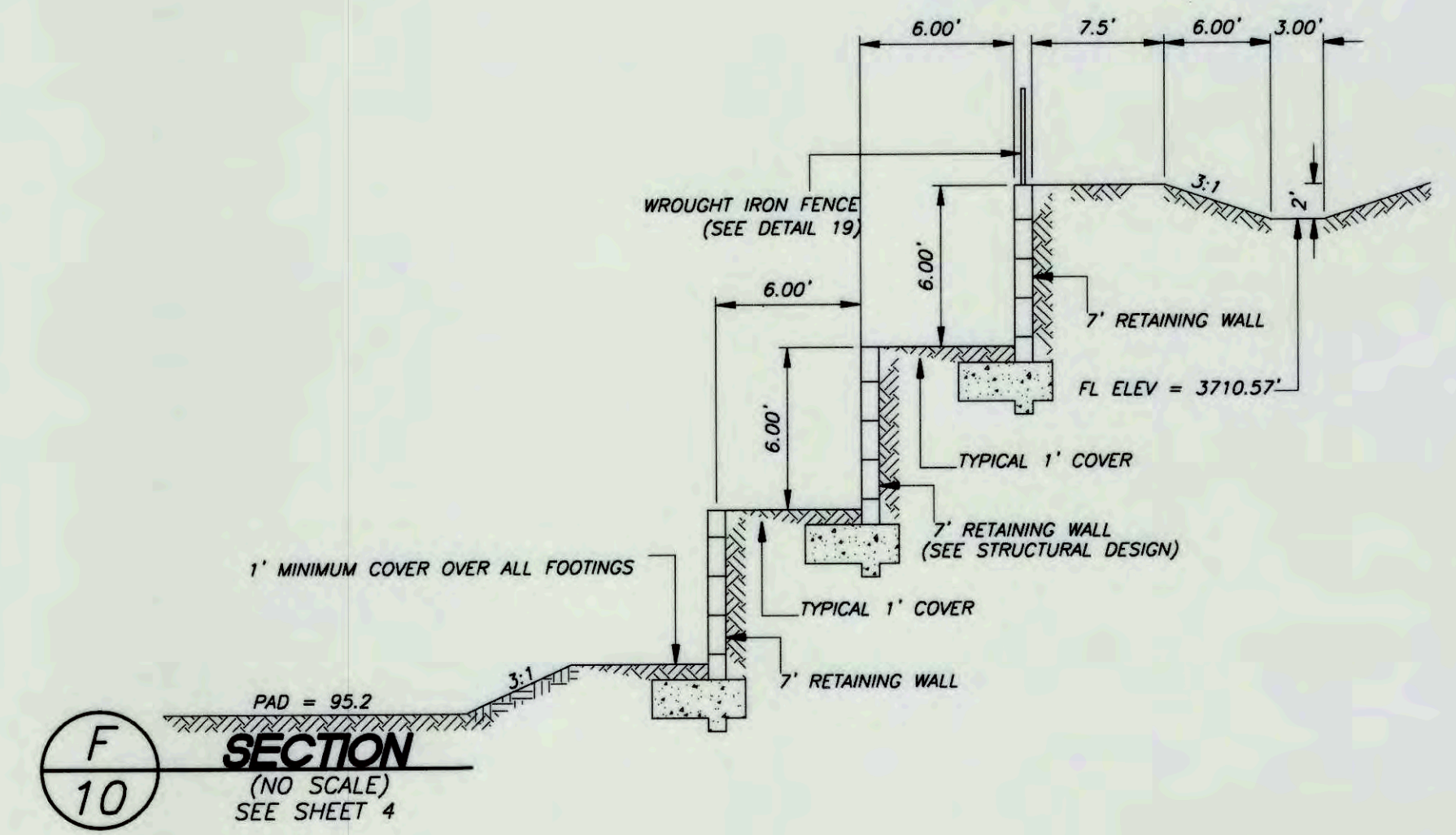
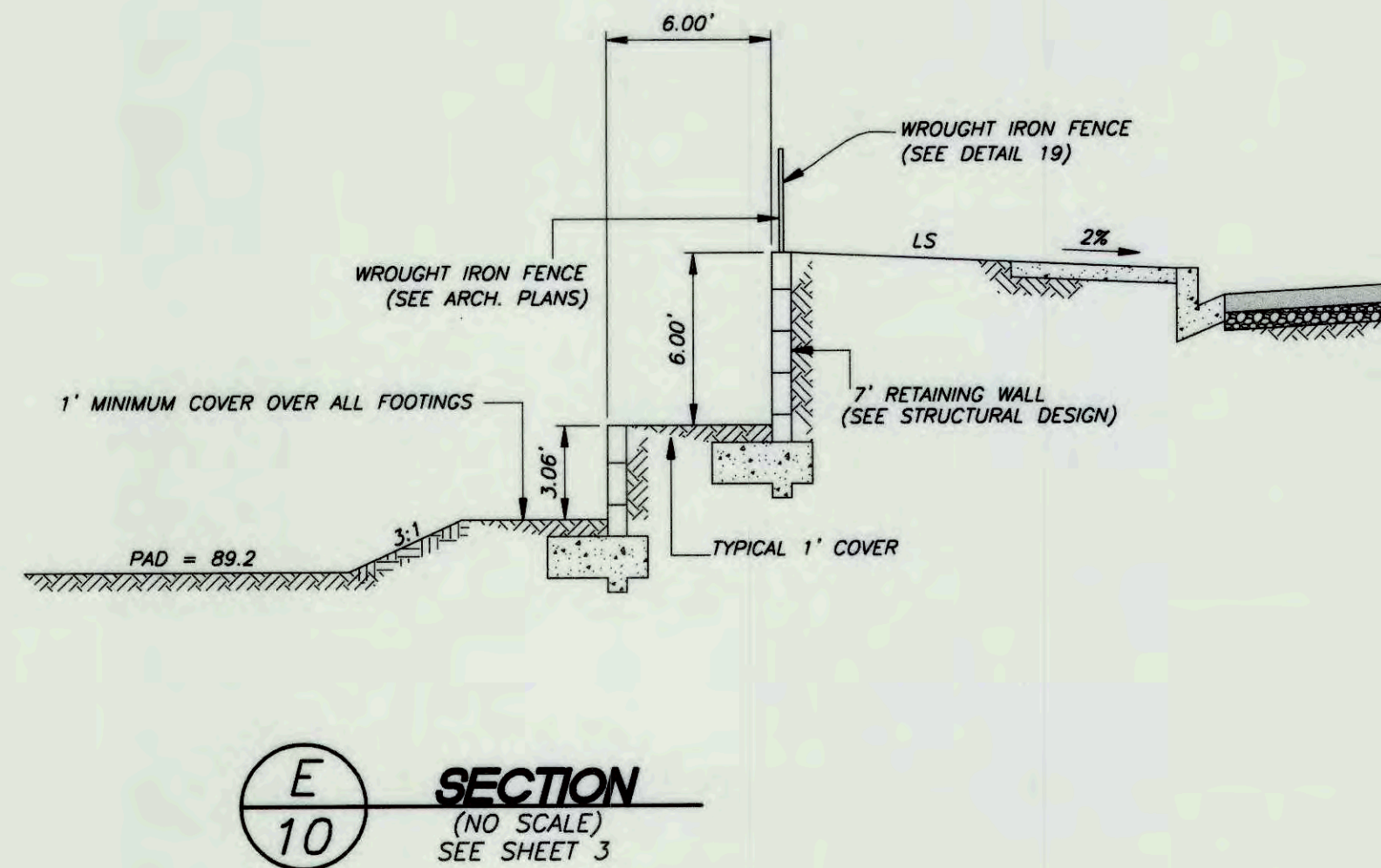
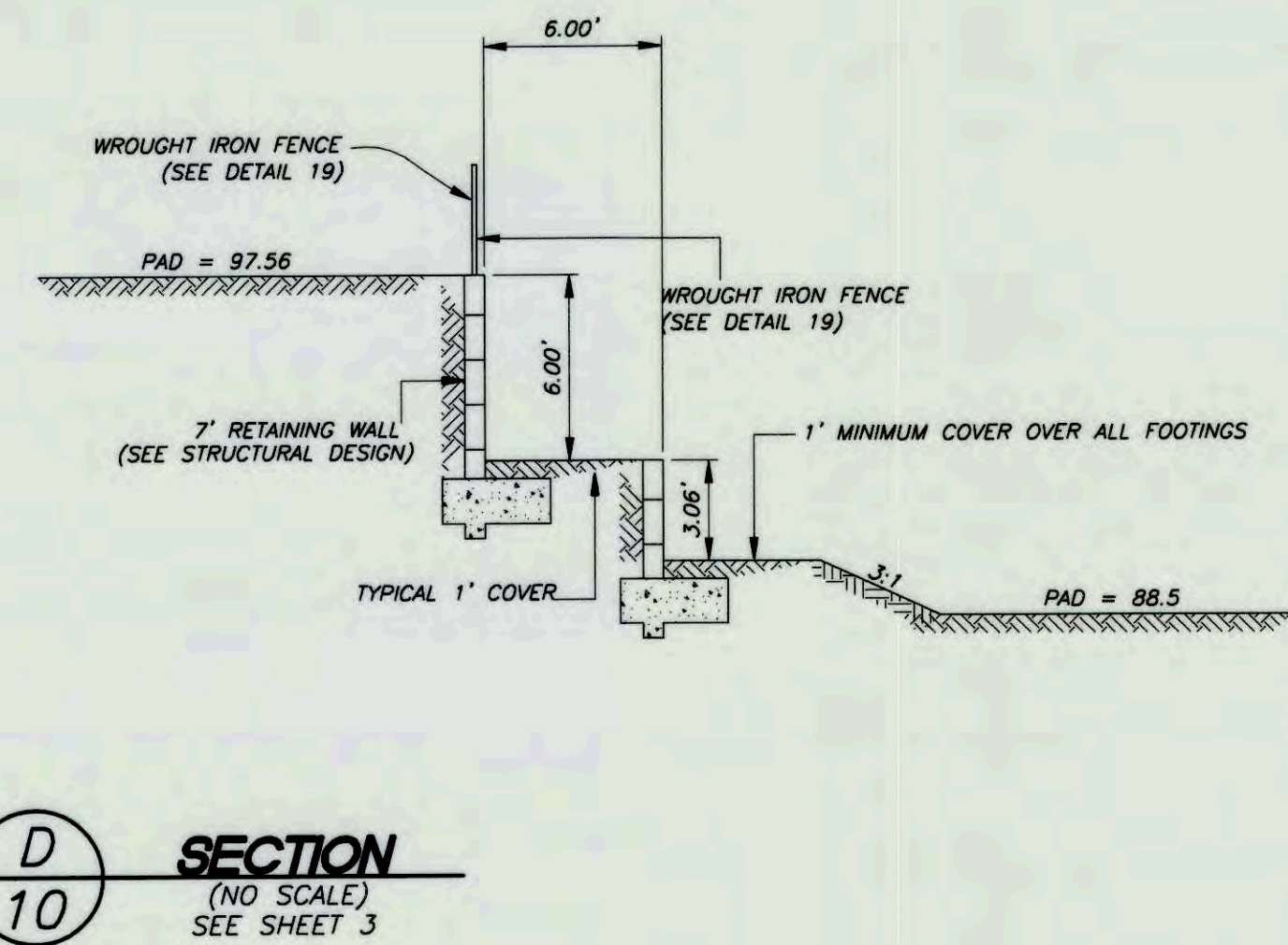
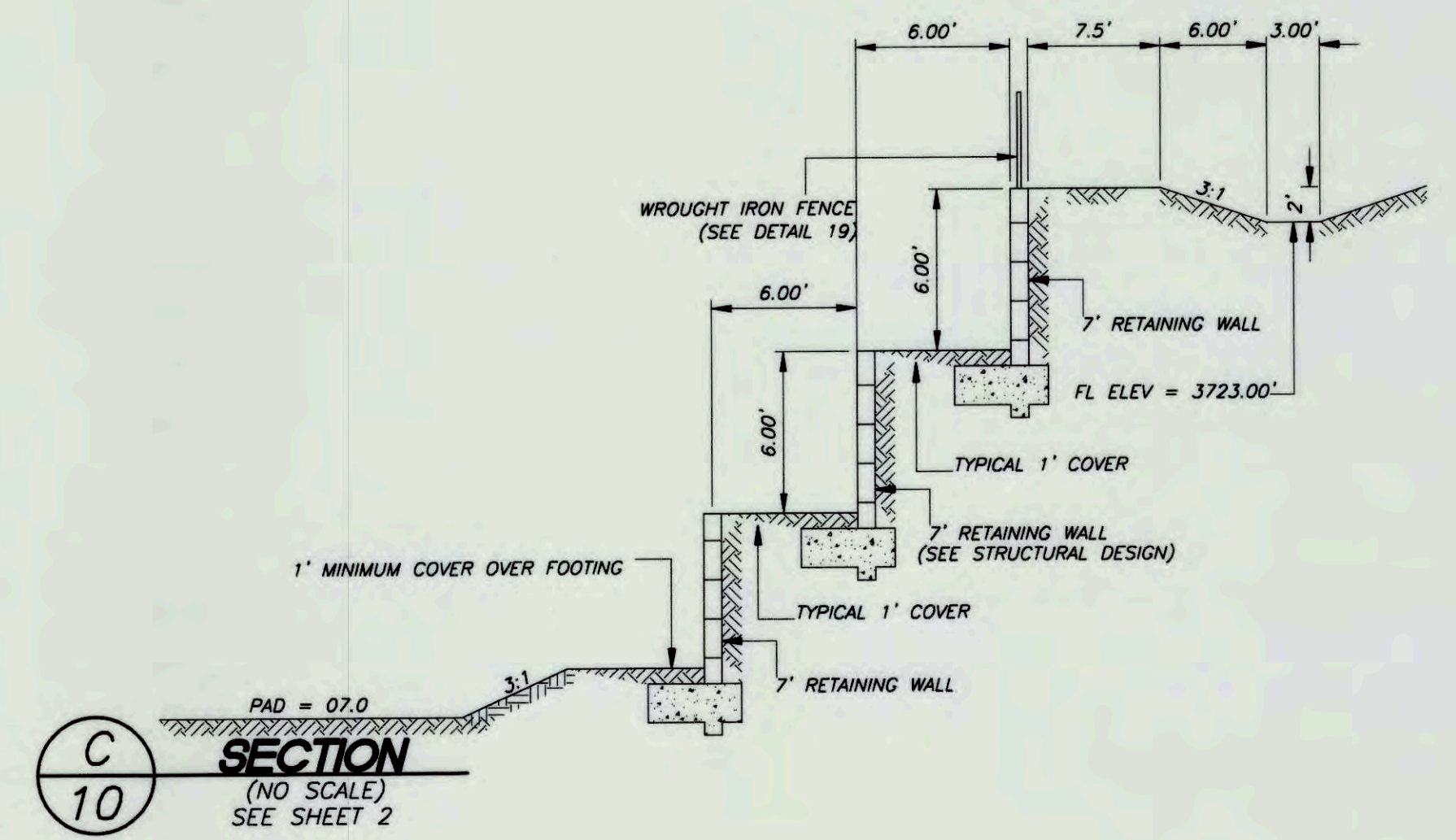
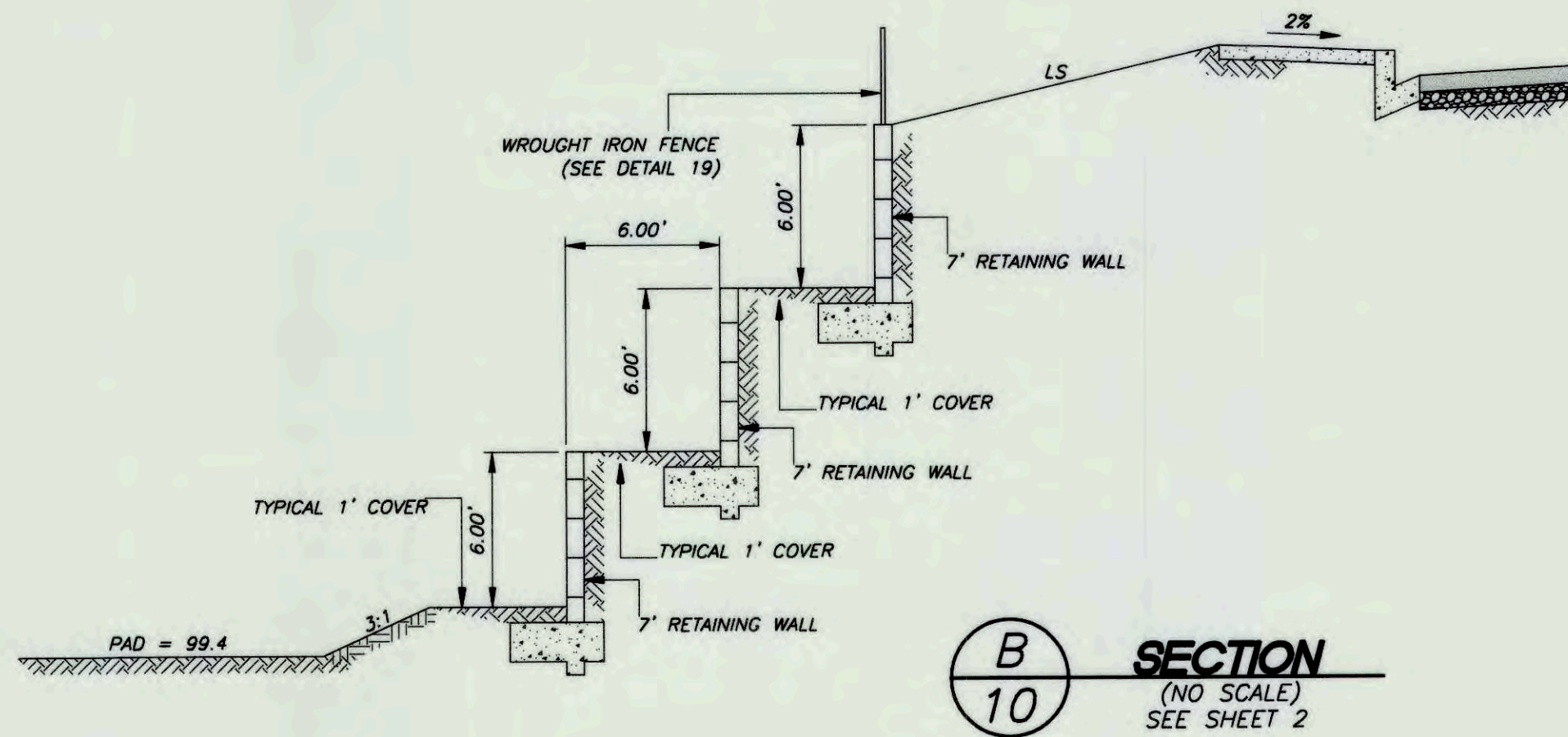
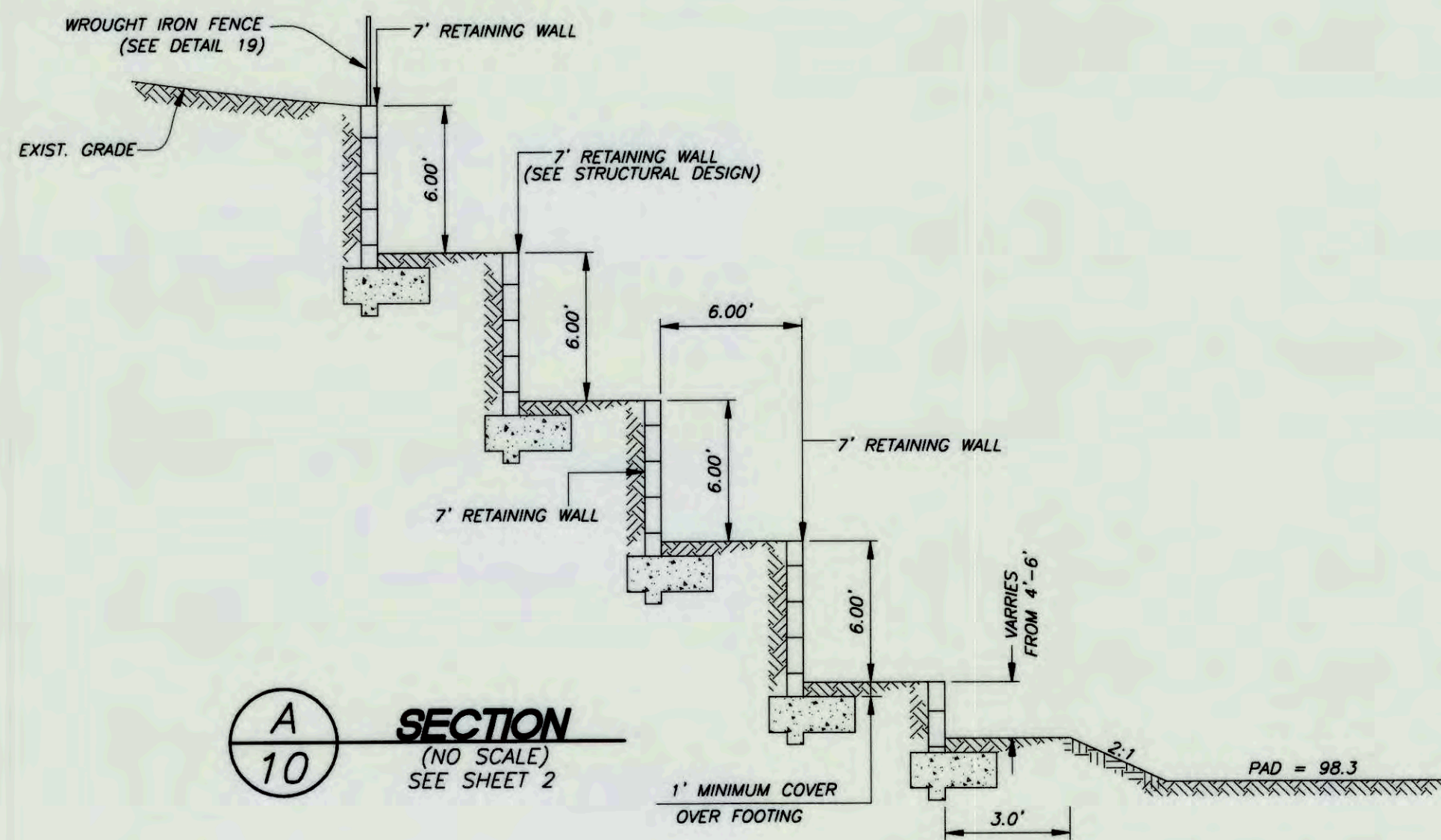


APPROVED BY:  
*[Signature]* 3/31/15  
ALEX QISHTA, TOWN PROJECT ENGINEER  
R.C.E. 66702 EXP. DATE 09/30/15  
RECOMMENDED BY:

**TOWN OF YUCCA VALLEY**  
SAGE ESTATES - TTM 17862  
ROUGH GRADING PLAN  
SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 9  
OF 12 SHEETS  
DRAWING NO. YVB021300





**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

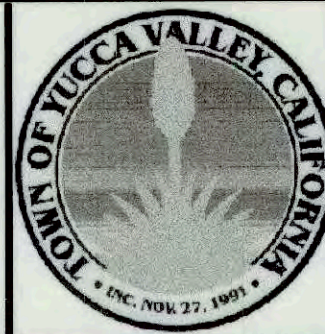
**PRIVATE ENGINEER'S NOTES TO CONTRACTOR**

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.

**BENCH MARK:**  
 TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W1/4 CORNER, SECTION 12)  
 ELEVATION: 3577.54 NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	DATE APP'VD

THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
 42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714)  
 760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM  
 PREPARED UNDER THE SUPERVISION OF:  
*Steph F. ...* 3-6-15  
 - R.C.E. No. 78576, EXP. 9/30/15 - DATE

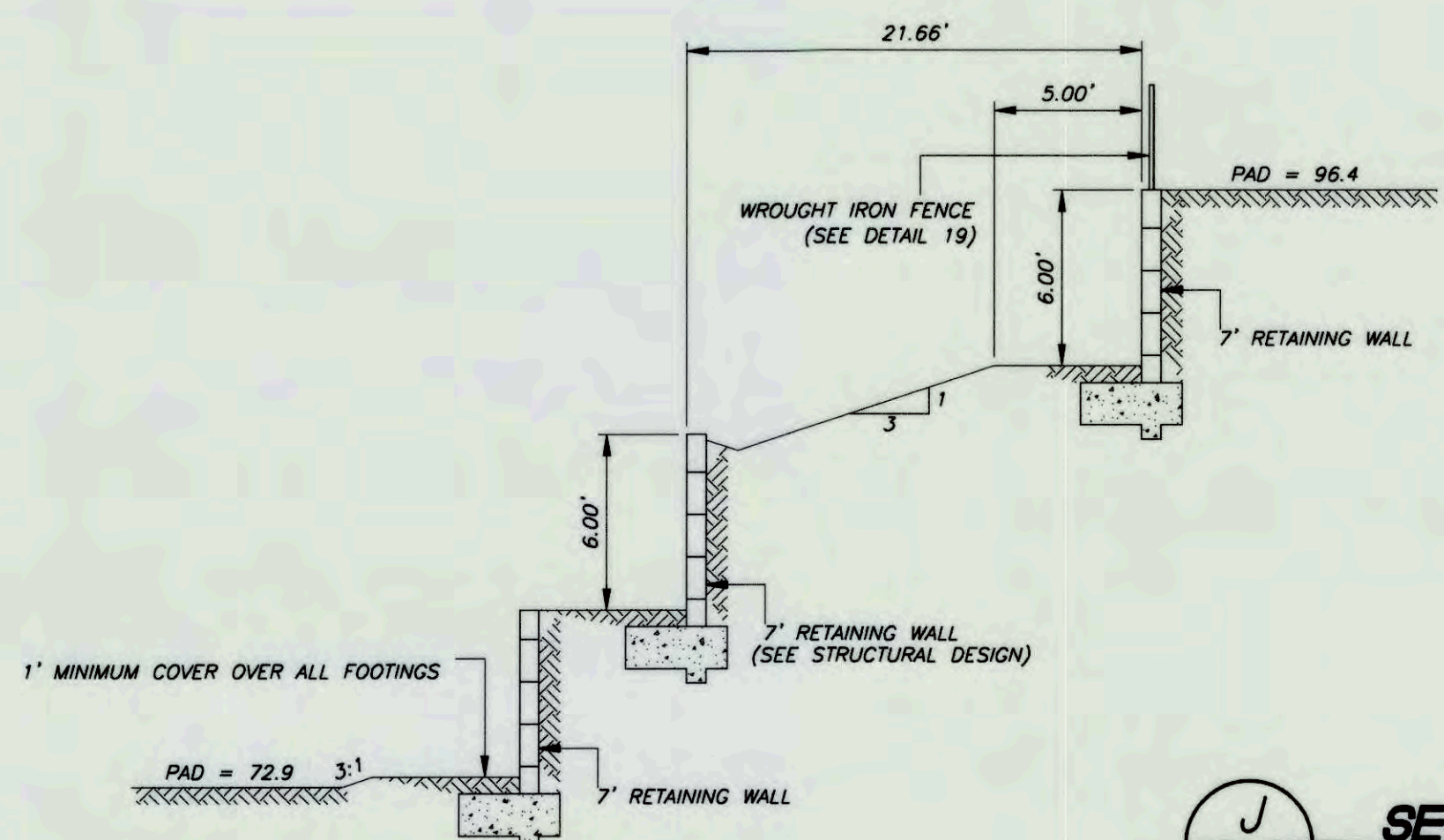


APPROVED BY:  
*Alex Disha* 3/31/15  
 ALEX DISHA, TOWN PROJECT ENGINEER  
 R.C.E. 66702 EXP. DATE 09/30/15  
 RECOMMENDED BY:

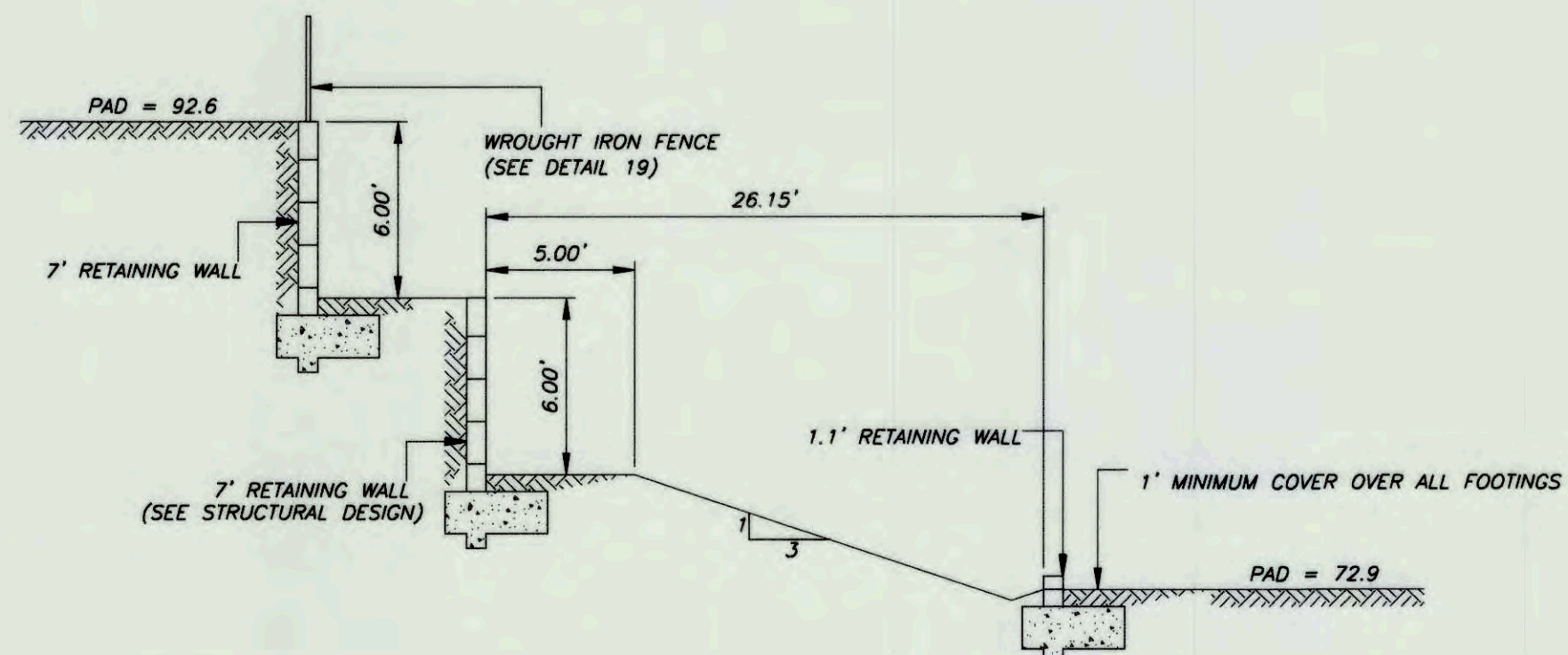
**TOWN OF YUCCA VALLEY**  
**SAGE ESTATES - TTM 17862**  
 ROUGH GRADING PLAN  
 SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 10  
 OF 12 SHEETS  
 DRAWING NO. YV021500

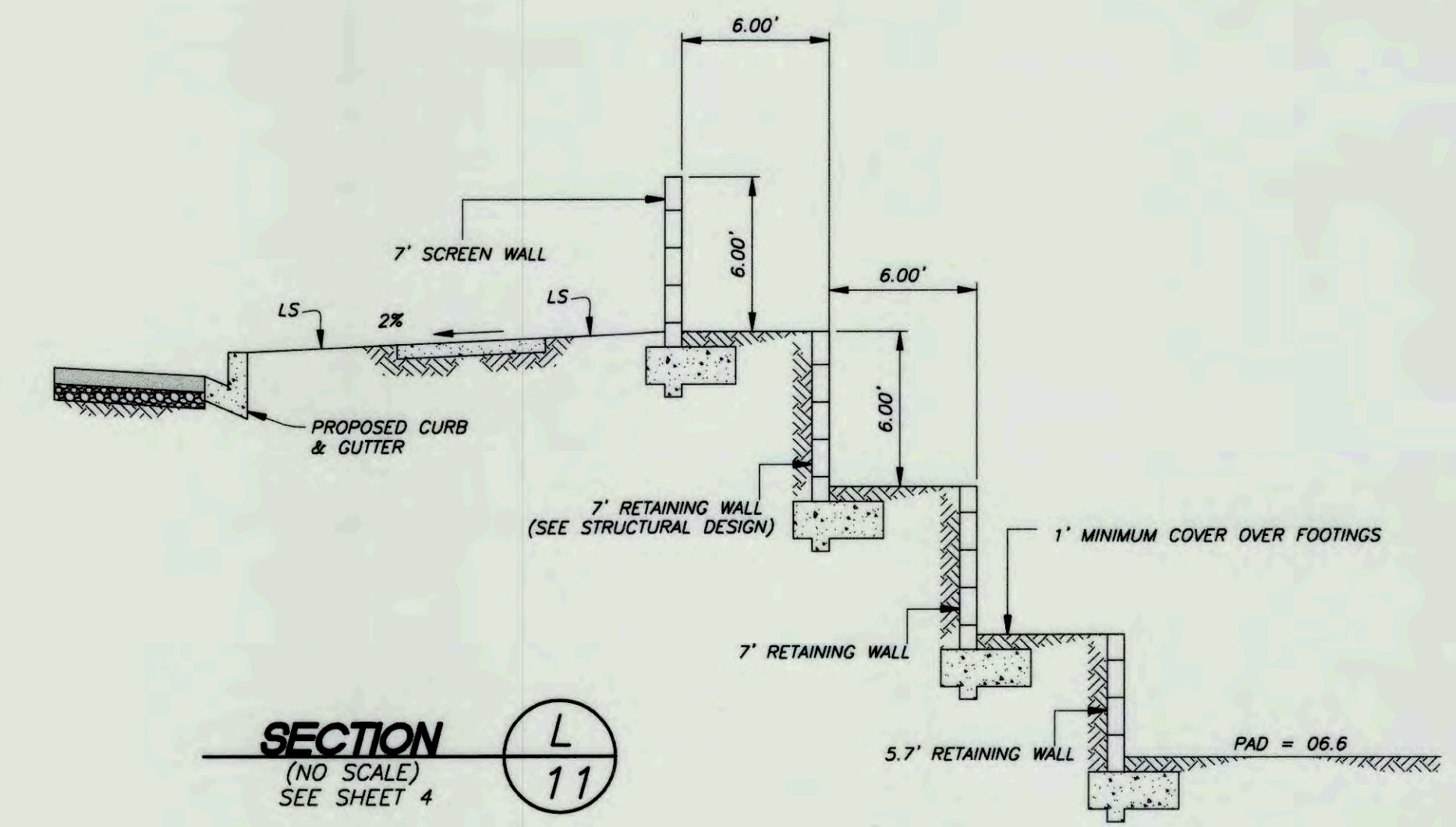




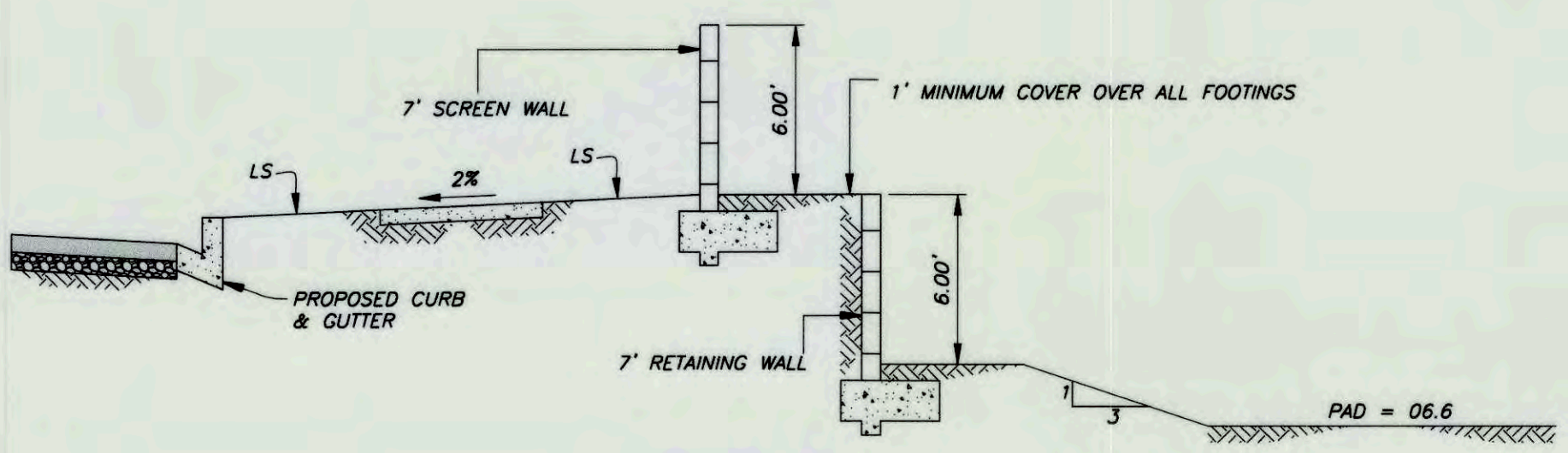
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**SECTION**  
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SEE SHEET 4



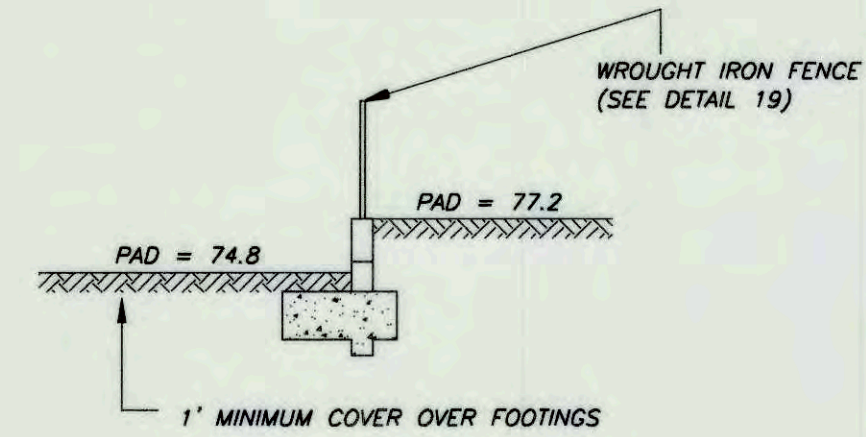
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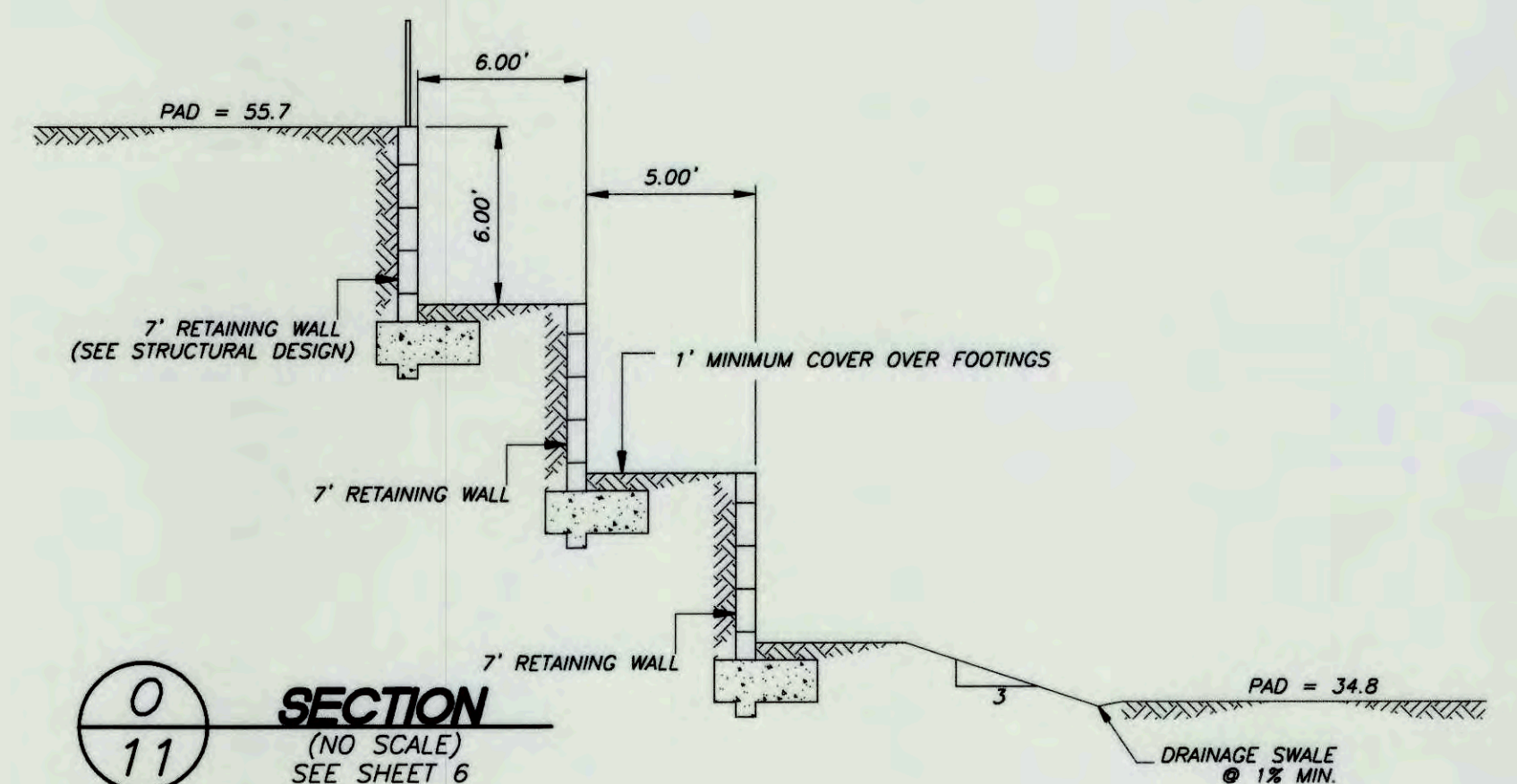
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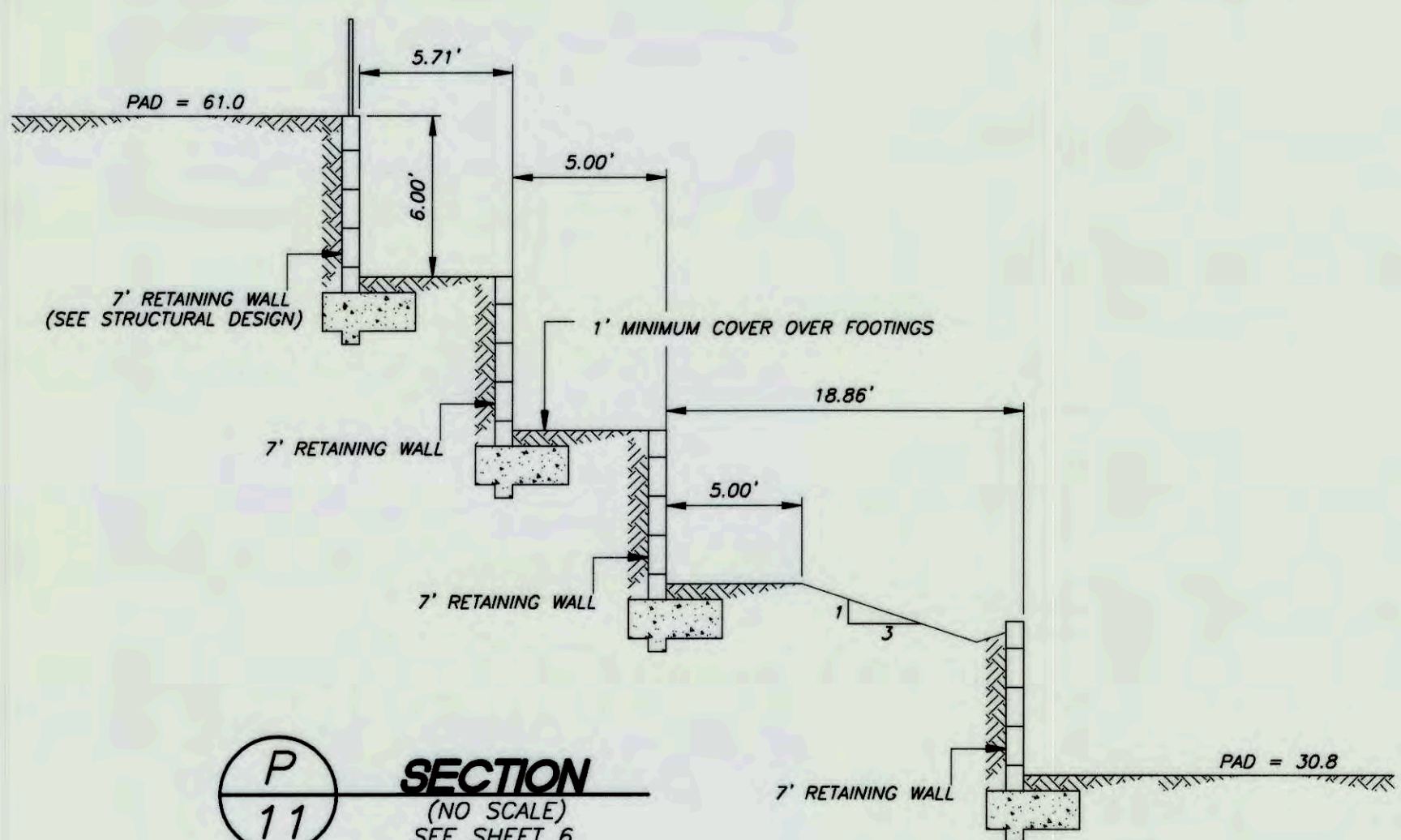
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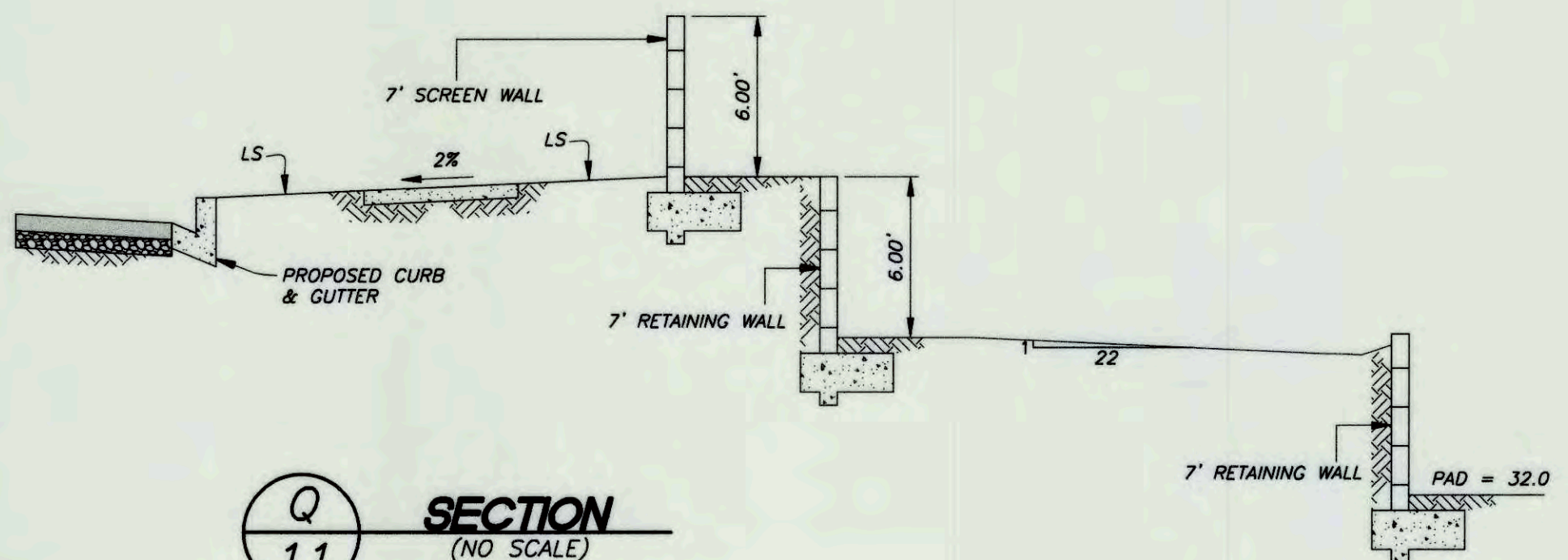
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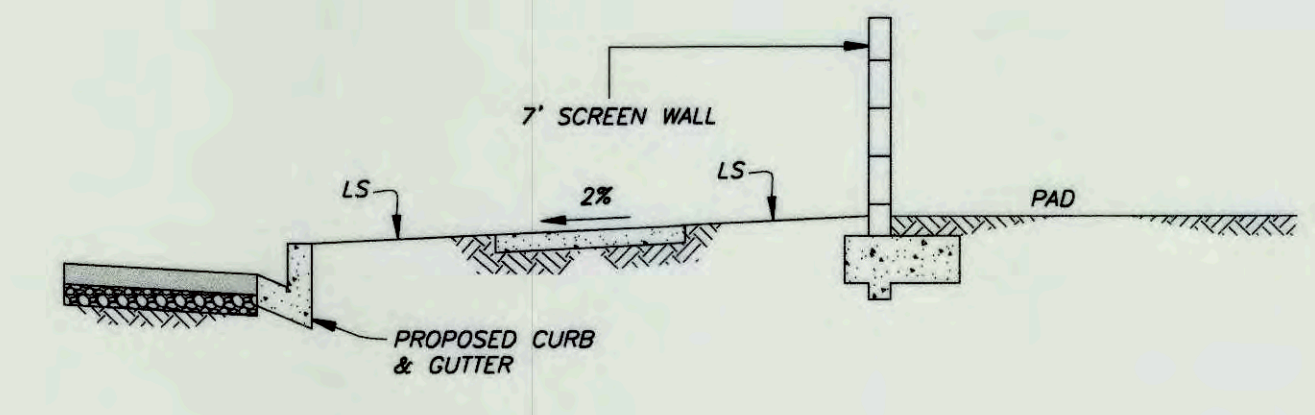
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SEE SHEET 6



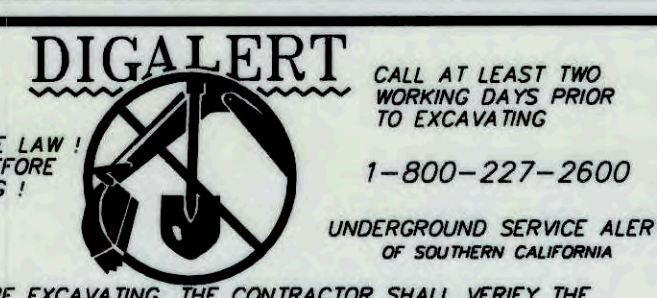
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(NO SCALE)  
SEE SHEET 6



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(NO SCALE)  
SEE SHEET 6



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**SECTION**  
(NO SCALE)  
SEE SHEET 6

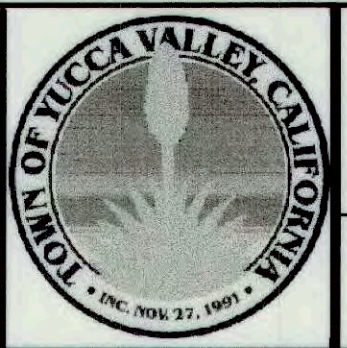


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**BENCH MARK:**  
TOP OF COUNTY SURVEYORS MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE (W1/4 CORNER, SECTION 12)  
ELEVATION: 3577.54 NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	APP'VD

THIS PLAN PREPARED BY  
**NOLTE VERTICAL FIVE**  
42-429 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714)  
760.341.3101 TEL 760.341.8999 FAX WWW.NOLTE.COM  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* 3.6.15  
DATE  
- R.C.E. No. 78576, EXP. 9/30/15 -

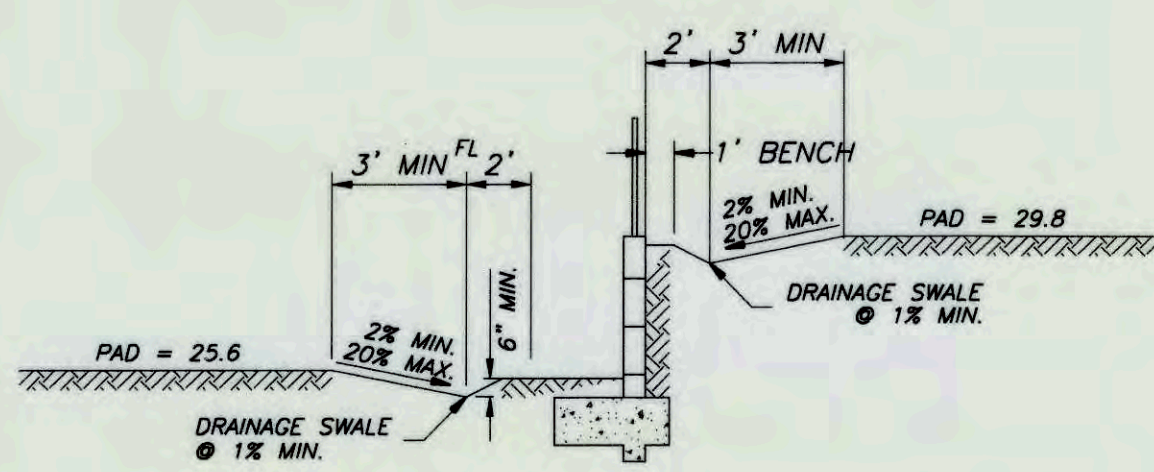


APPROVED BY:  
*[Signature]* 3/3/15  
DATE  
ALEX QISHTA, TOWN PROJECT ENGINEER  
R.C.E. 86702 EXP. DATE 09/30/15  
RECOMMENDED BY:

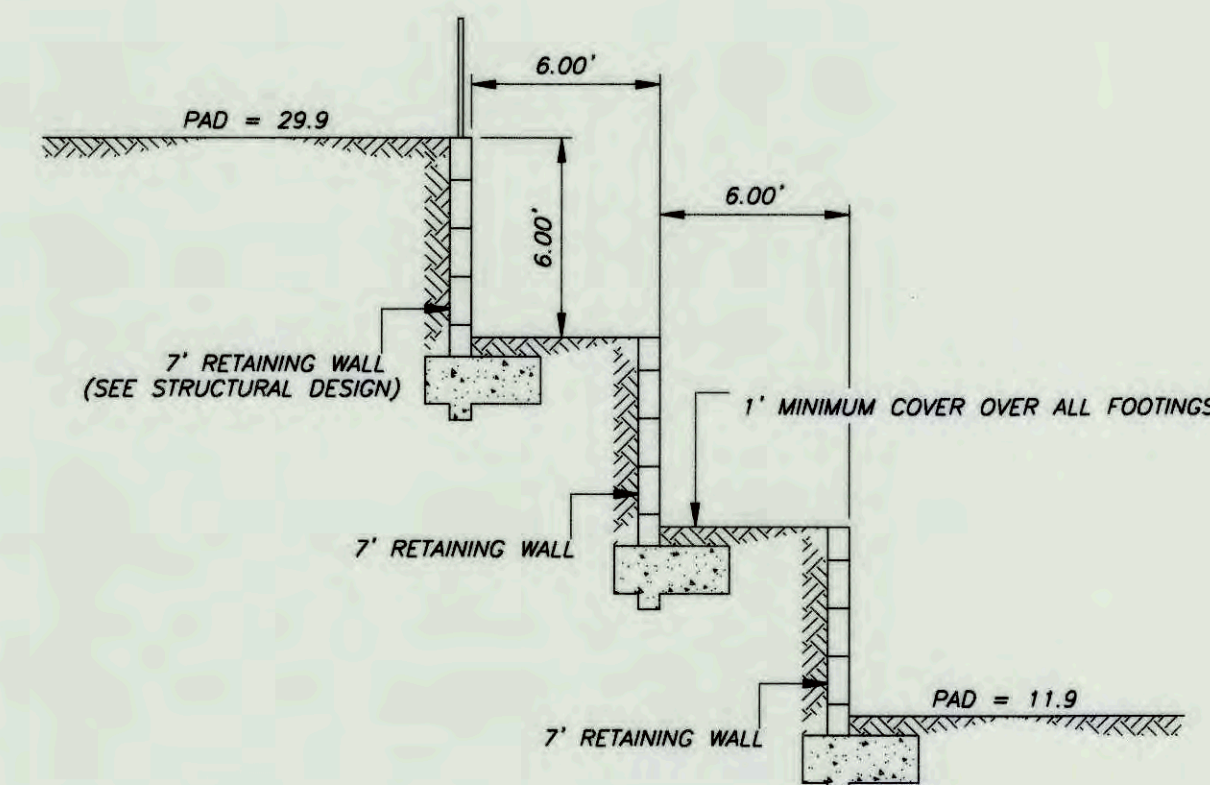
**TOWN OF YUCCA VALLEY**  
SAGE ESTATES - TTM 17862  
ROUGH GRADING PLAN  
SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET  
11  
OF 12 SHEETS  
DRAWING NO.  
YVB021500

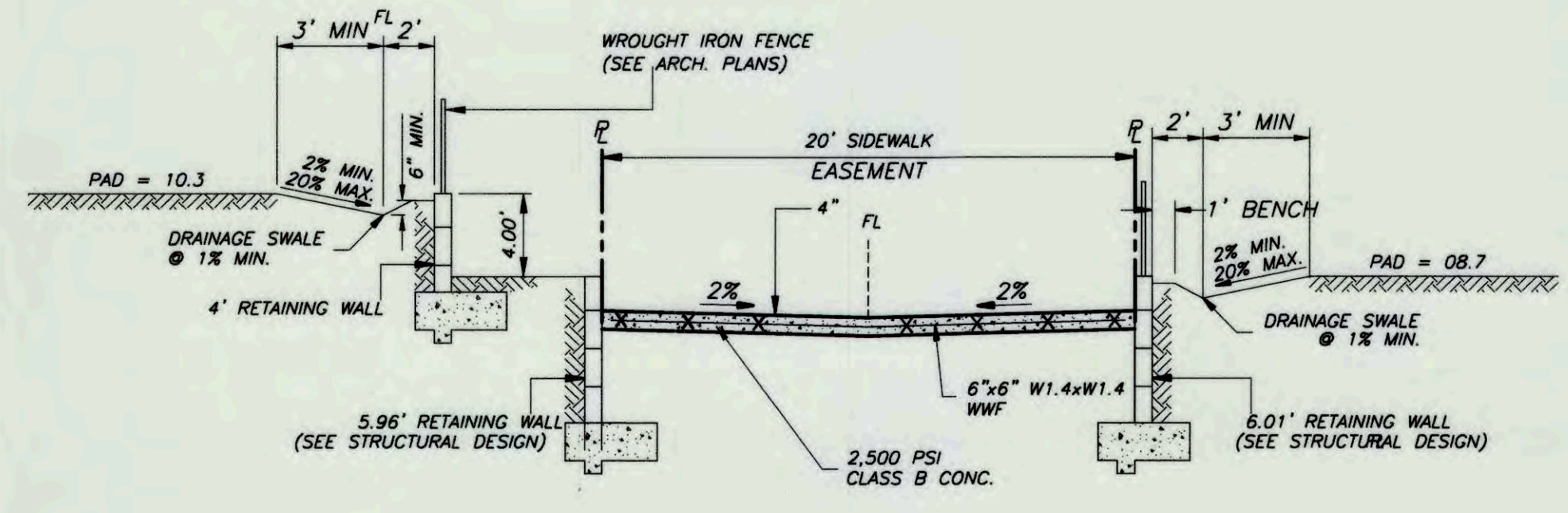




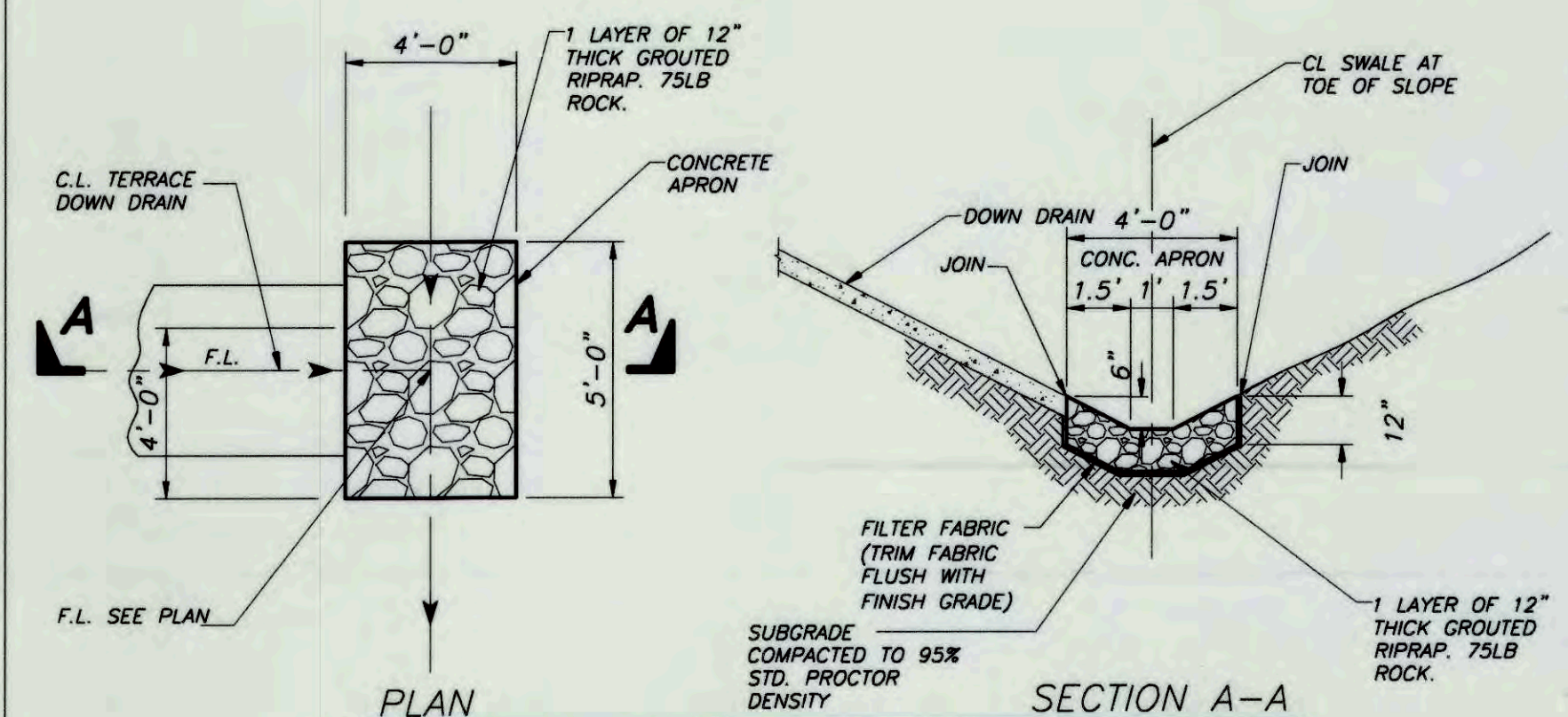
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12 SECTION  
(NO SCALE)  
SEE SHEET 6



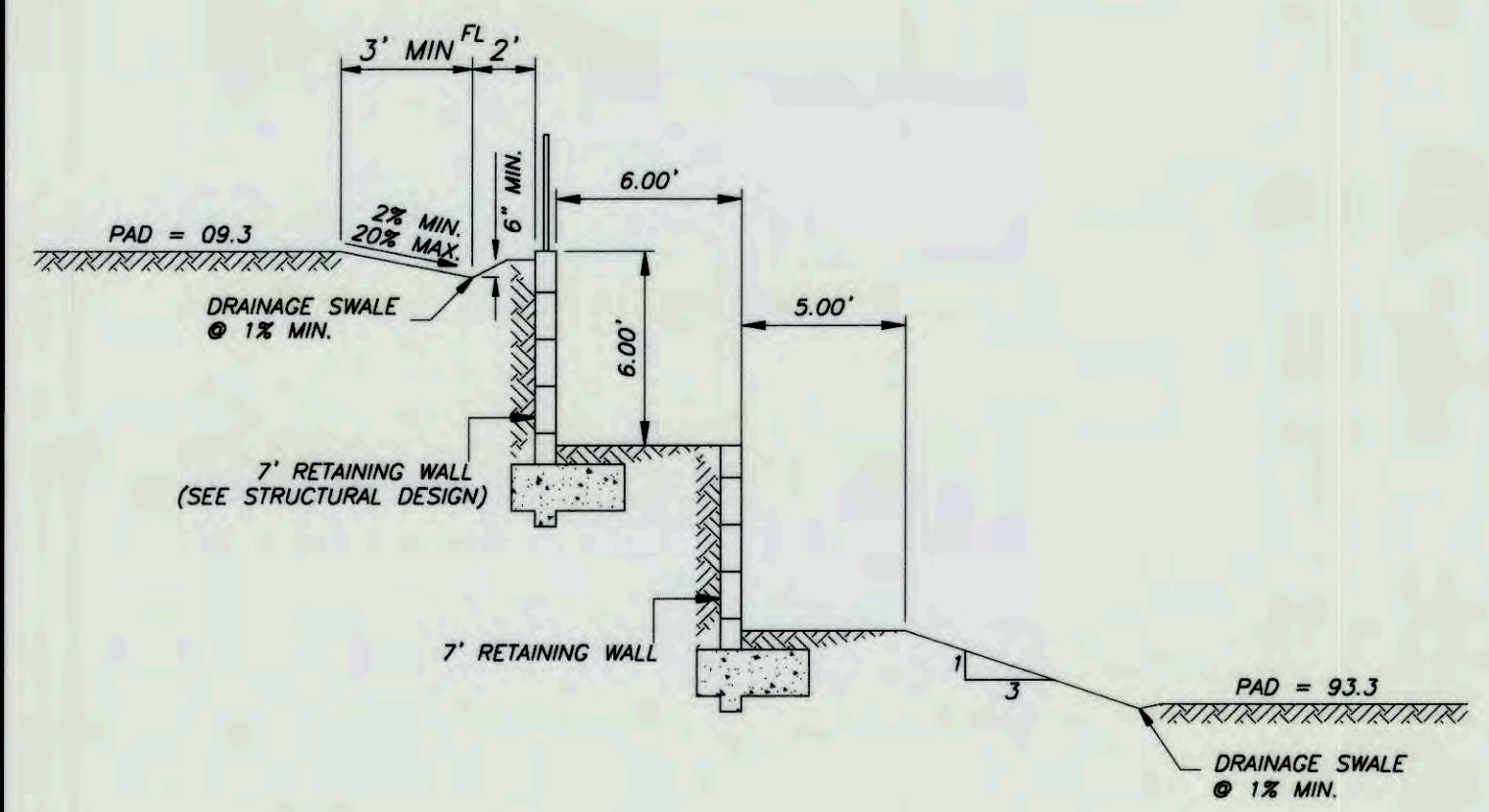
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12 SECTION  
(NO SCALE)  
SEE SHEET 7



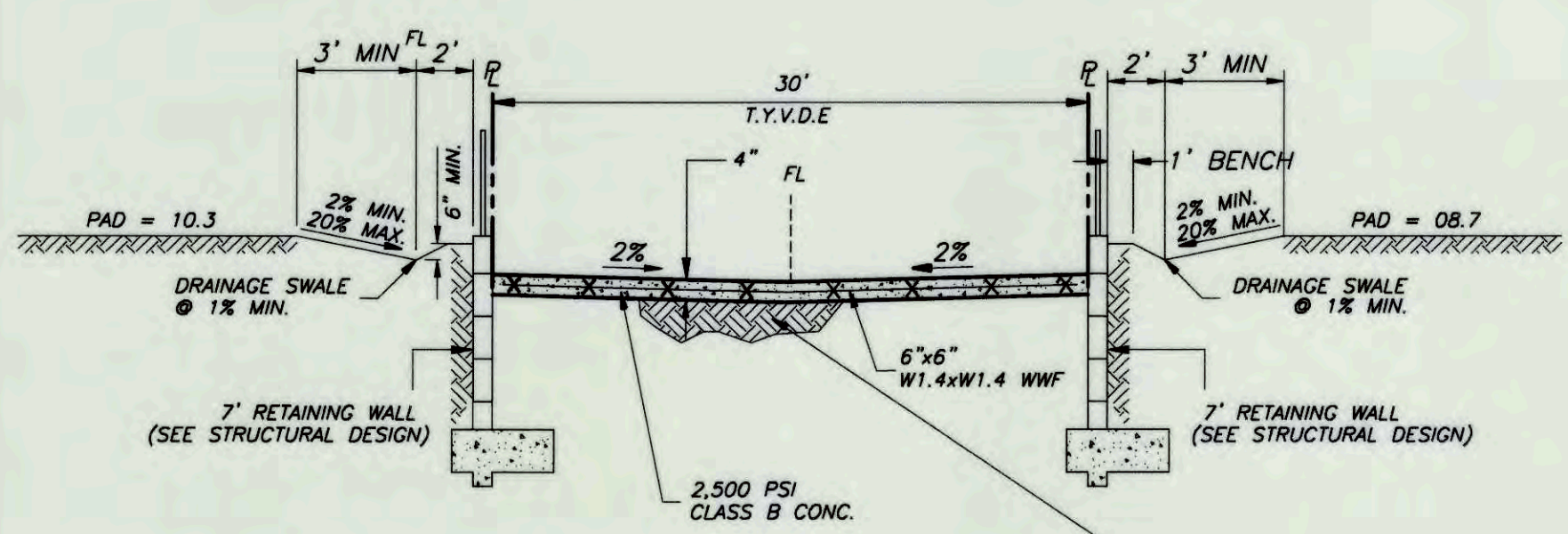
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SEE SHEET 7



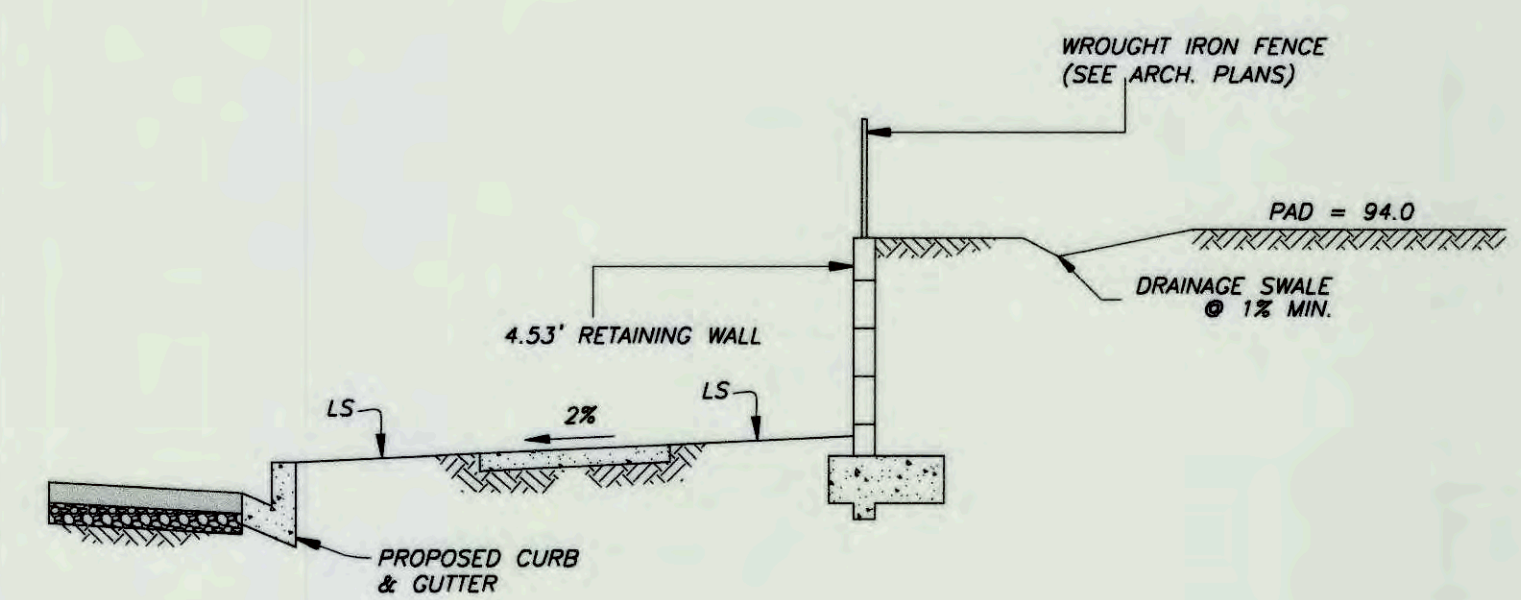
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(NO SCALE)  
SEE SHEET 2



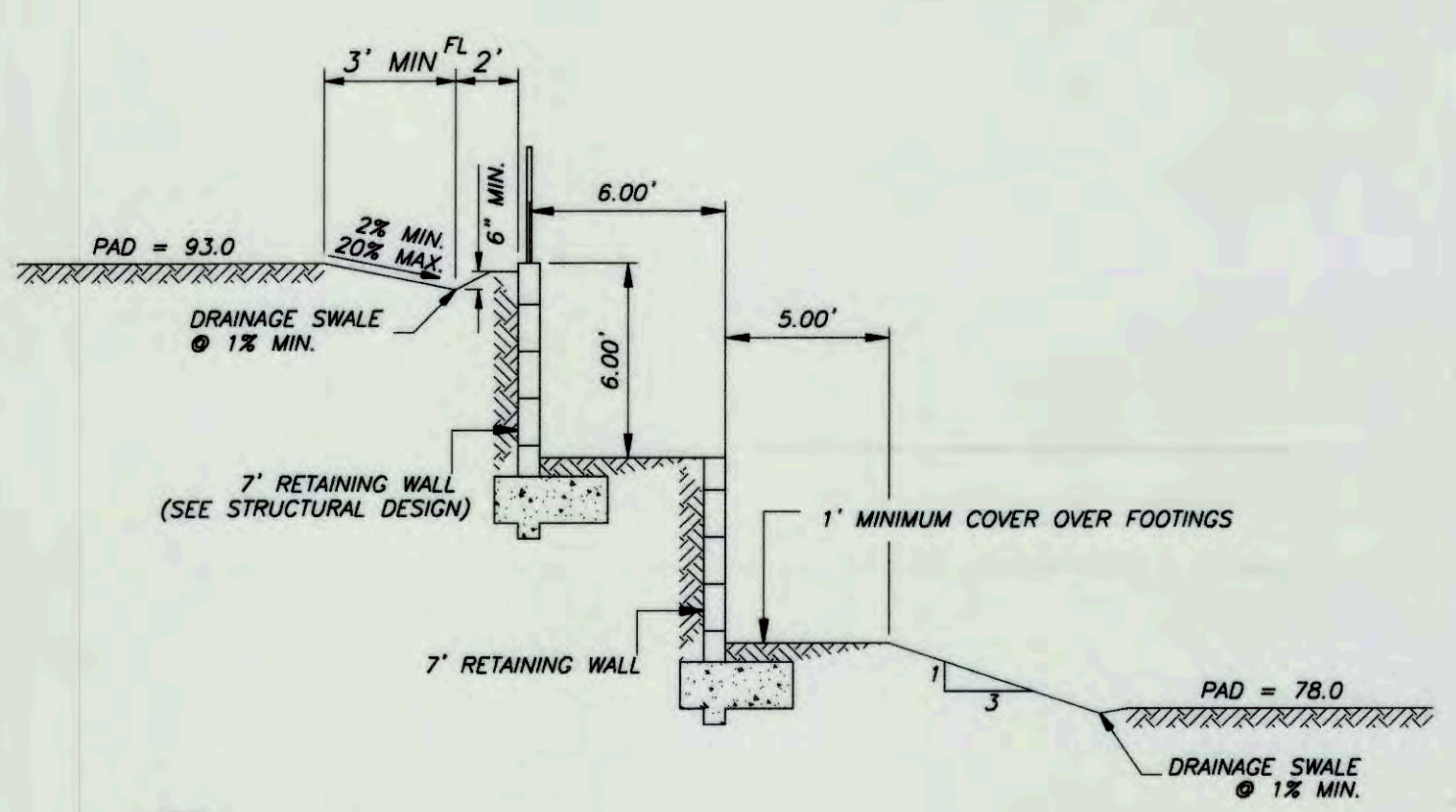
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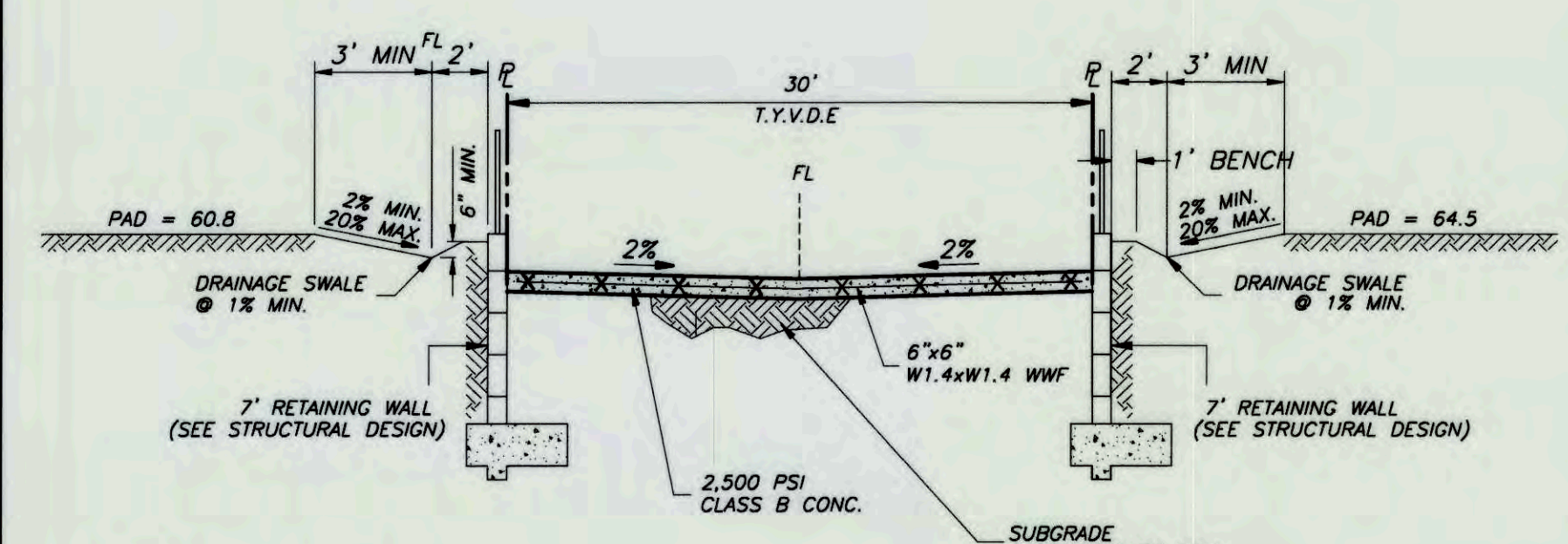
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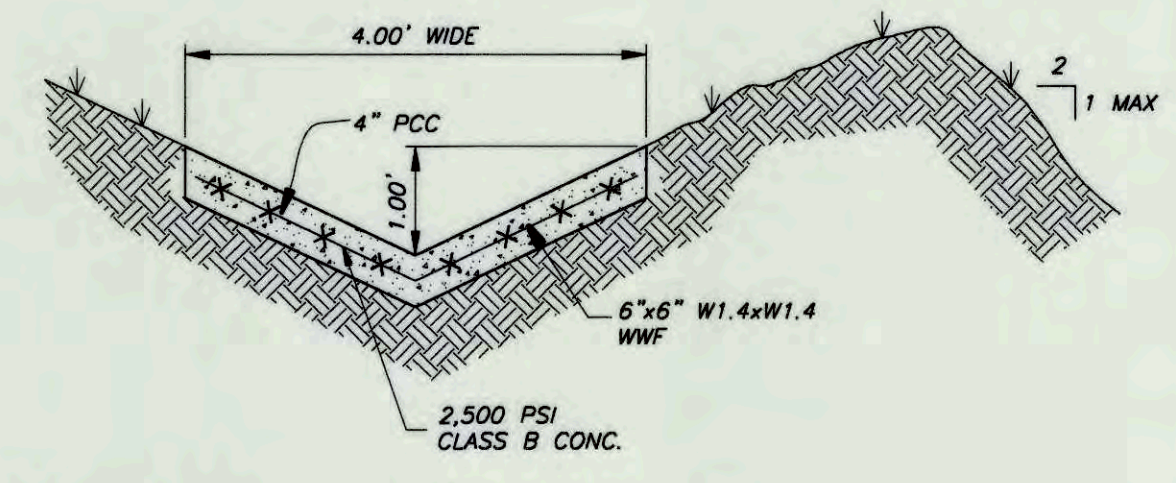
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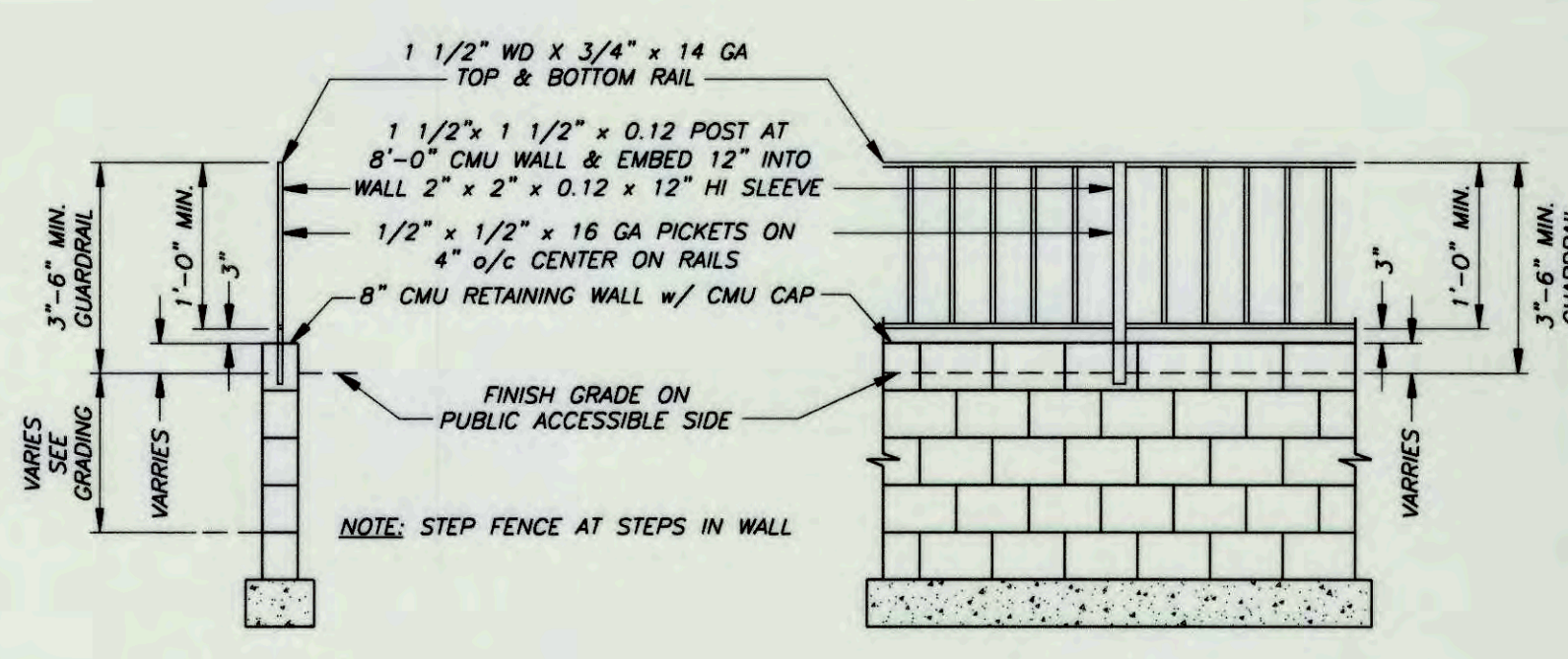
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(NO SCALE)  
SEE SHEET 7



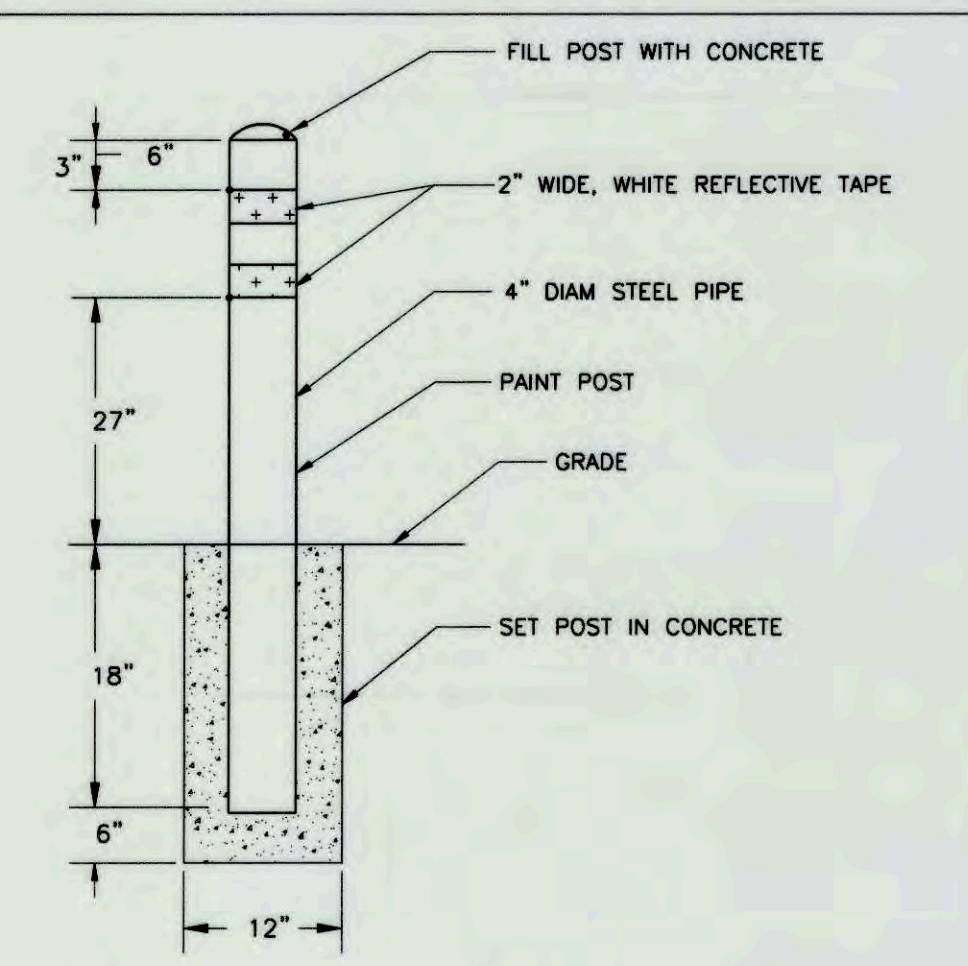
**Z**  
12 SECTION  
(NO SCALE)  
SEE SHEET 7



**15** CONCRETE SWALE DETAIL  
(NO SCALE)  
SEE SHEET 2



**19** WROUGHT IRON FENCE ON TOP OF RETAINING WALL  
(NO SCALE)



**20** CONCRETE BOLLARDS  
(NO SCALE)  
SEE SHEET 2

**DIGALERT**  
IT'S THE LAW TO DIAL BEFORE YOU DIG!  
CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING  
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA  
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REVISIONS				
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760.341.3101 TEL 760.341.8999 FAX WWW.NOLTE.COM  
PREPARED UNDER THE SUPERVISION OF:  
*[Signature]* 3-6-15  
DATE  
- R.C.E. No. 78676, EXP. 9/30/15 -

APPROVED BY:  
*Alex Qishta* 3/31/15  
ALEX QISHTA, TOWN PROJECT ENGINEER  
R.C.E. 66702 EXP. DATE 09/30/15  
RECOMMENDED BY:

**TOWN OF YUCCA VALLEY**  
SAGE ESTATES - TTM 17862  
ROUGH GRADING PLAN  
SE CORNER GOLDEN BEE & SAGE, YUCCA VALLEY, CA.

SHEET 12  
OF 12 SHEETS  
DRAWING NO. YVB021300