TOWN OF YUCCA VALLEY
Engineering Division

Application for Street Improvement Plan Approval

TO BE USED FOR ALL PROPOSED STREET IMPROVEMENTS, OR WHERE OTHERWISE REQUIRED BY THE TOWN OF YUCCA VALLEY.

THIS FORM IS NOT A PERMIT – NO LAND ALTERATION IS TO BE PERFORMED UNTIL A PERMIT IS ISSUED

PROCESSING INFORMATION

To conduct business in the Town of Yucca Valley, the Engineer or other person(s) preparing Engineering Plans/Reports must have an authorized Business Registration Certificate. The application can be found on our website at www.yucca-valley.org under Quick Links.

Plan Check Fees are Due at the time plans are submitted along with four (4) copies of each of the following: Street Improvement Plans, Conditions of Approval, Title Report prepared/updated within the past sixty (60) days, Soils/Geotechnical Study Report, *Drainage/Hydrology Study Report and Engineers Opinion of Probable Cost for Off-Site Improvements with cost estimates broken down by street. **ALL maps, plans, special studies, reports, etc., submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.**

Street Improvement Plans submitted for Plan Check shall be submitted on bond paper 24" x 36" and shall be blue or black line. An AutoCAD template can be downloaded on our website at www.yucca-valley.org/departments/engineering.html .

The Initial Plan Check Process takes a maximum of thirty (30) calendar days, re-submittals take a maximum of twenty (20) calendar days, and it typically takes two (2) revisions before plans are approved. Revisions will be sent directly to the applicant's Engineer. All Corrections must be resubmitted to the Town of Yucca Valley Engineering Division and two (2) copies of the Corrected Plans along with the Redlines are required.

In the case of plan check submittals, the initial deposit shall cover the cost of the initial plan check and two (2) re-submittals. An additional per sheet charge of one-half (1/2) of the original fee shall be paid on the third submittal for plan check. The Plan Check process will be placed on hold until the fees have been submitted to the Town.

Prior to any construction of street improvements, Fees must be paid and an Encroachment Permit obtained from the Town of Yucca Valley.

Projects adjacent to State Routes; Plans shall be approved by Caltrans and additional conditions for improvements may be required during their review. All Improvements for required conditions shall be completed prior to the issuance of a certificate of occupancy.

For any questions, please contact the Engineering Division at (760) 369-6575.

PROJECT INFORMATION

Project Name _____

Project Address _____ APN _____

- ☐ Single Family Dwelling — Planning Commission Approval Date _____
- ☐ Commercial/Industrial/Multifamily — Planning Project Number _____
- ☐ Parcel Map — Parcel Map # _____
- ☐ Residential Tract Map — Tract Map # _____
- ☐ Unclassified Miscellaneous Project — Building Permit # _____
- ☐ Street Improvement Plan ☐ Traffic Control Plan

DEVELOPER INFORMATION

Owner Info.		Engineer Info.	
Name		Contact	
Address		Address	
City, State, Zip		City, State, Zip	
Phone #		Phone #	
E-mail		E-mail	

Print Applicant Name _____

Print Applicant Title _____ E-mail _____

Signature _____ Date _____

Application for Street Improvement Plan Approval – Fee Calculation

Fees are in the form of a deposit. In the event the deposit is exhausted while additional Plan Check, Inspection or Permit Services are required, additional funds to cover the cost of the required services must be placed on deposit.

STREET IMPROVEMENT PLAN CHECK FEES

Initial Plan Check Fees:

The initial deposit shall cover the cost of the initial plan check and two (2) submittals.

Fixed Base Fee (Engineered Grading Plans; Duties: Administration, Files, Invoices, Transmittals, Conditions & Documents Review, Applicant Inquiries, Bond Packages).			$ 2,130.00
		x # of Pgs. =	
Grading Plan Per Sheet Cost - Number of sheets including Title Sheet	$ 860.00		$ 0.00
		x 1 =	
Soils/Geotechnical Study Report	$ 805.00		$ 0.00
		x 1 =	
*Drainage/Hydrology Study Report	$ 805.00		$ 0.00
TOTAL STREET PLAN APPLICATION FEE:			$ 2,130.00

Additional Fees such as Inspection Fees, Impact Fees, Bonds and/or Other Fees may be required at permit issuance.

***NOTE-HYDROLOGY STUDY:**

1. If the project is associated with an approved tract map then submit **4 copies of the approved hydrology study**.
2. Where no previous **hydrology study** has been approved, **4 copies** of either of the following shall be provided:
   - A drainage report, prepared by a registered Civil Engineer, shall be submitted to determine the flows exiting on the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined per County of San Bernardino Flood Control methodology such that the post development 100 year peak flow exiting the site shall be 20% less than the current 25 year peak flow from the site.
   - In lieu of an Engineered Drainage Report, retention basin(s) shall be sized to retain 550 Cubic feet of storm water for each 1,000 square feet, and increments thereof, of Impervious area proposed (house, driveway, patio, etc.), subject to Town Engineer review and approval.
   - Drainage studies submitted for review shall meet the County of San Bernardino Requirements for runoff.
   - A full explanation of the County requirements can be found in the County hydrology manual, their handout "Detention Basin Design Criteria for San Bernardino County" and their "Interoffice Memo" dated September 4, 1987, regarding San Bernardino County Detention Basin Design Criteria.

TOWN OF YUCCA VALLEY ENGINEERING DIVISION
STREET IMPROVEMENT CHECK SHEET

I. Preparation of Plan OR Plan and Profile sheets.

1. Standard Town of Yucca Valley bond paper plan sheets size 24"x36".
2. All lettering to be capitals and 1/8 inch in height (1/10 inch if mechanically lettered, and lettering is clear and legible.)
3. Drawings will be black India ink and all work must be clearly reproducible.
4. Quantity estimate to be placed on first sheet.
5. No applicate film shall be used on final Mylar plan.

II. Vicinity Map

1. Shown on first sheet: Scale 1" = 800'
2. Street names shown thereon with lot numbers.

III. Research

1. Ensure Conditions of Approval have been conformed to and attach copy to plan.
2. Provide a Preliminary Title Report issued not more than 60 days prior to plan submittal.
3. Provide Geotechnical and Soil Reports prepared and stamped by a Registered Engineer.
4. Hydrology and Hydraulics Report prepared and stamped by a Registered Engineer.
5. Investigate engineering records for previous designs and survey of project area.
6. Investigate all monuments within project area.
7. Investigate all benchmarks within project area.
8. Field check before checking plan.
9. Check condition of existing improvements.
10. Landscaping.
11. Private property structure encroachments.

IV. Title Block

1. Town Standard Title Block (all sheets), including revision block.
2. Town project number, drawing and file number to be shown on all sheets.
3. Registered Engineer's Stamp, Signature and R.C.E. number on all sheets.
4. Date plans prepared and checked by consulting engineer's staff.
5. Show benchmark description and elevation on all sheets.
6. Number all drawings as follows:
   Sheet 1 of _____ (do not use letters)

V. General Notes

1. General Notes shall be shown on the first sheet.

VI. Plan

1. North arrow (pointing up or to the right) and scale to be shown. Scale shall be 1" = 40' maximum or as approved by Town Engineer.
2. The centerline station to be shown on plan and profile.
3. Stationing at intersections with equations (if any).
4. Stationing of all B.C.s and E.C.s.
5. Stationing of all B.C.R.s and E.C.R.s.
6. Stationing of end of improvements from left to right. No negative stationing.
7. Show match lines on consecutive sheets.
8. Stationing of end of curb and gutter.
9. Scales as required for all segments of the plans.
10. Names of all streets shown on plan and profile.
11. Bearing of all streets shown on plan.
12. Curb return data:
    Delta Radius
    Length of Arc Tangent
13. Flow arrows of all returns, spandrels and cross gutters shown on plan.
14. Centerline curve data, short and long side of curve sections.

15. Lot numbers and addresses, if any.
16. Lot lines.
17. Show connections to existing improvements with elevations at the join point and a minimum of 50' at each side of the join.
18. Lengths and stationing of transitions of super-elevations (if any); also of transitional paved sections for drainage control.
19. Show improvements TO BE constructed with solid lines.
20. Show existing improvements with dashed lines.
21. Typical sections of all streets labeled and referenced to sheets.
    a. Dimensions of right-of-way, pavement, and parkway.
    b. Aggregate base thickness per soil tests.
    c. Asphalt concrete thickness as required by the R-Value and Traffic Index established by the Town Engineer.
    d. Percent of cross fall of pavement.
    e. Slopes to adjacent property lines.
    f. Supplemental cross sections required for different widths, structural sections, half streets, etc.
22. Note size, length, and gauge of C.M.P. or aluminum pipe for drainage.
23. Note size, length, "D" load of R.C.P. or class of drain pipes.
24. Show construction notes wherever necessary to clarify construction details, if not standard.
25. The term "by others" shall not be used, but shall be defined.
26. Show existing and proposed underground and overhead utilities, including approximate locations of laterals and services to property line.

Hi Desert Water District 760-228-6286	Verizon 800-483-4000
So. California Edison 760-369-5408	So. California Gas Company 800-427-2200

27. Refer to Town Standard Drawing Number, if applicable, to structure or work.
28. Specifications, notes and details, if different from Town Standards.
29. Improved drainage easement shall provide either pipe or lined ditch sections. Ditches lines with asphaltic material shall have the soil sterilized prior to the placement of the lining.
30. Slope easements.
31. Feather pave the straight sawcut edge when meeting existing pavement.
32. Driveway approaches being installed shall be shown on the plan only.
33. Minimum street grade shall be 0.50% UNLESS otherwise approved by the Town Engineer.
34. Grade breaks are not to exceed 0.5% along the curb line without vertical curves.
35. Cul-de-sac minimum flow line grade is 0.5%. Maximum street grade into gutter at back of cul-de-sac shall not exceed 3%. On flat cul-de-sacs with a 0.5% grade cul-de-sac high point, omit vertical curve at cul-de-sac high point.

VII. Profile

1. Scale, unless otherwise authorized by Town Engineer, is 1" = 40' horizontal and 1" = 4' vertical. Horizontal scale shall match plan scale.
2. Profile of centerline in existing streets or ground line is dashed.
3. Finish centerline grade is heavy, solid line.
4. R/W or property line profile, both sides, if full improvements, is dashed.
5. Finish top of curb grade is heavy, solid line.
6. Label all grade lines and profiles; show percent of grade on centerline and curb lines.
7. Stations and elevations at beginning and end of improvement.
8. P.I. (Point of Intersection) stations with elevations.
9. Elevations as required on vertical curves.
10. Elevations and stations on all grade breaks.
11. Elevation and stationing of all equations, both sides of curb.
12. Extend profiles beyond end of improvement a minimum of 100', as necessary to justify grade. Show elevations of nearest intersection street. If new street

intersects existing street, show profiles on existing street. Submit work profiles and sections.

13. In all “grade to drain” situations, show profile of ditch with elevations from beginning of ditch to daylight at 100’ intervals.
14. Indicate length of curb returns; show in projection.
15. Show 100’ stationing at bottom of profile.
16. Names and stationing at intersecting street points.
17. Structures to scale; note critical flowline elevations.
18. Use vertical curves for all grade break differentials in excess of 0.5%.
19. Minimum fall around curb returns with no cross gutters shall be 0.10’.
20. Profile of ditch for piped drainage facilities.
21. Generally, minimum street grade shall be 0.5%, UNLESS otherwise approved by the Town Engineer.
22. When widening an existing street, show elevations of top edge of existing pavement.
23. Plans shall reflect a design that will accommodate a 10 year storm from curb to curb and a 100 year storm from right-of-way to right-of-way.

STREET PLAN GENERAL NOTES

GENERAL STREET NOTES

1. All work shall be done in accordance with the Standard Plans of the Town of Yucca Valley and Standard Specifications for Public Works Construction (Greenbook), Latest Edition, and the project's "Conditions of Approval", *Caltrans Standards 1992, T.C. 1991.*

2. The Contractor shall contact Dig Alert at 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 of this project, including the safety of all persons and property. This requirement shall apply continuously until project completion and acceptance and shall not be limited to normal working hours. The Contractor shall defend, indemnify and hold the town of Yucca Valley and the design engineer(s) harmless from any and all liability, real or alleged, in connection with the performance of work in this project, except for liability arising from the sole negligence of the Town of Yucca Valley or design engineer(s).

4. Construction operations and maintenance of equipment within one half mile of human occupancy shall not be conducted between the hours of 10:00 p.m. and 7:00 a.m., unless otherwise approved by the town Engineer.

5. The Contractor shall be responsible for all work and shall maintain all facilities, completed and uncompleted, until accepted by the Town.

6. Immediately following removal of existing pavement, dike, or curb and/or gutter, the Contractor shall diligently pursue this portion of work until completion, so as to minimize disruption to the public and minimize exposure to flood-related damage. The Contractor shall take all necessary and proper precautions to protect adjacent property owners from any and all flood damage. The Contractor shall maintain existing drainage courses throughout the duration of construction, such that floodwaters will not be dammed or diverted, which could contribute to flooding, erosion or deposition of sand, or other debris.

7. The locations of known, existing utilities are shown in an approximate way only. The Contractor shall determine the exact location of all existing utilities before commencing work. The Contractor shall be fully responsible for any and all damages, which might be occasioned by his failure to exactly locate and preserve all underground utilities whether shown on these plans or not.

8. The Contractor shall provide for the tie out of all water valves and survey monuments, if any, prior to construction and present a copy of such ties to the Town Engineer. Removal and replacement of monuments or benchmarks shall be done by a Registered Civil Engineer with an R.C.E. number below 33965, or a Licensed Land Surveyor only. If required, appropriate corner records shall be prepared and filed for recordation.

9. Plans may be subject to compliance review with current requirements if construction has not started within 12 months of plan approval by the Town Engineer.

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" and 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.

3. The Contractor shall provide for ingress and egress to private property adjacent to the work throughout the period of construction, unless otherwise approved by the Town Engineer.

4. Any street closures required during the course of construction will be done solely by the Contractor, and only upon prior approval of the Town of Yucca Valley. A minimum notice of 48 hours shall be provided to the public and affected agencies (school, police, fire, etc.)

INSPECTION/MATERIALS 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. The Contractor shall arrange for all inspections with the Town of Yucca Valley. A minimum of 48 hours advance notice shall be provided.

3. The Town shall be provided testing to assure that quality of material and workmanship are in accordance with the specifications.

4. All concrete mixes shall utilize a minimum of 5-1/2 sacs of Type II Portland Cement per cubic yard of concrete. Concrete shall be Class 520-C-4000, unless otherwise specified.

5. All 0.50% more or less curb grade lines shall be staked at 25' intervals; forms shall be inspected before pouring concrete.

6. If requested by the Town, the flowline of all curb, gutter, and ribbon gutter shall be water tested for ponding in the presence of the inspector before acceptance of the project.

7. Compaction tests shall be provided to the Town to verify compaction of native subgrade, a.c. pavement, and curb and gutter subgrade.

8. Excess earth & chip material and removed materials shall become the property of the contractor and shall be disposed of in a lawful manner. The Town must be notified prior to disposal of excess material at any location within the Town limits. Disposal Site approval must be obtained by the Town Engineer. The Contractor may be required to provide a Stockpile Plan, dump receipts or other suitable documents as requested by the Town Engineer. A grading permit and long-term dust control measures may be required for exported earth material placed on private property.

GRADING NOTES

1. All traveled ways must be kept clean of all dirt, mud, and debris deposited on them as a result of the Contractor's operations. Cleaning is to be done to the satisfaction of the Town Engineer.

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 in accordance with Section 300 – "Earthwork" of the Standard Specifications for Public Works Construction (latest edition). Scarify and compact the native material one (1) foot below the subbase design grade to 90 percent of maximum density at 2 percent over optimum water content per ASTM D-1557. Compaction testing for subgrade shall be as described in the project soils report. 95% compaction is required in the top 6" of subbase material. Subgrade elevation for street shall not project above design elevations.

SIGNING AND STRIPING NOTES

1. Conflicting striping, legends and markings shall be removed by sandblasting or grinding.

2. All striping, legends, and markings shall be thermoplastic applied in conformance with the provisions of Section 84, Caltrans Standards May 2006 or current edition.

3. Striping, legends and markings shall not be installed sooner than 24 hours after paving.

4. No striping, legends or markings shall be installed until layout and spotting have been specifically approved by the Town Engineer.

5. Sign posts shall be 2" square steel breakaway posts set in one c.f. cast-in-place concrete (min.).

6. Contractor shall contact the Town Engineer for street name approval and block numbers prior to ordering street name signs.

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, shall be joined or matched in a manner satisfactory to the Town Engineer, including necessary saw cutting, removal, replacement, and capping.

2. The finished surface of the subgrade or base course shall be within 0.05 feet of design elevations. The asphaltic concrete thickness shall not be less than 0.25 inches than the design thickness. A minimum of 3 cores for each ½ mile of street (3 inch minimum diameter) may be obtained by the Town for measurement of thickness and density. Location of cores shall be per Town Engineer.

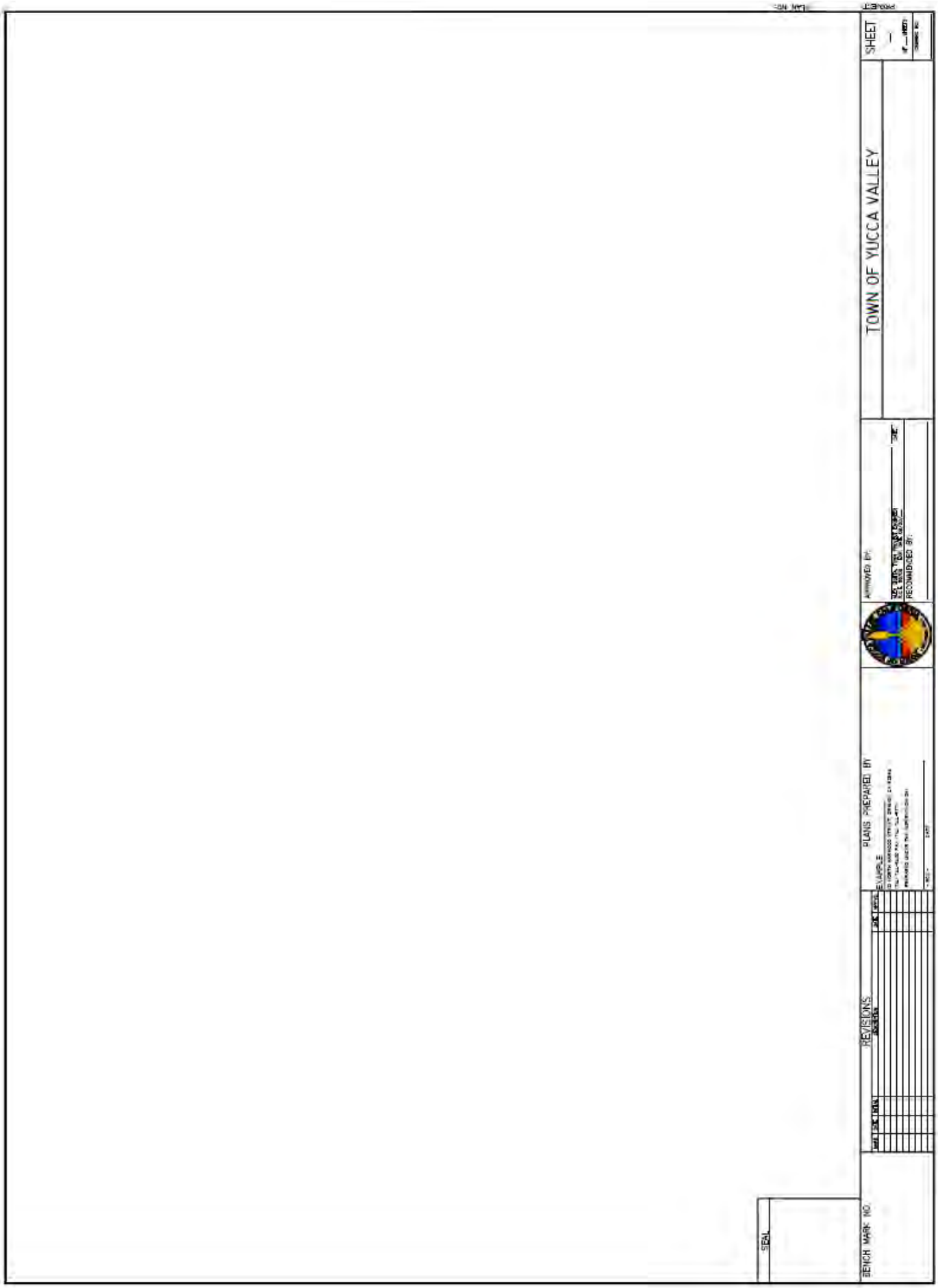
3. A "tack coat" shall be applied between pavement layers, concrete surfaces, and on existing pavement to be resurfaced at the rate of 0.10 gal./yd. The tack coat shall be Type SSs1h asphaltic emulsion with a 60-70 grade liquid asphalt.

4. A soil sterilant, registered by the E.P.A. for use under a.c. and p.c.c., shall be uniformly applied at the manufacturer's recommended rate to the subgrade for all areas to receive asphalt or concrete.

5. Asphalt concrete paving shall be allowed in one lift, up to 3" thickness, unless otherwise specified.

6. The asphalt design must meet the Caltrans Standard Specifications, Dated 2010, Section 39, for Type B Asphalt, ¾" maximum medium and ½" maximum medium. The oil shall be P.G. 70-10.

7. The aggregate base shall be Class II, for ¾" maximum, according to the State of California Standard Specifications, Section 26, Dated 2010.


SHEET
TOWN OF YUCCA VALLEY
APPROVED BY:
RECOMMENDED BY:
PLANS PREPARED BY:
REVISIONS
SEAL
BENCH MARK NO.

TOWN OF YUCCA VALLEY
SHEET
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