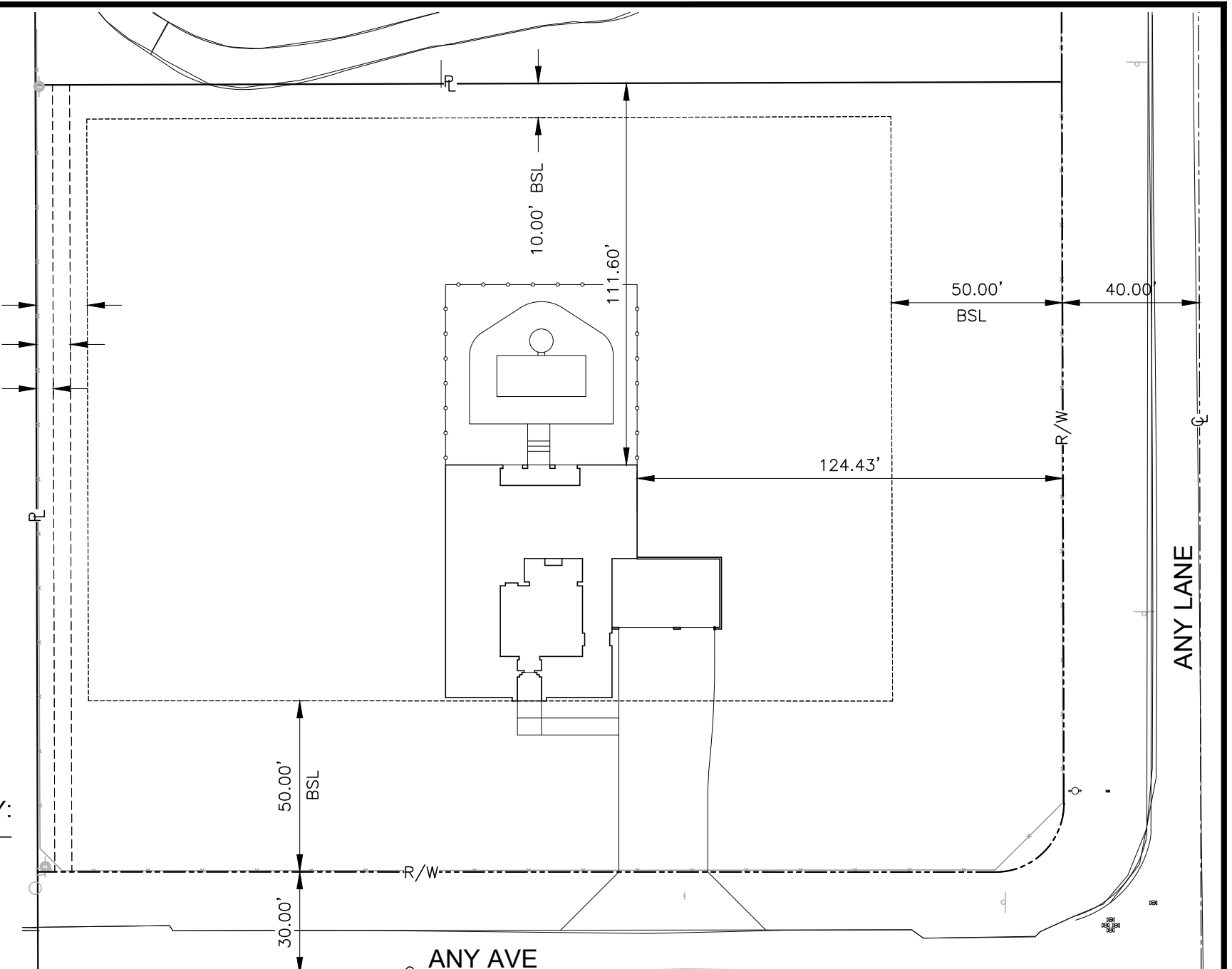
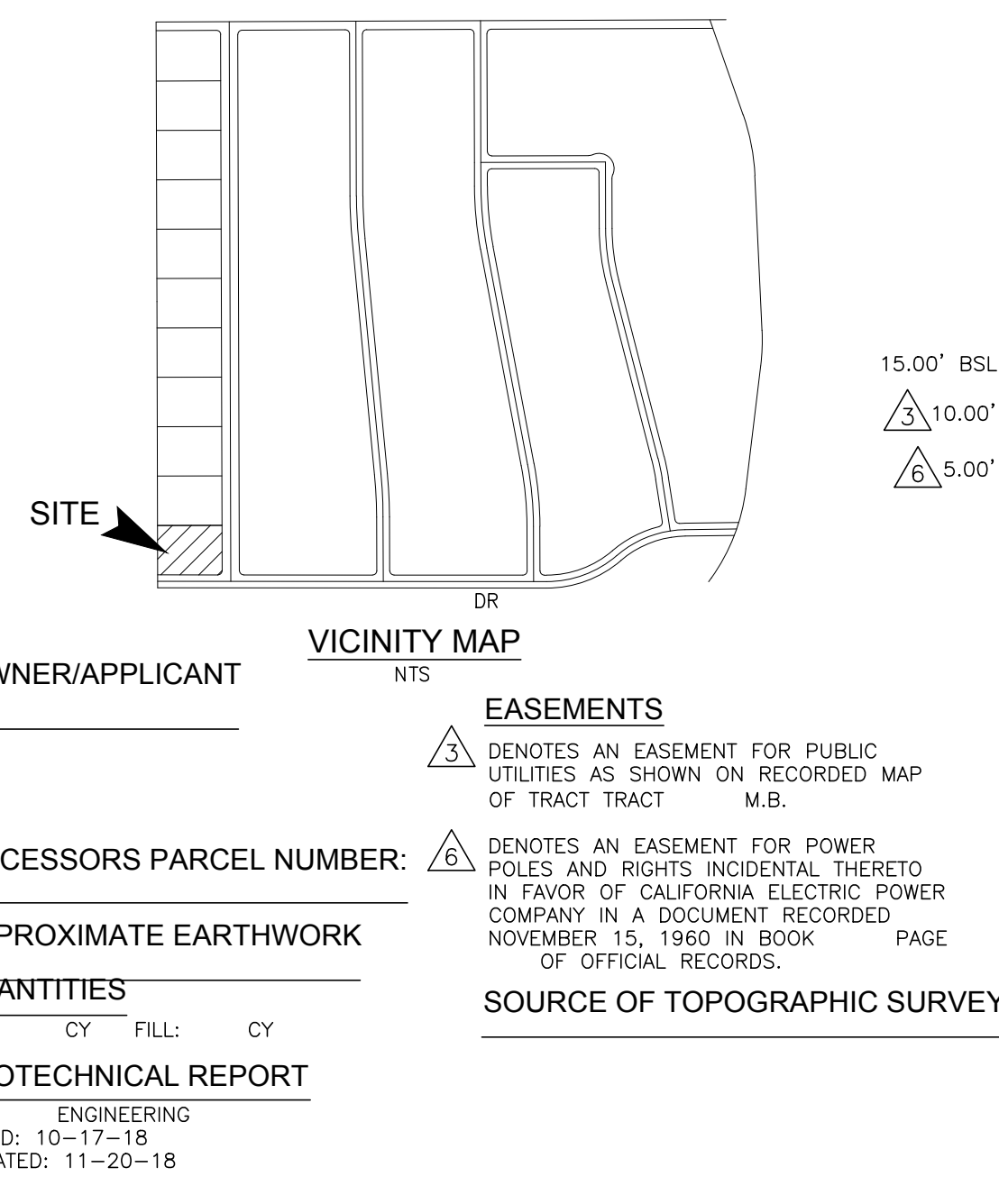


LEGEND

	DENOTES JUNIPER BUSH
	DENOTES JOSHUA TREE (SINGLE)
	DENOTES JOSHUA TREE (CLUSTER)
	DENOTES YUCCA TREE (SINGLE)
	DENOTES YUCCA TREE (CLUSTER)
	DENOTES POWER POLE (PP)
	DENOTES ROAD SIGN (AS NOTED)
	DENOTES WATER VALVE (WV)
	DENOTES FIRE HYDRANT (FH)
	DENOTES UTILITY BOX
	EXISTING RIGHT OF WAY
	EXISTING CONTOUR ELEVATION
	PROPOSED CONTOUR ELEVATION
	INDICATES FLOWLINE
	TG TOP OF GRATE
	FG FINISH GRADE
	FS FINISH SURFACE
	FF FINISH FLOOR
	TYP. TYPICAL
	FL FLOWLINE
	GB GRADE BREAK
	INV INVERT
	HP HIGH POINT
	BSL BUILDING SET BACK
	TOP GRADED SLOPE
	TOE



- GRADING PLAN GENERAL NOTES**
- 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADE SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
 - ALL GRADING SHALL COMPLY WITH APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, LATEST EDITION.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
 - DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
 - CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
 - CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS OF THE RECORD DRAWING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
 - THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, 2015, SECTION 39, FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE OIL SHALL BE P.G. 70-10.
 - THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED 2015.
 - 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.
 - CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY TOWN STANDARDS OR AS DIRECTED BY THE TOWN ENGINEER. AS A MINIMUM, ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE IN ACCORDANCE WITH STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" DATE 1991, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 - THE FLOW LINES OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
 - PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION.
 - 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.
 - NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRES OR GREATER.
 - THE LOCATION OF BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHALL BE CLEARLY DEFINED ON THE PLANS. CONSTRUCTION AND STRUCTURAL DETAILS SHALL NOT BE SHOWN ON THE GRADING PLAN.
 - ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY SLADDEN ENGINEERING DATED NOV. 20, 2018 SHALL BE COMPLIED WITH.
 - THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES, DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, ETC. OR OTHER ITEMS NOT RELATED TO BASIC GRADING OPERATIONS. NO STRUCTURAL CALCULATIONS HAVE BEEN MADE FOR ANY STRUCTURES ON THIS PLAN DURING PLAN CHECK. THEREFORE, THE PLAN CHECK ENGINEER TAKES NO RESPONSIBILITY FOR THE INTEGRITY OF SUCH STRUCTURES.
 - UPON ISSUANCE OF 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, 4. APPENDIX, VOLUME 1, CHAPTER 33, EXCAVATION AND GRADING, A. SECTION 3309.3 GRADING DESIGNATION, B. SECTION 3316, EROSION CONTROL AND 5, SECTION 3320 ENGINEERING REPORTS AND THE PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLIES WITH SAID ORDINANCE PRIOR TO ACCEPTANCE OF ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.
 - THESE PLANS SHALL EXPIRE OF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.

CONSTRUCTION NOTES AND QUANTITIES

① CONSTRUCT DRIVEWAY APPROACH PER T.Y.V. STD. 210	731 SF
② CONSTRUCT CONCRETE DRIVEWAY	1,924 SF
③ CONSTRUCT CONCRETE SIDEWALK	943 SF
④ CONSTRUCT CONCRETE POOL DECK BY OTHERS	893 SF
⑤ CONSTRUCT SECURITY FENCE AROUND POOL	162 LF
⑥ CONSTRUCT 6" SPEE-D CATCH BASIN WITH 6" GRATE (OR APPROVED EQUAL)	2 EA
⑦ CONSTRUCT 4" PVC PIPE	70 LF
⑧ CONSTRUCT 18"x18" HDPE CATCH BASIN/BUBBLER BOX PER DETAIL ABOVE	2 EA
⑨ REMOVE EXIST. CHAINLINK FENCE	
⑩ RELOCATE	
⑪ PROTECT IN PLACE	

BENCH MARK NO. _____

Don't Dig Until You Call USA Toll Free
1-800-227-2600
for the location of buried utility lines.
Don't disrupt vital services.
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD.
△			LOWER PAD & FINISH GRADE ELEVATIONS		

PLANS PREPARED BY

NAME: _____
ANY STREET, SUITE 100
(760)#### FAX (760)#### EMAIL: .COM
PREPARED UNDER THE SUPERVISION OF: _____

-AAA- DATE: _____

