

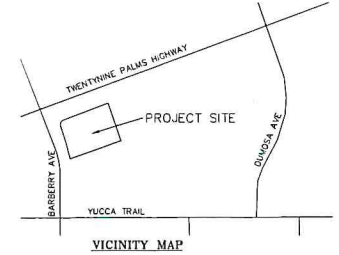
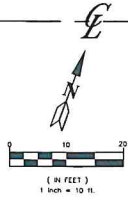
OWNER:
BLACK LION HOLDINGS, LLC
C/O MICHELLE SANCHEZ
4490 AVERS AVENUE,
VERNON, CA 90058
TEL: 562-640-0616

APN:
0501-402-16

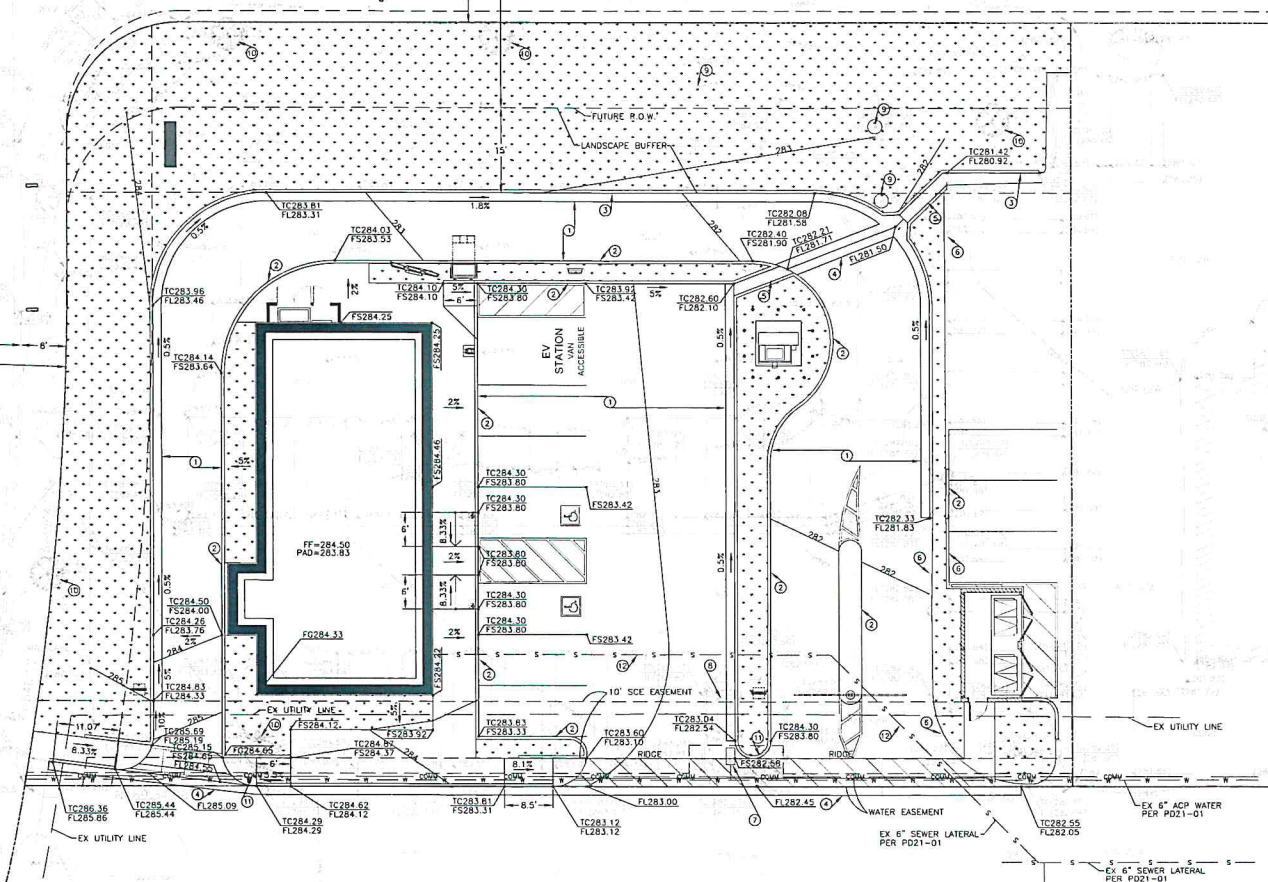
APPROXIMATE EARTHWORK QUANTITIES:
CUT 150 CY
FILL 100 CY
EXPORT 50 CY DISTURBED AREA: 18,979 SF

- CONSTRUCTION NOTES**
1. CONSTRUCT AC PAVEMENT PER SOIL REPORT RECOMMENDATION
 2. CONSTRUCT 6" CURB
 3. CONSTRUCT 6" CURB AND GUTTER
 4. CONSTRUCT 3" WIDE CONCRETE V-GUTTER
 5. CONSTRUCT 24" WIDE CONCRETE U-CHANNEL
 6. PROJECT-IN-PLACE EXISTING CURB
 7. ADJUST TO GRADE EXISTING WATER METER
 8. RELOCATE EXISTING TRANSFORMER
 9. PROJECT-IN-PLACE EXISTING MANHOLE
 10. PROJECT-IN-PLACE EXISTING TREE
 11. REMOVE EXISTING TREE
 12. INSTALL 6" ABS SEWER LATERAL

TWENTYNINE PALMS HIGHWAY



BARBERRY AVENUE



- GENERAL 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.
 2. 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.
 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, LATEST EDITION.
 5. 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.
 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, 2015, SECTION 309. FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE OIL SHALL BE P.G. 70-10.
 11. THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED 2015.
 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. 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.
 14. THE FLOW LINES OF ALL CURBS AND GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
 15. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 HIGH STRIPE "HARRIP" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPPING 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 ACRES OR GREATER.
 18. 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.
 19. ALL PROVISIONS OF THE PRELIMINARY SDS REPORT PREPARED BY CAL LAND ENGINEERING & ASSOCIATES, INC. DATED AUG. 18, 2022, 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. 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.
 21. 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 3300.3 GRADING DESIGNATION, B, SECTION 3316, EROSION CONTROL AND 5, SECTION 3320 ENGINEERING REPORTS AND THE PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLES WITH GAB ORDINANCE PRIOR TO ACCEPTANCE OF ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.
 22. THESE PLANS SHALL EXPIRE OF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.

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811
TWO WORKING DAYS BEFORE YOU DIG

EXISTING UTILITIES, ELEVATIONS, AND OTHER INFORMATION SHOWN HEREON ARE BASED ON RECORD DOCUMENTS. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DEPTH, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

NCS BENCH MARK NO. EV 0370
AT THE JUNCTION OF OLD WOMAN SPRINGS ROAD AND 29 PALMS ROAD (STATE HWY #2) AT THE SOUTHWEST CORNER OF THE INTERSECTION, 2.8 MILES EAST OF YUCCA VALLEY MOST OFFICIAL GRADES OR THE CONCRETE BASE OF A LIGHT STANDARD, 97 FEET WEST OF OLD WOMAN SPRINGS ROAD, 10 FEET NORTH OF 29 PALMS OUTER NORTH, 9 FEET SOUTHWEST OF POWER POLE 185956, LEVEL WITH OLD WOMAN SPRINGS ROAD.
ELEVATION: 3254.89'
(ALL PLAN ELEVATIONS ADD 3000.00')

MARK	DATE	INITIAL	DESCRIPTION	DATE	APPROV

PLANS PREPARED BY
CAL LAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BEA, CA 92601
TEL: (714) 871-0550, FAX: (714) 871-0590, EMAIL: CALLANDENG@YAHOO.COM
PREPARED UNDER THE SUPERVISION OF
JACK LEE RICE
1-3-2023
DATE



APPROVED BY:
ARMANDO J. R. BALDIZONE, P.E., PUBLIC WORKS DIRECTOR
REC: 2023
RECOMMENDED BY:

TOWN OF YUCCA VALLEY
GRADING PLAN
PARCEL 4, PARCEL MAP NO. 5498, M.B. 53/38-39
57037 TWENTYNINE PALMS HIGHWAY

SHEET
1
OF 1 SHEETS
DRAWING NO.

PLAN NO.