

- 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 CURRENT EDITION.
- 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 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 AS AMENDED BY THE TOWN OF YUCCA VALLEY.
- 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 DIG ALERT AT 811 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 ANY ABANDONED UTILITY FACILITIES AND SHOWN LIMITS OF REMOVALS ON THE RECORD DRAWINGS.
- 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, 2010, SECTION 39, FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE OIL SHALL BE PG 70-10
- THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED MAY 2010
- 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 DIRECT 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" DATED 1991, OR SUBSEQUENT EDITIONS IN FORCE AT ALL TIME OF CONSTRUCTION
- THE FLOWLINES 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 ACRE 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 _____ N/A _____ DATED _____ N/A _____ 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
- 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.
- 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, 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 OR ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.

OWNER:
 VATSON HOLDINGS, LLC
 73161 FRED WARING DRIVE, SUITE 200
 PALM DESERT, CA. 92260
 (760) 272-4065
 STEVE@VALLEYPIPELINE.COM

LEGAL INFORMATION:
 LOT 14
 TRACT 5847
 APN: 0595-282-12

ZONING
 RESIDENTIAL

PROPOSED ZONING
 RESIDENTIAL

LAND USE
 EXISTING: RESIDENTIAL
 PROPOSED: RESIDENTIAL

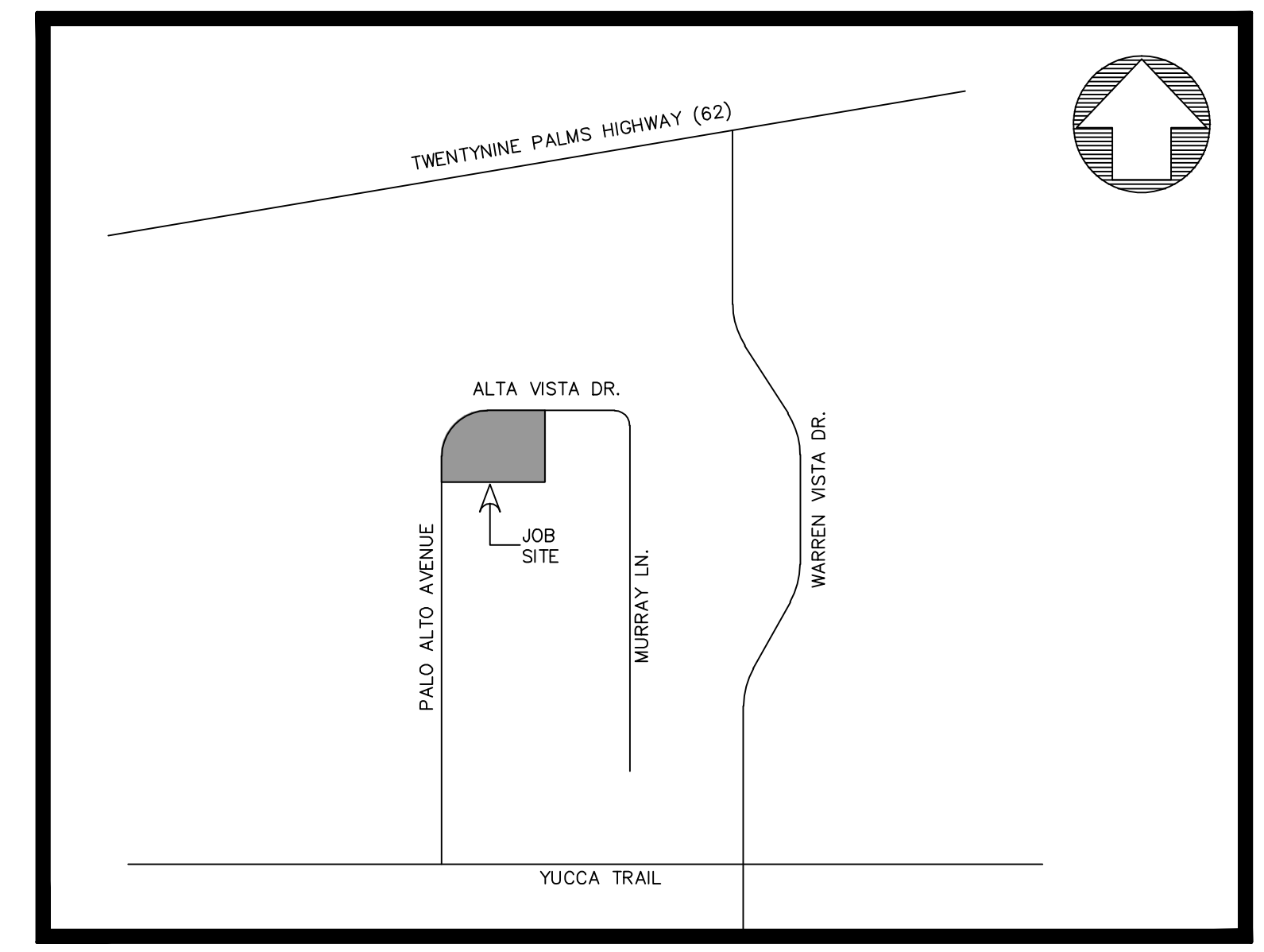
UTILITIES
 WATER: HI-DESERT WATER DISTRICT
 SEWER: HI-DESERT WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: VERIZON
 CABLE: TIME WARNER CABLE
 WASTE: BURRTEC WASTE & RECYCLING SERVICES
 SCHOOL DIST: MORONGO BASIN UNIFIED SCHOOL DISTRICT

FLOOD ZONE DESIGNATION:
 FLOOD ZONE X MAP: 06071C8860H
 DATE: 08/28/2008

ESTIMATED QUANTITIES
 FILL - 73 C.Y. (RAW)
 CUT - 384 C.Y. (RAW)
 NOTE:
 QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY.
 CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES.

Topography done by JHA Engineers
 In _____ of _____ 2021

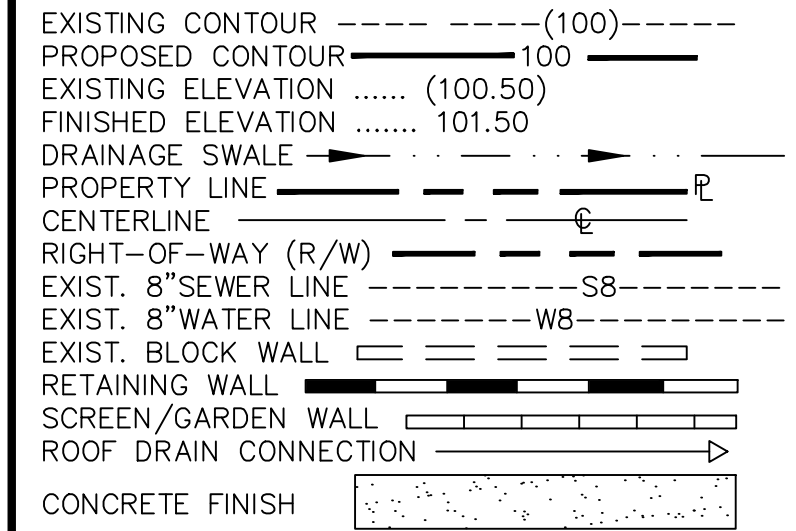
RETENTION BASIN SIZE:
 IMPERVIOUS AREA: 14,693 SQ.FT.
 REQUIRED RETENTION AREA: 14.6 x 50 C.F. = 735 C.F.
 PROVIDED RETENTION AREA: 1048.6 C.F.



VICINITY MAP
 NO SCALE

LEGEND:

- FF FINISH FLOOR ELEVATION
- FG FINISH GROUND
- FS FINISH SURFACE
- GB GRADE BREAK
- GF GARAGE FLOOR
- HP HIGH POINT
- PAD FINISH PAD ELEVATION
- PA PLANTER AREA
- PUE PUBLIC UTILITY EASEMENT
- TC TOP OF CURB
- FL FLOWLINE
- INV INVERT
- TG TOP OF GRATE
- TW TOP OF WALL
- TF TOP OF FOOTING
- TOS TOP OF SLOPE
- BOS BOTTOM OF SLOPE
- WS WATER SURFACE
- BF BOTTOM FOOTING
- NG NATURAL GRADE



TEMPORARY EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED FOR GRADING OPERATIONS SCHEDULED FROM OCTOBER 15th TO APRIL 15th. APPROVED TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FOR GRADING PROJECTS INVOLVING MORE THAN 4 STRUCTURES, OR WHEN DEEMED NECESSARY BY THE BUILDING OFFICIAL.
- IN CASE OF EMERGENCY CALL _____ VATSON HOLDINGS, LLC _____ AT _____ (760) 702-1581
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND SHALL BE STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS PREDICTED.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, AND DESILTING BASINS ETC...
- AT THE CONCLUSION OF EACH WORKING DAY GRADED AREAS AROUND THE PROJECT PERIMETER SHALL DRAIN AWAY FROM THE FACE OF SLOPES
- THE BUILDING OFFICIAL RESERVES THE RIGHT TO MAKE CHANGES OF MODIFICATIONS TO THE TEMPORARY EROSION CONTROL PLAN AS DEEMED NECESSARY.

CONSTRUCTION contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional 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 design professional.



BENCH MARK NO.
 ASSUMED BENCHMARK ON TOP OF 1" IRON PIPE AT THE INTERSECTION OF YUCCA TRAIL AND PALO ALTO AVENUE
 ELEV: 3290.00'
 SUBTRACT 2.13 FEET FROM ALL ELEVATIONS SHOWN TO OBTAIN BENCHMARK X 1265
 ELEV: 3257.47 - NAVD 88

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	DATE

PLANS PREPARED BY
JHA ENGINEERS
 43585 MONTEREY AVENUE, SUITE 7
 PALM DESERT, CA. 92260
 (760) 345-9552 * DAN @ JHAENGINEERING.COM
PREPARED UNDER THE SUPERVISION OF:

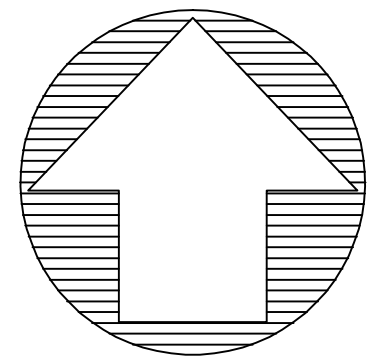
 JOHN H. HACKER, RCE 14614
 DATE 11-15-2023



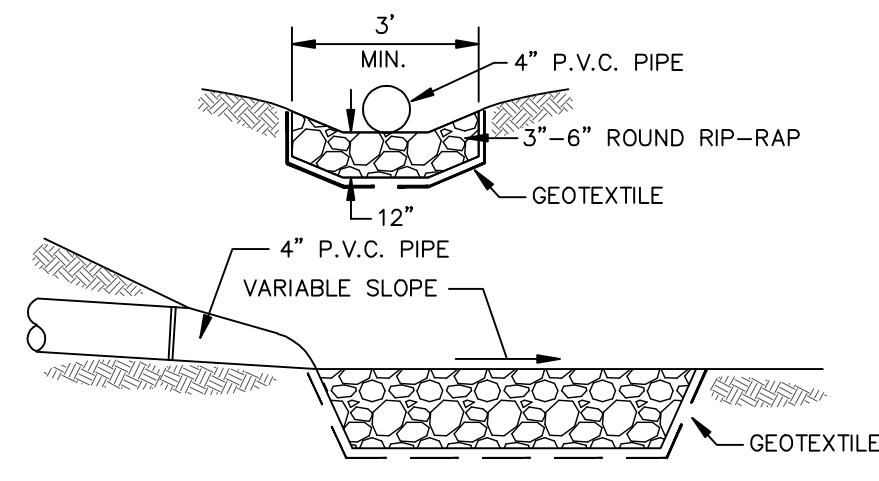
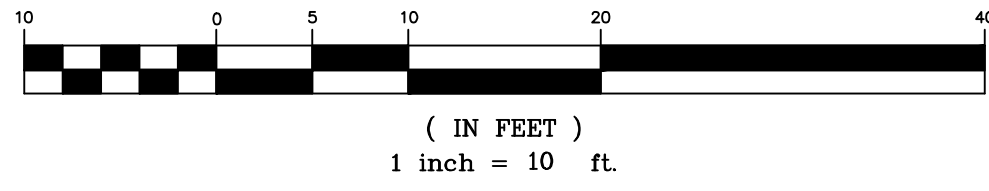
APPROVED BY:
 ARMANDO BALDIZZONE, DIRECTOR OF PUBLIC WORKS
 R.C.E. 70102
RECOMMENDED BY:

TOWN OF YUCCA VALLEY
PRECISE GRADING PLAN
 7120 PALO ALTA AVENUE
 YUCCA VALLEY, CA.
 APN: 0595-282-12

SHEET
1
 OF 2 SHEETS
 DRAWING NO.



GRAPHIC SCALE



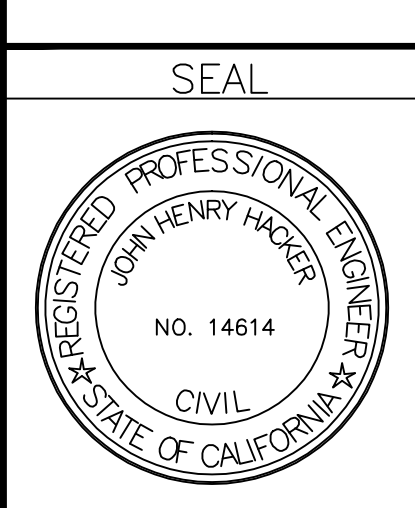
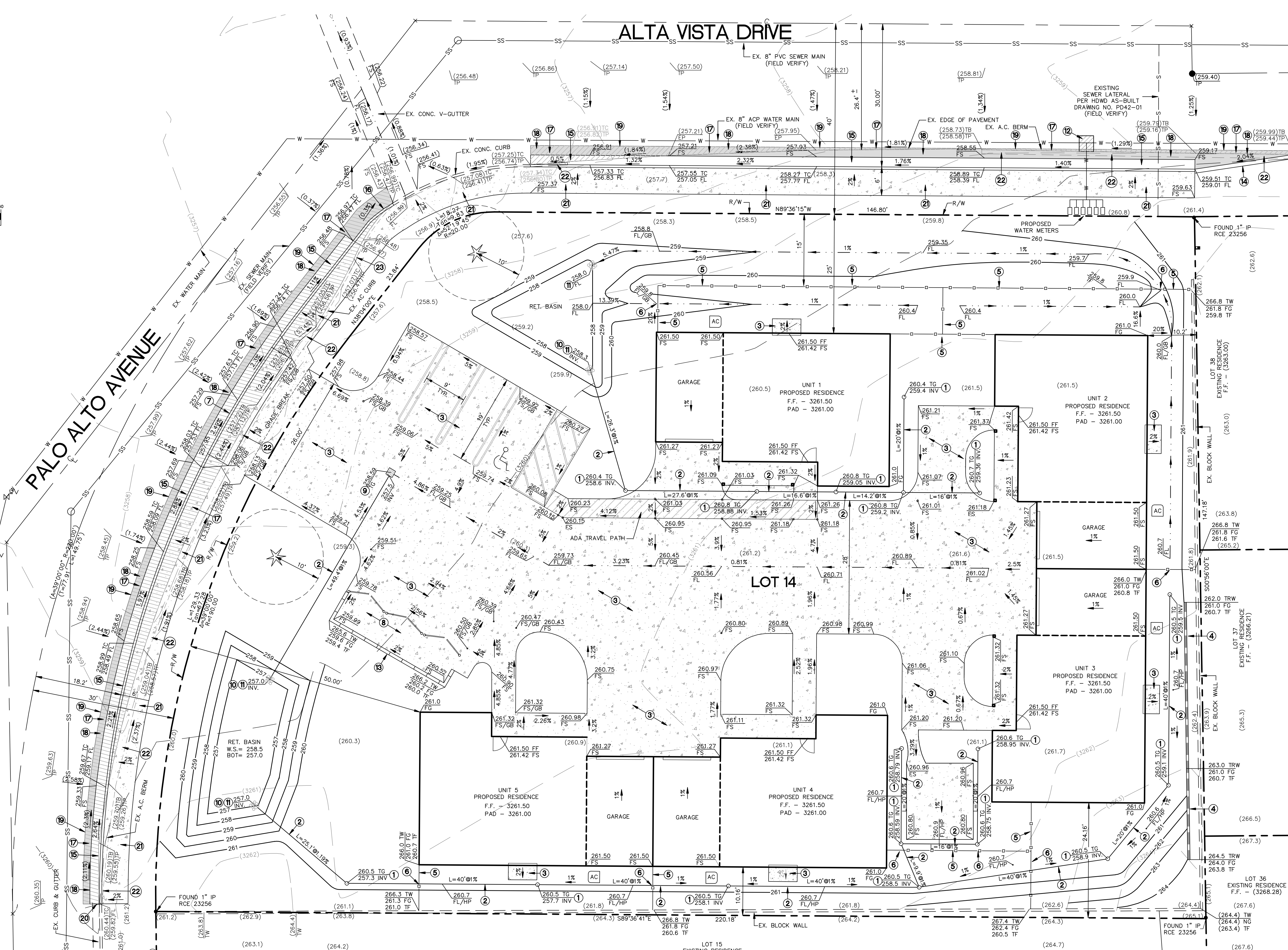
12 11 RIP-RAP DETAIL NOT TO SCALE

CONSTRUCTION NOTES:

- 1 INSTALL 4" AREA DRAIN (MODEL: NDS #20)
- 2 INSTALL 4" PVC, (S.D.R. 35), DRAIN PIPE.
- 3 CONSTRUCT 4" P.C.C DRIVEWAY / WALKWAYS
- 4 CONSTRUCT 1' TO 3' RETAINING WALL (SEP. PERMIT)
- 5 CONSTRUCT 5' HIGH WROUGHT IRON FENCE OR PRIVACY FENCING TID
- 6 PROVIDE OPENING AT BOTTOM OF WALL FOR DRAINAGE
- 7 CONSTRUCT DRIVEWAY APPROACH PER TOWN OF YUCCA VALLEY STD. 211
- 8 CONSTRUCT 6" P.C.C. - TRASH ENCLOSURE
- 9 INSTALL 24"x24" CATCH BASIN W/ TRAFFIC GRATE (MODEL NDS2400 OR EQUAL)
- 10 CONSTRUCT 4" PVC OUTLET TO BASIN PER DETAIL HEREON
- 11 INSTALL RIP-RAP PER DETAIL HEREON
- 12 TRENCH PAVEMENT REPLACEMENT PER YUCCA VALLEY STD. 241
- 13 CONSTRUCT 6' HIGH BLOCK WALL (SEP. PERMIT)
- 14 CONSTRUCT 6" A.C. DIKE PER YUCCA VALLEY STD. 202
- 15 CONSTRUCT 6" CURB & GUTTER PER YUCCA VALLEY STD. 200
- 16 CONSTRUCT 6" CURB ONLY PER MODIFIED YUCCA VALLEY STD. 200
- 17 SAWCUT AND REMOVE EX. A.C. PAVEMENT
- 18 CONSTRUCT 3.5" A.C. OVER 4" CLASS II BASE COMPACTED AT 95%
- 19 1' x 0.10' GRIND/OVERLAY AT THE PAVEMENT JOIN
- 20 JOIN/MATCH EXISTING CURB & GUTTER
- 21 CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER YUCCA VALLEY STD. 220
- 22 REMOVE EX. CONCRETE CURB
- 23 REMOVE EX. A.C. BERM
- 24 REMOVE EX. A.C. CURB

PALO ALTO AVENUE

ALTA VISTA DRIVE



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 R.C.E. 70102
 RECOMMENDED BY:

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 PRECISE GRADING PLAN
 7120 PALO ALTO AVENUE
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SHEET **2**
 OF 2 SHEETS
 DRAWING NO.