

PRELIMINARY GRADING PLAN

SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E, S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING:

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK:

USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

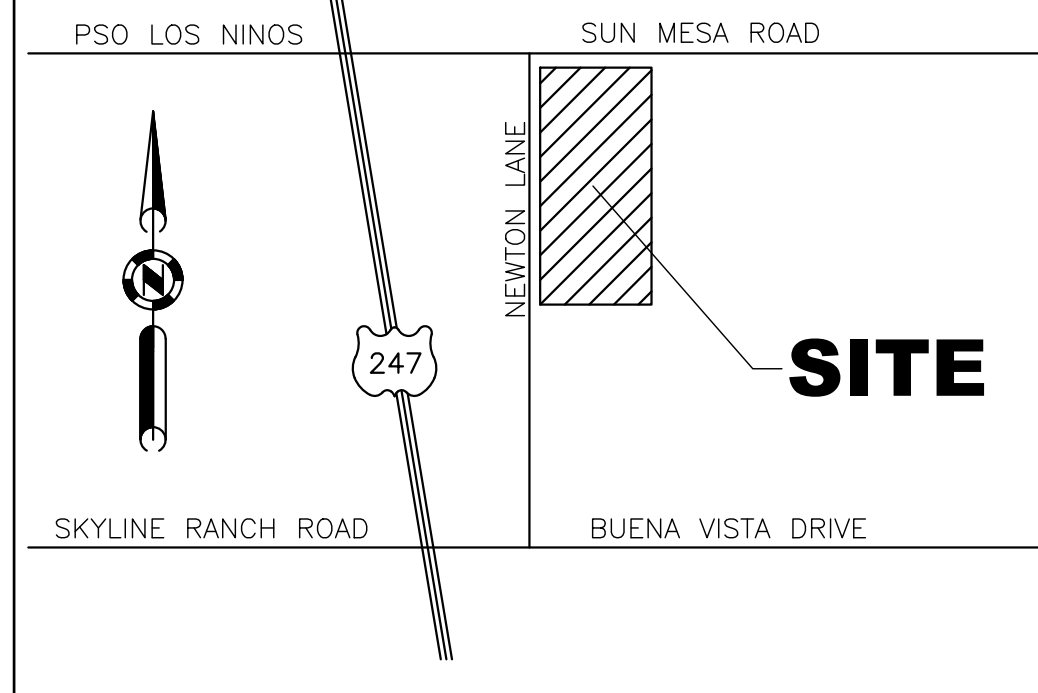
OWNER/DEVELOPER

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TOPOGRAPHY:

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DATE OF SURVEY JAN 2022

YUCCA VALLEY



VICINITY MAP

LEGEND:

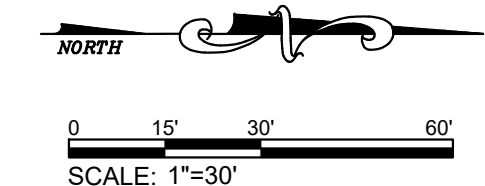
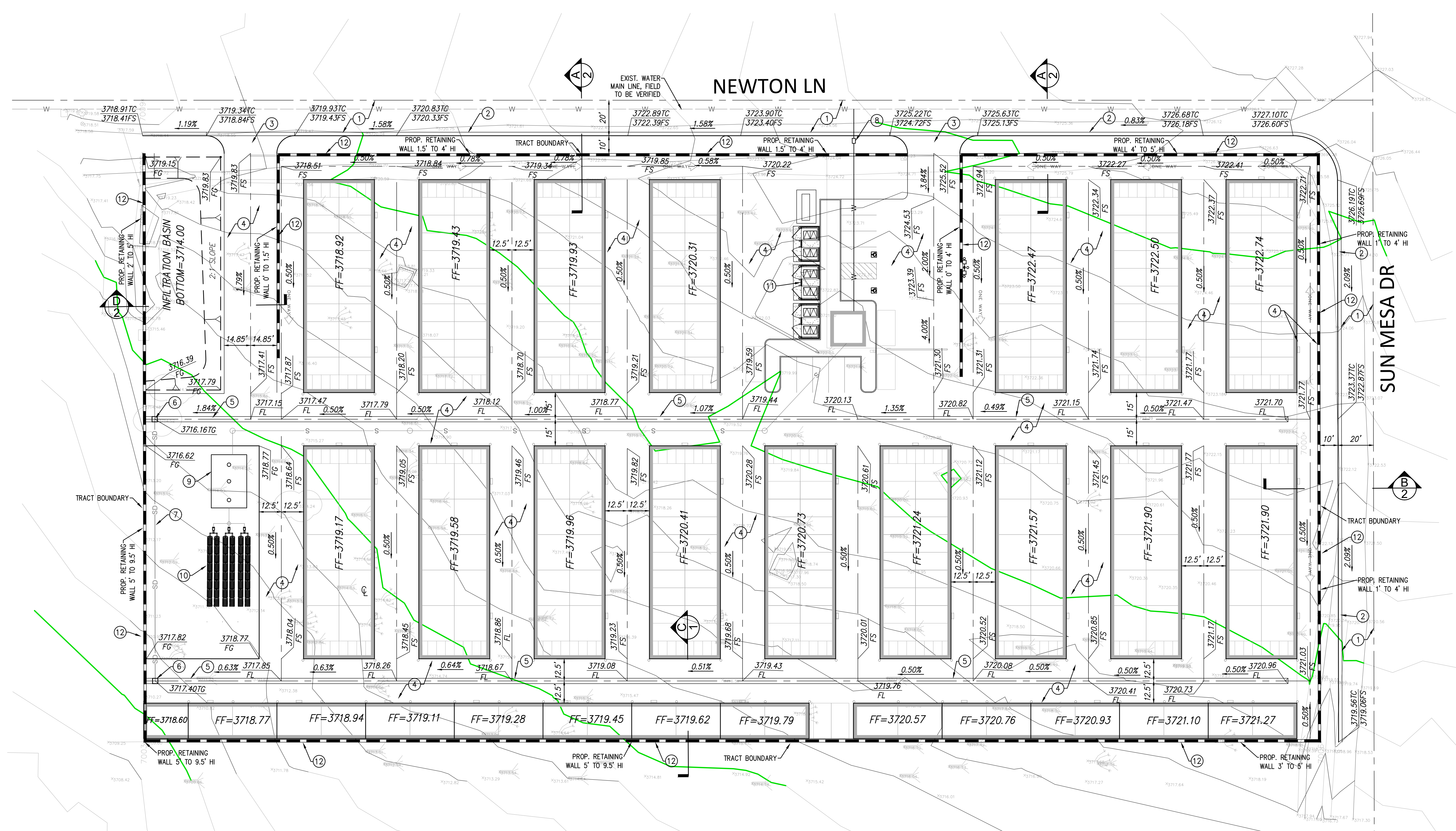
—	CENTERLINE	EP	EDGE OF PAVEMENT
—	PROPERTY LINE	FF	FINISHED FLOOR
—	WATER LINE	FG	FINISHED GROUND
—	SEWER LINE	FL	FLOW LINE
—	ELECTRIC LINE	FS	FINISHED SURFACE
—	GAS LINE	GB	GRADE BREAK
—	EXIST. CHAIN LINK FENCE	HP	HIGH POINT
—	EXIST. WOOD FENCE	INV	INVERT ELEVATION
—	EXIST. BLOCK WALL	PAD	PAD ELEVATION
—	EXIST. CONTOUR LINE	RET.	RETAINING WALL
—	EXIST. SPOT ELEVATION	TC	TOP OF CURB
—	EXIST. FIRE HYDRANT	TG	TOP OF GRATE
—	EXIST. POWER POLE		
—	EXIST. SEWER MANHOLE		
—	EXIST. STORM DRAIN MANHOLE		
—	EXIST. WATER METER		
—	EXIST. WATER VALVE		
—	EXIST. TREE		

CONSTRUCTION NOTE:

- 1 PROPOSED AC PAVEMENT
- 2 PROPOSED 6" CURB AND GUTTER
- 3 PROPOSED DRIVEWAY APPROACH
- 4 PROPOSED CONC. PAVEMENT
- 5 PROPOSED CONC. RIBBON GUTTER
- 6 PROPOSED 36"x36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
- 7 PROPOSED 18" RCP
- 8 PROPOSED 1" SERVICE METER
- 9 PROPOSED SEPTIC TANK
- 10 PROPOSED LEACH FIELD
- 11 TRASH ENCLOSURE
- 12 PROPOSED RETAINING WALL

EARTHWORK VOLUMES:

TOTAL CUT - 4970 CY
TOTAL FILL - 4485 CY
* SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.



SHEET 1 OF 2

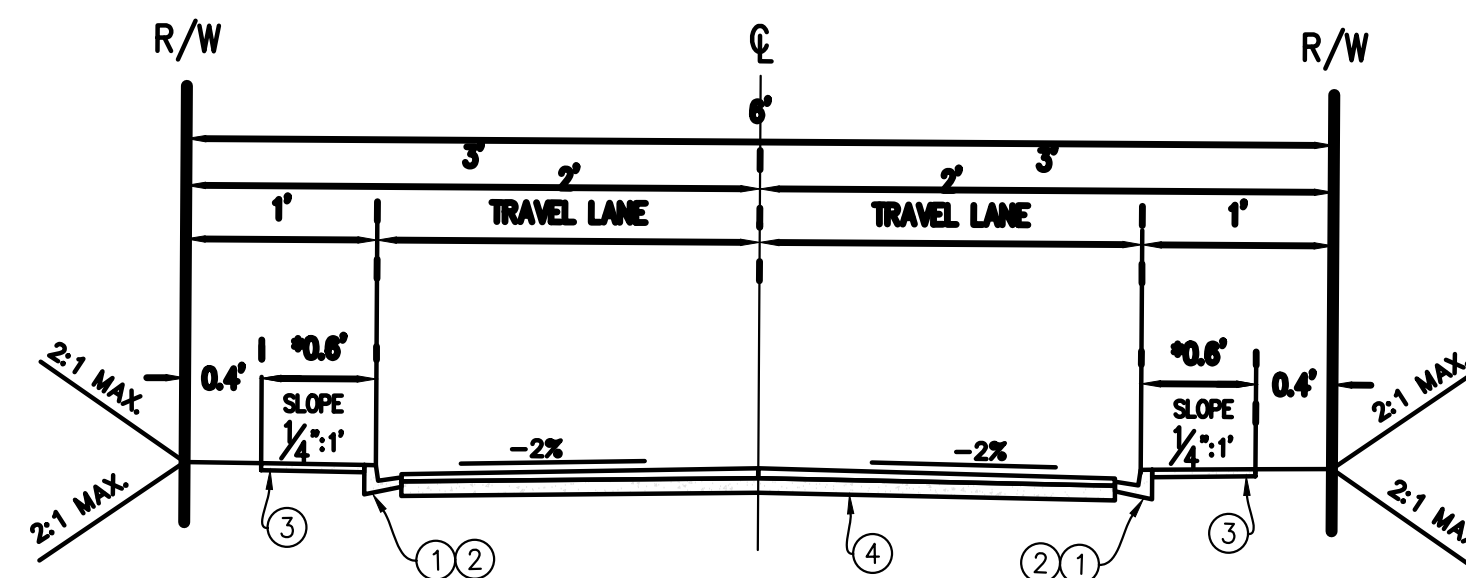


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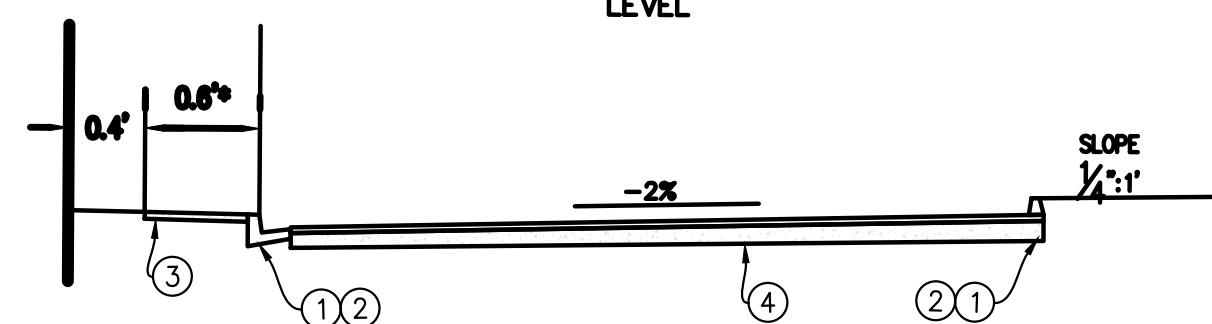
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TYPICAL SECTION
LEVEL



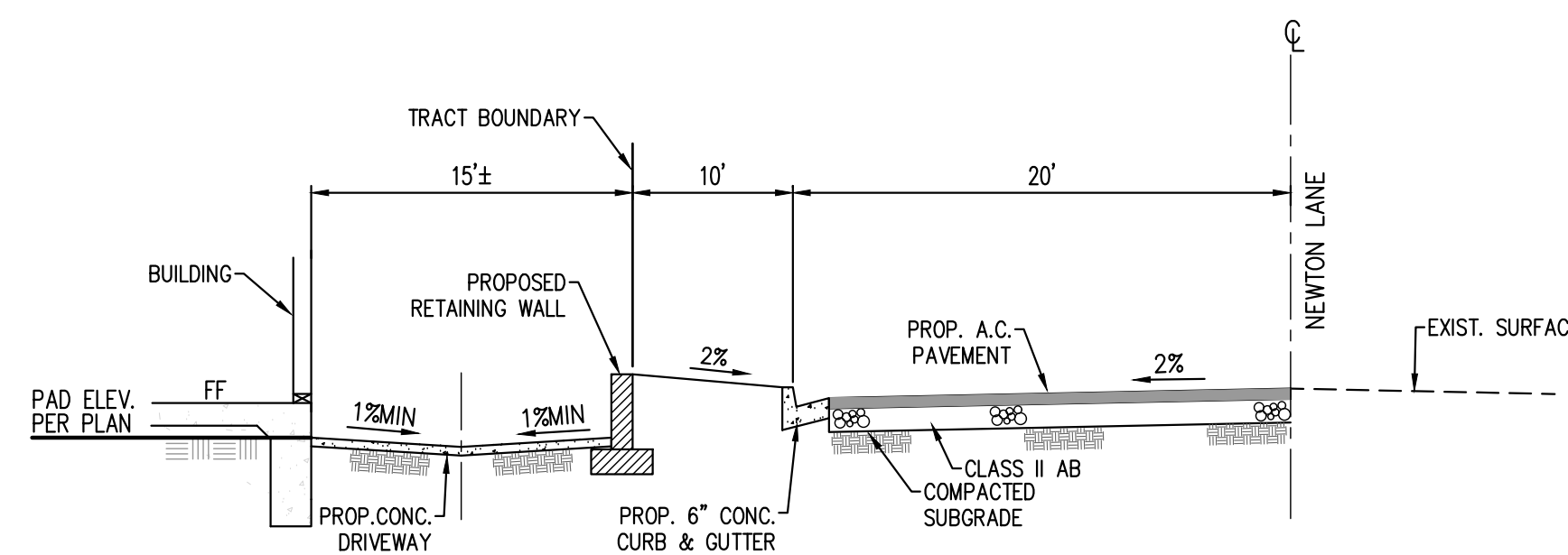
TYPICAL SECTION
TILT

NOTES:

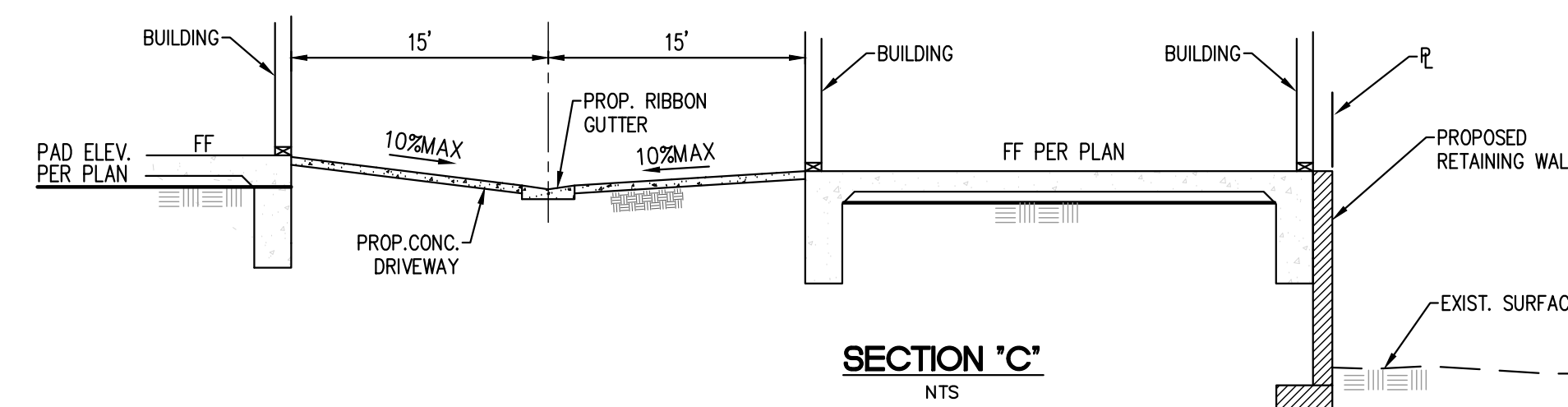
- ① CURB AND GUTTER STD. DWG. NO. 200
- ② A.C. DIKE PER STD DWG. 202 **
- ③ SIDEWALK PER STD. DWG. NO. 220
- ④ PAVEMENT SECTION PER STD. DWG. NO. 240

*SIDEWALK REQUIREMENT PER DEVELOPMENT CODE
 **LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS

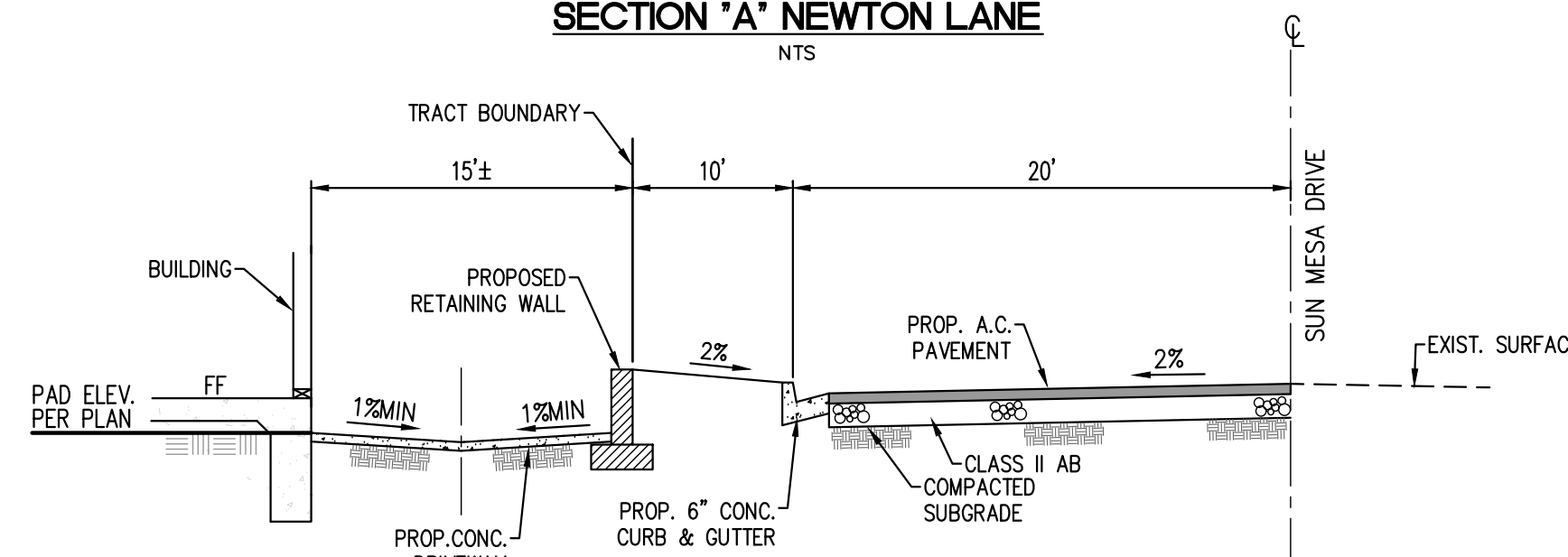
LOCAL STREET SECTION SUN MESA-NEWTON LN
 NOT TO SCALE



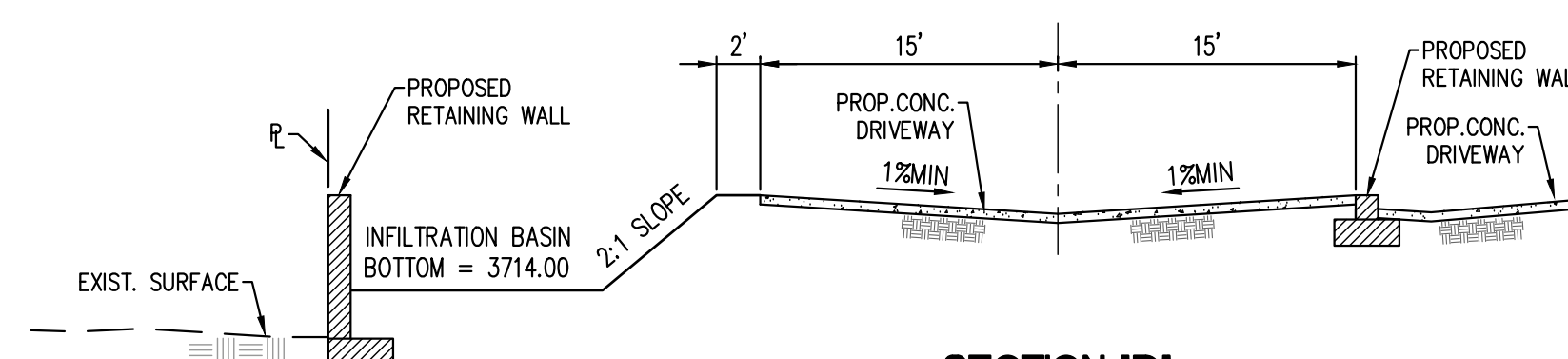
SECTION 'A' NEWTON LANE
 NTS



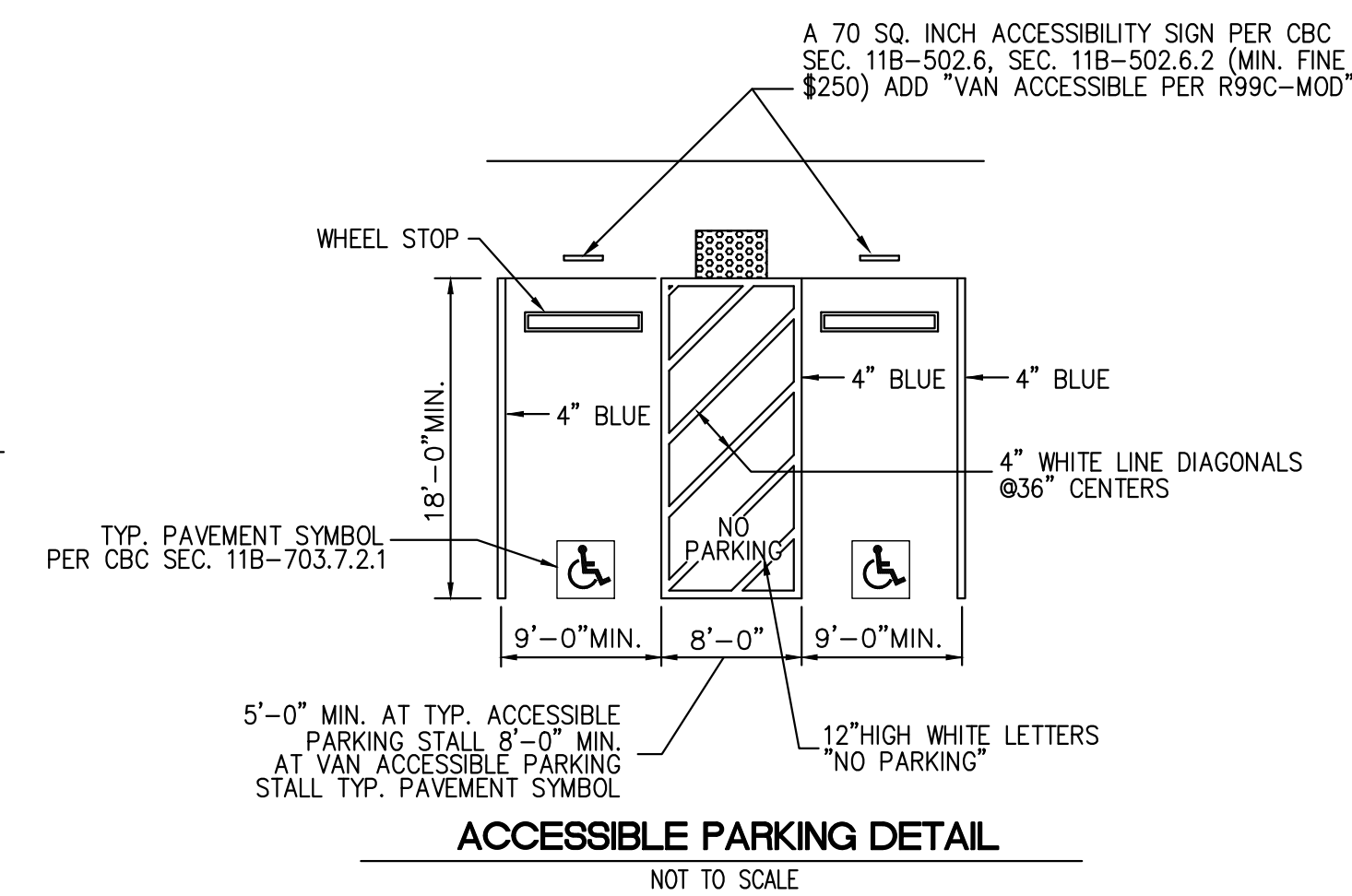
SECTION 'C'
 NTS



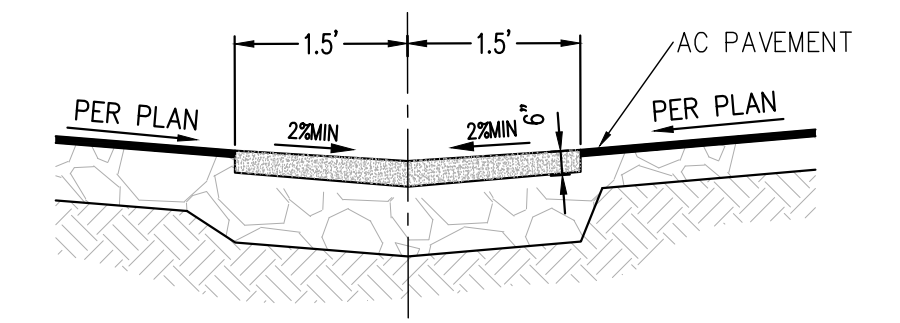
SECTION 'B' SUN MESA DRIVE
 NTS



SECTION 'D'
 NTS



ACCESSIBLE PARKING DETAIL
 NOT TO SCALE



RIBBON GUTTER DETAIL
 N.T.S.

