

OWNER:
BRADEN SUMMERS AND BRIAN BERGERON
21034 HILLSIDE DRIVE,
TOPANGA, CA 90290

APN:
0598-051-023

APPROXIMATE EARTHWORK QUANTITIES:
CUT 109 CY
FILL 184 CY
IMPORT 75 CY DISTURBED AREA: 10,212.98 SF

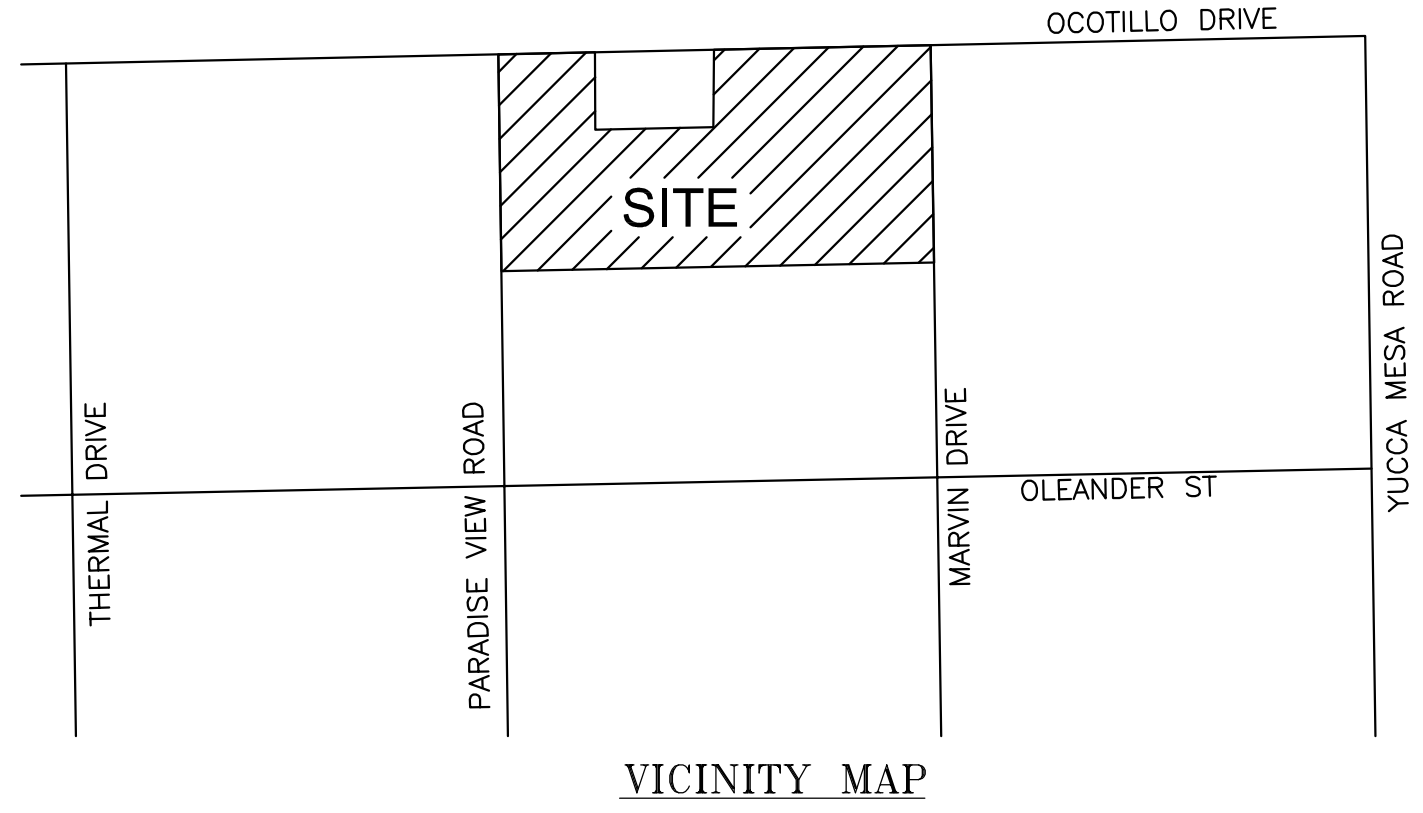
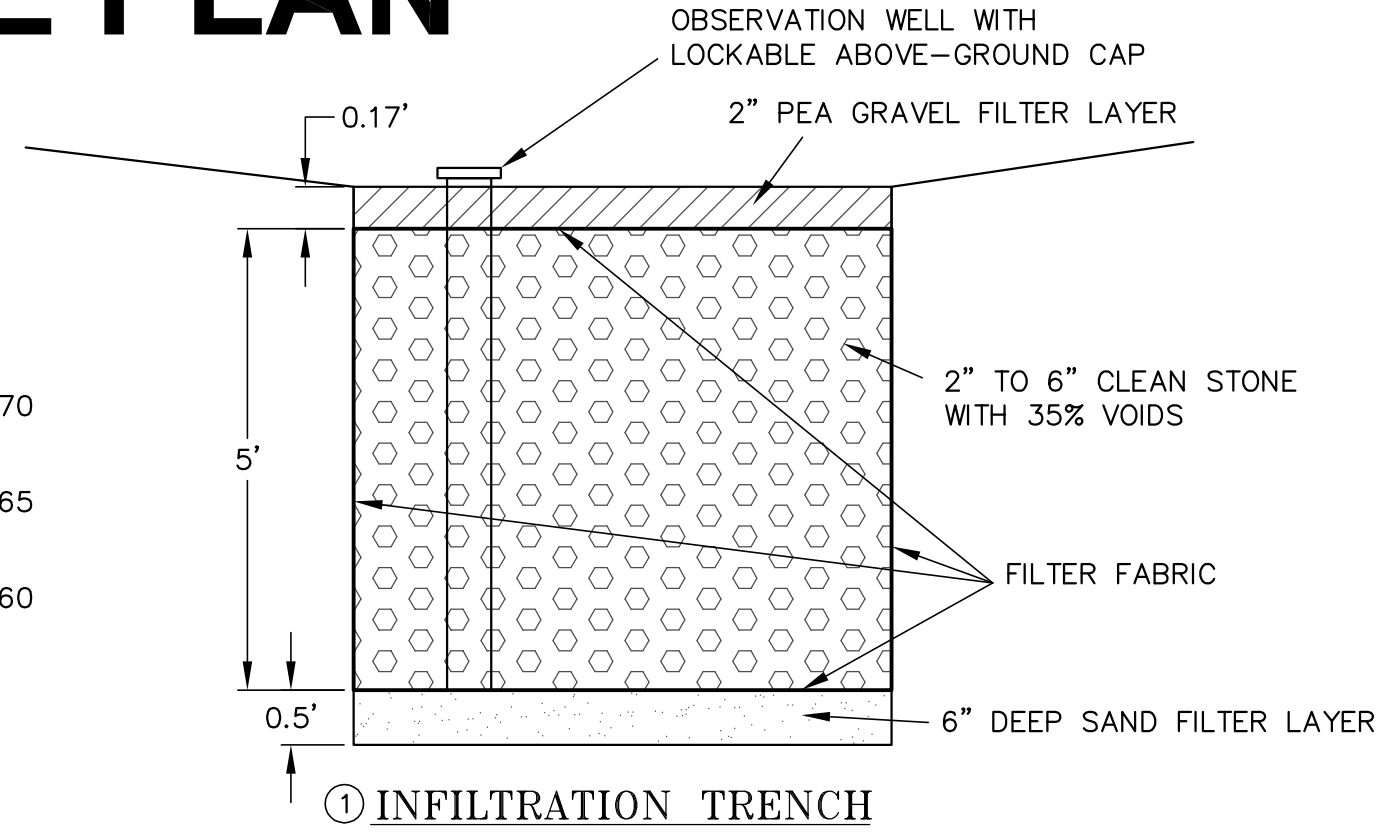
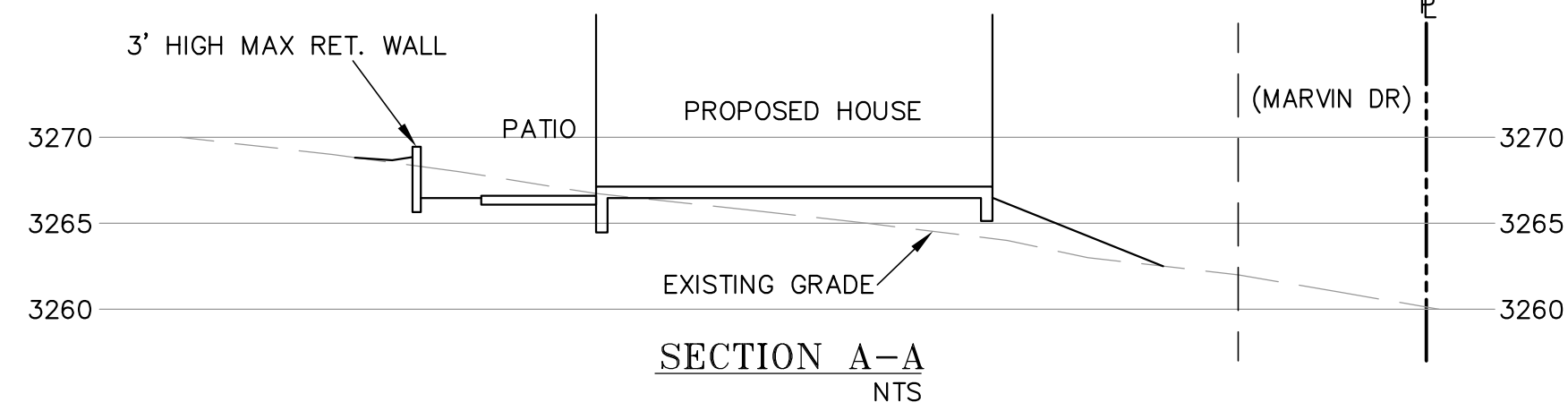
CONSTRUCTION NOTES

1. CONSTRUCT 5' DEEP X 10' WIDTH X 23' LONG INFILTRATION TRENCH
2. INSTALL 4" PVC DRAINAGE PIPE
3. INSTALL 12" NDS CATCH BASIN
4. 3' HIGH MAX RETAINING WALL PER SEPARATE PERMIT

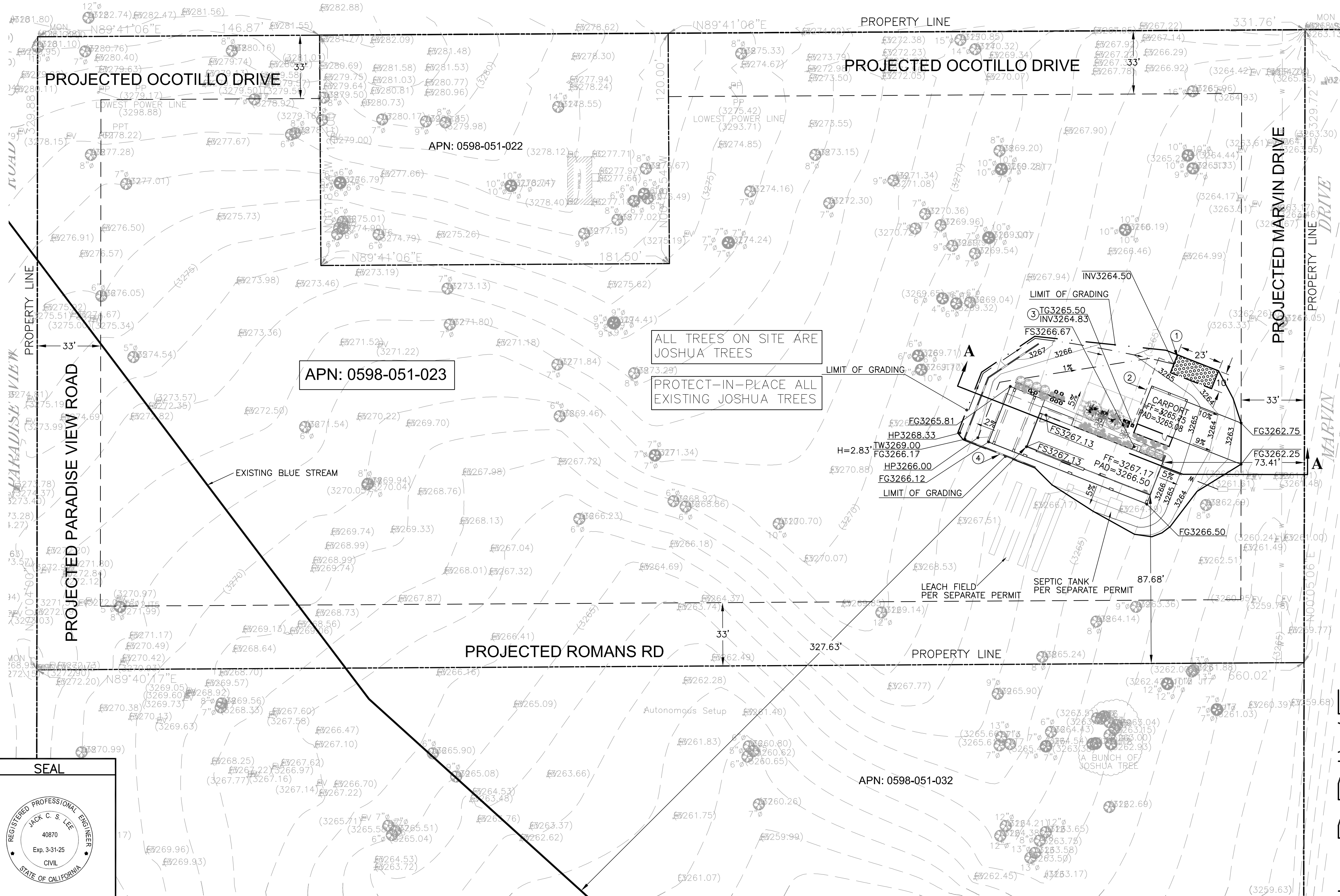
RETENTION:
IMPERVIOUS SURFACE: 3,870 SF
REQUIRED RETENTION: (3,870/1000) * 100 = 387 CF
PROPOSED RETENTION: INFILTRATION TRENCH
GRAVEL POROSITY: 0.35
INFILTRATION TRENCH
DEPTH: 5 FEET
WIDTH: 10 FEET
LENGTH: 23 FEET
PROVIDED VOLUME = 23*10*5*0.35 = 403 CF > 387 CF

GRADING AND DRAINAGE PLAN

SINGLE-FAMILY RESIDENCE



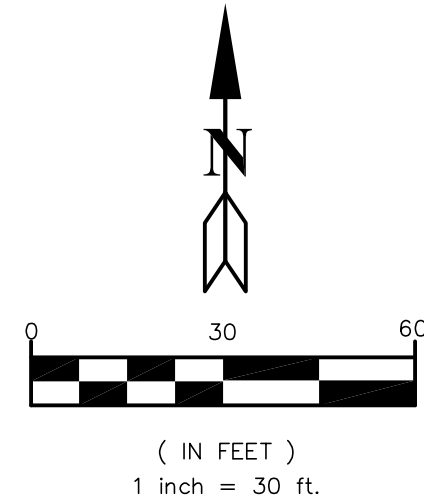
ALL TREES ARE JOSHUA TREES



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 811, 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 39, 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 CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
15. 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.
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 SOILS REPORT PREPARED BY CAL LAND ENGINEERING & ASSOCIATES, INC. DATED 9-1-2022 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 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.
22. THESE PLANS SHALL EXPIRE OF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.

CONTRACTOR AND/OR SUBCONTRACTOR SHALL PERFORM A DETAILED REVIEW OF ALL DRAWINGS, DATA, DIMENSIONS, SPECIFICATIONS (IF APPLICABLE), AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK, AND SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES IMMEDIATELY.



NGS BENCH MARK NO. EV 3507
4.2 MI EAST FROM YUCCA VALLEY, 4.2 MILES EAST
ALONG STATE HIGHWAY 62 FROM THE POST OFFICE AT
YUCCA VALLEY, AT THE INTERSECTION OF HIGHWAY 62
AND INDIO AVENUE, 106.5 FT. NORTH OF THE CENTER
LINE OF THE WESTBOUND LANES OF HIGHWAY 62, 61
FT. WEST OF THE CENTER LINE OF INDIO AVENUE,
35.5 FT. SOUTH OF THE SOUTHEAST CORNER OF
DINOS ITALIAN INN, IN TOP OF NORTH CURB OF
TWENTYNINE PALMS OUTER HIGHWAY.
ELEVATION: 3172.51' (NAVD 1988)

REVISIONS				
MARK	DATE	INITIAL	DESCRIPTION	DATE

PLANS PREPARED BY
CAL LAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050, FAX: (714) 671-1090, EMAIL: CALLANDENG@YAHOO.COM
PREPARED UNDER THE SUPERVISION OF:
JACK LEE RCE 40870 11-16-2023
DATE



APPROVED BY:
ALEX QISHTA
DIRECTOR OF PUBLIC WORKS
RECOMMENDED BY:
DATE

TOWN OF YUCCA VALLEY
5374 MARVIN DR.
GRADING PLAN
POR. OF GOVT. LOT 33, SEC 20 T1N R6E, SAN BERNARDINO BASE & MERIDIAN

SHEET
1
OF 1 SHEETS
DRAWING NO.

PLAN NO:
PROJECT: