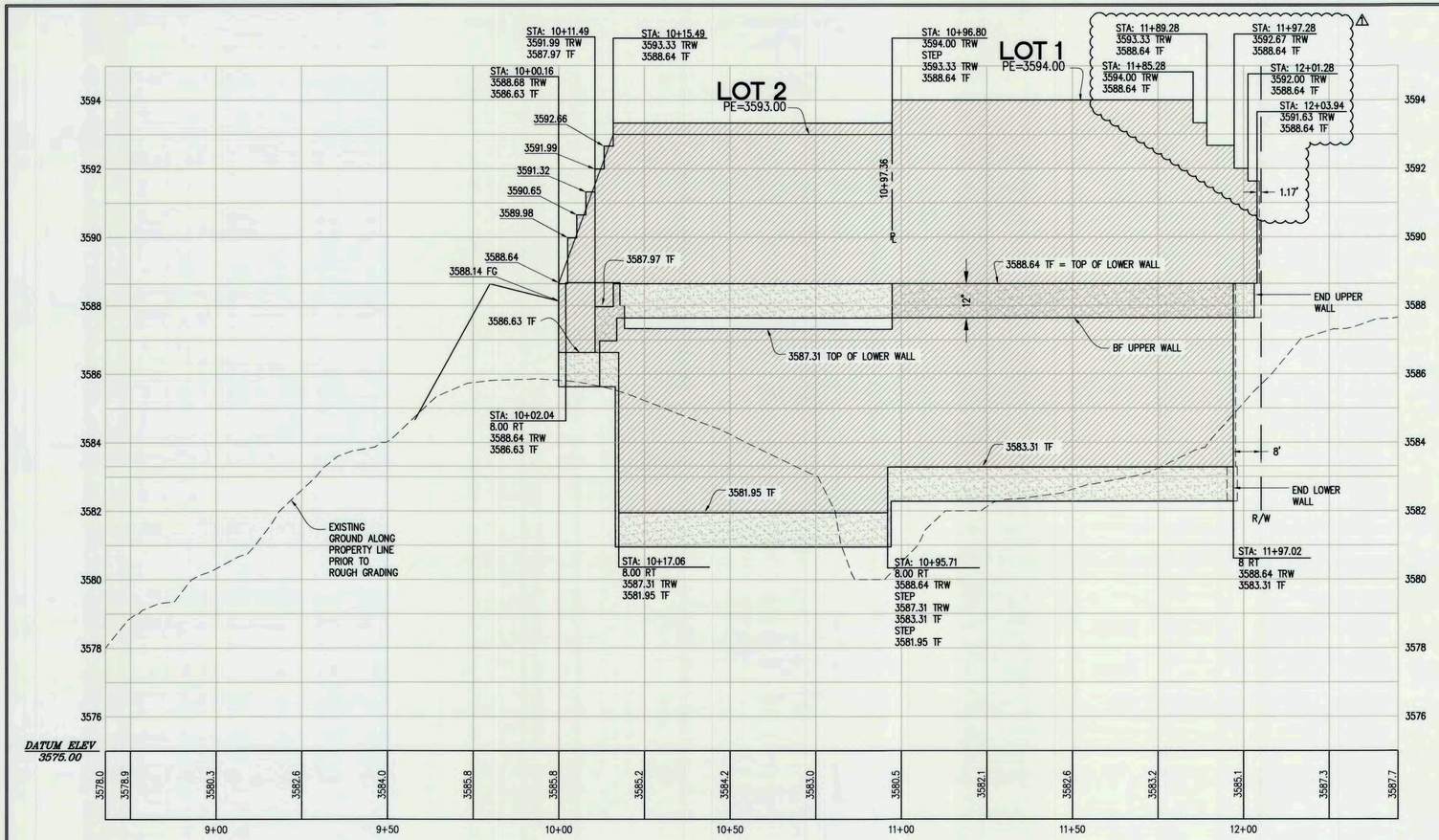
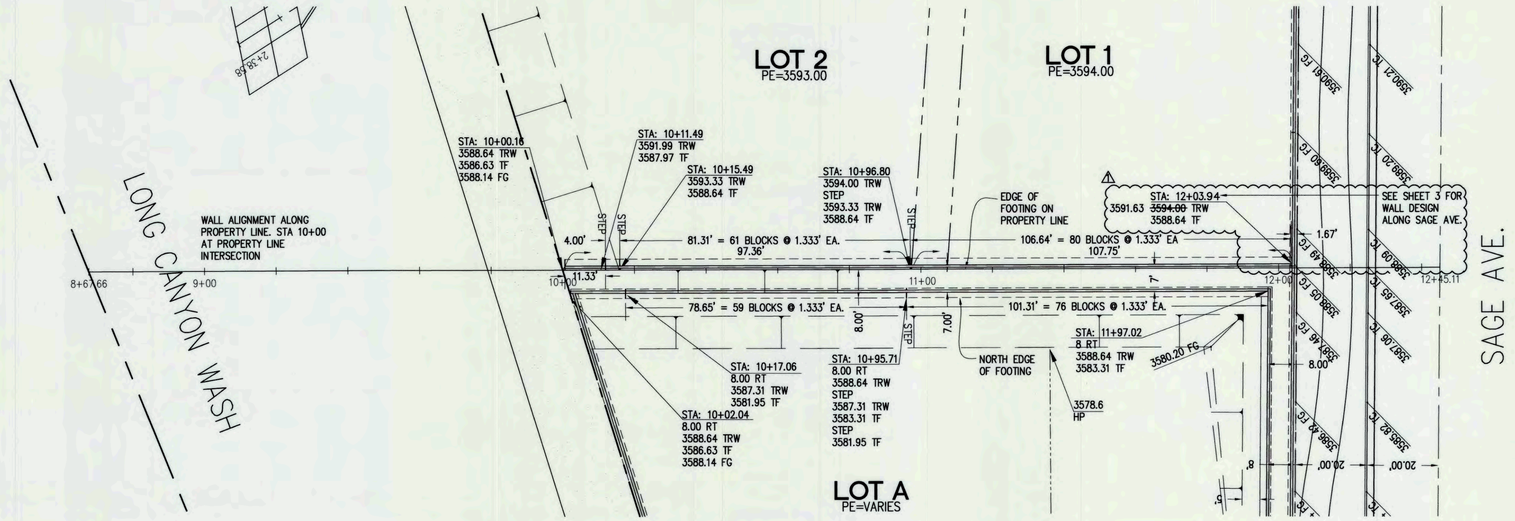
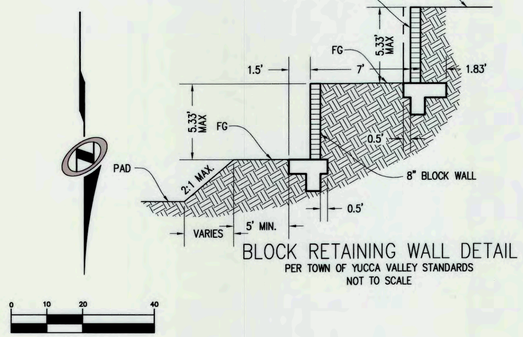
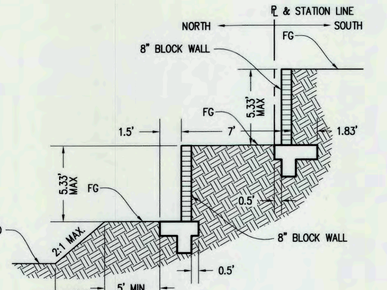








BLOCK RETAINING WALL DETAIL
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
(W)	WALL NUMBER
TYV	TOWN OF YUCCA VALLEY

DATE: 6/10/16 TIME: 8:40:01 AM
SERVER: NONE LAYOUT: 1
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: MYLAR
DESIGNER: FRW PROJ. MGR: WHW

NO.	BY	DATE	REVISIONS:
1	VB	5/20/16	REVISED UPPER WALL HEIGHT FROM STA 11=85.28 – STA 12+03.94

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP.12/31/17

NV5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.345.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:

ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/18

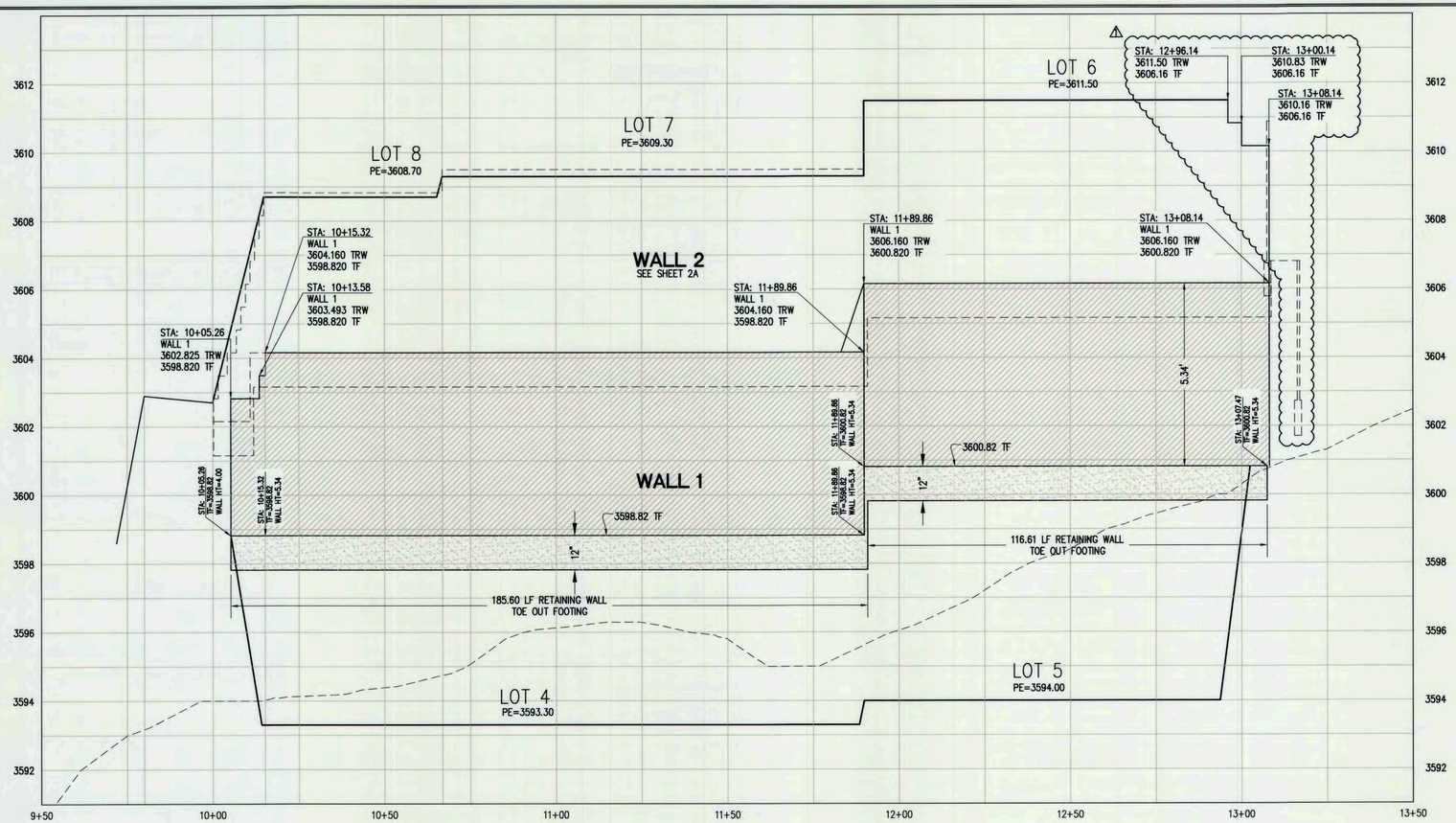
TOWN OF YUCCA VALLEY

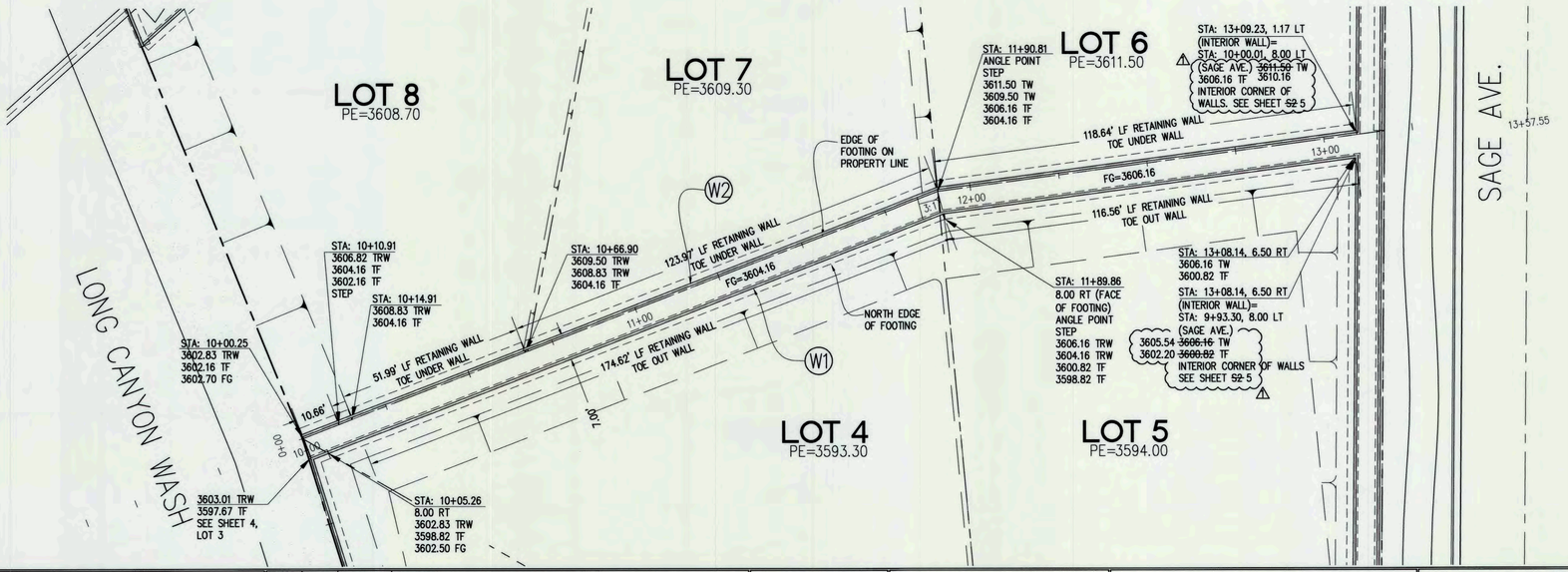
SAGE ESTATES
TRACT 17862
RETAINING WALLS
LOTS A, 1 AND 2

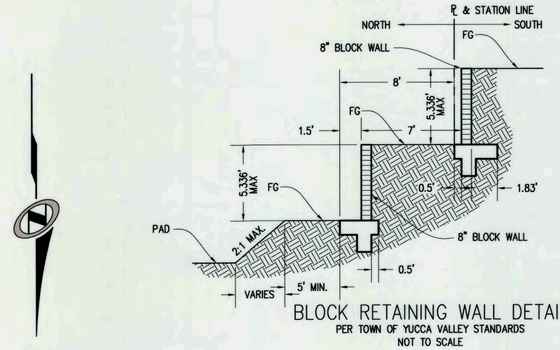
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAY 2016

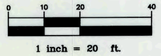
SHEET NUMBER 1 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

WELWER XREFS









LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P	PROPERTY LINE
(W#)	WALL NUMBER
TYV	TOWN OF YUCCA VALLEY

DATE: 2/9/2016 TIME: 10:31:29 AM
SERVER: NONE LAYOUT: 2
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: MYLAR
DESIGNER: #### PROJ. MGR: ####

NO.	BY	DATE	REVISIONS:
1	VB	5/20/16	REVISED WALL 2 HEIGHT FROM STA 12+92.14 – STA 13+08.14

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE 6/10/16
R.C.E. NO. 57142 EXP. 12/31/17

N|V|5
42-629 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
TOWN OF YUCCA VALLEY CALIFORNIA
INC. NOV. 27, 1991
ALEX QISHTA, TOWN PROJECT ENGINEER DATE 06/16/16
R.C.E. NO. 66702, EXP. 09/30/16

TOWN OF YUCCA VALLEY

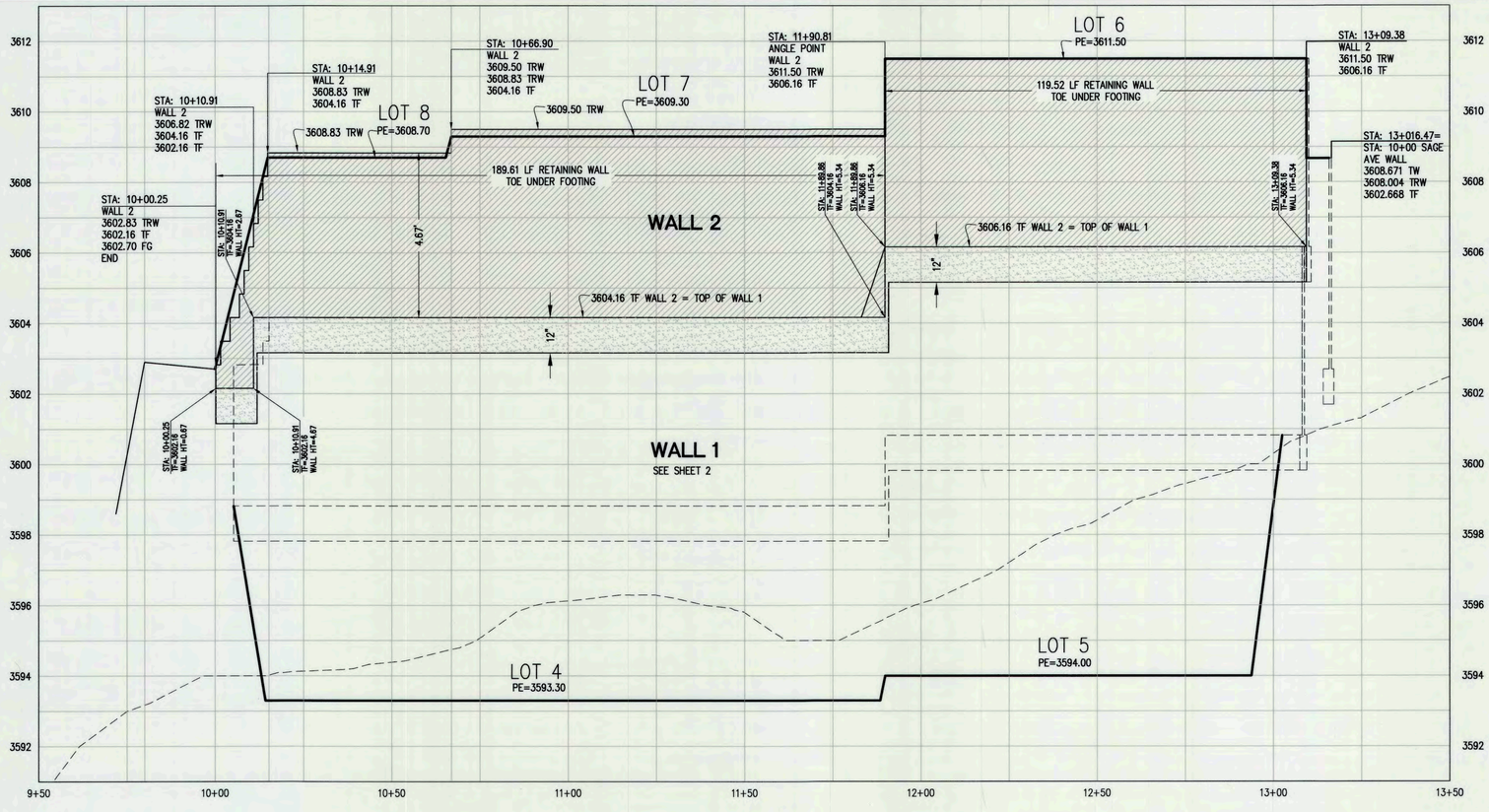
RETAINING WALL

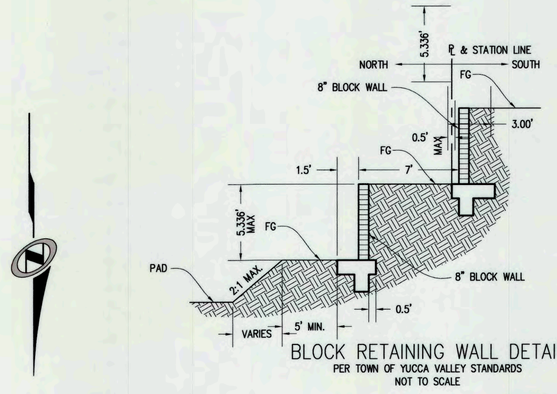
TRACT 17862
LOTS 4 THRU 8 WALL 1
SAGE ESTATES

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAY 2016

SHEET NUMBER 2 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

WEAVER GROUP





BLOCK RETAINING WALL DETAIL
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

0 10 20 40
1 inch = 20 ft.

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
(W#)	WALL NUMBER
TYV	TOWN OF YUCCA VALLEY

DATE: 2/19/2016 TIME: 7:55:15 AM
SERVER: NONE LAYOUT: 2A
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: MYLAR
DESIGNER: #### PROJ. MGR: ####

NO.	BY	DATE	REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE 4/20/16
R.C.E. NO. 57142 EXP.12/31/17

N|V|5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5899 FAX WWW.NV5.COM

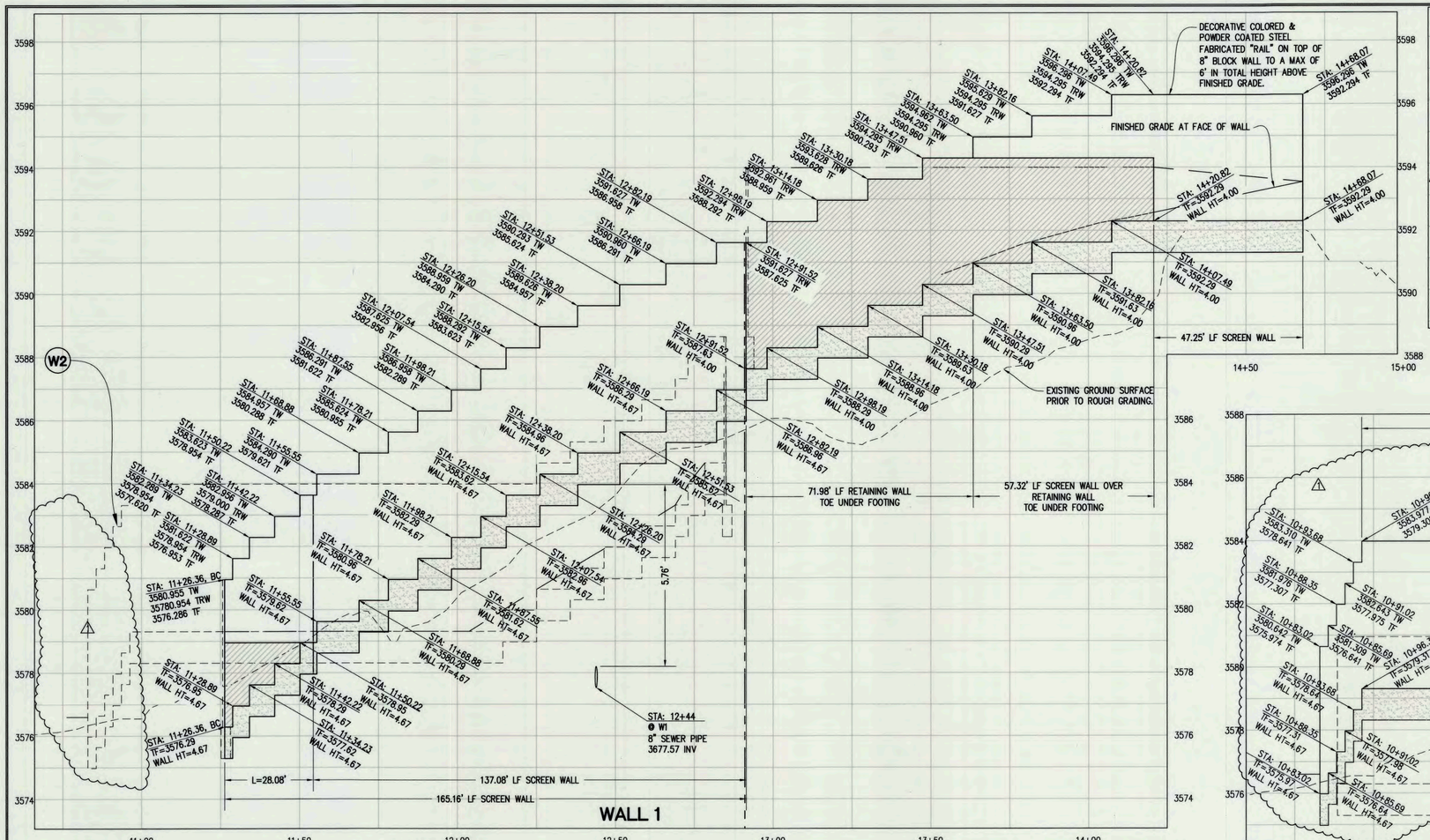
APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE 5/2/16
R.C.E. NO. 66702, EXP. 09/30/17

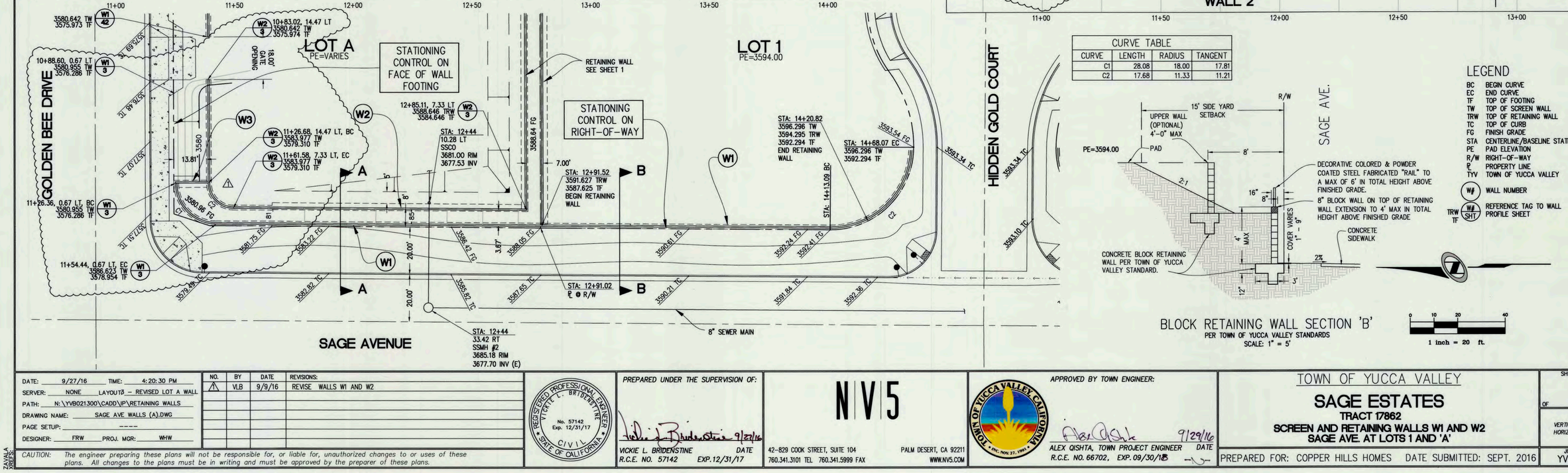
TOWN OF YUCCA VALLEY
RETAINING WALL
TRACT 17862
LOTS 4 THRU 8 WALL 1
SAGE ESTATES

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: APR. 2016

SHEET NUMBER 2A OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

WE/AER
XREFS:





CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	28.08	18.00	17.81
C2	17.68	11.33	11.21

BLOCK RETAINING WALL SECTION 'B'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'

0 10 20 40
1 inch = 20 ft.

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P.	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# SHT	REFERENCE TAG TO WALL PROFILE SHEET

DATE: 9/27/16 TIME: 4:20:30 PM
SERVER: NONE LAYOUT3 – REVISED LOT A WALL
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: SAGE AVE WALLS (A).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: WHW

NO.	BY	DATE	REVISIONS:
1	VLB	9/9/16	REVISE WALLS W1 AND W2

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/18

TOWN OF YUCCA VALLEY

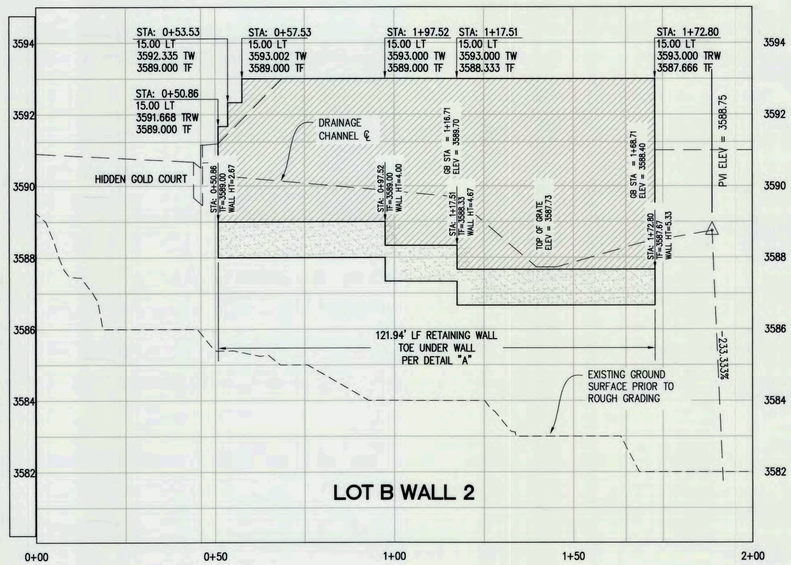
SAGE ESTATES
TRACT 17862
SCREEN AND RETAINING WALLS W1 AND W2 SAGE AVE. AT LOTS 1 AND 'A'

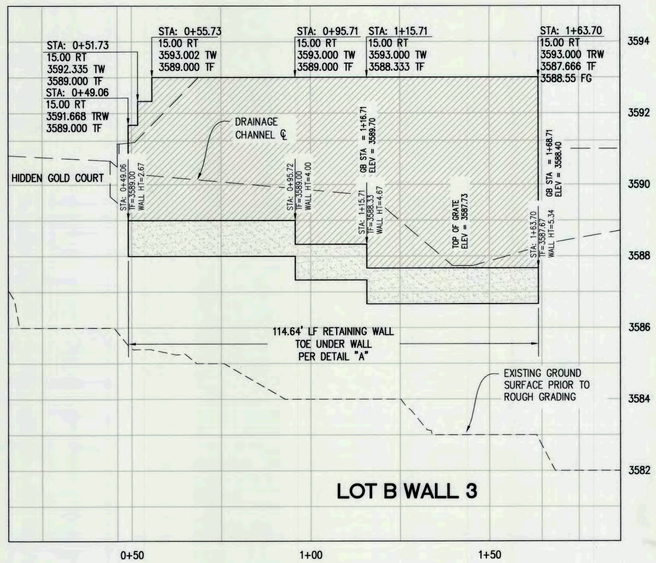
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: SEPT. 2016

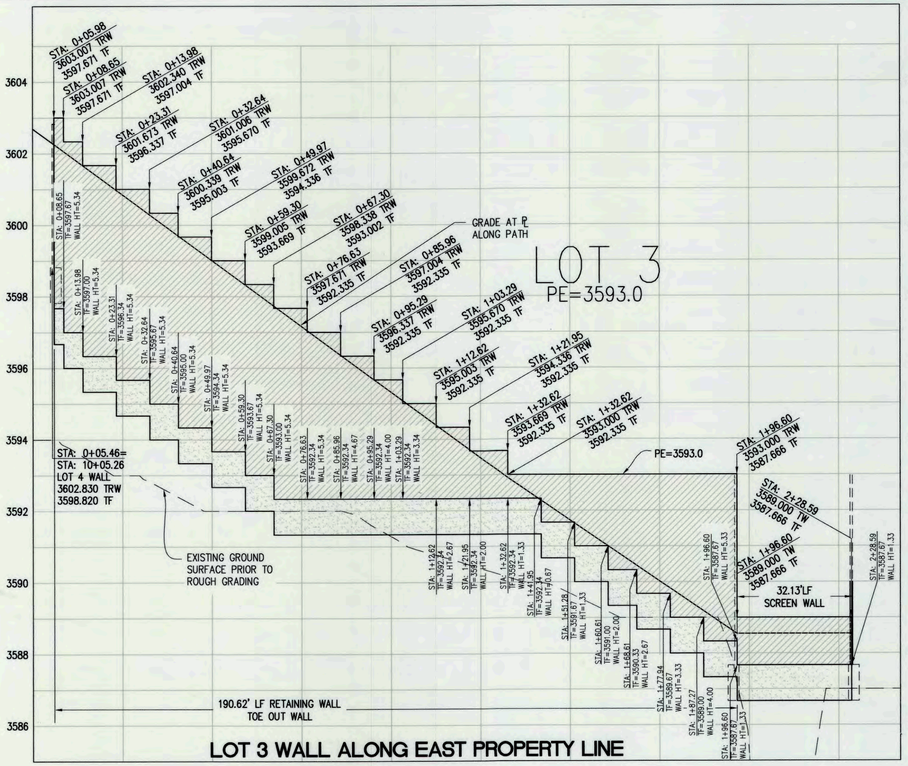
SHEET NUMBER 3 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

AD-55

ZAVALA PREPS



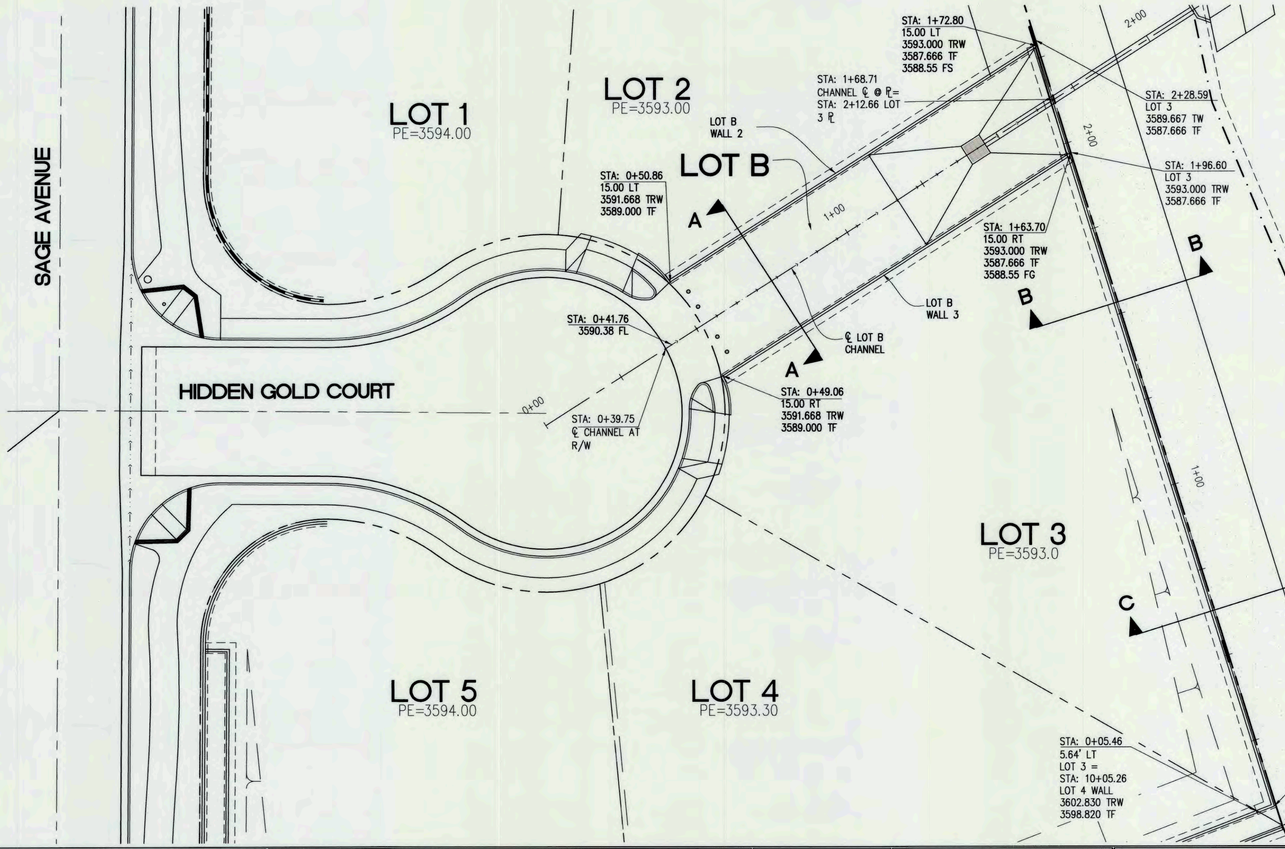




LOT B WALL 2

LOT B WALL 3

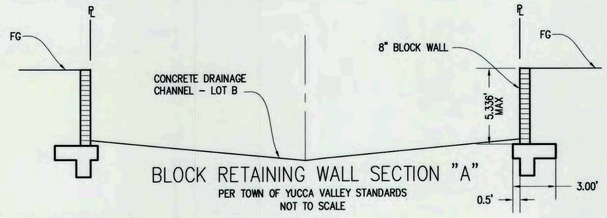
LOT 3 WALL ALONG EAST PROPERTY LINE



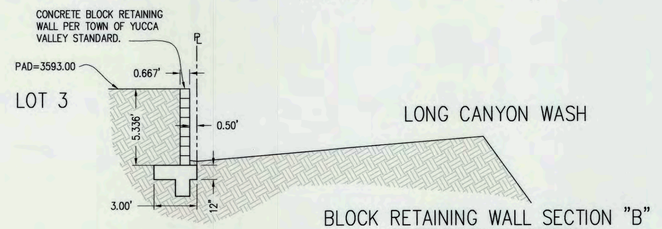
LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℘	PROPERTY LINE
(W6)	WALL NUMBER
TYV	TOWN OF YUCCA VALLEY

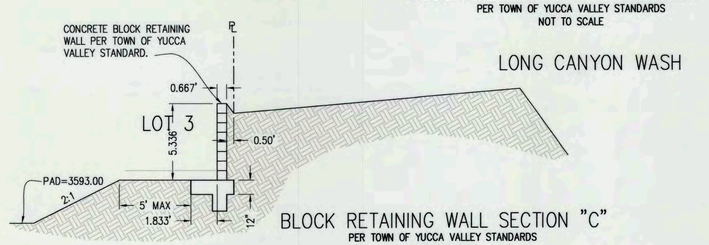
1 inch = 20 ft



BLOCK RETAINING WALL SECTION "A"
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



BLOCK RETAINING WALL SECTION "B"
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



BLOCK RETAINING WALL SECTION "C"
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

DATE: 2/[illegible]/2016 TIME: 10:04:47 AM
SERVER: NONE LAYOUT: 4
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS.DWG
PAGE SETUP: MYLAR
DESIGNER: #### PROJ. MGR: ####

NO.	BY	DATE	REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP.12/31/17

N|V|5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/17

TOWN OF YUCCA VALLEY

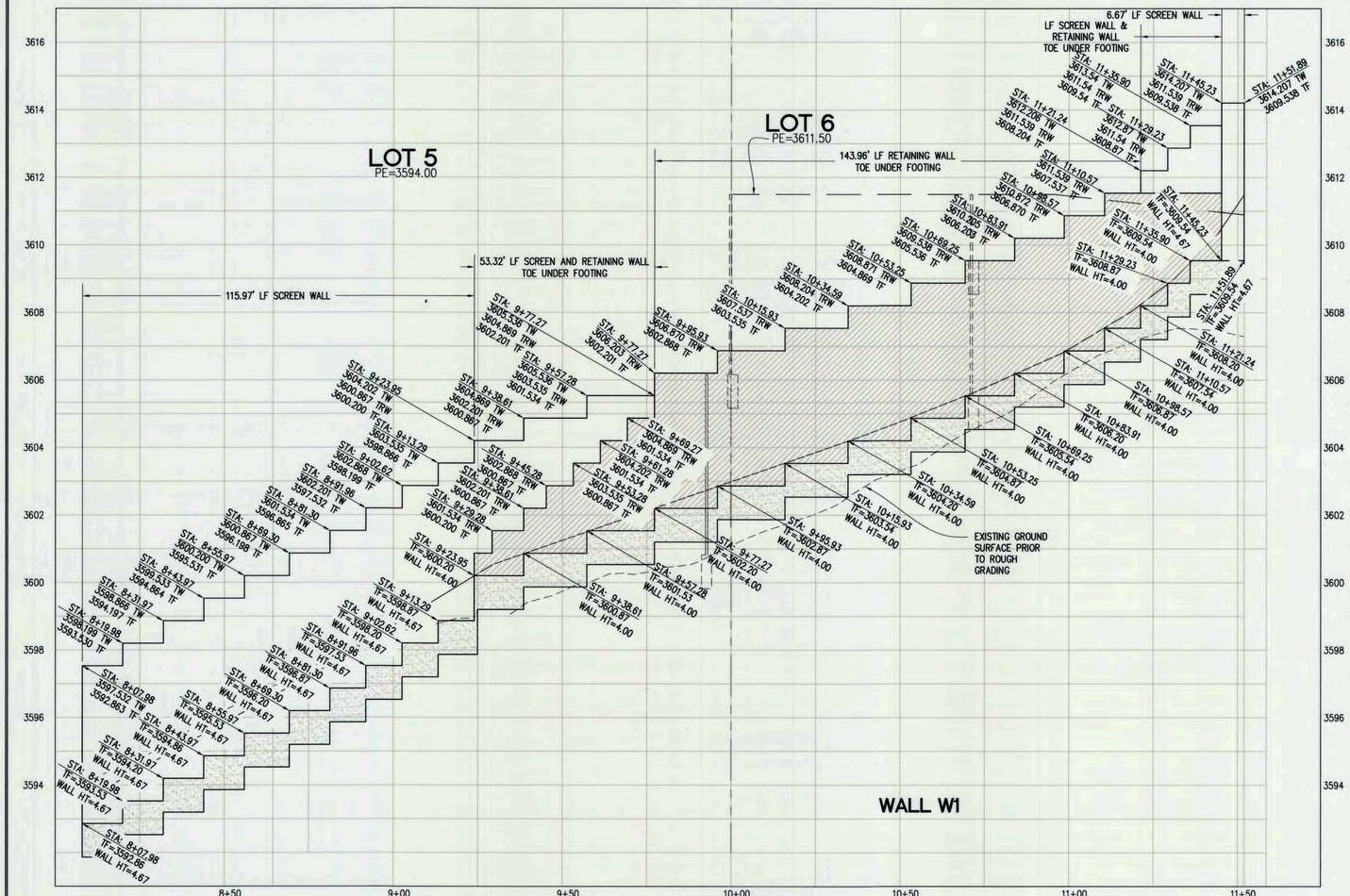
RETAINING WALL

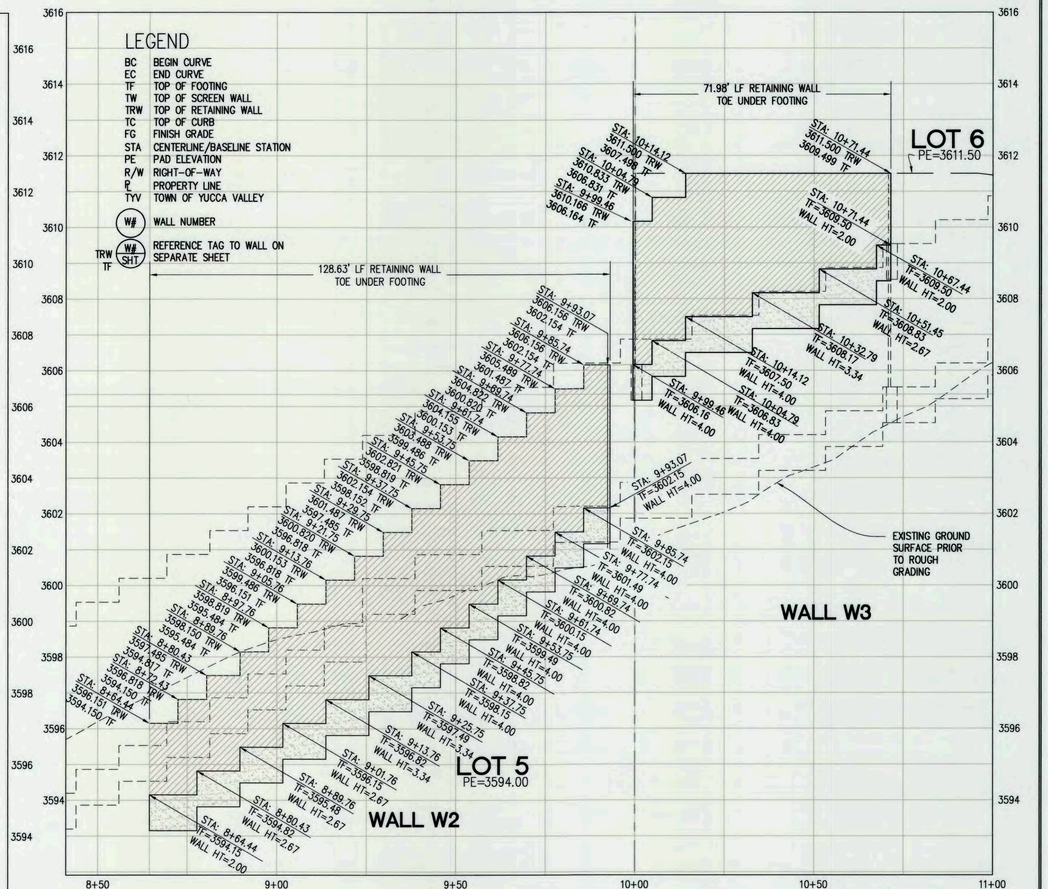
TRACT 17862
LOT B DRAINAGE CHANNEL WALLS
SAGE ESTATES

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: APR. 2016

SHEET NUMBER 4 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

WELVER XREFS:





CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
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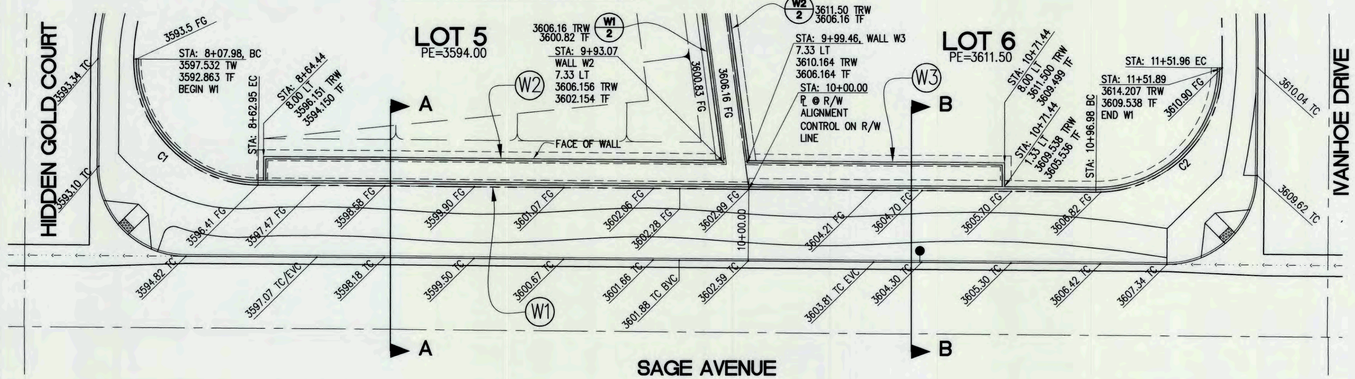
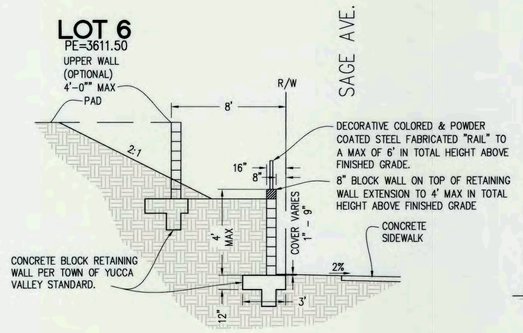
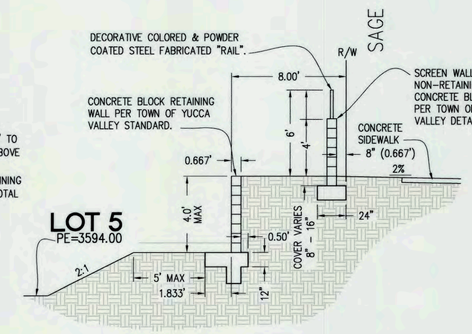
C2	54.98	35.00	35.00





BLOCK RETAINING WALL SECTION 'B'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



BLOCK RETAINING WALL SECTION 'A'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'

0 10 20 40
1 inch = 20 ft.

DATE: 6/10/16 TIME: 11:19:18 AM
SERVER: NONE LAYOUT: 5
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: SAGE AVE WALLS (A).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: WHW

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NO.	BY	DATE	REVISIONS:

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE 6/10/16
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP.12/31/17

NV5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
TOWN OF YUCCA VALLEY CALIFORNIA INC. NOV. 27, 1991
ALEX QISHTA 6/16/16
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/16

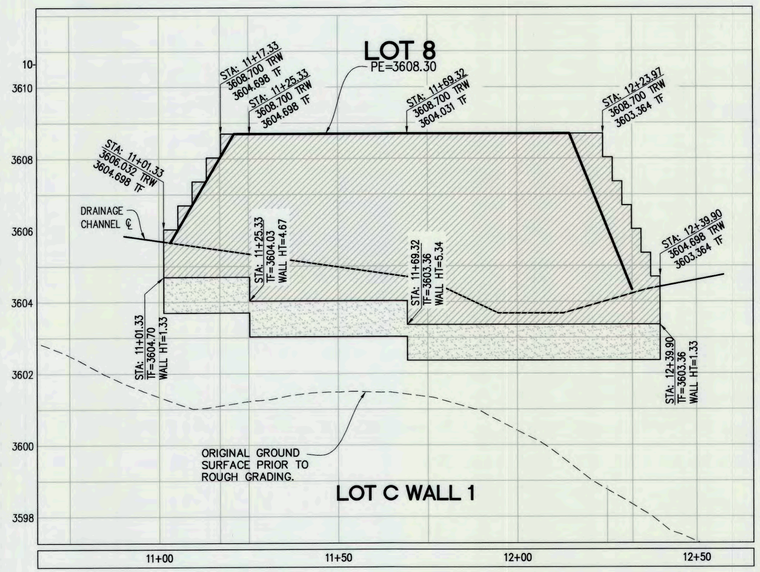
TOWN OF YUCCA VALLEY

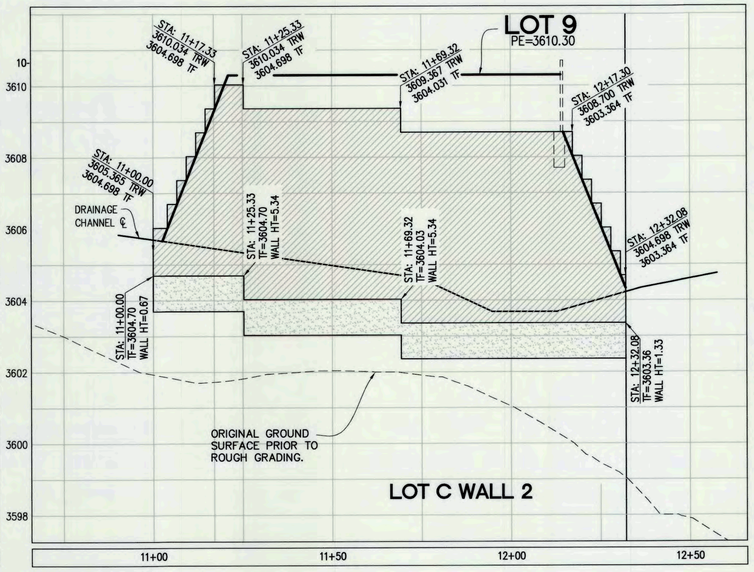
SAGE ESTATES
TRACT 17862
SCREEN AND RETAINING WALLS W1 AND W2
SAGE AVE. AT LOTS 5 AND 6

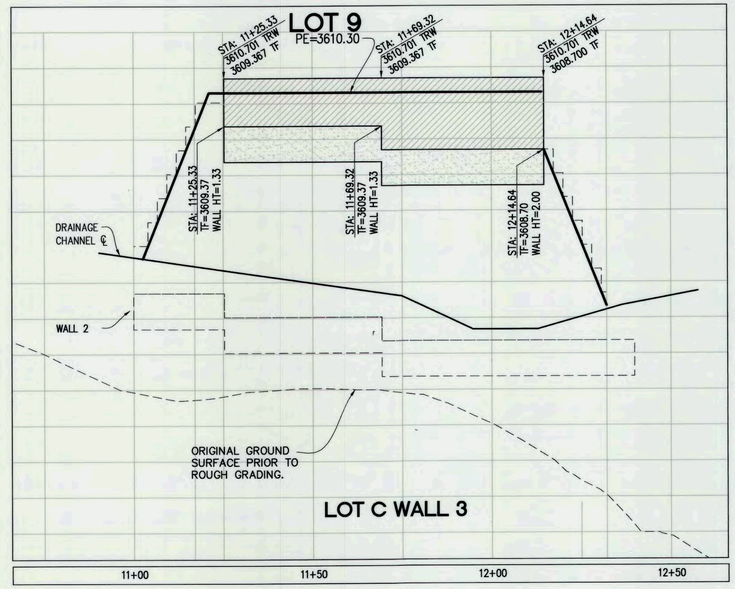
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAY 2016

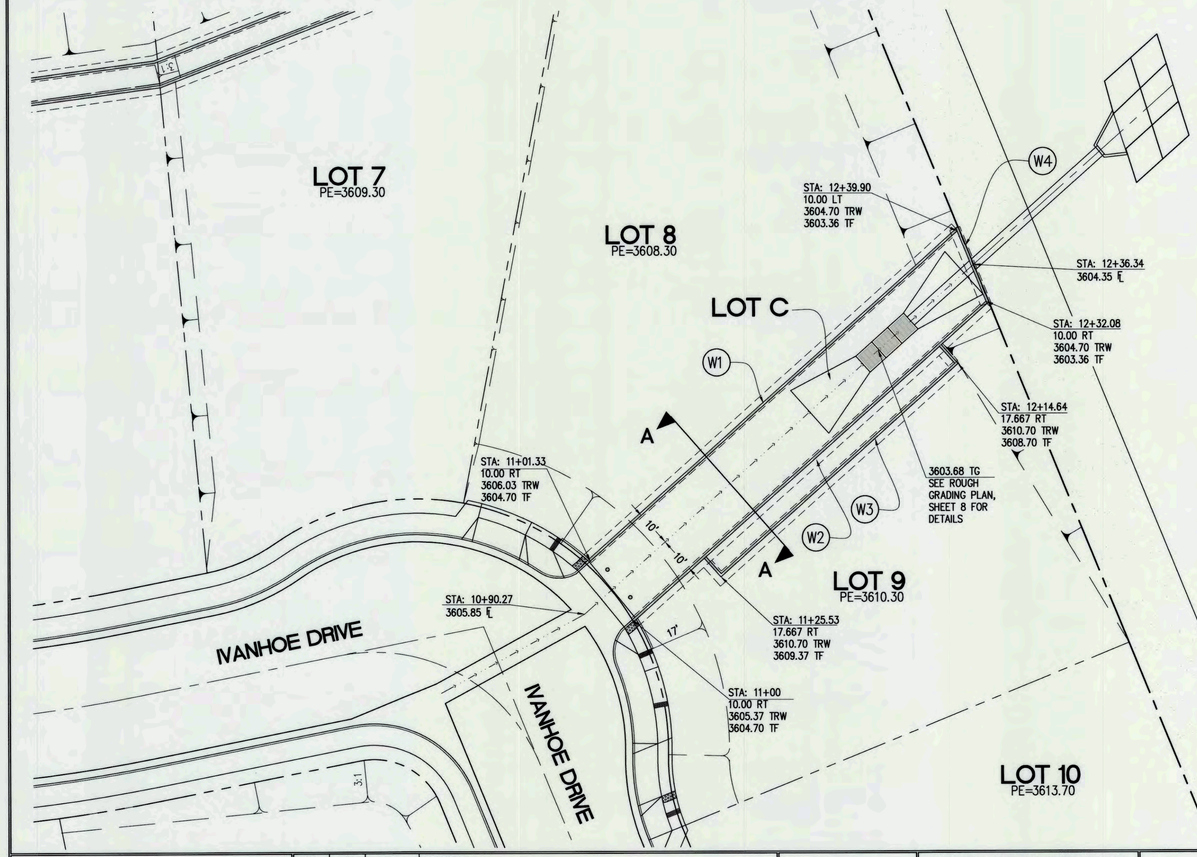
SHEET NUMBER 5 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

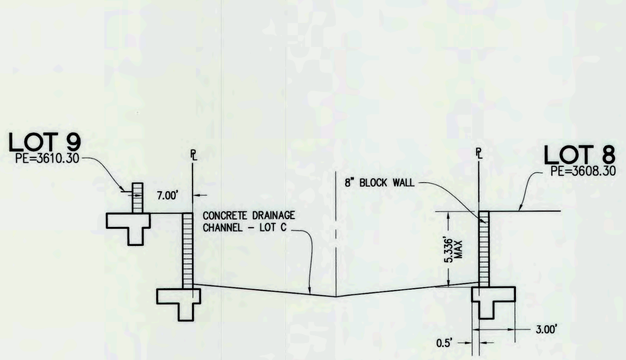
WE/ER XREFS:



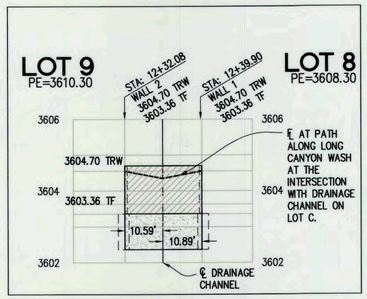








BLOCK RETAINING WALL SECTION "A"
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



LOT C WALL 4

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
(W#)	WALL NUMBER
TYV	TOWN OF YUCCA VALLEY

DATE: 4/18/2016 TIME: 10:13:42 AM
SERVER: NONE LAYOUT: 6
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: MYLAR
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

NV5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX
WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/17

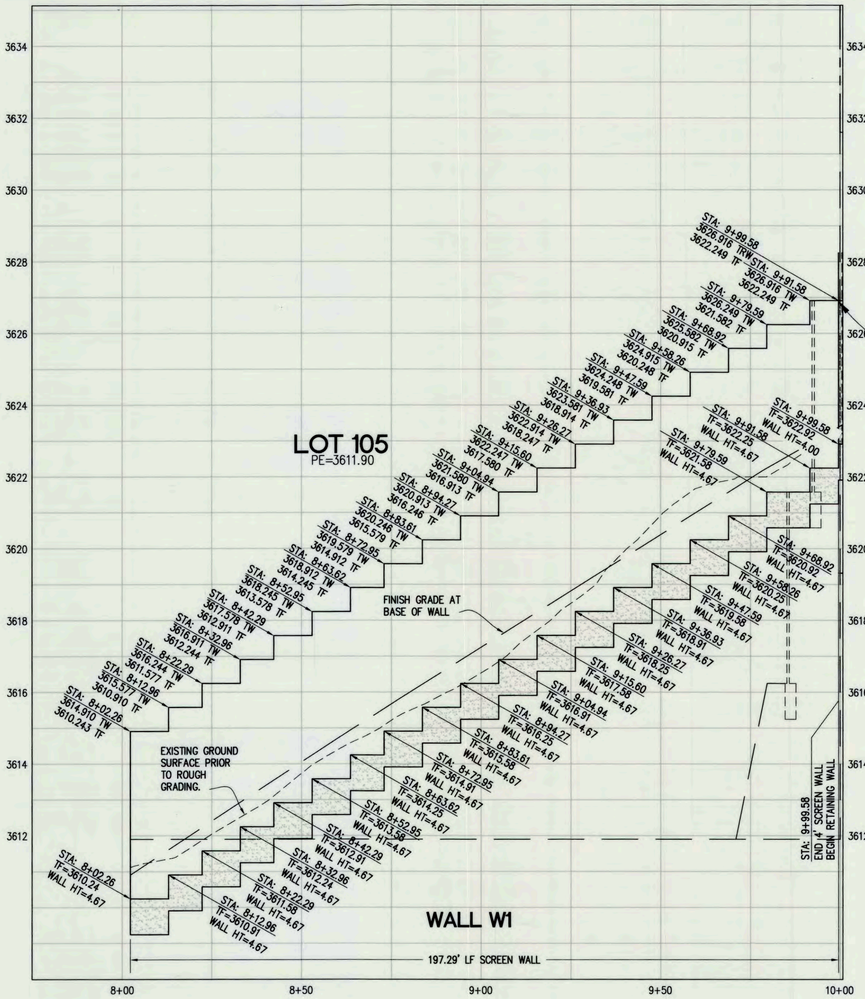
TOWN OF YUCCA VALLEY

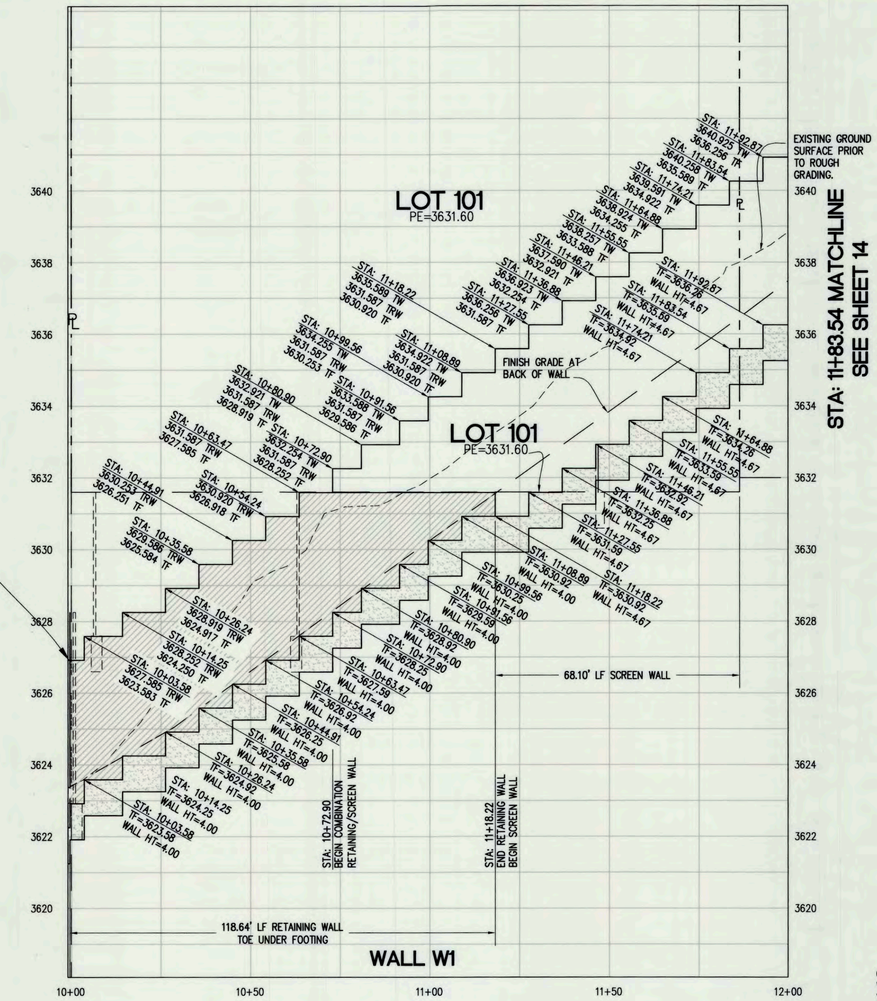
RETAINING WALL
TRACT 17862
LOT C DRAINAGE CHANNEL WALLS
SAGE ESTATES

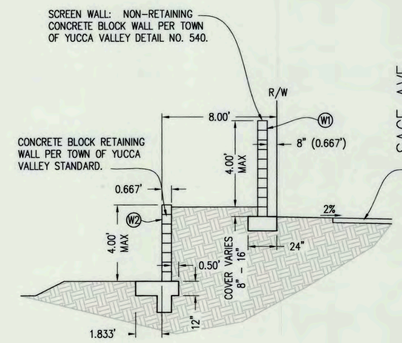
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: APR. 2016

SHEET NUMBER 6 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

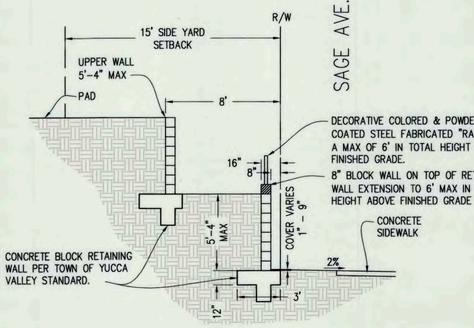
WEAVER PRESS



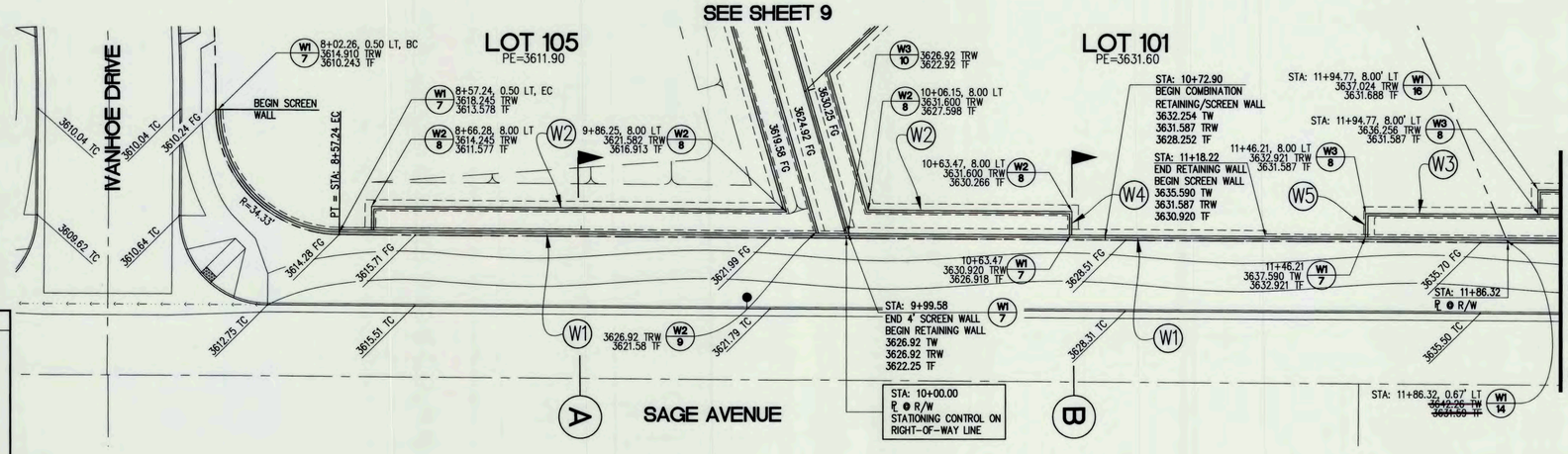


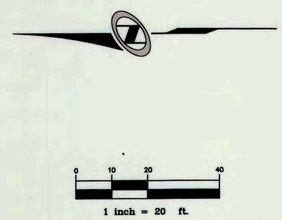


BLOCK RETAINING WALL SECTION 'A'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



BLOCK RETAINING WALL SECTION 'B'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'





LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / TF SHT	REFERENCE TAG TO WALL PROFILE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE 9/27/16
57142 12/31/17
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR 9/29/16 DATE
R.C.E. 66702 EXP. DATE 09/30/18

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

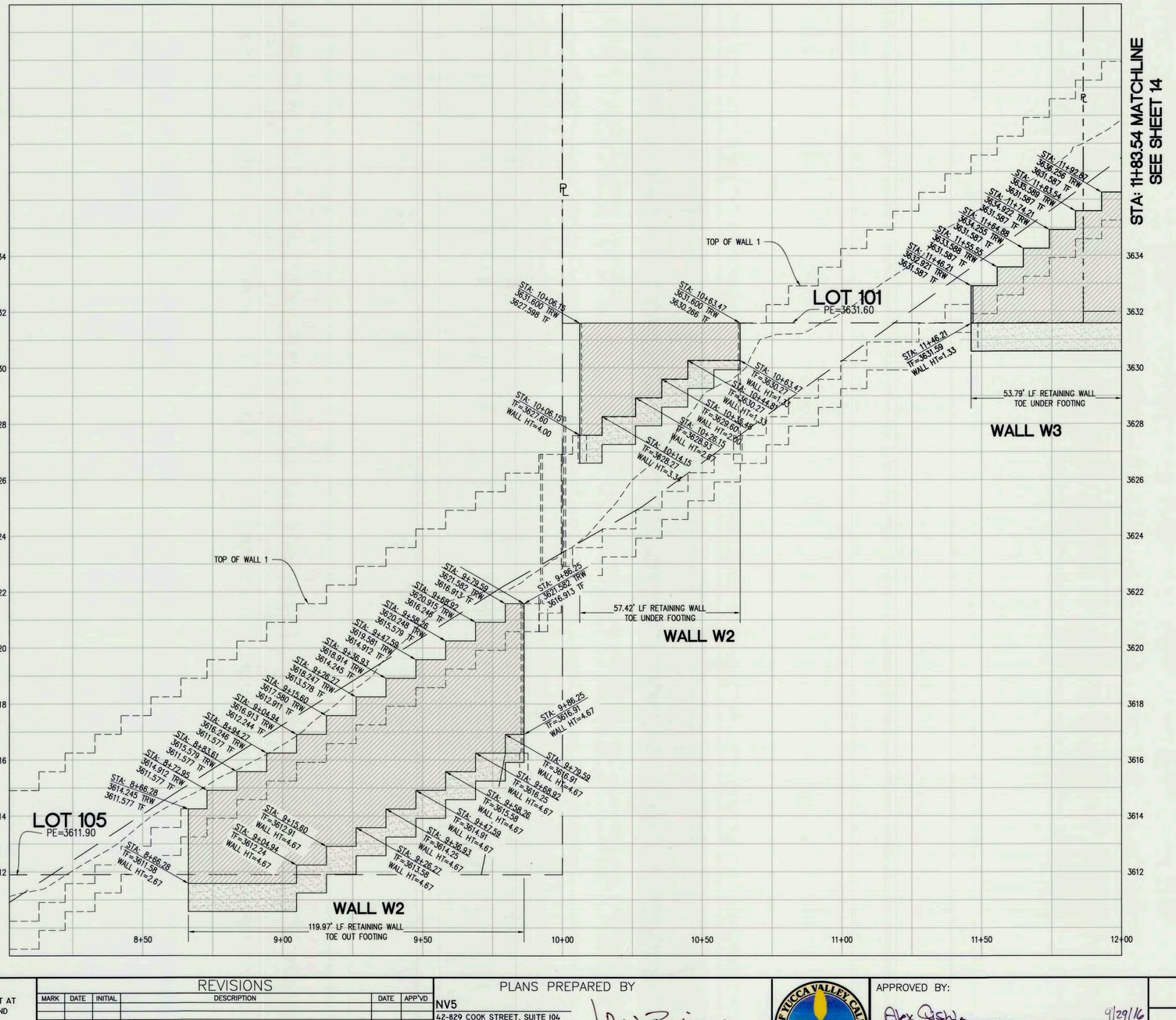
SAGE ESTATES

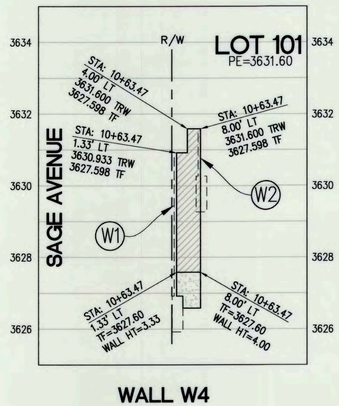
TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE. LOTS 101, 105

SHEET 7 OF ___ SHEETS
DRAWING NO.

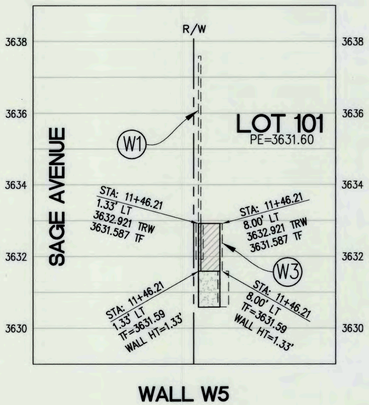
PROJECT:
PLAN NO:

N:\YV80213\00\CADD\PLANS\RETAINING WALLS\SAGE AVE WALLS (A).DWG FRW VLB
NONE 11:16 AM 8/2/16 ZAVALA





WALL W4



WALL W5

0 10 20 40

1 inch = 20 ft.

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
(W)	WALL NUMBER
TYV	TOWN OF YUCCA VALLEY

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE 9/27/16
57142 12/31/17
- RCE - DATE

TOWN OF YUCCA VALLEY CALIFORNIA INC. NOV. 27, 1991

APPROVED BY:

Alex Qishta 9/29/16
ALEX QISHTA, PUBLIC WORKS DIRECTOR DATE
R.C.E. 66702 EXP. DATE 09/30/16

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

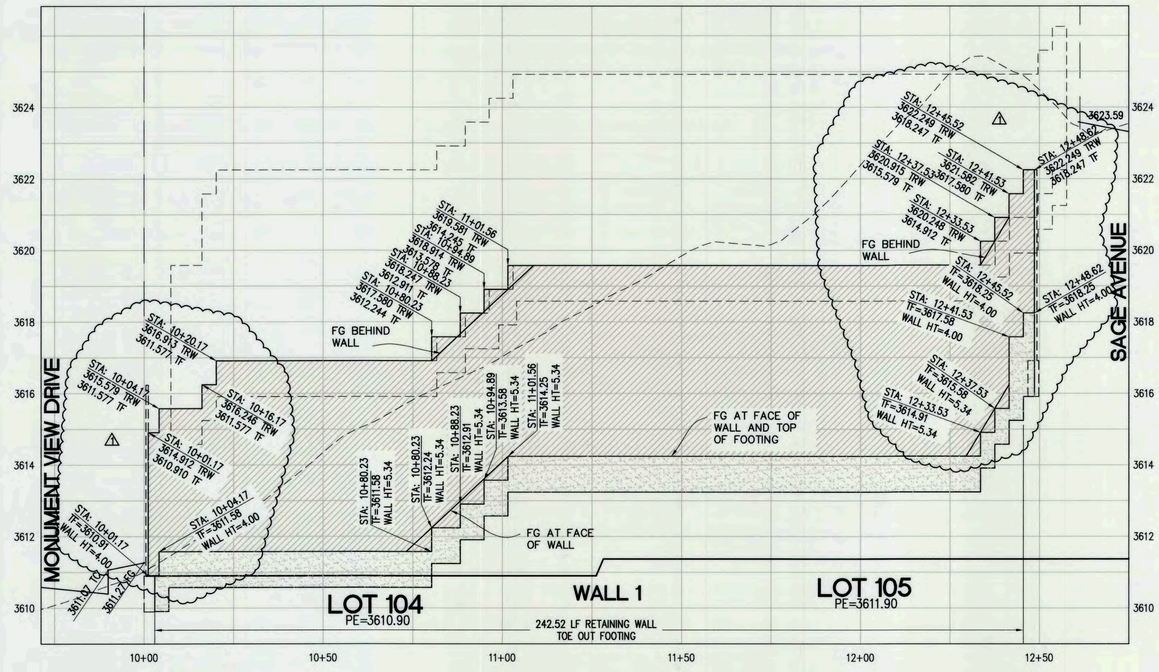
SAGE ESTATES

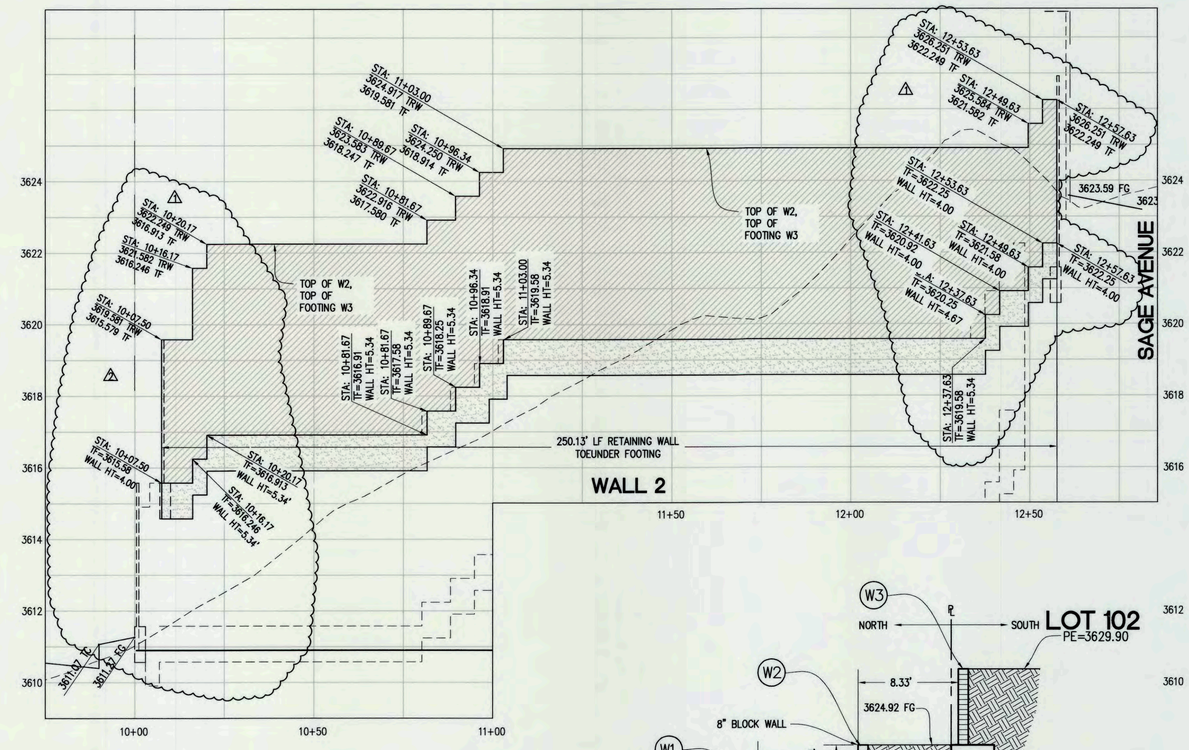
TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE. LOTS 101, 105

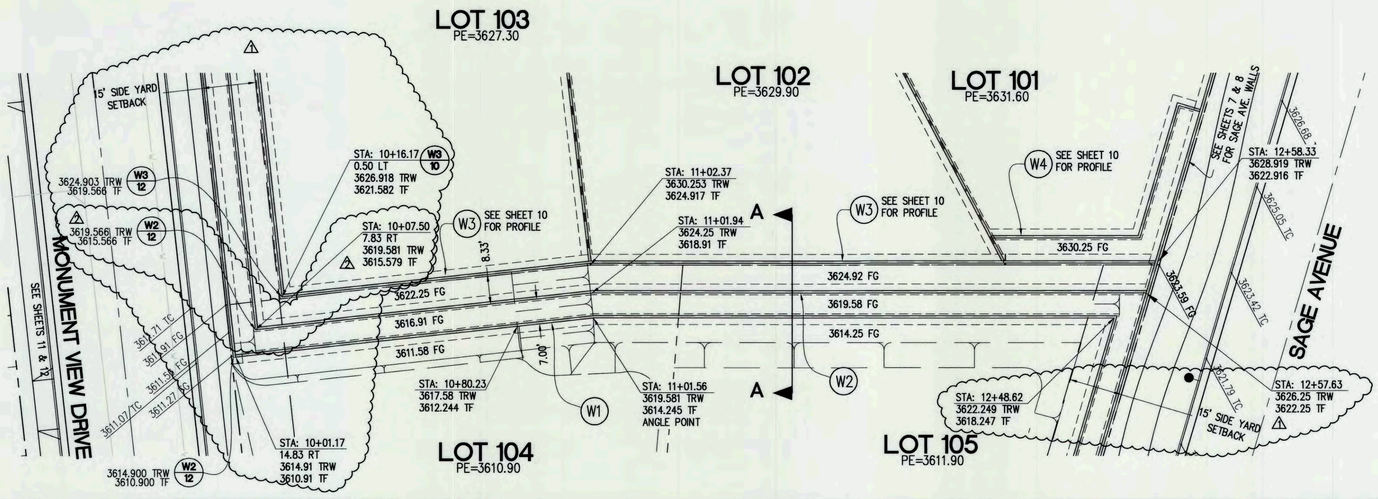
SHEET 8
OF ___ SHEETS
DRAWING NO.

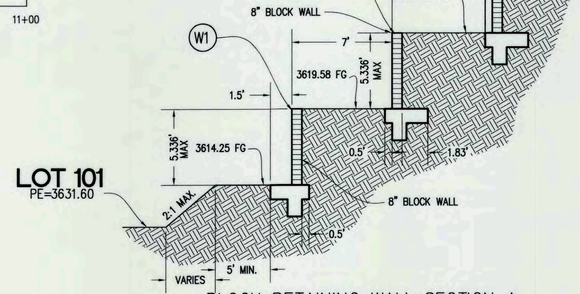
PROJECT:
PLAN NO:

N:\YV8081300\CADD\PLRETAINING WALLS\SAGE AVE WALLS (A).DWG ---- FRW VLB
NONE
11:16 AM
8/2/16
ZAVALA









BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / TF SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

0 10 20 40
1 inch = 20 ft.

DATE: 7/15/16 2/16/2016 TIME: 11:15:02 AM
SERVER: NONE LAYOUT: 9-REV
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	6/14/16	CHANGE WALL HEIGHT TO 4' MAX FOR: W1: STA: 10+01.17 – 10+16.17 & STA: 12+41.53 – 12+48.62 W2: STA: 10+01.17 – 10+15.83 & STA: 12+41.63 – 12+57.93
2	VLB	7/6/16	CHANGE W2 TO INTERSECT WITH W2/12 & ADJUST STATIONING AND PROFILE

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE 7/15/16
R.C.E. NO. 57142 EXP. 12/31/17

N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE 7/20/16
R.C.E. NO. 66702, EXP. 09/30/17

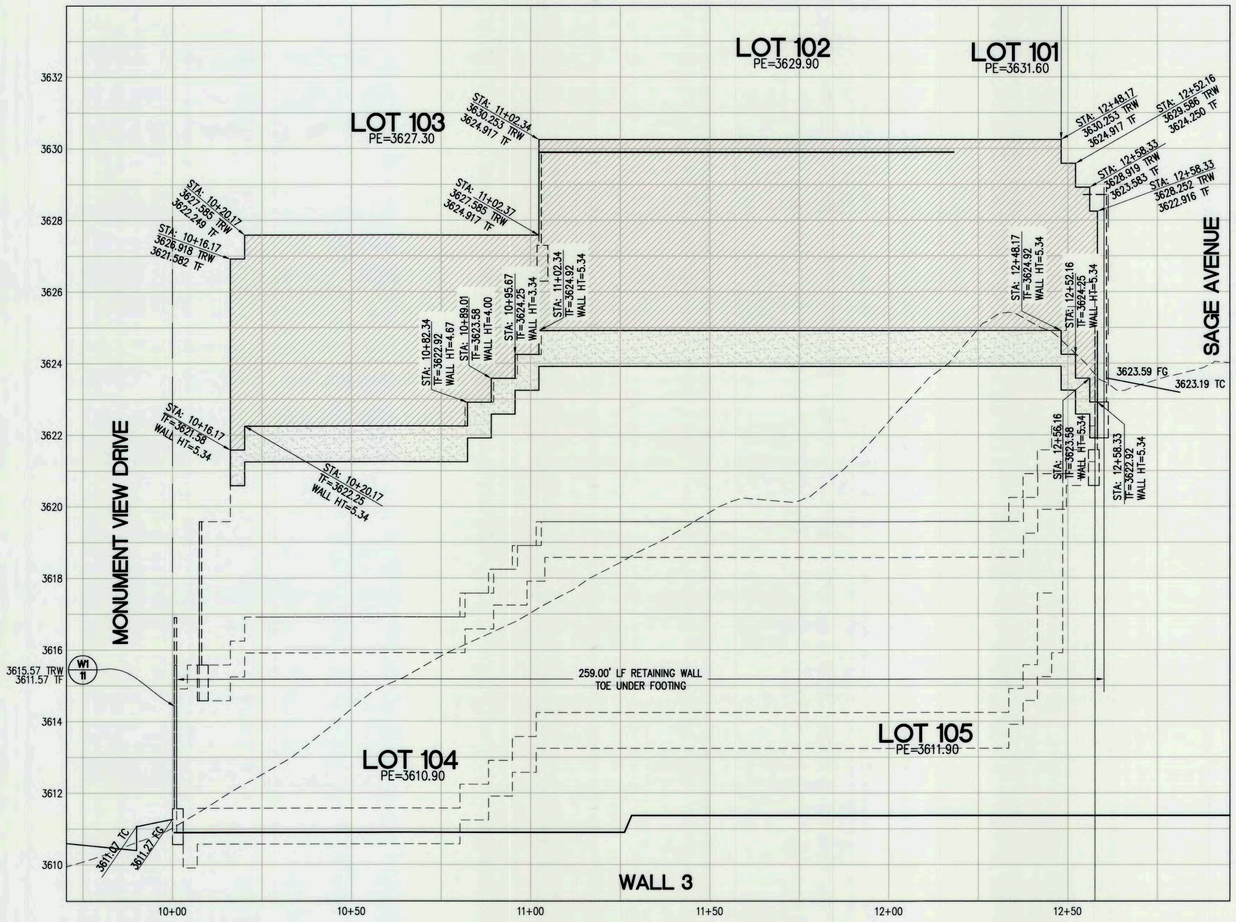
TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOTS 4 THRU 8
SAGE ESTATES

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JUNE 2016

SHEET NUMBER 9 OF SHEETS
SCALE VERTICAL: 1"=2 HORIZONTAL: 1"=20
JOB NUMBER YVB021300

ZAVALA XREFS:



SEE SHEET 9
FOR PLAN VIEW

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

0 10 20 40
1 inch = 20 ft.

DATE: 2/16/2016 7/15/16 TIME: 11:14:41 AM
SERVER: NONE LAYOUT: 10-REV
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

NV5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/16 7/20/16

TOWN OF YUCCA VALLEY

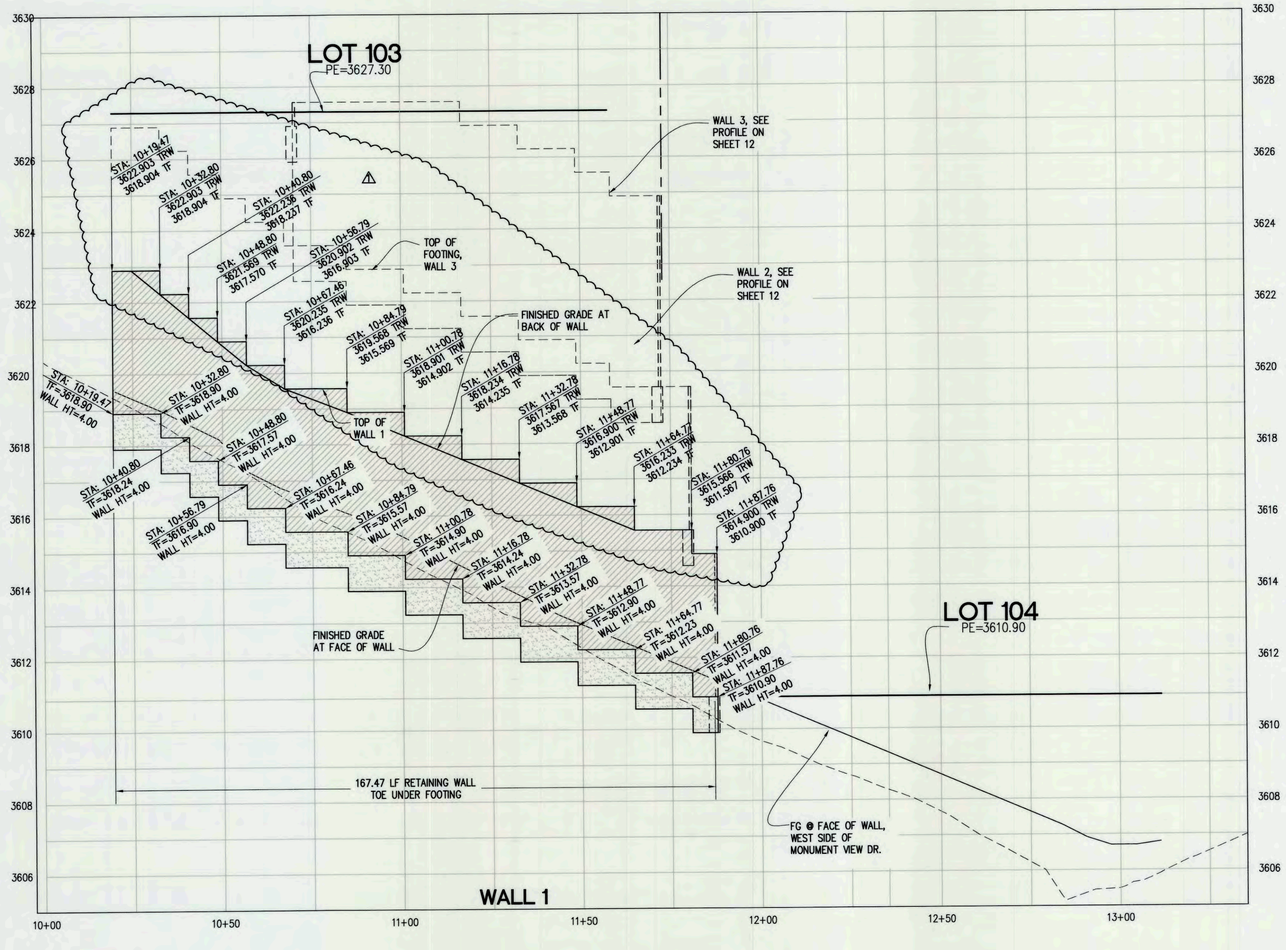
RETAINING WALL
TRACT 17862
LOTS 4 THRU 8
SAGE ESTATES

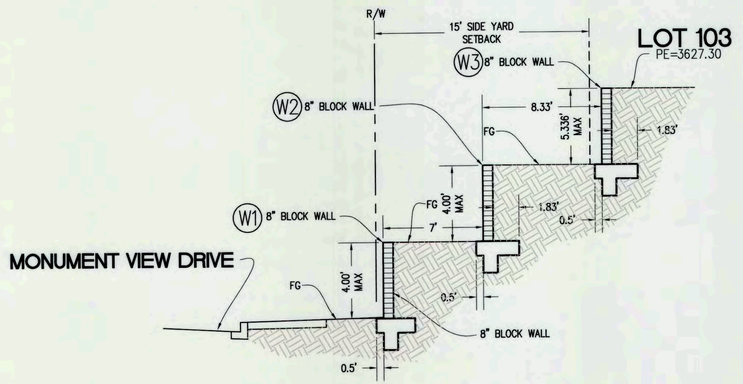
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JUNE 2016

SHEET NUMBER 10 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

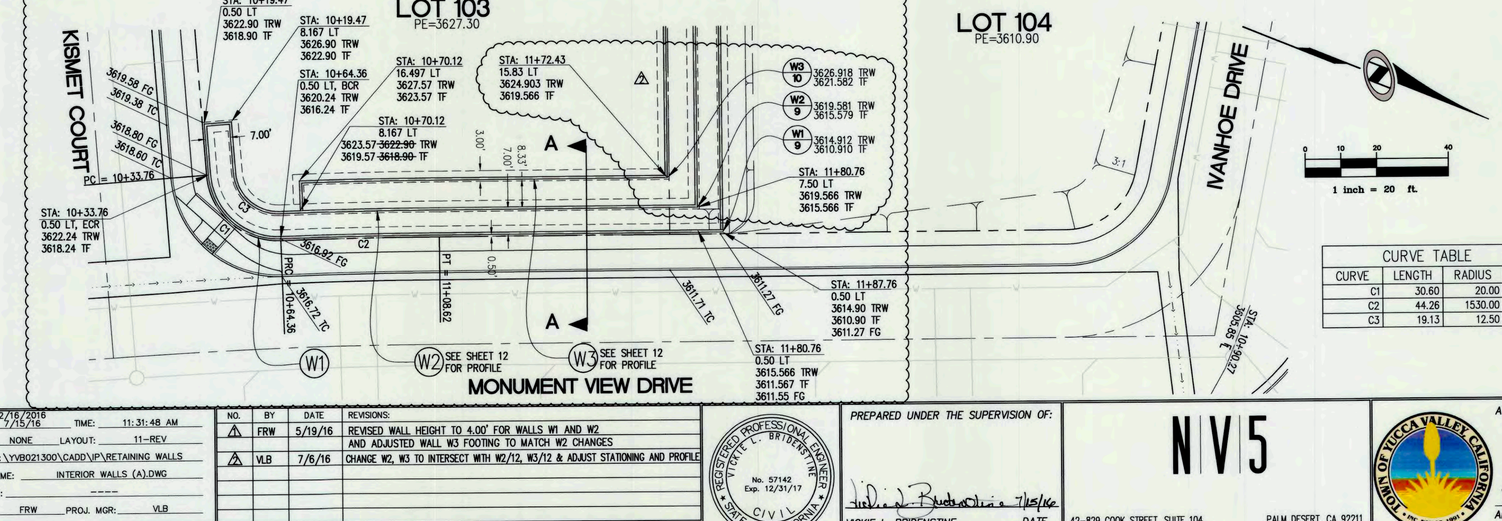
AD-55

ZAVALA XREFS





BLOCK RETAINING WALL SECTION A–A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	30.60	20.00	19.20
C2	44.26	1530.00	22.13
C3	19.13	12.50	12.00

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# TF SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

DATE: 2/16/2016 7/15/16 TIME: 11:31:48 AM
SERVER: NONE LAYOUT: 11-REV
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	FRW	5/19/16	REVISED WALL HEIGHT TO 4.00' FOR WALLS W1 AND W2 AND ADJUSTED WALL W3 FOOTING TO MATCH W2 CHANGES
2	VLB	7/6/16	CHANGE W2, W3 TO INTERSECT WITH W2/12, W3/12 & ADJUST STATIONING AND PROFILE

ZAVALA XREFS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX
WWW.NV5.COM

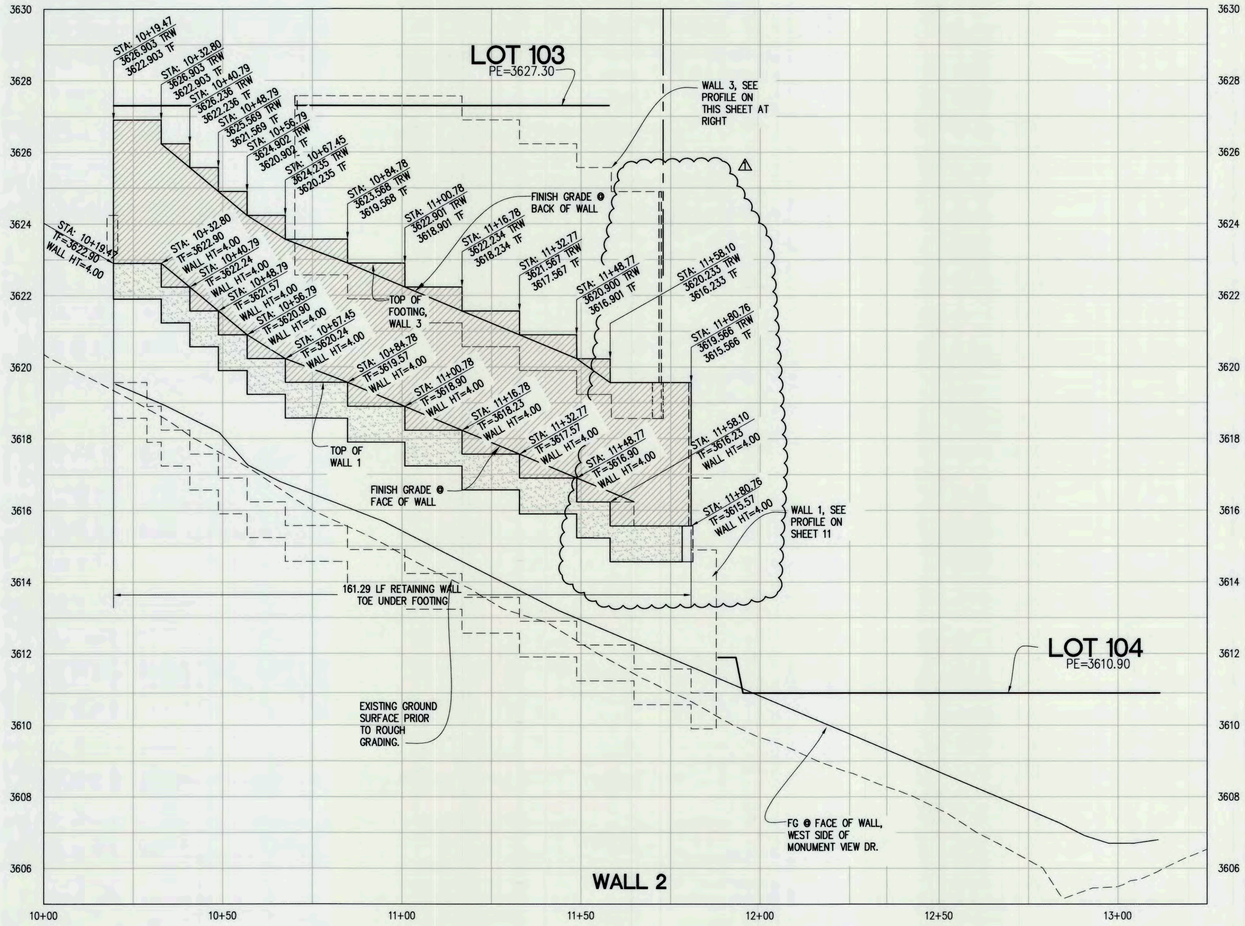
APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/16

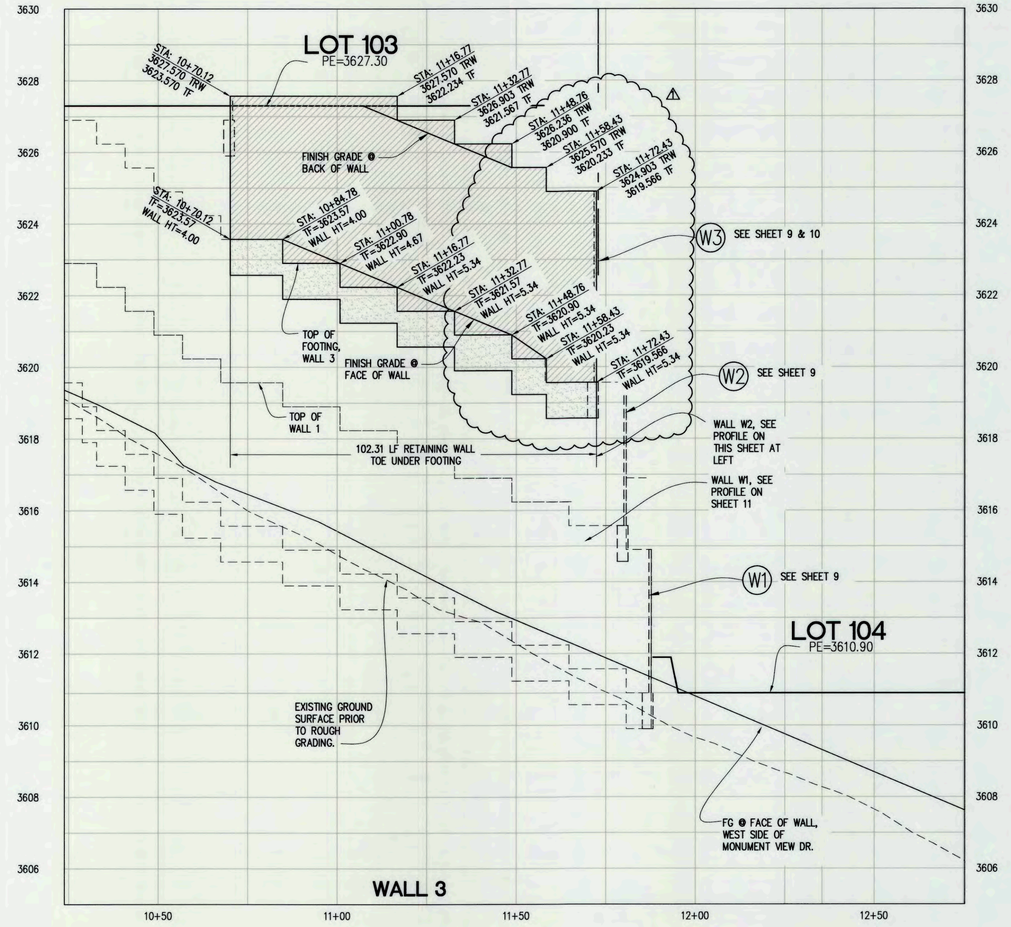
TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOTS 103 - 104
SAGE ESTATES

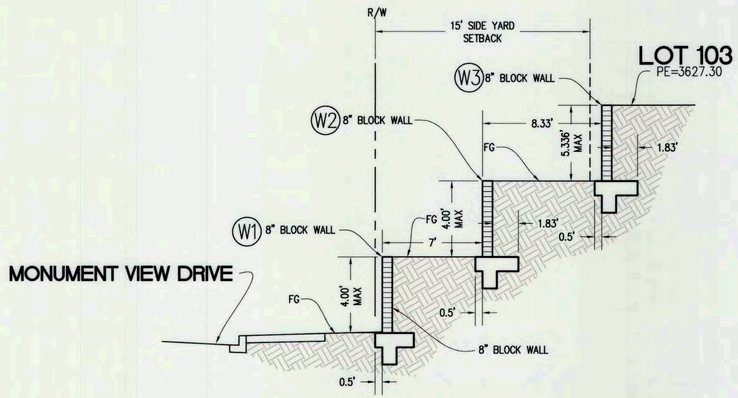
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JUNE 2016

SHEET NUMBER 11 OF SHEETS
SCALE VERTICAL: 1"=2 HORIZONTAL: 1"=20
JOB NUMBER YVB021300





SEE SHEET 11
FOR PLAN VIEW



BLOCK RETAINING WALL SECTION A–A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW TF	W# / SHT — REFERENCE TAG TO WALL ON SEPARATE SHEET

DATE: 2/16/2016 4/20/16 TIME: 8:39:15 AM
SERVER: NONE LAYOUT: 12
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (A).DWG
PAGE SETUP: 24X36
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	7/6/16	REVISE PROFILES TO REFLECT CHANGES ON SHEETS 9, 10 & 11

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE 7/15/16
R.C.E. NO. 57142 EXP. 12/31/17

N|V|5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE 7/20/16
R.C.E. NO. 66702, EXP. 09/30/16

TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOTS 103 - 104
SAGE ESTATES

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: JUNE 2016

SHEET NUMBER 12 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

AD-9

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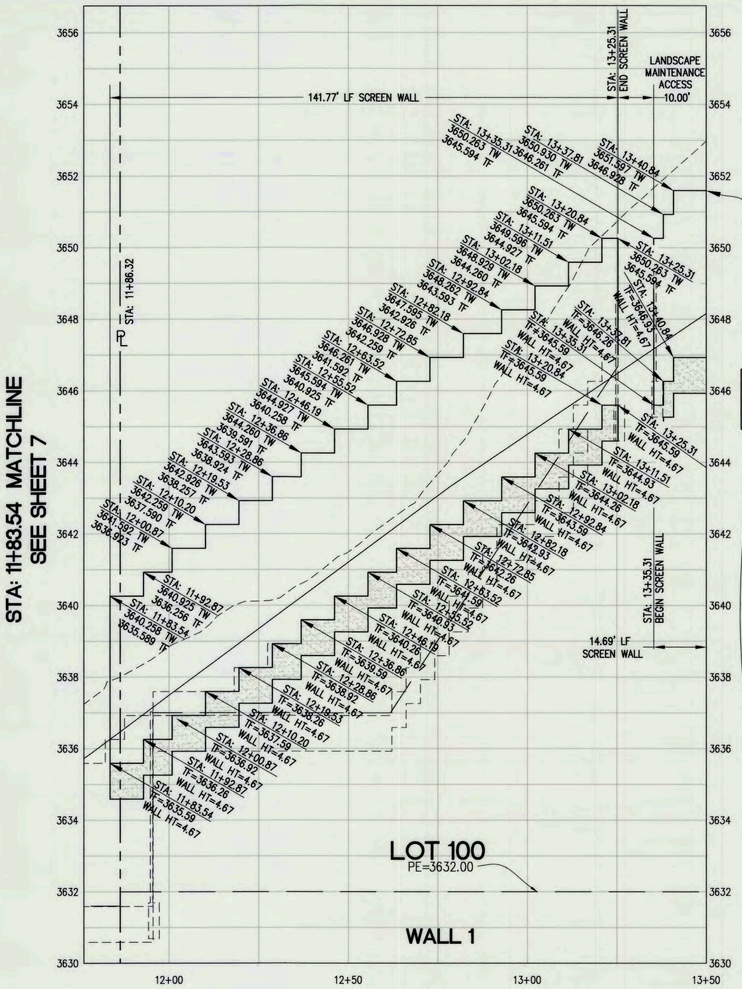
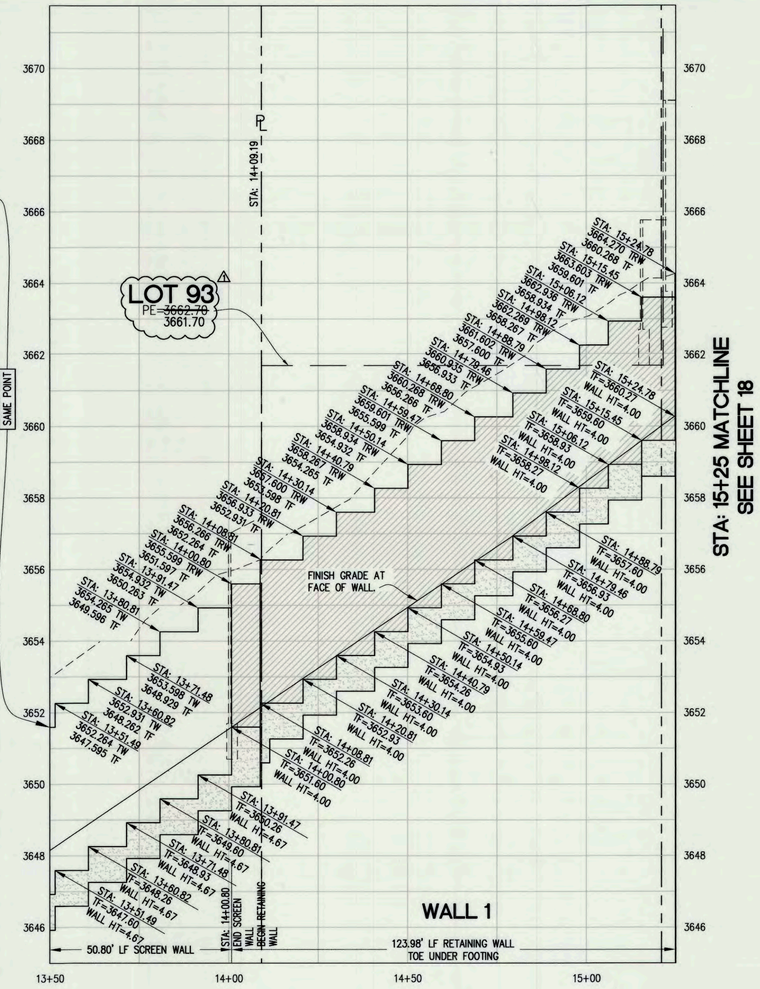
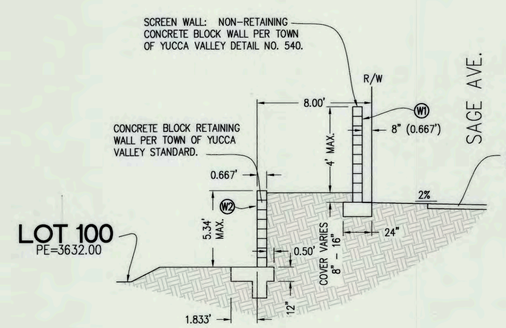
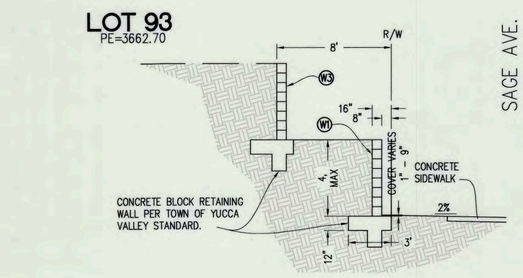


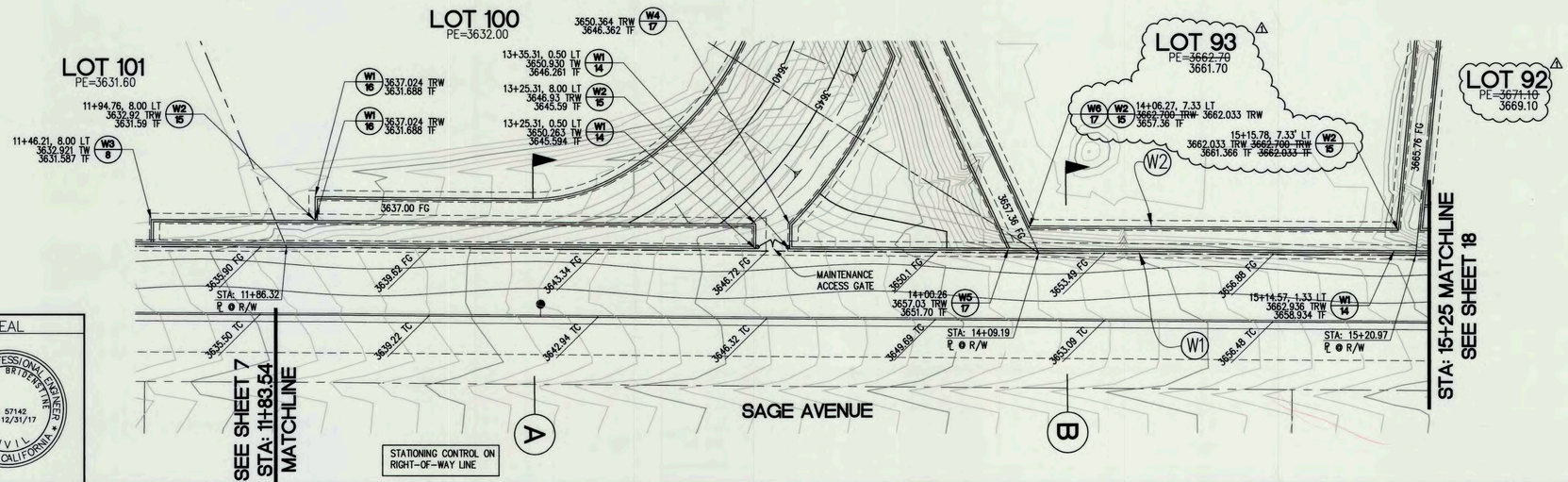




BLOCK RETAINING WALL SECTION 'A'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



BLOCK RETAINING WALL SECTION 'B'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



0 10 20 40
1 inch = 20 ft.

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL PROFILE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/7/16	VLB	REVISE PAD ELEV. LOTS 92 & 93	12-14-16	

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE 12/7/16
57142 12/31/17
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR 12/16/16
R.C.E. 66702 EXP. DATE 09/30/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

SAGE ESTAES

TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE. - LOTS 93, 100

SHEET 14 OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

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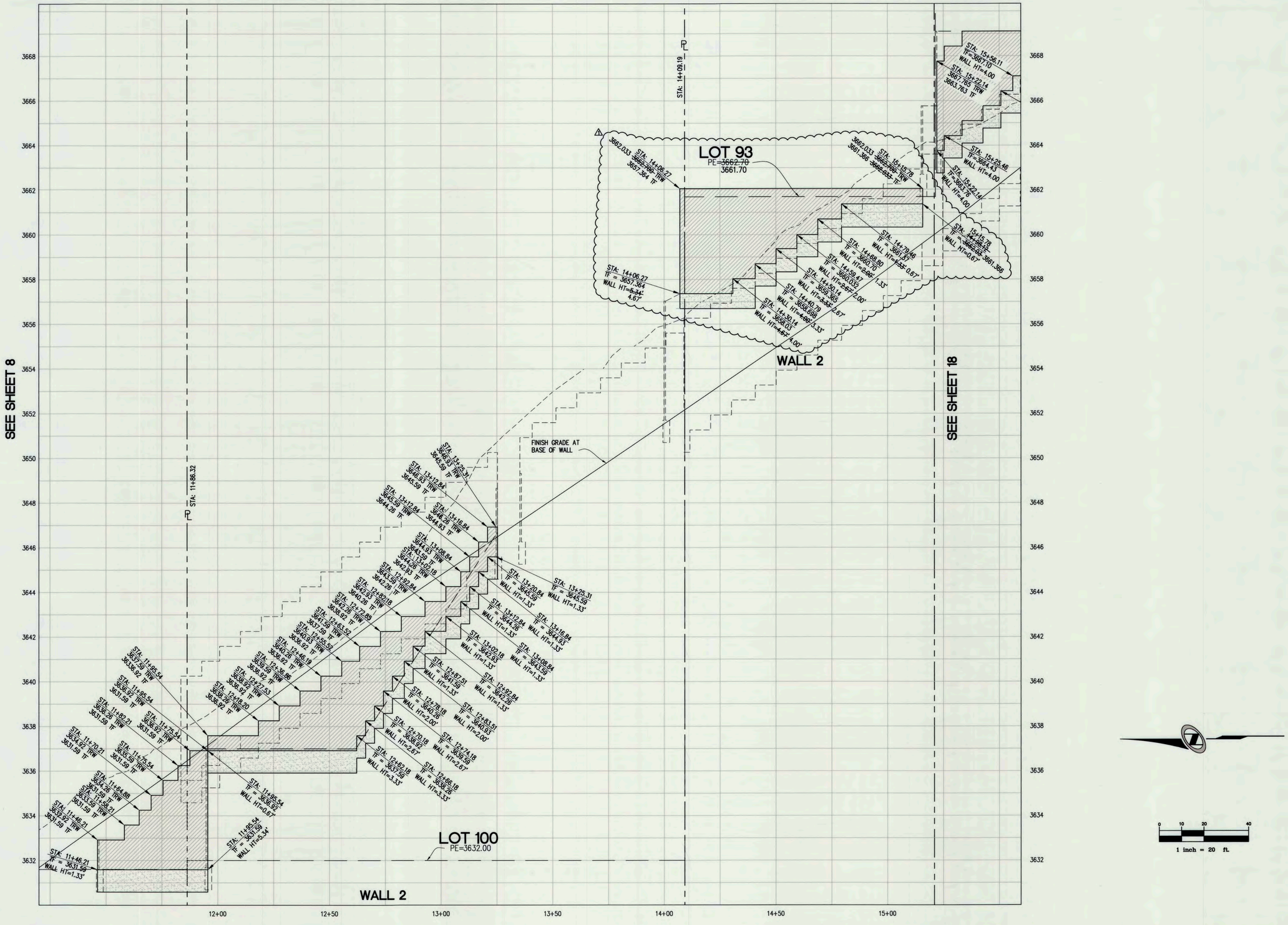


SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/7/16	VLB	REVISE PAD ELEVS. LOT 93; REVISED WALLS TO MATCH		

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/7/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
12/16/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

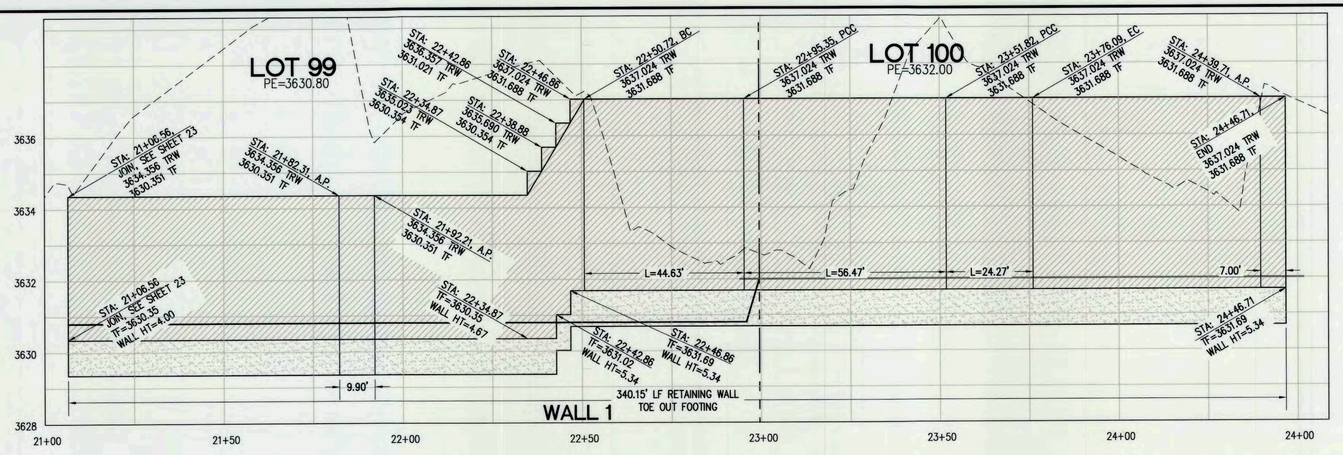
SAGE ESTATES

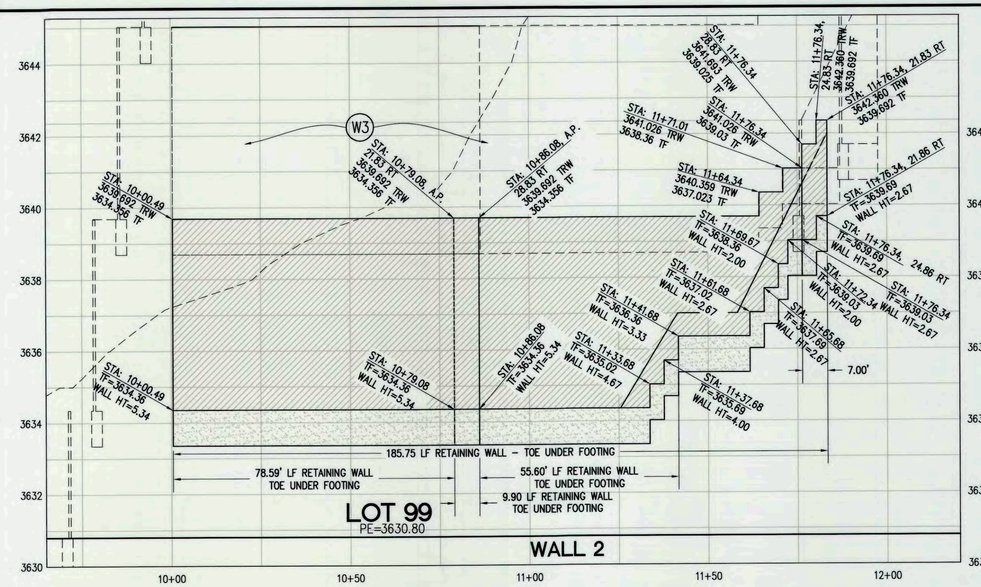
TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE. - LOTS 93, 100

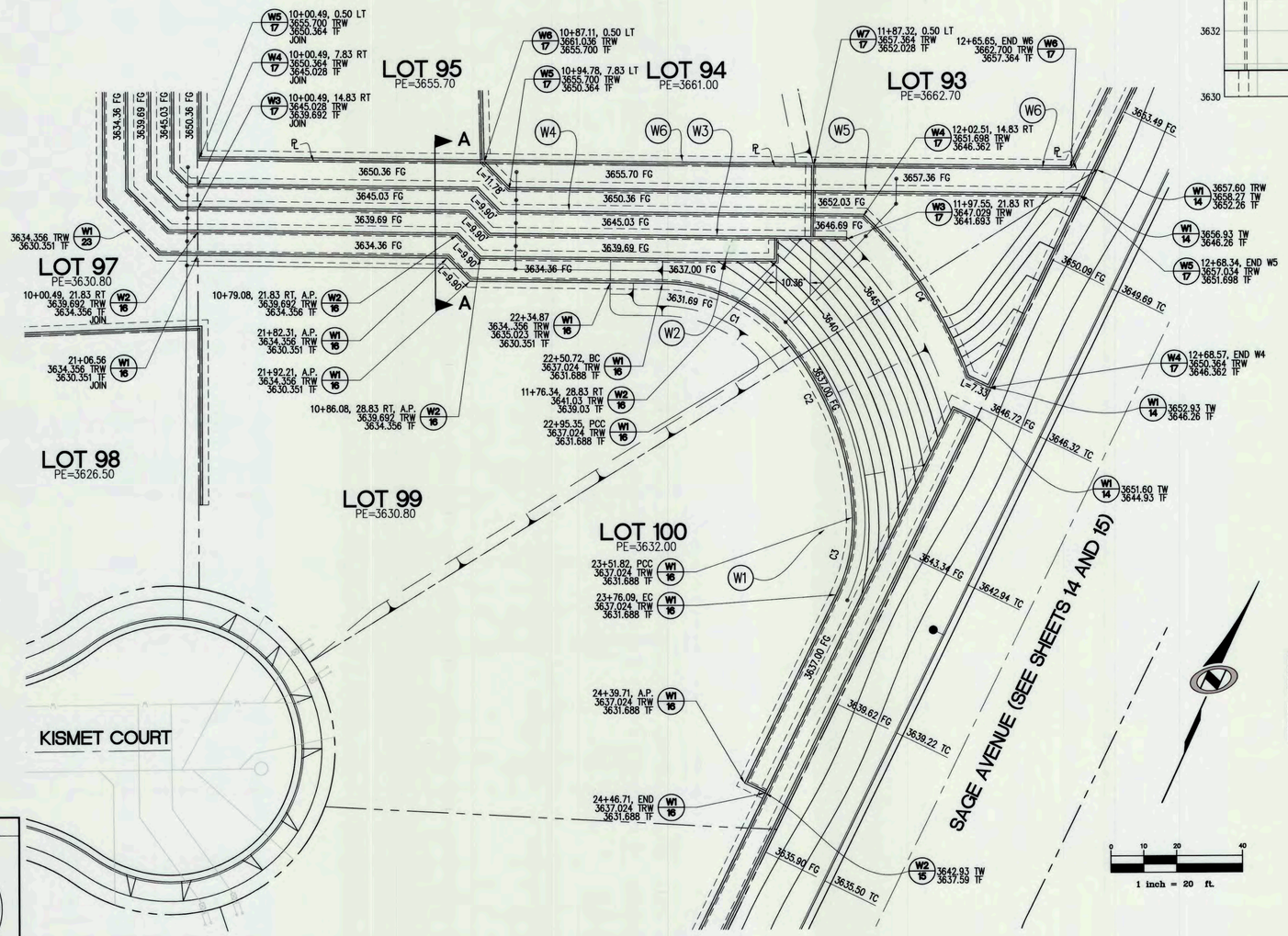
SHEET 15
OF ___ SHEETS
DRAWING NO.

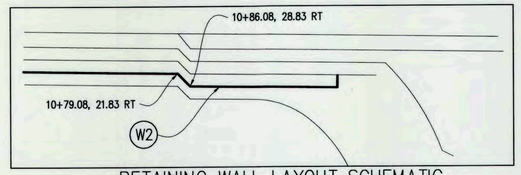
PROJECT:
PLAN NO:

SAGE AVE. WALLS (B).DWG ---- FRW V1.B
N:\YVR02\300\CADD\P\RETAINING WALLS
NONE
7:55 AM
8/2/16
ZAVALA









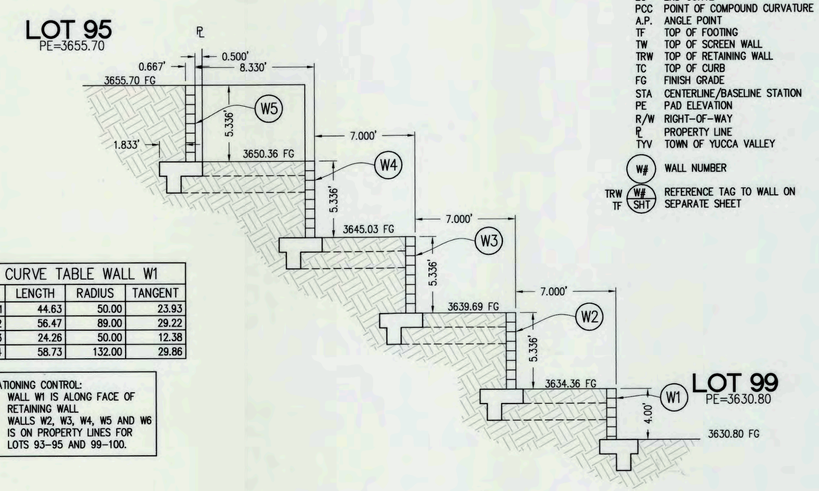
RETAINING WALL LAYOUT SCHEMATIC
SCALE: 1"=40'

CURVE TABLE WALL W1			
CURVE	LENGTH	RADIUS	TANGENT
C1	44.63	50.00	23.93
C2	56.47	89.00	29.22
C3	24.26	50.00	12.38
C4	58.73	132.00	29.86

STATIONING CONTROL:
- WALL W1 IS ALONG FACE OF RETAINING WALL.
- WALLS W2, W3, W4, W5 AND W6 IS ON PROPERTY LINES FOR LOTS 93–95 AND 99–100.

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF COMPOUND CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / TF SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET



BLOCK RETAINING WALL A–A
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1"=5'

SEAL

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

BENCH MARK NO.
TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)
ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY
NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17 Vickie L. Bridenstine 7/19/16
- RCE - DATE

APPROVED BY:
ALEX QISHTA, PUBLIC WORKS DIRECTOR DATE
R.C.E. 66702 EXP. DATE 09/30/16
RECOMMENDED BY:

TOWN OF YUCCA VALLEY
RETAINING WALLS
TRACT 17862
LOTS 99 - 100
SAGE ESTATES

SHEET 16 OF __ SHEETS
DRAWING NO.
PROJECT:
PLAN NO:

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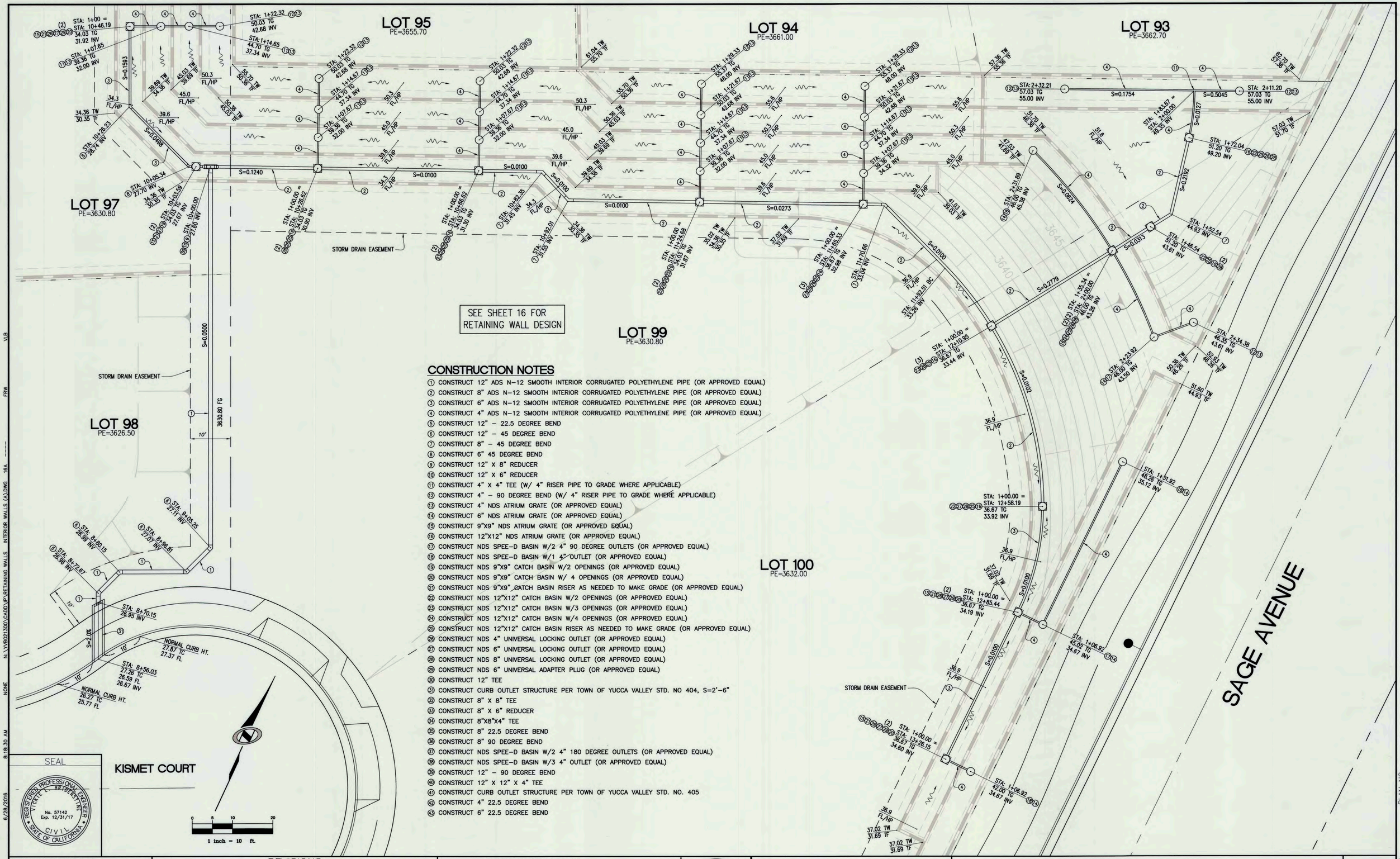

CONSTRUCTION NOTES

1. CONSTRUCT 12" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
2. CONSTRUCT 8" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
3. CONSTRUCT 6" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
4. CONSTRUCT 4" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
5. CONSTRUCT 12" - 22.5 DEGREE BEND
6. CONSTRUCT 12" - 45 DEGREE BEND
7. CONSTRUCT 8" - 45 DEGREE BEND
8. CONSTRUCT 6" 45 DEGREE BEND
9. CONSTRUCT 12" X 8" REDUCER
10. CONSTRUCT 12" X 6" REDUCER
11. CONSTRUCT 4" X 4" TEE (W/ 4" RISER PIPE TO GRADE WHERE APPLICABLE)
12. CONSTRUCT 4" - 90 DEGREE BEND (W/ 4" RISER PIPE TO GRADE WHERE APPLICABLE)
13. CONSTRUCT 4" NDS ATRIUM GRATE (OR APPROVED EQUAL)
14. CONSTRUCT 6" NDS ATRIUM GRATE (OR APPROVED EQUAL)
15. CONSTRUCT 9"X9" NDS ATRIUM GRATE (OR APPROVED EQUAL)
16. CONSTRUCT 12"X12" NDS ATRIUM GRATE (OR APPROVED EQUAL)
17. CONSTRUCT NDS SPEE-D BASIN W/2 4" 90 DEGREE OUTLETS (OR APPROVED EQUAL)
18. CONSTRUCT NDS SPEE-D BASIN W/1 4" OUTLET (OR APPROVED EQUAL)
19. CONSTRUCT NDS 9"X9" CATCH BASIN W/2 OPENINGS (OR APPROVED EQUAL)
20. CONSTRUCT NDS 9"X9" CATCH BASIN W/ 4 OPENINGS (OR APPROVED EQUAL)
21. CONSTRUCT NDS 9"X9" CATCH BASIN RISER AS NEEDED TO MAKE GRADE (OR APPROVED EQUAL)
22. CONSTRUCT NDS 12"X12" CATCH BASIN W/2 OPENINGS (OR APPROVED EQUAL)
23. CONSTRUCT NDS 12"X12" CATCH BASIN W/3 OPENINGS (OR APPROVED EQUAL)
24. CONSTRUCT NDS 12"X12" CATCH BASIN W/4 OPENINGS (OR APPROVED EQUAL)
25. CONSTRUCT NDS 12"X12" CATCH BASIN RISER AS NEEDED TO MAKE GRADE (OR APPROVED EQUAL)
26. CONSTRUCT NDS 4" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
27. CONSTRUCT NDS 6" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
28. CONSTRUCT NDS 8" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
29. CONSTRUCT NDS 6" UNIVERSAL ADAPTER PLUG (OR APPROVED EQUAL)
30. CONSTRUCT 12" TEE
31. CONSTRUCT CURB OUTLET STRUCTURE PER TOWN OF YUCCA VALLEY STD. NO 404, S=2'-6"
32. CONSTRUCT 8" X 8" TEE
33. CONSTRUCT 8" X 6" REDUCER
34. CONSTRUCT 8"X8"X4" TEE
35. CONSTRUCT 8" 22.5 DEGREE BEND
36. CONSTRUCT 8" 90 DEGREE BEND
37. CONSTRUCT NDS SPEE-D BASIN W/2 4" 180 DEGREE OUTLETS (OR APPROVED EQUAL)
38. CONSTRUCT NDS SPEE-D BASIN W/3 4" OUTLET (OR APPROVED EQUAL)
39. CONSTRUCT 12" - 90 DEGREE BEND
40. CONSTRUCT 12" X 12" X 4" TEE
41. CONSTRUCT CURB OUTLET STRUCTURE PER TOWN OF YUCCA VALLEY STD. NO. 405
42. CONSTRUCT 4" 22.5 DEGREE BEND
43. CONSTRUCT 6" 22.5 DEGREE BEND

SEAL

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY
NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
9/13/16

TOWN OF YUCCA VALLEY CALIFORNIA INC. NOV. 27, 1991

APPROVED BY:
Alex Qishta 9/20/16
ALEX QISHTA, PUBLIC WORKS DIRECTOR DATE
R.C.E. 66702 EXP. DATE 09/30/16
RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALLS/STORM DRAIN PLAN

TRACT 17862
LOTS 99 - 100
SAGE ESTATES

SHEET 16A
OF __ SHEETS
DRAWING NO.
PROJECT:
PLAN NO:

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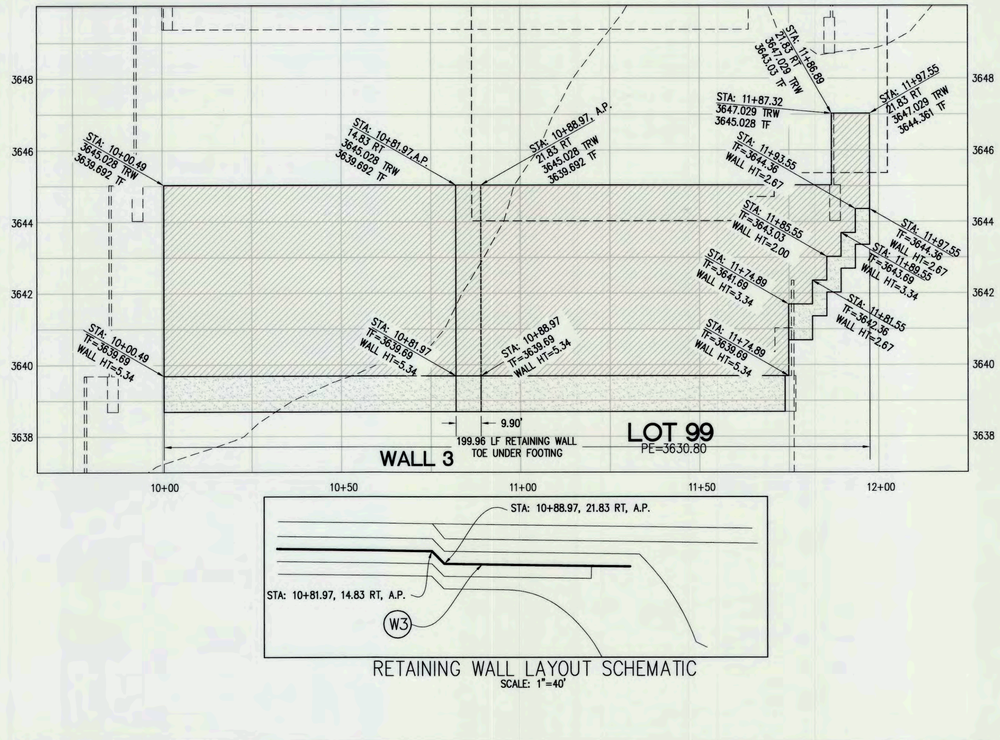
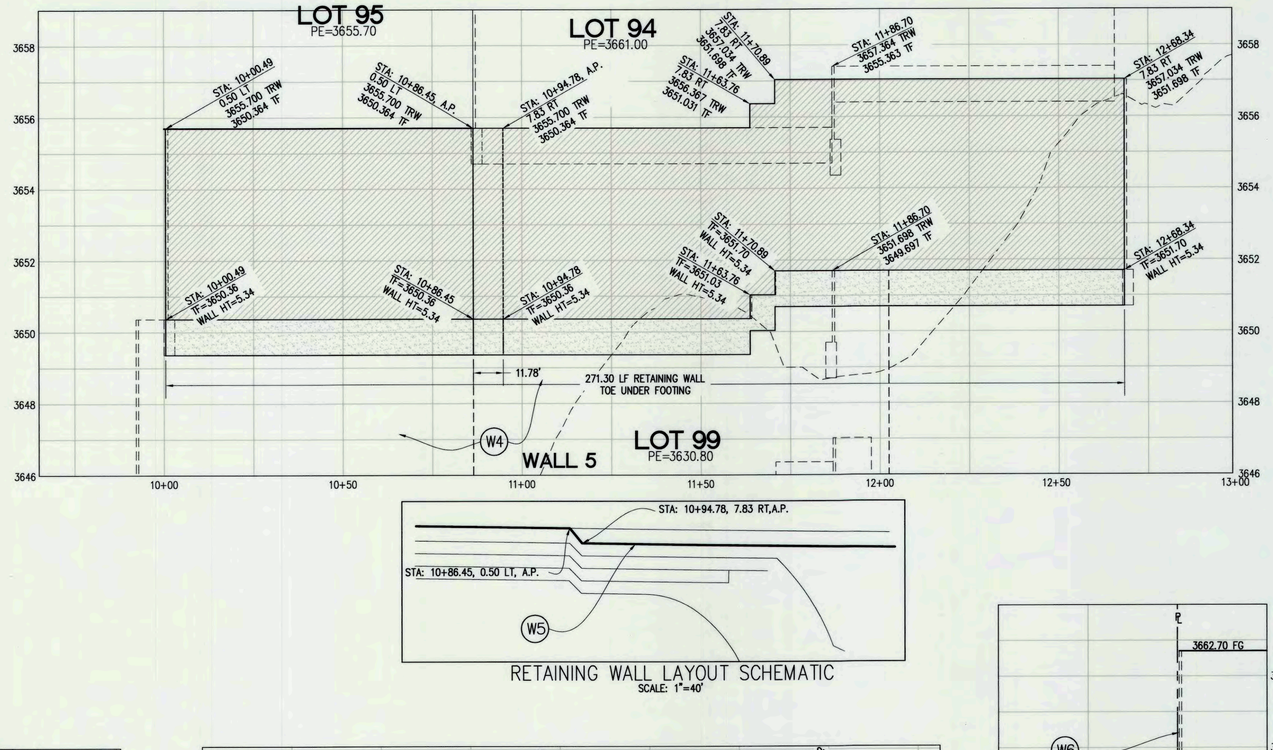
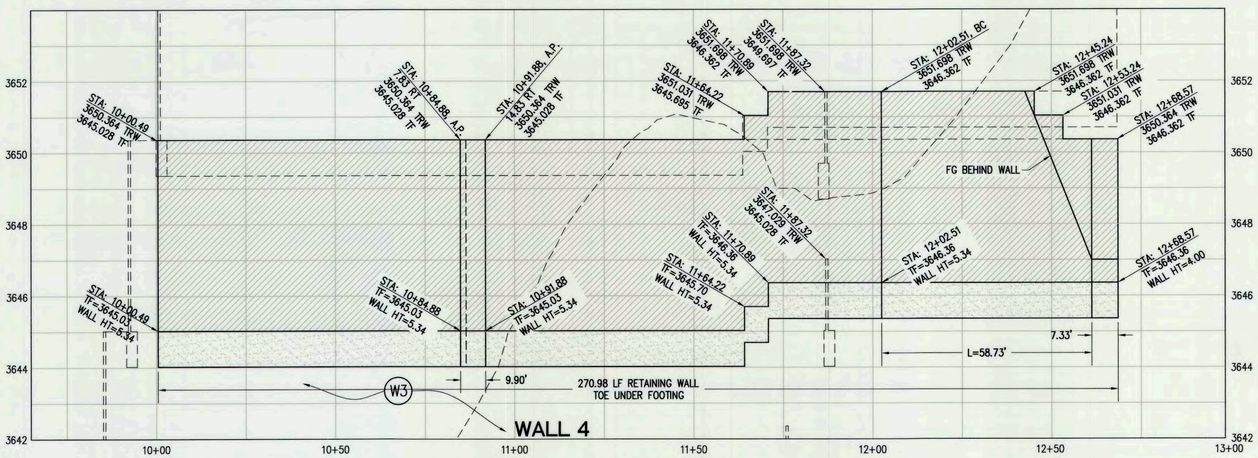
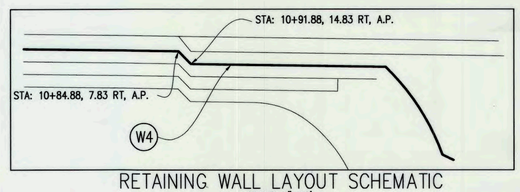


RETAINING WALL LAYOUT SCHEMATIC
SCALE: 1"=40'

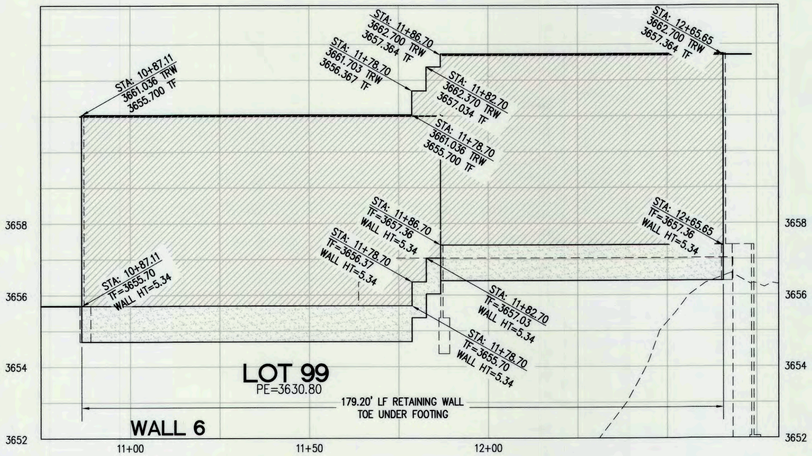


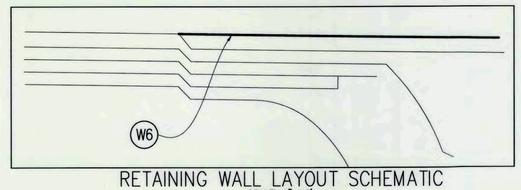
RETAINING WALL LAYOUT SCHEMATIC
SCALE: 1"=40'





RETAINING WALL LAYOUT SCHEMATIC
SCALE: 1"=40'





RETAINING WALL LAYOUT SCHEMATIC
SCALE: 1"=40'

WALL 7

H SCALE: 1"=20'
V SCALE: 1"=2'

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE 8/5/16
57142 12/31/17
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
8/12/16 DATE

RECOMMENDED BY:

-

TOWN OF YUCCA VALLEY

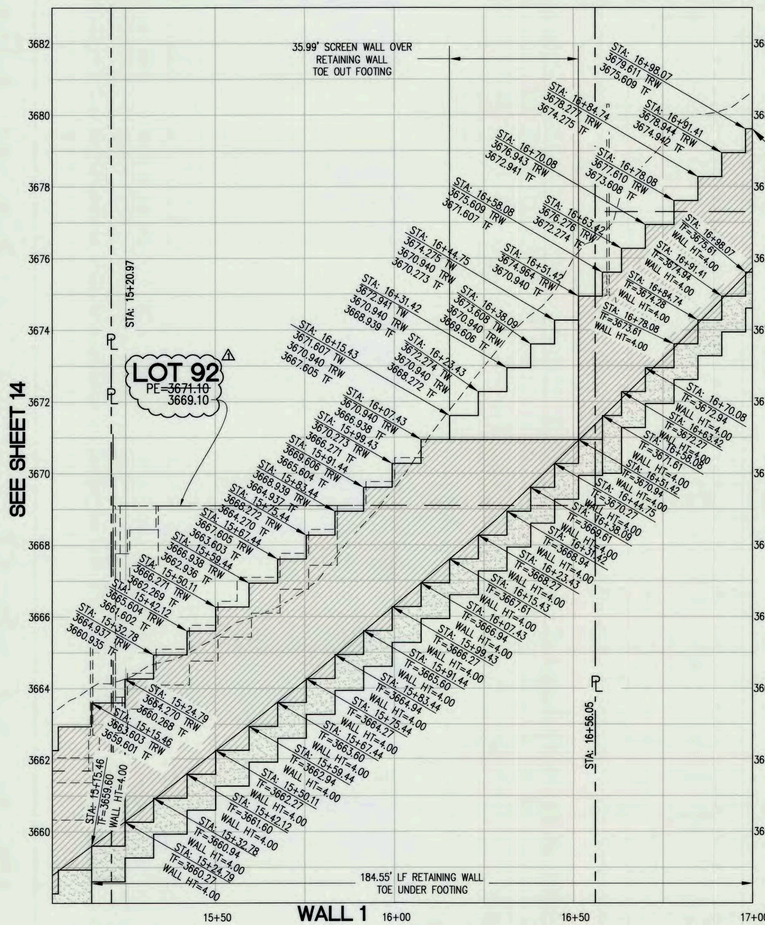
RETAINING WALLS

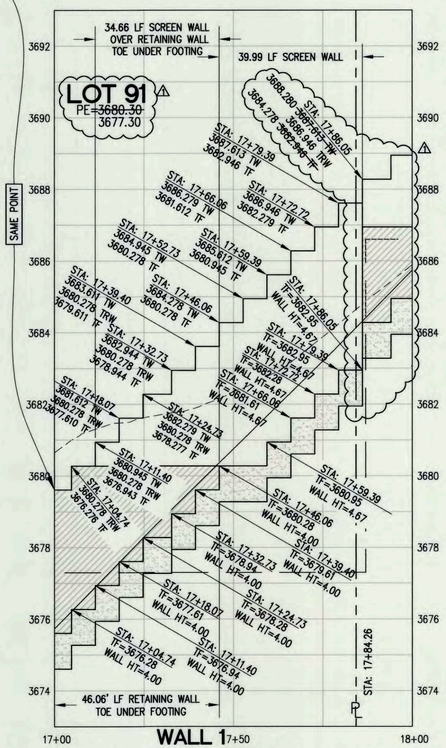
TRACT 17862
LOTS 99 - 100
SAGE ESTATES

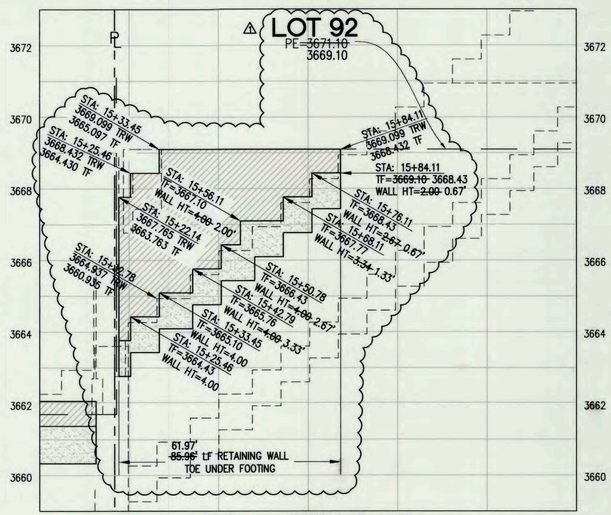
SHEET 17
OF ___ SHEETS
DRAWING NO.

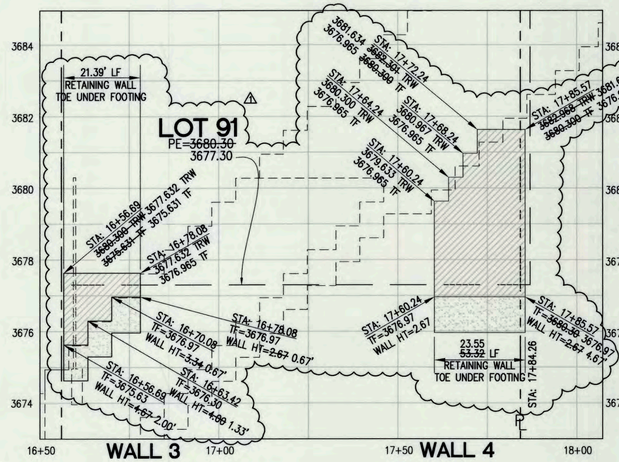
PROJECT:
PLAN NO:

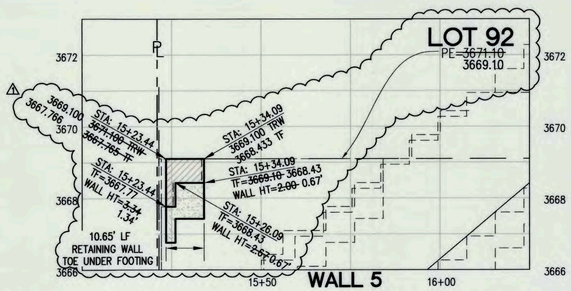
VLB
FRW
ZAVALA
6/28/2016 2:14:53 PM
NONE
N:\YV\021300\CADD\PA\RETAINING WALLS INTERIOR WALLS (A).DWG 17

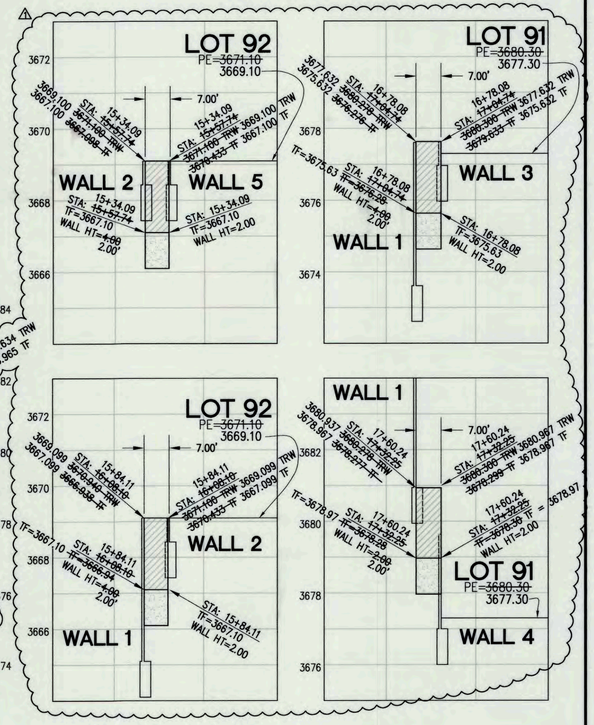


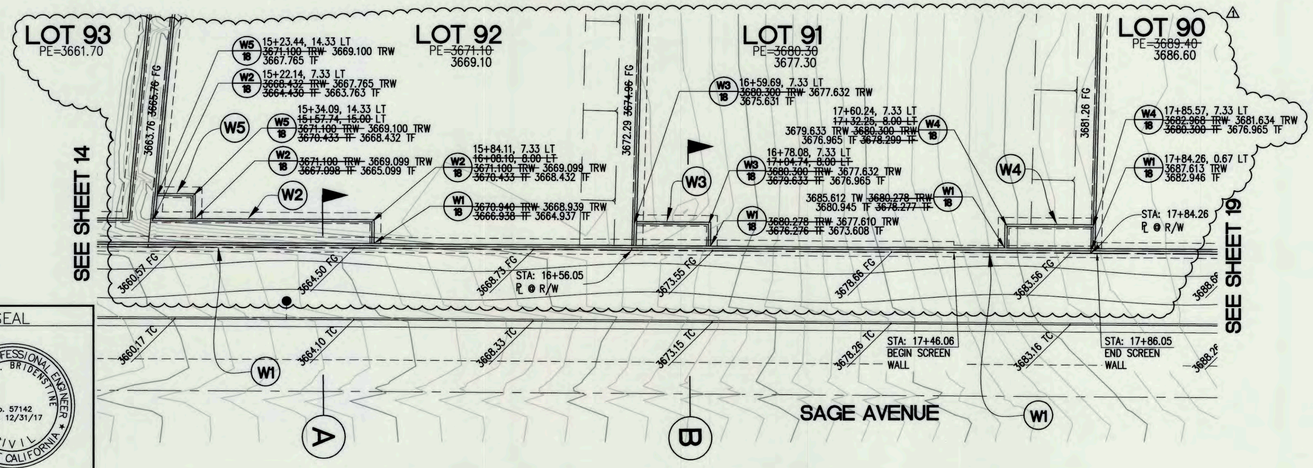


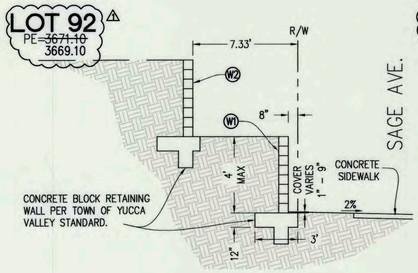




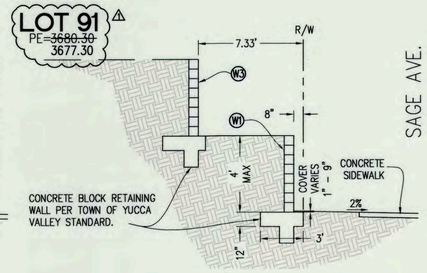








BLOCK RETAINING WALL SECTION 'A'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



BLOCK RETAINING WALL SECTION 'B'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'

0 10 20 40
1 inch = 20 ft.

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / TF SHT	REFERENCE TAG TO WALL PROFILE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/7/16	VLB	REVISE PAD ELEVS. LOTS 90, 91 & 92, REVISED WALLS TO MATCH	12/9/16	

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17 12/12/16
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR 12/16/16
R.C.E. 66702 EXP. DATE 09/30/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

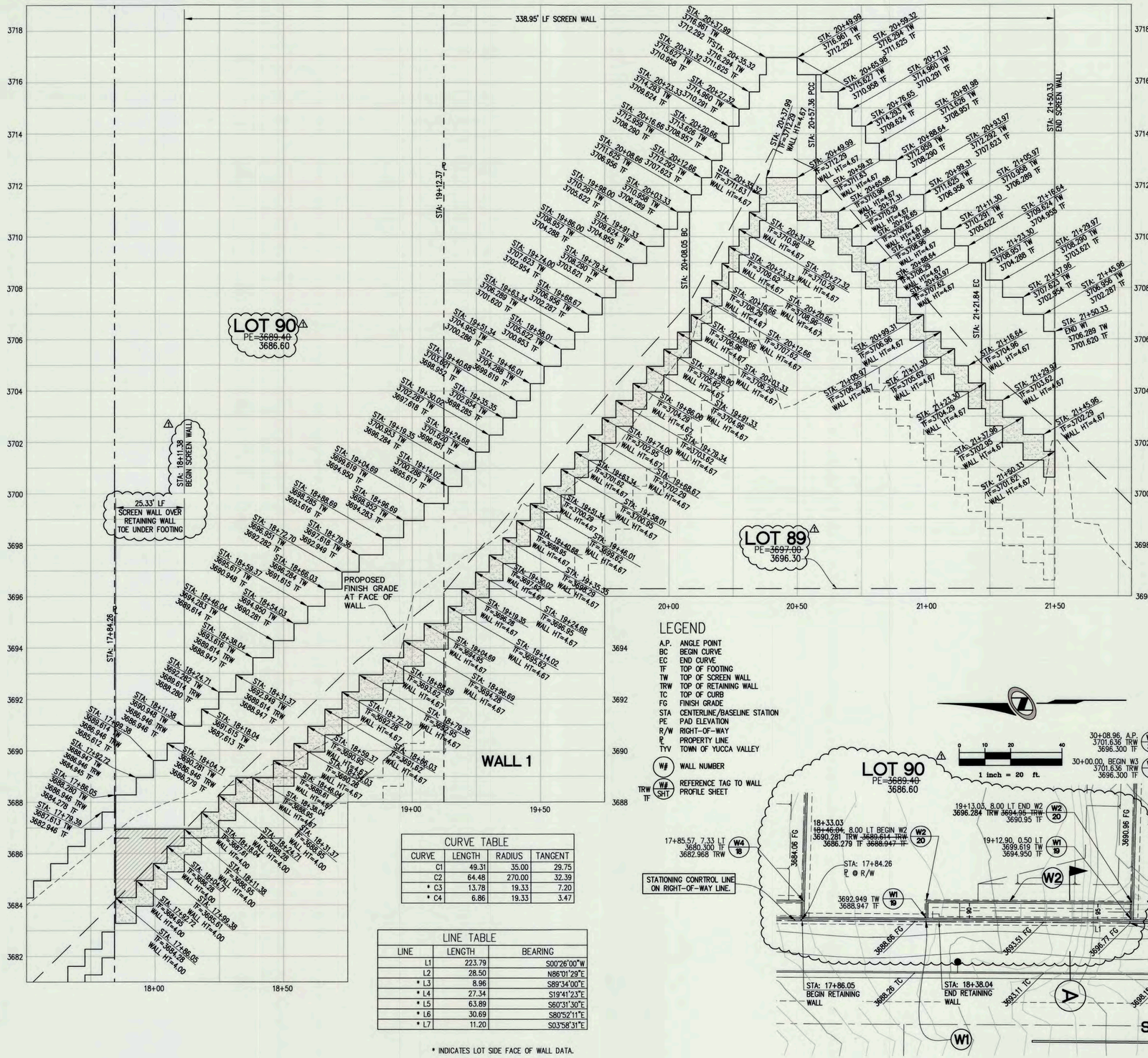
SAGE ESTATES

TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE. - LOTS 91, 92

SHEET 18
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

8/2/16 7:55 AM NONE 18 N:\YV8021300\CADD\PLANS\GRADING\GRADING PLANS (8).DWG VLB FRW ZAVALA



LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL PROFILE SHEET

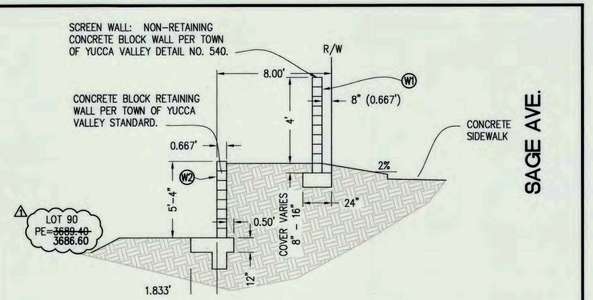
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT
C1	49.31	35.00	29.75
C2	64.48	270.00	32.39
* C3	13.78	19.33	7.20
* C4	6.86	19.33	3.47

LINE TABLE

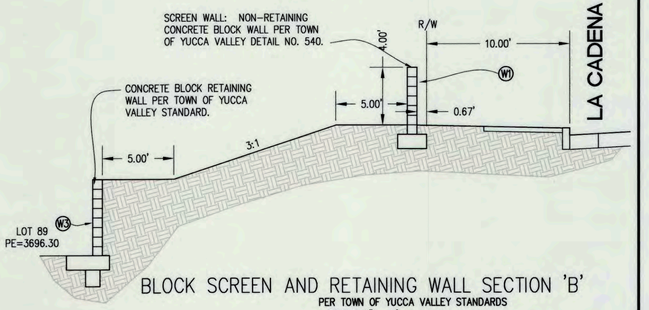
LINE	LENGTH	BEARING
L1	223.79	S00°26'00"W
L2	28.50	N86°01'29"E
* L3	8.96	S89°34'00"E
* L4	27.34	S19°41'23"E
* L5	63.89	S60°31'30"E
* L6	30.69	S80°52'11"E
* L7	11.20	S03°58'31"E

* INDICATES LOT SIDE FACE OF WALL DATA.



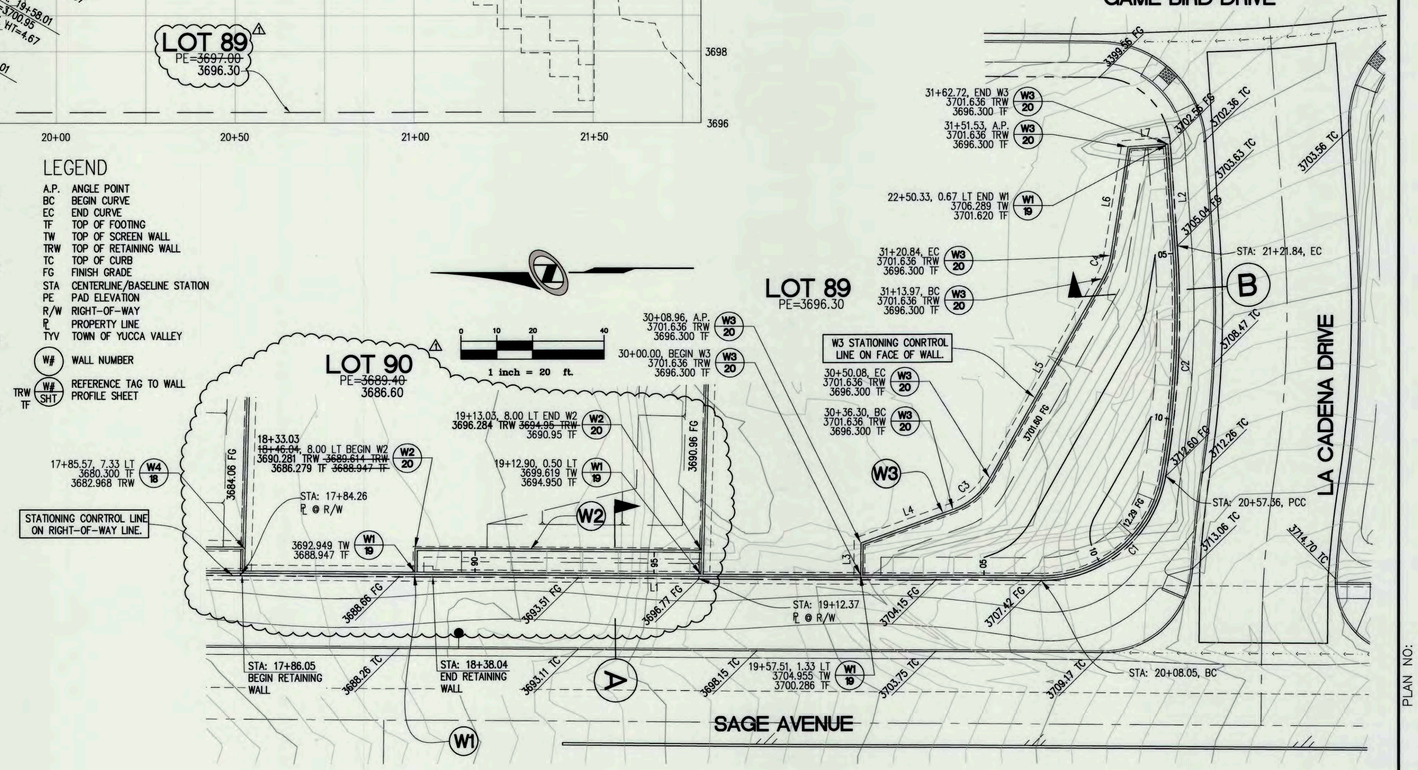
BLOCK RETAINING WALL SECTION 'A'

PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



BLOCK SCREEN AND RETAINING WALL SECTION 'B'

PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/7/16	VLB	REVISE PAD ELEVS. LOTS 89 & 90; REVISED WALLS TO MATCH	12/16/16	AQ

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/7/16

APPROVED BY:
ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
12/16/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

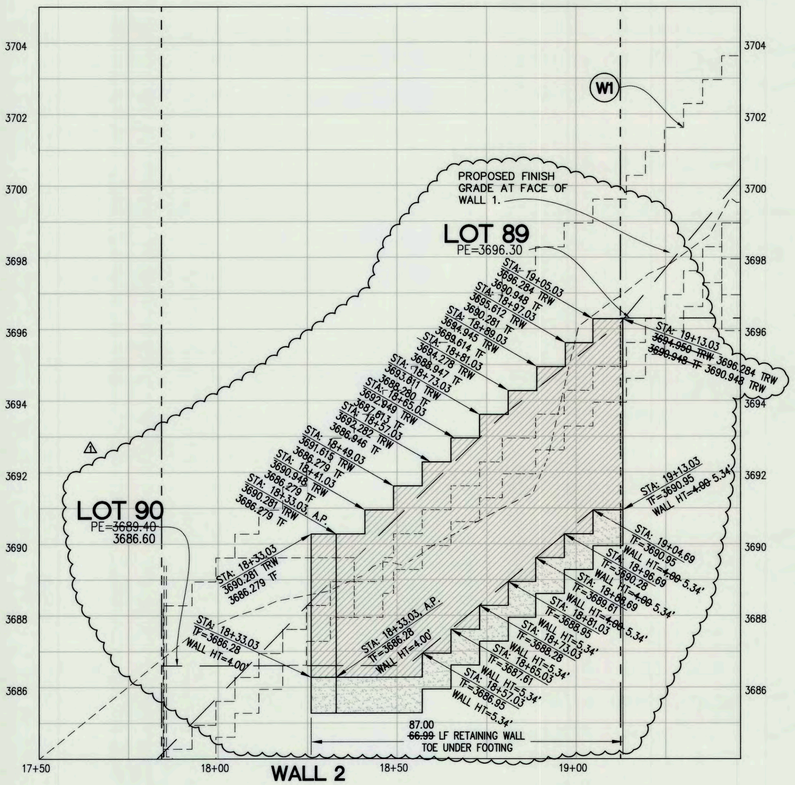
SAGE ESTATES

TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE AT LOTS 89 AND 90

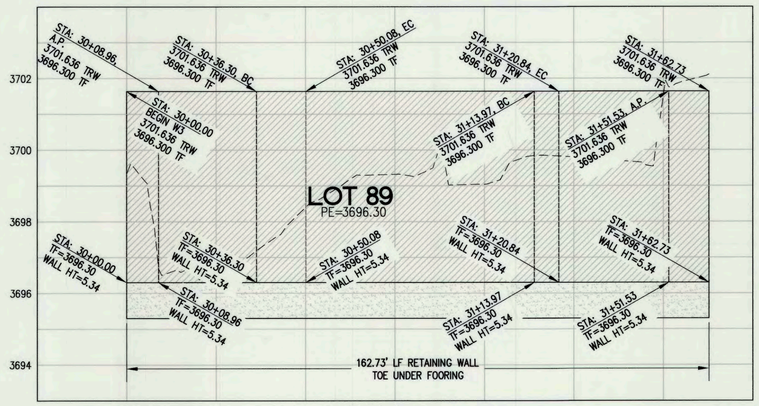
SHEET 19
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

VLB
FRW
N:\YV802\300\CADD\P\RETAINING WALLS - SAGE AVE WALLS (B).DWG
NONE 19
4:26:34 PM
7/18/16
ZAVALA



WALL 2



WALL 3

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY

(W#) WALL NUMBER

TRW / TF (W#/SHT) REFERENCE TAG TO WALL PROFILE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/7/16	VLB	REVISE PAD ELEVS. LOTS 90; REVISED WALLS TO MATCH	12/6/16	-NV-

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/7/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
12/16/16 DATE

RECOMMENDED BY:

-NV-

TOWN OF YUCCA VALLEY

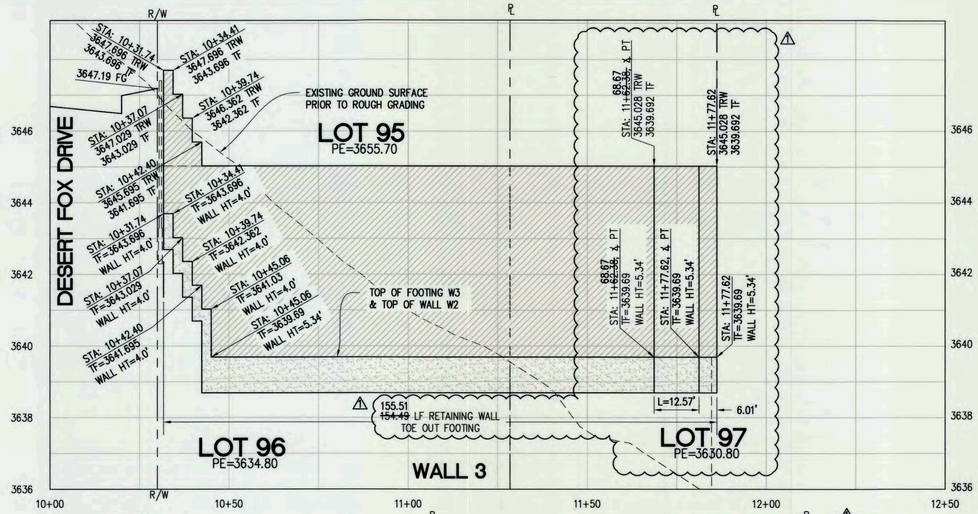
SAGE ESTATES

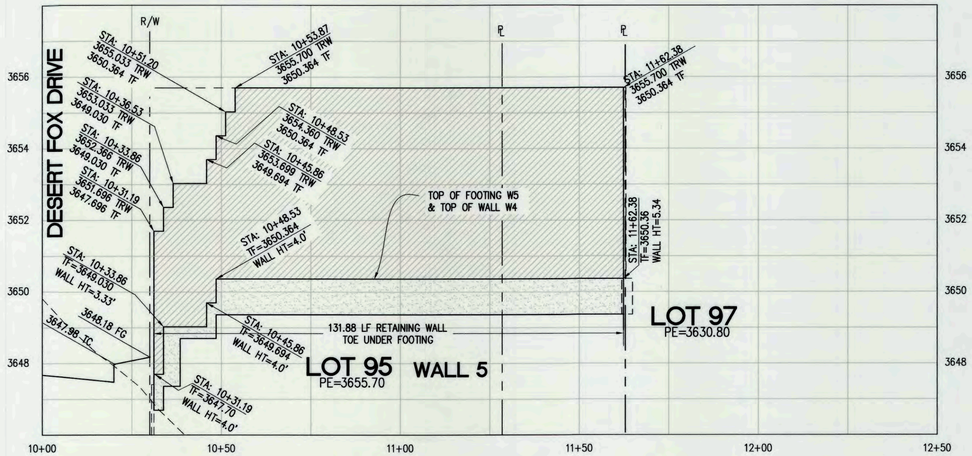
TRACT 17862
SCREEN AND RETAINING WALLS
SAGE AVE AT LOTS 89 AND 90

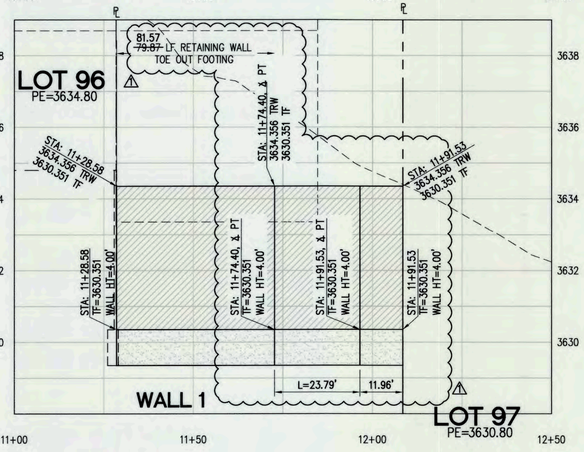
SHEET 20 OF ___ SHEETS
DRAWING NO.

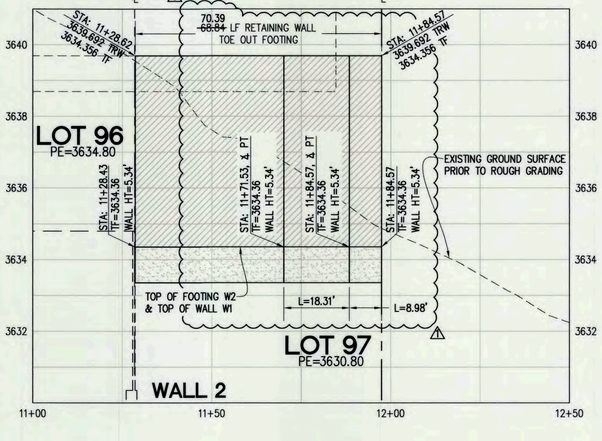
PROJECT:
PLAN NO:

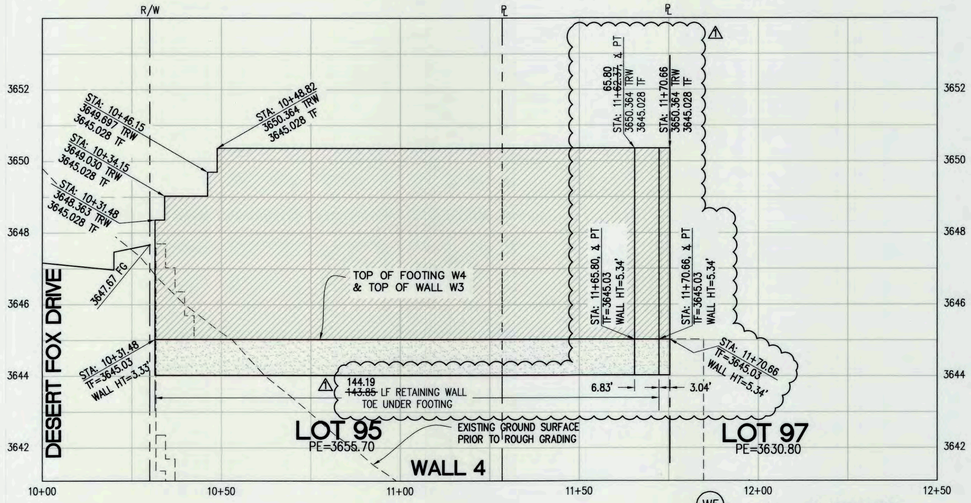
ZAVALA 7/18/16 3:18:00 PM NONE 20 N:\YVB02\300\CADD\JP\RETAINING WALLS SAGE AVE WALLS (B).DWG

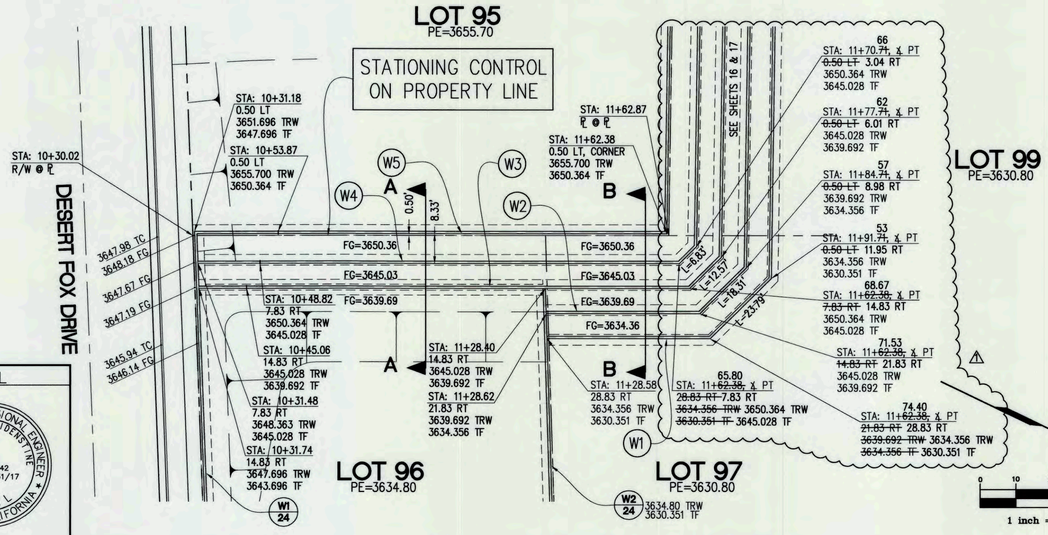


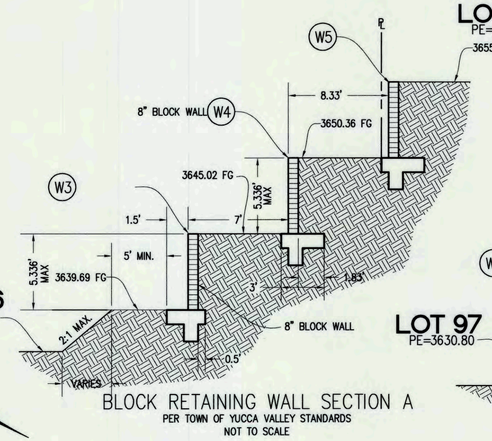




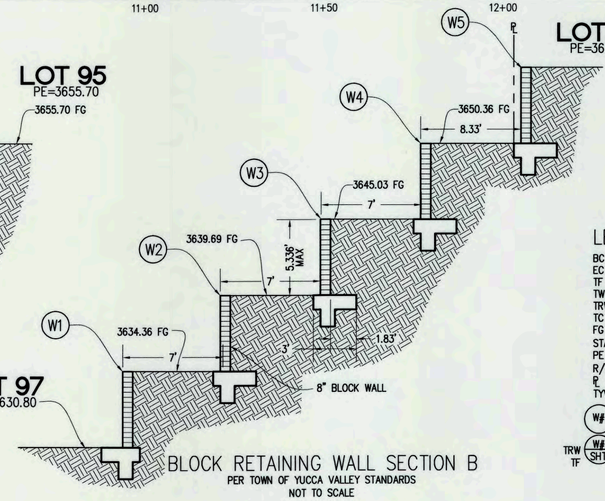








BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



BLOCK RETAINING WALL SECTION B
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET
TF	

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	6/29/16	VLB	REVISE W1, W2, W3 & W4 TO REMOVE RADII & REPLACE WITH 45° ANGLE		

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999

PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
DATE 7/29/16

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALLS

TRACT 17862
LOTS 96, 97
SAGE ESTATES

SHEET 23
OF __ SHEETS
DRAWING NO.

PROJECT: PLAN NO: 15-04

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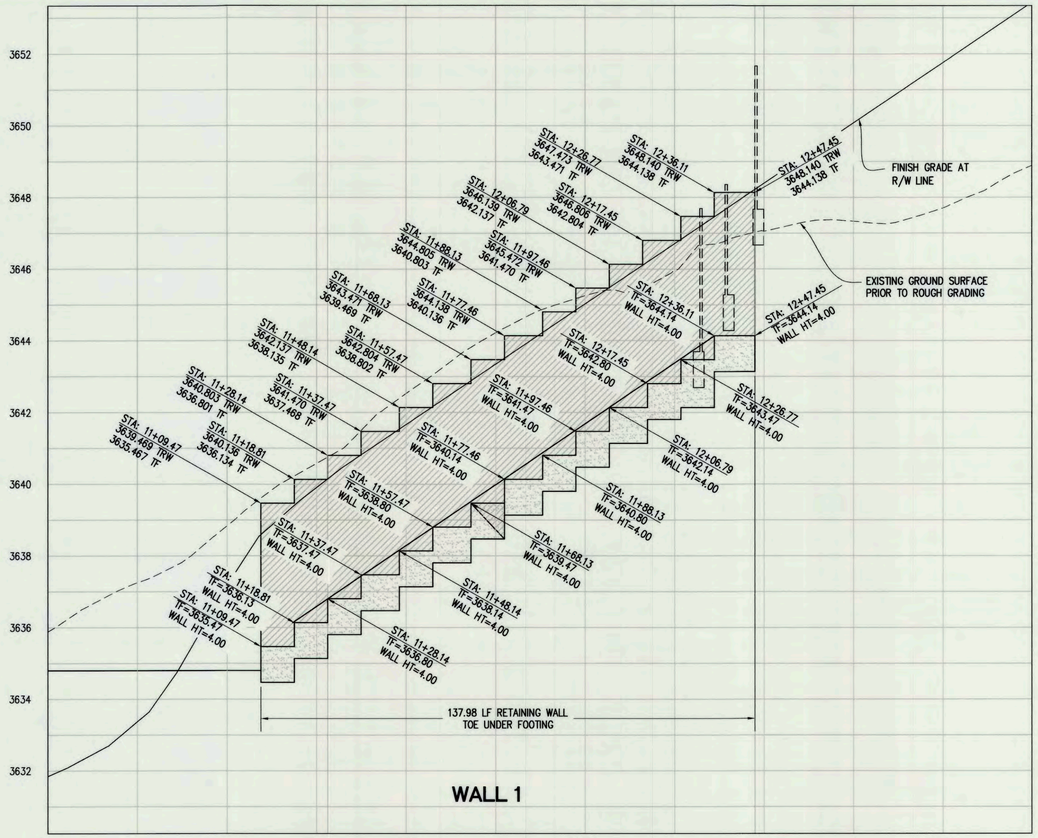
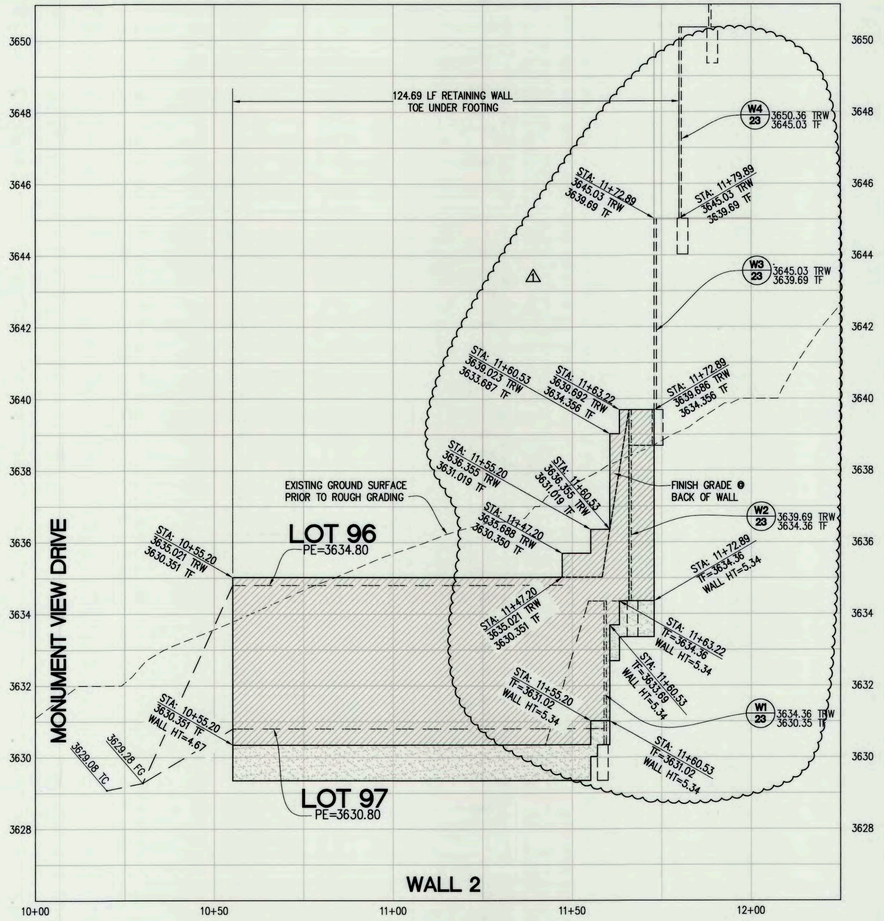
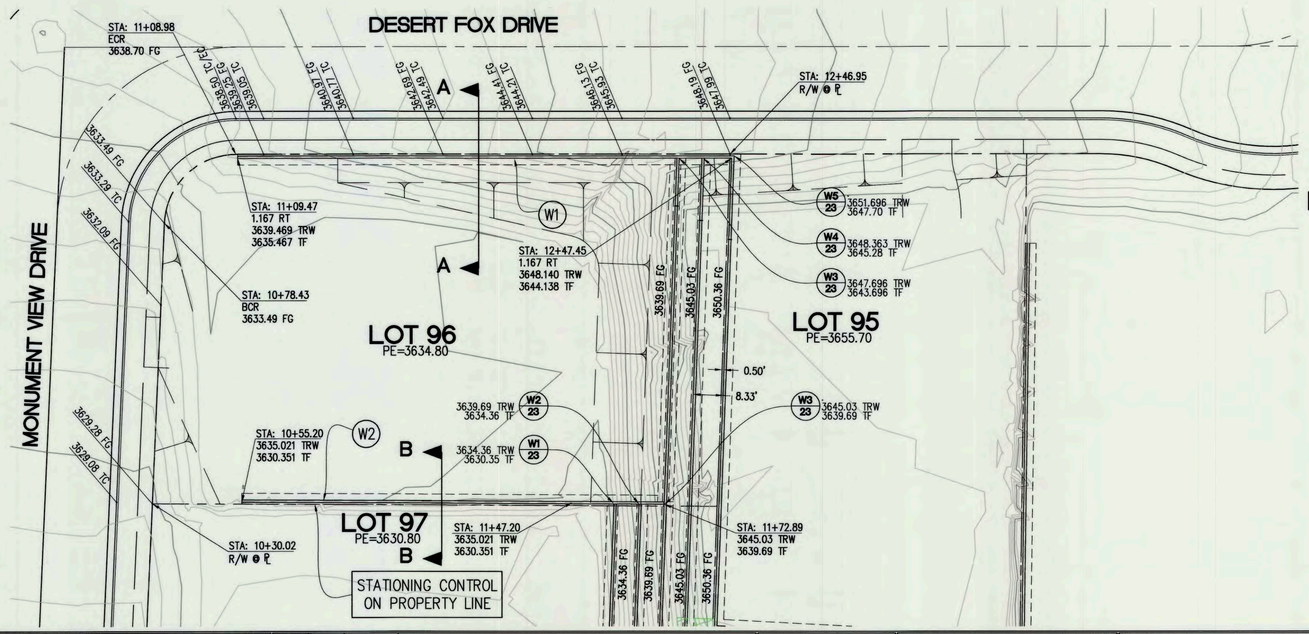
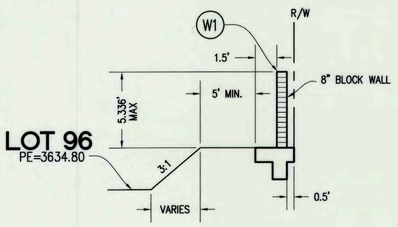
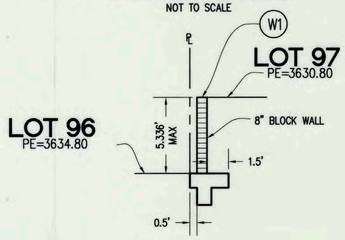








BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



BLOCK RETAINING WALL SECTION B
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W#/SHT	REFERENCE TAG TO WALL PROFILE SHEET
TRW / TF	

0 10 20 40
1 inch = 20 ft.

DATE: 12/7/16 2/16/2016 TIME: 3:20:51 PM
SERVER: NONE LAYOUT: 24-REV
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (B).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	8/9/16	REVISED WALL "W2"

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE 12/7/16
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

N|V|5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX
WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
TOWN OF YUCCA VALLEY CALIFORNIA
ALEX QISHTA 12/16/16
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/17

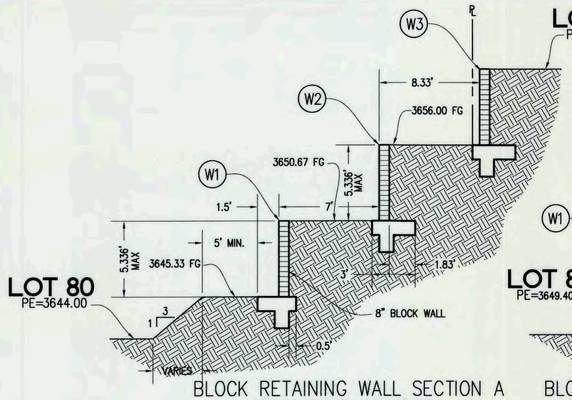
TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOT 96
SAGE ESTATES

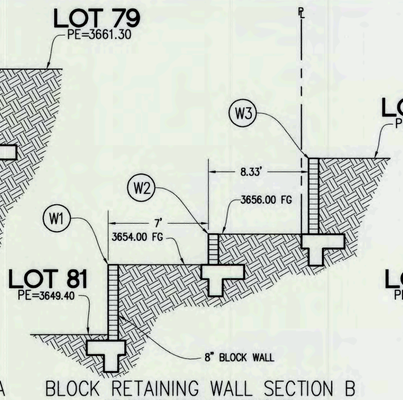
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: SEPT. 2016

SHEET NUMBER 24 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

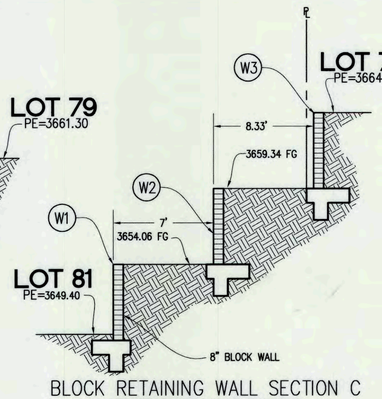
ZAVALA 2016



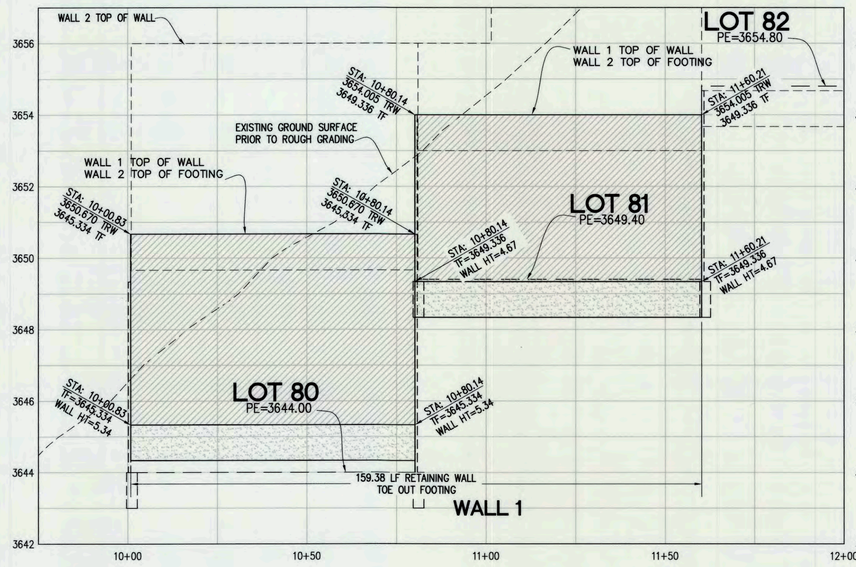
BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

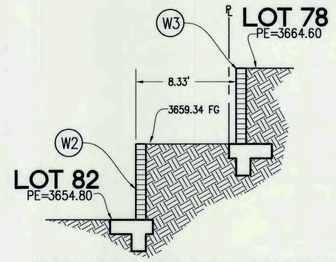


BLOCK RETAINING WALL SECTION B
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



BLOCK RETAINING WALL SECTION C
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE



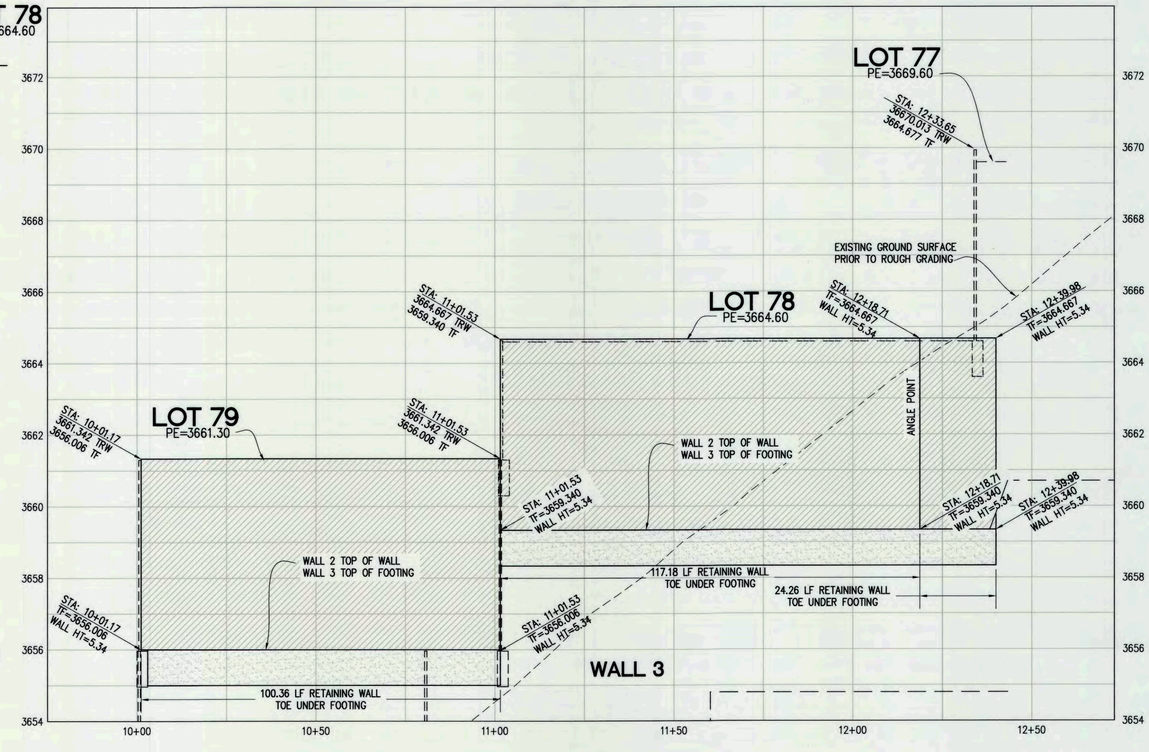


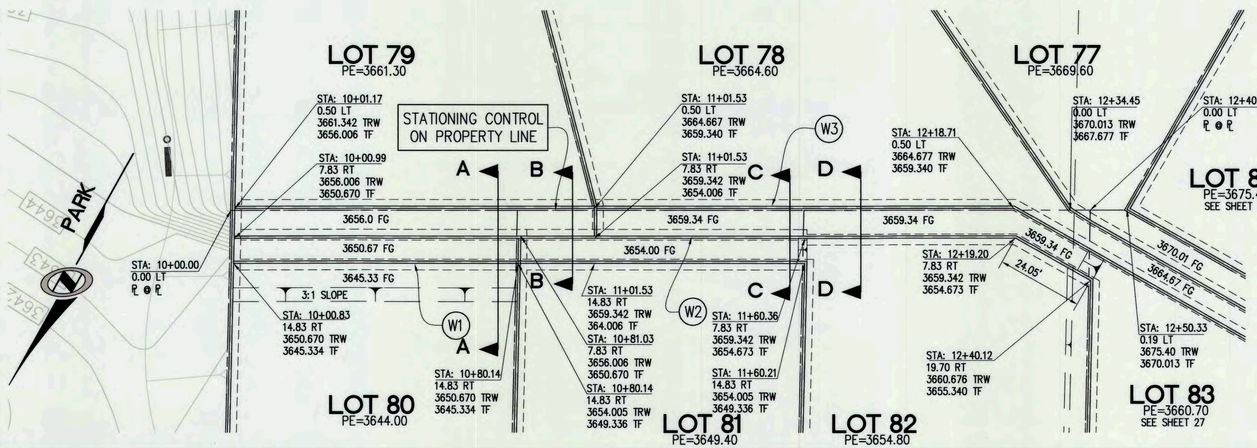
BLOCK RETAINING WALL SECTION D
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

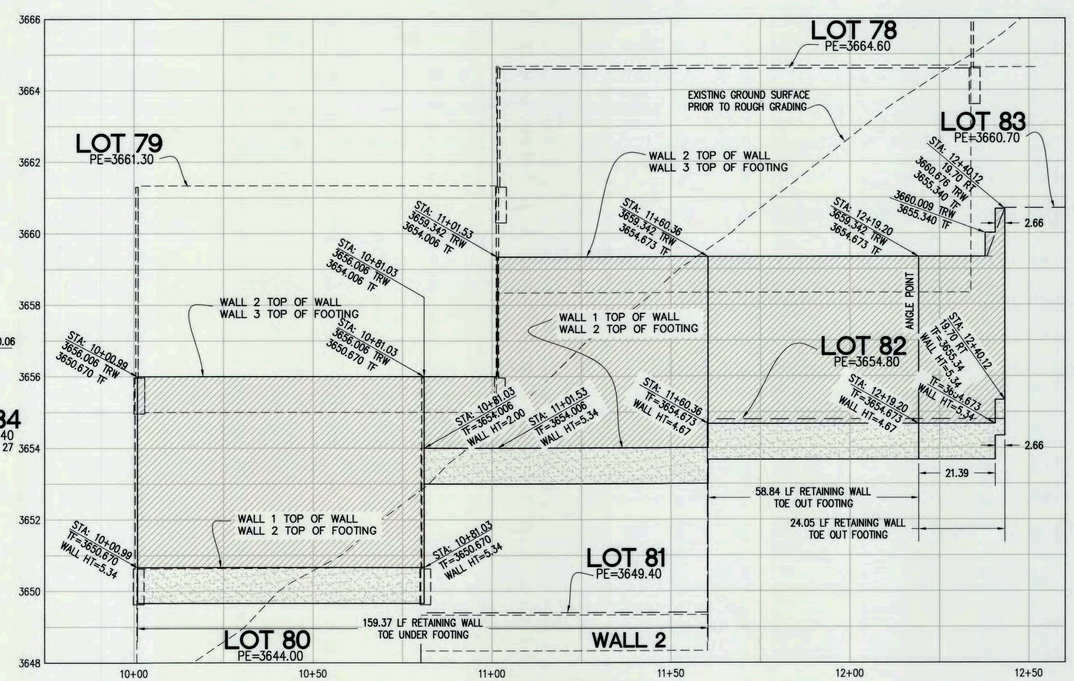
LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / TF SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

0 10 20 40
1 inch = 20 ft.







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LAYOUT:	26
PATH:	N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME:	INTERIOR WALLS (B).DWG
PAGE SETUP:	-----
DESIGNER:	FRW
PROJ. MGR:	VLB

NO.	BY	DATE	REVISIONS:

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

N|V5

42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX
WWW.NV5.COM

TOWN OF YUCCA VALLEY CALIFORNIA • INC. NOV. 27, 1991 •

APPROVED BY TOWN ENGINEER:

ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/17

TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOTS 77-79 AND 80-83
SAGE ESTATES

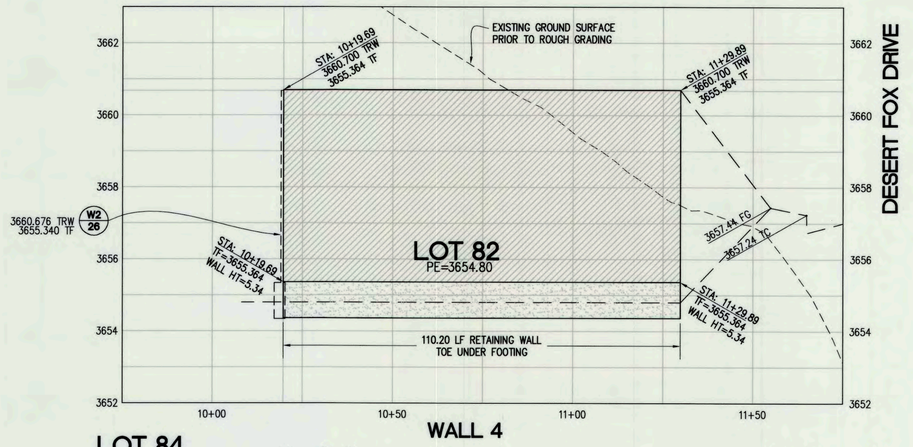
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: MAY 2016

SHEET NUMBER 26 OF SHEETS

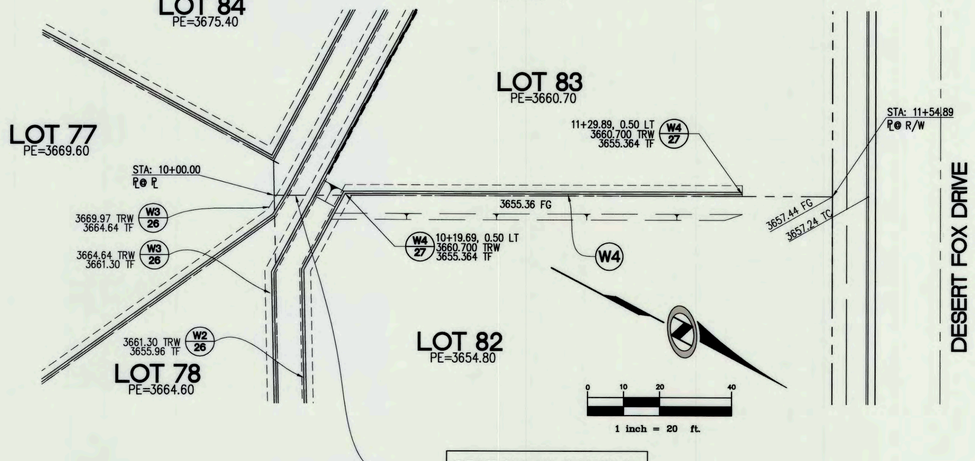
SCALE
VERTICAL: 1"= 2
HORIZONTAL: 1"= 20

JOB NUMBER YVB021300

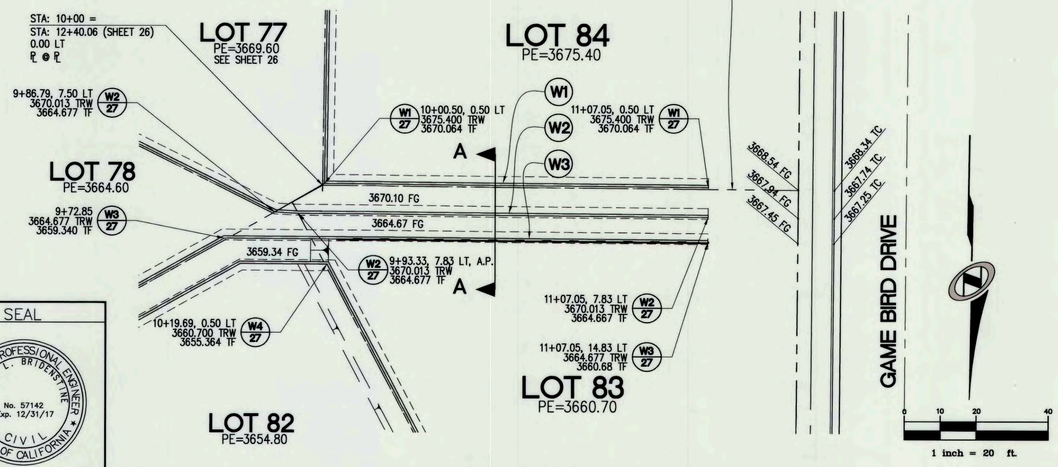
ZAVALA XREFS:

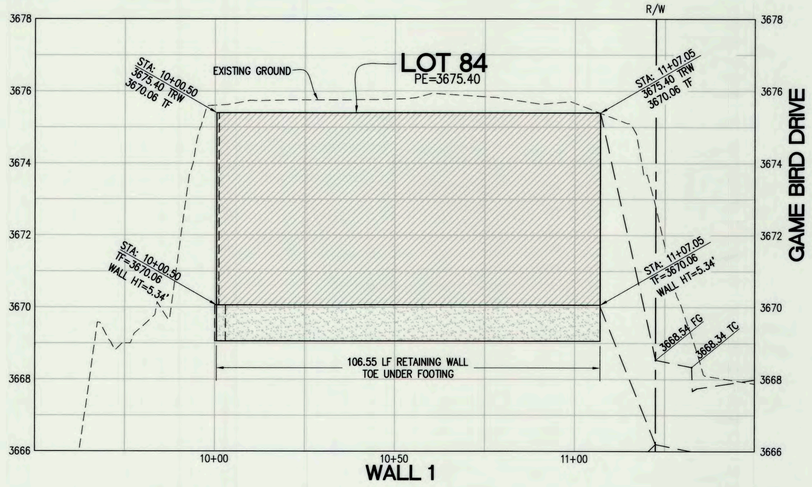


WALL 4

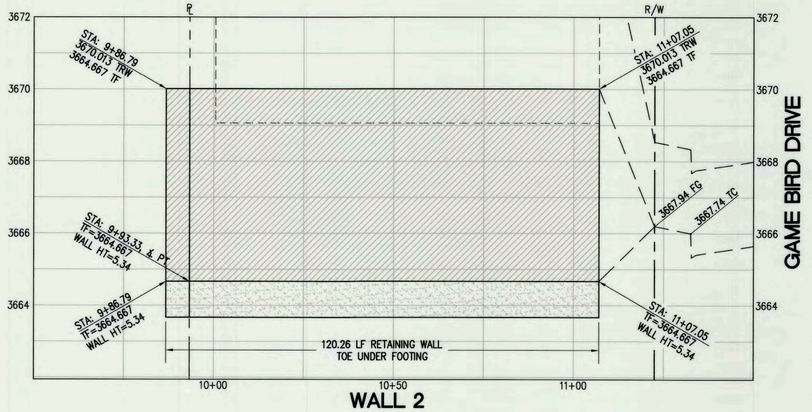


STATIONING CONTROL ON PROPERTY LINE

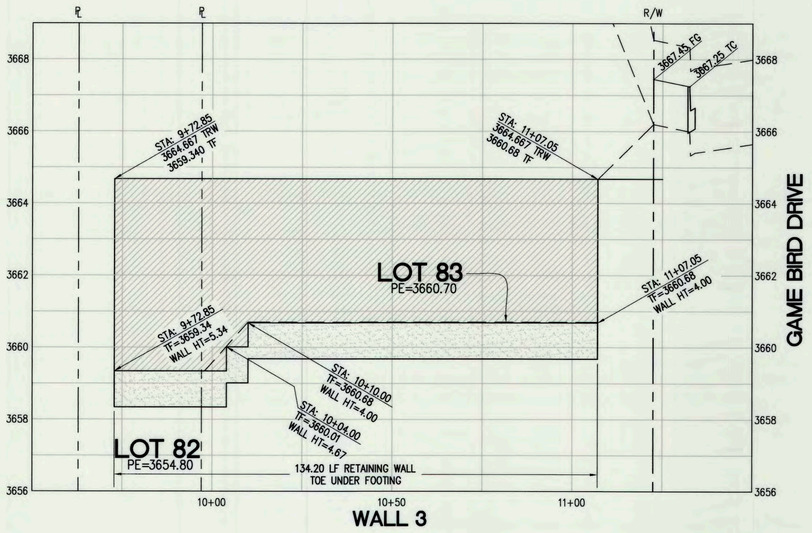




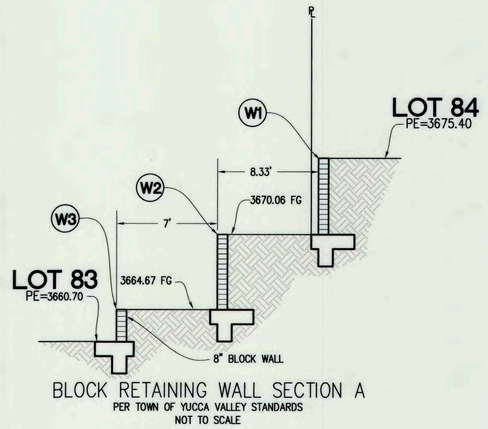
WALL 1



WALL 2



WALL 3



BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# SHT TF	REFERENCE TAG TO WALL PROFILE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999

PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE

57142 12/31/17
- RCE - DATE

9/12/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16

9/20/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALLS

TRACT 17862
LOTS 82 - 84
SAGE ESTATES

SHEET 27
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

N:\YV802130D\Cadd\p\Retaining Walls\INTERIOR WALLS (B).dwg, 27, 9/12/2016 1:23:01 PM
6/22/2016 10:48AM
NONE
WEAVER
INTERIOR WALLS (B).dwg
N:\YV802130D\CADD\P\RETAINING WALLS
27
MYLAR
FRW
V4.8

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY

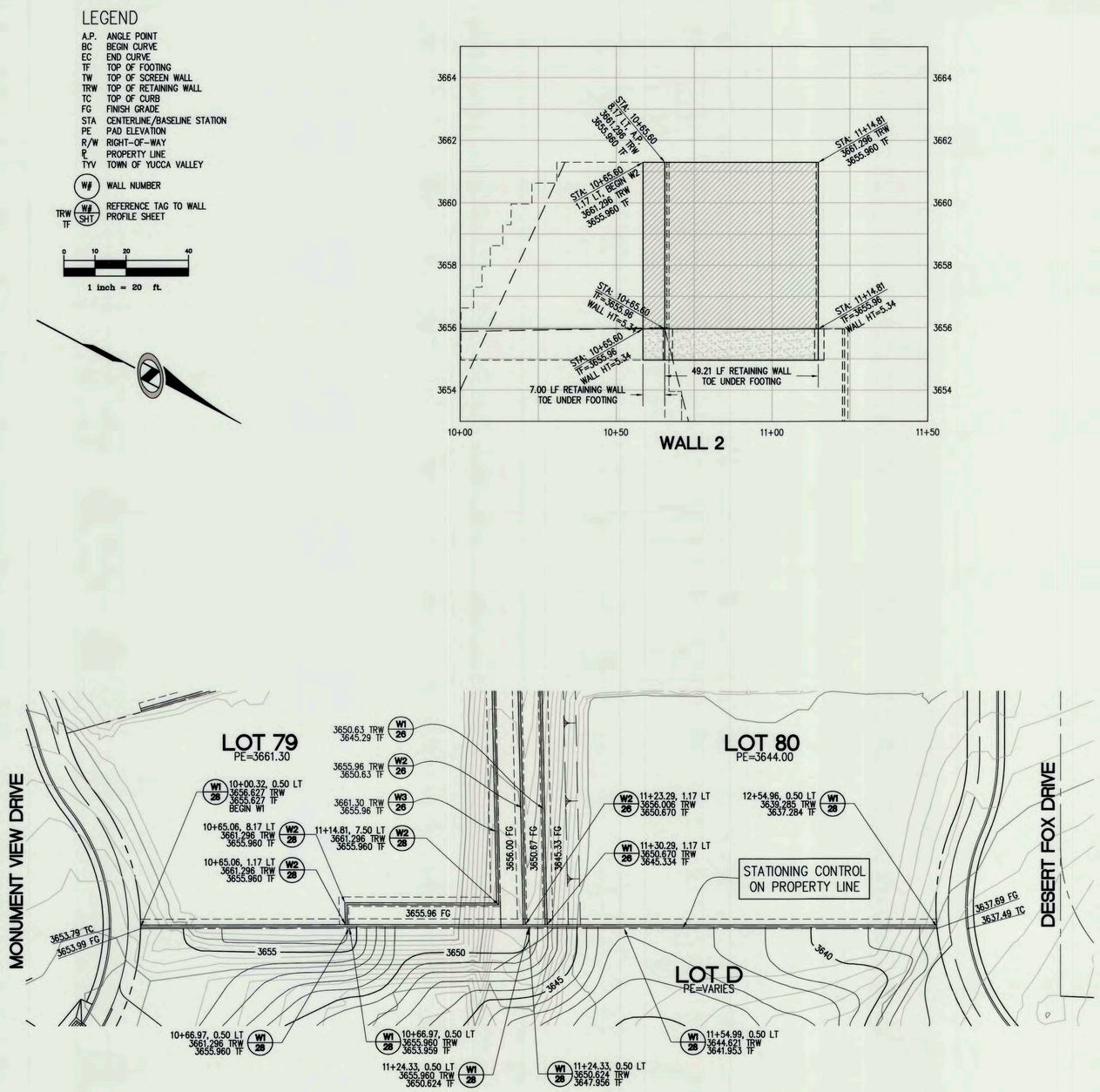
(W#) WALL NUMBER

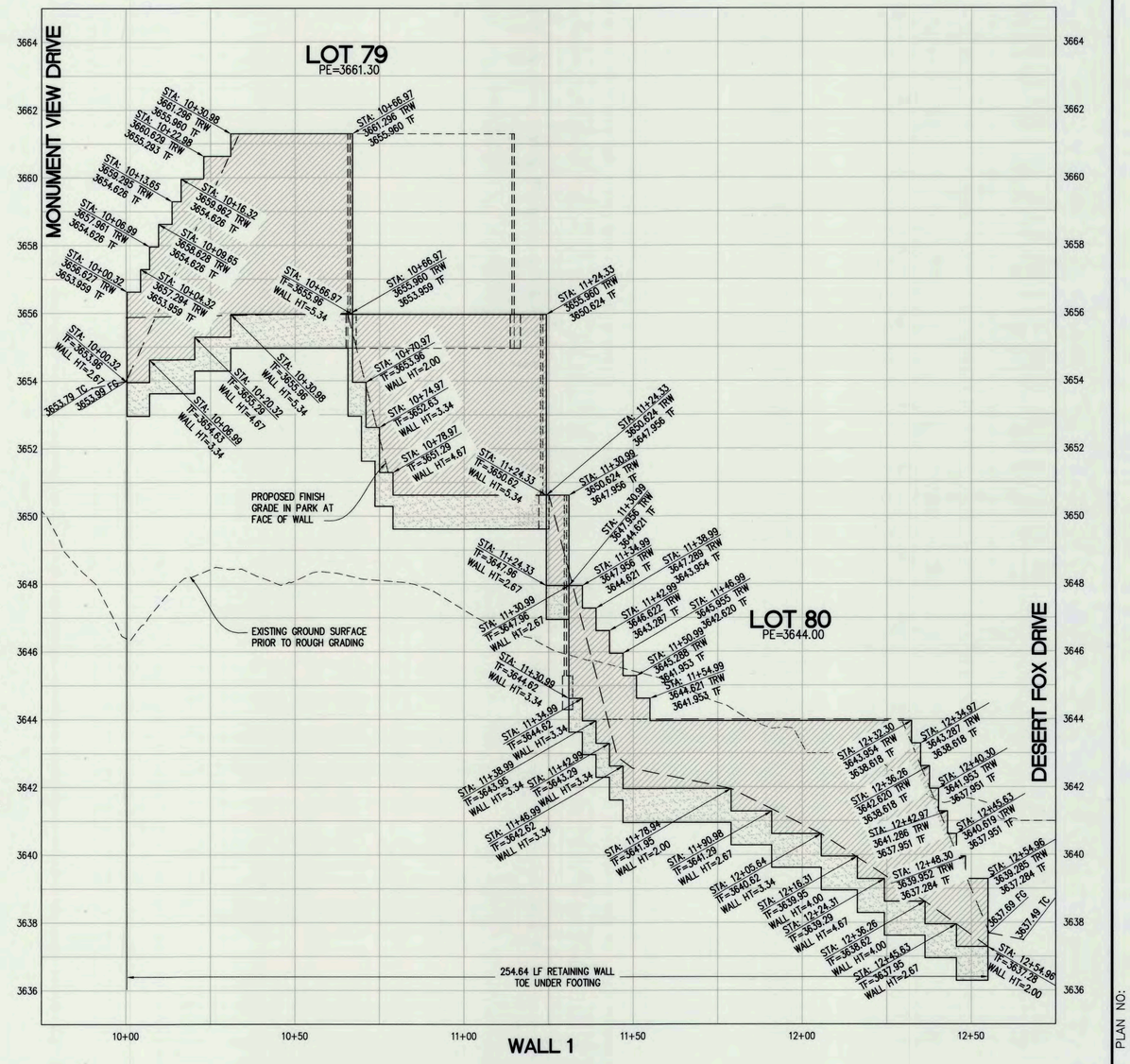
TRW TF (W# / SHT) REFERENCE TAG TO WALL PROFILE SHEET

0 10 20 40

1 inch = 20 ft.

WALL 2





WALL 1

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/14/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/18
12/16/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

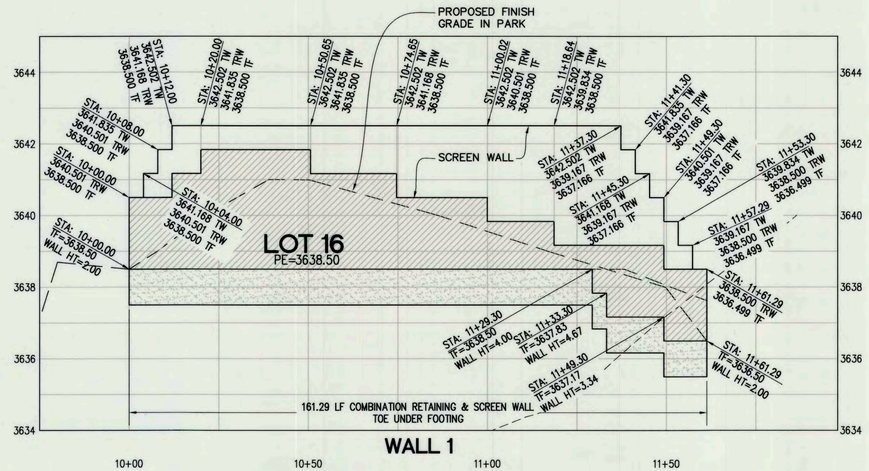
RETAINING WALL

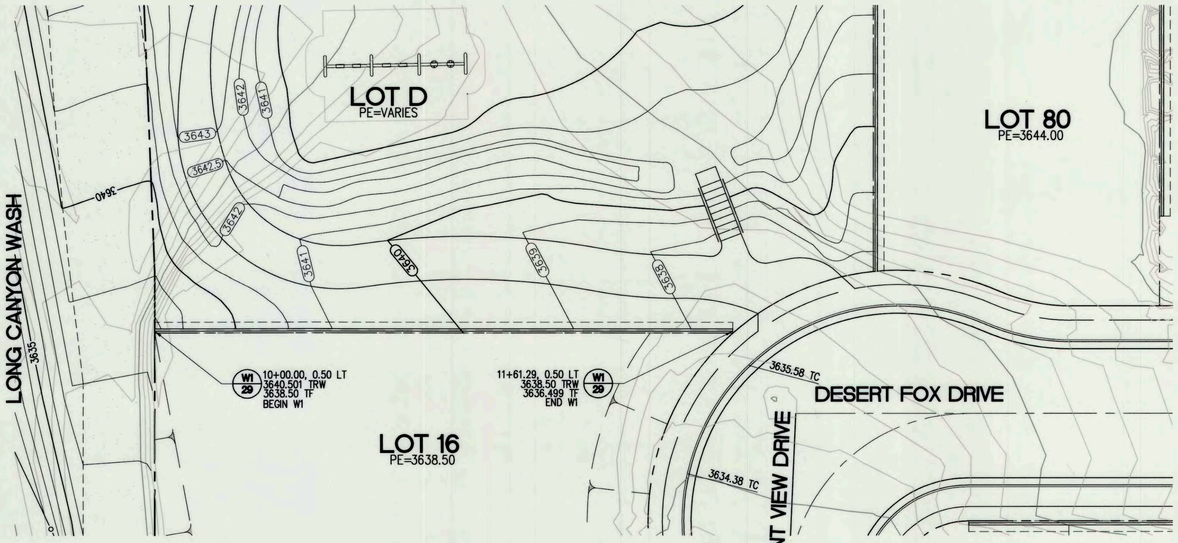
TRACT 17862
LOTS 79, 80 AND D
SAGE ESTATES

SHEET 28
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

9/9/2016 12:26:45 PM NONE 28 N:\V16021300\CADD\WALLS\RETAINING WALLS INTERIOR WALLS (9).DWG ZAVALA FRW V.9





LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY

W# — WALL NUMBER

TRW / TF — W# / SHT — REFERENCE TAG TO WALL PROFILE SHEET

0 10 20 40

1 inch = 20 ft.

STATIONING CONTROL ON PROPERTY LINE

SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999

PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE

57142 — 12/31/17 — RCE — DATE

12/14/16

APPROVED BY:

Alex Qishta — 12/16/16 DATE

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/18

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALL

TRACT 17862
LOTS 16 AND D
SAGE ESTATES

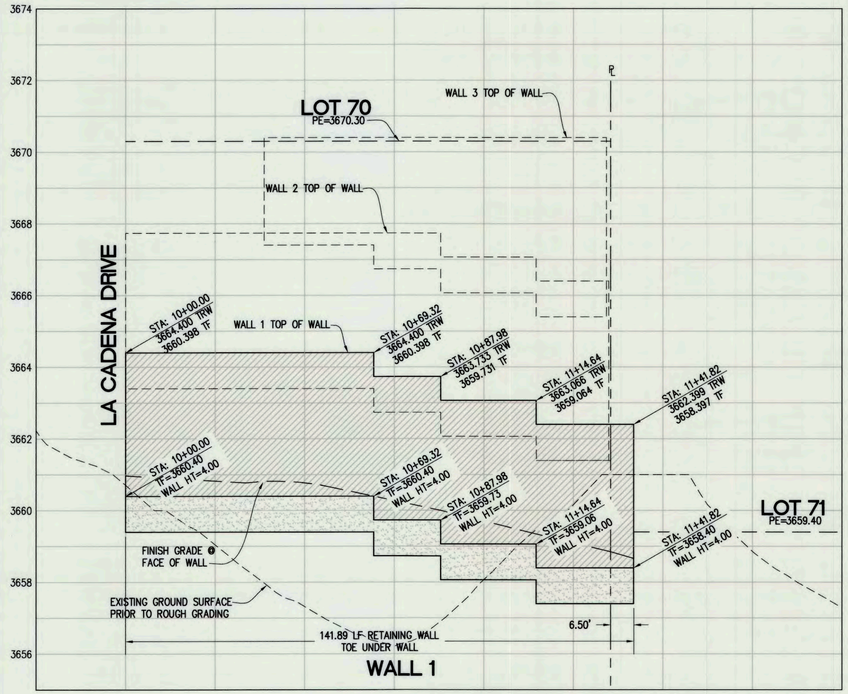
SHEET 29 OF ___ SHEETS

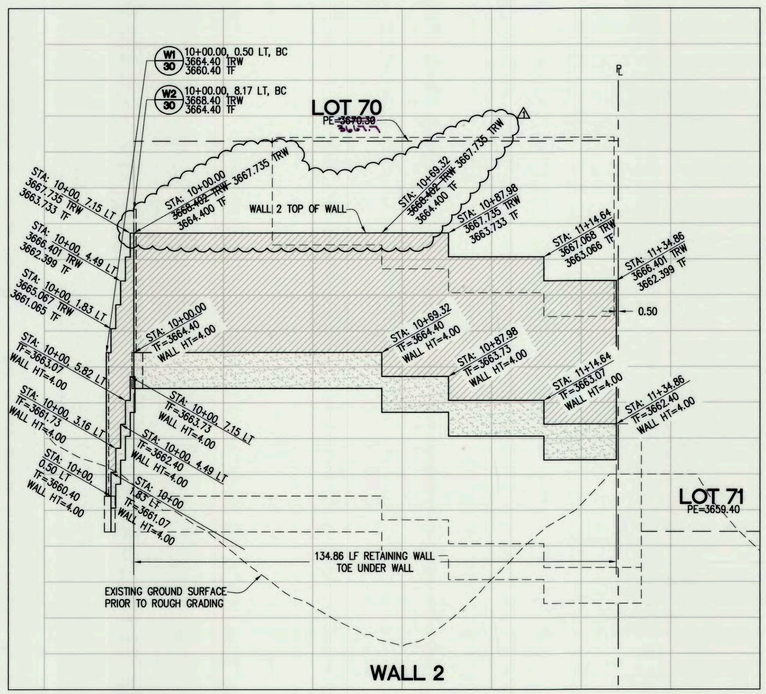
DRAWING NO.

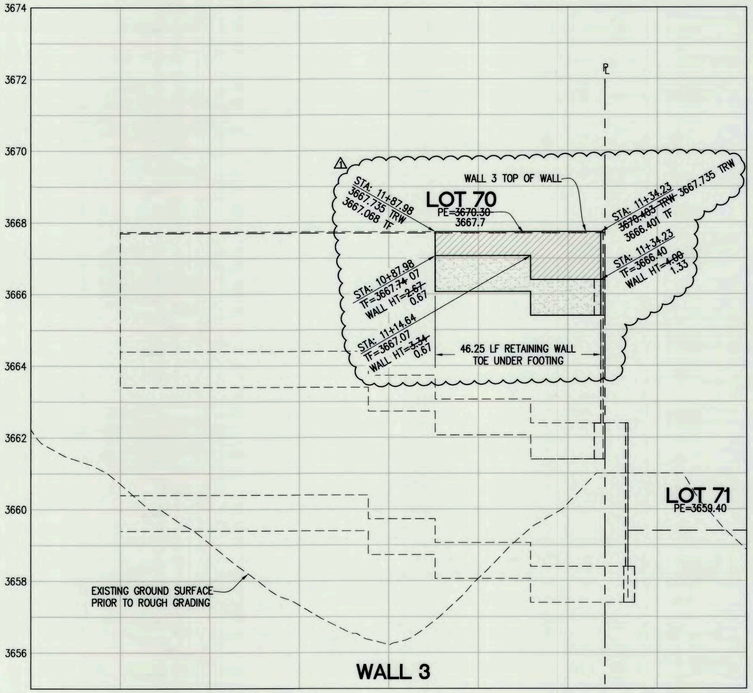
PROJECT:

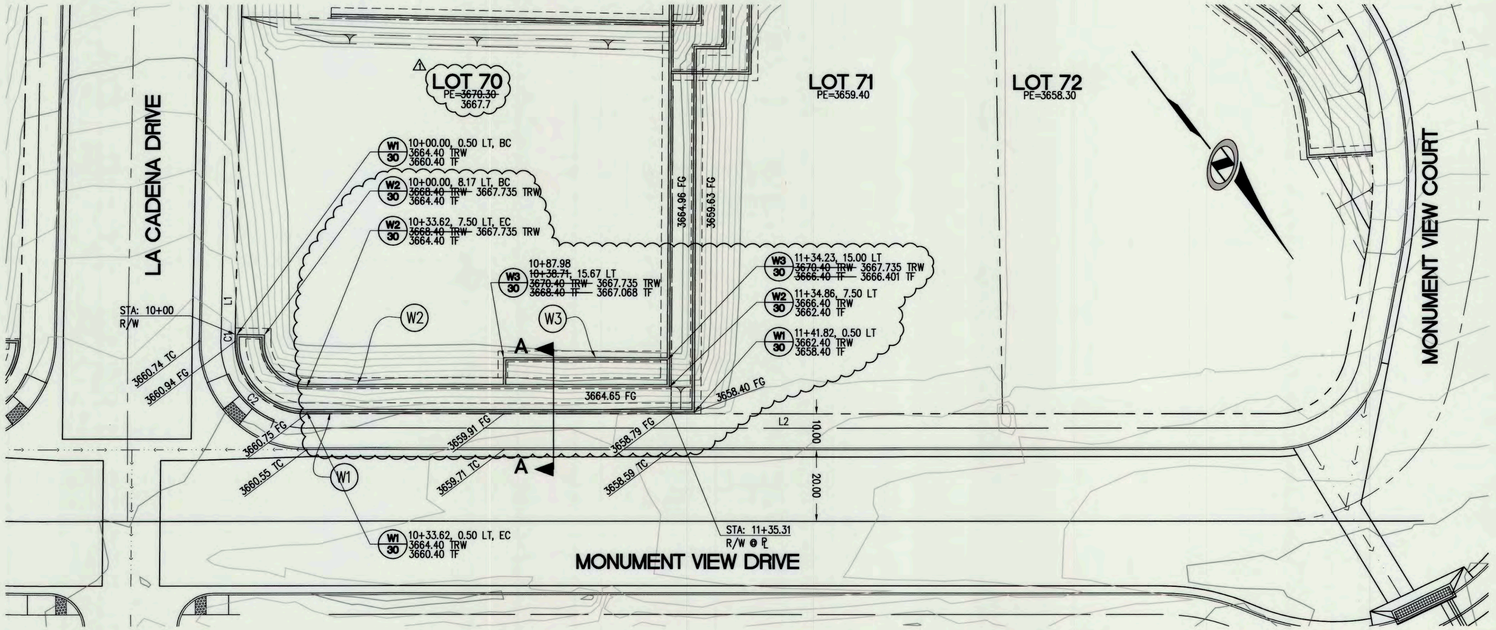
PLAN NO:

9/8/2016 12:27:41 PM NONE 29 N:\YV8021300\CADD\P\RETAINING WALLS INTERIOR WALLS (B).DWG ZAVALA FRW VLB









STATIONING CONTROL ON PROPERTY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N38°08'29"E
L2	270.74	N53°00'33"W

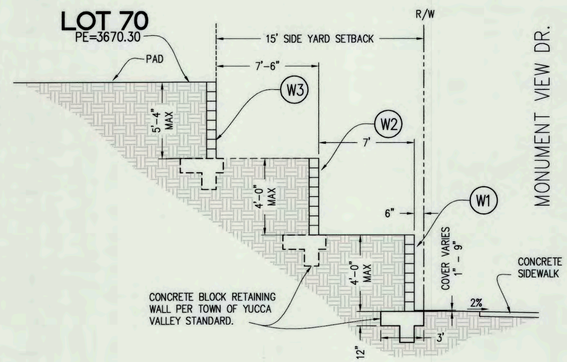
CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	1.95	270.00	0.97
C2	31.67	20.00	20.26

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# / TF SHT	REFERENCE TAG TO WALL PROFILE SHEET

0 10 20 40

1 inch = 20 ft.



BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

DATE: 12/7/16 2/16/2016 TIME: 3:21:53 PM
SERVER: NONE LAYOUT: 30
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (B).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	10/31/16	REVISE PAD ELEV & WALLS TO MATCH

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

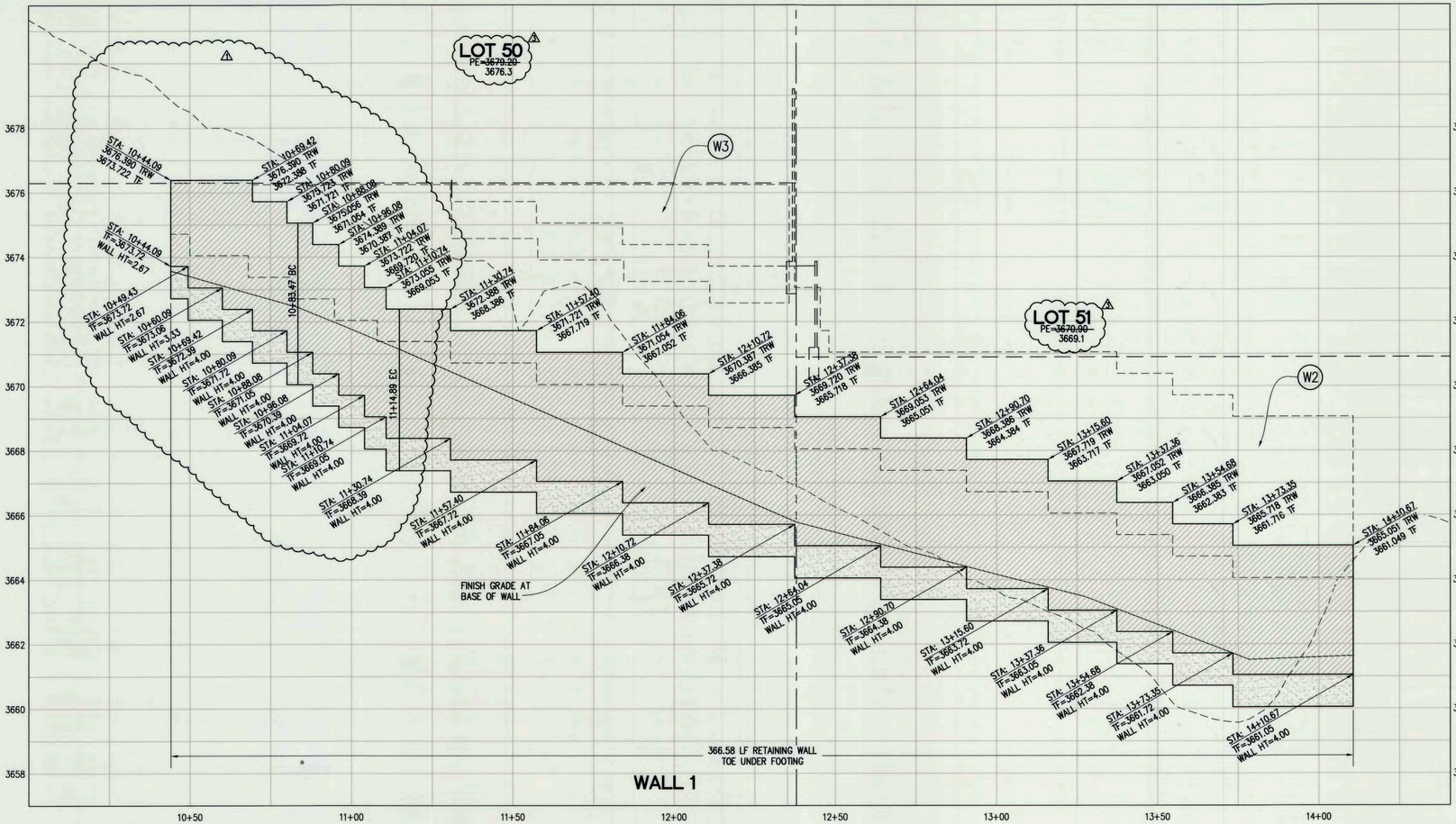
N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

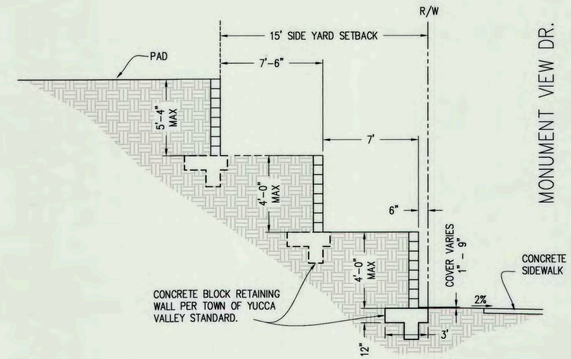
APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/17

TOWN OF YUCCA VALLEY
RETAINING WALL
TRACT 17862
LOTS 70 - 72
SAGE ESTATES
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: SEPT. 2016

SHEET NUMBER 30 OF SHEETS
SCALE VERTICAL: 1"=2 HORIZONTAL: 1"=20
JOB NUMBER YVB021300

ZAVALA XREFS:





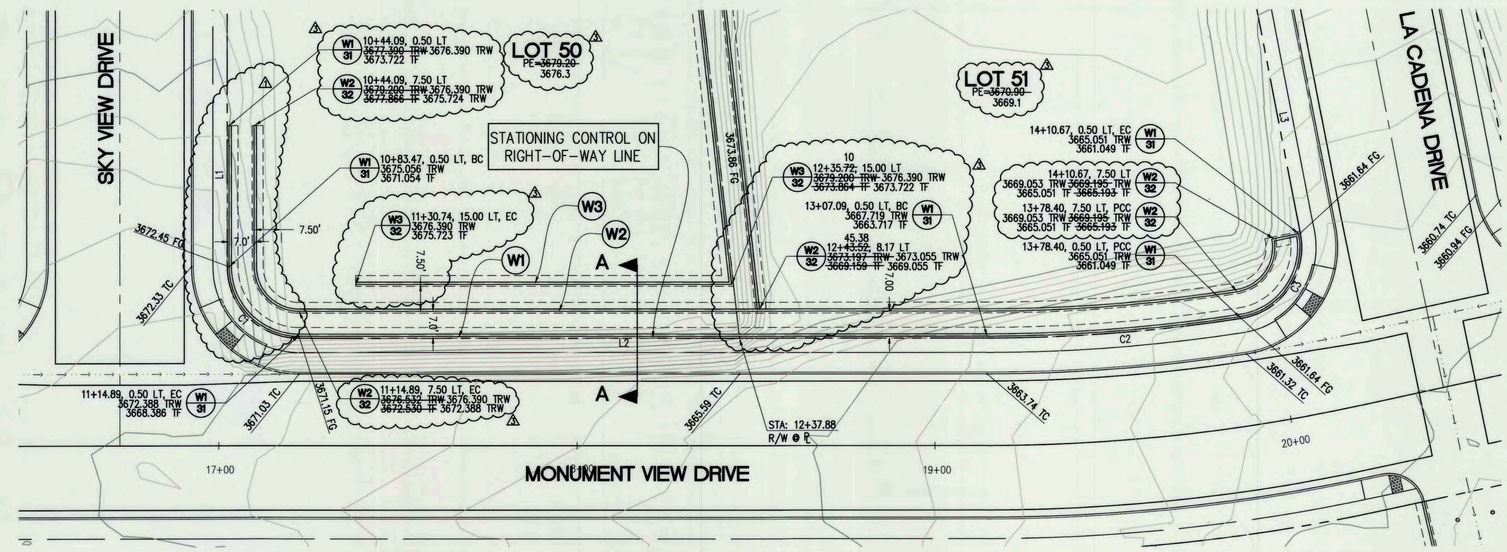
BLOCK RETAINING WALL SECTION A

PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# SHT	REFERENCE TAG TO WALL PROFILE SHEET

0 10 20 40
1 inch = 20 ft.



STATIONING CONTROL ON RIGHT-OF-WAY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.47	N49°08'00"E
L2	192.20	N40°52'00"W
L3	97.30	S38°08'03"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	31.42	20.00	20.00
C2	71.31	470.00	35.72
C3	32.39	20.00	21.00

DATE: 12/12/16 2/16/2016 TIME: 12:29:43 PM
SERVER: NONE LAYOUT: 31-REV
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (B).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	7/21/16	REVISED RETAINING WALLS W1 AND W2
2	VLB	8/24/16	REVISED RETAINING WALLS W2 AND W3
3	VLB	10/26/16	LOWER PADS 50 & 51 AND REVISE WALLS TO MATCH

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

ZAVALA XREFS:

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP. 12/31/17

N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

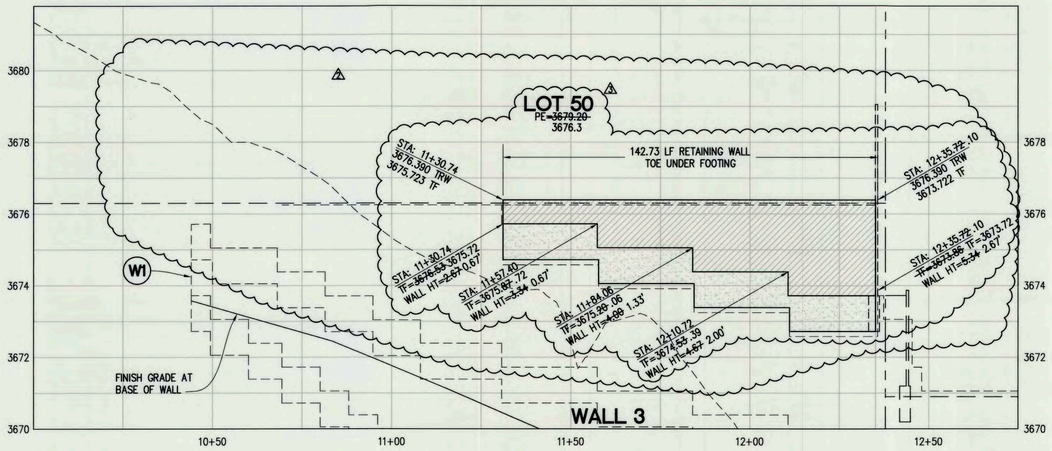
APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/18

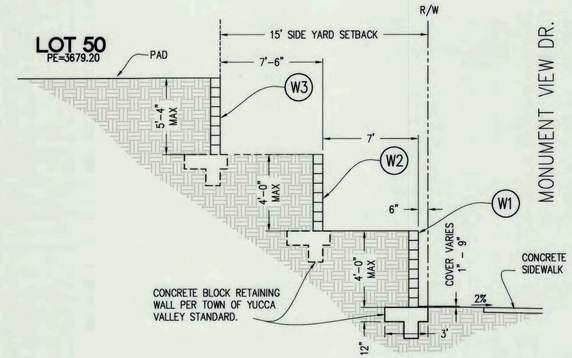
TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOTS 50 - 51
SAGE ESTATES

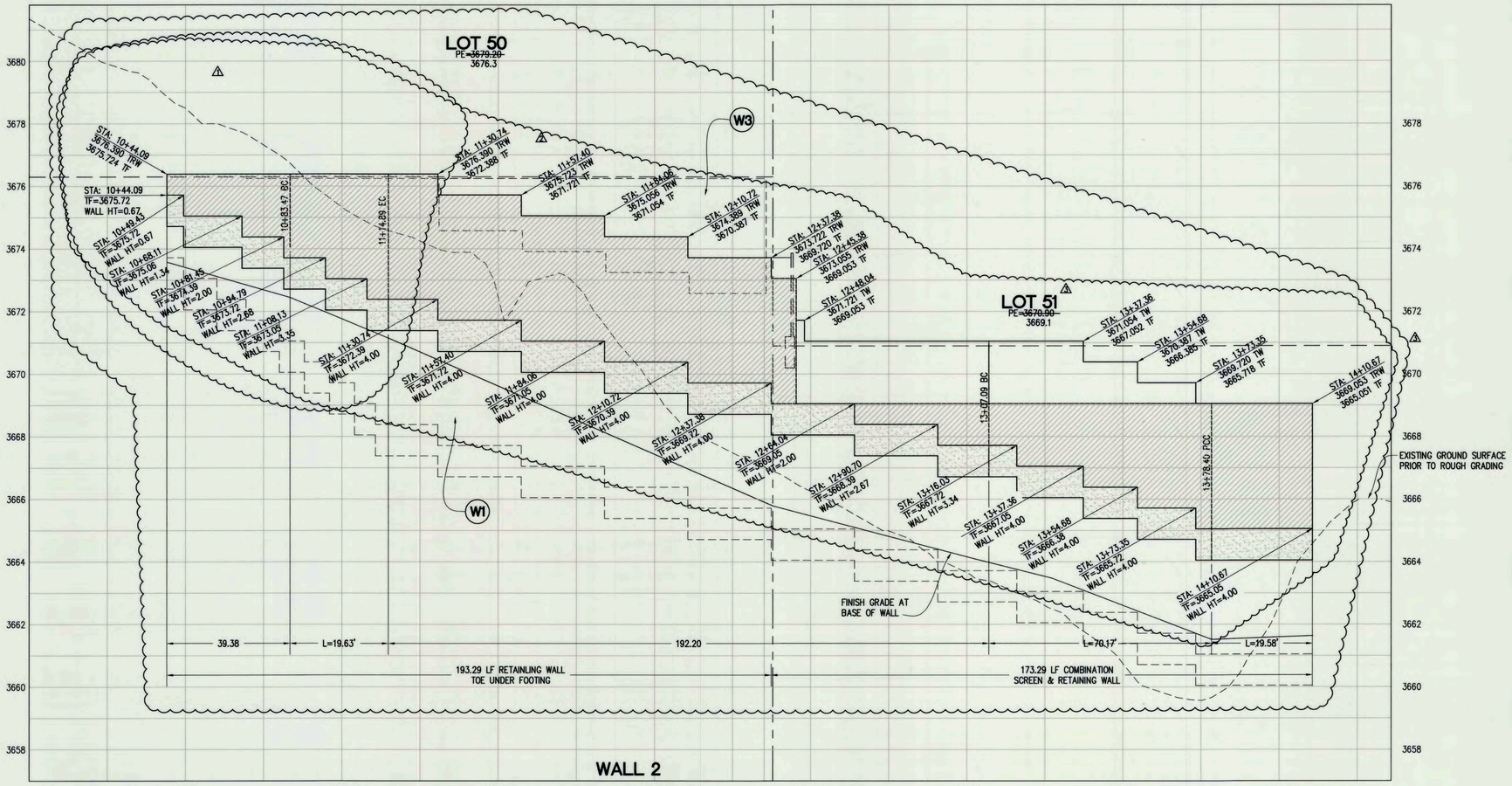
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: SEPT. 2016

SHEET NUMBER 31 OF SHEETS
SCALE VERTICAL: 1"=2 HORIZONTAL: 1"=20
JOB NUMBER YVB021300





BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



SEE SHEET 31 FOR PLAN VIEW

LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW TF W# SHT	REFERENCE TAG TO WALL PROFILE SHEET

1 inch = 20 ft.

STATIONING CONTROL
ON PROPERTY LINE

DATE: 12/12/16 2/16/2016 TIME: 12:30:54 PM
SERVER: NONE LAYOUT: 32-REV
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (B).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	7/21/16	REVISED RETAINING WALLS W1 AND W2
2	VLB	8/24/16	REVISED RETAINING WALLS W2 AND W3
3	VLB	10/26/16	LOWER PADS 50 & 51 AND REVISE WALLS TO MATCH

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE 12/14/16
R.C.E. NO. 57142 EXP. 12/31/17 DATE

N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

TOWN OF YUCCA VALLEY CALIFORNIA INC. NOV. 27, 1991

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER 12/16/16 DATE
R.C.E. NO. 66702, EXP. 09/30/18

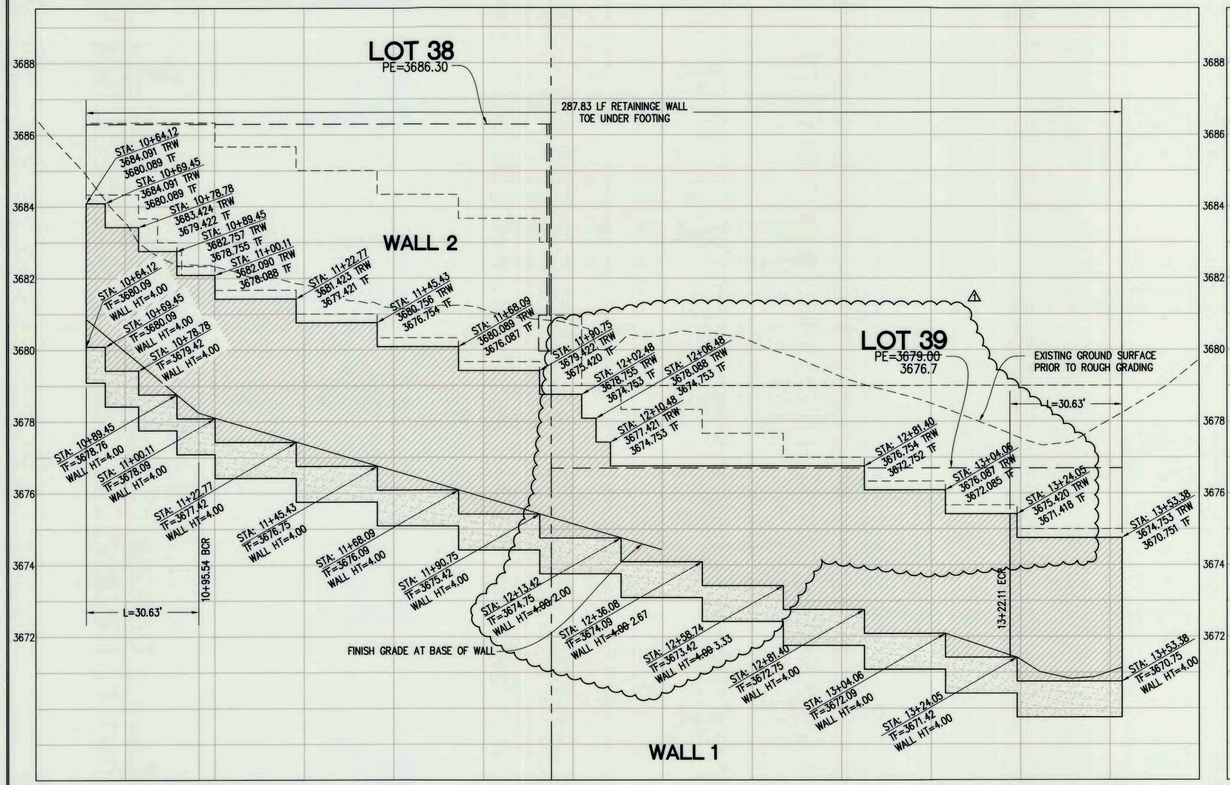
TOWN OF YUCCA VALLEY

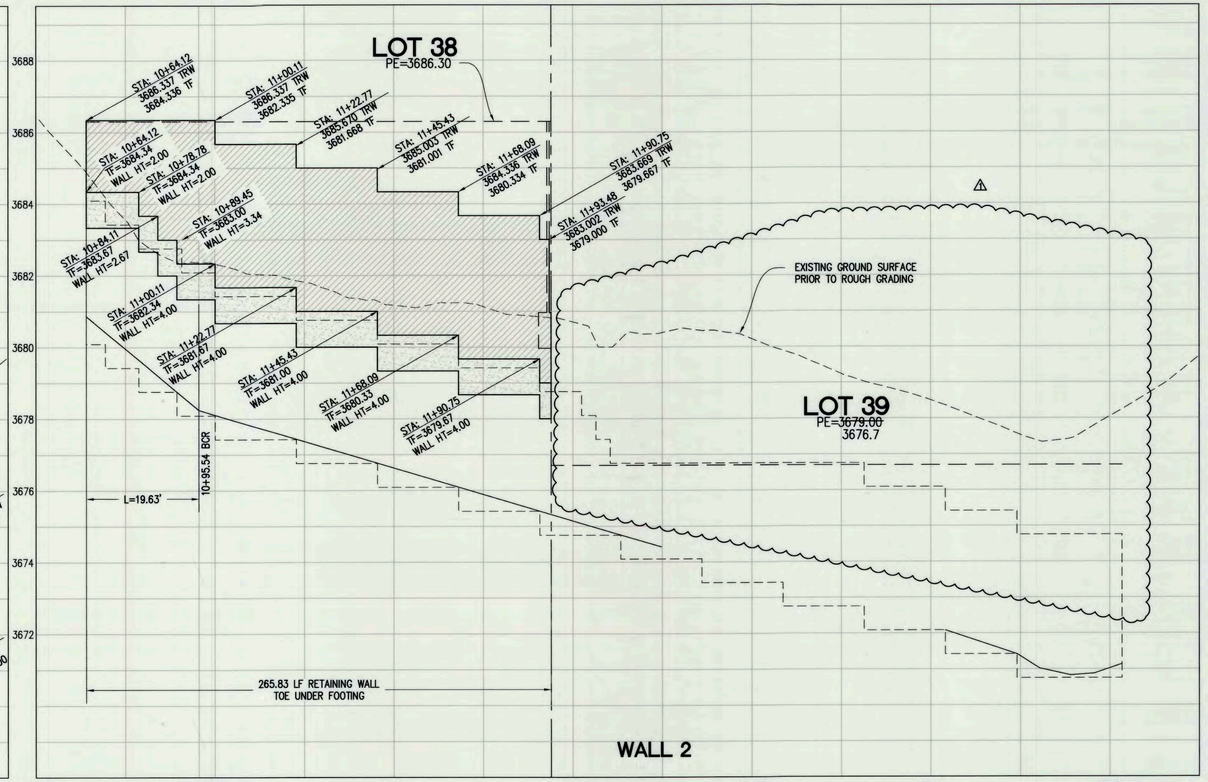
RETAINING WALL
TRACT 17862
LOTS 50 - 51
SAGE ESTATES

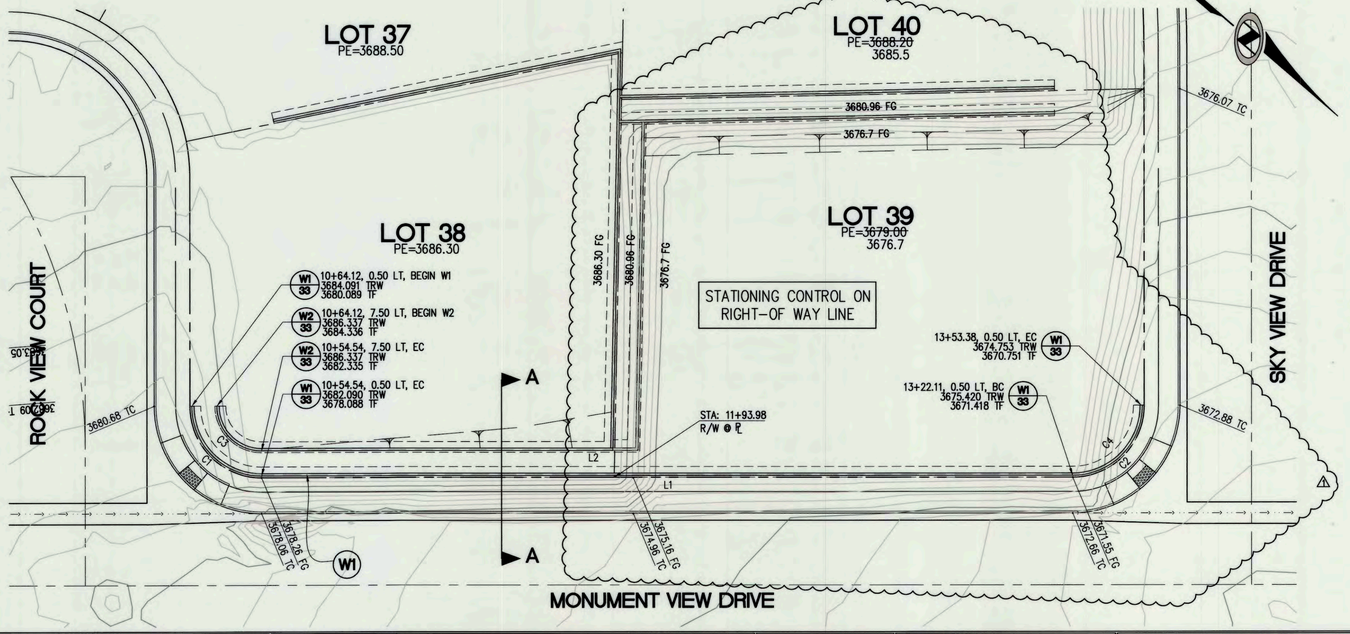
PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: SEPT. 2016

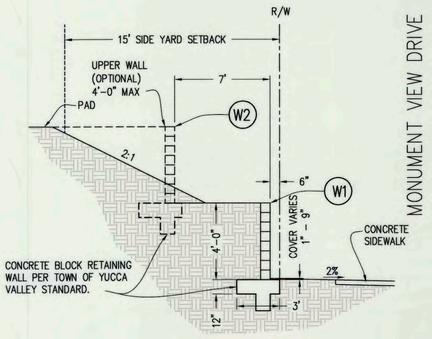
SHEET NUMBER 32 OF SHEETS
SCALE VERTICAL: 1"= 2 HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

ZAVALA KREEPS









BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1"=5'

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	30.63	19.50	19.50
C2	30.63	19.50	19.50
C3	19.63	12.50	12.50
C4	19.63	12.50	12.50

LINE TABLE		
LINE	LENGTH	BEARING
L1	226.57	N40°52'00"W
L2	226.57	N40°52'00"W

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

0 10 20 40
1 inch = 20 ft.

DATE: 12/12/16 2/16/2016 TIME: 12:32:37 PM
SERVER: NONE LAYOUT: 33
PATH: N:\YVB021300\CADD\IP\RETAINING WALLS
DRAWING NAME: INTERIOR WALLS (C).DWG
PAGE SETUP: ----
DESIGNER: FRW PROJ. MGR: VLB

NO.	BY	DATE	REVISIONS:
1	VLB	10/26/16	LOWER PAD 39 AND REVISE WALLS TO MATCH

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
VICKIE L. BRIDENSTINE DATE
R.C.E. NO. 57142 EXP.12/31/17

N|V5
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NV5.COM

APPROVED BY TOWN ENGINEER:
ALEX QISHTA, TOWN PROJECT ENGINEER DATE
R.C.E. NO. 66702, EXP. 09/30/18

TOWN OF YUCCA VALLEY

RETAINING WALL
TRACT 17862
LOT3 39 - 39
SAGE ESTATES

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: SEPT. 2016

SHEET NUMBER 33 OF SHEETS
SCALE
VERTICAL: 1"= 2
HORIZONTAL: 1"= 20
JOB NUMBER YVB021300

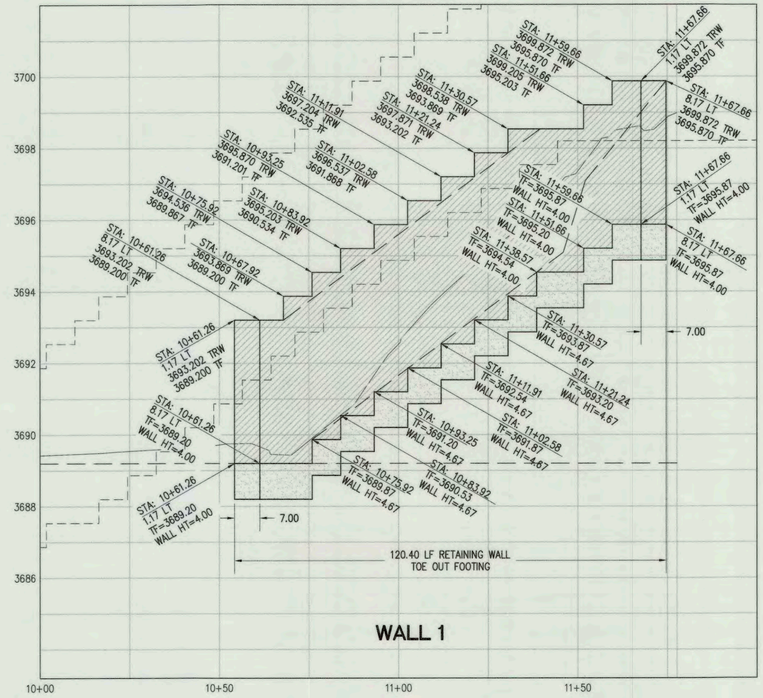
ZAVALA XREFS:

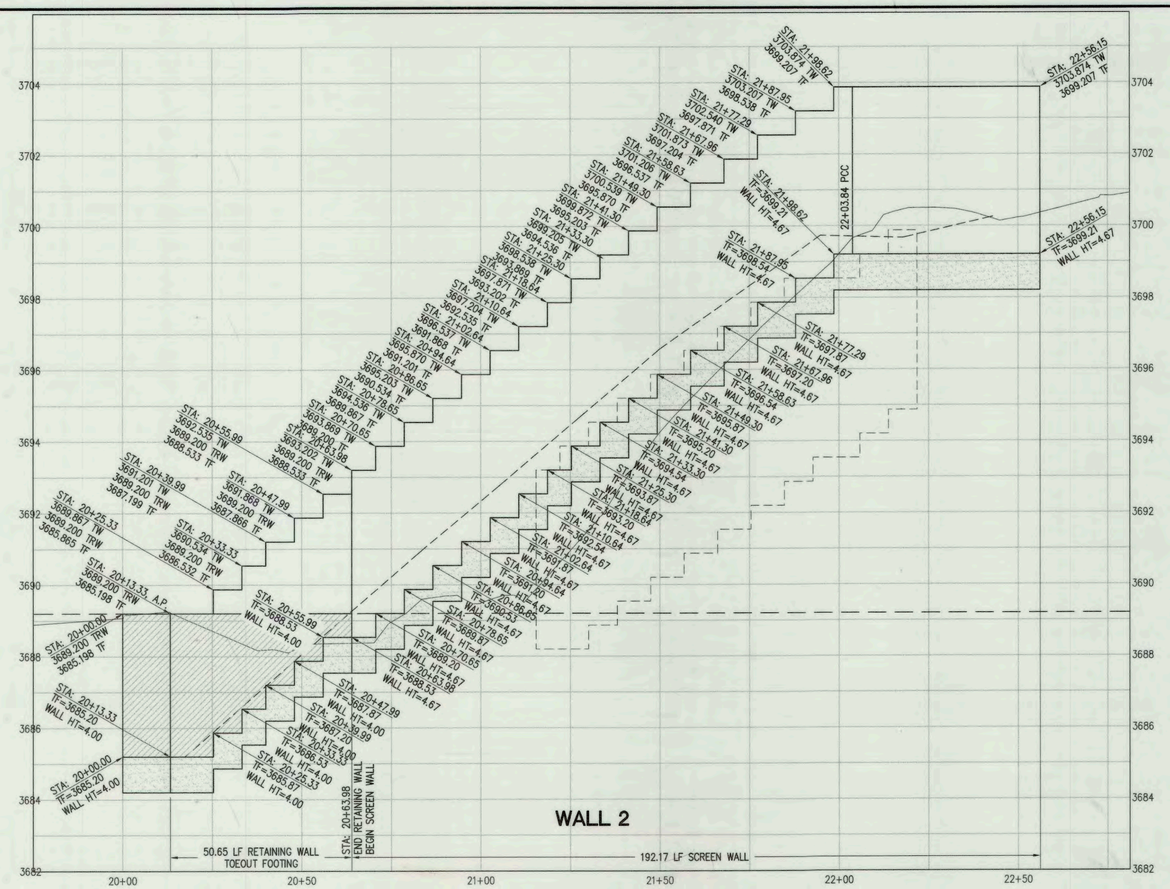
LEGEND

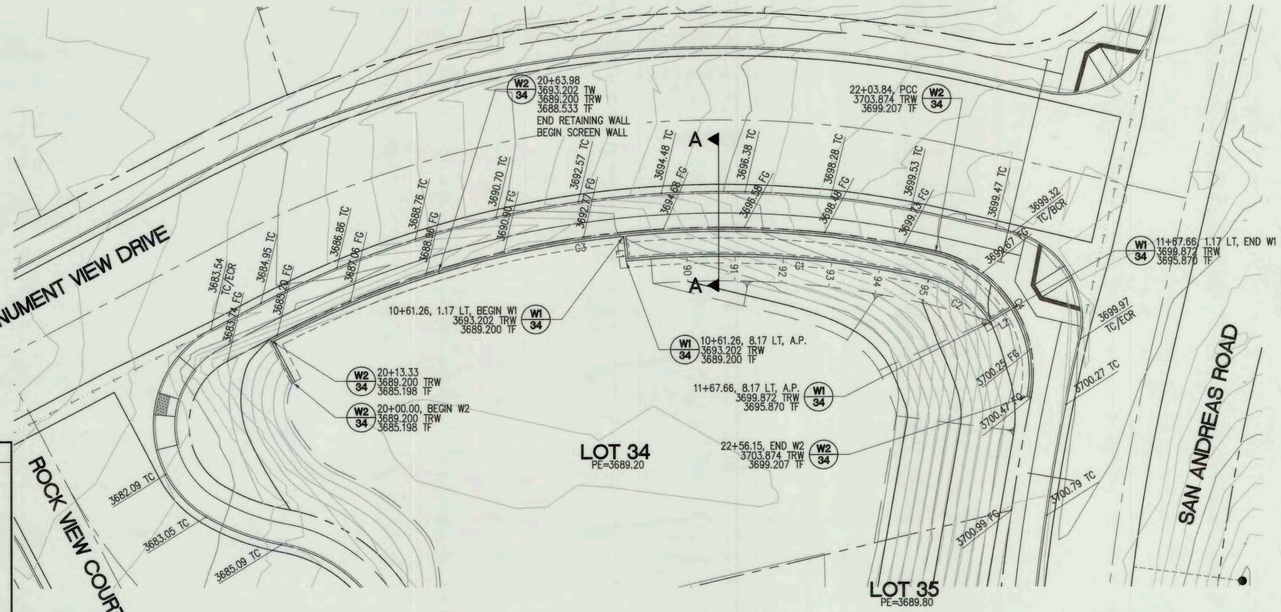
BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY

W# — WALL NUMBER

TRW TF W# SHT — REFERENCE TAG TO WALL ON SEPARATE SHEET



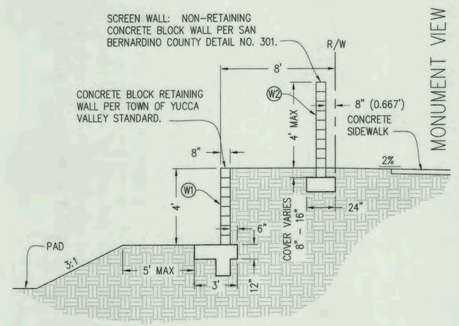




STATIONING CONTROL ALONG FACE OF WALL 2

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	85.20	261.84	42.98
C2	21.25	26.83	11.03
C3	190.51	271.32	99.37
C4	52.31	33.71	33.07

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00	N70°54'47"E
L2	7.00	N45°03'14"W



BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

1 inch = 20 ft.

SEAL

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/14/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/18
12/16/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

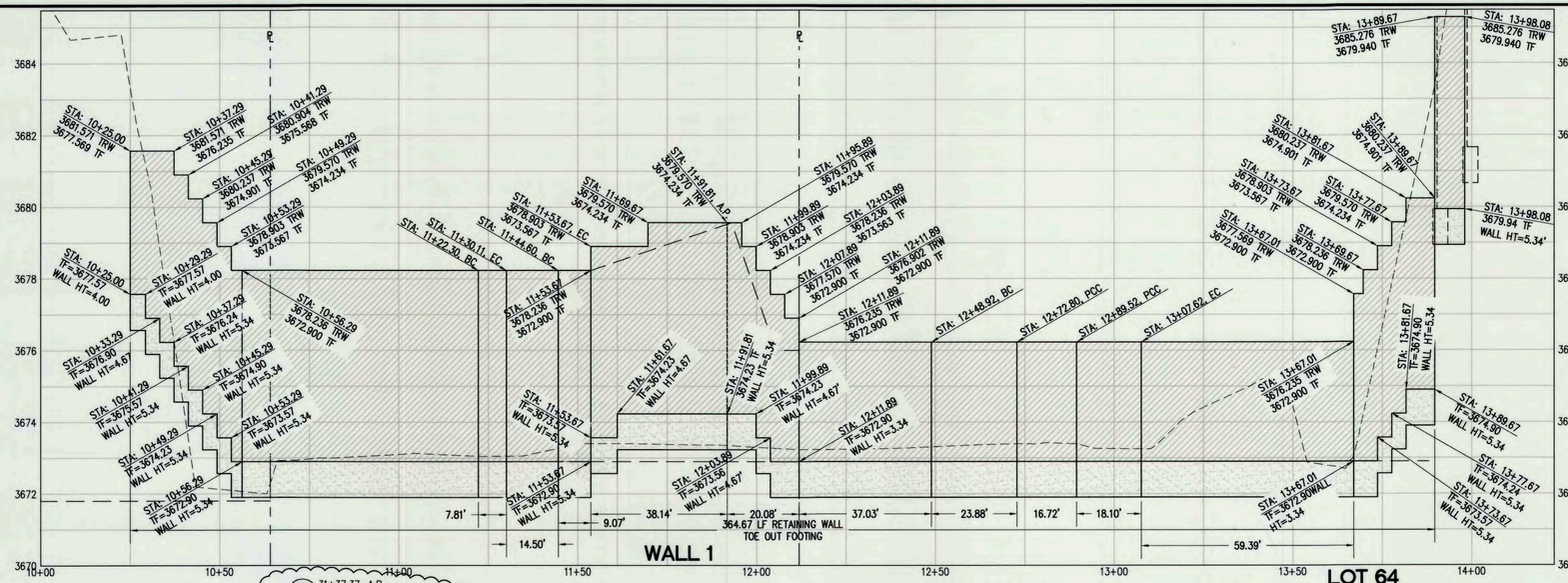
RETAINING WALLS

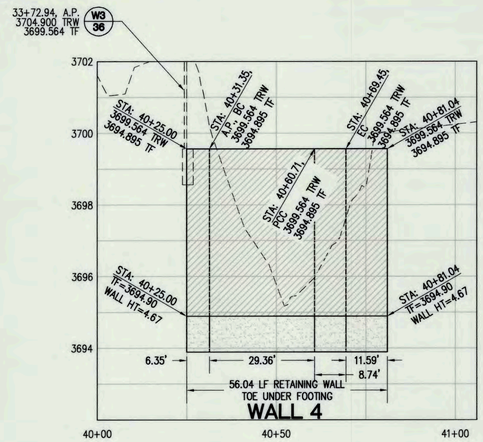
TRACT 17862
LOT 34
SAGE ESTATES

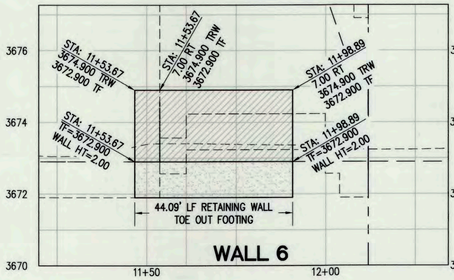
SHEET 34
OF ___ SHEETS
DRAWING NO.

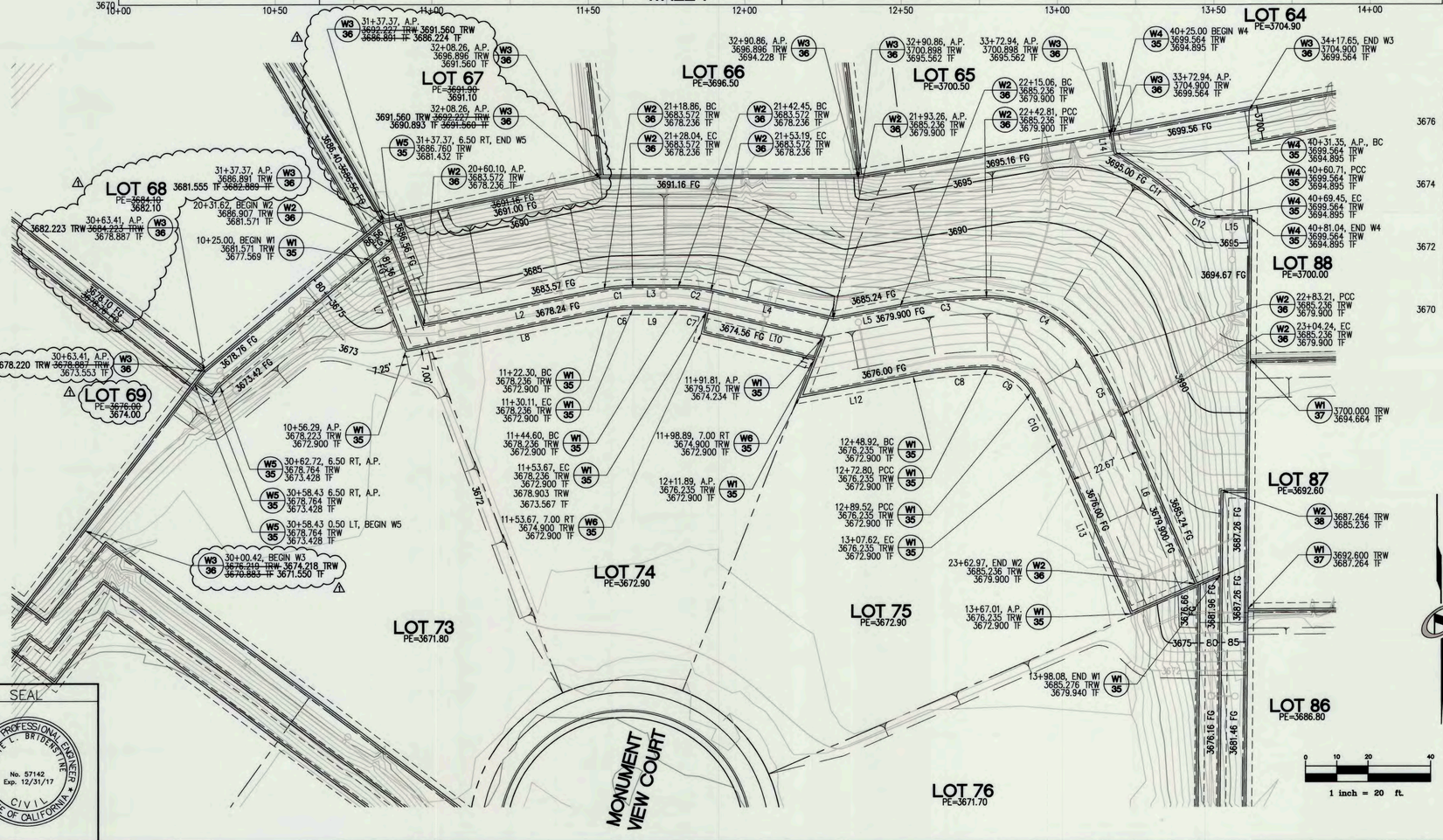
PROJECT:
PLAN NO:

INTERIOR WALLS (G).DWG ---- FRW
V1.8
N:\YV\B021300\CADD\P\RETAINING WALLS
34
NONE
13:45
12/13/16
ZAVALA









LINE TABLE		
LINE	LENGTH	BEARING
L1	35.61	N20°49'18"W
L2	58.76	S78°57'46"W
L3	14.50	N89°50'41"W
L4	40.07	N76°51'06"W
L5	21.80	S79°35'29"W
L6	58.73	N23°21'39"W
L7	31.29	N20°49'18"W
L8	66.00	S78°57'46"W
L9	14.50	N89°50'41"W
L10	38.14	N76°51'06"W
L11	20.08	N21°38'41"E
L12	37.03	S79°35'29"W
L13	59.39	N23°21'39"W
L14	6.35	S10°09'19"W
L15	11.59	S89°16'20"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	9.18	46.98	4.60
C2	10.65	46.98	5.35
C3	27.74	162.67	13.91
C4	40.40	38.67	22.27
C5	21.03	162.67	10.53
C6	7.81	39.98	3.92
C7	9.07	39.98	4.55
C8	23.88	140.00	11.97
C9	16.72	16.00	9.21
C10	18.10	140.00	9.06
C11	29.36	134.00	14.74
C12	8.74	12.00	4.57

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

STATIONING CONTROL:
- WALL W1, W2 & W4 IS ALONG FACE OF THE RETAINING WALL
- WALLS W3, W5 AND W6 IS ALONG THE PROPERTY LINES BETWEEN LOTS 64 – 68 AND LOTS 73 – 75, WHICH IS ALSO THE FACE OF THE FOOTINGS.

SEAL

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/21/16	VLB	LOWER PAD ELEVS. LOTS 67-69; REVISE WALLS TO MATCH	12/16/16	AQ

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17 12/7/16
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR 12/16/16
R.C.E. 66702 EXP. DATE 09/30/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALLS

TRACT 17862
LOTS 73 - 75
SAGE ESTATES

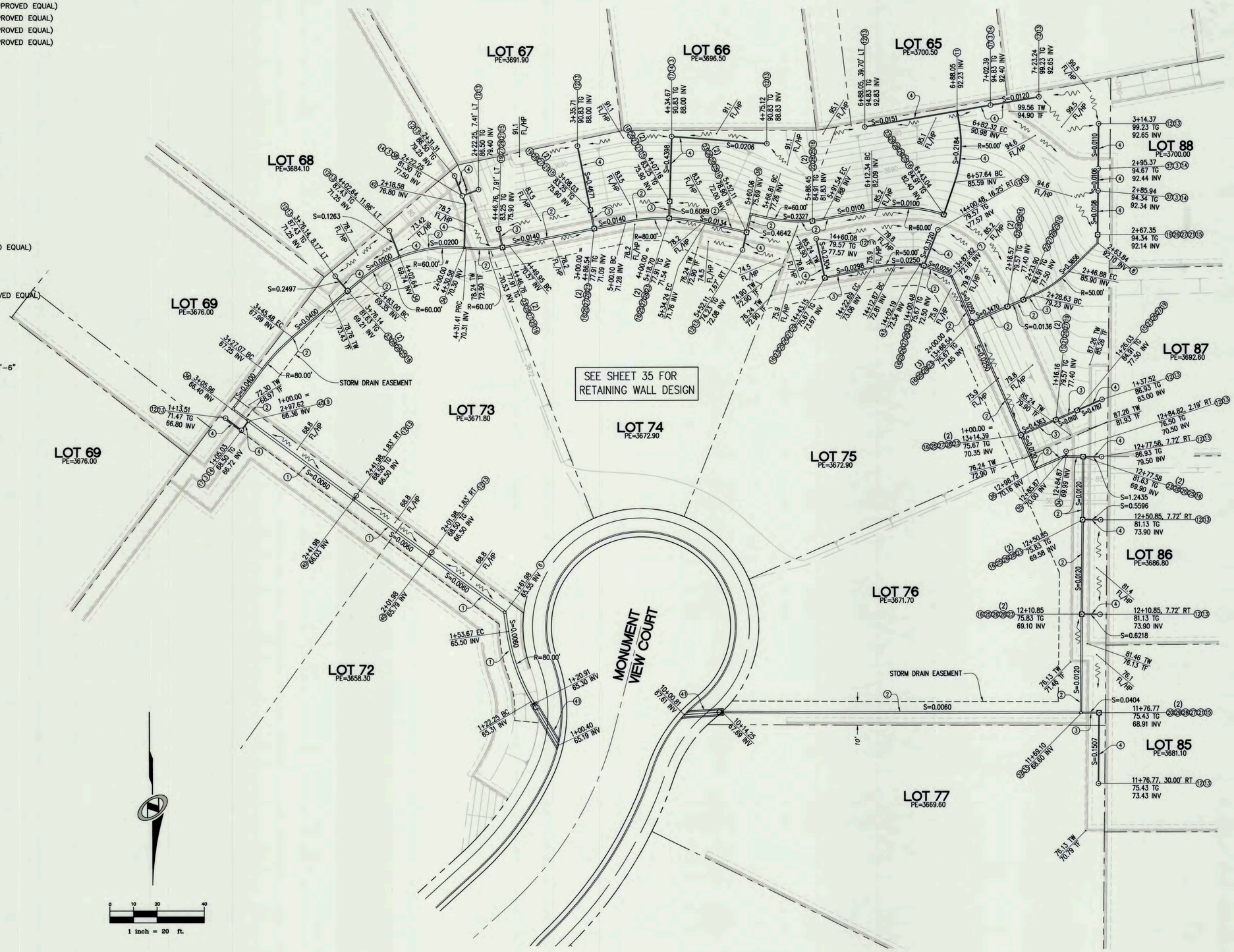
SHEET 35
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

N:\YV8021300\CADD\P\RETAINING WALLS INTERIOR WALLS (C).DWG 35 NONE 10:48AM 6/22/2016 ZAVALA VLB FRW

CONSTRUCTION NOTES

① CONSTRUCT 12" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
② CONSTRUCT 8" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
③ CONSTRUCT 6" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
④ CONSTRUCT 4" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
⑤ CONSTRUCT 12" – 22.5 DEGREE BEND
⑥ CONSTRUCT 12" – 45 DEGREE BEND
⑦ CONSTRUCT 8" – 45 DEGREE BEND
⑧ CONSTRUCT 6" 45 DEGREE BEND
⑨ CONSTRUCT 12" X 8" REDUCER
⑩ CONSTRUCT 12" X 6" REDUCER
⑪ CONSTRUCT 4" X 4" TEE (W/ 4" RISER PIPE TO GRADE WHERE APPLICABLE)
⑫ CONSTRUCT 4" – 90 DEGREE BEND (W/ 4" RISER PIPE TO GRADE WHERE APPLICABLE)
⑬ CONSTRUCT 4" NDS ATRIUM GRATE (OR APPROVED EQUAL)
⑭ CONSTRUCT 6" NDS ATRIUM GRATE (OR APPROVED EQUAL)
⑮ CONSTRUCT 9"X9" NDS ATRIUM GRATE (OR APPROVED EQUAL)
⑯ CONSTRUCT 12"X12" NDS ATRIUM GRATE (OR APPROVED EQUAL)
⑰ CONSTRUCT NDS SPEE-D BASIN W/2 4" 90 DEGREE OUTLETS (OR APPROVED EQUAL)
⑱ CONSTRUCT NDS SPEE-D BASIN W/1 4" OUTLET (OR APPROVED EQUAL)
⑲ CONSTRUCT NDS 9"X9" CATCH BASIN W/2 OPENINGS (OR APPROVED EQUAL)
⑳ CONSTRUCT NDS 9"X9" CATCH BASIN W/ 4 OPENINGS (OR APPROVED EQUAL)
㉑ CONSTRUCT NDS 9"X9" CATCH BASIN RISER AS NEEDED TO MAKE GRADE (OR APPROVED EQUAL)
㉒ CONSTRUCT NDS 12"X12" CATCH BASIN W/2 OPENINGS (OR APPROVED EQUAL)
㉓ CONSTRUCT NDS 12"X12" CATCH BASIN W/3 OPENINGS (OR APPROVED EQUAL)
㉔ CONSTRUCT NDS 12"X12" CATCH BASIN W/4 OPENINGS (OR APPROVED EQUAL)
㉕ CONSTRUCT NDS 12"X12" CATCH BASIN RISER AS NEEDED TO MAKE GRADE (OR APPROVED EQUAL)
㉖ CONSTRUCT NDS 4" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
㉗ CONSTRUCT NDS 6" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
㉘ CONSTRUCT NDS 8" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
㉙ CONSTRUCT NDS 6" UNIVERSAL ADAPTER PLUG (OR APPROVED EQUAL)
㉚ CONSTRUCT 12" TEE
㉛ CONSTRUCT CURB OUTLET STRUCTURE PER TOWN OF YUCCA VALLEY STD. NO 404, S=2'-6"
㉜ CONSTRUCT 8" X 8" TEE
㉝ CONSTRUCT 8" X 6" REDUCER
㉞ CONSTRUCT 8"X8"X4" TEE
㉟ CONSTRUCT 8" 22.5 DEGREE BEND
㊱ CONSTRUCT 8" 90 DEGREE BEND
㊲ CONSTRUCT NDS SPEE-D BASIN W/2 4" 180 DEGREE OUTLETS (OR APPROVED EQUAL)
㊳ CONSTRUCT NDS SPEE-D BASIN W/3 4" OUTLET (OR APPROVED EQUAL)
㊴ CONSTRUCT 12" – 90 DEGREE BEND
㊵ CONSTRUCT 12" X 12" X 4" TEE
㊶ CONSTRUCT CURB OUTLET STRUCTURE PER TOWN OF YUCCA VALLEY STD. NO. 405
㊷ CONSTRUCT 4" 22.5 DEGREE BEND
㊸ CONSTRUCT 6" 22.5 DEGREE BEND



SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
9/13/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
9/24/16 DATE

RECOMMENDED BY:

-\\-

TOWN OF YUCCA VALLEY

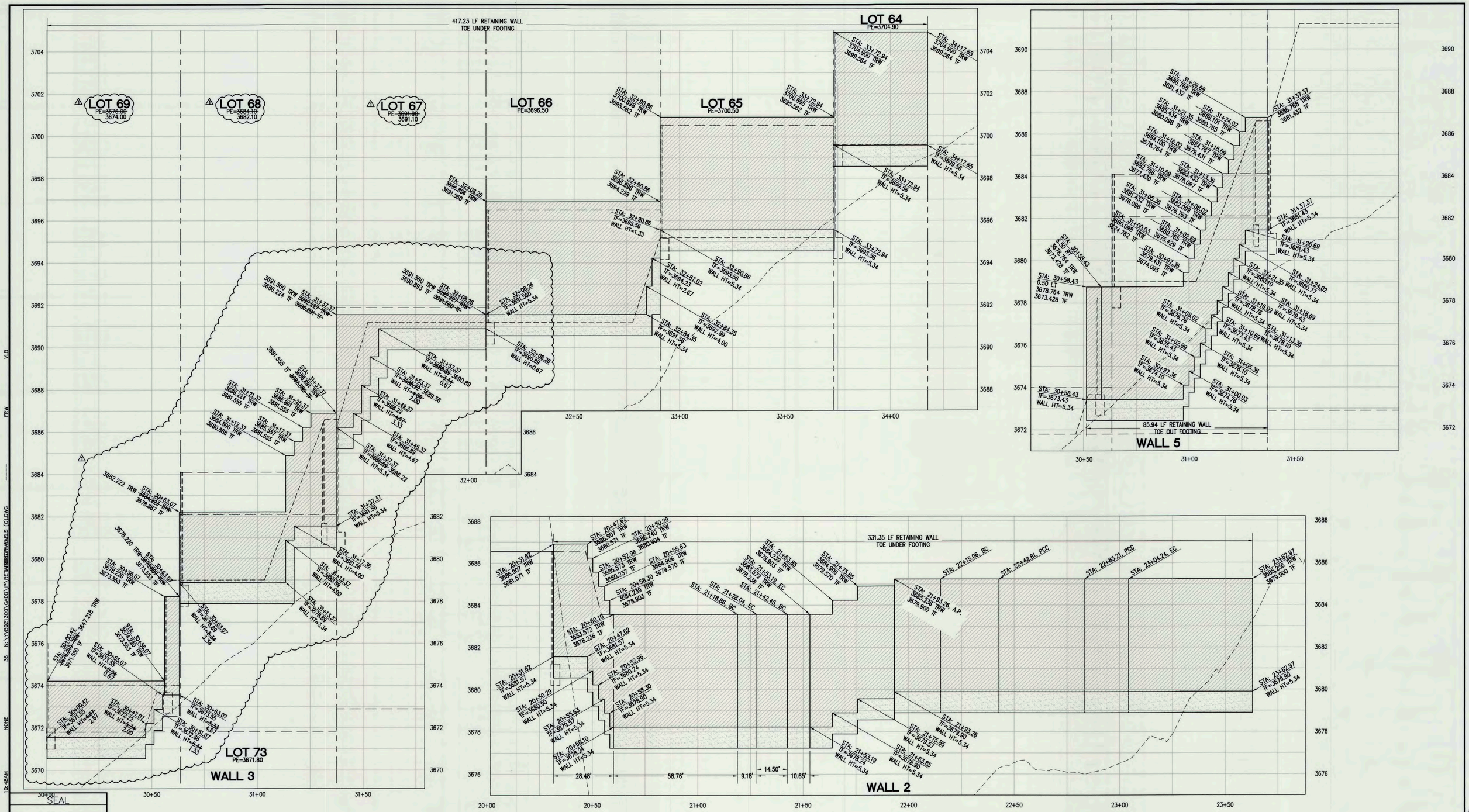
RETAINING WALLS/STORM DRAIN PLAN

TRACT 17862
LOTS 73 - 75
SAGE ESTATES

SHEET 35A
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

N:\V6\2021300\CADD\PLRETAINING WALLS INTERIOR WALLS (G).DWG 35A
NONE
10:48AM
6/22/2016
ZAVALA
FRW
V.B



SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

6/22/2016 10:48AM NONE 36 N:\YV8021300\CADD\IP\RETAINERDRWALLS (C).DWG FRW VLB ZAVALA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/16/16	VLB	LOWER PAD ELEVS. LOTS 67-69; REVISE WALLS TO MATCH	12.14.16	

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999

PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE

57142 12/31/17 12/7/16
- RCE - DATE

TOWN OF YUCCA VALLEY, CALIFORNIA
INC. NOV. 27, 1991

APPROVED BY:

Alex Qishta 12/16/16
ALEX QISHTA, PUBLIC WORKS DIRECTOR DATE
R.C.E. 66702 EXP. DATE 09/30/16

RECOMMENDED BY:

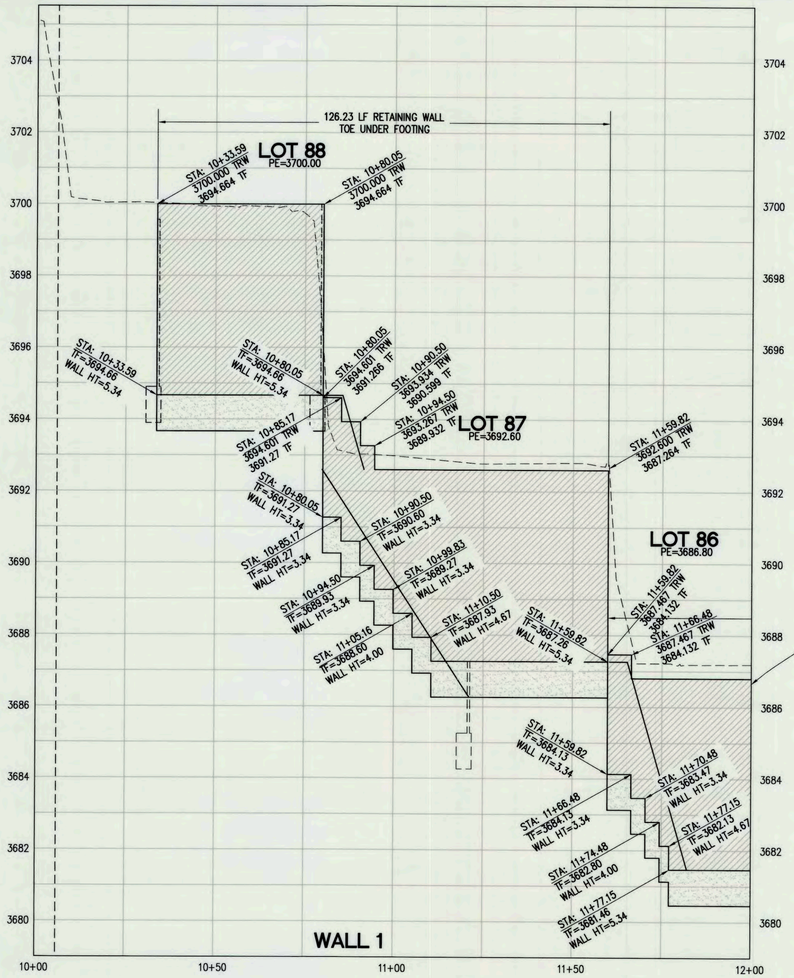
TOWN OF YUCCA VALLEY

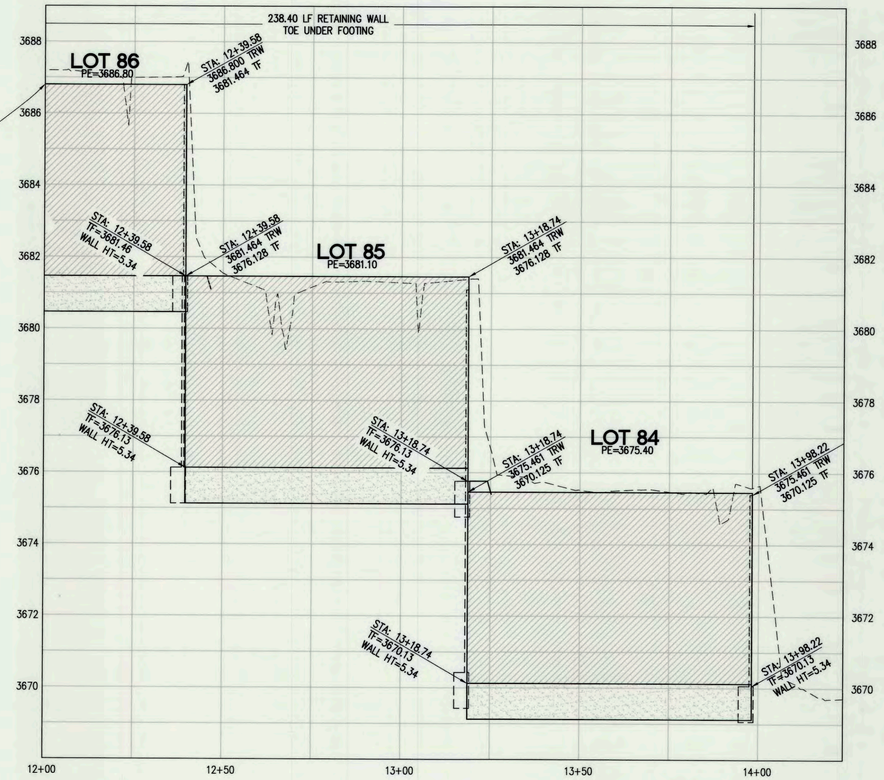
RETAINING WALLS

TRACT 17862
LOTS 73 - 75
SAGE ESTATES

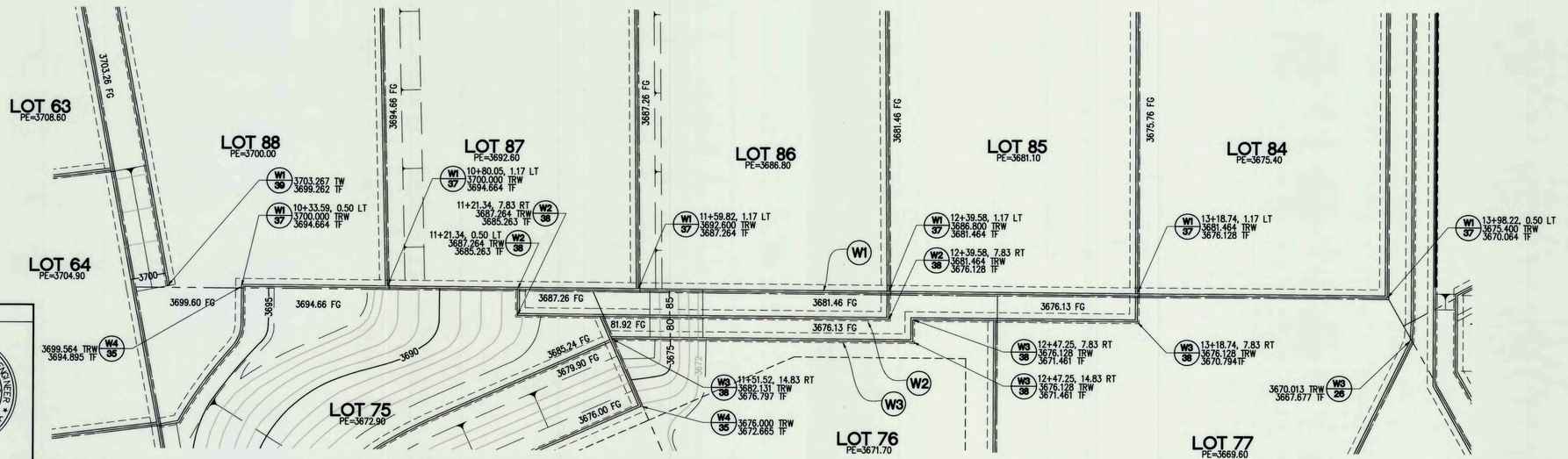
SHEET 36
OF ___ SHEETS
DRAWING NO.

PLAN NO:
PROJECT:





SAME POINT



STATIONING CONTROL:
- ALONG THE PROPERTY LINES BETWEEN LOTS 85 – 88, WHICH IS ALSO THE FACE OF THE FOOTINGS.

0 10 20 40
1 inch = 20 ft.

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW W# TF SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
9/12/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
9/20/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

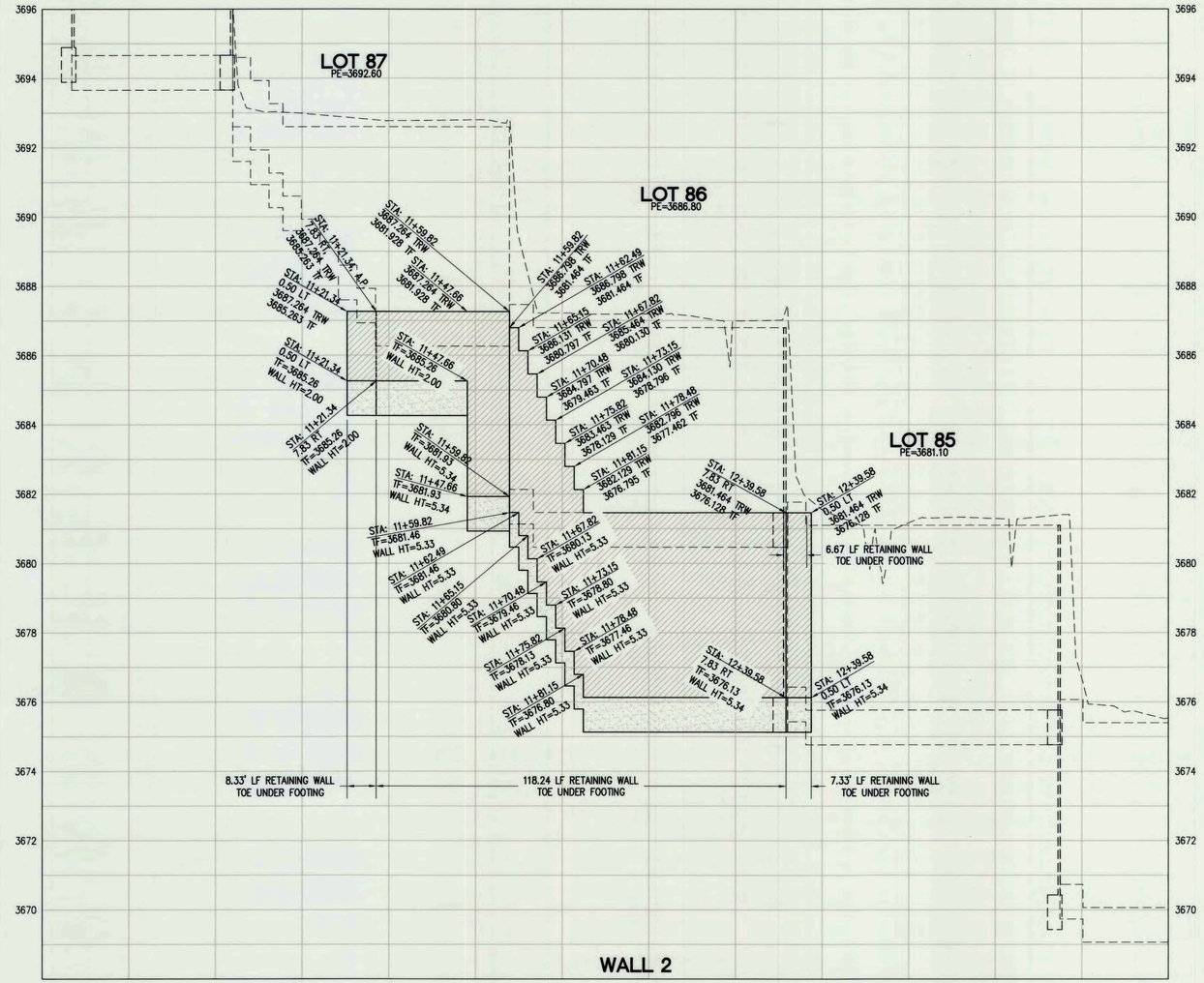
RETAINING WALLS

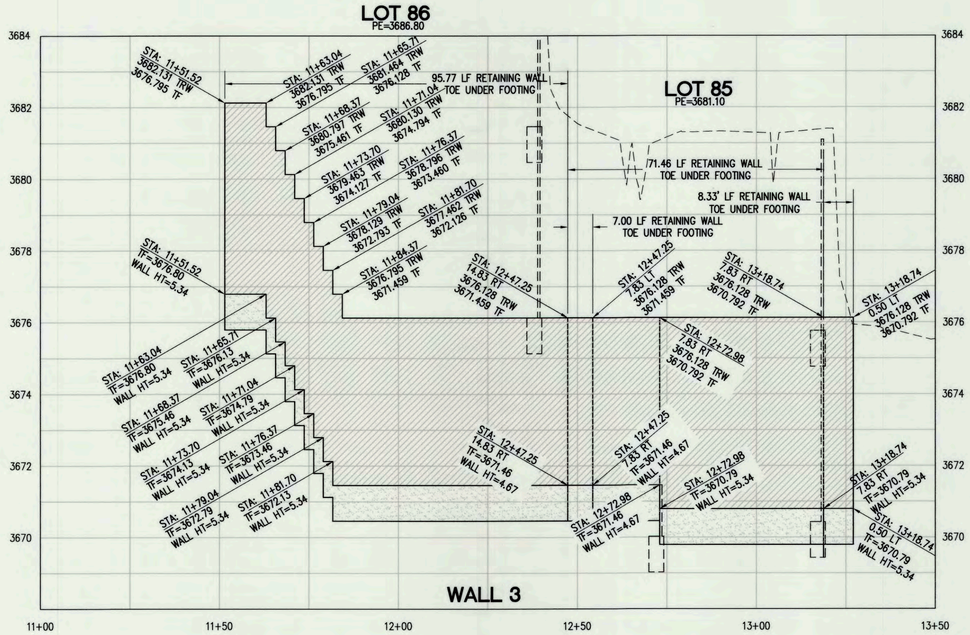
TRACT 17862
LOTS 85 - 88
SAGE ESTATES

SHEET 37
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

N:\YV80213000\Cadd\p\Retaining Walls\INTERIOR WALLS (C).dwg, 37, 9/12/2016 1:04:42 PM
6/22/2016 10:48AM NONE N:\YV80213000\CADD\P\RETAINING WALLS INTERIOR WALLS (C).DWG 37 MYLAR
WEAVER VLB FRW





LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P.	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW TF	WA SHT REFERENCE TAG TO WALL ON SEPARATE SHEET

SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
9/12/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR — DATE 9/20/16
R.C.E. 66702 EXP. DATE 09/30/16

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

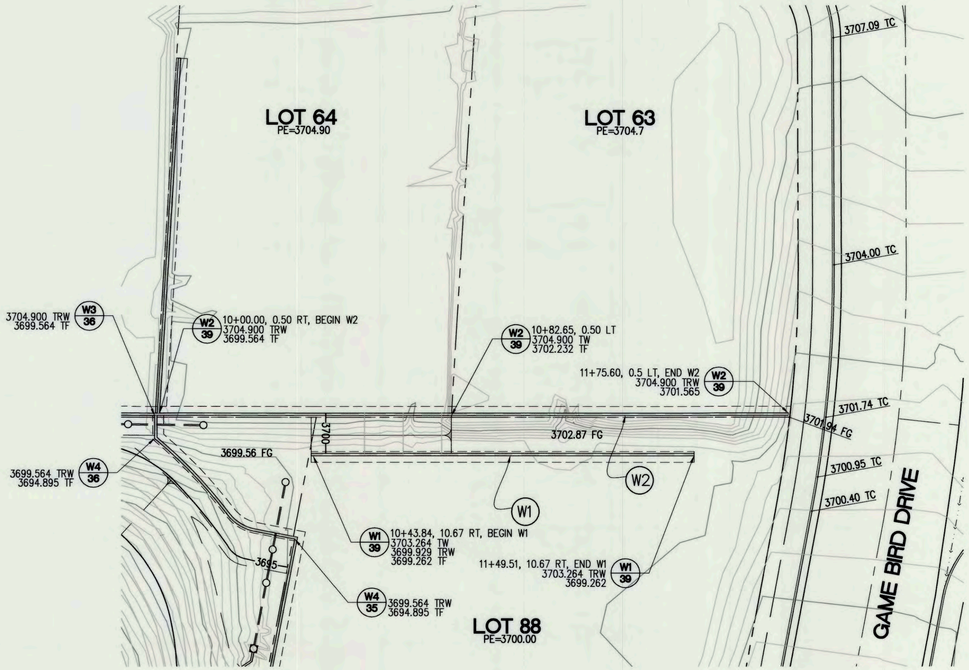
RETAINING WALLS

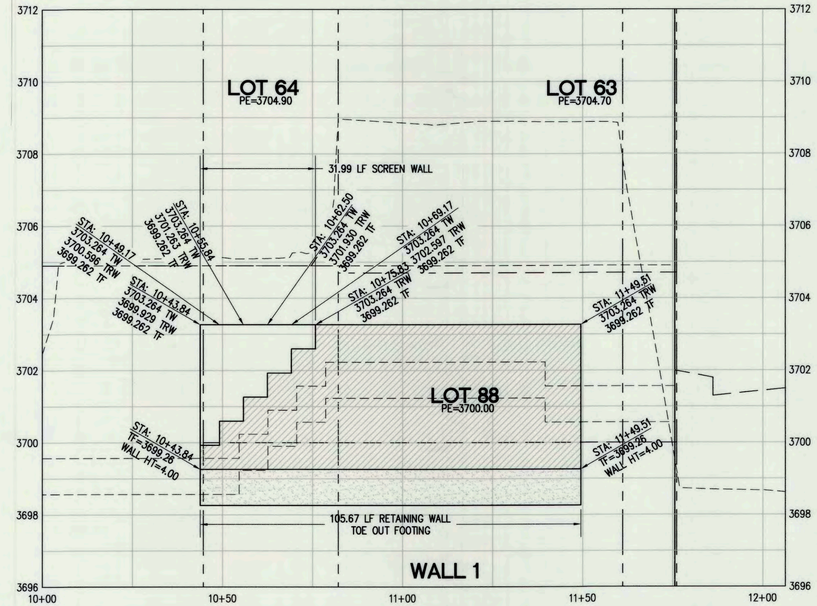
TRACT 17862
LOTS 85 - 88
SAGE ESTATES

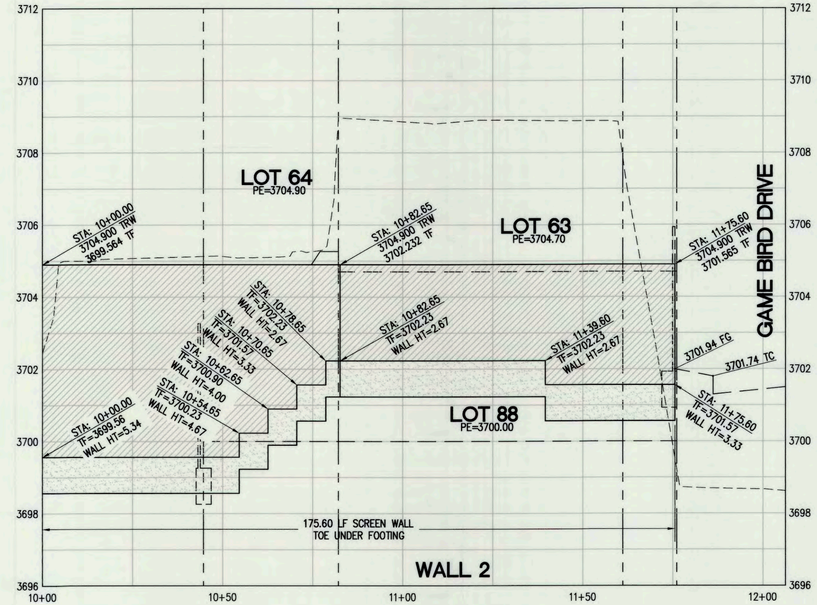
SHEET 38 OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

N:\YV802130\Cadd\p\Retaining Walls\INTERIOR WALLS (C).dwg, 38, 9/12/2016 1:09:05 PM
6/22/2016 10:48AM NONE N:\YV802130\CADD\P\RETAINING WALLS INTERIOR WALLS (C).DWG, 38, MYLAR V.B FRW WEAVER







LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW / TF	W# / SHT — REFERENCE TAG TO WALL ON SEPARATE SHEET

STATIONING CONTROL:
- WALL W1 & W2 IS ALONG PROPERTY LINES OF LOTS 63 - 64, WHICH IS ALSO THE FACE OF THE FOOTINGS.

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999

PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE

57142 — 12/31/17 — 12/7/16
- RCE - — DATE

TOWN OF YUCCA VALLEY CALIFORNIA • INC. NOV. 27, 1991 •

APPROVED BY:

Alex Qishta — 12/16/16
ALEX QISHTA, PUBLIC WORKS DIRECTOR — DATE
R.C.E. 66702 EXP. DATE 09/30/16

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

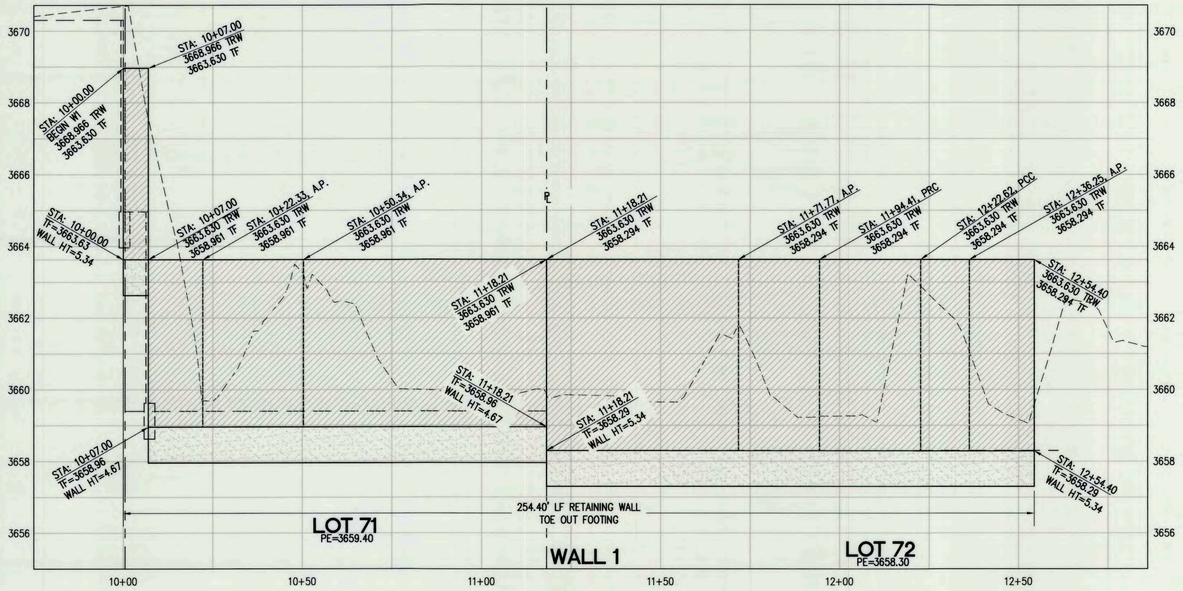
RETAINING WALLS

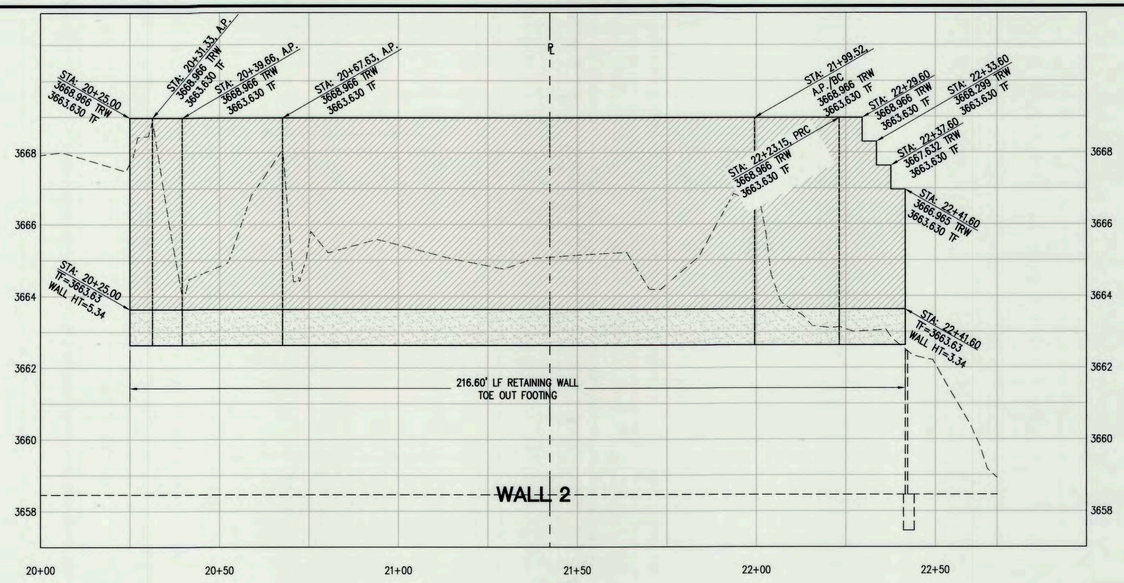
TRACT 17862
LOTS 63 - 64, 88
SAGE ESTATES

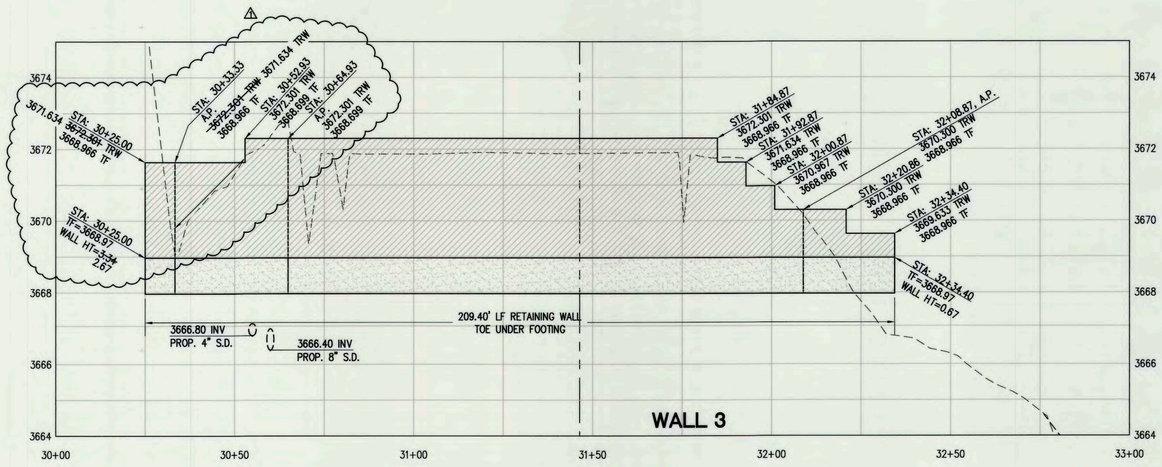
SHEET 39 OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

ZAVALA 6/22/2016 10:48AM NONE N:\YV\B02\300\CADD\P\RETAINING WALLS INTERIOR WALLS (L)DWG 39 ---- FRW V.LB

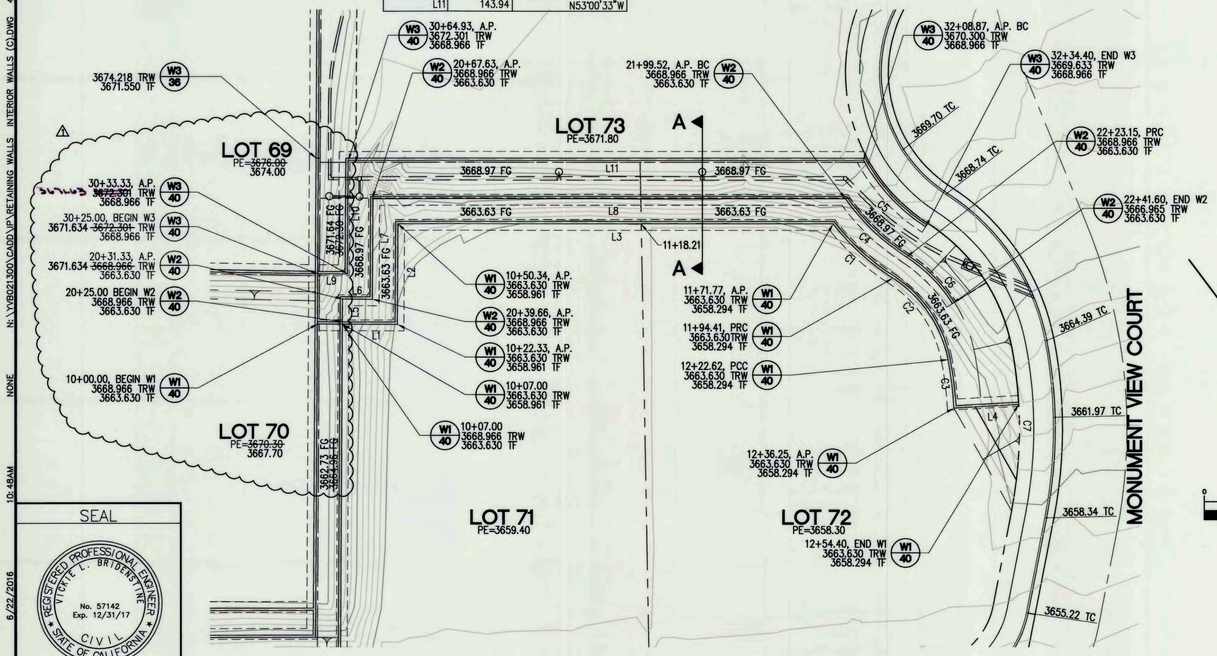


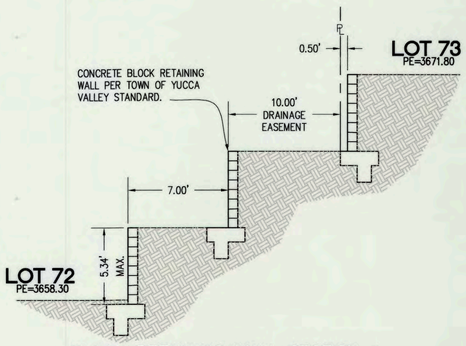




LINE TABLE		
LINE	LENGTH	BEARING
L1	22.33	N52°41'03"W
L2	28.01	S37°18'57"W
L3	121.43	N53°00'33"W
L4	18.15	N56°14'41"W
L5	6.33	S37°18'57"W
L6	8.33	N52°41'03"W
L7	27.97	S37°18'57"W
L8	131.89	N53°00'33"W
L9	8.33	N52°41'03"W
L10	31.60	S37°18'57"W
L11	143.94	N53°00'33"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	22.64	68.17	11.42
C2	28.21	34.75	14.94
C3	13.63	102.50	6.83
C4	23.63	61.17	11.96
C5	25.53	51.17	13.04
C6	18.45	41.75	9.38





BLOCK RETAINING WALL SECTION A
PER TOWN OF YUCCA VALLEY STANDARDS
NOT TO SCALE

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
P	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET

STATIONING CONTROL IS ALONG FACE OF EACH RETAINING WALL.

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD
1	11/16/16	VLB	LOWER PAD ELEVS. LOTS 69 & 70; REVISE WALLS TO MATCH	12/16/16	RS

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/7/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
12/16/16 DATE

RECOMMENDED BY:

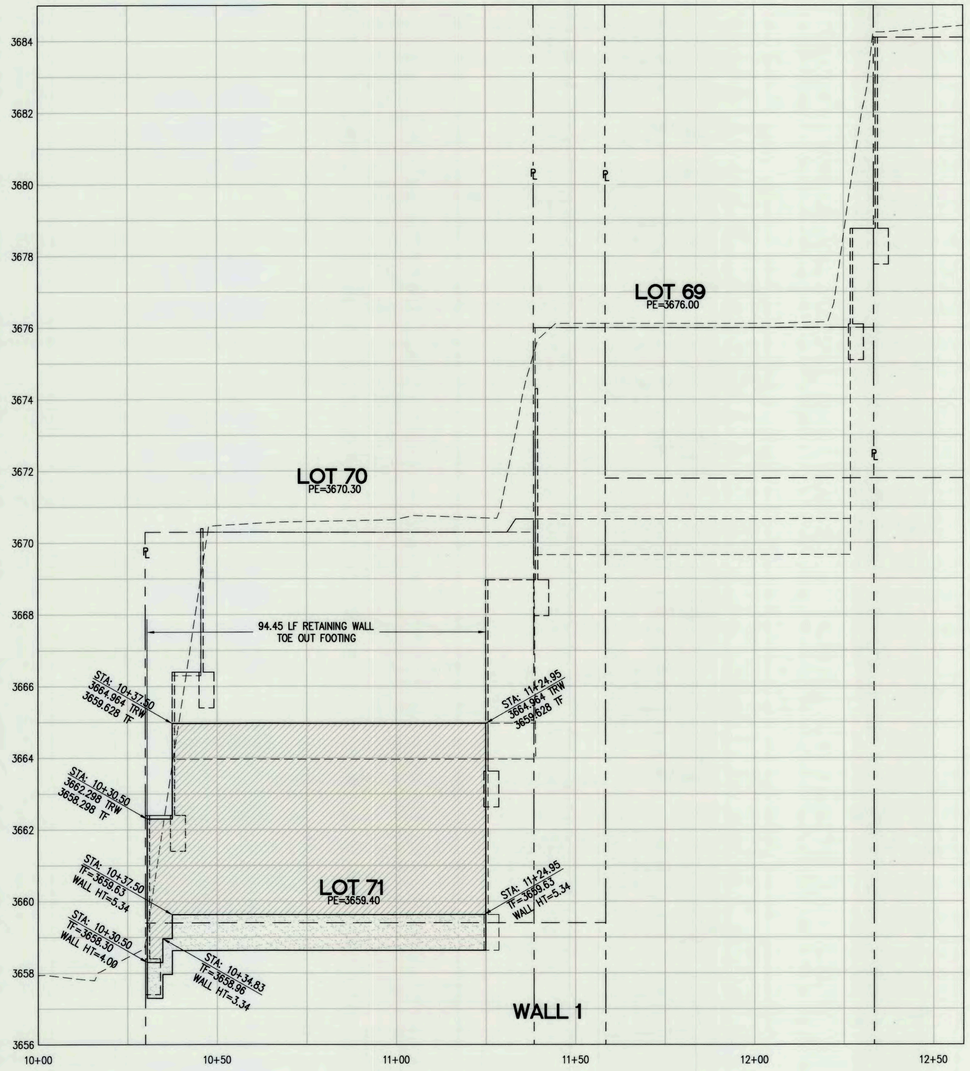
TOWN OF YUCCA VALLEY

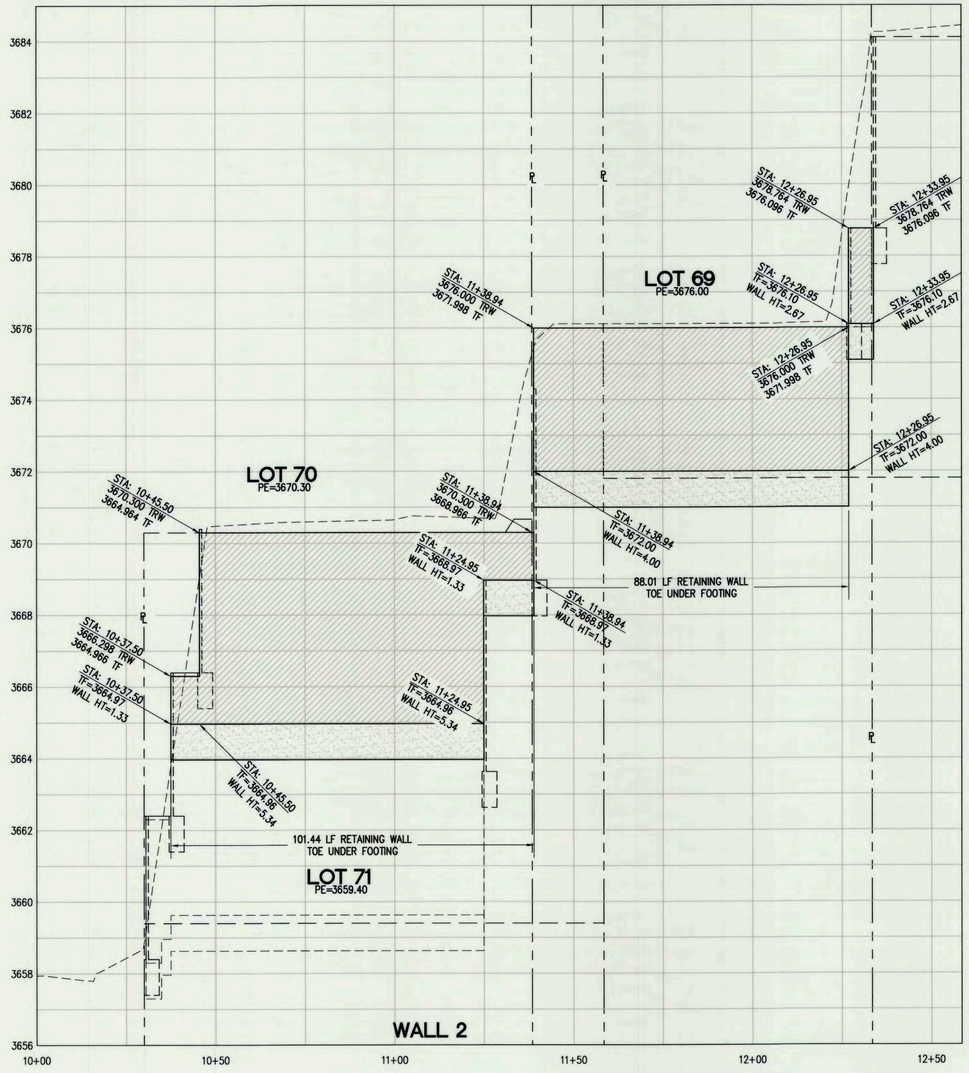
RETAINING WALLS
TRACT 17862
LOTS 71 - 72
SAGE ESTATES

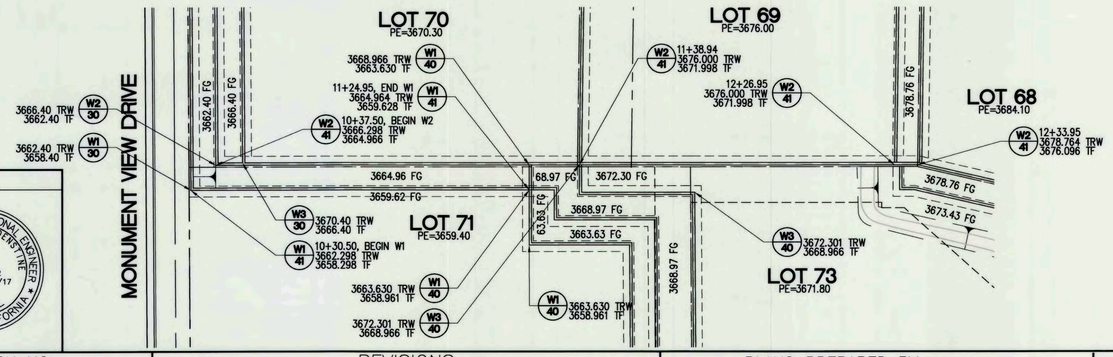
SHEET 40
OF ___ SHEETS
DRAWING NO.

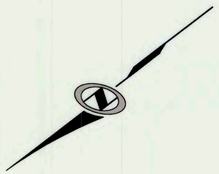
PLAN NO:
PROJECT:

N:\YV0921300\CAD\UP\RETAINING WALLS INTERIOR WALLS (G).DWG 6/22/2016 10:48AM NONE FRW ZAVALA









STATIONING CONTROL:
- IS ALONG THE PROPERTY LINES BETWEEN LOTS 71 AND LOTS 69 – 70, WHICH IS ALSO THE FACE OF THE FOOTINGS.

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W#/SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET
TRW / TF	

SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
9/12/16

APPROVED BY:

ALEX DISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/16
9/26/16 DATE

RECOMMENDED BY:

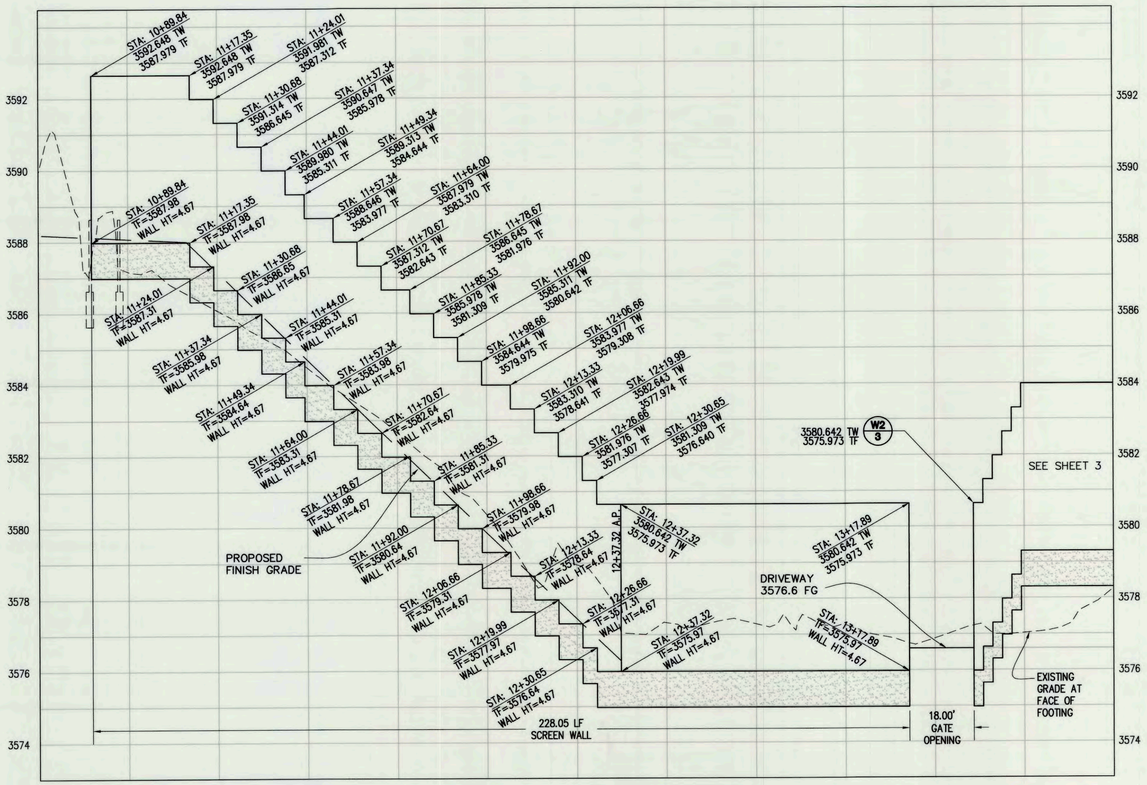
TOWN OF YUCCA VALLEY

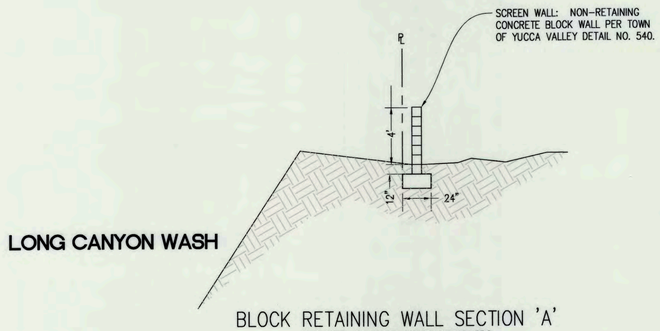
RETAINING WALLS
TRACT 17862
LOTS 69 - 71
SAGE ESTATES

SHEET 41
OF ___ SHEETS
DRAWING NO.

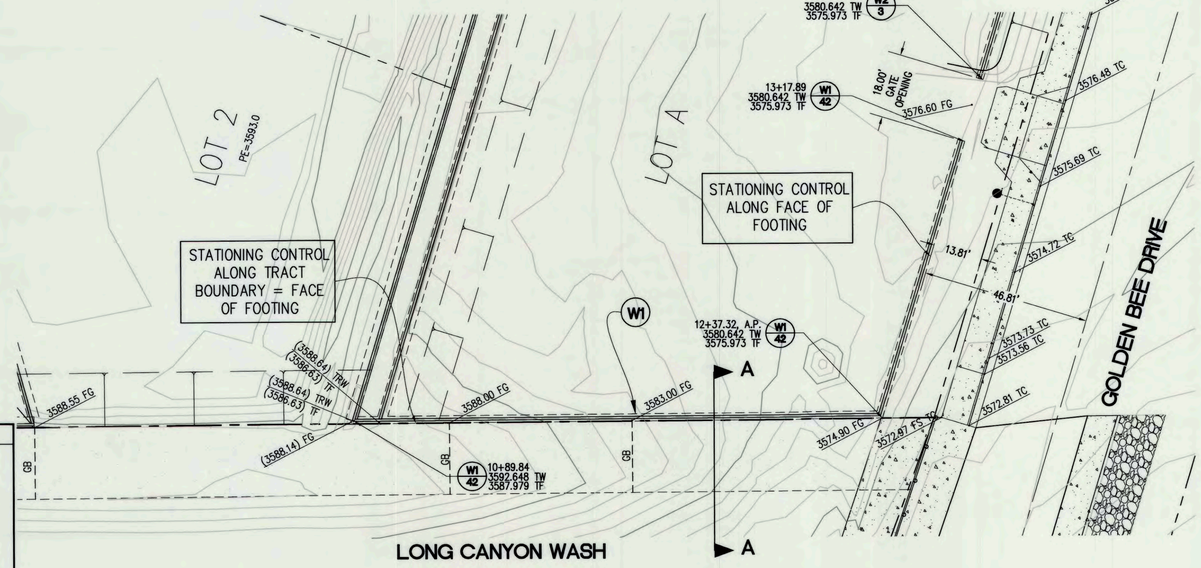
PROJECT:
PLAN NO:

N:\YVB021300\Caddlp\Retaining Walls\INTERIOR WALLS (C).dwg, 41, 9/12/2016 12:58:53 PM
6/22/2016 10:48AM NONE N:\YVB021300\CADD\P\RETAINING WALLS INTERIOR WALLS (C).DWG 41 MYLAR V.I.B. FRW WEAVER





BLOCK RETAINING WALL SECTION 'A'
PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1" = 5'



LEGEND

A.P.	ANGLE POINT
BC	BEGIN CURVE
EC	END CURVE
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
ℙ	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW TF W# SHT	REFERENCE TAG TO WALL PROFILE SHEET

0 10 20 40
1 inch = 20 ft.

SEAL

REGISTERED PROFESSIONAL ENGINEER VICKIE L. BRIDENSTINE No. 57142 Exp. 12/31/17 CIVIL STATE OF CALIFORNIA

BENCH MARK NO.
TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY
NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/14/16

TOWN OF YUCCA VALLEY, CALIFORNIA INC. NOV. 27, 1991

APPROVED BY:
Alex Qishta 12/16/16
ALEX QISHTA, PUBLIC WORKS DIRECTOR DATE
R.C.E. 66702 EXP. DATE 09/30/18
RECOMMENDED BY:

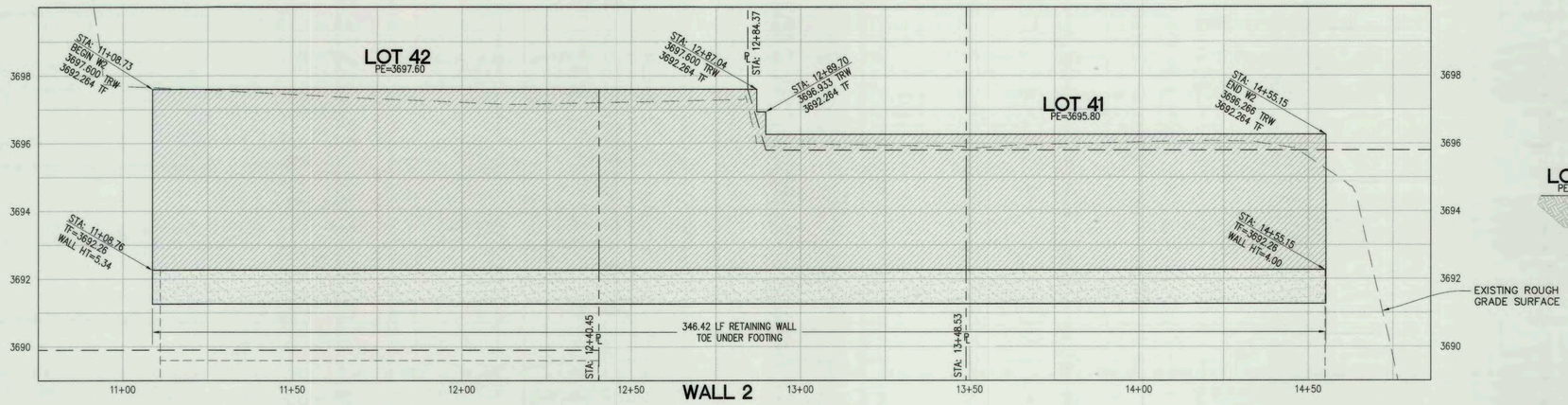
TOWN OF YUCCA VALLEY

SAGE ESTATES
TRACT 17862
SCREEN WALL
LOT 'A'

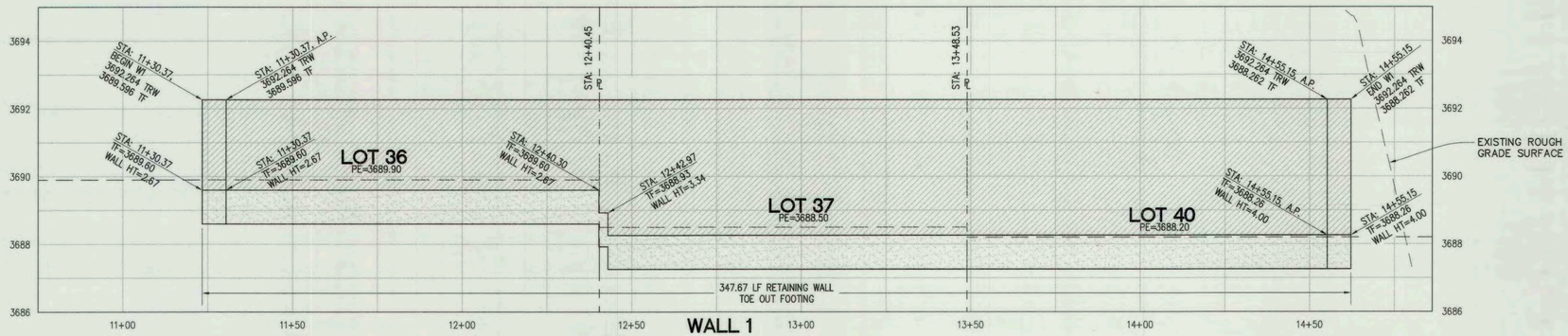
SHEET 42
OF ___ SHEETS
DRAWING NO.

PLAN NO:
PROJECT:

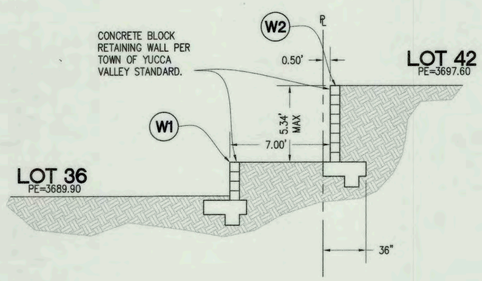
ZAVALA 8/2/16 11:16 AM NONE N:\YVB002300\CADD\IP\RETAINING WALLS SAGE AVE WALLS (A).DWG FRW VLB



WALL 2



WALL 1

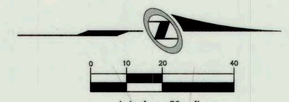


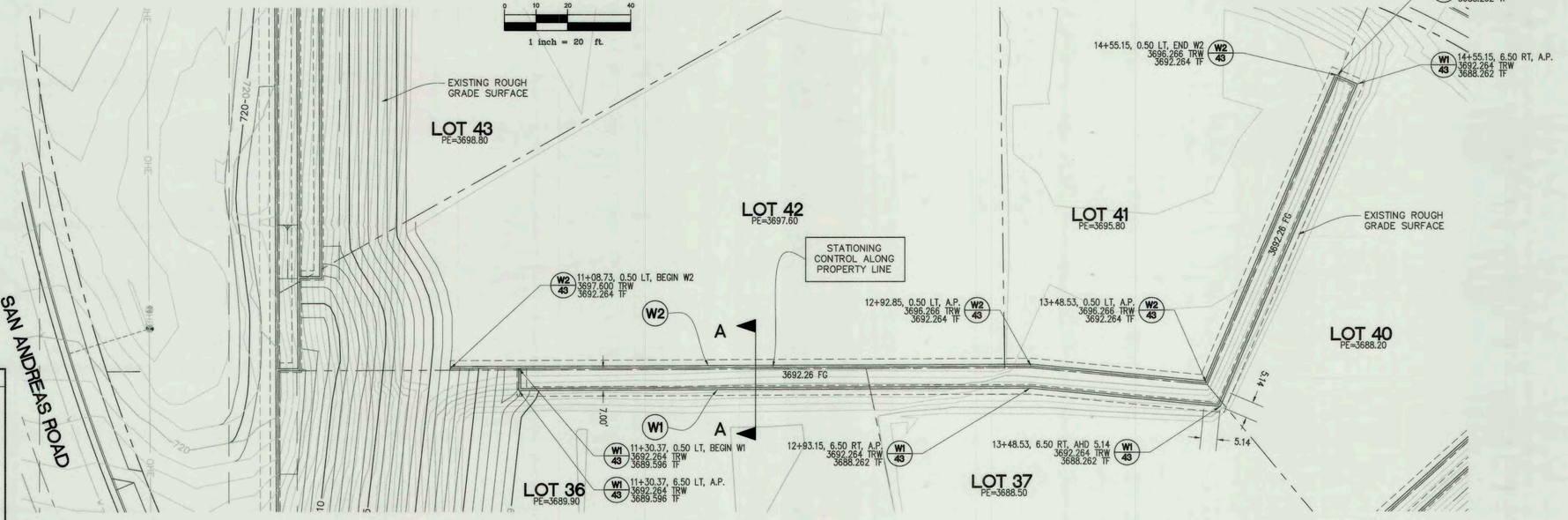
BLOCK RETAINING WALL SECTION A

PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1"=5'

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
TRW TF	W# / SHT — REFERENCE TAG TO WALL ON SEPARATE SHEET





SEAL

REGISTERED PROFESSIONAL ENGINEER
VICKIE L. BRIDENSTINE
No. 57142
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE 12/14/16
57142 12/31/17
- RCE - DATE

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR 12/16/16 DATE
R.C.E. 66702 EXP. DATE 09/30/18

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

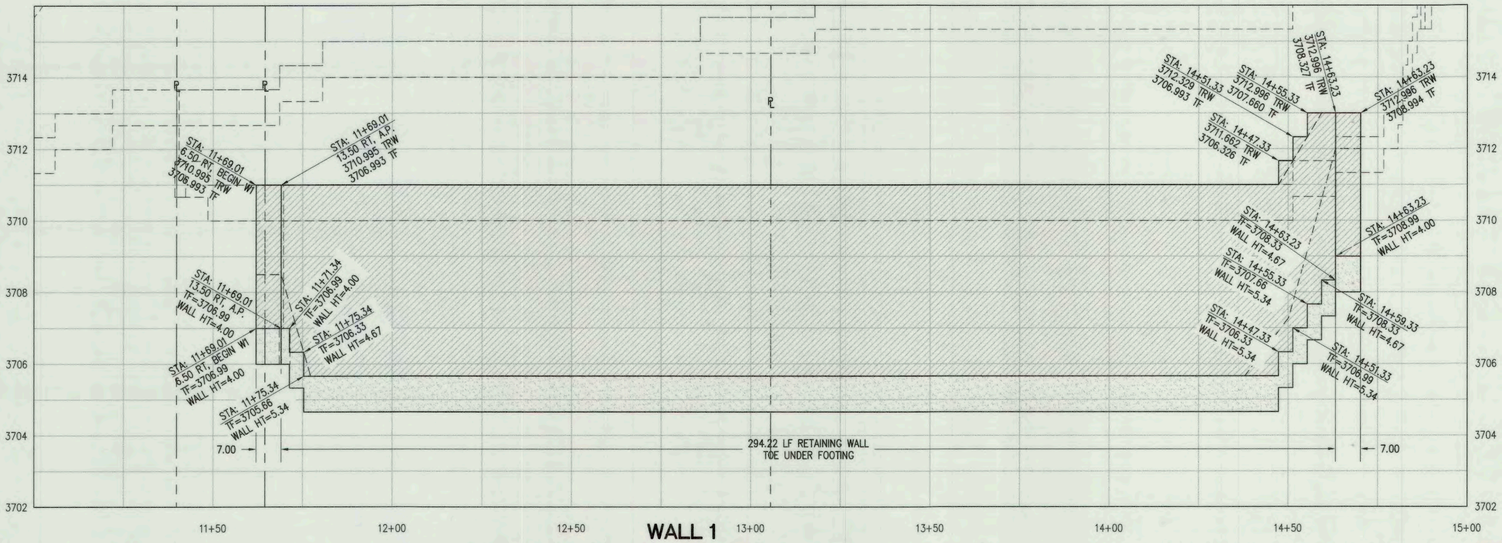
RETAINING WALLS

TRACT 17862
LOTS 36-42
SAGE ESTATES

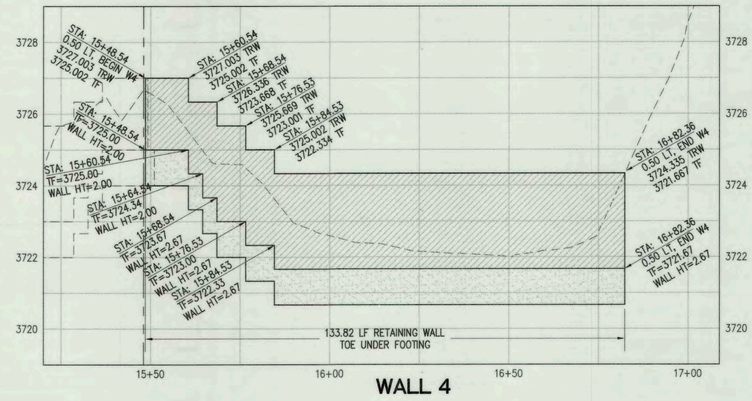
SHEET 43
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

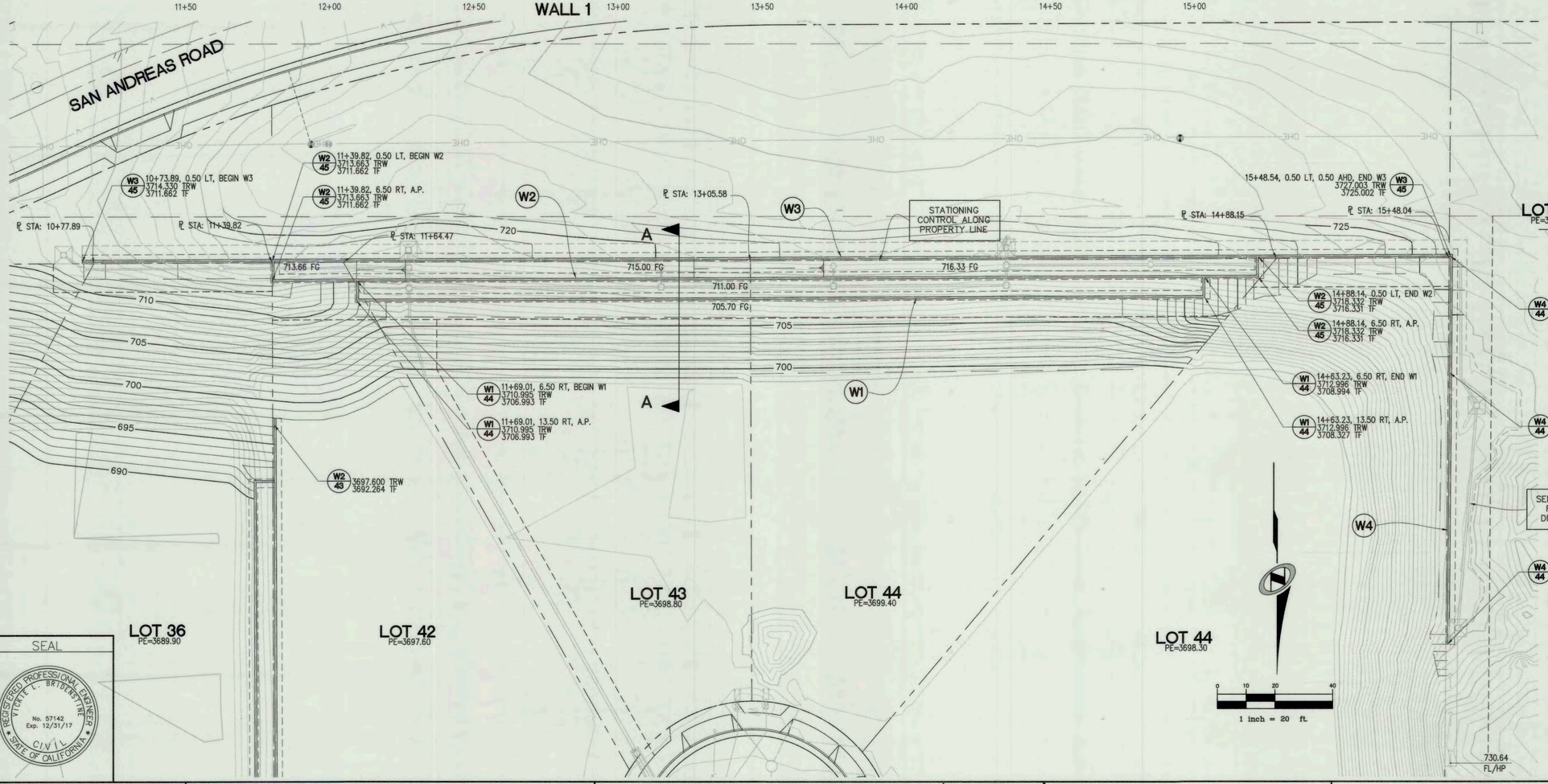
INTERIOR_WALLS (D).DWG ---- FRW V1.8
N:\YV\B021300\CADD\VP\RETAINING WALLS
43
NONE
13:45
12/13/16
ZAVALA

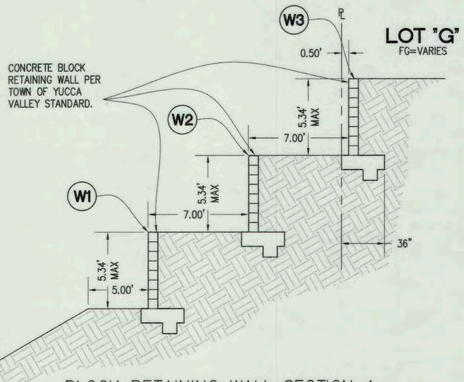


WALL 1



WALL 4





BLOCK RETAINING WALL SECTION A

PER TOWN OF YUCCA VALLEY STANDARDS
SCALE: 1"=5'

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY
W#	WALL NUMBER
W# / SHT	REFERENCE TAG TO WALL ON SEPARATE SHEET
TRW	
TF	

SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/14/16

APPROVED BY:

Alex Qishta 12/16/16
ALEX QISHTA, PUBLIC WORKS DIRECTOR DATE
R.C.E. 66702 EXP. DATE 09/30/18

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALLS

TRACT 17862
LOTS 36-45
SAGE ESTATES

SHEET 44 — OF ___ SHEETS

DRAWING NO.

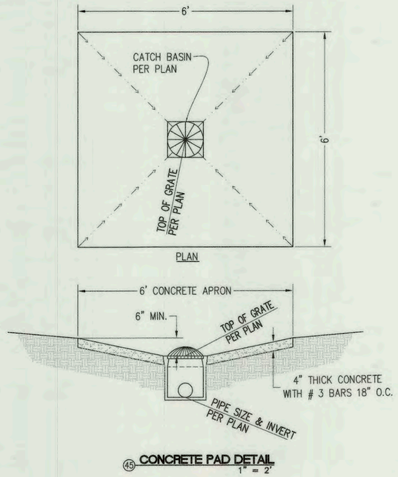
PROJECT:

PLAN NO:

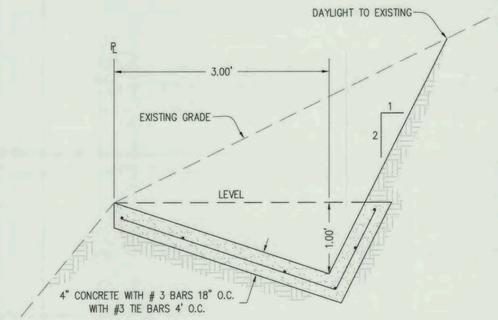
INTERIOR WALLS (D).DWG — FRW — V-8
N:\YV8\21300\CADD\P\RETAINING WALLS — NONE — 44 — 13:45 — 12/13/16 — ZAVALA

CONSTRUCTION NOTES

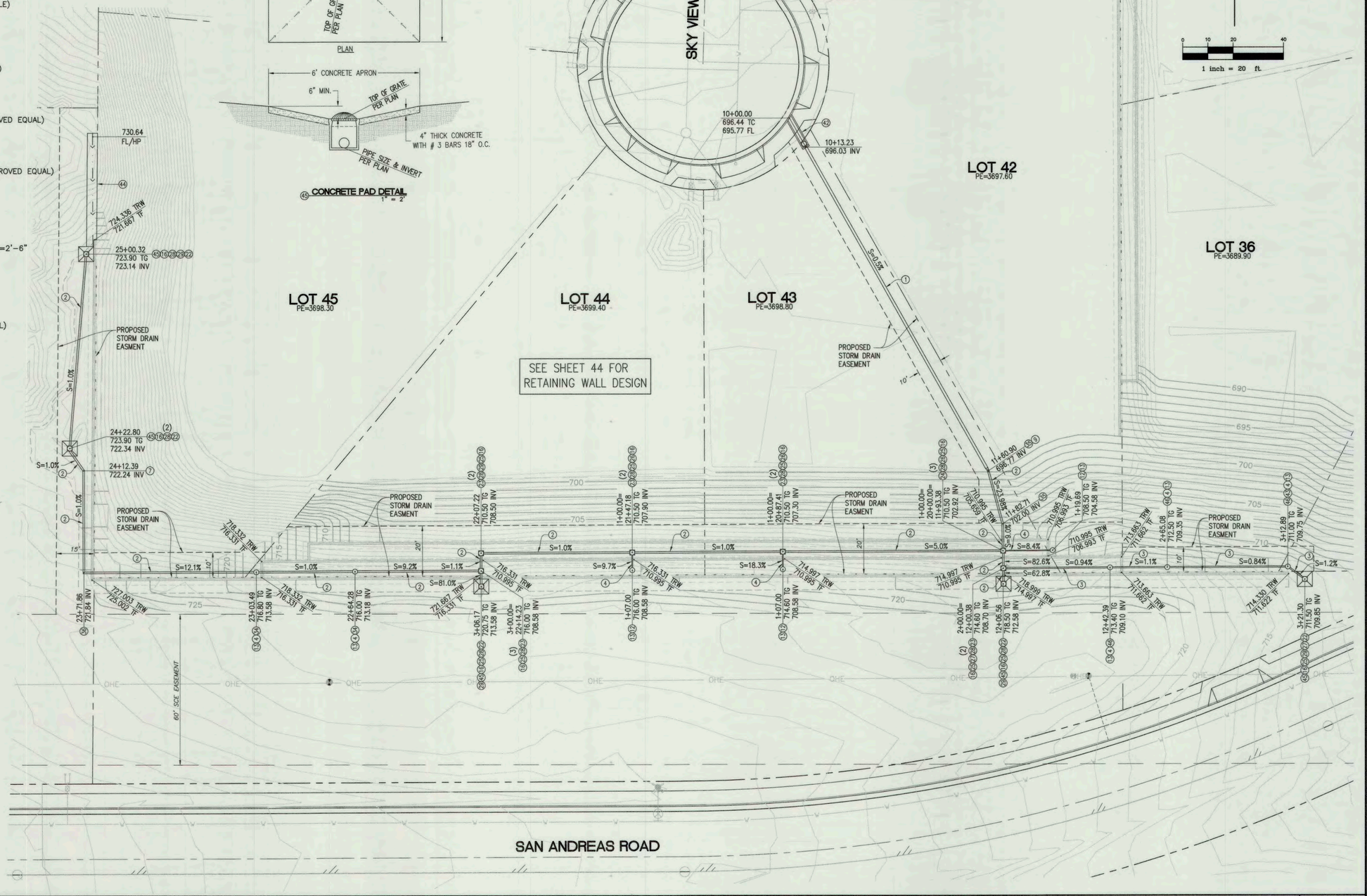
1. CONSTRUCT 12" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
2. CONSTRUCT 8" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
3. CONSTRUCT 6" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
4. CONSTRUCT 4" ADS N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (OR APPROVED EQUAL)
5. CONSTRUCT 12" - 22.5 DEGREE BEND
6. CONSTRUCT 12" - 45 DEGREE BEND
7. CONSTRUCT 8" - 45 DEGREE BEND
8. CONSTRUCT 6" 45 DEGREE BEND
9. CONSTRUCT 12" X 8" REDUCER
10. CONSTRUCT 12" X 6" REDUCER
11. CONSTRUCT 4" X 4" TEE (W/ 4" RISER PIPE TO GRADE WHERE APPLICABLE)
12. CONSTRUCT 4" - 90 DEGREE BEND (W/ 4" RISER PIPE TO GRADE WHERE APPLICABLE)
13. CONSTRUCT 4" NDS ATRIUM GRATE (OR APPROVED EQUAL)
14. CONSTRUCT 6" NDS ATRIUM GRATE (OR APPROVED EQUAL)
15. CONSTRUCT 9"X9" NDS ATRIUM GRATE (OR APPROVED EQUAL)
16. CONSTRUCT 12"X12" NDS ATRIUM GRATE (OR APPROVED EQUAL)
17. CONSTRUCT NDS SPEE-D BASIN W/2 4" 90 DEGREE OUTLETS (OR APPROVED EQUAL)
18. CONSTRUCT NDS SPEE-D BASIN W/1 4" OUTLET (OR APPROVED EQUAL)
19. CONSTRUCT NDS 9"X9" CATCH BASIN W/2 OPENINGS (OR APPROVED EQUAL)
20. CONSTRUCT NDS 9"X9" CATCH BASIN W/ 4 OPENINGS (OR APPROVED EQUAL)
21. CONSTRUCT NDS 9"X9" CATCH BASIN RISER AS NEEDED TO MAKE GRADE (OR APPROVED EQUAL)
22. CONSTRUCT NDS 12"X12" CATCH BASIN W/2 OPENINGS (OR APPROVED EQUAL)
23. CONSTRUCT NDS 12"X12" CATCH BASIN W/3 OPENINGS (OR APPROVED EQUAL)
24. CONSTRUCT NDS 12"X12" CATCH BASIN W/4 OPENINGS (OR APPROVED EQUAL)
25. CONSTRUCT NDS 12"X12" CATCH BASIN RISER AS NEEDED TO MAKE GRADE (OR APPROVED EQUAL)
26. CONSTRUCT NDS 4" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
27. CONSTRUCT NDS 6" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
28. CONSTRUCT NDS 8" UNIVERSAL LOCKING OUTLET (OR APPROVED EQUAL)
29. CONSTRUCT NDS 6" UNIVERSAL ADAPTER PLUG (OR APPROVED EQUAL)
30. CONSTRUCT 12" TEE
31. CONSTRUCT CURB OUTLET STRUCTURE PER TOWN OF YUCCA VALLEY STD. NO 404, S=2'-6"
32. CONSTRUCT 8" X 8" TEE
33. CONSTRUCT 8" X 6" REDUCER
34. CONSTRUCT 8"X8"X4" TEE
35. CONSTRUCT 8" 22.5 DEGREE BEND
36. CONSTRUCT 8" 90 DEGREE BEND
37. CONSTRUCT NDS SPEE-D BASIN W/2 4" 180 DEGREE OUTLETS (OR APPROVED EQUAL)
38. CONSTRUCT NDS SPEE-D BASIN W/3 4" OUTLET (OR APPROVED EQUAL)
39. CONSTRUCT 12" - 90 DEGREE BEND
40. CONSTRUCT 12" X 12" X 4" TEE
41. CONSTRUCT CURB OUTLET STRUCTURE PER TOWN OF YUCCA VALLEY STD. NO. 405
42. CONSTRUCT 4" 22.5 DEGREE BEND
43. CONSTRUCT 6" 22.5 DEGREE BEND
44. CONSTRUCT 3' WIDE CONCRETE BROW DITCH PER DETAIL ON SHEET 44A
45. CONSTRUCT 6' X 6' CONCRETE PAD PER DETAIL ON SHEET 44A
46. CONSTRUCT 6" X 6" X 4" TEE



45 CONCRETE PAD DETAIL
1" = 2'



44 BROW DITCH DETAIL
1" = 1'



SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
57142 12/31/17
- RCE - DATE
12/14/16

TOWN OF YUCCA VALLEY, CALIFORNIA — INCORPORATED NOV. 27, 1991

APPROVED BY:
ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/18
12/16/16 DATE
RECOMMENDED BY:

TOWN OF YUCCA VALLEY

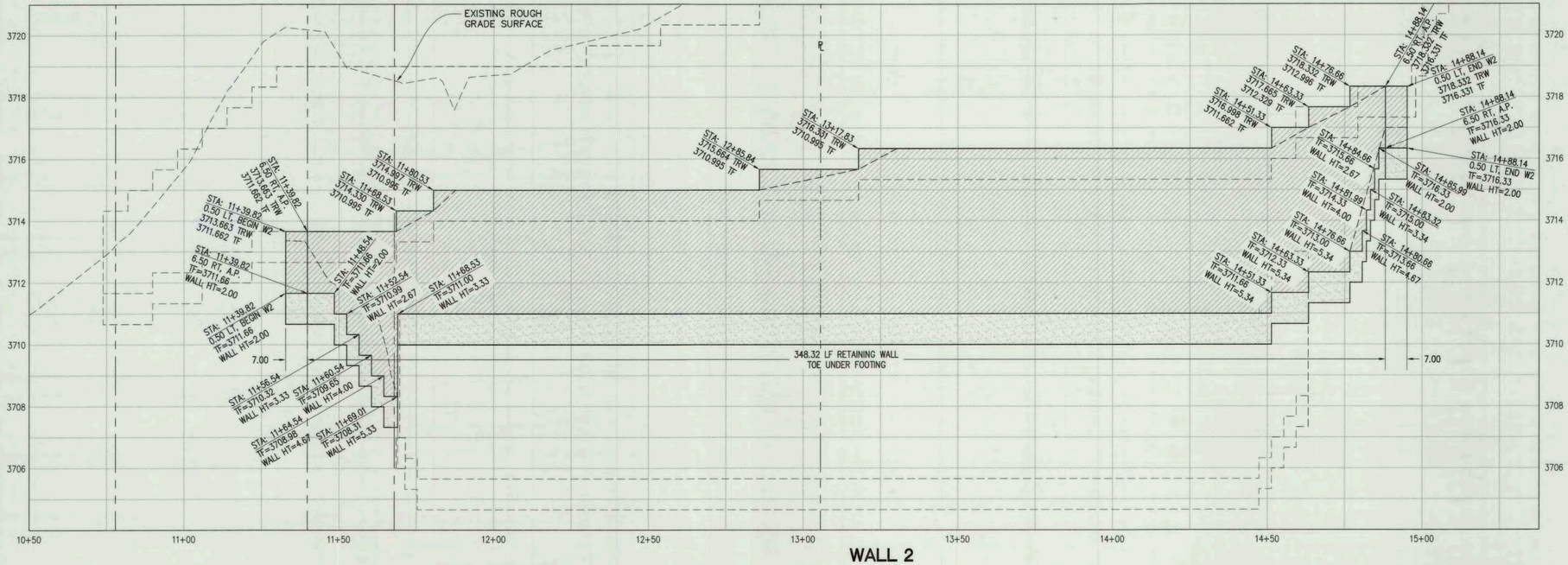
RETAINING WALLS

TRACT 17862
LOTS 36-45
SAGE ESTATES

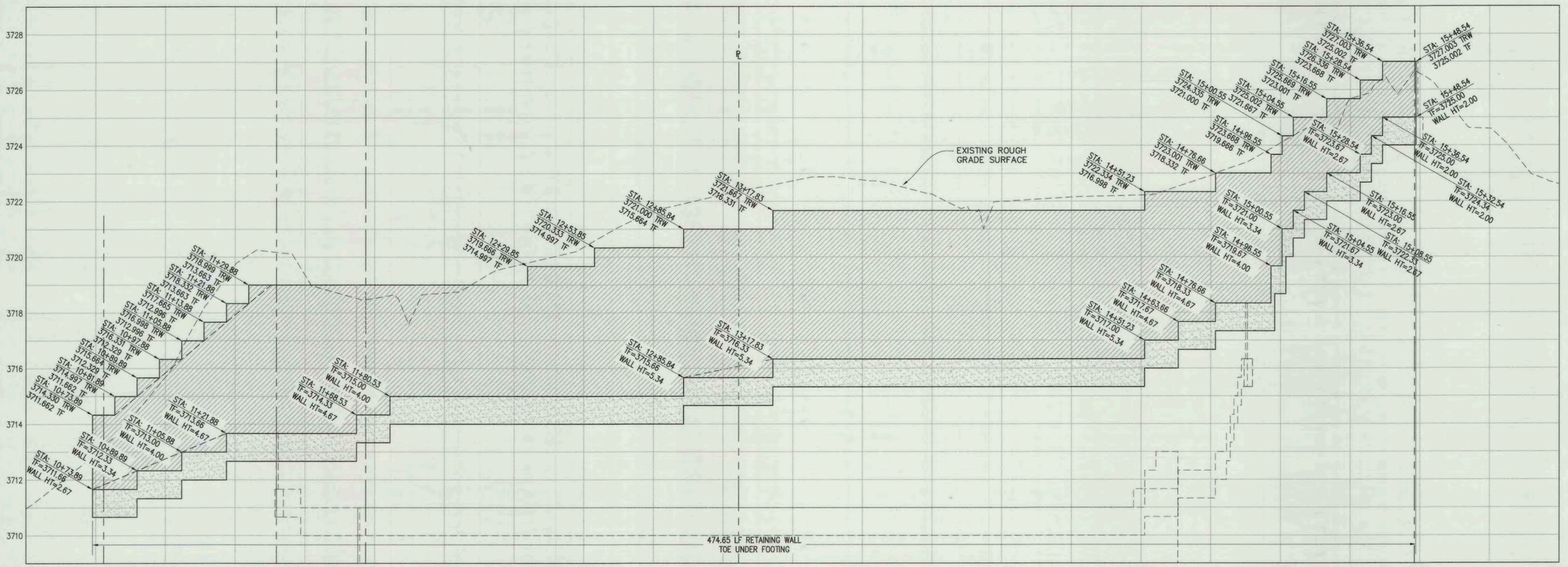
SHEET 44A
OF ___ SHEETS
DRAWING NO.

PROJECT:
PLAN NO:

V1.8 — INTERIOR WALLS (D).DWG ---- FRW — N:\YV80213001\CADD\PW\RETAINING WALLS — NONE — 44A — 13:45 — 12/13/16 — ZAVALA



WALL 2



WALL 3

LEGEND

BC	BEGIN CURVE
EC	END CURVE
PCC	POINT OF CURVATURE
A.P.	ANGLE POINT
TF	TOP OF FOOTING
TW	TOP OF SCREEN WALL
TRW	TOP OF RETAINING WALL
TC	TOP OF CURB
FG	FINISH GRADE
STA	CENTERLINE/BASELINE STATION
PE	PAD ELEVATION
R/W	RIGHT-OF-WAY
℄	PROPERTY LINE
TYV	TOWN OF YUCCA VALLEY

W# — WALL NUMBER

TRW / TF — W# / SHT — REFERENCE TAG TO WALL ON SEPARATE SHEET

1 inch = 20 ft.

SEAL

REGISTERED PROFESSIONAL ENGINEER — VICKIE L. BRIDENSTINE — No. 57142 Exp. 12/31/17 — CIVIL — STATE OF CALIFORNIA

BENCH MARK NO.

TOP OF COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF SAGE AVENUE AND GOLDEN BEE DRIVE.
(W 1/4 CORNER, SECTION 12)

ELEVATION: 3577.54 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY

NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999

PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE

57142 12/31/17 — RCE — DATE

12/14/16

APPROVED BY:

ALEX QISHTA, PUBLIC WORKS DIRECTOR
R.C.E. 66702 EXP. DATE 09/30/18

12/16/16 DATE

RECOMMENDED BY:

TOWN OF YUCCA VALLEY

RETAINING WALLS

TRACT 17862
LOTS 36-45
SAGE ESTATES

SHEET 45

OF ___ SHEETS

DRAWING NO.

PROJECT:

PLAN NO:

ZAVALA 12/13/16 13:45 NONE 45 N:\YV8021300\CADD\P\RETAINING WALLS INTERIOR WALLS (D).DWG ---- FRW V1.8