

GENERAL NOTES

1. CONFORM ALL GRADING TO CHAPTER 33 OF THE UNIFORM BUILDING CODE, LATEST EDITION AND THE CITY OF YUCAIPA GRADING CODE.
2. COMPLY WITH ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY GEO ENVIRON, DATED JANUARY 27, 2022 DURING GRADING OPERATIONS.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
4. PROVIDE CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER AND SOILS/GEOLOGICAL ENGINEER STATING THAT THE ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN AND A COMPACTION REPORT FROM THE SOILS ENGINEER ON ANY FILL AREAS THAT ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. PROVIDE CERTIFICATION (FORM PROVIDED BY CITY) FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE FINE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN PRIOR TO OCCUPANCY PERMITS BEING ISSUED.
6. UNDERSTAND CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
7. PROVIDE AN EROSION CONTROL PLAN TO BE ISSUED A GRADING PERMIT BETWEEN OCTOBER 1ST AND MAY 31ST. (THE GRADING PLANS ARE TO NOTE THIS REQUIREMENT).
8. PROVIDE APPROVAL OF ANY ON-SITE RETAINING WALLS AS PART OF THESE PLANS. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE MAY BE REQUIRED TO BE IN PLACE AND APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF GRADING. APPROVED SEQUENCED GRADING WITH 1-1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR START OF GRADING PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.
9. INCLUDE SEPARATE PLAN APPROVAL AND INSPECTION FROM THE CITY ENGINEER FOR ANY IMPROVEMENT CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY.
10. PROTECT ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
11. UNDERSTAND THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
12. ENSURE THROUGH THE SOILS ENGINEER THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
13. UNDERSTAND CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR CORRECTION OR ERROR OR OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, PROMPTLY SUBMIT THE REQUIRED PLAN REVISIONS TO THE CITY ENGINEER FOR APPROVAL.
14. THE CONTRACTOR MUST CALL THE CITY AT (909)797-2489 FOR INSPECTION TWO (2) WORKING DAYS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND BE REMOVED SOLEY AT THE CONTRACTOR'S EXPENSE.
15. DO NOT COMMENCE GRADING WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PRE-GRADING MEETING TWO (2) WORKING DAYS PRIOR TO THE START OF WORK.
16. REPLACE ALL ACTIVE IRRIGATION LINES ENCOUNTERED DURING CONSTRUCTION WITH 10-GAUGE DOUBLE DIPPED AND WRAPPED WELDED STEEL PIPE.
17. PRIOR TO THE START OF GRADING, REMOVE ALL EXISTING VEGETATION AND DEBRIS (INCLUDING EXISTING STRUCTURES, FOOTINGS, FOUNDATIONS, RUBBLE, TREES, AND ROOT SYSTEMS) FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
18. AFTER REMOVAL OF DEBRIS, EXCAVATE ANY EXISTING FILL OR DISTURBED NATURAL SOILS TO THE SATISFACTION OF THE SOILS ENGINEER.
19. THE SOILS ENGINEER MUST INSPECT THE EXPOSED SOILS. MAKE ANY ADDITIONAL OVER-EXCAVATION IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND AS CONTAINED IN THE SOILS REPORT.
20. SCARIFY EXPOSED SOILS TO A MINIMUM DEPTH OF 6 INCHES, BRING TO PROPER MOISTURE CONTENT AND COMPACT TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY U.B.C. STANDARDS 33 OR OBTAIN EQUIVALENT COMPACTION BY METHODS SPECIFIED BY THE SOILS ENGINEER.
21. IF ANY UNFORSEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IMMEDIATELY BRING THEM TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
22. THE SOILS ENGINEER IS ALSO RESPONSIBLE FOR VERIFYING (CERTIFICATION FORM PROVIDED BY CITY) AND REPORTING THAT PROPER COMPACTION IS OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL (INCLUDING, BUT NOT LIMITED TO, SEWERS, WATER LINES, ELECTRICAL, GAS, AND LANDSCAPE IRRIGATION LINES).
23. SUBMIT AN AS-GRADED GRADING PLAN AND THE CERTIFICATE OF COMPLIANCE FORMS FOR SAID GRADING PLAN WITH THE PROPER STAMPS AND SIGNATURES TO THE CITY ENGINEER PRIOR TO RELEASE OF GRADING BOND AND PRIOR TO FINAL GRADING INSPECTION.
24. CONFORM ANY DRIVE APPROACHES SHOWN ON THESE PLANS TO CITY OF YUCAIPA STANDARDS. NOTE THAT CONTRACTOR MUST MAINTAIN 4' OF SIDE WALK AT A 2% SLOPE BEHIND THE DRIVE APPROACHES PER TITLE 24 REQUIREMENTS IF THERE IS NO LANDSCAPED PARKWAY.
25. REMEMBER TO CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NUMBER 1-800-422-4133, TWO (2) WORKING DAYS BEFORE DIGGING. THE CITY ENGINEER'S OFFICE WILL NOT PROVIDE INSPECTION, AND CONSTRUCTION PERMITS ISSUED INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES ARE INVALID UNLESS THE APPLICANT PROVIDES AN INQUIRY IDENTIFICATION NUMBER BY USA.
26. FILE A NOTICE OF INTENT (NOI) WITH THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AND SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER WHEN TOTAL DISTURBED/GRADED AREA IS 1 ACRE OR MORE. WQID# MUST BE ON FILE AT THE CITY.
27. SUBMIT SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES DURING THE RAINY SEASON PRIOR TO SEPTEMBER 1. INSTALL EROSION CONTROL DEVICES SHOWN ON THE PLANS NO LATER THAN OCTOBER 1 AND MAINTAIN IN OPERABLE CONDITION UNTIL APRIL 15 AND/OR BEFORE ANY ANTICIPATED RAIN THROUGHOUT THE YEAR.
28. EXISTING TOPOGRAPHY SHOWN ON THESE PLANS WAS PRODUCED BY A FIELD SURVEY PERFORMED ON FEBRUARY 13, 2019 BY HILLWIG-GOODROW, INC.

WE/I REPRESENTING GEO ENVIRON, INDICATE THAT RECOMMENDATIONS CONTAINED IN REPORTS PERTAINING TO SOILS ENGINEERING CONDITIONS ARE COMPLIED WITH TO OUR SATISFACTION. THIS CONFIRMATION IS NOT TO BE CONSTRUED AS AN AUTHENTICATION OF ANY DIMENSIONS OR ELEVATIONS SHOWN ON THESE PLANS.

BY: [Signature] R.C.E. 92662

DATE: 12/5/24



APPLICANT/OWNER

AVTAR GORE
11636 HOLMES STREET
YUCAIPA, CA 92399
PHONE: (909)636-4751

CIVIL ENGINEER

HILLWIG-GOODROW, INC.
31419 OUTER HIGHWAY 10, SUITE 1-200
REDLANDS, CA 92373
PHONE: (909)794-2673

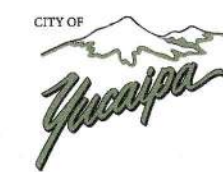
SOILS ENGINEER

GEO ENVIRON
4071 E. LA PALMA AVE., STE. B
ANAHEIM, CA 92807
PHONE: 714-632-3190

LEGAL DESCRIPTION

SEE GRANT DEED FOR LEGAL DESCRIPTION
(APN 321-142-03,04,05,07,18)

CITY OF YUCAIPA
ROUGH GRADING PLAN
TRACT 20531
HIGHLAND AVE. & PENDLETON AVE.
YUCAIPA, CA 92399



Planning Division

clarmer 12/16/2024

Approved contingent on all other divisional approvals and confirmation that all applicable codes and development standards remain in compliance if revisions are required by other divisions.

ON AND SEDIMENT CONTROL NOTES

EROSION AND SEDIMENT CONTROL NOTES" ARE INTENDED TO BE USED ON ALL PUBLIC WORKS PLANS FOR VATE DEVELOPMENT AND PUBLIC RIGHT-OF-WAY IMPROVEMENTS. THE NOTES ARE COMPREHENSIVE AND BE APPLIED ACCORDING TO SITE-SPECIFIC CONDITIONS.

3. EROSION AND SEDIMENT CONTROLS. ALL ESC MATERIALS SHALL BE INSPECTED, RESTORED, REPAIRED OR MODIFIED YEAR-ROUND THROUGHOUT THE SITE TO PROTECT PERIMETERS, ADJACENT PROPERTIES, ENVIRONMENTALLY SENSITIVE AREAS AND ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS. IF ANY EROSION OR SEDIMENT CONTROLS FAIL DURING ANY RAIN EVENT, MORE EFFECTIVE ONES WILL BE REQUIRED IN THEIR PLACE.

A. EROSION CONTROLS. EROSION CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO APPLYING AND ESTABLISHING: VEGETATIVE COVER, WOOD MULCH, STAPLED OR PINNED BLANKETS (STRAW, COCONUT OR OTHER), PLASTIC SHEETING (MINIMUM 10-MIL), POLYPROPELENE MATS, SPRAY-ON CONTROLS TO ALL DISTURBED AREAS OR OTHER MEASURES APPROVED BY THE CITY ENGINEER. JUTE NETTING SHALL NOT BE USED AS A STAND-ALONE EROSION CONTROL. FOR SLOPES GREATER THAN 4:1, PROVIDE FIBER ROLLS AND EITHER A BONDED FIBER MATRIX PRODUCT APPLIED TO A RATE OF 10 GAL/ACRE. THE CITY ENGINEER MAY APPROVE DIFFERENT APPLICATION RATES FOR SLOPES LESS THAN 4:1.

B. SEDIMENT CONTROLS. SEDIMENT CONTROLS SHALL INCLUDE, BUT ARE NOT LIMITED TO: DESILTING BASINS, GRADED BERMS, FIBER ROLLS, SILT FENCES, GRAVEL BAG CHEVRONS (FILLED WITH MINIMUM 3/4" GRAVEL), CHECK DAMS, DRAINAGE INLET PROTECTION, ETC. FIBER ROLLS SHALL BE INSTALLED ALONG THE FACE OF THE SLOPE. THE SIZE AND SPACING IS DETERMINED BY THE SOIL TYPE, SLOPE STEEPNESS, DESIGN RAINFALL INTENSITY, AND SIZE OF AREA PROTECTED. SILT FENCE SHALL BE INSTALLED ALONG INTERIOR STREETS AND COMBINED WITH GRAVEL-BAG OR SILT FENCE CHEVRONS INSIDE THE SIDEWALK RIGHT-OF-WAY OR BACK OF CURBS.

4. STATE CONSTRUCTION GENERAL PERMIT. IF THE PROJECT DISTURBS, EXPOSES OR STOCKPILES ONE ACRE OR MORE OF SOIL, THE SITE MUST BE COVERED UNDER THE STATE CONSTRUCTION GENERAL PERMIT. A WASTE DISCHARGE IDENTIFICATION (WQID) NUMBER, A RISK LEVEL DETERMINATION NUMBER AND THE QUALIFIED "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) DEVELOPER (QSD) SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT. A SWPPP SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF THE PROJECT AND SHALL BE READILY AVAILABLE TO CITY AND STATE INSPECTORS AND UPDATED TO REFLECT CURRENT SITE CONDITIONS DURING CONSTRUCTION. THE CONSTRUCTION PERMIT CAN BE DOWNLOADED AT WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.

5. PERIMETER PROTECTION. PERIMETER PROTECTION MUST BE INSTALLED PRIOR TO ANY CLEARING ACTIVITIES. CLEARING SHALL BE LIMITED TO AREAS THAT WILL BE IMMEDIATELY GRADED OR DISTURBED. A COMBINATION OF ESC MEASURES SHALL BE IMPLEMENTED IN AREAS THAT HAVE BEEN CLEARED. ALL DISTURBED AREAS OF AN INACTIVE SITE, AS DESCRIBED IN THE ENGINEERING AND CONSTRUCTION MANUAL, SHALL ALSO BE PROTECTED.

6. CONSTRUCTION ACCESS POINTS. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH A COMBINATION OF ROCK AND SHAKER PLATES YEAR-ROUND TO PREVENT TRACK-OUT. INTERIOR ACCESS POINTS (ALL PROPOSED DRIVEWAYS, MATERIAL STORAGE AND STAGING AREAS ENTRANCES/EXITS, ETC.) SHALL ALSO BE PROTECTED WITH ROCK TO PREVENT TRACK-OUT ONTO INTERIOR STREETS. ROUTINE STREET SWEEPING SHALL BE PERFORMED ON ALL PAVED STREETS WHERE TRACKING IS OBSERVED. VACUUM SWEEPERS SHALL BE USED WHEN STREET SWEEPING BECOMES INEFFECTIVE. CONTROLLED STREET WASHING SHALL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS, AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.

7. DESILTING BASINS. DESILTING BASINS SHALL BE DESIGNED ACCORDING TO THE GUIDANCE PROVIDED IN CASQA'S CONSTRUCTION BMP HANDBOOK. IMPOUNDED WATER SHALL BE SECURED FROM THE PUBLIC. SIGNAGE INDICATING "PONDED WATER-DO NOT ENTER", OR AN EQUIVALENT WARNING NOTICE SHALL BE POSTED.

8. MATERIAL STORAGE. MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANKS, PORTABLE TOILETS, LIQUIDS, GELS, POWDERS, LANDSCAPE MATERIALS AND STOCKPILES OF SOIL SHALL BE STORED AWAY FROM ALL PRIVATE/PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHT-OF-WAYS AND FLOW-LINES AND SHALL HAVE SECONDARY CONTAINMENT. INACTIVE STOCKPILES OF SOIL SHALL BE COVERED AT ALL TIMES. ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECAST RAIN.

9. CONSTRUCTION WASTE. CONSTRUCTION WASTE AND MISCELLANEOUS DEBRIS SHALL BE PLACED IN WATER-TIGHT BINS. WIRE MESH RECEPTACLES SHALL NOT BE ALLOWED. WASH-OUT STATIONS SHALL BE PROVIDED FOR CONCRETE, PAINTS, STUCCO AND OTHER LIQUID WASTE, AND SHALL BE LINED WITH PLASTIC AND LOCATED AWAY FROM PUBLIC RIGHT-OF WAYS, FLOW LINES, ETC. PRIOR TO ANY FORECAST RAIN, BINS AND WASH-OUTS SHALL BE COVERED WITH LIDS OR PLASTIC TARPS.

10. SLOPE PROTECTION. STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. ESC MEASURES ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT/PERMANENT LANDSCAPE IS ESTABLISHED. THERE SHALL BE 100% SLOPE PROTECTION IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

11. PORTABLE MIXERS. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH THEM WITH GRAVEL BAGS PLACED ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.

12. MAINTENANCE. ALL ONSITE AND OFFSITE FLOW LINES (I.E. V- AND BROW-DITCHES, TERRACE DRAINS, RIBBON GUTTERS, CURB GUTTERS, ETC.) STORM WATER CONVEYANCE SYSTEMS, CHECK DAMS, CHEVRONS, SILT FENCES AND DESILTING BASINS SHALL BE FREE OF SEDIMENT, CONSTRUCTION MATERIALS, WASTE, MISCELLANEOUS DEBRIS AND DETERIORATED ESC MEASURES YEAR-ROUND.

13. OBSTRUCTIONS. NO OBSTRUCTIONS, OTHER THAN BMP'S, SHALL BE ALLOWED WITHIN ANY STORM WATER CONVEYANCE SYSTEM, UNLESS ALTERNATIVE DRAINAGE FACILITIES HAVE BEEN APPROVED BY THE CITY ENGINEER.

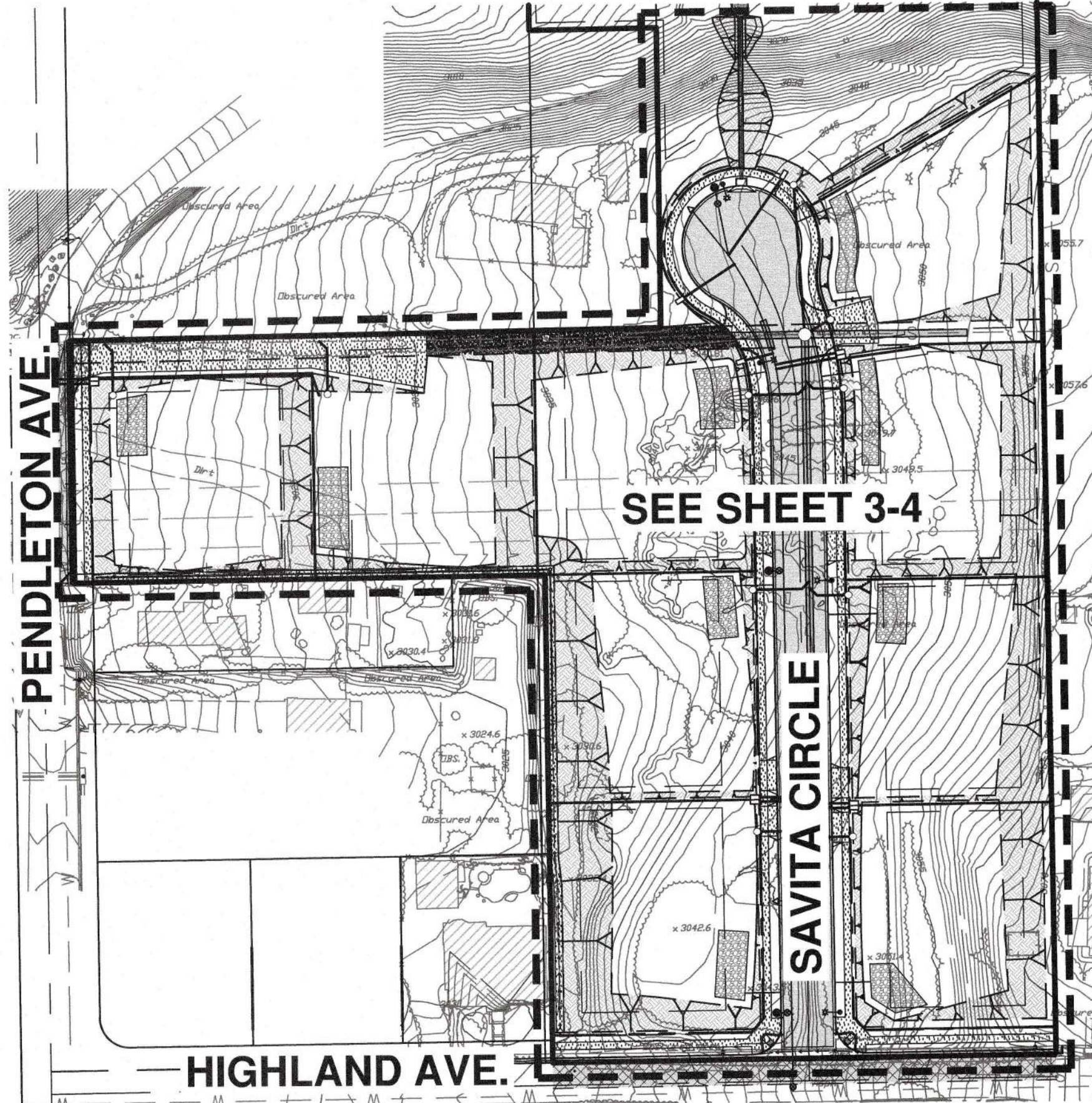
GRADING QUANTITIES

CUT: 18,454 C.Y. (RAW)
FILL: 18,544 C.Y. (RAW)
SHRINKAGE FACTOR: 15%
EXPORT: 0 C.Y. (RAW)
IMPORT: 2,855 C.Y. (RAW)

-EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO CONSTRUCTION.

SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: ROUGH GRADING PLAN
SHEET 3: ROUGH GRADING PLAN
SHEET 4: EROSION CONTROL PLAN



INDEX MAP

SCALE: 1" = 80'

UTILITIES

WATER: YUCAIPA VALLEY WATER DISTRICT (909) 797-5117
SEWER: YUCAIPA VALLEY WATER DISTRICT (909) 797-5117
GAS: SO. CA. GAS CO. (213) 244-1200
POWER: SO. CA. EDISON COMPANY (800) 655-4555

CONSTRUCTION DATES

BEGIN: SEPTEMBER 2, 2024
COMPLETE: SEPTEMBER 2, 2025



Planning Division

ktaylor 08/20/2025

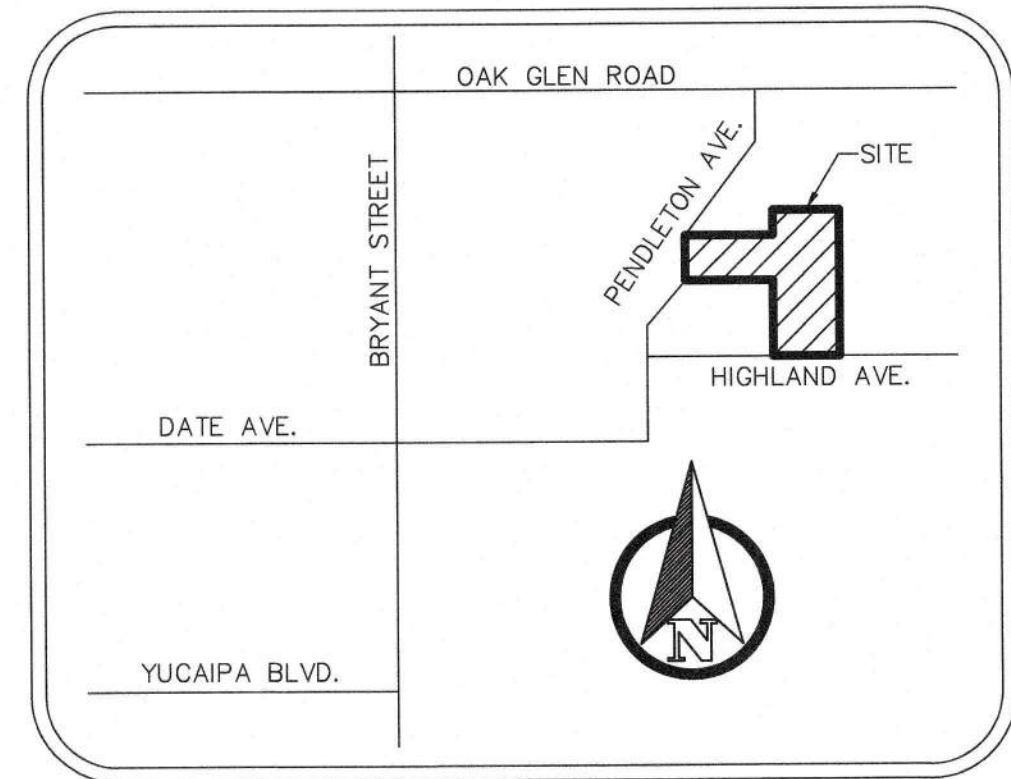
Approved contingent on all other divisional approvals and confirmation that all applicable codes and development standards remain in compliance if revisions are required by other divisions.



Bldg. & Safety Division

dfredborg 08/19/2025

Approved contingent on all other divisional approvals and confirmation that all applicable codes and development standards remain in compliance if revisions are required by other divisions.



VICINITY MAP

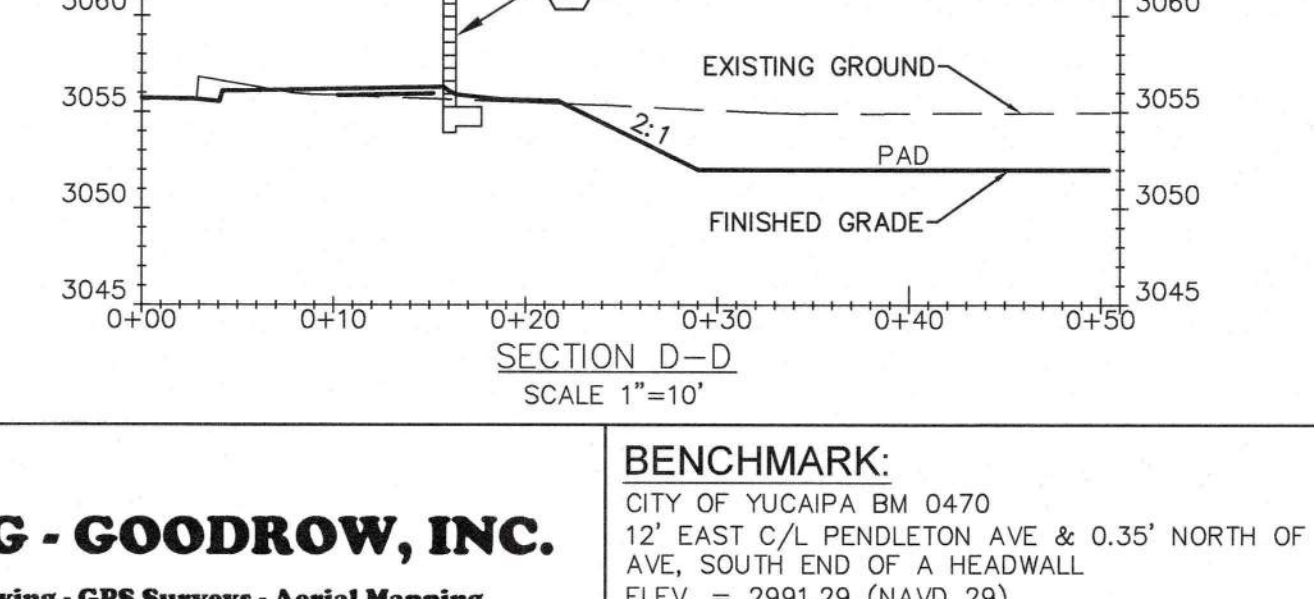
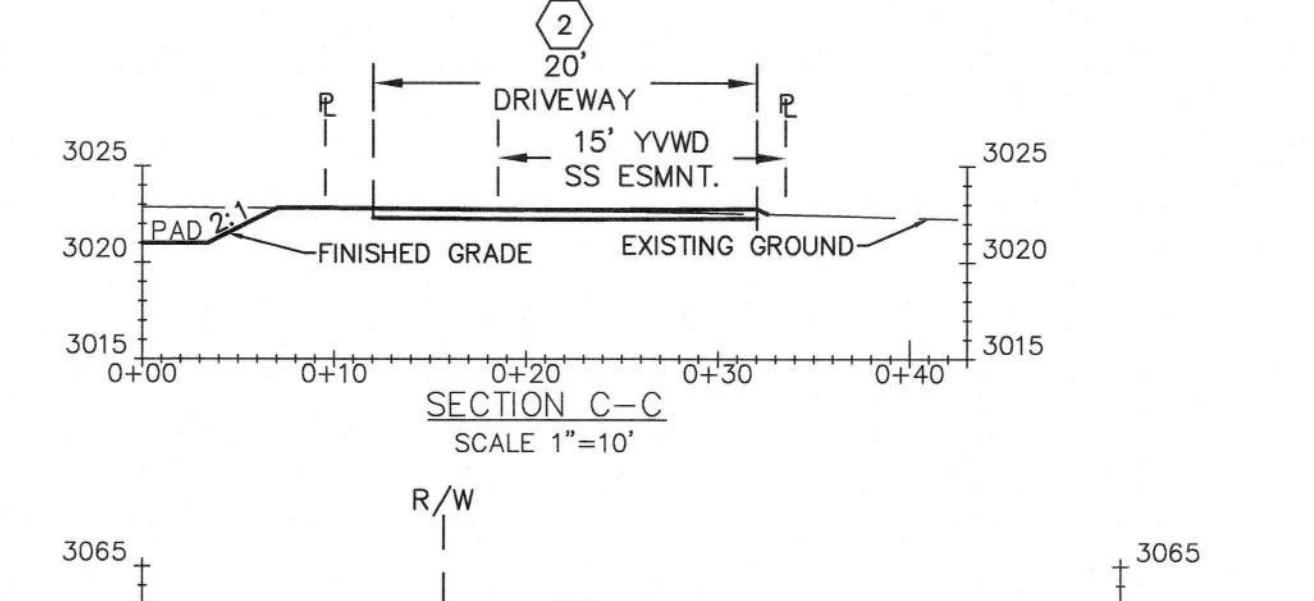
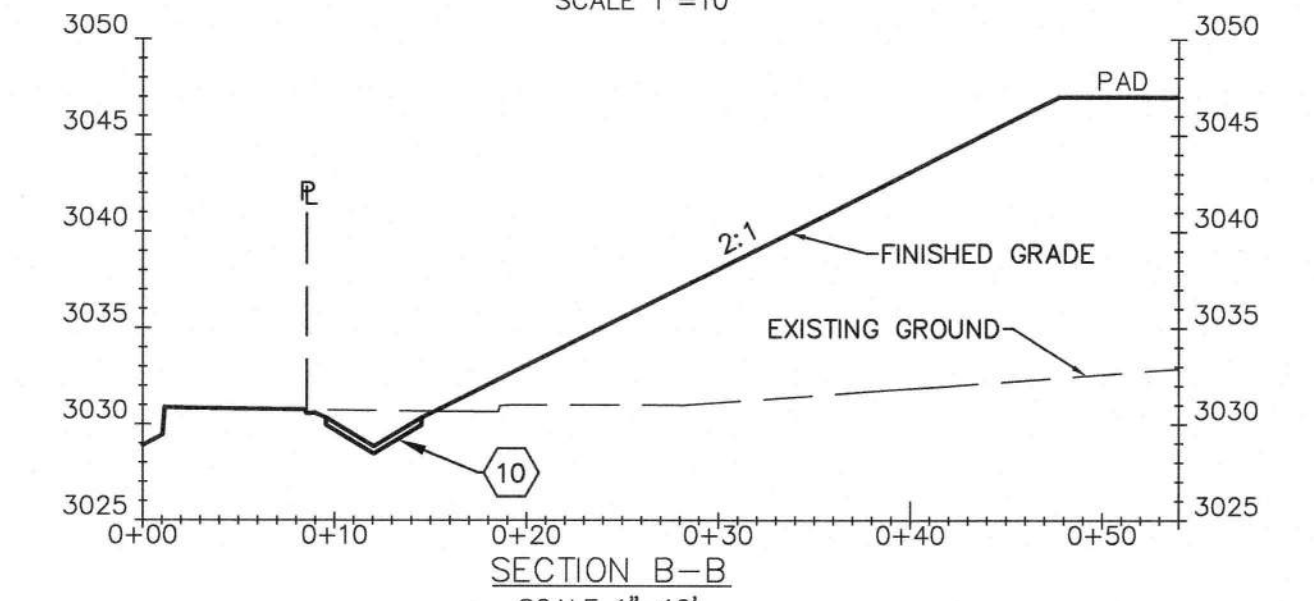
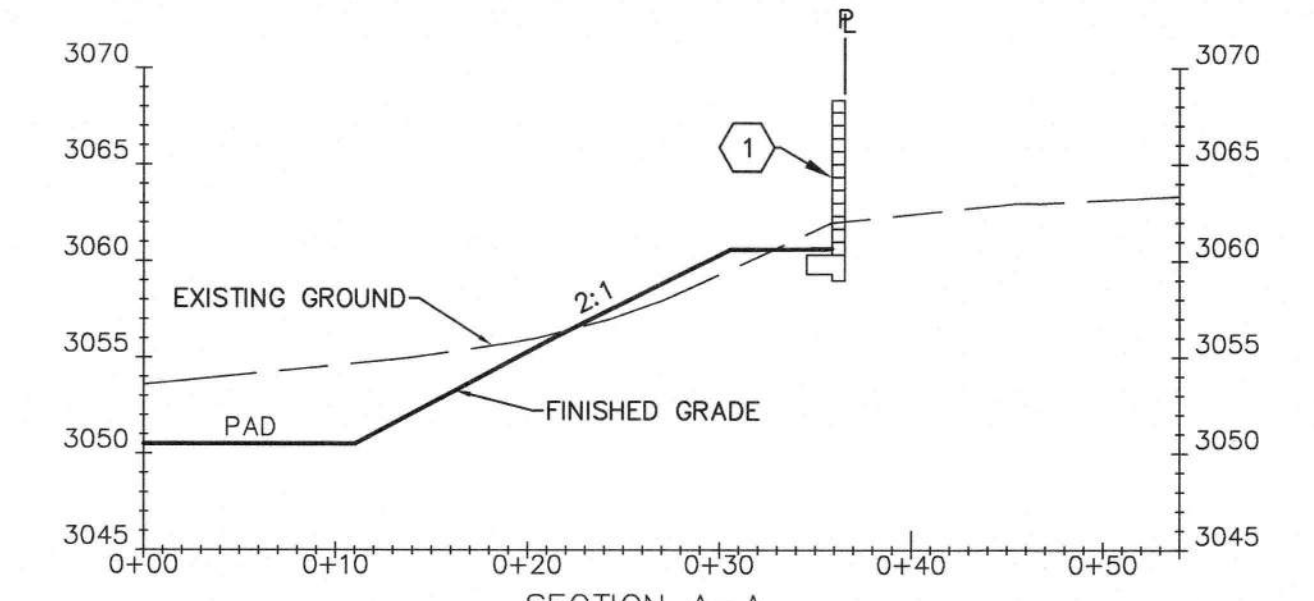
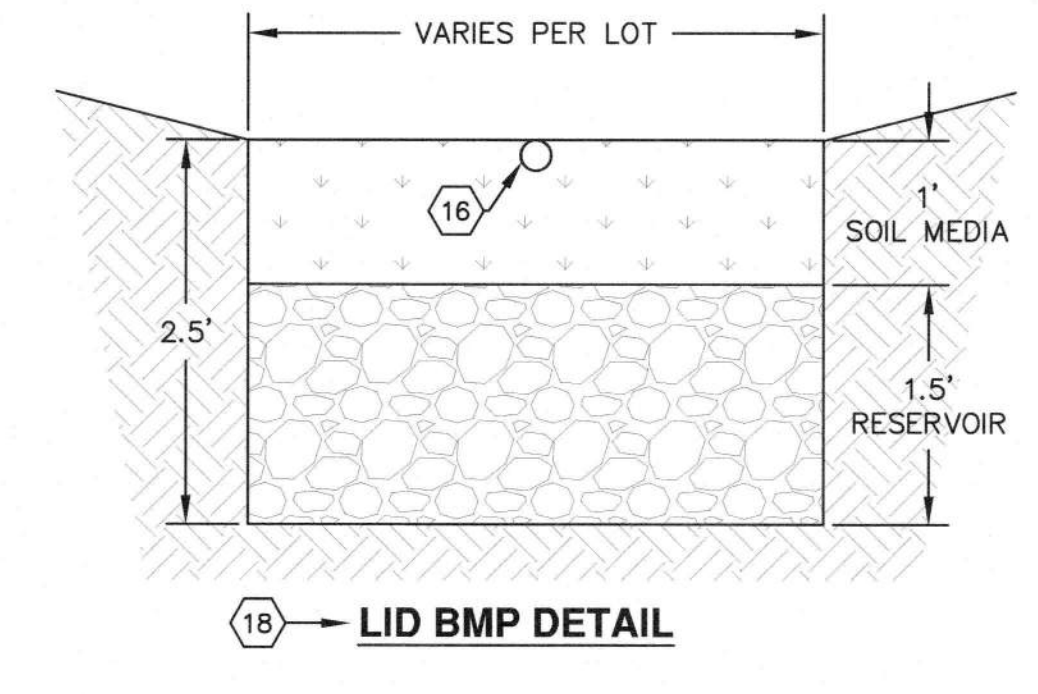
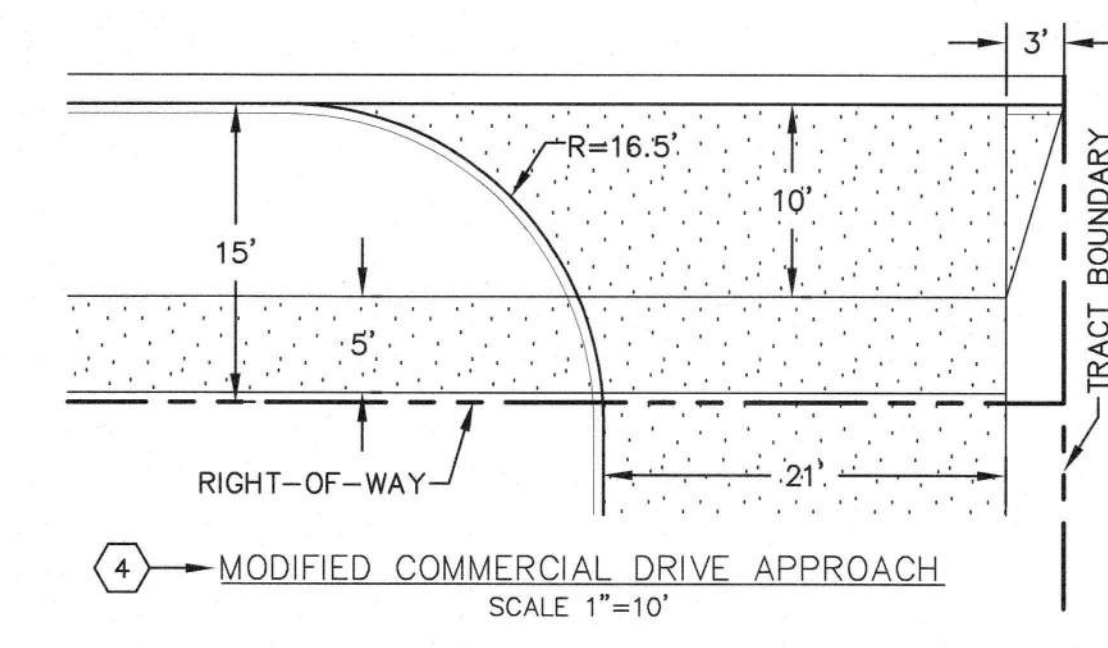
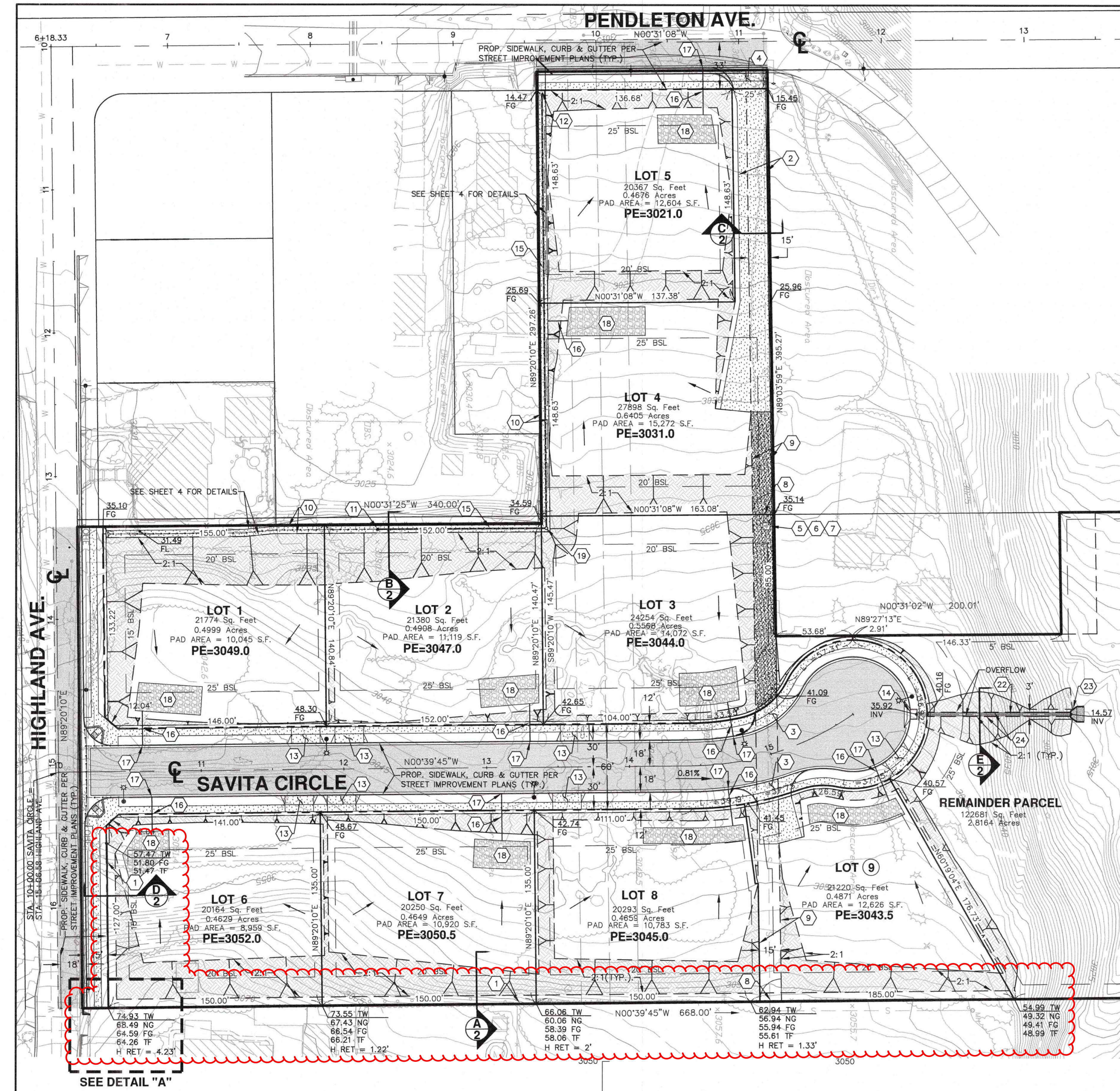
N.T.S.

WDID #:

HILLWIG - GOODROW, INC.
Land Surveying • GPS Surveys • Aerial Mapping
31419 Outer Highway 10, Suite 1-200 Redlands, CA 92373 (909) 794-2673

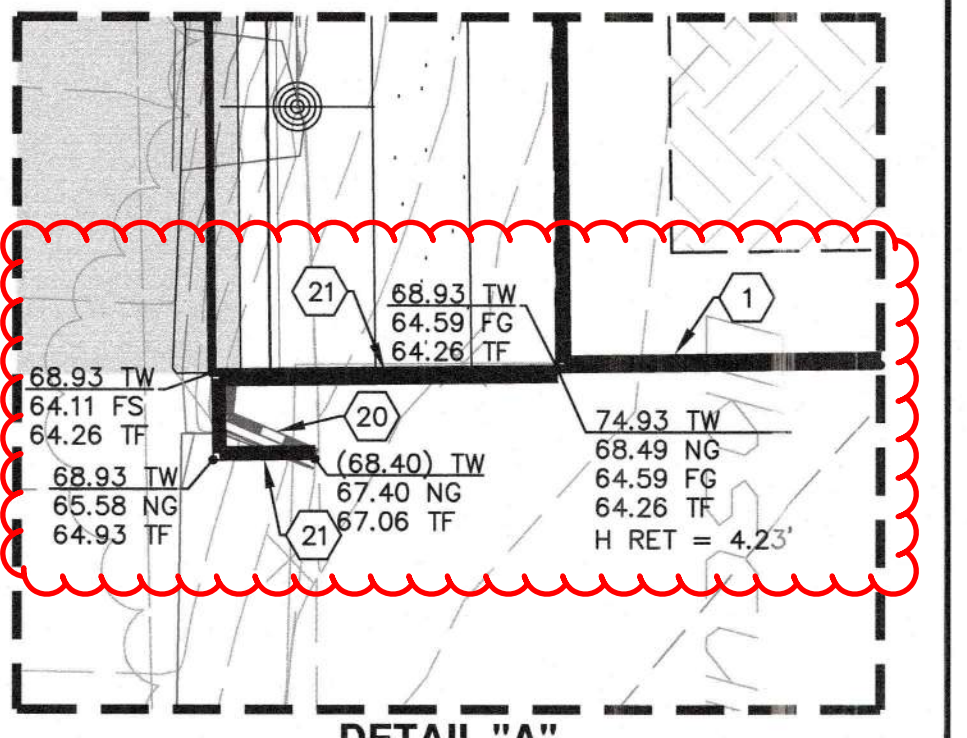
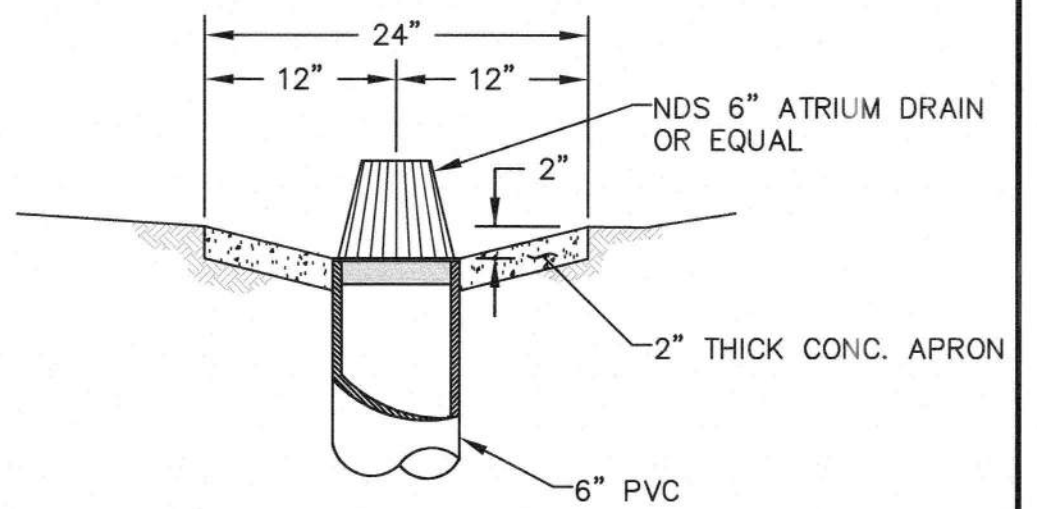
PREPARED BY: [Signature] R.C.E. NO. C 95927
DATE: 12/4/24





- CONSTRUCTION NOTES**
1. CONSTRUCT COMBO WALL PER CITY OF YUCAIPA "BLOCK WALL ATOP 2' RETAINING WALL" PER SEPARATE PERMIT
 2. CONSTRUCT PAVED ACCESS IN COMPLIANCE WITH YVWD STD. DWG. S-29
 3. CONSTRUCT COMMERCIAL DRIVE APPROACH PER CITY OF YUCAIPA STD. DWG. 110-1
 4. CONSTRUCT COMMERCIAL DRIVE APPROACH PER CITY OF YUCAIPA STD. DWG. 110-1, MODIFIED PER DETAIL ON SHEET 2
 5. PROTECT IN PLACE
 6. ADJUST MANHOLE ELEVATION TO GRADE PER YVWD STD. DWG. S-5
 7. CONSTRUCT CONCRETE GUARD PAD PER YVWD STD. DWG. S-11
 8. CONSTRUCT 12' CHAIN LINK LIMITED ACCESS GATE
 9. CONSTRUCT ALL WEATHER SURFACE PER YVWD STD. DWG. S-29
 10. CONSTRUCT V-DITCH PER CITY OF YUCAIPA STD. DWG. 310-0
 11. CONSTRUCT ATRIUM DRAIN PER DETAIL ON SHEET 2
 12. CONSTRUCT CURB OUTLET STRUCTURE PER SAN BERNARDINO COUNTY STD. DWG. 210
 13. CONSTRUCT RESIDENTIAL DRIVE APPROACH PER CITY OF YUCAIPA STD. DWG. 109-2
 14. CONSTRUCT TYPE "A" CATCH BASIN PER SAN BERNARDINO COUNTY STD. DWG. 206 (W=7', V=4')
 15. WITH LOCAL DEPRESSION PER STD. DWG. 203B, TYPE "B"
 16. INSTALL 8" SDR 35 PVC STORM DRAIN PIPE
 17. INSTALL 4" SDR 35 PVC STORM DRAIN PIPE
 18. CONSTRUCT CURB DRAIN PER SPPWC "GREEN BOOK" STD. DWG. 150-4
 19. CONSTRUCT LID BMP PER WQMP AND DETAIL ON SHEET 2
 20. INSTALL 6" STORM DRAIN CLEANOUT
 21. REMOVE EXISTING RETAINING WALL
 22. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
 23. INSTALL 24" CMP
 24. CONSTRUCT WING-TYPE HEADWALL PER SAN BERNARDINO CO. STD. 209
 25. MODIFIED PER DETAIL ON SHEET 3
 26. INSTALL 12" THICK GROUTED RIP-RAP

Bldg. & Safety Division
dfredborg 08/19/2025
Approved contingent on all other divisional approvals and confirmation that all applicable codes and development standards remain in compliance if revisions are required by other divisions.



**CITY OF YUCAIPA
TRACT 20531
ROUGH GRADING PLAN**

SUBMITTED BY: _____ DATE: _____

RECOMMENDED FOR APPROVAL BY: Janet Shliz DATE: 12/12/2024

APPROVED BY: Fermín G. Preciado DATE: 2/29/25
FERMIN G. PRECIADO, CITY ENGINEER

JOB NO. _____ DRAWING NO. 52705

SHEET NO. 2 OF 4 SHEETS

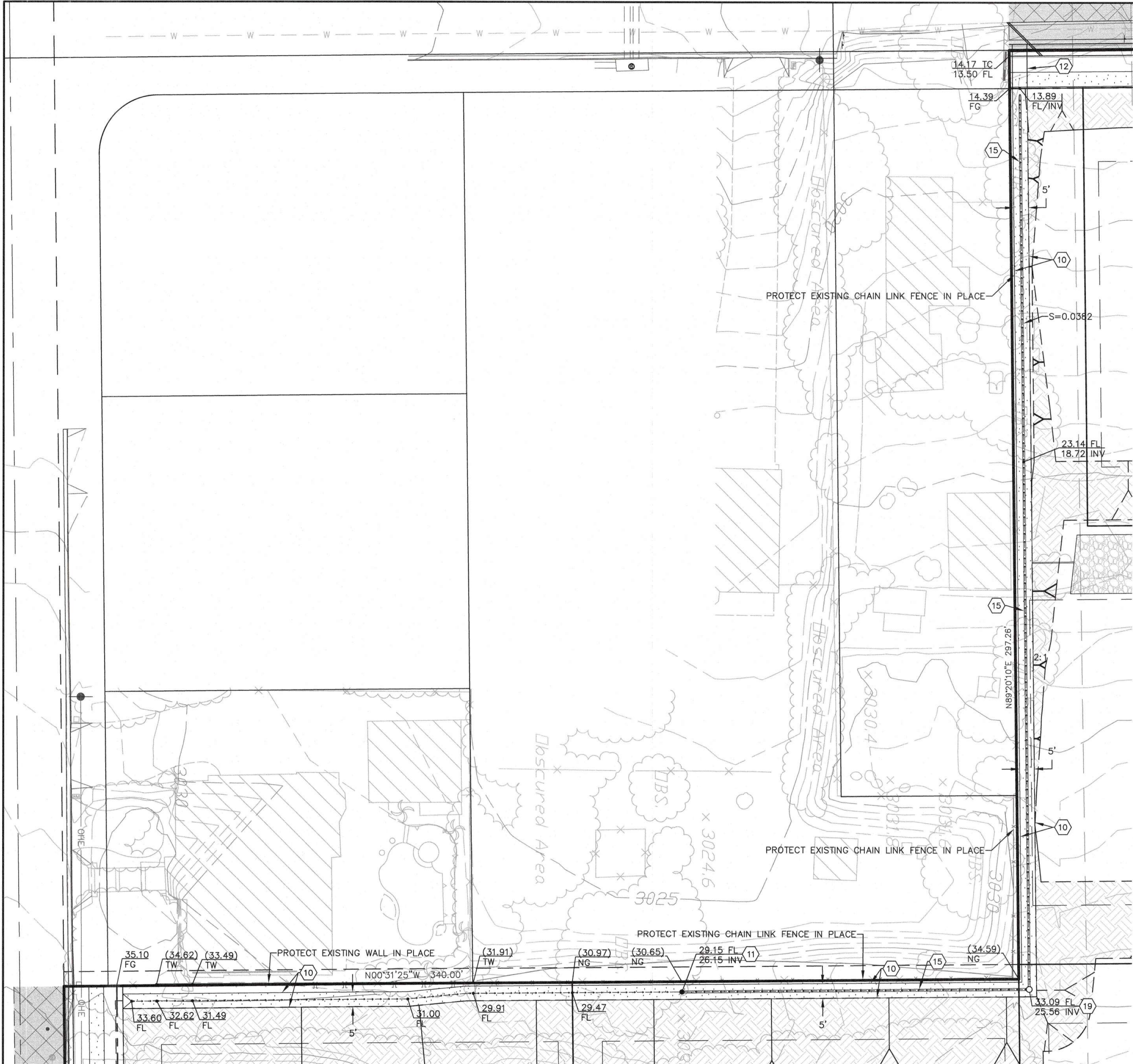
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

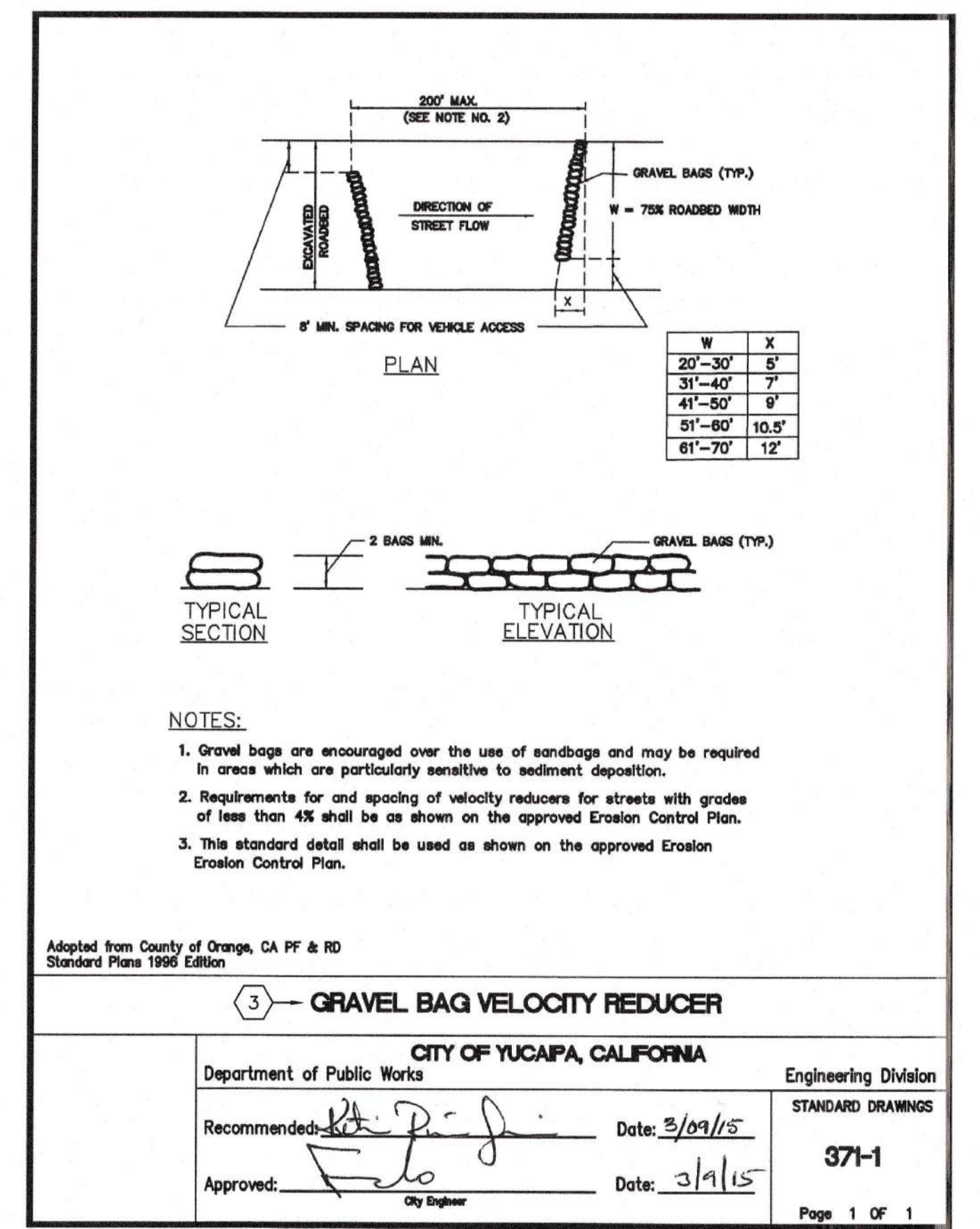
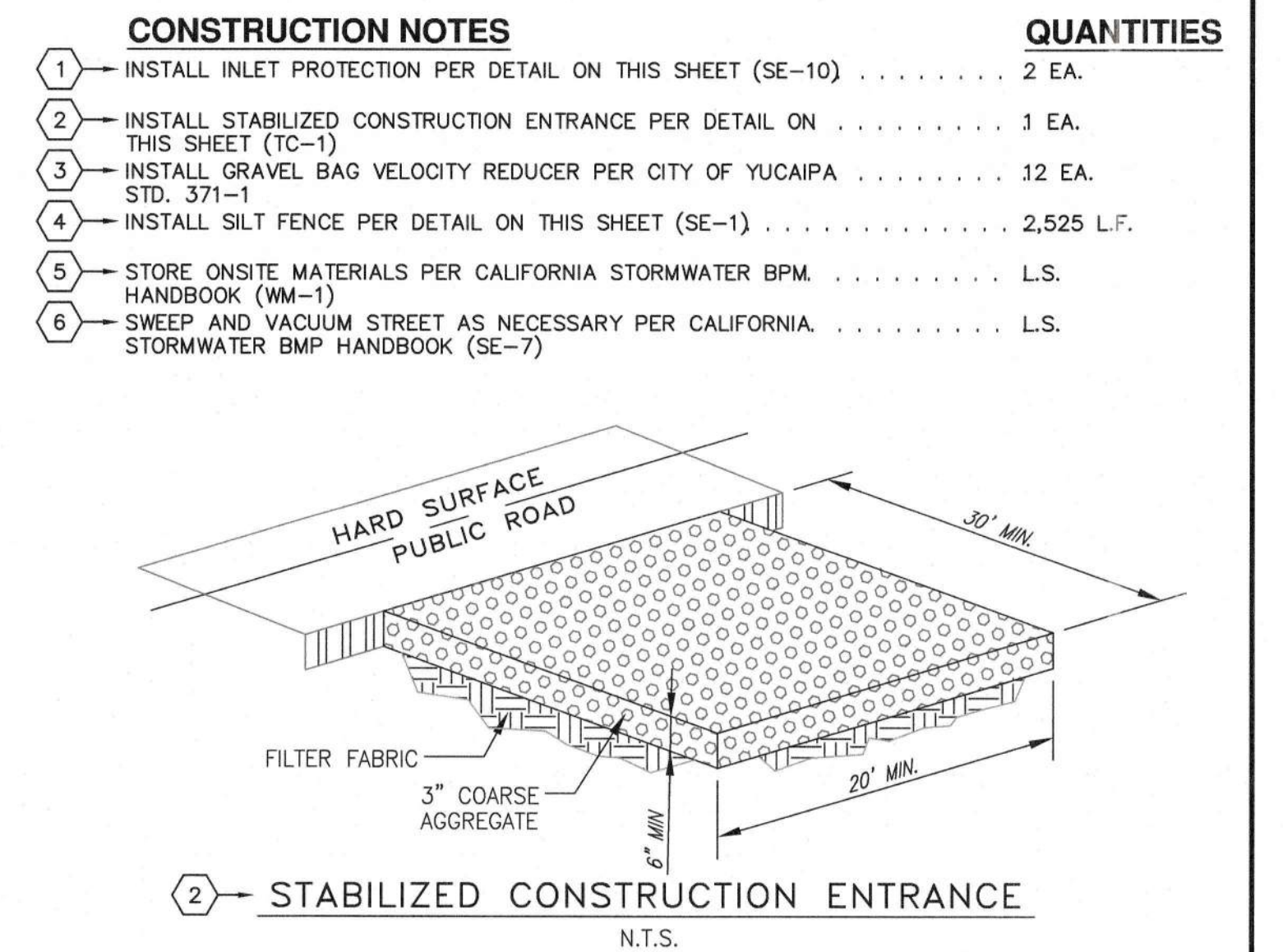
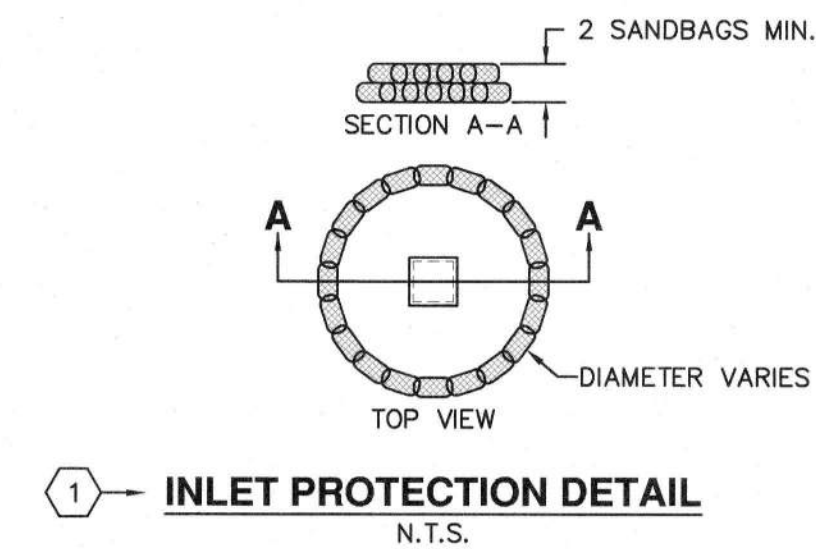
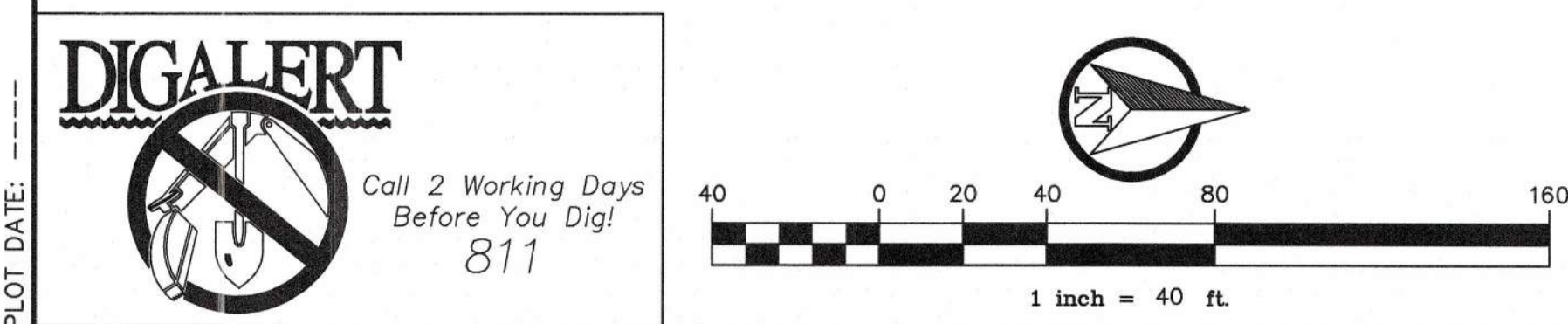
DIGALERT
Call 2 Working Days Before You Dig! 811

1 inch = 40 ft.

HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Suite 1-200 Redlands, CA 92373 (909) 794-2673
PREPARED BY: Brand Hillwig R.C.E. NO. C 95927 DATE: 12/4/24
BY: Brand Hillwig

**REGISTERED PROFESSIONAL ENGINEER
BRAND HILLWIG
C 95927
STATE OF CALIFORNIA**





CITY OF YUCAIPA
TRACT 20531
EROSION CONTROL PLAN

SUBMITTED BY: _____ DATE: _____	
RECOMMENDED FOR APPROVAL BY: <u>janet shliz</u> DATE: <u>12/12/2024</u>	
APPROVED BY:  DATE: <u>2/27/25</u> FERMIN G. PRECIADO, CITY ENGINEER	
JOB NO. SHEET NO. <u>4</u> OF <u>4</u> SHEETS	DRAWING NO. 52705
CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	

BENCHMARK:
CITY OF YUCAIPA BM 0470
12' EAST C/L PENDLETON AVE & 0.35' NORTH OF DATE
AVE, SOUTH END OF A HEADWALL
ELEV. = 2991.29 (NAVD 29)

SCALE: 1" = 40'

DATE: ----

FOOTING OPTION “B”



- ALL FOOTINGS ADJACENT TO
SLOPES TO BE AT LEAST 5' TO
DAYLIGHT AS SHOWN BELOW.

- *SEE PAGE 2 FOR ADDITIONAL INFORMATION*

WESTERN RIVERSIDE COUNTY CODE UNIFORMITY PROGRAM			
	CITY OF YUCAIPA BUILDING AND SAFETY DIVISION		
	BLOCK WALL ATOP 2' RETAINING WALL		
	(909) 797-2489	34272 YUCAIPA BLVD.	
www.Yucaipa.gov	Rev. June 2024	Block wall Handout	PAGE 1 OF 2

REBAR PLACEMENT ILLUSTRATION

(SEE PAGE 1 FOR SPECIFIC REQUIREMENTS)

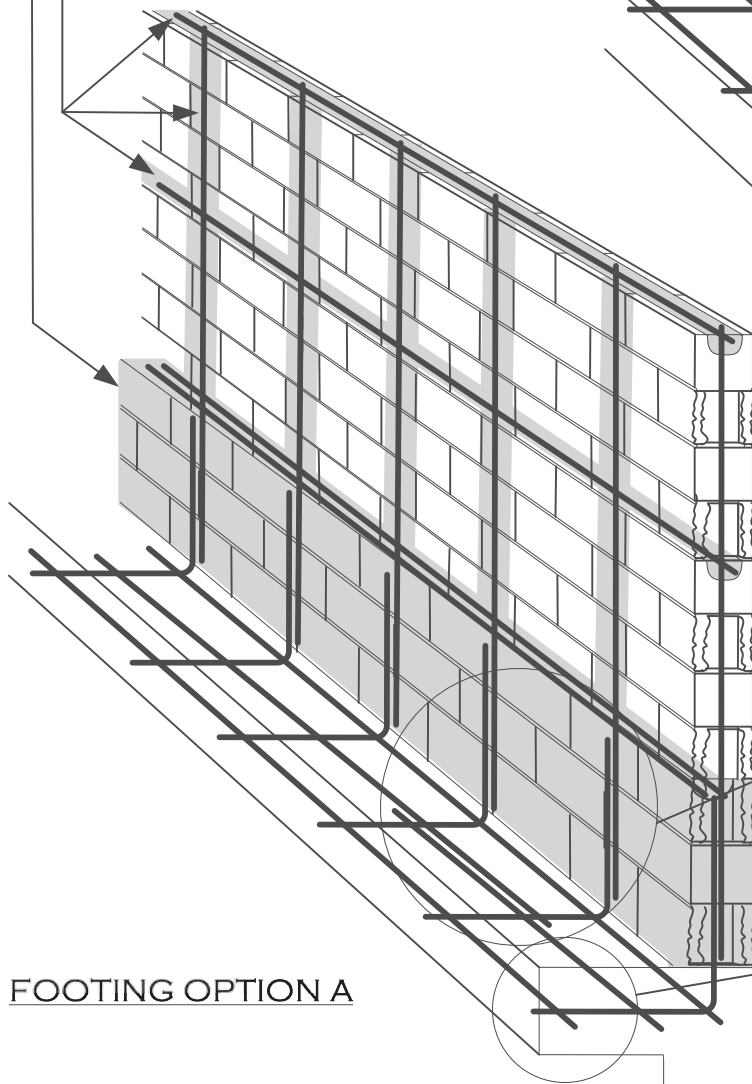
(TYPICAL)

FOR THE RETAINING PORTION OF WALL
ALL CELLS TO BE GROUTED

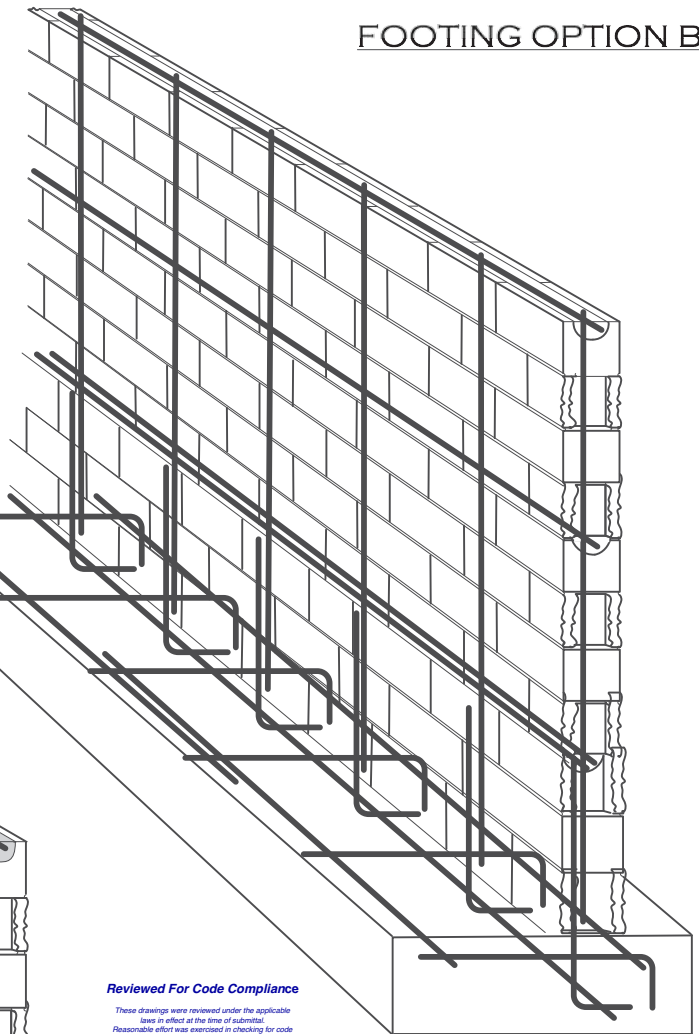
(TYPICAL)

FOR NON-RETAINING PORTION OF WALL
ONLY CELLS AND BOND BEAM COURSES
WITH REBAR TO BE GROUTED
(USE GROUT STOP MESH AS APPROPRIATE)

FOOTING OPTION B



FOOTING OPTION A



Reviewed For Code Compliance

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, ordinances or amendments thereto.

Reviewed By: David Fredborg
Building and Safety Division
08/19/2025

(TYPICAL)
ALL REBAR SPLICES
24" MIN. OVERLAP

(TYPICAL)
ALL REBAR SHALL HAVE A
MINIMUM OF 3" CONCRETE COVER
AT FOOTINGS

DESIGN PARAMETERS:

ACTIVE SOIL PRESSURE (PSF) = 30
PASSIVE SOIL BEARING (PSF) = 150
COEFFICIENT OF FRICTION = 0.25
ALLOWABLE SOIL BEARING (PSF) = 1500
WIND = 80 MPH, EXPOSURE C
SEISMIC:
Na=1.3, Nv=1.6, Z=0.4, SOIL PROFILE=SD

WESTERN RIVERSIDE COUNTY CODE UNIFORMITY PROGRAM



CITY OF YUCAIPA
BUILDING AND SAFETY DIVISION

BLOCK WALL
ATOP 2' RETAINING WALL

(909) 797-2489

34272 YUCAIPA BLVD.

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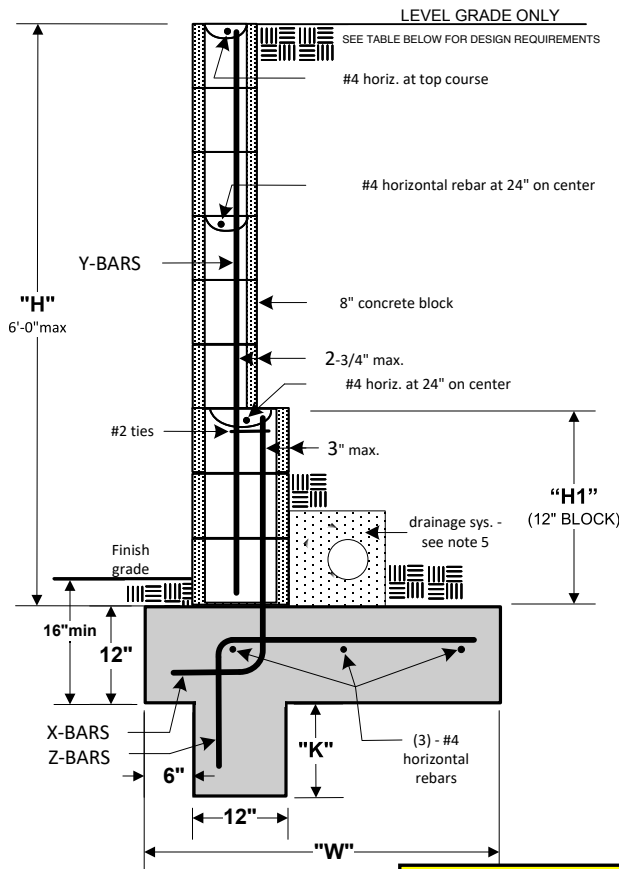
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Block Wall Handout

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TYPE 1: 6" TOE

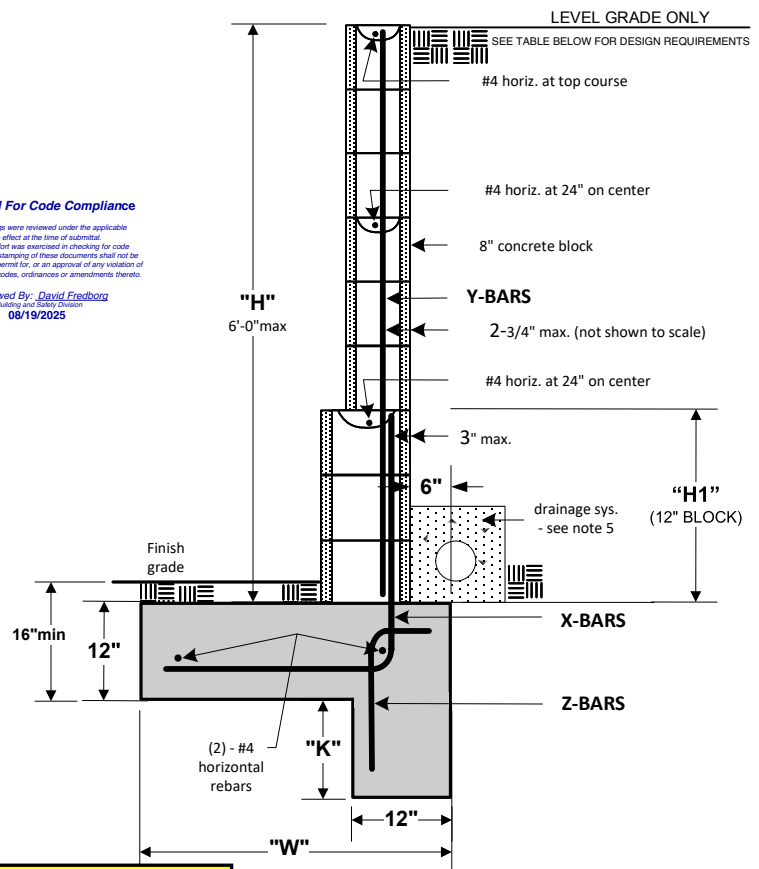
TYPE 2: 6" HEEL



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Building and Safety Division
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LEVEL GRADE SHALL EXTEND MINIMUM "H" X 0.667
ANY HEIGHT WALL WITH A SLOPED SURCHARGE WILL REQUIRE A LICENSED CALIFORNIA ENGINEER TO DESIGN

TYPE 1: 6" TOE							
GRADE CONDITION	"H" (WALL HEIGHT)	"H1" (12" BLOCK)	"W" (FOOTING WIDTH)	X BARS	YBARS	Z BARS	"K" (KEY DEPTH)
LEVEL GRADE AT TOP OF WALL	5'-1" to 6'-0"	24"	45"	#4 @ 24"	#4 @ 24"	#4 @ 24"	8"
	4'-1" to 5'-0"	N/R	36"	#4 @ 24"	#4 @ 32"	#4 @ 24"	7"
	3'-1" to 4'-0"	N/R	24"	#4 @ 32"	#4 @ 32"	#4 @ 32"	5"
	UP to 3'-0"	N/R	21"	#4 @ 32"	#4 @ 32"	#4 @ 32"	N/R
TYPE 2: HEEL							
GRADE CONDITION	"H" (WALL HEIGHT)	"H1" (12" BLOCK)	"W" (FOOTING WIDTH)	X BARS	YBARS	Z BARS	"K" (KEY DEPTH)
LEVEL GRADE AT TOP OF WALL	5'-1" to 6'-0"	24"	33"	#4 @ 24"	#4 @ 24"	#4 @ 24"	18"
	4'-1" to 5'-0"	N/R	26"	#4 @ 24"	#4 @ 32"	#4 @ 24"	13"
	3'-1" to 4'-0"	N/R	20"	#4 @ 32"	#4 @ 32"	#4 @ 32"	7"
	UP to 3'-0"	N/R	20"	#4 @ 32"	#4 @ 32"	#4 @ 32"	N/R

SEE PAGE 2 FOR ADDITIONAL INFORMATION

DISCLAIMER:

Alternate retaining wall designs may be possible when provided with an engineered analysis. Use of this standard design is at the user's risk and carries no implied or inferred guarantee against failure or defects.



City of Yucaipa
Building and Safety Division

Retaining Walls

(909)797-2489

34272 Yucaipa Blvd, Yucaipa, CA 92399

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Rev. June 2024

YUCAIPA RETWALL.vsd

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GENERAL NOTES:

- 1) ALL WORK SHALL CONFORM TO THE ADOPTED CODES AND ZONING REGULATIONS.
- 2) CONCRETE BLOCK MASONRY SHALL COMPLY WITH THE FOLLOWING:
 - A. CONCRETE MASONRY SHALL CONFORM TO ASTM C-90, GRADE - N.
 - B. MORTAR: TYPE M OR S.
 - C. GROUT ALL CELLS W/2000 PSI PORTLAND CEMENT GROUT.
- 3) THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR FOUNDATION CONCRETE SHALL BE 2500 PSI.
- 4) ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM A615-40 AND OVERLAP SPLICES SHALL BE 40 BAR DIAMETERS MINIMUM. ALL REBAR HOOKS SHALL BE A MINIMUM OF 12 TIMES THE REBAR DIAMETER (12bd) IN LENGTH.
- 5) PROVIDE RETAINING WALL DRAINAGE SYSTEM AS FOLLOWS:
PROVIDE 1CF/FT OF CLEAN COARSE GRAVEL WITH 4" DIAMETER PERFORATED PVC DRAINAGE PIPE WITH 1% GRADIENT TO DRAIN - OR OMIT HEAD JOINTS IN FIRST COURSE.
- 6) OPTIONAL: INSTALLATION OF A MOISTURE BARRIER ON THE FILL SIDE OF THE WALL WILL HELP TO PREVENT MOISTURE FROM PENETRATING THE VISIBLE SIDE OF THE WALL, RESULTING IN DISCOLORATION.
- 7) THIS RETAINING WALL STANDARD IS **NOT** DESIGNED TO SUPPORT SURCHARGE LOADS FROM MOTOR VEHICLES OR OTHER STRUCTURES.
- 8) CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 5 FEET IN HEIGHT. WHERE REQUIRED, CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE AT EVERY VERTICAL BAR AND SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.

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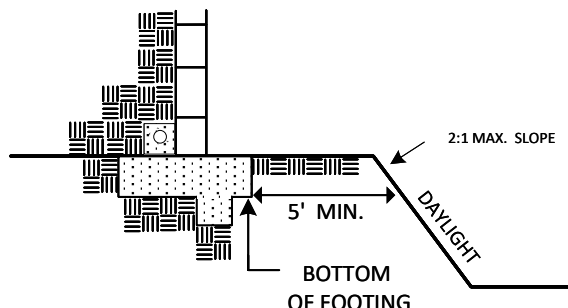
Reviewed By: David Fredborg
Building and Safety Division
08/19/2025

REQUIRED INSPECTIONS:

- 1) FOOTING;
EXCAVATION TRENCH CLEAN WITH STEEL IN PLACE AND SUPPORTED 3" ABOVE AND AWAY FROM THE SURROUNDING EARTH/DIRT.
- 2) REBAR/PRE-GROUT and DRAINAGE SYSTEM;
BOND BEAM REBAR AND VERTICAL REBAR IN PLACE - INSPECTION PRIOR TO PLACING GROUT. DRAINAGE SYSTEM COMPLETE.
- 3) FINAL;
AFTER GROUT IS PLACED AND BACKFILL COMPLETED - PRIOR TO ANY DECORATIVE CAP PLACEMENT.

SETBACK FROM TOP OF SLOPE:

All footings adjacent to slopes to be at least 5' to daylight as shown below.



DISCLAIMER:

Alternate retaining wall designs may be possible when provided with an engineered analysis. Use of this standard design is at the user's risk and carries no implied or inferred guarantee against failure or defects.

DESIGN PARAMETERS:

ACTIVE SOIL PRESSURE (PSF)	
LEVEL BACKFILL	= 30
SLOPING (2:1 MAX)	= 43
PASSIVE SOIL BEARING (PSF)	=150
COEFFICIENT OF FRICTION	= 0.25
ALLOWABLE SOIL BEARING PRESSURE (PSF)	=1500
(NO INCREASES TAKEN FOR DEPTH OR WIDTH OF FOOTING)	

				City of Yucaipa	
				Building and Safety Division	
				Retaining Walls	
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