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# DUTCH BROS. COFFEE - CA3714 - YUCCA VALLEY, CA PRELIMINARY GRADING AND DRAINAGE PLAN

## PROJECT DATA

NAME: DUTCH BROS COFFEE - CA3714 - YUCCA VALLEY, CA  
 PARCEL AREA: 44,190 SF (1.014 ACRES)  
 DISTURBED PROJECT AREA: 48,127 SF (1.1 ACRES)  
 PARCEL #: 0601-416-05  
 ZONE: MIXED USE COMMERCIAL (C-MU)  
 GENERAL PLAN DESIGNATION: COMMERCIAL  
 QUEING: 23 VEHICLES

## BASIS OF BEARINGS:

THE BEARING BEARINGS N 53° 33' 05" E ALONG Balsa Avenue AS SHOWN ON PARCEL MAP NO. 15502, FILED IN BOOK 193, PAGES 98 AND 99 OF PARCEL MAPS.

## EASEMENT NOTES

- 5' EASEMENT(S) FOR ELECTRIC AND TELEPHONE FACILITIES AND RIGHT INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO CALIFORNIA WATER & TELEPHONE COMPANY RECORDED MARCH 30, 1962, IN BOOK 5672, PAGE 78, OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 3, 2000, EXECUTED BY JOSEPH A. SIROLA AND THOMAS A. KELLER, III ET AL RECORDED OCTOBER 20, 2000, RECORDING NO. 20000381189, OFFICIAL RECORDS.
- EASEMENT(S) FOR UNDERGROUND COMMUNICATION FACILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO VERIZON CALIFORNIA INC., A CALIFORNIA CORPORATION RECORDED FEBRUARY 1, 2002, RECORDING NO. 20020054622, OFFICIAL RECORDS.
- 20' EASEMENT(S) FOR SEWER EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO HI DESERT WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA RECORDED AUGUST 21, 2015, RECORDING NO. 2015-0360067, OFFICIAL RECORDING.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

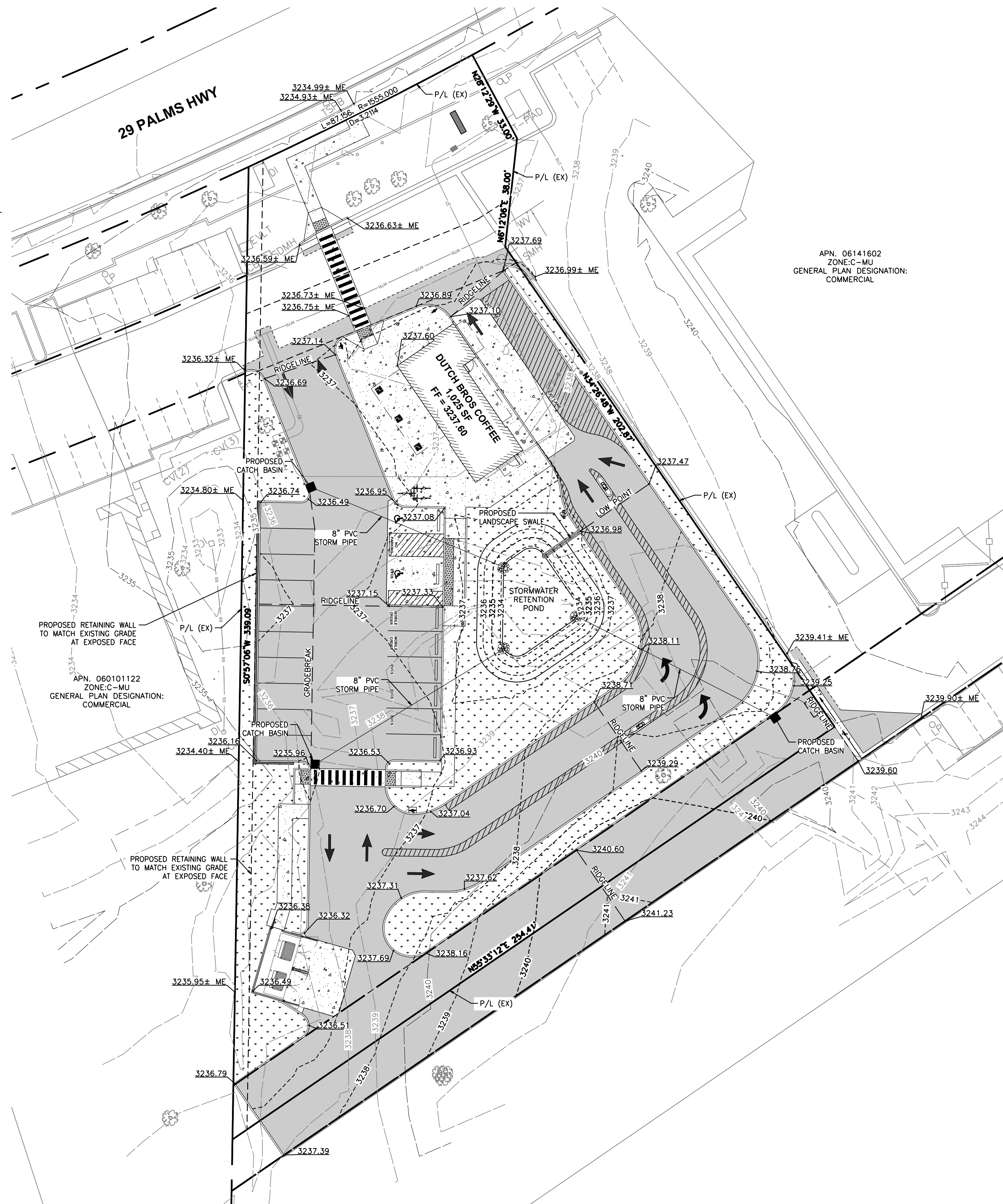
PARCEL 4 OF PARCEL MAP NO. 15502, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 98 AND 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS AS SET FORTH AND DEFINED AS EASEMENT DRIVEWAY IN RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 20, 2000, INSTRUMENT NO. 2000-381189, OF OFFICIAL RECORDS

APN: 0601-416-05

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. FCH2400711NT WITH AN EFFECTIVE DATE OF AUGUST 22, 2024 AT 7:30 AM



APN: 06141602  
 ZONE: C-MU  
 GENERAL PLAN DESIGNATION: COMMERCIAL

## OWNER

CONTACT: CHRIS PETO  
 5TH STREET DEVELOPMENT, LLC  
 1011 CAMINO DEL MAR #258  
 DEL MAR, CA 92014  
 TEL: (310) 346-0379  
 EMAIL: CPETO@HALFERTY.COM

## ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, LLC  
 18215 72ND AVE. SOUTH  
 KENT, WA 98032  
 TEL: (425) 251-6222  
 CONTACT: HAL P. GRUBB, P.E.  
 EMAIL: HGRUBB@BARGHAUSEN.COM  
 WEBSITE: [HTTPS://WWW.BARGHAUSEN.COM](https://www.barghausen.com)

## GEOTECHNICAL

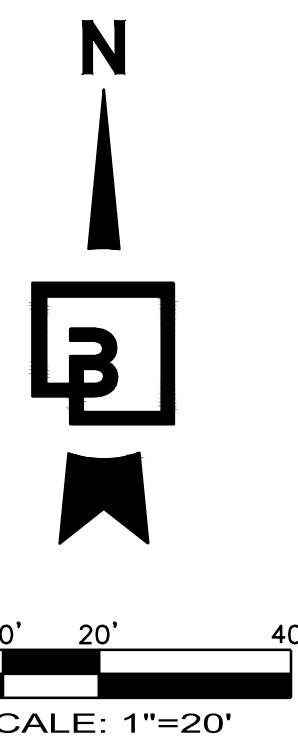
INLAND ENGINEERING TECHNOLOGIES INC.  
 41655 REAGAN WY. STE E  
 MURRIETA, CA 92562  
 TEL: (951) 894-6464  
 CONTACT: JAMES WORLEY  
 WEBSITE: [HTTPS://WWW.INLANDTECHNOLOGIES.NET](https://www.inlandtechnologies.net)

## DEVELOPER

DUTCH BROS COFFEE  
 P.O. BOX 1929  
 GRANTS PASS, OR 97528  
 CONTACT: JOHN CAGLIA  
 TEL: (714) 883-9092  
 EMAIL: JOHN.CAGLIA@DUTCHBROS.COM  
 WEBSITE: [HTTPS://WWW.DUTCHBROS.COM](https://www.dutchbros.com)

## SURVEYOR

RIGHTIG CORP.  
 13911 NOWATA CT.  
 APPLE VALLEY, CA 92307  
 TEL: (833) 907-5082  
 EMAIL: CHRIS@RIGHTIGCORP.COM



## GRADING GENERAL NOTES:

- ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
- ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
- CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
- CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

## GRADING PLAN LEGEND:

FF - FINISHED FLOOR  
 ME - MATCH EXISTING  
 LP - LOW POINT

## UTILITY POTHOLES NOTE:

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

## ESTIMATED EARTHWORK QUANTITIES:

CUT: 1000 CY  
 FILL: 200 CY  
 NET: 800  
 AREA TO BE DISTURBED = 1.1 ACRES

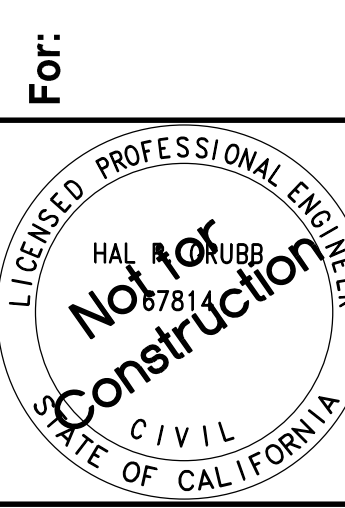
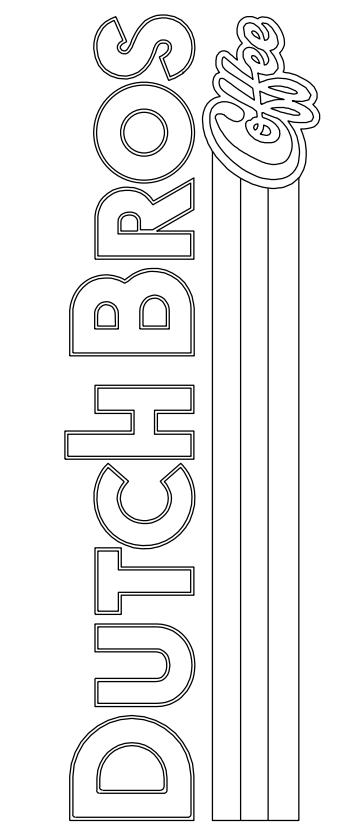
- THE QUANTITIES LISTED ARE FOR PERMITTING PURPOSES ONLY.
- THE QUANTITIES LISTED INCLUDE PRELIMINARY PROPOSED PAVING SECTIONS.
- EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR CLEARING AND GRUBBING, TRENCHING, OR OVER EXCAVATION, ETC. AS REQUIRED BY THE GEOTECHNICAL REPORT.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING SITE CONDITIONS AND CALCULATE THEIR OWN EARTH WORK QUANTITIES FOR THE PROJECT PRIOR TO BID

- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE DATED: TBD  
 PREPARED BY: INLAND TECHNOLOGIES INC.

## LEGEND

BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

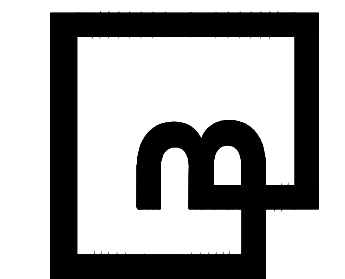
THE TITLE: PRELIMINARY GRADING AND DRAINAGE PLAN  
 SWQ 29 PALMS HWY & Balsa AVE  
 YUCCA VALLEY, CA



Scale: Horizontal 1" = 20', Vertical N/A

Designed	RG	Drawn	LW	Checked	AEM	Approved	HFS	Date	01/30/25
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Barghausen Consulting Engineers, LLC.  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
[barghausen.com](http://barghausen.com)



Job Number: 23690  
 Sheet: 2 OF 2  
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 Franchising USA, LLC

PRELIMINARY NOT FOR CONSTRUCTION

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