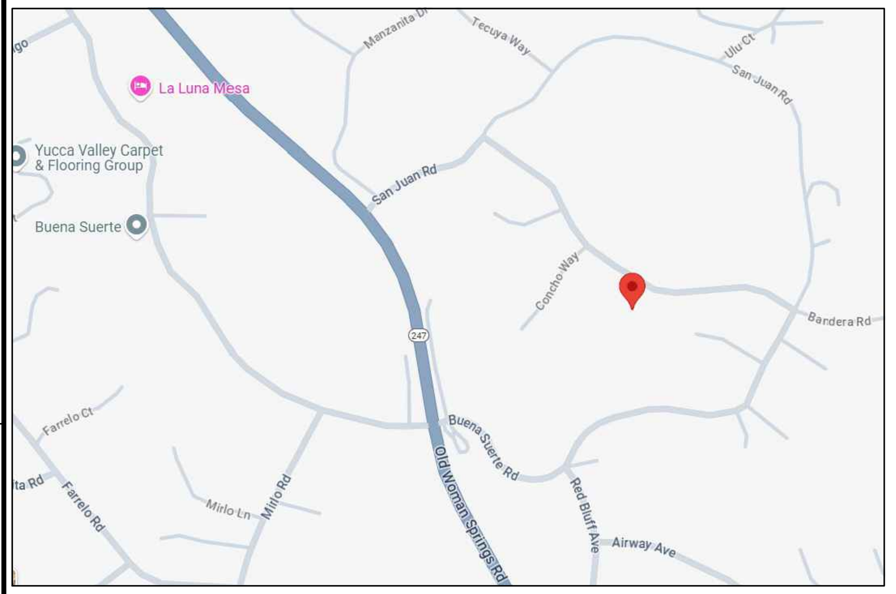


VICINITY MAP

SCALE: NTS

NORTH

OWNER/APPLICANT/DEVELOPER:

CHARLES GABRIELS
TELEPHONE: 626-533-8878
EMAIL: CHUCK@GAMMAUSA.COM

ENGINEER:

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

DRP PROJ. ID 2025-171-01

SHEET INDEX	
1	PRECISE GRADING PLAN
2	GRADING DET. – SECTIONS

ARCHITECT:

PLANNED SPACE LTD.
xxxxxxx
xxxxxxx

STRUCTURAL ENGINEER:

SEE STRUCT PLANS

GEOTECHNICAL:

NOORZAY GEO
16531 ORANGEHAVEN LANE
RIVERSIDE CA 92503
TELEPHONE: 951-264-9023
EMAIL:NOORZAYGEO.COM
CONTACT: MAIHAN NOORZAY GE

FLOOD ZONES:

ZONE X, COMMUNITY PANEL #06071C8120H, effective on 8/28/2008

ASSESSORS PARCEL NUMBER(S):

APN: 059645126

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
0596-451-26-0000, SEC. 25, T1N, R5E

NOTE FOR RW PERMIT

NOTE: CONSTRUCTION WITHIN THE STREET RIGHT OF WAY WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT.

ACRES:

LOT = 0.49 ACRES
DISTURBED AREA = xxxxx SF OR xxxxx ACRES

BASIS OF BEARINGS:

CL BANDERA RD said bearing being : N 84°10' 00"E OF TRACT MAP 7590 PER MB 96/4-7

JOSHUA TREE NOTE:

JOSHUA TREES ARE PLOTTED HEREON PER A GROUND SURVEY AND/OR AERIAL SURVEY. NO JOSHUA TREES ARE ON SITE AND OR AFFECTED ON SITE IN ANYWAY FOR THIS CONSTRUCTION.

TOWN OF YUCCA VALLEY ENGINEERING DIVISION
GRADING PLAN GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE TOWN OF YUCCAVALLEY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION, AND THE PROJECT'S "CONDITIONS OF APPROVAL", CALTRANS STANDARDS CURRENT EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADE SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
3. CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
4. ALL GRADING SHALL COMPLY WITH APPENDIX J OF THE CALIFORNIA BUILDING CODE, LATEST EDITION AS AMENDED BY THE TOWN OF YUCCA VALLEY.
5. THE LOCATION OF EXISTING, UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY.SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK CONTACT DIG ALERT AT 811 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
6. DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
7. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
8. CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
10. THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, CURRENT ADDITION, SECTION39, FOR TYPE B ASPHALT, ¾" MAXIMUM MEDIUM AND ½" MAXIMUM MEDIUM. THE OIL SHALL BE PG 70-10.
11. THE AGGREGATE BASE SHALL BE CLASS II, FOR ¾" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, CURRENT ADDITION.
12. A "RECORD DRAWING" (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS BY THE PROJECT ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE PROJECT.
13. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY TOWN STANDARDS OR AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS. AS A MINIMUM, ALL CONSTRUCTION
SIGNING, LIGHTING AND BARRICADING SHALL BE IN ACCORDANCE WITH STATE OF CALIFORNIA,DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR
CONSTRUCTION AND MAINTENANCE WORK ZONES" DATED 1991, OR SUBSEQUENT
EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION
14. THE FLOW LINES OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED AND INSPECTED BEFORE ACCEPTANCE OF THE PROJECT.
15. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION.
16. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
17. NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRE OR GREATER.
18. THE LOCATION OF BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHALL BE CLEARLY DEFINED ON THE PLANS. CONSTRUCTION AND STRUCTURAL DETAILS SHALL NOT BE SHOWN ON THE GRADING PLAN ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY NOORZAY GEO DATED FEBRUARY 3 . 2025 SHALL BE COMPLIED WITH.
19. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES, DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, ETC., OR OTHER ITEMS NOT RELATED TO BASIC GRADING OPERATIONS. NO STRUCTURAL CALCULATIONS HAVE BEEN MADE FOR ANY STRUCTURES ON THIS PLAN DURING PLAN CHECK; THEREFORE, THE PLAN CHECK ENGINEER TAKES NO RESPONSIBILITY FOR THE INTEGRITY OF SUCH STRUCTURES.
20. THESE PLANS SHALL EXPIRE IF CONSTRUCTION HAS NOT STARTED WITHIN 12 MONTHS OF PLAN APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
21. "UPON ISSUANCE OF A GRADING PERMIT BY THE TOWN OF YUCCA VALLEY ALL GRADING SHALL BE UNDERTAKEN AND COMPLETED IN COMPLIANCE WITH TOWN OF YUCCA VALLEY ORDINANCE NO. 133, IN PARTICULAR, SECTION 4(B) BUILDING CODE AMENDMENTS: 4. APPENDIX, VOLUME 1, CHAPTER 33, EXCAVATION AND GRADING, A. SECTION 3309.3 GRADING DESIGNATION, B. SECTION 3316, EROSION CONTROL AND 5.SECTION 3320 ENGINEERING REPORTS, AND THE ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLIES WITH SAID ORDINANCE PRIOR TO ACCEPTANCE OR ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY."

INFO FOR RETENTION CALCS

TOTAL RES COVERAGE – 700 SF
TOTAL GAR – NA – ABOVE
TOTAL HARDSCAPE – 2990 DW
TOTAL OTHER HARDSCAPE –NA

TOTAL SF OF COVERAGE = 3690 SF

TOTAL 3690 SF – TO CF 369
TOTAL PROVIDED – 375 CF

UTILITIES:

WATER	HI-DESERT WATER DISTRICT	(760) 365-8333
SEWER	HI-DESERT WATER DISTRICT	
ELECTRIC	SO CAL EDISON	800-655-4555
GAS	PROPANE	N/A
TELEPHONE	FRONTIER	760-820-1360
CABLE T.V.	FRONTIER	760-820-1360

EARTHWORK ESTIMATE

	CUT	FILL
RAW	XX CY	XX CY
SHRINKAGE (20%)	(XX CY)	0 CY
SUBSIDENCE (0.1')	(XXCY)	0 CY
OVEREXCAVATION (3.0') - XXCY	(XXCY)	0 CY
TOTAL	(XXX CY)	XX CY

IMPORT = XXXXCY

NOTE: QUANTITIES ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES FOR BIDDING.

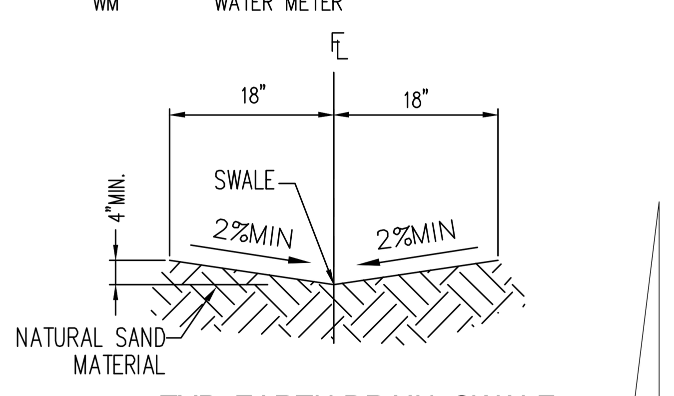
	CONSTRUCTION NOTES	QTY. EST.
1	INSTALL DRIVEWAY APPROACH PER TOWN OF YUCCA VALLEY STD DW # 210 WITH SLOPES COMPLIANT TO STD 121.	240 SF
2	INSTALL CONC REINFORCED DW WITH #4 REBAR – MIN PSI 3500. 6 INCHES THK FOR ALL DW SURFACES.	2750 SF
3	INSTALL NEW WATER METER PER HI DESERT WATER AGENCY. INSTALL WATER SERVICE PER 2022 CPC AND SEP. BUILDING PERMIT.	
4	INSTALL NEW WATER SERVICE FOR NEW RES. SEE SEP. BUILDING PERMIT	
5	INSTALL NEW SEWER SERVICE WITH ATS SYSTEM AND LEACH FIELD PER SOILS REPORT. SEPARATE BUILDING PERMIT.	
6	INSTALL ELEC SERVICE PER 2022 CEC AND PER SEP. BUILDING PERMIT	
7	CONSTRUCT RETAINING WALL PER SEPARATE WALL PLANS AND PERMIT – SEE WALL PERMIT. WALL TO HAVE 4" PERF SD.	187 LF
8	INSTALL 6 INCH STD PVC SD PIPE FOR DRAINAGE CONVEYANCE	30 LF
9	CONSTRUCT SMALL RETENTION WATER QUALITY AND VOLUME RUN OFF BASIN PER PLAN.	375 CF
10	INSTALL NDS CATCH BASIN OR APPROVED EQUAL FOR DRAIN CONVEYANCE PER DETAILS ON SHEET 2.	2 EA
11	INSTALL EARTHEN DRAINAGE SWALE PER PLAN. SEE DETAILS ON SHEET 2	143 LF
12	CONSTRUCT RIP RAP OUT FALL PER DETAILS SHOWN ON SHEET 2	1 EA
13	INSTALL DW TRENCH DRAIN FOR DRAINAGE CONVEYANCE– NDS MODEL OR EQUAL.	1 EA

ABBREVIATIONS:

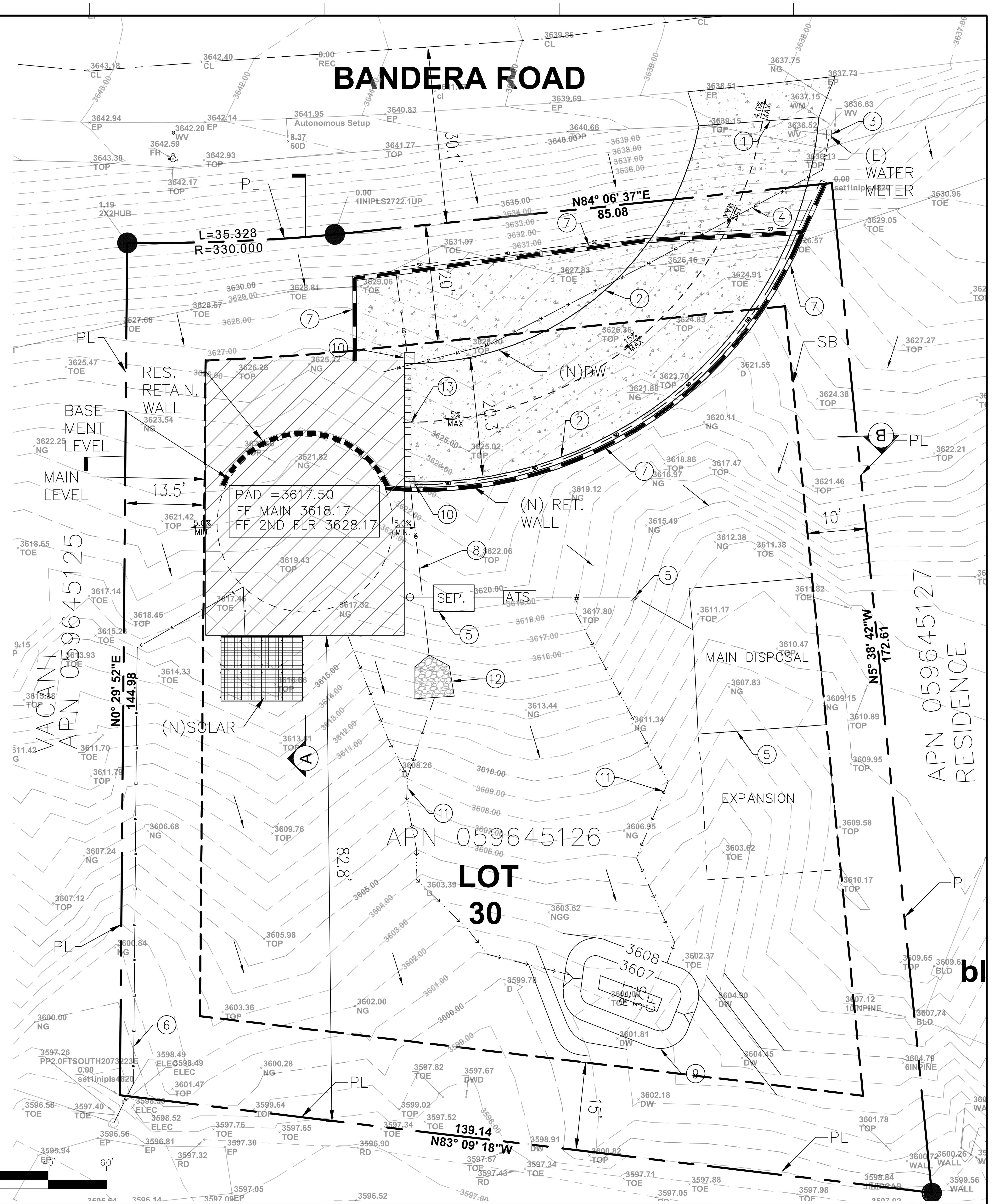
AC	ASPHALT CONCRETE
ANT PT	ANGLE POINT
BCR	BEGIN CURB RETURN
BW	BOTTOM OF WALL
CL	CENTERLINE
COR	CORNER
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
CONC.	CONCRETE
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
EW	EDGE OF WALK
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FND	FOUND
FS	FINISH SURFACE
GS	GROUND
HC	HANDICAP
IFOW	INSIDE FACE OF WALL
INT	INTERSECTION
LP	LOW POINTS
LT	LIGHT
MOC	MIDDLE OF CURB
MTC	MATCH TOP OF CURB
OFOW	OITSIDE FACE OF WALL
PL	PROPERTY LINE
PI	POINT OF INTERSECTION
PP	POWER POLE
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
THW	TOP OF HEAD WALL
P-WI	POST/WROUGHT IRON FENCE
WM	WATER METER

LEGEND:

CENTERLINE
PROPERTY LINE
EASEMENT
(N) IRON FENCING
EXIS. FENCE
369 EXIS. CONTOUR LINE
369 PROPOSED CONTOUR LINE
369.03 FS SPOT ELEVATION
W DOMESTIC WATER
SSSSSSSSSSSS SANITARY SEWER
PROPOSED TELEPHONE
PROPOSED ELECTRIC
PROPOSED DRAINAGE SWALE
PROPOSED 4" SD
DRAINAGE PATTERN
CONC SURFACES
GRAVEL SURFACES
PROTECTED TREE AREA



11 TYP. EARTH DRAIN SWALE
NOT TO SCALE



CERTIFICATION
I hereby certify that the grading has been completed in accordance with the approved grading plan.

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

JOANNE C. SINGER
RCE NO. 26900 EXP. 3/21/2027
DATE

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
811

BASIS OF BEARING/BENCHMARK:

BASIS OF BEARING: CL BANDERA RD said bearing being : N 84°10' 00"E OF TRACT MAP 7590 PER MB 96/4-7

BENCHMARK: CA/SAN BERNARDINO
BM NO. 705.22
ELEVATION = 3416.39 NAVD 88

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

OWNER OR DEVELOPER:
CHARLES GABRIELS
TELEPHONE: 626-533-8878
EMAIL: CHUCK@GAMMAUSA.COM
57461 BANDERA ROAD
YUCCA VALLEY CA 92284

SOILS ENGINEER NOORZAY GEO
16531 ORANGEHAVEN LANE
RIVERSIDE CA 92503
TELEPHONE: 951-264-9023
EMAIL:NOORZAYGEO.COM
CONTACT: MAIHAN NOORZAY GE
REPORT#24098
FEB 3 2025

PREPARED BY: DATE: 3-23-2025
DRP PROJ. ID 2025-171-01
DRP ENTERPRISES LLC
DANIEL PATNEAUDE
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426
EXP. DATE: 3/31/2027

TOWN OF YUCCA VALLEY, CALIFORNIA • INC. NOV.27.1991 •

APPROVED BY:
ALEX QISHTA, DATE
DIRECTOR OF PUBLIC WORKS

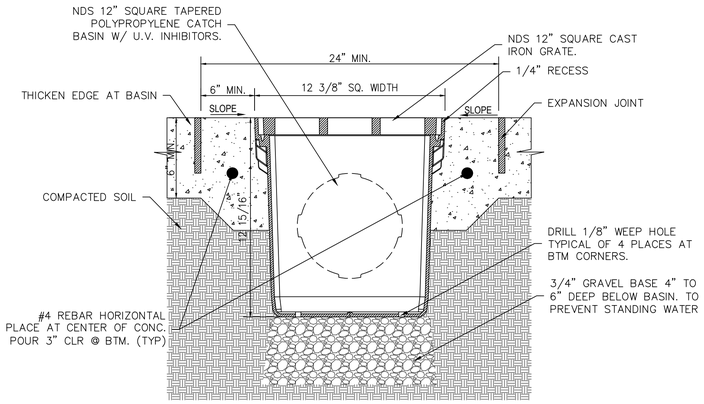
TOWN OF YUCCA VALLEY

PRECISE GRADING PLANS
57461 BANDERA ROAD

GRADING AND SITE PLAN
APN 059645126

SHEET 1 OF 2 SHEETS

GPXX-25

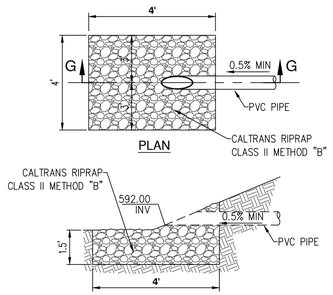


SECTION:

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

(10) PROPOSED 12"x12" SQUARE CATCH BASIN:

12" SQUARE CATCH BASIN – TYPICAL INSTALLATION FOR VEHICULAR TRAFFIC APPLICATION LOAD CASE C

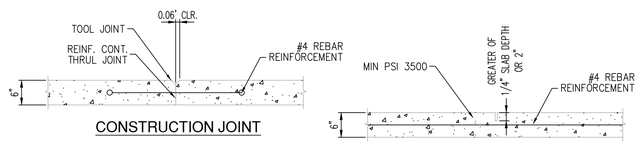


PLAN

SECTION "G-G"

(12) CLASS II RIPRAP DETAIL FOR BASIN

N.T.S



CONSTRUCTION JOINT

CONTROL JOINT

1. PROVIDE CONSTRUCTION JOINTS @ CENTER LINE OF COLUMNS, ALIGN WITH BLOCK OUTS @ COLUMNS WHERE OCCURS.

(2) PCC SLAB DETAIL

N.T.S.

1. PROVIDE CONTROL JOINTS TO LIMIT SLAB AREA TO 250 SF. W/ MAX LENGTH/WIDTH OF 15' ON ANY ONE SIDE.
2. PLACE PERPENDICULAR TO CONSTRUCTION JOINTS.
3. LENGTH SHALL NOT EXCEED WIDTH BY MORE THAN 2'.

TO BE COMPLETE WITH GRADING FINAL

SECTION A
NTS

TO BE COMPLETE WITH GRADING FINAL

SECTION B
NTS

CERTIFICATION

I hereby certify that the grading has been completed in accordance with the approved grading plan.

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 3/31/2027 CIVIL STATE OF CALIFORNIA

JOANNE C. SINGER
RCE NO. 26900 EXP. 3/21/2027

DATE

GP xx-25

BASIS OF BEARING/BENCHMARK:

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DRP Enterprises DRP PROJ. ID 2025-171-01
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EXP. DATE: 3/31/2027

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

APPROVED BY:

ALEX QISHTA, DIRECTOR OF PUBLIC WORKS — DATE

TOWN OF YUCCA VALLEY

PRECISE GRADING PLANS
57461 BANDERA ROAD
GRADING DETAILS
APN 059645126

SHEET 2 OF 2 SHEETS