

PRELIMINARY GRADING PLAN

55546 YUCCA TRAIL, YUCCA VALLEY, CA 92284

APN: 0594-041-22-0000

YUCCA TRAIL STORAGE

APPLICANT / OWNER / DEVELOPER



54934 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284
760-880-6436
lafontaine@evoqusmodern.com

LEGAL DESCRIPTION:

LOT 07 APN 0594-041-22-0000
ACCESSORS MAP BK. 0594
SAN BERNARDINO COUNTY, CA

UTILITY COMPANIES:

WATER
HIGH DESERT WATER DISTRICT
55439 TWENTYNINE PALMS HIGHWAY,
YUCCA VALLEY, CA
(760) 365-8333

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
6999 OLD WOMAN SPRINGS RD.,
YUCCA VALLEY, CA 92284
(800) 655-4555

TELEPHONE
VERIZON CALIFORNIA
295 N SUNRIS WAY,
PALM SPRINGS, CA 92262
(760) 778-3610

TV CABLE
TIME WARNER CABLE
73181 MEDITERRANEAN RD.,
PALM DESERT, CA 92211
(760) 674-5404

WASTE DISPOSAL
BURRTEC
4878 NEWTON LN.,
YUCCA VALLEY, CA 92284
(760) 365-2015

SEWAGE
SEPTIC SYSTEM

UNDERGROUND UTILITIES
UNDERGROUND SERVICE ALERT
PHONE 800 227-2600

PROPOSED USE

0594-041-22-0000: STORAGE FACILITY/
WAREHOUSING
TOTAL GROSS AREA: 281,787 SQ. FT.
TOTAL NET AREA: 275,230 SQ. FT.

GRADING EARTHWORK

TOTAL CUT FOR SITE 5244 CY
TOTAL FILL FOR SITE 3263 CY

TOPOGRAPHY - SURVEY

SURVEY PROVIDED FROM
XXXXX

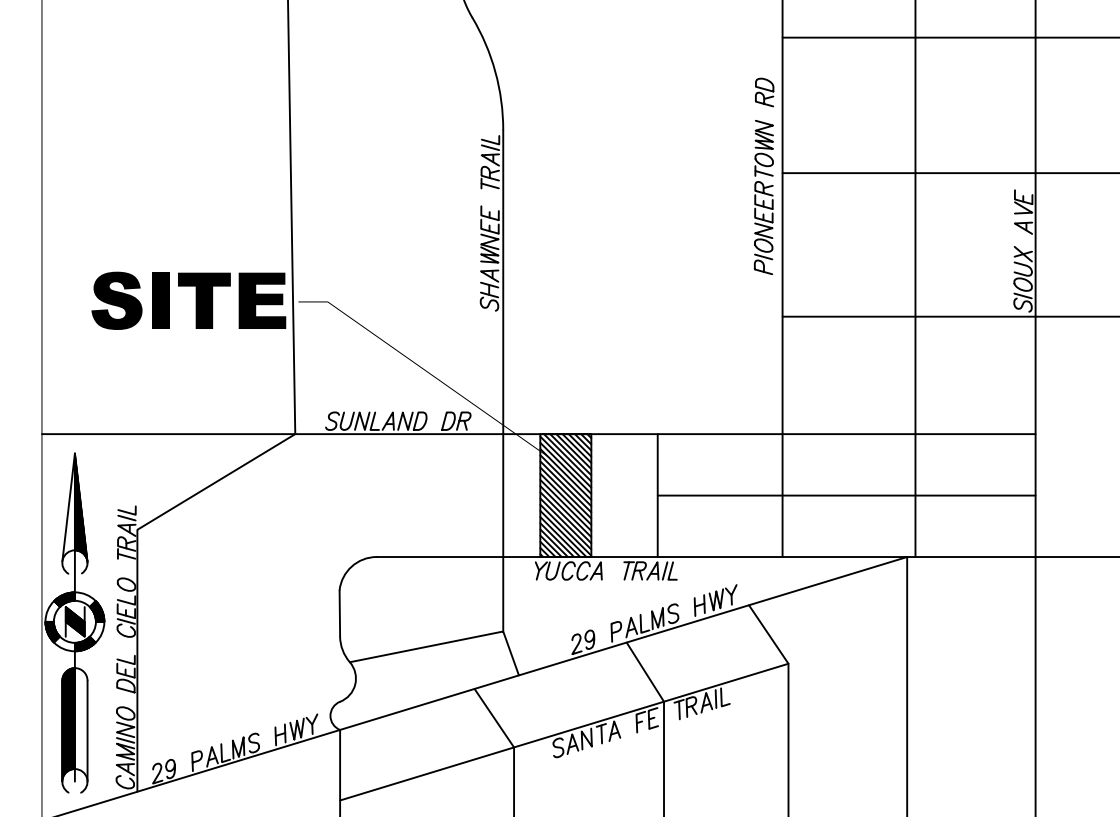
TOTAL RETENTION LOT

RETENTION LOT VOLUME AT CAPACITY
31,652 CF.

TOTAL SURFACE CALCS

LOT TOTAL SIZE - 281,787 SF
TOTAL LOT COVERAGE IMPERVIOUS SURFACE
AREA - 78,135 SF
TOTAL BUILDING COVERAGE - 96192 SF
TOTAL IMPERVIOUS AREA - 174,327 SF
TOTAL PERVIOUS AREA - 107,460 SF

YUCCA VALLEY



VICINITY MAP

LEGEND:

—	CENTERLINE	EP	EDGE OF PAVEMENT
---	PROPERTY LINE	FF	FINISHED FLOOR
---	WATER LINE	FG	FINISHED GROUND
---	SEWER LINE	FL	FLOW LINE
---	ELECTRIC LINE	FS	FINISHED SURFACE
---	GAS LINE	GB	GRADE BREAK
---	EXIST. CHAIN LINK FENCE	HP	HIGH POINT
---	EXIST. WOOD FENCE	INV	INVERT ELEVATION
---	EXIST. BLOCK WALL	PAD	PAD ELEVATION
---	EXIST. CONTOUR LINE	RET.	RETAINING WALL
---	EXIST. SPOT ELEVATION	TC	TOP OF CURB
---	EXIST. FIRE HYDRANT	TG	TOP OF GRATE
---	EXIST. POWER POLE		
---	EXIST. SEWER MANHOLE		
---	EXIST. STORM DRAIN MANHOLE		
---	EXIST. WATER METER		
---	EXIST. WATER VALVE		
---	EXIST. TREE		
---	CONCRETE PAVING		
---	LANDSCAPING		
---	GRASSCRETE PAVERS OR SIMILAR		
---	WOOD BOARDWALK		
---	DECOMPOSED GRANITE		

CONSTRUCTION NOTE:

- ① PROPOSED AC PAVEMENT
- ② PROPOSED 6" CURB AND GUTTER
- ③ PROPOSED DRIVEWAY APPROACH
- ④ PROPOSED CONC. PAVEMENT
- ⑤ PROPOSED CONC. RIBBON GUTTER
- ⑥ PROPOSED 36"x36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
- ⑦ PROPOSED 18" RCP
- ⑧ SEE UTIL. NOTES/PLAN
- ⑨ SEE UTIL. NOTES/PLAN
- ⑩ SEE UTIL. NOTES/PLAN
- ⑪ PROPOSED TRASH ENCLOSURE
- ⑫ PROPOSED RET. WALL
- ⑬ SEE UTIL. NOTES/PLAN
- ⑭ SEE UTIL. NOTES/PLAN
- ⑮ SEE UTIL. NOTES/PLAN

SHEET INDEX

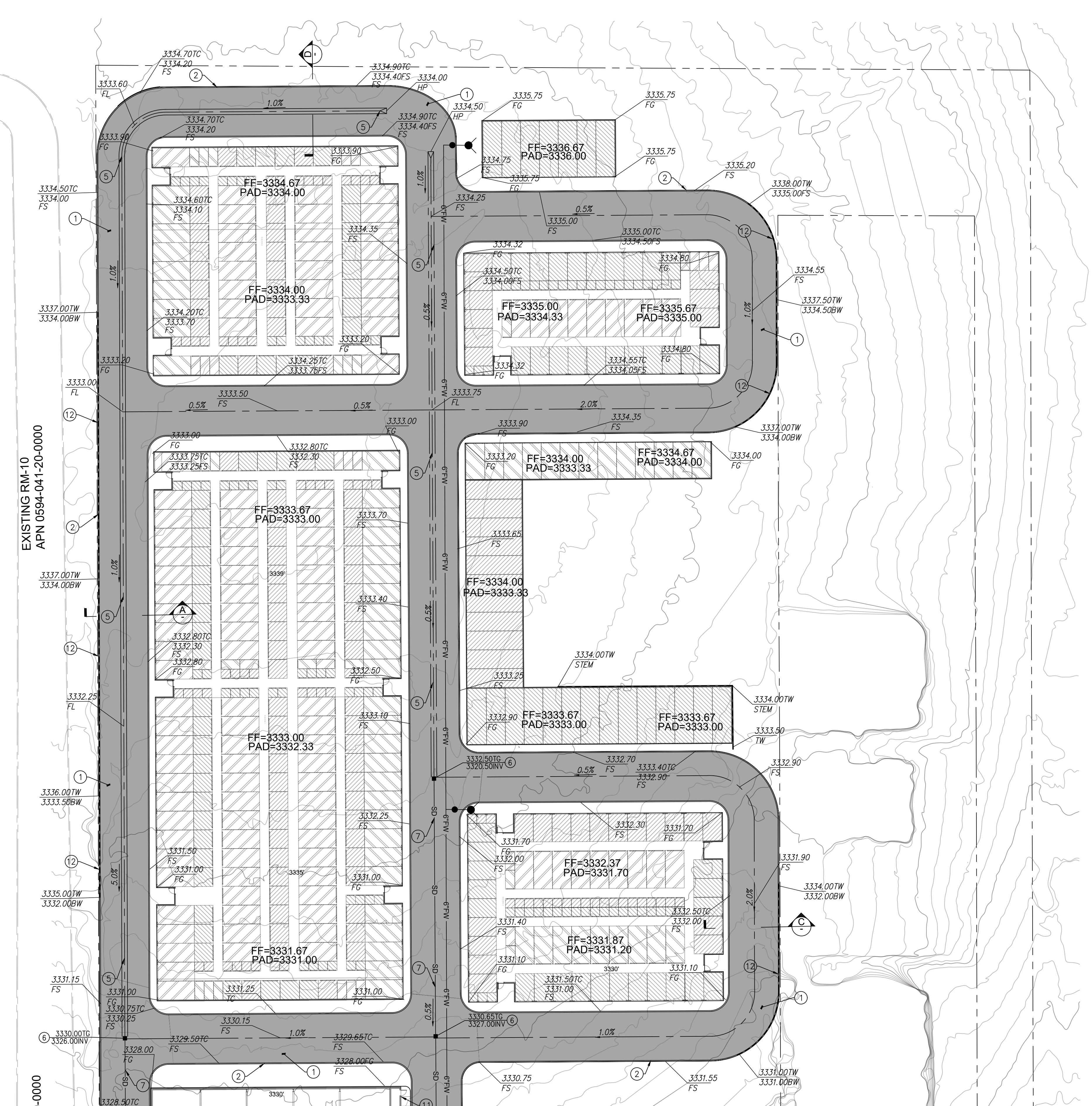
PRELIMINARY GRADING NORTH	SHEET 1
PRELIMINARY GRADING SOUTH	SHEET 2
UTILITY PLAN NORTH	SHEET 3
UTILITY PLAN SOUTH	SHEET 4



DRP ENTERPRISES LLC
Daniel Patneoude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426
DATE: 12-16-2025

SHEET 1 OF 4

SCALE: 1"=30'



MATCHLINE SEE SHEET 2

EXISTING RM-10
APN 0594-041-20-0000

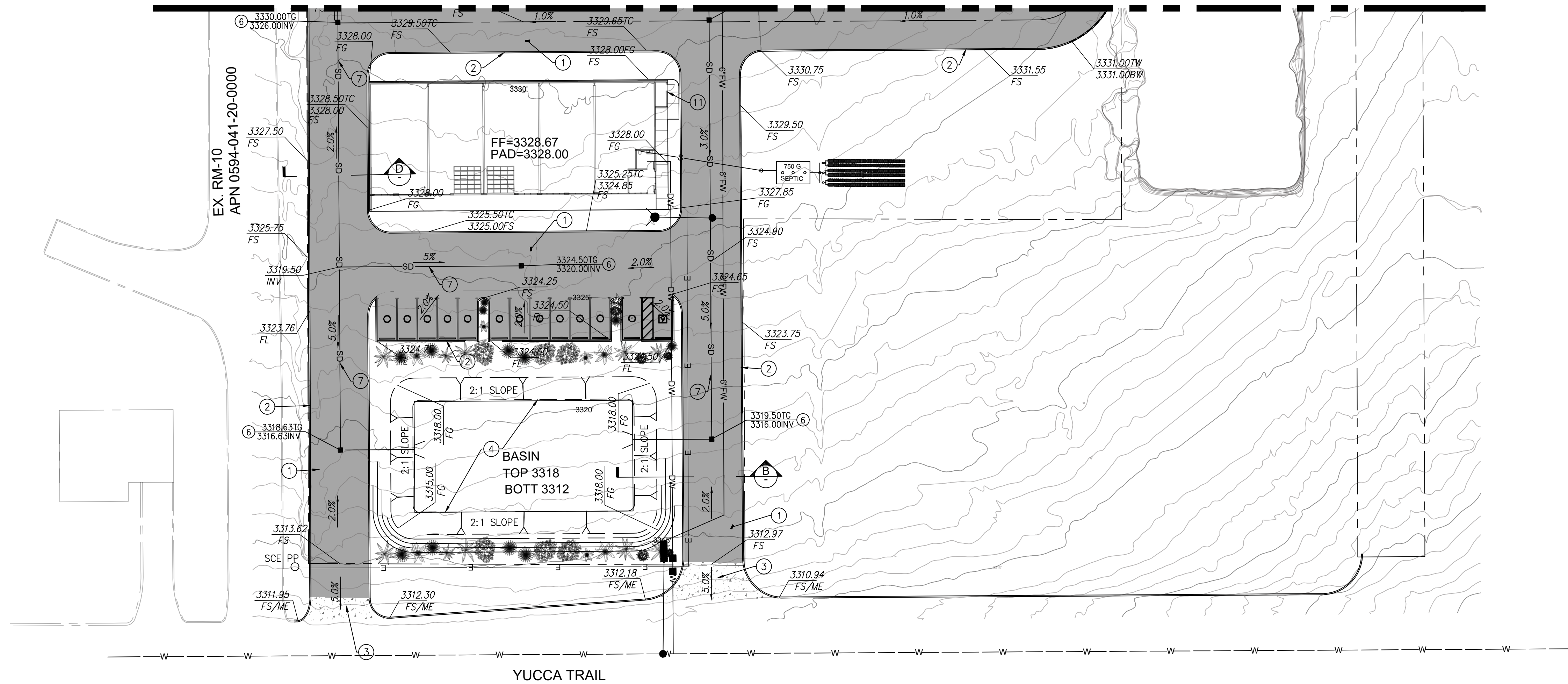
0-0000

PRELIMINARY GRADING PLAN

55546 YUCCA TRAIL, YUCCA VALLEY, CA 92284

APN: 0594-041-22-0000

MATCHLINE SEE SHEET 1

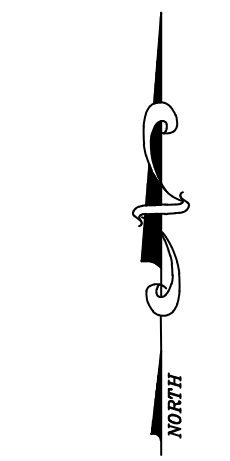
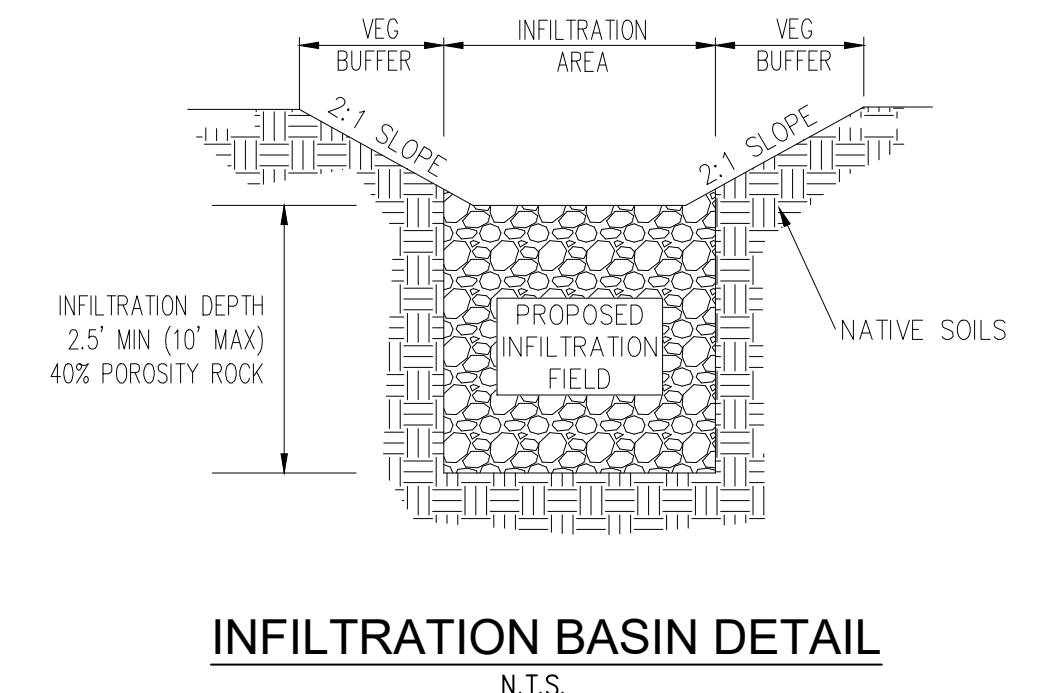
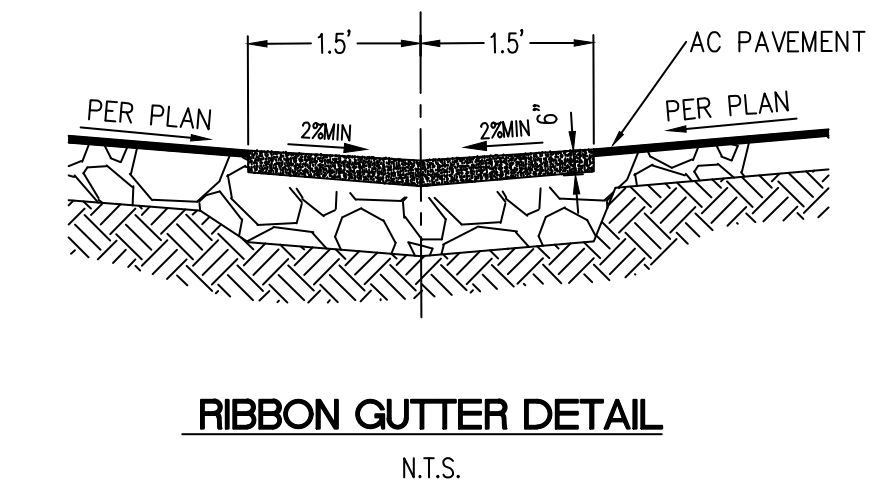
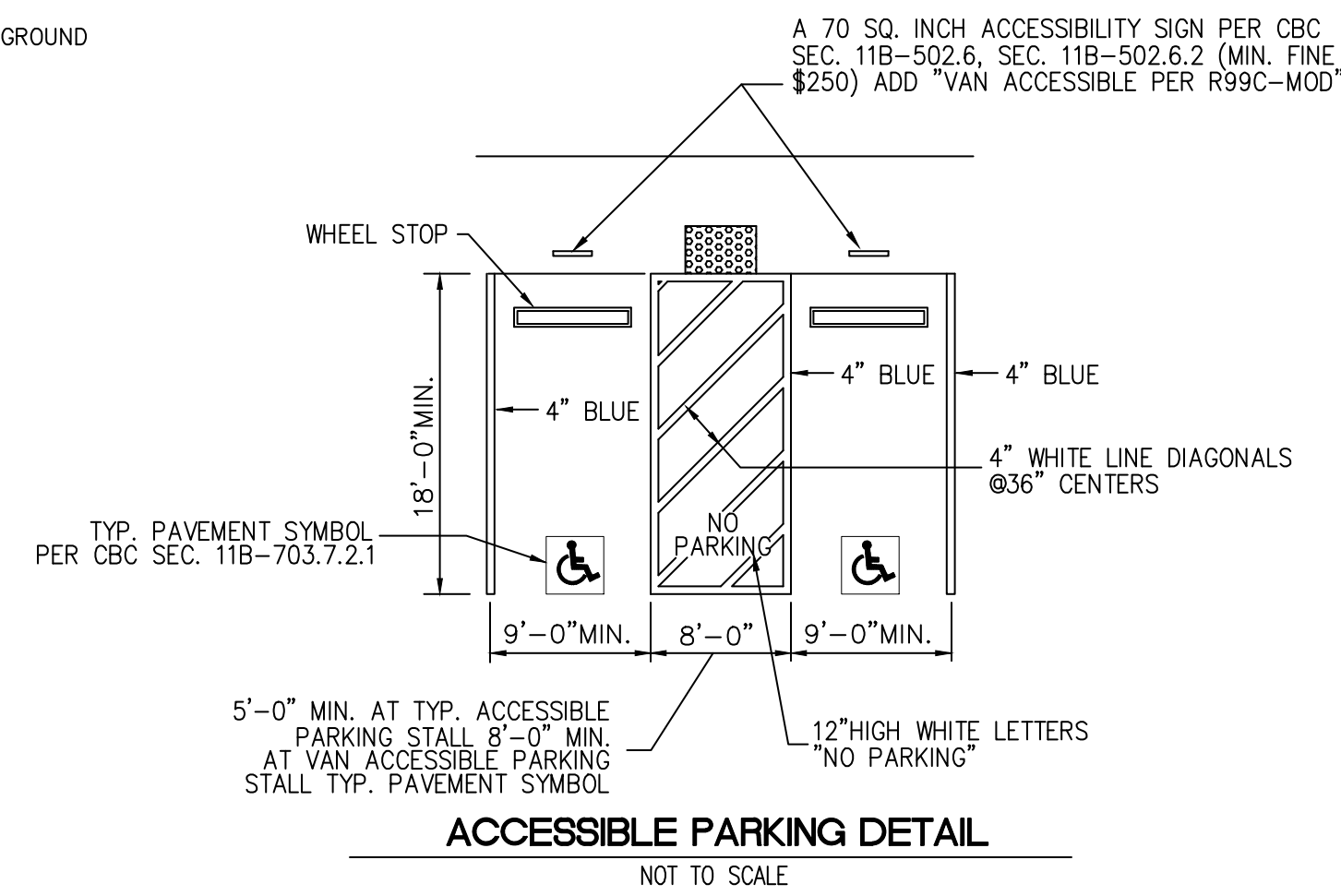
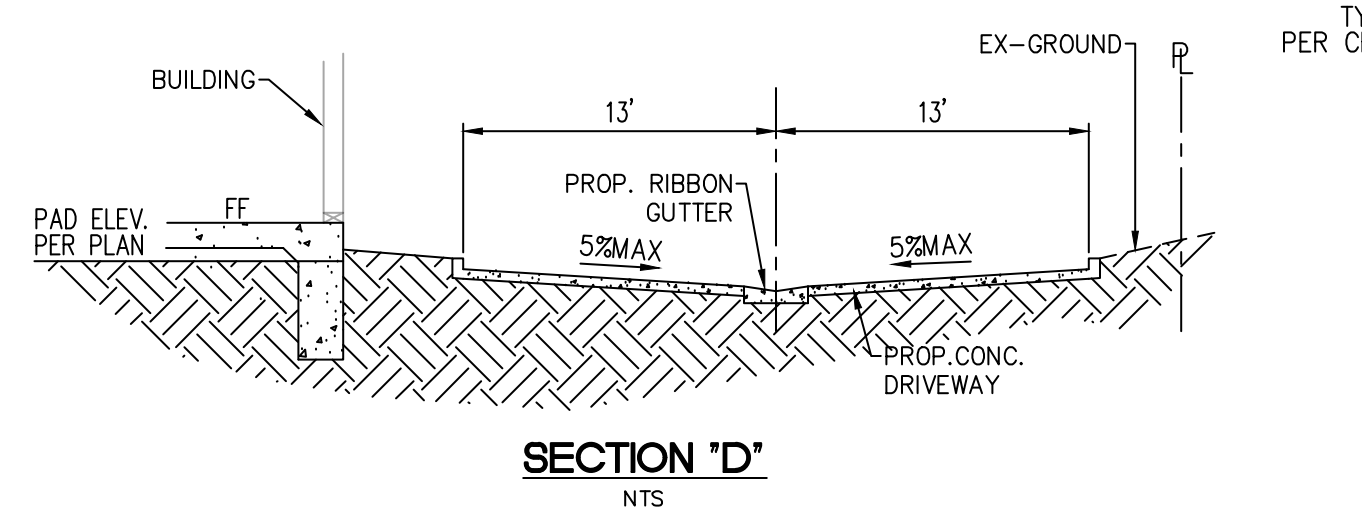
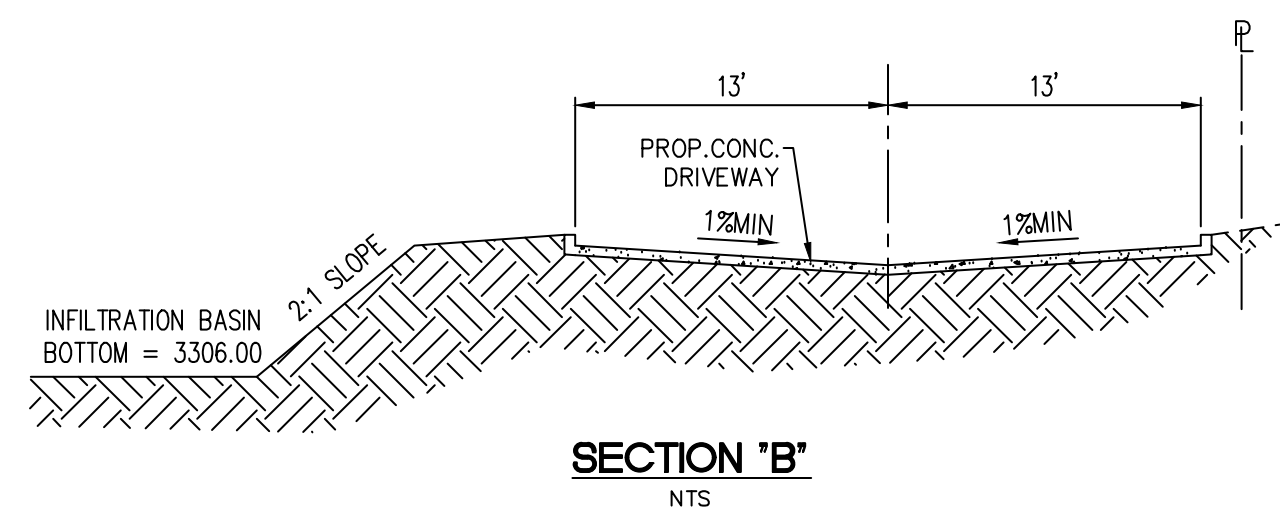
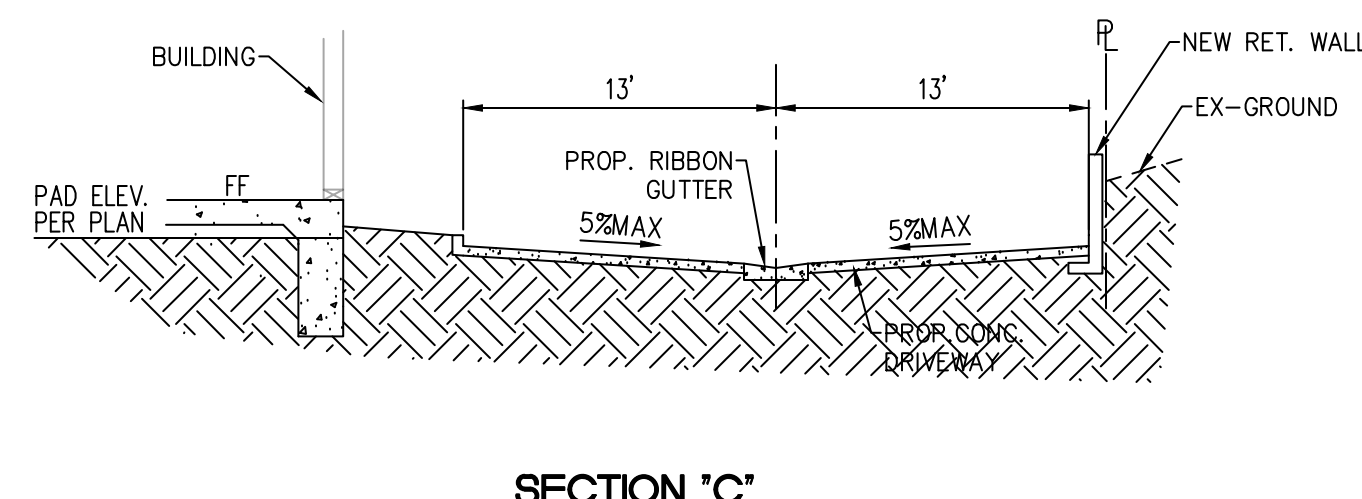
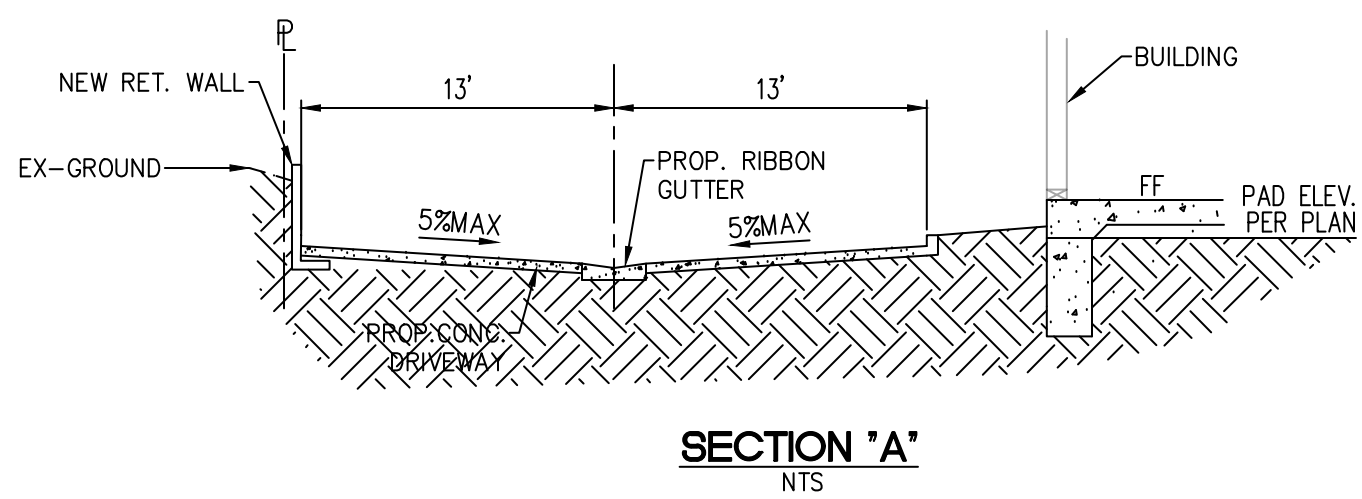


LEGEND:

---	CENTERLINE	EP	EDGE OF PAVEMENT
---	PROPERTY LINE	FF	FINISHED FLOOR
---	WATER LINE	FG	FINISHED GROUND
---	SEWER LINE	FL	FLOW LINE
---	ELECTRIC LINE	FS	FINISHED SURFACE
---	GAS LINE	GB	GRADE BREAK
---	EXIST. CHAIN LINK FENCE	HP	HIGH POINT
---	EXIST. WOOD FENCE	INV	INVERT ELEVATION
---	EXIST. BLOCK WALL	PAD	PAD ELEVATION
---	EXIST. CONTOUR LINE	RET.	RETAINING WALL
---	EXIST. SPOT ELEVATION	TC	TOP OF CURB
---	EXIST. FIRE HYDRANT	TG	TOP OF GRATE
---	EXIST. POWER POLE		
---	EXIST. SEWER MANHOLE		
---	EXIST. STORM DRAIN MANHOLE		
---	EXIST. WATER METER		
---	EXIST. WATER VALVE		
---	EXIST. TREE		
---	CONCRETE PAVING		
---	LANDSCAPING		
---	GRASSCRETE PAVERS OR SIMILAR		
---	WOOD BOARDWALK		
---	DECOMPOSED GRANITE		

CONSTRUCTION NOTE:

- 1 PROPOSED AC PAVEMENT
- 2 PROPOSED 6" CURB AND GUTTER
- 3 PROPOSED DRIVEWAY APPROACH
- 4 PROPOSED CONC. PAVEMENT
- 5 PROPOSED CONC. RIBBON GUTTER
- 6 PROPOSED 36"x36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
- 7 PROPOSED 18" RCP
- 8 SEE UTIL. NOTES/PLAN
- 9 SEE UTIL. NOTES/PLAN
- 10 SEE UTIL. NOTES/PLAN
- 11 PROPOSED TRASH ENCLOSURE
- 12 PROPOSED RET. WALL
- 13 SEE UTIL. NOTES/PLAN
- 14 SEE UTIL. NOTES/PLAN
- 15 SEE UTIL. NOTES/PLAN



SCALE: 1"=30'

SHEET 2 OF 4

DRP ENTERPRISES LLC
Daniel Patneoude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426
DATE: 12-16-2025

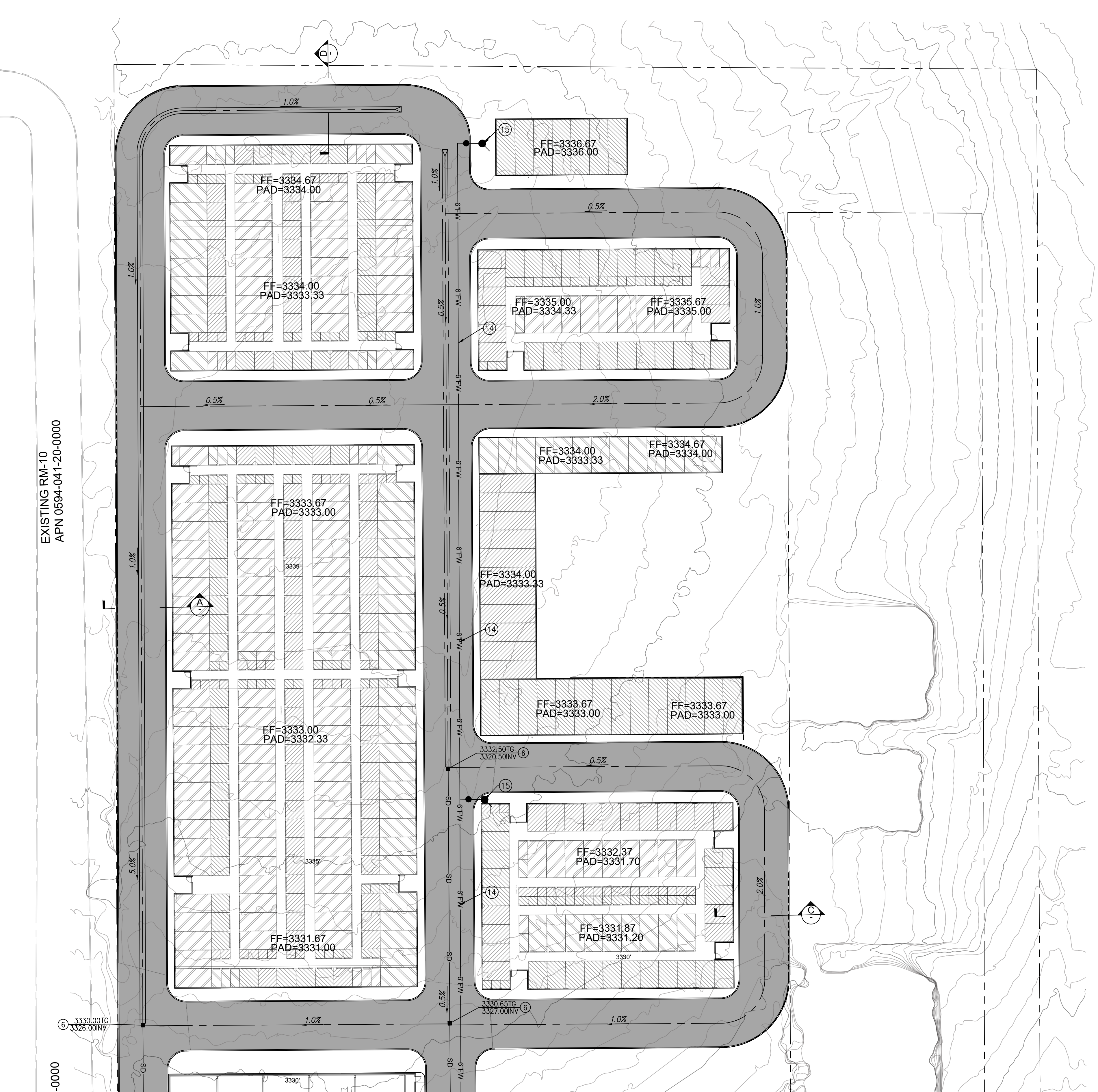


PRELIMINARY UTILITY PLAN

55546 YUCCA TRAIL, YUCCA VALLEY, CA 92284

APN: 0594-041-22-0000

YUCCA TRAIL STORAGE



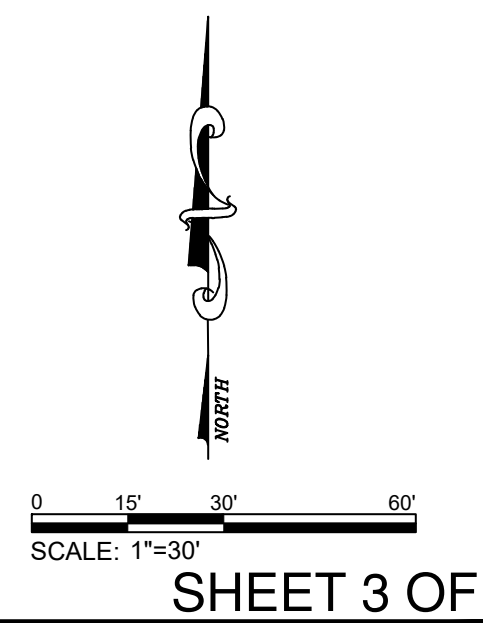
LEGEND:

---	CENTERLINE	EP	EDGE OF PAVEMENT
---	PROPERTY LINE	FF	FINISHED FLOOR
---	WATER LINE	FG	FINISHED GROUND
---	SEWER LINE	FL	FLOW LINE
---	ELECTRIC LINE	FS	FINISHED SURFACE
---	GAS LINE	GB	GRADE BREAK
---	EXIST. CHAIN LINK FENCE	HP	HIGH POINT
---	EXIST. WOOD FENCE	INW	INVERT ELEVATION
---	EXIST. BLOCK WALL	PAD	PAD ELEVATION
---	EXIST. CONTOUR LINE	RET.	RETAINING WALL
---	EXIST. SPOT ELEVATION	TC	TOP OF CURB
---	EXIST. FIRE HYDRANT	TG	TOP OF GRATE
---	EXIST. POWER POLE		
---	EXIST. SEWER MANHOLE		
---	EXIST. STORM DRAIN MANHOLE		
---	EXIST. WATER METER		
---	EXIST. WATER VALVE		
---	EXIST. TREE		

- CONCRETE PAVING
- LANDSCAPING
- GRASSCRETE PAVERS OR SIMILAR
- WOOD BOARDWALK
- DECOMPOSED GRANITE

UTILITY CONSTRUCTION NOTE:

- (8) PROPOSED 1" DOM SERVICE AND METER
- (9) PROPOSED SEPTIC TANK
- (10) PROPOSED LEACH FIELD
- (13) PROPOSED FIRE SERVICE - DCDA
- (14) PROPOSED FIRE SERVICE LINE 6"
- (15) PROPOSED FIRE HD LOCATION
- (16) PROPOSED ELEC. POWER POLE DROP



SHEET 3 OF 4



DRP ENTERPRISES LLC
 Daniel Patneude
 MAILING ADDRESS:
 PO Box 4428
 Palm Springs, CA 92263
 206-734-7765
 Joanne C. Singer RCE 26900
 760-625-7426
 DATE: 12-16-2025



MATCHLINE SEE SHEET 4

PRELIMINARY UTILITY PLAN

55546 YUCCA TRAIL, YUCCA VALLEY, CA 92284

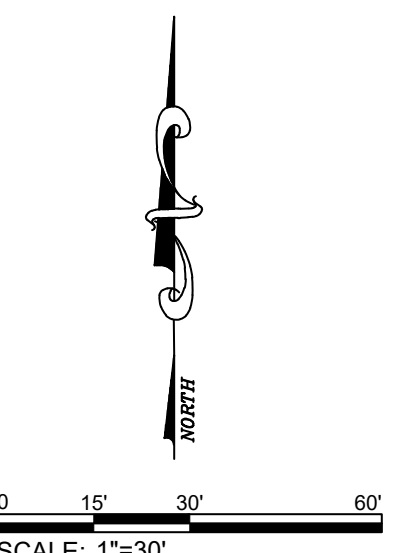
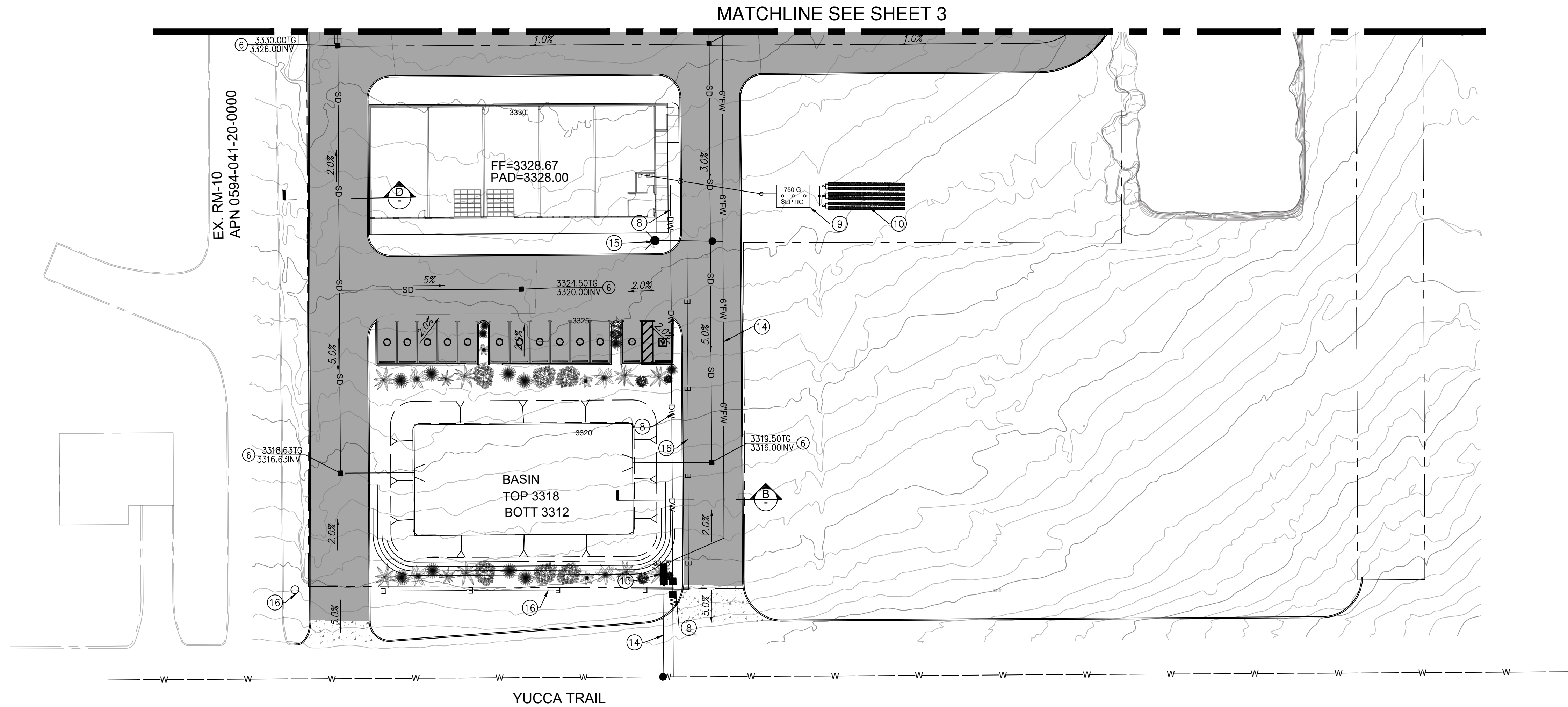
APN: 0594-041-22-0000

LEGEND:

---	CENTERLINE	EP	EDGE OF PAVEMENT
- - -	PROPERTY LINE	FF	FINISHED FLOOR
---	WATER LINE	FG	FINISHED GROUND
-S-	SEWER LINE	FL	FLOW LINE
-	OHE	FS	FINISHED SURFACE
-	GAS	GB	GRADE BREAK
-	GAS	HP	HIGH POINT
-X-	EXIST. CHAIN LINK FENCE	INV	INVERT ELEVATION
-○-	EXIST. WOOD FENCE	PAD	PAD ELEVATION
-	EXIST. BLOCK WALL	RET.	RETAINING WALL
-	EXIST. CONTOUR LINE	TC	TOP OF CURB
944	EXIST. SPOT ELEVATION	TG	TOP OF GRATE
945.0	EXIST. FIRE HYDRANT		
FS	EXIST. POWER POLE		
○	EXIST. SEWER MANHOLE		
⊕	EXIST. STORM DRAIN MANHOLE		
WM	EXIST. WATER METER		
⊗	EXIST. WATER VALVE		
⊕	EXIST. TREE		
[Pattern]	CONCRETE PAVING		
[Pattern]	LANDSCAPING		
[Pattern]	GRASSCRETE PAVERS OR SIMILAR		
[Pattern]	WOOD BOARDWALK		
[Pattern]	DECOMPOSED GRANITE		

UTILITY CONSTRUCTION NOTE:

- ⑧ PROPOSED 1" DOM SERVICE AND METER
- ⑨ PROPOSED SEPTIC TANK
- ⑩ PROPOSED LEACH FIELD
- ⑬ PROPOSED FIRE SERVICE - DCDA
- ⑭ PROPOSED FIRE SERVICE LINE 6"
- ⑮ PROPOSED FIRE HD LOCATION
- ⑯ PROPOSED ELEC. POWER POLE DROP



SHEET 4 OF 4



DRP ENTERPRISES LLC
 Daniel Patneude
 MAILING ADDRESS:
 PO Box 4428
 Palm Springs, CA 92263
 206-734-7765
 Joanne C. Singer RCE 26900
 760-625-7426
 DATE: 12-16-2025

