

VICINITY MAP
N.T.S.

EARTHWORK QUANTITY:

EARTHWORK	CUT	FILL
EXCAVATION	51	715
EXPORT	0	IMPORT 664

DEVELOPER/OWNER/APPLICANT:

GTR PROPERTY DEVELOPMENT
26791 CALLE VERANO,
CAPISTRANO BEACH, CALIFORNIA 92624
(949) 842-1995
GEORGE@GTRDEVELOPMENT.NET

LEGAL DESCRIPTION:

PARCEL 7, P.M. NO 14239
APN:
0601-402-16

CIVIL ENGINEER:

VENTURA ENGINEERING INLAND, INC
27393 YNEZ ROAD, SUITE 159
TEMECULA, CALIFORNIA 92591
(951) 252-7632
wilfredo@venturaengineeringinland.com

CONSTRUCTION NOTES:

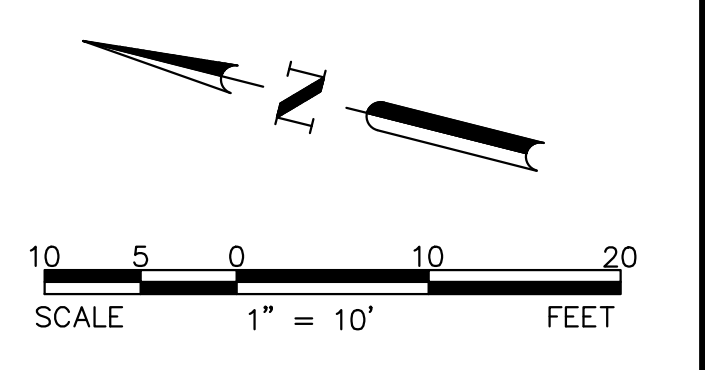
- 1 PROPOSED 9'x20' ACCESSIBLE PARKING SPACE.
- 2 PROPOSED ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN.
- 3 PROPOSED 9'x20' ACCESSIBILITY ACCESS BAY W/ BLUE STRIPES.
- 4 PROPOSED COVERED TRASH ENCLOSURE PER ARCHITECT (BY OTHERS).
- 5 PROPOSED ADA RAMP. SEE CITY & COUNTY STANDARD WALK-WAYS.
- 6 PROPOSED TRUNCATED DOMES. PAINTED W/ A CONTRASTING COLOR. 36" DP. x RAMP WIDTH AS SHOWN.
- 7 PROPOSED TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN.
- 8 PROPOSED 6" CONC. CUB PER CITY & COUNTY STANDARDS.
- 9 PROPOSED LANDSCAPE AREAS.
- 10 PROPOSED PLANTER AREAS.
- 11 PROPOSED ASPHALT CONCRETE. PER SOILS REPORT SPECIFICATIONS.
- 12 PROPOSED 12" WIDE RIBBON GUTTER.
- 13 PROPOSED 6" CONC. CUB AND GUTTER PER CITY & COUNTY STANDARDS.
- 14 EXISTING CURB TO REMAIN IN PLACE.
- 15 PROPOSED CURB OPEN LOCATION.
- 16 PROPOSED 4" SEWER LINE.
- 17 PROPOSED 6" SEWER LINE.
- 18 PROPOSED SEWER CLEAN OUT.
- 19 PROPOSED 4" GREASE WATER.
- 20 PROPOSED 3" VENTING.
- 21 PROPOSED 2X8 TAP.
- 22 PROPOSED INSTALL 2" WATER METER.
- 23 PROPOSED 2" WATER LINE.
- 24 PROPOSED 2-1/2" GAS LINE.
- 25 PROPOSED 1500 GALLON GREASE INTERCEPTOR.
- 26 PROPOSED PCC DRIVE THROUGH PAVING.
- 27 PROPOSED IRRIGATION FROM STATER BROS SYSTEM.
- 28 PROPOSED 1" IRRIGATION WATER METER WITH BACKFLOW.
- 29 EXISTING FIRE HYDRANT TO REMAIN.
- 30 EXISTING SCO.
- 31 PROPOSED RETENTION AREA. 3:1 SIDE SLOPES, 12" DEEP. 775 SQ-FT.

EXISTING UTILITIES:

EXISTING UTILITIES SHOWN ARE TO FIELD VERIFIED AT TIME OF CONSTRUCTION. REMAIN AND BE PROTECTED IN PLACE.

FEMA MAPPING:

THERE ARE NO FEMA MAPPING ZONE LIMITS ON THE PROJECT SITE. THE SITE IS CLASSIFIED AS ZONE X PER FEMA MAP 06071C8120H, EFFECTIVE 8/28/2008.



DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

MARK	BY	DATE	REVISIONS	APPR.

SEAL-COUNTY

SEAL-ENGINEER
WILFREDO S.D. VENTURA
No. 66532
Exp. 6-30-22
CIVIL

ENGINEER OF WORK
Ventura Engineering Inland, INC
27393 Ynez Road, Suite 159
Temecula, CA 92591
Phone: (951) 252-7632
wilfredo@venturaengineeringinland.com

VEI
03/19/21
DATE

BENCHMARK:
NGS BENCHMARK EV3508 EL=3221.84 FEET (NAVD88).
FIELD TOPOGRAPHY SOURCE:
VENTURA ENGINEERING INLAND, INC.
27393 YNEZ ROAD, SUITE 159
TEMECULA, CALIFORNIA 92591
(951) 252-7632
SURVEY DATE: JANUARY 26, 2021

DRAWN	VD
DESIGNED	VD
CHECKED	WV
SCALE	AS SHOWN
JOB NUMBER	2020-426

CITY OF YUCCA VALLEY
HABIT BURGER
PARCEL 7
P.M. NO 14239
CONCEPTUAL GRADING PLAN

SHEET NO.	1
OF 1 SHEETS	
FILE NO.	