

# 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

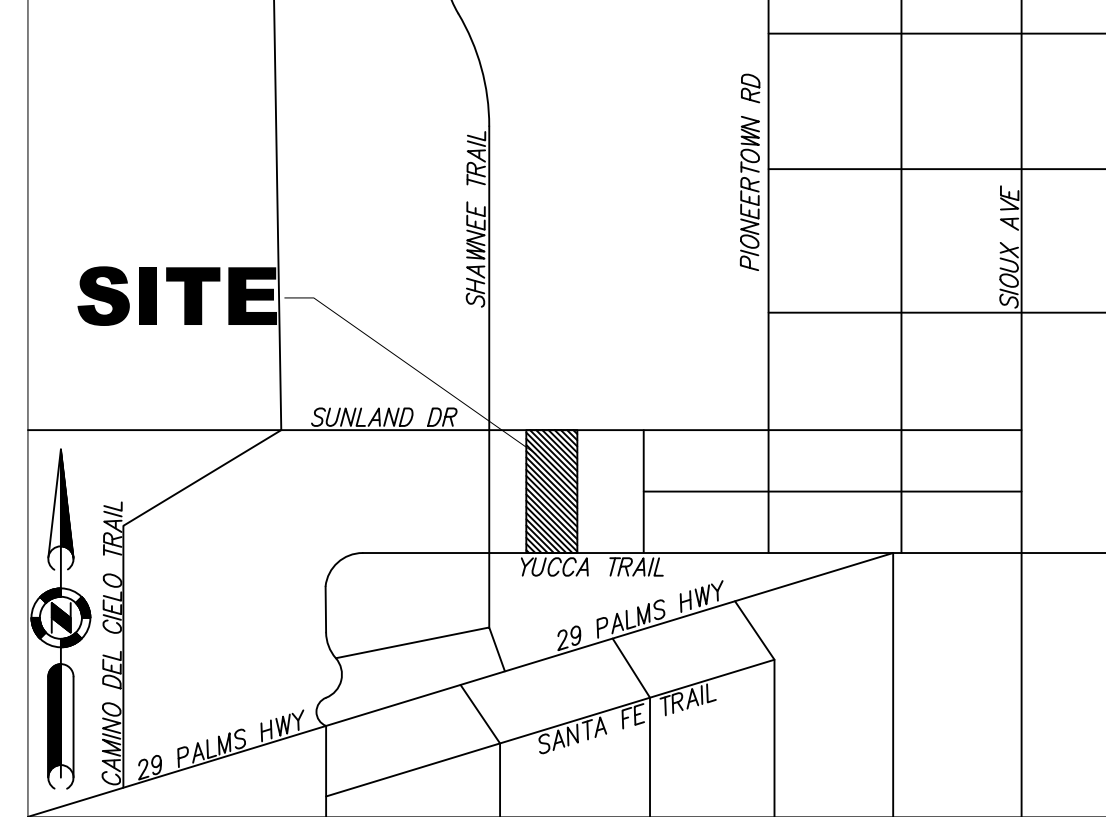
SEWAGE  
SEPTIC SYSTEM

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.

YUCCA VALLEY



VICINITY MAP  
NTS

LEGEND:

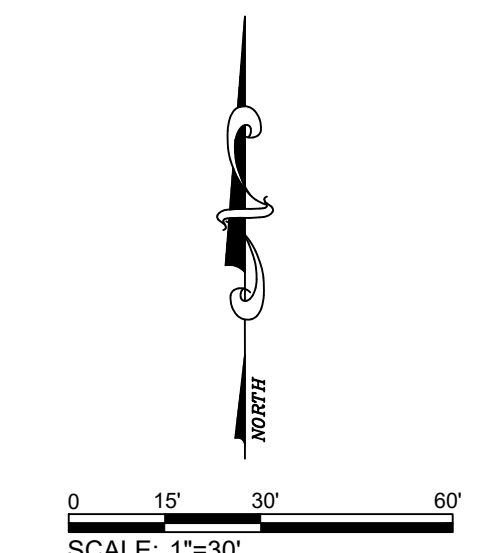
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---	PROPERTY LINE	FF	FINISHED FLOOR
---	WATER LINE	FG	FINISHED GROUND
---	SEWER LINE	FL	FLOW LINE
---	ELECTRIC LINE	FS	FINISHED SURFACE
---	GAS LINE	GB	GRADE BREAK
---	EXIST. CHAIN LINK FENCE	HP	HIGH POINT
---	EXIST. WOOD FENCE	INV	INVERT ELEVATION
---	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



SHEET 1 OF 4



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

DATE: 4/12/2024

MATCHLINE SEE SHEET 2

EX. COMMERCIAL  
APN 0594-041-20-0000

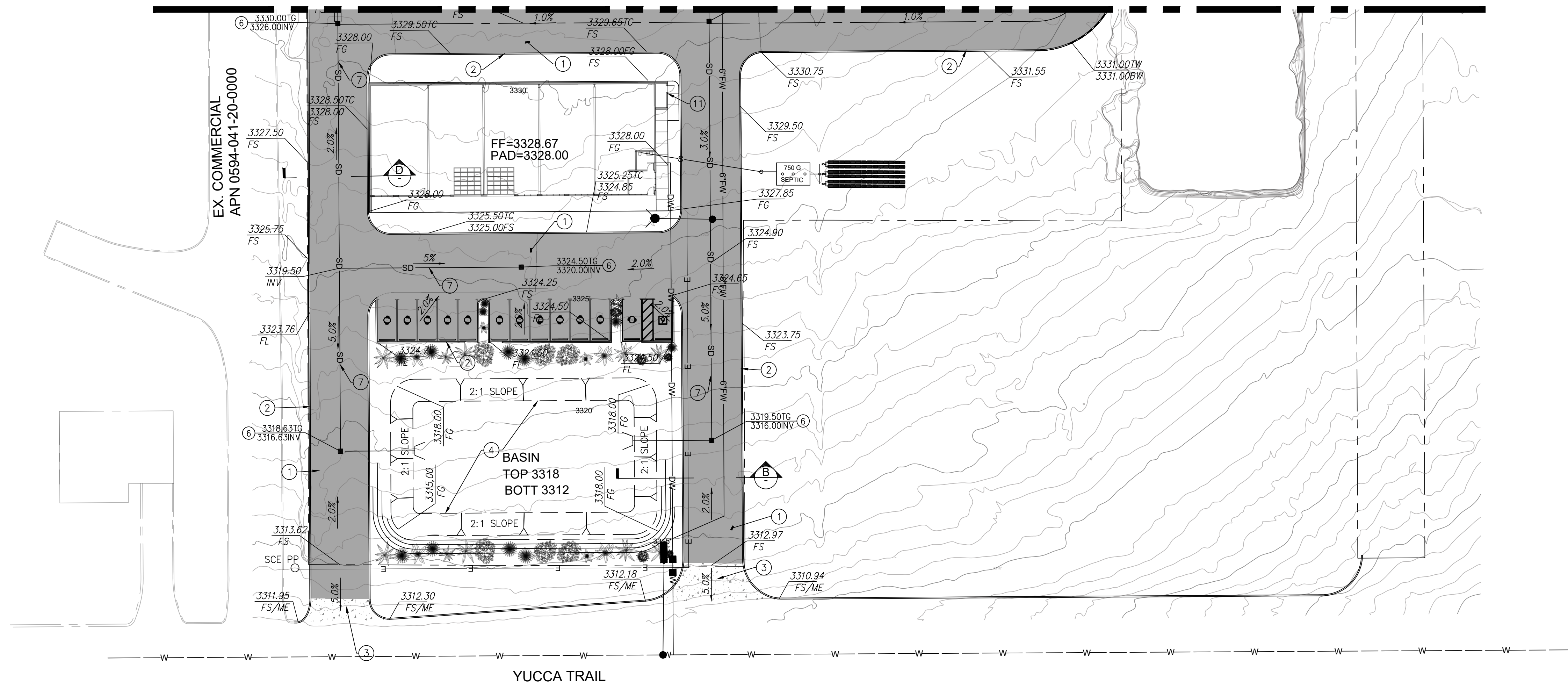


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MATCHLINE SEE SHEET 1

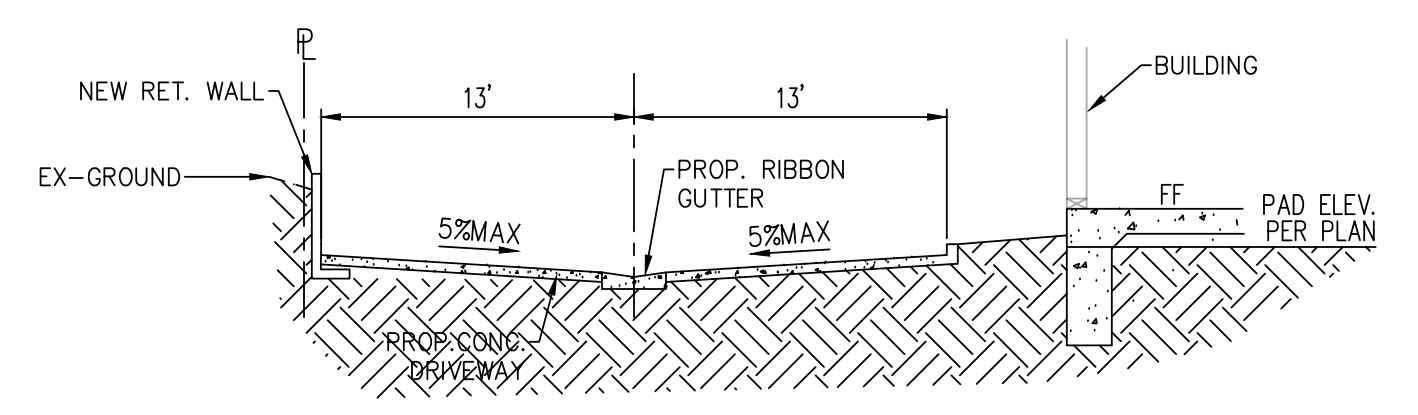


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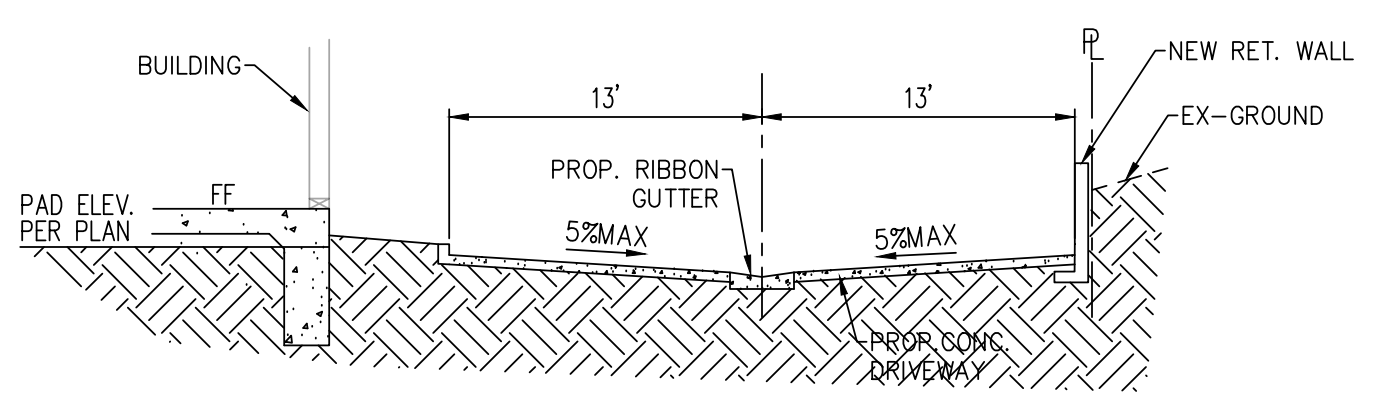
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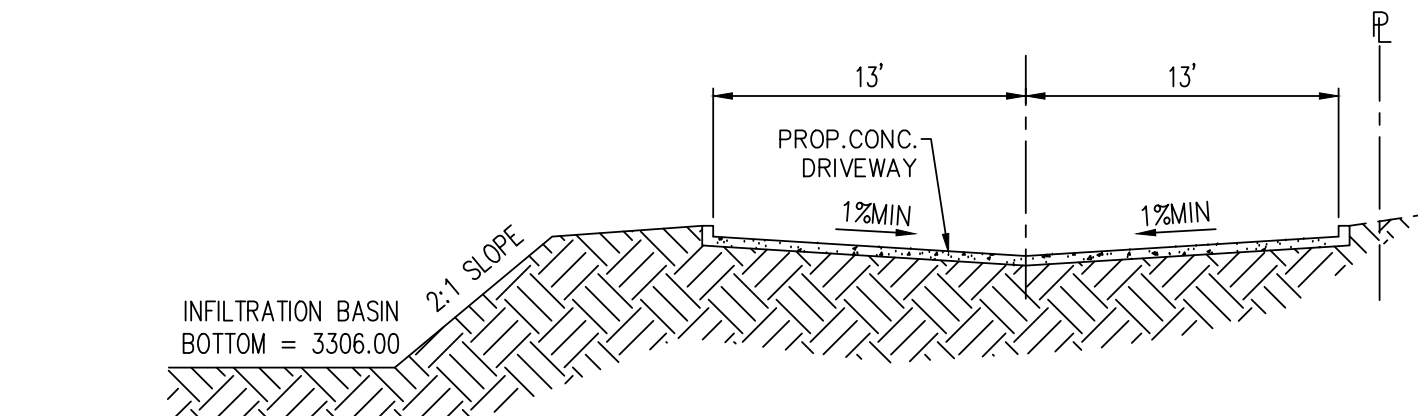
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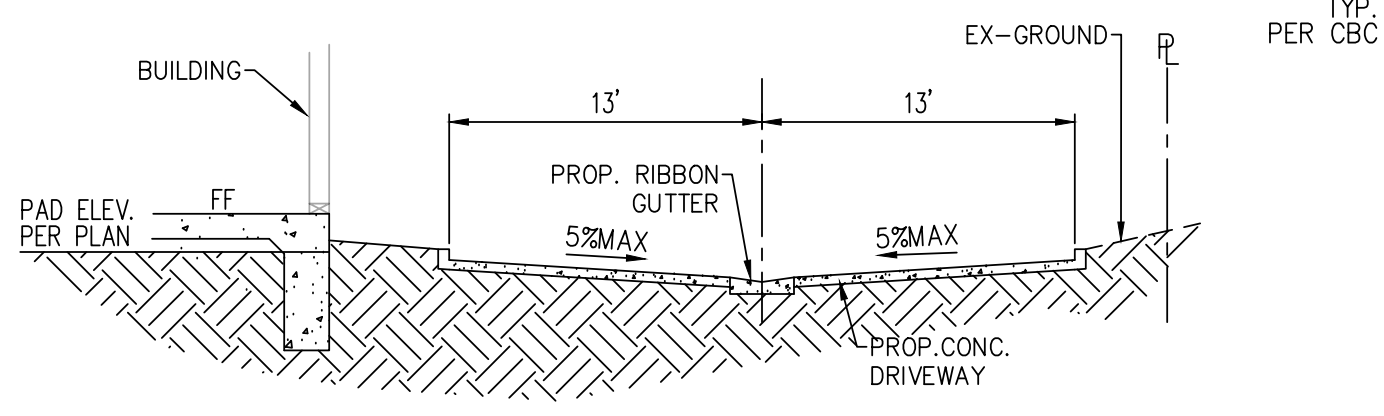
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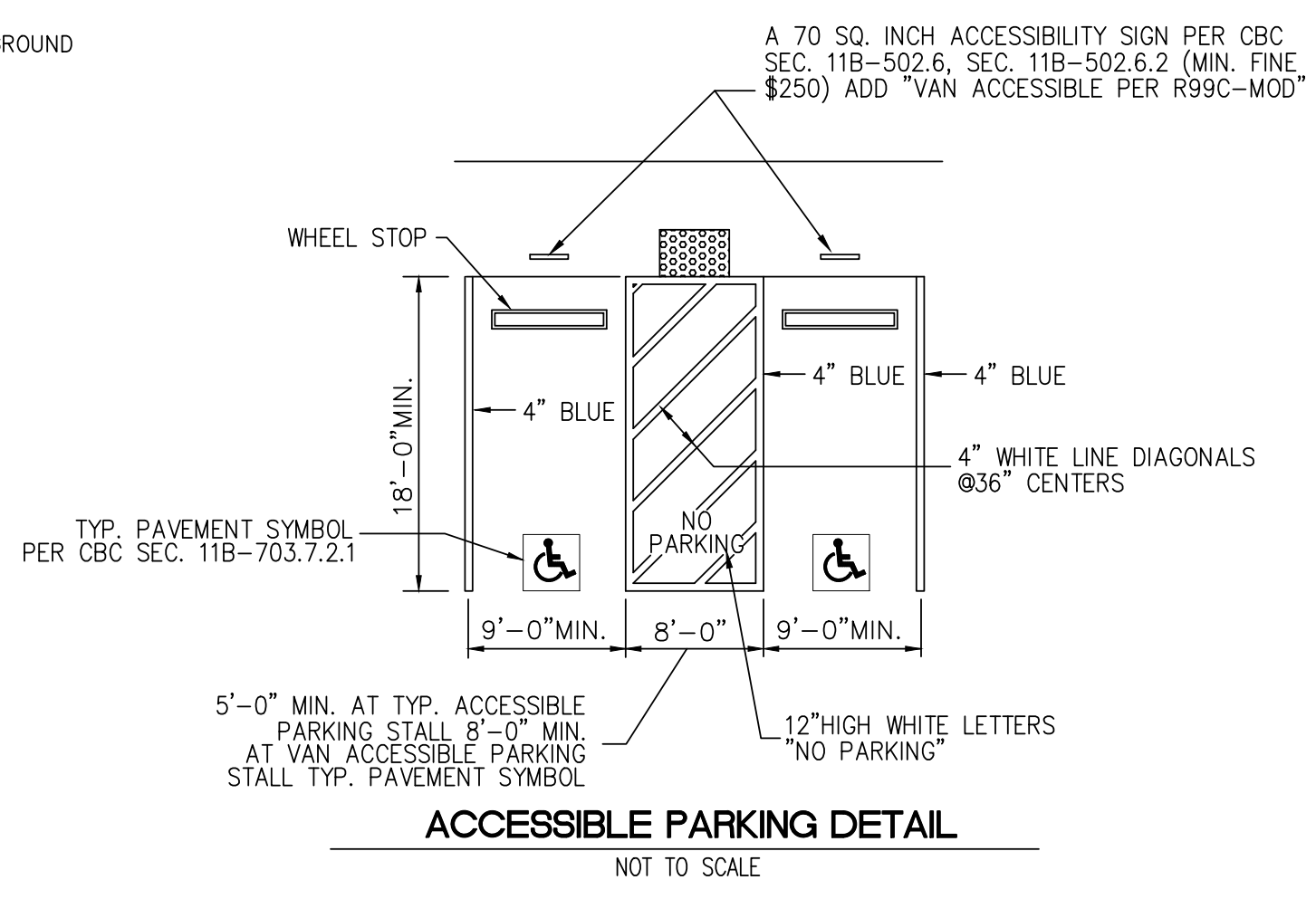
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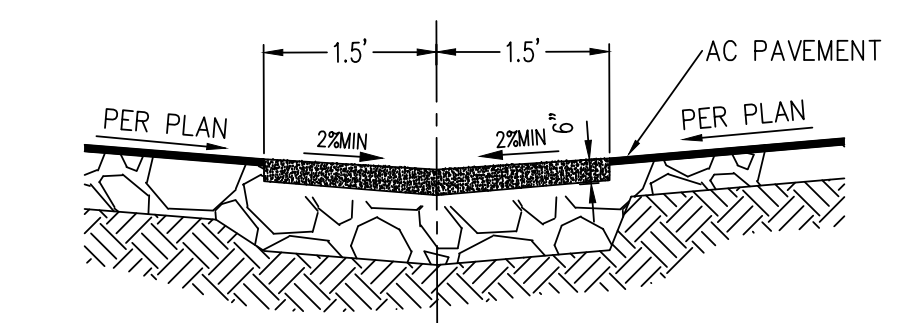
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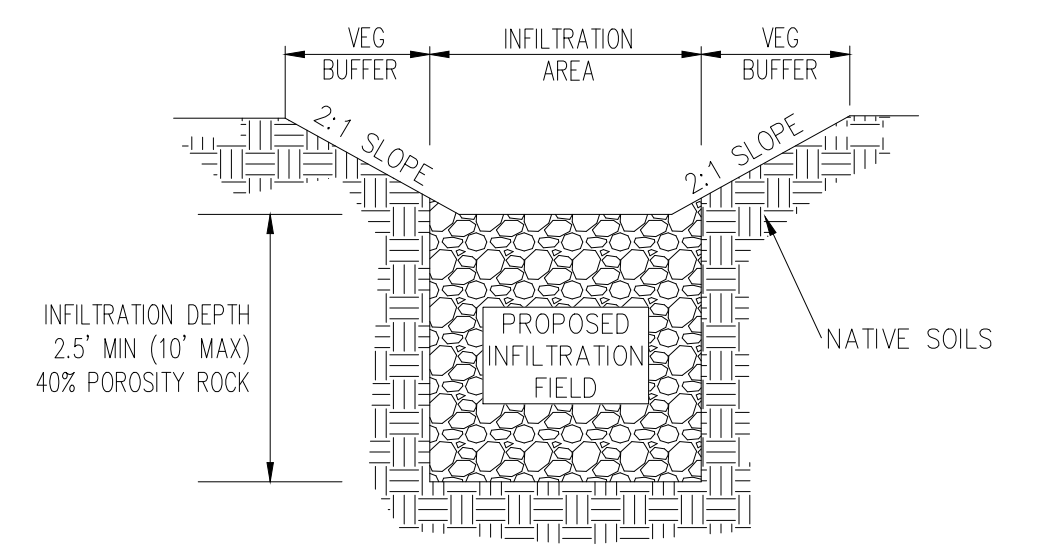
SECTION 'D'  
NTS



ACCESSIBLE PARKING DETAIL  
NOT TO SCALE



RIBBON GUTTER DETAIL  
N.T.S.



INFILTRATION BASIN DETAIL  
N.T.S.



SCALE: 1"=30'

SHEET 2 OF 4

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