

TOWN OF YUCCA VALLEY ENGINEERING DIVISION
GRADING PLAN GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE TOWN OF YUCCA VALLEY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION, AND THE PROJECT'S "CONDITIONS OF APPROVAL", CALTRANS STANDARDS CURRENT EDITION.
- 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.
- CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
- ALL GRADING SHALL COMPLY WITH CHAPTER J OF THE CALIFORNIA BUILDING CODE, LATEST EDITION AS AMENDED BY THE TOWN OF YUCCA VALLEY.
- 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.
- DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
- CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
- CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
- THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, CURRENT ADDITION, SECTION 39, FOR TYPE B ASPHALT, ¾" MAXIMUM MEDIUM AND ½" MAXIMUM MEDIUM. THE OIL SHALL BE PG 70-10.
- THE AGGREGATE BASE SHALL BE CLASS II, FOR ¾" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, CURRENT ADDITION.
- 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.
- 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.
- THE FLOWLINES OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
- 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.
- 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.
- NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRE OR GREATER.
- 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 XXXXXXXX DATED XXXX . 2021 SHALL BE COMPLIED WITH.
- 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.
- THESE PLANS SHALL EXPIRE IF CONSTRUCTION HAS NOT STARTED WITHIN 12 MONTHS OF PLAN APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- 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."

TOWN OF YUCCA VALLEY SAN BERNARDINO COUNTY, CALIFORNIA GRADING AND DRAINAGE PLANS

NEW MULTI FAMILY RESIDENTIAL 7250 PALO ALTO AVE APN 0595-282-03

INDEX OF DRAWINGS

COVER SHEET	1
GRADING/SECTIONS, DETAILS	2
GRADING ENLARGED	3
EROSION CONTROL PLAN	4

OWNER/CLIENT:
SOUTHWEST EL SOL INVESTMENT LLC 7250
PALO ALTO AVE
YUCCA VALLEY, CA 92284

ZONING LAND USE:
RESIDENTIAL - RURAL RL

UTILITY PURVEYORS:

WATER - HI DESERT WATER PH: (760) 365-8333
SEWER - HI DESERT WATER PH: (760) 365-8333
ELEC. - SCE-SOLAR PH: (800) 611-1911
GAS - PROPANE PH: PRIVATE

ASSESSOR PARCEL NUMBERS:
0595-282-03

SITE ADDRESS:

7250 PALO ALTO AVE
YUCCA VALLEY, CA 92284

LEGAL DESCRIPTION:

APN 0595-282-03
TRACT NO. 11925 MB 172/60-62 LOT 23

LOT'S ACREAGE:

22,130 SQ. FT. OR 0.51 ACRES

TOTAL APPRX. AREA DIST.

±20,000 SQ. FT. OR ±0.45 ACRES

CODES/ORDINANCES:

ALL WORK SHALL BE IN COMPLIANCE WITH THE TOWN OF YUCCA VALLEY ORDINANCES, REQUIREMENTS AND TOWN MUNICIPAL CODES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS (CBC) 2022. APPENDIX J, CHP 18.

SURVEY INFO:

PROJECT BENCHMARK LISTED IN TITLE BLOCK
SURVEY PERFORMED BY
DUFFY LAND SURVEY
MICHAEL DUFFY PLS

BASIS OF BEARING:

SCOPE OF WORK

NEW MULTI-FAMILY RESIDENTIAL UNITS AND GARAGE IN RURAL SETTING. GRADING, DRAINAGE, NEW DRIVEWAY.

TREE NOTE:

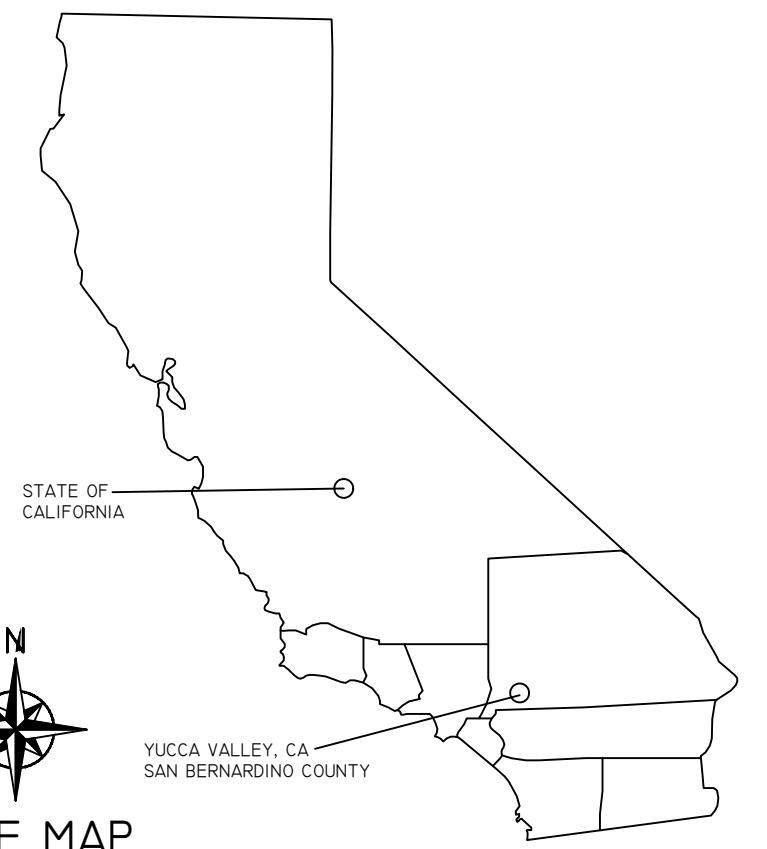
EXTREME CARE MUST BE TAKEN TO MINIMIZE IMPACTS OF ALL EARTHWORK TO PROTECT ALL NATURAL TREES AND PLANTS ON THE SITE. THERE WERE NO SURVEYED OR NOTED TREES ON THIS SITE APPLICABLE TO NATIVE PLANT OR WESTERN JOSHUA PERMITS.

SEE NATIVE PLANT AND OR SEPARATE PLANNING SUBMITTAL FOR TREE PERMITTING AND REMOVAL.

THESE PLANS IN CONFORMANCE WITH THE TOWN PROCEDURES FOR JT AND RELATED TREE DISTURBANCES.

GRADING TOLERANCE NOTE:

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1" OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT POND OR PRODUCE PONDING.



STATE MAP

CIVIL ENGINEER

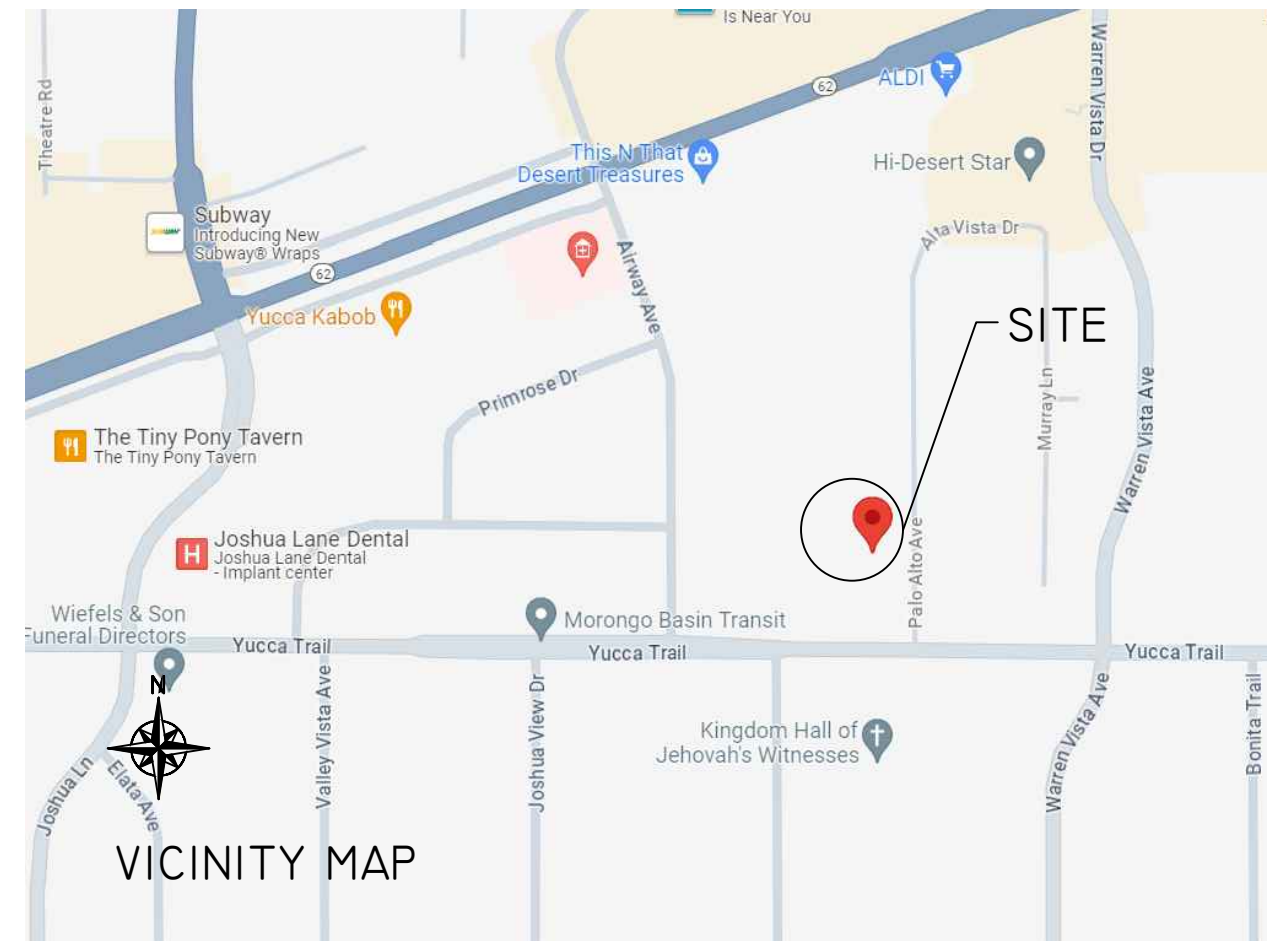
DRP ENTERPRISES LLC
Daniel Patneau
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426



DRP PROJ. ID 2023-000-0.



SITE MAP



VICINITY MAP

ABBREVIATIONS:

AC	ASPHALT CONCRETE
ANT PT	ANGLE POINT
BWR	BEHIND CURB RETURN
CL	BACK OF SIDEWALK
COR	CENTERLINE
CLF	CORNER
CP	CHAIN LINK FENCE
CONC.	CONTROL POINT
ECR	CONCRETE
EP	END CURB RETURN
ER	EDGE OF PAVEMENT
EW	EDGE OF ROAD
FH	EDGE OF WALK
FG	FIRE HYDRANT
FND	FINISH GRADE
FNS	FOUND
GB	FLOW LINE
GS	GRADEBREAK
HC	GROUND
IFOW	HANDICAP
INT	INSIDE FACE OF WALL
INV	INTERSECTION
LP	INVERT
LT	LOW POINTS
MOC	MIDDLE OF CURB
OFOW	OUTSIDE FACE OF WALL
PL	PROPERTY LINE
PI	POINT OF INTERSECTION
PP	POWER POLE
SMH	SEWER MANHOLE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
TB	TOP OF BERM
TC	TOP OF CURB
P-W	POST/WROUGHT IRON FENCE

LEGEND:

— W — W	DOMESTIC WATER
— — — — —	SANITARY SEWER
— — — — —	SANITARY SEWER
— — — — —	PROPOSED TELEPHONE
— — — — —	PROPOSED ELECTRIC
— — — — —	NEW WATER METER
— — — — —	PROPOSED DRAINS
— — — — —	PROPOSED DRAINAGE SWALE
— — — — —	PROPOSED 4" SD
— — — — —	DRAINAGE PATTERN
— — — — —	PCC DRIVE, SURFACES
— — — — —	LANDSCAPE/NATURAL
— — — — —	GRAVEL SURFACES
— — — — —	AC PAVED SURFACES
— — — — —	JUNIPER TREE
— — — — —	YUCCA TREE
— — — — —	TREE PROTECT - RELOCATE

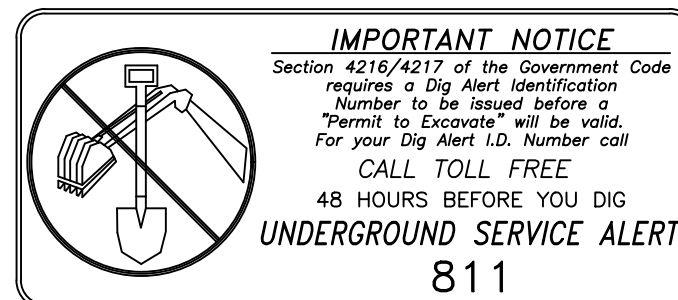
PRIMARY DESIGN STANDARDS

- TOWN OF YUCCA VALLEY 2020 - STANDARD DETAILS
- COUNTY OF SAN BERNARDINO STANDARDS AS APPLICABLE 2018
- 2018 GREENBOOK: STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (8TH EDITION)
- 2018 STANDARD SPECIFICATIONS BY CALIFORNIA DEPARTMENT OF TRANSPORTATION

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



JOANNE C. SINGER
RCE NO. 26900 EXP. 3/31/2025



REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

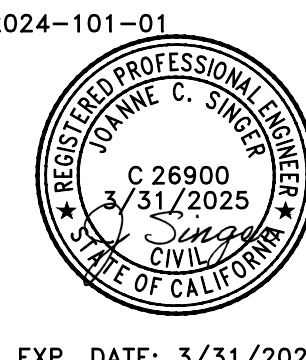
OWNER OR DEVELOPER:

SOUTHWEST EL SOL INVESTMENT LLC
7250 PALO ALTO AVE
YUCCA VALLEY, CA 92284

PREPARED BY:

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

DATE: 5-11-2024
DRP PROJ. ID 2024-101-01



APPROVED BY:

ALEX QISHTA, DIRECTOR OF PUBLIC WORKS

TOWN OF YUCCA VALLEY
COVER SHEET
7250 PALO ALTO AVE
YUCCA VALLEY
GRADING AND DRAINAGE PLANS
APN 0595-282-03

SHEET
1
OF 4 SHEETS

GRA2023-XXXXX

EARTHWORK QUANTITIES		
DESCRIPTION	CUT	FILL
EARTHWORK	--- CY	--- CY
OVER-EXCAVATION	--- CY	--- CY
RECOMPACTION	--- CY	--- CY
SHRINKAGE	--- CY	--- CY
MISC	--- CY	--- CY
IMPORT	--- CY	--- CY
EXPORT	--- CY	--- CY
TOTAL	--- CY	--- CY

NOTE: SHRINKAGE IS ASSUMED AT A FACTOR OF 10%
 NOTE: SOME NATURAL SOILS MAY NEED TO BE EXPORTED BASED ON SOILS DENSITY TESTING.

LEGEND:	
	CENTERLINE
	PROPERTY LINE
	EASEMENT
	(N) IRON FENCING
	EXIS. FENCE
	EXIS. CONTOUR LINE
	PROPOSED CONTOUR LINE
	SPOT ELEVATION
	BOLLARD
	FIRE HYDRANT
	GAS VALVE
	LIGHT POLE
	MISCELLANEOUS BOX
	POWER POLE
	SEWER MANHOLE
	STREET LIGHT
	SIGN
	TRAFFIC SIGNAL LIGHT
	STORM DRAIN MANHOLE
	WATER VALVE
	JOSHUA TREE
	TREE PROTECT - RELOCATE
	DOMESTIC WATER
	SANITARY SEWER
	PROPOSED TELEPHONE
	PROPOSED ELECTRIC
	NEW WATER METER
	PROPOSED DRAINS
	PROPOSED DRAINAGE SWALE
	PROPOSED 4" SD
	DRAINAGE PATTERN
	PCC DRIVE, SURFACES
	LANDSCAPE/NATURAL
	GRAVEL SURFACES
	AC PAVED SURFACES
	JUNIPER TREE
	YUCCA TREE

GRADING TOLERANCE NOTE:

GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS. ALL SLOPES SHALL BE CONSTRUCTED WITH 0.5' OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PROVIDING A FINISHED GRADE SURFACE THAT DOES NOT POND OR PRODUCE PONDING.

TREE NOTE:

EXTREME CARE MUST BE TAKEN TO MINIMIZE IMPACTS OF ALL EARTHWORK TO PROTECT ALL NATURAL TREES AND PLANTS ON THE SITE. THERE WERE NO SURVEYED OR NOTED TREES ON THIS SITE APPLICABLE TO NATIVE PLANT OR WESTERN JOSHUA PERMITS.

SEE NATIVE PLANT AND OR SEPARATE PLANNING SUBMITTAL FOR TREE PERMITTING AND REMOVAL.

THESE PLAN IN CONFORMANCE WITH THE TOWN PROCEDURES FOR JT AND RELATED TREE DISTURBANCES.

NOTE:

CONTRACTOR SHALL FOLLOW CA DEPT. OF HEALTH SERVICES CRITERIA FOR SEPARATION OF WATER AND SEWER FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO STREETS AND SIDEWALKS DURING CONST. AND AGREES TO REPAIR AND REPLACE ALL EXIS. IMPROVEMENTS DURING THE COURSE OF CONST.

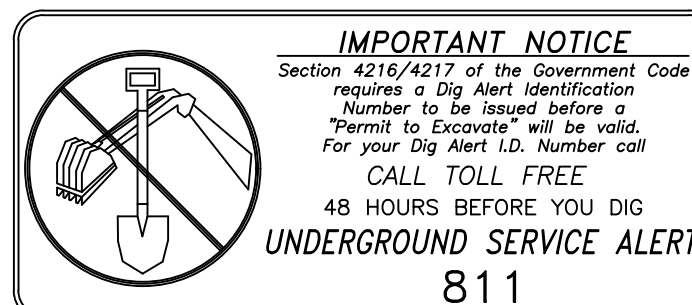
CONTRACTOR TO POTHOLE AND VERIFY ALL UTILITY CONNECTION POINTS AND CROSSINGS PRIOR TO CONSTRUCTION.

CERTIFICATION

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

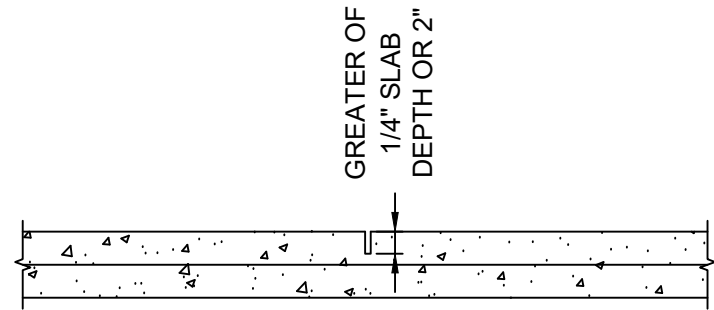


JOANNE C. SINGER DATE
 RCE NO. 26900 EXP. 3/21/2025



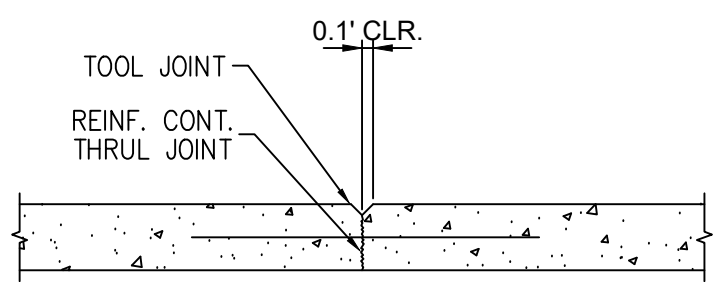
IMPORTANT NOTICE
 Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 811

NOTE:
 ANY CONSTRUCTION WITHIN STREET RIGHTS OF WAY WILL REQUIRE A SEPARATE ENCROACHMENT PERMIT.



CONTROL JOINT

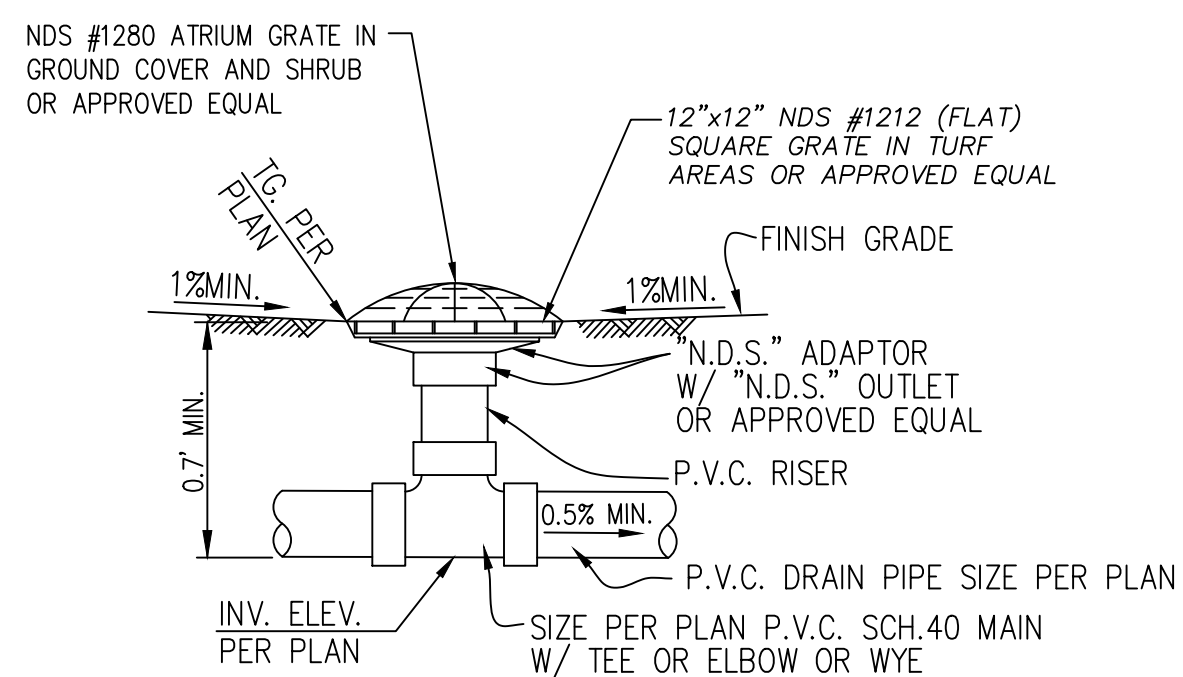
1. PROVIDE CONTROL JOINTS TO LIMIT SLAB AREA TO 250 SF. W/ MAX LENGTH/WIDTH OF 15' ON ANY ONE SIDE.
2. PLACE PERPENDICULAR TO CONSTRUCTION JOINTS.
3. LENGTH SHALL NOT EXCEED WIDTH BY MORE THAN 2'.



CONSTRUCTION JOINT

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

1 PCC SLAB DETAIL
 N.T.S.

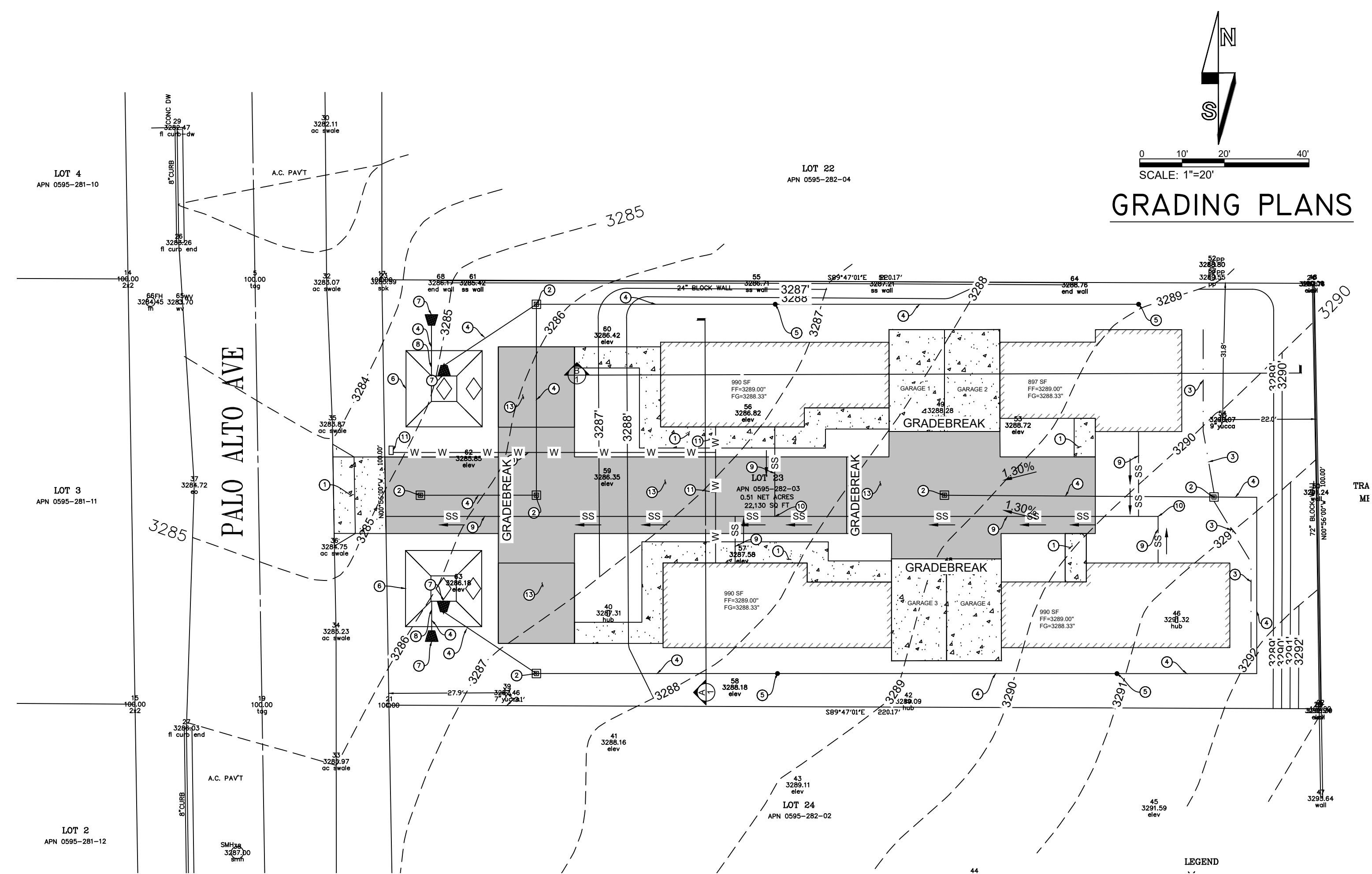


3 AREA DRAIN DETAIL
 NOT TO SCALE

PERVIOUS - IMPERVIOUS AREA CALCULATIONS		
EXISTING LOT	BEFORE	AFTER
PARCEL AREA	21,130 SF	21,130 SF
BUILDINGS	0 SF	5125 SF
LOT COVERAGE (BLDG)	0%	24.2%
D/W, WALKS, PAVED	0 SF	4862 SF
TOTAL IMPERVIOUS %	0%	47.2%
TOTAL PERVIOUS %	100%	52.8%

2 12 INCH NDS BOX DETAIL TYPE 2
 NOT TO SCALE

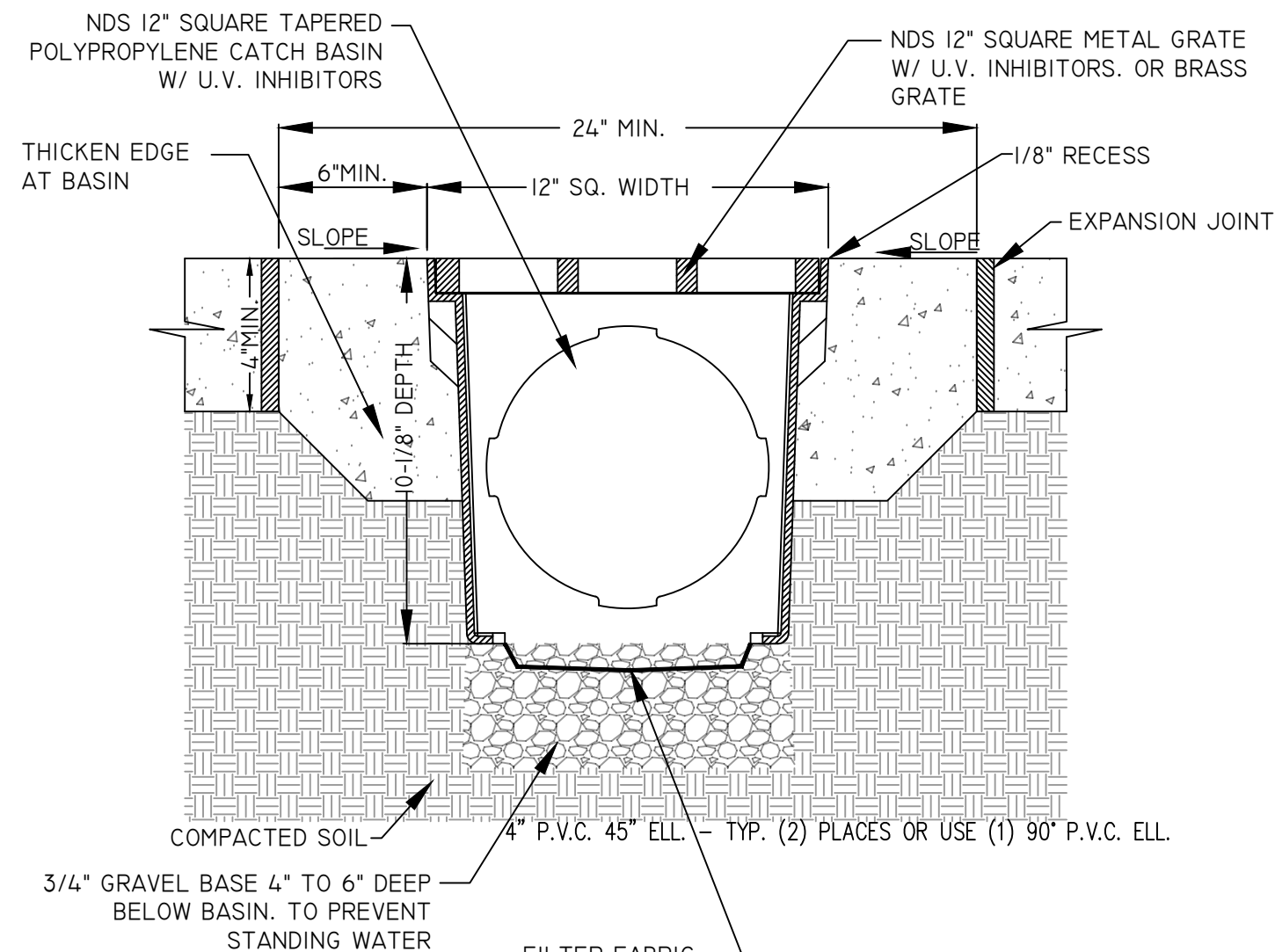
- NOTES:**
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
 2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
 3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
 4. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
 5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. DO NOT SCALE DRAWING.
 7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 8. 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.



GRADING PLANS

SCALE: 1"=20'

SEE SHEET 3 FOR ENLARGED VIEW



BENCHMARK:
 BENCHMARK: IS THE HDWD SEWER MANHOLE IN PALO ALTO AVE SOUTH OF THE PROPERTY ELEVATION=3287.00' ASSUMED

REVISIONS				
NO.	INIT.	DATE	DESCRIPTION	APP'D DATE

OWNER OR DEVELOPER:
 SOUTHWEST EL SOL INVESTMENT LLC
 7250 PALO ALTO AVE
 YUCCA VALLEY, CA 92284

PREPARED BY:
 DRP PROJ. ID 2024-101-01
 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
 DATE: 5-11-2024
 EXP. DATE: 3/31/2025



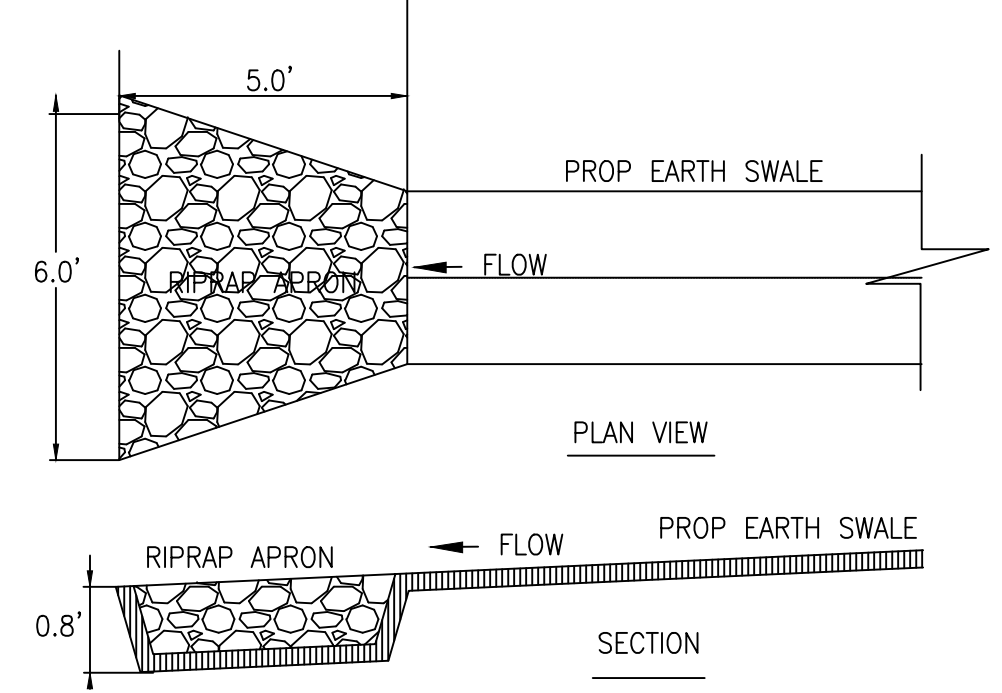
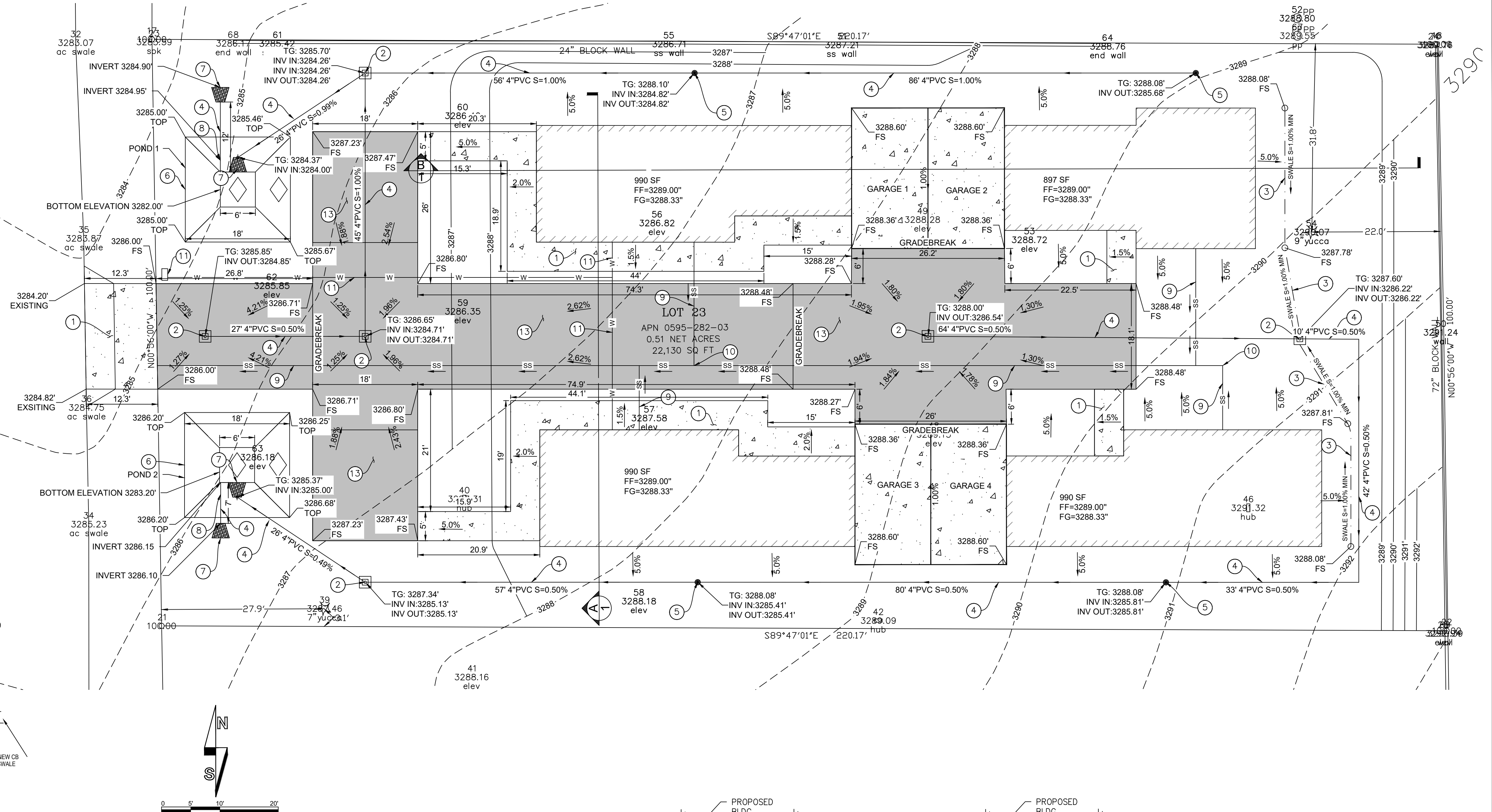
APPROVED BY:
 ALEX QISHTA, DIRECTOR OF PUBLIC WORKS DATE

TOWN OF YUCCA VALLEY
 GRADING AND DRAINAGE PLAN
 7250 PALO ALTO AVE
 YUCCA VALLEY
 GRADING AND DRAINAGE PLANS
 APN 0595-282-03

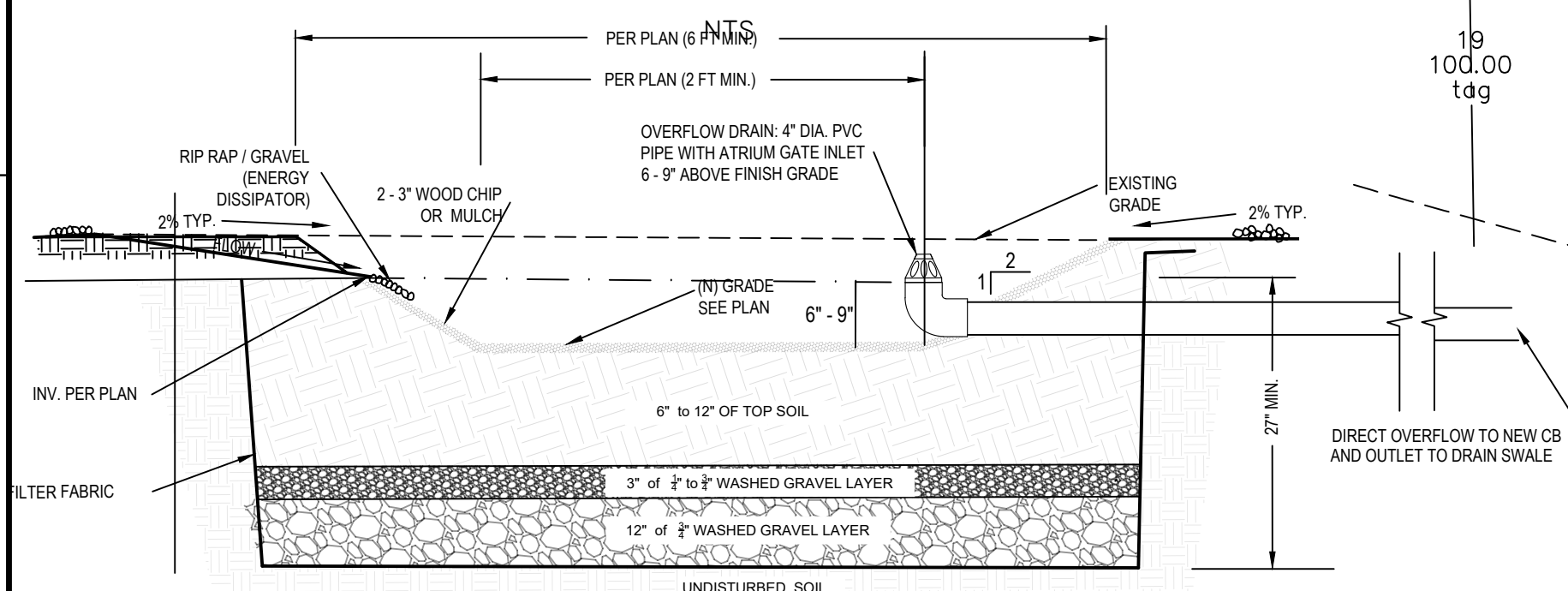
SHEET
 2
 OF 4 SHEETS
 GRA203-XXXXX

CONSTRUCTION NOTES	QTY. EST.
1. INSTALL NEW PCC CONCRETE 0.50" THICK OVER 0.35" AB THICK FOR DRIVE WAY. INSTALL NEW PCC CONCRETE 0.33" FOR PATIOS, AND WALK SURFACES AS NOTED ON PLANS SET. SEE DETAIL 1 ON SHEET 2	1319 SF
2. INSTALL NDS INLET BOX AS SHOWN ON DETAIL 2 ON SHEET 2	6 EA
3. CONSTRUCT DRAINAGE SWALE ON PROPERTY, AS SHOWN ON DETAIL 4 ON THIS SHEET	74 LF
4. INSTALL 4 INCH CIP OR SHD 80 PVC STORM DRAIN PIPE AS SHOWN ON PLAN SETS.	556 LF
5. INSTALL AREA DRAIN INLET AS SHOWN ON DETAIL 3 ON SHEET 2	3 EA
6. CONSTRUCT RETENTION BASIN PER DETAIL 6 SHOWN ON SHEET THIS SHEET	2 EA
7. INSTALL RIP RAP OUTFALL WITH 3" TO 4" RIVER ROCK AS SHOWN ON PLAN SEE DETAIL 5 ON THIS SHEET	4 EA
8. INSTALL 4 INCH PVC OVERFLOW DRAIN AS SHOWN ON BASIN DETAIL 6 ON THIS SHEET	20 LF
9. INSTALL 4 INCH PVC SS LINE AS SHOWN ON PLAN	245 LF
10. INSTALL SEWER CLEANOUT	2 EA
11. INSTALL NEW 1 INCH WATER SERVICE LINE AND WATER METER PER 2022 CBC AND PER SEPARATE BUILDING PERMITS.	
12. INSTALL NEW ELECTRICAL SERVICE PER 2022 CBC AND LOCAL POWER COMPANY SCE GUIDELINES AND REQUIREMENTS PER SEP. PERMIT.	
13. INSTALL NEW AC 0.25" THICK OVER 0.35" AB THICK FOR DRIVE AREA	4286 SF

PALO ALTO AVE



5 RIP-RAP APRON



6 RET. BASIN SEC: E-E NOT TO SCALE

POND CALCS

VOLUME REQUIRED:

9984 SF NEW IMPERVIOUS AREA
100 CFT FOR EVERY 1000 SF OF NEW IMPERVIOUS AREA
998.4 CFT OF VOLUME REQUIRED

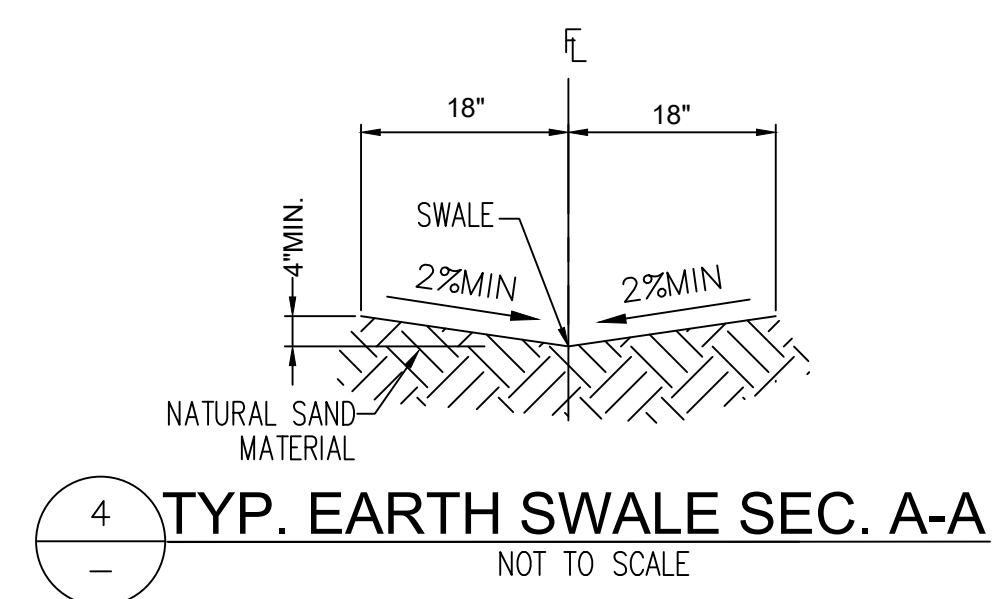
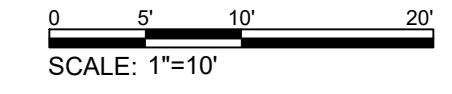
DESIGN POND 1

VOLUME = ((TOP AREA + BOTTOM AREA)/2) x DEPTH OF POND
TOP AREA = 324 SF
BOTTOM AREA = 36 SF
DEPTH OF POND = 3 FT
(324 + 36)/2 = 180 x 3 = 540 CFT

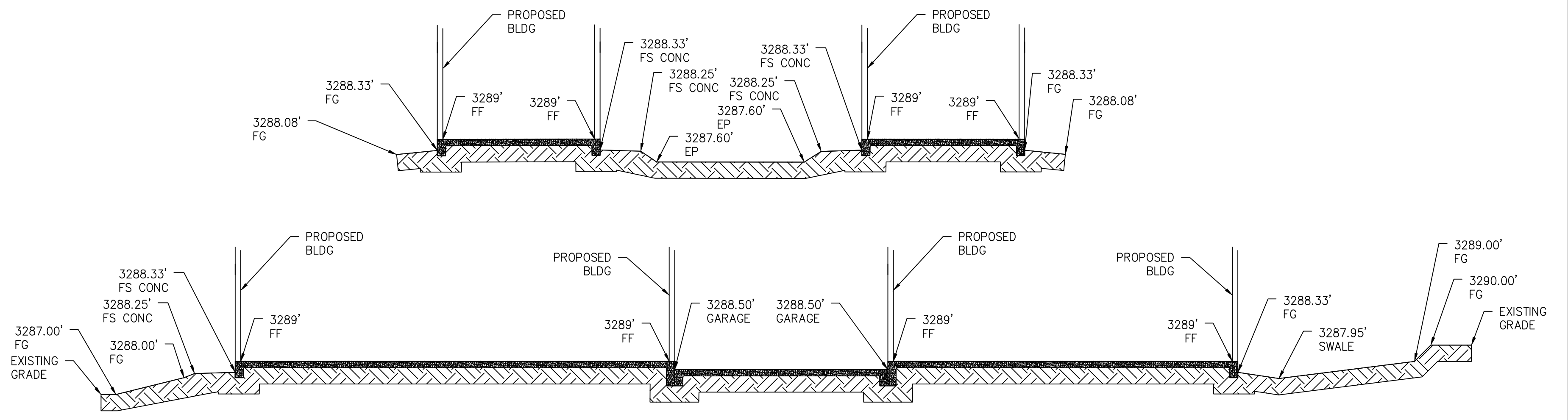
DESIGN POND 2

VOLUME = ((TOP AREA + BOTTOM AREA)/2) x DEPTH OF POND
TOP AREA = 324 SF
BOTTOM AREA = 36 SF
DEPTH OF POND = 3 FT
(324 + 36)/2 = 180 x 3 = 540 CFT

GRADING PLANS



4 TYP. EARTH SWALE SEC. A-A NOT TO SCALE



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



JOANNE C. SINGER DATE
RCE NO. 26900 EXP. 3/21/2025

REVISIONS				
NO.	INIT.	DATE	DESCRIPTION	APP'D DATE

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APPROVED BY:
ALEX QISHTA, DIRECTOR OF PUBLIC WORKS DATE

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GRADING AND DRAINAGE PLAN
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SHEET 3 OF 4 SHEETS
GRA203-XXXXX

BMP LEGEND

- PDS 659 BROW DITCH
- PDS 659 BERM
- DIRECTION OF LOT DRAINAGE
- MATERIALS & WASTE MANAGEMENT BMPs:**
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
- SS-2 PRESERVATION OF EXISTING VEGETATION
- SS-3 BONDED OR STABILIZED FIBER MATRIX (WINTER)
- SS-4 HYDROSEEDING (SUMMER)
- SS-6 / SS-8 STRAW OR WOOD MULCH
- SS-7 PHYSICAL STABILIZATION (WINTER)
- SS-10 ENERGY DISSIPATOR
- SC-1 SILT FENCE
- SC-2 SEDIMENT / DESILTING BASIN
- SC-5 FIBER ROLLS
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- NS-2 DEWATERING FILTRATION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- TC-2 CONSTRUCTION ROAD STABILIZATION
- TC-3 ENTRANCE / EXIT TIRE WASH

POST-CONSTRUCTION SITE DESIGN BMPs

- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION
- 4.3.3 MINIMIZE IMPERVIOUS AREA
- 4.3.4 MINIMIZE SOIL COMPACTION
- 4.3.5 IMPERVIOUS AREA DISPERSION
- 4.3.6 RUNOFF COLLECTION
- 4.3.7 RUNOFF COLLECTION
- 4.3.8 HARVESTING AND USING PRECIPITATION

POST CONSTRUCTION SOURCE CONTROL BMPs

- 4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
- 4.2.2 STORM DRAIN STENCILING AND POSTING OF SIGNAGE
- 4.2.3 PROTECTED OUTDOOR MATERIALS STORAGE AREAS
- 4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
- 4.2.5 PROTECT TRASH STORAGE AREAS
- 4.2.6 ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:

EROSION CONTROL NOTES:

1. IN THE CASE OF EMERGENCY, CALL OWNER OR REPRESENTATIVE AT (760) XXX-XXXX
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DE-WATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DE-WATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

EROSION CONTROL CONSTRUCTION NOTES	QTY	UNIT
1. INSTALL SILT FENCE PER CASQA SE-1	622	LF
2. INSTALL FIBER ROLL PER CASQA SE-5	NA	LF
3. INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-6 AND DETAIL HEREON.	100	BAGS
4. INSTALL INLET PROTECTION (1 BAG) PER CASQA SE-10 AND DETAIL HEREON	10	BAGS
5. INSTALL SOLID WASTE MANAGEMENT PER CASQA WM-5 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
6. INSTALL WATERPROOFED CONCRETE WASHOUT AREA PER CASQA WM-8 AND DETAIL HEREON, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
7. INSTALL SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA WM-9 LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	1	EA
8. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA TC-1 AND DETAIL HEREON, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	NA	EA
9. STREET CLEAN UP OR SWEEPING IF APPLICABLE PER SE-7	NA	LS

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



JOANNE C. SINGER
RCE NO. 26900 EXP. 3/21/2025

LEGEND:

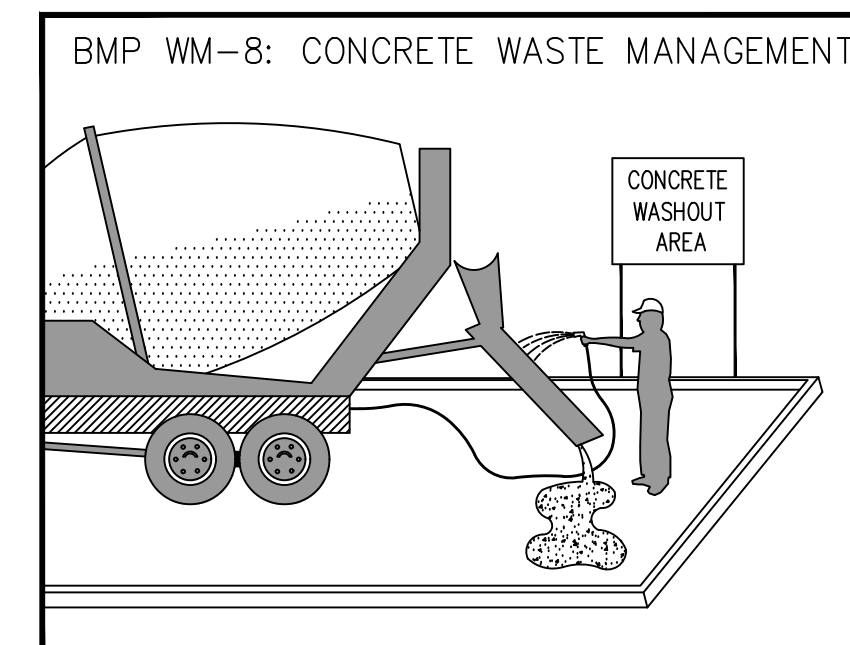
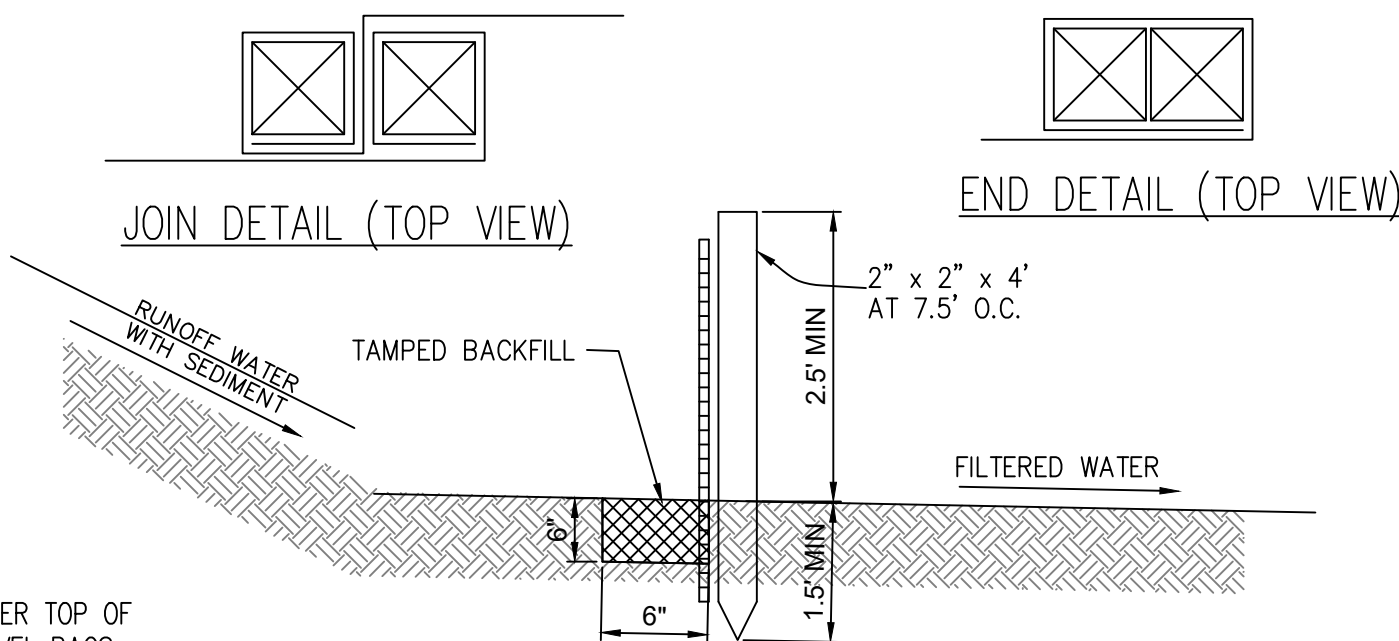
- FLOW DIRECTION
- SILT FENCE BMP SE-1
- GRAVEL BAGS BMP SE-6
- INLET PROTECTION SE-10

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE



EROSION CONTROL INLET GRAVEL BAG DETAIL 4
NOT TO SCALE

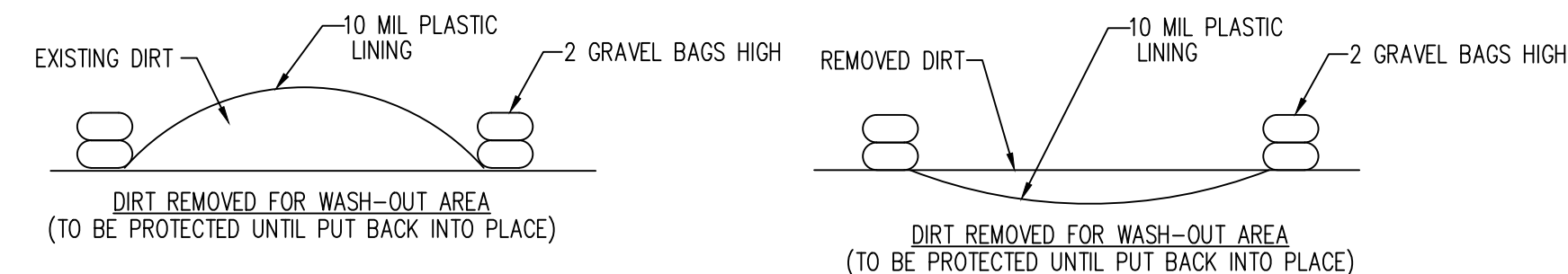


DESCRIPTION AND PURPOSE

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASH-OUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEE AND SUBCONTRACTORS.

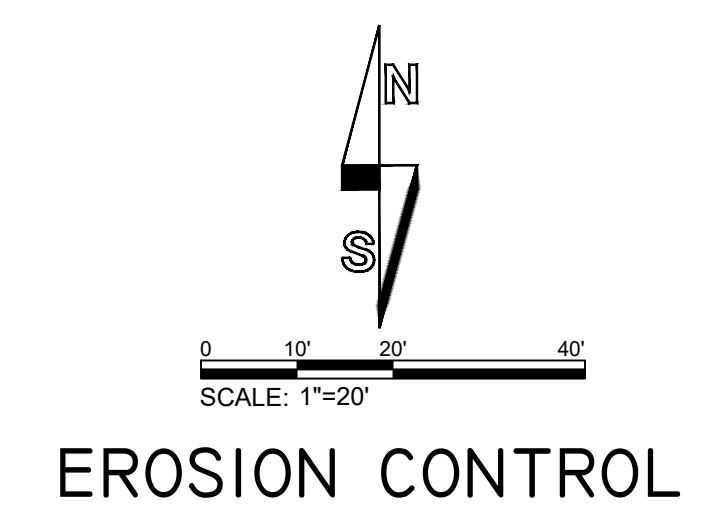
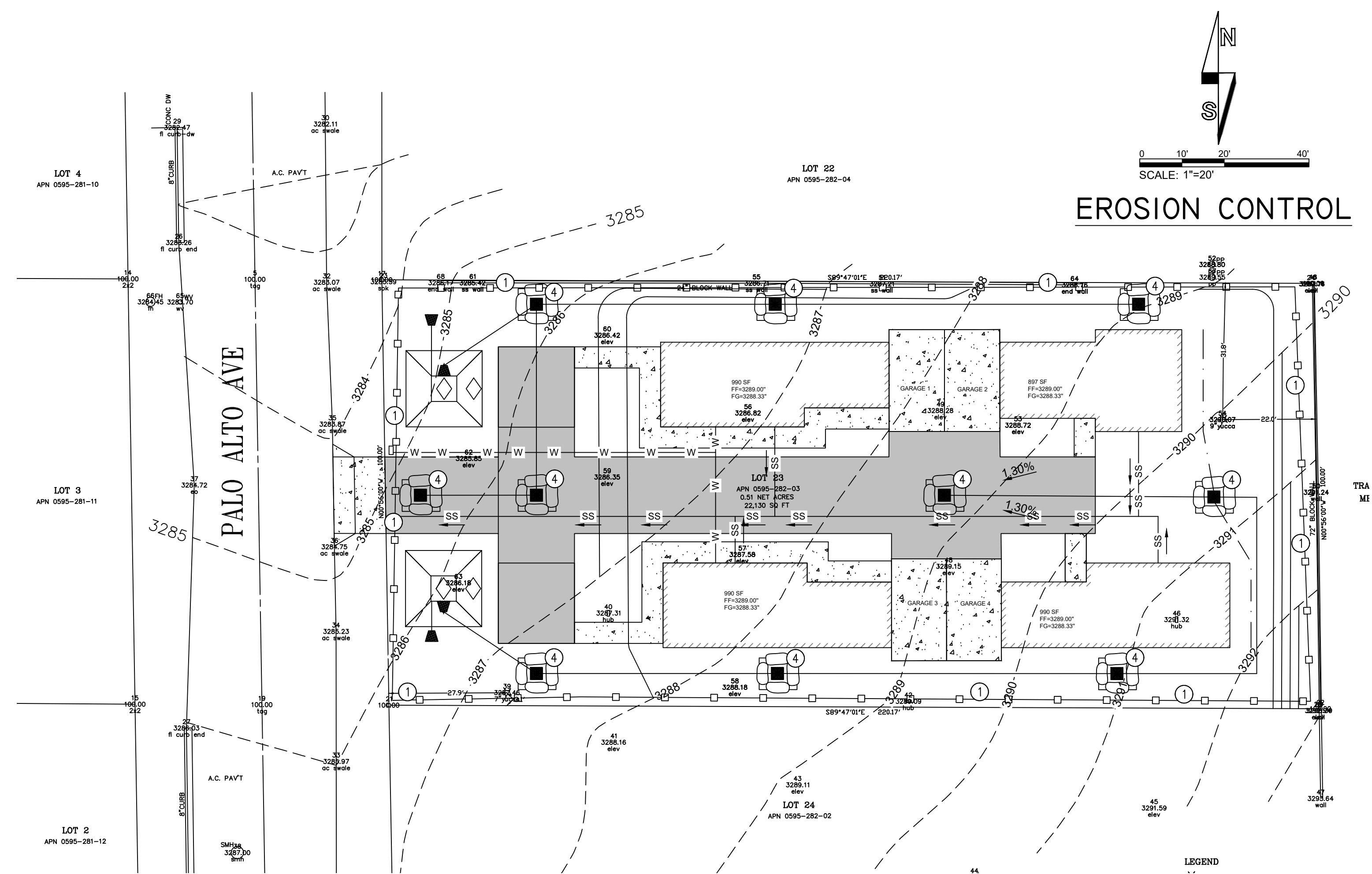
SUITABLE APPLICATIONS

- CONCRETE WASTE MANAGEMENT PROCEDURES AND PRACTICES ARE IMPLEMENTED ON CONSTRUCTION PROJECTS WHERE:
- CONCRETE IS USED AS A CONSTRUCTION MATERIAL OR WHERE CONCRETE DUST AND DEBRIS RESULT FROM DEMOLITION ACTIVITIES.
- SLURRIES CONTAINING PORTLAND CEMENT CONCRETE (PCC) OR ASPHALT CONCRETE (AC) ARE GENERATED, SUCH AS FROM SAW CUTTING, CORING, GRINDING, GROOVING, AND HYDRO-CONCRETE DEMOLITION.
- CONCRETE TRUCKS AND OTHER CONCRETE-COATED EQUIPMENT ARE WASHED ONSITE.
- MORTAR-MIXING STATIONS EXIST.



1. ALLOW CONCRETE TO SET, BREAKUP AND DISPOSE OF PROPERLY.
2. EXISTING DIRT TO BE PLACED ON SITE NEAR WASHOUT AREA (SEE DETAIL).
3. UPON COMPLETION OF CONSTRUCTION WASHOUT DITCH TO BE FILLED WITH ORIGINAL DIRT STORED ON SITE PER DETAIL HEREON.
4. REFILLING MUST BE COMPLETED PER GEOTECHNICAL RECOMMENDATIONS.
5. SEE CONCRETE WASTE MANAGEMENT BMP WM-8 FOR ADDITIONAL INFORMATION

CONCRETE WASHOUT AREA (BMP WM-8) 6
NOT TO SCALE



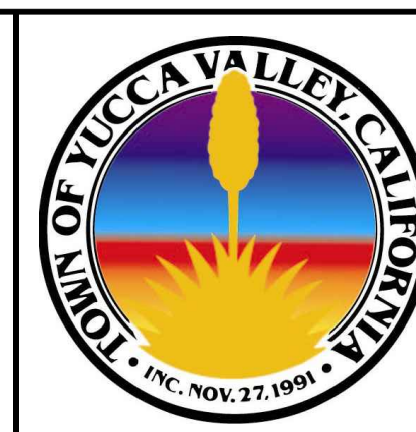
BENCHMARK:
BENCHMARK: IS THE HDWD SEWER MANHOLE IN PALO ALTO AVE SOUTH OF THE PROPERTY ELEVATION=3287.00' ASSUMED

OWNER OR DEVELOPER:
SOUTHWEST EL SOL INVESTMENT LLC
7250 PALO ALTO AVE
YUCCA VALLEY, CA 92284

PREPARED BY:
DRP PROJ. ID 2024-101-01
DRP ENTERPRISES LLC
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JOANNE C. SINGER RCE 26900
760-625-7426

DATE: 5-11-2024

EXP. DATE: 3/31/2025



APPROVED BY:
ALEX QISHTA, DIRECTOR OF PUBLIC WORKS

TOWN OF YUCCA VALLEY
EROSION AND SEDIMENT CONTROL PLANS
7250 PALO ALTO AVE
YUCCA VALLEY
GRADING AND DRAINAGE PLANS
APN 0595-282-03

SHEET
4
OF 4 SHEETS
GRA203-XXXXX