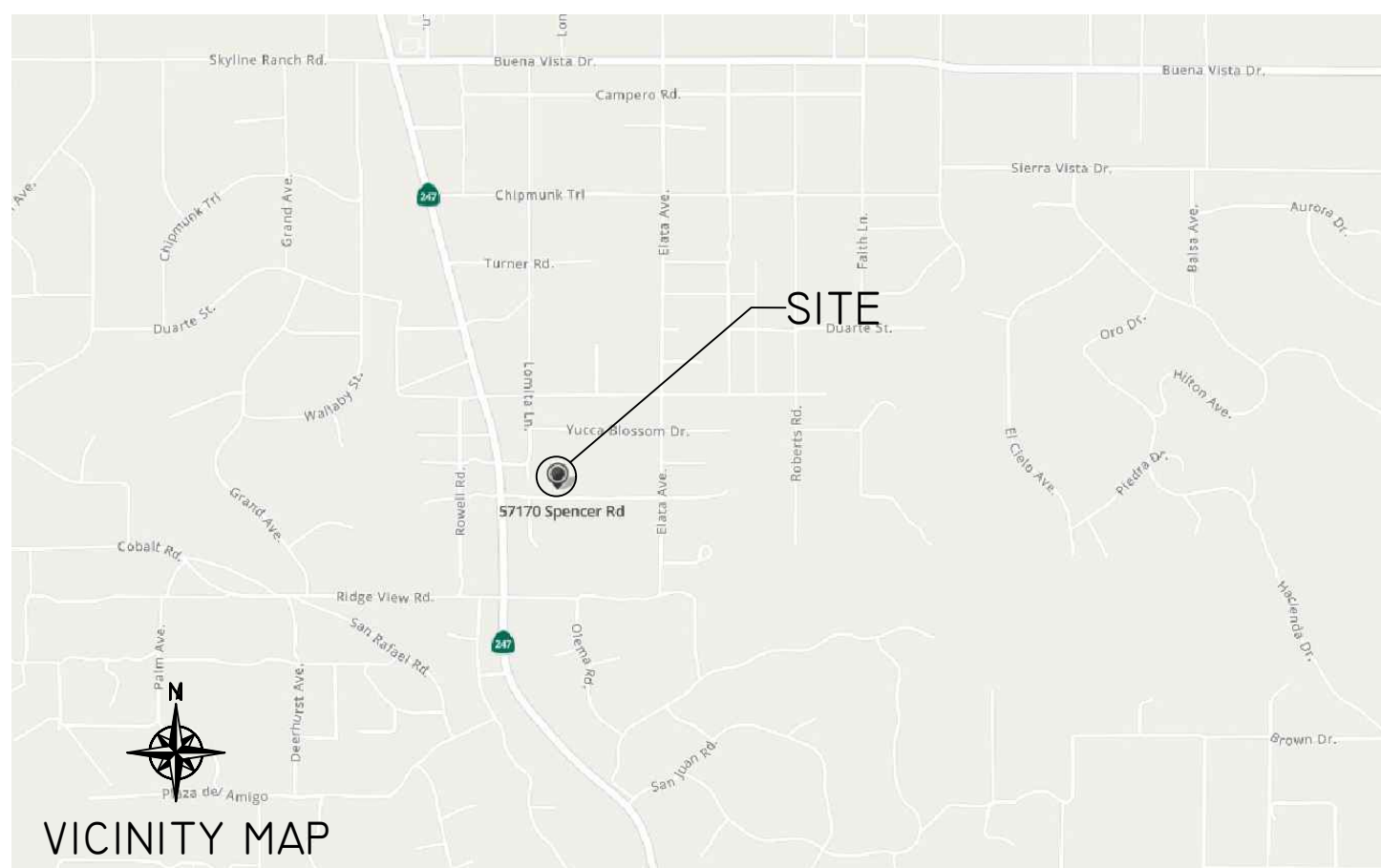


TOWN OF YUCCA VALLEY ENGINEERING DIVISION  
GRADING PLAN GENERAL NOTES:

- 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, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE OIL SHALL BE PG 70-10.
- THE AGGREGATE BASE SHALL BE CLASS II, FOR 3/4" 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 TOWN ENGINEER 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 TOWN ENGINEER. 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 NTS GEOTECHICAL DATED 10-8-2023 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 TOWN ENGINEER.
- "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

## SINGLE FAMILY RESIDENCE 57170 SPENCER ROAD APN 0596-221-13



### INDEX OF DRAWINGS

COVER SHEET	G-1
GRADING AND DRAINAGE PLAN	G-2
GRADING AND DRAINAGE PLAN ENLARGED	G-3
EROSION CONTROL PLAN	G-4



### OWNER/CLIENT:

STR TAKEOVER LLC  
57170 SPENCER ROAD  
YUCCA VALLEY, CA. 92284

### ZONING LAND USE:

RESIDENTIAL - RURAL RL

### UTILITY PURVEYORS:

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

### ASSESSOR PARCEL NUMBERS:

APN 0596-221-13

### SITE ADDRESS:

57170 SPENCER ROAD  
YUCCA VALLEY, CA 92284

### LEGAL DESCRIPTION:

APN 0596-221-13

### LOTS ACREAGE:

42,623.2026 SQ. FT. OR 0.98 ACRES

### TOTAL APPRX. AREA DIST.

14,230 SQ. FT. OR 0.32 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) 2019, APPENDIX J, CHP 1B.

### SURVEY INFO:

PROJECT BENCHMARK LISTED IN TITLE BLOCK

SURVEY PERFORMED BY  
JD COLE AND ASSOCIATES  
JM COLE PLS  
YUCAIPA CA  
AERIAL FROM TMR AND ASSOCIATES

### SCOPE OF WORK

NEW SINGLE FAMILY RESIDENTIAL UNIT IN RURAL SETTING. COVERED PATIO, GRADING, DRAINAGE, RET. WALLS AND NEW PCC WALK AND DRIVEWAY SEPTIC TANK AND LEACH FIELD.

### BASIS OF BEARING:

\_\_\_\_\_

### 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.

### 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.

PERVIOUS - IMPERVIOUS AREA CALCULATIONS		
EXISTING LOT	BEFORE	AFTER
PARCEL AREA	217,800 SF	217,800 SF
BUILDINGS	0 SF	2,481 SF
LOT COVERAGE (BLDG)	0%	1.2%
D/W, WALKS, PAVED	0 SF	3,764 SF
TOTAL IMPERVIOUS %	0%	2.8%
TOTAL PERVIOUS %	100%	97.8

### EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
EARTHWORK	188 CY	153 CY
OVER-EXCAVATION	132 CY	--- CY
RECOMPACTION	---	132 CY
SHRINKAGE	--- CY	15.3 CY
MISC	--- CY	--- CY
IMPORT	--- CY	--- CY
EXPORT	--- CY	--- CY
TOTAL	188 CY	153 CY

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

### PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN IN THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POthOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALSO AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

Joanne C. Singer  
JOANNE C. SINGER RCE 26900  
11-29-2023  
DATE

### ABBREVIATIONS:

AC	ASPHALT CONCRETE
ANT PT	ANGLE POINT
BCR	BEGIN CURB RETURN
BW	BACK OF SIDEWALK
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
IOW	INSIDE FACE OF WALL
INT	INTERSECTION
LP	LOW POINTS
LT	LIGHT
MOC	MIDDLE OF CURB
OLOW	OUTSIDE 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
P-WI	POST/WROUGHT IRON FENCE

### LEGEND:

— W — W —	DOMESTIC WATER
— SS — SS —	SANITARY SEWER
— T — T —	PROPOSED TELEPHONE
— E — E —	PROPOSED ELECTRIC
— # —	(N) IRON FENCING
— x — x —	EXIS. FENCE
— — —	EXIS. CONTOUR LINE
— 369 —	PROPOSED CONTOUR LINE
— 369.03 FS —	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
— — —	JUNIPER TREE
— — —	YUCCA TREE

### 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. 3/21/2025

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

**BENCHMARK:**  
BENCH MARK DISK NGVD 29  
80 = SET IN A BOULDER  
705.24 1968  
CA-071 MAY HOLD, BUT OF TYPE COMMONLY SUBJECT TO SURFACE MOTION  
THE SITE LOCATION WAS REPORTED AS SUITABLE FOR SATELLITE OBSERVATIONS - September 13, 2015

REVISIONS				
NO.	INIT.	DATE	DESCRIPTION	APP'D DATE

**OWNER OR DEVELOPER:**  
STR TAKEOVER LLC  
57170 SPENCER ROAD  
YUCCA VALLEY, CA 92284

**SOILS ENGINEER:**  
\_\_\_\_\_  
DATE \_\_\_\_\_  
G.E. \_\_\_\_\_

**PREPARED BY:**  
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: 11-29-2023  
DRP PROJ. ID 2023-1690-01  
EXP. DATE: 3/31/2025



**APPROVED BY:**  
ALEX QISHA,  
DIRECTOR OF PUBLIC WORKS

DATE \_\_\_\_\_

**TOWN OF YUCCA VALLEY**  
COVER SHEET  
57170 SPENCER ROAD  
GRADING AND DRAINAGE PLANS  
APN 0596-221-13

**SHEET**  
G-1  
OF G-4 SHEETS  
GRA2023-XXXXX



CONSTRUCTION NOTES		QTY. EST.
1	INSTALL GRAVEL DRIVE APPROACH.	112 SF
2	CONSTRUCT NEW GRAVEL DRIVEWAY WITH MIN 6 INCH AB OR RELATED BASE MATERIAL FOR COMPACTION.	3764 SF
3	NOT USED	
4	INSTALL NEW WATER METER BY OTHERS - HIGH DESERT WATER DISTRICT.	
5	INSTALL NEW 1 INCH WATER SERVICE LINE PER 2022 CBC AND PER SEPARATE BUILDING PERMITS.	
6	CONSTRUCT AND INSTALL 1 EA SEPTIC TANK, 4 INCH PVC SS LINE, LEACH FIELD PER PERC TEST. SEPARATE PERMIT.	
7	INSTALL DRAINAGE NATURAL SWALE PER PLAN. SEE DETAIL SECTION A-A ON SHEET 2	330 LF
8	INSTALL NDS OR EQUAL AREA DRAINS. DETAILS SHOWN ON THIS SHEET.	1 EA
9	INSTALL 4 INCH PVC STORM DRAIN.	16 LF
10	CONSTRUCT (1 EA) SMALL RETENTION LOT(S) FOR OVERFLOW FROM LOT PER DETAIL 1 AND SECTION C-C SHOWN ON SHEET 3.	1 EA
11	INSTALL RIP RAP OUTFALL WITH 3" TO 4" RIVER ROCK AS SHOWN ON THE PLAN SET LOCATIONS. SEE DETAIL 2 SHEET 3.	1 EA
12	INSTALL NEW ELECTRICAL SERVICE PER 2022 CBC AND LOCAL POWER COMPANY SCE GUIDELINES AND REQUIREMENTS PER SEP. PERMIT.	

EARTHWORK QUANTITIES		
DESCRIPTION	CUT	FILL
EARTHWORK	188 CY	153 CY
OVER-EXCAVATION	132 CY	--- CY
RECOMPACTION	--- CY	132 CY
SHRINKAGE	--- CY	15.3 CY
MISC	--- CY	--- CY
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EXPORT	--- CY	--- CY
TOTAL	188 CY	153 CY

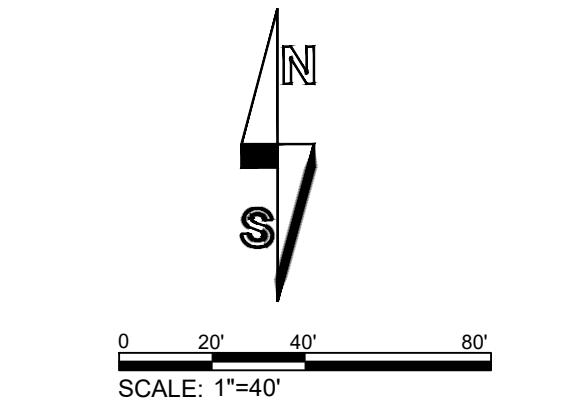
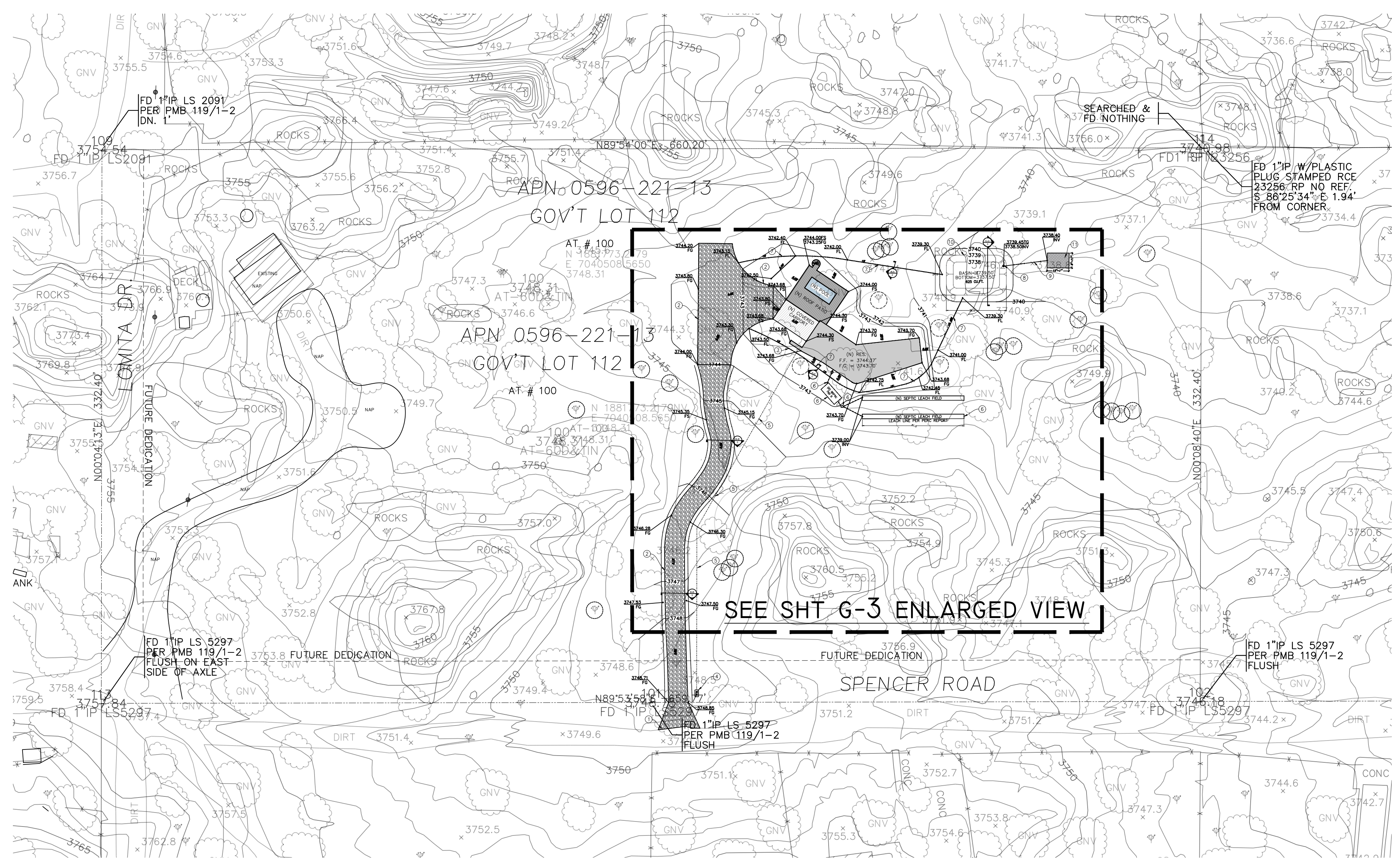
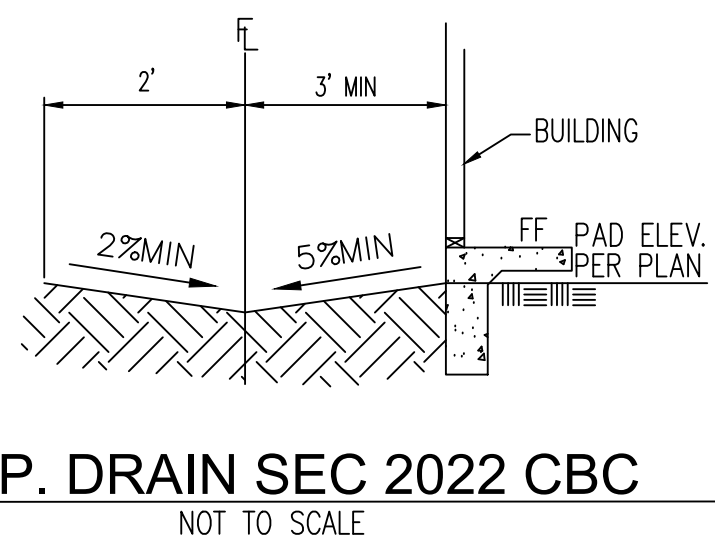
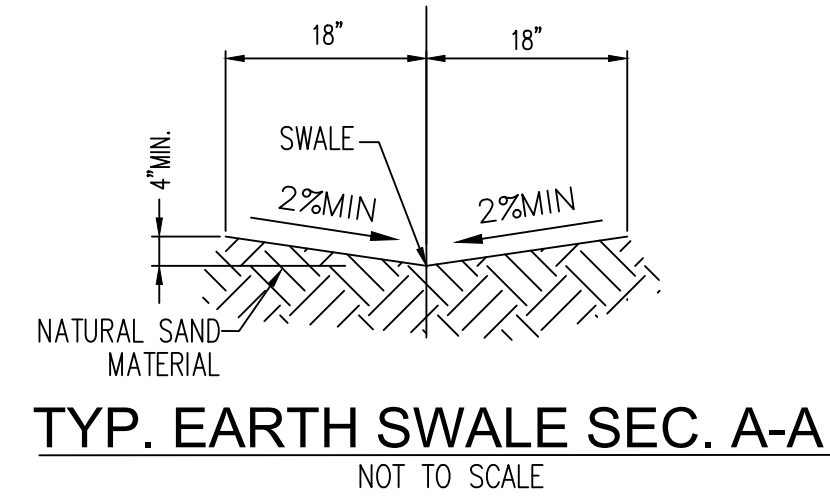
NOTE: SHRINKAGE IS ASSUMED AT A FACTOR OF 10%  
 \*\*NOTE: SOME NATURAL SOILS MAY NEED TO BE EXPORTED BASED ON SOILS DENSITY TESTING.\*\*

**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.

**UTILITY NOTE:**  
 ALL WATER, SEWER, ELECTRIC, AND GAS UTILITY LOCATIONS TO BE VERIFIED (DEPTH, SIZE, ETC.) BY CONTRACTOR PER STANDARDS OF LOCAL UTILITY COMPANIES. LOCATION OF WATER, SEWER SHOWN AS APPROXIMATE.

**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.

PERVIOUS - IMPERVIOUS AREA CALCULATIONS		
EXISTING LOT	BEFORE	AFTER
PARCEL AREA	217,800 SF	217,800 SF
BUILDINGS	0 SF	2,481 SF
LOT COVERAGE (BLDG)	0%	1.2%
D/W, WALKS, PAVED	0 SF	3,764 SF
TOTAL IMPERVIOUS %	0%	2.8%
TOTAL PERVIOUS %	100%	97.8%



LEGEND:	
	CENTERLINE
	PROPERTY LINE
	EASEMENT
	(N) IRON FENCING
	EXIS. FENCE
	EXIS. CONTOUR LINE
	PROPOSED CONTOUR LINE
	SPOT ELEVATION
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	LIGHT POLE
	MISCELLANEOUS BOX
	POWER POLE
	SEWER MANHOLE
	STREET LIGHT
	SIGN
	TRAFFIC SIGNAL LIGHT
	STORM DRAIN MANHOLE
	WATER VALVE
	JOSHUA TREE
	DOMESTIC WATER
	SANITARY SEWER
	PROPOSED TELEPHONE
	PROPOSED ELECTRIC
	NEW WATER METER
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE SWALE
	PROPOSED 4" SD
	PROPOSED PERF 4" SD
	DRAINAGE PATTERN
	RETAINING WALLS
	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.

**IMPORTANT NOTICE**  
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**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

REVISIONS			
NO.	INIT.	DATE	DESCRIPTION

**BENCHMARK:**  
 BENCH MARK DISK NGVD 29  
 80 = SET IN A BOULDER  
 705.24 1968  
 CA-071 MAY HOLD, BUT OF TYPE COMMONLY SUBJECT TO SURFACE MOTION  
 THE SITE LOCATION WAS REPORTED AS SUITABLE FOR SATELLITE OBSERVATIONS - September 13, 2015

**OWNER OR DEVELOPER:**  
 STR TAKEOVER LLC  
 57170 SPENCER ROAD  
 YUCCA VALLEY, CA 92284

**SOILS ENGINEER:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE

**PREPARED BY:**  
 DRP PROJ. ID 2023-1690-01  
  
 DRP ENTERPRISES LLC  
 DANIEL PATNEAUDE  
 MAILING ADDRESS:  
 PO BOX 4428  
 PALM SPRINGS, CA 92263  
 206-734-7765  
 JOANNE C. SINGER RCE 26900  
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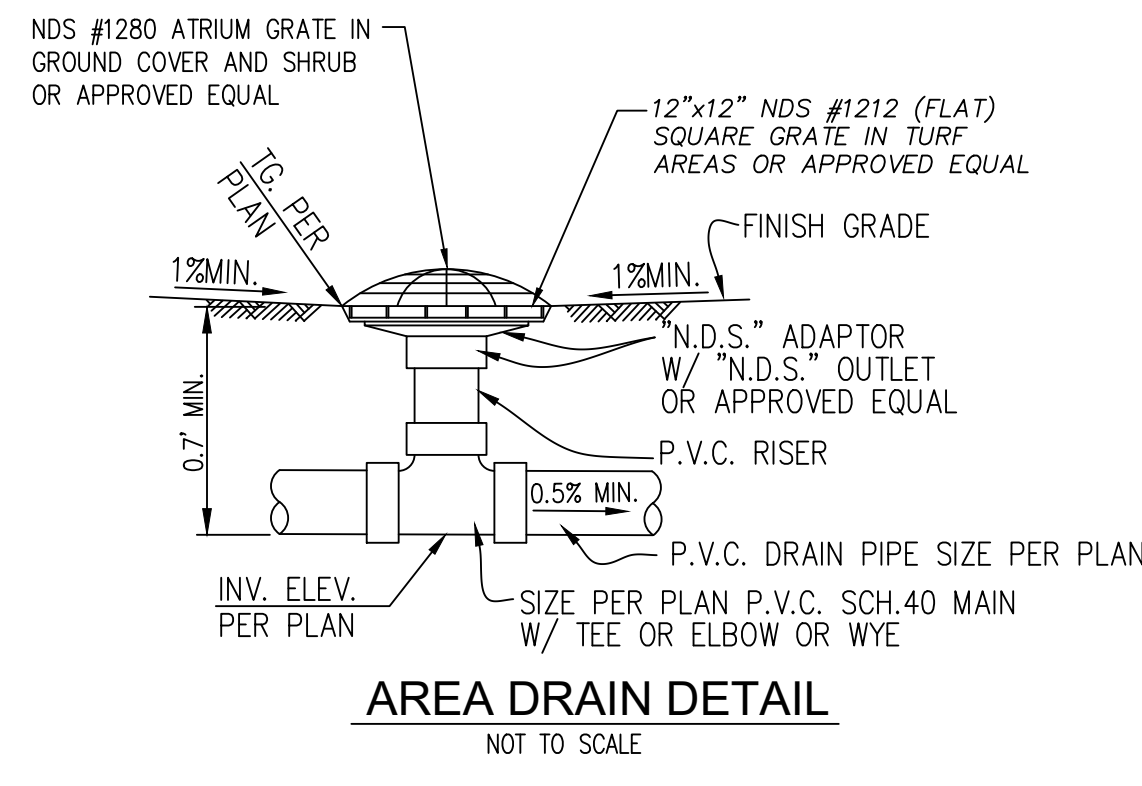
**APPROVED BY:**  
 ALEX QISHTA,  
 DIRECTOR OF PUBLIC WORKS

DATE \_\_\_\_\_

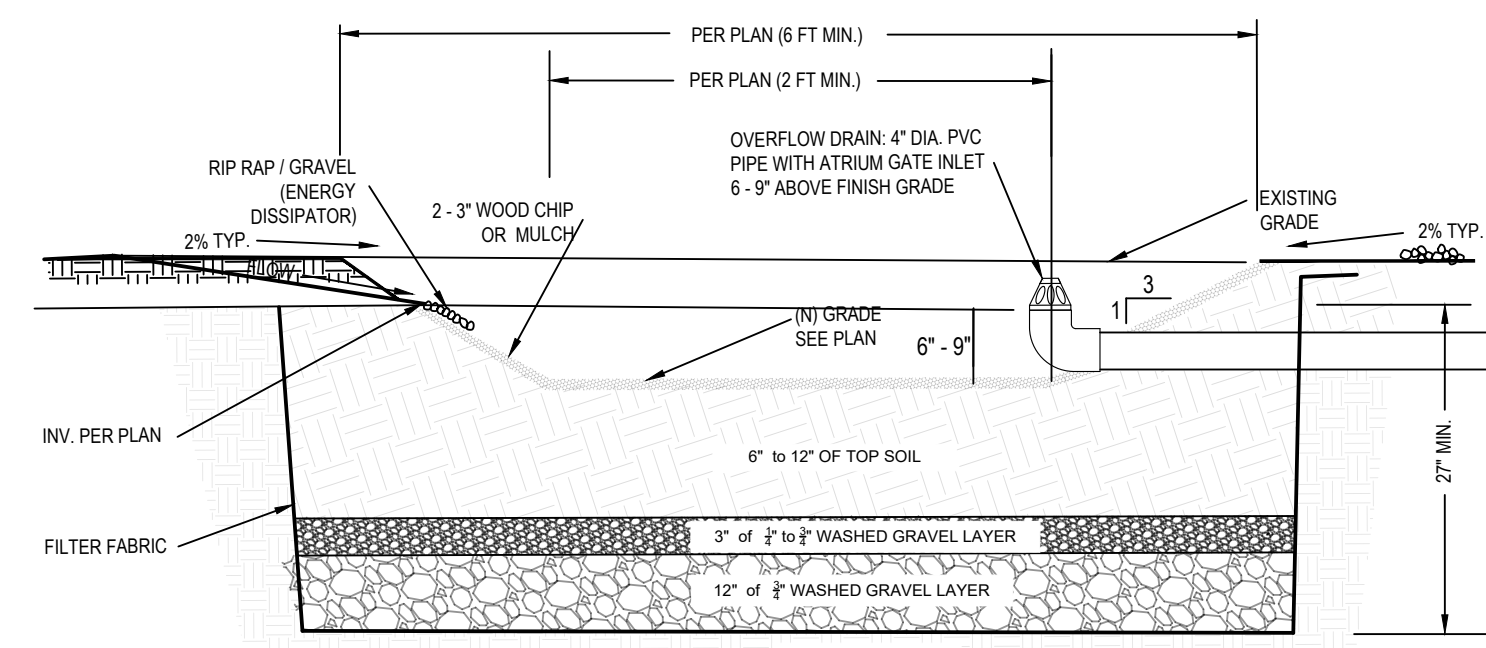
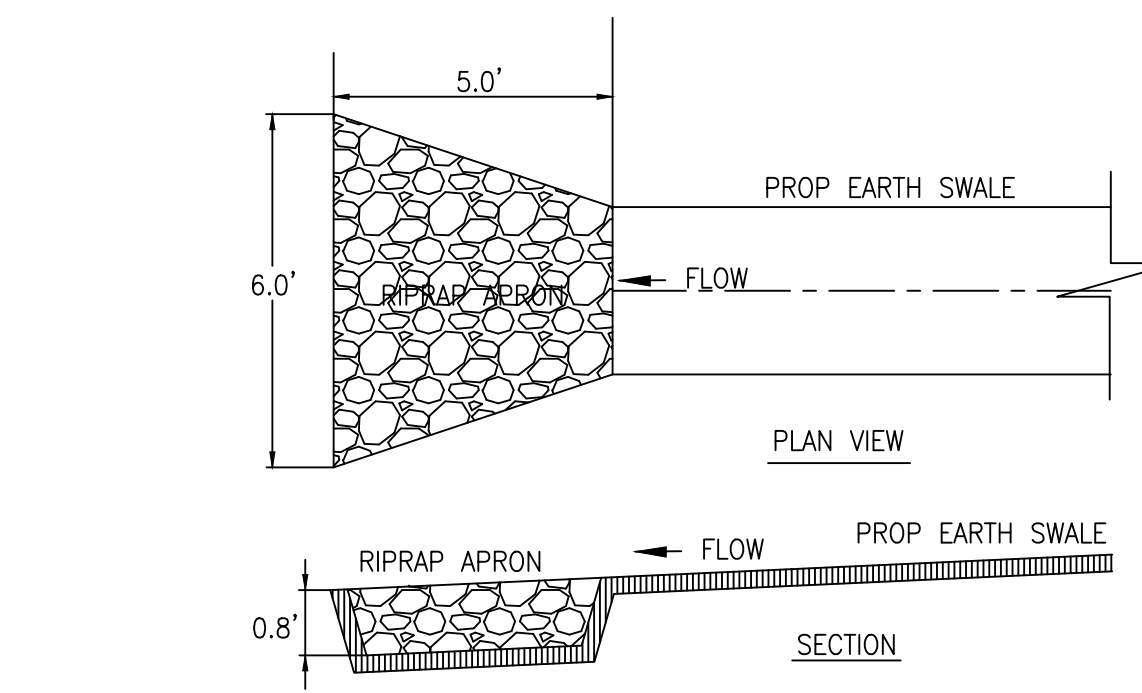
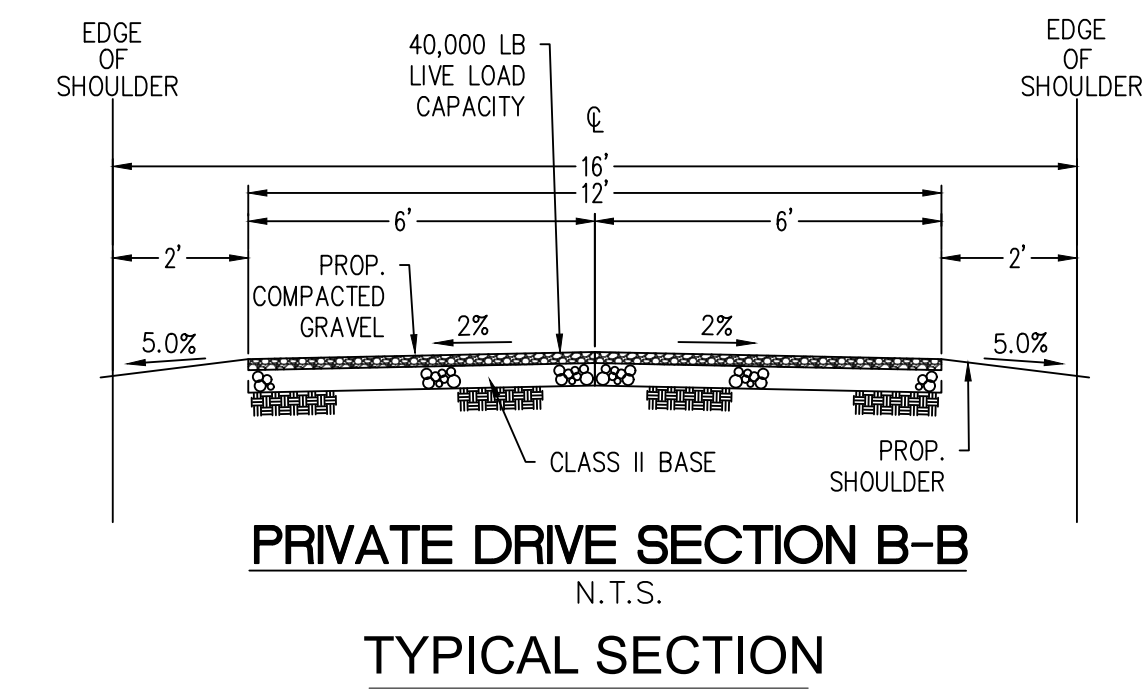
**TOWN OF YUCCA VALLEY**  
 GRADING AND DRAINAGE PLAN  
 57170 SPENCER ROAD  
 GRADING AND DRAINAGE PLANS  
 APN 0596-221-13

**SHEET**  
**G-2**  
 OF G-4 SHEETS  
 GRA2023-XXXXX






CONSTRUCTION NOTES		QTY. EST.
①	INSTALL DRIVE APPROACH EITHER ASPHALT OR GRAVEL PER TOWN OF YUCCA VALLEY DIRECTION FOR RURAL ROAD.	112 SF
②	CONSTRUCT NEW GRAVEL DRIVEWAY WITH MIN 6 INCH AB OR RELATED BASE MATERIAL FOR COMPACTION.	3764 SF
③	NOT USED	
④	INSTALL NEW WATER METER BY OTHERS - HIGH DESERT WATER DISTRICT.	
⑤	INSTALL NEW 1 INCH WATER SERVICE LINE PER 2022 CBC AND PER SEPARATE BUILDING PERMITS.	
⑥	CONSTRUCT AND INSTALL 1 SEPTIC TANK, 4 INCH PVC SS LINE, LEACH FIELD PER PERC TEST. SEPARATE PERMIT.	
⑦	INSTALL DRAINAGE NATURAL SWALE PER PLAN. SEE DETAIL SECTION A-A ON SHEET 2.	330 LF
⑧	INSTALL NDS OR EQUAL AREA DRAINS. DETAILS SHOWN ON THIS SHEET.	1 EA
⑨	INSTALL 4 INCH PVC STORM DRAIN.	16 LF
⑩	CONSTRUCT (1 EA) SMALL RETENTION LOT(S) FOR OVERFLOW FROM LOT PER DETAIL 1 AND SECTION C-C SHOWN ON SHEET 3.	1 EA
⑪	INSTALL RIP RAP OUTFALL WITH 3\"/>	



BASIN CALCULATION	
BUILDING AND GARAGE COVERAGE	- 2,481
LOT COVERAGE HARDSCAPE - IMPERVIOUS	- 3,764
TOTAL COVERAGE	- 6,245 SF
TOTAL BASIN NEEDED	- 625 CF
TOTAL BASIN AREA PROVIDED	- 625 CF

**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

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YUCCA VALLEY, CA 92284

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DATE \_\_\_\_\_  
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760-625-7426

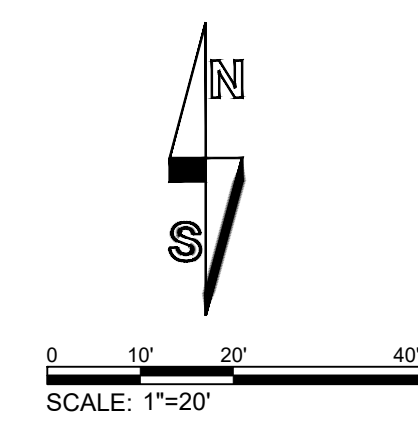
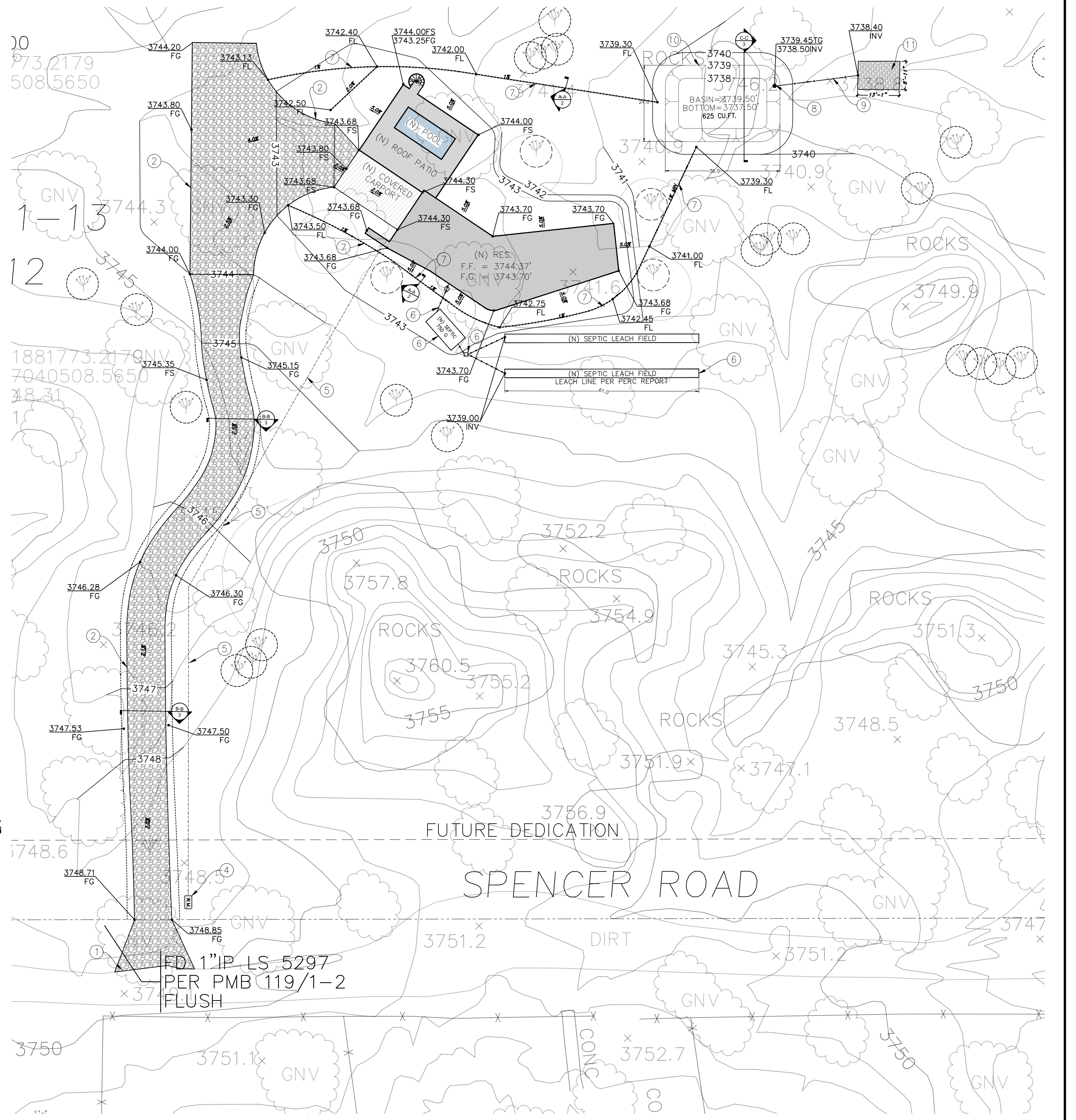
**DATE:** 11-29-2023  
EXP. DATE: 3/31/2025



**APPROVED BY:**  
ALEX QISHTA, DIRECTOR OF PUBLIC WORKS  
DATE \_\_\_\_\_

**TOWN OF YUCCA VALLEY**  
DETAILS AND SECTIONS  
57170 SPENCER ROAD  
GRADING AND DRAINAGE PLANS  
APN 0596-221-13

**SHEET**  
G-3  
OF G-4 SHEETS  
GRA2023-XXXXX



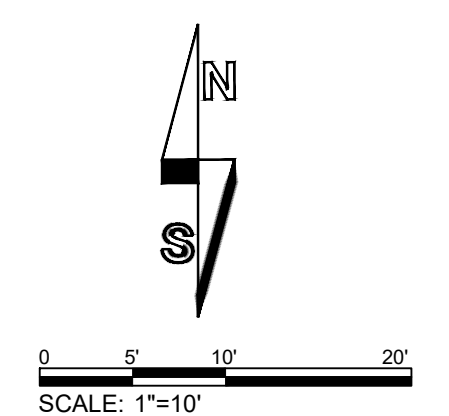
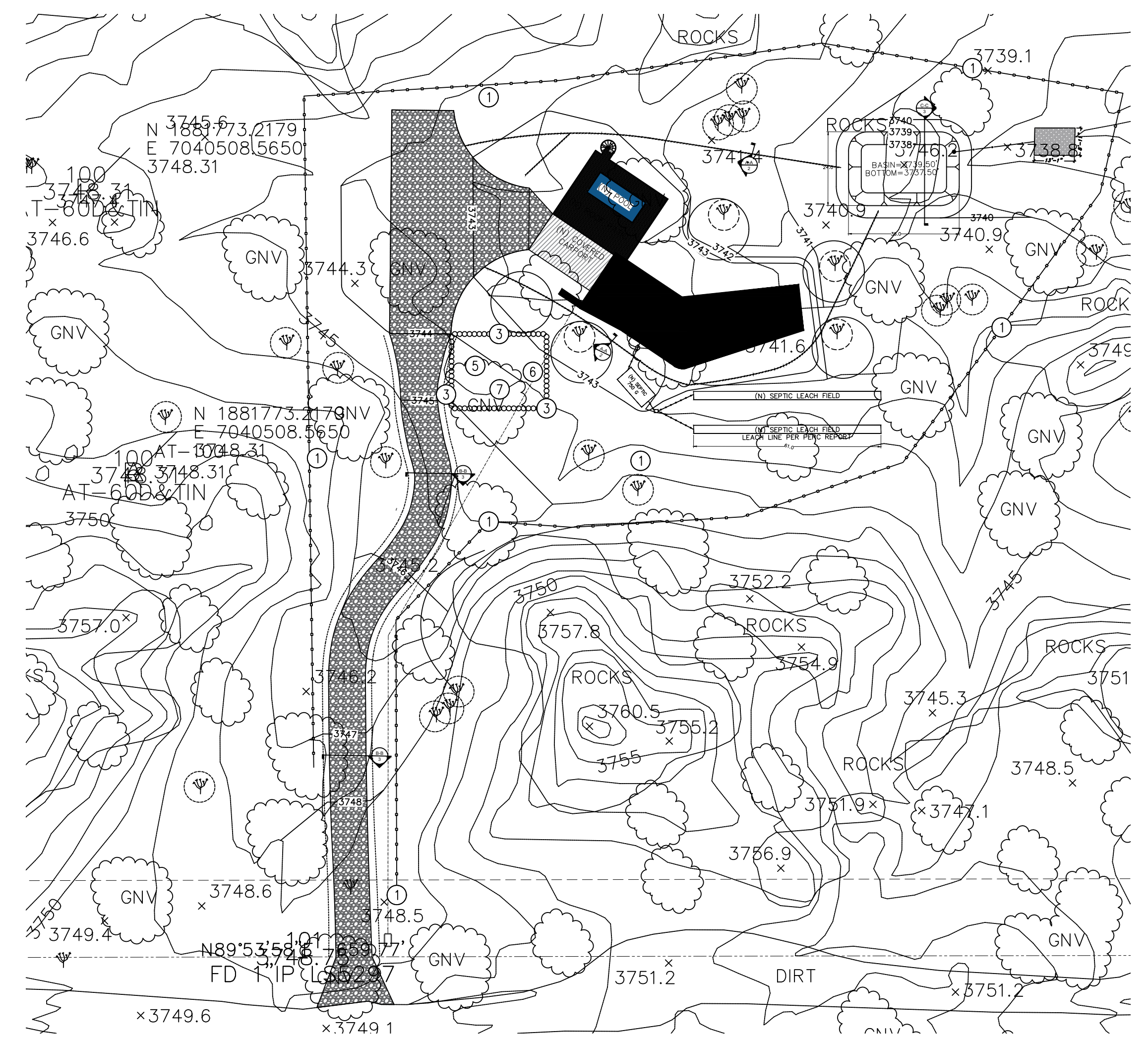


**BMP LEGEND**

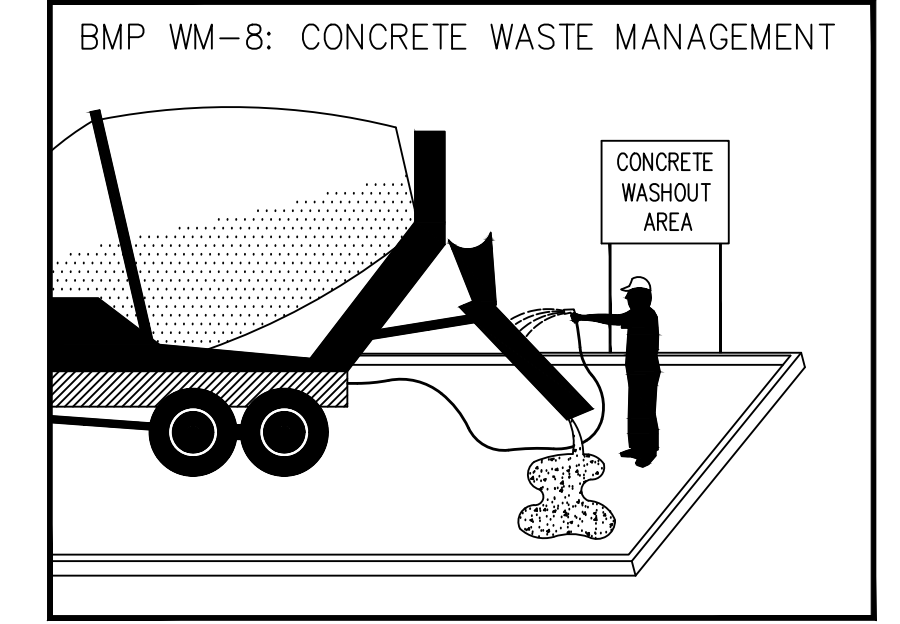
- PDS 659 BROW DITCH
- PDS 659 BERM
- DIRECTION OF LOT DRAINAGE
- MATERIALS & WASTE MANAGEMENT BMPs:**
  - WM-1 MATERIAL DELIVERY & STORAGE
  - WM-4 SPILL PREVENTION AND CONTROL
  - WM-8 CONCRETE WASTE MANAGEMENT
  - WM-5 SOLID WASTE MANAGEMENT
  - WM-9 SANITARY WASTE MANAGEMENT
  - WM-6 HAZARDOUS WASTE 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) XXXXX
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 3-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.

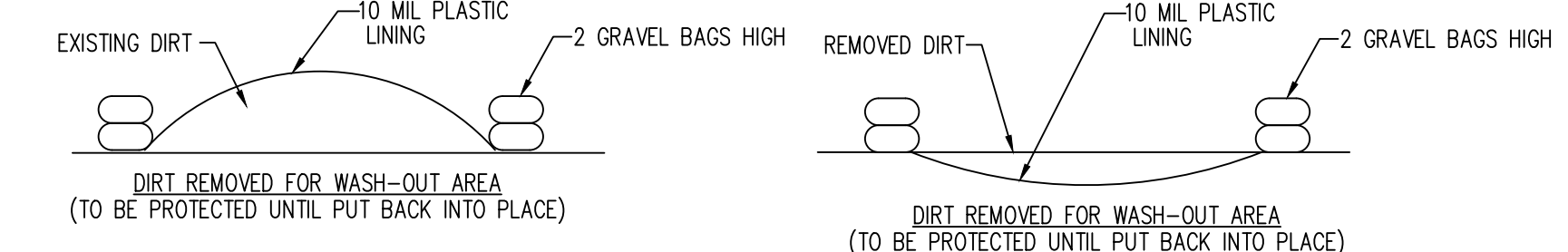


EROSION CONTROL CONSTRUCTION NOTES	QTY	UNIT
1. INSTALL SILT FENCE PER CASQA SE-1	892	LF
2. INSTALL FIBER ROLL PER CASQA SE-5	N/A	LF
3. INSTALL GRAVEL BAG (2 BAGS) VELOCITY REDUCER PER CASQA SE-6 SHEET 6.	80	BAGS
4. INSTALL INLET PROTECTION (1 BAG ) PER CASQA SE-10 AND DETAIL HEREON	N/A	BAGS
5. INSTALL 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 SHEET 6, 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 SHEET 6, LOCATION SHALL BE DETERMINED DURING CONSTRUCTION	N/A	EA
9. STREET SWEEPING AS NEEDED	YES	NA



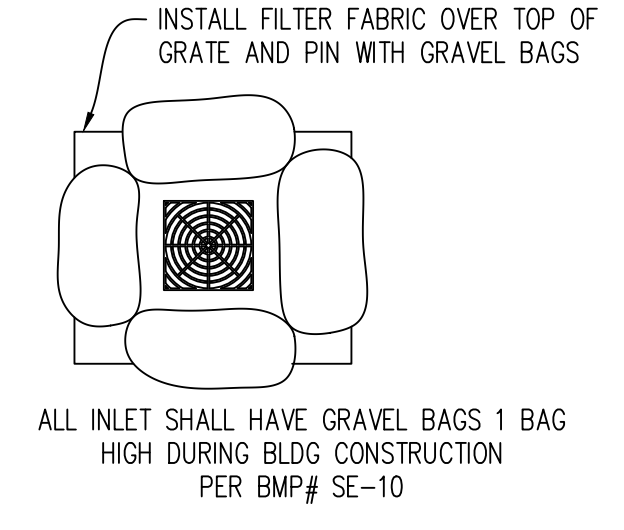
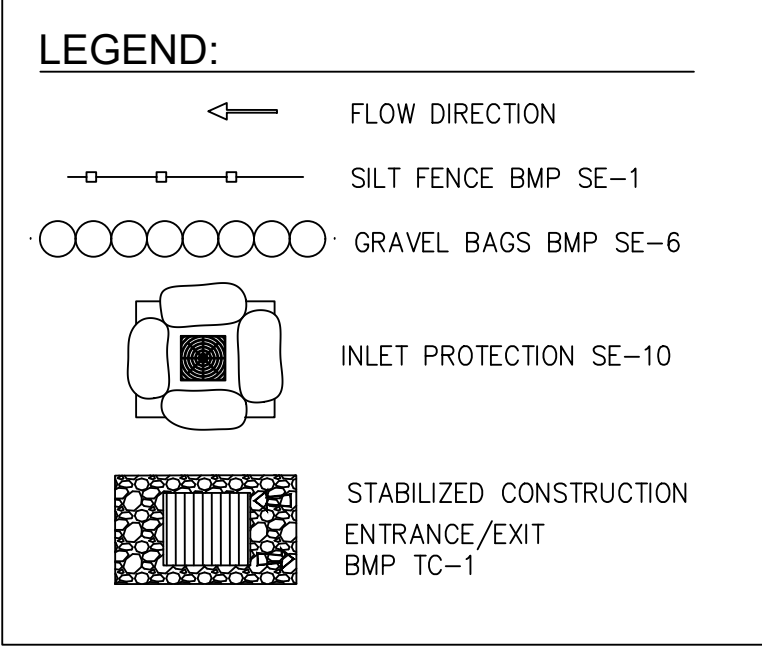
**DESCRIPTION AND PURPOSE**  
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASH-OUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEE AND SUBCONTRACTORS.

- 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.



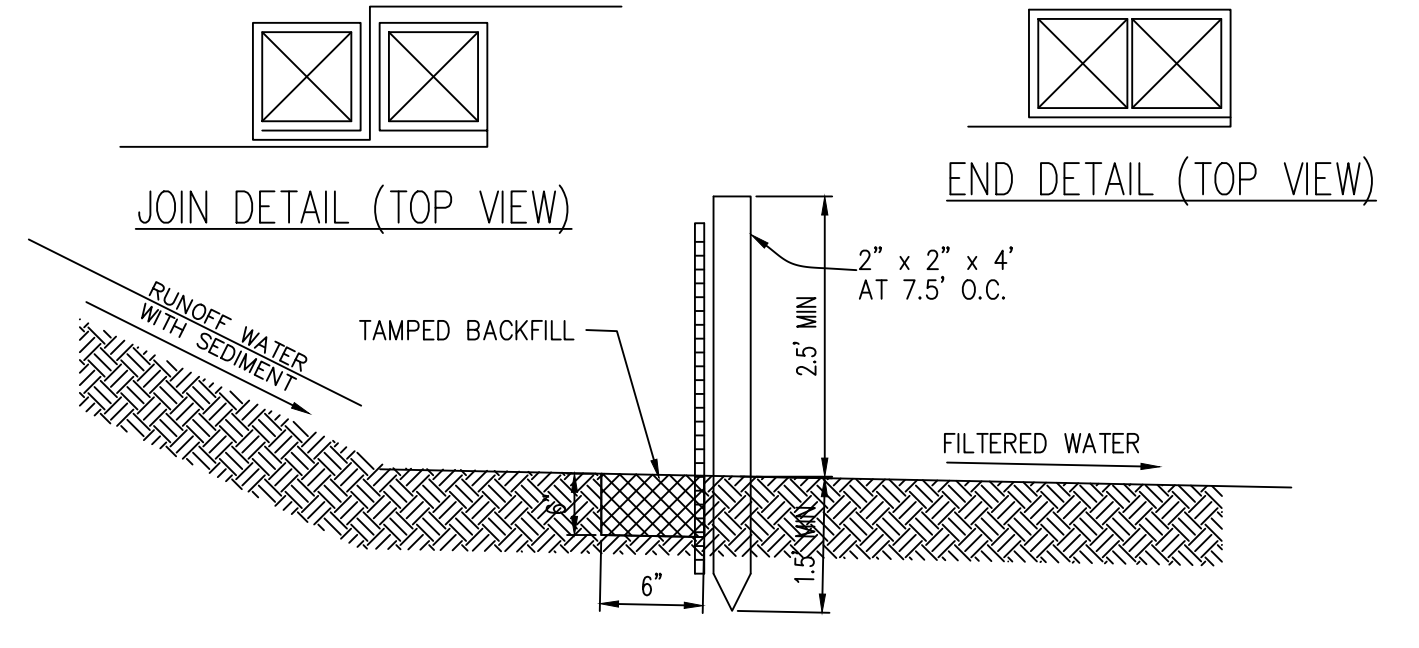
**CONCRETE WASHOUT AREA (BMP WM-8)** 6  
NOT TO SCALE

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



**EROSION CONTROL INLET GRAVEL BAG DETAIL** 4  
NOT TO SCALE

**EROSION AND SEDIMENT CONTROL PLAN**



**SILT FENCE 1**  
N.T.S.

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

**JOANNE C. SINGER**  
REGISTERED PROFESSIONAL ENGINEER  
C 26900  
3/31/2025  
DATE \_\_\_\_\_

**IMPORTANT NOTICE**  
Section 416.4217 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

**REVISIONS**

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

**OWNER OR DEVELOPER:**  
STR TAKEOVER LLC  
57170 SPENCER ROAD  
YUCCA VALLEY, CA 92284

**SOILS ENGINEER:** \_\_\_\_\_  
DATE \_\_\_\_\_

**PREPARED BY:** DRP PROJ. ID 2023-1690-01  
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:** 11-29-2023

**EXP. DATE:** 3/31/2025

**TOWN OF YUCCA VALLEY CALIFORNIA**  
INC. NOV. 22, 1991

**APPROVED BY:**  
ALEX QISHTA, DIRECTOR OF PUBLIC WORKS  
DATE \_\_\_\_\_

**TOWN OF YUCCA VALLEY**  
EROSION AND SEDIMENT CONTROL PLANS  
57170 SPENCER ROAD  
GRADING AND DRAINAGE PLANS  
APN 0596-221-13

**SHEET G-4**  
OF G-4 SHEETS  
GRA2023-XXXXX