

SITE DATA

APN:	060-154-301-0000, BOOK 82, PAGES 62 AND 63 OF MAPS
LEGAL DESCRIPTION:	ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 5, TRACT NO. 6572, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 82, PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 5, TRACT NO. 6572, SAID POINT BEING THE SOUTHWESTERLY TERMINUS OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 280.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 34° 28' 36" EAST, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO BRUNO KATAUSKAS, RECORDED FEBRUARY 1, 1963 IN BOOK 5844, PAGE 596 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 34° 28' 36" EAST, 370.00 FEET ALONG SAID RADIAL LINE BEING THE NORTHEASTERLY LINE OF SAID KATAUSKAS LAND, TO THE SOUTHEASTERLY CORNER THEREOF, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF SAID LOT 5; THENCE NORTH 55° 31' 24" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY 19.09 FEET, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 42' 02"; THENCE NORTH 00° 49' 22" EAST, 539.99 FEET ALONG THE EAST LINE OF SAID LOT 5, BEING TANGENT TO SAID LAST MENTIONED CURVE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.55 FEET, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 22' 52"; THENCE NORTH 89° 33' 30" WEST, 340.00 FEET, ALONG THE NORTH LINE OF SAID LOT 5, BEING TANGENT TO SAID LAST MENTIONED CURVE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 37' 08"; THENCE SOUTH 00° 49' 22" WEST, 218.95 FEET, ALONG THE WESTERLY LINE OF SAID LOT 5, BEING TANGENT TO SAID LAST MENTIONED CURVE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY 267.32 FEET, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 42' 02" TO THE POINT OF BEGINNING.
EXISTING AND PROPOSED ZONING:	C-G (GENERAL COMMERCIAL), GEOLOGIC HAZARDS OVERLAY DISTRICT
EXISTING AND PROPOSED GP DESIGNATION:	COMMERCIAL (C)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	AUTOMOBILE GAS STATION AND CONVENIENCE STORE
TOTAL GROSS AREA:	304,311 SF (6.99 AC)
TOTAL NET AREA:	180,911.04 SF (4.15 AC)
WATER PURVEYOR:	HI DESERT WATER DISTRICT (760) 365-8333
SEWER PURVEYOR:	HI DESERT WATER DISTRICT (760) 365-8333
TYPE OF SEWAGE DISPOSAL:	DISCHARGE THROUGH PUBLIC SEWER MAIN CONNECTION

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ADJACENT ZONING:
 N: R-S-3.5 (RESIDENTIAL, SINGLE-FAMILY)
 E: C-G (GENERAL COMMERCIAL)
 S: C-G (GENERAL COMMERCIAL)
 W: C-G (GENERAL COMMERCIAL)
 NW: R-S-2 (RESIDENTIAL, SINGLE-FAMILY)

ADJACENT LAND USES:
 N: VACANT
 E: VACANT
 S: OFFICE
 W: STORAGE
 NW: RESIDENTIAL

SEQUENCE OF PHASING: PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

PARKING/LANDSCAPE BUFFER
 STREET FRONTAGE (S/E): 15'
 SIDE (W): 0'
 REAR (N): 0'

PARKING SUMMARY

RETAIL SALES: 5,200 S.F. (1 STALL/250 S.F.) = 21 STALLS REQUIRED, PER TOWN OF YUCCA VALLEY CODE OF ORDINANCES SECTION 9.33.040

- ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2022 CBC 11B-208.2 (1 MUST BE VAN ACCESSIBLE)
- EV CAPABLE FOR 26-50 PARKING STALLS = 8 EV CAPABLE STALLS REQUIRED PER 2022 CALGREEN SECTION 5.106.5.3.1
- 2 MUST BE EVCS (EV CAPABLE SPACES PROVIDED WITH EV CHARGERS)
- 1 EVCS MUST BE VAN ACCESSIBLE PER 2022 CBC 11B-228.3.2

PARKING TABLE	REQUIRED	PROVIDED
STANDARD	11	18
EVCS	2	4 (INCLUDES 1 VAN ACCESSIBLE)
EV CAPABLE	6	4
ACCESSIBLE	2	2 (INCLUDES 1 VAN ACCESSIBLE)
TOTAL:	21	28



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 (714) 705-1366
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 AHMED ZUWAWA, R.C.E. No. 92059
 DATE: 08/12/2025
 EXP. 03/31/2027

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 ONPOINT DEVELOPMENT
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 STEVEN@ONPOINTDEV.COM

SURVEYOR
 MITCHELL DURYEA
 DURYEA & ASSOCIATES SURVEYING AND MAPPING
 2702 N PERRY ST
 SPOKANE, WA 99207
 (509) 465-8007
 MITCH@DURYEYA-ASSOCIATES.COM

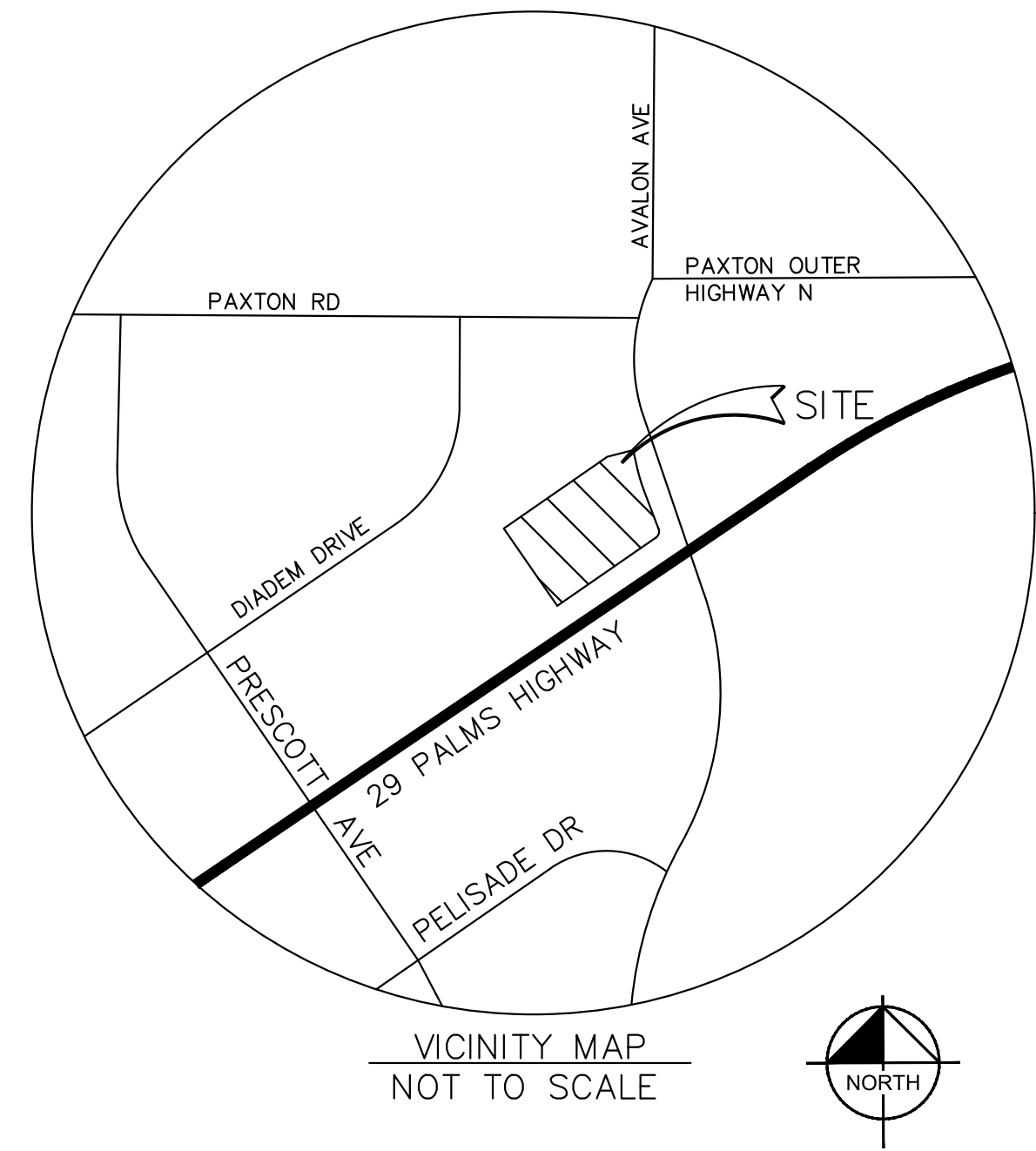
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 CUP# XXXXXXXXXX
 NWC 29 PALMS HWY & AVALON AVE
 YUCCA VALLEY, CA 92284

TOWN OF YUCCA VALLEY
COVER SHEET

C0.0

**CIVIL ENTITLEMENT PLANS
 FOR
 CIRCLE K**

NWC 29 PALMS HWY & AVALON AVE,
 YUCCA VALLEY, CA 92284



LEGEND

	CENTER LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	FINAL RIGHT-OF-WAY (ADJUSTED PER TPM BY OTHERS)
	EASEMENT LINE
	SETBACK LINE
	APPROXIMATE EARTHQUAKE FAULT ZONE BOUNDARY
	APPROXIMATE LIMIT OF WORK LINE
	LIMIT OF GRADING
	PROPOSED RIDGE LINE
	PROPOSED GRADE BREAK LINE
	PROPOSED FLOW LINE
	PROPOSED STORM DRAIN LINE
	EXISTING 8" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 8" SEWER LINE
	PROPOSED 2" WATER LINE
	PROPOSED X" FIRE WATER LINE
	PROPOSED 4" SANITARY SEWER LINE
	NUMBER OF PARKING SPACES
	PROPOSED FIRE HYDRANT
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED LANDSCAPE/PLANTER AREA
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

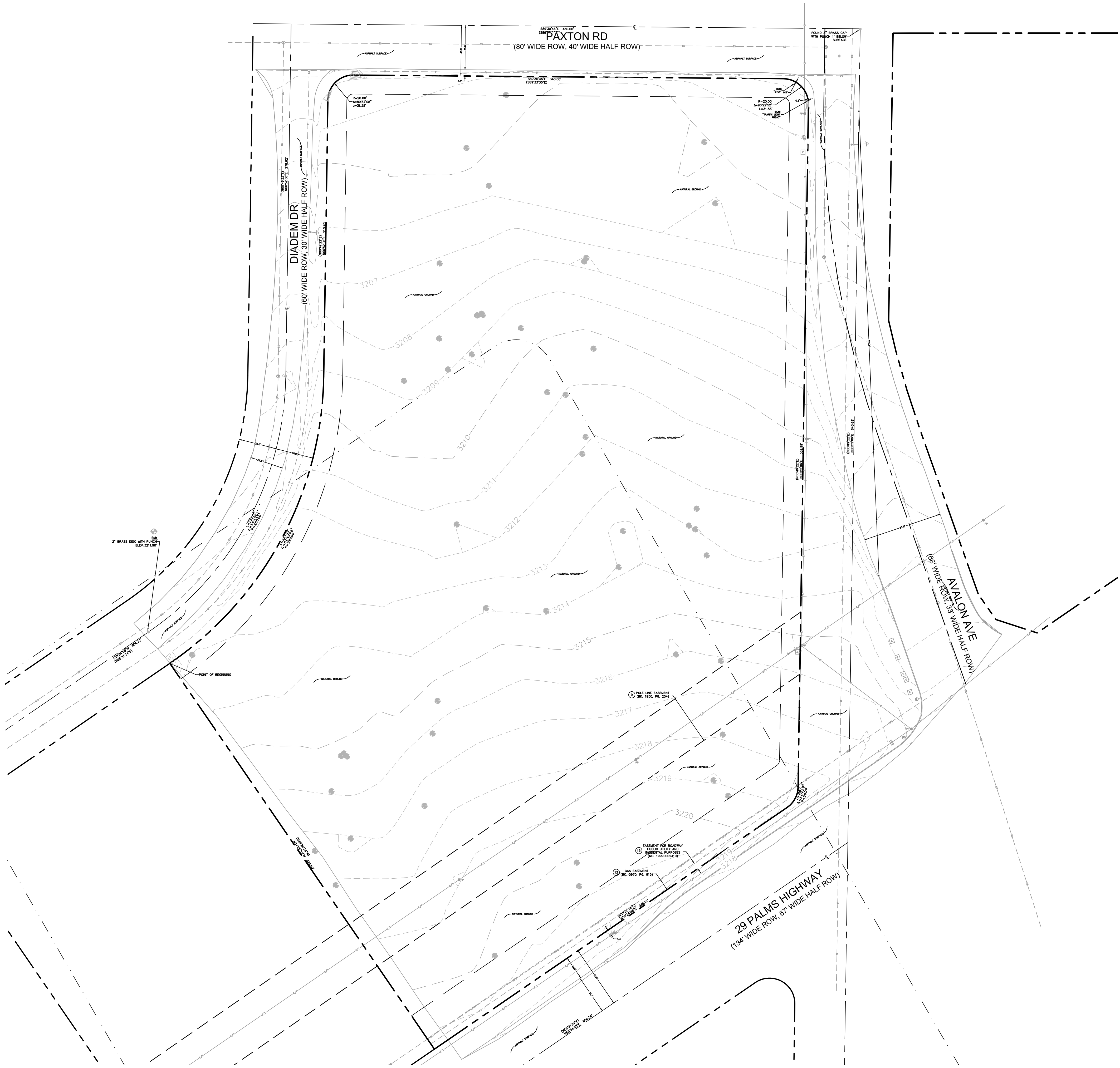
ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT
BC	- BACK OF CURB
BS	- BOTTOM OF STEP
BLDG	- BUILDING
BW	- BACK OF WALK
CB	- CATCH BASIN
CF	- CURB FACE
C/L	- CENTERLINE
CONC.	- CONCRETE
CONST.	- CONSTRUCT, CONSTRUCTION
DF	- DEEPENED FOOTING
DI	- DRAIN INLET
DW	- DOMESTIC WATER
E	- EAST
EG	- EDGE OF GUTTER
ELEC	- ELECTRIC
EP	- EDGE OF PAVEMENT
FF	- FINISHED FLOOR
FG	- FINISHED GRADE
FL	- FLOW LINE
FS	- FINISHED SURFACE
FW	- FIRE WATER
G	- GAS
GB	- GRADE BREAK
HP	- HIGH POINT
INV	- INVERT
IRR	- IRRIGATION WATER
JS	- JUNCTION STRUCTURE
LP	- LOW POINT
MH	- MANHOLE
N	- NORTH
PCC	- PORTLAND CEMENT CONCRETE
P/L	- PROPERTY LINE
PUE	- PUBLIC UTILITY EASEMENT
PIV	- POST INDICATOR VALVE
PVC	- POLYVINYL CHLORIDE
R	- RADIUS
RD	- ROOF DRAIN
RW	- RECLAIMED WATER
R/W	- RIGHT-OF-WAY
S	- SEWER OR SOUTH
SD	- STORM DRAIN
STA	- STATION
SS	- SANITARY SEWER
SSPWC	- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	- SIDE WALK
T	- TELEPHONE
TC	- TOP OF CURB
W	- WATER OR WEST
XXX.XX	- PROPOSED ELEVATION
(XXX.XX)	- EXISTING ELEVATION

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PROPERTY LINE EXHIBIT
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING PLAN
C4.1	TYPICAL SECTIONS
C5.0	PRELIMINARY UTILITY PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN

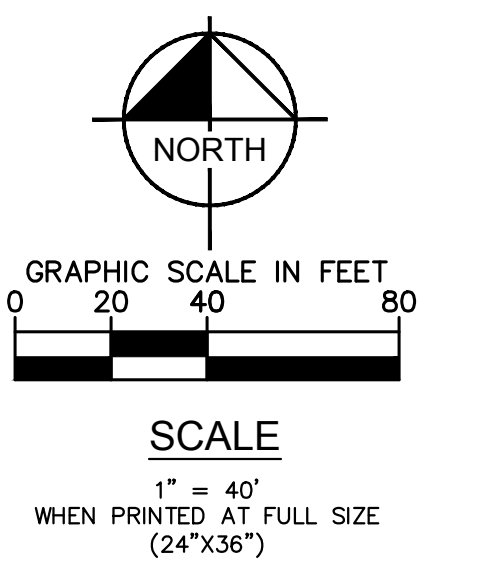
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- CENTER LINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE

EXISTING TOPOGRAPHY PER ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY BY DURYE & ASSOCIATES, DATED APRIL 9, 2024.



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KV
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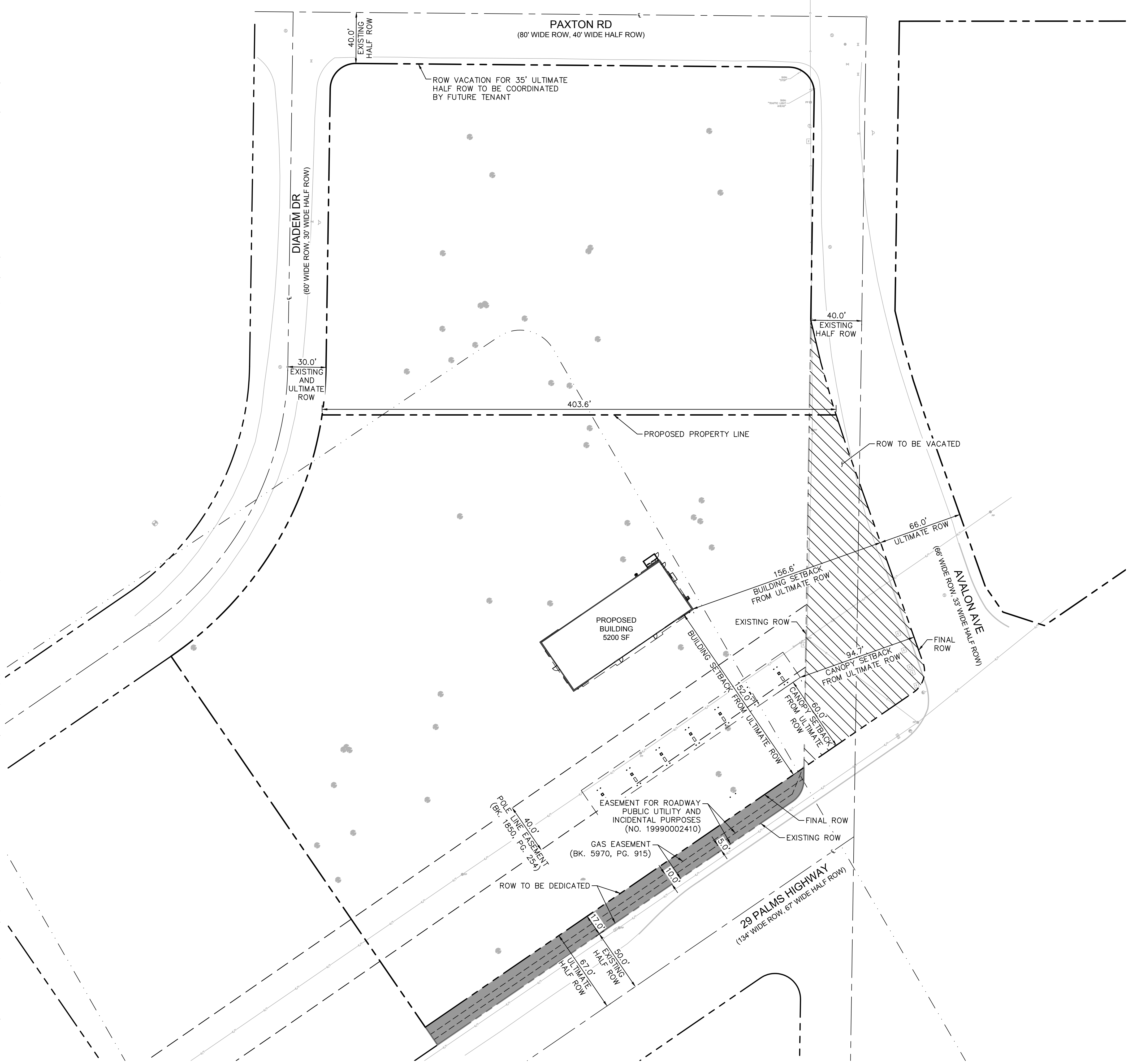
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 DATE: 08/12/2025
 EXP. 03/31/2027
 AHMED ZUWAWA, R.C.E. NO. 92059

CUP# XXXXXXXXXXXX
 NWC 29 PALMS HWY & AVALON AVE
 YUCCA VALLEY, CA 92284

TOWN OF YUCCA VALLEY
EXISTING CONDITIONS

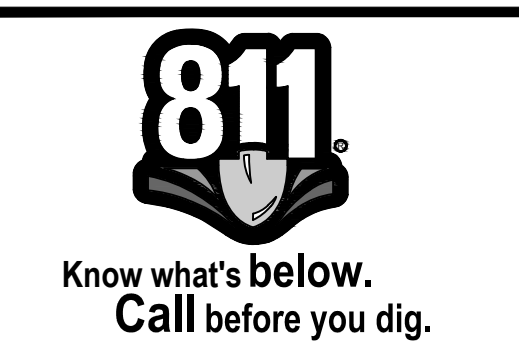
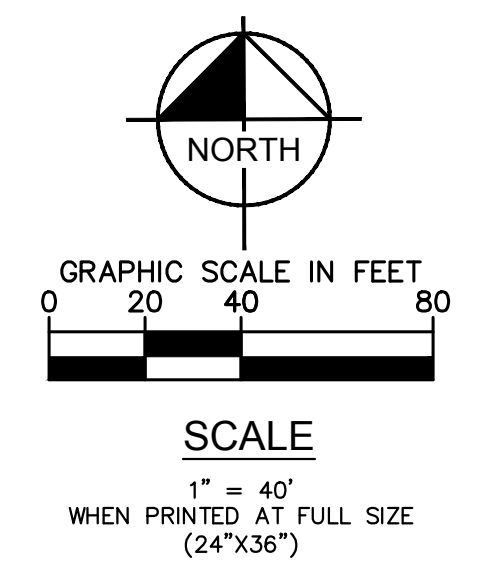
C1.0

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LEGEND

	CENTER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	APPROXIMATE EARTHQUAKE FAULT ZONE BOUNDARY



ISSUE	DATE	DESCRIPTION

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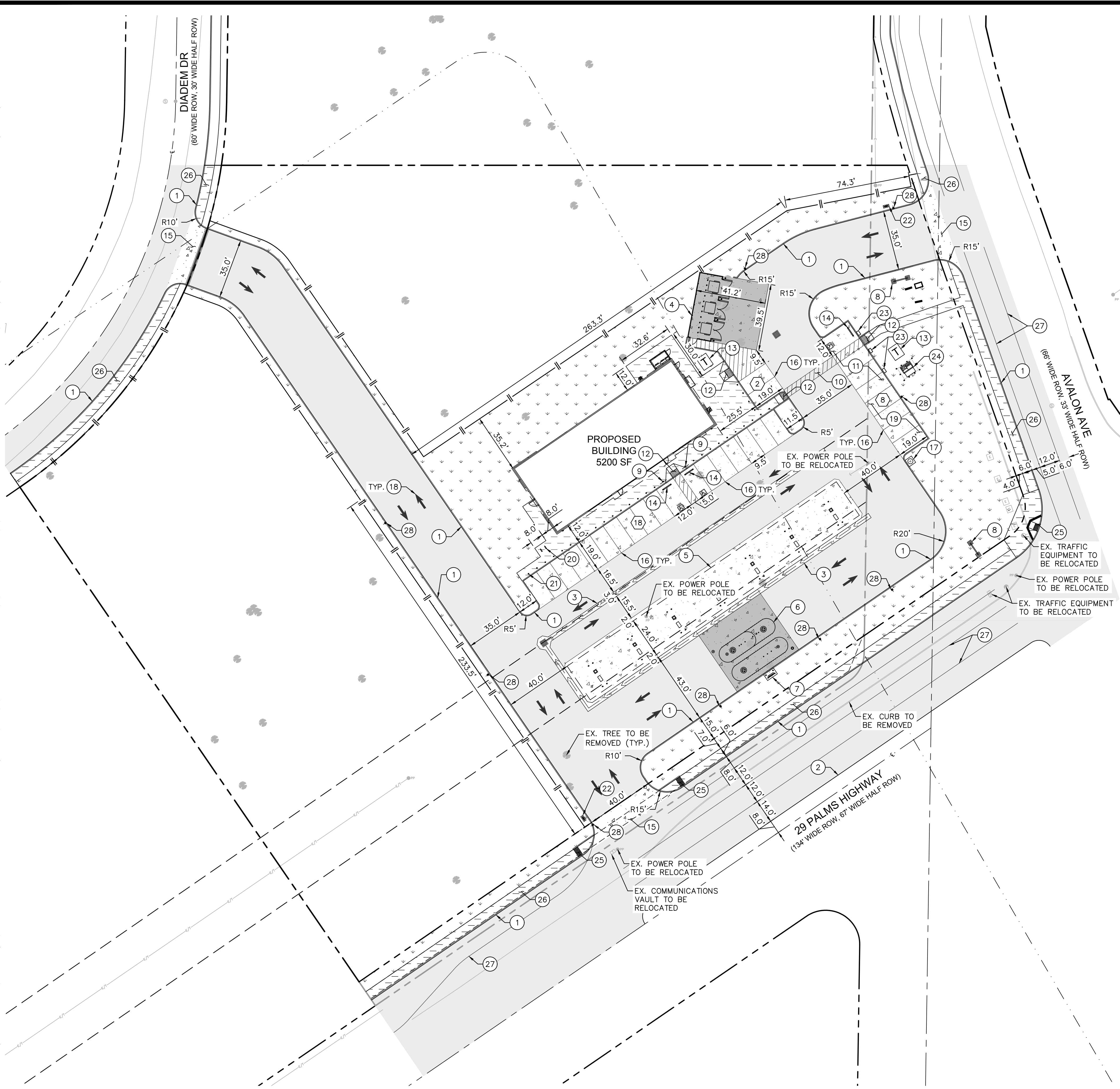
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TOWN OF YUCCA VALLEY
PROPERTY LINE EXHIBIT

C2.0

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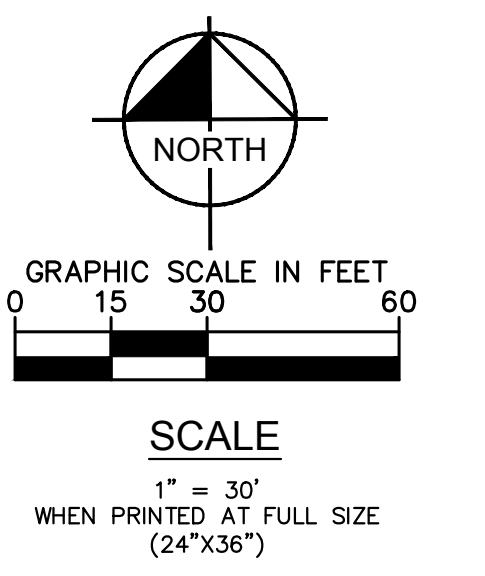


LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- APPROXIMATE EARTHQUAKE FAULT ZONE BOUNDARY
- APPROXIMATE LIMIT OF WORK LINE
- LIMIT OF GRADING
- PROPOSED SIDEWALK CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPE/PLANTER AREA
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- NUMBER OF PARKING SPACES

CONSTRUCTION NOTES

- 1 PROPOSED CONCRETE CURB
- 2 PROPOSED OFFSITE MEDIAN (HALF WIDTH)
- 3 PROPOSED CONCRETE RIBBON GUTTER
- 4 PROPOSED COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- 5 PROPOSED 28' X 192' FUEL CANOPY
- 6 PROPOSED UNDERGROUND FUEL STORAGE TANKS
- 7 PROPOSED VENT STACK
- 8 PROPOSED MONUMENT SIGN
- 9 PROPOSED ACCESSIBLE PARKING STALL SIGN
- 10 PROPOSED ACCESSIBLE PATH OF TRAVEL STRIPING
- 11 PROPOSED EV CHARGING SPACE
- 12 PROPOSED ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- 13 PROPOSED TRANSFORMER PAD
- 14 PROPOSED WHEELSTOP
- 15 PROPOSED DRIVEWAY
- 16 PROPOSED 90° PARKING STALL STRIPING PER YVDC 9.33.070(C)
- 17 PROPOSED AIR AND WATER STATION
- 18 PROPOSED DIRECTIONAL MARKING PER PLAN
- 19 PROPOSED FUTURE EV CHARGING SPACE. CONDUIT TO BE RUN TO STALL FOR FUTURE CONNECTION
- 20 PROPOSED SHORT TERM BICYCLE PARKING
- 21 PROPOSED BOLLARDS
- 22 PROPOSED DIRECTIONAL SIGN
- 23 PROPOSED EV CHARGING STATION
- 24 PROPOSED ABB SWITCH GEAR
- 25 PROPOSED OFFSITE CURB RAMP
- 26 PROPOSED OFFSITE SIDEWALK
- 27 PROPOSED ROAD STRIPING
- 28 PROPOSED SITE LIGHT



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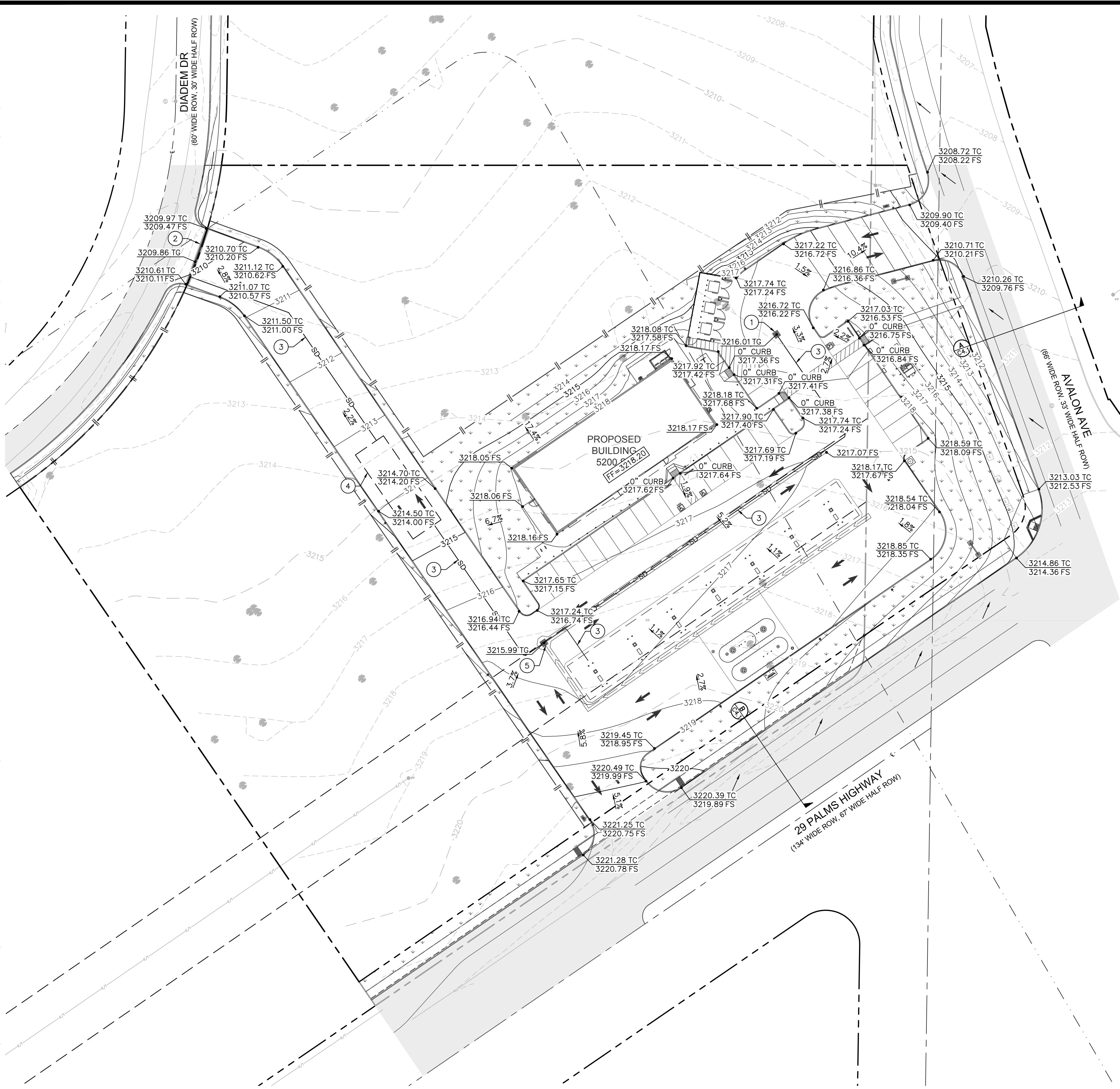
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 YUCCA VALLEY, CA 92284

TOWN OF YUCCA VALLEY
PRELIMINARY SITE PLAN

C3.0

Drawing name: K:\CRA_LDE\Circle K\194420063 - Yucca Valley (29 Palms & Avalon)\CADD\PlanSheets\Entitlements\C4.0 PRELIMINARY GRADING PLAN - Aug 12, 2025 10:18am by: Ahmed Zuwawa
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LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- APPROXIMATE EARTHQUAKE FAULT ZONE BOUNDARY
- APPROXIMATE LIMIT OF WORK LINE
- LIMIT OF GRADING
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK LINE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED FLOW LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED LANDSCAPE/PLANTER AREA

DRAINAGE NOTES

- ① PROPOSED CATCH BASIN
- ② PROPOSED TRENCH DRAIN
- ③ PROPOSED STORM DRAIN PIPE
- ④ PROPOSED UNDERGROUND BASIN
- ⑤ PROPOSED CATCH BASIN WITH OIL FILTER INSERT

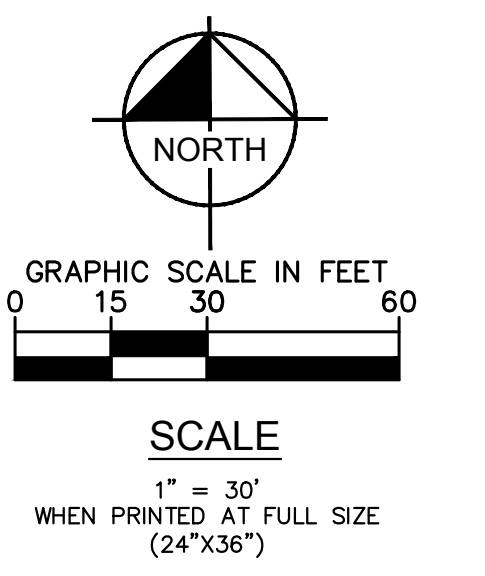
ESTIMATED EARTHWORK QUANTITIES

CUT: 1000 CY
 FILL: 4200 CY
 NET: 3200 CY (FILL)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

EXISTING TOPOGRAPHY PER ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY BY DURYEA & ASSOCIATES, DATED APRIL 9, 2024.



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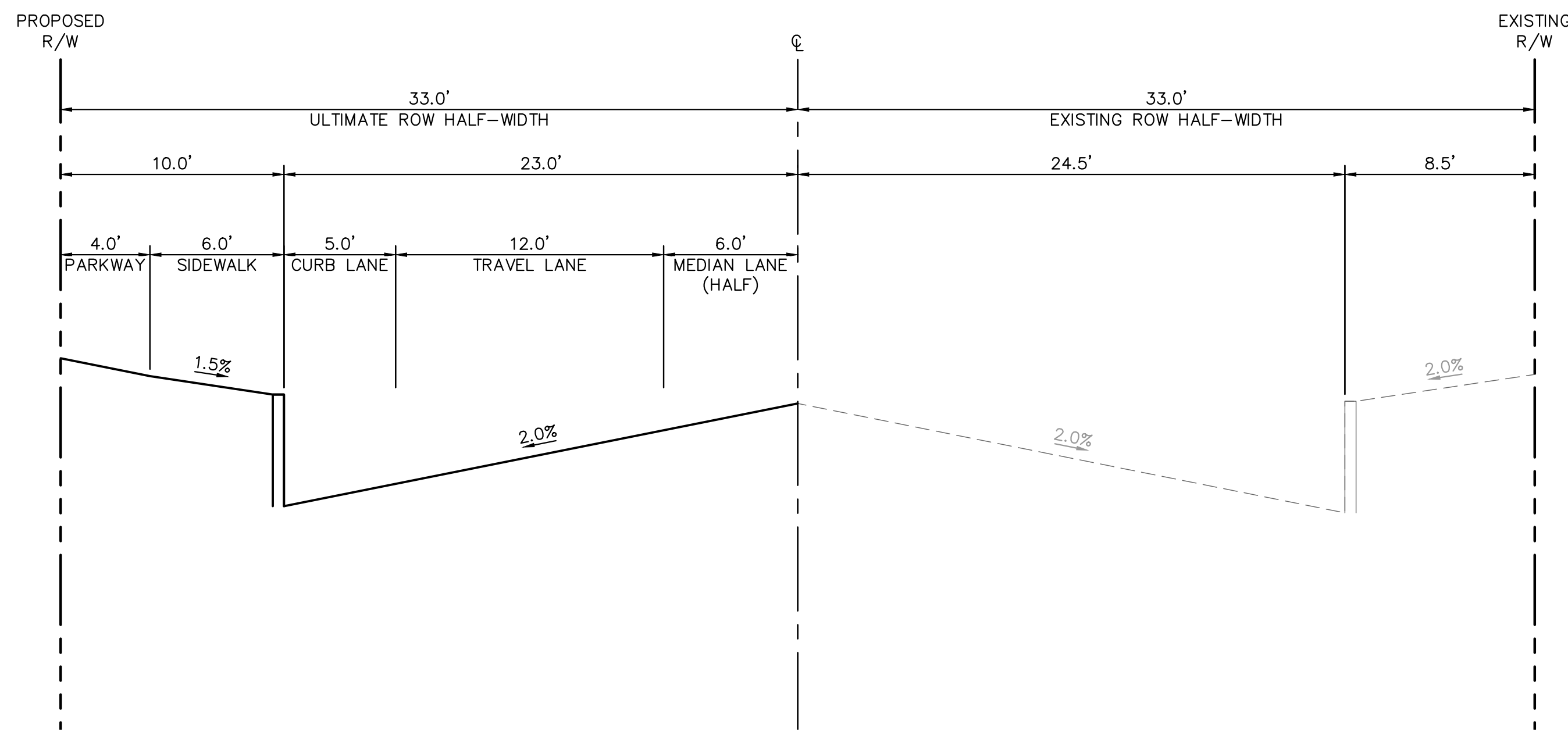
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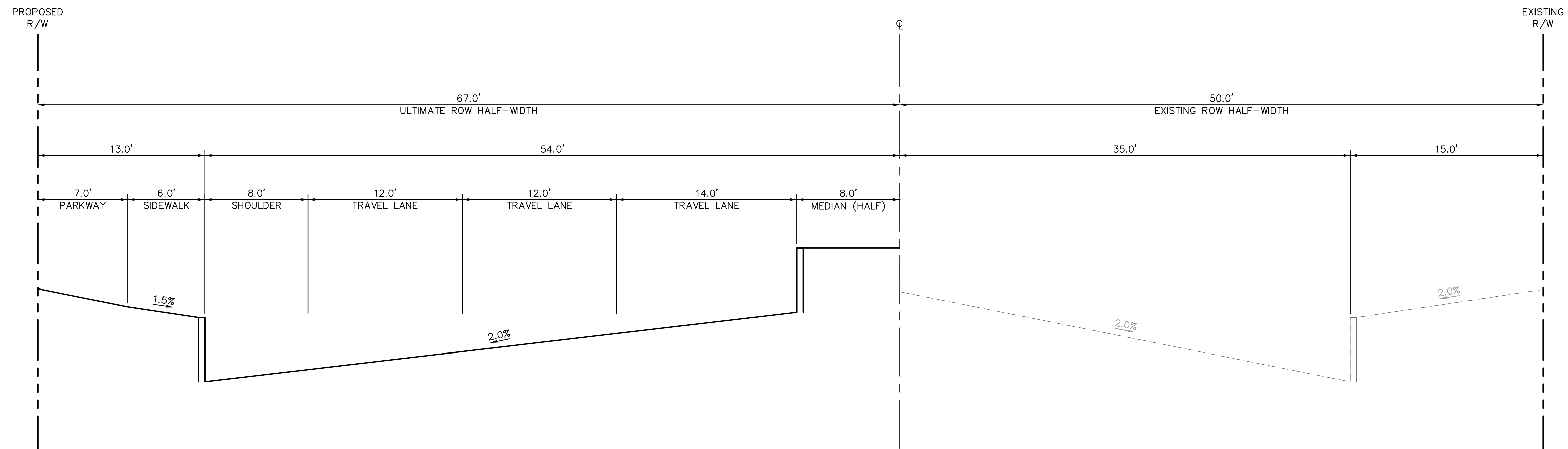
TOWN OF YUCCA VALLEY
PRELIMINARY GRADING PLAN

C4.0

Drawing name: K:\CRA_LDE\Circle K\194420063 - Yucca Valley (29 Palms & Avalon)\CADD\PlanSheets\Entitlements\C3.0 PRELIMINARY GRADING PLAN.dwg - C4.1 TYPICAL SECTIONS - Aug 12, 2025 10:18pm by: Ahmed.Zuwawa
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A **AVALON TYPICAL CROSS SECTION**
C4.0 **WEST TO EAST (NTS)**



B **29 PALMS TYPICAL CROSS SECTION**
C4.0 **NORTH TO SOUTH (NTS)**



Know what's below.
Call before you dig.

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AHMED ZUWAWA, R.C.E. NO. 92059



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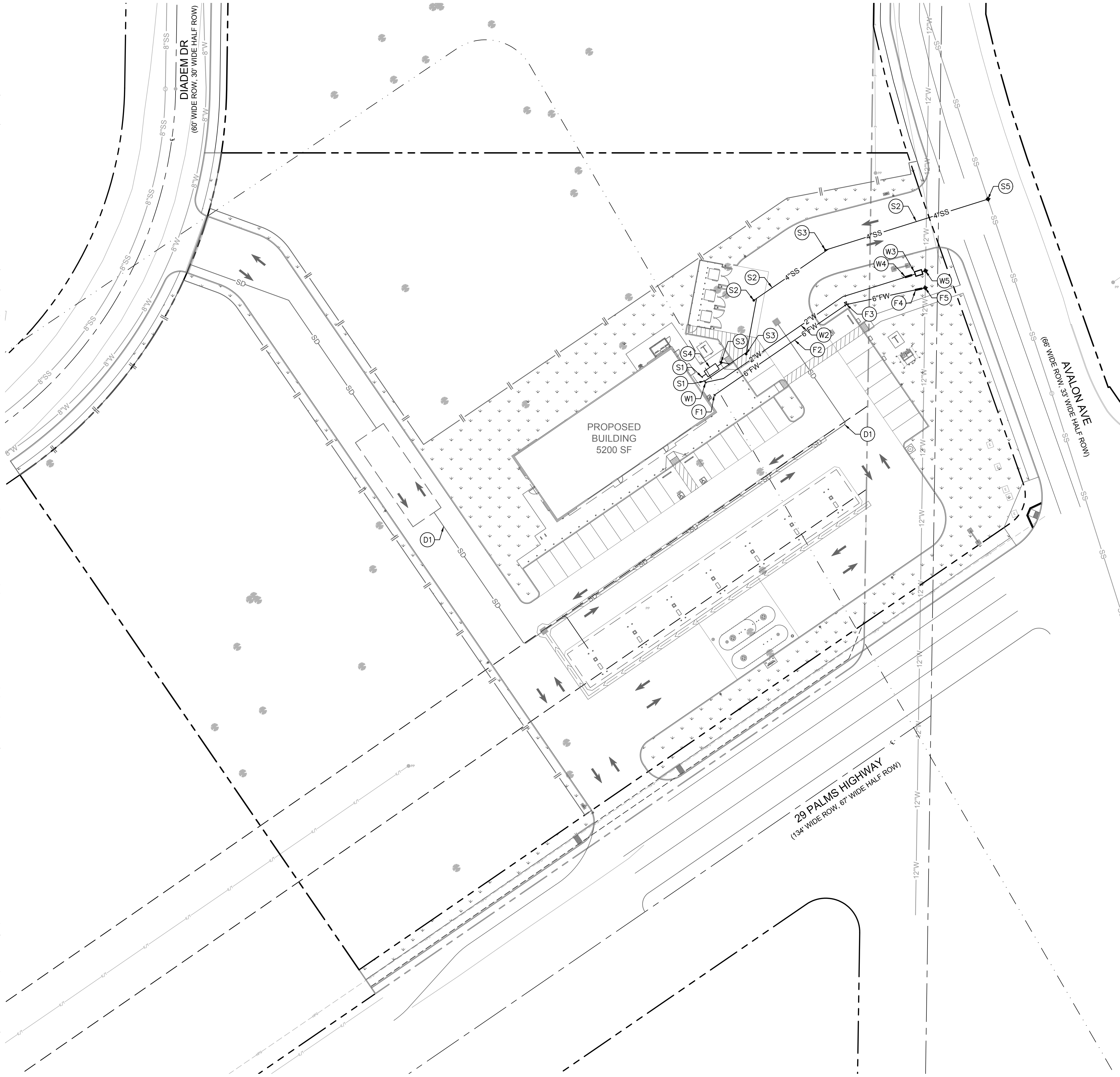
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TOWN OF YUCCA VALLEY

TYPICAL SECTIONS

C4.1

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LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- - - APPROXIMATE EARTHQUAKE FAULT ZONE BOUNDARY
- ▬ APPROXIMATE LIMIT OF WORK LINE
- || LIMIT OF GRADING
- 8"W EXISTING 8" WATER LINE
- 12"W EXISTING 12" WATER LINE
- 8"SS EXISTING 8" SEWER LINE
- 2"W PROPOSED 2" WATER LINE
- 6"FW PROPOSED 6" FIRE WATER LINE
- 4"SS PROPOSED 4" SANITARY SEWER LINE
- SD PROPOSED STORM DRAIN LINE
- FLOW LINE
- ▼ PROPOSED FIRE HYDRANT
- PROPOSED LANDSCAPE/PLANTER AREA

WATER NOTES

- (W1) BUILDING POINT OF CONNECTION (5 FT FROM BUILDING FACE)
- (W2) INSTALL 2" SCHEDULE 40 PVC DOMESTIC WATER LINE
- (W3) INSTALL DOMESTIC WATER SERVICE METER
- (W4) INSTALL REDUCED PRESSURE BACKFLOW PREVENTER
- (W5) CONNECT TO EXISTING WATER MAIN

SANITARY SEWER NOTES

- (S1) BUILDING POINT OF CONNECTION (5 FT FROM BUILDING FACE)
- (S2) INSTALL 4" SEWER PIPE
- (S3) INSTALL SEWER CLEANOUT
- (S4) INSTALL GREASE INTERCEPTOR
- (S5) CONNECT TO EXISTING SEWER MAIN

FIRE WATER NOTES

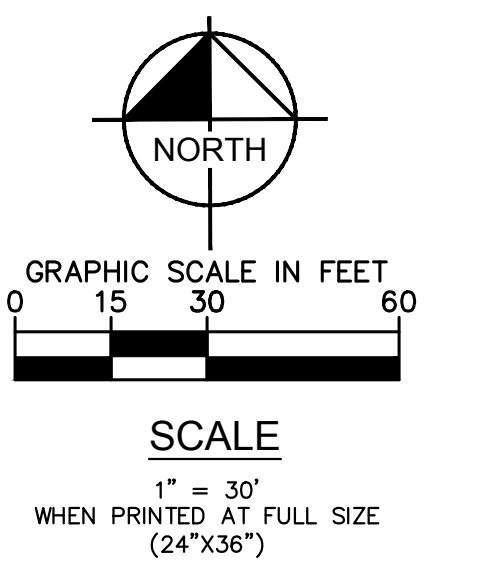
- (F1) BUILDING POINT OF CONNECTION (5 FT FROM BUILDING FACE)
- (F2) INSTALL 6" PVC C900 FIRE WATER LINE
- (F3) INSTALL BEND WITH THRUST BLOCK, ANGLE PER PLAN
- (F4) INSTALL REDUCED PRESSURE BACKFLOW PREVENTER
- (F5) CONNECT TO EXISTING WATER MAIN

STORM DRAIN NOTES

- (D1) REFER TO SHEET C4.0 FOR MORE INFORMATION ON PROPOSED SITE STORM DRAIN IMPROVEMENTS

GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
2. COORDINATION WITH UTILITY PURVEYORS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.



ISSUE	DATE	DESCRIPTION

KV
 DRAWN BY AV
 CHECKED BY AZ
 RECOMMENDED

NOT FOR CONSTRUCTION

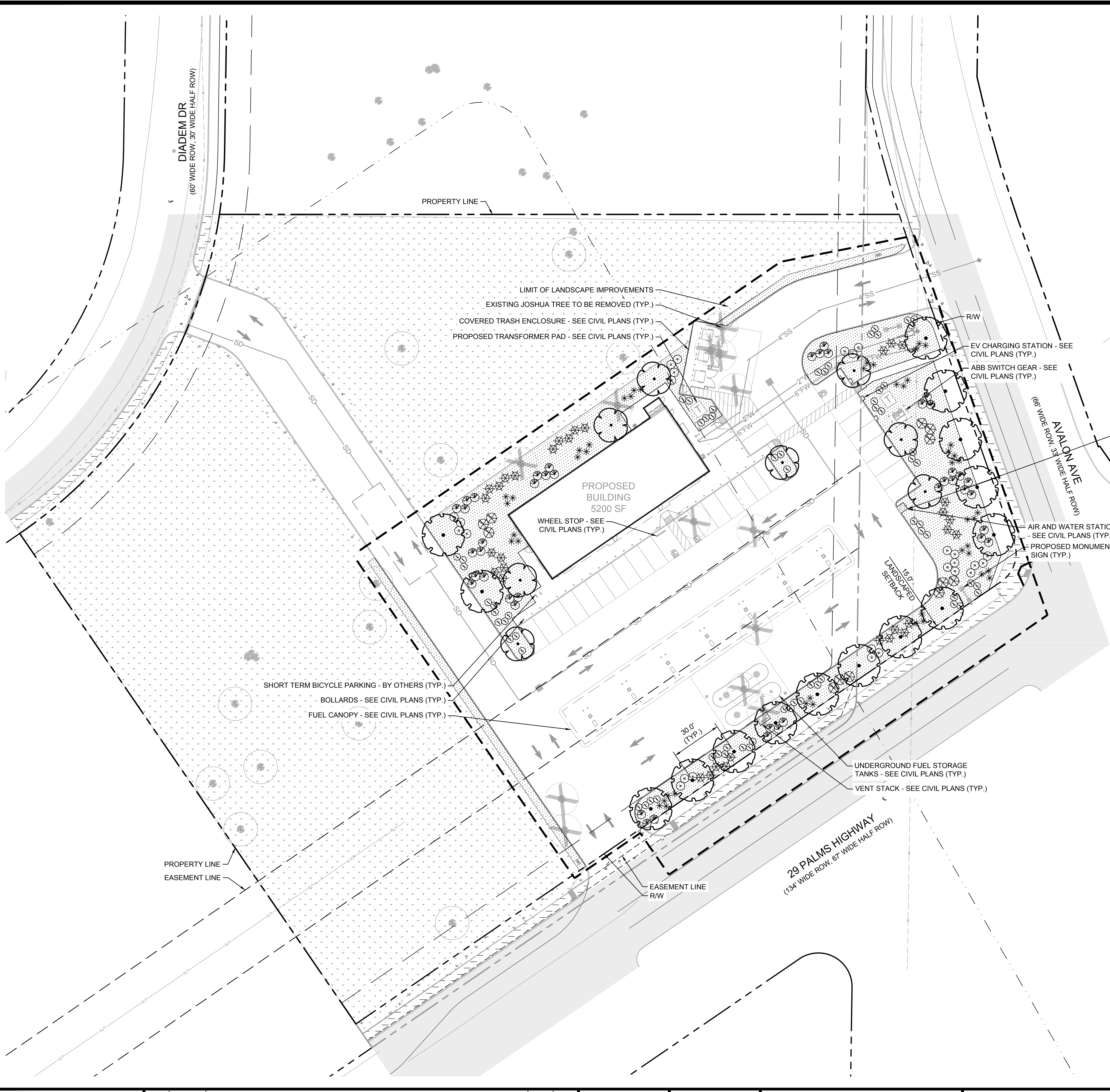
Kimley»Horn
 1100 W TOWN & COUNTRY ROAD STE 700
 ORANGE, CA 92868
 (714) 705-1366
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 AHMED ZUWAWA, R.C.E. NO. 92059
 DATE: 08/12/2025
 EXP. 03/31/2027

CUP# XXXXXXXXXXXX
 NWC 29 PALMS HWY & AVALON AVE
 YUCCA VALLEY, CA 92284

TOWN OF YUCCA VALLEY
PRELIMINARY UTILITY PLAN

C5.0

Drawing name: K:\CRA_LDE\Circle K\194420063 - Yucca Valley (29 Palms & Avalon)\CADD\PlanSheets\Entitlements\L1.0 - PRELIMINARY LANDSCAPE PLAN.dwg PRELIM LS PLAN Aug 12, 2025 10:20am by: Ahmed Zuwawa
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. None of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
TREES						
	13	EXISTING JOSHUA TREE TO BE REMOVED	-	-	-	-
	-	EXISTING TREE TO REMAIN / PROTECT IN PLACE	-	-	-	-
	8	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24" BOX	9'-10" HT. X 3'-4" SPR.	1" CAL.	MODERATE
	15	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	24" BOX	9'-11" HT. X 4'-5" SPR.	1" CAL.	LOW
SHRUBS						
	26	CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER	5 GAL.	60" O.C.		LOW
	12	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL.	72" O.C.		LOW
	48	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	48" O.C.		LOW
	43	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / GREEN CLOUD TEXAS SAGE	5 GAL.	60" O.C.		LOW
	33	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	60" O.C.		MODERATE
GROUNDCOVER						
	66	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL.	48" O.C.		MODERATE
INERTS						
	27,017 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING				
	104,105 SF	EXISTING LANDSCAPE TO REMAIN				

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF YUCCA VALLEY MUNICIPAL CODE.

IRRIGATION NOTE:

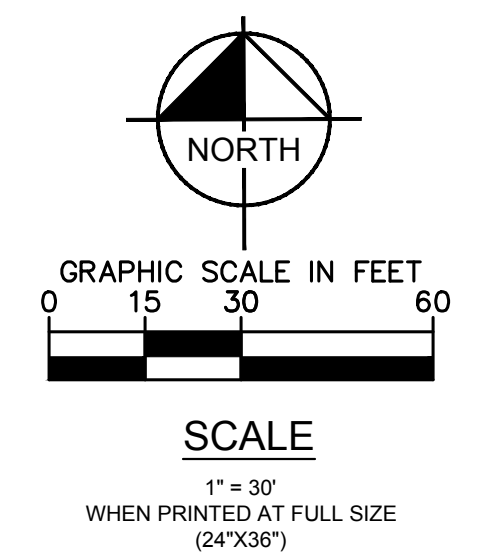
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF YUCCA VALLEY MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

RANDALL A. KOPFF JR, LLA 6633

STREET TREE REQUIREMENTS

STREET FRONTAGE	
1 TREE FOR EVERY 30 LF OF FRONTAGE REQUIRED	
418 LF OF STREET FRONTAGE / 30 FEET PER TREE =	14 TREES
PROVIDED =	13 STREET TREES DUE TO UTILITIES AND SIGNAGE



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