

EARTHWORK QUANTITIES

CUT: 22,735 C.Y.
 FILL: 22,735 C.Y.
 IMPORT: 0 C.Y.
 TOTAL DISTURBED AREA: 9.61 ACRES

ASSESSOR'S ID. NUMBER

A.P.N. 0586-081-13
 YUCCA VALLEY, CA 92284

BASIS OF BEARINGS

THE BEARING NORTH 89° 30' 07" WEST, ON THE SOUTHERLY RIGHT OF WAY LINE OF YUCCA TRAIL AS DESCRIBED IN LEGAL DESCRIPTION OF SUBJECT PROPERTY, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, AS PER DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

PROJECT ELEVATIONS ARE BASED ON NGS SURVEY (PID: EV3515) CONTROL MONUMENT, HAVING AN ELEVATION OF 3329.55 (NAVD88 ADJUSTMENT). THE BENCHMARK IS A VERTICAL CONTROL DISK, STAMPED "A 1266 1976" FASTENED TO A METAL ROD WITH BASE PLATE BURIED/SCREWED INTO GROUND, LOCATED 0.55 MI SOUTHWEST ALONG 29 PALMS HWY (CA RT 62) FROM POST OFFICE IN YUCCA VALLEY, 150 FEET NORTH OF THE CENTERLINE OF THE HIGHWAY, 45 FEET EAST OF THE CENTERLINE OF THE HIGHWAY, 3 FEET NORTHEAST OF UTILITY POLE 70930, 2 FEET SOUTHWEST OF WITNESS POST.

NOTE:

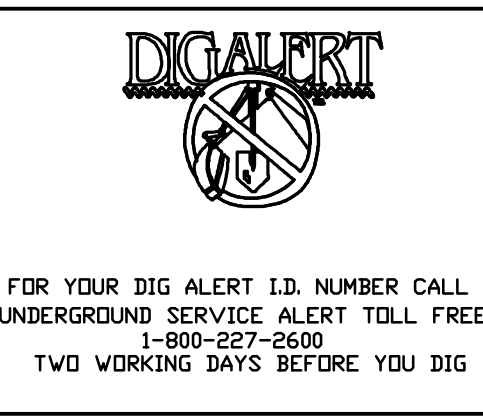
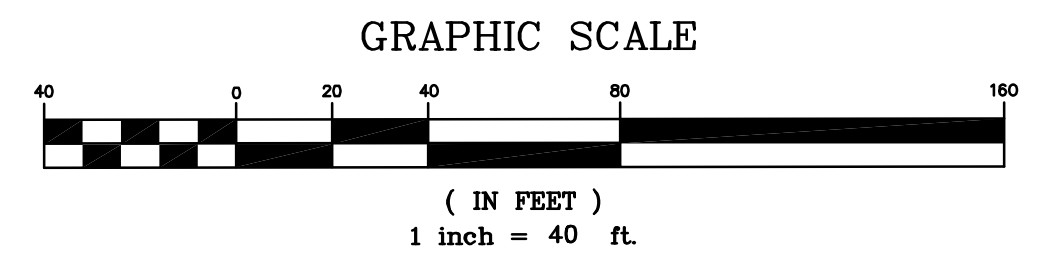
NO BOUNDARY SURVEY WAS PERFORMED. ALL BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORD DATA, AND IS SHOWN HERE FOR GRAPHICAL REPRESENTATION ONLY.

LEGEND

- AC (205.16) ASPHALT CONCRETE
- C EXISTING ELEVATION
- E CENTER LINE
- WM PROPERTY LINE
- FS WATER METER
- TC FINISH SURFACE
- TW TOP OF CURB
- FL TOP OF WALL
- EG FLOW LINE
- EOG EXISTING GRADE
- NG EDGE OF GUTTER
- PP NATURAL GROUND
- FF POWER POLE
- SW FINISH FLOOR
- TG SIDEWALK
- INV TOP OF GRATE
- WM INVERT
- WM WATER METER
- WM EXIST. BLOCK WALL
- SSMH SSMH
- PP POWER POLE
- PP PROPERTY LINE
- CL CENTERLINE
- CF CHAINLINK FENCE

CONSTRUCTION NOTES:

- 1 - INSTALL 12"x24" CATCH BASIN.
- 2 - INSTALL SDR 35 DRAIN PIPE, 1% MIN.
- 3 - CONSTRUCT 34' WIDE (FLOWLINE TO FLOWLINE), 2" ASPHALT PAVED ROADWAY WITH CONCRETE ROLLED CURB AND GUTTER.
- 4 - CONSTRUCT 12" CONCRETE V-DITCH PER DETAIL 4 ON SHT. 2
- 5 - CONSTRUCT 4" P.C.C. OVER COMPACTED EARTH PER SOILS REPORT RECOMMENDATIONS
- 6 - CONSTRUCT 33' HALF WIDTH OF COLLECTOR ROAD, PER CITY STANDARD DRAWING NO. 102.
- 7 - CONSTRUCT 30' HALF WIDTH OF LOCAL ROAD, PER CITY STANDARD DRAWING NO. 101.
- 8 - CONSTRUCT DRIVEWAY ENTRANCE, PER CITY STANDARD DRAWING NO. 213.
- 9 - CONSTRUCT RIP RAP DISPERSAL STRUCTURE PER DETAIL 10 ON SHT. 2.



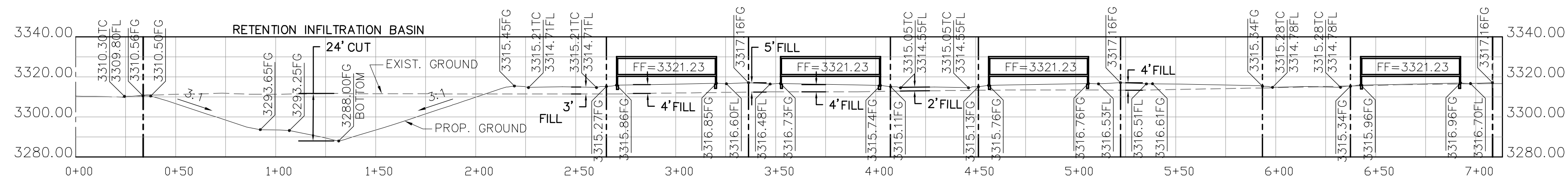
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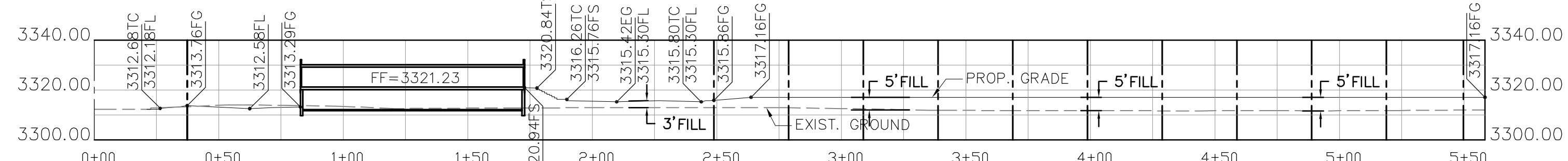


SITE PLAN AND PRELIMINARY GRADING PLAN FOR
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 YUCCA VALLEY, CA 92284

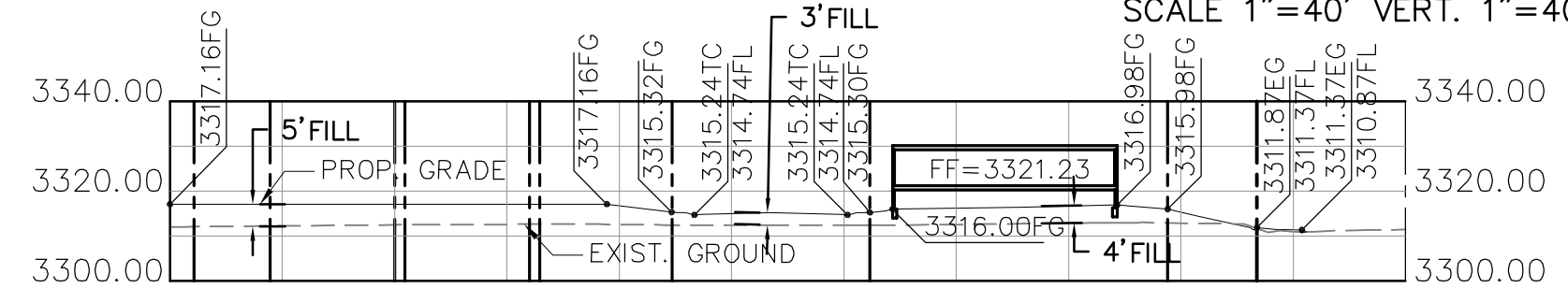
JOB No.
 SHEET
 1 OF 2



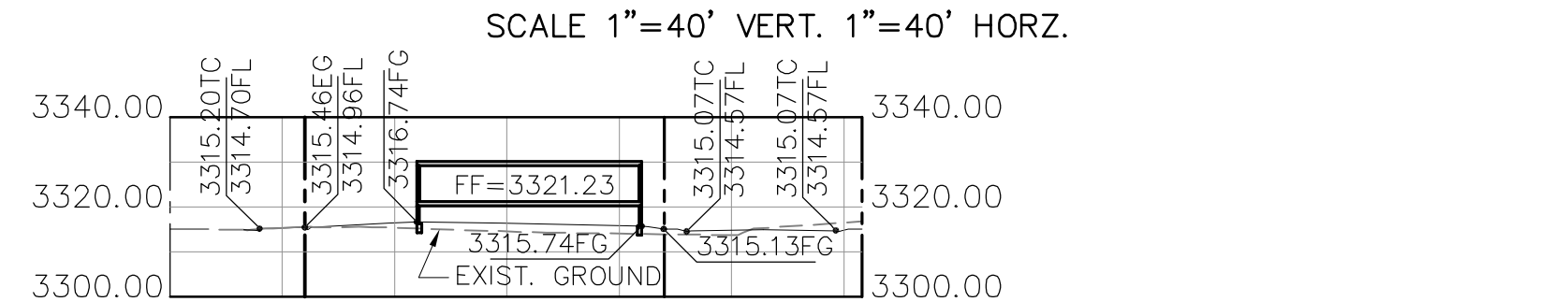
CROSS SECTION A-A
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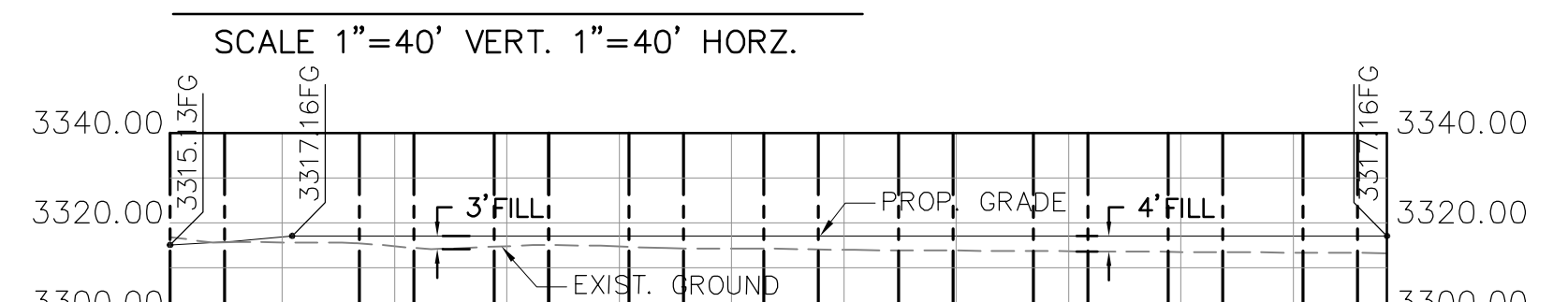
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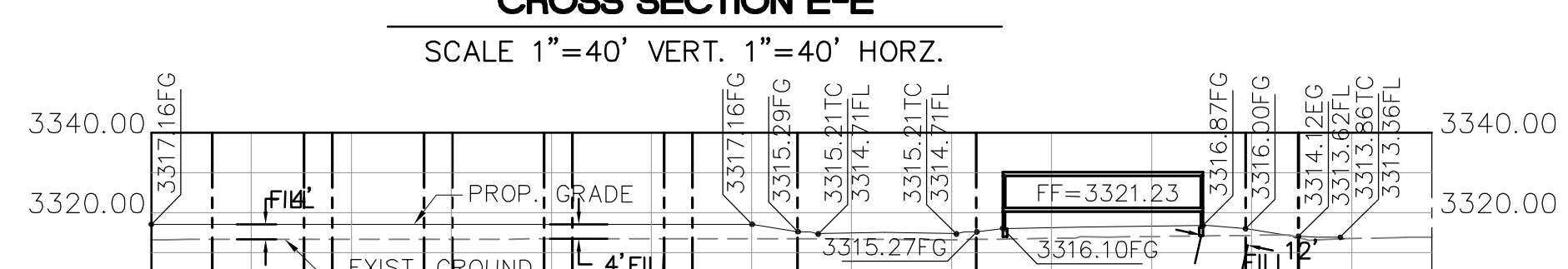
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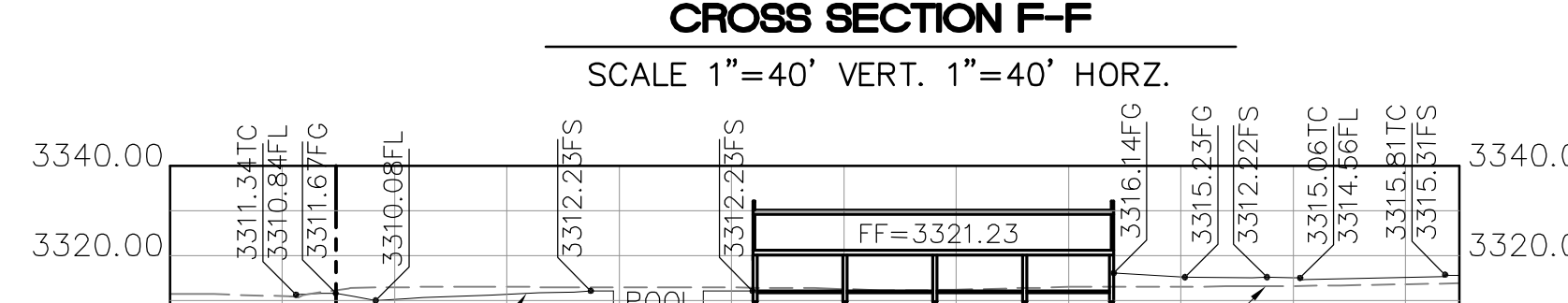
CROSS SECTION D-D
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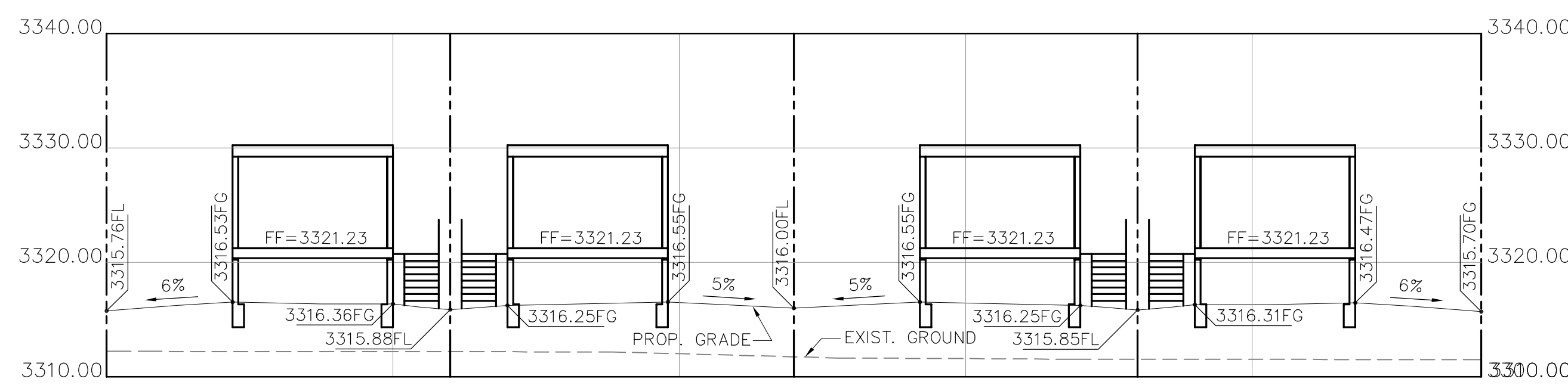
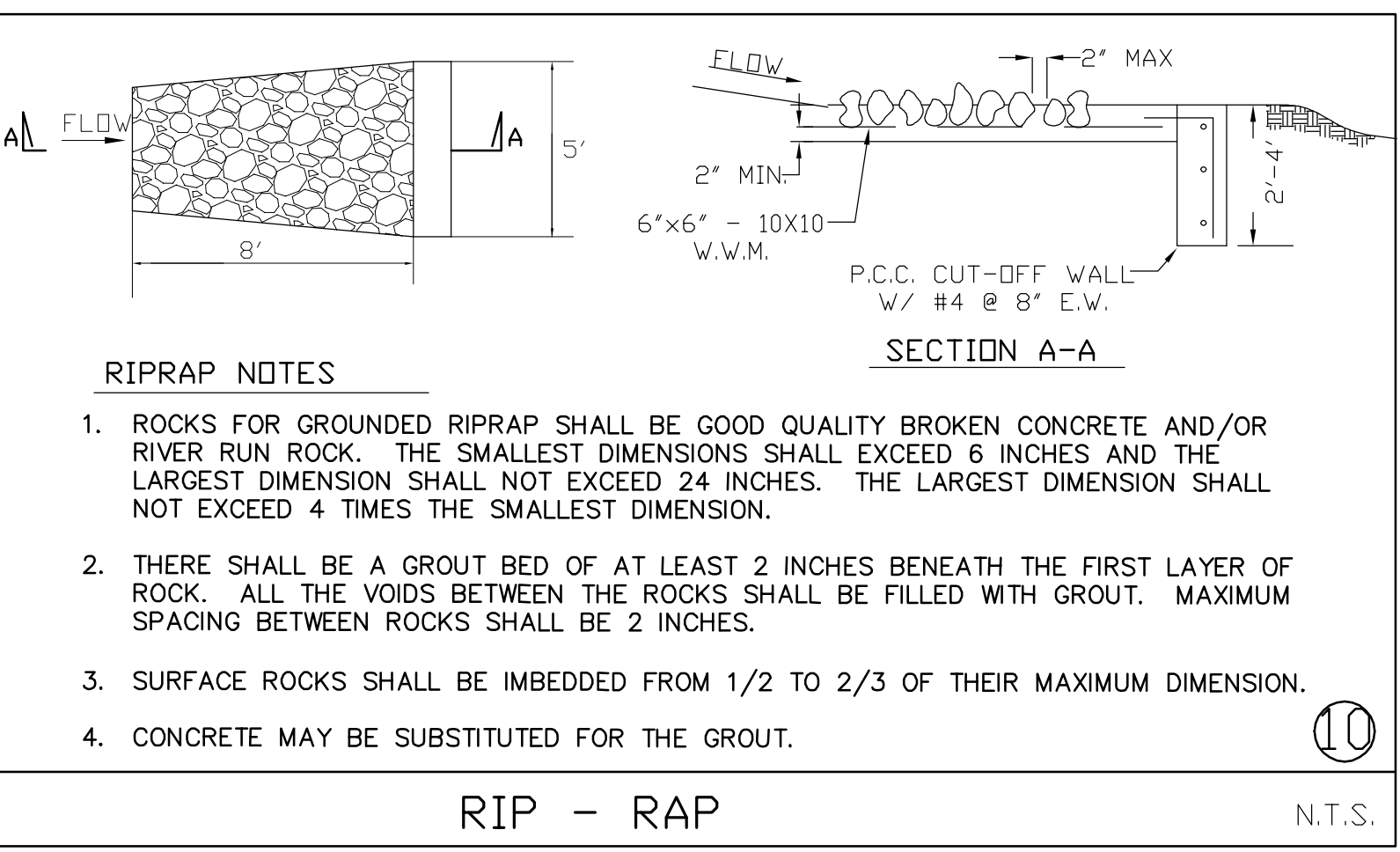
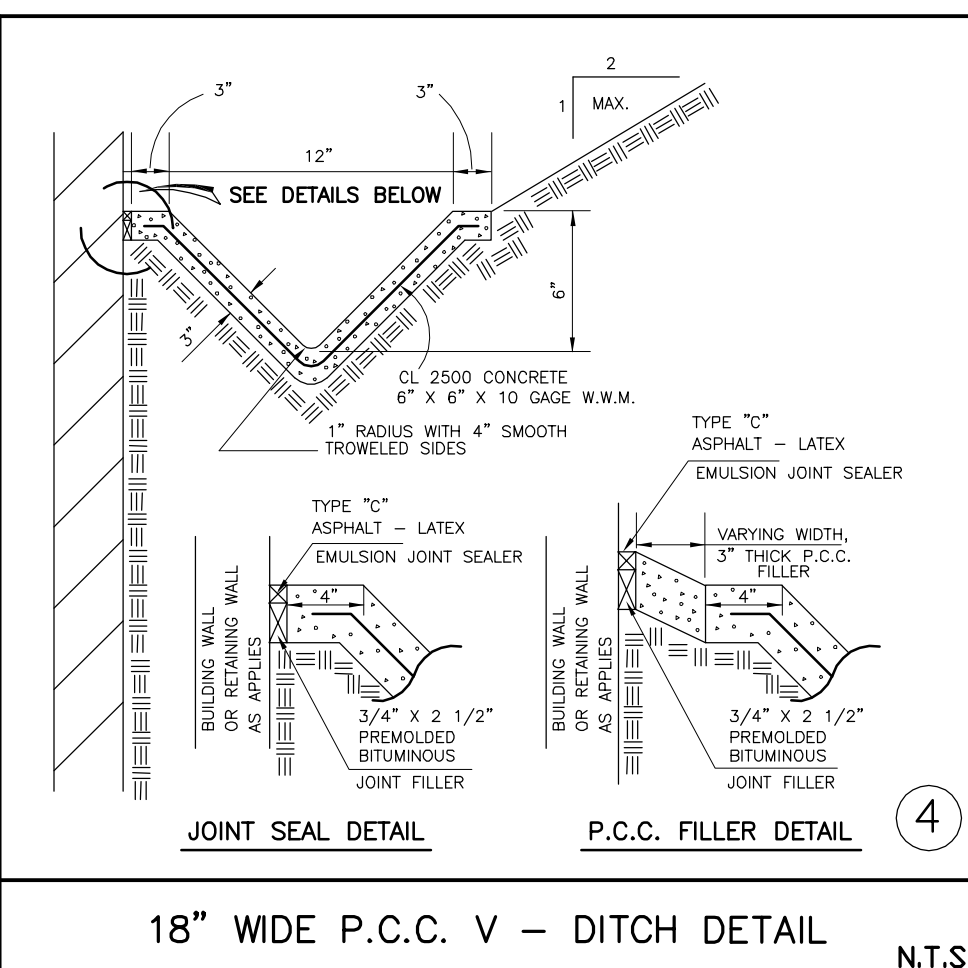
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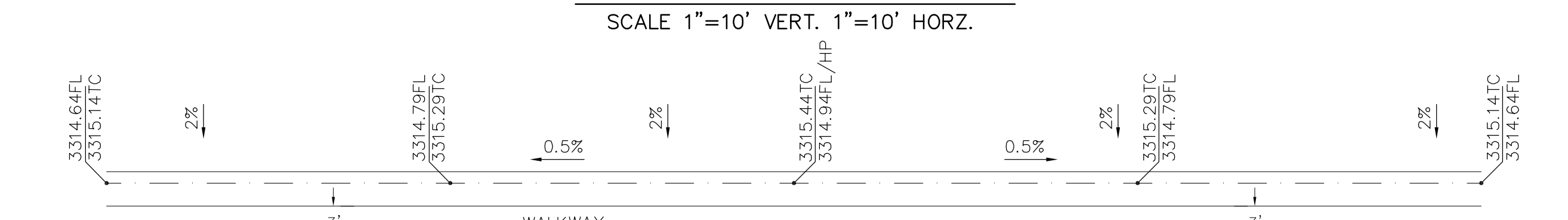
CROSS SECTION F-F
SCALE 1"=40' VERT. 1"=40' HORIZ.



CROSS SECTION G-G
SCALE 1"=40' VERT. 1"=40' HORIZ.



CROSS SECTION H-H
SCALE 1"=10' VERT. 1"=10' HORIZ.



TYPICAL LOT GRADING
SCALE 1"=10'

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 5 EST, SAN BERNARDINO BASE AND MERIDIAN, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3
THENCE SOUTH 89 DEGREES 30 MINUTES 07 SECONDS EAST, A DISTANCE OF 762.75 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO GENE LEMONS ET UX., RECORDED FEBRUARY 8, 1956 IN BOOK 3852, PAGE 16, OFFICIAL RECORDS;

THENCE SOUTH 00 DEGREES 29 MINUTES 39 SECONDS, (53 SECONDS), WEST A DISTANCE OF 40.00 FEET ALONG THE WEST LINE OF SAID LEMONS PROPERTY TO THE TRUE POINT OF BEGINNING, SAID POINT IS THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 360.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 00 DEGREES 29 MINUTES 53 SECONDS WEST;

THENCE SOUTHWESTERLY 114.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 11 MINUTES 42 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 440.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS NORTH 17 DEGREES 41 MINUTES 49 SECONDS WEST;

THENCE SOUTHWESTERLY 139.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 11 MINUTES 42 SECONDS;
THENCE NORTH 89 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 171.02 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 260.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 00 DEGREES 29 MINUTES 53 SECONDS WEST;

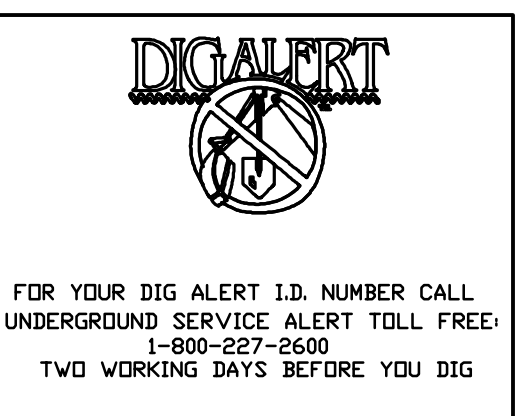
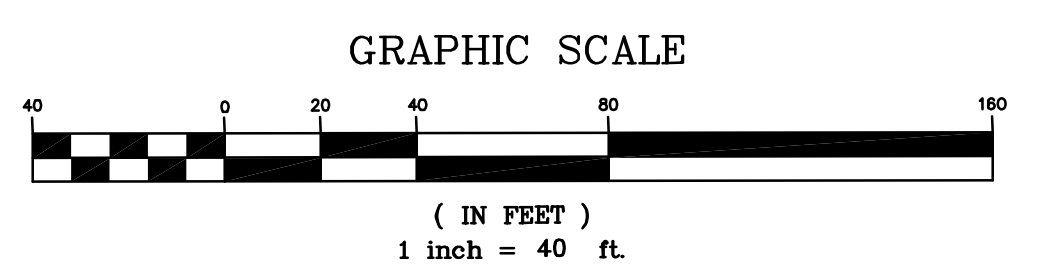
THENCE SOUTHWESTERLY 409.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 19 MINUTES 45 SECONDS;
THENCE SOUTH 00 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 269.80 FEET, TO A THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 260.00 FEET;
THENCE SOUTHEASTER 152.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 41 MINUTES 02 SECONDS TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET FROM WHICH POINT A RADIAL LINE BEARS SOUTH 56 DEGREES 29 MINUTES 06 SECONDS WEST;

THENCE SOUTHEASTERLY 37.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 54 MINUTES 39 SECONDS;
THENCE SOUTH 71 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 29.86 FEET;
THENCE NORTH 78 DEGREES 33 MINUTES 01 SECONDS EAST, A DISTANCE OF 461.38 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND OF SAID DEED OF WELLS LAND;

THENCE NORTH 00 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 362.18 FEET TO THE TRUE POINT OF BEGINNING.
SAID AREA CONTAINS 9.61 ACRES.
APN: 0586-081-13-0-000

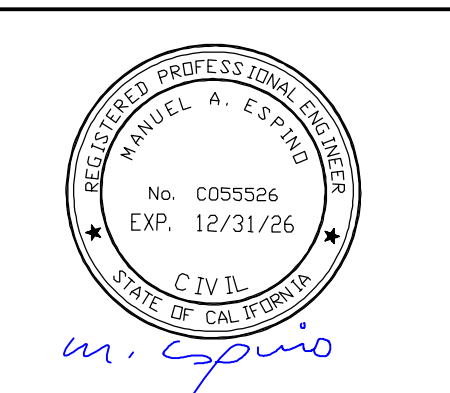
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