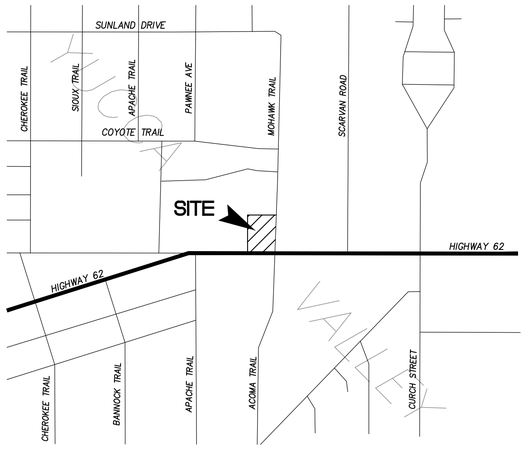
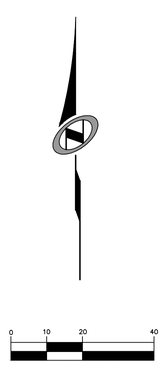
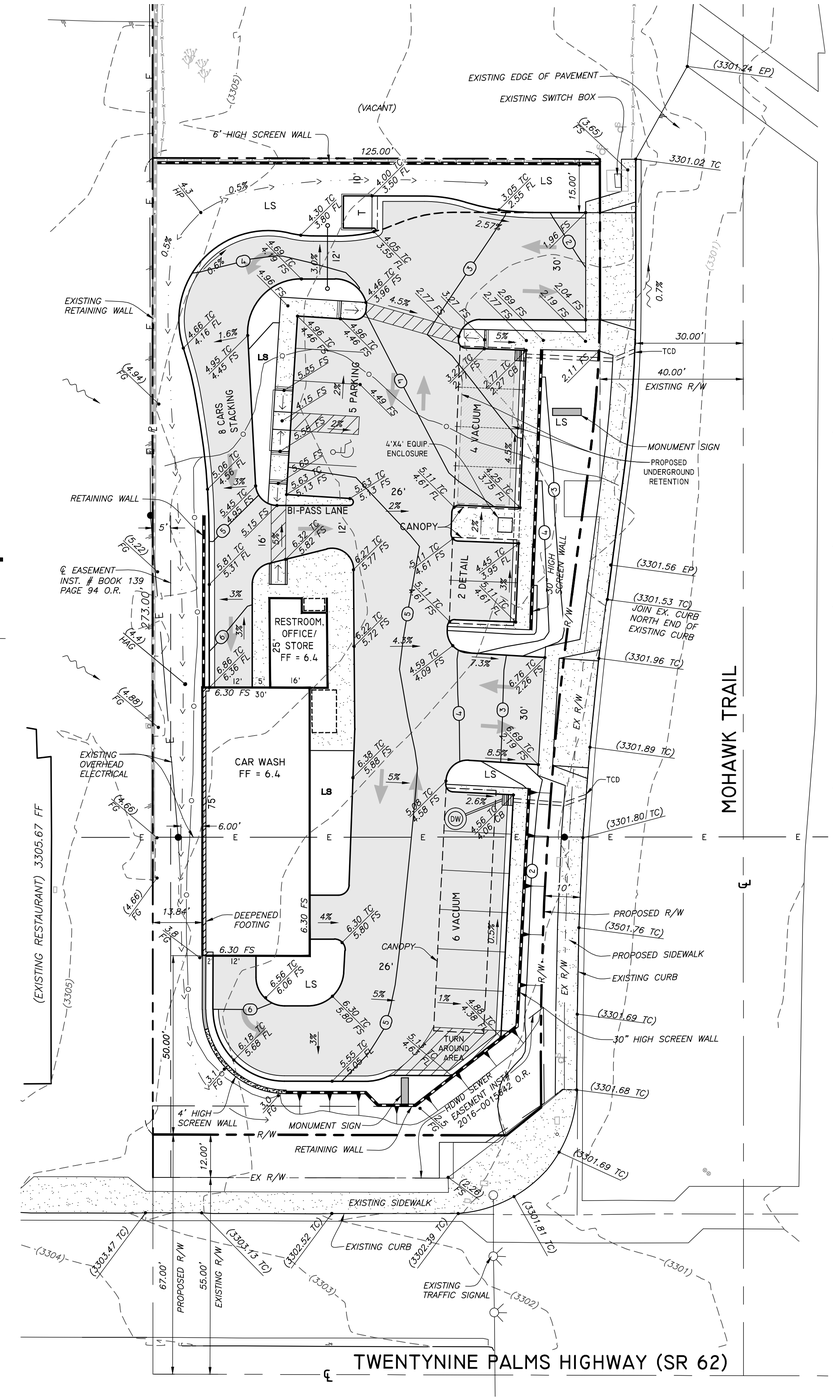


VICINITY MAP
NOT TO SCALE





OWNER

DONALDSON FAMILY TRUST
45766 W. VIA VILLAGGIO
INDIAN WELLS, CA 92210
EMAIL: KDEPIERRO3@GMAIL.COM

APPLICANT

DEPIERRO DEVELOPMENT CORPORATION
57407 29 PALMS HWY, SUITE A
YUCCA VALLEY, CA 92284
(760) 228-1300
EMAIL:KDEPIERRO3@GMAIL.COM

ASSESSOR'S PARCEL NO.'S

0595-331-08 & 09

LEGAL DESCRIPTION

THE WEST 165 FEET OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTH 1980 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED OF FLOYD WATSON, BY DEED RECORDER NOVEMBER 26, 1979, IN BOOK 9820, PAGE 1445, OFFICIAL RECORDS.

NOTES

1.) THIS SITE LIES WITHIN FEMA FLOOD ZONE 'A'
2.) NET LAND AREA = 0.75± AC
3.) TOPO SOURCE: FIELD SURVEYED ON JUNE 16, 2016

LEGEND

(0000)	EXISTING CONTOUR ELEVATION
0	PROPOSED CONTOUR ELEVATION
0	CUT FILL LINE
	INDICATES FLOOD PLANE FLOW DIRECTION
TC	INDICATES TOP OF CURB
FS	INDICATES FINISH SURFACE
FF	INDICATES FINISH FLOOR
HAG	INDICATES HIGHEST ADJACENT GRADE
T	INDICATES TRASH ENCLOSURE
LS	INDICATES LANDSCAPE
CB	INDICATES CATCH BASIN
TCD	INDICATED THROUGH-CURB DRAIN
DW	INDICATES DRYWELL

PRELIMINARY
NOT FOR CONSTRUCTION

BENCH MARK NO.
W 165' OF SW ¼ OF SEC. 35
T1N R5E EXCEPT THE N 1980'
AND THE S 340'

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

PLANS PREPARED BY
NV5
42-829 COOK STREET, SUITE 104
(760) 341-3101 FAX (760) 341-5999
EMAIL: BILL.WARNER@NV5.COM

TOWN OF YUCCA VALLEY

MOHAWK CAR WASH
PRELIMINARY GRADING PLAN

SW 1/4. SEC. 35, T.S.I N.R.5, E S.B.B.&M.

SHEET 1 OF 1 SHEETS
DRAWING NO. 226716-00018

PROJECT:
PLAN NO: