EASEMENT DATA

(8) AN UNLOCATABLE THIRTY-FOOT WIDE EASEMENT IN FAVOR OF FOUR CORNERS PIPE LINE COMPANY FOR PIPELINE PURPOSES PER DOCUMENT RECORDED ON NOVEMBER 14, 1957 IN BOOK 4369 AT PAGE 88, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. (TITLE REPORT ITEM 27)

(9) APPROXIMATE CENTERLINE OF A 30-FOOT WIDE EASEMENT IN FAVOR OF FOUR CORNERS PIPE LINE COMPANY FOR PIPELINE PURPOSES PER DOCUMENT RECORDED ON DECEMBER 23, 1960 IN BOOK 5312 AT PAGE 374, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. (TITLE REPORT ITEM 28)

(13) A BLANKET EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO AND THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR DRAINAGE AND FLOWAGE PURPOSES PER DOCUMENT RECORDED IN BOOK 5099 AT PAGE 392, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. (TITLE REPORT ITEM 31)

(15) CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE POLE LINE PURPOSES PER DOCUMENT RECORDED ON APRIL 20, 1962 IN BOOK 5685 AT PAGE 955, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. (TITLE REPORT ITEM 35)

(21) AN UNLOCATABLE EASEMENT OF UNDISCLOSED WIDTH IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD AND UNDERGROUND ELECTRICAL SYSTEM PURPOSES PER DOCUMENT NO. 298868 RECORDED ON MAY 6, 1971 IN BOOK 7660 AT PAGE 821, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. (TITLE REPORT ITEM 42)

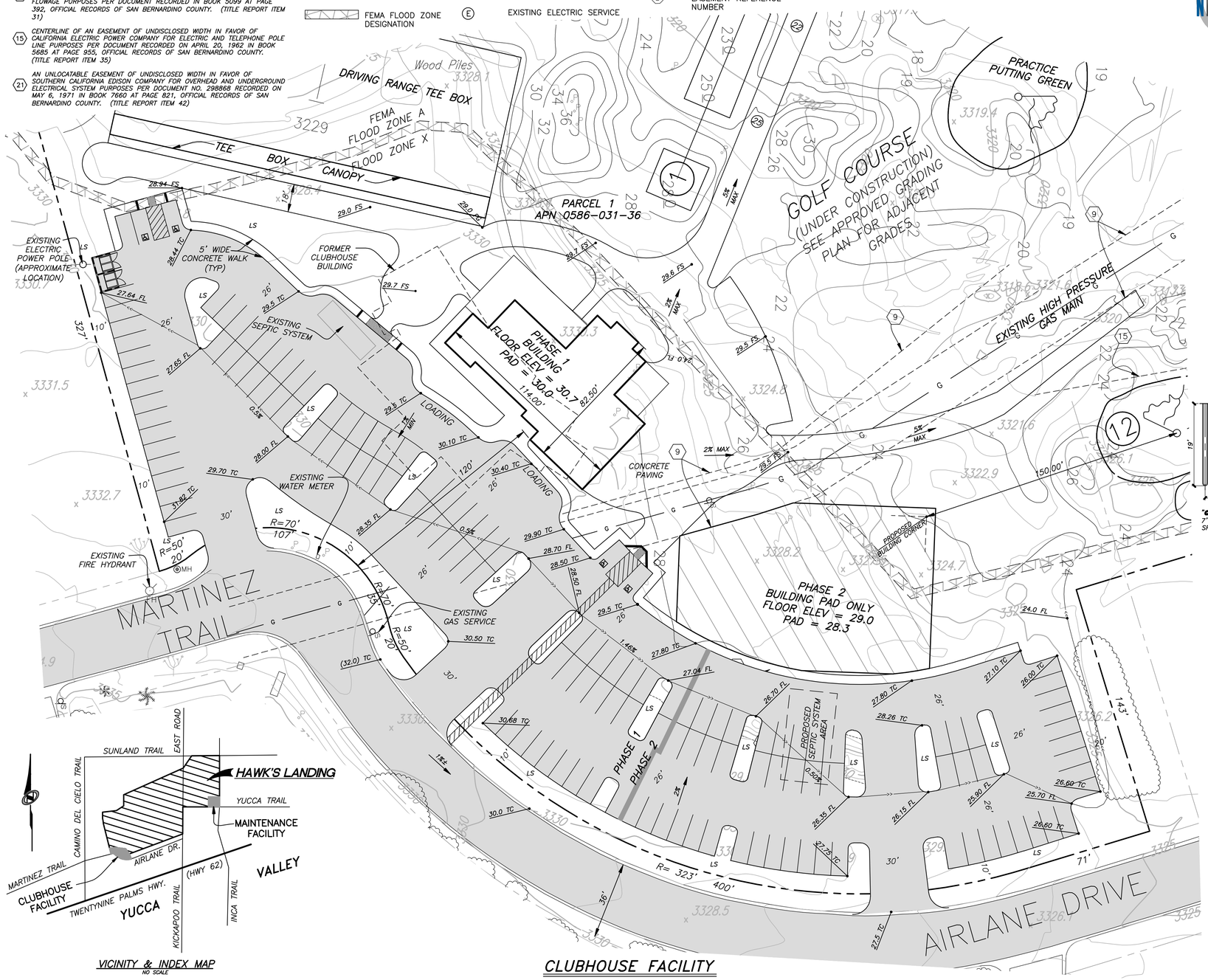
LEGEND

POST- MISC	DIRT ROAD	LS	LANDSCAPING
FIRE HYDRANT	3560 ELEVATION TEXT	3255	EXISTING CONTOUR
LIGHT POLE	FENCE		TREE LINE
UTILITY POLE	ULTIMATE RIGHT-OF-WAY	G	EXISTING HIGH PRESSURE PETROLEUM GAS MAIN
BUILDING	85 FINISHED GRADED CONTOUR	E	OVERHEAD ELECTRICAL LINE
FEMA FLOOD ZONE DESIGNATION	(E) EXISTING ELECTRIC SERVICE	(8)	EASEMENT REFERENCE NUMBER

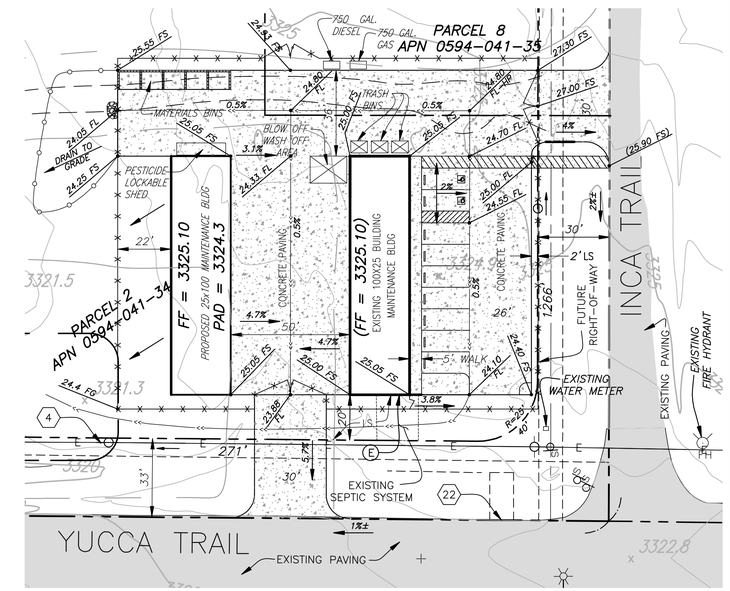
GRAPHIC SCALE

30 0 15 30 30 60

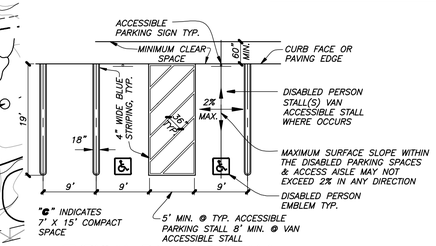
(IN FEET)
1 inch = 30 ft.



CLUBHOUSE FACILITY



MAINTENANCE FACILITY



TYPICAL PARKING STALL
NO SCALE

CLUBHOUSE PARKING ANALYSIS

PHASE 1
TOTAL SHOWN
REGULAR = 82
DISABLED PERSON = 4
TOTAL = 86

TOTAL REQUIRED:
GOLF COURSE = 6 PER HOLE X 12 HOLES = 72

CLUBHOUSE BUILDING =
3,300 SF x 1 SPACE/250 SF = 13
(NOT INCLUDING CART STORAGE AREA))

TOTAL = 85

PHASE 2
TOTAL SHOWN
REGULAR = 54

TOTAL REQUIRED = TO BE DETERMINED AT TIME OF PHASE 2 BUILDING DESIGN

MAINTENANCE FACILITY PARKING ANALYSIS

PHASE 1
TOTAL SHOWN
REGULAR = 7
DISABLED PERSON = 2
TOTAL = 9

TOTAL REQUIRED:
STORAGE AND EQUIPMENT
4,100 SF x 1 SPACE / 1000 SF = 4

OFFICE 900 SF x 1 SPACE / 250 SF = 4

TOTAL = 8

VICINITY & INDEX MAP
NO SCALE

ASSESSOR'S PARCEL NUMBERS AND AREAS

0586-031-36 (52.81 AC), 0594-041-35 (6.15 AC) & 0594-041-34 (24.18 AC)

LEGAL DESCRIPTION

PORTIONS OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M. AND SECTION 34 TOWNSHIP 1 NORTH, RANGE 5 EAST, S.B.M. REFER TO TITLE REPORT BY LAWYERS TITLE DATED JANUARY 15, 2014 FOR COMPLETE LEGAL DESCRIPTION.

EXISTING & PROPOSED ZONING & GENERAL PLAN DESIGNATION

OS = OPEN SPACE (PUBLIC USES)

EXISTING & PROPOSED LAND USE

CLUBHOUSE SITE: GOLF COURSE CLUBHOUSE

MAINTENANCE BLDG. SITE: GOLF COURSE MAINTENANCE BUILDING

APPROXIMATE EARTHWORK QUANTITIES

5,000 CY CUT & FILL

UTILITY CONTACT INFORMATION

WATER	HI-DESERT WATER DISTRICT 55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 PHONE: (760)365-8333
TELEPHONE	VERIZON CALIFORNIA 295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 PHONE: (760)778-3610
ELECTRICITY	SOUTHERN CALIFORNIA EDISON 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 PHONE: (760)369-5413
NATURAL GAS (INCLUDES HP PIPELINE)	THE GAS COMPANY 7320 PIONEERTOWN RD YUCCA VALLEY, CALIFORNIA 92284 PHONE: (760)228-1400
CABLE	TIME WARNER CABLE 73181 MEDITERRANEAN PALM DESERT, CALIFORNIA 92211 PHONE: (760)674-5404
WASTE DISPOSAL	BURRTEC 4878 NEWTON ROAD YUCCA VALLEY, CALIFORNIA 92284 PHONE: (760)365-2015
SEWER	SEPTIC SYSTEMS

OWNER/APPLICANT

WJB GOLF, LLC
1664W W. BERNARDO DRIVE, SUITE. 300
SAN DIEGO, CA 92127
(858) 451-6200
EMAIL: monabrehm@me.com

DATE PREPARED 02/18/14

BENCH MARK NO.

BRASS DISK WITH METAL ROD SET INTO GROUND 150' NORTH OF THE CENTERLINE OF HIGHWAY 62, 45' EAST OF THE CENTERLINE OF KICKAPOO TRAIL, 3' NORTHEAST OF UTILITY POLE AND 2' SOUTHWEST OF WHITNESS POST.

ELEVATION: 3329.55 NAVD 88

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

THIS PLAN PREPARED BY

NOLTE VERTICAL FIVE
42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM
EMAIL: BILL.WARNER@NV5.COM

TOWN OF YUCCA VALLEY

HAWKS LANDING GOLF CLUB AT BLUE SKIES

SITE DEVELOPMENT PLAN
CLUBHOUSE AND MAINTENANCE FACILITIES

SHEET 1 OF 1 SHEETS

DRAWING NO. PDB02750I