

IN THE TOWN OF YUCCA VALLEY, CA.
TENTATIVE TRACT NO. 17862
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, T.1S., R.5E., S.B.M.

JULY 2007
REVISED DECEMBER 2008

PROJECT DESCRIPTION

63.4+ ACRE PLANNED DEVELOPMENT SUBDIVISION,
DEVELOPMENT OF 107 SINGLE-FAMILY RESIDENTIAL LOTS
AND FOUR LETTERED LOT IN TWO PHASES WITH AN
AVERAGE DENSITY OF 1.7 LOTS PER ACRE. AMENITIES
INCLUDE: AN ENTRY MONUMENT, RIDING AREA,
VOLLEYBALL COURT, OPEN AREAS WITH WALKING TRAILS
AND A CHILDREN'S PLAY AREA.

OWNER / APPLICANT

COPPER HILL HOMES, LLC
ATTENTION: WILLIAM SHACK
57153 JOSHUA LANE
YUCCA VALLEY, CA. 92284
(760)365-0649

PREPARED BY



NOLTE
BEYOND ENGINEERING
7241 JORNIA LANE SUITE 200
YUCCA VALLEY, CA 92284
TEL: 760.296.2448 FAX: 760.296.3448
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William H. Warner
WILLIAM H. WARNER, NOLTE ASSOCIATES, INC. DATE
R.C.E. NO. 23256

EXISTING LAND USE

VACANT

EXISTING ZONING

RS-2

PROPOSED ZONING

RS-2

ASSESSOR'S PARCEL NUMBERS

585-071-16, 585-071-17, 585-071-25 and 585-071-26

NOTES

- SITE AREA: 63.4+ ACRES
- THERE ARE 107 NUMBERED LOTS AND FOUR LETTERED LOT PROPOSED IN THIS SUBDIVISION.
- PUBLIC STREET LENGTH: 9,228± L.F.
MEDIAN LOT SIZE: 13,368 S.F.
AVERAGE LOT SIZE: 15,246 S.F. (0.35 ACRES)
- MINIMUM LOT SIZE SHOWN: 10,244 S.F.
- SEWAGE DISPOSAL IS PROPOSED BY LATERALS AND SEWER MAINS TO PACKAGE SEWER PLANT TO BE LOCATED ON LOT 'A'.
- JOSHUA TREES AND OTHER SENSITIVE PLANT SPECIES TO BE TRANSPLANTED OR OTHERWISE ACCOUNTED FOR AS REQUIRED BY TOWN ORDINANCES IN EFFECT.
- SEE CONCEPTUAL GRADING PLAN FOR GRADING PROPOSAL
- PHASING: PHASE 1: 47 LOTS; PHASE 2: 60 LOTS

LEGEND

- INDICATES PROPOSED NON-VEHICULAR ACCESS
- INDICATES TRACT BOUNDARY
- INDICATES PROPOSED RETAINING WALL
- TYPICAL PROPOSED TOWN OF YUCCA VALLEY DRAINAGE EASEMENT (APPROX. WIDTH SHOWN)
- B.S.L. INDICATES PROPOSED BUILDING SETBACK LINE
- PROPOSED PHASE LINE
- EXISTING DIRT TRAIL

LEGAL DESCRIPTION

PARCEL NO. 1

THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER UNITED STATES GOVERNMENT TOWNSHIP PLAN FILED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE, SAN FRANCISCO, CALIFORNIA, ON MAY 29, 1903.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED FEBRUARY 29, 1960, IN BOOK 5068, PAGE 106, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THE WEST 40.00 FEET OF THE NORTH 920.07 FEET OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.

ALSO EXCEPTING THOSE PORTIONS LYING WITHIN TRACT NO. 11209-1, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 6, 7 AND 8, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 11209-1, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 9, 10 AND 11, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 11209-2, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 12, 13 AND 14, RECORDS OF SAID COUNTY, AND LYING WITHIN TRACT NO. 11209-3, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 15 AND 16, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THOSE PORTIONS LYING WITHIN TRACT NO. 12225-1, AS PER PLAT RECORDED IN BOOK 217, OF MAPS, PAGE(S) 63 AND 64, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 12225-2, AS PER PLAT RECORDED IN BOOK 217 OF MAPS, PAGE(S) 65 AND 66, RECORDS OF SAID COUNTY, AND LYING WITHIN TRACT NO. 12225-3, AS PER PLAT RECORDED IN BOOK 217 OF MAPS, PAGE(S) 67 AND 68, RECORDS OF SAID COUNTY.

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER UNITED STATES GOVERNMENT TOWNSHIP PLAN FILED BY THE UNITED STATES SURVEYOR GENERAL'S OFFICE, SAN FRANCISCO, CALIFORNIA, ON MAY 29, 1903.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED MAY 4, 1959, IN BOOK 4807, PAGE 585, OFFICIAL RECORDS, DESCRIBED AS A STRIP OF LAND, 80 FEET IN WIDTH, LYING 40 FEET ON EACH SIDE OF THE CENTER LINE.

BEGINNING AT THE CENTER OF SAID SECTION 12; THENCE NORTH 89° 59' 30" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, 150 FEET TO A POINT ON A TANGENT CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 750 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 26' 26", 751.80 FEET.

ALSO EXCEPTING THOSE PORTIONS LYING WITHIN TRACT NO. 11209, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 6, 7 AND 8, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 11209-1, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 9, 10 AND 11, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 11209-2, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 12, 13 AND 14, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 11209-3, AS PER PLAT RECORDED IN BOOK 180 OF MAPS, PAGE(S) 15 AND 16, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THOSE PORTIONS LYING WITHIN TRACT NO. 12225-1, AS PER PLAT RECORDED IN BOOK 217, OF MAPS, PAGE(S) 63 AND 64, RECORDS OF SAID COUNTY, LYING WITHIN TRACT NO. 12225-2, AS PER PLAT RECORDED IN BOOK 217 OF MAPS, PAGE(S) 65 AND 66, RECORDS OF SAID COUNTY, AND LYING WITHIN TRACT NO. 12225-3, AS PER PLAT RECORDED IN BOOK 217 OF MAPS, PAGE(S) 67 AND 68, RECORDS OF SAID COUNTY.

LETTERED LOTS

LOT NO.	USAGE	S.F.	ACRES
A	OPEN SPACE/SEWER TREATMENT PLANT	21,466	0.49
B	OPEN SPACE/PARK	57,179	1.31
C	OPEN SPACE	3,769	0.09
D	OPEN SPACE	142,687	3.28

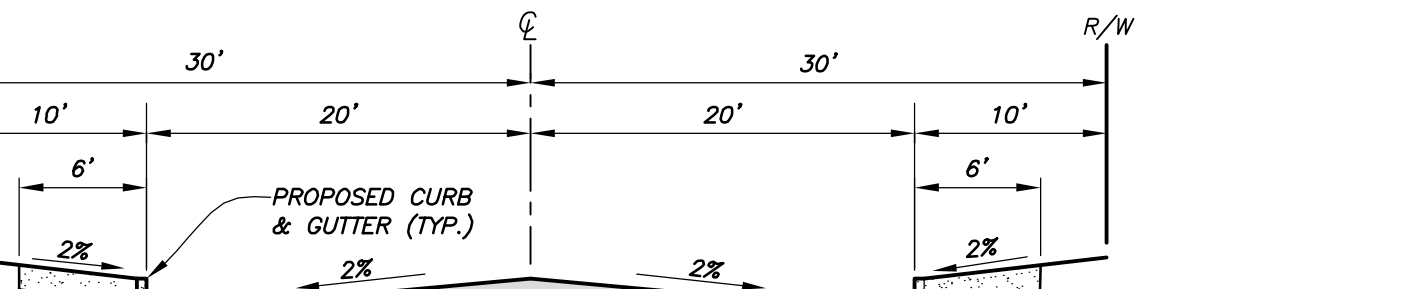
LOT AREA (NET)

LOT NO.	S.F.	ACRES	LOT NO.	S.F.	ACRES
1	18,000	0.41	57	12,931	0.30
2	17,765	0.41	58	12,608	0.29
3	14,438	0.33	59	13,344	0.31
4	15,853	0.36	60	22,000	0.51
5	18,000	0.41	61	22,013	0.51
6	18,072	0.41	62	18,025	0.41
7	13,368	0.31	63	11,445	0.26
8	16,636	0.38	64	10,244	0.24
9	13,120	0.30	65	10,491	0.24
10	11,214	0.26	66	10,727	0.25
11	11,212	0.26	67	12,291	0.28
12	11,561	0.27	68	11,863	0.27
13	12,717	0.29	69	11,378	0.26
14	12,449	0.29	70	13,213	0.30
15	12,435	0.29	71	11,296	0.26
16	11,558	0.27	72	12,189	0.28
17	13,415	0.31	73	14,296	0.33
18	12,853	0.30	74	16,230	0.37
19	11,927	0.27	75	24,436	0.56
20	11,919	0.27	76	14,635	0.34
21	13,665	0.31	77	17,367	0.40
22	12,843	0.29	78	15,037	0.35
23	11,904	0.27	79	10,382	0.24
24	12,330	0.28	80	11,741	0.27
25	12,020	0.28	81	12,273	0.28
26	11,902	0.27	82	12,256	0.28
27	11,919	0.27	83	13,451	0.31
28	11,878	0.27	84	10,333	0.24
29	12,170	0.28	85	10,433	0.24
30	12,568	0.29	86	10,293	0.24
31	14,191	0.33	87	10,564	0.24
32	14,161	0.33	88	12,020	0.28
33	14,561	0.33	89	18,000	0.41
34	18,498	0.42	90	18,000	0.41
35	19,851	0.46	91	18,000	0.41
36	22,762	0.52	92	18,000	0.41
37	13,772	0.32	93	17,751	0.41
38	12,618	0.29	94	12,020	0.28
39	15,625	0.36	95	10,958	0.25
40	13,760	0.32	96	15,215	0.35
41	12,252	0.28	97	13,535	0.31
42	14,633	0.34	98	14,306	0.33
43	20,133	0.46	99	23,899	0.55
44	23,511	0.54	100	19,951	0.46
45	26,026	0.60	101	18,000	0.41
46	17,785	0.41	102	11,390	0.26
47	22,038	0.51	103	13,323	0.31
48	13,805	0.32	104	15,708	0.36
49	10,722	0.25	105	18,000	0.41
50	15,478	0.36	106	14,871	0.33
51	17,154	0.39	107	60,614	1.39
52	12,823	0.29			
53	13,760	0.32			
54	12,950	0.30			
55	12,875	0.30			
56	12,998	0.30			

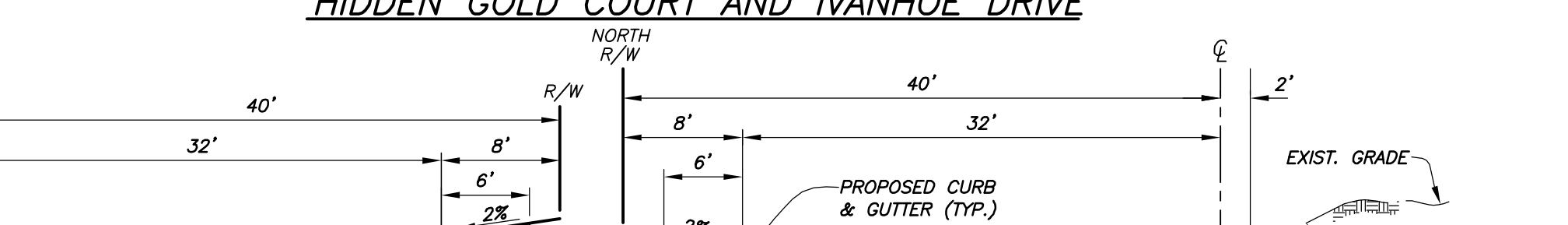
SYMBOL	DESCRIPTION	DATE	APPROVED
○	ADDED 2 NUMBERED LOTS AND 1 LETTERED LOT	11/8/06	
○	DELETED SEWER EASEMENT BETWEEN LOTS	9/25/07	
○	DELETED TWO NUMBERED LOTS & MOVED SOUTH ENTRANCE FROM SAGE	2/01/08	
○	ENLARGE LOTS ALONG SAGE, REDUCED LOT COUNT TO 107, RESULTING REV. 12/31/08	12/31/08	
	REVISIONS	DATE	APPROVED

EASEMENT DATA

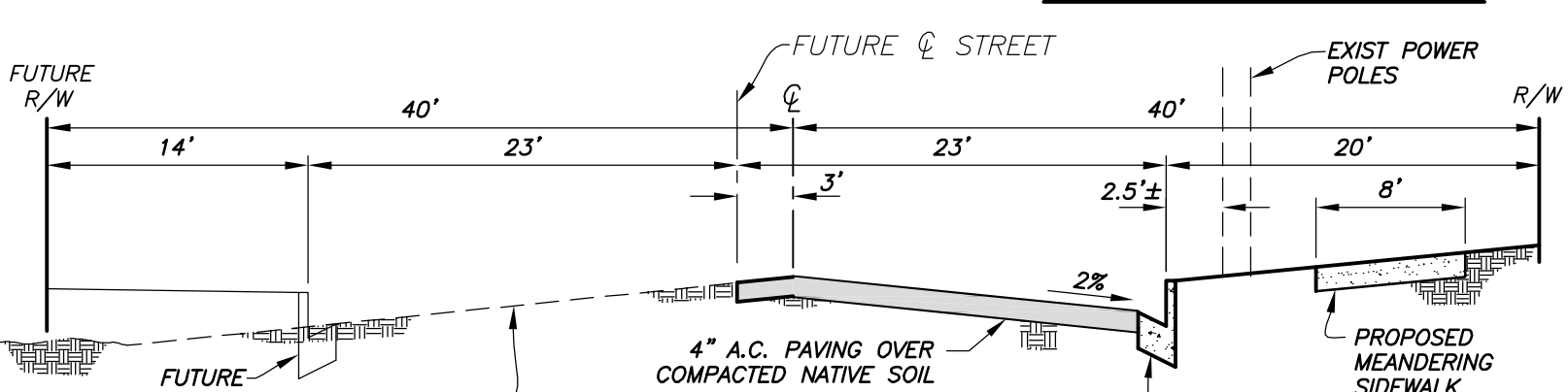
- AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CABLES, & APPURTENANCE PURPOSES PER DOCUMENT RECORDED 10/9/70, IN BOOK 4626, PAGE 501, O.R.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CABLES & APPURTENANCE PURPOSES PER DOCUMENT RECORDED IN BOOK 7332, PAGE 92, O.R.
- AN EASEMENT IN FAVOR OF HI-DESERT COUNTY WATER DISTRICT FOR WATER LINES & APPURTENANCE PURPOSES PER DOCUMENT RECORDED 1/31/78, IN BOOK 8358, PAGE 2061, O.R.
- 10-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ABOVE GROUND OR UNDERGROUND CONDUITS OR BOTH & INCIDENTAL PURPOSES PER DOCUMENT RECORDED 1/18/83, AS INSTRUMENT NO. 83-011717, O.R.
- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ROADWAY PURPOSES PER DOCUMENT RECORDED IN BOOK 7332, PAGE 92, O.R.



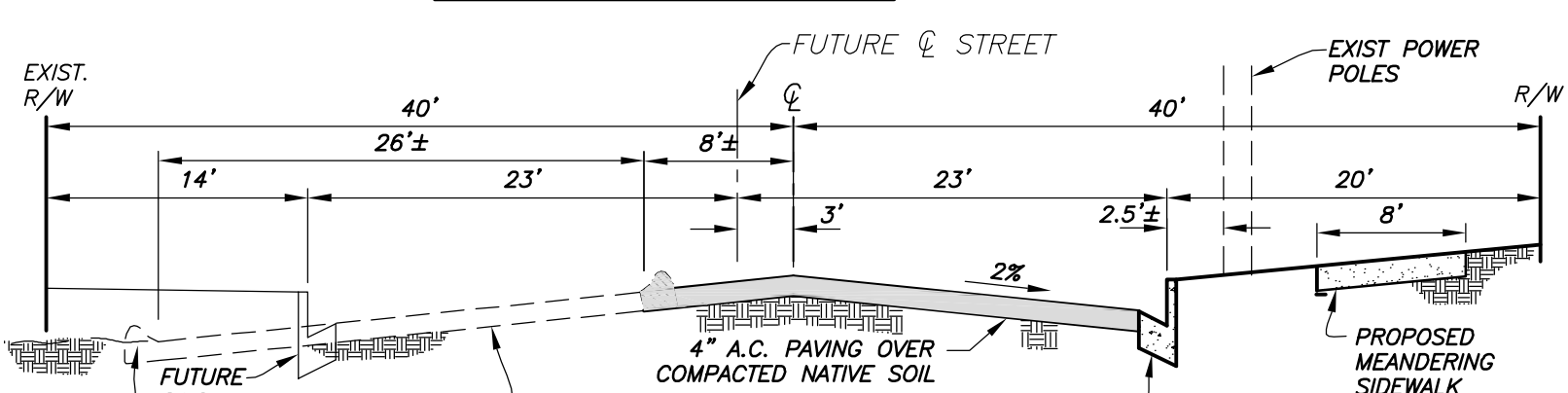
**A, B, C, D, E, F, G, H, AND I STREETS
HIDDEN GOLD COURT AND IVANHOE DRIVE**



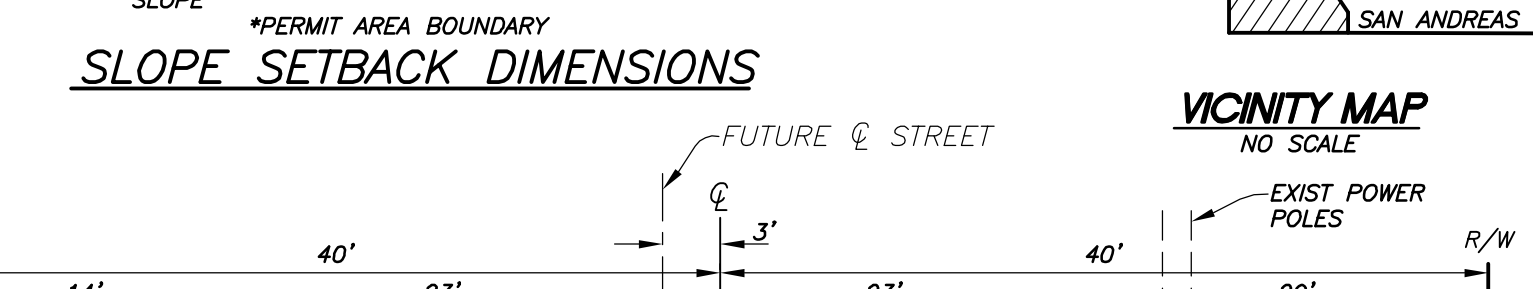
**GOLDEN BEE DRIVE
SAN ANDREAS ROAD**



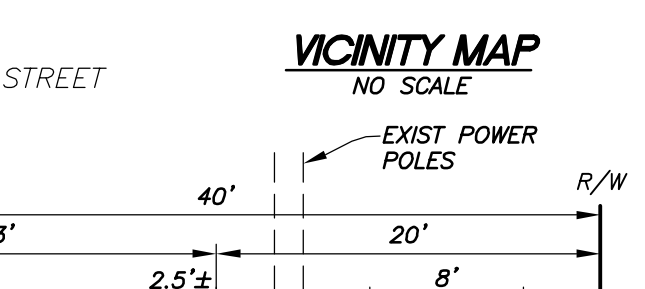
**SAGE AVENUE
(SOUTH OF LA CADENA DR.)**



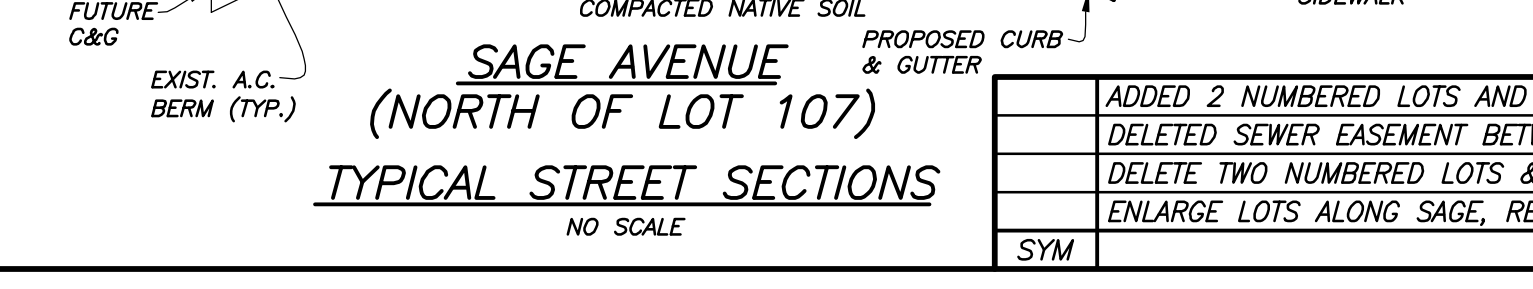
**SAGE AVENUE
(LOT 107 TO LA CADENA DR.)**



SLOPE SETBACK DIMENSIONS



VICINITY MAP
NO SCALE



TYPICAL STREET SECTIONS
NO SCALE

