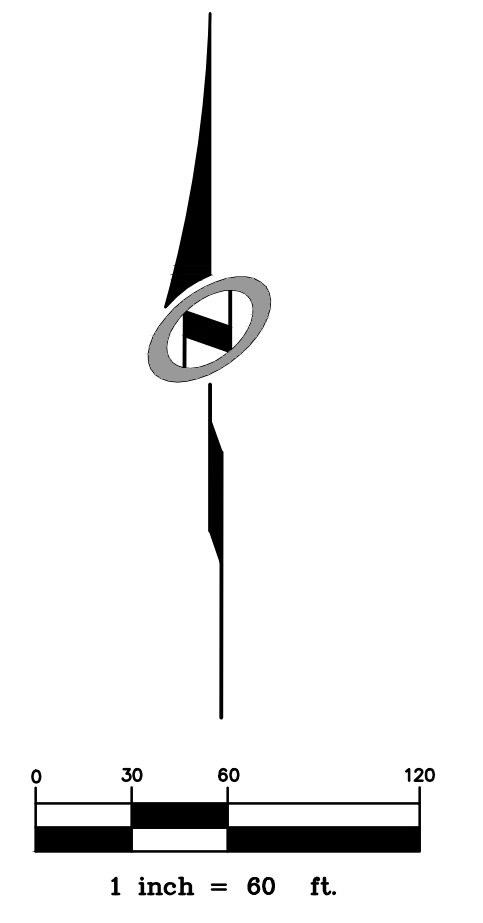


VICINITY MAP



APPLICANT
CHRISTINA KAYVON-PIERCE
7654 CONDALIA AVE.
YUCCA VALLEY, CA 92284

OWNER
ROBERT KAYVON
1890 SILVER LAKE BLVD
LOS ANGELES, CA 90026

ASSESSOR'S PARCEL NO.:
586-081-08

PROJECT AREA:
0.9-ACRES (APPROXIMATE)

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 9148, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 130, PAGES 79 AND 80, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND USE NOTES:
CURRENT & PROPOSED ZONING: OTMU (SP)
CURRENT & PROPOSED GENERAL PLAN: OTMU (SP)
EXISTING LAND USE: VACANT
LAND AREAS (ACRES): GROSS: 1.3 NET: 0.9

GRADING QUANTITIES
APPROXIMATE CUT: 800 CY
APPROXIMATE FILL: 800 CY

NOTES:
1. METHOD OF SEWAGE DISPOSAL: INTERIM SEPTIC SYSTEM (APPX. 1000 GAL.)
2. THIS PROJECT IS PROPOSED TO BE DEVELOPED IN ONE PHASE.

UTILITY PURVEYORS
HI-DESERT WATER DISTRICT:
Mark Ban
55439 29 Palms Hwy
Yucca Valley, CA 92284
(760) 365-8333

THE GAS COMPANY:
Darryl Whitley
7124 Mohawk Trail
Yucca Valley, CA 92284
(760) 228-0908

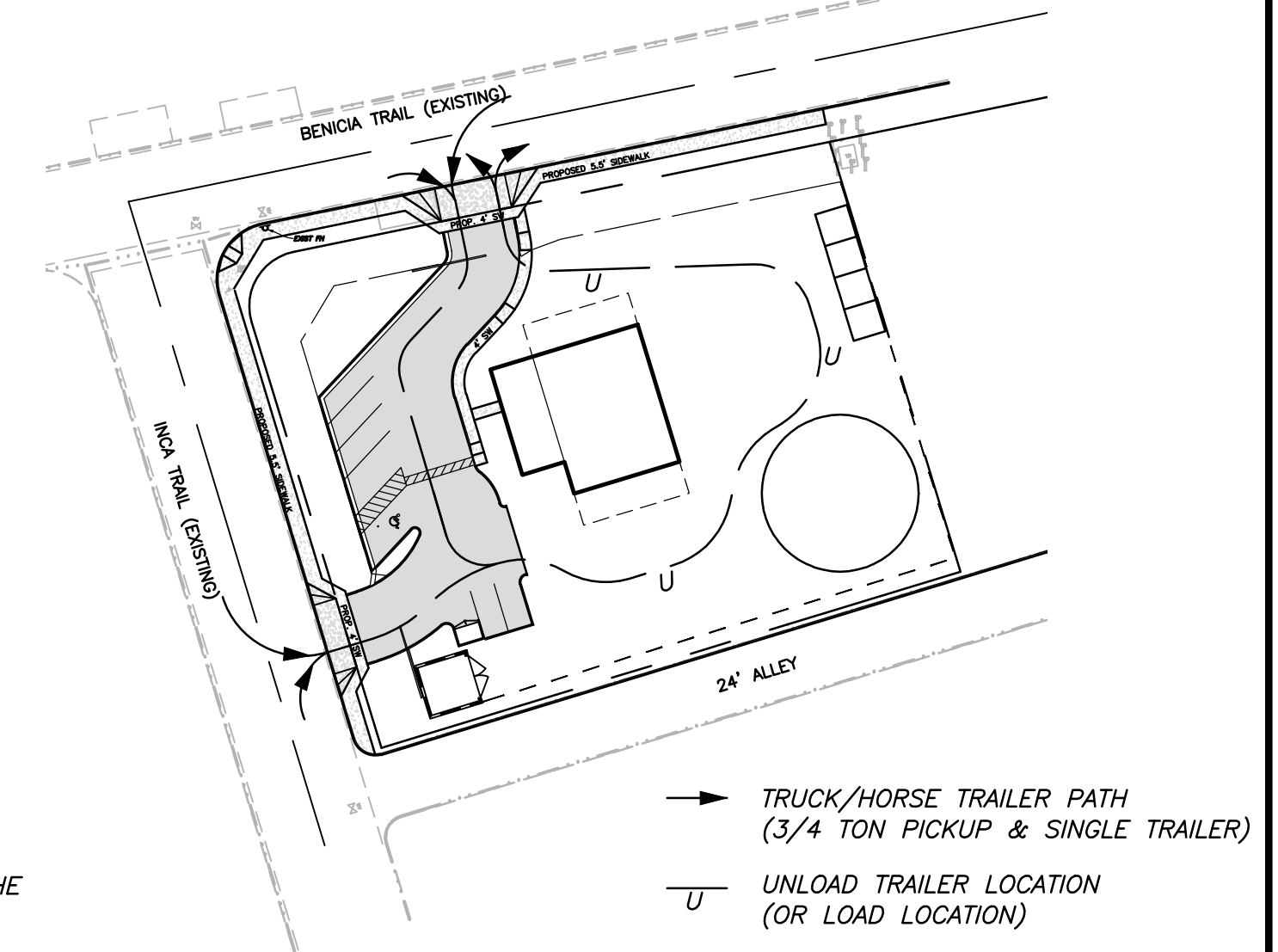
SOUTHERN CALIFORNIA EDISON:
John O'Dell
6999 Old Woman Springs Road
Yucca Valley, CA 92284
(760) 369-5449

Verizon:
Larry Moore
295 North Sunrise Road
Palm Springs, CA 92262
(760) 778-3603

Time Warner Cable:
Lee Hobson
83-473 Avenue 45
Indio, CA 92201
(760) 674-6007

PARKING TABULATION
REQUIRED:
1 SPACE PER 400 S.F.
2,720/400 = 7 SPACES
SHOWN:
7 SPACES, INCLUDING 1 SPACE FOR THE PHYSICALLY DISABLED

LEGEND
● INDICATES EXISTING FIRE HYDRANT
FF INDICATES PROPOSED FINISHED FLOOR ELEVATION (NOTE: PAD = FF-0.83')
-60- INDICATES PROPOSED FINISHED CONTOUR
-(50)- INDICATES EXISTING GROUND CONTOUR
L.S. INDICATES PROPOSED LANDSCAPING
R/W INDICATES RIGHT-OF-WAY
⊕ INDICATES CENTER LINE
▬▬▬▬ INDICATES 6 FT. HIGH MASONRY WALL



ONSITE CIRCULATION EXHIBIT

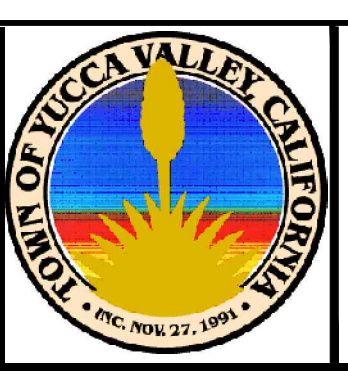
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BENCH MARK:
BRASS DISK WITH METAL ROD SET INTO GROUND 150" NORTH OF THE CENTERLINE OF HIGHWAY 62, 45' EAST OF THE CENTERLINE OF KICKAPOO TRAIL, 3' NORTHEAST OF UTILITY POLE AND 2' SOUTHWEST OF WHITNESS POST. ELEVATION: 1329.55 NAVD 88

BASIS OF BEARING
BASIS OF BEARING IS THE CENTERLINE OF BENICIA TRAIL PER P.M.B. 130/79-80 BEING N 78°23'24" E.

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

THIS PLAN PREPARED BY
NIV5
42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211
760.341.3101 TEL. WWW.NIV5.COM



DATE: SEPTEMBER 8, 2015

TOWN OF YUCCA VALLEY
PRINCETON EQUINE CLINIC
SITE PLAN

SHEET SP1
OF 1 SHEETS
DRAWING NO. PDB033200