

VICINITY MAP

Α				
			LOG ANGELES COUNTY BOAR DEPARTMENT	
AC.	ACRE		LOS ANGELES COUNTY ROAD DEPARTMENT	
A.C.	ASPHALT CONCRETE	L&T	LEAD & TACK	
A.D.	AREA DRAIN	L.S.	LICENSED SURVEYOR	
A.P.	ANGLE POINT	LT. STD.	LIGHT STANDARD	
	ANOLE I ONLI	L.P.	LOW POINT	
В		L.P.	LOW POINT	
B.C.	BEGIN CURVE	M		
BLDG.	BUILDING	MIN.	MINIMUM	
B.S.	BOTTOM OF STEP	MON.	MONUMENT	
B.W.	BACK OF WALK	M.H.	MANHOLE	
C		N		
C.B.	CATCH BASIN	N.G.	NATURAL GROUND	
C.B.W.	CONC BLOCK WALL	N'LY	NORTHERLY	
		NLT	NORTHERLT	
C.F.	CURB FACE	_		
C/L	CENTERLINE	0		
C.M.B.	CRUSHED MISCELLANEOUS BASE	O.R.	OFFICIAL RECORDS	
C.A.B.	CRUSHED AGGREGATE BASE	0.1.		
	2 N.T. 1997, The 15 M.T. 1998 AND STREET WATER OF BOTH AND STREET WATER TO SELECT THE STREET WATER TO SELECT	Р		
C.O.	CLEANOUT			
CONC.	CONCRETE	P.B.	PULL BOX	
C.L.F.	CHAIN LINK FENCE	P.C.C.	POINT OF COMPOUND CURVE	
COL.	COLUMN	P.R.C.	POINT OF REVERSE CURVE	
			네가 오늘 하는 사람들이 살아보는 이 시간에 가는 경기를 가면 하는 가게 하는 것이 하는 것이 없는데 하는데 하는데 하는데 하는데 되었다.	
C.T.V.	CABLE T.V.	PCC	PORTLAND CONCRETE CEMENT	
CONST.	CONSTRUCT	P.I.V.	POST INDICATOR VALVE	
		P.O.L.	POINT ON LINE	
D			POINT ON CURVE	
		P.O.C.		
DIM.	DIMENSION	P.O.S.	POINT ON SLOPE	
DWY.	DRIVEWAY	P.V.C.	POLYVINYL CHLORIDE	
D.B.	DOWN DRAIN	P/L	PROPERTY LINE	
D.D.	DOWN DIVIN	PROP.	PROPOSED	
. E		P.M.	PARCEL MAP	
E.D.	EDGE OF DRIVEWAY	P.M.B.	PARCEL MAP BOOK	
E.G.	EDGE OF GUTTER	P.O.B.	POINT OF BEGINING	
		P.P.		
E.P.	EDGE OF PAVEMENT	P.P.	POWER POLE	
E'LY	EASTERLY	_		
E.C.	END CURVE	R		
E.W.	EDGE OF WALK	R.C.E.	REGISTERED CIVIL ENGINEER	
EX.	EXISTING	R.C.P.	REINFORCED CONCRETE PIPE	
EXIST.	EXISTING	R.S.	RECORD SURVEY	
		RET.	RETAIN	
F		R.D.	ROOF DRAIN	
	FIDE DEDT, CONNECTION	N.D.	NOO! BIVIII	
F.D.C.	FIRE DEPT. CONNECTION			
F.B.	FIELD BOOK	S		
FD.	FOUND	S.S.	SANITARY SEWER	
F.F.	FINISHED FLOOR	S&W	SPIKE & WASHER	
F.G.	FINISHED GRADE	S&T	SPIKE & TIN	
F.S.	FINISHED SURFACE	S.D.M.H.	STORM DRAIN MANHOLE	
F.H.	FIRE HYDRANT	SEC.	SECTION	
			SUBGRADE	
F.L.	FLOW LINE	S.G.	나는 사람들이 아니라 하면 하면 없어요. 그런 이번 등이 보는 것이 되었다. 그 나는 그는 그는 그는 그는 그는 그를 가는 것이 모습니다. 그 모든 그를 다 하는 것이다.	
F.Y.	FRONT YARD	S'LY	SOUTHERLY	
FT.	FEET	S.Y.	SIDE YARD	
FNC.	FENCE	S.S.M.H.	SANITARY SEWER MANHOLE	
	FRONT OF WALK	S.D.	STORM DRAIN	
F.W.	FRONT OF WALK		님, 그 그리고 있다면 그는 내가 있다. 그리고 있는 것이 되었다면 하는데 그리고 있다면 하는데 되었다면 하다.	
_		S.C.O.	SEWER CLEANOUT	
G		ST.LT.	STREET LIGHT	
G.B.	GRADE BREAK			
		T		
G.F.	GARAGE FLOOR	-		
G.M.	GAS METER	TEL.	TELEPHONE	
G.P.	GUARD POST	T.S.P.B.	TRAFFIC SIGNAL PULL BOX	
		T.C.	TOP OF CURB	
Н				
		T.G.	TOP OF GRATE	
H.C.A.	HANDICAP RAMP	T.S.	TOP OF STEP	
H.P.	HIGH POINT	T.W.	TOP OF WALL	
		T.F.	TOP OF FOOTING	
L		TOP	TOP OF SLOPE	
INT.	INTERSECTION	TOE	TOE OF SLOPE	
INV.	INVERT ELEVATION			
	IRON PIPE	W		
I.P.	INON FIFE		MATER	
		WTR.	WATER	
		W.M.	WATER METER	
		W.V.	WATER VALVE	
		W.M.W.	WELDED WIRE MESH	
		WIY	WESTERLY	

ABBREVIATIONS

WROUGHT IRON FENCE RECORD DATA

LEGEND:		
	— SEWER LINE	
	WATER LINE	
	SEWER MANHOLE	
	— SEWER CLEAN OUT	
	— GATE VALVE	
	— THRUST BLOCK	
###	STREET ADDRESS	
(###)	EXISTING SPACE NUMBER	
###	PROPOSED SPACE NUMBER	



AERIAL LEGEND



ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM INFORMATION PROVIDED BY CLIENT AND / OR THEIR RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE

THE AERIAL TOPOGRAPHY AND TITLE REPORT WERE PREPARED BY OTHERS AND PROVIDED TO DAVID EVANS & ASSOCIATES BY THE OWNER. DAVID EVANS & ASSOCIATES HAS RELIED ON THIS INFORMATION FOR THE PREPARATION OF THIS PLANS. DAVID EVANS & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THAT INFORMATION.

EAST LINE OF GOV'T. LOT 7. AS SHOWN ON TRACT NO. 8377, M.B. 116/10-17.

BEARING: N00°08'03"E

BENCH MARK: BENCH MARK # X 1265 ELEVATION: 3257.47 2.0 MI E OF YUCCA VALLEY. 2.0 MI E ALONG STATE HWY 62 FROM YUCCA VALLEY POST OFFICE AT INT. OF STATE HWY 62 & STATE HWY 247, OLD WOMAN SPRINGS RD, 209 FT. N │ A.L.T.A. SURVEY PROVIDED BY CLIENT AND OF & INT., 141 FT, NE OF THE & OF HWY 247, 149 FT, NW OF THE & OF HWY 62, 54 FT. NW OF THE & OF THE SERVICE RD. IN & OF NE END OF A CACTUS

GARDEN IN FRONT OF WESTERN HILLS ESTATES & RANCHOS BUILDING,

100 FT. S OF SW COR. OF WOODEN REAL ESTATE BUILDING, 3 FT. SW OF A

PP #70457 WITH GUY WIRE & U.G LINES.

DAVID EVANS & ASSOCIATES ASSUME NO LIABILITY FOR THE ACCURACY OF THE BOUNDARY OR EASEMENTS SHOWN HEREON. ALL BOUNDARY AND EASEMENT INFORMATION USED HEREON IS FROM THE PREPARED BY LAND DEVELOPMENT DESIGN COMPANY, LLC,

JOB NO. 6224 DRAWING DATED 6/4/2020

PREPARED BY: **MUMI** DAVID EVANS AND ASSOCIATES INC.

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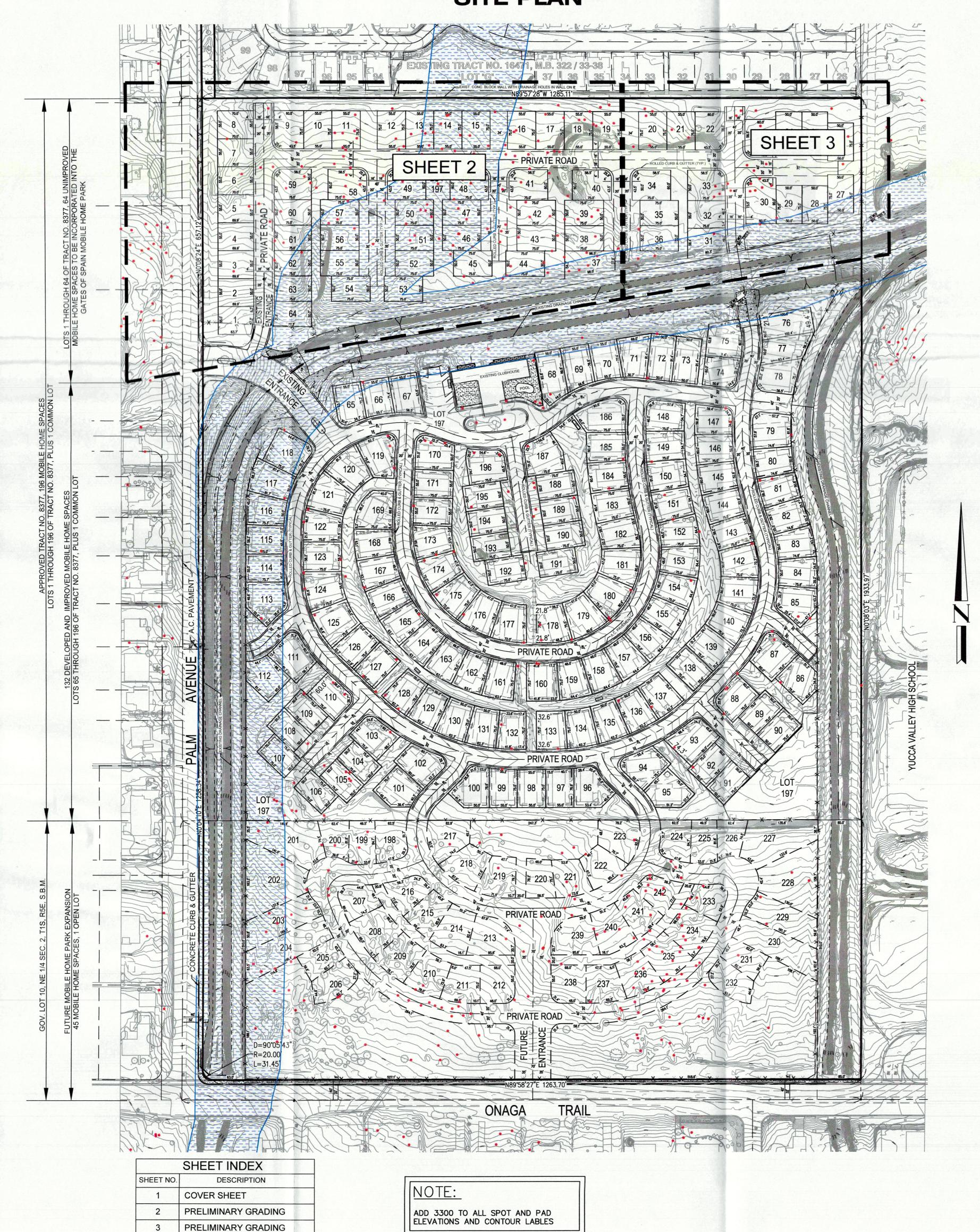
SANTA ANA, CA 92705

PHONE: (949) 752-8011

GATES OF SPAIN MOBILE ESTATES YUCCA VALLEY, CA 92284 SITE PLAN REVIEW EXHIBIT

PROJECT NO. CMHP0000-0001 8/26/2021

State of California IN THE CITY OF YUCCA VALLEY SITE PLAN



LEGAL DESCRIPTION:

LOTS 1 THROUGH 197, INCLUSIVE, OF TRACT NO. 8377, IN THE COUNTY OF SAN BERNARDINO. STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 116 OF MAPS, PAGES 10 TO 17, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GOVERNMENT LOT 10 OF THE NORTHEAST ONE-QUARTER IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST. SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO

EXCEPT THEREFROM THE WEST 40 FEET OF SOUTHWEST ONE-QUARTER OF LOT 10, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO IN DEED RECORDED MAY 9, 1961 IN BOOK 5426, PAGE 20, OF OFFICIAL

ALSO EXCEPT THEREFROM THE PORTION LYING WITHIN TRACT 8377, AS PER MAP RECORDED IN BOOK 116, PAGES 10 TO 17 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY

EASEMENT NOTES:

BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO. NCS-1009355-SAI, DATED AUGUST 1, 2016.

- 1-8 NOT A SURVEY MATTER.
- AN EASEMENT FOR TOWER AND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF THE PACIFIC
- AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF SAN
- AN EASEMENT FOR CONTROL AND CONSERVATION OF STORM DRAINAGE AND FLOOD WATERS, SEWER
- PUBLIC UTILITY AND PRIVATE RADIO AND TELEVISION CABLE, OPEN SPACE AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF SAN BERNARDINO, DEDICATED ON MAP OF TRACT NO. 8377, BOOK 116, PAGE 10-17, ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM PALM AVENUE, IN FAVOR OF COUNTY OF SAN
- RNARDINO DEDICATED ON MAP OF TRACT NO. 8377 ON BOOK 16, PAGE 10-17 OF TRACT MAPS, HEREON
- AN EASEMENT FOR POLES AND CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AS BOOK 8029, PAGE 583, O.R. SHOWN HEREON.
- AN EASEMENT FOR FLOOD CONTROL AND WATER CONSERVATION AND INCIDENTAL PURPOSES. IN FAVOR
- (6) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED AS BOOK 8130, PAGE 801, O.R. SHOWN HEREON
- AN EASEMENT FOR EASEMENT FOR POLES AND CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF
- SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AS BOOK 8148, PAGE 657, O.R. SHOWN HEREON
- AN EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED AS BOOK 8159, PAGE 433, O.R.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF DUTHERN CALIFORNIA EDISON COMPANY, RECORDED AS BOOK 8302M PAGE 1267, O.R. SHOWN HEREON.
- 20-21 NOT A SURVEY MATTER.
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, IN FAVOR OF HI-DESERT WATER DISTRICT, RECORDED AS INSTRUMENT NO. 2018-0007725, O.R. SHOWN HEREON.

SUBSTRUCTURE NOTICE:

THE LOCATION OF ALL UNDERGROUND UTILITY PIPES OR STRUCTURES WITHIN THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITY LINES AND ANY OTHER LINES WITHIN THIS PROJECT WEATHER SHOWN OR NOT SHOWN.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.

FLOOD ZONE:

FLOOD ZONE X AND A MAP # 06071C8860H

EARTHWORK QUANTITIES (RAW)

11,575 CY

259 CY (CUT, EXPORT)

GENERAL NOTES: (FOR MOBILE SPACES)

- ASSESSORS PARCEL NUMBER: 0587-391-001 THROUGH 064 PLUS 091 (OPEN SPACE) SITE AREA: ± 470,357 S.F. / ± 10.8 ACRES (LOTS 1 THRU 64 AND A PORTION OF COMMON LOT 197) ± 1,830,764 S.F. / ±42.03 ACRES GROSS AND ± 835,480 S.F. / ± 19.18 ACRES NET FOR ALL OF TRACT NO. 8377.
- 3. EXISTING SITE ZONING: R-M-10 _ 4. __ ALL O₱F SITE IMPROVEMENTS (CURB, GUTTERS, DRIVEWAYS, STREET LIGHTS, ETC) ARE EXISTING AND TO REMAIN PROJECT DESCRIPTION: LOTS 1 THROUGH 64 AND A PORTION OF COMMON LOT 197 OF TRACT NO. 8377, RECORDED IN
- THE CITY OF YUCCA VALLEY, CA.
- ADJACENT USES: NORTH, SINGLE FAMILY RESIENTIAL; SOUTH, MOBILEHOME PARK; WEST (ACROSS PALM AVENUE, MOBILEHOME PARK & VACANT; EAST, VACANT.
- UTILITIES: ALL UTILITIES SERVING THESE LOTS WILL BE BY PUBLIC SERVICES (WATER, GAS, ELECTRIC, CABLE); SEWER SERVICE ON SITE WILL BE PRIVATE CONNECTING TO THE PUBLIC SEWER SYSTEM. 8. FIRE HYDRANTS WILL BE INSTALLED IN THE NEW DEVELOPMENT AT LOCATIONS APPROVED BY THE LOCAL FIRE
- PROJECT: 64 SINGLE FAMILY LOTS PLUS COMMON LOT AS SHOWN ON THE RECORDED TRACT MAP.
- 10. PARKING: EACH LOT WILL PROVIDE 2 OFF STREET PARKING SPACES. GUEST PARKING IS PROVIDED ON EITHER SIDE OF THE INTERIOR 40 FOOT WIDE STREET RIGHTS OF WAY. 11. EASEMENTS: EASEMENTS ARE SHOWN ON THE SITE PLAN EXHIBIT AND WERE TAKEN FROM THE ALTA SURVEY

UTILITY PROVIDERS

6999 OLD WOMAN SPRINGS ROAD SOUTHERN CALIFORNIA EDISON YUCCA VALLEY, CA 92284

SOUTHERN CALIFORNIA GAS P.O. BOX 1626 MONTEREY PARK, CA 91754

55439 TWENTYNINE PALMS HIGHWAY WATER HI DESERT WATER DISTRICT YUCCA VALLEY, CA 92284 CABLE/TELEPHONE SPECTRUM 7500 KICKAPOO TRAIL

PREPARED BY LAND DEVELOPMENT DESIGN COMPANY, LLC, JOB NO. 6224 AND DATED 6/4/2020.

YUCCA VALLEY, CA 92284 ONSITE SEWER WILL BE PRIVATE CONNECTING TO THE PUBLIC SEWER SYSTEM WITHIN THE PROPERTY.

YUCCA VALLEY, CA

COVER SHEET

SHEET: 1 **OF** 3