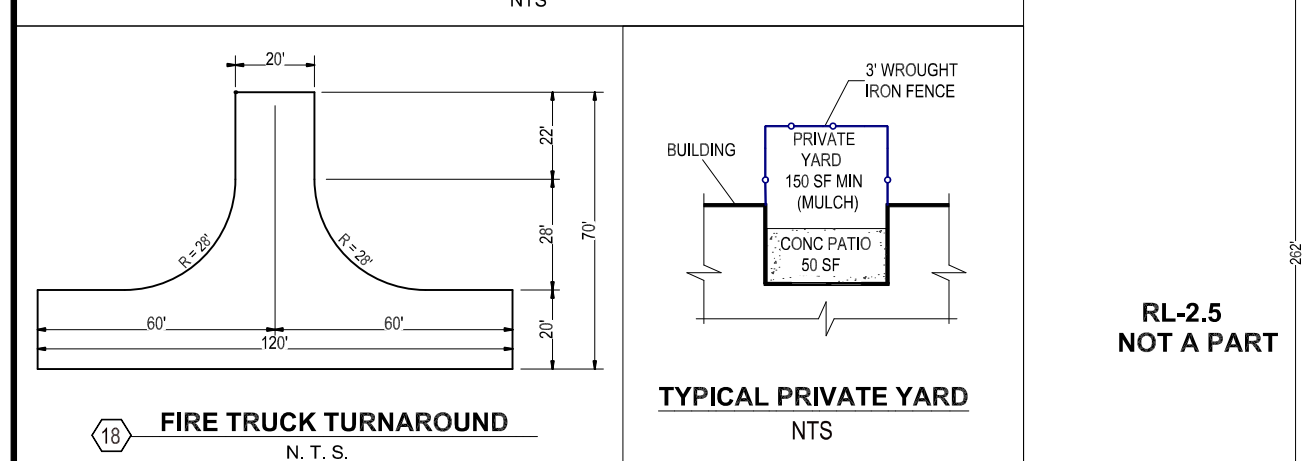




KEY NOTES		ABBREVIATIONS:	
1 ASPHALT PAVEMENT	AC	ASPHALT CONCRETE PAVEMENT	
2 ASPHALT DIKE	ACD	ASPHALT CONCRETE DIKE	
3 BUILDING	BLO	BUILDING	
4 CROPOT	CONC	CONCRETE	
5 CONC "V" GUTTER	DA	DRIVE AISLE	
6 CONC CURB PER PLAN	DP	DRAIN PIPE	
7 CONC DRIVEWAY	DW	DRIVE WAY	
8 CONC PATIO	DWA	DRIVE WAY APPROACH	
9 CONC SIDEWALK	(E)	EXIST'ING	
10 DECORATIVE BLOCK WALL 6" HIGH	FF	FINISHED FLOOR	
11 DRAIN BOX PER PLAN	DB	DRAIN BOX	
12 DRAIN PIPE PER PLAN	DP	DRAIN PIPE	
13 EXIST'ING AC DIKE TO BE REMOVED	FG	FINISHED GRADE	
14 EXIST'ING DRIVEWAY - NOT APART	FH	FIRE HYDRANT	
15 EXIST'ING FIRE HYDRANT	FL	FLOWLINE	
16 EXIST'ING HOME - NOT APART	GB	GRADE BREAK	
17 FIRE HYDRANT	HP	HIGH POINT	
18 FIRE TURNAROUND	MP	MID POINT	
19 GUARD RAIL	NP	NOT APART	
20 LANDSCAPE	NTS	NOT TO SCALE	
21 MALIBOXES	PP-T R	POWER POLE (TO REMAIN)	
22 PARKING SPACE SWIP	PP-T R	POWER POLE (TO BE REMOVED)	
23 PEDESTRIAN GATE	R	PROPERTY LINE	
24 POWER POLE (TO REMAIN)	POS	PRIVATE OPEN SPACE	
25 POWER POLE (TO BE REMOVED)	PROP	PROPOSED	
26 PRIVATE OPEN SPACE	R	RADIUS	
27 PROPERTY LINE	RW	RETAINING WALL	
28 RETAINING WALL	RW	RIGHT OF WAY	
29 ROUGH/ IRON FENCE	SF	SQUARE FEET	
30 SETBACK LINE	SD	SIDEWALK	
31 SLIDING GATE	SW	SIDEWALK	
32 SLOTTED CONCRETE	T	TOP OF CURB	
33 T-RASH ENCLOSURE PER CITY STD 620-4	TE	T-RASH ENCLOSURE	
34 VAN ACCESSIBLE HANDICAP PARKING	TRC	TO BE REMOVED	
35 VINYL FENCE 6" HIGH	TY	TYPICAL	
36 ZERO CURB FACE	WP	WHERE OCCURS	

UTILITY PROVIDERS

ELECTRIC: SOUTHERN CALIFORNIA Edison
 2102 9th St. San Bernardino, CA 92410
 (909) 256-7570

GAS: SOUTHERN CALIFORNIA GAS CO.
 1610 1st Lugoia Ave. Redlands, CA 92371
 (714) 264-1200

SEWER: YOCAPA VALLEY WATER DISTRICT
 10717 2nd St. Yucaipa, CA 92389
 (951) 714-5117

WATERS: SOUTHERN MESA WATER COMPANY
 391 8th St., Calimesa, CA 92520
 (951) 795-0411

TRASH: BURBETTE WASTE INDUSTRIES
 8660 Denny Avenue, Fontana, CA 92335
 (951) 750-7777

PHONE: VERIZON
 1800 Orange Tree Ln., Redlands, CA 92371
 (951) 750-7777

CABLE: THE WARNER SPECTRUM
 1078 E. Main Street, Los Angeles 6
 San Bernardino, CA 92415
 (951) 874-2393

ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.

IF ANY UTILITIES ARE FOUND TO BE DEEPER THAN INDICATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THEM.

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SITE DATA		
Gross land area	273,290 SF	6.27 Acres
Gross land area zoned RM-72C	124,456 SF	2.86 Acres
Net land area zoned RM-72C	109,540 SF	
Proposed buildings footprints	22,854 SF	20.9%
Drive Aisle, parking & Turn Around	21,604 SF	
Sidewalks, Patios, BBQ area, Trash Enclosure	11,013 SF	1.0%
Private Open Space	3,900 SF	3.5%
Landscape WITHIN RM-72C ZONE	51,239 SF	45.8%

LOT COVERAGE CALCULATION	
Total buildings footprints:	22,854 SF
Drive Aisle, parking & Turn Around	21,604 SF
Sidewalks, Patios, BBQ area, Trash Enclosure	11,013 SF
Total impervious areas	55,471 SF
Total Net land area	109,540 SF
Lot coverage: (55,471 + 109,540)	50.64%
Allowed lot coverage	60%

PROPOSED UNITS	
One bedroom units	18
Two bedroom units	32
ADU's (one bedroom units)	2
Total	52

DENSITY CALCULATION	
Number of Senior units allowed in RM-72C (2.86 acres x 8.7x2)	50
Units proposed	50
ADU's allowed	2
ADU's proposed	2
Total	52

City of Yuccaipa code HD 03200 "Fractional units of 50% or greater shall be rounded to the next higher number."

PARKING	
Required parking:	Spaces
18 one bedrooms x 1.5 space per unit	18
32 two bedrooms x 1.5 space per unit	48
Total parking Required	66
Total parking Proposed	67
Compact parking Allowed (67 x 25%)	17
Compact parking Proposed	17
ADA parking Required	3
ADA parking Proposed	4
Van Accessible parking Required	1
Van Accessible parking Proposed	2

LEGAL DESCRIPTION:

PARCEL 1 (APN 0319-191-109-000)
 A PORTION OF THAT PART OF BLOCK 123, SUBDIVISION NO. 8, YUCAIPA VALLEY, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGES 43 AND 44, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 130 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 123, THENCE EAST ON THE CENTERLINE OF AVENUE F, 5.00 FEET; THENCE SOUTH TO A POINT ON THE NORTH LINE OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT PROPERTY, BY OUTCUT DEMO DECEMBER 22, 1987 IN BOOK 6828, PAGE 487 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 190 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 123, THENCE EAST ON THE CENTER LINE OF AVENUE F, 2.01 FEET; THENCE SOUTH 130 FEET; THENCE WEST 70 FEET; THENCE NORTH 150 FEET; THENCE WEST 230 FEET; THENCE NORTH 60 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (APN 0319-191-270-000)
 THAT PORTION OF BLOCK 123, SUBDIVISION NO. 8, OF A PART OF YUCAIPA VALLEY, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGES 43 AND 44, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 130 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 123, THENCE EAST ON THE CENTERLINE OF AVENUE F, 5.00 FEET; THENCE SOUTH TO A POINT ON THE NORTH LINE OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT PROPERTY, BY OUTCUT DEMO DECEMBER 22, 1987 IN BOOK 6828, PAGE 487 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 190 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 123, THENCE EAST ON THE CENTER LINE OF AVENUE F, THENCE EAST 70 FEET TO THE POINT OF BEGINNING, AS DESCRIBED AS A PORTION OF THE EXCEPTION TO THE DESCRIPTION OF THE GRANT DEED RECORDED MARCH 8, 1987 IN BOOK 6782, PAGE 330 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 3 (APN 0319-191-290-000)
 THAT PORTION OF BLOCK 123, SUBDIVISION NO. 8, OF A PART OF YUCAIPA VALLEY, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGES 43 AND 44, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 320 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 123, AND 8.00 FEET SOUTH OF THE CENTERLINE OF AVENUE F, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID BLOCK 123 TO A POINT ON THE NORTH LINE OF THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT PROPERTY, BY OUTCUT DEMO DECEMBER 22, 1987 IN BOOK 6828, PAGE 489 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, THENCE WEST ON THE NORTH LINE OF SAID SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT PROPERTY TO A POINT 70 FEET WEST OF THE EAST LINE OF SAID LAND; THENCE NORTH TO A POINT 80 FEET SOUTH OF THE CENTER LINE OF AVENUE F, THENCE EAST 70 FEET TO THE POINT OF BEGINNING, AS DESCRIBED AS A PORTION OF THE EXCEPTION TO THE DESCRIPTION OF THE GRANT DEED RECORDED MARCH 8, 1987 IN BOOK 6782, PAGE 330 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL 4 (APN 0319-191-290-000)
 THAT PORTION OF THAT PART OF BLOCK 123, SUBDIVISION NO. 8, YUCAIPA VALLEY, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGES 43 AND 44, RECORDS OF SAID COUNTY, AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1516, PAGE 428, OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 SAID PORTION BEGINNING AT A PORTION 190 FEET EAST OF NORTHWEST CORNER OF BLOCK 123, THENCE SOUTH 130 FEET; THENCE EAST 70 FEET; THENCE SOUTH TO A POINT OF INTERSECTION OF NORTH BOUNDARY OF LAND OF FLOOD CONTROL, THENCE WEST ON LINE NORTH 81° 30' EAST TO POINT TO FEET FROM THE EASTERN LINE OF SAID PLOT MEASURED PERPENDICULARLY, THENCE NORTH TO POINT OF BEGINNING.

PARCEL 5 (APN 0319-191-344-000)
 THAT PORTION OF BLOCK 123, SUBDIVISION NO. 8, OF A PART OF YUCAIPA VALLEY, IN THE CITY OF YUCAIPA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 19, PAGES 43 AND 44, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 130 FEET EAST LINE OF SAID LOT 229.00 FEET SOUTH OF NORTHEAST CORNER THEREOF THENCE WEST 190 FEET THENCE NORTH TO A POINT 130 FEET SOUTH OF NORTH LINE SAID LOT THENCE WEST TO FEET THENCE NORTH 50 FEET THENCE WEST TO FEET THENCE SOUTH AND PARALLEL TO EAST LINE SAID LOT TO SOUTH LINE SAID LOT THENCE NORTH 80 FEET 29.00 IN, 30 SECONDS EAST TO SOUTHEASTELY CORNER SAID LOT NORTHERLY ALONG EAST LINE SAID LOT TO POINT OF BEGINNING MEASURED TO STREET CENTERLINE EXCEPT STREET AND EXCEPT PORTION OF SAID FLOOD CONTROL.