

APPENDIX J

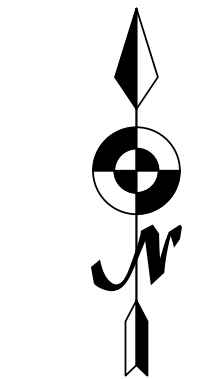
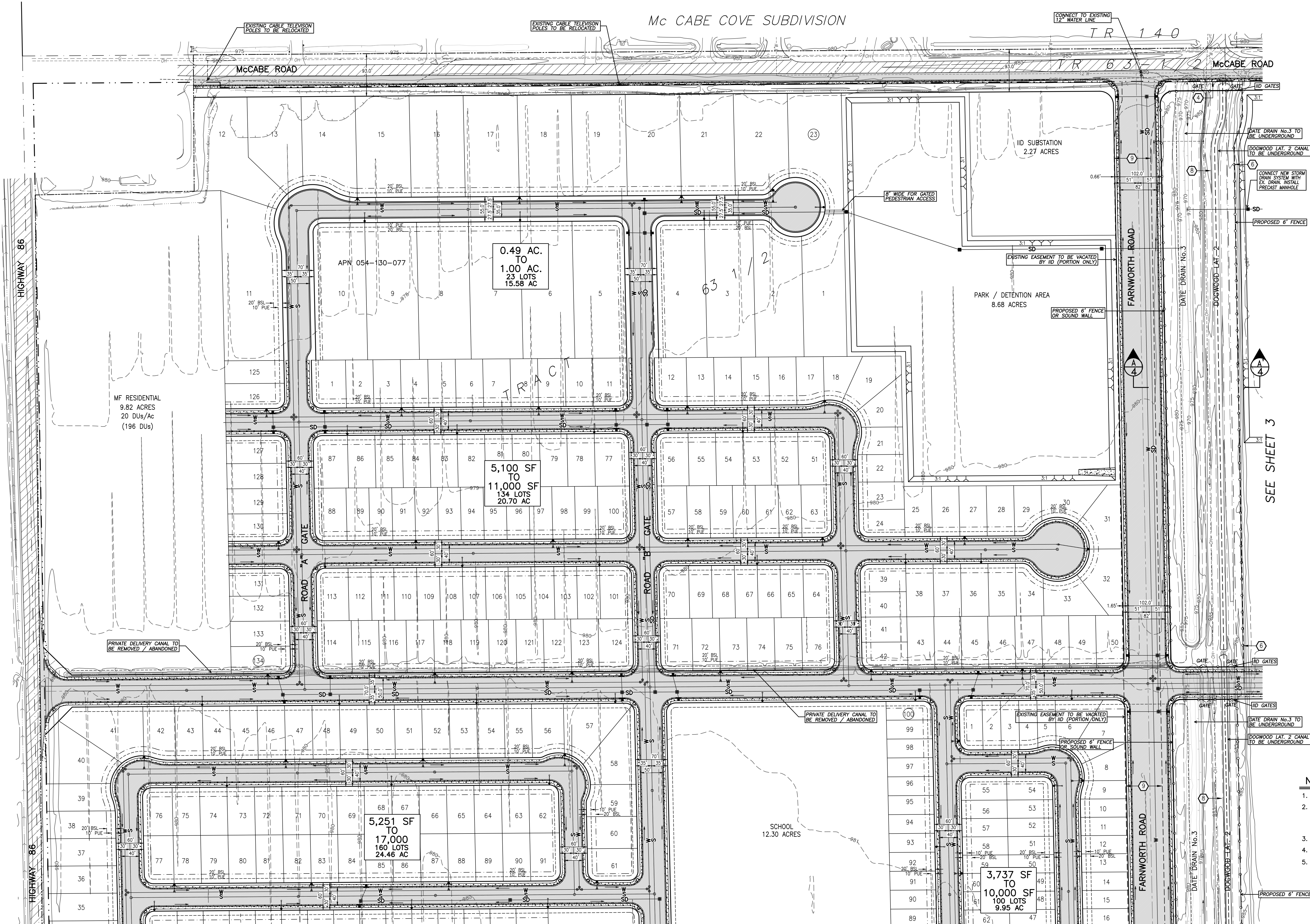
McCabe Ranch II TM 994

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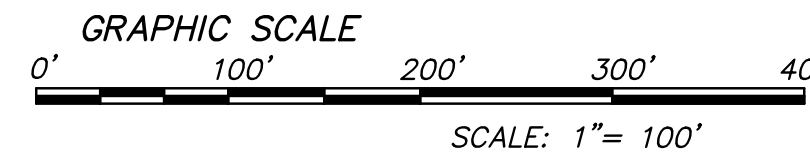
		SHEET
McCABE RANCH TENTATIVE TRACT MAP TOWN OF HEBER, COUNTY OF IMPERIAL IN TRACTS 63-1/2, 64-1/2, 65, 66 AND 67 T16S, R14E, S.B.M.		<u>1</u> OF <u>6</u> SHEETS
CLIENT: TIERRA PARTNERS II, LLC & McCABE RANCH REALTY		W.O. C22040-00

L:\Projects\2022\C22040-00 (DUG-McCabe Ranch North - TTM, AM & HS)\MAP\TIN\CAD\C22040-00_MSTR.dwg 11/07/2024 11:06

Mc CABE COVE SUBDIVISION



1"=100'



LEGEND

	SUBDIVISION BOUNDARY
	TRACT LINE
	EASEMENTS/RIGHT OF WAY LINES
	LOT LINE AND RIGHT OF WAY
	FOUND MONUMENT
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	SURFACE CONTOURS
	DIRECTION OF FLOW (SLOPE)
	LOT NUMBERS

NEW IMPROVEMENTS

	ASPHALT CONCRETE PAVING
	CROSS GUTTER
	15' RADIUS HANDICAP ACCESSIBILITY RAMP
	CURB, GUTTER & SIDEWALK
	STREET LIGHT (MIN. 70 WATTS HPS)
	WATER LINE (MIN. 8" DIA.)
	WATER VALVE & REDUCER
	FIRE HYDRANT (MIN. 6" DIA.)
	SEWER LINE (MIN. 8" DIA.)
	SEWER MANHOLE (MIN. 48" DIA. W/24" DIA. COVER)
	SD STORM DRAIN LINE (MIN. 8" DIA.)
	SD STORM DRAIN INLET (48" MIN.)
	SD STORM DRAIN MANHOLE (MIN. 48" DIA. W/24" DIA. COVER)
	SD STORM DRAIN BOX RETENTION BASIN

EXISTING IMPROVEMENTS/UTILITIES

	A.C. PAVING
	CURB, GUTTER & SIDEWALK
	STREET LIGHT
	WATER LINE
	FIRE HYDRANT
	SEWER LINE
	SEWER MANHOLE
	GAS LINE
	IID POWER POLES
	OVERHEAD ELECTRICAL
	TELEPHONE
	TV/CABLE

NOTES:

- SEE SHEET 1 OF 6 FOR DESCRIPTION OF RECORDED EASEMENTS.
- THE LOCATION OF THE PROPOSED UTILITIES SHOWN HEREON IS APPROXIMATE AND WILL BE LOCATED WITH SPECIFIC SIZES, DIMENSIONS, COORDINATES, AND FITTINGS DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
- FIRE HYDRANTS SPACED AT 300 FEET MAX.
- STREET LIGHTS SPACING AT 300 FEET MAX.
- SEWER MANHOLE SPACING 300 FEET MAX. (8" DIA. TO 15" DIA PIPE), OR MORE DEPENDING ON PIPE.

SEE SHEET 4

UNDERGROUND SERVICE ALERT



No.	REVISIONS	BY	DATE

ENGINEER OF RECORD

PLANS PREPARED UNDER THE SUPERVISION OF:

BY: MAURICIO LAM, P.E. DATE: _____
R.C.E. NO.: 57392 EXP.: 12-31-25

SEAL



LC ENGINEERING CONSULTANTS INC.
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES

www.lce-inc.com 1065 State Street info@lce-inc.com
tel: 760.353.8110 El Centro CA 92543 fax: 760.353.6108

DATE: 11/07/2024

McCABE RANCH TENTATIVE TRACT MAP

TOWN OF HEBER, COUNTY OF IMPERIAL
IN TRACTS 63-1/2, 64-1/2, 65, 66 AND 67 T16S, R14E, S.B.M.

CLIENT: TIERRA PARTNERS II, LLC & McCABE RANCH REALTY

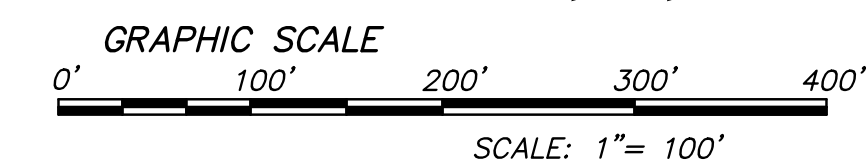
W.O.

SHEET

2 OF
6 SHEETS

JOB NO.

C22040-00



SCALE: 1" = 100'

-----	SUBDIVISION BOUNDARY
- - - - -	TRACT LINE
-----	EASEMENTS/RIGHT OF WAY LINE
-----	LOT LINE AND RIGHT OF WAY LINE
○	FOUND MONUMENT
- - - - -	PUBLIC UTILITY EASEMENT
- - - - -	BUILDING SETBACK LINE
~~~~~	SURFACE CONTOURS
← 960	DIRECTION OF FLOW (SLOPE)
150	LOT NUMBERS

	ASPHALT CONCRETE PAVING
	CROSS GUTTER
	15' RADIUS HANDICAP ACCESSIBLE RAMP
	CURB, GUTTER & SIDEWALK
	STREET LIGHT (MIN. 70 WATTS)
	WATER LINE (MIN. 8" DIA.)
	WATER VALVE & REDUCER
	FIRE HYDRANT (MIN. 6" DIA.)
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	SEWER LINE
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	IID POWER POLES
	OVERHEAD ELECTRICAL
	TELEPHONE
	TV/CABLE

1. SEE SHEET 1 OF 6 FOR DESCRIPTION OF RECORDED EASEMENTS.
2. THE LOCATION OF THE PROPOSED UTILITIES SHOWN HEREON IS APPROXIMATE AND WILL BE LOCATED WITH SPECIFIC SIZES, DIMENSIONS, COORDINATES, AND FITTINGS DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
  - FIRE HYDRANTS SPACED AT 300 FEET MAX.
3. STREET LIGHTS SPACING AT 300 FEET MAX.
4. SEWER MANHOLE SPACING 300 FEET MAX. (8" DIA. TO 15" DIA PIPE), OR
5. MORE DEPENDING ON PIPE.

CALL: TOLL FREE 811 Know what's below. Call before you dig.

[illegible]


BY: MAURICIO LAM, P.E. DATE: _____

R.C.E. NO.: 57392 EXP.: 12-31-25

www.lccc-inc.com tel 760.353.8110	1065 State Street El Centro CA 92243	info@lccc-inc.com fax 760.352.6400
DATE: 11/07/2024		

CLIENT: TIERRA PARTNERS II, LLC & McCABE RANCH REALTY

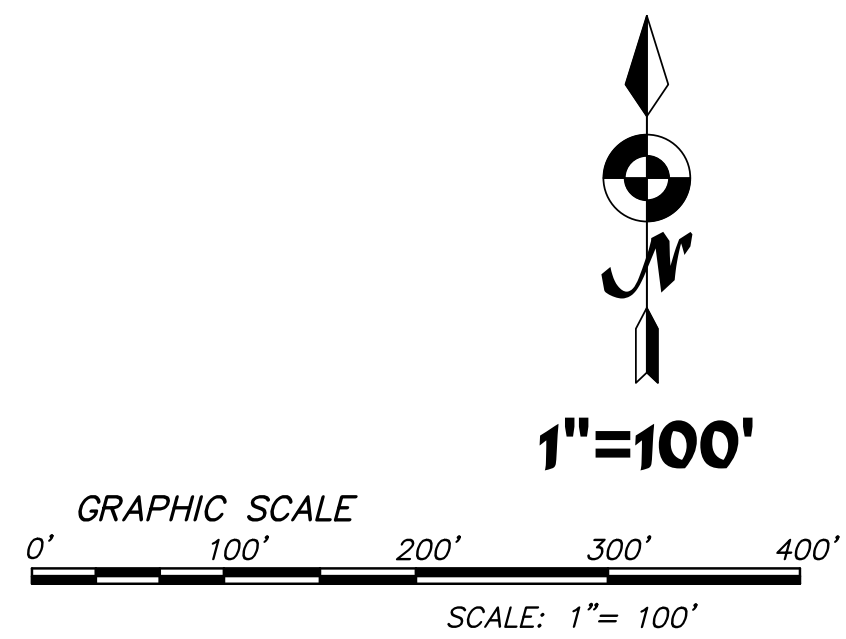
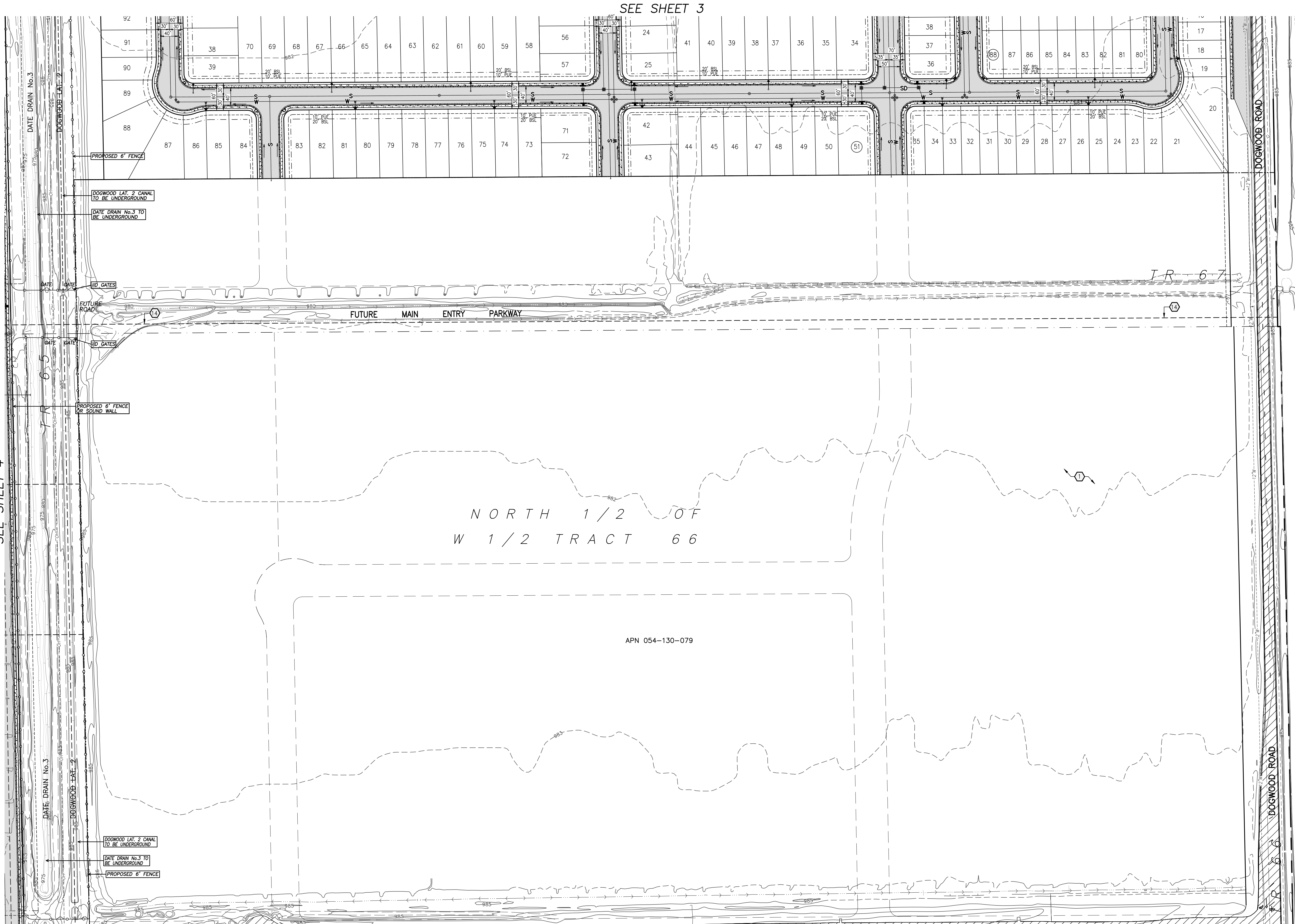
	W.O.
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4 OF  
6 SHEETS

JOB NO.  
C22040-00

L:\Projects\2022\C22040-00 (DOG-McCabe Ranch North - TTM, AM & HS)\MAP\TTM\CAD\C22040-00_MSTR.dwg 11/07/2024 11:06

SEE SHEET 4



LEGEND	
	SUBDIVISION BOUNDARY
	TRACT LINE
	EASEMENTS/RIGHT OF WAY LINES
	LOT LINE AND RIGHT OF WAY FOUND MONUMENT
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	BUILDING SETBACK LINE
	SURFACE CONTOURS
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NEW IMPROVEMENTS	
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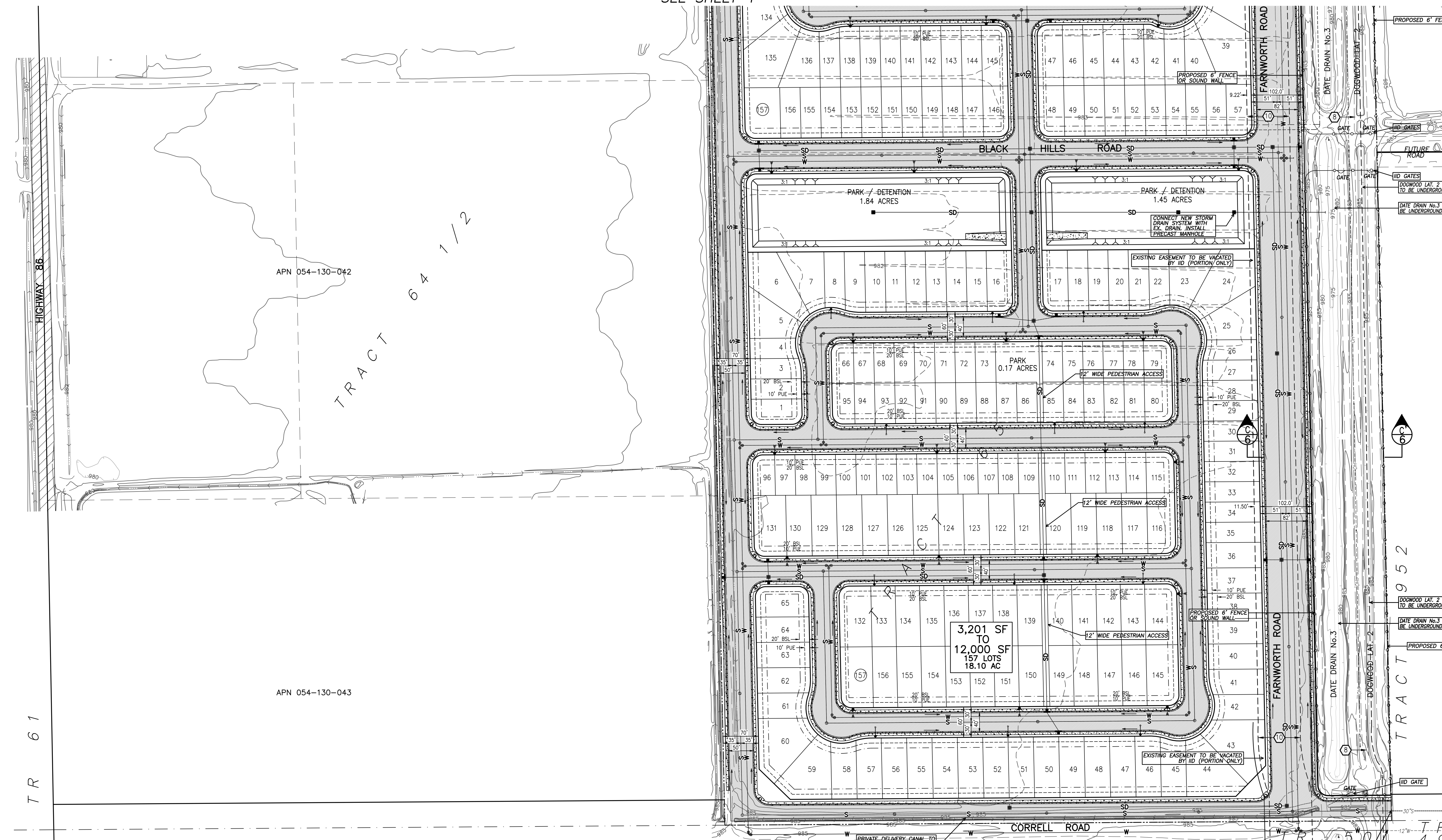
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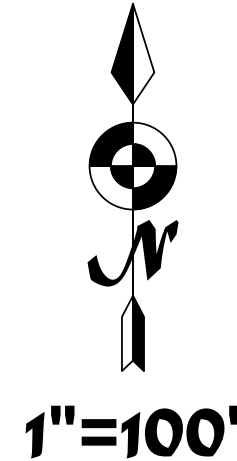
<b>UNDERGROUND SERVICE ALERT</b>  TWO WORKING DAYS BEFORE YOU DIG CALL: TOLL FREE 811 Know what's below. Call before you dig.		<table><thead><tr><th>No.</th><th>REVISIONS</th><th>BY</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		No.	REVISIONS	BY	DATE																																					<b>ENGINEER OF RECORD</b> PLANS PREPARED UNDER THE SUPERVISION OF:  BY: <u>MAURICIO LAM, P.E.</u> DATE: <u>                    </u> R.C.E. NO.: <u>57392</u> EXP.: <u>12-31-25</u>		 <b>LC ENGINEERING CONSULTANTS INC.</b> CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT SERVICES www.lcec-inc.com 1065 State Street info@lcec-inc.com tel: 760.353.8100 El Centro CA 92543 fax: 760.352.6408 DATE: 11/07/2024		<b>McCABE RANCH TENTATIVE TRACT MAP</b> TOWN OF HEBER, COUNTY OF IMPERIAL IN TRACTS 63-1/2, 64-1/2, 65, 66 AND 67 T16S, R14E, S.B.M.  CLIENT: TIERRA PARTNERS II, LLC & McCABE RANCH REALTY W.O.  SHEET <u>5</u> OF <u>6</u> SHEETS JOB NO. <u>C22040-00</u>	
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L:\Projects\2022\C22040-00 (DDG-McCabe Ranch North - TTM, AM & HS)\MAP\TTM\CAD\C22040-00_MSTR.dwg 11/07/2024 11:06

SEE SHEET 4



SEE SHEET 5



GRAPHIC SCALE  
0' 100' 200' 300' 400'  
SCALE: 1"= 100'

#### LEGEND

- SUBDIVISION BOUNDARY
- TRACT LINE
- EASEMENTS/RIGHT OF WAY LINES
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CROSS SECTION C-C TYPICAL HALF STREET SECTION AND IID EASEMENT

FOR TYPICAL SECTIONS SEE COUNTY OF IMPERIAL DEPARTMENT OF PUBLIC WORKS ENGINEERING DESIGN GUIDELINES MANUAL.

#### UNDERGROUND SERVICE ALERT



No.	REVISIONS	BY	DATE

#### ENGINEER OF RECORD

PLANS PREPARED UNDER THE SUPERVISION OF:

BY: MAURICIO LAM, P.E. DATE:   
R.C.E. NO.: 57392 EXP.: 12-31-25

#### SEAL



www.lce-inc.com 1065 State Street info@lce-inc.com  
tel: 760.353.8100 El Centro CA 92543 fax: 760.353.6408  
DATE: 11/07/2024

#### McCABE RANCH TENTATIVE TRACT MAP

TOWN OF HEBER, COUNTY OF IMPERIAL  
IN TRACTS 63-1/2, 64-1/2, 65, 66 AND 67 T16S, R14E, S.B.M.

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#### SHEET

6 OF  
6 SHEETS  
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C22040-00