

GENERAL NOTES:

1. GENERAL PLAN EXISTING LAND USE DESIGNATION: "RL"
LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC)
WITH SPECIFIC PLAN (CURRENTLY VACANT)
2. EXISTING LAND USE: VACANT
EXISTING SURROUNDING LAND USES: NORTH: VACANT; EAST: RESIDENTIAL; SOUTH: VACANT; WEST: VACANT
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
4. EXISTING ZONING: R-8, MINIMUM 8,000 SQUARE FOOT LOTS
R-5, MINIMUM 5,000 SQUARE FOOT LOTS
5. PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE. CURBS AND SIDEWALKS TO BE PRIVATELY MAINTAINED.
6. GROSS AREA: 18.80 ACRES
7. NET AREA: 14.97 ACRES
8. LOTS 1-94 ARE SINGLE FAMILY RESIDENTIAL.
9. LOT A WILL BE OPEN SPACE/LANDSCAPE.
10. TOTAL LOTS: 94 NUMBERED LOTS AND 1 LETTERED LOT
11. SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
12. FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE A AND X.
ZONE A IS SHOWN AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD"
ZONE X IS SHOWN AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
13. TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111, ELEV=448.30 FT.
14. THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4, SAN BERNARDINO/RIVERSIDE COUNTIES, 2002 THOMAS GUIDE

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSORS PARCEL NUMBERS:

APNs: 677-050-031, 677-050-032

OWNER/DEVELOPER:

NCP VERANO, LLC
690 E GREEN STREET, SUITE 200
PASADENA, CA 91101
(323)874-8000

ENGINEER:

FUSCOE ENGINEERING, INC.
2850 INLAND EMPIRE BLVD, SUITE B
ONTARIO, CA 91764
(909)581-0676

ARCHITECT:

WHA ARCHITECTS
680 NEWPORT CENTER DR, SUITE 300
NEWPORT BEACH, CA 92660
(949)250-0607 EXT. 8747

UTILITIES TO BE PROVIDED TO THE TRACT

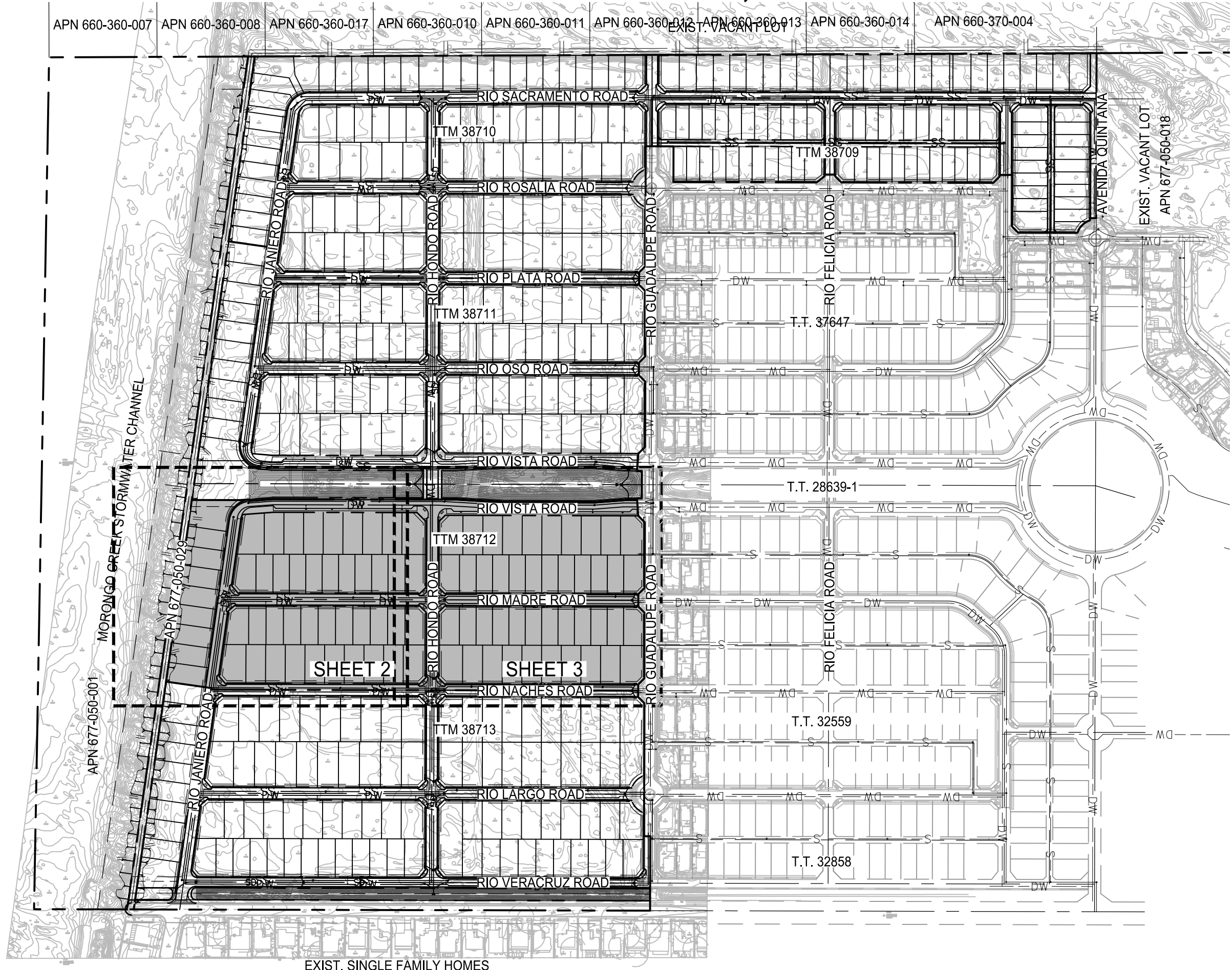
WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
CABLE/INTERNET	SPECTRUM	(866) 874-2389

GEOTECHNICAL:

LEIGHTON AND ASSOCIATES, INC.
41945 BOARDWALK, SUITE V
PALM DESERT, CA 92211

TENTATIVE TRACT MAP NO. 38712

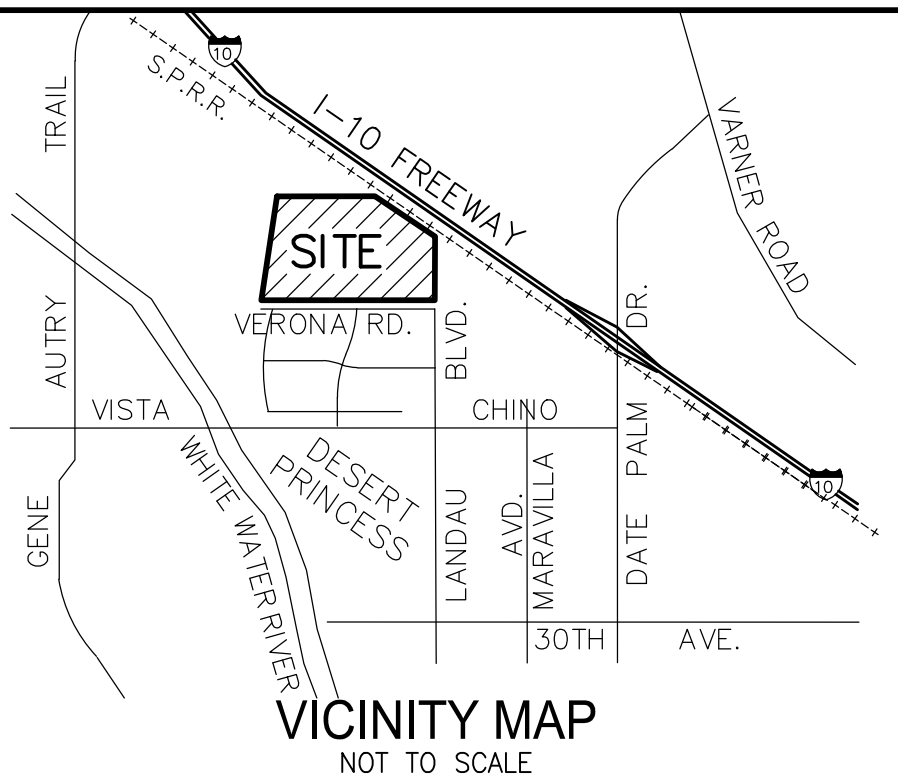
CATHEDRAL CITY, CA



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL UTILITY PLAN
5	EXISTING SITE MAP

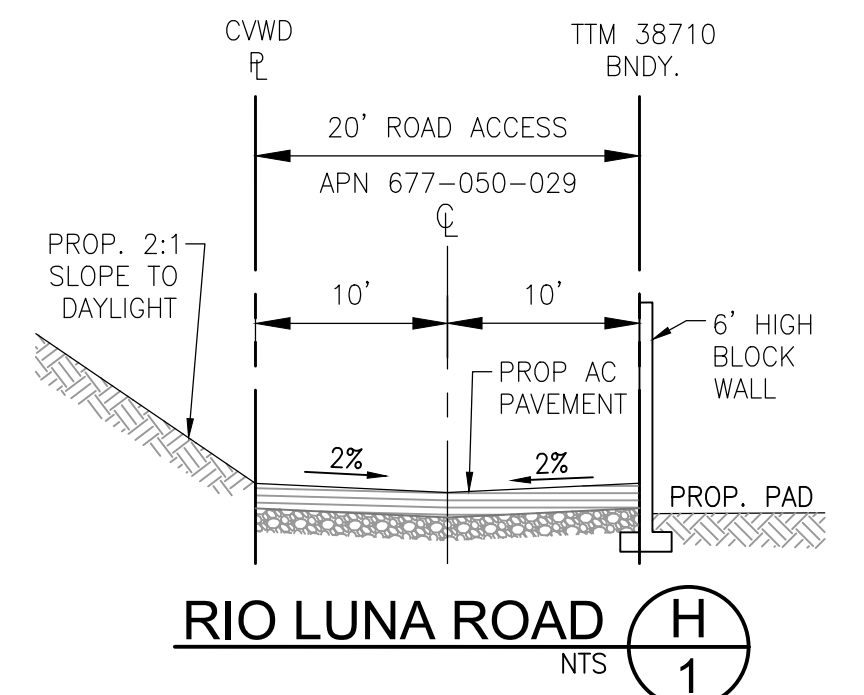
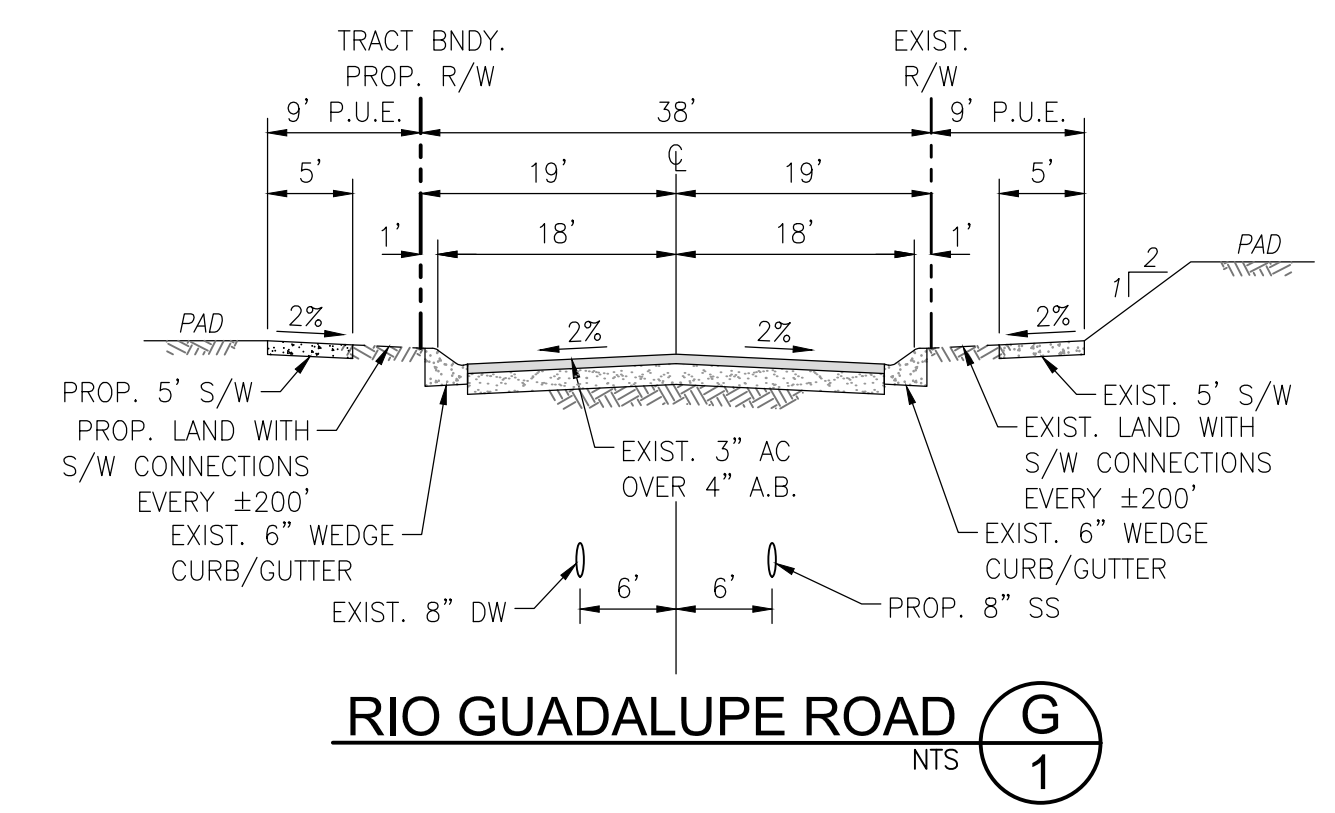
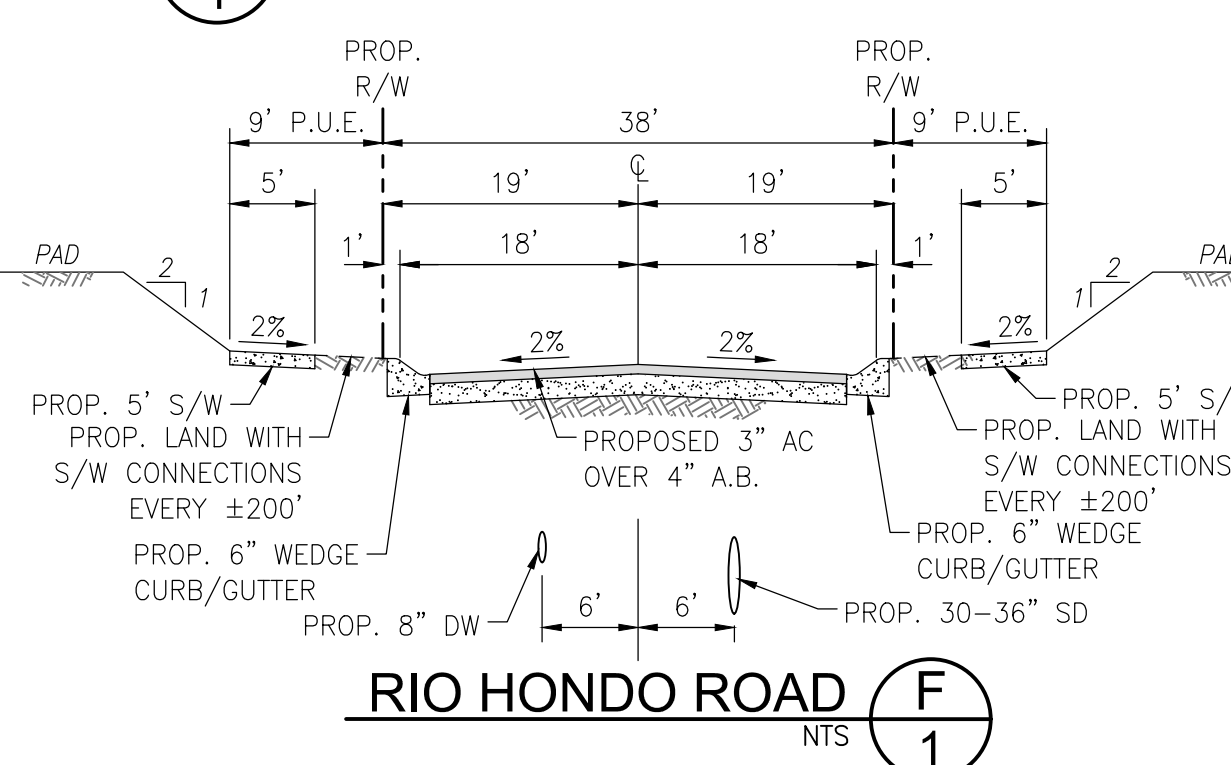
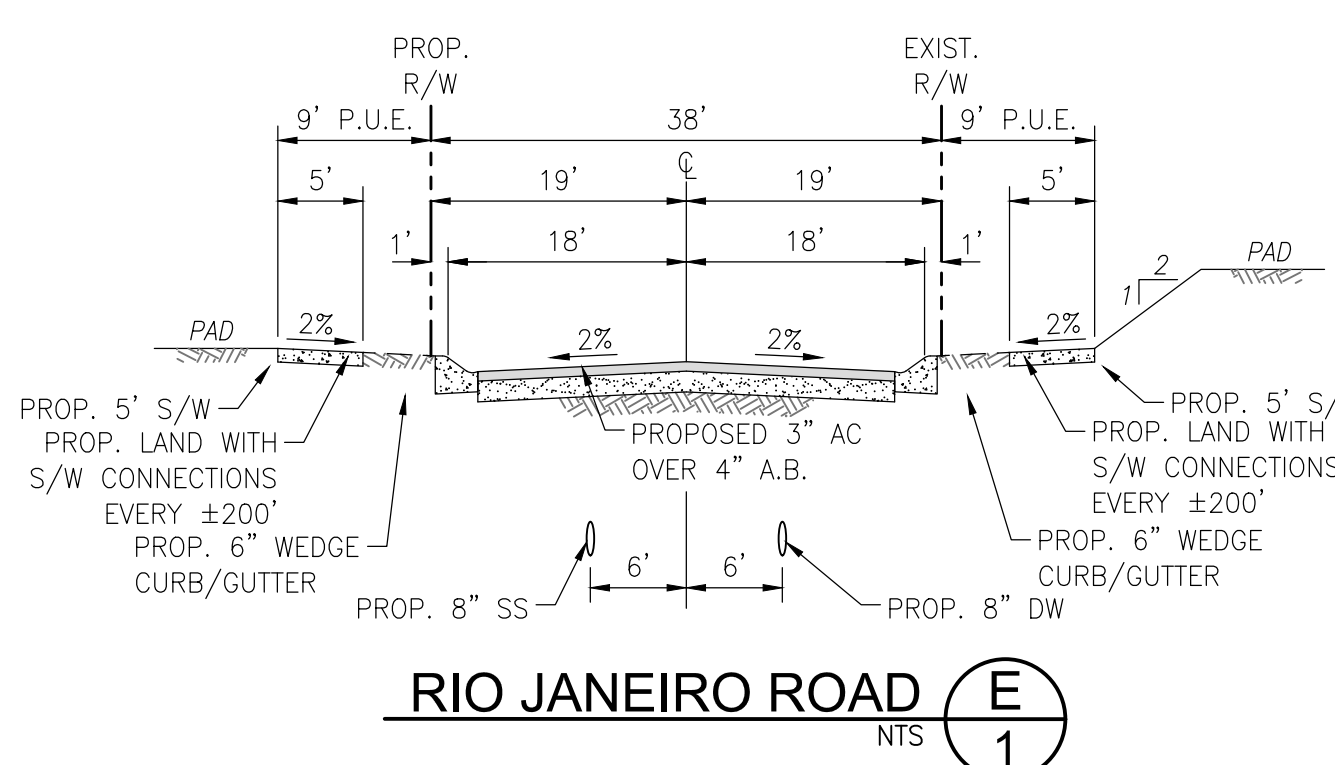
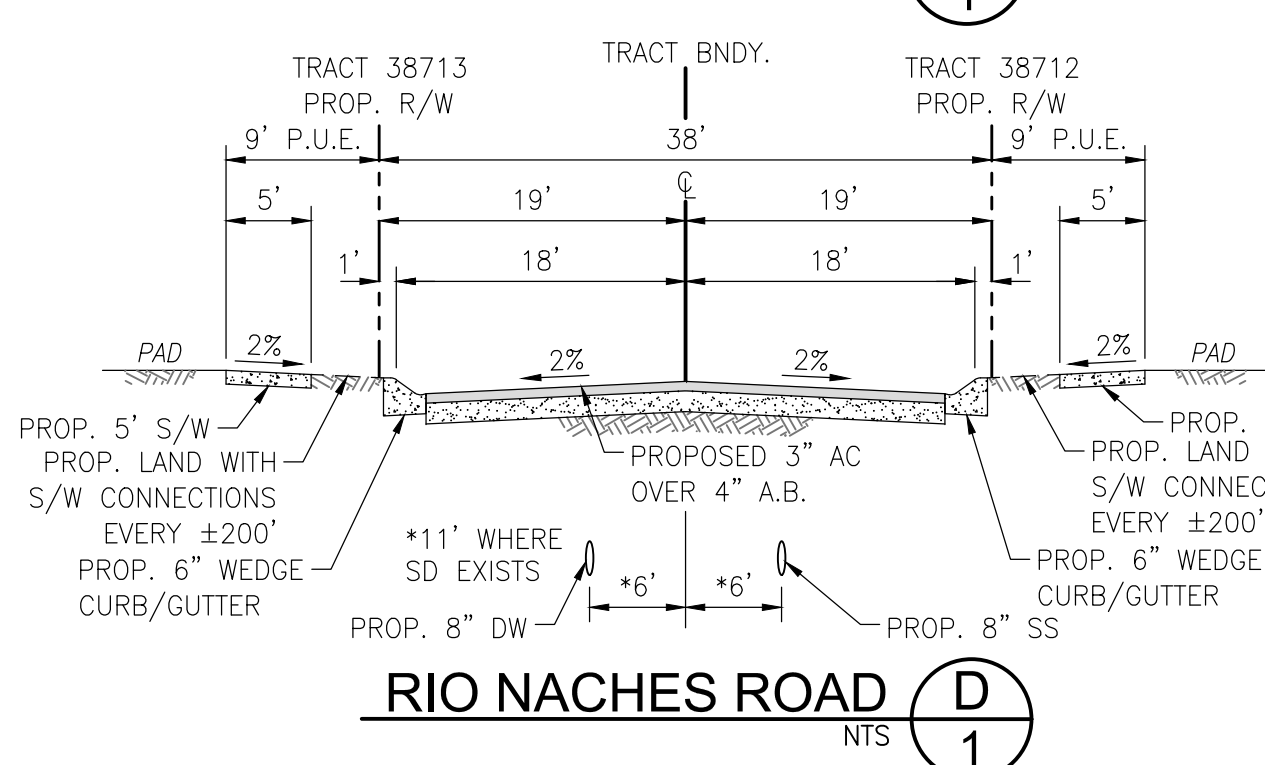
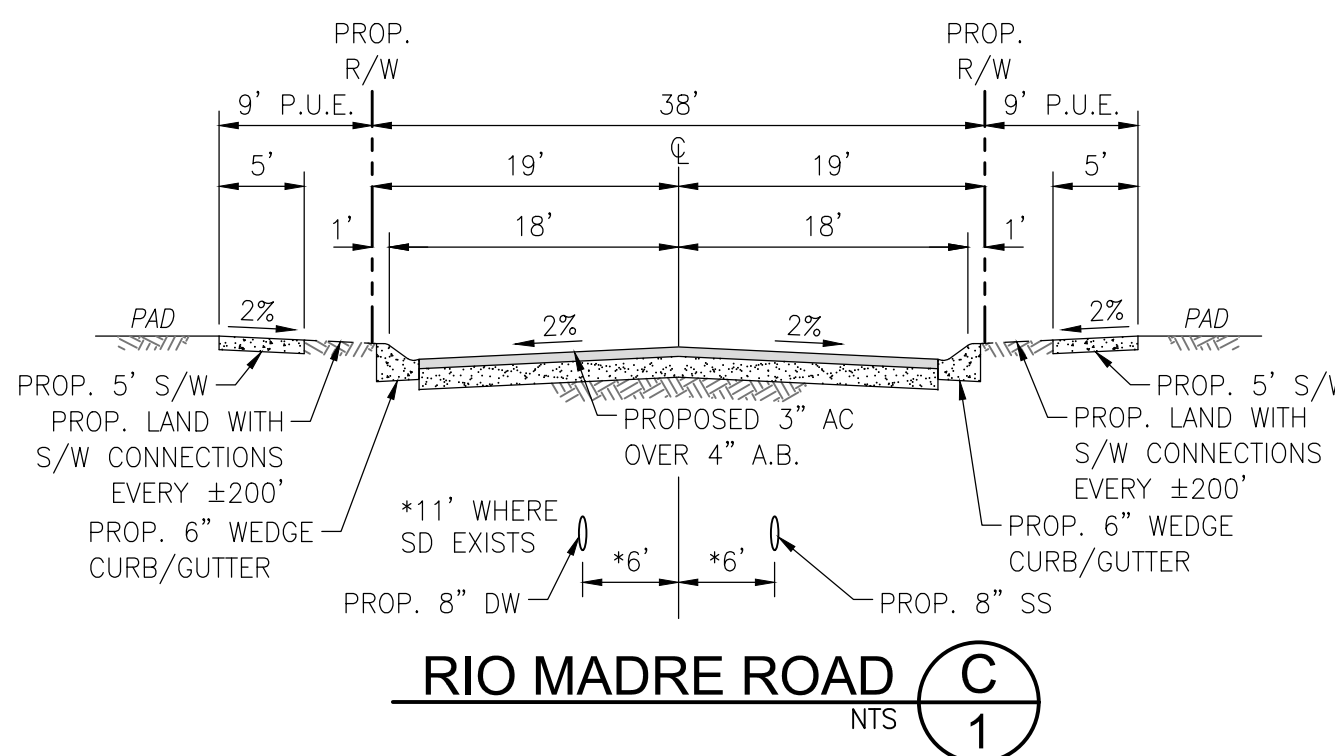
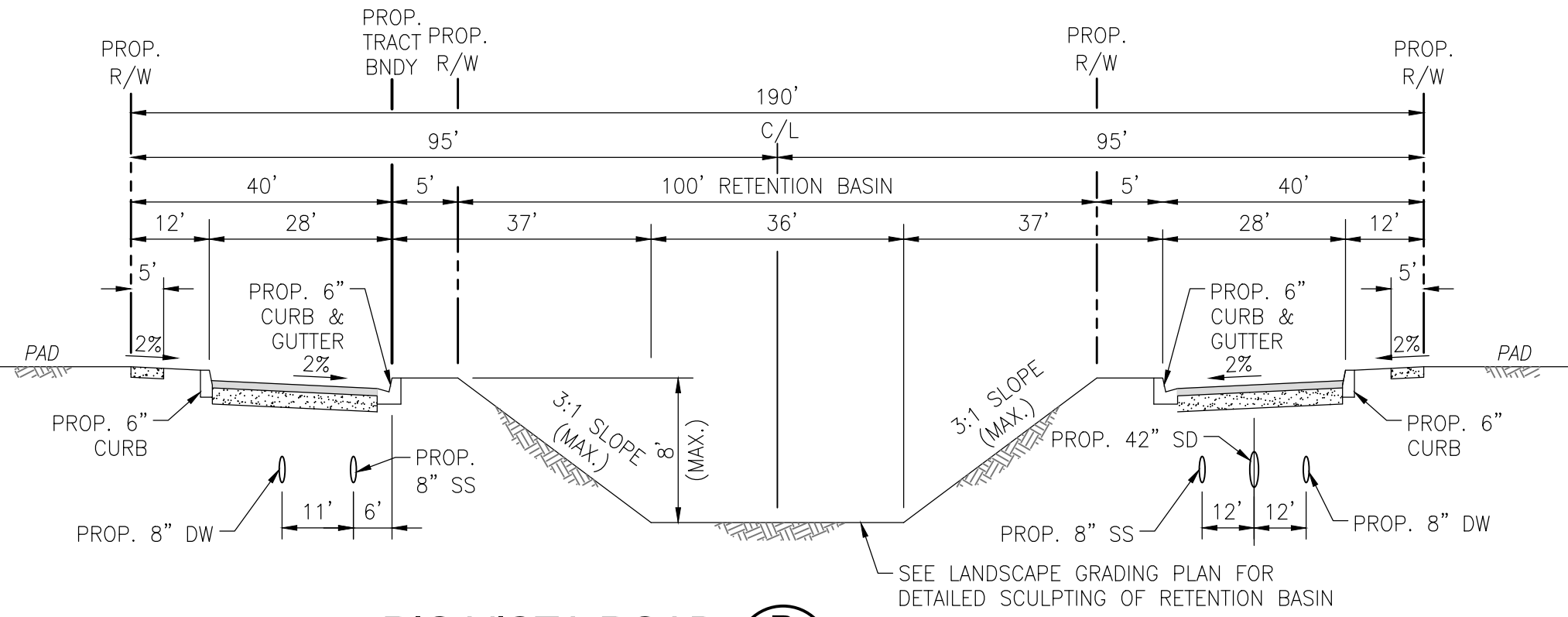
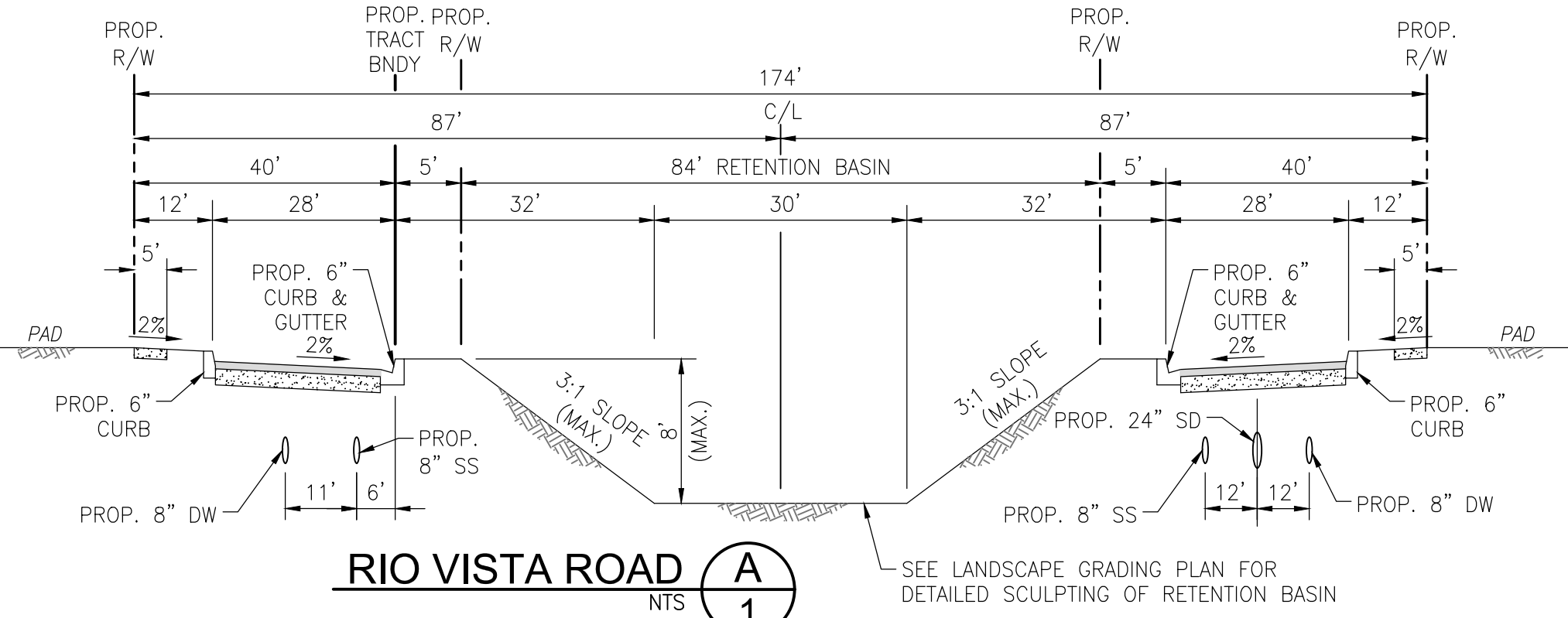
LEGEND

---	PROPOSED CURB AND GUTTER
---	EXISTING RIGHT OF WAY
---	CENTER LINE
---	LOT LINE
---	EASEMENT
---	EXISTING STORM DRAIN
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	PROPOSED STORM DRAIN
---	PROPOSED WATER MAIN
---	PROPOSED SEWER MAIN
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING STREET LIGHT
---	PROPOSED STREET LIGHT
---	PROPOSED SWALE
---	PROPOSED WALL/RETAINING WALL
---	STORM DRAIN MANHOLE
---	STORM DRAIN CATCH BASIN
---	SEWER MANHOLE
---	LOT NUMBER
---	PAD ELEVATION
---	TOP OF SLOPE
---	2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
---	TOE OF SLOPE



ABBREVIATIONS

A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BOT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
EA	EACH
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQ	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE UP
HP	HIGH POINT
IMPVT.	IMPROVEMENT
INT	INTERSECTION
INV	INVERT OF PIPE
JT	JOINT TRENCH
LAND	LANDSCAPE
LAT	LATERAL
L.F., LF	LINEAR FEET
LP	LOW POINT
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NBHD	NEIGHBORHOOD
NDS	NYLOLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
R/W	RECYCLED WATER
R/W	RIGHT OF WAY
SDWK, S/W	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
SS, SW	SEWER
SLOPE	SLOPE
ST	STANDARD PLANS FOR PUBLIC
SPPWC	CONSTRUCTION
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER





Know what's below.
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OWNER/DEVELOPER:
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690 E GREEN STREET, SUITE 200
PASADENA, CA 91101
(323)874-8000

SEAL
STEVEN L. ELLIS
NO. C 047255
Exp. 12/31/25
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

STEVEN L. ELLIS
R.C.E. 047255

DATE
4/12/2024



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Ontario, California 91764
909.581.0676
fuscoe.com

TRACT MAP NO. 38712
TITLE SHEET

SHEET
1
OF
6
SHEETS
F.B.

EXIST. EASEMENT IN FAVOR OF
CWVD FOR WATER PIPELINES,
WHITWATER STORM WATER
CHANNEL/MORONGO WASH.
PORTION OF CWVD FLOOD
CHANNEL AND INCIDENTAL
PURPOSES, RECORDED AUGUST
10, 1964 AS INSTRUMENT NO.
64-97867 OF OFFICIAL RECORDS.

APN 677-050-001

MORONGO CREEK
STORMWATER CHANNEL

APN 677-050-029

RIO LUNA ROAD

RIO JANEIRO ROAD

RIO VISTA ROAD

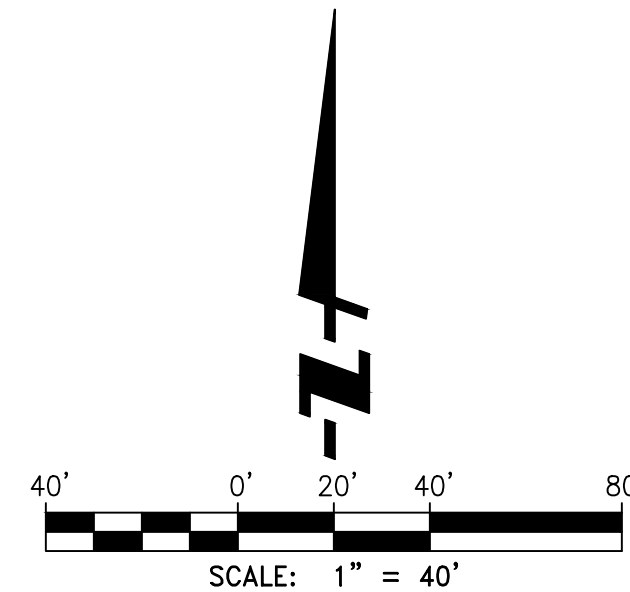
RIO VISTA ROAD

RIO HONDO ROAD

RIO MADRE ROAD

RIO NACHES ROAD

SEE SHEET 3 FOR CONTINUATION

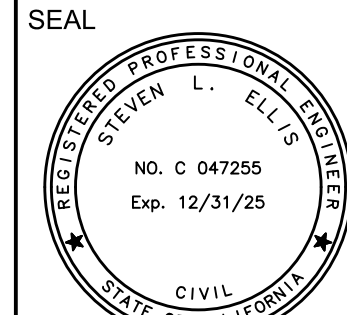


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(323)874-8000

SEAL



PREPARED BY:

Steven L. Ellis
STEVEN L. ELLIS
R.C.E. 047255

4/12/2024
DATE



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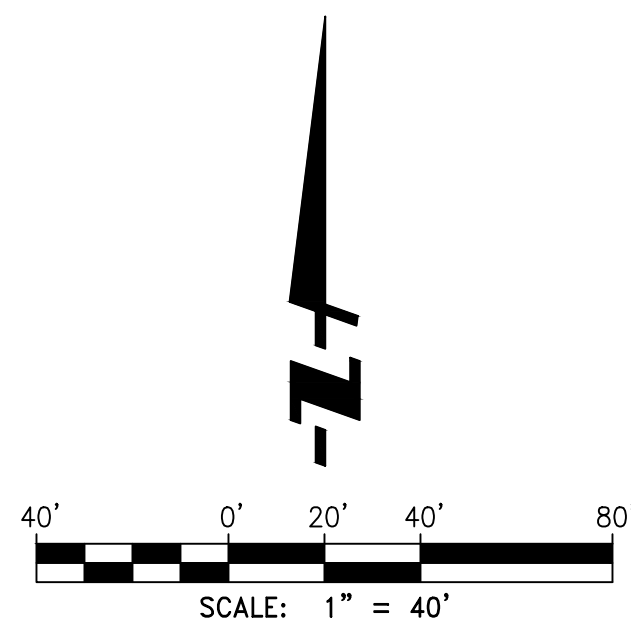
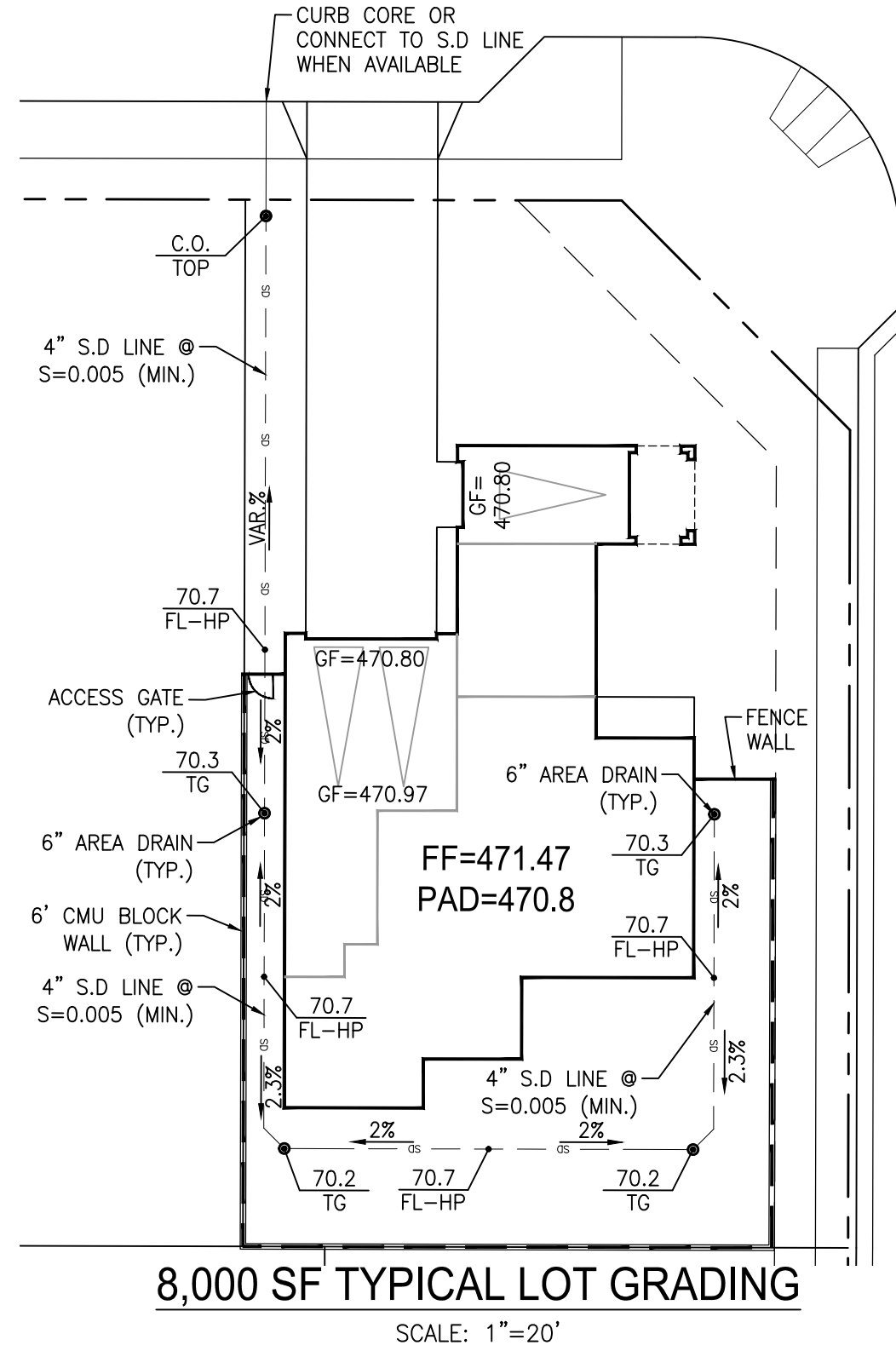
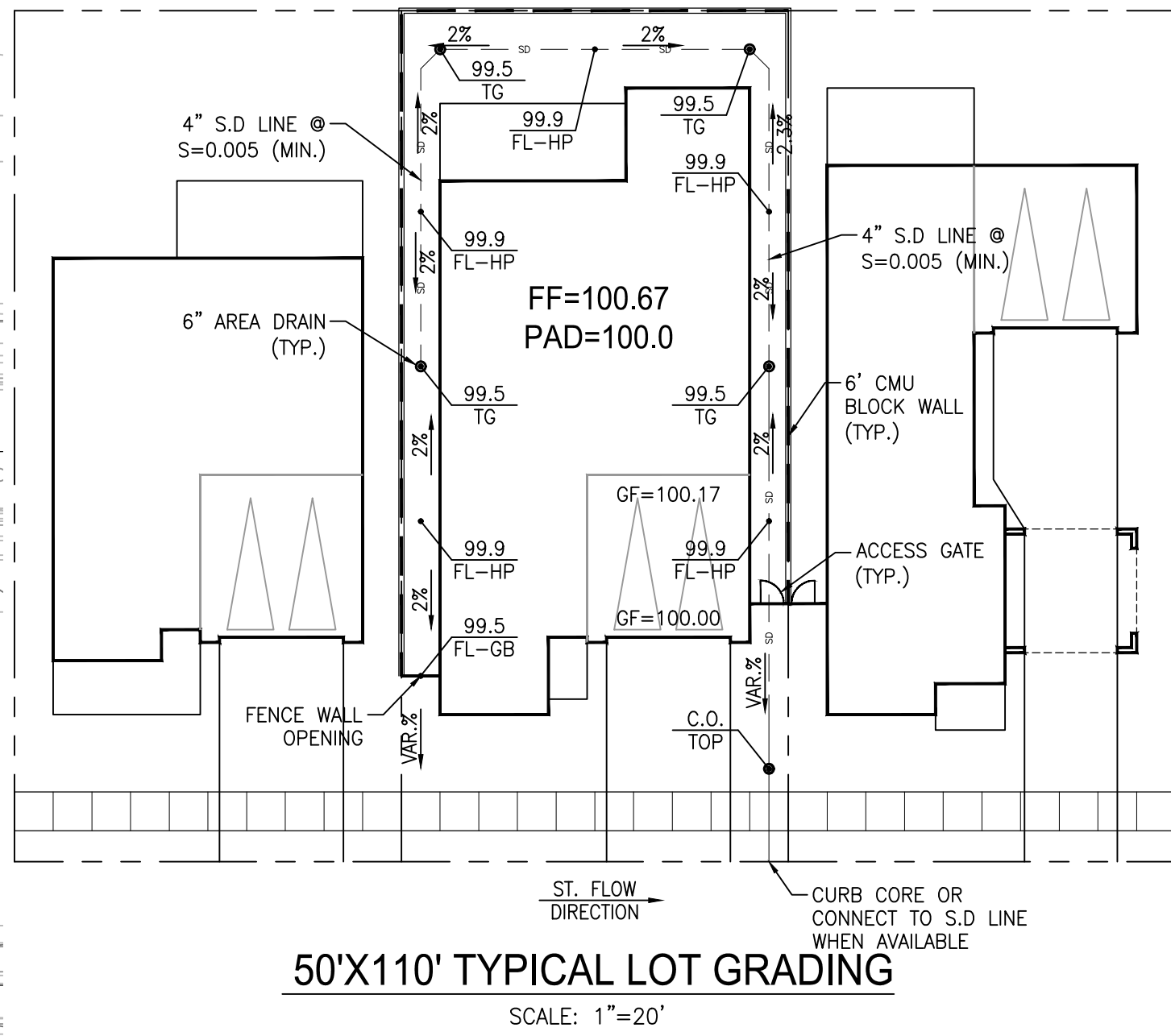
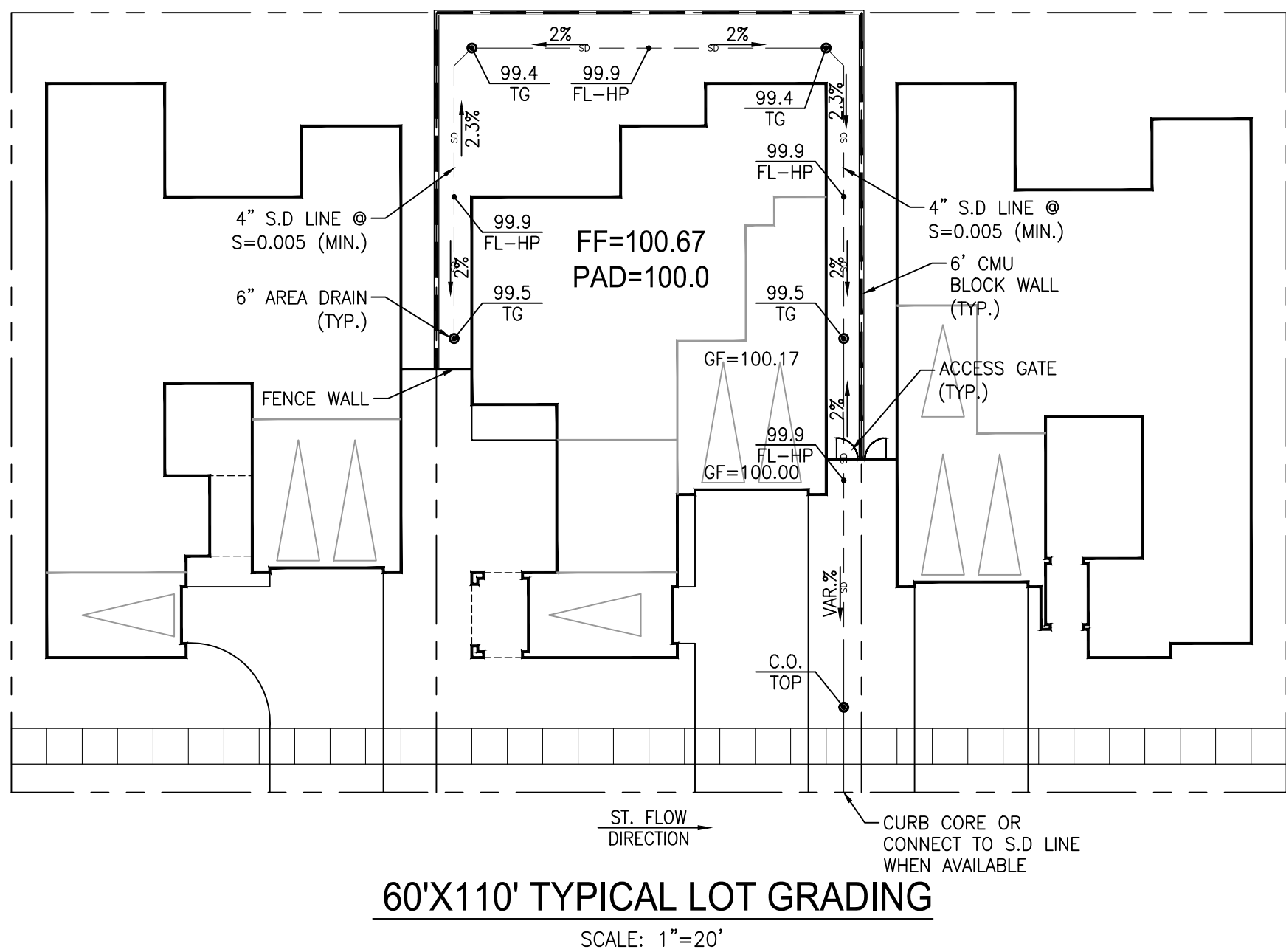
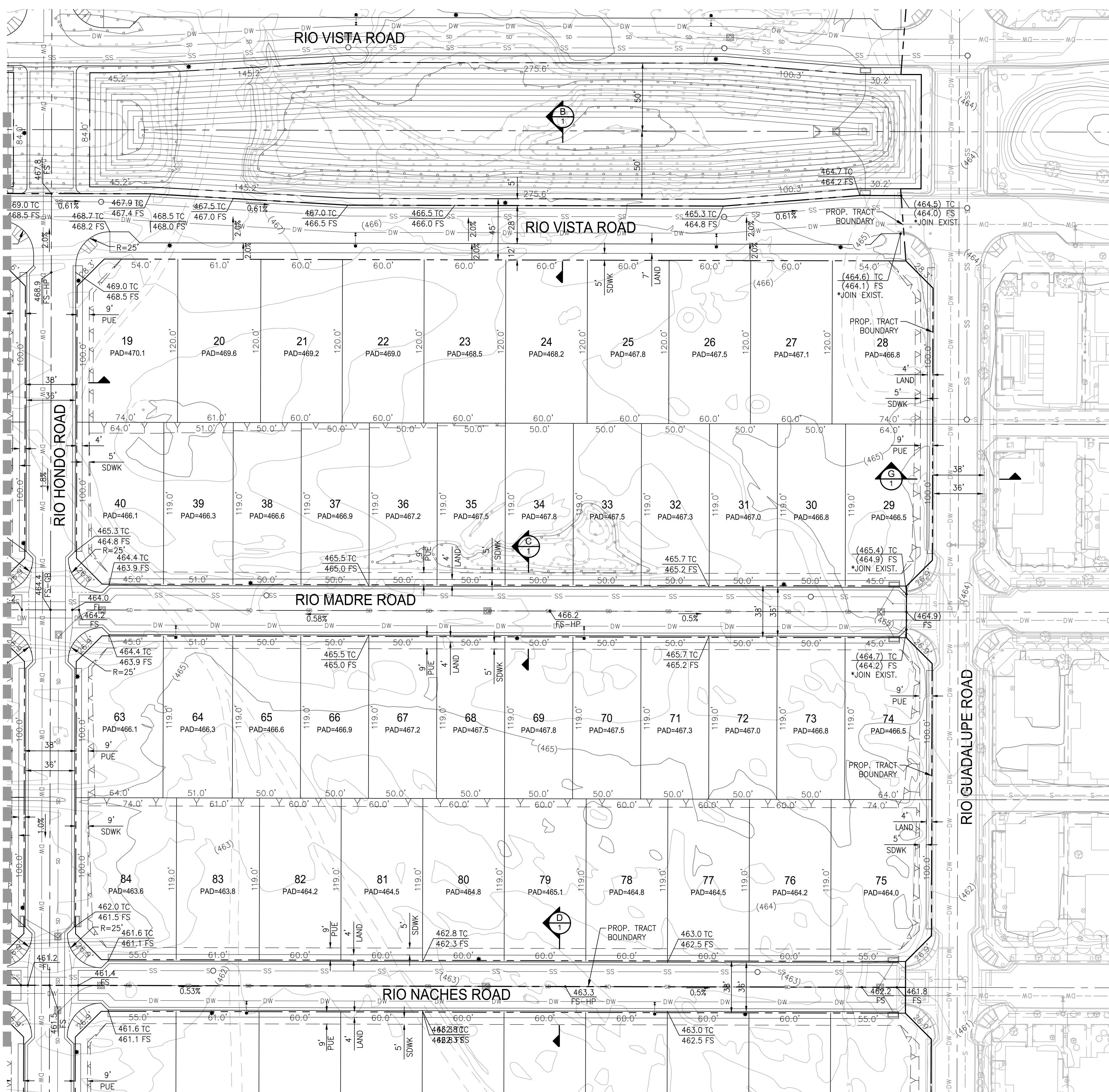
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TITLE SHEET

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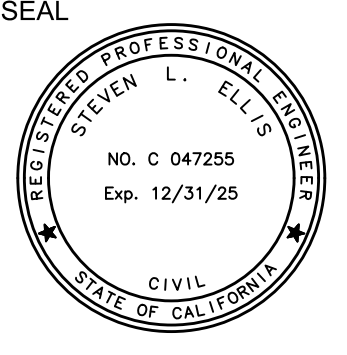
SEE SHEET 2 FOR CONTINUATION

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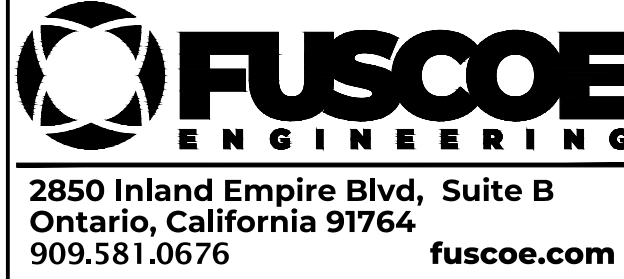
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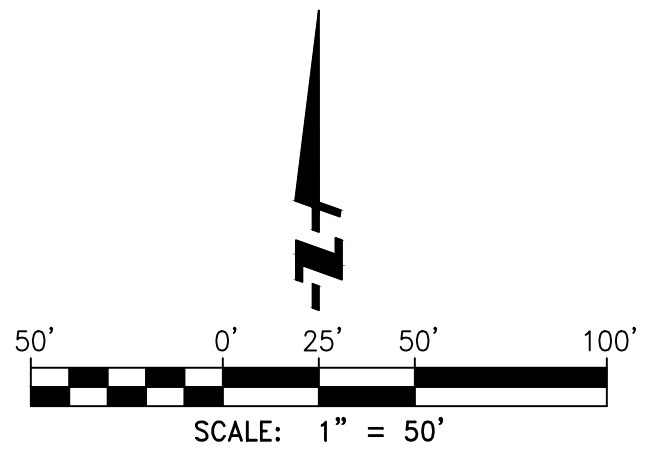
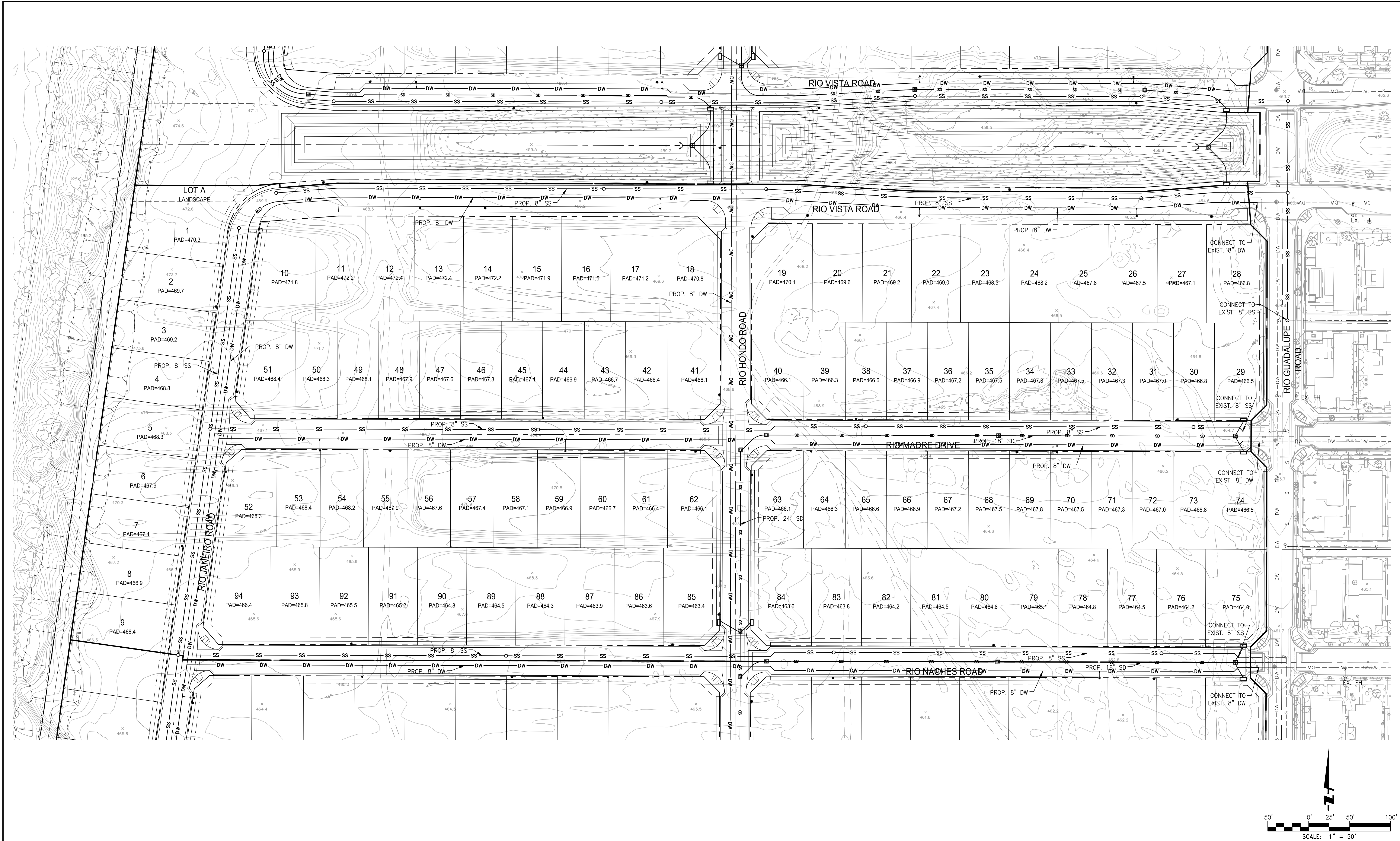
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DATE



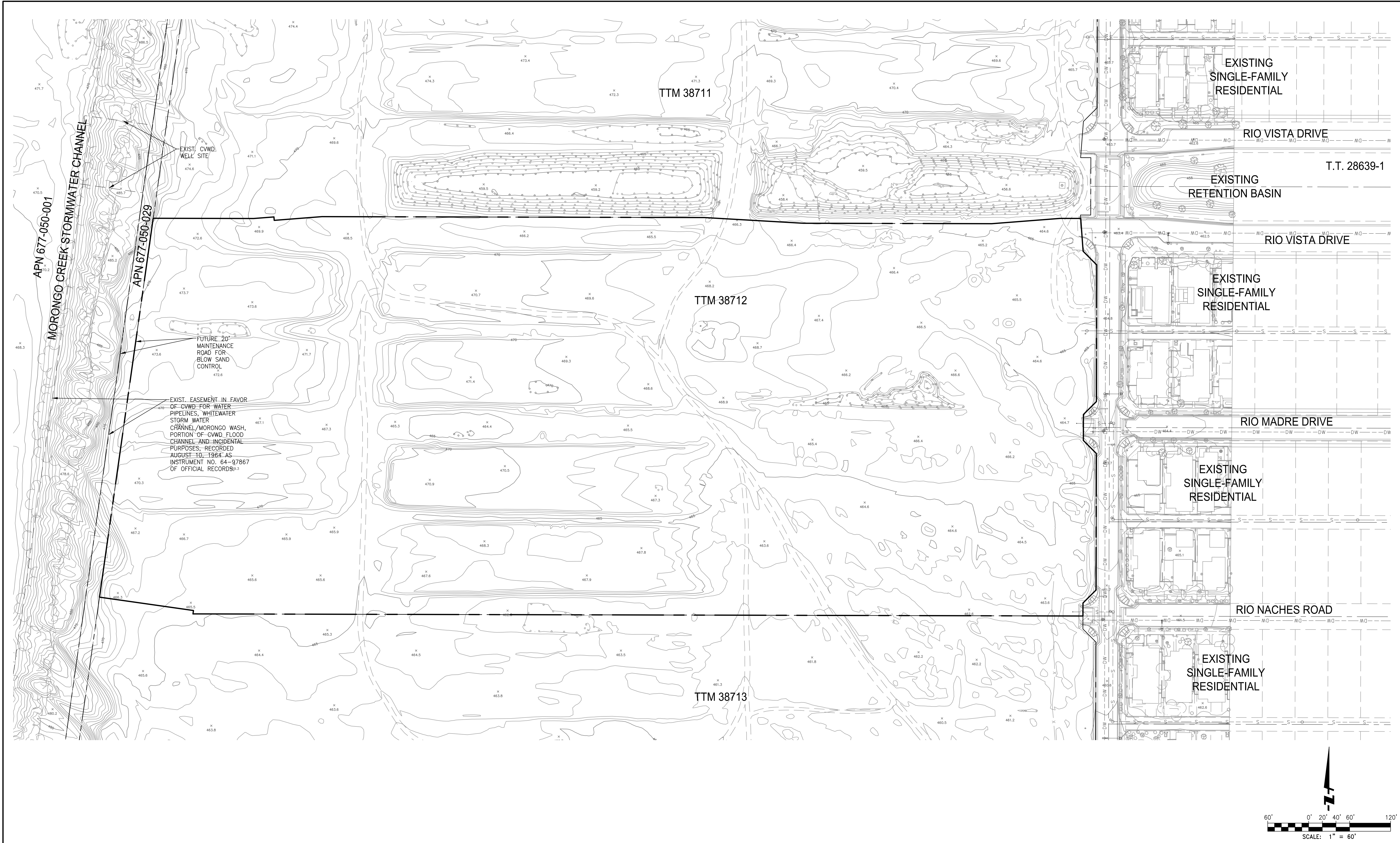
TRACT MAP NO. 38712
CONCEPTUAL GRADING PLAN

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