

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
SURROUNDING LAND USES: NORTH: VACANT; EAST: RESIDENTIAL; SOUTH: RESIDENTIAL; WEST: VACANT
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
4. EXISTING ZONING: R-4, MINIMUM 4,000 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 LOT AREA: 8.63 ACRES
7. NET LOT AREA: 6.75 ACRES
8. LOTS 1-65 ARE SINGLE FAMILY RESIDENTIAL.
9. LOT A WILL BE OPEN SPACE/LANDSCAPE.
10. TOTAL LOTS: 65 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 A OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 2006-434; RECORDED SEPTEMBER 29, 2006 AS INSTRUMENT NO. 2006-0720930 OF OFFICIAL RECORDS, BEING A PORTION OF LOT 273 OF TRACT 28639-1, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 300, PAGES 53 THROUGH 66, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSORS PARCEL NUMBERS:

APN: 677-050-027

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

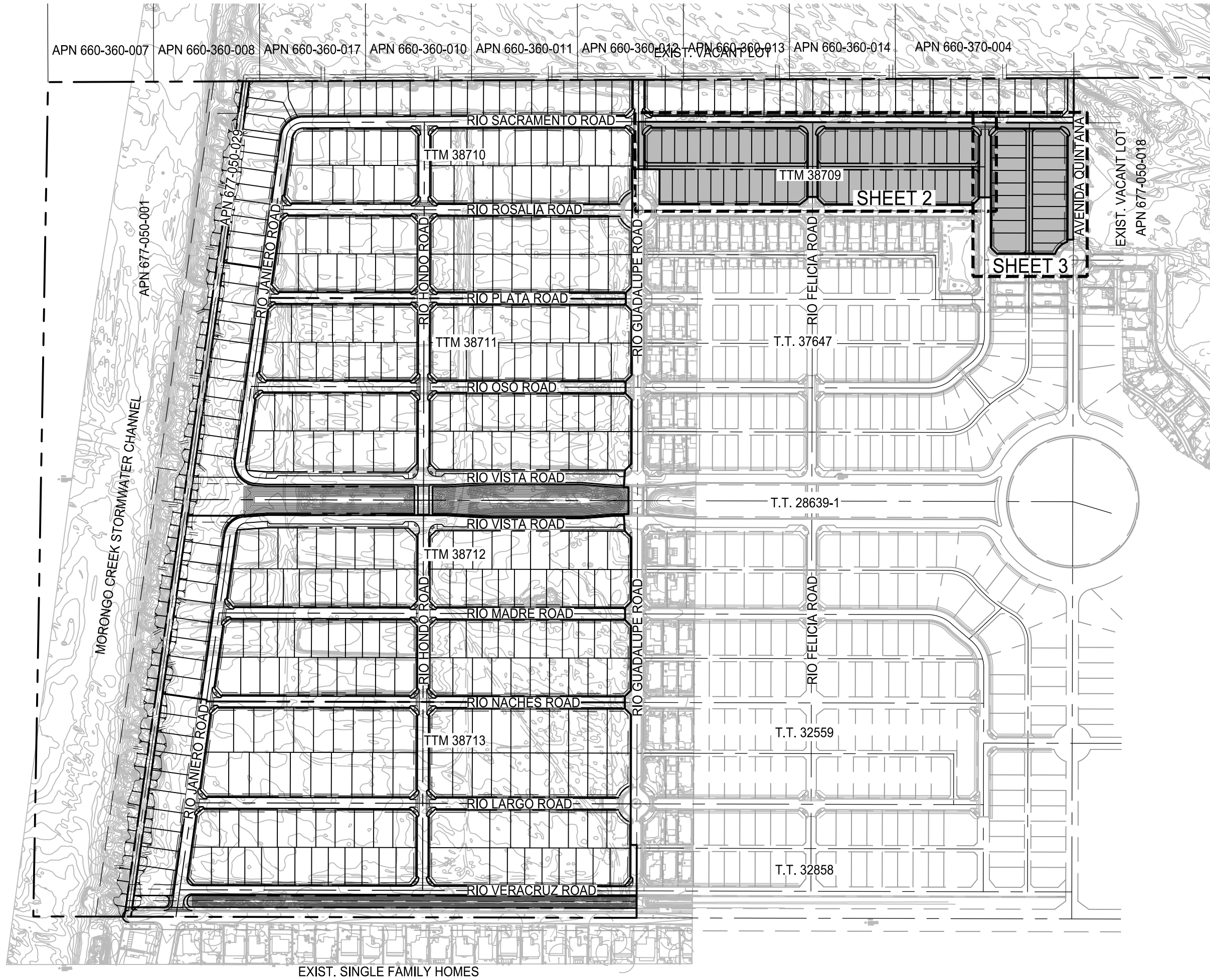
WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
CABLE/INTERNET	SPECTRUM	(866) 874-2389

GEOTECHNICAL:

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

TENTATIVE TRACT MAP NO. 38709

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

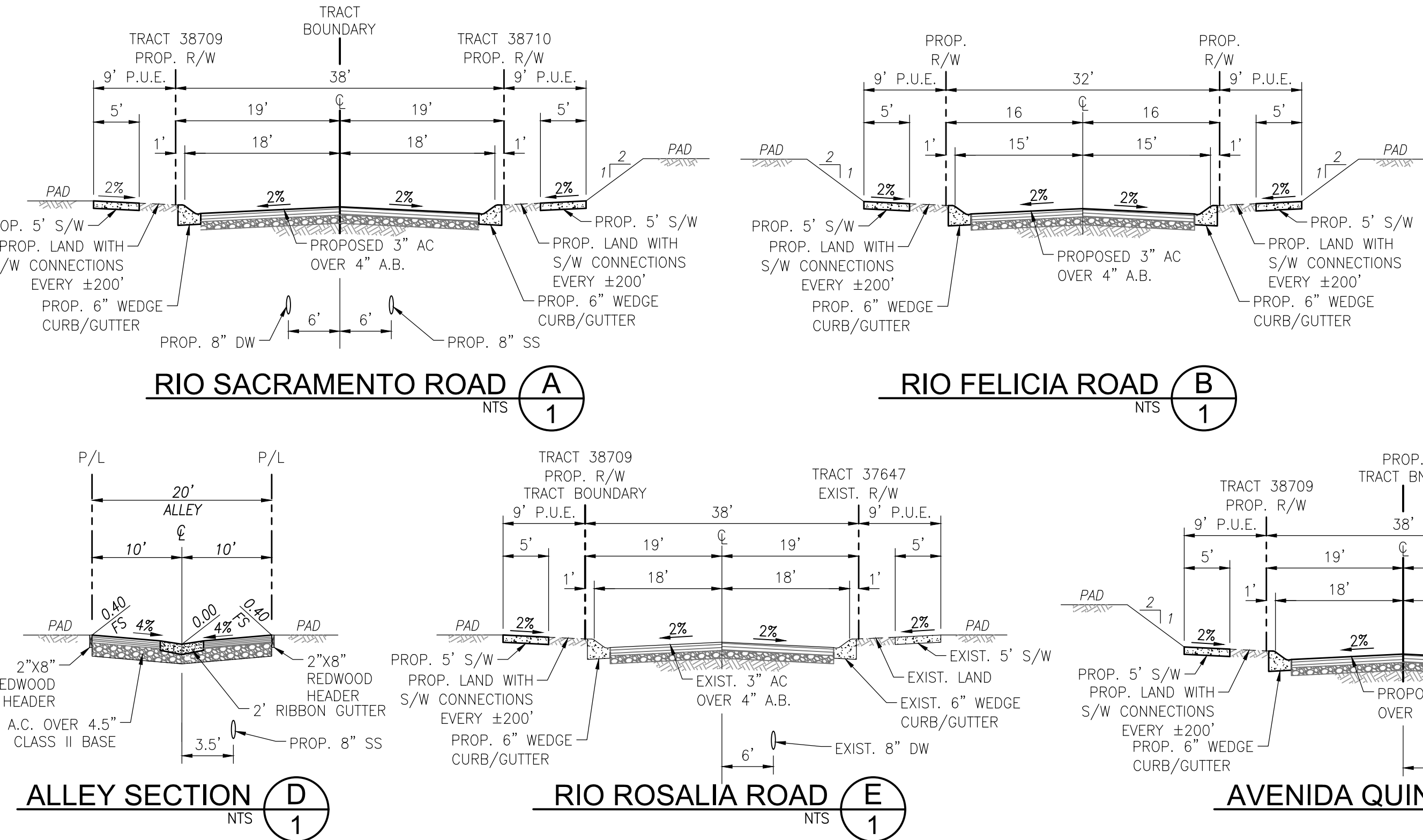
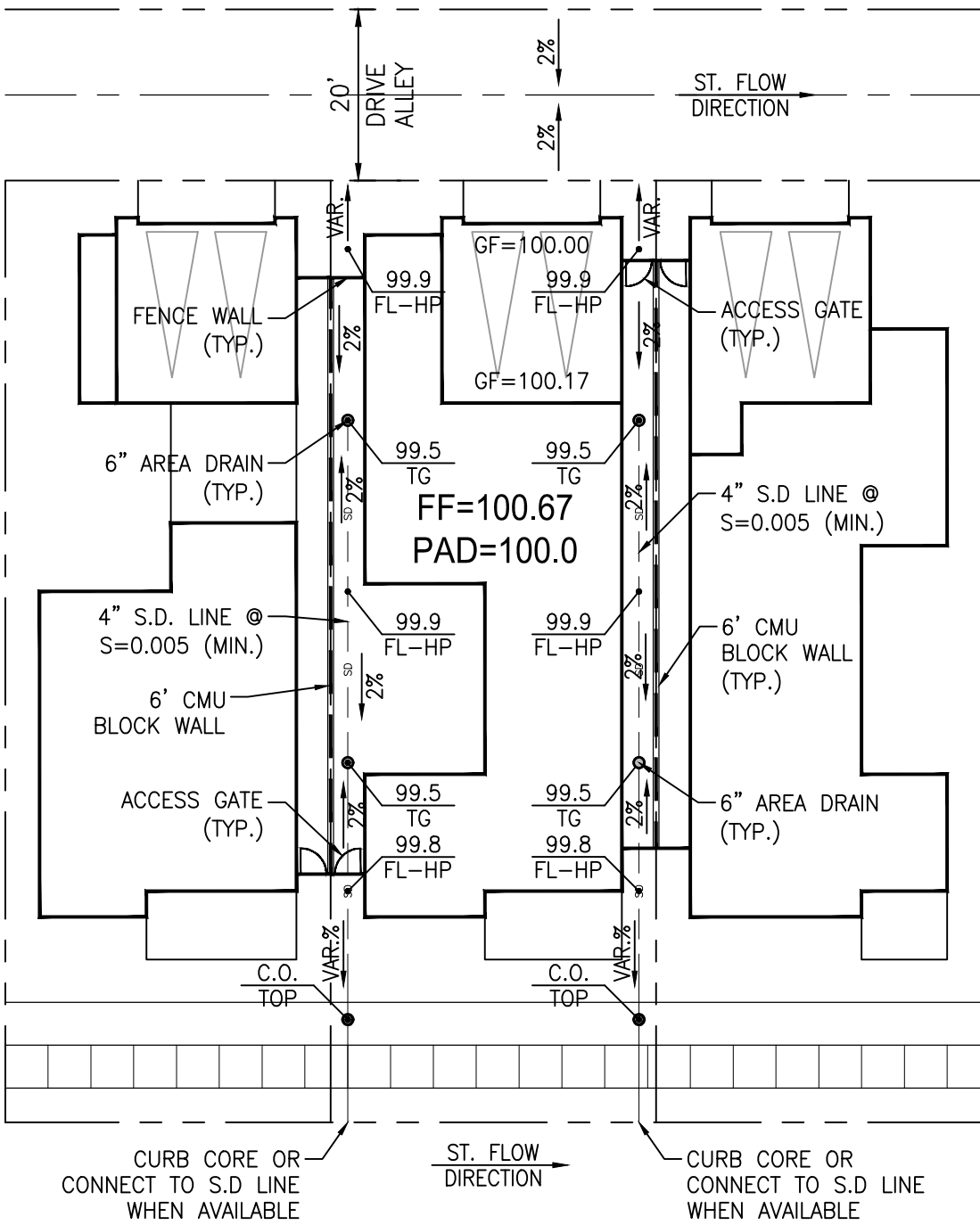
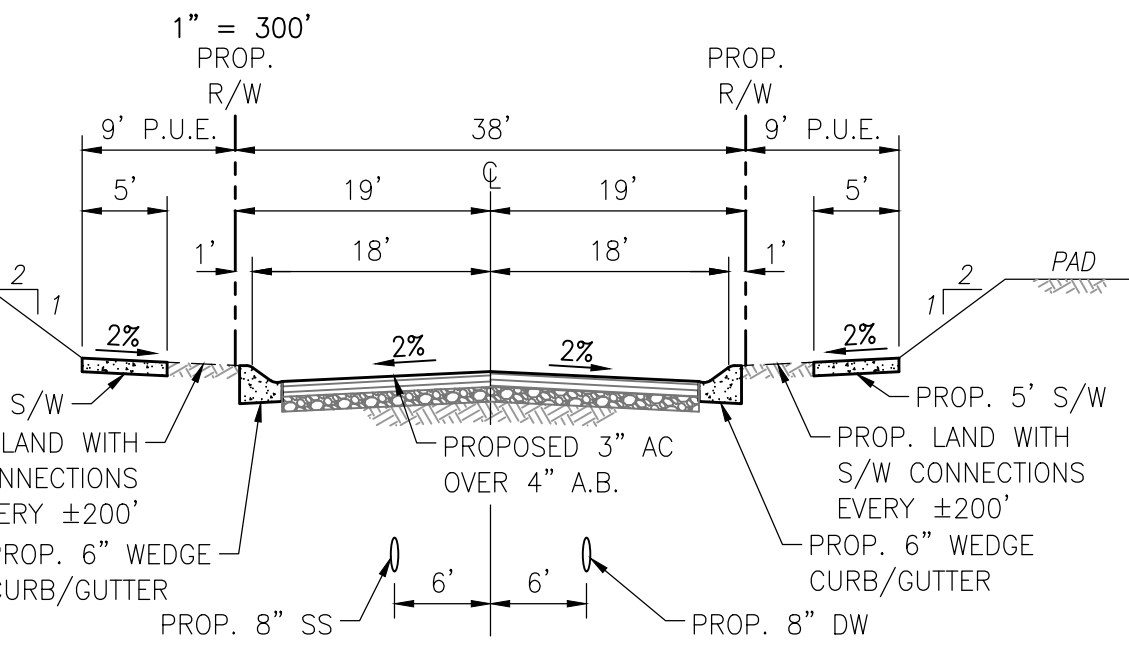
	PROPOSED CURB AND GUTTER
	EXISTING RIGHT OF WAY
	CENTER LINE
	LOT LINE
	EASEMENT
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED STORM DRAIN
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	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

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L, CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
E.A.	EDGE OF PAVEMENT
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF VERTICAL CURVE
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPTV.	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 EDGE
NDS	NYLOPLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKN	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SDWK, S/W	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
S, SW	SEWER
S	SLOPE
SPPWC	STANDARD PLANS FOR PUBLIC WORK CONSTRUCTION
ST	STREET
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

SHEET INDEX MAP



OWNER/DEVELOPER:

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

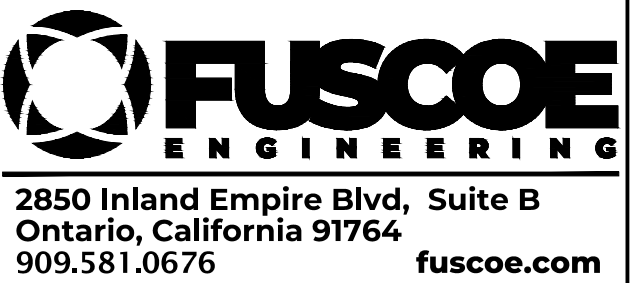
SEAL



PREPARED BY:

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

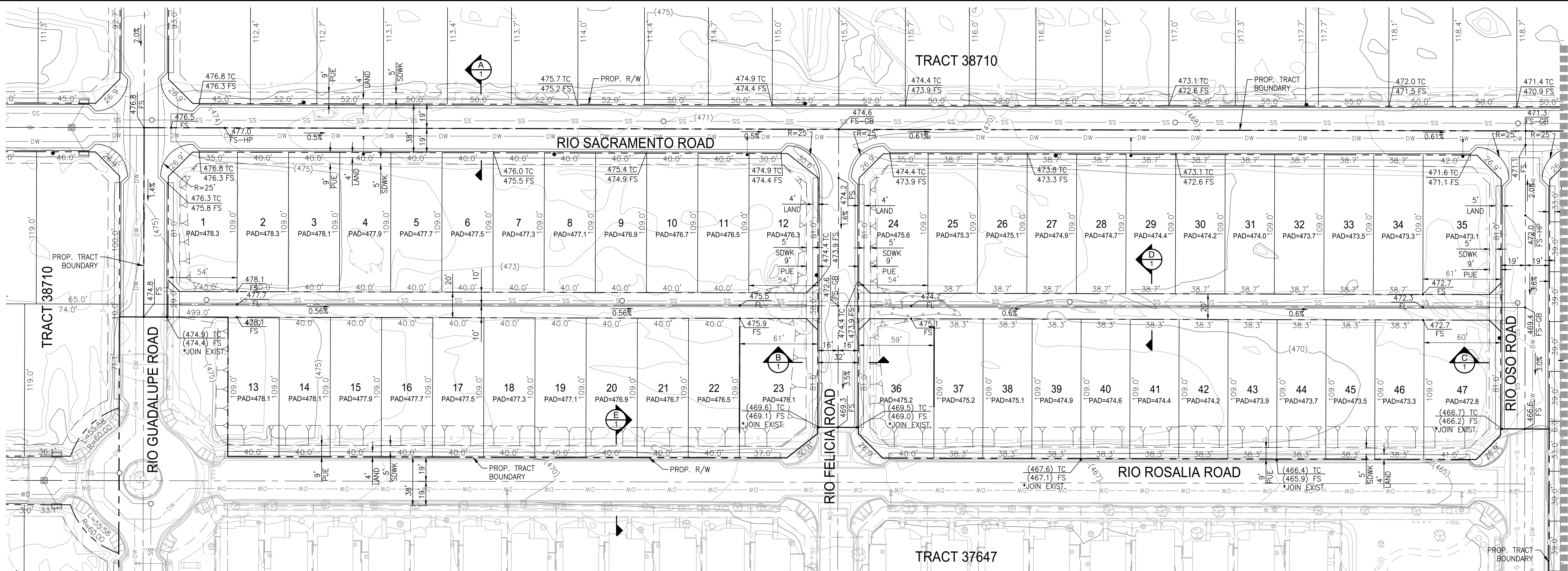
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DATE



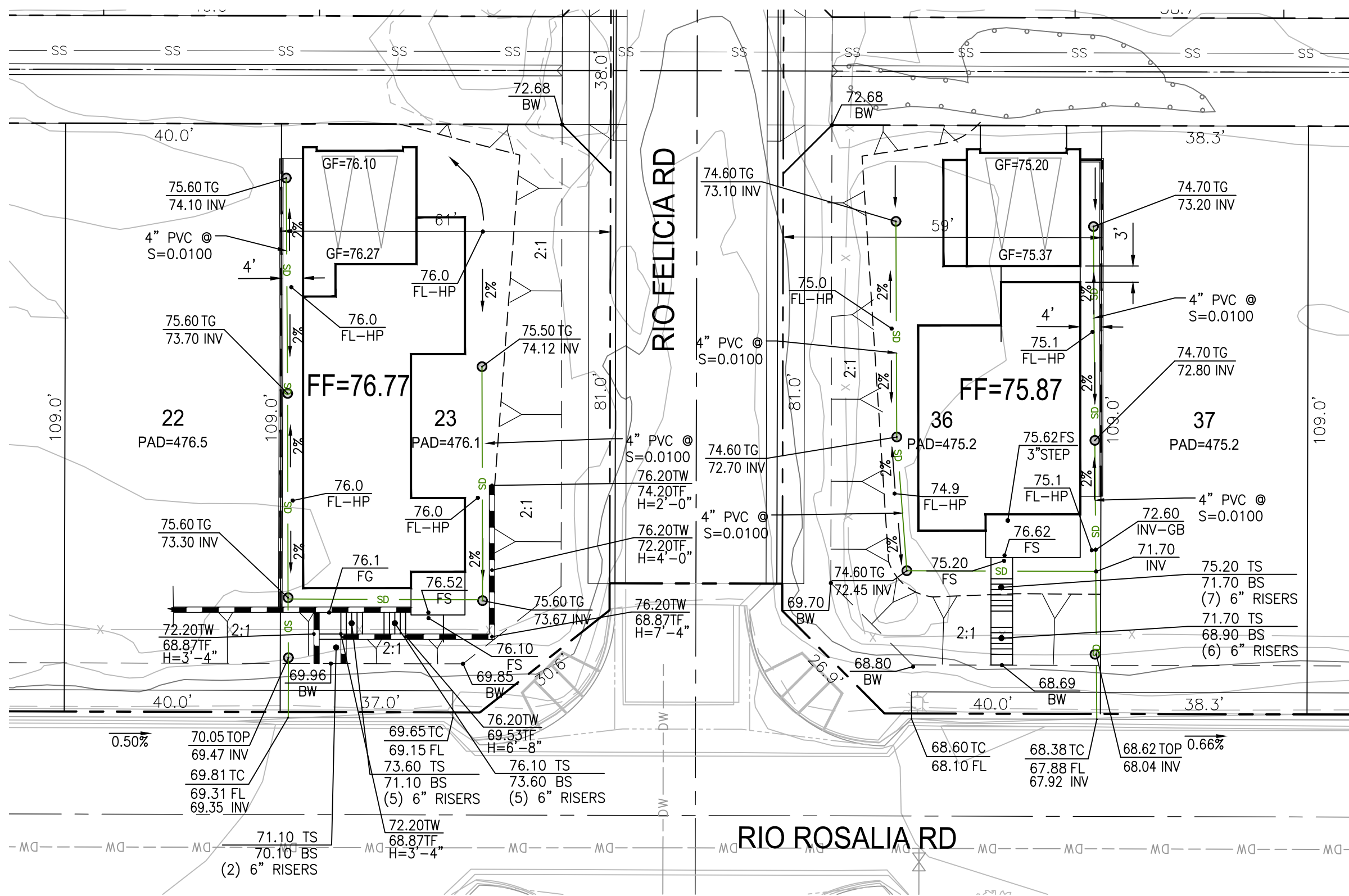
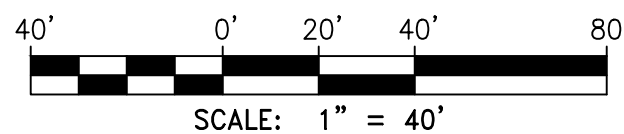
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TITLE SHEET

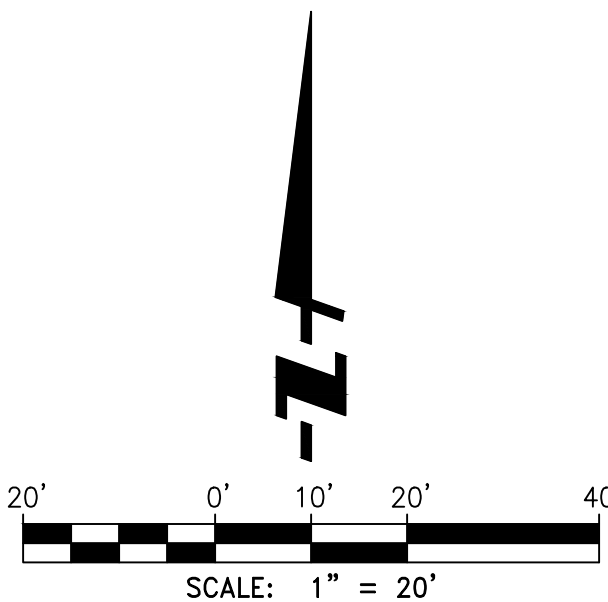
SHEET
1
OF
6
SHEETS
F.B.



SEE SHEET 3 FOR CONTINUATION



TYPICAL LOT GRADING FOR LOTS 15-23 & 36-47



* NOTE:
CONTRACTOR TO VERIFY EXISTING
ELEVATIONS AND NOTIFY ENGINEER
OF ANY DISCREPANCIES.



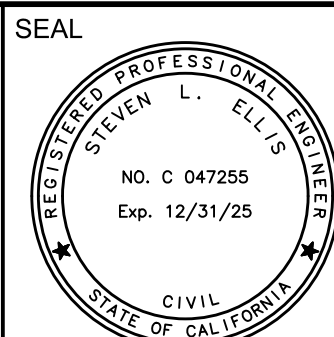
Know what's below.
Call before you dig.

NO.	REVISIONS	DATE	APPR.

OWNER/DEVELOPER:

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

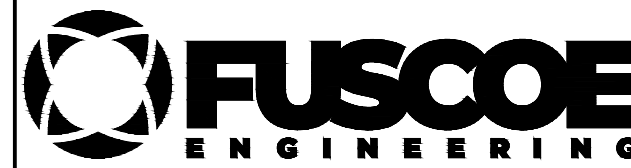
SEAL



PREPARED BY:

STEVEN L. ELLIS
R.C.E. 047255

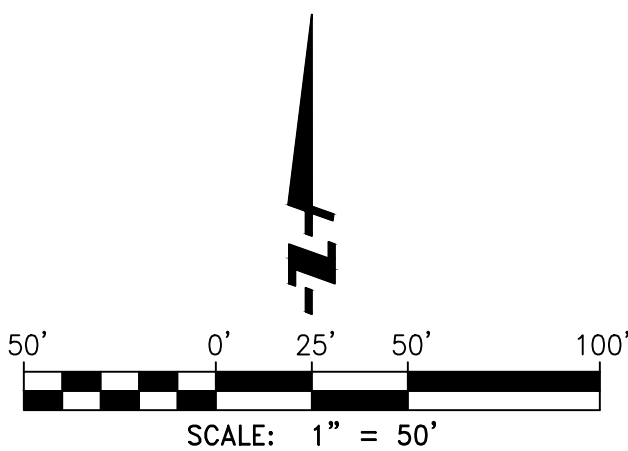
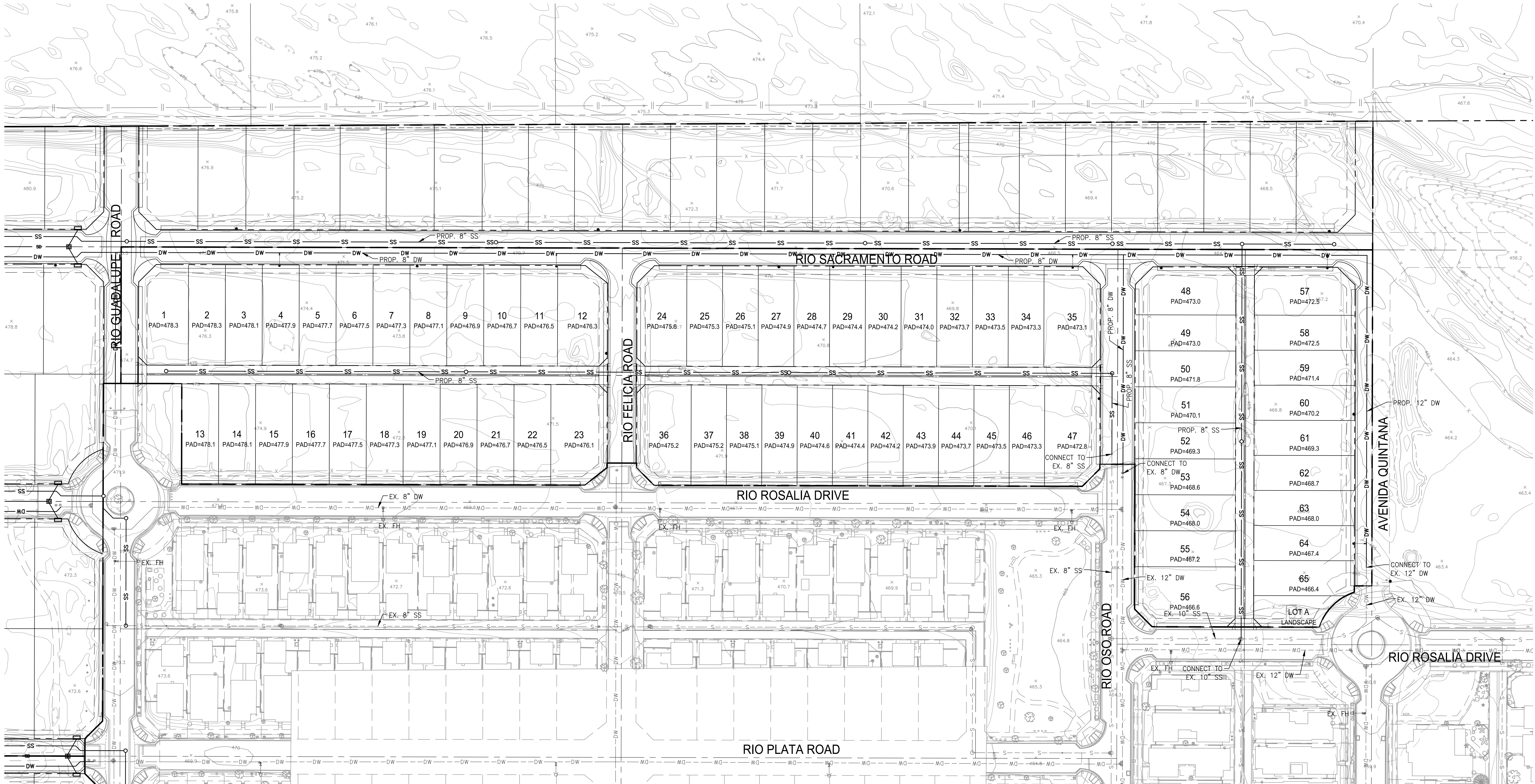
4/11/2024
DATE



2850 Inland Empire Blvd, Suite B
Ontario, California 91764
909.581.0676 fuscoe.com

TRACT MAP NO. 38709
CONCEPTUAL GRADING PLAN

SHEET
2
OF
6
SHEETS
F.B.



F:\PROJECTS\0900\001\PLANS\UTILITIES\TRM\DWG MAP\TM-38709-000-00-TTM04U.DWG (04-11-2024 1:22:18PM) Plotted by: dcdob



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OWNER/DEVELOPER:

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

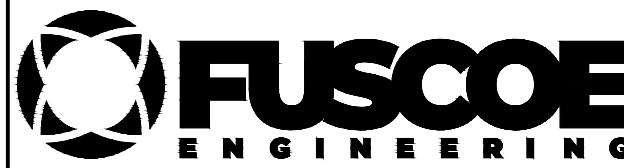
SEAL



PREPARED BY:

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

4/11/2024
DATE



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Ontario, California 91764
909.581.0676 fuscoe.com

TRACT MAP NO. 38709
CONCEPTUAL UTILITY PLAN

SHEET
4
OF
6
SHEETS
F.B.

F:\PROJECTS\0900\001\PLANS\TITLES\TITLES.TBAC STAC MAP\TM-38709-000-001-TM38709.DWG (04-11-2024 12:30PM) Plotted by: dgalert

TTM 38710

APN 660-360-012

APN 660-360-013

EXIST. VACANT LOT

APN 660-360-014

APN 660-370-004

TTM 38710
PROP. SINGLE-FAMILY
RESIDENTIAL

TTM 38709

APN 677-050-018

EXIST. VACANT LOT
TTM 38902
PROP. MULTI-FAMILY
RESIDENTIAL

TRACT 37647
EX. SINGLE-FAMILY
RESIDENTIAL

RIO ROSALIA DRIVE

RIO GUADALUPE ROAD

RIO FELICIA ROAD

RIO PLATA ROAD

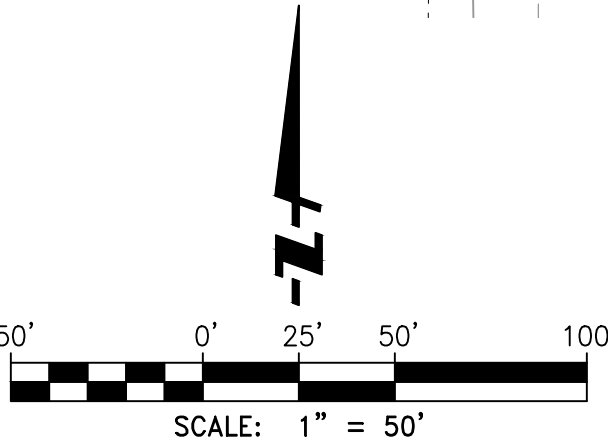
RIO OSO ROAD

TRACT 28639-1

SINGLE-FAMILY
RESIDENTIAL

RIO ROSALIA DRIVE

AVENIDA QUINTANA



NO.	REVISIONS	DATE	APPR.

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NCP VERANO, LLC
690 E GREEN STREET, SUITE 200
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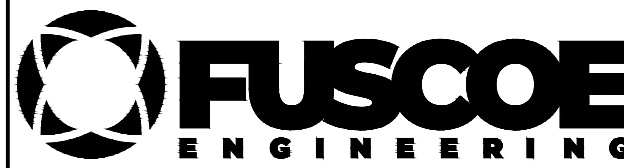
SEAL



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4/11/2024
DATE



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TRACT MAP NO. 38709

EXISTING SITE MAP

SHEET
5
OF
6
SHEETS
F.B.

