

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-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: 23.40 ACRES
7. NET AREA: 15.99 ACRES
8. LOTS 1-91 ARE SINGLE FAMILY RESIDENTIAL.
9. LOT A WILL BE OPEN SPACE/LANDSCAPE. LOTS B AND C WILL BE A PARK.
10. TOTAL LOTS: 91 NUMBERED LOTS AND 2 LETTERED LOTS
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

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.

APNs: 677-050-031

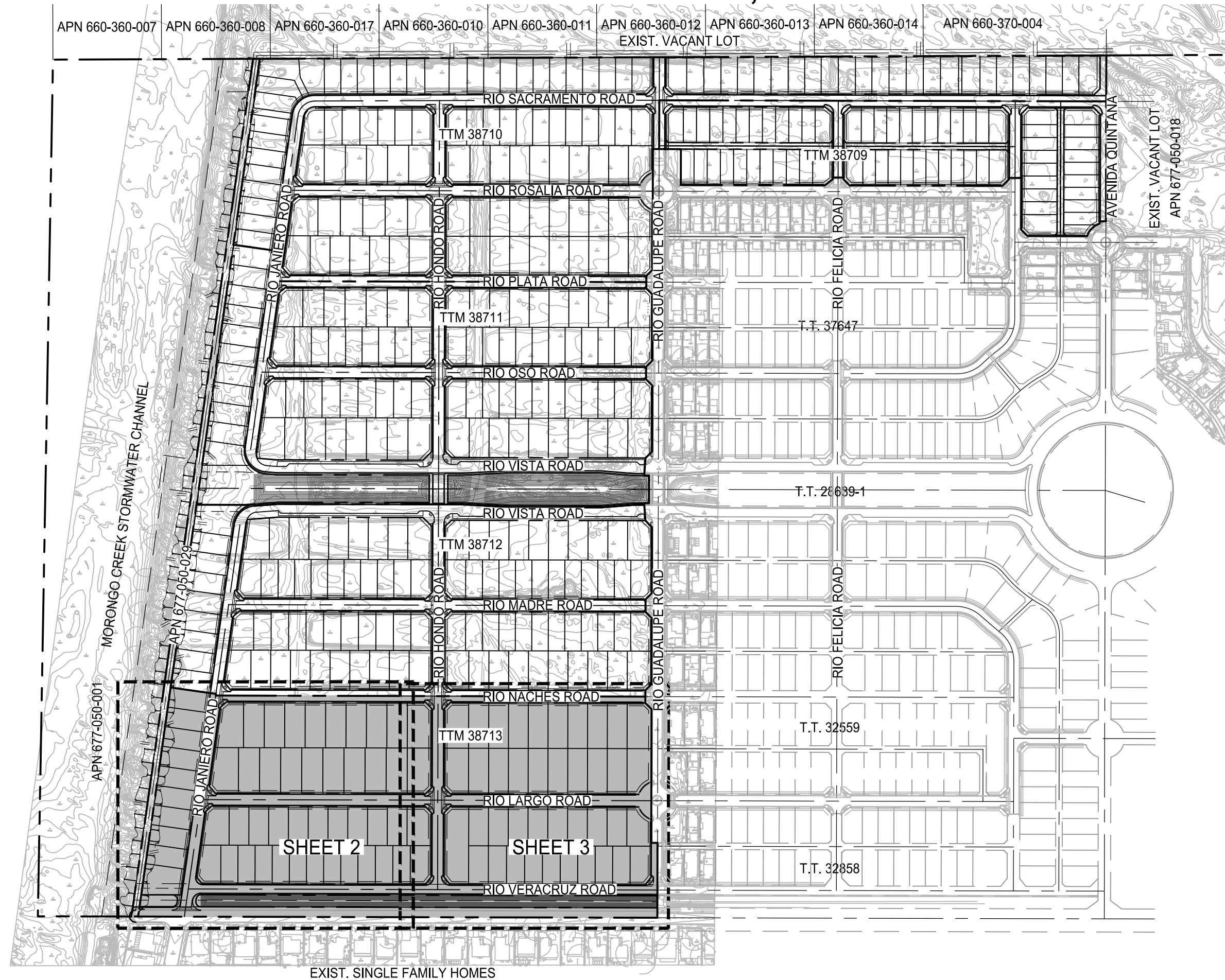
NCP VERANO, LLC
690 E GREEN STREET, SUITE 200
PASADENA, CA 91101
(323)874-8000

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

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

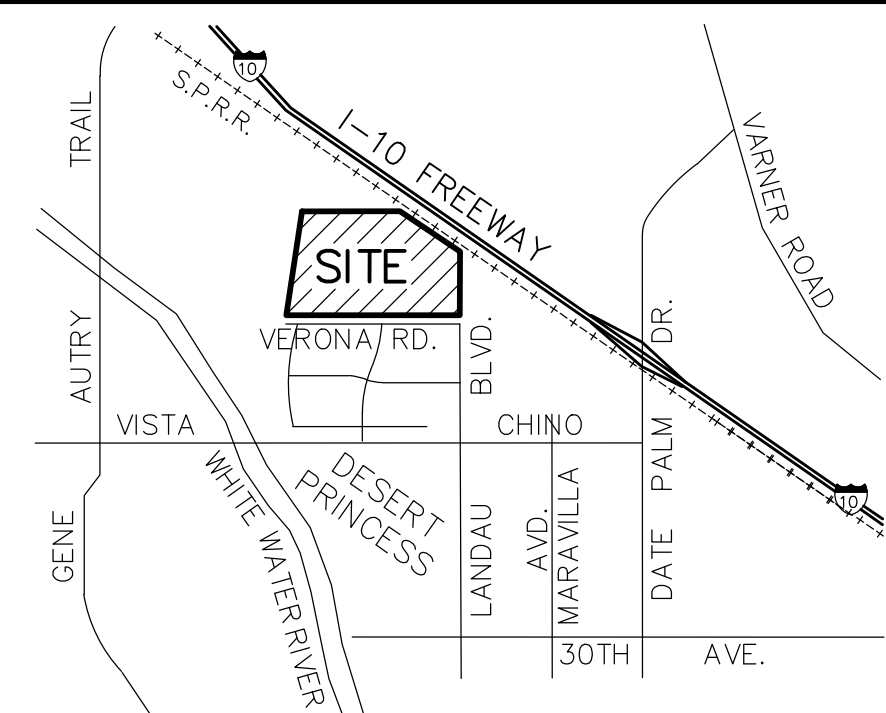
WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
CABLE/INTERNET	SPECTRUM	(866) 874-2389

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

$$1'' = 300'$$


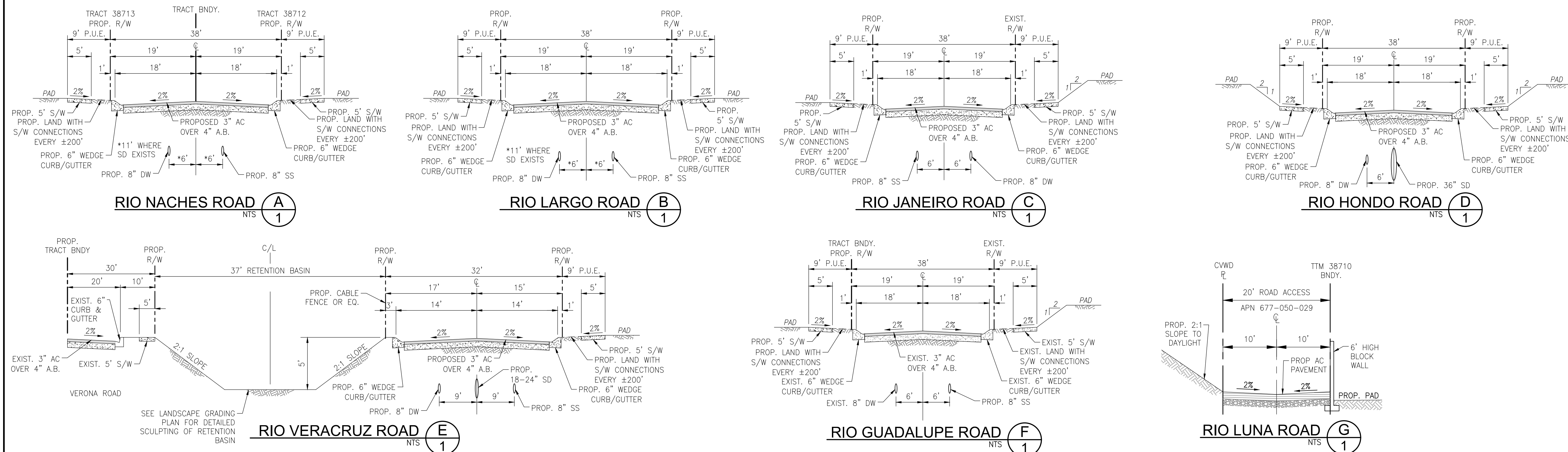
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL UTILITY PLAN
5	EXISTING SITE MAP

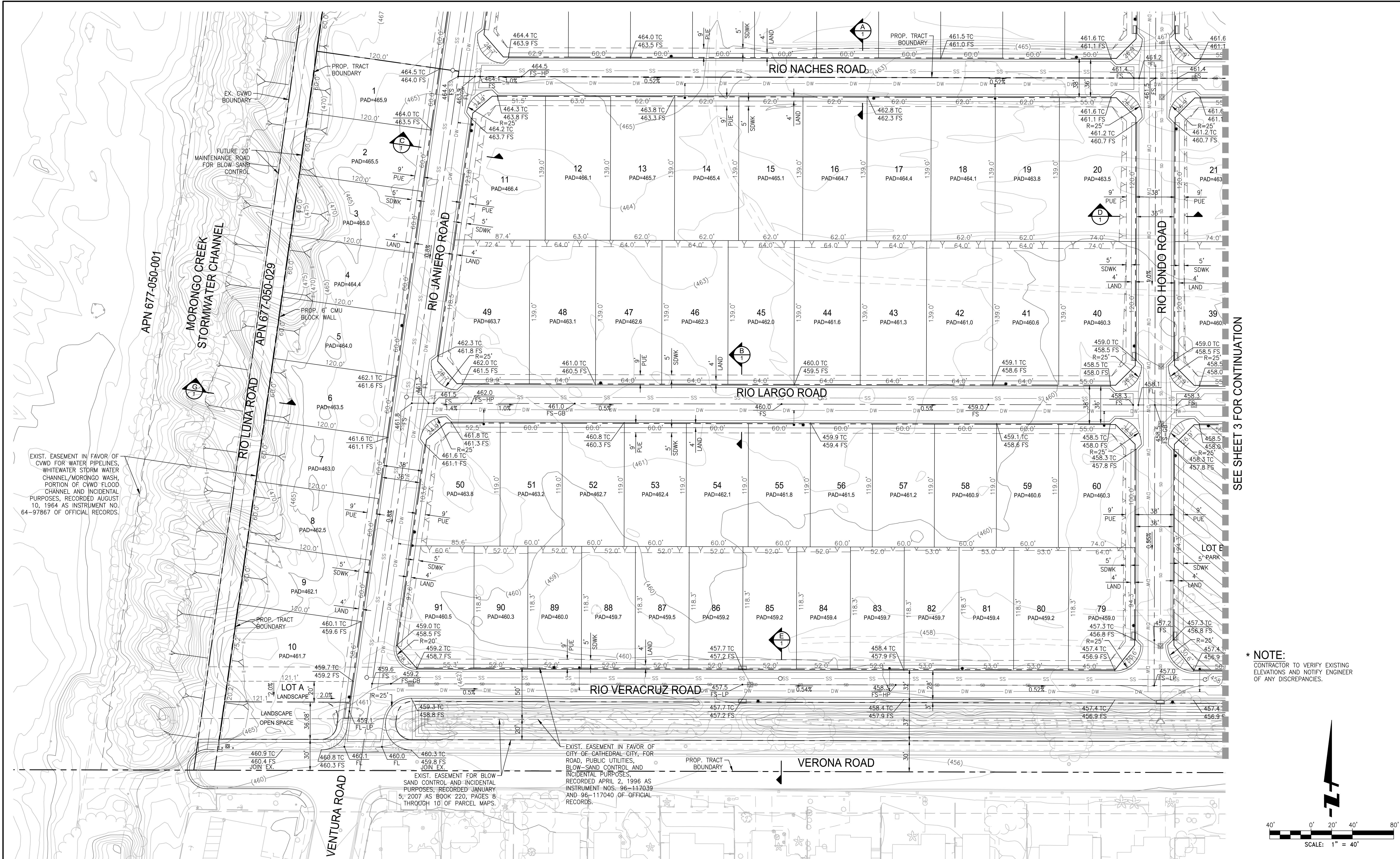
	PROPOSED CURB AND GUTTER
	EXISTING RIGHT OF WAY
	CENTER LINE
	LOT LINE
	EASEMENT
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED STORM DRAIN
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT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



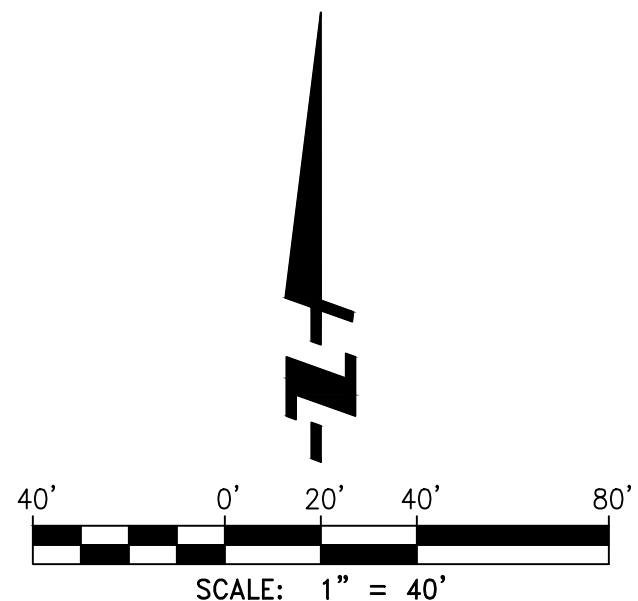
NOT TO SCALE



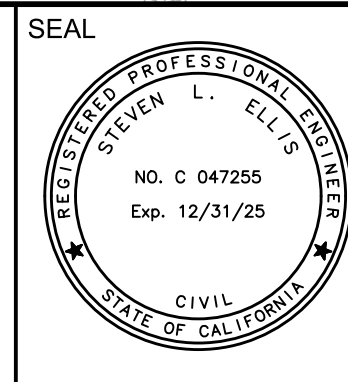


A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BES	BOTTOM OF STEP
BVS	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L, ☿	CENTER LINE
CMU	CONCRETE MASONRY UNIT
☐	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
EA	EACH
EC	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FG	FIRE HYDRANT
FF	FINISHED FLOOR
FH	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPV.	IMPROVEMENT
INT	INTERSECTION
INPT	INLET 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	NEIGHBORHOOD 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
S	SLOPE
SPPPWC	STANDARD PLANS FOR PUBLIC WORKS 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

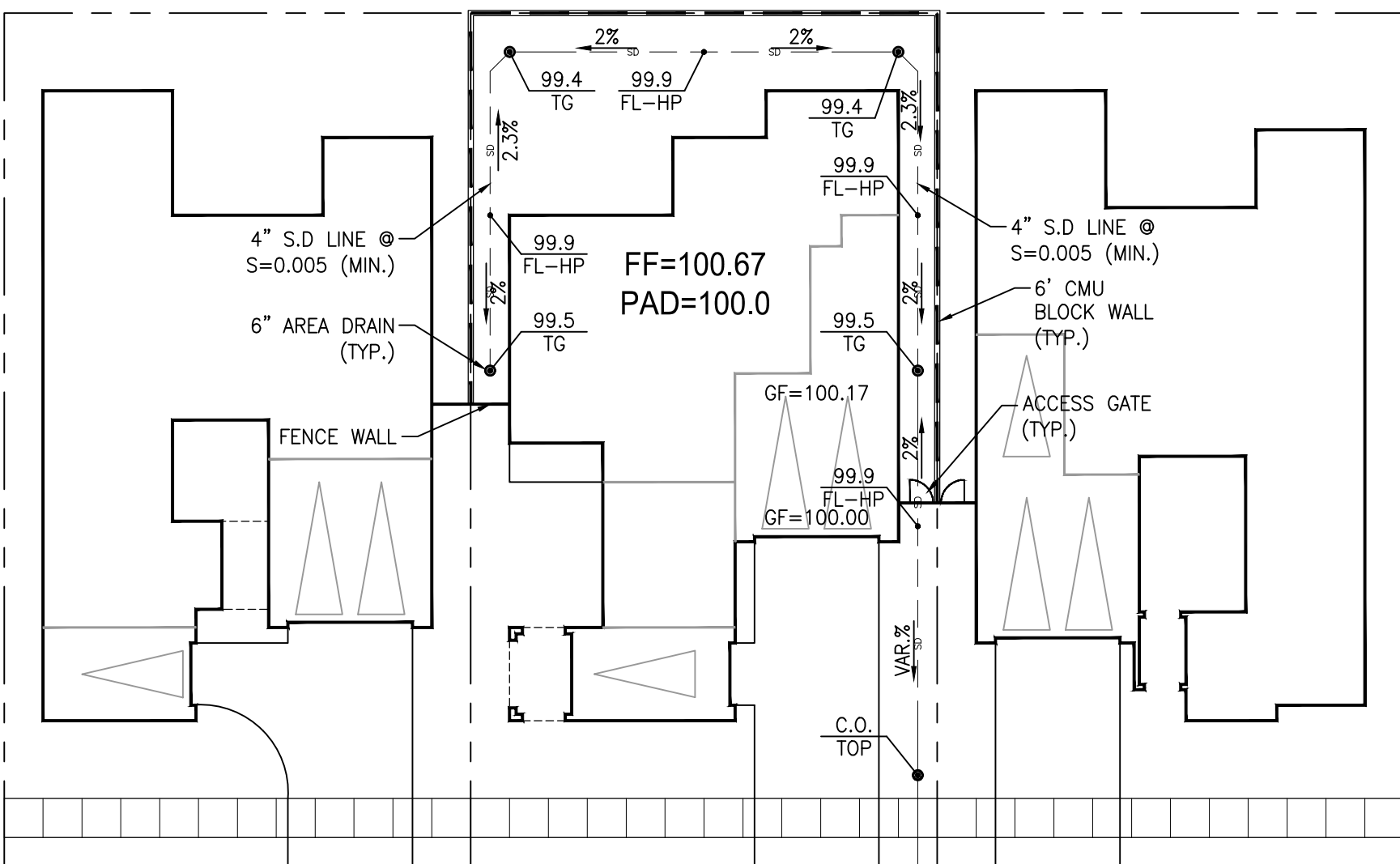
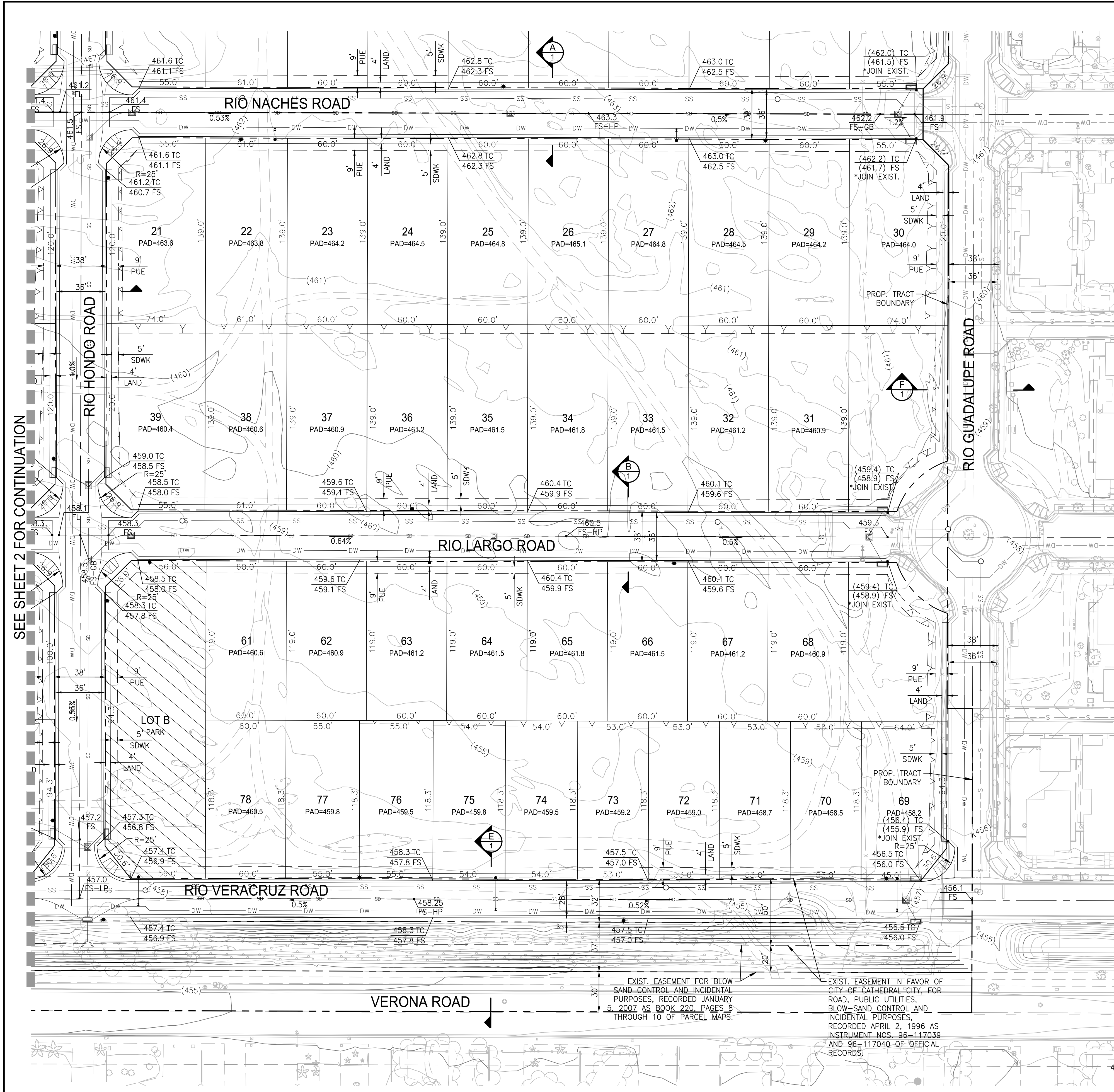
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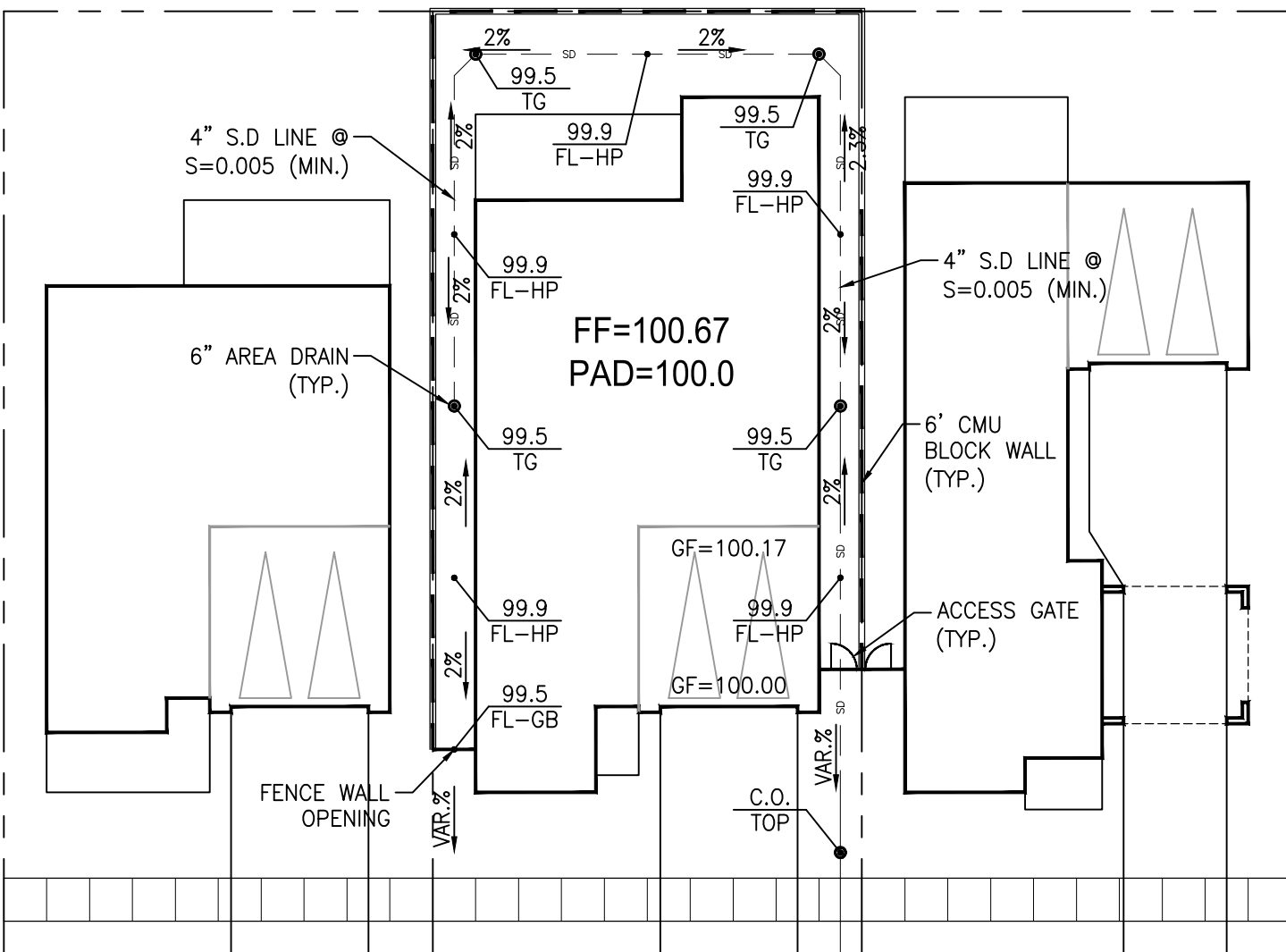
* NOTE:
CONTRACTOR TO VERIFY EXISTING
ELEVATIONS AND NOTIFY ENGINEER
OF ANY DISCREPANCIES.



 Know what's below. Call before you dig.		NO.	REVISIONS	DATE	APPR.	OWNER/DEVELOPER: NCP VERANO, LLC 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	 2850 Inland Empire Blvd, Suite B Ontario, California 91764 909.581.0676 fuscoe.com	TRACT MAP NO. 38713 CONCEPTUAL GRADING PLAN	SHEET 2 OF 6 SHEETS F.B.

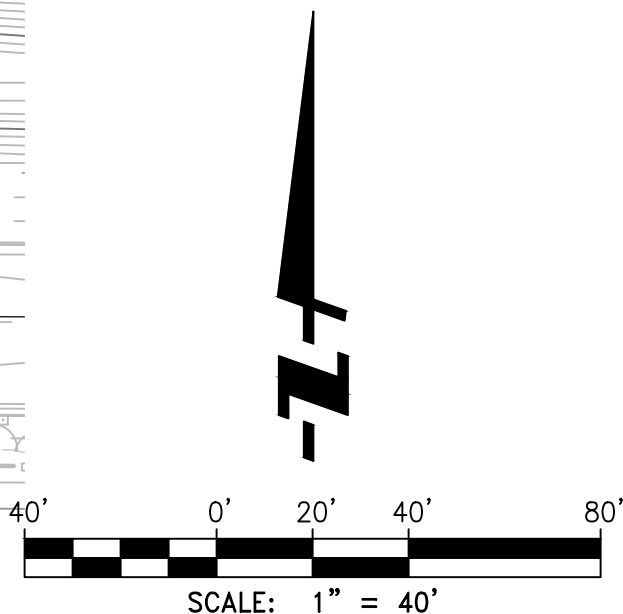


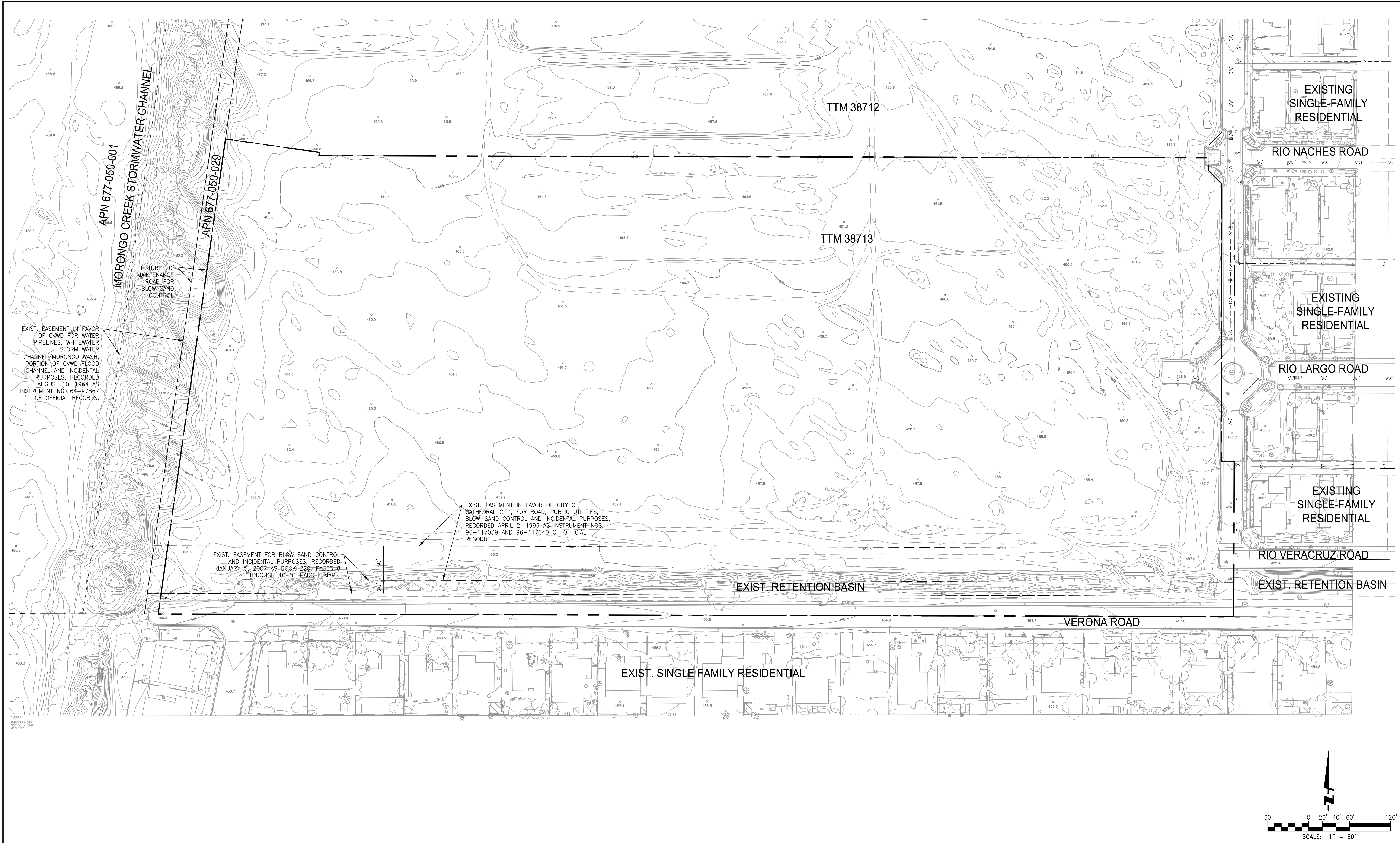
60'X110' TYPICAL LOT GRADING
SCALE: 1"=20'



50'X110' TYPICAL LOT GRADING
SCALE: 1"=20'

* NOTE:
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OWNER/DEVELOPER:

NCP VERANO, LLC
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(323)874-8000

SEAL



PREPARED BY:


STEVEN L. ELLIS
R.C.E. 047255

4/12/2024
DATE


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

TRACT MAP NO. 38713

EXISTING SITE MAP

SHEET

5

OF

6

SHEETS

F.B.

F:\PROJECTS\0400\001\PLANS\ENTIREMENTS\TRAFFIC\TRAC MAP\TM-38713-090-001-TTM03A.DWG (04-12-2024 9:10:49AM) Plotted by: daniel

