

# ABBREVIATIONS

(D) EAST  
(N) NORTH  
(S) SOUTH  
(W) WEST  
A.C. ASPHALT CONCRETE  
AC. ACREAGE  
APN. ASSESSORS PARCEL NUMBER  
CFD. COMMUNITY FACILITIES DISTRICT  
C/L. CENTERLINE  
C&G. CURB AND GUTTER  
E.P. EDGE OF PAVEMENT  
ESMT. EXISTING EASEMENT  
EX. EXISTING  
FL. FLOWLINE  
GB. GRADE BREAK  
G.N.V. GROUND NATIVE VEGETATION  
HP. HIGH POINT  
LP. LOW POINT

MAX. MAXIMUM  
MIN. MINIMUM  
N.O. NORTH  
N.T.S. NOT TO SCALE  
P/L. PROPERTY LINE  
P.E. PAD ELEVATION  
P.I.G. POINT OF INTERSECTION, GUTTER FL.  
PROP. PROPOSED  
P.U.E. PUBLIC UTILITY EASEMENT  
R. RIGHT OF WAY  
S. STANDARD  
SF. SQUARE FEET  
STD. STANDARD  
T.O.E. TOP OF SLOPE  
T.P. TOP OF PAVEMENT  
TYP. TYPICAL

# LEGEND

679.3 EXISTING SPOT ELEVATIONS  
EXISTING CONTOURS  
EXISTING EASEMENT DELTA  
EXISTING CABLE  
EXISTING IRRIGATION DRAIN LINE  
EXISTING EASEMENT  
EXISTING ELECTRIC  
EXISTING GAS  
EXISTING IRRIGATION  
EXISTING LOT LINE  
EXISTING TELEPHONE  
EXISTING OVERHEAD TELEPHONE  
EXISTING RIGHT OF WAY  
EXISTING SEWER  
EXISTING SEWER FORCE MAIN  
EXISTING WATER  
EXISTING BOUNDARY  
PROPOSED AND EXISTING CENTER LINE  
PROPOSED CURB  
PROPOSED EASEMENT  
PROPOSED LOT LINE  
PROPOSED RIGHT OF WAY

# LOT ANALYSIS

LOT NO.	LOT AREA (SF)	PLAN TYPE	TOTAL BUILDING AREA (SF)	LOT COVERAGE (%)
1	9,392	3	2,348	25%
2	10,942	2	2,257	21%
3	9,525	1	2,431	26%
4	7,291	2	2,257	31%
5	9,533	1	2,431	26%
6	8,782	3	2,348	27%
7	7,200	1	2,431	34%
8	7,200	2	2,257	31%
9	7,200	1	2,431	34%
10	7,154	3	2,348	33%
11	8,939	2	2,257	25%

NOTE: TOTAL BUILDING AREA INCLUDES ADU AREA, FIRST FLOOR LIVING AREA, GARAGE AREA, PORCH AND BACK PATIO AREAS.

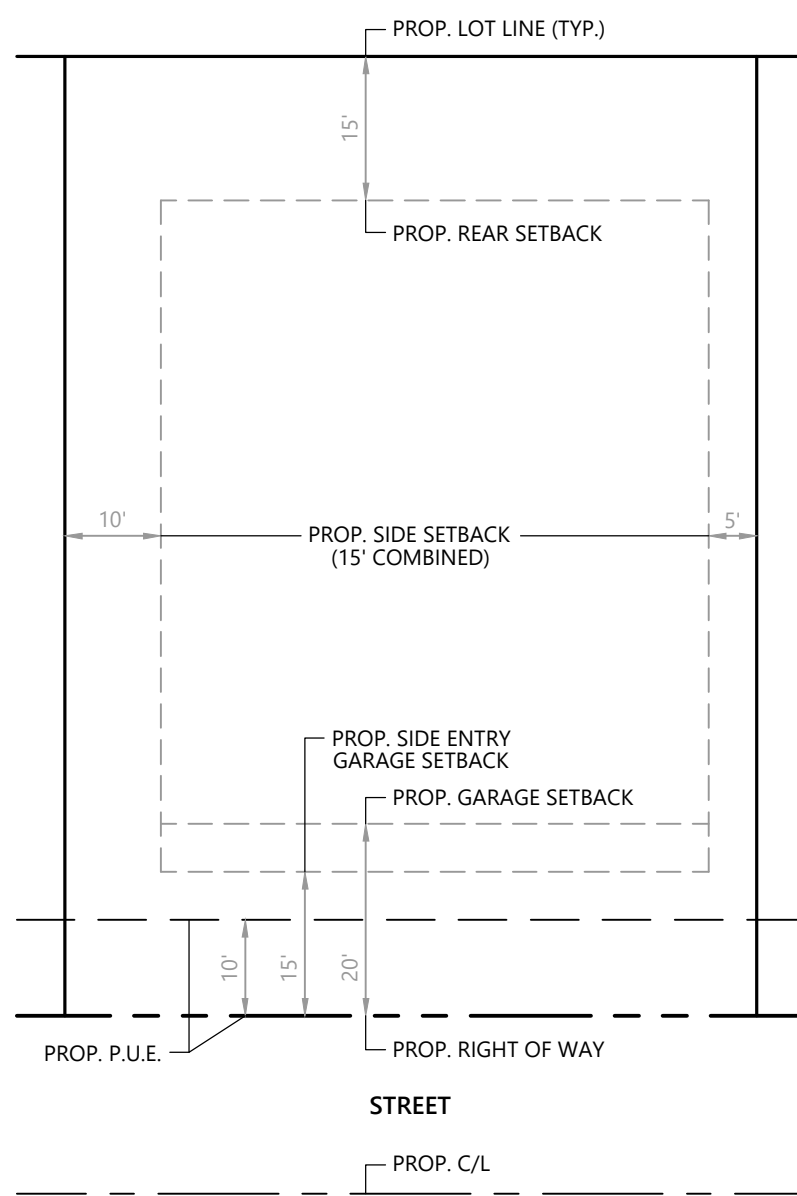
# PLAN TYPE ANALYSIS

PLAN NO.	NO. OF UNITS (PER PROJECT)		MAIN HOUSE (PER LOT)					ADU (PER LOT)				
	MAIN HOUSE	ADU	FIRST FLOOR PLAN (SF)	SECOND FLOOR PLAN (SF)	TOTAL LIVING AREA (SF)	GARAGE (SF)	NO. OF BEDROOMS	FIRST FLOOR PLAN (SF)	SECOND FLOOR PLAN (SF)	TOTAL LIVING AREA (SF)	GARAGE (SF)	NO. OF BEDROOMS
1	4	4	1,184	729	1,913	458	3	491	462	953	246	2
2	4	4	1,005	1,057	2,062	458	3	491	462	953	246	2
3	3	3	1,000	1,191	2,191	524	3	491	462	953	246	2
TOTAL	11	11	-	-	-	-	-	-	-	-	-	-

PLAN 1  
(2-STORY MAIN HOUSE WITH ATTACHED 2-STORY ADU):  
• MAIN HOUSE LIVING AREA: 1,913 SF  
• ATTACHED ADU LIVING AREA: 953 SF

PLAN 2  
(2-STORY MAIN HOUSE WITH ATTACHED 2-STORY ADU):  
• MAIN HOUSE LIVING AREA: 2,062 SF  
• ATTACHED ADU LIVING AREA: 953 SF

PLAN 3  
(2-STORY MAIN HOUSE WITH ATTACHED 2-STORY ADU):  
• MAIN HOUSE LIVING AREA: 2,191 SF  
• ATTACHED ADU LIVING AREA: 953 SF



TYPICAL LOT DETAIL  
SCALE: 1" = 20'

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TECHNICAL SITE PLAN

FOR TRACT MAP NO. 32557

EXHIBIT DATE: MARCH 29, 2024

# REVISIONS

NO.	DATE	DESCRIPTION

# DATA TABLE

APPLICANT / LAND OWNER:	EMP1, LLC C/O NICHOLAS PAPPAS, DESIDERATA REAL
ADDRESS:	4131 S. MAIN STREET SANTA ANA, CALIFORNIA 92707
CONTACT:	FERNANDO DUTRA TELEPHONE: (562) 325-3946
EXHIBIT PREPARER:	MSA CONSULTING, INC.
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
CONTACT:	PAUL DEPALATIS TELEPHONE: (760) 320-9811

SOURCE OF TOPOGRAPHY:	AS-BUILT CONTOURS
DATE OF TOPOGRAPHY:	MARCH 3, 2021
ASSESSOR'S PARCEL NUMBERS:	675-520-001 THRU 675-520-014

LEGAL DESCRIPTION:			
PARCEL 3 OF TRACT MAP NO. 32557, A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5, EAST, SAN BERNARDINO MERIDIAN.			
LAND USE DESCRIPTION:	SF	ACREAGE	PERCENTAGE
EXISTING GROSS & NET ACREAGE	126,589 SF	2.91 AC.	100%
PRIVATE SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 THRU 11)	93,158 SF	2.14 AC.	74%
PRIVATE OPEN SPACE LOTS (LOTS "C" & "D")	10,750 SF	0.25 AC.	8%
PRIVATE STREETS (EMERALD WAY & SAPPHIRE WAY)	22,681 SF	0.52 AC.	18%

ONSITE PARKING DATA:	AREA	PARKING RATIO	PARKING %	COUNT
PROPOSED BUILDINGS (GFA)	-	-	-	-
- PLAN TYPE 1 (x4)	9,516 SF	-	-	-
- MAIN HOUSE & ADU (GFA)	2,379 SF (EA)	3 COVERED / LOT	36%	12 SPACES
- PLAN TYPE 2 (x4)	8,800 SF	-	-	-
- MAIN HOUSE & ADU (GFA)	2,200 SF (EA)	3 COVERED / LOT	36%	12 SPACES
- PLAN TYPE 3 (x3)	6,783 SF	-	-	-
- MAIN HOUSE & ADU (GFA)	2,261 SF (EA)	3 COVERED / LOT	28%	9 SPACES
- RESTROOMS	133 SF	-	-	-
TOTAL PARKING REQUIRED	25,232 SF	-	100%	33 SPACES
TOTAL PARKING PROVIDED	-	-	-	33 SPACES

EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL (R1)
PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL (R1)

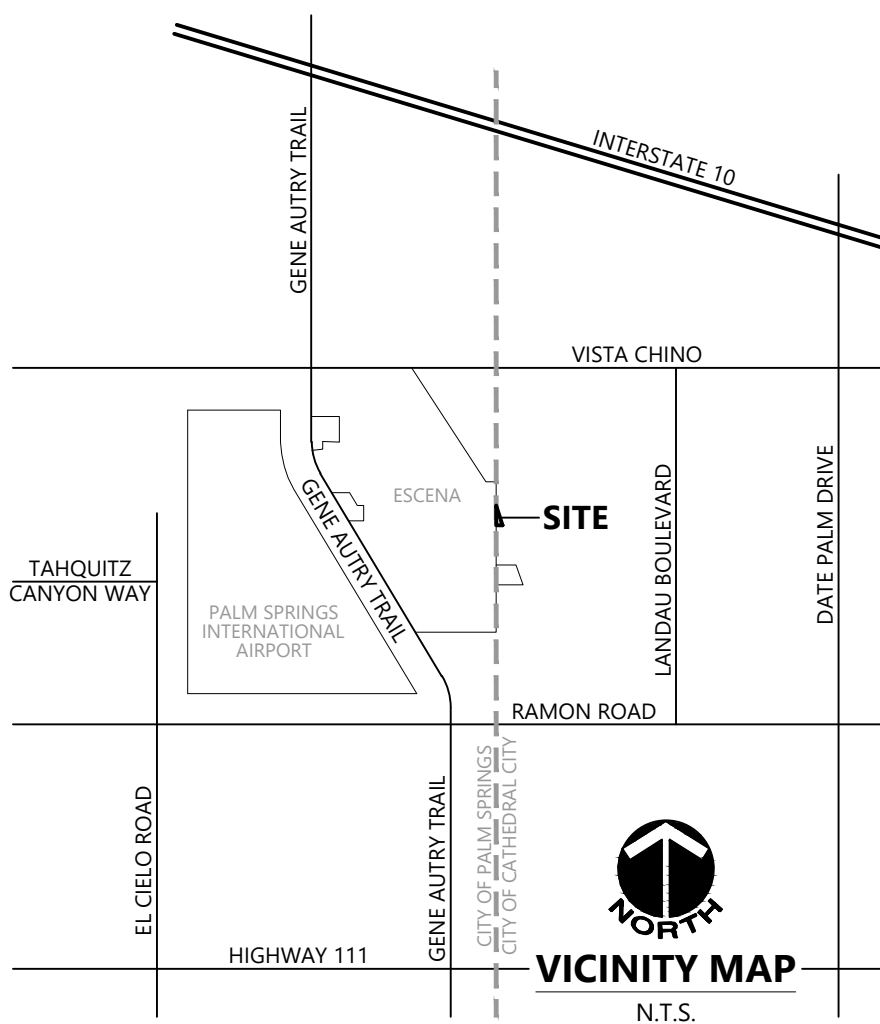
EXISTING GENERAL PLAN LAND USE:	LOW DENSITY RESIDENTIAL 2-4.5 DU/AC. (RL)
PROPOSED GENERAL PLAN LAND USE:	LOW DENSITY RESIDENTIAL 2-4.5 DU/AC. (RL)

PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON (800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS (800) 921-8101
WATER:	DESERT WATER AGENCY (760) 323-4971
CABLE:	SPECTRUM (877) 719-3278
SEWER:	CITY OF PALM SPRINGS (760) 323-8166
USA:	UNDERGROUND SERVICE ALERT (800) 227-2600

EXISTING EASEMENT NOTES:	
1	AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP 32557, BOOK 394, PAGES 78 THROUGH 80 OF MAPS, FOR STORM DRAIN & PUBLIC UTILITIES & INCIDENTAL PURPOSES, AFFECTING LOTS 1 THROUGH 11, C & D. (PLOTTED HEREON)
	THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION
	WE HEREBY DEDICATE TO PUBLIC USE, EASEMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES & PERSONNEL OVER LOTS "A" & "B", INCLUSIVE, SHOWN AS "PRIVATE STREET(S)" WITHIN TRACT 32557.
2	WE HEREBY DEDICATE TO PUBLIC USE, EASEMENT FOR PUBLIC UTILITY PURPOSES, THOSE EASEMENT SHOWN AS "10' PUE", ALONG & ADJACENT TO LOTS "A" & "B", INCLUSIVE, SHOWN AS "PRIVATE STREET(S)" AS SHOWN WITHIN TRACT 32557.
	WE HEREBY RETAIN FOR STORM DRAIN PURPOSES, AN EASEMENT OVER THOSE EASEMENTS SHOWN AS "10' PUE", AS SHOWN WITHIN TRACT 32558, SAID RIGHTS ARE SUBSERVIENT TO AFOREMENTIONED PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF CATHEDRAL CITY.
	WE HEREBY RETAIN FOR LANDSCAPE, DRAINAGE & STORM RETENTION PURPOSES, LOTS "C" & "D", INCLUSIVE, SHOWN AS "OPEN SPACE", AS SHOWN WITHIN TRACT 32557, FOR THE SOLE USE OF OURSELVES, OUR SUCCESSORS, ASSIGNEES & LOT OWNERS WITHIN TRACT 32557. (PLOTTED HEREON)
3	AN IRREVOCABLE OFFER OF DEDICATION FOR STORM DRAIN FACILITIES & INCIDENTAL PURPOSES, AFFECTING LOTS "B" & "D", FOR RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, RECORDED JUNE 2, 2008 AS INSTRUMENT NO. 2008-0296655 OF OFFICIAL RECORDS. (PLOTTED HEREON)

FEMA FLOOD ZONE DESIGNATION:	ZONE "X": AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER: 0605C15785 / EFFECTIVE DATE: AUGUST 28, 2008
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NOTES:	1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER. 2. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
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SCALE: 1" = 20'



**MSA CONSULTING, INC.**  
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Planning • Environmental Services • Dry Utility Coordination • GIS  
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsulting.com

LOT 63  
APN: 677-680-020  
RESIDENCE  
EX. GENERAL PLAN:  
VERY LOW DENSITY  
RESIDENTIAL  
EX. ZONING: PD-231

LOT 62  
APN: 677-680-019  
RESIDENCE  
EX. GENERAL PLAN:  
VERY LOW DENSITY  
RESIDENTIAL  
EX. ZONING: PD-231

LOT 48  
APN: 677-680-005  
RESIDENCE  
EX. GENERAL PLAN:  
VERY LOW DENSITY  
RESIDENTIAL  
EX. ZONING: PD-231

LOT 47  
APN: 677-680-004  
RESIDENCE  
EX. GENERAL PLAN:  
VERY LOW DENSITY  
RESIDENTIAL  
EX. ZONING: PD-231

APN: 675-040-015  
VACANT  
EX. GENERAL PLAN: LOW DENSITY RESIDENTIAL (RL)  
EX. ZONING: SINGLE FAMILY RESIDENTIAL (R1)