

LIGHTING FIXTURE LEGEND



SCALE: 1" = 20'-0"

EP-01



CANDELA Engineering Inc.
27201 Calle Juarez
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

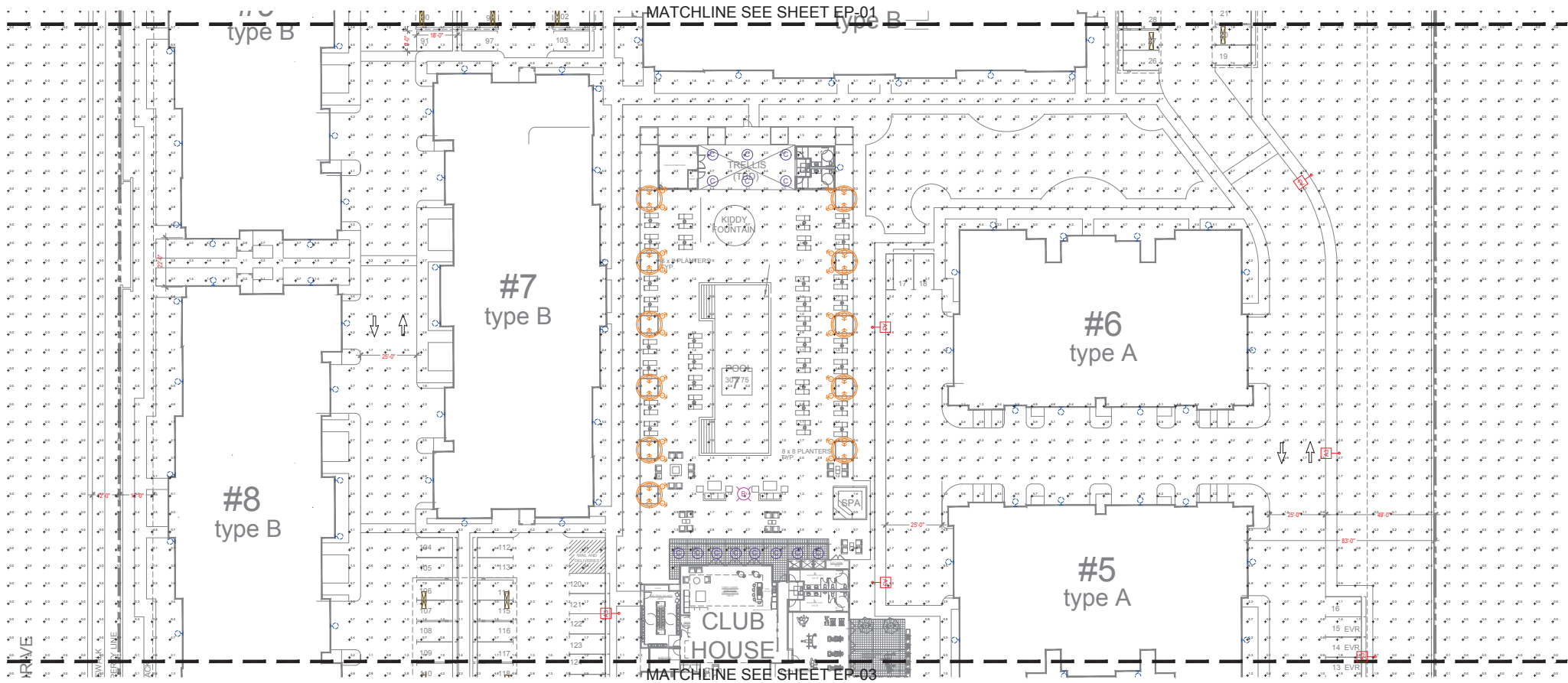
LIGHTING DESIGN | ELECTRICAL ENGINEERING

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, vely@humphreys.com, 949.468.5866
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782
COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PARTIAL PHOTOMETRIC SITE PLAN



LIGHTING FIXTURE LEGEND



SCALE: 1" = 20'-0"

EP-02



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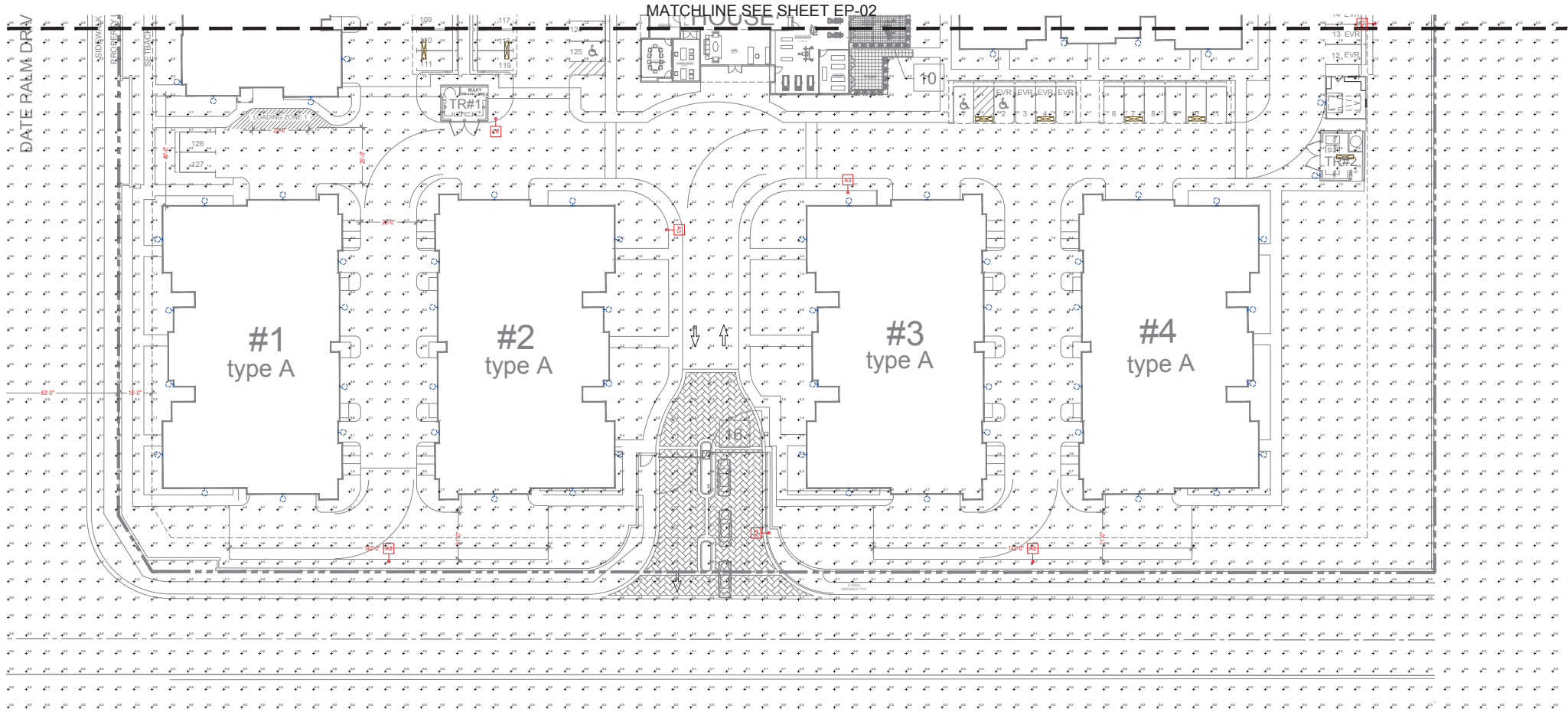
LIGHTING DESIGN | ELECTRICAL ENGINEERING

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LIGHTING FIXTURE LEGEND



SCALE: 1" = 20'-0"

EP-03



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LIGHTING DESIGN | ELECTRICAL ENGINEERING

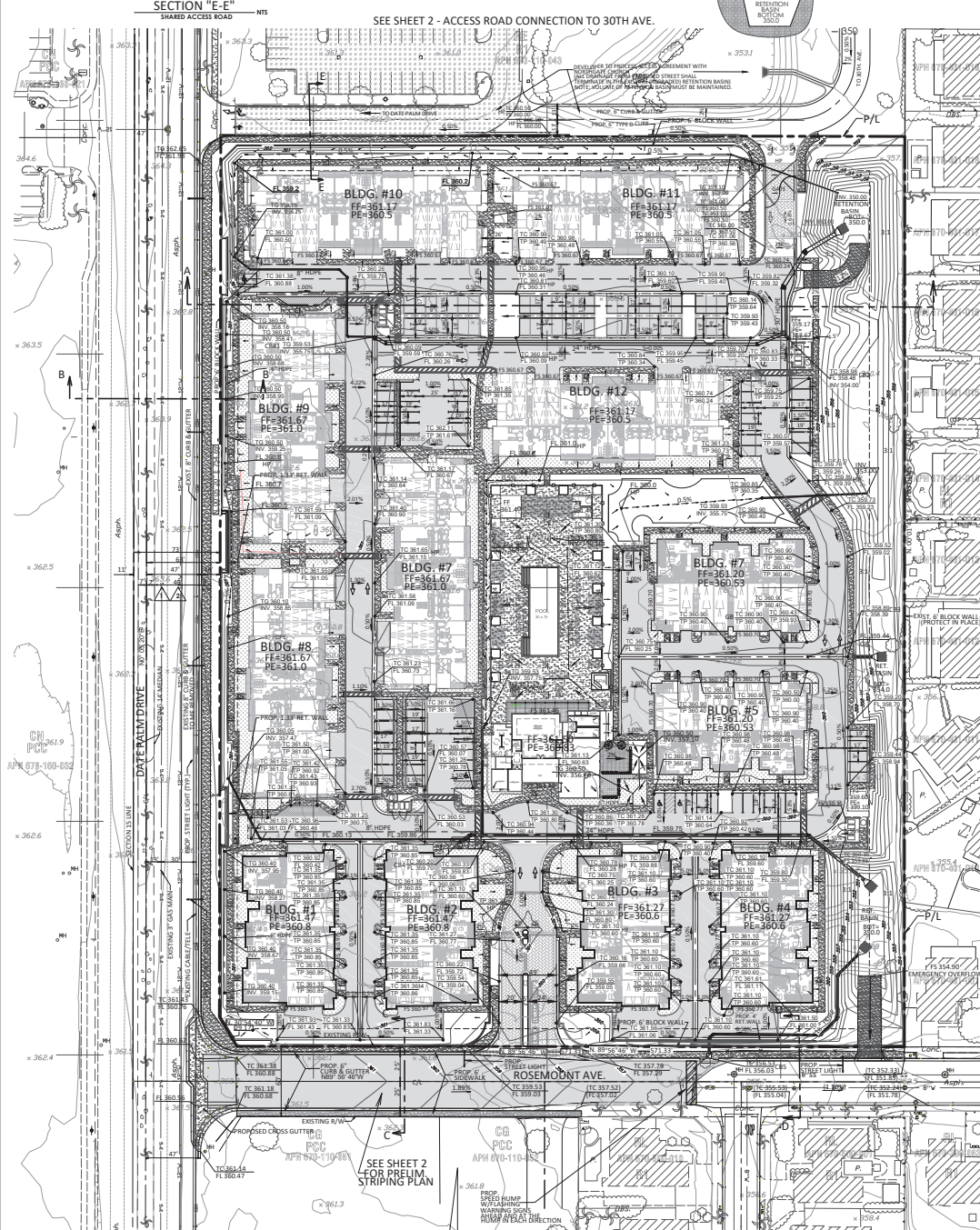
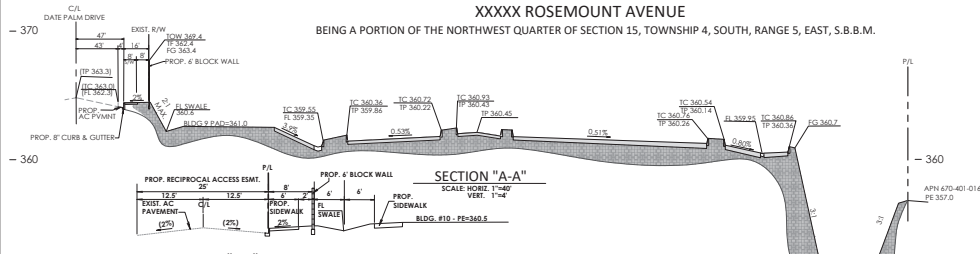
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ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
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COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PARTIAL PHOTOMETRIC SITE PLAN

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
PRELIMINARY GRADING & DRAINAGE PLAN
THE WREN
APN 670-110-043
XXXXX ROSEMOUNT AVENUE
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.



IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING & DRAINAGE PLAN
THE WREN
EXHIBIT DATE: MARCH 4, 2024

DATA TABLE

AFFICANT: COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP, INC.
ADDRESS: 36101 BUSHY DRIVE, SUITE 103
RANCHO MIRAGE, CA 92270
CONTACT: STEFAN VOGEL | TELEPHONE: (626) 277-6782
email: stefan@bulldozer2.com

LAND OWNER: DESERT CARE, LLC
ADDRESS: 31190 CALLE CAYUSA
CATHEDRAL CITY, CA 92224
CONTACT: STEFAN VOGEL | TELEPHONE: (626) 277-6782
email: stefan@bulldozer2.com

EXHIBIT PREPARED: CHRISTENSEN & COMPANY
ADDRESS: 3223 CANYON CREST DRIVE, SUITE 251
RIVERSIDE, CA 92507
CONTACT: KEITH CHRISTENSEN | TELEPHONE: (951) 923-4713
email: keith@ccocal.com

ARCHITECT: HUMPHREYS & PARTNERS ARCHITECTS, LP
ADDRESS: 2330 BRISTOL STREET
COSTA MESA, CA 92626
CONTACT: VLS 2 L.L.C. | TELEPHONE: (949) 955-4009
email: vls@humphreys.com

LANDSCAPE ARCHITECT: JIA LANDSCAPE ARCHITECT
ADDRESS: 17841 WILDCAT DRIVE
PALM DESERT, CA 92211
CONTACT: JIM SHROPS | TELEPHONE: (760) 360-9665
email: jshrops@outlook.com

GEOTECHNICAL: LANDMARK CONSULTANTS, INC.
ADDRESS: 77-948 WILDCAT DRIVE
PALM DESERT, CA 92211
CONTACT: CONOR M. CHANDLER | TELEPHONE: (760) 360-9665
email: gchandler@landmark-ca.com

GEO-INTEGRATION: SLADDEN ENGINEERING
ADDRESS: 4000 GOLF CENTER PARKWAY
RIVERSIDE, CA 92503
CONTACT: BRETT ANDERSON | TELEPHONE: (760) 863-0713
email: bender@sladdenengineering.com

SOURCE OF TOPOGRAPHY: ISLAND AERIAL SURVEYS, INC.
ADDRESS: 7177 ARDENWOOD AVENUE, SUITE "A"
RIVERSIDE, CA 92503
DATE OF TOPOGRAPHY: JULY 11, 2023 | TELEPHONE: (951) 887-4252

ASSESSOR'S PARCEL NUMBER: 670-110-043

PROPOSED IMPROVEMENT SCHEDULE: SCHEDULE "A"

LEGAL DESCRIPTION: PARCEL OF PARCEL MAP NO. 27300, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE & BOOK 174, PAGE 8 OF 8 OF PARCEL MAP NO. 27300, AS RECORDED IN BOOK 174, PAGE 8 OF 8 OF THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, S4D LAND BEING SHOWN AS DESIGNATED REMAINDER ON S4D PARCEL MAP NO. 2465.

EXISTING ZONING: PCC (PLANNED COMMUNITY COMMERCIAL)
PROPOSED ZONING: R3 (MULTIPLE FAMILY RESIDENTIAL)

EXISTING GENERAL PLANNED LAND USE: C3 (GENERAL COMMERCIAL)
PROPOSED GENERAL PLANNED LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)

AREAS:

| | ACREAGE | OWNER / MAINTENANCE ENTITY: |
|--|-------------|-----------------------------|
| EXISTING GROSS ACREAGE | 10.48 ACRES | |
| PROPOSED NET ACREAGE | 10.48 ACRES | PRIVATE |
| BLDG'S, CLUBHOUSE, POOL, MARKET (14568 SF) | 3.34 ACRES | PRIVATE |
| ASPHALT (PDA 1.5 SF) PAVERS (4650 SF) | 2.18 ACRES | PRIVATE |
| CONCRETE (24740 SF) GUTTERS (1489 SF) | 1.59 ACRES | PRIVATE |
| LANDSCAPE (16089 SF) | 2.26 ACRES | PRIVATE |
| RETENTION BASIN (47940 SF) | 1.04 ACRES | PRIVATE |

EXISTING EASEMENT NOTES:

- AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE COUNTY OF SAN BERNARDINO AS RECORDED IN BOOK 2825 AT PAGE 285, DATED 1/16/19, REC. OF RIVERSIDE COUNTY, CA.
- AN EASEMENT FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF CATHEDRAL CITY AS RECORDED IN BOOK 118689 AT PAGE 6/6/91, REC. OF RIVERSIDE COUNTY, CA.

UTILITY PURVEYORS:

| | PHONE |
|-----------|---|
| WATER | COACHELLA VALLEY WATER DISTRICT PH 760-398-3651 |
| SEWER | COACHELLA VALLEY WATER DISTRICT PH 760-398-3651 |
| ELECTRIC | SOUTHERN CALIFORNIA GAS COMPANY PH 760-203-4332 |
| GAS | SOUTHERN CALIFORNIA GAS COMPANY PH 800-427-2200 |
| TELEPHONE | FRONTIER PH 760-364-1754 |
| CABLE | SPECTRUM PH 760-364-3714 |

LIQUIFICATION: NO LIQUIFICATION AREA

REMA FLOOD ZONE DESIGNATION: ZONE X (FLOOD HAZARD IS UNDETERMINED, BUT POSSIBLE)
PER FIRM MAP NO. 06453C1279G / DATED: AUGUST 28, 2008

NOTE: 1. THIS MAP INCLUDES THE ENTIRE CONVEIGS OWNERSHIP OF THE LAND COVERED.
2. THERE ARE NO KNOWN WELLS ON PROPERTY OR WITHIN 200 FEET OF PROPERTY.
3. THERE ARE NO KNOWN CHLORINE BATHS OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
4. A SUBSEQUENT WELL SHOW COMPLIANCE WITH CITY/COUNTY WATER QUALITY MANAGEMENT PER A SEPARATE WQMP REPORT.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |

SECTION "B-B"
DATE PALM DRIVE

SECTION "C-C"
ROSEMOUNT AVENUE

SECTION "D-D"
ROSEMOUNT AVENUE

LEGEND

- BTM INDICATES BOTTOM
- LI INDICATES LINEAR FLOW
- FL INDICATES FLOWLINE
- TC INDICATES TOP OF CURB
- TG INDICATES TOP OF PAVEMENT
- INV INDICATES INVERT ELEVATION
- TQ INDICATES TOP OF GRATE
- EG INDICATES EXISTING GRADE
- FS INDICATES FINISHED HAND SURFACE
- FG INDICATES FINISHED DIRT
- FL INDICATES PROPERTY LINE
- TW INDICATES TOP OF WALL
- P INDICATES PLANTER
- INDICATES BLOCK WALL
- INDICATES 4" DECORATIVE CONCRETE PER LANDSCAPE PLAN
- INDICATES 4" AC OVER 6" AB
- INDICATES 4" PAVERS
- INDICATES EXISTING CONTOUR
- INDICATES PROPOSED CONTOUR

EARTHWORK ESTIMATE

| ITEM | CUT (CY) | FILL (CY) |
|-----------------------|----------|-----------|
| RAW | 16325 | 5015 |
| SHRINKAGE (20%) | -3225 | |
| SUBSIDENCE (0.15) | -2530 | |
| OVEREXCAVATION (3.07) | -5355 | |
| TOTAL | 5015 | 5015 |
| EXPORT | | |

NOTE: DISTURBED AREA: 458450 SF ± 10.45 ACRES
WILL BE REQUIRED FOR EXPORT.

VICINITY MAP

REVISION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |

DATE: MARCH 4, 2024
SCALE: 1"=40'

LOCATION: BENCHMARK TO: CATHEDRAL CITY
ENGINEER'S OFFICE IN CONCRETE MONUMENT AT THE
NE COR. OF DATE PALM DR. & RANCHO RD. APPROX.
30 FEET FROM EDGES OF PAVEMENT.

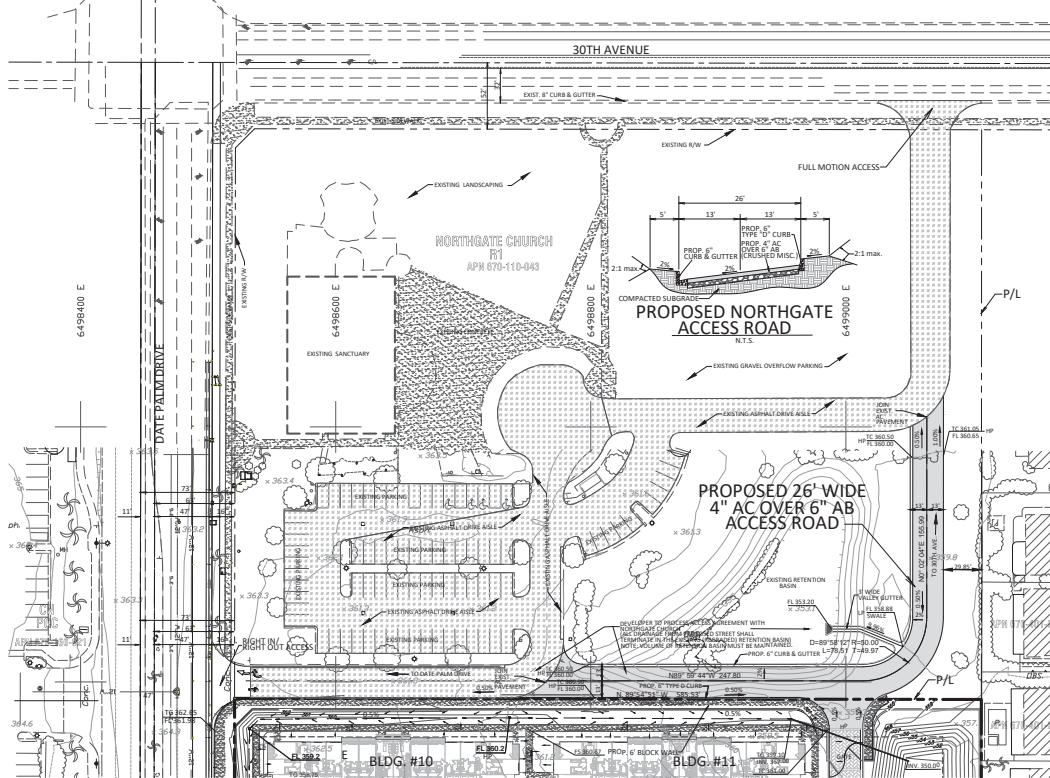
PREPARED UNDER THE DIRECT SUPERVISION OF:
KEITH A. CHRISTENSEN
DATE: MARCH 4, 2024
R.C.E. 50083

DESIGN BY: CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DRAWN BY: PRELIMINARY GRADING & DRAINAGE PLAN
CHECKED BY: THE WREN
XXXXX ROSEMOUNT AVENUE
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.

FILE NO. / SHEET
1
DWG. NO.
OF 2 SHEETS

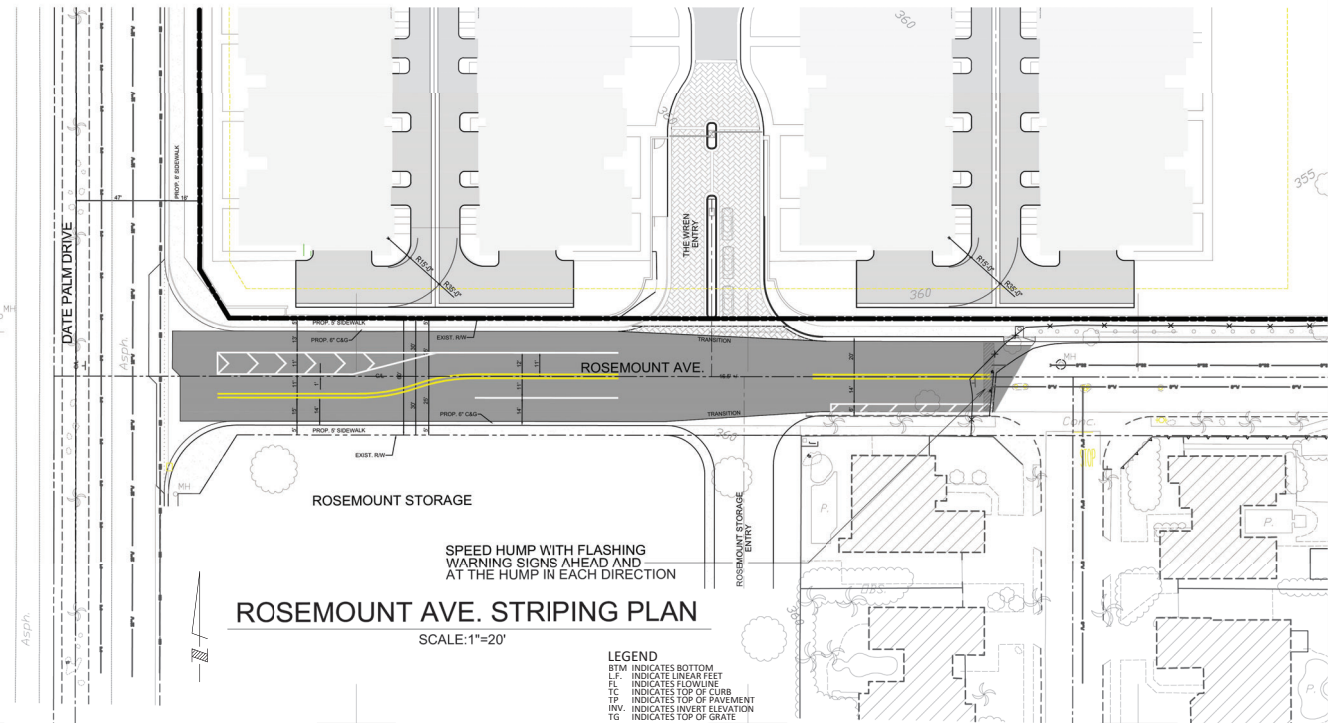
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.



NORTHGATE ACCESS ROAD

SCALE: 1"=40'



ROSEMOUNT AVE. STRIPING PLAN

SCALE: 1"=20'

**SPEED HUMP WITH FLASHING
WARNING SIGNS AHEAD AND
AT THE HUMP IN EACH DIRECTION**

LEGEND

BTM INDICATES BOTTOM
LF INDICATES LINEAR FEET
FL INDICATES FLOWLINE
URB INDICATES TOP OF URB
TP INDICATES TOP OF PAVEMENT
INV. INDICATES INVERT ELEVATION
FG INDICATES TOP OF FG
EG INDICATES EXISTING GRADE
FS INDICATES FINISHED HARD SURFACE
FG INDICATES FINISHED DIRT
LFP INDICATES PROPERTY LINE
TF INDICATES TOP OF FOOTING
TW INDICATES TOP OF WALL
P INDICATES PLANTING
INDICATES BLOCK WALL
INDICATES 4" DECORATIVE CONCRETE
INDICATES 4" PER LINE
INDICATES 4" AC OVER 6" AB
INDICATES 6" PAVERS
INDICATES EXISTING CONTOUR
INDICATES PROPOSED CONTOUR

"AS BUILT"

REVISION

| | |
|------------|-------|
| BENCHMARK: | ELEV. |
|------------|-------|

| | |
|---|--------|
| DATE PALM/RAMON 116 | 363.23 |
| LOCATION: BENCHMARK: FD. CATHEDRAL CITY BRONZE DISC. IN CONCRETE MONUMENT AT THE NE COR. OF DATE PALM DR. & RAMON RD. APPROX 20 FEET FROM EDGES OF PAVEMENT. | |

PREPARED UNDER THE DIRECT SUPERVISION OF

KEITH A. CHRISTIANSEN

R.C.E. 50083



2025 O
 2025 O
 2025 O
 2025 O

| | |
|-------------|---|
| DESIGN BY: | CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, |
| K.A.C. | STATE OF CALIFORNIA |
| DRAWN BY: | PRELIMINARY GRADING & DRAINAGE PLAN |
| C.A.C. | THE WREN |
| CHECKED BY: | APN 670-110-043 |
| K.A.C. | XXXXX ROSEMOND AVENUE |
| | BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, |
| | TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.M. |

| | |
|----------|-------------|
| FILE NO. | SHEET |
| | 2 |
| DWG. NO. | OF 2 SHEETS |