

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-4, MINIMUM 4,000 SQUARE FOOT LOTS  
R-8, MINIMUM 8,000 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: 21.04 ACRES
7. NET AREA: 14.23 ACRES
8. LOTS 1-88 ARE SINGLE FAMILY RESIDENTIAL.
9. LOT A IS TO BE A PARK.
10. TOTAL LOTS: 88 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

PARCEL 3 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.

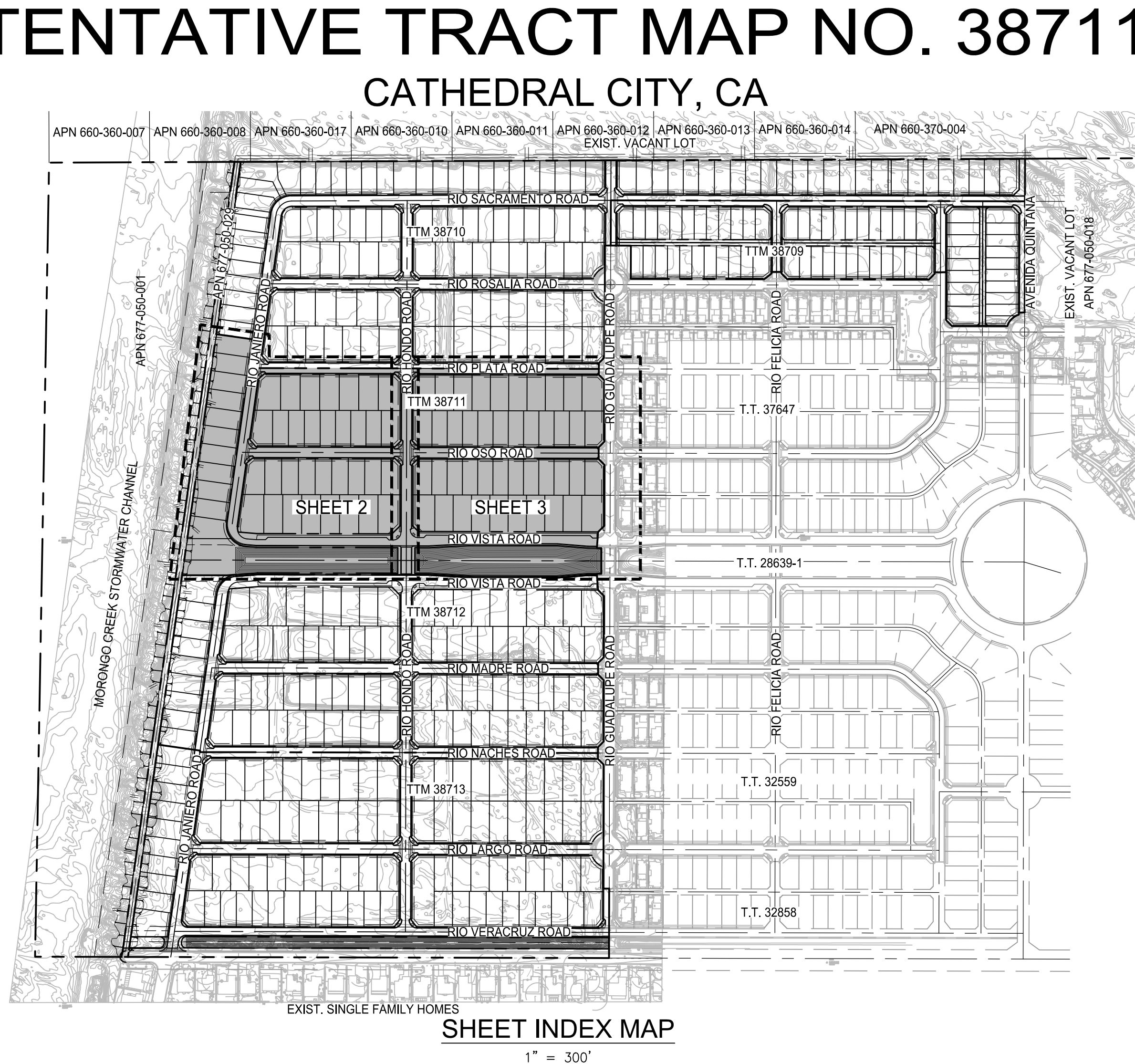
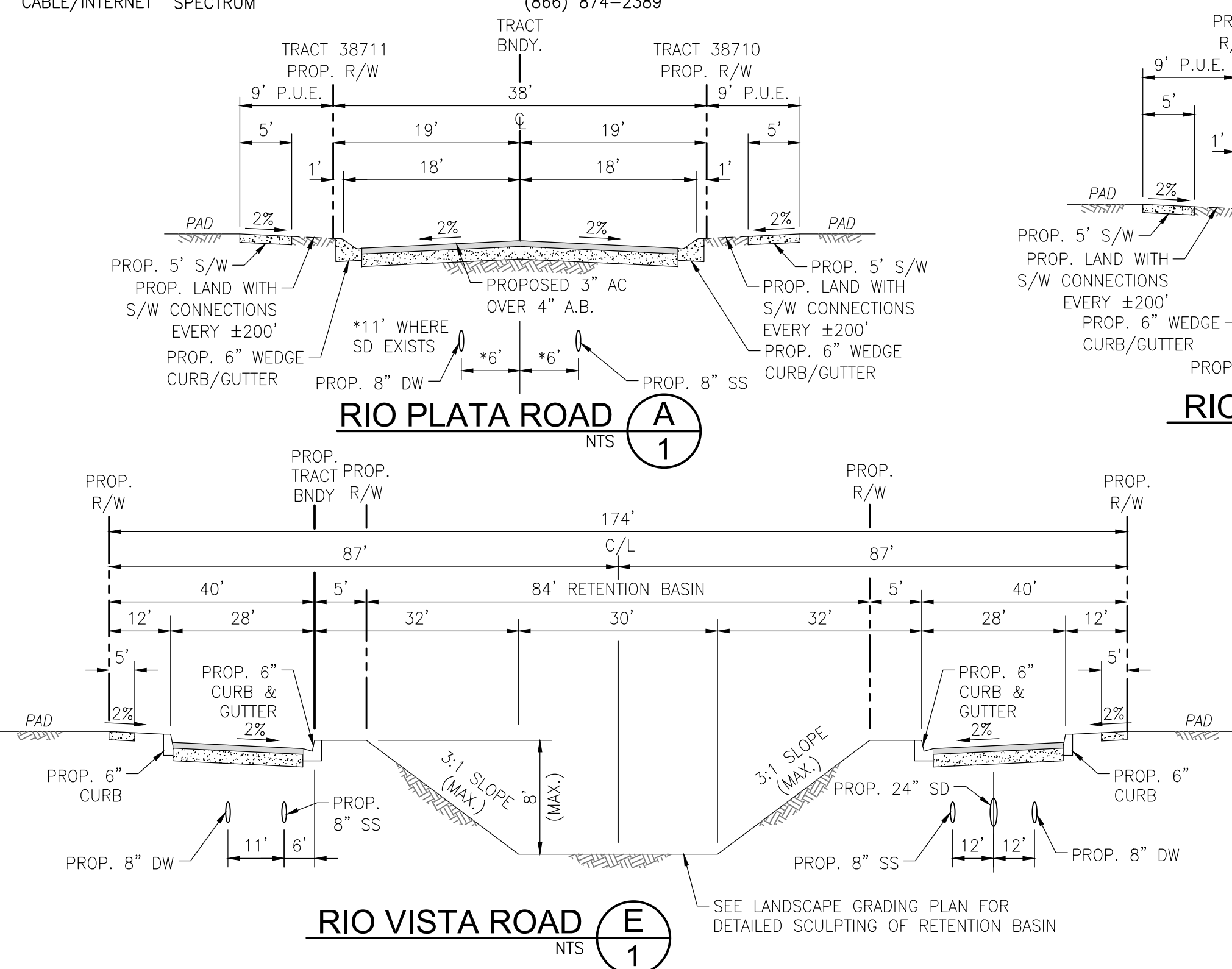
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APNs: 677-050-032, 677-050-033

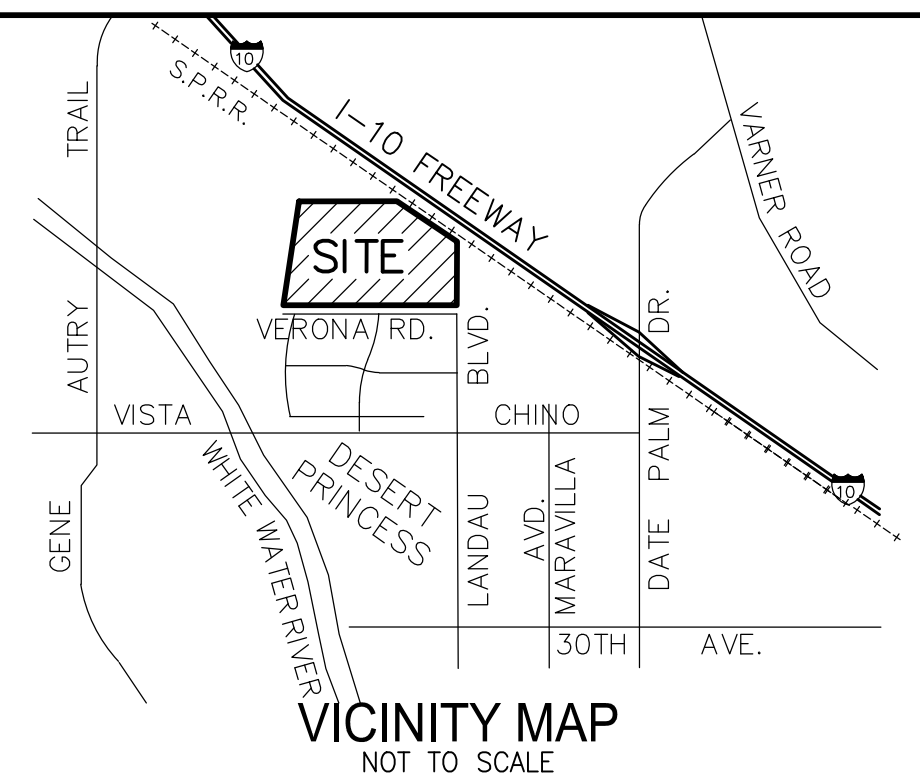
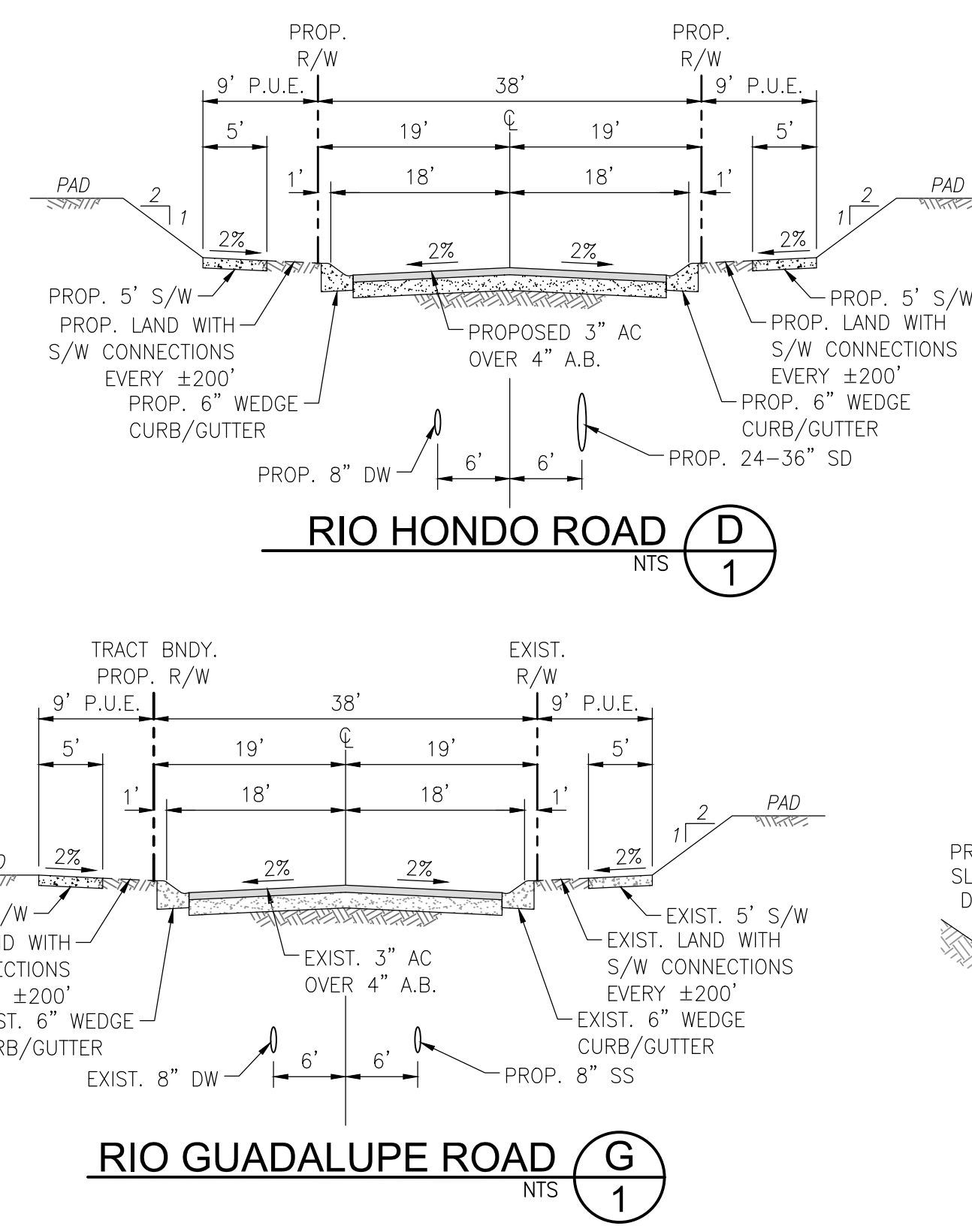
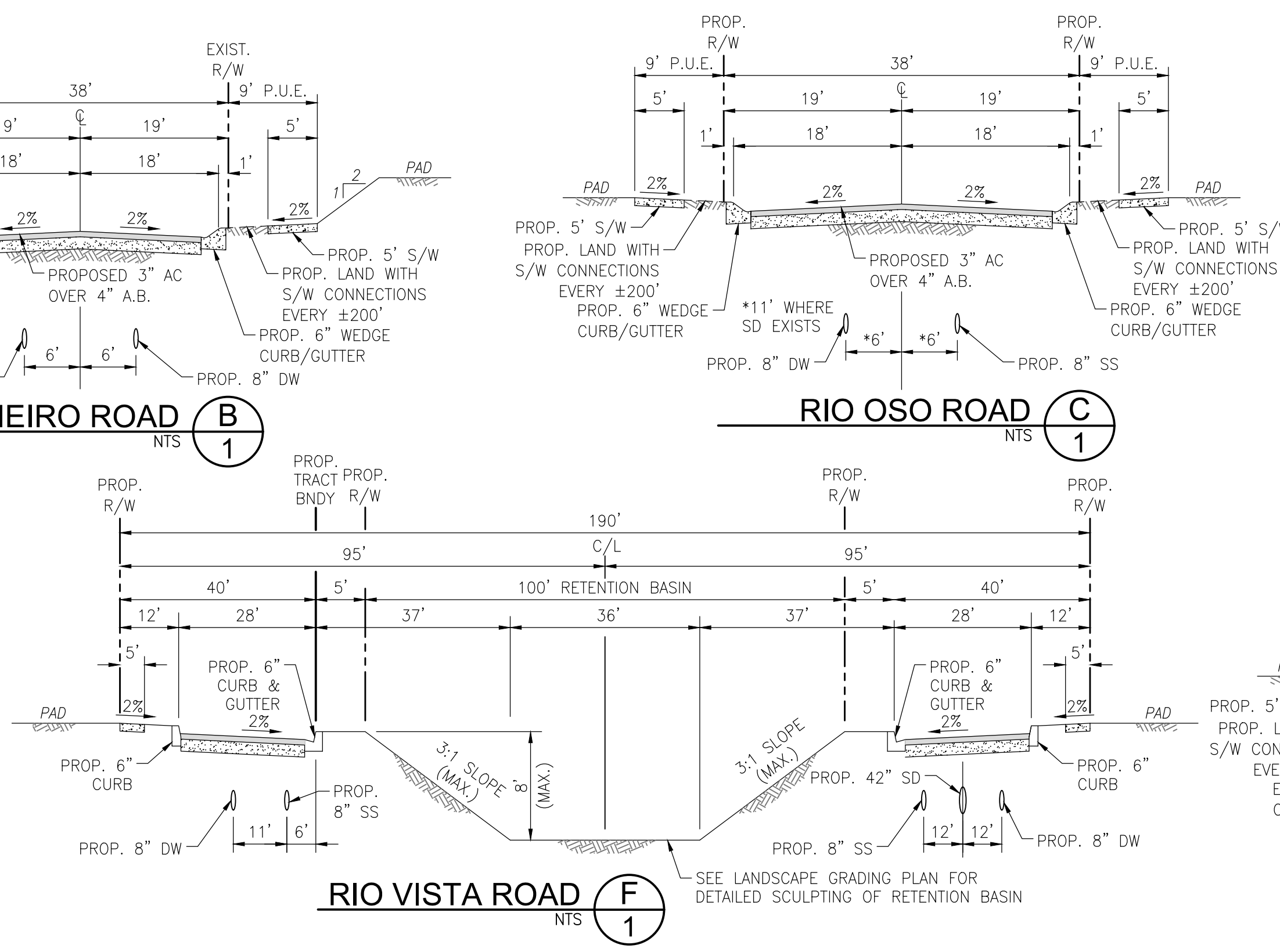
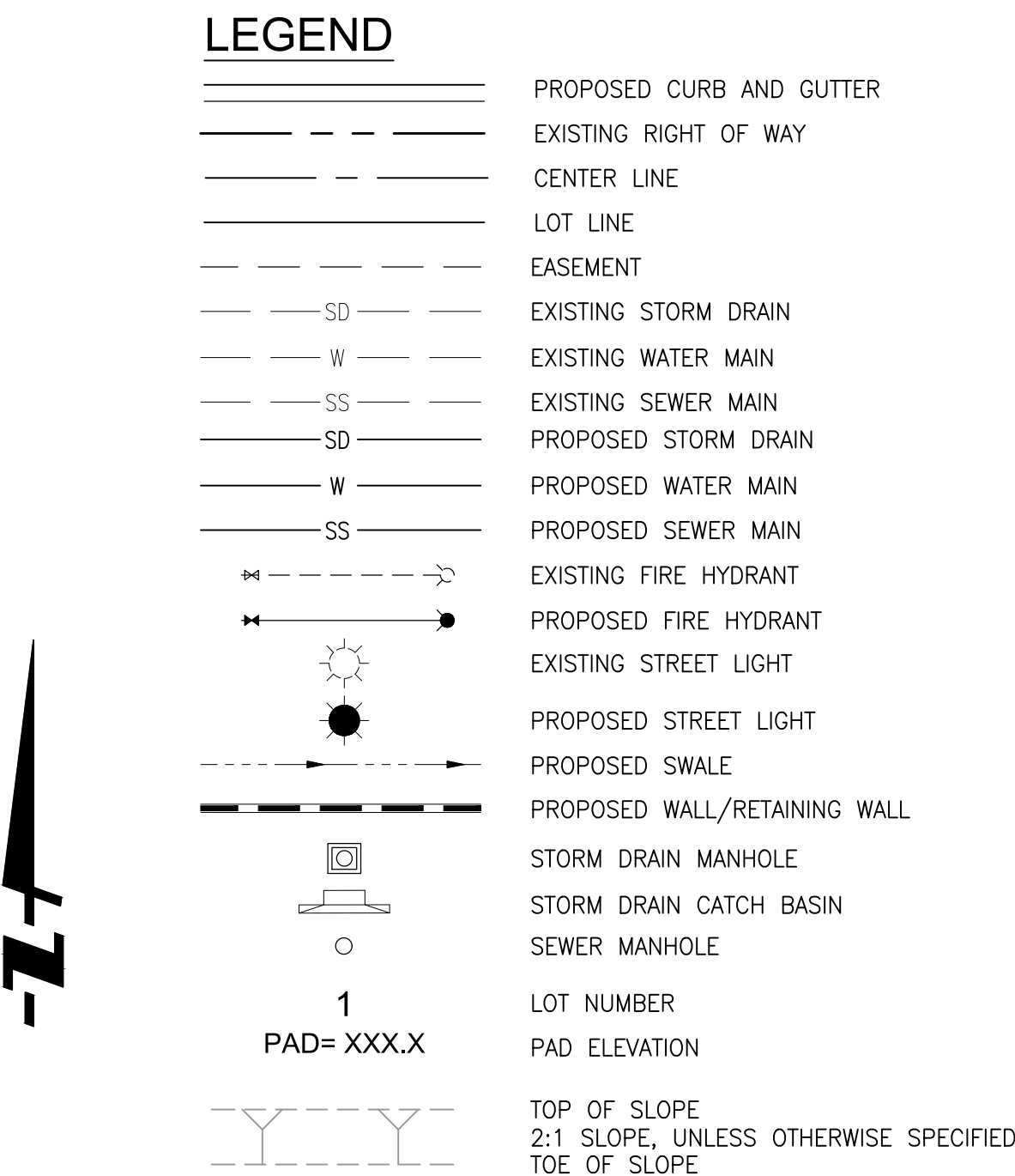
NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

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

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



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

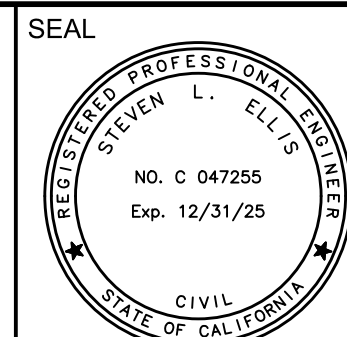


AC, AC	ASPHALT CONCRETE
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BNDY.	BOUNDARY
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L, C	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC.	CONCRETE
FL	DIAMETER
DW	DOMESTIC WATER
EA	EACH
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQU.	EQUAL
EV	END OF VERTICAL CURVE
EX, EXIST.	EXISTING
FF	FIRE HYDRANT
FH	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GL	GARAGE FLOOR
GF	GARAGE LIP
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
LUMP	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PARKG	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
SS	SQUARE FEET
SF, SW	SEWER
S	SLOPE
ST	STANDARD PLANS FOR PUBLIC
SPPWC	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



NO.	REVISIONS	DATE	APPR.

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



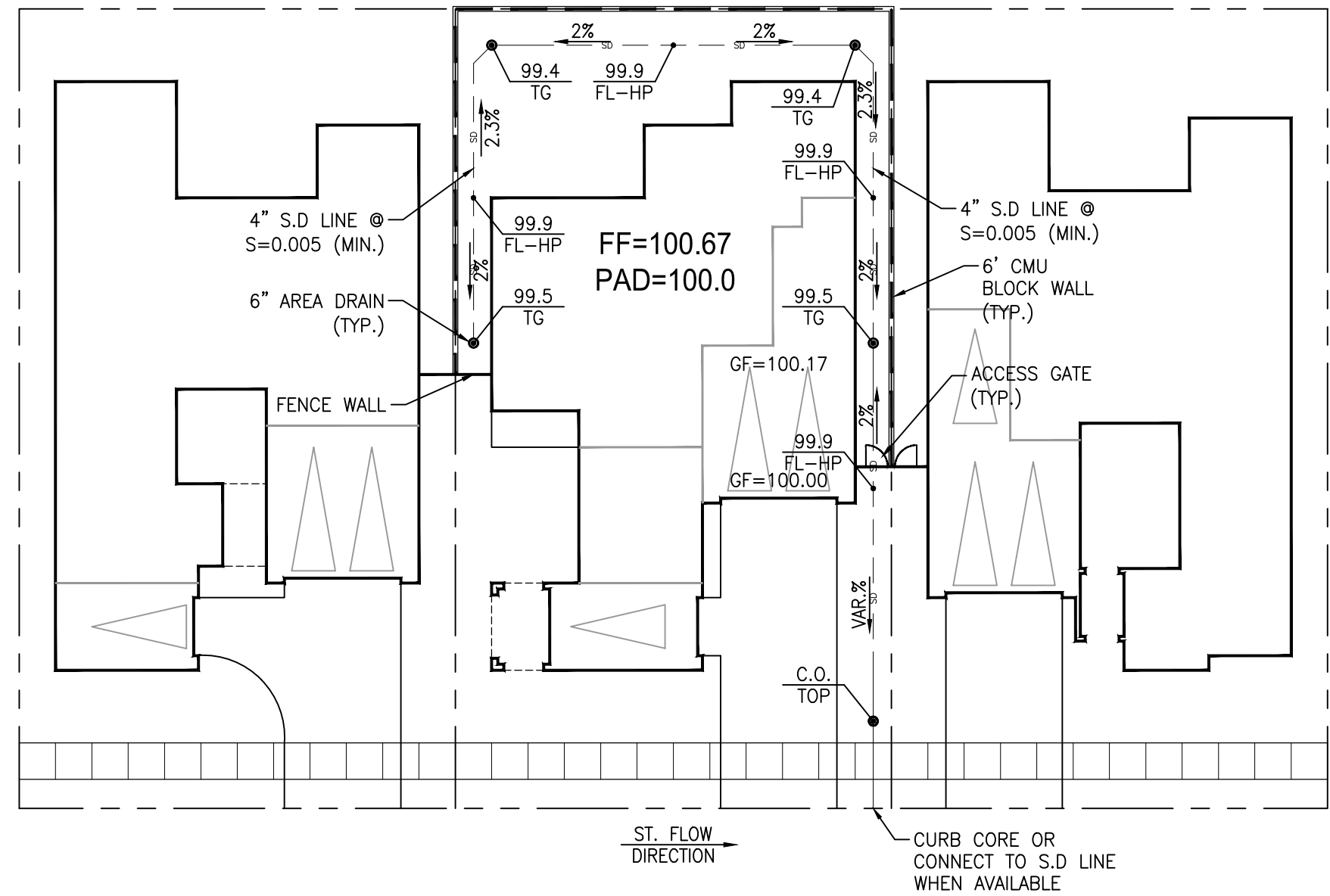
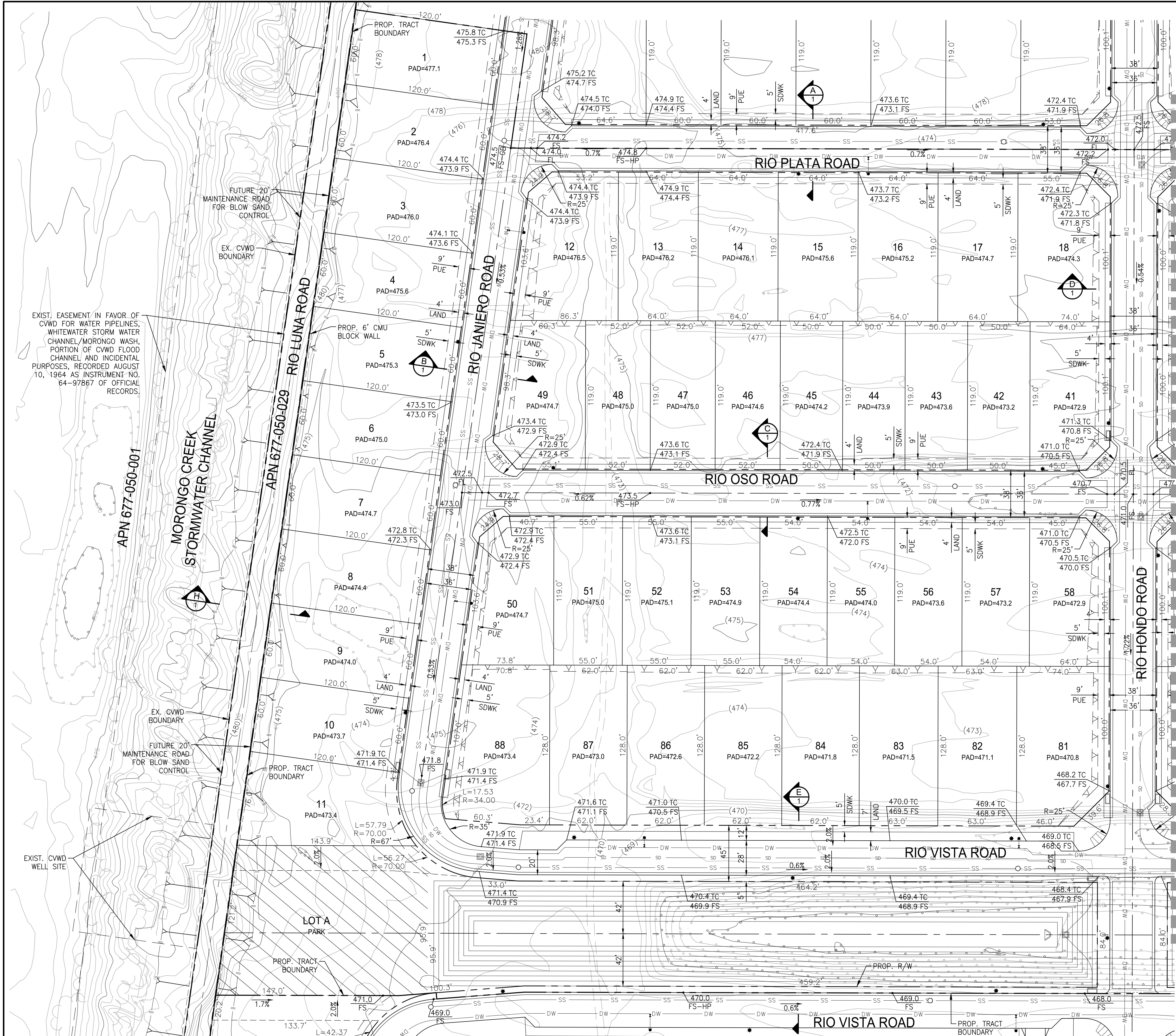
  
STEVEN L. ELLINGTON  
R.C.E. 04725



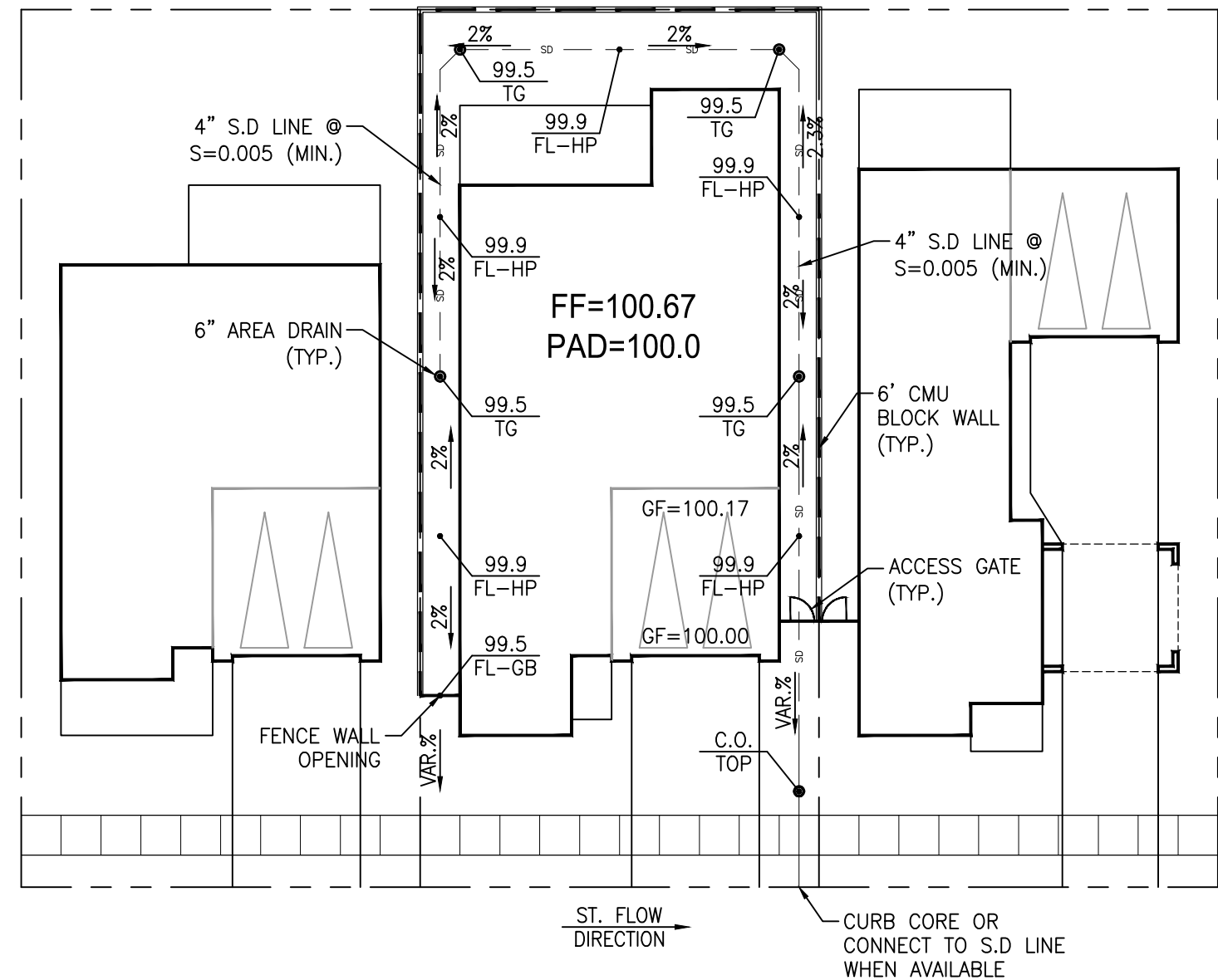
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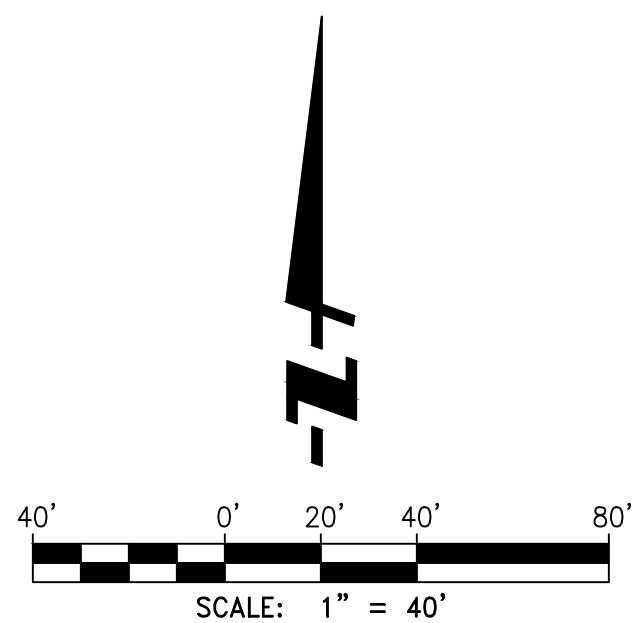


60'X110' TYPICAL LOT GRADING  
SCALE: 1"=20'



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

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



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PASADENA, CA 91101  
(323)874-8000



PREPARED BY:  
*Steven L. Ellis*  
STEVEN L. ELLIS  
R.C.E. 047255  
DATE  
4/12/2024

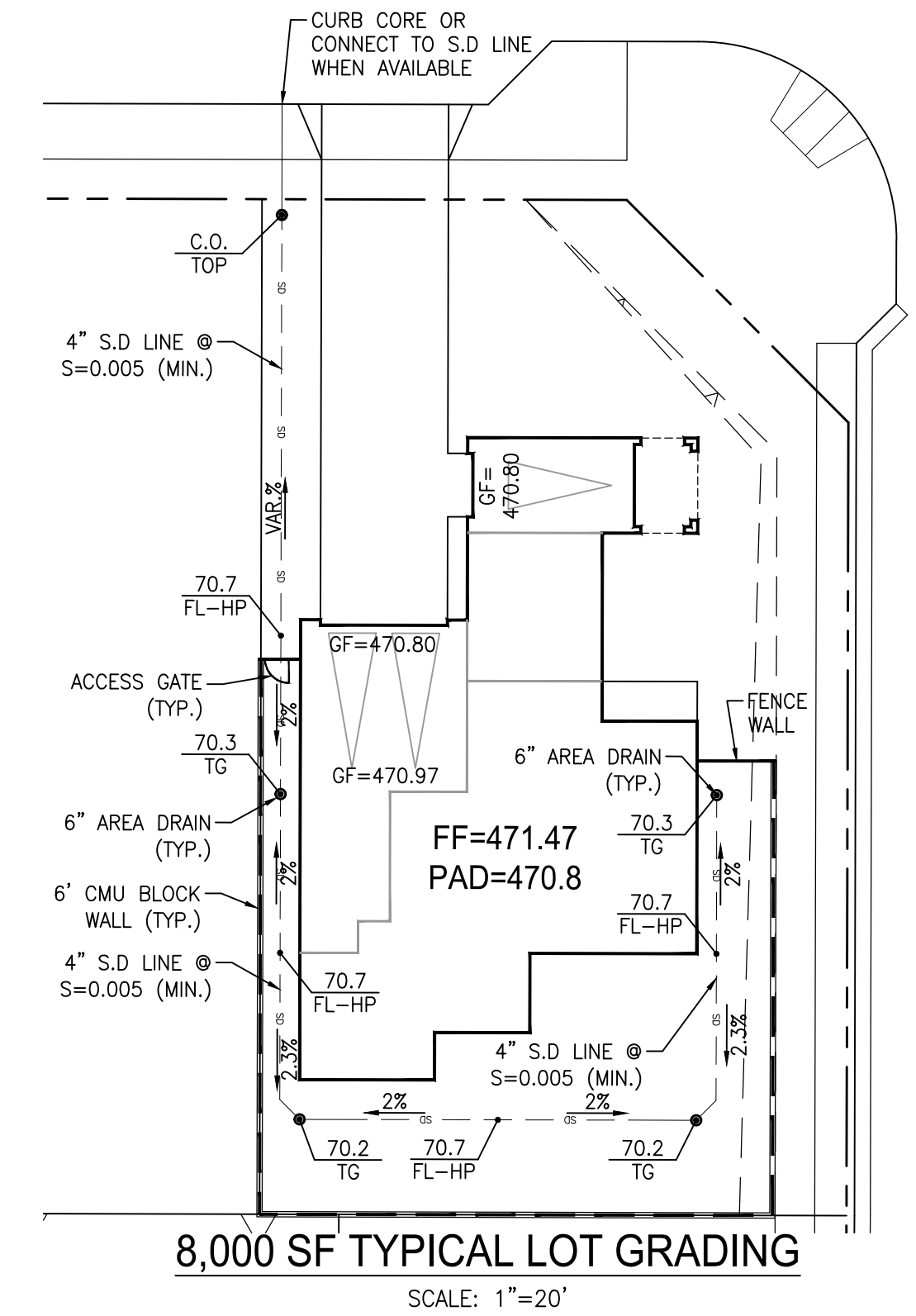
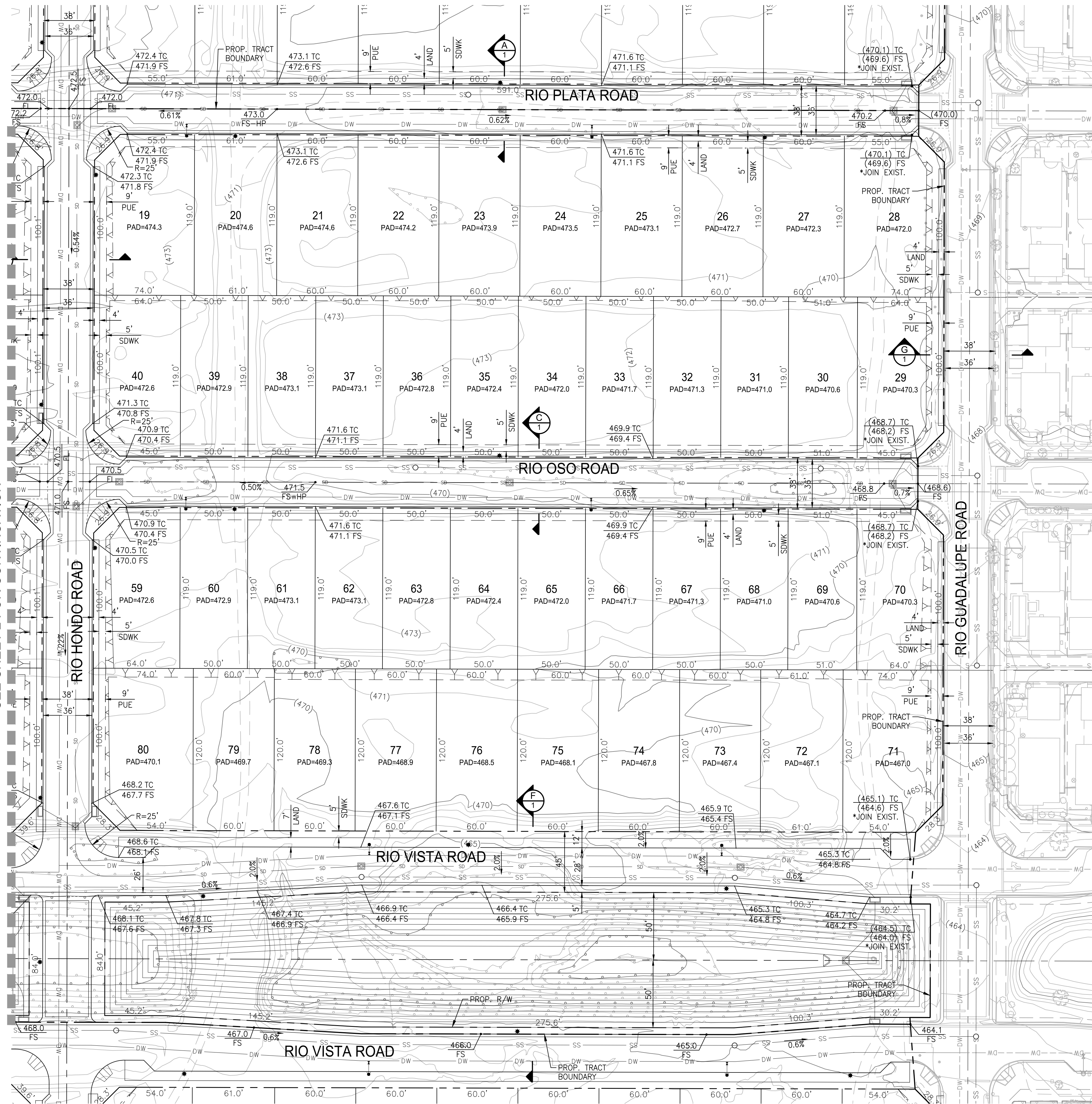


TRACT MAP NO. 38711  
CONCEPTUAL GRADING PLAN

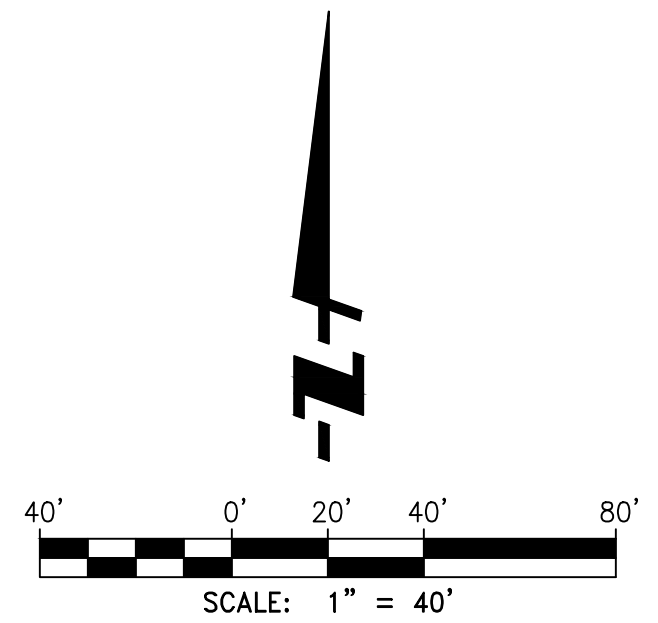
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SHEETS  
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SEE SHEET 2 FOR CONTINUATION

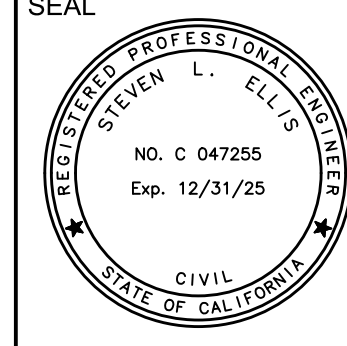


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PREPARED BY:

STEVEN L. ELLIS  
R.C.E. 047255

4/12/2024  
DATE

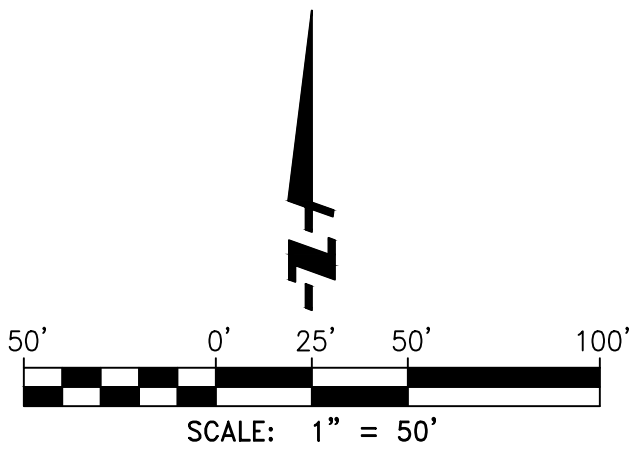


TRACT MAP NO. 38711  
CONCEPTUAL GRADING PLAN

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OF
6
SHEETS
F.B.



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