

3. 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
5. PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE. CURBS AND SIDEWALKS TO BE PRIVATELY MAINTAINED.
6. GROSS AREA: 23.32 ACRES
7. NET AREA: 18.92 ACRES
8. LOTS 1-121 ARE SINGLE FAMILY RESIDENTIAL.
9. LOT A AND C ARE TO BE OPEN SPACE/LANDSCAPE. LOT B IS TO BE A PARK.
10. TOTAL LOTS: 121 NUMBERED LOTS AND 3 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. AN BERNARDINO/RIVERSIDE COUNTIES, 2002

PARCEL 3 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAPS RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAPS RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNs: 677-050-033, 677-050-034

OWNER/DEVELOPER:

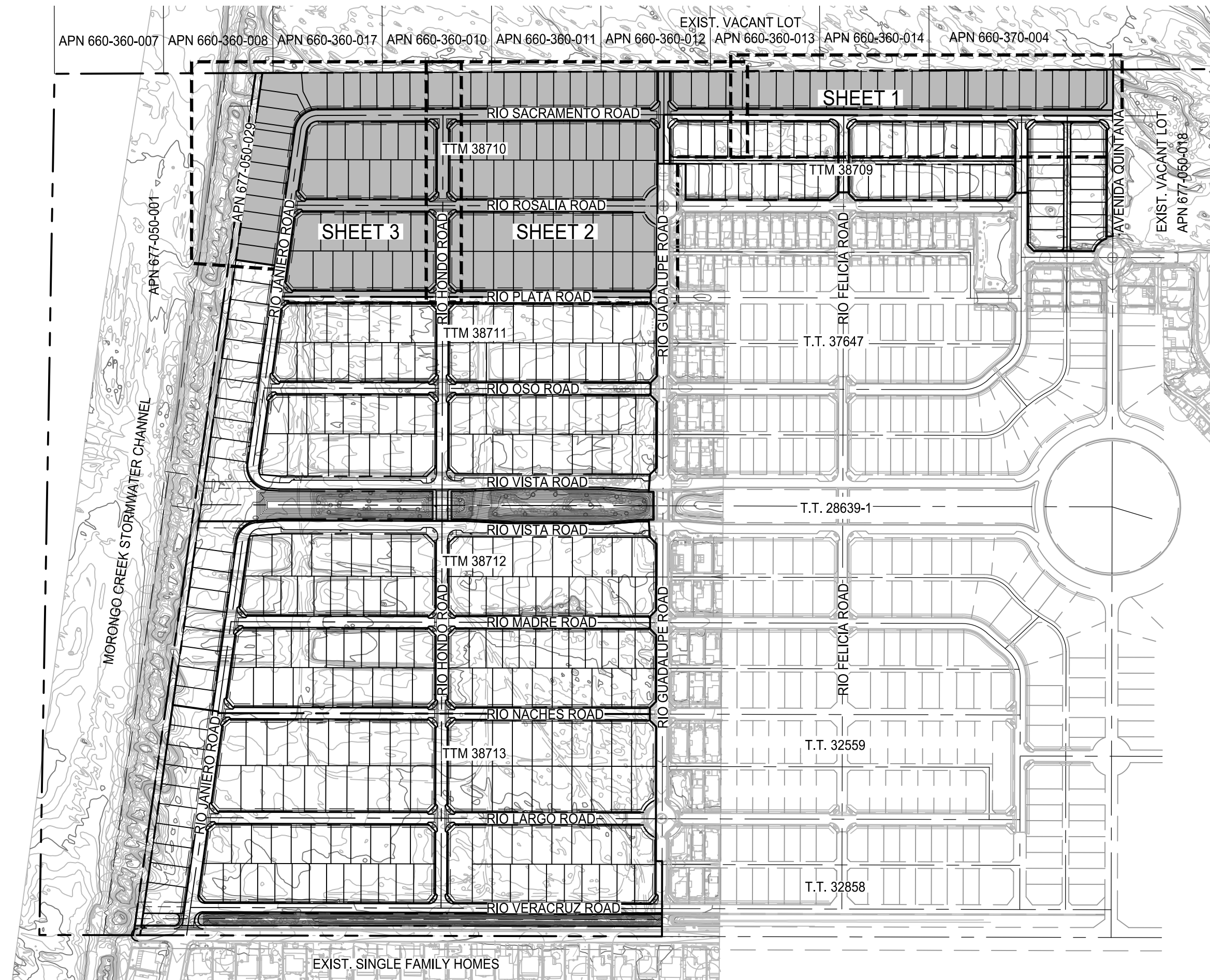
NCP VERANO, LLC
690 E GREEN STREET, SUITE 200
PASADENA, CA 91101
(323)874-8000

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

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



SHEET INDEX MAP

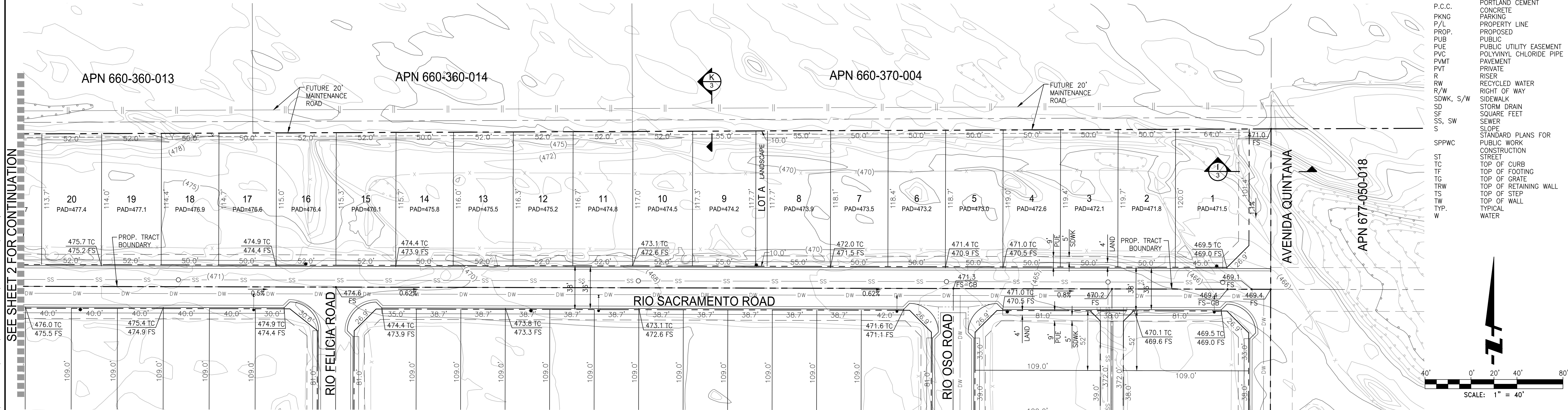
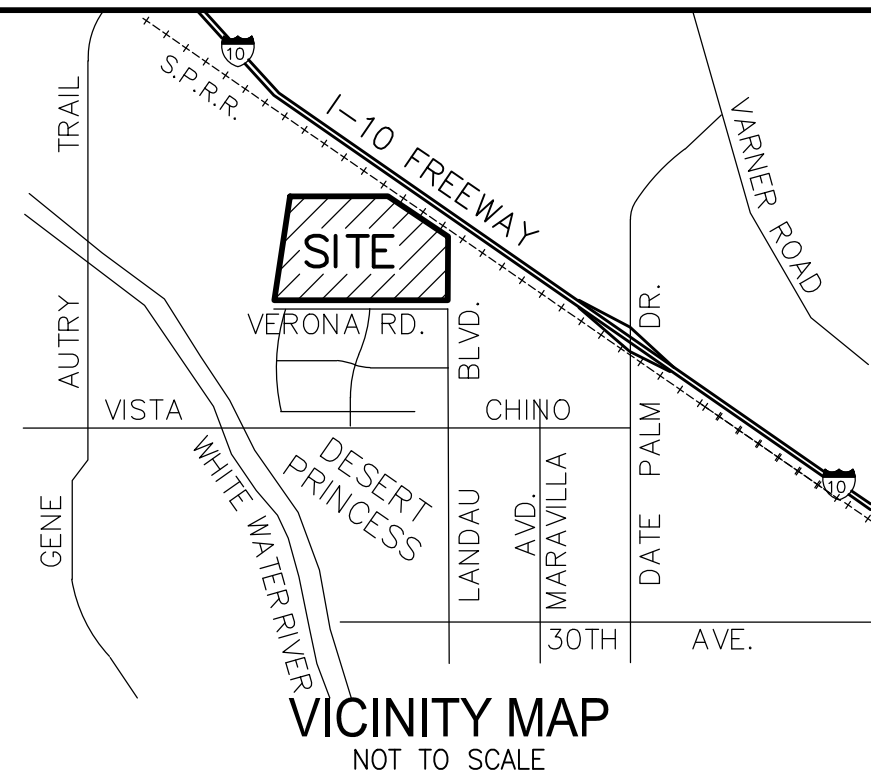
$$1'' = 300'$$

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

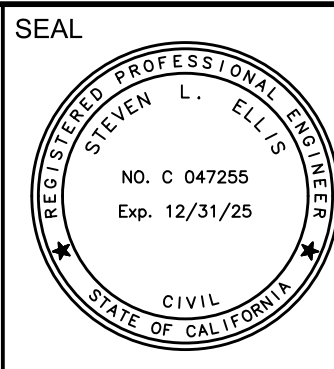
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL UTILITY PLAN
5	EXISTING SITE MAP

	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
	LOT NUMBER
	PAD ELEVATION
	TOP OF SLOPE
	2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
	TOE OF SLOPE

AC, AC	ASPHALT CONCRETE
BCT	ADJUSTMENT
BS	BEGIN CURB TRANSITION
BVC	BOTTOM OF STEP
BW	BEGIN VERTICAL CURVE
CB	BACK OF WALK
CB	CRUSHED AGGREGATE BASE
C/L, C	CATCH BASIN
CMU	CENTER LINE
CONC.	CONCRETE MASONRY UNIT
CONC.	CLEAN OUT
CP	CONCRETE
DW	DIAMETER
EA	DOMESTIC WATER
ECT	EACH
ELEV.	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
EVC	EQUAL
EX., EXIST.	END OF VERTICAL CURVE
EX.	EXISTING
FF	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
IMPT.	IMPROVEMENT
INT	INTERSECTION
INV	INVERT OF PIPE
JT	JOINT TRENCH
LAND	LANDSCAPE
LAT	LATERAL
LF, LF	LINEAR, LINEAR FEET
L.S.	LOW POINT
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT
PKNG	CONCRETE
P/L	PARKING
PROP.	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
SS, SW	SEWER
S	SLOPE
	STANDARD PLANS FOR
SPPPWC	CONSTRUCTION
ST	STREET
TC	TOP OF CURB
TF	TOP OF FOOTING
IG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER

[illegible]

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



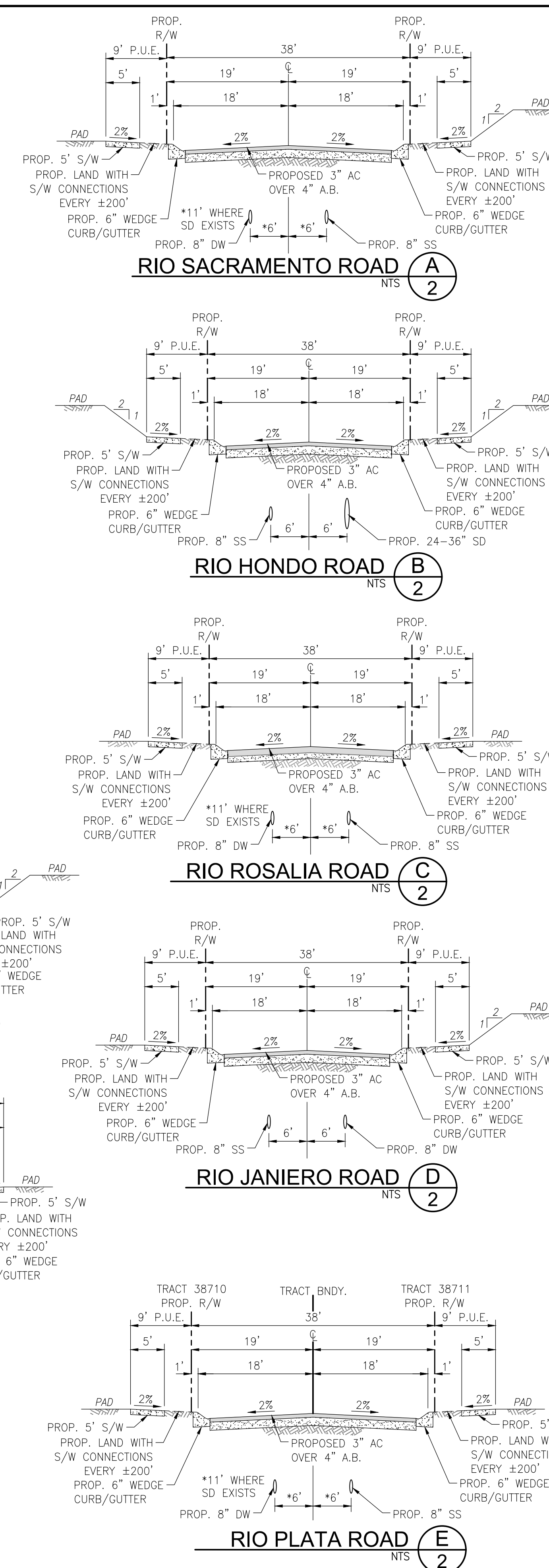

STEVEN L. ELLIS
R.C.E. 047255

4/12/2024
DATE



TITLE SHEET

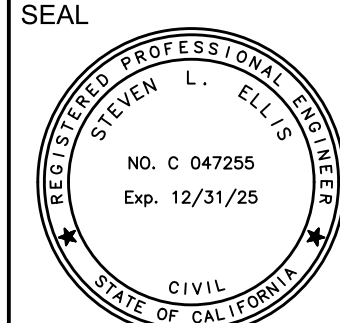
SHEET
1
OF
6
SHEETS
F.B.



SEE SHEET 1 FOR CONTINUATION

[illegible]

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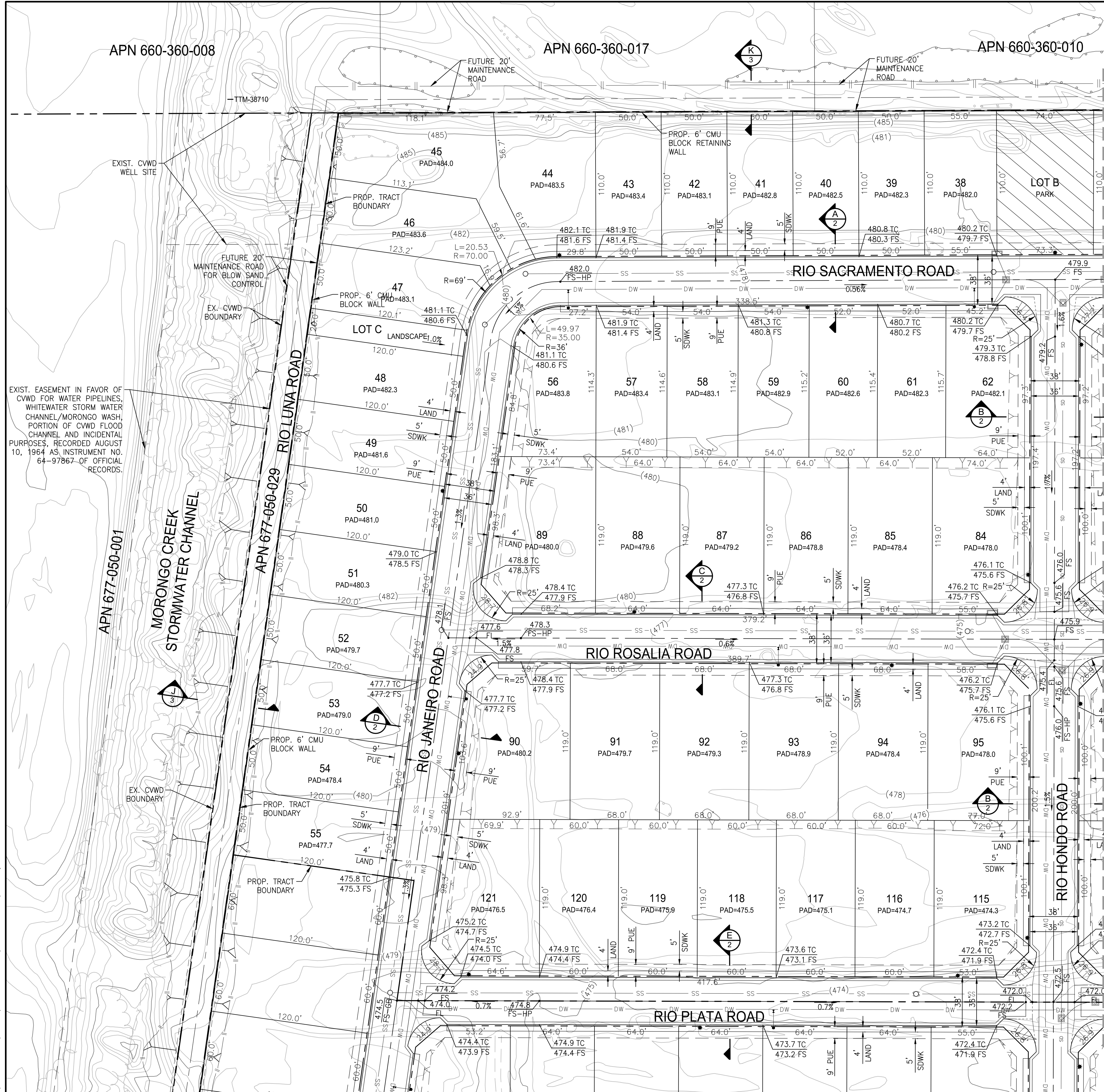
4/11/2024
DATE



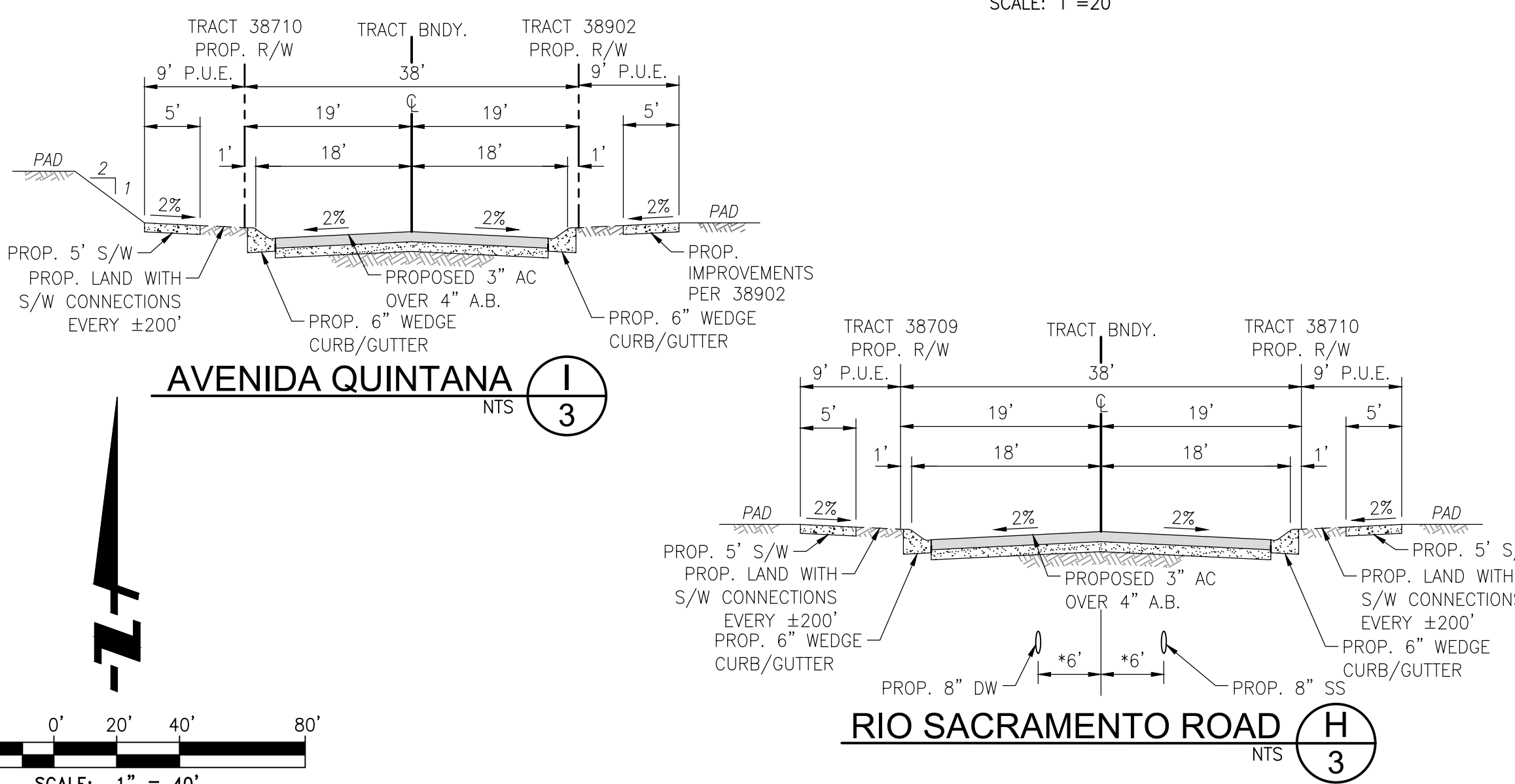
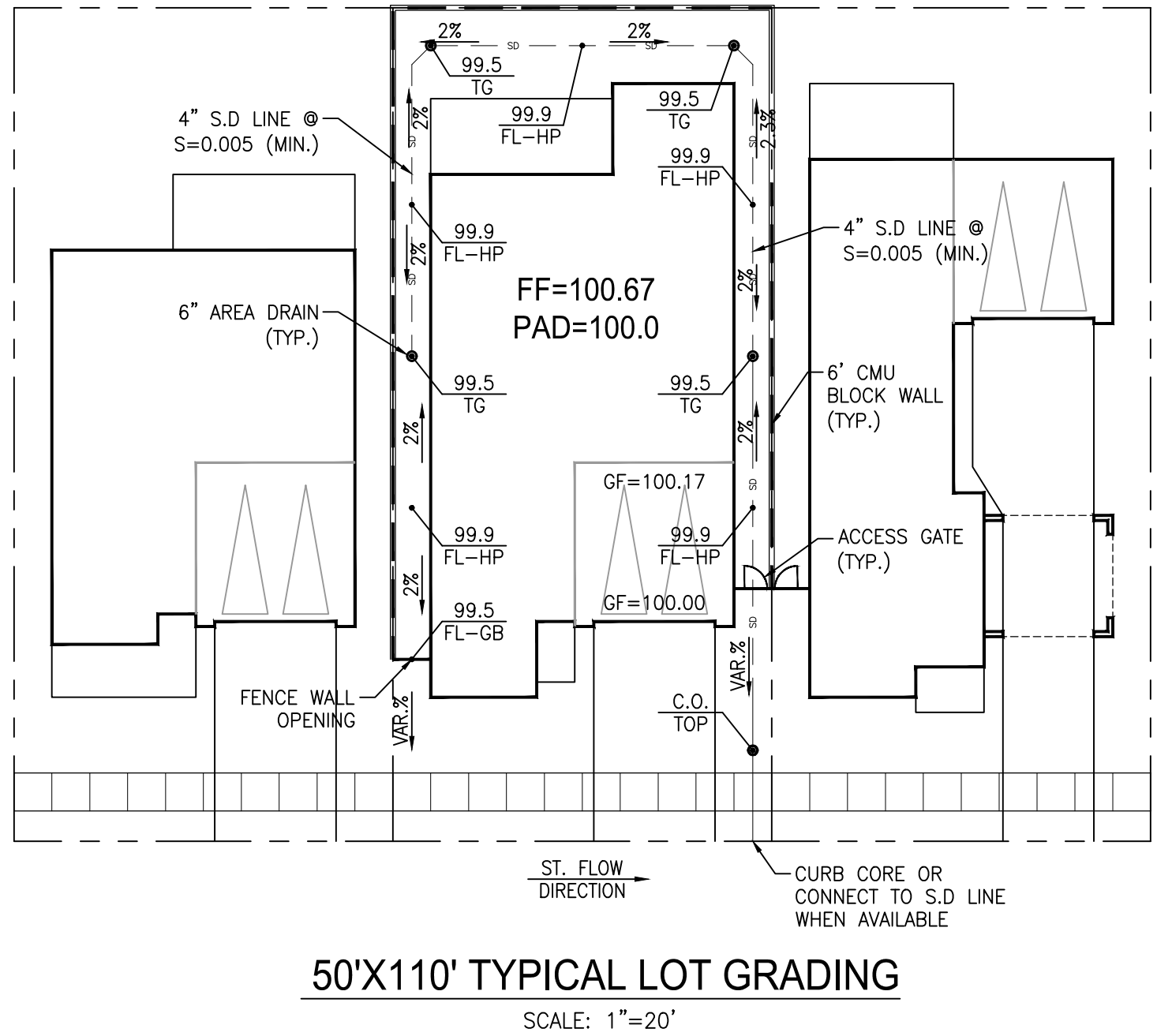
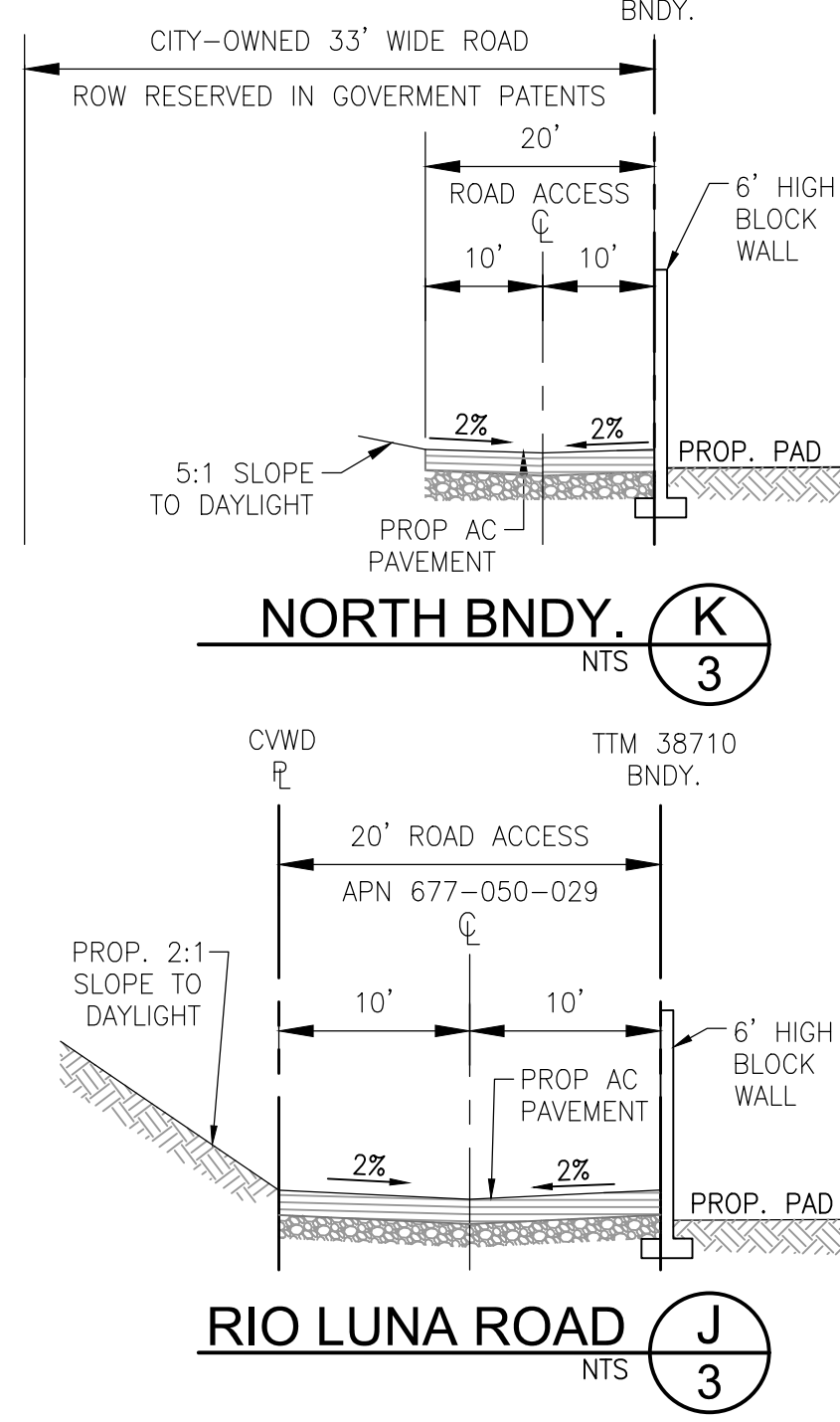
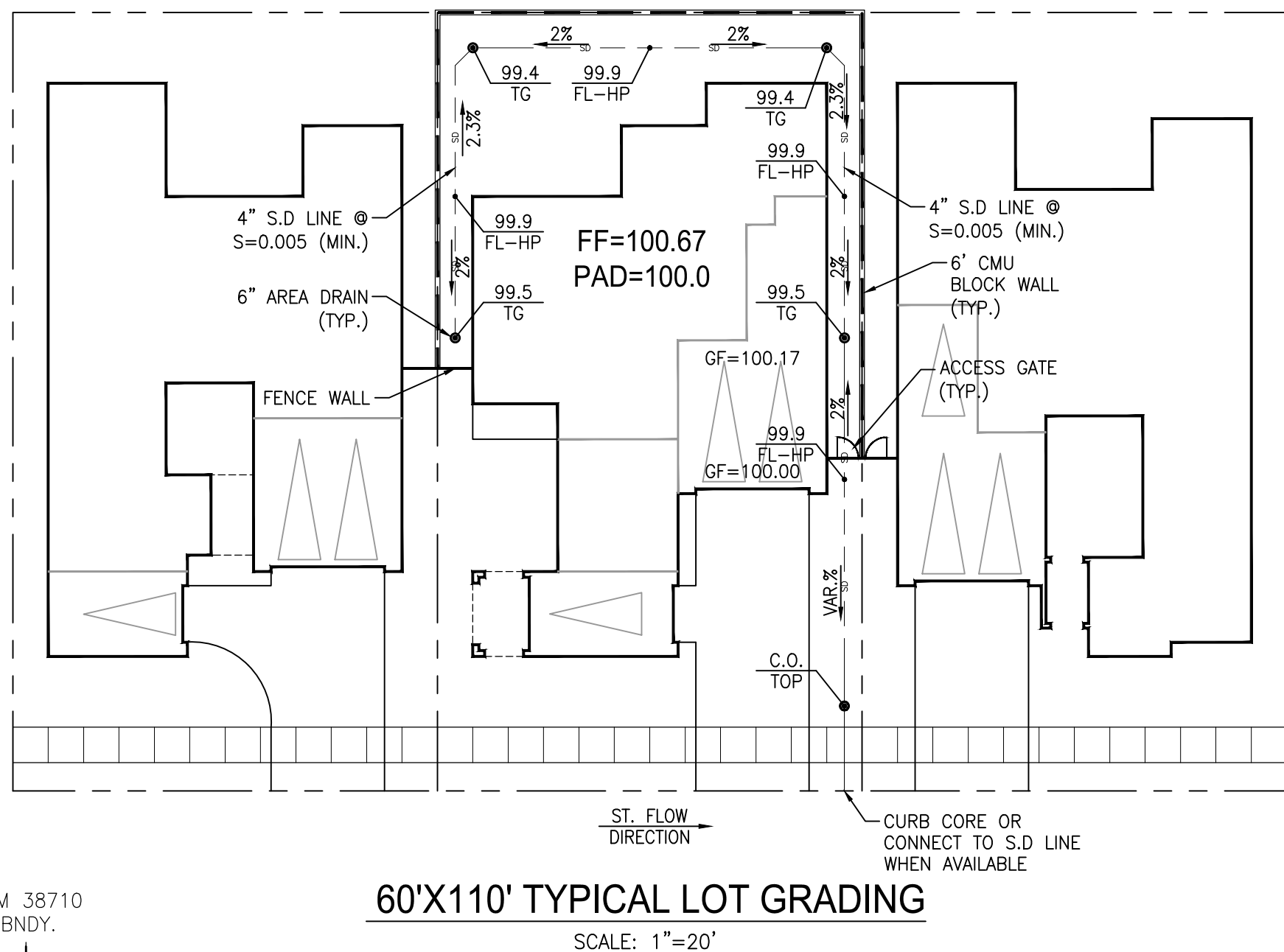
TRACT MAP NO. 38710

CONCEPTUAL GRADING PLAN

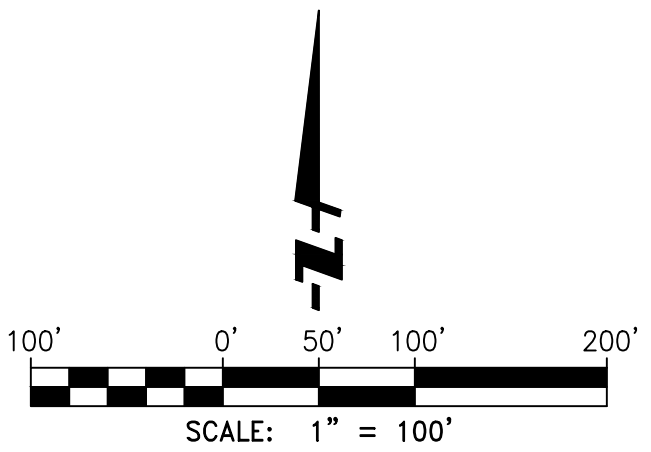
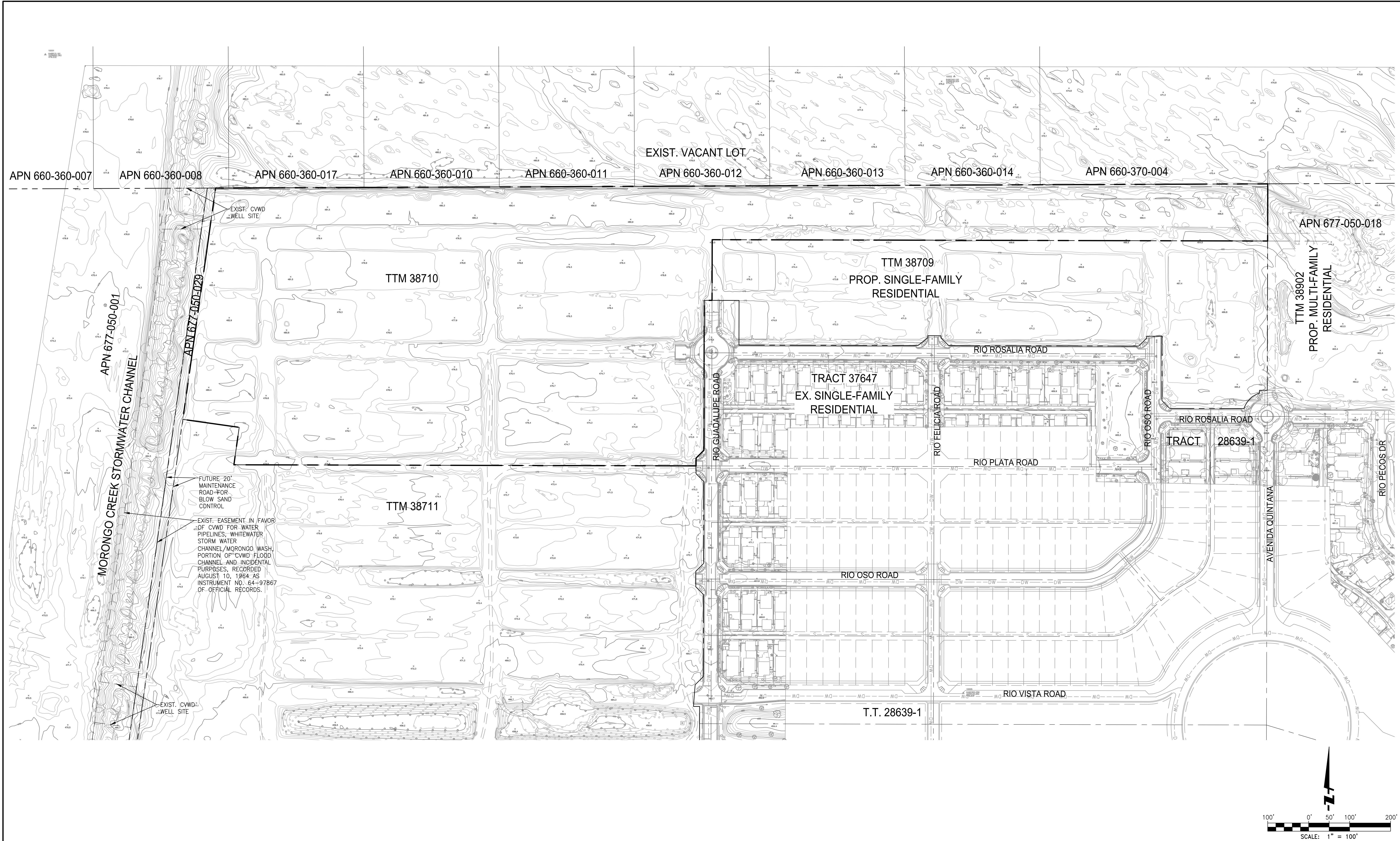
SHEET
2
OF
6
SHEET
F.B.



* NOTE:
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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	PREPARED BY:  STEVEN L. ELLIS R.C.E. 047255	DATE 4/11/2024	 2850 Inland Empire Blvd, Suite B Ontario, California 91764 909.581.0676 fuscoe.com	TRACT MAP NO. 38710	SHEET
											CONCEPTUAL GRADING PLAN	3 OF 6 SHEETS F.B.

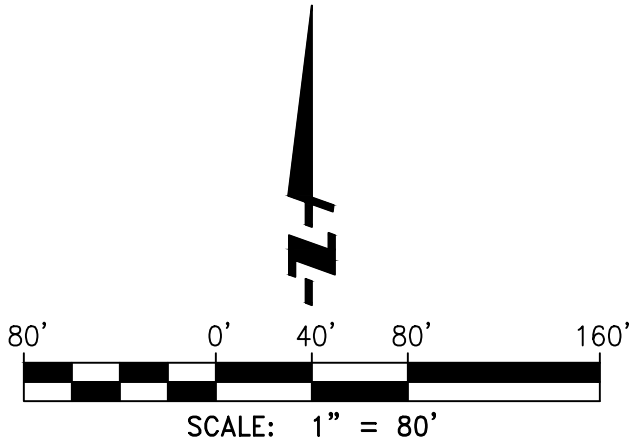


 Know what's below. Call before you dig.		<table border="1"><thead><tr><th>NO.</th><th>REVISIONS</th><th>DATE</th><th>APPR.</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	REVISIONS	DATE	APPR.																																					OWNER/DEVELOPER: NCP VERANO, LLC 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. 38710 EXISTING SITE MAP	SHEET 5 OF 6 SHEETS F.B.
			NO.	REVISIONS	DATE	APPR.																																											



PARCEL TABLE	
LOT NO.	AREA (SF)
101	7140
102	7140
103	7140
104	7140
105	8626
106	7140
107	7140
108	7140
109	7140
110	7140
111	7140
112	7140
113	7259
114	8626
115	8389
116	7140
117	7140
118	7140
119	7140
120	7140
121	9064

RIO VISTA VILLAGE SPECIFIC PLAN						
PLANNING AREA	LAND USE	GROSS AREA (ACRES)	MAXIMUM ALLOWABLE UNITS	MAXIMUM ALLOWABLE DENSITY	SPA UNIT COUNT	SPA DENSITY
5.0						
5.1	R-4	17.71	137	8	88	5.08
5.2	R-4	10.32	70	8	52	5.04
5.3	R-8	2.3	7	4.5	9	3.92
5.4	R-8	8.8	26	4.5	35	3.98
		39.13	240		184	



  <p>Know what's below. Call before you dig.</p>					OWNER/DEVELOPER: NCP VERANO, LLC 690 E GREEN STREET, SUITE 200 PASADENA, CA 91101 (323)874-8000		SEAL 		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. 38710 PLANNING AREA INDEX MAP		SHEET 6 OF 6 SHEETS F.B.	
	NO.	REVISIONS	DATE	APPR.														