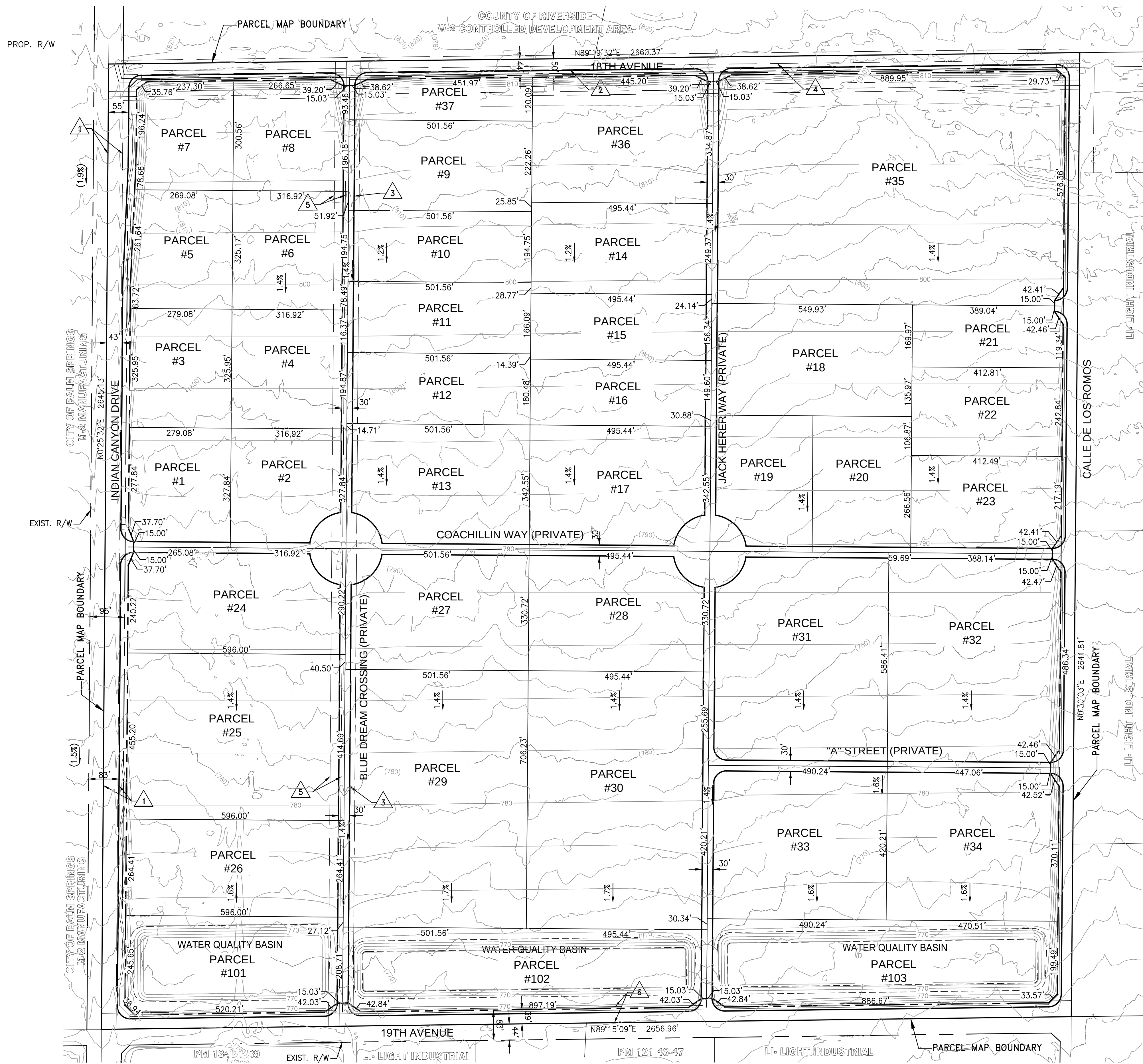
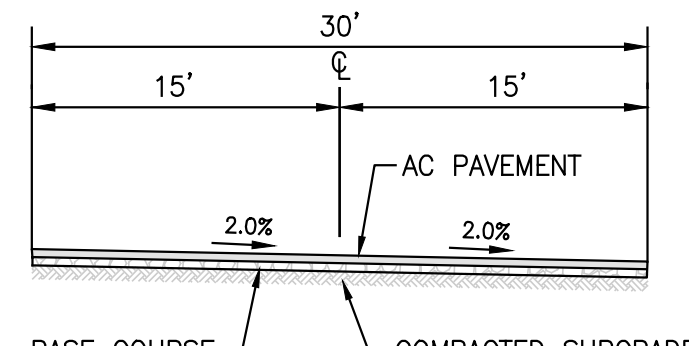
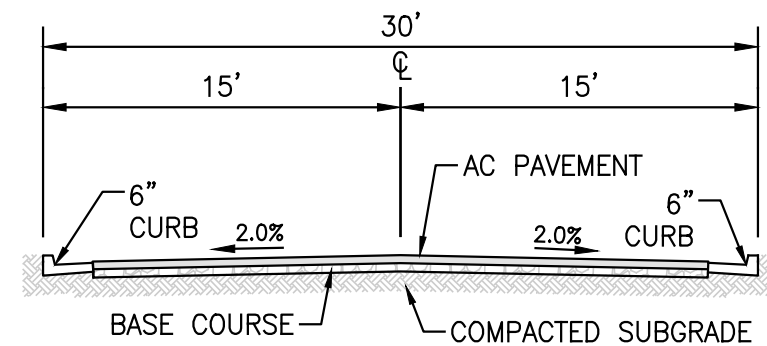
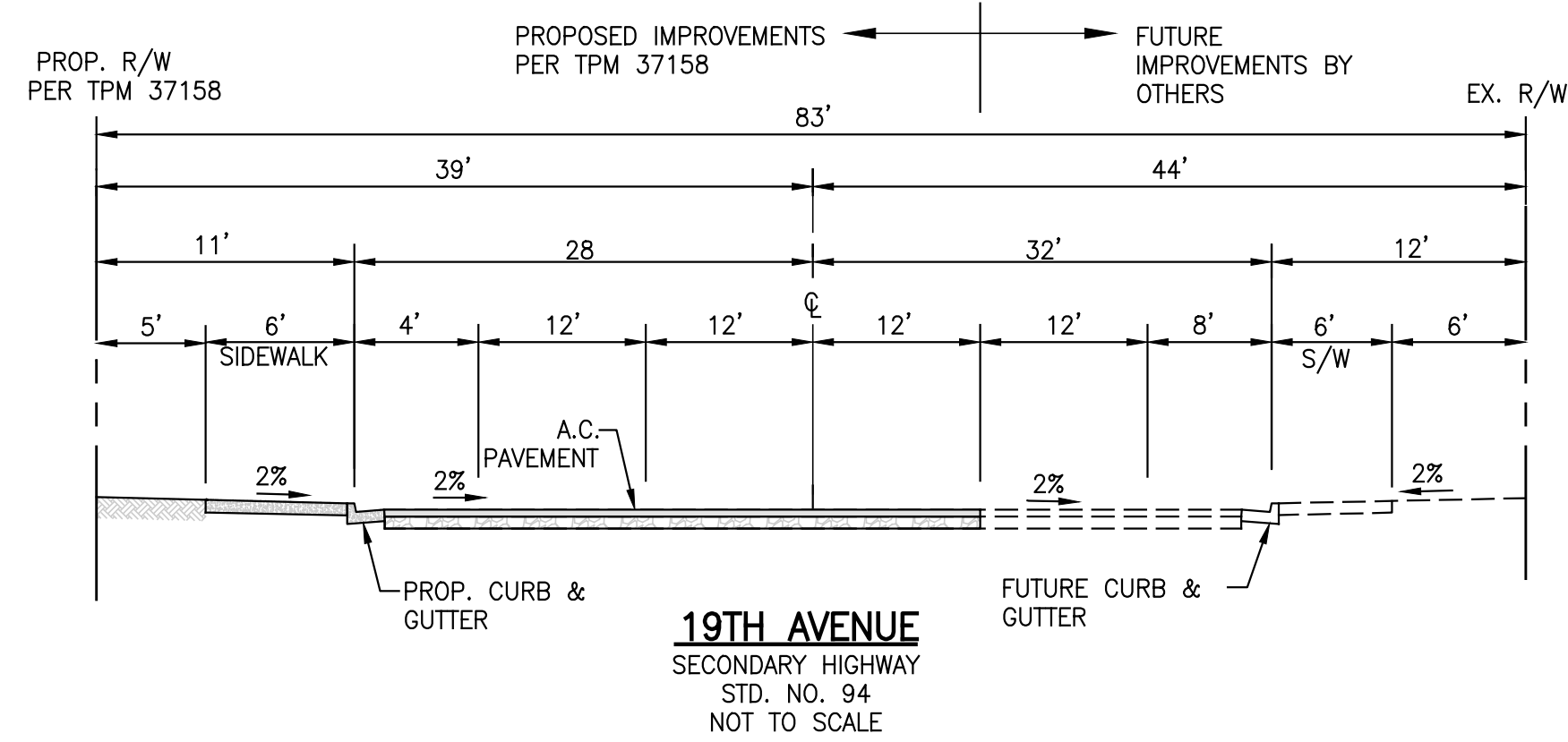
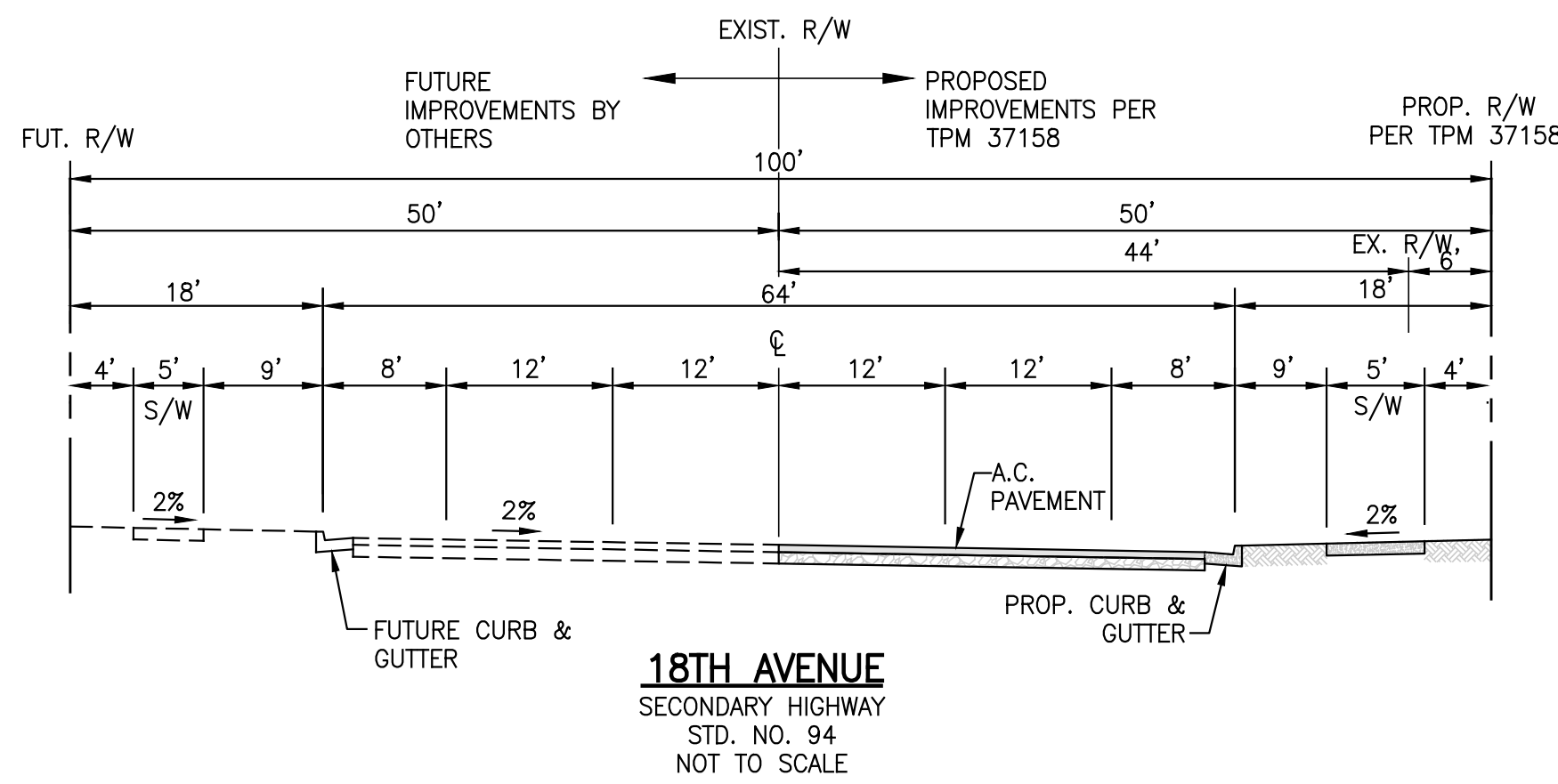
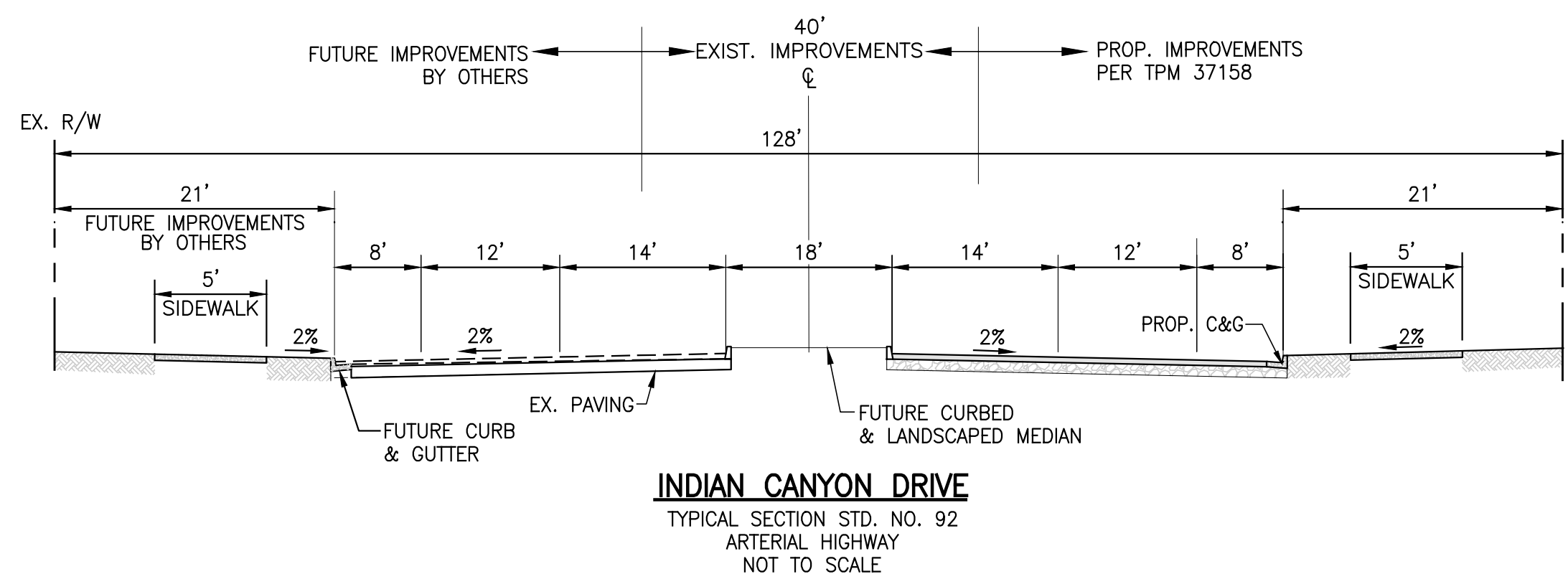


# CONCEPTUAL GRADING PLAN

## CITY OF DESERT HOT SPRINGS, CALIFORNIA



### LAND USE SUMMARY

| LAND USE             | LOTS    | ACREAGE | %     |
|----------------------|---------|---------|-------|
| INDUSTRIAL           | 1-37    | 128.90  | 83.8  |
| WATER QUALITY BASINS | 101-103 | 13.78   | 9.2   |
| PRIVATE STREETS      |         | 7.00    | 4.7   |
| TOTAL ACREAGE        |         | 149.68  | 100.0 |

### NOTES:

- ALL IMPROVEMENTS SHALL BE PER SCHEDULE "E" SUBDIVISION, ORDINANCE 460, UNLESS NOTED OTHERWISE.
- THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- EASEMENTS OF RECORD ARE PLOTTED HEREON.
- PROJECT IS WITHIN MISSION SPRINGS WATER DISTRICT.
- THERE ARE NO WELLS ONSITE.
- TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEY ON 04/20/2016.
- NO EXISTING OR PROPOSED SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED ONSITE AT THIS TIME.
- LAND IS SUBJECT TO LOW AND MODERATE LIQUEFACTION POTENTIAL.
- LAND IS SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- THIS MAP IS IN FLOOD ZONE X FOR AREAS OF FLOODING PER FEMA MAP NO. 060500995G.
- THERE ARE COMMON AREAS, AND RECREATIONAL AREAS WITHIN THIS PROJECT.
- THERE ARE NO EXISTING STRUCTURES OR DWELLINGS ONSITE.
- PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RESIDENTIAL.
- THE PROJECT WILL COMPLY WITH NPDES REQUIREMENT AS REQUIRED BY NPDES SUPPLEMENT "A".
- THERE ARE NO OPEN CHANNELS PROPOSED WITHIN THIS PROJECT.
- THIS PROJECT IS NOT WITHIN AN SP.
- THIS PROJECT IS NOT WITHIN A CSA OR CFD.

### LEGAL DESCRIPTION:

PARCEL MAP 21783, RECORDED IN M.B. 143/66-67, RECORDS OF RIVERSIDE COUNTY, CA., LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.B.M., IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

PARCEL A:  
PARCEL 1, TOGETHER WITH LETTER LOTS A, B AND C, AS SHOWN BY PARCEL MAP NO. 21783, ON FILE IN BOOK 143 PAGE 66 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM THE SOUTHERLY 164.37 FEET.

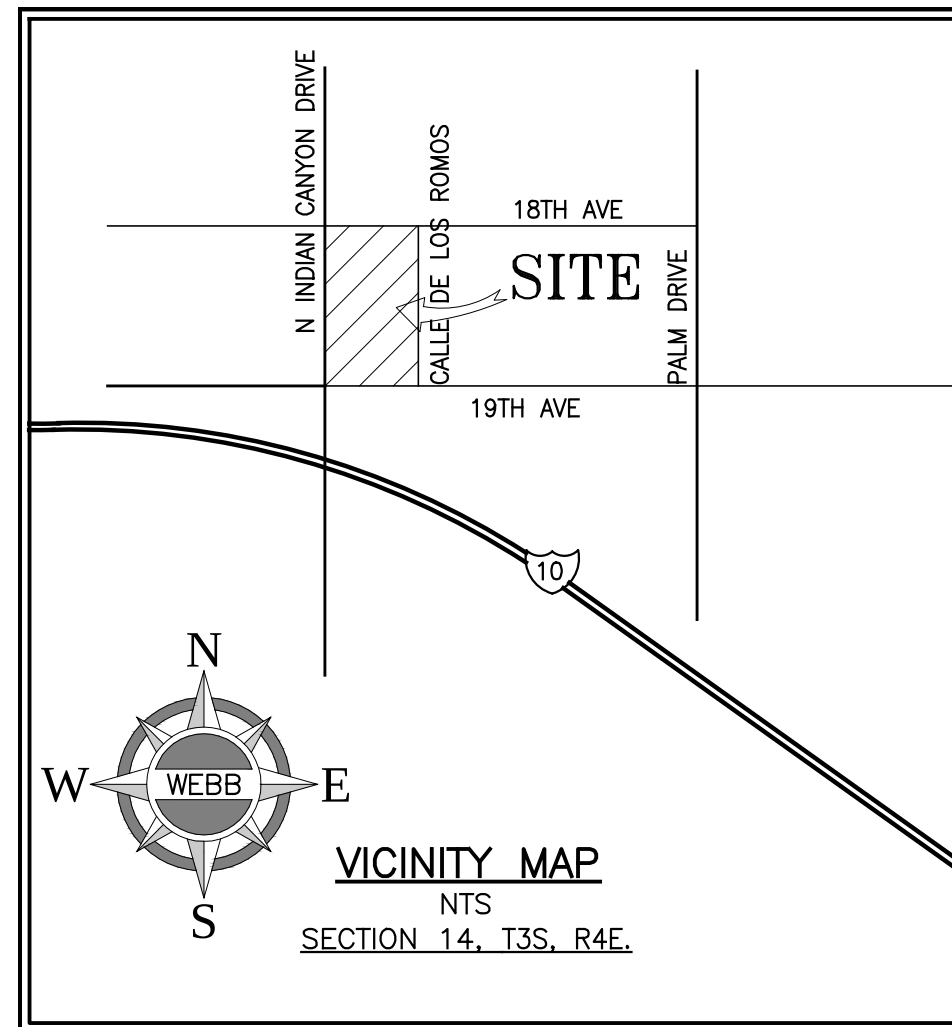
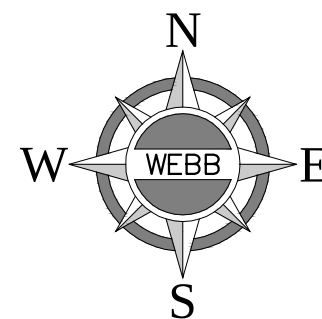
PARCEL B:  
THE SOUTH 330 FEET OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH THE SOUTHERLY 164.37 FEET OF PARCEL 1 OF PARCEL MAP NO. 21783, AS RECORDED IN BOOK 143, PAGES 66 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THIS LEGAL DESCRIPTION IS PURSUANT TO LOT LINE ADJUSTMENT NO. 2582 APPROVED BY RIVERSIDE COUNTY PLANNING DEPARTMENT NOVEMBER 23, 1987.

APN: 666-340-004-1 (AFFECTS: PARCEL A) AND 666-340-006-3 (AFFECTS: PARCEL B)

### LEGEND & ABBREVIATIONS

|       |                  |           |                         |
|-------|------------------|-----------|-------------------------|
| CB    | CATCH BASIN      | (1001.01) | EXISTING ELEVATION      |
| CL    | CENTERLINE       |           | PROPERTY BOUNDARY       |
| C&G   | CURB & GUTTER    |           | PROPOSED R/W            |
| CONC. | CONCRETE         |           | CATCH BASIN             |
| EG    | EXISTING GRADE   |           | FLOWLINE                |
| EOP   | EDGE OF PAVEMENT |           | EXISTING GROUND CONTOUR |
| EX    | EXISTING         |           | EXISTING WATER LINE     |
| FL    | FIRE HYDRANT     |           | EXISTING SEWER LINE     |
| FL    | FLOW LINE        |           | EXISTING UTILITY LINE   |
| FS    | FINISHED SURFACE |           | PROPOSED CONTOUR        |
| PL    | PROPERTY LINE    |           | PROPOSED SLOPE          |
| PROP. | PROPOSED         |           |                         |
| R/W   | RIGHT OF WAY     |           |                         |
| SD    | STORM DRAIN      |           |                         |
| S/W   | SIDEWALK         |           |                         |
| TC    | TOP OF CURB      |           |                         |



**STAMP**

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APN #666-340-004 & 006  
19th AVENUE, DESERT HOT SPRINGS, CA

**CONCEPTUAL GRADING PLAN**

**SD1.10**