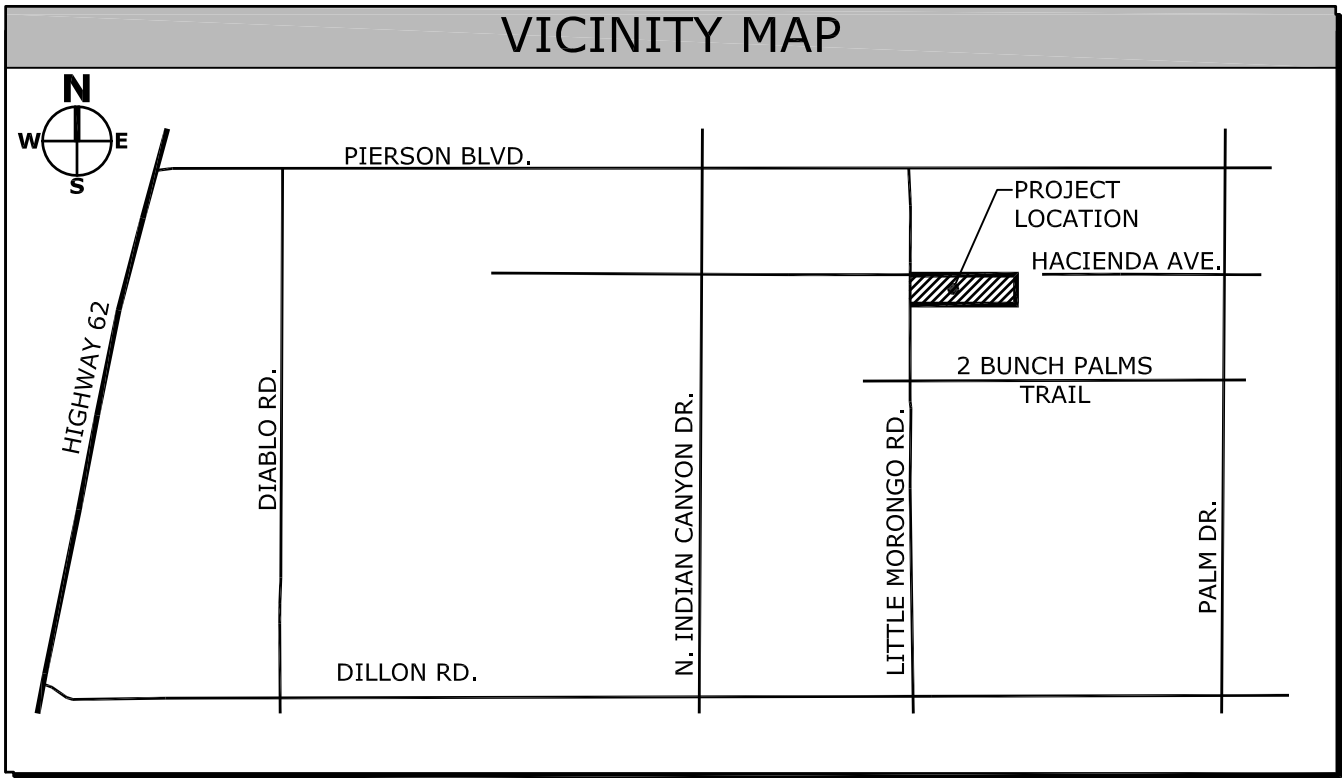


PROJECT LEGEND	
LAND OWNER:	MANLIN 2 LLC
ADDRESS:	8441 WARNER DRIVE CULVER CITY, CA 90232 (323) 473-5232
CONTACT NUMBER:	DESERT HOT SPRINGS GREEN HORIZONS, INC.
APPLICANT:	8441 WARNER DRIVE CULVER CITY, CA 90232 (323) 473-5232
ADDRESS:	663-270-001
CONTACT NUMBER:	LI (LIGHT INDUSTRIAL)
1. P.M.L.	
PARCEL ZONING:	
SITE SETBACKS:	
FRONT YARD:	= 20 FEET
SIDE YARD:	= 10 FEET
BACK YARD:	= 10 FEET
PROJECT TOTALS:	
TOTAL AREA:	9.75 ACRES (424,710 S.F.)
DEVELOPED AREA:	4.23 ACRES (184,258 S.F.)
LOT COVERAGE:	
PARKING AREAS:	60,100 S.F. (14.15%)
WALKS & LOADING AREA:	5,200 S.F. (1.22%)
BUILDING AREA:	45,000 S.F. (10.60%)
LANDSCAPE AREA:	314,410 S.F. (74.03%)
PARKING REQUIRED:	
(PARKING REQUIREMENTS ARE PER CITY OF DESERT HOT SPRINGS MUNICIPAL CODE SECTION 17.48.040 FOR OFFICE AND WAREHOUSE USES)	
INDIVIDUAL PARKING REQUIREMENTS:	
OFFICE	7,825 S.F./300 S.F./SPACE = 27 SPACES
WAREHOUSE	34,327 S.F./750 S.F./SPACE = 46 SPACES
TOTAL SPACES REQUIRED:	73 SPACES
HANDICAP PARKING REQUIREMENTS:	
1:25 FOR FIRST 100	= 4 SPACES
TOTAL HANDICAP PARKING REQUIRED:	= 4 SPACES
PARKING PROVIDED:	
STANDARD PARKING PROVIDED:	= 70 SPACES
HANDICAP PARKING PROVIDED:	= 4 SPACES
VAN (WITH 8' MIN ACCESS)	= 4 SPACES
TOTAL SPACES PROVIDED:	= 74 SPACES
LEGAL DESCRIPTION:	
REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:	
THE NORTHERLY 300 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.	
APN: 663-270-001-1	



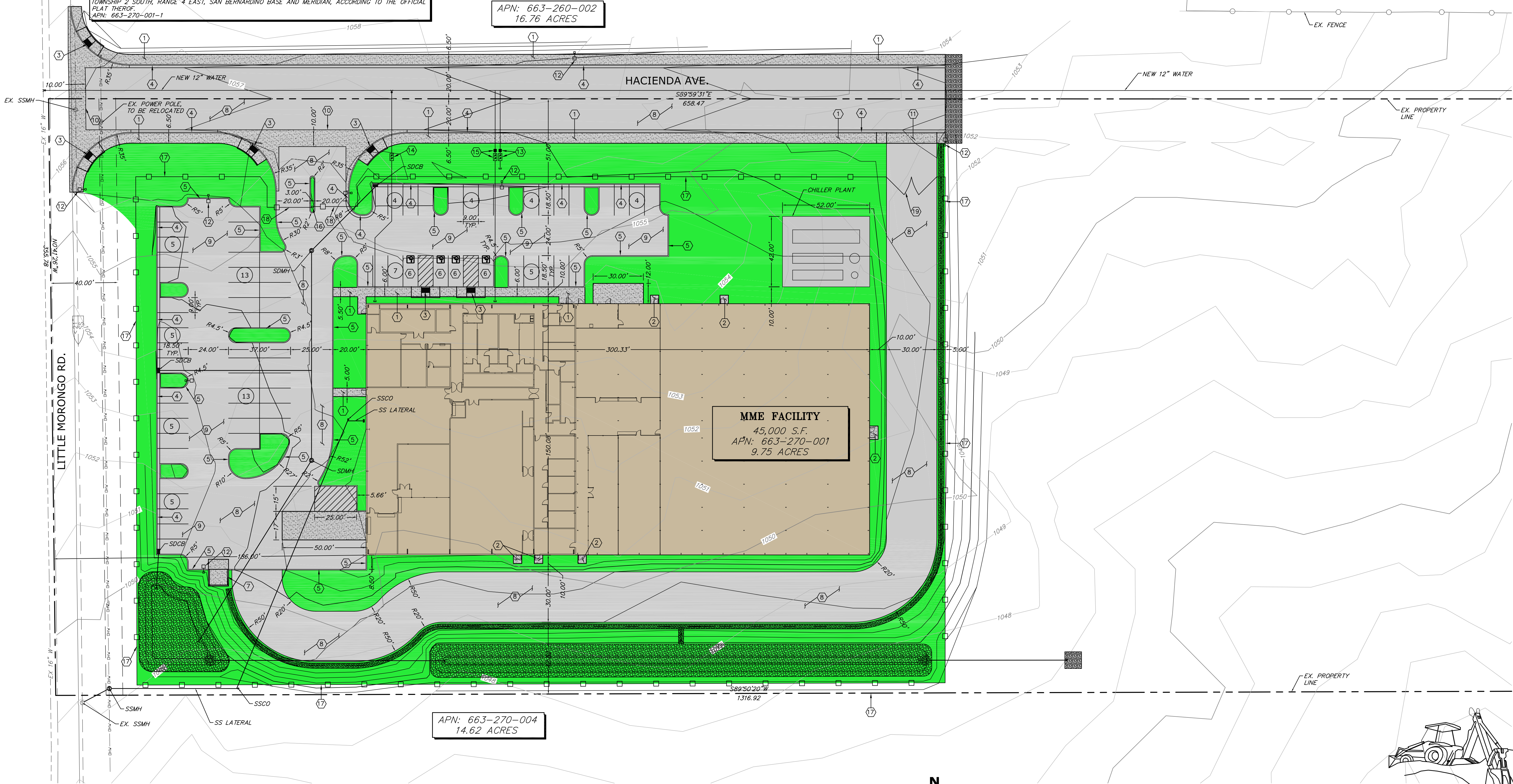
LEGEND	
PROPOSED TYPE 1 CURB AND GUTTER	STREET SIGN
PROPOSED MEDIAN CURB	PIPE BOLLARD
EXISTING MEDIAN CURB	FENCE
4530 EXISTING MAJOR CONTOUR	ASPHALT CONCRETE PAVEMENT
4530 PROPOSED MAJOR CONTOUR	CONCRETE
4530 EXISTING MINOR CONTOUR	FLUSH VALVE ASSEMBLY
4530 PROPOSED MINOR CONTOUR	FIRE
GRADE BREAK	FIRE WATER MAIN (DASHED IF EXISTING)
SLOPE IN PERCENT	WATER MAIN (DASHED IF EXISTING)
ELEVATION @ FINISH GRADE	SANITARY SEWER LATERAL
ELEVATION @ TOP OF CURB	GAS
ELEVATION @ GRADE BREAK	GAS MAIN (DASHED IF EXISTING)
ELEVATION @ FLOW LINE	CLEANOUT (DASHED IF EXISTING)
STORM DRAIN MANHOLE (DASHED IF EXISTING)	FIRE HYDRANT
CATCH BASIN	WATER VALVE
PROPERTY LINE	STORM DRAIN MAIN (DASHED IF EXISTING)
LIGHT STANDARD	SANITARY SEWER MAIN (DASHED IF EXISTING)
UTILITY POLE	SANITARY SEWER MANHOLE (DASHED IF EXISTING)
ELBOW, TEE, CROSS	

NOTES:

1. PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES.
3. HANDICAP PARKING SPACES SHALL BE MARKED WITH A PAINTED BLUE FIELD 48-INCHES SQUARE CONTAINING A PAINTED WHITE WHEELCHAIR SYMBOL.
4. HANDICAP PARKING AISLE LINES SHALL HAVE 4-INCH WIDE, WHITE STRIPES AT A 45 DEGREE ANGLE AND AT 18-INCHES ON CENTER.
5. PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA M.U.T.C.D.
6. ALL EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING CONDITIONS SHOULD BE RATED AT 4,500 PSI MINIMUM.

CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE SIDEWALK
2. CONSTRUCT CONCRETE LANDING
3. CONSTRUCT MIDBLOCK ACCESSIBLE PEDESTRIAN RAMP
4. CONSTRUCT STANDARD 24" CURB & GUTTER
5. CONSTRUCT STANDARD 6" STRAIGHT FACED CURB
6. INSTALL ACCESSIBLE PARKING STALL
7. CONSTRUCT CMU TRASH ENCLOSURE
8. CONSTRUCT HEAVY ASPHALT SECTION OF 4" TYPE II AC-20 A.C. W/ FOG SEAL OVER 8" TYPE 2, CLASS B AGGREGATE BASE
9. CONSTRUCT LIGHT ASPHALT SECTION OF 3" TYPE II AC-20 A.C. W/ FOG SEAL OVER 6" TYPE 2, CLASS B AGGREGATE BASE
10. CONSTRUCT 10' WIDE P.C.C. LONGITUDINAL VALLEY GUTTER
11. CONSTRUCT P.C.C. DRIVEWAY APRON
12. INSTALL STREET LIGHT
13. INSTALL IRRIGATION METER & BACKFLOW PREVENTER
14. INSTALL FIRE BACKFLOW PREVENTER
15. INSTALL DOMESTIC METER & BACKFLOW PREVENTER
16. INSTALL ACCESS CONTROL PEDESTAL
17. INSTALL FENCE
18. INSTALL GATE
19. INSTALL FIRE ACCESS GATE



SITE PLAN

SCALE: 1" = 30'-0"



COPYRIGHT:

DRAWN: N.D.J.

DESIGNED: N.D.J.

CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY DESIGN

STAMP:

DESIGNER:

TECTONICS DESIGN GROUP

10451 Double R Boulevard, Reno, NV 89521
Tel: 775-824-9988
Fax: 775-824-9980
www.tectonicsdesigngroup.com

PROJECT/CLIENT:

: 16064

DATE:

5/26/16

SUBMITTAL RECORD:

SUBMITTAL CUP SUBMITTAL

SHEET TITLE:

SITE PLAN

SHEET:

C2.1