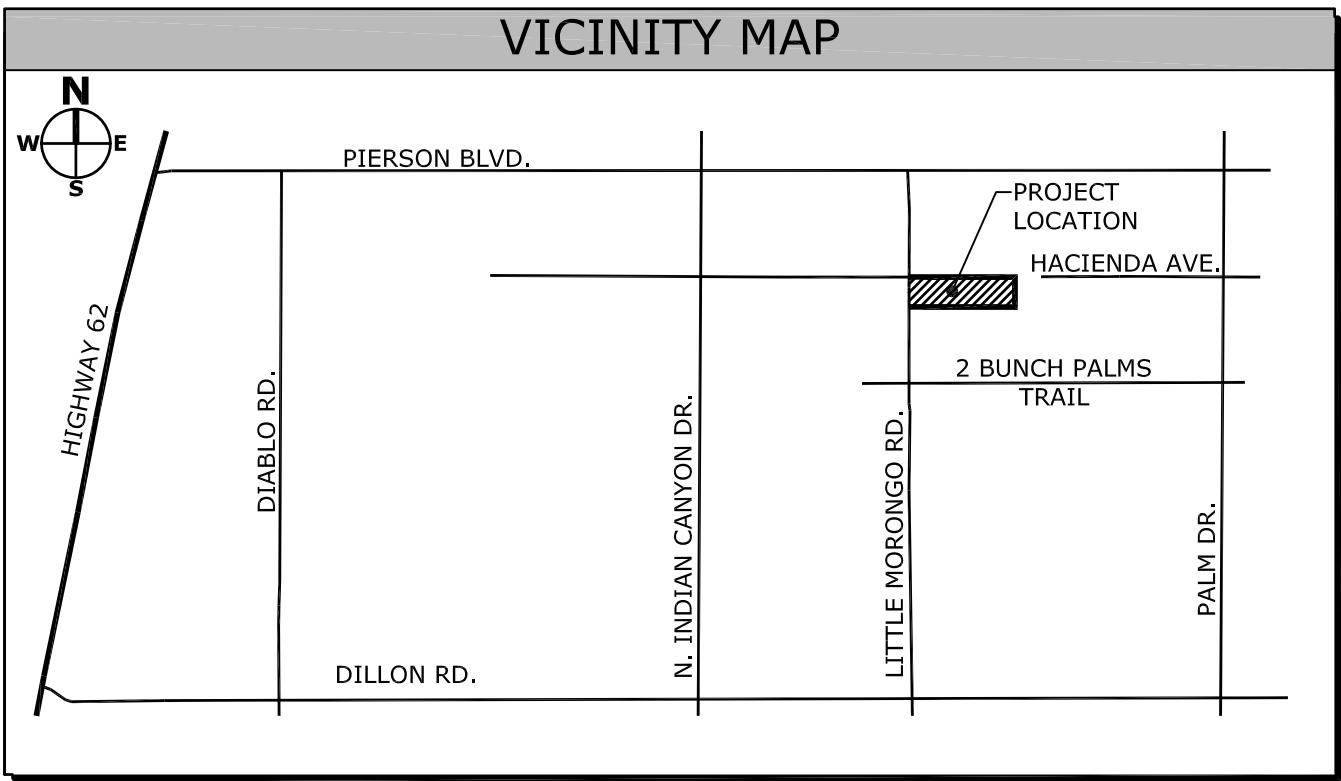
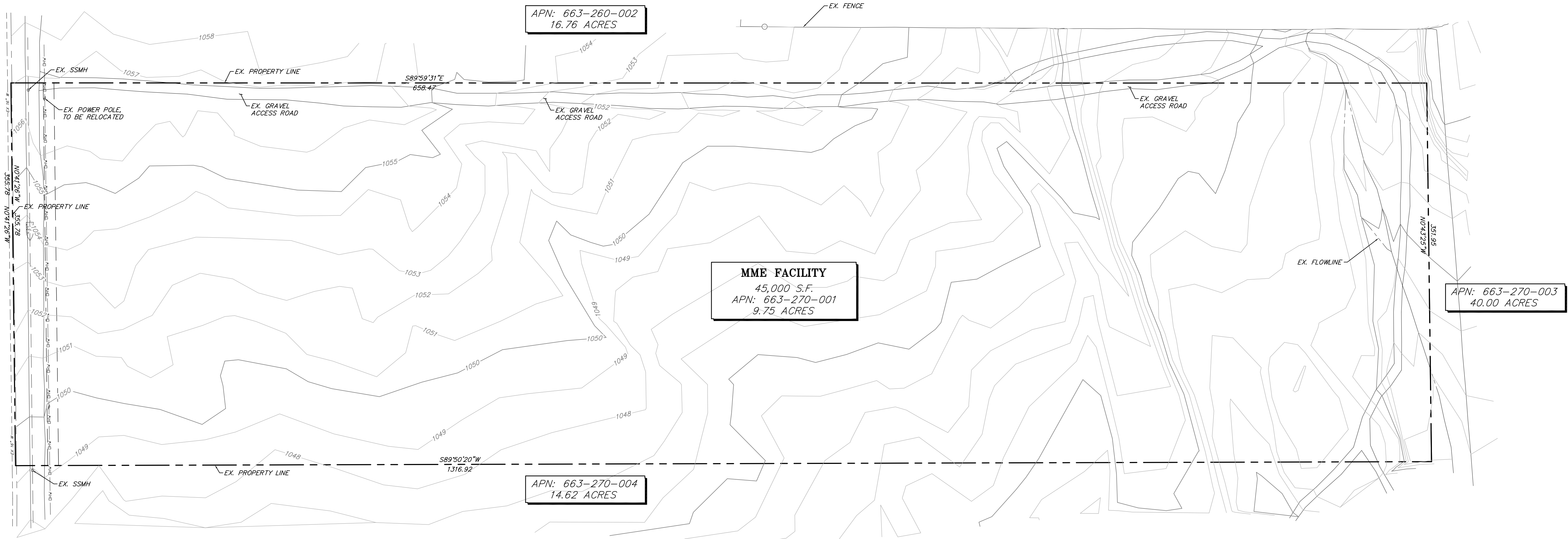


PROJECT LEGEND	
LAND OWNER:	MANLIN 2 LLC
ADDRESS:	8441 WARNER DRIVE CULVER CITY, CA 90232
CONTACT NUMBER:	(323) 473-5232
APPLICANT:	DESERT HOT SPRINGS GREEN HORIZONS, INC.
ADDRESS:	8441 WARNER DRIVE CULVER CITY, CA 90232
CONTACT NUMBER:	(323) 473-5232
LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY OF DESERT 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	
4530	EXISTING MAJOR CONTOUR
4530	EXISTING MINOR CONTOUR
(D)	STORM DRAIN MANHOLE (DASHED IF EXISTING)
[Grid]	CATCH BASIN
---	PROPERTY LINE
[Square]	LIGHT STANDARD
[Circle]	UTILITY POLE
[T]	ELBOW, TEE, CROSS
[Star]	STREET SIGN
[Dot]	PIPE BOLLARD
[Circle]	FENCE
---	EX. EDGE OF PAVEMENT
---	CONCRETE
-FIRE-	FIRE WATER MAIN (DASHED IF EXISTING)
-W-	WATER MAIN (DASHED IF EXISTING)
[Line]	SANITARY SEWER LATERAL
[Line]	GAS MAIN (DASHED IF EXISTING)
[Line]	CLEANOUT (DASHED IF EXISTING)
[Star]	FIRE HYDRANT
[Valve]	WATER VALVE
[Line]	STORM DRAIN MAIN (DASHED IF EXISTING)
[Line]	SANITARY SEWER MAIN (DASHED IF EXISTING)
[Line]	SINGLE WATER SERVICE (METER & BACKFLOW PREVENTER)
(S)	SANITARY SEWER MANHOLE (DASHED IF EXISTING)



EXISTING SITE PLAN
SCALE: 1" = 50'-0"



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DESIGNED: N.D.J.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP:

PRELIMINARY DESIGN

DESIGNER:

TECTONICS
DESIGN GROUP

10451 Double R Boulevard, Reno, NV 89521
tel: 775-824-9888
fax: 775-824-9860
www.tectonicsdesigngroup.com

PROJECT/CLIENT:

: 16064

SUBMITTAL RECORD:

DATE: SUBMITTAL
5/26/16 CUP SUBMITTAL

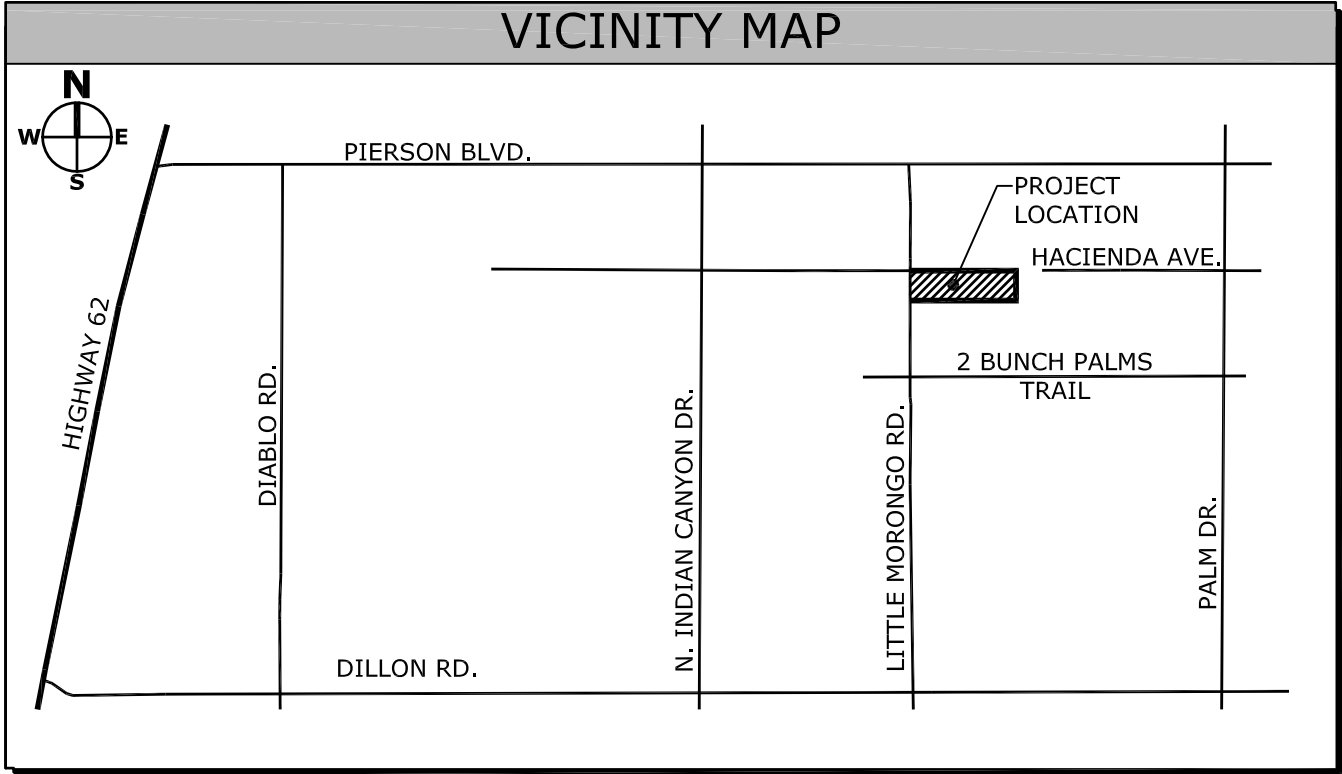
SHEET TITLE:

EXISTING SITE PLAN

SHEET:

C1.1

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)
A.P.N.:	
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	



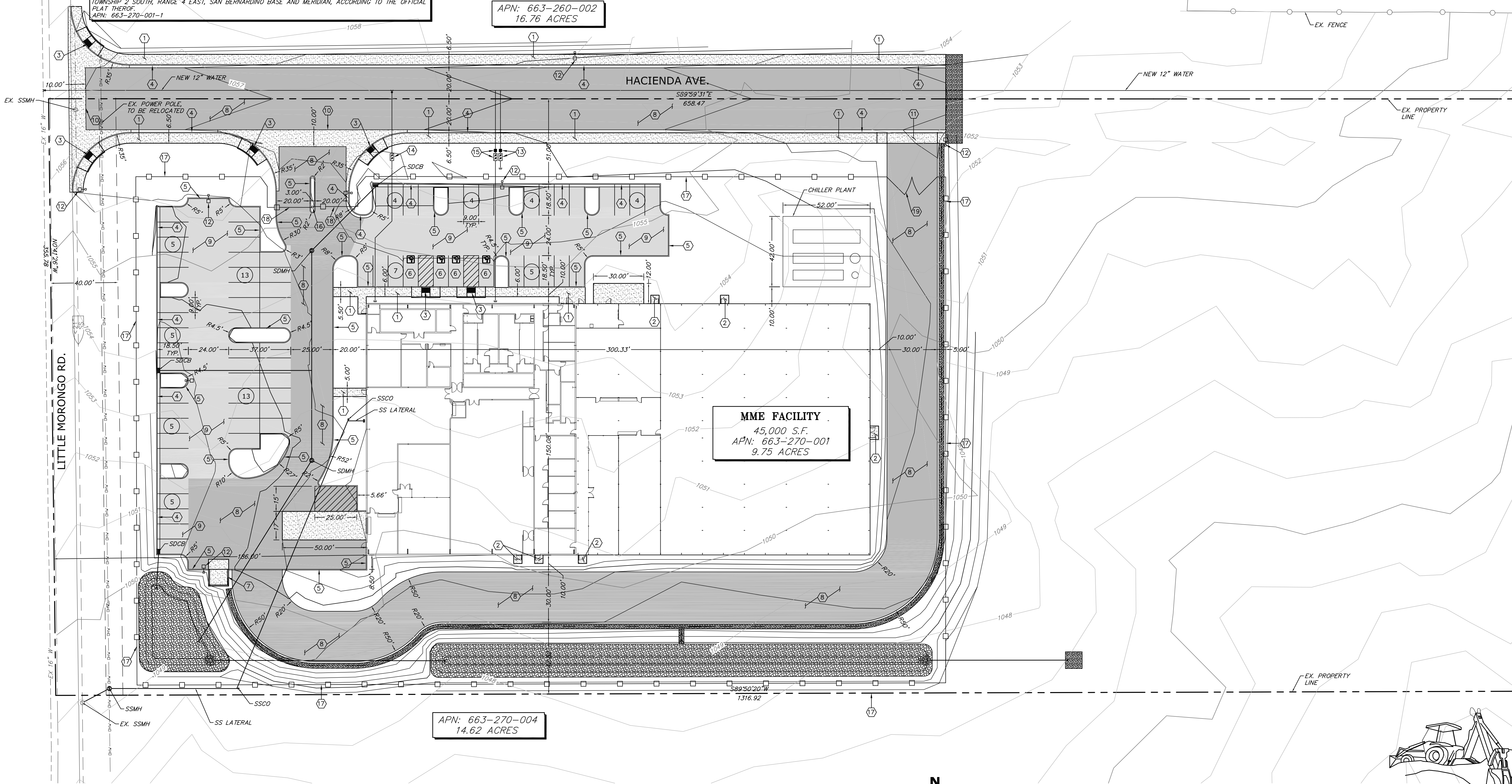
LEGEND	
PROPOSED TYPE 1 CURB AND GUTTER	STREET SIGN
PROPOSED MEDIAN CURB	PIPE BOLLARD
EXISTING MEDIAN CURB	FENCE
4530 EXISTING MAJOR CONTOUR	ASPHALT CONCRETE PAVEMENT
4530 PROPOSED MAJOR CONTOUR	CONCRETE
4530 EXISTING MINOR CONTOUR	FLUSH VALVE ASSEMBLY
4530 PROPOSED MINOR CONTOUR	FIRE
GRADE BREAK	FIRE 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.

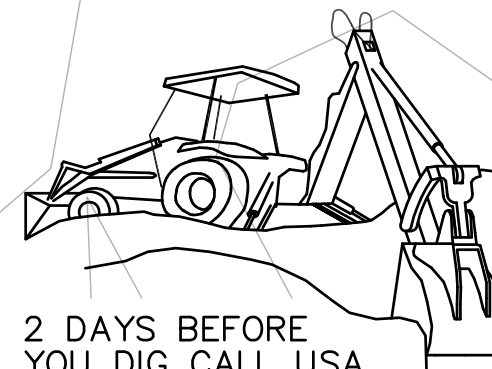
CONSTRUCTION NOTES:

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"



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DESIGNED: N.D.J.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP:

DESIGNER:

PROJECT/CLIENT:

DATE: 5/26/16
SUBMITTAL CUP SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: SITE PLAN

SHEET:

PRELIMINARY DESIGN

TECTONICS
DESIGN GROUP

MME Conditional Use Permit
Hacienda Avenue, Desert Hot Springs, California 92240
Miles Construction
61 Industrial Parkway, Carson City, Nevada 89706

: 16064

DATE: 5/26/16
SUBMITTAL CUP SUBMITTAL

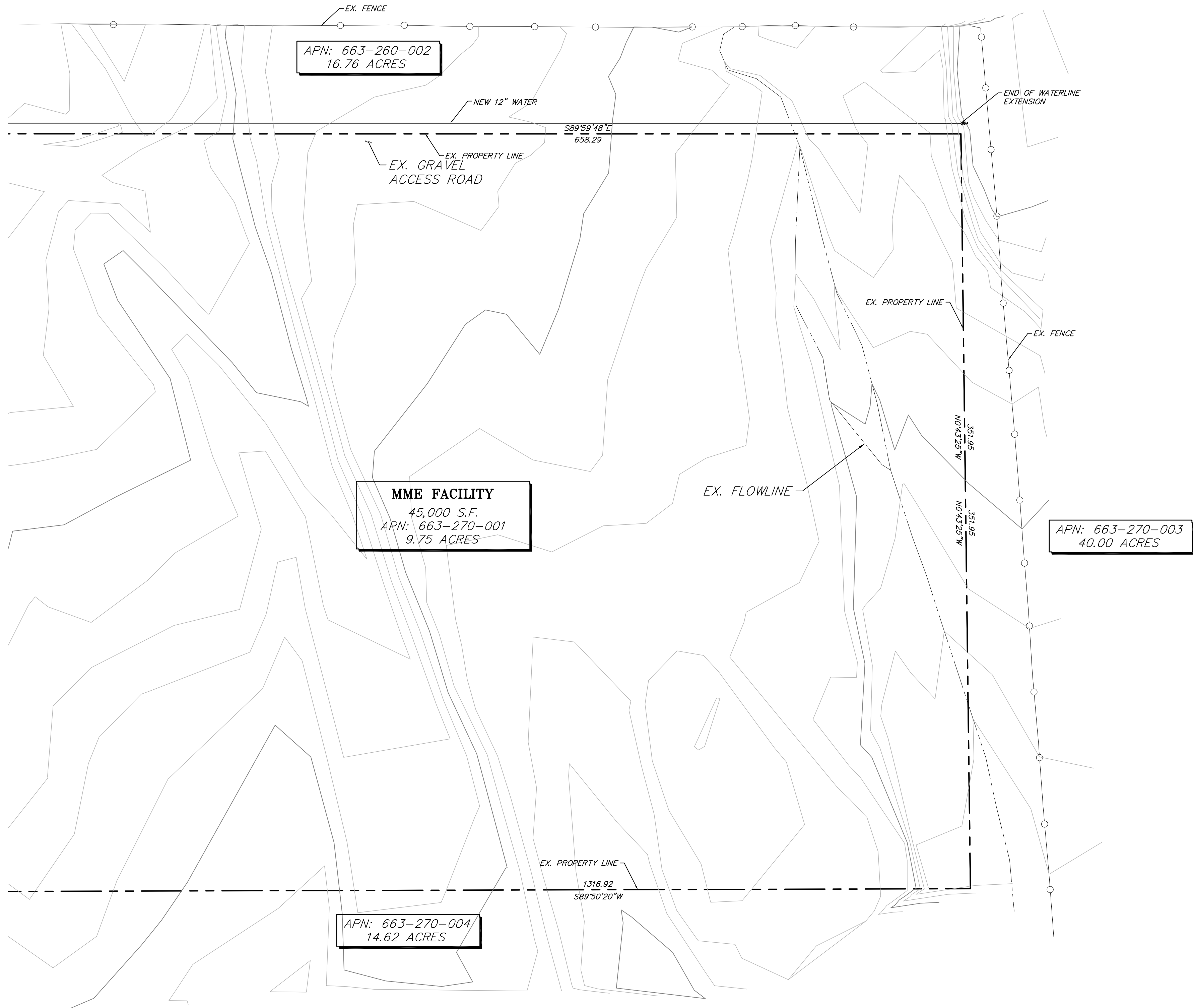
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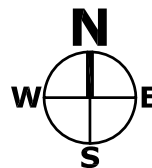
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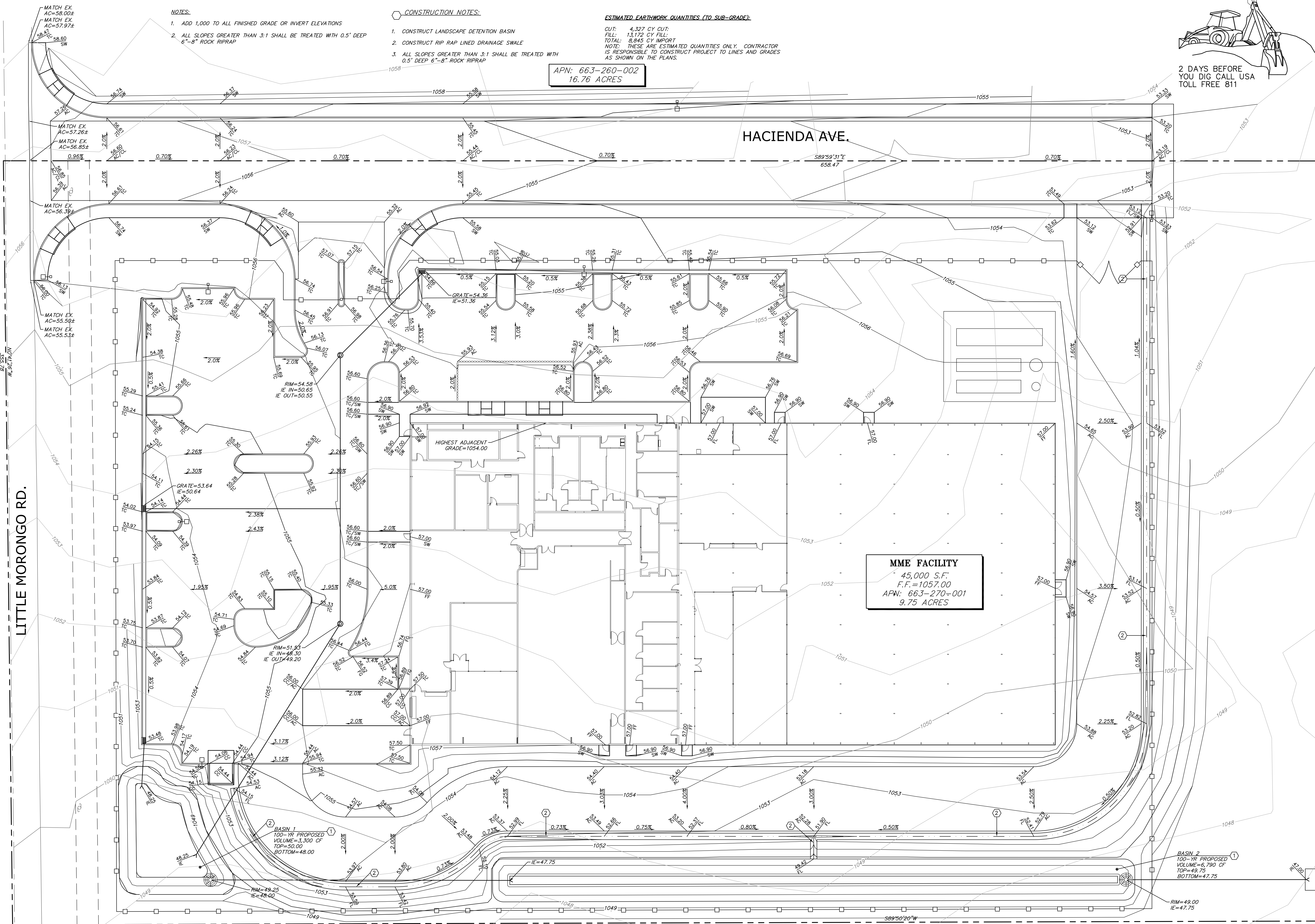


SITE PLAN

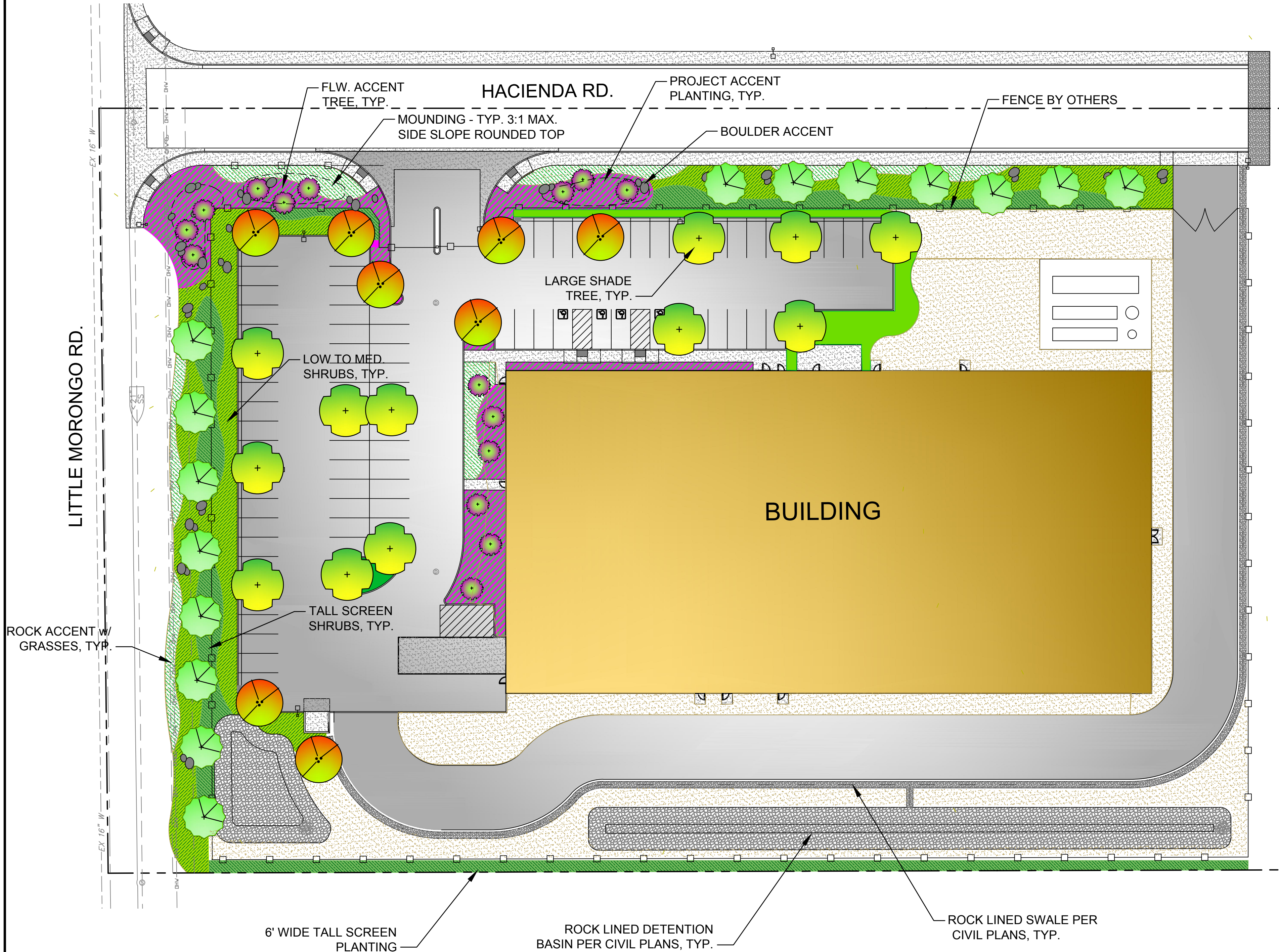
SCALE: 1" = 30'-0"



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		DESIGNED:	N.D.J.	
		CHECKED/STAMPED:		
		MATT K. RASMUSSEN, P.E.		
PRELIMINARY DESIGN				
				
		tel 775-824-9988 fax 775-824-9986		
		10451 Double R Boulevard, Reno, NV 89521 www.tectonicsdesigngroup.com		
PROJECT/CLIENT:		#: 16064		
		MME Conditional Use Permit Hacienda Avenue, Desert Hot Springs, California 92240		
		Miles Construction 61 Industrial Parkway, Carson City, Nevada 89706		
DATE:		SUBMITTAL		
5/26/16		CUP SUBMITTAL		
SUBMITTAL RECORD:				
SHEET TITLE:		SITE PLAN		
SHEET:	C2.2			



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DESIGNER:	DESIGNED:	N.D.J.
	CHECKED/STAMPED:	MATT K. RASMUSSEN, P.E.
STAMP:	PRELIMINARY DESIGN	
	TECTONICS DESIGN GROUP 10451 Double R Boulevard, Reno, NV 89521 Tel: 775-824-9888 Fax: 775-824-9866 www.tectonicsdesigngroup.com	
PROJECT/CIENT:	MME Conditional Use Permit Hacienda Avenue, Desert Hot Springs, California 92240	
	Miles Construction 61 Industrial Parkway, Carson City, Nevada 89706	
SUBMITTAL RECORD:	DATE:	SUBMITTAL
	5/26/16	CUP SUBMITTAL
SHEET TITLE:	GRADING PLAN	
	C3.1	



LEGEND

- MEDIUM BROADLEAF EVERGREEN TREE -PALO VERDE
- LARGE DECIDUOUS TREE- CHINESE PISTACHE & ASH
- FLOWERING ACCENT TREE- CHITALPA
- PROJECT ACCENT PLANTING LOW FLOWERING SHRUBS & PERENNIAL ACCENT
- LOW TO MEDIUM 12" - 3' DRIFTS OF FLOWERING SHRUBS w/ ACCENT PERENNIALS & GRASSES GROUPINGS
- LOW DENSITY SHRUB PLANTING 2'- 5' TALL
- SCREEN PLANTING TALL SHRUBS 4'-8' +
- ROCK MULCH COLOR GRAY TONES
- ROCK MULCH ACCENT w/ GRASSES MAX. 5' OC COLOR MOCHA

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"



PRELIMINARY PLANT LIST
WATER USE LISTED IS PER WUCOLS ZONE 4

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	H X W
TREES				
FRAXINUS VELUTINA	ASH	124" BOX	M	40 X 40
CERACIDIUM X 'DESERT MUSEUM'	PALO VERDE	24" BOX	L	25 X 25
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	M	40 X 40
CHILOPSIS L. 'MONHEWS'	DESERT WILLOW	15 GAL.	L	15 X 15

EVERGREEN SCREENING SHRUBS

CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	L	5' X 5'
CAESALPINA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.	L	12' X 6'
DASYLION WHEELERII	DESERT SPOON	5 GAL.	L	5' X 5'
SENNA ARTEMISOIDES	FEATHERY CASSIA	5 GAL.	L	6' X 6'
ELAEAGNUS EBBRINGE	EBBRING'S SIVERBERRY	5 GAL.	L	8' X 8'

SHRUBS

PHOLMIS FRUTICOSA	JERUSALEM SAGE	5 GAL.	L	4 X 4
HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.	L	4 X 6
HESPERALOE PARVIFLORA	RED FLW. YUCCA	5 GAL.	L	3 X 3
LEUCOPHYLLUM F. 'GREENCLOUD'	TEXAS SAGE	5 GAL.	L	5 X 5
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL.	L	5 X 5
SALVIA C. 'WINNIFRED GILMAN'	CLEVELAND SAGE	5 GAL.	L	3 X 3
SALVIA GREGII 'DESERT BLAZE'	AUTUMN SAGE	5 GAL.	L	3 X 3
DALEA FRUTESCENS	BLACK DALEA	5 GAL.	L	4 X 5

GRASSES

CALAMAGROSTIS ACUTIFLORA	FEATHEREED	1 GAL.	L	2 X 2
MUHLENBERGIA EMERSLEYI	BULL GRASS	1 GAL.	L	1 X 3
FESTUCA CA. 'SERPENTINE BLUE'	CALIF. FESCUE	1 GAL.	L	3' X 3'

PERENNIALS

BAILEYA MULTIRAPITA	DESERT MARRIGOLD	1 GAL.	VL	1' X 2'
SPHAERALCEA AMBIGUA	ORANGE GLOBE MALLOW	1 GAL.	L	2' X 2'
GAURA COCCINEA	SCARLET GAURA	1 GAL.	L	1' X 2'
ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	VL	3' X 3'
ERIGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL.	L	2' X 3'

MULCHES

3" MINIMUM DEPTH OF 1 1/2" GRAY FRACTURED ROCK ALL PLANTERS NOT DESIGNATED FOR ACCENT ROCK.

3" MINIMUM DEPTH OF 3/8" DECOMPOSED GRANITE AS AVAILABLE FROM A LOCAL SOURCE. COLOR TAN

2'-4" DIA. FRACTURED ROCK BOULDERS. BOULDER COLOR AND TEXTURE TO BLEND WITH GRAY ROCK MULCH

3" MINIMUM DEPTH OF 3"-8" APACHE BROWN FRACTURED ROCK

WATER EFFICIENT/CONSERVATION LANDSCAPE REQUIREMENTS

- AUTOMATIC CONTROLLER W/ ET DATA AND REPEAT CYCLING
- IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
- ENVIRONMENTAL AND RAIN MOISTURE SENSORS INCORPORATED INTO IRRIGATION SYSTEM
- SOIL AMENDMENTS INCORPORATED IN ACCORDANCE WITH SOIL TEST RESULTS
- MULCH PLANTER SOIL SURFACE AREAS TO RETAIN MOISTURE
- PROJECT LANDSCAPE WATER USAGE MEETS STATE WATER EFFICIENT LANDSCAPE STANDARD
- LOW WATER DROUGHT TOLERANT/RESISTENT PLANTS AND NATIVE PLANTS TO THE EXTENT PRACTICABLE ARE SPECIFIED FOR WATER CONSERVATION.

LANDSCAPE REQUIREMENTS

GROSS SITE AREA: 9.25 ACRES
TOTAL SITE LANDSCAPE PROVIDED: 26,905 S.F.
TREES REQUIRED 1/30 L.F. OF R/W = 20 (20 PROVIDED)
TOTAL PARKING SPACES: 73
TREES REQUIRED 1/4 SPACES: 18 (19 PROVIDED)
PARKING LOT AREA: 37,224 S.F.
PARKING LOT LANDSCAPE REQUIRED (15%): 5,583 S.F.
PARKING LOT LANDSCAPE PROVIDED (23%): 8,695 S.F. (INC. 5' PERIMETER LANDSCAPE)
PARKING LOT AREA STALLS ONLY: 14,842 S.F.
PARKING LOT STALL SHADE REQUIRED (40%): 5,936 S.F.
PARKING LOT STALL SHADE PROVIDED (50%): 7,421 S.F.
NOTE: SHADED AREAS BASED ON 40' WIDE CANOPY FOR PISTACHE, 40' WIDE CANOPY FOR ASH.

GreenDesign Landscape Architects, Inc.

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DRAWN: SM
DESIGNED: BH
CHECKED/STAMPED: BARBARA HATCH RLA ASLA

PRELIMINARY DESIGN

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LC.1