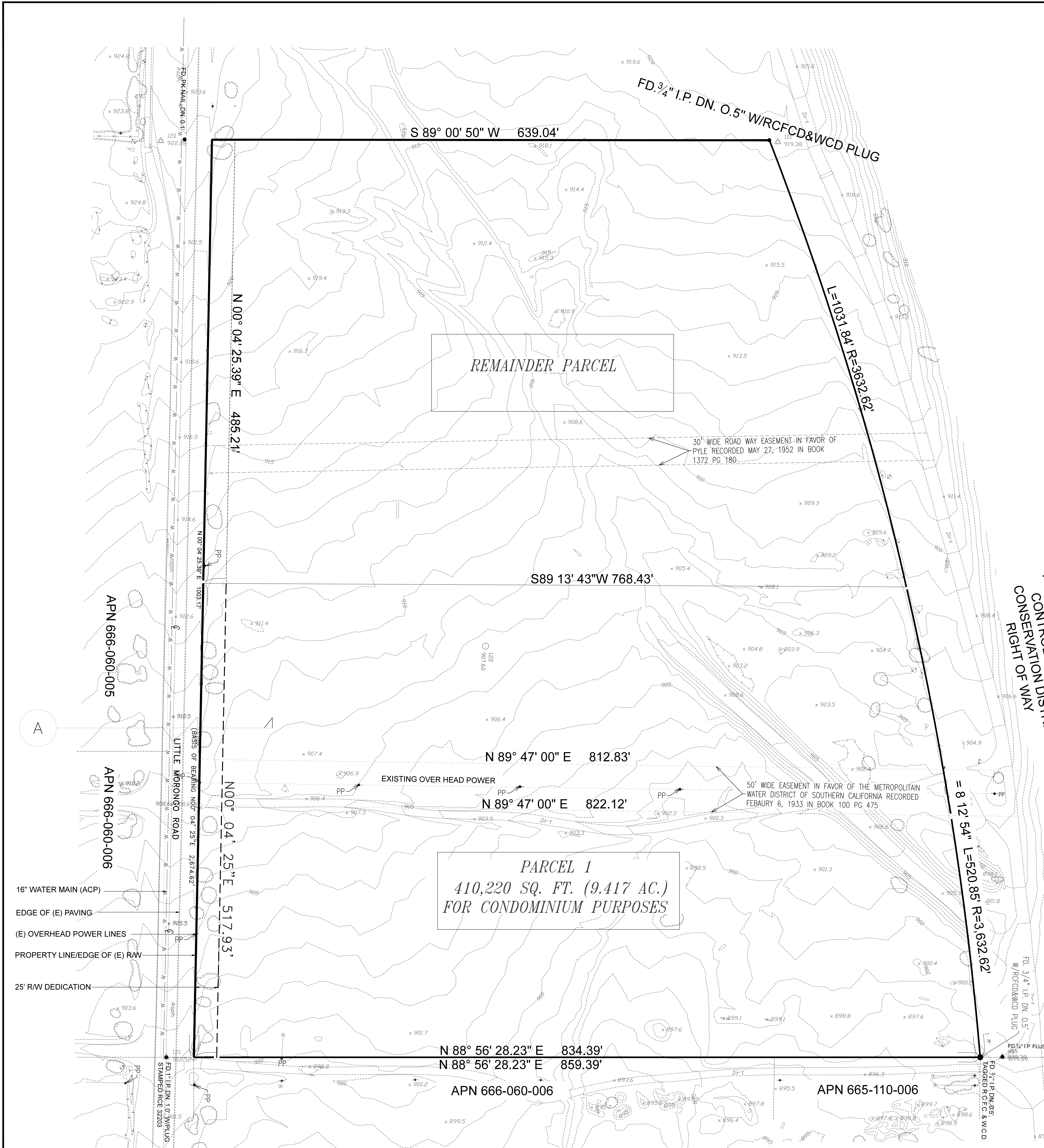
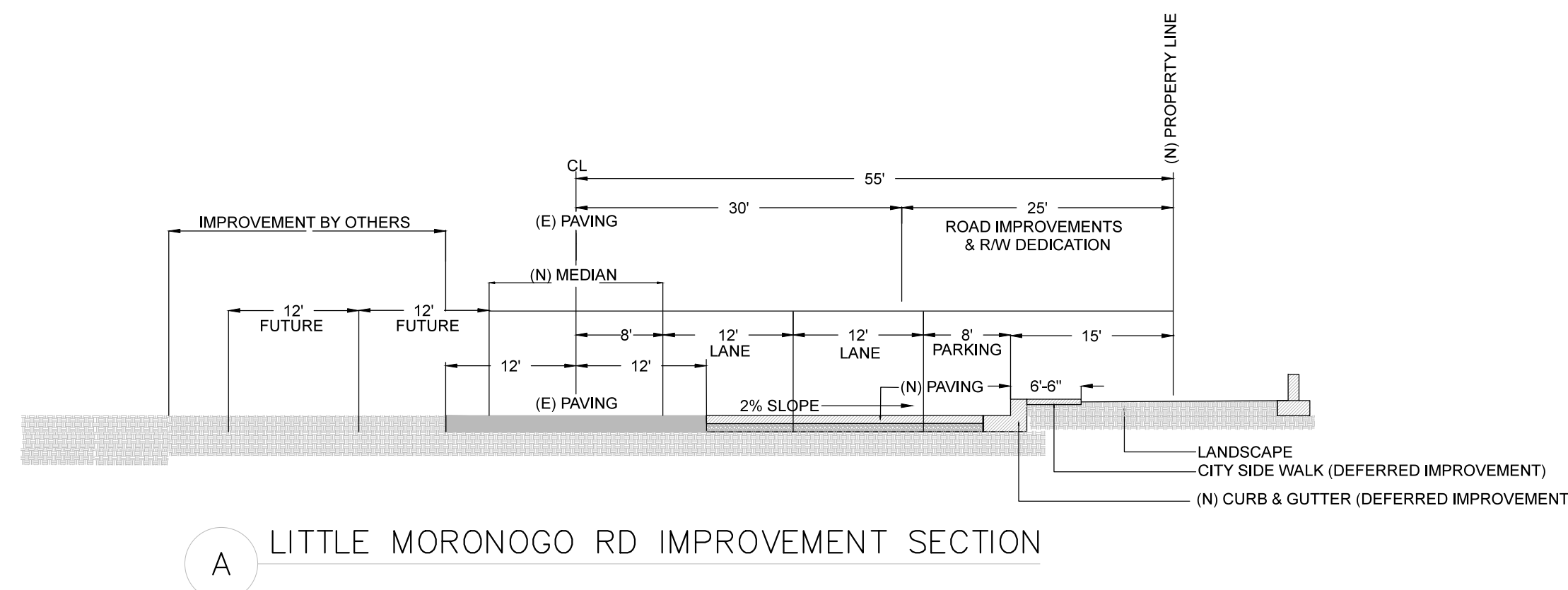
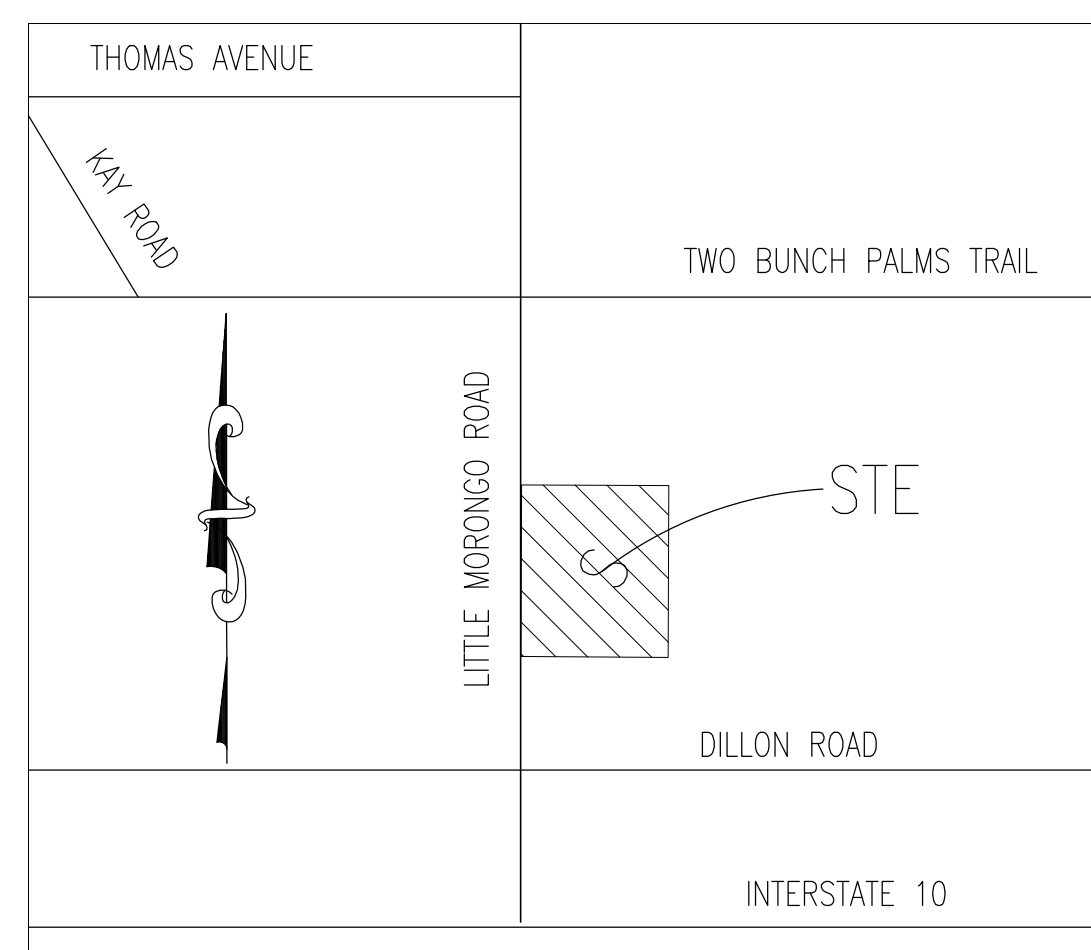




TENTATIVE TRACT MAP NO. 37145			
FOR CONDOMINIUM PURPOSES			
IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		SURROUNDING SITES	
		NORTH SOUTH EAST WEST	VANCANT LAND ZONED H-L VANCANT LAND ZONED H-L VANCANT LAND -WATER DISTRICT FLOOD CONTROL LITTLE MORONGO RD
PLAN DATE	April 25, 2016	FLOOD ZONE DESIGNATION	
SITE ADDRESS	LITTLE MORONGO RD	ZONE AO - FLOOD DEPTH OF 1 FOOT (USUALLY SHEET FLOW ON SLOPING TERRAIN; AVERAGE DEPTHS DETERMINED. FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED AS SHOWN ON FLOOD MAP BY FEAMA)	
APPLICANT/OWNER	MERJ LLC A CALIFORNIA LIMITED LIABILITY COMPANY	UTILITY SERVICE	
APPLICANT CONTACT INFO	RYAN CSAFTIS	THE CONTRACTOR IS REQUIRED TO NOTIFY THE EXISTING ORGANIZATIONS IN THE AREA BEFORE THE START OF ANY WORK. THE UTILITIES IN THE AREA ARE:	
DESIGN CONSULTANT	SHAD DESIGN GROUP 3031 TISCH WAY SUITE 500, SAN JOSE, CA 95128 (408) 472-4285	DESERT VALLEY DISPOSAL, INC. 4880 E. MESQUITE AVENUE PALM SPRINGS, CA 92263 (760) 328-6030	
TEL:		MISSION SPRINGS WATER DISTRICT 66-575 SECOND STREET DESERT HOT SPRINGS, CA 92240	
PLANNING	MSA CONSULTING INC. (760) 320-9811	SOUTHERN CALIFORNIA GAS COMPANY 211 N. SUNRISE WAY PALM SPRINGS, CA 92262 (760) 327-3343	
LAND SURVEY BY:	AMIR ENGINEERING	TIME WARNER CABLE 17855 PALM DR DESERT HOT SPRINGS, CA 92240 (760) 329-6448	
APN	665-080-004		
LEGAL DESCRIPTION	BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN		
LAND DATA		S.F.	ACREAGE
GROSS LAND AREA		423,170	9.714 AC
LITTLE MORONGO RD PUBLIC STREET DEDICATION		12,950	0.30 AC
NET LAND AREA		410,220	9.417 AC
ZONING		H-L LIGHT INDUSTRIAL	
PROPOSED ZONING		H-L WITH CONTIONAL USE PERMIT	
NOTE			
TENTATIVE PARCEL MAP 36979 WAS APPROVED BY CITY OF DESERT HOT SPRINGS ON DECEMBER 8TH, 2015. UPON RECORDATION, THE AREA SUBJECT TO THIS CONDOMINIUM MAP WILL BE DESIGNATED AS PARCEL 3 OF TRACT 36979.			



- PROPERTY LINE
- (E) FENCE
- GAS (E) GAS LINE
- SS NEW SEWER LINE
- SET BACK LINE
- (E) WATER LINE
- BOUNDARY



VICINITY MAP
N.T.S.

APN: 665-080-004

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

- LEGEND
- CL = CENTER LINE
 - EX = EXISTING
 - EP = EDGE OF PAVEMENT
 - PL = PROPERTY LINE
 - PP = POWER POLE
 - R/W = RIGHT OF WAY

REVISIONS	BY
6-20-2016	MS

THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF SHAD DESIGN GROUP, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND FOR THE SAFETY OF THE WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTIES AND FOR THE SAFETY OF THE PUBLIC.

MORONGO INDUSTRIAL PARK
MERJ, LLC; A CALIFORNIA LIMITED LIABILITY CO.
LITTLE MORONGO RD
CITY OF DESERT HOT SPRINGS

Shad Design Group
Architectural Designer & Structural Engineers
5094 TISCH WAY SUITE 500
SAN JOSE, CA 95128
(408) 472-4285 FAX (408) 877-1528
email: shad@shadgroup.net

DATE: 4-25-2016
SCALE: AS SHOWN
DRAWN: MS
JOB NO.
T-01
OF SHEETS