

TWO BUNCH PALMS TRAIL

TENTATIVE
PARCEL MAP NO. 37065

In the City of Desert Hot Springs, County of Riverside, State of California
ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SBM

MARCH 2016

NO.	REVISIONS	APPROVED	DATE

OWNERS

AB & D Holdings, LLC
Cabot Building Partners LLC
Rob Allen
P. O. Box 2125
Palm Springs, CA 92264
(760) 219-8118
Roballen2004@aol.com
Allen Cooper
156 Morongo Road
Palm Springs, CA 92264
(760) 219-5754
lcooper7@gmail.com
Harpreet Dhillwal
4040 North Perris Boulevard
Perris, CA 92371
(714) 358-4420
hrdhillwal@gmail.com

ENGINEER

Robert J. Mastaro, P.E.
P.O. Box 2410
Palm Springs, CA 92263
(760) 413-7127 Cell
(760) 992-0702 Fax
RCE 25658 pstob596@aol.com

ASSESSOR'S PARCEL NUMBERS

665-030-026 665-030-038

LEGAL DESCRIPTION

PARCELS A AND B OF LOT LINE ADJUSTMENT NO. 01-15
RECORDED ON FEBRUARY 22, 2016, AS DOCUMENT #2016-0067475,
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXISTING/PROPOSED GENERAL PLANNING

Existing General Plan: I-L Industrial
Proposed General Plan: Same
Existing Zoning: I-L Industrial
Proposed Zoning: Same

ACREAGE

Gross 6.29 Acres
Net 5.95 Acres

LOTS

Four Equal Parcels

SEWAGE DISPOSAL

All Parcels would be connected to the Mission Springs Water District
Sanitary Sewage Collection System. Sewer main would be constructed
in Cabot Road.

FLOOD HAZARD DESIGNATION

The property is shown in the AO Zoned/Depth 1 foot, Velocity 4fps) on
the FEMA Map for Desert Hot Springs Community Panel
Number 060251 1005 C dated September 30, 1988.

SLOPE ANALYSIS

The site has a slope of less than 10%.
The actual slope is less than 2.2% from Northwest to Southeast.

GRADING

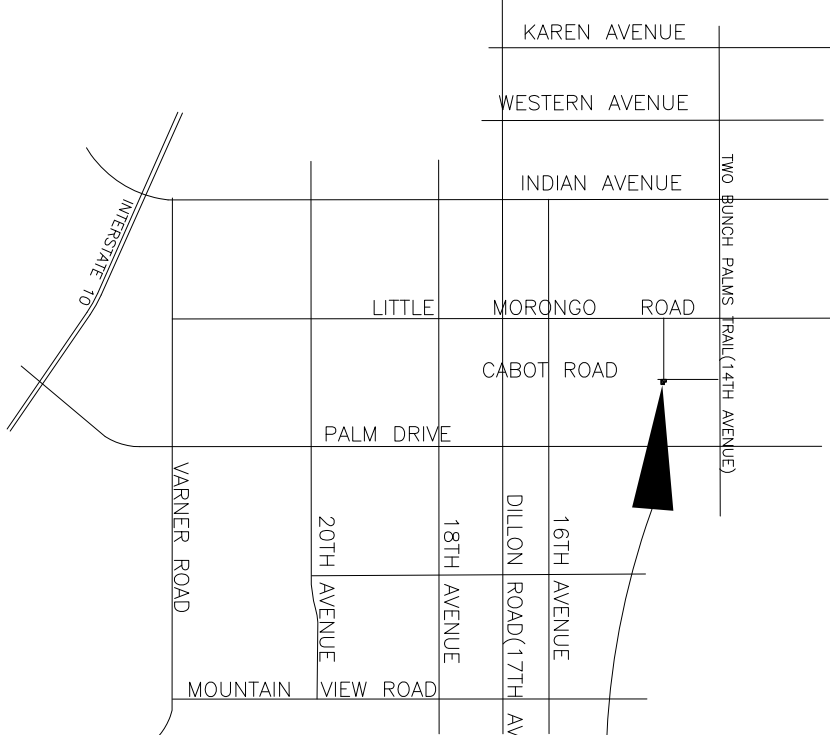
See Preliminary Grading Plan.

OWNERS CERTIFICATE

We certify that we are the record owners of the property shown on this
Tentative Parcel Map and that we have read and understand the provisions of
the California Subdivided Lands Act and the rules and regulations thereunder.
We understand that our property is contiguous, even if it
is separated by roads, streets, utility easements, or railroad rights-of-way.

Alvin Lopez
Harpreet Dhillwal

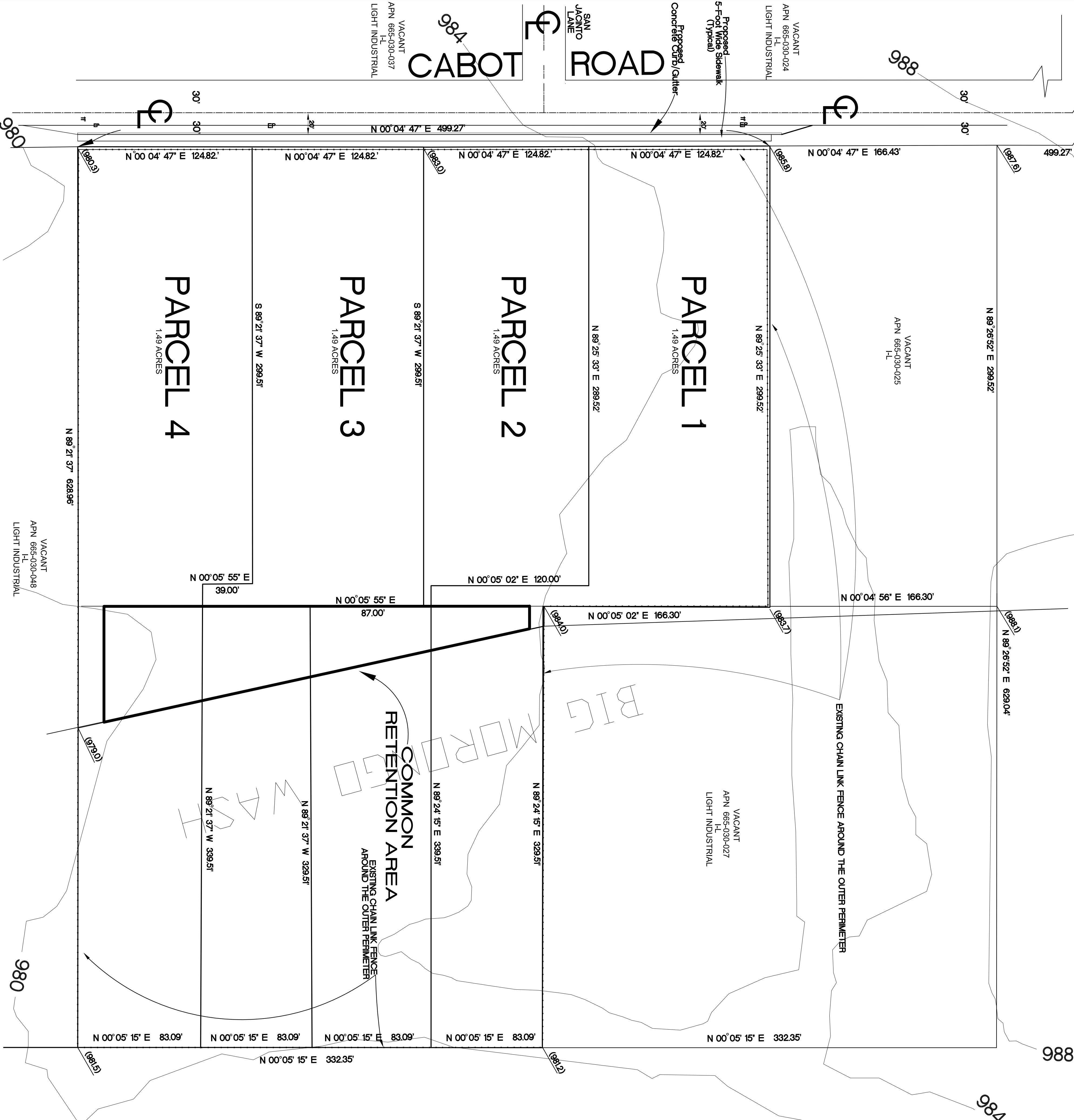
SITE



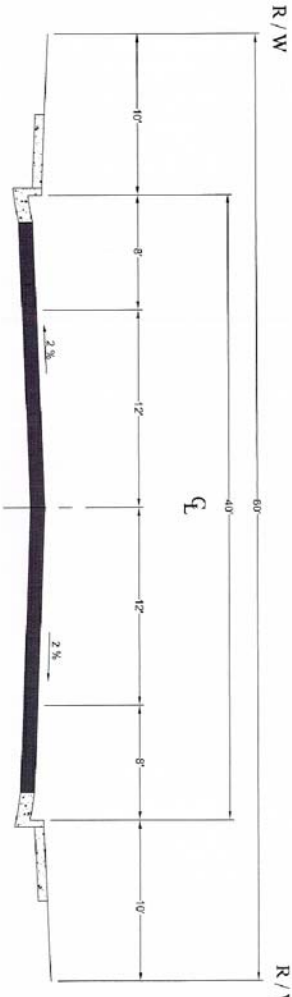
VICINITY MAP

N.T.S.

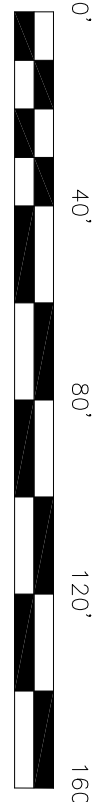
C-4



LOCAL COLLECTOR
STREET SECTION
N.T.S.



Scale: 1" = 40'



LEGEND

- CHAIN LINK FENCE
- EXISTING CONTOUR
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING ELEVATION

UTILITIES

- SEWER MISSION SPRINGS WATER DISTRICT
- WATER MISSION SPRINGS WATER DISTRICT
- ELECTRICITY EDISON
- GAS THE GAS COMPANY
- TELEPHONE VERIZON
- TIME WARNER
- UNDERGROUND SERVICE ALERT USA