

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# PRELIMINARY GRADING PLAN FOR PARCEL 12 OF RS 25/24

IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.B.M.  
AUGUST 2017

### ADDRESS

65090 SAN JACINTO LN  
DESERT HOT SPRINGS, CA 92240

### ASSESSOR'S PARCEL NO.

665-030-016

### UTILITIES:

WATER/SEWER	MISSION SPRINGS WATER DISTRICT (760) 329-6448
CITY STREETS	CITY OF DESERT HOT SPRINGS (760) 329-6411
ELECTRICITY	SOUTHERN CALIFORNIA EDISON (800) 655-4555
GAS	SOUTHERN CALIFORNIA GAS (760) 327-3343
TELEPHONE	FRONTIER (800) 921-8101
CABLE TV	SPECTRUM (760) 342-0367

### GROSS AREA

GROSS AREA = 1.26 ACRE

### LAND USE

EXISTING: I-L LIGHT INDUSTRIAL

### ENGINEER

FOMOTOR ENGINEERING  
225 SOUTH CIVIC DRIVE, SUITE 1-5  
PALM SPRINGS, CALIFORNIA 92262  
TELEPHONE: (760) 323-1842  
FAX: (760) 323-1742  
EMAIL: PHILLIP@FOMOTOR.COM  
PHILLIP K. FOMOTOR, R.C.E. 47284

### OWNER

DHS SAN JACINTO LLC  
P.O. BOX 485  
LONGBEACH CA 92651

### LEGAL DESCRIPTION

PARCEL 12 OF RS 25/84

### FLOOD ZONE DESIGNATION:

ZONE A0 (DEPTH 1'), VELOCITY 5 FPS

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAN JACINTO LANE, BEING N89°23'48"E PER RS 146/88-89.

### BENCHMARK

ELEVATION: 987.07 NAVD88  
DESCRIPTION: 3" BRASS CAP SET IN TOP OF CURB  
LOCATION: ON TOP OF THE CURB NORTHWESTERLY OF THE HANDICAP RAMP ON THE NORTHEAST CORNER OF THE INTERSECTION OF HACINDA AVE AND PALM DRIVE.

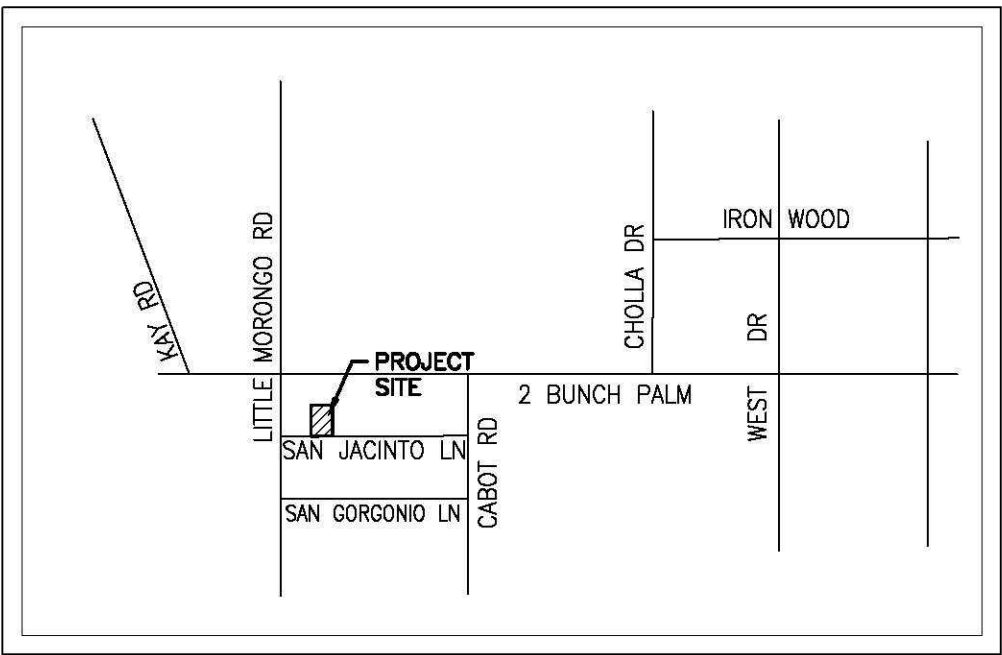
### EARTHWORK

RAW CUT: 120 CY  
RAW FILL: 280 CY

### EASEMENT NOTES

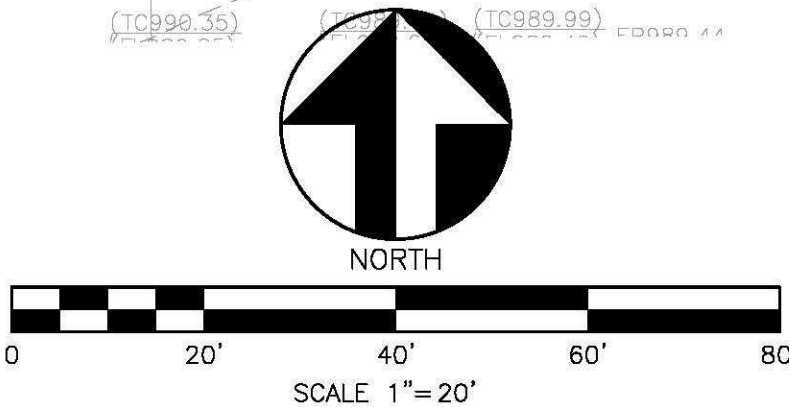
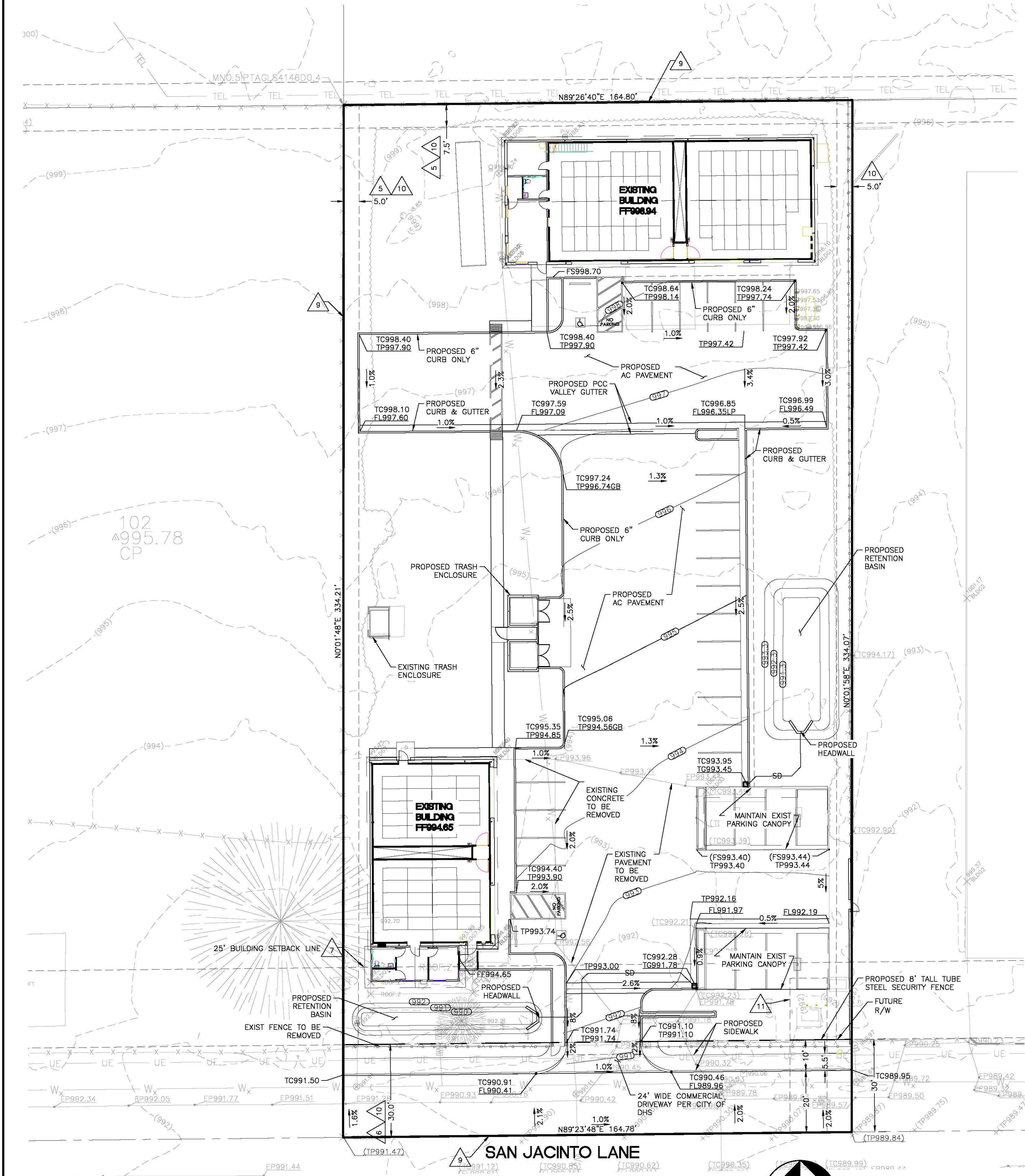
NUMBERED AND DESCRIBED PER ORANGE COST TITLE COMPANY, ORDER NO.: 140-1849698-66 DATED 2/10/217

4. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND LYING WITHIN ANY LAWFULLY ESTABLISHED STREETS, ROADS OR HIGHWAYS.
5. AN EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE MAP OF SAID TRACT AFFECTS: THE NORTHERLY 7.5 FEET AND THE WESTERLY 5 FEET OF SAID LAND RECORDED IN BOOK 25 PAGE 84 OF RECORD OF SURVEYS.
6. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES AS SHOWN ON RS 25/84.
7. A BUILDING SET BACK LINE AS SHOWN ON RS 25/84.
8. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED IN BOOK 1611 PAGE 574, OF OFFICIAL RECORDS. (DOCUMENT ILLEGIBLE)
9. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS PROVIDED IN AN INSTRUMENT RECORDED: 10/28/1954, IN BOOK 1646 PAGE 543, OFFICIAL RECORDS
10. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS PROVIDED IN AN INSTRUMENT RECORDED: 3/21/1957, IN BOOK 2059 PAGE 178, OFFICIAL RECORDS
11. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS PROVIDED IN AN INSTRUMENT RECORDED 6/15/1989, AS INSTRUMENT NO. 89-197335, OF OFFICIAL RECORDS.



### LEGEND

---	BOUNDARY
- - -	EXIST. FENCE
TV	EXIST. UNDERGROUND TV CABLE
TEL	EXIST. UNDERGROUND TELEPHONE LINE
UE	EXIST. UNDERGROUND ELECTRIC LINE
E	EXIST. OVERHEAD ELECTRIC LINE
SS	EXIST. SEWER LINE
W	EXIST. WATER LINE
G	EXIST. GAS LINE
---	EXIST. WALL
(10)	EXIST. CONTOUR
---	PROPOSED RETAINING WALL
[Pattern]	EXIST. PAVER
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	EXIST. WATER VALVE
[Symbol]	EXIST. CONCRETE
[Symbol]	EXIST. SEWER MANHOLE
[Symbol]	EXIST. POWER POLE
[Symbol]	EXIST. IRRIGATION VALVE
[Symbol]	EXIST. SEWER CLEANOUT
[Symbol]	EXIST. TELEPHONE BOX
[Symbol]	EXIST. GUY WIRE
[Symbol]	PROP. CONCRETE
SF	SQUARE FOOT
EX.	EXISTING
MB	MAP BOOK
( )	EXISTING
TG	TOP OF GRATE
TC	TOP OF CURB
PROP	PROPOSED
SD	STORM DRAIN
FL	FLOW LINE
AC	ACRE
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
LP	LOW POINT



PREPARATION DATE: 08/07/17

NO.	REVISIONS	APPROVED	DATE	SEAL	FOMOTOR ENGINEERING 225 S. CIVIC DRIVE, SUITE 1-5 PALM SPRINGS, CA 92262 PH:(760)323-1842 FAX:(760)323-1742	CITY OF DESERT HOT SPRINGS, STATE OF CALIFORNIA PRELIMINARY GRADING FOR PARCEL 12 OF RS 25/84 IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.B.M.	1 OF 1 SHEETS