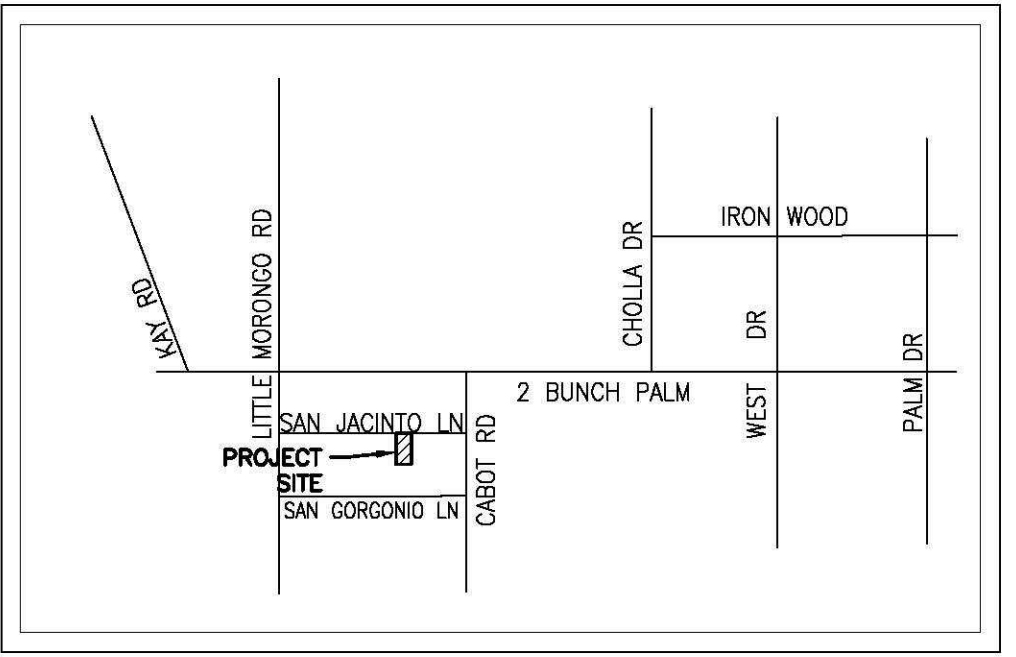


IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

FOR PROPOSED SAN JACINTO CULTIVATION FACILITY
LOCATED AT SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN
SEPTEMBER 2017



ACREAGE

GROSS SITE ACREAGE = 1.26 AC

ASSESSOR'S PARCEL NUMBER

APN: 665-030-036

SITE ADDRESS

X
DESERT HOT SPRINGS, CA 92240

OWNER

SAN JACINTO LN, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
18960 VENTURA BLVD. #25
TARZANA CA, 91356

EARTHWORK CALCULATION:

(CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR BIDDING PURPOSES)

RAW CUT: 80 C.Y.
RAW FILL: 1600 C.Y.

EXISTING UTILITY NOTES

A FIELD SURVEY OF VISIBLE SURFACE UTILITIES WAS PERFORMED IN JANUARY 2016. UTILITY RESEARCH WAS PERFORMED BUT SOME IS STILL PENDING. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT DENOTED HEREON.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 1, ALSO KNOWN AS THE CENTERLINE OF TWO BUNCH PALMS TRAIL(14TH AVE), BEING S89°29'30"W PER RS 21/55.

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.

FEMA FLOOD HAZARD ZONE

ZONE A0: DEPTH 1', VELOCITY 5 FPS

EASEMENT NOTES

PER FIRST AMERICAN TITLE COMPANY, ORDER NO.: 0625-5015490 DATED 09/29/2016:

AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC UTILITY EASEMENT AND INCIDENTAL PURPOSES.

- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE COMPANY, ORDER NO.: 0625-5015490 DATED 09/29/2016:

REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS:
THE WEST ONE-HALF OF PARCEL 19 AS SHOWN ON RECORD OF SURVEY ENTITLED 'RECORD OF SURVEY OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN' ON FILE IN BOOK 21, PAGE 55 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

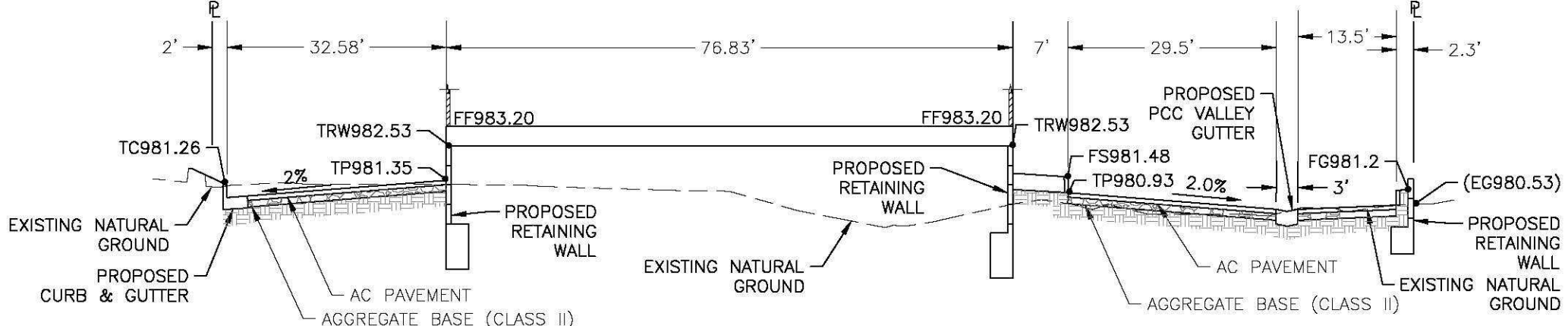
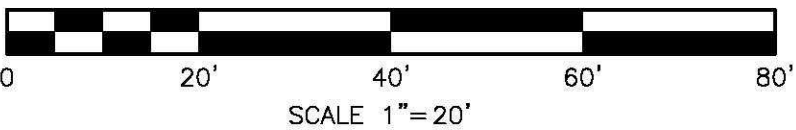
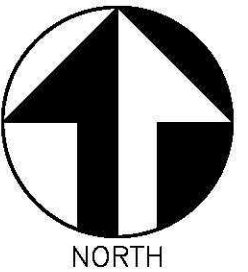
APN: 665-030-036-5

LEGEND

- EXIST. UNDERGROUND ELECTRIC LINE
- EXIST. SEWER LINE
- EXIST. WATER LINE
- EXIST. WALL
- PROP. RET. WALL
- EXIST. CONTOUR
- EXIST. FENCE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- PROP. CONCRETE
- EXIST. SEWER MANHOLE
- STORM WATER FLOW DIRECTION
- EXIST. TREE
- EXIST. SIGN POST
- PROP. STREET LIGHT

ABBREVIATIONS

- | | |
|-------|------------------|
| EXIST | EXISTING |
| EP | EDGE OF PAVEMENT |
| TG | TOP OF GRADE |
| TC | TOP OF CURB |
| PROP | PROPOSED |
| SD | STORM DRAIN |
| FL | FLOW LINE |
| TP | TOP OF PAVEMENT |
| FF | FINISHED FLOOR |
| PL | PROPERTY LINE |
| MIN | MINIMUM |
| TYP | TYPICAL |
| FS | FINISH SURFACE |
| FG | FINISH GROUND |
| AC | ASPHALT CONCRETE |
| RET | RETAINING |
| RW | RIGHT OF WAY |
| GB | GRADE BREAK |
| BOT | BOTTOM |
| RH | RETAIN HEIGHT |

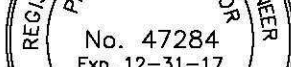


SECTION A-A

NOT TO SCALE

PRELIMINARY

REVISION DATE: 2017/09/21

NO.	REVISIONS	APPROVED	DATE	SEAL	CITY OF DESERT HOT SPRINGS, STATE OF CALIFORNIA		1 OF
					FOMOTOR ENGINEERING 225 S. CIVIC DRIVE, SUITE 1-5 PALM SPRINGS, CA. 92262 (760) 323-1842 FAX (760) 323-1742	PRELIMINARY GRADING PLAN FOR PROPOSED SAN JACINTO CULTIVATION FACILITY APN: 665-030-036	1 SHEET