



LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CA.

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ASSESSOR'S PARCEL NO'S:
665-040-011

PARCEL 42 OF RECORD OF SURVEY, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 21, PAGE 55 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PARCEL IS ALSO KNOWN AS PARCEL 4 OF RECORD OF SURVEY, AS SHOWN ON MAP ON FILE IN BOOK 32, PAGE 95 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

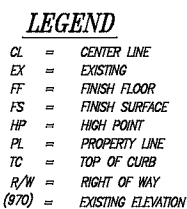
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

A TOPOGRAPHY SURVEY WAS PERFORMED ON
MAY 18, 2017 BY AMIR ENGINEERING

BASIS OF BEARINGS IS THE CENTER LINE OF LITTLE MORONGO ROAD
PER R/S 32/95 BEING N00° 03' 30"E

AUGUST 25, 2017

1. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESERVES AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



A vertical section line with a decorative symbol (a stylized 'S' or 'Z' shape) and a horizontal scale bar below it. The scale bar is marked with 0, 20, 40, 60, and 80. Below the scale bar, the text "SCALE 1"=20'" is written.

LEGEND:

54,556	SQ. FT.	1.25	AC	GROSS AREA
50,920	SQ. FT.	1.17	AC	NET AREA
35,400	SQ. FT.			PROP. BUILDING
17,700	SQ. FT.			PROP. FIRST FLOOR
17,700	SQ. FT.			PROP. SECOND FLOOR
19,932	SQ. FT.			PROPOSED PARKING LOT
3,844	SQ. FT.			PROPOSED SIDEWALK
480	SQ. FT.			PROPOSED DRIVEWAY

5,578 SQ. FT. PROPOSED LANDSCAPING
OCCUPANCY GROUP--F-1 HEMP PRODUCTS
PROPOSED OCCUPANCY LOAD 45
BUILDING TYPE ---- COMMERCIAL M-1
TYPE CONTRUCTION ---- V-N
DESCRIPTION OF THE USE--FACTORY INDUSTRIAL

PARKING CALCULATION:
 REQUIRED PARKING STALLS | PER 250 S. F. OFFICE
 BREAKROOMS, RESTROOMS, CONFERENCE ROOMS
 800 S. F. 250 S. F. = 3.2 STALLS

REQUIRED PARKING STALLS | PER 750 S. F. PACKING
 MANUFACTURING ROOMS, LABORATORY.
 978 S. F. 750 S. F. = 1.3 STALLS

REQ. PARKING STALLS 1 PER 2,500 S. F. CULTIVATION
FLOWERING, CLONE ROOMS, STORAGE ROOM.
33,622 S. F. 2,500 S. F. = 13.45 STALLS
REQUIRED PARKING STALLS 20 STALLS
PROPOSED PARKING STALLS 20 STALLS



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TWO WORKING DAYS BEFORE YOU DIG

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REVISION

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 1000 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262
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TELEPHONE: *(213) 590-4545*

CITY OF DESERT HOT SPRINGS

PROPOSED SITE PLAN
PARCEL #4 RS 32/95, LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO.	SHEET ____
DWG. NO.	OF
CUP 24-17	— SHEETS