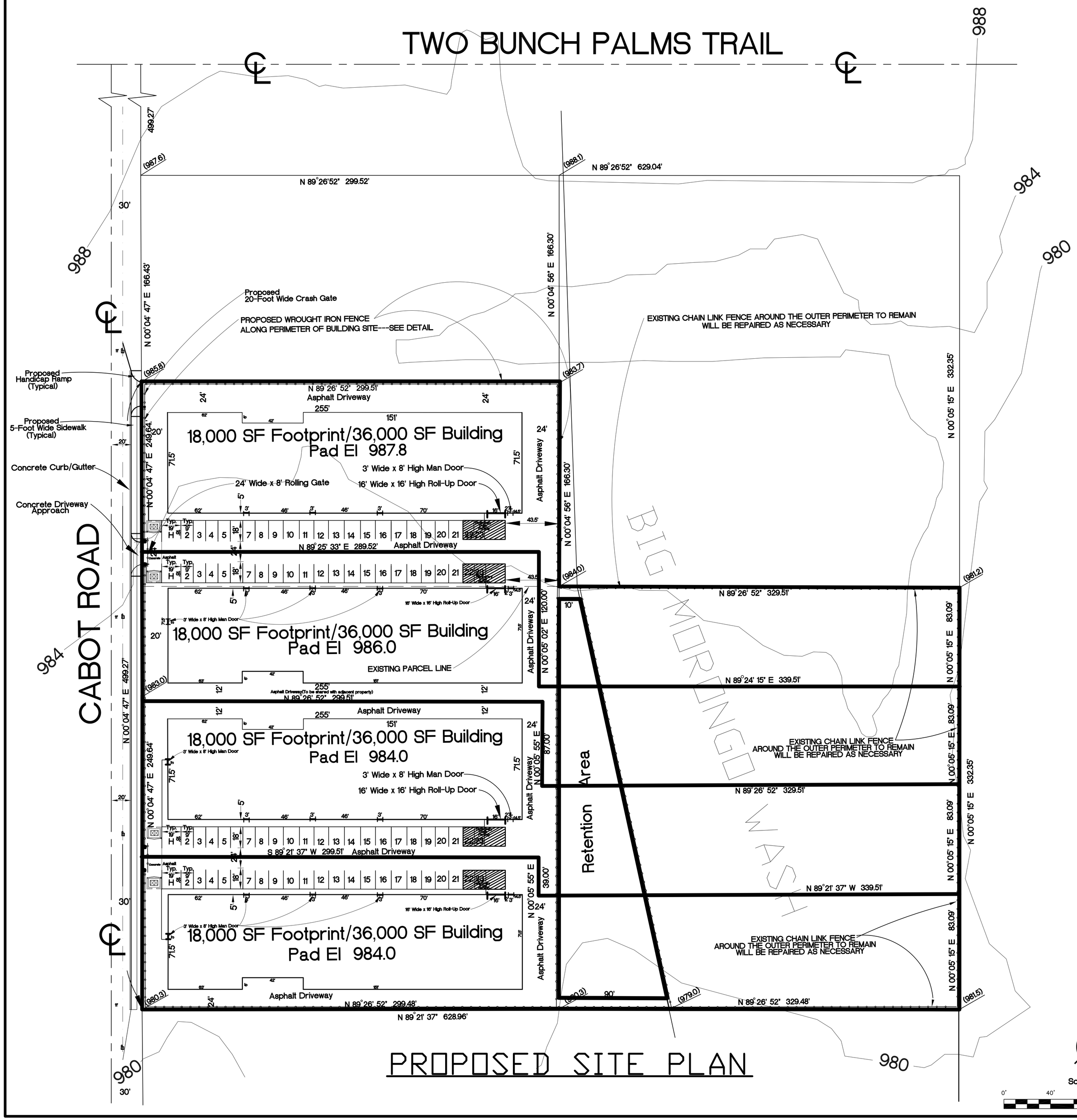
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37065
CONDITIONAL USE PERMIT NUMBERS
09-15 / 01-16 / 18-16 / 19-16

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN

ROBERT J. MAINIERO, P.E. OCTOBER 2016



PROPOSED SITE PLAN

OWNERS-CUP's 09-15 & 18-16
CABOT BUILDING PARTNERS, LLC
P. O. Box 2125
Palm Springs, CA 92264
Rob Allen
(760) 219-8118 RobAllen2004@aol.com
Allen Cooper
(760) 219-7574 lccinc1@msn.com

OWNERS-CUP's 01-16 & 19-16
AB & D Holdings, LLC
4040 North Perris Boulevard
Perris, CA 92571
AmandaBui
(714) 336-4420 AmandaBui@gmail.com

ENGINEER
Robert J. Mainiero, P.E.
P.O. Box 2410
Palm Springs, CA 92263
(760) 413-7127 Cell
(760) 992-0702 Fax
RCE 25658 psbob596@aol.com

CURRENT 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 PLAN/ZONING

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

OCCUPANCY: U

ACREAGE
Gross/Net 6.29 Acres/3.50 Net Useable Acres

EXISTING SEPTIC SYSTEMS/WELLS
None

SEWAGE DISPOSAL
Off-Site Sewage Disposal---Sewer Main Extension to Two Bunch Palms Trail

FLOOD HAZARD DESIGNATION
The property is shown in the AO Zone(Depth 1 foot, Velocity 4fps) on the FEMA Map for Desert Hot Springs Community Panel Number 060251 0005 C dated September 30, 1988.

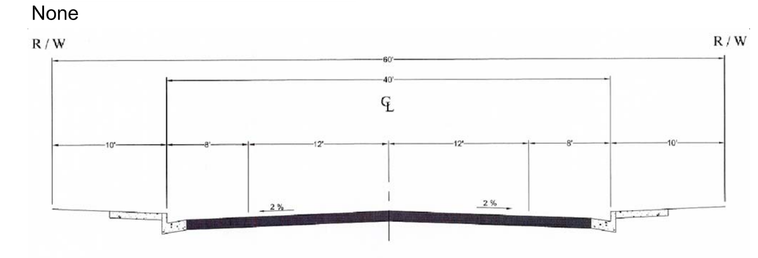
SLOPE ANALYSIS
The site has a slope of less than 10%.
The actual slope is less than 2.2% from Northwest to Southeast.

GRADING
See Preliminary Grading Plan.

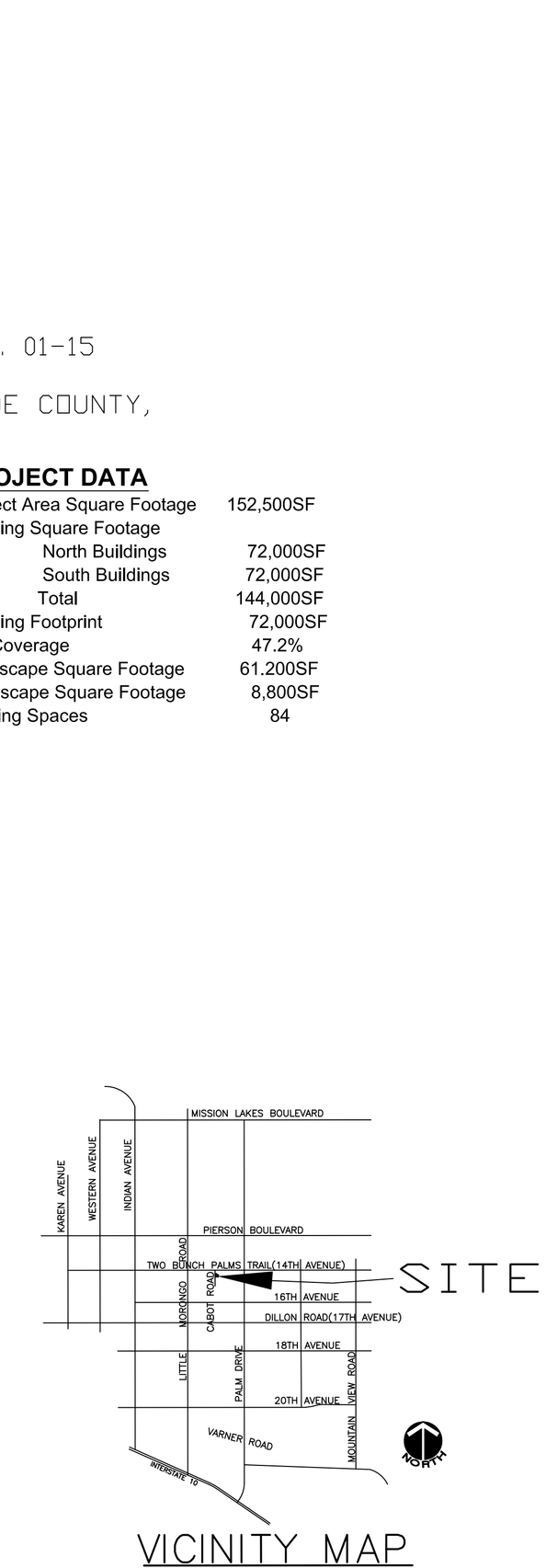
HAZARDOUS PRODUCTS
None

PROJECT DATA

Project Area Square Footage	152,500SF
Building Square Footage	
North Buildings	72,000SF
South Buildings	72,000SF
Total	144,000SF
Building Footprint	72,000SF
Lot Coverage	47.2%
Hardscape Square Footage	61.200SF
Landscape Square Footage	8,800SF
Parking Spaces	84



LOCAL COLLECTOR
STREET SECTION



VICINITY MAP
N.T.S.

NORTH
Scale : 1" = 40'
0' 40' 80' 120' 160'

LEGEND

	EXISTING CHAIN LINK FENCE
	PROPOSED WROUGHT IRON FENCE
980	EXISTING CONTOUR
℄	STREET CENTERLINE
	EDGE OF PAVEMENT
(981.5)	EXISTING ELEVATION

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