

VICINITY MAP  
N.T.S.

**SITE ADDRESS:**

LITTLE MORONGO ROAD  
DESERT HOT SPRINGS, CA

**OWNER/APPLICANT/DEVELOPER:**

KAMI AMIRIANFAR  
737 CROCKER STREET  
LOS ANGELES, CA 90021  
TELEPHONE: 213-590-4545

**ASSESSOR'S PARCEL NO'S:**

665-040-011

**LEGAL DESCRIPTION:**

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.

**NOTE:**

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

**BASIS OF BEARINGS:**

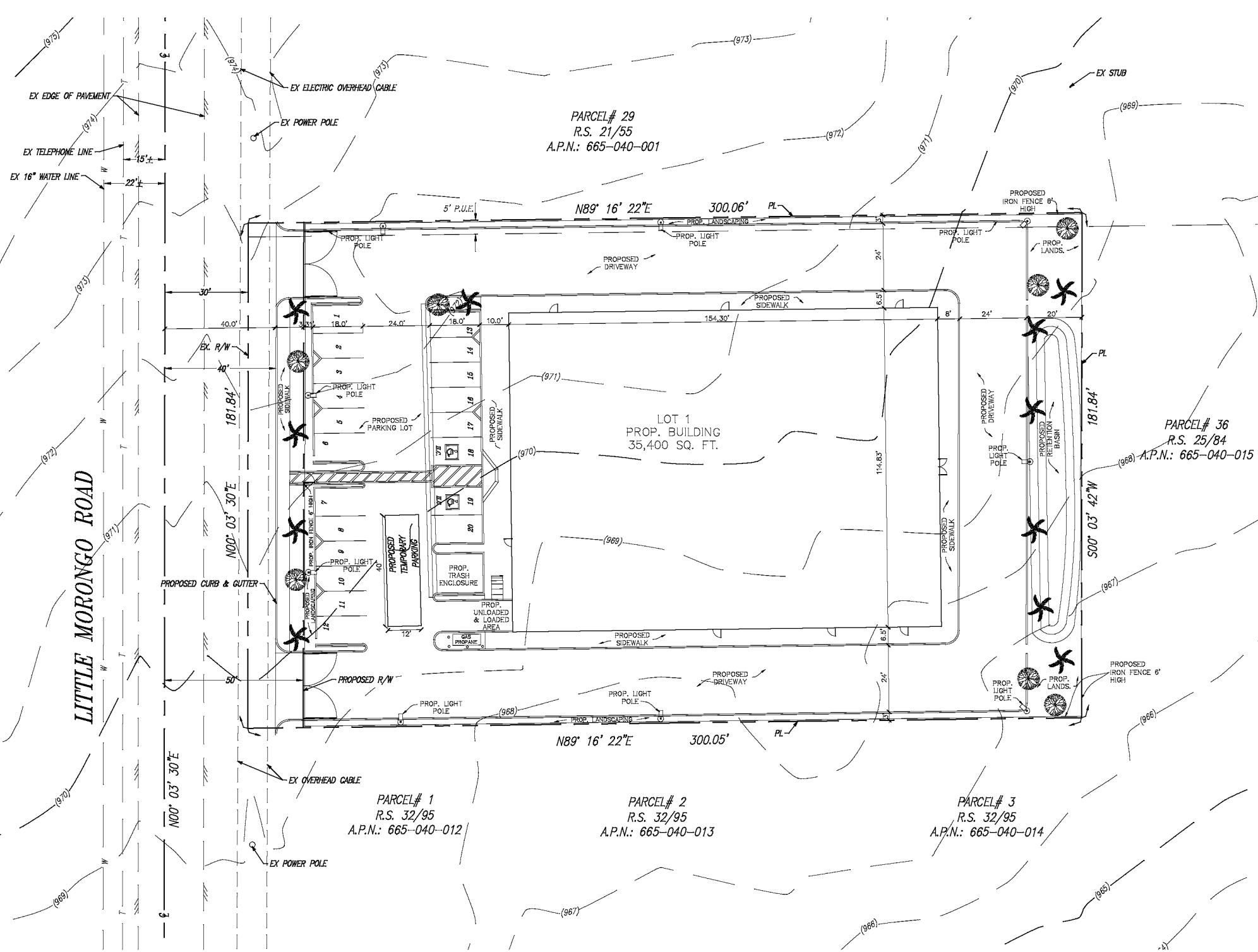
BASIS OF BEARINGS IS THE CENTER LINE OF LITTLE MORONGO ROAD PER R/S 32/95 BEING N00° 03' 30"E

**DATE OF PREPARATION:**

AUGUST 25, 2017

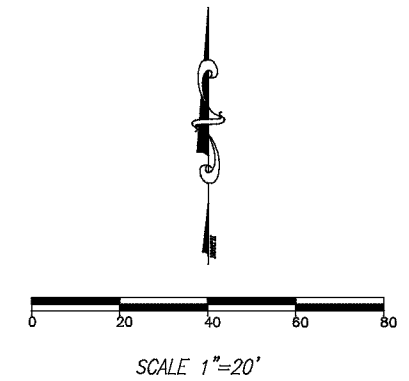
**NOTE:**

- 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.
- 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 OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS 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 WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



**LEGEND**

CL	=	CENTER LINE
EX	=	EXISTING
FF	=	FINISH FLOOR
FS	=	FINISH SURFACE
HP	=	HIGH POINT
PL	=	PROPERTY LINE
TC	=	TOP OF CURB
R/W	=	RIGHT OF WAY
(970)	=	EXISTING ELEVATION



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 CONSTRUCTION ---- V-N  
 DESCRIPTION OF THE USE--FACTORY INDUSTRIAL

PARKING CALCULATION:  
 REQUIRED PARKING STALLS I PER 250 S. F. OFFICE  
 BREAKROOMS, RESTROOMS, CONFERENCE ROOMS  
 800 S. F. 250 S. F. = 3.2 STALLS  
 REQUIRED PARKING STALLS I PER 750 S. F. PACKING  
 MANUFACTURING ROOMS, LABORATORY.  
 978 S. F. 750 S. F. = 1.3 STALLS

REQ. PARKING STALLS I 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

Underground Service Alert

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800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

"RECORD DRAWING"	
REVISION	

**AMIR ENGINEERING & SURVEYING INC**  
 160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262  
 PH. (760) 318-7424 FAX (760) 318-7410

**OWNER: KAMI AMIRIANFAR**  
 737 CROCKER STREET  
 LOS ANGELES, CA. 90021  
 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