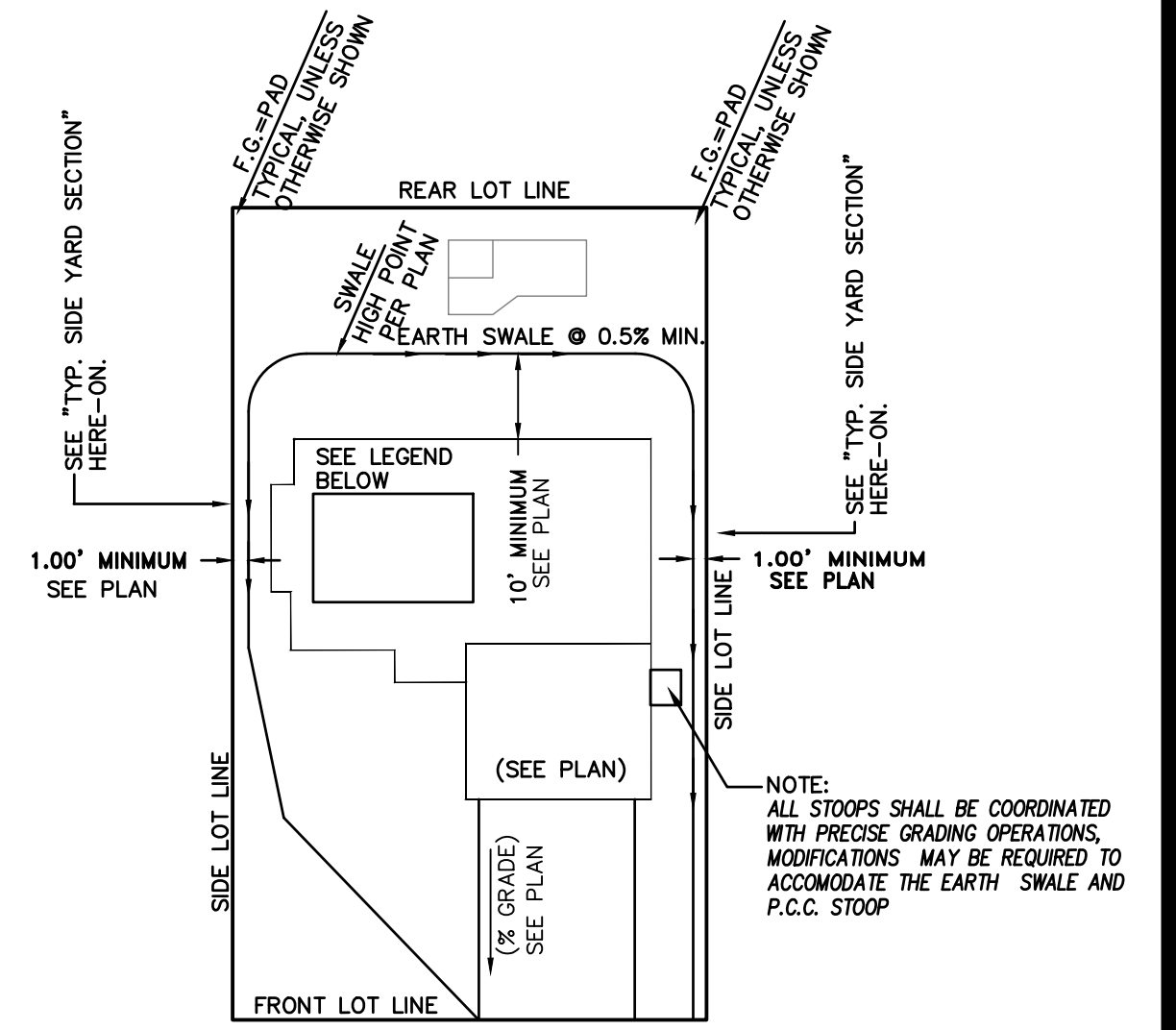
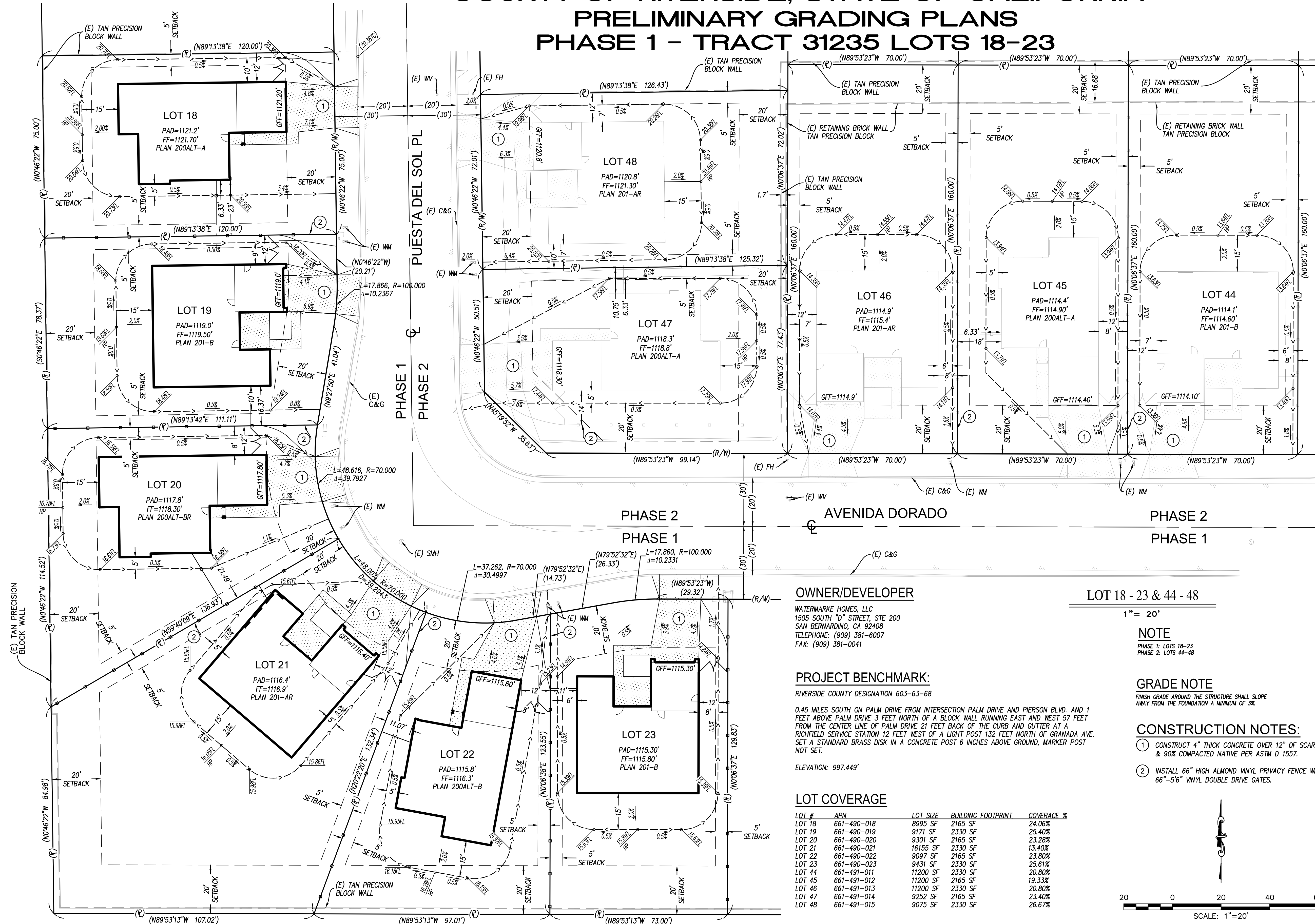
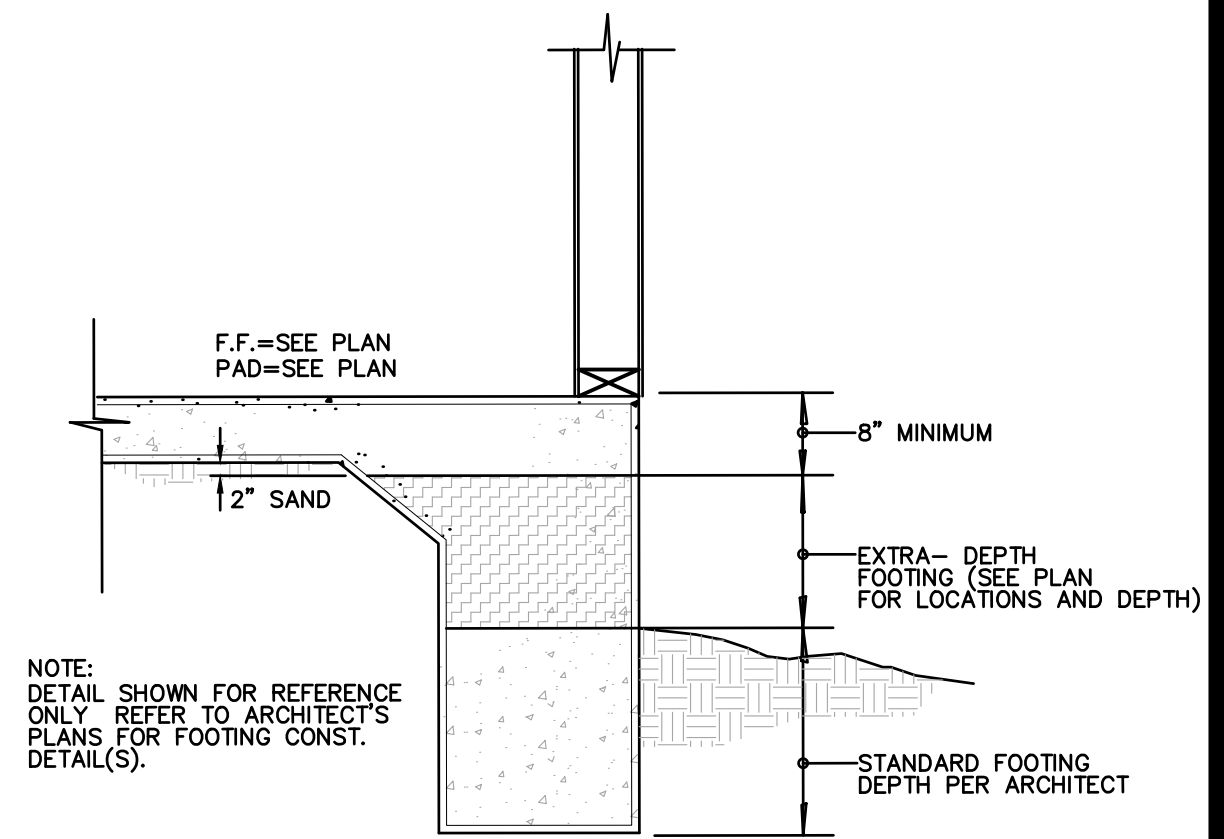


SUNSET SPRINGS
IN THE CITY OF DESERT HOT SPRINGS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING PLANS
PHASE 1 - TRACT 31235 LOTS 18-23



TYPICAL PRECISE GRADING DETAIL
NO SCALE



DETAIL A
NO SCALE

OWNER/DEVELOPER

WATERMARKE HOMES, LLC
1505 SOUTH "D" STREET, STE 200
SAN BERNARDINO, CA 92408
TELEPHONE: (909) 381-6007
FAX: (909) 381-0041

PROJECT BENCHMARK:

RIVERSIDE COUNTY DESIGNATION 603-63-68

0.45 MILES SOUTH ON PALM DRIVE FROM INTERSECTION PALM DRIVE AND PIERSON BLVD. AND 1 FEET ABOVE PALM DRIVE 3 FEET NORTH OF A BLOCK WALL RUNNING EAST AND WEST 57 FEET FROM THE CENTER LINE OF PALM DRIVE 21 FEET BACK OF THE CURB AND GUTTER AT A RICHFIELD SERVICE STATION 12 FEET WEST OF A LIGHT POST 132 FEET NORTH OF GRANADA AVE. SET A STANDARD BRASS DISK IN A CONCRETE POST 6 INCHES ABOVE GROUND, MARKER POST NOT SET.

ELEVATION: 997.449'

LOT COVERAGE

LOT #	APN	LOT SIZE	BUILDING FOOTPRINT	COVERAGE %
LOT 18	661-490-018	8995 SF	2165 SF	24.06%
LOT 19	661-490-019	9171 SF	2330 SF	25.40%
LOT 20	661-490-020	9301 SF	2165 SF	23.28%
LOT 21	661-490-021	16155 SF	2330 SF	13.40%
LOT 22	661-490-022	9097 SF	2165 SF	23.80%
LOT 23	661-490-023	9431 SF	2330 SF	25.61%
LOT 44	661-491-011	11200 SF	2330 SF	20.80%
LOT 45	661-491-012	11200 SF	2165 SF	19.33%
LOT 46	661-491-013	11200 SF	2330 SF	20.80%
LOT 47	661-491-014	9252 SF	2165 SF	23.40%
LOT 48	661-491-015	9075 SF	2330 SF	26.67%

LOT 18 - 23 & 44 - 48

1" = 20'

NOTE

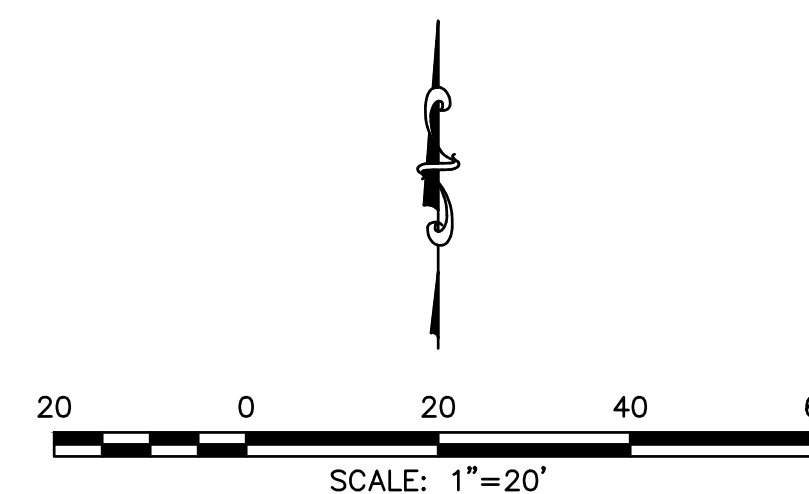
PHASE 1: LOTS 18-23
PHASE 2: LOTS 44-48

GRADE NOTE

FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 3%.

CONSTRUCTION NOTES:

- CONSTRUCT 4" THICK CONCRETE OVER 12" OF SCARIFIED & 90% COMPACTED NATIVE PER ASTM D 1557.
- INSTALL 66" HIGH ALMOND VINYL PRIVACY FENCE WITH 66"-56" VINYL DOUBLE DRIVE GATES.



EXTRA-DEPTH FOOTING (E.D.F.) LEGEND
NO SCALE



BENCHMARK:
SEE ABOVE.

BASIS OF BEARING:
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, PER RS 32/4

PRIVATE ENGINEER	BY	DATE

REVISIONS

CITY ENGINEER	APPR.	DATE

DESIGNED BY	JTS
DRAWN BY	FA
CHECKED BY	JTS
REVISED ON	03-26-20



COMPANY NAME

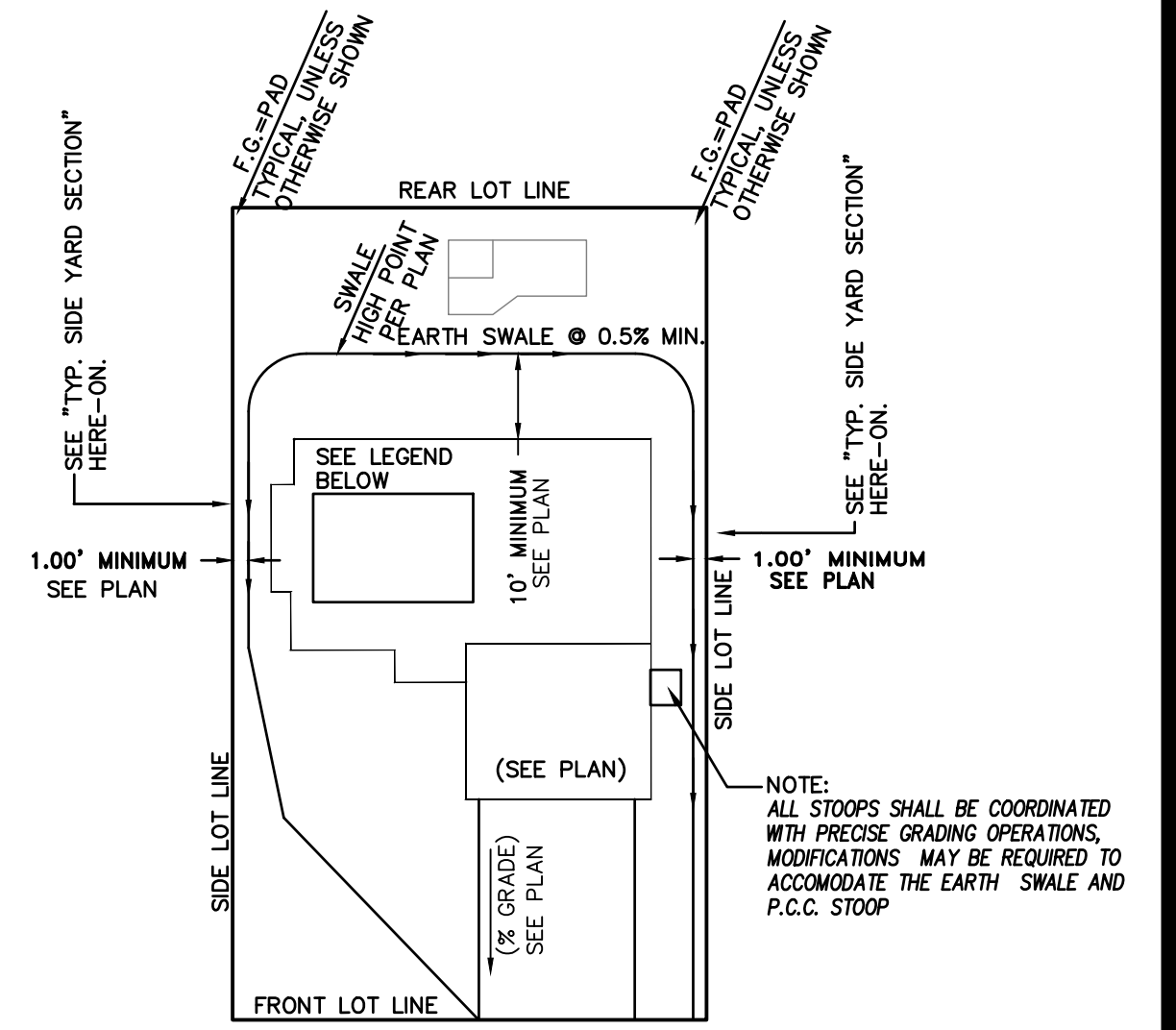
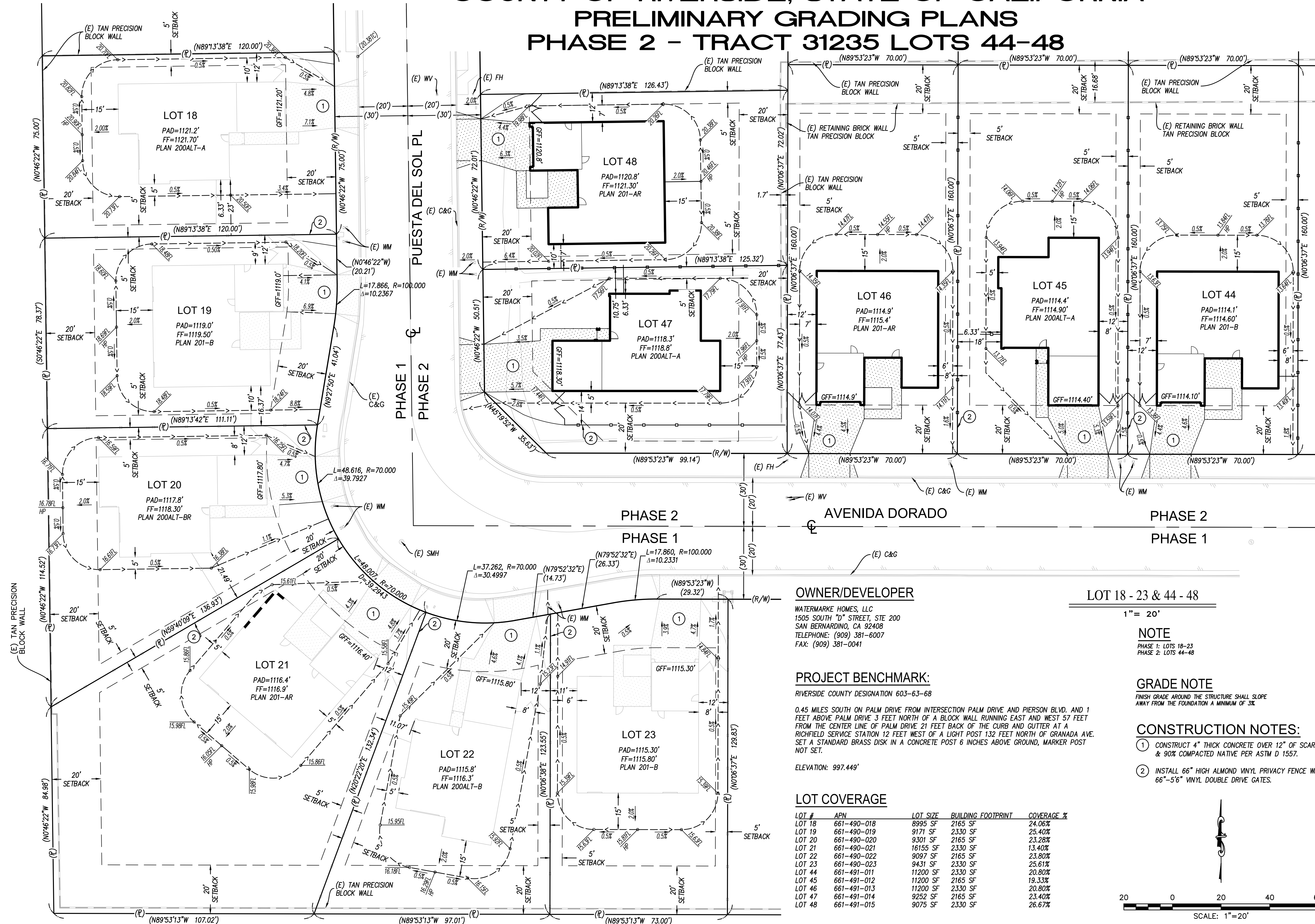


CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS	
APPROVED BY:	
DANIEL PORRAS, P.E., PUBLIC WORKS DIRECTOR	DATE
RECOMMENDED FOR APPROVAL BY:	
RAMY BESHARA, ASSOCIATE ENGINEER	DATE

CITY OF DESERT HOT SPRINGS
PRECISE GRADING PLAN WATERMARKE HOMES LLC COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PRELIMINARY GRADING PLAN
APN: 661-490-018, 019, 020, 021, 022 & 023 661-491-011, 012, 013, 014 & 015

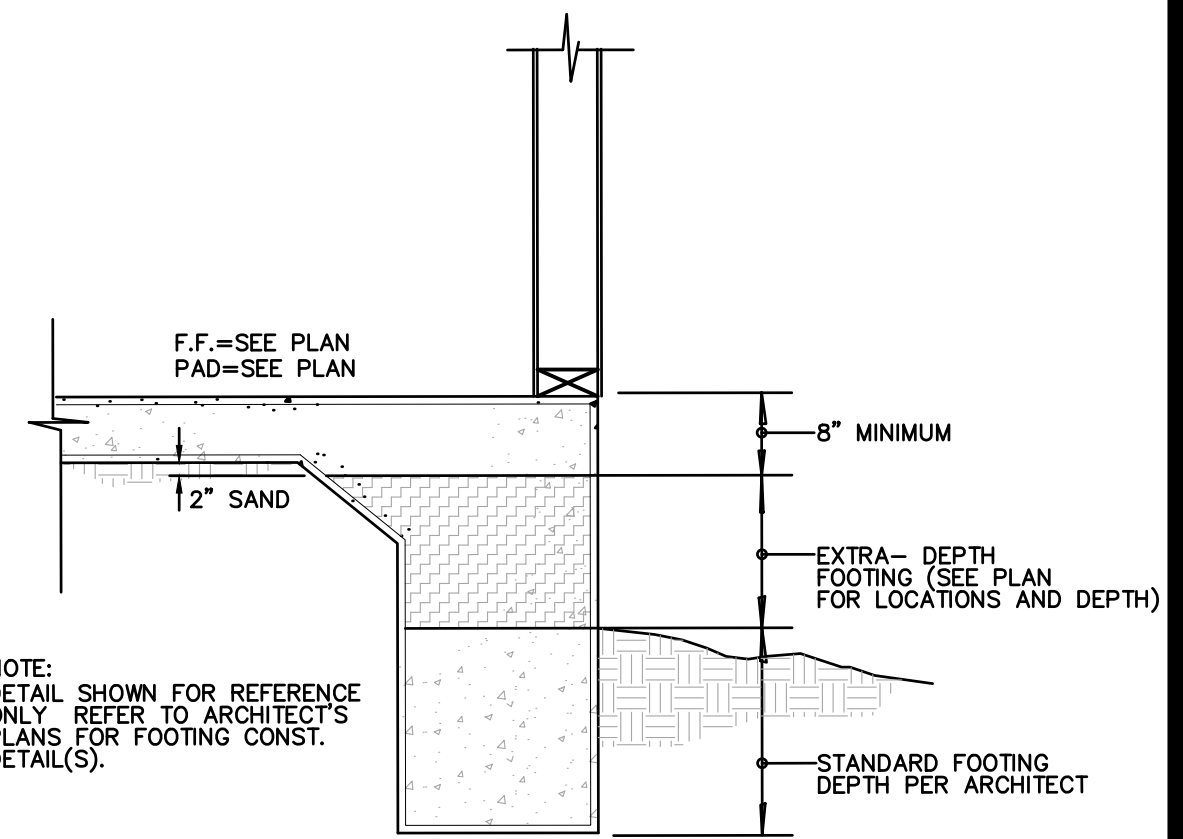
SHEET 1
OF 2
PRIVATE REFERENCE #
CITY REFERENCE #

SUNSET SPRINGS
IN THE CITY OF DESERT HOT SPRINGS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING PLANS
PHASE 2 - TRACT 31235 LOTS 44-48



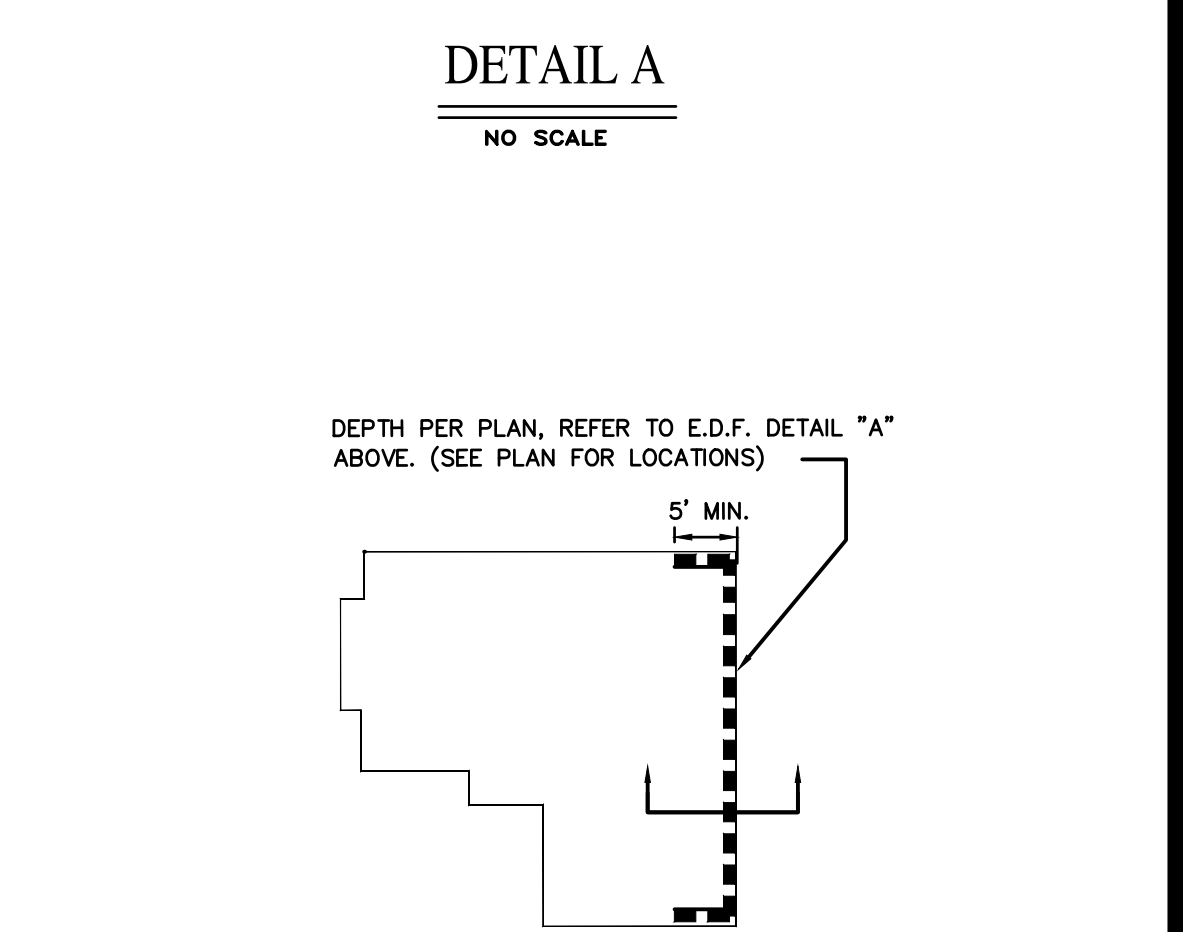
TYPICAL PRECISE GRADING DETAIL

NO SCALE



DETAIL A

NO SCALE



EXTRA-DEPTH FOOTING (E.D.F.) LEGEND

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OWNER/DEVELOPER

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SAN BERNARDINO, CA 92408
TELEPHONE: (909) 381-6007
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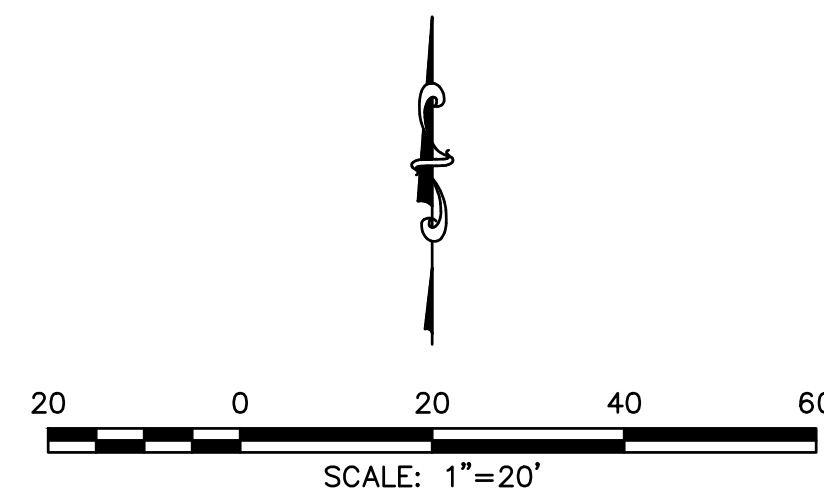
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COMPANY NAME



CITY OF DESERT HOT SPRINGS DEPARTMENT OF PUBLIC WORKS	
APPROVED BY:	
DANIEL PORRAS, P.E., PUBLIC WORKS DIRECTOR	DATE
RECOMMENDED FOR APPROVAL BY:	
RAMY BESHARA, ASSOCIATE ENGINEER	DATE

CITY OF DESERT HOT SPRINGS
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APN: 661-490-018, 019, 020, 021, 022 & 023 661-491-011, 012, 013, 014 & 015

SHEET 2
OF 2
PRIVATE REFERENCE #
CITY REFERENCE #