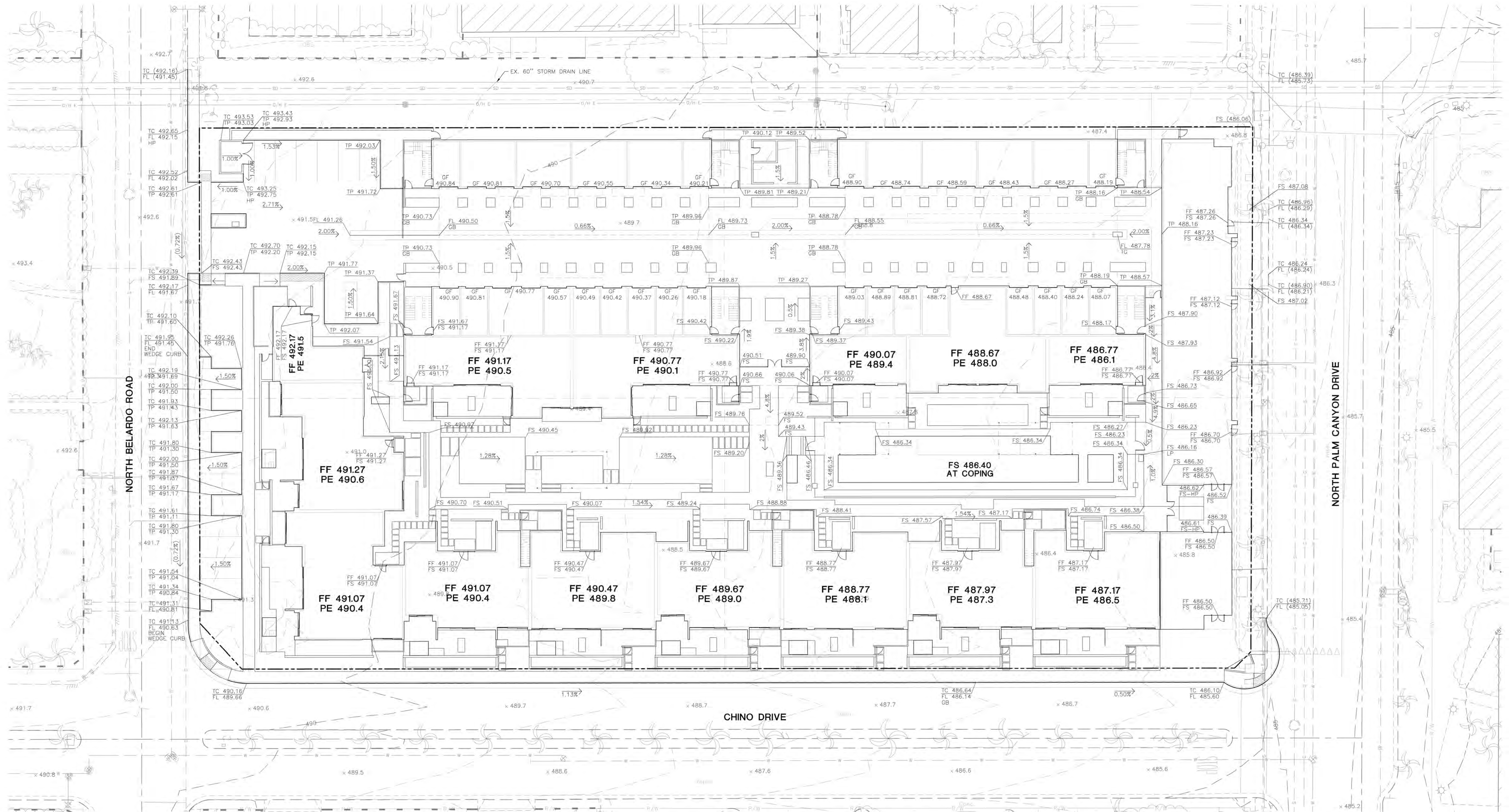




Perspective View from Palm Canyon Dr at W. Chino Dr

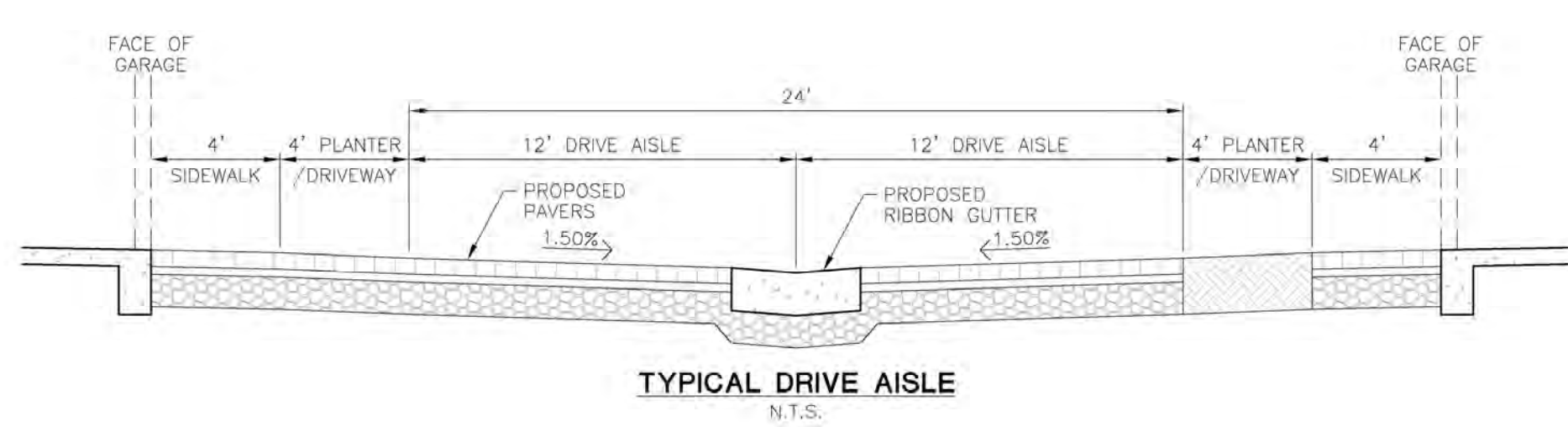
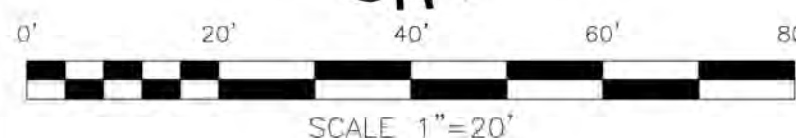
RIOS



NORTH BELARDO ROAD

NORTH PALM CANYON DRIVE

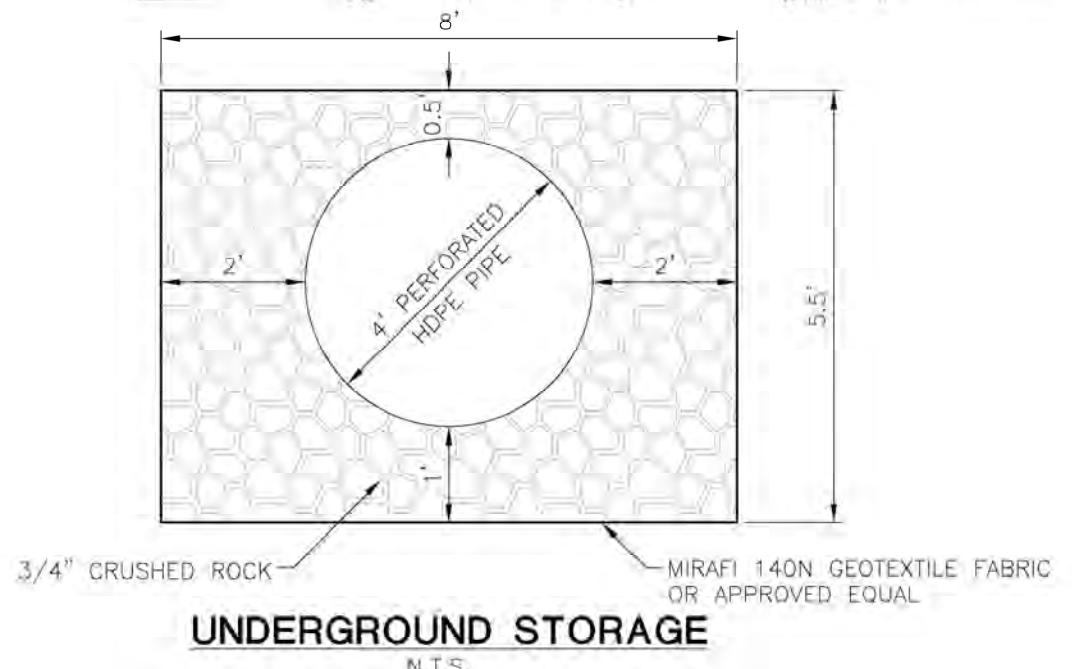
CHINO DRIVE



- LEGEND**
- PROPOSED STORM DRAIN
 - PROPOSED UNDERGROUND RETENTION (PERFORATED CMP)

PRELIMINARY EARTHWORK ESTIMATE

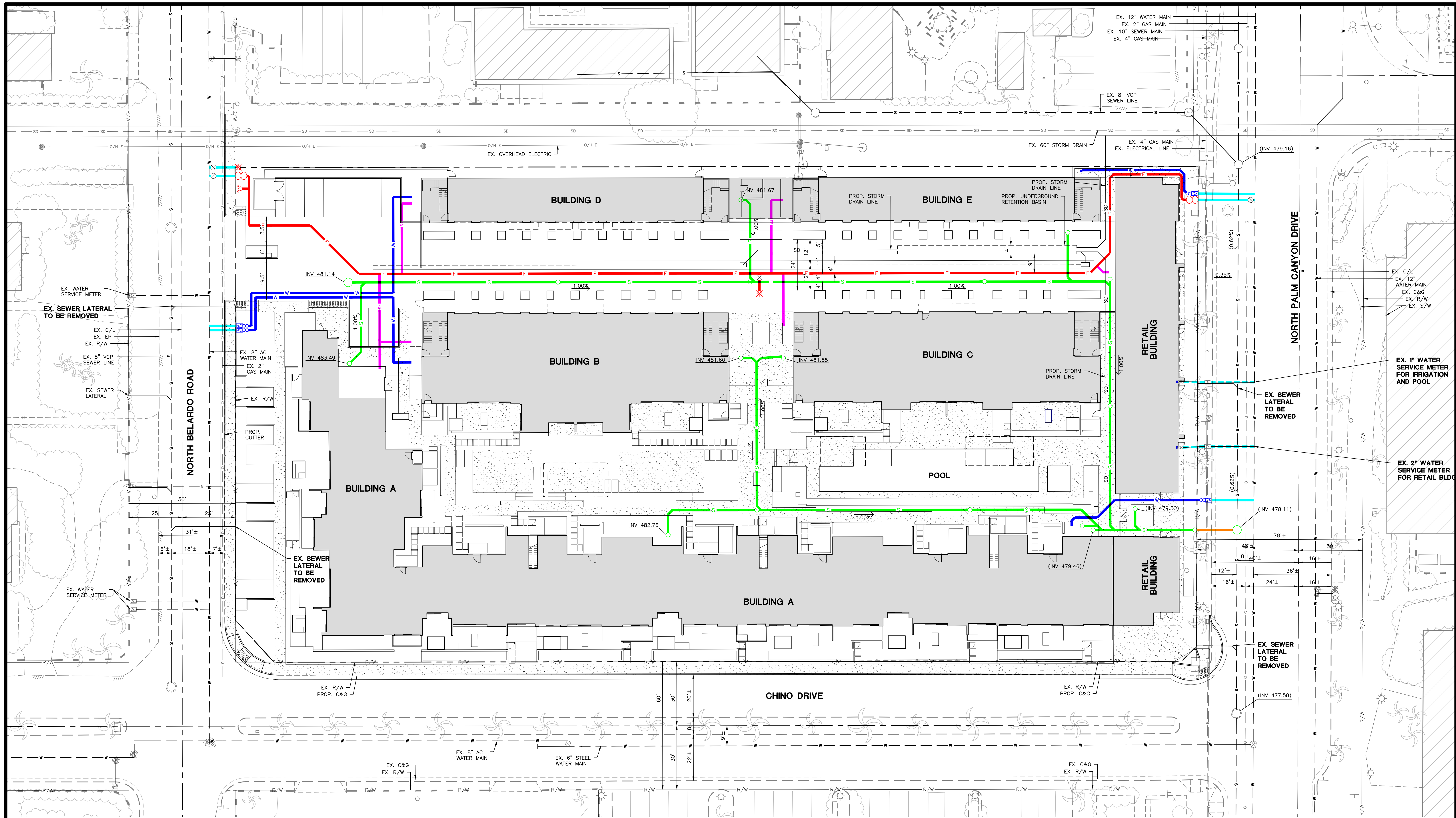
RAW CUT	1,449 C.Y.
RAW FILL	2,087 C.Y.



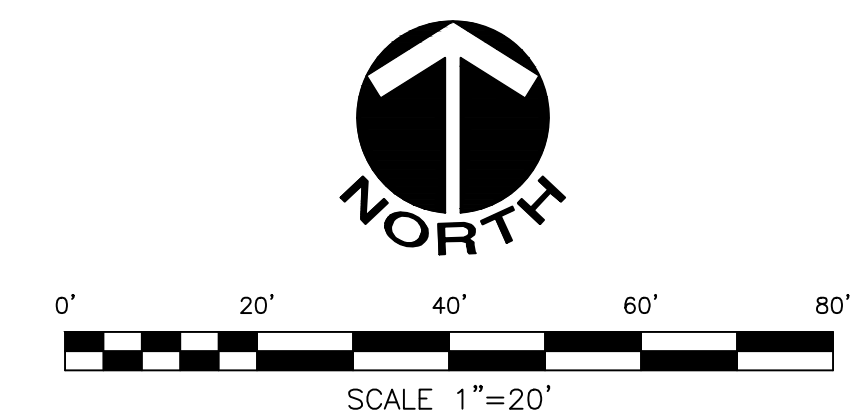
PROJECT NAME:	24-UNIT MULTI-FAMILY RESIDENTIAL
MAP NUMBER:	575 NORTH PALM CANYON DRIVE
PLAN:	PRELIMINARY GRADING EXHIBIT
EXHIBIT DATE:	MARCH 14, 2023

MSA CONSULTING, INC.
 Civil Engineering • Land Surveying • Landscape Architecture
 Planning • Environmental Services • Dry Utility Coordination • GIS
 34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultinginc.com

DESIGN BY
 SAU
 DRAWN BY
 SAU
 CHECK BY
 RRR



- LEGEND**
- F PROPOSED PRIVATE 8" PVC FIRE LINE
 - FS PROPOSED PRIVATE 6" PVC FIRE SERVICE LINE
 - S PROPOSED PUBLIC 8" VCP SEWER LINE
 - W PROPOSED PRIVATE 8" PVC SEWER LINE
 - W PROPOSED PRIVATE 3" PVC WATER LINE
 - PROPOSED WATER SERVICE LINE
 - EXISTING WATER SERVICE LINE
 - PROPOSED DETECTOR CHECK
 - ⊗ PROPOSED HYDRANT
 - ⊕ PROPOSED FIRE DEPT. CONNECTION
 - PROPOSED WATER METER
 - PROPOSED SEWER CLEAN OUT
 - PROPOSED SEWER MANHOLE



PROJECT NAME:	24-UNIT MULTI-FAMILY RESIDENTIAL
MAP NUMBER:	575 NORTH PALM CANYON DRIVE
PLAN:	PRELIMINARY WATER AND SEWER EXHIBIT
EXHIBIT DATE:	MARCH 2023

MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com

DESIGN BY: LAC
 DRAWN BY: BN LAC
 CHECK BY: MTC

TENTATIVE TRACT MAP NO. 38190

EXHIBIT DATE: AUGUST 3, 2021

REVISIONS		
NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER:	PETER MAHLER		
ADDRESS:	250 EAST WISCONSIN AVENUE, SUITE 1610 MILWAUKEE, WISCONSIN 53202		
CONTACT:		TELEPHONE:	(323) 200-2663
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	MARCH 30, 2018	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	505-322-001, 505-322-002, 505-322-003 & 505-322-004		

LEGAL DESCRIPTION:
LOTS 1, 2, 3 & 4, BLOCK 6 OF VISTA ACRES M.B. 11/2, EXCEPT PARCEL 6050-28 AS SHOWN ON R.S. 42/43-48, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DESCRIPTION:	AREA (SF)	AREA (AC.)
EXISTING GROSS AREA	104,639 SF	2.40 AC.
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (NORTH INDIAN CANYON DRIVE, WEST CHINO DRIVE AND NORTH BELARDO ROAD)	202 SF	0.00 AC.
PROPOSED NET AREA (RESIDENTIAL LOT 1)	104,437 SF	2.40 AC.

EXISTING ZONING:	CENTRAL BUSINESS DISTRICT ZONE (CBD) / LIMITED MULTIPLE-FAMILY RESIDENTIAL ZONE (R2)
PROPOSED ZONING:	RETAIL BUSINESS ZONE (C-1)

EXISTING GENERAL PLAN LAND USE:	CENTRAL BUSINESS DISTRICT
PROPOSED GENERAL PLAN LAND USE:	NEIGHBORHOOD COMMUNITY COMMERCIAL (NCC)

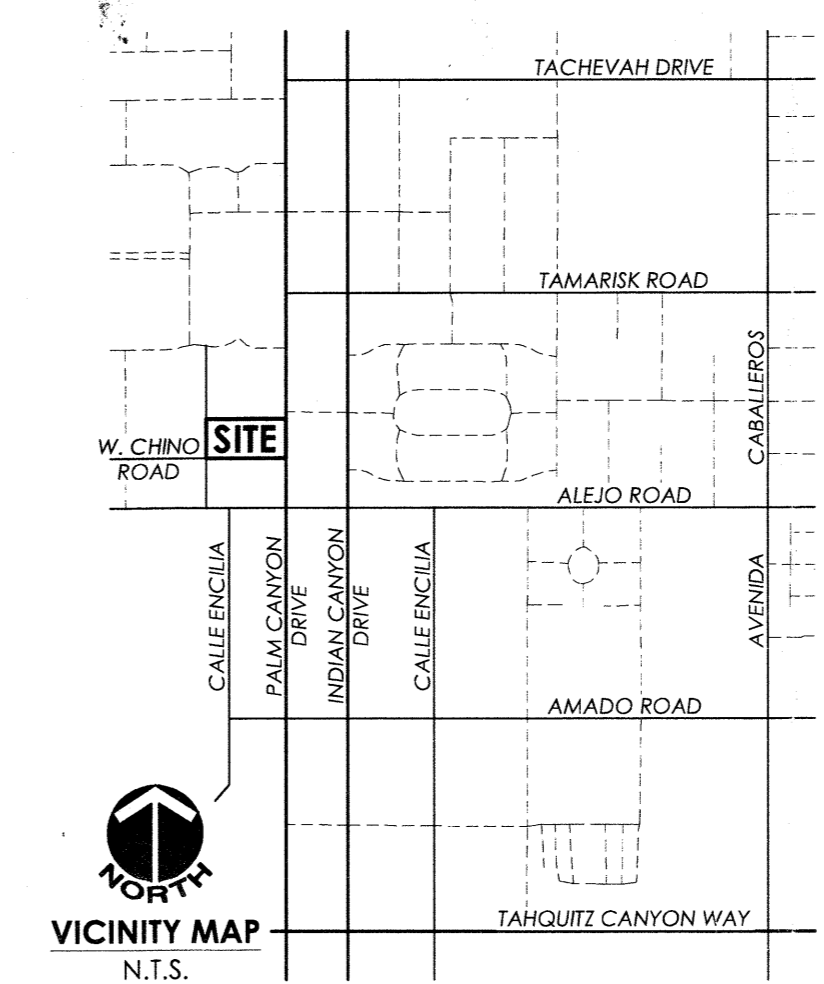
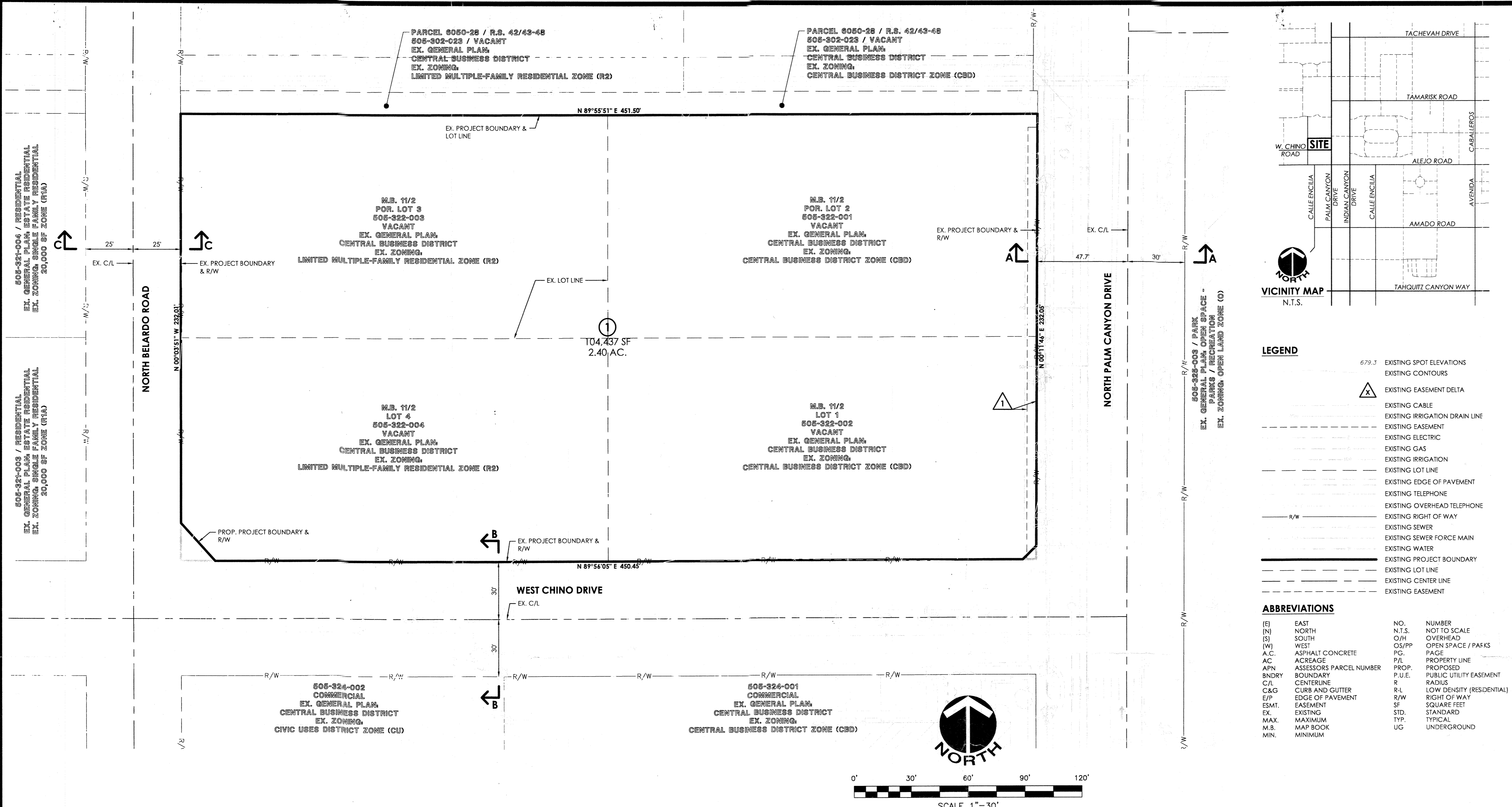
PUBLIC UTILITY PURVEYORS:		
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
TELEPHONE:	FRONTIER COMMUNICATIONS	(800) 921-8101
WATER:	DESERT WATER AGENCY	(760) 323-4971
CABLE:	SPECTRUM	(877) 719-3278
SEWER:	CITY OF PALM SPRINGS	(760) 323-8166
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

EXISTING EASEMENT NOTES:
AN EASEMENT IN FAVOR OF THE CITY OF PALM SPRINGS, FOR SIDEWALK AND PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 2015 AS INSTRUMENT NO. NO. 2015-0096229 (PLOTTED HEREON)

FEMA FLOOD ZONE DESIGNATION:
ZONE "X": AREA OF MINIMAL FLOOD HAZARD
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER: 0606SCT1558G, EFFECTIVE DATE: AUGUST 28, 2008

LIQUEFACTION: MODERATE LIQUEFACTION ZONE

NOTES:
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
2. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.



- LEGEND**
- 679.3 EXISTING SPOT ELEVATIONS
 - EXISTING CONTOURS
 - EXISTING EASEMENT DELTA
 - EXISTING CABLE
 - EXISTING IRRIGATION DRAIN LINE
 - EXISTING EASEMENT
 - EXISTING ELECTRIC
 - EXISTING GAS
 - EXISTING IRRIGATION
 - EXISTING LOT LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING TELEPHONE
 - EXISTING OVERHEAD TELEPHONE
 - EXISTING RIGHT OF WAY
 - EXISTING SEWER
 - EXISTING SEWER FORCE MAIN
 - EXISTING WATER
 - EXISTING PROJECT BOUNDARY
 - EXISTING LOT LINE
 - EXISTING CENTER LINE
 - EXISTING EASEMENT
- ABBREVIATIONS**
- | | | | |
|-------|--------------------------|--------|---------------------------|
| (E) | EAST | NO. | NUMBER |
| (N) | NORTH | N.T.S. | NOT TO SCALE |
| (S) | SOUTH | O/H | OVERHEAD |
| (W) | WEST | OS/PP | OPEN SPACE / PARKS |
| A.C. | ACREAGE | PG. | PAGE |
| AC | ASPHALT CONCRETE | P/L | PROPERTY LINE |
| APN | ASSESSOR'S PARCEL NUMBER | PROP. | PROPOSED |
| BNDRY | BOUNDARY | P.U.E. | PUBLIC UTILITY EASEMENT |
| C/L | CENTERLINE | R | RADIUS |
| C&G | CURB AND GUTTER | R.L. | LOW DENSITY (RESIDENTIAL) |
| E/P | EDGE OF PAVEMENT | R/W | RIGHT OF WAY |
| ESMT. | EASEMENT | SF | SQUARE FEET |
| EX. | EXISTING | STD. | STANDARD |
| MAX. | MAXIMUM | TYP. | TYPICAL |
| M.B. | MAP BOOK | UG | UNDERGROUND |
| MIN. | MINIMUM | | |

