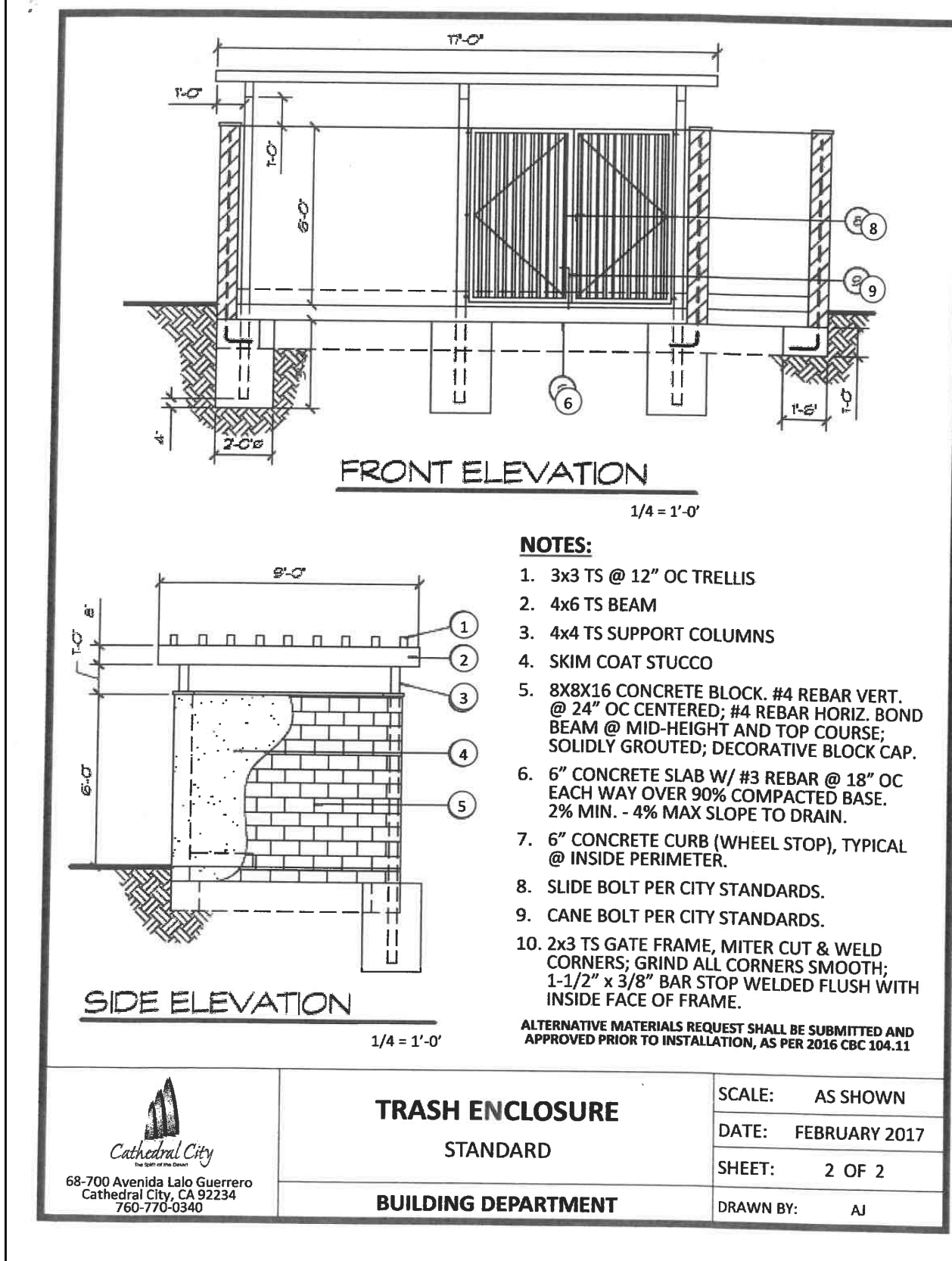
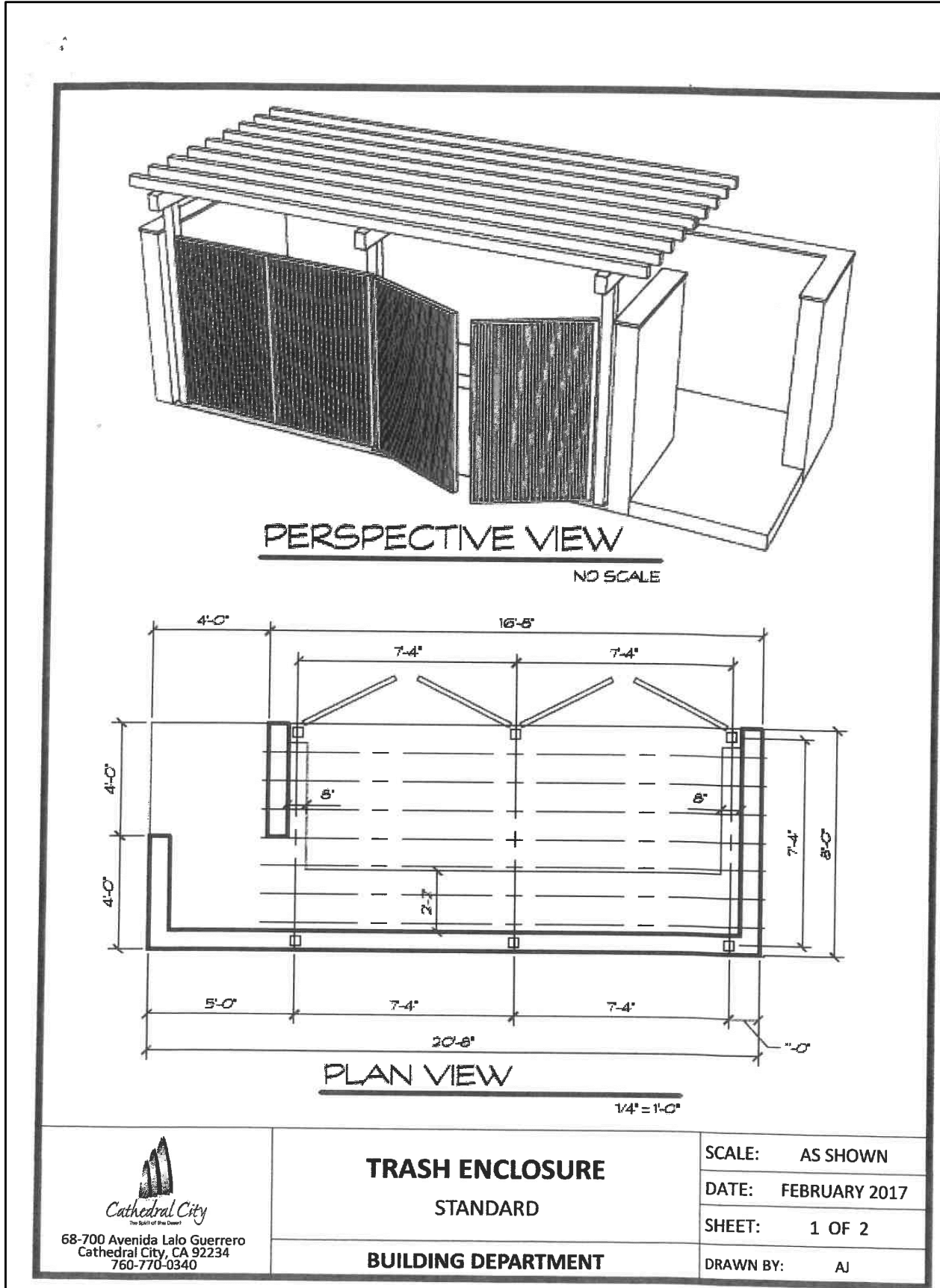
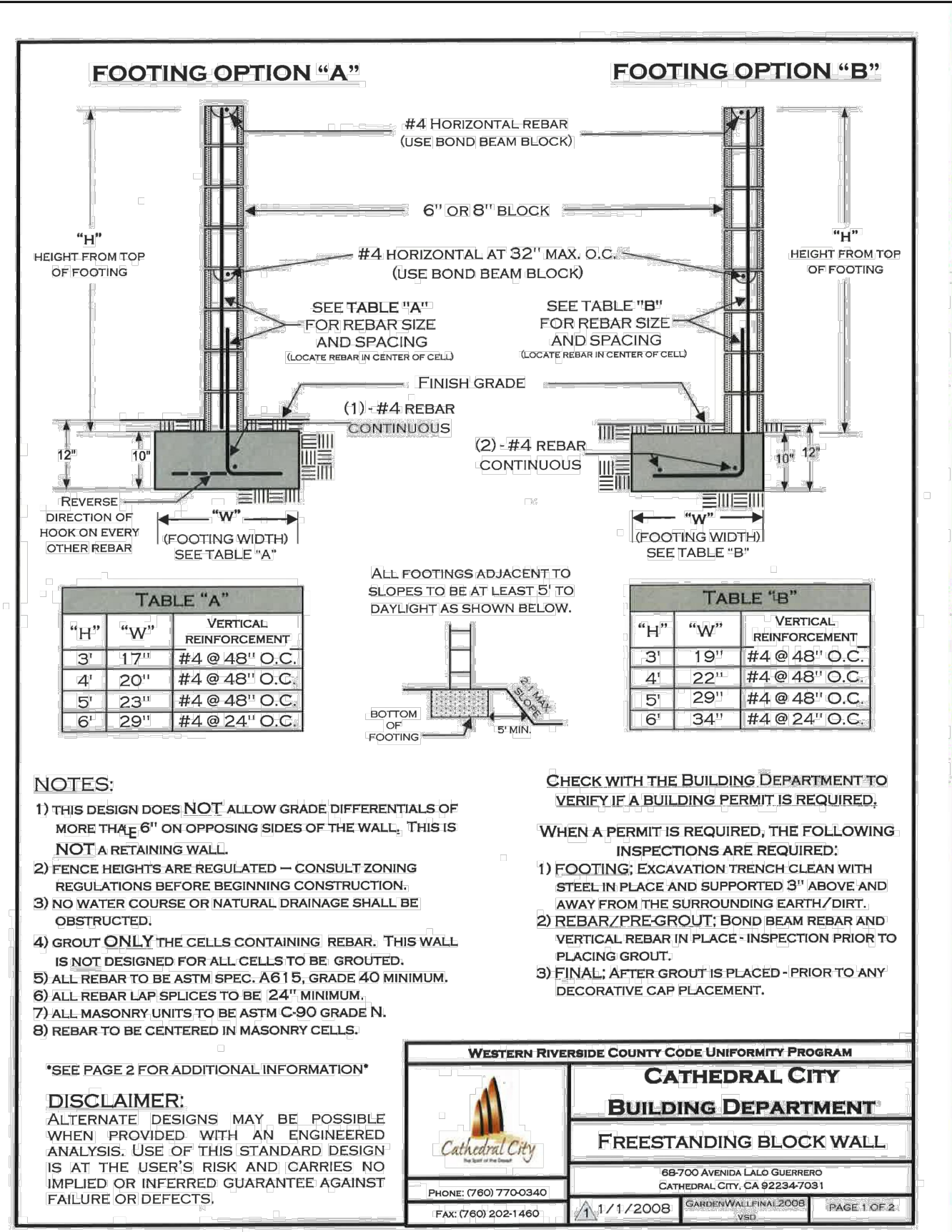
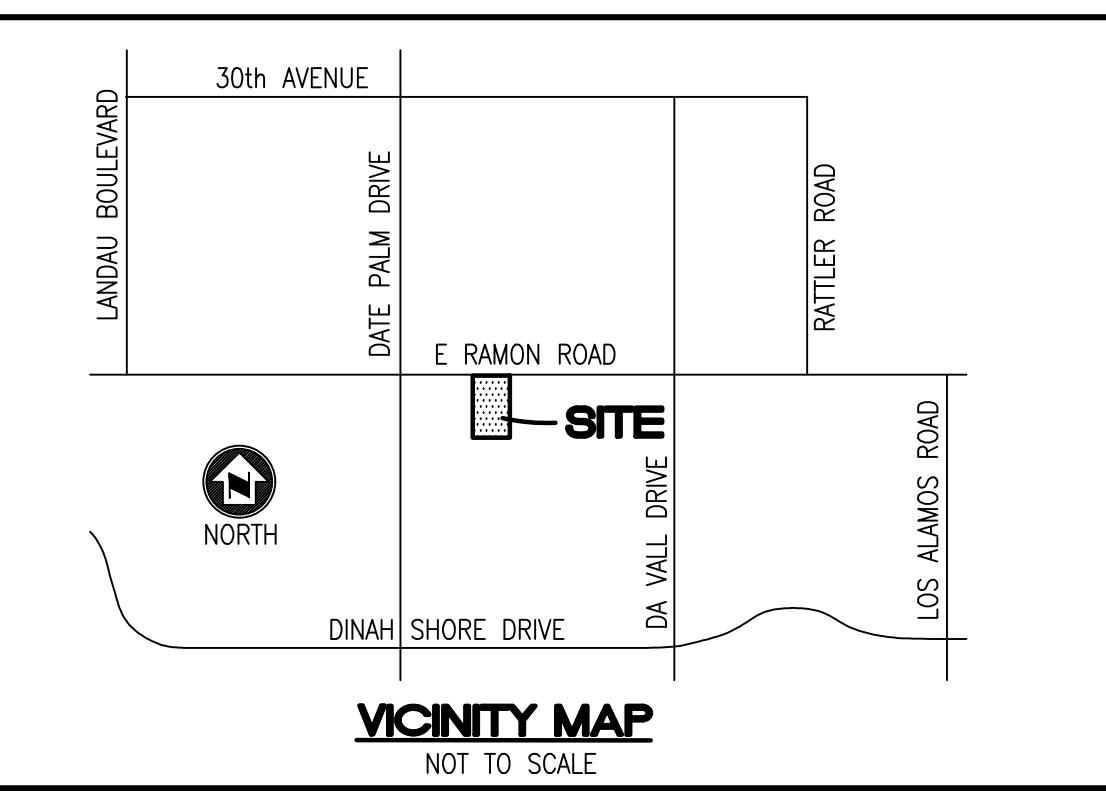


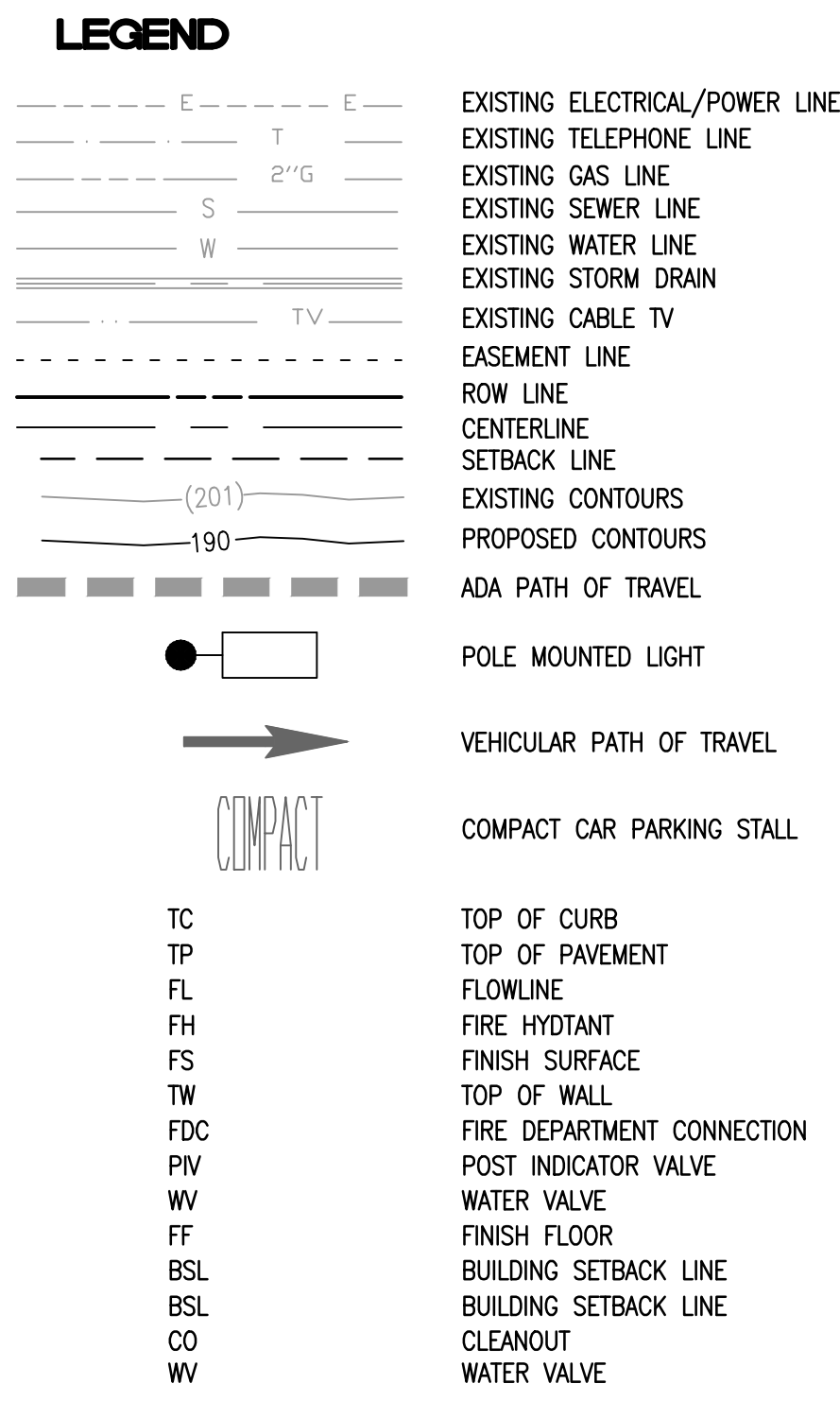
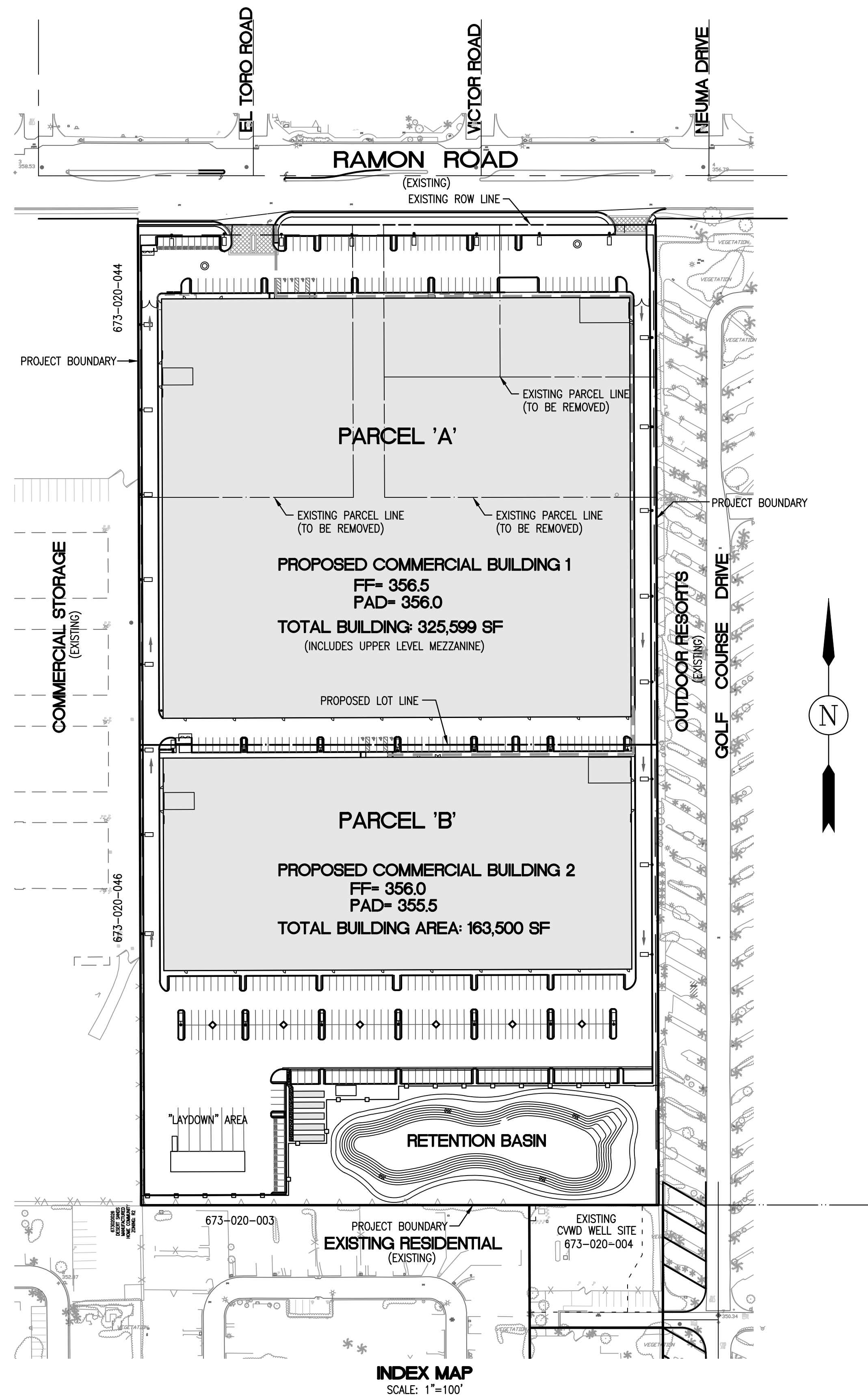
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TRASH ENCLOSURE STANDARD
SEE SHEETS 3 AND 4 FOR LOCATION, MATERIALS AND COLORS OF THE ENCLOSURE WALLS TO BE CONSISTENT WITH THE DESIGN OF THE PROPOSED BUILDINGS. SEE ARCHITECT'S PLAN FOR TRELLIS AND DOOR SPECIFICATIONS.



BLOCK WALL DETAIL



BUILDING TABULATION

BUILDING USE	FLOOR AREA (SF)
BUILDING ONE	
DISPENSARY	3,175
OFFICES	10,419
STORAGE AND MECHANICAL	7,222
CULTIVATION	301,684
SUBTOTAL	322,500
MEZZANINE	
DISPENSARY	919
OFFICE	2,180
SUBTOTAL	3,099
TOTAL	325,599
BUILDING TWO	
OFFICES	3,783
STORAGE AND MECHANICAL	7,273
CULTIVATION AND PROCESSING	152,444
TOTAL BUILDING TWO	163,500
TOTAL BUILDING SF	489,099

APPLICANT/DEVELOPER CP LOGISTICS, LLC MR. EDLIN KIM EMAIL: EDLIN719@GMAIL.COM 4231 BALBOA AVENUE, #1065 SAN DIEGO, CA 92117 CELL: (646) 915-5308	ENGINEER/PLANNER THE ALTUM GROUP JAMES BAZUA, PE EMAIL: JAMES.BAZUA@THEALTUMGROUP.COM MR. RICH MALACOFF EMAIL: RICH.MALACOFF@THEALTUMGROUP.COM 73-710 FRED WARING DRIVE, SUITE 219 PALM DESERT, CA 92260 TEL: (760) 346-4750 FAX: (760) 340-0089 PROPERTY OWNERS APN: 673-020-039, 040, 041, 042 MR. EDLIN KIM 4231 BALBOA AVENUE, #1065 SAN DIEGO, CA 92117 APN: 673-020-043 WSW CAT-RAMON, LLC MR. MATT WERNER 840 SOUTH RANCHO DRIVE, #4-572 LAS VEGAS, NV 89106
---	--

UTILITIES SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651 WATER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651 GAS: THE GAS COMPANY (760) 323-1851 ELECTRIC: SOUTHERN CALIFORNIA EDISON (760) 202-4291 TELEPHONE: FRONTIER (760) 778-3611 CABLE TV: SPECTRUM (760) 760-5313 USA: UNDERGROUND SERVICE ALERT (800) 227-2600	NOTES CONTOUR INTERVAL 1 FOOT THOMAS BROS. INDEX PAGE 787, F-3 SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT ZONING AND LAND USE EXISTING GENERAL PLAN CG - GENERAL COMMERCIAL EXISTING ZONING PCC - PLANNED COMMUNITY COMMERCIAL
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SITE AREA TABULATION PARCEL "A": 8.99 AC PARCEL "B": 10.15 AC TOTAL AREA: 19.14 AC LEGAL DESCRIPTION PARCELS 1-5 OF PARCEL MAP NO. 31261, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE BOOK 220 PAGE(S) 27 THROUGH 29, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SETBACK BUILDING SETBACK: NONE PARKING SETBACK: 13' FRONT LANDSCAPE SETBACK: 3' SIDE

BENCHMARK CITY OF CATHEDRAL CITY BENCHMARK 120 RESET; BRONZE DISK IN CONCRETE SIGNAL BOX FOOTING ON THE WEST SIDE OF TRAFFIC SIGNAL CONTROL BOX IN ISLAND AT THE NORTHWEST CORNER OF DATE PALM DRIVE AND DINAH SHORE DRIVE STAMPED "120 R 1996" ELEVATION = 332.780 BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF RAMON ROAD AS SHOWN ON PARCEL MAP NO. 31261, MAP BOOK 220/27-29, RECORDS OF RIVERSIDE COUNTY, BEING N89°58'14". FLOOD AND FAULT ZONES FEMA FLOOD ZONE "X" - OTHER AREAS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP NUMBER 06065C1579G & 06065C1587G DATED: AUGUST 28, 2008 NOTE: PROJECT SITE AND SURROUNDING AREA ARE NOT SUBJECT TO FLOOD OR SEISMIC HAZARDS.
--

EASEMENT NOTES 1 - SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS, DESCRIBED IN DOCUMENT NO. 2004-0131686 RECORDED 2/26/2004, O.R. (TO BE ABANDONED). 2 - SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR ELECTRICAL FACILITIES, DESCRIBED IN DOCUMENT NO. 1964-47801 RECORDED 4/17/1964, O.R. (TO BE ABANDONED). THE LOCATION OF THE EASEMENT CANNOT BE PLOTTED. 3 - AMERICAN DEVELOPMENT COMPANY, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, ACCESS AND INCIDENTAL PURPOSES, DESCRIBED IN DOCUMENT NO. 2007-129573 RECORDED 2/23/2007, O.R. THE LOCATION OF THE EASEMENT CANNOT BE PLOTTED.

ASSESSOR'S PARCEL NO'S 673-020-039, 040, 041, 042 & 043 SITE ADDRESS 69375 RAMON ROAD, CATHEDRAL CITY, CA 92234
--

SHEET INDEX SP-1 TITLE SHEET SP-2 EXISTING SITE PLAN SP-3 PRELIMINARY SITE PLAN SP-4 PRELIMINARY SITE GRADING PLAN AE 1-12 BUILDING ELEVATIONS FP-1 BUILDING 1 FLOOR PLAN FP-1A BUILDING 1 UPPER LEVEL PLAN FP-2 BUILDING 2 FLOOR PLAN LS-1 LANDSCAPE PLAN EP-1 PHOTOMETRIC PLAN	SITE NOTES 1. ALL GROUND MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPING OR OTHER BARRIERS. 2. ALL EQUIPMENT CABINETS MUST BE SCREENED FROM PUBLIC VIEW WITH SIMILAR COLORS AND/OR MATERIALS OR BE INTERIOR TO THE BUILDING. 3. ALL PERIMETER WALLS MUST HAVE A DECORATIVE SURFACE. 4. THE PROPOSAL CONTAINS NO EQUIPMENT ON THE ROOF. 5. LANDSCAPING WILL BE CONSISTENT WITH THE REQUIREMENTS OF THE COACHELLA VALLEY WATER DISTRICT ORDINANCE 1302.1 AS ADOPTED BY THE CITY OF CATHEDRAL CITY UNDER ORDINANCE NO.686, "WATER EFFICIENT LANDSCAPE ORDINANCE". REFER TO THE FOLLOWING TEXT FOR RECOMMENDED LANDSCAPE MATERIALS, "LUSH AND EFFICIENT: LANDSCAPE GARDENING IN THE COACHELLA VALLEY," BY THE COACHELLA VALLEY WATER DISTRICT, 2006. 6. PERIMETER WALLS SHALL BE A MINIMUM OF 6FT HIGH MEASURED FROM EITHER SIDE OF THE WALL.
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SITE COVERAGES BUILDING AREA 58% PAVED PARKING/ACCESS 29% LANDSCAPE AREA 9% RETENTION AREA 4% TOTAL AREA 100%	PARKING CALCULATIONS 1 PARKING SPACE PER EMPLOYEE = 185 DISPENSARY CLIENTS PARKING = 50 WHOLESALE CUSTOMERS = 10 TOTAL PARKING REQUIRED = 245 TOTAL STD. SIZE PARKING PROVIDED = 376 TOTAL COMPACT SPACES PROVIDED = 22 TOTAL PARKING PROVIDED = 398 8 ADA ACCESSIBLE SPACES ARE PROVIDED WITHIN THE 398 TOTAL PARKING SPACES.
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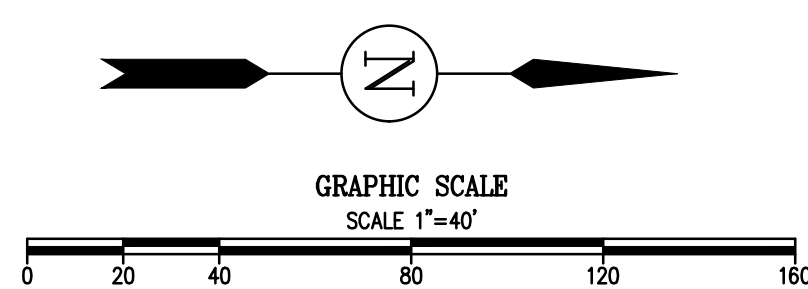
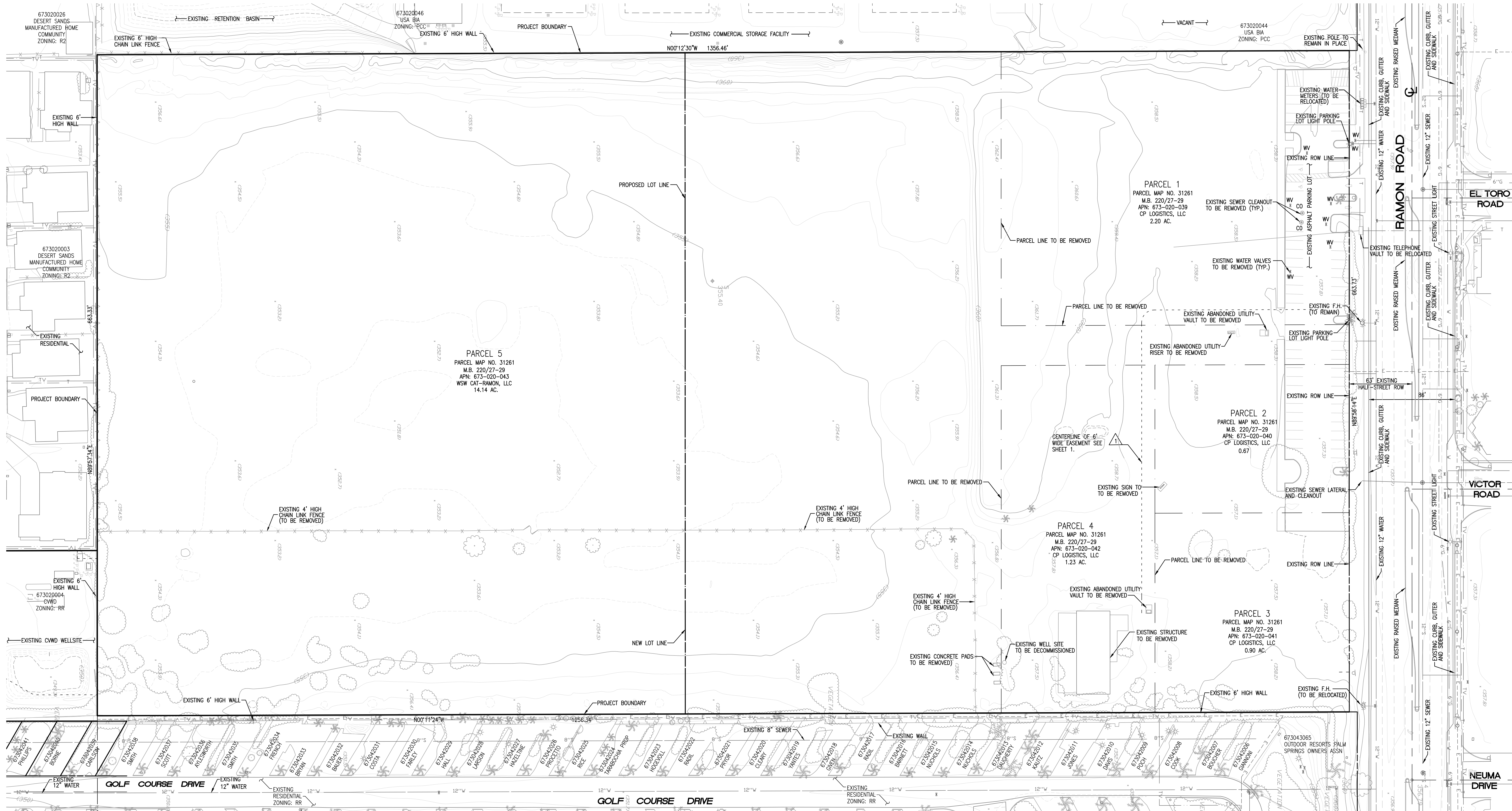
The Altum Group
73-710 Fred Waring Drive, Suite 219, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

• Engineering • Planning
• Survey • Environmental

CITY OF CATHEDRAL CITY
CONDITIONAL USE PERMIT
TITLE SHEET
RAMON 19 CULTIVATION
69375 RAMON ROAD, CATHEDRAL CITY, CA 92234
FOR: **CP LOGISTICS, LLC**

SHEET NO.
SP-1
OF
4

Plotted: Aug 01, 2017 - 2:28pm DWG: L:\projects\CE244 Ramon 19 Cultivation\engineering\drawings\sheet\cpl\EX12-4002.dwg



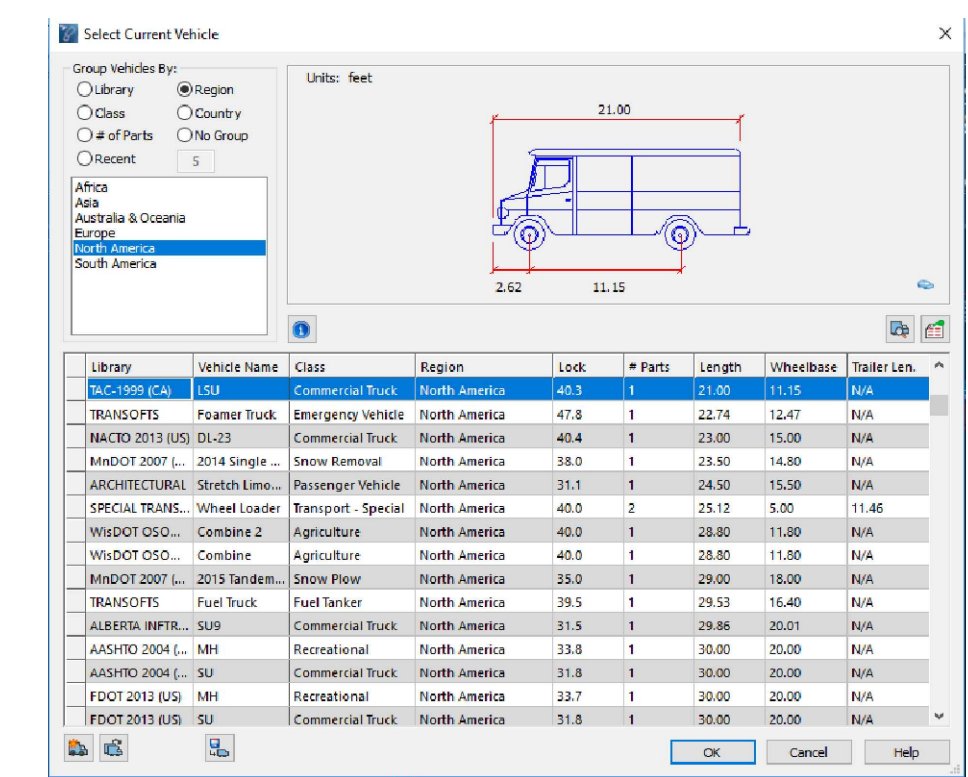
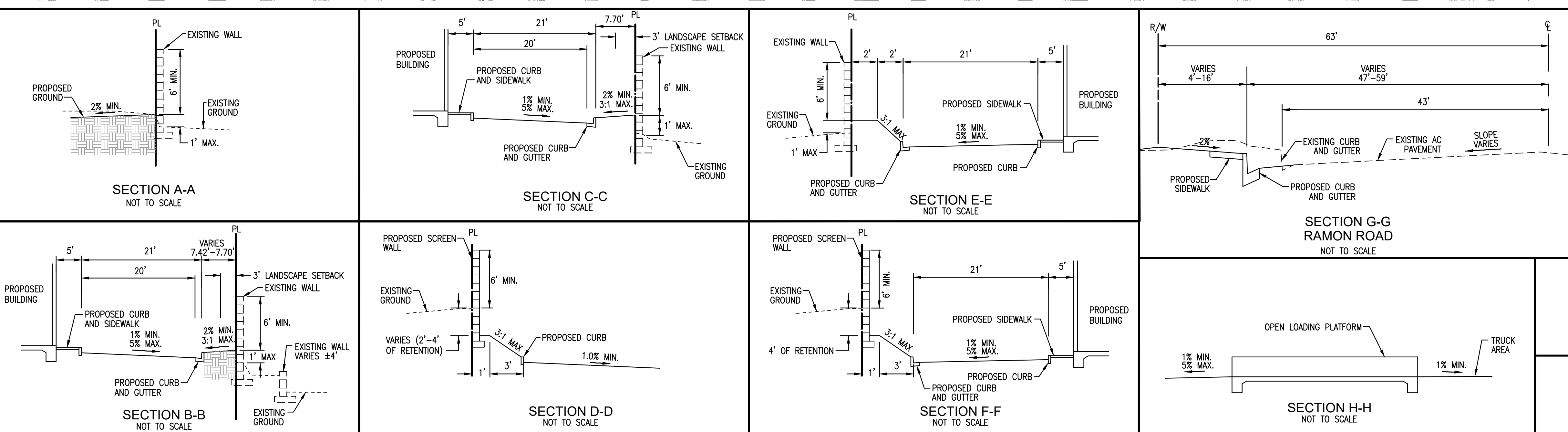
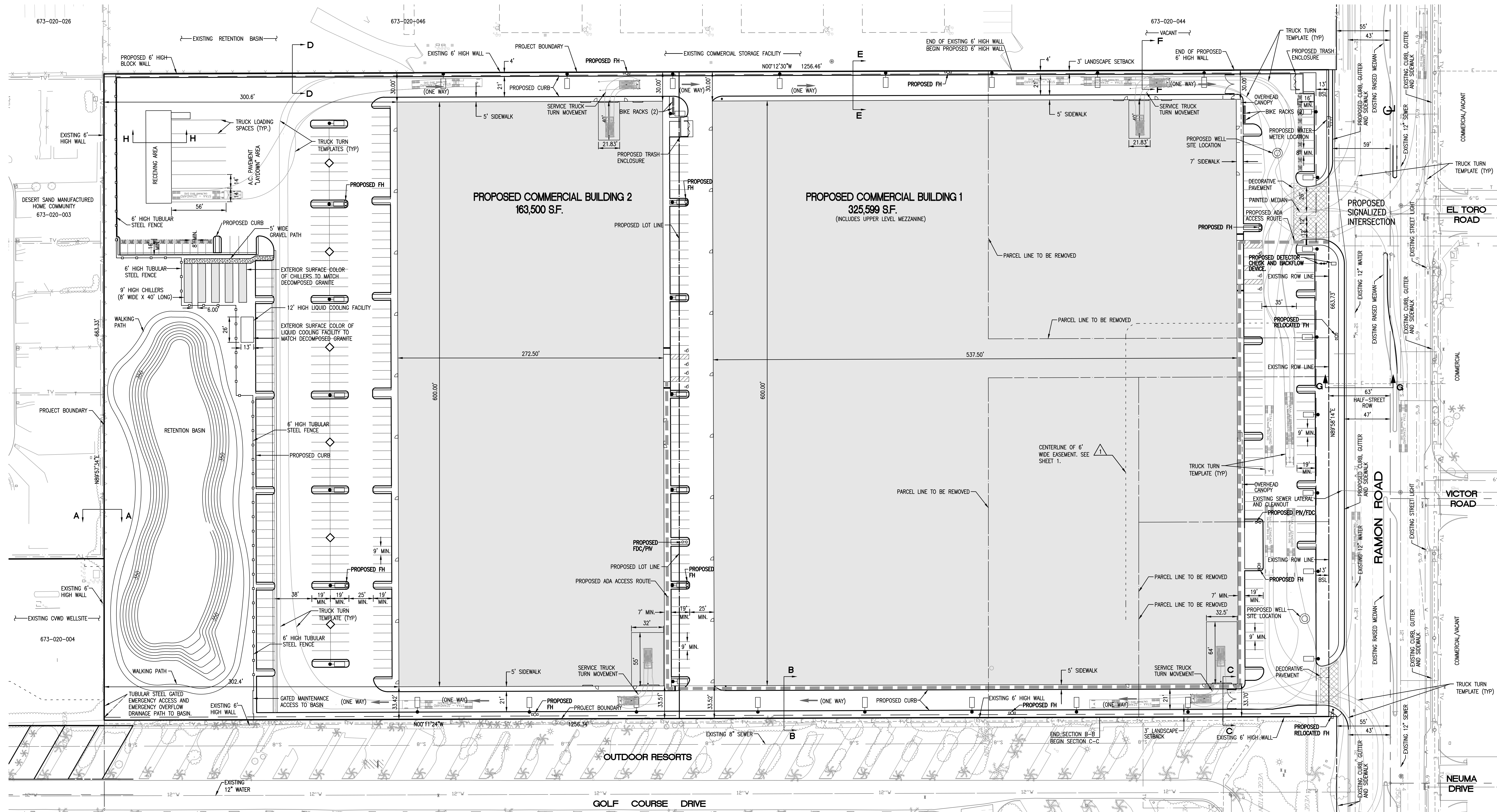


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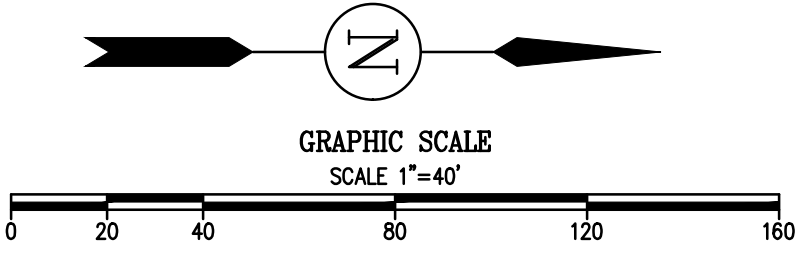
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CITY OF CATHEDRAL CITY		SHEET NO.
CONDITIONAL USE PERMIT		SP-2
EXISTING SITE PLAN		OF
RAMON 19 CULTIVATION		4
69375 RAMON ROAD, CATHEDRAL CITY, CA 92234		
FOR: CP LOGISTICS, LLC		

Plotted: Aug 01, 2017 - 2:30pm DWG: L:\Projects\CI244 Ramon 19 Cultivation\engineering\Drawings\SitePlans\CI244-003.dwg



NOTE:
MINIMUM WALL HEIGHT AS MEASURED FROM ADJACENT WALL GRADE TO TOP OF WALL SHALL BE 6 FEET ON EITHER SIDE. THE NEED FOR ADDITIONAL COURSES OF BLOCK TO EXISTING WALLS IS NOT ANTICIPATED BUT MAY BE ADDED AS NECESSARY TO ACHIEVE MINIMUM WALL HEIGHT.



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CITY OF CATHEDRAL CITY
CONDITIONAL USE PERMIT
PRELIMINARY SITE PLAN
RAMON 19
69375 RAMON ROAD, CATHEDRAL CITY, CA 92234

FOR: **CP LOGISTICS, LLC**

SHEET NO. **SP-3**
OF **4**

