

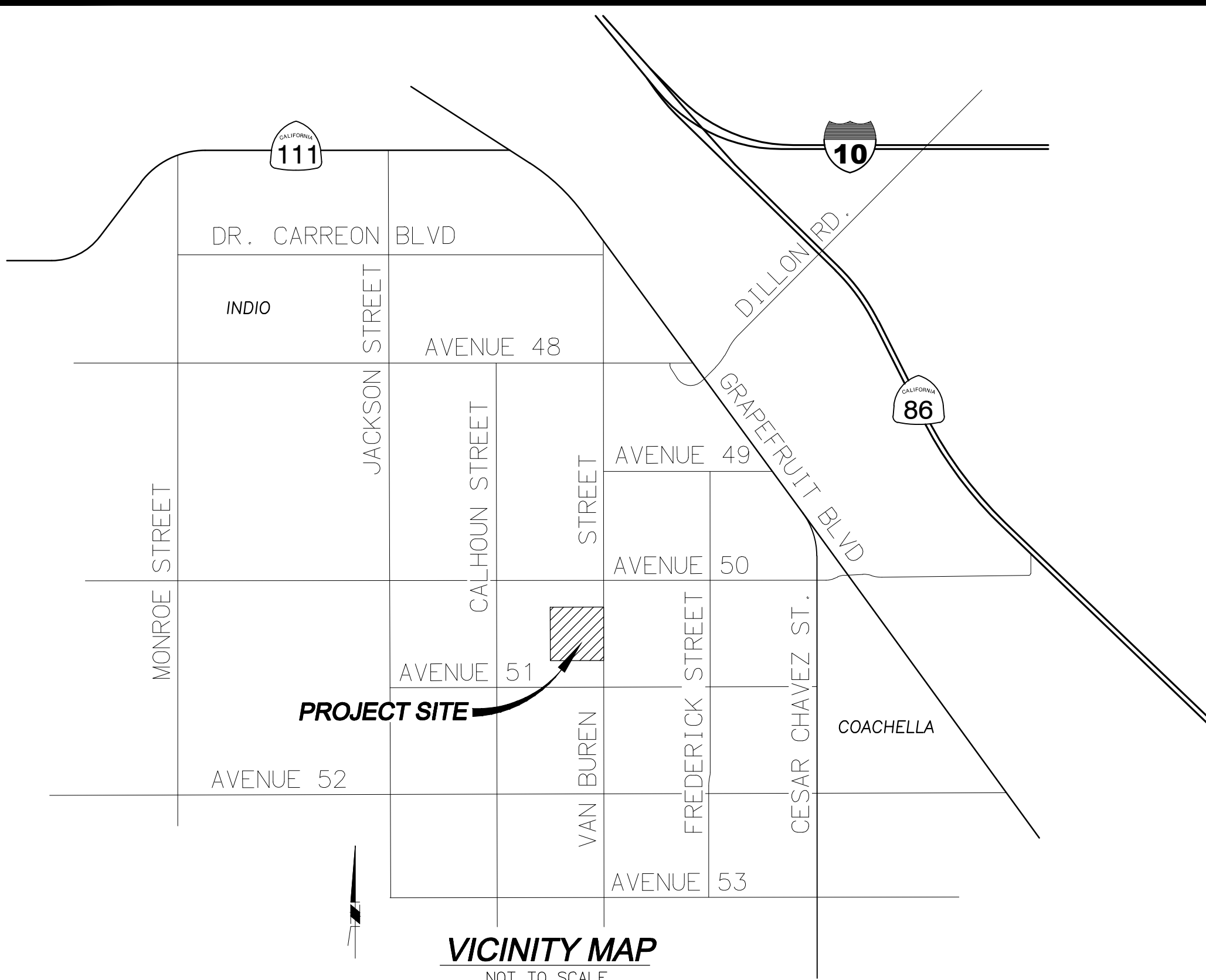
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

OCTOBER 24, 2023

Attachment 6 - Revised Plotting



APPLICANT
PULTE GROUP, INC.
27401 LOS ALTOS, SUITE 400
MISSION VIEJO, CA 92691
CONTACT: DAVID DEMEGELI
PHONE: (760)578-9334

OWNER
NIGOSIAN FAMILY FARMS, INC.
PO BOX 276, COACHELLA, CA 92236
CONTACT: NICK NIGOSIAN

CIVIL ENGINEER
MICHAEL BAKER INTERNATIONAL
75-410 GERALD FORD DR., SUITE 100
PALM DESERT, CA 92211
PHONE: (760)346-7481

LEGAL DESCRIPTION
LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063
A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO BASELINE AND MERIDIAN.

TOPOGRAPHY
INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951)687-4252
DATE FLOWN: JULY 01, 2022

FLOOD ZONE
THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C22624 DATED MARCH 5, 2018.

ASSESSOR'S PARCEL NUMBER
779-280-002 & 779-320-001

ZONING
EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)
MULTI-FAMILY RESIDENTIAL (R-M)

SCHOOL DISTRICT
PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
87-225 CHURCH STREET
THERMAL, CA 92274
PHONE: (760)399-5137

SITE DATA
PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

UTILITY PURVEYORS

WATER
COACHELLA WATER AUTHORITY
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

SEWER
COACHELLA SANITARY DISTRICT
1515 SIXTH STREET
COACHELLA, CA 92236
PHONE: (760)501-8100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
45-123 TOWNE AVENUE
INDIO, CA 92201
PHONE: (800)427-2200

ELECTRIC
IMPERIAL IRRIGATION DISTRICT
81-600 AVENUE 58
LA QUINTA, CA 92253
PHONE: (760)335-3640

TELEPHONE
FRONTIER COMMUNICATIONS
9 SOUTH 4TH STREET
REDLANDS, CA 92373
PHONE: (877)462-6640

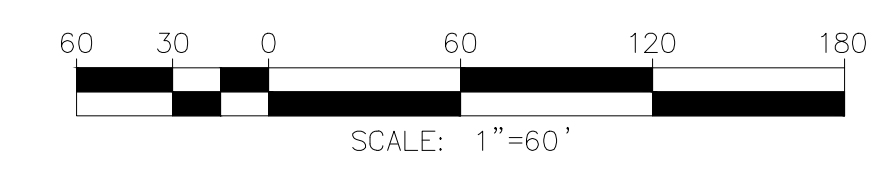
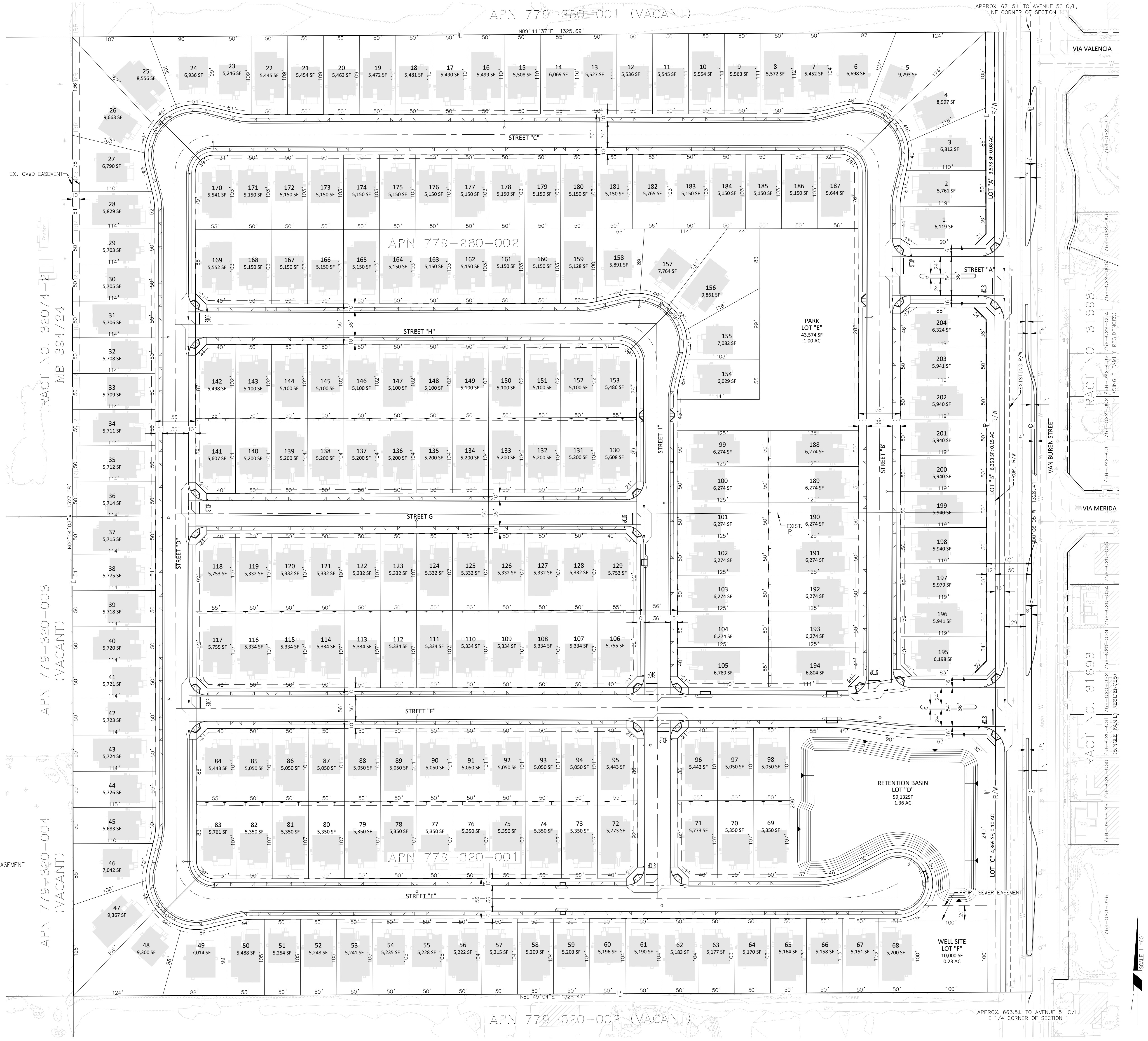
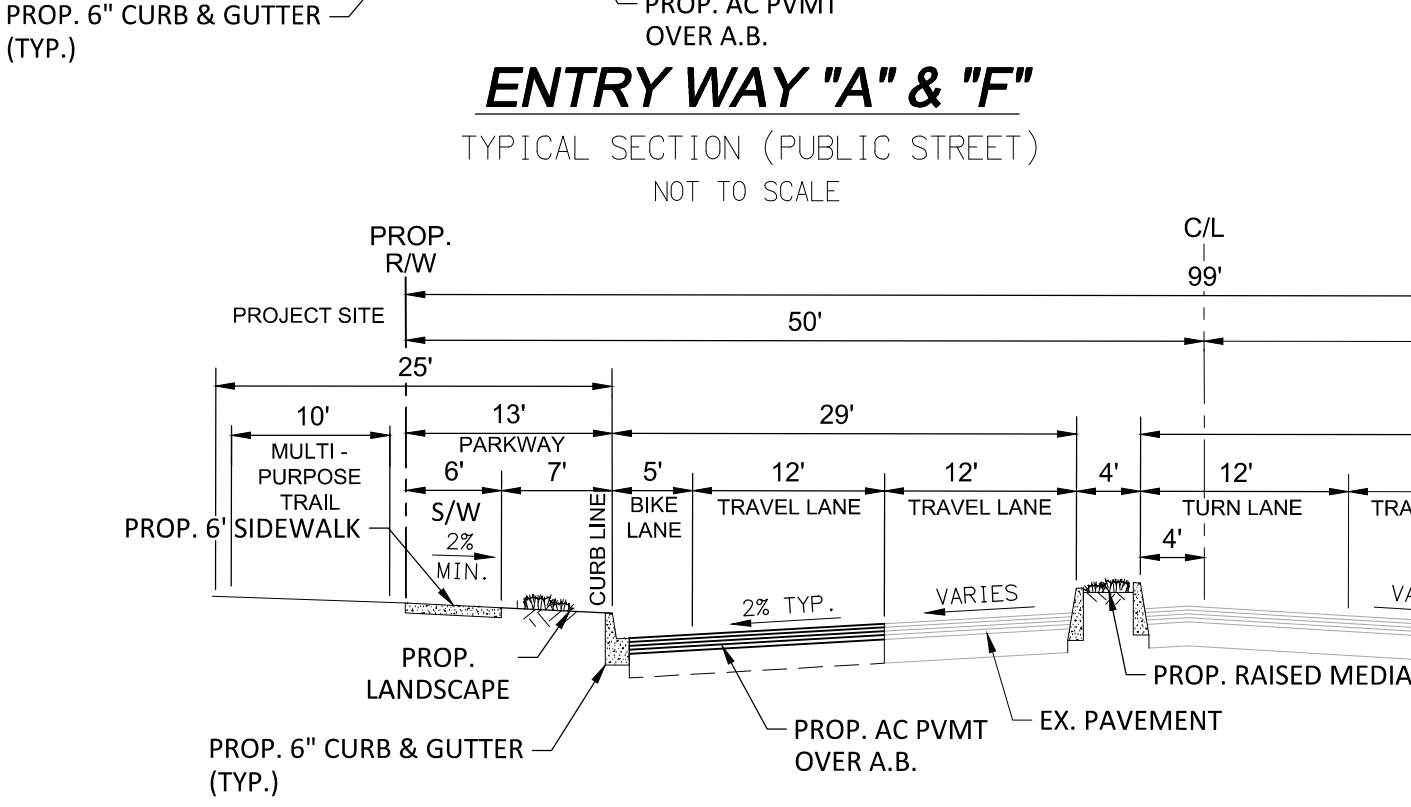
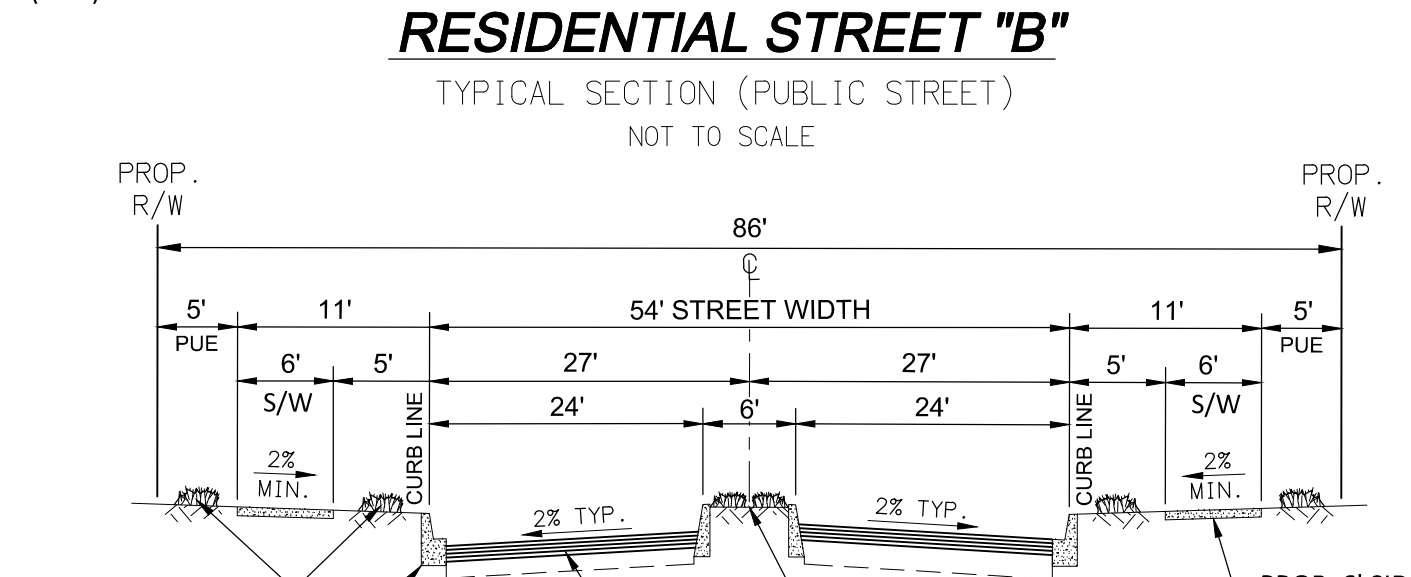
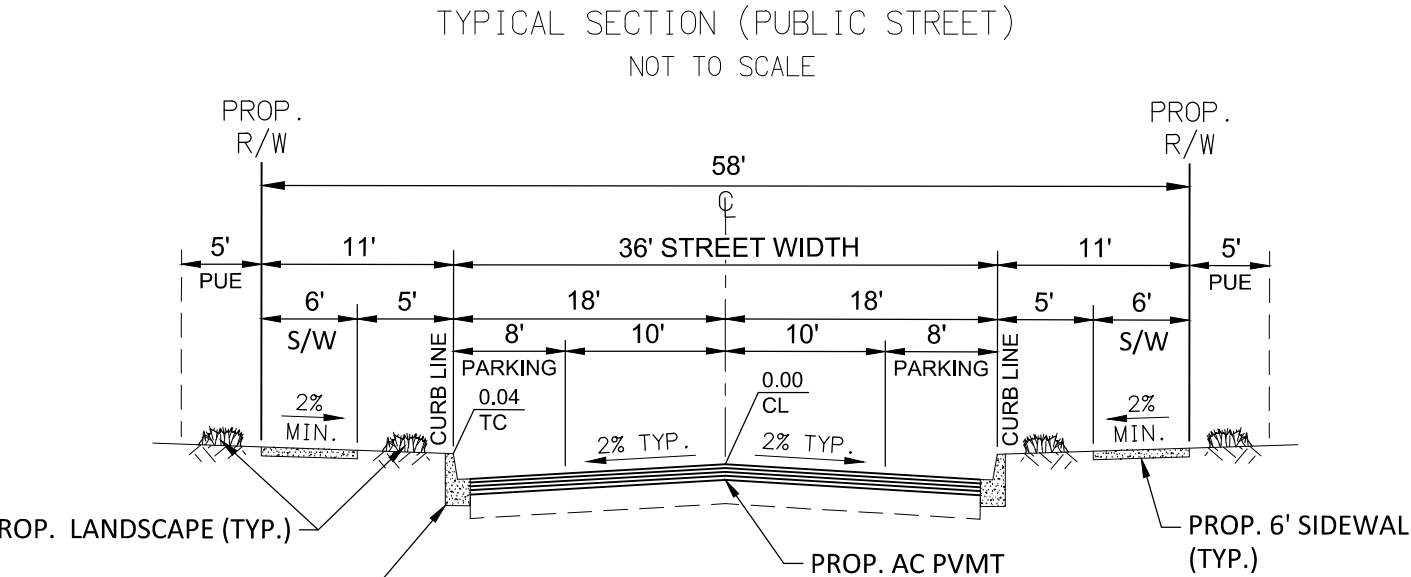
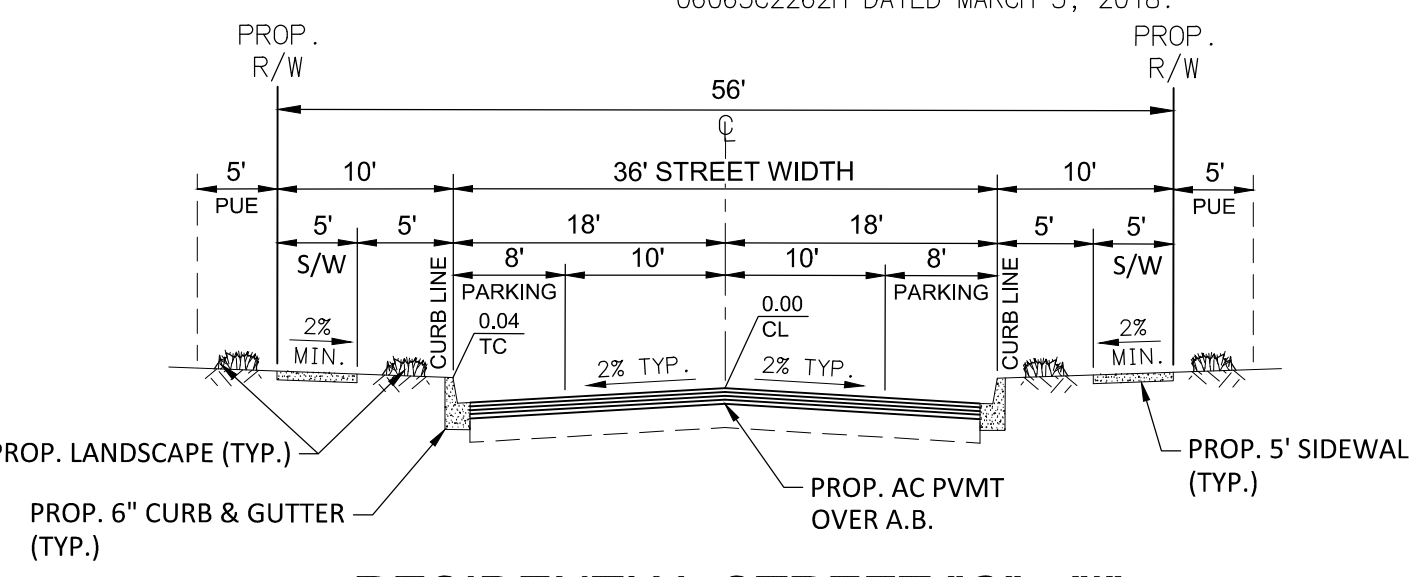
CABLE
SPECTRUM
41-725 COOK AVENUE
PALM DESERT, CA 92211
PHONE: (760)674-9656

LEGEND

- PROPOSED PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- - - - PROPOSED CENTERLINE
- - - - PROPOSED PROPERTY LINE
- - - - EXISTING SEWER MAIN
- - - - EXISTING WATER MAIN
- - - - EXISTING CIVID IRRIGATION LINE

ABBREVIATIONS

- A, B, C, L, EX, MH, PROP.
- AGGREGATE BASE
- ASPHALT CONCRETE PAVEMENT
- ACRE
- CENTERLINE
- EXISTING
- MANHOLE
- PROPOSED
- PUBLIC UTILITY EASEMENT
- PAVEMENT
- RADIUS
- RIGHT OF WAY
- SIDEWALK
- SQUARE FOOTAGE
- TYPICAL
- PUE
- PVMT
- R
- R/W
- S/W
- SF
- TYP.



PREPARED BY:
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