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

TENTATIVE TRACT MAP 37040

A SUBDIVISION OF LOT 71 AND PORTIONS OF LOT 72 OF TRACT 30117-1 PER MB 331/71-78 OF SECTION 21, T5S, R8E, S.B.M

SCHOOL DISTRICT
DESERT SANDS UNIFIED SCHOOL DISTRICT

OWNER/DEVELOPER
COACHELLA VINEYARD LUXURY RV PARK, LLC
45-920 MERITAGE LANE
COACHELLA, CA 92236

DEVELOPMENT CONSULTANT
RICK JOHNSON
DESERT LIVING & DEVELOPMENT SERVICES
P.O. BOX 2130
RANCHO MIRAGE, CA 92270
TELEPHONE: (760)578-5220

ENGINEER
FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
PHILLIP K. FOMOTOR, R.C.E. 47284

PREPARATION DATE:
DATE: 01/15/2016

LEGAL DESCRIPTION
APN 601-620-012
LOT 71 AND PORTIONS OF LOT 72 OF TRACT 30117-1 PER MB 331/71-78 OF SECTION 21, T.5S., R.8E., S.B.M

FEMA FLOOD ZONE
FMA ZONE D
PER FIRM PANEL 06065C2260G, REVISED 08/28/2008
DESCRIBED AS AREA WHERE FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE.

ZONING
EXISTING: C-T, PUD, COMMERCIAL TOURIST PLANNED UNIT DEVELOPMENT
PROPOSED: C-T, PUD, COMMERCIAL TOURIST PLANNED UNIT DEVELOPMENT

LAND USE
EXISTING: CE, ENTERTAINMENT COMMERCIAL
PROPOSED: CE, ENTERTAINMENT COMMERCIAL

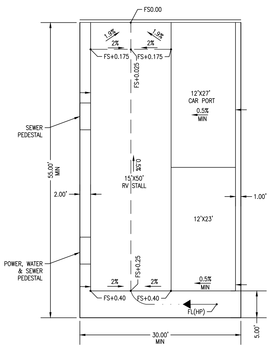
SITE ADDRESS
XXXXX TYLER ST
COACHELL, CA 92236

UTILITY PURVEYORS

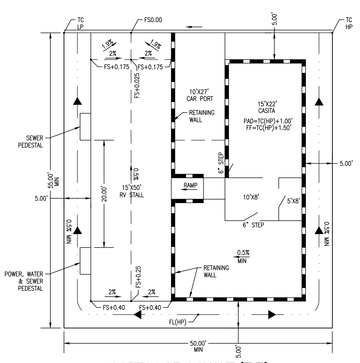
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO	(760) 202-4245
GAS:	THE GAS COMPANY	(909) 335-7625
TELEPHONE:	VERIZON COMPANY	(760) 778-3603
WATER	COACHELLA WATER AUTHORITY	(760) 501-8100
SEWER	COACHELLA SANITARY DISTRICT	(760) 501-8100
CABLE	TIME WARNER CABLE	(760) 340-1312

PROJECT DATA

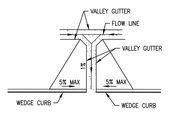
RV STALL	72 LOT
CASITA	113 LOT



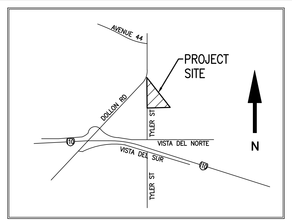
RV STALL LOT LAYOUT (TYP)
NOT TO SCALE



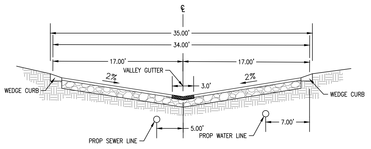
CASITA LOT LAYOUT (TYP)
NOT TO SCALE



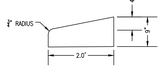
SPILLWAY DETAIL (TYPICAL)
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



STREET SECTION (TYPICAL)
NOT TO SCALE



WEDGE CURB DETAIL
NOT TO SCALE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.42'	20.00'	90°00'36"
C7	23.73'	20.00'	67°58'29"
C8	29.96'	20.00'	85°49'12"
C9	28.74'	20.00'	82°20'37"
C10	144.02'	300.00'	27°30'21"
C14	124.03'	124.25'	57°11'45"
C15	32.24'	100.00'	18°28'11"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C16	58.09'	37.00'	89°57'31"
C17	57.93'	37.00'	89°42'51"
C18	73.43'	117.50'	35°48'20"
C19	50.95'	117.50'	24°50'44"
C20	102.54'	117.50'	49°59'59"
C21	113.96'	75.00'	87°03'27"
C22	25.96'	20.00'	74°22'45"
C23	36.87'	20.00'	105°37'15"
C24	31.42'	20.00'	90°00'00"
C25	31.42'	20.00'	90°00'00"
C26	27.72'	20.00'	79°24'56"
C27	35.11'	20.00'	100°35'04"
C28	29.60'	20.00'	84°47'46"
C29	33.23'	20.00'	95°12'14"
C30	46.64'	20.00'	133°37'17"

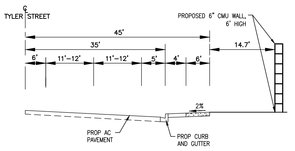
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C31	83.52'	37.00'	129°20'02"
C32	45.48'	20.00'	130°16'08"
C33	15.85'	20.00'	45°24'36"
C35	31.42'	20.00'	90°00'00"
C36	31.42'	20.00'	90°00'00"
C37	31.42'	20.00'	90°00'00"
C38	31.42'	20.00'	90°00'00"
C39	31.00'	20.00'	89°48'23"
C40	25.92'	16.50'	90°00'00"
C41	30.08'	20.00'	86°10'39"
C42	30.08'	20.00'	86°10'39"
C43	31.42'	20.00'	90°00'00"
C44	58.12'	37.00'	90°00'00"
C45	33.72'	37.00'	52°13'04"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C46	100.43'	170.00'	33°50'55"
C47	81.02'	187.00'	24°49'31"
C48	42.52'	270.00'	9°01'25"
C50	25.11'	20.00'	71°55'54"
C52	31.42'	20.00'	90°00'04"
C54	31.42'	20.00'	90°00'03"
C55	31.42'	20.00'	89°59'57"
C56	21.82'	20.00'	62°30'08"
C57	40.36'	37.00'	62°30'08"
C58	31.42'	20.00'	90°00'00"

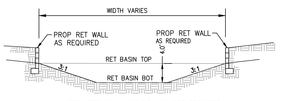
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA

LINE TABLE		
LINE	LENGTH	DIRECTION
L16	353.87'	S39°02'52"E
L17	516.77'	S38°07'54"E
L18	861.19'	S38°07'54"E
L19	53.00'	N51°52'06"E
L20	136.05'	N38°07'54"W
L21	36.00'	S51°52'06"W
L22	462.48'	S38°07'54"E
L23	1153.37'	S0°02'55"E
L24	42.69'	N89°57'02"E
L25	43.16'	S89°57'02"W
L26	41.77'	S39°42'51"E

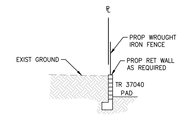
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.88'	S89°57'41"W
L2	167.52'	S89°57'31"W
L3	59.14'	S4°13'17"E
L6	20.01'	N89°57'31"E
L7	130.00'	S0°00'00"E
L8	1070.00'	S89°42'51"E
L9	58.02'	N20°56'12"E
L10	94.12'	S14°52'07"E
L11	331.32'	N78°04'25"E
L12	823.39'	S27°32'50"E
L13	80.75'	S62°27'10"W
L14	367.36'	S51°52'06"W
L15	893.50'	S43°20'08"E



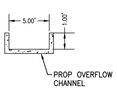
TYLER STREET (TYP) SECTION
NOT TO SCALE



NOTE: RET WALL MAY OR MAY NOT REQUIRED
RETENTION BASIN (TYP) SECTION
NOT TO SCALE

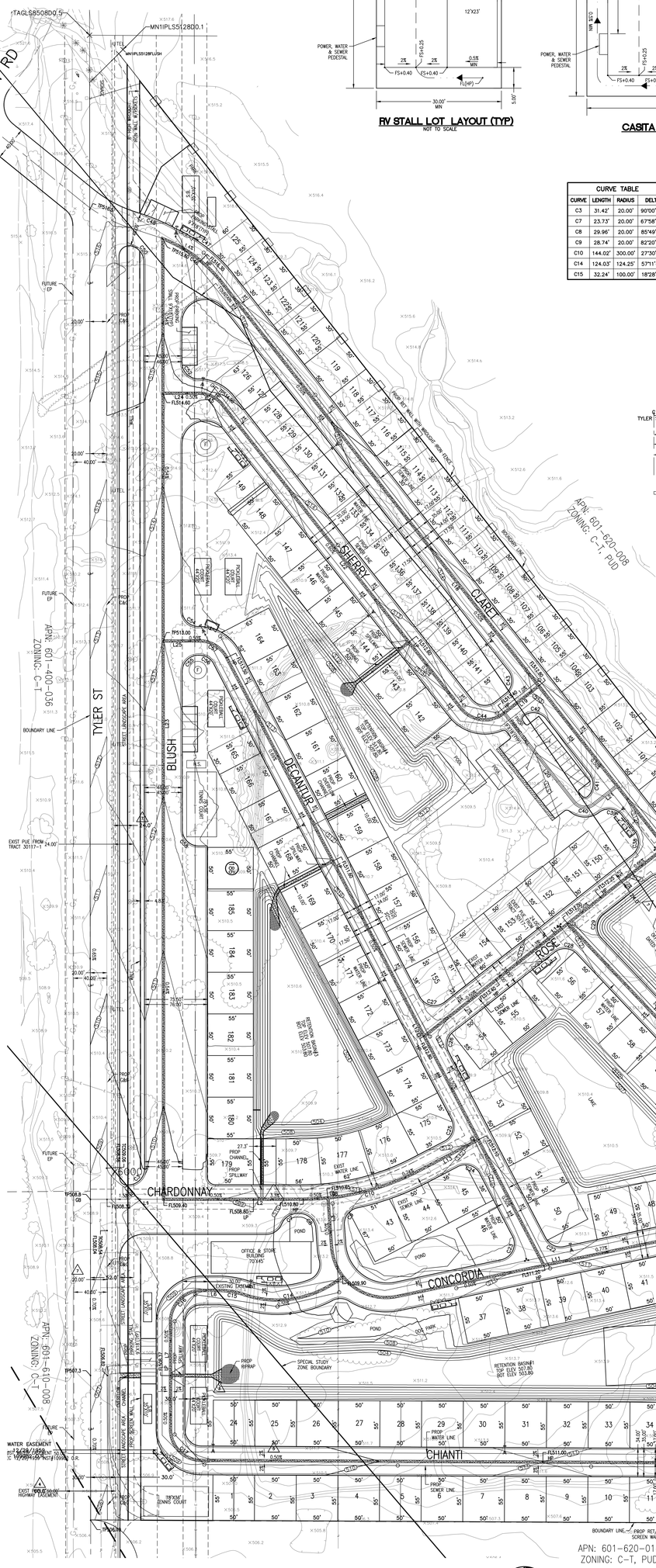


SECTION A-A
NOT TO SCALE



OVERFLOW CHANNEL SECTION
NOT TO SCALE

INLET CHANNEL SECTION
NOT TO SCALE



NORTH
0 50' 100' 150' 200'
SCALE 1"=50'

PRELIMINARY

REGISTERED LAND SURVEYOR PHILLIP K. FOMOTOR No. 7070 STATE OF CALIFORNIA

FOMOTOR ENGINEERING
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PALM SPRINGS, CA. 92262
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SHEET 1 OF 1 SHEETS