

LEGEND

-----	EASEMENT
-----	RIGHT OF WAY LINES
-----	STREET CENTERLINE
-----	EXISTING WATER LINE
-----	EXISTING SEWER LINE
-----	UG C&TV
-----	EXISTING CABLE TV LINE
-----	EXISTING DRAIN TILE
-----	PROPOSED WATER LINE
-----	PROPOSED SEWER LINE
-----	P.C. CONCRETE PAVEMENT

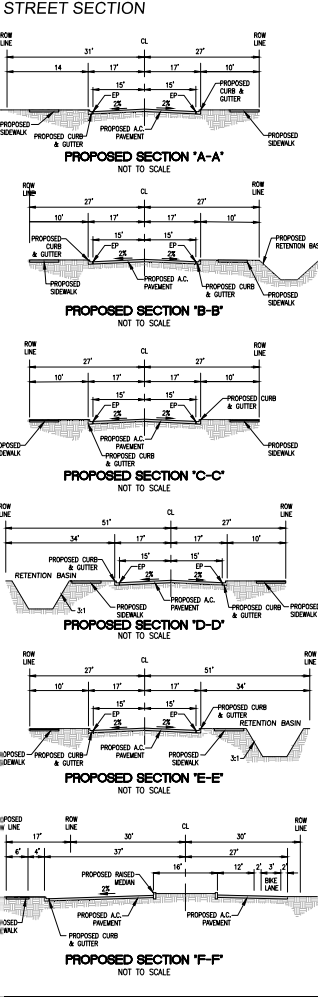
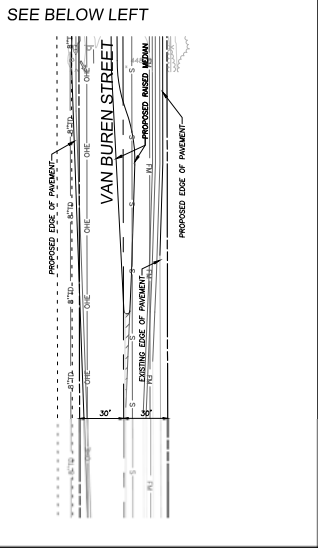
EASEMENT NOTES

△ THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 5, 1901 AND RECORDED APRIL 17, 1909 AS INSTRUMENT NO. 1959-32692 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

△ RIGHTS OF WAY AND RESERVATIONS, AFFECTING LOT 7, HEREIN DESCRIBED, REFERRED TO IN DEEDS FROM THE COACHELLA VALLEY COUNTY WATER DISTRICT TO THE DISTRICT BOND COMPANY, DATED SEPTEMBER 27, 1940 AND RECORDED OCTOBER 30, 1941 IN BOOK 518, PAGE 586 OFFICIAL RECORDS. (NOT PLOTTABLE)

△ AN EASEMENT FOR WATER LINES AND MAINTENANCE OF SAID WATER LINES PURPOSES IN FAVOR OF DAVID H. MITCHELL AND CONSTANCE ANN COWAN, TRUSTEES OF THE DONALD H. AND CATHERINE H. MITCHELL FAMILY TRUST DATED JUNE 6, 1979 RECORDED SEPTEMBER 04, 1998, AS INSTRUMENT NO. 1998-37799 OFFICIAL RECORDS.

△ PROPOSED LANDSCAPE EASEMENT



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

**TENTATIVE TRACT MAP NO. 38429**

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS

**OWNER**

VAN BUREN 20 LLC  
3470 WILSHIRE BOULEVARD, SUITE 1020  
LOS ANGELES, CA 90010  
JOSEPH RIVANI, PRESIDENT  
JRIVANI@GILLCO.COM  
TEL: (213) 213-365-0005

**DEVELOPER**

GLOBAL INVESTMENT & DEVELOPMENT, LLC  
3470 WILSHIRE BOULEVARD, SUITE 1020  
LOS ANGELES, CA 90010  
JOSEPH RIVANI, PRESIDENT  
JRIVANI@GILLCO.COM  
TEL: (213) 213-365-0005

**ENGINEER/SURVEYOR**

TUNG HSIEH, PE, PLS  
THE ALTM GROUP  
44600 VILLAGE COURT, SUITE 100  
PALM DESERT, CA 92260  
TEL: (760) 346-4750

- GENERAL NOTES**
- TOTAL AREA - 19.71 AC± ACRES, GROSS.
  - EXISTING SITE - VACANT.
  - SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY CITY OF COACHELLA.
  - FEMA FLOOD ZONE - FLOOD ZONE X; AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NO. 05065C2828H EFFECTIVE DATE MARCH 6, 2018.
  - TENTATIVE TRACT MAP NO. 38429 CONTAINS 119 RESIDENTIAL LOTS.

**APN**

779-360-001

**ZONING**

EXISTING: R-S, RESIDENTIAL SINGLE FAMILY  
PROPOSED: PUD, PLANNED UNIT DEVELOPMENT

**GENERAL PLAN**

EXISTING: REGIONAL RETAIL DISTRICT  
PROPOSED: SUBURBAN NEIGHBORHOOD

**LAND USE**

EXISTING: VACANT  
PROPOSED: SINGLE FAMILY DWELLINGS

**LEGAL DESCRIPTION**

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, EXCEPT THEREFROM FOR THE EASTERLY 30.00 FEET FOR ROAD PURPOSES.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION "P600" AND "CSL83" NAD 83(NRS 2011) EPOCH 2010.00 AS PER NRS DATE SHEET.

BEING N 18°56'25" W

**BENCH MARK**

CITY OF COACHELLA 1006  
3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS. 7786" SET IN THE TOP OF THE CURB AT THE SOUTHEAST CURB RETURN. IT IS 22' SOUTH OF THE CENTERLINE OF AVENUE 51, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE ECR OF THE SOUTHEAST CURB RETURN.

ELEVATION: 447.960' NAVD 88 + 500'  
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS 500'

DATE	REVISIONS

PREPARED BY:

**AG** Engineering • Planning  
Survey • Environmental

The Altum Group  
44-600 Village Court, Suite 100, Palm Desert, CA 92260  
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO.  
**1**  
OF **2**

**AERIAL TOPOGRAPHY**

**AEROTECH MAPPING, INC.**

200 SPECTRUM CENTER DRIVE, SUITE 300  
IRVINE CA 92618 (619) 608-9020 INFO@AEROTECH.MV.COM  
AERIAL PHOTOGRAPHY DATED: 10-27-2021

MAP 13, 2024 - TENTATIVE TRACT MAP NO. 38429 SUBMITTAL

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

**TENTATIVE TRACT MAP NO. 38429**

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS

**LEGEND**

- EASEMENT
- RIGHT OF WAY LINES
- STREET CENTERLINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- US CATV
- EXISTING CABLE TV LINE
- EXISTING GRAB TIE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- P.C. CONCRETE PAVEMENT

**LOT AREA**

LOT TABLE		4,800 SF		4,800 SF	
NO.	AREA	NO.	AREA	NO.	AREA
1	4,535 SF	29	4,639 SF	57	4,800 SF
2	4,533 SF	30	4,656 SF	58	4,800 SF
3	4,532 SF	31	4,620 SF	59	4,800 SF
4	4,530 SF	32	5,947 SF	60	4,800 SF
5	4,529 SF	33	9,221 SF	61	4,800 SF
6	4,527 SF	34	6,282 SF	62	4,800 SF
7	4,526 SF	35	4,807 SF	63	4,800 SF
8	4,524 SF	36	4,973 SF	64	4,800 SF
9	4,523 SF	37	4,978 SF	65	4,800 SF
10	4,522 SF	38	4,984 SF	66	4,800 SF
11	4,520 SF	39	4,990 SF	67	4,800 SF
12	4,519 SF	40	4,996 SF	68	4,800 SF
13	4,517 SF	41	5,001 SF	69	4,739 SF
14	4,516 SF	42	4,839 SF	70	4,800 SF
15	4,514 SF	43	4,513 SF	71	4,800 SF
16	4,513 SF	44	4,518 SF	72	4,800 SF
17	4,512 SF	45	4,522 SF	73	4,800 SF
18	4,510 SF	46	4,527 SF	74	4,800 SF
19	4,509 SF	47	4,532 SF	75	4,800 SF
20	4,507 SF	48	4,537 SF	76	4,740 SF
21	4,511 SF	49	4,542 SF	77	4,740 SF
22	5,270 SF	50	4,547 SF	78	4,800 SF
23	8,312 SF	51	4,552 SF	79	4,800 SF
24	5,549 SF	52	4,557 SF	80	4,800 SF
25	4,504 SF	53	4,562 SF	81	4,800 SF
26	4,582 SF	54	4,567 SF	82	4,800 SF
27	4,602 SF	55	4,572 SF	83	4,800 SF
28	4,621 SF	56	4,739 SF	84	4,739 SF

**SERVICES**

- SEWER AND WATER: CITY OF COACHELLA PHONE: (760) 398-3502  
 GAS: THE GAS COMPANY PHONE: (909) 335-7706  
 ELECTRIC: IMPERIAL IRRIGATION DISTRICT PHONE: (760) 335-3640  
 TELEPHONE: FRONTIER COMMUNICATIONS PHONE: (760) 778-3620  
 CABLE TV: SPECTRUM USA PHONE: (760) 340-2225  
 UNDERGROUND SERVICE ALERT PHONE: (800) 422-4133  
 SCHOOL: COACHELLA VALLEY UNIFIED SCHOOL DISTRICT PHONE: (760) 399-5137

PREPARED BY:



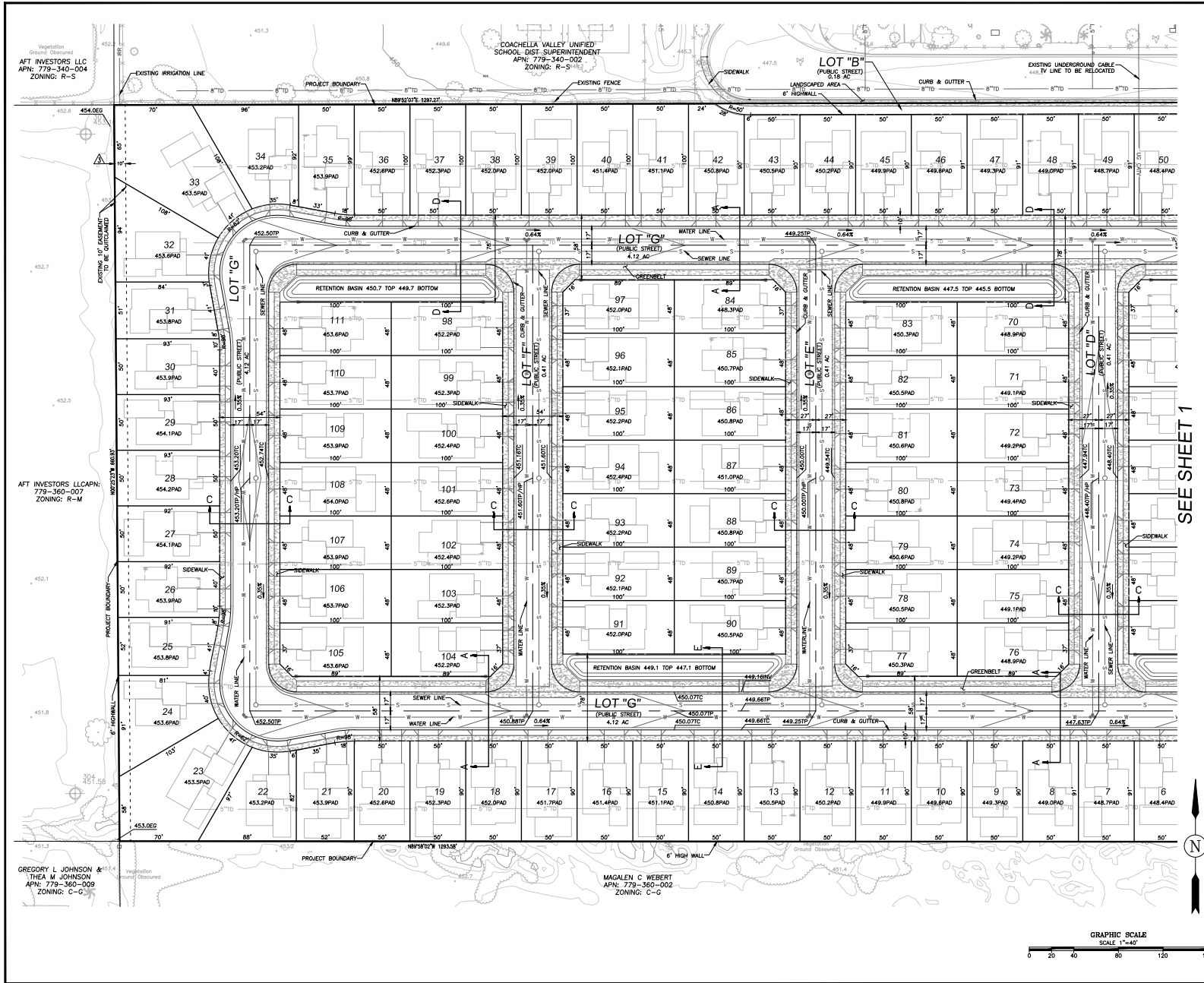
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- Engineering
- Planning
- Survey
- Environmental

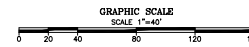
SHEET NO.

**2**

OF **2**



SEE SHEET 1



Vegetation  
 Ground Observed  
 AFT INVESTORS LLC  
 APN: 779-340-004  
 ZONING: R-S

COACHELLA VALLEY UNIFIED  
 SCHOOL DIST. SUPERINTENDENT  
 APN: 779-340-002  
 ZONING: R-S

AFT INVESTORS LLC:CAPN:  
 779-360-007  
 ZONING: R-M

GREGORY L JOHNSON &  
 THEA M JOHNSON  
 APN: 779-360-009  
 ZONING: C-C

MAGALEN C WEBERT  
 APN: 779-360-002  
 ZONING: C-C