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, T5S, R8E, 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

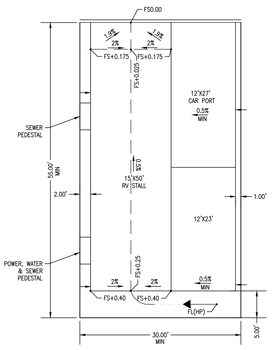
SITE ADDRESS
XXXXX TYLER ST
COACHELL, CA 92236

UTILITY PURVEYORS

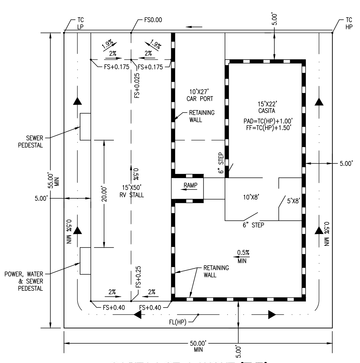
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO	(760) 202-4245
GAS:	THE GAS COMPANY	(909) 335-7625
TELEPHONE:	VERIZON COMPANY	(760) 778-3603
WATER	COACHELLA WATER AUTHORITY	(760) 501-8100
SEWER	COACHELLA SANITARY DISTRICT	(760) 501-8100
CABLE	TIME WARNER CABLE	(760) 340-1312

PROJECT DATA

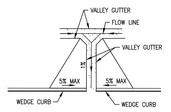
RV STALL	72 LOT
CASITA	113 LOT



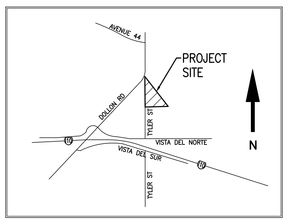
RV STALL LOT LAYOUT (TYP)
NOT TO SCALE



CASITA LOT LAYOUT (TYP)
NOT TO SCALE

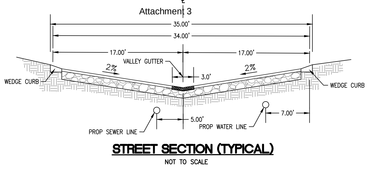


SPILLWAY DETAIL (TYPICAL)
NOT TO SCALE

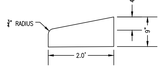


VICINITY MAP
NOT TO SCALE

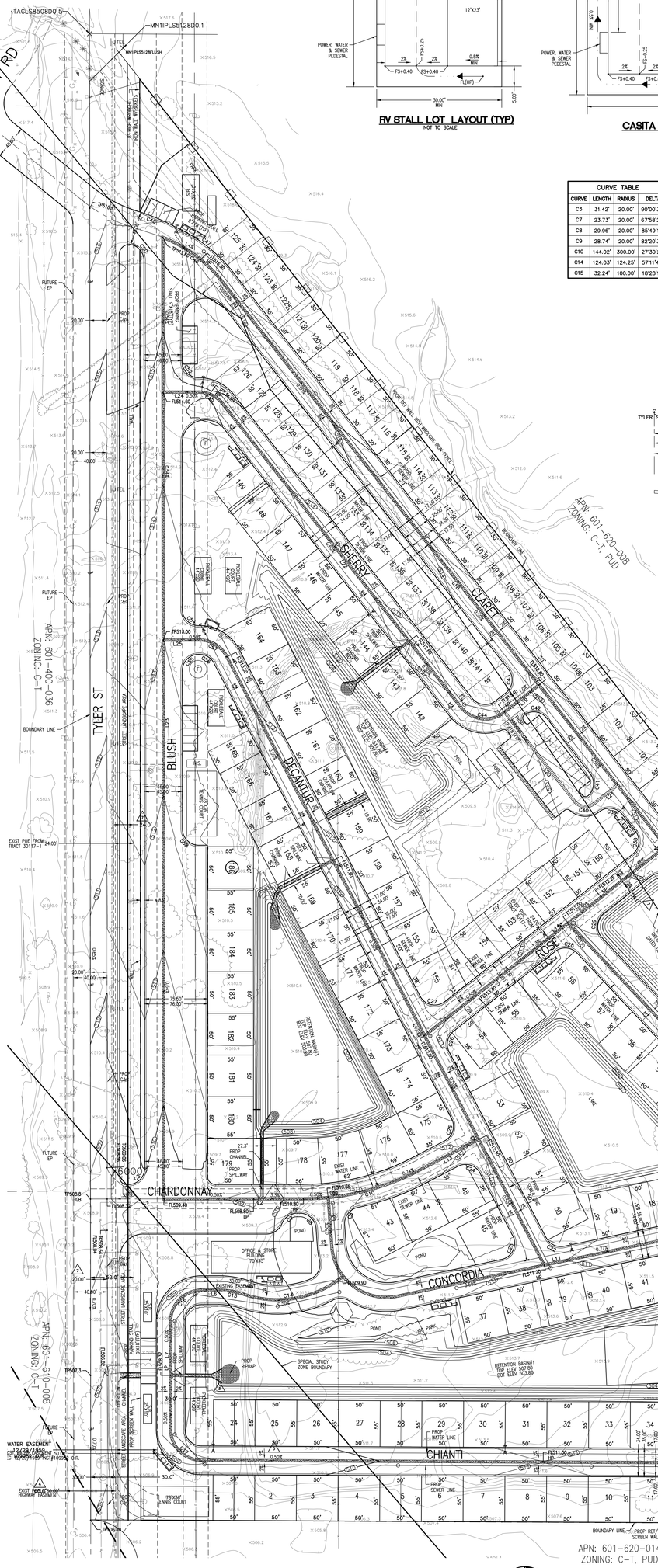
Attachment 3



STREET SECTION (TYPICAL)
NOT TO SCALE



WEDGE CURB DETAIL
NOT TO SCALE


TAG18508D0.5
MN1IPLS5128D0.1
DILLON RD
TYLER ST
BLUSH
DECANTUR
SHERRY
CLARET
ROSE
CHARDONNAY
CONCORDIA
CHIANTI
APN: 601-400-036
ZONING: C-T
APN: 601-620-008
ZONING: C-T, PUD
APN: 601-620-010
ZONING: C-T, PUD
APN: 601-620-014
ZONING: C-T, PUD
TRACT 32860
ZONING: C-T, PUD
RETENTION BASIN#1
TOP ELEV 507.80
BOT ELEV 503.80
RETENTION BASIN#2
TOP ELEV 509.00
BOT ELEV 505.00
RETENTION BASIN#3
TOP ELEV 505.00
BOT ELEV 503.00
SPECIAL STUDY ZONE BOUNDARY
BOUNDARY LINE
WATER EASEMENT
EXIST PUE FROM TRACT 30117-1
EXIST 100.00' HIGHWAY EASEMENT
PROP SCREEN WALL WITH WROUGHT IRON FENCE
PROP RETAINING WALL
PROP RIPRAP
PROP CHANNEL
PROP SPILLWAY
PROP SEWER LINE
PROP WATER LINE
EXIST SEWER LINE
EXIST WATER LINE
OFFICE & STORE BUILDING 703.45'
POOL HOUSE 1,000 SF
MAINTENANCE BUILDING 2,000 SF
RECREATION BUILDING 1,000 SF
LANDSCAPE AREA
STREET LANDSCAPE AREA
FUTURE EP
PROP C&G
EXIST C&G
POND
TENNIS COURT
BASKETBALL COURT
TOT LOT
PROP 8" SEWER
PROP 8" WATER
PROP 12" WATER
PROP 18" STORM DRAIN
PROP 24" STORM DRAIN
PROP 30" STORM DRAIN
PROP 36" STORM DRAIN
PROP 42" STORM DRAIN
PROP 48" STORM DRAIN
PROP 54" STORM DRAIN
PROP 60" STORM DRAIN
PROP 72" STORM DRAIN
PROP 84" STORM DRAIN
PROP 96" STORM DRAIN
PROP 108" STORM DRAIN
PROP 120" STORM DRAIN
PROP 132" STORM DRAIN
PROP 144" STORM DRAIN
PROP 156" STORM DRAIN
PROP 168" STORM DRAIN
PROP