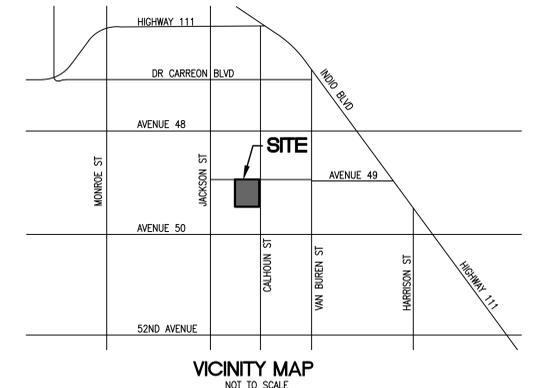
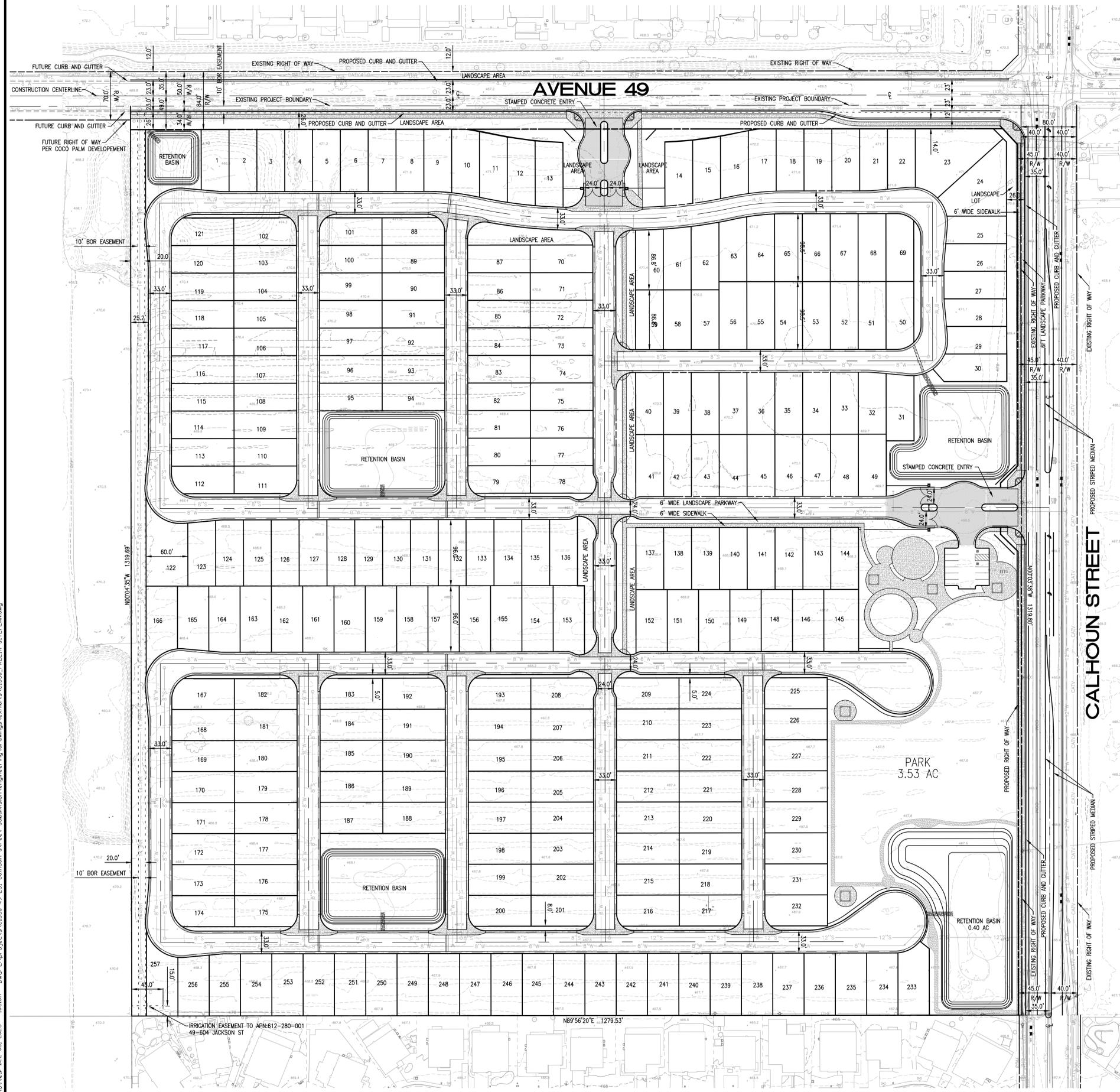
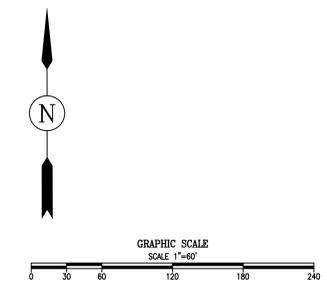
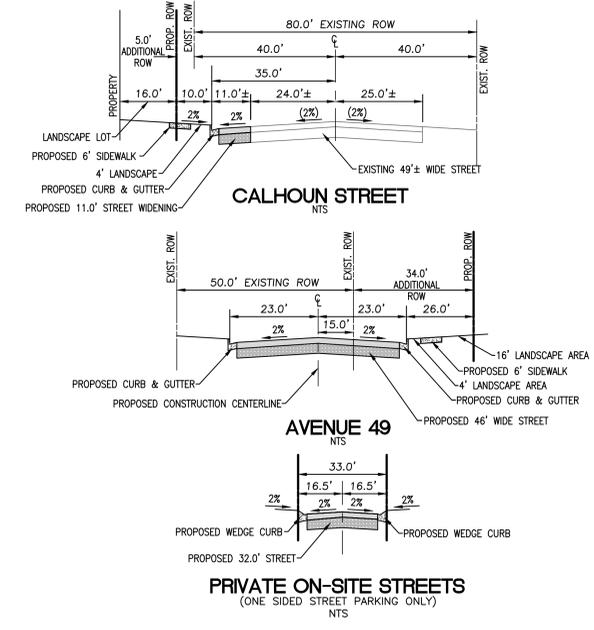


# PRELIMINARY SITE PLAN

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



<b>ASSESSOR'S PARCEL NO.</b>	
612-260-010	
<b>SITE ADDRESS</b>	
VACANT LAND	
<b>GENERAL PLAN</b>	
GENERAL NEIGHBORHOOD	
<b>SITE AREA TABULATION</b>	
PARCEL AREA (GROSS)	39.98 AC.
ROW DEDICATION	1.21 AC.
PARCEL AREA (NET)	38.77 AC.
PUBLIC PARK	3.53 AC.
40FT WIDE LOTS	144
45FT WIDE LOTS	113
<b>TOTAL</b>	<b>257 LOTS</b>



Dec 05, 2025

PREPARED BY:  
**The Altum Group**  
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

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

CITY OF COACHELLA, CALIFORNIA

**PRELIMINARY SITE PLAN**

FOR: **CALHOUN STREET SUBDMISION**

SHEET NO.  
**SP1**

Plotted Dec 05, 2025 - 10:11am DWG: L:\proj\612-260-010\49-251\_Calhoun\_Street\_Subdivision\engineering\Drawings\612-260-010\_Prelim-SitePlan.dwg