

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



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

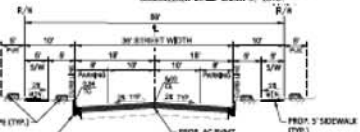
LOTS 2 & 3 OF MAP OF  
 A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 5 EAST OF THE 1st MERIDIAN, S.B.M. 445-001.

**TOPOGRAPHY**

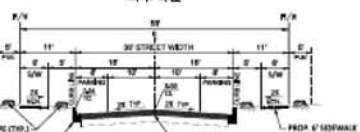
DELANE APICAL SURVEY, INC.  
 7117 WILLOW AVE., SUITE A  
 FOUNTAIN VALLEY, CA 92703  
 PHONE: (951) 889-0200  
 DATE PLOTTED: JULY 01, 2022

**FLOOD ZONE**

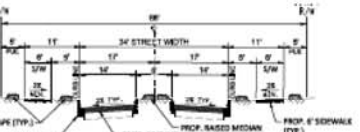
THIS PROJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD DAMAGE RISK MAP COMMUNITY PANEL NO. 080280000N DATED MARCH 5, 2018.



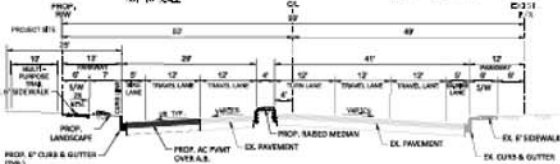
**RESIDENTIAL STREET 'C' - 'T'**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



**RESIDENTIAL STREET 'B'**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



**ENTRY WAY 'A' & 'T'**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



**VAN BUREN STREET**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE

**VILLA II**

09-280-002 & 779-320-001

**ASSESSOR'S PARCEL NUMBER**

779-080-002 & 779-320-001

**ZONING**

DISTRICT 04 (R-04) - SINGLE-FAMILY RESIDENTIAL (S-F)  
 MULTI-FAMILY RESIDENTIAL (R-04)

PERMITTED (R-04) - GENERAL HOMEWORK, PD

**SCHOOL DISTRICT**

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT  
 52025 ORCHARD STREET  
 BISHOP, CA 92314  
 PHONE: (760) 330-0137

**SITE DATA**

PROJECT SITE - 31.35 ACROSS ACRES, 26.56 NET ACRES  
 PROPOSED LOT AREA, (LOTS 1-204) - 1,157,800 SF (26.28 AC)  
 PROPOSED PUBLIC STREET "A" TRIM "C" - 415,000 SF (9.43 AC)  
 PROPOSED PUBLIC STREET (VAN BUREN) - 66,430 SF (1.51 AC)  
 PROPOSED MEDIAN SPACE LOTS "A" TRIM "C" - 115,396 SF (2.66 AC)  
 PROPOSED WALKWAY, LOT "C" - 10,200 SF (2.33 AC)

**UTILITY PURVEYORS**

WATER  
 COACHELLA WATER AUTHORITY  
 1010 SOUTH STREET  
 COACHELLA, CA 92228  
 PHONE: (760) 330-8100

SEWER  
 COACHELLA SANITARY DISTRICT  
 1010 SOUTH STREET  
 COACHELLA, CA 92228  
 PHONE: (760) 330-8100

SEWER  
 CALIFORNIA GAS COMPANY  
 45-000 TRINITY AVENUE  
 INDIA CA 92201  
 PHONE: (800) 457-2200

ELECTRIC  
 SOUTHWEST ELECTRIC DISTRICT  
 51-000 AVENUE 38  
 LA MESA, CA 92045  
 PHONE: (760) 335-3640

TELEPHONE  
 SOUTHWEST COMMUNICATIONS  
 5100 SOUTH STREET  
 BELLEVILLE, CA 92303  
 PHONE: (877) 462-6640

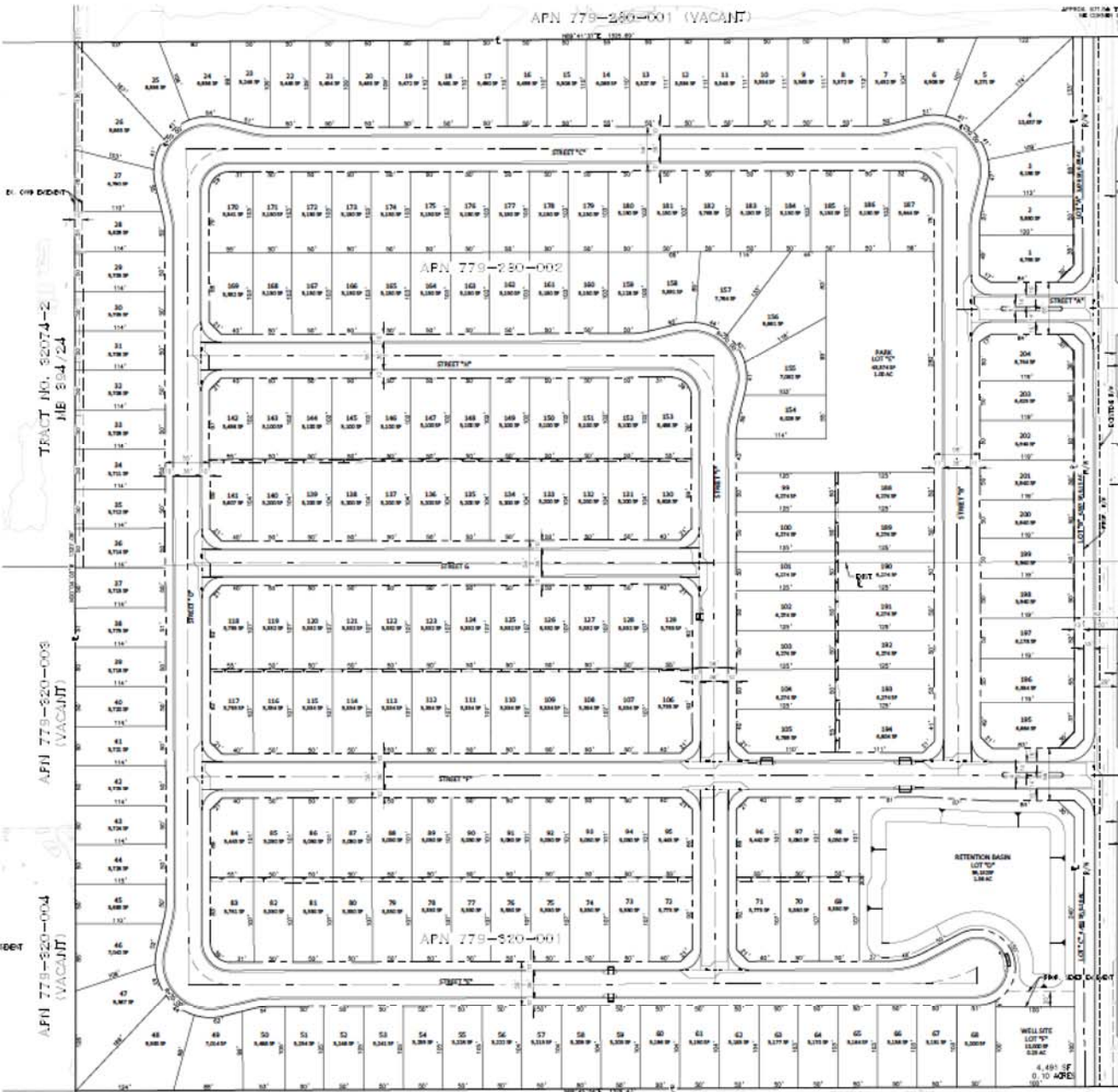
CELE  
 WESTERN  
 47000 COOK AVENUE  
 PALM BEACH, CA 92211  
 PHONE: (760) 330-8000

**LEGEND**

- PROPOSED PROJECT BOUNDARY
- PROPOSED EDGE OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING GROUND BREAKDOWN LINE

**ABBREVIATIONS**

- A.C. AC FINIT AFFRUIT CONCRETE PAVEMENT
- A.S. ASPHALT
- C.L. CENTERLINE
- E.C. EXISTING CURB
- E.L. EXISTING LANDSCAPE
- H.W. HORIZONTAL CURB
- P.F. PAVED FINISH
- P.W. PUBLIC UTILITY EMBLEM
- P.F. PUBLIC FINISH
- R.W. RIGHT OF WAY
- S.W. SIDEWALK
- S.P. SOILING PAVING
- T.F. TYPICAL



DATE: 2023.06

<p>APPLICANT:                  PULTE GROUP, INC.                  27-400 LOS ALTOS, SUITE 400                  MISSION VIEJO, CA 92691                  CONTACT: DAVID DEWEGEL; (760) 378-9334</p>	<p>OWNER OF RECORD:                  NIGOSIAN FAMILY FARMS, INC.                  PO BOX 278                  COACHELLA, CA 92226                  CONTACT: NICK NIGOSIAN</p>	<p>PLANNER:                  MICHAEL BAKER INTERNATIONAL                  9750 CLAREMONT MESA BLVD, SUITE 100                  SAN DIEGO, CA 92124-3313                  CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER:                  MICHAEL BAKER INTERNATIONAL                  27-400 LOS ALTOS DRIVE, SUITE 100                  PALM DESERT, CA 92251                  CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT:                  PULTE GROUP, INC.                  27-400 LOS ALTOS, SUITE 400                  MISSION VIEJO, CA 92691                  CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT:                  MSA CONSULTING, INC.                  34200 BOB HOPE DRIVE                  RANCHO MIRAGE, CA 92270                  CONTACT: TOM MILLER (760) 320-9611</p>	<p>DRAWING NO. C1</p>
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