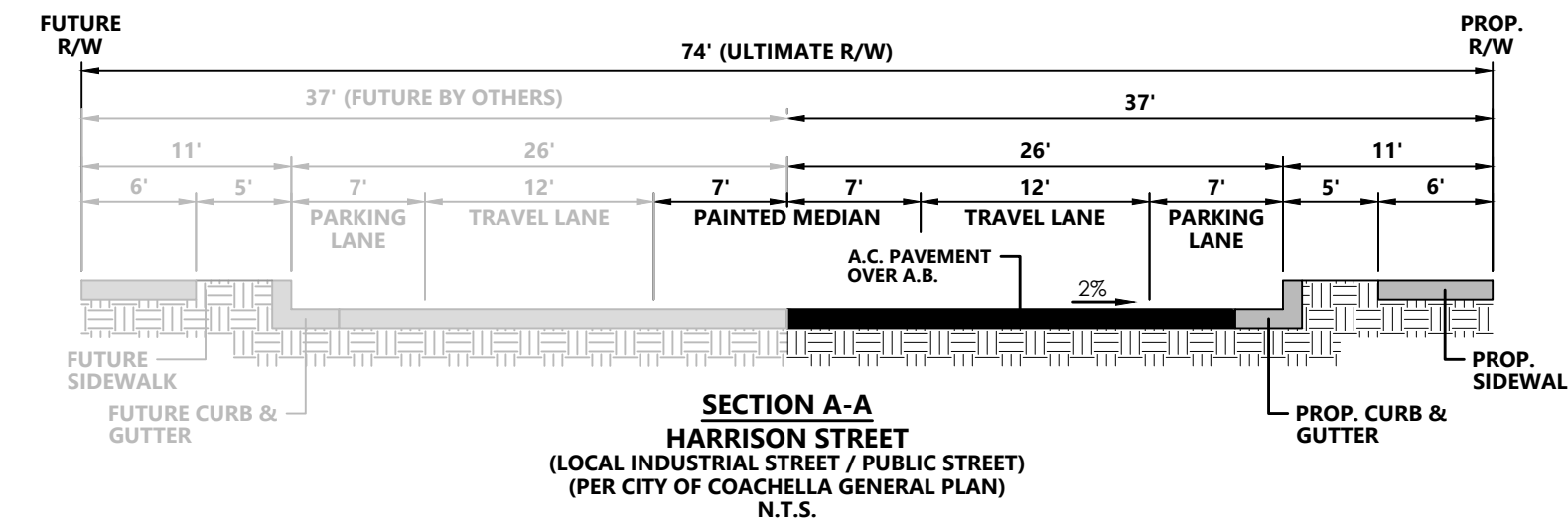


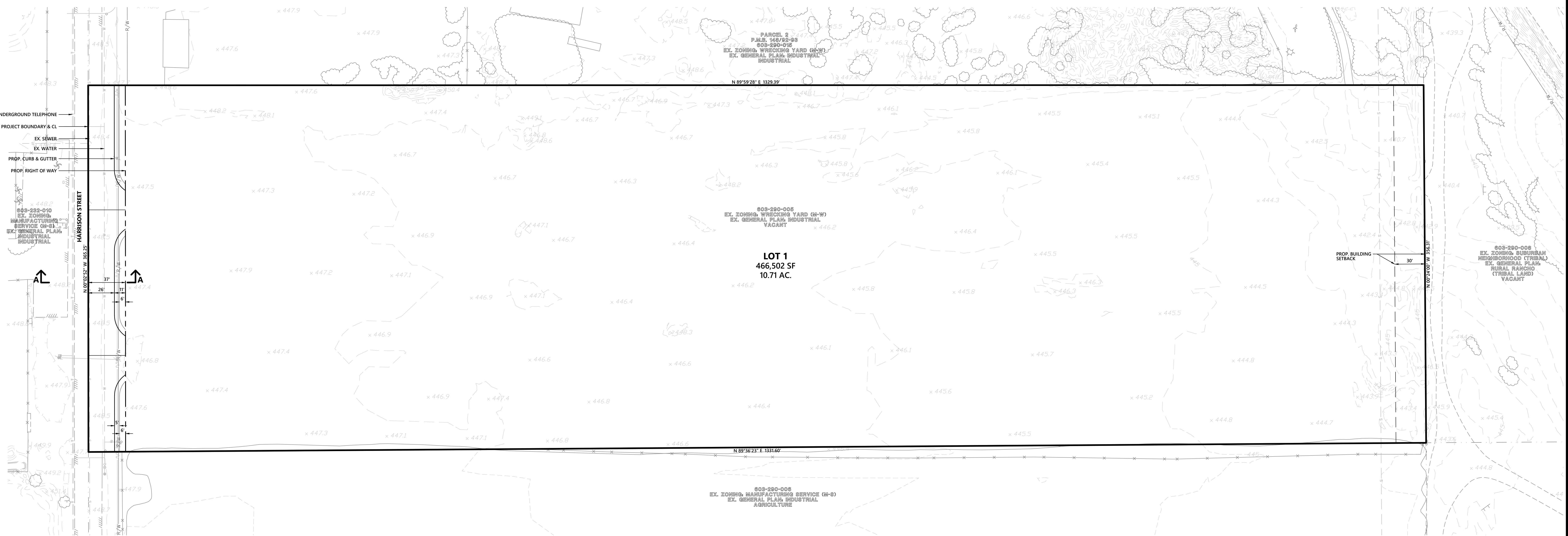
TECHNICAL SITE PLAN INDEX
SCALE: 1" = 100'



SECTION A-A
HARRISON STREET
(LOCAL INDUSTRIAL STREET / PUBLIC STREET)
(PER CITY OF COACHELLA GENERAL PLAN)
N.T.S.

DATA TABLE CONTINUED	
EXISTING ZONING:	WRECKING YARD (M-W)
PROPOSED ZONING:	WRECKING YARD (M-W)
EXISTING GENERAL PLAN LAND USE:	INDUSTRIAL
PROPOSED GENERAL PLAN LAND USE:	INDUSTRIAL
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	IMPERIAL IRRIGATION DISTRICT (760) 398-5844
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS (800) 921-8101
WATER:	COACHELLA WATER AUTHORITY (760) 501-8100
CABLE:	SPECTRUM (877) 719-3278
SEWER:	COACHELLA SANITARY DISTRICT (760) 398-5744
USA:	UNDERGROUND SERVICE ALERT (800) 227-2600
EXISTING EASEMENT NOTES:	
1	RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 20, 1954 PER BOOK 1668, PAGE 65 OF OFFICIAL RECORDS. (BLANKET IN NATURE, NOT PLOTTABLE)
FEMA FLOOD ZONE DESIGNATION:	
ZONE "X": AREAS OF MINIMAL FLOOD HAZARD	
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER 06065C2260H / EFFECTIVE DATE: MARCH 6, 2018	
LIQUEFACTION: HIGH LIQUEFACTION ZONE	
NOTES:	
1.	THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
2.	THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
3.	IN MANUFACTURING DISTRICTS, ONE PARKING SPACE SHALL BE PROVIDED FOR EACH 500 SF OF UNIT AREA FOR UP TO 20,000 SF, PLUS ONE SPACE FOR EACH 1,000 SF OF UNIT AREA OVER 20,000 SF.

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		
TENTATIVE TRACT MAP NO. 38943		
FOR CONDOMINIUM PURPOSES		
EXHIBIT DATE: FEBRUARY 28, 2024		
REVISIONS		
NO.	DATE	DESCRIPTION
DATA TABLE		
APPLICANT / LAND OWNER:	MYERS CONCRETE CORPORATION	
ADDRESS:	78206 VARNER ROAD, SUITE D152 PALM DESERT, CALIFORNIA 92211	
CONTACT:	STEVE MYERS	
EXHIBIT PREPARER:	MSA CONSULTING, INC.	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
CONTACT:	PAUL DEPALATIS TELEPHONE: (760) 320-9811	
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.	
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503	
DATE OF TOPOGRAPHY:	OCTOBER 23, 2021 TELEPHONE: (951) 687-4252	
ASSESSOR'S PARCEL NUMBERS:	603-290-005	
LEGAL DESCRIPTION:		
A PORTION OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 5 SOUTH, RANGE 8, EAST, SAN BERNARDINO MERIDIAN.		
LAND USE DESCRIPTION:	ACREAGE	
EXISTING GROSS ACREAGE	11.02 AC.	
PUBLIC STREET DEDICATION (HARRISON STREET)	0.31 AC.	
PROPOSED NET ACREAGE & LOT 1 FOR CONDOMINIUM PURPOSES	10.71 AC.	

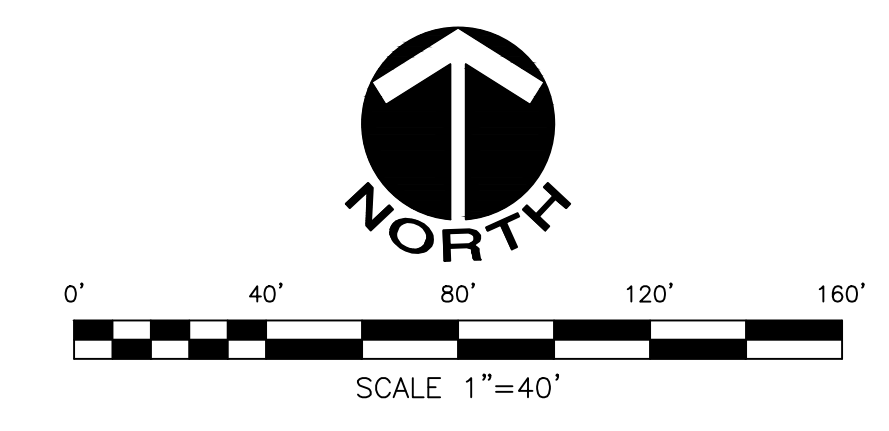
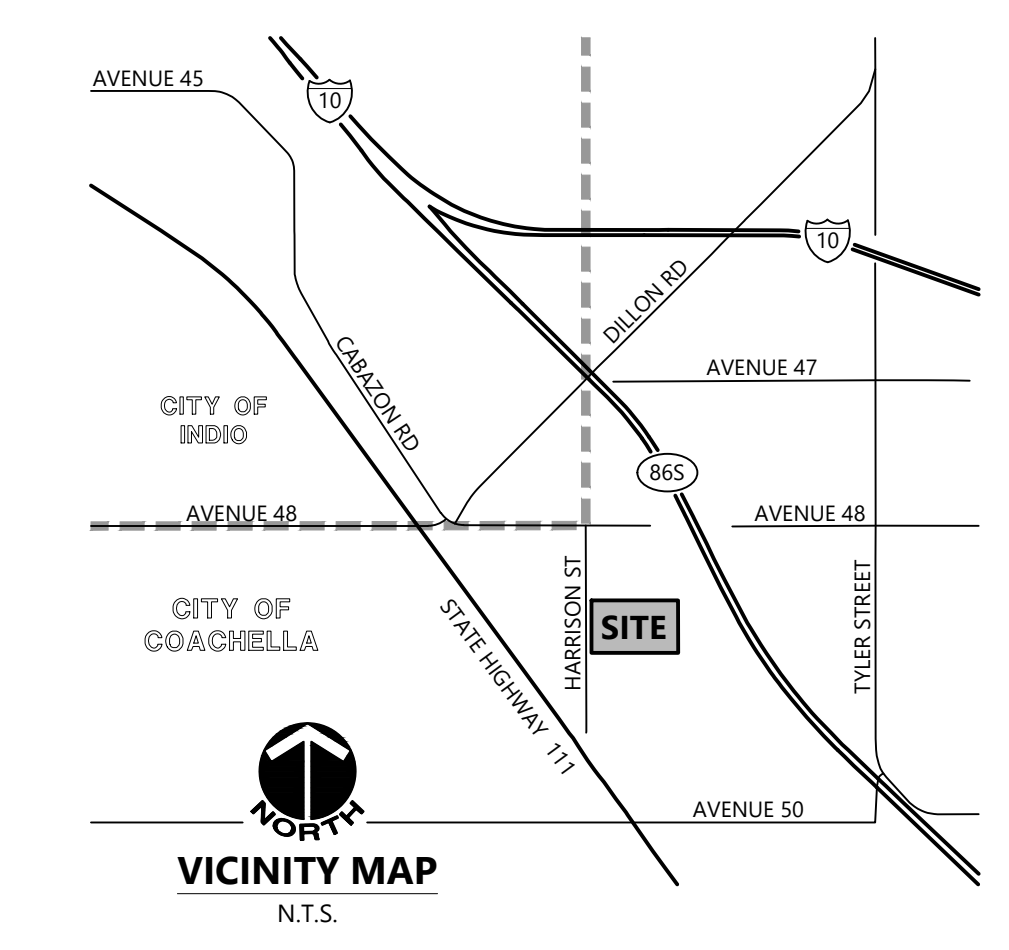


ABBREVIATIONS

(E)	EAST	LP	LOW POINT
(N)	NORTH	MAX	MAXIMUM
(S)	SOUTH	MIN.	MINIMUM
(W)	WEST	NO.	NUMBER
A.C.	ASPHALT CONCRETE	N.T.S.	NOT TO SCALE
AC	ACREAGE	P/L	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	PE	PAID ELEVATION
CFD	COMMUNITY FACILITIES DISTRICT	PIG	POINT OF INTERSECTION, GUTTER FL
CL	CENTRLINE	PROP.	PROPOSED
C&G	CURB AND GUTTER	P.U.E.	PUBLIC UTILITY EASEMENT
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EASMT.	EASEMENT	R	RADIUS
EX	EXISTING	SF	SQUARE FEET
FL	FLOWLINE	STD.	STANDARD
GR	GRADE BREAK	TOE	BOTTOM OF SLOPE
G.N.V.	GROUND NATIVE VEGETATION	TOP	TOP OF SLOPE
HP	HIGH POINT	T	TOP OF PAVEMENT
LMMD	LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT	TYP.	TYPICAL

LEGEND

679.3	EXISTING SPOT ELEVATIONS	R/W	EXISTING RIGHT OF WAY
---	EXISTING CONTOURS	---	EXISTING SEWER
△	EXISTING EASEMENT DELTA	---	EXISTING SEWER FORCE MAIN
---	EXISTING CABLE	---	EXISTING WATER
---	EXISTING IRRIGATION DRAIN LINE	---	EXISTING BOUNDARY
---	EXISTING EASEMENT	---	EXISTING BOUNDARY AND PARCELLINE
---	PROPOSED	---	PROPOSED AND EXISTING CENTER LINE
---	EXISTING ELECTRIC	---	PROPOSED CURB
---	EXISTING GAS	---	PROPOSED EASEMENT
---	EXISTING IRRIGATION	---	PROPOSED LOT LINE
---	EXISTING LOT LINE	---	PROPOSED RIGHT OF WAY
---	EXISTING TELEPHONE		
---	EXISTING OVERHEAD TELEPHONE		



MSA CONSULTING, INC.
Civil Engineering • Land Surveying • Landscape Architecture
Planning • Environmental Services • Dry Utility Coordination • GIS
34200 Bob Hope Drive Rancho Mirage, CA 92270 | 760.320.9811 | MSAConsultingInc.com