

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP NO. 38084**

EXHIBIT DATE: FEBRUARY 18, 2021

REVISIONS		
NO.	DATE	DESCRIPTION

DATA TABLE			
APPLICANT / LAND OWNER:	PULTE HOME COMPANY, LLC.		
ADDRESS:	27401 LOS ALTOS, SUITE 400 MISSION VIEJO, CALIFORNIA 92691		
CONTACT:	SOHAIB BOKHARI	TELEPHONE:	(949) 330-8537

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	NOVEMBER 25, 2020	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	768-050-002		
LEGAL DESCRIPTION:	LOT 124 OF TRACT NO. 32075-1, PER M.B. 387/39-42, BEING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.		

LAND USE DESCRIPTION:	AREA (AC.)
EXISTING GROSS AREA	26.81 AC.
PROPOSED PUBLIC STREET VACATION (AVENUE 51)	0.12 AC.
<b>PROPOSED NET AREA</b>	<b>26.93 AC.</b>
PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 THRU 107)	17.90 AC.
PROPOSED OPEN SPACE LOTS (LOTS "A" THRU "D")	1.91 AC.
PROPOSED PUBLIC STREETS (VIA PRADO, STREET "A" THRU "E")	7.12 AC.

EXISTING ZONING:	RESIDENTIAL SINGLE FAMILY (R-S)
PROPOSED ZONING:	RESIDENTIAL SINGLE FAMILY (R-S)

EXISTING GENERAL PLAN LAND USE:	LOW DENSITY RESIDENTIAL 0-6 DU/AC (RL)
PROPOSED GENERAL PLAN LAND USE:	LOW DENSITY RESIDENTIAL 0-6 DU/AC (RL)

PUBLIC UTILITY PURVEYORS:		
ELECTRIC:	IMPERIAL IRRIGATION DISTRICT	(760) 335-3640
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
TELEPHONE:	FRONTIER COMMUNICATIONS	(800) 921-8101
WATER:	COACHELLA WATER AUTHORITY	(760) 501-8100
CABLE:	SPECTRUM	(877) 719-3278
SEWER:	CITY OF COACHELLA	(760) 501-8100
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

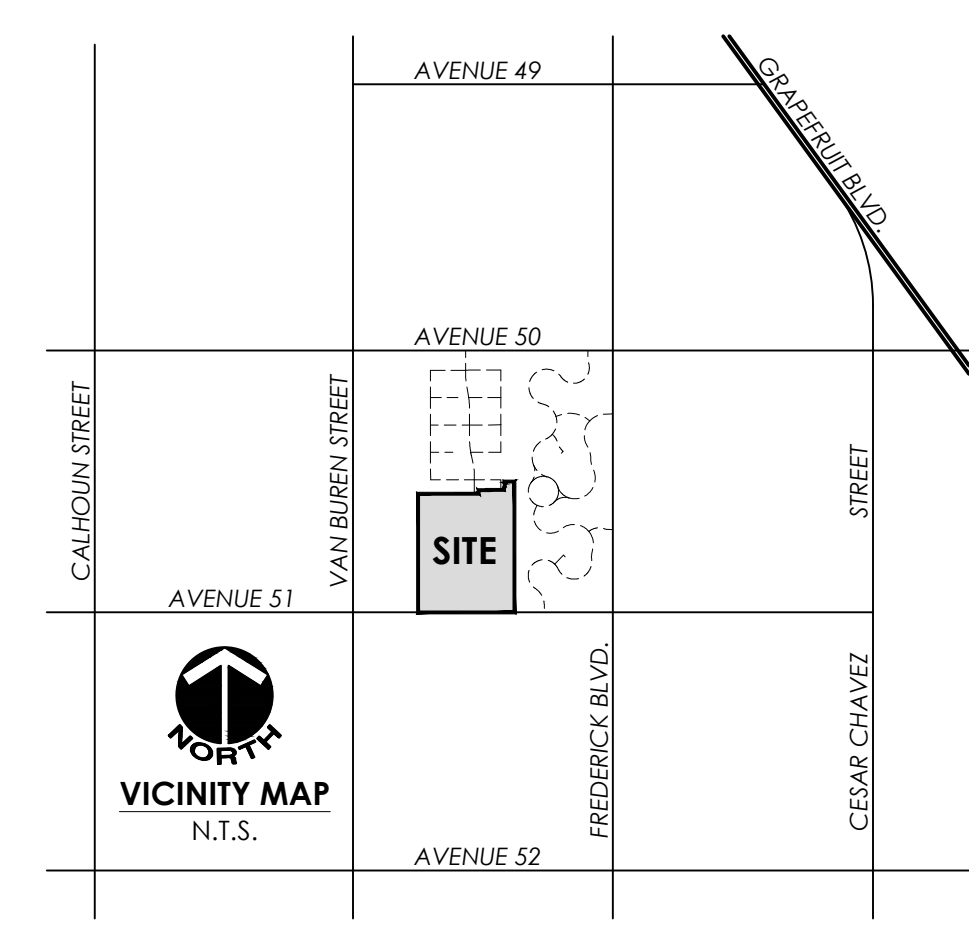
EXISTING EASEMENT NOTES:
1. AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1958 AS INSTRUMENT NO. 67734 IN BOOK 2335, PAGE 478 OF OFFICIAL RECORDS. (PLOTTED HEREON)
2. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: 60' PUBLIC UTILITY AND ROAD, 10' PUBLIC UTILITY AND INCIDENTAL PURPOSES, (PLOTTED HEREON) (NOTE: THE MAP DOES NOT SHOW CITY ACCEPTANCE OF THE DEDICATION)
3. AN EASEMENT IN FAVOR OF VERION CALIFORNIA INC., A CORPORATION, FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATIONS, TELECOMMUNICATIONS, VIDEO, INTELLIGENCE BY ELECTRICAL MEANS AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 17, 2007 AS INSTRUMENT NO. 2007-0640834 OF O.R. (BLANKET IN NATURE)

FEMA FLOOD ZONE DESIGNATION:	ZONE "X": AREA OF MINIMAL FLOOD HAZARD
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER: 06065C2262H EFFECTIVE DATE: MARCH 16, 2018	

LIQUEFACTION:	HIGH LIQUEFACTION ZONE
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SCHOOL DISTRICT:	COACHELLA VALLEY UNIFIED
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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. LOT "D" TO BE DEEDED TO GREGORIO CERVANTES AND BEATRICE CERVANTES AS PART OF A SETTLEMENT AGREEMENT RELATED TO A LOT LINE DISPUTE.
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LEGEND	ABBREVIATIONS		
679.3	EXISTING SPOT ELEVATIONS	(E)	EAST
(---)	EXISTING CONTOURS	(N)	NORTH
(---)	EXISTING EASEMENT DELTA	(S)	SOUTH
(---)	EXISTING CABLE	(W)	WEST
(---)	EXISTING IRRIGATION DRAIN LINE	A-C	ASPHALT CONCRETE
(---)	EXISTING EASEMENT	AC	ACREAGE
(---)	EXISTING ELECTRIC	APN	ASSESSOR'S PARCEL NUMBER
(---)	EXISTING GAS	BNDRY	BOUNDARY
(---)	EXISTING IRRIGATION	CA	CENTERLINE
(---)	EXISTING LOT LINE	C&G	CURB AND GUTTER
(---)	EXISTING EDGE OF PAVEMENT	ES&M	EDGES OF PAVEMENT
(---)	EXISTING TELEPHONE	EX	EXISTING
(---)	EXISTING OVERHEAD TELEPHONE	MAX	MAXIMUM
(---)	EXISTING RIGHT OF WAY	M.B.	MAP BOOK
(---)	EXISTING SEWER	MIN	MINIMUM
(---)	EXISTING SEWER FORCE MAIN	NO.	NUMBER
(---)	EXISTING WATER	N.T.S.	NOT TO SCALE
(---)	PROPOSED PROJECT BOUNDARY	OS/PP	OVERHEAD OPEN SPACE / PARKS
(---)	PROPOSED AND EXISTING CENTER LINE	P/A	PROPERTY LINE
(---)	PROPOSED CURB	PROP.	PROPOSED
(---)	PROPOSED EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
(---)	PROPOSED LOT LINE	R	RADIUS
(---)	PROPOSED RIGHT OF WAY	R/W	RIGHT OF WAY
(---)		SF	SQUARE FEET
(---)		STD.	STANDARD
(---)		TR	TYPICAL
(---)		UG	UNDERGROUND

