

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37758
 BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.B.&M.

FEIRO ENGINEERING, INC.

JANUARY, 2021

UTILITIES:
 ELECTRIC IID (IMPERIAL IRRIGATION DISTRICT) 800-303-7756
 GAS SO. CA. GAS (THE GAS COMPANY) 800-427-2200
 TELEPHONE FRONTIER COMMUNICATIONS 855-370-0308
 WATER CVWD 760-398-2651
 SEWER CVWD 760-398-2651
 CABLE SPECTRUM 760-340-2225

OWNER/APPLICANT:
 GREGORY C. CERVANTES 800-303-7756
 BEATRICE A. CERVANTES 800-427-2200
 82265 PADOVA DRIVE 855-370-0308
 INDIO, CA 92203 760-398-2651
 PHONE : (760) 989-1025 760-398-2651
 EMAIL : cervantesucr@gmail.com 760-340-2225

ENGINEER:
 FEIRO ENGINEERING, INC.
 P. O. BOX 12980
 PALM DESERT, CA. 92255
 (760) 346-8015 PHONE

- TENTATIVE MAP APPLICATION CHECKLIST NOTES:**
1. NO STREETS ARE PROPOSED.
 2. NO DRIVEWAYS ARE PROPOSED.
 3. NO WATERCOURSE LOCATED ON SITE.
 4. NO PROPOSED PHASING.
 5. NO WATER IMPROVEMENTS ARE PROPOSED.
 6. NO SEWER IMPROVEMENTS ARE PROPOSED.
 7. NO GRADING IS PROPOSED.
 8. NO PADS WILL BE CONSTRUCTED.

APN:
 768-050-001

SITE AREA:
 391,396 sq. ft. OR 8.9852 ACRES

SCHOOL DISTRICT:
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

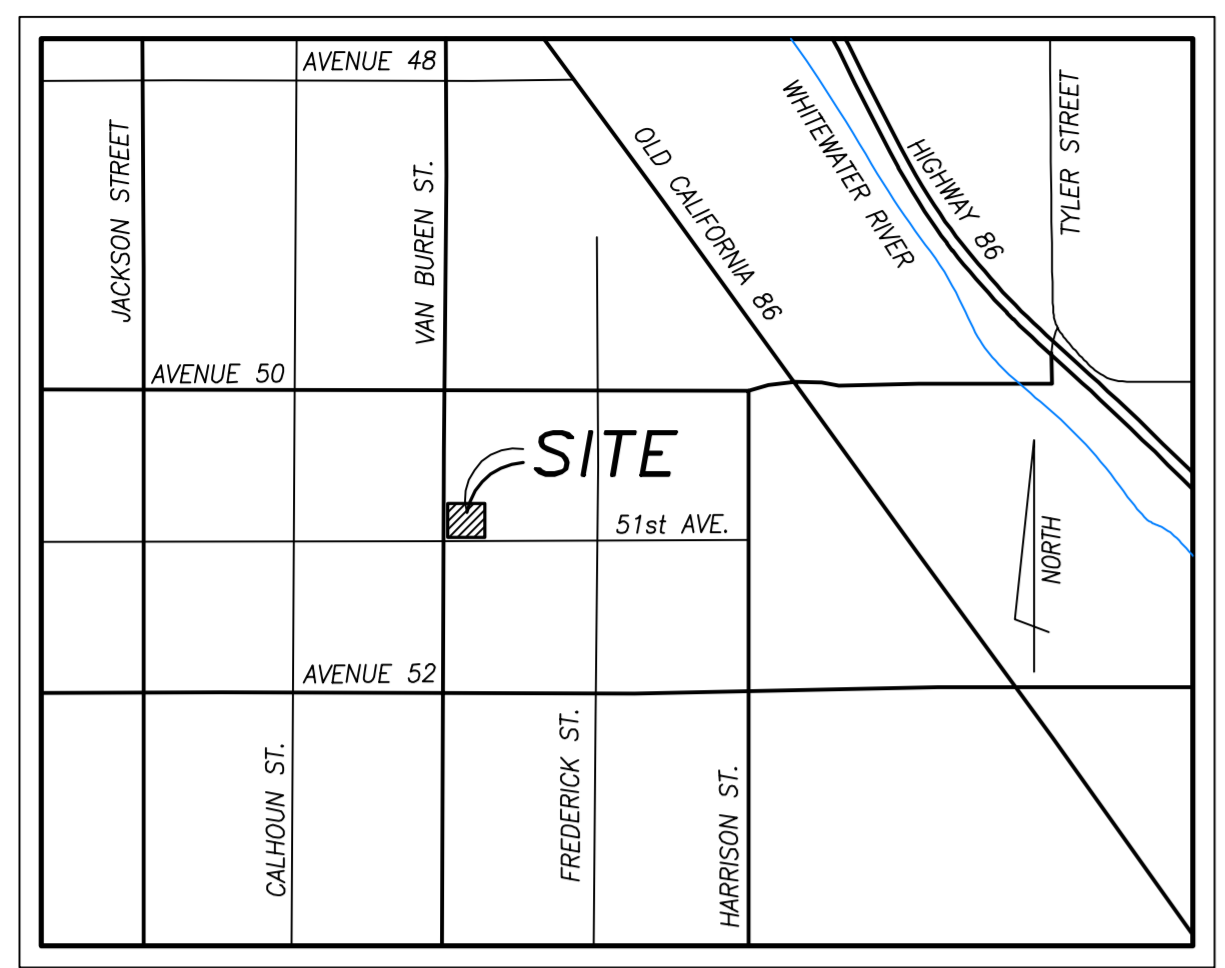
PROPOSED LAND USE:
 RESIDENTIAL/AGRICULTURAL USE

EXISTING & PROPOSED ZONING:
 R-E (RESIDENTIAL ESTATE) &
 A-T (AGRICULTURAL TRANSITION)

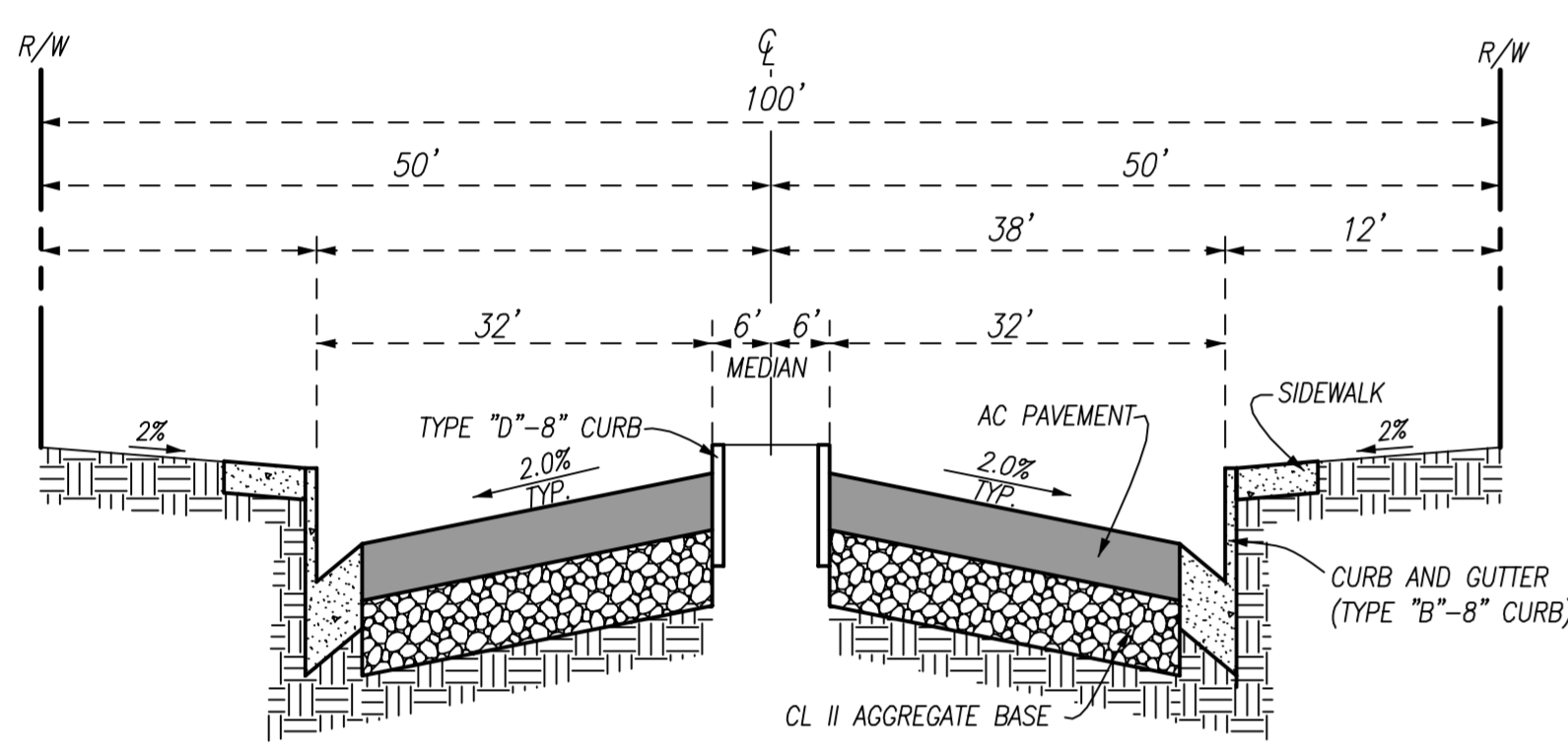
GENERAL PLAN DESIGNATION:
 SUBDIVISION RESIDENTIAL

LEGAL DESCRIPTION:
 THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL RECORDS.

EXCEPTING THEREFROM THE WESTERLY 30 FEET AND THE SOUTHERLY 20 FEET FOR PUBLIC HIGHWAY.



VICINITY MAP
 NOT TO SCALE



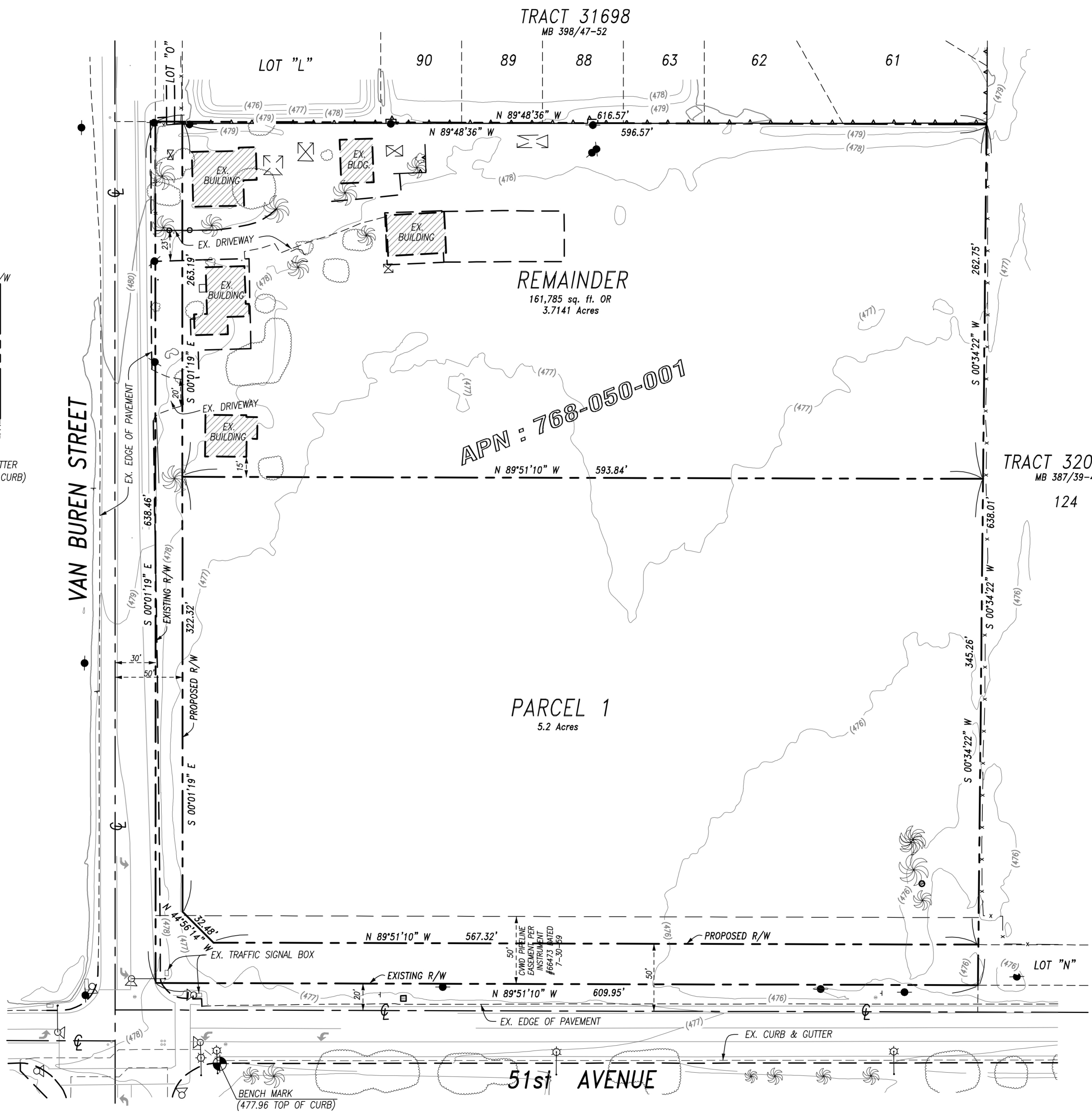
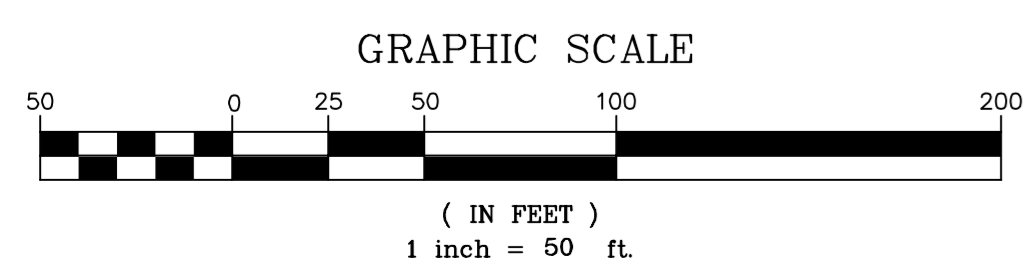
EXISTING STREET TYPICAL SECTION
 NOT TO SCALE

51st AVENUE & VAN BUREN STREET
 MINOR ARTERIAL (100' R/W)

BENCHMARK & SITE BENCHMARK:
 CITY OF COACHELLA BENCH MARK #1006. 3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS 7766" IN THE TOP OF CURB AT THE SOUTHEAST CURB RETURN. IT IS 22' SOUTH OF THE CENTERLINE OF AVENUE 51, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE ECR OF THE SOUTHWEST CURB RETURN. ELEVATION=(477.960) NVD29

SITE BENCHMARK:
 INDICATES THE BENCHMARK AT THE SITE WHICH THE ENGINEER OF RECORD SHALL USE TO CERTIFY PAD ELEVATION AND FINAL GRADING CERTIFICATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THIS BENCHMARK AND THE BENCHMARK USED BY THE CONTRACTOR PRIOR TO ANY GRADING.

SOURCE OF TOPOGRAPHY:
 THE TOPOGRAPHY SHOWN HEREON WAS OBTAINED BY A AERIAL MAPPING PREPARED BY CENTRAL COAST AERIAL MAPPING, INC., INC. DATED 8-20-2019



LEGEND & ABBREVIATIONS:

| | | | |
|--------|------------------------|--------|------------------------------|
| CL | CENTERLINE | R/W | RIGHT-OF-WAY |
| PL | PROPERTY LINE | D/W | DRIVEWAY |
| H.P. | HIGH POINT | T.C. | TOP OF CURB |
| G.B. | GRADE BREAK | F.L. | FLOW LINE |
| E.G. | EXISTING GROUND | E.P. | EDGE OF EXISTING PAVEMENT |
| F.G. | FINISH GRADE | T.P. | TOP OF PAVEMENT |
| F.S. | FINISH SURFACE | T.G. | TOP OF GRATE |
| F.F. | FINISH FLOOR ELEVATION | INV | INVERT ELEVATION |
| PAD | PAD ELEVATION | [G] | "G" CHISELED ON CURB |
| P | PLANTER | [S] | "S" CHISELED ON CURB |
| T.W. | TOP OF WALL | [E] | "E" CHISELED ON CURB |
| T.R.W. | TOP OF RETAINING WALL | (99.9) | EXISTING ELEVATION |
| W.S | WATER SURFACE | 99.9 | PROPOSED ELEVATION |
| B.W. | BOTTOM OF WALL | --- | PROPERTY LINE / RIGHT-OF-WAY |
| T.F. | TOP OF FOOTING | --- | CENTERLINE |
| B.F. | BOTTOM OF FOOTING | (99) | EXISTING CONTOUR |
| | | --- | FINISH CONTOUR |
| | | --- | TRAFFIC TURN LANE |
| | | --- | STANDPIPE |
| | | + | SIGN |
| | | o | MANHOLE |
| | | o | WATER VALVE |
| | | o | PALM TREE |
| | | o | TREE |



| REVISIONS: | DATE | INITIAL | APPROVED BY: |
|------------|------|---------|--------------|
| | | | |
| | | | |
| | | | |

DATE _____



Civil Engineering Land Surveying
 www.feiro.net
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 Herald Steven Lantis LS No. 7627 DATE _____

In the City of Coachella
Tentative Parcel Map
 Tentative Parcel Map No.37758
 Parcels 1 - 4; APN 768-050-001
 FOR: **Greg Cervantes**

SHEET NUMBER:
1
 OF 1 SHEETS
 .DWG FILE:
 276c1tpm01
 LAYOUT:
 TPM-01
 JOB NUMBER:
 276c-001