



WEST LOOKING EAST



WEST LOOKING EAST



EAST LOOKING WEST



EAST LOOKING WEST

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-10

8. THE OWNER SHALL VOTE TO ANNEX THE SUBJECT PROPERTY INTO THE CITY'S PUBLIC SAFETY COMMUNITY FACILITIES DISTRICT (CPD NO. 2005-01) FOR CITY POLICE, FIRE AND PARAMEDIC SERVICES AND SHALL EXECUTE ALL NECESSARY DOCUMENTS AND PREPARE THE ANNEXATION MAP, PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

ENGINEERING

14. A PRELIMINARY GEOLOGICAL AND SOILS ENGINEERING INVESTIGATION SHALL BE CONDUCTED BY A REGISTERED SOILS ENGINEER AND A REPORT SUBMITTED FOR REVIEW WITH THE PRECISE GRADING PLAN AND INCORPORATED INTO THE PRECISE GRADING PLAN DESIGN PRIOR TO PLAN APPROVAL. THE SOILS ENGINEER AND/OR THE ENGINEERING GEOLOGIST SHALL CERTIFY TO THE ADEQUACY OF THE GRADING PLAN.
15. A PRECISE GRADING/IMPROVEMENT PLAN, PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF ANY PERMITS. A FINAL SOILS REPORT, COMPACTION REPORT AND ROUGH GRADING CERTIFICATE SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
16. A DRAINAGE REPORT, PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF ANY PERMITS. THE REPORT SHALL CONTAIN A HYDROLOGY MAP SHOWING ON-SITE AND OFF-SITE TRIBUTARY DRAINAGE AREAS AND SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT. ADEQUATE PROVISIONS SHALL BE MADE TO ACCEPT AND CONDUCT THE EXISTING TRIBUTARY DRAINAGE FLOWS AROUND OR THROUGH THE SITE. IN A MANNER WHICH WILL NOT ADVERSELY AFFECT ADJACENT OR DOWNSTREAM PROPERTIES. IF THE DESIGN OF THE PROJECT INCLUDES A RETENTION BASIN, IT SHALL BE SIZED TO CONTAIN THE RUNOFF RESULTING FROM A 10-YEAR STORM EVENT. THE RUNOFF FROM A 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN BASIN WITH SHALLOW PONDING (3.5' MAX.). THE BASIN SHALL BE DESIGNED TO EVACUATE A 10-YEAR STORM EVENT WITHIN 72 HOURS. THE SIZE OF THE RETENTION BASIN(S) SHALL BE DETERMINED BY THE HYDROLOGY REPORT AND BE APPROVED BY THE CITY ENGINEER. RETENTION BASIN SHALL BE PROVIDED WITH A MINIMUM OF 2'-FEET OF SANDY SOIL IF DETERMINED TO CONTAIN SILT OR CLAY MATERIALS. MAXIMUM ALLOWABLE PERCOLATION RATE FOR DESIGN SHALL BE 10 GAL/SF/DAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. A PERCOLATION TEST FOR THIS SITE IS REQUIRED TO BE SUBMITTED. A COMBINATION DRYWELL VERTICAL DRAIN FIELD SHALL BE CONSTRUCTED AT ALL POINTS WHERE RUNOFF ENTERS THE RETENTION BASIN. DRYWELL & VERTICAL DRAIN FIELD DESIGN SHALL BE BASED ON SOILS BORINGS MADE AT THE PROPOSED DRYWELL LOCATIONS AFTER THE RETENTION BASINS HAVE BEEN ROUGH GRADED. MINIMUM DEPTH SHALL BE 45'-FEET. A LOG THAT INCLUDES SIEVE ANALYSIS FOR EACH STRATA OF THE BORINGS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR CONFORMATION OF DEPTH OF THE VERTICAL DRAIN FIELDS. UNDERGROUND RETENTION UNDER THE PROPOSED PARKING AREA WILL BE CONSIDERED AS AN ALTERNATIVE TO SURFACE RETENTION SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
17. SITE ACCESS IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE. THIS SHALL INCLUDE ACCESS RAMPS FOR OFF-SITE AND ON-SITE STREETS AS REQUIRED. APPLICANT SHALL OBTAIN APPROVAL OF SITE ACCESS AND CIRCULATION FROM FIRE MARSHALS' OFFICE.

18. STREET IMPROVEMENT PLANS PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED FOR ENGINEERING PLAN CHECK PRIOR TO ISSUANCE OF ENCROACHMENT PERMITS. ALL STREET IMPROVEMENTS INCLUDING STREET LIGHTS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS. STREET FLOW LINE GRADE SHALL HAVE A MINIMUM SLOPE OF 0.35%.
19. APPLICANT SHALL CONSTRUCT ALL OFF-SITE AND ON-SITE IMPROVEMENTS INCLUDING STREET PAVEMENT, CURB, GUTTER, SIDEWALK, STREET TREES, PERIMETER WALLS, PERIMETER LANDSCAPING AND IRRIGATION, STORM DRAIN, STREET LIGHTS AND ANY OTHER INCIDENTAL WORKS NECESSARY TO COMPLETE THE IMPROVEMENTS. DRIVEWAYS SHALL CONFORM TO CITY OF COACHELLA STANDARDS FOR COMMERCIAL DRIVEWAYS WITH A MINIMUM WIDTH OF 24'-FEET AND CURBED RADIUS ENTRANCES.
21. APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY IMPROVEMENTS CONSTRUCTED WITHIN PUBLIC RIGHT-OF-WAY INCLUDING ALLEYS.
22. SEWER & WATER IMPROVEMENT PLANS PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED FOR ENGINEERING PLAN CHECK AND CITY ENGINEER APPROVAL.
23. THE APPLICANT SHALL CONSTRUCT ALL OFF-SITE AND ON-SITE WATER IMPROVEMENTS AND ANY OTHER INCIDENTAL WORKS NECESSARY TO COMPLETE THE IMPROVEMENTS. SIZE AND LOCATION OF SEWER AND WATER IMPROVEMENTS SHALL BE APPROVED BY THE CITY ENGINEER.
26. THE APPLICANT SHALL PAY ALL NECESSARY PLAN CHECK, PERMIT AND INSPECTION FEES. FEES WILL BE DETERMINED WHEN PLANS ARE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR PLAN CHECK.
28. "AS-BUILT" PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY. ALL OFF-SITE AND ON-SITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE OF IMPROVEMENTS FOR MAINTENANCE BY THE CITY.
29. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, ALL PUBLIC IMPROVEMENTS, INCLUDING LANDSCAPING AND LIGHTING OF THE RETENTION BASINS, AND LANDSCAPED AREAS ALONG THE EXTERIOR STREETS, SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.

FIRE DEPARTMENT:

30. THE FIRE DEPARTMENT EMERGENCY VEHICLE APPARATUS ACCESS ROAD LOCATIONS AND DESIGN SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, CITY OF COACHELLA ORDINANCE 1061 AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS. PLANS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE, SHOWING COMPLIANCE WITH THE ITEMS LISTED BELOW:
- A. MINIMUM CLEAR WIDTH OF 24'-FEET SHALL BE PROVIDED.
- B. MINIMUM OUTSIDE TURNING RADIUS OF 38'-FEET WHILE MAINTAINING MINIMUM INSIDE TURNING RADIUS OF 14'-FEET.
- C. VERTICAL CLEARANCE OF 13'6" SHALL BE MAINTAINED FOR THE MINIMUM CLEAR WIDTH OF 24'-FEET. THIS INCLUDES TREE CLEARANCES.
- D. NO TRAFFIC CALMING DEVICES ARE PERMITTED.
32. THE FIRE DEPARTMENT WATER SYSTEM(S) FOR FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, CITY OF COACHELLA ORDINANCE 1061 AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS. PLANS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

UTILITIES:

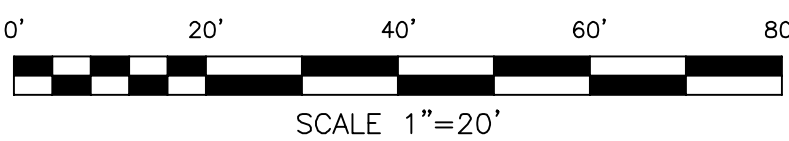
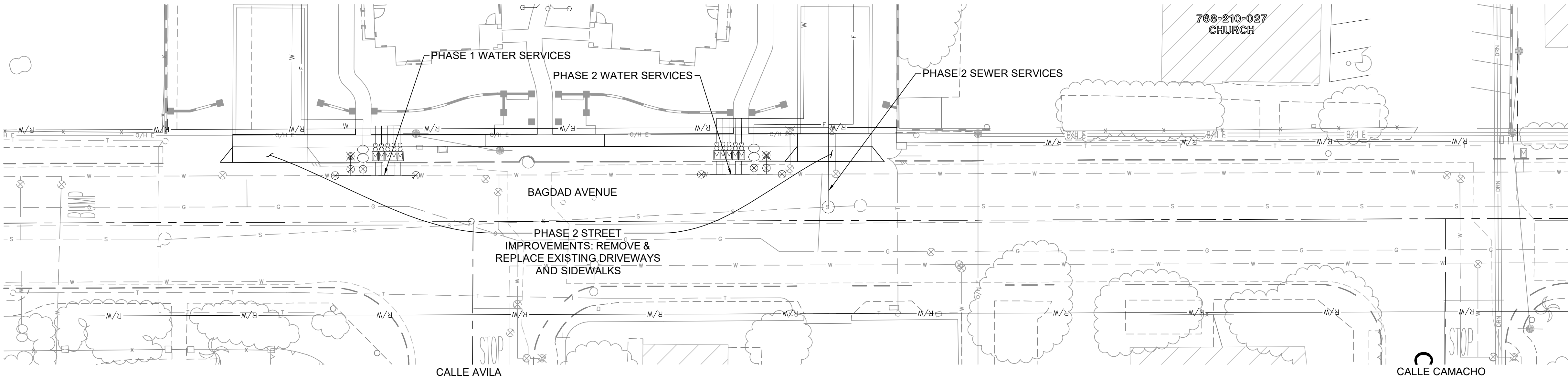
38. THE DEVELOPER SHALL INSTALL 4MM TYPE WATER SERVICE WATER METERS. SEPARATE WATER SERVICE METER FOR LANDSCAPE IRRIGATION; INSTALL ABOVE GROUND "DOUBLE CHECK DETECTOR ASSEMBLY" DCDA FOR FIRE SYSTEM; TO PROTECT WATER SUPPLY FROM CONTAMINATION OR POLLUTION.
39. THE DEVELOPER SHALL INSTALL RP/BACKFLOW DEVICE AT LEAST 12" OF ALL WATER METERS SERVICING LANDSCAPE, FOR COMMERCIAL FACILITIES.

PHASE 1 OFF-SITE IMPROVEMENTS

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
SAW-CUT AC PAVEMENT IN BAGDAD	LF	45	\$3.00	\$135.00
REMOVE EXISTING AC PAVEMENT	SF	675	\$5.00	\$3375.00
REMOVE EXISTING CURB & GUTTER	LF	35	\$7.00	\$245.00
REMOVE EXISTING SIDEWALK FOR NEW WATER SERVICES	SF	200	\$6.00	\$1200.00
TRAFFIC CONTROL AND STREET REPAIRS TO BAGDAD FOR ABANDONMENT OF WATER METER AND INSTALLATION OF DCDA	LS	1	\$7500.00	\$7500.00
INSTALL 10" DIP WATER MAIN & SERVICES IN BAGDAD AVENUE PER COA FOR PHASE 1	LF	65	\$75.00	\$4875.00
INSTALL 8" DI GATE VALVES IN BAGDAD FOR DIP MAIN REPLACEMENT, FH AND DCDA FOR PHASE 1	EA	4	\$4500.00	\$18000.00
INSTALL 2" DOMESTIC SERVICE LATERAL WITH METER BOX	EA	5	\$1300.00	\$6500.00
INSTALL FH ASSEMBLY ON BAGDAD AT WEST ENTRANCE	EA	1	\$6500.00	\$6500.00
INSTALL 10" DCDA ON BAGDAD AT WEST ENTRANCE	EA	1	\$15000.00	\$15000.00
INSTALL NEW A.C. PAVEMENT ON BAGDAD	SF	675	\$10.00	\$6750.00
INSTALL TEMPORARY A.C. BERM TO REPLACE CURB & GUTTER	LF	35	\$10.00	\$350.00
INSTALL TEMPORARY A.C. PAVEMENT FOR PEDESTRIAN CIRCULATION	SF	200	\$10.00	\$2000.00
SUBTOTAL OF OFF-SITE IMPROVEMENTS FOR PHASE 1				\$72430.00
ADD: 20% PREVAILING WAGE				\$14486.00
ADD: 15% CONTINGENCY				\$10865.00
TOTAL FOR PHASE 1 OFF-SITE IMPROVEMENTS				\$97781.00

PHASE 2 OFF-SITE IMPROVEMENTS

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
SAW-CUT AC PAVEMENT IN BAGDAD	LF	45	\$3.00	\$135.00
REMOVE EXISTING AC PAVEMENT	SF	675	\$5.00	\$3375.00
REMOVE EXISTING CURB & GUTTER	LF	35	\$7.00	\$245.00
REMOVE EXISTING SIDEWALK FOR NEW WATER SERVICES	SF	200	\$6.00	\$1200.00
TRAFFIC CONTROL AND STREET REPAIRS TO BAGDAD FOR ABANDONMENT OF WATER METER AND INSTALLATION OF DCDA	LS	1	\$7500.00	\$7500.00
INSTALL 10" DIP WATER MAIN & SERVICES IN BAGDAD AVENUE PER COA FOR PHASE 1	LF	65	\$75.00	\$4875.00
INSTALL 8" DI GATE VALVES IN BAGDAD FOR DIP MAIN REPLACEMENT, FH AND DCDA FOR PHASE 1	EA	4	\$4500.00	\$18000.00
INSTALL 2" DOMESTIC SERVICE LATERAL WITH METER BOX	EA	5	\$1300.00	\$6500.00
INSTALL FH ASSEMBLY ON BAGDAD AT WEST ENTRANCE	EA	1	\$6500.00	\$6500.00
INSTALL 10" DCDA ON BAGDAD AT WEST ENTRANCE	EA	1	\$15000.00	\$15000.00
INSTALL NEW A.C. PAVEMENT ON BAGDAD	SF	675	\$10.00	\$6750.00
INSTALL NEW CURB & GUTTER ON BAGDAD	LF	235	\$17.00	\$3995.00
INSTALL 48" SEWER MANHOLE	EA	2	\$5500.00	\$11000.00
INSTALL P.C.C. SIDEWALK AND DRIVEWAYS	SF	1200	\$10.00	\$12000.00
OFF-SITE LANDSCAPING INCLUDING TREES, PLANTS, VINES, BOULDERS, DECOMPOSED GRANITE & ASSOCIATED IRRIGATION SYSTEM	SF	1050	\$5.00	\$5250.00
SUBTOTAL OF OFF-SITE IMPROVEMENTS FOR PHASE 2				\$102325.00
ADD: 20% PREVAILING WAGE				\$20465.00
ADD: 15% CONTINGENCY				\$15350.00
TOTAL FOR PHASE 2 OFF-SITE IMPROVEMENTS				\$138140.00



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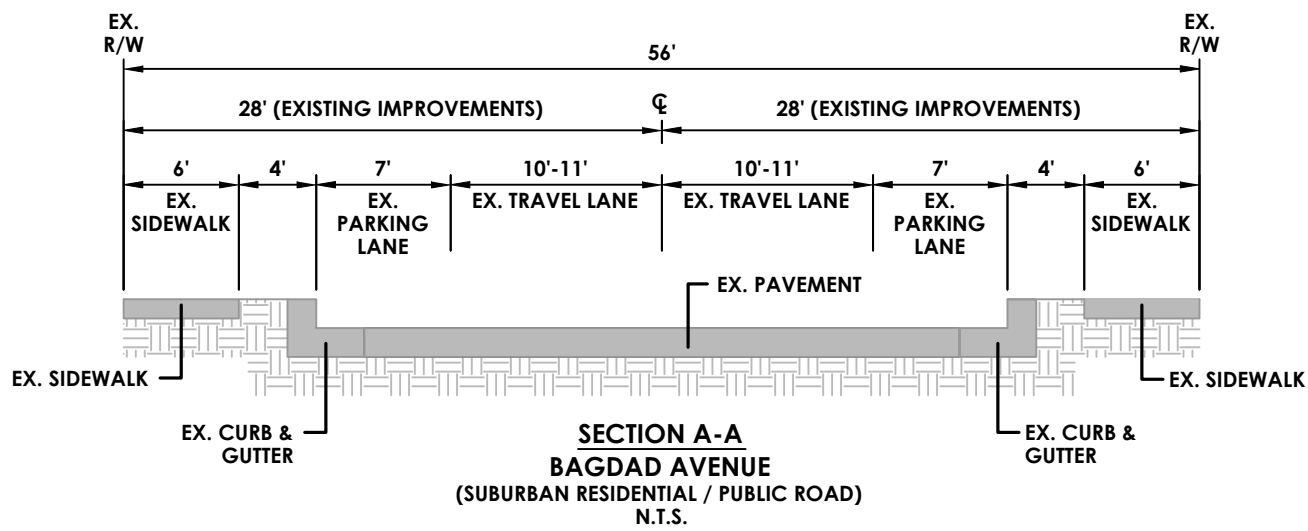
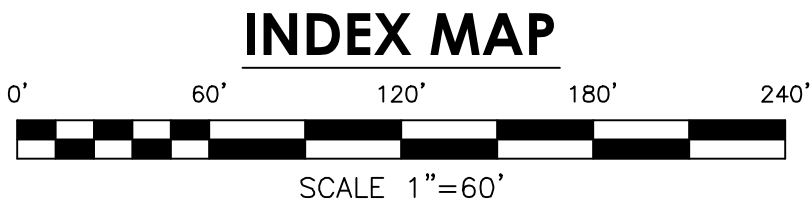
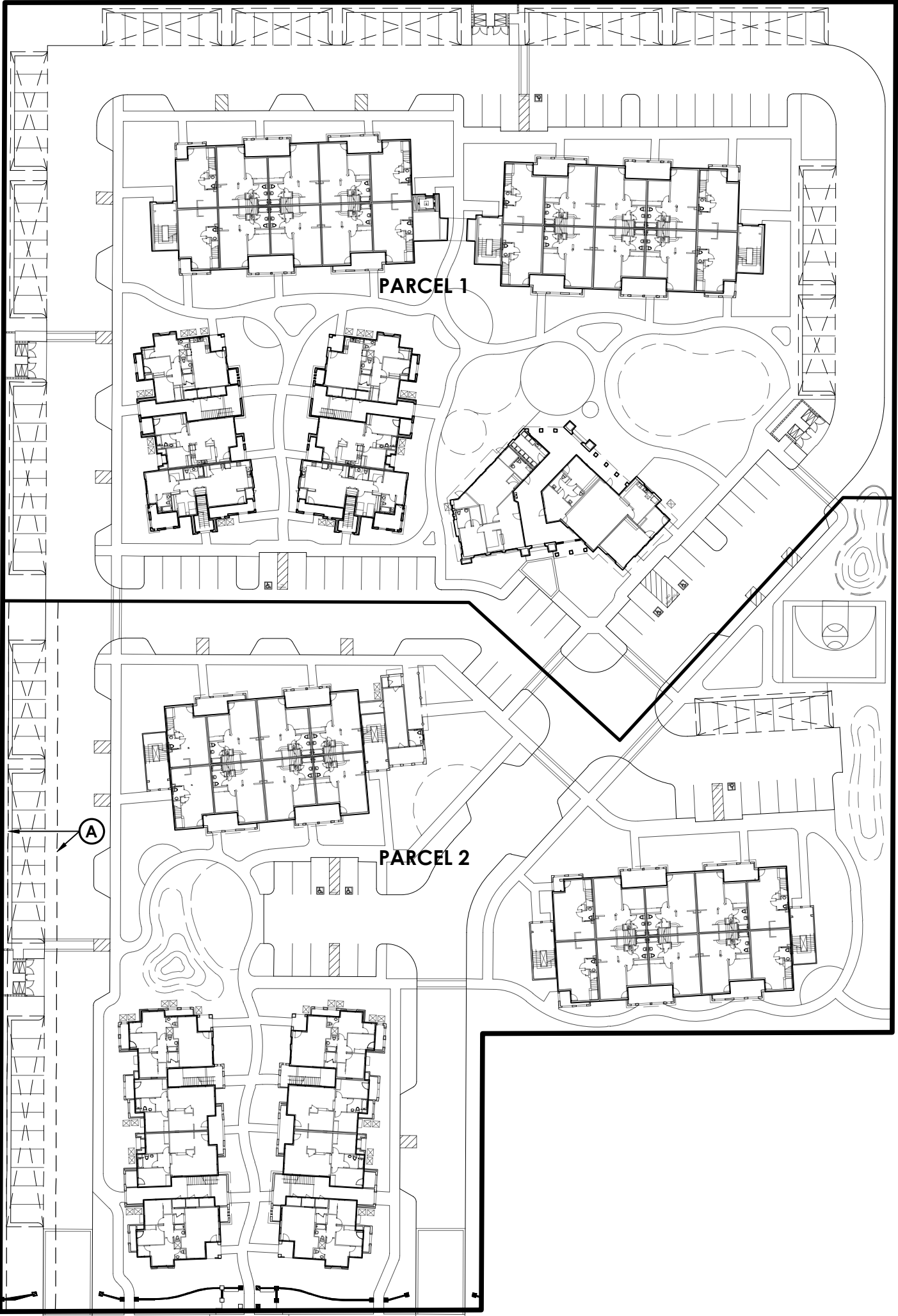
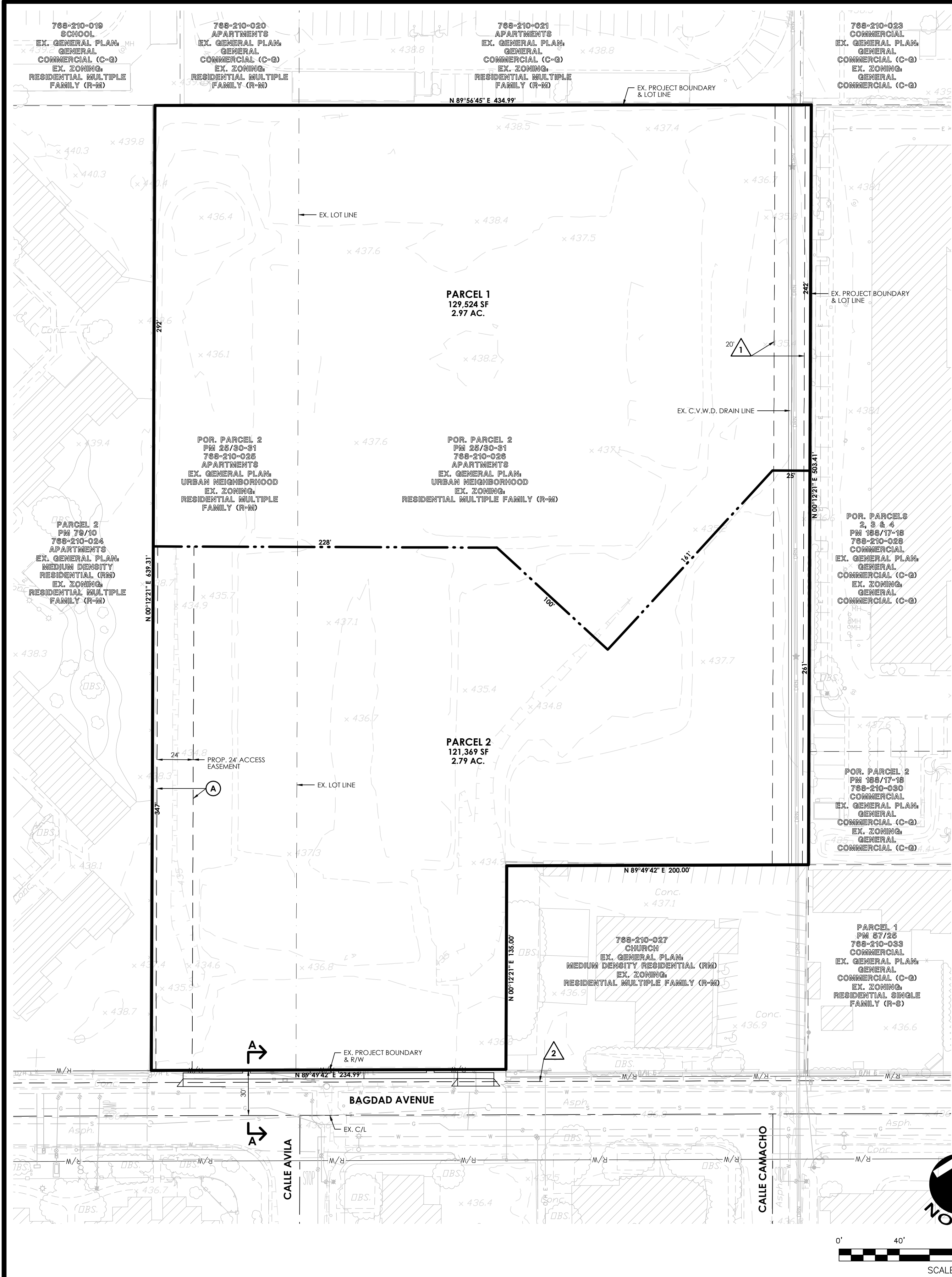
PREPARED FOR:	COMMUNITY HOUSING OPPORTUNITY CORPORATION
MAP NUMBER:	TENTATIVE PARCEL MAP NO. 37833
PLAN:	OFF-SITE IMPROVEMENTS CONCEPT BONDING EXHIBIT
EXHIBIT DATE:	MAY 1, 2020

**MSA CONSULTING, INC.**  
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING  
34200 Bob Hope Drive, Rancho Mirage, CA 92270  
760.320.9811 [msaconsultinginc.com](http://msaconsultinginc.com)



SHEET  
1 OF 3





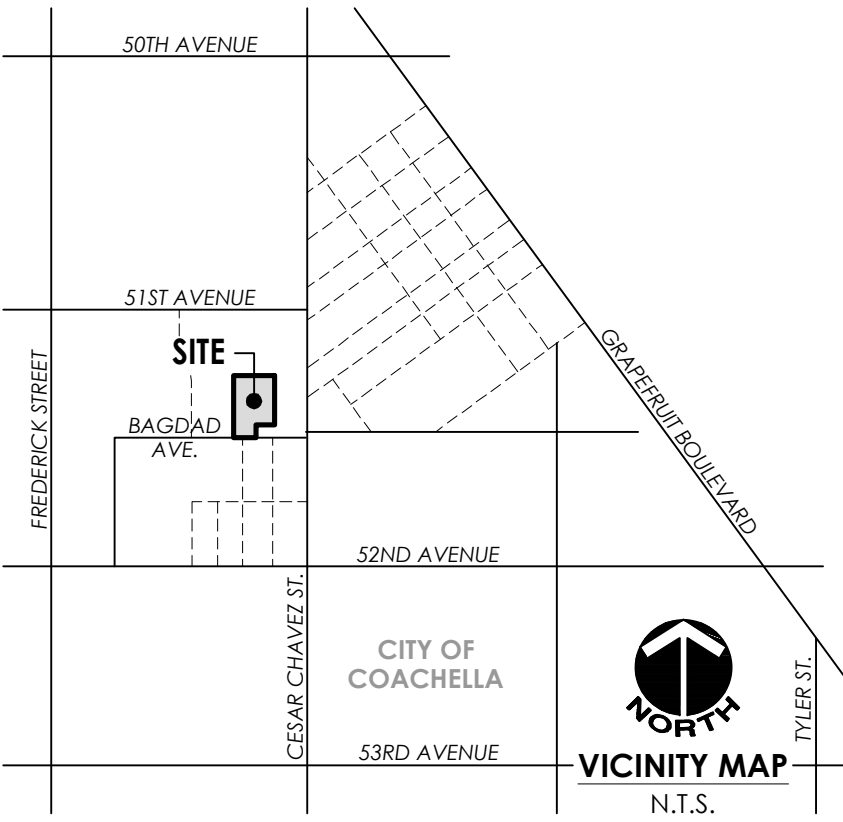
ABBREVIATIONS

- (E) EAST  
(N) NORTH  
(S) SOUTH  
(W) WEST  
A.C. ASPHALT CONCRETE  
AC. ACREAGE  
APN ASSESSOR'S PARCEL NUMBER  
BNDRY BOUNDARY  
C/L CENTERLINE  
C&G CURB AND GUTTER  
E/P EDGE OF PAVEMENT  
ESMT. EASEMENT  
EX. EXISTING  
MAX. MAXIMUM  
M.B. MAP BOOK  
MIN. MINIMUM  
NO. NUMBER  
N.T.S. NOT TO SCALE  
O/H OVERHEAD  
OS/PP OPEN SPACE / PARKS  
PG. PAGE  
P/L PROPERTY LINE  
PROP. PROPOSED  
P.U.E. PUBLIC UTILITY EASEMENT  
R. RADIUS  
R-L LOW DENSITY (RESIDENTIAL)  
R/W RIGHT OF WAY  
SF SQUARE FEET  
STD. STANDARD  
TYP. TYPICAL  
UG UNDERGROUND

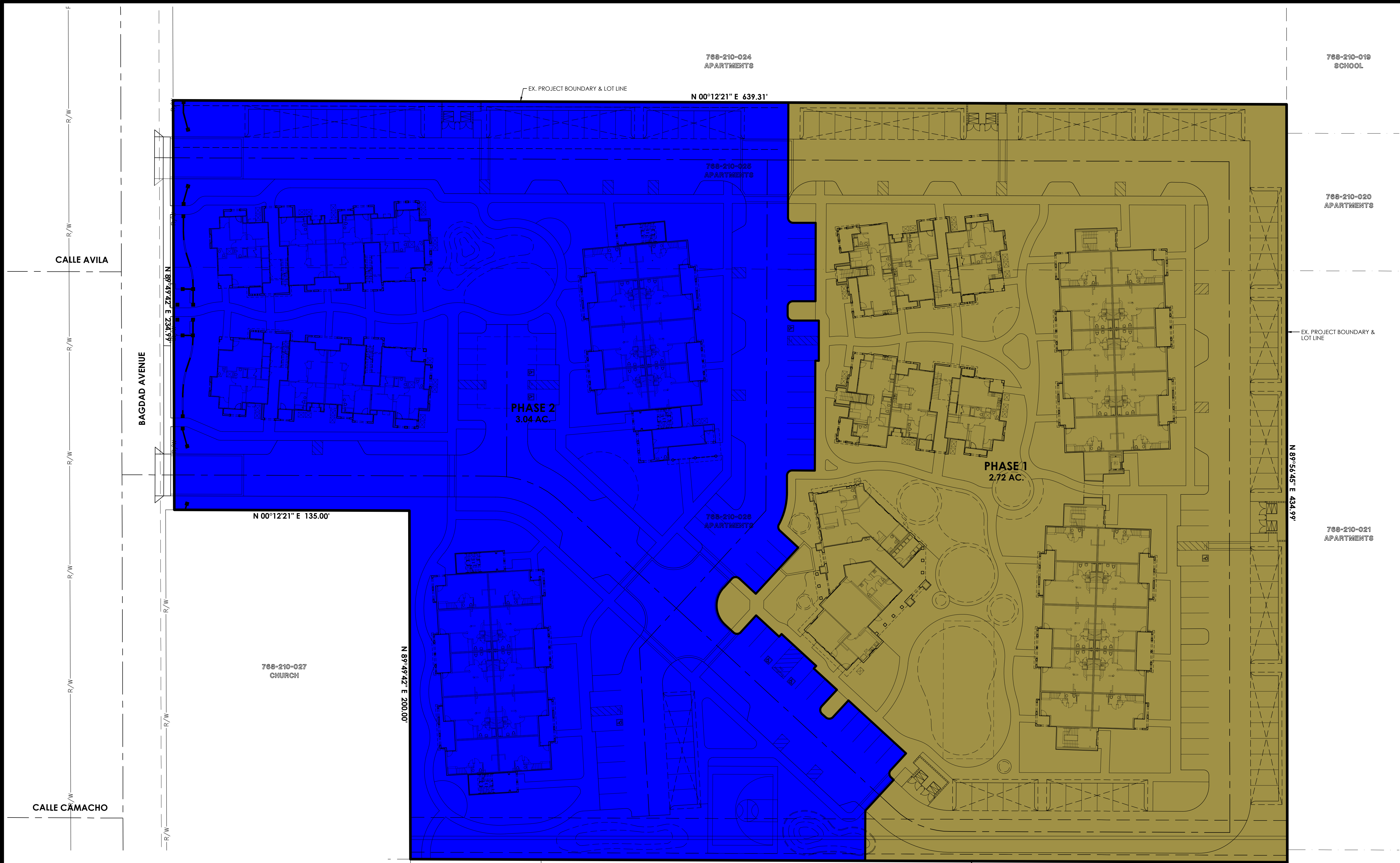
LEGEND

- 679.3 EXISTING SPOT ELEVATIONS  
EXISTING CONTOURS  
EXISTING EASEMENT DELTA  
EXISTING CABLE  
EXISTING IRRIGATION DRAIN LINE  
EXISTING EASEMENT  
EXISTING ELECTRIC  
EXISTING GAS  
EXISTING IRRIGATION  
EXISTING LOT LINE  
EXISTING EDGE OF PAVEMENT  
EXISTING TELEPHONE  
EXISTING OVERHEAD TELEPHONE  
EXISTING RIGHT OF WAY  
EXISTING SEWER  
EXISTING SEWER FORCE MAIN  
EXISTING WATER  
PROPOSED TENTATIVE TRACT MAP BOUNDARY  
PROPOSED AND EXISTING CENTER LINE  
PROPOSED CURB  
PROPOSED EASEMENT  
PROPOSED PARCEL LINE  
PROPOSED RIGHT OF WAY

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
TENTATIVE PARCEL MAP NO. 37833			
EXHIBIT DATE: OCTOBER 24, 2019			
REVISIONS			
NO.	DATE	DESCRIPTION	
1	01/08/2020	ADDED ACCESS EASEMENT OVER PARCEL 2 FOR PARCEL 1.	
DATA TABLE			
APPLICANT / LAND OWNER:		COMMUNITY HOUSING OPPORTUNITIES CORPORATION GREEN VALLEY EXECUTIVE CENTER	
ADDRESS:		5030 BUSINESS CENTER DRIVE #260 FAIRFIELD, CALIFORNIA 94534	
CONTACT:		VINCE NICHOLAS	TELEPHONE: (707) 759-6043 x112
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 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503	
DATE OF TOPOGRAPHY:		DECEMBER 26, 2018	TELEPHONE: (951) 687-4252
ASSESSOR'S PARCEL NUMBER:			
768-210-025 & 768-210-026			
LEGAL DESCRIPTION:			
A PORTION OF PARCEL 2 OF P.M. 25/30-31 SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.			
LAND USE DESCRIPTION:			ACREAGE:
EXISTING GROSS ACREAGE			5.76 AC.
PROPOSED RESIDENTIAL PARCEL NO. 1			2.97 AC.
PROPOSED RESIDENTIAL PARCEL NO. 2			2.79 AC.
EXISTING ZONING:		RESIDENTIAL MULTIPLE FAMILY (R-M)	
PROPOSED ZONING:		RESIDENTIAL MULTIPLE FAMILY (R-M)	
EXISTING GENERAL PLAN LAND USE:		URBAN NEIGHBORHOOD	
PROPOSED GENERAL PLAN LAND USE:		URBAN NEIGHBORHOOD	
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:		CITY OF COACHELLA	(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	20' EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT TO BUILD AND MAINTAIN AN UNDERGROUND PIPE LINE AND INCIDENTAL PURPOSES, RECORDED 09/28/1975 AS INSTRUMENT NO. 75-105543 OF OFFICIAL RECORDS. (PLOTTED HEREON)		
2	CENTERLINE OF AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 21, 1926 IN BOOK 676 OF DEEDS, PAGE 168. (PLOTTED HEREON)		
PROPOSED EASEMENT NOTES:			
A	PROPOSED 24' ACCESS EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1. (PLOTTED HEREON)		
FEMA FLOOD ZONE DESIGNATION:			
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.			
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06065C2270H / EFFECTIVE DATE: MARCH 6, 2018			
LIQUEFACTION:		HIGH LIQUEFACTION ZONE	
NOTES:			
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.			
2. PROPOSED PARCEL 1 AND 2 ACCESS TO BE ADDRESSED IN SEPARATE RECIPROCAL ACCESS AGREEMENT.			







IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		
PROPOSED PHASING PLAN		
FOR TENTATIVE PARCEL MAP NO. 37833		
EXHIBIT DATE: OCTOBER 23, 2019		
REVISIONS		
NO.	DATE	DESCRIPTION
DATA TABLE		
APPLICANT / LAND OWNER:	COMMUNITY HOUSING OPPORTUNITIES CORPORATION GREEN VALLEY EXECUTIVE CENTER	
ADDRESS:	5030 BUSINESS CENTER DRIVE #260 FAIRFIELD, CALIFORNIA 94534	
CONTACT:	VINCE NICHOLAS	TELEPHONE: [760] 320-9811
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 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503	
DATE OF TOPOGRAPHY:	DECEMBER 26, 2018	TELEPHONE: [951] 687-4252
ASSESSOR'S PARCEL NUMBER:	768-210-025 & 768-210-026	
LEGAL DESCRIPTION:	A PORTION OF PARCEL 2 OF P.M. 25/30-31 SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.	
LAND USE DESCRIPTION:	EXISTING GROSS ACREAGE	
		5.76 AC.
EXISTING ZONING:	RESIDENTIAL MULTIPLE FAMILY (R-M)	
PROPOSED ZONING:	RESIDENTIAL MULTIPLE FAMILY (R-M)	
EXISTING GENERAL PLAN LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)	
PROPOSED GENERAL PLAN LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)	
FEMA FLOOD ZONE DESIGNATION:	ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.	
	AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06065C2270H / EFFECTIVE DATE: MARCH 6, 2018	
LIQUEFACTION:	HIGH LIQUEFACTION ZONE	
NOTES:	1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.	

Legend:		ACREAGE:
	Proposed Phase 1	2.72 AC.
	Proposed Phase 2	3.04 AC.

ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
MAX.	MAXIMUM
M.B.	MAP BOOK
MN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/PP	OPEN SPACE / PARKS
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R.	RADIUS
R.L.	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND

LEGEND

	679.3 EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
	EXISTING EASEMENT DELTA
	EXISTING CABLE
	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING RIGHT OF WAY
	EXISTING SEWER
	EXISTING SEWER FORCE MAIN
	EXISTING WATER
	PROPOSED TENTATIVE TRACT MAP BOUNDARY
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED CURB
	PROPOSED EASEMENT
	PROPOSED PARCEL LINE
	PROPOSED RIGHT OF WAY

