

DEVELOPER
 GENERAL CONSTRUCTION
 14000 CALLE TRINIDAD
 LA HABRA, CA 91748
 (714) 964-1000

APPLICANT
 GENERAL CONSTRUCTION
 14000 CALLE TRINIDAD
 LA HABRA, CA 91748
 (714) 964-1000

OWNERS
 LINDA S.A. ENRIQUE & CONRAE
 JOSE ENRIQUE
 34700 SEPULVEDA A. 200
 (714) 771-9074

ASSESSOR'S PARCEL NO.
 780-19-002

LEGAL DESCRIPTION

PORTION OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASIN AND MESA, EXCEPT THE NORTHEAST AND SOUTHWEST 20 FEET STRIPS;

LEGEND

- PROPERTY LINE ()
- EXISTING CONTOUR
- FINISH CONTOUR
- SCHEDULED LINE
- FLOW LINE
- SLOPE CONTROL
- FINISH REQUIRED
- STREET LIGHT
- FIRE HYDRANT

PROJECT DATA

TOTAL NUMBER OF LOTS 10
 BRIDGE ADDRESS 240 AC
 RESERVING LOTS 1,78 AC
 MINIMUM LOT SIZE 2,425 SF
 AVERAGE LOT SIZE 2,784 SF
 MAXIMUM LOT SIZE 4,339 SF
 EXISTING LAND USE RESIDENT
 PROPOSED LAND USE COMMERCIAL
 DENSITY 4.14 UNITS/ACRE

SCHOOL DISTRICT

COACHELLA UNIFIED SCHOOL DISTRICT

ZONING

EXISTING R-10
 GENERAL PLAN R-1

LAND USE

EXISTING RESIDENT
 PROPOSED COMMERCIAL

FLOOD ZONE

ZONE X
 MAP NO. 1000000000
 AVERAGE COUNTY, CA

EARTHWORK ESTIMATES

CUT	FILL
1,800 C.Y.	3,800 C.Y.
EXPORT	C.Y.

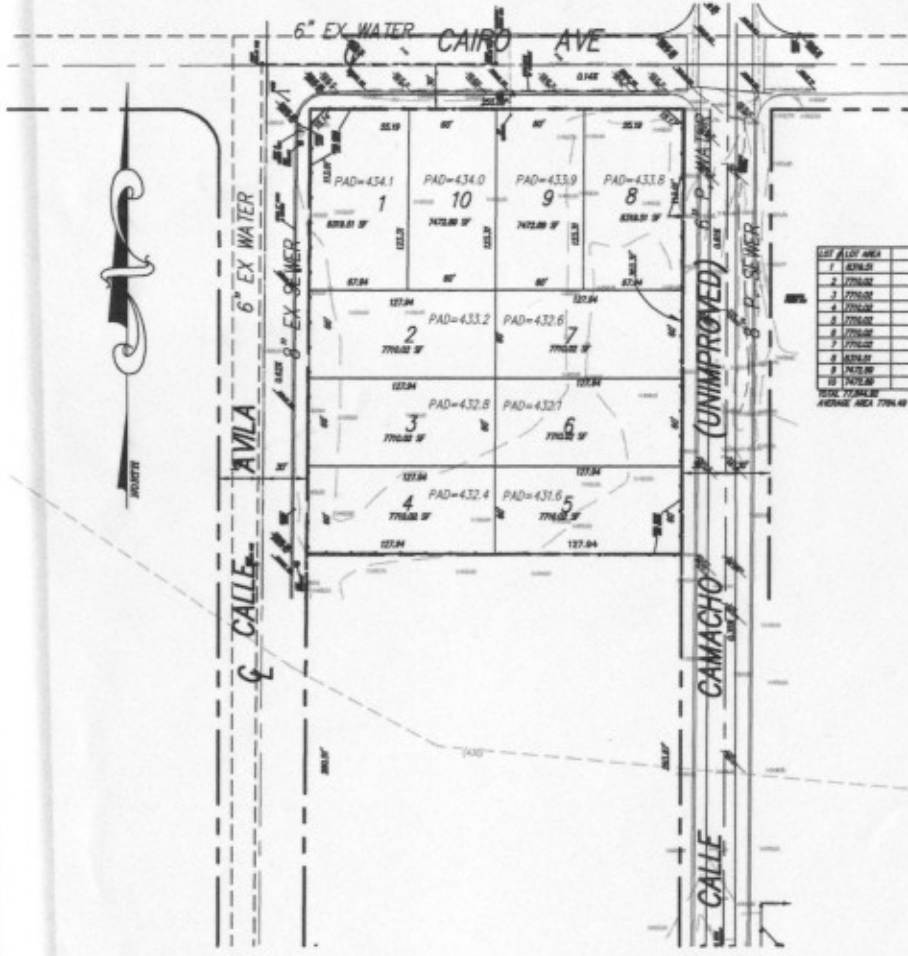
NOTE: FIGURES DO NOT INCLUDE SPURDAGE, OVERLAP, OVERCROWDING, AND EXCESS FOR FUTURE.

UTILITY PURVEYORS

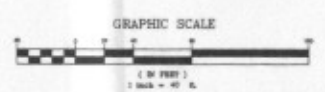
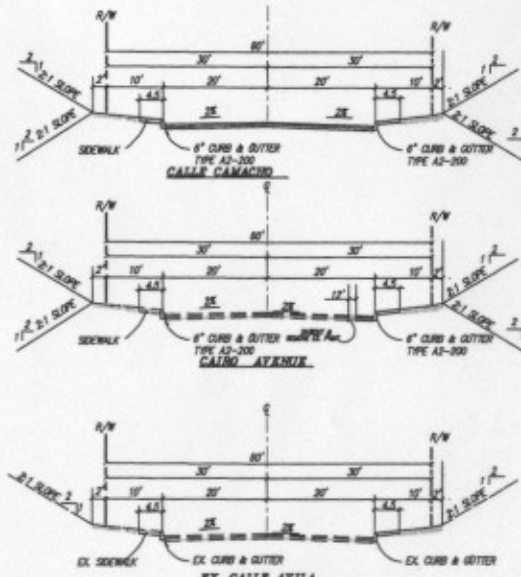
- WATER CITY OF COACHELLA
 1000 NEW STREET
 COACHELLA, CA 92301
 (760) 238-4700
- SEWER CITY OF COACHELLA
 1000 NEW STREET
 COACHELLA, CA 92301
 (760) 238-4700
- ELECTRIC IMPERIAL APPLICABLE DISTRICT
 20-200 AVENUE 20
 LA HABRA, CA 91748
 (714) 964-5811
- Gas THE GAS COMPANY
 200 SOUTH SHARPE BLVD
 PALM SPRINGS, CA 92262
 (760) 321-7370
- TELEPHONE MICHIGAN TELEPHONE
 200 SOUTH SHARPE BLVD
 PALM SPRINGS, CA 92262
 (760) 364-7744
- CABLE TV THE WARNER
 1000 NEW STREET
 PALM SPRINGS, CA 92262
 (760) 470-2100

IN THE CITY OF COACHELLA, COUNTY OF RIVER SIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO 31230
 PORTION OF THE SOUTHEAST 1/4 OF SECTION 6. T.6S., R.8E., S.B.M.

A.P.N. 765-114-002



LOT	LOT AREA
1	4339.0
2	2704.0
3	2704.0
4	2704.0
5	2704.0
6	2704.0
7	2704.0
8	4339.0
9	4339.0
10	4339.0
TOTAL	37840.0
AVERAGE AREA	3784.0



NO.	REVISION	APPROVED	DATE	PREPARED UNDER THE DIRECT SUPERVISION OF: KURT M. SAXON R.C.E. NO. 44180	DATE EXP. 8-30-05	PREPARED BY: SAXON ENGINEERING SERVICES CIVIL ENGINEERING CONSULTANTS 1030 CALLE SOMBRA, SUITE A-2 SAN CLEMENTE, CA 92673 (949) 366-2180 EMAIL: kurt@saxonengri.com	SHEET 1 OF 1 SHEETS
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