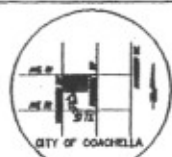


NO.	DATE	DESCRIPTION	BY

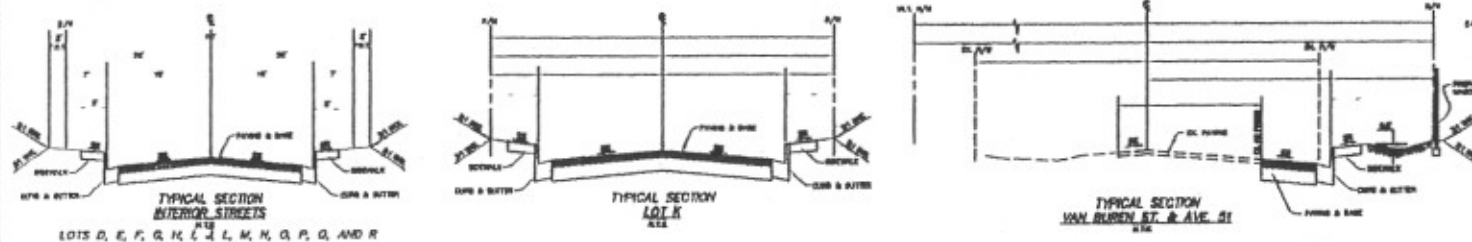
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP NO. 31551**

PORTION SECTION 8, T.6S., R.8E., S.B.M., RIVERSIDE COUNTY, CALIFORNIA  
 PACIFIC ENGINEERING & ASSOCIATES  
 58.0 ACRES  
 SEPTEMBER 2003



**OWNER/DEVELOPER:**  
 ALPINE REAL PROPERTY EQUITY GROUP, INC.  
 P.O. BOX 108  
 THOUSAND PALMS, CA 92278  
 (760) 343-7282  
 CONTACT: LANE LONEY

**LAND PLANNER:**  
 LARRY HUGHES  
 80-805 8th AVENUE  
 THOUSAND PALMS, CA 92278  
 (760) 375-4138



84-100 AVE. ST COACHELLA, CA 92230  
 VAN BUREN ST.  
 AVE.

**UTILITY AGENCIES:**

SEWER	CITY OF COACHELLA	360-8744
WATER	CITY OF COACHELLA	360-8244
ELECTRIC	U.S.A.	360-3884
TELEPHONE	VERIZON	360-8711
DATA	TELECOMPUTER DATA	360-8713

(INTERIOR UTILITIES TO BE PLACED UNDERGROUND)

**SCHOOL DISTRICT:**  
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

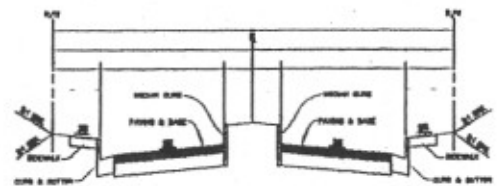
**ASSESSOR'S PARCEL NUMBER:**  
 783-005-01, 02, 03, 04 & PAR. 12

**EXISTING/PROPOSED ZONING:**  
 RS-100-01, 02, 03, 04, 05, 06, 07, 08 - SINGLE FAMILY RESIDENTIAL  
 FOR 100-001-12 - RS - MULTIPLE FAMILY RESID.

**AREAS**

ZONING	RS	RM
TOTAL ACRES	80 AC.	10 AC.
NO. LOTS	272	322
TOTAL NO. LOTS		322

**DENSITY:**  
 MINIMUM LOT SIZE: 4.3 DU/AC  
 AVERAGE LOT SIZE: 1018 S.F.



- NOTES:**
1. AN EASEMENT FOR THE PLACEMENT OF A PORTION OF THE SEWERLINE IS FULLY DESCRIBED HEREIN ON SHEET 2013, PAGE 2.
  2. PAVED TO ONE COURSE GRADE ON THE PROPOSED
  3. A PORTION OF THE LOT SURF SHALL BE GRADED TO BE 1/4" BELOW FINISH GRADE FOR THE FULL WIDTH. FINISH GRADE SHALL BE 1/4" BELOW FINISH GRADE.
  4. DRAINAGE TO BE PROVIDED ON SITE.
  5. DEVELOPER SHALL MAINTAIN ACCESS TO EXISTING ADJACENT PROPERTIES. OWNER SHALL MAINTAIN ALL UTILITIES OVER THE TRACT. FINISHED CHANNELS TO BE CONCRETE OR METAL CHANNELS. FINISH GRADE SHALL BE 1/4" BELOW FINISH GRADE ON ALL LOTS.

**LEGAL DESCRIPTION:**  
 PORTION OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 8 EAST, 8th BENCHMARK 8000 AND 8000A, IN THE CITY OF COACHELLA, RIVERSIDE COUNTY, CALIFORNIA.

Exhibit 1. Tentative Tract Map No. 315

**PACIFIC ENGINEERING & ASSOCIATES**  
 CIVIL ENGINEERING • PLANNING • SURVEYING  
 80-805 8th AVENUE  
 THOUSAND PALMS, CA 92278  
 (760) 375-4138  
 FAX (760) 375-3444  
 EMAIL ADDRESS: jason@pea.com

MAP PREPARATION DATE: SEPTEMBER 2003

