TENTATIVE TRACT MAP NO. 34174

AVALAR SUBDIVISION
SUNDATE 3, SUNDATE 4 AND ANTHONY 1

COACHELLA, COUNTY OF RIVERSIDE CALIFORNIA

Figure 2
Site Map

LEGAL DESCRIPTIONS

763-151-004
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 3009-115038, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 1028 O.R. 252.

763-151-003
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 2 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 3009-115038, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 1028 O.R. 252.

763-151-002
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 3 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 3009-115038, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 638 O.R. 253.

763-151-001
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 3009-115038, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 1028 O.R. 252.

763-151-003
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 12 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 1999-364424, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 4740 O.R. 370.

763-030-002
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

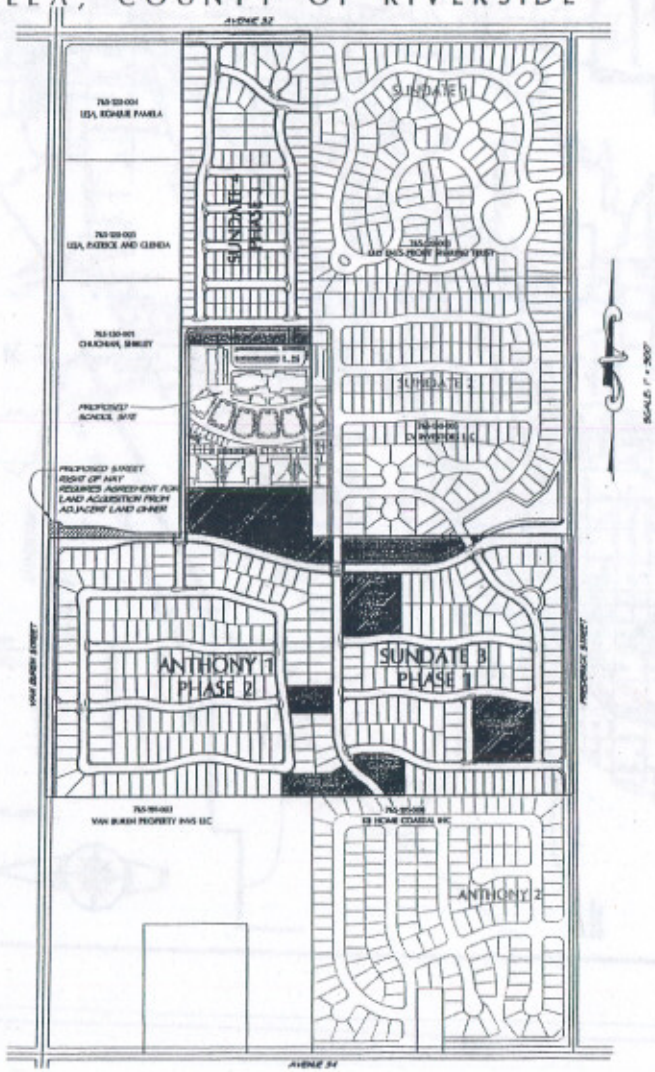
LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 1989-284482, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 804 O.R. 350, 351 O.R. 82, AND 288 O.R. 538.

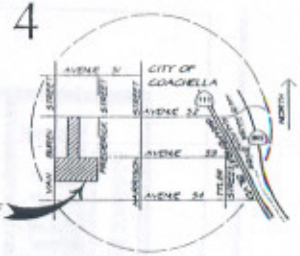
763-030-002
REAL PROPERTY IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 3 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS DESCRIBED IN DOCUMENT NO. 1989-284482, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN EASEMENT FOR WATER PIPELINES PER 804 O.R. 350, 351 O.R. 82, AND 285 O.R. 538.



SITE MAP
SCALE: 1"=300'



VICINITY MAP
NO SCALE

APPLICANT & DEVELOPER:

CENTENNIAL HOMES, INC.
1 HUMRIS, SUITE 300
SAN RAFAEL, CA 94903
TEL (415) 444-1963
FAX (415) 444-1262

OWNERS:

ANTHONY 1 SUBDIVISION	SUNDATE 3 SUBDIVISION	SUNDATE 4 SUBDIVISION
APN 763-151-003	APN 763-151-001, 002, 003, 004	APN 763-151-002 AND
DANIEL HORGAN	SHIRLEY CHEDMAN	APN 763-151-003
1 HUMRIS, SUITE 300	43-930 CAHUILLA DEL REY	CV INVESTMENTS, LLC
SAN RAFAEL, CA 94903	INDIAN WELLS, CA 92210	1 HUMRIS, SUITE 300
		SAN RAFAEL, CA 94903

ENGINEER:

RIECHERS SPENCE & ASSOCIATES
1541 THIRD STREET
NAPA, CA 94559
TEL (707) 252-3301
FAX (707) 257-1986

LOT SUMMARY:

RESIDENTIAL LOTS	464 LOTS
PUBLIC STREET LOTS	23 LOTS
RETENTION LOTS/MAJOR TRAIL LOT/PARK LOTS / SCHOOL LOT	8 LOTS
TOTAL NUMBER OF LOTS	500 LOTS

PHASING

FINAL TRACT MAP SHALL BE DIVIDED INTO THE 3 PHASES SHOWN HEREON.

AVERAGE LOT SIZE PHASE 1 (1-122 LOTS)	6,804 SF
AVERAGE LOT SIZE PHASE 2 (123-371 LOTS)	5,061 SF
AVERAGE LOT SIZE PHASE 3 (372-464 LOTS)	4,836 SF

ACREAGE:

PUBLIC STREETS ON-SITE	30.04 AC
PUBLIC STREETS OFF-SITE	0.30 AC
RESIDENTIAL LOTS	65.51 AC
MINIMUM LOT SIZE	3,048 SF
AVERAGE LOT SIZE	6,029 SF
RETENTION LOTS/PARK LOTS	12.80 AC
WATER TANK SITE	2.5 AC
SCHOOL SITE	10.04 AC
NET (EXCLUDING SCHOOL SITE)	108.45 AC
GROSS	118.3 AC
NET DENSITY	4.32 UNITS/ACRE
GROSS DENSITY	3.93 UNITS/ACRE

ZONING & LAND USE:

EXISTING LAND USE	ORCHARD
PROPOSED LAND USE	SINGLE FAMILY RESIDENCE
CURRENT ZONING	R-S
PROPOSED ZONING	PSP

GENERAL PLAN DESIGNATION:

RL

UTILITIES:

ELECTRIC	IMPERIAL IRRIGATION DISTRICT (760) 398-5841
GAS	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
TELEPHONE	VERIZON (800) 483-4000
SEWER, WATER	CITY OF COACHELLA (760) 398-5744
TELEVISION	TIME WARNER CABLE (760) 340-2225

NOTES:

CONTOUR INTERVAL	1 FOOT
TOPOGRAPHY	RBF & ASSOCIATES, DATED 10/31/08
SCHOOL DISTRICT	COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

BENCHMARK

ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) (1000.00').

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE HOMEWOOD CENTERLINE OF 52ND AVENUE BETWEEN FREDERICK STREET AND VAN BUREN STREET AS SHOWN ON PARCEL MAP NUMBER 36472 SAID BEARING TAKEN AS NORTH 89°58'08" EAST.

APPLICATION NOTE

APPLICANT IS PROPOSING THIS PROJECT WITH AN ALTERNATIVE FOR A SCHOOL SITE ON THIS APPLICATION AND AN ADDITIONAL APPLICATION FOR SUNDATE 3 SUBDIVISION. THIS ALTERNATE SHALL OCCUPY THE AREA OF LOTS 438 THROUGH 443.

SHEET INDEX

1	COVER SHEET
2	SECTIONS AND NOTES
3	DIMENSION PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	UTILITY PLAN

RIECHERS SPENCE

AVALAR SUBDIVISION
SUNDATE 3, 4 & ANTHONY 1
COVER SHEET
COACHELLA CALIFORNIA

DATE: DEC 2008
SCALE: 1" = 300'
DESIGN: PVE
DRAWN: JMT
JOB NO. 1674.0001.01
SHEET NO. 1 OF 8 SHEETS