

TENTATIVE TRACT MAP NO. 31508

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A PORTION OF LOT 3 OF THE COACHELLA LAND & WATER COMPANY'S SUBDIVISION, ALSO BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

APN 786-080-003
CULTIVATED FIELD
ZONED R-3

DUDEK & ASSOCIATES, INC.
PALM DESERT, CA.

APN 786-080-008
CULTIVATED FIELD
ZONED R-3



TENTATIVE TRACT MAP NO. 31508

APPLICANT & DEVELOPER:

DUDEK & ASSOCIATES, INC.
25115 BUCKLE DRIVE, SUITE 107
PALM DESERT, CA 92261
TEL: (760) 341-1881
FAX: (760) 341-1882

OWNER:
LAWRENCE R. BOLT
8700 LINDHURST, PALM BEACH, FL

ENGINEER (PROPOSED #13)
DUDEK & ASSOCIATES, INC.
25115 BUCKLE DRIVE, SUITE 107
PALM DESERT, CA 92261
TEL: (760) 341-1881
FAX: (760) 341-1882

LOT SUMMARY:

RESIDENTIAL LOTS.....	189 LOTS
PUBLIC STREET LOTS.....	13 LOTS
RETENTION BASIN.....	1 LOT
TOTAL NUMBER OF LOTS.....	203

ACREAGE:

PUBLIC STREETS ON-SITE.....	27.9 AC
PUBLIC STREETS OFF-SITE.....	0.0 AC
RESIDENTIAL LOTS.....	8.97 AC
WHOLE LOT SIZE.....	8.980 AC
WEDGE LOT SIDE PHASE 1 (30' WIDE).....	47,507 S.F.
WEDGE LOT SIDE PHASE 2 (30' WIDE).....	47,507 S.F.
WEDGE LOT SIDE PHASE 3 (30' WIDE).....	47,507 S.F.
WEDGE LOT SIDE PHASE 4 (30' WIDE).....	47,507 S.F.
RETENTION-BASIN LOTS.....	41,914 AC
COMPARED NET.....	41.9 AC
AREAS.....	41.9 AC
SETBACK.....	41.9 AC

ZONING & LAND USE:

EXISTING LAND USE.....	GRAPE ORCHARD
PROPOSED LAND USE.....	WHOLE FAMILY HOMES
CURRENT ZONING.....	R-3
PROPOSED ZONING.....	PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 3 OF THE COACHELLA LAND & WATER COMPANY'S SUBDIVISION, ALSO BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

PANEL 1
LOT 3 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON THE TRACT MAP NO. 31508, BEING A PORTION OF LOT 3 OF SAID RESERVE OF SAID COUNTY, CALIFORNIA.

PANEL 2
LOT 3 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON THE TRACT MAP NO. 31508, BEING A PORTION OF LOT 3 OF SAID RESERVE OF SAID COUNTY, CALIFORNIA.

PANEL 3
LOT 3 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 4 EAST, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON THE TRACT MAP NO. 31508, BEING A PORTION OF LOT 3 OF SAID RESERVE OF SAID COUNTY, CALIFORNIA.

GENERAL PLAN DESIGNATION

ASSASSOR'S PARCEL NO.
786-080-003, 786-080-008

UTILITIES:

ELECTRIC.....	INTERNAL, RIVERSIDE DISTRICT 2700289-001
WATER.....	INTERNAL, RIVERSIDE DISTRICT 2700289-001
SEWER.....	INTERNAL, RIVERSIDE DISTRICT 2700289-001
TELEPHONE.....	CITY OF COACHELLA 2700289-001
SCHOOL WATER.....	CITY OF COACHELLA 2700289-001
TELEVISION.....	THE WARNER CABLE 2700289-001

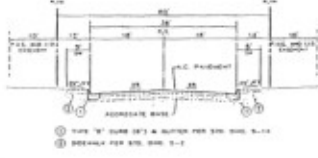
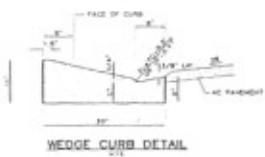
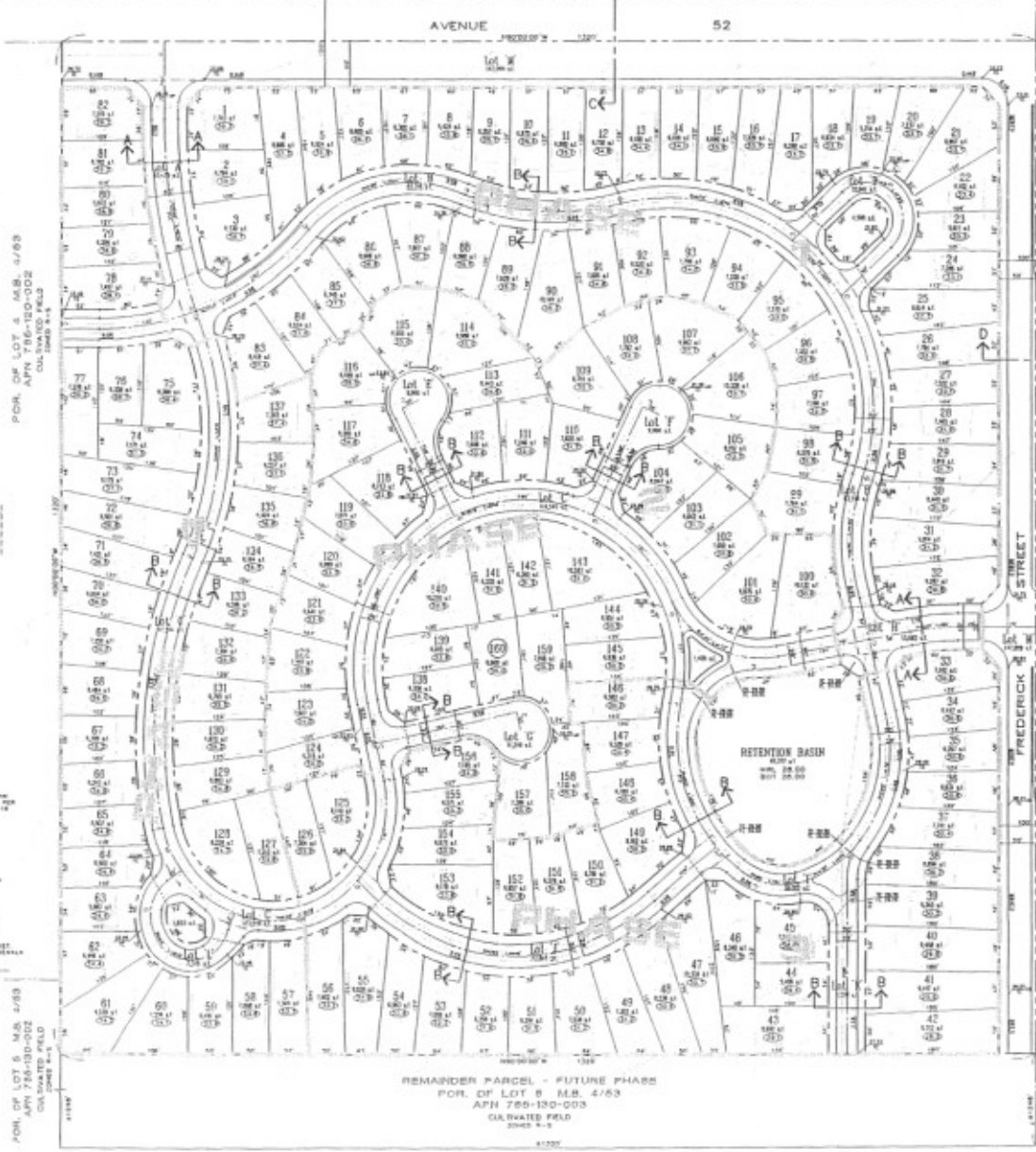
NOTES:

CONTOUR INTERNAL..... 1' FOOT

THICKNESS BRICK VENTILATION SH. 2" (SEE PLAN SHEET 31508-01)

SMOOTH, EXTERIOR..... COACHELLA VALLEY CEMENT BOARD

NOTE:
THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS APPROXIMATE ONLY.
IT IS RECOMMENDED THAT BEFORE ANY ACCURATE BOUNDARY AND TOPOGRAPHIC SURVEY IS COMPLETED, SOME LOTS WHOSE BOUNDARIES WILL BE SUBJECT TO MOUND RELATIONS.



PREPARED BY:
DUDEK & ASSOCIATES
Palm Desert Office:
25115 Buckle Avenue, Suite C
Palm Desert, CA 92261
Tel. 760.341.8800
Fax 760.346.8118

FOR LOT 4, M.B. 4/83
APN 786-120-002
CULTIVATED FIELD

FOR LOT 5, M.B. 4/83
APN 786-130-002
CULTIVATED FIELD

REMAINDER PARCEL - FUTURE PHASE
FOR LOT 6, M.B. 4/83
APN 786-130-003
CULTIVATED FIELD
ZONED R-3

FOR LOT 2, M.B. 8/67
APN 786-140-020
EXISTING RESIDENTIAL APARTMENTS

FOR LOT 7, M.B. 4/83
APN 786-140-001
MAGNET LAND
ZONED R-3

FOR LOT 8, M.B. 4/83
APN 786-140-001
MAGNET LAND
ZONED R-3