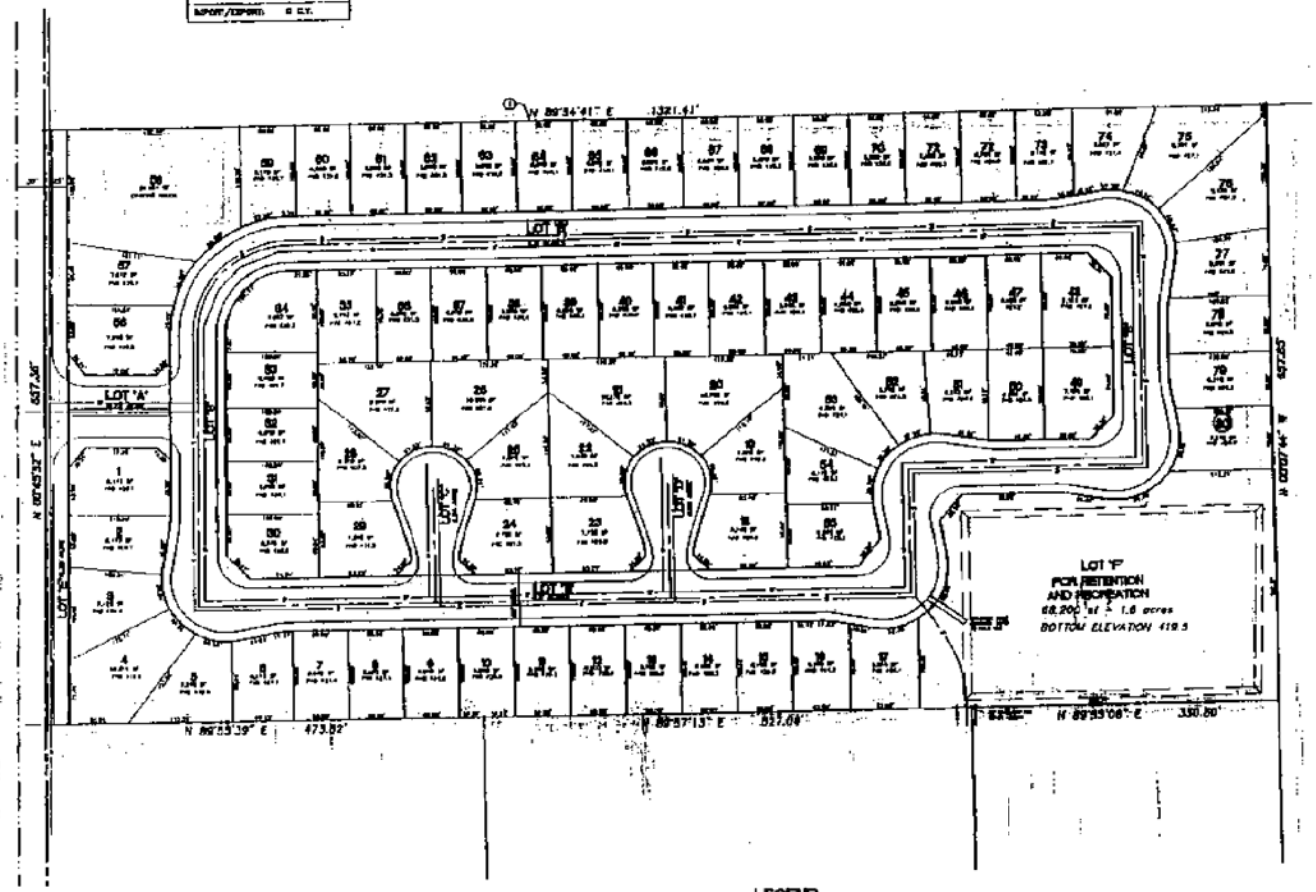
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 31550

A SUBDIVISION OF A PORTION OF LOT 13 OF THE COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST, S.B.M.

NOVEMBER, 2003

EARTHWORK ESTIMATE	
CUT:	35,341 C.Y.
FILL:	34,313 C.Y.
SHRINKAGE:	11,029 C.Y.
IMPORT/(EXPORT):	0 C.Y.



OWNER/APPLICANT

LANE HERR
ALPINE REAL PROPERTY EQUITY GROUP, INC.
P.O. BOX 930
THOUSAND PALMS, CA 92276

PREPARED BY

BACKER ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT THIS MAP SHOWS ALL BY (FEE) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY INTEREST OR RIGHT, INCLUDING LEASEHOLD INTERESTS, AND THAT THE PROPERTY IS SUBDIVIDABLE CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

SIGNATURE

PROJECT DATA

TOTAL NUMBER OF LOTS:	93
LEGALLY LOTS:	9
DETENTION LOTS:	1
STREET R/W:	
GRS. STREETS:	6.18 ACRE
NET STREETS:	4.70 ACRES
GROSS ACREAGE:	20.83 ACRES
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
ALLOWABLE MINIMUM LOT SIZE:	6,000 S.F.
AVERAGE LOT SIZE:	8,403 S.F.
MAXIMUM LOT SIZE:	24,484 S.F.
MINIMUM LOT SIZE:	6,000 S.F.

FLOOD ZONE (FEMA)

ZONE: AE (6'-1' VELOCITY 3 FPS)
COMMUNITY PANEL NO. 3810461 0023 B
MAP REVISED: SEPTEMBER 26, 1988

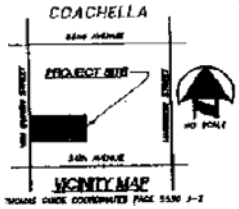
A FINAL DRAINAGE STUDY WILL BE SUBMITTED PRIOR TO RECORDATION OF THE FINAL MAP.

LEGAL DESCRIPTION

APN 765-04-008

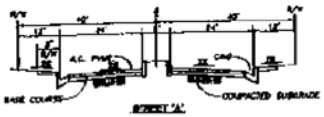
LOT 13 OF THE COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST, S.B.B.&M., AS FILED IN BOOK 3, PAGE 93, MAPS RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THE SOUTH 660 FEET, AS MEASURED ALONG THE EAST LINE OF SAID LOT.



VICINITY MAP

THOMAS GUIDE COORDINATES PAGE 5530 J-2



STREET 'A'

STREET 'B'

STREET 'C' AND 'D'

TYPICAL STREET SECTIONS

NOTES

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND OWNER.
2. CONTOURS SHOWN ON THIS MAP WERE TAKEN FROM AN AERIAL CONTOUR MAP PREPARED BY SMALL AT LARGE, INC.

PROJECT PHASING

PURSUANT TO GOVERNMENT CODE SECTION 66456, THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THIS TENTATIVE MAP.

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

SITE ADDRESS

53700 VAN BUREN STREET
COACHELLA, CA 92236

ZONING

EXISTING: R-1
PROPOSED: R-1

WELL NOTE

NO WELL EXISTS WITHIN 200' OF THE SITE

LEGEND

(60.5) PROPOSED PAD ELEVATION

EXISTING CONTOURS

UTILITIES

WATER: CITY OF COACHELLA
SEWER: CITY OF COACHELLA
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: IMPERIAL IRRIGATION DISTRICT
TELEPHONE: VERIZON
CABLE: TIME WARNER

EASEMENT NOTES

(1) [illegible]

NO.	REVISIONS	APPROVED	DATE

GRAPHIC SCALE: 1" = 60'

Exhibit 1, Tentative Tract Map No. 31550