

TENTATIVE TRACT MAP No. 34191

IN THE CITY OF INDIO, CALIFORNIA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA BEING A PORTION OF THE N.E. 1/4 OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN

LUDWIG ENGINEERING

JANUARY 2006

OWNER/SUBDIVIDER

ALPINE GROUP
39-755 BERKELEY AVENUE
PALM DESERT, CA. 92211

ENGINEER

LUDWIG ENGINEERING
109 E. THIRD ST.
SAN BERNARDINO, CA. 92410

ASSESSOR'S PARCEL NO.

APN: 601-370-05, 601-370-23 AND 601-370-24

LEGAL DESCRIPTION

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4
OF FRACTIONAL SECTION 19, T5S, R8E S.B.M. RIVERSIDE
COUNTY, CALIFORNIA AND PARCELS 112 AND LOT A OF PM 13259
IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA AS PER MAP FILED IN BOOK 59, PAGE 43 & 44
OF PARCELS MAPS IN THE OFFICE OF SAID RECORDER.

ZONING & LAND USE

PRESENT: EE (EQUESTRIAN ESTATE)
PROPOSED: RL (RESIDENTIAL LOW)

GENERAL PLAN DESIGNATION

RESIDENTIAL LOW (RL)

SERVICES

ELECTRICITY	-----	I.I.D. 81-600 AVENUE 58 LAQUINTA, CA. 92253
WATER	-----	CITY OF INDIO 100 CIVIC CENTER MALL INDIO, CA. 92202
SEWER	-----	VALLEY SANITARY DISTRICT 45-500 VAN BUREN AVENUE INDIO, CA. 92201
CABLE	-----	TIME-WARNER 75-181 MEDITERRANEAN PALM SPRINGS, CA. 92211
TELEPHONE	-----	VERIZON 295 N. SUNRISE WAY PALM SPRINGS, CA. 92262

SCHOOL DISTRICT

DESERT SANDS UNIFIED SCHOOL DIST.
47-950 DUNE PALMS ROAD
LA QUINTA, CA. 92253

AREAS

TOTAL ACREAGE	-----	35.2 AC.
TOTAL NUMBERED LOTS	-----	125 LOTS
TOTAL LETTER LOTS	-----	5 LOTS
UNITS PER ACRE RES.	-----	3.6 U.P.A.
MINIMUM LOT SIZE RES.	-----	8,000 S.F.
SMALLEST LOT	-----	7,210 S.F.
LARGEST LOT	-----	11,775 S.F.
AVERAGE LOT	-----	8,633 S.F.

NOTES

- THIS TRACT CONTAINS 5,684 L.F. OF NEW STREETS.
- UNLESS OTHERWISE INDICATED THE SURROUNDING LAND USE IS "VACANT".
- CONTOUR SOURCE: LUDWIG ENGINEERING FIELD TOPO
- DEVELOPMENT OF SITE WILL HAVE MINIMAL EFFECT ON EXISTING DRAINAGE PATTERNS. STORM WATER RUNOFF WILL FOLLOW EXISTING AND NATURAL DRAINAGE COURSES OR BE CARRIED IN PROPOSED STREETS AND DRAINAGE FACILITIES AS INDICATED ON THE MAP AND OUTLINED IN ACCOMPANYING DRAINAGE STUDY.
- EARTHWORK WILL BE BALANCED ON SITE.
- ESTIMATED EARTHWORK QUANTITY: 28,394 C.Y.
- IMPROVEMENTS ARE PER TYPICAL SUBDIVISION AND ARE TO BE BUILT ACCORDING TO CITY OF INDIO STANDARDS.
- SETBACKS: 20' FRONT YARD
15' REAR YARD
5' SIDE YARD, 10' STREET SIDE YARD
- THIS IS A CALCULATED MAP. LOT CLOSURES ARE AVAILABLE. THE DEVELOPER REQUESTS REVIEW FOR COMPLIANCE WITH CURRENT CODES AND POLICIES WITH REGARD TO GEOMETRICS.
- (XX) INDICATES PAD ELEVATION.
- ENTRANCE GATES SHALL BE POWER CONTROLLED AND ACCESS SHALL BE EQUIPPED WITH EMERGENCY BACKUP POWER AND BE DESIGNED TO BE EASILY OPENED ON THE EVENT OF A POWER FAILURE, TO CONFORM WITH ICC CHAPTER 93, SECTION 93.07(A).
- ▽ INDICATES 3:1 SLOPES.

MONTE VINA TRACT NO. 31562

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