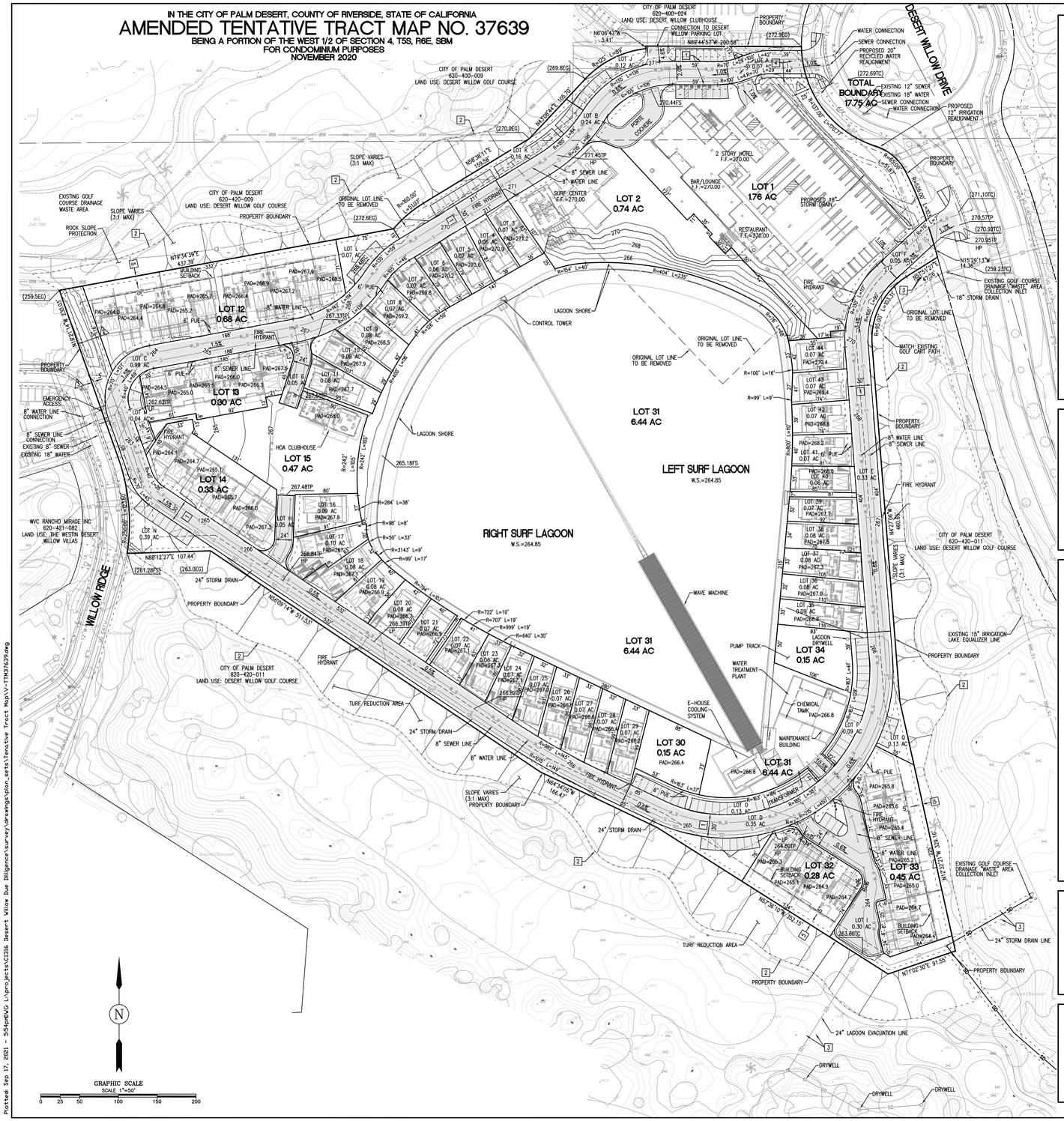
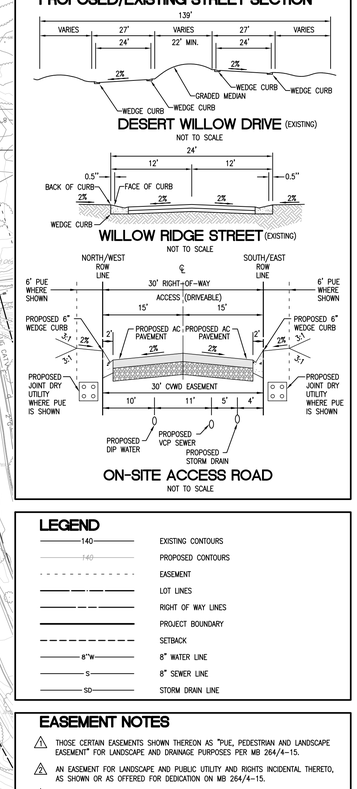
IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

AMENDED TENTATIVE TRACT MAP NO. 37639

BEING A PORTION OF THE WEST 1/2 OF SECTION 4, T5S, R6E, SBM
FOR CONDOMINIUM PURPOSES
NOVEMBER 2020



PROPOSED/EXISTING STREET SECTION



LEGEND

140	EXISTING CONTOURS
140	PROPOSED CONTOURS
	EASEMENT
	LOT LINES
	RIGHT OF WAY LINES
	PROJECT BOUNDARY
	SETBACK
8"W	8" WATER LINE
S	8" SEWER LINE
SD	STORM DRAIN LINE

EASEMENT NOTES

1. THOSE CERTAIN EASEMENTS SHOWN THEREON AS "PUE, PEDESTRIAN AND LANDSCAPE EASEMENT" FOR LANDSCAPE AND DRAINAGE PURPOSES PER MB 264/4-15.
2. AN EASEMENT FOR LANDSCAPE AND PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO, AS SHOWN OR AS OFFERED FOR DEDICATION ON MB 264/4-15.
3. AN EASEMENT FOR PIPELINE AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JULY 28, 2008, AS INSTRUMENT NO. 2008-0411276, OF OFFICIAL RECORDS.
4. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AS SET FORTH IN A DOCUMENT RECORDED MARCH 27, 1997, AS INSTRUMENT NO. 101584 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
5. AN EASEMENT FOR LANDSCAPING, PUBLIC UTILITIES AND PEDESTRIAN SIDEWALK AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JULY 24, 1997, AS INSTRUMENT NO. 261207 OF OFFICIAL RECORDS. (DOES NOT AFFECT)
6. AN EASEMENT FOR UNDERGROUND PIPELINE PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 26, 1997, AS INSTRUMENT NO. 225552 OF OFFICIAL RECORDS. (DOES NOT AFFECT)
7. AN EASEMENT FOR CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 18, 2000, AS INSTRUMENT NO. 2000-503778 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
8. EASEMENTS FOR TEMPORARY CONSTRUCTION PURPOSES , AS SET FORTH IN DOCUMENTS RECORDED ON SEPTEMBER 27, 1990 AS INSTRUMENT NO, 357813 AND 357814; RECORDED MAY 21, 1991 AS INSTRUMENT NO. 168459; RECORDED OCTOBER 5, 1993 (DOES NOT AFFECT)

1. A PROPOSED EASEMENT FOR ACCESS PURPOSES.
2. A PROPOSED TEMPORARY CONSTRUCTION EASEMENT FOR GRADING PURPOSES.
3. A PROPOSED EASEMENT FOR DRAINAGE PURPOSES.
4. A PROPOSED EASEMENT FOR WATER PURPOSES.
5. A PROPOSED EASEMENT FOR LANDSCAPE PURPOSES.

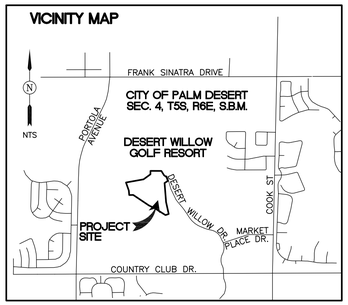
GENERAL NOTES

1. TOTAL AREA – 17.75 AC± ACRES, GROSS.
2. EXISTING SITE – VACANT
3. SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY COACHELLA VALLEY WATER DISTRICT.
4. FEMA FLOOD ZONE– FLOOD ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN PER FIRM MAP NO. 06065C2227H EFFECTIVE DATE AUGUST 28, 2008.
5. TENTATIVE TRACT MAP NO. 37639 CONTAINS 5 LOTS.
6. A WELL SITE CONFIGURATION/LOCATION COULD BE DETERMINED AT A LATER DATE.
7. THE PROJECT DESIGNATED FOR 50 SINGLE FAMILY UNITS AND 33 STACKED FLATS.

AERIAL TOPOGRAPHIC

AEROTECH MAPPING, INC.
29970 TECHNOLOGY DRIVE, SUITE 220-C
MURRIETA, CA 92563 : (619) 606-5020
AERIAL PHOTOGRAPHY DATED: 7-17-2018

VICINITY MAP



APPLICANT/DEVELOPER

DESERT WAVE VENTURES, LLC
PO BOX 147
SOLANA BEACH, CA 92075
JOHN LUFF, MANAGING MEMBER
John@DesertWaveVentures.com
TEL: (443) 235-0803

OWNER

PALM DESERT REDEVELOPMENT AGENCY
44-950 ELDORADO DRIVE
INDIAN WELLS, CA 92210
TEL: (760) 346-2489

ENGINEER

THE ALTUM GROUP
73-710 FRED WARING DRIVE, SUITE 219
PALM DESERT, CA 92260
TEL: (760) 346-4750

SERVICES

SEWER AND WATER: COACHELLA VALLEY WATER DISTRICT	PHONE: (760) 501-8100
GAS: THE GAS COMPANY	PHONE: (909) 335-7706
ELECTRIC: SOUTHERN CALIFORNIA EDISON	PHONE: (800) 655-4555
TELEPHONE: FRONTIER COMMUNICATIONS	PHONE: (760) 778-3620
CABLE TV: SPECTRUM	PHONE: (760) 340-2225
USA: UNDERGROUND SERVICE ALERT	PHONE: (800) 422-4133
SCHOOL: DESERT SANDS SCHOOL DISTRICT	PHONE: (760) 777-4200

APN

620-400-008, 620-420-023, 620-420-024, 620-420-011 AND 620-420-009

ZONING

EXISTING/PROPOSED: PR, PLANNED RESIDENTIAL

LAND USE

EXISTING: VACANT
PROPOSED: HOTEL AND SURF PARK

SETBACK

THE MINIMUM PERIMETER SETBACK SHALL BE 20 FEET FROM ALL PROPERTY LINES ADJACENT TO EXISTING OR PROPOSED PUBLIC STREETS

FOR SINGLE-FAMILY ATTACHED, TWO-STORY FAMILY DWELLINGS AND MULTIPLE-FAMILY BUILDINGS, THE MINIMUM FRONT, SIDE AND REAR YARDS SHALL BE AS APPROVED ON THE TRACT (PARCEL) MAP.

LEGAL DESCRIPTION

LOT 8 AND PORTIONS OF LOT 13 AND LOT 15 OF TRACT MAP NO. 28450, AS PER MAP FILED IN BOOK 264, PAGES 4 THROUGH 15, INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF RIVERSIDE COUNTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, NAD 83 (2004.0 EPOCH ADJUSTMENT) BASED ON LOCAL CONTROL STATIONS BETWEEN THE CITY OF PALM DESERT BM 105 AND BM 144 BEING "N64°23'51"E" AS PER THE CITY OF PALM DESERT SURVEY CONTROL NETWORK.

BENCH MARK

CITY OF PALM DESERT BM 105: ELEVATION = 241.264, NAVD88 DATUM.
2" CITY OF PALM DESERT BRONZE DISC AT SOUTHWEST CORNER OF PORTOLA VENUE AND COUNTRY CLUB DRIVE, 47.6 FEET SOUTH OF SOUTHERLY PCR, AT THE SOUTHERLY END OF CATCH BASIN, 1.35 FEET WEST OF CURB FACE, FLUSH.

DATE	REVISIONS

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FOR CONDOMINIUM PURPOSES

PREPARED BY:
• Engineering • Planning
• Survey • Environmental
The Altum Group
44-600 Village Court, Suite 100, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO. 1 OF 1

Plotted: Sep 17, 2021 - 5:54pm DWG: L:\projects\0336 Desert Willow Due Diligence\survey\drawings\plan_sets\Tentative Tract Map\V-TTM37639.dwg

Sep 17, 2021 - TENTATIVE TRACT MAP NO. 37639 SUBMITTAL