

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38434

EXHIBIT DATE: AUGUST 25, 2023

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER:	REFUGEE PALM DESERT, LLC
ADDRESS:	1775 SKY PARK EAST, SUITE 101 IRVINE, CALIFORNIA 92614
CONTACT:	MARC KLEIMAN

EXHIBIT PREPARER:	MSA CONSULTING, INC.
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92720
CONTACT:	PAUL DEPALATIS, AICP
TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.
ADDRESS:	7117 ARINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503
DATE OF TOPOGRAPHY:	OCTOBER 26, 2016
TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER: 694-310-002, 694-310-003 & 694-310-006

LEGAL DESCRIPTION:
 A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DESCRIPTION:	ACREAGE:
EXISTING GROSS & NET ACREAGE	93.56 AC.
PROPOSED RESIDENTIAL LOTS (LOTS 1 THRU 332)	40.93 AC.
PROPOSED CONDOMINIUM LOT (LOT 333)	14.28 AC.
PROPOSED OPEN SPACE LOTS (LOTS "A" THRU "N")	11.91 AC.
PROPOSED CLUBHOUSE LOT (LOT "O")	4.74 AC.
PROPOSED STREETS (STREETS "A" THRU "R")	21.70 AC.

EXISTING ZONING:	PLANNED RESIDENTIAL
PROPOSED ZONING:	PLANNED RESIDENTIAL

EXISTING GENERAL PLAN LAND USE: TOWN CENTER NEIGHBORHOOD
 PROPOSED GENERAL PLAN LAND USE: TOWN CENTER NEIGHBORHOOD

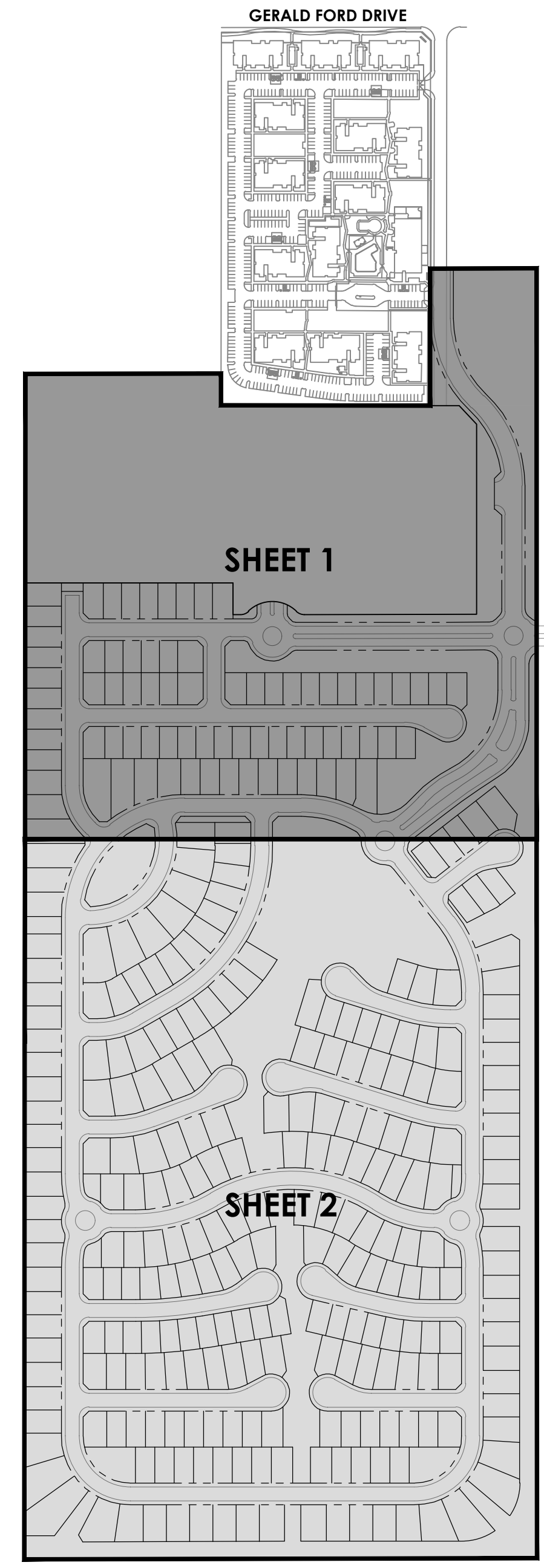
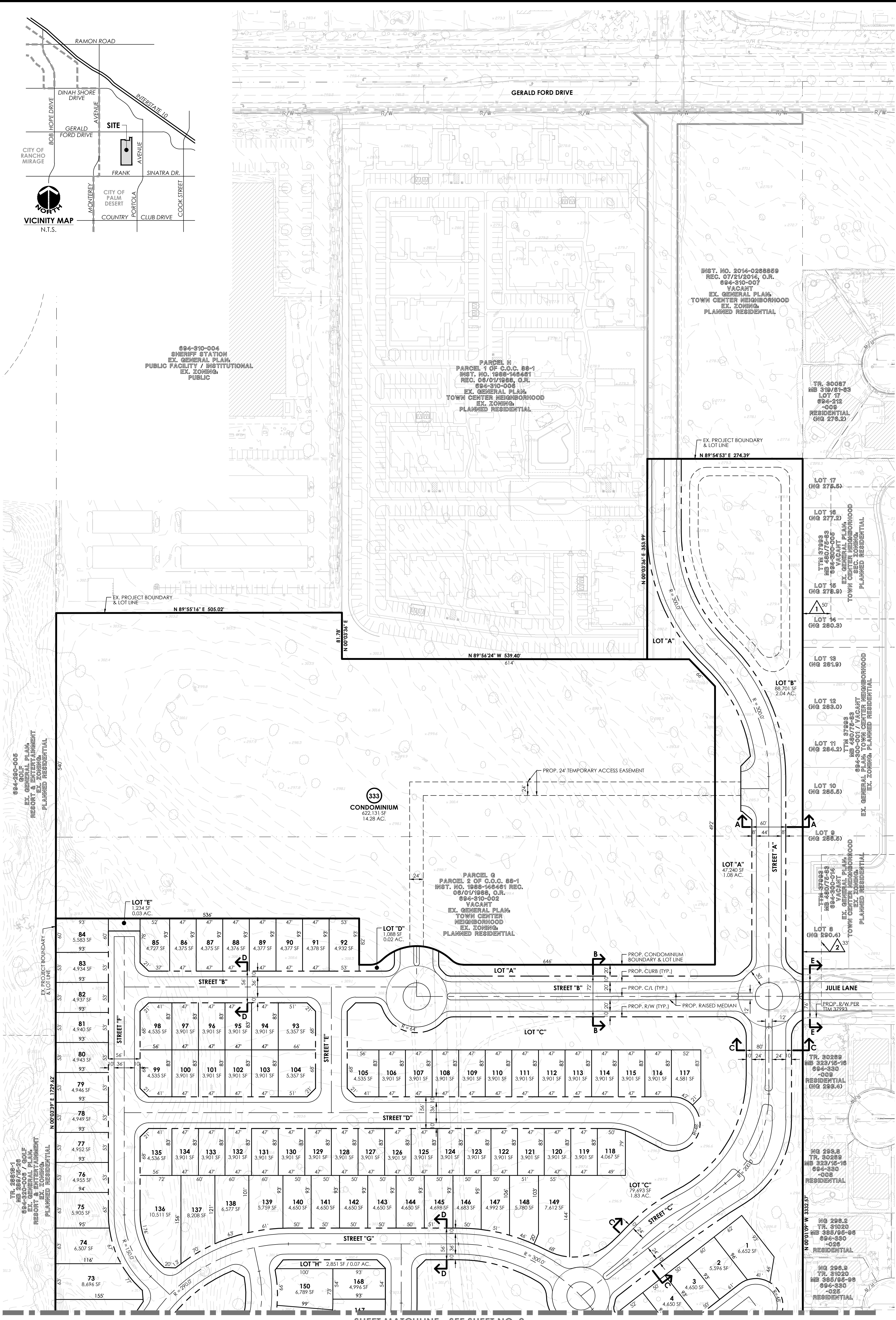
PUBLIC UTILITY PURVEYORS:		
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(760) 324-4991
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	FRONTIER COMMUNICATIONS	(800) 921-8101
WATER:	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
CABLE:	SPECTRUM	(877) 719-3278
SEWER:	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

EXISTING EASEMENT NOTES:
 1. AN EASEMENT UP TO 50' RESERVATION IN FAVOR OF THE UNITED STATES OF AMERICA, FOR ROADWAY AND PUBLIC UTILITY PURPOSES, PER DOCUMENT NO. B6352, REC. 10/15/1960, O.R. (PLOTTED HEREON)
 2. AN EASEMENT UP TO 33' RESERVATION IN FAVOR OF THE UNITED STATES OF AMERICA, FOR ROADWAY AND PUBLIC UTILITY PURPOSES, PER BK. 4811, PG. 137, REC. 05/06/1959, O.R. (PLOTTED HEREON)

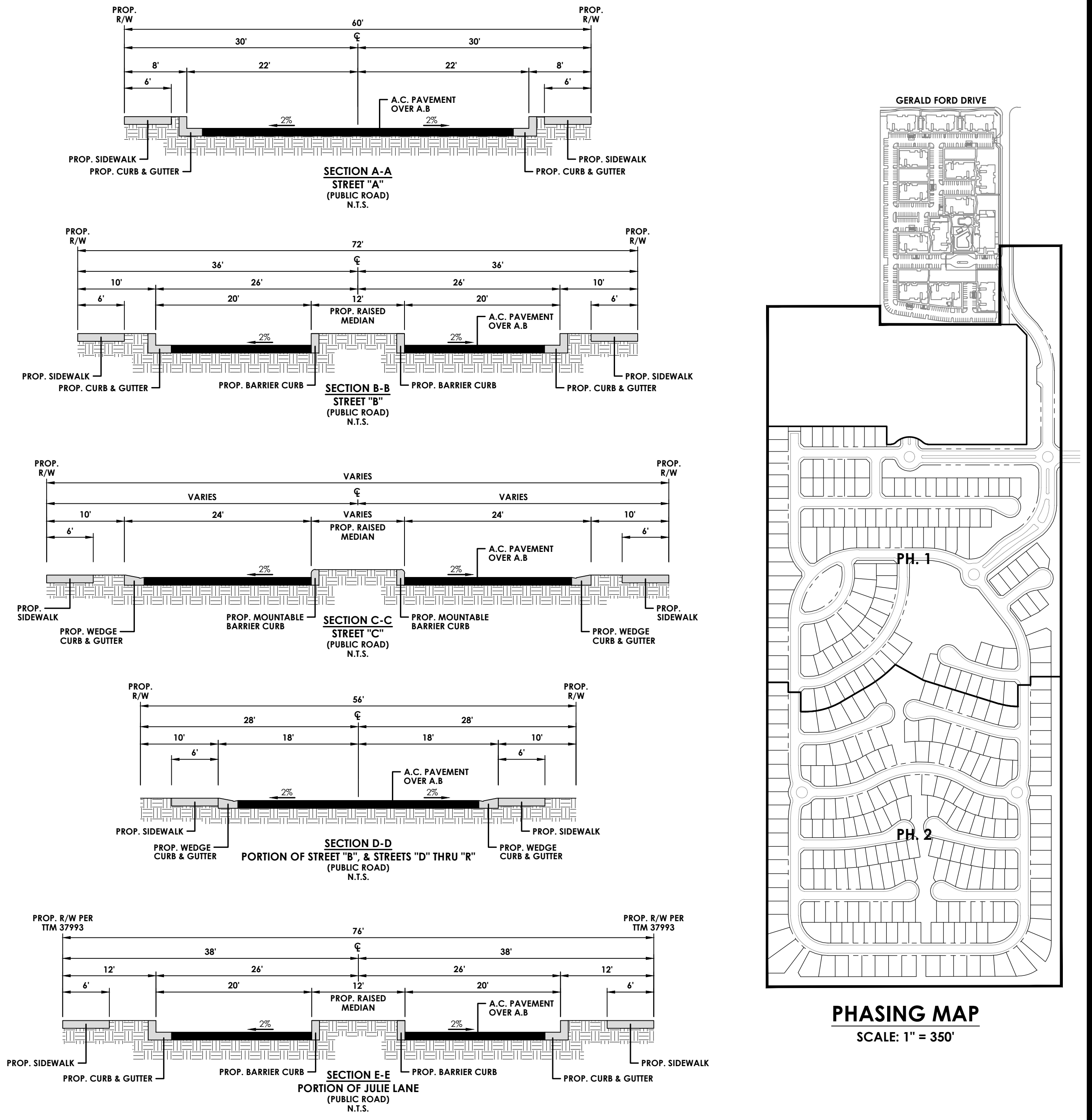
FEMA FLOOD ZONE DESIGNATION:
 ZONE "X": AREA OF MINIMAL FLOOD HAZARD
 AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER 06045C-1595B, EFFECTIVE DATE: AUGUST 28, 2008.

LIQUEFACTION: MODERATE LIQUEFACTION ZONE

NOTES:
 1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 2. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
 3. ALL STREETS TO BE DEDICATED TO THE CITY FOR PUBLIC ACCESS AND UTILITY INSTALLATION AND ALL LETTERED LOTS (A THROUGH O) TO BE RETAINED BY OWNERSHIP FOR STORM DRAIN AND LANDSCAPE PURPOSES WITH HOA MAINTENANCE RESPONSIBILITY.



INDEX MAP
 SCALE: 1" = 300'



PHASING MAP
 SCALE: 1" = 350'

ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
AC	ACREAGE
APH	ASSESSOR'S PARCEL NUMBER
BNRY	BOUNDARY
C/A	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
EMT.	EASEMENT
EX.	EXISTING
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
OVH	OVERHEAD
OSPP	OPEN SPACE / PARKS
PAGE	PAGE
PL	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R.	RADIUS
RL	RIGHT OF WAY
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TRP.	TYPICAL
UG	UNDERGROUND

LEGEND

679.3	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING EASEMENT DELTA
---	EXISTING CANAL
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	EXISTING CITY / COUNTY LIMITS
---	TENTATIVE TRACT MAP BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY

