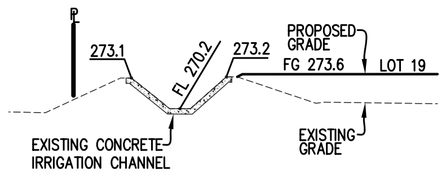
TENTATIVE TRACT MAP NO._____



SECTION A-A
CONCRETE IRRIGATION CHANNEL
SCALE H: 1" = 10'
V: 1" = 10'

LEGAL DESCRIPTION
REMAINDER PARCEL OF TRACT NO. 30620

ASSESSOR'S PARCEL NO.: 851-110-008
ACREAGE OF PROPOSED TRACT: 21.6 AC
NUMBER OF RESIDENTIAL LOTS: 79
NUMBER OF RETENTION BASIN / REC AREA LOTS: 3
NUMBER OF WELL SITE ACCESS LOTS: 1

LEGEND:

1. 30' EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 2, 1937 IN BOOK 315, PAGE 211.
2. 25' EASEMENT FOR INGRESS AND EGRESS AND FOR INSTALLATION OF PUBLIC UTILITIES RECORDED JANUARY 17, 2002 AS INSTRUMENT NO. 2002-029068.
3. EXISTING 8" WATER MAIN
4. PROPOSED WATER MAIN
5. PROPOSED 8" SEWER MAIN
6. PROPOSED SEWER MANHOLE PER SS-402
7. PROPOSED CURB INLET WITH FILTER PER SD-502
8. PROPOSED 18" RCP STORM DRAIN
9. PROPOSED WING TYPE HEADWALL PER SD-528
10. PROPOSED CROSS GUTTER PER S-207
11. EXISTING STREET LIGHT
12. PROPOSED HANDICAP RAMP TYPE "C" PER S-210A
13. MATCH IMPROVEMENTS SHOWN ON IMPROVEMENT PLANS FOR TRACT 30620
14. PROPOSED 5' ORNAMENTAL IRON FENCE WITH BLOCK PILASTERS
15. PROPOSED ORNAMENTAL IRON GATE
16. LOCKED GATE FOR EMERGENCY ACCESS
17. PROPOSED 18" WIDE EMEGENCY ACCESS
18. EXISTING POWER POLE TO BE RELOCATED
19. EXISTING FIRE HYDRANT

LOT A :
PROPOSED ACCESS TO WELL SITE TO BE GRANTED TO THE CITY OF BLYTHE.

LOTS B, C & D :
PROPOSED RETENTION BASINS. AREA WILL ALSO BE USED FOR COMMON RECREATION FOR THE DEVELOPMENT.

OWNER/SUBDIVIDER:

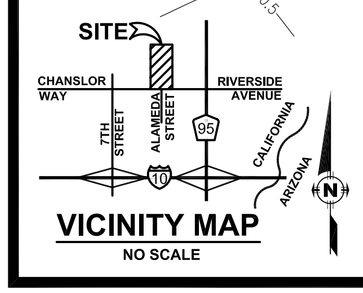
JEAN POUTOUS — DATE
BLYTHE PARTNERS, LLC
1303 NAVELLO TERRACE
EL CAJON, CA 92021
(619) 813-4004

TENTATIVE MAP PREPARED BY:

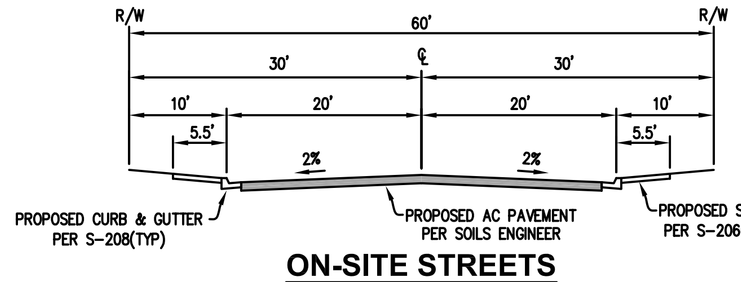
LAWRENCE W. WALSH — RCE 46316 — DATE
Walsh Engineering & Surveying, Inc.
1870 Cordell Court, Suite 102, El Cajon, CA 92020
(619) 588-6747 (619) 448-7132 Fax

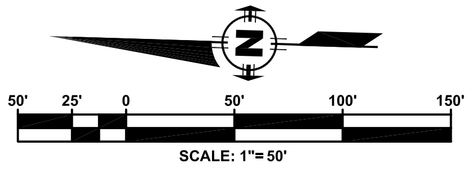
REGISTERED PROFESSIONAL ENGINEER — LAWRENCE W. WALSH — No. C 46316 — Exp. 12-31-06 — CIVIL — STATE OF CALIFORNIA

VICINITY MAP
NO SCALE

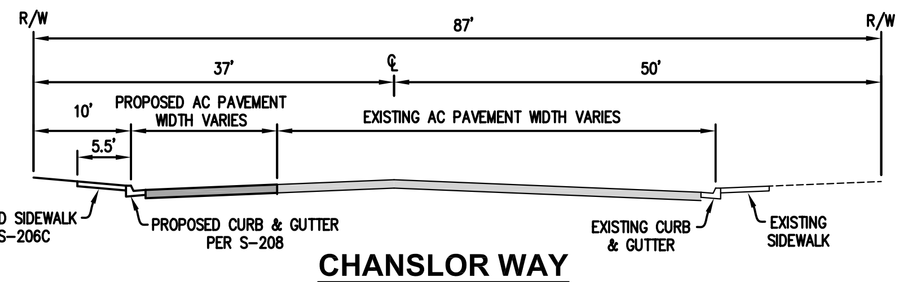


ON-SITE STREETS
TYPICAL SECTION
NO SCALE





CHANSLOR WAY
TYPICAL SECTION
NO SCALE



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