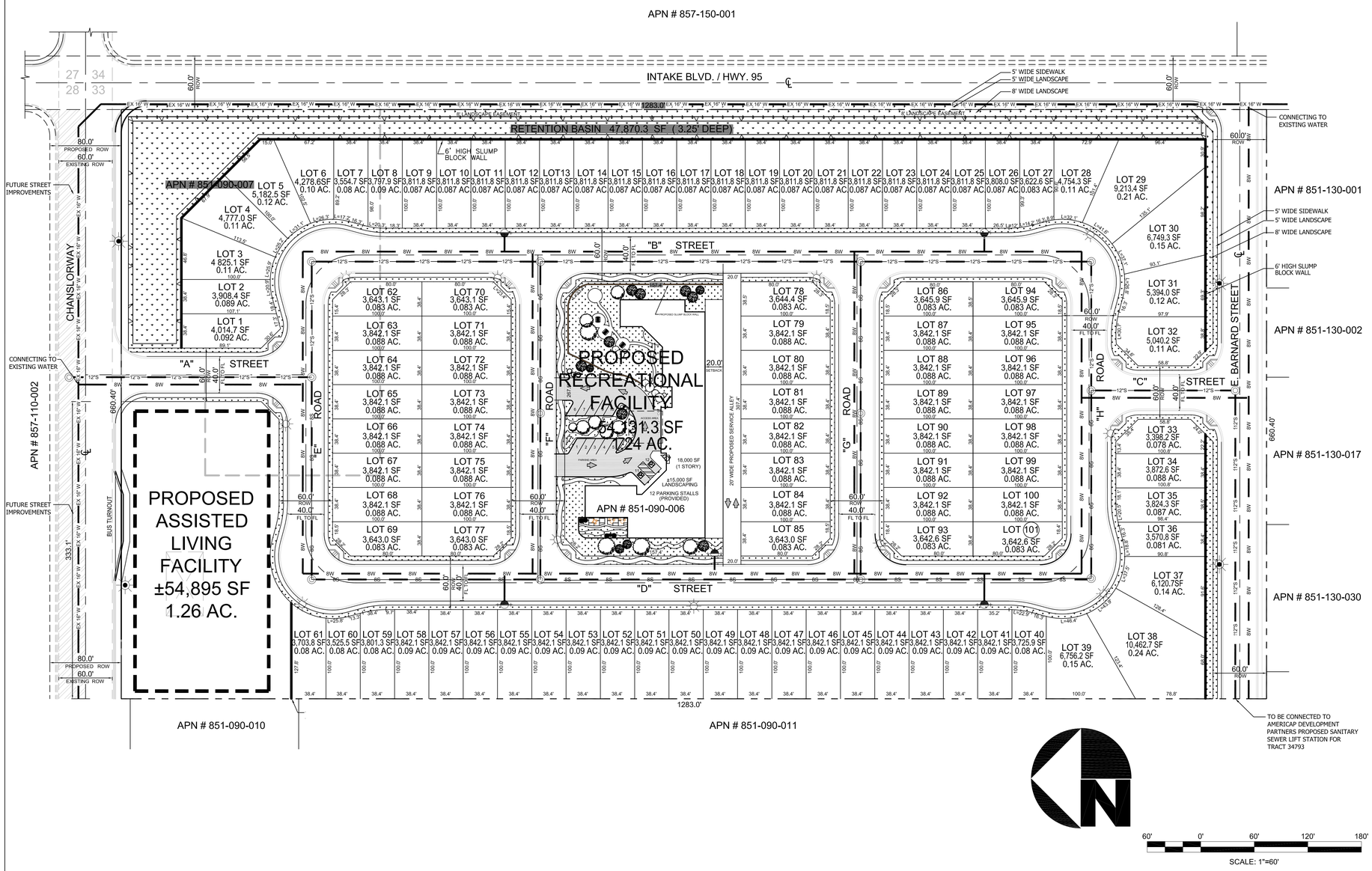
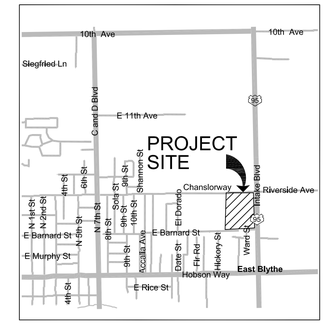
IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 35175

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, AND THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 33, TOWNSHIP 6 SOUTH, RANGE 23 EAST, SBM





VICINITY MAP

OWNER:
MR. JOE E. WELLS
915 OASIS DRIVE
WICKENBURG, AZ 85390

DEVELOPER:
MR. RON RODOLFF
P.O. BOX 163
RAMONA, CA 92065

PROPERTY ADDRESS & APNS:
9095 RIVERSIDE DRIVE
BLYTHE, CA 92225
APNS: 851-090-007 & 851-090-006

ZONING DESIGNATION:
APN: 851-090-006
EXISTING ZONING: I-S (SERVICE INDUSTRIAL)
R-L-1 (LOW-DENSITY RESIDENTIAL. 7,800 SF LOTS)
PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)

APN: 851-090-007
EXISTING ZONING: I-S (SERVICE INDUSTRIAL)
PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)

GENERAL PLAN DESIGNATION:
R-L (LOW DENSITY RESIDENTIAL)

UTILITIES:
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: THE GAS COMPANY
TELEPHONE: VERIZON
SEWER: CITY OF BLYTHE
WATER: CITY OF BLYTHE
STORMWATER: CITY OF BLYTHE

TOTAL ACREAGE: ±18.70 AC.

NUMBER OF LOTS: 101

LEGEND

ITEM NO.	ITEM	SYMBOL
1.	CENTERLINE	℄
2.	PROPERTY LINE	
3.	LANDSCAPE AREA	
4.	PROPOSED FIRE HYDRANT	
5.	PROPOSED 5,800 LUMEN STREET LIGHT	
6.	PROPOSED 22,000 LUMEN STREET LIGHT	
7.	PROPOSED 6' HIGH SLUMP BLOCK WALL	
8.	PROPOSED 8" SEWER	8S 8S
8.	PROPOSED 12" SEWER	12"S 12"S
9.	PROPOSED 8" WATERLINE	8W 8W
9.	PROPOSED 8" WATERLINE	EX 16" W EX 16" W
10.	PROPOSED SANITARY SEWER MANHOLE	8S 8S
11.	LOT LINES	

The Holt Group
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1561 S. 4th Street, El Centro, California 92224 (760) 337-3883
425 E. Main, Quartzsite, Arizona 85346 (928) 927-8699

NO.	REVISIONS:	APPROVED	DATE

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DESIGN BY: EC
DRAWN BY: RR/EC
CHECKED BY: RKH

BENCH MARK: CITY OF BLYTHE BENCHMARK
ELEVATION:
LOCATION:

REGISTERED PROFESSIONAL ENGINEER ROBERT K. HOLT No. 27943 Exp. 3-31-08 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF:
ROBERT K. HOLT, P.E. — 27943 R.C.E. NO.
11/15/06 DATE — 03/31/08 REG. EXP.

PROJECT TITLE: SENIOR HOUSING DEVELOPMENT
CLIENT: RON RODOLFF
SHEET CONTENT: TENTATIVE TRACT MAP 35175

SHEET 1 OF 1 SHEETS
JOB NO. 990.003