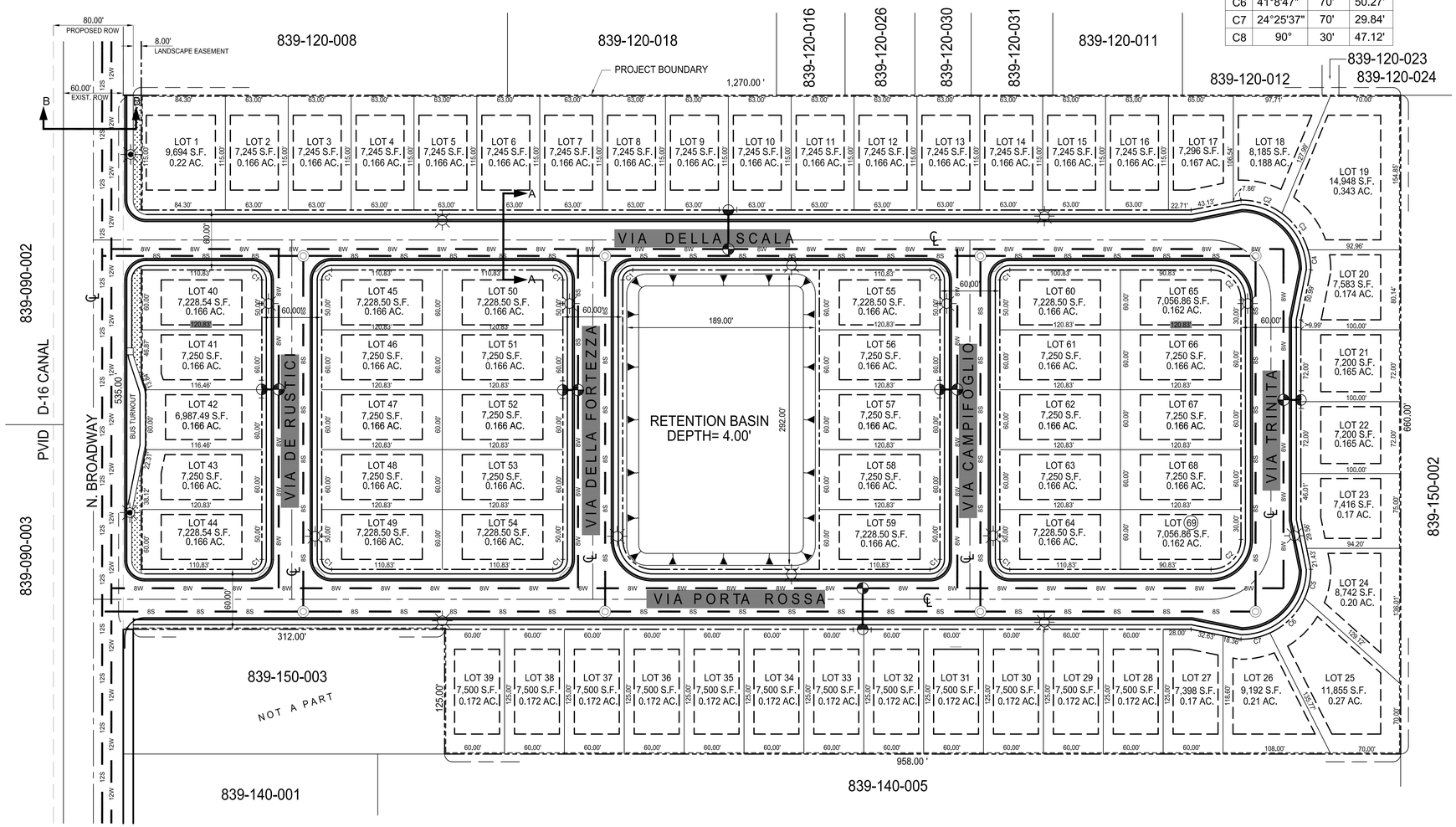
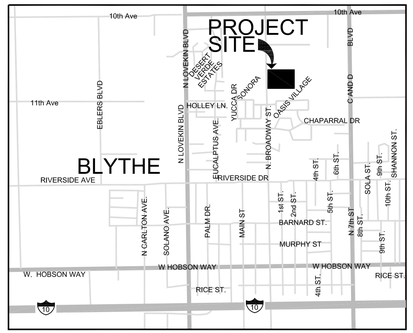
IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 34499

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 23 EAST, SBM

CURVE DATA CHART			
	△	R	L
C1	90°	10'	15.71'
C2	35°46'05"	70'	43.70'
C3	37°29'55"	70'	45.81'
C4	16°43'59"	70'	20.44'
C5	24°25'37"	70'	29.84'
C6	41°8'47"	70'	50.27'
C7	24°25'37"	70'	29.84'
C8	90°	30'	47.12'





NOT-TO-SCALE

VICINITY MAP

OWNER:

ST. JOSEPH'S INVESTMENTS
6380 WILSHIRE BLVD.
SUITE 1110
LOS ANGELES, CA 90048
PHONE: 323-655-9465

DEVELOPER:

CARLO BONDANELLI
6380 WILSHIRE BLVD.
SUITE 1110
LOS ANGELES, CA 90048
PHONE: (323) 655-9465

ENGINEER:

ROBERT K. HOLT, P.E.
THE HOLT GROUP, INC.
201 E. HOBSONWAY
BLYTHE, CA 92225
PHONE: 760.922.4658
FAX: 760.922.4660

APNS:

839-130-001
839-130-002

NUMBER OF LOTS:

69

SITE ADDRESS:

10680 N. BROADWAY AVE.
BLYTHE, CA 92225

UTILITIES:

ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: THE GAS COMPANY
TELEPHONE: VERIZON
SEWER: CITY OF BLYTHE
WATER: CITY OF BLYTHE
STORMWATER: DETENTION BASIN
TELEVISION: NPG CABLE

ACREAGE:

18.79 ACRES

CURRENT ZONING:

R-R (RURAL RESIDENTIAL)

PROPOSED ZONING:

R-L-1-72
(LOW DENSITY RESIDENTIAL, 7,200 SQ. FT. MIN. LOTS)

CURRENT GENERAL PLAN DESIGNATION:

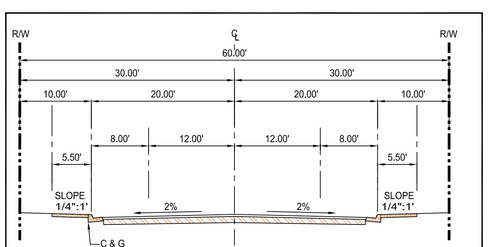
R-R (RURAL RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION:

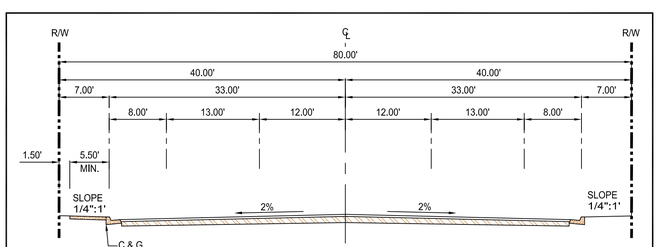
R-L (LOW DENSITY RESIDENTIAL)

LEGEND :

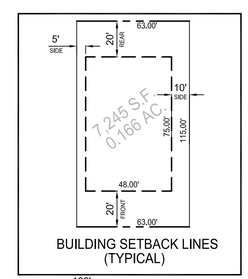
ITEM NO.	ITEM	SYMBOL
1.	CENTERLINE	℄
2.	PROPERTY LINE	
3.	8' WIDE LANDSCAPE EASEMENT	
4.	PROPOSED FIRE HYDRANT	
5.	PROPOSED 5,800 LUMEN STREET LIGHT	
6.	PROPOSED 16,000 LUMEN STREET LIGHT	
7.	PROPOSED 6' HIGH SLUMP BLOCK WALL	
8.	PROPOSED 8" SEWER	8S 8S 8S
9.	PROPOSED 12" SEWER	12S 12S 12S
9.	PROPOSED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



TYPICAL SECTION A-A
(LOCAL STREET)



PROPOSED SECTION B-B
(NORTH BROADWAY STREET)



BUILDING SETBACK LINES
(TYPICAL)

60' 0' 60' 120' 180'
SCALE: 1"=60'

The Holt Group
ENGINEERING · PLANNING · SURVEYING

201 E. Hobsonway, Blythe, California 92225 (760) 922-4658
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: GLM/EC
CHECKED BY: RKH

BENCH MARK: CITY OF BLYTHE BENCHMARK
ELEVATION:
LOCATION:

REGISTERED PROFESSIONAL ENGINEER
ROBERT K. HOLT
No. 27943
Exp. 3-31-06
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF:

ROBERT K. HOLT, P.E. — 27943 R.C.E. NO.
05/08/06 DATE — 03/31/08 REG. EXP.

PROJECT TITLE: VILLA MONREALE
CLIENT: CARLO BONDANELLI
SHEET CONTENT: TENTATIVE TRACT MAP No. 34499

SHEET 1 OF 1 SHEETS
JOB NO. 970.003