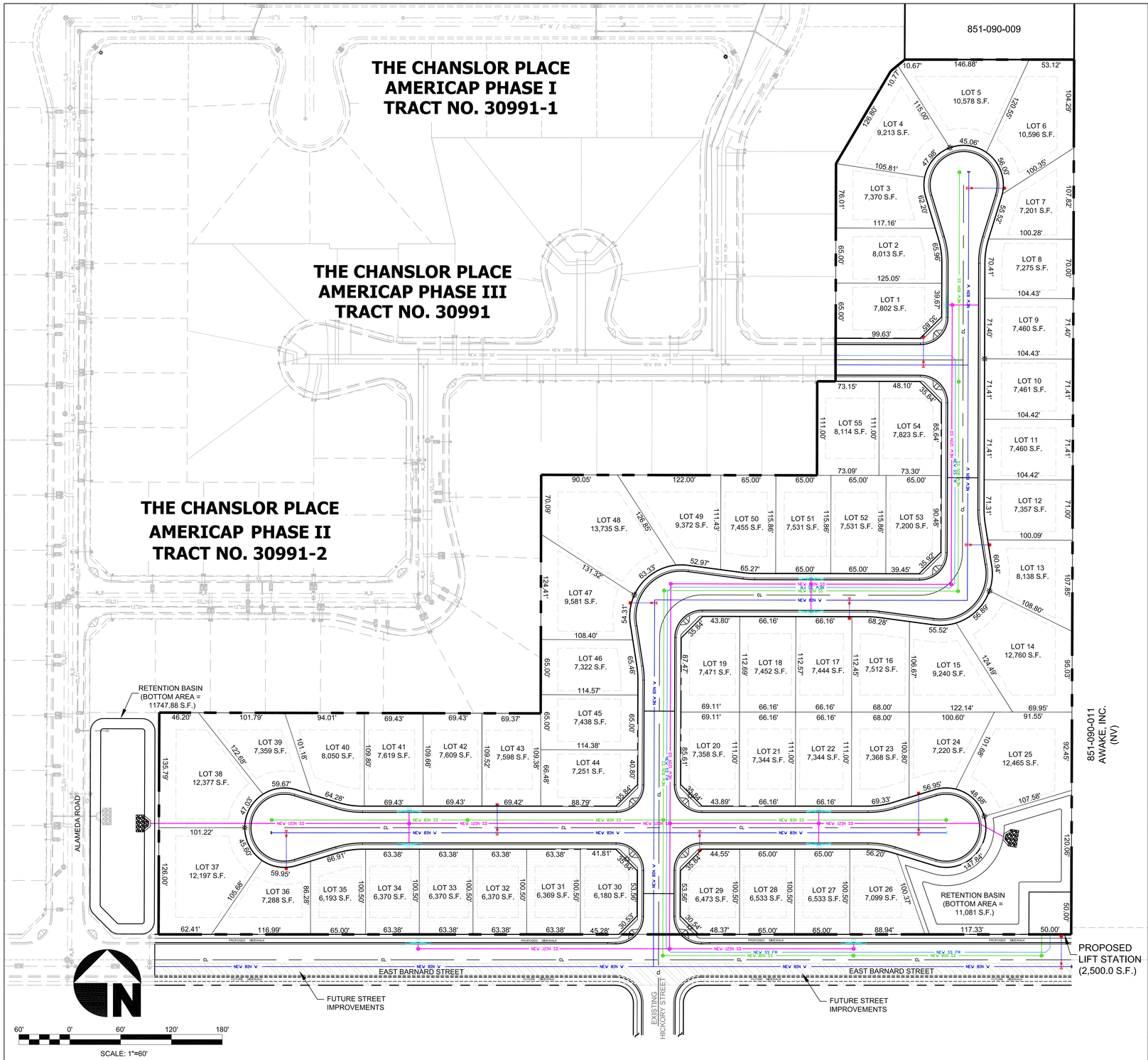
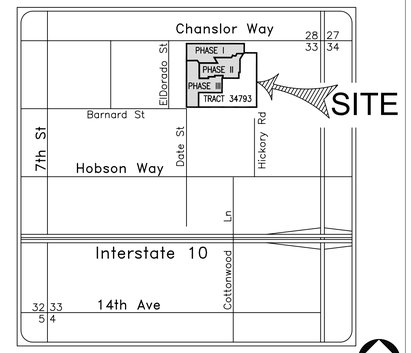
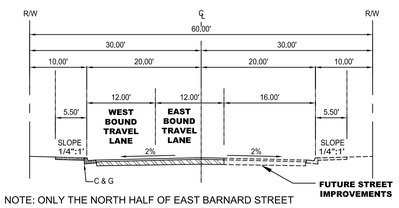




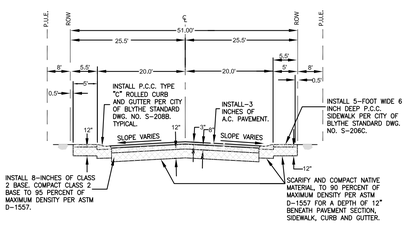
VICINITY MAP



NOTE: ONLY THE NORTH HALF OF EAST BARNARD STREET SHALL BE IMPROVED WITH A MINIMUM OF TWO 12-FOOT LANES BEING PROVIDED

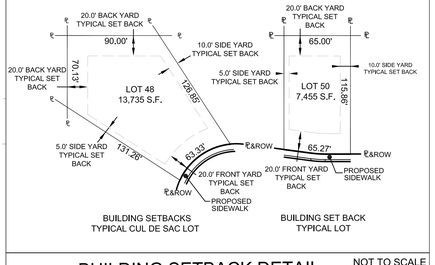
NOT TO SCALE

TYPICAL SECTION - BARNARD



NOT TO SCALE

TYPICAL SECTION - LOCAL STREET



BUILDING SETBACK DETAIL

NOT TO SCALE

DEVELOPER AND OWNER

AMERICAP DEVELOPMENT PARTNERS
1101 CALIFORNIA AVE., SUITE 100
CORONA, CA 92881
CONTACT: ROD FERMIN
PHONE: (951)-273-3429
FAX: (951)-273-3439

DESIGN ENGINEER

THE HOLT GROUP
201 E. HOBSONWAY
BLYTHE, CA 92225
CONTACT: ROBERT K. HOLT
PHONE: (760) 922-4658
FAX: (760) 922-4660

PROPERTY ADDRESS, APNS

THE CHANSLOR PLACE,
EAST BARNARD STREET,
BLYTHE CA-92225

APNS: 851-090-014 & 851-090-015

NUMBER OF LOTS: 55

PROPOSED ACREAGE

13.61 ACRES

ZONING DESIGNATION

CURRENT ZONING:
R-L-1 (LOW DENSITY RESIDENTIAL, 7,800 SQ. FT. MIN. LOTS)

PROPOSED ZONING:
R-L-1-72 (LOW DENSITY RESIDENTIAL, 7,200 SQ. FT. MIN. LOTS)
R-L-2 (LOW DENSITY RESIDENTIAL, 6,000 SQ. FT. MIN. LOTS)

GENERAL PLAN DESIGNATION

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

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

UTILITIES

GAS

SOUTHERN CALIFORNIA GAS COMPANY
CONTACT: DANNY TIPTON
PHONE: (909) 335-3970

WATER,SEWER,STORMWATER

CITY OF BLYTHE
DEPARTMENT OF PUBLIC WORKS
CONTACT: CHAD AABY, P.E.
PHONE: (760) 922-6611

ELECTRIC

SOUTHERN CALIFORNIA EDISON COMPANY
CONTACT: JAIME AMEZCUA
PHONE: (760) 922-9158

CABLE

CABLE VISION
CONTACT: KURT CLABORN
PHONE: (760) 922-2133

PALO VERDE IRRIGATION DISTRICT

CONTACT: ROGER HENNING
PHONE: (760) 922-3144

BLYTHE FIRE DEPARTMENT

CONTACT: BILLY KEM
PHONE: (760) 922-6117

TELEPHONE

VERIZON TELEPHONE
CONTACT: RUSS ADCOCK
PHONE: (760) 922-2510

WASTE MANAGEMENT

PALO VERDE DISPOSAL SERVICE
CONTACT: GORDON BEERS
PHONE: (760) 922-9107

LEGENDS

ITEM NO.	ITEM	SYMBOL
1.	CENTERLINE	
2.	PROPERTY LINE	
3.	RIGHT OF WAY	
4.	P.U.E.	
5.	SET BACK LINE	
6.	NEW 8" SANITARY SEWER PIPELINE	NEW 8IN SS
7.	EXISTING WATER PIPELINE	EXT 8IN W
8.	NEW 8" WATER PIPELINE	NEW 8IN W
9.	FUTURE STREET IMPROVEMENTS	
10.	EXISTING SANITARY SEWER MANHOLE	SS
11.	NEW SANITARY SEWER MANHOLE	SS
12.	EXISTING STORM DRAIN MANHOLE	SD
13.	NEW STORM DRAIN MANHOLE	SD
14.	EXISTING SANITARY SEWER LATERAL	
15.	R-L-2 (LOW DENSITY RESIDENTIAL, 6,000 SQ. FT. MIN. LOTS)	
16.	EXISTING 12" STORMDRAIN PIPELINE	
17.	NEW 12" STORMDRAIN PIPELINE	NEW 12IN SD
18.	NEW SANITARY SEWER FORCE MAIN	NEW SS FM
19.	NEW FIRE HYDRANT	
20.	NEW STREET LIGHT	
21.	PHASE BOUNDARY	

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
P.O. BOX 2532 / 425 E. MAIN, Quartzsite, Arizona 85346 — (928) 927-8699

NO.	REVISIONS:	APPROVED	DATE
1	REVISION BASED ON PLANNING DIRECTOR'S REVIEW COMMENTS OF 08/29/06		

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: PG & W K
DRAWN BY: PG & J L P
CHECKED BY: B J R

BENCH MARK: CITY OF BLYTHE BENCHMARK # 17
ELEVATION: 271.81
LOCATION:
CHISELED SQUARE ON THE TOP OF CURB AT THE BEGINNING OF CURB RETURN AT THE SOUTHWEST CORNER OF CHANSLORWAY AND EARLE STREET

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.
08/29/06 DATE — 03/31/08 REG. EXP.

THE CHANSLOR PLACE

SHEET CONTENT:

TENTATIVE TRACT MAP FOR TRACT NO. 34793

LOCATION: BLYTHE, CA. CLIENT: AMERICAP PARTNERS

SHEET 1 OF 1 SHEETS

JOB NO. 993.003