

TENTATIVE PARCEL MAP NO. 38799

EXHIBIT DATE: MARCH 22, 2024

REVISIONS		
NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER:	B.H. MANAGEMENT, INC.
ADDRESS:	11111 SANTA MONICA BOULEVARD, SUITE 600 LOS ANGELES, CALIFORNIA 90049
CONTACT:	DAVID LIM
EXHIBIT PREPARER:	M&A CONSULTING, INC.
ADDRESS:	3400 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
CONTACT:	PAUL DEPALATIS, AICP TELEPHONE: (760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503
DATE OF TOPOGRAPHY:	JULY 27, 2022 TELEPHONE: (951) 681-4252
ASSESSOR'S PARCEL NUMBERS:	610-020-001, -010, -012, -013, -021, -034 & -036

PUBLIC UTILITY PURVEYORS:	ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760) 335-3640
	GAS: SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
	TELEPHONE: VERIZON COMPANY (800) 463-5000
	WATER: INDIO WATER AUTHORITY (760) 391-4038
	CABLE: TIME WARNER CABLE (760) 340-1312
	SEWER: VALLEY SANITARY DISTRICT (760) 238-5400
	USA: UNDERGROUND SERVICE ALERT (800) 227-2600
FEMA FLOOD ZONE DESIGNATION:	ZONE "X": AREAS OF MINIMAL FLOOD HAZARD
LIQUEFACTION:	LOW 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. STREET RIGHTS OF WAY AT INTERSECTIONS, MAY BE WIDENED TO ACCOMMODATE APPROPRIATE TURNING MOVEMENTS.

EXISTING GENERAL PLAN LAND USE: MIXED USE NEIGHBORHOOD / REGIONAL COMMERCIAL (RC) / SPECIFIC PLAN (MU-SP)
PROPOSED GENERAL PLAN LAND USE: SPECIFIC PLAN

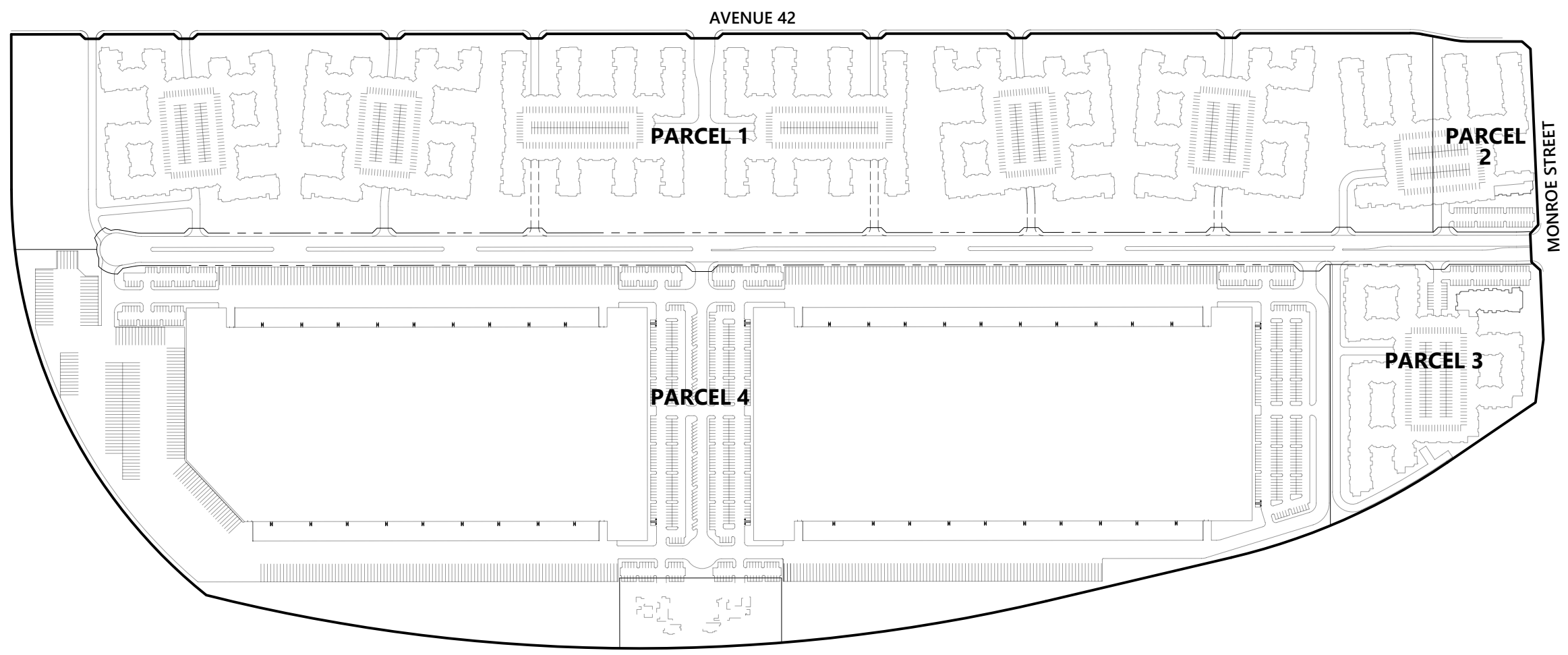
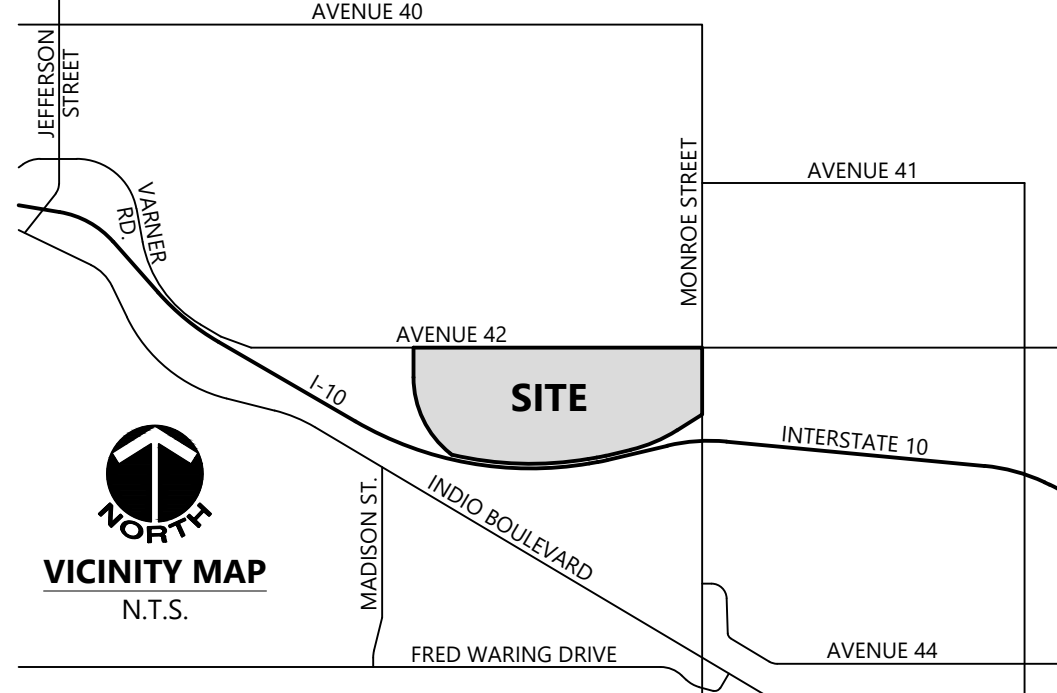
DATA TABLE CONTINUED

EXISTING EASEMENT NOTES:	AN EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 08/13/1934 AS BOOK 189, PAGE 65, O.R. (PROTECT IN PLACE) (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC HIGHWAY, UTILITIES AND INCIDENTAL PURPOSES, RECORDED 05/14/1941 AS BOOK 505, PAGE 140, O.R. (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED 04/23/1948 AS BOOK 910, PAGE 54, O.R. (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED 07/14/1948 AS BOOK 994, PAGE 157, O.R. (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED 07/23/1948 AS BOOK 999, PAGE 409, O.R. (PLOTTED HEREON)
	ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND ALONG THE SOUTHERLY BOUNDARY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED 02/13/1970 AS INST. NO. 1970-13926, O.R. (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE CITY OF INDIO FOR PUBLIC STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 01/30/1998 AS INST. NO. 1998-34956, O.R. (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE CITY OF INDIO FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED 08/08/2008 AS INST. NO. 2008-0477394, O.R. (PLOTTED HEREON)
	AN EASEMENT IN FAVOR OF THE CITY OF INDIO FOR PUBLIC ROADWAY UTILITY AND INCIDENTAL PURPOSES, RECORDED 10/15/2008 AS INST. NO. 2008-054153, O.R. (PLOTTED HEREON)

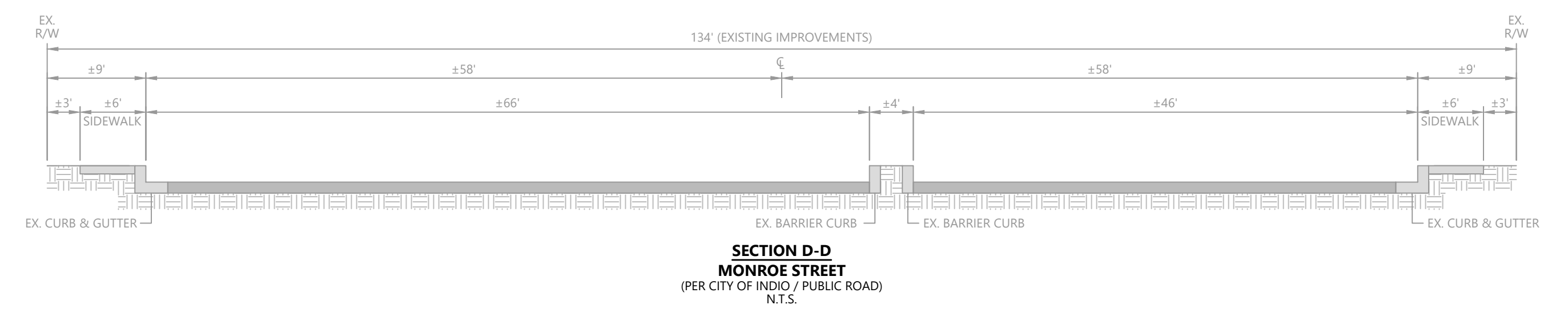
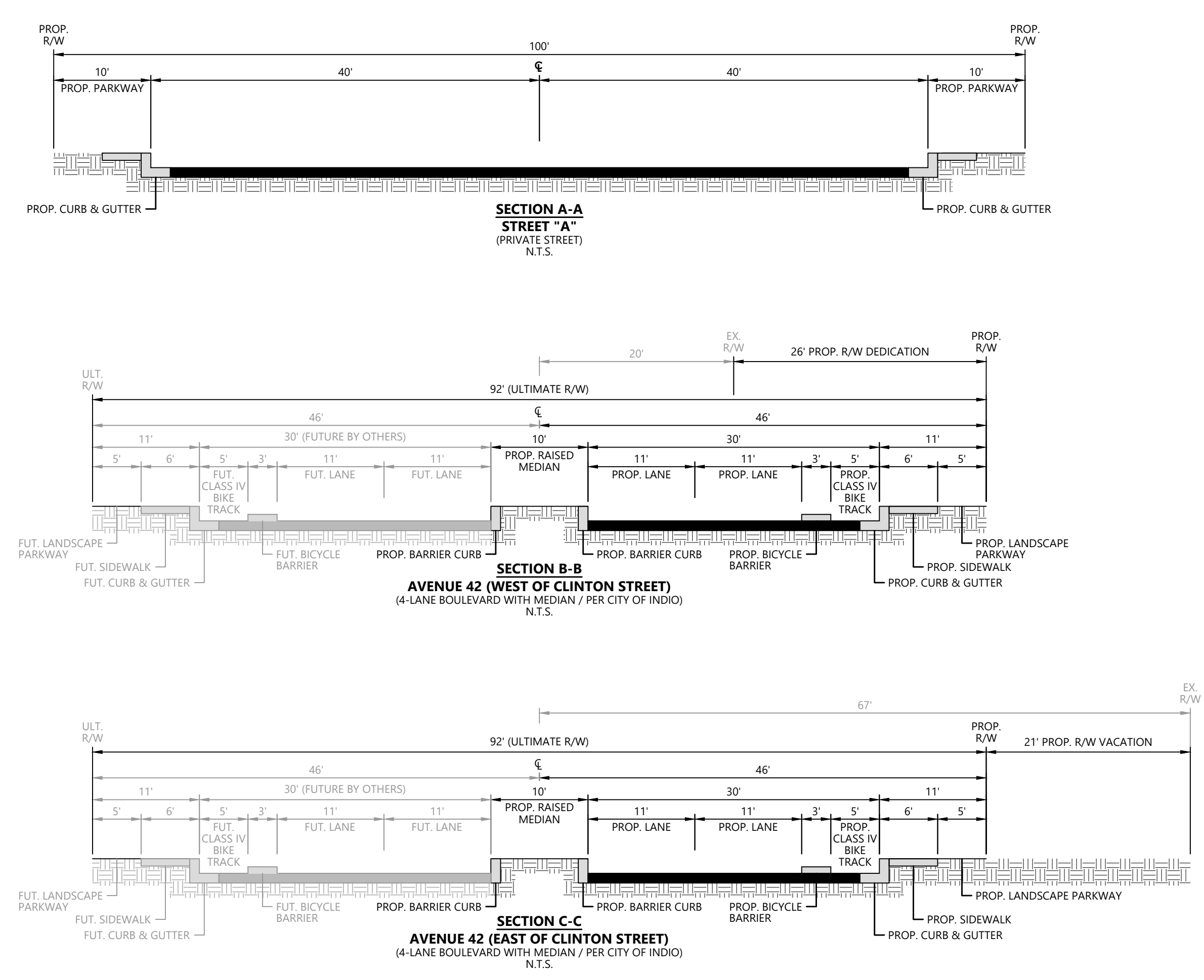
LEGEND	EXISTING SPOT ELEVATIONS
	EXISTING CONTIGUOUS
	EXISTING EASEMENT DELTA
	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
	EXISTING ELECTRIC
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING RIGHT OF WAY
	EXISTING SEWER
	EXISTING SEWER FORCE MAIN
	EXISTING WATER
	TENTATIVE PARCEL MAP BOUNDARY
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED CURB
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY

ABBREVIATIONS

EL	EAST
EN	NORTH
SE	SOUTH
SW	WEST
AC	ASPHALT CONCRETE
AD	ADDRESS
APN	ASSESSOR'S PARCEL NUMBER
BCRY	BOUNDARY
BR	BRIDGE
CA	CENTERLINE
CL	CURB AND GUTTER
EMT	EDGE OF PAVEMENT
EM	EASEMENT
FM	FACE
MAX	MAXIMUM
MAP	MAP BOOK
MIN	MINIMUM
NO	NUMBER
N.T.S.	NOT TO SCALE
OSM	OVERHEAD
OSPP	OPEN SPACE / PARKS
PC	FACE
PIL	PRIORITY LINE
PL	PROBABILITY LINE
PL	PLUMBING UTILITY EASIMENT
PUE	PLUMBING UTILITY EASIMENT
R	RADIUS
R	RIGHT OF WAY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD	STANDARD
TYP	TYPICAL
UG	UNDERGROUND



POTENTIAL FUTURE ACCESS CONCEPT
SCALE: 1" = 400'



SECTION D-D
MONROE STREET
(PER CITY OF INDIO PUBLIC ROAD)
N.T.S.

