TENTATIVE TRACT MAP No. 37302

A PORTION OF SECTION 29, T2S, R5E, SBM, IN THE CITY OF CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL

Walton Development and Management, Southwest USA

Walton Development and Management, Southwest USA 4800 N. Scottsdale Road, Suite 4000

SPECIFIC PLAN

4800 N. Scottsdale Road, Suite 4000

Ludwig Engineering Associate, Inc. 109 East Third Street

Scottsdale, AZ 85251

Scottsdale, AZ 85251

San Bernardino, Ca 92410 Phone:(909)884-8217 Fax:(909)889-0153

SOILS ENGINEER LUR Geotechnical 6121 Quail Valley Court Riverside, CA 92507

ASSESSORS PARCEL

GENERAL PLAN

(951) 653-1760

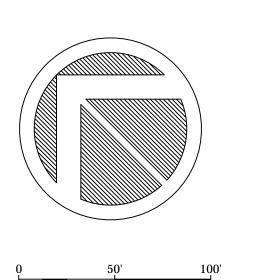
EXISTING:

DEVELOPER

ENGINEER

LUDWIG ENGINEERING

MARCH 2017



TRACT 37303 SF=2,686,698

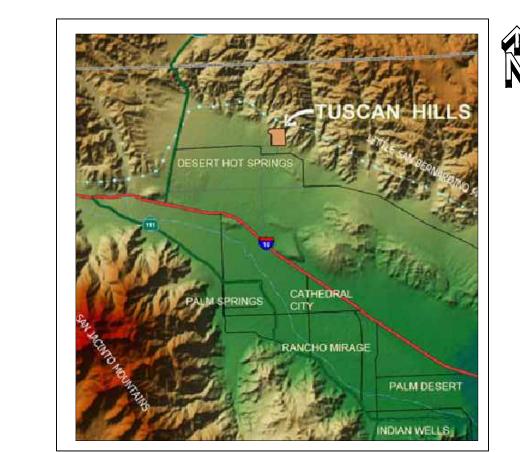
STORM WATER CHANNEL

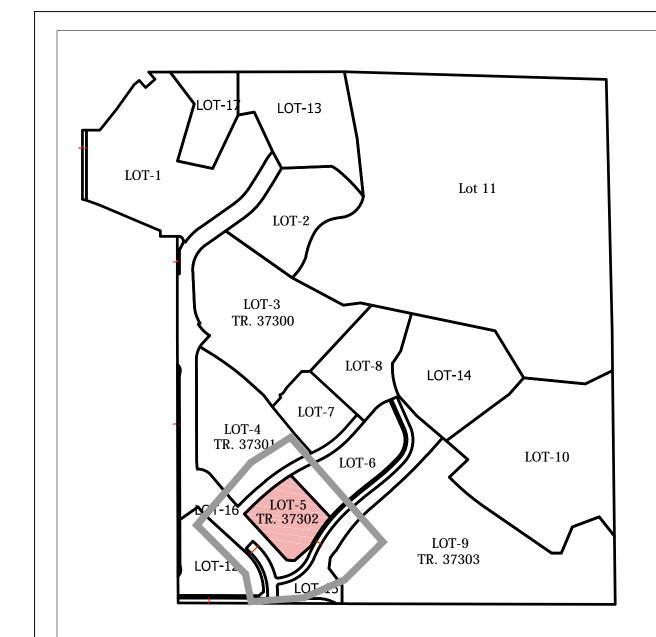
OVER CONC. STORM DRAIN

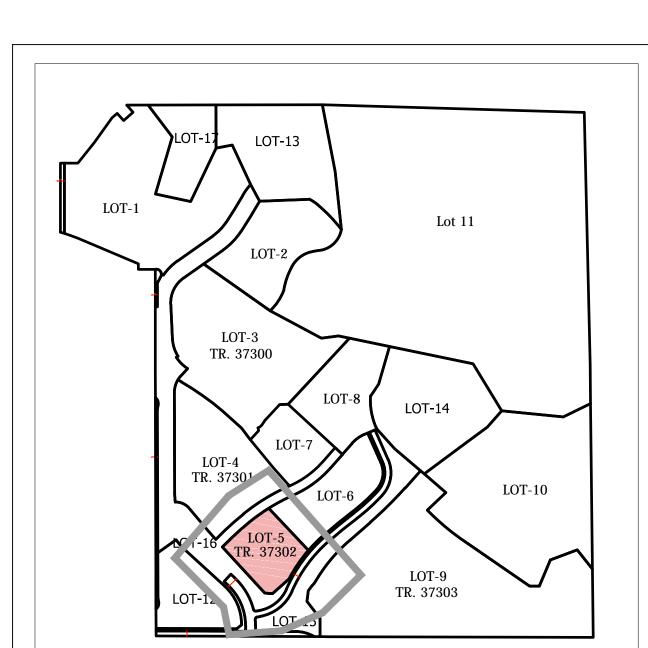
TRACT 36774

LOT 15 SF=385,803

Open Space







638-270-002, 003, 004, 005, and 006; 638-330-001, 002, and 003: 638-340-005, 006, and 007

ESTABLISHED SPECIFIC PLAN, RURAL DESERT RESIDENTIAL

PROPOSED: MEDIUM DENSITY-RESIDENTIAL (R-M/SP), PRIVATE OPEN SPACE (OS/PV/SP)

MINIMUM LOT SIZE RES.: 4664 SQ. FT.

COMMERCIAL GENERAL (C-G), RESIDENTIAL HIGH DENSITY (R-H), RESIDENTIAL VISITOR SERVING (HIGH DENSITY) R/VS-H, PRIVATE OPEN SPACE (OSPV)

LEGAL DESCRIPTION A PORTION OF REAL PROPERTY IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL A-1: (APN: 638-270-006-2; 638-330-002-3; 638-330-003-4; 638-340-005-7; 638-340-SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, IN THE CITY OF DESERT HOT SPRINGS,

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, AS

SHOWN BY UNITED STATES GOVERNMENT SURVEY. EXCEPTING THEREFROM THE WEST 1425 FEET. ALSO EXCEPTING THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY A PARCEL BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SECTION 29 DISTANT 1425.00 FEET FROM THE SOUTHWESTERLY CORNER OF SECTION 29; THENCE SOUTH 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET; THENCE NORTH 60° 08' EAST 800.00 FEET; THENCE SOUTH 89° 52' EAST 204.19 FEET; THENCE NORTH 0° 08' EAST 800.00 FEET; THENCE NORTH 89° 52' WEST 1127.51 FEET; THENCE SOUTH 45° 08' WEST 1131.37 FEET; THENCE NORTH 89° 52' WEST 969.50 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST 1425 FEET OF SECTION 29; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR STREET PURPOSES OVER THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SECTION 29 DISTANT 1425.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 29; THENCE SOUTH 89° 52' EAST

ALONG SAID SECTION LINE 2000.00 FEET; THENCE NORTH 60° 08' EAST 800.00 FEET; THENCE SOUTH 89° 52' EAST 204.19 FEET; THENCE NORTH 0° 08' EAST 800.00 FEET; THENCE NORTH 89° 52' WEST 1127.51 FEET; THENCE SOUTH 45° 08' WEST 1131.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 52' WEST 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SECTION 29 A DISTANCE OF 400 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SECTION 29; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SECTION 29 A DISTANCE OF 60 FEET; THENCE NORTHERLY 400 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING. PARCEL NO. B: (APN: 638-340-003-5) THE SOUTHERLY 3,668.20 FEET OF THE EASTERLY 475.00 FEET OF THE WESTERLY 1,425.00 FEET OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF

RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

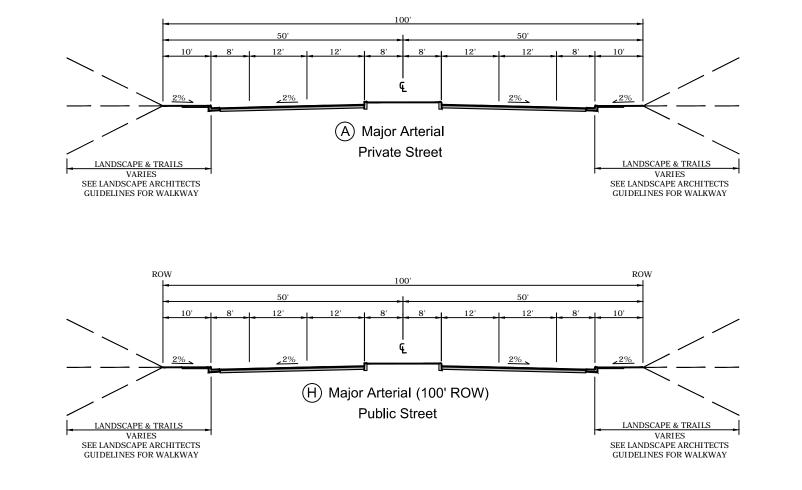
EXCEPT THAT PORTION LYING NORTH OF THE CENTER LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN; ALSO EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED AUGUST 02, 1932 IN BOOK 86, PAGE 89 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCEL NO. C: (APN: 638-340-007-9) THAT PORTION OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SECTION 29 DISTANT 1425.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID SECTION 29; THENCE SOUTH 89° 52' EAST ALONG SAID SECTION LINE 2000.00 FEET; THENCE NORTH 60° 08' EAST 800.00 FEET; THENCE SOUTH 89° 52' EAST 204.19 FEET; THENCE NORTH 0° 08' EAST 800.00 FEET; THENCE NORTH 89° 52' WEST 1127.51 FEET; THENCE SOUTH 45° 08' WEST 1131.37 FEET; THENCE NORTH 89° 52' WEST 969.50 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST 1425 FEET OF SAID SECTION 29; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. PARCEL D: (APN: 638-270-002-8; 638-270-003-9; 638-270-004-0; 638-270-005-1) THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT THEREON SOUTH 0° 05' 50" EAST, 580.73 FEET FROM THE NORTHWEST CORNER FOR THE TRUE POINT OF BEGINNING, BEING THE BEGINNING OF THE CENTER LINE OF THAT CERTAIN EASEMENT 30 FEET WIDE, DESCRIBED AS PARCEL 2 IN DEED TO DESERT HOT SPRINGS COUNTY WATER DISTRICT RECORDED MARCH 14, 1956 AS INSTRUMENT NO. 18580 IN BOOK 1879, PAGE 228 OF OFFICIAL RECORDS; THENCE NORTH 89° 54' 10" EAST 174.58 FEET ON SAID CENTER LINE; THENCE NORTH 38° 20' 10" EAST, 265.01 FEET ON SAID CENTER LINE; THENCE NORTH 35° 45' 55" EAST, 304.74 FEET ON SAID CENTER LINE: THENCE NORTH 48° 16' 55" EAST, 67.10 FEET ON SAID CENTER LINE TO A POINT ON THE SOUTHWEST LINE OF PARCEL 1, DESCRIBED IN SAID DEED: THENCE SOUTH 41° 43' 05" EAST, 97.50 FEET ON THE SOUTHWEST LINE OF SAID PARCEL, TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 48° 16' 55" EAST, 125.00 FEET ON THE SOUTHEAST LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER THEREOF; THENCE 41° 43' 05" WEST, 96.67 FEET ON THE NORTHEAST LINE OF SAID PARCEL TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89° 59' 40" EAST, 763.00 FEET ON SAID NORTH LINE TO THE NORTHEAST CORNER OF THE WEST 1425.00 FEET OF SAID SECTION; THENCE SOUTH 0° 05' 50" EAST, 1649.38 FEET ON THE EAST LINE OF THE WEST 1425.00 FEET OF SAID SECTION: THENCE NORTH 89° 52' WEST, 615.00 FEET. MORE OR LESS, AND ON THE NORTH LINE OF LOT 7 OF TRACT 2135, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 94 OF MAPS, RIVERSIDE COUNTY RECORDS, EXTENDED EASTERLY TO THE NORTHWEST CORNER OF SAID LOT 87; THENCE NORTH 00° 08' 00" EAST, 56.50 FEET ON THE EAST LINE OF LOT 31 OF SAID TRACT TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 67° 14' 15" WEST ON THE NORTHEAST LINE OF SAID LOT 31, AND THE SOUTHWEST LINE OF SAID FLOOD CONTROL EASEMENT TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY WITH A RADIUS OF 1450.00 FEET; THENCE NORTHWESTERLY 187.45 FEET ON THE ARC OF SAID CURVE TO THE WEST LINE OF SAID SECTION: THENCE NORTH 00° 05'

50" WEST, 691.15 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING. PARCEL E: (APN: 638-330-001-2) THE SOUTHERLY 3,668.20 FEET OF THE EASTERLY 475.00 FEET OF THE WESTERLY 1,425.00 FEET OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY. EXCEPT THAT PORTION LYING SOUTH OF THE CENTER LINE OF SECTION 29, TOWNSHIP 2

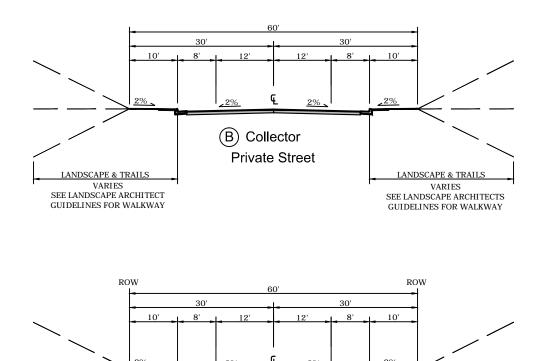
LEGEND

U
EXIST. CONTOURS
EXIST. ELEVATIONS
PROPOSED ELEVATION
PROPOSED CATCH BAS
FINISHED SURFACE
HIGH POINT
LOW POINT

SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN.



TRACT 37301 SF=1,002,822



(I) Collector

LANDSCAPE & TRAILS

VARIES
SEE LANDSCAPE ARCHITECTS
GUIDELINES FOR WALKWAY

LANDSCAPE & TRAILS

SEE LANDSCAPE ARCHITECT GUIDELINES FOR WALKWAY

13053 SF 1286.8 FS

TRACT 36774:

4750 SF 1283.8 FS

4750 SF 1283.0 FS

4750 SF 1258.0 FS

5165 SF ____1258.0 FS

23 5213 SF 1258.5 FS

4750 SF ___1255.5 FS__

26 5070 SF 1255.4 FS

4750 SF 1257.5 FS

Street "A"

25 5117 SF 1257.5 FS

4750 SF 1283.5 FS

4750 SF 1284.0 FS

4750 SF 1259.0 FS

22 5261 SF 1259.0 FS

4750 SF 1259.5 FS

5309 SF 1259.5 FS

SF=1,274,032

29.25 AC

4750 SF 1260.5 FS

5405 SF 1260.5 FS

5347 SF 1261.0 FS

6466 SF 1261.1 FS

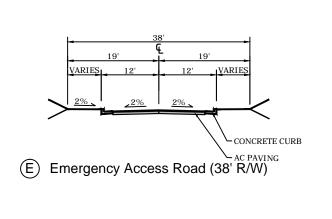
\1260.0 FS

5357 SF 1260.0 FS

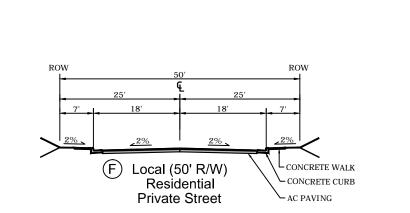
4750 SF 1284.6 FS

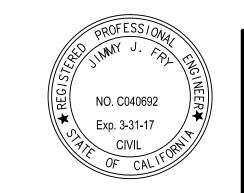
4750 SF 1284.3 FS

4750 SF 1284.8 FS



Open Space





SITE INDEX N.T.S

Ludwig E	rgineering ASSOCIATES, INC.		
Civil Engineering • Sur			
San Bernardino, CA 92410 Phone: 909-884-8217 Fax: 909-889-0153	Fort Mohave, AZ 88426 Phone: 928-768-1857 Fax: 928-768-7086		
15252 Seneca Rd. Victorville, CA 92392 Phone: 760-951-7676	2126 McCulloch Blvd., Ste. 8 Lake Havasu City, AZ 86403 Phone: 928-680-6060	REV.	

CITY OF		
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Walton De		
Walton Developmen		

F DESERT HOT SPRINGS ATIVE TRACT MAP NO. 37302 SHEET Development ent and Management, Southwest USA

Tuesday, March 14, 2017 10:59:49 AM

DATE BY 4800 N. Scottsdale Road, Suite 4000 | Scottsdale, AZ 85251 DESCRIPTION