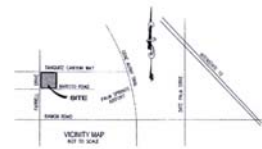
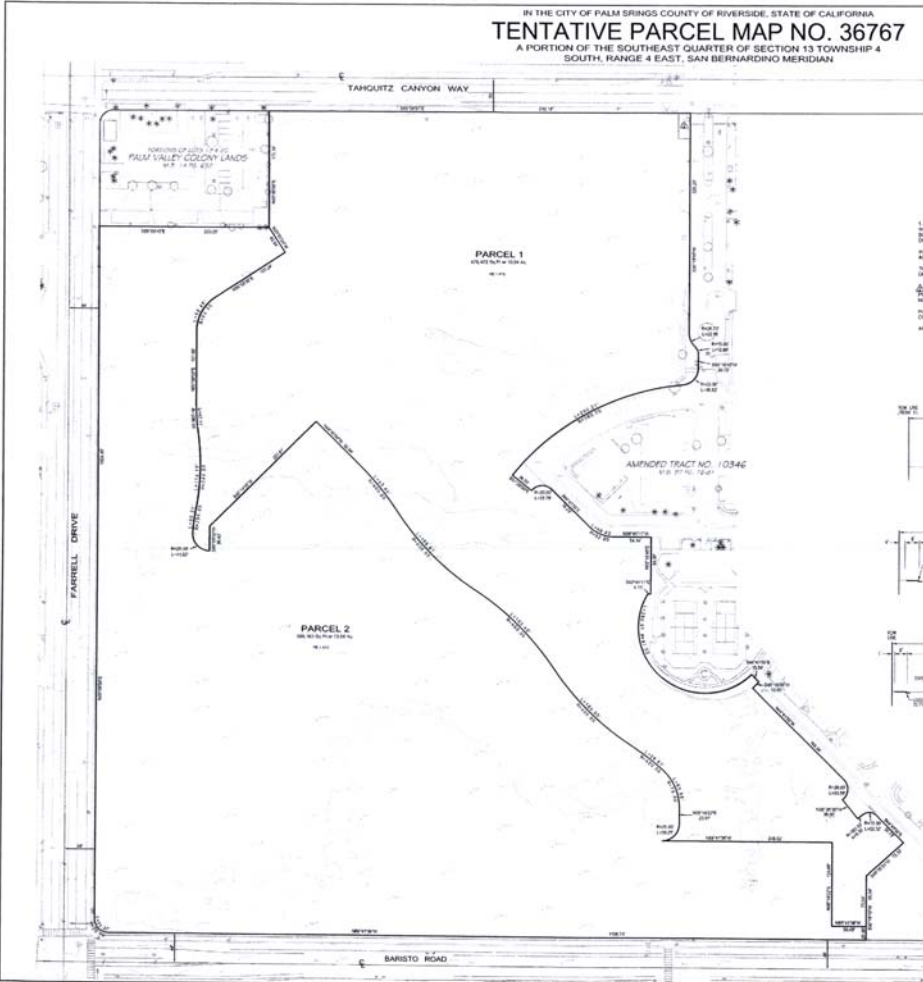


IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36767
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 4
 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN



1. AN EXPANSION FOR WATER CONDUITS AND
 SPOUTS, PIPES, RECORDS MAP NO. 1887 IN
 BOOK 10, PAGE 47.
 2. PORTION OF PALM VALLEY COLONY TRACT
 MAP NO. 35767 AS DESIGNATED THEREIN.
 THE LOCATION OF THE EXISTING CONDUIT IS
 SHOWN ON RECORDS MAP NO. 1887 IN
 BOOK 10, PAGE 47.
 3. AN EXPANSION FOR PUBLIC UTILITIES AND ACCESSORY
 STRUCTURES, RECORDS MAP NO. 1887 IN
 BOOK 10, PAGE 47.
 4. A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13
 TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN
 AS DESIGNATED IN RECORDS MAP NO. 1887 IN
 BOOK 10, PAGE 47.

**TENTATIVE PARCEL
 MAP NO. 36767**

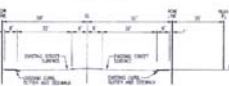
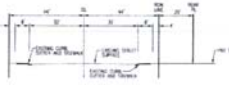
APPLICANT/DEVELOPER:
 PALM SPRINGS GROUP, INC.
 2500 WEST WINDY DRIVE
 PALM SPRINGS, CA 92262
ENGINEER:
 JAMES W. HARRIS, INC.
 7275 FIRST WINDY DRIVE, SUITE 210
 PALM SPRINGS, CA 92262
 TEL: (760) 363-8200
 FAX: (760) 363-8220

ZONING & LAND USE:

Existing Zoning	RS-1 (RESIDENTIAL SINGLE-FAMILY)
Proposed Zoning	RS-1 (RESIDENTIAL SINGLE-FAMILY)

UTILITIES:

Water	15" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE
Sewer	12" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE
Gas	12" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE
Electric	4" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE
Telephone	4" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE
Cable TV	4" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE
Other	4" DIAMETER POLYETHYLENE GLYCOL (PE) PIPE



ASSESSOR'S PARCEL NO.:
 000-000-000

NOTES:
 ALL DIMENSIONS ARE SHOWN IN ALL APPROPRIATE LOCATIONS ONLY.
 DIMENSIONS SHOWN ARE FOR INFORMATION ONLY.
 DIMENSIONS SHOWN ARE FOR INFORMATION ONLY.

ACREAGE:
 PARCEL 1: 16.74 AC
 PARCEL 2: 16.10 AC

FLOOD AND FAULT ZONES:
 FEMA FLOOD ZONE "X" - OTHER AREAS
 CALIFORNIA STATE FAULT ZONE
 CONSULT FUEL DESIGN-1580 DATED 8/28/08

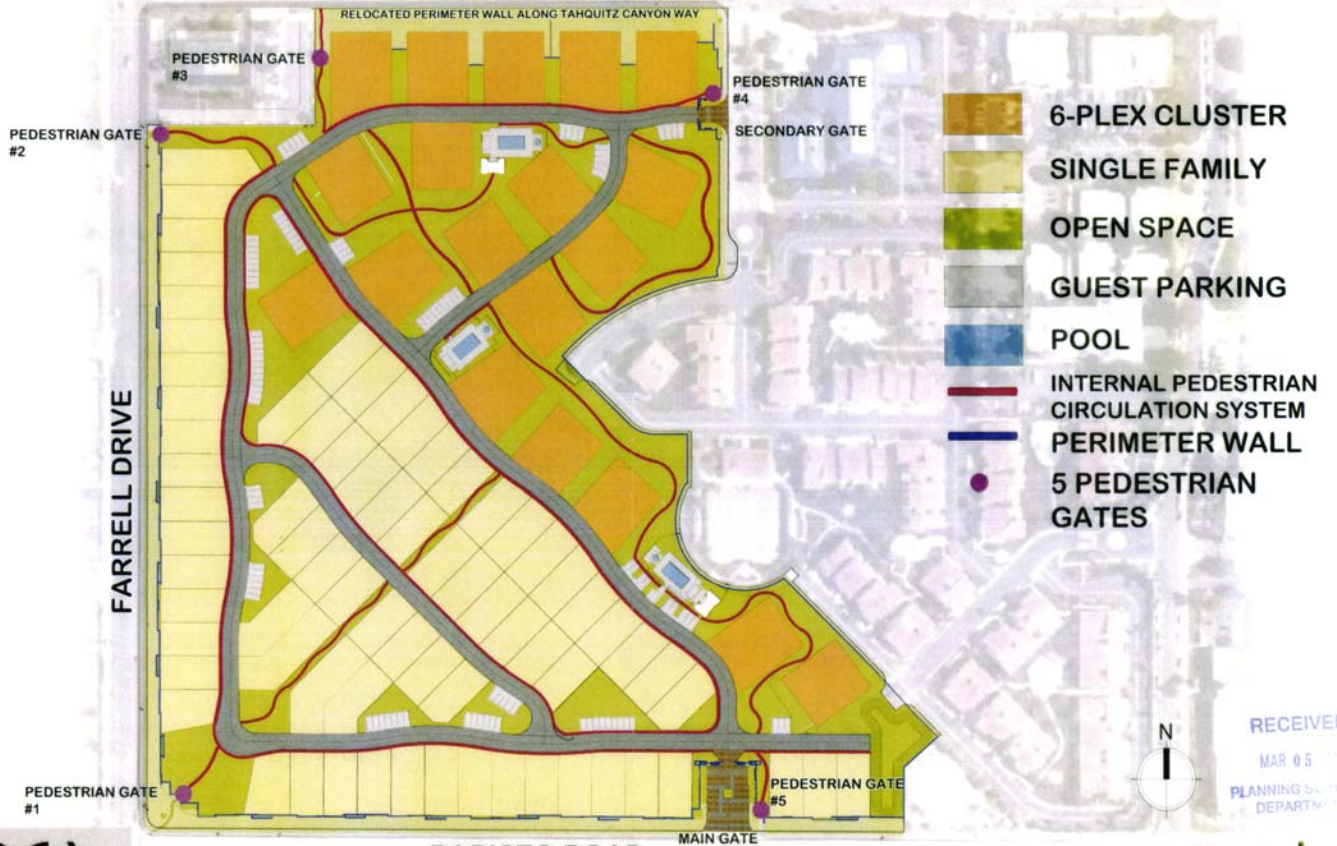
NOTES:
 ALL DIMENSIONS MAY BE SUBJECT TO ALIGNMENT
 AND PLUMBING AND ENGINEERING REQUIREMENTS.
 EXISTING GROUND SURFACE IS SOUTHWESTERLY AT AN AVERAGE
 SLOPE OF 2.5%.
 ALL DIMENSIONS ARE TO BE CONSIDERED AS THE
 PLANS ARE DEVELOPED FOR THIS SITE.

LEGAL DESCRIPTION:
 PARCELS 1 & 2 ARE PART OF THE PALM VALLEY COLONY TRACT, IN THE
 CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA, AS SHOWN BY RECORDS
 MAP NO. 35767 IN BOOK 10, PAGE 47, RECORDS OF
 RIVERSIDE COUNTY, CALIFORNIA.

DATE	REVISIONS

PREPARED BY: [Signature] [Name]
CITY OF PALM SPRINGS
 TENTATIVE PARCEL MAP NO. 36767

TAHQUITZ CANYON WAY



FARRELL DRIVE

BARISTO ROAD

CONCEPTUAL DESIGN | LAND PLAN



73061 El Paseo Suite 210 Palm Desert CA 92260 (760) 568-3624
Mar. 4th, 2014

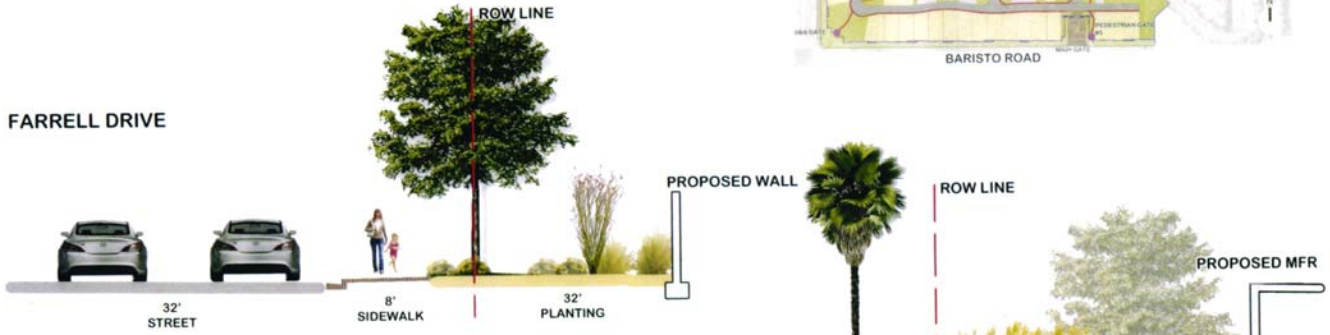
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MAR 05 2014
PLANNING SERVICES
DEPARTMENT



BARISTO ROAD



FARRELL DRIVE



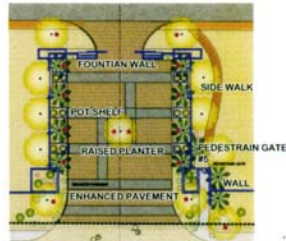
TAHQUITZ CANYON



CONCEPTUAL DESIGN | SECTIONS

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Mar. 4th, 2013





MAIN ENTRY



CORNER PARK



SEE LAST SHEET FOR LEGEND



SECONDARY ENTRY



CONCEPTUAL DESIGN | ENLARGEMENTS

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Mar. 4th. 2014



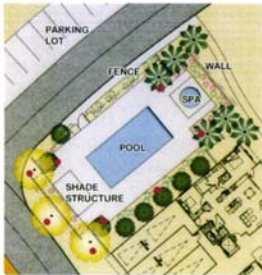
TAHQUITZ CANYON ROAD



SEE LAST SHEET FOR LEGEND



COMMUNITY POOL 1



COMMUNITY POOL 2



COMMUNITY POOL 3








CONCEPTUAL DESIGN | ENLARGEMENTS

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Mar. 4th, 2014



166

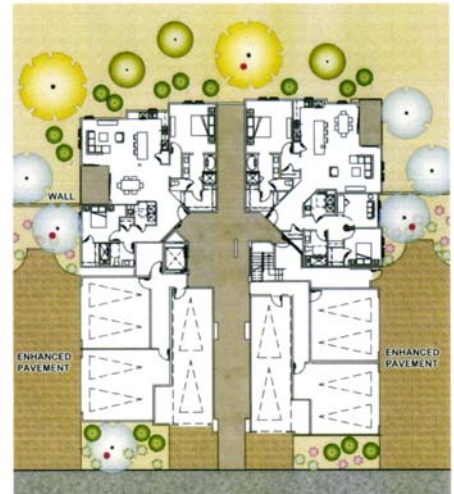
CONCEPT PLANT SCHEDULE

-  **LARGE TREES (24-30'HO)**
PALM VERDE SPECIES
PREDORS DILINDOS / CHIZAN MESQUITE THORNLESS
TIPUNA TPU / TPU TREE
-  **UPRIGHT TREES (24'HO)**
ACACIA SALICINA / BILLOW ACACIA
ACACIA STENOPTERYLLA / SHOESTRING ACACIA
LAGERSTROEMIA ROSEA / CRAFT MIRTLE
-  **SMALL TREES (24'HO)**
CAESALPINA CACALACO / SMOOTHIE / THORNLESS CASCALOTE
CHLOROPIS LINEARIS / ARTS SEEDLESS / DESERT WILLOW
CORDIA BOSSIERI / TEXAS OLIVE
PITHECELLOBIUM FLVX / PITHECELLOBIUM FLEHICALEE / TEXAS EBONY
-  **PALMS**
WASHINGTONIA FLUPERA / CALIFORNIA FAN PALM
TANGLITZ ROAD ONLY
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM 30' HTS
-  **ACCENT PALMS**
BEAUCAURIA REBORNATA / BOTTLE PALM
CHAMAROPS HUMILIS / MEDITERRANEAN FAN PALM
PACHYPODIUM LAMEREI / MADAGASCAR PALM
-  **ACCENTS 2' GAL - 18" GAL**
AGAVE SPECIES
SAGUARO SPECIES / DESERT SPOON
HEPSEALOE FLUPERA / GEMT HEPSEALOE
YUCCA SPECIES / YUCCA
MOLINA SPECIES

-  **LARGE AND MEDIUM SHRUB (5' GAL - 18' GAL)**
CAESALPINA SPECIES
CASSIA ARTEMISIOIDES / FEATHERY CASSIA
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER
MULLENBERGIA SPECIES
RUSTOLEIA FOAUSTIFORNAS / CORAL FOUNTAIN
TECOMA STANS / YELLOW BELLS
THECETA PEBRONARI / YELLOW OLEANDEK
VITEX TRIFLORA PURPUREA / ARABIAN ELAC
YUCCA COMGESTUM / JONNY KYLOOMA
BUSH BOUGANVILLEA / BOUGANVILLEA
-  **SMALL SHRUBS AND GROUNDCOVERS (1' GAL - 5' GAL)**
ACALYPHA MOROSTACHYA / RADDERBY FLOZES' TM / ROUND COPPERLEAF
BAILEYA MULTIRADIATA / DESERT MARIGOLD
CARISSA SPECIES / NATAL PLUM
CALYSTRINON CITRINUS / LITTLE JOHN / DWARF BOTTLE BRUSH
DALIA CAPSATA / SIERRA GOLD TM / SIERRA GOLD DALIA
DALIA GREGGII / FRANKING ROSSO BUSH
EUCALYPTUS GLOMERATUS / BLUE DAZE / BRAZILIAN DWARF MORNING GLORY
HEPSEALOE PARVIFLORA / RED YUCCA
LANTANA SPECIES
PORTULACARIA AFRA / ELEPHANT BUSH
ROSEMARINUS OFFICINALIS / ROSEMARY
SANTOLINA CHAMAEOPARESSUS / LAVENDER COTTON
-  **VINE (5' GAL - 18' GAL)**
BOUGANVILLEA 2' SPECIES / BOUGANVILLEA
CALLIANDRA BAZOGLATERA / PINK POWDER PUFF
WIRE TO WALL
EUCALYPTUS NUTTALLIANUS / BLUE DAZE / SHAGGY DWARF MORNING GLORY
MACADAMIA UNDOGS-CATI / CAT'S CLAW
PANTHECOCCUSUS TRICOLORATA / BOSTON IVY
PANTHECOCCUSUS TRICOLORATA / TENWAY PARK // BOSTON IVY
TECOMA STANS / YELLOW BELLS
TECOMARIA CAPENSIS / CACT. HONEYBUZZLE



**SINGLE FAMILY HOME
TYPICAL**



**6-PLEX
TYPICAL**

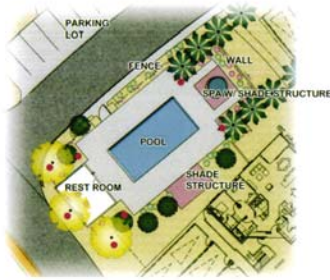


CONCEPTUAL DESIGN | ENLARGEMENTS





COMMUNITY POOL 1



COMMUNITY POOL 2



COMMUNITY POOL 3



DOG PARK



CONCEPTUAL DESIGN | POOL AREAS + DOG PARK

73061 El Paseo | Suite 210 | Palm Desert CA 92260 | (760) 568-3624
May. 5th, 2014





1 AERIAL SITE PLAN

LEGEND

-  2 STORY / ROOF DECK - 6 PLEX
-  2 STORY - jul 1
-  2 STORY / ROOF DECK - jul 1
-  2 STORY - jul 2
-  2 STORY / ROOF DECK - jul 2
-  1 STORY - jul 3



RE STUDY
 ADDITIONAL SOUTH SIDE
 USE 2 1/2 PLEX BLDG
 USE 2 1/2 PLEX BLDG
 USE 2 1/2 PLEX BLDG



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 10:48
 11/11/2014

LEGEND

-  2 STORY / ROOF DECK - 6 PLEX
-  2 STORY - jul 1
-  2 STORY / ROOF DECK - jul 1
-  2 STORY - jul 2
-  2 STORY / ROOF DECK - jul 2
-  1 STORY - jul 3



1. AERIAL PERSPECTIVE



RESTUDY
 5-10-14 BMD
 JPB/MS

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 02-03-2014
 PLANNING DEPARTMENT



LEGEND



2 STORY / ROOF DECK - 6 PLEX



2 STORY - jul 1



2 STORY / ROOF DECK - jul 1



2 STORY - jul 2



2 STORY / ROOF DECK - jul 2



1 STORY - jul 3



1 PERSPECTIVE - CORNER OF BARISTO & FARRELL



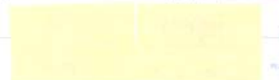
2 PERSPECTIVE - MAIN ENTRANCE OFF BARISTO



3 PERSPECTIVE - TAHQUITZ & FARRELL



4 INTERNAL PERSPECTIVE



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11/11/14