REMINGTON SUBDIVISION MASTER PLAN

IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

BENCHMARK

BR. CAP MARKED CO-A-34 RESET @ TOP OF CURB AT THE NW. COR. OF INTERSECTION KLOKE RD. & HYW. 98

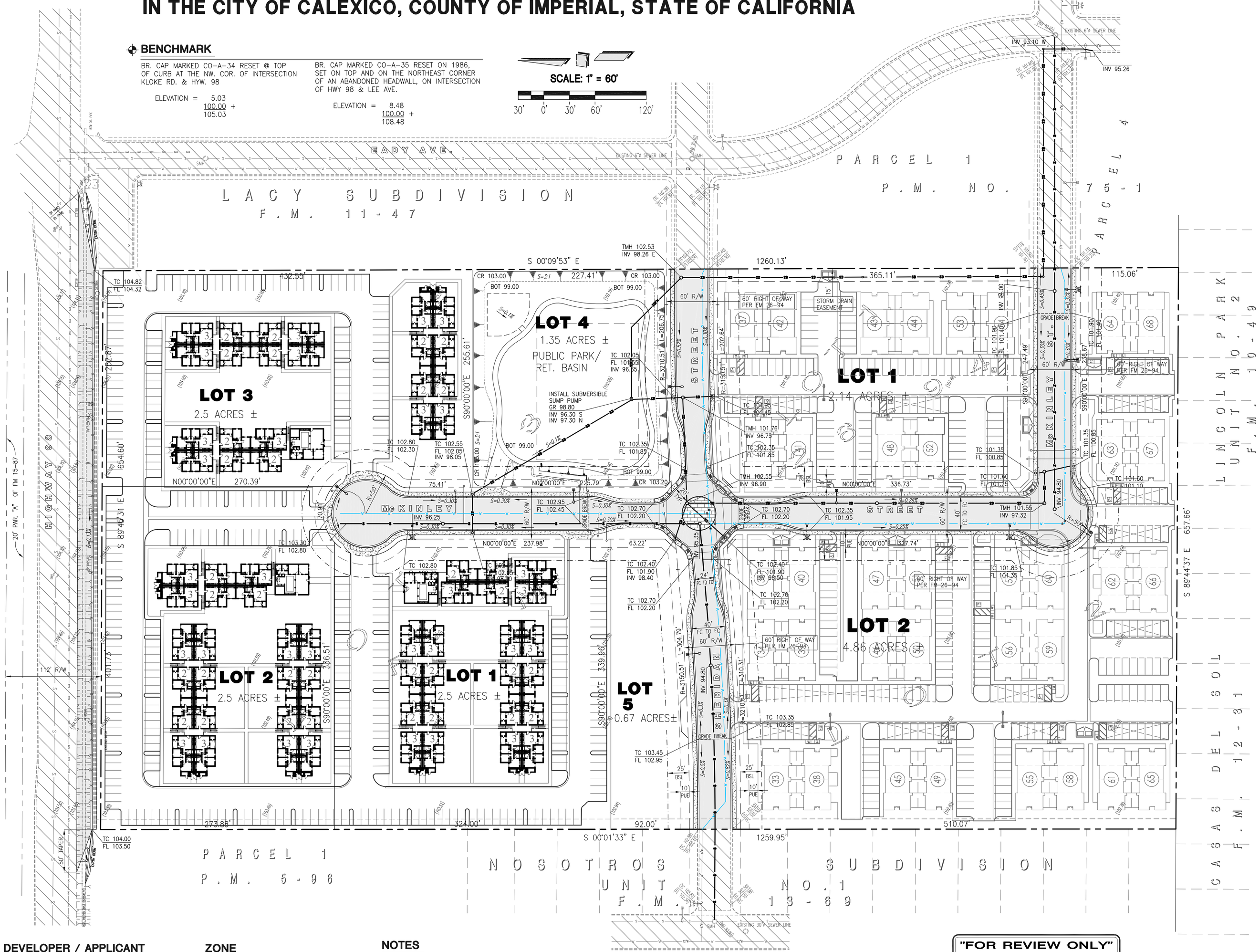
ELEVATION = 5.03
100.00 +
105.03

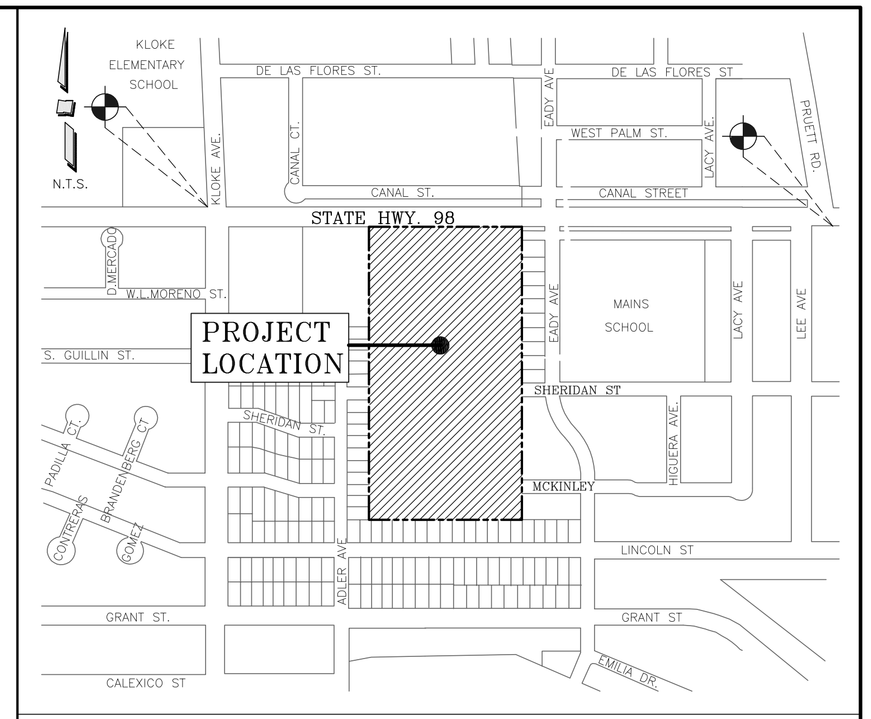
BR. CAP MARKED CO-A-35 RESET ON 1986, SET ON TOP AND ON THE NORTHEAST CORNER OF AN ABANDONED HEADWALL, ON INTERSECTION OF HWY 98 & LEE AVE.

ELEVATION = 8.48
100.00 +
108.48

SCALE: 1' = 60'

30' 0' 30' 60' 120'





VICINITY MAP

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- RIGHT OF WAY LINE
- PROPOSED AC PAVEMENT
- CONCRETE AREA
- PUBLIC UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED C&G
- PROPOSED STREET LIGHT, FIRE HYDRANT, WATER VALVE
- EXISTING AC PAVEMENT
- EXISTING C&G AND SIDEWALK
- EXISTING WATERLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING SPOT ELEVATION

DEVELOPER / APPLICANT

CHELSEA INVESTMENT CORPORATION
6339 PASEO DEL LAGO
CARLSBAD, CA. 92011
PH. (760) 456-6000

ENGINEER

BJ ENGINEERING AND SURVEYING, INC.
341 WEST CROWN COURT SUITE 100
IMPERIAL, CA 92251
PH. (760) 353-3552

ZONE

RA (RESIDENTIAL APARTMENT)
RC (RESIDENTIAL CONDOMINIUM)

BUILDING SETBACK

	RC	RA
FRONT	25'	25'
SIDES	15'	10'
SIDES (STREET)	10'	15'
REAR	20'	10'

NOTES

1. WATER SOURCE: TO BE PROVIDED BY CITY CALEXICO
2. SANITARY SEWER: TO BE PROVIDED BY CITY OF CALEXICO
3. SANITARY SEWER: SLOPE= 0.30% MIN.
4. STORM DRAIN: SLOPE= 0.10% MIN.

APN

080-180-080 THROUGH 085

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 OF REMINGTON SUBDIVISION, CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO FINAL MAP RECORDER ON FILE IN BOOK 26, PAGE 94 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY,

"FOR REVIEW ONLY"

THESE PLANS HAVE BEEN PRINTED PRIOR TO THE ISSUANCE OF A PUBLIC WORKS PERMIT AND ARE SUBJECT TO CHANGE

NO.	REVISION	DATE	BY

BJ ENGINEERING & SURVEYING, INC.
Phone (760) 353-3552 341 WEST CROWN CT, STE 100
Fax (760) 353-3751 IMPERIAL, CA 92251

REMINGTON SUBDIVISION
APN's 080-180-080 THROUGH 085

MASTER PLAN

IN THE CITY OF CALEXICO, CA. DATE: 09-17-20 BY: E.G.
CLIENT: CHELSEA INVESTMENT CO. JOB NO.: 20-066

SHEET 1 OF: 1