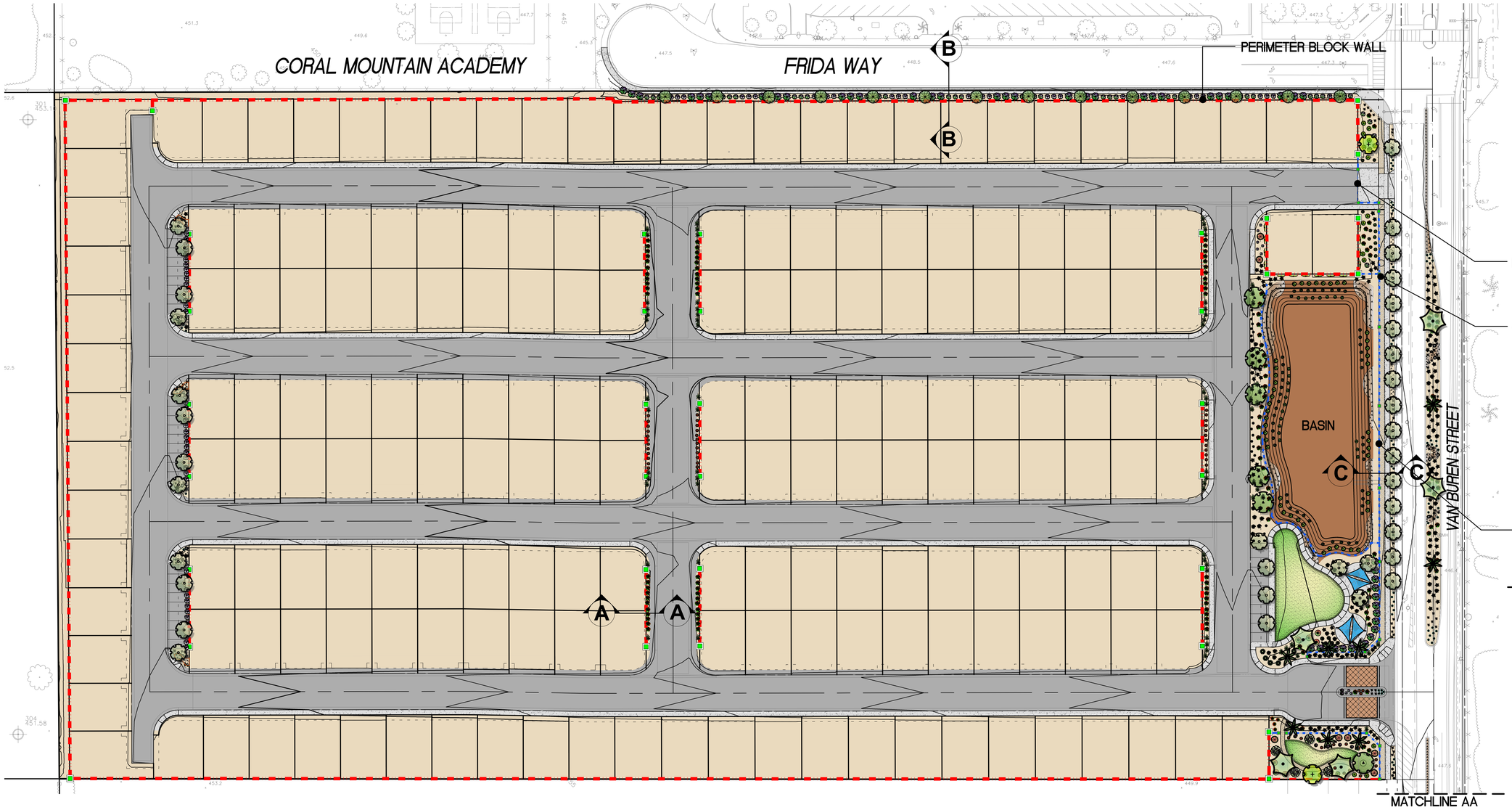
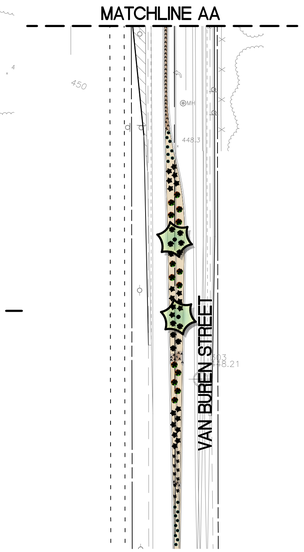


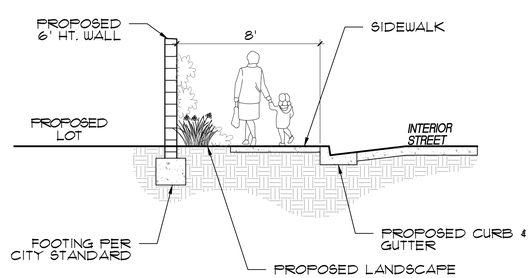


PARKING SHADE STUDY:

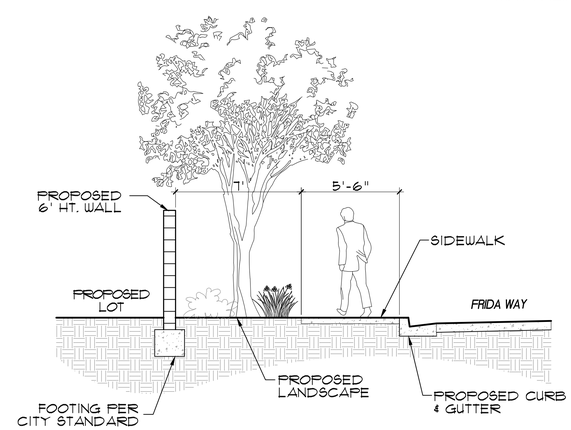
PARKING STALL AREA: 5,488 SF

SHADE AREA: 2,874 SF

2,874 / 5,488 = 52%



SECTION A (A)
SCALE: 1/4"=1'-0"



SECTION B (B)
SCALE: 1/4"=1'-0"

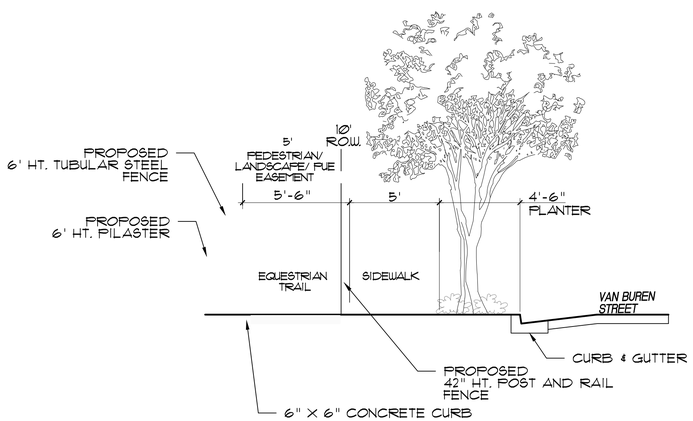
0' 50' 100' 150'
SCALE: 1"=50'

SHEET: L1

ENCANTO-2
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3/25



EQUESTRIAN TRAIL, SIDEWALK AND PLANTER

SECTION C
SCALE: 1/4"=1'-0"

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / NOTES	WATER USE
TREES & PALMS				
		PARKINSONIA X 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"	24" BOX SINGLE TRK. STND.	0.2 LOW
		ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. STND.	0.2 LOW
		ACACIA SALICINA "WILLOW ACACIA"	24" BOX	0.2 LOW
		ACACIA FARNESIANA "SWEET SIERRA"	24" BOX	0.2 LOW
		RHUS LANCEA "AFRICAN SUMAC"	24" BOX	0.5 MOD
		PHOENIX DACTYLIFERA "DATE PALM"	18' B.T.H DIAMOND CUT	0.5 MOD
		CORDIA BOISSIERI "TEXAS OLIVE"	24" BOX	0.2 LOW

TREES WITHIN EXISTING OR FUTURE ROWS OR WITHIN 3 FEET OF PUBLIC SIDEWALKS WILL INCLUDE DEEP ROOT BARRIERS.

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / NOTES	WATER USE
ACCENTS				
		DASYLIRION LONGISSIMUM "MEXICAN TALL GRASS"	5 GAL.	0.2 LOW
		AGAVE AMERICANA "CENTURY PLANT"	5 GAL.	0.2 LOW
		YUCCA ROSTRATA "BEAKED YUCCA"	5 GAL.	0.2 LOW
		HESPERALOE FUNIFERA "GIANT HESPERALOE"	5 GAL.	0.2 LOW
		AGAVE MEDIOPICTA "MEDIOPICTA AGAVE"	5 GAL.	0.2 LOW
		HESPERALOE PARVIFLORA "VAR. DESERT FLAMENCO"	5 GAL.	0.2 LOW
		AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	0.2 LOW
		AGAVE PARRYI VAR. TRUNCATA "ARTICHOKE AGAVE"	5 GAL.	0.2 LOW
SHRUBS				
		LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	5 GAL.	0.2 LOW
		CALLIANDRA CALIFORNICA "BAJA FAIRY DUSTER"	5 GAL.	0.2 LOW
		CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	5 GAL.	0.2 LOW
		TECOMA STANS "YELLOW BELLS"	5 GAL.	0.5 MOD
		LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY"	5 GAL.	0.2 LOW
		RUSSELIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.	0.5 MOD
		LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"	5 GAL.	0.2 LOW
		SALVIA OFFICINALIS "COMMON SAGE"	5 GAL.	0.2 LOW
		LAVANDULA STOECHAS "SPANISH LAVENDER"	5 GAL.	0.5 MOD
		CALLISTEMON VIMINALIS "LITTLE JOHN" BOTTLEBRUSH	5 GAL.	0.5 MOD
		ORIGANUM VULGARE "OREGANO"	5 GAL.	0.5 MOD
		THYMUS VULGARIS "COMMON THYME"	5 GAL.	0.5 MOD
GROUNDCOVER & GRASSES				
		BOUGAINVILLEA VINE "BARBARA KARST"	5 GAL. STK.	0.5 MOD
		MUHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	0.5 MOD
		DALEA CAPITATA "SIERRA GOLD"	5 GAL.	0.5 MOD
		LANTANA MONTEVIDENSIS "PURPLE TRAILING LANTANA"	5 GAL.	0.5 MOD
		CARISSA "GREEN CARPET"	5 GAL.	0.5 MOD

3/8" 'MOJAVE GOLD' CRUSHED GRAVEL LAID 3" THICK LAYER

LAWN TO BE 'TIFGREEN 328 SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)

3" - 6" COPPER CANYON CRUSHED ROCK

BOULDER 'A' = 36"H X 36"W X 40"L. DIA. COLOR T.B.S.
BOULDER 'B' = 24"H X 24"W X 30"L DIA. COLOR T.B.S.
BOULDER 'C' = 18"H X 18"W X 24"L DIA. COLOR T.B.S.

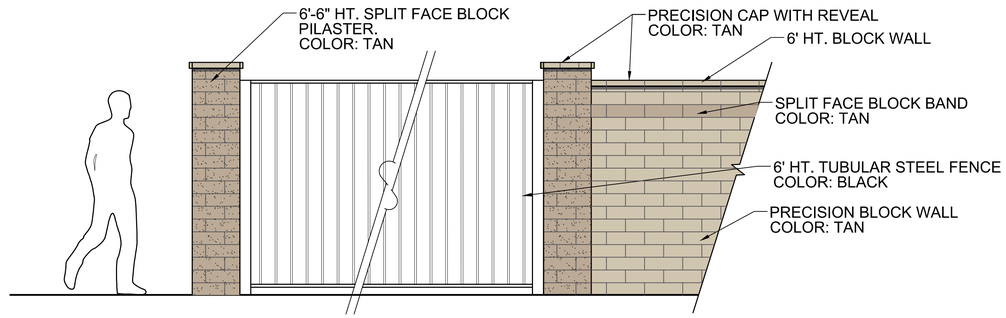
0' 20' 40' 60'
SCALE: 1"=20'

ENCANTO-2
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L2

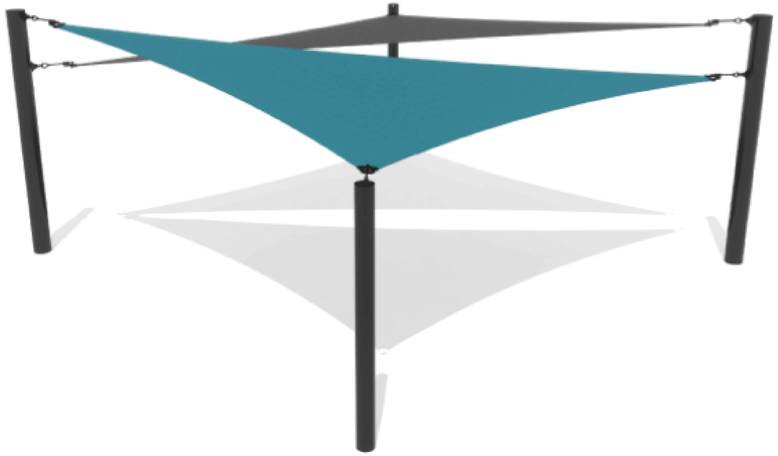
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3/25



FENCING DETAIL

SCALE: 1/2"=1'



SHADE SAIL STRUCTURE

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L3

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3/25

TREES:


DESERT MUSEUM


ACACIA MULGA


AFRICAN SUMAC


SWEET SIERRA


DATE PALM


WILLOW ACACIA


TEXAS OLIVE

DESERT ACCENTS:

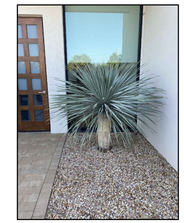

CENTURY PLANT


MEDIOPICTA AGAVE


DESERT FLAMENCO


ARTICHOKE AGAVE


MEXICAN TALL GRASS


YUCCA ROSTRATA


GIANT HESPERALOE


BLUE GLOW AGAVE

SHRUBS:


GREEN CLOUD

YELLOW BELLS

LYNN'S LEGACY

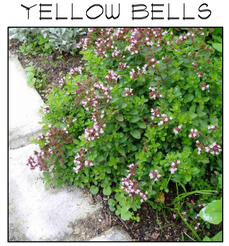

CORAL BELLS

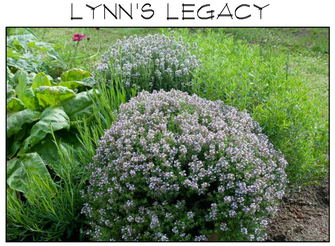

THUNDER CLOUD


BAJA FAIRY DUSTER


RED BIRD OF PARADISE


SPANISH LAVENDER


OREGANO


COMMON THYME


COMMON SAGE


LITTLE JOHN BOTTLEBRUSH

GROUNDCOVER, GRASSES & VINES:


REGAL MIST


GREEN CARPET


SIERRA GOLD


PURPLE LANTANA


BARBARA KARST VINE

IMAGE BOARD

ENCANTO-2

PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

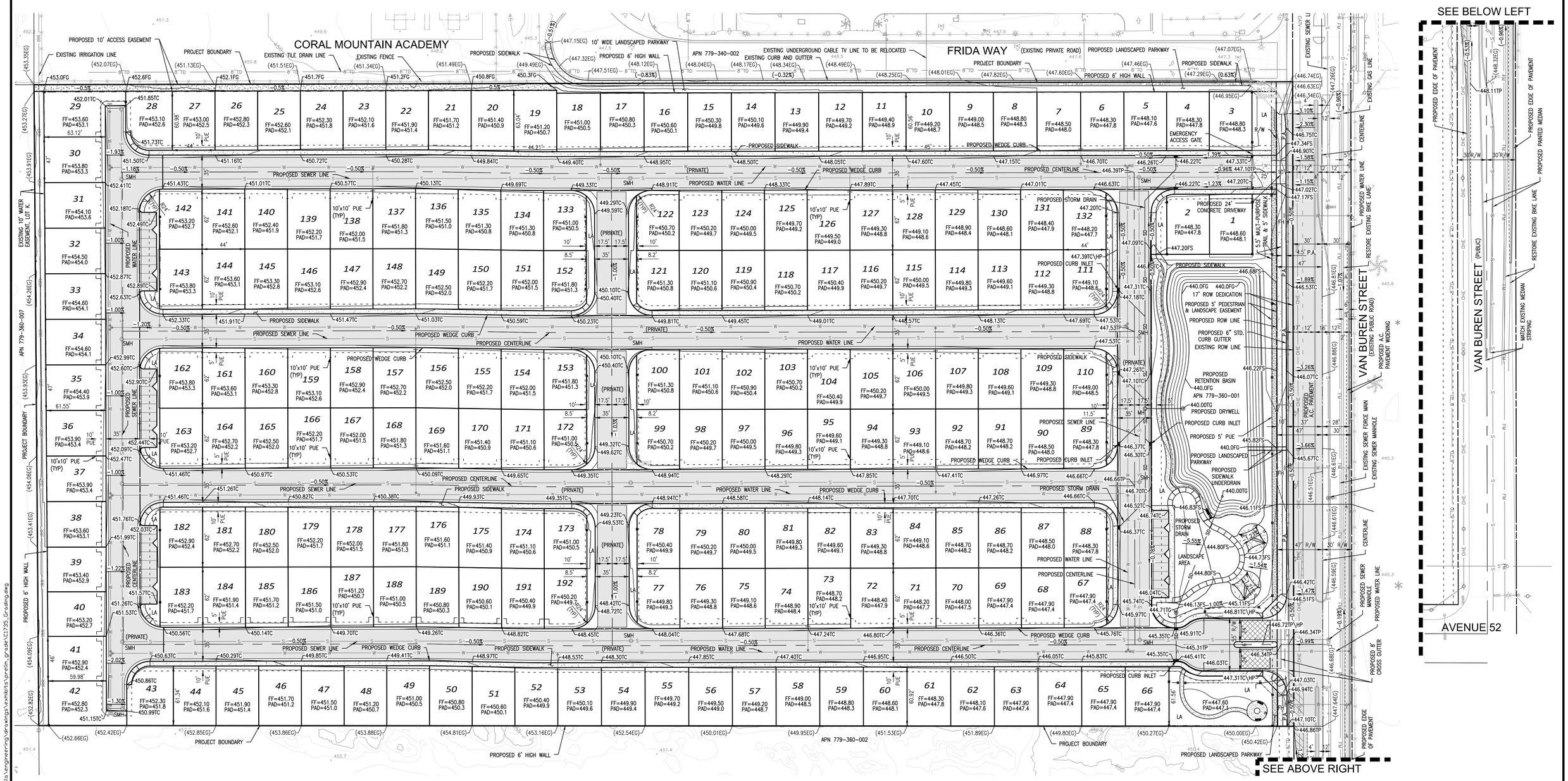
SHEET: L4

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 06/26/25

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN



UTILITIES

POWER
IMPERIAL IRRIGATION DISTRICT
PHONE (760) 335-3640

GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

SEWER
CITY OF COACHELLA
PHONE (760) 398-3502

WATER
CITY OF COACHELLA
PHONE (760) 398-3502

IRRIGATION
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

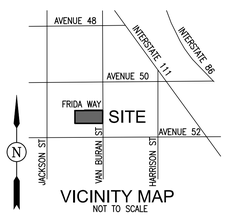
LEGEND

EASEMENT LINE
RIGHT OF WAY LINE
EXISTING CENTERLINE
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING SEWER FORCE MAIN
EXISTING OVERHEAD ELECTRIC LINE
EXISTING TILE DRAIN LINE
EXISTING UNDERGROUND CABLE TV LINE
EXISTING IRRIGATION LINE
PROPOSED UNDERGROUND ELECTRIC LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED STORM DRAIN LINE

P.C. CONCRETE PAVEMENT
A.C. PAVEMENT

TC TOP OF CONCRETE
FL FLOWLINE
EG EXISTING GRADE
FG FINISH GRADE
FF FINISH FLOOR
PA PLANTER AREA

GRAPHIC SCALE
SCALE 1"=40'
0 20 40 80 120 160



VICINITY MAP
NOT TO SCALE

(NOT FOR CONSTRUCTION)

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Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF COACHELLA, CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

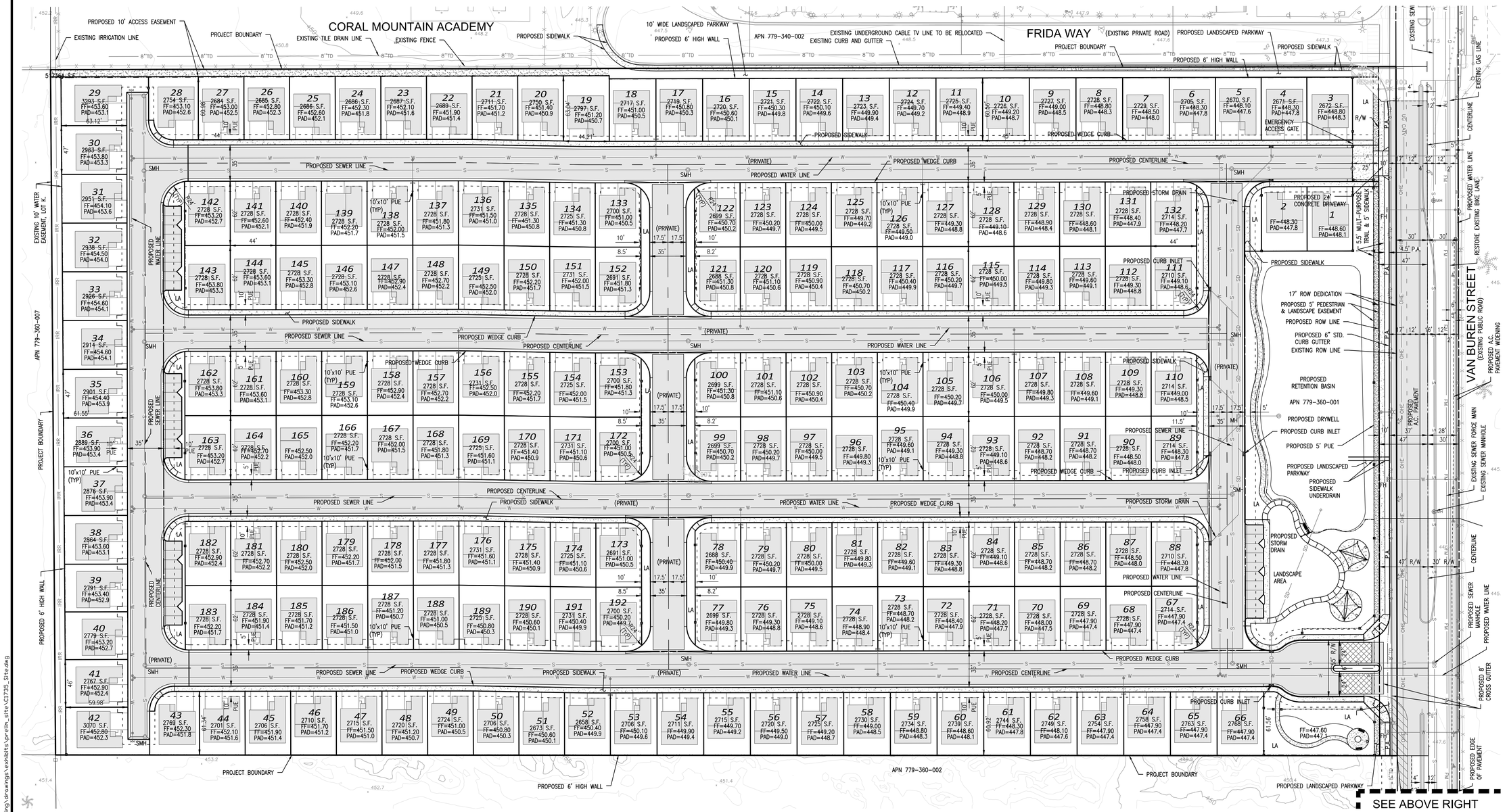
FOR: JOSEPH RIVANI
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

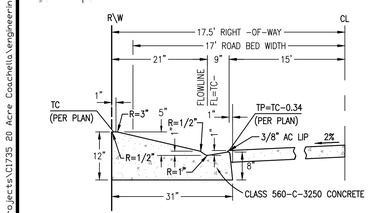
SHEET GP-01

OF 1

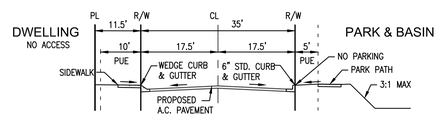
Plotted Oct 31, 2025 - 6:54pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim_grade\C1735_Grading.dwg
Oct 31, 2025 - PRELIMINARY GRADING AND DRAINAGE PLAN SUBMITTAL

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA
PRELIMINARY SITE PLAN

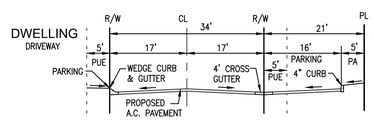




MODIFIED 6" WEDGE CURB (MOUNTABLE)
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR PARK & BASIN STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR STREET SECTION
SINGLE SIDED STREET PARKING PLUS OFF-STREET PARKING
NOT TO SCALE

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER FORCE MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TILE DRAIN LINE
- EXISTING UNDERGROUND CABLE TV LINE
- EXISTING IRRIGATION LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- P.C. CONCRETE PAVEMENT
- A.C. PAVEMENT
- TC TOP OF CONCRETE
- FL FLOWLINE
- EG EXISTING GRADE
- FG FINISH GRADE
- FF FINISH FLOOR

VICINITY MAP
NOT TO SCALE

UTILITIES

POWER
IMPERIAL IRRIGATION DISTRICT
PHONE (760) 335-3640

GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

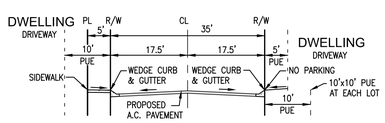
SEWER
CITY OF COACHELLA
PHONE (760) 398-3502

IRRIGATION
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

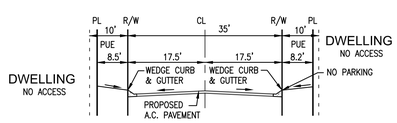
TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

WATER
CITY OF COACHELLA
PHONE (760) 398-3502

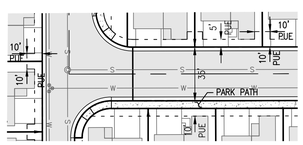
GRAPHIC SCALE
SCALE 1"=40'
0 20 40 80 120 160



TYPICAL EAST-WEST INTERIOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR CONNECTOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL P.U.E. INTERIOR STREET PLAN VIEW
SINGLE SIDED STREET PARKING & SIDEWALK
NOT TO SCALE

(NOT FOR CONSTRUCTION)

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Palm Desert, CA 92260
t.760.346.4750 f. 760.340.0089
TheAltumGroup.com

CITY OF COACHELLA, CALIFORNIA

PRELIMINARY SITE PLAN

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

FOR: **JOSEPH RIVANI**
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

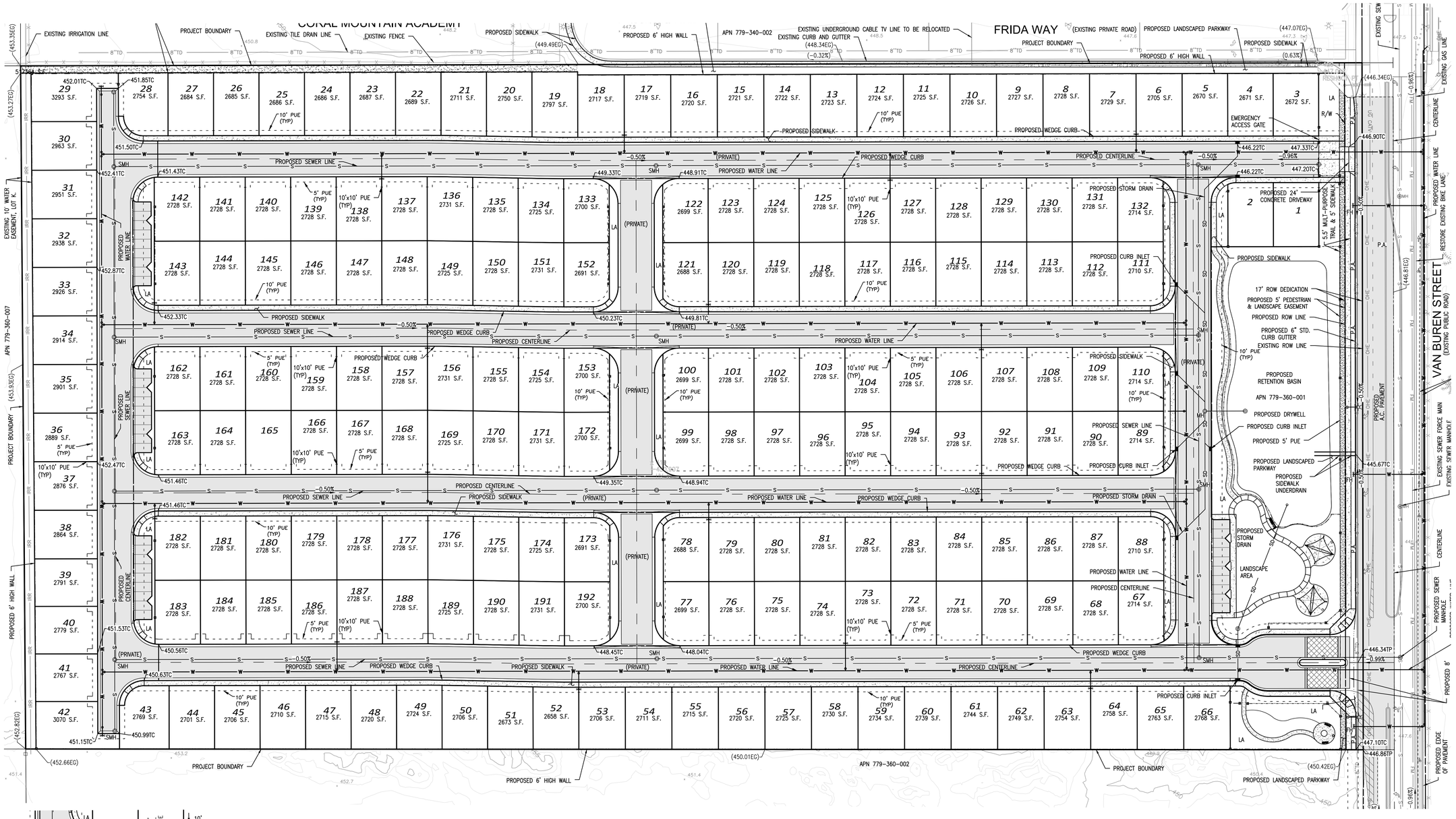
SHEET SP-01
OF 1

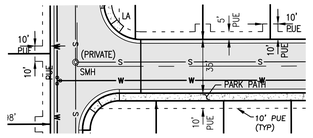
Plotted: Oct 31, 2025 - 6:54pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim_site\C1735_Site.dwg

Oct 31, 2025 - PRELIMINARY SITE PLAN SUBMITTAL

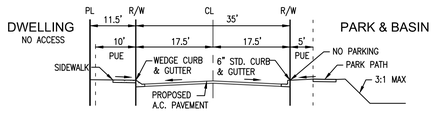
IN THE CITY OF COACHELLA, STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

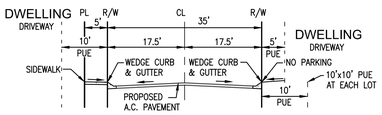




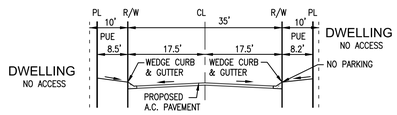
TYPICAL P.U.E. INTERIOR STREET PLAN VIEW
SINGLE SIDED STREET PARKING & SIDEWALK
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR PARK & BASIN STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL EAST-WEST INTERIOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE



TYPICAL NORTH-SOUTH INTERIOR CONNECTOR STREET SECTION
SINGLE SIDED STREET PARKING
NOT TO SCALE

UTILITIES

POWER
IMPERIAL IRRIGATION DISTRICT
PHONE (760) 335-3640

GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507

CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

TELEPHONE
FRONTIER COMMUNICATIONS
PHONE (760) 864-1726

SEWER
CITY OF COACHELLA
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WATER
CITY OF COACHELLA
PHONE (760) 398-3502

IRRIGATION
COACHELLA VALLEY WATER DISTRICT
PHONE (760) 398-2651

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER FORCE MAIN
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- EXISTING IRRIGATION LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE

(NOT FOR CONSTRUCTION)

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CITY OF COACHELLA, CALIFORNIA

PRELIMINARY UTILITY PLAN

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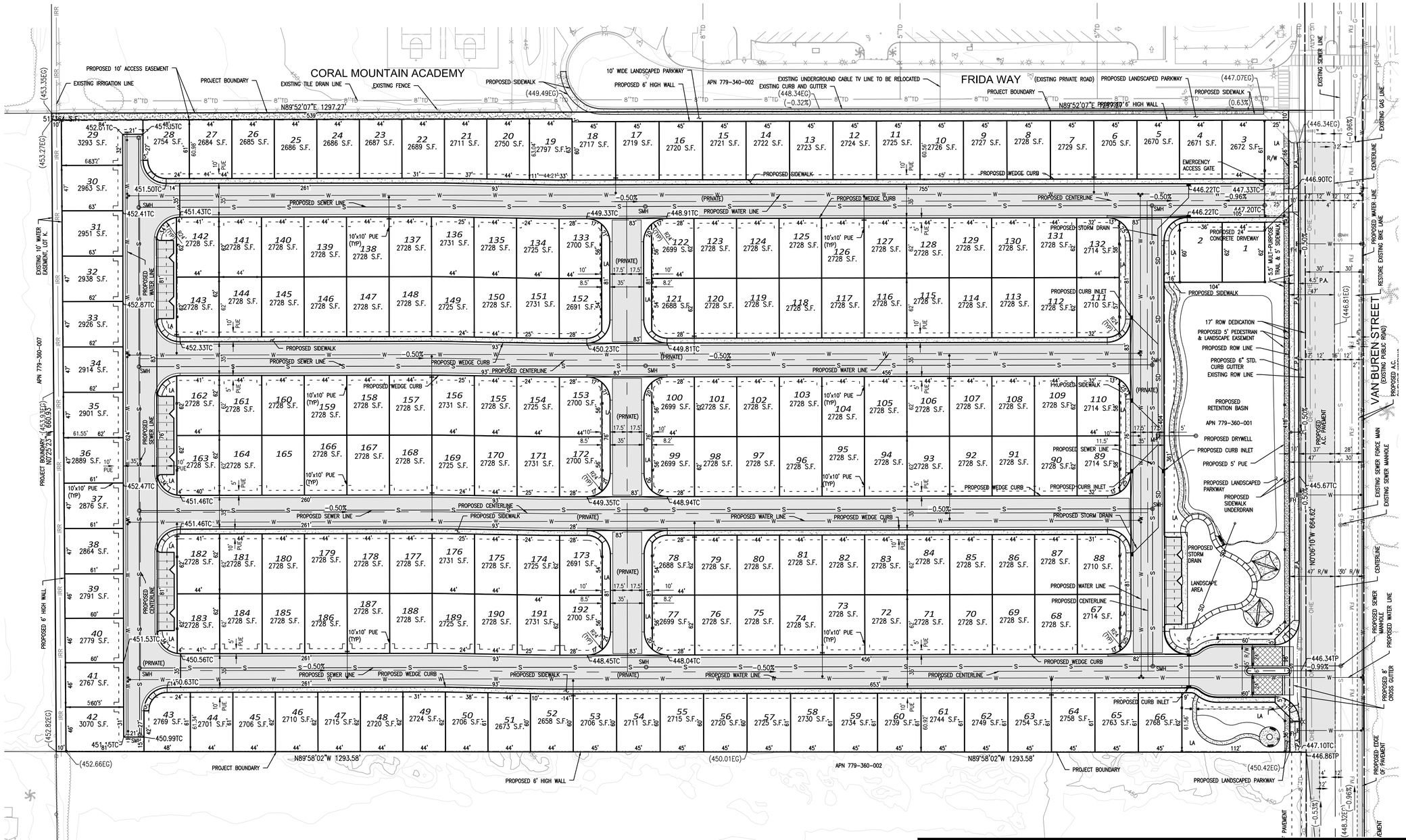
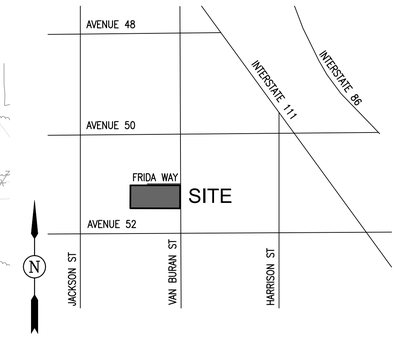
FOR: **JOSEPH RIVANI**
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

SHEET UP-01
OF 1

CFD MAINTENANCE SITE PLAN EXHIBIT





VICINITY MAP
NOT TO SCALE

CFD MAINTENANCE AREA LEGEND

STREET	23,265 SF (66F L.F.)= 0.53 AC
SIDEWALK, GUTTER, DRIVEWAYS	6,430 SF = 0.15 AC
LANDSCAPED PARKWAY	1814 SF = 0.04 AC
DRAINAGE BASIN	18,000 SF = 0.41 AC
STREET LIGHT	2 EA
FIRE HYDRANT	1 EA
PROPOSED TREE	EVERY 20FT O.C. ALONG PROJECT FRONTAGE 32 EA

PROJECT MANAGER:
RICH MALACOFF
RICH.MALACOFF@THEALTUMGROUP.COM

PROJECT ENGINEER:
JAMES BAZUA
JAMES.BAZUA@THEALTUMGROUP.COM

GRAPHIC SCALE
SCALE 1"=50'
0 25 50 100 125 150

(NOT FOR CONSTRUCTION)

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CITY OF COACHELLA, CALIFORNIA

CFD MAINTENANCE SITE PLAN EXHIBIT

BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

FOR: **JOSEPH RIVANI**
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

SHEET 1 OF 1

Plotted: Oct 31, 2025 - 6:55pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim_CFD\C1735_CFD.dwg
Oct 31, 2025 - PRELIMINARY CFD MAINTENANCE SITE PLAN SUBMITTAL