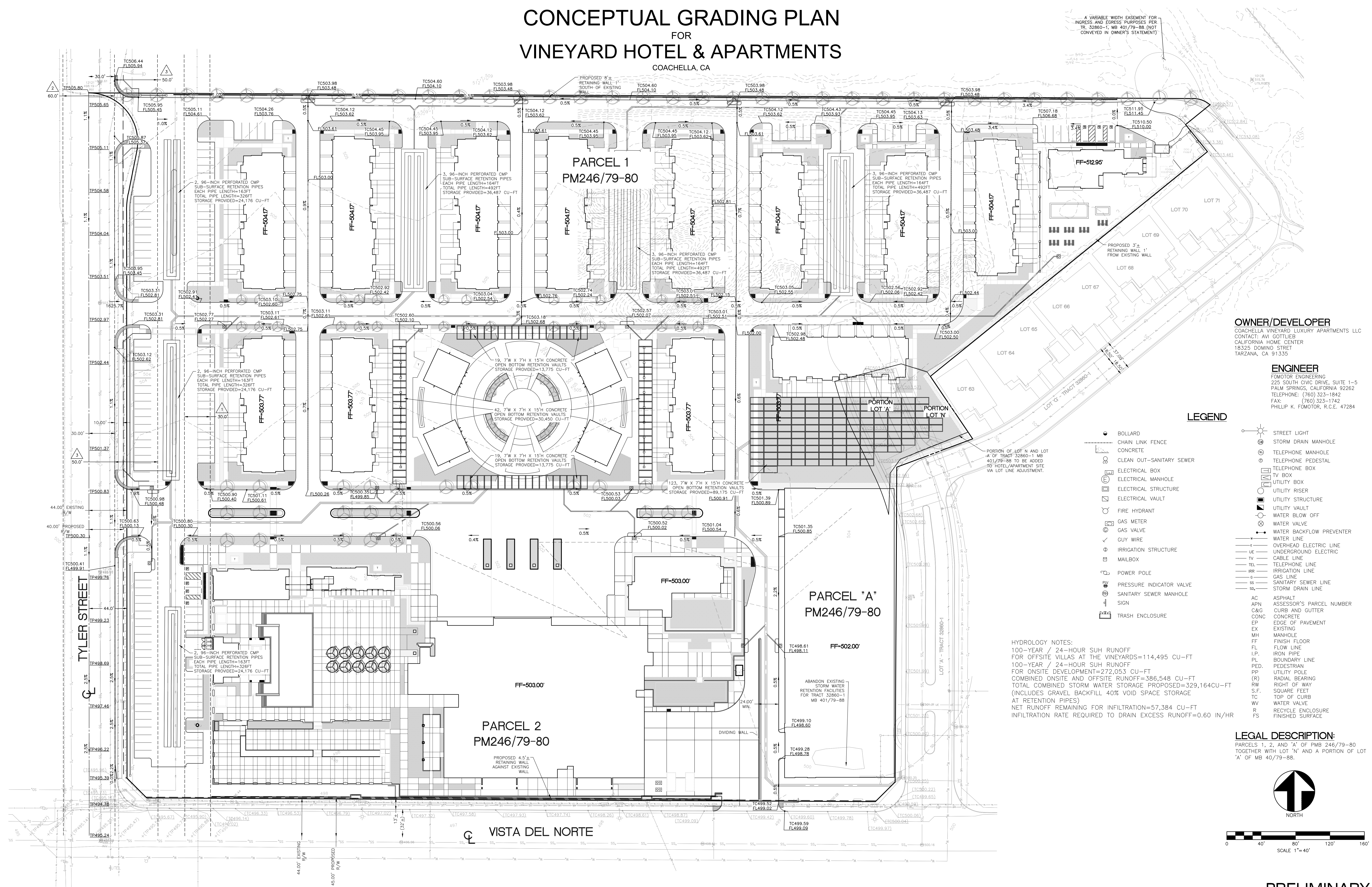


# CONCEPTUAL GRADING PLAN FOR VINEYARD HOTEL & APARTMENTS COACHELLA, CA



**OWNER/DEVELOPER**  
COACHELLA VINEYARD LUXURY APARTMENTS LLC  
CONTACT: AVI GOTTLIB  
CALIFORNIA HOME CENTER  
18325 DOMINO STREET  
TARZANA, CA 91335

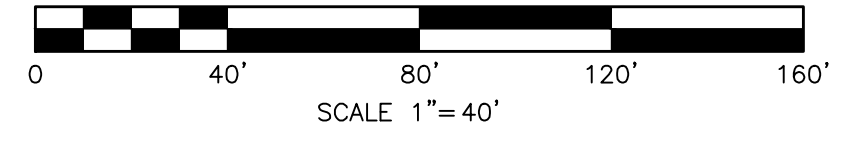
**ENGINEER**  
FOMOTOR ENGINEERING  
225 SOUTH CIVIC DRIVE, SUITE 1-5  
PALM SPRINGS, CALIFORNIA 92262  
TELEPHONE: (760) 323-1842  
FAX: (760) 323-1742  
PHILIP K. FOMOTOR, R.C.E. 47284

### LEGEND

- BOLLARD
- CHAIN LINK FENCE
- CONCRETE
- CLEAN OUT-SANITARY SEWER
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL STRUCTURE
- ELECTRICAL VAULT
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- IRRIGATION STRUCTURE
- MAILBOX
- POWER POLE
- PRESSURE INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SIGN
- TRASH ENCLOSURE
- STREET LIGHT
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- TV BOX
- UTILITY BOX
- UTILITY RISER
- UTILITY STRUCTURE
- WATER BLOW OFF
- WATER VALVE
- WATER BACKFLOW PREVENTER
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC
- TV
- CABLE LINE
- TELEPHONE LINE
- IRR
- IRRIGATION LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- ASPHALT
- ASSESSOR'S PARCEL NUMBER
- CURB AND GUTTER
- CONCRETE
- EDGE OF PAVEMENT
- EXISTING
- MANHOLE
- FINISH FLOOR
- FLOW LINE
- IRON PIPE
- BOUNDARY LINE
- PEDESTRIAN
- PEDESTRIAN
- UTILITY POLE
- RADIAL BEARING
- RIGHT OF WAY
- SQUARE FEET
- TOP OF CURB
- WASTE
- RECYCLE ENCLOSURE
- FINISHED SURFACE

**HYDROLOGY NOTES:**  
100-YEAR / 24-HOUR SUH RUNOFF FOR OFFSITE VILLAS AT THE VINEYARDS=114,495 CU-FT  
100-YEAR / 24-HOUR SUH RUNOFF FOR ONSITE DEVELOPMENT=272,053 CU-FT  
TOTAL COMBINED ONSITE AND OFFSITE RUNOFF=386,548 CU-FT  
TOTAL COMBINED STORM WATER STORAGE PROPOSED=329,164CU-FT (INCLUDES GRAVEL BACKFILL 40% VOID SPACE STORAGE AT RETENTION PIPES)  
NET RUNOFF REMAINING FOR INFILTRATION=57,384 CU-FT  
INFILTRATION RATE REQUIRED TO DRAIN EXCESS RUNOFF=0.60 IN/HR

**LEGAL DESCRIPTION:**  
PARCELS 1, 2, AND 'A' OF PMB 246/79-80 TOGETHER WITH LOT 'N' AND A PORTION OF LOT 'A' OF MB 40/79-88.



REVISION DATE: 12/29/2023

**FOMOTOR ENGINEERING**

225 S. CIVIC DRIVE, SUITE 1-5  
PALM SPRINGS, CA. 92262  
(760) 323-1842 FAX (760) 323-1742

CITY OF COACHELLA, STATE OF CALIFORNIA

**PRELIMINARY GRADING PLAN**

PARCEL 1 AND 2 TOGETHER WITH  
PARCEL 'A' OF PARCEL MAP 37083  
PM 246/79-80

SHEET 1 OF 1 SHEETS