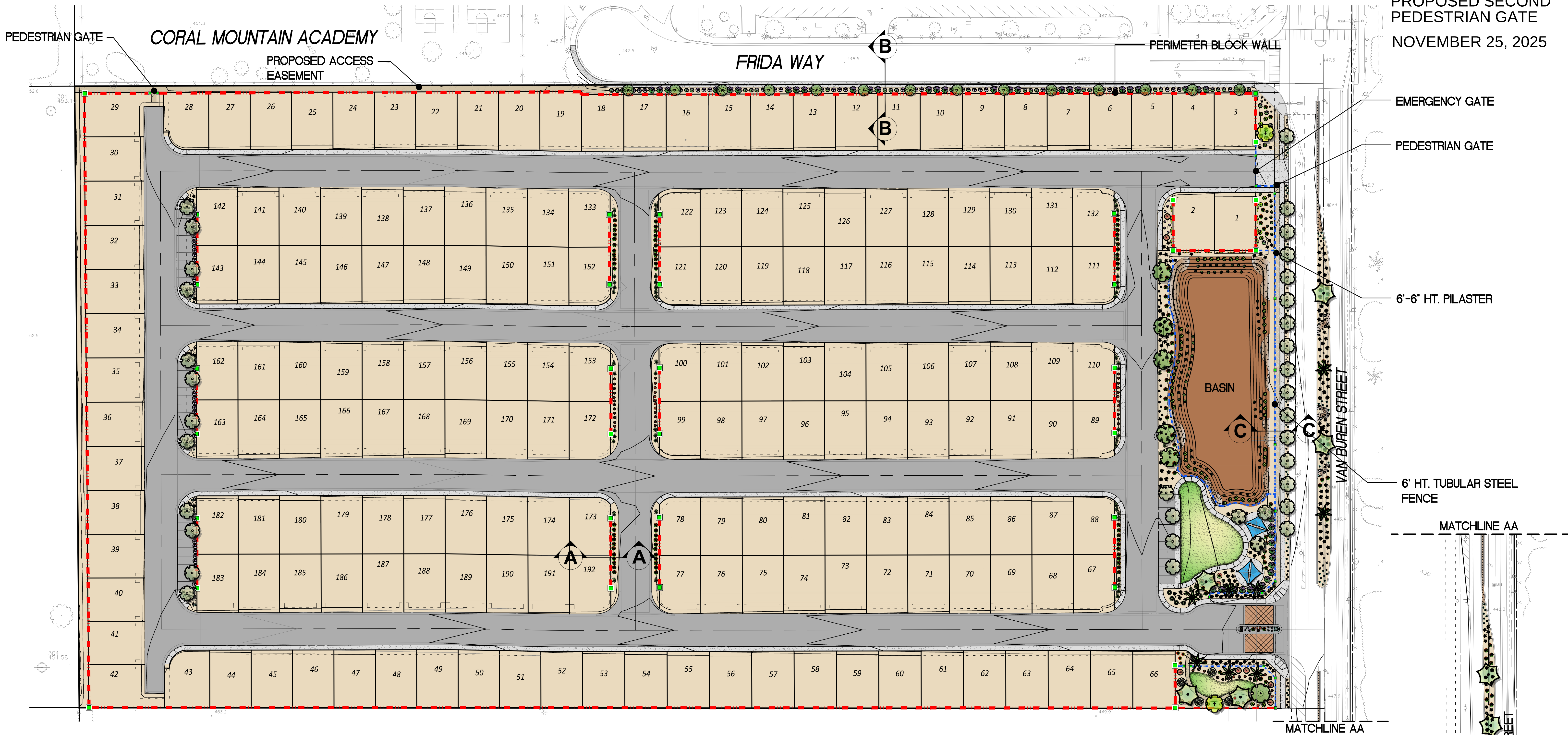
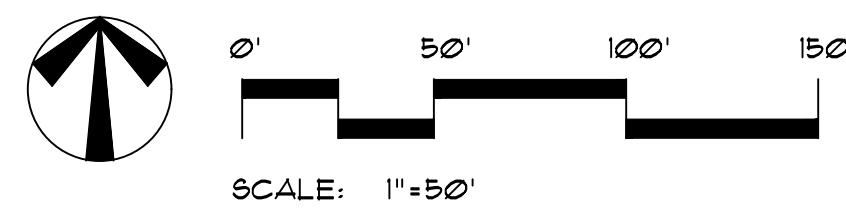
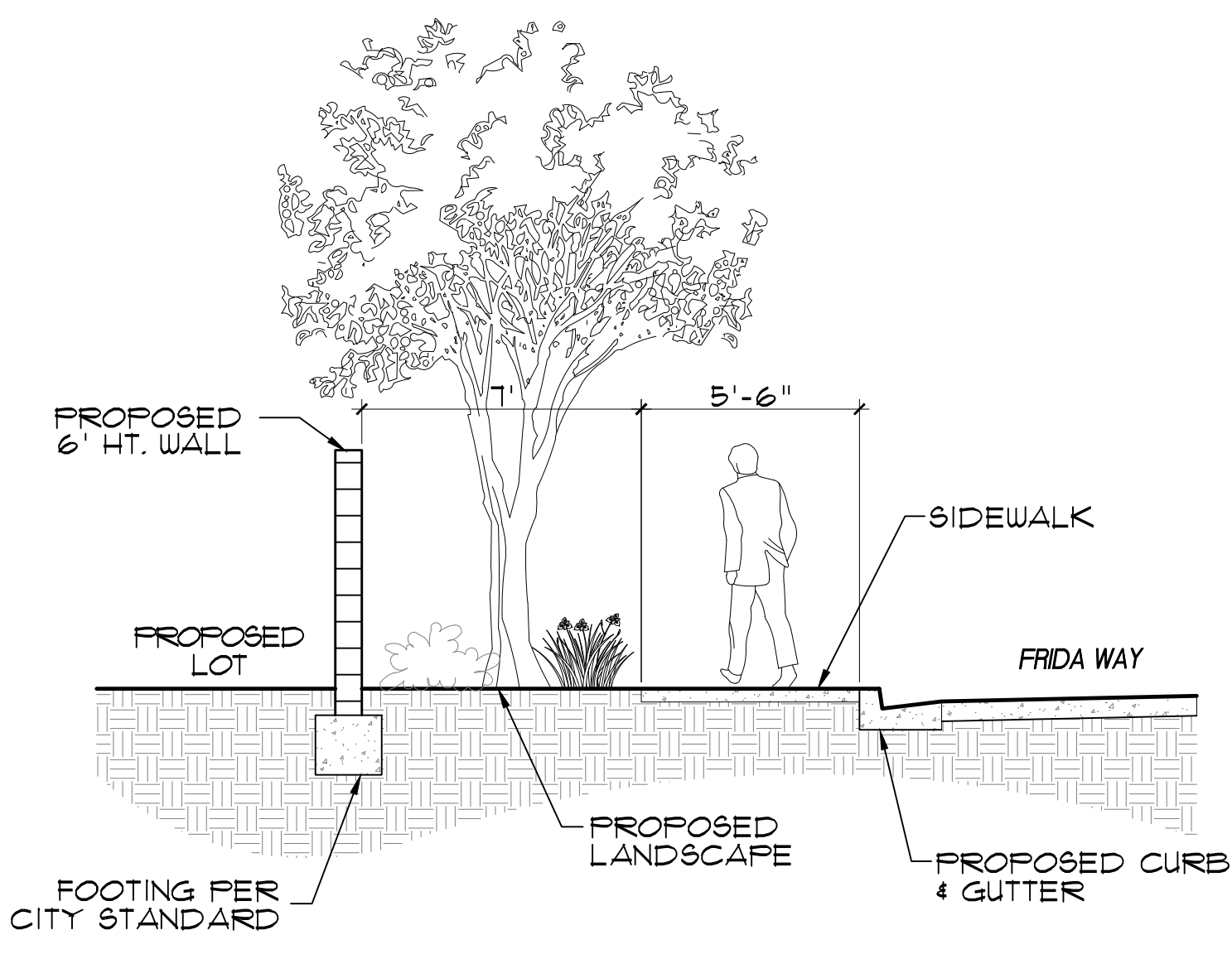
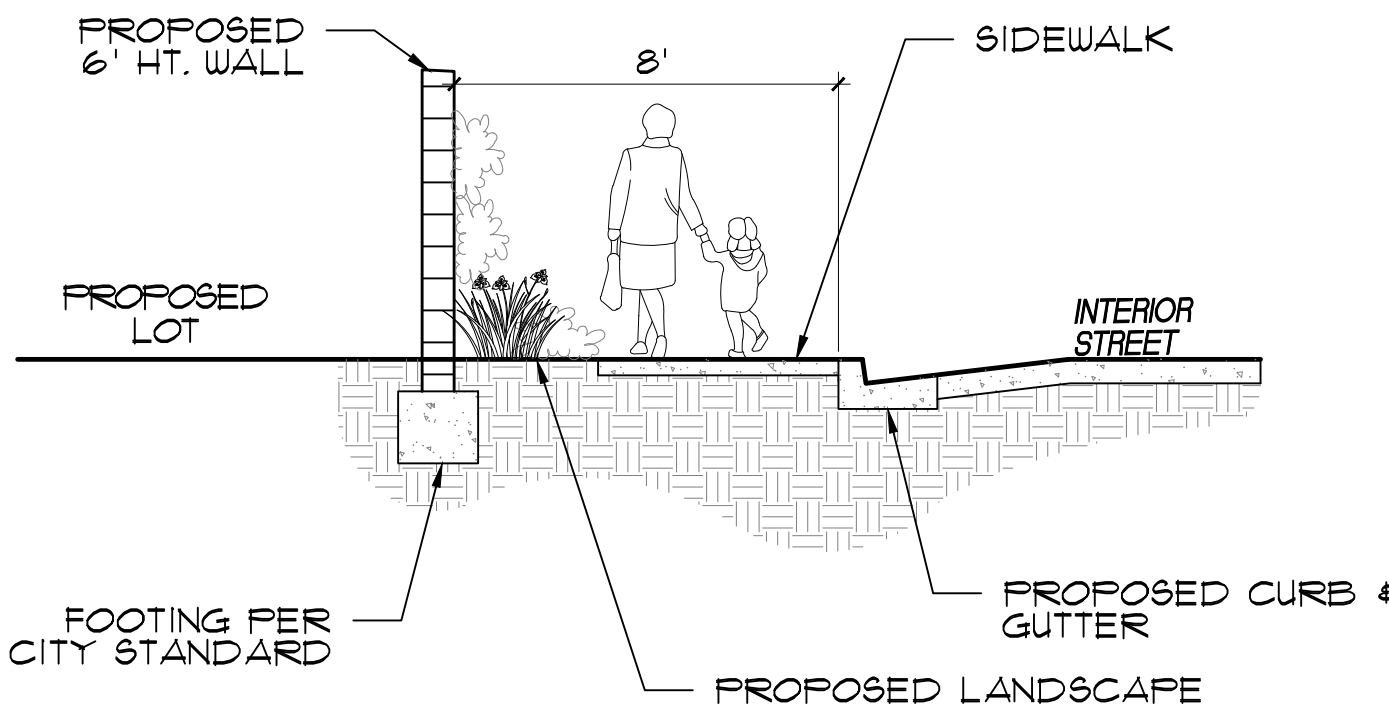




PARKING SHADE STUDY:

PARKING STALL AREA: 5,488 SF
SHADE AREA: 2,874 SF
 $2,874 / 5,488 = 52\%$





PLANT LIST

SYMBOL QTY. BOTANICAL NAME
COMMON NAME SIZE NOTES WATER
USE

TREES & PALMS

PARKINSONIA X 'DESERT MUSEUM'	24" BOX	0.2 LOW
'DESERT MUSEUM PALO VERDE'	SINGLE TRK. STND.	
ACACIA ANEURA	24" BOX	0.2 LOW
'MULGA'	SINGLE TRK. STND.	
ACACIA SALICINA	24" BOX	0.2 LOW
'WILLOW ACACIA'		
ACACIA FARNESIANA	24" BOX	0.2 LOW
'SWEET SIERRA'		
RHUS LANCEA	24" BOX	0.5 MOD
'AFRICAN SUMAC'		
PHOENIX DACTYLIFERA	18' B.T.H.	0.5 MOD
'DATE PALM'	DIAMOND CUT	
CORDIA BOISSIERI	24" BOX	0.2 LOW
'TEXAS OLIVE'		

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

ACCENTS

DASYLIRION LONGISSIMUM	5 GAL.	0.2 LOW
'MEXICAN TALL GRASS'		
AGAVE AMERICANA	5 GAL.	0.2 LOW
'CENTURY PLANT'		
YUCCA ROSTRATA	5 GAL.	0.2 LOW
'BEAKED YUCCA'		
HESPERALOE FUNIFERA	5 GAL.	0.2 LOW
'GIANT HESPERALOE'		
AGAVE MEXICANA	5 GAL.	0.2 LOW
'MEXICAN AGAVE'		
HESPERALOE PARVIFLORA	5 GAL.	0.2 LOW
'VAR. DESERT FLAMENCO'		
AGAVE 'BLUE GLOW'	5 GAL.	0.2 LOW
'BLUE GLOW AGAVE'		
AGAVE PARRYI VAR. TRUNCATA	5 GAL.	0.2 LOW
'ARTICHOKE AGAVE'		

SHRUBS

LEUCOPHYLLUM FRUTESCENS	5 GAL.	0.2 LOW
'GREEN CLOUD'		
CALLIANDRA CALIFORNICA	5 GAL.	0.2 LOW
'BAJA FAIRY DUSTER'		
CAESALPINIA PULCHERRIMA	5 GAL.	0.2 LOW
'RED BIRD OF PARADISE'		
TECOMA STANS	5 GAL.	0.5 MOD
'YELLOW BELLS'		
LEUCOPHYLLUM LANGMANIAE	5 GAL.	0.2 LOW
'LYNN'S LEGACY'		
RUSSELLIA EQUESTIFORMIS	5 GAL.	0.5 MOD
'CORAL BELLS'		
LEUCOPHYLLUM CANDIDUM	5 GAL.	0.2 LOW
'THUNDER CLOUD'		
SALVIA OFFICINALIS	5 GAL.	0.2 LOW
'COMMON SAGE'		
LAVANDULA STOECHAS	5 GAL.	0.5 MOD
'SPANISH LAVENDER'		
CALLISTEMON VIMINALIS	5 GAL.	0.5 MOD
'LITTLE JOHN' BOTTLEBRUSH		
ORIGANUM VULGARE	5 GAL.	0.5 MOD
'OREGANO'		
THYMUS VULGARIS	5 GAL.	0.5 MOD
'COMMON THYME'		

GROUND COVER & GRASSES

BOUGAINVILLEA VINE	5 GAL. STK.	0.5 MOD
'BARBARA KARST'		
MUEHLBERGIA CAPILLARIS	5 GAL.	0.5 MOD
'REGAL MIST'		
DALEA CAPITATA	5 GAL.	0.5 MOD
'SIERRA GOLD'		
LANTANA MONTEVIDENSIS	5 GAL.	0.5 MOD
'PURPLE TRAILING LANTANA'		
CARISSA	5 GAL.	0.5 MOD
'GREEN CARPET'		

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

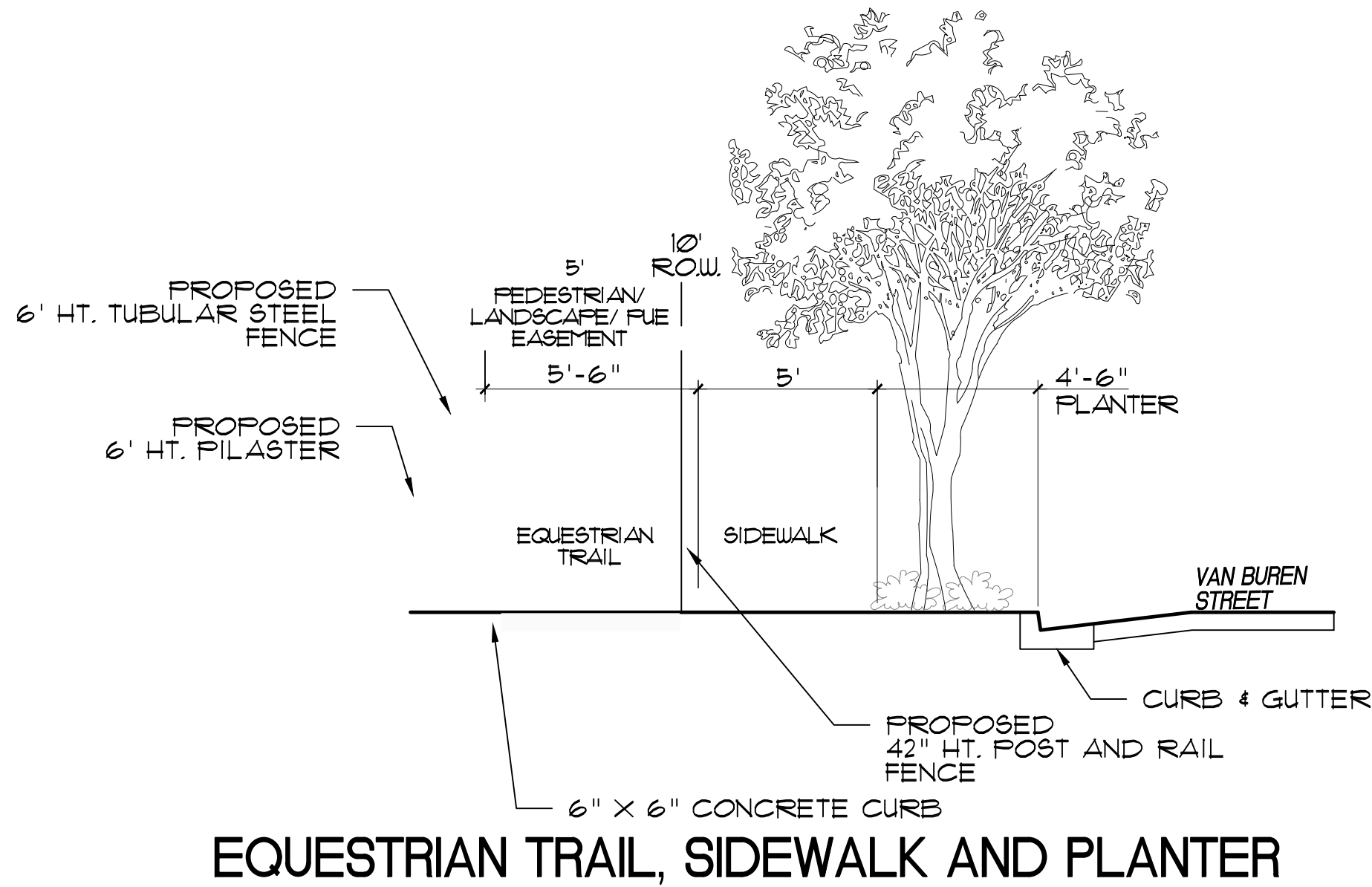
LAWN TO BE 'TIFGREEN 328 SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)

3" - 6" COPPER CANYON CRUSHED ROCK

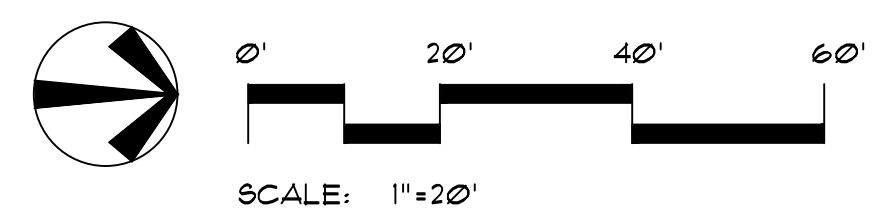
BOULDER 'A' = 36"H X 36"W X 40"L DIA. COLOR T.B.S.

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.



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



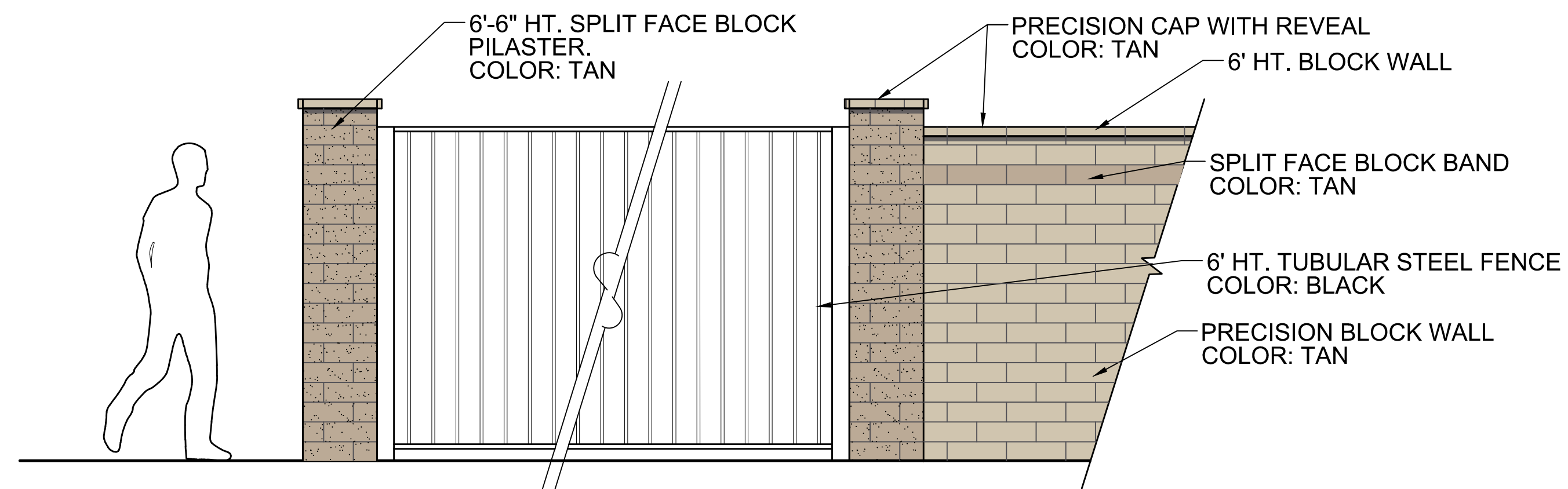
ENCANTO-2
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

SHEET: L2



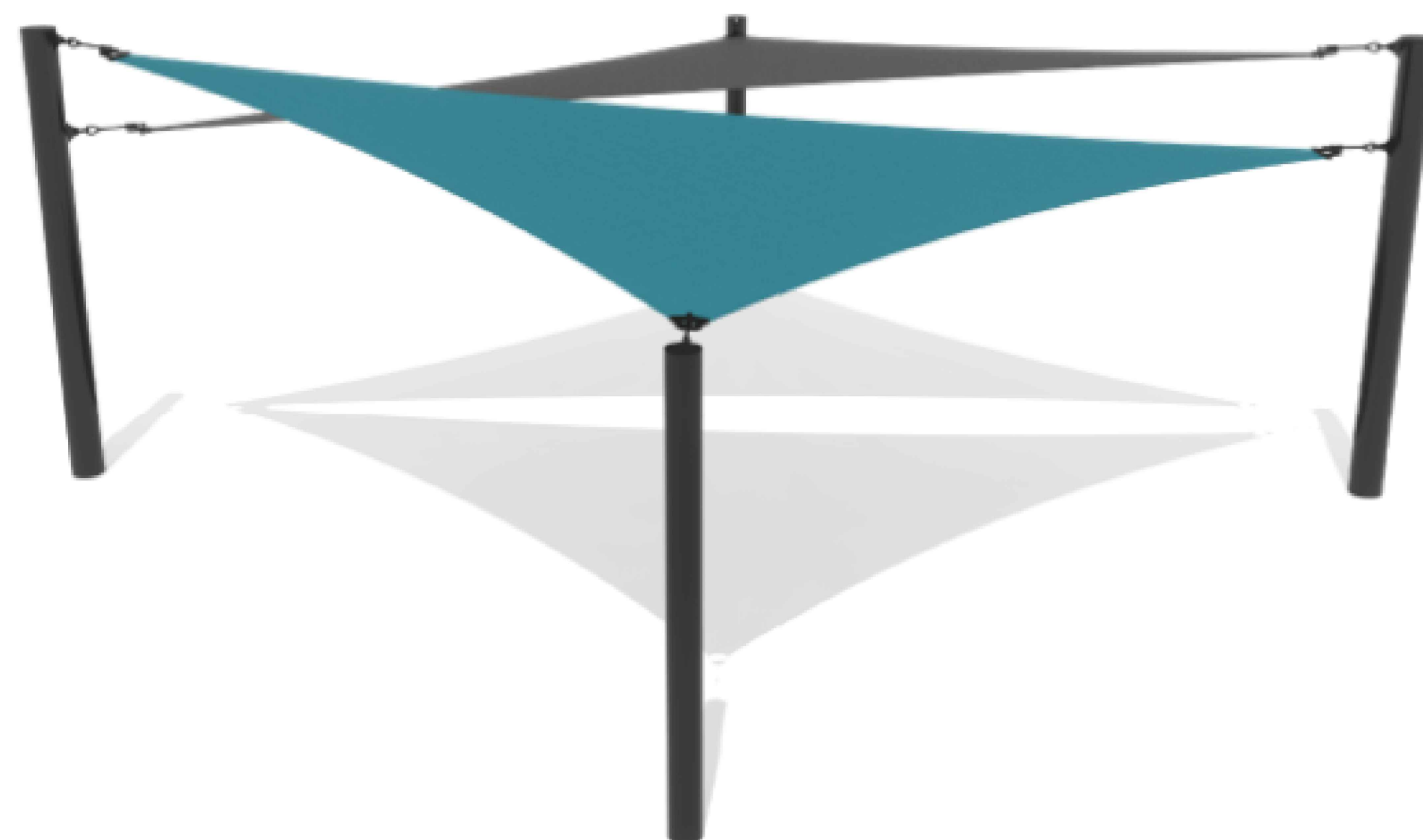
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/26
PH. (760) 777-9131
FAX (760) 777-9132

JOB NO. 24036 DATE: 11/3/25



FENCING DETAIL

SCALE: 1/2"=1'



SHADE SAIL STRUCTURE

TREES:



DESERT MUSEUM



ACACIA MULGA



AFRICAN SUMAC



SWEET SIERRA



DATE PALM



WILLOW ACACIA



TEXAS OLIVE

DESERT ACCENTS:



CENTURY PLANT



MEDIOPICTA AGAVE



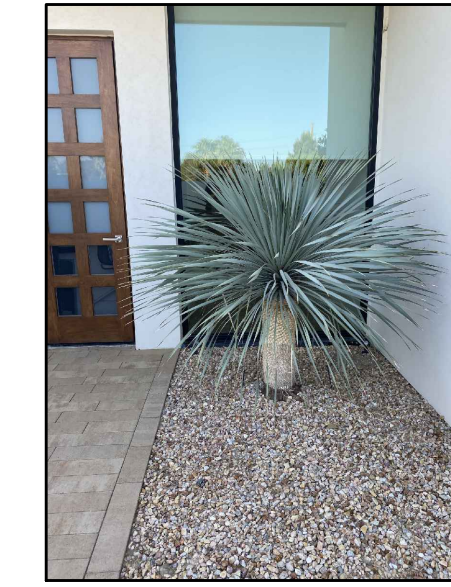
DESERT FLAMENCO



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

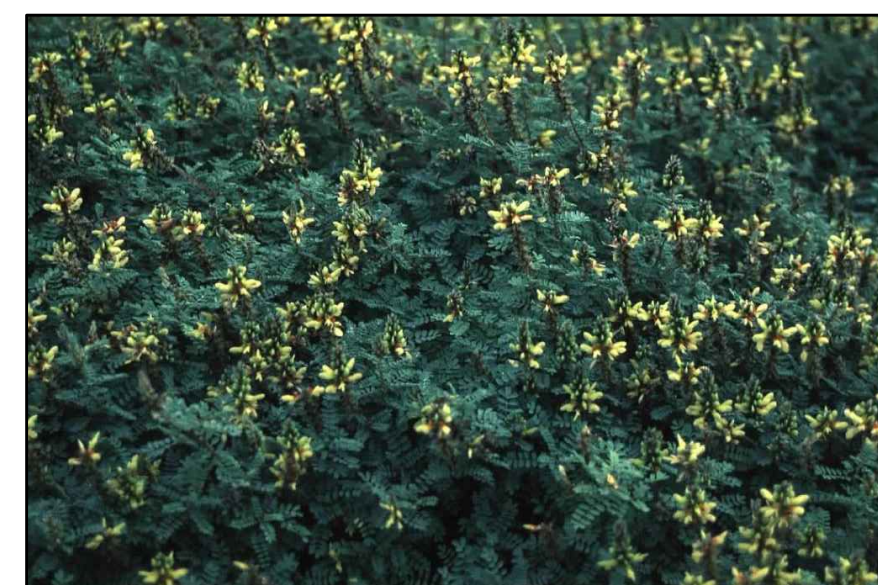
GROUND COVER, GRASSES & VINES:



REGAL MIST



GREEN CARPET



SIERRA GOLD

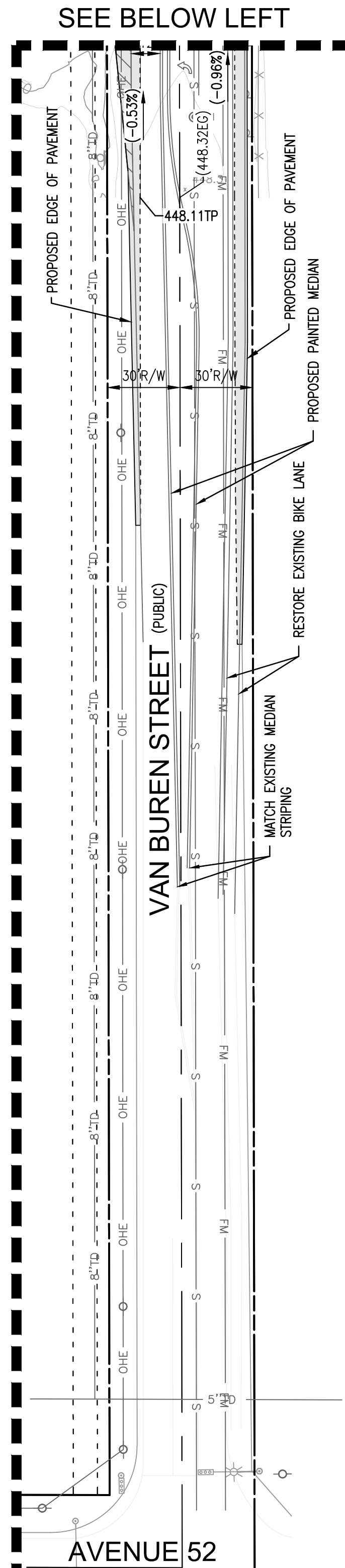
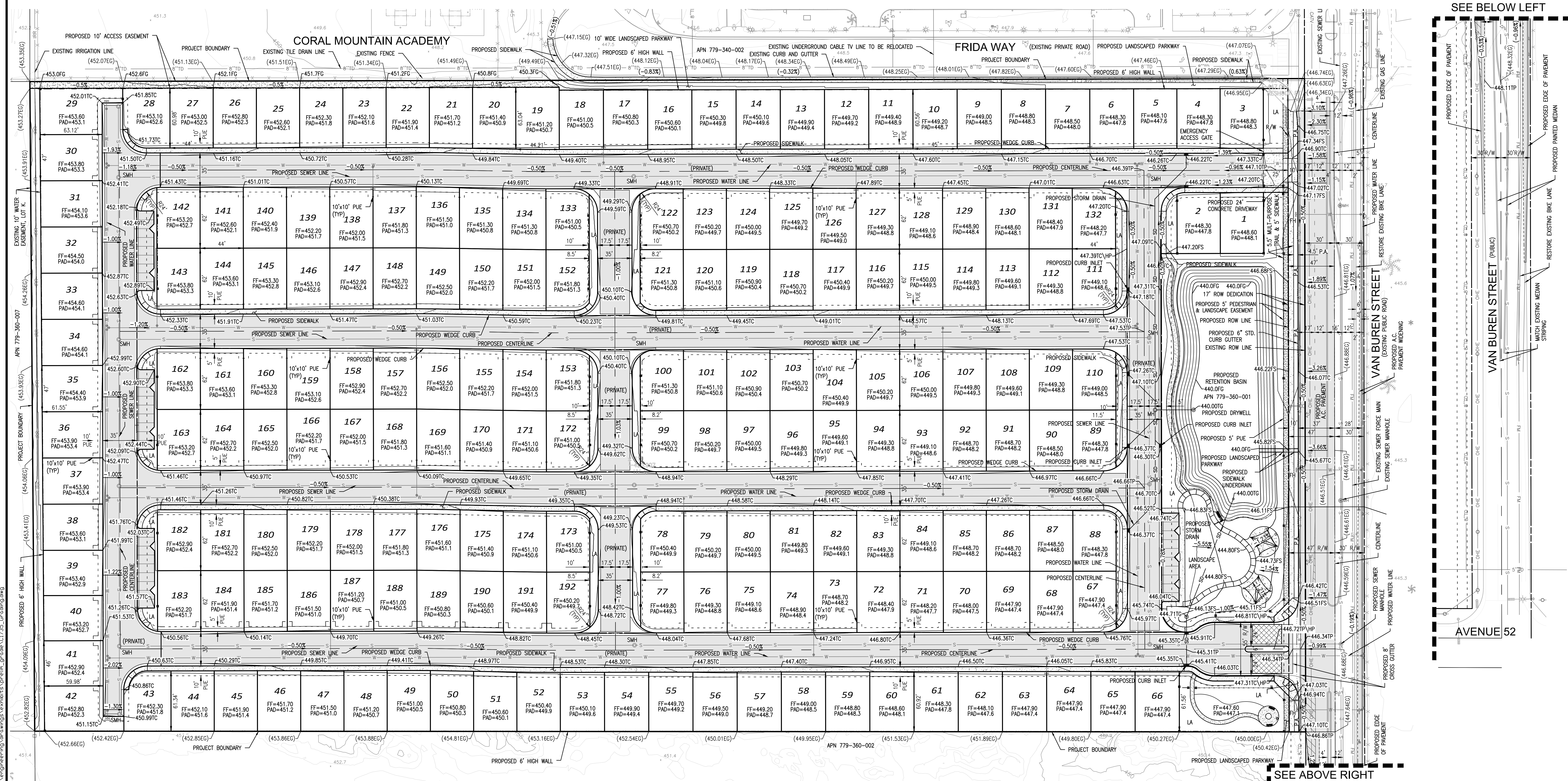


PURPLE LANTANA



BARBARA KARST
VINE

IN THE CITY OF COACHELLA, STATE OF CALIFORNIA
PRELIMINARY GRADING AND DRAINAGE PLAN



UTILITIES

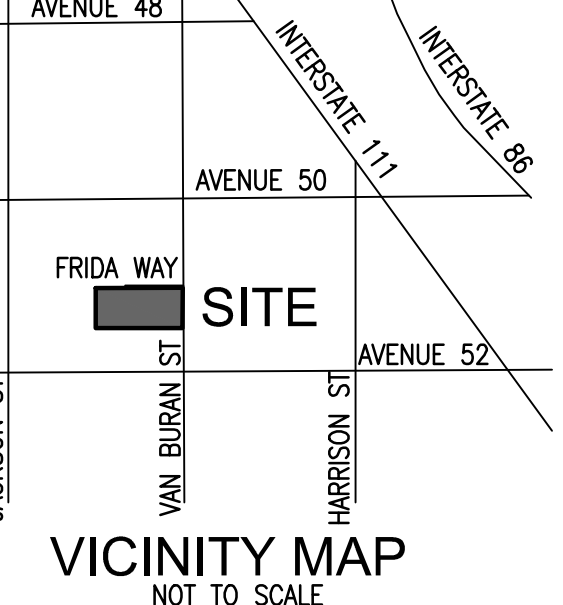
POWER
CITY OF COACHELLA
PHONE (760) 335-3640
GAS
SOUTHERN CALIFORNIA GAS COMPANY
PHONE (909) 335-7507
CABLE
SPECTRUM CABLEVISION
PHONE (760) 346-3714

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 OVERHEAD ELECTRIC LINE
--- EXISTING TILE DRAIN LINE
--- EXISTING UNDERGROUND CABLE TV LINE
--- EXISTING 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

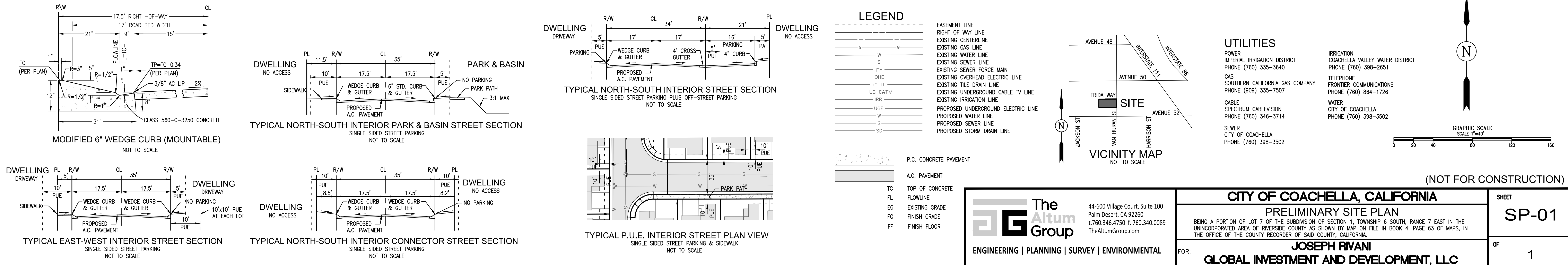
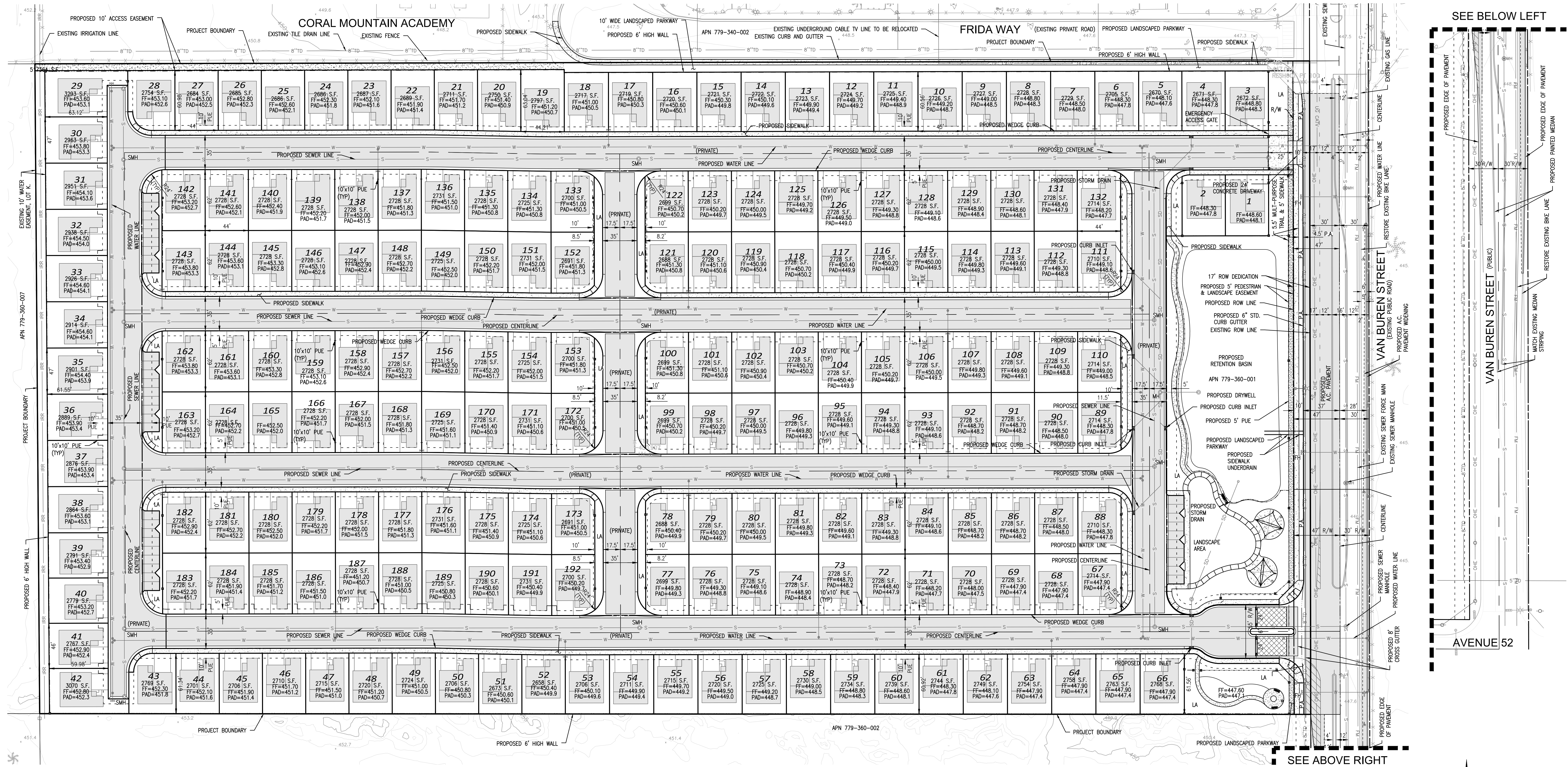


The Altum Group
ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL
44-000 Village Court, Suite 100
Palm Desert, CA 92260
t:760.346.4750 f:760.340.0089
TheAltumGroup.com

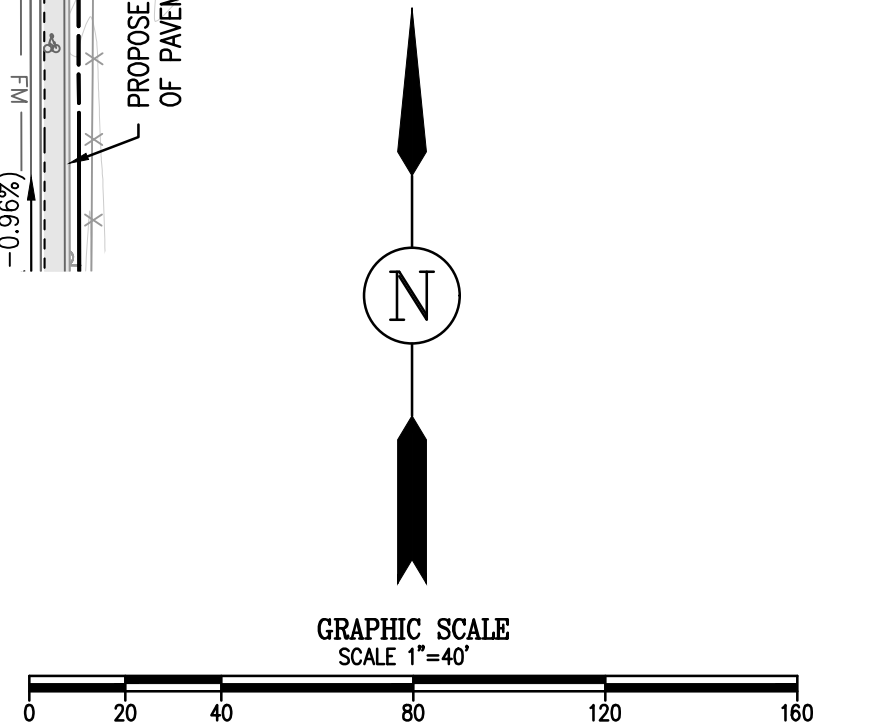
CITY OF COACHELLA, CALIFORNIA
PRELIMINARY GRADING AND DRAINAGE PLAN
BEING A PORTION OF LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.
JOSEPH RIVANI
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

SHEET
GP-01
OF
1

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



Plotted: Oct 31, 2025 - 6:52pm DWG: L:\projects\C1735 20 Acre Coachella\engineering\drawings\exhibits\prelim utility\C1735_Utility.dwg



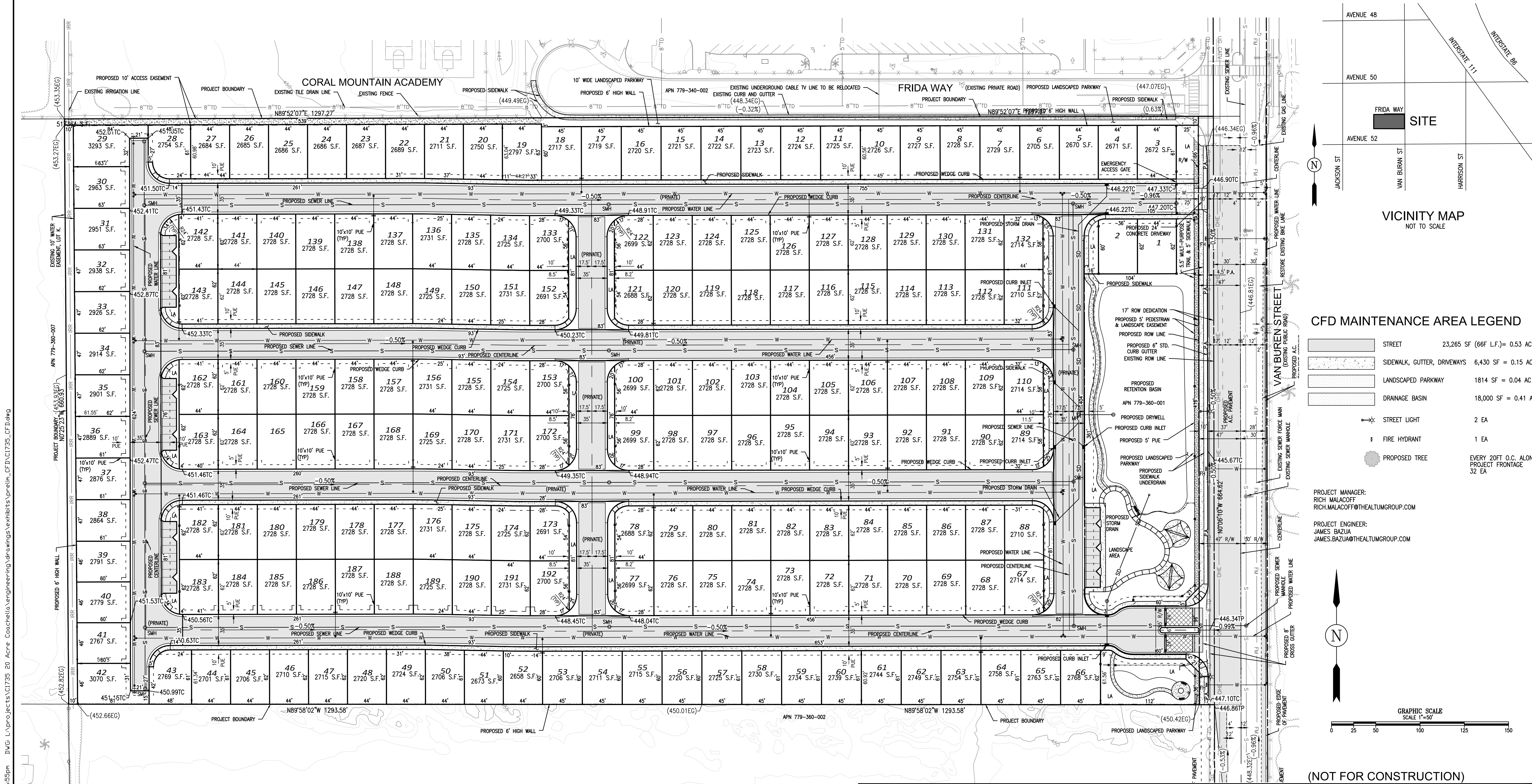
IA	SHEET	LIMITARY C
	UP 01	

JOSEPH RIVANI
GLOBAL INVESTMENT AND DEVELOPMENT, LLC

1

OCT 31, 2023 - PRELIMINARY UTILITY PLAN SUBMITTAL

CFD MAINTENANCE SITE PLAN EXHIBIT



Plotted: Oct 31, 2025 - 6:55pm DWG: L:\projects\G1735 20 Acre Coachella engineering drawings\exhibits\prelim_CFD\G1735_CFD.dwg

 The Altum Group ENGINEERING PLANNING SURVEY ENVIRONMENTAL	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.	SHEET 1
	FOR: JOSEPH RIVANI GLOBAL INVESTMENT AND DEVELOPMENT, LLC	OF 1
	44-600 Village Court, Suite 100 Palm Desert, CA 92260 t.760.346.4750 f.760.340.0089 TheAltumGroup.com	

Oct 31, 2025 - PRELIMINARY CFD MAINTENANCE SITE PLAN SUBMITTAL