

PRELIMINARY GRADING PLAN

EXHIBIT DATE: NOVEMBER XX, 2023

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER:	COACHELLA VAULT		
ADDRESS:	78204 VARNER ROAD, SUITE D152 PALM DESERT, CALIFORNIA 92211		
CONTACT:	STEVE MYERS	TELEPHONE:	
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	OCTOBER 23, 2021	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	603-290-005		
LEGAL DESCRIPTION:			
A PORTION OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 5 SOUTH, RANGE 8, EAST, SAN BERNARDINO MERIDIAN.			
PUBLIC UTILITY PURVEYORS:			
ELECTRIC:	IMPERIAL IRRIGATION DISTRICT	(760) 398-5844	
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200	
TELEPHONE:	FRONTIER COMMUNICATIONS	(800) 921-8101	
WATER:	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651	
CABLE:	SPECTRUM	(877) 719-3278	
SEWER:	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651	
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600	
FEMA FLOOD ZONE DESIGNATION:			
ZONE "X": AREA OF MINIMAL FLOOD HAZARD			
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER 06065C2260H / EFFECTIVE DATE: MARCH 6, 2018			
LIQUEFACTION: HIGH LIQUEFACTION ZONE			

LEGEND

(E)	EXISTING SPOT ELEVATIONS
(S)	EXISTING CONTOURS
(W)	EXISTING EASEMENT DELTA
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	EXISTING PROJECT BOUNDARY
---	PROPOSED PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED CONCRETE PAVEMENT

ABBREVIATIONS

EA	EAST
NS	NORTH
SO	SOUTH
WE	WEST
AC	ASPHALT CONCRETE
ACR	ACREAGE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
MAX	MAXIMUM
MAP	MAP BOOK
MIN	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OSPP	OPEN SPACE / PARKS
PG	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
R	RADIUS
R/L	RIGHT OF WAY
R/W	RIGHT OF WAY
STD.	STANDARD
TC	TOP OF CURB
TYP	TYPICAL
UG	UNDERGROUND

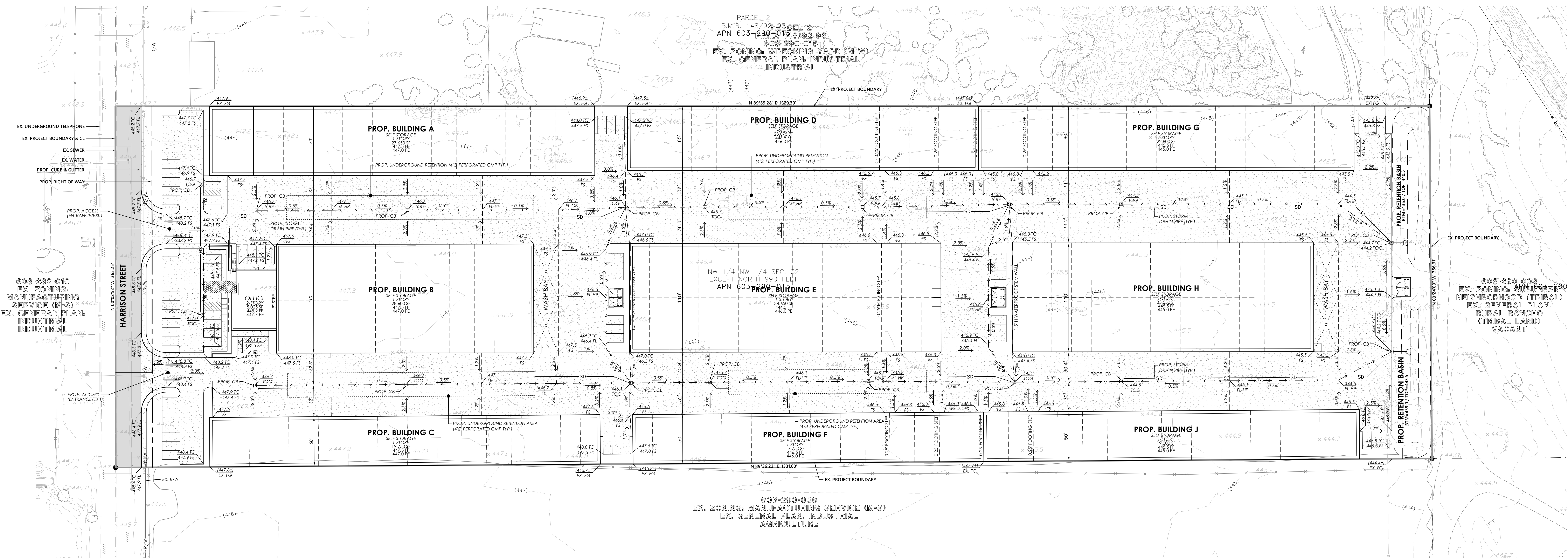
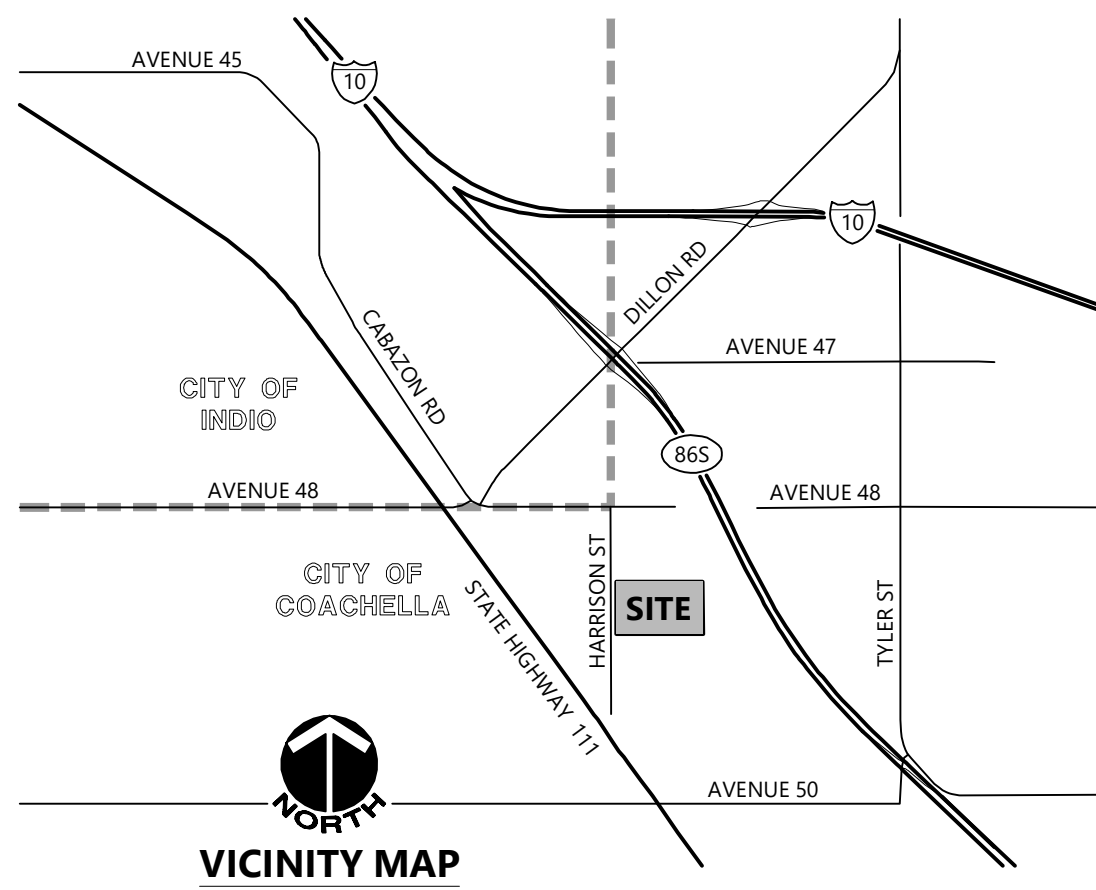
PRELIMINARY EARTHWORK

CUT	XXXXX CY
FILL	XX CY
EXPORT	XXXXX CY*

EARTHWORK ASSUMPTIONS

THE ABOVE EARTHWORK QUANTITIES ARE RAW FIGURES WITH NO SHRINKAGE OR SUBSIDENCE FACTORS INCLUDED.

* EXPORT MATERIAL WILL BE REMOVED TO AN OFFSITE LOCATION TO BE DETERMINED PRIOR TO START OF GRADING.



603-290-008
EX. ZONING: MANUFACTURING SERVICE (M-S)
EX. GENERAL PLAN: INDUSTRIAL AGRICULTURE

