



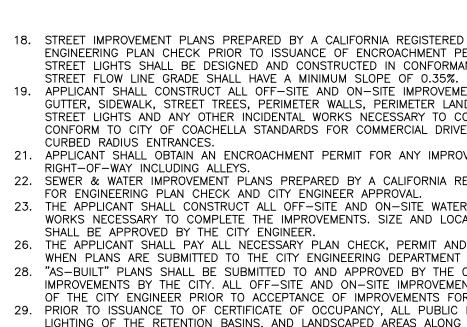
WEST LOOKING EAST

WEST LOOKING EAST

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 19-10 8. THE OWNER SHALL VOTE TO ANNEX THE SUBJECT PROPERTY INTO THE CITY'S PUBLIC SAFETY COMMUNITY FACILITIES DISTRICT (CFD NO. 2005-01) FOR CITY POLICE, FIRE AND PARAMEDIC SERVICES AND SHALL EXECUTE ALL NECESSARY DOCUMENTS AND PREPARE THE ANNEXATION MAP, PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

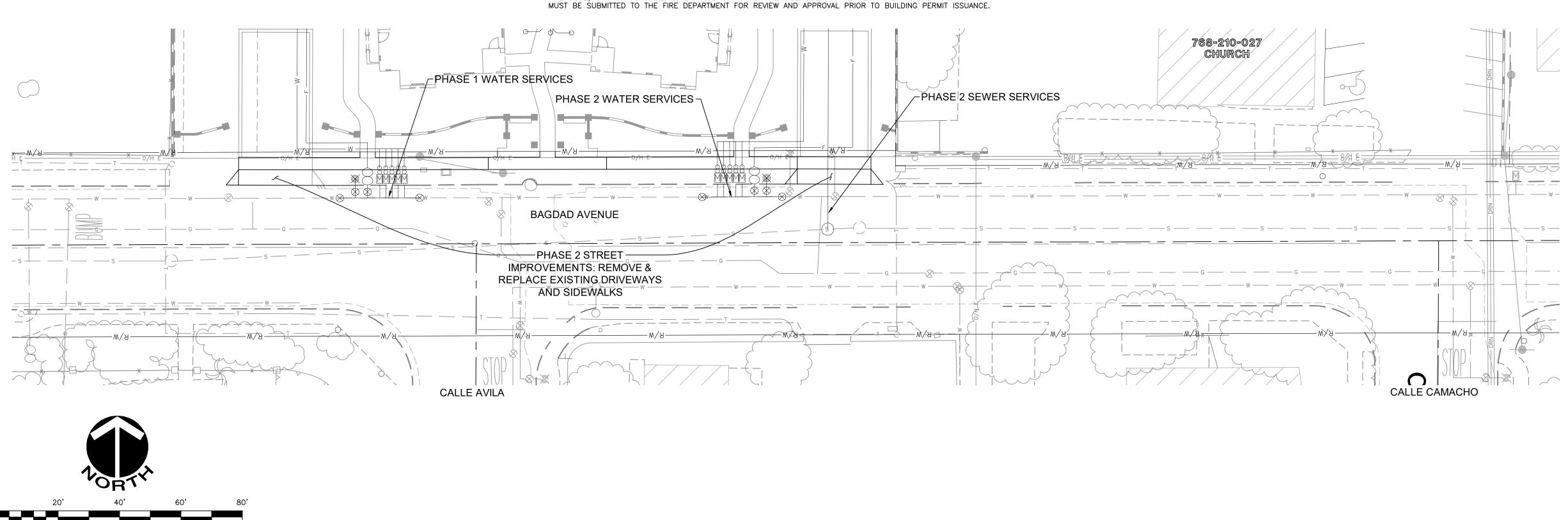
<u>ENGINEERING</u>

- 14. A PRELIMINARY GEOLOGICAL AND SOILS ENGINEERING INVESTIGATION SHALL BE CONDUCTED BY A REGISTERED SOILS ENGINEER AND A REPORT SUBMITTED FOR REVIEW WITH THE PRECISE GRADING PLAN AND INCORPORATED INTO THE PRECISE GRADING PLAN DESIGN PRIOR TO PLAN APPROVAL. THE SOILS ENGINEER AND/OR THE ENGINEERING GEOLOGIST SHALL CERTIFY TO THE ADEQUACY OF THE GRADING PLAN.
- 15. A PRECISE GRADING/IMPROVEMENT PLAN, PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF ANY PERMITS. A FINAL SOILS REPORT, COMPACTION REPORT AND ROUGH GRADING CERTIFICATE SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- 16 A DRAINAGE REPORT, PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF ANY PERMITS. THE REPORT SHALL CONTAIN A HYDROLOGY MAP SHOWING ON-SITE AND OFF-SITE TRIBUTARY DRAINAGE AREAS AND SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL DISTRICT. ADEQUATE PROVISIONS SHALL BE MADE TO ACCEPT AND CONDUCT THE EXISTING TRIBUTARY DRAINAGE FLOWS AROUND OR THROUGH THE SITE IN A MANNER WHICH WILL NOT ADVERSELY AFFECT ADJACENT OR DOWNSTREAM PROPERTIES. IF THE DESIGN OF THE PROJECT INCLUDES A RETENTION BASIN, IT SHALL BE SIZED TO CONTAIN THE RUNOFF RESULTING FROM A 10-YEAR STORM EVENT AND THE RUNOFF FROM A 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN BASIN WITH SHALLOW PONDING (3.5' MAX.). THE BASIN SHALL BE DESIGNED TO EVACUATE A 10-YEAR STORM EVENT WITHIN 72 HOURS. THE SIZE OF THE RETENTION BASIN(S) SHALL BE DETERMINED BY THE HYDROLOGY REPORT AND BE APPROVED BY THE CITY ENGINEER. RETENTION BASIN SHALL BE PROVIDED WITH A MINIMUM OF 2-FEET OF SANDY SOIL IF DETERMINED TO CONTAIN SILT OR CLAY MATERIALS. MAXIMUM ALLOWABLE PERCOLATION RATE FOR DESIGN SHALL BE 10 GAL/S.F./DAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. A PERCOLATION TEST FOR THIS SITE IS REQUIRED T A RE SUBMITTED A COMBINATION DRYWELL VERTICAL DRAIN FIFLD SHALL BE CONSTRUCTED AT ALL POINTS WHERE RUNOFF ENTERS THE RETENTION BASIN. DRYWELL & VERTICAL DRAIN FIELD DESIGN SHALL BE BASED ON SOILS BORINGS MADE AT THE PROPOSED DRYWELL LOCATIONS AFTER THE RETENTION BASINS HAVE BEEN ROUGH GRADED. MINIMUM DEPTH SHALL BE 45-FEET. A LOG THAT INCLUDES SIEVE ANALYSIS FOR EACH STRATA OF THE BORINGS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR CONFORMATION OF DEPTH OF THE VERTICAL DRAIN FIELDS. UNDERGROUND RETENTION UNDER THE PROPOSED PARKING AREA WILL BE CONSIDERED AS AN ALTERNATIVE
- TO SURFACE RETENTION SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. 17. SITE ACCESS IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE. THIS SHALL INCLUDE ACCESS RAMPS FOR OFF-SITE AND ON-SITE STREETS AS REQUIRED. APPLICANT SHALL OBTAIN APPROVAL OF SITE ACCESS AND CIRCULATION FROM FIRE MARSHALS' OFFICE.



FIRE DEPARTMENT:

- MINIMUM CLEAR WIDTH OF 24-FEET SHALL BE PROVIDED.
- 14-FEET. INCLUDES TREE CLEARANCES.
- NO TRAFFIC CALMING DEVICES ARE PERMITTED.



SCALE 1"=20'

EAST LOOKING WEST



18. STREET IMPROVEMENT PLANS PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED FOR ENGINEERING PLAN CHECK PRIOR TO ISSUANCE OF ENCROACHMENT PERMITS. ALL STREET IMPROVEMENTS INCLUDING STREET LIGHTS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS. 19. APPLICANT SHALL CONSTRUCT ALL OFF-SITE AND ON-SITE IMPROVEMENTS INCLUDING STREET PAVEMENT, CURB, GUTTER, SIDEWALK, STREET TREES, PERIMETER WALLS, PERIMETER LANDSCAPING AND IRRIGATION, STORM DRAIN, STREET LIGHTS AND ANY OTHER INCIDENTAL WORKS NECESSARY TO COMPLETE THE IMPROVEMENTS. DRIVEWAYS SHALL CONFORM TO CITY OF COACHELLA STANDARDS FOR COMMERCIAL DRIVEWAYS WITH A MINIMUM WIDTH OF 24-FEET AND 21. APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY IMPROVEMENTS CONSTRUCTED WITHIN PUBLIC 22. SEWER & WATER IMPROVEMENT PLANS PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED 23. THE APPLICANT SHALL CONSTRUCT ALL OFF-SITE AND ON-SITE WATER IMPROVEMENTS AND ANY OTHER INCIDENTAL WORKS NECESSARY TO COMPLETE THE IMPROVEMENTS. SIZE AND LOCATION OF SEWER AND WATER IMPROVEMENTS 26. THE APPLICANT SHALL PAY ALL NECESSARY PLAN CHECK, PERMIT AND INSPECTION FEES. FEES WILL BE DETERMINED WHEN PLANS ARE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR PLAN CHECK. 28. "AS-BUILT" PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY. ALL OFF-SITE AND ON-SITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE OF IMPROVEMENTS FOR MAINTENANCE BY THE CITY. 29. PRIOR TO ISSUANCE TO OF CERTIFICATE OF OCCUPANCY, ALL PUBLIC IMPROVEMENTS, INCLUDING LANDSCAPING AND LIGHTING OF THE RETENTION BASINS, AND LANDSCAPED AREAS ALONG THE EXTERIOR STREETS, SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.

30. THE FIRE DEPARTMENT EMERGENCY VEHICLE APPARATUS ACCESS ROAD LOCATIONS AND DESIGN SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, CITY OF COACHELLA ORDINANCE 1061 AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS. PLANS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE, SHOWING COMPLIANCE WITH THE ITEMS LISTED BELOW:

MINIMUM OUTSIDE TURNING RADIUS OF 38-FEET WHILE MAINTAINING MINIMUM INSIDE TURNING RADIUS OF VERTICAL CLEARANCE OF 13'6" SHALL BE MAINTAINED FOR THE MINIMUM CLEAR WIDTH OF 24-FEET. THIS

32. THE FIRE DEPARTMENT WATER SYSTEM(S) FOR FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, CITY OF COACHELLA ORDINANCE 1061 AND RIVERSIDE COUNTY FIRE DEPARTMENT STANDARDS. PLANS

UTILITIES:

- 38. THE DEVELOPER SHALL INSTALL 4AMI TYPE WATER SERVICE WATER METERS. SEPARATE WATER SERVICE METER FOR LANDSCAPE IRRIGATION; INSTALL ABOVE GROUND "DOUBLE CHECK DETECTOR ASSEMBLY" DCDA FOR FIRE SYSTEM; TO PROTECT WATER SUPPLY FROM CONTAMINATION OR POLLUTION. 39. THE DEVELOPER SHALL INSTALL RP/BACKFLOW DEVICE AT LEAST 12" OF ALL WATER METERS SERVICING LANDSCAPE, FOR COMMERCIAL FACILITIES.

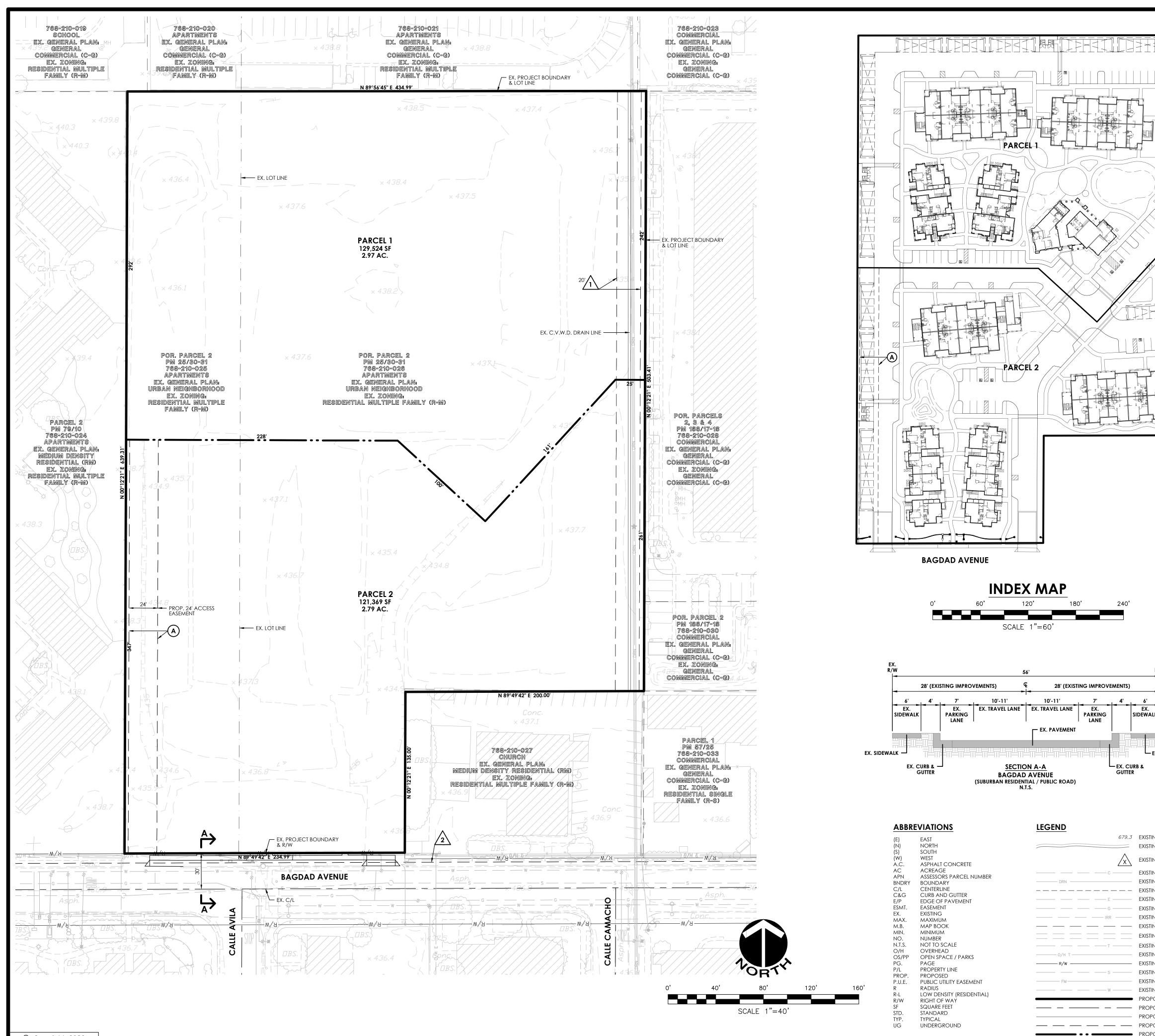
DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST			
SAW-CUT AC PAVEMENT IN BAGDAD	LF	45	\$3.00	\$135.00			
REMOVE EXISTING AC PAVEMENT SF 675 \$5.00							
REMOVE EXISTING CURB & GUTTER	LF	35	\$7.00	\$245.00			
REMOVE EXISTING SIDEWALK FOR NEW WATER SERVICES	SF	200	\$6.00	\$1200.00			
TRAFFIC CONTROL AND STREET REPAIRS TO BAGDAD FOR ABANDONMENT OF WATER METER AND INSTALLATION OF DCDA	LS	1	\$7500.00	\$7500.00			
INSTALL 10" DIP WATER MAIN & SERVICES IN BAGDAD AVENUE PER COA FOR PHASE 1	LF	65	\$75.00	\$4875.00			
INSTALL 8" DI GATE VALVES IN BAGDAD FOR DIP MAIN REPLACEMENT, FH AND DCDA FOR PHASE 1	EA	4	\$4500.00	\$18000.00			
INSTALL 2" DOMESTIC SERVICE LATERAL WITH METER BOX	EA	5	\$1300.00	\$6500.00			
INSTALL FH ASSEMBLY ON BAGDAD AT WEST ENTRANCE	EA	1	\$6500.00	\$6500.00			
INSTALL 10" DCDA ON BAGDAD AT WEST ENTRANCE	EA	1	\$15000.00	\$15000.00			
INSTALL NEW A.C. PAVEMENT ON BAGDAD	SF	675	\$10.00	\$6750.00			
INSTALL TEMPORARY A.C. BERM TO REPLACE CURB & GUTTER	LF	35	\$10.00	\$350.00			
INSTALL TEMPORARY A.C. PAVEMENT FOR PEDESTRIAN SF 200 \$10.00							
SUBTOTAL OF OFF-SITE IMPROVEMENTS FOR PHASE 1							
ADD: 20% PREVAILING WAGE				\$14486.00			
ADD: 15% CONTINGENCY							
TOTAL FOR PHASE 1 OFF-SITE IMPROVEMENTS							

PHASE	2	OFF-SITE	IMPROVEMENTS
	-		

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST		
SAW-CUT AC PAVEMENT IN BAGDAD LF 45 \$3.00						
REMOVE EXISTING AC PAVEMENT	SF	675	\$5.00	\$3375.00		
REMOVE EXISTING CURB & GUTTER	LF	35	\$7.00	\$245.00		
REMOVE EXISTING SIDEWALK FOR NEW WATER SERVICES	SF	200	\$6.00	\$1200.00		
TRAFFIC CONTROL AND STREET REPAIRS TO BAGDAD FOR ABANDONMENT OF WATER METER AND INSTALLATION OF DCDA	LS	1	\$7500.00	\$7500.00		
INSTALL 10" DIP WATER MAIN & SERVICES IN BAGDAD AVENUE PER COA FOR PHASE 1	LF	65	\$75.00	\$4875.00		
INSTALL 8" DI GATE VALVES IN BAGDAD FOR DIP MAIN REPLACEMENT, FH AND DCDA FOR PHASE 1	EA	4	\$4500.00	\$18000.00		
INSTALL 2" DOMESTIC SERVICE LATERAL WITH METER BOX	EA	5	\$1300.00	\$6500.00		
INSTALL FH ASSEMBLY ON BAGDAD AT WEST ENTRANCE	EA	1	\$6500.00	\$6500.00		
INSTALL 10" DCDA ON BAGDAD AT WEST ENTRANCE	EA	1	\$15000.00	\$15000.00		
INSTALL NEW A.C. PAVEMENT ON BAGDAD	SF	675	\$10.00	\$6750.00		
INSTALL NEW CURB & GUTTER ON BAGDAD	LF	235	\$17.00	\$3995.00		
INSTALL 48" SEWER MANHOLE	EA	2	\$5500.00	\$11000.00		
INSTALL P.C.C. SIDEWALK AND DRIVEWAYS	SF	1200	\$10.00	\$12000.00		
OFF-SITE LANDSCAPING INCLUDING TREES, PLANTS, VINES, BOULDERS, DECOMPOSED GRANITE & ASSOCIATED IRRIGATION SF 1050 \$5.00 SYSTEM						
SUBTOTAL OF OFF-SITE IMPROVEMENTS FOR PHASE 2						
ADD: 20% PREVAILING WAGE						
ADD: 15% CONTINGENCY						
TOTAL FOR PHASE 2 OFF-SITE IMPROVEMENTS				\$138140.00		

PREPARED FOR	COMMUNITY HOUSING OPPORTUNITY CORPOR	ATION
MAP NUMBER	TENTATIVE PARCEL MAP NO. 37833	
PLAN	OFF-SITE IMPROVEMENTS CONCEPT BONDING	EXHIBIT
EXHIBIT DATE	MAY 1, 2020	
> PLANNING > CIV	NSULTING, INC. IL ENGINEERING > LAND SURVEYING a, Rancho Mirage, CA 92270 asultinginc.com	SHEET 1 OF 3

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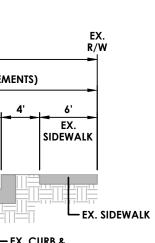


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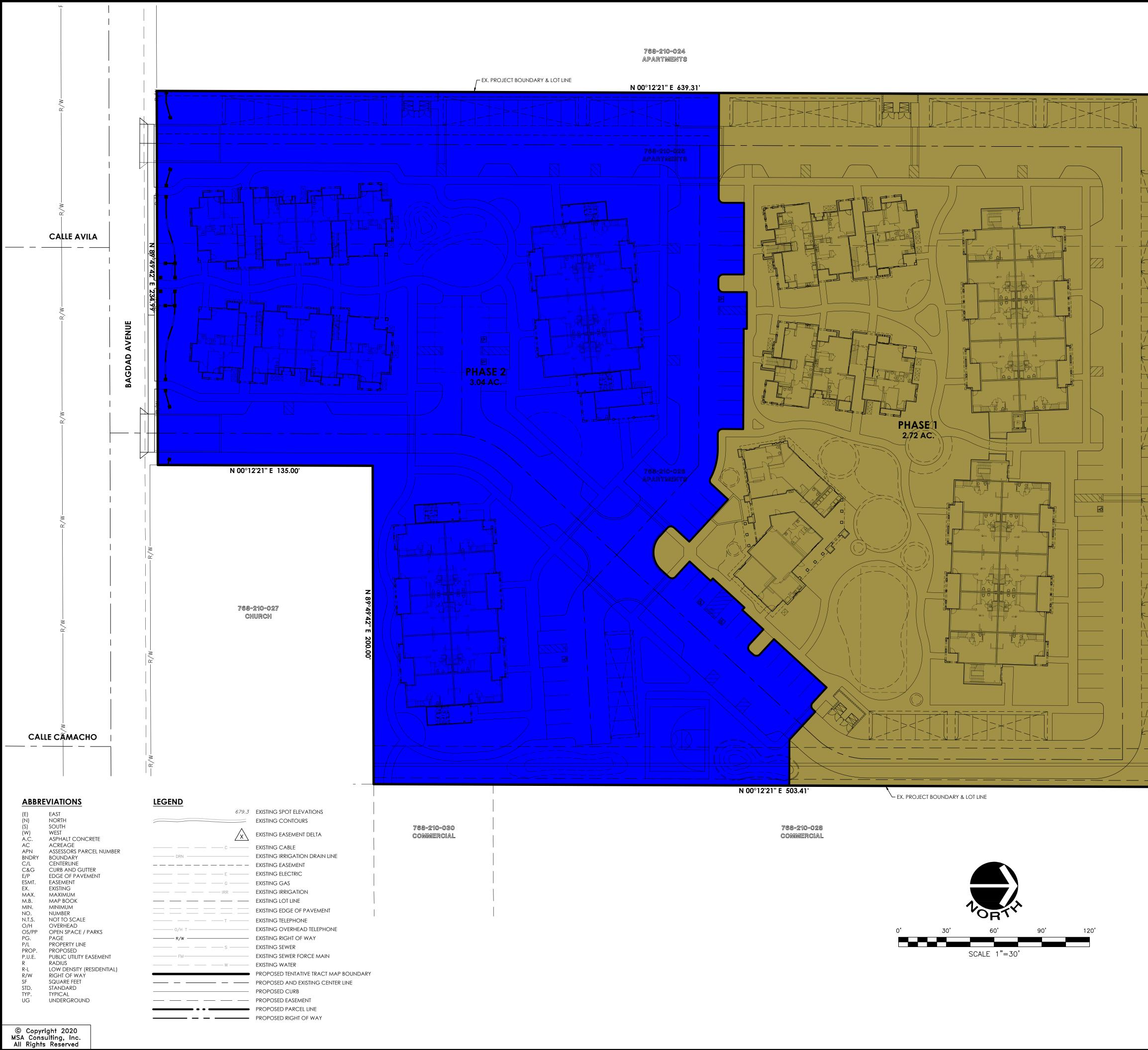
240'

EX. CURB &

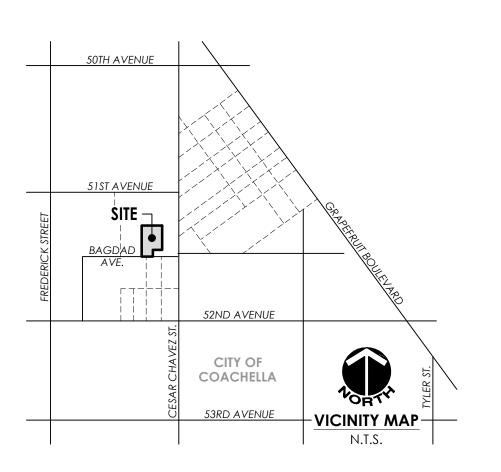
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RIVERSIDE_CALIFORMA 9203 DATE OF TOPOGRAPHY DECLAMER 24, 2018 TELEPHONE [931] 687-4222 ASSESSOR 5 PARCEL NUMBER: 2002 10025 & 7.68 210 003 100200 100200 10020	SOURCE OF TOPO	GRAPHY:	INLAND AERI	al surveys, inc.			
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	IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PROPOSED PHASING PLAN						
768-210-019 SCHOOL	FOR T	FOR TENTATIVE PARCEL MAP NO. 37833					
			EXHIBIT DATE: OCTOBE	R 23, 2019			
			REVISIONS				
	NO. DATE	DESCR	RIPTION				
			DATA TABI	 LE			
	APPLICANT / LAND OWNER:	APPLICANT / COMMUNITY HOUSING OPPORTUNITIES CORPORATION					
768-210-020	ADDRESS:	5030 B	N VALLEY EXECUTIVE CENTER BUSINESS CENTER DRIVE #260				
Apartments	CONTACT:		ELD, CALIFORNIA 94534 E NICHOLAS	TELEPHONE:			
	EXHIBIT PREPARER:		CONSULTING, INC.				
	ADDRESS:	34200	BOB HOPE DRIVE HO MIRAGE, CALIFORNIA 92270				
	CONTACT:		DEPALATIS, AICP		(760) 320-9811		
	SOURCE OF TOPOG	RAPHY:	INLAND AERIAL SURVEYS, INC.	·			
	ADDRESS:		7117 ARLINGTON AVENUE, SU RIVERSIDE, CALIFORNIA 92503				
	DATE OF TOPOGRAF	PHY:	DECEMBER 26, 2018		(951) 687-4252		
PROJECT BOUNDARY & LINE		ASSESSOR'S PARCEL NUMBER:					
	768-210-025 & 768-2						
	A PORTION OF PAR SAN BERNARDINO N		F P.M. 25/30-31 SECTION 6, TOW N.	NSHIP 6 SOUTH, KANGL	8 EASI,		
	LAND USE DESCRIPT	LAND USE DESCRIPTION:			ACREAGE:		
	EXISTING GROSS AC	REAGE			5.76 AC.		
	EXISTING ZONING:		DENTIAL MULTIPLE FAMILY (R-M)				
	PROPOSED ZONING: RESIDENTIAL MULTIPLE FAMILY (R-M)						
	EXISTING GENERAL I PROPOSED GENERA			. ,			
	FEMA FLOOD ZONE						
	ZONE "X" - AREA OF						
768-210-021 Apartments		AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBERS 06065C2270H / EFFECTIVE DATE: MARCH 6, 2018					
alf an imilivio		LIQUEFACTION: HIGH LIQUEFACTION ZONE					
	NOTES: 1. THIS M	1AP INCL	LUDES THE ENTIRE CONTIGUOUS	OWNERSHIP OF THE LAT	ND DIVIDER.		
	Legend:						
	Propose				ACREAGE:		
			ase 2		J./0 AC.		



768-210-023 COMMERCIAL





