

TRIPOLI - AFFORDABLE FAMILY APARTMENTS



CITY OF COACHELLA TRIPOLI - AFFORDABLE FAMILY APARTMENTS

DESIGN GUIDELINES

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TRIPOLI - AFFORDABLE FAMILY APARTMENTS

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 THIS ZONE IS INTENDED TO PROVIDE FOR AND ENCOURAGE THE ORDERLY DEVELOPMENT OF COMMERCIAL AREAS DESIGNED TO SERVE THE COMMUNITY-WIDE NEEDS. SUCH AREAS PROVIDE A WIDE VARIETY OF GOODS AND SERVICES AND MUST BE CONSISTENT WITH THE OVERALL DEVELOPMENT OF THE CITY AND ITS ENVIRONS. THE PROVISIONS OF THIS ZONE ARE INTENDED TO ENSURE THAT SUCH COMMERCE WILL BE COMPATIBLE WITH ADJACENT, NONCOMMERCIAL DEVELOPMENT, AND TO MINIMIZE THE UNDESIRABLE EFFECTS OF HEAVY TRAFFIC, TYPE OF ACTIVITY, AND TO SET FORTH SITE REQUIREMENTS. 6

 2. RESIDENTIAL 6

 THE PURPOSE OF THIS CHAPTER IS TO PROVIDE FOR ATTRACTIVE, PLANNED, RESIDENTIAL DISTRICTS IN ACCORDANCE WITH THE GENERAL PLAN; TO PROVIDE A MEANS OF ACHIEVING GREATER QUALITY, VARIETY AND FLEXIBILITY IN RESIDENTIAL DEVELOPMENT ON RELATIVELY LARGE AREAS OF LAND; TO ENCOURAGE MORE IMAGINATIVE AND INNOVATIVE DESIGN OF PROJECTS; TO PROMOTE MORE DESIRABLE LIVING ENVIRONMENTS THAT WOULD NOT BE POSSIBLE THROUGH THE STRICT APPLICATION OF ZONING STANDARDS; TO ASSIST IN THE DEVELOPMENT OF OLD OR BLIGHTED NEIGHBORHOODS BY PROVIDING INCENTIVES FOR HIGHER QUALITY MULTIPLE RESIDENTIAL HOUSING AND PROJECT DESIGN; TO REQUIRE A MORE EFFICIENT USE OF OPEN SPACE, SEPARATION OF PEDESTRIAN AND VEHICULAR TRAFFIC AND INCREASED PROJECT AMENITIES; TO INSURE THAT SUCH PROJECTS WILL BE ASSETS TO THEIR SURROUNDING NEIGHBORHOODS, AND SAFEGUARDS WILL BE REQUIRED THROUGH THE CONDITIONAL USE PROCEDURE. THE OVERALL PLAN SHALL PROVIDE EQUIVALENT OR HIGHER STANDARDS OF DEVELOPMENT, OPERATION, LIGHT, AIR, SAFETY, CONVENIENCE AND AESTHETICS, THAN IF DEVELOPED UNDER THE UNDERLYING ZONE. 6

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TRIPOLI - AFFORDABLE FAMILY APARTMENTS

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I. INTRODUCTION

These Design Guidelines are required pursuant to the City of Coachella C-G PD (General Commercial, Planned Development). This Overlay Zone will provide for a mixed-use development for up to 108 apartments with approximately 3,000 square feet of ground floor commercial uses and urban open space.

The purpose of these Design Guidelines are to provide guidance for development, construction, new buildings, building additions, site work and landscaping. These guidelines will be used in addition to the zoning in establishing permitted uses, activities and development standards.

These guidelines may be amended from time to time. It is the owner's responsibility to be sure they have current Guidelines and have reviewed all applicable sections, ordinances or regulations that may affect any improvements.

The illustrations, photos and exhibits in this document are intended to convey a concept, not detailed construction drawings for construction. The intent of these guidelines are to provide a framework for preparing construction drawings for approval.

In the event of a conflict between these guidelines and any local, state or federal building and zoning codes. The jurisdictional approved documents shall govern.

Figure 1. Conceptual Site Plan

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LEGEND

- RETAIL
- COMMUNITY
- UNITS
- CIRCULATION
- SUPPORT
- STORAGE/MECH

PROJECT RESUME

Building A										
Unit Type	Level 1	Level 2	Level 3	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking	
Type 1: 1 BR/1Bath inside corner	2	4	4	10	581	5,810	1	0.5	5	
Type 2: 1 BR/1Bath	1	1	1	3	586	1,758	1	0.5	1.5	
Type 3: 2 BR/1Bath	5	6	6	17	799	13,583	1	0.5	8.5	
Type 4: 3 BR/2Bath	4	5	5	14	1,061	14,854	1	0.5	7	
Total	12	16	16	44		36,005			22	
Amenities										
Retail	1805	0	0			1,805	(4/1000)*40%		2.89	
Laundry	494	0	0			494				
Lobby	762	0	0			762				
Multi-Purpose Room	652	0	0							
Utility/ Storage	891	263	263			1,417				
Sub Total						4,478				
Building A Total (NSF)						40,483			24.89	
Net to Gross Ratio						23%				
Total Gross Square Feet						49,794				

Building B										
Unit Type	Level 1	Level 2	Level 3	Level 4	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking
Type 1: 1 BR/1Bath inside corner	0	1	1	1	3	581	1,743	1	0.5	1.5
Type 2: 1 BR/1Bath	1	3	3	4	11	586	6,446	1	0.5	5.5
Type 3: 2 BR/1Bath	8	9	9	9	35	799	27,965	1	0.5	17.5
Type 4: 3 BR/2Bath	4	4	4	3	15	1,061	15,915	1	0.5	7.5
Total	13	17	17	17	64		52,069			32
Amenities										
Retail	1413	0	0	0			1,413	(4/1000)*40%		2.26
Laundry	338	0	0	0			338			
Lobby	616	594	594	594						
Community Room	1296	0	0	0			1,296	(4/1000)*40%		2.07
Utility/ Storage	592	538	538	538			2,206			
Sub Total							5,253			
Building B Total (NSF)							57,322			36.33
Net to Gross Ratio							24%			
Total Gross Square Feet							71,079			

Site Calculations		GSF
Total GSF Buildings A+B		120,873
Total Lot Area (Acres)	121,968	2.8
FAR		0.99
Total Units		108
Density (DU/A)		38.57

Unit Types	1BR	2BR	3BR	Total Units
Total By Unit Type	27	52	29	108
Unit Percent %	25%	48%	27%	100%
Parking Required				
	Area/ Units			61.22
Retail Parking Required	3,218 SF			5.15
Community Room Parking Required	1,296 SF			2.07
Residential Parking Required	108 Units			54.00
Guest Parking Required				0.00
Parking Provided				
On Street Parking Provided				41
On Site Parking Provided				118
Surplus				+97.8

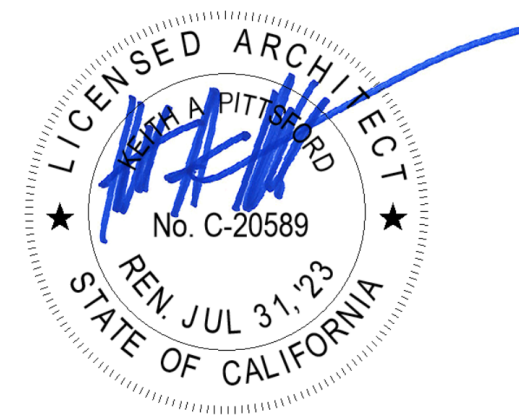


Figure 2. Conceptual Building Plans

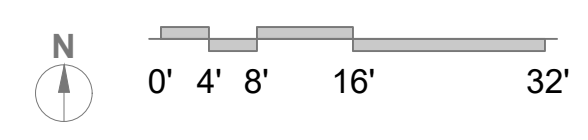
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- LEGEND**
- RETAIL
 - COMMUNITY
 - UNITS
 - CIRCULATION
 - SUPPORT
 - STORAGE/MECH

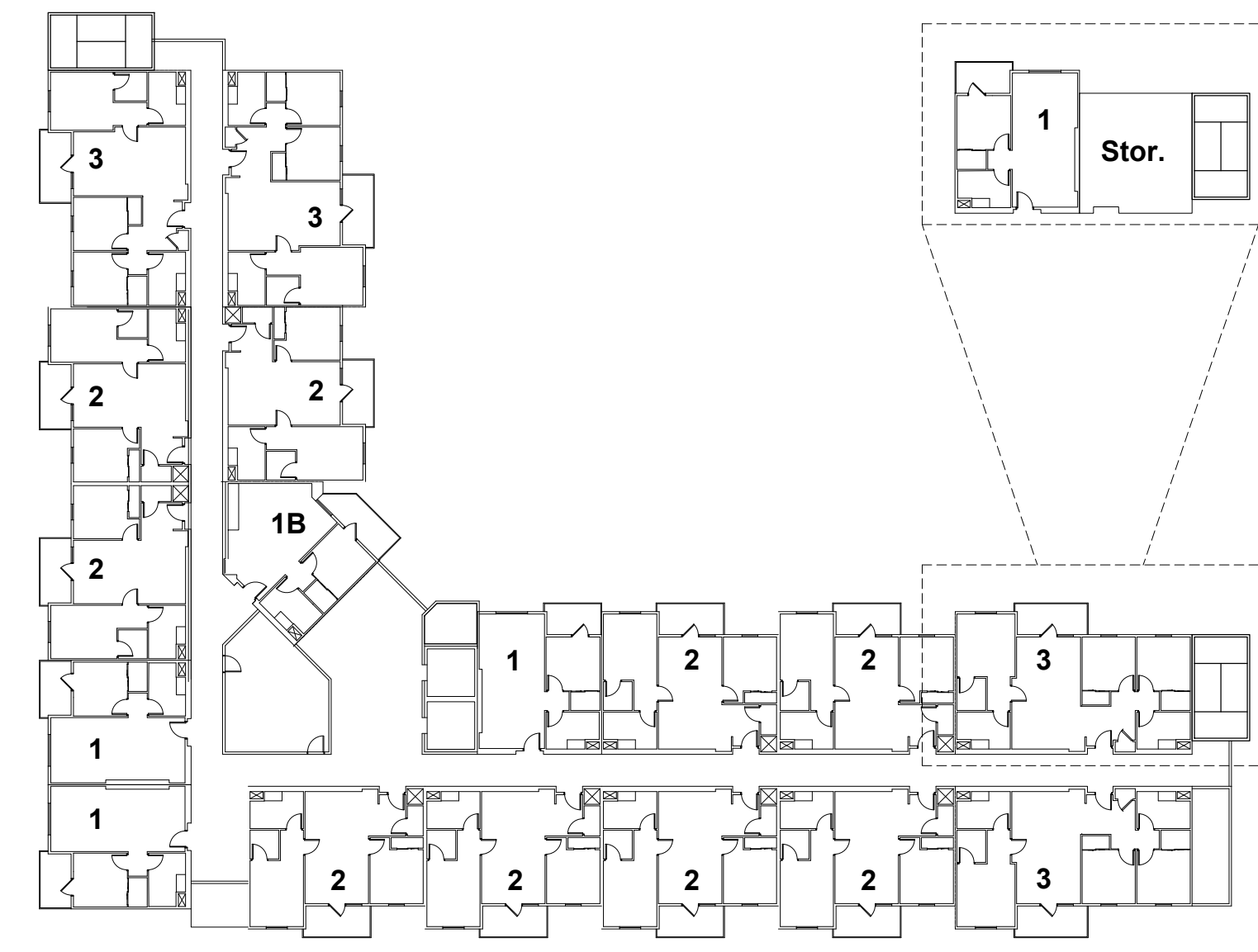
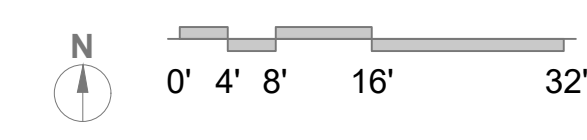


Building A | Level 2-3

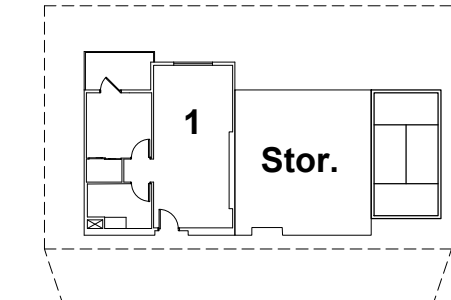
Building A | Floor Plan



Building B | Floor Plan



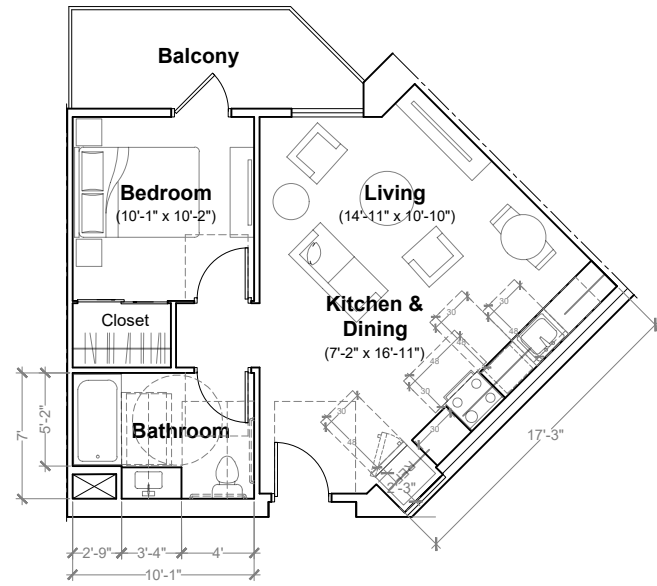
Building B | Level 2-3



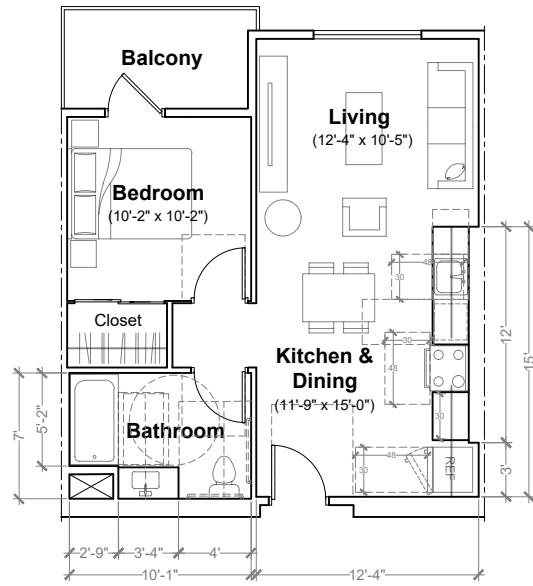
Building B | Only at Level 4

Figure 3. Conceptual Unit Plans

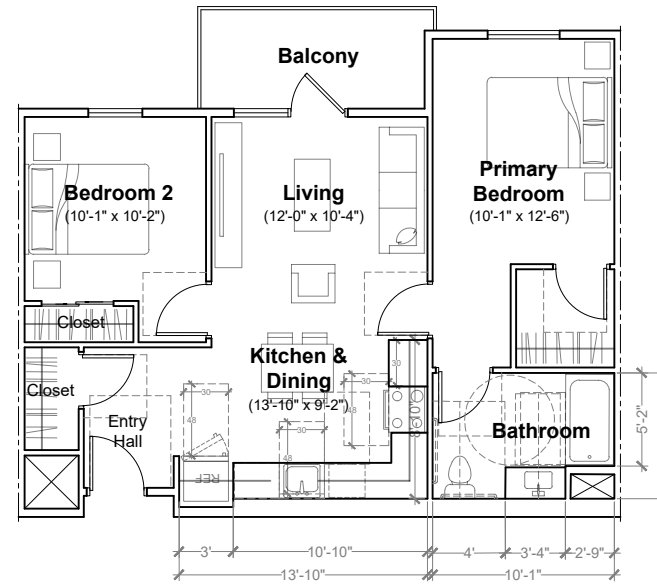
Unit Types



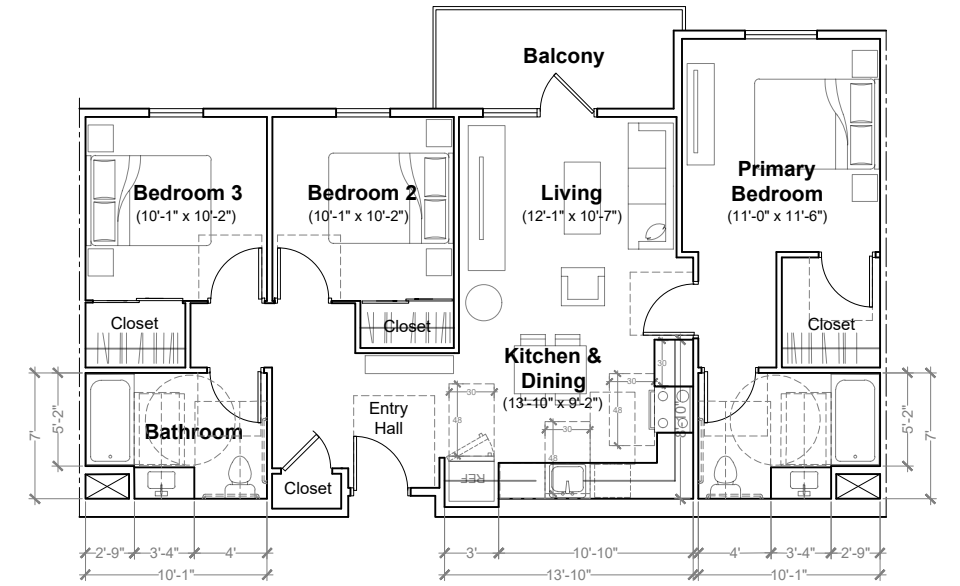
Unit Type 1
 1B - 1-Bedroom Unit
 1-Bath
 581 SQ. FT.



Unit Type 2
 1-Bedroom
 1-Bath
 586 SQ. FT.



Unit Type 3
 2-Bedroom
 1-Bath
 799 SQ. FT.



Unit Type 4
 3-Bedroom
 2-Bath
 1,061 SQ. FT.

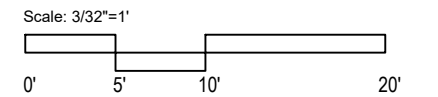


Figure 4. Conceptual Elevations









II. PROJECT DESCRIPTION

The proposed project consists of a mixed-use development on vacant land located on 2.79 acres. The site is in the City of Coachella within a Planned Development (PD) Overlay Zone for a future mixed-use building. The residential affordable apartments will consist of 108 units including twenty-nine (29) three-bedroom, fifty-two (52) two-bedroom and twenty-seven (27) one-bedroom units for families. The project includes one (1) residential unit for a fulltime onsite manager. The Commercial portion consist of two commercial locations. Building A proposes to build 1,805 sf retail space and will front onto 6th Street. Building B proposes to build 1,413 sf of retail space and will be located on the corner of Cesar Chavez and Bagdad Avenue. Building A will be a 3-story structure of wood frame construction with no elevators. Building B will be a 4-story structure of wood frame construction and include elevators. The project will incorporate green strategies such as low flow water fixtures and drought tolerant/native landscaping. The project will be energy effient and include solar for power generation. Onsite social services provided to residents at no charge.

A 1,296 sf Community Meeting Room along with a 652 sf Multi-Purpose room will serve the entire project and include a computer lab, kitchen, and leasing office. Laundry facilities will be located in each building. The project will include ADA accessibility and hearing/visually impaired units.

The architectural style utilizes the latest design guidelines from the “Pueblo Viejo Implementation Strategy Plan”. This will consist of private patios and balconies along with tower elements.

A. C-D PD (GENERAL COMMERCIAL PLANNED DEVELOPMENT) OVERLAY ZONE)

1. Commercial

This intent of this zone is to provide for and encourage the orderly development of commercial areas designed to serve the community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. The provisions of this zone intend to ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements.

2. Residential

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively

**AFFORDABLE FAMILY APARTMENTS
DESIGN GUIDELINES**

large parcels of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience and aesthetics, than if developed under the underlying zone.

B. PROPERTY DEVELOPMENT STANDARDS

The following Property Development Standards shall apply. Dimensions and standards are minimums, and minor variations may be permitted subject to Zoning Administrator review approval, providing the minimums specified herein are maintained as average minimums.

Setbacks:	
Front Yard	Minimum 5-foot from property lines, except a maximum of 10-foot setback is required along all street commercial or retail frontages.
Interior Side Yard	Minimum 5-feet from property line,
Rear Yard	5-feet from property line.
Building Height	60-feet 4-story, 50-feet 3-story
Parking:	Residential: 0.5 per one-bedroom, 0.5 per two-bedroom, 0.5 per three-bedroom. Guest parking 0%.
	Retail/Commercial: 40% of 4/1000 sf.
Unit Size:	1-bedroom 570 sf 2-bedroom 780 sf 3-bedroom 1,000 sf

Walls and Fences:

Walls and fences are subject to the regulations set forth in the City of Coachella Zoning Ordinance. Fencing and wall design shall adhere to the parameters described in these Design Guidelines and/or Codes, Covenants and Restrictions.

Apartment Development:

Conceptual Site Plan is depicted on Figure 1, Conceptual Floor Plans are depicted on Figure 2, Conceptual Unit Plans are depicted on Figure 3 and Conceptual Elevations are depicted on Figure 4.

Animal Keeping:

Consistent with an affordable type of community proposed, pets and animal raising are not permitted.

C. PARKING REGULATIONS

All off-street parking shall be in accordance with the regulations set forth by the State of California Density Bonus Law. Parking areas shall be landscaped in accordance with these Design Guidelines.

D. GENERAL GUIDELINES – PROJECT THEME

The project is designed as an 100% Affordable Apartment Project whereby the natural character of the site and surroundings are integrated into the community design (Figure 6 Landscape Concept Plan). A landscape theme reminiscent of early California Heritage is used. Landscape themes on 6th Avenue will continue the current design associated with the adjacent Pueblo Viejo Villas project and the DPSS building. The property features quality commercial themes along the frontages of the community serving facilities located on Cesar Chavez and 6th Street. The project will extend these themes down Tripoli Way and Bagdad with angled parking with landscape pockets. This project will benefit by the Sunline Transit Center which is located on the southeast corner of 4th Street and Cesar Chavez.

E. PURPOSE AND INTENT

The purpose and intent of these Design Guidelines is to integrate appropriate planning, architectural and landscape architectural elements within the community and to guide the City of Coachella in the building of the project. The intent of these guidelines is to establish an individual identity, yet blend in with the overall community theme, as well as to blend with the overall community character of Coachella.

These guidelines, together with the other sections of this document, provide the basis of design consistency and serve as an instrument of approval by the City of Coachella Planning Department. This document is used together with the City of Coachella Zoning Ordinance, Building Codes and Planning Regulations that may be amended from time to time. In addition, changes may be made to these guidelines over the life of the project to further enhance the community.

F. LANDSCAPE DESIGN GUIDELINES

To reinforce the character of the project, landscape design guidelines for development is set forth in this section, compliment the qualities of the natural environment and surrounding community character. The project incorporates several development standards typical of rural desert communities such as roads without sidewalks, trails and informal landscaping. Public Roads designed to City standards, flow with the

**AFFORDABLE FAMILY APARTMENTS
DESIGN GUIDELINES**

neighborhood and provide continuity. Streetscapes, as well as project entries and key focal points entering the community emulate the character through appropriate signage, landscaping and materials. The project landscape palette complements the themes and character for the City of Coachella.

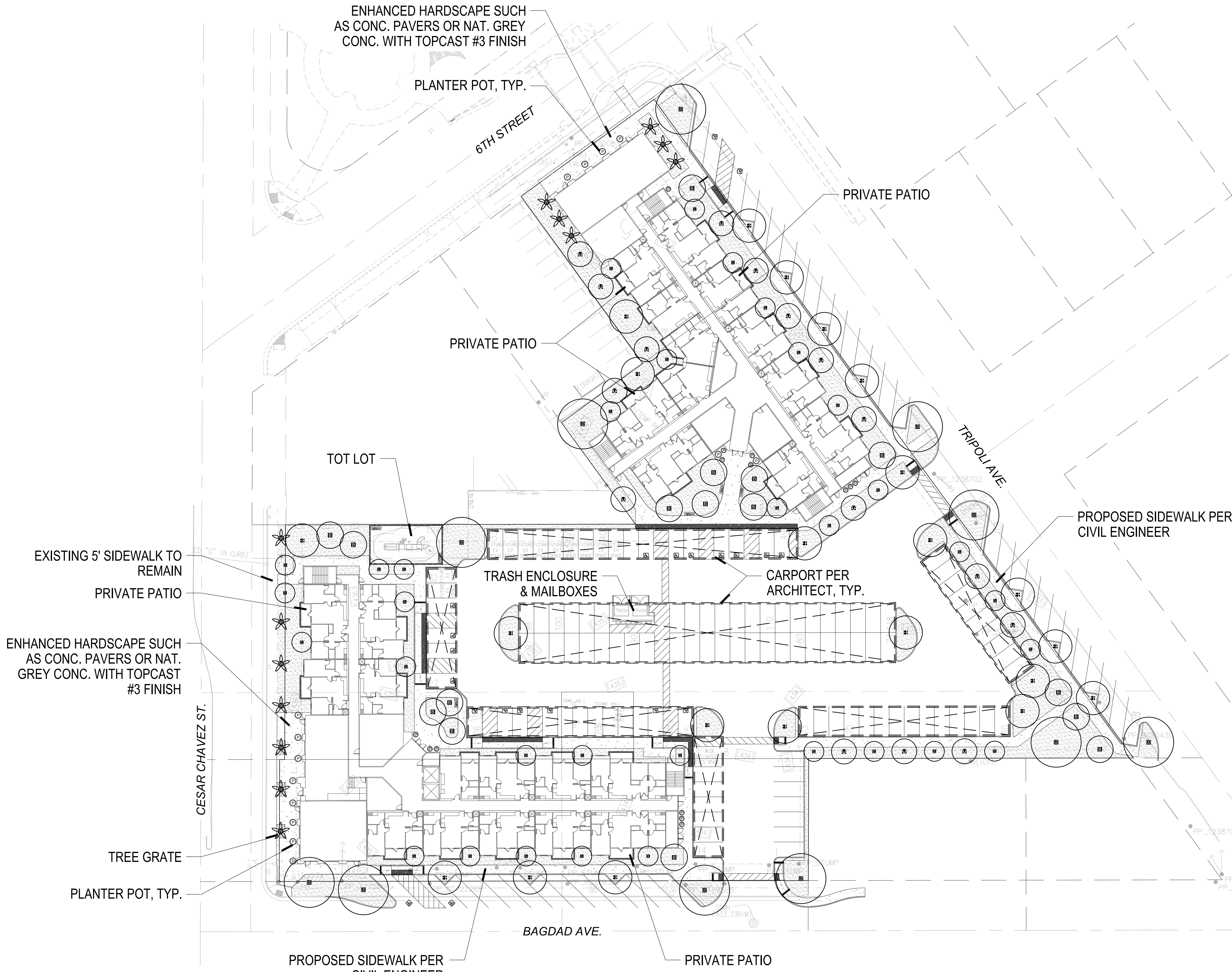
Adherence to these guidelines helps ensure a quality living environment by creating design continuity throughout the project.

The Landscape Design Guidelines consist of a written summary and graphic exhibits that address the design of typical project elements. All project entry monuments, street scenes, community edges, boundaries and recreation amenities are delineated to further explain the personality of the community. The objectives of the Landscape Design Guidelines are:

- To provide guidance in formulating precise development plans.
- To provide a guide for public agencies, builders, engineers, architects, landscape architects, other professionals and homeowners.
- To provide the City of Coachella assurances that the project develops in accordance with the quality and character proposed in this document.

The Plant Material Guidelines section presents the overall community landscape concept and plant material palette. Information relative to seasonal planting constraints, climate constraints, planting installation, irrigation installation and landscape maintenance are presented as an aid to successful implementation.

Figure 5. Landscape Concept Plan

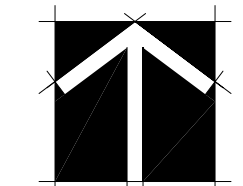
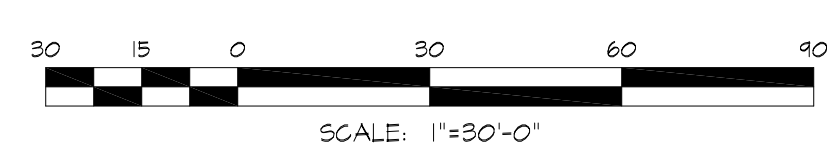


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	16' BTH	M
SHRUBS	COMMON NAME	SIZE	WUCOLS	
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	COMMON NAME	SIZE	WUCOLS	
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	COMMON NAME	SIZE	WUCOLS	
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRON LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE		SQ. FT.

TRIPOLI
CHELSEA INVESTMENT COMPANY

COACHELLA, CALIFORNIA
LANDSCAPE CONCEPT PLAN



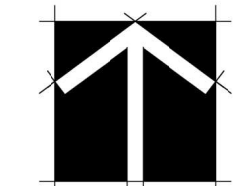
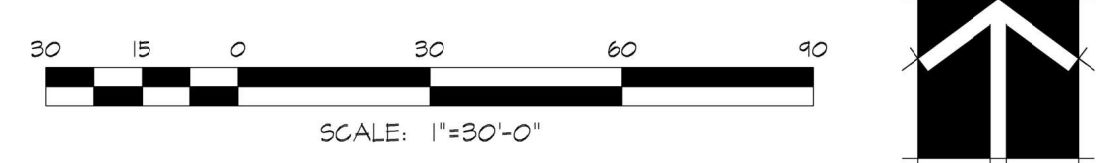
SHEET: L-01
PROJECT #: 21-017
DATE: 02/18/2022
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977
**LANDSCAPE
ARCHITECTURE
& PLANNING**

PROJECT NAME: February 15, 2022



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA ANEURA	MULGA	24"BOX	L
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	16' BTH	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	ACACIA REDOLENS	BANK CATCLAW	5 GAL	VL
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRON LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		DECOMPOSED GRANITE		SQ. FT.



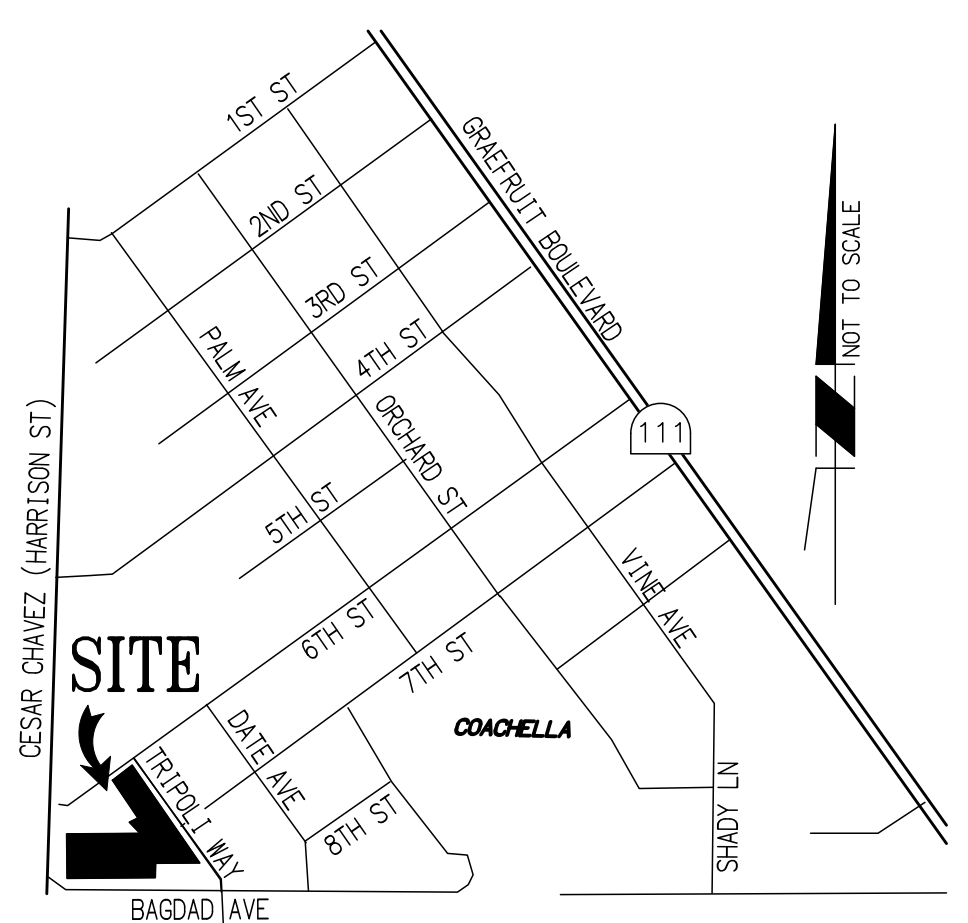
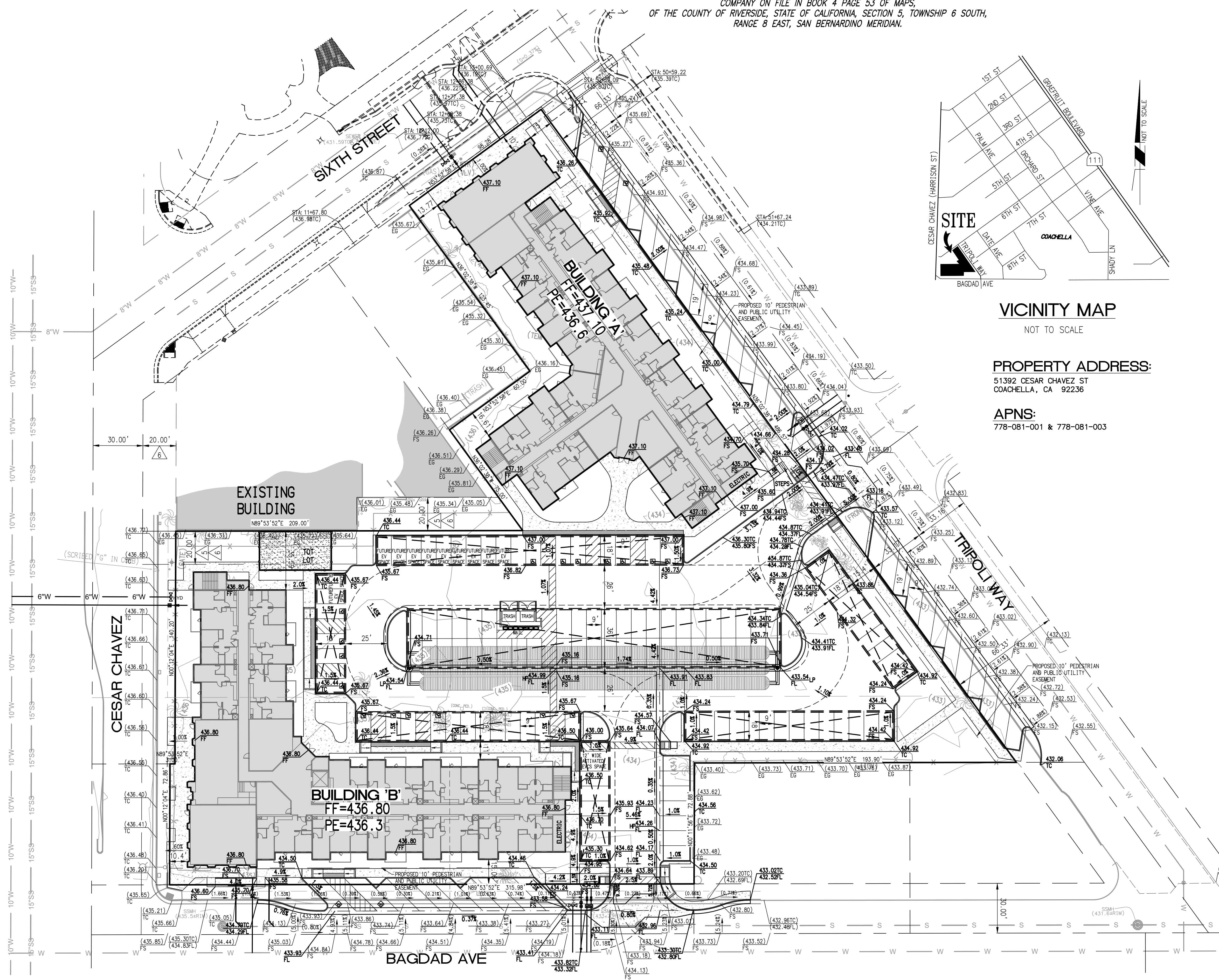
PROJECT NAME: F080003-15-2022

Figure 6. Conceptual Civil Plan

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.



VICINITY MAP

NOT TO SCALE

PROPERTY ADDRESS:

51392 CESAR CHAVEZ ST
COACHELLA, CA 92236

APNS:

778-081-001 & 778-081-003

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTINUOUS OPERATING GPS BASE STATION STATIONS P491 AND PIN1, (EPOCH 2017.50) COORDINATES, AS COMPUTED AND PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC), BEING: **NORTH 78° 59' 35.49" WEST.**

DATUM STATEMENT:

COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (EPOCH 2017.50), BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC):

P491 N 2,152,729.752 E 6,568,729.532

PIN1 N 2,166,429.728 E 6,498,293.942

COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GROUND UNLESS NOTED OTHERWISE. TO CONVERT GRID INVERSE DISTANCES TO GROUND DISTANCES, DIVIDE GRID DISTANCE BY 0.9999802878 COMBINED FACTOR TO OBTAIN GROUND DISTANCE.

CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT COORDINATES OF N. 2,189,636.169, E. 6,583,240.108, USING AN ELEVATION OF -65.999 FEET (NAVD88).

BENCHMARK

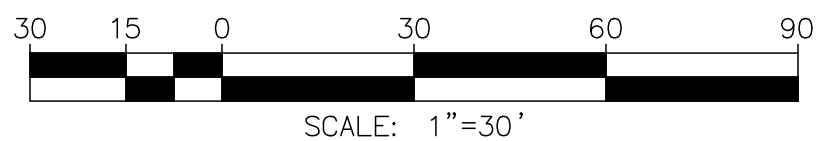
BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD88 + 500 FEET DESCRIPTION: 3 1/2" BRASS DISK SET IN TOP OF THE NORTHWEST CORNER OF A 1.5 FOOT HIGH PLANTER WALL AROUND THE "CITY OF COACHELLA" MONUMENT SIGN, LOCATED 25 FEET SOUTHEAST FROM THE BEGINNING OF THE SOUTH CURB RETURN AND 35 FEET SOUTH WEST OF SOUTHERLY CURB RETURN LOCATED AT THE INTERSECTION OF GRAPEFRUIT BLVD. (HIGHWAY 111) AND CESAR CHAVEZ (HARRISON STREET).

TITLE REPORT SCHEDULE B EXCEPTIONS:

- 5. AN EASEMENT FOR ROADS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 1961 AS INSTRUMENT NO. 78010 OF OFFICIAL RECORDS. IN FAVOR OF: TED KOLETOS AND ANGELA J. KOLETOS, HUSBAND AND WIFE, AS JOINT TENANTS AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)
- 6. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 07, 1968 AS INSTRUMENT NO. 76372 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COACHELLA AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)

OWNERSHIP:

TITLE TO SAID ESTATE OF INTEREST AT THE AT THE TIME OF THE SURVEY, AS DISCLOSED BY THE PRELIMINARY TITLE REPORT IS VESTED IN:
R & L O'CONNELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY



G. STREET SCENES

The street scene guidelines establish street hardscape, furniture, landscape development, as well as a framework for consistency of design. All landscaping construction drawings require approval of the City of Coachella Planning Department.

Cesar Chavez “Major Road”

Primary project Frontage is located along the Western Property Line. This street scene development provides for community commercial elements and serves as an introduction to the Commercial uses. The Cesar Chavez street scene is designed to accommodate pedestrian uses and local traffic from the apartments and Transit Center.

The street tree-planting concept for Cesar Chavez, features a row of trees and sidewalk adjacent to the commercial activity. The area between the sidewalk and residential units will be landscaped with desert planting and decomposed granite. The area adjacent to commercial spaces shall be enhance concrete which reflect a local natural appearance.

6th Street

This is a local road that has been enhance and is a primary access to the City facilities. The intent is to encourage visitors to walk along shaded walkways, trellis's and tree canopies. Elements to be included are landscape planters, interlocking permeable pavers, bike racks, and street trees in planters, benches, sidewalk opening, decorative roadway crossings and trash receptacles.

Tripoli Way

This is a local road intended to complete the circulation between the existing residential and commercial activity to the south to Bagdad Avenue. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming. Additional traffic calming measure may be required if undesirable conditions are determined.

Bagdad Avenue

This is a local road intended to connect eastern neighborhoods to Cesar Chavez. The roadway has been design to accommodate angled parking which provides character along with landscape pockets in an urban style to reduce traffic speeds and provide for traffic calming.

Landscape Planting and Irrigation

Overall plant material selection for given project areas has compatible drought resistant characteristics wherever possible. Irrigation programming is designed to minimize water application for the entire landscape setting. The limited plant material selections for common landscape areas are contained in the following plant palettes. Plant material not listed may be utilized provided it is appropriate to the intended community character, site conditions and concerns for maintenance.

COMMUNITY PLANT PALLET

Botanical Name	Common Name
Trees	
Acacia Aneura	Mulsa
Bauhinia x blakeana	Hong Kong Orchid
Chilopsis L. 'Timeless Beauty'	Desert Willow
Ebenopsis Ebano	Texas Ebony
Ulmus Parvifolia 'Drake'	Drake Elm
Washington Filifera	California Fan Palm
Large Shrubs	
Encelia Californica	Brittlebush
Leucophyllum Fruitescens	Texas Ranger
Salvia Leucantha	Mexican Bush Sage
Small Shrubs	
Carex Tumulicola	Foothill Sedge
Dalea Greggii	Trailing Indigo Bush
Dasylyron Wheeleri	Spoon Yucca
Festuca Glauca	Elijah Blue
Nandina 'Compacta'	Dwarf Nandina
Rosa x 'Noare'	Carpet Rose
Stipa Tenuissima	Mexican Feather Grass
Ground Cover	
Decomposed Granite	DG