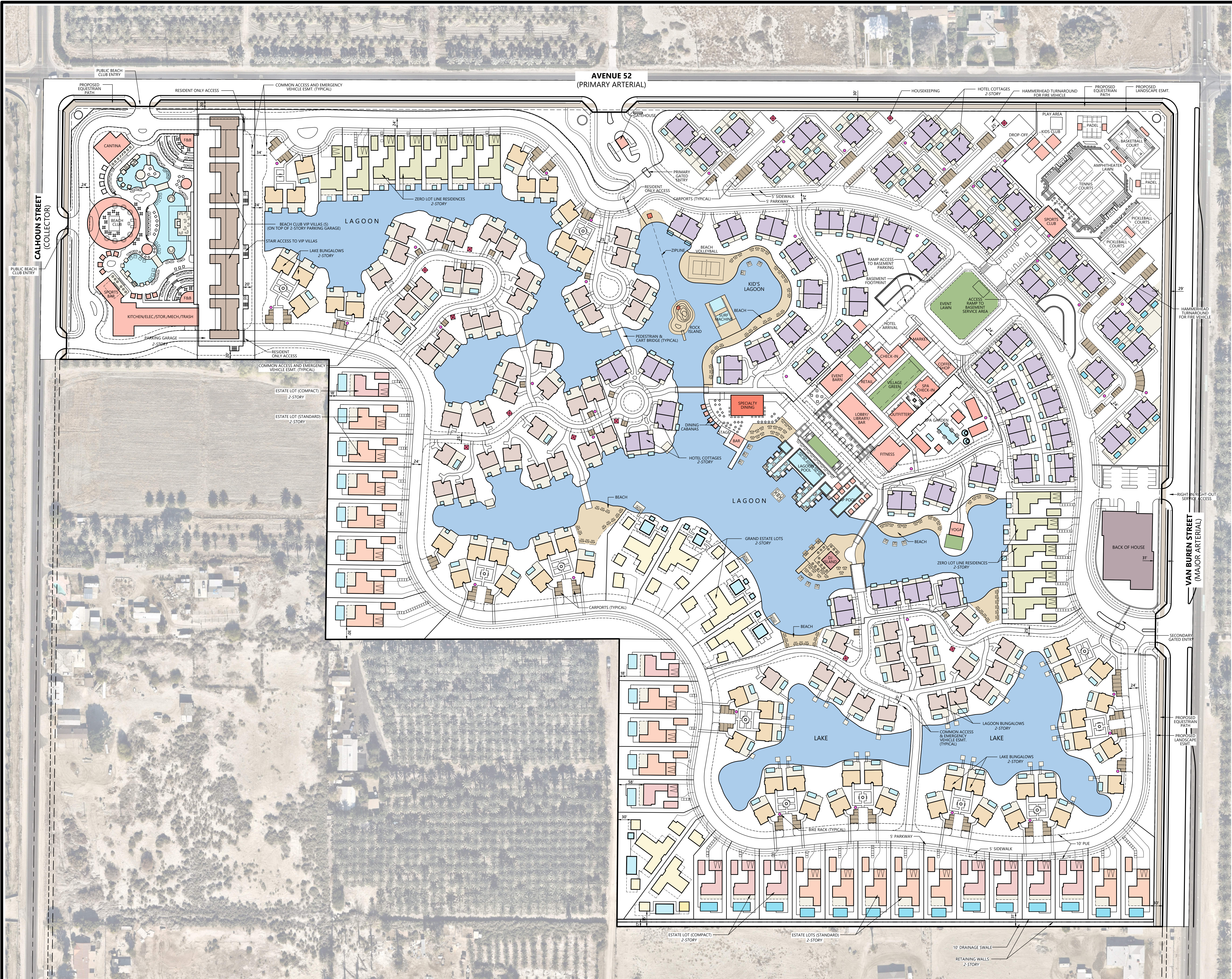




THE CITY OF COACHELLA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TECHNICAL SITE PLAN

EXHIBIT DATE: SEPTEMBER 16, 2026

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER	RELEVANT COACHELLA OWNER, LLC		
ADDRESS	6417 SELMA AVENUE HOLLYWOOD, CALIFORNIA 90028		
CONTACT	GRANT KING		
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	DECEMBER 22, 2021	TELEPHONE	(951) 687-4252
ASSESSOR'S PARCEL NUMBERS	780-040-001, 780-040-003, 780-060-001 & 780-060-002		

LEGAL DESCRIPTION	BEING A PORTION OF NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN.		
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LAND USE DESCRIPTION	ACREAGE
EXISTING GROSS AREA	87.16 AC.
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (CALHOUN STREET, AVENUE 52 & VAN BUREN STREET)	6.02 AC.
PROPOSED NET AREA	81.14 AC.

PROJECT STATISTICS	LOT SIZE	# BEDS	# STORIES	# UNITS	FLOOR AREA (SF)
SINGLE-FAMILY RESIDENTIAL	100' X 160'	6	2	6	8,665 SF/UNIT ¹
GRAND ESTATE LOT	75' X 150'	4-5	2	17	4,721 SF/UNIT ¹
ESTATE LOT (STANDARD)+ADU ⁴	75' X 150'	4-5	2	10	4,403 SF/UNIT ¹
ESTATE LOT (COMPACT)	60' X 150'	4-5	2	12	4,585 SF/UNIT ¹
ZERO LOT LINE RESIDENCE	N/A	3-4	2	61	2,600 SF/UNIT ¹
LAGOON BUNGALOW	N/A	3-4	2	51	2,600 SF/UNIT ¹
LAKE BUNGALOW	N/A	1	1	5	4,629 SF/UNIT ¹
BEACH CLUB VIP VILLAS	N/A	1	1	5	32,245 SF ² (TOTAL)
TOTAL				162	646,177 SF ²

CONDO HOTEL					
HOTEL COTTAGES (1ST FLR.)	NA	1	1	120	1,248 SF/UNIT
HOTEL COTTAGES (2ND FLR.LOCKOFF)	NA	1	1	120	1,149 SF/UNIT
TOTAL				240	287,640 SF

MAIN CLUB AMENITIES	256,531 SF ³
PUBLIC BEACH AREA	16,173 SF ³
SPORTS CENTER	5,100 SF ³

PARKING PROVIDED	CAR SPACES	PARKING RATIO	CART SPACES
HOTEL (2-LEVEL BASEMENT PARKING GARAGE)	360	REFER TO PAGE 38 ⁶	50
HOTEL (SURFACE PARKING AT GROVE)	50	FOR PARKING DEMAND ANALYSIS & NARRATIVE	
HOTEL (SURFACE PARKING AT BOH)	18		
TOTAL HOTEL PARKING PROVIDED	428		-
BEACH CLUB (2-LEVEL PARKING GARAGE)	321	REFER TO PAGE 40 ⁶	
BUNGALOWS (VEHICULAR ACCESS)	51	1.0 SPACES/UNIT	
BUNGALOWS (CART ACCESS)	61 ⁵	1.0 SPACES/UNIT	104
ZERO LOT LINE LOTS	24	2.0 SPACES/UNIT	-
ESTATE LOTS	54	2.0 SPACES/UNIT	27
GRAND ESTATE LOTS	12	2.0 SPACES/UNIT	12
TOTAL RESIDENTIAL PARKING PROVIDED	202		193

NOTES :
1. INTERIOR FLOOR AREA ONLY. DOESN'T INCLUDE EXT. COVERED AREA AND ADU AREA
2. INCLUDES EXT. COVERED AREA AND ADU AREA
3. PLEASE REFER TO LANDSCAPE PACKAGE FOR COMPLETE BLDG. PROGRAMMING
4. ADU FLOOR AREA = 518 SF
5. PROVIDED IN HOTEL PARKING STRUCTURE
6. PLANNING AND LANDSCAPE ARCHITECTURE SUBMITTAL MATERIALS FOR CITY OF COACHELLA VALLEY

BIKE RACK LOCATION

EV PARKING SPACES PROVIDED PER 2025 CAL GREEN CODE
SINGLE-FAMILY RESIDENTIAL : 157 SPACES (1 EV SPACE PER UNIT)
HOTEL : 428 x 65% = 279 EV READY AND EV CAPABLE SPACES
BEACH CLUB : 321 x 40% = 129 EV READY AND EV CAPABLE SPACES

WATER AMENITIES	AREA
HOTEL LAGOON	9.0 ACRES
LAKE	2.4 ACRES
BEACH CLUB LAGOON	0.4 ACRES
TOTAL	11.9 ACRES

ABBREVIATIONS

(E)	EAST
(S)	SOUTH
(W)	WEST
(N)	NORTH
APN	ASSESSOR'S PARCEL NUMBER
BRDRY	BOUNDARY
CA	CALIFORNIA
C&G	CURB AND GUTTER
EDG	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
M.B.	MAP BOOK
NO.	NUMBER
N.T.S.	NOT TO SCALE
Q/H	OVERHEAD
PL	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
SF	SQUARE FEET
TYP.	TYPICAL
UG	UNDERGROUND

LEGEND

679.7	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING EASEMENT DELTA
---	EXISTING EASEMENT
---	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 WATER
---	EXISTING SEWER FORCE MAIN
---	EXISTING WATER
---	PROPOSED TENTATIVE TRACT MAP BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE

