

KEY MAP N.T.S.



**PROJECT INFORMATION**

JURISDICTION: CITY OF COACHELLA, CA  
 EXISTING ZONING: CG (GENERAL COMMERCIAL)

**SITE INFORMATION**

SITE AREA: SHOPS: ±0.90 AC (± 39,211 SF)  
 PAD 1: ±1.27 AC (± 55,511 SF)  
 PAD 2: ±0.90 AC (± 39,135 SF)  
 TOTAL: ±3.07 AC (±133,857 SF)

BUILDING AREA: SHOPS: ±4,500 SF  
 PAD1: ±4,088 SF  
 PAD 2: ±2,000 SF  
 TOTAL: ±10,588 SF  
 (NOT INC. UTILITY AREAS)

SITE COVERAGE: SHOPS: ±11.48% (±5,000 SF/AC)  
 PAD 1: ±7.36% (±3,219 SF/AC)  
 PAD 2: ±5.111% (±2,222 SF/AC)  
 TOTAL: ±7.91% (±3,449 SF/AC)  
 (NOT INC. UTILITY AREAS)

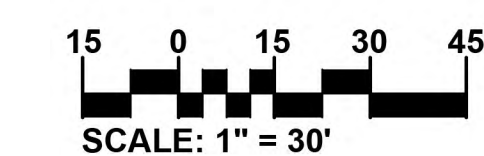
**PARKING INFORMATION**

PARKING REQUIREMENT:  
 RESTAURANT: 1/45 SF OF CUSTOMER AREA +  
 1/200 SF OF NON-CUSTOMER AREA  
 GENERAL COMMERCIAL: 1/250 SF

STALLS REQUIRED:  
 SHOPS: ±4,500 SF x 35% = ±1,575 SF CUSTOMER AREA  
 ±4,500 SF x 65% = ±2,925 SF NON-CUSTOMER AREA  
 ±1,575 SF @ 1/45 SF = 35 STALLS REQUIRED  
 ±2,925 SF @ 1/200 SF = 15 STALLS REQUIRED  
 TOTAL: 50 STALLS REQUIRED  
 PAD 1: ±4,088 SF @ 1/250 SF = 17 STALLS REQUIRED  
 PAD 2 : ±2,000 SF x 35% = ±700 SF CUSTOMER AREA  
 ±2,000 SF x 65% = ±1,300 SF NON-CUSTOMER AREA  
 ±700 SF @ 1/45 SF = 16 STALLS REQUIRED  
 ±1,300 SF @ 1/200 SF = 7 STALLS REQUIRED  
 TOTAL: 23 STALLS REQUIRED  
 TOTAL: 90 STALLS REQUIRED

STALLS PROVIDED:  
 SHOPS: 51 STALLS PROVIDED  
 PAD 1: 22 STALLS PROVIDED  
 PAD 2: 24 STALLS PROVIDED  
 TOTAL: 97 STALLS PROVIDED

PARKING RATIO:  
 SHOPS: ±11.33/1,000 SF  
 PAD 1: ±5.38/1,000 SF  
 PAD 2: ±12.0/1,000 SF  
 TOTAL: ±9.16/1,000 SF



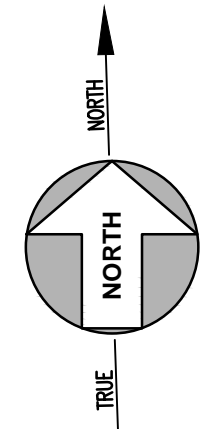
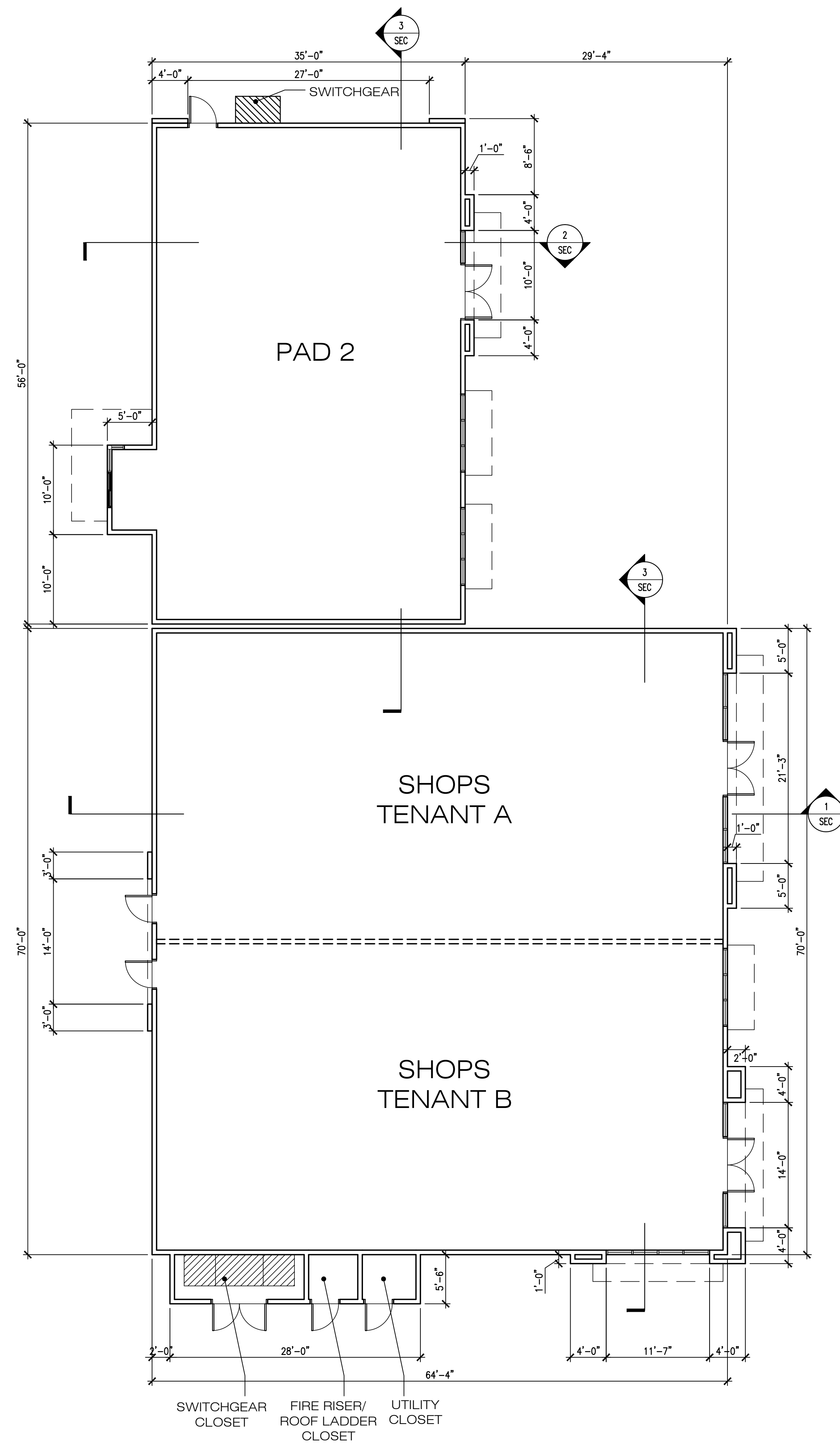
# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET

### COACHELLA, CALIFORNIA

## SITE PLAN

Scale: 1" = 30'  
 May 14, 2020



# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET

### COACHELLA, CALIFORNIA

## FLOOR PLANS

Scale: 1/8" = 1'-0"  
 May 14, 2020

F:\19\19680 - Coachella, NEC Harrison & First Streets\Design\Floor  
 Plan\19680 - Floor Plan.dwg  
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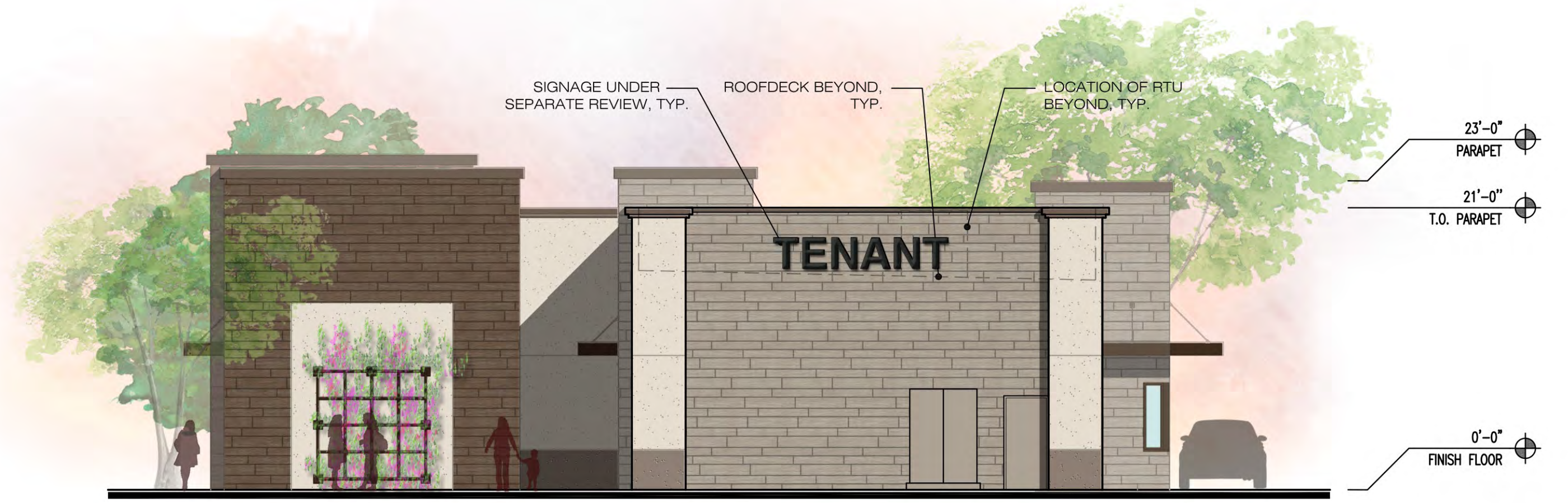
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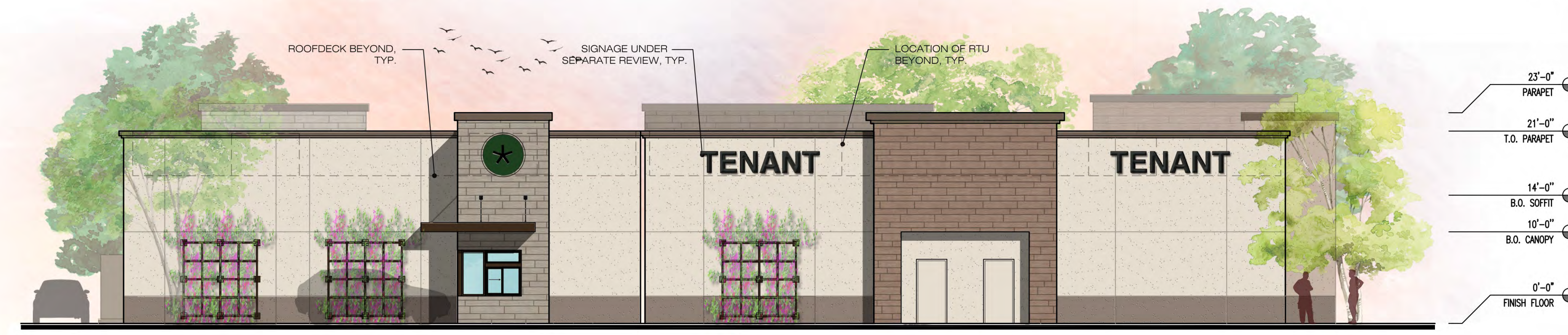
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

	HARDIE PANEL W/PAINT SHERWIN WILLIAMS "MEGA GREIGE" SW7031		PLASTER SHERWIN WILLIAMS "PACER WHITE" SW6098		PLASTER SHERWIN WILLIAMS "SPALDING GREY" SW6074		CORNICE PLASTER SHERWIN WILLIAMS "HOMESTEAD BROWN" SW7515		STOREFRONT & CANOPY- DARK BRONZE ANODIZED ALUMINUM
	HARDIE PANEL W/PAINT SHERWIN WILLIAMS "MOCHA" SW6067		HARDIE PANEL W/PAINT SHERWIN WILLIAMS "HALF-CAFF" SW9091		PLASTER SHERWIN WILLIAMS "COOL BEIGE" SW9086		METAL DOOR SHERWIN WILLIAMS "PACER WHITE" SW6098		METAL DOOR SHERWIN WILLIAMS "MEGA GREIGE" SW7031

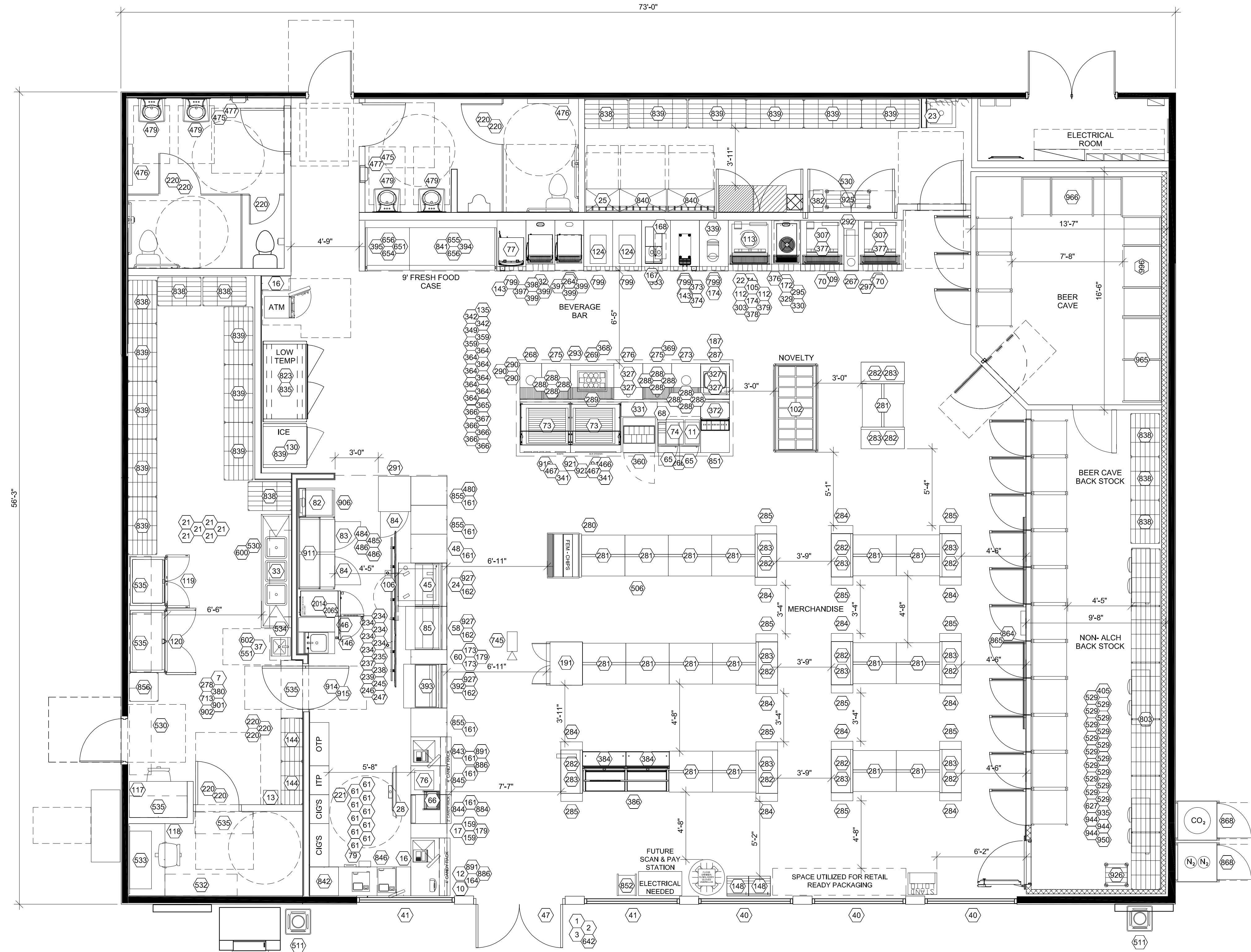
NOTE:  
ALL COLORS/MATERIALS  
TO BE CONFIRMED WITH  
PHYSICAL SAMPLES WHEN  
POSSIBLE.

# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

### ELEVATIONS

Scale: 1/8" = 1'-0"  
May 14, 2020



**LAYOUT INFORMATION**

ROLLER GRILLS	2 (SELF SERVE)
SANDWICH CASE	9'
ALC. VAULT DOORS	3
NON ALC. VAULT DRS	11
LOW TEMP DOORS	2
ICE MERCH. DOORS	1
NOVELTY CASE	1
BAKERY CASE	1 (LG)
SLURPEE BARRELS	8
GONDOLA UNITS (60"H)	38
END CAPS (60"H)	13
POWER WINGS	(20) - NOT IN TOTAL
LOW WALLS (36"H)	00
HIGH WALLS (72"H)	00
TOTAL	51

TOTAL SQ FT = 4,100 SF  
 SALES FLOOR AREA = 2,382 SF

GAS: YES      LIQUOR: NO  
 BEER: YES     WINE: YES

OCCUPANCY LOAD (>49) = 43  
 TRAVEL DISTANCE (<200) = 108'  
 COMMON PATH OF TRAVEL (<75) = 48'  
 RESTROOMS REQUIRED = 2  
 EXITS REQUIRED = 2

OVERHEAD SHELVES = 50 FT  
 FLOOR SHELVES = 71 FT

**WALL TYPE LEGEND**

EXISTING WALL	
EXISTING COLUMN	
NEW WALL	
NEW PARTIAL HEIGHT WALL	
NEW COOLER WALL	

**OCCUPANCY CALCULATION**

MERCHANDISE	2084 SF	/	60	=	35 PEOPLE
KITCHEN / SALES	298 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	1299 SF	/	300	=	5 PEOPLE
OFFICE	81 SF	/	100	=	1 PERSON
RESTROOM	338 SF	/	N/A	=	0 PEOPLE

**7-ELEVEN - 4,088 SF PROTO FLOOR PLAN**

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

APPROVED: YES  NO   
 12/20/19

Description							
Date							
Rev. #							
<p><b>7-ELEVEN, INC.</b>                  3200 Hackberry Rd, Irving, Texas 75063  <b>7-11 #</b></p>							
Job#:	2019335.75	Scale:	AS NOTED	Date:	12/23/19	Drawn By:	
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EXTERIOR ELEVATION - SOUTH SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION - EAST SCALE: 1/4" = 1'-0" 1

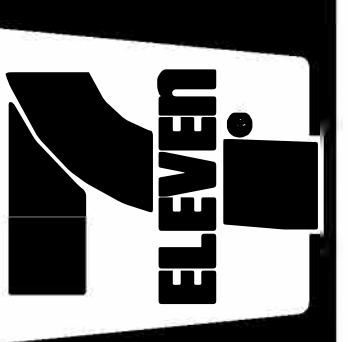
KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
- 5 ALUMINUM STOREFRONT SYSTEM
- 8 INTERNALLY ILLUMINATED FASCIA SIGN (UNDER SEPARATE PERMIT)
- 7 6" WHITE VINYL STREET ADDRESS
- 8 7-ELEVEN FILM STRIPING. APPLY PER SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 9 PREFABRICATED METAL CANOPY
- 10 EMERGENCY EGRESS LIGHT FIXTURE
- 11 WALL PACK FIXTURE
- 12 VENT GRILLE
- 13 EMERGENCY SHUT OFF FOR FUEL DISPS MTD AT 48-INCHES AFF
- 14 ALTERNATE LOCATION FOR EMERGENCY SHUT OFF FOR FUEL
- 15 EXTERIOR OUTLET MTD AT 24-INCHES AFF
- 16 EXTERIOR OUTLET AT 24-INCHES AFF
- 17 CO2 TANK CAGE
- 18 KNOX BOX
- 19 GAS METER
- 20 COMPOSITE SIDING
- 21 SMOOTH STUCCO
- 22 OVERFLOW ROOF DRAIN SPOUT; SET BOTTOM AT 6-INCHES AFS
- 23 EMERGENCY EXIT DOOR
- 24 ELECTRICAL ROOM DOOR

Rev. #	Date	Description

PROTO 02-28-2019

7-ELEVEN, INC.  
 3200 HACKBERRY RD., IRVING TEXAS 75063  
 7-ELEVEN #1044881  
 CESAR CHAVEZ STREET AND 1ST STREET  
 COACHELLA, CA 92236  
 EXTERIOR ELEVATIONS

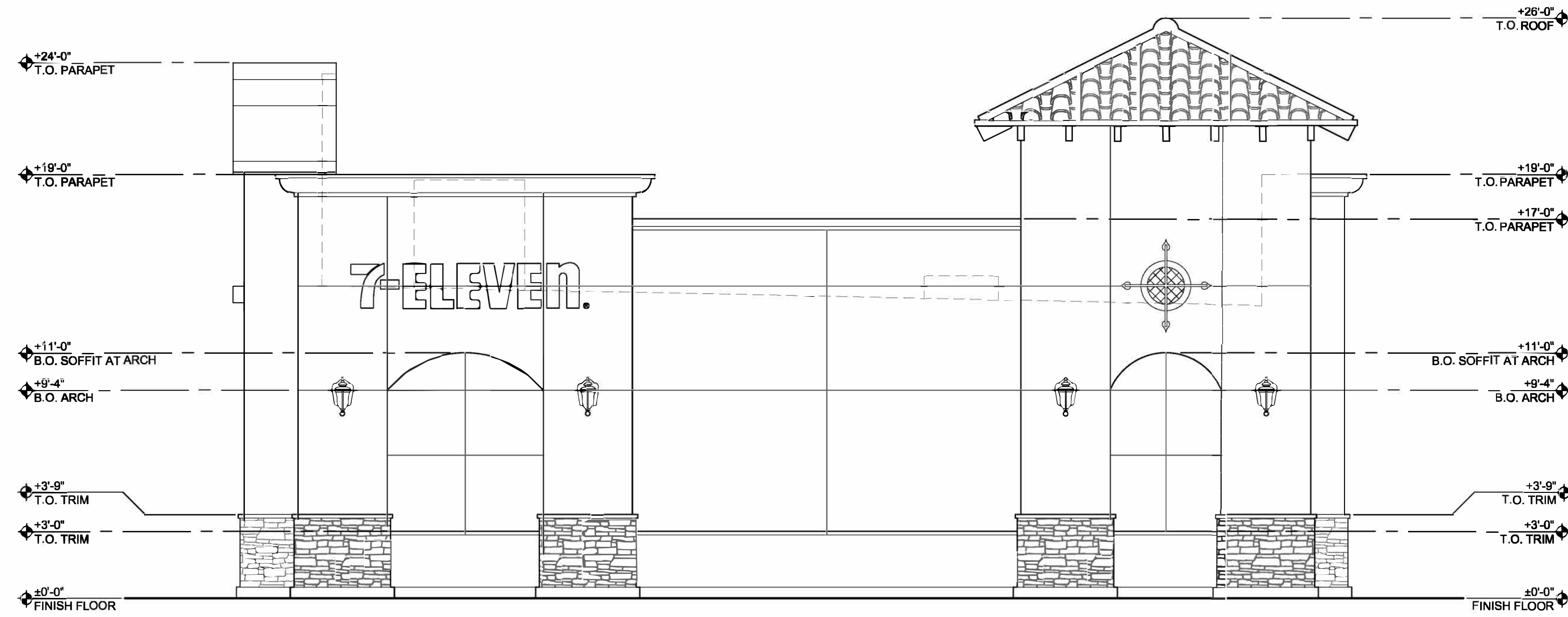


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EXTERIOR ELEVATION - NORTH SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION - WEST SCALE: 1/4" = 1'-0" 1

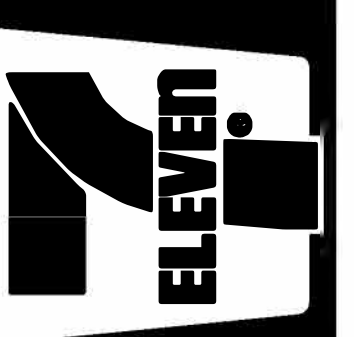
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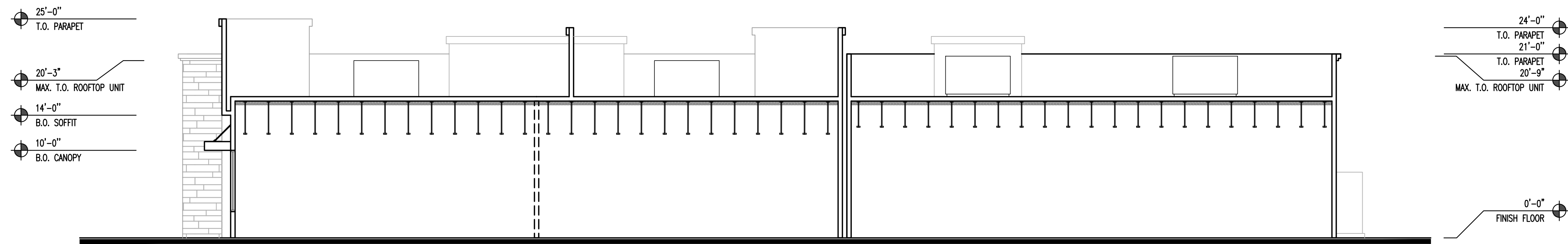
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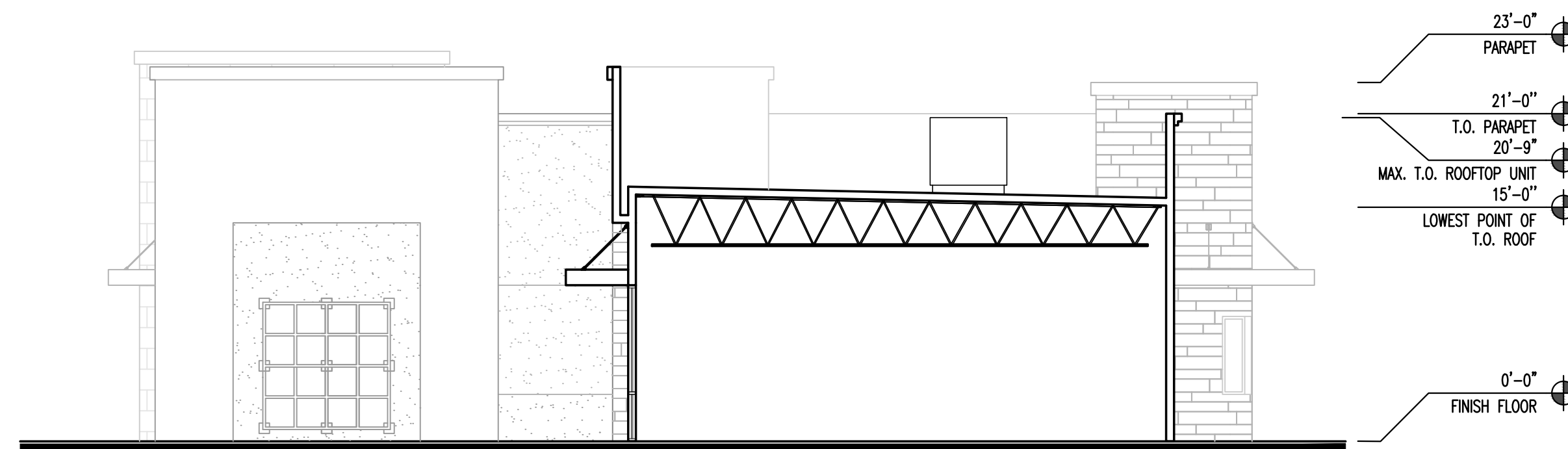
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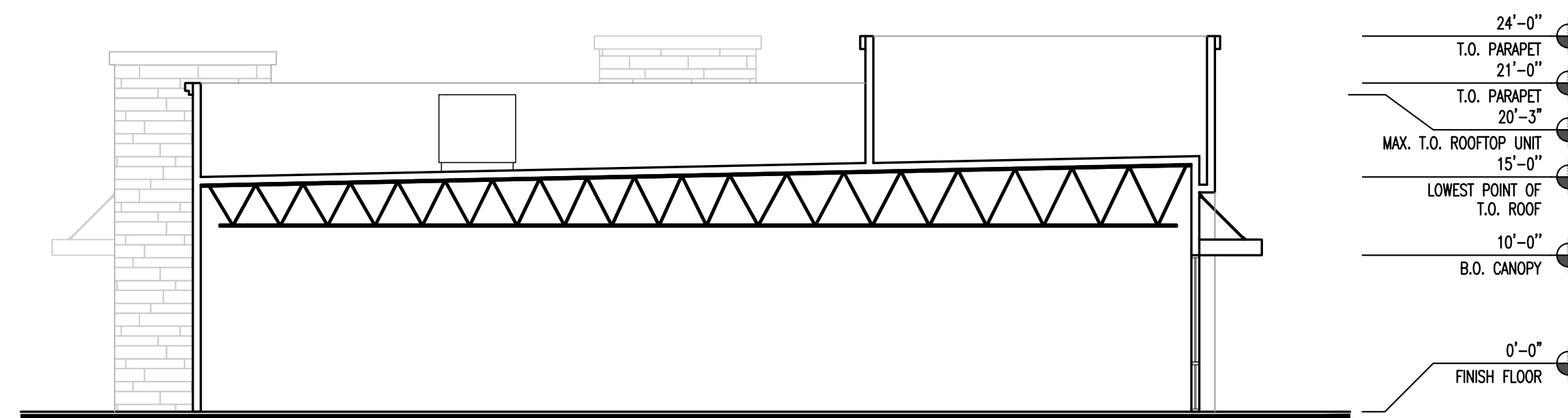
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SECTION 3



SECTION 2



SECTION 1

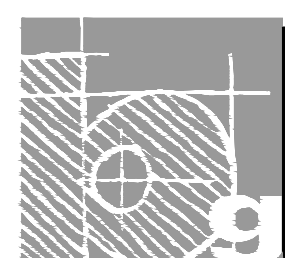
NOTE:  
ALL ROOFTOP MOUNTED  
EQUIPMENT TO BE SCREENED  
FROM VIEW, LOCATIONS OF ALL  
EQUIPMENT TO BE CONFIRMED BY  
TENANT DURING CD PHASE.

# MULTI-TENANT

## NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

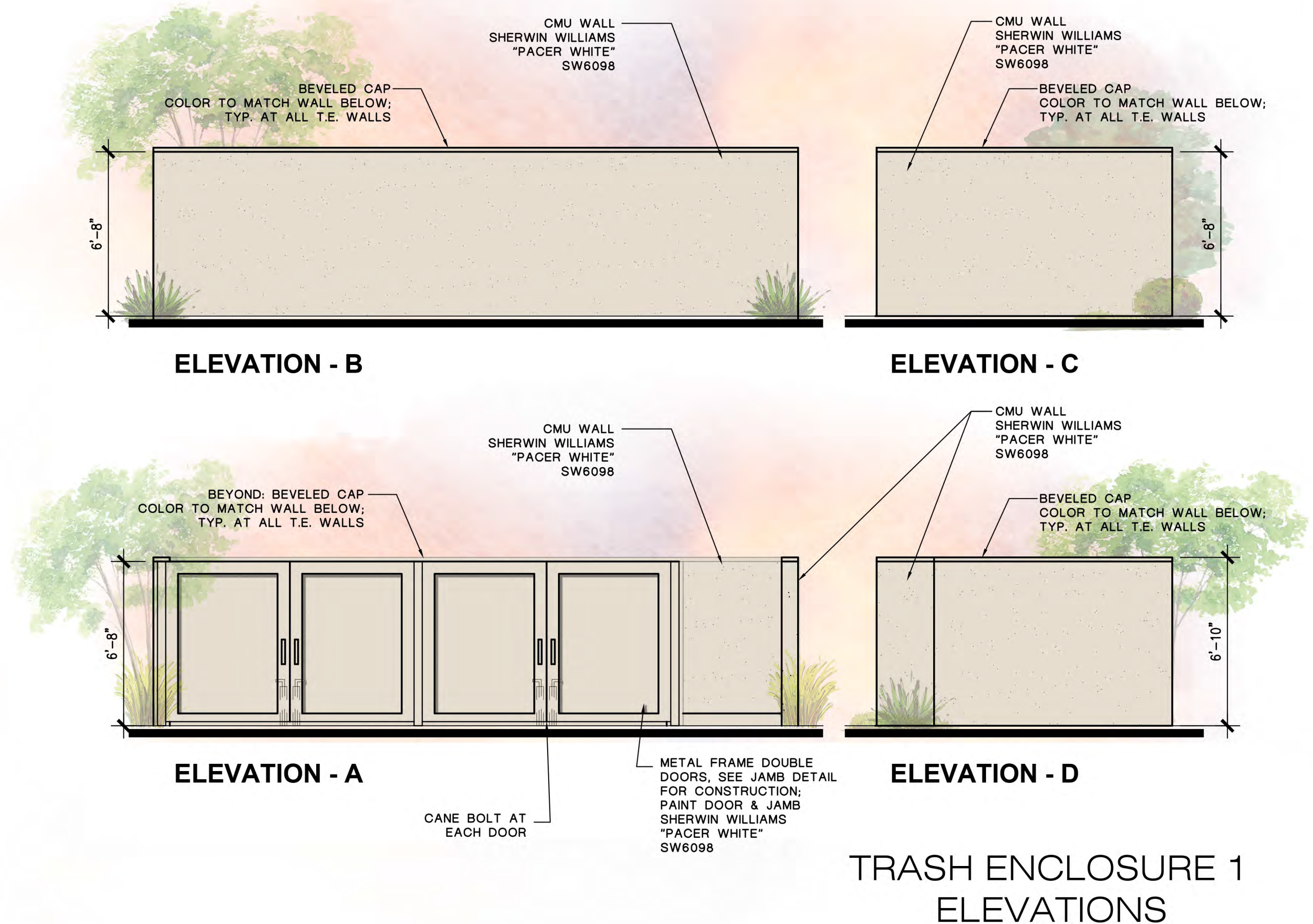
### SCHEMATIC SECTIONS

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May 14, 2020

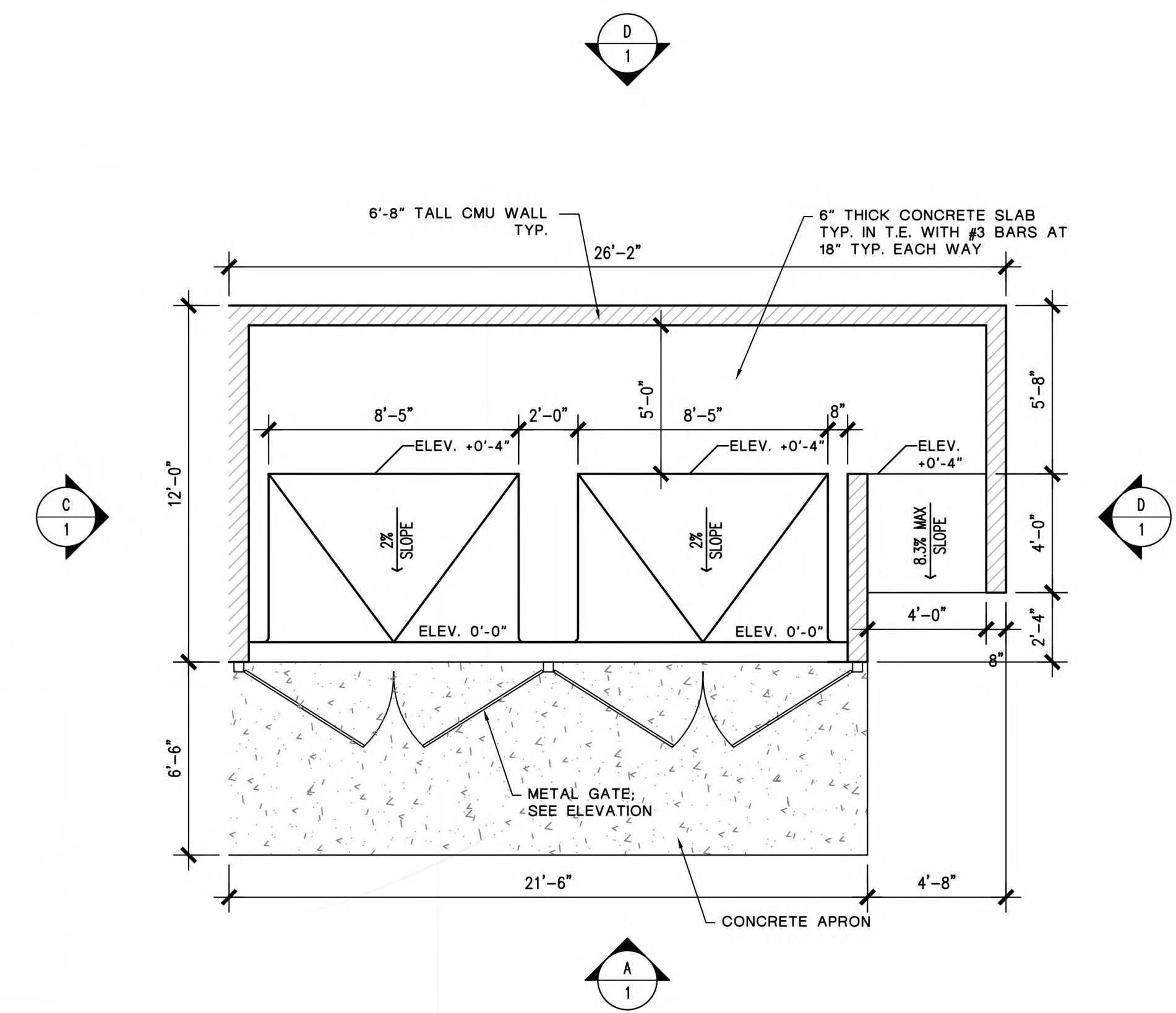


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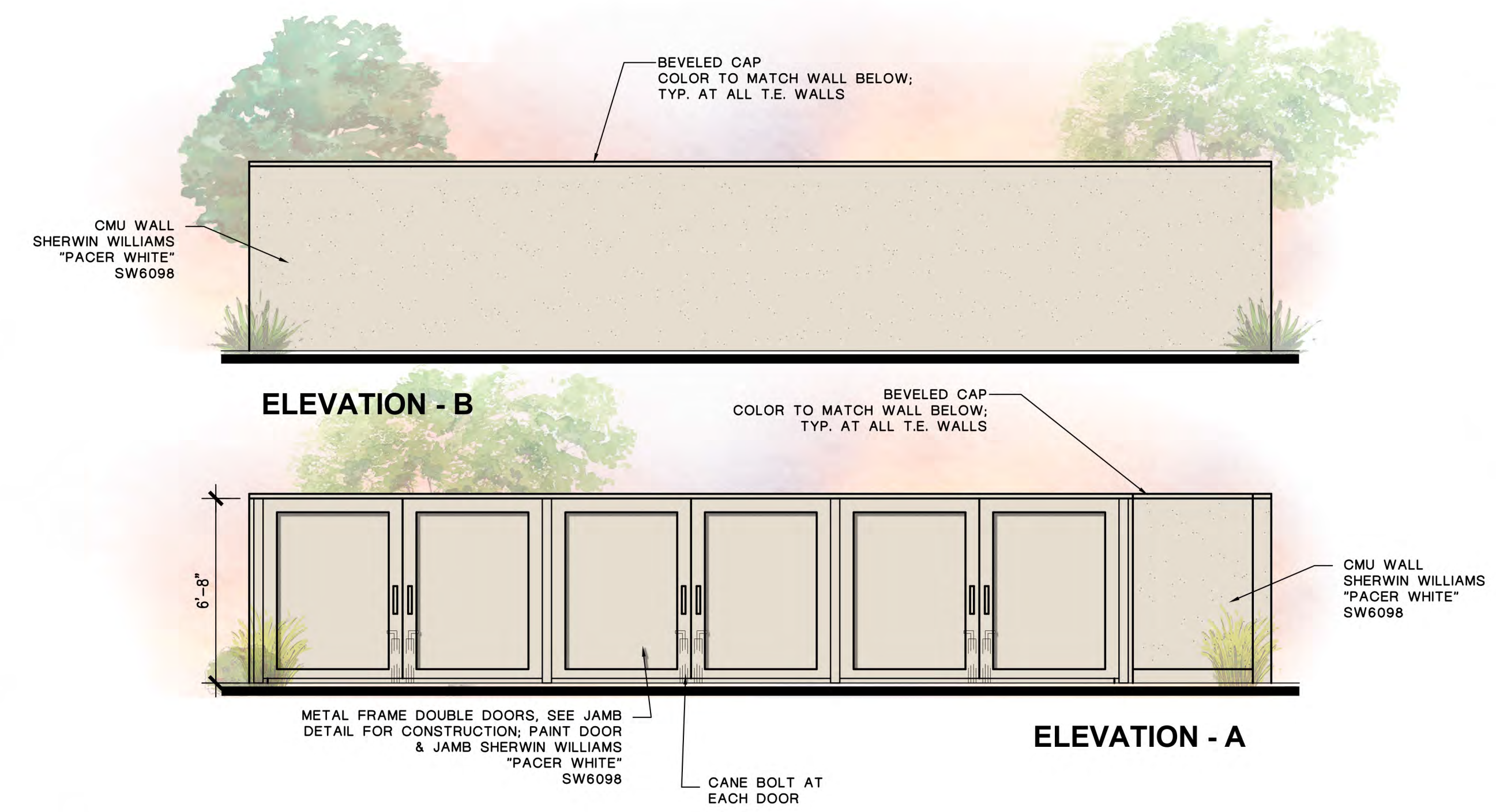
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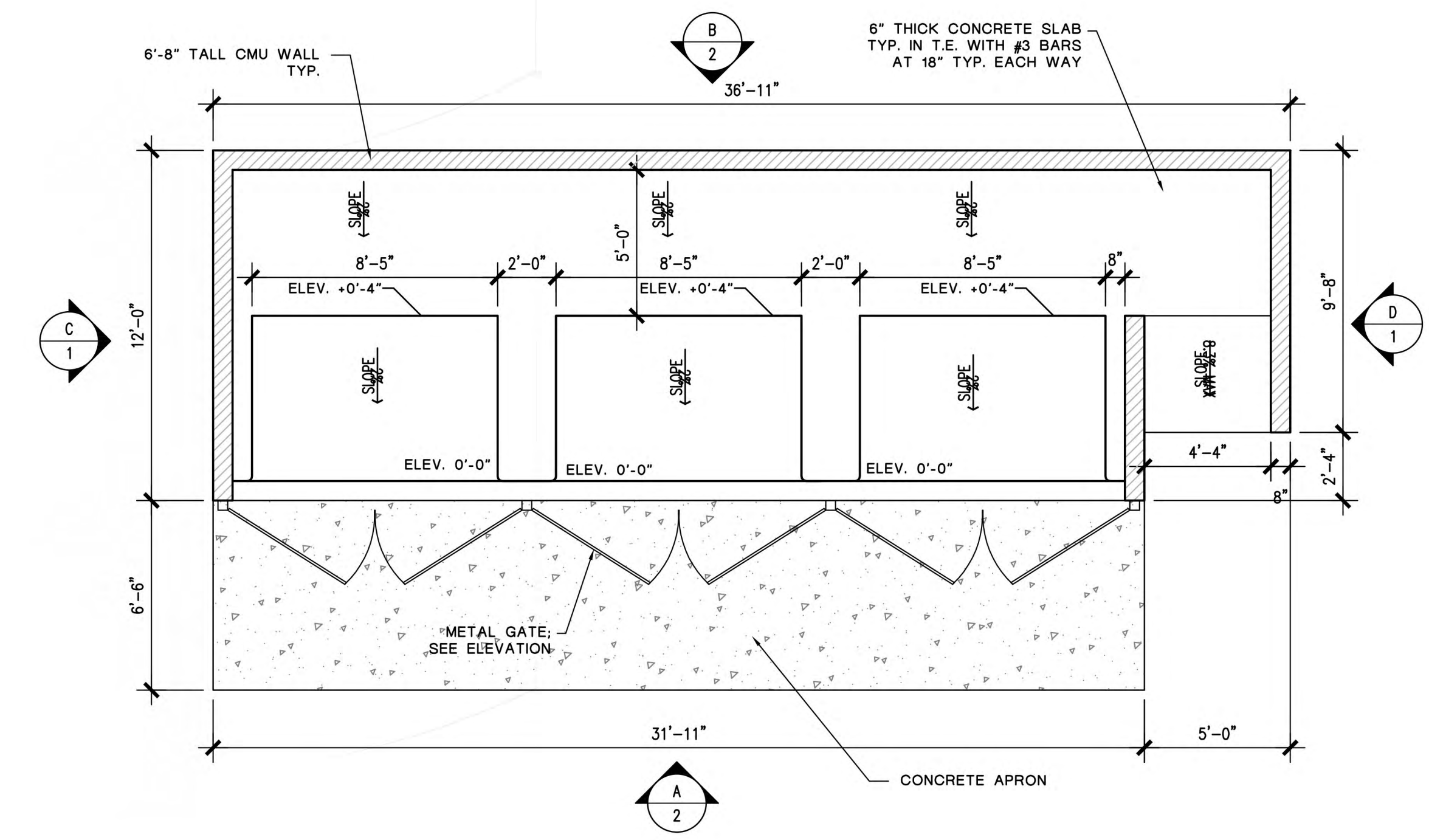
TRASH ENCLOSURE 1 ELEVATIONS



TRASH ENCLOSURE 1 FLOOR PLAN



TRASH ENCLOSURE 2 ELEVATIONS



TRASH ENCLOSURE 2 FLOOR PLAN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Cercidium x 'Desert Museum' / Thomless Palo Verde Single Trunk High Branching	24" Box Standard	16
	Chilopsis linearis 'AZT Desert Amethyst' / Desert Willow	24" Box	12
	Prosopis chilensis / Chilean Mesquite	24" Box Standard	23
	Washingtonia filifera / California Fan Palm	15' Brown Trunk Skinned	17

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal	177
	Callirhoe involucrata / Purple Poppymallow	1 gal	58
	Convolvulus cneorum / Bush Morning Glory	5 gal	46
	Leucophyllum candidum 'Thunder Cloud'™ / Thunder Cloud™ Texas Sage	15 gal	234
	Oenothera berlandieri / Mexican Evening Primrose	5 gal	138
	Senna wislizeni / 'Wislizenus' Senna	5 gal	31

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Dasylium longissimum / Toothless Desert Spoon	5 gal	32
	Schizachyrium scoparium / Little Bluestem Grass	1 gal	98

SUCCULENTS	BOTANICAL / COMMON NAME	CONT	QTY
	Agave americana / Century Plant	15 gal	15
	Agave x 'Blue Glow' / Blue Glow Agave	15 gal	46

Mulchs and Rock SCHEDULE

SYMBOL	DESCRIPTION	QTY
	A-101 Gold Strike 2-4" Rubble Decorative Stone Solutions 800.699.1878	31.01 cy
	A-102 Gold Strike 3/4" Screened @ 2" depth. Decorative Stone Solutions 800.699.1878	37.81 cy
	A-103 3/8" Minus Desert Gold Decomposed Granite Stabilized Decorative Stone Solutions 800.699.1878	31.165 sf



Dasylium longissimum



Schizachyrium scoparium



Convolvulus cneorum



Prosopis chilensis



Cercidium x 'Desert Museum'



Chilopsis linearis 'AZT Desert Amethyst'



Leucophyllum candidum 'Thunder Cloud'



Oenothera berlandieri



Washingtonia filifera



Senna wislizeni



Agave x 'Blue Glow'



Caesalpinia pulcherrima



Agave americana



# TENTATIVE PARCEL MAP No. 37940

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT "4" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2008-5, AS EVIDENCED BY DOCUMENT RECORDED JULY 8, 2009 AS INSTRUMENT NO. 2009-0351936, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING ON THE CENTERLINE OF 50TH AVENUE (60.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 80 PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 87°24'25" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID 50TH AVENUE, A DISTANCE OF 5.85 FEET TO THE CENTERLINE INTERSECTION OF SAID 50TH AVE AND HARRISON STREET (VARYING IN WIDTH) AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG THE CENTERLINE OF SAID HARRISON STREET SOUTH 00°32'46" WEST 353.20 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 89°27'14" EAST 49.89 FEET TO A POINT ON THE WEST LINE OF PARCEL "C" OF LOT LINE ADJUSTMENT RECORDED DECEMBER 3, 2002 AS INSTRUMENT NO. 2002-716386, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL "C" SOUTH 03°24'46" WEST 13.54 FEET; THENCE NORTH 87°24'58" EAST 5.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HARRISON STREET, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03°24'46" WEST 365.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03°24'46" WEST 527.69 FEET; THENCE SOUTH 47°52'36" EAST 27.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 258.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 71°54'01" WEST; SAID CURVE BEING ON THE SOUTHEASTERLY LINE OF PARCEL "4" OF SAID LOT LINE ADJUSTMENT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141° 00' 00" TO SAID POINT BEARS NORTH 53°58'38" EAST; SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY LINE OF PARCEL "B" NORTHERLY 109.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°16'23"; THENCE NORTH 07°50'00" EAST 543.68 FEET ALONG THE EASTERLY LINES OF SAID PARCEL "B" AND SAID PARCEL "C" TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE CONTINUING ALONG THE EASTERLY LINES OF SAID PARCEL "C" NORTH 87°55'58" EAST 296.17 FEET; THENCE NORTH 53°57'30" EAST 47.88 FEET; THENCE NORTH 36°02'00" WEST 176.15 FEET TO THE NORTH LINE OF SAID PARCEL "C"; THENCE ALONG SAID NORTH LINE SOUTH 87°24'25" WEST 100.43 FEET; THENCE LEAVING SAID NORTH LINE NORTH 36°02'00" WEST 146.40 FEET TO THE SOUTH LINE OF THAT CERTAIN DEED TO THE CITY OF COACHELLA RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-577231, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTHERLY LINES OF SAID DEED, SOUTH 87°24'14" WEST 35.85 FEET; THENCE SOUTH 22°17'00" WEST 58.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY 103.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°27'06"; THENCE NON-TANGENT TO SAID CURVE SOUTH 87°24'14" WEST 40.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 01°11'00" EAST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 01' 52"; THENCE LEAVING SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 15°04'18" WEST 104.43 FEET; THENCE SOUTH 103°14' WEST 106.84 FEET; THENCE SOUTH 26°19'13" WEST 90.37 FEET; THENCE SOUTH 03°24'46" WEST 264.95 FEET; THENCE NORTH 89°27'14" WEST 87.06 FEET; THENCE SOUTH 80°20'32" WEST 50.80 FEET; THENCE NORTH 89°27'14" WEST 78.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF A LINE PARALLEL WITH AND DISTANT 72.00 FEET EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET, SHOWN AS LOT "A" ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

## SURVEYOR'S NOTES

1. THE BEARING OF NORTH 87°24'25" WEST ALONG THE CENTERLINE OF AVENUE 50, AS SHOWN ON A MAP FILED IN BOOK 136, PAGE 11, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

2. BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK PID: "DIX0666"  
ELEVATION: -69.6 [FEET] (DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988)

DESCRIBED AS: NGS BENCHMARK DISK STAMPED "R 270 RESET 1958". THE MARK IS LOCATED IN THE TOP OF THE CURBING ALONG THE NORTHEAST SIDE OF CANTALOUPE AVENUE (STATE HIGHWAY 111). IT IS 39.5 FEET SOUTHEAST OF THE PROLONGATION OF THE CENTERLINE OF SIXTH STREET, 28.8 FEET SOUTHEAST OF THE SOUTHEAST END OF THE NORTHWEST DRIVEWAY TO THE BILL PARKER TEXACO SERVICE STATION AT 900 CANTALOUPE AVENUE, 18.9 FEET NORTHWEST OF THE NORTHWEST END OF THE SOUTHEAST DRIVEWAY TO THE ABOVE SERVICE STATION, AND AT RIGHT ANGLES TO THE DOOR OF THE SAME SERVICE STATION.

## EASEMENTS:

EASEMENTS SHOWN HEREON ON THE MAP ARE REFERENCED TO A COMMITMENT FOR TITLE INSURANCE ORDER NO. NGS-990186-541, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 30, 2019.

1. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STATUTES AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PALM AVENUE AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 25, 2001 INSTRUMENT NO. 2001-307892 OF OFFICIAL RECORDS.

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED JANUARY 15, 2010 AS INSTRUMENT NO. 2010-0018778 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, OR DISABILITY; TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 2010 AS INSTRUMENT NO. 2010-0227692 OF OFFICIAL RECORDS.

[SAID DOCUMENT CONTAINS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, UTILITIES, STORM DRAIN RUNOFF, AND SIGNAGE AND IS BLANKET]

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 2011 AS INSTRUMENT NO. 2011-071587 OF OFFICIAL RECORDS. THE CITY OF COACHELLA, A MUNICIPAL CORPORATION AS DESCRIBED THEREIN IN FAVOR OF: AFFECTS:

## SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN MAY 2020.

PETER E. WEILBACHER, PLS 8403  
EXPIRES 06-30-22

05/15/20  
DATE

PETER E. WEILBACHER, PLS 8403  
Exp. 06/30/22  
NO. 8403  
STATE OF CALIFORNIA

## APPLICANT:

BICKLE GROUP ARCHITECTURE  
3600 SW BIRCH STREET SUITE 120  
NEWPORT BEACH, CA 92660  
CONTACT: JESSICA STEINER

## LAND OWNER:

FOUNTAINHEAD DEVELOPMENT  
1401 QUAIL STREET SUITE 100  
NEWPORT BEACH, CA 92660  
PH: (949) 752-2515  
CONTACT: FRANCIS CHU

## LAND SURVEYOR:

PBLA SURVEYING, INC.  
981 CORPORATE CENTER DR. STE. 150  
POMONA, CA 91766  
PH: (661) 233-5549  
FAX: (714) 398-9191  
CONTACT: PETER WEILBACHER, PLS

## ENGINEER

KIMLEY-HORN  
765 THE CITY DRIVE, STE. 200  
ORANGE, CA 92668  
PH: (714) 786-6338  
CONTACT: HANNAH SMITH, PE

## APN:

78-020-007-3 AND 778-010-017

## ZONING:

EXISTING ZONING = CG (GENERAL COMMERCIAL)  
PROPOSED ZONING = CG (GENERAL COMMERCIAL)

## AREA:

EXISTING AREA GROSS = 359,573 S.F./8,255 ACRES  
PROPOSED AREA GROSS = 359,573 S.F./8,255 ACRES

PARCEL 1 AREA GROSS/NET = 39,041 S.F./0.896 ACRES  
PARCEL 2 AREA GROSS/NET = 39,149 S.F./0.899 ACRES  
PARCEL 3 AREA GROSS/NET = 55,467 S.F./1.273 ACRES  
PARCEL 4 AREA GROSS/NET = 52,664 S.F./1.209 ACRES  
PARCEL 5 AREA GROSS/NET = 79,102 S.F./1.816 ACRES  
PARCEL 6 AREA GROSS/NET = 32,403 S.F./0.744 ACRES  
PARCEL 7 AREA GROSS/NET = 61,747 S.F./1.418 ACRES

## FLOOD ZONE:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C2270M, BEARING AN EFFECTIVE DATE OF MARCH 06, 2018.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## UTILITY PROVIDERS

WATER, SEWER, STORM DRAIN & TRAFFIC SIGNAL  
THE CITY OF COACHELLA  
5390 ENTERPRISE WAY  
COACHELLA, CA 92236  
PH: (760) 398-5744

GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
1981 W. LUGONIA AVE.  
REDLANDS, CA 92374  
PH: (909) 335-7955

ELECTRIC  
IMPERIAL IRRIGATION DISTRICT  
LA QUINTA DIVISION  
81-600 AVENUE 58  
LA QUINTA, CA 92253  
PH: (760) 398-5823

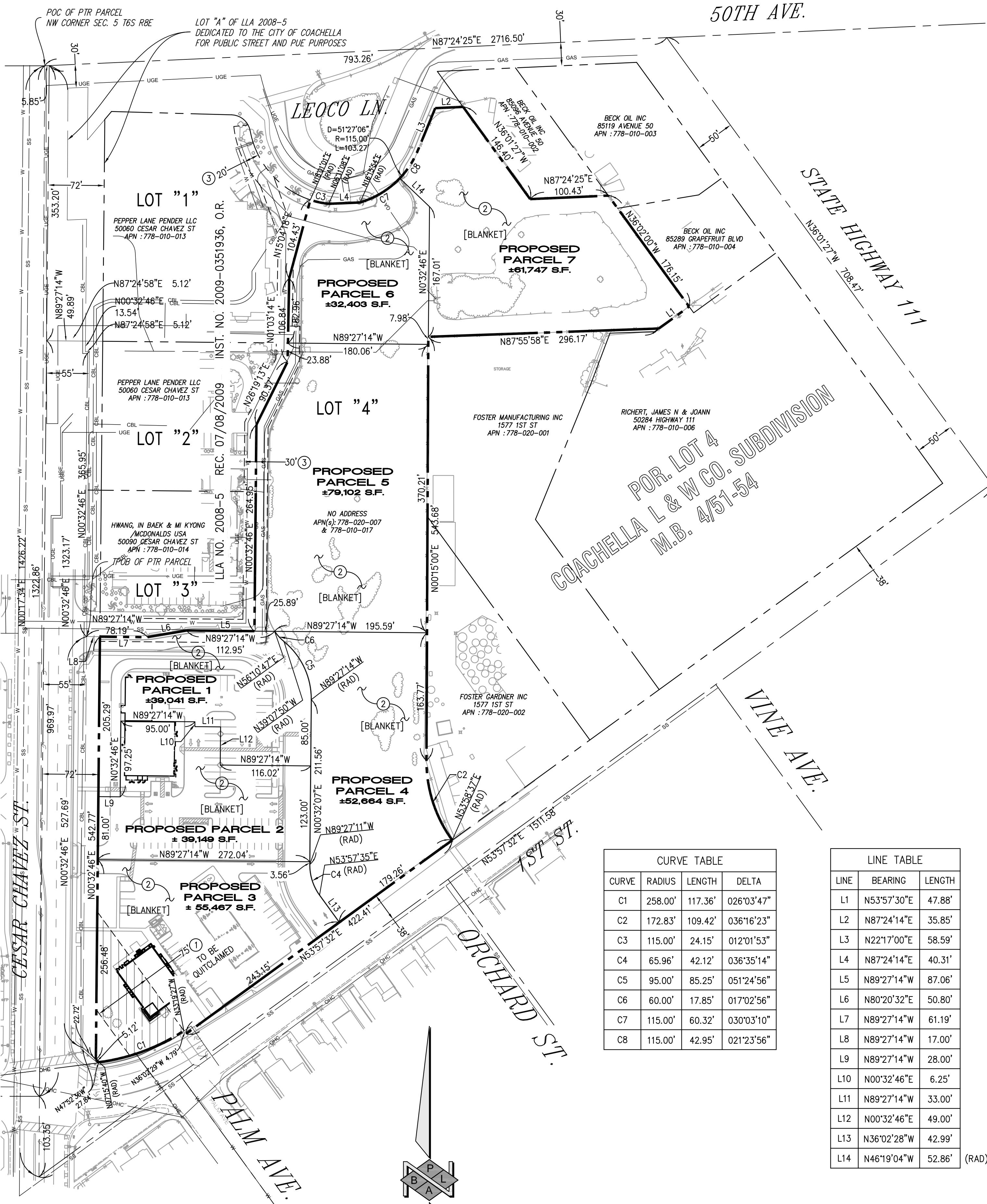
TELEPHONE, CABLE, TELEVISION & COMMUNICATIONS  
SPECTRUM/CHARTER COMMUNICATIONS  
83473 AVENUE 45  
INDO, CA 92201  
PH: (760) 674-5455

FRONTIER COMMUNICATIONS  
PH: (877) 462-6640

## LEGEND:

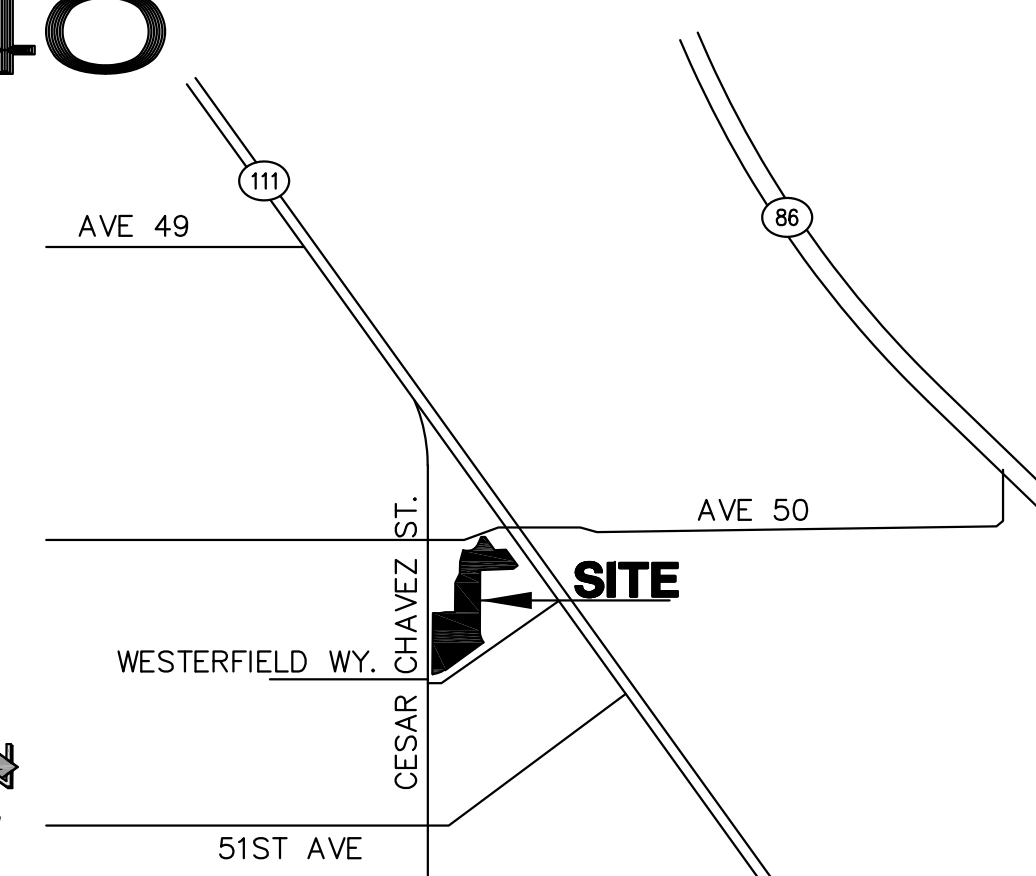
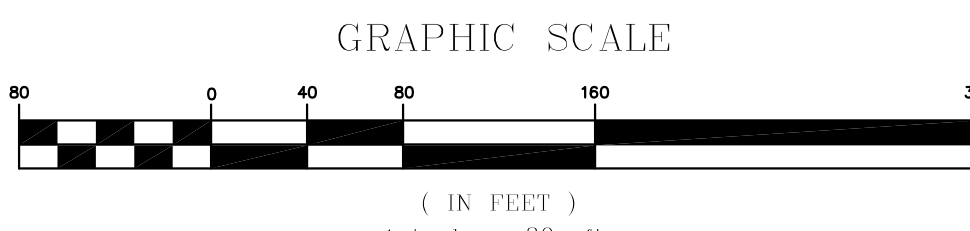
EX CENTERLINE  
EX P/L  
BOUNDARY  
PROPOSED P/L  
EX EASEMENT LINE  
EX FENCE  
EX WALL  
EXISTING P.U.E. EASEMENT TO BE QUITCLAIMED

EX EXISTING  
PL PROPERTY LINE  
(R) RADIAL  
R/W RIGHT OF WAY  
VALVE  
STREET LIGHT  
MANHOLE  
SIGN  
FIRE HYDRANT  
YARD LIGHT  
BOLLARD LIGHT



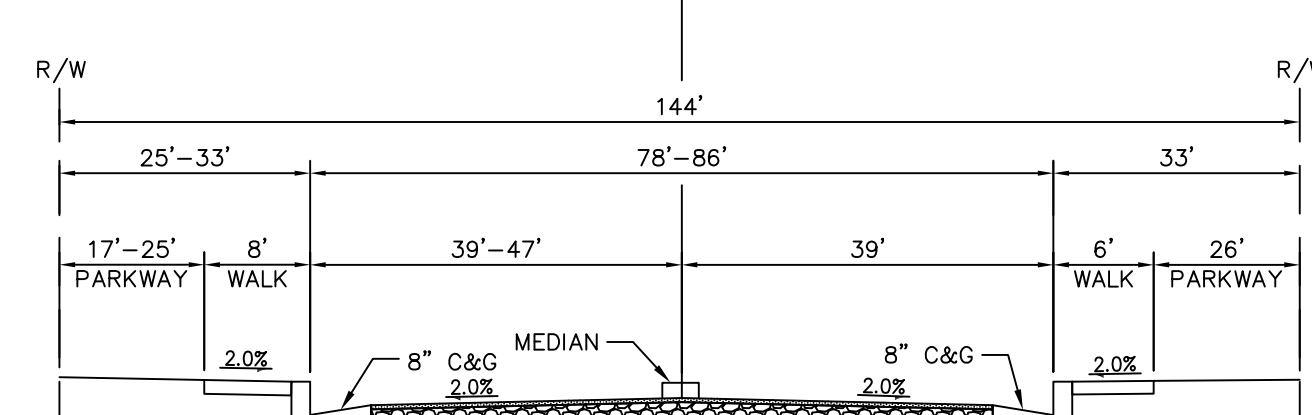
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	258.00'	117.36'	026°03'47"
C2	172.83'	109.42'	036°16'23"
C3	115.00'	24.15'	012°01'53"
C4	65.96'	42.12'	036°35'14"
C5	95.00'	85.25'	051°24'56"
C6	60.00'	17.85'	017°02'56"
C7	115.00'	60.32'	030°03'10"
C8	115.00'	42.95'	021°23'56"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°57'30"E	47.88'
L2	N87°24'14"E	35.85'
L3	N22°17'00"E	58.59'
L4	N87°24'14"E	40.31'
L5	N89°27'14"W	87.06'
L6	N80°20'32"E	50.80'
L7	N89°27'14"W	61.19'
L8	N89°27'14"W	17.00'
L9	N89°27'14"W	28.00'
L10	N00°32'46"E	6.25'
L11	N89°27'14"W	33.00'
L12	N00°32'46"E	49.00'
L13	N36°02'28"W	42.99'
L14	N46°19'04"W	52.86' (RAD)



## VICINITY MAP

NOT TO SCALE



TYPICAL SECTION  
CESAR CHAVEZ STREET

PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning • Engineering • Surveying 981 CORPORATE CENTER DR., STE. 150 POMONA, CALIF. 91786 (888) 714-9642 • (714)398-9191 FAX	04/29/2020	DH	1ST SUBMITTAL	PW	5001-230
	05/05/2020	DH	2ND SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/07/2020	DH	3RD SUBMITTAL - REVISED INTERIOR LOT LINES	PW	
	05/15/2020	DH	4TH SUBMITTAL - STREET NAME REVISION	PW	