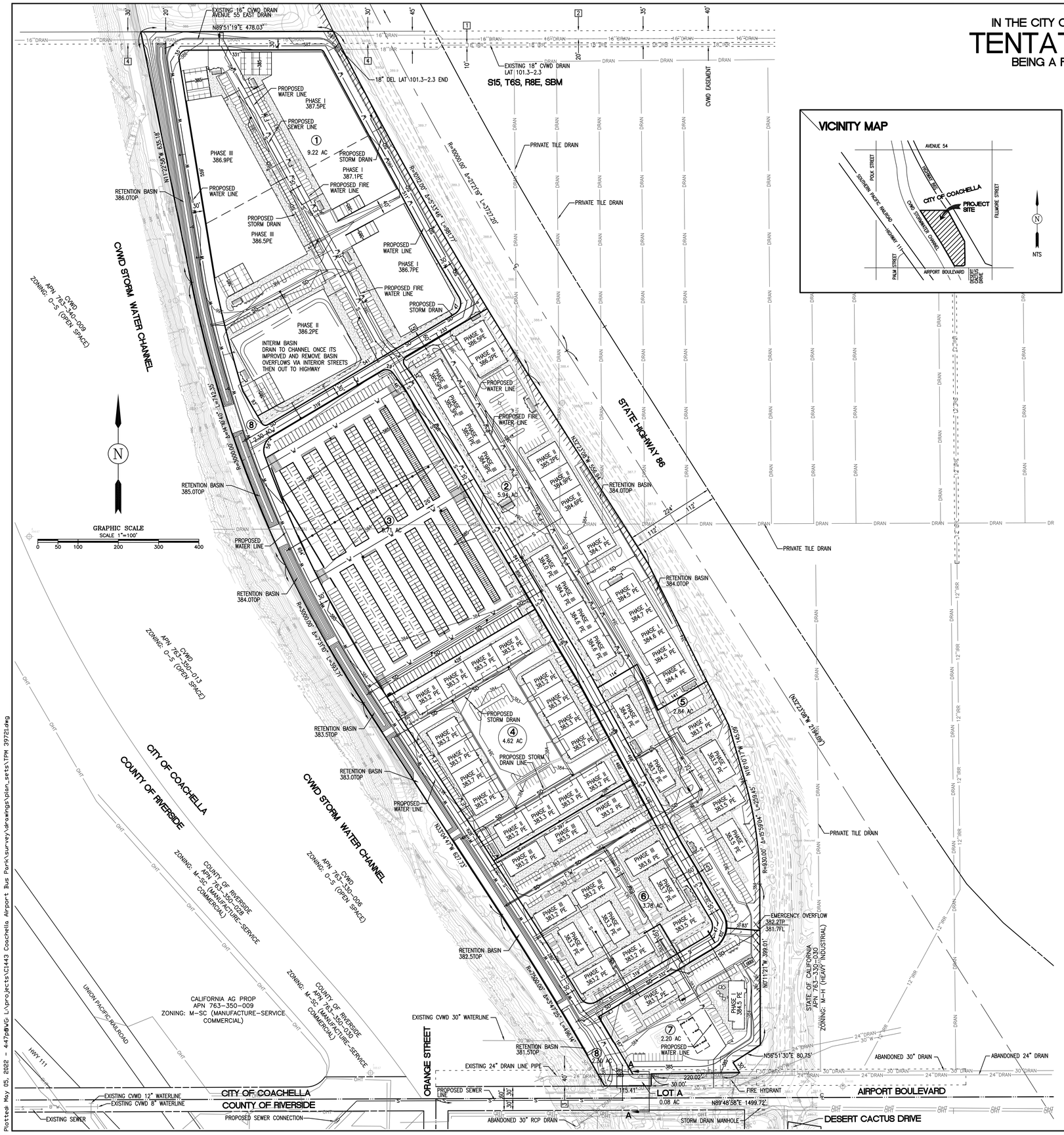
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 39721

BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, SBM
PARCELS 5 AND 6 FOR CONDOMINIUM PURPOSES
DATE: MAY 2022



VICINITY MAP

GENERAL NOTES

1. TOTAL AREA – 42.69 AC± ACRES, GROSS.
2. SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY COACHELLA AVALLEY WATER DISTRICT.
3. FEMA FLOOD ZONE– FLOOD ZONE AE: AREAS OF SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE).
   FLOODPLAIN PER FIRM MAP NO. 06065C2270G EFFECTIVE DATE MARCH 6, 2018.
4. AIRPORT COMPATIBILITY ZONES: JACQUELINE COCHRAN, ZONE D
5. DRIVEWAY DESIGN TO AIRPORT BLVD MAY REQUIRE A SPECIALIZED CALTRANS INTERSECTION DESIGN IN ACCORDANCE WITH CALTRANS TRAFFIC OPERATIONS POLICY DIRECTIVE NO. 13-02, INTERSECTION CONTROL EVALUATION AND CONTROLS PER INDEX 401.5 AND PER CALTRANS COMPLETE STREETS INTERSECTION GUIDE.
6. TENTATIVE MAP NO. 39721 CONTAINS 8 LOTS.
7. PARCELS 5 AND 6 ARE FOR CONDOMINIUM PURPOSES.

AREA TABLE

PARCEL NUMBER	AREA	PARCEL NUMBER	AREA
1	9.22 AC	6	3.78 AC
2	5.94 AC	7	2.20 AC
3	6.71 AC	8	2.30 AC
4	4.62 AC	LOT A	0.08 AC
5	2.84 AC		

TOTAL AREA: 42.69 AC

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY LINES
- RESTRICTED ACCESS
- LOT LINES
- PROPOSED WATER LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- S — PROPOSED SEWER LINE
- SD — PROPOSED STORM DRAIN
- (1) PARCEL NUMBER

EXISTING EASEMENTS

[1] 10' WIDE PIPELINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED 09/20/1948 IN BOOK 1015, PAGE 377 OF OFFICIAL RECORDS

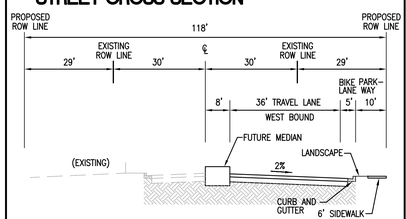
[2] 20' WIDE ROAD EASEMENT IN FAVOR OF THE SOUTHERN PACIFIC LAND COMPANY RECORDED 01/27/1954 IN BOOK 1549, PAGE 23 OF OFFICIAL RECORDS

[3] 40' WIDE PIPELINE EASEMENT IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED 04/11/1955 AS INST. NO. 23579 OF OFFICIAL RECORDS

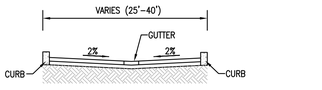
[4] 30' WIDE PIPELINE EASEMENT IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED 05/31/1963 AS INST. NO. 56675 OF OFFICIAL RECORDS

[5] PROPOSED NO-BUILT EASEMENT

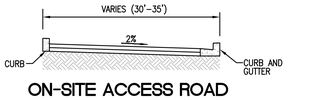
STREET CROSS SECTION



AIRPORT BOULEVARD
SECTION A-A
NOT TO SCALE



ON-SITE ACCESS ROAD
NOT TO SCALE



ON-SITE ACCESS ROAD
NOT TO SCALE

DEVELOPER

EMPIRE AIRPOT, LLC BY HAGGEN COMPANY
CONTACT: CHRIS FAHEY, PRESIDENT AND CHIEF OPERATION OFFICER
12302 EXPOSITION BOULEVARD
LOS ANGELES, CA 90064
TEL: (310) 820-1200
EMAIL: CFAHEY@HAAGENCO.COM

OWNER

EMPIRE AIRPOT, LLC BY HAGGEN COMPANY
CONTACT: CHRIS FAHEY, PRESIDENT AND CHIEF OPERATION OFFICER
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TEM: EMAIL: CFAHEY@HAAGENCO.COM

ENGINEER

THE ALTUM GROUP
73-710 FRED WARING DR, STE 219
PALM DESERT, CA 92260
TEL: (760) 346-4750

LEGAL DESCRIPTION

BEING PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6, SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT, THEREOF.

APN

763-330-013, 763-330-018 & 763-330-029

ZONING/GENERAL PLAN

EXISTING ZONING: M-H (HEAVY INDUSTRIAL)
PROPOSED ZONING: M-S (MANUFACTURING SERVICE) WITH A I-P (INDUSTRIAL PARK) OVERLAY
GENERAL PLAN: IL (LIGHT INDUSTRIAL)
EXISTING USE: VACANT
PROPOSED USE: LARGE & SMALL WAREHOUSE, SMALL BUSINESS, SELF STORAGE, SERVICE STATION, BRICK YARD, AND RETAIL (GS STATION AND DRIVE THROUGH)

LOT REQUIREMENTS

IP OVERLAY
MINIMUM LOT SIZE: MARIJUANA USES – 10 ACRES, ALL OTHER USES – 1 ACRE
MINIMUM LOT WIDTH: 180 FEET
MINIMUM LOT DEPTH: 220 FEET
MINIMUM LOT COVERAGE: 50%

YARD REQUIREMENTS

1. WHERE AN M-S ZONE ABUTS UPON A STREET OR HIGHWAY WHERE TWO-THIRDS OF THE PROPERTY IN THE BLOCK ON THE OPPOSITE SIDE OF THE STREET IS ZONED RESIDENTIAL, A YARD SHALL BE PROVIDED OF TEN (10) FEET IN DEPTH.
2. WHERE AN M-S ZONE ABUTS UPON A STREET OR HIGHWAY AND WHERE ONE OR BOTH ADJOINING ZONES ARE RESIDENTIAL, A YARD SHALL BE PROVIDED WHICH IS EQUAL IN DEPTH TO THE AVERAGE OF THE REQUIRED YARDS OF THE ADJOINING ZONES.
3. WHERE AN M-S ZONE ABUTS UPON A PRIMARY HIGHWAY AS DESIGNATED ON THE CIRCULATION ELEMENT OF THE GENERAL PLAN, A YARD SHALL BE PROVIDED OF TEN (10) FEET IN DEPTH.
4. WHERE AN M-S ZONE DIRECTLY ABUTS A RESIDENTIAL ZONE, THERE SHALL BE A YARD OF NOT LESS THAN THIRTY (30) FEET ADJOINING THAT ZONE. THIS SHALL BE REDUCED TO TWENTY (20) FEET WHERE THERE EXISTS A PUBLIC ALLEY SEPARATING THE TWO ZONES.

BASIS OF BEARINGS

CALIFORNIA COORDINATE SYSTEM, ZONE 6, NAD83 (2007.0 EPOCH) BETWEEN CITY OF COACHELLA BM 1014 AND BM 1016 TAKEN AS N89°46'19"E PER THE CITY OF COACHELLA BENCHMARK BOOK.

BENCH MARK

CITY OF COACHELLA BM 1016:
3-1/2" BRASS DISC SET IN THE TOP OF CURB ON THE SOUTH SIDE OF AIRPORT BOULEVARD. IT IS 22' SOUTH OF THE CENTERLINE OF AIRPOT BOULEVARD AND 2' EAST OF THE SOUTHEAST CORNER OF THE BRIDGE OVER HWY 86 S.

ELEVATION = 407.585 NAVD 88
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION + 500' FEET TO AVOID NEGATIVE ELEVATION.

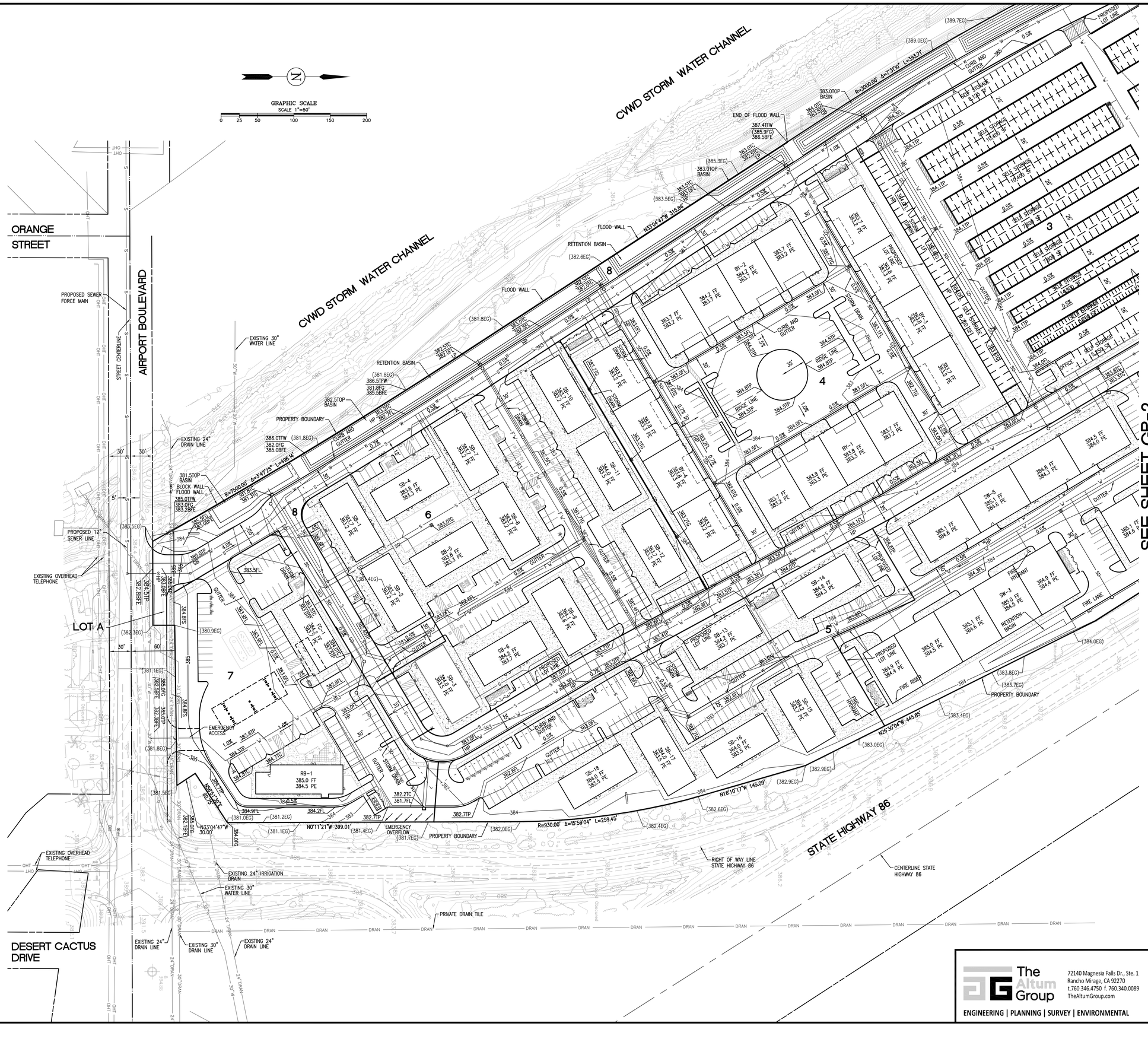
AERIAL TOPOGRAPHIC

AEROTECH MAPPING, INC.
29970 TECHNOLOGY DRIVE, SUITE 220-C
MURRIETA, CA 92563 : (619) 606-5020
AERIAL PHOTOGRAPHY DATED: 1-11-2018

PREPARED BY:
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SHEET NO. 1 OF 1

Plotted: May 05, 2022 - 4:47p@WGI L:\projects\C1443 Coachella Airport Bus Park\survey\drawings\plan_sets\TPM 39721.dwg
May 05, 2022 - AIRPORT BUSINESS PARK TENTATIVE PARCEL MAP NO. 39721



LEGEND

———	RIGHT OF WAY LINES
— — —	CENTERLINE
385	EXISTING CONTOURS
OHT	EXISTING OVERHEAD TELEPHONE
UGE	EXISTING UNDERGROUND ELECTRIC
DRAN	EXISTING PRIVATE DRAIN TILE LINE
12"W	EXISTING WATER LINE
18"IRR	EXISTING IRRIGATION LINE
W	PROPOSED WATER LINE
FW	PROPOSED PRIVATE FIRE WATER LINE
S	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN
RB-1	RETAIL BUILDING
FC-1	FUEL CENTER
SB-1	SMALL BUSINESS
LW-1	LARGE WAREHOUSE
SW-1	SMALL WAREHOUSE
BY-1	BRICK YARD
FF	FINISHED FLOOR
PE	PAD ELEVATION
TP	TOP OF PAVEMENT
TC	TOP OF CURB
FS	FINISHED SURFACE
FL	FLOW LINE
TG	TOP OF GRATE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
(387.5EG)	EXISTING GRADE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED AC PAVEMENT
8	LOT NUMBER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER

PRELIMINARY EARTHWORK VOLUMES

(INCLUDES INTERIM BASIN)

	CUT	FILL
RAW	35,565 CU.YDS.	20,370 CU.YDS.
SUBSIDENCE (0.1')		6,940 CU.YDS.
SHRINKAGE (15%)		3,055 CU.YDS.
BUILDING OVEREX (15%)		13,900 CU.YDS.
PAVEMENT OVEREX (15%)		12,340 CU.YDS.
SUBTOTAL:	35,565 CU.YDS.	56,605 CU.YDS.
		21,040 CU.YDS. IMPORT

NOTE:
THE ALTUM GROUP MAKES NO REPRESENTATION CONCERNING THE EARTH VOLUME QUANTITIES LISTED ABOVE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS BETWEEN THE CALCULATED QUANTITIES AND THE ACTUAL QUANTITIES AT THE TIME OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PERFORM HIS/HER OWN TAKEOFFS TO DETERMINE THE BID QUANTITIES.

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CITY OF COACHELLA, CA

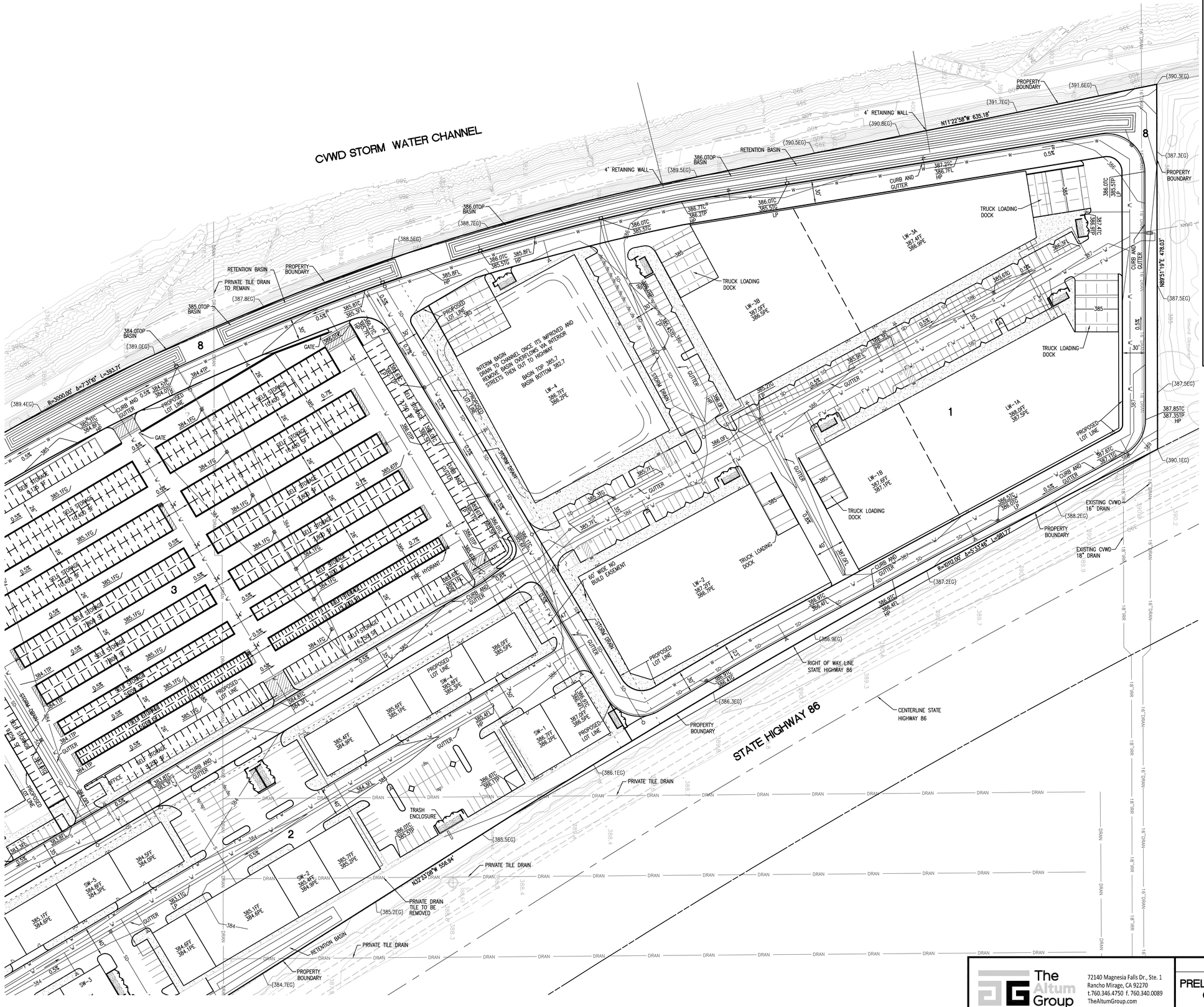
PRELIMINARY GRADING AND DRAINAGE EXHIBIT
COACHELLA AIRPORT BUSINESS PARK

BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, SBM

FOR: HAAGEN COMPANY, LLC

SHEET NO. GP-1 OF GP-2

Plotted: May 05, 2022 - 4:33pm By: jbotua
DWG: L:\projects\C1443 Coachella Airport Bus Park\engineering\drawings\exhibits\Entitlement\EX1443-GP-1.dwg



LEGEND

———	RIGHT OF WAY LINES
— — —	CENTERLINE
385	EXISTING CONTOURS
OHT	EXISTING OVERHEAD TELEPHONE
UGE	EXISTING UNDERGROUND ELECTRIC
DRAN	EXISTING PRIVATE DRAIN TILE LINE
12"W	EXISTING WATER LINE
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GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
(387.5EG)	EXISTING GRADE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED AC PAVEMENT
8	LOT NUMBER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER

GRAPHIC SCALE
SCALE 1"=50'
0 25 50 100 150 200

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ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

CITY OF COACHELLA, CA

PRELIMINARY GRADING AND DRAINAGE EXHIBIT
COACHELLA AIRPORT BUSINESS PARK

BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, SBM

FOR: HAAGEN COMPANY, LLC

SHEET NO. GP-1 OF GP-2

Plotted: May 05, 2022 - 4:34pm By: jbotzuo DWG: L:\projects\C11443 Coachella Airport Bus Park\engineering\drawings\exhibit\Entitlement\E11443-GP-2.dwg

NOT TO SCALE

CVWD STORM WATER CHANNEL

ORANGE STREET

AIRPORT BOULEVARD

STREET CENTERLINE

PHASE I SEWER LIFT STATION

PHASE I SEWER LINE

PROPERTY BOUNDARY

R=3000.00' Δ=7°31'6" L=393.77'

N33°04'47"W 315.86'

RETENTION BASIN

EXISTING 30" WATER LINE

PROPERTY BOUNDARY

R=7550.00' Δ=3°47'25" L=498.14'

PHASE I SEWER LINE

GAS STATION

EMERGENCY ACCESS

RB-1 PHASE I

N53°41'00"E 83.75'

N33°04'47"W 30.00'

N0°11'21"W 399.01'

PROPERTY BOUNDARY

EXISTING 24" IRRIGATION DRAIN

LOT A

PRIVATE DRAIN TILE

DESERT CACTUS DRIVE

PROPOSED LOT LINE

R=930.00' Δ=15°59'04" L=259.45'

N15°10'17"W 145.09'

N25°30'04"W 445.85'

STATE HIGHWAY 86

RIGHT OF WAY LINE STATE HIGHWAY 86

CENTERLINE STATE HIGHWAY 86

N11°22'58"W 835.18'

N59°51'19"E 478.03'

R=10112.00' Δ=5°33'48" L=981.77'

N32°23'06"W 556.94'

RETENTION BASIN

PHASE I WATER LINE

LW-3A PHASE III

LW-3B PHASE II

PHASE I STORM DRAIN

PHASE I SEWER LINE

PHASE I INTERIM RETENTION BASIN

LW-4 PHASE II

LW-1A PHASE I

LW-1B PHASE II

LW-2 PHASE I

PHASE I FIRE WATER LINE

PHASE I STORM LINE

SELF STORAGE

OFFICE

BY-2 PHASE I

BY-2 PHASE II

BY-1 PHASE I

PROPOSED DRIVE AISLE

SB-10 PHASE III

SB-11 PHASE III

SB-12 PHASE III

SB-7 PHASE III

SB-8 PHASE III

SB-9 PHASE III

SB-4 PHASE II

SB-6 PHASE II

SB-14 PHASE II

SB-12 PHASE II

SB-16 PHASE I

SB-17 PHASE I

SB-18 PHASE I

SB-15 PHASE I

SB-13 PHASE I

SB-5 PHASE I

SB-3 PHASE I

SB-2 PHASE I

SB-1 PHASE I

FC-1 PHASE I

SW-4 PHASE III

SW-3 PHASE III

SW-5 PHASE II

SW-2 PHASE II

SW-1 PHASE I

LEGEND

- PHASE I
- PHASE II
- PHASE III
- W — PHASE I WATER LINE
- FW — PHASE I FIRE WATER LINE
- S — PHASE I SEWER LINE
- SD — PHASE I STORM DRAIN
- SD — PHASE III STORM DRAIN

Plotted: May 05, 2022 - 4:42pm By: jbazua DWG: L:\projects\C1443 Coachella Airport Bus Park\engineering\drawing\exhibits\Entitlement\EX1443-PP-1.dwg

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CITY OF COACHELLA, CA

PHASING EXHIBIT
COACHELLA AIRPORT BUSINESS PARK

BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, SBM

FOR: HAAGEN COMPANY, LLC

SHEET NO. PP-1 OF PP-1

Coachella Airport Business Park

N.W.C. State Highway 86 & Airport Boulevard
Coachella, California
April 12, 2022

CLIENT

Haagen Co, LLC
12302 Exposition Boulevard
Los Angeles, CA 90064

Contact: Chris Fahey
T: 310.820.1200

ARCHITECT

McKently Malak Architects
35 Hugus Alley, Suite 200
Pasadena, CA 91103

Contact: Herb Horowitz
T: 626.583.8348

CIVIL ENGINEER

The Altum Group
73-710 Fred Waring Drive, Suite 219
Palm Desert, CA 92260

Contact: Rich Malacoff
T: 760.346.4750

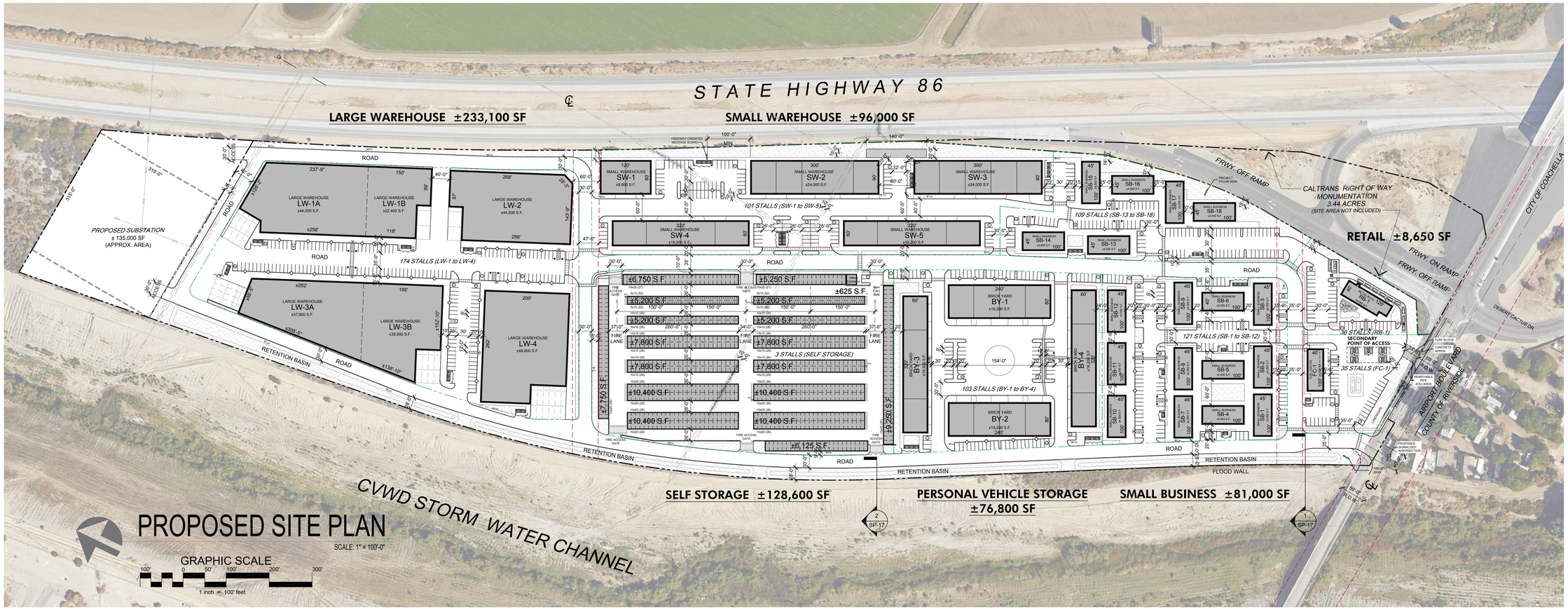
LANDSCAPE ARCHITECT

Hermann Design Group
6864 Indiana Avenue, Suite 104e
Riverside, CA 92506

Contact: Jose Estrada
T: 951.782.9335

SHEET INDEX

COVER	COVER / TITLE SHEET
A-010	SITE PLAN
A-011	COLORED SITE PLAN
A-101	RETAIL BUILDING FLOOR PLAN
A-201	RETAIL BUILDING ELEVATIONS
A-102	SERVICE STATION FLOOR PLAN
A-202	SERVICE STATION ELEVATIONS
A-103	SMALL BUSINESS FLOOR PLAN
A-203	SMALL BUSINESS ELEVATIONS
A-104	BRICKYARD FLOOR PLAN
A-104.1	SELF-STORAGE FLOOR PLAN
A-204	BRICKYARD & SELF STORAGE ELEVATIONS
A-105	SMALL WAREHOUSE FLOOR PLAN
A-205	SMALL WAREHOUSE ELEVATIONS
A-106	LARGE WAREHOUSE FLOOR PLAN
A-206	LARGE WAREHOUSE ELEVATIONS
SE-01	SITE ELEVATION / LINE OF SIGHT
TE-01	TRASH ENCLOSURE DETAIL
CM-01	COLOR AND MATERIALS BOARD



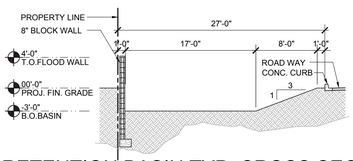
PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

GRAPHIC SCALE

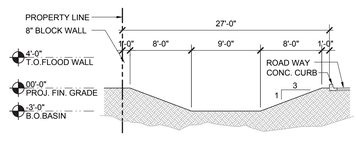
100' 0 50' 100' 200' 300'

1 inch = 100' feet



1 RETENTION BASIN TYP. CROSS SECTION

SCALE: 1/8" = 1'-0"



2 RETENTION BASIN TYP. CROSS SECTION

SCALE: 1/8" = 1'-0"

FIRE DEPARTMENT NOTES:

Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (cfc) 507.5.1, 3312, Appendices B and C.

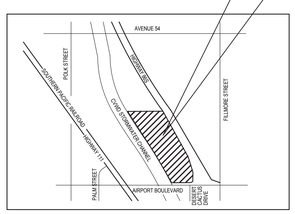
Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

Knox Box and Gate Access: Buildings shall be provided with a knox box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Manual gates shall also be provided with approved emergency access (Knox) equipmentRef. CFC 506.1

NOTE:

1. **FIRE HYDRANT TO BE LOCATED MAX. 300 FT. O.C. OR AS APPROVED BY RIVERSIDE COUNTY FIRE DEPARTMENT**
2. **PROPOSED FIRE HYDRANT LOCATION ON SITE ARE REPRESENTED BY FH SYMBOL**
3. **43 FT. LENGTH TEMPLATE WAS USED TO ILLUSTRATE FIRE TRUCK PATH**
4. **MINIMUM TRUCK TURNING RADIUS ±30 FT.**

N.W.C. OF STATE HWY. 86 & AIRPORT BOULEVARD COACHELLA, CALIFORNIA



VICINITY MAP

NOT TO SCALE

NORTH

PROJECT DATA

CLIENT:	HAAGEN CO., LLC
PROJECT LOCATION:	N.W.C. OF STATE HWY. 86 AND AIRPORT BOULEVARD COACHELLA, CA 92274
JURISDICTION:	CITY OF COACHELLA, CA
APN/S:	763-330-013, 018, 029
ZONING: EXISTING	M-H (HEAVY INDUSTRIAL)
ZONING: PROPOSED	M-S (MANUFACTURING SERVICE) I-P (INDUSTRIAL PARK OVERLAY DIST.)
PROPOSED USE:	LARGE & SMALL WAREHOUSE, SMALL BUSINESS, SELF STORAGE, SERVICE STATION AND DRIVE THROUGH
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING THE CONSTRAINTS EXHIBIT BY THE ALTUM GROUP, DATED FEB. 15, 2018

SITE SUMMARY

SITE AREA

APN# 763-330-013	21.56 AC
APN# 763-330-018	9.62 AC
APN# 763-330-029	11.18 AC
TOTAL SITE AREA	42.36 AC

BUILDING DATA

PROPOSED BUILDING AREA

LARGE WAREHOUSE	±233,100 SF
SMALL WAREHOUSE	±96,000 SF
SMALL BUSINESS	±81,000 SF
PERSONAL VEHICLE STORAGE	±76,800 SF
SELF STORAGE	±128,600 SF
SERVICE STATION/ MINI MART	±4,000 SF
DRIVE-THRU FAST FOOD RESTAURANT	±4,650 SF
TOTAL BUILDING AREA	±624,150 SF

PARKING REQUIRED:

Restaurant w/ Drive Through (1/45 sf of Customer Area + 1/200 sf Non Customer Area)

Customer Area (±2,000 SF - 50%)		= 44.4	Stalls
Non Customer Area (±2,000 SF - 50%)		= 10	Stalls
Service Station		= 5	Stalls
Large Warehouse (233,100 sf)	20,000 sf	= 50	Stalls
	213,100 sf	= 213.1	Stalls
Small Warehouse (96,000 sf)	20,000 sf	= 50	Stalls
	76,000 sf	= 76	Stalls
Small Business (81,000 sf)	20,000 sf	= 50	Stalls
	61,000 sf	= 61	Stalls
Personal Vehicle Storage (76,800 sf)	20,000 sf	= 50	Stalls
	56,800 sf	= 56.8	Stalls
Self Storage Office (625 sf)		= 1.5	Stalls
GRAND TOTAL REQUIRED		667.8 Stalls or 668 Stalls	

PARKING PROVIDED:

STANDARD:	583 STALLS
DISABLED:	44 STALLS
ELECTRIC / CLEAN AIR VEHICLES	55 STALLS
PER CAL GREEN TABLE 5.106.5.2 & 5.106.5.3.3	
FUTURE EV VAN ACCESSIBLE	1 STALL
FUTURE EV STANDARD ACCESSIBLE	1 STALL
FUTURE AMBULATORY	1 STALL
FUTURE EV CHARGING STATION	38 STALLS
CLEAN AIR VAN POOL / EV	14 STALLS
TOTAL PARKING PROVIDED	682 STALLS

BUILDING DATA

PROPOSED BUILDING HEIGHT

LARGE WAREHOUSE	±38' TO 50' HIGH
SMALL WAREHOUSE	±28' TO 32' HIGH
SMALL BUSINESS	±24' TO 28' HIGH
PERSONAL VEHICLE STORAGE	±24' TO 28' HIGH
SELF STORAGE	±24' TO 28' HIGH
RETAIL (GAS STATION & DRIVE THRU)	±24' TO 28' HIGH

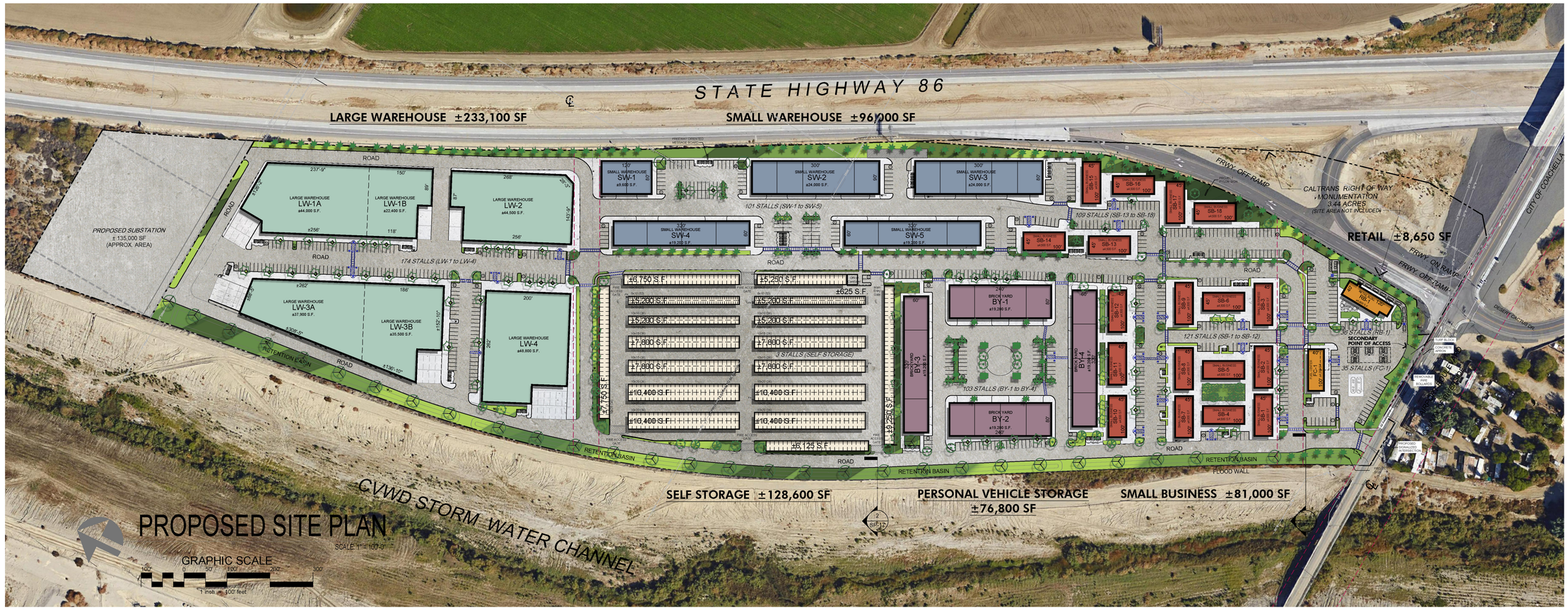
BUILDING TYPE TYPE V-B (FULLY SPRINKLERED)

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NWC State Highway 86 and Airport Road
COACHELLA, CALIFORNIA

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Pasadena, California 91103
T:626.583.8348 F:626.583.8387

PROPOSED SITE PLAN
04.12.2022 18028TMA
A-010



PROPOSED SITE PLAN

SCALE 1" = 100'-0"

GRAPHIC SCALE

100' 0 50' 100' 200' 300'

1 inch = 100 feet

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ARCHITECTS
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Pasadena, California 91103
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COLORED SITE PLAN
04.12.2022 18028TMA
A-011



RETAIL BUILDING W/ DRIVE THRU

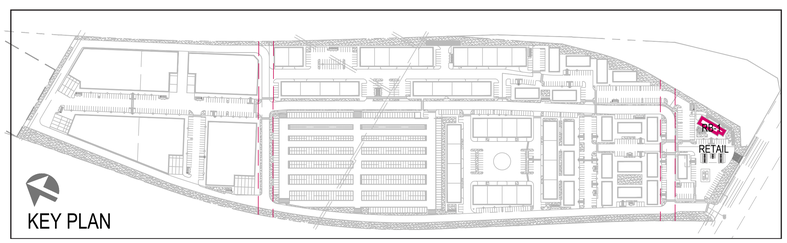
FLOOR PLAN

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

8' 0 4' 8' 16' 24'

1 inch = 11' feet



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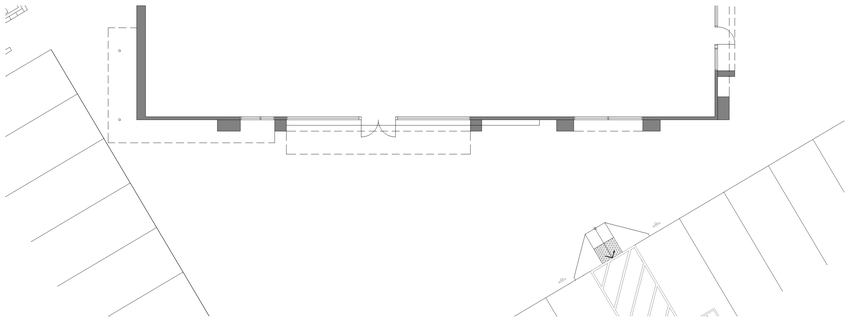
Coachella Airport Business Park
NWC State Highway 86 and Airport Road
COACHELLA, CALIFORNIA

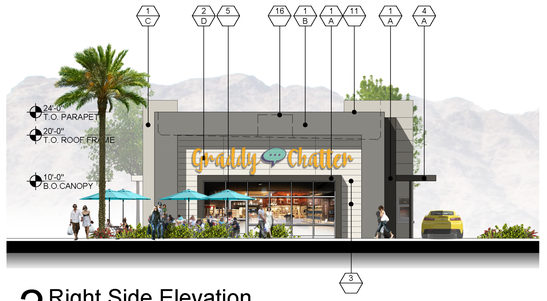
McKently Malak ARCHITECTS
35 Hugus Alley Suite 200
Pasadena, California 91103
T:6265838348 F:6265838387

FLOOR PLAN
04.12.2022 18028TMA
A-101

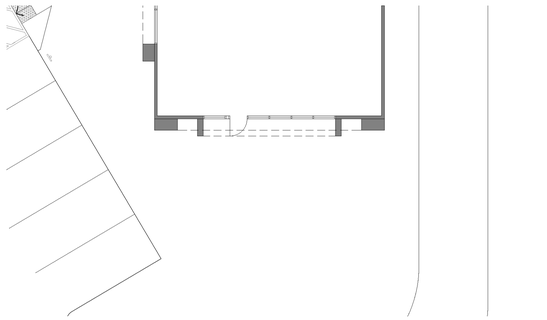


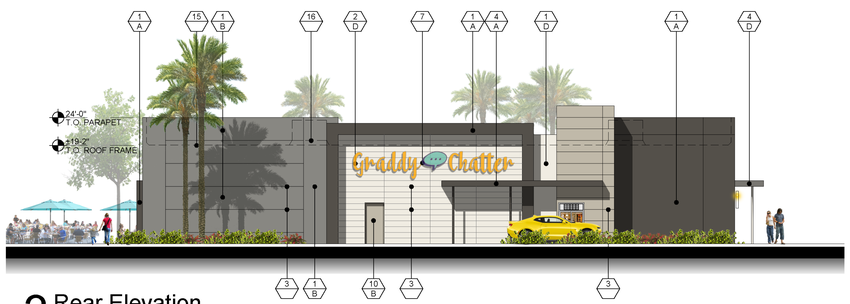
1 Front Elevation - Retail
SCALE: 3/32" = 1'-0"



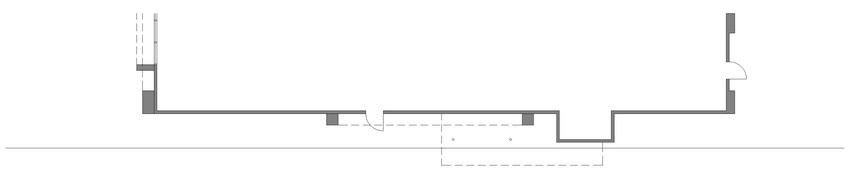


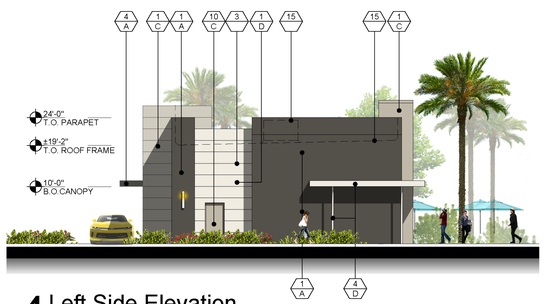
2 Right Side Elevation
SCALE: 3/32" = 1'-0"



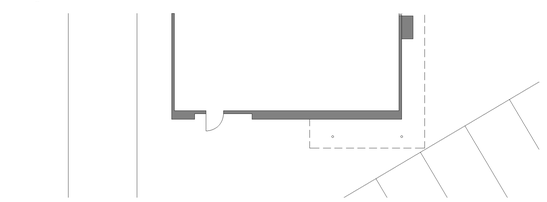


3 Rear Elevation
SCALE: 3/32" = 1'-0"





4 Left Side Elevation
SCALE: 3/32" = 1'-0"



MATERIALS AND FINISH KEYNOTES

1	EXTERIOR CEMENT PLASTER, SMOOTH FINISH
2	EXTERIOR CEMENT PLASTER, COMBED FINISH
3	PLASTER REVEAL JOINTS (TYPICAL)
4	METAL CANOPY, PAINT
5	ANODIZED ALUMINUM STOREFRONT W/ GLAZING MANUFACTURER: KAWNEER NORTH AMERICA COLOR: CLEAR ANODIZED
6	FROSTED GLASS STOREFRONT
7	SIGNAGE (NOT A PART OF THIS PERMIT)
8	SECTIONAL GARAGE DOOR W/ FROSTED GLASS PANELS MANUFACTURER: OVERHEAD DOOR COLOR: CLEAR ANODIZED; MODEL 521
9	SECTIONAL STEEL DOOR MANUFACTURER: OVERHEAD DOOR MODEL: 470
10	EXTERIOR HOLLOW METAL DOOR & FRAMES; PAINT
11	PRESTO-LOCK METAL COPING SYSTEM, PAINT
12	DECORATIVE BRACKET LIGHT
13	WALL PACK LIGHT FIXTURE
14	UNDER CANOPY LIGHT FIXTURE
15	ROOF LINE
16	ROOF EQUIPMENT
17	E.I.F.S CORNICE; PAINT
18	ANODIZED ALUMINUM CLEARSTORY WINDOW W/ GLAZING MANUFACTURER: KAWNEER NORTH AMERICA COLOR: CLEAR ANODIZED

A	Urbane Bronze SW 7048
B	Classic French Gray SW 0077
C	Jogging Path SW 7638
D	Greek Villa SW 7551
E	Light French Gray SW 0055
F	Rugged Brown SW 6062

Note: Signage shown on the elevations for graphic purpose only and does not represent the use or actual tenants

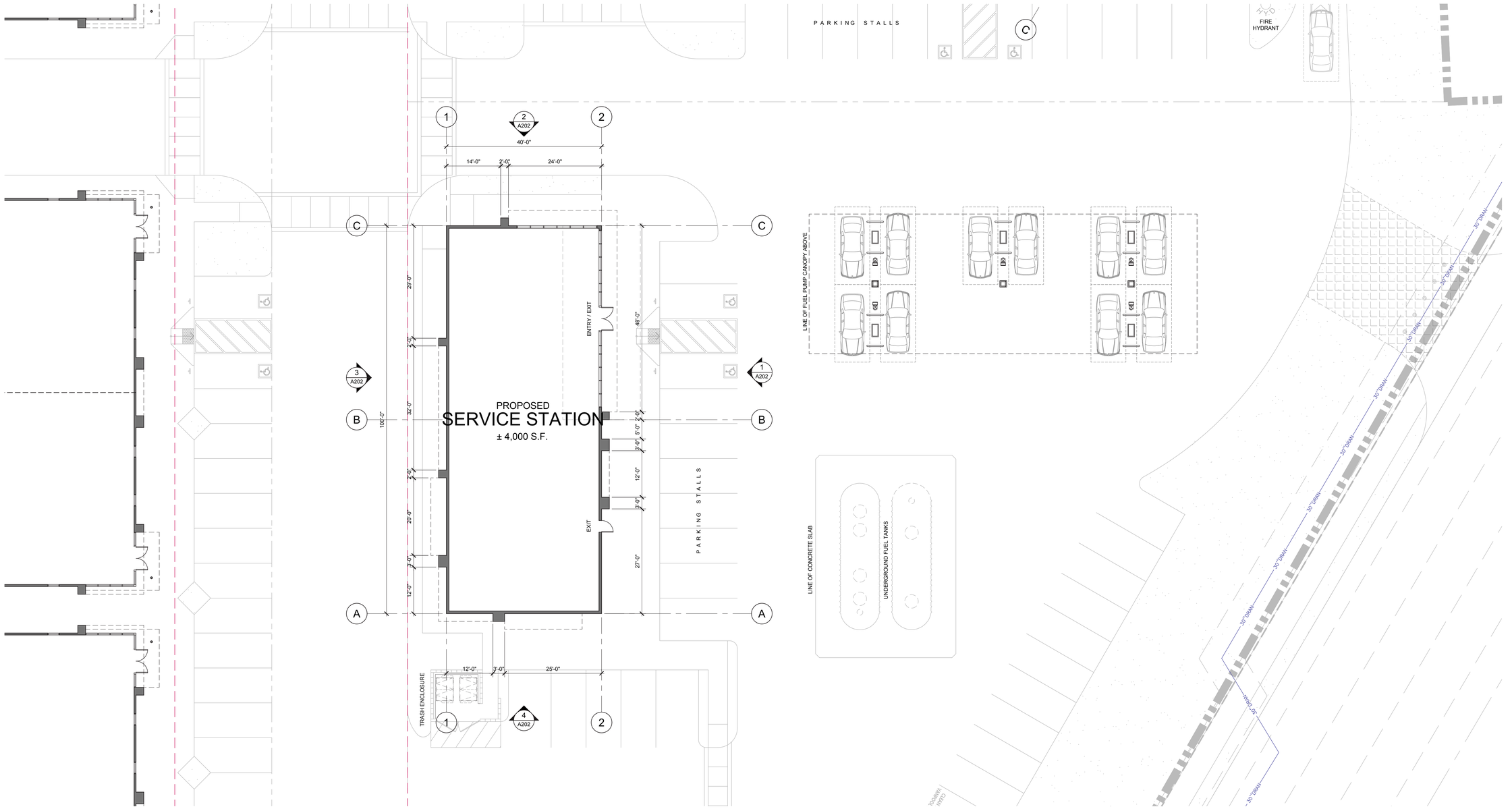
Haagen Co LLC
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COACHELLA, CALIFORNIA

McKently Malak ARCHITECTS
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ELEVATIONS
04.12.2022 18028TMA

A-201



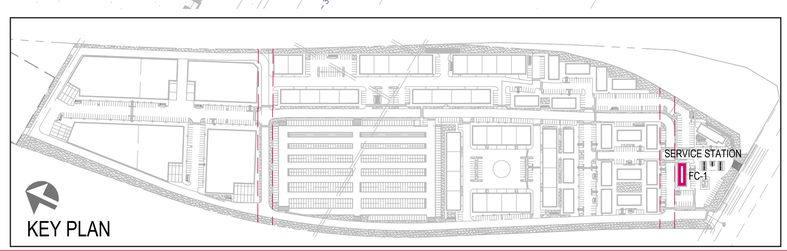
SERVICE STATION
FLOOR PLAN

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

8' 0 4' 8' 16' 24'

1 inch = 11' feet



Haagen Co LLC
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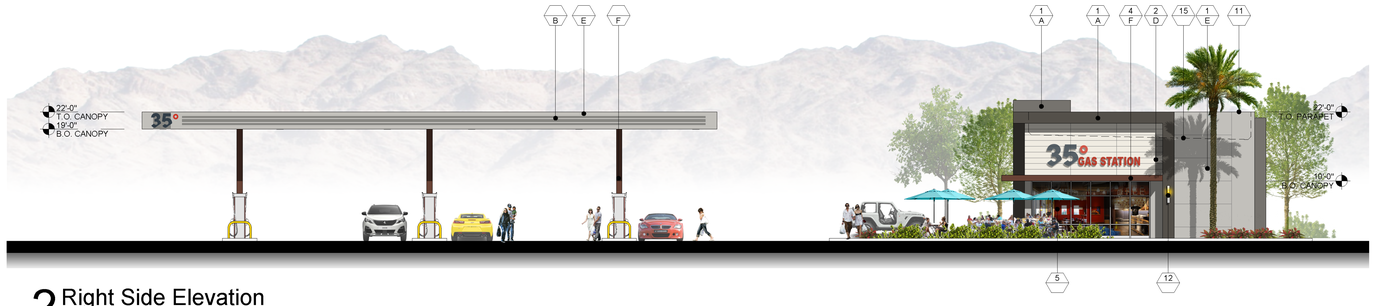
Coachella Airport Business Park
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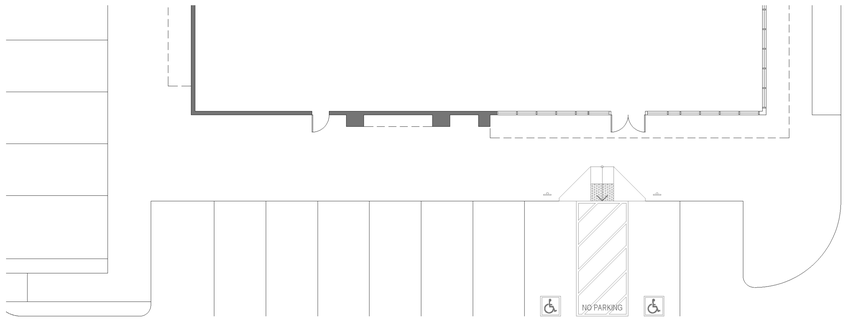
FLOOR PLAN
04.12.2022 18028TMA
A-102

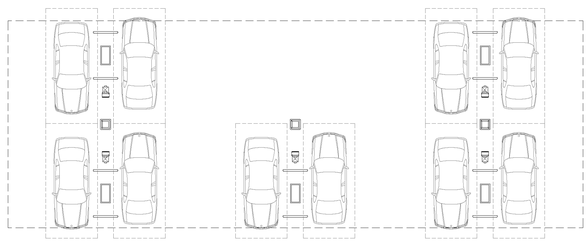


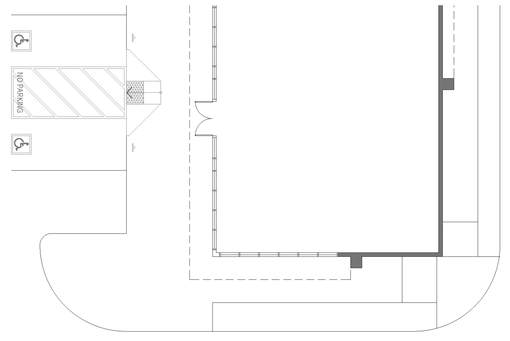
1 Front Elevation - Service Station
SCALE: 3/32" = 1'-0"

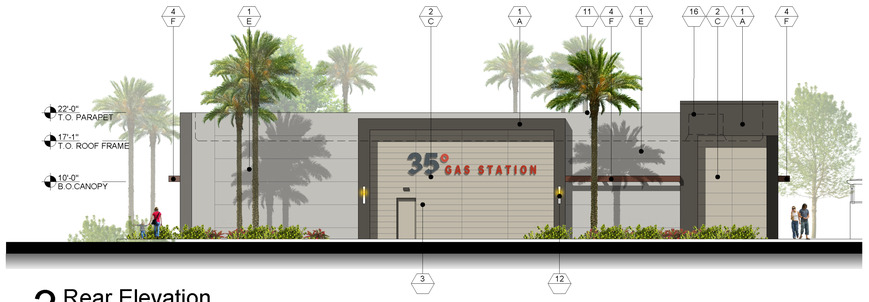


2 Right Side Elevation
SCALE: 3/32" = 1'-0"





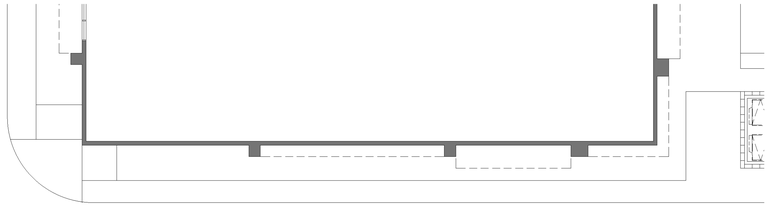


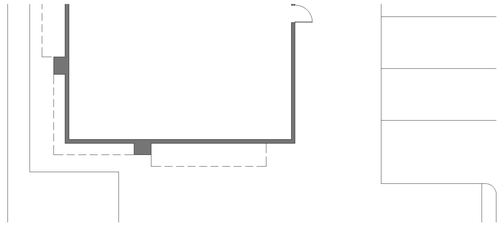


3 Rear Elevation
SCALE: 3/32" = 1'-0"



4 Left Side Elevation
SCALE: 3/32" = 1'-0"







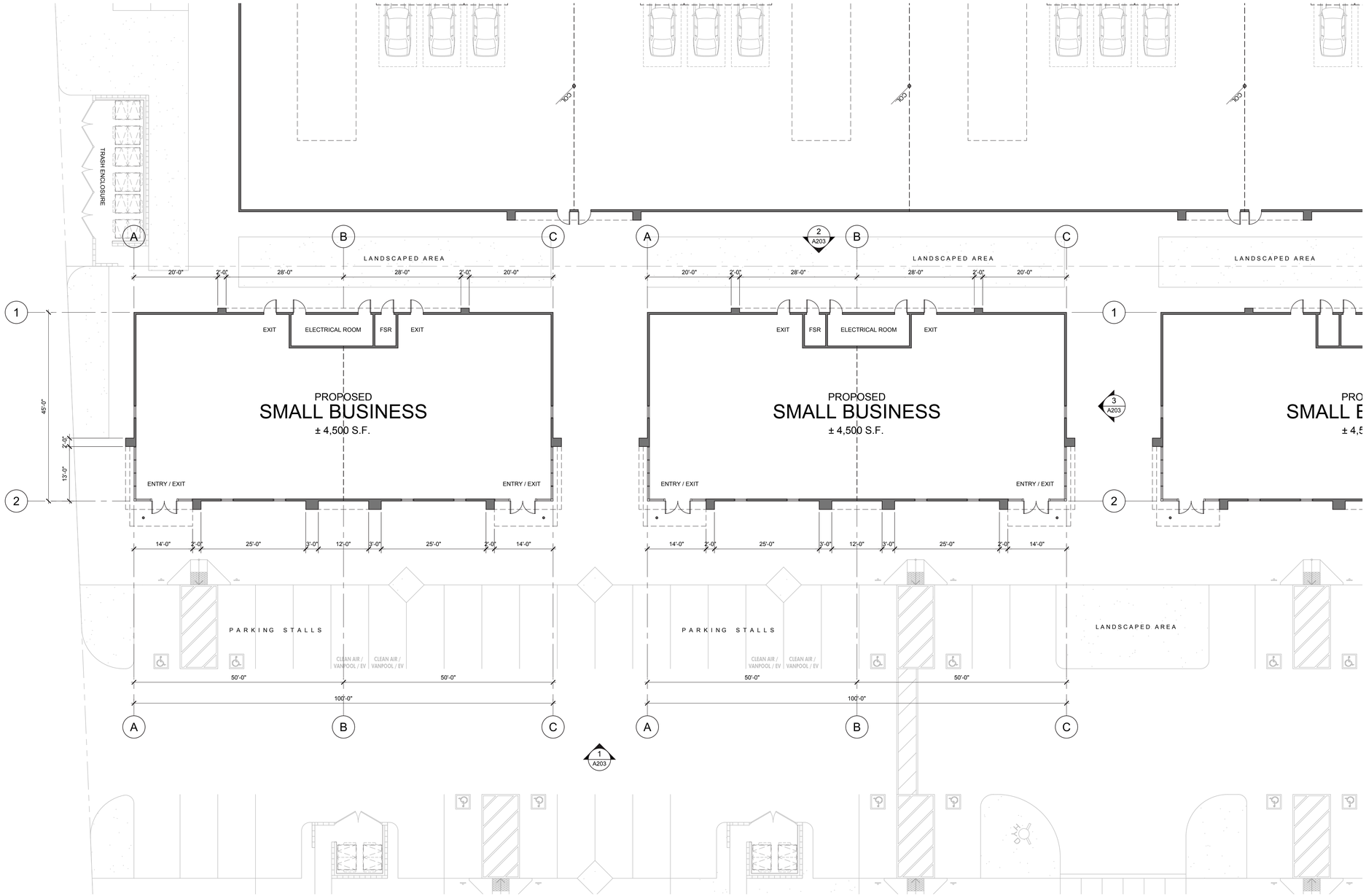
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ELEVATIONS
04.12.2022 18028TMA
A-202



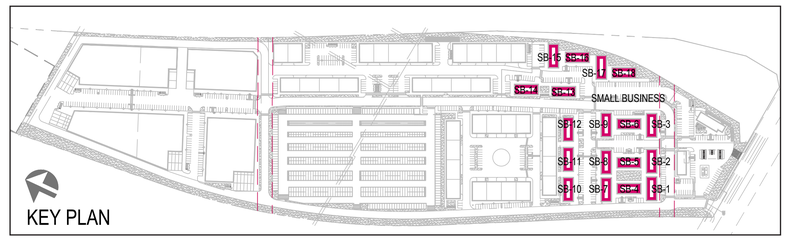
TYPICAL SMALL BUSINESS
FLOOR PLAN

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

8' 0 4' 8' 16' 24'

1 inch = 11' feet



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Coachella Airport Business Park
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COACHELLA, CALIFORNIA

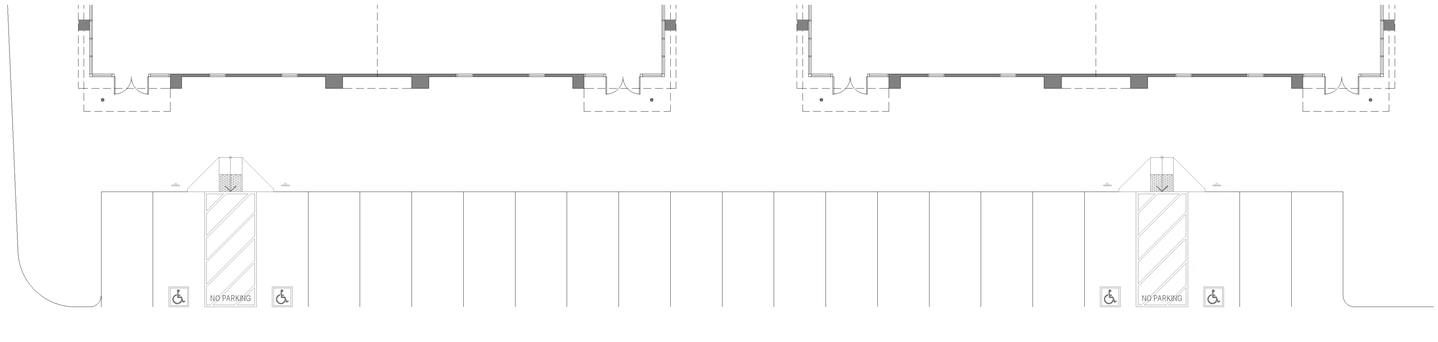
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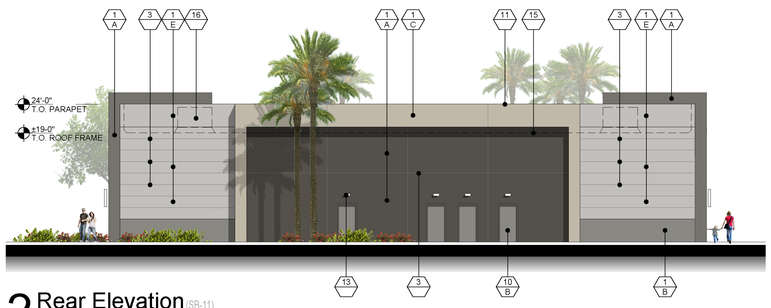
FLOOR PLAN
04.12.2022 18028TMA
A-103



1 Front Elevation - Typ. Small Business (SB-10 and SB-11)

SCALE: 3/32" = 1'-0"





2 Rear Elevation (SB-11)

SCALE: 3/32" = 1'-0"



3 Side Elevation (SB-11)

SCALE: 3/32" = 1'-0"

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Coachella Airport Business Park

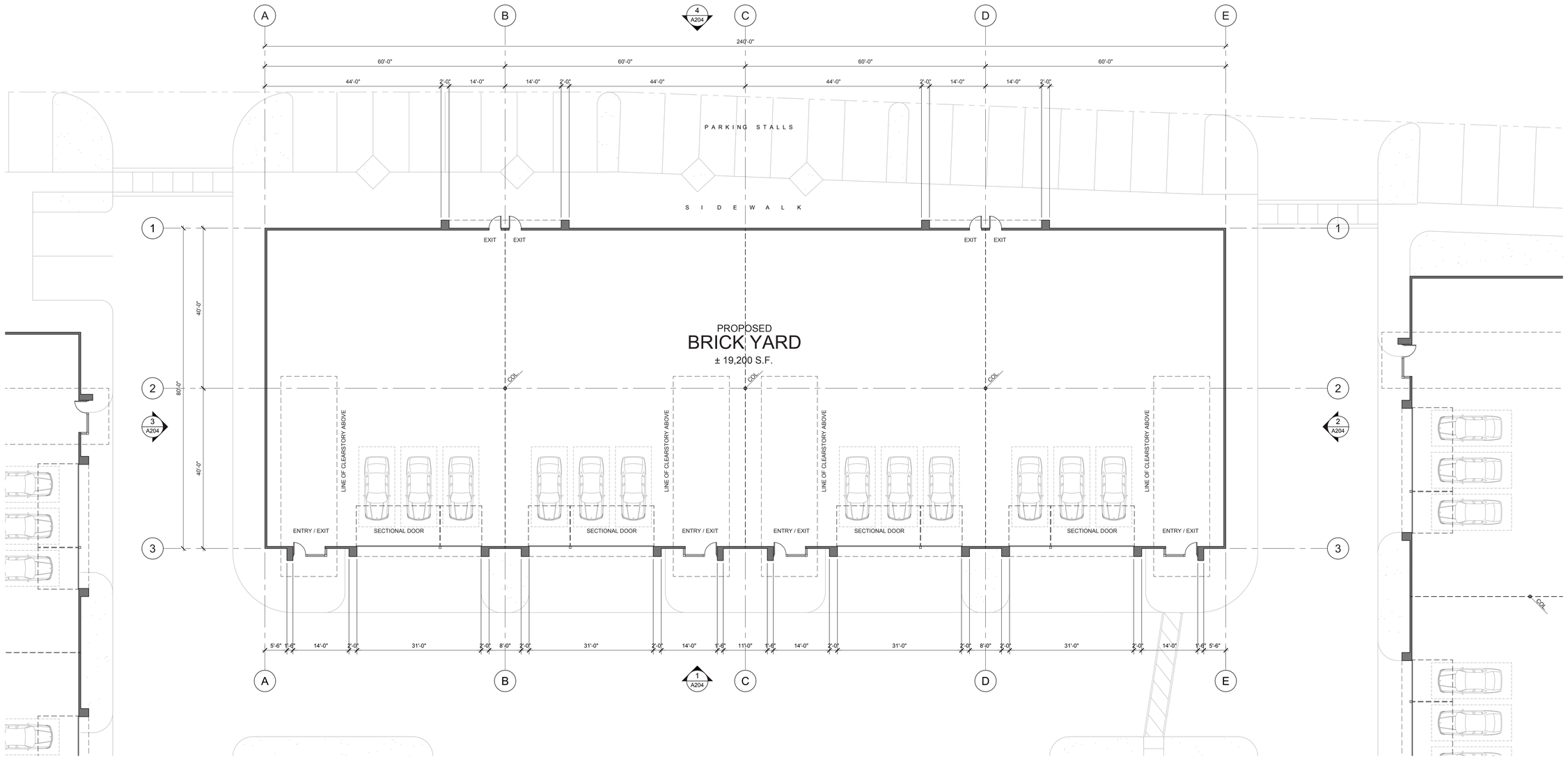
NWC State Highway 86 and Airport Road
COACHELLA, CALIFORNIA

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ELEVATIONS

04.12.2022 18028TMA

A-203



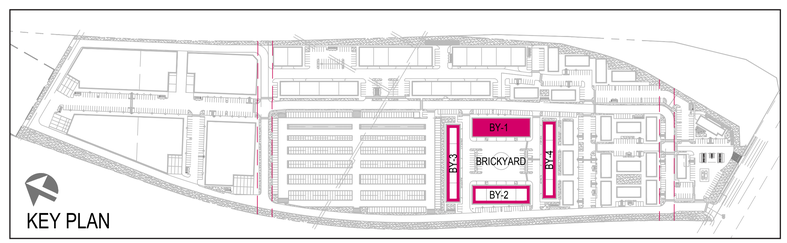
TYPICAL BRICKYARD
FLOOR PLAN

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

8' 0 4' 8' 16' 24'

1 inch = 11' feet

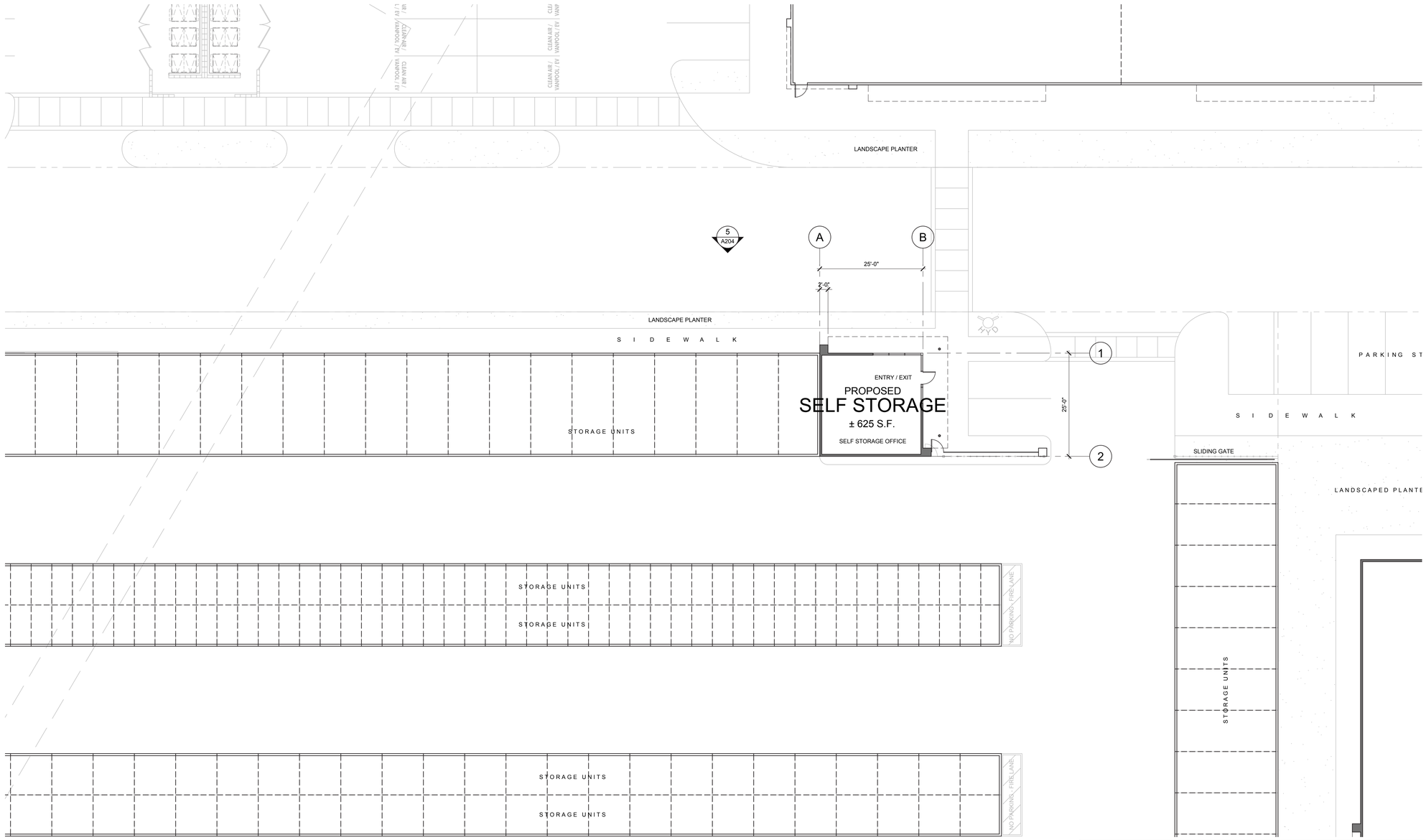


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FLOOR PLAN
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A-104



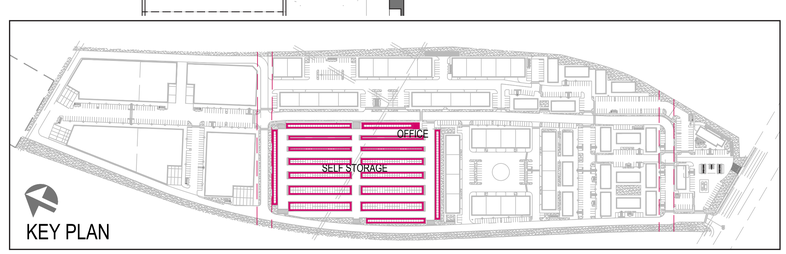
TYPICAL SELF STORAGE
FLOOR PLAN

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

8' 0 4' 8' 16' 24'

1 inch = 11' feet



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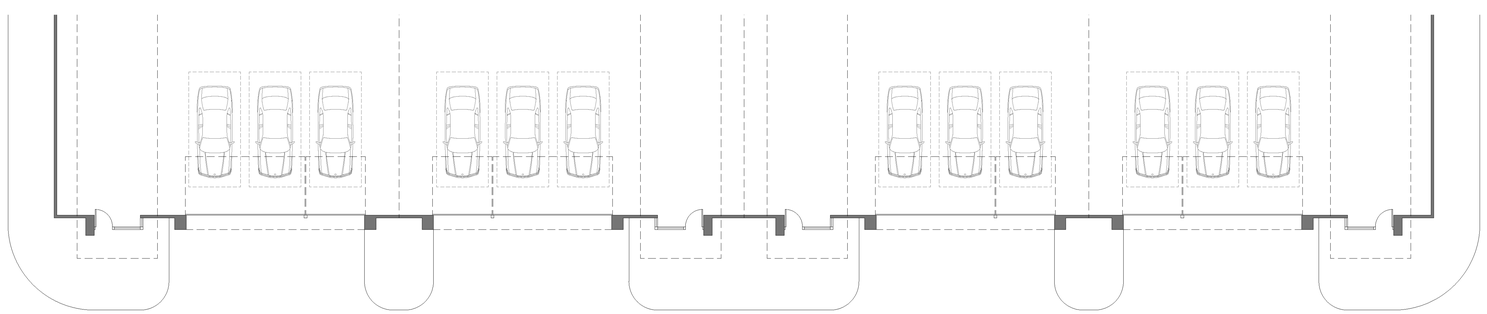
FLOOR PLAN
04.12.2022 18028TMA
A-104.1

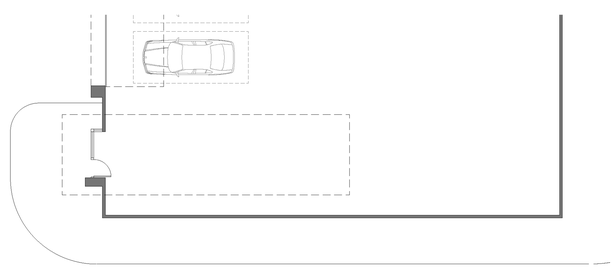


1 Front Elevation - Typ. Brickyard
SCALE: 3/32" = 1'-0"



2 Right Side Elevation
SCALE: 3/32" = 1'-0"



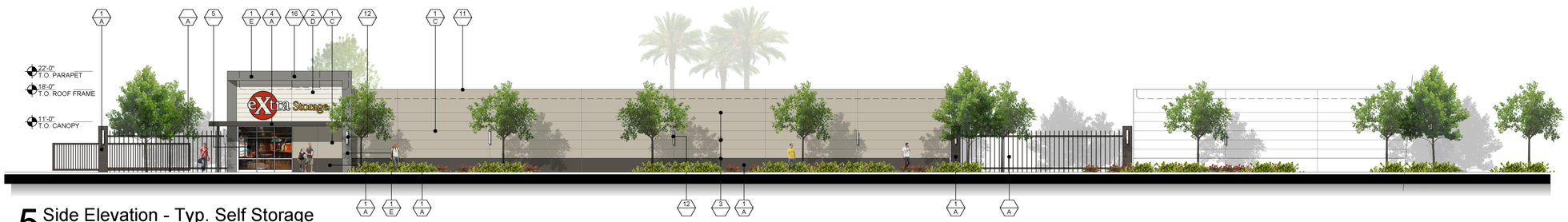




3 Left Side Elevation
SCALE: 3/32" = 1'-0"



4 Rear Elevation
SCALE: 3/32" = 1'-0"



5 Side Elevation - Typ. Self Storage
SCALE: 3/32" = 1'-0"

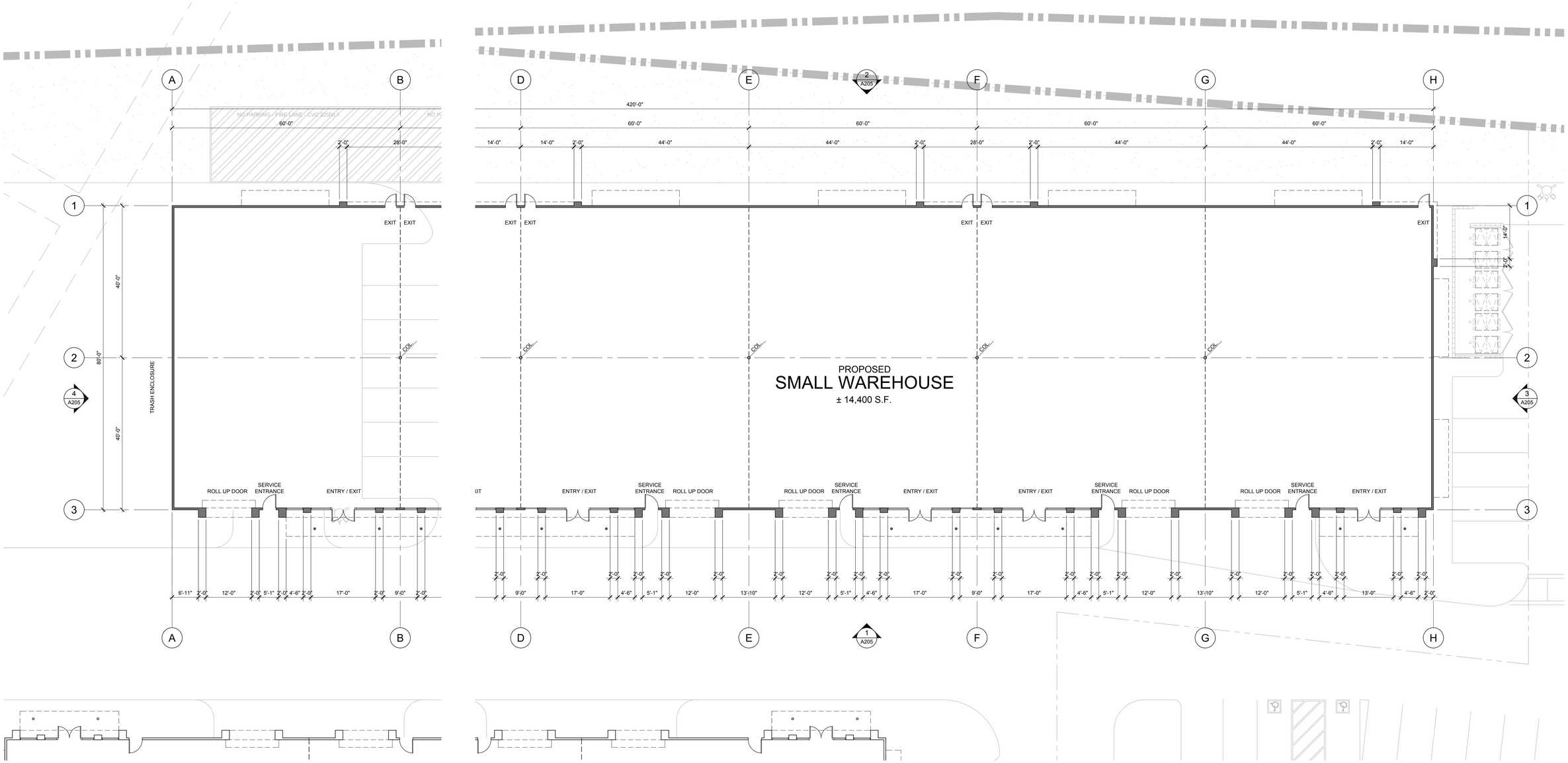
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ELEVATIONS
04.12.2022 18028TMA
A-204



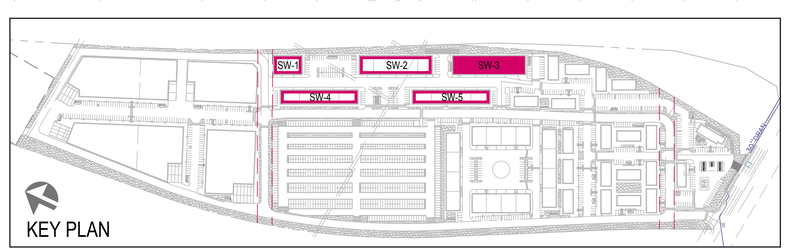
TYPICAL SMALL WAREHOUSE
FLOOR PLAN

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

8' 0 4' 8' 16' 24'

1 inch = 11' feet



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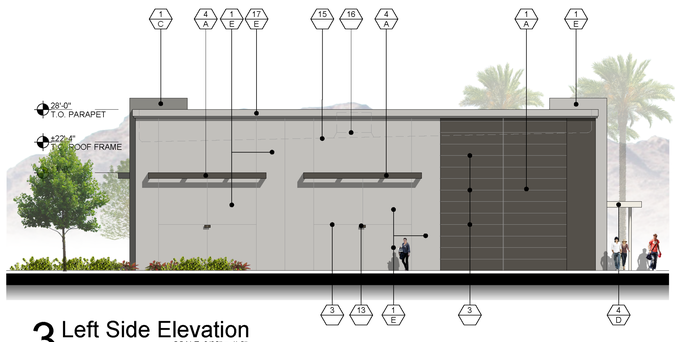
FLOOR PLAN
04.12.2022 18028TMA
A-105



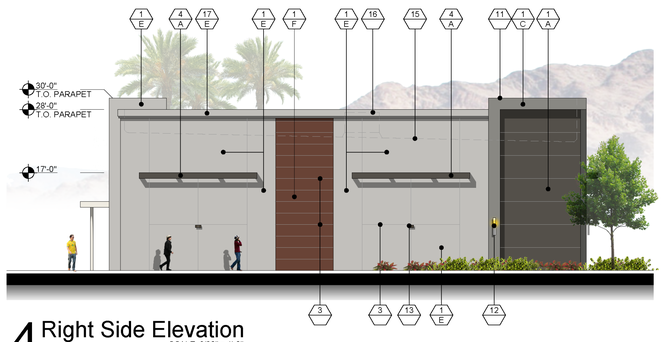
1 Front Elevation - Typ. Small Warehouse
SCALE: 3/32" = 1'-0"



2 Rear Elevation
SCALE: 3/32" = 1'-0"



3 Left Side Elevation
SCALE: 3/32" = 1'-0"



4 Right Side Elevation
SCALE: 3/32" = 1'-0"

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ELEVATIONS
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A-205

PROPOSED
LARGE WAREHOUSE
± 44,500 S.F.

RECEIVING AREA

LOADING DOCK

10' HIGH SCREEN WALL

EXIT

EXIT

ENTRY / EXIT

S I D E W A L K

S I D E W A L K

P A R K I N G S T A L L S

P A R K I N G S T A L L

TRASH ENCLOSURE

FIRE HYDRANT

COL.

288'-0"

32'-0" | 50'-0" | 50'-0" | 50'-0" | 50'-0" | 36'-0" | 20'-0"

10'-0" | 4'-6" | 21'-0" | 4'-6" | 5'-0" | 4'-6" | 21'-0" | 4'-6" | 21'-0" | 4'-0" | 20'-0" | 4'-0" | 52'-0" | 4'-0" | 40'-0" | 4'-0" | 8'-0"

40'-0" | 40'-0" | 163'-9" | 7'-0" | 46'-0" | 33'-0" | 43'-9"

20'-0" | 20'-0" | 4'-0" | 46'-0" | 4'-0" | 28'-0" | 4'-0"

13'-0" | 5'-0" | 18'-0" | 5'-0" | 18'-0" | 5'-0" | 18'-0" | 5'-0" | 67'-0" | 4'-0" | 40'-0" | 4'-0" | 12'-0" | 2'-0" | 24'-0" | 2'-0" | 12'-0" | 4'-0"

A B C D E F G H

1 2 3 3.1 4 5

4 A206 — 2 A206 — 3 A206 — 1 A206

LW-1A LW-1B LW-2 LARGE WAREHOUSE LW-3A LW-3B LW-4

KEY PLAN

TYPICAL LARGE WAREHOUSE
FLOOR PLAN
SCALE: 3/32" = 1'-0"

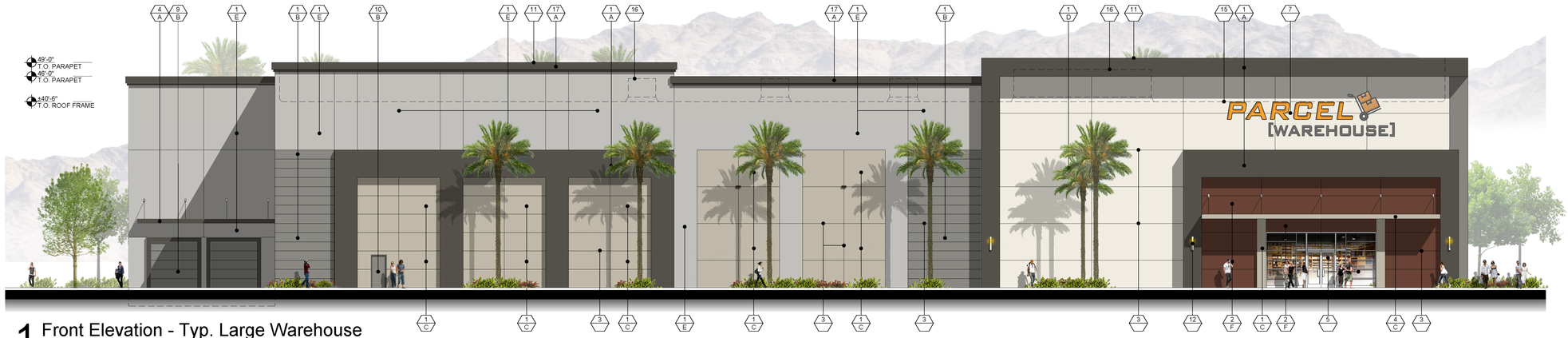
GRAPHIC SCALE
8' 0 4' 8' 16' 24'
1 inch = 11' feet

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Pasadena, California 91103
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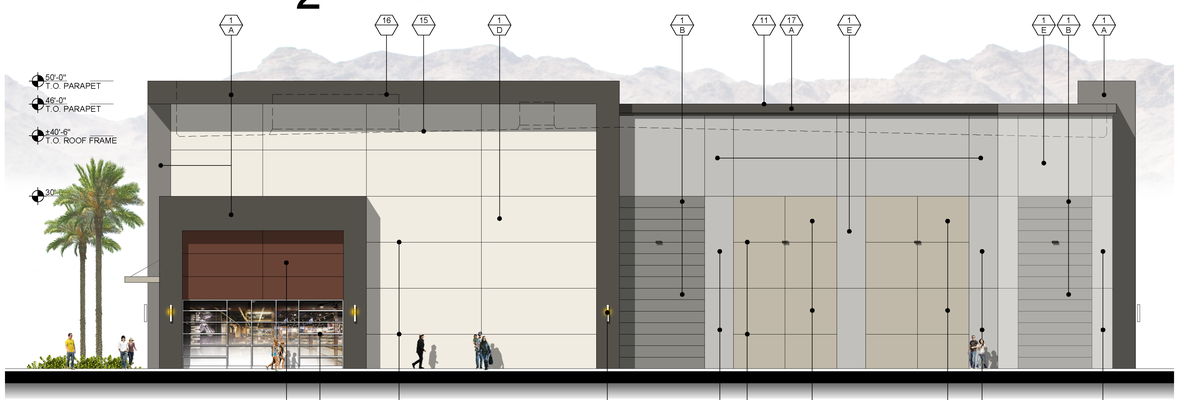
FLOOR PLAN
04.12.2022 18028TMA
A-106



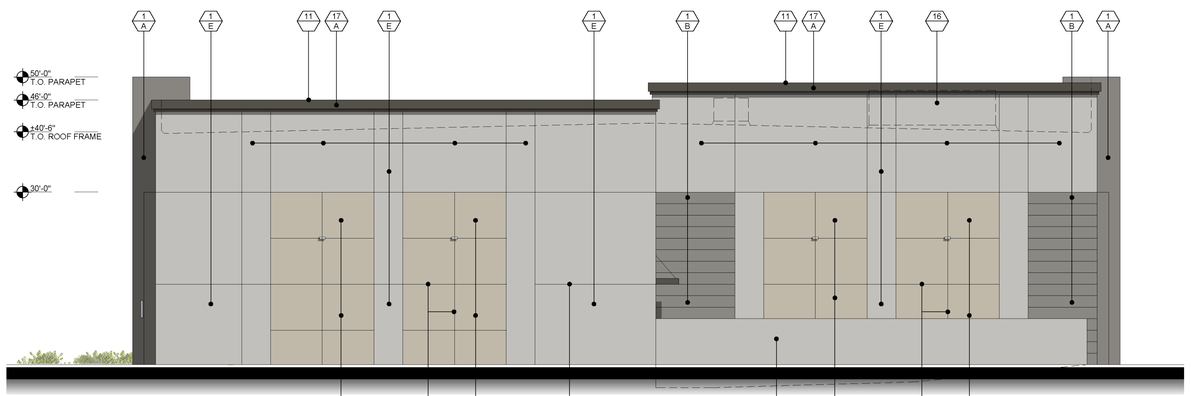
1 Front Elevation - Typ. Large Warehouse
SCALE: 3/32" = 1'-0"



2 Rear Elevation
SCALE: 3/32" = 1'-0"



3 Side Elevation
SCALE: 3/32" = 1'-0"



4 Side Elevation
SCALE: 3/32" = 1'-0"

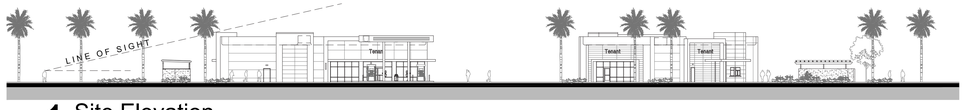
Note: Signage shown on the elevations for graphic purpose only and does not represent the use or actual tenants

Haagen Co LLC
12302 Exposition Boulevard, Los Angeles CA 90064

Coachella Airport Business Park
NWC State Highway 86 and Airport Road
COACHELLA, CALIFORNIA

McKently Malak
ARCHITECTS
35 Hugus Alley Suite 200
Pasadena, California 91103
T:626.583.8348 F:626.583.8387

ELEVATIONS
04.12.2022 18028TMA
A-206



1 Site Elevation Airport Boulevard
SCALE: 1" = 30'-0"



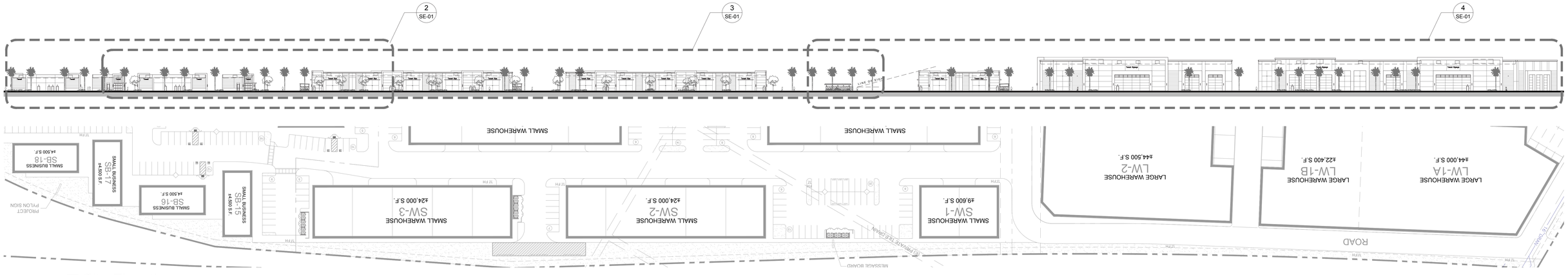
2 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



3 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



4 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



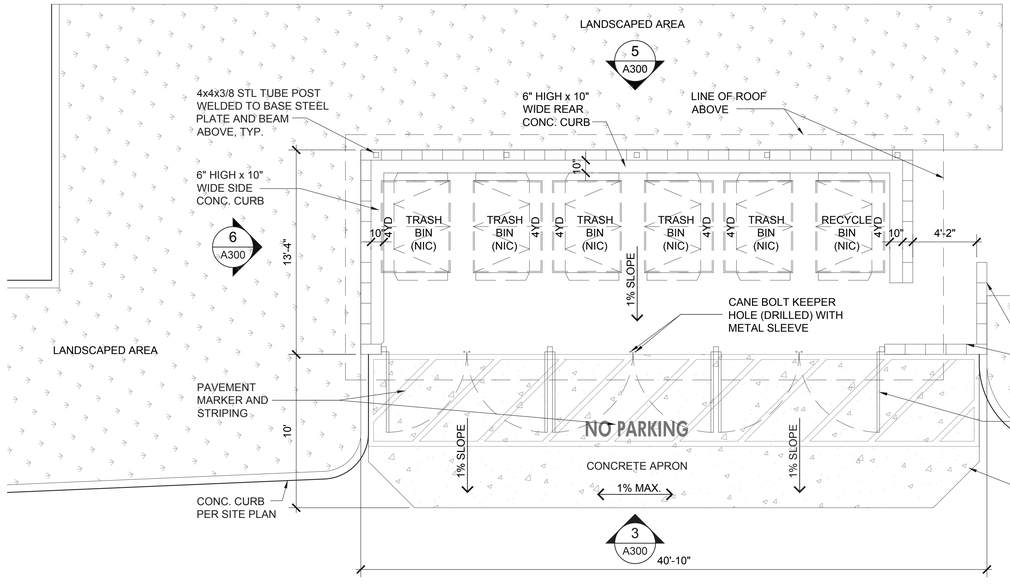
5 Site Elevation State Highway 86
SCALE: 1" = 30'-0"

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12302 Exposition Boulevard, Los Angeles CA 90064

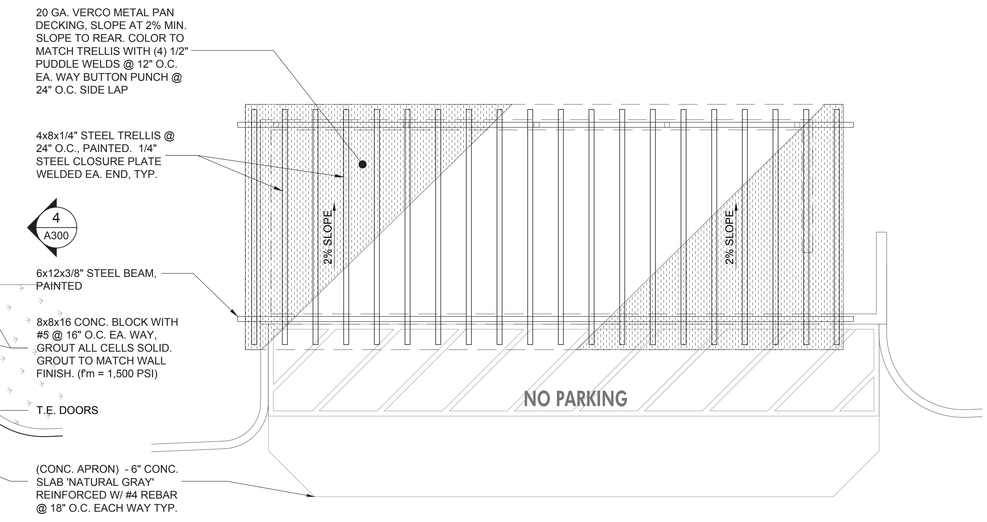
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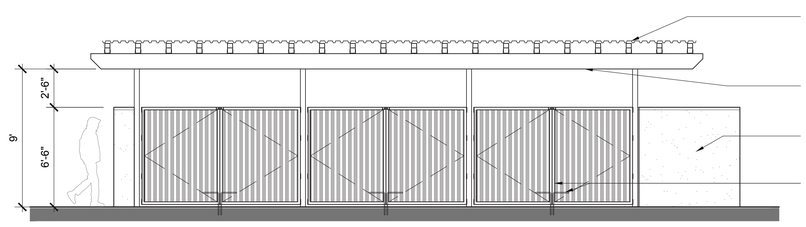
SITE ELEVATION
04.12.2022 18028TMA
SE-01



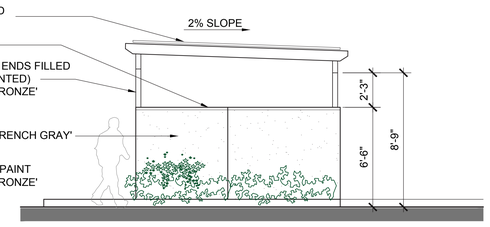
1 Trash Enclosure - Floor Plan
SCALE: 1/4" = 1'-0"



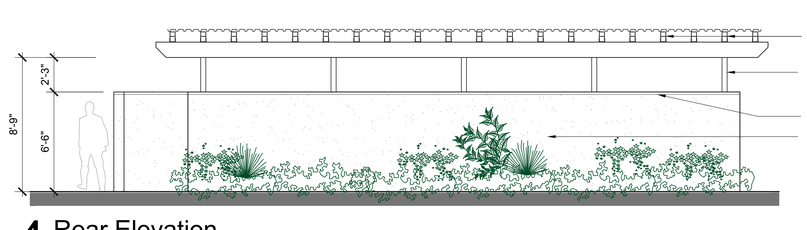
2 Trash Enclosure - Roof Plan
SCALE: 1/4" = 1'-0"



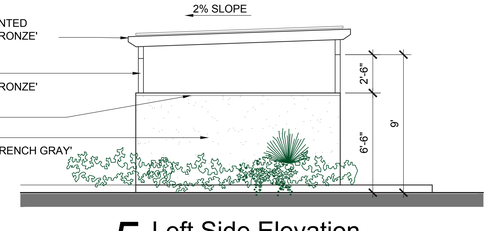
3 Front Elevation
SCALE: 1/4" = 1'-0"



3 Right Side Elevation
SCALE: 1/4" = 1'-0"



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



5 Left Side Elevation
SCALE: 1/4" = 1'-0"

Haagen Co LLC
12302 Exposition Boulevard, Los Angeles CA 90064

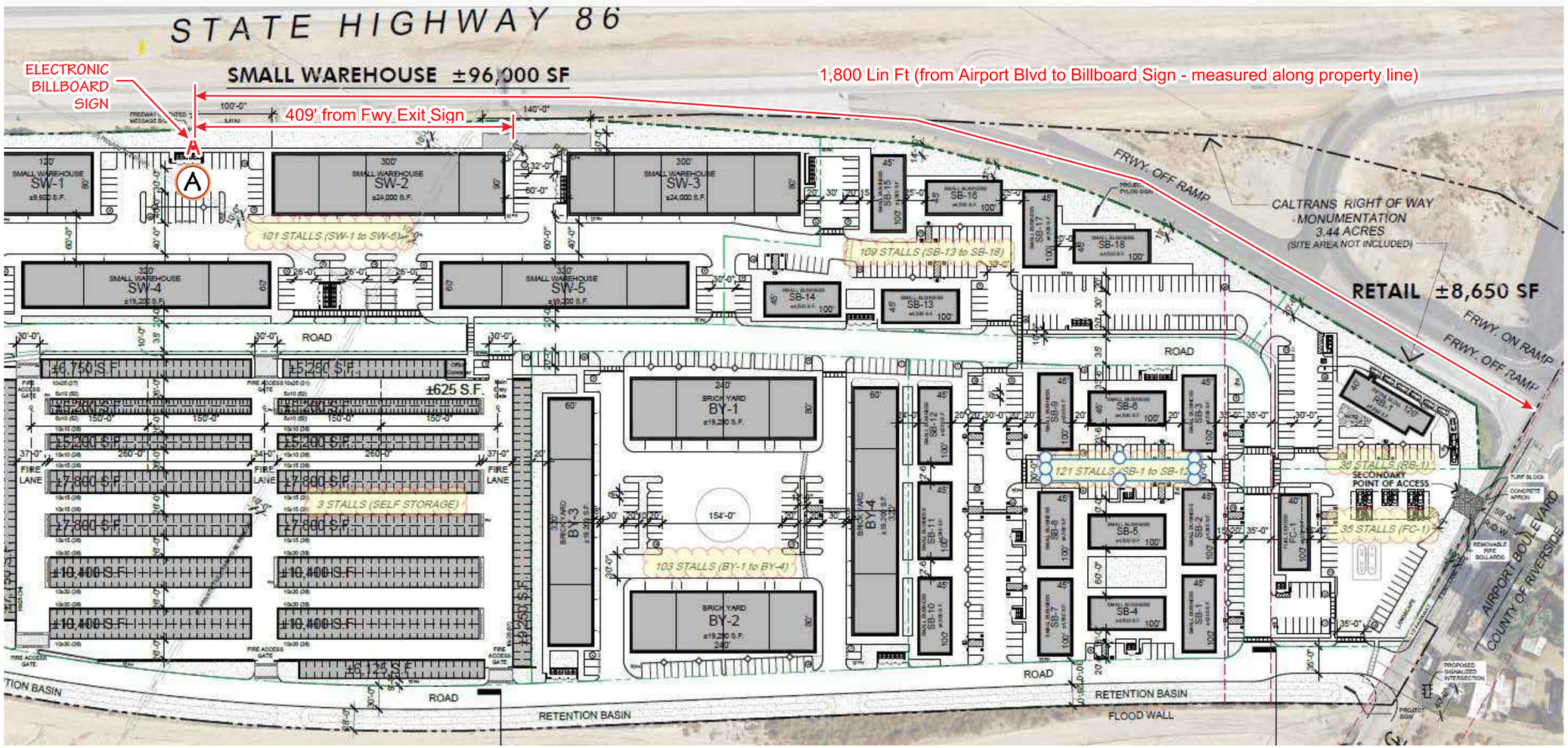
Coachella Airport Business Park
NWC State Highway 86 and Airport Road
COACHELLA, CALIFORNIA

McKently Malak ARCHITECTS
35 Hugus Alley Suite 200
Pasadena, California 91103
T:626.583.8348 F:626.583.8387

TRASH ENCLOSURE
04.12.2022 18028TMA
TE-01

SIGN	SCOPE OF WORK / DESCRIPTION
A	MANUFACTURE AND INSTALL (1) DOUBLE SIDED V-SHAPED FREEWAY PYLON MESSAGE BOARD WITH 16MM DIGITAL DISPLAYS

POSE MILE: I-86-R 16.931



N

SCALE: NTS

PROJECT TITLE

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

JOB NUMBER 50641

SALES	CLAUDE ELLENA
DRAWN BY	CARLOS
DATE	5-20-20
SCALE	AS NOTED
FOLDER	S/COACHELLA AIRPORT BUSINESS PARK/50641
FILE	50641R3 LOCATION 2.CDR
DESIGN#	001

REVISIONS

DATE	BY	DATE	BY
4-16-21	CM		

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- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE | DATE

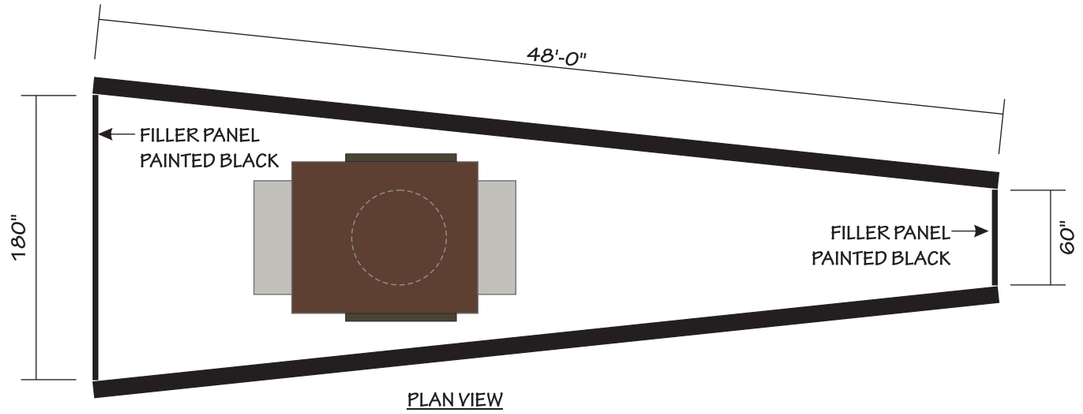
PRINTED NAME | TITLE

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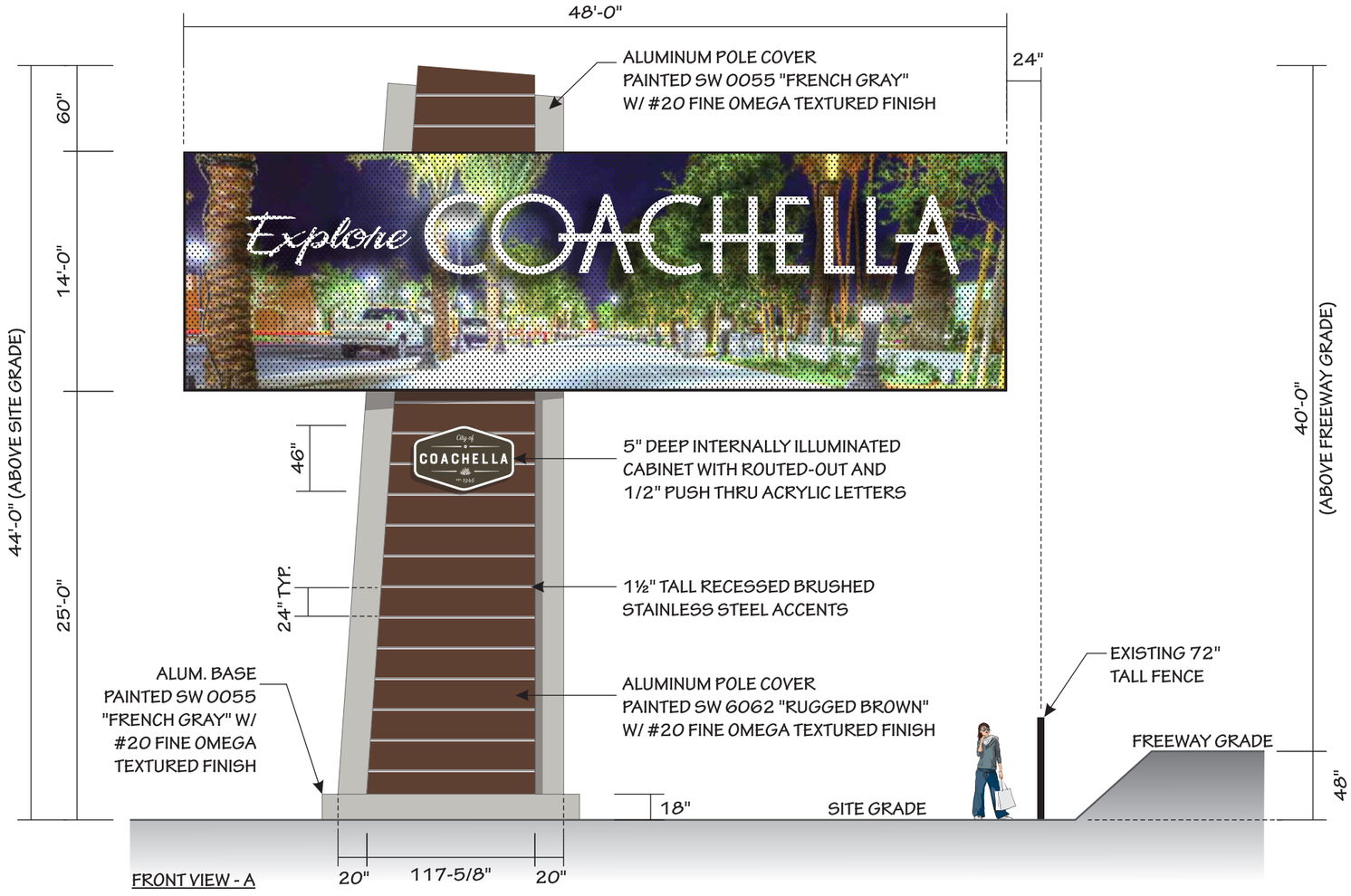
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PLAN VIEW

SCALE: 1/8" = 1'-0"

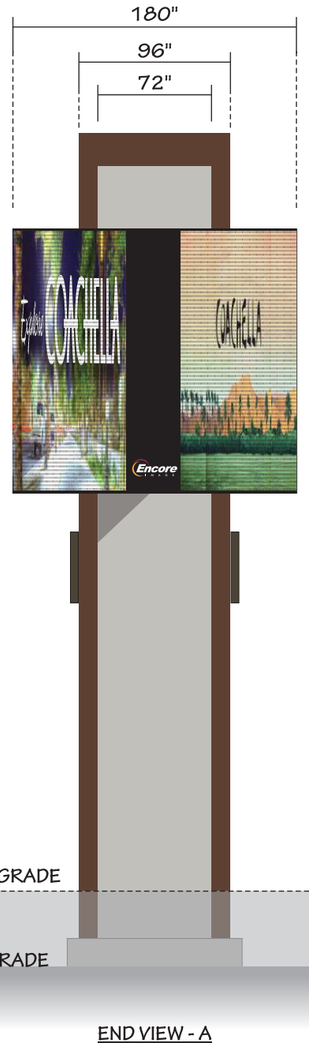


FRONT VIEW - A

A MANUFACTURE AND INSTALL (1) ONE DOUBLE SIDED V-SHAPED FREEWAY PYLON MESSAGE BOARD

COLOR SCHEDULE

- SW 6062 "RUGGED BROWN" #20 OMEGA FINE TEXTURE
- SW 6062 "RUGGED BROWN" #20 OMEGA FINE TEXTURE
- SW 7048 "URBANE BRONZE" SATIN FINISH



END VIEW - A

SCALE: 1/8" = 1'-0"

PROJECT TITLE

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

JOB NUMBER 50641

SALES	CLAUDE ELLENA
DRAWN BY	CARLOS
DATE	5-20-20
SCALE	AS NOTED
FOLDER	S/COACHELLA AIRPORT BUSINESS PARK/50641
FILE	50641R3 LOCATION 2.CDR
DESIGN#	002

REVISIONS

DATE	BY	DATE	BY
3-9-21	CM		

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- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE | DATE

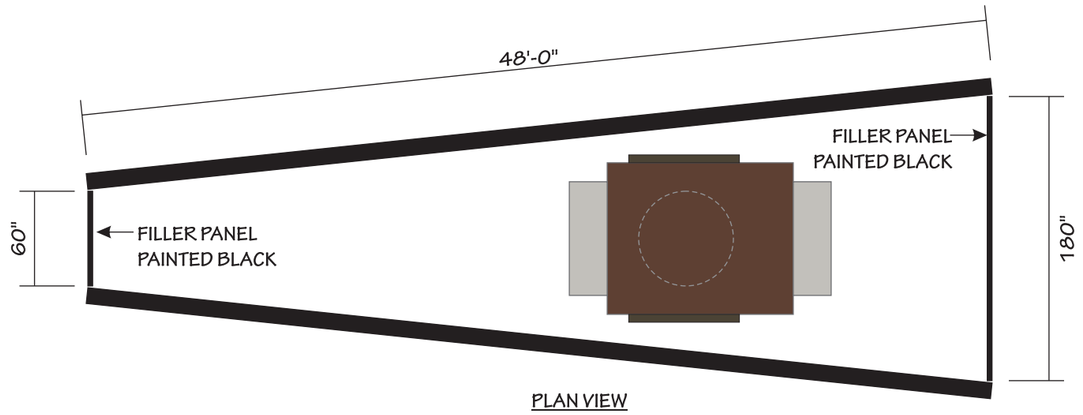
PRINTED NAME | TITLE

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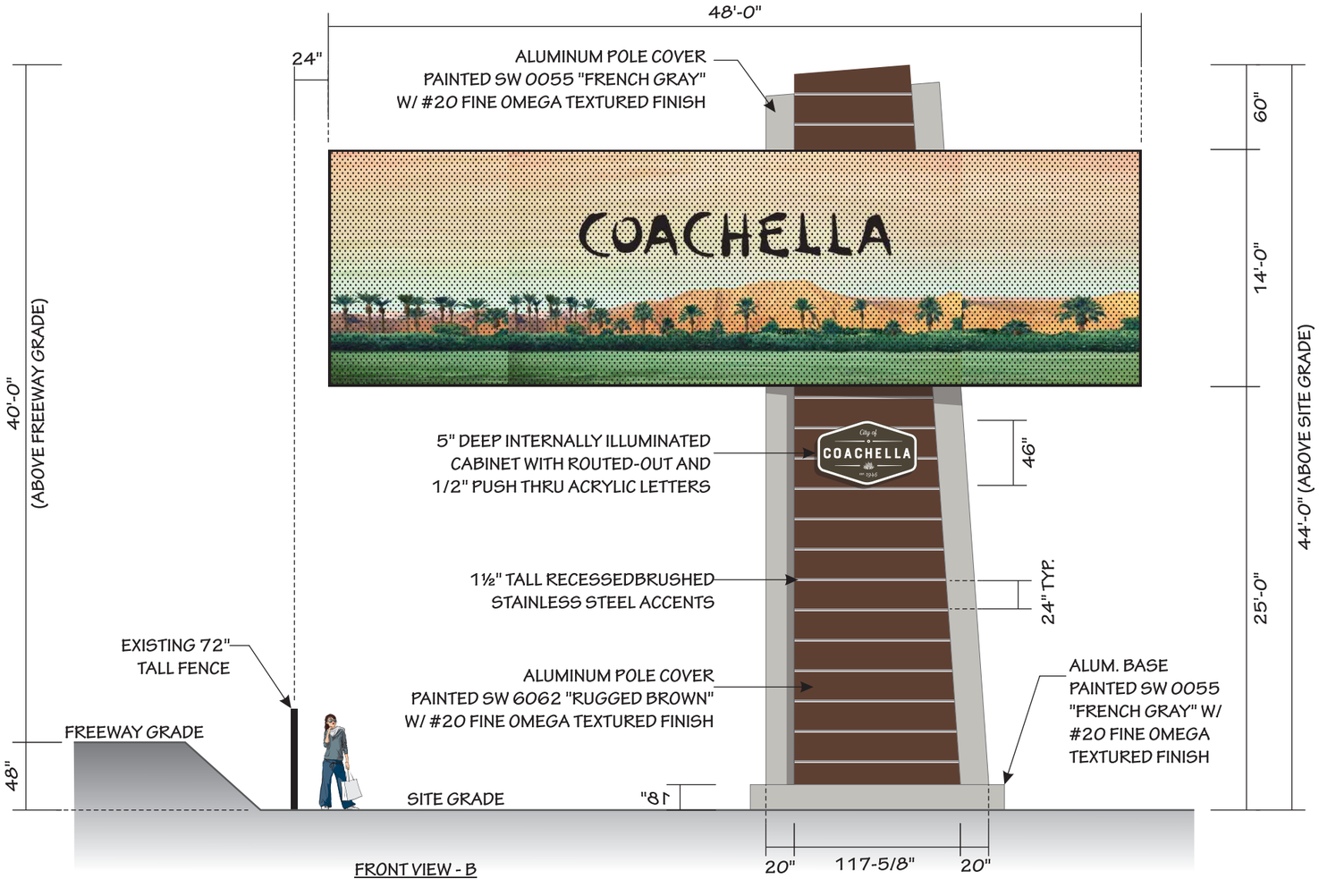
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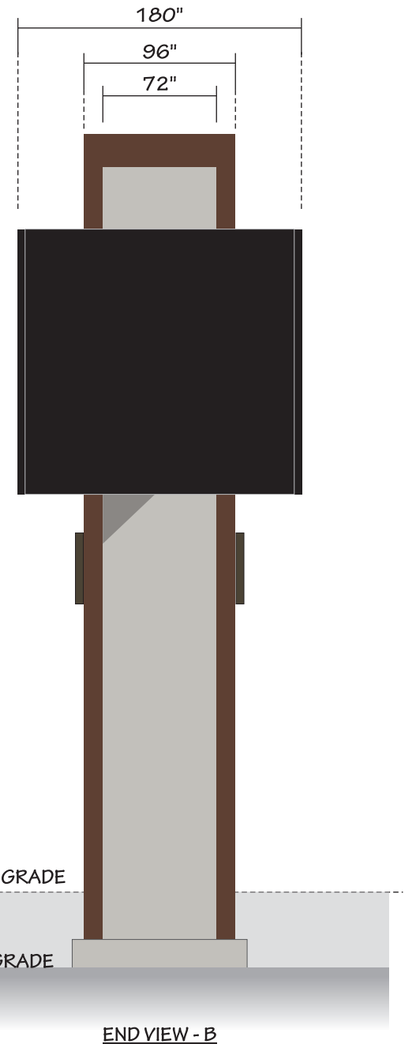


PLAN VIEW

SCALE: 1/8" = 1'-0"



FRONT VIEW - B



END VIEW - B

A MANUFACTURE AND INSTALL (1) ONE DOUBLE SIDED V-SHAPED FREEWAY PYLON MESSAGE BOARD

SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

- SW 6062 "RUGGED BROWN #20 OMEGA FINE TEXTURE
- SW 6062 "RUGGED BROWN #20 OMEGA FINE TEXTURE
- SW 7048 "URBANE BRONZE" SATIN FINISH

PROJECT TITLE

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

JOB NUMBER 50641

SALES	CLAUDE ELLENA
DRAWN BY	CARLOS
DATE	5-20-20
SCALE	AS NOTED
FOLDER	S/COACHELLA AIRPORT BUSINESS PARK/50641
FILE	50641R3 LOCATION 2.CDR
DESIGN#	003

REVISIONS

DATE	BY	DATE	BY
3-9-21	CM		

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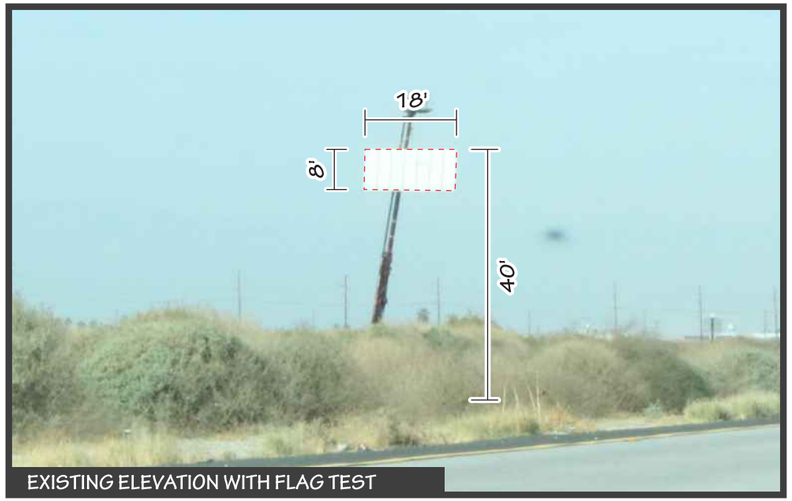
PRINTED NAME | TITLE

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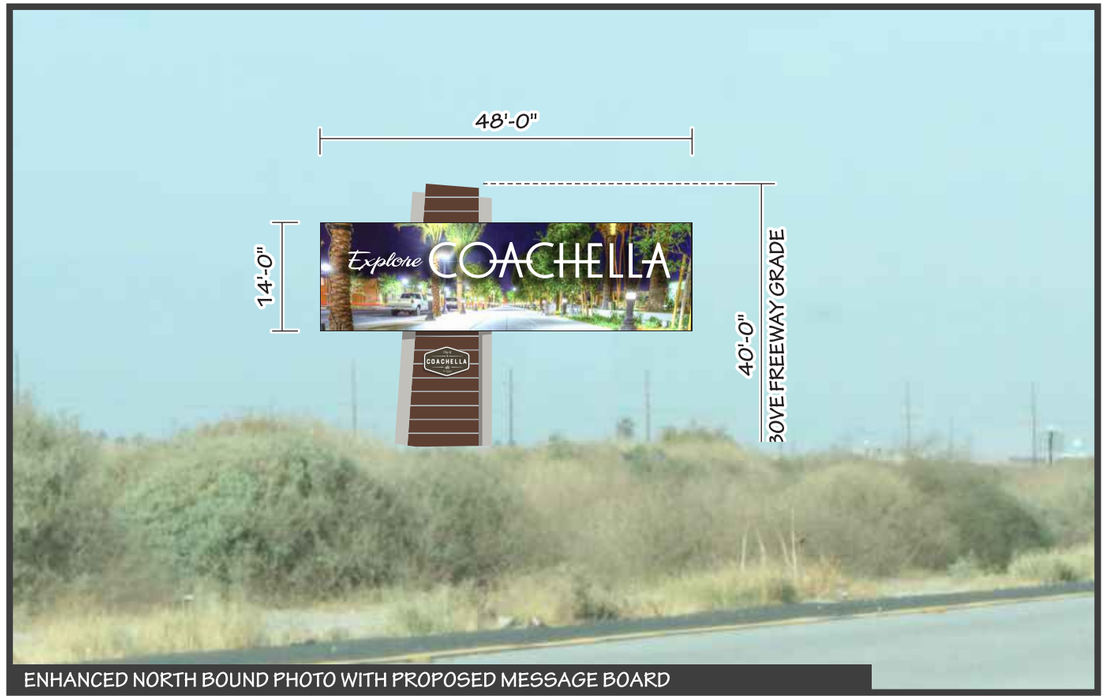
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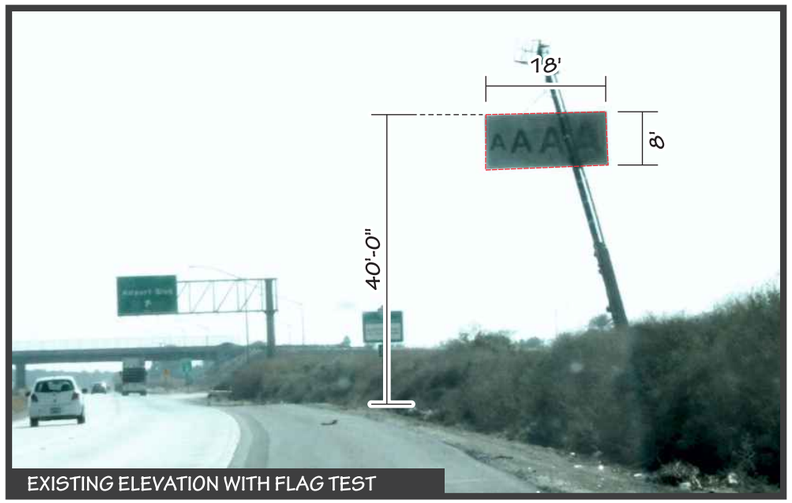
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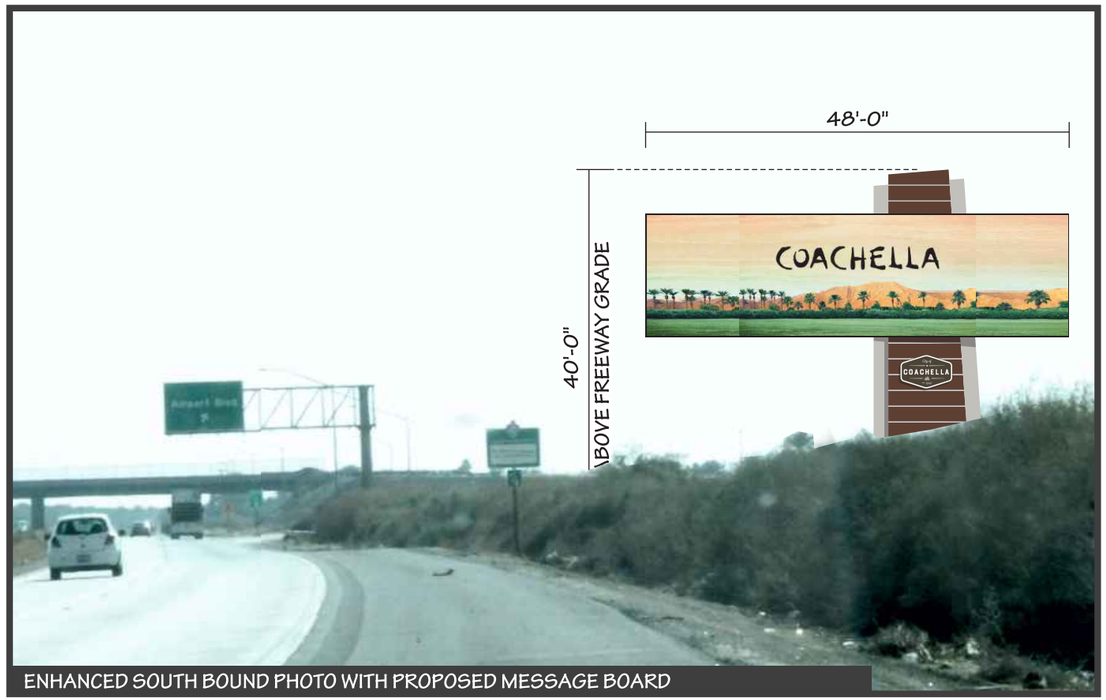
EXISTING ELEVATION WITH FLAG TEST



ENHANCED NORTH BOUND PHOTO WITH PROPOSED MESSAGE BOARD



EXISTING ELEVATION WITH FLAG TEST



ENHANCED SOUTH BOUND PHOTO WITH PROPOSED MESSAGE BOARD

A

SCALE: NTS

PROJECT TITLE

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

JOB NUMBER 50641

SALES	CLAUDE ELLENA
DRAWN BY	CARLOS
DATE	5-20-20
SCALE	AS NOTED
FOLDER	S/COACHELLA AIRPORT BUSINESS PARK/50641
FILE	50641R3 LOCATION 2.CDR
DESIGN#	004

REVISIONS

DATE	BY	DATE	BY

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SIGNATURE | DATE

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A DAY ILLUMINATION

SCALE: 1/8" = 1'-0"

PROJECT TITLE

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

JOB NUMBER 50641

SALES	CLAUDE ELLENA
DRAWN BY	CARLOS
DATE	5-20-20
SCALE	AS NOTED
FOLDER	S/COACHELLA AIRPORT BUSINESS PARK/50641
FILE	50641R3 LOCATION 2.CDR
DESIGN#	005

REVISIONS

DATE	BY	DATE	BY

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SIGNATURE | DATE

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A NIGHT ILLUMINATION

SCALE: 1/8" = 1'-0"

PROJECT TITLE

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

JOB NUMBER 50641

SALES	CLAUDE ELLENA
DRAWN BY	CARLOS
DATE	5-20-20
SCALE	AS NOTED
FOLDER	S/COACHELLA AIRPORT BUSINESS PARK/50641
FILE	50641 R3 LOCATION 2.CDR
DESIGN#	006

REVISIONS

DATE	BY	DATE	BY

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SIGNATURE | DATE

PRINTED NAME | TITLE

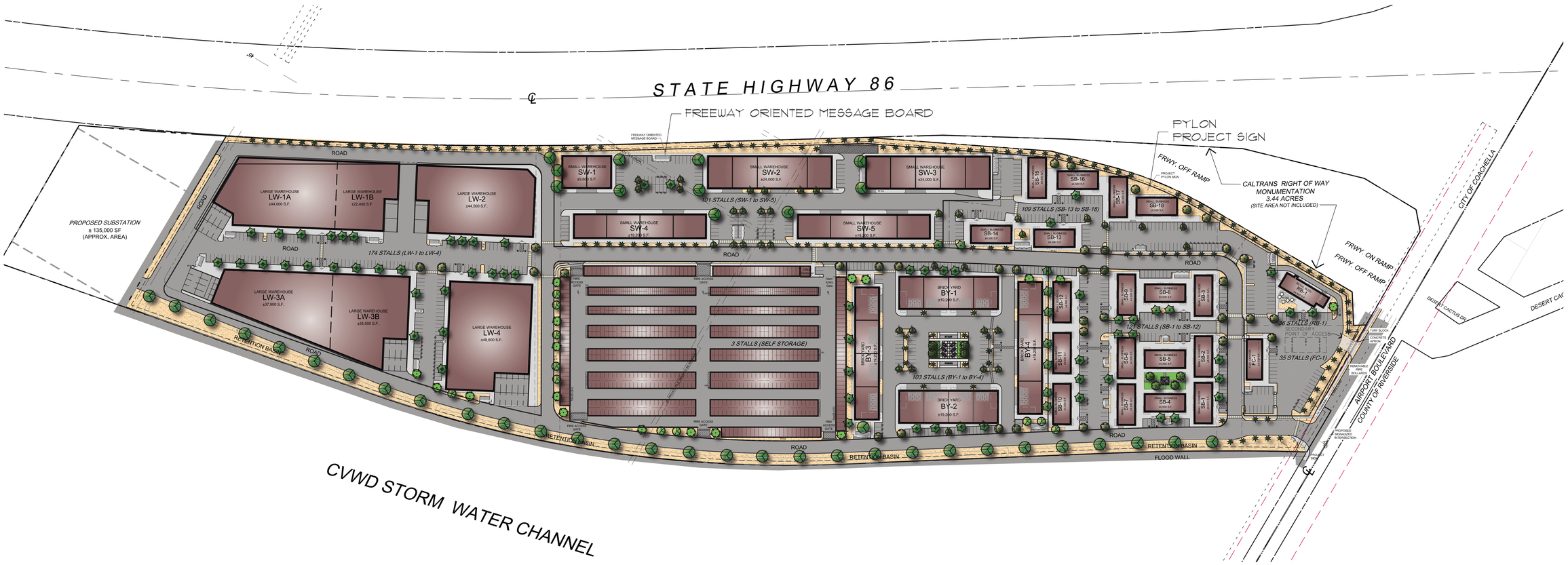
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CONCEPTUAL LANDSCAPE PLAN



PROPOSED PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE / NOTES	WATER USE
TREES & PALMS				
		PROSOPIS GLANDULOSA 'MAVERICK'	24" BOX SINGLE TRK. STND.	0.2 LOW
		PARKINSONIA X 'DESERT MUSEUM'	24" BOX SINGLE TRK. STND.	0.2 LOW
		PARKINSONIA PRAECOX 'PALO BREA'	24" BOX SINGLE TRK. STND.	0.2 LOW
		ACACIA SALIGINA 'WILLOW ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
		QUERCUS VIRGINIANA 'SOUTHERN LIVE OAK'	24" BOX SINGLE TRK. STND.	0.5 MOD
		PHOENIX DACTYLIFERA 'DATE PALM'	18' BTH DIAMOND CUT PACIFIC DATE WD YOUNG NURSERY DAVID SMITH "160,250,1028 or eq.	0.5 MOD
		ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STND.	0.2 LOW
		CAESALPINIA CACALACO 'SMOOTHY'	24" BOX MULTI-TRK.	0.2 LOW
		CORDIA BOISSIERI 'TEXAS OLIVE'	24" BOX SINGLE TRK. STND.	0.2 LOW
		CHAMAEROPS HUMILIS 'MEDITERRANEAN FAN PALM'	24" BOX MULTI-TRK.	0.5 MOD
SHRUBS				
		SENNA ARTEMISIOIDES 'FEATHER CASSIA'	5 GAL.	0.2 LOW
		LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL.	0.2 LOW
		LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GAL.	0.2 LOW
		LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	5 GAL.	0.2 LOW
		TECOMA 'LYDIA'	5 GAL.	0.5 MOD
		BOUGAINVILLEA 'TORCH GLOW'	5 GAL.	0.5 MOD
		BOUGAINVILLEA 'PINK PIXIE'	5 GAL.	0.5 MOD
		BOUGAINVILLEA 'ROSENKA'	5 GAL.	0.5 MOD
		EREMOPHILA MASCULATA 'VALENTINE'	5 GAL.	0.2 LOW
		CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL.	0.5 MOD
		CARISSA 'BOXWOOD BEAUTY'	5 GAL.	0.5 MOD
		RUSSELIA EQUISETIFORMIS 'CORAL FOUNTAIN'	5 GAL.	0.5 MOD
GROUNDCOVER & VINES				
		EREMOPHILA GLABRA 'MINGENEW GOLD'	5 GAL.	0.2 LOW
		LANTANA 'NEW GOLD'	5 GAL.	0.5 MOD
		CARISSA 'GREEN CARPET'	5 GAL.	0.5 MOD
ACCENTS				
		DASYLIRION LONGISSIMA 'MEXICAN GRASS TREE'	15 GAL.	0.2 LOW
		DASYLIRION WHEELERI 'DESERT SPOON'	15 GAL.	0.2 LOW
		FOUQUIERIA SPLENDENS 'OCOTILLO'	15 GAL. 6-8 CANES MIN.	0.2 LOW
		AGAVE WEBERI 'WEBER'S AGAVE'	5 GAL.	0.1 VERY LOW
		AGAVE ANGUSTIFOLIA 'MARGINATA'	5 GAL.	0.1 VERY LOW
		HESPERALOE PARVIFLORA 'RED TIPPED YUCCA'	5 GAL.	0.2 LOW
		ECHINOCACTUS GRUSONII 'GOLDEN BARREL CACTUS'	12" DIA.	0.2 LOW

PAVING, STONE, & GRAVEL MATERIALS

4"-8" DIA. 'BAJA CRESTA RUBBLE' PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS

3/8" MINUS 'MOJAVE GOLD' DECOMPOSED GRANITE LAID 3" THICK

'RUSTIC BROWN' BOULDER "A" - 2' 6" x 2' 6"

'RUSTIC BROWN' BOULDER "B" - 2' x 2'

'RUSTIC BROWN' BOULDER "C" - 1' 6" x 1' 6"

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

HAAGEN COMPANY, LLC

LP-1

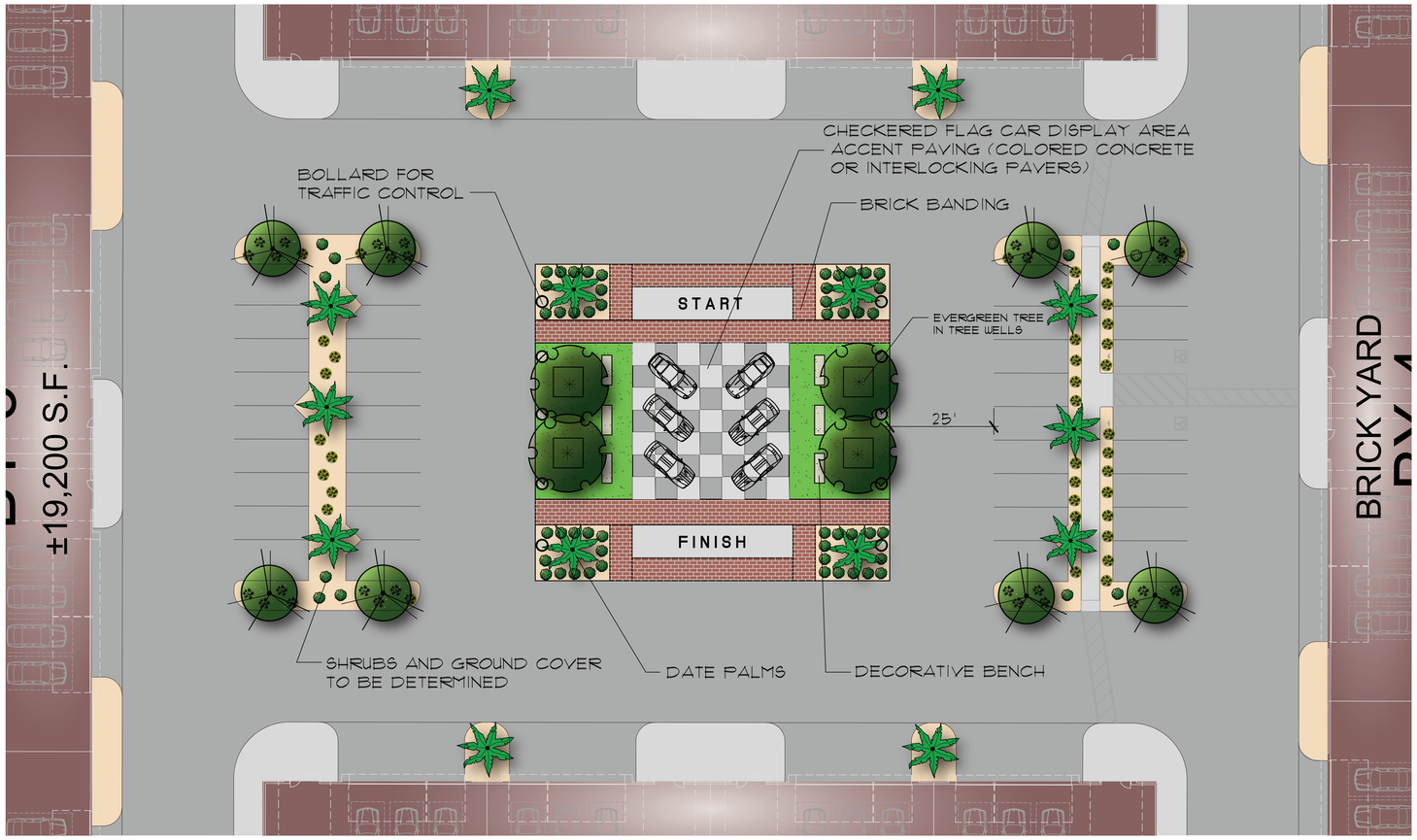
0' 100' 200' 300'

SCALE: 1" = 100'-0"

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/22
PH. (760) 777-9131
FAX (760) 777-9132

DATE 6-09-20 6/26/22

CONCEPTUAL LANDSCAPE PLAN



BRICK YARD AREA

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

HAAGEN COMPANY, LLC

LP-2

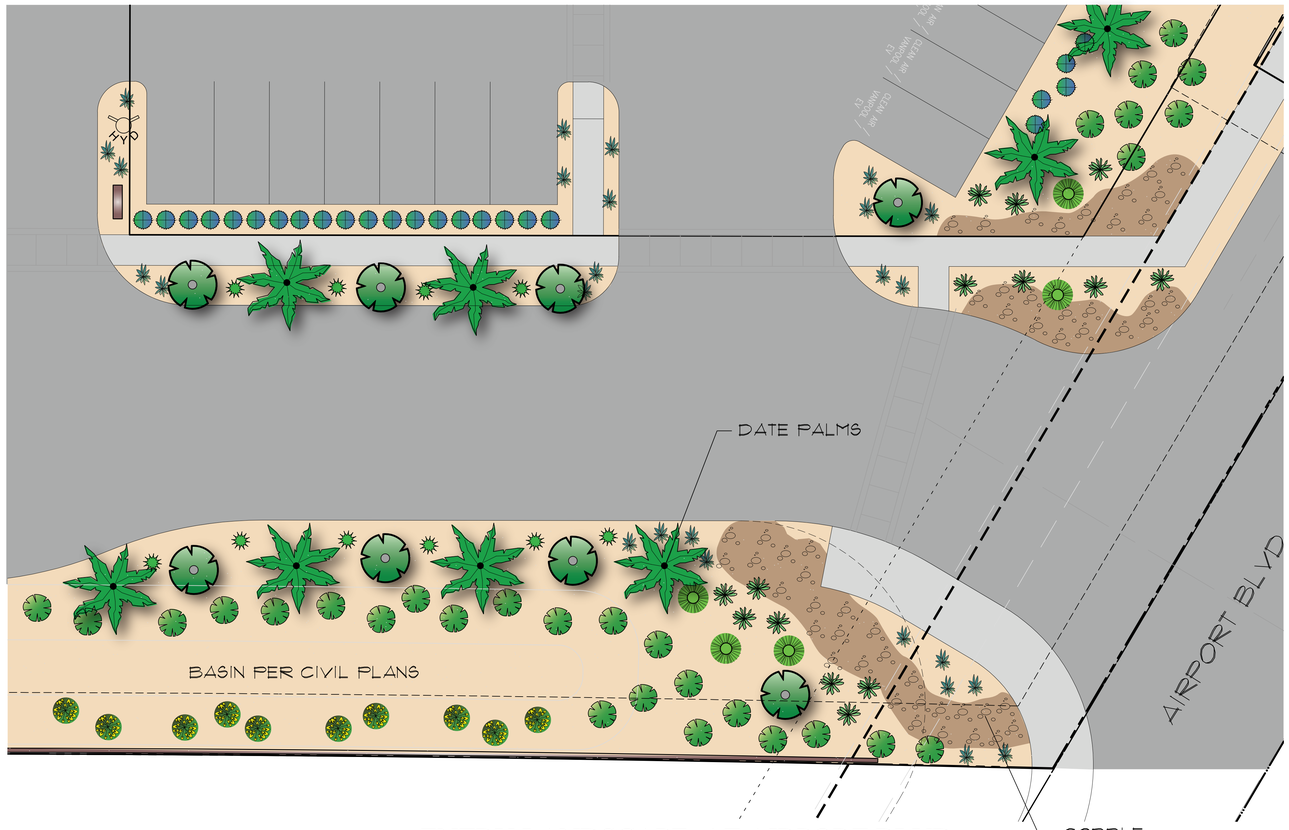
0' 16' 32' 48'

SCALE: 1/16"=1'-0'

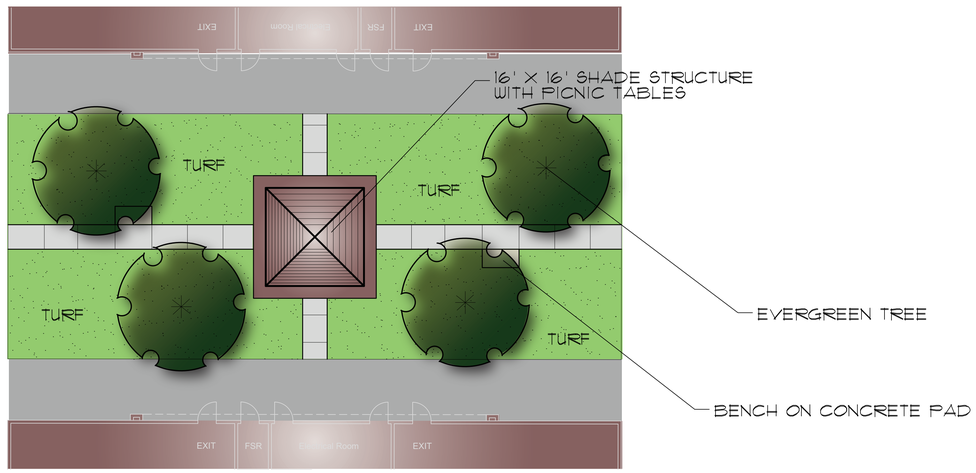
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/22
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DATE 6-09-20

CONCEPTUAL LANDSCAPE PLAN



ENTRY LANDSCAPE AT AIRPORT BLVD



SMALL BUSINESS PICNIC AREA

COACHELLA AIRPORT BUSINESS PARK

COACHELLA, CA

HAAGEN COMPANY, LLC

LP-3

0' 10' 20' 30'

SCALE: 1"=10'

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