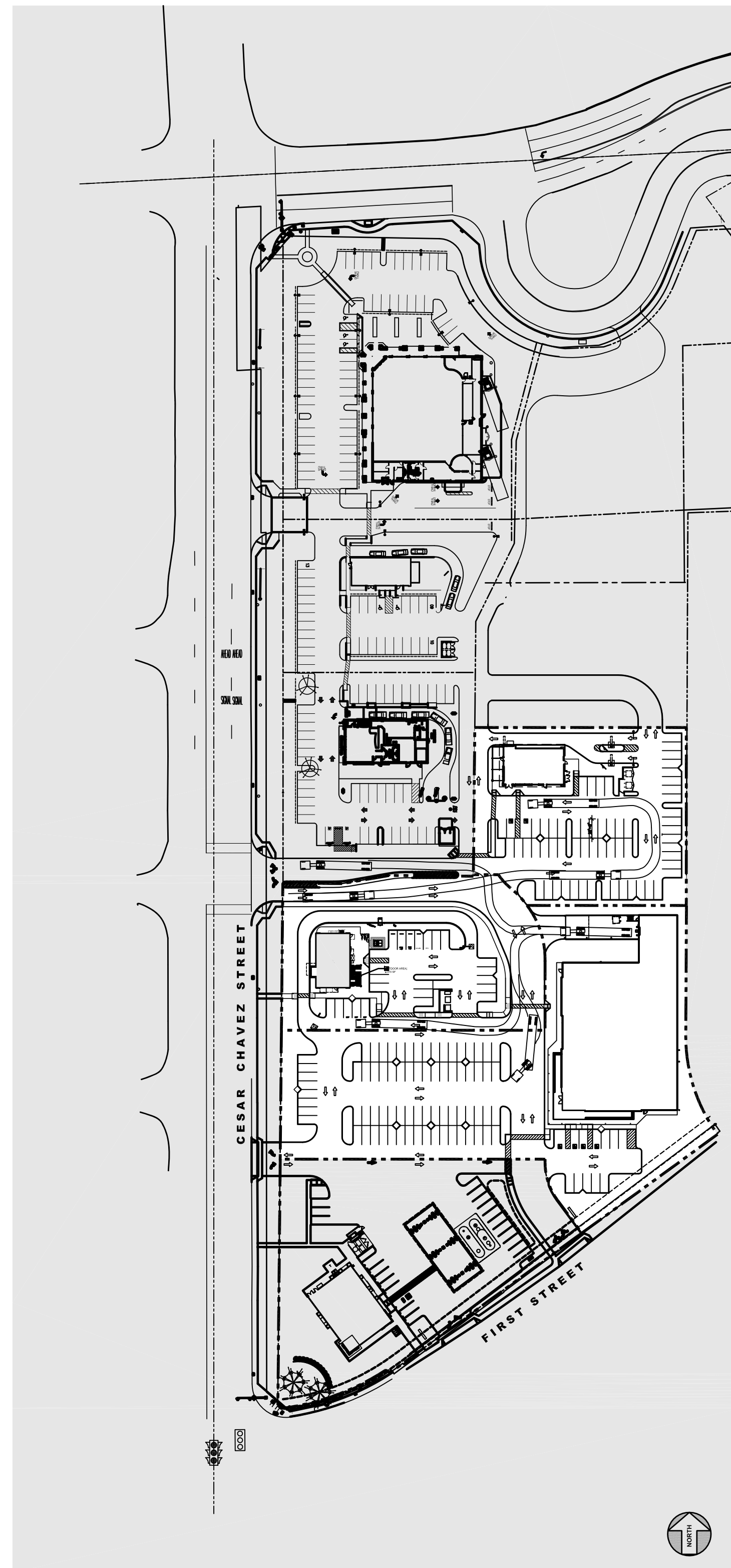
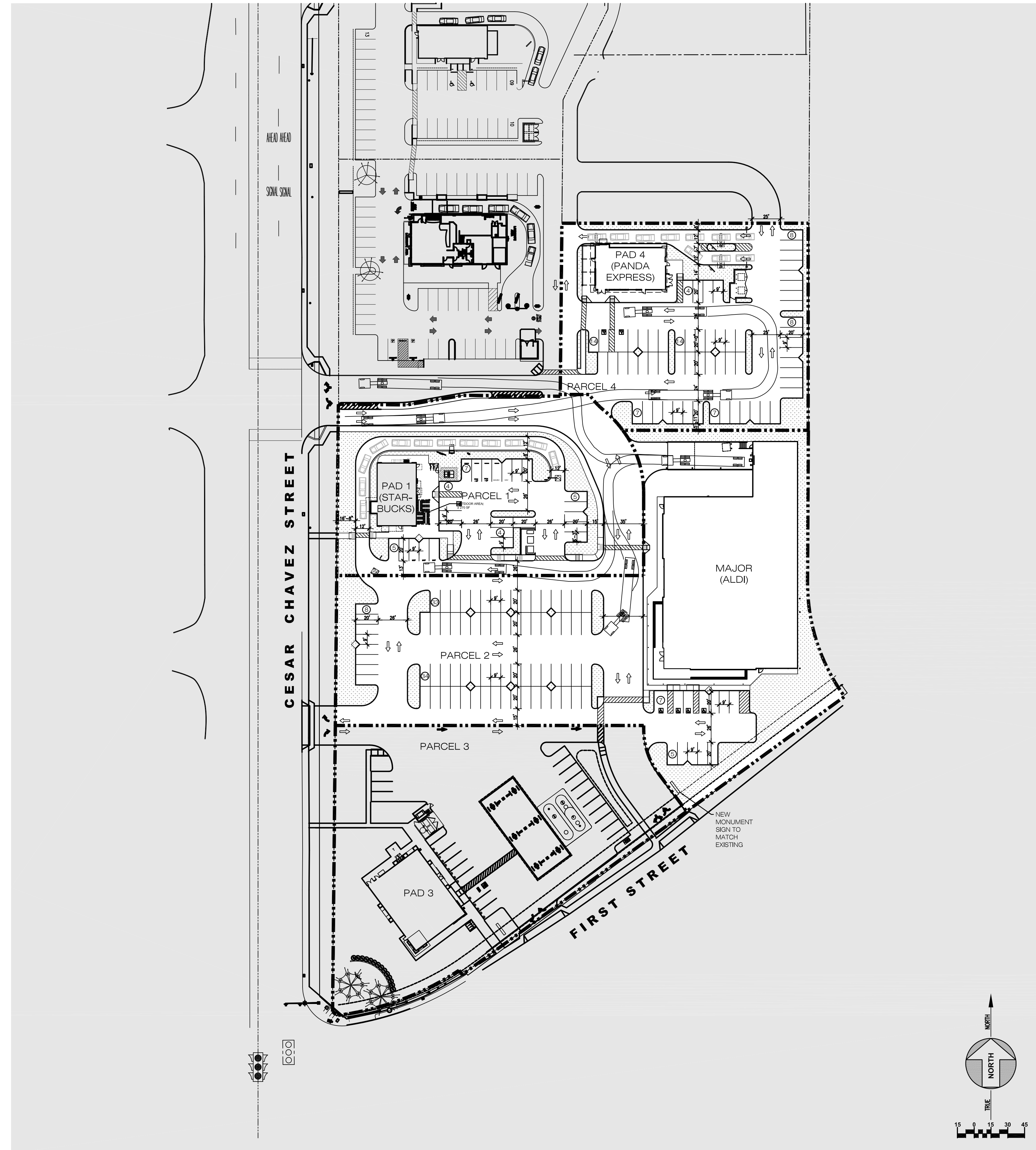


Attachment 2



KEY MAP N.T.S.



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

SITE INFORMATION
 SITE AREA: PARCEL 1: ±0.96 AC (± 41,911 SF)
 PARCEL 2: ±1.91 AC (± 83,236 SF)
 PARCEL 3: ±1.29 AC (± 55,996 SF)
 PARCEL 4: ±0.91 AC (± 39,553 SF)
 TOTAL: ±5.07 AC (±220,696 SF)

BUILDING AREA: PAD 1: ±2,050 SF
 MAJOR: ±20,442 SF
 PAD 3: ±4,088 SF
 PAD 4: ±2,600 SF
 TOTAL: ±29,180 SF
 (NOT INC. UTILITY AREAS)

SITE COVERAGE: PAD 1: ±4.89% (±2,135 SF/AC)
 MAJOR: ±24.56% (±10,703 SF/AC)
 PAD 3: ±7.30% (±3,169 SF/AC)
 PAD 4: ±6.57% (±2,857 SF/AC)
 TOTAL: ±13.22% (±5,755 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:
 PAD 1: ±2,050 SF x 35% = ±720 SF CUSTOMER AREA
 ±2,050 SF x 65% = ±1,330 SF NON-CUSTOMER AREA
 ±720 SF @ 1/45 SF = 16 STALLS REQUIRED
 ±1,330 SF @ 1/200 SF = 7 STALLS REQUIRED
 TOTAL: 23 STALLS REQUIRED

MAJOR: ±20,442 SF @ 1/250 SF = 82 STALLS REQUIRED
 PAD 3 : ±4,088 SF @ 1/250 SF = 17 STALLS REQUIRED
 PAD 4 : ±2,600 SF x 50% = ±1,300 SF CUSTOMER AREA
 ±2,600 SF x 50% = ±1,300 SF NON-CUSTOMER AREA
 ±1,300 SF @ 1/45 SF = 29 STALLS REQUIRED
 ±1,300 SF @ 1/200 SF = 7 STALLS REQUIRED
 TOTAL: 36 STALLS REQUIRED

TOTAL: 193 STALLS REQUIRED

STALLS PROVIDED:
 PAD 1: 25 STALLS PROVIDED
 MAJOR: 87 STALLS PROVIDED
 PAD 3: 22 STALLS PROVIDED
 PAD 4: 62 STALLS PROVIDED
 TOTAL: 196 STALLS PROVIDED

PARKING RATIO:
 PAD 1: ±12.20/1,000 SF
 MAJOR: ±4.26/1,000 SF
 PAD 3: ±5.38/1,000 SF
 PAD 4: ±23.85/1,000 SF
 TOTAL: ±6.86/1,000 SF

MULTI-TENANT NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

SITE PLAN

Scale: 1" = 50'
 November 23, 2021