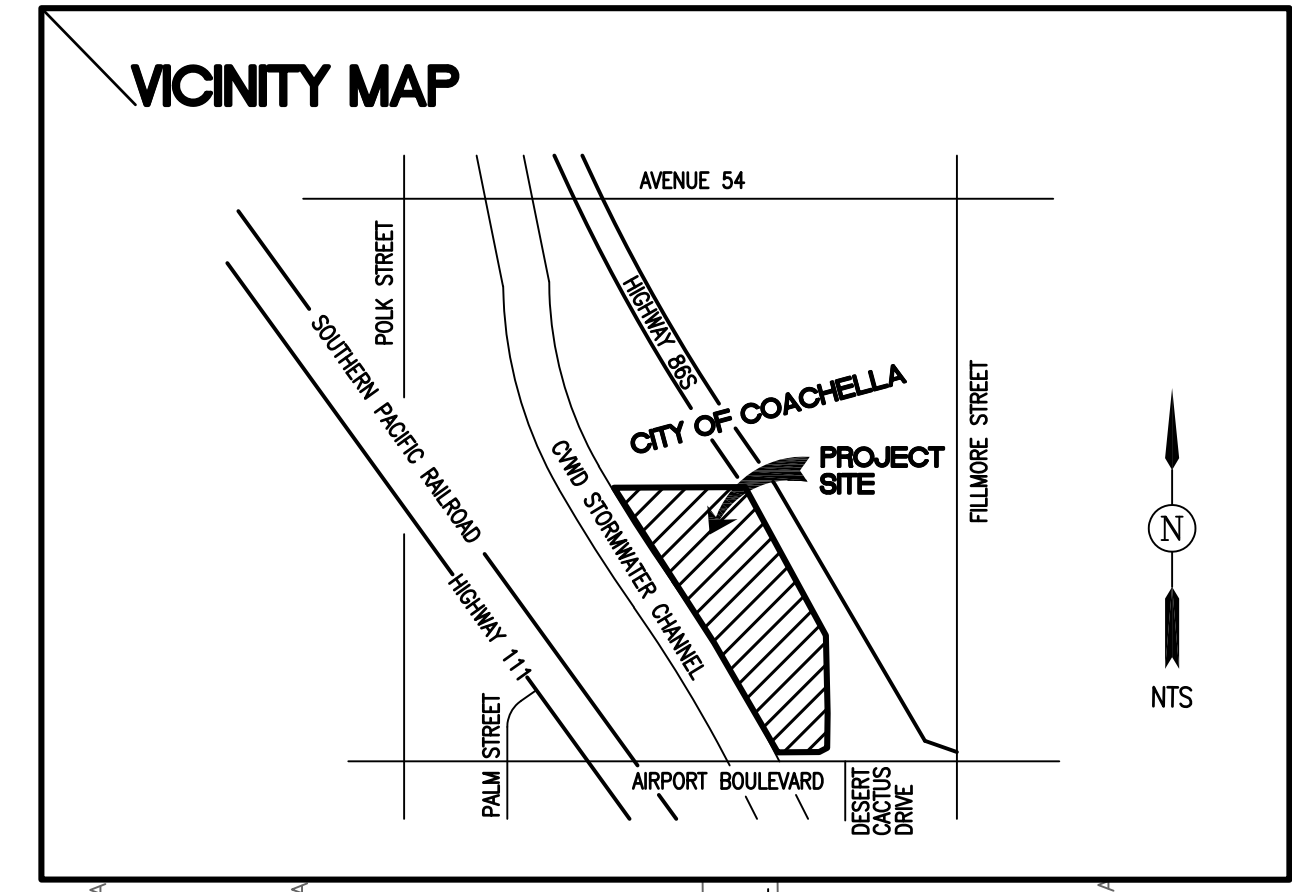
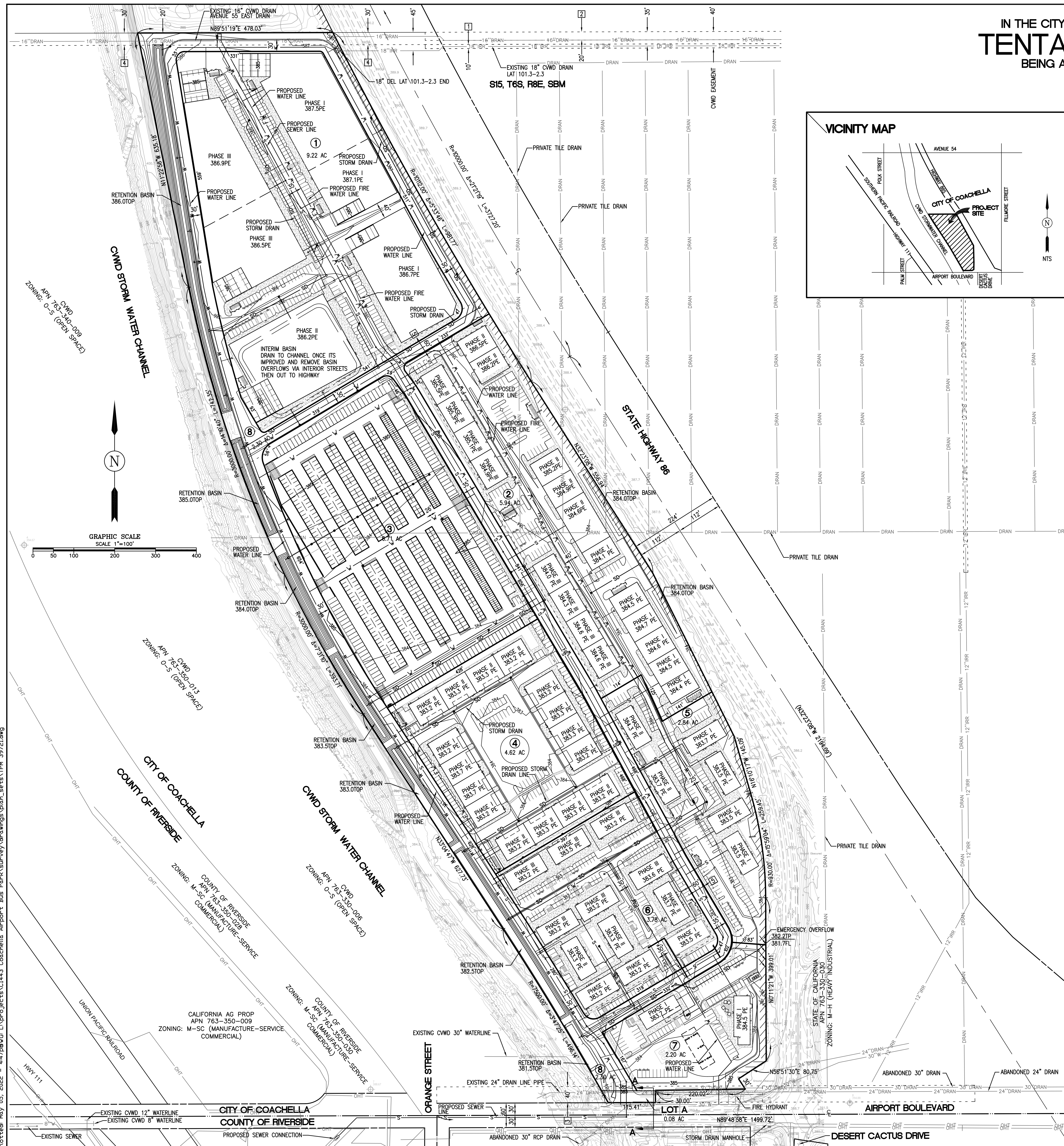


IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 39721
 BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, SBM
 PARCELS 5 AND 6 FOR CONDOMINIUM PURPOSES
 DATE: MAY 2022



- GENERAL NOTES**
- TOTAL AREA - 42.69 AC± ACRES, GROSS.
 - SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY COACHELLA VALLEY WATER DISTRICT.
 - 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.
 - AIRPORT COMPATIBILITY ZONES: JACQUELINE COCHRAN, ZONE D
 - 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.
 - TENTATIVE MAP NO. 39721 CONTAINS 8 LOTS.
 - PARCELS 5 AND 6 ARE FOR CONDOMINIUM PURPOSES.

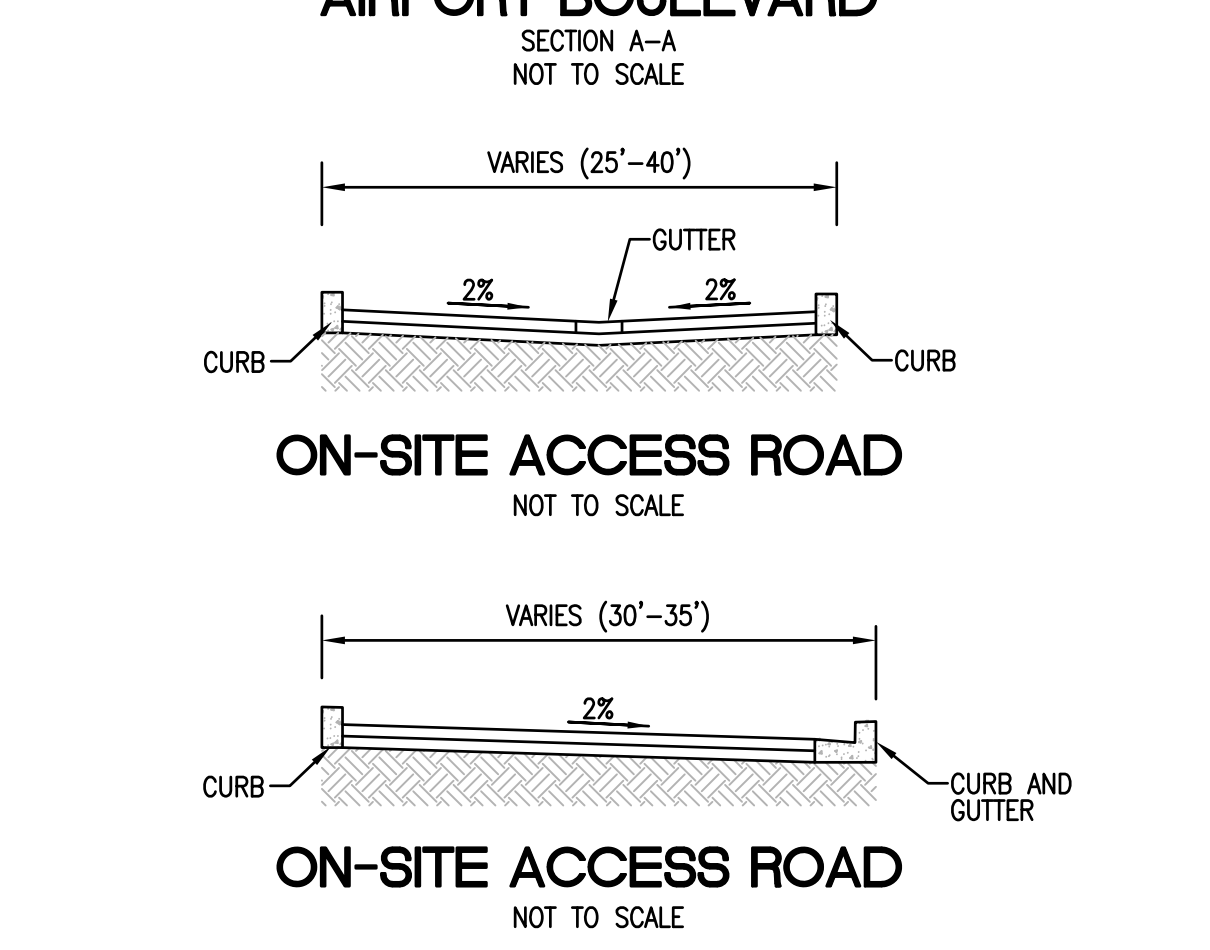
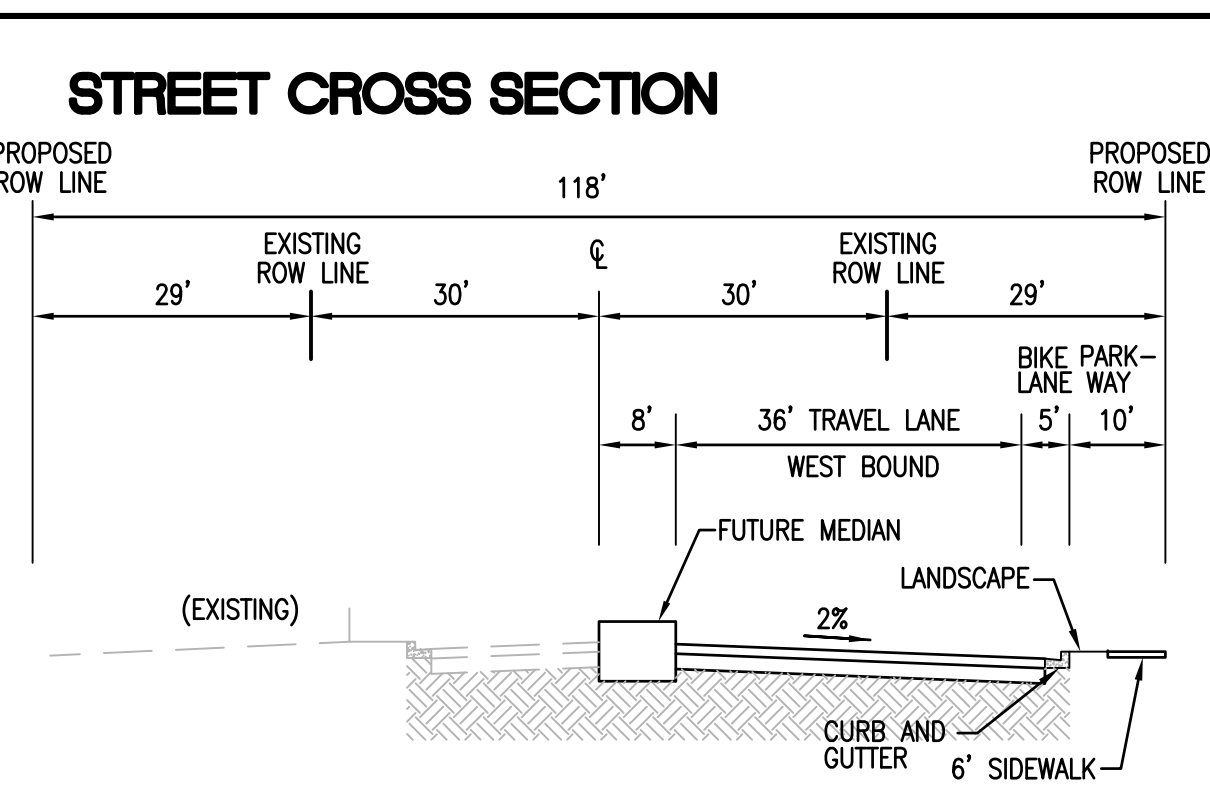
AREA TABLE

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
 - PROPOSED WATER LINE
 - PROPOSED FIRE WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED STORM DRAIN
 - ① PARCEL NUMBER

- EXISTING EASEMENTS**
- 10' WIDE PIPELINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED 09/20/1948 IN BOOK 1015, PAGE 377 OF OFFICIAL RECORDS
 - 20' WIDE ROAD EASEMENT IN FAVOR OF THE SOUTHERN PACIFIC LAND COMPANY RECORDED 01/27/1954 IN BOOK 1549, PAGE 23 OF OFFICIAL RECORDS
 - 40' WIDE PIPELINE EASEMENT IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED 04/11/1955 AS INST. NO. 23579 OF OFFICIAL RECORDS
 - 30' WIDE PIPELINE EASEMENT IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED 05/31/1963 AS INST. NO. 56675 OF OFFICIAL RECORDS
 - PROPOSED NO-BUILT EASEMENT



DEVELOPER
 EMPIRE AIRPORT, 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@HAGGENCO.COM

OWNER
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 CONTACT: CHRIS FAHEY, PRESIDENT AND CHIEF OPERATION OFFICER
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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

- 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.
- 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.
- 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.
- 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 AIRPORT 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

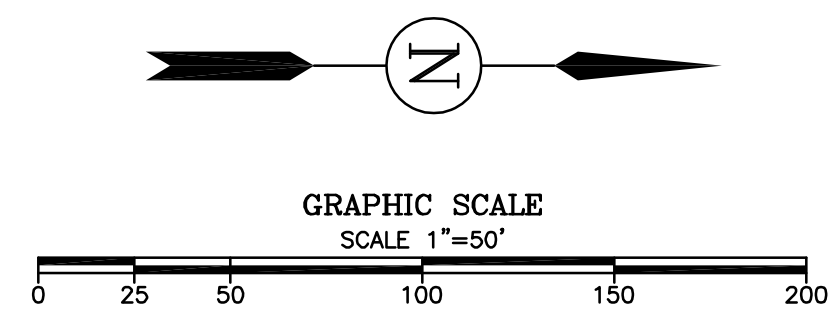
 29970 TECHNOLOGY DRIVE, SUITE 220-C
 MURRIETA, CA 92563 | (619) 606-5020
 AERIAL PHOTOGRAPHY DATED: 1-11-2018

PREPARED BY:

 ENGINEERING | PLANNING | SURVEY | ENVIRONMENTAL

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SHEET NO.
1
 OF **1**



ORANGE STREET

AIRPORT BOULEVARD

CWD STORM WATER CHANNEL

CWD STORM WATER CHANNEL

STATE HIGHWAY 86

DESERT CACTUS DRIVE

LEGEND	
	RIGHT OF WAY LINES
	CENTERLINE
	EXISTING CONTOURS
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING PRIVATE DRAIN TILE LINE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	PROPOSED WATER LINE
	PROPOSED PRIVATE FIRE WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	RETAIL BUILDING
	FUEL CENTER
	SMALL BUSINESS
	LARGE WAREHOUSE
	SMALL WAREHOUSE
	BRICK YARD
	FINISHED FLOOR
	PAD ELEVATION
	TOP OF PAVEMENT
	TOP OF CURB
	FINISHED SURFACE
	FLOW LINE
	TOP OF GRATE
	GRADE BREAK
	HIGH POINT
	LOW POINT
	EXISTING GRADE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED AC PAVEMENT
	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.

SEE SHEET GP-2

DWG: L:\projects\1443_Coachella Airport Bus Park\engineering\drawing\submittal\1443-GP-1.dwg
 By: jzawo
 Plotted: May 05, 2022 - 4:33pm

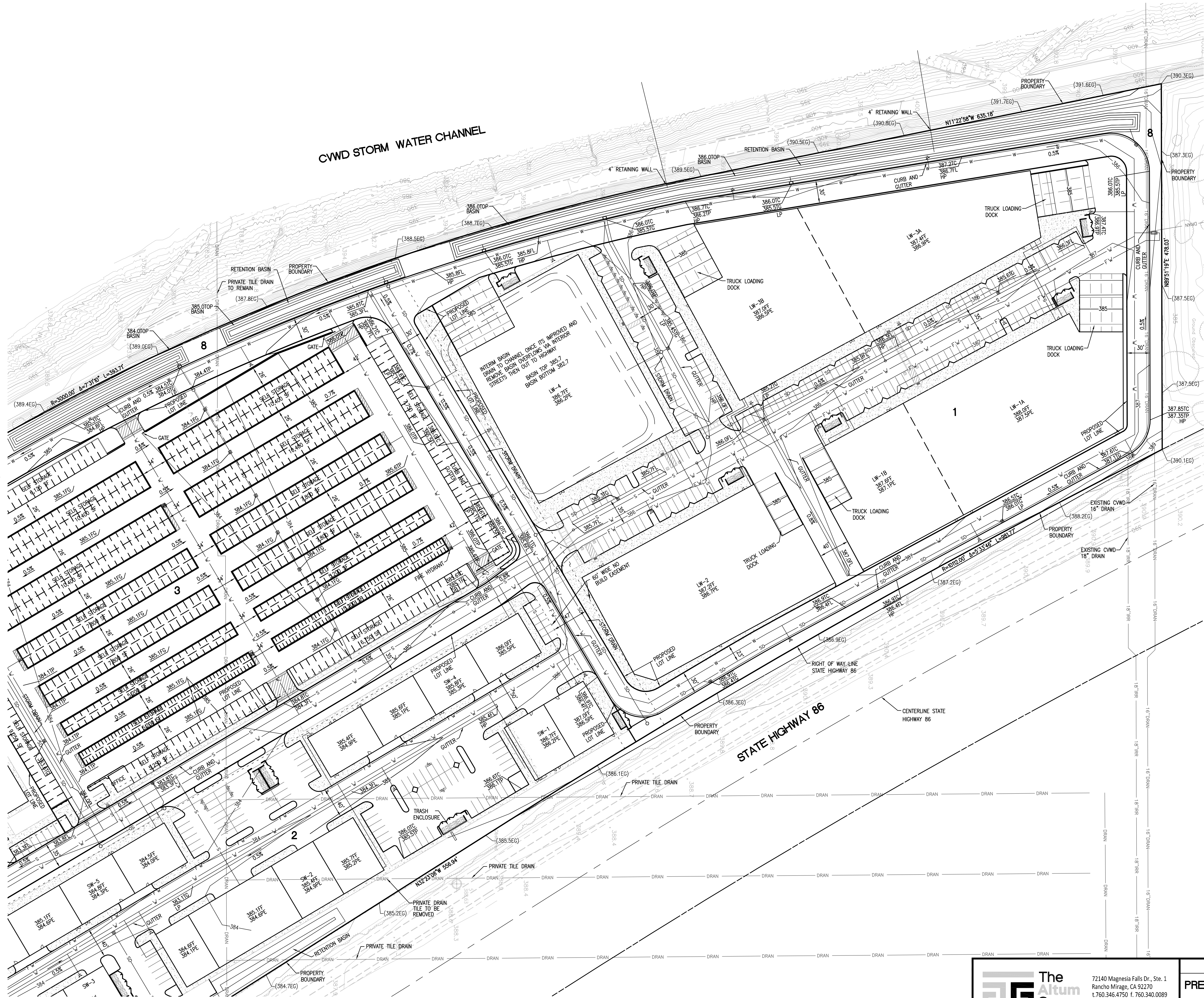
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CITY OF COACHELLA, CA
PRELIMINARY GRADING AND DRAINAGE EXHIBIT
COACHELLA AIRPORT BUSINESS PARK
 BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, S8M
 FOR: **HAAGEN COMPANY, LLC**

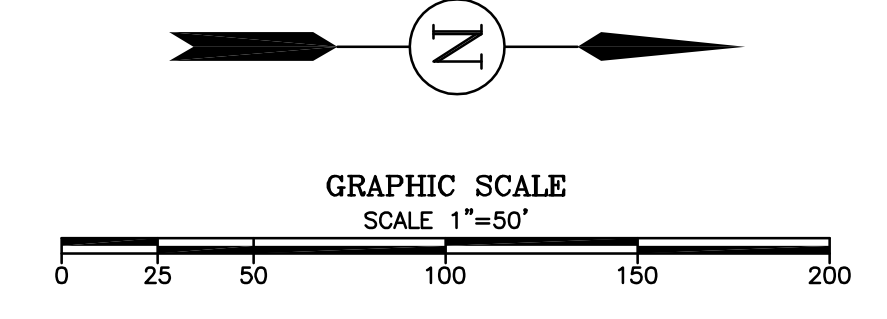
SHEET NO.
GP-1
 OF
GP-2

DWG: L:\projects\1443_Coachella Airport Bus Park\Engineering\Drawings\Submittal\1443-GP-2.dwg
By: Jazara
Plotted: May 05, 2022 - 4:34pm

SEE SHEET GP-1



LEGEND	
	RIGHT OF WAY LINES
	CENTERLINE
	EXISTING CONTOURS
	EXISTING OVERHEAD TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING PRIVATE DRAIN TILE LINE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	PROPOSED WATER LINE
	PROPOSED PRIVATE FIRE WATER LINE
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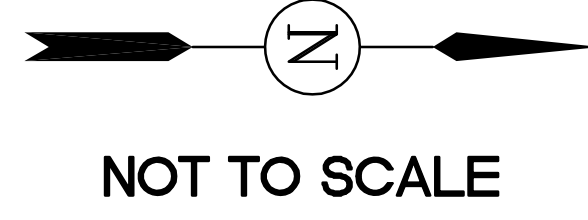


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CITY OF COACHELLA, CA
PRELIMINARY GRADING AND DRAINAGE EXHIBIT
COACHELLA AIRPORT BUSINESS PARK
BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, S8M
FOR: **HAAGEN COMPANY, LLC**

SHEET NO.
GP-1
OF
GP-2

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LEGEND	
	PHASE I
	PHASE II
	PHASE III
	PHASE I WATER LINE
	PHASE I FIRE WATER LINE
	PHASE I SEWER LINE
	PHASE I STORM DRAIN
	PHASE III STORM DRAIN

DWG: L:\projects\14143_Coachella Airport Bus Park\Engineering\dwg\pp\14143-PP-1.dwg
 By: jason
 Plotted: May 05, 2022 - 4:29pm

 The Altum Group ENGINEERING PLANNING SURVEY ENVIRONMENTAL	72140 Magnesia Falls Dr., Ste. 1 Rancho Mirage, CA 92270 t. 760.346.4750 f. 760.340.0089 TheAltumGroup.com	CITY OF COACHELLA, CA PHASING EXHIBIT COACHELLA AIRPORT BUSINESS PARK BEING A PORTION OF THE SOUTH HALF OF SECTION 15, T6S, R8E, S6M	SHEET NO. PP-1 OF PP-1
	FOR: HAAGEN COMPANY, LLC		