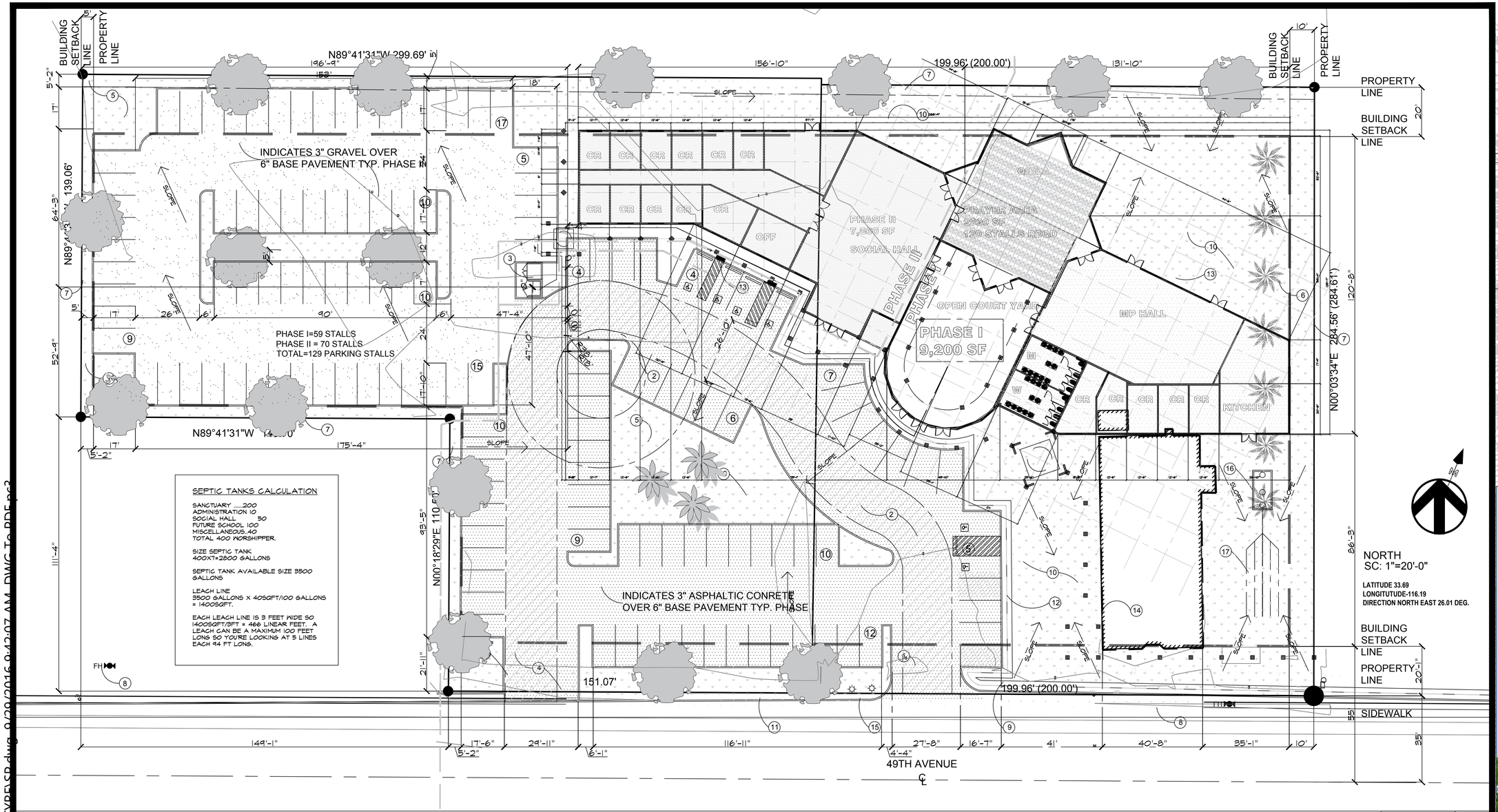

SITE PLAN

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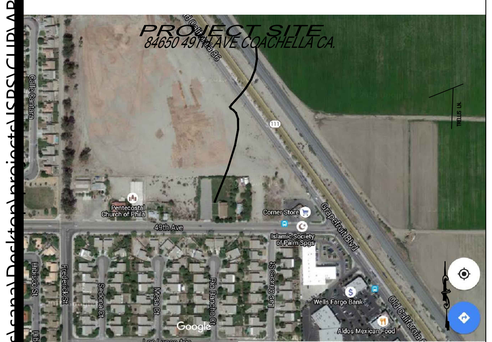

VICINITY MAP

OWNER

ISLAMIC SOCIETY OF PALM SPRINGS
84650 49 TH AVE COACHELLA CA

PROJECT ADDRESS

84650 49 TH AVE COACHELLA CA

APPLICANT

SHAKIL PATEL AND ASSOCIATES AIA
25982 HINCKLEY ST, LOMA LINDA CA92354
TELEPHONE: 909-796-0300
patelshakil@gmail.com

LEGAL DESCRIPTION

PARCEL 1: 603-250-008-8

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID 10 ACRES A DISTANCE OF 750 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID 10 ACRES BEING TEE POINT OF BEGINNING; THENCE CONTINUING EAST A DISTANCE OF 200 FEET; THENCE AT RIGHT ANGLES NORTH PARALLEL WITH THE WEST LINE OF SAID 10 ACRES A DISTANCE OF 282 FEET; THENCE AT RIGHT ANGLES WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID 10 ACRES 200 FEET; THENCE SOUTH 282 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE SOUTHERLY 33 FEET THEREOF DEEDED TO THE COUNTY FOR ROAD PURPOSES.
PARCEL 2: 603-241-005-7

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6DA; THENCE NORTHERLY 139.00 FT ON THE EASTERLY LINE OF SAID RAVEN PARCEL TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF SAID LOT 6DA; THENCE EASTERLY 299.63 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE FIRST SOUTHERN BAPTIST CHURCH OF COACHELLA VALLEY, RECORDED AUGUST 19, 1954 AS INSTRUMENT NO. 72081, OFFICIAL RECORDS; THENCE SOUTHERLY 244.50 FEET ON SAID EXTENSION AND SAID WESTERLY LINE, TO A POINT ON THE NORTHERLY LINE OF SAID LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE

PROJECT DATA

ZONING

ZONING	R-S
FRONT SETBACK	20'-0"
SIDE SETBACK	10'
REAR SETBACK	20'-0"

SITE DATA

LOT AREA	108,138 SF 2.48 AC
BUILDING OCCUPANCY:	A-3
TYPE OF CONSTRUCTION:	VB FULLY SPRINKLERED SUBSITUTE FOR IHR CONST

BUILDING AREA:

EXISTING BUILDING	3,200 SF
PROPOSED PHASE I	9,200 SF
PHASE II	7,860 SF
TOTAL	20,260 SF

LANDSCAPE AREA	42,557 sf	10%
AC PAVING AREA:	24629 SF	23%
DG PAVING AREA:	19,782 SF	19%
TOTAL PAVING AREA:	45,312 SF	42%
BUILDING COVERAGE:	20,260 sf	18 %
NO. OF STORIES:	ONE	

PARKING CALCULATION

REGULAR STALLS	9'-0"X19'-0" - 184 STALLS
HANDICAPPED STALLS:	17'-0"X19'-0" - 5 STALLS
RELIGIOUS FACILTY	
ASSEMBLY AREA	2520/21 SF = 120 STALLS
REQUIRED STALLS	120 STALLS
PROVIDED STALLS:	127 STALLS

UTILITIES:

SEWER :	PRIVATE
WATER:	CITY OF COACHELLA
ELECTRICAL :	IID
GAS :	SCG
WASTE:	CITY OF COACHELLA
SCHOOL DISTRICT	COACHELLA UNIFIED SCHOOL DISTRICT

FIRE DEPARTMENT NOTES:

OCCUPANCY	A3
BUILDING TYPE	VB (V-A SUB. FIRE SPRINKLER)
TOTAL BUILDING AREA	20260 SF
FIRE FLOW REQUIRED	2250 GPM / 2 HOURS

CFC APPENDIX "C" TWO FIRE HYDRANT REQUIRED
TWO EXISTING PUBLIC HYDRANT APPROX. 400 FT APART

KEYNOTES

1. EXISTING CONCRETE DRIVEWAY
2. INDICATES FIRE TRUCK ROUTE
3. TRASH ENCLOSURE PER CITY OF COACHELLA STD
4. NEW DRIVER PER CITY STANDARDS
5. WATER RETENTION BASIN
6. EXISTING SCREEN TREE TO REMAIN
7. EXISTING CHAIN LINK FENCE TO REMAIN
8. EXISTING PUBLIC FIRE HYDRANT
9. FIRE DEPARTMENT CONNECTION
10. LANDSCAPED AREA
11. EXISTING DECOMPOSED GRANITE SIDEWALK,
12. ADA A PATH OF TRAVEL
13. 5 FEET WIDE CONCRETE SIDEWALK AROUND THE BUILDING
14. EXISTING CONCRETE SIDEWALK TO REMAIN
15. EXISTING SIGN TO REMAIN
16. 3500 GALLONS SEPTIC TANK
17. LEACH LINE

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25982 HINCKLEY STREET, LOMA LINDA CA 92354
Telephone: 909 . 796 . 0300 Fax: 909 . 796 . 4437
Architecture, Interiors, Construction Management

LICENSED ARCHITECT
SHAKIL K. PATEL
LIC. #C-19375
STATE OF CALIFORNIA
EXP. 09-30-15

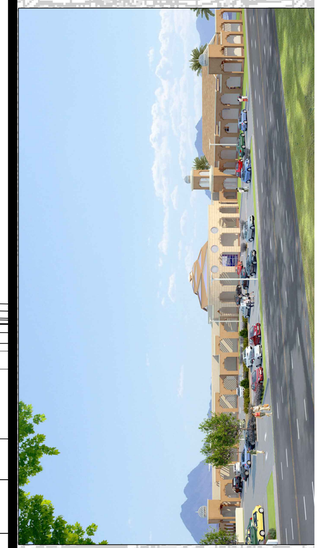
CONSULTANTS

OWNER

ISLAMIC SOCIETY OF PALM SPRINGS

84650 49th AVENUE,
COACHELLA CA

APN 603-250-008-8 AND
603-241-005-7



CUP
PRE APPLICATION # 16-02

MARK	DATE	DESCRIPTION
PROJECT NO:	100713	
DRAWN BY:	SP	
CHK'D BY:	SP	

SHEET TITLE

SITE PLAN
PHASE I

SHEET A100

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