

PROJECT INFORMATION

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

SITE INFORMATION

SITE AREA: PARCEL 1: ±0.94 AC (± 41,248 SF)
 PARCEL 2: ±1.94 AC (± 84,462 SF)
 PARCEL 3: ±1.26 AC (± 54,924 SF)
 PARCEL 4: ±0.91 AC (± 39,782 SF)
 TOTAL: ±5.06 AC (±220,416 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: ±4.71% (±2,165F/AC)
 MAJOR: ±24.20% (±10,543 SF/AC)
 PAD 3: ±7.44 (±3,242 /AC)
 PAD 4: ±6.54% (±2,847 SF/AC)
 TOTAL: ±13.24% (±5,767SF/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% = ±1,130 SF NON-CUSTOMER AREA
 ±720 SF @ 1/45 SF = 16 STALLS REQUIRED
 ±1,130 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

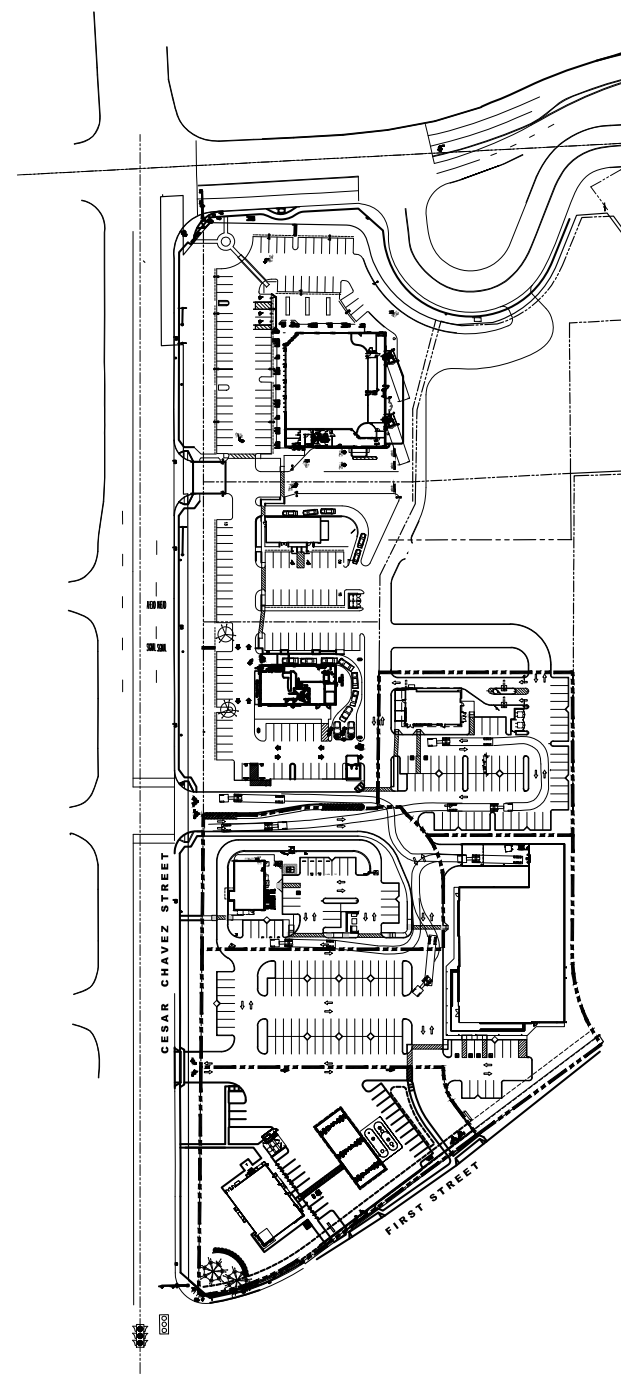
TOTAL: 193 STALLS REQUIRED

STALLS PROVIDED:

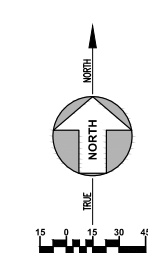
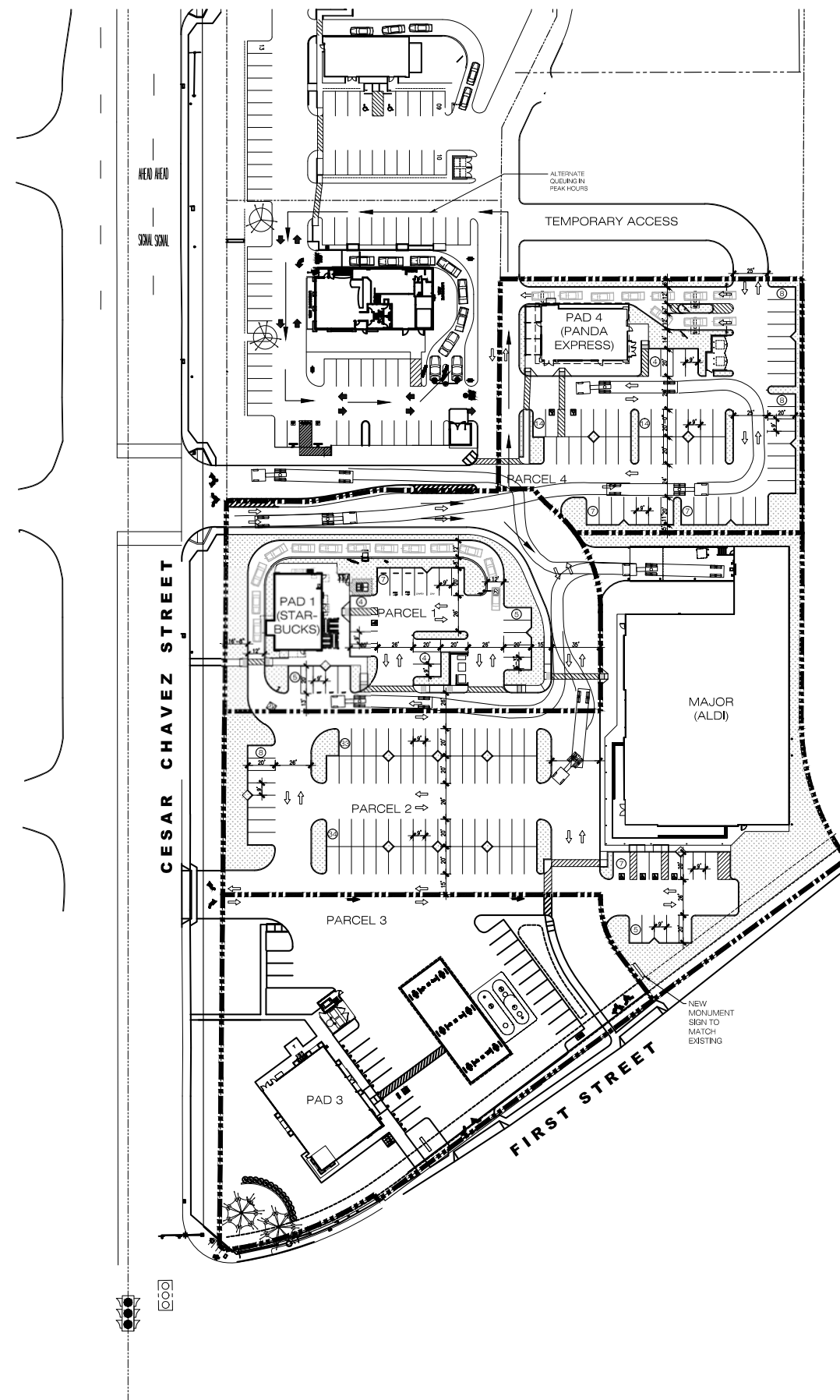
PAD 1: 25 STALLS PROVIDED
 MAJOR: 87 STALLS PROVIDED
 PAD 3: 22 STALLS PROVIDED
 PAD 4: 62 STALLS PROVIDED
 TOTAL: 196 STALLS PROVIDED

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



KEY MAP N.T.S.



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

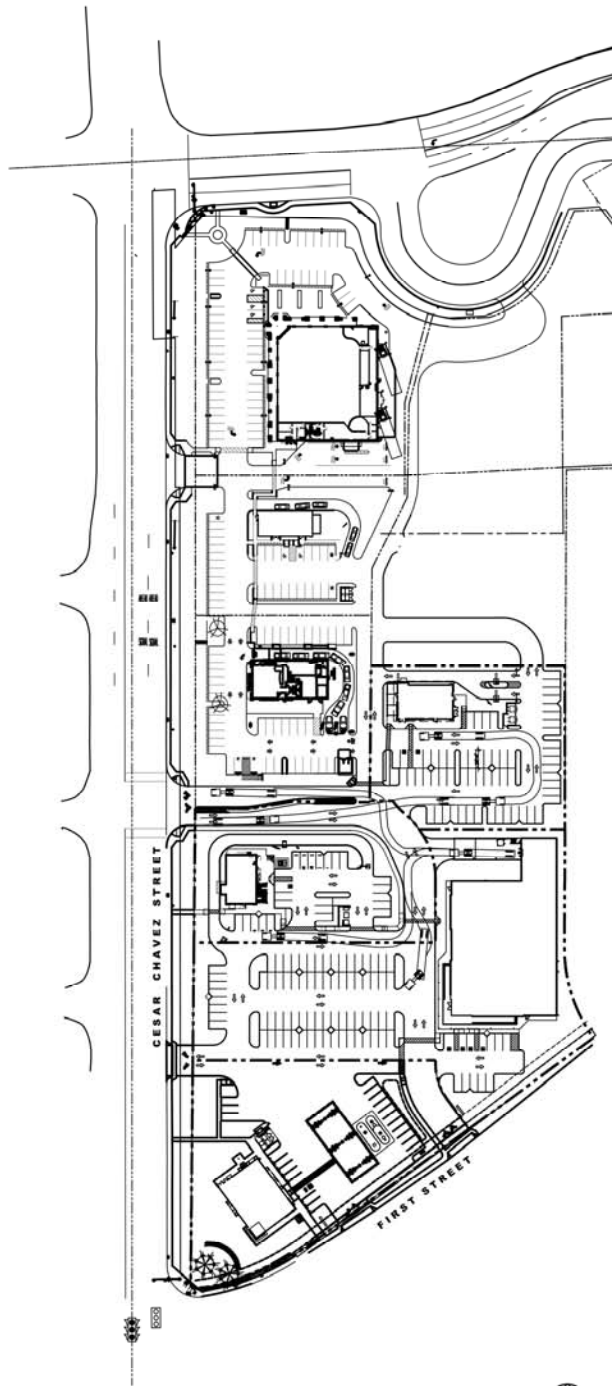
SITE PLAN

Scale: 1" = 50'

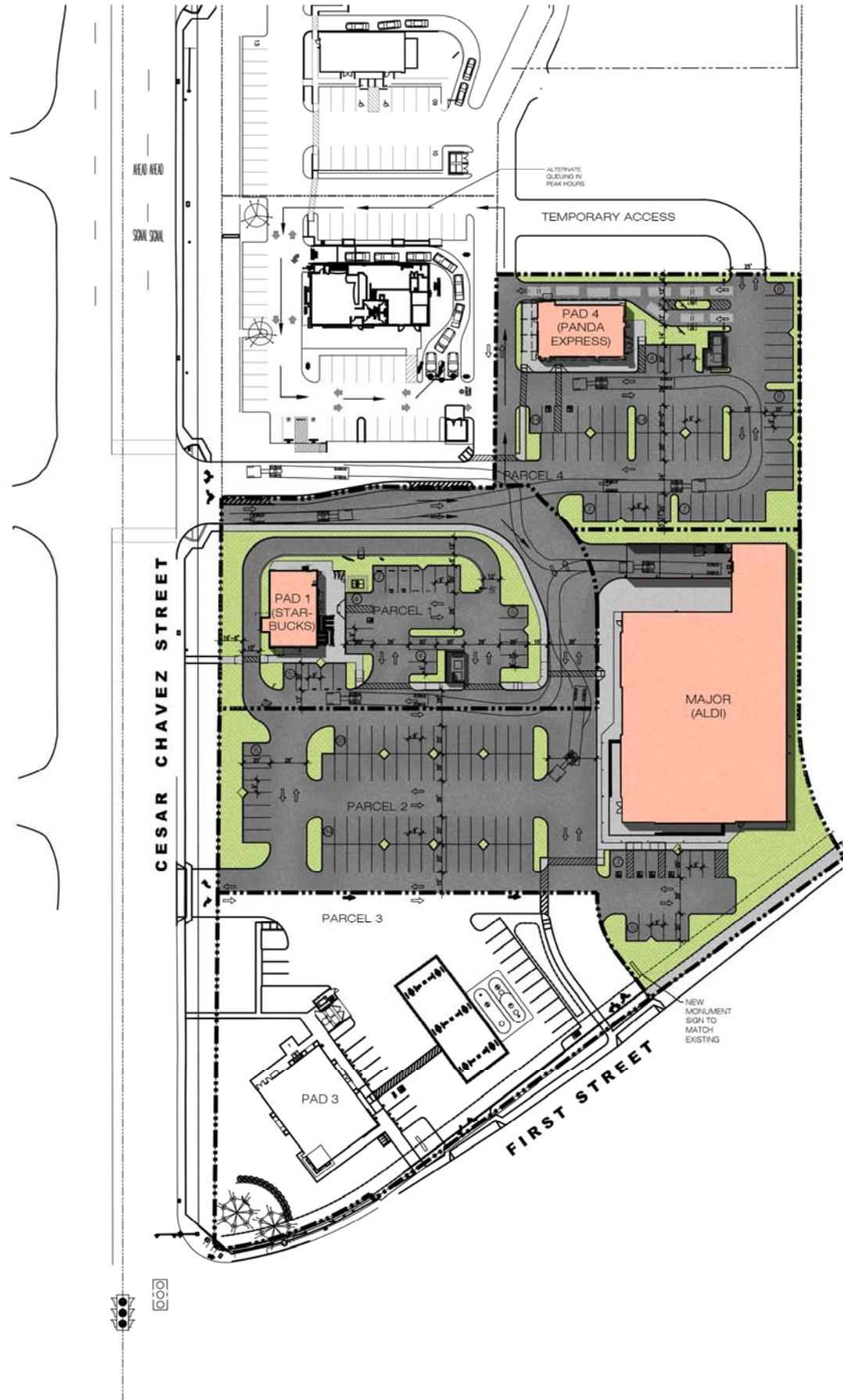
December 28, 2021

P:\19\19683 - Coachella, First & Harrison ALDI + Panda Express
 Entitlements\Design\Site\19683 - Site Plan.dwg

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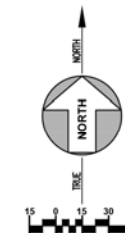
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MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET

COACHELLA, CALIFORNIA

SITE PLAN

Scale: 1" = 50'
 December 28, 2021

P:\19\19683 - Coachella, First & Harrison ALDI + Panda Express
 Entitlement\Design\Site\19683 - Site Plan.dwg

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