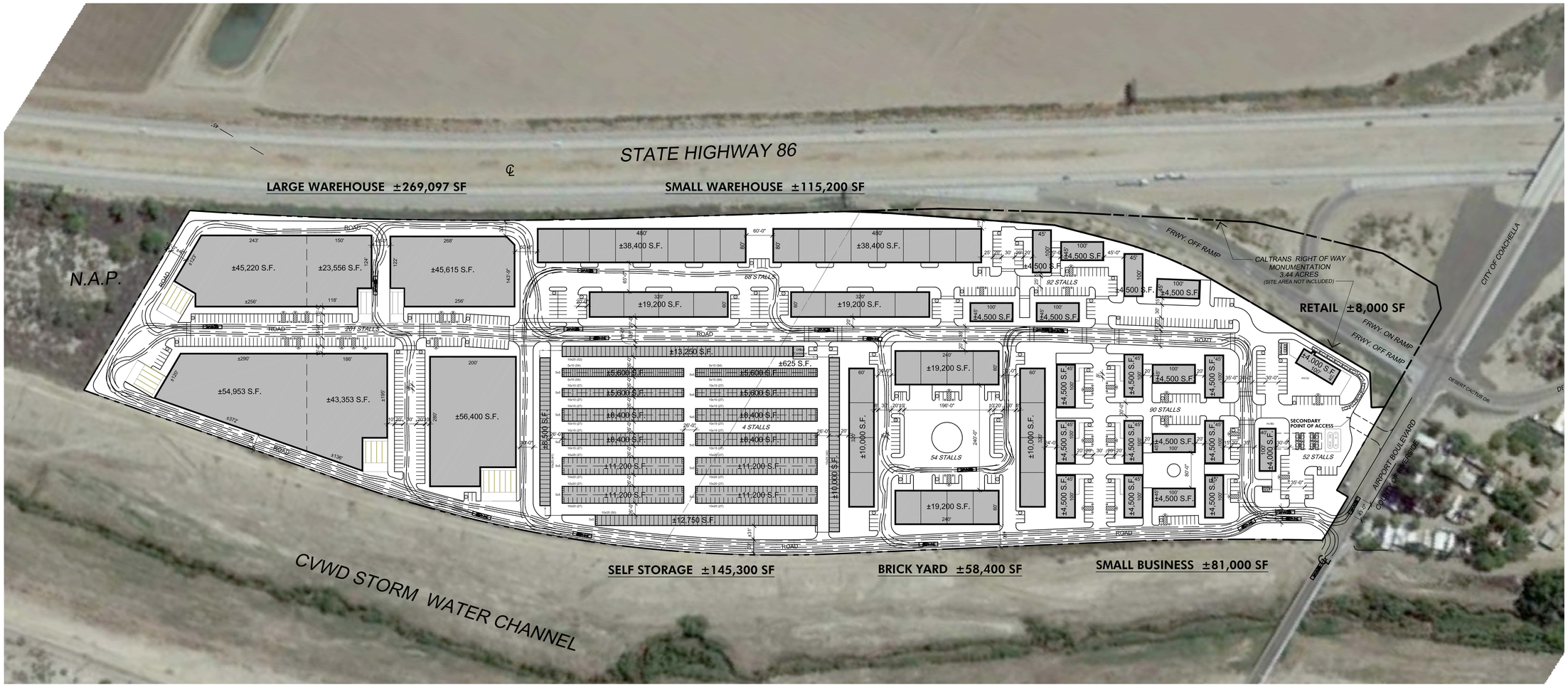
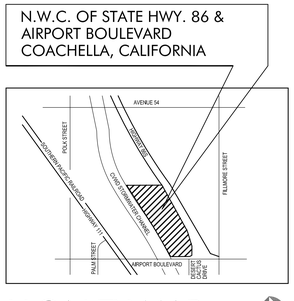



# FIRE EQUIPMENT ACCESS STUDY (PRIMARY POINT OF ACCESS)




VICINITY MAP

NOT TO SCALE

NORTH

## PROJECT DATA

| | |
|---|---|
| CLIENT: | HAAGEN CO., LLC |
| PROJECT ADDRESS: | N.W.C. OF STATE HWY. 86 AND AIRPORT BLVD. COACHELLA, CALIFORNIA 92274 |
| JURISDICTION: | CITY OF COACHELLA, CA |
| APN NUMBER/S: | 763-330-013, 018, 017 |
| ZONING: | M-H (HEAVY INDUSTRIAL) |
| PROPOSED USE: | LARGE & SMALL WAREHOUSE, SMALL BUSINESS, SELF STORAGE, SERVICE STATION AND DRIVE-THRU |
| 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 | 21.43 AC |
| APN# 763-330-018 | 9.84 AC |
| APN# 763-330-017 (NET) | 11.42 AC |
| TOTAL SITE AREA | 42.69 AC |

**BUILDING DATA**

PROPOSED BUILDING AREA

| | |
|---|---|
| LARGE WAREHOUSE | ±269,097 SF |
| SMALL WAREHOUSE | ±115,200 SF |
| SMALL BUSINESS | ±81,000 SF |
| BRICK HOUSE | ±58,400 SF |
| SELF STORAGE | ±145,300 SF |
| SERVICE STATION/ MINI MART | ±4,000 SF |
| DRIVE-THRU COFFEE SHOP | ±4,000 SF |
| TOTAL BUILDING AREA | ±676,997 SF |

**PARKING DATA**

| | |
|---|---|
| LARGE WAREHOUSE | * |
| SMALL WAREHOUSE | * |
| SMALL BUSINESS | * |
| SELF STORAGE | * |
| SERVICE STATION/ MINI MART | * |
| DRIVE-THRU COFFEE SHOP | * |
| TOTAL PARKING REQUIRED: | * |
| TOTAL PARKING PROVIDED: | 562 STALLS |

NOTE:

* NUMBER OF PARKING STALLS REQUIRED TO BE DETERMINED BY PLANNING DEPT. PER USE UPON PRE-APPLICATION SUBMITTAL.

**NOTE:**

1. **FIRE HYDRANT TO BE LOCATED MAX. 300 FT. O.C. OR AS APPROVED BY FIRE DEPT.**
2. **FIRE TRUCK TEMPLATE FOR 43 FT. LENGTH FIRE TRUCK.**
3. **MINIMUM TURNING RADIUS +/-30 FT.**

## PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

GRAPHIC SCALE

100' 50' 100' 200' 300'

( IN FEET )
1 inch = 100' ft.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

**Coachella Airport Business Park**
COACHELLA, CALIFORNIA

**Haagen Co., LLC**
12302 EXPOSITION BLVD., LOS ANGELES, CA 90064

McKently Malak ARCHITECTS
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648
TEL 626.583.8348 FAX 626.583.8387

PROPOSED SITE PLAN

12.11.18 18028TMA

**SP-04.2**