

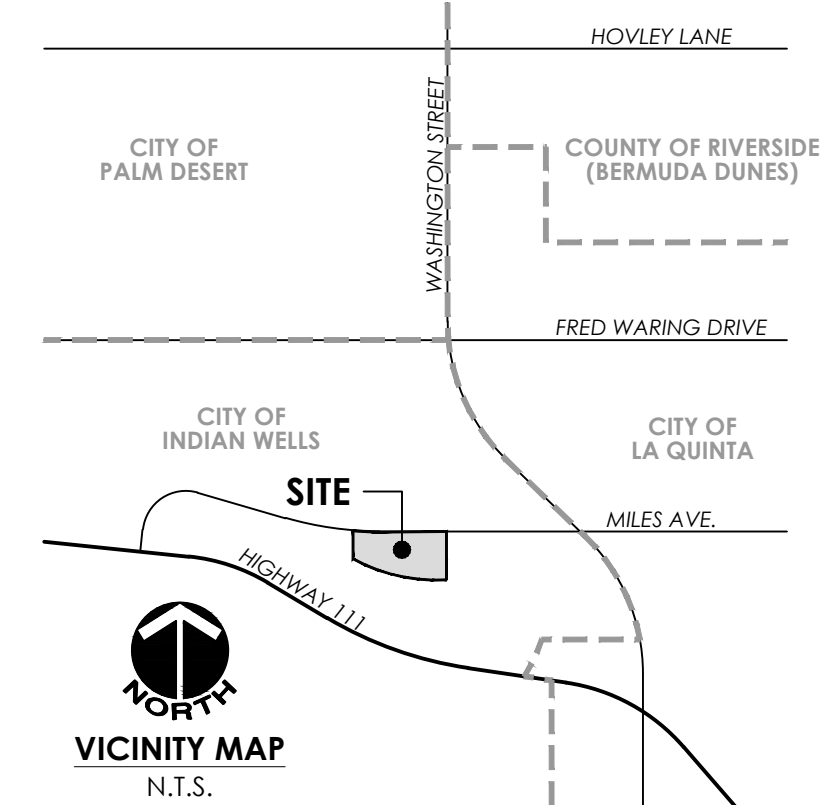
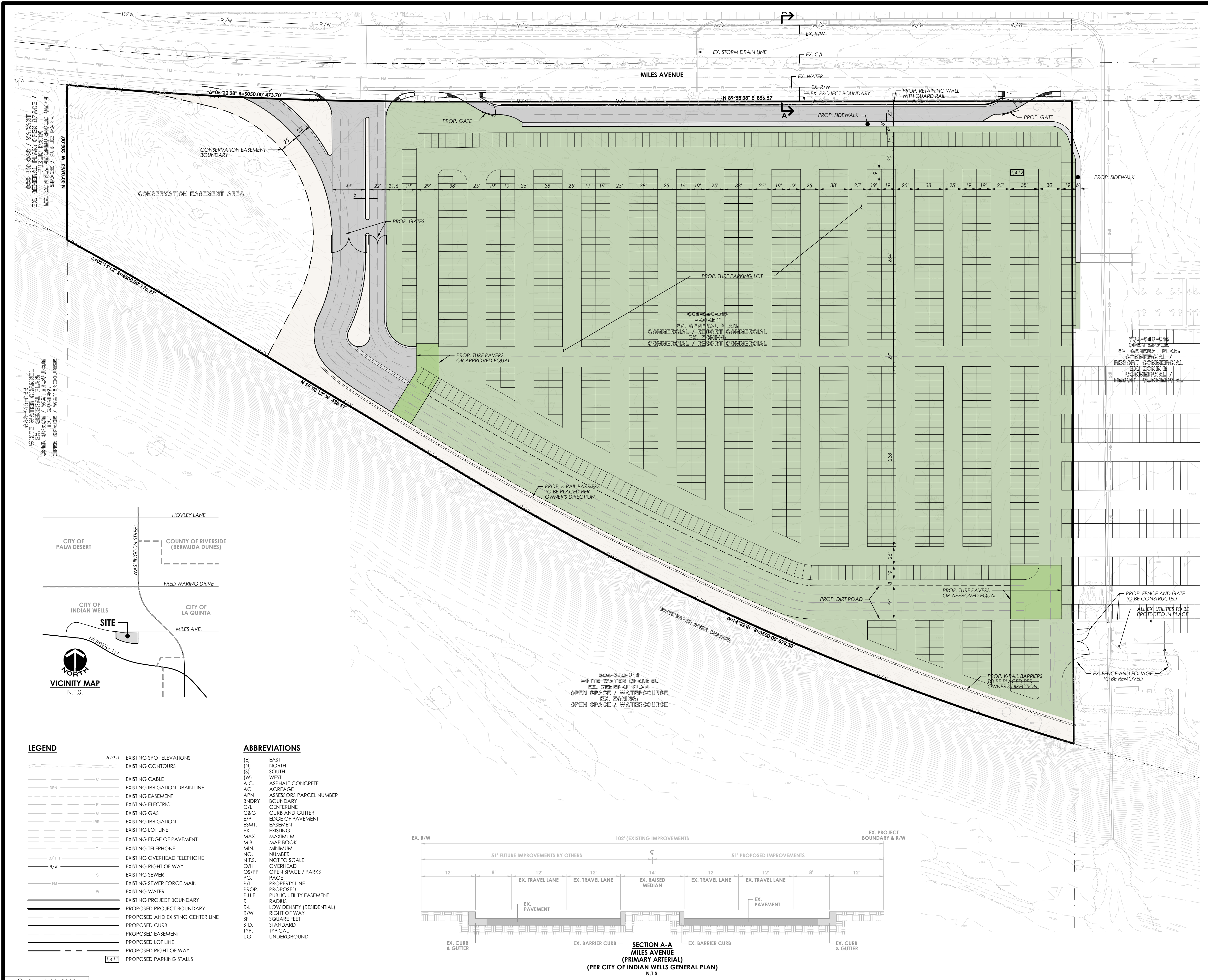
IN THE CITY OF INDIAN WELLS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CONDITIONAL USE PERMIT SITE PLAN

EXHIBIT DATE: MARCH 16, 2022

REVISIONS		
NO.	DATE	DESCRIPTION

DATA TABLE	
APPLICANT / LAND OWNER:	GARDEN OF CHAMPIONS, LLC.
ADDRESS:	78-200 MILES AVENUE INDIAN WELLS, CALIFORNIA 92210
CONTACT:	STEVE BIRDWELL
EXHIBIT PREPARER:	MSA CONSULTING, INC.
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
CONTACT:	PAUL DEPALATIS, AICP TELEPHONE: (760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503
DATE OF TOPOGRAPHY:	JUNE 13, 2014 TELEPHONE: (951) 687-4252
ASSESSOR'S PARCEL NUMBER:	604-640-015
LEGAL DESCRIPTION:	PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN.
LAND USE DESCRIPTION:	SF ACREAGE PERCENTAGE
EXISTING GROSS ACREAGE	737,402 SF 16.93 AC. -
PROPOSED CONSERVATION AREA DEDICATION	80,761 SF 1.85 AC. -
PROPOSED NET ACREAGE	656,641 SF 15.08 AC. 100%
TURF PARKING LOT & TURF PAVERS	549,609 SF 12.62 AC. 84%
ACCESS ROADS & HARDSCAPE	53,640 SF 1.23 AC. 8%
LANDSCAPE & OPEN SPACE	53,386 SF 1.23 AC. 8%
ONSITE PARKING DATA:	COUNT
TOTAL PARKING PROVIDED	1,411 STALLS
EXISTING ZONING:	COMMERCIAL / RESORT COMMERCIAL
PROPOSED ZONING:	COMMERCIAL / RESORT COMMERCIAL
EXISTING GENERAL PLAN LAND USE:	COMMERCIAL / RESORT COMMERCIAL
PROPOSED GENERAL PLAN LAND USE:	COMMERCIAL / RESORT COMMERCIAL
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	SOUTHERN CALIFORNIA EDISON (800) 684-8123
GAS:	SOUTHERN CALIFORNIA GAS COMPANY (877) 238-0092
TELEPHONE:	FRONTIER COMMUNICATIONS (800) 921-8101
WATER:	COACHELLA VALLEY WATER DISTRICT (760) 398-2651
CABLE:	SPECTRUM (877) 719-3278
SEWER:	COACHELLA VALLEY WATER DISTRICT (760) 398-2651
USA:	UNDERGROUND SERVICE ALERT (800) 227-2600
FEMA FLOOD ZONE DESIGNATION:	ZONE "X": AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER: 0606SC2231H EFFECTIVE DATE: APRIL 19, 2017	
LIQUEFACTION:	MODERATE LIQUEFACTION ZONE
SCHOOL DISTRICT:	DESERT SANDS UNIFIED
NOTES:	1. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY. 2. PARKING STALL AND CIRCULATION STRIPING ON TURF PARKING LOT MAY BE ADJUSTED AS NEEDED TO ACCOMMODATE EVENT PARKING NEEDS.



LEGEND	
679.3	EXISTING SPOT ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING CABLE
---	EXISTING IRRIGATION DRAIN LINE
---	EXISTING EASEMENT
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING IRRIGATION
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING TELEPHONE
O/H T	EXISTING OVERHEAD TELEPHONE
R/W	EXISTING RIGHT OF WAY
S	EXISTING SEWER
FM	EXISTING SEWER FORCE MAIN
W	EXISTING WATER
---	EXISTING PROJECT BOUNDARY
---	PROPOSED PROJECT BOUNDARY
---	PROPOSED AND EXISTING CENTER LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED PARKING STALLS

ABBREVIATIONS	
(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ACREAGE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
CKG	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/PP	OPEN SPACE / PARKS
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R.L.	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND
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