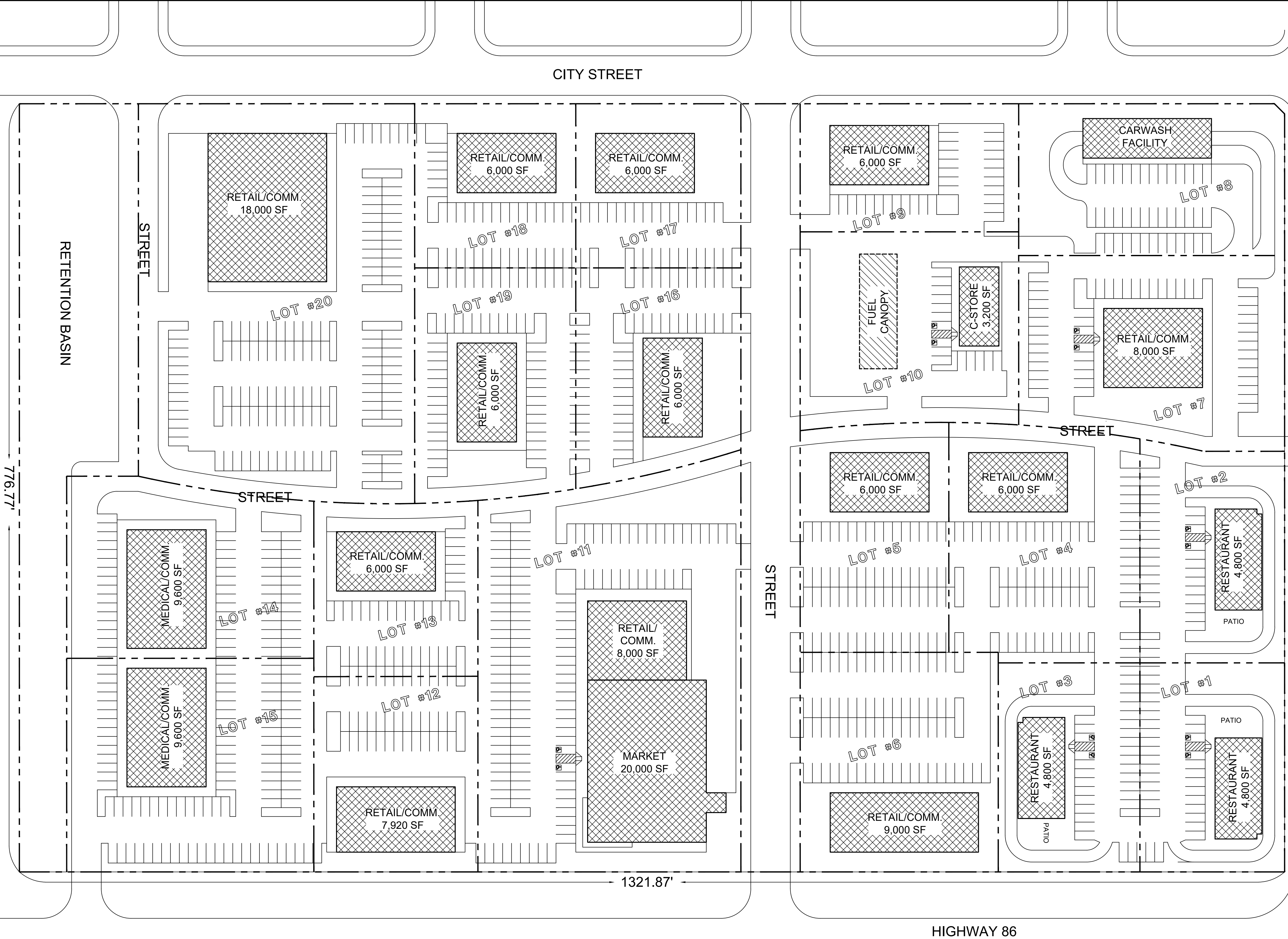


CONCEPT SITE PLAN

SCALE: 1"=50'-0"



SITE DATA:
BUILDING USE: COMMERCIAL & RETAIL
PROPOSED ZONE: COMMERCIAL GENERAL

PARKING CALCULATIONS:

LOT #1: RESTAURANT 4,800 SQ.FT.
1,200 SQ.FT. SEATING / 75 = 16 + 10 EMPLOYEES = 26 STALLS

LOT #2: RESTAURANT 4,800 SQ.FT.
1,200 SQ.FT. SEATING / 75 = 16 + 10 EMPLOYEES = 26 STALLS

LOT #3: RESTAURANT 4,800 SQ.FT.
1,200 SQ.FT. SEATING / 75 = 16 + 10 EMPLOYEES = 26 STALLS

LOT #4: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #5: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #6: RETAIL & COMMERCIAL 9,000 SQ.FT./300 = 30 STALLS

LOT #7: RETAIL & COMMERCIAL 8,000 SQ.FT./300 = 27 STALLS

LOT #8: CARWASH 5,200 SQ.FT./300 = 18 STALLS

LOT #9: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #10: CONVENIENCE STORE 3,200 SQ.FT./ = 11 STALLS

LOT #11:
MARKET 20,000 SQ.FT./300 SQ.FT. = 67 STALLS
RETAIL & COMMERCIAL 8,000 SQ.FT./ 300 = 27 STALLS

LOT #12: RETAIL & COMMERCIAL 7,920 SQ.FT./300 = 27 STALLS

LOT #13: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #14: MEDICAL OFFICE 9,600 SQ.FT./250 = 39 STALLS

LOT #15: MEDICAL OFFICE 9,600 SQ.FT./250 = 39 STALLS

LOT #16: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #17: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #18: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #19: RETAIL & COMMERCIAL 6,000 SQ.FT./300 = 20 STALLS

LOT #20: RETAIL & COMMERCIAL 18,000 SQ.FT./300 = 60 STALLS

TOTAL PARKING STALLS REQUIRED = 583 STALLS

PARKING PROVIDED PER LOT:

LOT #1 = 32
LOT #2 = 31
LOT #3 = 31
LOT #4 = 64
LOT #5 = 67
LOT #6 = 72
LOT #7 = 50
LOT #8 = 41
LOT #9 = 31
LOT #10 = 15
LOT #11 = 132
LOT #12 = 39
LOT #13 = 26
LOT #14 = 58
LOT #15 = 102
LOT #16 = 51
LOT #17 = 28
LOT #18 = 38
LOT #19 = 58
LOT #20 = 134
TOTAL STALLS = 1,100

PROPERTY BOUNDARY NOTE:
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY

MORNING STAR
IMPERIAL, CA

DATE: 02/20/2019
DRAWN BY: AS SHOWN

JOB No. 2018-029
DRAWING No. 1 / 1

CONCEPT SITE PLAN