



ARCHITECT OF RECORD:
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CONSULTANT

BEST DEVELOPMENT GROUP
APN: 656-020-034
DESERT HOT SPRINGS, CA 92240

NO.	DATE	DESCRIPTION
1	12/12/18	PRELIMINARY
2	12/12/18	FOR CONSTRUCTION

DATE: 12/12/18
DRAWN BY: JAM
CHECKED BY: JAM
JOB #: 62930118
SHEET TITLE: SITE PLAN

SHEET NO. 1
PROJECT NO. 1

SP1

12/17/2018 11:47:49 AM

BIKE REQUIREMENTS

BIKE PARKING REQUIREMENTS:
BIKE PARKING REQUIRED: 4
BIKE PARKING PROVIDED: 2
BIKE PARKING LOCATIONS: 2
BIKE PARKING TYPE: 2

PARKING REQUIREMENTS

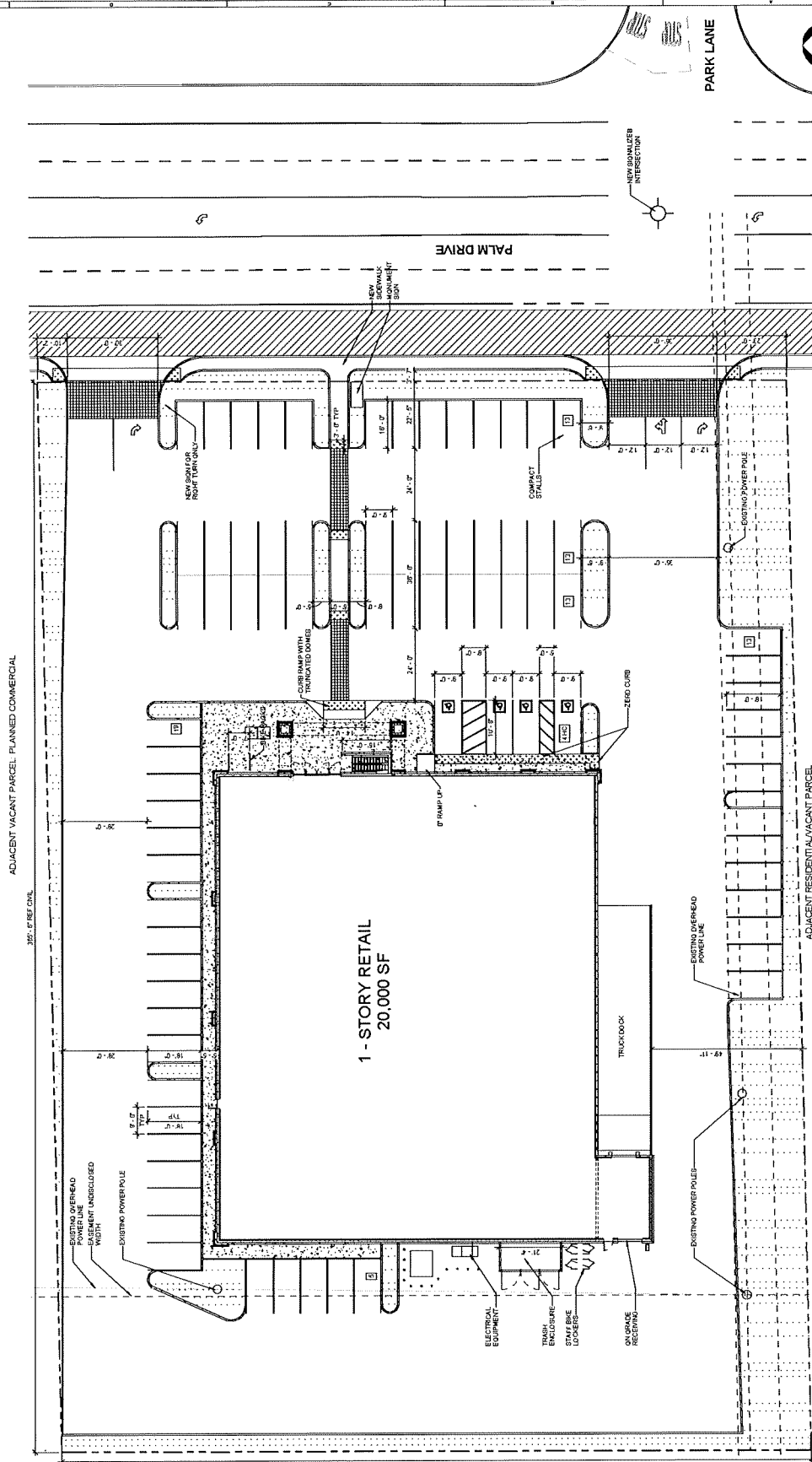
PARKING REQUIREMENTS:
PARKING PROVIDED: 88 RETAIL (720 BFT)
STANDARD PARKING: 8
STANDARD PARKING: 8
STANDARD PARKING: 17
STANDARD PARKING: 13
STANDARD PARKING: 4 (1 VAN)
STANDARD PARKING: 4 (1 VAN)
STANDARD PARKING: 4 (1 VAN)

SITE INFORMATION

REVIEW DISTRICT: CMMR NEIGHBORHOOD COMMERCIAL ZONE
P.L.O. SIZE: 2.00 ACRES
P.L.O. AREA: 87,280 SQFT
P.L.O. PERCENTAGE: 96.41 PERCENT
LANDSCAPE AREA: 15% OF NET PARKING AREA (11,200 SQ FT X 15% = 1,680 SQ FT)
LANDSCAPE AREA: 17% OF TOTAL AREA (17% OF TOTAL AREA, 10% OF LANDSCAPE AREA)
BUILDING AREA: 20,000 SQFT

LEGEND

EXPANSION OF PARK DRIVE
TRUNCATED CORNER
LANDSCAPE AREA
FINISHED PAVING
PROPERTY LINE



2 CONCEPTUAL SITE PLAN

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