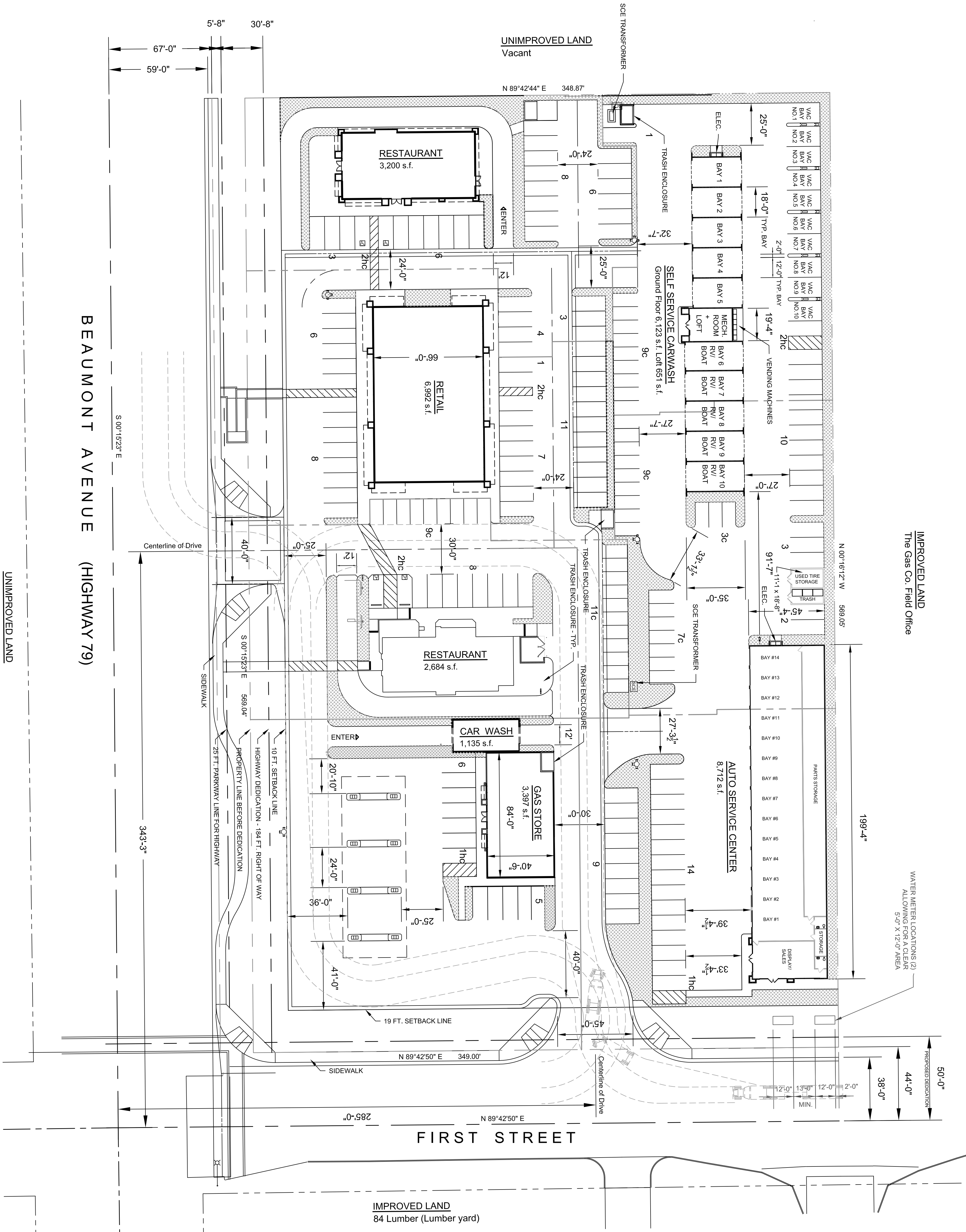


REVISIONS

SITE PLAN 1	14 JULY 2005
SITE PLAN 2	14 JULY 2005
SITE PLAN 3	18 JULY 2005
SITE PLAN 4	27 SEPTEMBER 2005
SITE PLAN 5	29 SEPTEMBER 2005
SITE PLAN 6	13 OCTOBER 2005
SITE PLAN 7	18 OCTOBER 2005
SITE PLAN 8	30 NOVEMBER 2005
SITE PLAN 9	7 DECEMBER 2005
SITE PLAN 10	4 JANUARY 2006
SITE PLAN 11	15 JANUARY 2006
SITE PLAN 12	16 JANUARY 2006
SITE PLAN 13	16 JANUARY 2006
SITE PLAN 14	16 JANUARY 2006
SITE PLAN 15	16 JANUARY 2006
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SITE PLAN 98	16 JANUARY 2006
SITE PLAN 99	16 JANUARY 2006
SITE PLAN 100	16 JANUARY 2006

SCHEMATIC SITE PLAN

DATE: 14 JULY 2005
PROJECT NUMBER: 120005100
SCALE: 1/32" = 1'-0"
DRAWN BY: JES CHECKED BY: JES
SHEET 1 OF 6
SD 1.21c



SITE PLAN - 21c

Landscaped area (Parkways and setbacks landscaped through not shown filled.)

Summary:

Assessor's Parcel Number - 418-290-012
Zoning - C-HS (Commercial - Highway Service)
Height Limit - Fifty feet (60'-0")
Site area - 198,580 SF = 4.59 AC
Building Area - Self Service Car Wash = 6,123 SF
Service Center = 8,712 SF
Retail = 6,992 SF
Service Station = 4,532 SF
Restaurants = 5,884 SF
Total Building Area = 32,243 SF

Parking -

Parking Stall Sizes
Standard Stall: 9 ft. wide x 20 ft. deep
Small Car Stall: 8 ft. wide x 15 ft. deep
Parallel Standard Stall: 9 ft. wide x 20 ft. deep
Parking Required
Self Service Car Wash: 1 stall per 200 SF Store Area (1 ps/200 SF x 6,123 SF) = 31 stalls
Retail: 1 ps/200 SF x 2,249 SF = 11 stalls
Self Service Car Wash: 1 Employee stall
Retail: 1 ps/200 SF x 6,992 SF = 35 stalls
Service Station: 6 stalls per station plus 1 stall per service bay
Restaurants: 1 ps/100 SF x 5,884 SF = 59 stalls
123 parking stalls
Total Parking Required = Thirty percent (30%) of the required parking may be "small car" spaces, and shall be clearly marked "SMALL CARS ONLY".

Utilities:

Water: Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223
951.845.9581
Sewer: City of Beaumont
550 E. 8th St.
Beaumont, Ca. 92223
951.769.8520
Refuse: City of Beaumont
550 E. 8th St.
Beaumont, Ca. 92223
951.769.8520
Electricity: Southern California Edison
800.655.4555
Natural Gas: The Gas Company
800.427.2200
Telephone: Verizon Business (commercial)
800.483.5000
Cable: Time Warner
800.964.2733

