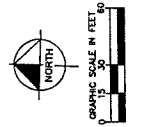


BAYTREE RETAIL

SITE PLAN

**Kimley»Horn**  
 189 S. QUINN AVENUE, SUITE 1000, PALMDALE, CA 91368  
 PHONE: 818-258-1500  
 WWW.KIMLEY-HORN.COM CA 00000668

|            |                     |
|------------|---------------------|
| DATE       | REVISIONS           |
| 11/29/2017 | PER COUNTY COMMENTS |
| 8/23/2017  | REVISION REQUEST    |
| 8/15/2017  | PER COUNTY COMMENTS |
| 7/25/2017  | PER COUNTY COMMENTS |



**SITE DATA:**  
 TOTAL SITE AREA: 7.31 ACRES (262,077 SF)  
 PARCEL ID: 06-111-00-028  
 ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)  
 UNDEVELOPED/AVAILANT: 0.00 ACRES  
 EXISTING LAND USE: RESIDENTIAL SINGLE-FAMILY  
 PROPOSED LAND USE: RESTAURANT, RETAIL, OFFICE, COMMERCIAL  
 DESIGNATED DATE: 07/17/2014  
 100% DEVELOPMENT: YES  
 NO BASE FLOOD: NO  
 NO BASE FLOOD: NO  
 NO BASE FLOOD: NO

REQUIRED PARKING PHASE 1

| USE                                | UNIT               | SPACES |
|------------------------------------|--------------------|--------|
| RETAIL                             | 1 SPACE PER 250 SF | 16,500 |
| RESTAURANT                         | 1 SPACE PER 100 SF | 3,750  |
| TOTAL PARKING SPACES REQUIRED      |                    | 20,250 |
| ACCESSIBLE PARKING SPACES REQUIRED |                    | 1,013  |
| STANDARD SPACES PROVIDED           |                    | 187    |
| ACCESSIBLE SPACES PROVIDED         |                    | 6      |
| TOTAL PARKING SPACES PROVIDED      |                    | 193    |

**BUILDING SETBACKS:**  
 FRONT: 10 FEET  
 SIDE: 5 FEET  
 REAR: 5 FEET  
 CORNER: 10 FEET

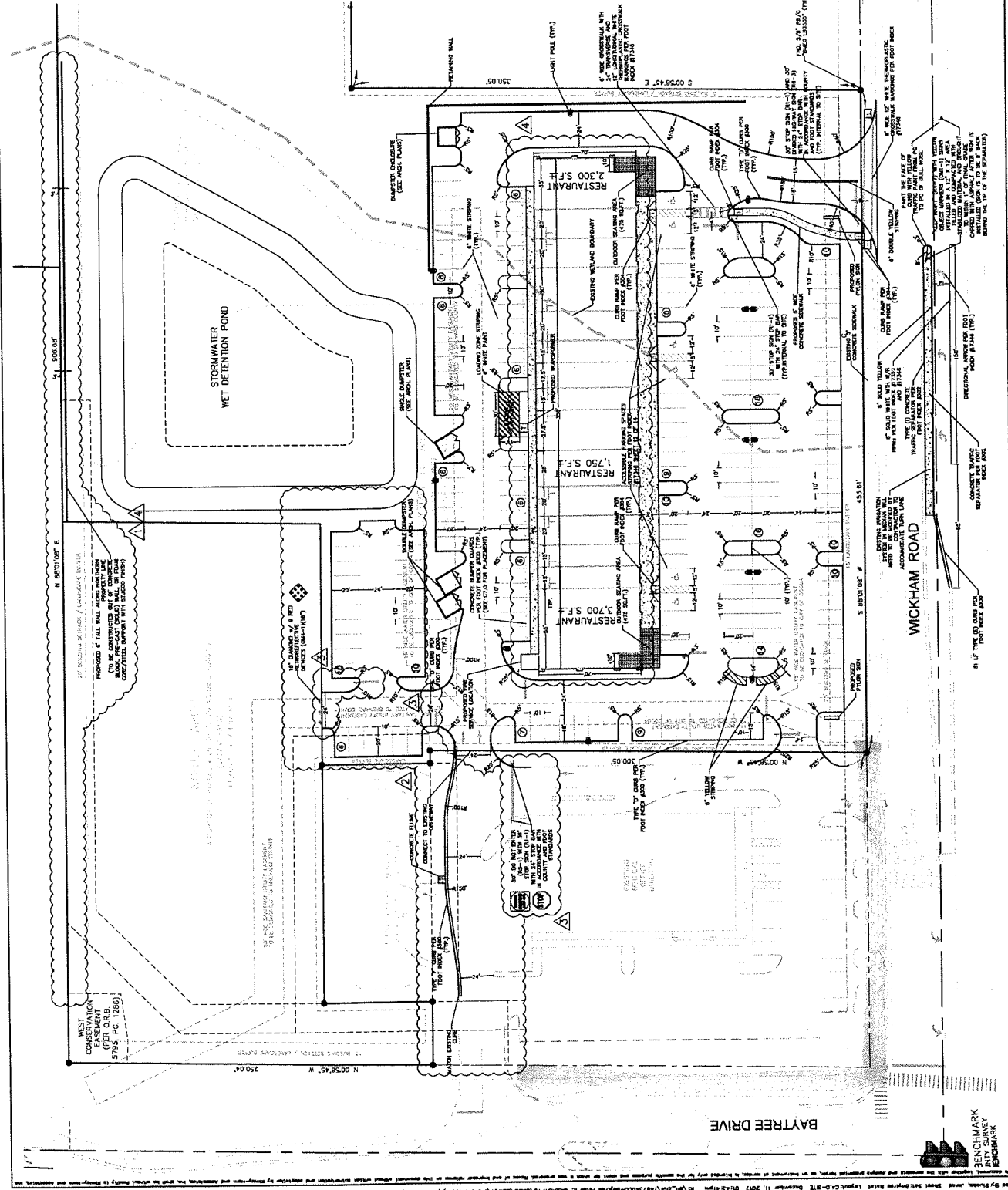
**LANDSCAPE BUFFERS:**  
 FRONT: 10 FEET  
 SIDE: 5 FEET  
 REAR: 5 FEET

**ABUTTING ZONING DISTRICTS:**  
 R-1 (RESIDENTIAL SINGLE-FAMILY)  
 R-2 (RESIDENTIAL SINGLE-FAMILY)  
 R-3 (RESIDENTIAL SINGLE-FAMILY)

**NOTES:**  
 1. ALL PERMITS AND HARDWARE FOR ANY WORK MUST MEET THE REQUIREMENTS OF THE CITY OF PALMDALE.  
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HARDWARE FROM THE CITY OF PALMDALE.  
 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HARDWARE FROM THE CITY OF PALMDALE.  
 4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HARDWARE FROM THE CITY OF PALMDALE.

**PROJECT STATEMENT:**  
 THE USER HAS REQUESTED THAT THE CITY OF PALMDALE REVIEW AND APPROVE THE SITE PLAN FOR THE PROPOSED BAYTREE RETAIL DEVELOPMENT. THE USER HAS REQUESTED THAT THE CITY OF PALMDALE REVIEW AND APPROVE THE SITE PLAN FOR THE PROPOSED BAYTREE RETAIL DEVELOPMENT.

**CALL 48 HOURS BEFORE YOU DIG**  
 IT'S THE LAW!  
 CALL 811



BENCHMARK  
 BENCHMARK  
 BENCHMARK

|            |                                    |
|------------|------------------------------------|
| 101        | Metro Diner                        |
| 102        | 1,050 SF                           |
| 103        | 1,050 SF                           |
| 105        | Maggie's Ice Cream                 |
| 107        | Posh Nails                         |
| 108        | Marco's Pizza                      |
| 110        | Rustic Brush                       |
| 111        | 1,050 SF                           |
| 112<br>113 | First Place Fitness                |
| 115        | Sergio's Tacos                     |
| 117        | Blue Water Restaurant              |
| 118        | The Blind Spot                     |
| 119        | 1,400 SF                           |
| 121        | Celo's Shawarma Factory Restaurant |