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LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3, NAVAJO SHOPPING CENTER, AND ALSO THOSE PORTIONS OF NAVAJO ROAD AND LAKE MURRAY BOULEVARD ADJACENT THERETO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4721, FILED FEBRUARY 21, 1961 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID NAVAJO SHOPPING CENTER, BEING ALSO THE POINT OF INTERSECTION OF THE CENTERLINES OF SAID NAVAJO ROAD AND LAKE MURRAY BOULEVARD;
 THENCE ALONG SAID CENTERLINE OF LAKE MURRAY BOULEVARD SOUTH 36° 17' 02" WEST 340.30 FEET;
 THENCE NORTH 53° 42' 58" WEST 187.77 FEET;
 THENCE NORTH 4° 03' 40" EAST 187.77 FEET TO A POINT IN SAID CENTERLINE OF NAVAJO ROAD;
 THENCE ALONG SAID CENTERLINE SOUTH 85° 56' 20" EAST 340.30 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE PORTION THEREOF INCLUDED IN NAVAJO ROAD AND LAKE MURRAY BOULEVARD.

A.P.N.: 457-320-09-00

ZONING / DEVELOPMENT SUMMARY:

NARRATIVE:

REQUEST BEER AND WINE SALES FOR FUTURE C-STORE (CURRENTLY UNDER CONSTRUCTION - PROJECT 231825).

STORE WILL OPERATE 24 HOURS, 7 DAYS A WEEK.

TYPE OF CONSTRUCTION:

V-B, SINGLE STORY
 (NOT FIRE-SPRINKLERED)

OCCUPANCY:

M

BUILDING CODE:

2010 CALIFORNIA BUILDING CODE (CBC);

ZONING:

CC-1-3

GROSS SITE AREA:

26,122 SQ. FT. (0.60 ACRES)

FLOOR AREA:

2,745 SQ. FT.

FLOOR AREA RATIO:

10.5 % SQ. FT. (2,745 SQ. FT. / 26,122 SQ. FT.)

EXISTING / PROPOSED USE:

CONVENIENCE STATION, AUTOMOBILE FUELING

FUEL PUMPS:

EXISTING: 8 PROPOSED: NO NEW PUMPS PROPOSED

GEOLOGIC HAZARD CATEGORY:

SITE CLASS "D"

LANDSCAPE AREA:

3,538 SQ. FT.

BUILDING SETBACKS:

FRONT: ---
 SIDE: 10 FEET
 OPTIONAL SIDE: 0 FEET
 STREET SIDE: 0 FEET
 REAR: 10 FEET
 OPTIONAL REAR: 0 FEET

AIRPORT INFLUENCE AREA:

GILLESPE FIELD, REVIEW AREA 2

FAA PART 77 NOTICING AREA:

510 FEET TO 515 FEET ABOVE SEA LEVEL / 12,500 TO 13,000 FEET HORIZ. FROM RUNWAY

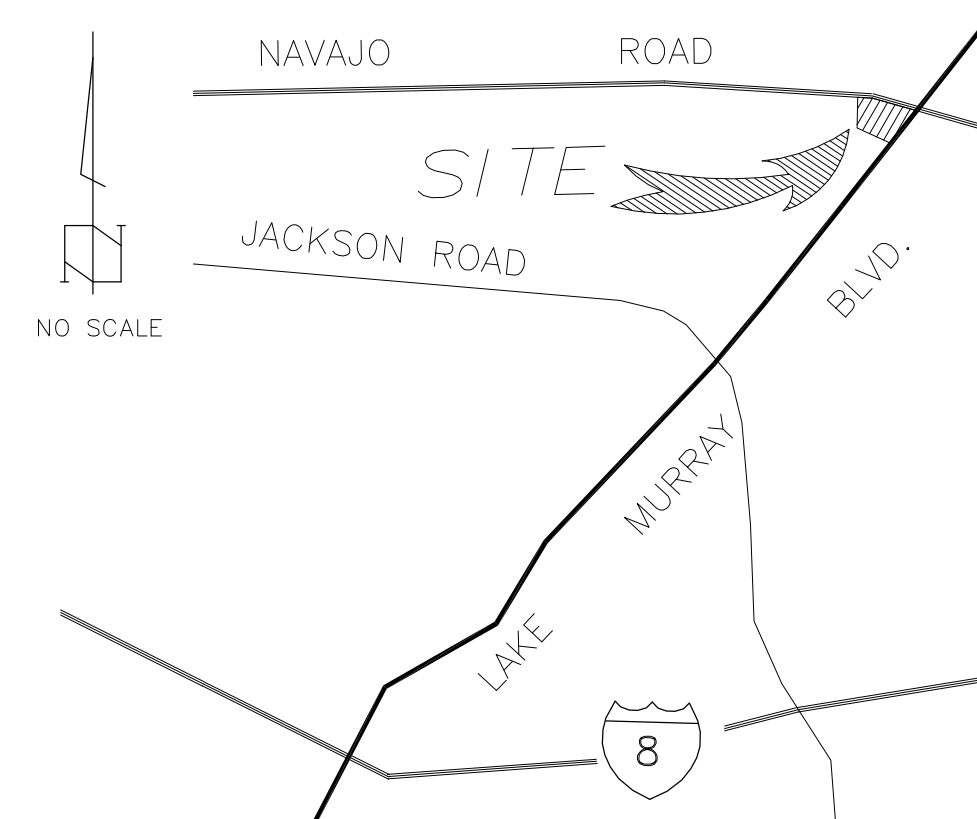
TANDEM PARKING:

NOT PROVIDED THIS PROJECT

TRANSIT AREA:

TRANSIT AREA OVERLAY ZONE

VICINITY MAP



KEY NOTES:

- 1 EXISTING DRIVEWAYS, CURBS, GUTTER AND SIDEWALK.
- 2 EXISTING FUEL PUMPS AND CANOPY ABOVE
- 3 EXISTING PARKING STALLS
- 4 EXISTING BUS STOP
- 5 EXISTING SITE LIGHTS
- 6 DASHED LINE INDICATES FUEL TRUCK DELIVERY PATH
- 7 EXISTING "CAV" CLEAN AIR VEHICLE PARKING SPACE.
- 8 EXISTING BUILDING TO BE DEMOLISHED AS PART OF PRIOR NEIGHBORHOOD USE PERMIT: 829648 PROJECT NO.: 231825

SITE NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (CFC 901.4.4)
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT "BMP" MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

EASEMENTS:

- 1 8' SEWER & WATER EASEMENT PER PARCEL MAP NO. 245

PARKING ANALYSIS:

PARKING REQUIREMENTS ARE AS FOLLOWS:
 (SECTION 142.0530, TABLE 142-05F: AUTOMOBILE SERVICE STATIONS)

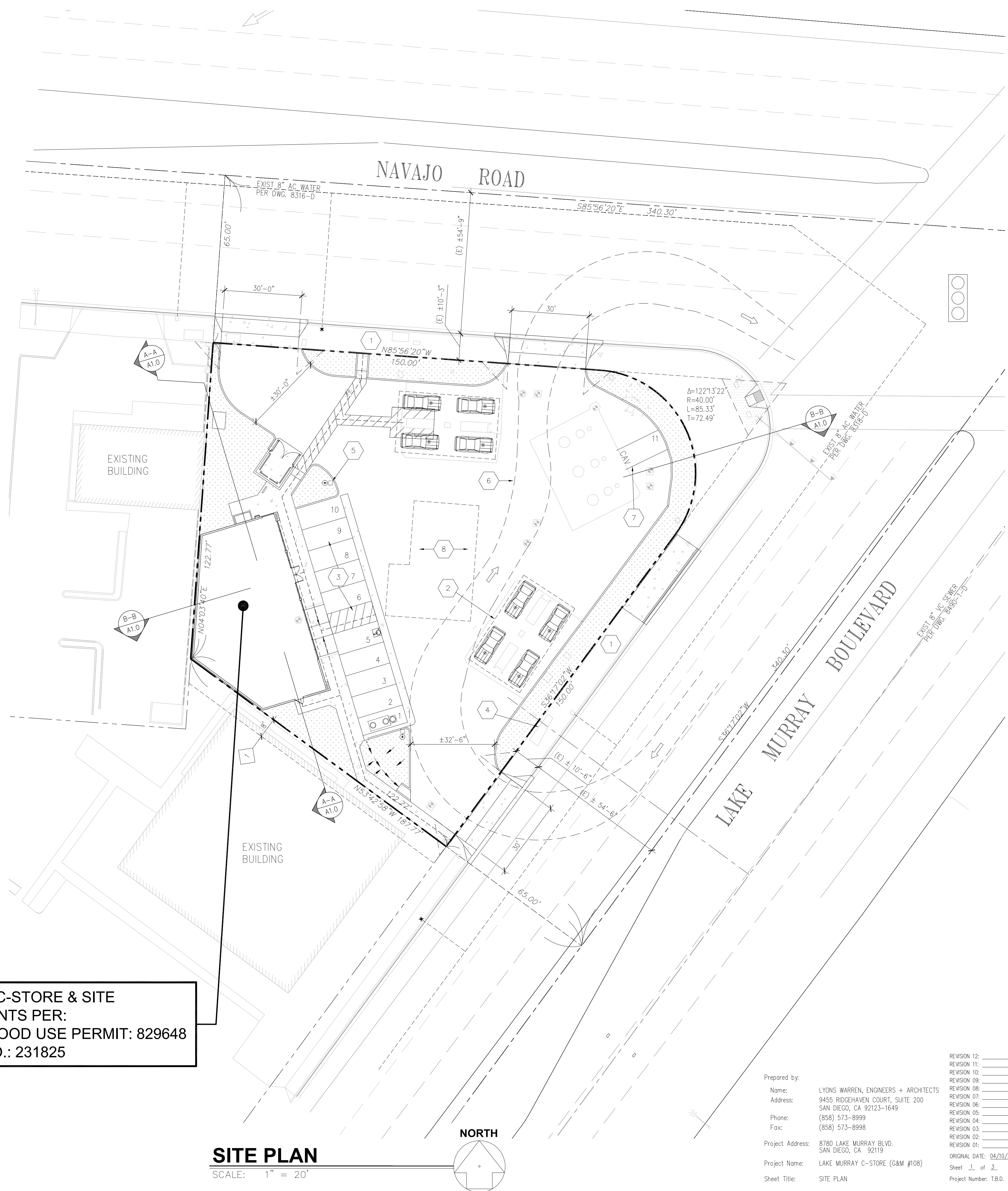
REQUIRED:
 GAS STATION (2 PER STATION): 2 SPACES
 CONVENIENCE MARKET (3 SPACES / 1,000 S.F. X 2,745): 8 SPACES

PROVIDED:
 ACCESSIBLE PARKING: 1 SPACE
 STANDARD PARKING: 9 SPACES
 CLEAN AIR VEHICLES (CAV): 1 SPACE

TOTAL PARKING PROVIDED: 11 SPACES

LEGEND:

- INDICATES LANDSCAPE AREAS
- INDICATES PROPOSED ACCESSIBLE PATH OF TRAVEL, 48" MIN. WIDTH, 2% MAX CROSS SLOPE, 5% MAX RUNNING SLOPE.
- (E) INDICATES EXISTING
- SHADED AREA INDICATES VISIBILITY TRIANGLES; 10'-0" AT DRIVEWAYS AND 25 FEET AT INTERSECTIONS.
- NO FENCES / SHRUBS HIGHER THAN 36" ARE ALLOWED IN THIS AREA.



PROPOSED C-STORE & SITE IMPROVEMENTS PER: NEIGHBORHOOD USE PERMIT: 829648 PROJECT NO.: 231825

SITE PLAN

SCALE: 1" = 20'

NORTH

Prepared by: LYONS WARREN, ENGINEERS + ARCHITECTS
 Address: 9455 RIDGEHAVEN COURT, SUITE 200 SAN DIEGO, CA 92123-1649
 Phone: (858) 573-8999
 Fax: (858) 573-8998
 Project Address: 8780 LAKE MURRAY BLVD. SAN DIEGO, CA 92119
 Project Name: LAKE MURRAY C-STORE (G&M #108)
 Sheet Title: SITE PLAN

REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 09: _____
 REVISION 08: _____
 REVISION 07: _____
 REVISION 06: _____
 REVISION 05: _____
 REVISION 04: _____
 REVISION 03: _____
 REVISION 02: _____
 REVISION 01: _____
 ORIGINAL DATE: 04/10/2012
 Sheet 1 of 3
 Project Number: T.B.D.

LW Job No. GMI1201 C
 Scale: AS NOTED

PSD1.0

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 LAKE MURRAY C-STORE (G&M #108)
 8780 LAKE MURRAY BLVD.
 SAN DIEGO, CA 92119

CLIENT:
 C&M OIL COMPANY, LLC
 16868 A STREET
 HUNTINGTON BEACH, CA 92647

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