



LEGEND

- A WATER EASMENT
- B ELECTRIC EASMENT
- C TELEPHONE EASMENT
- D SEWER PRIVATE EASMENT
- E PUBLIC UTILITY EASMENT
- F ABANDONED WATER EASMENT
- 6' FOOT HIGH WROUGHT-IRON FENCE
- ACCESSIBLE PATH

NOTE:
 1. DELIVERY TRUCKS WILL ONLY ENTER AND EXIT THE PROPERTY FROM COOGAN WAY. TRUCKS MAY EXIT ONTO FLETCHER PARKWAY AT THE WESTERLY DRIVE.

2. ANY CHANGES TO THE OUTDOOR AREAS WILL REQUIRE PRIOR REVIEW BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND MAY ALSO REQUIRE AN AMENDMENT OF THIS CONDITIONAL USE PERMIT

3. THE DELIVERIES TO THE PROPERTY WILL BE SCHEDULED TO AVOID TRAFFIC CONFLICTS

4. THE PALLET ENCLOSURE AT THE REAR OF THE BUILDING WILL BE REGULARLY MAINTAINED AND NO PALLETS WILL ENCRoACH INTO THE DRIVEWAY AREA AT ANY TIME

5. THE MERCHANDISE DISPLAYED OUTDOORS MAY CONSIST OF PLANTS, LUMBER, BRICKS, TILES, BARBEQUES, LAWNMOWERS AND ITEMS OF A SIMILAR NATURE THAT ARE USED OUTDOORS, BUT MAY NOT INCLUDE ITEMS SUCH AS POWER TOOLS, ARTICLES OF CLOTHING, CARPETING, APPLIANCES, ETC. IN ADDITION, THE OUTDOOR SALES AREAS MAY NOT BLOCK PEDESTRIAN OR VEHICULAR ACCESS ACROSS THE FRONT OF THE STORE

6. ALL PUBLIC STREET FRONTAGES ALONG FLETCHER PARKWAY, N. MAGNOLIA AND COOGAN WAY WILL BE RED-CURBED OR PARKING PROHIBITED

THE HOME DEPOT
 Fletcher Parkway & Magnolia
 El Cajon, CA

CA-HD04-L13

Z ZIEBARTH ASSOCIATES

2900 4TH AVENUE, SUITE 204 - SAN DIEGO, CA 92103
 (619) 233-6450

ENTR

1015 El Camino Real - No. San Diego, CA 92108
 O. HOFFMEIER, P. E. PLANNING

Project Summary:

Site Area:
 Home Depot Site: (444,887 sf) 10.2066 ac
 THD Site Coverage Ratio: 33.93 %

Building Area:
 The Home Depot: 114,850 sf
 Outdoor Garden Center: 33,663 sf
 THD Total Area: 148,513 sf
 Vestibules: 2,372 sf
 Total Building Area: 150,885 sf

Parking Stall Count:
 HD Parking Required: 40 stalls
 1250 For 1st 15,000 SF: 50 stalls
 1400 For Remainder: 315 stalls
 THD Total Required: 405 stalls
 Bank Parking Required: 18 stalls
 Long John Silvers Parking Required: 28 stalls
 Total Parking Required: 444 stalls

Parking Provided:
 Customer: 390 stalls
 Overflow: 48 stalls
 Minus Carts: -9 stalls
 THD Total Provided: 430 stalls
 Bank Parking Provided: 18 stalls
 Long John Silvers' Parking Provided: 28 stalls
 Total Parking Provided: 474 stalls

THD Ratio Provided: 2.85 / 1,000 of
 Front Field Parking: 304 stalls
 Zoning Classification:
 Existing: Commercial
 Proposed: Commercial

CITY OF EL CAJON

CONDITIONAL USE PERMIT NO. _____

APPLICANT: HOME DEPOT U.S.A., INC.

ASSESSOR PARCEL NO(S): 482-071-48-00

REQUEST: C.U.P. TO ALLOW OUTDOOR STORAGE AND DISPLAY

DRAWN BY: ZIEBARTH ASSOCIATES APPROVED BY: _____

ADDRESS: 2900 4TH AVENUE, SUITE 204
 SAN DIEGO, CA 92103

PHONE: (619) 233-6450 DATE: _____

SITE PLAN
CUP



CUP Site Plan - Scheme "L-13"

Scale: 1" = 50' - 0"

REVISED - 2-28-07