

PROJECT INFORMATION

| | |
|-------------------|-------------|
| SITE AREA | |
| BANK PARCEL | ±1.16 ACRES |
| GAS PARCEL | ±1.50 ACRES |
| OFFICE PARCEL | ±2.48 ACRES |
| TOTAL (TRACT Z-1) | ±5.14 ACRES |

| | |
|--------------------|-------------|
| IHOP PARCEL | ±1.42 ACRES |
| WHATABURGER PARCEL | ±0.97 ACRES |
| HOTEL PARCEL | ±2.56 ACRES |
| TOTAL (TRACT Z-2) | ±4.95 ACRES |

| | |
|----------------------|-----------|
| BUILDING AREA | |
| BANK | 3,097 SF |
| GAS | 2,967 SF |
| OFFICE | 10,000 SF |
| TOTAL (TRACT Z-1) | 16,064 SF |

| | |
|-------------------|-----------|
| IHOP | 5,000 SF |
| WHATABURGER | 2,452 SF |
| HOTEL | 14,300 SF |
| TOTAL (TRACT Z-2) | 21,752 SF |

PARKING SUMMARY

| USER | RATIO REQUIRED | SPACES REQ'D | SPACES PROV'D |
|--------|----------------|--------------|---------------|
| BANK | *1/100 SF | 31 | 53 |
| GAS | *1/200 SF | 15 | 37 |
| OFFICE | *1/200 SF | 50 | 157 |
| TOTAL | | 96 | 247 |

| USER | RATIO REQUIRED | SPACES REQ'D | SPACES PROV'D |
|-------------|----------------|--------------|---------------|
| IHOP | *1/100 SF | 50 | 85 |
| WHATABURGER | *1/100 SF | 25 | 28 |
| HOTEL | *1/100 SF | 143 | 144 |
| TOTAL | | 218 | 257 |

*RATIOS TO BE VERIFIED

BUILDING COVERAGE RATIO

TOTAL BUILDING AREA = 37,816 SF
TOTAL SITE = 439,520.4 SF (±10.09 AC)
RATIO = 8.6%

ZONING CLASSIFICATION

| | |
|-----------------|------------------|
| JURISDICTION | CITY OF GONZALES |
| EXISTING ZONING | TBV |
| REQUIRED ZONING | TBV |

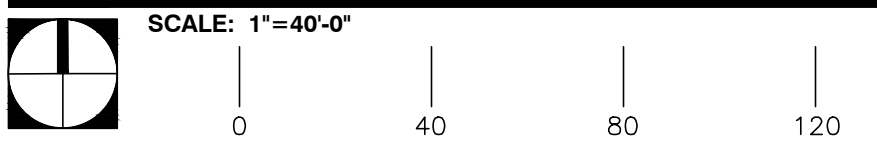
PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. THIS SITE PLAN IS BASED ON HARD COPY SURVEY DATA.
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

| DATE | NARRATIVE | INITIALS |
|---------|----------------------|----------|
| 8/27/13 | SITEPLAN - COMPOSITE | JKM |

GONZALES LA
SWC HIGHWAY 30
& LANDRY ROAD



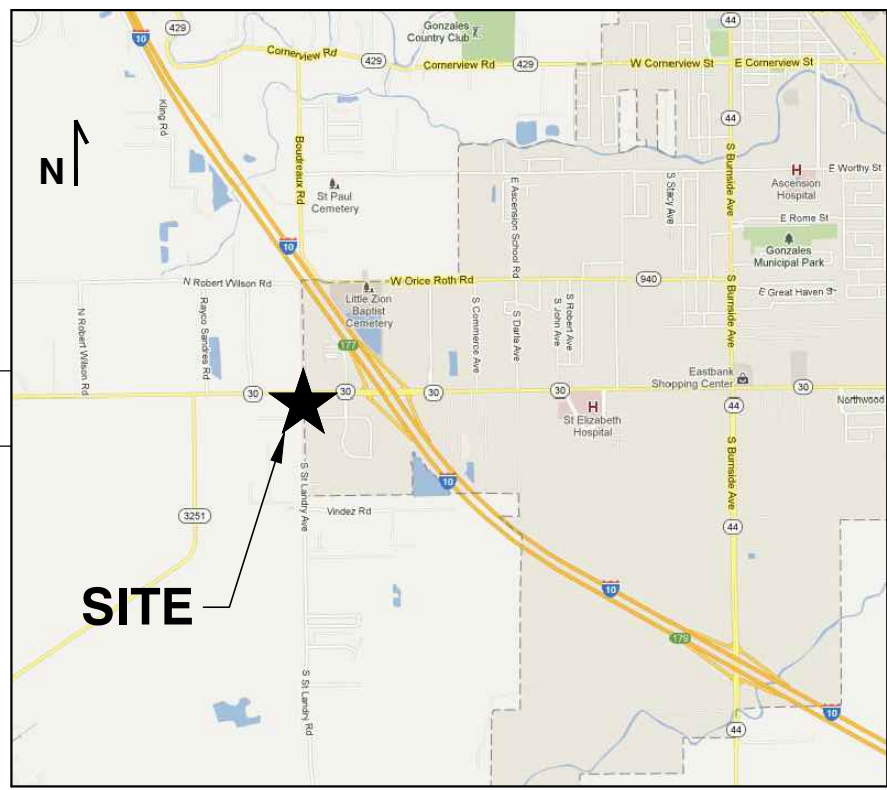
SITEPLAN

LA HIGHWAY 30

ST. LANDRY ROAD

OUTFITTER'S DRIVE

GEORGE MARTINEZ ROAD



LOCATION MAP

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