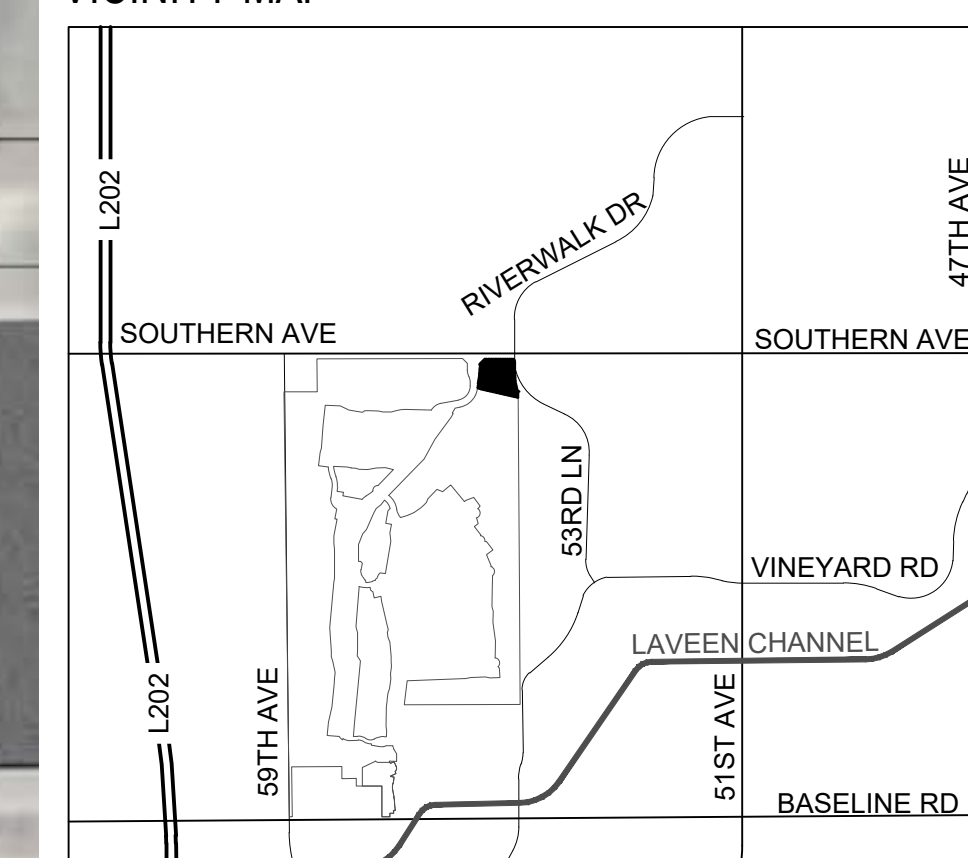
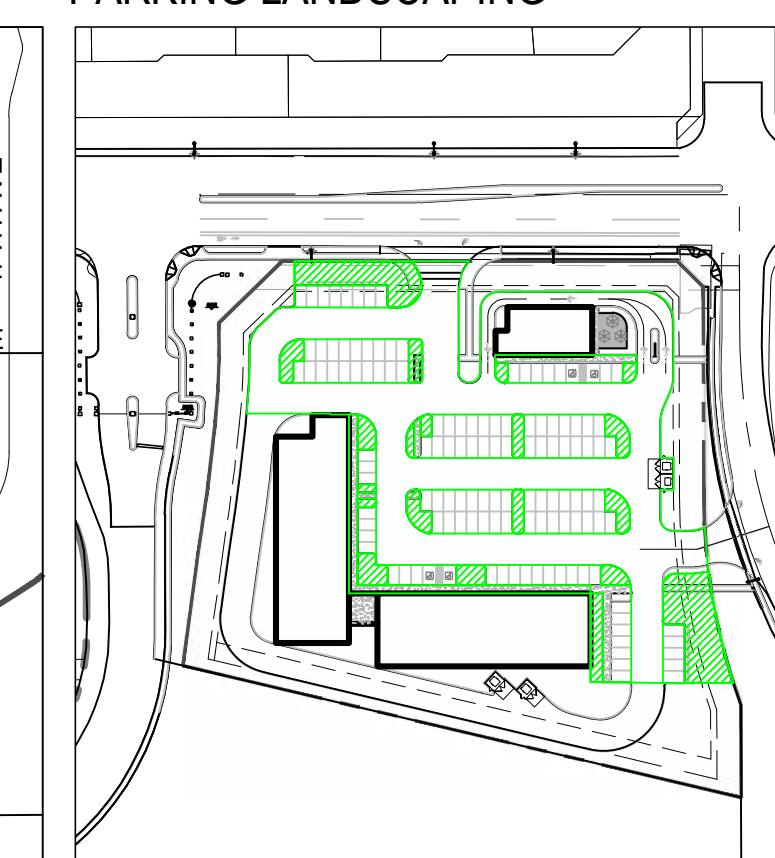




VICINITY MAP



PARKING LANDSCAPING



PROJECT DEVELOPMENT MATRIX

APN:	104-80-004C			
TOTAL GROSS AREA:	4.37 ACRES (190,442 SF)	TOTAL NET AREA:	3.65 ACRES (158,994 SF)	
TOTAL BUILDING SF:	24,200 SF	LOT COVERAGE:	15.2%	
EXISTING ZONING:	GC	PROPOSED ZONING:	C-2	
PARKING REQUIRED:	128	PARKING PROVIDED:	130	
DESIGN GUIDELINE	REQUIRED BY CITY ZONING ORDINANCE (ZONING C2)	PROVIDED	COMPLY	NOTES
LOT COVERAGE	50%	15.20%	Y	
BUILDING HEIGHT	30'-0"	15'-0"	Y	
PARKING LANDSCAPING	10%	15.00%	Y	
SETBACK				
BUILDING S/B (FOR STRUCTURES NOT EXCEEDING TWO STORIES OR 30')				
FRONT	AVERAGE 25'-0"	25'-0"	Y	
SIDE	25'-0"	25'-0"	Y	
REAR	25'-0"	25'-0"	Y	
LANDSCAPE SETBACK				
FRONT	AVG. 25', MIN 20'	AVG. 25', MIN 20'	Y	
SIDE	AVG. 25', MIN 20'	AVG. 25', MIN 20'	Y	
REAR	10'-0"	10'-0"	Y	
PAD 1				
LAND USE	GENERAL RETAIL (INLINE SHOPS)			
BUILDING AREA	10,500 SF			
PARKING REQUIREMENTS- 1 space per 300 s.f. floor area (Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area.)				
PARKING PROVIDED	35	PARKING PROVIDED	37	
PAD 2				
LAND USE	GENERAL RETAIL (INLINE SHOPS)			
BUILDING AREA	10,700 SF			
PARKING REQUIREMENTS- 1 space per 300 s.f. floor area (Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area.)				
PARKING REQUIRED	45	PARKING PROVIDED	45	
PAD 3				
LAND USE	RESTAURANT WITH DRIVE THRU			
BUILDING AREA	3,000 SF			
PARKING REQUIREMENTS-1 parking space per 50 SF of floor area (including outside dining/sales) exclusive of kitchen, restroom, storage etc.)				
PARKING REQUIRED	48	PARKING PROVIDED	48	

LEGEND

	PROPERTY LINE
	EXISTING STREET LIGHT
	SIGNAGE
	FIRE TURNING RADIUS-35' INSIDE AND 55' OUTSIDE
	PROPOSED HYDRANT
	EXISTING HYDRANT
	WALKUP WINDOW
	PICKUP WINDOW
	REFUSE COLLECTION CONTAINER
	SITE VISIBILITY TRIANGLE