



VICINITY MAP
NOT TO SCALE

SITE DATA

ZONING	
APN	018-261-14 018-261-29
EXIST. / PROPOSED USE	RETAIL / RESTAURANT
EXISTING ZONING CT (THOROUGHFARE COMMERCIAL)	
SITE AREA	
GROSS SITE AREA	(± 3.05 AC) ±132,858 SF
BUILDING DATA	
BUILDING AREA:	
BUILDING 1	±2,800 SF
BUILDING 2	±9,600 SF
BUILDING 3	±7,600 SF
TOTAL BUILDING AREA	±20,000 SF
PARKING DATA	
PARKING REQUIRED:	
RESTAURANT (18,000 SF)	153 STALLS (8.5/1000 SF)
RETAIL (2,000 SF)	5 STALLS
REQUIRED PARKING	158 STALLS
PARKING PROVIDED:	
STANDARD STALLS	142 STALLS
ADA STALLS	6 STALLS
DRIVE THRU QUEUING	15 CARS
TOTAL PARKING PROVIDED	163 STALLS
PARKING RATIO:	
	7.4 / 1000 SF (STALLS ONLY)
	8.15 / 1000 SF (STALLS & DRIVE THROUGH QUEUING)
REQUIRED SETBACKS	
FRONT	15'
SIDE	NONE
REAR	10'
DRIVE THRU LANE	20' FROM FACE OF CURB OF STREET FRONTAGE
SITE LAYOUT	
STANDARD STALL	9'x19'
COMPACT STALL	8'x16' (30% MAX.)
DRIVE AISLE WIDTH	24' (MIN.)
FIRE LANE	20' (MIN.)
LANDSCAPE	
LANDSCAPE & BIO RETENTION AREA	±31,150 SF or 23.4% GFA
NOTES:	
<ul style="list-style-type: none"> PARKING REDUCTION PER WMC SECTION 14-17.108(b) - 15% REDUCTION OF REQUIRED STALLS LANDSCAPING - 20% MIN. FINGER PLANTER EVERY 6 STALLS - REPLACED WITH DIAMOND PLANTER EVERY 3 STALLS CAR STACKING WILL BE COUNTED TO THE PROVIDED PARKING ONLY 1 MENU BOARD WILL BE PERMITTED 30SF MAX. 35' MAX. BLDG. HEIGHT 	



LEGEND:

- OPEN
- SIGNED LEASE
- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS
- AVAILABLE

**975-1075 MAIN STREET
MERCH PLAN**

SWC MAIN ST. (HWY 152) & AUTO CENTER DR., WATSONVILLE, CA
UPDATED 10-19-23

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

1 inch = 20 feet

PRELIMINARY SITE PLAN SUBJECT TO CHANGE
BASED ON SP-04