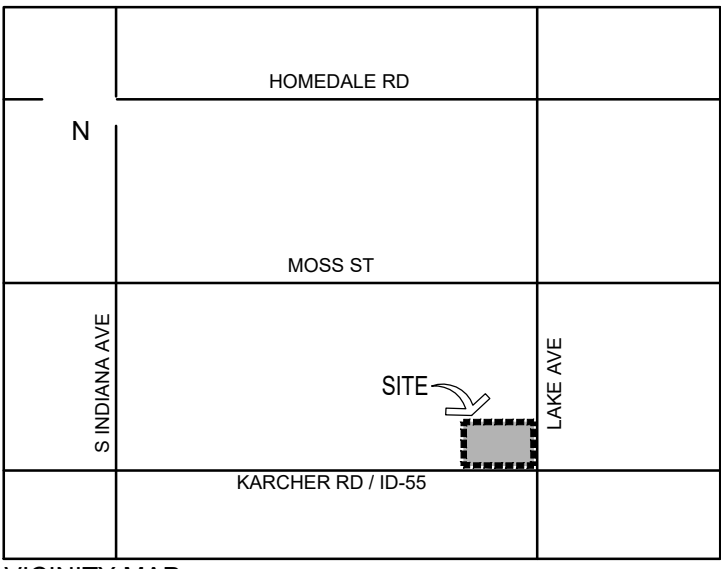


GROCERY ANCHOR - CALDWELL, ID. COMMERCIAL SITE PLAN CONCEPT
NWC KARCHER RD & LAKE AVE.



VICINITY MAP

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:
NWC KARCHER RD (HWY 95) & LAKE AVENUE, CALDWELL, ID
LEGAL DESCRIPTION:

PROJECT DESCRIPTION:
SITE PLAN DEVELOPMENT PROPOSAL
DEVELOPMENT INFORMATION:
APN: A PORTION OF (PIN) 32736000 0
EXISTING ZONING: C-1
ADJACENT ZONING: C-2, RESIDENTIAL
PROPOSED USE: RETAIL
CONSTRUCTION TYPE: II-B
OCCUPANCY: M

LOT SIZE/BOUNDARY	NET	963,471 SF	22.12 ACRES
LOT AREA SUMMARY:			
PARCEL 1 GROCERY STORE	281,279 SF	6.46 AC	
PARCEL 2 SHOPS A	63,355 SF	1.45 AC	
PARCEL 3 PAD - SHOPS B (FUTURE)	50,727 SF	1.16 AC	
PARCEL 4 PAD - QSR (FUTURE)	31,372 SF	0.72 AC	
PARCEL 5 PAD - SHOPS C (FUTURE)	57,305 SF	1.32 AC	
PARCEL 6 PAD - BANK (FUTURE)	41,640 SF	0.96 AC	
PARCEL 7 PAD - QSR (FUTURE)	56,334 SF	1.29 AC	
PARCEL 8 PAD - QSR (FUTURE)	56,409 SF	1.29 AC	
FUTURE DEV. PHASE II	325,050 SF	7.46 AC	

BUILDING AREA SUMMARY:		
PARCEL 1 GROCERY STORE	60,000 SF	
PARCEL 2 SHOPS A	12,818 SF	
PARCEL 3 PROP. MAX. SHOPS B	6,000 SF	
PARCEL 4 PROP. MAX. QSR / COFFEE	980 SF	
PARCEL 5 PROP. MAX. SHOPS C	7,200 SF	
PARCEL 6 PROP. MAX. BANK	2,900 SF	
PARCEL 7 PROP. MAX. QSR	3,600 SF	
PARCEL 8 PROP. MAX. QSR	3,700 SF	
ESTIMATED BUILDING TOTAL AREA:	97,198 SF	

ANCHOR AREA:	281,279 SF	6.46 AC
BUILDING #1 USE:	GROCERY MAJOR ANCHOR	
ANCHOR AREA:	60,000 SF	
MIN. REQUIRED PARKING:	300	1 per 200 SF (1)
MAX. ALLOWED PARKING:	400	1 per 150 SF
PROPOSED PARKING:	304	
RATIO:	5.07 PER 1000	
REQUIRED ADA PARKING:	8	
TOTAL PROPOSED ADA:	10 (INCLUDED)	

LOT #2 SHOPS:		
BUILDING USE:	SHOPS A	
LOT AREA:	63,355 SF	1.45 AC
BUILDING AREA:	12,818 SF	
MIN. REQUIRED PARKING:	129	1 per 135 SF (2)
MAX. ALLOWED PARKING:	129	1 per 100 SF
PROPOSED PARKING:	99	
RATIO:	7.72 PER 1000	
REQUIRED ADA PARKING:	5	
PROPOSED ADA:	6	

LOT #3 SHOPS:		
BUILDING USE:	SHOPS B	
LOT AREA:	50,727 SF	1.16 AC
TOTAL BUILDING AREA:	6,000 SF	
MIN. REQUIRED PARKING:	45	1 per 135 SF (2)
MAX. ALLOWED PARKING:	48	1 per 100 SF
PROPOSED PARKING:	48	
RATIO:	8.00 PER 1000	
REQUIRED ADA:	3	
PROPOSED ADA:	4	

LOT #4 QSR/COFFEE:		
BUILDING USE:	RESTAURANT/COFFEE	
LOT AREA:	31,372 SF	0.72 AC
TOTAL BUILDING AREA:	980 SF	
MIN. REQUIRED PARKING:	9	1 per 120 SF
MAX. ALLOWED PARKING:	14	1 per 75 SF
PROPOSED PARKING:	24	
RATIO:	24.40 PER 1000	
REQUIRED ADA PARKING:	2	
PROPOSED ADA PARKING:	2	

LOT #5 SHOPS C:		
BUILDING USE:	SHOPS C	
LOT AREA:	57,305 SF	1.32 AC
TOTAL BUILDING AREA:	7,200 SF	
MIN. REQUIRED PARKING:	54	1 per 135 SF (2)
MAX. ALLOWED PARKING:	96	1 per 75 SF
PROPOSED PARKING:	55	
RATIO:	7.64 PER 1000	
REQUIRED ADA:	1	
PROPOSED ADA:	1	

LOT #6 BANK:		
BUILDING USE:	BANK / OFFICE	
LOT AREA:	41,640 SF	0.96 AC
TOTAL BUILDING AREA:	2,900 SF	
MIN. REQUIRED PARKING:	8	1 per 400 SF
MAX. ALLOWED PARKING:	12	1 per 250 SF
PROPOSED PARKING:	21	
RATIO:	7.24 PER 1000	
REQUIRED ADA:	1	
PROPOSED ADA:	2	

LOT #7 QSR:		
BUILDING USE:	RESTAURANT	
LOT AREA:	56,334 SF	1.29 AC
TOTAL BUILDING AREA:	3,600 SF	
MIN. REQUIRED PARKING:	30	1 per 120 SF
MAX. ALLOWED PARKING:	48	1 per 75 SF
PROPOSED PARKING:	56	
RATIO:	15.56 PER 1000	
REQUIRED ADA:	3	
PROPOSED ADA:	2	

LOT #8 QSR:		
BUILDING USE:	RESTAURANT	
LOT AREA:	56,409 SF	1.29 AC
TOTAL BUILDING AREA:	3,700 SF	
MIN. REQUIRED PARKING:	31	1 per 120 SF
MAX. ALLOWED PARKING:	50	1 per 75 SF
PROPOSED PARKING:	38	
RATIO:	10.27 PER 1000	
REQUIRED ADA:	3	
PROPOSED ADA:	2	

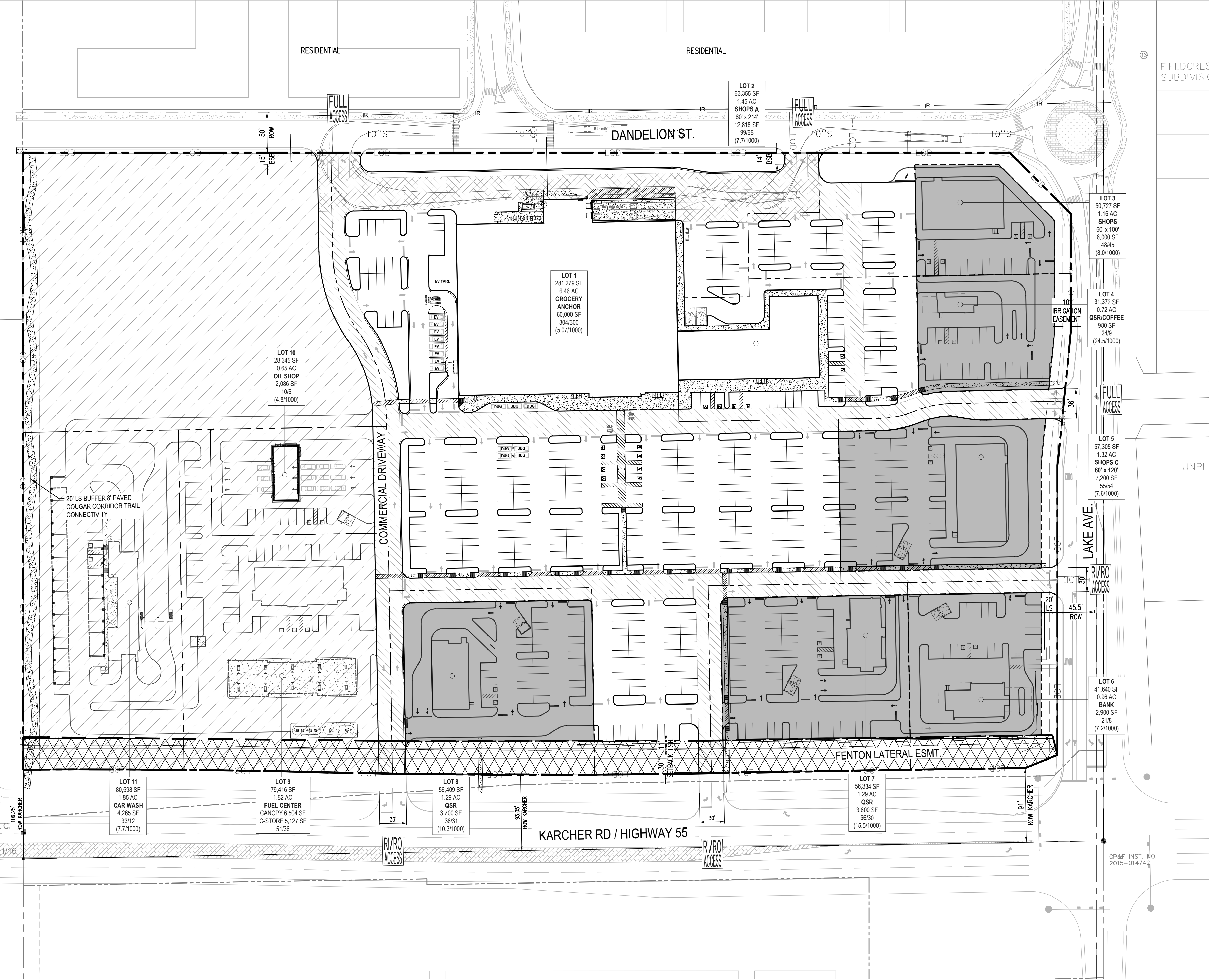
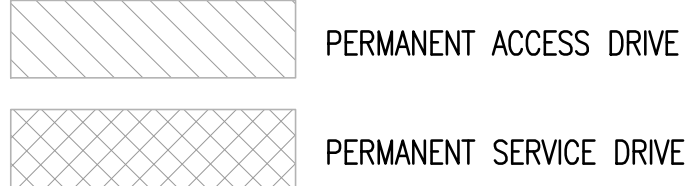
NOTES:
(1) ANCHOR CITY STANDARD 1 SP PER 250SF OR 4/1000 / CLIENT 1 SP PER 200SF OR 5/1000
(2) SHOPS 50% GFA RETAIL (1 SP PER 250 SF) / 50% GFA RESTAURANT (1 SP PER 120 SF)
CLIENT REQUEST - 1 SP PER 135 SF or 7.5/1000

LOT #9 FUEL CENTER:		
LOT AREA:	79,416 SF	1.82 AC
BUILDING USE:	CONVENIENCE STORE	
TOTAL BUILDING AREA:	5,127 SF	
MIN. REQUIRED PARKING:	26	1 per 200 SF
MAX. ALLOWED PARKING:	35	1 per 150 SF
BUILDING USE:	FUEL CANOPY	
9 PUMPS:	10 PUMPS	
MIN. REQUIRED PARKING:	10	1 per 1 PUMP
MAX. ALLOWED PARKING:	20	2 per 1 PUMP
PROPOSED PARKING:	51	
RATIO:	9.95	PER 1000
REQUIRED ADA:	3	
PROPOSED ADA:	3	

LOT #10 OIL SHOP:		
BUILDING USE:	OIL SHOP	
LOT AREA:	28,345 SF	0.65 AC
TOTAL BUILDING AREA:	2,086 SF	
MIN. REQUIRED PARKING:	6	2 per 1 SERV. BA
MAX. ALLOWED PARKING:	9	3 per 1 SERV. BA
PROPOSED PARKING:	10	
REQUIRED ADA:	4.79	PER 1000
PROPOSED ADA:	2	

LOT #11 CAR WASH:		
BUILDING USE:	CAR WASH	
LOT AREA:	80,598 SF	1.85 AC
TOTAL BUILDING AREA:	4,265 SF	
MIN. REQUIRED PARKING:	12	2 stacking sp per Bay
MAX. ALLOWED PARKING:	18	2 stacking sp per Bay
PROPOSED PARKING:	33	
RATIO:	7.74	PER 1000
REQUIRED ADA:	2	
PROPOSED ADA:	2	

LEGEND



5240 N 16TH ST SUITE 105
PHOENIX, ARIZONA 85016
WWW.AZSEG.COM
TEL. 480.588.7226
FAX 480.259.3534

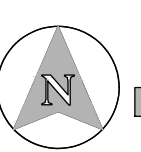


EXHIBIT "A" SITE PLAN

DATE: 2025 09 22 SCALE: 1/60
0' 60' 120' 180'

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