



SITE INFORMATION

APN: 177-30-504-002 + 177-30-504-003
 LAND USE:
 177-30-504-002: NEIGHBORHOOD COMMERCIAL (NC)
 177-30-504-003: NEIGHBORHOOD COMMERCIAL (NC)
 EXISTING ZONING:
 177-30-504-002: RESIDENTIAL SINGLE-FAMILY 20 (RS20)
 177-30-504-003: RESIDENTIAL SINGLE-FAMILY 20 (RS20)
 PROPOSED ZONING:
 177-30-504-002: COMMERCIAL GENERAL (CG)
 177-30-504-003: COMMERCIAL GENERAL (CG)
 SITE AREA:
 177-30-504-002: ± 46,174 s.f. = 1.06 ACRES
 177-30-504-003: ± 54,450 s.f. = 1.25 ACRES
 TOTAL SITE AREA: ± 100,624 s.f. = 2.31 ACRES
 BUILDING FOOTPRINT:
 BUILDING A: ± 8,023 s.f.
 BUILDING B: ± 2,500 s.f.
 FUEL CANOPY: ± 3,700 s.f.
 TOTAL BUILDING FOOTPRINT: ± 14,223 s.f.
 % OF SITE COVERED BY BUILDING:
 BUILDING FOOTPRINT s.f. / PROPERTY s.f.
 14,223 s.f. / 100,624 s.f. = .141 = 14%
 REQUIRED SETBACKS PER SECTION 30.04.14:
 FRONT SETBACK: 10'-0"
 INTERIOR SETBACK: 15'-0"
 REAR SETBACK: 0'-0"
 CORNER SETBACK: 10'-0"
 BUILDING A SETBACKS:
 FRONT SETBACK: 19'-9"
 INTERIOR SETBACK: 5'-8"
 REAR SETBACK: 0'-5"
 CORNER SETBACK: 84'-5"
 BUILDING B SETBACKS:
 FRONT SETBACK: 18'-0"
 INTERIOR SETBACK: 15'-11"
 REAR SETBACK: 21'-3"
 CORNER SETBACK: 14'-0"
 FUEL CANOPY SETBACKS:
 FRONT SETBACK: 12'-4"
 INTERIOR SETBACK: 36'-10"
 REAR SETBACK: 132'-5"
 CORNER SETBACK: 60'-6"

PARKING CALCULATION

REQUIRED PARKING PER TABLE 30.04.2:
 RETAIL: 1 PER 350 s.f.
 6,312 s.f. / 350 s.f. = 18.0 SPACES
 RESTAURANT: 1 PER 150 s.f.
 2,500 s.f. / 150 s.f. = 16.67 SPACES
 OUTDOOR DINING: 1 PER 250 s.f.
 700 s.f. / 250 s.f. = 2.8 SPACES
 CARWASH: 2 + 1 PER EMPLOYEE
 2 + 1 = 3 SPACES
 TOTAL REQUIRED PARKING: 41 SPACES
 REQUIRED ACCESSIBLE PARKING PER TABLE 30.04.6:
 2 SPACES PER 26 TO 50 TOTAL PARKING SPACES PROVIDED
 PROVIDED ON-SITE PARKING:
 STANDARD SPACES: 29 SPACES
 ACCESSIBLE SPACES: 4 SPACES (2 VAN 4 2 CAR)
 VACUUM SPACES: 9 SPACES
 TOTAL SPACES: 42 SPACES
 REQUIRED BICYCLE PARKING PER TABLE 30.04.8:
 RESTAURANT, 10,000 SF. AND UNDER: 4 SPACES MINIMUM
 4 BICYCLE SPACES
 PROVIDED BICYCLE PARKING SPACES:
 8 BICYCLE SPACES PROVIDED.

SUSTAINABILITY

POINTS	
1	3.1. THE PROVIDED STREET TREES ARE MORE THAN 10% OF THE REQUIRED.
1	3.1. 55% OR MORE OF ALL REQUIRED LANDSCAPE HAVE VERY LOW OR LOW WATER NEEDS.
1	4.1. ROOFING MATERIALS ON BUILDINGS TO HAVE SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 18.
3	4.1. (b) (1) 100% OF SOUTH AND WEST FACING STOREFRONT WINDOWS AND DOORS ARE COVERED BY SHADE STRUCTURES.
3	4.1. (c) (4) FLOOR TO CEILING HEIGHT OF EACH BUILDING EXCEEDS 11 FEET.
5	4.1. (c) (5) GLASS ON SOUTH AND WEST FACING WINDOWS TO BE LOW-EMISSIVITY GLASS.
7	

NOTE:
 - ALL EXTERIOR LIGHTING TO COMPLY WITH SECTION 30.04.06.J + 30.04.01.B
 - ALL SIGNAGE TO COMPLY WITH SECTION 30.04.06.I + CHAPTER 30.05.
 - ALL MECHANICAL EQUIPMENT TO BE SCREENED

SCALE: 1/16"=1'-0"
 0108.2025
 22204

SITE PLAN

