

ADJACENT ZONE:
MENIFEE VILLAGE SPECIFIC
PLAN ZONE

SITE INFORMATION

APN: 364-030-009

EXISTING ZONE: MENIFEE VILLAGE SPECIFIC PLAN ZONE

TOTAL SQUARE FOOTAGE: ±254,526 SF (±5.8 AC)

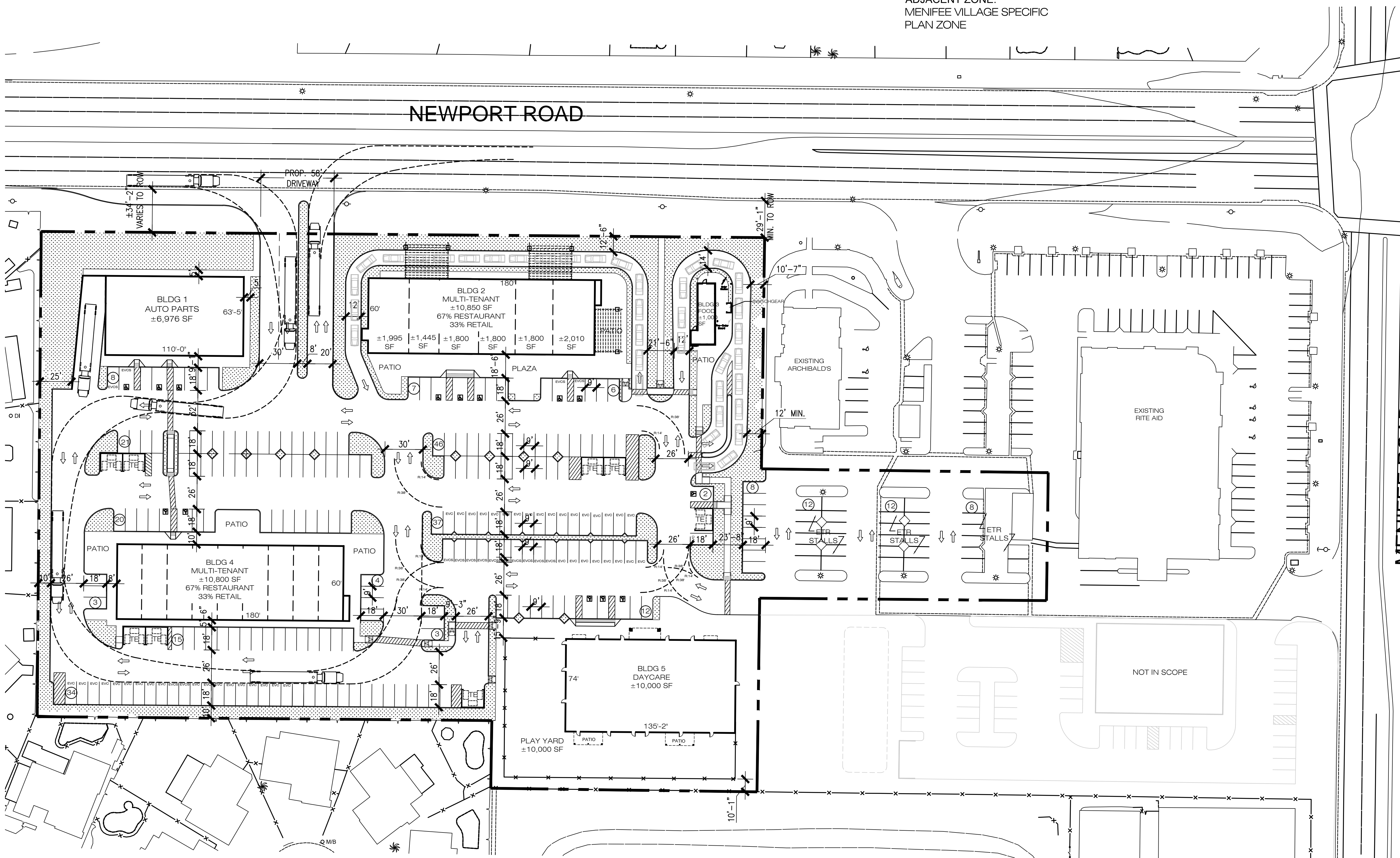
FAR: 0.16

BUILDING INFORMATION:

TOTAL BUILDING AREA: ±39,626 SF
(NOT INCL. UTILITY SPACES)

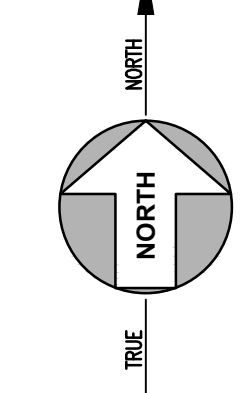
PARKING CALCULATIONS				
BLDG	USE	SQ. FTG.	PARKING RATIO	PARKING REQ'D
BLDG 1	RETAIL	6,976 SF	3/1,000 SF	21 SPACES
BLDG 2	67% FOOD, 33% RETAIL (ASSUME 36 EMPL.)	10,850 SF	(8/1000 SF + 1/2 EMPLOYEES OF 7,240 SF) + (3/1,000 SF OF 3,610 SF)	87 SPACES
BLDG 3	FOOD (ASSUME 5 EMPL.)	1,000 SF	8/1000 SF + 1/2 EMPLOYEES	11 SPACES
BLDG 4	67% FOOD, 33% RETAIL (ASSUME 36 EMPL.)	10,800 SF	(8/1000 SF + 1/2 EMPLOYEES OF 7,240 SF) + (3/1,000 SF OF 3,610 SF)	87 SPACES
BLDG 5	CHILDCARE (ASSUME 162 CHILDREN + 23 EMPL.)	10,000 SF	1/5 CHILDREN + 1/2 EMPLOYEES	45 SPACES

STALLS REQUIRED: 251 STALLS
STALLS PROVIDED: 252 STALLS

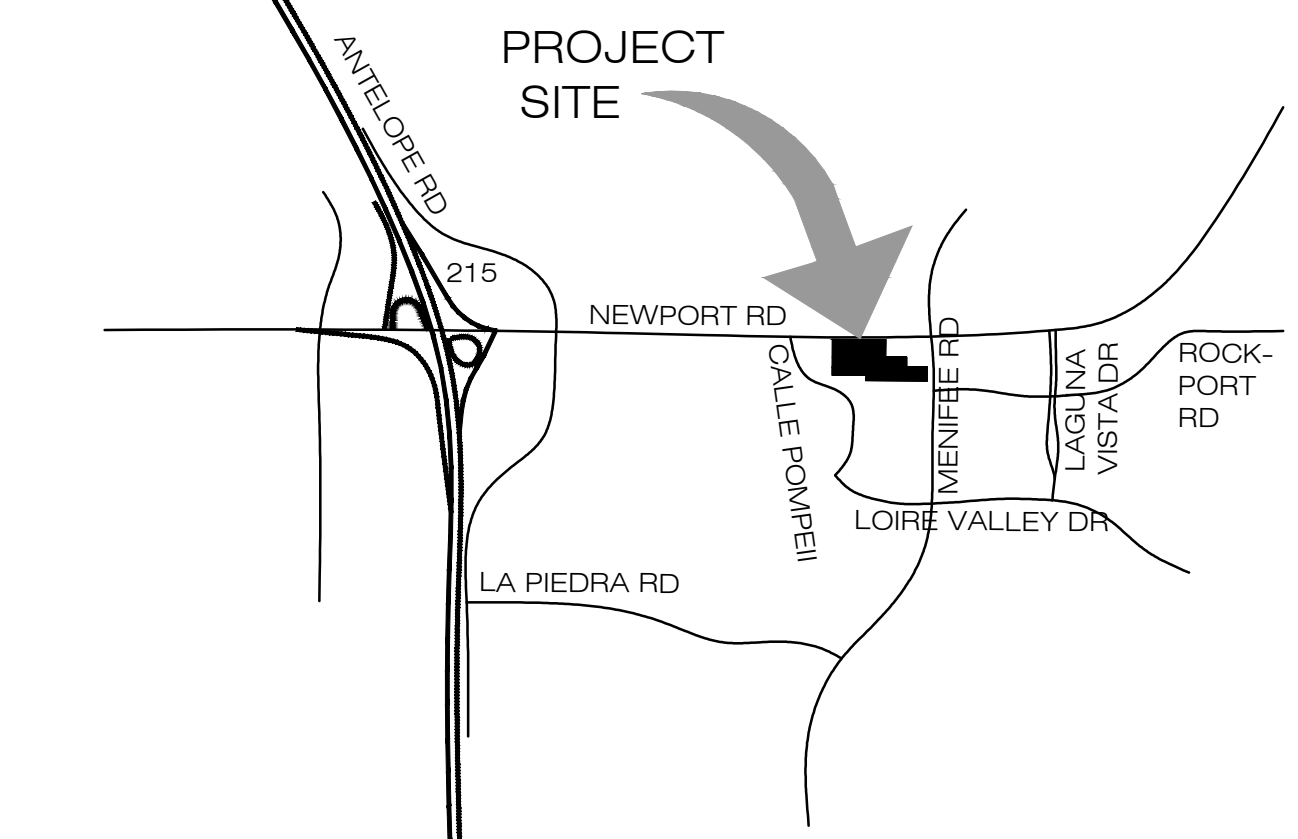


MENIFEE ROAD

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PLAN ZONE



VICINITY MAP:

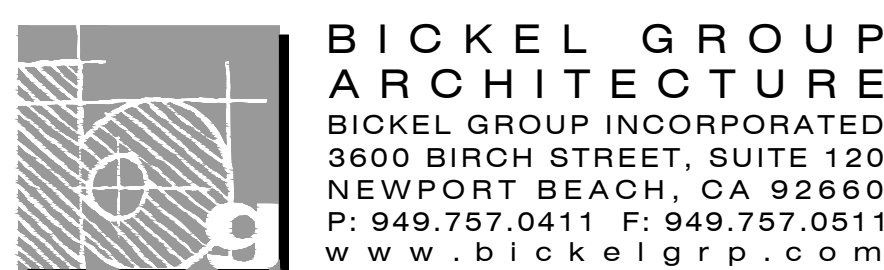


SITE PLAN

Scale: 1" = 40'-0"
January 24, 2024

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MENIFEE BOARDWALK

SWC NEWPORT ROAD AND MENIFEE ROAD

MENIFEE, CALIFORNIA