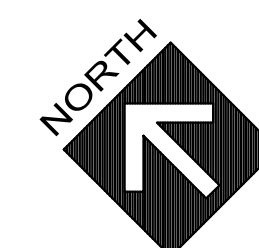
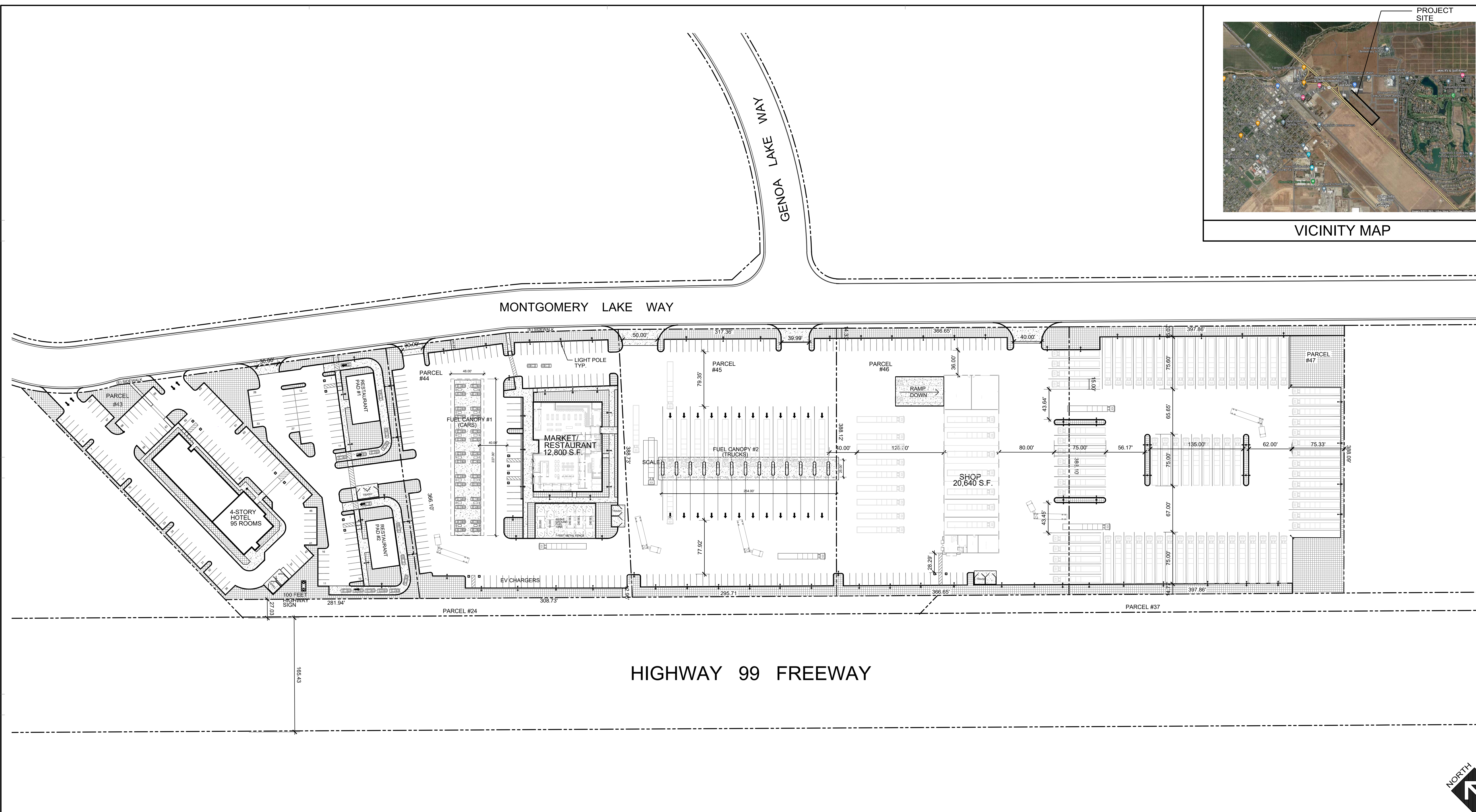
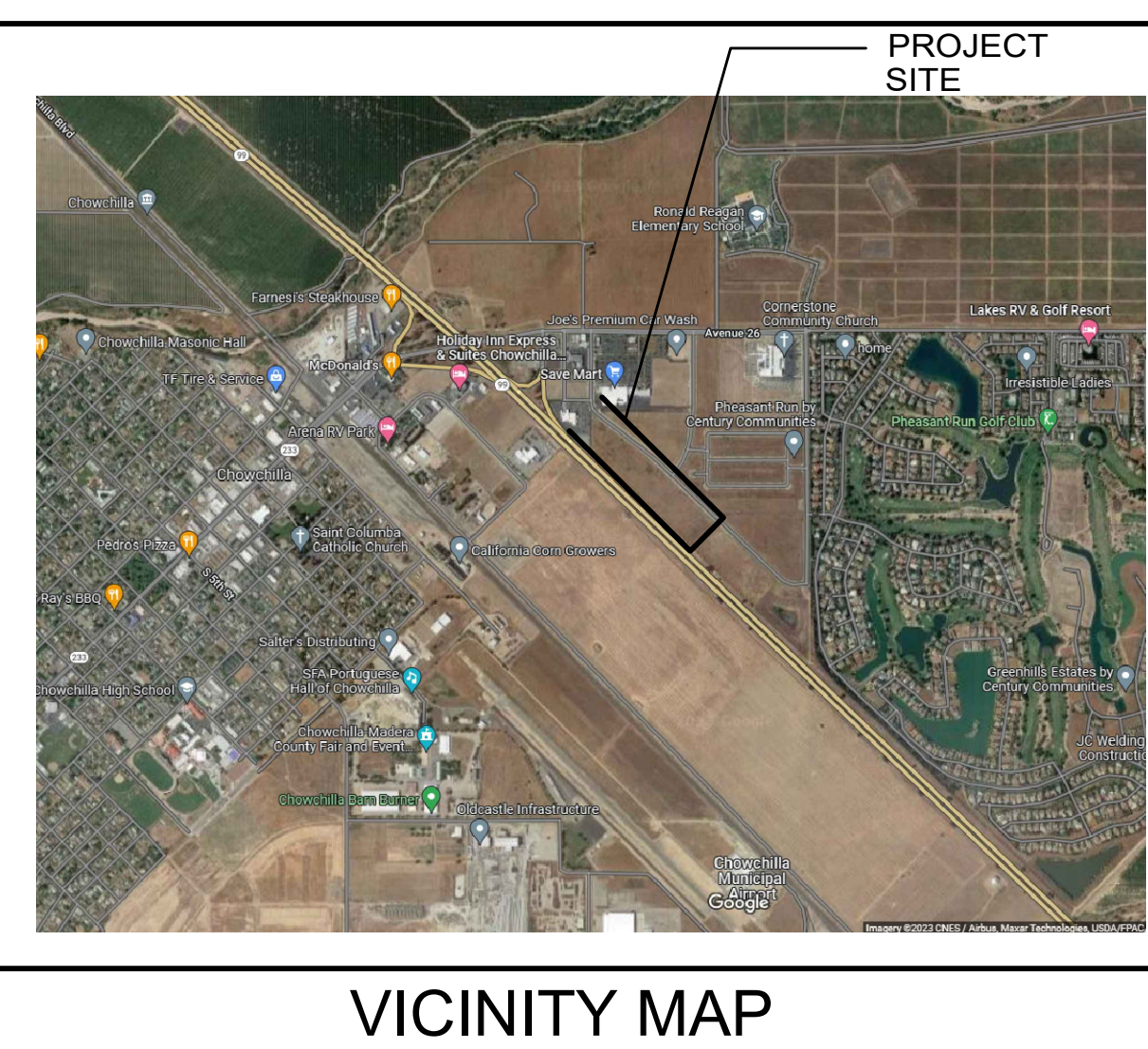


REVISIONS	BY



SCALE: 1"=60'-0"

SITE PLAN		PARKING-PROVIDED		PARKING-REQUIRED		PARKING-REQUIRED		PARKING-PROVIDED		PARKING-REQUIRED		PARKING-PROVIDED		PARKING-REQUIRED		PARKING-PROVIDED		PARKING-REQUIRED		PARKING-PROVIDED			
A.P.N. : 014-020-046 AREA = 3.00 ACRES A.P.N. : 014-020-047 AREA = 3.54 ACRES  BUILDING AREA: MAINTENANCE SHOP (258' X 80') 20,640 S.F.  <b>PARKING-REQUIRED</b> MAINTENANCE SHOP 1 SPACE / 350 S.F. 60 SPACES 20,640 S.F. / 350 = 65  <b>PARKING-PROVIDED</b> PROPOSED STANDARD OFF-STREET PARKING 44 SPACES PROPOSED VAN ACCESSIBLE 1 SPACE PROPOSED STANDARD ACCESSIBLE 1 SPACES TRUCKS MAINTENANCE PARKING 17 SPACES TRUCKS STOP PARKING (LONG TERM) 77 SPACES <b>TOTAL 140 SPACES</b>		<b>PARKING-PROVIDED</b> PROPOSED STANDARD OFF-STREET PARKING 106 SPACES PROPOSED VAN ACCESSIBLE 2 SPACE PROPOSED STANDARD ACCESSIBLE 2 SPACES EV CHARGERS 26 SPACES <b>TOTAL 136 SPACES</b>		A.P.N. : 014-020-044 AREA = 2.82 ACRES A.P.N. : 014-020-045 AREA = 2.73 ACRES  BUILDING AREA: CONVENIENCE STORE / RESTAURANT (130' X 100') 12,800 S.F.  FUEL CANOPY #1 ( CARS) 48' X 227' 10,896 S.F. FUEL CANOPY #2 ( TRUCKS) 25' X 254' 6,350 S.F.  <b>PARKING-REQUIRED</b> MARKET/CONVENIENT STORE 1 SPACE / 350 S.F. 23 SPACES 8000 S.F. / 350 = 23 RESTAURANT 1 SPACE / 150 S.F. 33 SPACES 5000 OCCUPANTS/3 = 33		A.P.N. : 014-020-043 SITE AREA = 3.15 ACRES BUILDING AREA: RESTAURANT PAD #1 FAST FOOD RESTAURANT WITH DRIVE THROUGH (40' X 70') 2,800 S.F. 1 STALL PER 150 S.F. 2800 SEATS / 150 = 19 PARKING RESTAURANT PAD #2 FAST FOOD RESTAURANT WITH DRIVE THROUGH (40' X 70') 2,800 S.F. 1 STALL PER 150 S.F. 2800 SEATS / 150 = 19 PARKING  <b>PARKING-REQUIRED</b> 38 SPACES  <b>PARKING-PROVIDED</b> 45 SPACES PROPOSED STANDARD OFF-STREET PARKING 2 SPACE PROPOSED VAN ACCESSIBLE 2 SPACES PROPOSED STANDARD ACCESSIBLE 2 SPACES  <b>TOTAL 49 SPACES</b>		A.P.N. : 014-020-043 SITE AREA = 3.15 ACRES BUILDING AREA: RESTAURANT PAD #1 FAST FOOD RESTAURANT WITH DRIVE THROUGH (40' X 70') 2,800 S.F. 1 STALL PER 150 S.F. 2800 SEATS / 150 = 19 PARKING RESTAURANT PAD #2 FAST FOOD RESTAURANT WITH DRIVE THROUGH (40' X 70') 2,800 S.F. 1 STALL PER 150 S.F. 2800 SEATS / 150 = 19 PARKING  <b>PARKING-REQUIRED</b> 38 SPACES  <b>PARKING-PROVIDED</b> 45 SPACES PROPOSED STANDARD OFF-STREET PARKING 2 SPACE PROPOSED VAN ACCESSIBLE 2 SPACES PROPOSED STANDARD ACCESSIBLE 2 SPACES  <b>TOTAL 49 SPACES</b>		PROPOSED USE: HOTEL OCCUPANCY: R-2  HOTEL - 4 STORY 95 ROOMS  <b>PARKING-REQUIRED:</b> HOTEL 1 STALL PER UNIT + 1 STALL PER 2 EMPLOYEES 99 EA. HOTEL 95 ROOMS = 95 PARKING SPACES 8 EMPLOYEE / 2 = 4 PARKING SPACES 99 EA.  <b>PARKING-PROVIDED:</b> HOTEL 97 EA. PROPOSED STANDARD OFF-STREET PARKING 2 EA. PROPOSED VAN ACCESSIBLE 2 EA. PROPOSED STANDARD ACCESSIBLE 2 EA.  <b>TOTAL 101 EA.</b>		A.P.N. : 014-020-043 AREA = 3.15 ACRES A.P.N. : 014-020-044 AREA = 2.82 ACRES A.P.N. : 014-020-045 AREA = 2.73 ACRES A.P.N. : 014-020-046 AREA = 3.00 ACRES A.P.N. : 014-020-047 AREA = 3.54 ACRES  PROPOSED USE: CONVENIENCE STORE/ RESTAURANT MAINTENANCE/REPAIR SHOP //TRUCK STOP  ZONING: HC - HIGHWAY COMMERCIAL  PERMITTED USE IN HIGHWAY COMMERCIAL ZONE P = USE PERMITTED BY RIGHT C = USE REQUIRES CONDITIONAL USE PERMIT  A5- DRIVE-THRU PICK UP WINDOW MEETING ALL STANDARD OF 18.60/070 P B10- RESTAURANT, LIMITED SERVICE WITHOUT DRIVE-THRU PICK UP WINDOW P I 8- CONVENIENCE STORE, WITH OR WITHOUT FUEL SALES P J 8- MOTOR VEHICLE REPAIR OR SERVICE, MAJOR P K 8-TRUCK STOP OR TRAVEL CENTER C		ASPHALT PAVEMENT AREA 225,382 S.F. CONCRETE WALK AREA 4,616 S.F. LANDSCAPE AREA 34,244 S.F. = 12 %		ASPHALT PAVEMENT AREA 171,950 S.F. CONCRETE WALK AREA 29,288 S.F. LANDSCAPE AREA 27,720 S.F. = 11.5%		ASPHALT PAVEMENT AREA 71,592 S.F. CONCRETE WALK AREA 13,053 S.F. LANDSCAPE AREA 35,832 S.F. = 30%		ASPHALT PAVEMENT AREA 71,592 S.F. CONCRETE WALK AREA 13,053 S.F. LANDSCAPE AREA 35,832 S.F. = 30%		MAINTENANCE SHOP CONVENIENCE STORE / RESTAURANT FAST FOOD RESTAURANTS HOTEL PROJECT DATA	