

PROJECT DATA:

GROSS SITE AREA:	±2.83 AC
NET SITE AREA:	±2.83 AC
APN:	16336801008, 014
CURRENT ZONING:	C-2
PROPOSED ZONING:	C-2
TOTAL BUILDING AREA:	±30,500 SF

RETAIL 1:	±2,600 SF
RETAIL 2:	±2,600 SF
RETAIL 3:	±5,000 SF
C-STORE:	±3,000 SF
QSR:	±1,200 SF
TOTAL BUILDING AREA:	±14,400 SF

FUEL ISLAND CANOPY AREA:	±4,320 SF
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TOTAL PARKING REQUIRED:

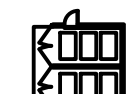


SHOPPING CENTER:	
RETAIL 1 (10/1000 SF)	26 SPACES
RETAIL 2 (10/1000 SF)	26 SPACES
RETAIL 3 (4/1000 SF)	20 SPACES
C-STORE (4/1000 SF)	12 SPACES
QSR (10/1000 SF)	12 SPACES
TOTAL PARKING REQUIRED:	96 SPACES

TOTAL PARKING PROVIDED:

STANDARD PARKING PROVIDED:	89 SPACES
HANDICAP PARKING PROVIDED:	8 SPACES
TOTAL PARKING PROVIDED:	97 SPACES

LOADING SPACES:	2 SPACES
BIKE PARKING SPACES:	12 SPACES

COVERAGE:	10.8%
FAR:	0.108

- NOTE:**
- DENOTES PROPERTY LINE
 -  DENOTES TRASH ENCLOSURE
 - H DENOTES HANDICAPPED PARKING STALLS
8'x20' WITH 5' LOADING
 - V DENOTES VAN PARKING STALLS
8' x 20' WITH 8' LOADING
 -  DENOTES PEDESTRIAN BENCH
 -  DENOTES 4 BIKE RACK

