



SITE SUMMARY

ZONING	MUD (MIXED USE DOWNTOWN)	CONSTRUCTION	REST/SHOPS VB FULLY SPRINKLERED
GENERAL PLAN DESIGNATION		MARKET	IBB FULLY SPRINKLERED
ZONE DESIGNATION	D - COMMERCIAL		
SPECIFIC PLAN	SP-98-1		
SITE AREA	212,575 SF 4.88 ac.		
BUILDING	REST/BANK 6,950 SF MARKET 40,000 SF TOTAL 46,950 SF		
FAR	0.22		
LOT COVERAGE	22.1%		

RETAIL + PARKING

MARKET	40,000 SF	TOTAL BUILDING AREA	46,950 SF
Total Required @1/200	200 stalls	Site Parking Provided	256 stalls
Van Accessible provided	2 stalls	Street Parking Provided	25 stalls
Standard Accessible provided	4 stalls	TOTAL PARKING REQUIRED	258 stalls
		TOTAL PARKING PROVIDED	281 stalls
		PARKING RATIO	5.69/1000
REST/BANK	6,950 SF		
Rest - 3,297 SF @1/100	33 stalls		
Bank - 3,653 SF @1/200	18 stalls		
Rest: Ratio - 650 SF @1/100	7 stalls		
Total Required	58 stalls		
Van Accessible	1 stalls		
Standard Accessible	2 stalls		

EV PARKING

SITE REQUIREMENTS	
• EV Charging	13 stalls
Standard EV	8 stalls
Standard Accessible EV	2 stalls
Ambulatory EV	2 stalls
Van Accessible EV	1 stalls
• EV Capable/CAV	39 stalls
Req. 20% of 258 stalls	52 stalls

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

