

**CONCEPTUAL PLANNING • DRAFT SITE ANALYSIS**  
APN: 657.050.003-8

06.04.18

**NEIGHBORHOOD COMMERCIAL**  
SECTION - A - STUDY

Gross Parcel Area	3.18	Acres	=	138,624	Square Feet
Net Parcel Area	2.97	Acres	=	129,363	Square Feet
Landscape Required 15%	19,405	Sq. Ft.			
Landscape Concept Design	25,070	Sq. Ft.			
Landscape % Achieved					129% Achieved
Dedicated Building Area					129,363 Square Feet
Building Footprint					
C-Store	2,364	Sq. Ft.			
Canopy w / Pump Islands	5,523	Sq. Ft.			
Car Wash + Equip.	1,212	Sq. Ft.			
Restaurant # 01 [North]	2,922	Sq. Ft.			
Restaurant # 02 [South]	2,922	Sq. Ft.			
Comm. Bldg x 3 Units	4,263	Sq. Ft.			
Refuse + Recycle x 4 Units	672	Sq. Ft.			
Buildings Footprint Total					19,878 Square Feet
Percentage Bldg. Footprint x Area					
19,878 ÷ 129,363 Sq. Ft.					16% Structures to Area
Parking ADA Compliant	10				
Parking Standard	56				
Parking Loiter	6				
Parking MC + Bike + Locker	2				

**EXECUTIVE BUSINESS PARK**  
SECTIONS - B - & - C - STUDY

Gross Parcel Area	6.21	Acres	=	270,507	Square Feet
Net Acreage	5.72	Acres	=	249,163	Square Feet
Landscape Required 15%	37,374	Sq. Ft.			
Landscape Concept Design	36,852	Sq. Ft.			
Landscape % Achieved					99% Achieved
Building Footprint x 54 Units					54,101 Square Feet
Refuse + Recycle x 15 Units	2,520	Sq. Ft.			
Percentage Bldg. Footprint x Area					
56,621 ÷ 249,163 Sq. Ft.					23% Structures to Area
Parking ADA Compliant	17				
[R] Dedicated Restricted Parking	54				
Parking Standard	108				
Parking MC + Bike + Locker	16				

