

Parking | Landscaping

Property Acreage			0.742 ACRES	32,342 S.F.
EXISTING On-Site Landscaping	Existing	New LS	TOTAL	
	4,513 S.F.		13.95%	4,513 S.F.
PROPOSED On-Site Landscaping	4,513 S.F.	1,486 SF	5,999 S.F.	18.55% 5,999 S.F.
EXISTING Parking Spaces (Fuel Station)			9 SPACES	
Existing Handicap Parking Spaces:			1 SPACES	
Total EXISTING Parking:			10 SPACES	
Min. Parking Required:	Use	Min. Req'd 1/250 SF	Max Increase x 2.5	Total Provided
Retail	8.37	20.92	21	19 SPACES
Handicap Parking Required:	(2,092 sf)	26-50 = 2	2 (Vans)	2 SPACES
Total PROPOSED Parking:			21 SPACES	
Min. Bicycle Parking Required:	Use	Min. Req'd	Proposed	
(Retail)	4	4	4 SPACES	
Total PROPOSED Bicycle Parking:			4 SPACES	

PLAN LEGEND

- NEW LANDSCAPING 1,486 SF
- EXISTING ON-SITE LANDSCAPING 4,513 SF
- EXISTING PARKING SPACES 10 SPACES TOTAL
- AREAS TO BE DEMOLISHED (FUEL CANOPY, BOLLARDS, TANKS, DRIVEWAY ENTRANCE, CURBS) FIELD VERIFY
- EXISTING | NEW LANDSCAPE AREAS
- EXISTING TREES (7)
- NEW TREES (2)

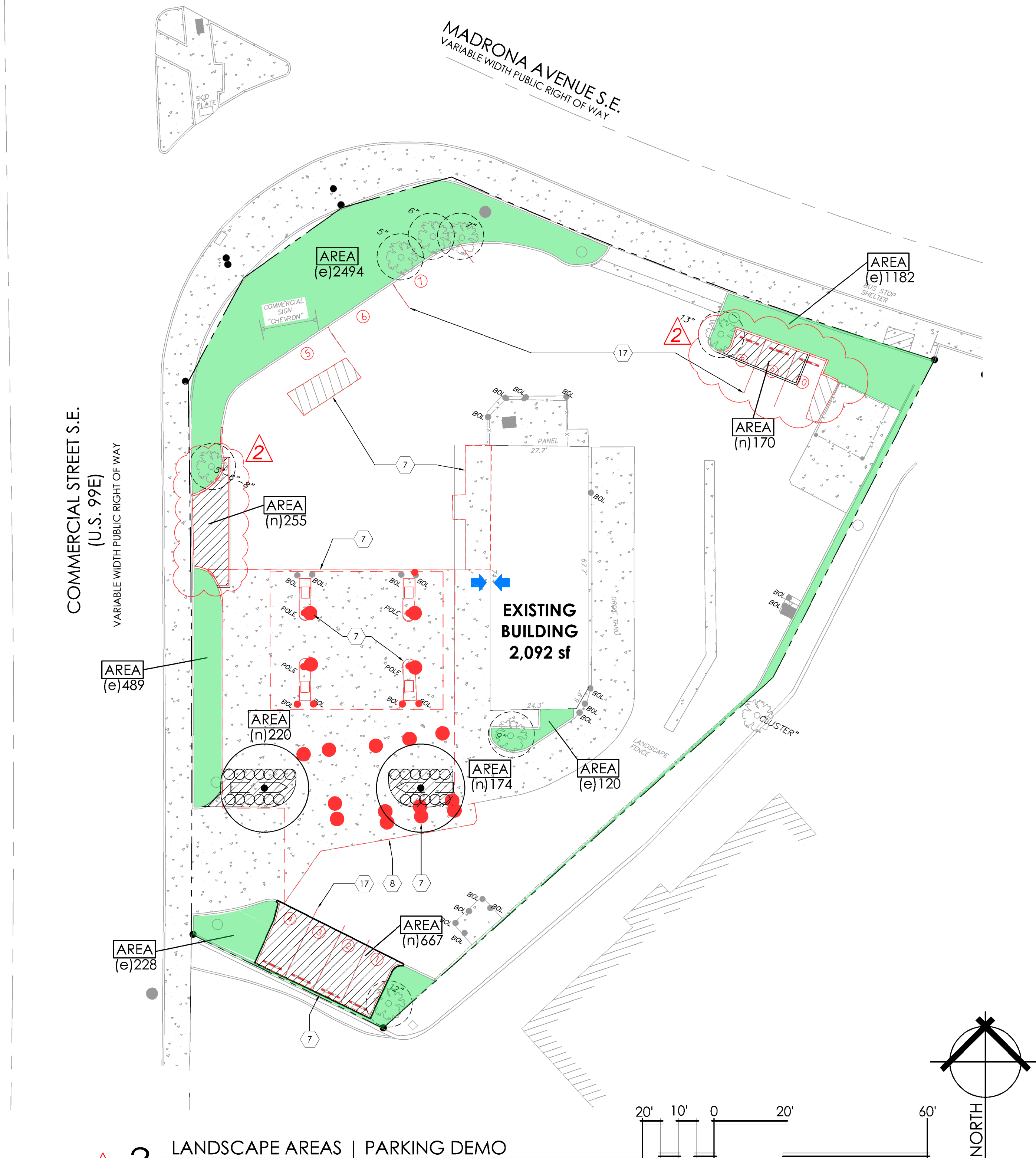
SEE SHEET A1.3 FOR LANDSCAPE CALCULATIONS, SPECIES & SIZING

SITE PLAN KEYNOTES

- (e) PARKING LOT (ASPHALT)
- (e) LANDSCAPING
- (e) CURBS TO REMAIN
- (e) PROPERTY LINE
- (e) EXISTING PUBLIC SIDEWALK
- (e) CONCRETE IN DRIVE LANES TO REMAIN
- (DECOMMISSIONED) UNDERGROUND TANKS / FUEL CANOPIES / PUMPS / FUEL LIDS / PARKING STALLS / CURBS / WHEELSTOPS
- (e) CONCRETE TO REMAIN "AS-IS" IN PARKING LOT - FIELD VERIFY.
- (N) PAINTED PARKING STALLS 4" WIDE - WHITE
- (N) PAINTED DIRECTIONAL ARROWS | STOP BARS (TRAFFIC YELLOW)
- (N) COLORED CONCRETE PED-X SIDEWALK FLUSH WITH PARKING LOT - PROVIDE CONTRASTING COLOR BETWEEN NEW & EXISTING CONCRETE
- (N) CONCRETE OR RUBBER WHEELSTOPS (6" WIDE x 6" HIGH x 5'-0" LONG)
- (N) BIKE RACK
- (N) PAINTED PARKING ISLANDS 4" WIDE (WHITE)
- (e) SITE LIGHT POLES
- (N) NEW LANDSCAPING & CURBS
- (e) CURBS, PAINT STRIPING & WHEEL STOPS TO BE REMOVED
- (N) CONC. WALK

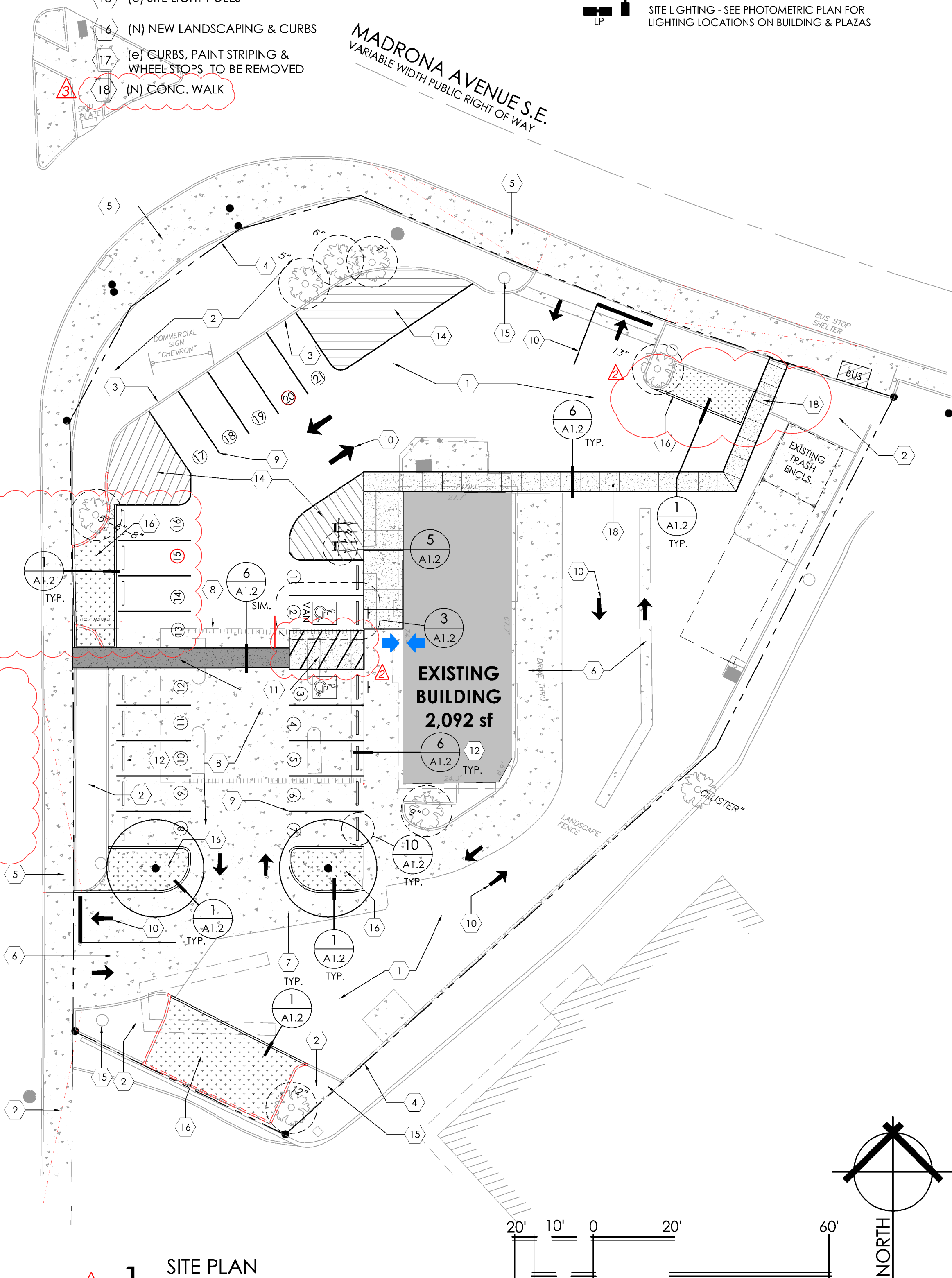
LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING CONCRETE TO REMAIN "AS-IS"
- CONCRETE PEDESTRIAN WALKS - SEE SHEET A1.2
- NEW LANDSCAPING
- DIRECTIONAL TRAFFIC ARROWS - PAINTED
- MAIN BUILDING ENTRANCES
- CVT - 15' CLEAR VISION TRIANGLE - LOCAL STREET
- PROPERTY LINE
- TRANSFORMER
- BICYCLE RACKS
- SITE LIGHTING - SEE PHOTOMETRIC PLAN FOR LIGHTING LOCATIONS ON BUILDING & PLAZAS



COMMERCIAL STREET S.E. (U.S. 99E)

VARIABLE WIDTH PUBLIC RIGHT OF WAY



1 SITE PLAN

ISSUED FOR PERMIT

ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS IN THE FIELD. NEITHER LANDLORD OR ARCHITECT SHALL BE LIABLE FOR ANY CHANGES, REVISIONS, ADDITIONAL COSTS, OR EXPENSES INCURRED AS A RESULT OF ANY DIFFERENCES BETWEEN THIS DOCUMENT AND ACTUAL FIELD CONDITIONS OF THE PREMISES, BUILDING, OR SITE - UNLESS OTHERWISE AGREED TO IN WRITING BY LANDLORD AND RECIPIENT PURSUANT TO A LEASE OR LEASE.

PROJECT NUMBER:  
21-105

ISSUE DATE:  
AUGUST 3, 2021

DRAWN BY:  
KG & SS

- Revisions:
- 09.30.2021 (B/S & Planning) Responses #01 (21-11571RP | 21-115194 BP)
  - 11.10.2021 (B/S & Planning) Responses #02 (21-11571RP | 21-115194 BP)
  - 12.06.2021 (B/S & Planning) Responses #03 (21-11571RP)