

OFF STREET PARKING DATA

REQUIRED PARKING (LOT B):

2,351 SF DRIVE THRU = 30 STALLS

PARKING PROVIDED (LOT B):

STANDARD STALLS = 34 STALLS
ACCESSIBLE STALLS = 2 STALLS
TOTAL STALLS = 36 STALLS

PER KCC 17.490.030

DRIVE-THRU - 1 STALL PER 80 SF OF GFA

NOTES

- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING, OR THE CENTERLINE OF PAVEMENT STRIPING UNLESS NOTED OTHERWISE.
- DRAWING BASED ON ALTA/ASTM LAND TITLE SURVEY PREPARED BY BARGHAUSEN, INC DATED MARCH 17, 2017.

SITE DATA

ZONING: REGIONAL COMMERCIAL (RC)
PARCEL NO.: 162501-4-088-2005
EXISTING USE: COMMERCIAL RETAIL
PROPOSED USE: COMMERCIAL RETAIL/RESTAURANT
EX. PARCEL AREA: 6.93 AC
PROPOSED LOT A AREA: 5.73 AC
PROPOSED LOT B AREA: 1.20 AC
NUMBER OF LOTS: 1 EXISTING

SETBACKS

BUILDING
FRONT (ARTERIAL) = 20'
INTERIOR/SIDE = 10'
REAR = 10'

BUILDING DATA

EX. BUILDING AREA = ±66,633 SF (EXTERIOR BUILDING FOOT PRINT AT GROUND LEVEL)
PROP. BUILDING AREA = 2,351 SF
OCCUPANCY TYPE: A
NUMBER OF STORIES: 1
MAX. BUILDING HEIGHT: 35 FT

LANDSCAPE
CODE COMPLIANCE

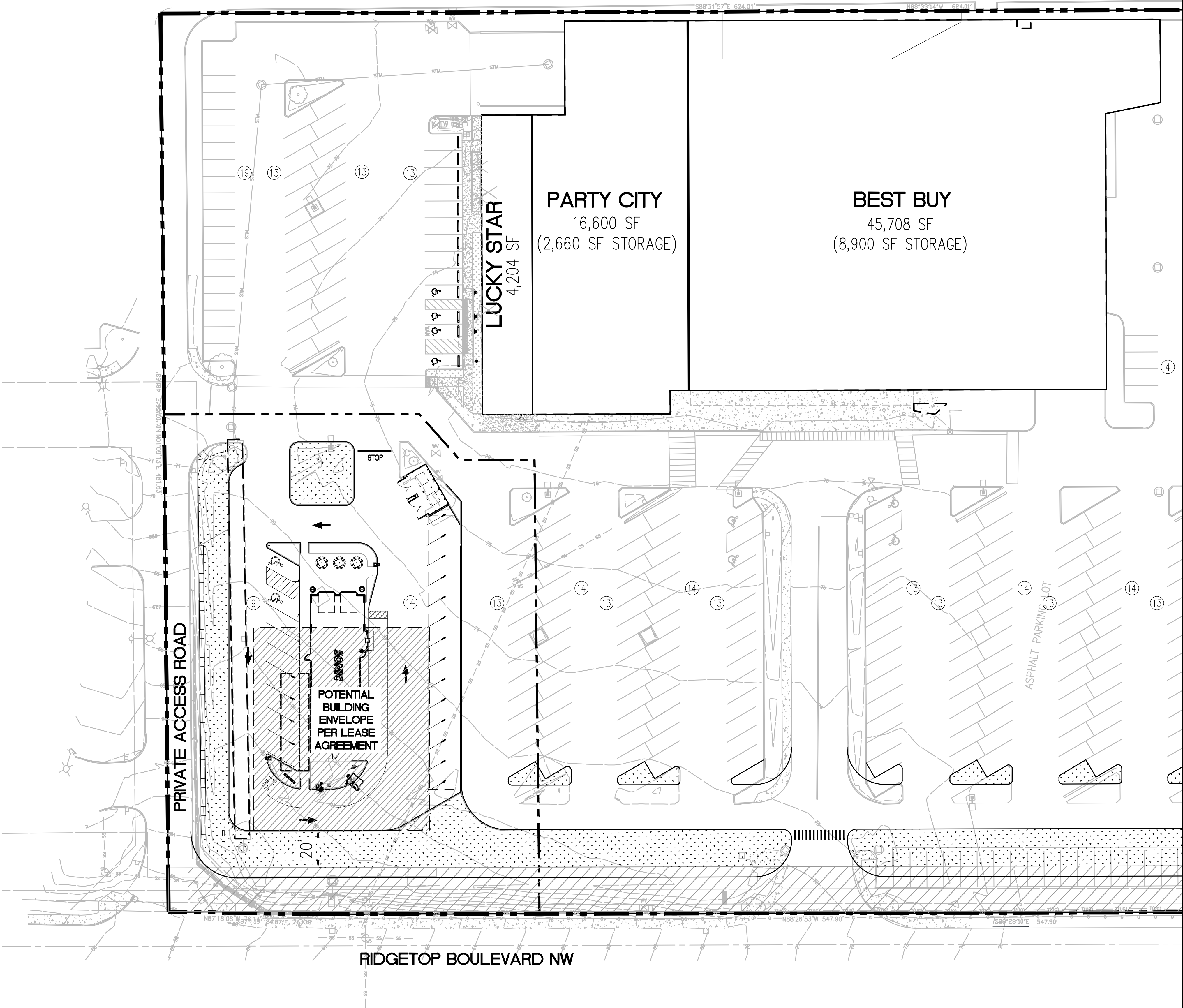
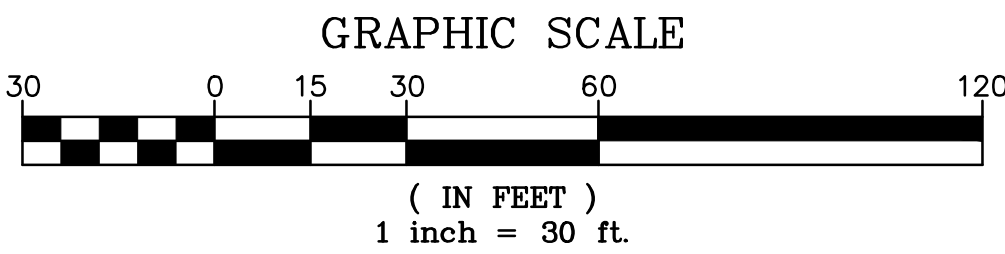
EXISTING

IMPERVIOUS SURFACES = 264,601 SF
PERVIOUS SURFACES = 37,270 SF
TOTAL = 301,871 SF
PERVIOUS COVERAGE = 12.35%

PROPOSED

LOT A
IMPERVIOUS SURFACES = 218,746 SF
PERVIOUS SURFACES = 30,876 SF
TOTAL = 249,622 SF
PERVIOUS COVERAGE = 12.37%

LOT B
IMPERVIOUS SURFACES = 43,661 SF
PERVIOUS SURFACES = 8,217 SF
TOTAL = 51,878 SF
PERVIOUS COVERAGE = 15.84%



No.	Date	By	Revision Description

Designed By:	Issue Date:
SMM	7/3/2018
Drawn By:	ISSUE
CLF	
Checked By:	Project No.:
SMM	XXXXXX

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