



Scale: 1" = 20'-0"



LOCATION: 18700 CA-88,
LOCKEFORD, CA
C-C (COMMUNITY COMMERCIAL)

CURRENT ZONING:

APN: 051-31-001

TOTAL LOT AREA: 1.88 ACRES

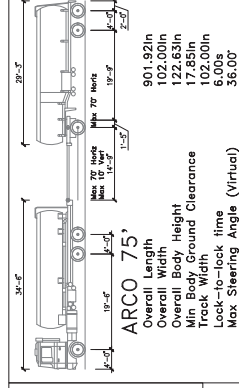
PROJECT PARCEL AREA: ± 82.00 SF

PARKING REQUIRED	= 55 SPACES
C-STORE (3 STALLS PER 1,000 SF) X 2,901 SF	= 09 SPACES
FUELING (1.2 STALLS PER FUEL STATION) X 12	= 15 SPACES
RESTAURANT (5 STALLS PER 1,000 SF) X 4,657 SF	= 24 SPACES
QSR (3 STALLS PER 1,000 SF) X 1,991 SF	= 06 SPACES
CARWASH (1 STALL PER SERVICE BAY)	= 01 SPACE

PARKING PROVIDED: _____ = 56 SPACES

WATER ACCESSIBLE	01 SPACE
STANDARD ACCESSIBLE	01 SPACE
EV CHARGING VAN ACCESSIBLE	01 SPACE
VACUUM VAN ACCESSIBLE	01 SPACE
STANDARD PARKING	27 SPACES
STANDARD VACUUM	01 SPACE
STANDARD EV CHARGING	11 SPACES
FUEL STATION	12 SPACES
AIR/WATER	01 SPACE

SIGNAGE:
ALL NEW SIGNAGE TO MEET THE SIGN STANDARDS OF DEVELOPMENT TITLE
SECTION 9-408 AND BE PERMITTED.



DEVELOPMENT TITLE SECTION 9-9406.040 (I)

GROSS PARCEL AREA:	82,008 SF (1.88 AC)
INTERIOR PARKING AREA:	73,605 SF (100.0)
LANDSCAPE AREA REQUIRED:	7,360 SF (10.0)
LANDSCAPE AREA PROVIDED	8,498 SF (11.5)

ARCO 75',
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle