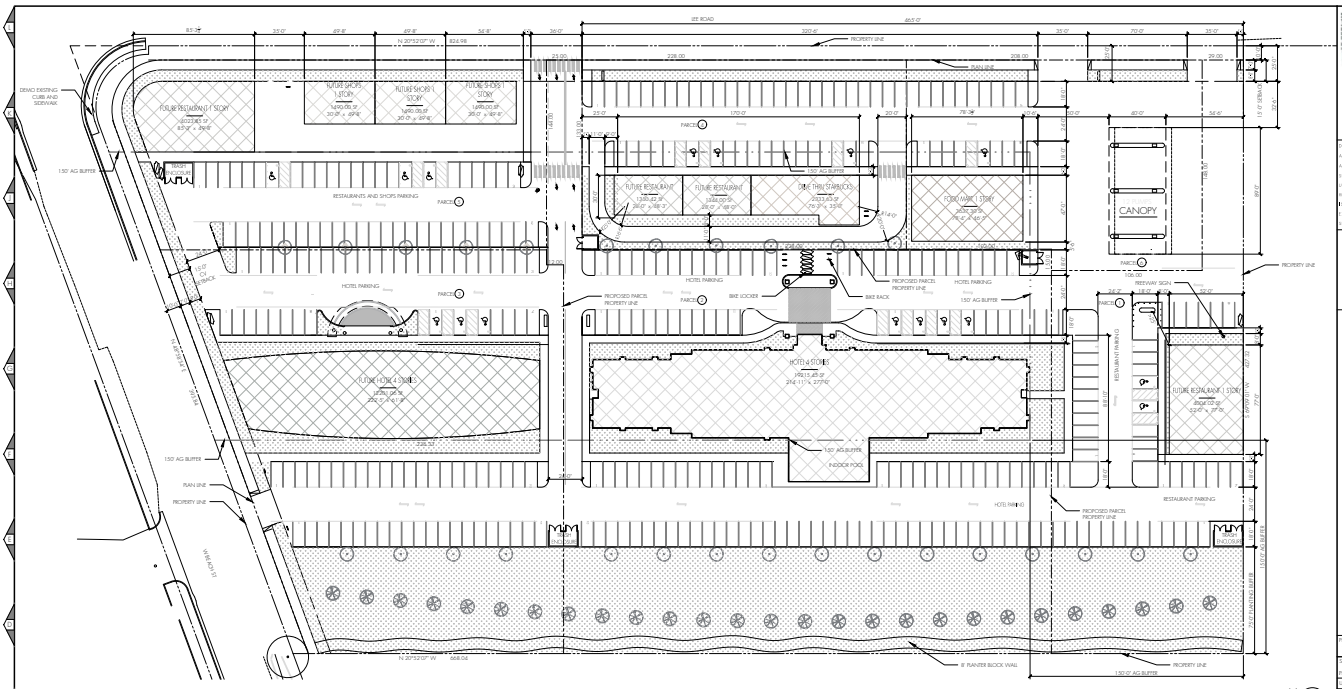

REQUIRED PARKING SPACES				PARKING SPACES PROVIDED		
AREA	USE	PARKING REQUIREMENT	REQUIRED SPACES	STANDARD PARKING SPACES	ACCESSIBLE CARS	ACCESSIBLE VANS
PHASE 1 GAS STATION AND RESTAURANTS SHARED PARKING						
2580.0	DRIVE THRU	1 PER 100 SF	25.8	25.8		1
1610.0	FUTURE RESTAURANT	1 PER 100 SF	16.1	13.1	1	
1610.0	FUTURE RESTAURANT	1 PER 100 SF	16.1	13.1		1
2712.0	FOODMART	1 PER 200 SF	13.6	17.6		1
4000.0	FUTURE RESTAURANT	1 PER 100 SF	40.0	28.0	1	1
3360.0	GAS STATION	12 PUMPS USED FOR PARKING	0.0	0.0		
			SUBTOTAL	SUBTOTAL	SUBTOTAL	SUBTOTAL
SPACES REQUIRED =	109.6	SPACES PROVIDED =	111	105	2	4
REQUIRED PARKING SPACES				PARKING SPACES PROVIDED		
AREA	USE	PARKING REQUIREMENT	REQUIRED SPACES	STANDARD PARKING SPACES	ACCESSIBLE CARS	ACCESSIBLE VANS
PHASE 1 HOTEL SHARED PARKING						
71197.0	HOTEL	1 PER KEY + .5	117.0	126.0	4	1
			SUBTOTAL	SUBTOTAL	SUBTOTAL	SUBTOTAL
			117.0	126.0	4	1
SPACES REQUIRED =	117.0	SPACES PROVIDED =	131.0			

REQUIRED PARKING SPACES				PARKING SPACES PROVIDED		
AREA	USE	PARKING REQUIREMENT	REQUIRED SPACES	STANDARD PARKING SPACES	ACCESSIBLE CARS	ACCESSIBLE VANS
PHASE 2 RESTAURANT AND SHOPS SHARED PARKING						
4023.9	FUTURE RESTAURANT	1 PER 100 SF	40.2	38.2	1	1
1490.0	FUTURE SHOPS	0 TO 3,000 SF, 5 SPACES	5.0	5.0		
1490.0	FUTURE SHOPS	0 TO 3,000 SF, 5 SPACES	5.0	4.0	1	
1490.0	FUTURE SHOPS	0 TO 3,000 SF, 5 SPACES	5.0	5.0		
100564.9	FUTURE HOTEL	1 PER KEY + .5	79.0	75.0	3	1
			SUBTOTAL	SUBTOTAL	SUBTOTAL	SUBTOTAL
			134.2	127.2	5	2
SPACES REQUIRED =	134.2	SPACES PROVIDED =	132.0			
		TOTAL OF REQUIRED PARKING FOR ALL PARCELS=	360.8	364	= TOTAL PARKING SPACES PROVIDED	
BIKE PARKING						
REQUIRED	USE	TYPE	PROVIDED			
18.2	LONG-TERM	LOCKABLE ENCLOSURES	20			
18.2	VISITORS	RACKS	20			

N

0 10 20 40

SCALE: 1"=30'

SCA
SPECTOR CORBETT ARCHITECTS INC
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LEE ROAD DEVELOPMENT - PHASE 1

A.P.N. 018-302-03

1715 WEST BEACH STREET
WATSONVILLE, CA 95076

PROJECT NUMBER
1407

SET ISSUED	Plot Date Jun 9 16
PLANNING APPLICATION	2/16/15
USE PERMIT & PARCELS	08/10/15
FARM BUREAU	09/28/15
PLANNING APPLICATION	11/09/15
PLANNING CORRECTIONS	3/22/16
90 % SUBMITTAL SET	6/07/16

SHEET NAME
SITE PLAN

SHEET NUMBER
A110