LEGEND

- AC PAVEMENT
- LANDSCAPE AREA
- TRUNCATED DOMES
- PROPERTY LINE
- SET BACK
- DECORATIVE PAVING
- PERMEABLE PAVEMENT

SITE INFORMATION

ZONE: GENERAL COMMERCIAL

COMBINED PARCEL SIZE: 1.60 ACRES
149'-8" x 478'-8"
69,696 SQFT

BUILDING AREA: 16,000 SQFT

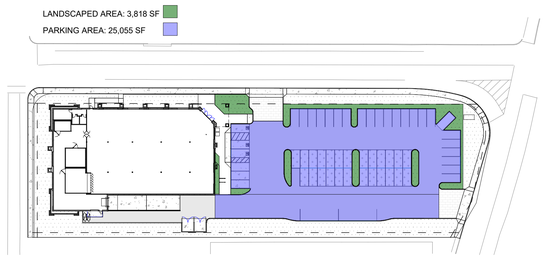
LANDSCAPE AREA REQUIRED: 10%
LANDSCAPE AREA PROVIDED: 26% (18,290 SQFT)

PARKING LOT LANDSCAPE AREA REQUIRED: 10%
PARKING LOT LANDSCAPE AREA PROVIDED: 13%
CALCULATION: 3,818 SF LANDSCAPED AREA / 28,873 SF TOTAL PARKING AREA (25,055 + 3,818) = .132 = 13%

HARDSCAPE AREA: 34,581 SQFT
LOT COVERAGE: 23%

LANDSCAPE KEY PLAN

LANDSCAPED AREA: 3,818 SF
PARKING AREA: 25,055 SF



PARKING REQUIREMENTS

PARKING REQUIRED: 53 (RETAIL 1:300 SQFT)
PARKING PROVIDED: 55

HANDICAP STALLS REQUIRED: 3 (3:51-75 STALLS)
HANDICAP STALLS PROVIDED: 3 (1 VAN)

RV PARKING REQUIRED: 2
RV PARKING PROVIDED: 2

BIKE PARKING REQUIRED: 3 (5% PARKING STALLS)
BIKE PARKING CALCULATION: 53 REQUIRED PARKING X 5% (.05) = 2.65 = 3

FUTURE EV REQUIRED: 4
FUTURE EV PROVIDED: 4

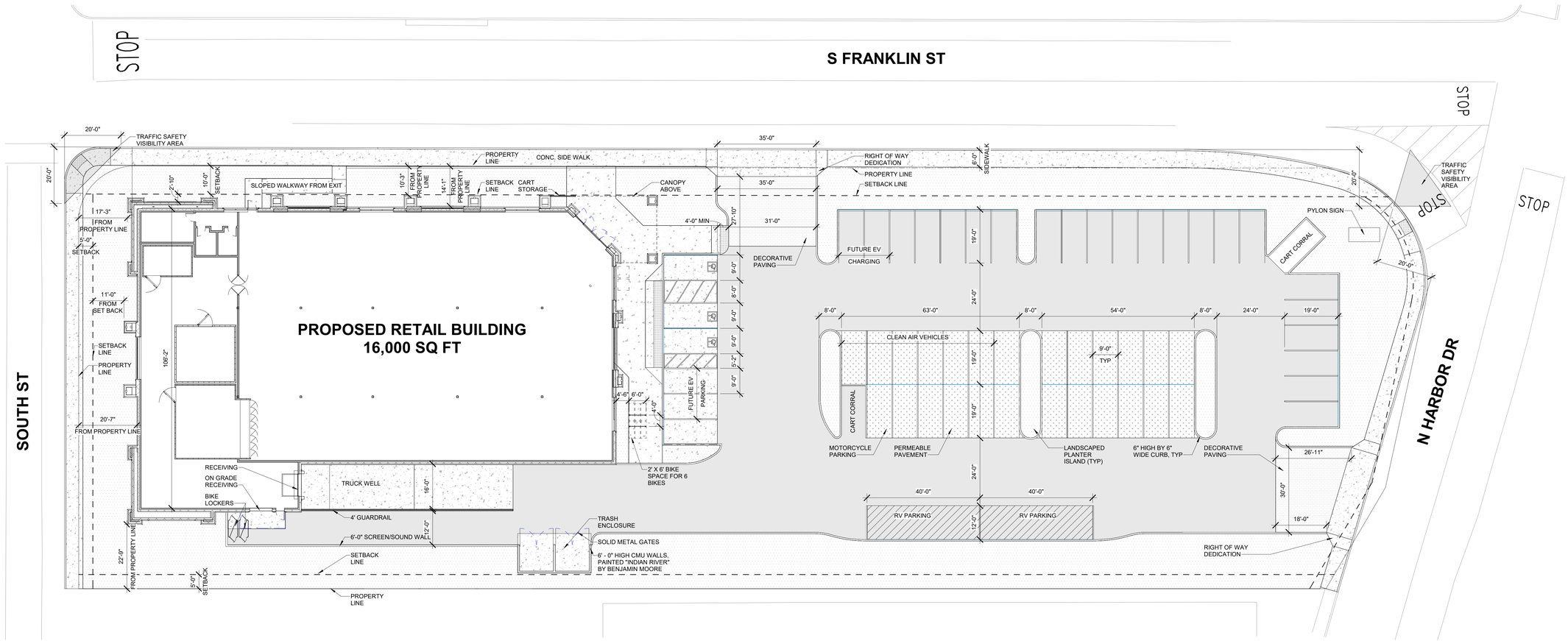
CLEAN AIR VEHICLES REQUIRED: 6
CLEAN AIR VEHICLES PROVIDED: 6

SITE PLAN NOTES

LIGHTING
1. OUTDOOR LIGHT FIXTURES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18' AND WILL UTILIZE ENERGY-EFFICIENT FIXTURES AND LAMPS
2. LIGHTING FIXTURES WILL BE SHIELDED OR RECESSED TO REDUCE LIGHT BLEED TO ADJOINING PROPERTIES BY ENSURING THAT THE LIGHT SOURCE IS NOT VISIBLE FROM OFF SITE AND CONFINING GLARE AND REFLECTIONS WITHIN THE BOUNDARIES OF THE SITE TO THE MAXIMUM EXTENT FEASIBLE.
3. EACH LIGHT FIXTURE SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY, SO THAT NO ON-SITE LIGHT FIXTURE DIRECTLY ILLUMINATES AN AREA OFF THE SITE.
4. NO PERMANENTLY INSTALLED LIGHTING SHALL BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS, AS DETERMINED BY THE DIRECTOR.

LANDSCAPING
1. REFER TO LANDSCAPE PLAN FOR ENTIRE LIST OF SPECIES AND DESIGN
2. VEGETATION PROPOSED WITHIN THE TRAFFIC VISIBILITY AREA WILL NOT EXCEED A HEIGHT OF 42"

GENERAL
1. ALL ACTIVITIES THAT MAY GENERATE DUST EMISSIONS SHALL BE CONDUCTED TO LIMIT THE EMISSIONS BEYOND THE SITE BOUNDARY TO THE MAXIMUM EXTENT FEASIBLE. METHODS WILL INCLUDE SCHEDULING, DUST CONTROL, REVEGETATION, CONTAINMENT, ETC.
2. ALL UTILITIES WILL BE UNDERGROUND
3. ALL CURBS 6" HIGH AND 6" WIDE UNLESS OTHERWISE NOTED
4. DUST CONTROL MEASURES WILL BE OUTLINED IN THE CONSTRUCTION DOCUMENTS THAT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUING A PERMIT, AND WILL FOLLOW THE GUIDELINES STATED IN THE SPECIAL CONDITION MEMO PREPARED BY PUBLIC WORKS DATED 12/9/20.



A5 PROPOSED SITE PLAN
1/16" = 1'-0"

NORTH

7/1/2021 3:51:18 PM

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE

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CONSULTANT

GROCERY OUTLET bargain market

825 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437

ISSUE BLOCK

NO.	DATE	DESCRIPTION

DATE: 03/17/20
DRAWN BY: JMM
CHECKED BY:
JOB # 62930192

SHEET TITLE
SITE PLAN

SHEET NO.
SP1

BRR Original printed on recycled paper