



NOT IN CONTRACT, SHOWN FOR REFERENCE ONLY

LONGBOW PARKWAY

EXISTING SIDEWALK ADJACENT TO LONGBOW PARKWAY

34" SCREEN WALL, TYP

38" SCREEN WALL, TYP

HERRINGBONE STAMPED CONCRETE, TYP

FUTURE RETAIL / EATING & DRINKING ESTABLISHMENT UP TO 4,100 SF WITH UP TO 550 SF PATIO

PROPOSED LOT LINE

HERRINGBONE STAMPED CONCRETE, TYP

918 SQ. FT. FOUNDATION BASE PLAZA AREA

BICYCLE PARKING

AO2 LINE

PROPOSED SHADE STRUCTURE

SYNTHETIC TURF, TYP

PROPOSED SHADE STRUCTURE

BERM, REF LANDSCAPE

TRAIL EXTENSION

30' BUILDING SETBACK LINE

CROSS ACCESS AGREEMENT AND EASEMENT TO BE RECORDED PRIOR TO BUILDING PERMIT

CONNECTION TO ADJACENT PARCEL

SITE INFORMATION:

LOT 2C
3.37 ACRES
5717 E LONGBOW PKWY
APN: 14141036

GENERAL PLAN: REGIONAL CENTER, EVOLVE

ZONING:

EXISTING - LI-PAD
PROPOSED - LC-PAD-BIZ

PARKING REQUIRED:

HOTEL (124 UNITS):	124 STALLS
EATING & DRINKING ESTABLISHMENT:	
INTERIOR (UP TO 4,100 SF) (1:75):	54.6 STALLS
PATIO (UP TO 550 SF) (1:200):	2.75 STALLS

TOTAL REQUIRED: 183 STALLS

PARKING PROVIDED:

STANDARD STALLS:	122 STALLS
ACCESSIBLE STALLS:	9 STALLS

TOTAL PROVIDED: 131 STALLS

SHARED PARKING PERMIT REQUEST:

REQUESTING SHARED PARKING ADMINISTRATIVE USE PERMIT DUE TO NONRESIDENTIAL USES WITH DIFFERENT HOURS OF PEAK OPERATION AND USE FOR THE 52 TRAIL VARIANCE

BICYCLE PARKING REQUIRED:

HOTEL: 7 STALLS

BICYCLE PARKING PROVIDED:

HOTEL: 8 STALLS

HOTEL SQUARE FOOTAGE:

56,359 SF

LOT SIZE:

FUTURE EATING & DRINKING ESTABLISHMENT: 1.00 ACRES

HOTEL: 2.37 ACRES

SHADE STRUCTURE:

ACTIVITY TURF SIZE: 1,825 SF

REQUIRED SHADE (75%): 1,368 SF

PROPOSED: 1,372 SF (75.2%)

1 SITE PLAN
1" = 30'-0"

