



SITE PLAN
SCALE: 1"=30'-0"

SITE DATA

ADDRESS: 10206 W STATE ST
 APN: R0408438600
 JURISDICTION: CITY OF STAR
 ZONE: CBDPUD/DA
 LOT AREA: 4.760 ACRES (207,345 S.F.)
 BUILDING SIZE:
 RETAIL: 22,700 S.F.
 RESIDENTIAL: 77,250 S.F.
 SITE PERCENTAGE FOR EACH USE:
 RETAIL: 98,170 SF (47%)
 RESIDENTIAL: 109,500 SF (53%)
 RETAIL PARKING PROVIDED:
 STANDARD SPACES: 94
 HANDICAP SPACES: 4
 TOTAL SPACES: 98
 RESIDENTIAL PARKING PROVIDED:
 GARAGE SPACES: 60
 RESIDENTIAL BUILDING SIZE:
 MAIN LEVEL LIVING: 722 SF
 SECOND LEVEL LIVING: 1,209 SF
 TOTAL LIVING: 1,931 SF
 GARAGE: 644 SF
 BICYCLE PARKING:
 9 SPACES RACK

KEYNOTES

1. CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH. SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
2. CONCRETE CURB.
3. PROPERTY LINE.
4. TYPICAL HANDICAP SPACE W. SYMBOL, RAMP AND SIGN
5. TYPICAL STANDARD PARKING SPACE, 9'-0" X 20'-0"
6. BICYCLE RACK.
7. PEDESTRIAN RAMP, 1:12 SLOPE W. SCORING AT 6" O.C.
8. TYPICAL PARKING STRIPING WITH (2) COATAS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. ADA ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.
10. LANDSCAPE. SEE LANDSCAPE PLANS.
11. ASPHALT PAVING.
12. CROSS WALK
13. GUEST PARKING
14. CONCRETE DRIVEWAY
15. TRASH ENCLOSURE
16. TOT LOT- PLAYGROUND
17. LARGE OPEN SPACE- AMENITY
18. PROPOSED FULL ACCESS