

**SITE:**  
 ADDRESS: NORTHEAST CORNER OF RIGGIN AVE. & DEMAREE ST.  
 A.P.N.: 078-210-006, 078-25-14  
 ZONE: CCM, R-M-2  
 SITE AREA: 26.8 ACRES (1,166,562 SF)

**UTILITIES:**  
 STORM DRAINAGE: CITY OF VISALIA  
 SANITARY DISPOSAL: CITY OF VISALIA  
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.  
 NATURAL GAS: SOUTHERN CALIFORNIA GAS CO.  
 WATER: CALIFORNIA WATER SERVICE  
 SOLID WASTE: CITY OF VISALIA

**SITE AREA:**  
 SHOPPING CENTER: 20.14 ACRES (878,360 SF)  
 OFFICE: 1.01 ACRES (44,000 SF)  
 MULTI-FAMILY: 5.05 ACRES (219,866 SF)  
 SUB-TOTAL (NET): 26.25 ACRES (1,141,546 SF)  
 FLAGSTAFF AVE. DED.: 0.51 ACRES (22,014 SF)  
 GROSS SITE: 26.8 ACRES (1,166,562 SF)

**BUILDING AREA:**

Location	Size	Parcel Size	% of total building
Lowe's	39,410 SF	484,473.42 SF	46%
With Garden Center (1.3181 x 17,064 SF total area 325,264 sf 3.3%)			
Major 2:	32,000 SF	173,434 SF	17%
Pad 1:	14,500 SF	69,060 SF	5%
Pad 2:	3,500 SF	50,471 SF	1%
Shops 1:	6,600 SF	43,609 SF	2%
Shops 2:	5,400 SF	47,274 SF	2%
Shops 3:	8,500 SF	50,471 SF	3%
Office 1:	6,000 SF	26,266 SF	2%
Office 2:	3,500 SF	17,850 SF	1%
Multi-Family (12 @ 5090 SF. Ea.)	60,600 SF	202,866 SF	21%
<b>TOTAL:</b>	<b>331,668 SF</b>	<b>1,102,015 SF</b>	

**PARKING:**

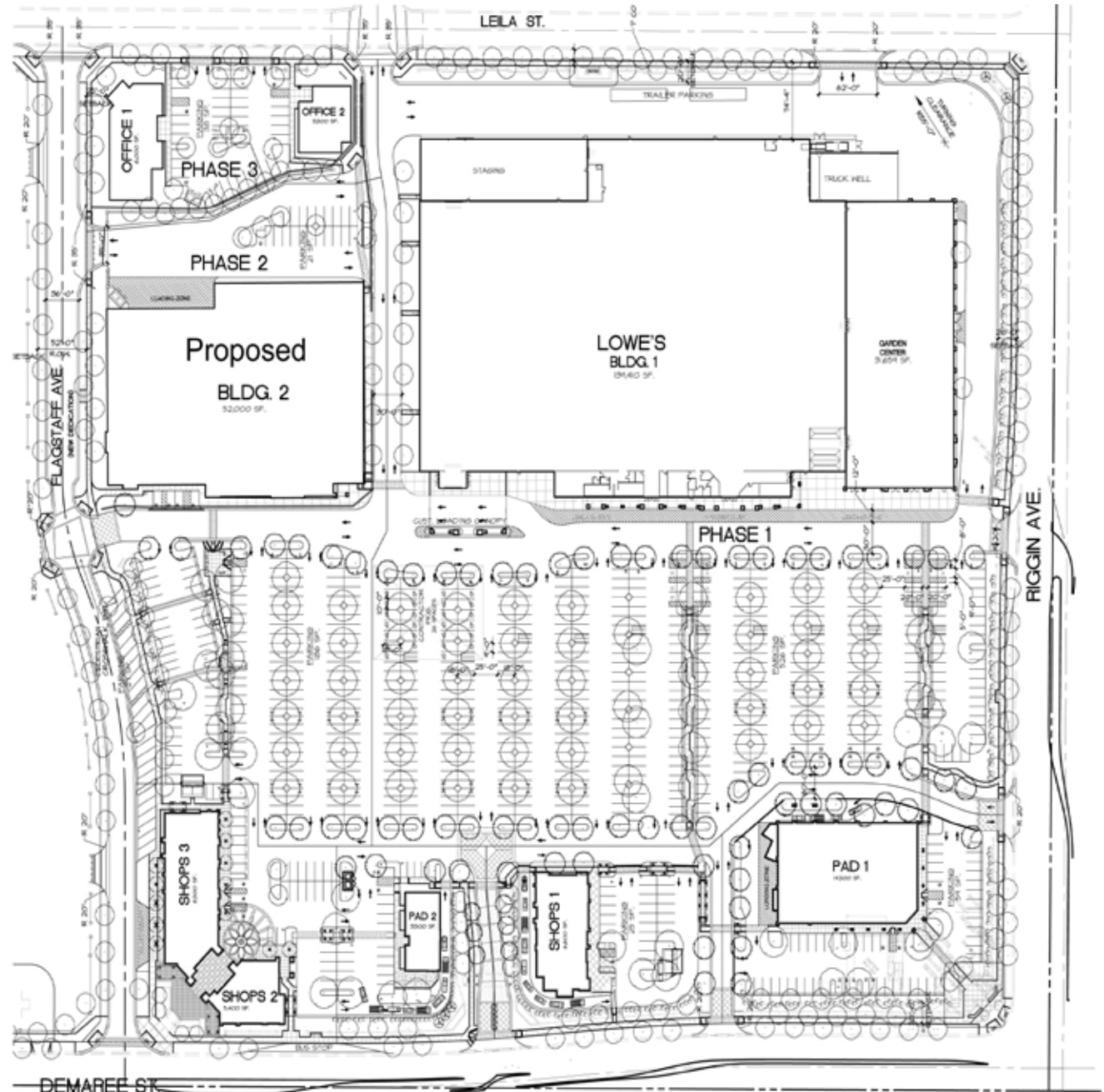
Location	Rate	Required	Provided
Lowe's	1 SP/300 SF	465 Spaces	500 Spaces
Garden Center:	1 SP/500 SF	21 Spaces	25 Spaces
Major 2:	1 SP/500 SF	104 Spaces	207 Spaces
Pad 1:	1 SP/300 SF	46 Spaces	54 Spaces
Pad 2:	1 SP/100 SF	35 Spaces	22 Spaces
Shops 1:	1 SP/300 SF	12 Spaces	12 Spaces
(Rest. 3,000 sf):	1 SP/100 SF	30 Spaces	15 Spaces
Shops 2:	1 SP/300 SF	10 Spaces	4 Spaces
(Rest. 2,400 sf):	1 SP/100 SF	24 Spaces	4 Spaces
Shops 3:	1 SP/300 SF	26 Spaces	17 Spaces
Office 1:	1 SP/250 SF	24 Spaces	24 Spaces
Office 2:	1 SP/250 SF	14 Spaces	14 Spaces
<b>TOTAL:</b>		<b>815 Spaces</b>	<b>412 Spaces</b>

Need per Shopping Center Req'd at 1/225 SF = 1,205 spaces

Multi-Family (71 units) 15 SF per unit 16 Spaces 16 Spaces

**LOT COVERAGE:**  
 Total buildings / gross site: 26.5%

**TABULATIONS**



**MASTER SITE PLAN**