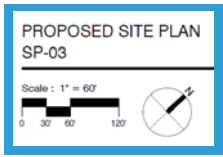
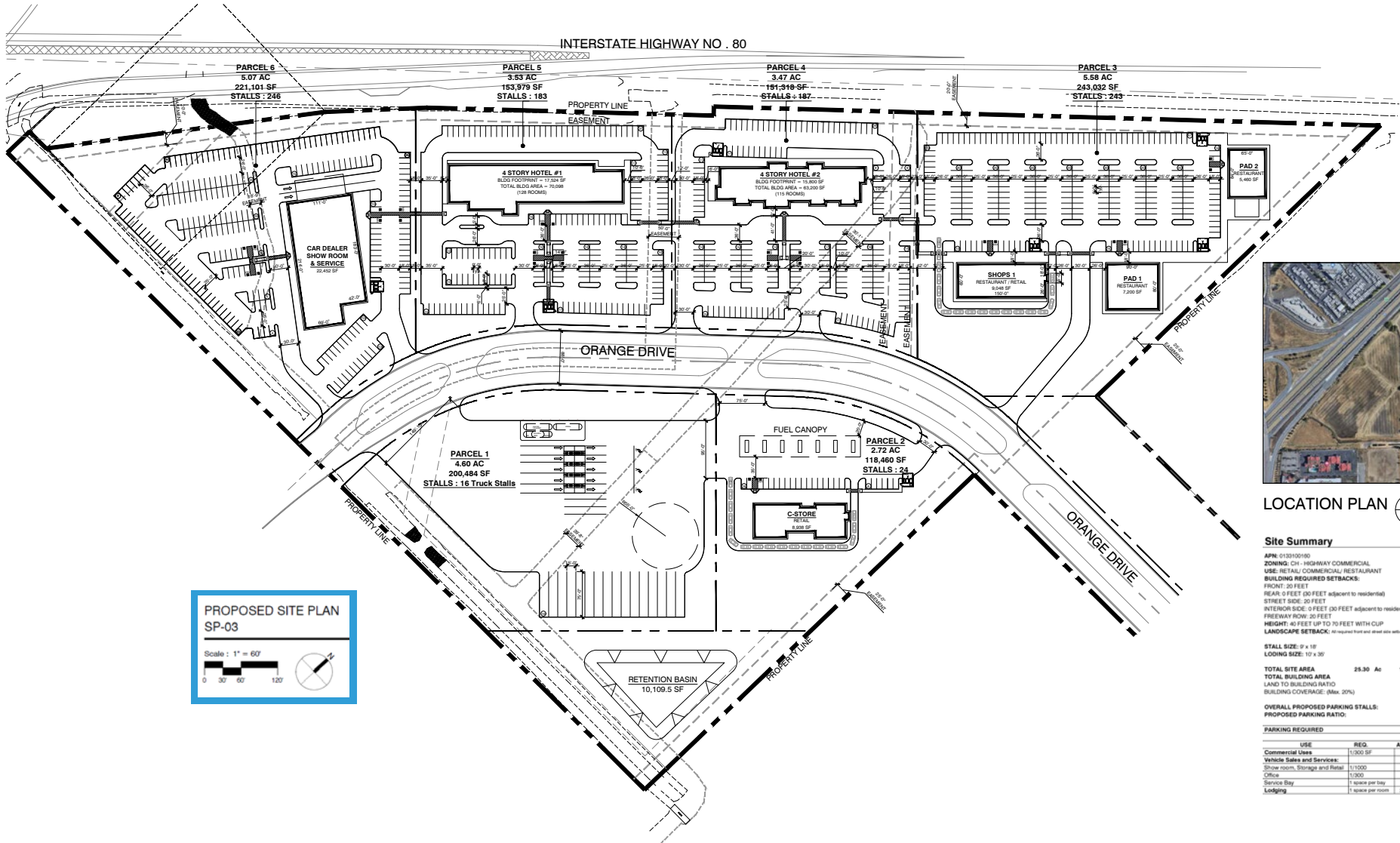


# Freeway Adjacent Development Site

I-80 & Leisure Town Road – Vacaville, CA

Site Plan



LOCATION PLAN

**Site Summary**

APN: 0130100180  
 ZONING: CH - HIGHWAY COMMERCIAL  
 USE: RETAIL COMMERCIAL RESTAURANT  
 BUILDING REQUIRED SETBACKS:  
 FRONT: 20 FEET  
 REAR: 0 FEET (0 FEET adjacent to residential)  
 STREET SIDE: 30 FEET  
 INTERIOR SIDE: 0 FEET (20 FEET adjacent to residential)  
 HEIGHT: 40 FEET UP TO 70 FEET WITH CUP  
 LANDSCAPE SETBACK: As required from one street side setback and 10' to landscaped

STALL SIZE: 9' x 18'  
 LOADING SIZE: 10' x 30'

TOTAL SITE AREA: 29.30 Ac 1,182,068 SF  
 TOTAL BUILDING AREA: 86,422 SF  
 LAND TO BUILDING RATIO: 11.75 ft  
 BUILDING COVERAGE: (Max. 20%) 12.77 %

OVERALL PROPOSED PARKING STALLS: 883 Stalls  
 PROPOSED PARKING RATIO: 19.22 (1,000SF)

| USE                           | REQ.             | AREA (SF)  | STALLS            |
|-------------------------------|------------------|------------|-------------------|
| Commercial Uses               | 11,000 SF        | 30,000     | 100               |
| Vehicle Sales and Services    |                  |            |                   |
| Show room, Storage and Retail | 11,000           | 50,000     | 10                |
| Office                        | 1,000            | 12,400     | 37                |
| Service Bay                   | 1 space per bay  | 0          | 8                 |
| Lodging                       | 1 space per room | 243 Stalls | 243               |
|                               |                  |            | <b>Total: 401</b> |

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ANOTHER DEVELOPMENT BY  
**Lewis Retail Centers**

