

# FAIRVIEW AT NORTHGATE

Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

## Overall Site Plan



### Project Summary

#### Land Use:

Residential – 24.2 +/- AC  
 Commercial – 21.8 +/- AC  
 Open Space – 5.3 +/- AC  
 Total – 51.3 +/- AC

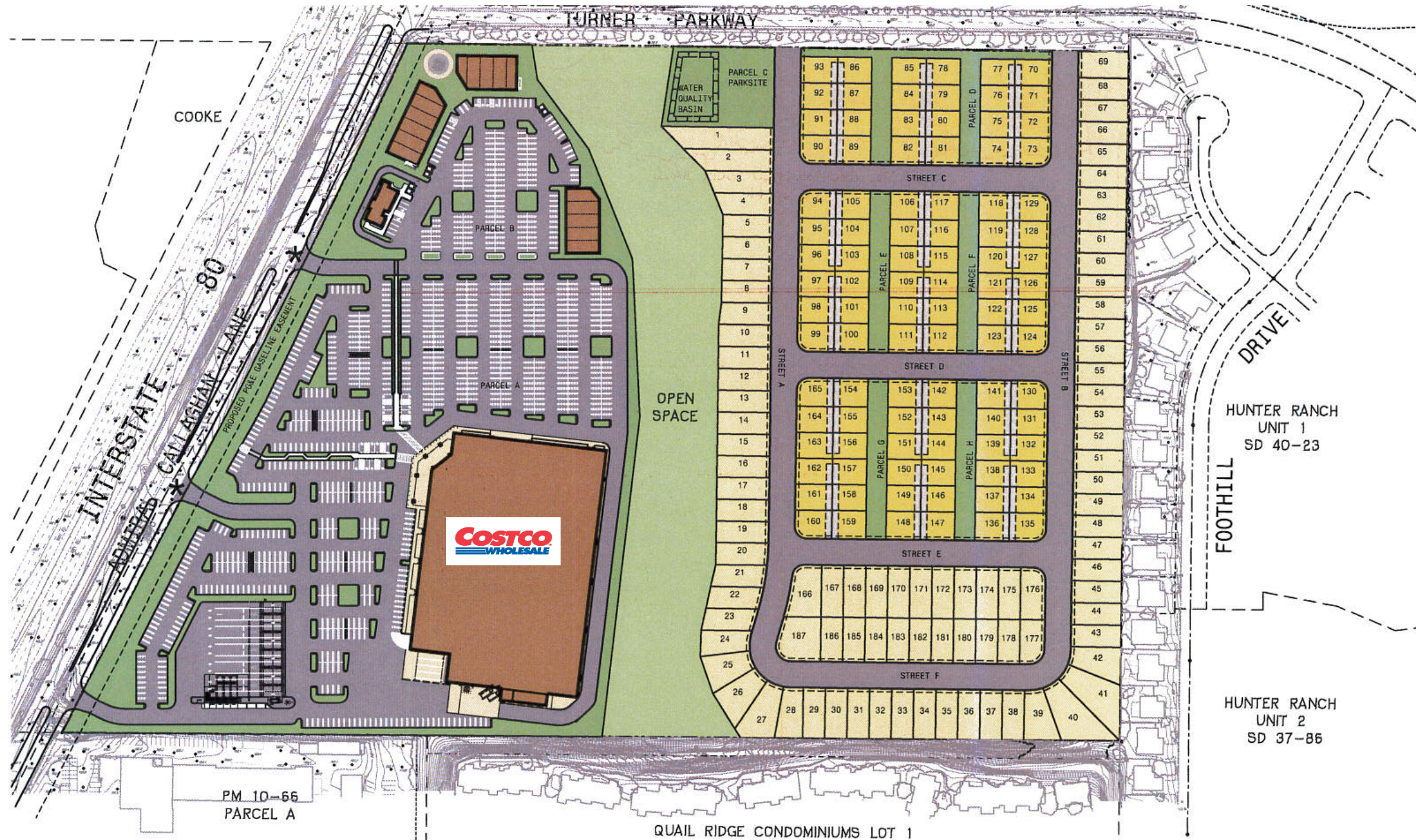
#### Residential Summary

Lot Count:  
 91 – 42'x85' Lots  
 96 – Cluster Lots

#### Commercial Summary

Major Retailer: 152,138 +/- SF  
 Shops & Retail: 27,490 +/- SF

\*Signalized Intersection





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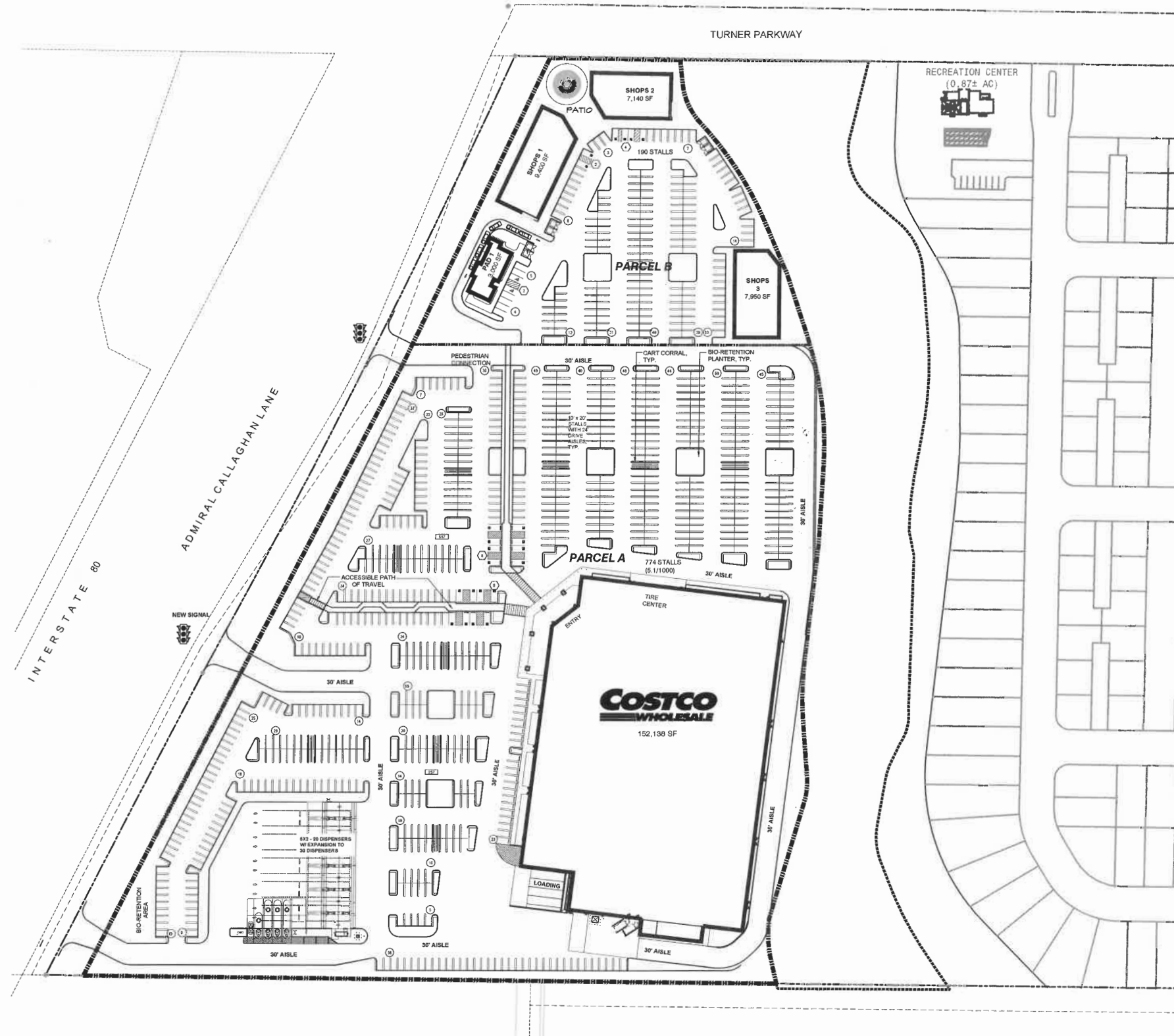
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## Retail Site Plan



### Project Summary

<b>Total Site Area</b>	<b>20.3 AC</b>
Parcel A Area	16.7 AC
Parcel B Area	3.6 AC
<b>Total Building Area</b>	<b>180,628 SF</b>
Coverage	21%
<b>Parking Provided</b>	<b>961 Stalls</b>
Parking Ratio	5.4/1000
<b>Parcel A Parking</b>	
Costco Area	153,138 SF
Parking at 5.1/1000	774 Stalls
Total Parking Required (City of Vallejo)	609 Stalls
	4.0/1000
<b>Parcel B Parking</b>	
Retail/Food Area	16,540 SF
60% Food Parking at 10/1000	99 Stalls
40% Retail Parking at 4/1000	26 Stalls
Fast Food Area	3,000 SF
Parking Required at 10/1000	30 Stalls
Service Medical Area	7,950 SF
Parking at 4/1000	32 Stalls
<b>Total Parking Required</b>	<b>188 Stalls</b>
<b>Total Parking Provided</b>	<b>188 Stalls</b>



SITE PLAN  
Scheme A.2

