

CONCEPT NOTES:

- There are Category 2 wetlands on the subject property (blue lines in site plan). Category 2 wetlands are those that correspond with the 100 floodplain adjacent to waterways. According to Paul, these would be difficult to impact as you would have to gain approval through the Waterways Commission.

CONCEPT REVISIONS:

- Flipped trash enclosure and outdoor seating.
- Due to the change in trash enclosure location we had to mirror the rear wall and equipment pad on the of the building.
- Shifted entire site plan North due to wetlands and floodplain.
- Rotated site plan to be aligned with San Pablo Road
- Revised right turn lane into slip lane (similar to Town Center - Store 1222).
- Removal of southern access road based on wetland impacts.
- Increased parking by 7 spaces.

**Gate Petroleum @
San Pablo Road South
Convenience Store
Site Plan Concept 6**

- C-Store Site: ±2.10 ac.
- 6,536 SF C-Store ELM Shed Bldg.
- 38 Parking Spaces & 2 Handi-cap
- Spaces = 40 total spaces
- 10 plus 2 MPD's
- Assumed Master Stormwater facility



March 1st, 2019

PROSSER
Community - Management - Energy - Relationships

