

**NATIVE GRILL & WINGS**  
**STEAM PUMP VILLAGE – LOT 2**  
 CONCEPTUAL SITE PLAN – FACT SHEET

*PROJECT OVERVIEW:*

The proposed project consists of the construction of a Native Grill & Wings restaurant at 11107 N Oracle Road.

- Conceptual Site Plan: Steam Pump Village – Lot 2
- Lot Size: ~1.33 Acres
- Building Size ~4,900 Square Feet.

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Land Use</b>	<i>Community/Regional Commercial</i>	<i>N/A (no change)</i>
<b>Zoning</b>	<i>Steam Pump Village PAD</i>	<i>N/A (no change)</i>
<b>Allowable Uses</b>	<i>Any use permitted under CN, C-1, C-2, as well as Convenience Uses</i>	<i>Restaurant with alcohol</i>
<b>Allowable Building Height</b>	<i>25 Feet</i>	<i>25 feet (max)</i>

If there are any questions, please feel free to contact the undersigned.

Sincerely,

**Cypress Civil Development**



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 Project Manager  
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SCALE: 1"=20'

**SITE KEYNOTES**

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING ASPHALT TO REMAIN.
- 3 EXISTING CURB TO REMAIN.
- 4 EXISTING HEADER CURB TO REMAIN.
- 5 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 6 EXISTING BRICK PATIERS TO REMAIN.
- 7 EXISTING STRIPING TO REMAIN.
- 8 EXISTING WALL TO REMAIN.
- 9 EXISTING RIP-RAP TO REMAIN.
- 10 EXISTING LIGHT TO REMAIN (TYP.).
- 11 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, JACK AND JOIN.
- 12 RIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE LINE FOR DIMENSIONS.
- 13 EXISTING DEPRESSED WATER HARVESTING AREA TO REMAIN.
- 14 NEW 4" VERTICAL CURB TYPE 2 PER FC/COT STD DTL 209. SEE DETAIL (A), SHEET 5.
- 15 NEW 2" F/C PAVEMENT OVER 4" ABC COMPACT ABC TO 100%. SEE DETAIL (B), SHEET 5.
- 16 NEW 4" WHITE PAINT STRIPE, 6.08" THICK, TRAFFIC-DATED (TYP.).
- 17 NEW CONCRETE SIDEWALK PER FC/COT STD DTL 209. SEE PLAN FOR WIDTH.
- 18 NEW CONCRETE CURB ACCESS RAMP PER FC/COT STD DTL 209 AND ICC-A11.7.1, SECTION 405, MAPPS.
- 19 NEW DECORATIVE CONCRETE PAVEMENT.
- 20 NEW 2" F/C COLLECTION AREA. SEE DETAIL (C), SHEET 5.
- 21 NEW 4" DEPRESSED LANDSCAPE AREA.
- 22 NEW BUILDING COLUMN.
- 23 NEW SHORT-TERM BICYCLE RACK. SEE DETAIL (D), SHEET 5.
- 24 NEW 6" WHEEL STOP (TYP.). SEE DETAIL (E), SHEET 5.
- 25 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL (F), SHEET 5.

**UTILITY KEYNOTES**

- 1 EXISTING OVERHEAD ELECTRIC.
- 2 EXISTING UNDERGROUND ELECTRIC.
- 3 EXISTING COMMUNICATION LINE.
- 4 EXISTING 4" STL GAS LINE.
- 5 EXISTING 2" FE GAS LINE.
- 6 EXISTING 12" DI WATER PER PN 01-01.
- 7 EXISTING 8" F/C WATER PER PN 06-02.
- 8 EXISTING FIRE HYDRANT.
- 9 EXISTING PRIVATE SEWER LINE.
- 10 EXISTING PRIVATE SEWER MANHOLE. SEE KEYNOTE FOR RIM AND INVERTED.
- 11 EXISTING GAS TO BE RELOCATED.