

EASEMENT LEGEND

- 2 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF ACCESS TO OR FROM THE STATE HIGHWAY ADJACENT TO SAID LAND, SUCH RIGHTS OF ACCESS HAVING BEEN CONDEMNED TO THE STATE OF CALIFORNIA IN THE INSTRUMENT RECORDED DECEMBER 27, 1965 IN BOOK 706, PAGE 210, MENDOCINO COUNTY RECORDS; AND RESERVED TO THE STATE OF CALIFORNIA IN THE INSTRUMENT RECORDED MAY 31, 1967 IN BOOK 741, PAGE 100, MENDOCINO COUNTY RECORDS.
- 3 AN EASEMENT OR OTHER PROVISIONS FOR BUILDING SETBACK LINE AND PUBLIC UTILITY EASEMENT AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE MAP FILED IN MAP CASE 2, DRAWER 47, PAGE 24, MENDOCINO COUNTY RECORDS.
- 4 A NON-EXCLUSIVE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT AS SHOWN AND DELINEATED ON PARCEL MAP MS 90-47, FILED IN MAP CASE 2, DRAWER 52, PAGE 61, MENDOCINO COUNTY RECORDS, AND AS SHOWN ON THE PARCEL MAP FILED IN MAP CASE 2, DRAWER 56, PAGE 65, MENDOCINO COUNTY RECORDS.
- 5 AN EASEMENT GRANTED TO THE CITY OF UKIAH FOR WATER MAINS AND APPURTENANCES, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 11, 1994 IN BOOK 2168, PAGE 58.
- 6 AN EASEMENT GRANTED TO PMB DEVELOPMENT COMPANY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 4, 1996 IN BOOK 2378, PAGE 548, MENDOCINO COUNTY RECORDS, AS INSTRUMENT NO. 19612.
- 9 AN EASEMENT GRANTED TO THE CITY OF UKIAH FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 16, 1997 IN BOOK 2451, PAGE 505, MENDOCINO COUNTY RECORDS, AS INSTRUMENT NO. 17193.
- 10 AN EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 12, 1999 AS INSTRUMENT NO. 1999-13468, MENDOCINO COUNTY RECORDS.

PARKING DATA TABLE

REQUIRED PARKING	AREA	CITY REQUIRED PARKING SPACES
BUILDING	144,180 S.F.	577 (1/250 S.F.)
INDOOR GARDEN CENTER	7,435 S.F.	30 (1/250 S.F.)
OUTDOOR GARDEN CENTER	5,036 S.F.	5 (1/1,000 S.F.)
TOTAL		612
CBC REQUIRED ACCESSIBLE PARKING (2% OF TOTAL)		13

PROPOSED PARKING	
TOTAL SPACES	640
SPACES OCCUPIED BY CART CORRALS	28
VEHICLE PARKING SPACES	612
STANDARD PARKING SPACES	465
COMPACT PARKING SPACES	132
ACCESSIBLE PARKING SPACES	15

EXISTING PARKING	
TOTAL SPACES	587
SPACES OCCUPIED BY CART CORRALS	20±
VEHICLE PARKING SPACES	567
STANDARD PARKING SPACES	448
COMPACT PARKING SPACES	102
ACCESSIBLE PARKING SPACES	17

PERVIOUS AND IMPERVIOUS DATA TABLE

AREA	EXISTING	PROPOSED
PERVIOUS	160,798 S.F.	99,720 S.F.
IMPERVIOUS	424,768 S.F.	485,846 S.F.

LANDSCAPING	AREA
EXISTING LANDSCAPING	160,798 S.F.
REMOVED LANDSCAPING	96,762 S.F.
NEW LANDSCAPING	35,684 S.F.
TOTAL LANDSCAPING	99,720 S.F.

APN: 180-070-038
PROJECT AREA: 585,566 S.F. 13.44 AC.

NOTES:

- 1. PARKING SHOWN CONTAINS 60' AND 90' PARKING SPACES.
- 2. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.

EXISTING STANDARD SPACES: WIDTH: 9'
DEPTH: 18'

PROPOSED STALL SIZE IN NEW AREAS: WIDTH: 9'
DEPTH: 18'

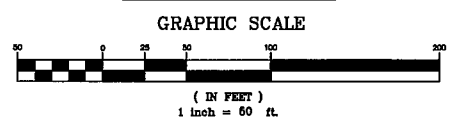
PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS THE EXPANSION OF THE EXISTING WAL-MART STORE.

THE EXPANSION AREA IS DIRECTLY EAST AND SOUTH OF THE EXISTING STRUCTURE. THE EXISTING AUTOMOBILE SERVICE AREA WILL BE REMOVED. THE GARDEN CENTER WILL BE RELOCATED FROM THE SOUTH SIDE OF THE FACILITY TO THE OPPOSITE END. THE EXISTING 2 BAY TRUCK DOCK WILL BE REMOVED AND A NEW 4 BAY TRUCK DOCK WILL CONSTRUCTED AS PART OF THE EXPANSION. TWO NEW VESTIBULES WILL BE ADDED TO THE WEST SIDE OF THE BUILDING TO CREATE SEPARATE ENTRANCES FOR THE GENERAL MERCHANDISE AND GROCERY SALES. THE FRONT DRIVE AISLE WILL BE REGRADED TO PROVIDE AN AT GRADE ENTRANCE. PATH OF TRAVEL AND DISABLED PARKING AT THE NEW ENTRANCES. THE EXISTING YARD LIGHTING WILL BE UPGRADED TO 1000W FIXTURES ON EXISTING 39' POLES TO PROVIDE PROPER LIGHTING IN THE PARKING AREAS. ADDITIONAL PARKING IS PROPOSED ALONG AIRPORT PARK BOULEVARD AND COMMERCE DRIVE.

LEGEND

- BUILDING LINE TO BE REMOVED
- PROPOSED BUILDING LINE
- CART CORRAL
- NO. OF PARKING SPACES



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WALMART UKIAH EXPANSION #2052-04
1155 AIRPORT PARK BLVD., UKIAH, CA
WAL-MART STORES, INC.
2001 SE 10TH STREET, BENTONVILLE, AR 72716

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STB
CHECKED
SI
DATE
06/13/11
SCALE
1"=50'-0"
JOB NO.
WM1128
SHEET

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