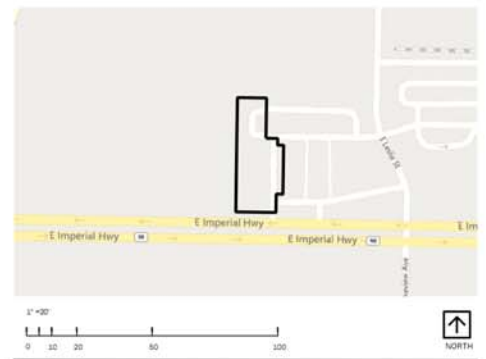




DEVELOPMENT STANDARDS		
Zoning	Jurisdiction	La Habra
	Zoning Designation	PC-1
	Max Coverage	N/A
	Max F.A.R	0.80
	Max Height	35 FT <sup>1</sup>
	Req. Landscape	7% <sup>2</sup>
	Building Setbacks	
	Front	15 FT <sup>4</sup>
	Side	10 FT
	Rear	10 FT
	Landscape Setbacks	
	Front	15 FT
	Side	10 FT
	Rear	10 FT
	Parking Standards	
	Min Stall Size	9x18
	Drive Aisle	25 FT
	Fire Lane	26 FT <sup>3</sup>
	Landscape Islands	
	Required Parking	
	Car Wash (self-serve)	1 per bay
	Car Wash (automated)	2 per facility

PROJECT DATA		
Site Summary		APN(s): 019-111-73
Gross Site Area	39,921 SF	0.92 AC
Total Building Area(s)	Gross Floor Area	4,262 SF
	Footprint	4,262 SF
	Coverage	11%
	FAR	0.11
Provided Landscape	5,331 SF	@ 13%
<b>Building 1</b>		
Building Area(s)	Footprint	4,262 SF
Cars Required		20 Stalls
Cars Provided	@5.63/1,000 SF	24 Stalls
	Req. Accessible	1 Stalls

- Notes**
- Not to exceed thirty-five feet unless the building sets back from each street, alley and lot line at least one foot for each three feet of height above the two and one-half stories or thirty-five feet. No building shall exceed seventy-five feet or six stories in height.
  - The landscape area shall be equal to the sum of 7% of the area of the parking lot in addition to the required front and side street landscape setback areas of the parcel. Additionally 1 tree shall be provided for every 10 parking stalls.
  - 28' fire lane when building exceeds 30 feet and 15-30 feet from building
  - There shall be a front yard of not less than 15 feet. In cases where a structure is built adjacent to this setback and the building exceeds 25 feet in height, the front yard setback shall be increased to 20 feet in front of the structure.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:  
PDF ALTA SURVEY

Stormwater Management Design:  
TO BE DETERMINED

SCHEME: 05

**Conceptual Site Plan**  
Rapids Express Remodel La Habra  
401 East Imperial Highway, La Habra, CA

**WARE MALCOMB**

HW04-003500  
2024.09.23  
PAGE 01