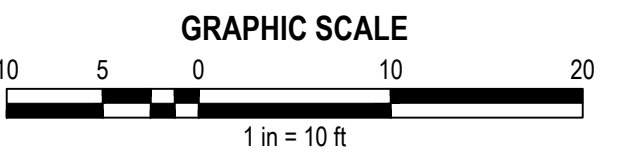
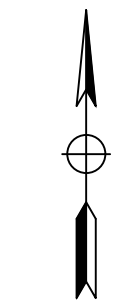


E. PERKINS STREET

UKIAH - 105 POMEROY

SITE PLAN



APN 002-247-02-00
PARCEL SIZE: 0.78 ACRES
OWNER/APPLICANT
UK 105 INVESTMENTS, LLC
4302 REDWOOD WHY, SUITE 200
SAN RAFAEL, CA 94903
916-7614-5602

EXISTING ZONING: C1 COMMERCIAL
PROPOSED ZONING: C1 COMMERCIAL
EXISTING GENERAL PLAN: HIGHWAY COMMERCIAL
PROPOSED GENERAL PLAN: HIGHWAY COMMERCIAL

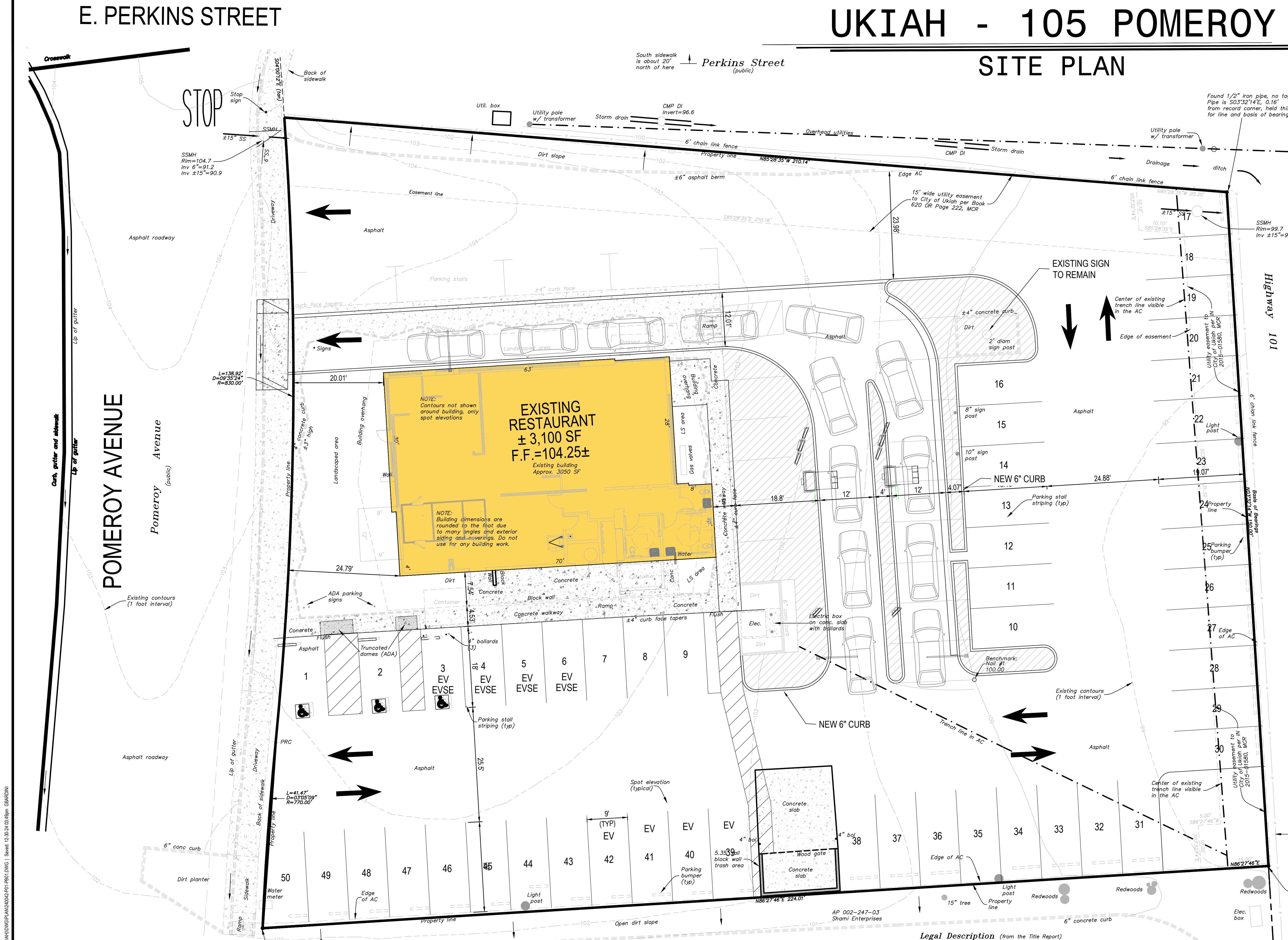
USE: RESTAURANT, ALLOWED USE
MAX. BUILDING HEIGHT: 50 FEET
SETBACKS:
FRONT: 5' R/W; 10 CORNER LOTS
REAR AND SIDE: NONE

PARKING:
DRIVE-THROUGH/TAKEOUT RESTAURANTS
($\frac{1}{3}$ SEATS)

RESTAURANT
REQUIRED: 20 SPACES
(48 SEATS + EMPLOYEES)
PROVIDED: 51 SPACES

STACKING AREA FOR DRIVE-THROUGH
REQUIRED: 8 SPACES
PROVIDED: 13 SPACES

PARKING STANDARDS: (90 DEGREE)
STALL WIDTH: 9 FEET
STALL LENGTH: 19 FEET
AISLE WIDTH: 24 FEET



Legal Description (from the Title Report)

Dwg: X:\2024\24-042-00\105 POMEROY - UKIAH\DWG\PLAN\24-042-00-105 POMEROY SITE PLAN.dwg | Saved: 12/30/24 03:15pm | G:\BARDINI

SCALE:
HORIZ. 1" = 1"=10'
VERT. 1" = 1"=10'

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
7643 North Ingram Avenue, Suite #105
Fresno, CA 93711
phone: (559) 853-4505
web: www.mpengr.com

IMPROVEMENT PLAN FOR
105 POMEROY AVE.
THE HABIT BURGER GRILL
SITE PLAN
UKIAH, CALIFORNIA

DATE	DEC. 2024
SHEET	C-100
OF	1 2

105 POMEROY AVE.