



PROJECT DATA

APPROX SITE AREA:	431,705 S.F.	9.91 AC.
TOTAL BUILDING AREA:	43,980 S.F.	
APPROX % OF COVERAGE:	10.19 %	

PARKING

REQUIRED	203 SPACES
PROVIDED	282 SPACES
MAX ALLOWED 125%	253 SPACES

HANDICAPPED (2% OF TOTAL PROVIDED PER ADA CODE)

REQUIRED	6 SPACES
PROVIDED	16 SPACES 7.90%

PARCEL DATA

PARCEL 1 - RETAIL

APPROX PARCEL AREA	118,833.00 S.F.	2.73 AC.	PARKING REQUIRED RETAIL	1 SPACE PER 375 SF
BUILDING AREA	25,000 S.F.			
COVERAGE	21.04 %			
TOTAL PARKING PROVIDED	102 SPACES			
HANDICAP SPACES PROVIDED	6 SPACES	5.88%		
PARKING RATIO	1 SPACE PER 245.1 S.F.		SPACES REQUIRED (MIN):	67
PARKING RATIO	4.08 / 1,000 S.F.		SPACES MAX:	83.3

PARCEL 2 - FAST FOOD WDRIVE-THRU

APPROX PARCEL AREA	40,914.00 S.F.	0.94 AC.	PARKING REQUIRED RESTAURANT	1 SPACE PER 75 SF
BUILDING AREA	3,000 S.F.			
COVERAGE	7.33 %			
TOTAL PARKING PROVIDED	44 SPACES			
HANDICAP SPACES PROVIDED	2 SPACES	4.55%		
PARKING RATIO	1 SPACE PER 68.2 S.F.		SPACES REQUIRED (MIN)	40
PARKING RATIO	14.67 / 1,000 S.F.		SPACES REQUIRED (MAX)	50.0

PARCEL 3 - RESTAURANT

APPROX PARCEL AREA	54,873.00 S.F.	1.26 AC.	PARKING REQUIRED RESTAURANT	1 SPACE PER 75 SF
BUILDING AREA	5,000 S.F.			
COVERAGE	9.11 %			
TOTAL PARKING PROVIDED	72 SPACES			
HANDICAP SPACES PROVIDED	4 SPACES	5.56%	5,000 SF / 75	66.7
PARKING RATIO	1 SPACE PER 69.4 S.F.		TOTAL SPACES REQUIRED:	67
PARKING RATIO	14.40 / 1,000 S.F.		SPACES REQUIRED (MAX)	83.3

PARCEL 4 - RETAIL

APPROX PARCEL AREA	42,643.00 S.F.	0.98 AC.	PARKING REQUIRED RETAIL	1 SPACE PER 375 SF
BUILDING AREA	6,480 S.F.			
COVERAGE	15.20 %			
TOTAL PARKING PROVIDED	34 SPACES			
HANDICAP SPACES PROVIDED	2 SPACES	5.88%		
PARKING RATIO	1 SPACE PER 190.6 S.F.		TOTAL SPACES REQUIRED:	17
PARKING RATIO	5.25 / 1,000 S.F.		SPACES REQUIRED (MAX)	21.6

PARCEL 5 - CAR WASH

APPROX PARCEL AREA	54,655.00 S.F.	1.25 AC.	PARKING REQUIRED CAR WASH	1 SPACE PER 375 SF
BUILDING AREA	4,500 S.F.			
COVERAGE	8.23 %			
TOTAL PARKING PROVIDED	30 SPACES			
HANDICAP SPACES PROVIDED	2 SPACES			
PARKING RATIO	1 SPACE PER 150.0 S.F.		TOTAL SPACES REQUIRED:	12
PARKING RATIO	6.67 / 1,000 S.F.		SPACES REQUIRED (MAX)	15.0

PARCEL 6 - VACANT

APPROX PARCEL AREA	119,787.00 S.F.	2.75 AC.		
BUILDING AREA	0 S.F.			
COVERAGE	0.00 %			
TOTAL PARKING PROVIDED	0 SPACES			
HANDICAP SPACES PROVIDED	0 SPACES			
PARKING RATIO	1 SPACE PER / 1,000 S.F.			
PARKING RATIO	/ 1,000 S.F.			

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NO.	REVISION	DATE

SHEET TITLE:
DEVELOPMENT PLAN

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PRELIMINARY DRAWING

NOT FOR CITY SUBMITTAL

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