



NOTE:
 APPROX. 9% OF PROPOSED BUILDING FOOTPRINT LOCATED WITHIN 100' 'ABUTTING RESIDENTIAL' REAR SETBACK.

PARKING CALCULATION

BUILDING GROSS FLOOR AREA: 26,600 SF (OFFICE/RETAIL)

MIN. REQUIRED PARKING: MIN. 3 PER 1,000SF GFA = 80 SPACES
 MAX. VEHICLE PARKING ALLOWED: 4.5 PER 1,000SF GFA = 120 SPACES

PROPOSED PARKING: 118 SPACES, INCLUDING (6) ADA SPACES
 BICYCLE PARKING: 12 SPACES

SITE DEVELOPMENT AREA		
SITE AREA:	5.088 ACRE	(221,636.66 SF)
IMPERVIOUS AREA		PROPOSED
PAVING, VEHICULAR	59,400 SF	27%
PAVING, PEDESTRIAN	10,100 SF	5%
(GAC) BUILDING FOOTPRINT	25,200 SF	11.4%
(FAR) BUILDING GROSS FLOOR AREA	26,600 SF	12%
(IAR) IMPERVIOUS AREA RATIO	95,000 SF	43%

1 SITE LAYOUT
 SD1.2 1" = 60'-0"



