

Total Site: 6.44 Acres  
 Future Land Use - MCI (Mixed Commercial Industrial)

- FAR (Floor Area Ratio) = 2.5 Maximum
- Height = 45'
- Open Space = 10% Minimum
- ISR (Impervious Surface Ratio) = 75% Maximum

Design District - Suburban Corridor

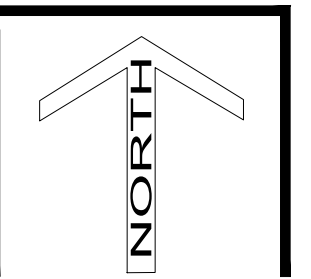
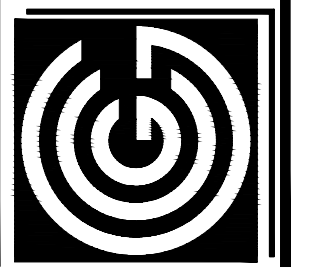
- FAR - 2.0

Lot Typology - Commercial

- Mixed Use
  - Minimum Width = 16'
  - Maximum Lot = 150,000 sq ft
- Commercial
  - Minimum Width = 50'
  - Maximum Width = 300'
  - Minimum Lot = 5000 sq ft
  - Maximum Lot = 90,000 sq ft
- Retail Complex
  - None / None

Parcel	Lot Square Footage	Building Square Footage	Required Parking (1 space / 300 sq ft)	Parking Provided
1	67,596.896 sq ft 1.55 Acres	11,086.544 sq ft	37 Spaces	78 Spaces
2	67,037.020 sq ft 1.54 Acres	11,520.917 sq ft	39 Spaces	62 Spaces
3	56,100.269 sq ft 1.29 Acres	12,407.102 sq ft	42 Spaces	51 Spaces
4	38,128.469 sq ft 0.88 Acres	5,157.871 sq ft	18 Spaces	29 Spaces
5	51,425.816 sq ft 1.18 Acres	8,649.981 sq ft	29 Spaces	30 Spaces

Notes:  
 Designs as shown assume the use of Off Site Water Retention.  
 Subject to access management approval.



Drawing Number: 1654-02  
 Originated From: 1654-01  
 Date: March 25, 2023  
 Scale: 1"=40'  
 Drawn By: FAH  
 Layout: 24"x36"

Conceptual Site Plan - Option A