

NOTES:

1. THIS LAYOUT HAS BEEN PREPARED PRIOR TO DETAILED ENGINEERING DESIGN AND REGULATORY APPROVALS AND IS SUBJECT TO CHANGE.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED "C-6" (HIGHWAY COMMERCIAL).
3. McFARLAND BOULEVARD IS CONSIDERED A "SPECIAL CORRIDOR" PER THE CITY OF NORTHPORT ZONING REGULATIONS.

DEVELOPMENT SUMMARY:

PROPOSED TENANT SPACE "A" ("SHOPPING CENTER") = 3,720 S.F.
 PROPOSED TENANT SPACE "B" ("FAST FOOD RESTAURANT") = 1,000 S.F.
 TOTAL = 4,720 S.F.

PARKING TABULATION:

PARKING REQUIRED: 1 SPACES PER 100 S.F. OF GROSS FLOOR AREA
 (ZONING ORDINANCE SEC. 610.02 "FAST FOOD RESTAURANT" USE)
 1,000 S.F. / 100 = 10 SPACES REQUIRED
 1 SPACES PER 250 S.F. OF GROSS FLOOR AREA
 (ZONING ORDINANCE SEC. 610.02 "SHOPPING CENTER" USE)
 3,720 S.F. / 250 = 15 SPACES REQUIRED
 TOTAL PARKING REQUIRED = 25

HANDICAP PARKING REQUIRED: 1 SPACES
 HANDICAP PARKING SUPPLIED: 1 SPACES
 TRUCK LOADING SPACES REQUIRED: 1 SPACE
 TRUCK LOADING SPACES SUPPLIED: 1 SPACE
 TOTAL PARKING SUPPLIED: 25 SPACES (1 HANDICAP SPACE)

FLOOR AREA RATIO & IMPERVIOUS SURFACE RATIO

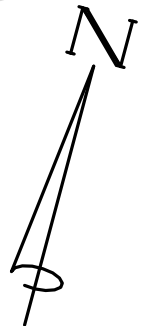
REQUIRED MAXIMUM FAR = 0.35
 SUPPLIED FAR = 0.15
 REQUIRED MAXIMUM ISR = 0.90
 SUPPLIED ISR = 0.77

NOTE:
 REQUIRES VARIANCE FOR 15' THOROUGHFARE FRONTAGE BUFFER FROM CITY OF NORTHPORT TO ALIGN DRIVE WITH EXISTING WAL-MART/ PROPOSED CHECKERS ACCESS DRIVES.



LEGEND

- R.O.W. INDICATES EXISTING RIGHT-OF-WAY
- INDICATES PROPOSED LEASE LINE
- INDICATES EXISTING/FUTURE BITUMINOUS CONCRETE SURFACE
- INDICATES EXISTING CONCRETE SURFACE
- INDICATES PROPOSED BITUMINOUS CONCRETE SURFACE
- INDICATES PROPOSED CONCRETE SURFACE
- INDICATES PROPOSED LANDSCAPE/PLANTING AREA



McFARLAND BLVD
 U.S. HWY No. 82 WEST
 (VARIABLE ROW)

McGiffert
 and Associates, LLC
 — SINCE 1949 —
CIVIL ENGINEERS

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CONCEPTUAL SITE LAYOUT NO. 3

REVISION		
DATE	DESCRIPTION	BY

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 LOT 2 HFS CORNERS
 PLAT BOOK 2011 PAGE 25

TUSCALOOSA COUNTY ALABAMA

FILE NAME: Thames-Lot2HFS-Schematics	SHEET No. 1 of 1
DATE OF FIELD SURVEY: 10-19-2017	JOB No. 17-2564
FIELD BOOK: 1310-3	SCALE: 1"=30'
PAGE: 36-37	DRAWN BY: LEP

CHECKED BY: **JLD** DWG. No. **556-17**