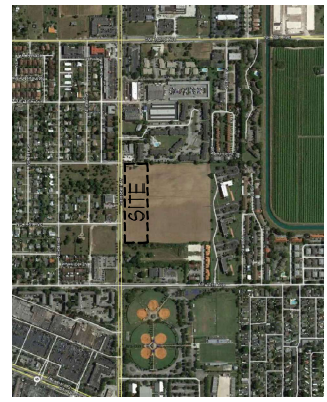


SITE PLAN
SCALE: 1" = 30' 0"



LOCATION PLAN
NTS

SETBACKS	ALLOWED/REQUIRED	PROVIDED
BUILDING SETBACK FRONT (CARROLL DRIVE) REAR (SOUTH ST) SIDE (WEST ST)	30'-0" 30'-0" 0'-0"	30'-0" 30'-0" 30'-0"
LANDSCAPE AREA	ALLOWED/REQUIRED	PROVIDED
14%	34,742 SQ. FT.	34,300 SQ. FT. (27.7%)
BUILDING HEIGHT	ALLOWED/REQUIRED	PROVIDED
14%	30'-0" 6 STORIES	30'-0" 10 STORY
PARKING:	ALLOWED/REQUIRED	PROVIDED
1. BANK (1 PER 300 SQ. FT.)	10/1	10/1
2. OUTPARCEL (1 PER 300 SQ. FT.)	24/1	24/1
3. RESTAURANT (1 PER 4 BEATS)	9/1	9/1
4. RETAIL CENTER 9 (1 PER 300 SQ. FT.)	5/1	5/1
5. RETAIL CENTER 9 (1 PER 300 SQ. FT.)	5/1	5/1
6. OUTDOOR SEATING (1 PER 4 BEATS)	N/A	224 BEATS / 4 = 56 (224,000 SQ. FT. SPACES)
GRAND TOTAL	178	

ZONING INFORMATION	
PROJECT NAME	SUNNY LEA COMMERCIAL
ZONING	B-2
LOT AREA	74,881 SQ. FT. (1.36 ACRES) APPROXIMATE LOT DIMENSIONS
BUILDING COVERAGE:	ALLOWED/REQUIRED
LOT COVERAGE (80%)	20,933 SQ. FT. (28.1%)
BUILDING AREA:	
1. BANK	3,500 SQ. FT.
2. OUTPARCEL	8,000 SQ. FT.
3. RESTAURANT	4,500 SQ. FT.
4. RETAIL CENTER #1	15,000 SQ. FT.
5. RETAIL CENTER #2	15,000 SQ. FT.
6. RETAIL CENTER #3	15,000 SQ. FT.
GRAND TOTAL	46,000 SQ. FT.
LEGAL DESCRIPTION	REFER TO SUBSET FOR LEGAL DESCRIPTION

FIGURE 2
PROJECT SITE PLAN

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