

Site Data:

Total Area:	666,143 sf	15.29 ac.
Impervious Area:	373,206 sf	8.57 ac.
Building:	65,806 sf	1.51 ac.
Vehicular Use Area:	250,392 sf	5.75 ac.
Sidewalks & Pedestrian Access:	57,008 sf	1.31 ac.
Pervious Area:	292,937 sf	6.72 ac.
Landscape Area:	292,937 sf	6.72 ac.

Existing Zoning: MPUD
 Future Land Use Designation: NCD
 Existing Use: Vacant

Building Data

Gross Floor Area:	65,806 s.f.
Maximum Height:	35'
Proposed Height:	28'-10"
Building Coverage:	9.8%
Open Space:	40.1%

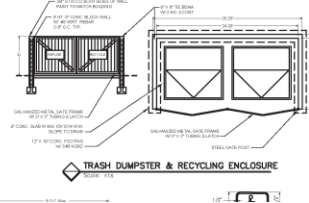
Phase 1 Building Setback Requirements*

	Provided to CDD Easement	Provided to Right of Way
Front:	1.1'	69.7'
Rear:	67.1'	N/A
Side:	7.8'	19.3'

*Setbacks per the SG-3 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

Parking Requirements

Building	Required	Provided
Retail (1)	4 sp/1,000 sf 26,506 sf	163 spaces
Retail (2)	4 sp/1,000 sf 12,110 sf interior 1,000 sf outdoor seating 13,110 sf total	52 spaces 77 spaces
Restaurant	5,806 sf interior 2,380 sf outdoor seating	1 sp/100 sf



Allowed (64) SF
 Proposed (48) SF

Allowed (64) SF
 Proposed (96) SF

Allowed (64) SF
 Proposed (48) SF

Total Allowed: (192) SF
 Total Proposed: (192) SF



PEBB ENTERPRISES



Exhibit 'C' - Allowed vs Proposed Square Footage