



AREA TABULATIONS		
SITE AREA		
GROSS LOT AREA =	113847 SQ. FT. =	2.61 ACRES
PORTION OF WEST. AUTO LOT =	19300 SQ. FT.	
TOTAL AREA =	133147 SQ. FT. =	3.06 ACRES
BUILDING DATA		
- ONE STORY BUILDING		
TOTAL BUILDING AREA		23580 SQ. FT.
PARKING DATA		
PARKING REQUIRED:		
RESTAURANT - 1 SP PER 100 SQ. FT.		20 SP.
RESTAURANT - 1 SP PER 100 SQ. FT.		20 SP.
RETAIL - 1 SP PER 275 SQ. FT.		71 SP.
TOTAL REQUIRED =		111 SPACES
PARKING PROVIDED:		
H-CAP SPACE	5	
STD. SPACE	116	
TOTAL PARKING		121 SPACES
LANDSCAPE DATA		
STREET YARD	44128 SQ. FT.	
REQUIRED LANDSCAPE (20%)	8826 SQ. FT.	
PROVIDED LANDSCAPE	11803 SQ. FT.	26.76%
IMPERVIOUS COVER DATA		
SITE	113847 SQ. FT.	
BUILDING	23580 SQ. FT.	
COVERED WALKS	6060 SQ. FT.	
WALKS	830 SQ. FT.	
TRASH DUMPSTERS	288 SQ. FT.	
PAVEMENT	41477 SQ. FT.	
TOTAL	71236 SQ. FT.	62.57%
WESTERN AUTO LOT		
SITE AREA	83398 SQ. FT.	
EXISTING IMPERVIOUS COVER	52914 SQ. FT.	63.45%
NET INCREASE IMPERVIOUS PVMT.	12785 SQ. FT.	15.34%
TOTAL	65709 SQ. FT.	78.79%
IMPERVIOUS COVER ALLOWED PER ZONING = 90%		
IMPERVIOUS COVER ALLOWED PER WATERSHED = 80%		
WILLIAMSON CREEK WATERSHED - SUBURBAN		
ZONING: GR - NP / GR - MU - CO - NP		
BUILDING COVERAGE		
BUILDING AREA	23580 SQ. FT.	20.71%
MAXIMUM BUILDING COVERAGE ALLOWED =	76%	
F.A.R. 0.207		
LEGAL DESCRIPTION:		
- LOT 2A, RESUB OF LOT 2, WATTINGER SUBD, AMENDED PLAT OF LOTS 2A & 2B		
- LOTS 1 & 2, LESS E 7 FT. STEINBLUFF ABS & SURVEY 19 CANNON WEST - ACRE .02		
- LEASED PORTION OF WESTERN AUTO LOT		

PRELIMINARY SITE PLAN **NORTH BLUFF DRIVE**
 4/12/07
 SCALE 1" = 30'-0"

North Bluff