



MINIMUM LANDSCAPE SURFACE RATIO (LSR) = .10
 SITE: 85,633 x .10 = 8,564 SF LANDSCAPE REQUIRED
 17,391 SF LANDSCAPE PROVIDED

1 PARKING SPACE PER 300 SF GROSS BUILDING AREA
 12,500 / 300 = 42 PARKING SPACES REQUIRED
 82 PARKING SPACES PROVIDED

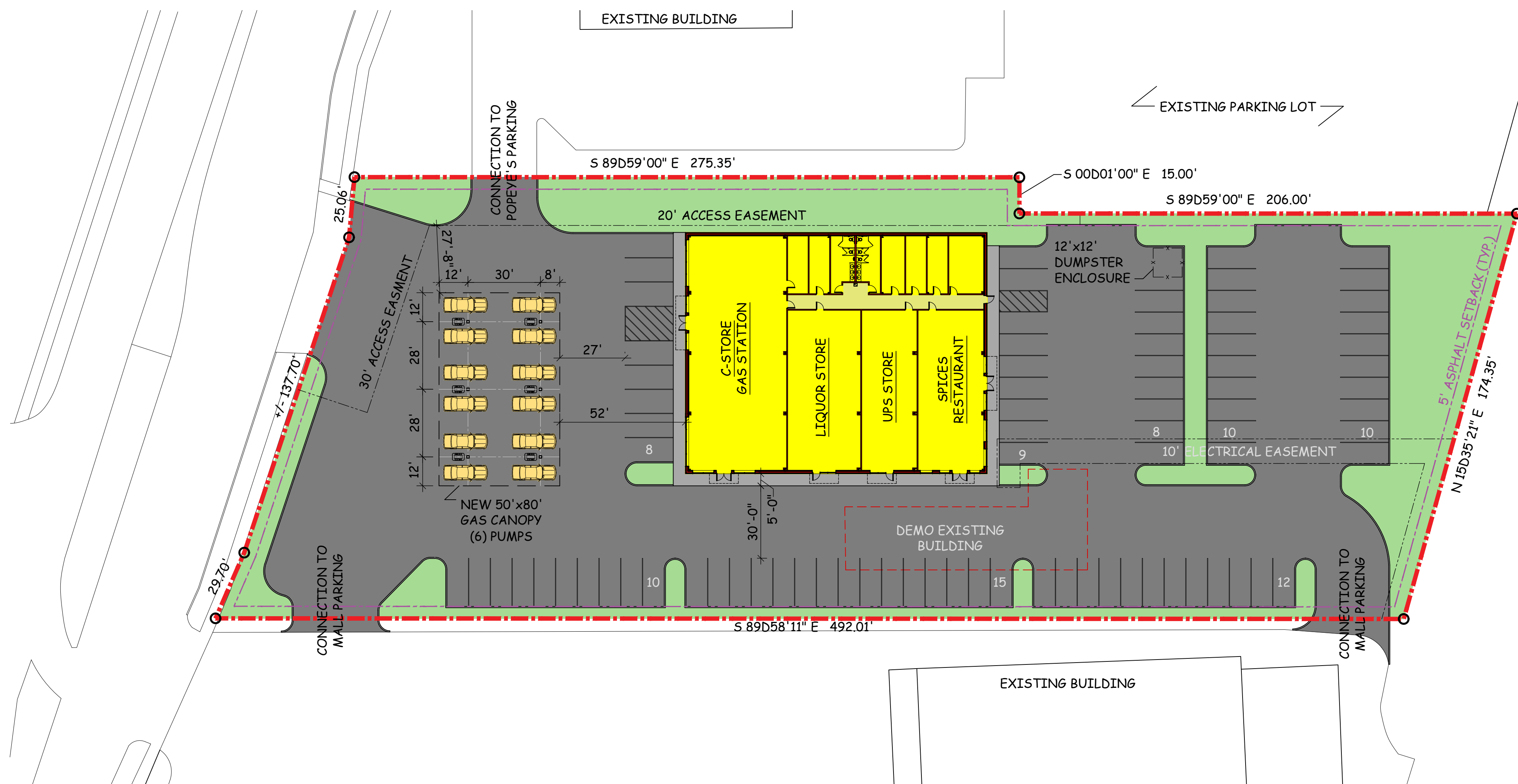
ZONING = URBAN COMERCIAL (UC)

LANDSCAPE CALCULATION EQUATIONS

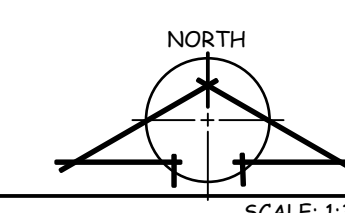
1. PAVED AREA: 53,504 SF / 10,000 = 5.4 x (40)	= 216 POINTS
1b. PARKING SPACES: 82 / 20 = 4.1 x (40)	= 164 POINTS
2. STREET FRONTAGE: 193 FT / 100 = 2 x (20)	= 40 POINTS
3. BUILDING PERIMETER: 450 FT / 100 = 4.5 x (20)	= 90 POINTS
4. BUILDING FLOOR AREA: 12,500 / 1,000 = 12.5 x (5)	= 63 POINTS
TOTAL POINTS REQUITED	= 405 POINTS

VEGETATION PERCENT REQUIREMENTS

30% CLIMAX OR TALL TREES MINIMUM: 405p x 0.3	= 122 POINTS
40% SHRUB MINIMUM: 405p x 0.4	= 162 POINTS



CONCEPTUAL SITE PLAN
 PARCEL NUMBER: 59281431172 || AREA: 1.966 ACRES (85,633 SF) || ZONING: UC



"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

Notes & Revisions
 6 PUMP ROTATED 90 DEGREES

Client Name
 3207 S. BUSINESS DRIVE

CONCEPT PLAN AND ELEVATIONS
 Project number: 2024.XX
 Date: 30 JANUARY, 2025
 Drawn by: AWM
 Checked by: GG