



APPLICANT: Gateway Park Development Partners, LLC
MAP TITLE: Site Utilization Plan
DATE: September 22nd, 2015
SCALE: 1" = 400'





USE MARK	NAME	AREA	RATIO	REQUIRED PARKING	PROVIDED PARKING
FIRE STATION PARCEL		66,807 SF			
PUBLIC SAFETY					
FS	FIRE STATION	9,209			
RESIDENTIAL PARCEL		366,216 SF			
RESIDENTIAL					
A	RESIDENTIAL - 178 UNITS			311	311
CLUBHOUSE					
	CLUBHOUSE	2,500			
		2,500			
NORTH PARCEL		1,791,131 SF			
GROCERY					
R	GROCERY	54,176	250	217	217
RESTAURANTS					
G	RESTAURANT	4,912		29	
J1	RESTAURANT	6,266		38	
J2	RESTAURANT	5,700		34	
J3	RESTAURANT	5,556		33	
M	RESTAURANT	4,181		25	
				160	
RETAIL					
B	SHOP 1	40,458	300	135	
D	SHOP 2	16,014	300	53	
E	TRANSIT CENTER	2,000	300	7	
F	MOVIE THEATRE	38,773	300	129	
H	SHOP 3	9,867	300	33	
I	SHOP 4	10,647	300	35	
K	SHOP 5	17,700	300	59	
L	SHOP 6	14,107	300	47	
N	SHOP 7	28,193	300	94	
O	SHOP 8	28,655	300	96	
P	SHOP 9	23,172	300	77	
Q	SHOP 10	15,057	300	50	
S	SHOP 11	13,358	300	45	
T1	SHOP 12	8,340	300	28	
T2	SHOP 13	11,403	300	38	
				0	
	TOTAL DEVELOPMENT SF:	358,535			
	FAR:	0.20		1,303	1,627
SOUTH PARCEL		939,010 SF			
TRAVEL COMMERCIAL					
U	GAS STATION/MINI MART WITH CAR WASH	6,305	400	16	
RESTAURANTS					
V1	FAST FOOD/DRIVE THRU	5,865		47	
V2	FAST FOOD/DRIVE THRU	5,260		42	
V3	FAST FOOD/DRIVE THRU	5,118		41	
V4	FAST FOOD/DRIVE THRU	5,207		42	
W	RESTAURANT	4,330		26	
				198	
RETAIL					
ZZ	SPORTING GOODS	131,193	300	437	
Y	SHOP 10	8,136	300	27	
Z1	FARM AND RANCH SUPPLY	21,278	300	71	
Z2	FARM AND RANCH SUPPLY OUTDOOR DISPLAY				
				535	
HOTEL					
X	HOLIDAY INN EXPRESS (81 ROOMS)	49,900		108	
	TOTAL DEVELOPMENT SF:	242,592			
	FAR:	0.26		857	936

PARKING RATIOS

RETAIL: 1/300SF
 RESTAURANTS*: 1/2.5 SEATS
 HOTEL: 1/BEDROOM + 1/3BEDROOMS
 GROCERY: 1/250SF
 TRAVEL
 COMMERCIAL: 1/400SF

* 30% of bldg sf is dining & 20 sf per seat

** 15 sf per seat for fast food/drive thru