



ZONING: R-1

AREA:

TOTAL AREA (GREEN): 11.8 ACRES

AREA BUILDING:

FIRST FLOOR -	25,640 SF
SECOND FLOOR -	11,689 SF
TOTAL AREA -	37,329 SF

REQUIRED PARKING:

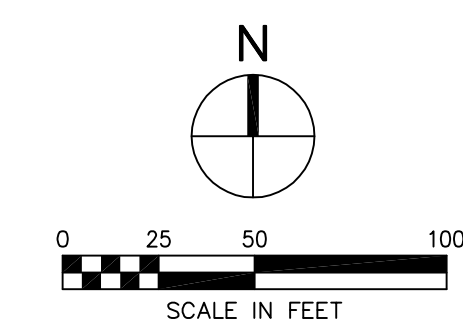
FOR COMMUNITY CENTER:  
 10 SPACES + 1 SPACE/300 SF IN EXCESS OF 2000 SF

$37,329 - 2000 = 35,329$  SF

$(1 \text{ SPACE}/300 \text{ SF}) * (35,329 \text{ SF}) = 118 \text{ SPACES}$   
 (50 ADDITIONAL SPACES REQUIRED FOR FUTURE BUILDING ADDITIONS)

FOR BASEBALL FIELDS:  
 1 SPACE PER 4 SEATS OF BLEACHER CAPACITY  
 (ALLOWED BLEACHER CAPACITY: 248)

TOTAL PARKING PROVIDED = 180 SPACES



SITE PLAN  
 PEDERSON VALLEY DEVELOPMENT SITE