



EXISTING SITE PLAN

SCALE: 1/64"=1'-0"

SITE DATA

EXISTING PARCEL AREA:	±8.62 ACRES, 375,640 SF
AREA OF PARKING STALLS (STALLS, DRIVES, AISLES)	±6.03 ACRES, 262,7000 SF
TOTAL EXISTING BUILDING AREA:	±89,777 SF
PROPOSED UEI BUILDING AREA:	±29,112 SF
TOTAL EXISTING LANDSCAPE AREA:	±14,000 SF OR 5% OF PARKING
EXISTING HARDSCAPE TO REMAIN:	±8,000 SF
EXISTING BUILDING HEIGHT:	±16'-0" TO ±18'-6" AFF

PARKING REQUIREMENTS (EXISTING)

USE	AREA (SF)	PARKING RATIO	STALLS
RETAIL	75,001	1/225 SF	334
RESTAURANT (0-16 SEATS)	2,579	1/200 SF	13
RESTAURANT (16+ SEATS)	11,500	1/100 SF	115
MEDICAL	15,548	1/170 SF	92
GYM	25,000	1/200 SF	175

PROPOSED UEI - 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 3 STUDENTS CAPACITY (BASED ON MAXIMUM OCCUPANCY)

UEI PARKING REQUIREMENTS (PROPOSED)

USE	AREA (SF)	OLF	OL
CLASSROOMS	9,832	1/20 SF	492
SHOPS	6,480	1/50 SF	130
TOTAL OCCUPANTS	622	1 SPACE PER 3	208
UEI EMPLOYEES	1 SPACE PER EMPLOYEE		20
TOTAL STALLS REQUIRED			228

PARKING TABULATION

TYPE OF PARKING STALL	TOTAL EXISTING
STANDARD	883
ACCESSIBLE	32
TOTAL STALLS REQUIRED	957
TOTAL STALLS PROVIDED	915

VICINITY MAP



VICINITY MAP

SCALE: NTS