



SUMMARY	
ZONING:	PUD
ACREAGE:	5.8 ACRES
MIN. LOT AREA:	NONE, SHOWN AT 5.8 ACRES
MIN. LOT WIDTH:	NONE, SHOWN AT +550'
MAX. LOT COVERAGE:	NONE
MIN. FRONT YARD:	NONE
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	10'
BUILDING HEIGHT:	60'
<b>BUILDING 1 : 2,500 SF RESTAURANT</b>	
<b>BUILDING 2 : 10,500 SF RESTAURANT/RETAIL</b>	
<b>BUILDING 3 : 7,000 SF RESTAURANT/RETAIL</b>	
<b>BUILDING 4 : 7,000 SF RESTAURANT/RETAIL</b>	
<b>HOTEL: UP TO 120-ROOMS</b>	
<b>PARKING:</b>	The minimum parking for hotel use shall be one (1) parking space per room. The minimum parking for retail and office uses shall be three (3) spaces per 1,000 square feet of gross building floor area. The minimum parking for restaurants, including establishments that serve beer, wine and liquor beverages for on-premise consumption only shall be one (1) parking space per four (4) seats (to include outdoor seating).
14,000 SF TOTAL	1 SPACE / 4 SEATS = 107 SPACES (425 SEATS TOTAL)
13,000 SF TOTAL	3 SPACES / 1,000 SF = 39 SPACES
8,000 SF OFFICE	3 SPACES / 1,000 SF = 24 SPACES
HOTEL	1 SPACE / RM = UP TO 120 SPACES
EMPLOYEES	15 SPACES (30 EMPLOYEES AT PEAK HOUR)
305 SPACES REQUIRED / 305 SPACES PROVIDED	

SCALE: 1" = 60'-0"  
 0 30' 60'

**BAYMEADOWS ROAD**

COVERED BUS STOP

RIGHT IN/RIGHT OUT ONLY

NEW LANE

NEW LANE

NEW SIDEWALK



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Exhibit 4  
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The drawings, specifications, ideas, design and arrangements represented directly are and shall remain the property of the architect. No part of this shall be copied, disclosed to others or used in conjunction with any work or project other than that for which it was prepared. The architect shall not be responsible for any errors or omissions in these drawings. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



JOYCE DEVELOPMENT GROUP, LLC

**RDL**  
 ARCHITECTS