

RIVER ROCK COMMERCIAL VILLAGE

PARKING ALLOCATION PLAN

COMMON PARKING & LANDSCAPING IMPROVEMENTS

- ASPHALT, CURB & GUTTER, STORM DRAINAGE AND STRIPING IMPROVEMENTS
- STREET TREE SETTING, SODDED, IRRIGATED AREAS
- COMMON CONCRETE SIDEWALKS
- COMMON STREET TREE LOCATIONS (MARSHALL SEEDLESS ASH)
- COMMON COMMERCIAL AREA LIGHTING
- COMMON SUBDIVISION LIGHTING

INDIVIDUAL LOT IMPROVEMENTS (NOT IN RID)

- CONCRETE SIDEWALKS
- EACH LOT IS ALSO RESPONSIBLE FOR LOT SPECIFIC LANDSCAPING AND TREES
- BUILDING ENVELOPES
- LAND INCLUDED IN CENTRAL PARK SYSTEM / ROW
- PARKING

LOT SQUARE FOOTAGE TABLE

LOT #	LOT S.F.	BUILDING ENVELOPE S.F.
LOT 1	139,915 S.F.	N/A
LOT 2	57,076 S.F.	6,400 S.F. *
LOT 3	40,500 S.F.	8,000 S.F.
LOT 4	15,400 S.F.	9,600 S.F.
LOT 5	16,500 S.F.	9,600 S.F.
LOT 6	37,911 S.F.	21,149 S.F.
LOT 7	25,046 S.F.	4,800 S.F. *

* DRIVE THROUGH CANOPY AREA WILL BE ADDITIONAL

LOT #	PARKING SPACES W/IN PROPERTY BOUNDARY	ADDITIONAL PARKING SPACES	TOTAL PARKING SPACES
LOT 2	49	0	49
LOT 3	34	4	38
LOT 4	0	46	46
LOTS	0	46	46
LOT 5	16	66	82
LOT 7	10	13	23
			284 TOTAL SPACES

* PARKING SPACE ALLOCATIONS DETERMINED AS A PERCENTAGE LOT BUILDING ENVELOPE SQUARE FOOTAGE VERSUS TOTAL BUILDING ENVELOPE SQUARE FOOTAGE OF ALL LOTS

