

# Auto Generated Site Plans

East Yard Commercial | April 26, 2026

**6.8 ac**  
Parcel Area

**EPSG:4326**  
Coordinate System

**3**  
Density Variants

## Building Site Breakdown

Each building lot includes the structure and setbacks. Parking is shared across the site. The empty space accommodates roads, stormwater, and common areas.

Product	Units/ Bldg	Count	Structure	Parking (shared)	Setbacks & Buffer	Lot Size	Land Used
Sit-Down Restaurant	1	×1	9,000 sf (90×100)	36 spaces (36.0/unit)	25,200 sf	9,000 sf (90×100)	0.2 ac
QSR / Drive-Thru	1	×1	2,475 sf (45×55)	10 spaces (9.9/unit)	6,930 sf	2,475 sf (45×55)	0.1 ac
Auto Clinic (PPF/Tint)	1	×1	5,100 sf (60×85)	20 spaces (20.4/unit)	14,280 sf	5,100 sf (60×85)	0.1 ac
Teaching Lab / Robotics	1	×1	8,000 sf (80×100)	32 spaces (32.0/unit)	22,400 sf	8,000 sf (80×100)	0.2 ac
EV Fast Charge Station	1	×1	1,800 sf (30×60)	7 spaces (7.2/unit)	5,040 sf	1,800 sf (30×60)	0.0 ac
Strip Center / Teaching Bays	11	×1	45,000 sf (100×450)	180 spaces (16.4/unit)	126,000 sf	45,000 sf (100×450)	1.0 ac
		<b>6 bldgs</b>		<b>285 shared</b>		<b>16 units</b>	<b>1.6 ac</b>

**Site: 6.8 ac — Building lots: 1.6 ac (24%) — Parking, roads & infrastructure: 5.2 ac (76%)**

The remaining 76% accommodates shared parking, internal roads, stormwater management, landscaping, and utility easements. Industry standard allocates 25–35% of gross acreage to building lots. This plan is at 24%, which is within the comfortable range and leaves room for amenities or additional units.

Typical: Building lots 25–35% · Shared parking 30–40% · Internal roads 10–15% · Stormwater 5–10% · Landscaping & buffers 5–10%

## High Density (100%)

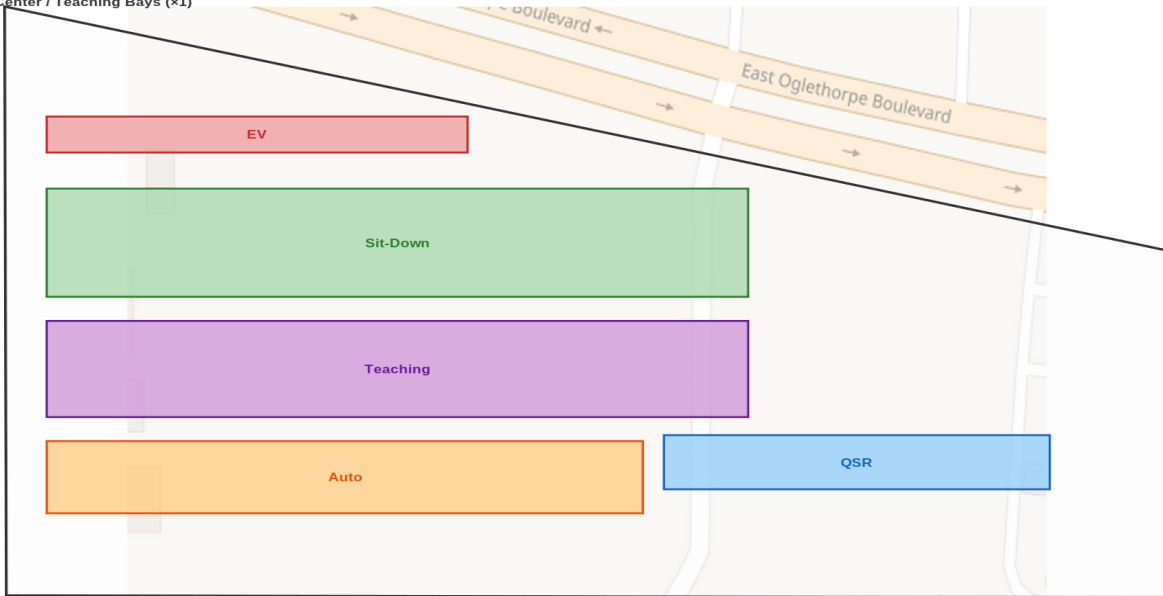
**6**  
Lots Placed

**0.6 ac**  
Lot Area

**6**  
Product Types

**0.9**  
Units / Acre

- Sit-Down Restaurant (x1)
- QSR / Drive-Thru (x1)
- Auto Clinic (PPF/Tint) (x1)
- Teaching Lab / Robotics (x1)
- EV Fast Charge Station (x1)
- Strip Center / Teaching Bays (x1)



## Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Sit-Down Restaurant	1	1	0	100%
QSR / Drive-Thru	1	1	0	100%
Auto Clinic (PPF/Tint)	1	1	0	100%
Teaching Lab / Robotics	1	1	0	100%
EV Fast Charge Station	1	1	0	100%
Strip Center / Teaching Bays	1	1	0	100%
<b>Total</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>100%</b>

## Product Mix

Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Area (sf)
Sit-Down Restaurant	90 x 100	9,000	1	9,000
QSR / Drive-Thru	45 x 55	2,475	1	2,475
Auto Clinic (PPF/Tint)	60 x 85	5,100	1	5,100
Teaching Lab / Robotics	80 x 100	8,000	1	8,000
EV Fast Charge Station	30 x 60	1,800	1	1,800
Strip Center / Teaching Bays	100 x 450	45,000	1	45,000
<b>Total</b>			<b>6</b>	<b>71,375</b>

## Site Statistics

Lots placed	<b>6</b>
Target units	<b>6</b>
Net lot area	<b>0.55 ac</b>
Gross parcel area	<b>6.84 ac</b>
Density	<b>0.9 units/acre</b>
Blocks	<b>9</b>
Road length	<b>2,221 ft</b>
Lot coverage	<b>8.1%</b>
Infrastructure area (est.)	<b>6.28 ac</b>

# Medium Density (66%)

**6**  
Lots Placed

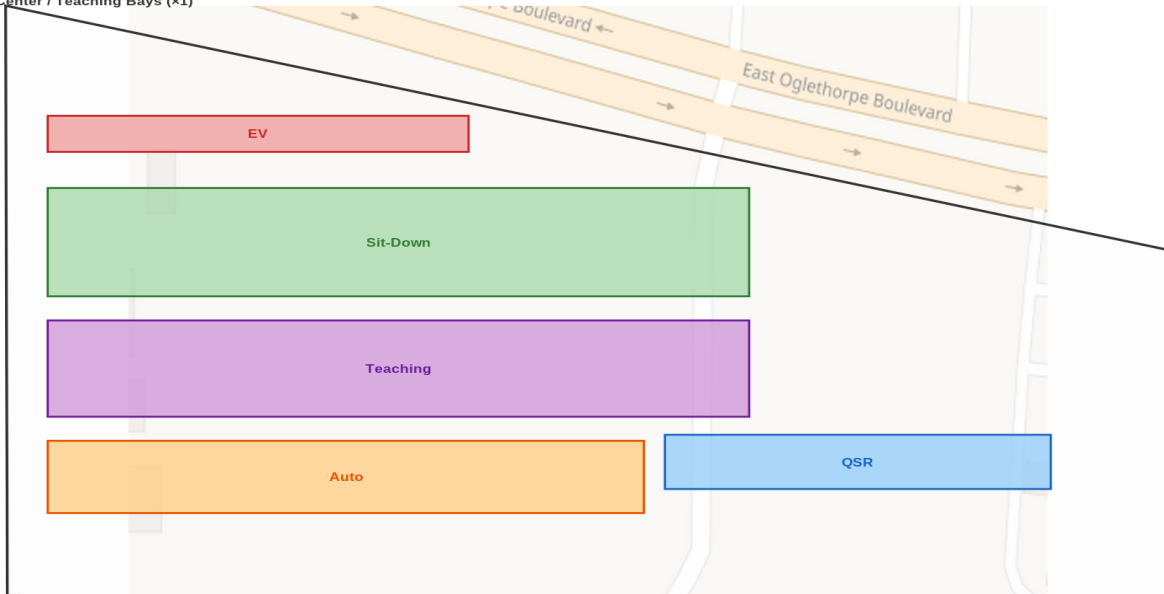
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Units / Acre

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- Auto Clinic (PPF/Tint) (x1)
- Teaching Lab / Robotics (x1)
- EV Fast Charge Station (x1)
- Strip Center / Teaching Bays (x1)

East Yard Commercial — Medium Density (66%) — 5/6 bldgs, 5/16 units — EPSG:2240



## Placement Report

Product	Scheduled	Placed	Unplaced	Fit %
Sit-Down Restaurant	1	1	0	100%
QSR / Drive-Thru	1	1	0	100%
Auto Clinic (PPF/Tint)	1	1	0	100%
Teaching Lab / Robotics	1	1	0	100%
EV Fast Charge Station	1	1	0	100%
Strip Center / Teaching Bays	1	1	0	100%
<b>Total</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>100%</b>

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# Low Density (33%)

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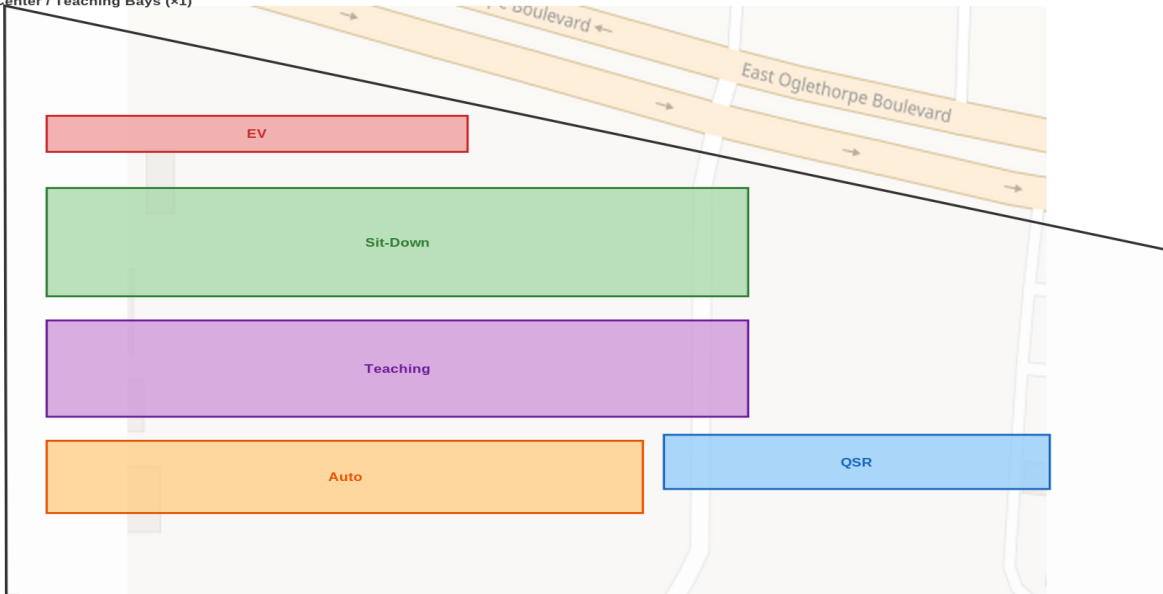
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East Yard Commercial — Low Density (33%) — 5/6 bldgs, 5/16 units — EPSG:2240



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QSR / Drive-Thru	45 x 55	2,475	1	2,475
Auto Clinic (PPF/Tint)	60 x 85	5,100	1	5,100
Teaching Lab / Robotics	80 x 100	8,000	1	8,000
EV Fast Charge Station	30 x 60	1,800	1	1,800
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