

Auto Generated Site Plans

East Yard Commercial | July 21, 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
		6 bldgs		285 shared		16 units	1.6 ac

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%)

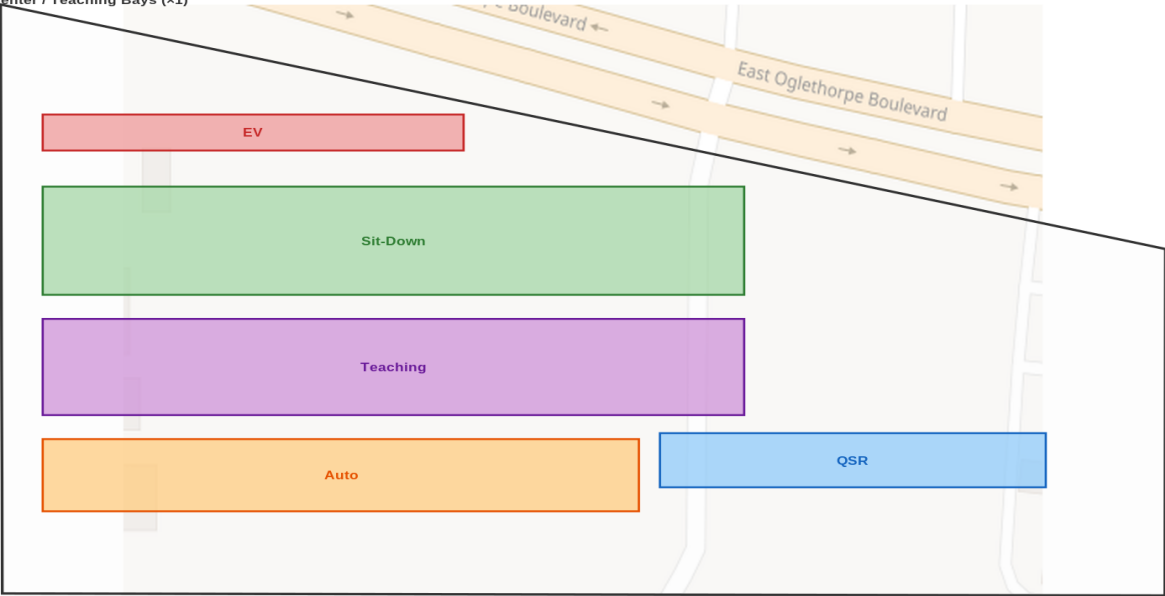
6
Lots Placed

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%
Total	6	6	0	100%

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
Total			6	71,375

Site Statistics

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

Medium Density (66%)

6
Lots Placed

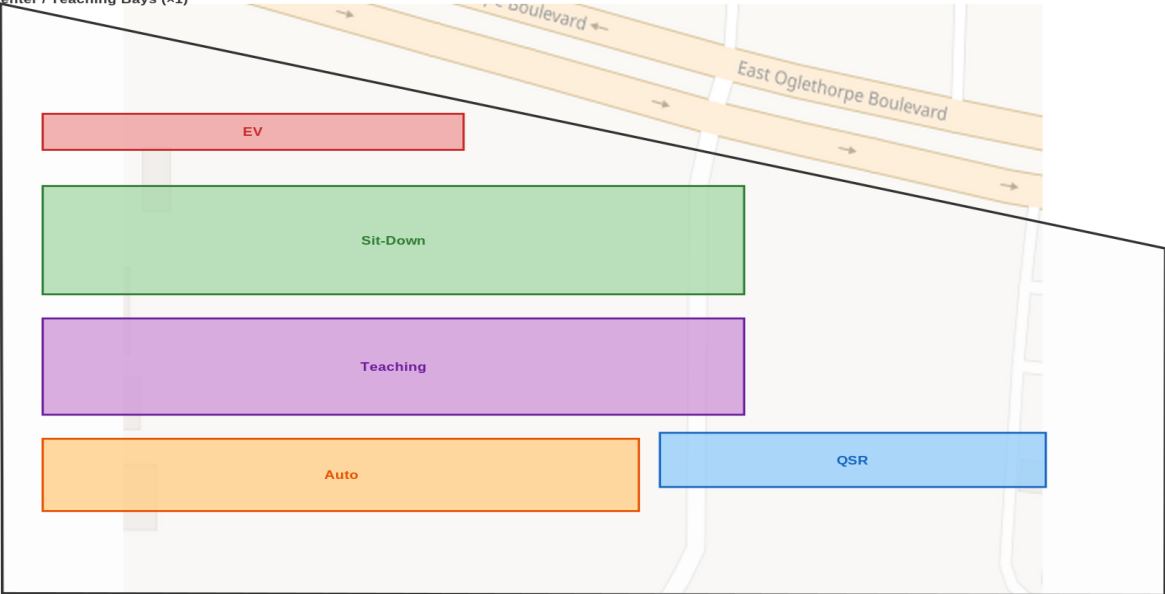
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East Yard Commercial — Medium Density (66%) — 5/6 bldgs, 5/16 units — EPSG:2240



Placement Report

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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%
Total	6	6	0	100%

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Low Density (33%)

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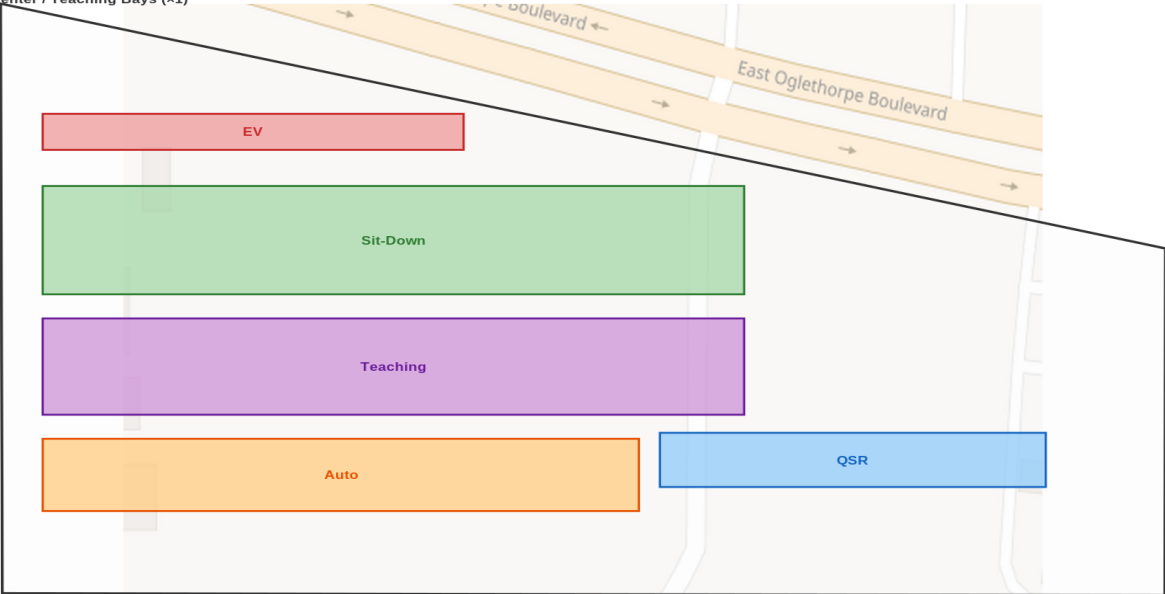
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Lot Area

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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)

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



Placement Report

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Teaching Lab / Robotics	1	1	0	100%
EV Fast Charge Station	1	1	0	100%
Strip Center / Teaching Bays	1	1	0	100%
Total	6	6	0	100%

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