Auto Generated Site Plans

East Yard Commercial | November 18, 2026

6.8 ac	EPSG:4326	3
Parcel Area	Coordinate System	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.

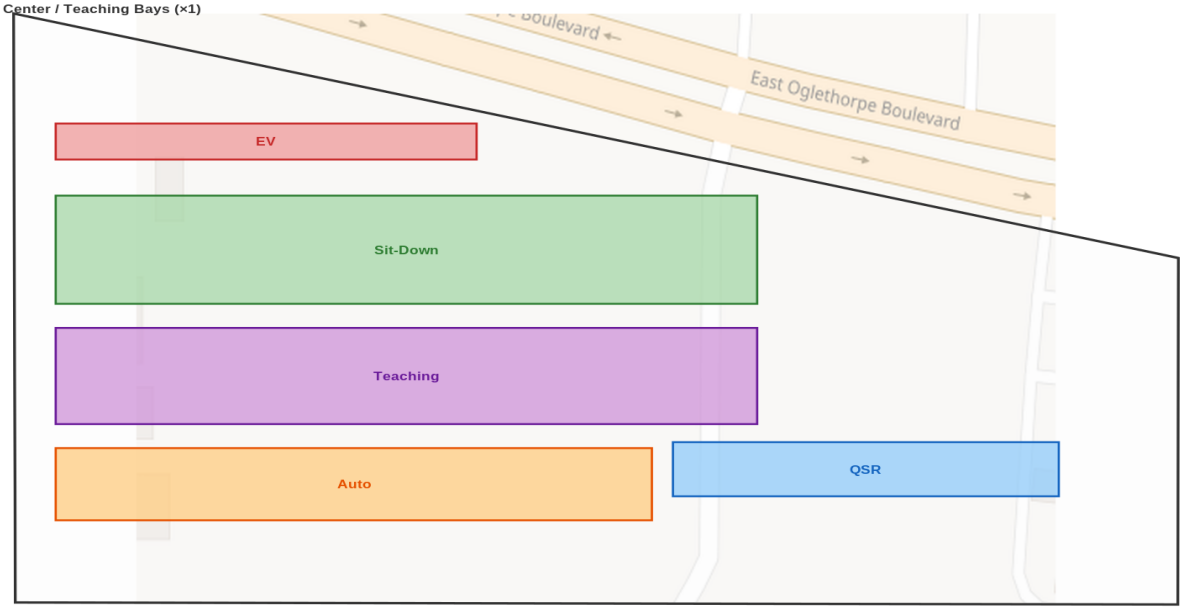
Typical: Building lots 25–35% · Shared parking 30–40% · Internal roads 10–15% · Stormwater 5–10% · Landscaping & buffers 5–10%

High Density (100%)

6	0.6 ac	6	0.9
Lots Placed	Lot Area	Product Types	Units / Acre

East Yard Commercial — High Density (100%) — 5/6 bldgs, 5/16 units — EPSG:2240

- Sit-Down Restaurant (×1)
- QSR / Drive-Thru (×1)
- Auto Clinic (PPF/Tint) (×1)
- Teaching Lab / Robotics (×1)
- EV Fast Charge Station (×1)
- Strip Center / Teaching Bays (×1)



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

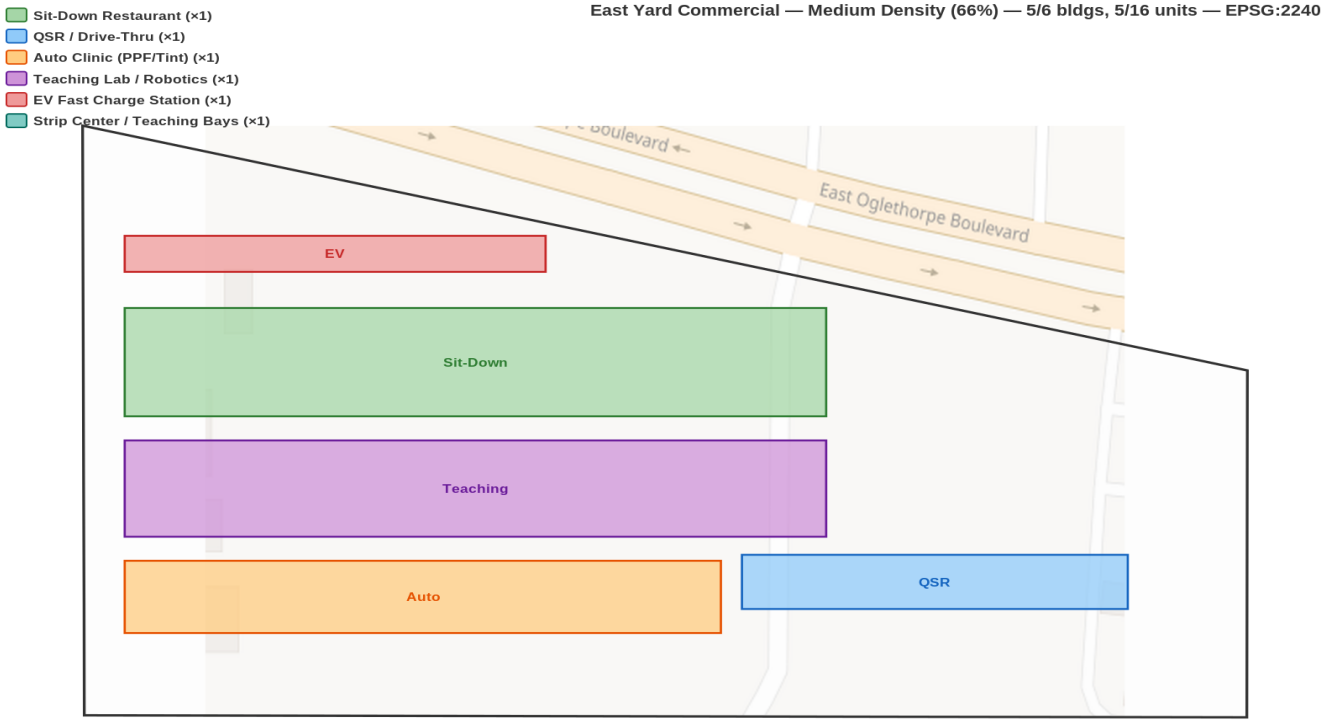
Product	Lot Size (ft)	Lot Area (sf)	Qty	Total Area (sf)
Sit-Down Restaurant	90 x 100	9,000	1	9,000
QSR / Drive-Thru	45 x 55	2,475	1	2,475
Auto Clinic (PPF/Tint)	60 x 85	5,100	1	5,100
Teaching Lab / Robotics	80 x 100	8,000	1	8,000
EV Fast Charge Station	30 x 60	1,800	1	1,800
Strip Center / Teaching Bays	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	0.6 ac	6	0.9
Lots Placed	Lot Area	Product Types	Units / Acre



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

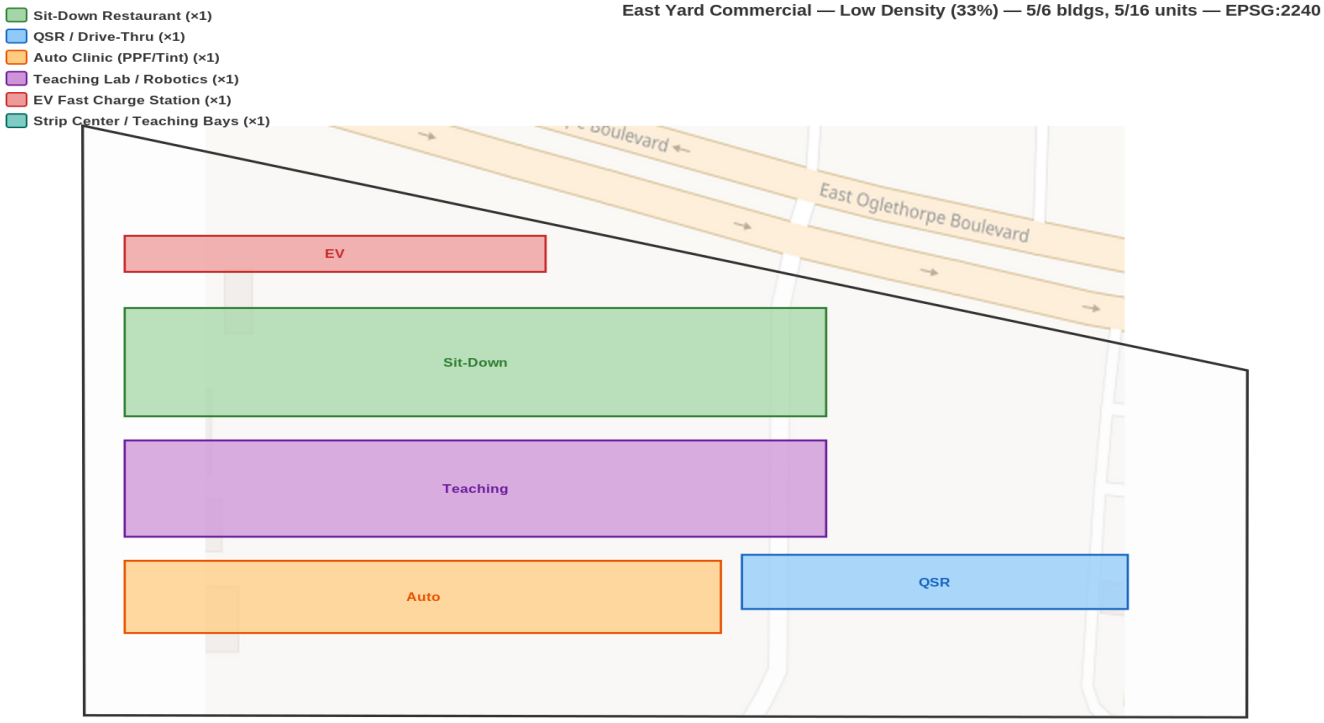
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Low Density (33%)

6	0.6 ac	6	0.9
Lots Placed	Lot Area	Product Types	Units / Acre



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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