

**PRELIMINARY**

This document was issued on 06/15/18  
by Stephen V. Levy, Architect,  
State of Texas, #18122.  
Not for regulatory approval,  
permitting, or construction.

**FIELD INSPECTION REQUIRED**

Prior to performing any bidding,  
new construction, and/or repairs,  
general contractor shall visit the  
site, inspect all existing  
conditions, and report any  
discrepancies to the architect.

**GENERAL NOTES**

**PARKING COUNT**

CITY OF LEANDER, TEXAS  
COMPOSITE ZONING ORDINANCE

OFF-STREET PARKING REQUIREMENTS  
(EXHIBIT A, ARTICLE VI, SECTION 3)

PARKING SPACE / SQUARE FEET RATION:

OFFICE / RETAIL: UNDER 20,000 SF @ 1:200 SF  
\* 80% PARKING REDUCTION APPLICABLE

LOT 1 1.8 ACRES:  
OFFICE / RETAIL

BUILDING 1: 5,500 SF  
BUILDING 2: 6,500 SF  
BUILDING 3: 3,000 SF  
TOTAL: 15,000 SF

PARKING SPACES:

REQUIRED: 15,000 SF/200 = 75 \* = 60  
PROVIDED: = 61

LOT 2 0.97 ACRES:  
OFFICE / RETAIL

BUILDING 4: 6,000 SF

PARKING SPACES:  
REQUIRED: 6,00 SF/200 = 30 \* = 24  
PROVIDED: = 28

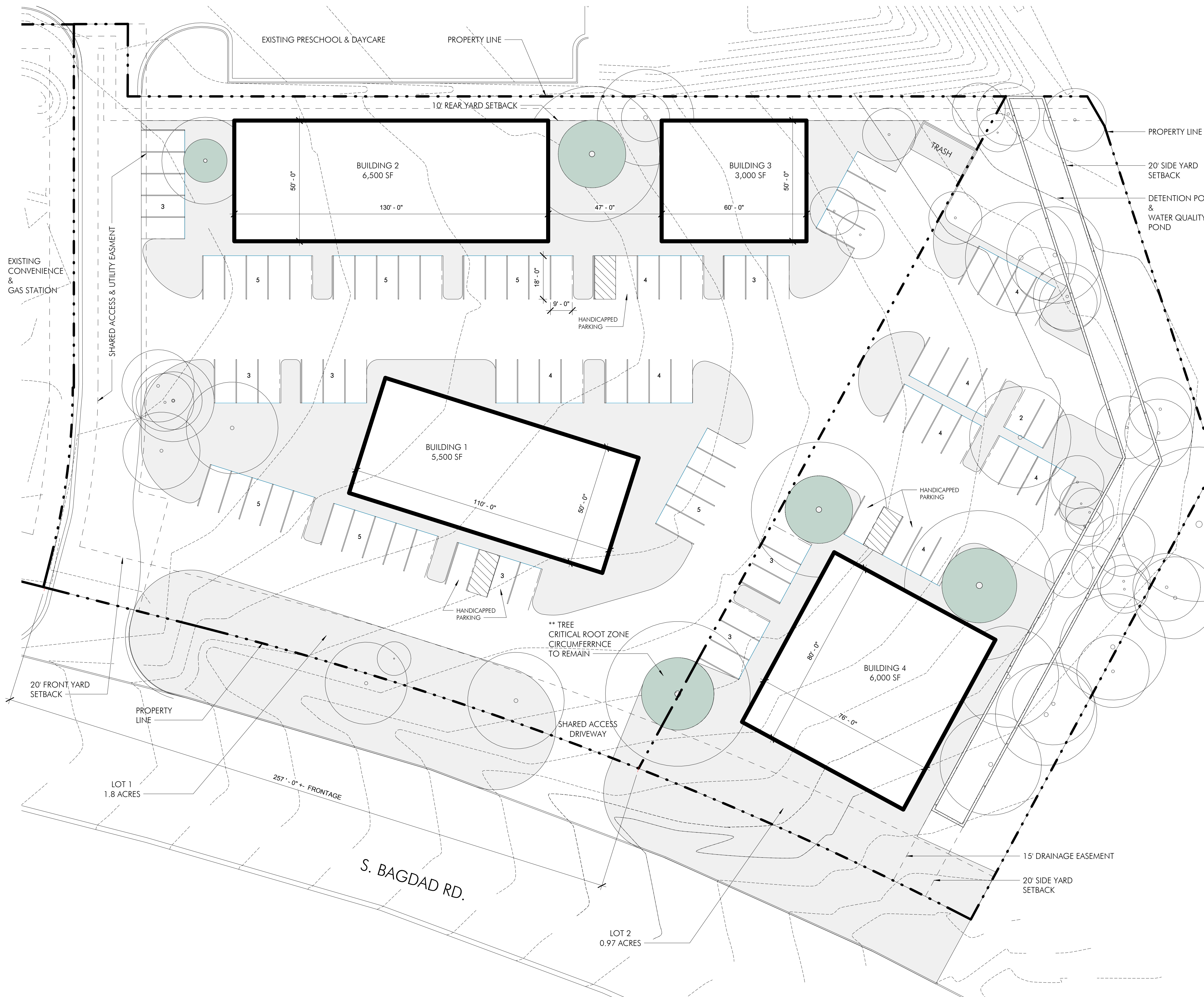
HANDICAPPED PARKING SPACES  
WITHIN PARKING SPACE / SQUARE FEET RATION:

LOT 1: 51 - 75 PARKING SPACES  
REQUIRED: 3  
PROVIDED: 3

LOT 2: 26 - 50 PARKING SPACES  
REQUIRED: 2  
PROVIDED: 2

**NOTE:**

\*\* TREES CRITICAL ROOT ZONE AND  
LAYOUT BASED ON  
K.G.B.E.-CIVIL ENGINEERING/  
BLUEBONNET CARWASH  
SITE DEVELOPMENT PLANS/  
EXISTING SITE PLAN/  
SHEET 4 OF 18/  
ISSUED 01/07/14.  
RE: CIVIL



OFF-STREET PARKING SUMMARY	
PARKING TYPE	COUNT
9' - 0" X 18' - 0"	91



**1 ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 20'-0"

**BAGDAD FALLS RETAIL**  
LEANDER, TX

# DATE ISSUED FOR

PROJECT NUMBER: L8015

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ARCHITECTURAL SITE  
PLAN

**A1.0**