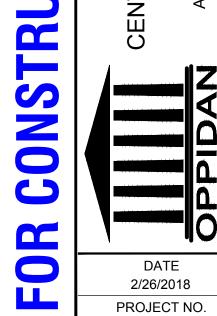
PROPERTY SUMMARY			
######	##		
TOTAL PROPERTY AREA		±2.45 AC	
ZONING SUI	ИΜА	RY	
EXISTING ZONING		B2- COMMUNITY COMMERCIAL	
PARKING SETBACKS		FRONT = 30' SIDE = 10' REAR = 10'	
BUILDING SETBACKS		FRONT = 50' SIDE = 20' REAR = 20'	
PARKING SPACE/DRIVE AISLE		9' WIDE X 20' LONG, 24' AISLE	
PARKING RATIO REQUIREMENT- :		1 SPACE / 600 SF OF BLDG	
BUILDING DATA	A SU	IMMARY	
AREAS			
BUILDING AREA	18	3,000 SF (±16.9% OF TOTAL PROPERTY AREA)	
PARKIN	IG		
REQUIRED PARKING		30 SPACES	
PROPOSED PARKING		76 SPACES	
ADA STALLS REQ'D / PROVIDED		1 STALLS / 1 STALLS	



FOR REVIEW

Kimley»

CONCEPTUAL SITE PLAN



DATE 2/26/2018 PROJECT NO.

SHEET NUMBER

EX-01





Facility Design:

- Typically developed on 2 acres of land +/-.
- Parking designed for limited parking stalls for customers with the bulk of parking behind a secured fence for vehicles in process.
- Greenspace, landscaping and lighting designed to meet municipal requirements.
- Use intensity is far less than that of retail, restaurants and most other commercial or service users.

Facility Operations:

- Typical Operating Hours from 7 a.m. to 6 p.m. (hours may be extended based on customer volumes and needs)
- All work is completed within the building. There may be an occasional need to do some minor work outside to make a vehicle able to move inside for the vast majority of work.
- Car storage is for vehicles waiting for service or waiting to be picked up by a customer.
- 100 to 120 cars serviced per month for an average shop. This will vary by location.
- Approximately 75-80% of vehicles are driven in by the customer for service, with the balance being brought in by tow truck/wrecker

Employment:

- Employment ranges from 12-20 employees, depending on location and volume.
- Positions include, General manager, CSR's, Body Tech and Apprentice, as well as front office personnel.
- Hourly Ranges are from \$14.65 to \$19.27 per hour with bonus potential (monthly or quarterly). Per hour rates will vary based on markets and experience of personnel.
- Benefits include health, dental, vison, life and disability coverages, plus other supplemental coverages available.
- Individual retirement accounts, health savings accounts and education assistance.

Store Sales & Impacts

- Average store volumes of \$3,000,000 \$3,600,000. Store sales will vary by market and competition.
- Approximately 38% of store volume is related to parts purchases and sales, which may be taxable in some municipalities.