

## Lawton Marketplace

NW 82<sup>nd</sup> Street, Lawton, Oklahoma

L/P LADERA  
PROPERTIES

AUSTIN CLINKSCALES  
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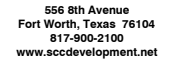
SCC DEVELOPMENT COMPANY

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**Kirk Development Services**  
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<b>SITE AREA</b>	
RETAIL/RESTAURANT PARCEL	±1.77 ACRES

<b>BUILDING AREA</b>	
RETAIL A	2,350 SF
RETAIL B	2,100 SF
RETAIL C	2,100 SF
PROPOSED STARBUCKS	2,200 SF
<b>TOTAL</b>	<b>8,750 SF</b>

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	12	12
RETAIL B	1/200 SF	11	11
RETAIL C	1/200 SF	11	11
PROPOSED STARBUCKS	1/100 SF	22	44
TOTAL		56	78

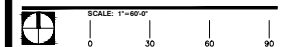
TOTAL BUILDING AREA = 8,750 SF  
TOTAL SITE AREA = 76,907.3 SF ( $\pm 1.77$  AC)  
RATIO = 11.4%

JURISDICTION	CITY OF LAWTON
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
8/15/19	SCHEME 2	JKM

**LAWTON  
OK  
NW 82ND STREET  
& QUANAH PARKER TRAILWAY**



## SCHEME 2



## LOCATION MAP





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556 8th Avenue  
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#### PROJECT INFORMATION

SITE AREA	
QSR PARCEL	±0.96 ACRES
STARBUCKS PARCEL	±0.81 ACRES
TOTAL	±1.77 ACRES

BUILDING AREA	
QSR	3,200 SF
STARBUCKS	2,000 SF
TOTAL	5,200 SF

PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
QSR	1/100 SF	32	50
STARBUCKS	1/100 SF	20	26
TOTAL		52	76

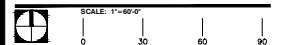
BUILDING COVERAGE RATIO	
TOTAL BUILDING AREA = 5,200 SF	
TOTAL SITE AREA = 76,907.3 SF (±1.77 AC)	
RATIO = 6.8%	

ZONING CLASSIFICATION	
JURISDICTION	CITY OF LAWTON
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES**
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DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
8/19/19	SCHEME 3	JKM

LAWTON  
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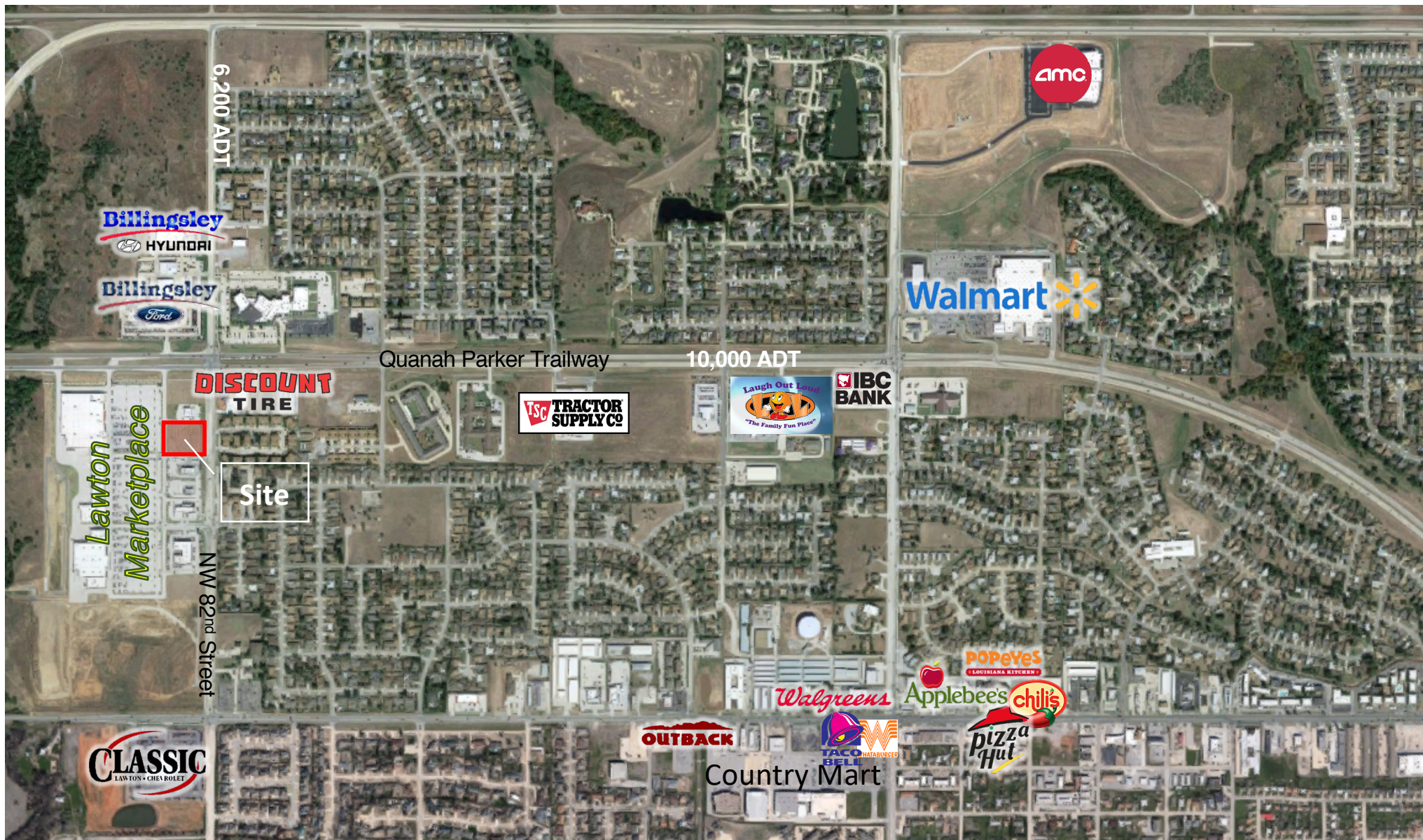


# SCHEME 3



LOCATION MAP





### Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	5,002	31,618	61,100	104,706
Households	2,107	12,682	24,078	38,511
Average Household Income	\$80,975	\$74,397	\$63,433	\$64,268
Daytime Employment	3,163	10,351	22,640	40,748



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