



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

SITE LINE LEGEND

- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJACENT PROPERTY LINE
- MIN. BUILDING SETBACK
- CENTER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- EXISTING CONCRETE CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONC. PAD/ CONC. SIDEWALK
- EXISTING GUARD RAIL
- EXISTING STOCKADE & CHAIN LINK FENCE
- EXISTING UTILITY POLE, GUY ANCHOR & UTILITY POLE WITH LIGHT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ADA SIDEWALK RAMPS
- PROPOSED BIO-RETENTION AREA
- PROPOSED 3' WIDE FILTER STRIP

SITE DATA

- TAX PARCEL NO. 079.17-01-078.111, 079.17-01-79
- PARCEL AREA: 1.861 ACRES & 0.210 ACRES
- EXISTING ZONING: MC (MEDIUM-INTENSITY COMMERCIAL DISTRICT)
- BULK REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA (SF)	45,000	2.07 ACRES
MAX LOT COVERAGE	20%	5.9%
MIN. LOT WIDTH (FT)	150	300.65
MAX. BUILDING HEIGHT (FT)	35	22±
MIN. FRONT YARD SETBACK (FT)	50	54±
MIN. SIDE YARD SETBACK (FT)	20	52±
MIN. REAR YARD SETBACK (FT)	75	185±

PARKING REQUIREMENT:
1 SPACE/150 SF GROSS FLOOR AREA OVER 1000 SF
1/150 x 1,180 = 8 PARKING SPACES REQUIRED
PARKING PROVIDED: 15 PARKING SPACES, 1 ADA/HANDICAP
TOTAL = 16 PARKING SPACES

SIGN LEGEND

SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT
1		R1-1	30"x30" OCTAGONAL WHITE ON RED	"A" OR FREE-STANDING PEDESTAL	7'-0"
2	RESERVED PARKING	P4-6	12"x18" WHITE ON BLUE	(SEE DETAIL ON SHEET CA500)	7'-0"
3	NO PARKING ANY TIME	P4-6	12"x18" RED ON WHITE	"A" OR FREE-STANDING PEDESTAL	7'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft. (24" x 36" SHEET)
1 inch = 40 ft. (12" x 18" SHEET)

PROJECT MANAGER E.R.G.		DRAWN BY D.J.L./A.C.M.		BOUNDARY G.M.S.		TOPOGRAPHY G.L.R.		DATE 05/12/2025		SCALE 1"=20'	
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