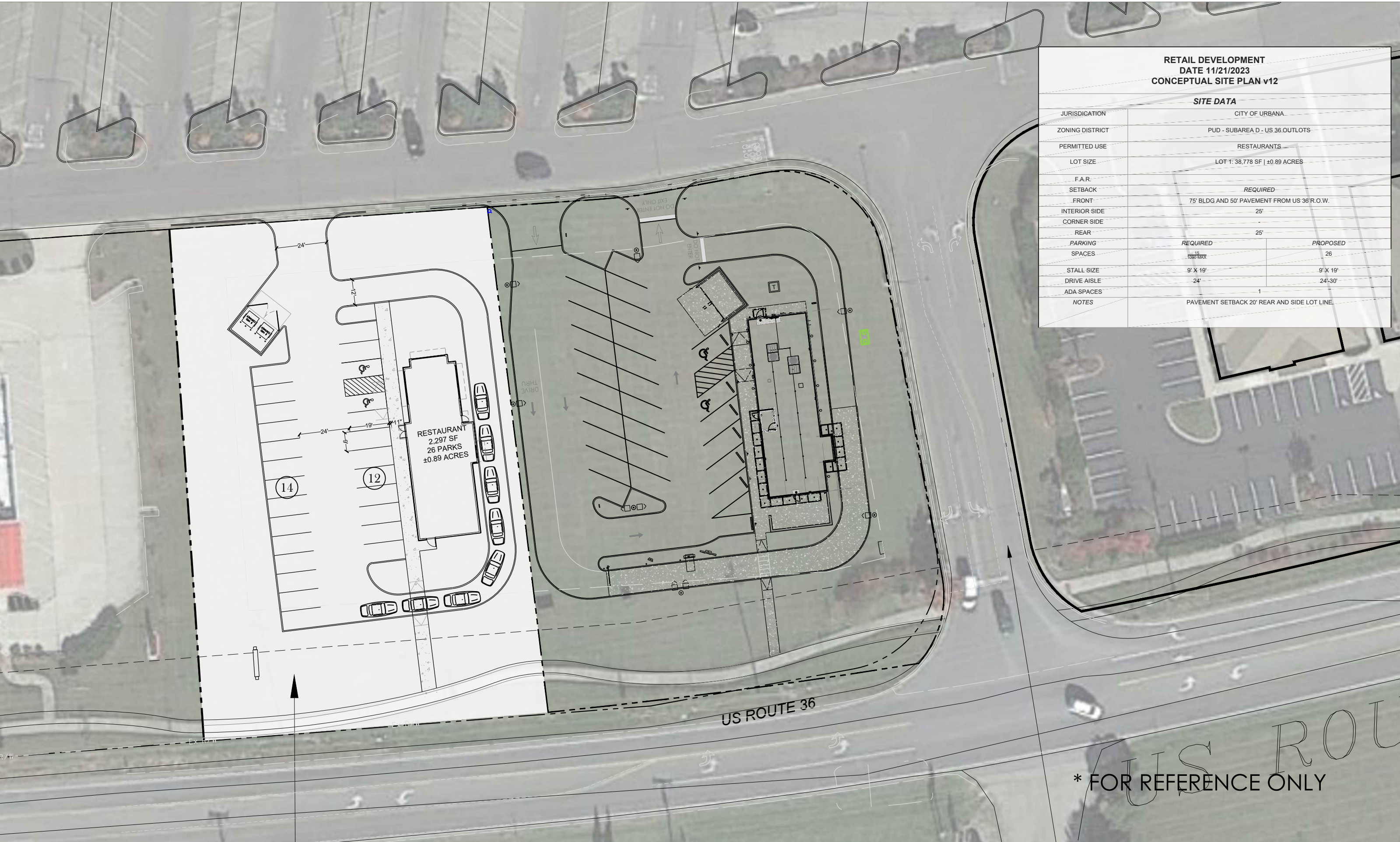


RETAIL DEVELOPMENT
DATE 11/21/2023
CONCEPTUAL SITE PLAN v12

SITE DATA

JURISDICTION	CITY OF URBANA	
ZONING DISTRICT	PUD - SUBAREA D - US 36 OUTLOTS	
PERMITTED USE	RESTAURANTS	
LOT SIZE	LOT 1: 38,778 SF ±0.89 ACRES	
F.A.R.		
SETBACK	<i>REQUIRED</i>	
FRONT	75' BLDG AND 50' PAVEMENT FROM US 36 R.O.W.	
INTERIOR SIDE	25'	
CORNER SIDE	-	
REAR	25'	
PARKING SPACES	<i>REQUIRED</i> 15 1050 MAX	<i>PROPOSED</i> 26
STALL SIZE	9' X 19'	9' X 19'
DRIVE AISLE	24'	24'-30'
ADA SPACES	1	
NOTES	PAVEMENT SETBACK 20' REAR AND SIDE LOT LINE	



* FOR REFERENCE ONLY