



- SITE LEGEND**
- (A) CURB RAMP PER FDOT STANDARD PLANS 522-002.
- (B) DUMPSTER ENCLOSURE
- (C) TYPE D CURB PER FDOT STANDARD PLANS 520-001

SITE DATA TABLE		
PARCEL NO.	38510-000-02	
PROPERTY OWNER	CGCR HOLDINGS LLC	
PARCEL ACREAGE	1.40 AC	
ZONING	B-5	
FUTURE LAND USE	COMMERCIAL	
EXISTING USE	VACANT	
PROPOSED USE	COMMERCIAL	
SURROUNDING FUTURE LAND USE DESIGNATIONS	NORTH: COMMERCIAL (CITY/COUNTY)	
	SOUTH: AGRICULTURAL (CITY)	
	EAST: COMMERCIAL (CITY)	
SURROUNDING ZONING DESIGNATIONS	NORTH: B-4 (CITY)	
	SOUTH: AG (CITY)	
	EAST: B-5 (CITY)	
FEMA FLOOD ZONE	X	
	FEMA FIRM PANEL(S)	
	12083C0737D, 12083C0741D	
BUILDING FOOTPRINT	15,600 SF	
NUMBER OF STORIES	1	
PARKING (CITY OF BELLEVUE CODE OF ORDINANCES SEC. 118-94)	REQUIRED	PROVIDED
	1 SPACE/600 SF FLOOR AREA	STND: 27 SPACES ADA: 2 SPACES
	15,600 SF/600 SF = 26 SPACES	TOTAL: 29 SPACES
BUILDING SETBACKS (YARDS) (CITY OF BELLEVUE CODE OF ORDINANCES SEC. 134-245)	NORTH, WEST (SIDE): 3'	
	EAST (FRONT): 10'	
	SOUTH (SIDE): 3'	
LANDSCAPE BUFFERS (CITY OF BELLEVUE CODE OF ORDINANCES SEC. 114-63)	NORTH, WEST: 10'	
	EAST: 10'	
	SOUTH: 20'	
LOT COVERAGE (IMPERVIOUS AREA) (CITY OF BELLEVUE CODE OF ORDINANCES SEC. 134-245)	REQUIRED	PROVIDED
	70% MAX	52%

- SITE PLAN NOTES**
- A REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
 - HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL, AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
 - ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF BELLEVUE.
 - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATIONS OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
 - ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING (EXCEPT WHERE SHOWN).
 - ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
 - ALL PAVEMENT GRAPHICS SHALL BE THERMOPLASTIC.
 - LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
 - MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON. MOT SHALL BE PER FDOT INDEX 102-800.
 - AS-BUILT PLANS ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
 - ALL SIGNAGE SHALL COMPLY WITH CITY OF BELLEVUE ORDINANCES.
 - SITE CONSTRUCTION SHALL BE PER CITY OF BELLEVUE SPECIFICATIONS.
 - FOR ALL SIDEWALKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0%.
 - ALL CURB RAMPS SHALL BE PER FDOT INDEX 711-001 AND PER FLORIDA BUILDING CODE SECTION 11-4.7, TRUNCATED DOWNS SHALL BE INSTALLED ON ALL CURB RAMPS.
 - UNLESS OTHERWISE NOTED ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND CITY OF BELLEVUE STANDARDS.

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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