

PARKING SUMMARY

1. RESTAURANT: 1 SPACE PER 200 SF = 7,957/200 = 40 SPACES 2. RETAIL: 1 SPACE PER 150 SF = 29,462/150 = 196 SPACES 3. RESIDENTIAL: 2 SPACES PER DWELLING UNIT = 13 UNITS x 2 = 26 SPACES TOTAL = 262 SPACES REQ'D

PROVIDED: BLDG 1 AREA 9' x 18' SPACES: 72 SPACES BLDG 2 AREA 9' x 18' SPACES: 26 SPACES BLDG 3 AREA 9' x 18' SPACES: 92 SPACES TOTAL = 190 SPACES

SITE DATA		
SITE AREA = 4.3 ACRES		
ZONED: B-1 (GENERAL BUSINESS) & R-B-2	2 (RETAIL BUSINES	S)
BUILDING AREA: 7,957 GSF REST., 29,46	2 GSF RETAIL,	
13 APARTMENTS		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT & SIDE FRONT (CENTER ST):	20 FT MAX.	20.0 FT MAX.,19.78 FT M
SIDE:	NONE	76.76 FT MIN.
REAR:	15 FT	N/A
SETBACKS - PARKING		
FRONT:	NONE	9.0 FT MIN.
SIDE:	NONE	3.87 FT MIN.
REAR:	NONE	N/A
BUILDING COVERAGE		00 500 05
PRINCIPAL % OF LOT:	50%	29,520 SF (15.8%)
BUILDING HEIGHT	35 FT	< 35 FT
<u>GREENSPACE</u>	N/A	1.21 AC (28.3%)

- 1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- 2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- 3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- 4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- 5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

GENERAL NOTES:

- 1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- 2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- 3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND
- 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- 6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- 7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE
- 8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

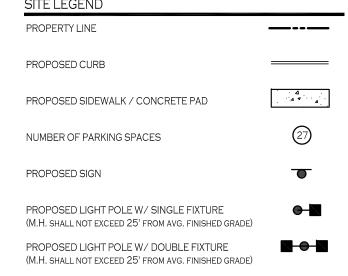
<u>DET</u>	TAIL LEGEND SEE SITE DETAIL SHEET
$\langle 1 \rangle$	TYPE "A" CONCRETE CURB
$\overline{2}$	CONCRETE SIDEWALK
<u>3</u>	PRECAST PARKING BUMPERS
$\overline{4}$	STANDARD DUTY ASPHALT
4B	EXTERIOR CONCRETE SLAB ON GRADE
<u></u>	90° PARKING STALL
<u>6</u>	HANDICAPPED PAVEMENT MARKINGS
7	HANDICAPPED PARKING SIGN
8	DUMPSTER ENCLOSURE
9	SIDEWALK CURB RAMP
10	LIGHT POLE FOUNDATION
(1)	STOP BAR
(12)	PAINTED PAVEMENT ARROWS
(13)	RETAINING WALL
$\langle 14 \rangle$	HANDICAP SIDEWALK RAMP

NOTE LEGEND 1\ INSTALL STOP SIGN, M.U.T.C.D. SIGN NO. R1-1C RUNOUT CURB IN 2' OR MATCH EXISTING CURB LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1C \ INSTALL "DO NOT ENTER" SIGN, M.U.T.C.D. SIGN NO. R5-1C 6" WIDE WHITE PAVEMENT STRIPE AT 5' SPACING (CROSSWALK) PROPOSED SAWCUT LINE \ INSTALL "LEFT TURN ONLY" SIGN, M.U.T.C.D. SIGN NO. R3-5L

> INSTALL "RIGHT TURN ONLY" SIGN, M.U.T.C.D. SIGN NO. R3-5R INSTALL PAINTED PAVEMENT TEXT AS SHOWN 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4" SPACING 4" WIDE YELLOW PAVEMENT STRIPE @ 2' O.C. & @ 45° TO PARKING LINES

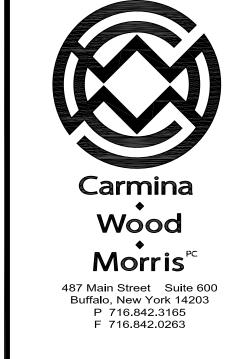
13\ 2' CURB OPENING FOR DRAINAGE

14 EXTERIOR STAIRS, SEE DESIGN BY OTHERS 15\ INSTALL "NO RIGHT TURN" SIGN, M.U.T.C.D. SIGN NO. R3-1C



PROPOSED WALL MOUNTED FIXTURE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



relopm(

Issued for Construction: xx.xx.xx Municipality Submission: 1/6/16 Drawn by: C. Wood Scale: As Noted

DRAWING NAME:

Site Plan

DRAWING NO.

Project no.: 12.073