



SITE DATA - JULY 20, 2021

ZONED: B2
PARCEL SIZE: 36,000 SF
MIN SITE: 20,000 SF

SETBACKS:
FRONT: 35 FT
SIDE: 0 FT
SIDE (NEXT TO ROW): 35 FT
REAR: 0 FT

PARKING:
RESTAURANT
 1 SPACE / 100SF OF BLDG
 1,300 / 100 = 13 SPACES

RETAIL
 1 SPACE / 250 SF OF BLDG
 2,600 / 250 = 10.4 SPACES

REQUIRED: 24 SPACES
PROVIDED: 25 SPACES

DRIVE-TRHU STACKING:
REQUIRED: 10 CARS
PROVIDED: 10 CARS

- LANDSCAPE:**
- SCREEN PARKING WITH EVERGREENS - 6 FT WIDE BED
 - NO BUFFERS REQUIRED BETWEEN SAME ZONING
 - SCREEN TRASH WITH EVERGREEN SHRUBS
 - FOUNDATION PLANTING FACING A ROW
 - TREES - ONE TREE PER 5 PARKING SPACES

25 / 5 = 5 TREES
REQUIRED: 5 TREES
PROVIDED: 6 TREES

PARCEL 10 - Virginia Beach, VA

CONCEPTUAL LAYOUT - July 20, 2021

