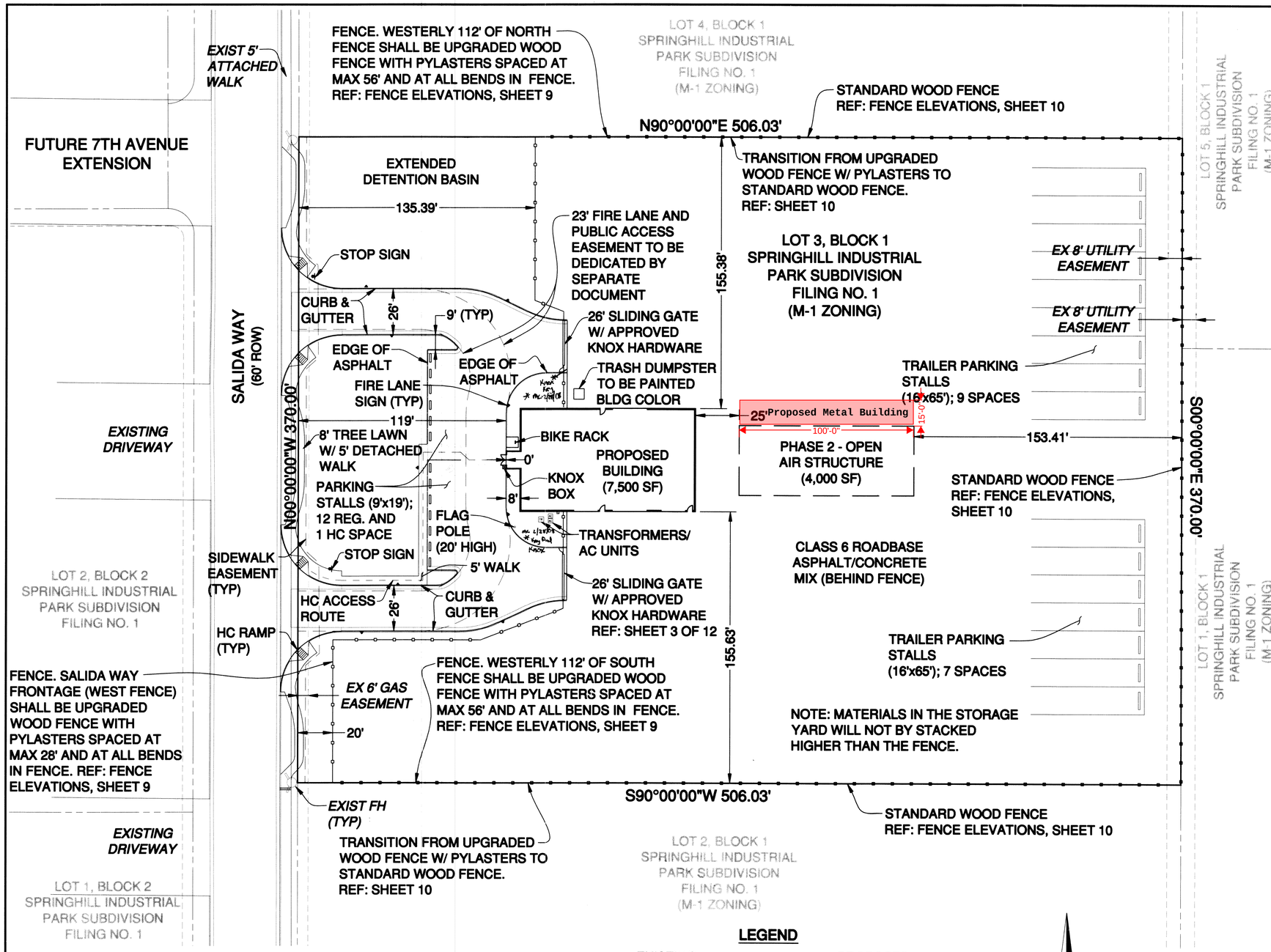

NOTES:

1. TOTAL SQUARE FOOTAGE OF FLAG(S) CANNOT EXCEED 240 SQ. FT.
2. REFER TO SHEET 5 OF 10 FOR ALL PROPOSED DRAINAGE AND UTILITY EASEMENTS.
3. IF REQUESTED BY THE ABUTTING PROPERTY OWNER ALONG THE NORTH PROPERTY LINE, OWNER AGREES TO MOVE THE FENCE ON THE NORTH PROPERTY LINE BACK TEN (10) FEET AND INSTALL THE REQUIRED TEN (10) FOOT LANDSCAPE BUFFER.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB & GUTTER	
	TYPE I (CATCH) CURB & GUTTER	
	TYPE II (SPILL) CURB & GUTTER	
	HC ACCESS ROUTE	
	HANDICAP RAMPS	
DRIVE	DESCRIPTIONS	DRIVE

N

30 15 0 30 60

SCALE 1"= 30'

CKE Engineering assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

PROJECT DATA

Description	LOT 3
Land Area within property lines	187,231 SF 4.298 AC
Gross floor area (41-16 City Code)	7,500 SF
Number of buildings	1+1 OPEN AIR STRUCT.
Total building coverage	3.2% – 6,080 SF
Open Air Structure	2.1% – 4,000 SF
Building classification	Type II-B NON-SPRINKLERED
Building occupancy type	B – 3,000 SF S-1 – 4,500 SF
Hard surface area/coverage (excl. bldgs.)	9.7% – 18,155 SF
Pourous surface area (roadbase)	68.8% – 128,790 SF
Landscaping – open space area/coverage	16.2% – 30,206 SF
Zoning classification	M-1
	Light Industrial
Proposed uses	Office/Warehouse/Shop
Number of stories	2
Max. height of building	25'
Loading spaces required / provided	0 / 0
Parking spaces required / provided	13 / 13
Disabled spaces required / provided	1 / 1
Bicycle spaces required/provided	1 / 2

SIGNAGE DATA

	Allowed	Proposed
Type	Wall, window, ground	Wall
Number	Five (5)	One (1)
Area	80 s.f.	Wall – Max 80 s.f.

PARKING CALCULATIONS:

OFFICE 3,000 SF / 300 SF/SP = 10 SPACES
WAREHOUSE/SHOP 4,500 SF / 2,000 SF/SP = 3 SPACES

TOTAL PARKING REQUIRED = 13 SPACES
TOTAL PARKING PROPOSED = 13 SPACES

HANDICAP PARKING REQUIRED = 1 SPACE
HANDICAP PARKING PROVIDED = 1 SPACE

BICYCLE PARKING REQUIRED =
3% x 13 AUTO SP = 1 SPACE
BICYCLE PARKING PROPOSED = 2 SPACES

REVISIONS:

1. PRE-SUBMITTAL MEETING	12/13/06
2. 1ST SUBMITTAL	12/29/06
3. 2ND SUBMITTAL	02/16/07
4. 3RD SUBMITTAL	04/02/07
5. TECHNICAL CORRECTIONS	05/04/07
6. MYLAR SUBMITTAL	07/20/07

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SITE PLAN/PROJECT DATA
SHEET 2 OF 12