

SITE PLAN KEYNOTES:

- 1

PROPERTY LINE
- 2

CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3

BICYCLE RACKS, SEE A1.02
- 4

CANOPY ABOVE
- 5

EXTEIOR TRASH ENCLOSURE, PERMITTED UNDER 19-116110-00-BP
- 6

EXTERIOR SIGN, SEE SHEET A1.02
- 7

PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02
- 8

PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02
- 9

FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 10

PEDESTAL MOUNT MAILBOX CLUSTER
- 11

8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.
- 12

48'-0" ROW DEDICATION
- 13

ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1
- 14

12'-0" x 30'-0" LOADING SPACE, DELEVERY VEHICLE NOT TO EXCEED 8,000 POUNDS
- 12

6' CONCRETE WALL TO EXTEND PERIMETER OF DRIVE-THRU THAT IS WITHIN 6'-0" OF THE PROPERTY LINE, CONCRETE WALL TO BE 3'-0" A.F.G.

SITE PLAN GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT:

SITE AREA:	64,053 sf = 1.47 ACRES
ZONING:	CR & CO
BUILDING AREAS:	
FUTURE BLDG A:	3,387 sf RETAIL
FUTURE BLDG B:	3,321 sf RETAIL
BLDG C:	3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)
BUILDING HEIGHTS:	
FUTURE BLDG A:	25'-0"
FUTURE BLDG B:	25'-0"
BLDG C:	50'-0"
PARKING:	
COMMERCIAL:	1/250 sf REQ'D = 41 SPACES
RESIDENTIAL:	1.5/DWELLING REQ'D = 39 SPACES
PROVIDED:	80 SPACES 8-HANDICAP / 1-VAN 51 COMPACT (64%) 24 STANDARD
TOTAL AREA OF OFF-STREET PARKING:	29,042 sf
RQD LANDSCAPING:	MIN. 5% = 1,452 sf
PROVIDED:	2,155 sf

SITE PLAN LEGEND:

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	37,521 SF	58.58 %
LANDSCAPE	12,906 SF	20.15 %
TOTAL SITE AREA	64,053 SF	100 %

