

SITE PLAN NOTES

AC PAVEMENT

LANDSCAPE AREA

TRUNCATED DOMES

PROPERTY LINE


SET BACK


DECORATIVE PAVING

PERMEABLE PAVEMENT

<u>ZONE:</u>	GENERAL COMMERCIAL
<u>COMBINED PARCEL SIZE:</u>	1.60 ACRES 149' 8" x 478' 8" 69,696 SQFT
<u>BUILDING AREA:</u>	16,000 SQFT
<u>LANDSCAPE AREA REQUIRED:</u>	10%
<u>LANDSCAPE AREA PROVIDED:</u>	26% (18,290 SQFT)
<u>PARKING LOT LANDSCAPE AREA REQUIRED:</u>	10%
<u>PARKING LOT LANDSCAPE AREA PROVIDED:</u>	13%
<u>CALCULATION:</u>	3,818 SF LANDSCAPED AREA / 28,873 SF TOTAL PARKING AREA (25,055 + 3,818) = .132 = 13%
<u>HARDIPAVE AREA:</u>	34,581 SQFT
<u>LOT COVERAGE:</u>	23%

LANDSCAPE KEY PLAN

LANDSCAPED AREA: 3,818 SF 

PARKING AREA: 25,055 SF 

<u>PARKING REQUIRED:</u>	53 (RETAIL 1300 SQFT)
<u>PARKING PROVIDED:</u>	56
<u>HANDICAP STALLS REQUIRED:</u>	3 (351-75 STALLS)
<u>HANDICAP STALLS PROVIDED:</u>	3 (1 VAN)
<u>RV PARKING REQUIRED:</u>	2
<u>RV PARKING PROVIDED:</u>	2
<u>BIKE PARKING REQUIRED:</u>	3 (5% PARKING STALLS)
<u>BIKE PARKING CALCULATION:</u>	53 REQUIRED PARKING X 5% (.05) = 2.65 = 3
<u>FUTURE EV REQUIRED:</u>	4
<u>FUTURE EV PROVIDED:</u>	4
<u>CLEAN AIR VEHICLES REQUIRED:</u>	6
<u>CLEAN AIR VEHICLES PROVIDED:</u>	6

1. OUTDOOR LIGHT FIXTURES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18' AND WILL UTILIZE ENERGY-EFFICIENT FIXTURES AND LAMPS

2. LIGHTING FIXTURES SHALL BE SHIELDED OR RECESSED TO REDUCE LIGHT BLEED TO ADJOINING PROPERTIES BY ENSURING THAT THE LIGHT SOURCE IS NOT VISIBLE FROM OFF SITE AND CONFINING GLARE AND REFLECTIONS WITHIN THE BOUNDARIES OF THE SITE TO THE MAXIMUM EXTENT FEASIBLE

3. LIGHTING FIXTURES SHALL BE DIRECTED TOWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY, SO THAT NO ON-SITE LIGHT FIXTURE DIRECTLY ILLUMINATES AN AREA OUTSIDE THE SITE BOUNDARIES

4. NO PERMANENTLY INSTALLED LIGHTING SHALL BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS, AS DETERMINED BY THE DIRECTOR.

LANDSCAPING

1. REFER TO LANDSCAPE PLAN FOR ENTIRE LIST OF SPECIES AND DESIGN

2. REDUCTION OF PROPOSED PUBLIC VISIBILITY AREA WILL NOT EXCEED A HEIGHT OF 42"

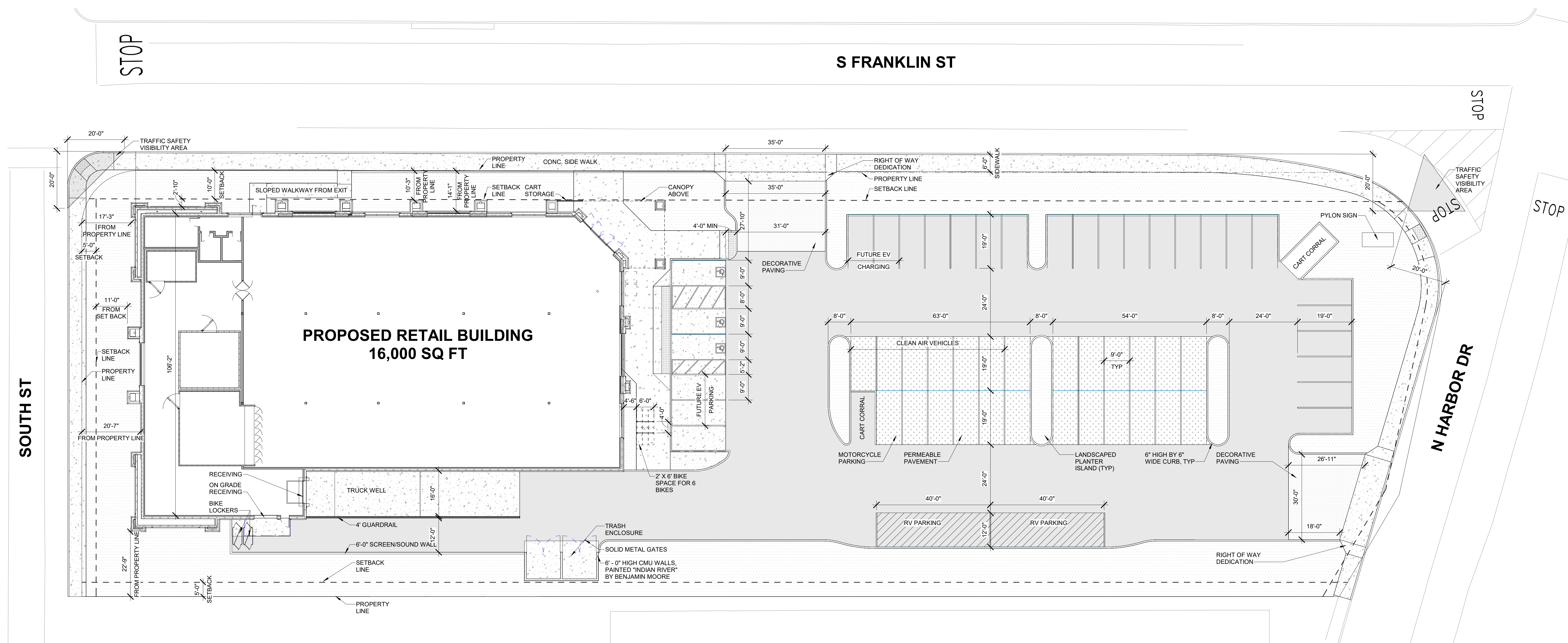
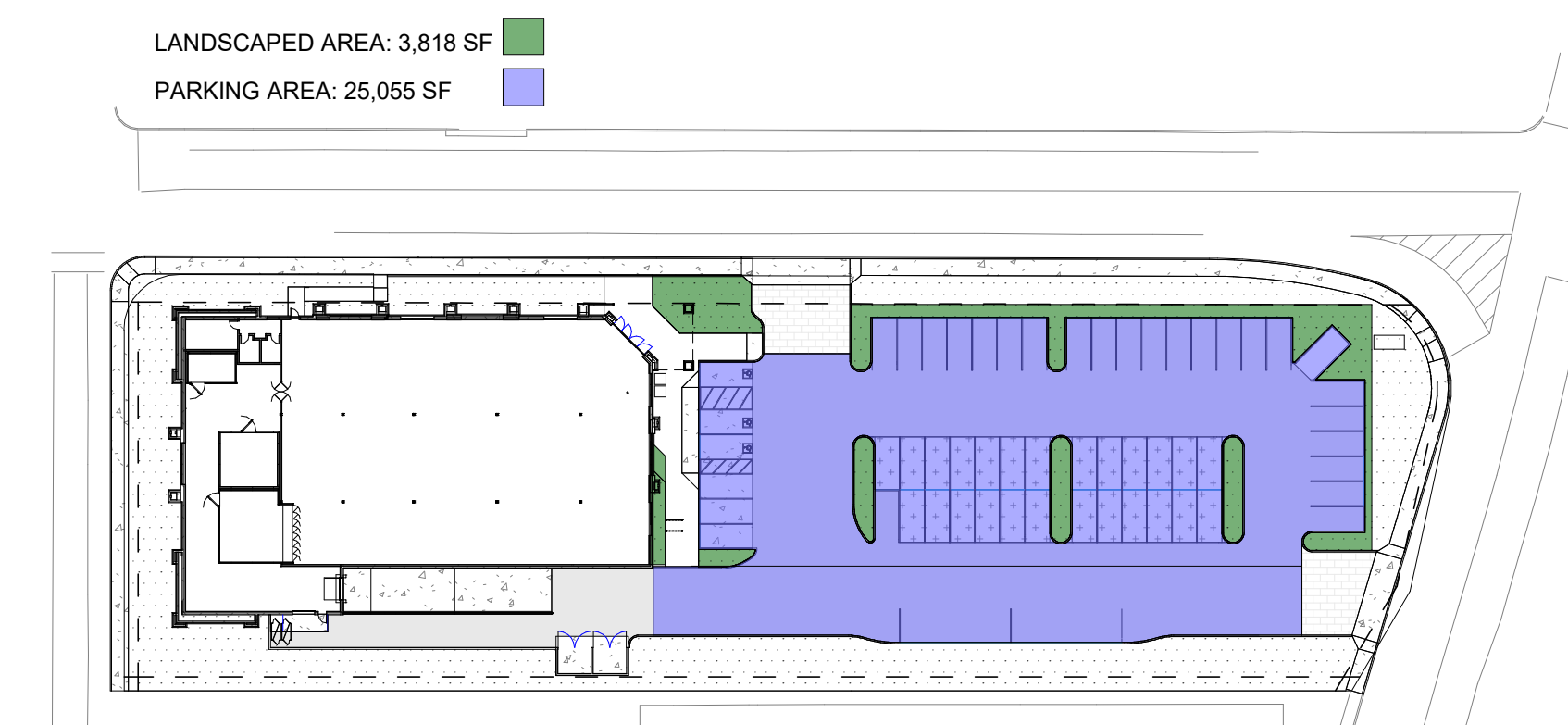
GENERAL

1. ALL ACTIVITIES THAT MAY GENERATE DUST EMISSIONS SHALL BE CONDUCTED TO LIMIT THE EMISSIONS BEYOND THE SITE BOUNDARY TO THE MAXIMUM EXTENT FEASIBLE. METHODS WILL INCLUDE SCHEDULING, DUST CONTROL, REVEGETATION, CONTAMINANT, ETC.

2. ALL UTILITIES WILL BE UNDERGROUND

3. ALL CURBS 6" HIGH AND 6" WIDE UNLESS OTHERWISE NOTED

4. DUST CONTROL MEASURES WILL BE OUTLINED IN THE CONSTRUCTION DOCUMENTS THAT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUING A PERMIT. AND WILL FOLLOW THE GUIDELINES STATED IN THE SPECIAL CONDITION MEMO PREPARED BY PUBLIC WORKS DEPT 12/20/02



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A5 PROPOSED SITE PLAN
1/16" = 1'-0"

