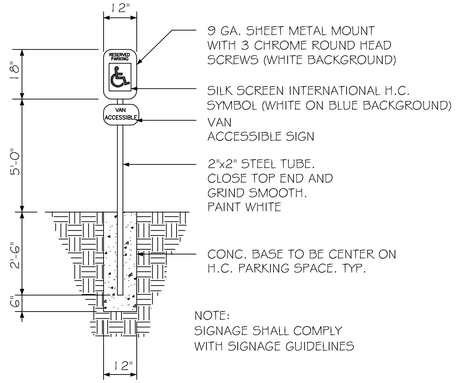
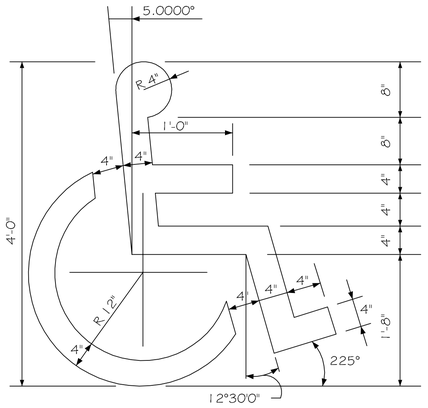


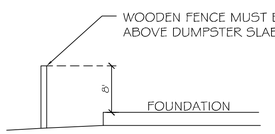
HANDICAP PARKING SIGN

N. T. S.



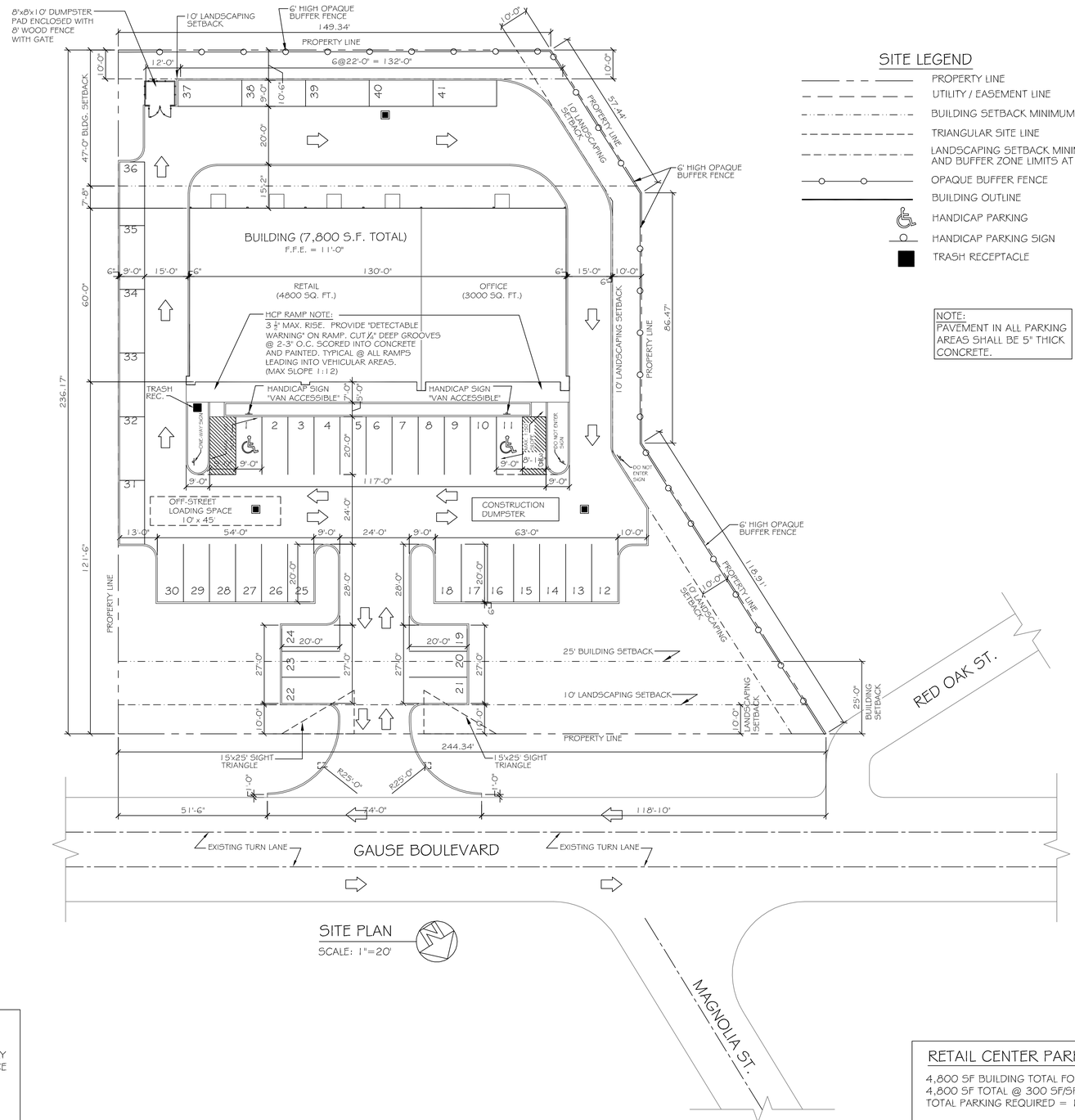
HANDICAP SYMBOL DETAIL

N. T. S.



WOODEN FENCE DETAIL

N.T.S.



SITE PLAN

SCALE: 1"=20'

SITE LEGEND

- PROPERTY LINE
- UTILITY / EASEMENT LINE
- BUILDING SETBACK MINIMUM
- TRIANGULAR SITE LINE
- LANDSCAPING SETBACK MINIMUM AND BUFFER ZONE LIMITS AT REAR
- OPAQUE BUFFER FENCE
- BUILDING OUTLINE
- HANDICAP PARKING
- HANDICAP PARKING SIGN
- TRASH RECEPTACLE

NOTE:
PAVEMENT IN ALL PARKING AREAS SHALL BE 5" THICK CONCRETE.

LANDSCAPE REQUIREMENTS:

PERIMETER PLANTING AREA - A PERIMETER PLANTING AREA AT LEAST TEN (10) FEET IN WIDTH MUST BE PROVIDED OFF THE PUBLIC RIGHT-OF-WAY BETWEEN THE RIGHT-OF-WAY AND PARKING AREA OR STRUCTURES. PLANTING MATERIALS SHOULD ACHIEVE A BALANCE OF LOW-LYING HORIZONTAL SHUBBERY AND VERTICAL TREES. TREES SHALL BE PLACED NO MORE THAN 20-25 FEET ON CENTER WITH A COMPLIMENT OF NO LESS THAN 10 SHRUBS PER TREE.

PARKING LOT PLANTING - PARKING LOT INTERIORS SHOULD BE DESIGNED TO PROVIDE AT LEAST ONE (1) TREE FOR EVERY TWELVE (12) PARKING SPACES. EACH TREE SHOULD BE LOCATED IN A LANDSCAPED ISLAND OF AT LEAST 200 s.f. TREES MUST BE DISTRIBUTED UNIFORMLY SO AS TO PROVIDE A CANOPY EFFECT.

PEDESTRIAN ACCESS PLANTING - LANDSCAPED AREAS MUST BE PROVIDED BETWEEN THE BUILDING FACES HAVING ACCESS AND THE PARKING LOT. FOUR (4) s.f. OF LANDSCAPED AREA SHOULD BE PROVIDED FOR EVERY LINEAR FOOT OF BUILDING FACE. NO PLANTING AREA SHOULD BE LESS THAN FIVE (5) FEET WIDE AND PLANTING MATERIALS SHOULD ACHIEVE A BALANCE BETWEEN LOW-LYING SHRUBBERY AND VERTICAL TREES.

SITE LIGHTING

EXTERIOR LIGHTING SHALL BE SHADED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE BE CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ABUTTING PROPERTY LINE. (N/A FOR THIS PARTICULAR JOB)

SITE PLAN NOTES

1. ROOFING MATERIAL: METAL ROOFING PANEL
2. SIDING MATERIAL: CONVENTIONAL STUCCO VENEER & METAL PANELS.
3. UTILITIES: ALL UTILITIES SHALL BE PLACED UNDERGROUND

RETAIL CENTER PARKING REQUIREMENTS

4,800 SF BUILDING TOTAL FOR RETAIL
4,800 SF TOTAL @ 300 SF/SPACE = 16.00 SPACES REQUIRED
TOTAL PARKING REQUIRED = 16 SPACES

OFFICE PARKING REQUIREMENTS

3,000 SF BUILDING TOTAL FOR PROFESSIONAL OFFICE SPACE
3,000 SF TOTAL @ 200 SF/SPACE = 15.00 SPACES REQUIRED
TOTAL PARKING REQUIRED = 15 SPACES
+ 16 RETAIL
31 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 31 (INCLUDING 2 HANDICAP)
TOTAL PARKING SPACES PROVIDED = 41 (INCLUDING 2 HANDICAP)

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RETAIL COMPLEX
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SITE
PLAN

REV: 5-25-10

SCALE: AS NOTED

JOB#: 2057

DATE: 06-23-10

SHEET 2

C-1

OF 19