## ZONING ANALYSIS TABLE

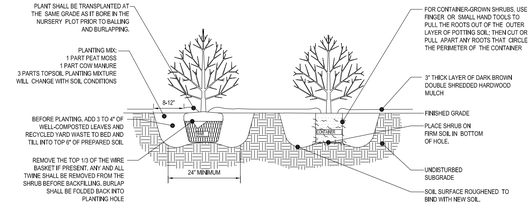
| | | | |
|---|---|---|---|
| ZONING DISTRICT | LOCAL BUSINESS DISTRICT (CB)<br>RETAIL SALES: ALLOWED BY RIGHT | | |
| ZONE CRITERIA | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | N/S | 46,326 SF | NO CHANGE |
| BUFFER TO RESIDENTIAL | 15 FT | 3.47 FT (ENC) | NO CHANGE |
| PARKING BUFFER | 15 FT | 3.47 FT (ENC) | NO CHANGE |
| MIN. FRONT SETBACK | 10 FT (35' WESTERN AVE.) | 67.80 FT (LINCOLN)<br>119.70 FT (WESTERN) | 67.80 FT (LINCOLN)<br>70.10 FT (WESTERN) |
| MIN. SIDE SETBACK | 10 FT | 4.80 FT (ENC) | NO CHANGE |
| MIN. REAR SETBACK | 10 FT | N/A | N/A |
| MAX. BUILDING HEIGHT | 42 FT | 17.1 FT | < 42 FT |
| MAX. FLOOR AREA RATIO | 0.40 | 0.23 | 0.29 |
| MAX. IMPERVIOUS SURFACE RATIO | 0.85 | 0.89 (ENC) | 0.88 |
| MAX. EXPANSION OF A NON-CONFORMING BUILDING * | 30% | N/A | 28.6% |
| PARKING SPACES | 42 | 41 | 42 |
| PARKING CRITERIA | RETAIL SALES = 5 SPACES PER 1000 SF OF GFA<br>WAREHOUSING/STORAGE = 1 SPACE PER EMPLOYEE<br>VEHICLE REPAIR/MAINTENANCE = 3 SPACES PER GFA<br>4540 SF RETAIL AREA / 1000 SF * 5 = 22.7 SPACES REQUIRED<br>5160 SF STORAGE / 8 EMPLOYEES = 8 SPACES REQUIRED<br>3600 SF VEHICLE REPAIR / 1000 SF * 3 = 10.8 SPACES REQUIRED<br>215 SF OF MECHANICAL AREAS = 0 SPACES REQUIRED<br>TOTAL REQUIRED SPACES = 41.5 OR 42 SPACES REQUIRED | | |
| PARKING SPACES | 2 | 1 (ENC) | 2 |
| PARKING CRITERIA | ACCESSIBLE SPACES GREATER THAN 25 SPACES (4% OF TOTAL PARKING)<br>42 SPACES X 4% =1.68 OR 2 ACCESSIBLE SPACES REQUIRED | | |

N/S - NOT SPECIFIED
N/A - NOT APPLICABLE
ENC - EXISTING NON-CONFORMANCE
* PER SECTION 3.5.6(2)a OF THE LAND USE ORDINANCE

## LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| SHADE TREE | | | | | |
| ARA | 1 | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG COLUMINAR RED MAPLE | 2 1/2-3" CAL. | B+B |
| EVERGREEN SHRUB | | | | | |
| JHBH | 17 | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | BAR HARBOR CREEPING JUNIPER | 15-18" SPRD. | #3 CAN |
| DECIDUOUS SHRUB | | | | | |
| PFG | 10 | POTENTILLA FRUTICOSA 'GOLDFINGER' | GOLDFINGER BUSH CINQUEFOIL | 18-24" | #3 CAN |

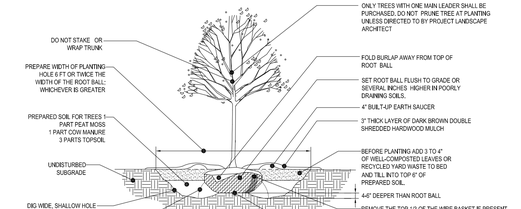
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.




REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

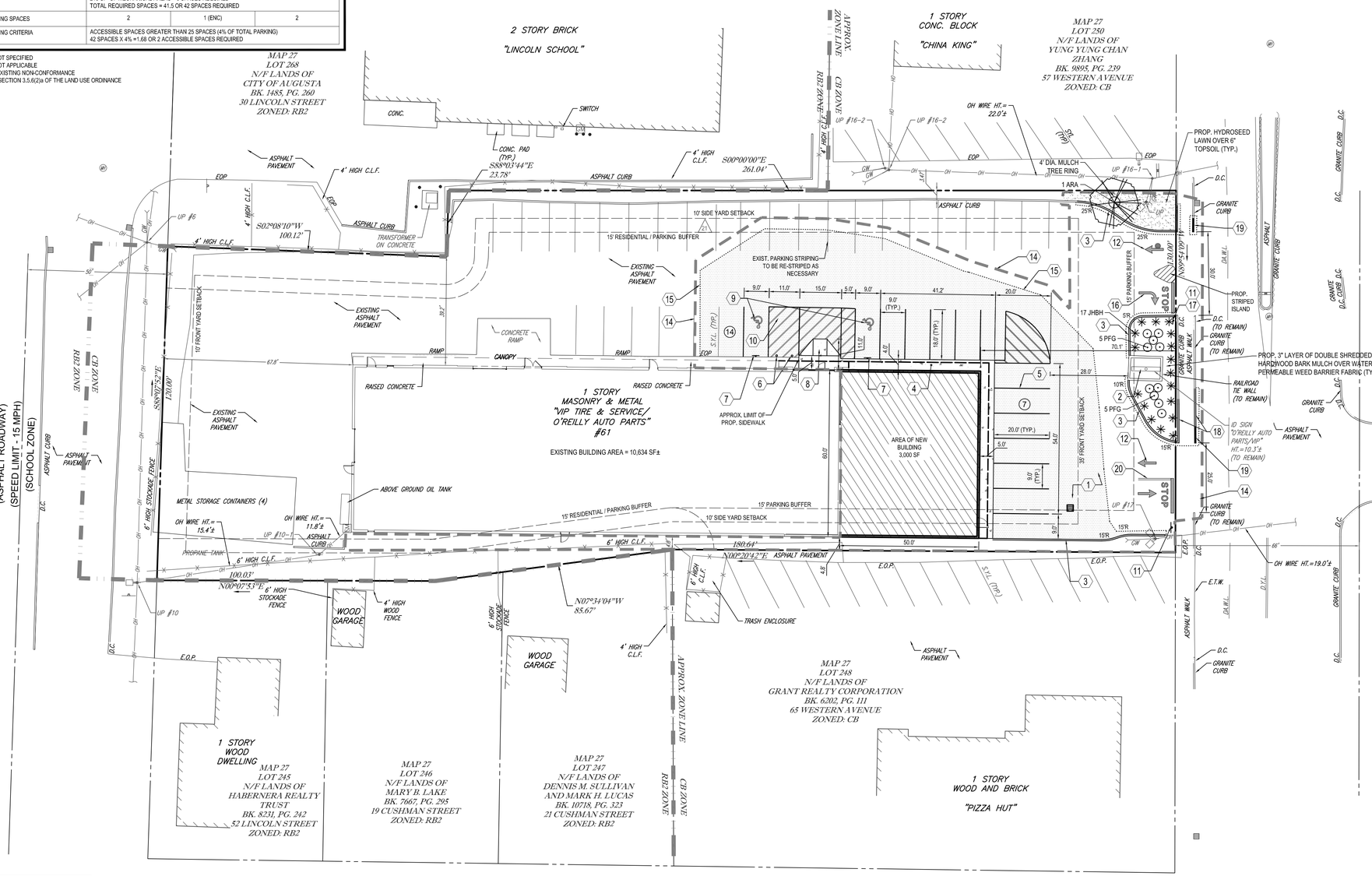
NOT TO SCALE




REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE




## KEY NOTES:

1. ASPHALT PAVING: REFER TO DETAIL 1/C3
2. SIGN LOCATION: EXISTING PYLON SIGN.
3. ASPHALT CURB: REFER TO DETAIL 2/C3.
4. CONCRETE SIDEWALK: REFER TO DETAIL 3/C3.
5. STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE ( 2 COATS ). REFER TO DETAIL 9/C3.
6. STEEL BOLLARD: REFER TO DETAIL 5/C3.
7. ACCESSIBLE PARKING SIGN IN PIPE BOLLARD: REFER TO DETAIL 6/C3.
8. CONCRETE ACCESSIBLE RAMP: REFER TO DETAIL 10/C3.
9. ACCESSIBLE PARKING SYMBOL: REFER TO DETAIL 4/C3.
10. ACCESSIBLE ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY ( ADA COMPLIANT ) AND STRIPE AS SHOWN.
11. STOP SIGN AND STOP BAR. REFER TO DETAIL 7/C3.
12. PAINTED TRAFFIC ARROW. REFER TO DETAIL 9/C3.
13. "DO NOT ENTER" SIGN. REFER TO DETAIL 8/C3.
14. LIMIT OF WORK
15. LIMITS OF NEW ASPHALT PAVING: REFER TO DETAIL 1/C3.
16. PAINTED RIGHT TURN ONLY ARROW. REFER TO DETAIL 9/C3.
17. "NO LEFT TURN" SIGN. REFER TO DETAIL 15/C3.
18. GRANITE CURB WITHIN R.O.W. REFER TO DETAIL 13/C3.
19. GRANITE TRANSITION CURB. REFER TO DETAIL 14/C3.
20. DOUBLE YELLOW SOLID LINES (4" WIDE)

## SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

| | |
|---|---|
| | NEW BUILDING CONSTRUCTION |
| | AREA OF CONCRETE |
| | AREA OF ASPHALT PAVING |

## 1 SITE DEVELOPMENT PLAN

C2

SCALE: 1" = 20'

20 10 0 20 40

SCALE: 1" = 20'

N

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

811 Know what's below. Call before you dig.

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DATE: 11/28/14
REVISION DATE: 01/13/15
02/17/15