



SITE INFORMATION:

PROPERTY AREA: AREA = 66,541 S.F. (1.53 ACRES).
 EXISTING ZONING: B-2
 PROPOSED ZONING: B-2
 PROPOSED USE: CREDIT UNION W/ FUTURE TENANT BUILDING
 AREA OF SITE DISTURBANCE: 66,500 SF (1.53 AC)
 SETBACKS: BUILDING: STREET = 25' (NORTH & WEST)
 SIDE = 10' (EAST)
 REAR = 25' (SOUTH)
 PAVEMENT: STREET = 15' (NORTH & WEST)
 SIDE = 5' (EAST)
 REAR = 5' (SOUTH)
 PROPOSED BUILDING HEIGHT 23'-8" (MAX. HEIGHT ALLOWED: 45')
 PARKING REQUIRED: 1 SPACE PER 300 S.F. CU (9 SPACES REQ.)
 1 SPACE PER 300 S.F. TENANT (11 SPACES REQ.)
 PARKING PROVIDED: 55 SPACES (4 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 4, HANDICAP STALLS PROVIDED: 4
 BUILDING OCCUPANCY CLASSIFICATION = B
 CLASS OF BUILDING CONSTRUCTION = V-B

EXISTING SITE DATA - WEST PROPERTY

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.90	39,265	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	0.90	39,265	100.0%

PROPOSED SITE DATA - WEST PROPERTY

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.90	39,265	
BUILDING FLOOR AREA	0.06	2,613	6.7%
PAVEMENT (ASP. & CONC.)	0.47	20,654	52.6%
TOTAL IMPERVIOUS	0.53	23,267	59.3%
LANDSCAPE/ OPEN SPACE	0.37	15,998	40.7%

EXISTING SITE DATA - EAST PROPERTY

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.63	27,277	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	0.63	27,277	100.0%

PROPOSED SITE DATA - EAST PROPERTY

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.63	27,277	
BUILDING FLOOR AREA	0.07	3,120	11.4%
PAVEMENT (ASP. & CONC.)	0.31	13,542	49.6%
TOTAL IMPERVIOUS	0.38	16,662	61.1%
LANDSCAPE/ OPEN SPACE	0.24	10,615	38.9%

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 13, 2017
 FEB. 17, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN

SHEET NUMBER

C1.2

