

FRONT THOROUGHFARE BUFFER YARD:
 20 feet WIDE TYPE C REQUIREMENTS
 3 feet MINIMUM HEIGHT
 continuous shrub screen 3 shade trees and 10 shrubs/100',
 maximum spacing 3-5 feet on center depending on species,
 provided the treatment creates a continuous visual screen

FOUNDATION PLANTING REQUIREMENTS:
 6.07 feet WIDE (PROVIDED)
 shrubs, ground cover, grasses
 with ornamental trees

BUILDABLE AREA PER THOROUGHFARE OVERLAY & PB ZONING

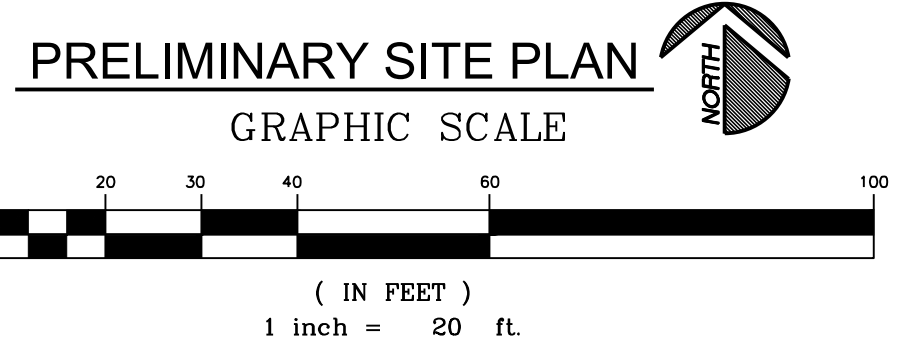
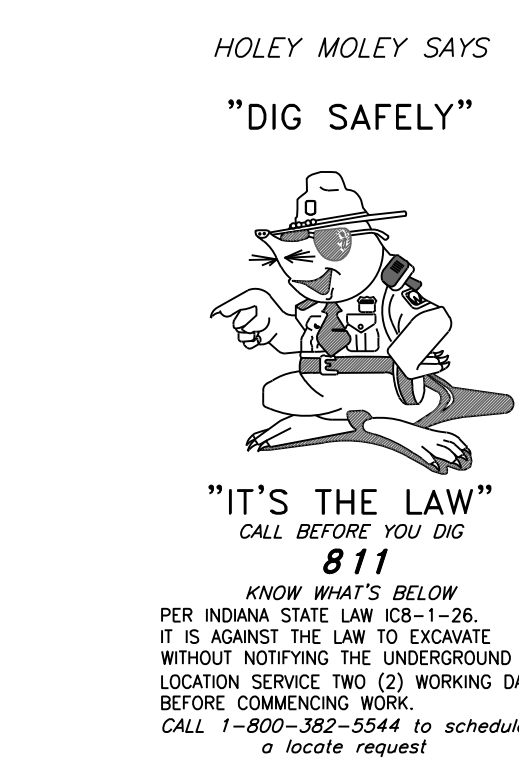
SIDE/REAR BUFFER YARD TYPE D REQUIREMENTS:
 10 feet WIDE (VARIANCE)
 6 feet MINIMUM HEIGHT
 8 trees
 15 shrubs / 100' supplemented by
 a 6 foot opaque fence

PROPOSED LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- WOOD/PRIVACY FENCE
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- PIPE BOLLARD
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED LIGHT-DUTY ASPHALT SEE DETAIL ---
- PROPOSED HEAVY-DUTY ASPHALT SEE DETAIL ---

EXISTING LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING UNDERGROUND ELECTRIC LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- CHAIN-LINK FENCE
- PRIVACY/WOOD FENCE
- SAW CUT
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL
- EXISTING ASPHALT
- GRAVEL
- EXISTING BUILDING



ISSUE	CLIENT APPROVAL	FOR VARIANCE REVIEW	REV. PARKING/CANOPY
DATE	11-03-2021	12-07-2021	12-21-2021

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DRAWN BY:	ALD
CHECKED BY:	ALD
PROJECT No.	2107-030
SHEET No.	1 of 1