

### PROPOSED LEGEND

L & S	LOAM & SEED
	HANDICAP SPACE
	VAN HANDICAP SPACE
	HANDICAP RAMP
	CURB STOP
	SAW CUT/ MATCH PAVEMENT LINE
	TRAFFIC FLOW
	HEAVY DUTY PAVEMENT
	SIGN
	DOOR LOCATION

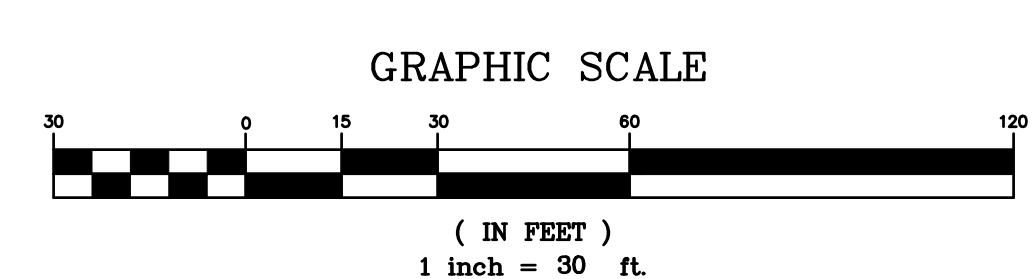
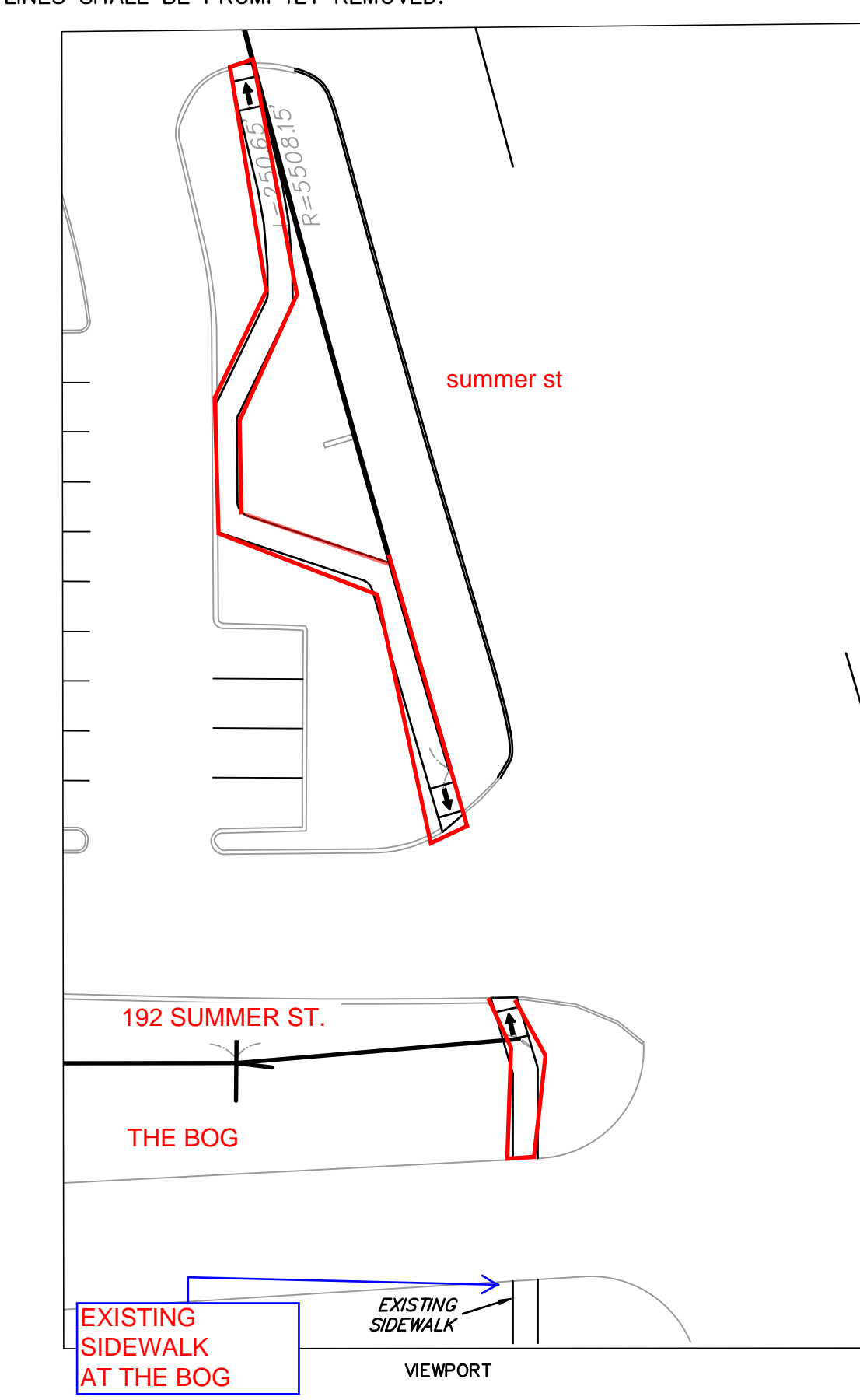
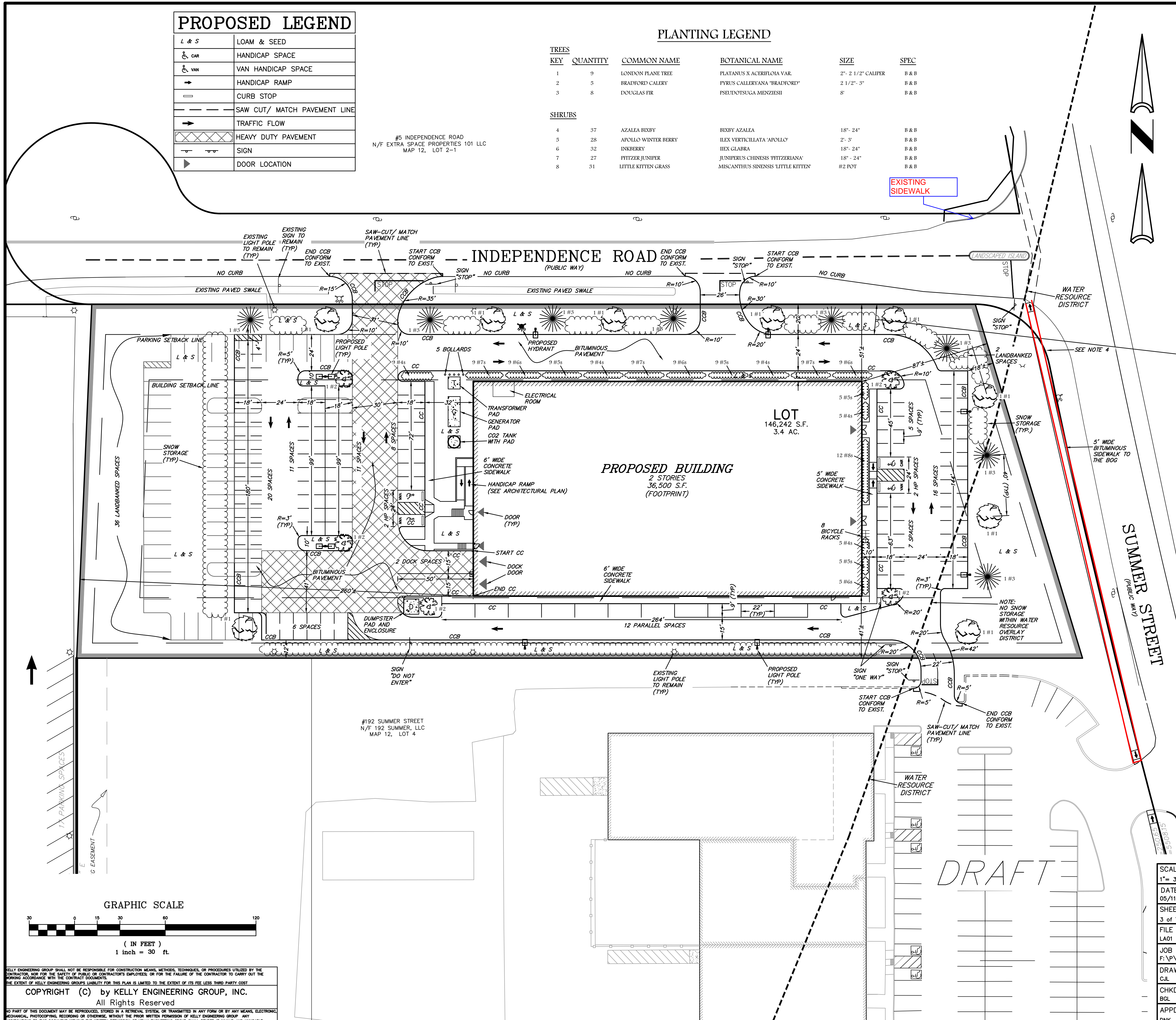
### PLANTING LEGEND

TREES		KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPEC
		1	9	LONDON PLANE TREE	PLATANUS X ACERIFLOIA VAR.	2" - 2 1/2" CALIPER	B & B
		2	5	BRADFORD CALERY	PYRUS CALLERYANA 'BRADFORD'	2 1/2" - 3"	B & B
		3	8	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	8"	B & B
SHRUBS							
		4	37	AZALEA BIXBY	BIXBY AZALEA	18" - 24"	B & B
		5	28	APOLLO WINTER BERRY	ILEX VERTICILLATA 'APOLLO'	2" - 3"	B & B
		6	32	INKBERRY	ILEX GLABRA	18" - 24"	B & B
		7	27	PITZGER JUNIPER	JUNIPERUS CHINENSIS 'PITZGERIANA'	18" - 24"	B & B
		8	51	LITTLE KITTEN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	#2 POT	B & B

### ZONING LEGEND

ZONING DISTRICT: INDUSTRIAL DISTRICT				
OVERLAY DISTRICT: WATER RESOURCE DISTRICT				
	REQUIRED	PROVIDED	COMPLIANCE	
MIN. AREA	40,000 S.F.	146,242 S.F. 3.4 ACRES	YES	
MIN. FRONTAGE	250'	584.35' (NOTE 1)	YES	
MIN. YARD -FRONT	50'	51'±	YES	
	-SIDE	40'	87'±	YES
	-REAR	40'	41'±	YES
MAX. HEIGHT	40'	<40'	YES	
MAX. LOT/BLDG COVERAGE	25%	24.9%	YES	
MIN. OPEN SPACE	25% (NOTE 2)	41.4%	YES	
PARKING TOTAL	138 (NOTE 3)	100 (NOTE 3)	SPECIAL PERMIT	
	-HANDICAP	4	4	YES
PARKING BUFFER	-FRONT	20'	20'	YES
	-SIDE	10'	18'±	YES
	-REAR	10'	12'	YES

- NOTES:
- INDUSTRIAL ROAD IS THE FRONT YARD. PARCEL A TO THE EAST IS A SIDE YARD.
  - IN WATER RESOURCE DISTRICT, MAXIMUM 15% IMPERVIOUS AREA ALLOWED. IMPERVIOUS AREA IN W.R.D. = 12%
  - PARKING REQUIRED FOR MANUFACTURING USE AND RETAIL USE:  
1.0 SPACE/1000 S.F. MANUFACTURING + 1.0 SPACE/EMPLOYEE + 1.0 SPACE/250 S.F. RETAIL  
= 68 SPACES + 50 EMPLOYEES + 20 SPACES  
= 138 SPACES  
PARKING PROVIDED:  
100 SPACES PLUS 38 LANDBANKED SPACES
  - SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5- FEET IN HEIGHT. SNOW ACCUMULATION (MOUNDINGS) LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 3.5- FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.



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SCALE	1" = 30'		
DATE	05/11/22	07/21/22	PER PEER REVIEW COMMENTS
SHEET	3 of 7		
FILE #	LA01		
JOB #	F:\P\2022-005		
DRAWN BY	CUL		
CHKD BY	BGL		
APPD BY	DNK		

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