



**SITE DATA**  
 SITE AREA:  
 TRACT 2: 0.762 acres (33,171 sq.ft)  
 TOTAL AREA: 0.762 acres (33,171 sq. ft)  
 BUILDING:  
 TOTAL BLDG AREA: 945 SQ. FT. (2.85% OF PROPERTY)  
 BLDG HEIGHT: MAX 40'  
 BLDG USE: RETAIL/RESTAURANT

PARKING REQUIRED:  
 RESTAURANT = 1 STALL PER 100 SQ. FT. BLDG AREA  
 = MIN 10 STALLS REQ'D  
 TOTAL PARKING PROVIDED: 11 SPACES  
 \*(SEE NOTE 4)

CORNER SITE ENHANCED LANDSCAPE AREA (1005 SQ.FT)  
 OPEN SPACE, TYP = 14,315 SQ. FT. (43.16%)  
 (TOTAL REQ. = 4,976 OR 15% OF PROPERTY AREA)  
 BUILDING STRUCTURE (945 SQ. FT.)

**LEGEND**

— G —	= GAS LINE
— P —	= POWER LINE
— S —	= SEWER LINE
— T —	= TELEPHONE LINE
— W —	= WATER LINE
— X —	= FENCE
###	= PARKING QUANTITY
##	= LANDSCAPE AREA
————	= CONC. BLOCK WALL
———	= CONC. SIDEWALK
———	= PAVEMENT
———	= BLDG STRUCTURE
———	= CONC. CURB
———	= OPEN SPACE
○ ○ ○ ○	= TREE SAVE AREA
———	= PEDESTRIAN LANDSCAPE ZONE
———	= 6' FACADE LANDSCAPE ZONE

**PARCEL #109 024**  
**OWNER: SRSS PROPERTIES LP**

2,985 SQ. FT. TREE SAVE AREA (PROPOSED 9.0% OF SITE (TOTAL REQ. = 2,654 SQ. FT.) FOR INSTALLED TREES IN 'NATURALISTIC DESIGN' & UNDISTURBED DURING CONSTRUCTION - PER APPROVAL BY COUNTY ARBORIST)

Course	Bearing	Distance
L1	N 62°57'09" W	92.81'
L2	N 45°32'23" W	85.43'
L3	N 43°42'32" W	51.49'
L4	N 41°45'29" W	69.93'
L5	N 41°17'36" W	81.48'
L6	N 40°54'44" W	113.22'
L7	N 84°14'53" E	73.39'
L8	N 84°14'53" E	39.45'

Curve	Radius	Length	Chord	Chord Bear.
C1	669.76'	154.59'	154.25'	S 83°30'58" E
C2	2008.28'	220.64'	220.53'	S 05°14'38" E
C3	2008.28'	74.65'	74.64'	S 09°27'22" E

Course	Bearing	Distance
L9	N 62°57'09" W	39.22'
L10	N 45°32'23" W	75.28'
L11	N 43°42'32" W	49.51'
L12	N 41°45'29" W	68.67'
L13	N 41°17'36" W	81.04'
L14	N 40°54'44" W	70.75'

**VARIANCE REQUESTS:**

- MINIMIZE THE MINIMUM NUMBER OF LOADING AREAS FROM '1' TO '0' (UDC 17-3.3)
- REDUCE THE NUMBER OF SIDES OF THE BUILDING EXTERIOR ALONG WHICH PARKING IS DISTRIBUTED FROM '2' SIDES TO '1' SIDE (UDC 12-8.5 (A))
- INCREASE PARKING THAT FRONTS THE MAIN BUILDING ENTRANCE FROM 60% TO 100% (UDC 12-8.5 (A))

**GENERAL NOTES:**

- ONE BENCH TO BE PROVIDED FOR EVERY 200 LINEAR FT. IN THE PEDESTRIAN LANDSCAPE ZONE OR IN THE FACADE LANDSCAPE ZONE (UDC 12-13.5(G)(1)(A))
- ONE TRASH/RECYCLING CAN PROVIDED FOR EVERY 200 LINEAR FT. IN THE PEDESTRIAN LANDSCAPE ZONE OR IN THE FACADE LANDSCAPE ZONE (UDC 12-13.5(G)(1)(B))
- 3% ENHANCED LANDSCAPE (3,062 SQ. FT. (9.23%)), (UDC 12-13.8(A))
- THE ANTICIPATED COMMERCIAL MIX (RETAIL/RESTAURANT) MAY CHANGE & THEREFORE PARKING WILL BE ADJUSTED ACCORDINGLY.
- IN ORDER TO PROTECT BOUNDARY TREES AND TREES ON ADJOINING PROPERTY, THE TREE PROTECTION AND/OR REPLACEMENT PLAN SHALL SHOW ALL TREES WITHIN 25 FEET OF THE PROPERTY LINE THAT ARE 8" DBH AND GREATER, ALONG WITH THE CRITICAL ROOT ZONE (CRZ) OF EACH SUCH TREE. THE LIMITS OF DISTURBANCE ON THE SUBJECT PROPERTY SHALL BE ADJUSTED SO THAT THERE IS NO LAND DISTURBANCE WITHIN THE CRZ OF EACH SUCH TREE. IN LIEU OF IDENTIFYING EACH SUCH TREE, THE AREA OF PROTECTION MAY BE IDENTIFIED ALONG THE PROPERTY LINE WHERE TREES EXIST ON THE ADJOINING PROPERTY. THE MAXIMUM AREA OF PROTECTION IS 25 FEET FROM THE PROPERTY LINE.
- NO TREES ARE LOCATED WITHIN THE SITE BOUNDARY.
- NO KNOWN EXISTING SEWER EASEMENTS OR MANHOLES LOCATED WITHIN SITE PROPERTY LINE.

Address: \_\_\_\_\_

Approved by: \_\_\_\_\_

Drawing Number: \_\_\_\_\_

**Rezoning request from "O&I to CBD"**

Scale: 1/16" = 1'-0 Date: 04-15-2026

