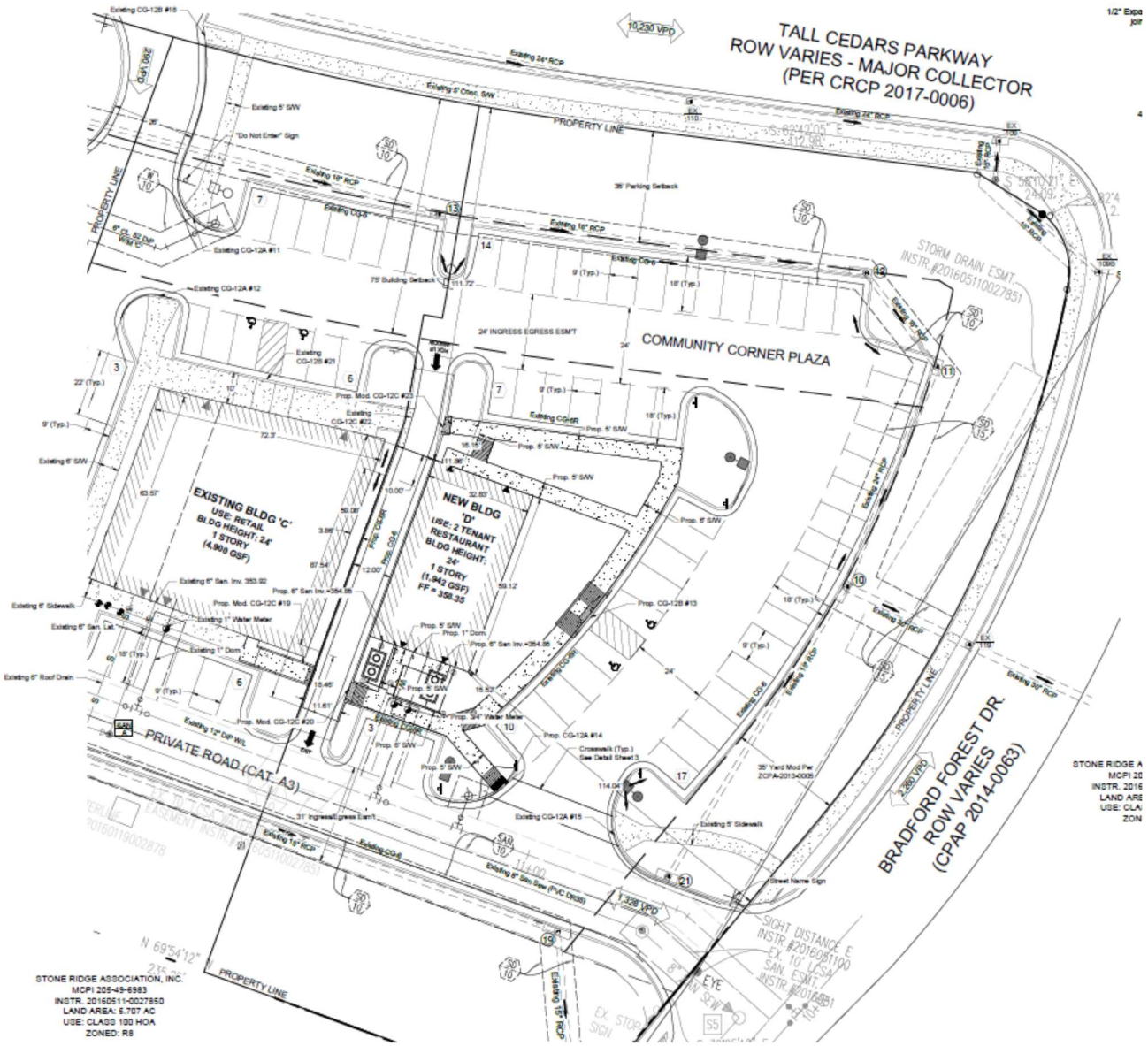
TALL CEDARS PARKWAY
ROW VARIES - MAJOR COLLECTOR
(PER CRCP 2017-0006)
10,230 VPD
PROPERTY LINE
35' Parking Setback
STORM DRAIN ESMT.
INSTR. #20160511002785
COMMUNITY CORNER PLAZA
24' INGRESS EGRESS ESMT
EXISTING BLDG 'C'
USE: RETAIL
BLDG HEIGHT: 24'
1 STORY
(4,900 GSF)
NEW BLDG
'D'
USE: 2 TENANT
RESTAURANT
BLDG HEIGHT:
24'
1 STORY
(1,942 GSF)
FF = 358.35
PRIVATE ROAD (CAT. A3)
BRADFORD FOREST DR.
ROW VARIES
(CPAP 2014-0063)
2,260 VPD
1,358 VPD
SIGHT DISTANCE E
INSTR. #20160811100
EX. 10' UCSA
SAN. ESMT.
INSTR. #20160511
EYE
EX. STOP SIGN
N 69°54'12"
STONE RIDGE ASSOCIATION, INC.
MCPI 205-49-6983
INSTR. 20160511-0027850
LAND AREA: 5.707 AC
USE: CLASS 100 HOA
ZONED: R8