VENTURE DRIVE 60' PUBLIC ROAD

PP
SIP
ELECT. BOX
PHONE BOX
0' REQUIRED SETBACK
N 89°51'28" W 327.99'
10'-1" SET BACK & OUT OF EASEMENT
20' DRAINAGE & UTILITY EASEMENT
ECM
N 09°51'42" E 5.59'
TIE LINE
EIP
120'
DUMPSTER PAD
WM
WM
C/O
S 02°45'41" E 91.54'
R=2763.07'
Δ=01°53'54"
L=91.55'
80'
TWO-STORY
9,600 SF/FLOOR
19,200 SF TOTAL
19 SPACES
17 SPACES
EXISTING CONC. CURB
ACC
ACC
ACC
ACC
PP
N 00°08'32" E 170.10'
30' UTILITY EASEMENT
15 SPACES
S 00°12'48" W
78.67'
10' ROAD MAINTENANCE ESM'T.
12 SPACES
17 SPACES
EXISTING CONC. CURB
FH
SIP
20' DRAINAGE & UTILITY EASEMENT
S 89°51'28" E 323.45'
EIP

LOT 7

1.27 ACRES

## PARKING VALUES

80 TOTAL PARKING SPACES CAN SUPPORT, @300 SF/SPACE, 24,000 SF OF OFFICE OR RETAIL ACTIVITY

19,200 SF DIVIDED BY 80 PARKING SPACES = 240 SF OF BUILDING PER SPACE

PLAT BEARING
PB 57 PG 466

Scale 1" = 40'  APRIL 11, 2007

60 50 40 30 20 10 0 40

Scale in Feet