

LEGAL DESCRIPTION:

COUNTRY CLUB TERRACE LOTS 18 & 19

GENERAL NOTES:

- 1.1 CURRENT ZONING: RO-2
- 1.2 CURRENT USE: RESIDENCE
- 1.3 PROPOSED USE: FINANCIAL CONSULTANT PARKING REQUIRED: 1,430 65F @ 10% 1,006 NSF @ 1/300 = 3.36 = 4
- 1.4 LAND AREA: 1.059 ACRES (46,111 SQ. FT. +/-)
- 1.5 DENSITY PROPOSED: N/A
- 1.6 ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-14A04.
- 1.7 ALL ACCESSIBLE SIDEWALK RAMP BY A.D.A. STANDARDS.
- 1.8 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- 1.9 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.
- 1.10 TRASH TO BE PICKED UP AT STREET, AS IT IS DONE CURRENTLY.
- 1.11 NO PROPOSED PARKING LOT LIGHTS AT THIS TIME. PARKING LOT LIGHTS MAY BE INSTALLED IN FUTURE PER CITY CODE.
- 1.12 PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 1.13 INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.

PARKING INFORMATION:

|                                                                               |            |                                                |            |
|-------------------------------------------------------------------------------|------------|------------------------------------------------|------------|
| 2.1                                                                           | TYPE:      | REQUIRED:                                      | PROVIDED:  |
|                                                                               | REGULAR    | 3                                              | 5          |
|                                                                               | ACCESSIBLE | 1                                              | 1          |
|                                                                               | TOTAL:     | 4                                              | 6          |
| BICYCLE                                                                       |            | 105                                            | 5 (1 RACK) |
| 2.2 TYPICAL DIMENSIONS:                                                       |            |                                                |            |
| R' SPACES - 9' X 18' (16.5' + 1.5' OVERHANG AT SIDEWALKS)                     |            |                                                |            |
| SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION. |            |                                                |            |
| Y' SPACES - 8' X 20' (5' OR 8' AISLE)                                         |            |                                                |            |
| 2.3 PAVEMENT:                                                                 |            |                                                |            |
| APPROACHES:                                                                   |            | 1" - 4000 PSI CONCRETE W/ #5 BARS 12" O.C.B.H. |            |
| DRIVES:                                                                       |            | MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE    |            |
| PARKING AREAS:                                                                |            | MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE    |            |
| 2.4 24" CURB & GUTTER AT ENTRANCE.                                            |            |                                                |            |

IMPERVIOUS SURFACE SUMMARY:

|                                                |         |       |  |
|------------------------------------------------|---------|-------|--|
| PROJECT SITE: 1.059 ACRES (46,111 SQ. FT. +/-) |         |       |  |
| EXISTING CONDITIONS:                           |         |       |  |
|                                                | 50. FT. | AC    |  |
| LAND AREA                                      | 46,111  | 1,059 |  |
| BUILDING FOOTPRINT:                            | 1,195   | 0.041 |  |
| PAVEMENT AREAS:                                | 2,841   | 0.061 |  |
| TOTAL IMPERVIOUS:                              | 4,644   | 0.100 |  |
| TOTAL PERVIOUS:                                | 41,423  | 0.951 |  |

|                      |         |       |  |
|----------------------|---------|-------|--|
| PROPOSED CONDITIONS: |         |       |  |
|                      | 50. FT. | AC    |  |
| LAND AREA            | 46,111  | 1,059 |  |
| BUILDING FOOTPRINT:  | 1,195   | 0.041 |  |
| PAVEMENT AREAS:      | 4,375   | 0.100 |  |
| TOTAL IMPERVIOUS:    | 6,170   | 0.141 |  |
| TOTAL PERVIOUS:      | 34,441  | 0.918 |  |

LANDSCAPING NOTES:

| SYM                                                             | DESCRIPTION      | QTY. | APPROVED TYPES                                                                                             | BOTANICAL NAMES                                                                                                                                          | SIZE         | COND.              |
|-----------------------------------------------------------------|------------------|------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| ⊗                                                               | EXISTING TREES   | 15   | REFER TO SITE PLAN                                                                                         |                                                                                                                                                          |              | REFER TO SITE PLAN |
| *NOTE: 6 EXISTING TREES QUALIFY AS STREET TREES; 4 ARE REQUIRED |                  |      |                                                                                                            |                                                                                                                                                          |              |                    |
| *                                                               | EVERGREEN SHRUBS | 16   | CARMEL CREEPER<br>CREEPING ROSEMARY<br>BLUE PRITZER JUNIPER<br>DWARF HARBOR JUNIPER CREEPER<br>ENGLISH YEW | CAENOTUS GRISSEUS HORIZONTALIS<br>ROSEMARY PROSTRATUS<br>JUNIPERUS CHINENSIS 'PFTZERIANA GLAUCA'<br>JUNIPERUS HORIZONTALIS 'DWAR HARBOR'<br>TAXUS BACATA | 24"- 36" HT. | CONT               |
| ○                                                               | DECIDUOUS SHRUBS | 8    | DWARF JAPANESE BARBERRY<br>LEATHERLEAF VIBURNUM<br>BEAUTY BUSH<br>DWARF KOREAN LILAC                       | BERBERIS THUNDERGII 'CRIMSON PYGMY'<br>VIBURNUM RHYTIDOPHYLLUM<br>KOLKATITZIA AMABALIS<br>STRONGIA MEYERI 'PALEIN'                                       | 18"-24" HT.  | CONT               |

- 3.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 3.2 ALL TURF AREAS TO BE SEEDDED WITH K-31 FESCUE
- 3.3 REQUIRED INTERIOR LANDSCAPING AREA = 6(280X15) = 252 SQ. FT.  
PROPOSED INTERIOR LANDSCAPING AREA = 250 SQ. FT.

BZA APPROVAL: B-02-03-05

- 4.1 ON MARCH 3, 2005, PER SECTION 20-1101, THE BOARD OF ZONING APPEALS INTERPRETED THAT SECTION 20-1205(a) DOES NOT APPLY TO THE PROPOSED DRIVEWAY IMPROVEMENTS TO THE PROPERTY AT 515 ROCKLEDGE ROAD, WITH A DECISION THAT THE 25' WIDTH REQUIREMENT APPLIES TO TWO-WAY PARKING LOT AISLEWAY AND IS NOT A 25' MINIMUM WIDTH REQUIREMENT FOR A DRIVEWAY IN THE RO-2 ZONING DISTRICT.

BENCHMARK:

CHISELED SQUARE ON STORM SEWER DRAIN AT SE SIDE OF DRIVEWAY ENTRANCE  
ELEVATION = 945.50

LOCATION MAP:

NOT TO SCALE

