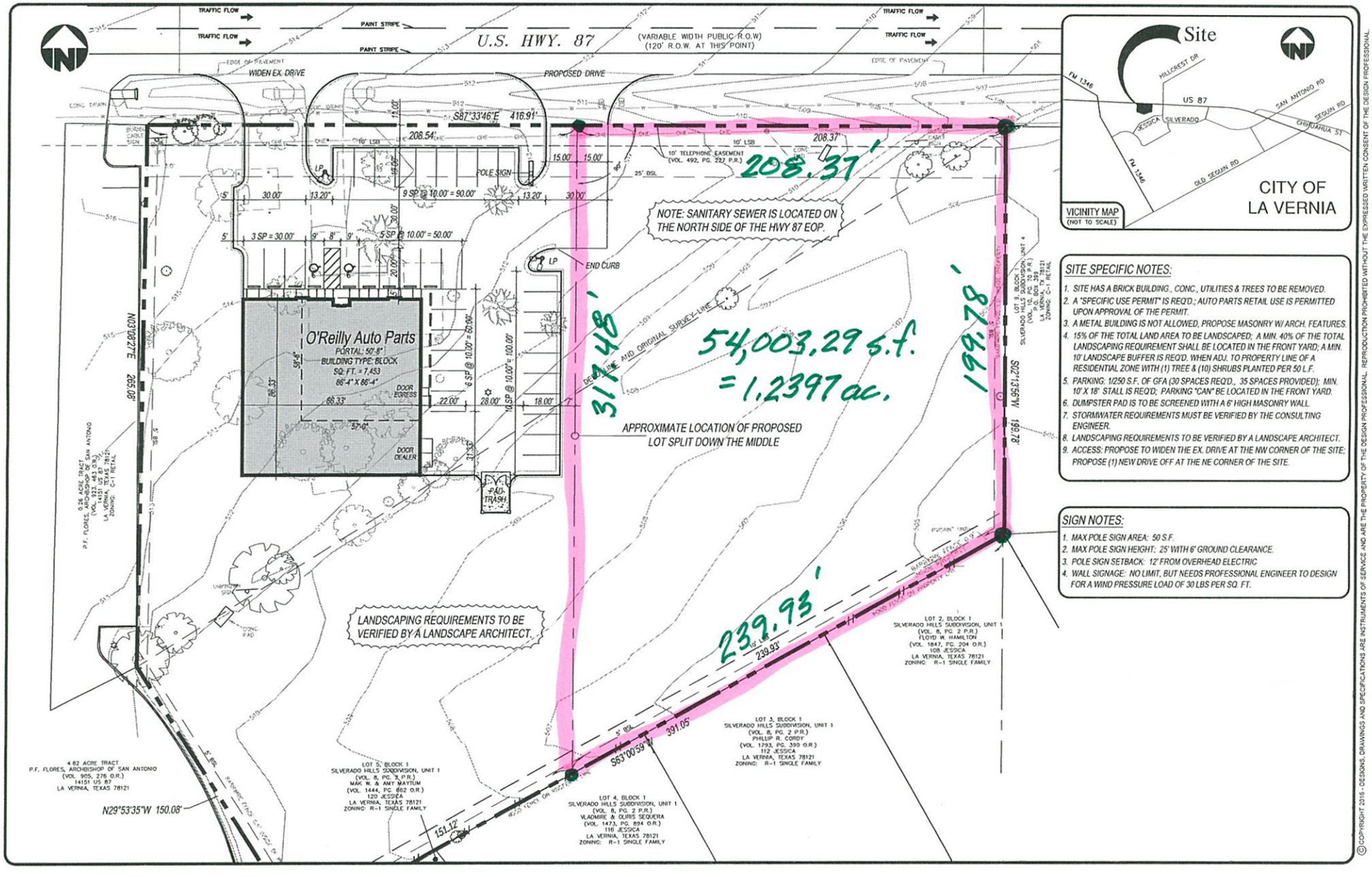

SITE SPECIFIC NOTES:

1. SITE HAS A BRICK BUILDING., CONC., UTILITIES & TREES TO BE REMOVED.
2. A "SPECIFIC USE PERMIT" IS REQ'D.; AUTO PARTS RETAIL USE IS PERMITTED UPON APPROVAL OF THE PERMIT.
3. A METAL BUILDING IS NOT ALLOWED, PROPOSE MASONRY W/ ARCH. FEATURES.
4. 15% OF THE TOTAL LAND AREA TO BE LANDSCAPED; A MIN. 40% OF THE TOTAL LANDSCAPING REQUIREMENT SHALL BE LOCATED IN THE FRONT YARD; A MIN. 10' LANDSCAPE BUFFER IS REQ'D. WHEN ADJ. TO PROPERTY LINE OF A RESIDENTIAL ZONE WITH (1) TREE & (10) SHRUBS PLANTED PER 50 L.F.
5. PARKING: 1/250 S.F. OF GFA (30 SPACES REQ'D., 35 SPACES PROVIDED); MIN. 10' X 18' STALL IS REQ'D; PARKING "CAN" BE LOCATED IN THE FRONT YARD.
6. DUMPSTER PAD IS TO BE SCREENED WITH A 6' HIGH MASONRY WALL.
7. STORMWATER REQUIREMENTS MUST BE VERIFIED BY THE CONSULTING ENGINEER.
8. LANDSCAPING REQUIREMENTS TO BE VERIFIED BY A LANDSCAPE ARCHITECT.
9. ACCESS: PROPOSE TO WIDEN THE EX. DRIVE AT THE NW CORNER OF THE SITE; PROPOSE (1) NEW DRIVE OFF AT THE NE CORNER OF THE SITE.

SIGN NOTES:

1. MAX POLE SIGN AREA: 50 S.F.
2. MAX POLE SIGN HEIGHT: 25' WITH 6' GROUND CLEARANCE.
3. POLE SIGN SETBACK: 12' FROM OVERHEAD ELECTRIC
4. WALL SIGNAGE: NO LIMIT, BUT NEEDS PROFESSIONAL ENGINEER TO DESIGN FOR A WIND PRESSURE LOAD OF 30 LBS PER SQ. FT.

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