TRANSFORMER

DUMPSTER

DUMPSTER

TELE/COMM SERVICE

GAS SERVICE

ELECTRIC SERVICE

ELECTRIC SERVICE

1 2 3 4 5 6 7 8

BUILDING

GROSS BUILDING AREA = 13,055 S.F.

F.F. ELEV. = 100'-0" (NOMINAL)
F.F. ELEV. = 803.50' (ACTUAL)

BERRIES & BATTER CAFÉ

AVAILABLE

UrgentVet

12'-0"

47'-1 1/2" FACE OF BRICK TO CENTER OF DEMISING WALL

3,784 SF

6,633 SF
[will divide]

2,638 SF

40'-11"

PATIO
499 SF

BENCH

BENCH

BENCH

BIKE RACK

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

VAN

SITE TABULATIONS

ZONING:	(C-1) RETAIL/COMMERCIAL
PROPOSED USE:	RETAIL/RESTAURANT
LOT AREA:	1.45 ACRES (63,444 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	13,055 SF
PARKING USE:	(RESTAURANT TOTAL = 6,000 SF)
(20%) INLINE RESTAURANT	2,611 SF/200 = 13 SPACES
RESTAURANT	3,389 SF/100 = 34 SPACES
RETAIL	7,055 SF/200 = 36 SPACES
OUTDOOR SEATING	UNDER 500 SF INCLUDED
TOTAL PARKING REQUIRED:	83 SPACES
BICYCLE REDUCTION	-2 SPACES
TOTAL PARKING PROVIDED (ON SITE):	42 SPACES
TOTAL PARKING PROVIDED (ON LOT 2):	41 SPACES
TOTAL PARKING PROVIDED:	83 SPACES
HANDICAPED PARKING REQUIRED:	4 SPACES
HANDICAPED PARKING PROVIDED:	4 SPACES

NORTH