

LIGHT POLE DETAIL
NTS

NOTES:

- COMMON STORM DRAINAGE, PEDESTRIAN, UTILITY, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- MINIMUM LANDSCAPE SHALL BE 15% OF THE IMPERVIOUS SURFACE LESS BUILDING AREA.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE. LIGHT POLE LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- SETBACKS: THE FRONT SETBACK SHALL REMAIN FREE OF BUILDINGS AND PERMANENT STRUCTURES OTHER THAN ON PREMISE SIGNS. NO BUILDINGS OR STRUCTURES, OTHER THAN WALLS OR FENCES SHALL BE PERMITTED IN THE SIDE OR REAR YARD SETBACK IF THERE ARE NO SOLID WALLS OR FENCES ALONG THE REAR PROPERTY LINE. A 10 FT LANDSCAPE BUFFER IS REQUIRED. THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FT FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
- BUILDINGS CANNOT EXCEED HEIGHTS AS SPECIFIED BY THE SU-2 IP CITY ZONING CODE
- THE HEIGHTS OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE, EXCEPT NO STRUCTURE SHALL EXCEED 40' IN HEIGHT.
- BUS ROUTE 54 RUNS FROM THE 98TH STREET, NW TO CENTRAL AVENUE, NW
- NO ADULT ESTABLISHMENTS WILL BE BUILT ON THIS SITE
- APPROVAL OF SITE PLAN FOR BUILDING PERMIT FOR LOTS 2, 3, 4A AND 4B TO BE DELEGATED TO THE DRB
- ALL PARKING SPACES TO BE A MINIMUM OF 18'-0" DEEP AND 8'-6" WIDE
- HANDICAP ACCESS LANDINGS AND RAMPS TO BE ADA COMPLIANT.
- CLEAR SITE TRIANGLE : SIGNS, WALLS, LANDSCAPING SIGHT DISTANCE
- ALL STREETScape LANDSCAPING TO BE MAINTAINED BY OWNER.
- SEE DRAWING 011 FOR ENLARGED SITE PLAN AND DIMENSIONS

KEYED NOTES:

- PAINTED DIRECTIONAL ARROW TYPICAL
- ACCESSIBLE PARKING SPACE TYPICAL, SEE DETAIL SHEET FOR ACCESSIBLE PARKING SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE)
- UNIDIRECTIONAL HC RAMP
- PROPOSED HC LANDING SEE SHEET 006 FOR DETAIL TO HAVE TRUNCATED DOMES
- 8" STANDARD CURB AND GUTTER PER COA DWG#2415A
- 6" CONCRETE HEADER CURB
- 6' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK
- 6' CONCRETE SIDEWALK TYPICAL
- TRASH COMPACTOR
- "STOP" SIGN. SEE PLAN FOR LOCATION
- 5 SPACE BIKE RACK TYPICAL
- NEW 6' BIKE PATH
- TREE PLANTER TYPICAL
- RETAINING WALL TAN CMU SEE DETAIL SHEET
- DUMPSTER WITH ENCLOSURE SEE DETAIL SHEET
- 6" CONCRETE CURB AND GUTTER
- PATIO RAILING
- DO NOT ENTER SIGN
- GORE STRIPING AND TYPE 'A' PAVEMENT MARKER DELINEATING DRIVE AISLE AND CROSSWALK AS SHOWN
- LIGHT POLE
- 4' X 8' MOTORCYCLE PARKING

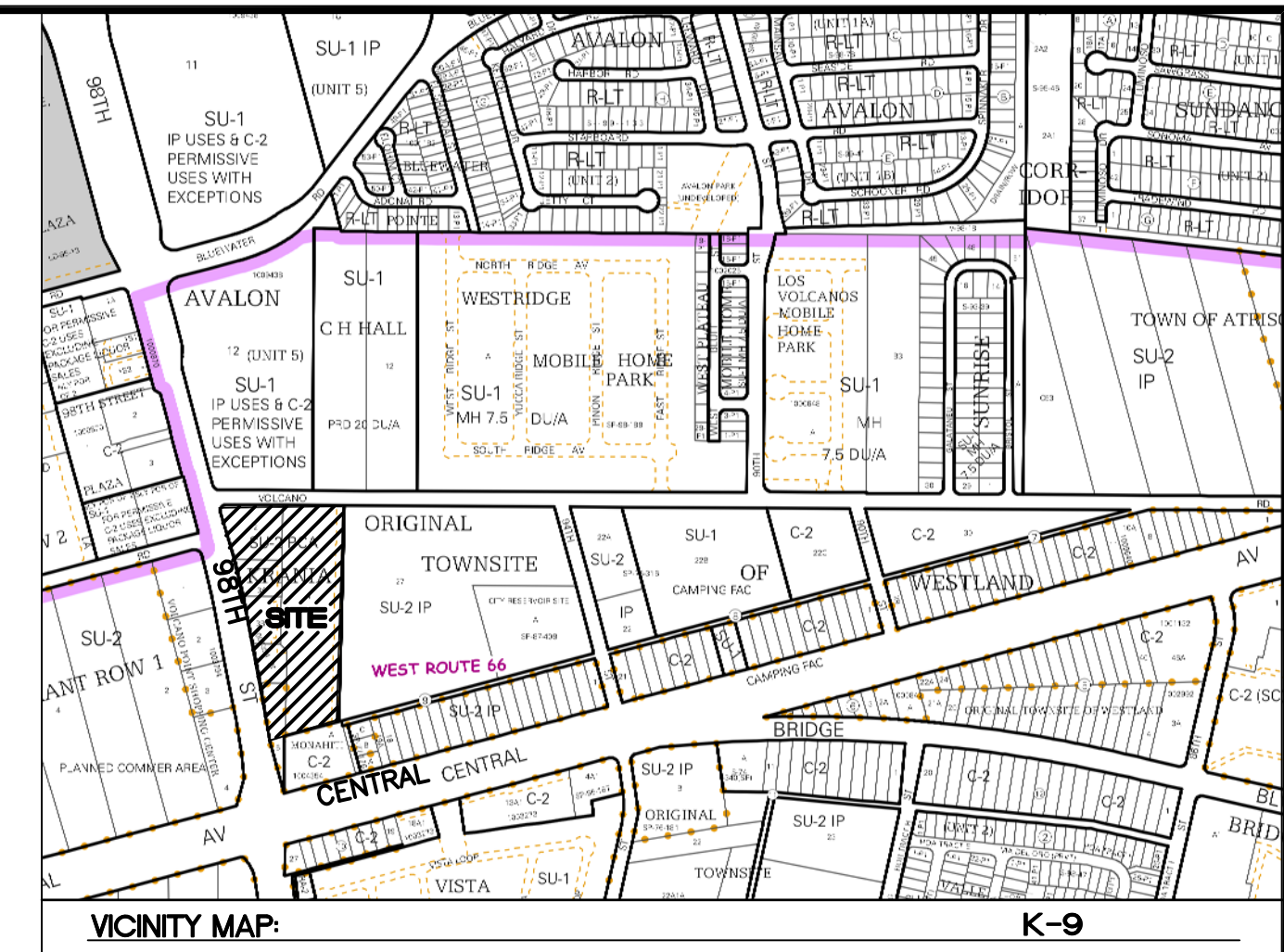
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No - If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

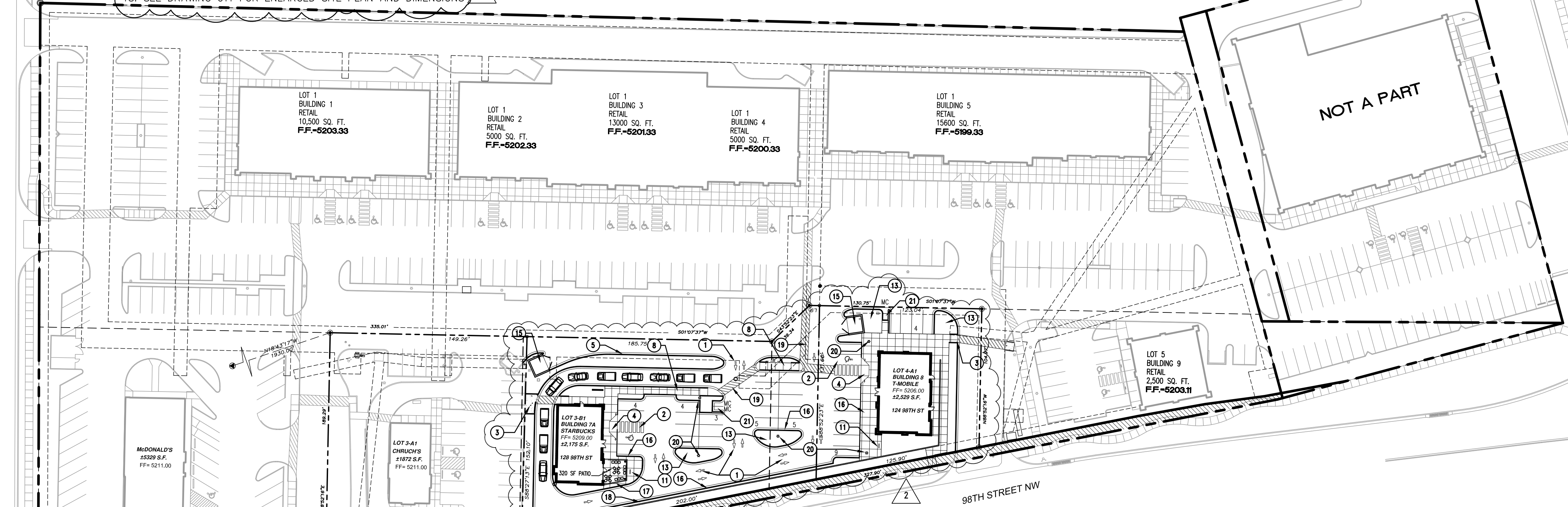


LEGAL DESCRIPTION:

PORTIONS OF LOT 27, BLOCK 9, TRACT 0 ORIGINAL TOWNSHIP OF WESTLAND

LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING CONSTRUCTION
- CURB AND GUTTER
- RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- CROSS WALK
- BIKE RACK
- EXISTING / NEW PARKING LOT LIGHTING
- ROW DEDICATION



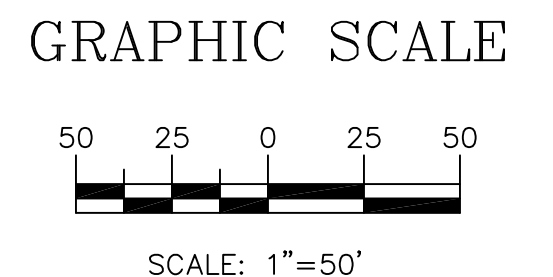
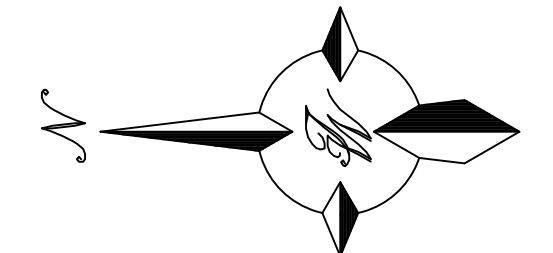
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.77	25	35.52	104°53'54"	S37°46'22"W	39.64
C2	203.22	3146.20	101.64	3°42'03"	N14°39'19"W	203.18

SITE DATA TABLE

BUILDING NUMBER	LOT	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. HC PROV.	PRKG. HC REQ.	HC VAN PROV.	HC VAN REQ.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.	MIN. FAR	MAX. FAR	MAX. BLDG. HEIGHT
1			10,500	RETAIL	SU-2 PCA	53		4	4	1	2	2	5	3	0.15	0.35	40'
2			5,000	RETAIL	SU-2 PCA	25		1	2	1	2	5	1	1	0.15	0.35	40'
3	1	4.794	13,000	RETAIL	SU-2 PCA	65	228	4	4	1	2	3	5	3	0.15	0.35	40'
4			5,000	RETAIL	SU-2 PCA	25		1	2	1	2	5	1	1	0.15	0.35	40'
5			15,600	RETAIL	SU-2 PCA	78		4	4	1	2	3	5	3	0.15	0.35	40'
6	2	1.146	5,900	RESTAURANT W/ DRIVETHRU	SU-2 PCA	48	50	3	4	1	2	2	5	2	0.15	0.35	40'
7	3-A1	0.69	1,872	RESTAURANT W/ DRIVETHRU	SU-2 PCA	11	22	1	2	1	2	2	5	1	0.15	0.35	40'
7A	3-B1	0.69	2,175	RESTAURANT W/ DRIVETHRU	SU-2 PCA	19	21	1	1	1	2	5	1	2	0.15	0.35	40'
8	4-A1	0.601	2,529	RETAIL	SU-2 PCA	13	13	1	1	1	2	5	1	1	0.15	0.35	40'
	4B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	5	0.456	2,500	RETAIL	SU-2 PCA	13	13	1	1	1	2	5	1	2	0.15	0.35	40'
TOTAL		8.049	64,076			350	347	21	26	10	14	22	50	17			

* RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS (1 PER 4 SEATS WITH NO LIQUOR LICENSE)
 Ⓞ TOTAL PARKING REQUIREMENTS REDUCED BY 10% PER TRANSIT REDUCTION



ARCHITECT'S SEAL

NORTHEAST CORNER OF 98TH AND CENTRAL

SITE PLAN FOR BUILDING PERMIT

11/04/16 ADD STARBUCKS AND T-MOBILE

SW ARCHITECTS

DRAWN BY MTN
DATE 11-04-2016
SHEET # 2
JOB # 1628