



**KEY MAP**  
SCALE: 1" = 250'

**CONCEPT PLAN NOTES**

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.
6. EXISTING ZONE: SC-2: COMMUNITY SHOPPING CENTER
7. PROPOSED ZONE: SC-2: COMMUNITY SHOPPING CENTER
8. PROPOSED USE: RESTAURANT - PERMITTED BY RIGHT.
9. IMPERVIOUS COVERAGE ADDED: 0± SF

BULK REQUIREMENTS:	ALLOWED/REQUIRED	PROVIDED
<b>A. MIN. BUILDING SETBACK</b>		
FRONT SETBACK (SOUTH WEST)	50'	50'±
SIDE SETBACK (NORTH WEST)	50'	62'±
SIDE SETBACK (SOUTH EAST)	50'	50'±
REAR SETBACK (NORTH EAST)	50'	50.2'±
<b>B. MIN. PARKING SETBACK</b>		
FRONT SETBACK (SOUTH WEST)	10'	5'± (EXISTING)
SIDE SETBACK (NORTH WEST)	10'	10'± (EXISTING)
SIDE SETBACK (SOUTH EAST)	10'	0'± (EXISTING)
REAR SETBACK (NORTH EAST)	10'	10'± (EXISTING)
<b>C. PARKING REQUIREMENTS</b>		
(1 SPACE/300 SF OF GROSS FLOOR AREA) OR 1 SPACE FOR EVERY 4 SEATS PLUS 1 SPACE FOR EVERY 3 BAR SEATS	GFA = 189,343 SF 631 SPACES	868 SPACES (POST)
(1 SPACE/300 SF OF GROSS FLOOR AREA) OR 1 SPACE FOR EVERY 4 SEATS PLUS 1 SPACE FOR EVERY 3 BAR SEATS	GFA = 184,843 SF 623 SPACES	920 SPACES (PRE)
D.(a) POST-PARKING RATIO (PER 1,000 SF GFA)	868 SPACES / (189,343 SF / 1,000 SF) = 4.58	
D.(b) PRE-PARKING RATIO (PER 1,000 SF GFA)	920 SPACES / (184,843 SF / 1,000 SF) = 4.97	
E. MIN. PARKING SPACE DIMENSIONS	9' X 18'	9' X 20'
F. MIN. DRIVE AISLE	10' ONE WAY 20' TWO WAY	10' ONE WAY 28.6' TWO WAY
G. LOADING ZONE	0	0
H. MAX. BUILDING HEIGHT	NONE SPECIFIED	NONE SPECIFIED