

"Midland Drive, Parking lot and detention pond will be
"B" phase, (FUTURE)

"A" phase consist of building, septic and well
locatoins (CURRENT REQUEST)

ZONING VEGITATIVE BUFFER
REMOVED PER:

VAR 24-37

GEOTECHNICAL NOTE:

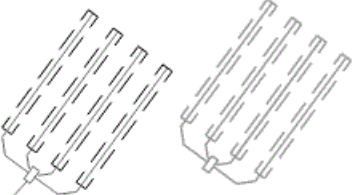
1. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL REPORT PERFORMED FOR THE SITE. IF A GEOTECHNICAL REPORT WAS NOT PREPARED THE CONTRACTOR IS TO PERFORM HIS OR HER OWN ANALYSIS OF THE SOIL CONDITIONS AT THE PROJECT SITE OR LOCATION.
2. MAXWELL-REDDICK AND ASSOCIATES, INC. DOES NOT WARRANT OR IMPLY ANY WARRANTIES AS TO THE SUITABILITY OF THE SOIL CONDITIONS AT THE SUBJECT SITE.

NOTE TO CONTRACTOR:

1. A LAND DISTURBING ACTIVITY PERMIT MUST BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
2. ALL UTILITIES SHALL BE LOCATED AND A DIGGING TICKET SHALL BE OBTAINED PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
3. IF ANY WETLANDS EXIST OR ARE FOUND TO EXIST ON THE SITE, NO DISTURBANCES SHALL OCCUR WITHIN THESE WETLANDS UNTIL THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS.
4. IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY PRIOR TO CONSTRUCTING SAID INCONSISTENT ENTITIES. IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN ANY OF THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE SAME, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO BE REDONE OR REINCURRED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT AND WHICH WOULD HAVE BEEN AVOIDED HAD HE PROMPTLY REPORTED SAID ERRORS, DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME.

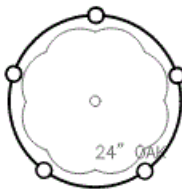
RYAN MICHAEL & LAUREN B. LEE
DEED BOOK 2304, PAGE 474
PLAT BOOK D125, PAGE A2
TAX ID#02970059
ZONED AR1

25' SIDE YARD SETBACK



PROPOSED BUILDING
4200 Sq Ft

Deep Well



WET STORMWATER
DETENTION
POND

IGNITE KINGDOM LIFESTYLE INC
DEED BOOK 2514, PAGE 317
PLAT BOOK D125, PAGE A2
TAX ID#02970059D00
ZONED AR1

50' REAR YARD SETBACK

WETLANDS

WETLANDS

LIMITS OF WETLANDS

ZONE "A"

ZONE "A"

ZONE "A"

ZONE "A"

ZONE "A"

ZONE "A"

ZONE "A"

ZONE "A"

ZONE "A"

SITE NOTES:

PARCEL NUMBER:
02970059C00

SITE AREA:
TOTAL AREA: ±9.0 ACRES

SITE ZONING:
EXISTING ZONING: AR-1

ZONING REQUIREMENTS:
MIN. LOT WIDTH: 150'
MIN. AREA: 217,800 SQFT (5 ACRES)

BUFFER REQUIREMENTS:
REQUIRED BUFFER DUE TO ADJACENT ZONING (AR-1): 15 FT
ENCROACHMENT: "BUFFER AREAS SHOULD REMAIN NATURAL. THERE SHALL BE NO ENCROACHMENT OF STRUCTURES, INCLUDING EAVES OR PAVING, IN BUFFER AREAS".

BUILDING SETBACKS (REQ'D):
FRONT: 50 FT
SIDE: 25 FT
REAR: 50 FT
EXTERIOR: 50 FT

PROPOSED PARKING REQUIREMENTS:
REQUIRED PARKING:
105 SEATS x 1 SP/4 SEATS = 26.25 SPACES REQUIRED
REQUIRED HANDICAP: 2
PROPOSED PARKING SPACES: 33
PROPOSED HANDICAP SPACES: 2

SITE LAYOUT NOTES:

SEE SHEET C3.1 FOR SITE LAYOUT NOTES.

HATCHING LEGEND:

PROPOSED CONCRETE

PROPOSED ASPHALT MILLINGS

BUFFER

HORIZONTAL SCALE

1" = 50'

50 0 50 100 150

