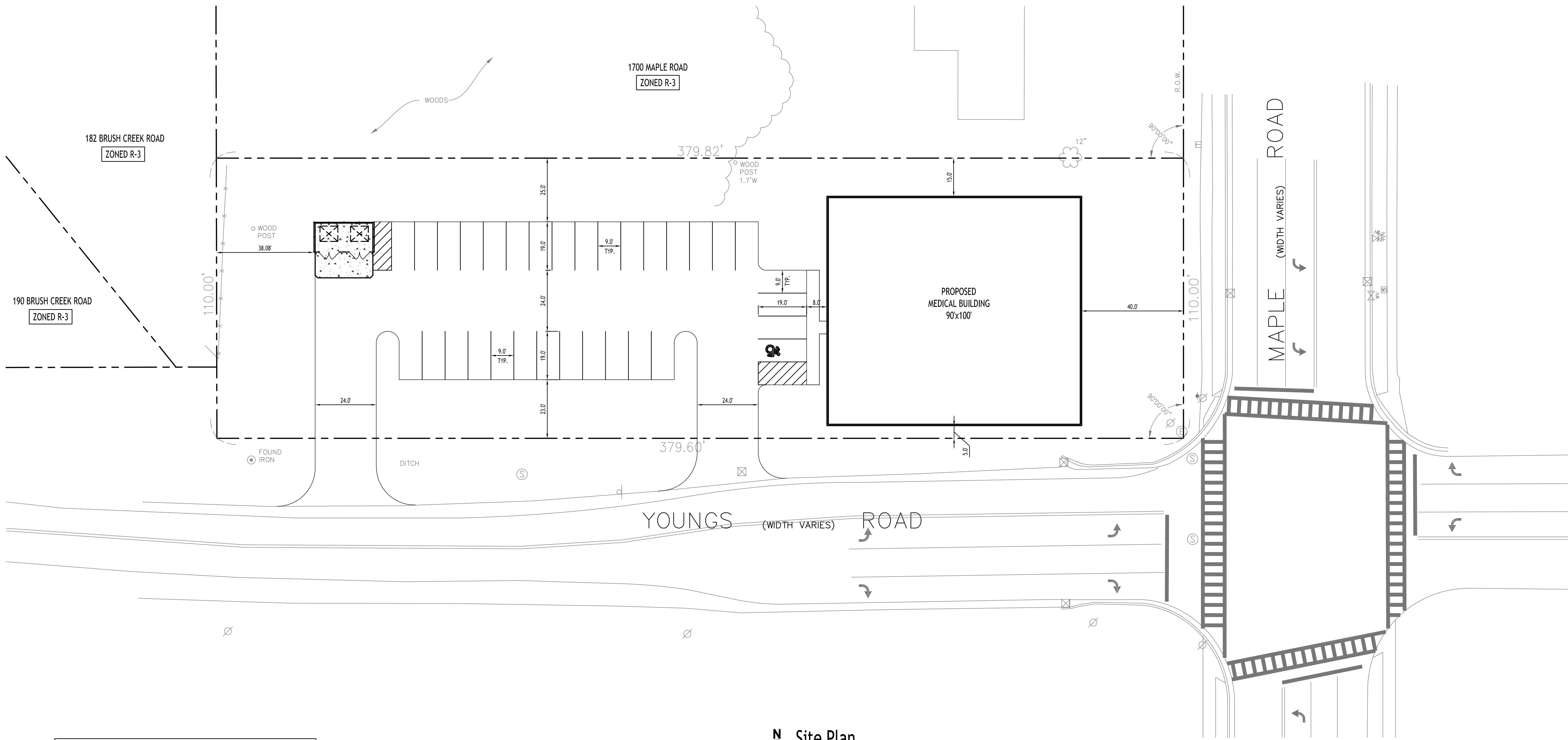


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N Site Plan
SCALE: 1"=20'

Site Data		
TOTAL SITE AREA = 0.96± ACRES		
ZONED: R-3 (REZONED TO CB: OFFICE BUILDING DISTRICT)		
USE: PROPOSED MEDICAL BUILDING		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	20 FT	5.0 FT *
SIDE (ADJ. RES./ NON-RES.):	30 FT	15.0 FT *
REAR (ADJ. RES./ NON-RES.):	30 FT	N/A
SETBACKS - PARKING		
ADJOINING RESIDENTIAL:	25 FT	25.0 FT
OTHER PROPERTY LINES:	25 FT	23.0 FT *
MAX BUILDING HEIGHT (FLAT ROOF):	30 FT	< 30 FT
LOT COVERAGE (FOR ALL BLDGS):	N/A	25% ±
PARKING: 9 x 19	32	32
GREENSPACE:		
INTERIOR PARKING (5%):	N/A	> 5%
OVERALL:	N/A	50%

*VARIANCE REQUIRED
PARKING CALCULATION:
SURGICAL CENTER/TREATMENT FACILITY
3.5 SPACES PER 1,000 SF OF NET FLOOR AREA
9,000 SF / 1,000 SF * 3.5 = 32 SPACES REQUIRED

REVISIONS:	Date
No. Description	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
**Site Plan
Concept**

Date: 11/22/24
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100
Project No: 24-4153

