

ZONING DATA

ZONING VC - HIGHWAY COMMERCIAL

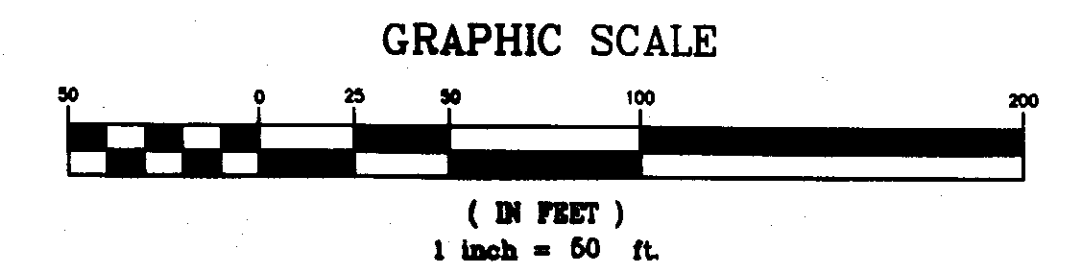
REQUIRED	PROVIDED
MINIMUM LOT AREA:	30,000 S.F.
MINIMUM LOT WIDTH:	120 FT.
MINIMUM FRONT YARD:	60 FT.
MINIMUM SIDE YARD:	
ONE SIDE:	15 FT.
BOTH SIDES:	30 FT.
MINIMUM REAR YARD:	50 FT.
IMPROVEMENT SETBACK:	20 FT.
MAXIMUM LAND COVERAGE BY TOTAL IMPERVIOUS COVER:	40%
MAXIMUM LAND COVERAGE BY BUILDINGS:	40%
MAXIMUM BUILDING HEIGHT:	35 FT.

PARKING REQUIREMENTS

REQUIREMENT	REQUIRED	AVAILABLE
RETAIL - 1 CAR / 150 S.F. GFA		
PHARMACY - 10,000 S.F.		
BRANCH BANK - 3,500 S.F.		
RETAIL/OFFICE - 19,450 S.F.		
TOTAL	= 253	= 253

SITE AREA = 1.8 acres
 SITE TAX PARCEL NO. 511 11 75 4068

NOTE
 This plan is prepared from the County Tax Maps.
 No surveying has been performed.

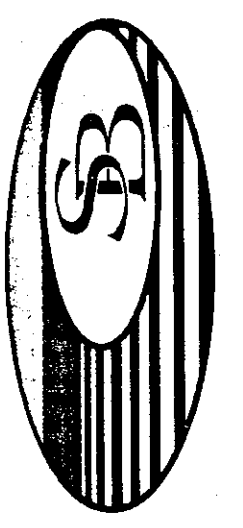


NO.	DATE	REVISION

STACKHOUSE BENSINGER INC.
 LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - LAND PLANNING
 MUNICIPAL CONSULTING - TRAFFIC ENGINEERING - SURVEYING

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PROJECT NO.	IPIN
FIELD BOOK	SOFTWARE
FIELD	AUTOCAD
CALC. BY	CHK'D BY
ML	ML
DATE	SCALE
1-18-08	1" = 50'
FILENAME	SHEET NO.
CONCEPT PALN	1 OF 1
PLAN NO.	REF. NO.
0000-000-D-0	