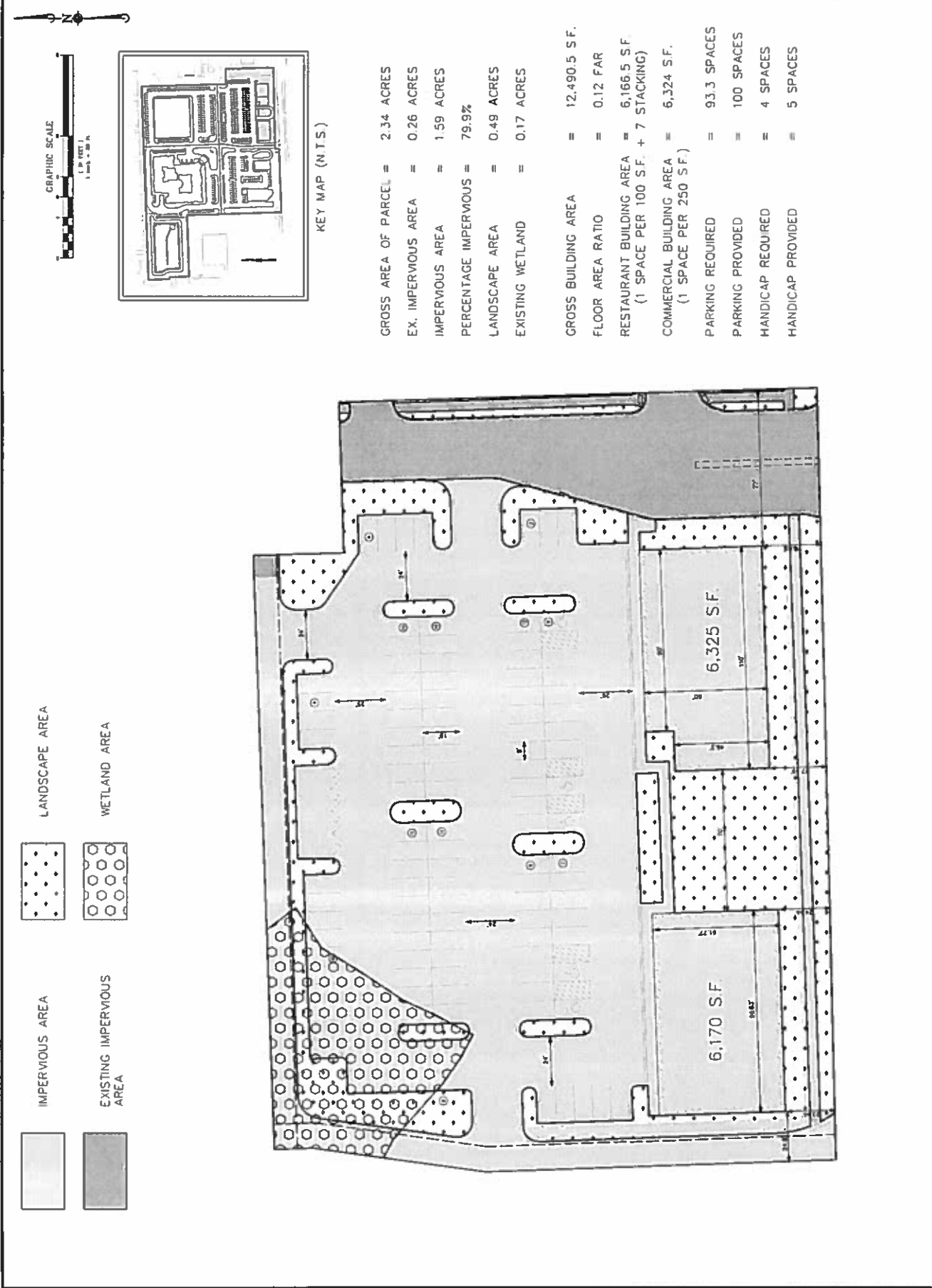
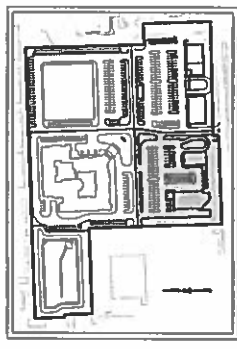
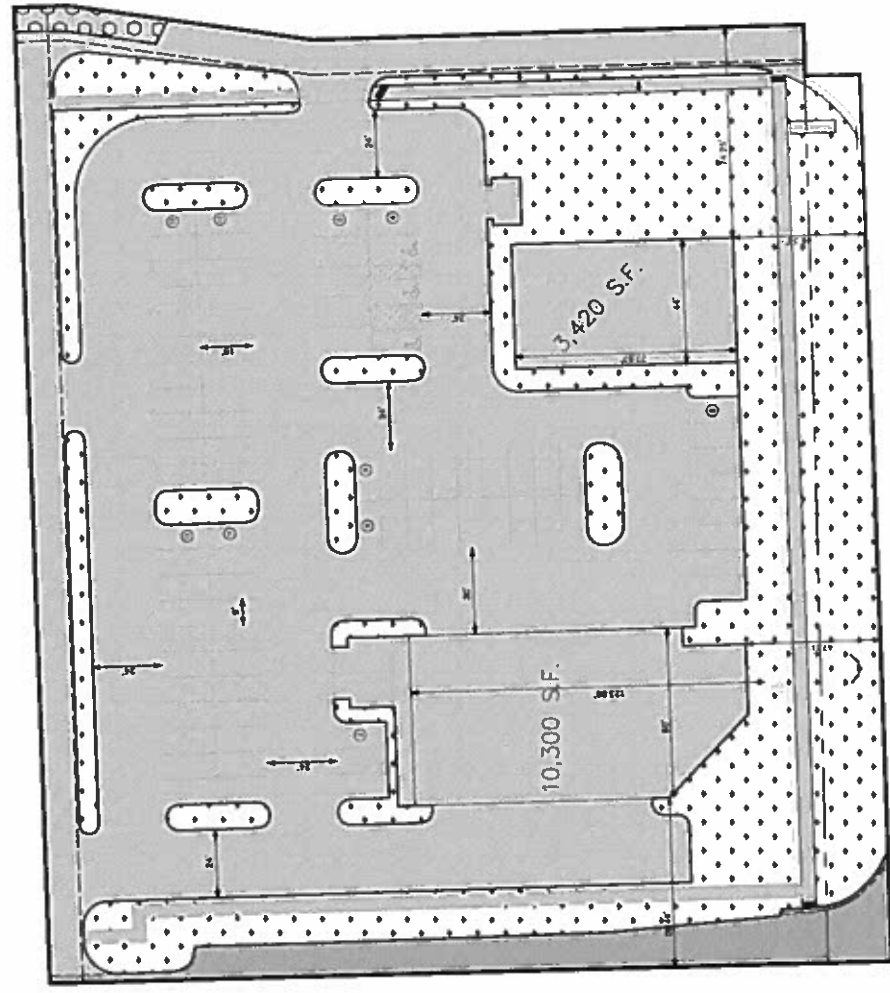
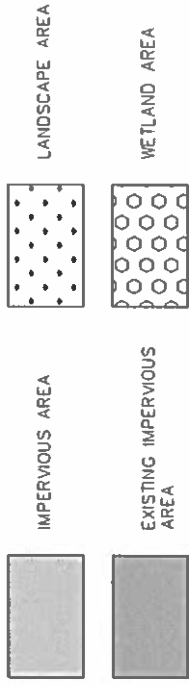
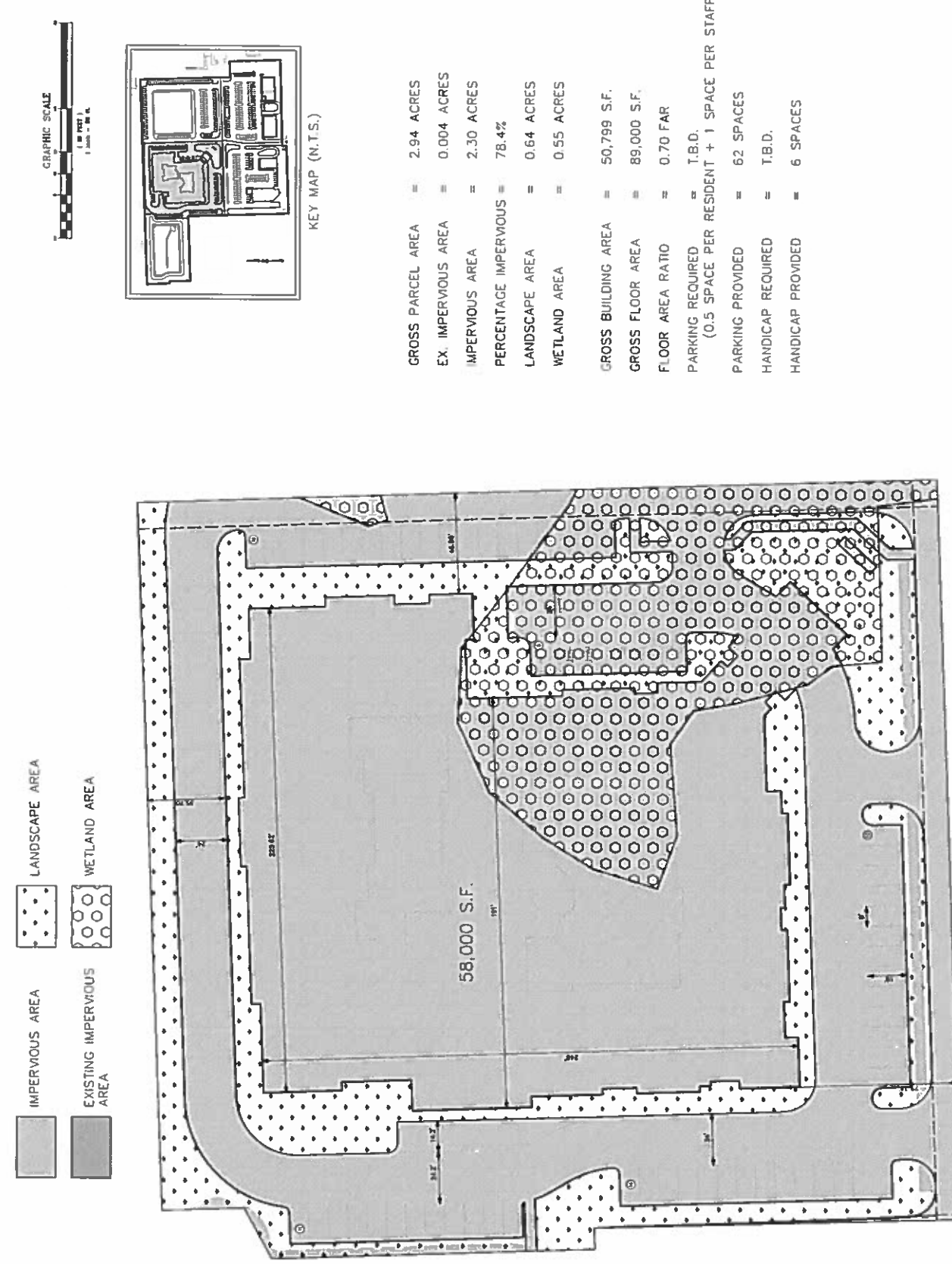




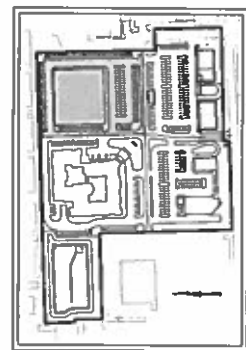
GROSS AREA OF PARCEL	=	2.34 ACRES
EX. IMPERVIOUS AREA	=	0.26 ACRES
IMPERVIOUS AREA	=	1.59 ACRES
PERCENTAGE IMPERVIOUS	=	79.9%
LANDSCAPE AREA	=	0.49 ACRES
EXISTING WETLAND	=	0.17 ACRES
GROSS BUILDING AREA	=	12,490.5 S.F.
FLOOR AREA RATIO	=	0.12 FAR
RESTAURANT BUILDING AREA	=	6,166.5 S.F.
(1 SPACE PER 100 S.F. + 7 STACKING)		
COMMERCIAL BUILDING AREA	=	6,324 S.F.
(1 SPACE PER 250 S.F.)		
PARKING REQUIRED	=	93.3 SPACES
PARKING PROVIDED	=	100 SPACES
HANDICAP REQUIRED	=	4 SPACES
HANDICAP PROVIDED	=	5 SPACES



GROSS PARCEL AREA	=	2.25 ACRES
EX. IMPERVIOUS AREA	=	0.09 ACRES
IMPERVIOUS AREA	=	1.52 ACRES
PERCENTAGE IMPERVIOUS	=	71.6%
LANDSCAPE AREA	=	0.64 ACRES
EX. WETLAND AREA	=	0.01 ACRES
GROSS BUILDING AREA	=	10,297.5 S.F.
FLOOR AREA RATIO	=	0.11 FAR
RESTAURANT BUILDING AREA (1 SPACE PER 100 S.F. + 7 STACKING)	=	3,417.5 S.F.
COMMERCIAL BUILDING AREA (1 SPACE PER 250 S.F.)	=	6,880 S.F.
PARKING REQUIRED	=	68 SPACES
PARKING PROVIDED	=	82 SPACES
HANDICAP REQUIRED	=	3 SPACES
HANDICAP PROVIDED	=	3 SPACES

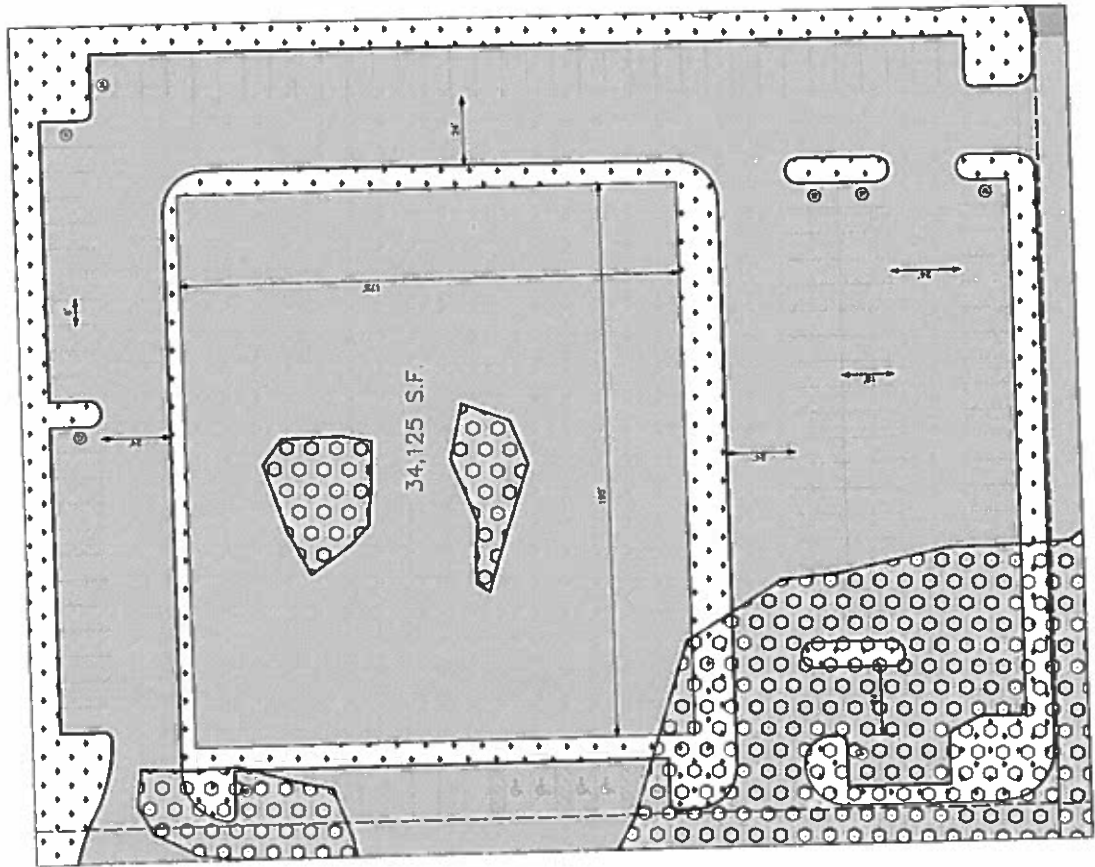
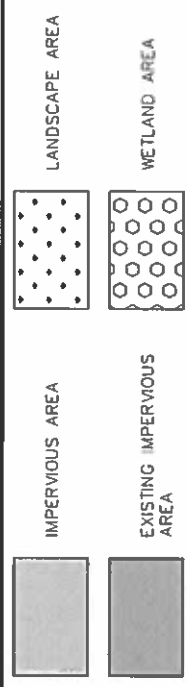


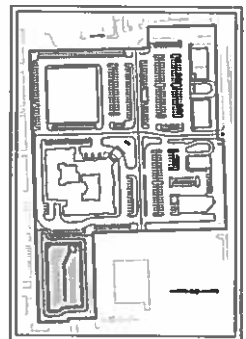
5078
Exhibit A



KEY MAP (N.T.S.)

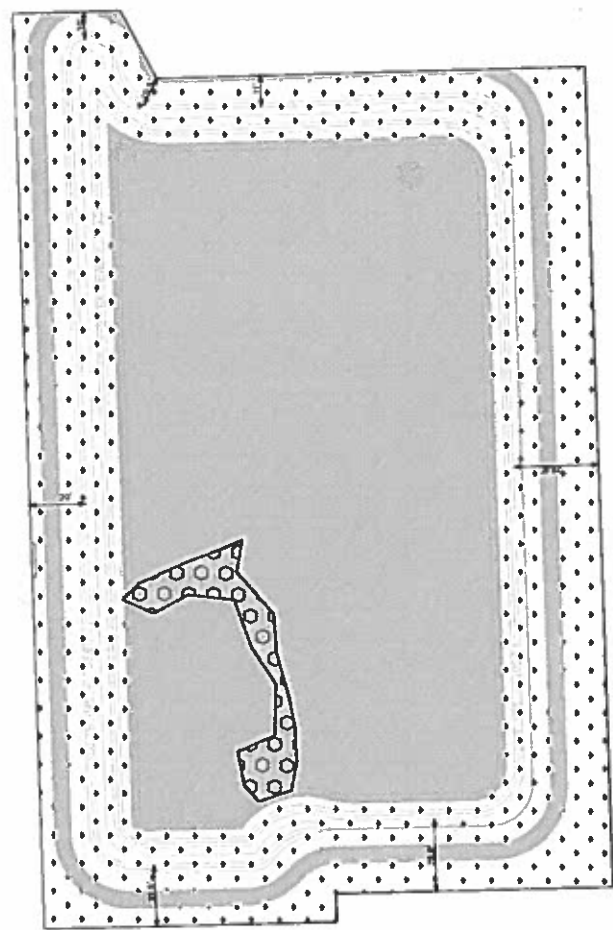
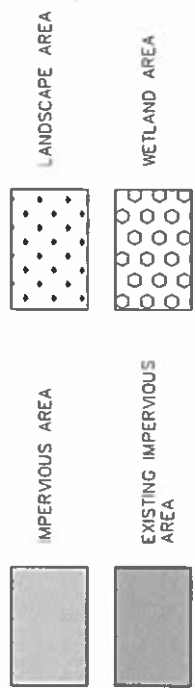
GROSS PARCEL AREA	=	2.51 ACRES
EX. IMPERVIOUS AREA	=	0.003 ACRES
IMPERVIOUS AREA	=	2.06 ACRES
PERCENTAGE IMPERVIOUS	=	82.2%
LANDSCAPE AREA	=	0.45 ACRES
WETLAND AREA	=	0.43 ACRES
GROSS BUILDING AREA	=	34,125 S.F.
FLOOR AREA RATIO	=	0.31 FAR
PARKING REQUIRED	=	136.5 SPACES (1 SPACE PER 250 S.F.)
PARKING PROVIDED	=	133 SPACES
HANDICAP REQUIRED	=	5 SPACES
HANDICAP PROVIDED	=	5 SPACES

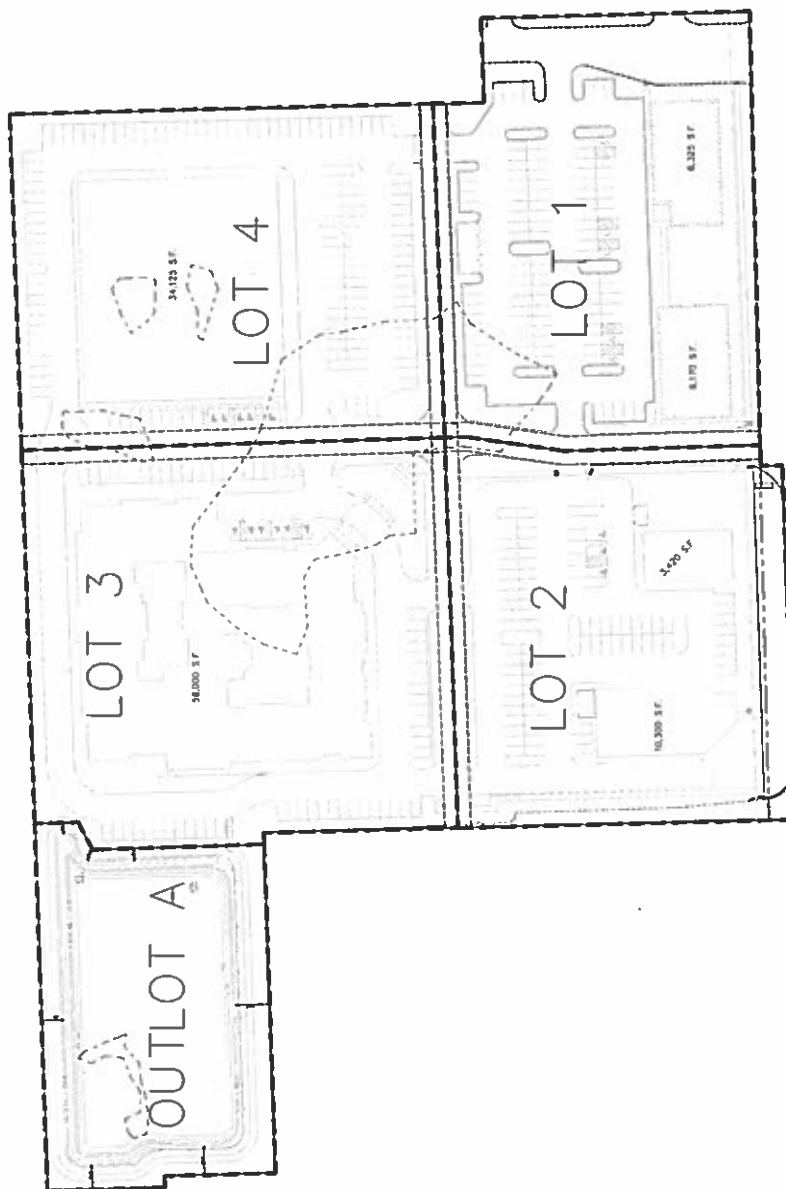
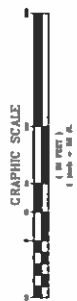




KEY MAP (N.T.S.)

GROSS PARCEL AREA	=	1.38 ACRES
IMPERVIOUS AREA	=	0.12 ACRES
OPEN WATER	=	0.58 ACRES
PERCENTAGE IMPERVIOUS	=	44.2%
LANDSCAPE AREA	=	0.68 ACRES
EX. WETLAND AREA	=	0.029 ACRES



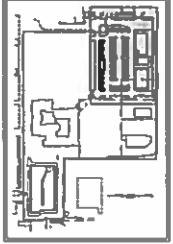


SUBDIVISION DATA

GROSS AREA OF SUBDIVISION	=	11.43 ACRES
EX. IMPERVIOUS AREA	=	0.36 ACRES
IMPERVIOUS AREA	=	7.61 ACRES
OPEN WATER	=	0.58 ACRES
PERCENTAGE IMPERVIOUS	=	74.8%
LANDSCAPE AREA	=	2.88 ACRES
EXISTING WETLAND	=	1.19 ACRES

ANTICIPATED DEVELOPMENT PLAN

PHASE 1 -	DETENTION BASIN (OUTLOT A) & LOT 1
PHASE 2 -	LOT 3
PHASE 3 -	LOT 2 OR LOT 4



GRAPHIC SCALE

SCALE 1-300

KEY MAP

[illegible]

PAYMENT LEGEND

STANDARD DUTY PASSENGER	STANDARD DUTY PASSENGER
1 1/2" SHAMPOUR SURFACE COURSE, HOT-MIX ASPHALT, MAX 0, 1950	1 1/2" SHAMPOUR SURFACE COURSE, HOT-MIX ASPHALT, MAX 0, 1950
2 1/2" SHAMPOUR BASE COURSE, HOT-MIX ASPHALT, 0-18, 1950	2 1/2" SHAMPOUR BASE COURSE, HOT-MIX ASPHALT, 0-18, 1950
6" AGGREGATE BASE COURSE, TYPE B	

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 5.25% WOT 4000
4" COMPACTED AGGREGATE BASE, TYPE III

CONCRETE JOINTS
4" CONC. W. 3" ST. BARS



STANDARD AGENCY, INC.

04/10/2017 14:08

- ① 21-1 STOP SIGN
- ② 27-8 WINDSHIELD PLACEMENT SIGN
- ③ FINE LAND - NO PARKING SIGN
- ④ 23-1 DO NOT ENTER
- ⑤ 26-25 ONE WAY
- ⑥ NIGHT RAIN ONLY

SITE DATA

APPROXIMATE SITE AREA	2.36 ACRES
BUILDING AREA	12,500 S.F.
PARKING PROVIDED	118 SPACES
HANDICAP PROVIDED	3 SPACES
SITE PLANNING RATIO	115 SPACES/1,000 S.F.
BUILDING PARKING RATIO	1 SPACE/108 S.F.

1001

① 24" WHITE STOP BAR
② LETTERS AND SYMBOLS PLACED IN 1" SPACES
③ 4" YELLOW BACKGROUND AT 45° SPACED 3" O.C.

