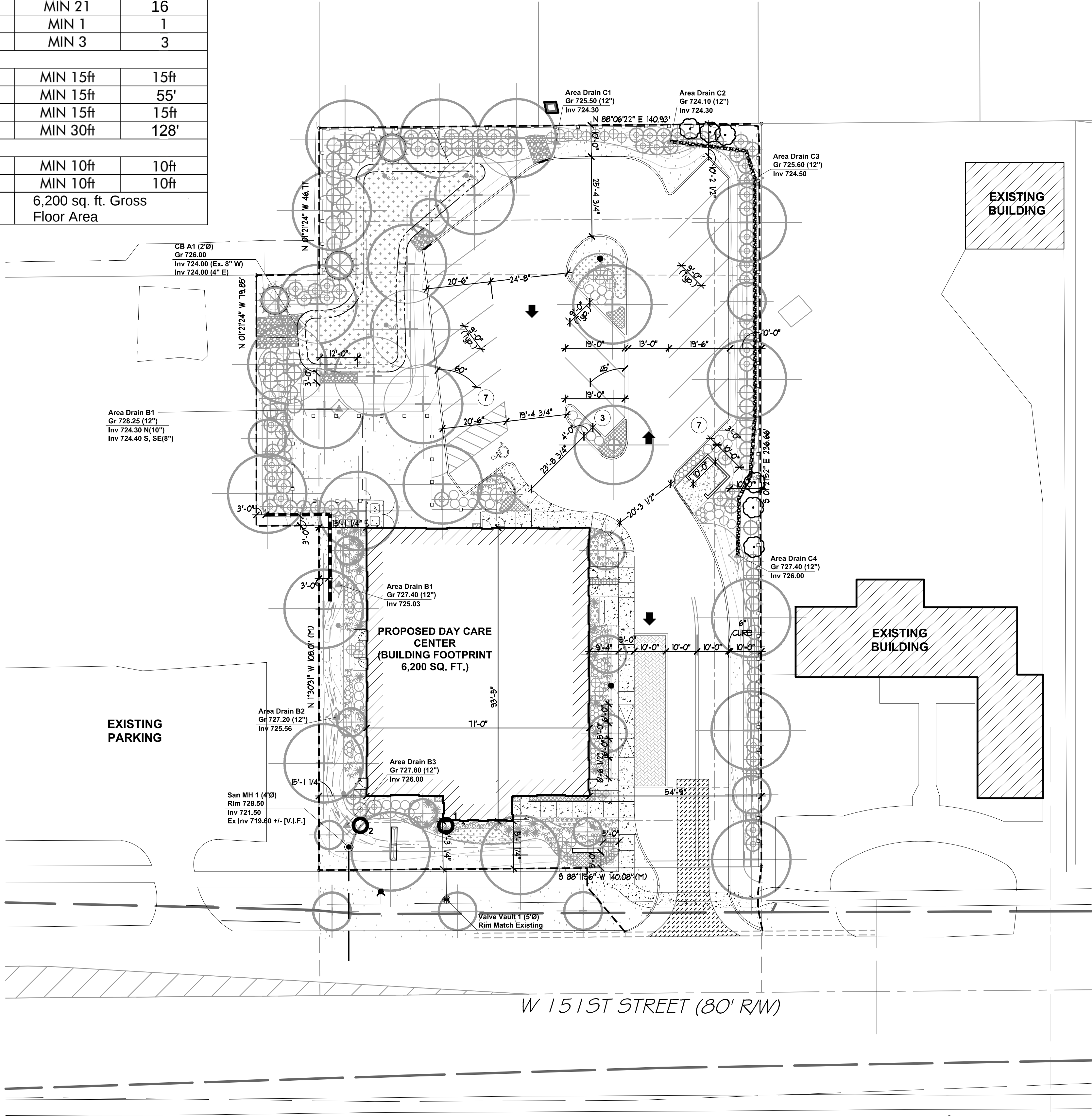
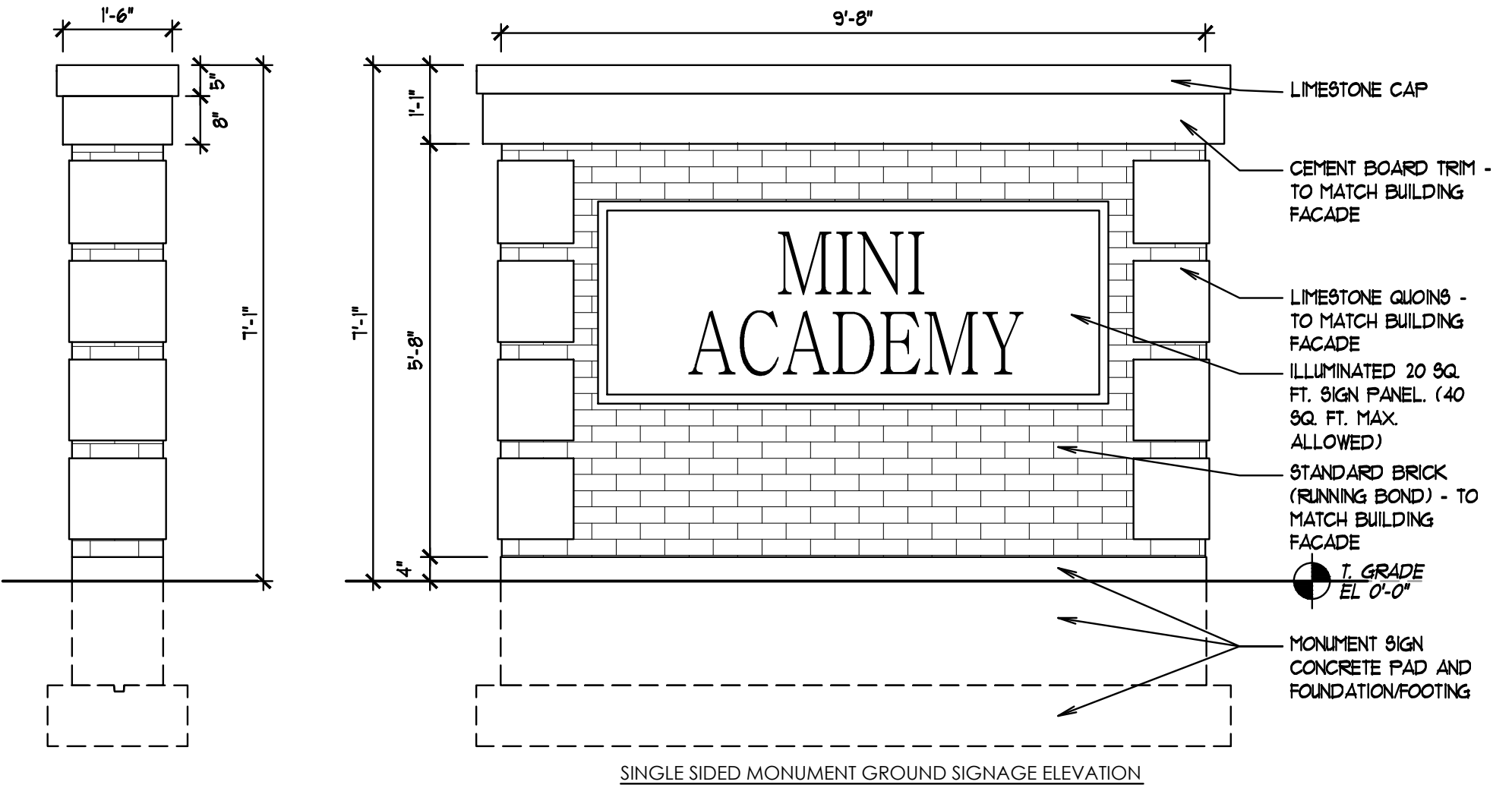


Site Data Box		
	Current	Proposed
Zoning District	BIZ/R-3	BIZ
Requirements	Required	Proposed
Floor Area Ratio	MAX 1.0	0.17
Lot Area	MIN 10,000sf	34,941sf
Lot Coverage	MAX 75%	47.54 %
Green Space	MIN 25%	52.46 %
Height	MAX 50ft	21.5ft
Standard Parking Stalls	MIN 21	16
Accessible Parking Stalls	MIN 1	1
Bicycle Parking Stalls	MIN 3	3
Setbacks		
151 st Street (South)	MIN 15ft	15ft
Interior Side (East)	MIN 15ft	55'
Interior Side (West)	MIN 15ft	15ft
Rear (North)	MIN 30ft	128'
Parking Lot Setback		
North Lot Line	MIN 10ft	10ft
East Lot Line	MIN 10ft	10ft
Building Footprint	6,200 sq. ft. Gross Floor Area	

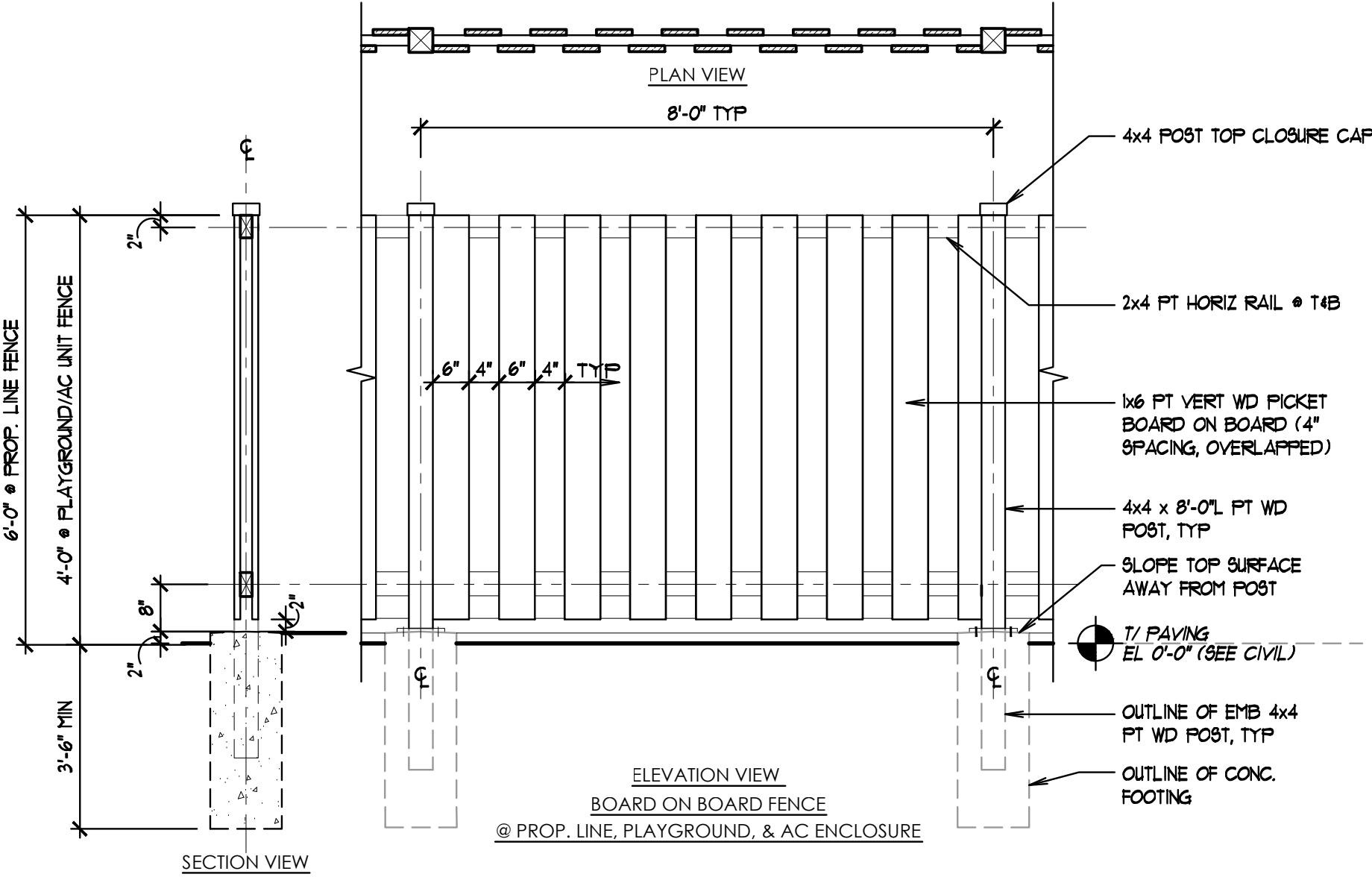


PRELIMINARY SITE PLAN

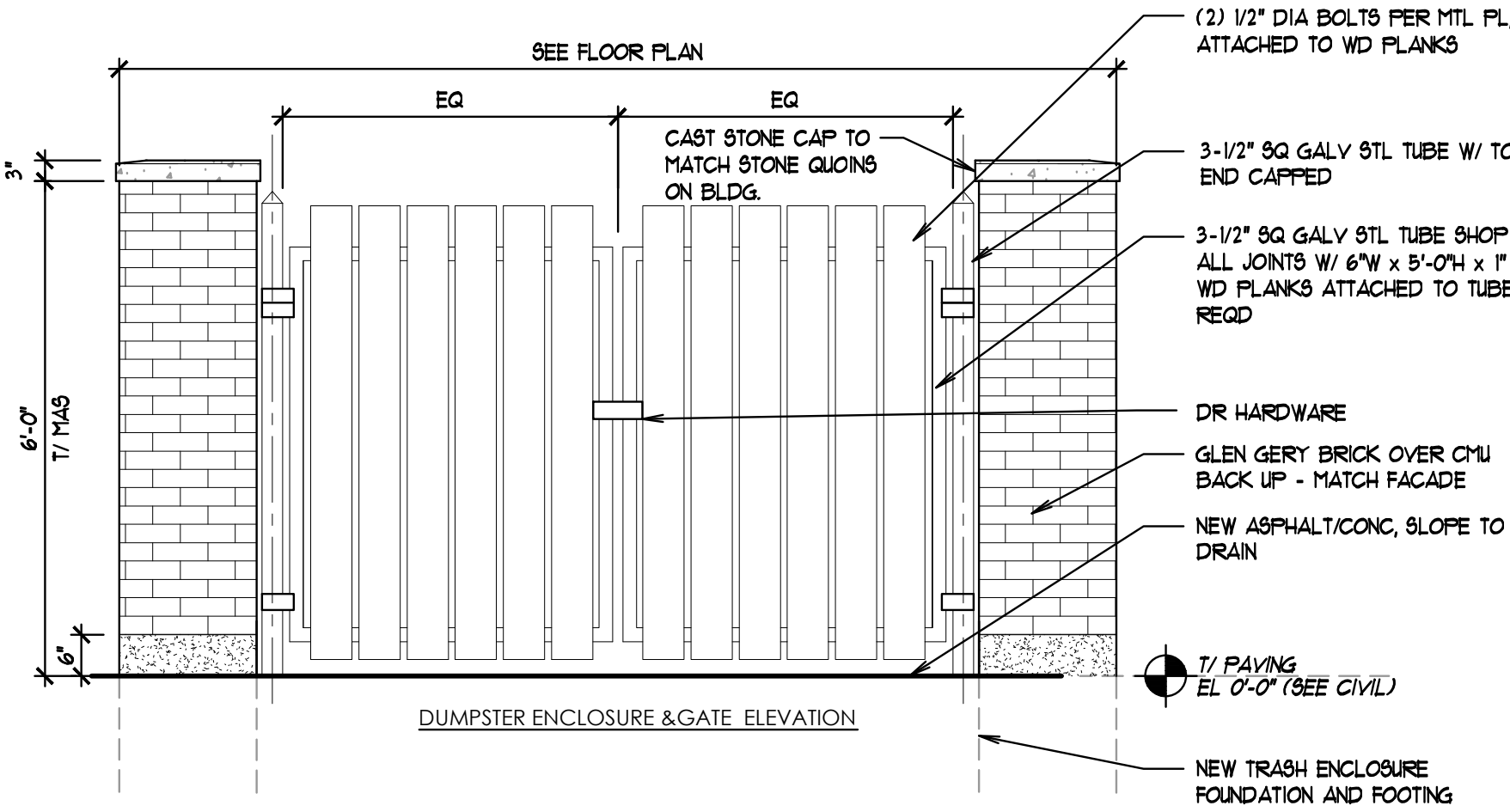
1" = 20'-0"



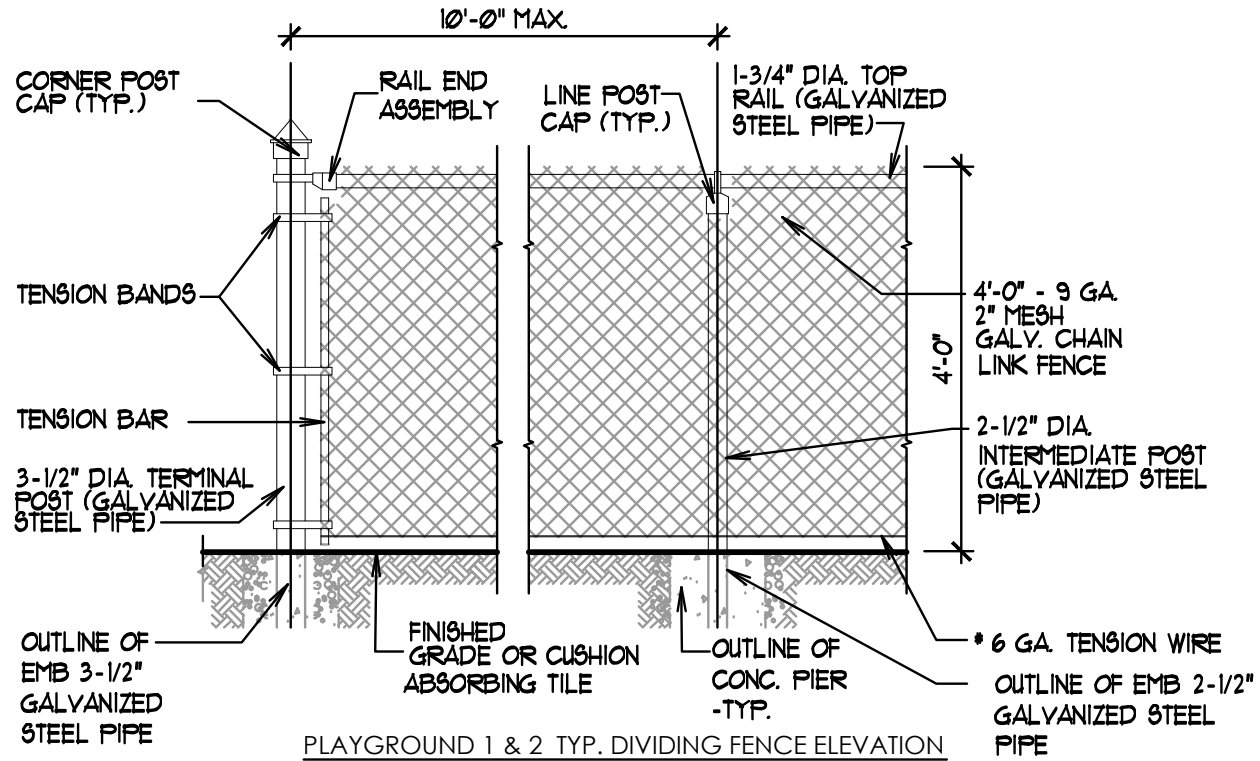
SINGLE SIDED MONUMENT GROUND SIGNAGE ELEVATION



ELEVATION VIEW
BOARD ON BOARD FENCE
@ PROP. LINE, PLAYGROUND, & AC ENCLOSURE



DUMPSTER ENCLOSURE & GATE ELEVATION



PLAYGROUND 1 & 2 TYP. DIVIDING FENCE ELEVATION

04/08/21