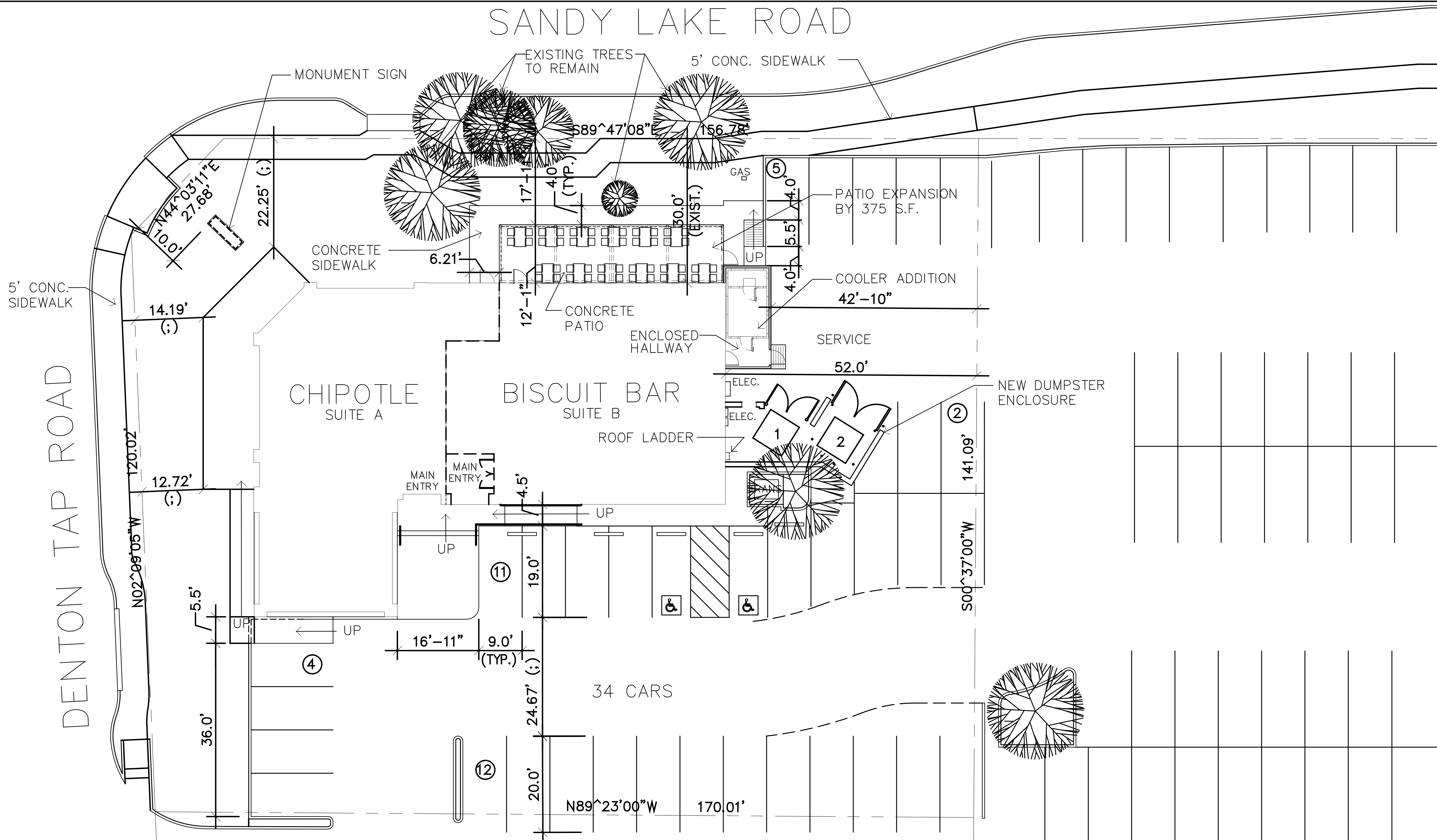




01 Site Plan
SCALE: 1:10

NOTE:
1. ALL EXISTING TREES AND LANDSCAPING TO REMAIN.

SITE DATA - TOWN OAKS CENTRE LOT 1						
EXISTING ZONING		PD 209-R3				
TENANT	USE	INTERIOR S.F.	PATIO S.F.	OUTDOOR COOLER	TOTAL S.F.	
SUITE A	CHIPOTLE MEXICAN GRILL	1,981	550	0	2,531	
SUITE B	BISCUIT BAR	2,439	575	182	3,196	
TOTAL S.F.					5,727	
PARKING		REQUIRED	5,545 / 100 =	55		
		PROVIDED	34 SPACES ON SITE + CROSS PARKING AT PROJECT	55		

- NEW PD CONDITIONS
- A. THE EXISTING MONUMENT SIGN MAY BE RETAINED AND RE-FACED IN ACCORDANCE WITH THE CODE OF ORDINANCES.
 - B. THE REQUIRED FRONT YARD SETBACK SHALL BE ALLOWED AT 17 FEET FROM THE SANDY LAKE ROAD RIGHT-OF-WAY.
 - C. A MECHANICALLY OPERATED PATIO ENCLOSURE SHALL BE ALLOWED AS DEPICTED ON THE EXTERIOR ELEVATIONS IN EXHIBIT "C".
 - D. A TOTAL OF 129 SQUARE FEET ATTACHED SIGNAGE SHALL BE PERMITTED AS INDICATED IN THE SIGN PLAN IN EXHIBIT "D".
 - E. THE PROPERTY SHALL BE ALLOWED A MINIMUM OF 34 PARKING SPACES.
 - F. THE HOURS OF OPERATION SHALL NOT EXCEED 7:00 A.M. TO 11:00 P.M. SUNDAY THROUGH SATURDAY.
 - G. NO TREES SHALL BE REMOVED, AND ALL EXISTING LANDSCAPING SHALL REMAIN AND BE MAINTAINED IN HEALTHY GROWING CONDITION AND COMPLY WITH THE LANDSCAPE PLAN AS ESTABLISHED IN PD-209R2-C (ORDINANCE NO. 91500-A-506)

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

TENANT REVIEW ISSUE DATE: 05-20-2019
LANDLORD REVIEW ISSUE DATE: 05-20-2019
PERMIT ISSUE DATE: XX-XX-2019
BID ISSUE DATE: XX-XX-2019
CONSTRUCTION ISSUE DATE: XX-XX-2019