

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, April 8, 2021 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-01-2021 filed by Chris Ostrander to vacate a portion of right-of-way at 1501 Lima Avenue.

CPC STAFF

General Information

This request is to vacate a portion of right-of-way on the east side of the intersection of Bliss Avenue and Lima Avenue. The area is zoned I-1 Light Industrial. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

Currently the site of Yates and Young Plumbing and Heating Company.

Staff Analysis

The applicant owns the property that surrounds this portion of the right-of-way. He would like to vacate this section in order to incorporate that land into the existing parcel.

It appears that there was a vacated alley to the east of this that was vacated. The vacated street could have connected Elyria Street with Lima Avenue.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2021 to vacate a portion of right-of-way at 1501 Lima Avenue.

ENGINEERING

The proposed vacation will not have an impact on any City owned utilities. Engineering recommends approval of the vacation petition.

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-06-2020 to vacate an east/west alley from Broad Avenue to the first north/south alley east of Broad Avenue.

AV-01-2021

ALLEY/STREET
VACATION PETITION
filed by Chris Ostrander to
vacate a portion of
right-of-way at
1501 Lima Avenue

Legend

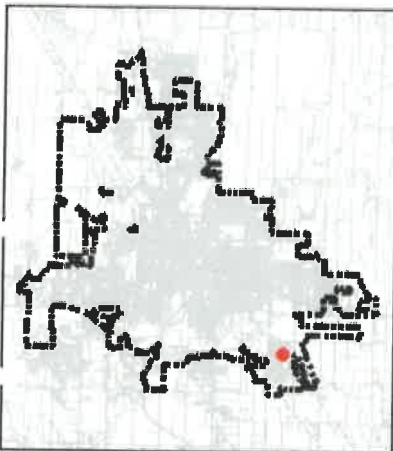


AV012021

Parcels

Road Centerline

Findlay Locator Map



Feet

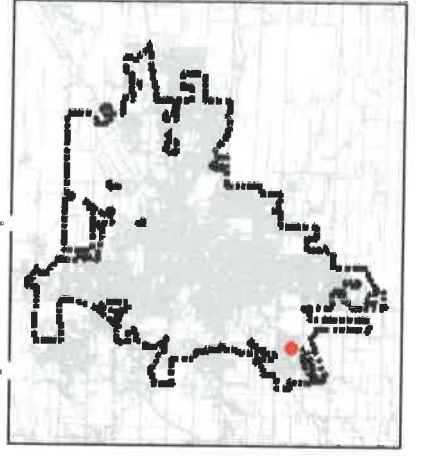
AV-01-2021

**ALLEY/STREET
VACATION PETITION**
filed by Chris Ostrander to
vacate a portion of
right-of-way at
15011 Lima Avenue

Legend

-  AV012021
-  Parcels
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-03-2021 filed by Grace Moore, 220 W. Lima Street, to allow for a hair salon to be located in the carriage house at 220 W. Lima Street.

CPC STAFF

General Information

This request is located on the north side of W. Lima Street, east of Cory Street, and west of S. West Street. It is zoned R-3 Small Lot Residential. The parcel directly to the west is C-2 General Commercial. To the east, there is a mix of R-3 Small Lot Residential, C-2 General Commercial, and O1 Office/Institution. To the north and south is mostly R-3 Small Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

According to the Auditor, this parcel has been residential since 1900.

Staff Analysis

Grace Moore is proposing to use the carriage house on the property to house a salon. The carriage house is located on the east side of the parcel on the parcel boundary with the north/south alleyway.

The salon would operate as a Home Business. A Home Business, according to the City of Findlay Zoning Ordinance, is defined as:

Any occupational activity carried on exclusively by a member of an immediate family residing on the premises and conducted entirely on the premises. No commodity shall be sold on the premises except that which is produced thereon, nor mechanical equipment used in fabrication or alteration of product, tools, gear, etc. from which external effects may adversely affect adjacent property. Home Businesses shall be clearly incidental and secondary to the use of the premises for dwelling purposes, and shall not change the structural character thereof.

The main concern regarding the proposal is the lack of available parking on the site. On the north side of the parcel, there is a gravel parking area that is located on the east/west alleyway. Parking spaces need to be nine feet (9') wide, eighteen feet (18') long minimum, and one-hundred sixty-two (162) square feet in area. For calculating the parking required for the salon, we would utilize the parking standard for the C-1 district of one (1) parking space for every 325 square feet. The carriage house is one-hundred ninety-two (192) square feet in size according to the County Auditor. This means that they would need to provide one (1) parking place for the business. The R-3 district requires two (2) parking spots per unit. This means that there needs to be a total of three (3) parking spaces on the site. The garage currently counts as one (1) parking space. The parking pad to the west of the garage is roughly 350 square feet in size. This would make it difficult to fit two (2) parking spaces with the minimum standards.

If approved, the applicant understands that if there are legitimate complaints regarding the operation that the permit can be revoked.

ENGINEERING

The only concern that Engineering has is with the limited parking. It appears that there is potentially one parking space in the large structure at the rear of the parking and one additional spot in the small area on the west side of the structure. All other parking is on street parking. Since the on street parking cannot be guaranteed to be available when potential clients would be coming to the salon, Engineer is not in favor of the conditional use unless something can be done to add additional off street parking spaces.

FIRE PREVENTION

Change of building use/ occupancy change must be filed with Wood Co. Building Dept.

CU-03-2021

APPLICATION FOR
CONDITIONAL USE
filed by Grace Moore
to allow for a hair salon to
be located in the carriage
house at 220 W Lima Street

Legend



220 W Lima Street

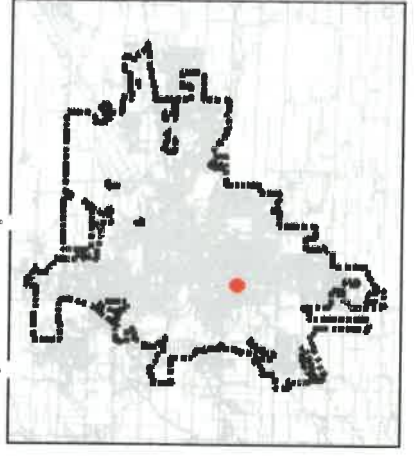
Parcels

Road Centerline



Carriage House

Findlay Locator Map



CU-03-2021

APPLICATION FOR
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filed by Grace Moore
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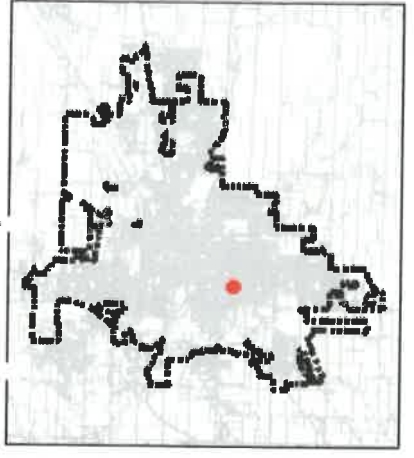
Legend

— Road Centerline



Carriage House

Findlay Locator Map







CU-03-2021

APPLICATION FOR CONDITIONAL USE

filed by Grace Moore
to allow for a hair salon to
be located in the carriage
house at 220 W. Lima Street

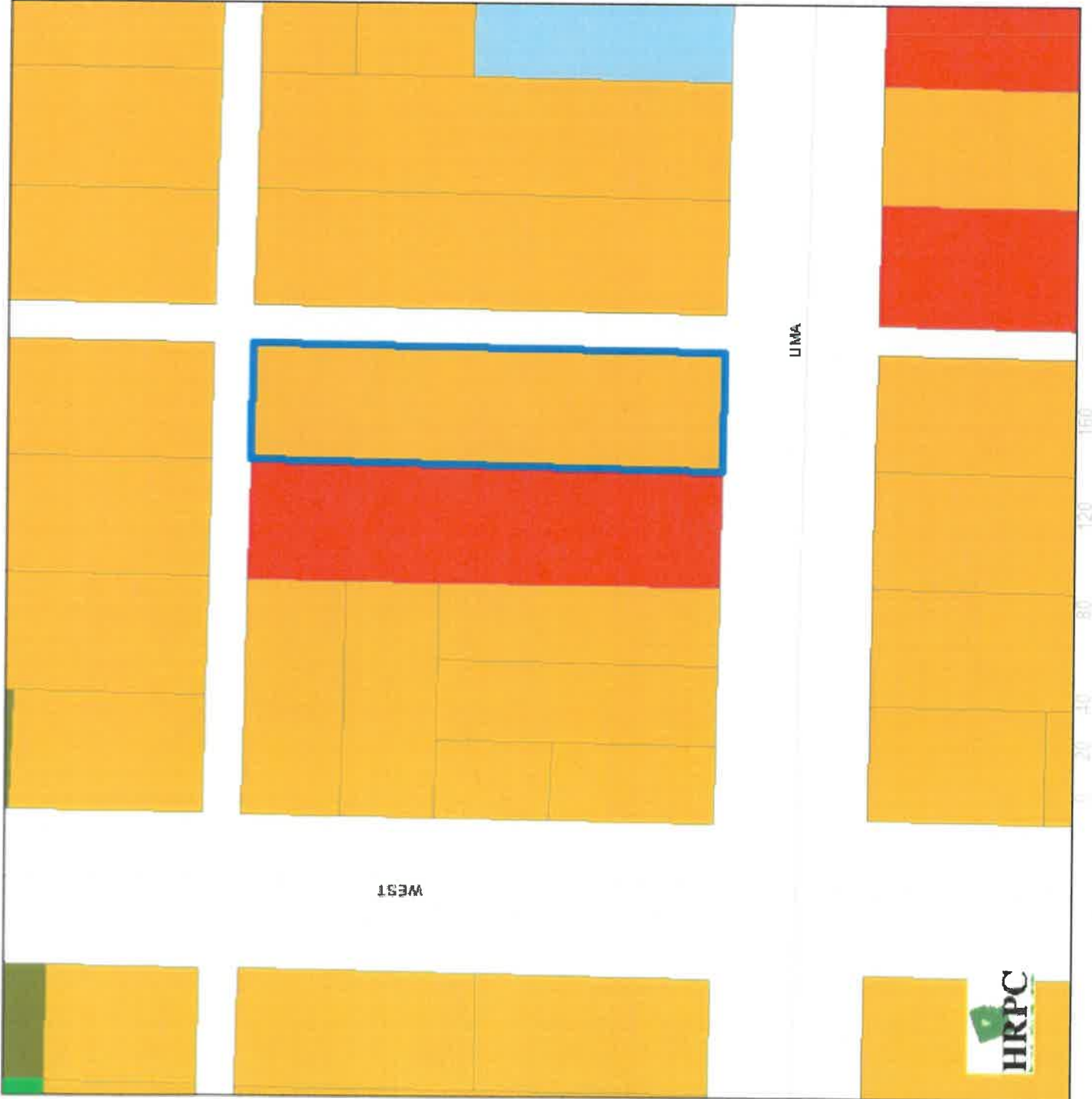
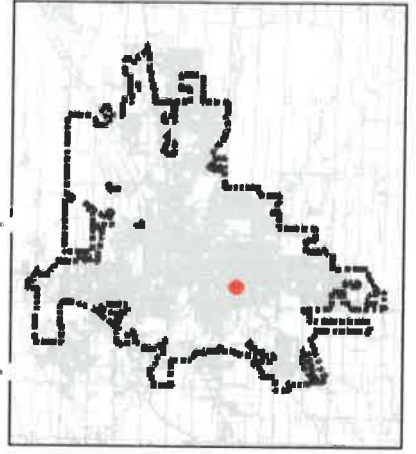
Legend



Proposed_Zoning_Sept_2020

- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Development Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



WEST

LIMA



3. APPLICATION FOR SITE PLAN REVIEW #SP-11-2021, filed by Casto Findlay 1, LLC, 250 Civic Center Drive, Suite 500, Columbus, Ohio, to construct a 7,767 sf TH Minit Market convenience store, with restaurant, drive-thru, and fueling station at 1705 Tiffin Avenue.

CPC STAFF

General Information

This request is located on the south side of Tiffin Avenue, west of Londonderry Drive. It is zoned C-2 General Commercial. To the north and east is zoned C-2 General Commercial. The parcels to the west are C-1 Local Commercial. The neighborhood to the south is zoned R-1 Large Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The parcel was split recently from 1701 Tiffin Avenue. This was the site of St. John's Evangelical Lutheran church.

Staff Analysis

The applicant would like to construct a 7,767 square foot retail building on a 2.24 acre parcel. There will also be a fueling station with ten (10) pumps. A total of fifty-four (54) parking spaces are provided for the site.

The building meets all setback requirements for the C-2 district. The height of the building is 28.5 feet, which is well below the maximum sixty feet (60') for C-2. Drawings show signage on the building that do not require any permits. There will also be signage on the fuel canopy, which do not require any permits. There are two low-profile signs indicated on the drawings. One is fifty-nine (59) square feet, located along Tiffin Avenue, and another thirty-two (32) square foot sign on the east side of the property along Londonderry Drive. The locations indicated meet setback standards. These signs and any directional signage on the property will have to be approved through the zoning office.

A drive-thru is shown on the drawings to accommodate the tenant space on the east side of the building. There is two lanes of stacking provided which could accommodate the required 8 cars.

A lighting plan shows the height of the fixtures to be twenty-two feet (22'), which is under the twenty-five feet (25') maximum. A photometric plan indicates that the foot candle readings on the Londonderry parcel boundary, near the points of access, exceed one (1) foot-candle. The code limits the measurement to one (1) foot-candle at a property line in Commercial zoning. As the light travels toward the street though, it goes under one (1) foot-candle, and given that the east side of Londonderry is more commercial activity, this is not a concern.

The applicant has proposed to include one-hundred fifty-six (156) shrubs and fifty (50) trees for the purposes of landscaping and screening. The applicant has requested that we accept the landscaping plan, rather than enforce the entire required amount for this type of development. If we were enforcing the full amount, it would require them to plant one-hundred fifty-six (156) shrubs and sixty (60) trees. The concern is that given the configuration of the parking lot, and amount of space available, the trees would not survive if they tried to fit in ten (10) more trees.

Staff is not concerned about the reduction in the number of trees in this situation.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2021 to construct a 7,767 sf TH Minit Market convenience store, with restaurant, drive-thru, and fueling station at 1705 Tiffin Avenue.**

ENGINEERING

Access – The applicant is proposed two (2) access drives on Londonderry Drive and one (1) access off of Tiffin Avenue. The drives on Londonderry Drive will line up with the existing drives across the street. The proposed access off of Tiffin Avenue is actually public right of way.

The original plat of the area calls the right of way as Bright Avenue but the rest of the maps in the Engineer Department have it labeled as Winterhaven Drive. The south end of the right of way was vacated in 1960 but the north part of the right of way still exists. Since it is public right of way, the applicant has the right to use it for access to the site.

Water Service – The applicant is proposing to tap the existing six inch (6”) waterline on the east side of Londonderry Drive. The proposed water service will enter near the south west corner of the building.

Sanitary Service – The applicant is proposed to tap the existing manhole on the existing eight inch (8”) sanitary sewer on the west side of Londonderry Drive. The proposed sanitary service will run behind the building and will enter on the west side of the building.

Stormwater Management – Detention for the site will be provided under the pavement on the north side of the fuel canopy and the west side of the proposed building. The detention calculations provided meet the City of Findlay design standards.

MS4 Requirements – The site will be disturbing more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit x 3
- Water Tap Permit
- Sanitary Tap Permit
- Storm Tap Permit
- Sidewalk Permit

FIRE PREVENTION

There is concern with the additional traffic light stacking on Londonderry Dr. This may cause issues with access to the building.

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2021 to construct a 7,767 sf TH Minit Market convenience store, with restaurant, drive-**

thru, and fueling station at 1705 Tiffin Avenue.

SP-11-2021

APPLICATION FOR
SITE PLAN REVIEW
filed by Casto Findlay 1, LLC
250 Civic Center Drive, Suite 500
Columbus, Ohio, to construct a
7,767 sf TH Minit Market
convenience store, with restaurant,
drive-thru, and fueling station
at 1705 Tiffin Avenue

Legend

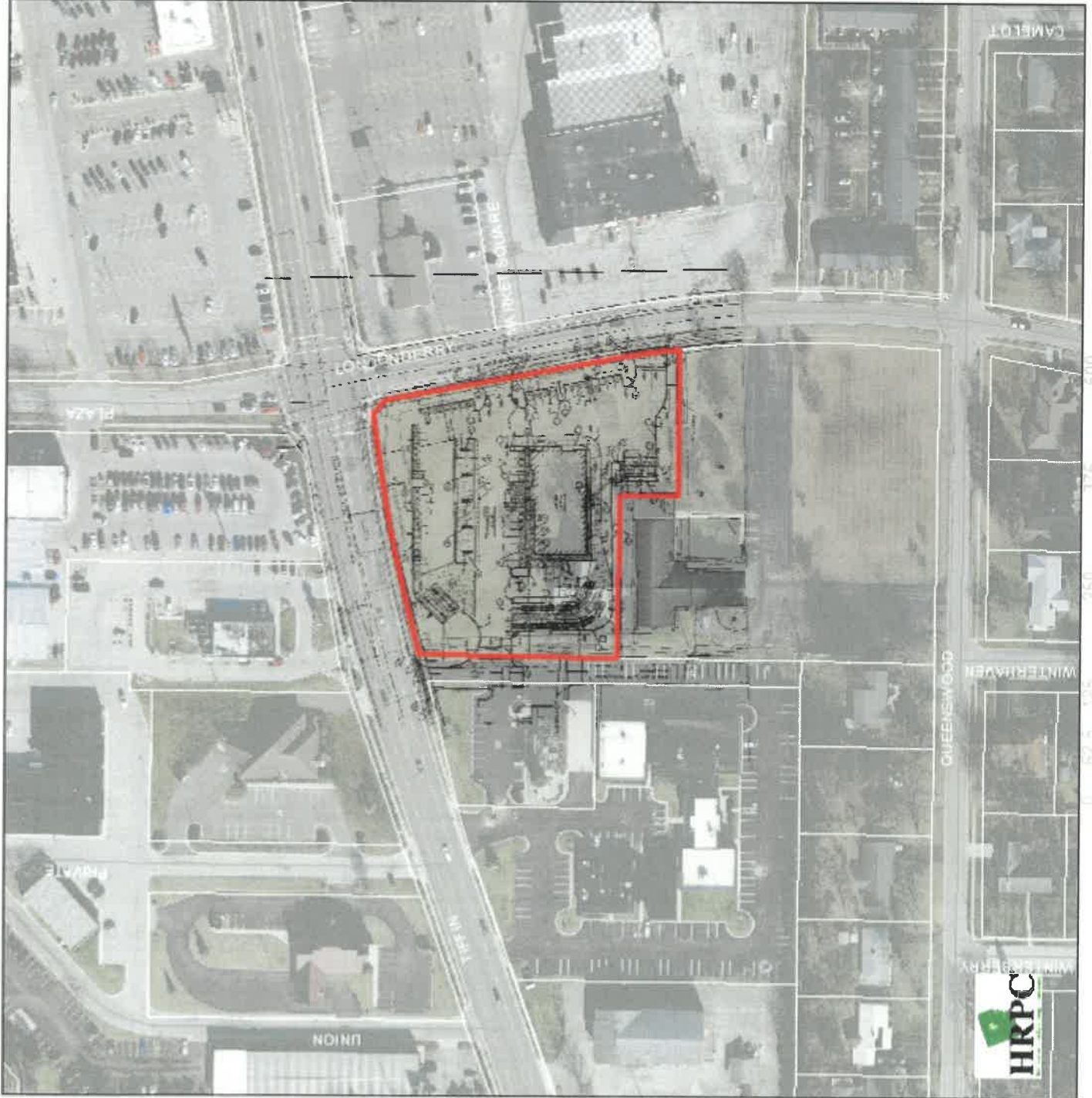
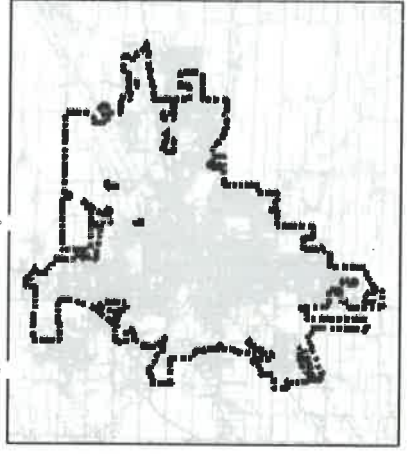


1705 Tiffin Avenue

Parcels

Road Centerline

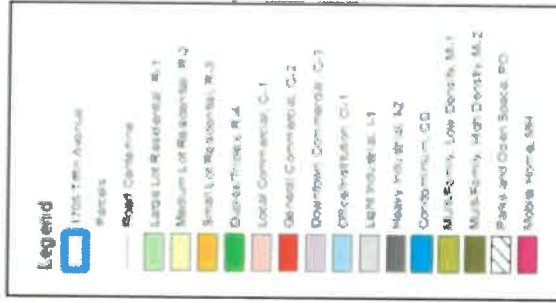
Findlay Locator Map



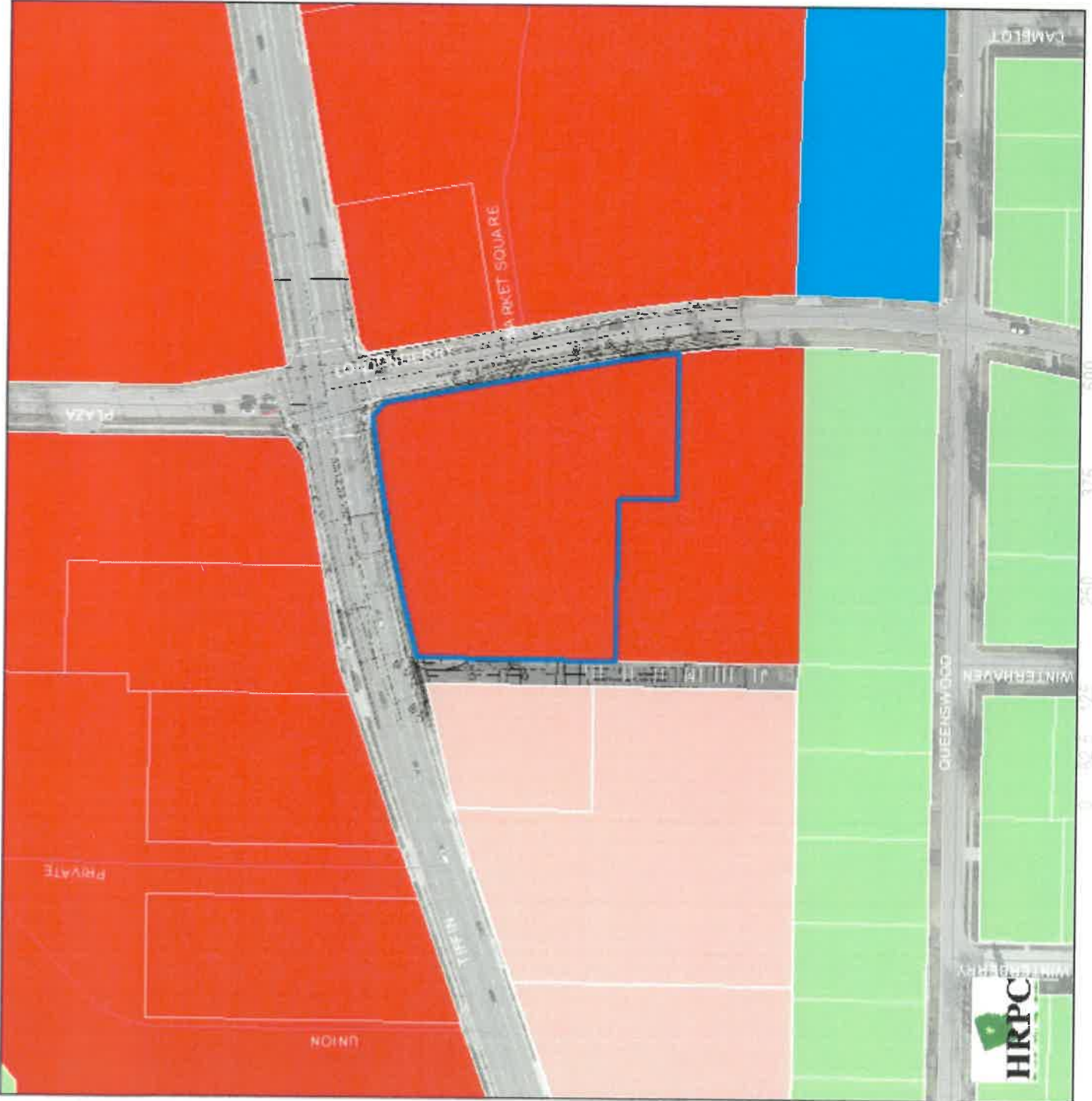
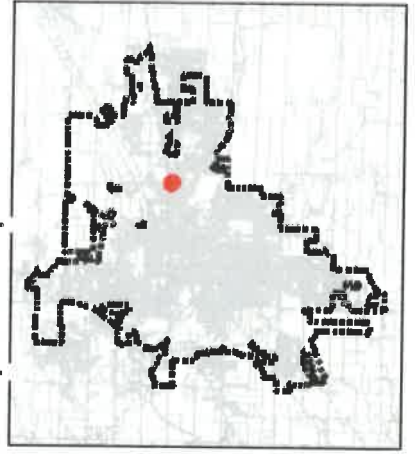
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Findlay Locator Map





NO. DATE REVISION DESCRIPTION



TURKEY HILL
FINDLAY, OHIO

LANDSCAPE PLAN

ISSUE NO.	1
DATE	01/08/2021
JOB NO.	757706
DESIGNER	EEB
CHECKER	EEB
SHEET NO.	041
SHEET TOTAL	041
PROJECT NO.	CFG08.0

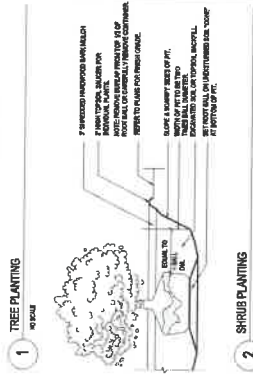
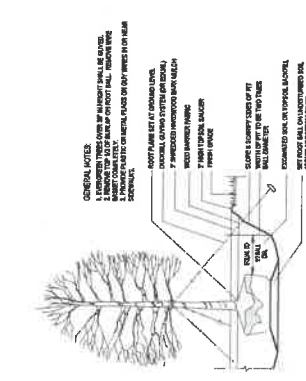
LEGEND
SYMBOLS TO IDENTIFY PLANTING FEATURES
REFER TO CHECKLIST FOR PLANTING FEATURES

PLANTING

- AMERICAN ASSORTIVE
- SPRINGBERRY
- EMERALD ASSORTIVE
- BLUE STAR JAWBERRY
- COLLEEN GLOBE ASSORTIVE

PLANTING

- SECOND HAND INFILTRATION BEDS/PERMEABLE
- PERMEABLE INFILTRATION BEDS/PERMEABLE

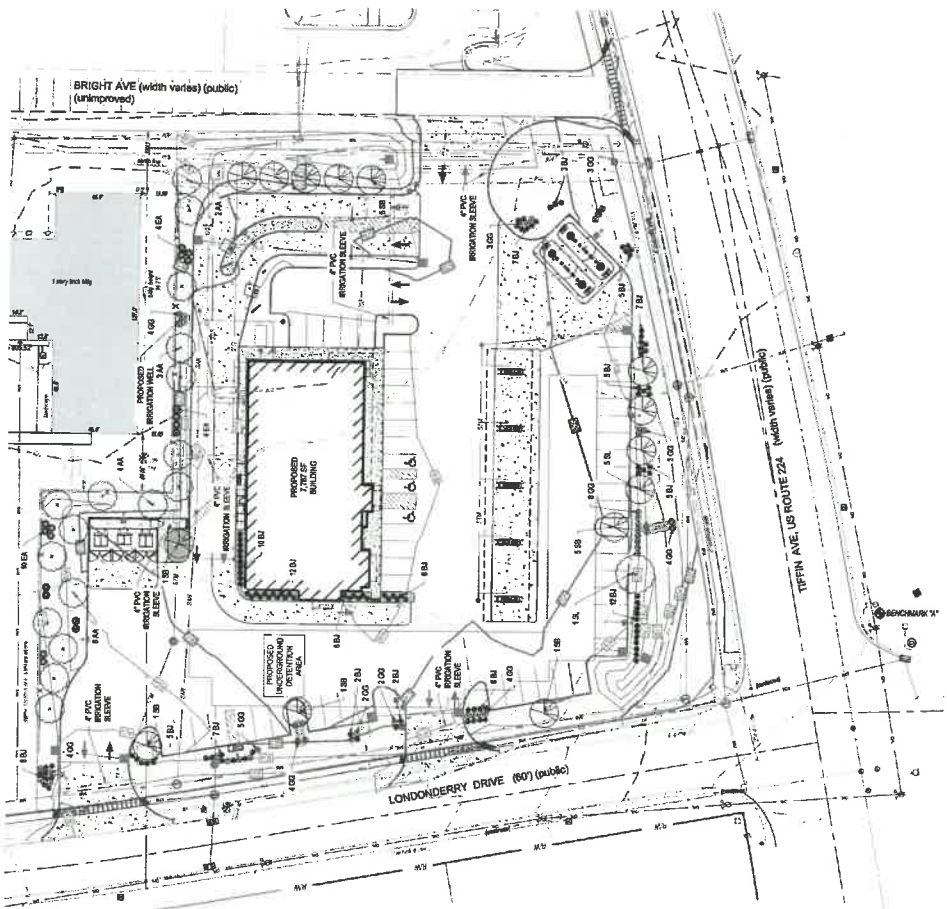


PLANTING NOTES:

- ALL PLANTING SHALL BE SUPPLIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS (AAO) AND THE NATIONAL ARBORICULTURAL SOCIETY (NAS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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IRRIGATION NOTES:

- THE IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE IRRIGATION SYSTEM INCLUDING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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OHIO
Utilities Protection SERVICES
Call 800-368-3266
www.ohioutilities.com

FOR EIGHT (8) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY UTILITIES PROTECTION SERVICE AT 800-368-3266. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PLANT MATERIAL LIST

SYM.	CITY	PLANT NAME	INITIAL SIZE	MATURE HEIGHT	SPACING
BU	18	BLUE STAR JAWBERRY (Amelanchier canadensis)	2' P	2 - 17' F	40' SPOKE
CU	18	COLLEEN GLOBE ASSORTIVE (Thuja occidentalis 'Colleen Globe')	2' P	2 - 17' F	40' SPOKE
SB	14	SPRINGBERRY (Amelanchier canadensis)	2' CAL	8 - 27' (5' - 30')	AS SPOKE
AA	18	AMERICAN ASSORTIVE (Thuja occidentalis)	2' DIA.	50' - 100' - 150'	AS SPOKE
EA	18	EMERALD ASSORTIVE (Thuja occidentalis 'Emerald')	2' F	10 - 17' F	40' SPOKE



REVISION DESCRIPTION

NO. DATE



TURKEY HILL
FINDLAY, OHIO

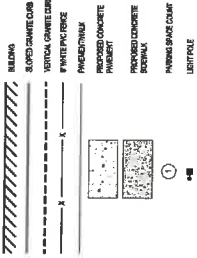
SITE PLAN

ISSUE NO. 07/2021
DATE: 07/2021
JOB NO.: 201906
DRAWN: EBA
CHECKED: SAH
SHEET NO. CFG04.0



GRAPHIC SCALE (IN FEET)

LEGEND



GENERAL NOTES:

1. THESE LAYOUTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.
3. ALL DIMENSIONS AND COORDINATES REFER TO THE FACE OF UNLESS OTHERWISE NOTED.
4. REFER TO CONNECTION DETAILS SHEETS FOR TECHNICAL SPECIFICATIONS FOR CONNECTIONS.
5. ALTERNATE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF THEY ARE APPROVED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES.

SITE LAYOUT NOTES:

1. REFER TO CONNECTION DETAILS SHEETS FOR TECHNICAL SPECIFICATIONS FOR CONNECTIONS.
2. ALL DIMENSIONS AND COORDINATES REFER TO THE FACE OF UNLESS OTHERWISE NOTED.
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7. REFER TO CONNECTION DETAILS SHEETS FOR TECHNICAL SPECIFICATIONS FOR CONNECTIONS.

ZONING INFORMATION		REQUIREMENTS		PROPOSED	
REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
BUILDING CANOPY	30'	30'	30'	30'	30'
PARKING	10'	10'	10'	10'	10'
WALKWAY	5'	5'	5'	5'	5'
MAX. SIDE FRONT	10'	10'	10'	10'	10'
GENERAL LANDSCAPE REQUIREMENTS	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)
INTERIOR REQUIREMENTS	24' SPACES	24' SPACES	24' SPACES	24' SPACES	24' SPACES
FOUNDATION REQUIREMENTS	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)
ADDITIONAL REQUIREMENTS	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)	15' TREES (ALL) 15' TREES (ALL) 15' TREES (ALL)

LAND COVERAGE CALCULATIONS		PROPOSED	
REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
BUILDING CANOPY	0.00 ACRES	0.00 ACRES	0.00 ACRES
PARKING	0.00 ACRES	0.00 ACRES	0.00 ACRES
WALKWAY	0.00 ACRES	0.00 ACRES	0.00 ACRES
TOTAL	0.00 ACRES	0.00 ACRES	0.00 ACRES

PARKING & LOADING INFORMATION		PROPOSED	
REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
PARKING (1 SPACE PER 25 SF)	24 SPACES	24 SPACES	24 SPACES
LOADING (1 SPACE PER 250 SF)	0 SPACES	0 SPACES	0 SPACES
TOTAL	24 SPACES	24 SPACES	24 SPACES

CODED NOTES:

1. PROPOSED REINFORCED CONCRETE CANOPY REFER TO DETAILS ON SHEET CG04.1
2. PROPOSED REINFORCED CONCRETE CANOPY REFER TO DETAILS ON SHEET CG04.1
3. PROPOSED REINFORCED CONCRETE CANOPY REFER TO DETAILS ON SHEET CG04.1
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