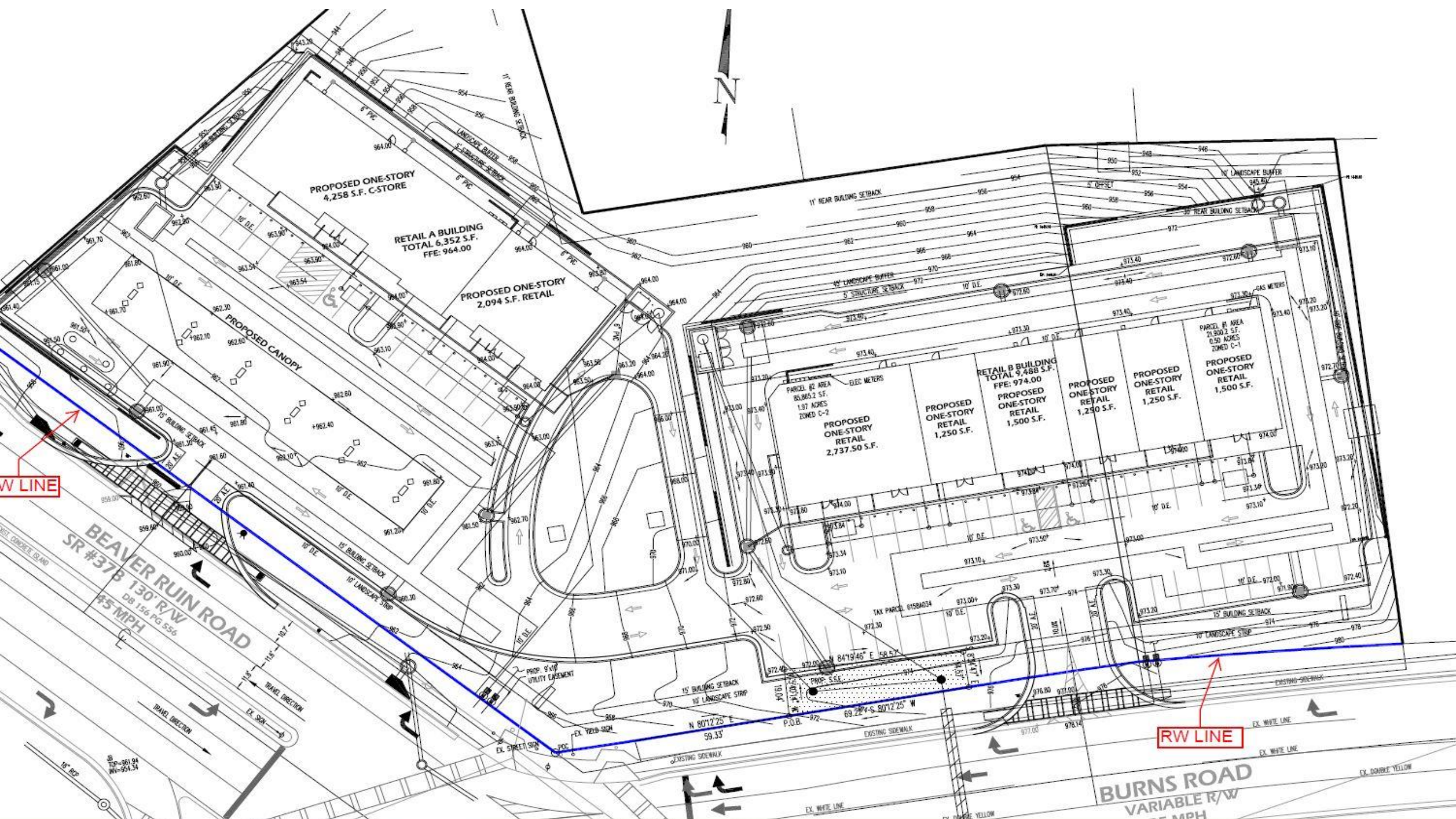
PROPOSED ONE-STORY
4,258 S.F. C-STORE
RETAIL A BUILDING
TOTAL 6,352 S.F.
FFE: 964.00
PROPOSED ONE-STORY
2,094 S.F. RETAIL
PROPOSED CANOPY
11' REAR BUILDING SETBACK
LANDSCAPE BUFFER
5' STRUCTURE SETBACK
6" PVC
10' D.E.
15' BUILDING SETBACK
10' LANDSCAPE STRIP
20' A.E.
PROP. 9'x10' UTILITY EASEMENT
EX. YIELD SIGN
EX. STREET SIGN
EXISTING SIDEWALK
TRAVEL DIRECTION
EX. SIGN
18" RCP
TOP=961.94
INV=954.34
N 80°12'25" E
59.33'
P.O.B.
S 80°12'25" W
69.28'
N 84°19'46" E 58.57'
PROP. S.S.E.
TAX PARCEL 015BA034
PARCEL #2 AREA
85,865.2 S.F.
1.97 ACRES
ZONED C-2
ELEC METERS
PROPOSED ONE-STORY RETAIL 2,737.50 S.F.
PROPOSED ONE-STORY RETAIL 1,250 S.F.
RETAIL B BUILDING
TOTAL 9,488 S.F.
FFE: 974.00
PROPOSED ONE-STORY RETAIL 1,500 S.F.
PROPOSED ONE-STORY RETAIL 1,250 S.F.
PROPOSED ONE-STORY RETAIL 1,250 S.F.
PARCEL #1 AREA
21,900.2 S.F.
0.50 ACRES
ZONED C-1
PROPOSED ONE-STORY RETAIL 1,500 S.F.
GAS METERS
10' LANDSCAPE BUFFER
5' OFFSET
30' REAR BUILDING SETBACK
RW LINE
RW LINE
BEAVER RUIN ROAD
SR #373 130' R/W
DB 156 PG 556
45 MPH
BURNS ROAD
VARIABLE R/W
EX. WHITE LINE
EX. DOUBLE YELLOW