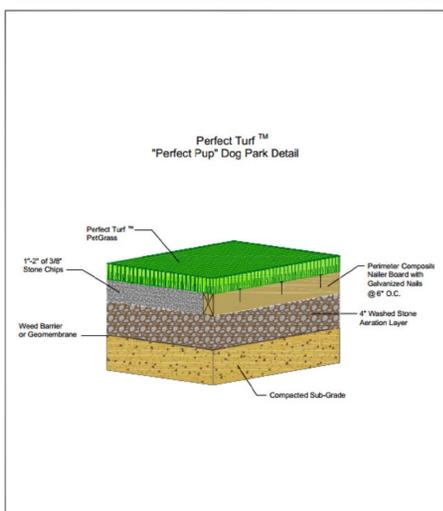


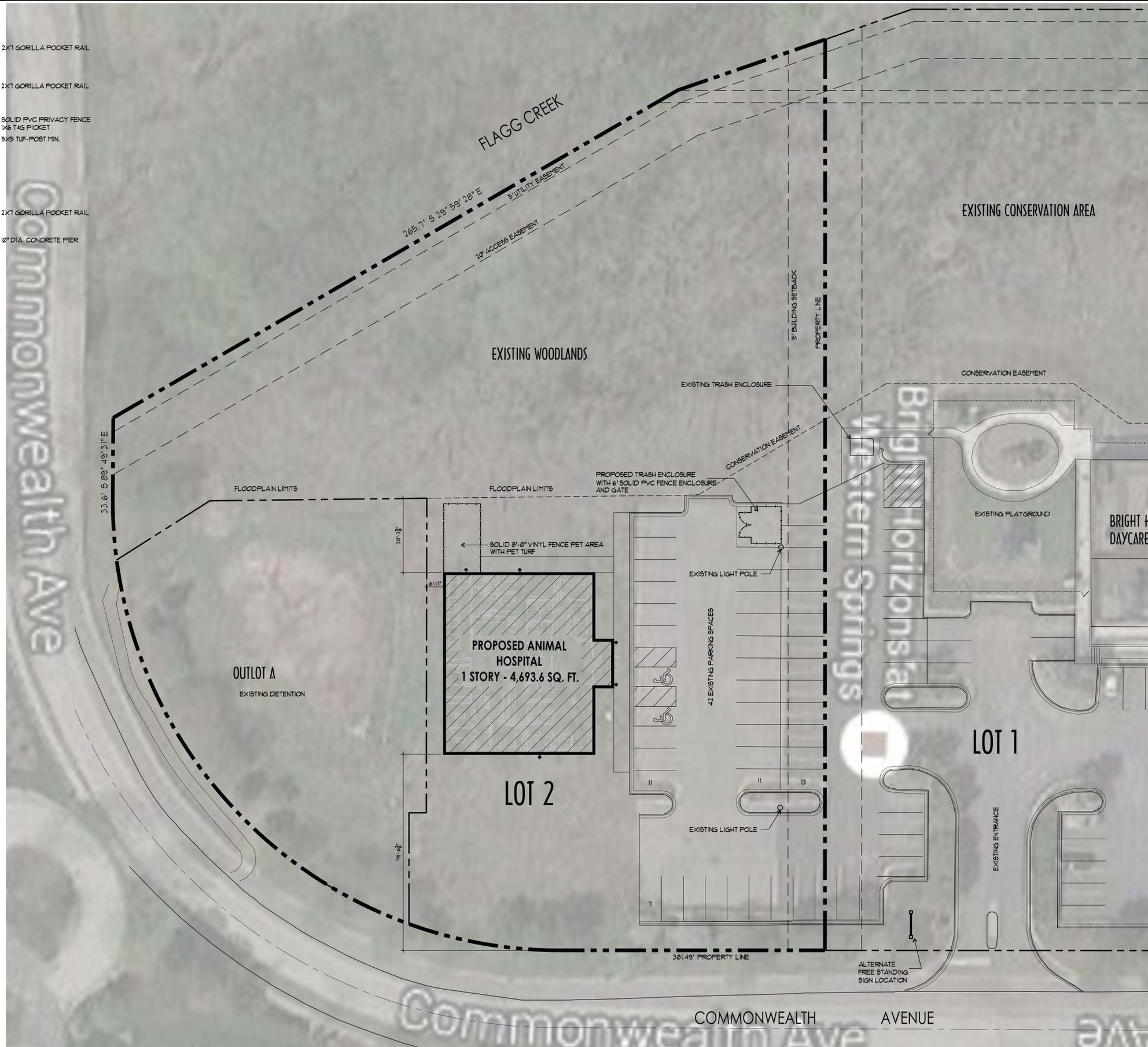
1 PVC FENCE DETAIL
 PD-0.1 1/2" = 1'-0"



Perfect Turf
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 Contact: 888-796-8873 or visit perfectturfinc.com for additional information
 NOT TO SCALE
 ISO3

SIGNAGE NOTES	
MAX ALLOWED SIGNAGE	(MAX ALLOWED 2X13' + 146 S.F.)
WALL SIGN	3' X 5' + 15 sq. ft.
MONUMENT SIGN (40 S.F. PER FACE X 2 + 80 S.F. ALLOWED)	3 X 1 X 2 FACES + 42 sq. ft.
TOTAL PROPOSED SIGNAGE	51 sq. ft.

ZONING INFORMATION	
PER WESTERN SPRINGS ZONING MAP	
C-2 (PUD)	BUSINESS - GENERAL RETAIL BUSINESS DISTRICT VETERINARY - CONDITIONAL USE
SETBACKS (PER ZONING CODE SECTION 10-1-2)	
C-2 STREET	= 50' (REFER TO PUD)
C-2 SIDYARD	= 15' (REFER TO PUD)
C-2 REARYARD	= 25' (REFER TO PUD)
MAX HEIGHT	= 35'-0"
TOTAL SITE AREA	= 63,924 SF
BUILDING AREA	= 4,700 SF
BUILDING FOOT PRINT	= 4,700 SF
PROPOSED IMPERVIOUS	= 19,420 SF
LANDSCAPE AREA (MIN. 20% 12,184 SF) OF LOT AREA	= 44,504 SF
EXISTING IMPERVIOUS	= 13,230 SF
PARKING REQUIREMENTS	
ALL USES LISTED AS PERMITTED USES IN THE C-2 DISTRICT, 4 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.	
PARKING LOT SETBACKS - AS NOTED	
REQUIRED PARKING AREA BASED ON GROSS BUILDING AREA	
BUILDING AREA OF 4,700 SF X (4/1000) = 19 SPACES	
REQUIRED PARKING SPACES = 19 SPACES	
ACTUAL SPACES PROVIDED = 42 SPACES	



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



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 4700 Commonwealth Ave.
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DATE	DESCRIPTION
2016-04-08 (TMH)	PRELIMINARY REVISIONS
2016-04-25 (TMH)	PRELIMINARY REVISIONS

PROJECT NUMBER
2015-0138

FILE NUMBER
5-12-2016
 DATE
TMH
 DRAWN BY

FINAL REVIEW
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PRELIMINARY

SHEET NAME

PD-0.1

SHEET OF