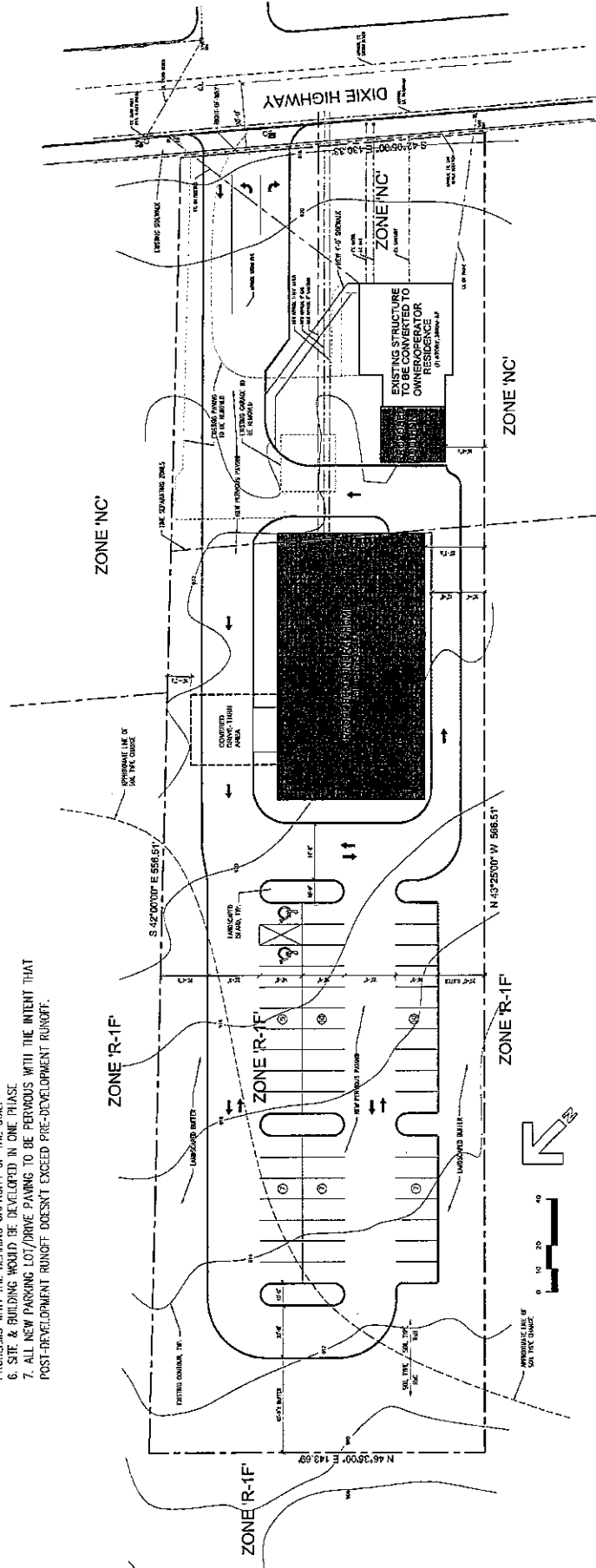




STAGE 1 PLAN REQUIREMENT DATA

1. SITE AREA - 1.77 ACRES
2. ZONE CLASSIFICATION - NC (NEIGHBORHOOD COMMERCIAL) & R-1F (RESIDENTIAL)
3. NO EASEMENTS OR RIGHT-OF-WAYS EXISTING ON SUBJECT PROPERTY
4. EXISTING CONTOURS SHOWN AT 2'-0" INTERVALS PER GS MAP. SIGNIFICANT REGRADING OF THE SITE IS NOT ANTICIPATED.
5. SOIL TYPES CONSIST OF T801 ROSSWYME SILT LOAM (0-6 PERCENT SLOPES) AND T80C ROSSWYME SILT LOAM (6-12 PERCENT SLOPES). THERE ARE NOT ANTICIPATED TO BE ANY PROBLEMS WITH THE BEARING CAPACITY OF THE SOIL.
6. SITE & BUILDING WOULD BE DEVELOPED IN ONE PHASE.
7. ALL NEW PARKING LOT/DRIVE PAVING TO BE PERVIOUS WITH THE INTENT THAT POST-DEVELOPMENT RUNOFF DOESNT EXCEED PRE-DEVELOPMENT RUNOFF.



**CONCEPTUAL SITE DEVELOPMENT PLAN
STAGE 1 SUBMISSION
MARCUS CAREY PROPERTY
3814 DIXIE HIGHWAY**

