

SITE DEVELOPMENT SUMMARY:

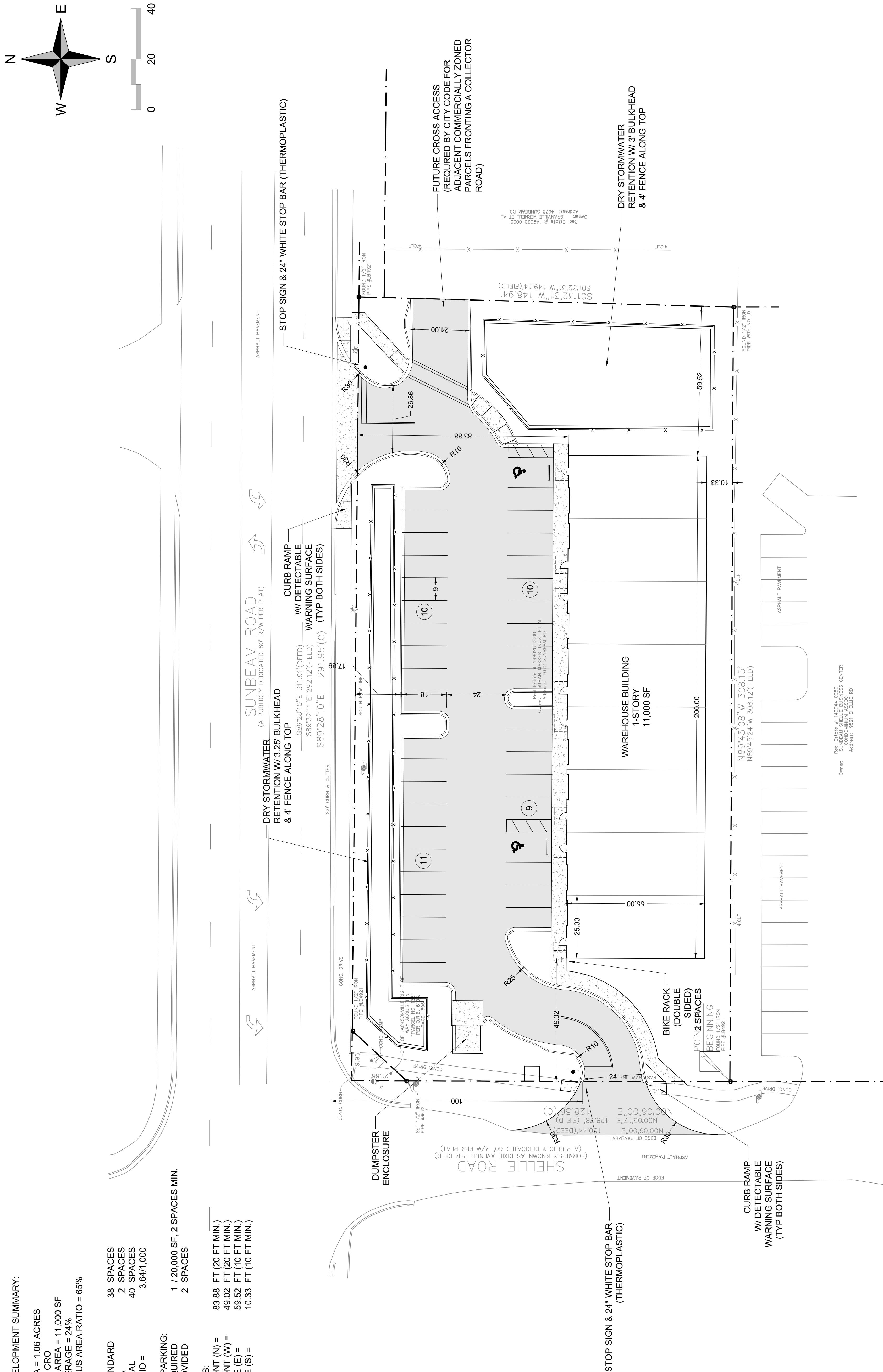
SITE AREA = 1.06 ACRES
ZONING = CRO
BUILDING AREA = 11,000 SF
LOT COVERAGE = 24%
IMPERVIOUS AREA RATIO = 65%

PARKING:	
STANDARD	38 SPACES
ADA	2 SPACES
TOTAL	40 SPACES
RATIO =	3.64/1,000

BICYCLE PARKING:
REQUIRED
PROVIDED
1 / 20,000 SF, 2 SPACES MIN.
2 SPACES

SETBACKS:

FRONT (N) =	83.88 FT (20 FT MIN.)
FRONT (W) =	49.02 FT (20 FT MIN.)
SIDE (E) =	59.52 FT (10 FT MIN.)
SIDE (S) =	10.33 FT (10 FT MIN.)



LINE TABLE			(FIELD)	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N42°39'57"E	29.51'	N42°51'47"E	29.14'

Owner: SUNBEAM SHELLIE BUSINESS CENTER
Redd Estate #: 149044 0030
CONDOMINIUM ASSOCI
Address: 9521 SHELLIE RD