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CONSULTANT

PROJECT/CLIENT

**U.V.07-13
 FOR
 1351 FIELDS ROAD**

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ISSUES AND REVISIONS

1. 11.01.07 APPLICATION SUBMISSION
2. 11.26.07 APPLICATION SUBMISSION
3. 1.10.08 LULCB MEETING
4. 2.19.08 CITY COUNCIL

PROJECT NUMBER: 0748
 FILE NAME: SP01
 DRAWN BY: MW
 CHECKED BY: JHM
 APPROVED: JT

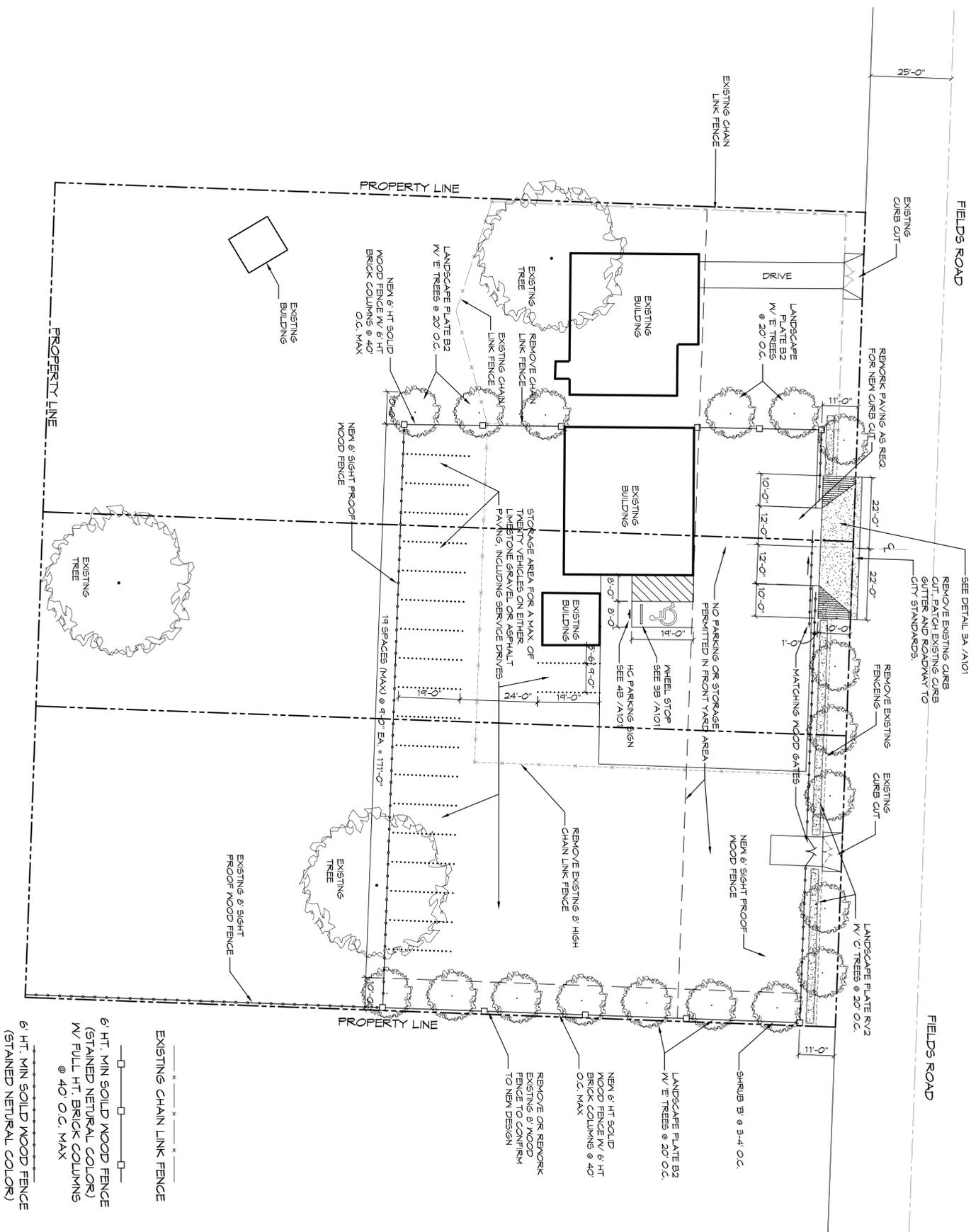
SITE PLAN

SHEET NUMBER

A100

SITE PLAN CONDITIONS:
 A USE VARIANCE IS HEREBY AUTHORIZED TO ROBERT L. HALE TO ALLOW MOTOR VEHICLE SERVICE ON THE PROPERTY LOCATED AT 1351 FIELDS ROAD AT THE SOUTH SIDE OF FIELDS ROAD, +/- 218.64 FEET WEST OF OSCEOLA DRIVE IN ACCORDANCE WITH THE APPROVED SITE PLAN AND THE FOLLOWING SUPPLEMENTAL CONDITIONS:

1. A MOTOR VEHICLE SERVICE FACILITY SHALL BE PERMITTED FOR A MAXIMUM OF TWENTY (20) VEHICLES FOR OUTDOOR STORAGE TO THE REAR OF THE BUILDING. ALL VEHICLES SHALL BE ENCLOSED IN A SIGHT-ROOF WOOD FENCE AT LEAST SIX (6) FEET IN HEIGHT.
2. NO PARKING OR OUTDOOR STORAGE SHALL BE PERMITTED IN THE REQUIRED FRONT YARD. EXCEPT ONE (1) HANDICAP SPACE. ALL REQUIRED PARKING AND SERVICE DRIVES SHALL BE ASPHALT PAVEMENT. THE VEHICLE STORAGE AREA MAY BE LIVESTONE GRAVEL.
3. ANY MAJOR VEHICLES SERVICE, EXCLUDING BATTERY AND TIRE SERVICE SHALL BE PROHIBITED AND NOT PERFORMED AT ANY TIME.
4. THE CENTER MOST CURB CUT SHALL BE RECONSTRUCTED TO MEET CITY STANDARDS AND SHALL BE 10' DEEP X 44' WIDE. THE DESIGN, NUMBER AND LOCATION OF CURB-CUTS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. TO BE DETERMINED.
5. A LANDSCAPE PLATE (RV-2) (MODIFIED) TO ELEVEN (11) FEET IN WIDTH SHALL BE INSTALLED AND MAINTAINED ALONG FIELDS ROAD. A LANDSCAPE PLATE (B-2) TEN (10) FEET IN WIDTH SHALL BE INSTALLED ALONG THE EAST AND WEST PROPERTY LINES ADJUTING STORAGE AREAS. A 6' SIGHT ROOF FENCE SHALL BE INSTALLED ALONG THE SOUTH EDGE OF THE STORAGE AREA.
6. MATURE TREES AND SHRUBS SHALL BE PRESERVED AND MAINTAINED. ALL LANDSCAPING, SCREENING AND FENCING SHALL BE INSTALLED PRIOR TO FINAL USE AND OCCUPANCY.
7. EXTERNAL LOUD SPEAKERS AND CALL SYSTEMS SHALL BE PROHIBITED. NO EXTERIOR LIGHTING SHALL BE PERMITTED TO GLARE ONTO ADJACENT PROPERTIES OR INTO THE RIGHT-OF-WAYS.
8. THE SITE SHALL BE ALLOWED ONE (1) ATTACHED, NON-ILLUMINATED SIGN A MAXIMUM OF TWENTY (20) SQUARE FEET IN AREA. TEMPORARY, PORTABLE FLASHING, TRAVELING MESSAGE, AND FREE-HAND PAINTED SIGNS SHALL NOT BE PERMITTED. STREAMERS AND BANNERS SHALL ALSO BE PROHIBITED.
9. A MOTOR VEHICLE SERVICE FACILITY SHALL ALLOW FOR THE ABOVE MENTIONED USERS IF MAINTAINED IN ACCORDANCE WITH THE PLAN CONDITIONS, INCLUDING NO ZONING OR CODE VIOLATIONS.



1A SITE PLAN
 1" = 20'



- EXISTING CHAIN LINK FENCE
- 6' HT. MIN SOLID WOOD FENCE (STAINED NATURAL COLOR) W/ FULL HT. BRICK COLUMNS @ 40' O.C. MAX
- 6' HT. MIN SOLID WOOD FENCE (STAINED NATURAL COLOR)

1 2 3 4 5

