



SPECIAL NOTES

1. THE ACCURACY OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE DIGGING. CONTRACTOR SHALL EXERCISE CAUTION NEAR OVERHEAD AND UNDERGROUND POWER LINES AND UNDERGROUND GAS LINES.
2. DEPTHS OF EXISTING UTILITIES IN MOST CASES ARE ASSUMED AND ARE NOT VERIFIED DUE TO LACK OF RECORDS AND/OR OLDER CONSTRUCTION METHODS USED AT THE TIME SAID UTILITIES WERE INSTALLED.
3. ALL IMPROVEMENTS REMOVED OR DAMAGED BY THE CONSTRUCTION OPERATIONS SHALL BE REPLACED AND/OR RESTORED TO A CONDITION EQUAL TO OR BETTER THAT WHICH EXISTED PRIOR TO BEGINNING CONSTRUCTION.
4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RE-VEGETATED. RE-VEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING, SEEDING OR HYDRO-MULCH, AT THE CONTRACTORS OPTION. HOWEVER, RE-VEGETATION MUST BE EQUAL OR EXCEED THE TYPES OF VEGETATION PRESENT BEFORE CONSTRUCTION AND SHALL MEET THE CITY OF WACO SPECIFICATIONS.
5. CONTRACTOR SHALL REMOVE ALL OBSOLETE OR ILLEGAL SIGNS FROM THE SITE.

PROPERTY INFORMATION

ZONING CLASSIFICATION DISTRICT	= C-3 GENERAL COMMERCIAL DISTRICT = WEST END DISTRICT (50% REDUCTION IN PARKING)
PARKING CALCULATIONS SPACES REQUIRED PER SQUARE FOOT TOTAL BUILDING FLOOR AREA	= 1 SPACE / 100 SQ.FT. OF FLOOR AREA = 6,043 SQ.FT.
SPACES REQUIRED	= 6,043 SQ.FT. / 100 SQ.FT. = 61 SPACES *0.50 = 31 SPACES REQUIRED (REDUCED PARKING PER ORDINANCE SECTION 28-880)
REGULAR SPACED PROVIDED ADA ACCESSIBLE SPACES TOTAL SPACES PROVIDED	= 15 REGULAR SPACES = 2 H.C. SPACES = 17 SPACES
VARIANCE PARKING SPACES	= 14 SPACES
THEREFORE A PARKING SPACES VARIANCE IS TO BE REQUESTED FOR THE REMAINING 14 SPACES.	

PROPOSED SITE PLAN
SCALE = 1" = 10'-0"

DATE	REVISIONS	NO.



A REMODEL PROJECT FOR
PROPOSED SITE PLAN

DATE
DRAWN
JOB NO.
SCALE 1" = 10'-0"
SHEET