

SITE PLAN

1" = 50'-0"
PROJECT CRITERIA

SCOPE OF WORK
 NEW SUBARU DEALERSHIP

TAX ACCOUNT NO. 31052800300600; 31052800301200; 31052800300300

LEGAL DESCRIPTION
 31052800300600: SEC 28 TWP 31 R6E 05RT-12B) TH S 375FT OF N 1135FT OF W 530FT OF NW1/4 SW1/4 LESS PTN TO SNO CO FOR RD PER AF NO. 191651 & ALSO LESS AN ADD W 20FT FOR RD PER MD REC IN VOL 1760 P6 544 AF NO. 8209220118
 31052800300300: Section 28 Township 31 Range 05 Quarter SW Lot 1 PER CITY OF MAR BLA 16-006 REC UND AFN 201703065001 BEING PTN OF N1/2 SW1/4 SD SEC



CODES
 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 2018 INTERNATIONAL FIRE CODE (IFC)
 2018 UNIFORM PLUMBING CODE (UPC)

BUILDING CRITERIA
 ZONING: GC (GENERAL)
 COMMERCIAL
 MAX. HEIGHT: 35'
 OCCUPANCY: B, S-1
 CONSTRUCTION TYPE: II B
 (FULLY SPRINKLERED AND ALARMED)

IMPERVIOUS SURFACE
 TOTAL SITE AREA: 506,590 SF
 BUILDING FOOTPRINT: 69,346 SF
 SIDEWALKS/ PLAZAS: 11,110 SF
 ASPHALT: 350,266 SF
 TOTAL IMPERVIOUS SURFACE: 430,722 SF
 MAXIMUM IMPERVIOUS SURFACE ALLOWED: 85%
 IMPERVIOUS SURFACE PERCENTAGE: 85%

PARKING CALCULATIONS
 REQUIRED PARKING:
 Motor vehicle sales and service
 2 per service bay plus 1 per 1,000 SF of outdoor display

 40 SERVICE BAYS X 2 = 80 PARKING STALLS
 96,323 S.F. OF DISPLAY / 1000 = 96 PARKING STALLS

 PARKING STALLS REQUIRED = 176
 PARKING STALLS PROVIDED = 816 (07/12/22)

LANDSCAPING CALCULATIONS (220, 120, 130)
 REQUIRED LANDSCAPING: 10% OF THE PARKING AREA IN ADDITION TO THE BUFFER AREAS.
 PARKING/DISPLAY AREA: 183,406 SF
 LANDSCAPE AREA REQUIRED: 18,340 SF
 LANDSCAPE AREA PROVIDED: 28,478 SF

SITE PLAN KEYNOTES

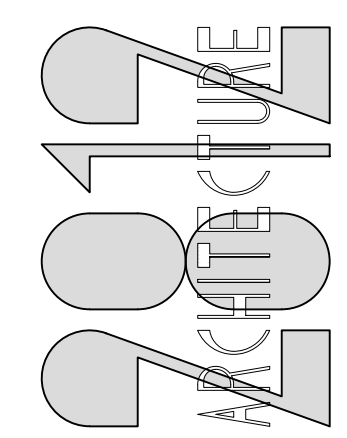
- ① 6" CONC. CURB PER DET. 2 DMS A1.2.
- ② 4" WIDE WHITE PAVEMENT STRIPING.
- ③ FLAG POLE W/ CONCEALED CHAIN. PROVIDE BUILDING OR POLE MOUNTED FLOOD LIGHTS FOR FLAG ILLUMINATION. COORDINATE HEIGHT OF POLE AND FLAG SIZE WITH OWNER. PROVIDE FOUNDATION DRAWINGS AND CALCULATIONS FOR FOOTING TO ARCHITECT FOR REVIEW. DET. 11 DMS A1.2
- ④ ACCESSIBLE PARKING STALLS, SIGNS AND RAMPS. SEE DET. 12 DMS A1.2.
- ⑤ CMU TRASH ENCLOSURE PER DET. 7/A1.2 & 8/A1.2.
- ⑥ CONCRETE SIDEWALK CONSTRUCTION. REFER DET. 3/A1.2.
- ⑦ ACCESSIBLE CURB RAMP PER DET. 6/A1.2
- ⑧ ACCESSIBILITY SIGN PER DET. 5/A1.2.
- ⑨ ASPHALT PAVEMENT PER DET. 1/A1.2.
- ⑩ LIGHT POLE AND BASE. SEE DET 9/A1.2. LOCATIONS SHOWN ARE CONCEPTUAL ONLY. CONFIRM ACTUAL REQUIREMENTS WITH ELECTRICAL SPECIFICATIONS.
- ⑪ GUARD POST PER DET. 10/A1.2.
- ⑫ EXTERIOR HOSE BIBB. SEE MECHANICAL SPECIFICATION. ALSO SEE DMS A2.1
- ⑬ ELECTRICAL VEHICLE STALL. PROVIDE CHARGING STATION AS SPECIFIED BY OWNER.
- ⑭ SUBARU PYLON SIGN
- ⑮ CONCRETE WALKWAY DET.13 DMS A1.2
- ⑯ SIDE WALK JOINT DET. 4 DMS A1.2
- ⑰ BIKE PARKING 9 SPOTS
- ⑱ REMOVE EXISTING FENCE

PA22035

Date:	17 AUG 2022
For:	SITE & DESIGN REVIEW



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Drawing:
A1.1
 Job Number:
 21c-4339

CITY OF MARYSVILLE
 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT
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 DATE: 08/17/2022 BY: [Signature] FOR: [Signature]
 TITLE: DEVELOPMENT SERVICES MANAGER