



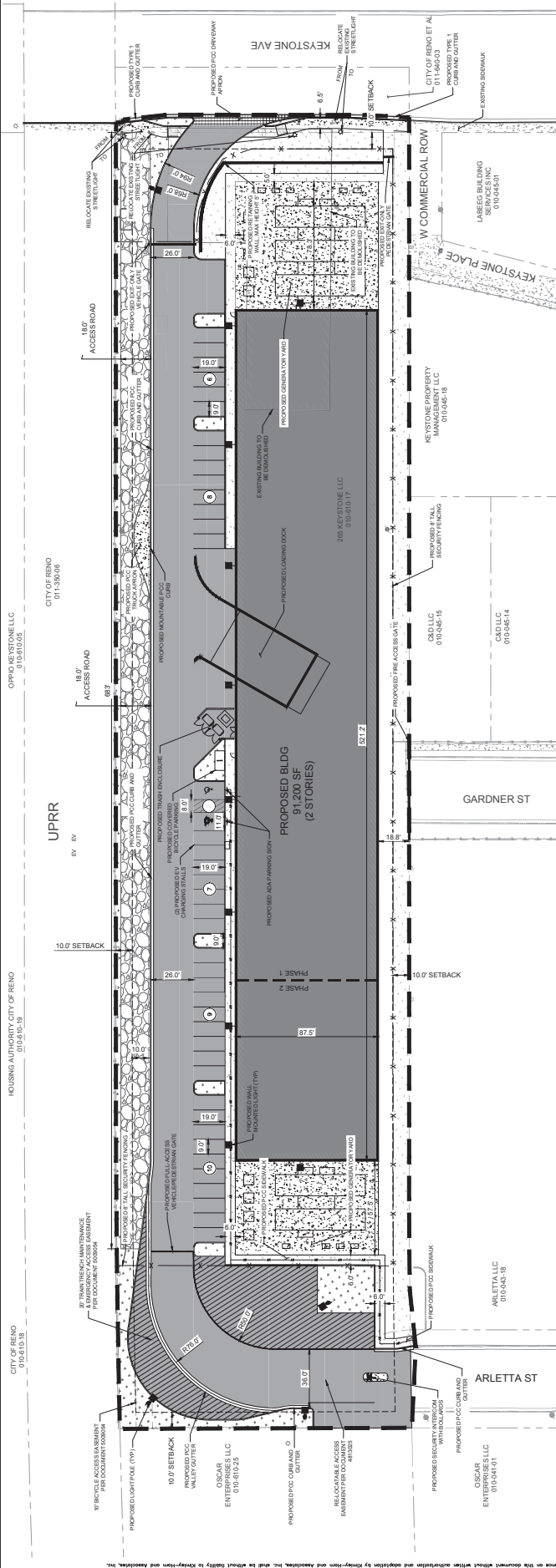
PLAN

A PROJECT	92495000	DATE	2/05/2024	AS SHOWN	JH	BY:	ST	SH
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Imley»Horn
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Kimley»Horn

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SITE DATA	
PARCEL NUMBER	01040-17
PARCEL AREA	142,006.52 FT. (3.26 ACRES)
BUILDING AREA	91,200.50 SQ. FT.
BLDG. FLOOR AREA	91,200.50 SQ. FT.
BLDG. FLOOR ZONING	80% GC, 40% L
PARKING REQUIRED	281 PER 3,000 SQ. FT. BUILDING
PARKING PROVIDED	42
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2
BICYCLE PARKING REQUIRED	5 COVERED SPACES
BICYCLE PARKING PROVIDED	5 COVERED SPACES
BUILDING SET BACKS	10' (FRONT, SIDE, REAR)
LANDSCAPE REQUIREMENTS	11.75 SF

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE EXISTING UTILITIES SHEET HEREON ARE APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
4. CONTRACTOR TO PROTECT IN PLACE DURING DEMOLITION AND CONSTRUCTION OF ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN.
5. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING THE DEMOLITION CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION.
6. CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN UNDERGROUND UTILITIES BEFORE CONSTRUCTION.
7. PLACE UNLESS OTHERWISE NOTED IN PLANS.
8. ALL CONSTRUCTION SHALL BE COMPLETED BY THE DATE SPECIFIED BY F3 AND ASSOCIATED IN SEPTEMBER 2024.
9. ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM CITY OF CHICAGO CONSTRUCTION RECOMMENDATIONS.

BASIS OF BEAPINGS AND BENCHMARK

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83/NA 83. ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREIN BY THE WAASHO COUNTRY ESTABLISHED COMBINED FACTOR OF 1.000197039.

THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 88, AS TAKEN FROM THE CITY OF RENO BENCHMARK 2739, WITH A PUBLISHED ELEVATION OF 4528.31 FEET, IS DESCRIBED AS BEING A 1-1/2" DIAMETER STEEL ROD, 20" LONG, SET IN CONCRETE ONE AVE AND W. 2ND ST., 7-WAY OF

LEGEND

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|--|----------------------------------|
| | PROPERTY LINE |
| | EXISTING EASEMENT |
| | BUILDING SETBACK |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED ASPHALT |
| | PROPOSED BUILDING |
| | PROPOSED LANDSCAPE |
| | PROPOSED STRIPED TRUCK TURN AREA |
| | PROPOSED PCC DRIVEWAY APRON |
| | PROPOSED ACCESS ROAD |
| | PROPOSED CURB |
| | PROPOSED LIMITS OF DISTURBANCE |
| | PARKING STALL COUNT |
| | PROPOSED 8' TALL SECURITY FENCE |
| | EXISTING LIGHT POLES |
| | ACCESSIBLE ROUTE |
| | PROPOSED LIGHT FIXTURES |

