

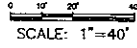
PROPERTY LINES AND EXISTING TREES SHOWN ARE APPROXIMATE. SITE HAS NOT BEEN SURVEYED. UTILITIES SHOWN ARE FROM CITY UTILITY MAPS.

SITE PLAN IS CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL PLANNED DEVELOPMENT.

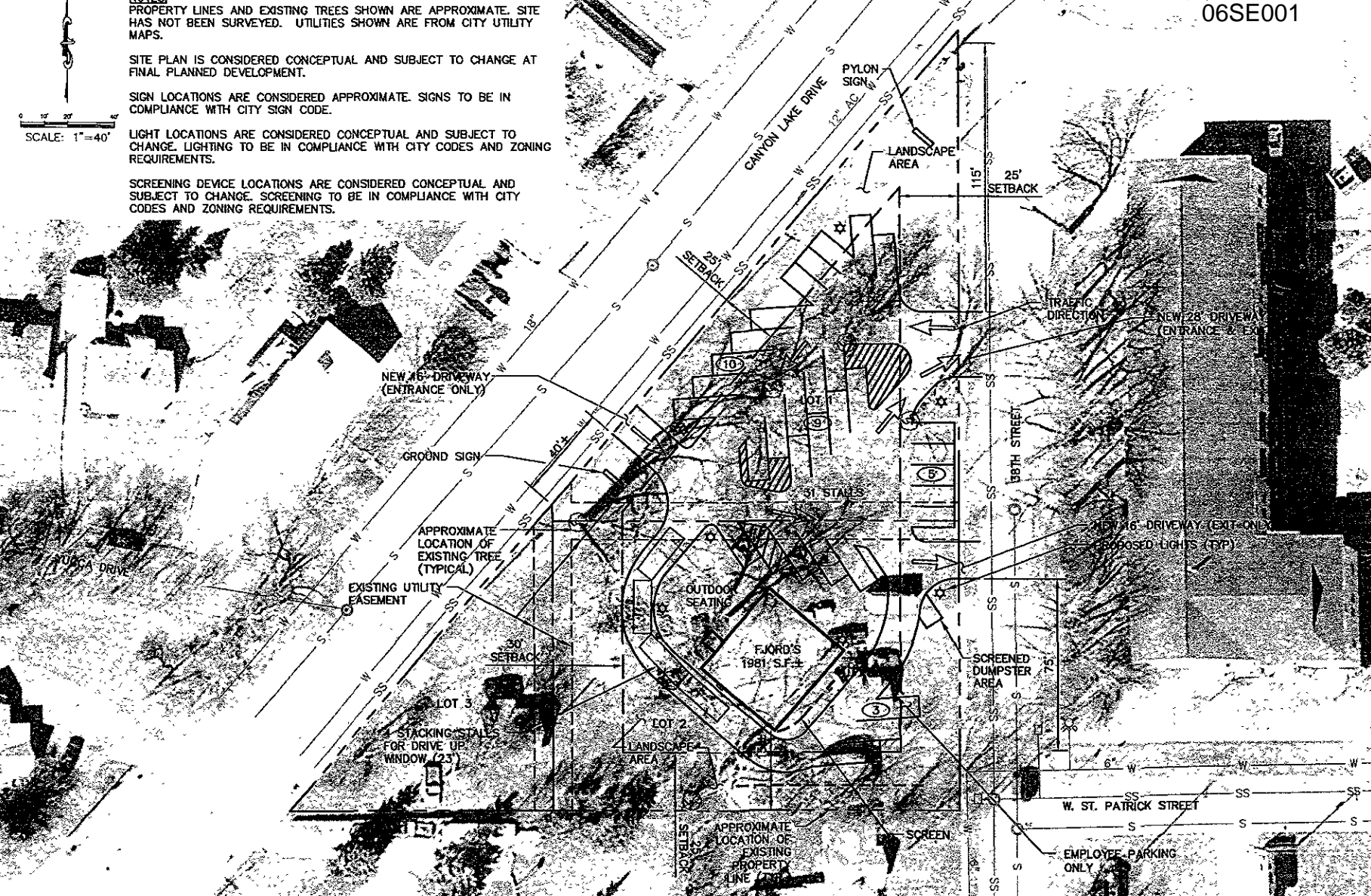
SIGN LOCATIONS ARE CONSIDERED APPROXIMATE. SIGNS TO BE IN COMPLIANCE WITH CITY SIGN CODE.

LIGHT LOCATIONS ARE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE. LIGHTING TO BE IN COMPLIANCE WITH CITY CODES AND ZONING REQUIREMENTS.

SCREENING DEVICE LOCATIONS ARE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE. SCREENING TO BE IN COMPLIANCE WITH CITY CODES AND ZONING REQUIREMENTS.



SCALE: 1"=40'



NEW 16' DRIVEWAY (ENTRANCE ONLY)

GROUND SIGN

APPROXIMATE LOCATION OF EXISTING TREE (TYPICAL)

EXISTING UTILITY EASEMENT

30' SETBACK

LOT 3

23 STACKING STALLS FOR DRIVE UP WINDOW (23')

LOT 2

LANDSCAPE AREA

FJORD'S 1981 SF ±

LANDSCAPE AREA

APPROXIMATE LOCATION OF EXISTING PROPERTY LINE (TYPICAL)

PYLON SIGN

LANDSCAPE AREA

25' SETBACK

25' W SETBACK

CANYON LAKE DRIVE

115'

TRAFFIC DIRECTION

NEW 28' DRIVEWAY (ENTRANCE & EXIT)

31 STALLS

8TH STREET

NEW 16' DRIVEWAY (EXIT ONLY) WITH POS'D LIGHTS (TYP)

OUTDOOR SEATING

SCREENED DUMPSTER AREA

W. ST. PATRICK STREET

EMPLOYEE PARKING ONLY

SCREEN