

**SITE DEVELOPMENT SUMMARY:**

SITE AREA = 0.36 ACRES  
 CURRENT ZONING = CCG-1  
 CCG-1 ALLOWS USE BY RIGHT  
 VARIATIONS FROM RIVERSIDE/AVONDALE OVERLAY  
 WILL REQUIRE REZONING TO PUD

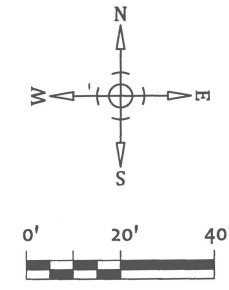
PROPOSED BUILDING:  
 USB SQE CONCEPT  
 2,406 SF  
 40 SEATS (INSIDE)  
 10 EMPLOYEES

REQUIRED PARKING:  
 40/4 + 10/2 = 12 PARKING SPACES

PROVIDED PARKING:  
 17 PARKING SPACES (INCLUDING 1 ADA)

BIKE PARKING:  
 10% OF REQUIRED VEHICLE PARKING  
 17 \* 0.10 = 1.5, (2) SPACES PROVIDED (1 RACK, DOUBLE SIDED)

SIGNS:  
 POLE SIGNS PROHIBITED WITHIN OVERLAY, MUST BE GROUND SIGN  
 MAX. HT = 5'  
 10' SETBACK (REQUEST WAIVER IN PUD TO REDUCE TO 5')  
 MAX. AREA PER FACE = 32 SF FOR BUILDINGS LESS THAN 40,000 SF



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**LEGEND**

- EXISTING TREES @ PERIMETER
- GRAPE MYRTLE 10' HT
- EASTERN RED CEDAR 10' HT
- LIVE OAK 10-12' HT
- EVERGREEN SCREEN 3' HT
- NATIVE GROUND COVERS



**LANDSCAPE CONCEPT PLAN**

EXHIBIT 5