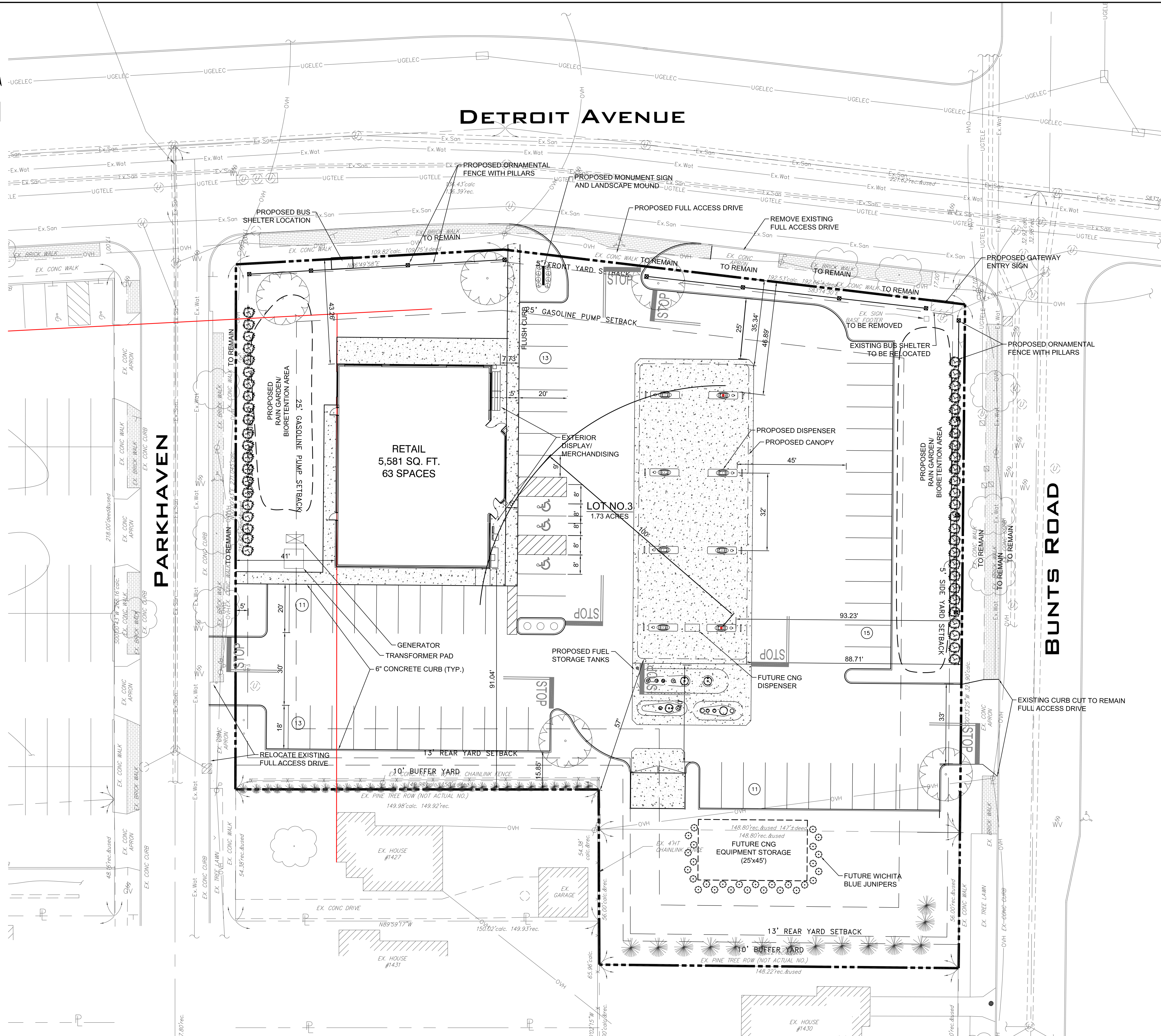


DETROIT AVENUE



PROPERTY ACREAGE
EXISTING LOT SIZE..... 1.73 ACRES

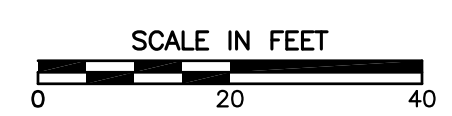
PARKING
STALLS REQUIRED..... 18 (4 PER 1,000 SF)
STALLS PROVIDED..... 63
MINIMUM STALL SIZE..... 9' x 18'

ZONING INFORMATION
JURISDICTION..... CITY OF LAKEWOOD
CURRENT ZONING..... C-3, COMMERCIAL - GENERAL BUSINESS
PROPOSED USE..... GASOLINE STATION - PERMITTED USE
MIN. FRONT YARD BUILDING SETBACK REQUIRED..... 0'
MAX. FRONT YARD BUILDING SETBACK (DETROIT AVE.), 5'
FRONT YARD BUILDING SETBACK PROVIDED..... 35.34' DETROIT AVE., 88.71' BUNTS RD.
SIDE YARD BUILDING SETBACK REQUIRED..... 5'
SIDE YARD BUILDING SETBACK PROVIDED..... 41.0' PARKHAVEN
REAR YARD BUILDING SETBACK REQUIRED..... 13' (½ BUILDING HT.) OR 10' (ADJACENT TO RESIDENTIAL)
REAR YARD BUILDING SETBACK PROVIDED..... 57.0'

SUPPLEMENTAL GASOLINE REGULATIONS
FUEL PUMP - RIGHT OF WAY SETBACK REQUIRED..... 25'
FUEL PUMP - RIGHT OF WAY SETBACK PROVIDED..... 46.89' DETROIT AVE., 93.23' BUNTS RD.
CANOPY - RIGHT OF WAY SETBACK REQUIRED..... 15'
CANOPY - RIGHT OF WAY SETBACK PROVIDED..... 35.34' DETROIT AVE., 88.71' BUNTS RD.
RESIDENTIAL DISTRICT BUFFER YARD REQUIRED..... 10'
RESIDENTIAL DISTRICT BUFFER YARD PROVIDED..... 10'
SIDEWALK LANDSCAPE STRIP REQUIRED..... 15.85'
SIDEWALK LANDSCAPE STRIP PROVIDED..... 5'

LANDSCAPE AREA LEGEND

SPECIES	MINIMUM SIZE	SYMBOL(S)
Gleditsia triacanthos inermis, THORNLESS HONEYLOCUST	2.5" diameter @ 6"	
Euonymus alatus, DWARF BURNING BUSH	24" total height	
CONTINUOUS SHRUB ROW 3' O.C.		
Pennisetum alopecuroides 'Little Bunny', LITTLE BUNNY	1 gallon	
FOUNTAIN GRASS		
Juniperus chinensis 'Sea Green', SEA GREEN JUNIPER	3 gallon	
Juniperus scopulorum 'Wichita Blue', WICHITA BLUE JUNIPER	5' height	
Juniperus scopulorum 'Moffettii', MOFFETT JUNIPER	5' height	
EXISTING PLANTINGS TO REMAIN		



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KICK OFF MEETING

FINAL APPROVED PLAN

DATE	REV. No.	REVISIONS	BY
DWG. TITLE CONCEPTUAL LANDSCAPE PLAN			
FILE NAME		LAYERS	USERNAME
PROJECT GETGO #3431 - LAKEWOOD, OHIO			
LOCATION DETROIT AVENUE AND BUNTS ROAD CITY OF LAKEWOOD, CUYAHOGA COUNTY, OHIO			
OWNER GIANT EAGLE, INC 101 KAPPA DRIVE PITTSBURGH, PA 15238			
PLANS PREPARED BY	DATE	PROJECT NO.	SHEET NO.
	2/22/12		FS-2
ECHO REAL ESTATE SERVICES 701 ALPHA DRIVE PITTSBURGH, PA 15238 (412)968-1660 (412)967-6141			DRAWN BY JCT