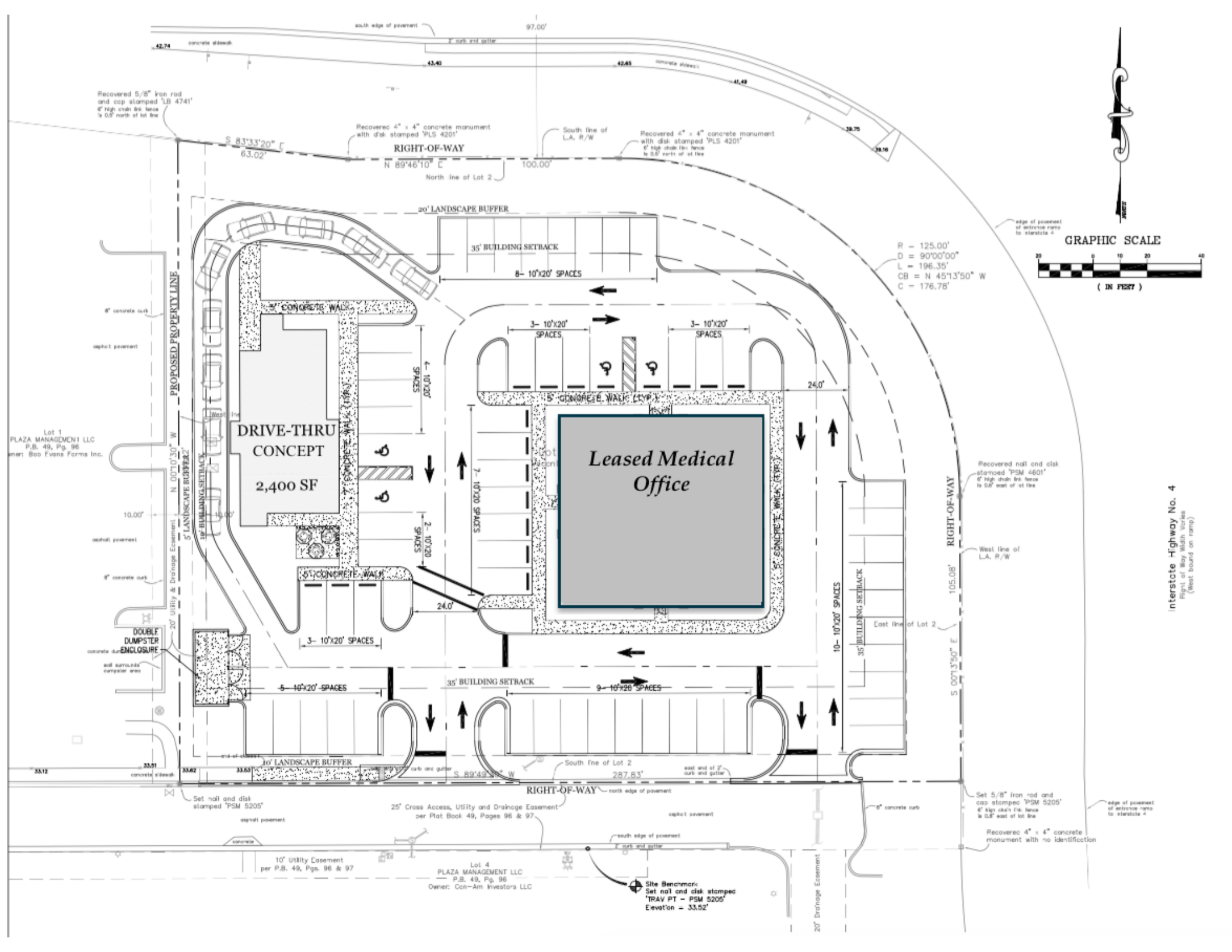
DRIVE-THRU CONCEPT
2,400 SF
Leased Medical Office
PROPOSED PROPERTY LINE
20' LANDSCAPE BUFFER
35' BUILDING SETBACK
8- 10'X20' SPACES
3- 10'X20' SPACES
3- 10'X20' SPACES
4- 10'X20' SPACES
7- 10'X20' SPACES
2- 10'X20' SPACES
3- 10'X20' SPACES
5- 10'X20' SPACES
9- 10'X20' SPACES
10- 10'X20' SPACES
5' CONCRETE WALK
24.0'
DOUBLE DUMPSTER ENCLOSURE
10' LANDSCAPE BUFFER
RIGHT-OF-WAY
South line of L.A. R/W
North line of Lot 2
West line of L.A. R/W
East line of Lot 2
South line of Lot 2
287.83'
S 89°46'10" W
N 89°46'10" E
100.00'
S 83°33'20" E
63.02'
R = 125.00'
D = 90°00'00"
L = 196.35'
CB = N 45°13'50" W
C = 176.78'
105.08'
S 00°13'50" E
N 00°10'30" W
Recovered 5/8" iron rod and cap stamped 'LB 4741'
Recovered 4" x 4" concrete monument with disk stamped 'PLS 4201'
Recovered nail and disk stamped 'PSM 4601'
Set nail and disk stamped 'PSM 5205'
Set 5/8" iron rod and cap stamped 'PSM 5205'
Recovered 4" x 4" concrete monument with no identification
25' Cross Access, Utility and Drainage Easement per Plat Book 49, Pages 96 & 97
10' Utility Easement per P.B. 49, Pgs. 96 & 97
20' Drainage Easement
Lot 1 PLAZA MANAGEMENT LLC P.B. 49, Pg. 96 Owner: Bob Evans Farms Inc.
Lot 4 PLAZA MANAGEMENT LLC P.B. 49, Pg. 96 Owner: Con-Am Investors LLC
Site Benchmark Set nail and disk stamped 'TRAV PT - PSM 5205' Elevation = 33.52'
Interstate Highway No. 4
Right of Way Width Varies (West bound on ramp)
GRAPHIC SCALE
(IN FEET)
20 0 10 20 40