



SP 13:06 Final Site Plan Review: Heritage Bank

For consideration by Metropolitan Planning Commission on May 14, 2013

Applicant/Agent/ Owner: George Hammon/Civilogic on behalf of Heritage Bank

Engineer: Civilogic

Surveyor: H & S Hime Professional Surveying Services

Property:

Location: 5205 E. Johnson Ave. at Oriole Dr.

Total Acres: 0.45 acres +/- (19,397.6 sq. ft.)

Building: 1,580 sq. ft.

Zoning:

District: C-4 L.U.O. - Neighborhood Commercial Limited Use Overlay District

Required Percent of total lot area (building floor area) = 20%, (Proposed = 8.15%)

Required Maximum lot coverage (all uses) = 50%; The amount of parking lot pavement is excessive.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None

Public Streets: N/A

Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

Plat revision to show the correct Hwy. 1 R.O.W. of 120 ft. is recommended. The plat should also show the shared access drive as an ingress/egress drive easement to Tract 2.

Landscaping plan remains to be submitted as required in rezoning ordinance. The plan lacks available space to incorporate landscape islands along street frontages. The amount of parking lot pavement is excessive.

Storm water detention will require an outfall structure.