



LEGEND

---	BOUNDARY LINE
- - - - -	EASEMENT
- - - - -	BUFFERYARD
- - - - -	BUILDING SETBACK
- - - - -	LANDSCAPE SETBACK
[Pattern]	6" PCC With Integral Curb and Gutter
[Pattern]	9" PCC With Integral Curb and Gutter
[Pattern]	PCC Sidewalk

ZONING COMPLIANCE AND SITE PLAN REVIEW

LEGAL DESCRIPTION: AS SHOWN ON THE PLAT OF GOLD COAST REPLAT 1 (INSTRUMENT: 2012-21585)

Address	1402 Washington Street	Improvement:	Site Plan
Aplicant	-		
Phone Number	-		
Use Type	Restricted Property Sales		
Zoning:	MU W/ HOD		
	<input checked="" type="checkbox"/> Permitted Use		
	<input type="checkbox"/> Conditional Use		
	<input type="checkbox"/> Special Use		
	<input type="checkbox"/> Airport Use		
	<input type="checkbox"/> 655 Review		

Site Regulations:	<u>Proposed</u>	<u>Comments</u>
a. Lot Area	79,856.71 sq. ft. 1.83 ac	
b. Minimum Width		
c. Site area/unit		
d. Floor Area Ratio		
e. Building Height		(Arch. To Provide)
f. Building Coverage	5207 sq. ft. 6.52%	
g. Impervious Coverage	46,352.16 sq. ft. 58.0%	
h. Setback		
Front Yard	15'	
Street Side Yard	15'	
Interior Side Yard	10'	
Rear Yard	10'	
i. Parking Requirements	30 stalls	
j. Hand-Cap Spaces Required	2 stalls	

Bufferyard:
 Adjacent Zoning:
 North
 East
 South
 West

k. Landscaped Buffer Yard
Street Yard Landscaping:

Parking Landscape Requirements:
 l. Street Side Yard
 m. Interior Landscaping (%)

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TOMMY'S 8MTH STREET MIXED USE AGREEMENT
 SUPPLY, NEBRASKA

EXHIBIT B - SITE PLAN
PART OF LOT 1, GOLD COAST HEIGHTS
REPLAT 1

DATE	DESCRIPTION

DATE: 05/03/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]