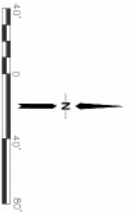


C1	59'21'51"	270.00'	279.75'
C2	9'33'20"	470.00'	78.38'



PCD FILE NO.: PPR-23-046



LEGAL DESCRIPTION:
 N2 SEC 3-13-44 EX THAT PT CONVERTED BY REC NO 215008986, 215008986, 219146505, 219146506 & THAT PT PLATTED TO SMOULDERMAN TRACT FL NO 2

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR	DATE

PARCEL SCHED #: 4300000635
OWNER: GORILLA CAPITAL CO
CONTACT: PH: 949-609-9492
EMAIL: notham.steele@gorillacapital.com
MAILING ADDRESS: 14222775 ST (326.5 AC)
 RR-2.5
 ZONING: AC GRADING
LAND USE: 14222775 ST (326.5 AC)
DEVELOPED AREA: 217,260 SF (53.0 AC)

USE	RATIO	REQUIRED	PROVIDED	ADA
RECREATION	1 SPACE PER 4	77	78 (1.0%)	4
RESTROOM	SEAS			

COVERAGE	SF	%
5 AC PARCEL	217,260	
PROPOSED BUILDING	12,000	5.51%
OTHER IMPROVEMENTS	67,814	31.04%
UNDEVELOPED AREA	45,613	20.94%
UNDISTURBED	92,569	42.51%
DENSITY		100.00%

APPLICANT/OWNER REPRESENTATIVE:
 VERTIX CONSULTING SERVICES
 719-733-8605
info.us/vertixusa.com

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL APPLICABLE ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED DESIGN STANDARDS AND GUIDELINES REQUIRED BY THE APPLICABLE AND STATES DEPARTMENT OF JUSTICE APPROVAL OF THIS PLAN BEING COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL LAW OR ANY REGULATIONS OR GUIDELINES OR WITH RESPECT TO SUCH LAWS.
2. FEMA 100-FR FLOODPLAIN NOT APPROXIMATE AND MAY NOT BE ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL SEE SEE DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS INCLUDING UTILITY DETAILS.

FOR REVIEW

NO.	REVISION/ISSUE	DATE

ROI PROPERTY GROUP
 NORWOOD BIBLE CHURCH
 SITE DEVELOPMENT PLAN

VERTIX
 CONSULTING SERVICES
 719-733-8605
info.us/vertixusa.com

PROJECT NO: C1
DATE: 10/18/23
REVISION: APPROVED
SCALE: CND
SCALE: N.T.S.