



LAUGHING LAB WAY
(PUBLIC - 30' ROW)

LOT 4
77,963 SF
1.79 AC

PROPOSED BUILDING
3,744 SF

STORAGE AREA
(840 SF)

PROPOSED 5' CONCRETE SIDEWALK
TRANSFORMER PAD

TRASH ENCLOSURE

CLEARANCE BAR
TYP.

30' BUILDING AND
LANDSCAPE SETBACK
PROPOSED ATTACHED 5'
CONCRETE SIDEWALK, TYP.

OUTDOOR
DINING AREA
(400 SF)

CANOPY

25' BUILDING AND
LANDSCAPE SETBACK

15' PUBLIC AREA
EASEMENT

5' PUBLIC UTILITY
EASEMENT

ORDER BOARD
CANOPY

JACKSON CREEK PARKWAY
RIGHT OF WAY - 120' ROW

FAT TIRE DRIVE
(PUBLIC - 30' ROW)

15' PUBLIC UTILITY
EASEMENT SETBACK
OR
10' BUILDING AND
LANDSCAPE SETBACK