

PROJECT INFO

APNs: 014-120-054 (0.37 AC)
 014-120-057 (0.31 AC)
 (Parcel A PM17-112)

Existing Uses: Auto Repair, Car Wash
 Proposed Uses: Auto Repair, Car Wash
 Proposed Area of Uses:
 Auto Repair - 1080 Douglas - No Change
 Auto Repair - 106 Bonny Knoll - Bay 1, 2 and 4
 Car Wash - 106 Bonny Knoll - Bay 3

Existing Building Area:
 2,200 SF, 1,656 SF Covered (1080 Douglas)
 1,916 SF, 357 SF Covered (106 Bonny Knoll)

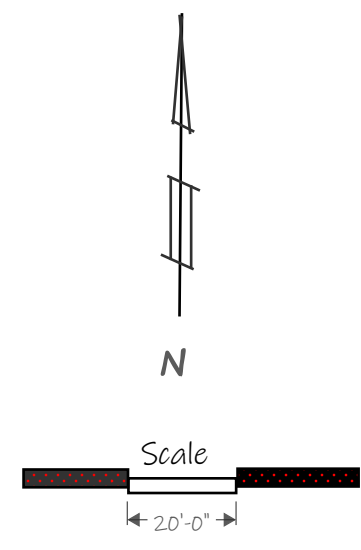
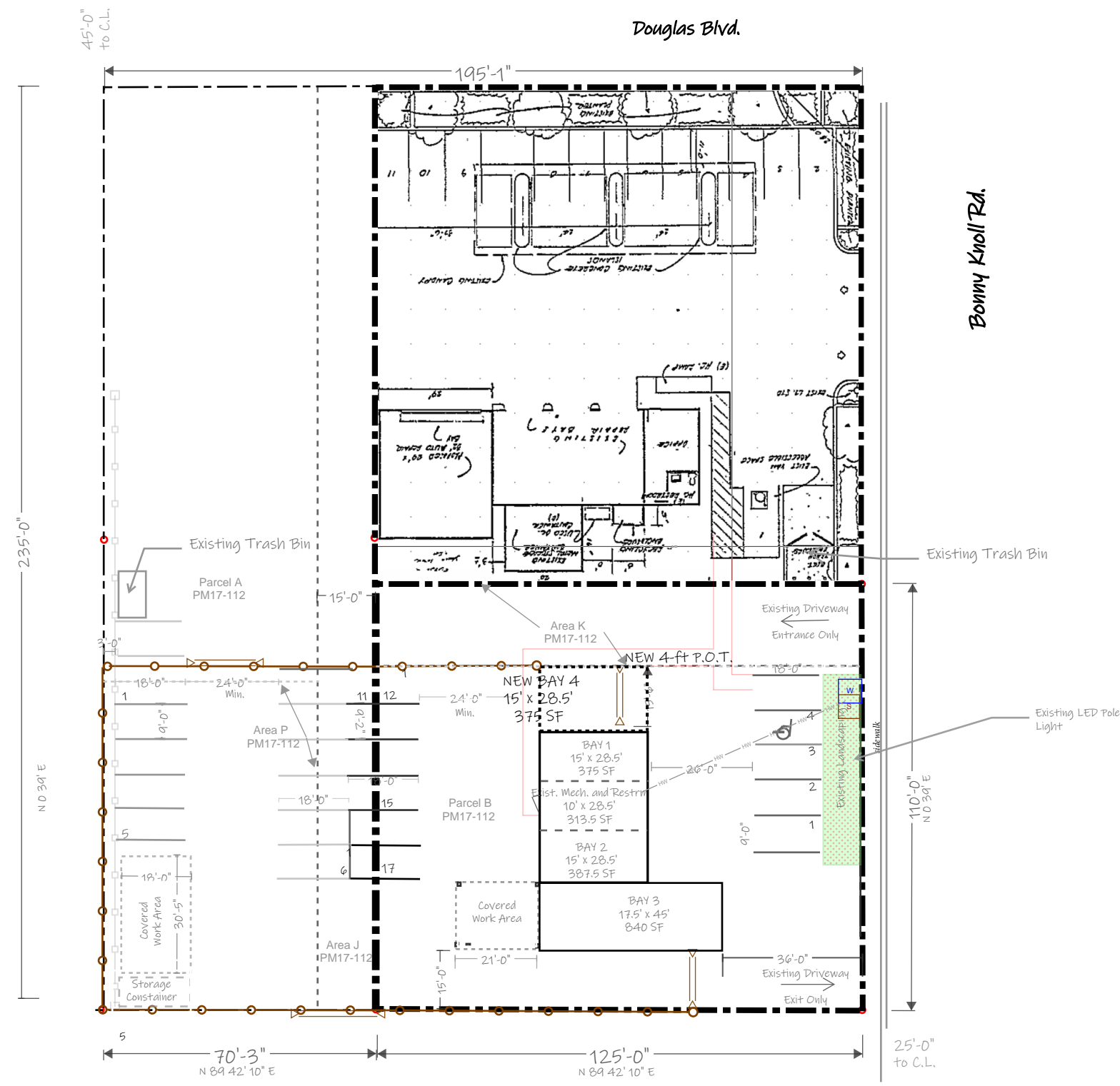
Proposed Building Area:
 No Change to 1080 Douglas
 375 SF New Auto Repair (Bay 4) - 106 Bonny Knoll

Property Owner: George Yandolino

NOTES:
 1. Drawing not for construction. All dimensions and utilities to be field verified
 2. 2-3 New trees to be provided in existing landscaping along Bonny Knoll for 50% shade.
 3. All lighting to meet 1 foot candle min. in new parking and walk area and to provide cut-offs to reduce any light spillage.
 4. No new drainage or hardscape surfaces proposed.
 5. See Noise Exhibit as evidence off-site noise levels in compliance with RMC Noise Ordinance.

LEGEND

	Existing Building
	Property Line
	Existing Easement
	Existing Cyclone Fence w/ Slats
	Existing Gate
	Existing Landscaping
	Existing Ret. Wall
	Approx. exist. water and sewer line



PRELIMINARY PLAN EXHIBIT
 DATE: 2/9/2021
 DRAFTED BY: MSW
 PROJECT: 106 BONNY KNOLL -- AUTO REPAIR AND CAR WASH
 OWNER: GEORGE YANDOLINO