

**Design Parameters for Development of the O-P Plan:**

- a. The minimum setbacks are as follows.  
From the R/W of Old Highway 63 – 54 feet  
From the R/W of Alfred Street – 45 feet  
From an adjacent property line – 70 feet  
There is only one building on the lot.
- b. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way is 8 feet *for the primary lot. The offsite parking lot will be improved in place.*
- c. The maximum number of freestanding signs on the site is 3. The maximum square footage of sign surface area is 32 square feet and about 6 feet above ground level. The signs will be monument type as shown on sheet 1 of the O-P Plan.
- d. The minimum percentage of the site to be maintained in open space and/or landscaping is 45 per cent *for the primary lot and 15% for the offsite lot.*
- e. The maximum height of light poles is **20** feet. The maximum number of light poles is 10. The fixtures will be shoe box (full cutoff) type as show on sheet 1 of the O-P Plan.
- f. **Air handlers shall have state of the art noise baffling.**