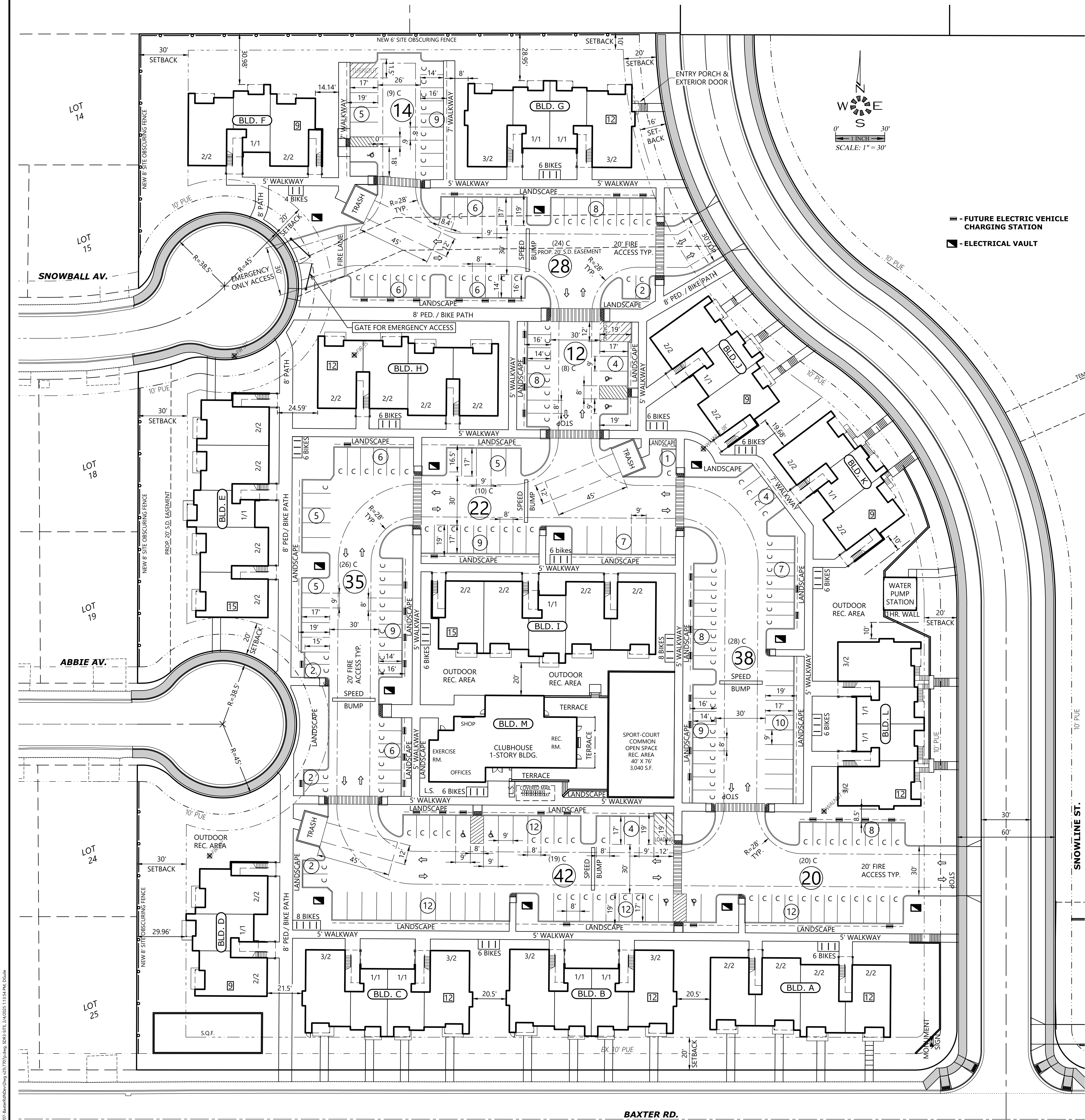


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SITE & PROJECT DATA

ZONING: RM-II

TOTAL SITE AREA: 268,018 S.F. (6.15 +/- ACRES)

DENSITY ALLOWED: 15 UNITS PER ACRE MINIMUM; 31 UNITS PER ACRE MAXIMUM.
22.4 UNITS PER ACRE PROPOSED.

PROJECT TYPE: MARKET RATE APARTMENTS - (138) UNITS

OCCUPANCY GROUP: R2- APARTMENT UNITS, A3- COMMUNITY HALL, U-PUMP HOUSE & TRASH

MAXIMUM HEIGHT ALLOWED: 50' TO THE AVERAGE OF THE HIGHEST GABLE ROOF FROM HIGHEST BLDG. GRADE.
33'-3" & 34'-11" MAXIMUM HEIGHT TO HIGHEST AVERAGE GABLE PROPOSED BY BUILDING TYPE.

BLDG. SETBACKS REQUIRED: 20'-0" FRONT YARD, & 10'-0" SIDE YARD; 10'-0" REAR YARD, BASE SETBACKS. PER TABLE 702.5 SETBACK INCREASES ABUTTING RS ZONE.
1' SETBACK PER FOOT OF BLDG. HEIGHT SETBACK REQUIRED ABUTTING RS SINGLE FAMILY ZONE 34' MAX. PROPOSED HEIGHT = REQUIRED SETBACK = 34' AT WEST PROPERTY LINE.
WEST REQUIRED SETBACK IS REDUCED TO 30'-0" MIN. BY PROPOSING AN 8' TALL SCREEN FENCE.

PROPOSED SETBACKS: 20'-0" STREET FRONT YARDS, 12' SIDE & REAR YARDS; 30'-0" WHERE ABUTTING RS SINGLE FAMILY ZONE., THEREFORE O.K.
(16'-0" STREET YARD SETBACK AT N.E. BLDG. G. REQUIRES SETBACK ADJUSTMENT).

ENCROACHMENTS ALLOWED: BELT COURSES & ORNAMENT= 24 INCHES, ROOF EAVES= 24 INCHES.

PROPOSED ENCROACHMENTS: DECK GUARDRAIL= 3"; ROOF EAVES = 24 INCHES, THEREFORE O.K.

CONSTRUCTION TYPE APTS:

TYPE V-B "NON-RATED" W/ 1 HR UNIT SEPARATION WALLS
& FLOOR/CEILING SEPARATION. 100% FIRE SPRINKLED.

PROPOSED BUILDING AREA:

UNIT TYPES:

(42) TYPE 1 UNITS (1BR./1BA.)	722 S.F. + 24 S.F.	STOR. =	746 S.F. = 31,332 S.F.
(72) TYPE 2 UNITS (2BR./2BA.)	998 S.F. + 24 S.F.	STOR. =	1,022 S.F. = 73,584 S.F.
(24) TYPE 3 UNITS (3BR./2BA.)	1,184 S.F. + 24 S.F.	STOR. =	1,208 S.F. = 28,992 S.F.
(138) UNITS TOTAL:			133,908 S.F.

RECREATION BLDG. = 3,408 S.F. FLOOR AREA.
COVERED TRASH = 870 S.F. FLOOR AREA.
MAIL ROOF = 215 S.F. FLOOR AREA.
PUMP HOUSE = 400 S.F. FLOOR AREA.

TOTAL BUILDING SQUARE FOOTAGE = 138,801 S.F.

PARKING PROVIDED:

STANDARD STALLS:	60 STALLS
COMPACT STALLS:	144 STALLS (68% OF STALLS < 75% ALLOWED)
HANDICAP STALLS:	7 STALLS
TOTAL PARKING PROVIDED =	211 STALLS

PARKING RATIO PROPOSED = 1.53 STALLS PER UNIT

E.V. READY CAR PARKING REQUIRED: (211) STALLS X 40% = 85 STALLS MIN.
PROPOSED E.V. STALLS =(2) ADA + (88) FUTURE = 90 TOTAL, O.K.

BICYCLE PARKING REQUIRED: 1 BIKE STALL PER UNIT X 138 UNITS = 138 BIKE STALLS

BICYCLE PARKING PROVIDED:

(1) STALL PER GROUND FLOOR LIVING UNIT =	(46) LONG TERM BIKE STALLS
(12) SIX BIKE, + (2) EIGHT BIKE + (1) 4 BIKE RACK =	(92) SHORT TERM BIKE STALLS
TOTAL BIKE PARKING PROVIDED =	138 BIKE STALLS

LOADING STALLS: 100 TO 199 UNITS = (2) LOADING STALLS 12' X 19'

LOADING STALLS PROPOSED = (2) 12' X 19'

COMMON OPEN SPACE:

ENTIRE SITE =	145,995 S.F. (54.48%)
WITHIN SETBACKS =	47,148 S.F. (32.29%)

COMMON OPEN SPACE RECREATION AREA:

REQUIRED = (1,000 S.F.) + (250 S.F. FOR EA. 20 UNITS OVER FIRST 20 UNITS)
REQUIRED = (1,000 S.F.) + [250 S.F. X (138-20) /20] = 2,500 S.F. MIN.; 25' MIN. DIM.
PROVIDED = 3,040 S.F., 40' MIN. DIM., O.K.

LOT COVERAGE BY BLDGS.:

PROPOSED GROUND FLOOR BUILDING FOOTPRINT/BALCONY/COVERED PORCH AREA = 53,124 S.F.
MAXIMUM ALLOWED LOT COVERAGE = 50%
PROPOSED BUILDING LOT COVERAGE = 53,124 S.F. / 268,018 S.F. = 20%

PARKING & MANEUVERING A.C. PAVING AREA:

INCLUDES PLANTER CURBS = 77,100 S.F.

CONCRETE AREAS:

WALKWAYS, PATIOS, REC. PATIO/TERRACE, TRASH ENCL. = 35,714 S.F.

LANDSCAPE AREA:

TOTAL LANDSCAPE (GREEN) AREA PROPOSED = 102,139 S.F. / 268,018 S.F. = (38.1%) OF SITE AREA

INTERIOR PARKING AREA LANDSCAPING:

PARKING & MANEUVERING AREA PLUS PLANTER FINGERS & CORNERS = 86,167 S.F.
REQUIRED PARKING LOT LANDSCAPE = 8 % MIN. X 86,167 S.F. = 6,894 S.F. MIN. REQ'D.

PROPOSED INTERIOR PARKING AREA LANDSCAPE = 20,171 S.F. = 19.8% PROVIDED, O.K.
(NOTE THAT THIS DOES NOT INCLUDE L.S. STRIP IN ADDITION TO MIN. 5' WALKWAY OR L.S. BETWEEN PARKING & BLDG.)

CLIMATE MITIGATION TREE PLANTING AT PARKING:

MIN. 40% SHADE TREE OVERLAP REQUIRED = 86,167 S.F. X 40 = 34,467 S.F. OVERLAP REQUIRED.
PROPOSED CLIMATE MITIGATION TREE OVERLAP PROVIDED = 35,623 S.F. (41.3%), O.K.

AIRPORT OVERLAY McNARY FIELD REQUIREMENTS:

PROPOSED SITE DEVELOPMENT OCCURS IN CONICAL SURFACE OVERLAY (20:1) WHICH ALLOWS FOR 350' MAXIMUM BUILDING HEIGHT ABOVE AIRPORT ELEVATION.
McNARY FIELD ELEVATION = +213.4' ABOVE SEA LEVEL +213.4' + 350.0' MAXIMUM HEIGHT = 563.4' MAXIMUM ELEVATION.

PROPOSED MAXIMUM SITE GRADE BASE AT HIGHEST BUILDING:

+508.0' + (37.5' TO HIGHEST ROOF PEAK) = +545.5' MAXIMUM ROOF RIDGE ELEVATION, O.K.

SITE PLAN

BAXTER DEVELOPMENT

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: J.P.H.
Checked: B.M.G.
Issue Date: 2/24/25
Scale: AS SHOWN

REGISTERED PROFESSIONAL
ENGINEER
JULIA A. MARK
MARK O.P.R.
EXPIRES 06-30-2025

JOB # 7707

SDR3