

SITE PLAN

**NORTHSTAR
APARTMENT COMPLEX**

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.

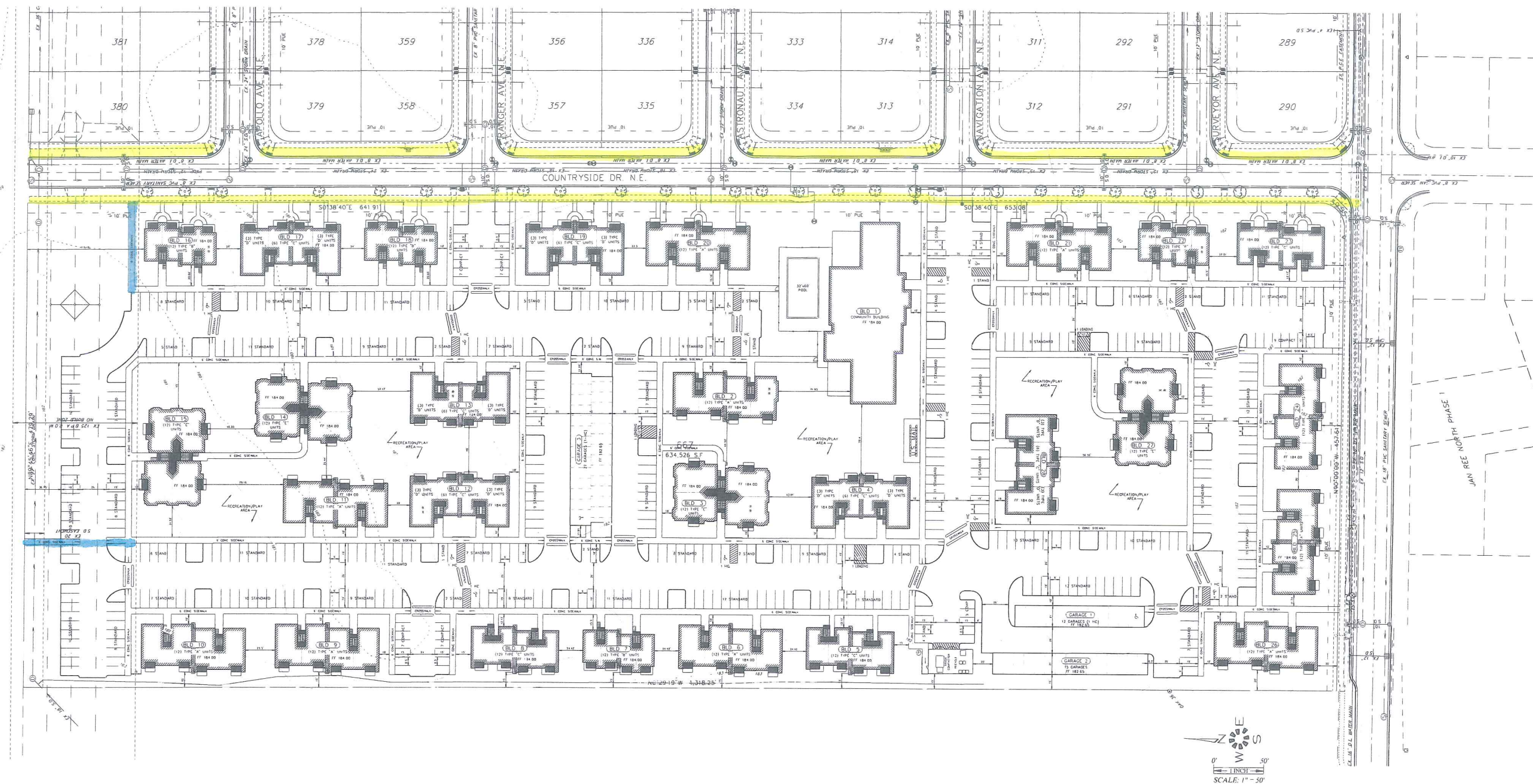
DESIGN: M.D.G.
DRAWN: C.F.S.
CHECKED: OCT 2018
DATE: AS SHOWN
SCALE:



EXPIRES 06-30-2021

JOB # 6826

SDR3



324 TOTAL APARTMENT UNITS
120 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
48 TYPE "B" STUDIO (549 S.F.) UNITS
72 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
36 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
48 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS

610 TOTAL PARKING STALLS
496 STANDARD STALLS
42 COMPACT STALLS
14 HANDICAP STALLS
3 LOADING STALLS
54 GARAGES

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
4 RECREATION/PLAY AREA
1 SWIMMING POOL (32'x60')
1 U.S. MAIL BOX AREA

**Site Design Review – Site Plan Review – Driveway Approach Permit
Permit Case No. 19-12; 4485 Kale Road NE
Amanda NOS. 19-122763-DR, 19122762-RP and 19-124614-ZO**

January 28th, 2020

Northstar Apartments

Proposed Conditions of Approval.

- Condition 1:** Prior to issuance of building permits, the applicant shall provide a land use agreement with Bonneville Power Administration (BPA) for the construction of a fence, parking area and landscaping within their easement.
- Condition 2:** At building permit, the land area within the BPA easement shall be landscaped to Type C landscaping. No trees shall be required within BPA easement.

Delete This condition

- Condition 3:** The applicant shall provide a 10-foot public easement from Countryside Drive to the southern boundary of Hazelgreen Park. The path shall be in a similar location as shown in Attachment E.

The easement shall include construction of a five-foot sidewalk and a five-foot landscaping area. The landscaping area shall be located between the sidewalk and any vehicle use area. The proposed buildings shall maintain a 10-foot setback between the sidewalk and dwelling units.

- Condition 4:** Garage 2 and 3 shall provide contrast and distinction by incorporating one or more of the following on at least 75 feet of the buildings:
- a) Vertically oriented lap siding, or horizontally oriented lap siding that is wider than that provided on the upper floor facades or is painted a different color than the upper floor facades; or
 - b) A siding material different from that used in the other portions of the building facades.

- Condition 5:** The recycling area shall meet the standards of SRC 702.040(2)(A-E).
- Condition 6:** Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.
- Condition 7:** At building permit, the applicant shall provide 32 bicycle parking spaces meeting the applicable standards of SRC 806.
- Condition 8:** At building permit, the applicant shall provide three off-street loading parking spaces meeting the applicable standards of SRC 806.

Delete This condition

- Condition 9:** Construct a three-quarter-street improvement along the frontage of Countryside Drive NE to Local street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803.
- Condition 10:** Prior to building permit, the applicant shall provide evidence from Cherriots of transit stop locations. Prior to final approval of the building permit, needed transit stop(s) shall be constructed to meet Cherriots standards and Public Works Design Standards.
- Condition 11:** Design and construct a storm drainage system at the time of development in accordance with the Preliminary Storm Water Management Report provided as part of this application.
- Condition 12:** Provide a 5-foot walkway connection from the site walkway system north to the southern boundary of Hazelgreen Park.
- In addition, provide a 5-foot walkway from the north parking area east along the north side of Building 16 back to the walkway system along Countryside Drive.