

SITE GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CML.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SUMMARY TABLE

SCOPE: NEW MULTI-STRUCTURE APARTMENT COMPLEX WITH 9 APARTMENT BUILDINGS COMPRISED OF 90 UNITS.	
ZONE:	RM-II - MULTIPLE FAMILY RESIDENTIAL
ORIGINAL SITE AREA:	142,362.0 SF
REDEVELOPED SITE AREA (AFTER DEDICATION):	141,466.5 SF (3.25AC)
MAX DENSITY - PER SRC TABLE 514-3: ACTUAL DENSITY	28 UNITS PER ACRE = 91 UNITS MAX 90 UNITS
MAX COVERAGE - PER SRC TABLE 514-6:	84,878.0 SF (60%)
APARTMENTS & CLUBHOUSE: DECKS:	32,404.33 SF
TRASH ENCLOSURES:	1,944.50 SF
TOTAL BUILDING COVERAGE:	400.00 SF
IMPERVIOUS SURFACE: SIDEWALKS:	34,748.83 SF (24.6%)
PARKING AREA:	12,979.63 SF (9.2%)
TOTAL COVERAGE:	45,540.68 SF (32.2%)
LANDSCAPE:	92,807.70 SF (65.7%)
MIN OPEN AREA - PER SRC TABLE 702-3 1,000SF (FIRST 20 UNITS) + 1,000SF (FOR 70 ADDITIONAL UNITS)	2,000 SF
ACTUAL OPEN AREA:	4,765 SF (NOT INCLUDING PRIVATE PATIOS/BALCONIES)

PARKING:
REQUIRED VEHICULAR PARKING SPACES - Per SRC TABLE 806-1
MULTIFAMILY -
1 space per unit

TOTAL REQUIRED = 90 spaces
TOTAL PROVIDED = 125 spaces

REQUIRED ACCESSIBLE PARKING SPACES - Per OSSC Table 1106.1
Minimum 5 accessible spaces (1 *Wheelchair User Only*)
PROVIDED ACCESSIBLE PARKING
5 spaces (1 *Wheelchair User Only*)

REQUIRED BICYCLE PARKING SPACES - Per SRC TABLE 806-9
0.1 SPACE PER UNIT = 9 SPACES

TOTAL REQUIRED = 9
TOTAL PROVIDED = 36 (in groups spread throughout development)

SITE PLAN LEGEND:

- BUILDINGS
- LANDSCAPE AREA
- CONCRETE PAVEMENT

SITE PLAN NOTES:

- PROPERTY LINE. (POST DEDICATION)
- SETBACK LINE.
- ROOF OVERHANG.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 1.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 2.
- APARTMENT BUILDING PER PLANS. SEE BUILDING TYPE 3.
- TYPE 'A' UNIT LOCATED IN THIS BUILDING.
- CLUBHOUSE PER PLANS.
- RISER ROOM LOCATION FOR INDIVIDUAL BUILDING.
- ELECTRICAL SERVICE LOCATION FOR INDIVIDUAL BUILDING.
- 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING.
- PEDESTAL MOUNT MAILBOX CLUSTER. ENSURE 6'-0" CLEARANCE IN FRONT OF ALL BOXES. SEE 7/A1.02 FOR DETAILS.
- PLAY AREA BY OTHERS. PROVIDE MIN 42" HIGH FENCE ALONG PERIMETER FOR SECURITY.
- TRASH ENCLOSURE. SEE A1.03 FOR DETAILS.
- SHORT TERM BIKE STORAGE. SEE DETAIL 1/A1.02.
- TRANSFORMER LOCATION PER CML.
- SITE WALKWAY/STAIR PER CML.
- PROVIDE VAN ACCESSIBLE PARKING SIGN, TYP. SEE DETAILS 384/A1.02.
- PROVIDE ACCESSIBLE PARKING SYMBOL, TYP. SEE DETAIL 5/A1.02.
- WHEELCHAIR ONLY ACCESSIBLE PARKING.
- WALL MOUNTED LIGHT FIXTURE PER THE REFLECTED CEILING PLANS. SEE A1.61, A1.71, A1.81, AND LIGHTING SCHEDULE FOR FIXTURE DETAILS.
- 6' TALL CEDAR FENCE ALONG PROPERTY LINE.
- EASEMENT FOR SHARED GREEN SPACE BETWEEN LOTS.

COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: CR
CITY COMP PLAN: COM

COUNTY ZONE: RM / CITY COMP PLAN: MF

COUNTY ZONE: RM / CITY COMP PLAN: MF

COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: RM
CITY COMP PLAN: MF

COUNTY ZONE: RM / CITY COMP PLAN: MF

