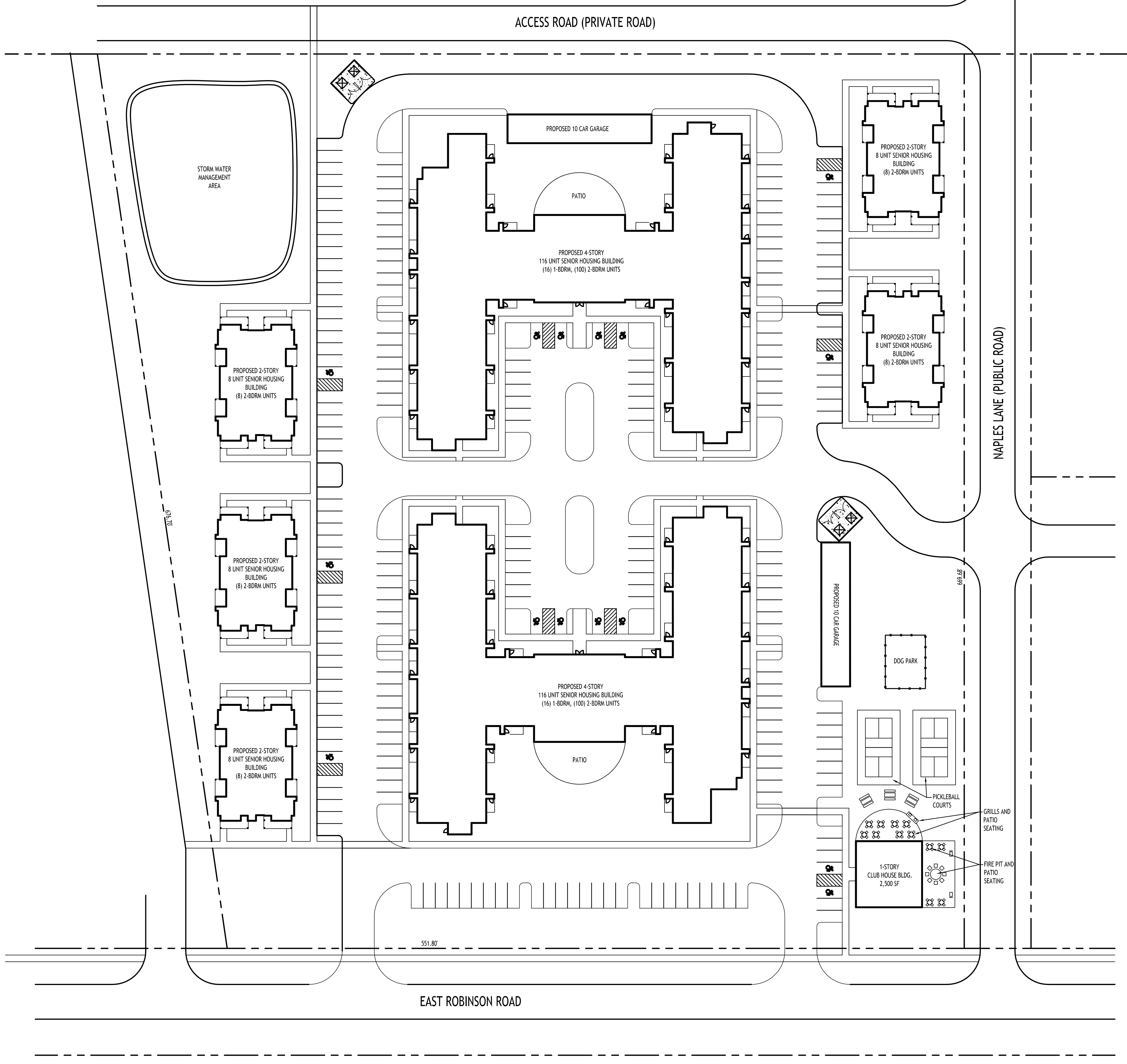


ACCESS ROAD (PRIVATE ROAD)



N
Site Plan
SCALE: 1"=40'

SITE AREA = 9.2 ACRES
ZONING = GB, TO BE REZONED MFR-7

MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:
 - BASED ON 65' MEDIAN BUILDING HEIGHT (4-story)
 - BASED ON 26' MEDIAN BUILDING HEIGHT (2-story)

BUILDING:

- LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE: 2 x H = 130.0 FT (4-story), 52 FT (2-story)
- SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE OR WALLS AT ANGLE BTWN 30 & 60 DEGREES: 1.5 x H = 97.5 FT (4-story), 39 FT (2-story)
- LONG WALLS OF BUILDINGS PARALLEL: (H1 + H2) / 2 x 1.66 = 75.53 FT
- LONG WALL AND SHORT WALL PARALLEL: (H1 + H2) / 2 x 1.5 = 68.25 FT
- WALLS AT ANGLE BTWN 30 & 60 DEGREES: (H1 + H2) / 2 x 1.5 = 68.25 FT

PARKING REQUIREMENTS:
 ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT
 REQD PARKING = 2 x 274 UNITS = 548 SPACES

PARKING PROVIDED:
 20 GARAGES
 (235) 9 x 19 SPACES
 TOTAL PROVIDED = 255 SPACES

DENSITY REQUIREMENTS:

0 TO 1 BEDROOM - 725 SF LAND AREA REQUIRED PER UNIT
 2 OR MORE BEDROOMS - 1,000 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 9.2 ACRES = 400,752 SF
 PROPOSED UNITS = (32 x 725) + (240 x 1000) = 263,200 SF = 6.0 AC REQD

MFR ZONING PARKING SETBACK REQUIREMENTS:

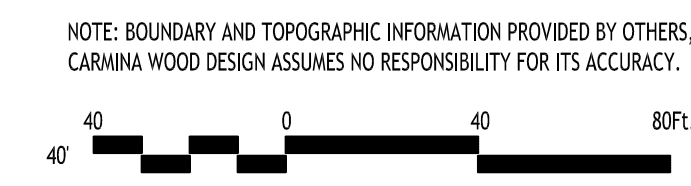
	REQUIRED	PROVIDED
FRONT	20 FT	>20 FT
SIDE/REAR	5 FT	>5 FT
SIDE/REAR (ABUTTING R)	10 FT	> 10 FT
FROM MAIN WALL	15 FT	15 FT MIN.
FROM END WALL	10 FT	10 FT MIN.

BUILDING COVERAGE:

REQUIRED BY CODE	PROVIDED
40% MAX. (160,301 SF)	31.3% (50,173 SF)

INTERIOR PARKING GREENSPACE:

REQUIRED BY CODE	PROVIDED
5% (3,530 SF)	15.6% (11,010 SF)



REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan
Concept
MFR-7 Zoning

Date: 04.24.24
 Drawn By: C. Wood
 Scale: As Noted