



Site Plan 2011
 Scale: 1" = 20' FT
ZONING OFFICE

Site Plan

Realistic:

- A (1) Retail/Office Space (2,050 s.f. = 2,050 s.f.)
- A (2) Retail/Office Space (2,500 s.f. = 4,900 s.f.)
- B (6) Retail/Office Space (1,000 s.f. = 2,000 s.f.)
- C (1) Retail/Office Space (1,000 s.f. = 2,000 s.f.)
- Total = 12,050 s.f.

Apartment:

- (9) 2 Bedroom Apartments (1,100 s.f. each)
- (10) 2 Bedroom Apartments (900 s.f. each)
- Total = 19,900 s.f.

Package:

- Code Restriction 2 units per acre
- (25) Units for 3.17 acres of Total Site Area

Other/Office/Hotel (12,050) = 80 spaces

- Apartments (25) = 50 spaces
- Total provided = (108) parking spaces
- Mixed-Use shared parking = 22 spaces
- Shared parking, if required = 21 spaces

Review/Non-Review Area:

- Required 75% (max) non-pervious per Code
- Proposed Pervious..... 46.7%
- Proposed Non-pervious..... 53.3%

Specific Calculations:

- Retail/Office 12,050 s.f. = 1,205 gal/daily
- Apartment 25 units = 2,500 gal/daily
- Maximum Flow is less than 10,000 gal/daily

LANDSCAPING LEGEND:

- 2 1/2" Caliper - Deciduous trees
- 6' High - Evergreen trees
- 18" - 24" High - Large Flowering plants with Spreading overgreen plantings
- Existing trees to remain
- Designated Open Recreation Areas (43,960 s.f. (20.5% of total site) Required 15% per Code)

REVISIONS		
NO.	DESCRIPTION	DATE

Sp-1
 Proposed Site Plan
 10/8/10

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