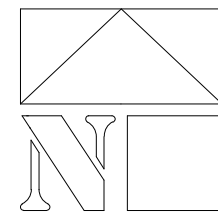




PRELIMINARY SITE PLAN

SCALE: 1" = 60'-0"



DEVELOPMENT DATA

ZONING:

CURRENT: B-1 PD
PROPOSED: RM-2 PD
CASE: P-23-63-PZ
SECTION: 23
TOWNSHIP: 01N
RANGE: 08E
APN: 103-01-0110, 103-01-0130, 103-01-0140, 103-01-0150, 103-01-0160, 103-01-0170, 103-01-0180

DENSITY:

1 BEDROOM: 85
2 BEDROOM: 107
3 BEDROOM: 77
TOTAL: 269
DENSITY: 14.9 DU/AC

PARKING:

	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL
1 BEDROOM:	15 (63) = 93	15 (22) = 33	15 (0) = 0	
2 BEDROOM:	2 (72) = 144	2 (35) = 70	2 (0) = 0	
3 BEDROOM:	2 (52) = 104	2 (10) = 20	2 (15) = 30	
TOTAL:	343	123	30	496

PROVIDED:	
Garage	15
Resident - ADA Covered	1
Resident - Covered	3
Resident - Tandem	13
Visitor	21
Visitor - ADA	1
	54
Northwest (PARCEL 2)	
Garage	28
Resident - ADA Covered	1
Resident - Covered	43
Resident - Tandem	8
Visitor	62
Visitor - ADA	1
	143
South (PARCEL 1)	
Garage	79
Resident	6
Resident - ADA	2
Resident - ADA Covered	1
Resident - Covered	102
Resident - Tandem	50
Visitor	73
Visitor - ADA	4
	319
TOTAL PROVIDED	516

PERIMETER BUILDING SETBACKS:

FRONT: 20'-0"
SIDES: 10'-0"
REAR: 10'-0"

UNIT MIX:

	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL
1 BEDROOM:	63	22	0	
2 BEDROOM:	72	35	0	
3 BEDROOM:	52	10	15	
TOTAL:	187	67	15	269

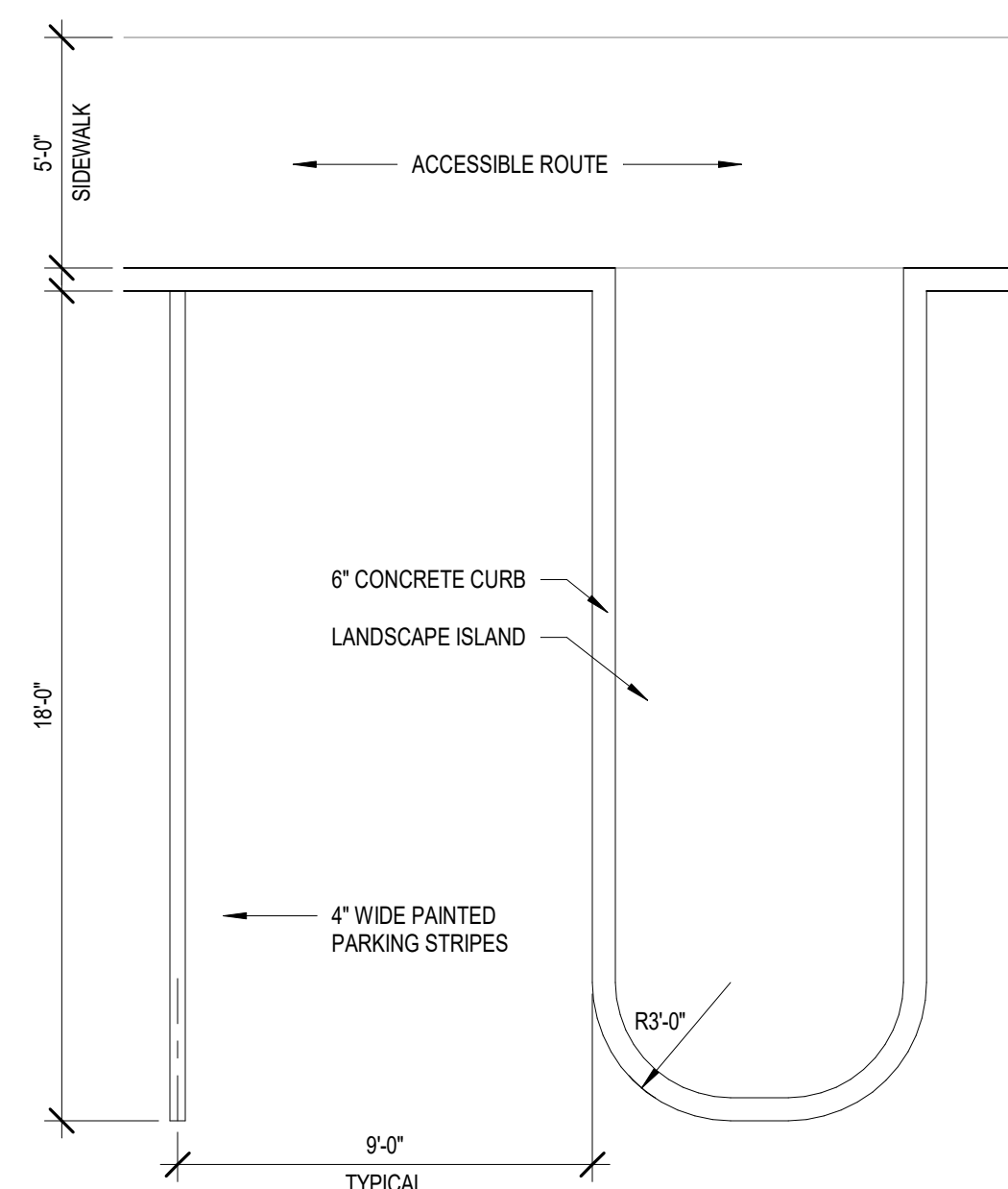
LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- DENOTES ACCESSIBLE ROUTE
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT OVER GARAGES
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

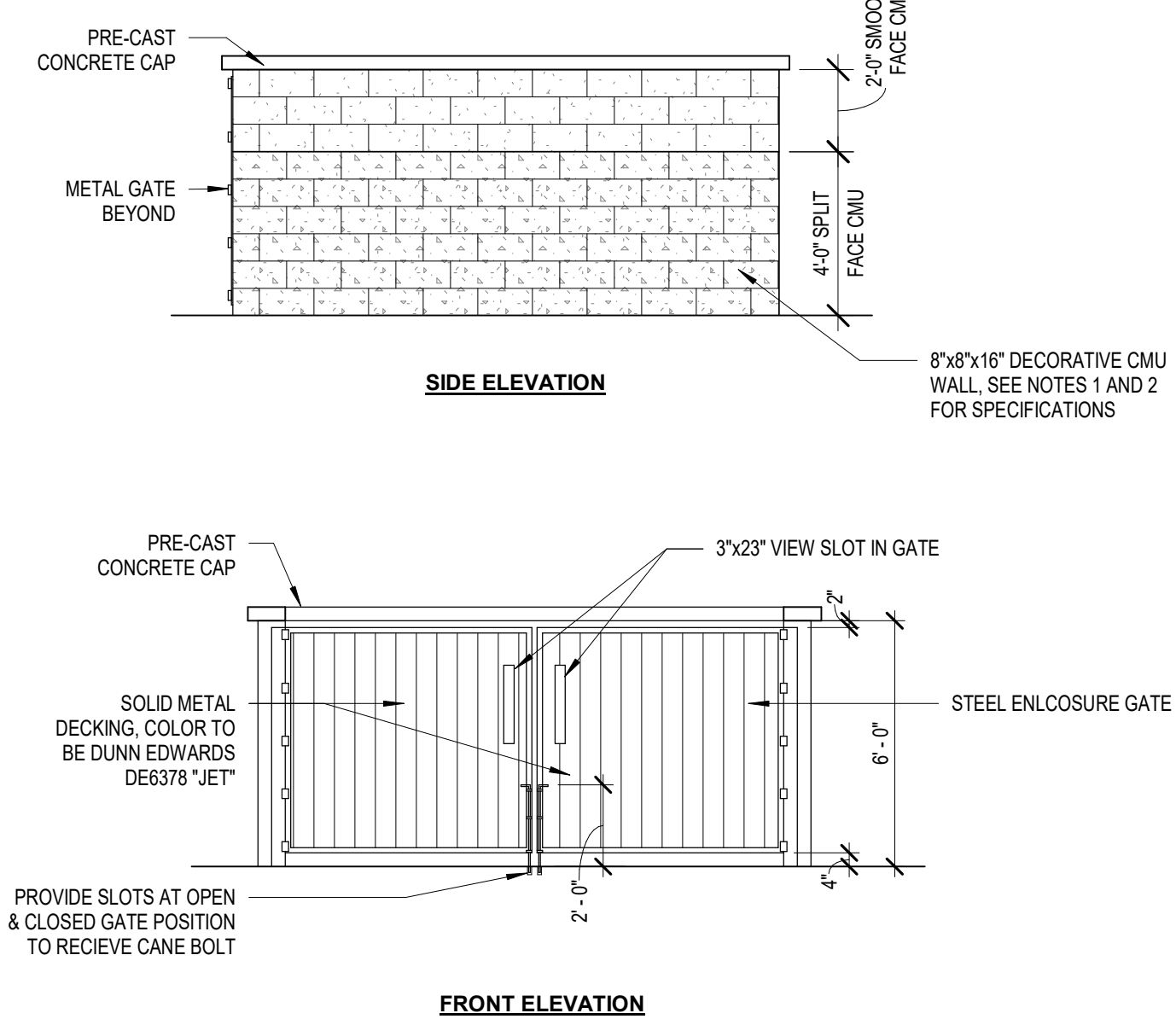
KEYNOTES

- 1001 TYPICAL PARKING STALL, 9' x 18' STALL
- 1002 ACCESSIBLE PARKING STALL, MIN. 11' x 18' STALL
- 1011 BICYCLE PARKING
- 1016 24' WIDE INTERIOR DRIVEWAY
- 1017 5'-0" WIDE SIDEWALK ADJACENT TO PARKING
- 1018 4'-0" WIDE DETACHED MEANDERING SIDEWALK
- 1019 TYPICAL TANDEM PARKING STALL, 9' x 18' STALL. STRIPING PROVIDED TO PREVENT ENCROACHMENT INTO WALK AISLE.
- 1106 PEDESTRIAN CROSSWALK
- 1114 VEHICLE ACCESS GATE
- 1120 DENOTES CARPORT STRUCTURE LOCATION
- 1121 PEDESTRIAN GATE AND ACCESS TO PUBLIC WAY
- 1122 MAIL KIOSK
- 1123 TOT LOT
- 1124 GAME LAWN
- 1125 RAMADA WITH BBQ
- 1126 DOG PARK
- 1201 POOL
- 1208 DECORATIVE PAVERS OR EQUIVALENT
- 1301 DOUBLE REFUSE ENCLOSURE WITH DOUBLE FULL HEIGHT SET OF GATES
- 1302 SINGLE REFUSE ENCLOSURE WITH FULL HEIGHT SET OF GATES
- 1405 EXISTING STREET LIGHT, TYPICAL

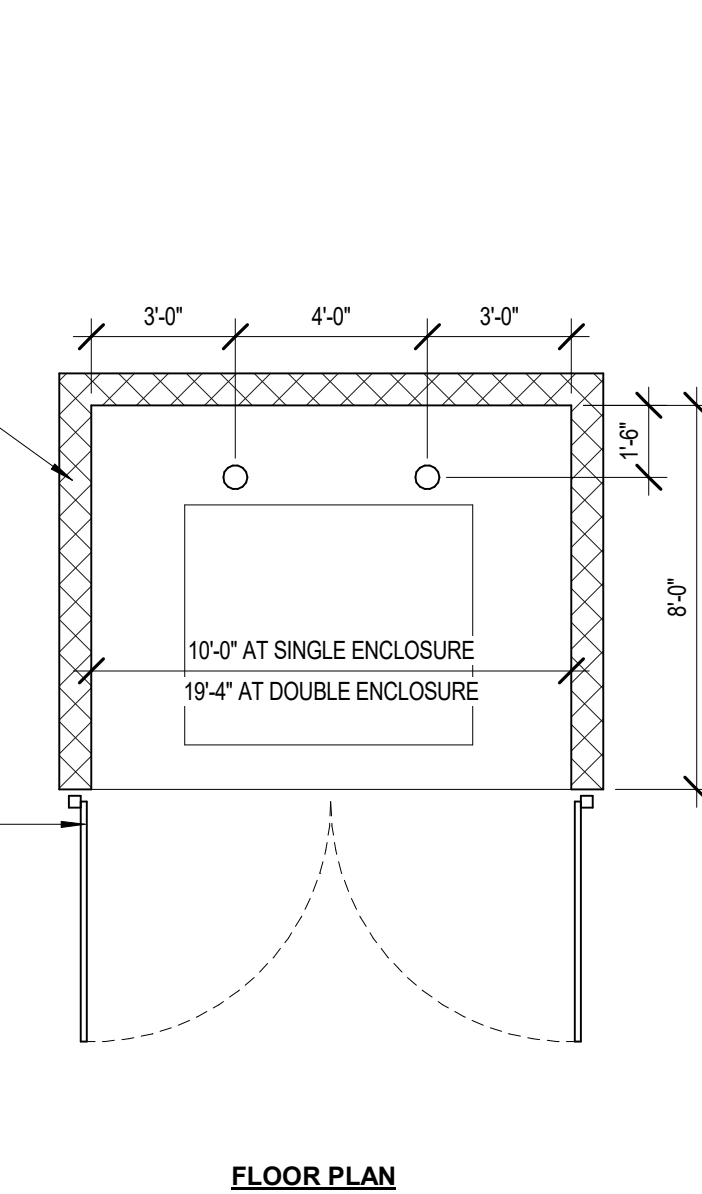
3 TRASH ENCLOSURE WALL



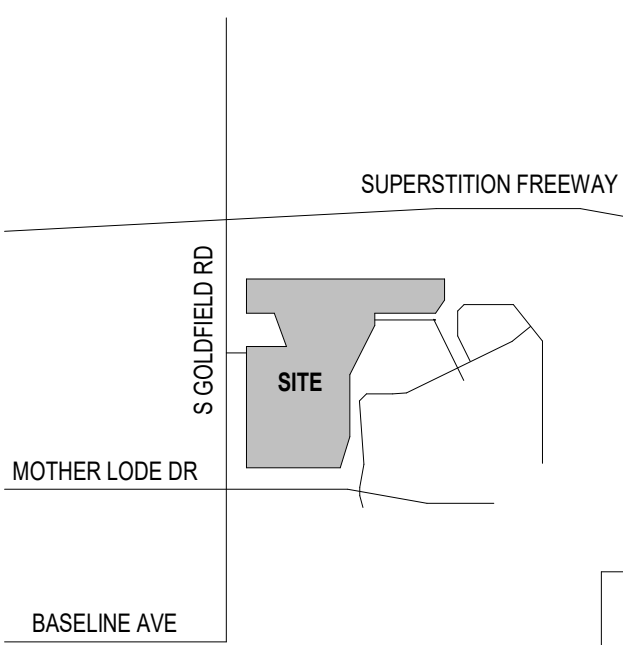
4 GROUND MOUNTED BIKE RACKS



5 CARPORT CANOPY



NOT TO SCALE



VICINITY MAP

RE-ZONING SUBMITTAL

DATE: DECEMBER 22, 2023 ORB #: 23-206

A1.10

PRELIMINARY SITE PLAN