

OPEN SPACE AREA CHART		
PROJECT ZONED: RM-4		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM OPEN SPACE (SQUARE FEET PER UNIT)	150 S.F.	456 S.F.
DWELLING UNITS (237) X OPEN SPACE (150 S.F.)	35,550 S.F.	108,135 S.F.
MINIMUM PRIVATE OPEN SPACE		
1- BEDROOM DWELLING UNITS	60 S.F.	60 S.F. **A
2- BEDROOM DWELLING UNITS	100 S.F.	100 S.F. **A
3- BEDROOM DWELLING UNITS	120 S.F.	120 S.F. **A
* ALL PRIVATE OPEN SPACE GROUND LEVEL (PATIOS & YARDS) HAVE A MINIMUM DIMENSION OF 10 FEET		
+ ALL PRIVATE OPEN SPACE ABOVE GROUND LEVEL (BALCONIES) HAVE THE MINIMUM 60 S.F. AND DIMENSIONS NOT LESS THAN 10'-0" WIDE BY 6'-0" DEEP.		
^ ALL PRIVATE OPEN SPACE IS AT LEAST 50 PERCENT COVERED AND ONE SIDE IS UNOBSTRUCTED BETWEEN 3 AND 8 FEET ABOVE ITS FLOOR LEVEL.		

LEGEND	
	CARPORT
	SIDEWALK
	TINSEL SHADE STRUCTURE
	TRASH COLLECTION ZONE

TRASH COLLECTION
PROJECT WILL HAVE PRIVATE TRASH COLLECTION MINI TRASH COMPACTORS WILL OPERATE WITHIN TRASH ROOMS IN THE BUILDINGS BINS WILL BE WHEELED OUT TO DESIGNATED TRASH COLLECTION ZONES AT DESIGNATED PICK-UP TIMES ARRANGED WITH PRIVATE COMPANY.

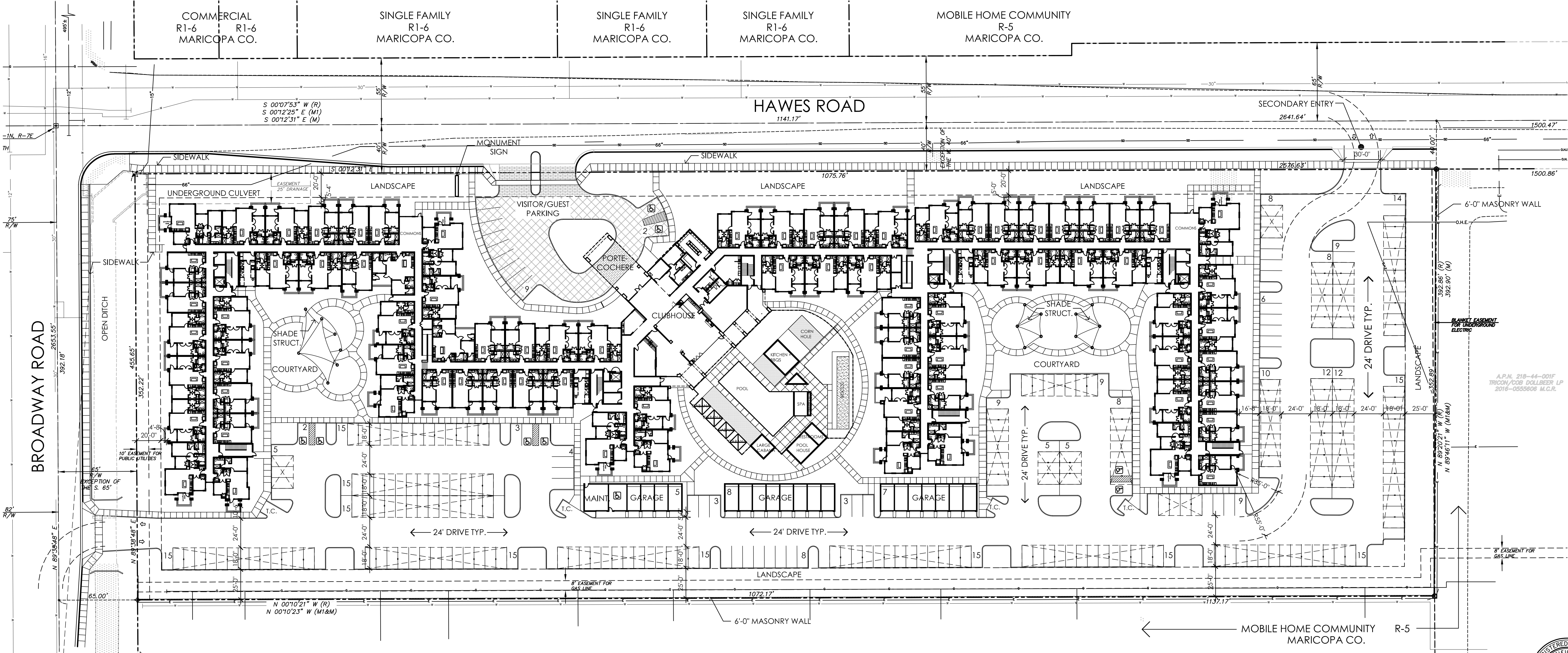
SITE DATA	
ACCESSOR'S PARCEL NUMBER	218-44-001D
NET SITE AREA	+/- 8.692 AC
EXISTING & PROPOSED ZONING	RM-4 (R-4)
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY SENIOR
DENSITY ALLOWED (NET)	30 DU/AC
NET DENSITY PROVIDED	+/- 27.27 DU/AC
BUILDING FOOTPRINT AREA	104,577 SF

BUILDING HEIGHT MAXIMUM ALLOWED	40'
BUILDING HEIGHT MAXIMUM PROPOSED	40'
BROADWAY ROAD SETBACK REQUIRED	20'
HAWES ROAD SETBACK REQUIRED	20'
SIDE BUILDING SETBACK REQUIRED	15' PER STORY
REAR BUILDING SETBACK REQUIRED	15' PER STORY
OTHER DEVELOPMENT STANDARDS ARE TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.	

APARTMENTS UNIT MIX			
UNIT TYPE	RATIO	#DU	
A 1BR/1BA	34%	99	
B 2BR/2BA	57%	120	
C 3BR/2BA	9%	18	
TOTAL	100.0%	237	

PARKING REQUIRED (9' x 18') (MIN. 1 COVERED SPACE / D.U.)			
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A 1BR/1BA	99	2.1 P.S./DU	208
B 2BR/2BA	120	2.1 P.S./DU	252
C 3BR/2BA	18	2.1 P.S./DU	38
TOTAL			498 (237 COVERED)

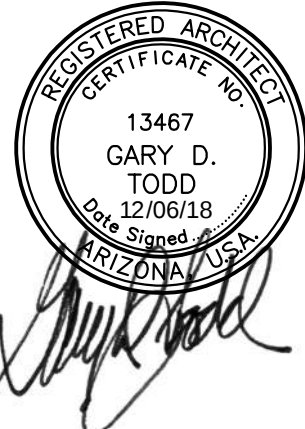
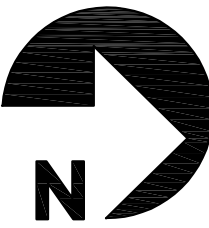
PARKING PROVIDED (1.405 P.S./DU)		
SURFACE PARKING PROVIDED (UNCOVERED)	95 P.S.	
PARKING GARAGES (COVERED)	20 P.S.	
SURFACE PARKING PROVIDED (COVERED)	218 P.S.	
TOTAL PARKING PROVIDED	333 P.S.	
FINAL PARKING RATIO=	1.405 P.S./ DU	



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'



APARTMENTS at NEC of BROADWAY & HAWES