



PROJECT DATA			
1. PROJECT ADDRESS: 3905 E. UNIVERSITY DR.	9. LOT COVERAGE ALLOWED: 55%	13. UNIT AREA GROSS: 1563 S.F.	
2. PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF A NEW GROUND UP BUILD FOR 12, 2-BEDRM, RENTAL UNIT APARTMENTS.	10. PARKING REQUIRED: (2.1 X 12 UNITS = 25.2)	15. BUILDING AREA EACH: 3126 S.F.	
3. EACH UNIT IS FOR RENT.	11. FRONT YARD AREA: 2448 S.F.	16. OPEN SPACE: 150 S.F.	
4. PARCEL #: 140-20-001H	12. EXTERIOR ELEVATION MATERIAL DISTRIBUTION: EXT. STUCCO	17. PROVIDED PER 2-BED RM UNIT: 100 S.F.	
5. SITE AREA GROSS: 44,649 S.F.	13. PAVED SURFACE MAX ALLOWED: 859 S.F.	18. UPPER FLOOR UNIT (DECK): 127 S.F.	
6. ZONE: RM-4	14. PAVED SURFACE PROVIDED: 808 S.F. / 2448 S.F. = 30%	19. PUBLIC OPEN SPACE PROVIDED: 19967 S.F. (LANDSCAPE PLAN)	
7. ZONING DISTRICT INFO: SETBACK REQUIRED:	15. FRONT ELEV: 123 S.F. (27%)		
	16. PATIO ELEV: 232 S.F. (27%)		
	17. GARAGE ELEV: 226 S.F. (31%)		
8. MAX HEIGHT ALLOWED: 40'			
MAX. HEIGHT PROVIDED: 30'			

- SITE PLAN NOTES**
- 2-STORY, 4 UNIT, BUILDING.
 - TRASH BIN.
 - CONC. FILLED BOLLARD.
 - 8" CMU SPLIT FACED TRASH ENCLOSURE. SEE CIVIL DWGS.
 - PUBLIC OPEN SPACE FOR EACH UNIT. SEE LANDSCAPE DWGS.
 - SITE TURF AREA. SEE LANDSCAPE DWGS.
 - LAWN AREA.
 - EXISTING POWER POLE. GC TO FIELD VERIFY PRIOR TO STARTING WORK. REFER TO CIVIL AND SITE SURVEY.
 - EXISTING GAS PIPELINE SIGN. GC TO FIELD VERIFY PRIOR TO STARTING WORK. REFER TO CIVIL AND SITE SURVEY.
 - EXISTING STREET LIGHT. GC TO FIELD VERIFY PRIOR TO STARTING WORK. REFER TO CIVIL AND SITE SURVEY.
 - REMOVE EXISTING POWER POLE. FENCE, GATE, WOOD & METAL SHEDS WHICH ARE IN CONFLICT WITH NEW WORK. SEE CIVIL DWGS.
 - AC CONDENSER UNIT ON A CONC. PAD.
 - AREA FOR CONC. SEAT AND BBQ GRILL. SEE ST-5 AND LANDSCAPE DWGS.
 - BICYCLE RACK.
 - 3" RAISED WALKWAY WITH 3" SLOPED APRON. PROVIDE STAMPED ASPHALT IN DIFFERENT COLOR. SEE CIVIL DWGS.

DEVELOPEMENT INCENTIVE PROGRAM			
1. THE PROJECT TOTAL AREA IS 1.025 ACRES. DOES NOT EXCEED 2.5 NET ACRES.			
2. THE PARCEL HAS BEEN IN ITS CURRENT CONFIGURATION FOR MORE THAN 10 YEARS.			
3. TOTAL AREA DOES NOT EXCEED 5 NET ACRES AND THE PROJECT SITE IS ASSEMBLY OF 2 CONTIGUOUS PARCELS.			
4. THE PARCEL IS SERVED BY AND HAS DIRECT ACCESS TO EXISTING UTILITY DISTRIBUTION FACILITIES.			
5. THE PARCEL IS LOCATED WITHIN A 1200 FOOT RADIUS IN WHICH THE TOTAL DEVELOPEABLE LAND AREA IS NOT MORE THAN 25% VACANT.			
6. THE PARCEL IS LOCATED WITHIN A 1200 FOOT RADIUS IN WHICH GREATER THAN 50% OF THE TOTAL NUMBERS OF LOTS OR PARCELS HAVE BEEN DEVELOPED 15 OR MORE YEARS AGO.			
CONDITION	SECTION	REQ'D	REQUESTS
1. PARKING SPACES ALONG DRIVE	MZO 11-32.4	50' SB	30' SB
2. COVERED PARKING REQUIRED	EDSM	12	6
3. BUILDING SETBACK	MZO 11-5-5	20' 30' EA SIDE	9'-6" 20'
4. LANDSCAPE SETBACK	MZO 11-33-3(B)(2)(C)	15'	9'-6"
5. COMMON OPE SPACE WITHIN REQUIRED FRONT SETBACK	MZO 11-5-5(A)(3)(I)	NO	YES
6. MIN. SEPARATION BETWEEN BUILDINGS	MZO 11-5-5	30'	19'-6"
CONDITION	SECTION	REQ'D	REQUESTS
7. REQUIRED NUMBER OF PLANTS BY STREET TYPE	MZO 11-33-3	7 TREES AND 40 SHRUBS WITHIN THE FRONT LANDSCAPE SETBACK.	3 TREES AND 21 SHRUBS WITHIN THE FRONT SETBACK
8. LANDSCAPING FOR NON-SINGLE RESIDENCE USES ADJACENT TO SINGLE RESIDENCE (EAST PROP)	MZO 11-33-3	9 TREES AND 60 SHRUBS	0 TREES AND 47 SHRUBS
9. LANDSCAPING FOR NON-SINGLE RESIDENCE USES ADJACENT TO SINGLE RESIDENCE (WEST PROP)	MZO 11-33-3	40 SHRUBS	4 TREES AND 20 SHRUBS
9. LANDSCAPING FOR NON-SINGLE RESIDENCE USES ADJACENT TO SINGLE RESIDENCE (SOUTH PROP)	MZO 11-33-3	40 SHRUBS	4 TREES AND 20 SHRUBS

