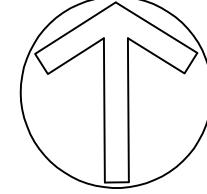
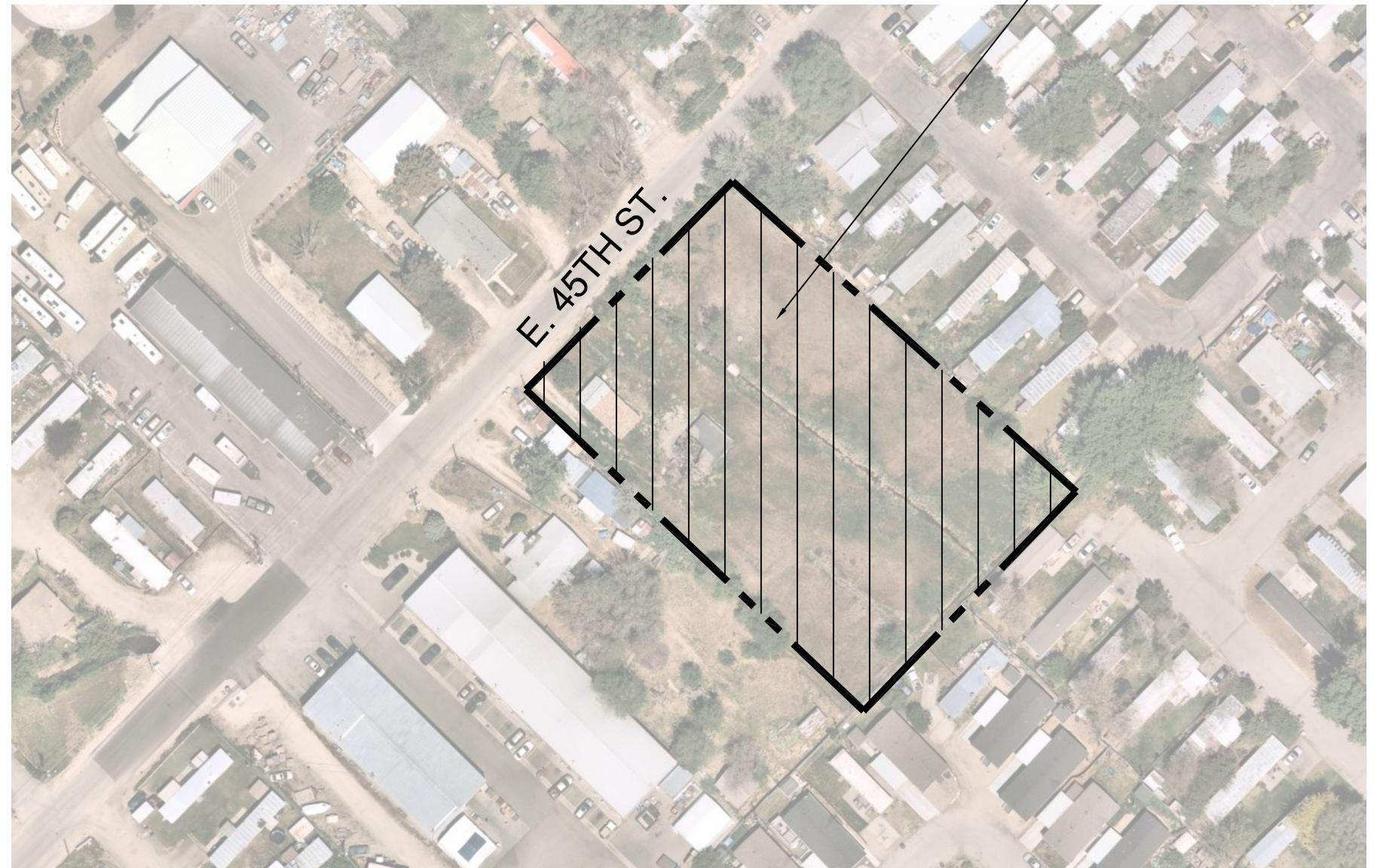
 **SITE PLAN**
SCALE: 1" = 20'-0"



EXAMPLE GAZEBO STRUCTURE

KEY NOTES	
1.	MONUMENT SIGN.
2.	TRASH ENCLOSURE PER CITY STANDARDS
3.	PAINTED CROSSWALK, TYP.
4.	PROPERTY BOUNDARY
5.	TOT LOT PLAY STRUCTURE.
6.	COVERED GAZEBO.
7.	5'-0" WIDE SIDEWALK, W/ 2% MAX. CROSS SLOPE AT INTERIOR WALKS, TYP.
8.	USPS MAIL STATION. RE: 6/A1.4A
9.	BICYCLE RACK
10.	BENCH, TYP.
11.	6'-0" VINYL FENCE.
12.	MECH. UNIT, WALL MOUNTED

 **VICINITY MAP**
SCALE: 1" = 100'



APPLICANT

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PLAN PREPARED BY:

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PARCELS

R2734500592
R2734500593

PROJECT DESCRIPTION

NEW CONSTRUCTION OF (22) TWO STORY ATTACHED TOWNHOME UNITS ON A 1.38 ACRE SITE AS PART OF A P.U.D. IN AN R3 ZONE.

BICYCLE PARKING SUMMARY

REQUIRED:
1 SPACE PER (6) DWELLING UNITS = (4) BIKE STALLS
PROVIDED:
(8) BIKE STALLS

PARKING SUMMARY

REQUIRED:
(2) SPACES PER DWELLING UNIT
GUEST
(5) STALLS PER UNIT

TOTAL REQUIRED:
PER UNIT:
(22) * (2) = (44)
GUEST
(5) * (22) = (11)
TOTAL REQUIRED = (55) STALLS

PROVIDED:
(44) COVERED SPACES
(8) GUEST STALLS
(1) ADA STALL
(1) ON-STREET STALL
(3) ADDITIONAL ON-STREET STALLS

TOTAL PARKING SPACES PROVIDED
= (54) STANDARD STALLS
= (57) TOTAL STALLS W/ ADDITIONAL ON-STREET

SITE COVERAGE

SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	40.52%
ON-SITE A.C. PAVING	24.98%
SITE AMENITIES	.69%
CONC. WALKS	6.92%
LANDSCAPE OPEN SPACE	24.51%
TOTAL AREA	100.00 %
60,073.5 S.F.	1.38 ACRES

SITE DENSITY:

GROSS AREA: 60,073.5 S.F. ± (1.38 AC±)
GROSS DENSITY: 22 UNITS / 1.38 AC = 15.95 UNITS PER ACRE
LOT COVERAGE = 59.38%

REVISIONS

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05/10/23

DRAWN BY

AW

PROJECT #

TLA22-09

THE LAND ARCHITECT
PROPERTY DEVELOPMENT



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MOD COURT TOWNHOME SUBDIVISION

PROJECT

207 E. 45TH ST.

A1.1

ENTITLEMENT APPLICATION