

**SITE INFORMATION:**

PROPERTY AREA: AREA = 218,741 S.F. (5.02 ACRES).  
EXISTING ZONING: R-4; RESIDENTIAL HIGH DENSITY MULTI-FAMILY  
PROPOSED ZONING: R-4; RESIDENTIAL HIGH DENSITY MULTI-FAMILY  
PROPOSED USE: MULTI-FAMILY  
AREA OF SITE DISTURBANCE: 4.0 ACRES  
SETBACKS: BUILDING: FRONT = 15' (OR 20' PRIMARY/10' SECONDARY)  
SIDE = 5'  
REAR = 10'  
PAVEMENT: FRONT = 0'  
SIDE = 0'  
REAR = 0'  
PROPOSED BUILDING HEIGHT 38' (MAX. HEIGHT 35')  
PARKING REQUIRED: 1 SPACE PER UNIT FOR 1ST 4 UNITS + 1.5 SPACES/  
EACH ADD. UNIT (163 SPACES REQ.)  
PARKING PROVIDED: 163 SPACES (9 H.C. ACCESSIBLE)  
HANDICAP STALLS REQUIRED: 6 PROVIDED: 9  
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 5%

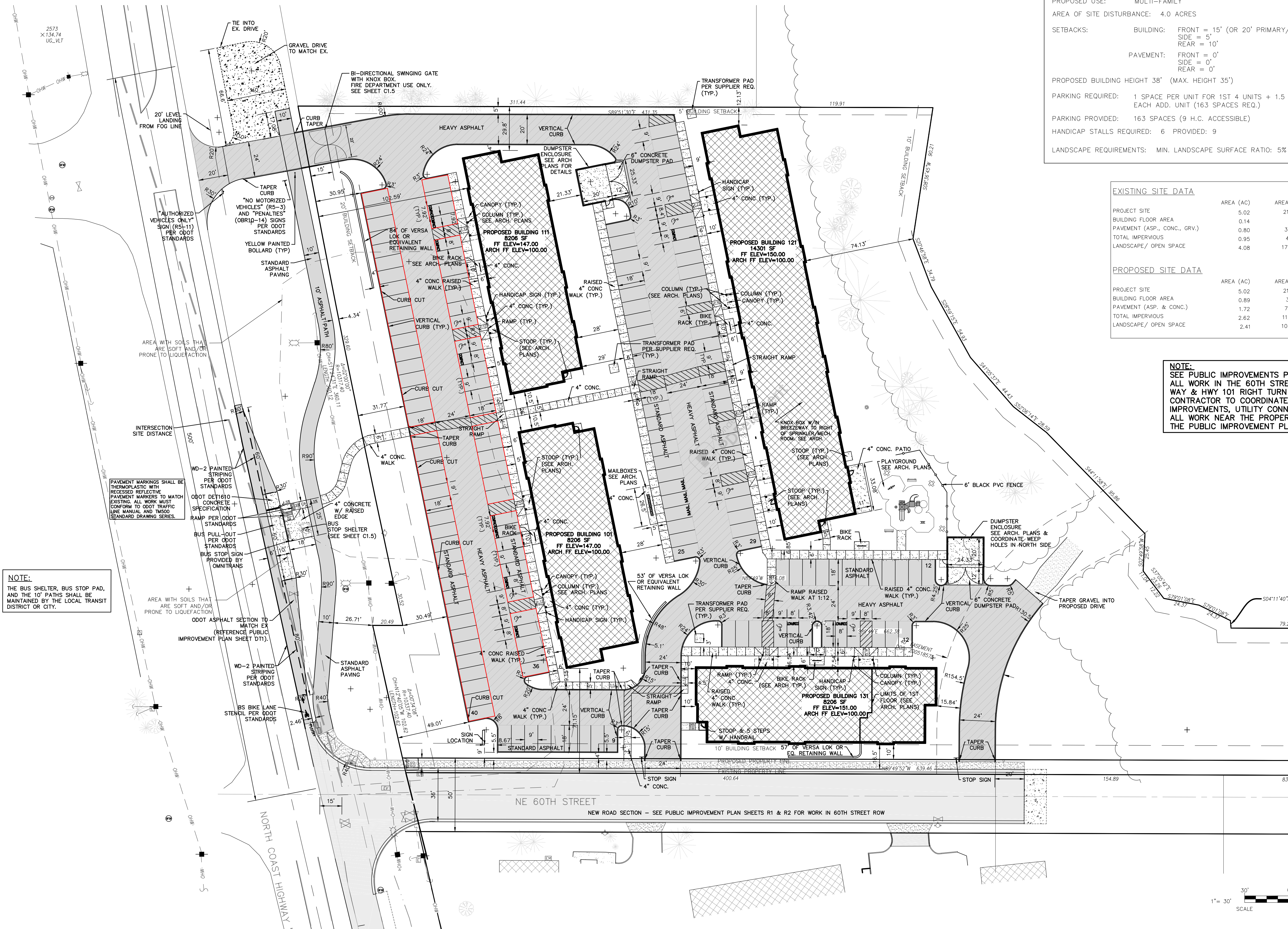
**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.02	218,741	
BUILDING FLOOR AREA	0.14	6,191	2.8%
PAVEMENT (ASP., CONC., GRV.)	0.80	34,977	16.0%
TOTAL IMPERVIOUS	0.95	41,168	18.8%
LANDSCAPE/ OPEN SPACE	4.08	177,573	81.2%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.02	218,741	
BUILDING FLOOR AREA	0.89	38,901	17.8%
PAVEMENT (ASP. & CONC.)	1.72	75,056	34.3%
TOTAL IMPERVIOUS	2.62	113,957	52.1%
LANDSCAPE/ OPEN SPACE	2.41	104,784	47.9%

**NOTE:**  
SEE PUBLIC IMPROVEMENTS PLAN SET FOR ALL WORK IN THE 60TH STREET RIGHT OF WAY & HWY 101 RIGHT TURN LANE. CONTRACTOR TO COORDINATE PRIVATE SITE IMPROVEMENTS, UTILITY CONNECTIONS, AND ALL WORK NEAR THE PROPERTY LINE WITH THE PUBLIC IMPROVEMENT PLAN SET.



**NOTE:**  
THE BUS SHELTER, BUS STOP PAD, AND THE 10' PATHS SHALL BE MAINTAINED BY THE LOCAL TRANSIT DISTRICT OR CITY.

PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RECESSED REFLECTIVE PAINT. ALL WORK MUST CONFORM TO ODOT TRAFFIC LINE MANUAL AND TMS00 STANDARD DRAWING SERIES.

ODOT ASPHALT SECTION TO MATCH EX (REFERENCE PUBLIC IMPROVEMENT PLAN SHEET DT1).

