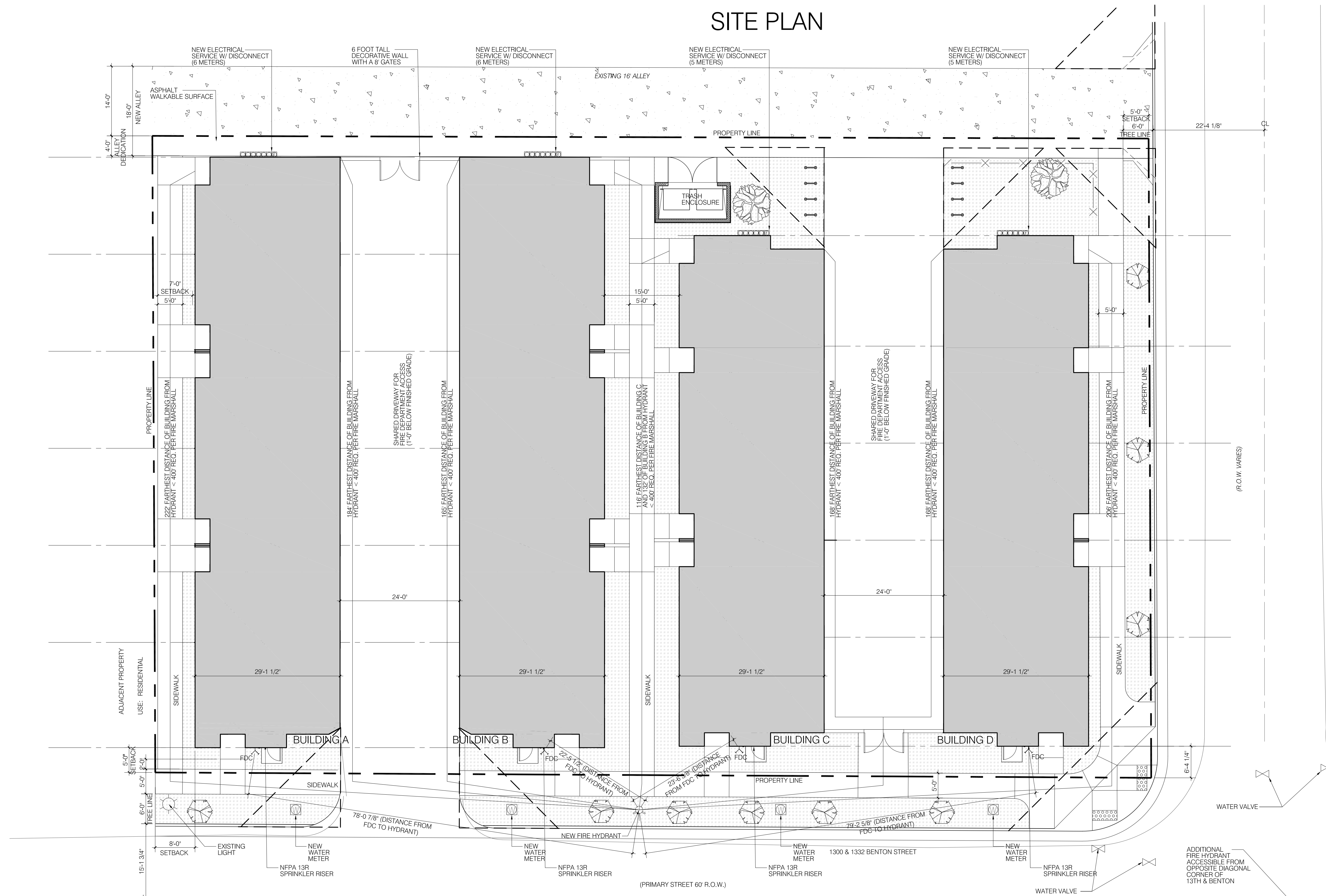


SITE PLAN



DEVELOPMENT STANDARDS

SETBACK:
 PRIMARY STREET: 0' MIN TO 20' MAX.
 (OVER 5' SETBACK PROVIDED)
 SIDE STREET: 5' MIN (5' PROVIDED)
 SIDE INTERIOR 7'-6" RECD (8'-0" PROVIDED)
 REAR, ALLEY/NO ALLEY: NO REAR ALLEY
 4 FOOT DEDICATION TO ALLEY

STORIES: 3
 • 40' MIN (40'-6" FEET PROVIDED)
 • 30 FOOT FIRE DEPT. ROOF ACCESS OFF THE SHARED DRIVEWAYS TO EACH UNIT

PARKING:
 PARKING SPACES ARE LOCATED UNDER THE RESIDENTIAL UNITS (44 SPACES PROVIDED)

ROW IMPROVEMENTS NOTES:
 18 FEET FROM CENTERLINE OF STREET

6' TREE LAWN, 5' SIDEWALK AND A 2' SEPARATION FROM THE SIDEWALK TO THE BUILDINGS.

OPEN SPACE
 OVERALL SITE SIZE IS 25,342 SF
 15% REQUIRED (4,745 SF PROVIDED - 18.7%)

CONSTRUCTION TYPE:
 TYPE V-A
 FULLY SPRINKLED

Legend:

- Water Valve
- Electric Box
- Electric Meter
- Spot Elevation
- Property Corner As Shown
- Existing Fence As Shown
- Water Meter
- Gas Meter
- Existing Concrete
- Light
- Sign

Rev. No.	Submittal Number	Description	Date
1	1	CONCEPT REVIEW	03.05.2018
2	2	1ST OFFICIAL SUBMITTAL	10.10.2018

DATE
03.21.2019

FIRE SAFETY PLAN
SHEET 2 OF 9

Z1.30

1 SITE PLAN
SCALE: 1"=10'