

**SITE INFORMATION:**

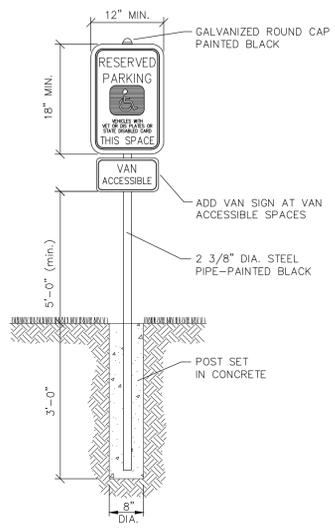
PROPERTY AREA: AREA = 87,094 S.F. (2.0 ACRES).  
EXISTING ZONING: B-3 (MID-RISE OFFICE & PROFESSIONAL DISTRICT)  
PROPOSED ZONING: RM-2 WITH PLANNED DEVELOPMENT OVERLAY  
PROPOSED USE: SENIOR APARTMENTS  
AREA OF SITE DISTURBANCE: 61,900 S.F. (1.42 ACRES)  
PROPOSED BUILDING HEIGHT 51'-6" (MAX. HEIGHT 36')  
PARKING REQUIRED: 1.1 SPACES PER DWELLING UNIT (83 SPACES REQ.)  
PARKING PROVIDED: 18 SPACES ABOVE GRADE (2 H.C. ACCESSIBLE)  
71 STALLS UNDER PROPOSED BUILDING (3 H.C. ACCESSIBLE)  
89 STALLS TOTAL (1.19 STALLS/ UNIT)

**EXISTING SITE DATA**

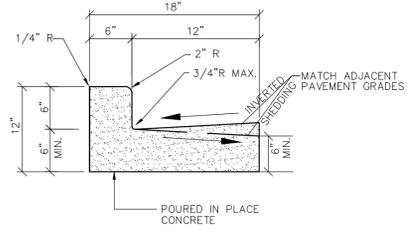
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.00	87,094	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.50	21,892	25.1%
TOTAL IMPERVIOUS	0.50	21,892	25.1%
LANDSCAPE/ OPEN SPACE	1.50	65,202	74.9%

**PROPOSED SITE DATA**

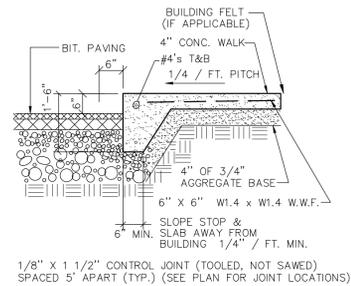
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.00	87,094	
BUILDING FLOOR AREA	0.57	24,750	28.4%
PAVEMENT (ASP. & CONC.)	0.53	23,299	26.8%
TOTAL IMPERVIOUS	1.10	48,049	55.2%
LANDSCAPE/ OPEN SPACE	0.90	39,045	44.8%



**HANDICAP SIGNAGE DETAIL**  
NO SCALE

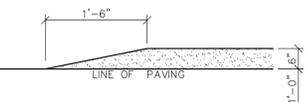


**18" CONCRETE CURB & GUTTER DETAIL**  
NO SCALE

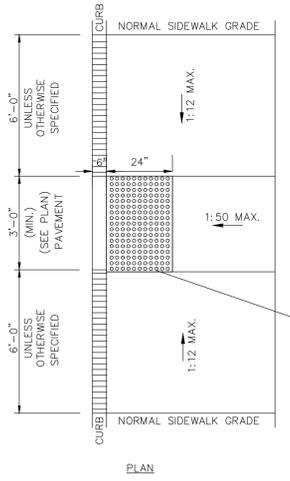


**RAISED WALK DETAIL**  
NO SCALE

NOTE: ALL SIDEWALKS SHALL MEET ADAAG STANDARDS

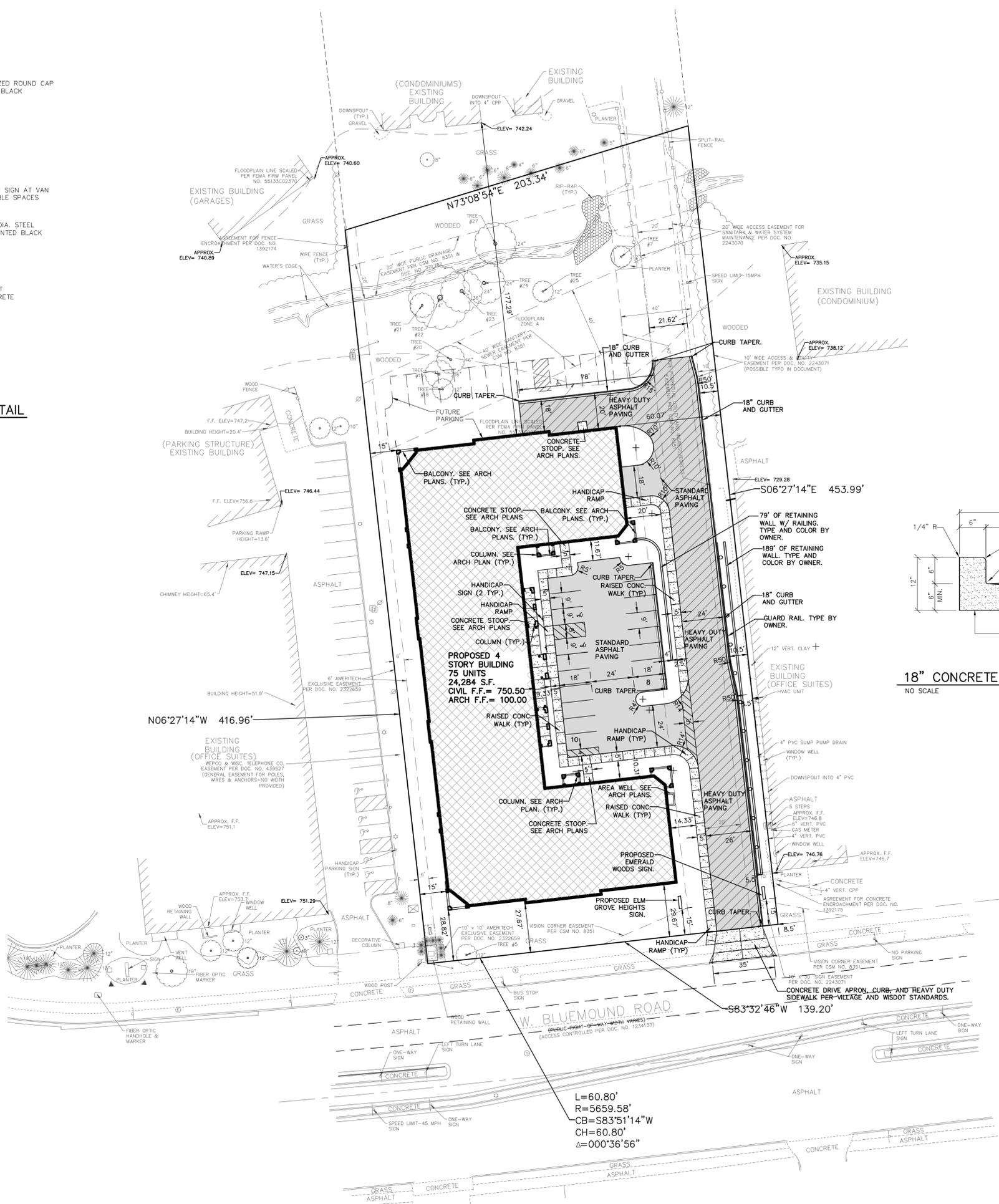
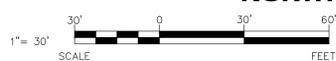


**TAPERED CURB DETAIL**  
NO SCALE



**HANDICAP RAMP DETAIL**  
NO SCALE

NOTE: ALL RAMPS SHALL MEET ADAAG STANDARDS



$L=60.80'$   
 $R=5659.58'$   
 $CB=S83^{\circ}51'14''W$   
 $CH=60.80'$   
 $\Delta=000^{\circ}36'56''$

**NOT FOR CONSTRUCTION**