

December 23, 2024



SEWER WILL REQUIRE RELOCATION THROUGH THE SITE

COURTYARD #1
13,816 SF
(1,973 SF/UNIT)

RETENTION OF SIDEWALK CONNECTIONS TO THE NORTH

SECONDARY FIRE ACCESS

EXISTING LANDSCAPE EASEMENT TO BE MODIFIED

COURTYARD #2
9,743 SF
(1,392 SF/UNIT)

TRAFFIC CIRCLE TO RETAIN EXISTING TREE

COURTYARD #4
11,325 SF
(1,415 SF/UNIT)

40' SPECIAL STREET SETBACK

42' ROW

12' ROW DEDICATION

PROTECTED RIPARIAN AREA AND 10' CONSTRUCTION SETBACK

COURTYARD #3
10,661 SF
(1,332 SF/UNIT)

SINGLE-STORY COTTAGES (7-UNITS)

C7 1 BEDROOM - 845 SF

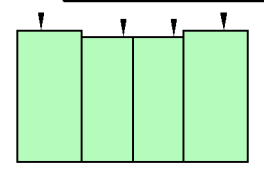
TWO-STORY COTTAGES (23-UNITS)

C1 3 BEDROOM - 1,217 SF

C2 2 BEDROOM - 1,000 SF

C4 3 BEDROOM - 1,500 SF

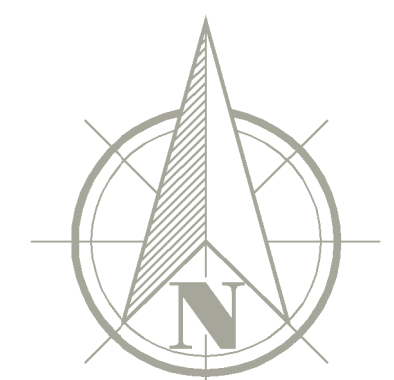
THREE-STORY QUAD-PLEX & TRI-PLEX (24-UNITS)



GROSS AREA: 261,951 SF (6.01 AC)
STREET/ALLEY AREA: 82,725 SF (1.90 AC)
NET AREA: 179,226 SF (4.11 AC)

MAX DENSITY = NET AREA/15,000 (12 UNITS)
MIN DENSITY = 80% OF MAX DENSITY (10 UNITS)

OPEN SPACE REQ'D: 35,733 SF (20%)
OPEN SPACE PROVIDED: 61,431 SF (34%)



1"=30'



N:\proj\154001\09 Drawings\03 Planning\Utilities - Pre-App\154001_Concept\Site Plan.dwg - SHEET: Layout11 Dec 23, 2024 - 4:14 pm pte