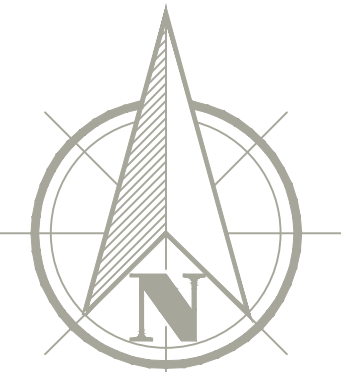




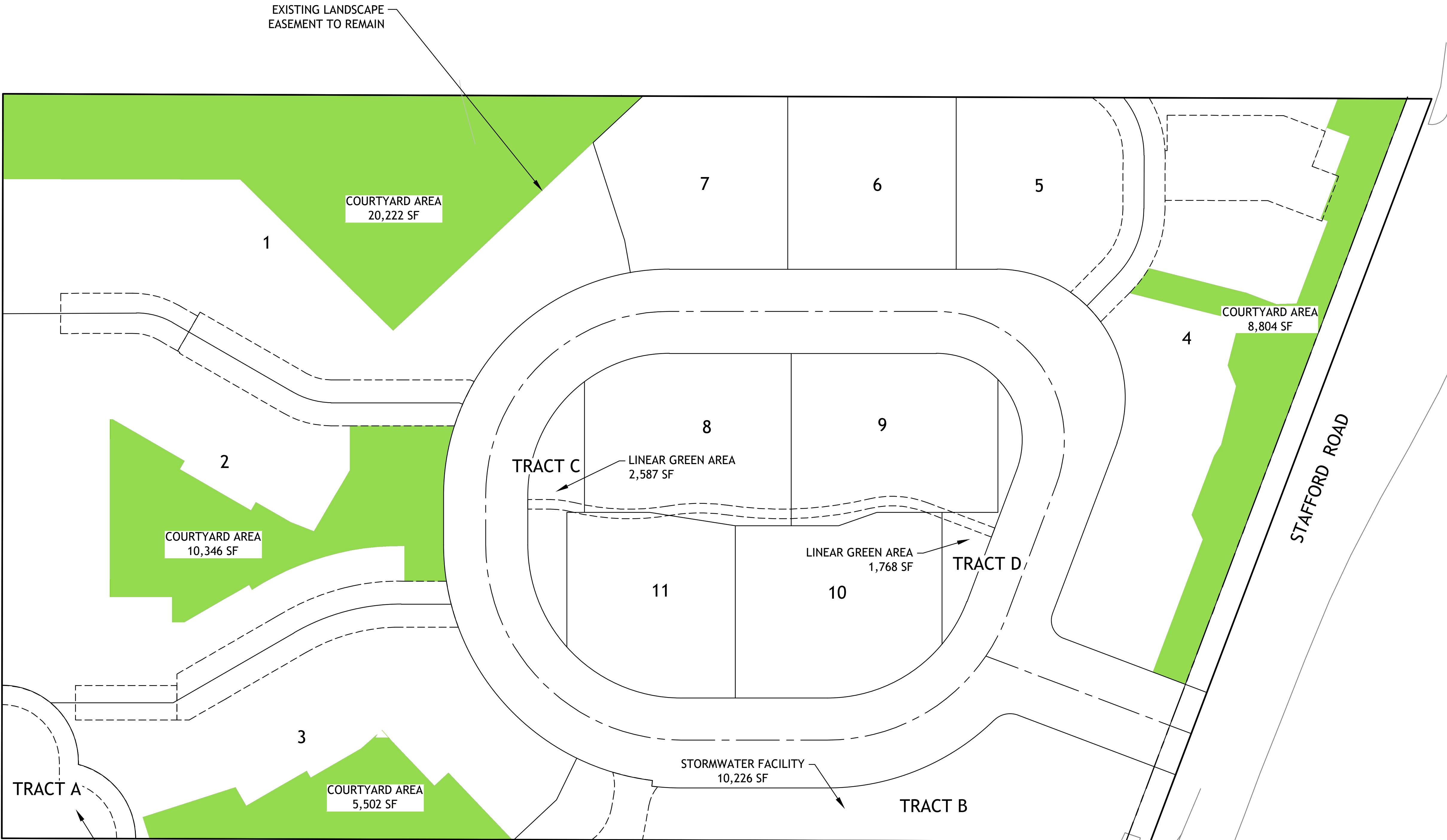
PARKING SUMMARY		
	ON-STREET SPACES	6
	ALLEY PARKING	10
	OFF-STREET DRIVEWAY	36
	DETACHED GARAGES	6
	IN-UNIT GARAGES	48
TOTAL SPACES PROVIDED		106



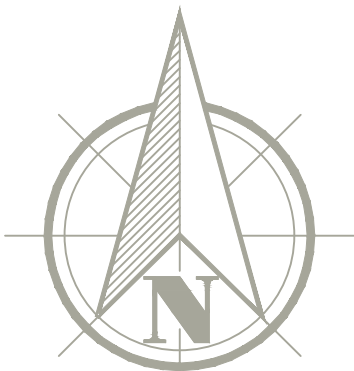
1"=30'



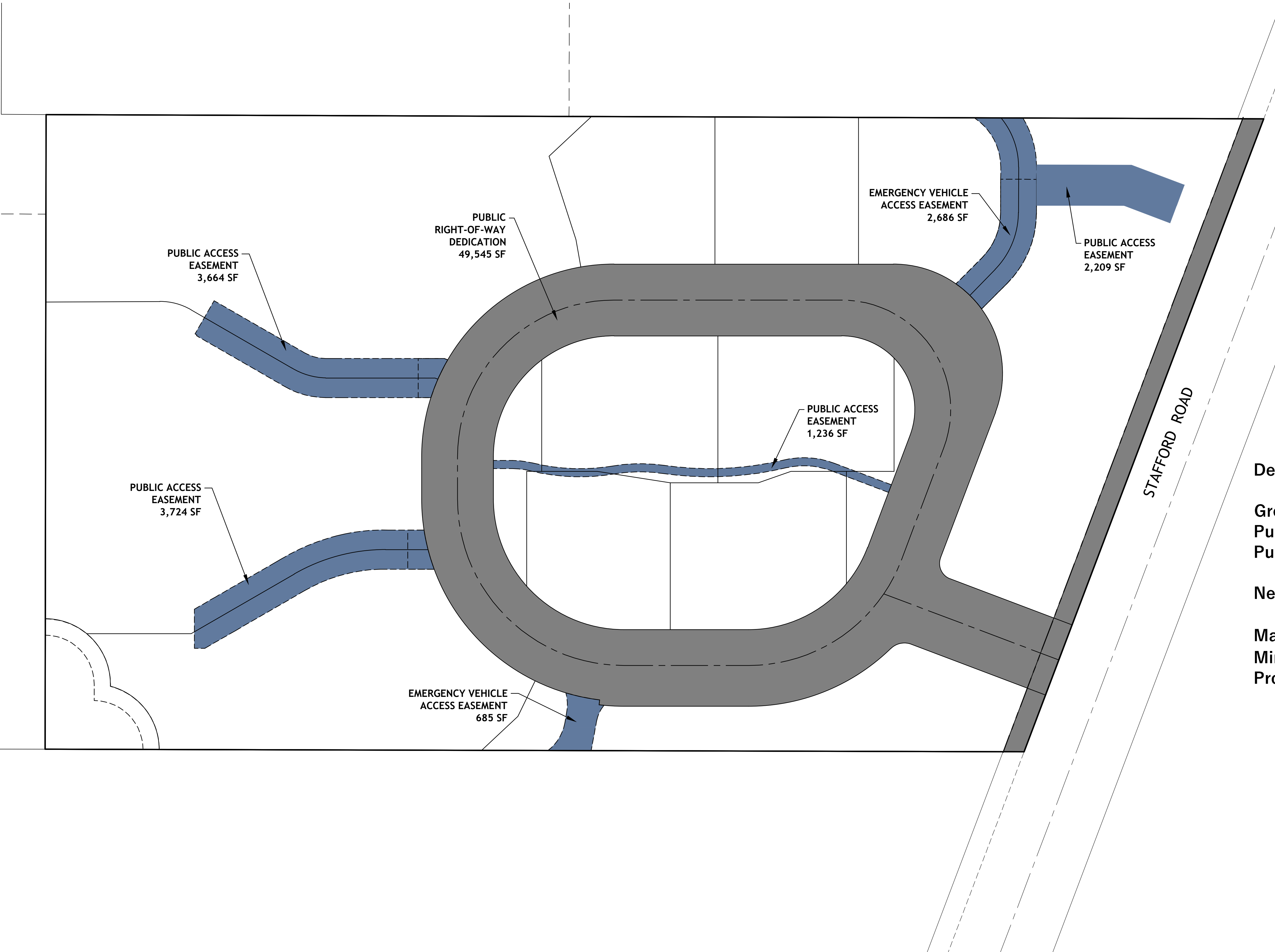
June 6, 2025



COURTYARD AREA	# OF COTTAGES	REQUIRED OPEN SPACE AREA (150 SF/COTTAGE)	PROVIDED COURTYARD AREA (SF)
LOT 1	8	1,200	20,222
LOT 2	8	1,200	10,346
LOT 3	6	900	5,502
LOT 4	7	1,050	8,804



1"=30'

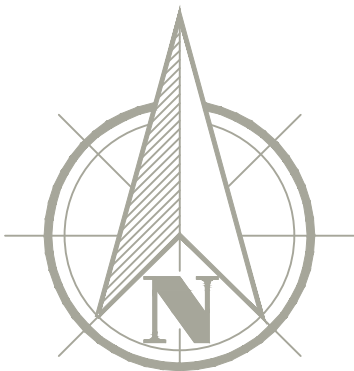


Density Calculations

Gross Area: 6.01 acres
Public ROW: 1.14 acres
Public Access: 0.33 acres

Net Developable Area: 4.54 acres

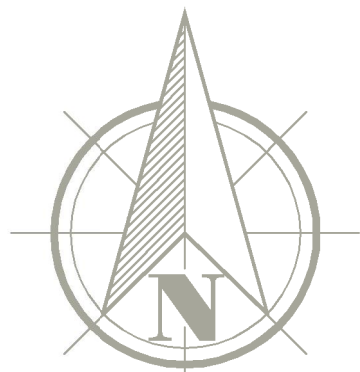
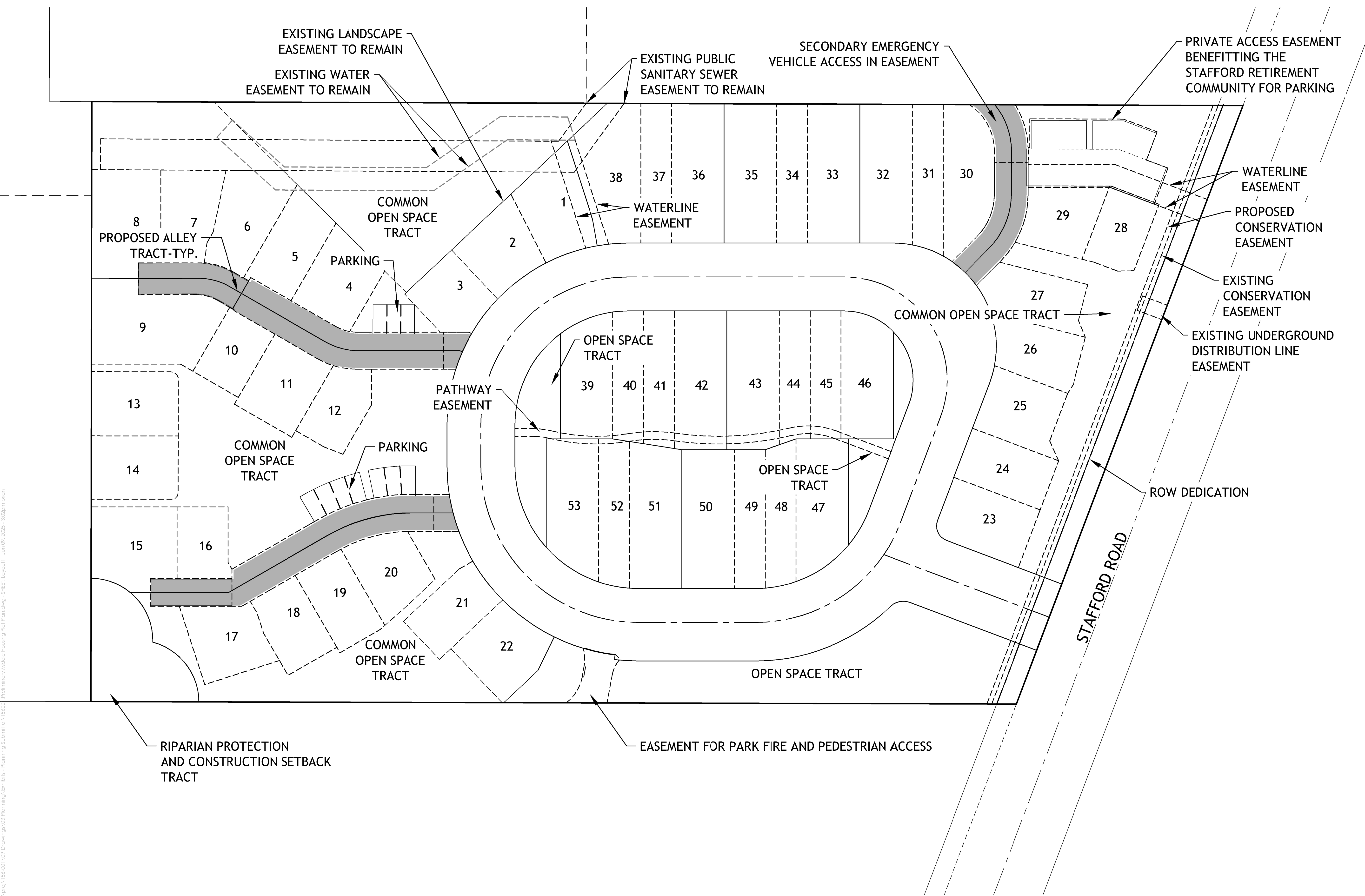
Max Density = Net Area/15,000 (13 units)
Min Density = 80% Max Density (10 units)
Proposed Density = 11 Units



1"=30'



June 6, 2025

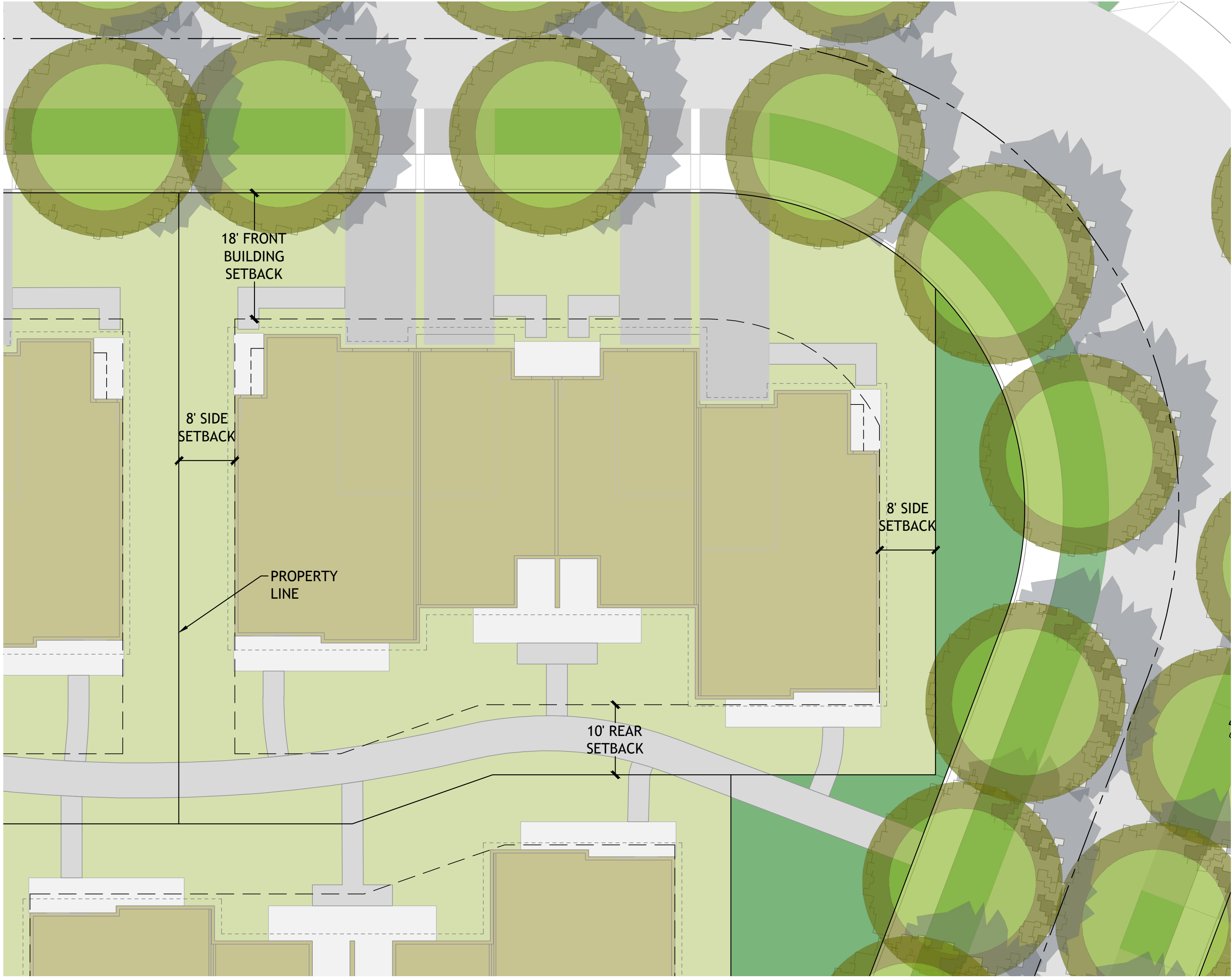


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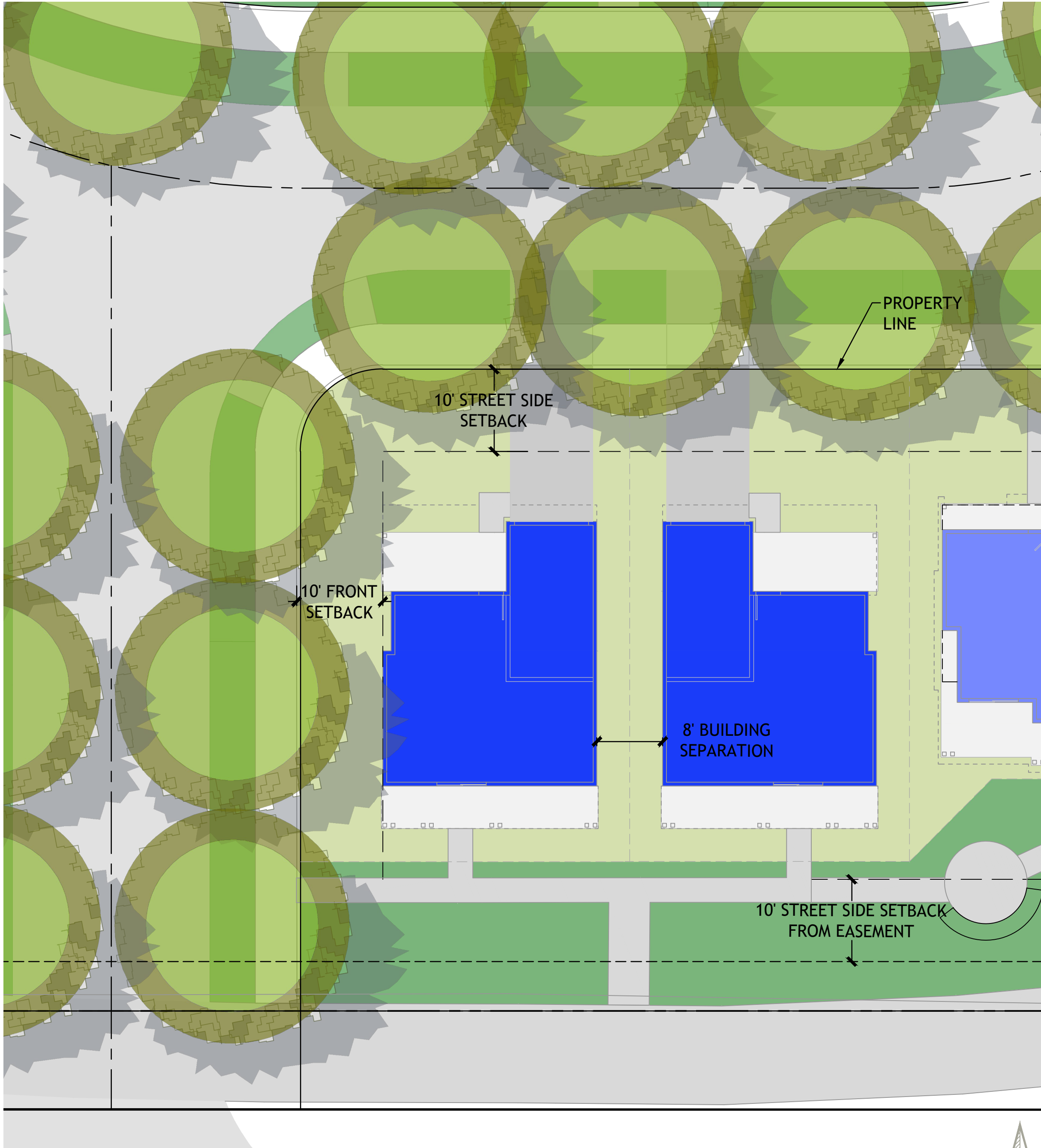


PACIFIC COMMUNITY DESIGN

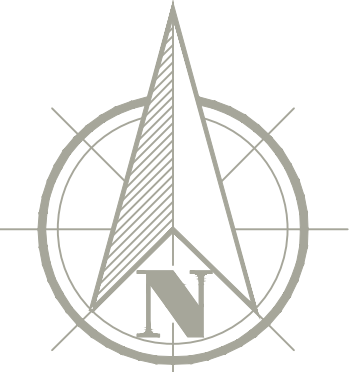
N:\proj\156-001\09 Drawings\03 Planning\Exhibits - Planning\Submittal\15602 Preliminary Middle Housing Plat Plan.dwg - SHEET: Layout1 Jun 09, 2025 - 3:02pm brian



Typical Triplex/Quadplex Lot



Typical Cottage Cluster Lot



1"=30'