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A1.0

PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

1. ALL ELECTRIC, CABLE, INTERNET AND WATER SERVICES SHALL COME FROM ROYAL STREET SIDE OF THE PROPERTY AND SHALL BE UNDERGROUND ON SITE
2. ALL SEWER LINES FROM INDIVIDUAL UNITS SHALL JOIN A MAIN BRANCH UNDER THE CENTER DRIVE AND CONNECT TO SEWER MAIN ON ROYAL STREET

- ⊕ PEDESTRIAN PATH GROUND POLE SIGN-LIGHT
- PEDESTRIAN PATH WALL MOUNTED SIGN-LIGHT
- ⊖ WALL MOUNTED AREA LIGHT (PARKING & DRIVEWAY)

1. ALL LIGHTING FIXTURES TO BE 1/2" AL. FALL CUT OFF
2. ALL LIGHTING FIXTURES TO BE DIMMED ONLY COMPLAINT
3. THERE SHALL BE NO LIGHT SPILL OUTSIDE ALLOWED PARAPET
4. LIGHT LEVELS TO BE APPROX 1/2" FOR THE SITE
5. THERE SHALL BE NO LIGHT SPILL OUTSIDE ALLOWED PARAPET
6.2. PEDESTRIAN WALKWAYS TO BE 2 F.C. AT GROUND
LEVEL
6.2. ACTIVE EXTERIORS TO BE 2 F.C. AT GROUND
LEVEL

LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLOW
LIGHT SOURCES AND EFFECTS THAT SHALL BE DIRECTED AWAY FROM
PROPERTIES LYING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING
ELEMENTS TO BE ACCOMPLISHED BY USING AN SHIELD SHAPE TO
BE DIRECTED AWAY FROM THE DISTRICT. ALL LIGHTING SHALL
BE ALONG PEDESTRIAN WALKWAYS.

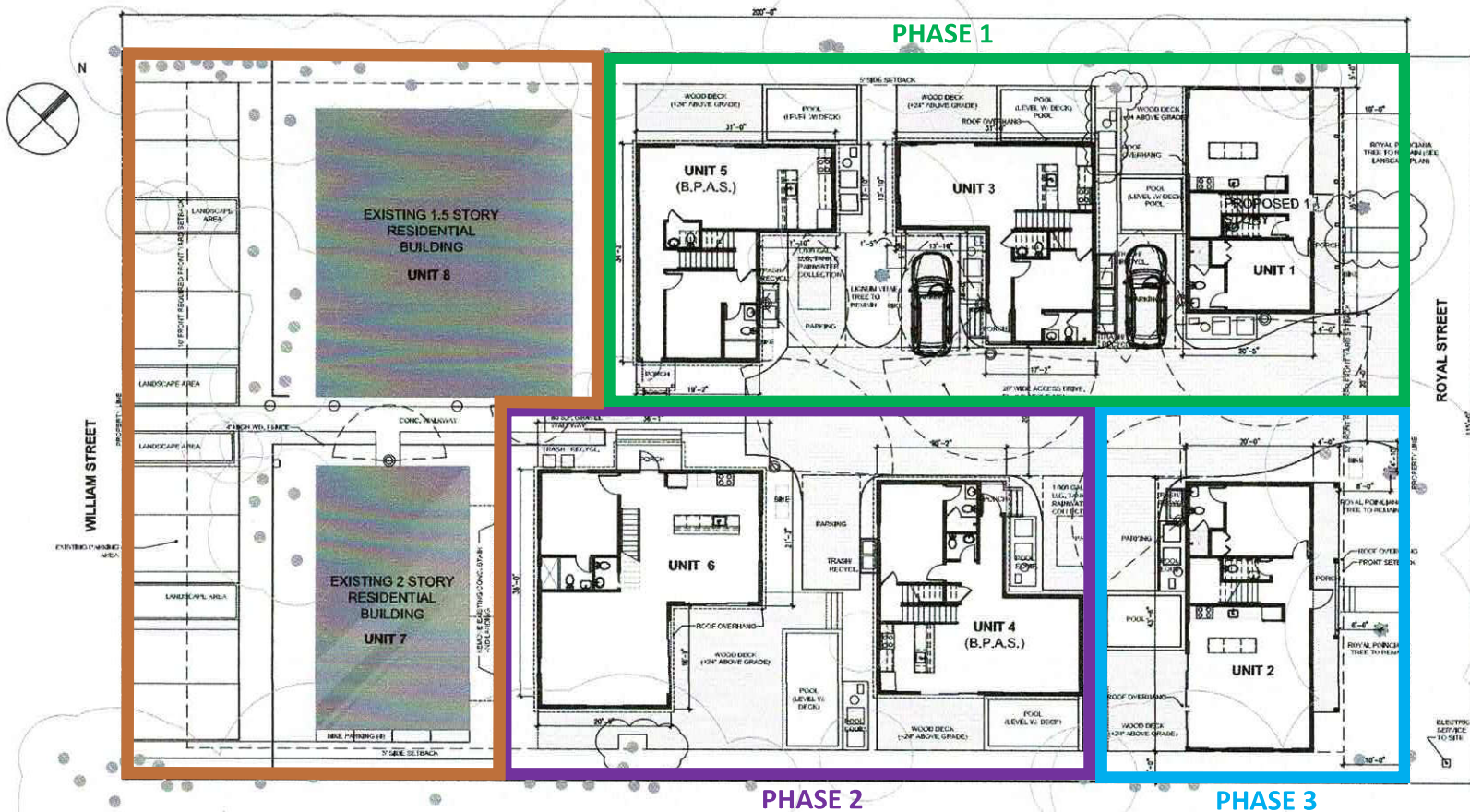
ENTIRE PARAPET AREA, INCLUDING BARS AND SCISSOR PARAPETS, TO BE
SHIELDED AND ARRANGED TO ELIMINATE GLOW. LIGHT SOURCES TO BE
EMPLOYED, INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY
FROM THE SKY.

BICYCLE PARKING ALLOWED: N/A
EXISTING 4, PROPOSED: 24

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	75'	Yes
IMPERVIOUS SURFACE	40%	8.41% (5.18, 18%)	8.122 ± 5.35, 35%	Yes
SHADING COVERAGE RATIO	60%	13.32 ± 1.79, 13%	11.077 ± 1.626%	Yes
LOT SIZE	Min. 4000 S.F.	2,000 S.F.	N/A	N/A
LOT WIDTH	Min. 40'	115'	N/A	N/A
LOT DEPTH	Min. 90'	200'	N/A	N/A
FRONT SETBACK (Minimum)	Min. 10'	30'	N/A	Yes
FRONT SETBACK (Maximum)	Min. 10'	54.2'	10'	Yes
SIDE SETBACK (Minimum)	Min. 5'	7'	5'	Yes
SIDE SETBACK (Maximum)	Min. 5'	2.2'	2'	Yes
REAR SETBACK	Min. 12'	29'	12'	Yes
OPEN SPACE	Min. 55%	10.496 ± 1.45 (65%)	8.240 ± 1.20%	Yes

* Existing Non-Conforming Condition

PROPERTY UNITS:
THIS PROPERTY HAS BEEN ALLOCATED:
6 BENEFICIARY USE UNITS
2 BPAS UNITS
TOTAL 8 UNITS
2 UNITS FOR EXISTING BUILDINGS 1317 & 1319



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