

# Site Plan

## Conditional Use Approval

### Site Data:

Site Acreage: 12.22 AC

Parcel PIN: 06032A B002  
06032A B002Z  
06032A B003  
06032A B006

Parking Required: 196 Units x 1.25 = 245 Spaces

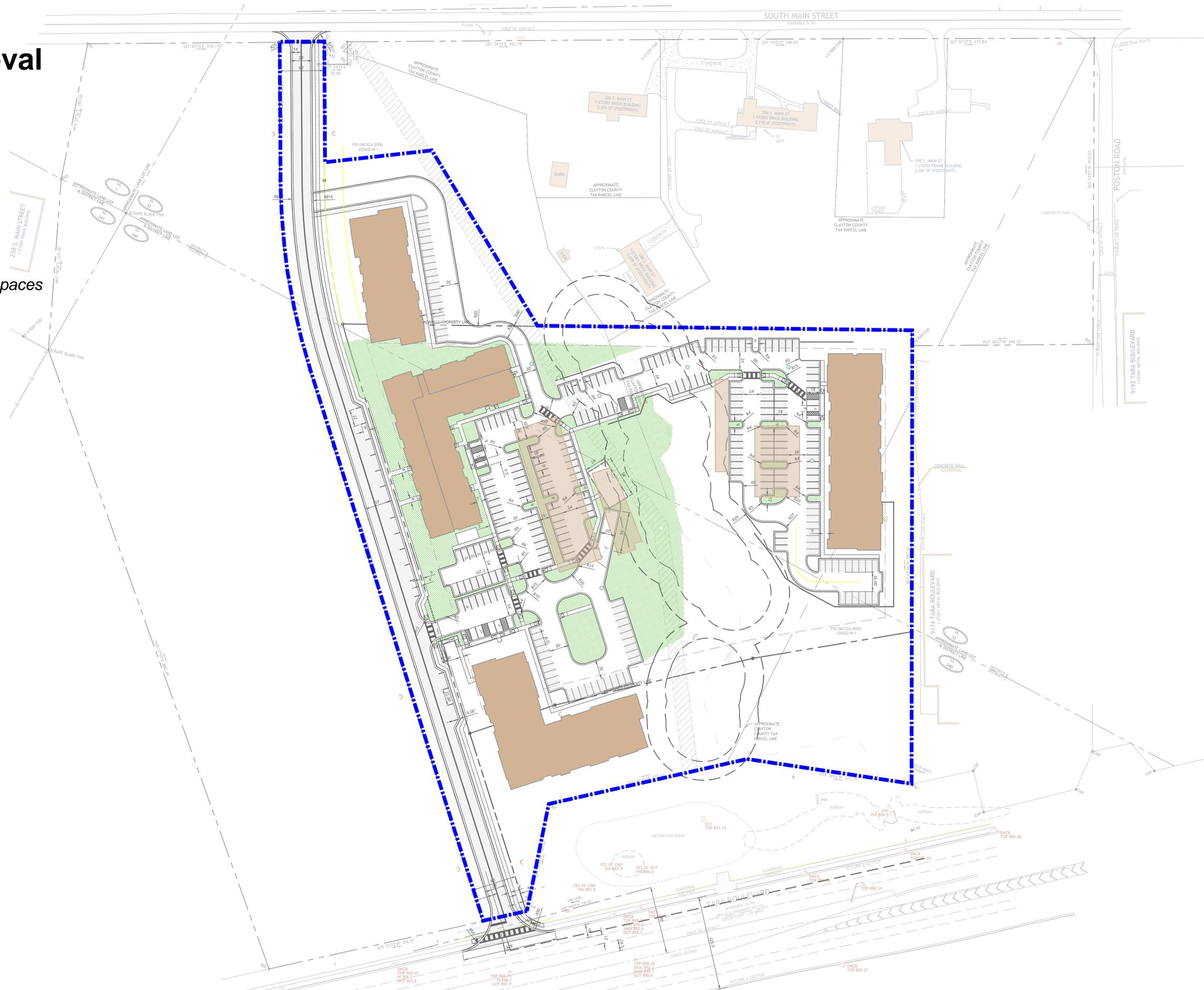
Parking Provided: 253 Spaces (Regular)  
13 Spaces (Handicap)  
5 Spaces (EV)  
15 Spaces (On-Street)

Total: 286 Spaces

Residential Units: 66 (1-Bedroom Units)  
78 (2-Bedroom Units)  
52 (3-Bedroom Units)

Total: 196 Units

Building 1000: 32 Units  
Building 2000: 47 Units  
Building 3000: 68 Units  
Building 4000: 49 Units

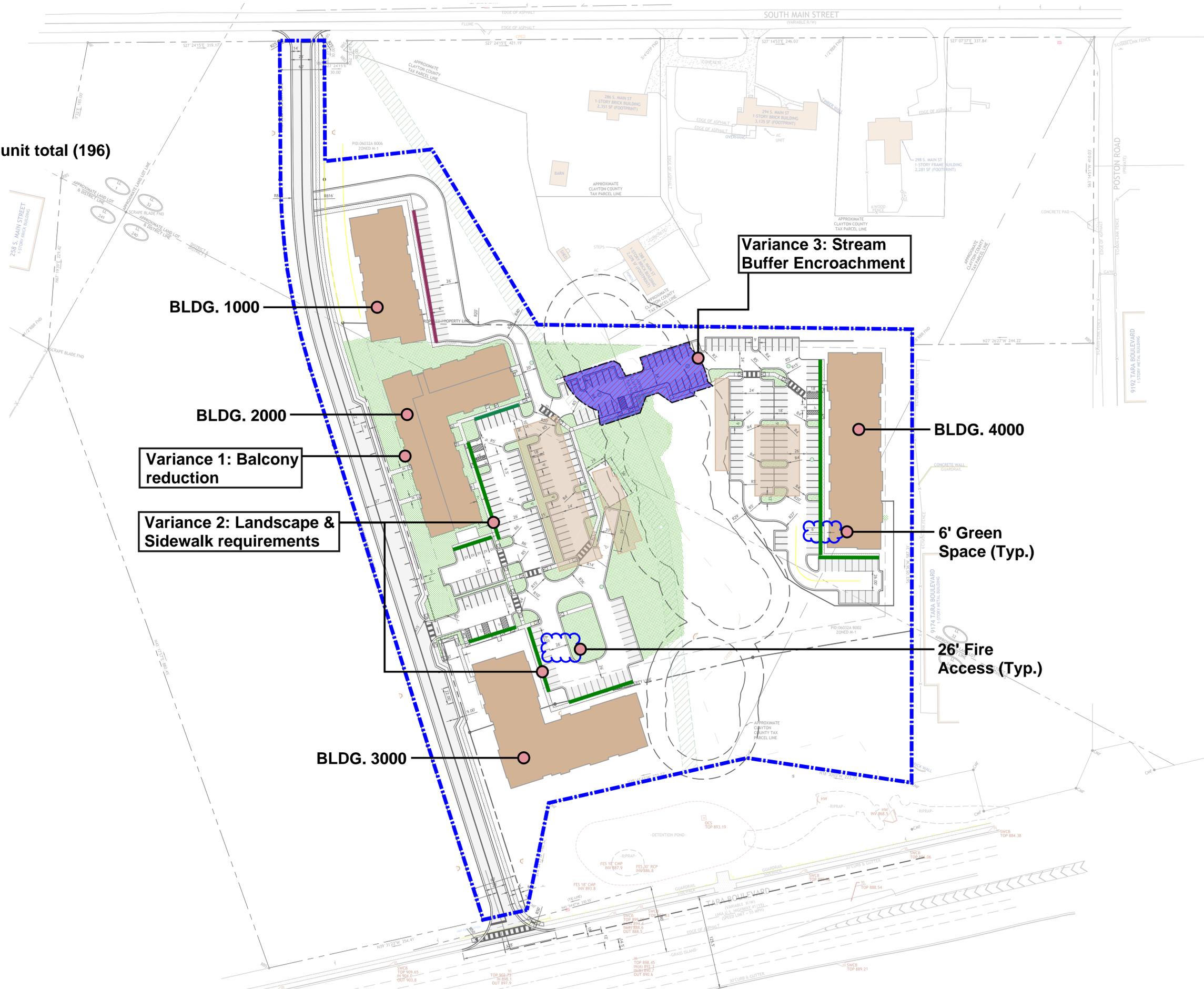


# Site Plan

Building height reduced to 3-stories.  
 One Building added to maintain the same unit total (196)

## Legend:

-  Variance 2: Landscape & Sidewalk requirements
-  Variance 3: Stream Buffer Encroachment



BLDG. 1000

BLDG. 2000

Variance 1: Balcony reduction

Variance 2: Landscape & Sidewalk requirements

BLDG. 3000

Variance 3: Stream Buffer Encroachment

BLDG. 4000

6' Green Space (Typ.)

26' Fire Access (Typ.)

# *Conceptual Rendering*

Building height reduced to 3-stories.  
Full depth brick at the bottom two thirds of the facade.  
Balconies at upper floors of each unit.



# *Conceptual Rendering*

Building height reduced to 4-stories.  
Full depth brick at the bottom two thirds of the facade.  
Balconies at upper floors of each unit.



# Section Diagrams

Zoning Condition vs Proposed Condition

