SITE PLAN

SCALE: 1" = 30'-0"

True North Plan

SITE PLAN INFORMATION

TOTAL SITE ACREAGE- 8.13

GENERAL REQUIREMENTS IN SQUARE FEET

SETBACK REQUIREMENTS- 30'-0"

MINIMUM BUFFER AREA- 30'-0" (CAN OVERLAP WITH SETBACK.)

BUFFER AREA CAN BE CUT BY 50% WITH THE INSTALLATION OF A 6'-0" TO 8'-0" OPAQUE FENCE.

PER 100 LINEAR FEET, THERE MUST BE 4 SHADE TREES AND 25 SHRUBS. WITH FENCE INSTALLED, 2 SHADE TREES AND 13 SHRUBS MUST BE PLANTED.

15% OF SITE MUST BE GREENSPACE-
REQUIRED-53,121 SF ACTUAL- 131,469 SF

MAX. 25% OF THE REQUIRED 15% GREENSPACE CAN BE FOR STORMWATER
MAXIMUM ALLOWED- 13,068 SF ACTUAL- 20,909 SF

5% GREENSPACE IS REQUIRED FOR CIVIC, PUBLIC, RECREATIONAL USE
REQUIRED- 17,707 SF ACTUAL- 19,089 SF

IMPERVIOUS AREA TOTAL
MAXIMUM ALLOWED- 298,471.55 SF ACTUAL- 199,270 SF

HARD SURFACE (SIDEWALK, ASPHALT)- 122,887 SF

SPACE TAKEN BY STRUCTURES- 75,351 SF

TOTAL RESIDENTIAL UNITS- 144

PARKING SPACES
REQUIRED- 2 PER UNIT (288) ACTUAL- 312

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SEAL:

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PROJECT TITLE: JAMES ROAD DEVELOPMENT

SHEET TITLE: SITE PLAN

DATE: 01-12-2023

ISSUE: SCHEMATIC DESIGN

#	NAME:	DATE:

SCALE: AS SHOWN

DRAWN: ACT

APPROVED: JMM

PROJECT NO: XXXXXX

FILE NO: XXXXXX A100

SHEET NO: A100

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