

CEDAR AVENUE

Sidewalk must be minimum 7 feet adjacent to parking and 5 feet otherwise.

Drive aisles adjacent to 90 degree parking must be a minimum of 24 feet in width.

PL201600098
PL2016-98

New building required to be sprinklered.

Verify property line. City/County may need a small portion of ROW/Easement for a future project.

Minimum 20' wide with turning radius to accommodate BFD Ladder 3. Access road shall support the heaviest emergency vehicle - 40 tons.

Construct 8' sidewalk in new 12' sidewalk easement.

Provide additional hydrant coverage.

Minimum 20-foot landscape yard must be maintained along street frontages (City Code Sec. 19.52)

SITE DATA

- AREA 100,061 S.F., 2.3 ACRES
- PROPOSED ZONE - RM50
- DENSITY - 47 EXTG. + 32 PROPOSED = 79 / 2.3 = 34.3 UNITS/ACRE
- PROPOSED BLDG.

1 BDRM	15
2 BDRM	17
TOTAL	32

Minimum 20-foot landscape yard must be maintained along street frontages (City Code Sec. 19.52)

PARKING
REQ'D $(15 \times 1.8) + (17 \times 2.2) = 64.4$
PROPOSED
SURFACE 17
GARAGE 50
67

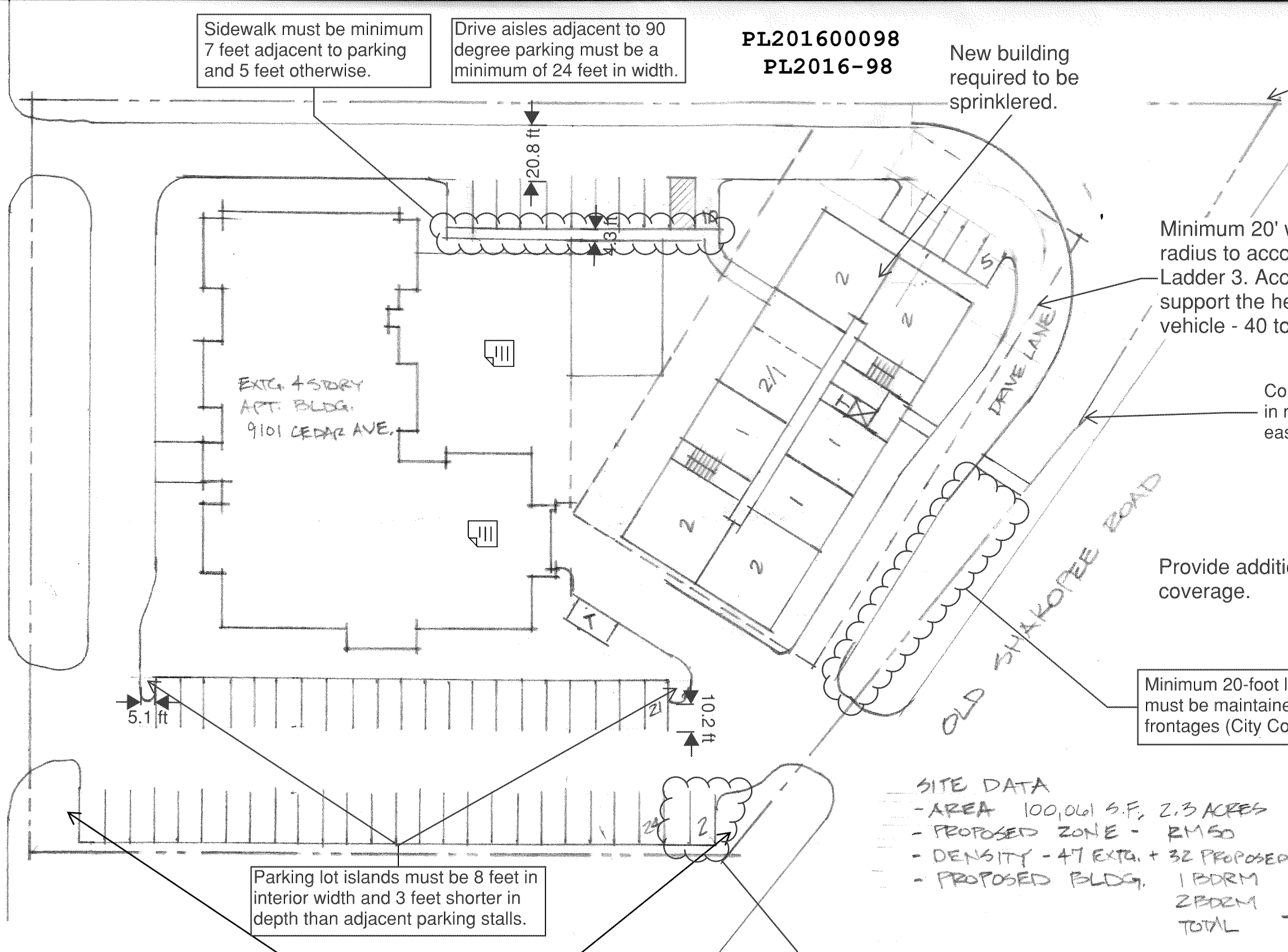
Parking lot islands must be 8 feet in interior width and 3 feet shorter in depth than adjacent parking stalls.

9101 CEDAR AVE.
CONCEPTUAL SITE PLAN

1"=40'-0"

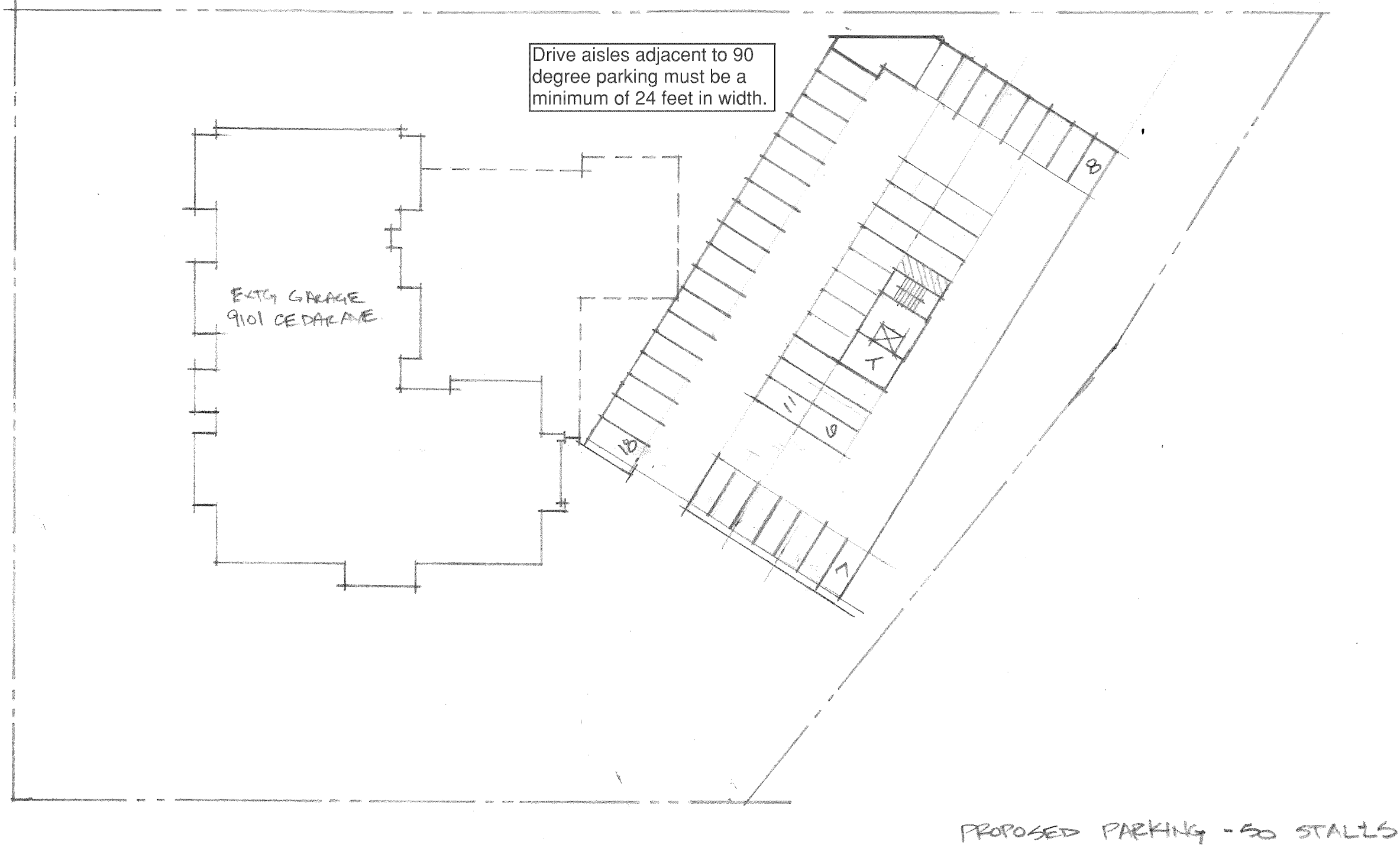
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Must provide a solid three foot screen along any parking adjacent to the street.



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9101 CEDAR AVE.
CONCEPTUAL GARAGE PLAN

1"=40'-0"

6-16

