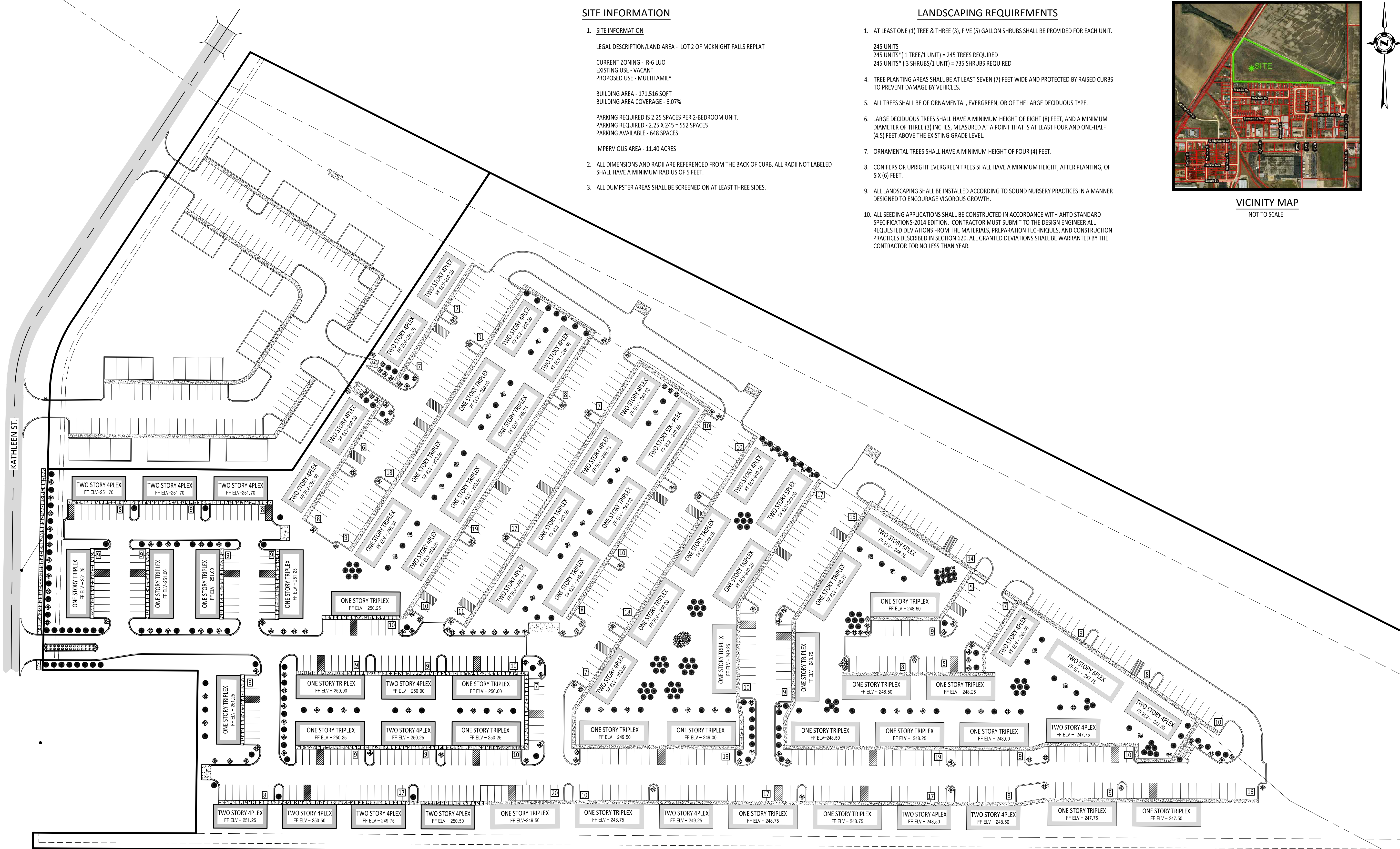


KATHLEEN ST.



SITE INFORMATION

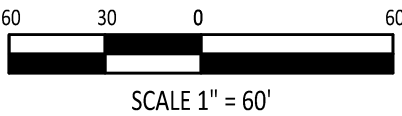
- SITE INFORMATION
LEGAL DESCRIPTION/LAND AREA - LOT 2 OF MCKNIGHT FALLS REPLAT
CURRENT ZONING - R-6 LUO
EXISTING USE - VACANT
PROPOSED USE - MULTIFAMILY
BUILDING AREA - 171,516 SQFT
BUILDING AREA COVERAGE - 6.07%
PARKING REQUIRED IS 2.25 SPACES PER 2-BEDROOM UNIT.
PARKING REQUIRED - 2.25 X 245 = 552 SPACES
PARKING AVAILABLE - 648 SPACES
IMPERVIOUS AREA - 11.40 ACRES
2. ALL DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. ALL RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
3. ALL DUMPSTER AREAS SHALL BE SCREENED ON AT LEAST THREE SIDES.

LANDSCAPING REQUIREMENTS

- AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EACH UNIT.
245 UNITS
245 UNITS* (1 TREE/1 UNIT) = 245 TREES REQUIRED
245 UNITS* (3 SHRUBS/1 UNIT) = 735 SHRUBS REQUIRED
- TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
- ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
- LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
- ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
- CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
- ALL SEEDING APPLICATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AHTD STANDARD SPECIFICATIONS-2014 EDITION. CONTRACTOR MUST SUBMIT TO THE DESIGN ENGINEER ALL REQUESTED DEVIATIONS FROM THE MATERIALS, PREPARATION TECHNIQUES, AND CONSTRUCTION PRACTICES DESCRIBED IN SECTION 620. ALL GRANTED DEVIATIONS SHALL BE WARRANTED BY THE CONTRACTOR FOR NO LESS THAN YEAR.

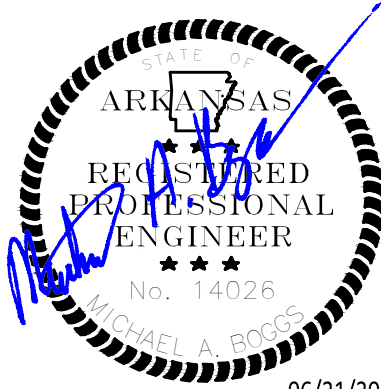
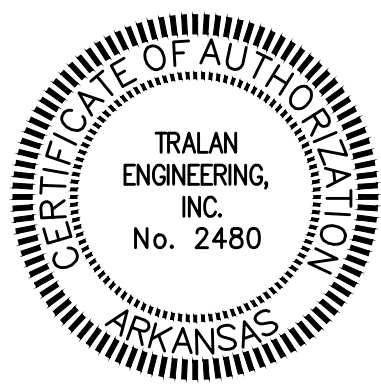


VICINITY MAP
NOT TO SCALE



PROJECT:
MCKNIGHT FALLS APARTMENTS

CLIENT:
MCKNIGHT FALLS, LLC



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	06/21/2017
SCALE:	1" = 60'
JOB NO.:	16-080
CAD NO.:	

SITE
PLAN

SHEET NUMBER:
1 of 1