

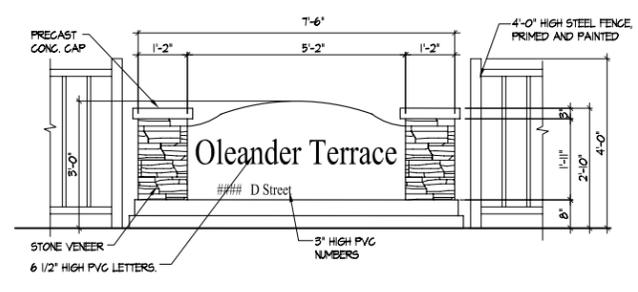
2 CONCEPT SITE PLAN
 Scale: 1" = 40'-0"

PROJECT SUMMARY

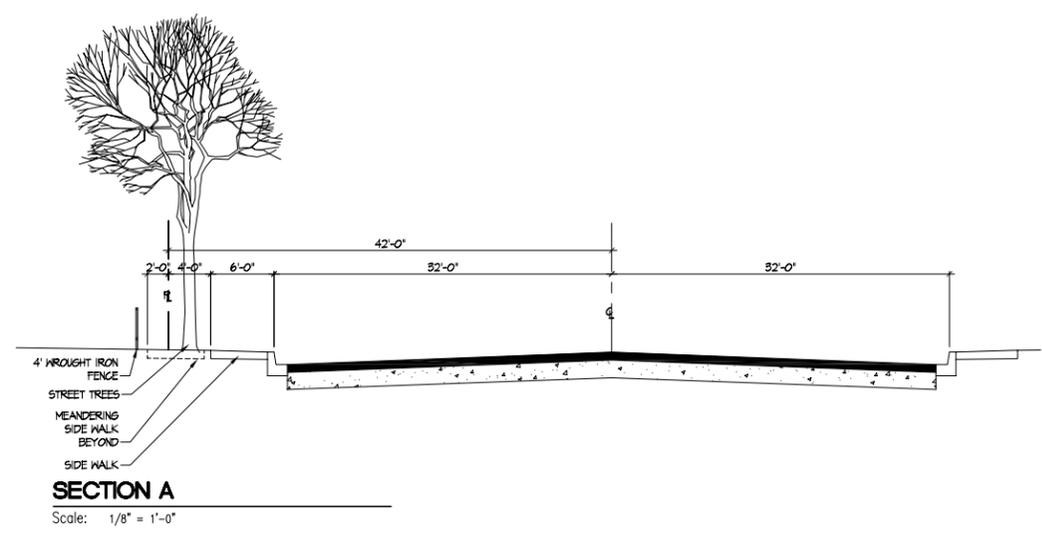
SITE ADDRESS:	"D" STREET AND SMITH AVENUE
SITE AREA:	214,033 S.F. (4.91 AC)
UNITS TOTALS:	66 UNITS
COMMUNITY CENTER:	ACTIVITY CENTER COMPUTER ROOM
PARKING REQUIRED:	3-BEDROOM @ 2 PER UNIT = 68 STALLS 2-BEDROOM @ 2 PER UNIT = 64 STALLS 1-3 BEDROOM @ ± 1309 S.F./UNIT = 132 STALLS
PARKING PROVIDED:	STANDARD STALLS = 135 STALLS ACCESSIBLE STALLS = 5 STALLS 140 STALLS
COVERED PARKING PROVIDED:	67 COVERED SPACES
DENSITY:	13.47 UNITS/ ACRE
OPEN SPACE:	RM-2 = 55% RM-1 = 50%
PRIVATE OPEN SPACE:	BALCONY - 54 S.F. REQUIRED PATIO - 80 S.F. REQUIRED
SETBACKS:	"D" STREET = 15'-0" + 5'-0" for each story more than 1 SMITH AVENUE = 15'-0" + 5'-0" for each story more than 1 REAR = 10'-0" SIDE = 10'-0"
APN #:	023-020-64 AND 023-020-65
ALLOWABLE BUILDING HEIGHT:	35 FEET MAXIMUM

NOTES:

- SITE LIGHTING - SPACED EVERY 50'-0" TYP. LOW PRESSURE SODIUM - POLE MOUNTED SEE ATTACHED CUT-SHEETS
- 7" MASONRY BLOCK
- WROUGHT IRON FENCING



1 MONUMENT SIGN
 Scale: 1/2" = 1'-0"



SECTION A
 Scale: 1/8" = 1'-0"

STAMP

CONSULTANT

Oleander Terrace
 Lemoore, California
 "D" and Smith Street

NO.	DESCRIPTION	DATE

SHEET TITLE
CONCEPT SITE PLAN

Owner Approval: _____
 Plancheck Submittal: _____
 Issued for Bid: _____
 Final Approval: _____
 Project No.: 000.0000.00

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