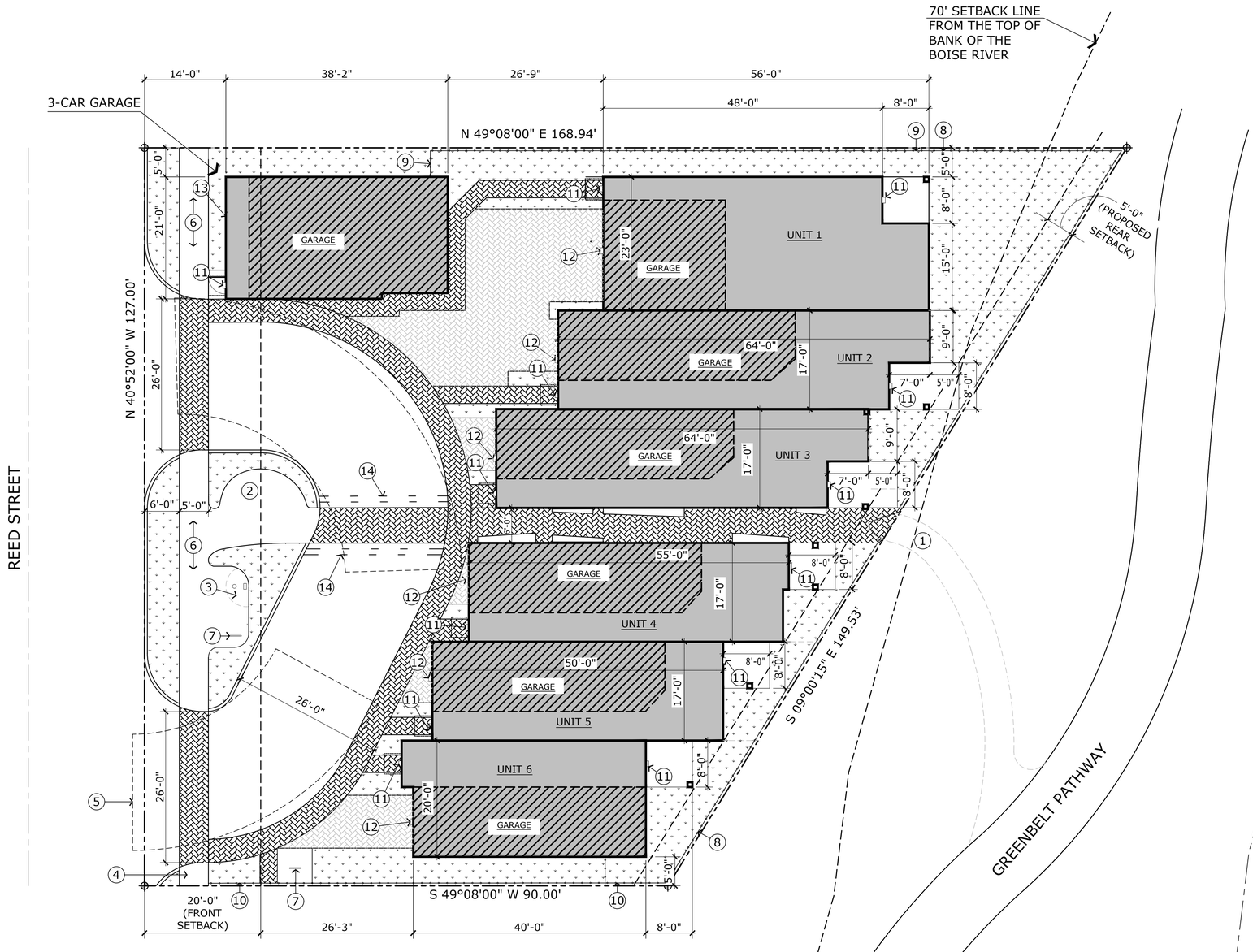

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

SITE CALCULATIONS

OVERALL SITE AREA: 0.377 AC. (16,442 S.F.)
TOTAL BUILDING FOOTPRINT: 6,095 S.F., (37.1%)
TOTAL IMPERVIOUS SURFACE: 5,725 S.F., (34.8%)
LANDSCAPE CALCULATIONS: 4,622 S.F., (28.1%)

SITE RECAP

TOTAL PROJECT SITE: 16,442 SQ. FT. (0.377 ACRES)

AREA CALCULATIONS

PROPOSED BUILDING FOOTPRINT	6,095 SQ. FT.
TOTAL BUILDING AREA	16,478 SQ. FT.

PARKING

REQUIRED: 2 SPACES PER UNIT
0.5 SPACE PER UNIT FOR GUEST PARKING
= 2.5 X 6 = 15 SPACES

PROVIDED: 2-CAR GARAGE/UNIT: 2 x 6 = 12
GARAGE PARKING: 3
TOTAL 15 SPACES

BIKE PARKING-(TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNIT
6 UNIT = 1 SPACES
PROVIDED: 4 BIKE SPACES

PARCEL NUMBER: R2734560340

CITY ZONING: R-3 (MAX. DENSITY 35 DU/ACRE)
PROPOSED DENSITY: 18 DU/ACRE

SETBACKS:

FRONT-	20'-0''	STREET SIDE -	5'-0"
SIDES-	5'-0"	REAR -	15'-0"

KEYNOTES

1. PROPOSED 5' SIDEWALK CONNECTED TO GREENBELT PATHWAY
2. COMMON AREA AND PET PARK
3. BIKE AIR STATION AND WASHING HOSE
4. PUBLIC ACCESS TO PERIGRINE PARK
5. FIRE ENGINE ACCESS
6. DETACHED SIDEWALK, SEE DETAIL ON LANDSCAPE PLAN.
7. BIKE RACKS, 2' SPACING BETWEEN RACKS.
8. PROPOSED 4' HEIGHT WROUGHT IRON FENCE.
9. PROPOSED 6' HEIGHT VINYL FENCE.
10. EXISTING FENCE TO REMAIN.
11. PROPOSED ENTRY / PATIO WALL MOUNTED EXTERIOR LIGHT, MOUNTING HEIGHT AT 7'. SEE CUT SHEET .
12. PROPOSED ACCENT / ENTRY WALL MOUNTED EXTERIOR LIGHT, MOUNTING HEIGHT AT 8'. SEE CUTSHEET.
13. PROPOSED PUBLIC ART WALL.
14. RAISED RUMBLE STRIP.

AREA CALCULATION

UNIT TYPE	QUANTITY	BLDG FOOTPRINT PER UNIT (SF)	TOTAL BUILDING FOOTPRINT (SF)	BUILDING AREA PER HOME (SF)	TOTAL BUILDING AREA (SF)
UNIT 1	1	1056	1056	3085	3085
UNIT 2	1	976	976	2845	2845
UNIT 3	1	933	933	2796	2796
UNIT 4, 5	2	776	1552	2338	4676
UNIT 6	1	776	776	2274	2274
GARAGE	1	802	802	802	802
TOTAL			6095		16478

GENERAL NOTES

1. ALL ON SITE SERVICE AREAS FOR WASTE, RECYCLING OR TRASH; SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND ADJOINING PROPERTY WITH A PRIVACY WALLED TRASH ENCLOSURE.
2. ALL MECHANICAL EQUIPMENT IS TO BE SCREENED BY BUILDING AND LANDSCAPING.
3. EXISTING UTILITIES, VERIFY.
4. NO OUTDOOR STORAGE AREA IS PROPOSED.
5. CURBSIDE TRASH PICKUP PROPOSED.
6. ALL SITE AND VEHICLE LIGHTING SHALL BE DOWN-SHIELDED OR SCREENED.

HATCH DESIGN ARCHITECTURE
200 W. 36th ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-3205

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HATCH DESIGN
ARCHITECTURE

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NEW DEVELOPMENT FOR:

HONCIK TOWNHOMES

3900 N REED ST., GARDEN CITY, ID. 83714

DELTA	DATE	DESCRIPTION: COMMENTS

DATE:	JUNE 2022
DRAWN BY:	MAD, RH, SK, ST
CHECKED BY:	JLH
JOB NUMBER:	20148

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0
SHEET