



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

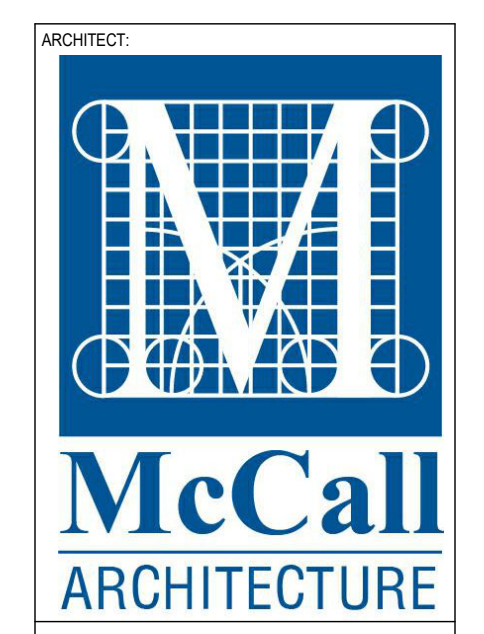
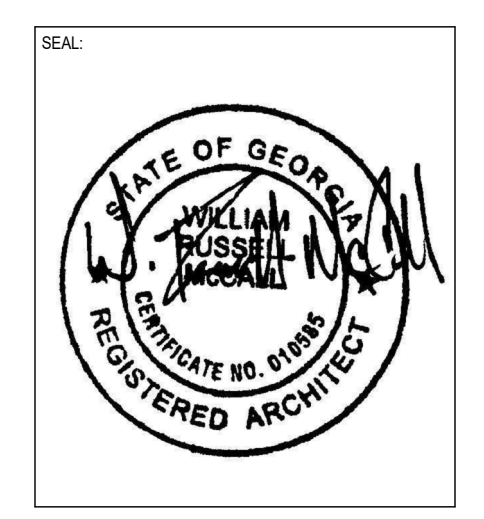
SPACE TAKEN BY STRUCTURES- 75,351 SF

TOTAL RESIDENTIAL UNITS- 144

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

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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