



SITE NOTES

- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS SHOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES AS WELL AS THE FORD SITE REDEVELOPMENT INFRASTRUCTURE COMPONENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE, UNLESS OTHERWISE NOTED.
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE CIVIL DETAILS AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ALL CONCRETE CURB AND GUTTER RADIUS SHALL BE 5.0' UNLESS OTHERWISE NOTED.
- ALL CURB TERMINI TO HAVE A 2.0" TAPER UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- SITE LIGHTING DESIGN PROVIDED BY OTHERS
- RETAINING WALL DESIGN BY OTHERS

SIGNAGE AND STRIPING NOTES

- ALL TEMPORARY AND PERMANENT SITE SIGNAGE, STRIPING, AND TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CONTRACTOR SHALL PAINT ALL STALLS, ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION. A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 24" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

LEGEND:

EXISTING	PROPOSED	
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	BITUMINOUS
[Symbol]	[Symbol]	HEAVY DUTY BITUMINOUS
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	GRAVEL
[Symbol]	[Symbol]	CHAIN LINK FENCE
[Symbol]	[Symbol]	WOOD FENCE
[Symbol]	[Symbol]	BLOCK RETAINING WALL
[Symbol]	[Symbol]	STREET LIGHT
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	BOLLARD

INFRASTRUCTURE LEGEND:

EXISTING	
[Symbol]	BITUMINOUS - STREET
[Symbol]	BITUMINOUS - TRAIL
[Symbol]	CONCRETE - SIDEWALK
[Symbol]	CONCRETE - SIDEWALK HEAVY DUTY
[Symbol]	CONCRETE - DRIVEWAY
[Symbol]	CONCRETE - PEDESTRIAN RAMP

ZONING	F5 BUSINESS MIXED	
	REQUIREMENT	PROPOSED
UNITS PER BLDG	MAX: N/A	230
BUILDING WIDTH	MAX: 500'	477'
LOT WIDTH	MIN: N/A	236'
BLDG LOT COVERAGE	MAX: 70%	90.3%
OPEN SPACE LOT COVERAGE	MIN: 25%	18.8%
BUILDING HEIGHT	40-65', (75")	70.6'
FLOOR AREA RATIO	2.0-4.0	2.41
IMPERVIOUS PERCENTAGE	MAX: 95%	94.1%
OUTLOT A IMPERVIOUS PERCENTAGE	MAX: 100%	84.7%

*MAXIMUM HEIGHT COULD EXTEND UP TO 75' WITH ADDITIONAL STEPBACK REQUIREMENTS PER TABLE 66.931, NOTE (D), WITHIN THE CITY CODE
 - AVERAGE FLOOR ELEVATION FROM 4 PROPERTY CORNERS = 846.36'
 - 1ST FLOOR DESIGN ELEVATION = 846.00'
 - HEIGHT OF BUILDING TO TOP OF ROOF = 71'

	BUILDING SETBACK		PARKING SETBACK
	MIN	MAX*	
PUBLIC ROW	5'	15'	NA
INTERIOR LOT LINE	6'	N/A	NA

*MAXIMUM BUILDING SETBACK LIMIT SHALL APPLY TO AT LEAST 60% OF THE BUILDING ALONG THE RIGHT-OF-WAY.

	REQUIREMENT	PROPOSED
VEH. SURFACE PARKING	MAX: 20	0
VEH. STRUCT. PARKING	MAX: N/A	436
TOTAL VEH. STALLS	MIN: 258, MAX: 715	436 (210 RES, 226 GROC)
BICYCLE PARKING	MIN: 240	240
CAR-SHARE PARKING	MIN: 8	8
EV PARKING	MIN: 9	9

- VEHICULAR PARKING**
 - NON-RESIDENTIAL: MIN 1/600 SF, MAX 1/200 SF
 - RESIDENTIAL BEDROOM: MIN 0.75/DWELLING, MAX 2.0/DWELLING
- BICYCLE PARKING**
 - RESIDENTIAL: 1.0/DWELLING
 - COMMERCIAL: 1.0/5,000 SF
- CAR-SHARE PARKING**
 - RESIDENTIAL 201+ RES UNITS: 2 SPACES, PLUS 1 FOR EVERY 200 UNITS OVER 200
 - NON-RESIDENTIAL PARKING SPACES 50+ : 2, PLUS 1 FOR EVERY 40 SPACES OVER 50
- ELECTRIC VEHICLE PARKING**
 - MIN ONE PARKING SPACE OR 2% OF TOTAL PARKING SPACES, WHICHEVER IS GREATER

NOTE: THE CALCULATIONS ABOVE ARE BASED ON THE FOLLOWING PROGRAMMING NUMBERS:
 - RESIDENTIAL UNITS: 230 UNITS
 - NON-RESIDENTIAL SF: 51,000 SF

**PRELIMINARY
NOT FOR CONSTRUCTION**

**SITE PLAN
REVIEW SET**
05.26.2020

SITE PLAN

C300