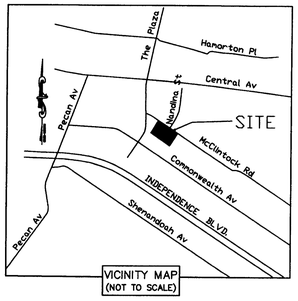


VICINITY MAP
(NOT TO SCALE)

SITE DATA:

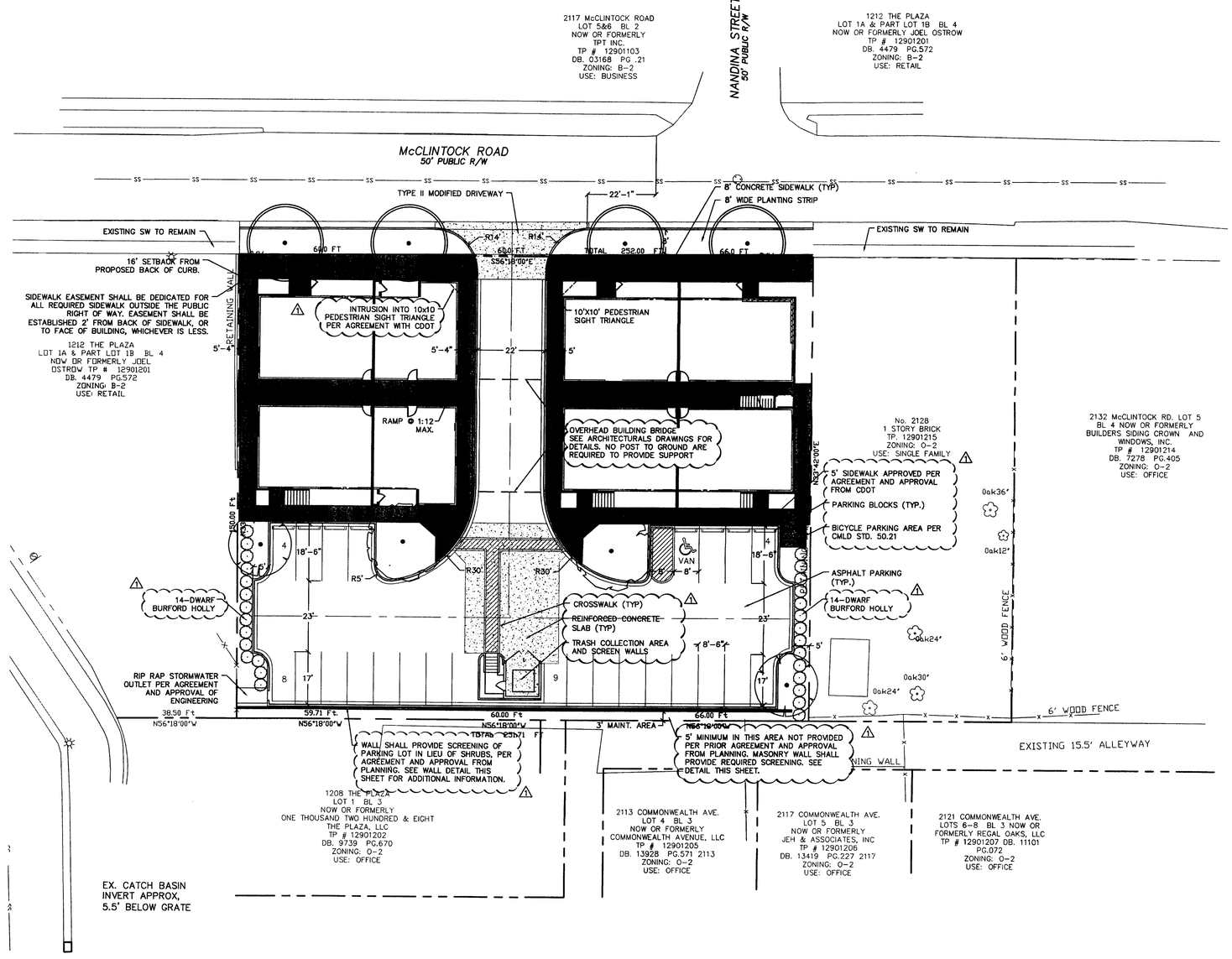
TAX MAP NO:	129-012-16, 129-012-17, 129-012-18
EXISTING ZONING	B-2, PED OVERLAY DISTRICT
PROPOSED ZONING:	B-2, PED-O OVERLAY DISTRICT OPTIONAL
SITE AREA:	27,880 SF (0.64 ACRES)
PROPOSED UNITS:	24 UNITS
DUA PROPOSED:	37.5
PARKING REQUIRED:	24 SPACES (1 SPACE PER UNIT)
PARKING PROPOSED:	25 SPACES
BICYCLE PARKING REQ.:	2 SHORT TERM SPACES
BICYCLE PARKING PROPOSED:	7 SHORT TERM SPACES
MIN. SETBACK:	16' FROM BACK OF PROPOSED CURB
MIN. SIDE & REAR YARD:	NOT REQUIRED EXCEPT ADJOINING RESIDENTIAL ZONING/USE
PROPOSED BUILDING HEIGHT:	AS ALLOWED IN THE DISTRICT

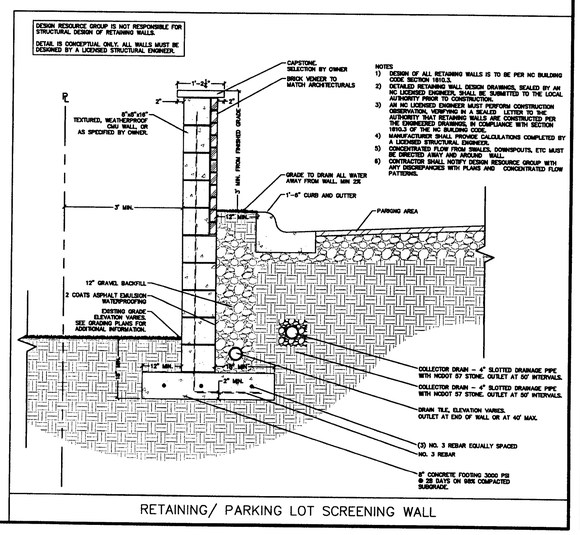
NOTE:

PED-O CONDITIONS
PROVIDE 8' SIDEWALK AND 8' PLANTING STRIP IN LIEU OF P.E.D STANDARD TREE VAULT PLANTING AND 16' SIDEWALK.

PLANTING SCHEDULE

KEY	QTY.	SCIENTIFIC NAME/ COMMON NAME	CAL.	HT.	SPD.	COND.	NOTES
	2	ULMUS PARVIFOLIA LACEBARK ELM	3" MIN	12'-14'		B+B	FULL CROWN, STRAIGHT TRUNK, WELL MATCHED
	2	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	2" MIN	8'-10'		B+B	FULL CROWN WELL MATCHED
	28	DWARF BURFORD HOLLY ILEX CRENATA 'DWARF BURFORD'		30"	30"	5 GAL.	WELL MATCHED FULL BUSHY CONTAINER
	4	QUERCUS PHELLOS WILLOW OAKS	3" MIN	12'-14'		B+B	FULL CROWN WELL MATCHED





RETAINING/ PARKING LOT SCREENING WALL

MAY 1 9 2008

PLAZA VU
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REZONING PETITION FOR PUBLIC HEARING 2008-71

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NORTH

Scale: 1"=20'
Date: 18 JAN. 2008
Project No.: 090-009
Revisions:
1. 18 APR. 08 PER CITY REVIEW

Sheet 1-2