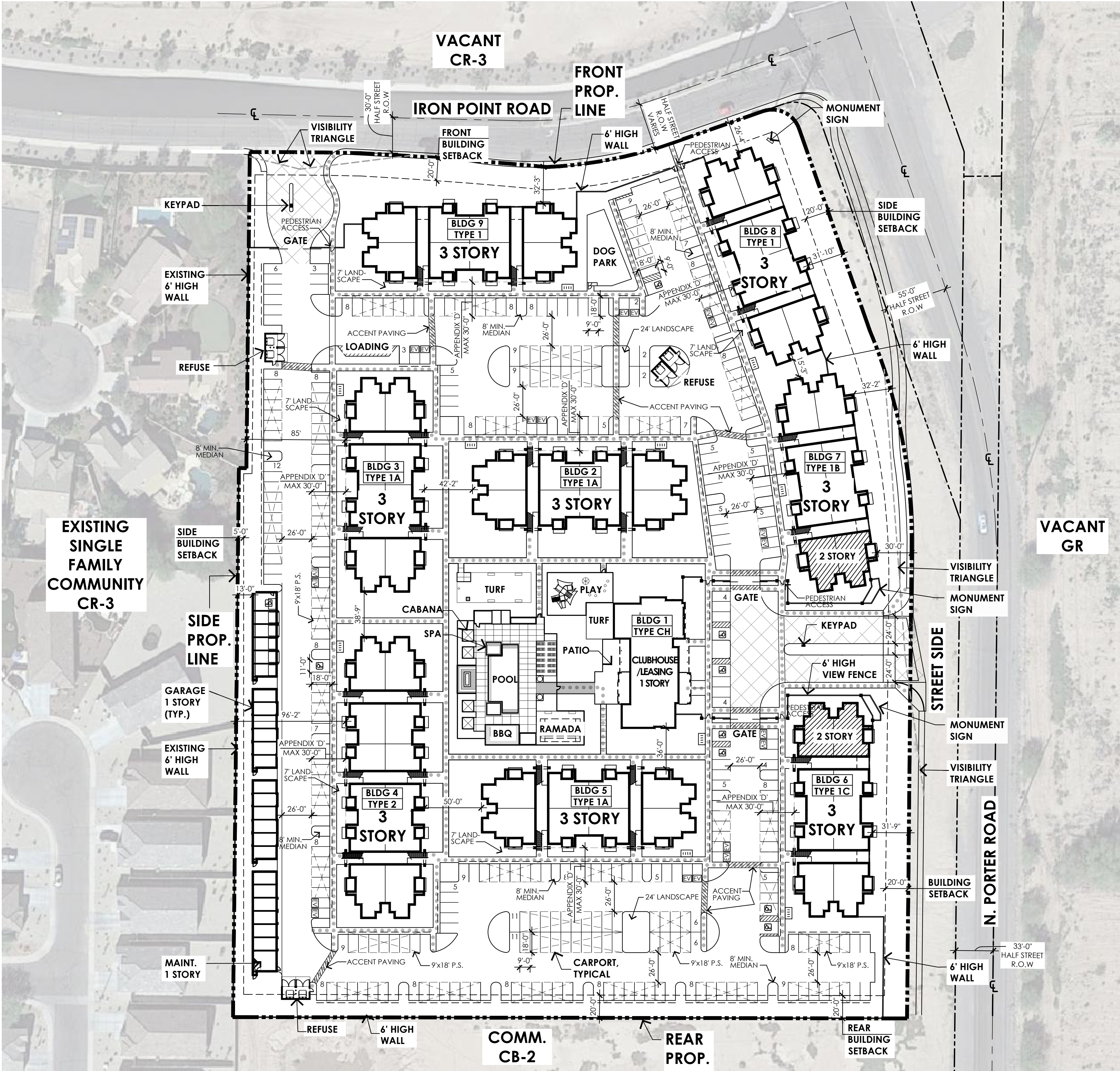




SITE DATA		
ASSESSOR'S PARCEL NUMBER	51012018L	51012018M

SITE AREA:	GROSS SITE AREA	+/- 11.89 AC (517,928.4 SQ.FT.)
	NET SITE AREA	+/- 10.0 AC (435,600 SQ.FT.)

SITE ADDRESS:		16720 NORTH PORTER ROAD
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ZONING:		CB-2
EXISTING ZONING	PROPOSED ZONING	RH

DENSITY		
NET DENSITY ALLOWED	(200 DU)	20 DU/AC
NET DENSITY PROPOSED	(200 DU)	20 DU/AC

BUILDING HEIGHT:		42'
ALLOWED	PROPOSED	3 STORIES, 42'

MIN. BUILDING SETBACKS:		REQUIRED	PROPOSED
FRONT (IRON POINT RD.) SETBACK		20'	20'
SIDE STREET (PORTER RD.) SETBACK		20'	20'
REAR (SOUTH PROPERTY LINE) SETBACK		20'	20'
SIDE (WEST PROPERTY LINE) SETBACK		5'	5'

APARTMENT TYPE AND MIX:			
UNIT TYPE		RATIO	#DU
A 1BR/1BA		6.0%	12
B 2BR/2BA		48.0%	96
C 3BR/2BA		46.0%	92
TOTAL		100.0%	200

PARKING REQUIRED (9' X 18'):				
UNIT TYPE	#DU	P.S./DU	REQ.	P.S.
A 1BR/1BA	12	1.5	18	
B 2BR/2BA	96	2.0	192	
C 3BR/2BA	94	2.5	235	
GUEST	200	0.2	40	
TOTAL	200			485

20% REDUCTION FOR SUSTAINABLE DESIGNS: 485 x 0.8 = 388 (+/-1.94 P.S./ DU)

SUSTAINABLE MEASURES WILL BE PROVIDED TO ENABLE A 20% PARKING REDUCTION AS PROVIDED FOR IN THE CITY'S ZONING CODE, ARTICLE 411 SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM.

PARKING PROVIDED:		
SURFACE		150
COVERED SURFACE		216
GARAGE		24
TOTAL PARKING PROVIDED		390 P.S (1.95 P.S/DU)

BICYCLE PARKING:
REQUIRED BICYCLE PARKING:
MUST PROVIDE 3 BIKE PARKING SPACES OR AT LEAST 1 BIKE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACE PROVIDED
390 VEHICLE ÷ 10 P.S = 39 BICYCLE PARKING SPACE REQUIRED
PROVIDED BICYCLE PARKING: 40 P.S

ELECTRIC VEHICLE CHARGING STATIONS:
REQUIRED EV CHARGING STATIONS:
AT LEAST 5% OF PARKING SPACES SHALL BE ELECTRIC CHARGING STATIONS
393 P.S x 0.05 = 20 ELECTRIC CHARGING STATIONS REQUIRED
PROVIDED EV CHARGING STATIONS: 20 CHARGING STATIONS

OPEN SPACE CALCULATION:
REQUIRED OVERALL O. S.: 86,946 SQ.FT. (1.99 AC) - 20%
PROVIDED OVERALL O. S.: 154,391 SQ.FT. (3.54AC) - 35.5%
PROVIDED OVERALL O.S. (WITH L.S. BUFFERS): 182,488 SQ.FT. - (4.19 AC) 41.9%
REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT. (1.19 AC) - 60% OF REQUIRED OPEN SPACE
PROVIDED ACTIVE OPEN SPACE: 62,955 SQ.FT. (1.45AC) - 72.4% OF REQUIRED OPEN SPACE

PRIVATE OPEN SPACE:
REQUIRED TOTAL PRIVATE OPEN SPACE: 17,360 SQ.FT.
PROVIDED TOTAL PRIVATE OPEN SPACE: 15,316 SQ.FT.

PROVIDED ACTIVE OPEN SPACE: 62,955 SQ.FT.
REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT.
SURPLUS ACTIVE OPEN SPACE: 10,788 SQ.FT.

SURPLUS ACTIVE O.S. + PRIVATE O.S. PROVIDED 26,104 SQ.FT.



SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.
TREES (LARGE)			
	ACACIA ANEURA	MULGA TREE	1"/15 GAL.*
	CHILEAN MESQUITE	CITRUS x 'ROBERTSON'	2"/36" BOX*
	FRAXINUS VELUTINA 'BONITA'	BONITA ASH	1"/24" BOX*
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	2"/36"-BOX*
	PROSOPIS THORNLESS GLANDULOSA 'AZI'	THORNLESS HONEY MESQUITE / 25'X 30'	2"/36"-BOX*
	QUERCUS VIRGIANA	LIVE OAK	1"/24" BOX*
	ULMUS PARVIFLORA	EVERGREEN ELM	2"/36" BOX*
TREES (SMALL)			
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE 1"	10'x10'
	CHITALPA X TASHKENTENSIS 'PINK DAWN'	CHITALPA TREE	2"
	CORDIA BOISSIERI	TEXAS OLIVE	2"
	PISTACIA LENTISCUS	MASTIC TREE	2"
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	1"
PALMS			
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	15 G/36"
	PHOENIX DACTYLIFERA	DATE PALM	25 T.F..
	PHOENIX ROEBELINI	PIGMY DATE PALM	15 GAL.
SHRUBS			
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUG.	5 GAL.
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.
	FICUS NITIDA COLUMNS	INDIAN LAUREL COLUMNS	15 GAL.
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL.
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.
	MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW GRASS	5 GAL.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.
	NERIUM OLEANDER 'PETITE PINK'	DWARF PINK OLEANDER	5 GAL.
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL.
	ROSA SPP. 'ICEBERG'	WHITE ICEBERG SHRUB	5 GAL.
	RUELLIA BRITTONIANA	BLUE RUELLIA	5 GAL.
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	RUESSELIA EQUESETIFORMIS	CORAL FOUNTAIN	5 GAL.
	TECOMA X 'SIERRA APRICOT'	SIERRA APRICOT TECOMA	5 GAL.
	TECOMA STANS 'GOLD STAR'	GOLD STAR TECOMA	5 GAL.
	TECOMA X 'SOLAR FLARE'	SOLAR FLARE TECOMA	5 GAL.
	XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA	5 GAL.
ACCENTS			
	ALOE X BLUE ELF	BLUE ELF ALOE	3 GAL.
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.
	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.
	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.
	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW TONGUE	5 GAL.
	PORTULACARIA AFRA	ELEPHANT'S FOOD	5 GAL.
GROUNDCOVERS			
	CALLEISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.
	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	5 GAL.
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	5 GAL.
VINES			
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.
GROUND PLANE			
	DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED 'MOUNTAIN VISTA BROWN'		
	CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF		
	COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS		

SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE
ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF

*ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE



LICENSE EXPIRES 9/30/2022