

SW 108TH STREET

SETBACK

10'-0"

20'-0"
SETBACK

PROPOSED APARTMENT BUILDINGS
(ROUGH FOOTPRINTS)

8TH AVE SW

10'-0"

20' SETBACK TO
RESIDENTIAL
STRUCTURES

TYPE 1 WETLAND
PER PBS REPORT
IN PARK

95'-0"

BUILDING SETBACK

80'-0"

BUFFER

SITE

2.81 ACRES
122,317 SF
APN 062304-9405

+/- 20'X 160' = 3,200 SF

AREA OF SITE THAT CANNOT BE
USED FOR DEVELOPMENT DUE TO
NEIGHBORING WETLAND
NOTE: EXACT PROFILE OF WETLAND
BUILDING SETBACK MAY BE
ADJUSTED
BUT SF DEDUCTED WILL NOT BE
DECREASED

PROPOSED
COMMUNITY
PLAZA

12' x 170' = 2,040 SF

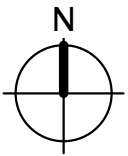
PROPOSED FOOTPRINT OF
COMMUNITY CENTER IN
THE SETBACK TO BE
ALLOWED BY VARIANCE

ROOF
OVERHANG

NOTE: LANDSCAPE
BUFFER REQUIREMENTS
PROPOSED TO BE WAIVED
TO SOUTH WEST OF
COMMUNITY CENTER

DICK THURNAU MEMORIAL PARK

R-6



(E) 30' SETBACK FROM
RESIDENTIAL ZONES TO
NON RESIDENTIAL ZONES

30'-0"

15'-0"

12'-0"

170'-0"

18'-0"

30'-0"

30'-0"

(E) RESIDENCE

A

SITE PLAN

SCALE: 1/64" = 1'-0"