PROPOSED COMMUNITY PLAZA

10'-0"

SW 108TH STREET

8TH AVE SW

15'-0"

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

DICK THURNAU MEMORIAL PARK

20' SETBACK TO RESIDENTIAL STRUCTURES

TYPE 1 WETLAND PER PBS REPORT IN PARK

BUILDING SETBACK 95'-0"

BUFFER

SITE

2.81 ACRES 122,317 SF
APN 062304-9405

PROPOSED APARTMENT BUILDINGS (ROUGH FOOTPRINTS)

+/- 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

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

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SITE PLAN

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

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