

EXISTING SINGLE FAMILY HOMES

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HUMBOLDT AVENUE N.

BANNERKER AVE.

SIYEZA BLDG
(light industrial bldg)

11TH AVENUE NORTH

FUTURE SINGLE FAMILY HOMES

FREMONT AVE.

EXISTING TWIN HOME
(single family homes on rest of block)

FREMONT AVENUE

EXISTING TWIN HOME

EXISTING SINGLE FAMILY HOMES

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SITE AREA:
TOTAL SITE AREA: 106,100 SQ. FT.
CURRENT IMPERVIOUS AREA: 0
PROPOSED IMPERVIOUS AREA:
BUILDING: 28,200 SQ. FT.
PARKING: 38,400 SQ. FT.
TOTAL IMPERVIOUS AREA: 66,600 SQ. FT. (62.8% OF TOTAL SITE)
PROPOSED PERVIOUS AREA (LAWN AND LANDSCAPE AREA): 42,500 SQ. FT.

HOUSE SIZES:
LOTS 1-7: BLDG FOOTPRINT: 30'x38'
FIN. SQ. FT.: 1680 SQ. FT.
GARAGE/STORAGE: 600 SQ. FT.
BASEMENT: 940 SQ. FT.
LOTS 8-34: BLDG FOOTPRINT: 24'x48'
FIN. SQ. FT.: 1200-1800 SQ. FT.
GARAGE/STORAGE: 500-800 SQ. FT.
BASEMENT: 670 SQ. FT.

LOTS 31-34: BLDG FOOTPRINT: 28' X 42'
FIN. SQ. FT.: 1300-1700 SQ. FT.
GARAGE/STORAGE: 400-700 SQ. FT.
BASEMENT: 570 SQ. FT.

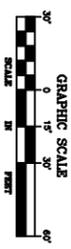
HOUSE SETBACKS:
SIDEYARD: 4' MIN.
CORNER SIDEYARD: 10' MIN.
FRONTYARD: 15' MIN.
REAR SETBACKS: VARIES, MIN 20' SETBACK FROM GARAGE DOOR TO REAR PROPERTY LINE.

LIGHTING NOTES:
EACH HOUSE SHALL HAVE A MINIMUM OF ONE (1) MOTION ACTIVATED CARRIAGE LIGHT (MINIMUM 75W) ON THE PORTION OF THE GARAGE THAT FACES THE PRIVATE DRIVEWAY.
EACH HOUSE SHALL HAVE A MINIMUM OF ONE (1) LIGHT ON THE FRONT OF THE HOUSE.

- ⊗ CONIFER TREE
- ⊗ DECIDUOUS TREE
- ⊗ EVERGREEN SHRUB
- ⊗ DECIDUOUS SHRUB

NOTES:

- - ORIENTED 1/2" DIA. REIN. ANCHORAGE SET AND LAPPED BY LICENSE NO. 19647
- ⊗ - DENOTES ROUND MONUMENT
- ⊗ - DENOTES ROUND CORNER
- ⊗ - 2" IN CONCRETE



HERITAGE PARK HOUSING
HUMBOLDT ADDITION
LAYOUT/LANDSCAPE PLAN
SEPTEMBER 24, 2007
C1.0