



01

OPEN SPACE PLAN

SCALE: 1" = 40'-0"

OPEN SPACE

CURRENT ZONING: PUD
GROSS SITE AREA: 4.7 ACRES (204,732 SF)

OPEN SPACE CALCULATIONS
TOTAL OPEN SPACE REQUIRED: 20,473.0 SF
MAXIMUM BUILDING HEIGHT = 48'-0" + 10' MECH @ 30%
PER ZONING 5.5005.1.2 = MAX REQ = GROSS SITE x .01
MAX REQUIRED = 204,7032 x .01

TOAL OPEN SPACE PROVIDED: 38,133 SF
(NOT INCLUDING PARKING LOT LANDSCAPING)

PUBLIC OPEN SPACE REQUIRED: 3,600 SF
(PER SITE DESIGN STIPULATION #6 5-ZN-2020)

PUBLIC OPEN PACE PROVIDED: 3,600 SF

PARKING LOT LANDSCAPING REQUIRED: 501.6 SF
PARKING LOT AREA x 15%
MAX REQUIRED (3,344 x 0.15) = 501.6 SF

PARKING LOT LANDSCAPING PROVIDED: 963 SF

LEGEND

- OPEN SPACE = 34,863 SF
- PUBLIC OPEN SPACE = 3,600 SF
- PARKING LOT AREA = 3,344 SF
- PARKING LOT LANDSCAPING = 963 SF

NELSEN PARTNERS

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Expires 12-31-2021

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Date
April 29, 2021

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Project No.
319084

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PRE-APP # 225-PA-2020 ZONING # 5-ZN-2020 DRB #