**OPEN SPACE PLAN** 

PLAN NORTH

## **OPEN SPACE**

**CURRENT ZONING:** 

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

PUD

OPEN SPACE CALCULATIONS TOTAL OPEN SPACE REQUIRED: 20,473.0 SF MAXIMUM BUILDING HEIGHT = 48'-0" + 10' MECH @ 30% PER ZONING 5.5005.I.2 = MAX REQ = GROSS SITE x .01 MAX REQUIRED = 204,7032 x .01

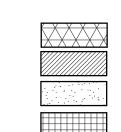
TOAL OPEN SPACE PROVIDED: 38,133 SF (NOT INCLUDING PARKING LOT LANDSCAPING)

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  $(3,344 \times 0.15) = 501.6 \text{ SF}$ 

PARKING LOT LANDSCAPING PROVIDED:

## **LEGEND**



OPEN SPACE = 34,863 SF PUBLICE OPEN SPACE = 3,600 SF PARKING LOT AREA = 3,344 SF PARKING LOT LANDSCAPING = 963 SF **NELSEN** PARTNERS ARCHITECTS & PLANNERS

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# DRB

-ZN-2020 **ZONING** 

<u>OWNER</u>

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225-P April 29, 2021

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Project No. 319084

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