APPLICATION DRAWINGS FOR COMMUNITY SERVICE USE (CSU) REVIEW DEVELOPMENT REVIEW

PARKING LOT EXPANSION FOR THE GRACE POINTE CHURCH

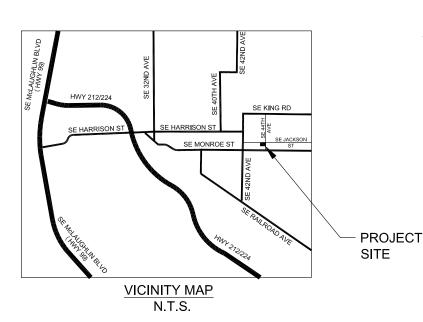
PROPERTY DESCRIPTION

PROJECT ADDRESS: 10707 SE 44TH AVENUE (NEW PARKING) 10750 SE 42ND AVENUE (MODIFICATIONS TO EXISTING PARKING)

SUBDIVISION BLOCK AND LOT: LOTS 1 - 8, BLOCK 45, MINTHORN ADDITION

ZONING: RESIDENTIAL R-5 AND R-3

USE: COMMUNITY SERVICE USE (CSU) LOCATED IN EXISTING MEDIUM DENSITY (MED.D) AND MODERATE DENSITY (MD)



APPROVAL CRITERIA SUMMARY

BUILDING DEPARTMENT REQUIREMENTS

ACCESSIBLE (ADA) PARKING:

ADA PARKING REQUIREMENT WILL BE MET WITH EXISTING ADA SPACES. TOTAL PARKING SPACES FOR THE CHURCH, INCLUDING PROPOSED EXPANSION, ARE 144. REQUIRED NUMBER OF ADA SPACES IS 6. A TOTAL OF 7 EXISTING ADA SPACES ARE PROVIDED, 4 OF WHICH ARE VAN ACCESSIBLE.

FIRE MARSHALL REQUIREMENTS

ACCESS TO BUILDING AND FIRE HYDRANTS WILL BE MAINTAINED DURING CONSTRUCTION. THE NEAREST FIRE HYDRANT IS LOCATED AT THE NW CORNER OF SE 44TH AND JACKSON, APPROXIMATELY 100 FT FROM THE CENTER OF THE DEVELOPMENT SITE.

PUBLIC WORKS DEPARTMENT REQUIREMENTS

STORMWATER MANAGEMENT:

NEWLY CREATED IMPERVIOUS SURFACE: 6,676 SQ FT NEWLY CREATED PERVIOUS CONCRETE WALK: 383 SQ FT REPLACED IMPERVIOUS SURFACE: 0 SQ FT MEASURED INFILTRATION RATE: 2.16 INCH/ HR PROPOSED FACILITY: 401 MIN. SQ FT PLANTER, SIZED USING THE SIMPLIED APPROACH, 0.06 SIZING FACTOR

NUMBER OF STORM SDC UNITS: 2.47

APPROVAL CRITERIA SUMMARY

PLANNING DEPARTMENT REQUIREMENTS

LANDSCAPING:

REQUIRED LANDSCAPING: 3,300 SQ FT (15% OF LOT AREA) LANDSCAPING PROVIDED: 5.230 SQ FT

SEE BELOW FOR ADDITIONAL LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING AREAS...

OFF-STREET PARKING:

42 NEW SPACES 27 EXISTING SPACES NET 15 NEW SPACES

DIMENSIONS: SEE ATTACHED SITE PLAN

PERIMETER LANDSCAPE BUFFER:

8' MIN. ALONG R-O-W 6' MIN. ALONG ADJOINING LOTS

INTERIOR LANDSCAPING:

REQUIRED: 1,025 SQ FT (25 SQ FT / PARKING SPACE) PROVIDED: 1,700 SQ FT

PEDESTRIAN ACCESS:

NEW PERMEABLE SURFACED INTERIOR WALKWAY PLACED SO NONE OF THE NEW PARKING SPACES IS FURTHER THAN 100 FT FROM A BUILDING ENTRANCE OR EXISTING WALKWAY PROVIDING ACCESS TO ENTRANCE.

LIGHTING:

LIGHTNG WILL BE PLACED IN THE CENTRAL PORTION OF THE PARKING LOT AND SELECTED TO MINIMIZE GLARE ONTO ADJOINING RIGHT-WAY AND PROPERTIES.





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