

ACCESSIBLE PARKING SIGN

**429.2 ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE**  
 BUILDINGS AND ACCESSORY STRUCTURES SHALL BE PROVIDED WITH EV CHARGING STATIONS. EV-READY PARKING SPACES, AND EV-CAPABLE PARKING SPACES IN ACCORDANCE WITH TABLE 429.2. CALCULATIONS SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER. WHERE A BUILDING CONTAINS MORE THAN ONE OCCUPANCY, THE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PERCENTAGES OF TABLE 429.2 SHALL BE APPLIED TO THE NUMBER OF SPACES REQUIRED FOR EACH OCCUPANCY.

TABLE 429.2  
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

OCCUPANCY	NUMBER OF EV CHARGING STATIONS	NUMBER OF EV READY PARKING SPACES	NUMBER OF EV CAPABLE PARKING SPACES
ALL OTHER GROUP R OCCUPANCIES	10% OF TOTAL PARKING SPACES	25% OF TOTAL PARKING SPACES	10% OF TOTAL PARKING SPACES

**429.4 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE FOR ACCESSIBLE PARKING SPACES**  
 TEN PERCENT OF THE ACCESSIBLE PARKING SPACES, ROUNDED TO THE NEXT WHOLE NUMBER, SHALL BE EV CHARGING STATIONS. ADDITIONAL 10 PERCENT OF THE ACCESSIBLE PARKING SPACES, ROUNDED TO THE NEXT WHOLE NUMBER, SHALL BE EV-READY. NOT FEWER THAN ONE FOR EACH TYPE OF EV CHARGING SYSTEM SHALL BE ACCESSIBLE.

THE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE MAY ALSO SERVE ADJACENT PARKING SPACES NOT DESIGNATED AS ACCESSIBLE PARKING. A MAXIMUM OF 10 PERCENT OF THE ACCESSIBLE PARKING SPACES, ROUNDED TO THE NEXT WHOLE NUMBER, ARE ALLOWED TO BE INCLUDED IN THE TOTAL NUMBER OF ELECTRIC VEHICLE PARKING SPACES REQUIRED UNDER SECTION 429.2.

- 1106.2 GROUPS I-1, R-1, R-2, R-3 AND R-4**  
 ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN GROUP I-1, R-1, R-2, R-3 AND R-4 OCCUPANCIES IN ACCORDANCE WITH ITEMS 1 THROUGH 4 AS APPLICABLE.
- IN GROUP R-2, R-3 AND R-4 OCCUPANCIES THAT ARE REQUIRED TO HAVE ACCESSIBLE, TYPE A OR TYPE B DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.
  - IN GROUP I-1 AND R-1 OCCUPANCIES, ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1106.1.
  - WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT OR SLEEPING UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSIBLE AND TYPE A UNIT.
  - WHERE PARKING IS PROVIDED WITHIN OR BENEATH A BUILDING, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITHIN OR BENEATH THE BUILDING.

**REQUIRED BICYCLE PARKING SPACES:**  
 (1) PER 10 AUTO STALLS, (2) MIN PER BUILDING

**PROPOSED MULTIFAMILY STRUCTURE PARKING COUNT:**  
 (4) 1 - BEDROOM UNITS  
 (24) 2 - BEDROOM UNITS  
 (24) 3 - BEDROOM UNITS  
**94 TOTAL UNITS**

**OFFICE REQUIRED PARKING COUNT:**  
 PER 1,000 SF OF GFA WITH ON-SITE CUSTOMER SERVICE = 1.5 STALLS

**REQUIRED BICYCLE PARKING SPACES:**  
 (1) PER 10 AUTO STALLS, (2) MIN PER BUILDING

**OFFICE REQUIRED PARKING COUNT:**  
 PER 1,000 SF OF GFA WITH ON-SITE CUSTOMER SERVICE = 1.5 STALLS

PARKING SCHEDULE

Type	Count	Type Mark
9' x 18' (5' Aisle - ADA) surface	6	ADA - SURFACE
9' x 18' - 90 deg surface	117	SURFACE
Grand total: 123	123	

(13) EV PARKING SURFACE STALLS PROVIDED  
 2% X 123 STALLS = 2.46 REQ'D ACCESSIBLE PARKING, 6 ACCESSIBLE SURFACE STALLS PROVIDED



VICINITY MAP

**SUBAREA DATA TABULATIONS**  
 PARCEL AREA: 217,500 SF (4.993 AC)  
 OFF-SITE AREA: 892 SF (0.020 AC)  
 TOTAL PROJECT AREA: 218,392 SF (6.013 AC)

EXISTING SURFACE	SURFACE TYPE	AREA (SF)	AREA (AC)
ROOF	IMPERVIOUS	1,935	0.044
CONCRETE	IMPERVIOUS	195	0.005
FOREST	PERVIOUS	215,370	4.944
LAWN / LANDSCAPE (OFF-SITE)	PERVIOUS	862	0.020
TOTAL		218,362	5.013

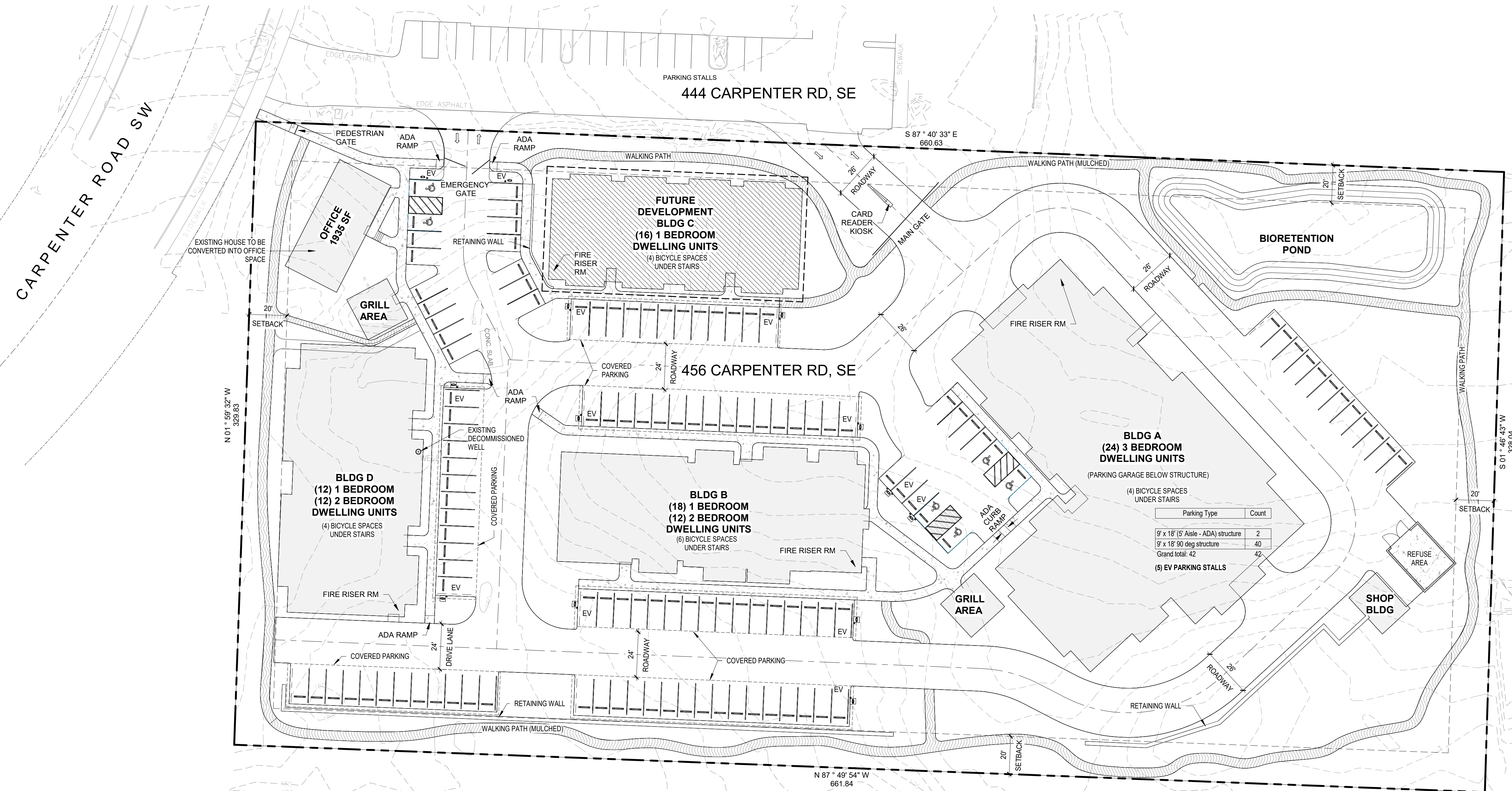
PROPOSED NEW / REPLACED SURFACES	SURFACE TYPE	PGIS?	AREA (SF)	AREA (AC)
ROOF (1)	IMPERVIOUS	NO	71,889	1.650
ROOF (2)	IMPERVIOUS	NO	4,488	0.103
DRIVEWAY (ON-SITE) (1)	IMPERVIOUS	YES	46,963	1.078
DRIVEWAY (OFF-SITE) (4)	IMPERVIOUS	YES	803	0.018
RETAINING WALLS (3)	IMPERVIOUS	NO	1,280	0.029
SIDEWALK (ON-SITE) (2)	IMPERVIOUS	YES	3,125	0.072
SIDEWALK (ON-SITE) (3)	IMPERVIOUS	NO	2,428	0.056
SIDEWALK (OFF-SITE) (3)	IMPERVIOUS	NO	59	0.001
BIORETENTION FACILITY	--	NO	4,850	0.111
LAWN / LANDSCAPING	PERVIOUS	NO	40,727	0.935
FOREST	PERVIOUS	NO	41,750	0.958
TOTAL			218,362	5.013

(1) CONTRIBUTING TO DOWNSPOUT INFILTRATION TRENCHES (BMP T5.10A)  
 (2) CONTRIBUTING TO BIORETENTION FACILITY (BMP T5.30)  
 (3) SHEET FLOW DISPERSION (BMP T5.12)  
 (4) CONTRIBUTES TO EXISTING SERENITY ACRES STORMWATER SYSTEM

TOTAL HARD SURFACE: 135,885 SF  
 TOTAL LAWN/LANDSCAPE: 40,727 SF  
 TOTAL FOREST: 41,750 SF  
 TOTAL: 218,362 SF

62.1% DEVELOPMENT (IMPERVIOUS) COVERAGE (EXCLUDES OFF-SITE AREAS)  
 <75% ALLOWED PER ZONING

THE SQUARE-FOOTAGES AND ACREAGES IN THE TABLE ABOVE MAY NOT MATCH DUE TO ROUNDING.

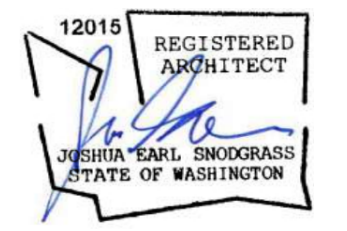


Parking Type Count

9' x 18' (5' Aisle - ADA) structure	2
9' x 18' 90 deg structure	40
Grand total:	42

(5) EV PARKING STALLS

1 SITE PLAN  
 1" = 30'-0"



SITE PLAN

SCALE As indicated  
 DATE 03/16/23

**A1.01**