

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Thursday, May 7, 2015
4:00 p.m.

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. April 7, 2015 Meeting Minutes

Documents: [LCRA - TUESDAY 12-2-2014 MIN.PDF](#)

4. New Business

4.I. Request For Chapter 99 Property Tax Abatement East Cherry Flats Redevelopment Area– RKJ Properties, 1235, 1239 And 1243 E. Cherry Street. Resolution No. 2015-3210

Documents: [99 2015-3210 EAST CHERRY FLATS CERTIFICATE OF QUALIFICATION -.PDF](#), [EAST CHERRY FLATS ABATEMENT APPLICATION 1.PDF](#)

4.II. Redevelopment Plan For The Robberson Avenue Panhellenic Redevelopment Area, Burning Tree Consulting, LLC, Resolution No. 2015-3211

Documents: [2015-3211 ROBBERSON AVE PANHELLENIC REDEV PLAN.PDF](#), [ROBBERSON REDEVELOPMENT PLAN.PDF](#)

5. Other Business

6. Adjourn

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

Tuesday, December 2, 2014

3:30 p.m.

2nd Floor West Conference Room, Busch Municipal Building

MEMBERS

PRESENT: Keith Chaffin, Steve Jackson, Ron Tappan and Frank Romines

MEMBERS

ABSENT: Matthew Aug

STAFF:

Mary Lilly Smith, Bill Weaver, Matt Schaefer, Judy White, Planning and Development Staff and Sarah Kerner, City Attorney

OTHERS

PRESENT: Jana Bands with Community Free Press, Kevin Hoffmeyer, Attorney, and Steve Stinett, Developer

- **Call to Order**

Chairman, Frank Romines called the meeting to order at approximately 3:30 p.m. and roll was taken.

- **Redevelopment Plan for the So-El Redevelopment Area.**

Matt Schaefer, Staff, gave an overview of the Redevelopment Plan located at 430 E. Elm Street, 438 E. Elm Street and 444 E. Elm Street. The area is located on the south side of the street between Jefferson Avenue and South Kimbrough Avenue, comprises of approximately 0.63 acres. Area is already declared blighted in the 1960's as part of the South Central Urban Renewal Area. A blight study was not required due to the location. Developer proposed to demolish existing structures (3) and construct a four storey mixed use residential/commercial building with residential/commercial units on the first floor and the upper floors residential. Off-street parking will be required with this project. Staff supports and recommends approval of the plan.

Frank Romines, Chairman, asked about the supplemental explanation to Council Bill 2014-206, with 45% of the people with under 185' objection to the rezoning, what was the concern? Also, he asked about the concern with the water pressure.

Matt Schaefer responded that the concern regarding the rezoning was probably with the off-street parking and in regards to the water pressure; there are multiple areas of downtown with issues or undersized lines.

Frank Romines also had a question with the abatement language on page 8 to the application. It states "real property tax abatement is based on 100% of the assessed value, qualified new construction or rehabilitation for ten years". I wanted to clarify that it is the improved value not the original existing value as of the date of the plan or date of commencement, talking about the increase in value not the value today.

Matt Schaefer confirmed that the pre-redeveloped assessed value would not be subject to the abatement.

Ron Tappan made a motion to approve the application. Steve Jackson seconded the motion. Motion was approved (4 to 0).

- **Redevelopment Plan for The One House Redevelopment Area.**

Matt Schaefer, Staff, explained that the applicant is The One House, LLC. The site is located in the South Central Urban Renewal area at 405 E. Madison and 415 E. Madison comprising of 0.356 acres. A blight study was not required due to the location. Developer purposed to demolish the structures and construct two, three storey, six unit multi-family residential apartments. There will be six units per building for twelve units accommodating 36 residents. Off- street parking will be required with this project. Staff supports and recommends approval of the plan.

Keith Chaffin made a motion to approve the application. Ron Tappan seconded the motion. Motion was approved (4 to 0).

- **Redevelopment Plan for Greenway Studios Redevelopment Area.**

Matt Schaefer, Staff, explained that the applicant is Greenway Studios, LLC. This location is east of Drury University at the intersection of East Webster and North Texas Avenue in the Sherman Avenue Urban Renewal Area and the eastern most tip of the Redevelopment Area is in the Silver Springs Urban Renewal Area. Both Urban Renewal Areas were declared blighted area in 1964 and 1972 respectively. A blight study was not required due to location. Developer proposes to construct 84 micro-efficiency studio apartments, subject to requirements of planned development District 344. Rezoning was approved earlier in 2014. Timmons Temple is located within the redevelopment area and the structure will be relocated to Silver Springs Park.

Steve Jackson, Commissioner asked what concern did the property owner north of the location have.

General discussion thought that it was regarding the 20% open space due to some of the property was either sold or donated to the church at some time so they will not have that amount of open space.

Frank Romines inquired to the length of time the church has been vacant.

Matt Schaefer responded that they have been out for at least six months and they have a new church home on North Glenstone Avenue.

Ron Tappan made a motion to approve the application. Keith Chaffin seconded the motion. Motion was approved (4 to 0).

- **Amend Resolution No. 2010-3134 CRITERIA TO DETERMINE THE RIGHT TO REQUEST FOR A TAX ABATEMENT UNDER SECTION 99.700 RSMo.**

Sarah Kerner, Assistant City Attorney, introduced the changes to the resolution that were made at the LCRA Workshop in November. The changes relate to when tax abatements certificates can be granted in relationship to the issuance of the Certificate of Occupancy for the project. Previous policy stated the certificate could be issued up to 60 days after the Certificate of

Occupancy was issued. The changes would state that if a Certificate of Occupancy has been issued than you are no longer engaged in substantial construction.

Revisions to Section 2 are:

- A. Eligible work on the property has been continuous but not yet completed
- B. Contractor is still on site completing eligible construction or rehabilitation activities
- C. Certificate of Occupancy associated with the eligible work has not been issued

Frank Romines asked for discussion regarding 2C in regards to whether or not the final Certificate of Occupancy or Partial Certificate of Occupancy has been issued. The Resolution should reflect that no Certificate of Occupancy associated with the eligible work permit or temporary has been issued prior to receiving the application for abatement. Changes will reflect this change and Bill Weaver will have the Resolution signed and sealed.

Other Business

- Request by the Board for guest(s) to be introduced at the beginning of the meeting.

With no further business to come before the LCRA, the meeting was adjourned at approximately 4:25 p.m.

RESOLUTION NO. 2015-3210

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF QUALIFICATION UNDER SECTION 99.700 RSMo.

WHEREAS, the East Cherry Flats Redevelopment Area (the “Redevelopment Area”) is located within the East Cherry Flats Redevelopment Area, which City Council declared a blighted area on November 10, 2014 by Special Ordinance No. 26483; and

WHEREAS, the Springfield City Council approved the Redevelopment Plan for the East Cherry Flats Redevelopment Area on November 10, 2014 by Special Ordinance No. 26483; and

WHEREAS, East Cherry Flats, LLC, (the “Applicant”), as the owner of real estate located at 1235, 1239, and 1243 E. Cherry within the area determined to be blighted by Special Ordinance No. 26483, has, pursuant to Section 99.700, RSMo., made application to the Board of Commissioners (the “Commission”) of The Land Clearance for Redevelopment Authority of the City of Springfield, Missouri (the “Authority”) for a certificate of qualification; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds that the Applicant is involved in new construction and redevelopment which meets the objectives of the Redevelopment Plan adopted pursuant to Special Ordinance No. 26483 and thus is entitled to the certificate of qualification.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 – The Applicant has submitted its request to the Authority for issuance of a certificate of qualification under Section 99.700 RSMo. The Commission hereby finds that the Applicant is involved in new construction and redevelopment in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26483.

Section 2 – That the Commission hereby finds that upon review of the application submitted by the applicant that the construction and redevelopment meets the requirements of Special Ordinance No. 26483, that all of the real estate required for the construction and redevelopment has been acquired and is owned by the Applicant; that the architectural design for the construction and redevelopment has been procured by the applicant and that the Applicant will comply with all buildings and other codes of the City. The Applicant has represented to the Commission it has complied with the requirements of the Redevelopment Plan adopted by the City Council of the City and the Applicant has requested tax abatement as set forth in the Application.

Section 3 – That subject to the conditions of this Resolution, the Authority will (i) issue its certificate of qualification based upon the construction and redevelopment of the owned real estate by the applicant in accordance with the Redevelopment Plan; and (ii) to effect the

foregoing, the Authority will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or desirable to implement the aforesaid.

Section 4 – That the officers of the Authority are hereby authorized and directed to execute and deliver all documents whose execution and delivery are found to be necessary to comply with the intent of this Resolution.

Section 5 – It is understood that the Applicant may wish to proceed immediately with the renewal and refurbishment of the owned real estate, including the entering into of necessary contracts and purchase orders to accomplish the new construction and redevelopment of the owned real estate. It is the intention of the Authority to issue a certificate of qualification based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed, within a reasonable amount of time, in accordance with the application and Redevelopment Plan.

Section 6 – That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 7 – This Resolution shall be in full force and effect from and after passage.

Adopted this 7th day of May, 2015.

Chairman

Attest:

Secretary



For Office Use Only

Date Received _____
Application Complete _____
LCRA Review Date _____
Approved _____

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
CHAPTER 99.700
APPLICATION FOR PROPERTY TAX ABATEMENT

Property Address: 1243 E. CHERRY, SPRINGFIELD MO 65802
Redevelopment Plan Area: 1235, 1239 & 1243 E. CHERRY, SPRINGFIELD, MO
Developer Name: RKT PROPERTIES, LLC
Contact Person: RUSS MECK
Mailing Address: 5425 S. Southwood Rd, Springfield, MO 65809
Telephone: 417-860-6134
Fax: 417-887-7919
E-Mail: R. MECK@HOTMAIL.COM
Does Applicant Own or Lease the Property? OWN
Signature: RKT Properties, LLC Russell A. Meck
Typed Name: ROUSELL A. MECK
Date: 02/26/15

Required Attachments:

- Legal Description of project property
- \$250 application fee
- Ten (10) copies of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan Area*, please note additional requirements on page 2 of this application

APPLICATION FOR PROPERTY TAX ABATEMENT

Property Addresses: 1235 E. Cherry, 1235-A E. Cherry, 1239 E.
Cherry and 1243 E. Cherry
Springfield, MO

Developer: RKJ Properties, LLC/East Cherry Flats, LLC

Date Submitted: April 1, 2015

1. Scope for the Project

East Cherry Flats, LLC, a Missouri limited company (the "Developer"), plans to construct a four story apartment building (the "Building"), that is entirely multi-family residential housing, on real estate located at 1235, 1239, and 1243 E. Cherry in the City of Springfield (the "Property") as more particularly described on Exhibit A attached hereto (the "Project"). The Project will be comprised of approximately 37,456 square feet of building area with a net rentable area of 30,504 square feet. This residential project will have 24 separate units housing up to a maximum of 96 residents.

As shown on the floor plan portion of the drawings attached hereto, the project will have 24 four bedroom units with 4 four bedroom units on the bottom floor ADA complaint. All units are essentially the same with an average square footage of 1,271 square feet. The first floor will have a lobby and reception area, the second floor will have a study lounge, the third floor will have an exercise room, and the fourth floor will have a study/media room. There will be elevator service to all floors as well as two interior stairwells located at each end of the building.

The Project will be built using some "green" building standards. These include maximizing electrical efficiency with LED lighting and energy star appliances. We will maximize water efficiency with low-flow toilets.

2. Relationship of the Project to Redevelopment Plan

The project will be located in the East Cherry Flats Redevelopment Area and conforms to the Redevelopment Plan for the East Cherry Flats Redevelopment Area (the "Redevelopment Plan").

The Redevelopment Plan provides for the development of a 4 story multi-family residential apartment building that will contain 4 floors with 6 apartments each. The redevelopment Plan also states that the 4 story development should serve as a residence for a maximum of ninety-six (96) people and should include 24 apartments that are essentially the same floor plan with an allowance in four of the first floor units to make them ADA compliant.

This Project conforms to the Redevelopment Plan because the Project as planned includes twenty four units which will serve as a residence for not more than ninety-six (96) individuals. In addition, the property is zoned R-HD (High density Multi-Family Residential District), which allows for a maximum of forty (40) residential units to be constructed per acre. The Property is 0.84 acres and, therefore, the Zoning Code

allows a maximum of 33.6 units to be constructed on the Property. The project meets the density restrictions as only twenty-four (24) units are planned to be building permits have been issued.

The Property and the East Cherry Flats Redevelopment Area are owned by the Developer.

3. Legal Description

Please see Exhibit A attached to this application.

4. Site Plan/Elevation/Floor Plans

Please see drawings attached to this application.

5. Project Rendering

Please see drawings attached to this application.

EXHIBIT A

TRACT I: (1235 E. Cherry)

ALL OF THE SOUTH PART OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN SUMMIT PARK SUBDIVISION, BEING THE WEST 13 FEET, MORE OR LESS, OF LOT TWENTY-SEVEN (27) AND THE EAST 15 FEET OF LOT TWENTY-EIGHT (28) IN SAID SUBDIVISION LYING SOUTH OF AN IMAGINARY LINE RUNNING EAST AND WEST HALFWAY BETWEEN THE SOUTH PORCH OF A COTTAGE ON THE NORTH PART OF SAID ABOVE DESCRIBED TRACT AND THE COTTAGE ON THE SOUTH PART OF SAID LOTS HEREBY CONVEYED IN THE WEST LINE OF THE CONCRETE WALK RUNNING NORTH AND SOUTH ON SAID LOT TWENTY-EIGHT(28) TO AND FROM CHERRY STREET. SUBJECT OF THE RIGHT OF EGRESS TO AND INGRESS FROM CHERRY STREET TO SAID ALLEY, AND FROM SAID ALLEY TO CHERRY STREET, FOR THE USE OF OWNER OF THE COTTAGE NORTH OF THE PROPERTY HEARBY DESCRIBED AND THE OWNER OF THE PROPERTY WEST OF THE PROPERTY HEREBY DESCRIBED, SUMMIT PARK SUBDIVISION BEING PART OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST FRACTIONAL QUARTER (NWFRL1/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT II: (1239 E. CHERRY)

THE EAST 50 FEET OF LOT TWENTY-SEVEN (27), IN SUMMIT PARK SUBDIVISION, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT III: (1243 E. CHERRY UNIT A & B)

ALL OF LOT TWENTY-FIVE (25) AND THE WEST HALF (W1/2) OF LOT TWENTY-FOUR (24) EXCEPT THE NORTH 50 FEET OF LOTS TWENTY-FOUR (24) AND TWENTY-FIVE (25) IN SUMMIT PARK SUBDIVISION IN THE CIY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND ALL OF LOT TWENTY-SIX (26) IN SUMMIT PARK SUBDIVISION, IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

THE ABOVE TRACTS (I-III) AE NOW BEING DESCRIBED AS FOLLOWS PURSUANT TO THE CERTIFICATE OF APPROVAL OF ADMINISTRATIVE SUBDIVISION FILED IN BOOK 2015, AT PAGE 1553-15:

A TRACT OF LAND AS BEING A PART OF LOTS 24,25,26,27 AMD 28 OF SUMMIT PARK SUBDIVISION AS DESCRIBED ON PLAT BOOK "D", PAGE 49 AS DESCRIBED IN THE GREENE

COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2004, PAGE 55919-04 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT TWENTY-THREE (23) OF SUMMIT PARK SUBDIVISION SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF CHERRY STREET AND KICKAPOO AVENUE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CHERRY STREET, NORTH 89°07'30" WEST, 74.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY, NORTH 01°43'14" EAST, 151.73 FEET; THENCE SOUTH 88°29'32" EAST, 26.43 FEET; THENCE NORTH 01°30'28" EAST, 55.51 FEET TO A POINT LYING ON THE SOUTH LINE OF A PLATTED EASEMENT; THENCE ALONG SAID SOUTH LINE, SOUTH 88°04'11" EAST, 100.18 FEET TO THE NORTHEAST CORNER OF LOT TWENTY-SIX (26); THENCE ALONG THE EAST LINE OF LOT TWENTY-SIX (26), SOUTH 01°30'28" WEST, 50.00 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 88°04'11" EAST, 74.76 FEET; THENCE SOUTH 01°22'24" WEST, 153.72 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-ONE (21) WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WE 110-174.

GENERAL NOTES:

- SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEN AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
- SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
- THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 8 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
- THE COMPACTED THICKNESS OF A SINGLE LAYER OF PLANT MIX BITUMINOUS PAVEMENT BASE MIX SHALL BE BETWEEN 1" AND 1 1/4" WITH EACH LAYER COMPACTED TO 95% OF 50 BLOW MARSHALL DENSITY (ASTM D1558).
- THE COMPACTED THICKNESS OF A SINGLE LAYER OF PLANT MIX BITUMINOUS PAVEMENT SURFACE MIX SHALL NOT EXCEED 2 INCHES FOR THE SURFACE COURSE WITH EACH LAYER COMPACTED TO 95% OF 50 BLOW MARSHALL DENSITY (ASTM D1558).
- A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.
- CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
- THE PLANT MIX BITUMINOUS PAVEMENT SURFACE & BASE MIXES SHOULD MEET THE REQUIREMENTS OF SECTION 401 OF THE MODOT STANDARD SPECIFICATIONS.
- THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE 1 AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.

3 ASPHALT PAVEMENT SECTION

C1.0 SCALE: NOT TO SCALE

GENERAL NOTES:

- SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEN AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
- SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
- THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 8 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
- CONCRETE PAVEMENTS SHOULD MEET THE REQUIREMENTS OF SECTION 802 OF THE MODOT STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE PAVEMENTS.
- THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE 1 AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.
- CARE MUST BE TAKEN TO DEVELOP POSITIVE DRAINAGE ACROSS AND FROM AROUND THE PAVEMENT EDGES. WATER ALLOWED TO POND ON OR ADJACENT TO PAVEMENTS WOULD INCREASE THE POTENTIAL FOR MOISTURE INTRUSION INTO THE SUBGRADE SOILS AND COULD RESULT IN PREMATURE PAVEMENT FAILURE.
- A MAINTENANCE PROGRAM THAT INCLUDES SURFACE SEALING, JOINT CLEANING AND SEALING AND TIMELY REPAIR OF CRACKS AND DETERIORATED AREAS WILL HELP PRESERVE THE PAVEMENT LIFE.

4 CONCRETE PAVEMENT SECTION

C1.0 SCALE: NOT TO SCALE

GENERAL NOTES:

- SUBGRADE MUST BE STABLE AND HARD UNDER PROOF ROLLING WITH A FULLY LOADED TANDEN AXLE DUMP TRUCK PRIOR TO INSTALLING BASE ROCK.
- SOILS MUST BE PLACED AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH MAXIMUM LOOSE LIFT OF 8".
- THE MAXIMUM COMPACTED THICKNESS OF ANY ONE LAYER OF BASE ROCK MATERIAL SHALL NOT EXCEED 8 INCHES WITH EACH LIFT COMPACTED TO 100% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
- CONCRETE PAVEMENTS SHOULD MEET THE REQUIREMENTS OF SECTION 802 OF THE MODOT STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE PAVEMENTS.
- THE BASE ROCK SHOULD MEET SECTION 1007 FOR TYPE 1 AGGREGATE OF THE MODOT STANDARD SPECIFICATIONS.

5 CURB AND GUTTER

C1.0 SCALE: NOT TO SCALE

6 HANDICAP SIGN

C1.0 SCALE: NOT TO SCALE

7 BOLLARD DETAIL

C1.0 SCALE: NOT TO SCALE

KEY NOTES:

- INSTALL CURB & GUTTER. REFER TO DETAIL 5/C1.0.
- ASPHALT PAVEMENT. REFER TO DETAIL 3/C1.0.
- DRIVEWAY APPROACH. INSTALL PER CITY OF SPRINGFIELD STANDARDS.
- INSTALL HANDICAP SIGN. REFER TO DETAIL 6/C1.0.
- INSTALL CONCRETE BUMPER BLOCK. 6" W x 5" H x 6" L LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1" x 6" LONG #4 REBAR (SET LEVEL WITH PAVING).
- CONCRETE PAVEMENT. REFER TO DETAIL 4/C1.0.
- BICYCLE PARKING. SIX (6) BICYCLE PARKING RACKS (12 BICYCLE STALLS). APEX AP242-EM INVERTED U BICYCLE RACK OR APPROVED EQUAL.
- PERVIOUS PAVEMENT. REFER TO SHEET C1 FOR DETAILS.
- EXISTING FIRE HYDRANT.
- FIRE LANE STRIPING. 4" WIDE STRIPING. PROVIDE (2) COATS OF HIGHWAY PAINT. COLOR TO BE RED. THE WORDS "NO PARKING - FIRE LANE" SHALL BE STENCILED IN LETTERS 2" WIDE WIDE BY 12" HIGH EVERY 50' IN ALTERNATING DIRECTIONS. LETTERS TO BE WHITE. IF CURB IS PRESENT, CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING.
- KNOW BOX LOCATION.

GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER BEFORE PROCEEDING.

OPEN SPACE:

TOTAL SITE AREA = 36,256 SQ FT
REQUIRED OPEN AREA (20%) = 7,251 SQ FT
PROVIDED OPEN AREA = 8,064 SQ FT (DOES NOT INCLUDE PERVIOUS PVI)

PARKING AREA GREEN SPACE:

PARKING AREA = 17,648 SQ FT
REQUIRED GREEN SPACE (5%) = 882 SQ FT
PROVIDED GREEN SPACE = 970 SQ FT

PARKING SUMMARY:

TWO (2) PARKING STALLS REQUIRED FOR EACH 2-BEDROOM APARTMENT
NUMBER OF 2-BEDROOM APARTMENTS: 24
REQUIRED PARKING:
REQUIRED NUMBER OF PARKING STALLS: 48
REQUIRED NUMBER OF BICYCLE PARKING SPOTS: 2
PROVIDED PARKING:
PROVIDED PARKING STALLS: 43
2 ADDITIONAL BICYCLE PARKING SPOTS REQUIRED FOR FOR PARKING STALL REDUCTION UP TO 10% PER ZONING REGULATIONS, SECTION 5-1508
ADDITIONAL PROVIDED BICYCLE PARKING STALLS: 19
TOTAL BICYCLE PARKING STALLS PROVIDED: 12

1 DIMENSION CONTROL PLAN

C1.0 SCALE: 1" = 20'

2 FIRE TURNAROUND DIMENSIONS

C1.0 SCALE: 1" = 20'

SEEDING AND MULCHING NOTES

- SEEDING**
INSTALL UPSTREAM DAMPS TO PROTECT AREA TO BE SEEDDED. COMPLETE GRADING AND REMOVE ALL DEBRIS LARGER THAN 1 INCH. LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. GROOVE OR FURROW ON THE CONTOUR IF NECESSARY. SPREAD LOOSE TOPSOIL AT A DEPTH OF 4 INCHES. MIX SOIL AMENDMENTS (LIME, FERTILIZER, ETC.) INTO THE TOP 4 INCHES OF SOIL. PLANT SEED 10 TO 15 INCHES DEEPER WITH A CYCLONE SEEDER, DALL, CULTRACOR OR OTHER TYPE OF HYDRO-SEEDER. SOIL LOOSELY TO 10 INCH SURFACE COVER SEEDED AREA WITH MULCH. INITIAL QUALITY STABILIZATION (EROSION CONTROL, BLANKETS, NETTING, BONDED FIBER MATT, ETC.) ON SLOPES STEEPER THAN 3:1 AND IN AREAS OF CONCENTRATED FLOW. WATER IMMEDIATELY ENOUGH TO SOAK 4 INCHES INTO THE SOIL WITHOUT CAUSING RUNOFF.
- SOIL REQUIREMENTS**
PERMANENT AND TEMPORARY SEEDING: LOOSEN COMPACTED SOILS TO A DEPTH OF 4 INCHES. IF RAINFALL CAUSES SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING. SLOPES STEEPER THAN 3:1 PERCENT (3:1 GRADE) SHOULD BE GROOVED OR FURROWED ON THE CONTOUR BEFORE SEEDING. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. PERMANENT SEEDING: A MINIMUM OF 4 INCHES OF LOOSE TOPSOIL SHOULD BE SPREAD ON AREAS TO BE SEEDDED.
- LIME REQUIREMENTS**
PERMANENT AND TEMPORARY SEEDING: LIME SHOULD BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE pH OF THE SOIL IS UNKNOWN, LIME SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT A RATE OF 100 POUNDS EFFECTIVE NEUTRALIZING MATERIAL (ENM) PER ACRE. SOILS WITH A pH OF SIX OR HIGHER NEED NOT BE LIMED.
- FERTILIZER REQUIREMENTS**
PERMANENT SEEDING: FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE A 15-15-15 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 500 POUNDS PER ACRE.
TEMPORARY SEEDING: FERTILIZER SHOULD BE APPLIED BASED ON SOIL TESTS. WHEN THESE ARE NOT POSSIBLE, A 10-10-10 GRADE FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF SOIL AT THE RATE OF 200 POUNDS PER ACRE.
- SEED REQUIREMENTS**
PERMANENT SEEDING: SEED MIX SHALL CONSIST OF NINETY PERCENT (90%) TALL FESCUE AND TEN PERCENT (10%) ANNUAL RYEGRASS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 400 POUNDS PER ACRE.
TEMPORARY SEEDING: SEED MIX SHALL CONSIST OF ANY COMBINATION OF TALL FESCUE, ANNUAL RYEGRASS, BUDEN MILLET, WHEAT OR RYE. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.
DORMANT SEASON SEEDING: SEED MIX SHALL CONSIST OF 80 PERCENT (80%) TALL FESCUE, TEN PERCENT (10%) ANNUAL RYEGRASS AND TEN PERCENT (10%) SPRING ATLAS. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 800 POUNDS PER ACRE.
- MULCH REQUIREMENTS**
PERMANENT AND TEMPORARY SEEDING: WHERE SLOPES ARE LESS THAN 25 PERCENT (4:1) GRADE, CEREAL GRAIN MULCH IS REQUIRED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET (4,000 LBS/ACRE). CEREAL GRAIN MULCH SHALL MEET THE REQUIREMENTS OF SECTION 807 OF THE MISSOURI STATE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR TYPE I MULCH. WHERE SLOPES ARE 25 PERCENT (4:1) OR GREATER GRADE, TYPE 3 MULCH (HYDROMULCH) MEETING THE REQUIREMENTS OF SECTION 802 OF THE STATE SPECIFICATIONS SHALL BE USED. TYPE 3 MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 LBS/ACRE.
- DATES FOR SEEDING**
PERMANENT SEEDING: MARCH 1 TO JUNE 1 AND AUGUST 15 TO NOVEMBER 1
TEMPORARY SEEDING: CAN OCCUR DURING ANY SEASON, HOWEVER WINTER IS THE LEAST OPTIMAL.
DORMANT SEASON SEEDING: DECEMBER 15 TO FEBRUARY 28
- HYDROSEEDING**
TO SELECT APPROPRIATE HYDROSEEDING MIXTURES, AN EVALUATION OF SITE CONDITIONS SHALL BE PERFORMED WITH RESPECT TO: SOIL CONDITIONS, SITE TOPOGRAPHY, SEASON AND CLIMATE, VEGETATION TYPES, MAINTENANCE REQUIREMENTS, SENSITIVE ADJACENT AREAS, WATER AVAILABILITY, AND PLANS FOR PERMANENT-VEGETATION. HYDROSEEDING CAN BE ACCOMPLISHED USING A MULTIPLE-STEP OR ONE-STEP PROCESS. THE MULTIPLE-STEP PROCESS INVOLVES THE APPLICATION OF HYDROSEED MIXTURE TO THE SOIL, WHEN THE OTHER STEP INVOLVES THE APPLICATION OF SEED, FIBER, ETC. THE SEED RATE WILL BE INCREASED TO COMPENSATE FOR ALL SEEDS NOT HAVING DIRECT CONTACT WITH THE SOIL. MULCH WILL BE APPLIED AS NECESSARY TO COVER WEED SPOTS.

TOTAL SITE AREA = 0.87 ACRES
TOTAL DISTURBED AREA = 0.91 ACRES

DETENTION IS PROVIDED FOR THE 1-YEAR, 10-YEAR, AND 100-YEAR STORM EVENTS IN STONE RESERVOIRS BENEATH THE PERVIOUS CONCRETE PAVEMENT.
ALL DETENTION IS PROVIDED PER CITY OF SPRINGFIELD REGULATIONS.
REFER TO THE STORMWATER MANAGEMENT COMPUTATIONS AND DESIGN INFORMATION FOR DETAILED CALCULATIONS.

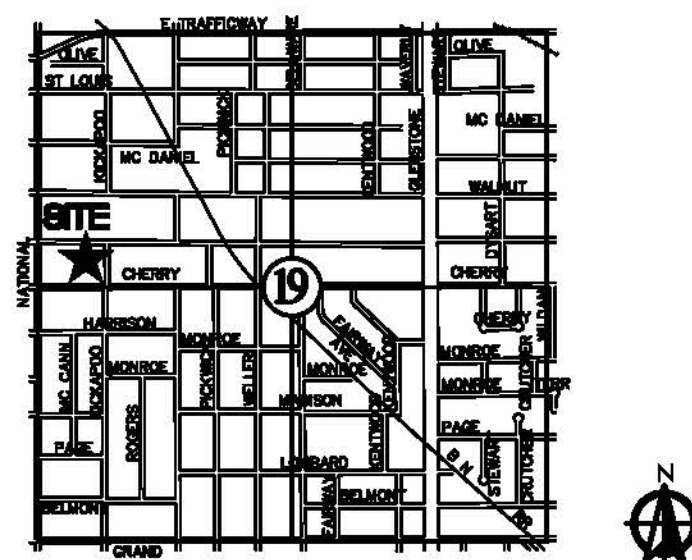
FIELD VERIFY SANITARY SEWER CONNECTION INVERT
PRIOR TO ESTABLISHING FINAL FINISH FLOOR
ELEVATION. REFER TO SITE UTILITIES PLAN.

CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH MR. DOUG THOMAS, CITY INSPECTOR, P: 417-864-1968, TO COORDINATE PERVIOUS PAVEMENT CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

KEY NOTES:



LOCATION SKETCH
SEC. 19, T-29-N, R-21-W
SCALE: 1"=2000'

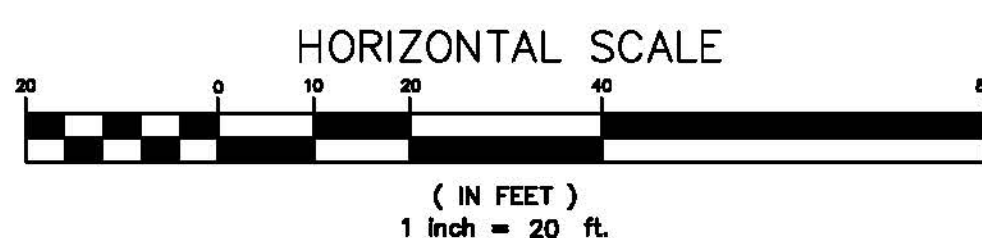
1. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL: 1-800-344-7483.
2. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
3. ALL UTILITIES SHALL NOT BE OBTAINED PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY DRAINAGE.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS.
ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
5. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
6. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
7. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
8. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
9. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
10. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EXCESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
11. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

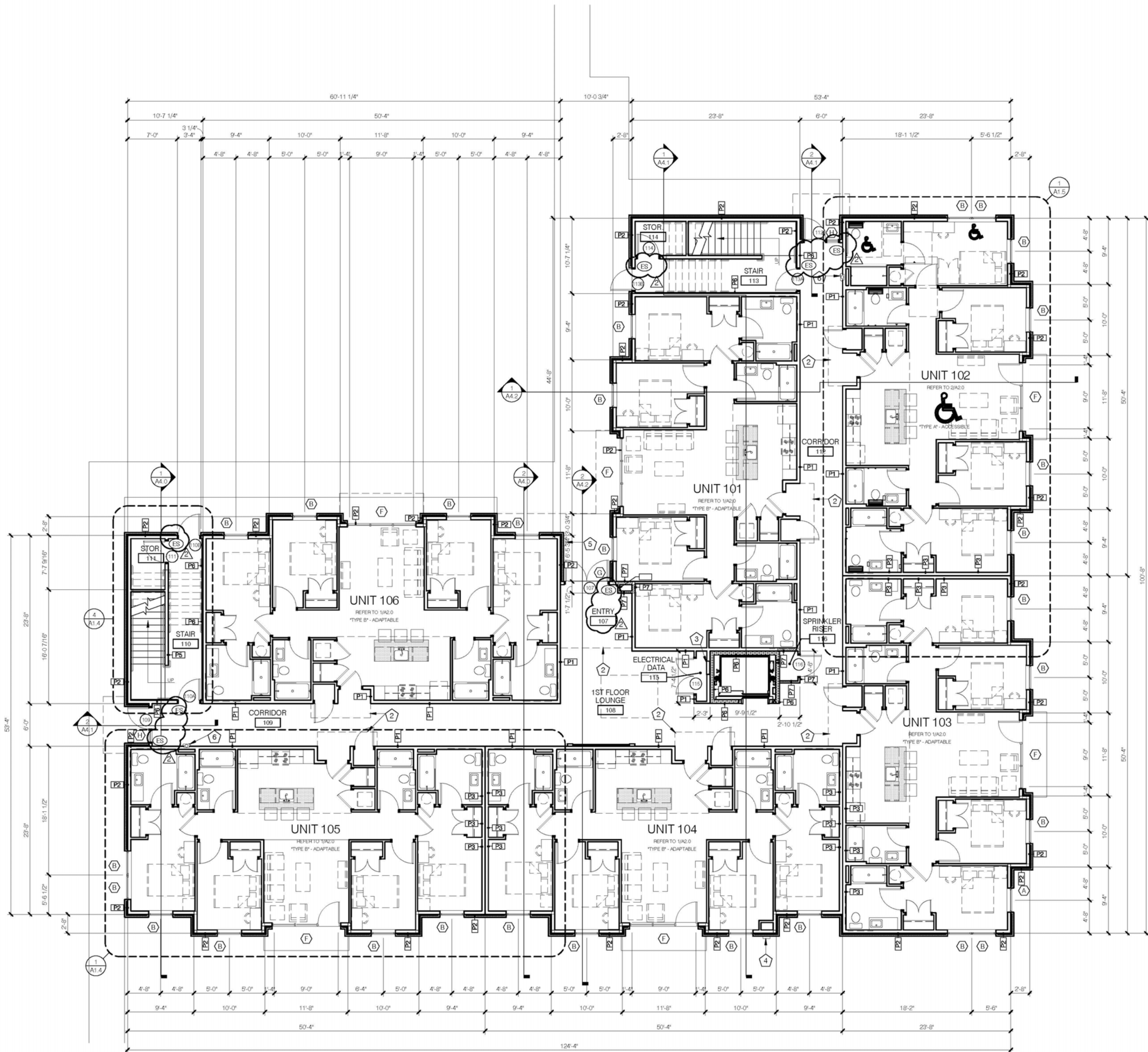
1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS.
2. INSTALLATION OF CONSTRUCTION ENTRANCE.
3. INSTALLATION OF EROSION CONTROL FENCE.
4. IMPLEMENTATION OF STORMWATER POLLUTION PREVENTION PLAN.
5. DEMOLITION OF EXISTING SITE IMPROVEMENTS, IF REQUIRED.
6. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
7. ROUGH GRADING.
8. CONSTRUCTION OF NEW SITE IMPROVEMENTS.
9. FINAL GRADING.
10. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOO.
11. REMOVAL OF EROSION AND SEDIMENT CONTROL ITEMS.

1. THE APPROVED PIPE MATERIALS ARE HIGH DENSITY POLYETHYLENE PIPE (HDPE). ANY PIPE ALTERNATES WILL REQUIRE OWNER APPROVAL.
2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.

- E1** LIMITS OF DISTURBED AREA.
- E2** INSTALL COMPOST FILTER SOCKS OR APPROVED EQUAL.
SEE DETAIL 1/C1.2
- E3** INSTALL TEMPORARY CONSTRUCTION EGRESS.
COORDINATE LOCATION WITH CONTRACTOR.
SEE DETAIL 2/C1.2.
- E4** INSTALL 10'x10' CONCRETE WASHOUT AREA.
SEE DETAIL 3/C1.2.

SYMBOLS LEGEND			
REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.			
	EXISTING GRADE LINES	* 1273.5 PVT	NEW SPOT ELEVATIONS <u>LIST</u> GRADE NONE SIDEWALK SW TOP OF WALL TW TOP OF CURB TC TOP OF PAVEMENT PVT NEW GRADE GD CONCRETE CONC EXISTING TOP OF CURB ETC EXISTING GRADE EGD EXISTING PAVEMENT EPVT EXISTING SIDEWALK ESW FLOW LINE FL TOP OF BERM TOP
	PROPOSED NEW GRADE LINES		
	NEW BUILDING CONSTRUCTION		
	SWALE FLOW ARROW		
	LIMITS OF DISTURBED AREA		
	SILT FENCE		<u>ON-SITE BENCHMARK</u> A SQUARE CUT IN THE TOP CONCRETE STEP AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY ELEV = 1342.06' (REFER TO SURVEY FOR VERTICAL CONTROL)
	CONCRETE WASHOUT		





FIRST FLOOR PLAN 1
SCALE: 1/8" = 1'-0" A1.0

GENERAL FLOOR PLAN NOTES

- ROOM NAME
- ROOM NUMBER
- SEE FLOOR PLAN KEYNOTES SHEET A1.0 FOR TYPICAL NOTATION.
- SEE CEILING PLANS & FINISH FLOOR PLANS FOR OTHER FINISH INFORMATION.
- FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS TYP-SHEETS A1.0, A1.1, A1.2 & A1.3
- NOT ALL NOTATION MAY BE USED ON EACH FLOOR - SEE FLOOR PLAN KEYNOTES.

FLOOR PLAN KEYNOTES

- FURNITURE PROVIDED/INSTALLED BY OWNER (SHOWN FOR COORD. ONLY).
- SOFFIT/CEILING FEATURE ABOVE; SEE REFLECTED CEILING PLAN & DETAILS.
- ELECTRICAL SERVICE, PANEL AND PHONE BOARD LOCATIONS; SEE ELECTRICAL DRAWINGS.
- FIRE DEPARTMENT CONNECTION LOCATION.
- WALK-BEY LOCATION.
- SEMI-RECESS FIRE EXTINGUISHER CABINET W/ MULTI-PURPOSE DRY CHEMICAL TYPE FOR CLASS A, B AND C FIRES. SEE EQUIPMENT SCHEDULE ON SHEET G1.0.
- ROOF ACCESS LADDER/STAIRS INSTALLED W/ CONCEALED FASTENERS. SEE DETAIL 2/A2.0.
- FLOOR MOUNTED ROOF ACCESS METAL SHIPS LADDER. SEE DETAIL 2/A2.0.
- CONCRETE WALL W/ PAINTED WOOD FINISH.
- SURFACE ADHERED PLASTIC TACTILE EXIT SIGNS SHALL BE INSTALLED AT 48" AFF ADJACENT TO THE LATCH SIDE WALL AT ALL CORRIDOR EXIT STAIR DOORS AND AT ALL THREE FIRST FLOOR EXIT DOORS. TACTILE EXIT SIGNS ARE MARKED (S) ON ALL FOUR BUILDING FLOOR PLANS. SEE EQUIPMENT SCHEDULE ON SHEET G1.0 FOR ADDITIONAL INFORMATION.

WALL / PARTITION NOTES & TYPES

- EXTERIOR WALL CONSTRUCTION AS INDICATED ON EXTERIOR WALL SECTIONS & DETAILS. INTERIOR WALL TYPES ARE DESCRIBED BY THIS SCHEDULE IF INDICATED. ANY WALL NOT INDICATED OR KEYS FOR TYPE AND CONSTRUCTION SHALL BE CLARIFIED BY INTERPRETATION FROM THE ARCHITECT PRIOR TO BIDDING.
- THESE TYPES INDICATE PRIMARY WALL TYPE. OVERLAP VENEERS, PLASTERS AND OTHER VARIANTS AND SPECIAL CONDITIONS ARE INDICATED ON THE PLANS AND DETAILS.
- JOINTS AND PENETRATIONS AT ALL RATED WALLS SHALL BE SEALED AND PROTECTED PER SPECIFICATIONS, U.L. TESTED ASSEMBLIES AND CODE REQUIREMENTS.
- ALL WALLS AND CEILINGS IN ALL BATHROOMS AND ALL KITCHEN PLUMBING WALLS SHALL RECEIVE 5/8" MOLD AND MOISTURE RESISTANT (PURPLE BRAND) GYP. BD. (SEE INTERIOR ELEVATIONS AND FINISH SCHEDULES).
- INTERIOR NON-STRUCTURAL WALLS SHALL BE INSTALLED PER THEIR RESPECTIVE WOOD STUD MANUFACTURERS LIMITING HEIGHT INFORMATION AND/OR BRACED AT MD-SPAN.
- REFER TO WALL SECTIONS AND INTERIOR ELEVATIONS FOR DESIGN CRITICAL FRAMING DIMENSIONS AT WALLS WITH WINDOWS, DOORS AND OTHER OPENINGS. TYPICAL.
- ALL GYP. BD. FINISH SHALL BE SMOOTH TEXTURE ONLY W/ SQUARE EDGE CORNER BEAD, TYPICAL.
- CONTRACTOR TO CAULK ALL OPENINGS IN FIRE PARTITIONS, FLOORS & CEILING ASSEMBLIES, AND BREEZEWAY WALLS WITH CAULKING EQUAL TO DOW CORNING FIRE STOP SEALANT CLASSIFIED FOR JOINT TREATMENT #U960 FIRE DIRECTORY 827U CATALOG #2000. CAULKING IS TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS TO ACHIEVE THE ONE HOUR RATING. REFER TO SHEET A6.0/A6.1 FOR PIPE PENETRATIONS THROUGH FIRE RATED WALLS.

- P1 ONE-HOUR CORRIDOR WALL: 2X6 WOOD STUD WALL @ 16" O.C. TO UNDERSIDE OF FLOOR OR ROOF TRUSS STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. EACH SIDE FULL HEIGHT W/ SOUND BATT INSULATION (R-19) FULL HEIGHT. (PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WET WALL LOCATIONS.) SEE 1/A5.3 FOR DETAILED SECTION.
- P2 ONE-HOUR EXTERIOR WALLS: 2X6 WOOD STUD WALL @ 16" O.C. TO UNDERSIDE OF TRUSS STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. ONE INSIDE, FULL HEIGHT W/ FIBER BATT (R-19) INSULATION FULL HEIGHT. (PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WET WALL LOCATIONS.) SEE 2/A5.3 FOR DETAILED SECTION.
- P3 ONE-HOUR TENANT SEPARATION WALL(S): DOUBLE 2X6 STAGGERED WOOD STUD WALL @ 16" O.C. TO UNDERSIDE OF TRUSS STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. AND ONE (1) LAYER OF 1/2" CONT. SOUND BOARD, EACH SIDE FULL HEIGHT W/ 2-LAYERS OF R-19 BATT INSULATION FULL HEIGHT. (PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WET WALL LOCATIONS.) SEE 3/A5.3 FOR DETAILED SECTION.
- P4 INTERIOR PARTITIONS: 2X4 WOOD STUD WALL @ 16" O.C. TO UNDERSIDE OF TRUSS STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. EACH SIDE FULL HEIGHT W/ R-13 FIBER BATT INSULATION FULL HEIGHT. (PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WET WALL LOCATIONS.) SEE 3/A5.3 FOR DETAILED SECTION.
- P5 INTERIOR PARTITIONS: 2X6 WOOD STUD WALL @ 16" O.C. TO UNDERSIDE OF TRUSS STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. EACH SIDE FULL HEIGHT W/ R-13 FIBER BATT INSULATION FULL HEIGHT. (PROVIDE MOLD & MOISTURE RESISTANT GYP. BD. AT ALL WET WALL LOCATIONS.) SEE 3/A5.3 FOR SIM DETAILED SECTION.
- P6 TWO-HOUR ELEVATOR AND STAIR TOWER SHAFT PARTITIONS: 2X6 WOOD STUD WALL @ 16" O.C. TO ROOF DECK W/ TWO (2) LAYERS 5/8" GYP. EACH SIDE FULL HEIGHT W/ 5 1/2" MINERAL FIBER INSULATION FULL HEIGHT. SEE U.L. DESIGN NO. P522, SHEET A5.3.
- P7 TWO-HOUR VERTICAL SHAFT PARTITIONS: 2X4 WOOD STUD WALL @ 16" O.C. TO ROOF DECK W/ TWO (2) LAYERS 5/8" GYP. EACH SIDE FULL HEIGHT W/ 5 1/2" MINERAL FIBER INSULATION FULL HEIGHT. SEE U.L. DESIGN NO. P522, SHEET A5.3.
- P8 ATTIC DRAFTSTOPPING: (1) LAYER OF MIN. 1/2" GYPSUM BOARD OR 3/8" PLYWOOD OVER 2X4 WOOD FRAMING @ 24" O.C. ATTIC DRAFTSTOPPING AREAS SHALL NOT EXCEED 3,000 S.F. OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER. IBC 2012, SECTION 718.4.2..

DEFERRED SUBMITTALS

PER GENERAL ORDINANCE 6015, SECTION 36-1234.1 THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHER, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING. THESE DOCUMENTS WOULD INCLUDE, BUT NOT LIMITED TO:

- TRUSS OR JOIST DRAWINGS
- NFPA 13 AND / OR NFPA 13R SPRINKLER DRAWINGS
- ANY ADDENDUM, SUPPLEMENTAL INSTRUCTION, CHANGE ORDER OR OTHER CHANGES TO THE CONSTRUCTION DOCUMENTS.

THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL INDICATE, WITH APPROVAL, STAMP OR TRANSMITTAL LETTER, THAT DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED PRIOR TO SUBMISSION TO CITY OF SPRINGFIELD, BUILDING DEVELOPMENT SERVICES.

MISSOURI CERTIFICATE OF AUTHORITY NO. A-200007284

PROJECT:
24 UNIT / 4-STORY
APARTMENT BUILDING:
EAST CHERRY FLATS

LOCATION:
SE CORNER OF CHERRY STREET
& KICKAPOO AVE.
SPRINGFIELD, MO 65802

CONSULTANTS:

MODIFICATIONS:

- ADDENDUM #01 - 11 / 04 / 14
- ADDENDUM #04 - 12 / 22 / 14



Digitally signed by Brian Kubik
DN: cn=Brian Kubik, o="Buxton Kubik Dodd, Inc.",
c=US, email=bkubik@bk-dc.com,
c=US, email=bkubik@bk-dc.com,
Date: 2014.12.24
01:45:31-0500

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY.

SPECIAL NOTICES
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client agrees that such changes and the results thereof shall not be the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes, in addition to the client's agreement to hold the design professional harmless from any damage, liability or cost including reasonable attorney's fees and costs of defense arising from such changes. Copyright © 2014 by Buxton-Kubik-Dodd, Inc. All rights reserved. No part of this document may be reproduced by photocopying or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the copyright owner.

CAD File No. Project No.
BKD-1655
Drawn BKK/BJD Date
10.13.14



- MODIFICATIONS:





EAST CHERRY FLATS

CORNER OF KICKAPOO AND CHERRY
SPRINGFIELD, MISSOURI
AUGUST 12, 2014

RESOLUTION NO. 2015-3211

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE LAND
CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF
SPRINGFIELD, MISSOURI, RECOMMENDING THAT THE REDEVELOPMENT
PLAN FOR THE ROBBERSON AVENUE PANHELLENIC REDEVELOPMENT AREA
BE ADOPTED.**

WHEREAS, the City of Springfield, Missouri, pursuant to Sections 99.300, RSMo, et seq., has duly created a Land Clearance for Redevelopment Authority and vested in said Authority the powers authorized by State law; and

WHEREAS, the Board of Commissioners of said Authority have received a request in to recommend approval of a redevelopment plan for an area to be known as the Robberson Avenue Panhellenic Redevelopment Area for a 1.5 acre area generally located along the east side of South Robberson Avenue, south of East Madison Street and north of East Grand Street, within the City of Springfield, Greene County, Missouri, and which was previously blighted by the City Council by passage of Resolution Nos. 4282 and 4794 in 1964 and 1967; and

WHEREAS, the Redevelopment Plan dated April 21, 2015, and attached hereto as Exhibit A has been presented to the Board of Commissioners of the Authority at its meeting of May 7, 2015, for consideration; and

WHEREAS, after duly considering both the existing blight designation and the Redevelopment Plan, and other information provided to the Board at said meeting, the Board of Commissioners may make its decision.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI AS FOLLOWS:

Section 1 – That the 1.5 acre area described in Exhibit A, and generally located along the east side of South Robberson Avenue, south of East Madison Street and north of East Grand Street, City of Springfield, Greene County, Missouri, has previously been found to be a blighted area pursuant to Section 99.300, RSMo, et seq., such that the approval of the Robberson Avenue Panhellenic Redevelopment Plan (attached as Exhibit A) is an appropriate one designed to alleviate the blighting conditions within the Plan's area.

Section 2 – That the Executive Director is hereby authorized to submit to the Planning and Zoning Commission of the City of Springfield, Missouri for its recommendation to City Council the Redevelopment Plan attached hereto as Exhibit A.

Section 3 – That the Executive Director is hereby further authorized to submit to City Council the recommendation and action of this Board of Commissioners and the recommendation of the Planning and Zoning Commission so that the Council may take such action as it deems appropriate in these matters.

Adopted this 7th day of May, 2015.

Chairman

Attest:

Secretary

**REDEVELOPMENT PLAN
FOR
THE ROBBERSON AVENUE PANHELLENIC
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

April 21, 2015

TABLE OF CONTENTS

I. Introduction	3
II. Description of the Project	3
A. Boundaries of the Redevelopment Area	3
B. Need for Redevelopment.....	3
C. Redevelopment Plan Objectives and Strategies	3
III. Land Use	4
A. Former and Existing Land Use	4
B. Proposed Land Use	4
C. Existing and Proposed Zoning	5
D. Regulation and Controls.....	5
IV. Execution of the Project	5
A. Execution	5
B. Land Acquisition.....	5
C. Financing.....	5
D. Disposition of Property	5
E. Plans for Relocation Assistance	5
F. Redevelopment Schedule and Estimated Dates of Completion	5
G. Taxation.....	5
H. Covenants.....	6
V. Other Provisions.....	6
A. Compliance with State and Local Laws.....	6
B. Population Density	6
C. Public Facilities	6
VI. Procedure for Changes or Modification of Plan.....	6

Addenda

Map of Blighted Area	Exhibit A
Map of Redevelopment Area	Exhibit B
Legal Description of Redevelopment Area.....	Exhibit C
Land Use Plan	Exhibit D

Redevelopment Plan

I. Introduction

Burning Tree Consulting, L.L.C., a Missouri limited liability company (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned development of Panhellenic style (fraternity and sorority) residential housing which will be in the vicinity of Missouri State University’s campus and marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing up to six (6) buildings with a maximum of four (4) stories and on-site parking lot (the “**Project**”). Upon completion of the Project, the Developer intends to master-lease each building to a separate Panhellenic organization (i.e. fraternities and sororities) associated with Missouri State University (“**Panhellenic Organization**”). Although the Developer fully expects to master-lease each building to a Panhellenic Organization, in the event Developer is unable to lease one or more of the buildings to a Panhellenic Organization, Developer intends to retrofit one or more of the buildings to be leased as market-rate housing marketed primarily to students, in conformance with any applicable zoning designation. If the Developer enters into a master-lease with a Panhellenic Organization, the Panhellenic Organization will then lease each building’s individual beds to their members for residential use. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the “**City Council**”) blighted an area generally bounded on the south by East Grand Street, on the east generally by the back lot lines of properties that face South Kimbrough Avenue, on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by South Market Avenue and then South Campbell Avenue (the “**Blighted Area**”). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area to be redeveloped includes eight (8) parcels addressed at 814 South Robberson Avenue, 820 South Robberson Avenue, 824 South Robberson Avenue, 832 South Robberson Avenue, 838 South Robberson Avenue, 842 South Robberson Avenue, 846 South Robberson Avenue, and 850 South Robberson Avenue (the “**Redevelopment Area**”), which consists of approximately 1.50 acres of land and is situated on the east side of South Robberson Avenue, south of East Madison Street, and north of East Grand Street. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "**CCPE**"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("**Center City**").¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.²

Additionally, the City of Springfield and Missouri State University ("**MSU**") executed an agreement establishing direction for the future physical growth of MSU.³ This agreement evolved from the desire to redirect the physical expansion of MSU's campus away from the neighborhoods located to the south and east of MSU and to direct it instead toward Greater Downtown's core area around Park Central Square.⁴

The Redevelopment Area is located within the vicinity of MSU. The Growth Management and Land Use Plan ("**Land Use Plan**"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies MSU and surrounding areas as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶ While the Redevelopment Area is located outside the official Activity Center according to the Activity Center Map, MSU has experienced significant growth since the Activity Center Map was adopted. If the Map was updated today, it is likely the Redevelopment Area would be located within the official Activity Center boundaries. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Specifically, the Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, South Avenue, a collector, is located one block to the west of the Redevelopment Area; Jefferson Avenue, a secondary arterial is located one block to the east of the Redevelopment Area; and, West Grand Street, which runs directly south of the Redevelopment Area, is classified as a primary arterial. In addition, the Redevelopment Area is located near a bus transit routes in close proximity to MSU, is served by good sidewalks for pedestrian access and is located to several nearby parks and the Center City.

¹See page 1-1 of the CCPE.

²See page 1-2 of the CCPE.

³See page 3-38 of the CCPE.

⁴See page 3-38 of the CCPE.

⁵See page 18-34 of the Land Use Plan.

⁶See page 18-28 of the Land Use Plan.

Regarding bus transit routes, the Redevelopment Area is located near two City Utilities bus routes: one along South Avenue and another along Jefferson Avenue. In addition, MSU's Bear Line shuttle service has a route along Madison Avenue, which is directly north of the Redevelopment Area. Moreover, Madison Avenue is designated as a bicycle route.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for Panhellenic style multi-family residential housing marketed primarily to college students. The Project involves the construction of up to six (6) buildings each up to four (4) stories in height that will serve as a residence for up to one hundred and fifty (150) residents. Each of the six (6) project buildings will be a maximum of approximately 8,000 square feet. The first floor of each building may consist of two (2) one-bedroom rooms, a kitchen, a dining room, a foyer/living area, and two (2) restrooms. The second, third floor, and fourth, if applicable, of every building may consist of four (4) two-bedroom rooms, and a communal restroom. In total, each building will serve as a residence for up to twenty-five (25) residents. In addition, each building will be designed to accommodate non-resident guests of the residents for various Panhellenic functions including meetings and meals. To accommodate residents and their guests, the Project will include onsite parking of approximately eighty-eight (88) parking spaces.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of students. The Project also complies with the City's goals for MSU's growth since the Redevelopment Area is located to the west of MSU's main campus. In addition, the Project meets the guidelines for multi-family residential housing set forth in the Land Use Plan as a result of the vehicle and pedestrian accessibility of the Redevelopment Area to MSU, Center City and nearby parks and other City amenities via the bus transit routes and the sidewalks in the area.

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently nine (9) residences located in the Redevelopment Area. Residences located at 814 S. Robberson, 816 S. Robberson, 820 S. Robberson, 838 S. Robberson, 824 S. Robberson, 842 S. Robberson, 846 S. Robberson, and 850 S. Robberson are currently occupied by tenants on month-to-month leases.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as up to six (6) fraternity/sorority buildings with a maximum of four (4) stories in height with on-site parking. Each building will be designed to serve as a residence for up to twenty-five (25) fraternity or sorority members and will also be able to accommodate various fraternity or sorority functions, such as chapter meetings and other events. Should the Developer be unable to enter into a master-lease with a Panhellenic Organization for one or more of the buildings, one or more of the buildings may be used as market-rate multi-family housing marketed primarily to students. Should a building be

used as market-rate multi-family housing, that particular building will be retrofitted to conform to the applicable zoning designation, accompanying density, and building code requirements. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD). Developer is pursuing rezoning of the Redevelopment Area from R-HD to R-HD with the University Combining District (UN)—which allows for fraternity and sorority housing.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer owns 814 S. Robberson Avenue, 816 S. Robberson Avenue, 820 S. Robberson Avenue, 824 S. Robberson Avenue, 832 S. Robberson Avenue, 838 S. Robberson Avenue, 842 S. Robberson Avenue, 846 S. Robberson Avenue, and 850 S. Robberson Avenue and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

All of the tenants currently occupying structures within the Redevelopment Area are on month-to-month leases. In accordance with the terms of these month-to month leases, the Developer will give the tenants proper notice of their intention to not renew these leases.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

☐ Pre-Construction (Inspections/Permits): Completed by May 2015

- ☐ Site Work (Demolition): Completed by July 2015
- ☐ Construction of Building: Completed by March 2016

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

V. Other Provisions

A. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. *Population Density*

The Project will provide housing for up to one-hundred fifty (150) residents on a 1.50 acre site.

C. *Public Facilities*

The Project will not require any additional public facilities or utilities.

VI. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A
Map of Blighted Area

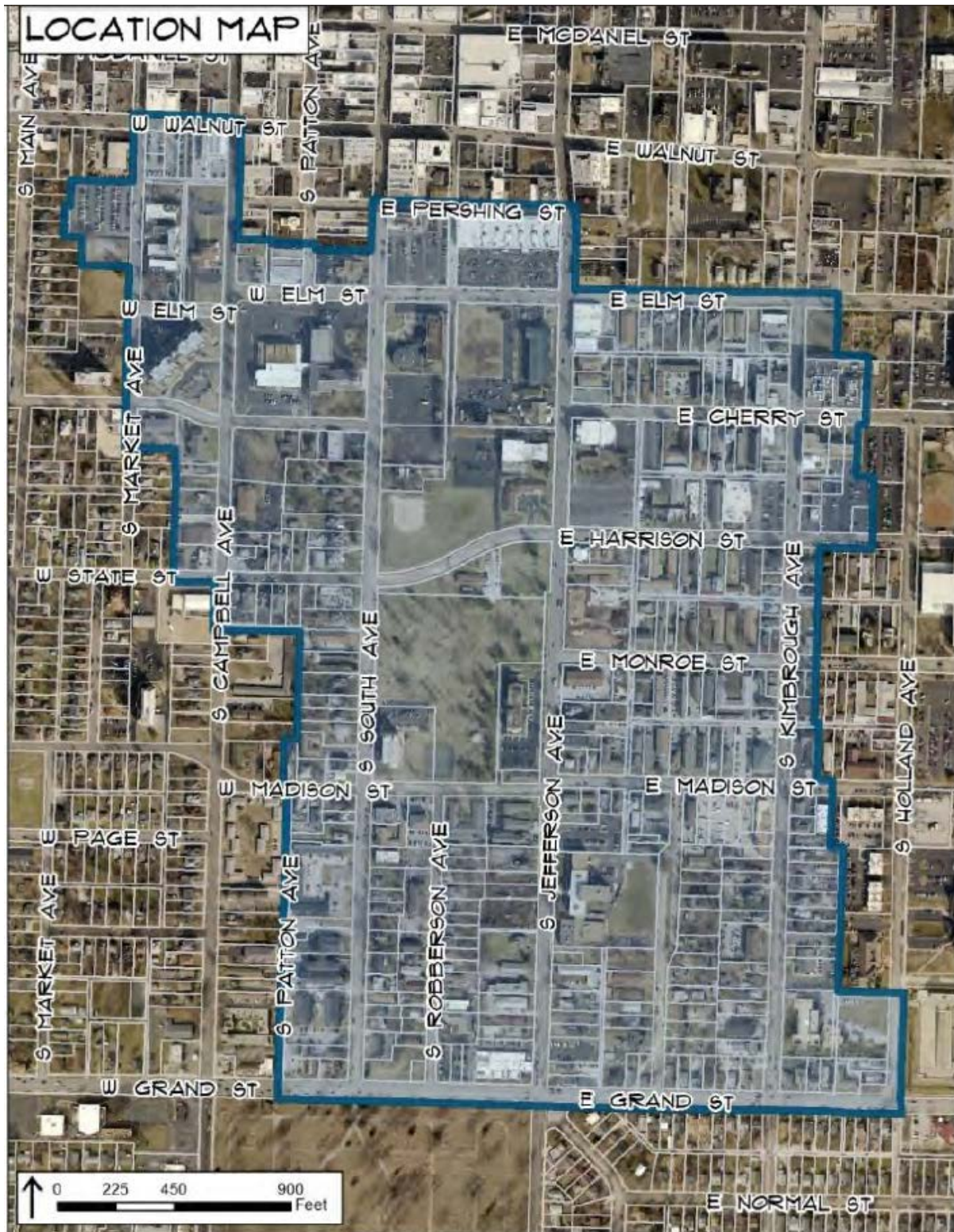


EXHIBIT B

Map of Redevelopment Area



EXHIBIT C

Legal Description of the Redevelopment Area

A TRACT OF LAND BEING ALL OF LOTS 11, 12, 13 AND 14 IN CLEVELAND ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP-29 N, RANGE 22 W, TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN "X" CUT IN CONCRETE AT THE SOUTHWEST CORNER OF ABOVE MENTIONED LOT 14 OF CLEVELAND ADDITION (SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ROBBERSON AVENUE); THENCE N 01°36'18" E ALONG THE WEST LINES OF LOT 14, 13, 12 AND 11, A DISTANCE OF 204.85 FEET TO AN "X" CUT IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 88°34'59" E ALONG THE NORTH LINE OF SAID LOT 11, 170.08 FEET TO AN IRON PIN IN THE CENTERLINE OF A VACATED ALLEY; THENCE S 02°19'03" W ALONG SAID CENTERLINE 100.18 FEET TO AN IRON PIN; THENCE S 02°02'44" W ALONG SAID CENTERLINE 105.50 FEET TO AN IRON PIN; THENCE N 88°17'04" W 18.06 FEET TO A POINT ON THE SOUTH LINE OF ABOVE MENTIONED LOT 14; THENCE S 01°15'52" W 111.45 FEET TO AN IRON PIN; THENCE S 01°43'54" W 91.02 FEET TO AN IRON PIN SAID POINT BEING 8 FEET NORTH OF THE NORTH LINE OF KENTON'S FIRST SUBDIVISION TO THE CITY OF SPRINGFIELD; THENCE N 88°17'29" W 150.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROBBERSON AVENUE; THENCE N 01°36'18" E ALONG SAID EAST RIGHT-OF-WAY LINE 202.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

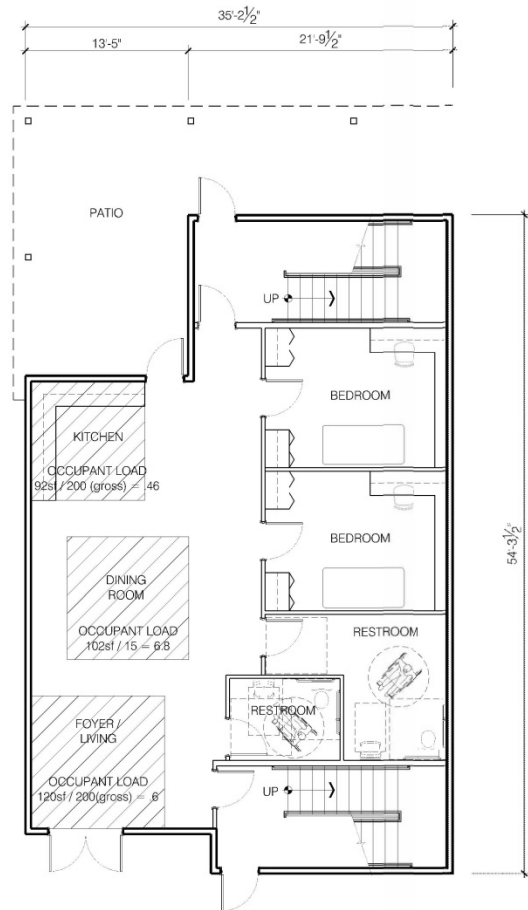
Land Use Plan

SPACE	OCCUPANT LOAD
• DINING ROOM	6
• KITCHEN	1
• FOYER	1
• BEDROOMS (10)	18
• TOTAL OCCUPANTS	26

TOTAL PARKING (ALL BLDGS)

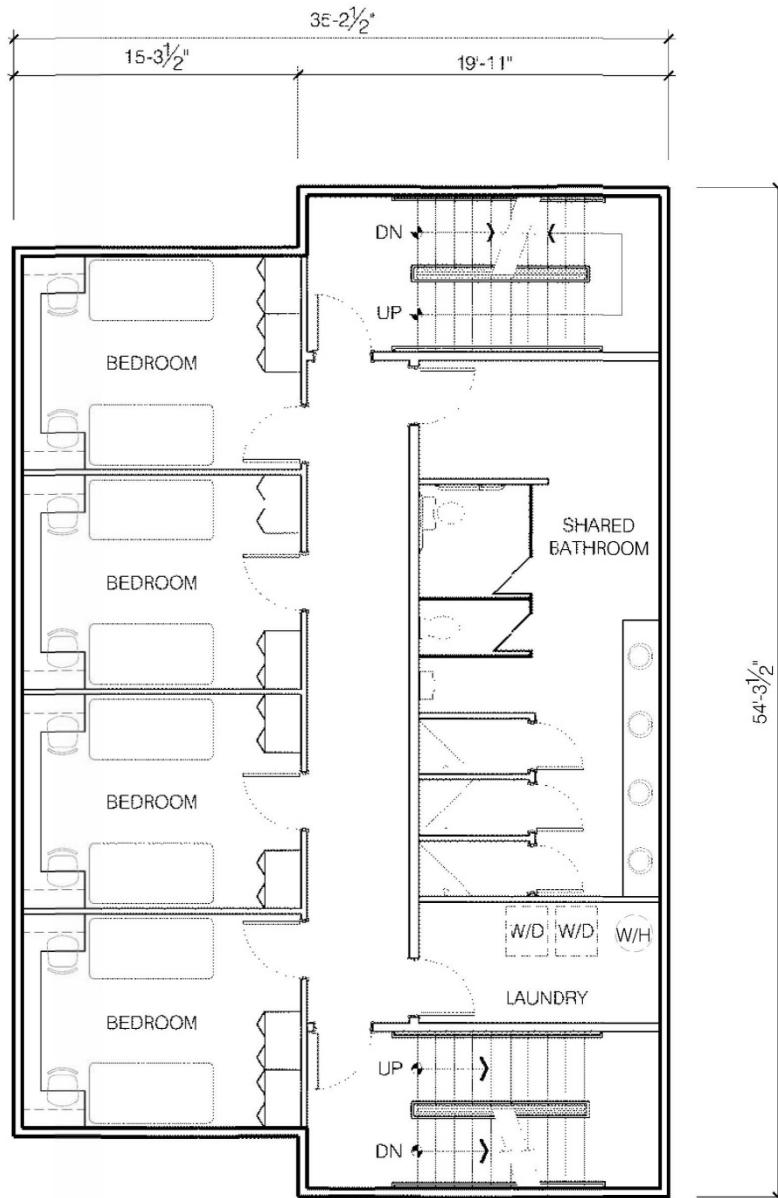
- (6) BLDGS = 108 BEDS @ 2 per 3 = 72 parking spots
- (6) BLDGS = 48 OTHER OCCUPANTS @ 1 per 3 = 16 parking spots
- TOTAL PARKING = 88 PARKING SPOTS
- BICYCLE REDUCTION = 10% (88 x 10% = 8.8)
- TOTAL REQ'D PARKING (88 - 8.8 = 86.4) = 79 SPACES
- TOTAL PARKING PROVIDED = 86 SPACES

- FOOTPRINT / BLDG = 1,684sf
- TOTAL BLDG = 5,308sf
- 10 BEDROOMS / BLDG
- 18 BEDS / BLDG



2 1ST LEVEL FLOOR PLAN

1/8" = 1'-0"



3 2nd & 3rd LEVEL FLOOR PLAN

1/8" = 1'-0"

